

TAHIMANA SUBDIVISION

GEOTECHNICAL ASSESSMENT REPORT

**Proposed Subdivision of Lot 1 & Lot 3 DP 450728
Stagecoach Road, Tasman**

Prepared for:

Tahimana Ltd

Prepared by:

Swanney Geotechnical and Civil Engineering

July 2026

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Report prepared by:


CPEng, CMEngNZ

Swanney Geotechnical and Civil Engineering




July 2026

Executive Summary

Project Description

The project is to subdivide and develop land for the purpose of establishing a residential and rural lifestyle development on approximately 70 hectares of land off Stagecoach Road, Tasman, in the Tasman District. The project will include works within the Stagecoach Road, Dicker Road and Williams Road reserves.

The project will include:

- a) subdivision to create approximately 145 allotments, including 4 allotments for reserve, roading and services, and enable construction of approximately 141 residential units across a range of densities
- b) development of an open space network including a public reserve and walkways, and upgrades to shared pathways
- c) landscape planting and restoration and enhancement of waterways and wetlands
- d) associated infrastructure, including for three waters services and transport (including external road upgrade works).

The development will involve bulk earthworks to form the roading, building sites and wastewater application areas, with cut and fills typically up to 3m. The works are located on the elevated land and local spurs and, with the exception of small stormwater detention bunds, avoids the low-lying wetter parts of the site.

The site is underlain by Moutere Gravel Formation, which is a clay-bound gravel with the surficial layers weathered to a silty clay. The material is inherently stable and provides good material for cut-to-fill bulk earthworks.

Natural Hazards

Natural hazards that can potentially adversely affect large-scale land development projects are seismic shaking effects, land instability (erosion, falling debris, slips, subsidence) or flooding/coastal inundation.

There are no mapped faults passing beneath the site and the seismic hazard present can be adequately mitigated with development following the appropriate NZ Standards and design codes. The risk of liquefaction induced damage occurring on undulating Moutere Hills land is very low.

The geotechnical hazard present is potential slope instability. Land instability risks across the gently undulating land on Moutere Hills Gravel are minimal, and with the conservative earthworks design prepared, the risk of instability affecting the proposed development is low.

The development is located on elevated land clear of gully bases or stormwater flow paths. The civil design of the roading and building site locations will ensure that the risk of flooding is low. There is no risk of coastal inundation.

Climate Change Effects

Climatic warming will increase the exposure of the built environment to natural hazards by exacerbating existing hazards such as flooding and land instability. Increases in rainfall intensity

directly affects flooding frequency and severity. Changing patterns of rainfall can lead to increased risk of ground saturation and subsequent slope failures.

The proposed development is in the fortunate position of having limited exposure to natural hazards. Pre-development, the land has low risk of being adversely affected by land instability or flooding/inundation hazards. Following development and with appropriate design inputs on stormwater controls and earthworks, the vulnerability of the project to increased natural hazards due to climate change effects will remain low.

Geotechnical Design Parameters

All bulk fills are to be constructed in accordance with NZS4431:2022 Code of Practice for Earth Fill for Residential Development.

The earthworks design has been prepared with cuts in natural ground up to a maximum of 1V:1H and fill batters at 1V:2H.

The investigation has not included specific investigation to confirm the NZS1170.5:2004 seismic subsoil category. Future building design should assume subsoil category D.

Further Work

Ongoing geotechnical work required for the project:

- Review of final construction plans
- Monitoring of earthworks in compliance with consent conditions and NZS4431:2022 Code of Practice for Earth Fill for Residential Development
- Certification of earthworks and building sites
- Geotechnical input/assistance with roading design, wastewater and stormwater as required through the detailed Engineering Design Plan phase.

The project is to subdivide and develop land for the purpose of establishing a residential and rural lifestyle development on approximately 70 hectares of land off Stagecoach Road, Tasman, in the Tasman District. The project will include works within the Stagecoach Road, Dicker Road and Williams Road reserves.

- a) subdivision to create approximately 145 allotments, including 4 allotments for reserve, roading and services, and enable construction of approximately 141 residential units across a range of densities
- b) development of an open space network including a public reserve and walkways, and upgrades to shared pathways
- e) landscape planting and restoration and enhancement of waterways and wetlands
- f) associated infrastructure, including for three waters services and transport (including external road upgrade works).

