

TO: s 9(2)(a)
Warkworth RV Limited

FROM: s 9(2)(a), Lead Ecologist

Date: 19 November 2025
Document No: 10088-008-2

WARKWORTH RV LIMITED - FAST TRACK REFERRAL APPLICATION – PRELIMINARY ECOLOGY ASSESSMENT

Introduction

Warkworth RV Limited is lodging an application for approvals for the proposed Warkworth Residential development under the Fast-track Approvals Act (FTAA). The Warkworth Residential development is a comprehensively designed residential development on 54ha of land which comprises of 348 standalone dwellings and a retirement village which has 198 independent living villas (Proposal). The retirement village will include a care facility to provide a range of health and personal care services and a club house for social and recreational purposes. The Proposal is located at 286A and 286B Matakana Road, Warkworth Auckland, collectively referred to as the 'Site'.

This memorandum provides a high-level ecological assessment of the Proposal, including an evaluation of the Proposal's potential ecological impacts and enhancements to the level required for a referral application under the FTAA. Viridis has already undertaken detailed ecological investigations and analysis which will inform the substantive application. The conclusions in this memorandum have been informed by that more detailed analysis and give a high level of confidence that ecological effects can be avoided, remedied or mitigated, with substantial opportunities for ecological restoration and enhancement. My qualifications and experience are detailed in Attachment A.

Methodology

The evaluation of the Site's existing ecological values was informed by a high-level desktop assessment and several site visits to the surrounding area over the past two and a half years, all undertaken by myself as an experienced ecologist.

Terrestrial features were assessed based on their botanical and habitat values. Habitat values were qualitatively assessed with consideration given to the potential presence of indigenous lizards, birds, and bats. Relevant wildlife databases were reviewed for local species records, such as those maintained by the Department of Conservation (including Bioweb), eBird, and iNaturalist. Other ecological impact assessments previously undertaken for the Site were also reviewed and referenced where relevant.

Streams were identified using modelled overland flow path catchment sizes available through Auckland Council's Geomaps and confirmed through on-site assessments as per the watercourse definitions in the Auckland Unitary Plan Operative in Part (AUP-OP) 2016.

Indicative wetland areas were identified using established wetland delineation protocols (MfE 2021; MfE 2022; Clarkson 2013; Fraser et al. 2018) and classified in accordance with the National Policy Statement for Freshwater Management 2020 (NPS-FM) definitions as applicable.

The key ecological features identified through this assessment are presented in Attachment B. These features are indicative and may be further refined as part of the substantive application should the Proposal be successfully referred.

Existing Environment

The Site is situated in the Rodney Ecological District of the Auckland Region. Historically (pre-human), the Site would have likely contained the ecosystem type 'Kauri, podocarp, broadleaved forest' (WF11; Singers et al. 2017). Native flora characteristic of this ecosystem type would have included kauri (*Agathis australis*), rimu (*Dacrydium cupressinum*), tōtara (*Podocarpus totara*), miro (*Prumnopitys ferruginea*) and tanekaha (*Phyllocladus trichomanoides*) on the ridges and hill slopes, with kahikatea (*Dacrycarpus dacrydioides*), taraire (*Beilschmiedia tarairi*), tawa (*Beilschmiedia tawa*), and kohekohe (*Dysoxylum spectabile*) in the gullies. The flora would have supported a diverse community of invertebrates, amphibians, reptiles, birds and bats (Singers et al. 2017).

Although the aerial imagery record for the Warkworth area is limited, with the earliest available image dating from the 1960s (Attachment C), a review of these 1960s images indicates that the Site and surrounding area were almost completely cleared of vegetation and used for agriculture at that time. Warkworth itself was established as a town in the 1850s, and the area was occupied by Māori prior to that, when vegetation was already being burned and cleared. It is therefore likely that significant vegetation removal occurred at least as early as the 1800s.

Currently, the Site is utilised for grazing. The Site contains two sheds, along with internal and boundary fencing which reflects this use. No house or other infrastructure is present on the Site. The Site is located to the north of the Warkworth town centre, with the Rodney Lime Quarry adjacent to the east and the Warkworth Golf Club adjacent to the north-east. The surrounding land to the Site is characterised by both rural and residential land uses, with the Warkworth Ridge residential development located on the opposite side of Matakana Road from the Site.

Terrestrial ecology

Vegetation across the Site is largely modified and dominated by exotic pasture species associated with long-term agricultural use. Grazing has resulted in a highly simplified vegetation structure with compacted soils and limited botanical diversity. Exotic trees, including willow (*Salix spp.*), poplar (*Populus spp.*), pine (*Pinus spp.*), and eucalyptus (*Eucalyptus spp.*), occur sporadically along fencelines and watercourses, typically as shelterbelts or remnants of historical planting. These areas provide minimal ecological value due to the absence of native understorey and limited habitat connectivity.

