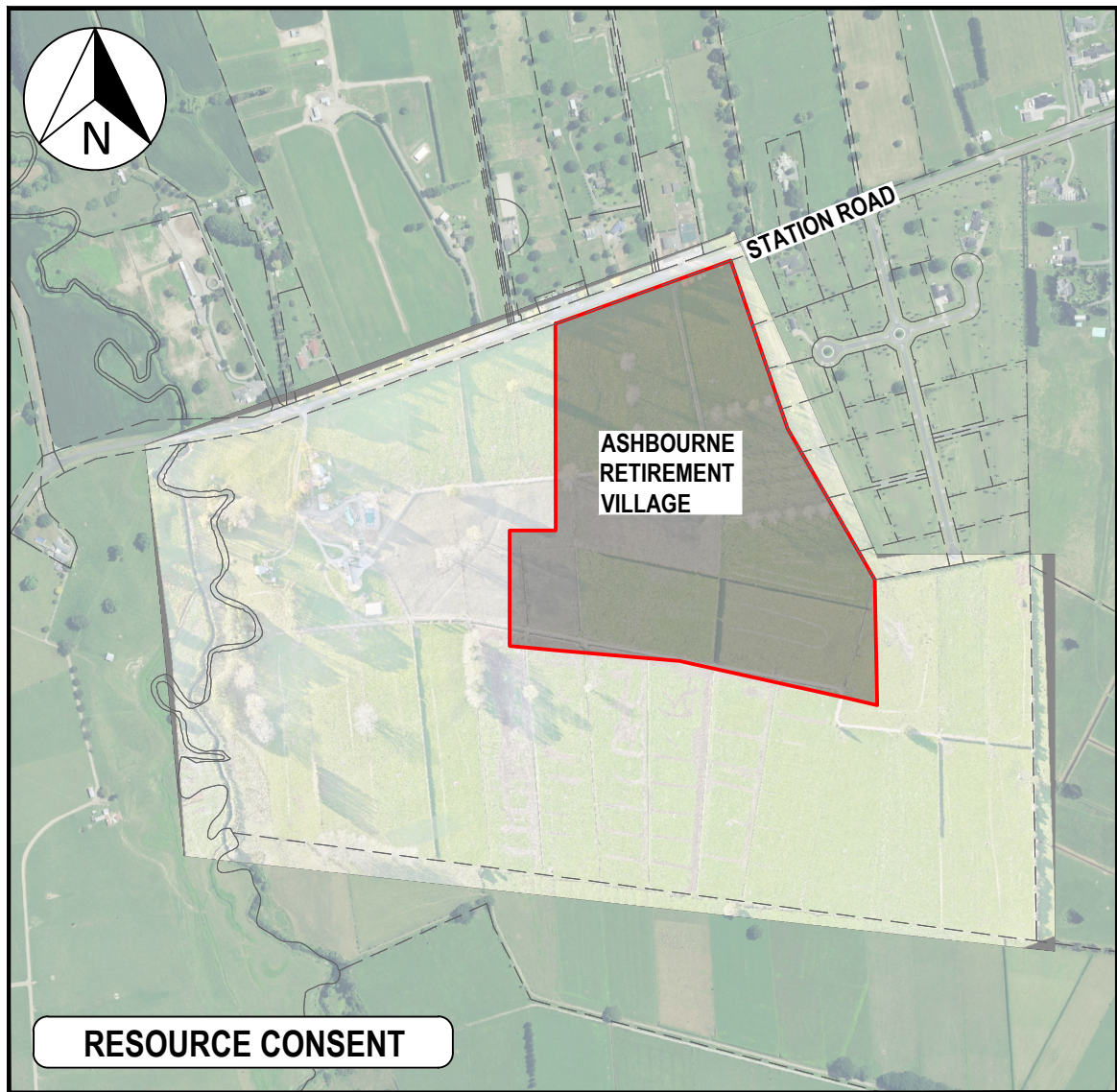


ASHBOURNE RETIREMENT VILLAGE,
STATION ROAD, MATAMATA
FOR
UNITY DEVELOPMENT LTD



LOCALITY PLAN

SCALE 1:10000 @A3

SHT.NO.	SHEET TITLE	REVISION
C0000	Cover Sheet	B
C0001	Index	B
C0002	Index	B
C0500	Pre Development Contour Plan	B
C1000	Stage 2 RV Subdivision Lot 1-3 Scheme Plan	B
C1001	Scheme Plan - Power, Tele & Water Easements	B
C1002	Scheme Plan - Proposed Wastewater Easements	B
C1003	Scheme Plan - Proposed Stormwater Easements	A
C1100	Proposed Site Overview Plan	A
Earthworks Design Plans		
	C2200- C2400	C
Roding Design Plans		
	C3000 - C3301	C
Stormwater Design Plans		
	C4000 - C4903	A
Wastewater Design Plans		
	C5000A - C5900	C
Water Supply Design Plans		
	C6000 - C6803	B
Combined Services Design Plans		
	C7000 - C7003	A
Staging Plan		
	C8000 - C8010	A
	C8100 - C8103	B



Maven Matamata

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8 Tainui Street, Matamata

New Zealand

DRAWING INDEX

PROJECT NUMBER : 289001

ISSUED DATE : 11/2025

SHT.NO.	SHEET TITLE	REVISION
GENERAL		
C0000	Cover sheet	B
C0001	Drawing Index	B
C0002	Drawing Index	B
C0500	Pre Development Contour Plan	B
C1000	Stage 2 RV Subdivision Lot 1-3 Scheme Plan	B
C1001	Scheme Plan - Power, Tele & Water Easements	B
