



1. REFER TO MAVEN FLOODING REPORT FOR HAZARD MAPPING DETAILS
2. 1% AEP PRE-DEVELOPMENT AT 3.8 DEGREES (32.7%)
3. SITE PRE-DEVELOPMENTS AND OUTSIDE SITE MPD

- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH AUCKLAND COUNCIL STANDARDS
 2. PIPE BEDDING: 0 - 10% GRANULAR BEDDING, 10 - 20% WEAK CONCRETE BEDDING, GREATER THAN 20% WEAK CONCRETE BEDDING (MPA PLUS ANTI SCOUR BLOCKS AT 6m CRS)
 3. EACH CONNECTION SHALL BE MARKED BY A 50mm x 50mm TREATED PINE STAKE EXTENDING 600mm ABOVE GROUND LEVEL WITH THE TOP PAINTED THIS MARKER POST SHALL BE PLACED ALONGSIDE A TIMBER MARKER INSTALLED AT THE TIME OF PRELAYSING AND EXTENDING FROM THE CONNECTION TO 150mm BELOW FINISHED GROUND LEVEL. CONNECTIONS SHALL BE ACCURATELY INDICATED ON 'AS BUILT' PLANS
 4. APPROVED MANHOLE IS TO BE USED IN BACKFILLING OF ALL ROAD CROSSINGS AND VEHICLE CROSSINGS TO COUNCIL STANDARDS
 5. HEAVY DUTY MANHOLE LIDS AND FRAMES TO BE USED IN TRAFFICED AREAS
 6. ALL MANHOLES ARE TO BE 1500mm PRECAST CONCRETE UNLESS SHOWN OTHERWISE
 7. ALL CATCHPIE LEADS ARE 250mm DIAMETER AND SHALL HAVE MIN COVER 1.0m
 8. ALL LINES TO BE ABANDONED SHALL BE SEALED AT EACH END. TAPPING OF ALL SEALING TO BE COORDINATED WITH COUNCIL STAFF
 9. ALL LOT CONNECTION TO BE MIN 100mm uPVC S/N16 UNLESS SHOWN OTHERWISE
 10. ALL ROOF WATER RUNOFF PIPE TO BE 150 uPVC S/N16 UNLESS SHOWN OTHERWISE

- LEGEND
- EX BOY
 - PR BOY
 - EX STORMWATER
 - PR STORMWATER ROAD
 - EX 100-YEAR FLOOD EXTENT

A		SECTION 53		SP		10/2025	
Ref	Revisions	By	Date	By	Date		
Survey	LIDAR		03/2024				
Design	AGAYC		09/2025				
Drawn	SP		10/2025				
Checked	RW		10/2025				



DEVELOPMENT OF
RIVERHEAD FOREST
FOR RANGITOOPUNI
DEVELOPMENTS LIMITED
PARTNERSHIP

Title
**RETIREMENT VILLAGE
1% AEP PRE DEVELOPMENT
OVERVIEW PLAN**

Project no.	147016
Scale	1:5000 @ A1
Cad file	147016-RV-C475-1A-FLOOD-100YR.PDF.DWG
Drawing no.	C475-1A-0
Rev	

DRAFT FOR REVIEW



1. REFER TO MAVEN FLOODING REPORT FOR HAZARD MAPPING DETAILS
2. 1% AEP PRE-DEVELOPMENT AT 3.8 DEGREES (32.7%)
3. SITE PRE-DEVELOPMENTS AND OUTSIDE SITE MPD

- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH AUCKLAND COUNCIL STANDARDS
 2. PIPE BEDDING: 0 - 10% GRANULAR BEDDING, 10 - 20% WEAK CONCRETE BEDDING GREATER THAN 20% WEAK CONCRETE BEDDING (DPA PLUS ANTI SCOUR BLOCKS AT 6m CRS)
 3. EACH CONNECTION SHALL BE MARKED BY A 50mm x 50mm TREATED PINE STAKE EXTENDING 600mm ABOVE GROUND LEVEL WITH THE TOP PAINTED THIS MARKER POST SHALL BE PLACED ALONGSIDE A TIMBER MARKER INSTALLED AT THE TIME OF PRELAYSING AND EXTENDING FROM THE CONNECTION TO 150mm BELOW FINISHED GROUND LEVEL. CONNECTIONS SHALL BE ACCURATELY INDICATED ON 'AS BUILT' PLANS.
 4. APPROVED MANHOLE IS TO BE USED IN BACKFILLING OF ALL ROAD CROSSINGS AND VEHICLE CROSSINGS TO COUNCIL STANDARDS
 5. HEAVY DUTY MANHOLE LIDS AND FRAMES TO BE USED IN TRAFFICED AREAS
 6. ALL MANHOLES ARE TO BE 1500mm PRECAST CONCRETE UNLESS SHOWN OTHERWISE
 7. ALL CATCHPIE LEADS ARE 225mm DIAMETER AND SHALL HAVE MIN COVER 1.0m
 8. ALL LINES TO BE ABANDONED SHALL BE SEALED AT EACH END. MARKING OF ALL SEALING TO BE COORDINATED WITH COUNCIL STAFF.
 9. ALL LOT CONNECTION TO BE MIN 100mm uPVC S16 UNLESS SHOWN OTHERWISE
 10. ALL ROOF WATER RUNOFF PIPE TO BE 150 uPVC S16 UNLESS SHOWN OTHERWISE

