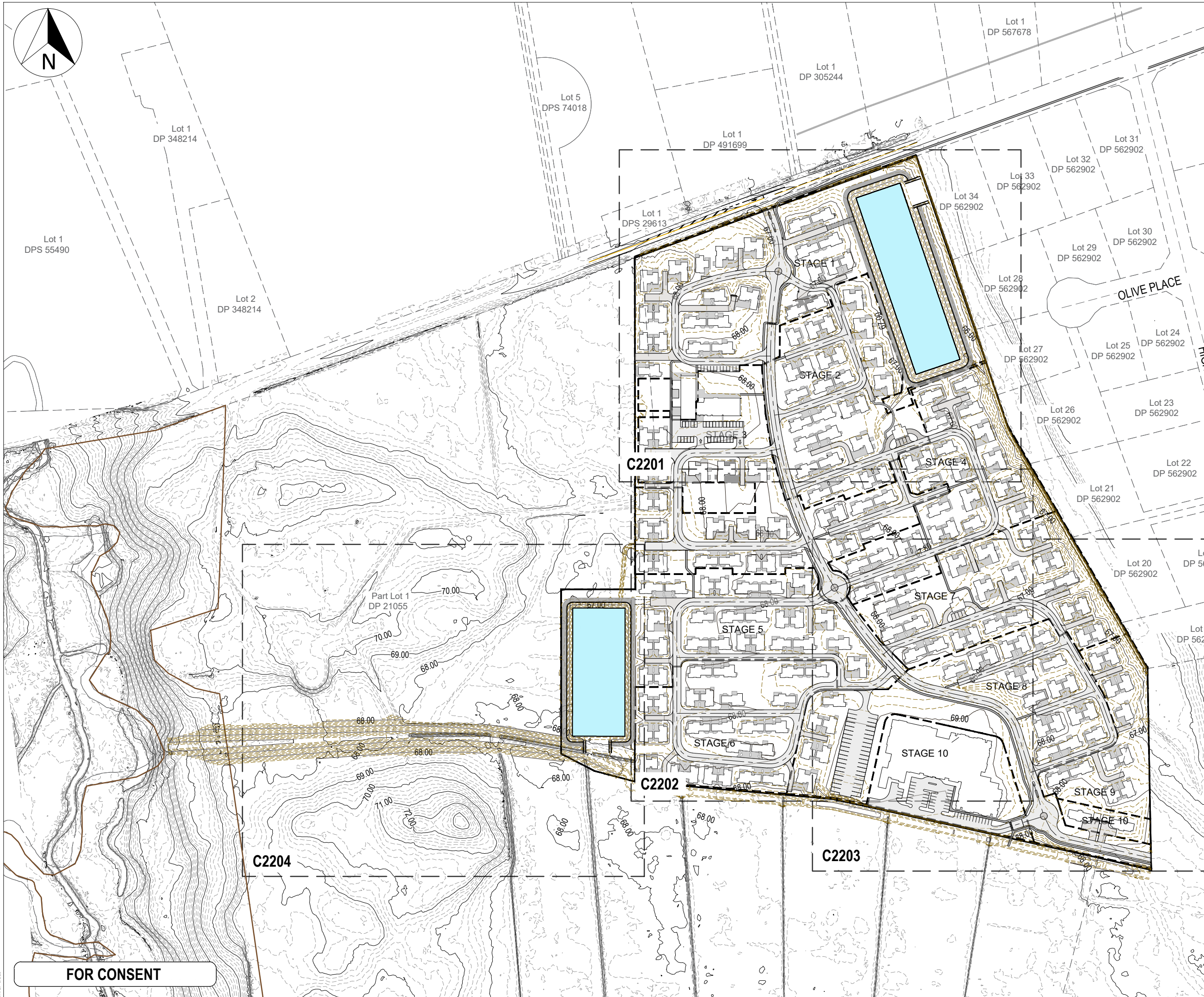
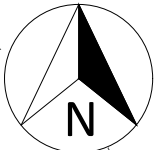


ORIGINAL SIZE: A3

150mm  
100  
80  
60  
40  
30  
20  
10  
0



- Notes
1. All works to be in accordance with MPDC and RITS standards.
  2. Co-ordinates in terms of NZ Geodetic Datum Mt Eden 2000.
  3. Reduced Levels are in terms of NZVD 2016.
  4. Contour interval Major 1m Minor 0.2m
  5. It is the contractors responsibility to locate all services that may be affected by their operations.
  6. The contractor shall comply with all relevant Health and Safety requirements.
  7. The contractor shall obtain all necessary approval from utility operators before commencing work under or near their services.
  8. Sediment control shall be installed and operational before earthworks start onsite in accordance with council standards.
  9. Contractor shall provide asbuilt of working sediment control devices and confirmation of pond/decent volumes to engineer.
  10. Sediment control to comply with Waikato Regional Council Erosion and Sediment Control guidelines for soil disturbing activities TR2009/02.

LEGEND

EX BDY	EX MAJOR CONTOUR
PROP BDY	EX MINOR CONTOUR
STAGING BDY	PR MAJOR CONTOUR
	PR MINOR CONTOUR

B	FOR CONSENT	KQ	04/25
A	FOR REVIEW	DP	01/25
Rev	Description	By	Date
	Survey	MAVEN	10/2024
	Design	KQ	04/2025
	Drawn	DP	04/2025
	Checked	SB	04/2025



Project  
**ASHBOURNE  
RETIREMENT VILLAGE  
MATAMATA  
FOR  
UNITY DEVELOPMENT LTD**

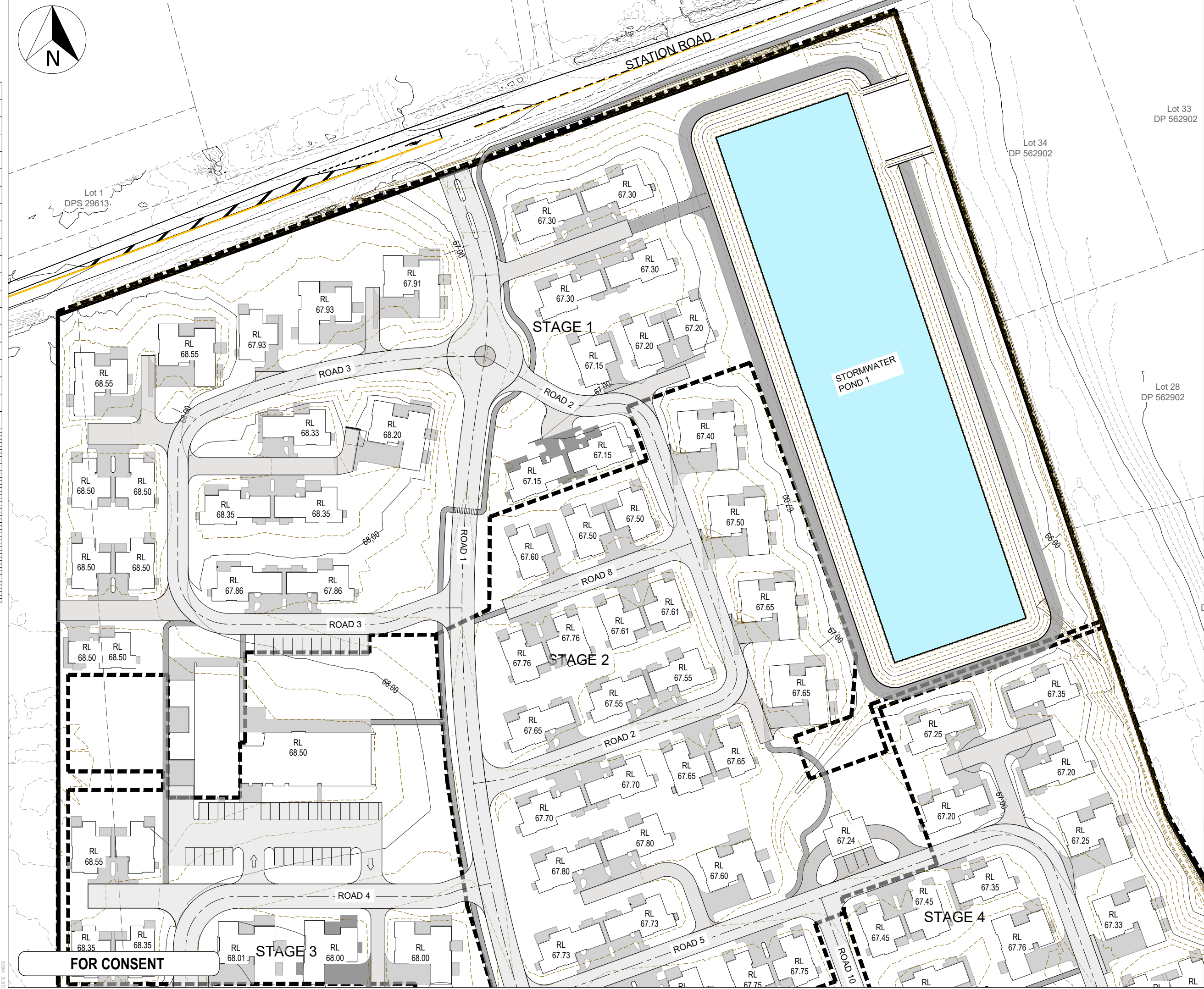
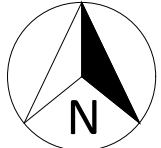
Title  
**PROPOSED OVERVIEW  
CONTOUR  
PLAN**