C1002	Scheme Plan - Proposed Wastewater Easements	B
C1003	Scheme Plan - Proposed Stormwater Easements	A
C1100	Proposed Site Overview Plan	A
EARTHWORKS		
C2200	Proposed Overview Contour Plan	C
C2201	Proposed Contour Plan (1 of 4)	C
C2202	Proposed Contour Plan (2 of 4)	C
C2203	Proposed Contour Plan (3 of 4)	C
C2204	Proposed Contour Plan (4 of 4)	C
C2300	Proposed Erosion & Sediment Control Plan	B
C2350	Proposed ESC Standard Details Plan (1 of 4)	B
C2351	Proposed ESC Standard Details Plan (2 of 4)	B
C2352	Proposed ESC Standard Details Plan (3 of 4)	B
C2353	Proposed ESC Standard Details Plan (4 of 4)	B
C2400	Proposed Cut / Fill Plan	C
ROADING		
C3000	Proposed Rooding Layout Overview Plan	B
C3001	Proposed Rooding Layout Plan (1 of 3)	B
C3002	Proposed Rooding Layout Plan (2 of 3)	B
C3003	Proposed Rooding Layout Plan (3 of 3)	B
C3004	Proposed Rooding Long Section Plan (1 of 7)	B
C3005	Proposed Rooding Long Section Plan (2 of 7)	B
C3006	Proposed Rooding Long Section Plan (3 of 7)	B
C3007	Proposed Rooding Long Section Plan (4 of 7)	B
C3008	Proposed Rooding Long Section Plan (5 of 7)	B
C3009	Proposed Rooding Long Section Plan (6 of 7)	B
C3010	Proposed Rooding Long Section Plan (7 of 7)	B

