



LOT ONE COUNTRYSIDE LIVING

REV A

01 MAY 2025



TE KAWERAU IWI
SETTLEMENT TRUST

RANGITOOPUNI

R I V E R H E A D



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Cover photograph: Description, © Photographer, 2025

Although this is not a hearing before the Environment Court, I record that I have read and agree to comply with the Environment Court's Code of Conduct for Expert Witnesses as specified in the Environment Court's Practice Note 2023. I confirm that this report is within my area of expertise, except where I state that I rely upon the evidence or reports of other expert witnesses lodged forming part of the project's application material. I have not omitted to consider any material facts known to me that might alter or detract from the opinions expressed.



CONNECTIONS TO OTHER DOCUMENTS

This document is developed in connection with:

LOT TWO Retirement Village



LOT 1 & LOT 2 Landscape Concept Masterplan



APPENDIX ONE Landscape Elements



APPENDIX TWO Auckland Council Regional Parks Standard Details Engineering Drawings



RANGITOOPUNI Mahere Matua Ahurea | Cultural Masterplan

RANGITOOPUNI Design Guidelines



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LANDSCAPE STATEMENT

THE PROPOSAL:

The Rangitoopuni project is the catalyst project for the prosperous economic future of Te Kawerau aa Maki, by the Rangitoopuni Development Limited Partnership.

Taking the former Riverhead production pine forest, with many recreational pursuits within its confines, the project will transform the landscape in to a diverse and rich native bush environment, with house discreetly positioned within the plantings.

Walking trails will permeate the site, connecting neighbours and allowing access to the wider pine forest and recreation tracks. A senior Living Village development will be located on the other side of Forestry Road.

EXISTING SITE:

The existing site is/has been clothed in production pine trees for the last 60 plus years. This has always been important whenua for Te Kawerau aa Maki with important events and stories captured in the names of the area. The mana of the site has been diminished with forestry activities, weed ingress and waterway sedimentation.

Access into the forest is largely uncontrolled for recreation activities such as mountain biking, horse riding, walking and running, motocross events and hunting.

THE LANDSCAPE OUTCOME:

This development project will see, in the long term, a richly planted and diverse landscape, supporting birds and insects and the people who have chosen to live within this setting. Public access for walking, biking and horse riding will not be constrained on the road network. The tracks within the development areas are pedestrian access only due to the topography.

Te Kawerau aa Maki will be Kaitiaki over the plantings and tracks, their knowledge of the land, plants and fauna will be passed onto the residents and visitors through mahi toi, wananga, maara huupara and maara kai. Once in the development, you will know you are on Te Kawerau aa Maki whenua.

LOT 1:

Lot 1 has 208 Countryside Living lots established. The “countryside living” name is somewhat misleading in this instance as there will not be paddocks and horse in abundance! The individual lots will be fully planted except for the building platform area. All construction activities related to living on the lot must be contained within that platform.

To protect light entering into the house, in the long term as the forest grows, a buffer of lower height plants grades away from the building platform into the revegetation.

Walking tracks wind between roads and into the valleys. There will be gently graded paths, stairs and boardwalks to safely convey pedestrians around the site. Design guidelines have been established to assist owners in developing their sites.



KEY MOVES



COMMUNITY ACTIVITIES

A key hub will serve as focal points for social interaction and recreation. A local hub in the southern part of the site will provide spaces for residents to gather, fostering a strong sense of community. A network of walking and cycling trails will weave through the site, connecting to the wider recreational network.



ECOLOGICAL RESTORATION AND REVEGETATION

The site's natural features, including wetlands and streams, will be enhanced through ecological restoration. Riparian margins will be revegetated to improve water quality, support biodiversity, and create a more resilient landscape. Native vegetation restoration within the site will strengthen ecological connections, enhance the visual character of the area, and provide long-term environmental benefits.



COUNTRYSIDE LIVING

Homes will be nestled within a restored landscape, offering a balance of rural tranquility and ecological sustainability. The focus on revegetation will enhance the natural setting while supporting a healthy and resilient environment. Landscape design will ensure a seamless connection between living spaces and the surrounding landscape.

CULTURAL NARRATIVE

Rangitootpuni Retirement Village sits within the wider Rangitootpuni development area of Te Kawerau aa Maki. This area itself sits in the middle of three of Takiwa of Te Kawerau aa Maki, Hikurangi, Poa Taniwha and Kahu.

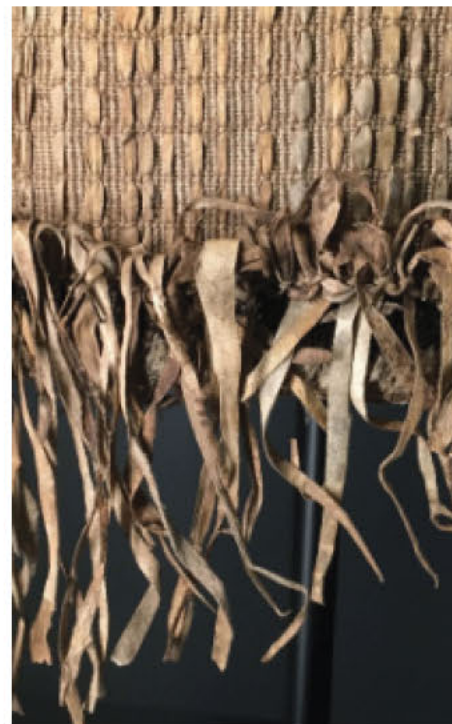
A key narrative for the area relates to the naming of the place Rangitootpuni. Translating to the day of the dog-skin cloaks, it speaks to a day of peace-making between great chiefs including those of Te Kawerau aa Maki. There were also other areas on the way to Te Henga that are named for similar peace-making hui, named Kahutoopuni and Kaahuikurii. The toopuni itself is a dog-skin cloak that is regarded with the highest prestige and respect. It is only worn by chiefs of very high rank due to the intricate nature of the weaving and the time required to make such a piece.

Another key narrative of the area relates to Ruarangi and his wanderings. Coming into conflict with his brother, Ruarangi was chased from Ihumatao, through to Te Ahi Kaa a Rakataura where he jumped into a remnant lava cave that took him to the Waitemataa. From here Ruarangi, still being chased, swam across the harbour and into the Rangitootpuni stream where he jumped out and began hiding in the ngahere (forest) by the awa. Not wanting to be spotted during the light of day, Ruarangi did a karakia to keep the night going longer where he then made his escape out to Muriwai.

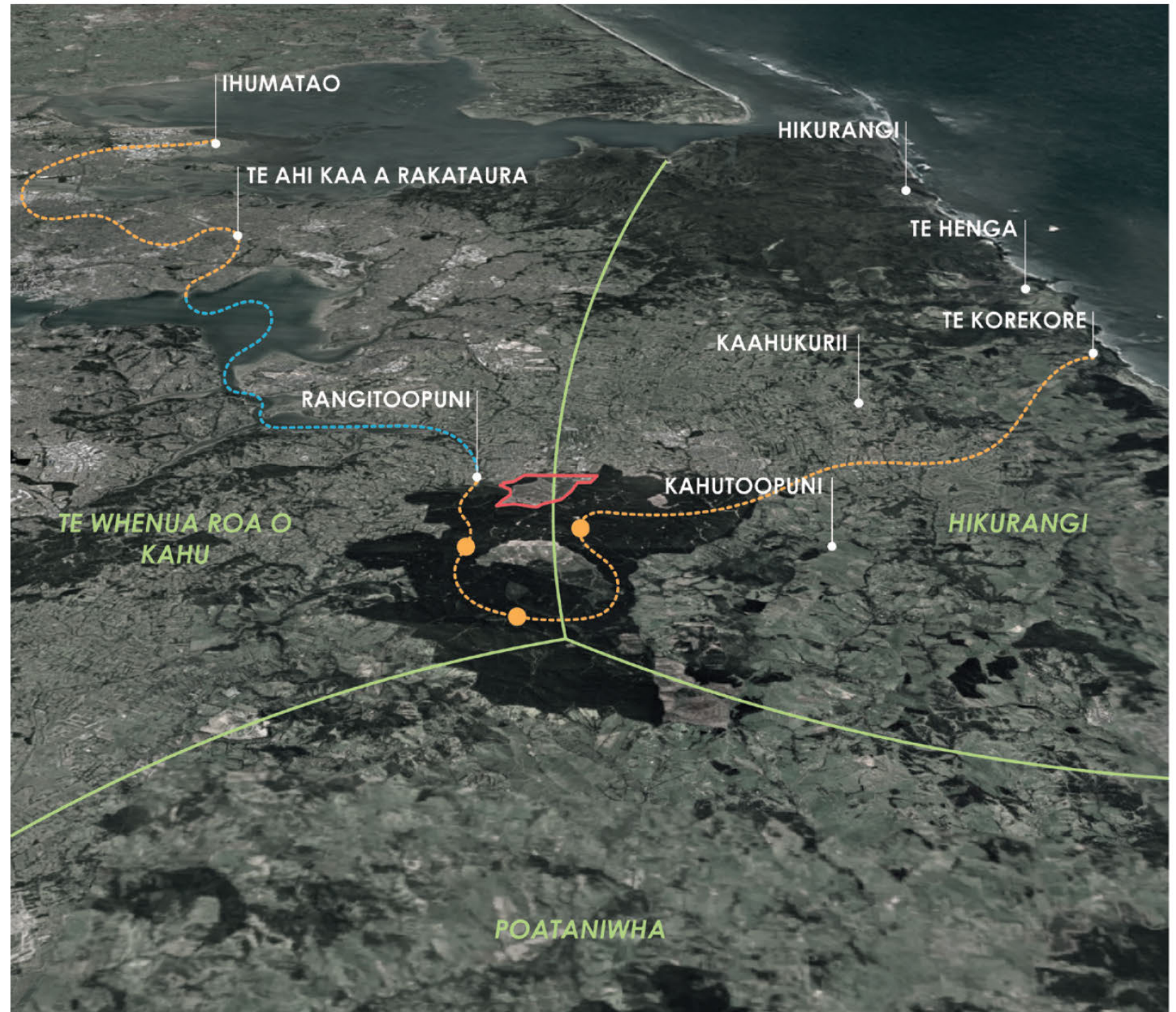
One of the most important parts of the Rangitootpuni area was the traditional ngahere that was present. Home to the forest giant Kauri as well as otherspecies such as Akeake, this area was a very important place for Māori in general.



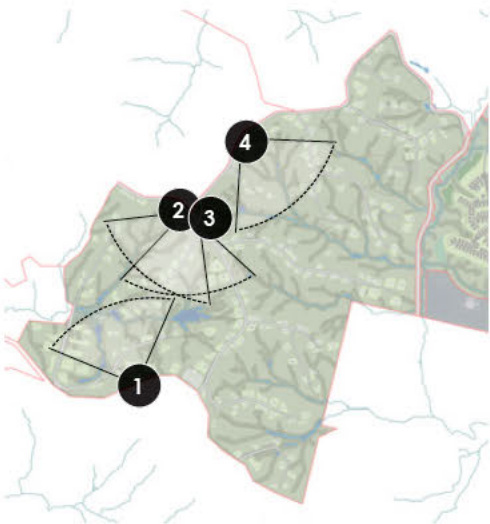
TOOPUNI REPRESENTS THE CLOAK OF REVEGETATION ACROSS THE SITE



AWE OF THE TOOPUNI CLOAK - REPRESENTATIVE OF THE FINGER OF VEGETATION AND RIPARIAN CORRIDORS ENCROACHING INTO THE SITE

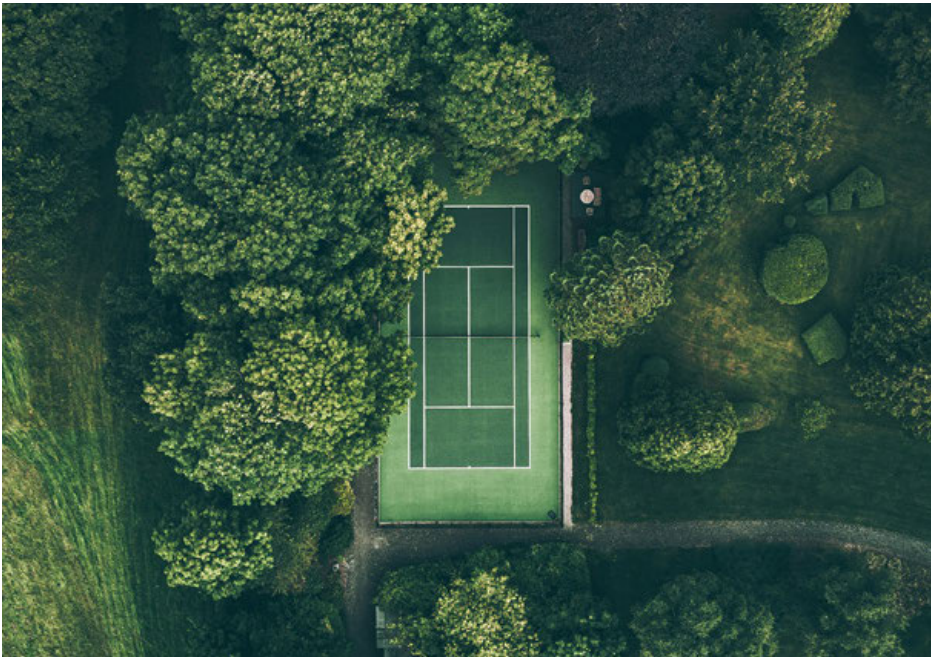


LOT 1: SITE PHOTOS



1: VIEW LOOKING NORTH-WEST FROM OLD NORTH ROAD **2:** VIEW LOOKING SOUTH-EAST TOWARDS THE BROWNS ROAD ENTRANCE FROM INTERNAL FORESTRY TRACK **3:** VIEW LOOKING SOUTH-WEST TOWARDS THE WESTERN ENTRANCE FROM INTERNAL FORESTRY TRACK
4: VIEW LOOKING SOUTH-EAST ACROSS LOT 2 FROM INTERNAL FORESTRY TRACK, RANGITOTO ISLAND SHOWN IN THE DISTANCE

PRECEDENT IMAGES



COUNTRYSIDE LIVING

ESTABLISHMENT OF A BUILT ENVIRONMENT WITHIN A REVEGETATED LANDSCAPE OFFERS A UNIQUE BLEND OF RURAL TRANQUILITY AND ECOLOGICAL RESTORATION.

THE FOCUS ON REVEGETATION PROMOTES SUSTAINABLE LIVING PRACTICES, IMPROVING SOIL HEALTH, WATER QUALITY, AND PROVIDING HABITATS FOR WILDLIFE.

RESIDENTS OFTEN PARTICIPATE IN CONSERVATION ACTIVITIES, FOSTERING A STRONG SENSE OF COMMUNITY AND CONNECTION TO THE LAND.

RECREATIONAL TRAILS

TRAILS PROVIDE RESIDENTS AND VISITORS WITH ACCESS TO THE NATURAL BEAUTY OF THE AREA, ALLOWING THEM TO ENJOY THE DIVERSE FLORA AND FAUNA UP CLOSE.

THEY OFFER OPPORTUNITIES FOR WALKING, JOGGING, CYCLING, AND OTHER FORMS OF EXERCISE, PROMOTING A HEALTHY LIFESTYLE.

TRAILS CAN INCLUDE INFORMATIONAL SIGNAGE ABOUT THE HISTORY, LOCAL ECOSYSTEM, NATIVE PLANTS, AND WILDLIFE, ENHANCING ENVIRONMENTAL AWARENESS AND EDUCATION.

BY PROVIDING DESIGNATED PATHWAYS, TRAILS HELP MINIMISE HUMAN IMPACT ON SENSITIVE AREAS, PROTECTING THE ENVIRONMENT WHILE STILL ALLOWING PEOPLE TO EXPERIENCE IT.