Project no.	J00606		
Scale	1:2500@A3		
Cad file	C2200 - PGL.DWG		
Drawing no.	C2200	Rev	<b>B</b>

FOR CONSENT



DATE: 6/9/25  
FILE PATH: F:\MAVEN MATAMATA\1. PROJECTS\J00606 UOL - HEMMINGS STATION RD\8. DRAWING\2. CAD\3. DESIGN\C2200 - PGL.DWG



Notes

- All works to be in accordance with MPDC and RITS standards.
- Co-ordinates in terms of NZ Geodetic Datum Mt Eden 2000.
- Reduced Levels are in terms of NZVD 2016.
- Contour interval Major 1m Minor 0.2m
- It is the contractors responsibility to locate all services that may be affected by their operations.
- The contractor shall comply with all relevant Health and Safety requirements.
- The contractor shall obtain all necessary approval from utility operators before commencing work under or near their services.
- Sediment control shall be installed and operational before earthworks start onsite in accordance with council standards.
- Contractor shall provide asbuilt of working sediment control devices and confirmation of pond/decent volumes to engineer.
- Sediment control to comply with Waikato Regional Council Erosion and Sediment Control guidelines for soil disturbing activities TR2009/02.

LEGEND

- EX BDY
- PROP BDY
- STAGING BDY
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- PR MAJOR CONTOUR
- PR MINOR CONTOUR

B	FOR CONSENT	KQ	04/25
A	FOR REVIEW	DP	01/25
Rev	Description	By	Date
Survey	MAVEN	10/2024	
Design	KQ	04/2025	
Drawn	DP	04/2025	
Checked	SB	04/2025	

**M** Maven Matamata  
matamatainfo@maven.co.nz  
www.maven.co.nz  
8 Tainui Street, Matamata  
New Zealand

Project  
**ASHBOURNE  
RETIREMENT VILLAGE  
MATAMATA  
FOR  
UNITY DEVELOPMENT LTD**

Title  
**PROPOSED  
CONTOUR  
PLAN (1 OF 4)**

Project no.	J00606		
Scale	1:1000@A3		
Cad file	C2200 - PGL.DWG		
Drawing no.	C2201	Rev	B



DATE: 06/25 ORIGINAL SIZE: A3



- Notes
1. All works to be in accordance with MPDC and RITS standards.
  2. Co-ordinates in terms of NZ Geodetic Datum Mt Eden 2000.
  3. Reduced Levels are in terms of NZVD 2016.
  4. Contour interval Major 1m Minor 0.2m
  5. It is the contractors responsibility to locate all services that may be affected by their operations.
  6. The contractor shall comply with all relevant Health and Safety requirements.
  7. The contractor shall obtain all necessary approval from utility operators before commencing work under or near their services.
  8. Sediment control shall be installed and operational before earthworks start onsite in accordance with council standards.
  9. Contractor shall provide asbuilt of working sediment control devices and confirmation of pond/decent volumes to engineer.
  10. Sediment control to comply with Waikato Regional Council Erosion and Sediment Control guidelines for soil disturbing activities TR2009/02.

LEGEND	
	EX BDY
	PROP BDY
	STAGING BDY
	EX MAJOR CONTOUR
	EX MINOR CONTOUR
	PR MAJOR CONTOUR
	PR MINOR CONTOUR

B	FOR CONSENT	KQ	04/25
A	FOR REVIEW	DP	01/25
Rev	Description	By	Date
Survey	MAVEN		10/2024
Design	KQ		04/2025
Drawn	DP		04/2025
Checked	SB		04/2025



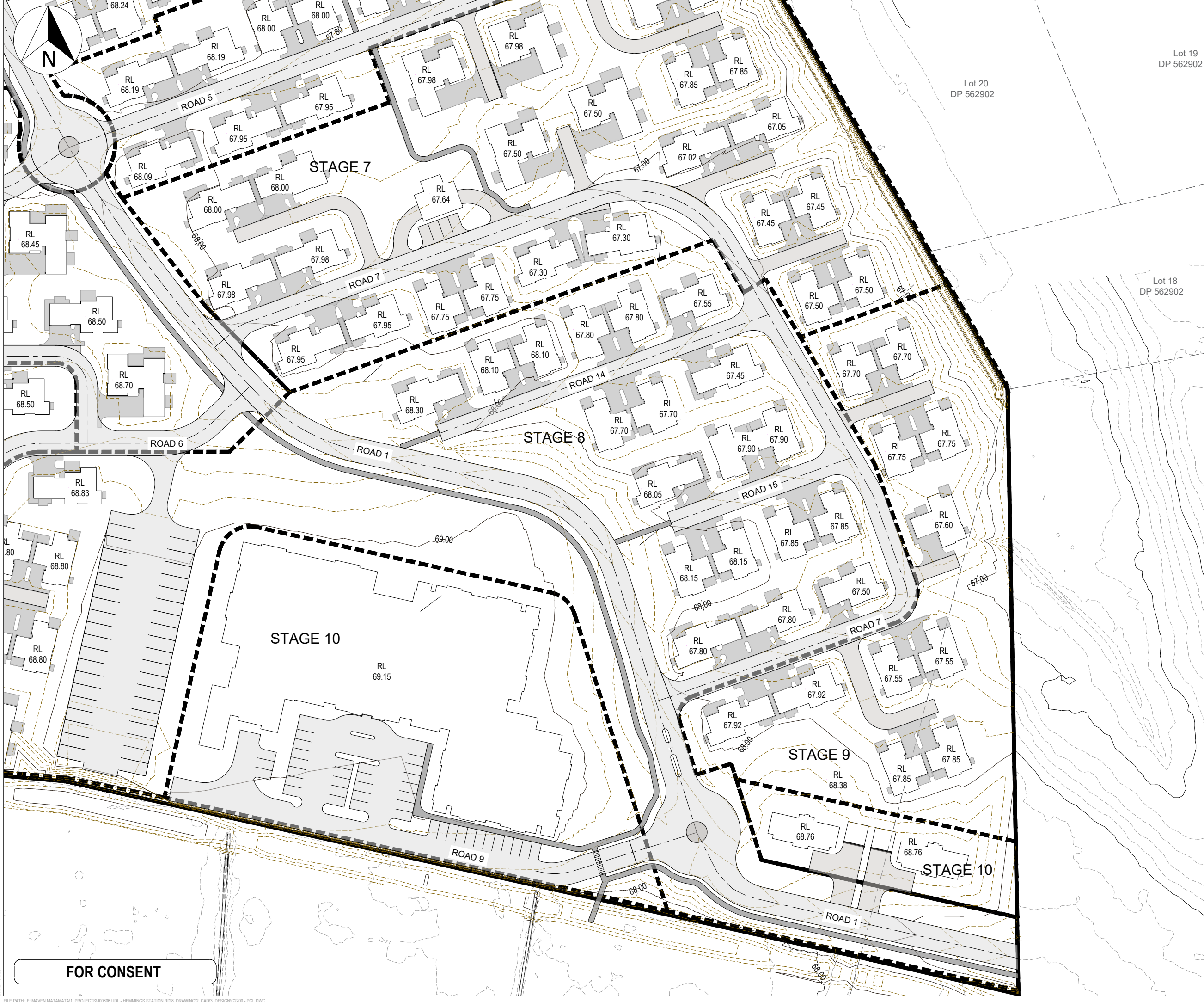
Project  
**ASHBOURNE  
RETIREMENT VILLAGE  
MATAMATA  
FOR  
UNITY DEVELOPMENT LTD**