SHT.NO.	SHEET TITLE	REVISION
C3300	Proposed Rooding Typical Cross Section (1 of 2)	C
C3301	Proposed Rooding Typical Cross Section (2 of 2)	C
STORMWATER		
C4000	Proposed Stormwater Drainage Overview Plan	A
C4001	Proposed Stormwater Drainage Plan	A
C4002	Proposed Stormwater Drainage Plan	A
C4003	Proposed Stormwater Drainage Plan	A
C4004	Proposed Stormwater Drainage Plan	A
C4005	Proposed Stormwater Drainage Plan	A
C4006	Proposed Stormwater Drainage Plan	A
C4200	Proposed Stormwater Longsection Plan	A
C4201	Proposed Stormwater Longsection Plan	A
C4202	Proposed Stormwater Longsection Plan	A
C4203	Proposed Stormwater Longsection Plan	A
C4204	Proposed Stormwater Longsection Plan	A
C4205	Proposed Stormwater Longsection Plan	A
C4206	Proposed Stormwater Longsection Plan	A
C4207	Proposed Stormwater Longsection Plan	A
C4208	Proposed Stormwater Longsection Plan	A
C4209	Proposed Stormwater Longsection Plan	A
C4210	Proposed Stormwater Longsection Plan	A
C4211	Proposed Stormwater Longsection Plan	A
C4212	Proposed Stormwater Longsection Plan	A
C4213	Proposed Stormwater Longsection Plan	A
C4214	Proposed Stormwater Longsection Plan	A
C4215	Proposed Stormwater Longsection Plan	A
C4216	Proposed Stormwater Longsection Plan	A
C4217	Proposed Stormwater Longsection Plan	A
C4218	Proposed Stormwater Longsection Plan	A
C4219	Proposed Stormwater Longsection Plan	A
C4220	Proposed Stormwater Longsection Plan	A
C4221	Proposed Stormwater Longsection Plan	A
C4222	Proposed Stormwater Longsection Plan	A
C4223	Proposed Stormwater Longsection Plan	A

SHT.NO.	SHEET TITLE	REVISION
C4050	Existing Stormwater Catchment Plan	C
C4051	Proposed 10 year Stormwater Catchment Plan	C
C4052	Proposed 100 year Stormwater Catchment Plan	C
C4300-1	Proposed Wetland Plan	A
C4300-2	Proposed Wetland Plan	A
C4300-3	Proposed Wetland Plan	A
C4600	Proposed Wetland 1 Cross Section Plan	C
C4601	Proposed Wetland 2 Cross Section Plan	C
C4650	Proposed Stormwater Swales Layout Plan	C
C4651	Proposed Stormwater Swales Cross Sections	C
C4400-1	Proposed Raingardens Plan	A
C4400-2	Proposed Raingardens Plan	A
C4400-3	Proposed Raingardens Plan	A
C4700	Proposed Wetland & Raingarden Details	A
C4701	Proposed Wetland & Raingarden Details	A
C4702	Proposed Wetland & Raingarden Details	A
C4703	Proposed Wetland & Raingarden Details	A
C4800	Proposed Stormwater Standard Detail	B
C4900	Proposed Overland Flowpath Layout Plan	A
C4901	Proposed Overland Flow Cross Section (1 of 3)	A
C4902	Proposed Overland Flow Cross Section (2 of 3)	B
C4903	Proposed Overland Flow Cross Section (3 of 3)	A
WASTEWATER		
C5000A	Proposed Wastewater Overall Layout Plan Option A	C
C5001	Proposed Wastewater Drainage Plan	A
C5002	Proposed Wastewater Drainage Plan	A
C5003	Proposed Wastewater Drainage Plan	A
C5004	Proposed Wastewater Drainage Plan	A
C5005	Proposed Wastewater Drainage Plan	A
C5006	Proposed Wastewater Drainage Plan	A
C5200	Proposed Wastewater Longsection Plan	A
C5201	Proposed Wastewater Longsection Plan	A
C5202	Proposed Wastewater Longsection Plan	A
C5203	Proposed Wastewater Longsection Plan	A