The only native vegetation of note within the Site comprises a stand of mature tōtara (*Podocarpus totara*) located near the southern boundary. While this vegetation has a degraded understorey dominated by exotic grasses and weeds, the mature trees provide vertical structure and native canopy continuity. Taken in isolation, this stand is considered to have moderate ecological value; however, it forms part of a corridor of mature native vegetation that extends southwards and connects to a wider area of native forest, thereby enhancing its overall ecological function and landscape value.

Outside of this area, no other indigenous vegetation remnants or regenerating native communities are present within the Site. The remainder of the land supports improved pasture with very low ecological value.

Avifauna observed or expected to occur within the Site are common species typical of rural and peri-urban environments, such as pūkeko (*Porphyrio melanotus*), fantail (*Rhipidura fuliginosa*), and welcome swallow (*Hirundo neoxena*), along with exotic species including sparrows and mynas. The Site provides limited habitat for native birds, reptiles, or bats, reflecting the scarcity of native vegetation and low habitat diversity.

There are no currently mapped Significant Ecological Areas (SEAs) within the Site.

Overall, the terrestrial ecological values of the Site are low to moderate, reflecting its highly modified character, limited extent of native vegetation, and restricted habitat diversity. The mature tōtara stand provides the only notable ecological feature and contributes to local habitat connectivity at the landscape scale.

Freshwater ecology

Streams

Two permanent streams are present within the Site, both forming part of the Mahurangi River catchment. These include a small unnamed tributary that originates within the Site and flows eastwards before joining the Mahurangi River, and a second tributary that flows westward across the Site's boundary. Both waterways have been modified over time through historical land use practices, including straightening, stock access, and removal of native riparian vegetation.

The permanent streams are soft-bottomed and display signs of sedimentation and macrophyte growth typical of lowland pastoral catchments. Riparian margins are largely dominated by exotic pasture grasses and scattered mature willows and poplars, providing limited shading, bank stability, or organic matter input. In places, incised channels and pugging from livestock are evident.

Habitat quality for aquatic fauna is considered low to moderate. There are no records in the New Zealand Freshwater Fish Database for the permanent streams. Review of records in similar sized waterways in the Mahurangi catchment suggest common species such as shortfin eel (*Anguilla australis*), banded kōkopu (*Galaxias fasciatus*) and common bully (*Gobiomorphus cotidianus*) could be present. It is also possible At Risk – Declining species such as īnanga (*Galaxias maculatus*) may also be present, providing no significant barriers to fish passage are present downstream of the Site. Overall, the permanent waterways represent moderate ecological value within the context of a modified rural catchment.

Several intermittent and ephemeral channels are also present, largely functioning as drainage pathways or overland flow routes. These features are highly modified, lacking defined riparian margins or continuous flow, and are dominated by pasture and exotic grasses. They are expected to provide limited habitat value and are considered low ecological value features.

Wetlands

A series of small natural inland wetlands were identified within or adjacent to the Site. These occur primarily within shallow depressions and drainage gullies and are dominated by exotic pasture and wetland species, including creeping bent (*Agrostis stolonifera*), jointed rush (*Juncus articulatus*), and mercer grass (*Paspalum distichum*). Wetland hydrology is maintained by local surface runoff and shallow groundwater seepage.

While most of the wetlands exhibit some hydrophytic vegetation, they lack native species diversity, structural complexity, and high-quality aquatic habitat. These wetlands are characteristic of modified rural landscapes and are generally considered to be of low ecological value, as ongoing livestock access has resulted in extensive pugging, trampling and compaction of soils. This disturbance, together with direct fouling and nutrient enrichment from animal waste, has degraded water quality, altered hydrological patterns and altered the development, extent and structural diversity of the wetland habitats.

The identification, classification, and delineation of all wetland features, including their extent and ecological value, can be further refined, in accordance with current best practice methods, as part of the substantive application if the Proposal is successfully referred.

Assessment of Effects

Proposal

The Proposal comprises the development of 348 residential dwellings and a retirement village (with 198 dwellings). A plan illustrating the overall development and the portion relevant to this application is provided in Attachment D.

Warkworth RV Limited intends, as far as practicable, to avoid the removal of key ecological features identified within the Site. Where avoidance is not possible, restoration and enhancement measures, such as riparian planting along stream margins, will be implemented. If any adverse effects on streams or wetlands cannot be avoided, the effects management hierarchy will be applied to ensure that the Proposal complies with the National Environmental Standards for Freshwater (NES-F) and that effects on the health and functioning of freshwater ecosystems remain appropriate.