COMMUNITY FACILITIES

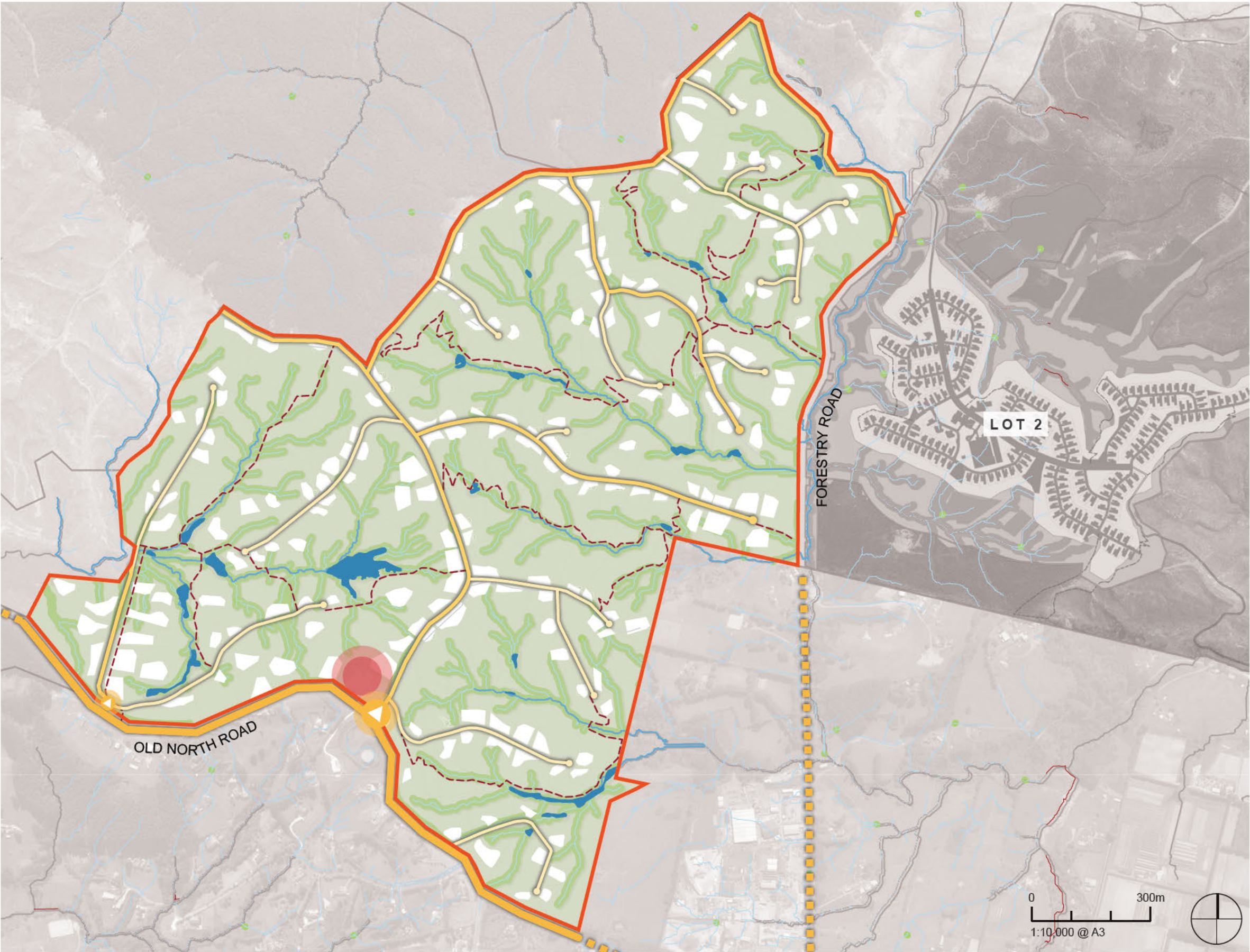
ACCESS TO RECREATIONAL FACILITIES PROMOTES PHYSICAL ACTIVITY, LEADING TO HEALTHIER LIFESTYLES AND IMPROVED WELL-BEING FOR RESIDENTS.

COMMUNITY FACILITIES PROVIDE SPACES FOR RESIDENTS TO MEET, INTERACT, AND BUILD STRONG SOCIAL CONNECTIONS, FOSTERING A SENSE OF COMMUNITY.

WELL-PLANNED COMMUNITY FACILITIES CAN ATTRACT VISITORS AND BOOST LOCAL BUSINESSES, CONTRIBUTING TO THE ECONOMIC VITALITY OF THE AREA.

LOT 1 : LANDSCAPE STRATEGY DIAGRAM

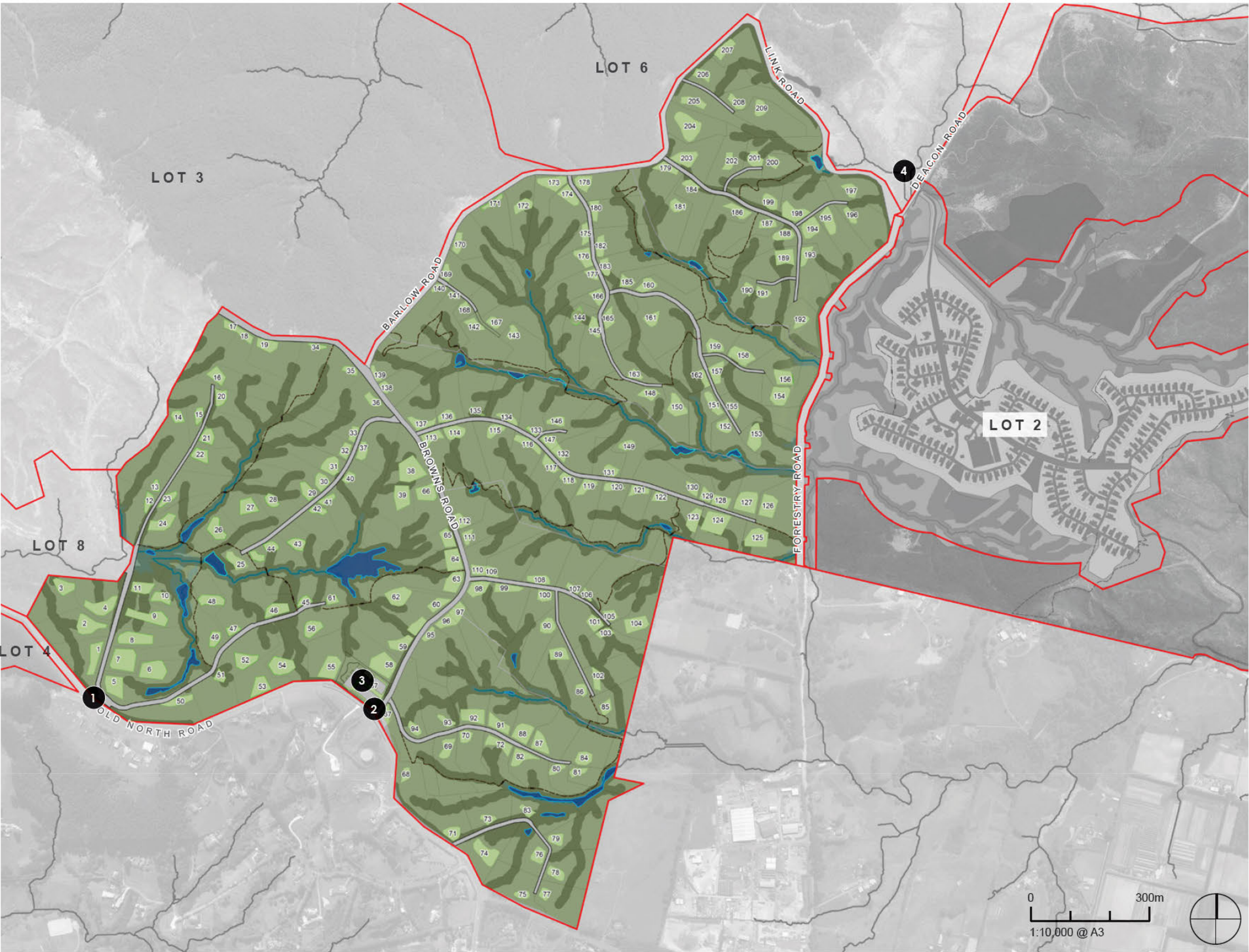
- LEGEND**
- LOT 1 BOUNDARY
 - CENTRAL HUB
 - RIPARIAN PLANTING
 - USABLE LANDSCAPE SPACE (GENERAL REVEGETATION)
 - BUILDING PLATFORMS
 - ROAD TYPOLOGIES:
 - CONNECTOR ROAD
 - LOCAL ROAD
 - CUL-DE-SAC
 - PEDESTRIAN CONNECTION
 - PERMANENT STREAM
 - OVERLAND FLOWPATH
 - WETLAND



LOT 1 : MASTERPLAN

- KEY**
- 1. OLD NORTH ROAD ENTRANCE
 - 2. BROWNS ROAD ENTRANCE
 - 3. COMMUNITY FACILITIES LOT
 - 4. NATURAL WATERHOLE

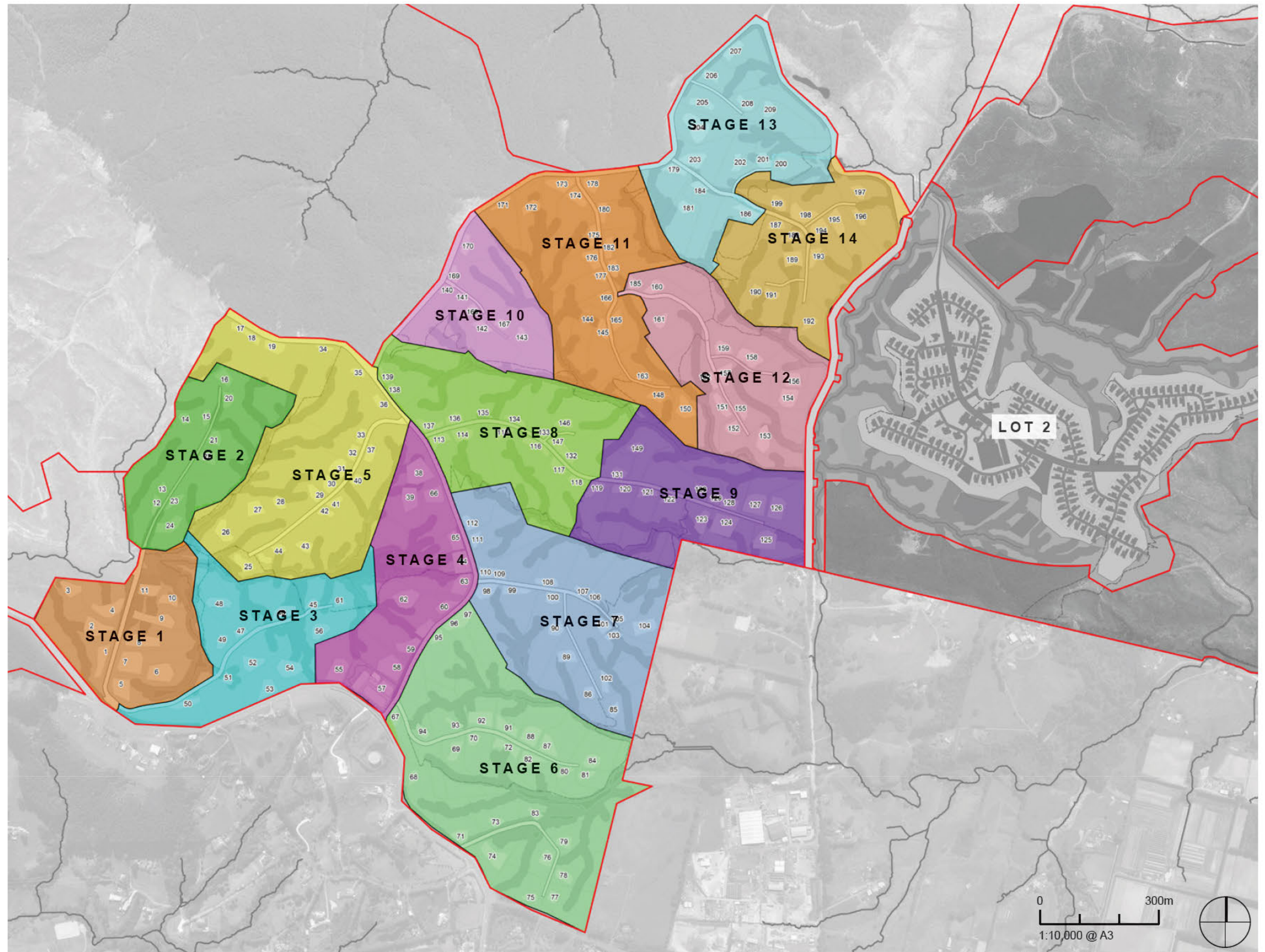
- LEGEND**
- PUBLIC WALKING TRACK
 - ROADS
 - WETLANDS
 - BUILDING PLATFORM
 - REVEGETATION
 - RIPARIAN



LOT 1 : STAGING

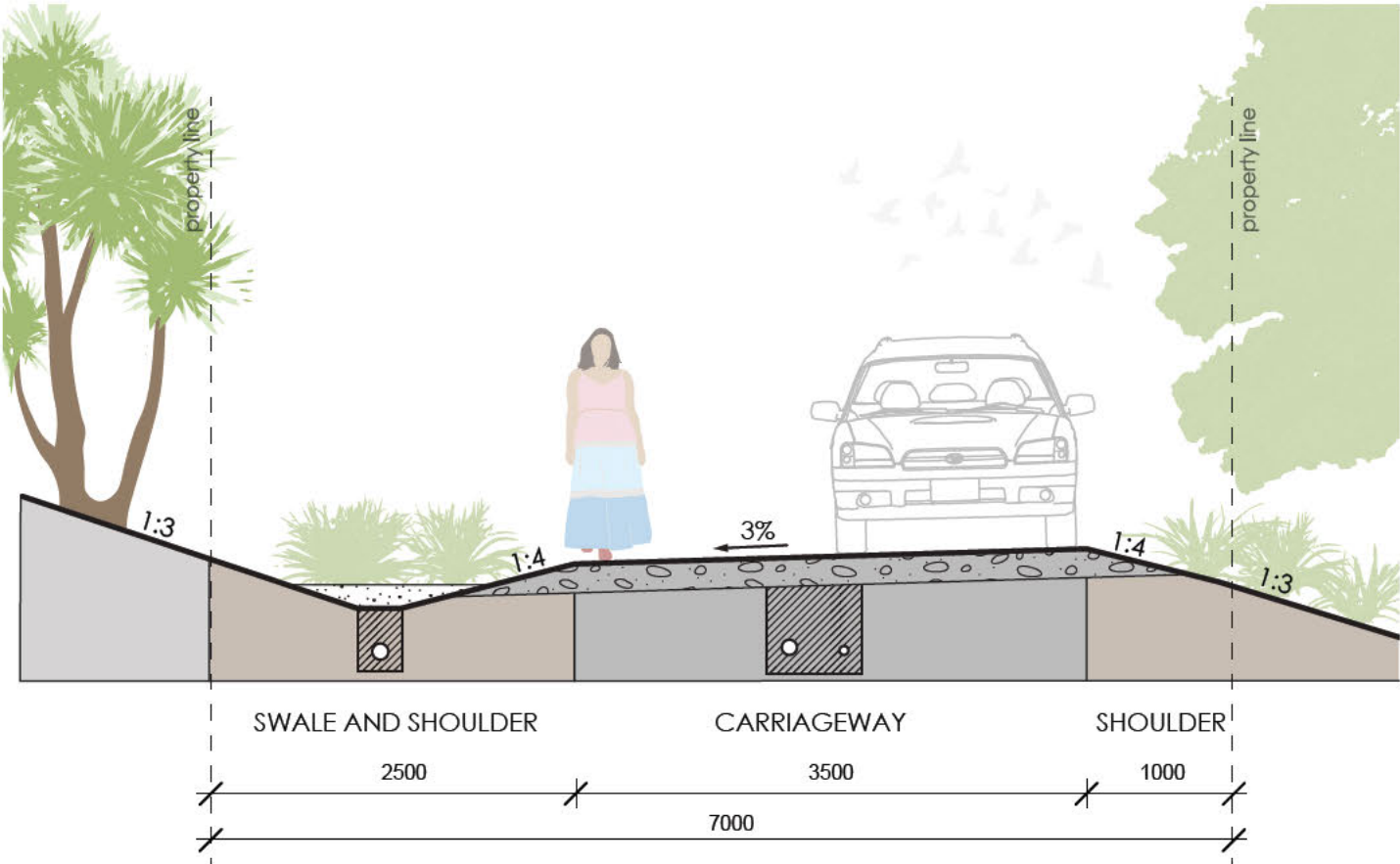
LEGEND

STAGE 1	AREA: 11.8HA LOTS: 11
STAGE 2	AREA: 10.4HA LOTS: 10
STAGE 3	AREA: 12.9HA LOTS: 12
STAGE 4	AREA: 13.3HA LOTS: 12
STAGE 5	AREA: 22.7HA LOTS: 20
STAGE 6	AREA: 27.9HA LOTS: 27
STAGE 7	AREA: 19.5HA LOTS: 19
STAGE 8	AREA: 16.7HA LOTS: 16
STAGE 9	AREA: 14.6HA LOTS: 14
STAGE 10	AREA: 8.8HA LOTS: 8
STAGE 11	AREA: 19.2HA LOTS: 18
STAGE 12	AREA: 14.5HA LOTS: 13
STAGE 13	AREA: 13.9HA LOTS: 13
STAGE 14	AREA: 15HA LOTS: 14