Maven Matamata

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New Zealand

DRAWING INDEX

SHT.NO.	SHEET TITLE	REVISION
C5204	Proposed Wastewater Longsection Plan	A
C5205	Proposed Wastewater Longsection Plan	A
C5206	Proposed Wastewater Longsection Plan	A
C5207	Proposed Wastewater Longsection Plan	A
C5208	Proposed Wastewater Longsection Plan	A
C5209	Proposed Wastewater Longsection Plan	A
C5210	Proposed Wastewater Longsection Plan	A
C5211	Proposed Wastewater Longsection Plan	A
C5212	Proposed Wastewater Longsection Plan	A
C5213	Proposed Wastewater Longsection Plan	A
C5214	Proposed Wastewater Longsection Plan	A
C5215	Proposed Wastewater Longsection Plan	A
C5216	Proposed Wastewater Longsection Plan	A
C5217	Proposed Wastewater Longsection Plan	A
C5218	Proposed Wastewater Longsection Plan	A
C5219	Proposed Wastewater Longsection Plan	A
C5220	Proposed Wastewater Longsection Plan	A
C5221	Proposed Wastewater Longsection Plan	A
C5800	Proposed WW Standard Detail Plan (1 of 5)	B
C5801	Proposed WW Standard Detail Plan (2 of 5)	B
C5802	Proposed WW Standard Detail Plan (3 of 5)	B
C5803	Proposed WW Standard Detail Plan (4 of 5)	B
C5804	Proposed WW Standard Detail Plan (5 of 5)	B
C5900	Proposed WW Pump Station Standard Detail Plan	A
WATER SUPPLY		
C6000	Proposed Water Supply Overview Plan	B
C6001	Proposed Water Supply Plan (1 of 3)	B
C6002	Proposed Water Supply Plan (2 of 3)	B
C6003	Proposed Water Supply Plan (3 of 3)	B
C6500	Water Supply Connection Details	B
C6800	Water Supply Standard Details (1 of 2)	B
C6801	Water Supply Standard Details (2 of 2)	B
C6802	Water Supply Anchor Block Details	B
C6803	Water Supply Pump House Details	B

SHT.NO.	SHEET TITLE	REVISION
COMBINED SERVICES		
C7000	Proposed Combined Services Overview Plan	A
C7001	Proposed Combined Services Plan (1 of 3)	A
C7002	Proposed Combined Services Plan (2 of 3)	A
C7003	Proposed Combined Services Plan (3 of 3)	A
STAGING PLAN		
C8000	Proposed Staging Overview Plan	B
C8001	Proposed Staging Plan Stage 1	B
C8002	Proposed Staging Plan Stage 2	B
C8003	Proposed Staging Plan Stage 3	B
C8004	Proposed Staging Plan Stage 4	B
C8005	Proposed Staging Plan Stage 5	B
C8006	Proposed Staging Plan Stage 6	B
C8007	Proposed Staging Plan Stage 7	B
C8008	Proposed Staging Plan Stage 8	B
C8009	Proposed Staging Plan Stage 9	B
C8010	Proposed Staging Plan Stage 10	B
C8100	Proposed Earthworks Staging Overview Plan	B
C8101	Proposed Earthworks Staging Plan Stage 1	B
C8102	Proposed Earthworks Staging Plan Stage 2	B
C8103	Proposed Earthworks Staging Plan Stage 3	B

PROJECT NUMBER : 289001

ISSUED DATE : 11/2025

ORIGINAL SIZE: A3
150mm
100
90
80
70
60
50
40
30
20
10
0



Lot 5
DPS 74018

Lot 1
DP 491699

Lot 1
DPS 29613

Lot 34
DP 562902

Lot 33
DP 562902

Lot 32
DP 562902

Lot 31
DP 562902

Lot 30
DP 562902

Lot 29
DP 562902

Lot 28
DP 562902

Lot 27
DP 562902

Lot 25
DP 562902

Lot 24
DP 562902

Lot 23
DP 562902

Lot 21
DP 562902

Lot 20
DP 562902

Lot 19
DP 562902

Lot 18
DP 562902

Part Lot 1
DP 21055



- Notes
1. All works to be in accordance with RITS standards.
 2. Co-ordinates in terms of Moturiki Eden 2000.
 3. Reduced Levels are in terms of NZVD 2016.
 4. Contour interval Major 1m Minor 0.2m.
 5. Roads shown are legal.
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Legend	
	SITE BDY
	STAGE BDY
	EX BDY
	PR CARRIAGEWAY
	PR FOOTPATH
	PR HARDSTAND
	PR VERTICAL K&C
	PR DISH CHANNEL
	FLUSH NIB KERB
	PR SW CATCHPIT
	RAINGARDENS
	GRAVEL SOAKAGE UNDER ROAD
	STORMWATER POND