The Proposal also provides opportunities for further ecological enhancement, including removal of farm culverts and targeted native planting to improve vegetation connectivity, species diversity, and buffering capacity across the Site.

Effects on terrestrial values

The only native vegetation of note within the Site is the stand of mature tōtara, which is proposed to be retained and enhanced. Outside the tōtara stand, terrestrial ecological values within the Site are generally low and limited to scattered patches of mixed exotic–native scrub along watercourses, exotic shelterbelts, and managed pasture. These areas provide only limited, low-quality habitat for native fauna. The removal of this vegetation to accommodate future development is considered commensurate for the Proposal and is not expected to result in any significant loss of terrestrial ecological function or habitat. Any potential direct effects on indigenous fauna can be appropriately managed through the implementation of fauna management plans.

Importantly, the Proposal includes extensive planting along freshwater margins, which will significantly improve habitat quality, native vegetation diversity, ecological connectivity, and the buffering capacity of terrestrial vegetation on the Site. Planned riparian and wetland buffer planting will further enhance terrestrial habitat values and ecological linkages.

Given Auckland’s history of biodiversity loss and ecosystem fragmentation, this Proposal provides a valuable opportunity to achieve a net gain in biodiversity within the area and provide increased ecological connectivity to the ecological corridor to the south.

Effects on freshwater values

The Site’s existing freshwater values are associated with a network of streams, wetlands and modified overland flow paths. At future application stages, the extent and quality of these features will be further defined. However, based on current assessments, these features are considered to be degraded and adversely affected by the current land use. The Proposal will seek in the first instance to avoid the reclamation or modification of these features, however, stream diversions may be required if avoidance cannot be achieved. The effects of any adverse effects will then be managed through the effects management hierarchy.

Through proposed riparian margin planting, the Proposal is expected to promote an improvement in water quality (i.e., via increased filtration function of riparian vegetation), shading, bank stability and in-stream fauna habitat, while providing buffer and connectivity function. As some of the existing stream habitats are in poor condition, these restorative actions represent an opportunity to increase the Site's overall freshwater values.

Indirect adverse effects, such as sedimentation or pollution from stormwater or wastewater discharges, can be adequately mitigated through appropriate controls and following best practice guidelines, to ensure adverse effects on ecological values are no more than minor. Where adverse effects cannot be avoided, these will be managed appropriately through the effects management hierarchy.

To facilitate construction of the retirement village, the upper reach of a highly modified intermittent stream is proposed to be diverted. As mitigation for this diversion, the new realigned channel will be designed as a more natural watercourse and enhanced through riparian planting and the construction of in-stream habitat features such as pools and root wads. This will result in an overall improvement on the existing channel, which is currently straightened, deepened and degraded as a consequence of historic agricultural practices.

Earthworks in close proximity to wetlands (i.e., within 10 m) are proposed to be avoided as far as practicable. While some earthworks will occur within 100 m of wetland areas, these works, and the wider Project design, will be carefully managed to minimise adverse effects on wetland values. An Erosion and Sediment Control Plan (ESCP) will be implemented to reduce the risk of sediment discharge to wetlands during construction, and the stormwater management system will be designed with the specific objective of avoiding any material change to the wetland water level range or its hydrological function.

Relevant legislation

The Proposal aligns with the policies and objective of key pieces of environmental legislation, such as the NPS-FM and the National Policy Statement for Indigenous Biodiversity (NPS-IB).

The main objective of the NPS-FM is to ensure the health and well-being of water bodies and freshwater ecosystems are prioritised. To prioritise the health and well-being of freshwater ecosystems on Site, Warkworth RV Limited engaged Viridis to conservatively identify and qualitatively assess these features so that reclamation is avoided and any potential disturbance is minimised as far as practicable. Potential significant adverse effects for future development will be able to be appropriately avoided, minimised, remedied, offset or compensated under the effects management hierarchy. Furthermore, the Proposal will result in the establishment of planted riparian margins, which will improve the overall quality of freshwater environments on Site and within the downstream receiving environment.

The main objective of the NPS-IB is to ensure, at a minimum, that no overall loss in New Zealand's biodiversity occurs by protecting and restoring indigenous biodiversity values. The Proposal is consistent with the objectives of the NPS-IB, as through the retention of the tōtara stand, no overall loss in indigenous terrestrial biodiversity is anticipated as a result of the urbanisation of the Site. Rather, the Proposal provides the opportunity to significantly improve the Site's terrestrial biodiversity through extensive planting along freshwater margins. These measures will substantially improve habitat diversity, native species abundance, and the overall ecological quality of the Site's terrestrial environment.