- LEGEND
- EX BOY
 - PR BOY
 - EX STORMWATER
 - PR STORMWATER ROAD
 - EX 100-YEAR FLOOD EXTENT

A		SECTION 53	SP	10/2025
Ref	Revisions	By	Date	
Survey	LUDAR	03/2024		
Design	AGAYC	09/2025		
Drawn	SP	10/2025		
Checked	RW	10/2025		



Project
DEVELOPMENT OF RIVERHEAD FOREST FOR RANGITOOPUNI DEVELOPMENTS LIMITED PARTNERSHIP

Title
RETIREMENT VILLAGE 1% AEP PRE DEVELOPMENT FLOOD PLAN


Project no.	147016
Scale	1:1000 @ A3
Cad file	147016-RV-C475-1A-FLOOD-100YR.PDF.DWG
Drawing no.	C475-1A-1
Rev	



- NOTES**
1. ALL WORKS TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS.
 2. PIPE BEDDING: 10% - 15% GRAUULAR BEDDING 10 - 20% MAX CONCRETE BEDDING GREATER THAN 20% MAX BEDDING (7MPa PLUS ANTI SAND CLOG BLOCKS AT 60 GRS).
 3. EACH CONNECTION SHALL BE MADE BY A 50mm x 50mm 100% POLYETHYLENE JOINT (PE 100) 600mm ABOVE GROUND LEVEL WITH THE TOP PAINTED. THE MARKER POST SHALL BE PLACED ALONGSIDE A 100mm DIAMETER INSTALLER TO INDICATE THE LOCATION OF PIPE LAYING AND EXTENDING FROM THE CONNECTION TO 50mm BELOW FINISHED GROUND SURFACE. THE MARKER SHALL BE SECURELY INDICATED ON "AS BUILT" PLANS.
 4. APPROVED HANDHOLE IS TO BE USED IN BACKFILLING TO PROTECT THE MANHOLE AND VEHICLE CROSSINGS TO COUNCIL STANDARDS.
 5. HEAVY DUTY MANHOLE LIDS AND FRAMES TO BE USED IN ALL AREAS.
 6. ALL MANHOLE ARE TO BE 1050mm PRECAST CONCRETE UNLESS SHOWN OTHERWISE.
 7. ALL CATCATCH LIDS ARE 225mm DIAMETER AND SHALL BE 100% POLYETHYLENE COVER 1.
 8. ALL LINES TO BE ABANDONED SHALL BE SEALED AT EACH END, JOINING OF ALL SEALS TO BE MADE WITH COUNCIL STUFF.
 9. ALL LOT CONNECTION TO THE 150mm 100% PVC N16 UNLESS SHOWN OTHERWISE.
 10. ALL 150mm 100% RUNOFF TO BE 150 PVC N16 UNLESS SHOWN OTHERWISE.

	LEGEND	EX BRY	PR BRY
		EX STORMWATER	PR STORMWATER
		EX 100-YEAR FLOOD ROAD	PR 100-YEAR FLOOD ROAD
		EX 100-YEAR FLOOD EXTENT	

A	SECTION S3	SP	10/2025
Ref	Revisions	By	Date
	By	Date	
Survey	JCAR	10/2024	
Design	AQAWYC	09/2025	
DRAWN	SP	10/2025	
Checked	RW	10/2025	



Maven Associates
 93-271-0662
 info@maven.co.nz
 www.maven-co.nz
 1 Queen Street Level 2
 Auckland 1023

Project
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Title
RETIREMENT VILLAGE 1% AEP PRE DEVELOPMENT FLOOD PLAN