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



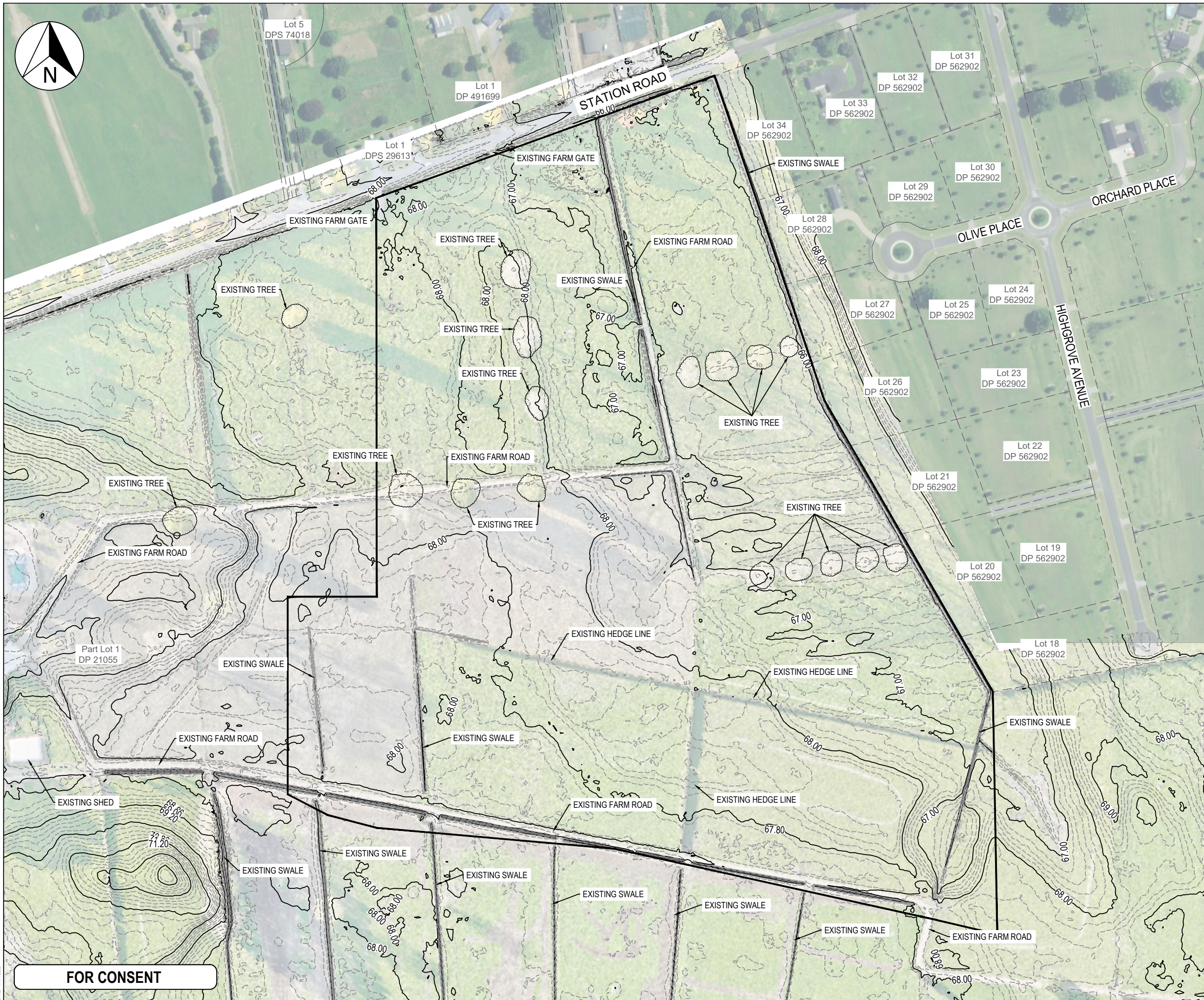
Project
**ASHBOURNE
RETIREMENT VILLAGE
MATAMATA
FOR
UNITY DEVELOPMENT LTD**

Title
**PROPOSED SITE
OVERVIEW
PLAN**

Project no.	J00606		
Scale	1:2500@A3		
Cad file	C1100 - OVERVIEW.DWG		
Drawing no.	C1100	Rev	A

FOR CONSENT

DATE: 18/12/25



- Notes
1. All works to be in accordance with RITS standardS.
2. Co-ordinates in accordance of Moturiki Eden 2000.
3. Reduced Levels are in terms of NZVD 2016.
4. Contour interval Major 1m Minor 0.2m.
8. Areas, Boundaries and Measurements are approximate only and subject to final survey.
9. It is the contractors responsibility to locate all services that may be affected by his operations.
10. The contractor shall comply with all relevant Health and Safety requirements.
11. The contractor shall obtain all necessary approval from utility operators before commencing work under or near their services.
12. Sediment control shall be installed and operational before earthworks start onsite in accordance with council standards.
13. Contractor shall provide asbuilt of working sediment control devices and confirmation of pond/decent volumes to engineer.

LEGEND

--- EX BDY
█ SITE BDY
--- EX MAJOR CONTOUR
--- EX MINOR CONTOUR

B	FOR CONSENT	KQ	04 /25
A	FOR REVIEW	DP	11 /24
Rev	Description	By	Date
	By	Date	
Survey	MAVEN	10/2024	
Design	DP	11/2024	
Drawn	DP	11/2024	