Title  
**PROPOSED  
CONTOUR  
PLAN (2 OF 4)**

Project no.	J00606		
Scale	1:1000@A3		
Cad file	C2200 - PGL.DWG		
Drawing no.	C2202	Rev	<b>B</b>



ORIGINAL SIZE: A3  
DATE: 6/9/25  
FILE PATH: F:\MAVEN MATAMATA\1. PROJECTS\J00606 UOL - HEMMINGS STATION RD\8. DRAWING\2. CAD\3. DESIGN\C2200 - PGL.DWG



- Notes
1. All works to be in accordance with MPDC and RITS standards.
  2. Co-ordinates in terms of NZ Geodetic Datum Mt Eden 2000.
  3. Reduced Levels are in terms of NZVD 2016.
  4. Contour interval Major 1m Minor 0.2m
  5. It is the contractors responsibility to locate all services that may be affected by their operations.
  6. The contractor shall comply with all relevant Health and Safety requirements.
  7. The contractor shall obtain all necessary approval from utility operators before commencing work under or near their services.
  8. Sediment control shall be installed and operational before earthworks start onsite in accordance with council standards.
  9. Contractor shall provide asbuilt of working sediment control devices and confirmation of pond/decent volumes to engineer.
  10. Sediment control to comply with Waikato Regional Council Erosion and Sediment Control guidelines for soil disturbing activities TR2009/02.

LEGEND			
	EX BDY		
	PROP BDY		
	STAGING BDY		
	EX MAJOR CONTOUR		
	EX MINOR CONTOUR		
	PR MAJOR CONTOUR		
	PR MINOR CONTOUR		

B	FOR CONSENT	KQ	04/25
A	FOR REVIEW	DP	01/25
Rev	Description	By	Date
Survey	MAVEN		10/2024
Design	KQ		04/2025
Drawn	DP		04/2025
Checked	SB		04/2025



**Maven Matamata**  
matamatainfo@maven.co.nz  
www.maven.co.nz  
8 Tainui Street, Matamata  
New Zealand

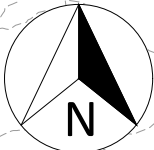
Project  
**ASHBOURNE  
RETIREMENT VILLAGE  
MATAMATA  
FOR  
UNITY DEVELOPMENT LTD**

Title  
**PROPOSED  
CONTOUR  
PLAN(3 OF 4)**

Project no.	J00606		
Scale	1:1000@A3		
Cad file	C2200 - PGL.DWG		
Drawing no.	C2203	Rev	<b>B</b>



ORIGINAL SIZE: A3



Part Lot 1  
DP 21055

STORMWATER  
POND 2

- Notes
1. All works to be in accordance with MPDC and RITS standards.
  2. Co-ordinates in terms of NZ Geodetic Datum Mt Eden 2000.
  3. Reduced Levels are in terms of NZVD 2016.
  4. Contour interval Major 1m Minor 0.2m
  5. It is the contractors responsibility to locate all services that may be affected by their operations.
  6. The contractor shall comply with all relevant Health and Safety requirements.
  7. The contractor shall obtain all necessary approval from utility operators before commencing work under or near their services.
  8. Sediment control shall be installed and operational before earthworks start onsite in accordance with council standards.
  9. Contractor shall provide asbuilt of working sediment control devices and confirmation of pond/decent volumes to engineer.
  10. Sediment control to comply with Waikato Regional Council Erosion and Sediment Control guidelines for soil disturbing activities TR2009/02.

LEGEND

	EX BDY
	PROP BDY
	STAGING BDY
	EX MAJOR CONTOUR
	EX MINOR CONTOUR
	PR MAJOR CONTOUR
	PR MINOR CONTOUR

B	FOR CONSENT	KQ	04/25
A	FOR REVIEW	DP	01/25
Rev	Description	By	Date
	By	Date	
Survey	MAVEN	10/2024	
Design	KQ	04/2025	
Drawn	DP	04/2025	
Checked	SB	04/2025	

**Maven Matamata**  
matamatainfo@maven.co.nz  
www.maven.co.nz  
8 Tainui Street, Matamata  
New Zealand

Project  
**ASHBOURNE  
RETIREMENT VILLAGE  
MATAMATA  
FOR  
UNITY DEVELOPMENT LTD**

Title  
**PROPOSED  
CONTOUR  
PLAN (4 OF 4)**

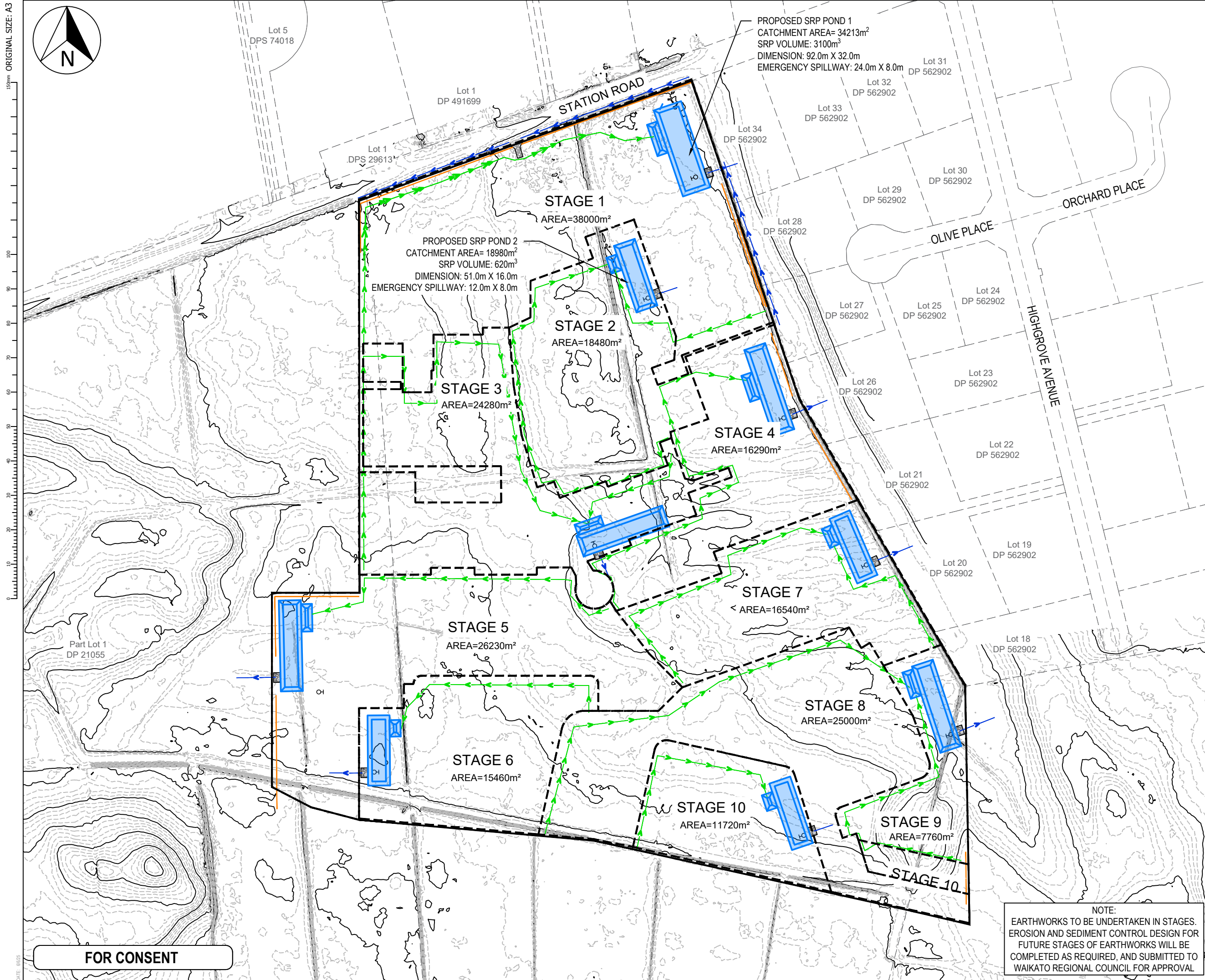
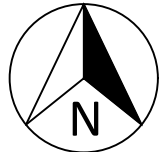
Project no.	J00606		
Scale	1:1000@A3		
Cad file	C2200 - PGL.DWG		
Drawing no.	C2204	Rev	<b>B</b>