Conclusion

The potential ecological effects of the Proposal have been assessed conservatively at a high level. The Site contains a range of ecological features, including a tōtara stand of moderate-high ecological value, as well as generally low-value vegetation such as scattered patches of mixed exotic–native scrub along watercourses, exotic shelterbelts, and managed pasture. The Site also includes a network of moderate- to low-value streams, wetlands, and modified overland flow paths.

The Proposal will avoid reclamation and minimise any disturbances of these freshwater and terrestrial features. Limited removal of terrestrial features or diversions of streams may be required, with the effects management hierarchy applied to ensure that any adverse effects are appropriately mitigated.

The extent and quality of ecological features may be further refined as part of the substantive application if the Proposal is successfully referred. Notwithstanding this, the Proposal presents substantial opportunities for ecological restoration and enhancement, consistent with the restoration strategy outlined earlier in this memorandum.

References

Fraser et al. 2018. Hydric soils – field identification guide. Report LC3223 prepared for Tasman District Council. Hamilton: Manaaki Whenua – Landcare Research.

MfE 2021. Wetland delineation hydrology tool for Aotearoa New Zealand. Ministry for the Environment.

MfE 2022. Wetland Delineation Protocols. Ministry for the Environment.

Singers N.; Osborne B.; Lovegrove T.; Jamieson A.; Boow J.; Sawyer J.; Hill K.; Andrews J.; Hill S.; Webb C., 2017a. Indigenous terrestrial and wetland ecosystems of Auckland. Auckland Council.

Attachments

Attachment A – Statement of qualifications and experience

Attachment B – Map of key ecological features

Attachment C – 1966 Historic aerial

Attachment D – Development plans

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STATEMENT OF QUALIFICATIONS AND EXPERIENCE

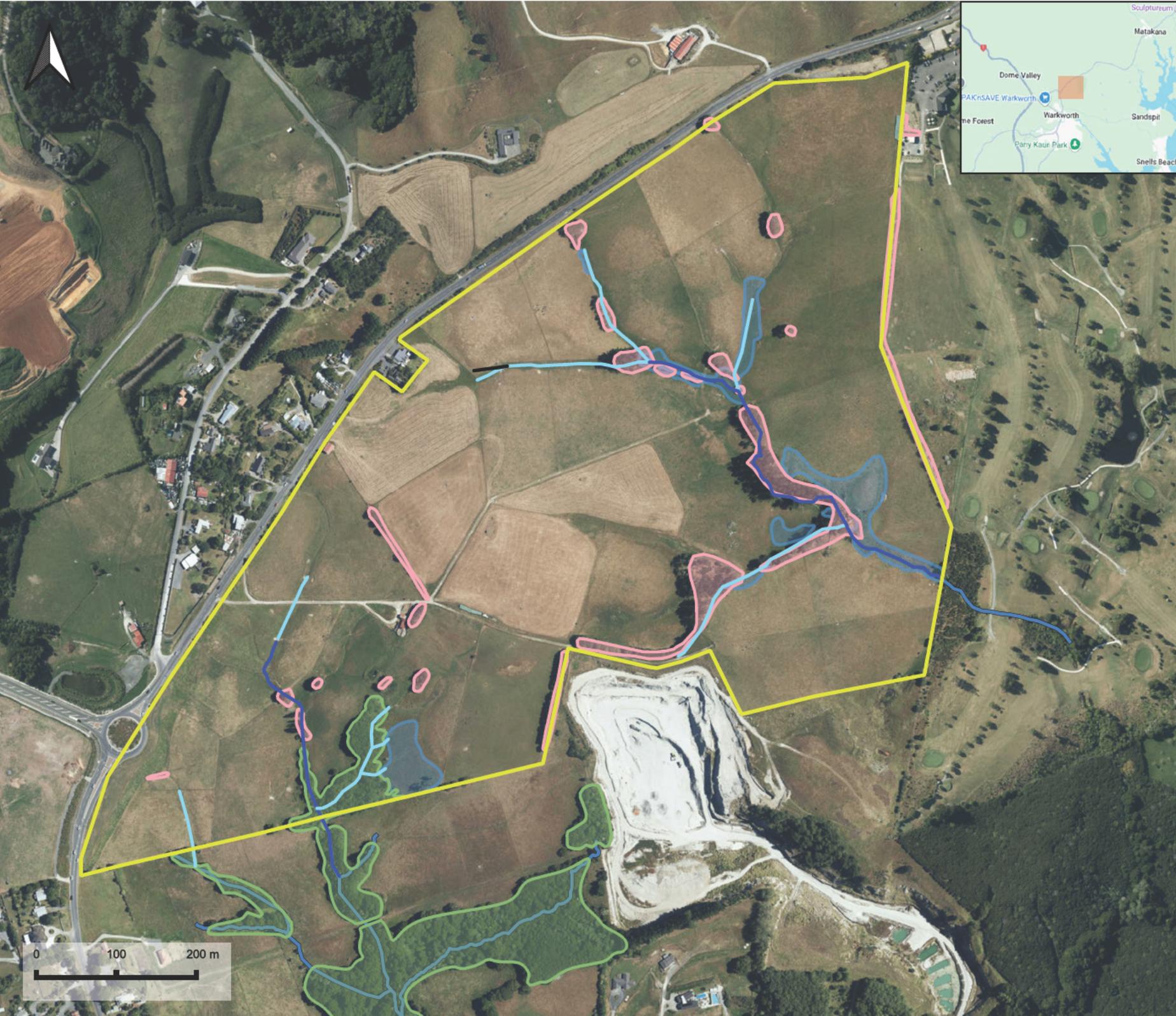
s 9(2)(a) [REDACTED] (author)