Checked	SB	11/2024	



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

Title

**PRE DEVELOPMENT
CONTOUR
PLAN**

Project no.	J00606		
Scale	1:2500@A3		
Cad file	C5000 - EG.DWG		
Drawing no.	C0500	Rev	B

ORIGINAL SIZE: A3
150mm
100
90
80
70
60
50
40
30
20
10
0



Lot 5
DPS 74018

Lot 1
DP 491699

Lot 1
DPS 29613

Lot 34
DP 562902

Lot 33
DP 562902

Lot 32
DP 562902

Lot 31
DP 562902

Lot 30
DP 562902

Lot 29
DP 562902

Lot 28
DP 562902

Lot 27
DP 562902

Lot 25
DP 562902

Lot 24
DP 562902

Lot 23
DP 562902

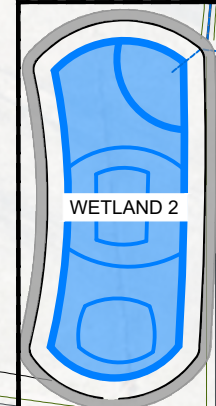
Lot 21
DP 562902

Lot 20
DP 562902

Lot 19
DP 562902

Lot 18
DP 562902

Part Lot 1
DP 21055



WETLAND 2

RAINGARDEN 2

RAINGARDEN 1

STAGE 1

WETLAND 1

STAGE 3

STAGE 2

STAGE 4

STAGE 7

STAGE 5

STAGE 8

STAGE 6

STAGE 10

STAGE 9

STAGE 10

AGED CARE HOSPITAL

RAINGARDEN 3

ORCHARD PLACE

HIGHGROVE AVENUE

FOR CONSENT

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Legend

- SITE BDY
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- PR FOOTPATH
- PR HARDSTAND
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- PR DISH CHANNEL
- FLUSH NIB KERB
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- RAINGARDENS
- GRAVEL SOAKAGE UNDER ROAD
- STORMWATER POND

A	FOR CONSENT	KQ	04/25
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 SITE
OVERVIEW
PLAN**

Project no.	J00606
Scale	1:2500@A3
Cad file	C1100 - OVERVIEW.DWG
Drawing no.	C1100
Rev	A