**FOR CONSENT**

DATE: 6/6/25

FILE PATH: F:\MAVEN MATAMATA\1. PROJECTS\J00606 UDL - HEMMINGS STATION RD\8. DRAWING\2. CAD\3. DESIGN\C2200 - PGL.DWG





- Notes
1. All works to be constructed in accordance with Waikato Regional Infrastructure Technical Specifications (RITS).
  2. Levels in terms of the NZVD16.
  3. All dust, sediment, erosion control and temporary stormwater discharge shall be undertaken in accordance with Environment Waikato Regional Council's "Erosion And Sediment Control Guidelines for Land Disturbing Activities".
  4. All erosion and sediment control measures should be in place before land-disturbing activities start and only removed when the site is stabilised.
  5. Always talk to your environment WRC representative to obtain accurate and up-to-date advice.
  6. It is contractor's responsibility to ensure that soil is kept on site and to ensure that the road is clean.
  7. The contractor shall comply with all relevant health and safety requirements.
  8. Use stabilised entrance in association with silt fences.

Legend

---	EX BDY
---	EX MAJOR CONTOUR
---	EX MINOR CONTOUR
---	PROP BDY
---	STAGING BDY
---	PROP CLEAN WATER
---	PROP DIRTY WATER
---	PROP SEDIMENT
---	RETENTION POND
---	PROP DECANT
---	PROP SILT FENCE

B	FOR CONSENT	KQ	04/25
A	FOR REVIEW	DP	01/25
Rev	Description	By	Date
Survey	MAVEN		10/2024
Design	KQ		04/2025
Drawn	KQ		04/2025
Checked	SB		04/2025



Project  
**ASHBOURNE  
RETIREMENT VILLAGE  
MATAMATA  
FOR  
UNITY DEVELOPMENT LTD**

Title  
**PROPOSED  
EROSION & SEDIMENT  
CONTROL PLAN**

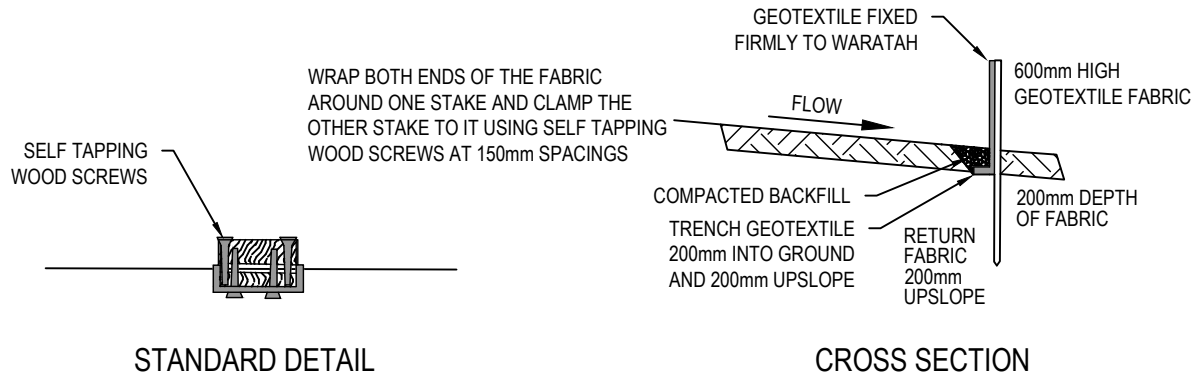
Project no.	J00606
Scale	1:2500@A3
Cad file	C2300 - ESC.DWG
Drawing no.	C2300
Rev	B

NOTE:  
EARTHWORKS TO BE UNDERTAKEN IN STAGES.  
EROSION AND SEDIMENT CONTROL DESIGN FOR  
FUTURE STAGES OF EARTHWORKS WILL BE  
COMPLETED AS REQUIRED, AND SUBMITTED TO  
WAIKATO REGIONAL COUNCIL FOR APPROVAL

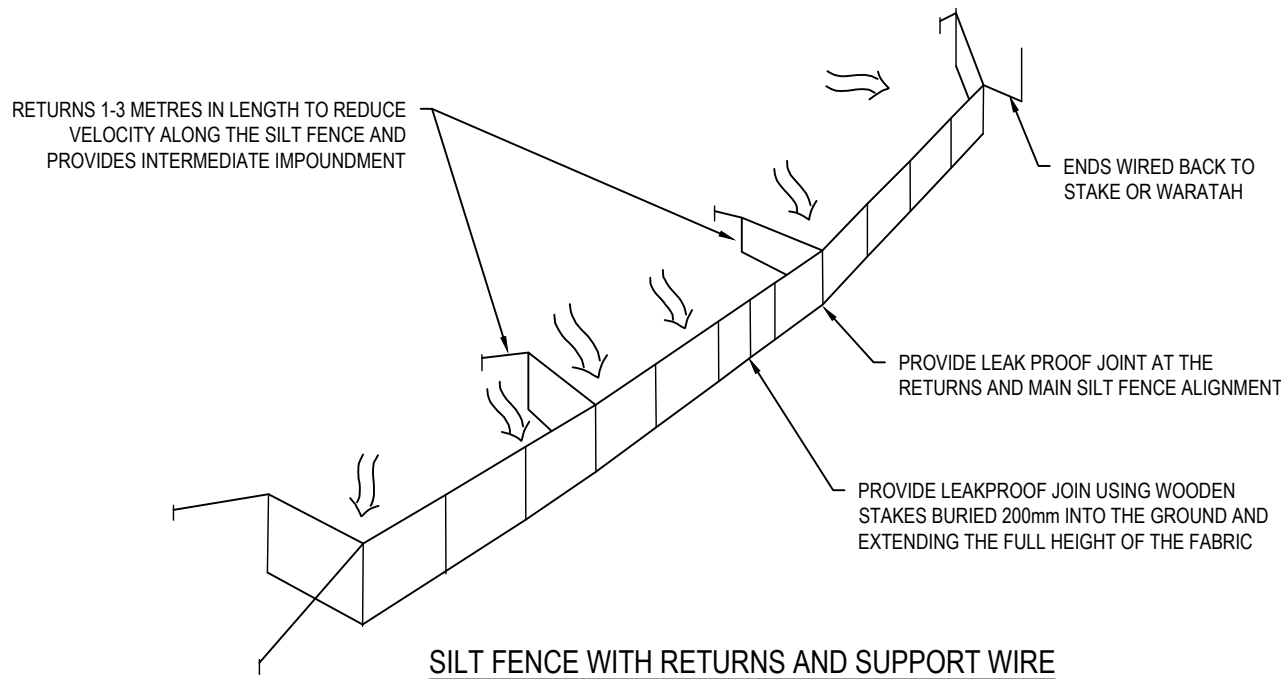
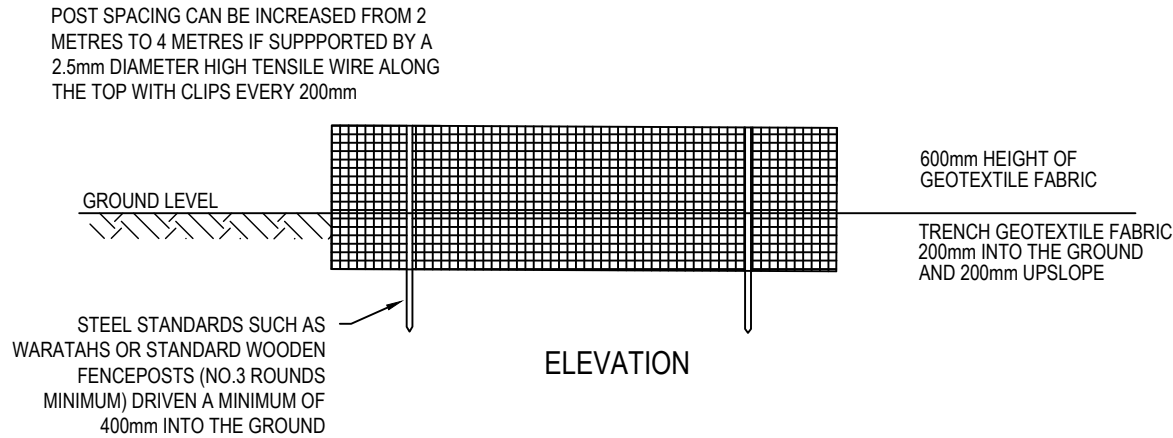
**FOR CONSENT**



