



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 (50% CULVERT BLOCKAGE)

- 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 (DIPA 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 PIPELaying AND EXTENDING FROM THE CONNECTION TO 150mm BELOW FINISHED GROUND LEVEL. CONNECTIONS SHALL BE ACCURATELY INDICATED ON 'AS BUILT' PLANS.
 4. APPROVED HANDPULL 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 CATCHPIT LEADS ARE 225mm DIAMETER AND SHALL HAVE MIN COVER 1.0m
 8. ALL LINES TO BE ABANDONED SHALL BE SEALED AT EACH END. TAPPING OF ALL SINKING 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

Ref	Revisions	By	Date
A	SECTION 53	SP	10/2025
Survey	By	Date	
Design	By	Date	
Drawn	By	Date	
Checked	By	Date	

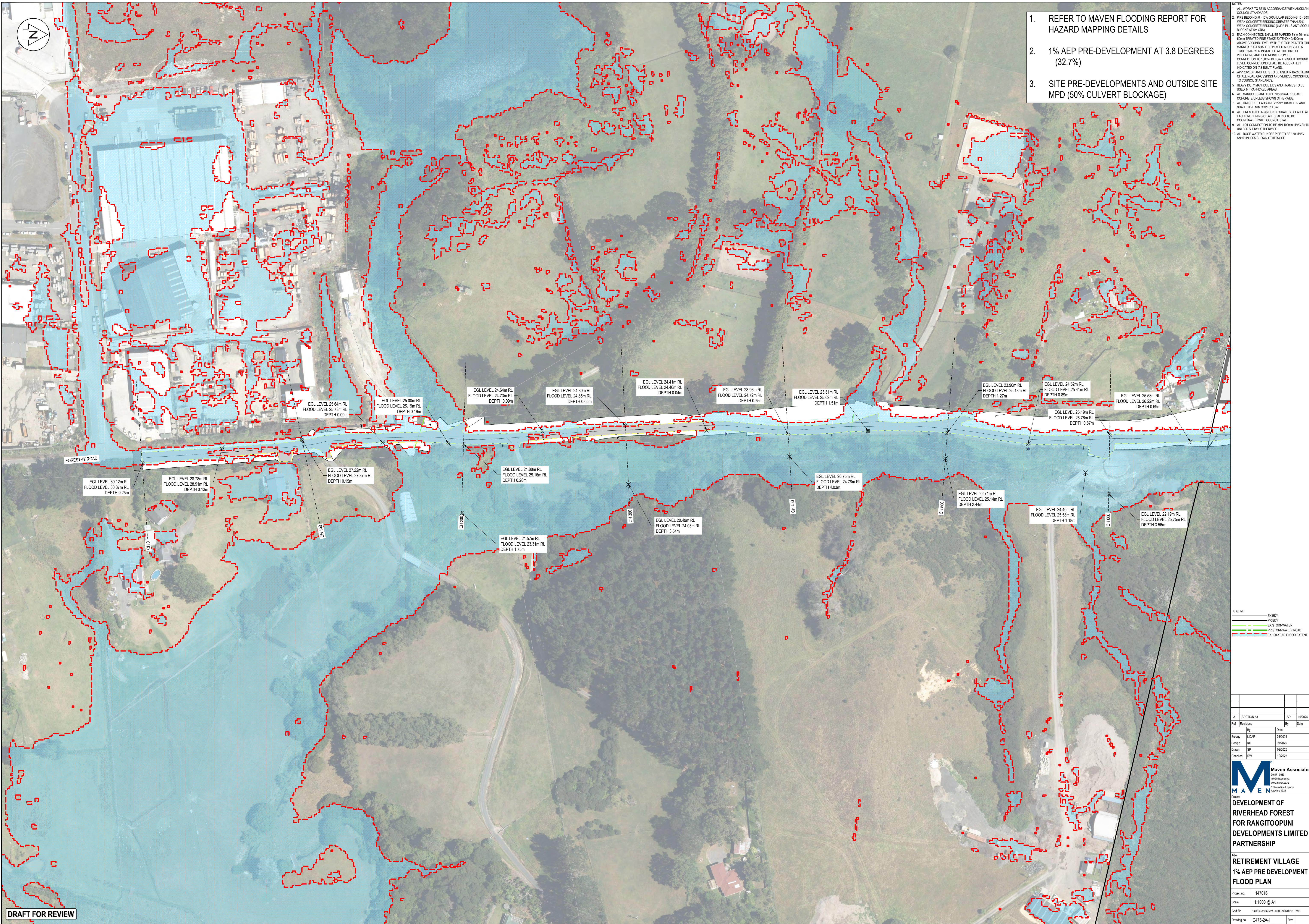


Project
DEVELOPMENT OF RIVERHEAD FOREST FOR RANGITOOPUNI DEVELOPMENTS LIMITED PARTNERSHIP

Title
RETIREMENT VILLAGE 1% AEP PRE DEVELOPMENT OVERVIEW PLAN

Project no.	147016