I am a Director and Lead Ecologist at Viridis Limited (Viridis). Viridis is a small consultancy specialising in ecology and environmental science. I have been employed at Viridis since December 2022.

I hold the qualification of a Master of Science in Ecology and Conservation from Massey University, which I completed in 2007. I am a full member of the Environmental Institute of Australia and New Zealand, the New Zealand Ecological Society and the New Zealand Freshwater Sciences Society.

I have 15 years of professional experience in the field of ecology, including roles such as Senior Ecologist at Bioresearches Group Limited and Ecology Research Technician at Massey University. My experience includes conducting freshwater and terrestrial ecological impact assessments for both urban and rural developments, as well as ecological restoration and monitoring. I have provided ecological input—such as fieldwork, reporting, and reviewing—for various urban development, including the Milldale North and Wainui West Plan Changes, as well as Milldale Stages 7, 8, and 9. Additionally, I have served as the lead project ecologist for several approved projects under the COVID-19 Recovery (Fast-track Consenting) Act 2020, including the Auckland Surf Park Community, Botanic Riverhead development, Brickfields Scott Road development, Melia Place development, Unitec Residential Development – Wairaka Stage 1, and the Te Whenua Haa Ora, Wellsford North and Verran Mews development. More recently I have served as the lead project ecologist for several approved projects under the Fast-track Approvals Act, including Milldale Stages 4C and 10-13, Delmore and Ridgeburn.

I confirm that, in my capacity as a author of this report, I have read and abide by the Environment Court of New Zealand’s Code of Conduct for Expert Witnesses Practice Note 2023.



Attachment B

Key Ecological Features

Warkworth Residential Development

Legend

- Site
- Native dominant vegetation
- Exotic dominant vegetation
- Intermittent stream
- Permanent stream
- Proposed realigned reach
- Wetland