DATE: 05.10.2025  
FILE: F:\MAVEN MATAMATA\1. Projects\J00606 UDL - Hemmings Station Rd\6. Drawing\2. CAD\3. Design\C2350 - ESC SD.dwg  
ORIGINAL SIZE: A3  
150mm  
100  
80  
60  
40  
30  
20  
10  
0



### FABRIC JOIN



FOR CONSENT

#### Notes

1. All works to be constructed in accordance with Waikato Regional Infrastructure Technical Specifications (RITS).
2. Levels in terms of the NZVD16.
3. All dust, sediment, erosion control and temporary stormwater discharge shall be undertaken in accordance with Environment Waikato Regional Council's "Erosion And Sediment Control Guidelines for Land Disturbing Activities".
4. All erosion and sediment control measures should be in place before land-disturbing activities start and only removed when the site is stabilised.
5. Always talk to your environment WRC representative to obtain accurate and up-to-date advice.
6. It is contractor's responsibility to ensure that soil is kept on site and to ensure that the road is clean.
7. The contractor shall comply with all relevant health and safety requirements.
8. Use stabilised entrance in association with silt fences.

B	FOR CONSENT	MS	04/25
A	FOR REVIEW	MS	10/24
Rev	Description	By	Date
	By	Date	
Survey	MAVEN	10/2024	
Design	DP	10/2024	
Drawn	MS	10/2024	
Checked	SB	10/2024	



Project  
**ASHBOURNE  
RETIREMENT VILLAGE  
MATAMATA  
FOR  
UNITY DEVELOPMENT LTD**

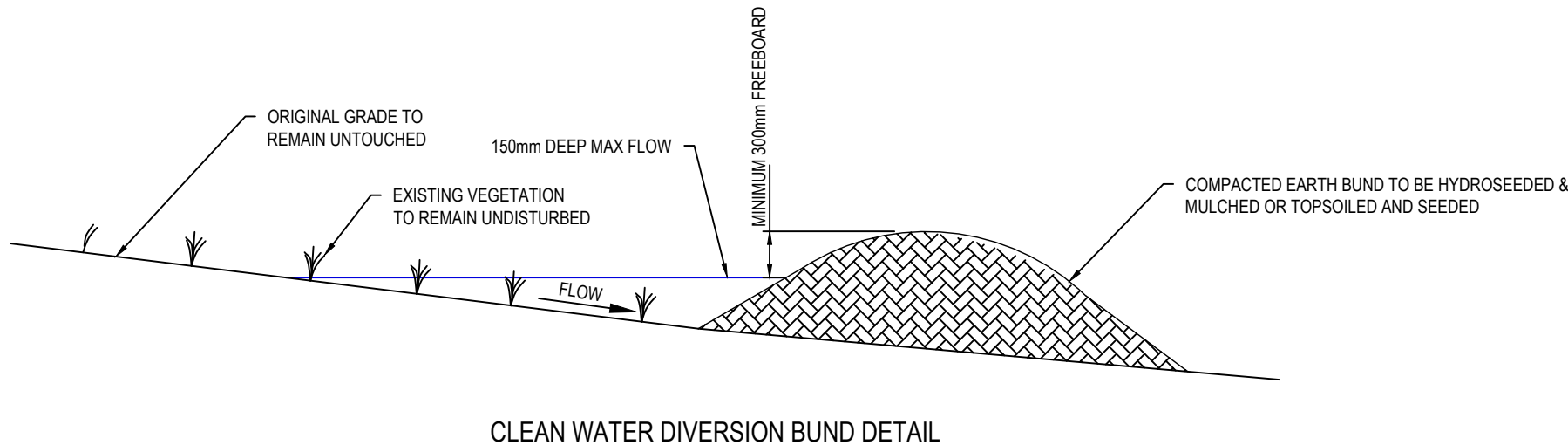
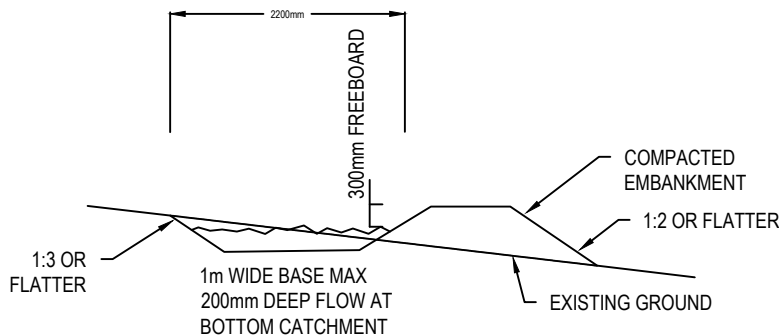
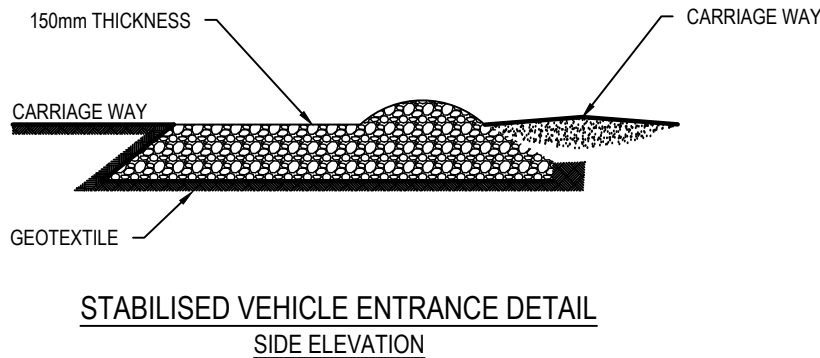
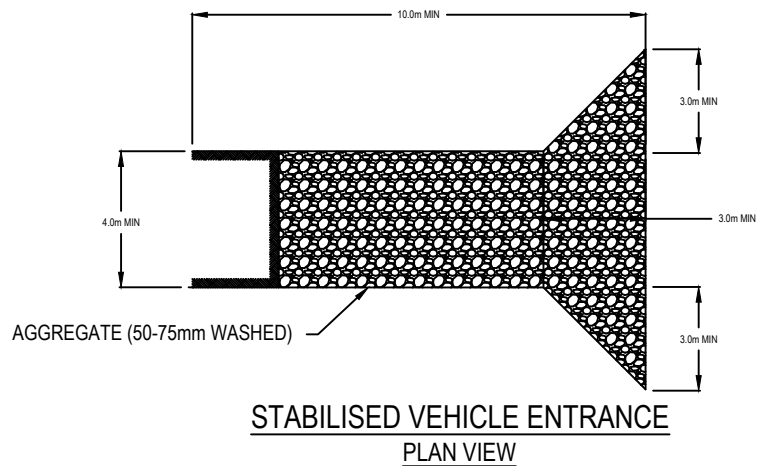
Title  
**PROPOSED ESC  
STANDARD DETAILS  
PLAN SHEET 1 OF 4**