Scale	1:5000 @ A1
Cad file	147016-RV-CAT5-2A-FLOOD-100YR-PRE.DWG
Drawing no.	CAT5-2A-0
Rev	

DRAFT FOR REVIEW



1. REFER TO MAVEN FLOODING REPORT FOR HAZARD MAPPING DETAILS
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- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH AUCKLAND COUNCIL STANDARDS
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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 PIPE LAYING AND EXTENDING FROM THE CONNECTION TO 150mm BELOW FINISHED GROUND LEVEL. CONNECTIONS SHALL BE ACCURATELY INDICATED ON 'AS BUILT' PLANS.
 4. APPROVED HANDFILL 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 CATCHPIT LEADS ARE 25mm 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 BODY
 - PR BODY
 - EX STORMWATER
 - PR STORMWATER ROAD
 - EX 100-YEAR FLOOD EXIST

Ref	Revisions	By	Date
A	SECTION 53	SP	10/2025

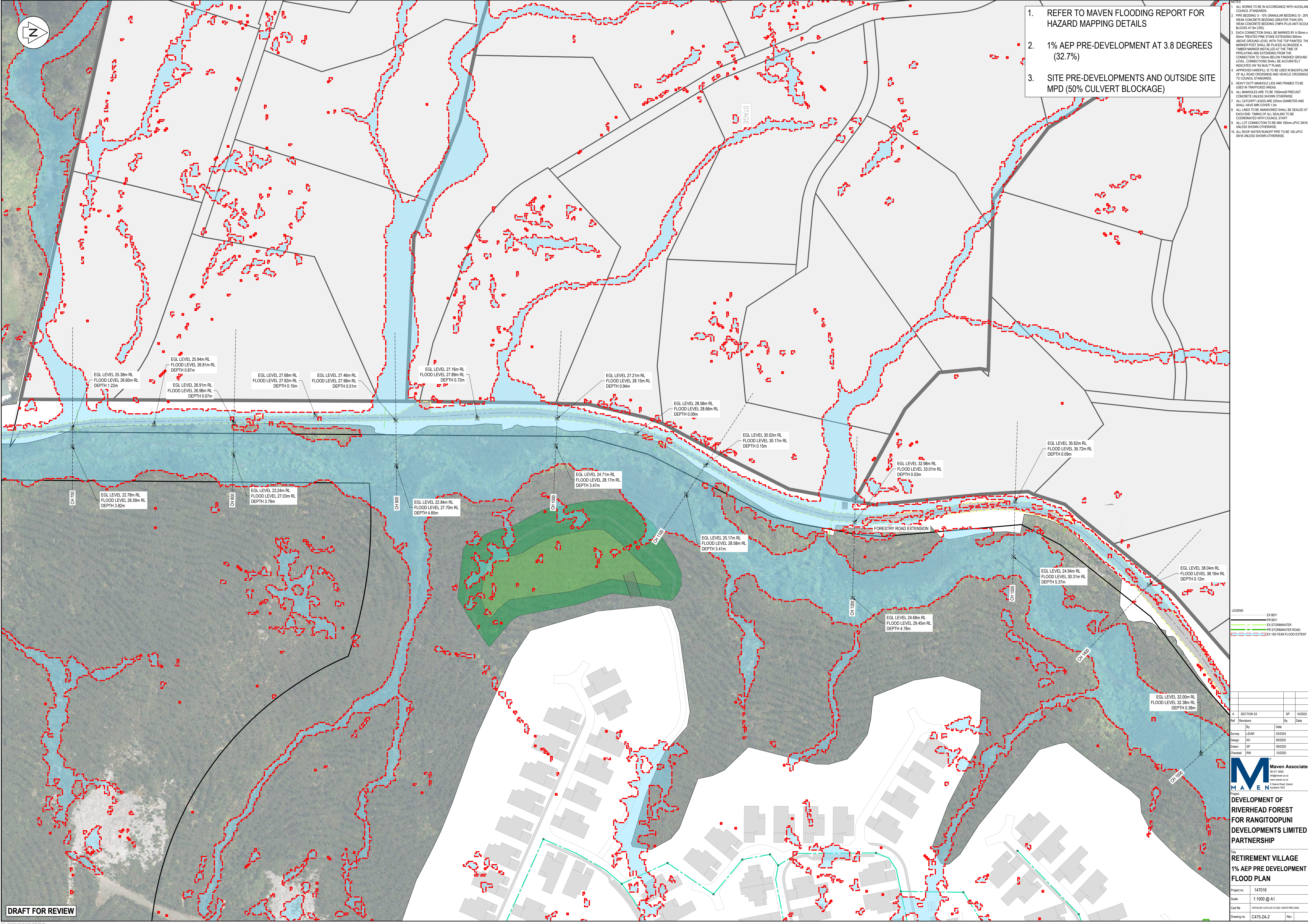
Survey	By	Date
Design	By	Date
Drawn	By	Date
Checked	By	Date