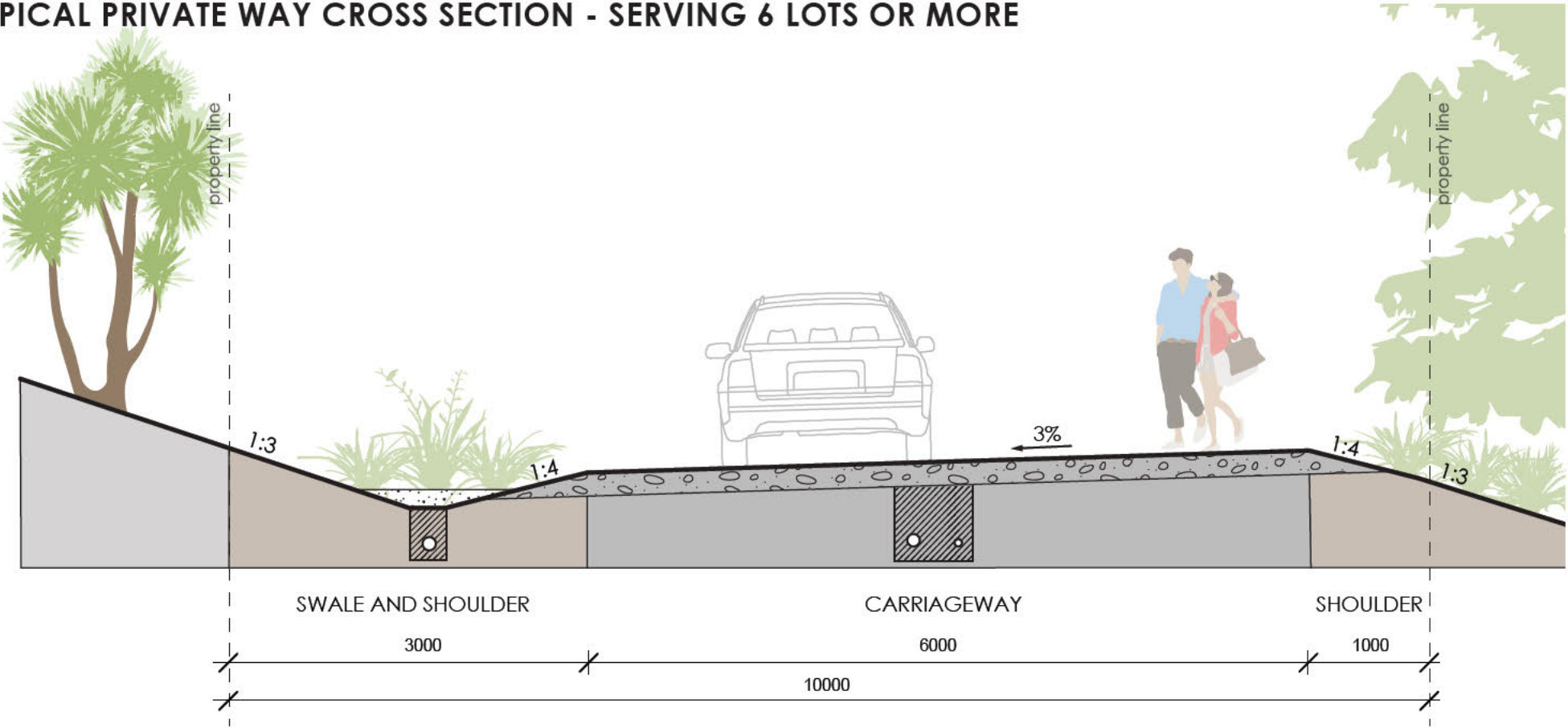


LOT 1 : TYPICAL ROAD SECTIONS

TYPICAL PRIVATE WAY CROSS SECTION - SERVING 1 TO 5 LOTS

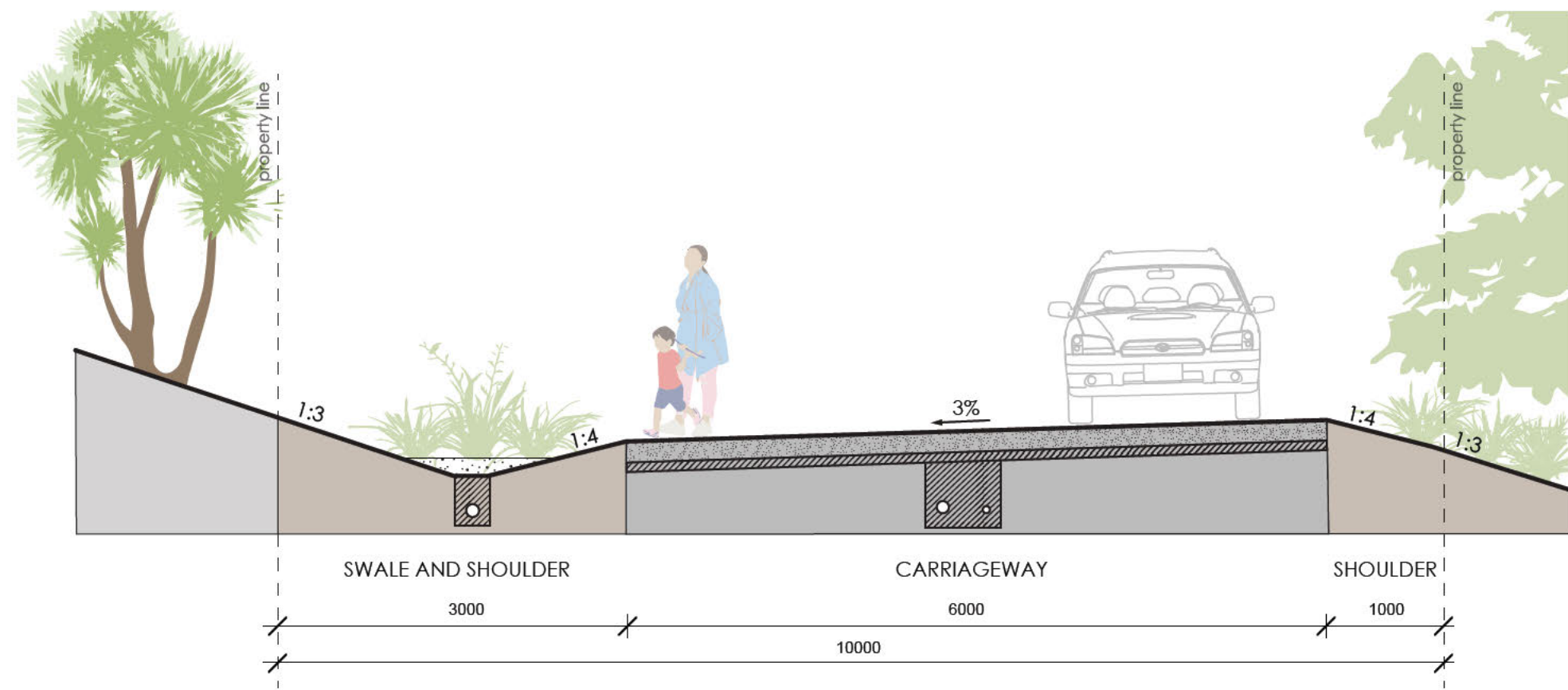


TYPICAL PRIVATE WAY CROSS SECTION - SERVING 6 LOTS OR MORE

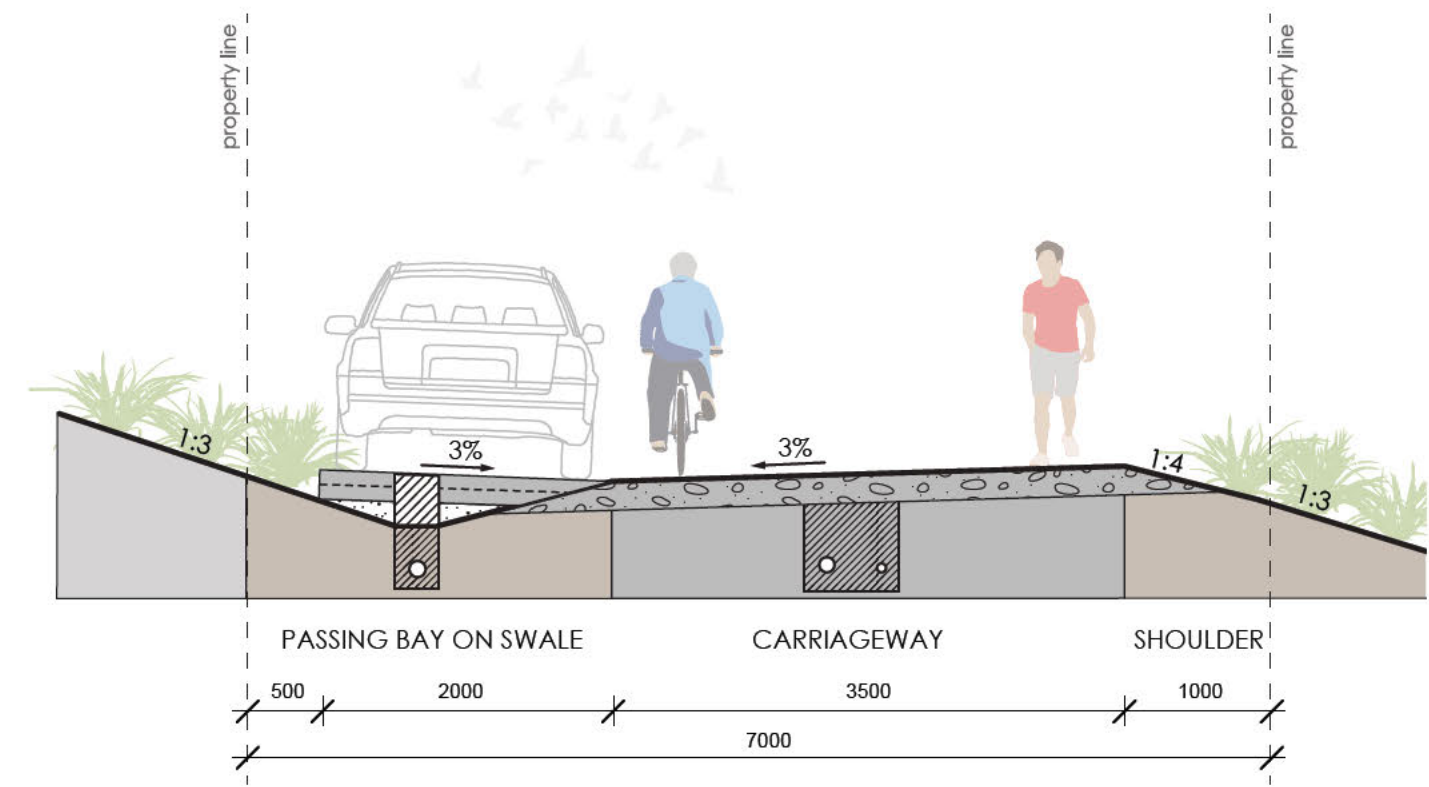


LOT 1 : TYPICAL ROAD SECTIONS

TYPICAL PRIVATE WAY CROSS SECTION - CONCRETE ALTERNATIVE



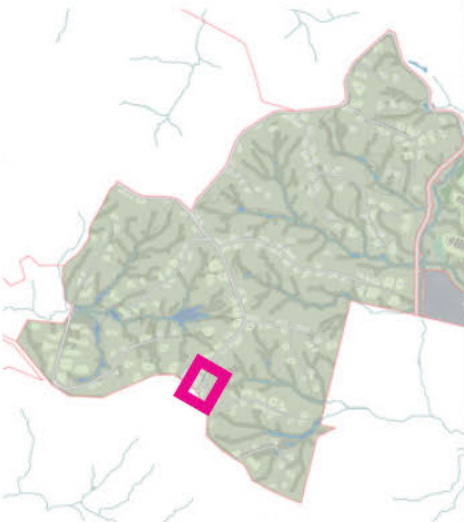
TYPICAL PRIVATE WAY AND PASSING BAY CROSS SECTION ON SWALE



LOT 1 : BROWNS ROAD ENTRANCE

- KEY**
 - SLIP LANE
 - CONTROLLED ACCESS VEHICULAR GATE
 - PEDESTRIAN/ EQUESTRIAN GATE - 3.0M WIDE
 - PUBLICALLY ACCESS CARPARK ENTRANCE
 - KAURI TREE CLUSTERS

- LEGEND**
 - SITE BOUNDARY
 - BUILDING PLATFORM
 - CHIP SEAL
 - STONE SETTS
 - EXPOSED AGGREGATE WITH DECORATIVE PEBBLE
 - EXPOSED AGGREGATE WITH BASALT CHIP



LOT 1 : WESTERN ENTRANCE

KEY
 1. SLIP LANE
 2. CONTROLLED ACCESS VEHICULAR GATE
 3. LOW VEGETATION
 4. BANDED CONCRETE / ASPHALT
 5. KAURI TREE CLUSTERS

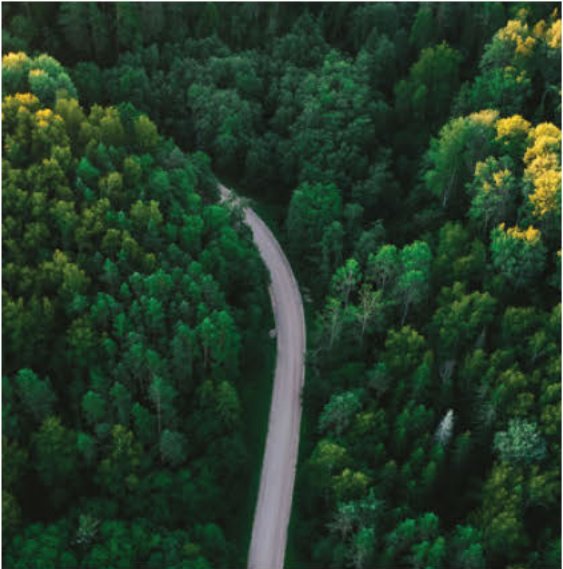
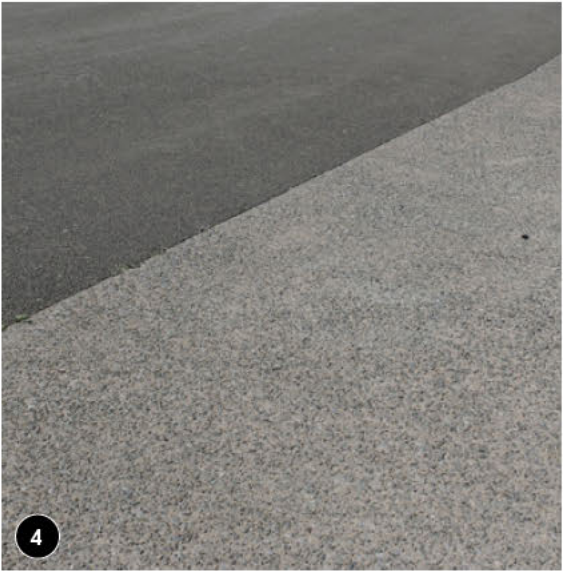
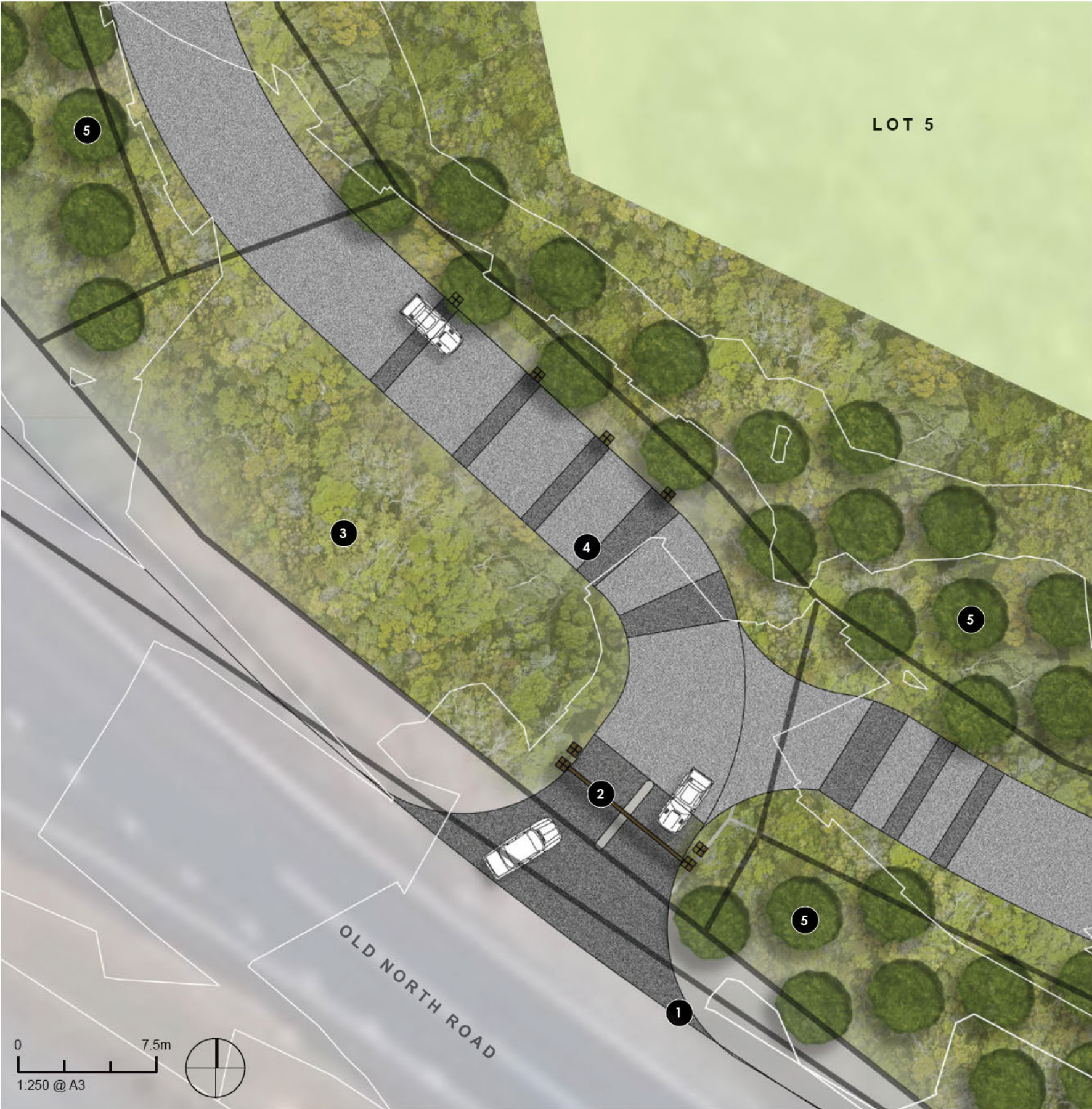
LEGEND

SITE BOUNDARY

BUILDING PLATFORM

CHIP SEAL

DECORATIVE CONC.