Project no.	J00606		
Scale	NTS		
Cad file	C2350 - ESC SD.DWG		
Drawing no.	C2350	Rev	<b>B</b>



150mm  
100  
80  
60  
40  
30  
20  
10  
0

DATE: 05.06.2025



FOR CONSENT

- Notes
1. All works to be constructed in accordance with Waikato Regional Infrastructure Technical Specifications (RITS).
  2. Levels in terms of the NZVD16.
  3. All dust, sediment, erosion control and temporary stormwater discharge shall be undertaken in accordance with Environment Waikato Regional Council's "Erosion And Sediment Control Guidelines for Land Disturbing Activities".
  4. All erosion and sediment control measures should be in place before land-disturbing activities start and only removed when the site is stabilised.
  5. Always talk to your environment WRC representative to obtain accurate and up-to-date advice.
  6. It is contractor's responsibility to ensure that soil is kept on site and to ensure that the road is clean.
  7. The contractor shall comply with all relevant health and safety requirements.
  8. Use stabilised entrance in association with silt fences.

B	FOR CONSENT	MS	04/25
A	FOR REVIEW	MS	10/24
Rev	Description	By	Date
	By	Date	
Survey	MAVEN	10/2024	
Design	DP	04/2025	
Drawn	MS	04/2025	
Checked	SB	04/2025	



Project  
**ASHBOURNE  
RETIREMENT VILLAGE  
MATAMATA  
FOR  
UNITY DEVELOPMENT LTD**

Title  
**PROPOSED ESC  
STANDARD DETAILS  
PLAN SHEET 2 OF 4**

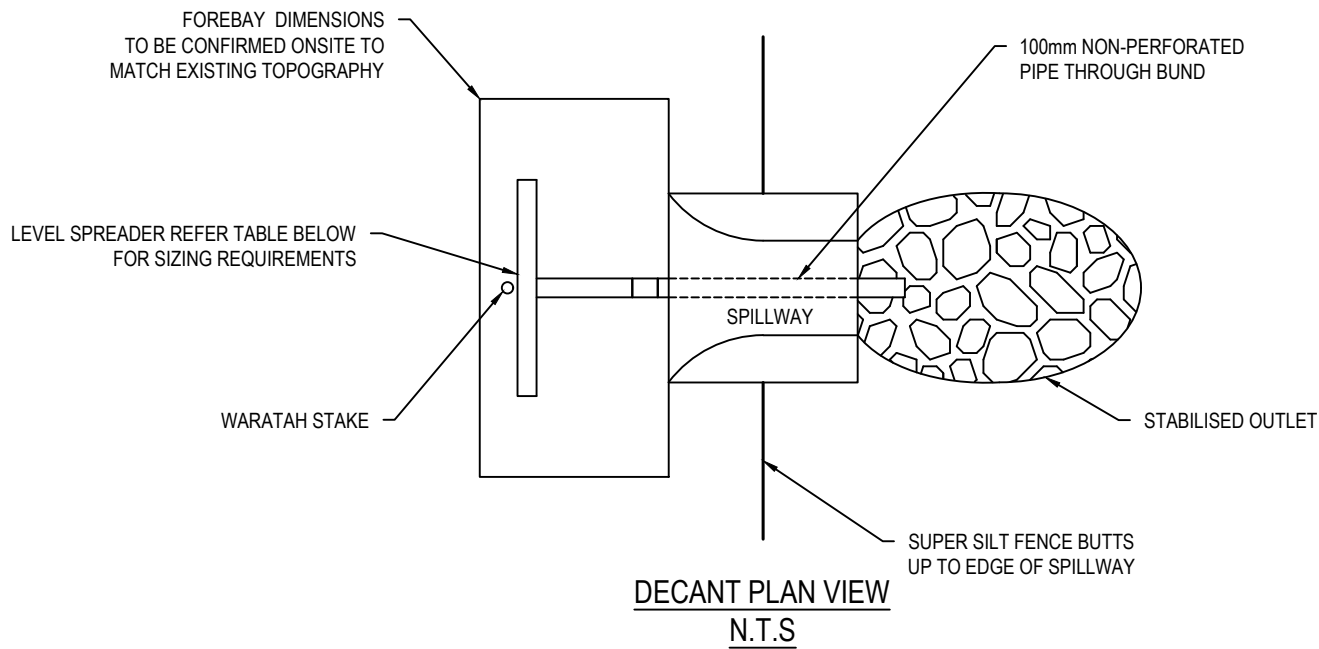
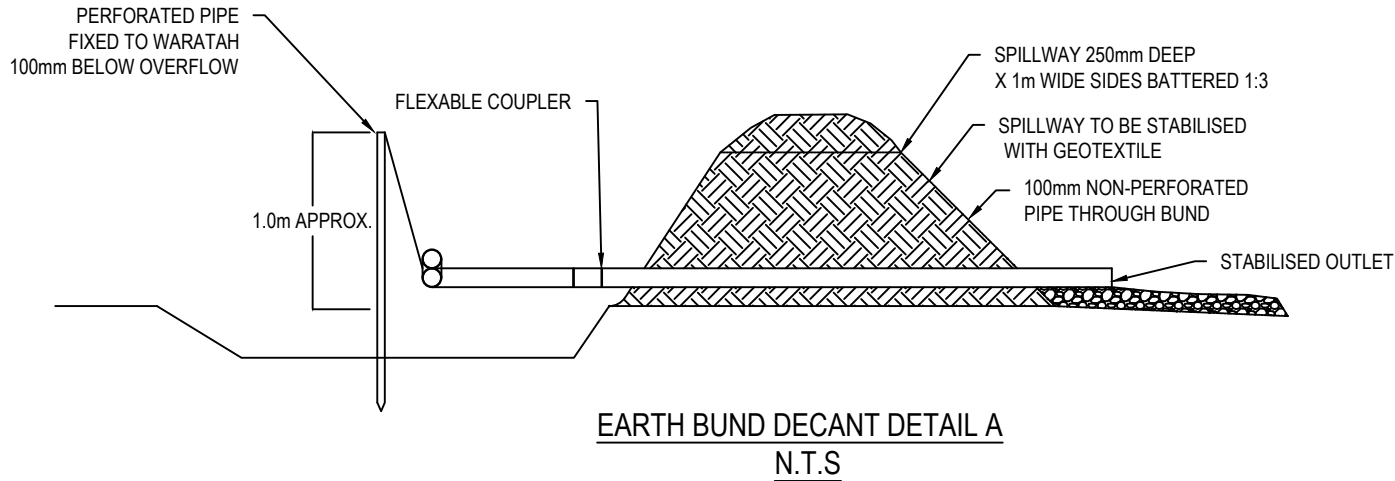
Project no.	J00606		
Scale	NTS		
Cad file	C2350 - ESC SD.DWG		
Drawing no.	C2351	Rev	<b>B</b>



DATE: 05.06.2025  
FILE: F:\MAVEN MATAMATA\1. Projects\J00606 UDL - Hemmings Station Rd\6. Drawing\2. CAD\3. Design\C2350 - ESC SD.dwg

150mm  
100  
80  
60  
40  
30  
20  
10  
0

ORIGINAL SIZE: A3



LEVEL SPREADER DESIGN CRITERIA (20 YEAR STORM EVENT)				
DESIGN FLOW (m <sup>3</sup> /sec)	INLET WIDTH (m)	DEPTH (m)	END WIDTH (m)	LENGTH (mm)
0-0.3	3	150	1	3
0.3-0.6	5	180	1	7
0.6-0.9	7	220	1	10

FOR CONSENT

Notes

- All works to be constructed in accordance with Waikato Regional Infrastructure Technical Specifications (RITS).
- Levels in terms of the NZVD16.
- All dust, sediment, erosion control and temporary stormwater discharge shall be undertaken in accordance with Environment Waikato Regional Council's "Erosion And Sediment Control Guidelines for Land Disturbing Activities".
- All erosion and sediment control measures should be in place before land-disturbing activities start and only removed when the site is stabilised.
- Always talk to your environment WRC representative to obtain accurate and up-to-date advice.
- It is contractor's responsibility to ensure that soil is kept on site and to ensure that the road is clean.
- The contractor shall comply with all relevant health and safety requirements.
- Use stabilised entrance in association with silt fences.