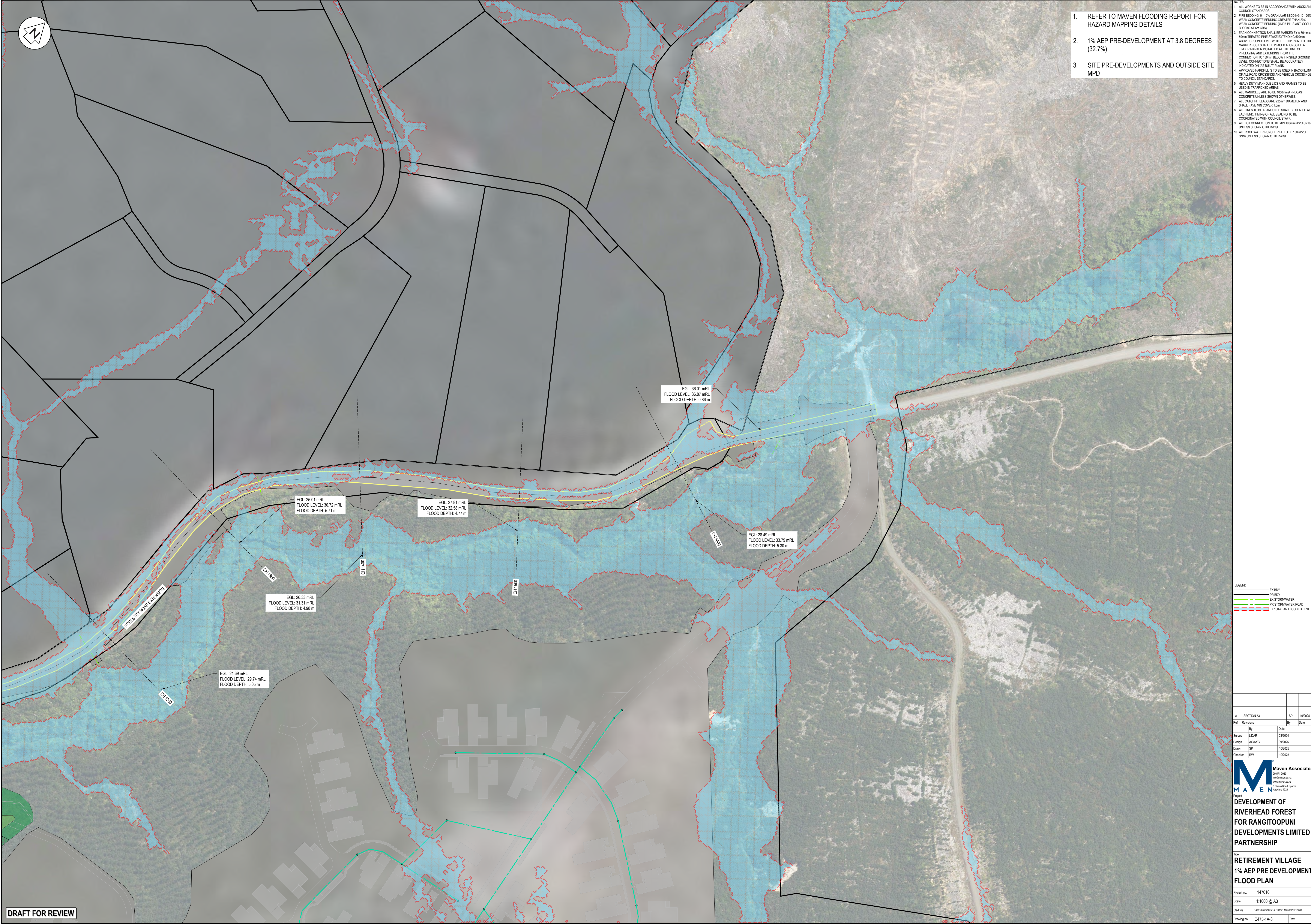
Project no.
147016

Scale
1:1000 @ A3

Cad file
 HATES-AV-GAS 1A FLSD-10DRY PRE.DWG

Drawing no.
C47S-1A-2

Rev



1. REFER TO MAVEN FLOODING REPORT FOR HAZARD MAPPING DETAILS
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3. SITE PRE-DEVELOPMENTS AND OUTSIDE SITE MPD

- NOTES
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3. EACH CONNECTION SHALL BE MARKED BY A 50mm x 50mm TREATED PINE STAKE EXTENDING 600mm ABOVE GROUND LEVEL WITH THE TOP PAINTED THIS MARKER POST SHALL BE PLACED ALONGSIDE A TIMBER MARKER INSTALLED AT THE TIME OF PIPELAYING AND EXTENDING FROM THE CONNECTION TO 150mm BELOW FINISHED GROUND LEVEL. CONNECTIONS SHALL BE ACCURATELY INDICATED ON 'AS BUILT' PLANS
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6. ALL MANHOLES ARE TO BE 150mm PRECAST CONCRETE UNLESS SHOWN OTHERWISE
7. ALL CATCHPIPS LEADS ARE 25mm DIAMETER AND SHALL HAVE MIN COVER 1.0m
8. ALL LINES TO BE ABANDONED SHALL BE SEALED AT EACH END. TIMING OF ALL SEALING TO BE COORDINATED WITH COUNCIL STAFF
9. ALL LOT CONNECTION TO BE MIN 100mm uPVC S/NB UNLESS SHOWN OTHERWISE
10. ALL ROOF WATER RUNOFF PIPE TO BE 150 uPVC S/NB UNLESS SHOWN OTHERWISE

- LEGEND
- EX BDY
- EX STORMWATER
- PR STORMWATER ROAD
- EX 100-YEAR FLOOD EXTENT

SECTION 53				SP	10/2025
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RETIREMENT VILLAGE
1% AEP PRE DEVELOPMENT
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Project no.	147016
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Cad file	NOTES-ADV-GATE-1A-FLOOD-100YR-PRDE.DWG
Drawing no.	C475-1A-3
Rev	