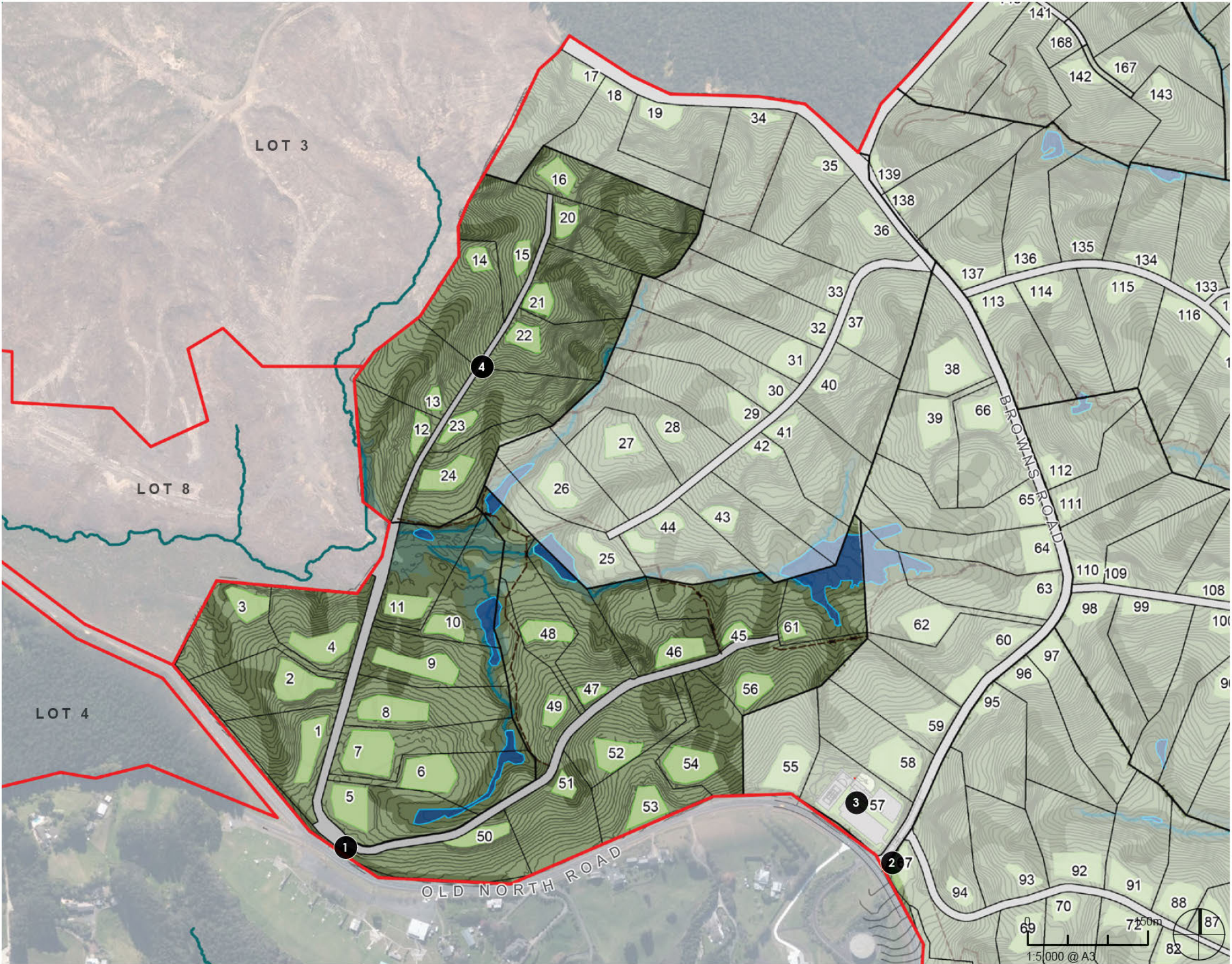
LOT 1 : FIRST RELEASE PLAN - STAGES 1, 2 & 3

KEY

- 1. WESTERN ENTRANCE
- 2. BROWNS ROAD ENTRANCE
- 3. COMMUNITY FACILITIES LOT
- 4. PRIVATE CUL-DE-SAC

LEGEND

- PUBLIC WALKING TRACK
- LOT BOUNDARY
- PRIVATE LOT BOUNDARIES
- PERMANENT STREAMS
- WETLANDS
- BUILDING PLATFORM
- REVEGETATION
- RIPARIAN



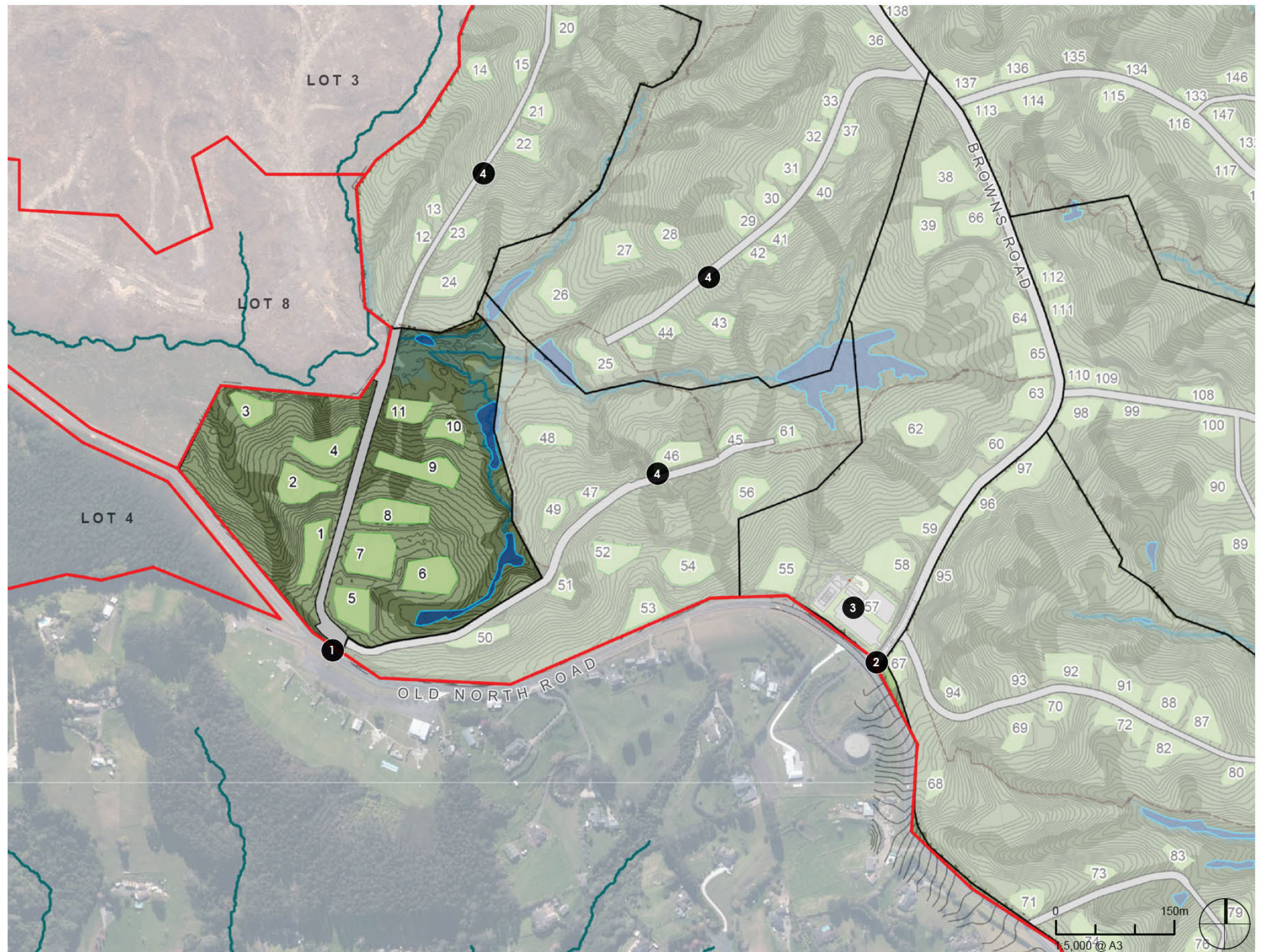
LOT 1 : STAGE 1

KEY

1. WESTERN ENTRANCE
2. BROWNS ROAD ENTRANCE
3. COMMUNITY FACILITIES LOT
4. PRIVATE CUL-DE-SAC

LEGEND

-  PUBLIC WALKING TRACK
-  LOT BOUNDARY
-  PRIVATE LOT BOUNDARIES
-  PERMANENT STREAMS
-  WETLANDS
-  BUILDING PLATFORM
-  REVEGETATION
-  RIPARIAN



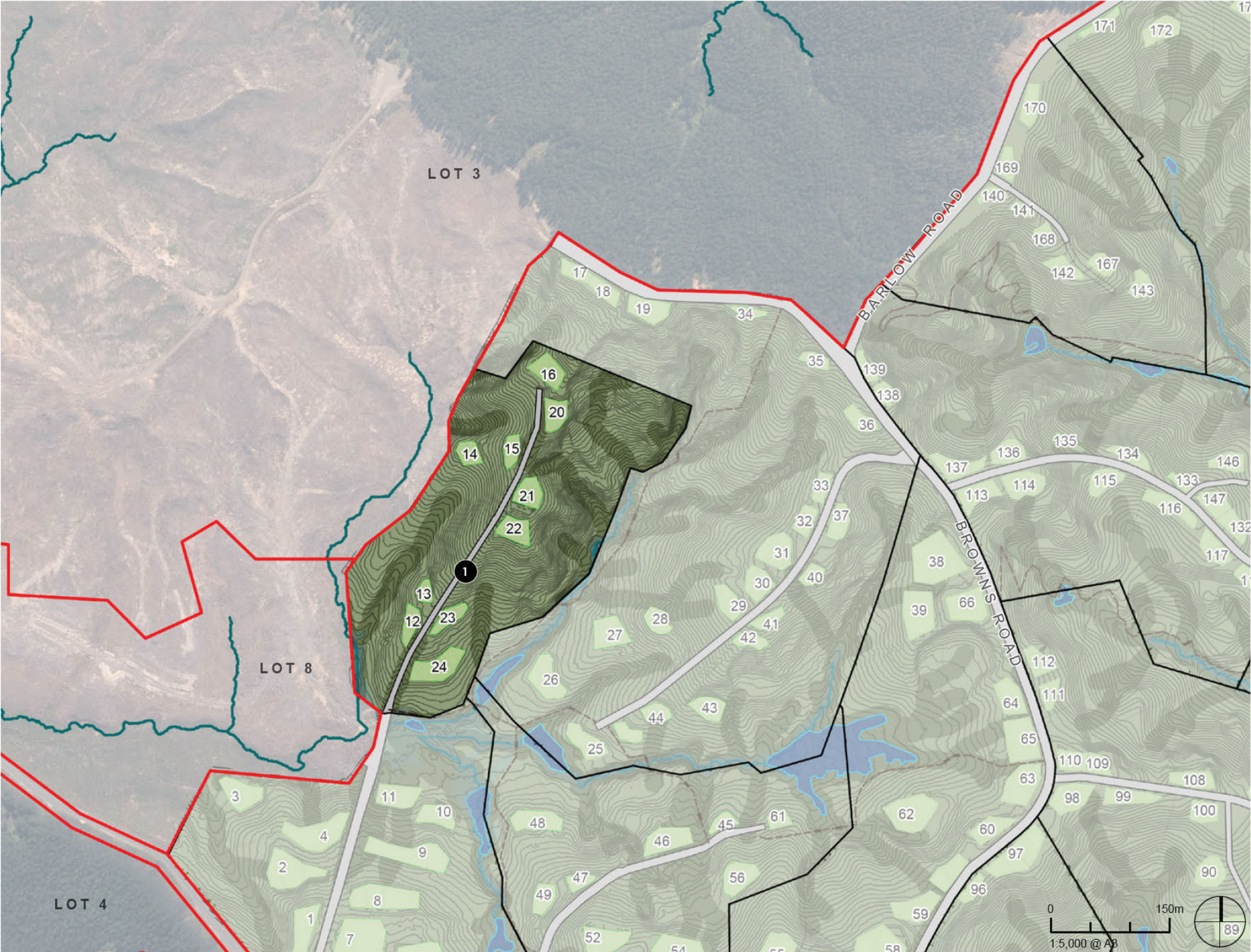
LOT 1 : STAGE 2

KEY

1. PRIVATE CUL-DE-SAC

LEGEND

- PUBLIC WALKING TRACK
- LOT BOUNDARY
- PRIVATE LOT BOUNDARIES
- PERMANENT STREAMS
- WETLANDS
- BUILDING PLATFORM
- REVEGETATION
- RIPARIAN