B	FOR CONSENT	MS	04/25
A	FOR REVIEW	MS	10/24
Rev	Description	By	Date
	By	Date	
Survey	MAVEN	10/2024	
Design	DP	04/2025	
Drawn	MS	04/2025	
Checked	SB	04/2025	



Project  
**ASHBOURNE  
RETIREMENT VILLAGE  
MATAMATA  
FOR  
UNITY DEVELOPMENT LTD**

Title  
**PROPOSED ESC  
STANDARD DETAILS  
PLAN SHEET 3 OF 4**

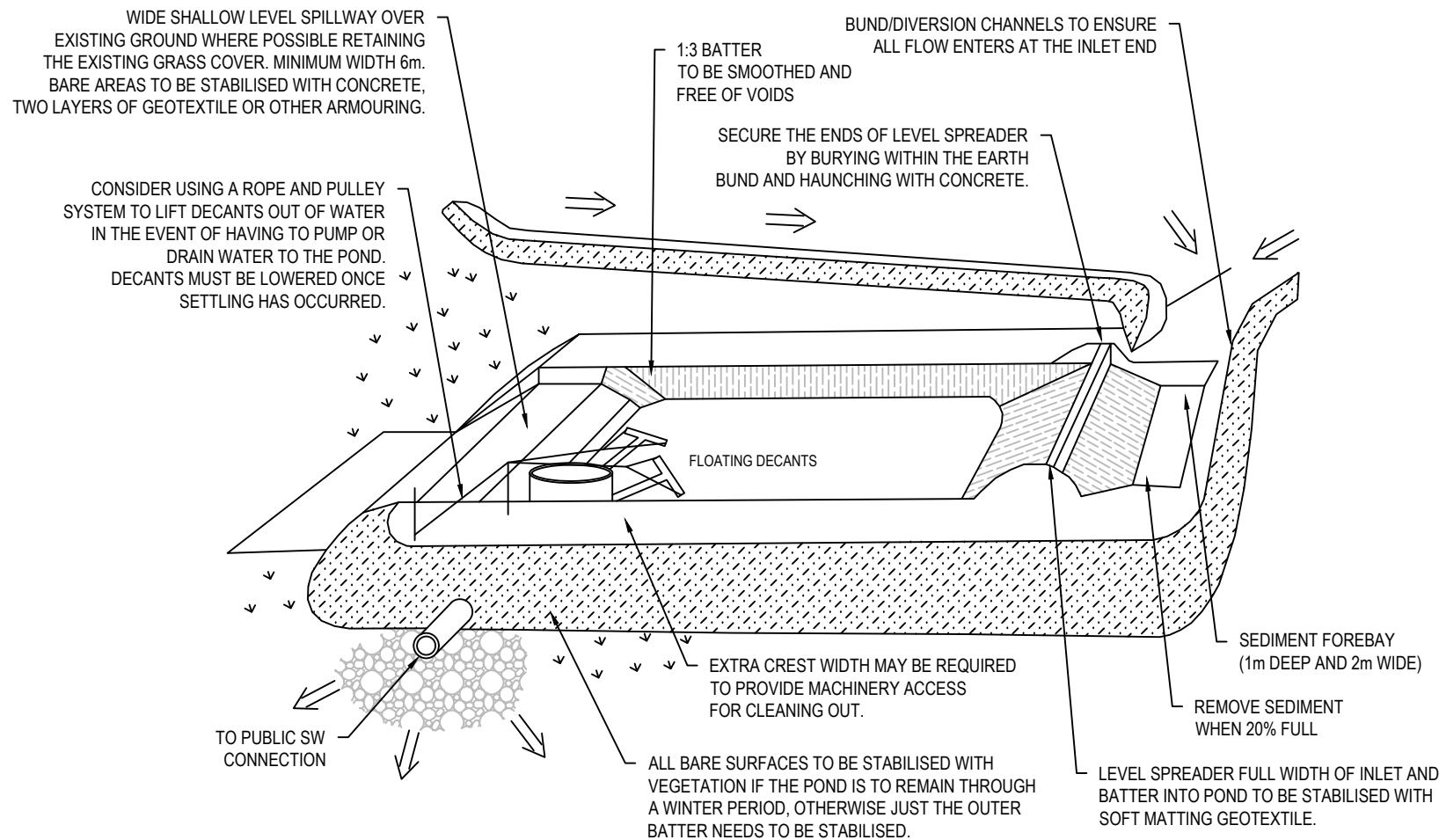
Project no.	J00606		
Scale	NTS		
Cad file	C2350 - ESC SD.DWG		
Drawing no.	C2352	Rev	<b>B</b>



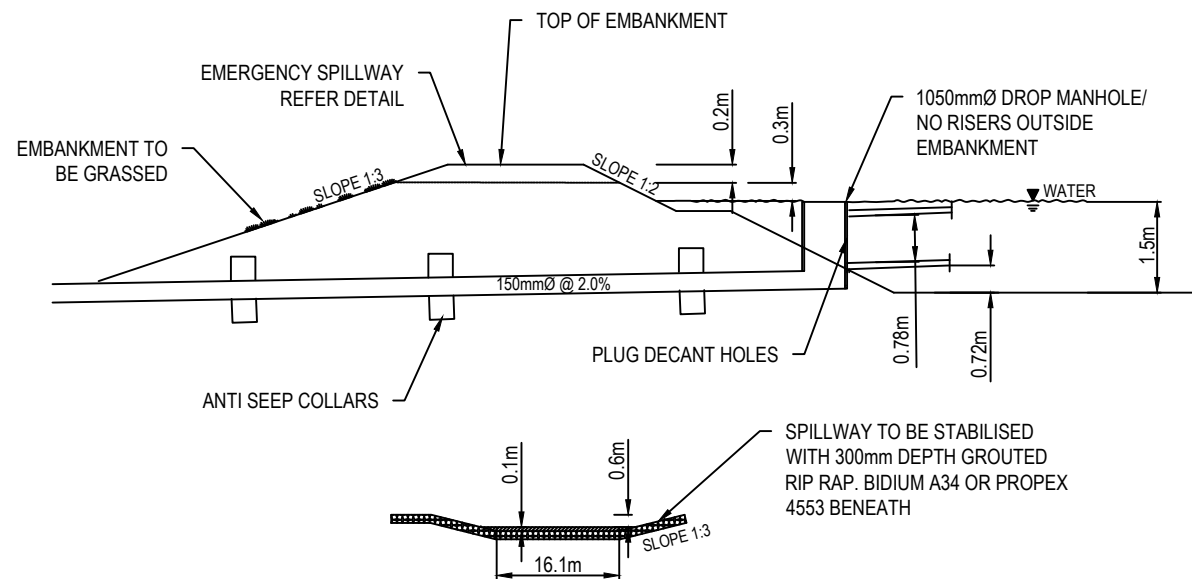
ORIGINAL SIZE: A3

DATE: 16.10.2025

FILE: F:\MAVEN MATAMATA\1. Projects\J00606 UDL - Hemmings Station Rd\6. Drawing\2. CAD\3. Design\C2350 - ESC SD.dwg



CROSS SECTION A-A OF SEDIMENT TREATMENT POND



EMERGENCY SPILLWAY

FOR CONSENT

Notes

- All works to be constructed in accordance with Waikato Regional Infrastructure Technical Specifications (RITS).
- Levels in terms of the NZVD16.
- All dust, sediment, erosion control and temporary stormwater discharge shall be undertaken in accordance with Environment Waikato Regional Council's "Erosion And Sediment Control Guidelines for Land Disturbing Activities".
- All erosion and sediment control measures should be in place before land-disturbing activities start and only removed when the site is stabilised.
- Always talk to your environment WRC representative to obtain accurate and up-to-date advice.
- It is contractor's responsibility to ensure that soil is kept on site and to ensure that the road is clean.
- The contractor shall comply with all relevant health and safety requirements.
- Use stabilised entrance in association with silt fences.