Figure 1 Location Plan

The proposed development comprises five clusters of residential sections on the elevated land on north side of the site with the remaining land subdivided into larger low-density, lifestyle and rural conservation allotments. New roading is to comprise upgrading the gravelled section of the existing Stagecoach Road through to the north boundary of the site, a new local road following a

spur line through the site and residential lanes and right-of-ways to provide access to the individual lots. A communal wastewater system is to be constructed to service the residential and a small number of low-density lots, with the treated wastewater application area on the west-facing sloping land between Stagecoach Road and SH60 and the northwest corner of the site. The remaining lots will have individual on-site wastewater systems.

The development has been designed with roading and building sites on the elevated ground and generally following spur-lines, keeping clear of the gully bases to avoid disturbing the identified wetland areas on the site. Development earthworks will involve cut-to-fill earthworks, with cuts and fills up to 4m depth. Six small earth detention dams in the western catchment and 16 in the eastern catchment are to be constructed in the gullies to control stormwater flows.

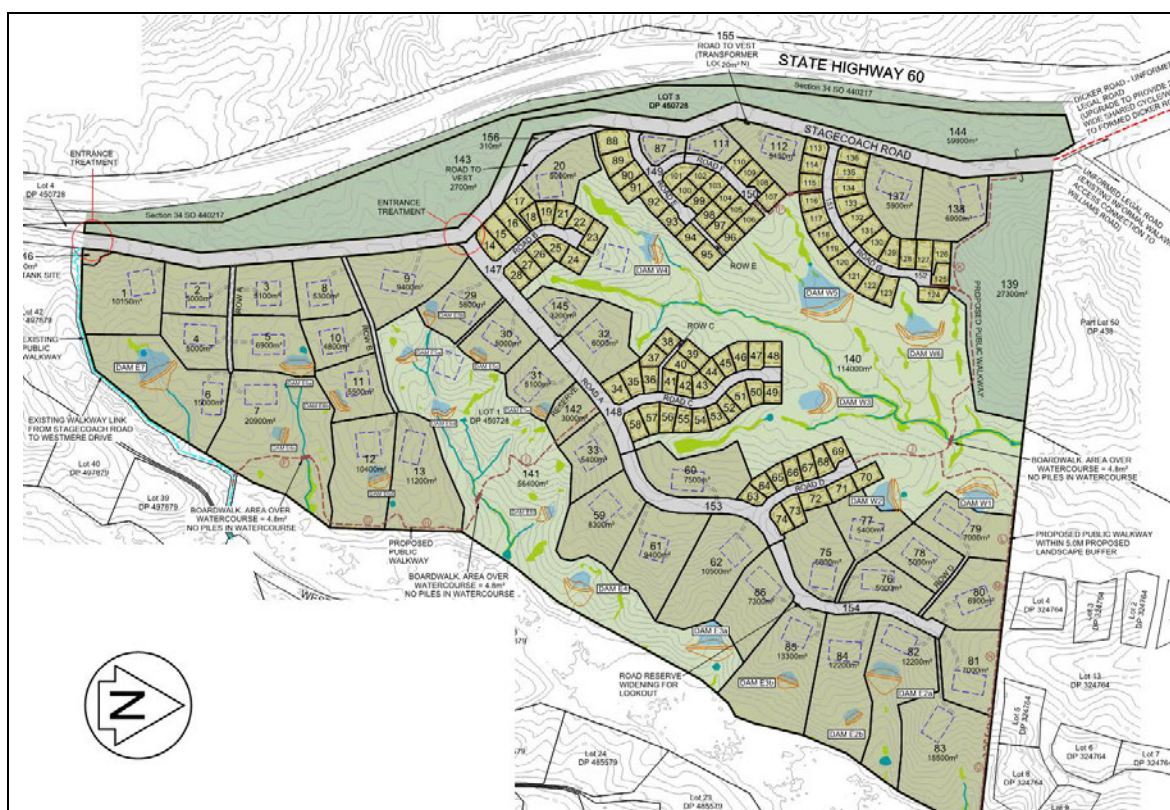


Figure 2 Proposed development layout

3 Site Description

The 71-hectare, undulating, roughly triangular block of land is located east of the Coastal Highway (SH6) and accessed from the south via Stagecoach Road. Stagecoach Road continues through the site to the north boundary.