LOT 1 : STAGE 3

KEY


1. WESTERN ENTRANCE


2. BROWNS ROAD ENTRANCE


3. COMMUNITY FACILITIES LOT


4. PRIVATE CUL-DE-SAC


LEGEND


 PUBLIC WALKING TRACK


 LOT BOUNDARY


 PRIVATE LOT BOUNDARIES

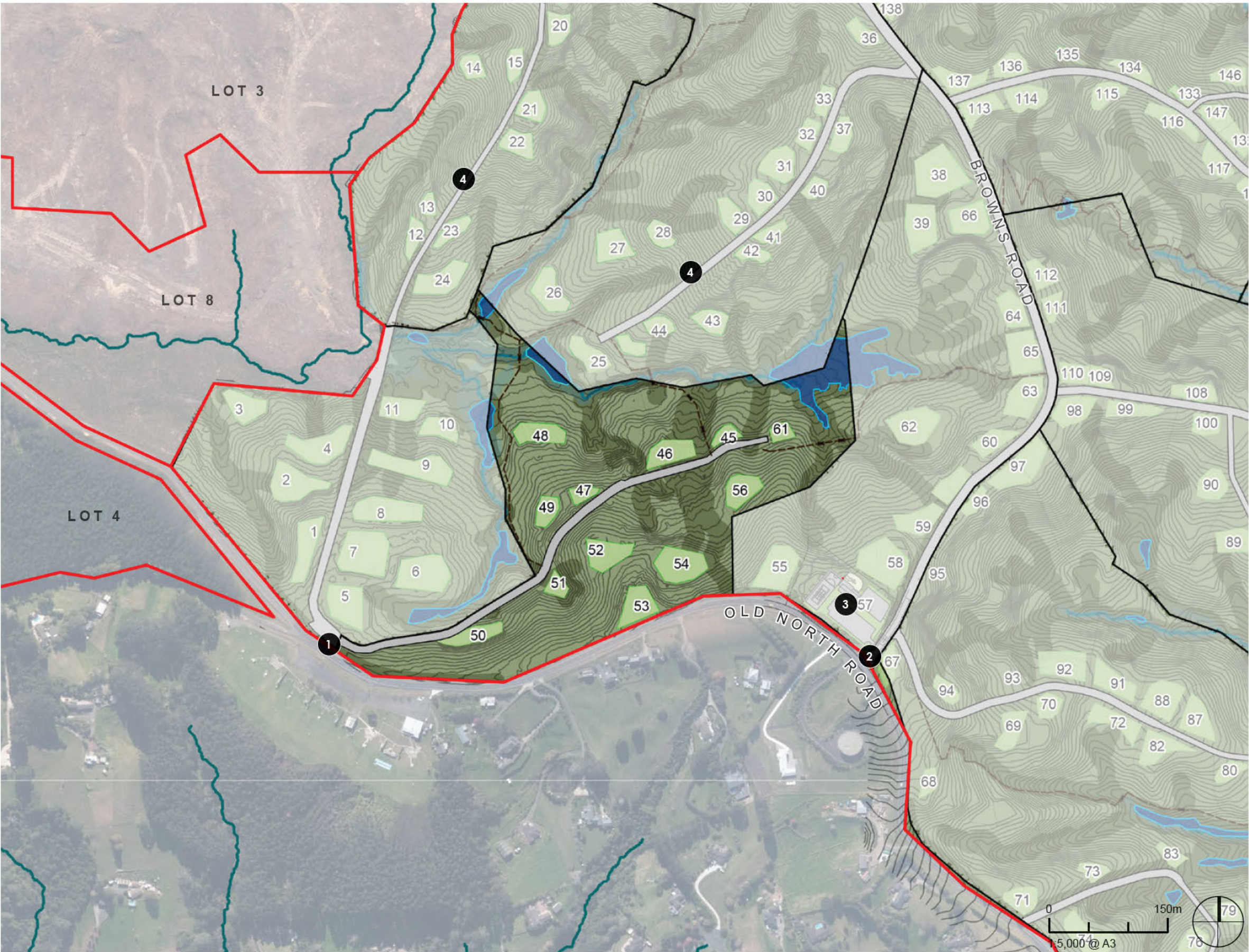
 PERMANENT STREAMS

 WETLANDS

 BUILDING PLATFORM

 REVEGETATION

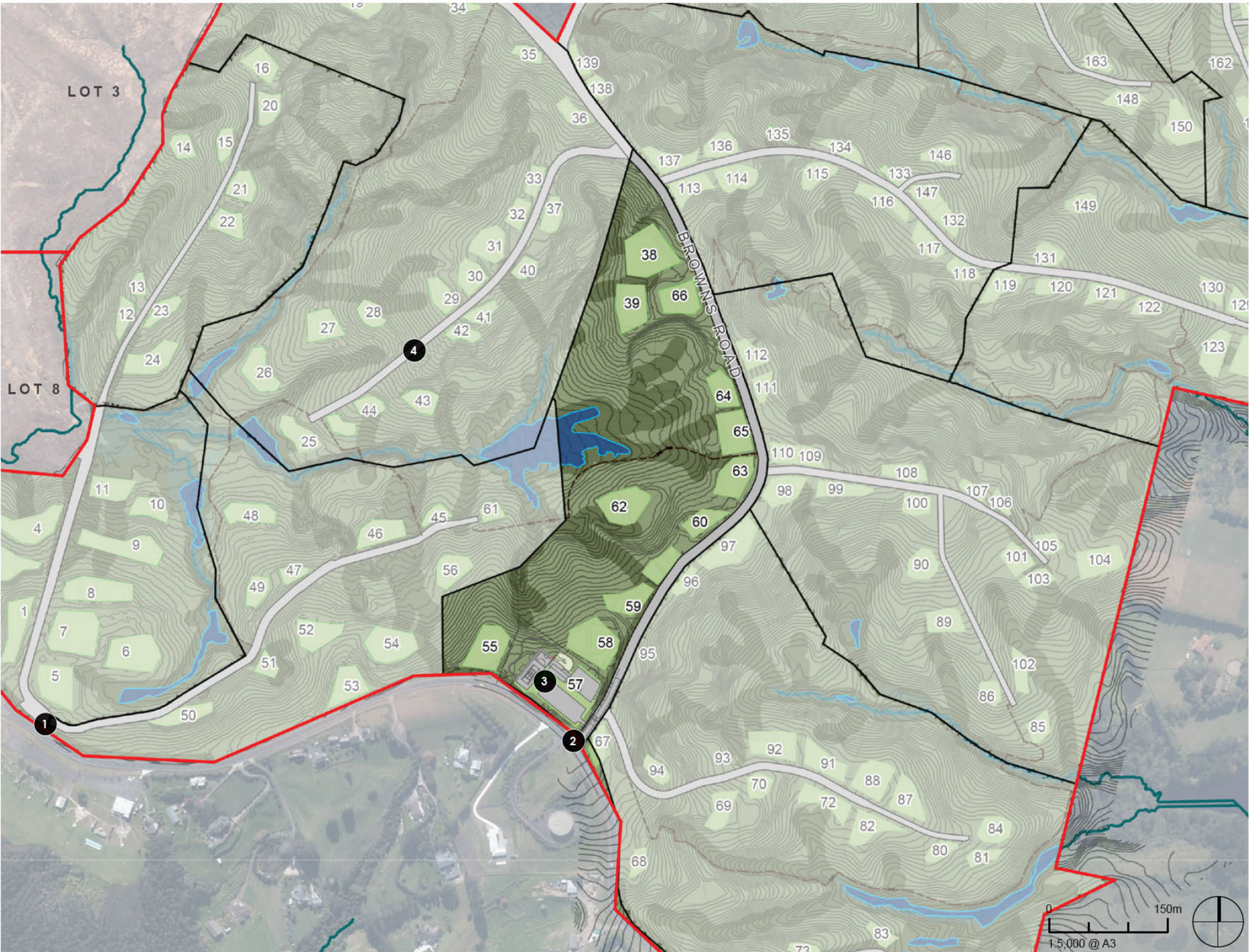
 RIPARIAN



LOT 1 : STAGE 4

- KEY**
- 1. WESTERN ENTRANCE
 - 2. BROWNS ROAD ENTRANCE
 - 3. COMMUNITY FACILITIES LOT
 - 4. PRIVATE CUL-DE-SAC

- LEGEND**
- PUBLIC WALKING TRACK
 - LOT BOUNDARY
 - PRIVATE LOT BOUNDARIES
 - PERMANENT STREAMS
 - WETLANDS
 - BUILDING PLATFORM
 - REVEGETATION
 - RIPARIAN



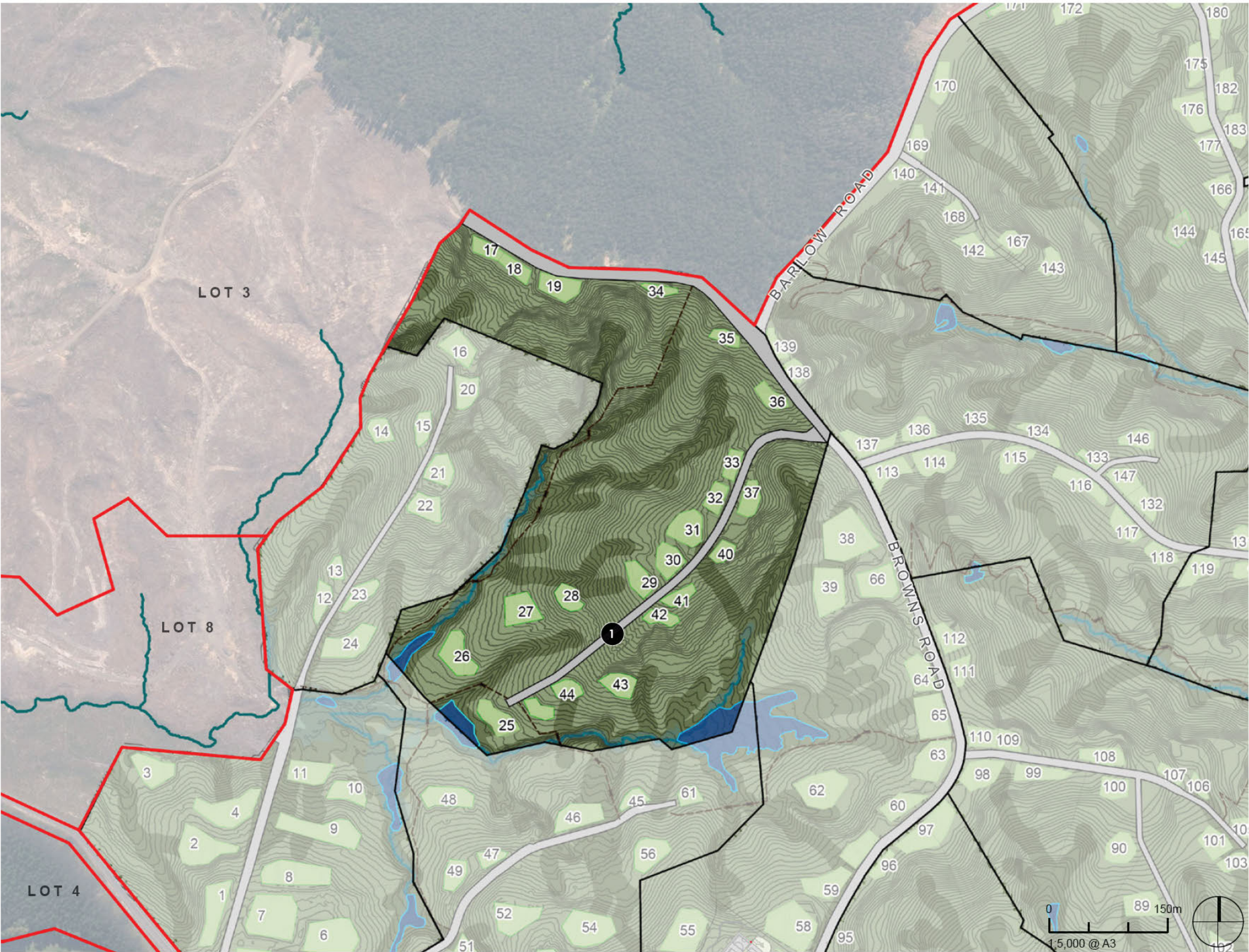
LOT 1 : STAGE 5

KEY

1. PRIVATE CUL-DE-SAC

LEGEND

- PUBLIC WALKING TRACK
- LOT BOUNDARY
- PRIVATE LOT BOUNDARIES
- PERMANENT STREAMS
- WETLANDS
- BUILDING PLATFORM
- REVEGETATION
- RIPARIAN



LOT 1 : STAGE 6


KEY


1. BROWNS ROAD ENTRANCE


2. COMMUNITY FACILITIES LOT


3. PRIVATE CUL-DE-SAC


LEGEND


 PUBLIC WALKING TRACK

 LOT BOUNDARY


 PRIVATE LOT BOUNDARIES

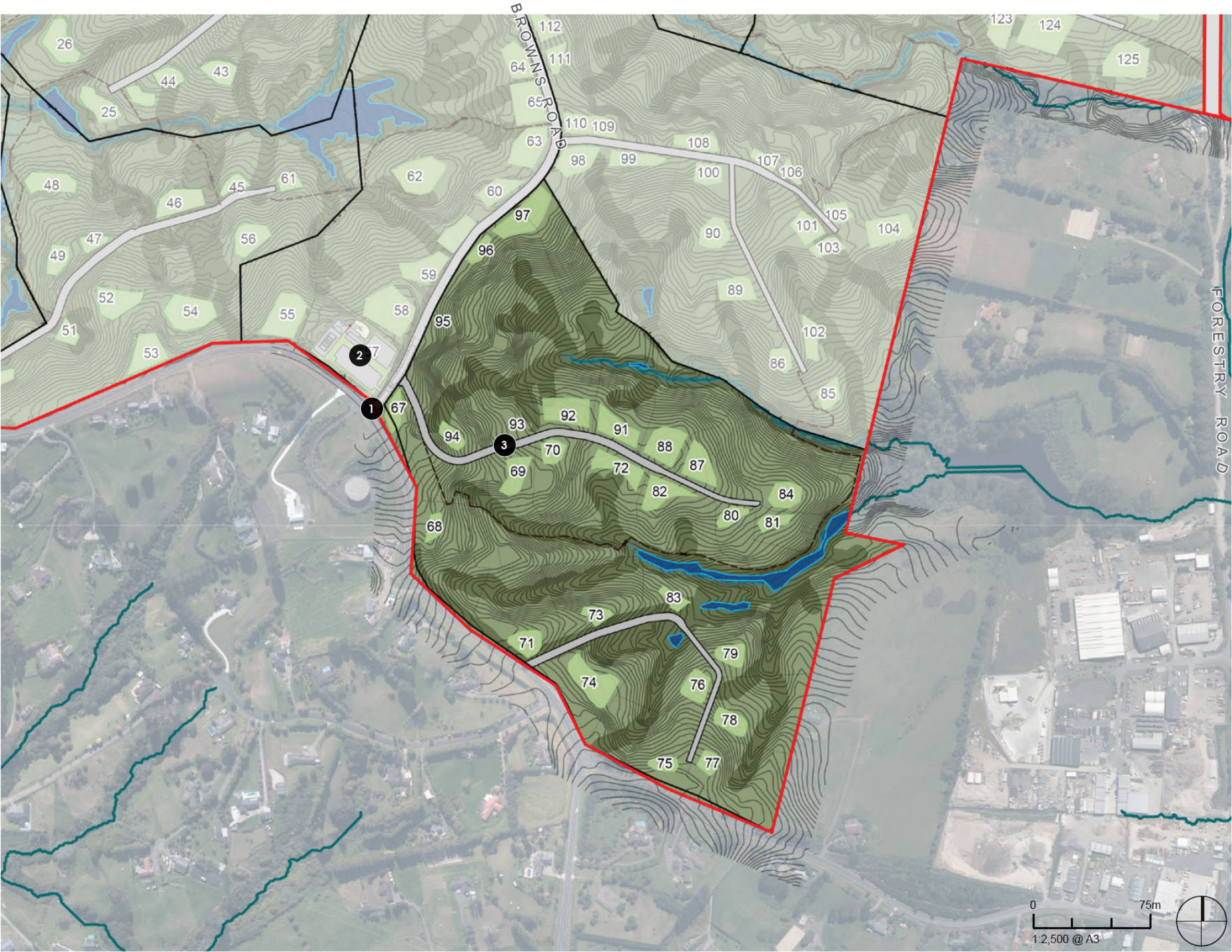
 PERMANENT STREAMS

 WETLANDS

 BUILDING PLATFORM

 REVEGETATION

 RIPARIAN



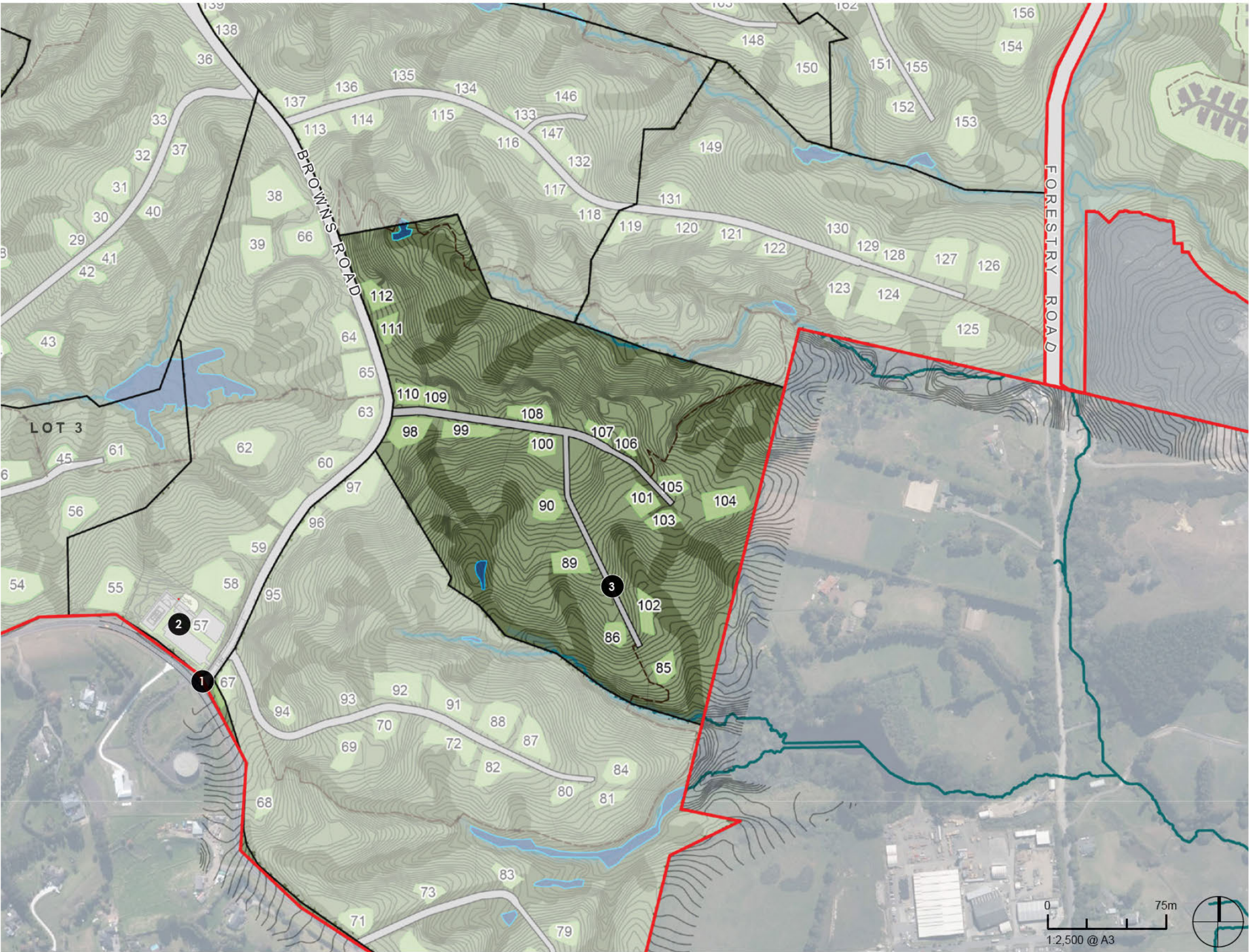
LOT 1 : STAGE 7

KEY

- 1. BROWNS ROAD ENTRANCE
- 2. COMMUNITY FACILITIES LOT
- 3. PRIVATE CUL-DE-SAC

LEGEND

- PUBLIC WALKING TRACK
- LOT BOUNDARY
- PRIVATE LOT BOUNDARIES
- PERMANENT STREAMS
- WETLANDS
- BUILDING PLATFORM
- REVEGETATION
- RIPARIAN