B	FOR CONSENT	MS	04/25
A	FOR REVIEW	MS	10/24
Rev	Description	By	Date
	By	Date	
Survey	MAVEN	10/2024	
Design	DP	04/2025	
Drawn	MS	04/2025	
Checked	SB	04/2025	



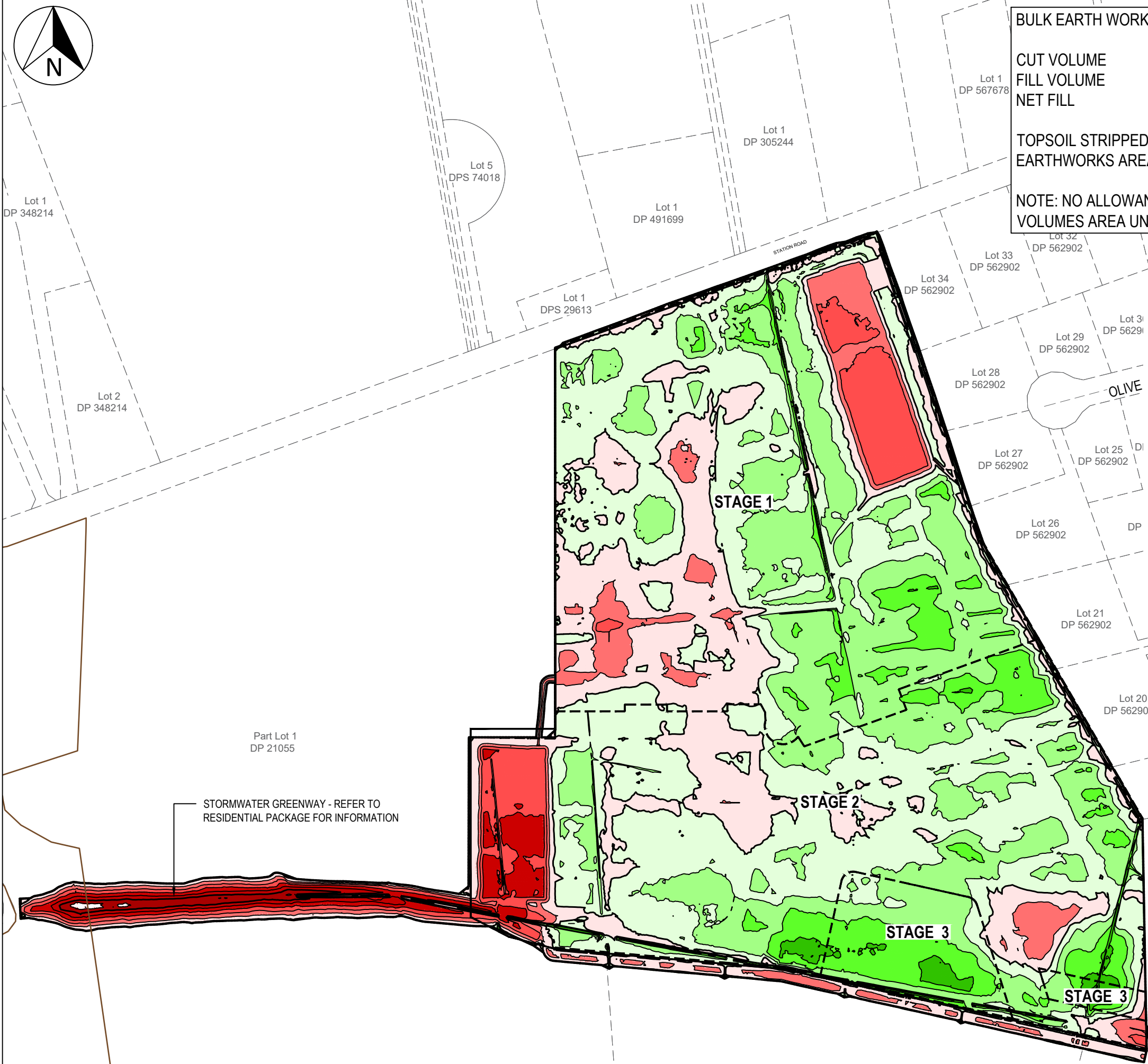
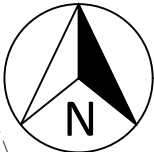
Project  
**ASHBOURNE  
RETIREMENT VILLAGE  
MATAMATA  
FOR  
UNITY DEVELOPMENT LTD**

Title  
**PROPOSED ESC  
STANDARD DETAILS  
PLAN SHEET 4 OF 4**

Project no.	J00606		
Scale	NTS		
Cad file	C2350 - ESC SD.DWG		
Drawing no.	C2353	Rev	<b>B</b>



ORIGINAL SIZE: A3  
150m  
100  
80  
60  
40  
20  
0



**BULK EARTH WORKS**

CUT VOLUME 43500 m<sup>3</sup>  
FILL VOLUME 77300 m<sup>3</sup>  
NET FILL 33800 m<sup>3</sup>

TOPSOIL STRIPPED (200mm) = 42960 m<sup>3</sup>  
EARTHWORKS AREA = 214800 m<sup>2</sup>

NOTE: NO ALLOWANCE FOR SERVICES TRENCHES,  
VOLUMES AREA UNFACTORED AND IN SITU

Cut/Fill Table			
Number #	Minimum Elevation	Maximum Elevation	Color
1	-3.000	-2.500	
2	-2.500	-2.000	
3	-2.000	-1.500	
4	-1.500	-1.000	
5	-1.000	-0.500	
6	-0.500	0.000	
7	0.000	0.500	
8	0.500	1.000	
9	1.000	1.500	
10	1.500	2.000	
11	2.000	2.500	

- NOTES
1. Levels in terms of NZVD 2016.
  2. Contour interval 0.5m.
  3. All dust, sediment, erosion control and temporary stormwater discharge shall be undertaken in accordance with Waikato Regional Council's "Erosion and Sediment Control Guidelines for Land Disturbing Activities".
  4. Contractor to locate the existing services prior to construction.
  5. All excavation works are to be in accordance with work safe - "Excavation Safety Guidelines".
  6. The contractor shall obtain all necessary approvals from utility operators before commencing work in close proximity to their services.
  7. Permanent cut or fill batter to be formed maximum gradient of 1v:3h.

- LEGEND
- EX BDY
  - PROP BDY
  - EARTHWORKS
  - STAGING BDY

B	FOR CONSENT	KQ	04/25
A	FOR REVIEW	DP	12/24
Rev	Description	By	Date
	By	Date	
Survey	MAVEN	10/2024	
Design	KQ	04/2025	
Drawn	DP	04/2025	
Checked	SB	04/2025	



Project  
**ASHBOURNE  
RETIREMENT VILLAGE  
MATAMATA  
FOR  
UNITY DEVELOPMENT LTD**

Title  
**PROPOSED  
CUT / FILL  
PLAN**

Project no.	J00606
Scale	1:3000@A3
Cad file	C2200 - PGL.DWG
Drawing no.	C2400
Rev	B

**FOR CONSENT**

DATE: 05/25

FILE PATH: F:\MAVEN MATAMATA\1. PROJECTS\J00606 UOL - HEMMINGS STATION RD\8. DRAWING\2. CAD\3. DESIGN\C2200 - PGL.DWG