SOURCES

LINZ 2024

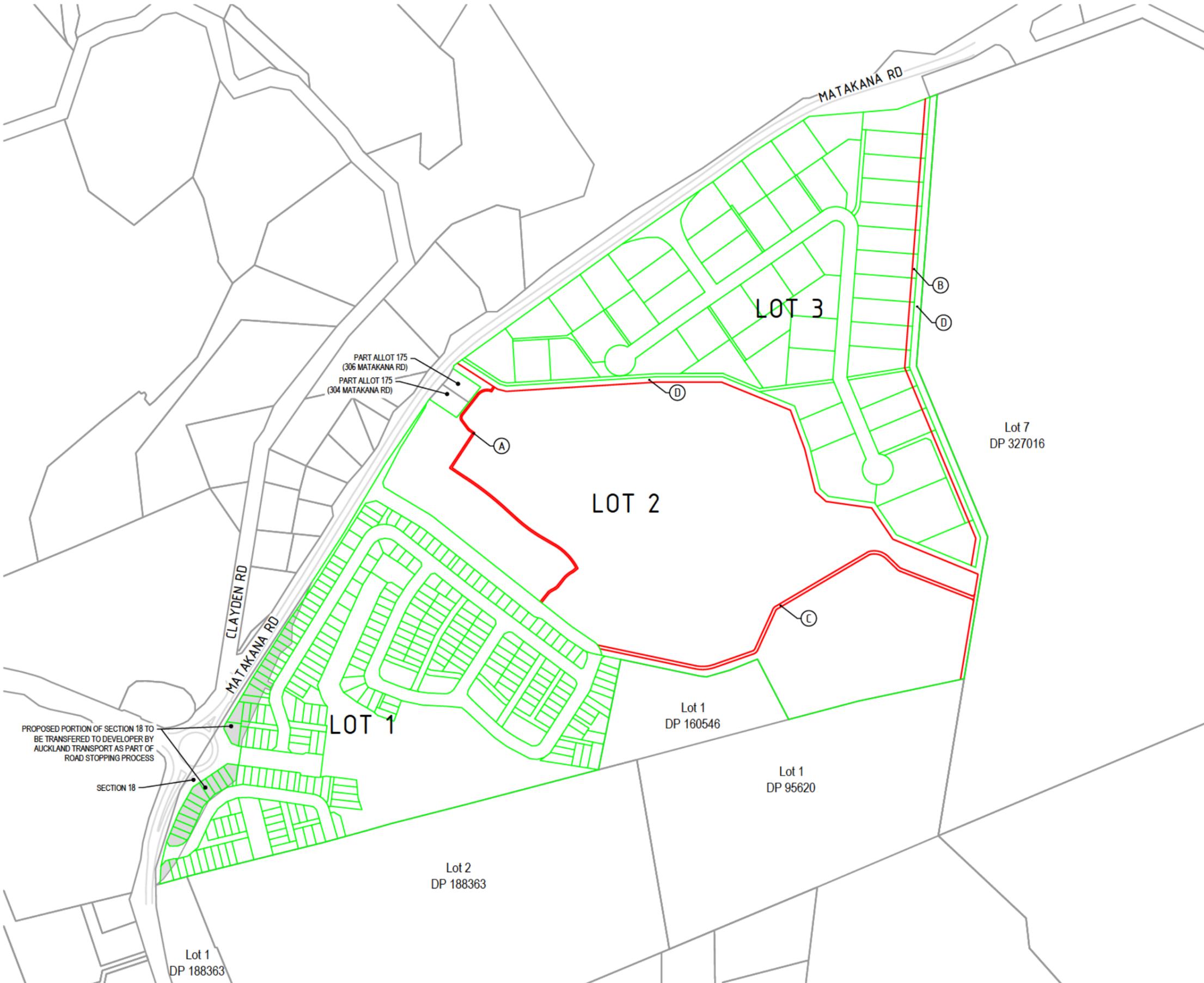
DISCLAIMER:
 This map/plan is not an engineering draft.
 This map/plan is illustrative only and all
 information should be independently
 verified on site before taking any action.

SCALE **1:6,000** @ **A4**

PROJECT NO. 10088

DRAWN BY: MD

DATE: 19 November 2025



SITE DESCRIPTION:
 TERRITORIAL AUTHORITY: AUCKLAND COUNCIL
 ADDRESS: PADDISON FARM, MATAKANA ROAD, WARWORTH, AKL
 APPELLATION: LOT 2 DP 375478 & SECTION 19 SO 588806
 ZONING: RURAL
 RECORD OF TITLE: 1133067, 303755, NA54D/1378 & NA54D/1379
 AREAS:
 LOT 2 (DP 375478) - 29.3367Ha - 303755
 SECTION 19 (SO 588806) - 24.5866Ha - 1133067
 LOT 3 (DP76450) - 956m² - NA54D/1378
 LOT 4 (DP76450) - 743m² - NA 54D/1379.
 TITLE (TOTAL) - 54.0932Ha
 PLAN AREAS (TOTAL) - 54.0775Ha

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	BENEFITED LAND (DOMINANT TENEMENT)
LANDSCAPING	B	LOT 3 HEREON	LOT 2 HEREON

MEMORANDUM OF EASEMENTS IN GROSS - TEMPORARY EASEMENT			
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	GRANTEE
RIGHT OF WAY (WALKING & CYCLING)	A	LOT 2 HEREON	AUCKLAND COUNCIL

MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	GRANTEE
RIGHT OF WAY (WALKING & CYCLING)	D	LOT 2 HEREON	AUCKLAND COUNCIL
RIGHT OF WAY (WALKING & CYCLING)	C	LOT 2 HEREON	AUCKLAND COUNCIL

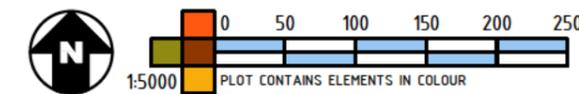
TEMPORARY EASEMENT NOTE:
 EASEMENT 'A' IS TEMPORARY AND IS TO BE REMOVED ONCE MATAKANA ROAD UPGRADES HAVE BEEN COMPLETED AND EASEMENT 'D' CAN CONNECT TO THE PUBLIC ROAD PEDESTRIAN FACILITIES.