LOT 1 : STAGE 8

KEY

1. PRIVATE CUL-DE-SAC

LEGEND

PUBLIC WALKING TRACK

LOT BOUNDARY

PRIVATE LOT BOUNDARIES

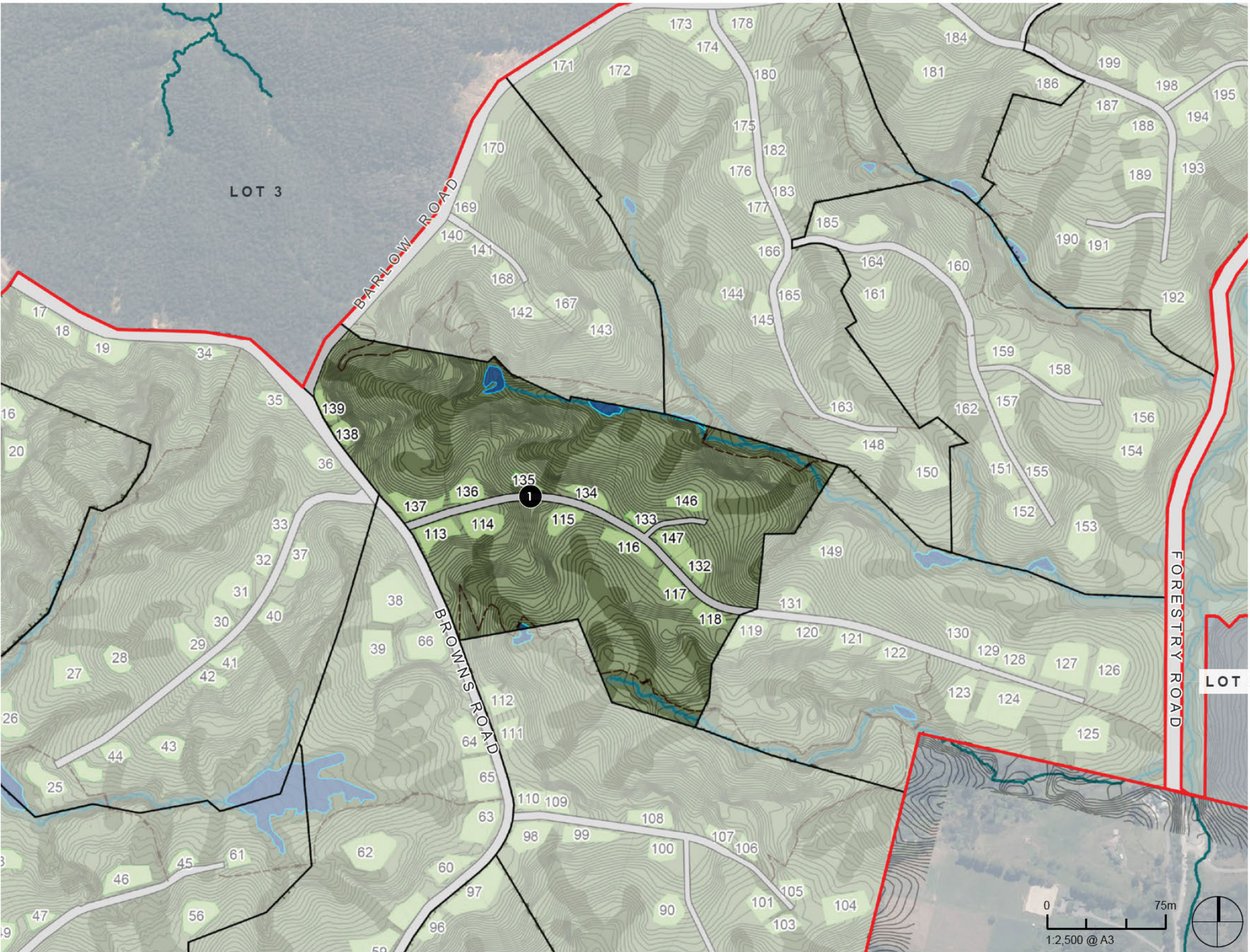
PERMANENT STREAMS

WETLANDS

BUILDING PLATFORM

REVEGETATION

RIPARIAN



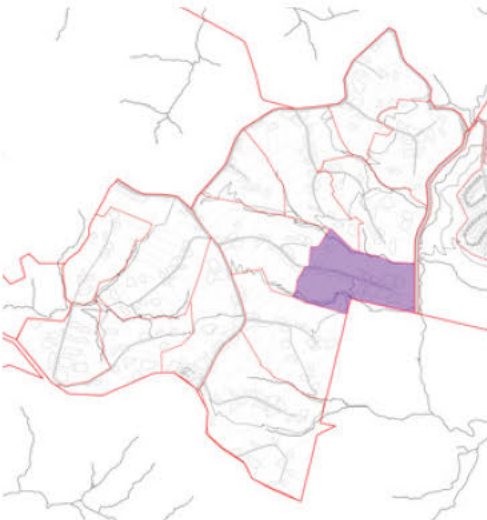
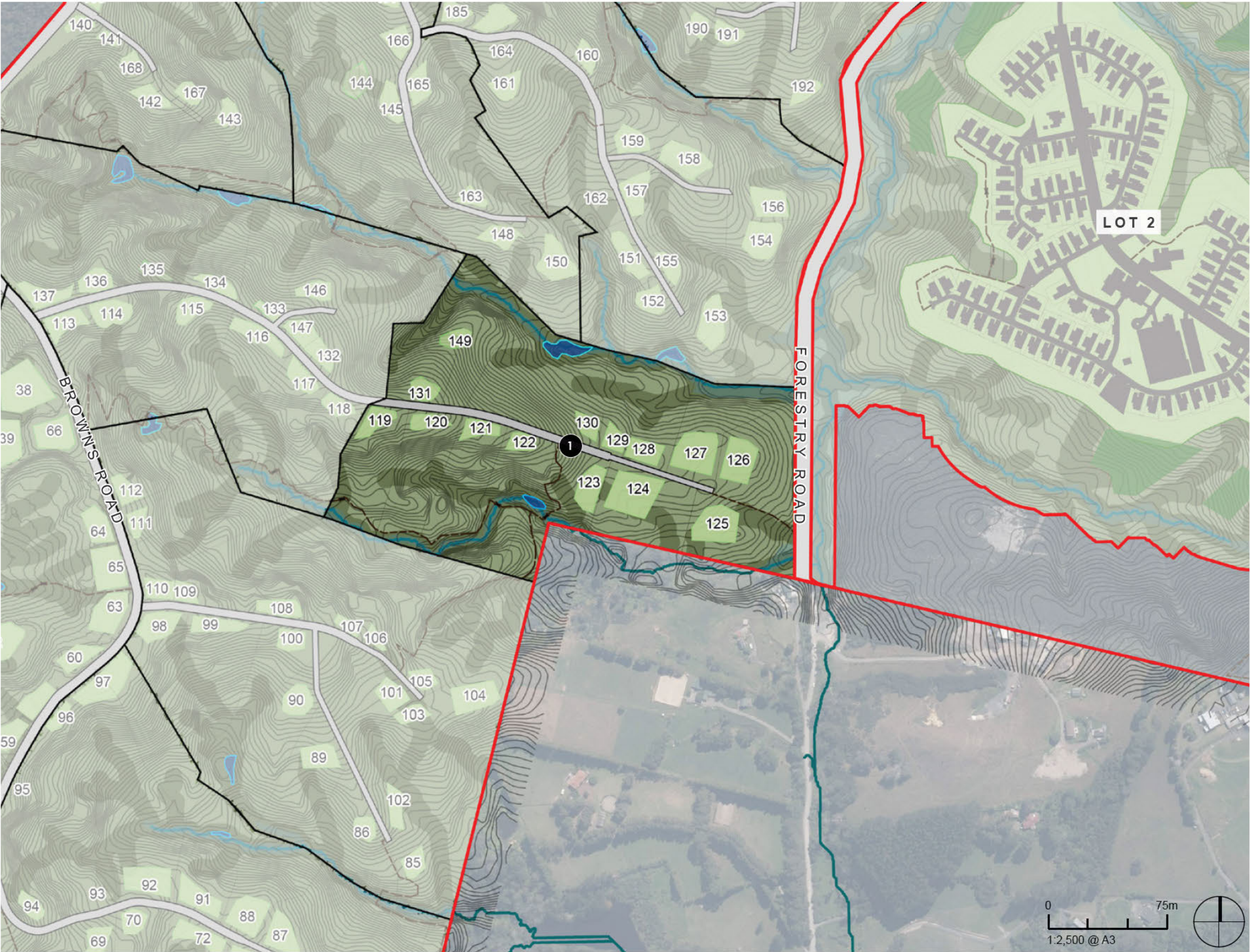
LOT 1 : STAGE 9

KEY

1. PRIVATE CUL-DE-SAC

LEGEND

- PUBLIC WALKING TRACK
- LOT BOUNDARY
- PRIVATE LOT BOUNDARIES
- PERMANENT STREAMS
- WETLANDS
- BUILDING PLATFORM
- REVEGETATION
- RIPARIAN



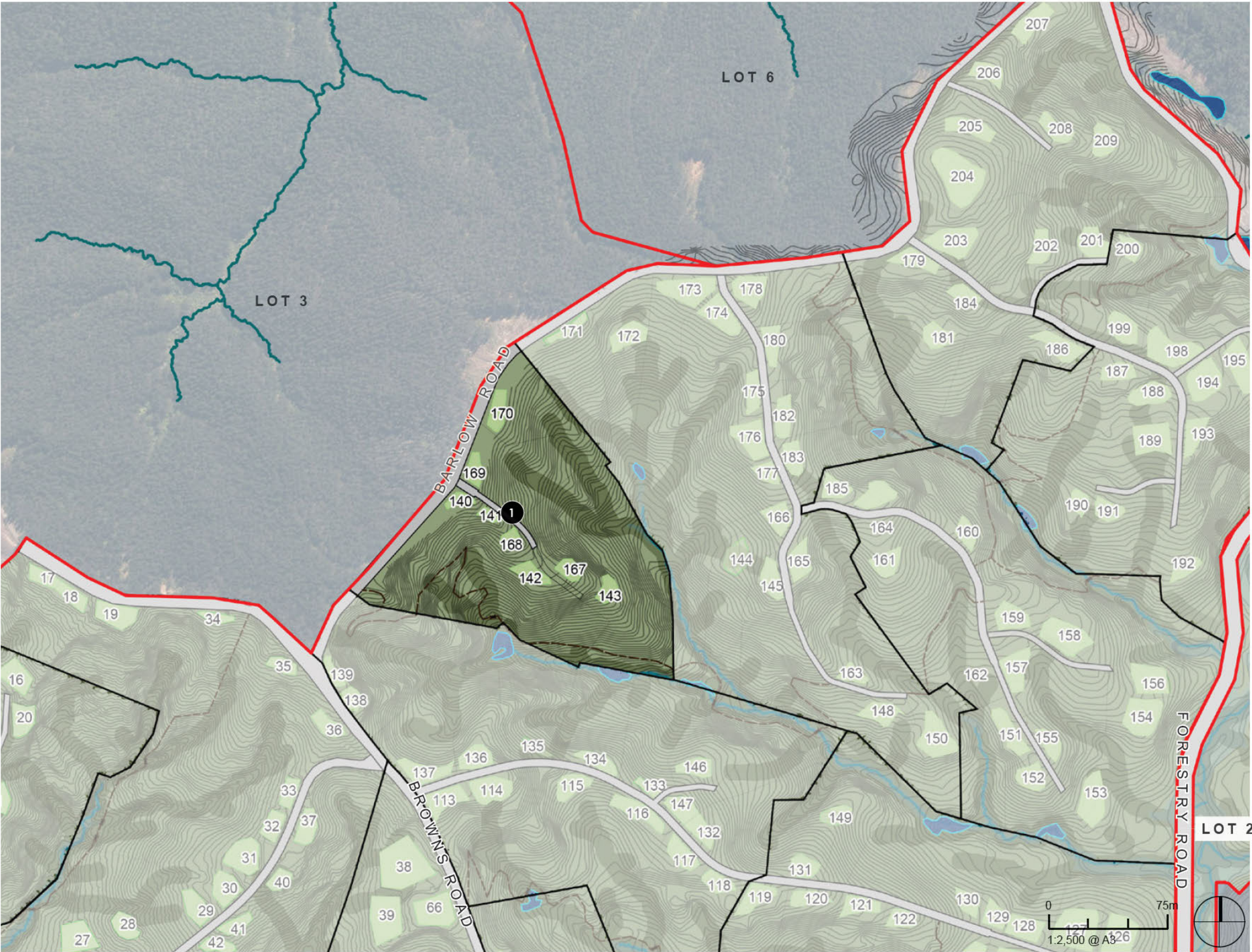
LOT 1 : STAGE 10

KEY

1. PRIVATE CUL-DE-SAC

LEGEND

- PUBLIC WALKING TRACK
- LOT BOUNDARY
- PRIVATE LOT BOUNDARIES
- PERMANENT STREAMS
- WETLANDS
- BUILDING PLATFORM
- REVEGETATION
- RIPARIAN



LOT 1 : STAGE 11

KEY

1. PRIVATE CUL-DE-SAC

2. NATURAL WATERHOLE

LEGEND

 PUBLIC WALKING TRACK

 LOT BOUNDARY


 PRIVATE LOT BOUNDARIES

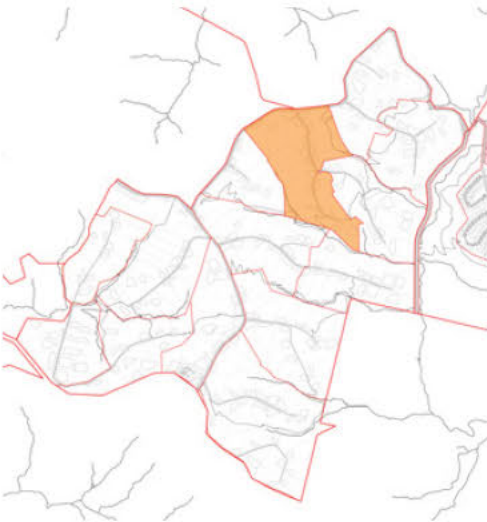
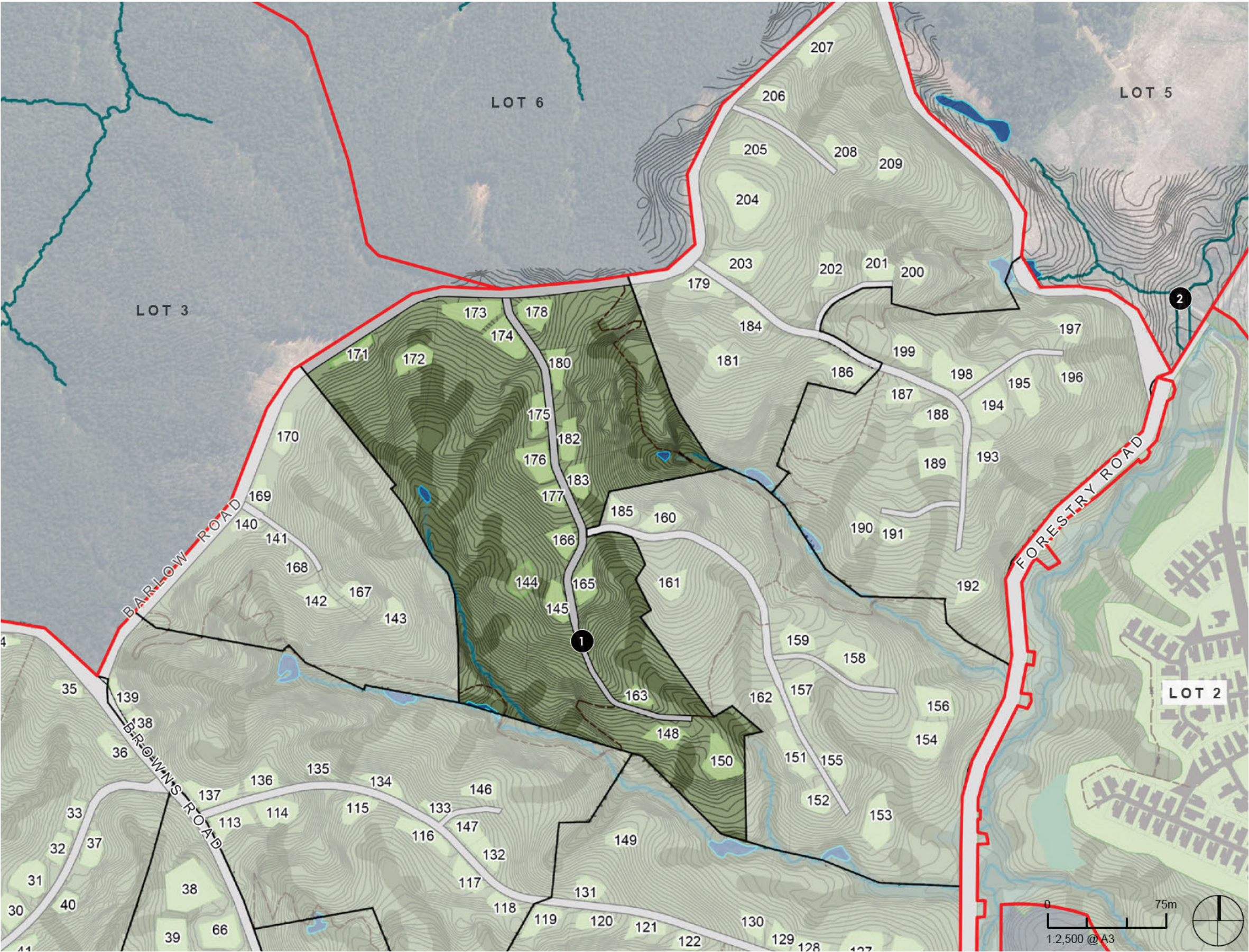
 PERMANENT STREAMS