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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 @ A1
Cad file	147016-RAV-CAT5-2A-FLOOD-100YR-PRE.DWG
Drawing no.	C475-2A-1
Rev	



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 (50% CULVERT BLOCKAGE)

- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH AUCKLAND COUNCIL STANDARDS
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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 ANY PIPELAPPING AND EXTENDING FROM THE CONNECTION TO 150mm BELOW FINISHED GROUND LEVEL. CONNECTIONS SHALL BE ACCURATELY INDICATED ON 'AS BUILT' PLANS.
 4. APPROVED HAZARD PLANS 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 CATCHPIT 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 S116 UNLESS SHOWN OTHERWISE
 10. ALL ROOF WATER RUNOFF PIPE TO BE 150 uPVC S116 UNLESS SHOWN OTHERWISE

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

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

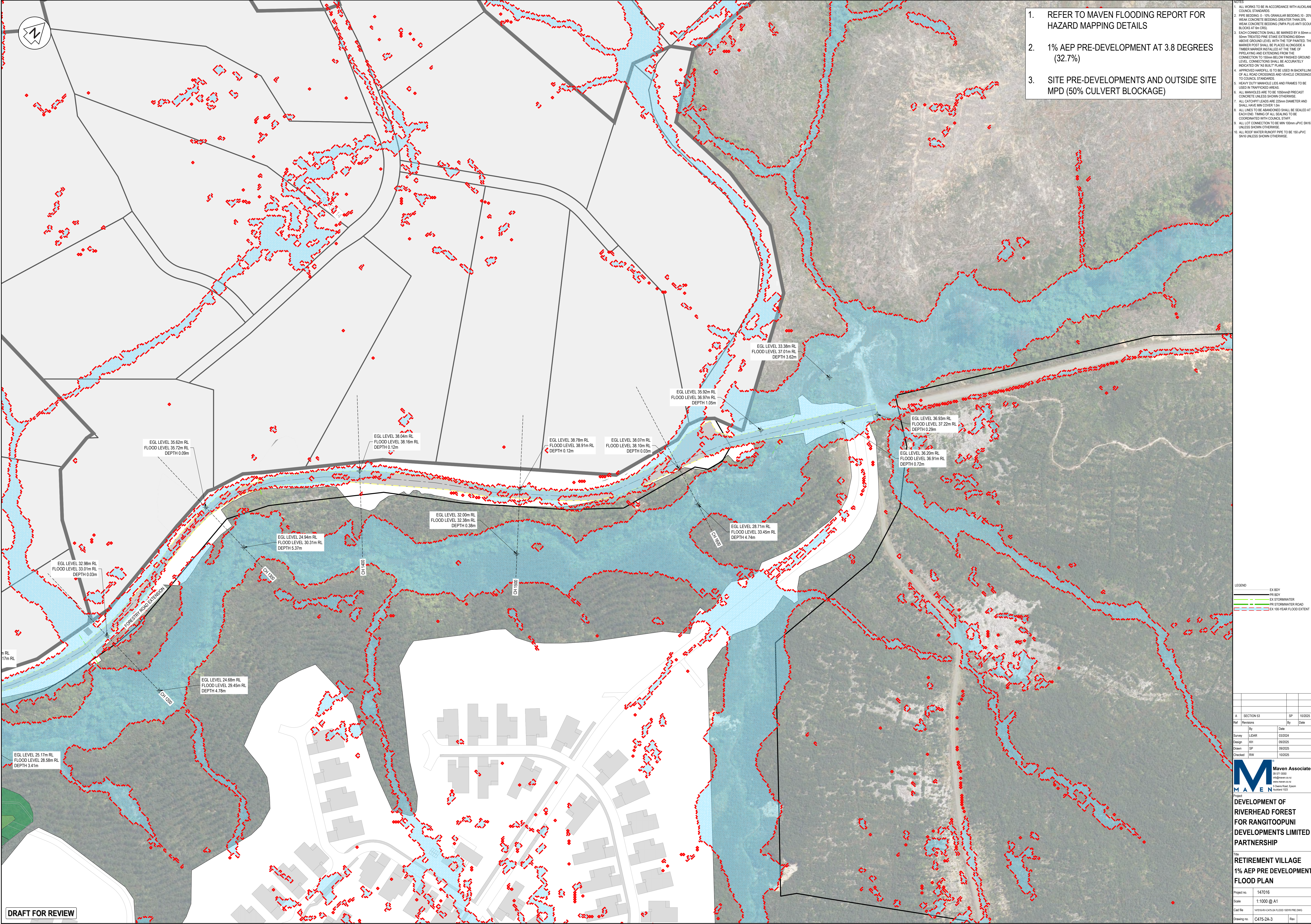
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MAEN

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 @ A1