- RESOURCE CONSENT NOTES:**
- THIS PLAN IS FOR A SUBDIVISION RESOURCE CONSENT APPLICATION ONLY. AREAS, BOUNDARY DIMENSIONS AND LEVELS ARE SUBJECT TO A LAND TRANSFER SURVEY AND APPROVAL BY THE LOCAL AUTHORITY AND LAND INFORMATION NZ.
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 Designer: J PHILIPS Client: ARVIDA LIMITED
 Checker: J PHILIPS Address: MATAKANA ROAD, WARKWORTH 0985
 Date: 20/11/2025 Drawing Title: SCHEME PLAN - FINAL - OVERALL

Drawing: 121 Rev: 0
 Scale: 1:5000 @ A3
 Project: 15175
 Issue: INFORMATION





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Checker: J PHILIPS Address: MATAKANA ROAD, WARKWORTH 0985

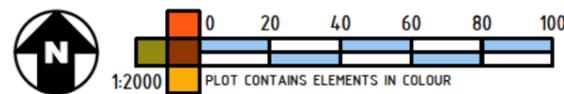
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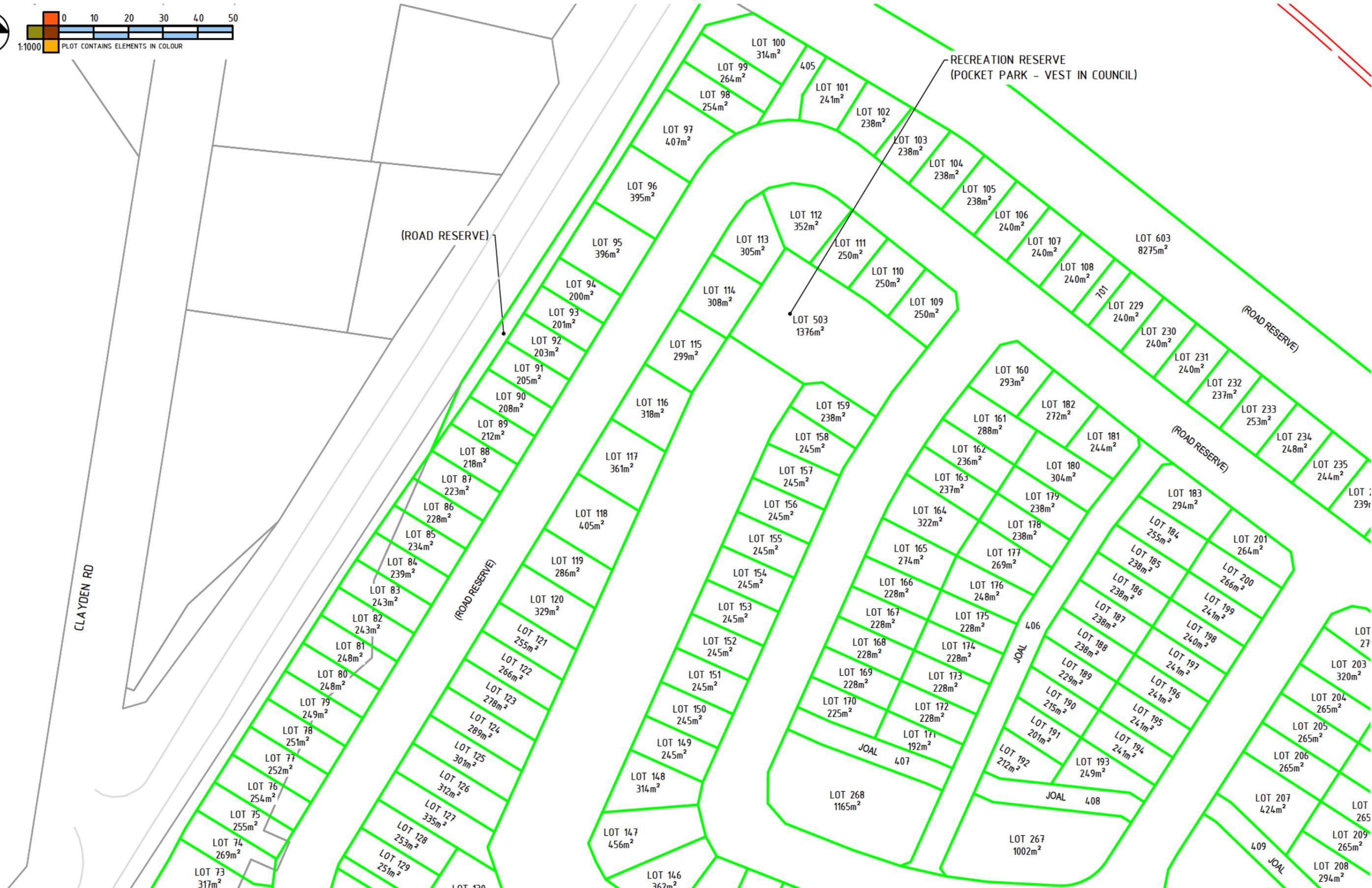
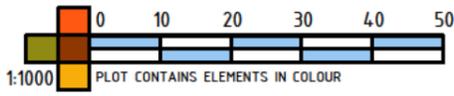
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SECTION 18