 WETLANDS

 BUILDING PLATFORM

 REVEGETATION

 RIPARIAN



LOT 1 : STAGE 12

KEY

1. PRIVATE CUL-DE-SAC

2. NATURAL WATERHOLE

LEGEND

PUBLIC WALKING TRACK

LOT BOUNDARY

PRIVATE LOT BOUNDARIES

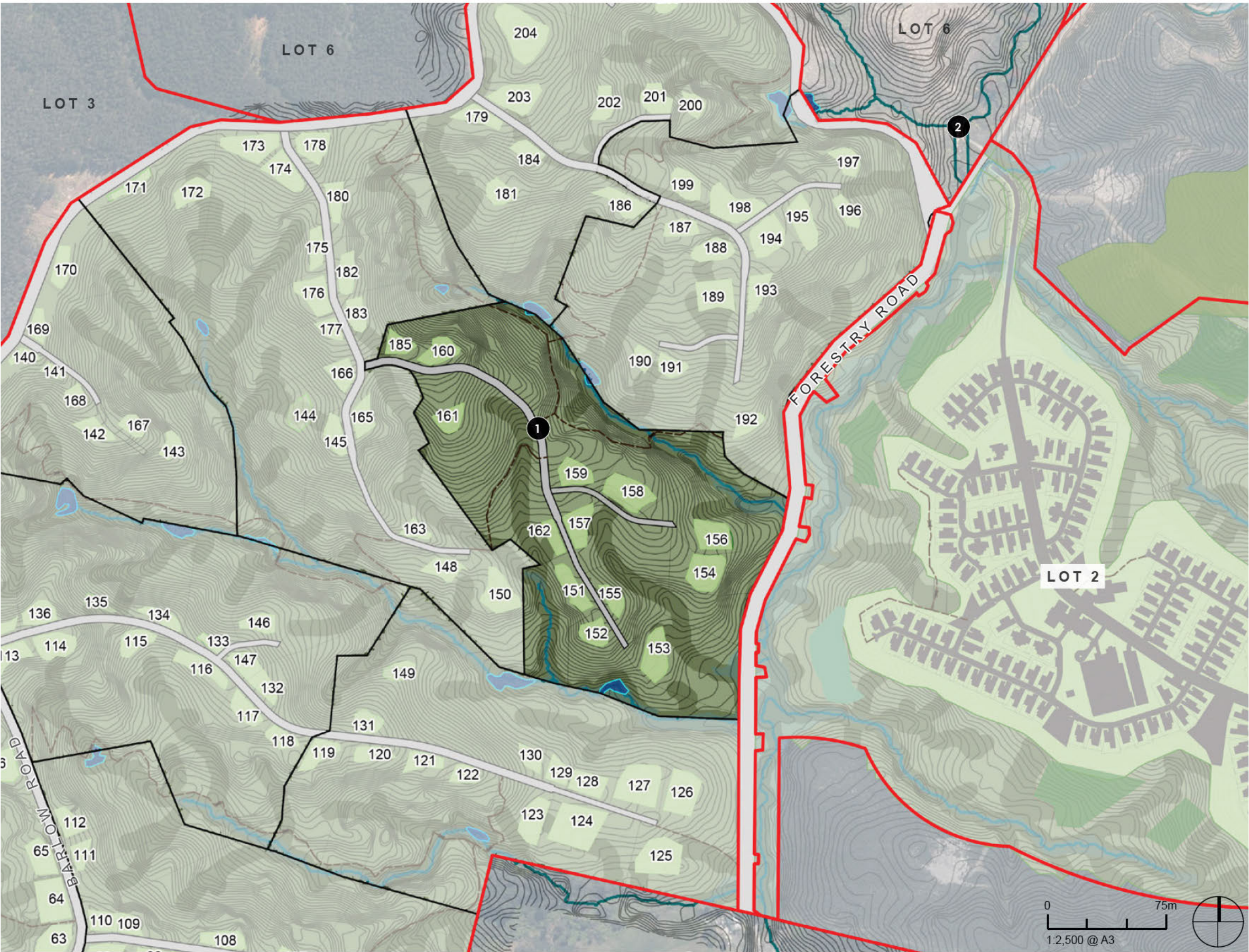
PERMANENT STREAMS

WETLANDS

BUILDING PLATFORM

REVEGETATION

RIPARIAN



LOT 1 : STAGE 13

KEY

1. PRIVATE CUL-DE-SAC

2. NATURAL WATERHOLE

LEGEND

 PUBLIC WALKING TRACK

 LOT BOUNDARY

 PRIVATE LOT BOUNDARIES

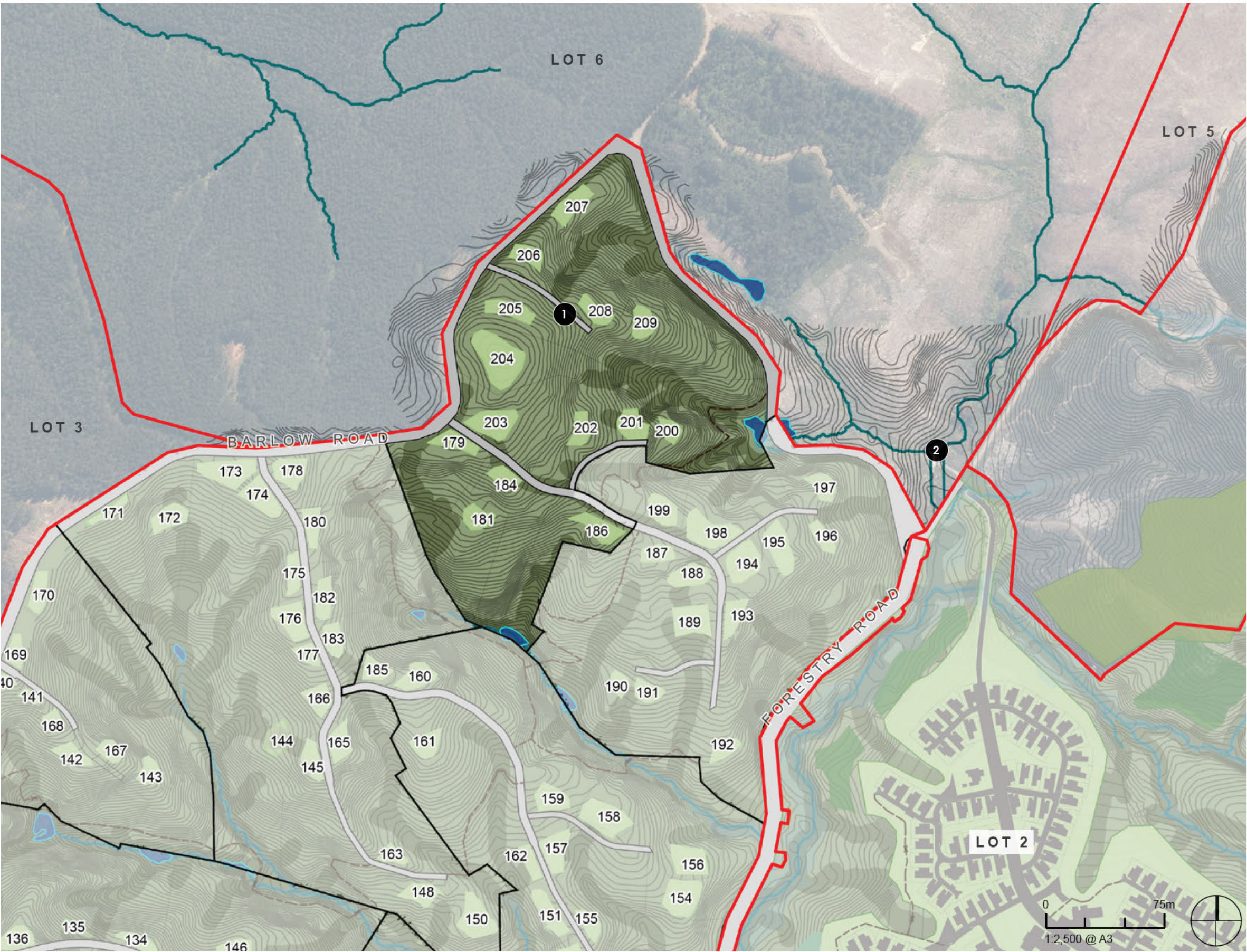
 PERMANENT STREAMS

 WETLANDS

 BUILDING PLATFORM

 REVEGETATION

 RIPARIAN



LOT 1 : STAGE 14

KEY

1. PRIVATE CUL-DE-SAC

2. NATURAL WATERHOLE

LEGEND

 PUBLIC WALKING TRACK

 LOT BOUNDARY

 PRIVATE LOT BOUNDARIES

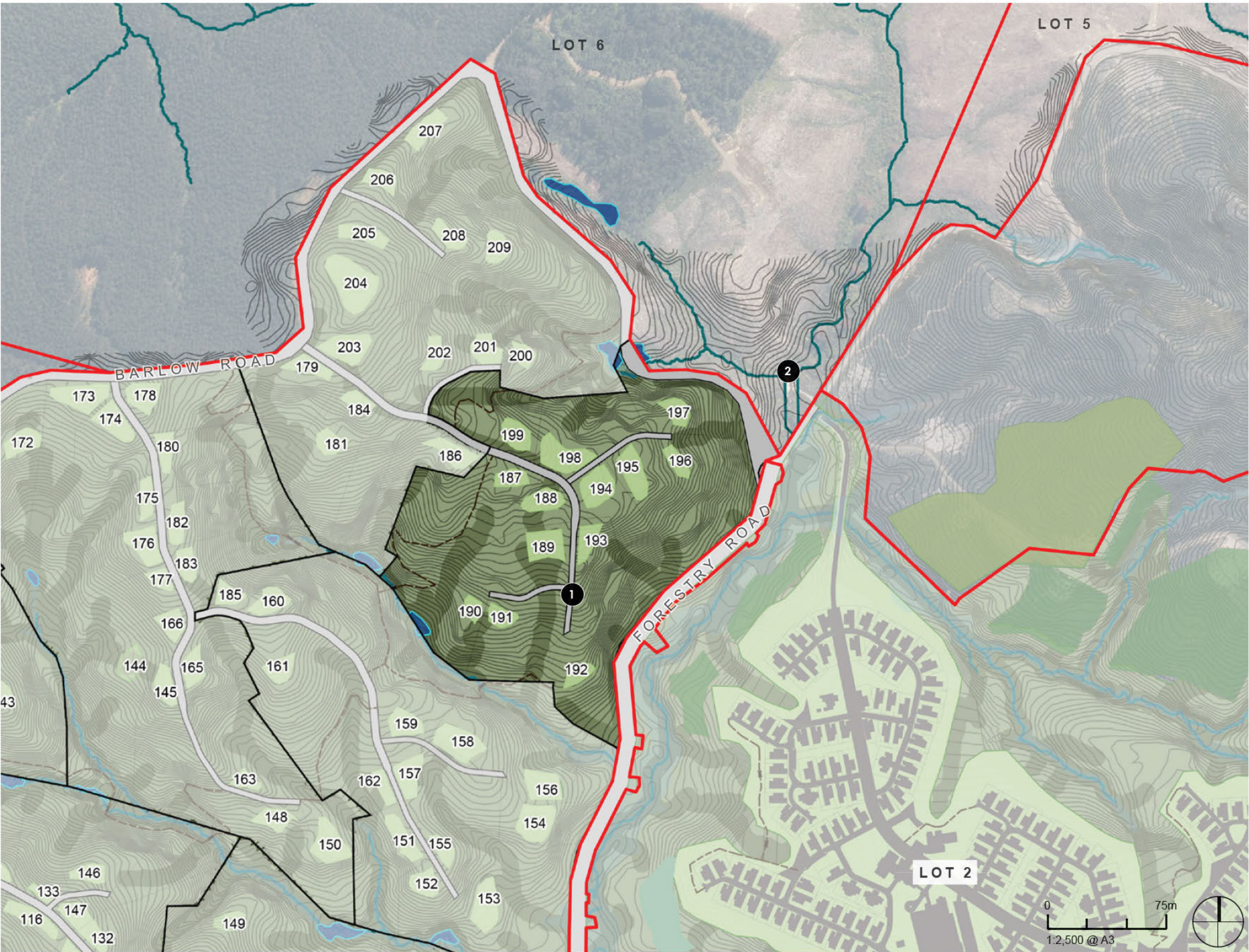
 PERMANENT STREAMS

 WETLANDS

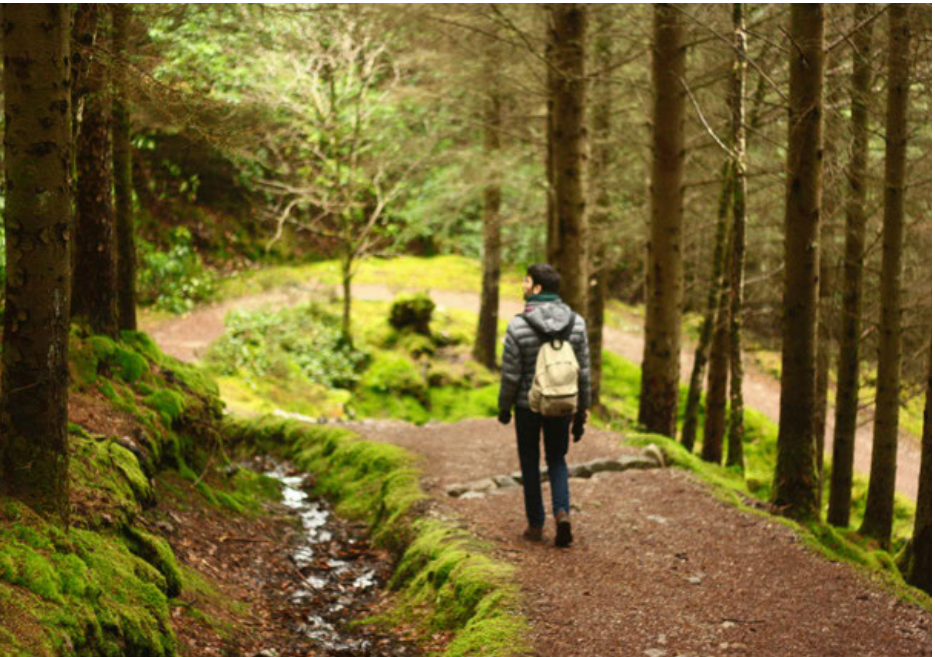
 BUILDING PLATFORM

 REVEGETATION

 RIPARIAN



PRECEDENT IMAGES - TYPICAL LOTS



LIVING WITHIN THE LANDSCAPE

ECOLOGICAL RESTORATION







CONNECTION TO RECREATION & AMENITY

LOT 1 : STAGE 1 - TYPICAL LOT LAYOUT

KEY

1. ENTRANCE ROAD / JOAL 1
2. PRIVATE DRIVEWAY
3. INDICATIVE HOUSE SITE
4. LOW VEGETATION
5. HIGH VEGETATION
6. RIPARIAN PLANTING

LEGEND

-  PERMANENT STREAMS
-  OVER LAND FLOW PATHS
-  WETLAND EXTENT
-  PUBLIC WALKING TRACK
-  BUILDING PLATFORMS
-  LOT BOUNDARIES

LOT 3 AREA : 1ha

LOT 3 BUILDING PLATFORM :
1400m²

NOTE

House and associated residential landscape is indicative only, and not part of this application

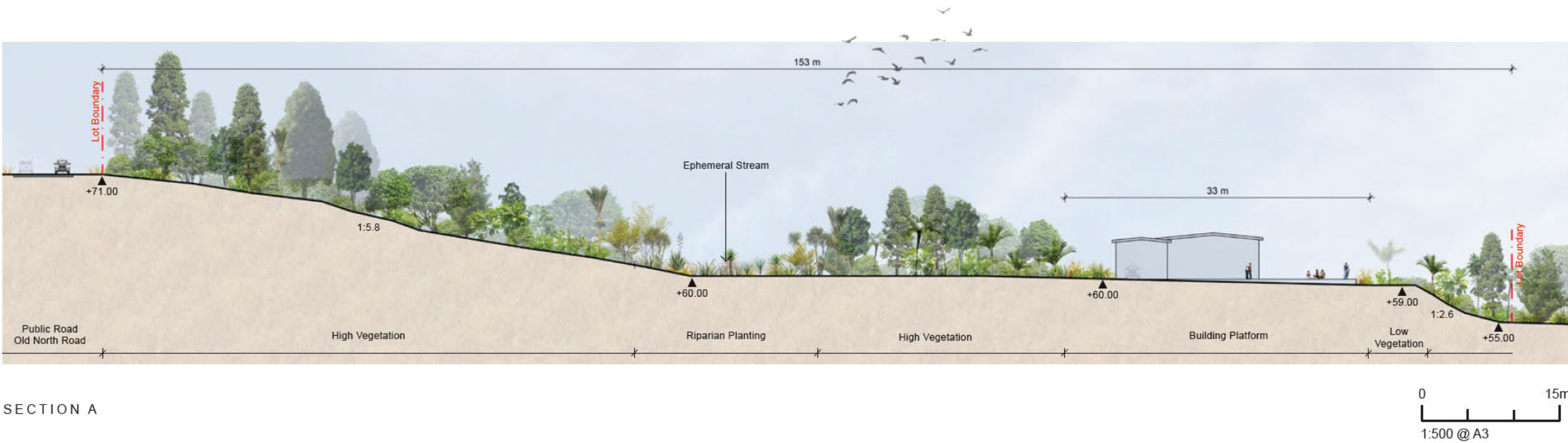


LOT 3



LOT 1 : STAGE 1 - TYPICAL LOT CROSS SECTIONS

LOT 3



NOTE
House and associated residential landscape is indicative only, and not part of this application