Cad file 147016-RAV-CAT5-2A-FLOOD 100YR PREL.DWG
Drawing no. C475-2A-2 Rev



1. REFER TO MAVEN FLOODING REPORT FOR HAZARD MAPPING DETAILS
2. 1% AEP PRE-DEVELOPMENT AT 3.8 DEGREES (32.7%)
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- NOTES
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 2. PIPE BEDDING: 0 - 10% GRANULAR BEDDING; 10 - 20% WEAK CONCRETE BEDDING; GREATER THAN 20% WEAK CONCRETE BEDDING: DIPA 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 MANHOLES AND FRAMES TO BE USED IN TRAFFICED AREAS
 6. ALL MANHOLES ARE TO BE 1500mm PRECAST CONCRETE UNLESS SHOWN OTHERWISE
 7. ALL CATCHPIPS LEADS ARE 225mm 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 S16 UNLESS SHOWN OTHERWISE
 10. ALL ROOF WATER RUNOFF PIPE TO BE 150 uPVC S16 UNLESS SHOWN OTHERWISE

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

Ref	Revisions	By	Date
A	SECTION 53	SP	10/2025

Survey	LOAR	03/2024
Design	KH	09/2025
Drawn	SP	09/2025
Checked	RW	10/2025

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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 @ A1
Cad file	NOTES-ARY-CAT5-2A-FLOOD-100YR-FRME.DWG
Drawing no.	C475-2A-3
Rev	