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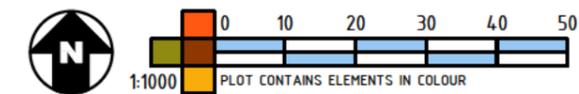
(ROAD RESERVE)

UTILITY RESERVE
(VEST IN COUNCIL)

LOT 501
3794.1m²

UTILITY RESERVE
(VEST IN COUNCIL)

Lot 2
DP 188363



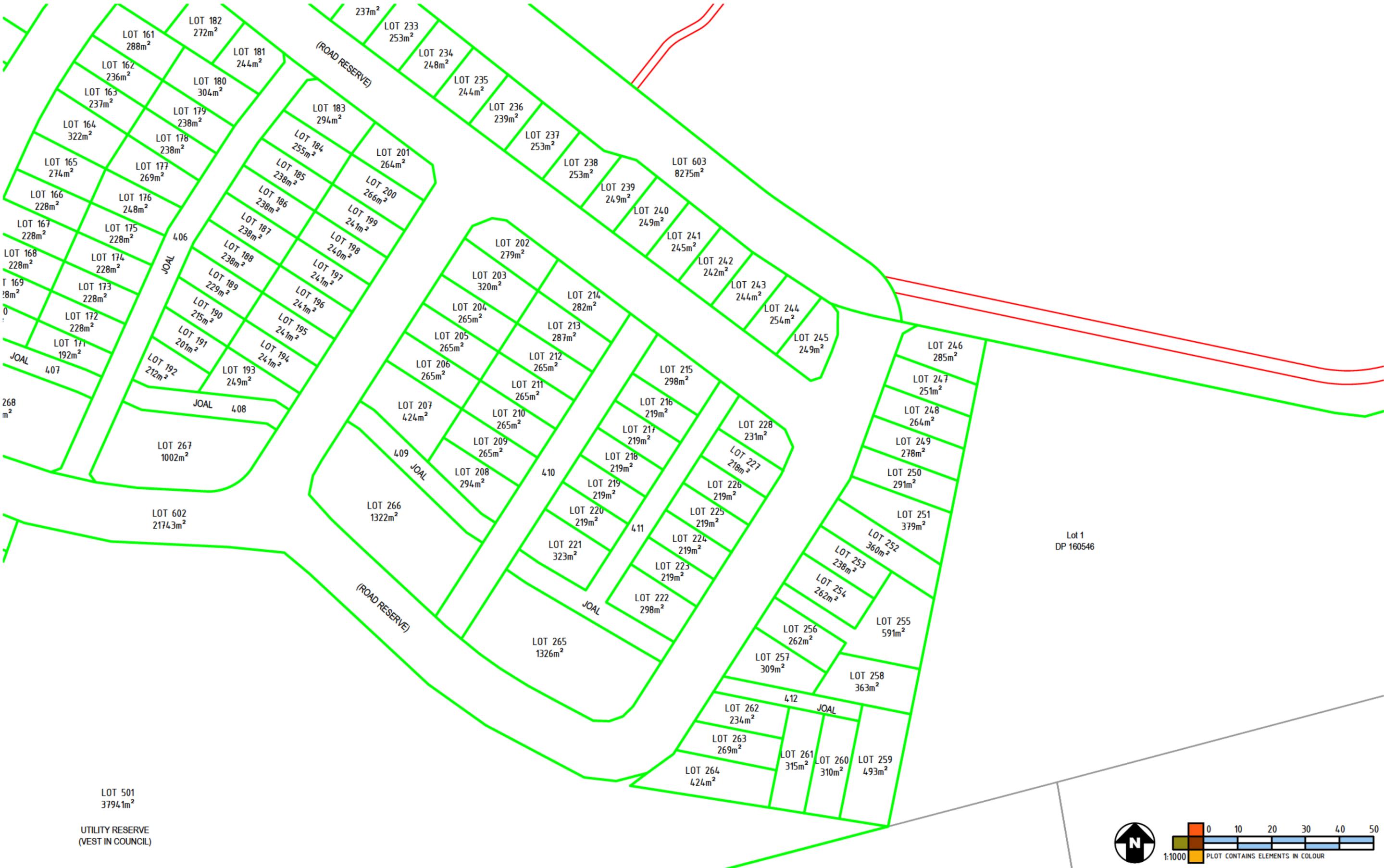
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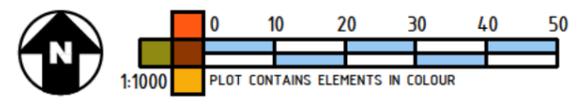
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