LOT 1 : STAGE 1 - TYPICAL LOT LAYOUT

- KEY**
- 1. ENTRANCE ROAD / JOAL 1
 - 2. PRIVATE DRIVEWAY
 - 3. INDICATIVE HOUSE SITE
 - 4. LOW VEGETATION
 - 5. HIGH VEGETATION
 - 6. RIPARIAN PLANTING
 - 7. EXISTING WETLAND

- LEGEND**
- PERMANENT STREAMS
 - OVER LAND FLOW PATHS
 - WETLAND EXTENT
 - PUBLIC WALKING TRACK
 - BUILDING PLATFORMS
 - LOT BOUNDARIES

LOT 11 AREA : 1ha

LOT 11 BUILDING PLATFORM :
1090m²

NOTE
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landscape is indicative only, and not part
of this application

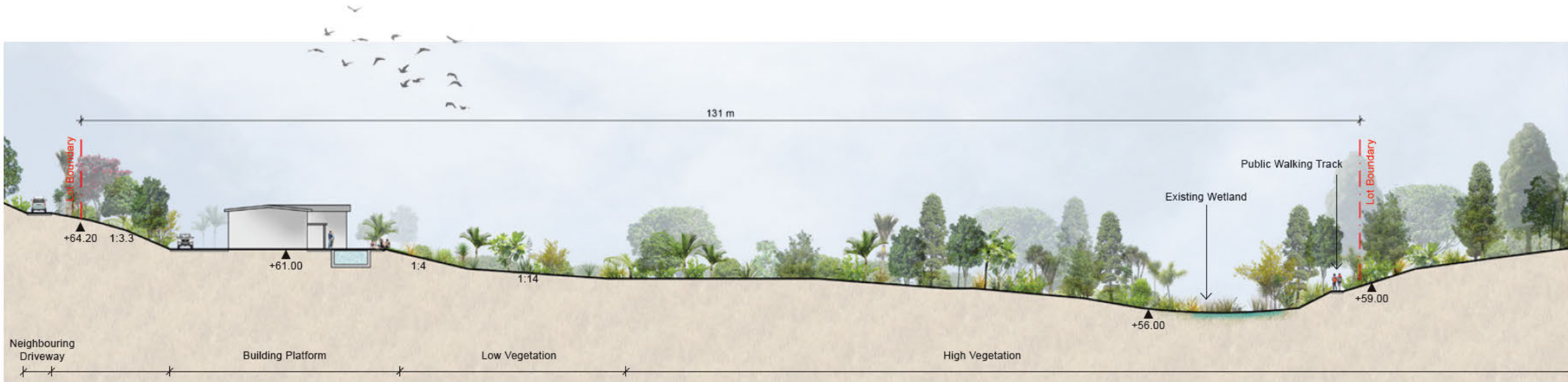


LOT 11

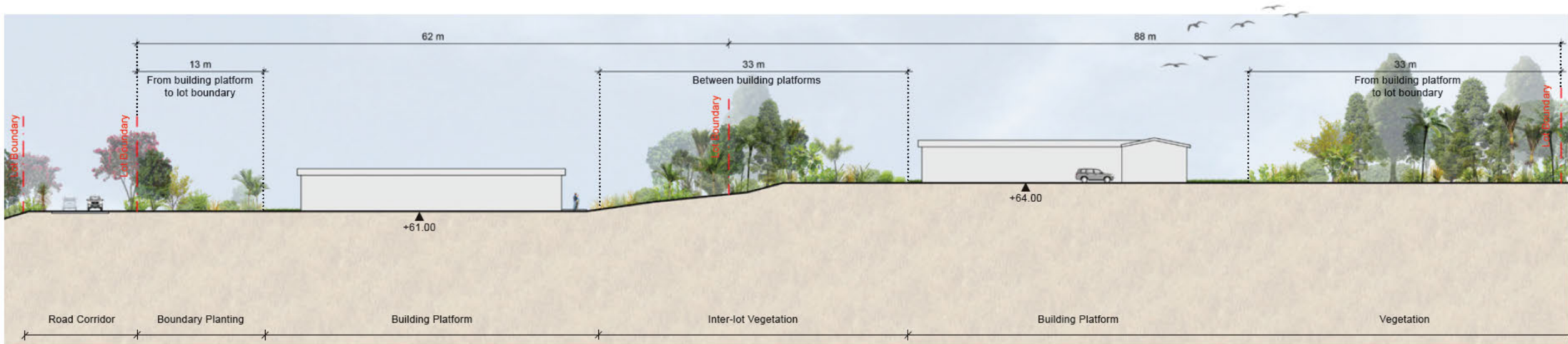


LOT 1 : STAGE 1 - TYPICAL LOT CROSS SECTIONS

LOT 11



SECTION A



SECTION B

NOTE
House and associated residential landscape is indicative only, and not part of this application



LOT 1 : STAGE 2 - TYPICAL LOT LAYOUT

KEY

1. ENTRANCE ROAD / JOAL 1

2. PRIVATE DRIVEWAY

3. INDICATIVE HOUSE SITE

4. LOW VEGETATION

5. HIGH VEGETATION

6. RIPARIAN PLANTING

LEGEND

PERMANENT STREAMS

OVER LAND FLOW PATHS

WETLAND EXTENT

PUBLIC WALKING TRACK

BUILDING PLATFORMS

LOT BOUNDARIES

LOT 15 AREA : 1ha

LOT 15 BUILDING PLATFORM : 544m²

NOTE

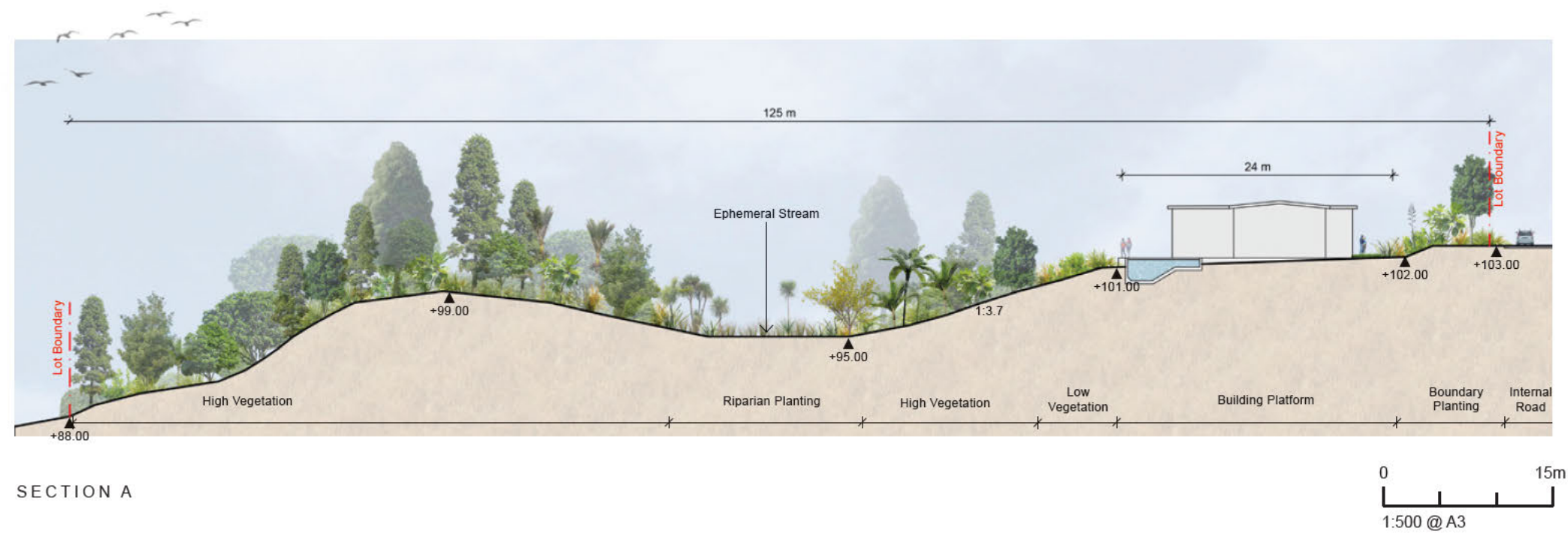
House and associated residential landscape is indicative only, and not part of this application

LOT 15



LOT 1 : STAGE 2 - TYPICAL LOT CROSS SECTIONS

LOT 15



NOTE
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LOT 1 : STAGE 2 - TYPICAL LOT LAYOUT

- KEY**
- 1. ENTRANCE ROAD / JOAL 1
 - 2. PRIVATE DRIVEWAY
 - 3. INDICATIVE HOUSE SITE
 - 4. LOW VEGETATION
 - 5. HIGH VEGETATION
 - 6. RIPARIAN PLANTING
 - 7. EXISTING WETLAND

- LEGEND**
- PERMANENT STREAMS
 - OVER LAND FLOW PATHS
 - WETLAND EXTENT
 - PUBLIC WALKING TRACK
 - BUILDING PLATFORMS
 - LOT BOUNDARIES

LOT 11 AREA : 1ha

LOT 23 BUILDING PLATFORM : 720m²

NOTE
House and associated residential landscape is indicative only, and not part of this application



LOT 23



LOT 1 : STAGE 2 - TYPICAL LOT CROSS SECTIONS

LOT 23



NOTE
House and associated residential landscape is indicative only, and not part of this application

LOT 1 : STAGE 3 - TYPICAL LOT LAYOUT

KEY

- 1. ENTRANCE ROAD / JOAL 2
- 2. PRIVATE DRIVEWAY
- 3. INDICATIVE HOUSE SITE
- 4. LOW VEGETATION
- 5. HIGH VEGETATION
- 6. RIPARIAN PLANTING
- 7. EXISTING WETLAND

LEGEND

- PERMANENT STREAMS
- OVER LAND FLOW PATHS
- WETLAND EXTENT
- PUBLIC WALKING TRACK
- BUILDING PLATFORMS
- LOT BOUNDARIES

LOT 46 AREA : 1ha

LOT 46 BUILDING PLATFORM : 1,528m²

NOTE

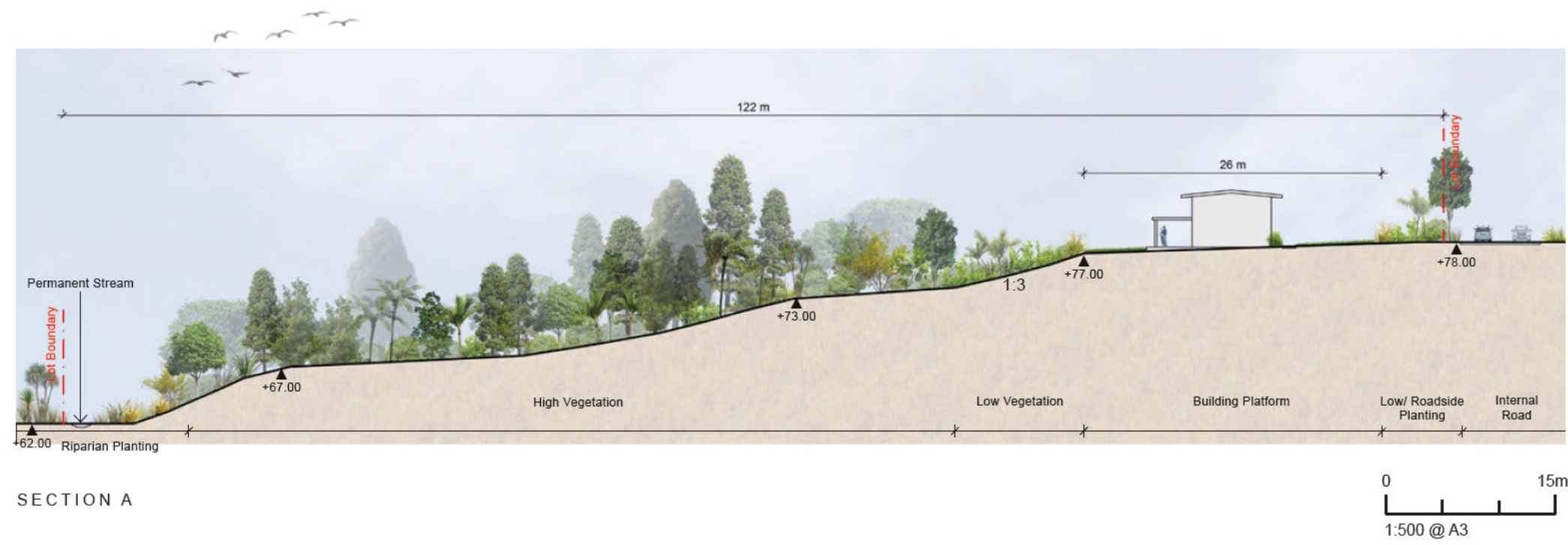
House and associated residential landscape is indicative only, and not part of this application

LOT 46



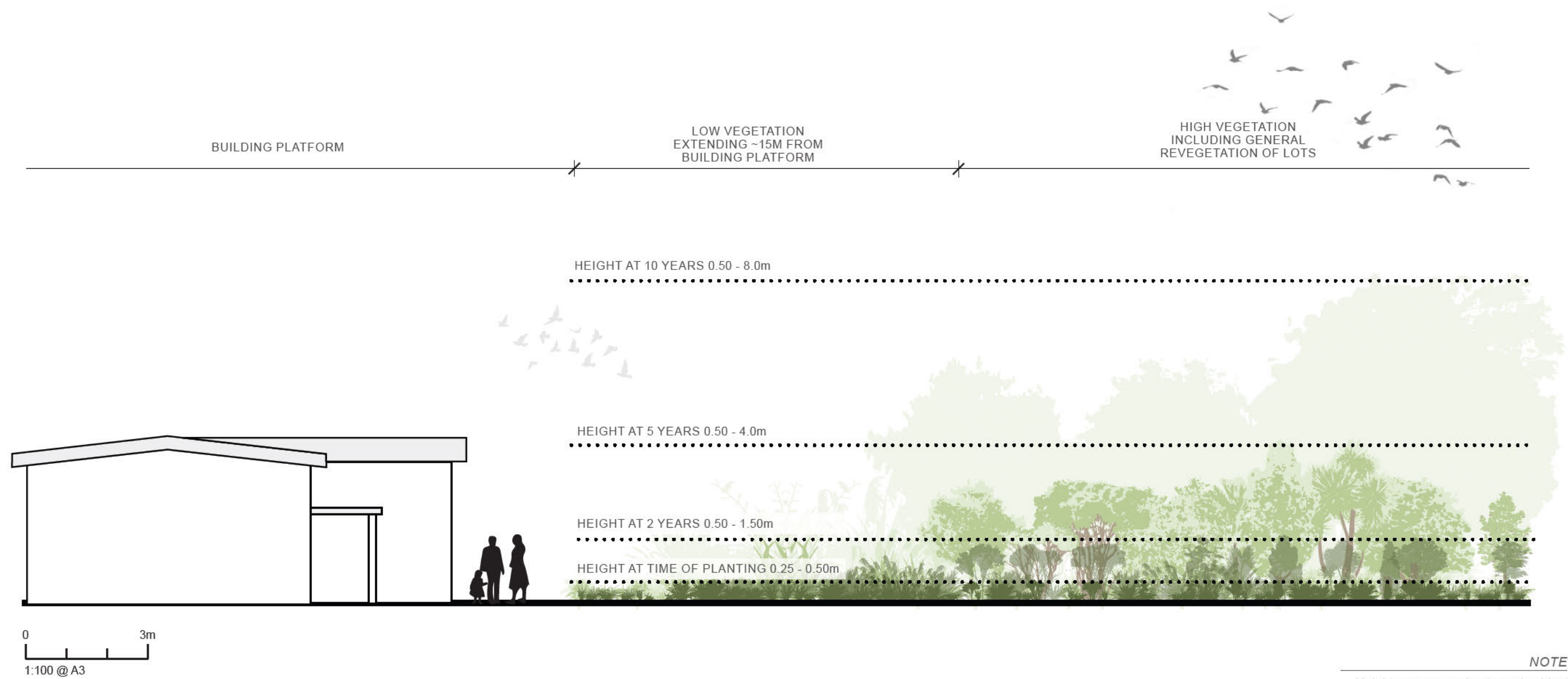
LOT 1 : STAGE 3 - TYPICAL LOT CROSS SECTIONS

LOT 46



NOTE
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LOT 1 : TYPICAL VEGETATION GROWTH TIMELINE



NOTE
Heights are approximate and subject
to supply and environmental influences

PLANTING EXAMPLES



AT TIME OF PLANTING



AFTER 2 YEARS



AFTER 5 YEARS



AFTER 10 YEARS

LOT 1 : LOT 57 - COMMUNITY FACILITIES

KEY

- BROWNS ROAD ACCESS GATE
- SHARED PATH - 3.0M
- BOAT WASHDOWN AREA
- MTB FACILITES & REPAIR STATION
- PUBLICALLY ACCESSED CARPARK
- RESIDENT'S CARPARK
- COMMUNITY BUILDING
- CONTROLLED ACCESS POINT
- NATURE PLAY & SWINGS
- MULTI-FUNCTIONAL LAWN
- BASKETBALL HALF-COURT
- TENNIS/ PICKLEBALL
- PERGOLA SHELTERS
- BUSH TRAIL

LEGEND

- BUILDING PLATFORMS
- LOT BOUNDARIES
- WASTEWATER DISCHARGE FIELD
- FENCE - 1.8m PERMEABLE