The site elevation ranges from 45m to 107m above sea level. The landform is gently to moderately sloping with the northwest trending ridges and gullies. Slopes vary from $\sim 5^{\circ}$ - 10° down the spurs and gullies to $\sim 10^{\circ}$ - 20° on the flanks. Stagecoach Road runs along the length of the local high ground and forms the top extent of the local catchments.

A local spur leads down from Stagecoach Road across the site to the northeast dividing the site into two main catchments, with the east side of the spur draining to the established wetland on the neighbouring land along the east boundary and the west side draining to the

northern boundary. Locally in the base of the shallow gullies wetland areas have been identified.

The site is in established pasture with isolated pockets of trees. Previously the land was a pine plantation and old tracks and harvesting platforms associated with the forestry operations are present on the site. The site has been root-raked. The locations of the forestry platforms are shown on the appended site investigation plan.

Neighbouring land is rural/residential developments, with some olives/pines to the north and SH60 to the west.

4 Area Geology

The geology of the area is described in the Geological and Nuclear Sciences QMap series – ‘Geology of the Nelson Area’ (1998).

The site is within the Moutere Depression area, underlain by the Plio-Quaternary Moutere Gravel Formation, described as ‘Poorly to moderately well sorted clay-bound gravel dominated by quartzofeldspathic sandstone clasts. The upper horizon is often weathered to a silty clay type material (Moutere clay) with highly to completely weathered clay-bound rounded gravels beneath. This typical profile is very consistent across the region and is evident in the cut batters on site.

The Moutere Gravel formation exhibits good stability in natural slopes and well-designed cut batters. There is some minor shallow instability on the site in the small gully heads and erosion of the steep cut batters at the rear of forestry platforms. No deep-seated instability is evident on the site.

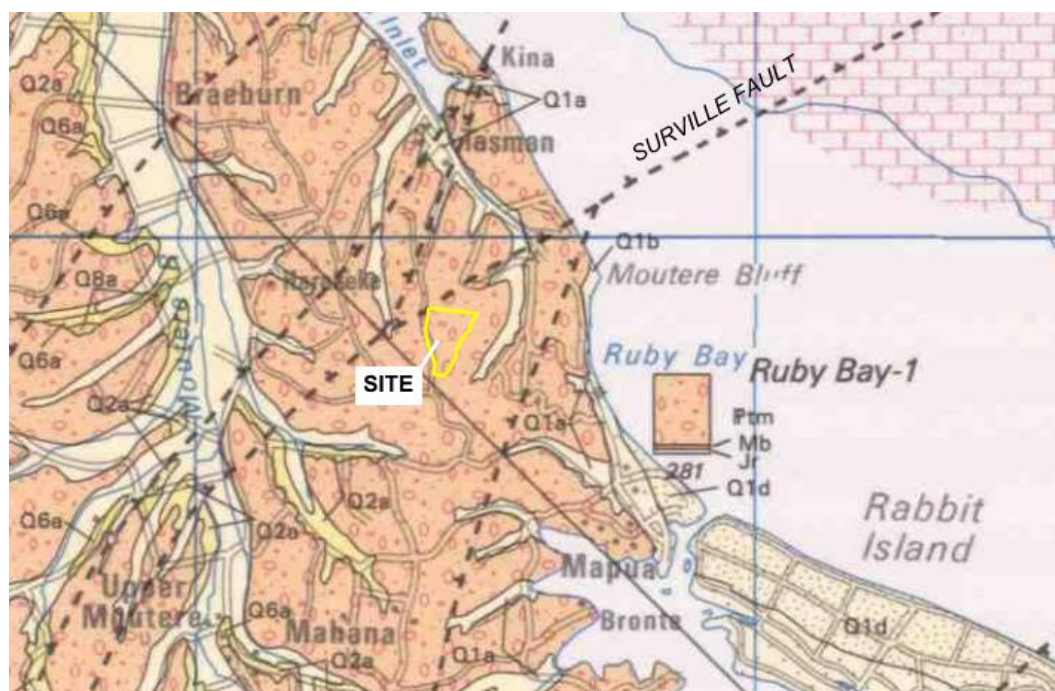


Figure 2 Geological and Nuclear Sciences QMap series – ‘Geology of the Nelson Area’ 1998 (part)

The mapped location (approximate) of the Surville Fault passes immediately north of the site. More recent work on the Quaternary faulting within the Moutere Depression by Ghesitti/Johnston/Wopereis/Sibson¹ investigates the Ruby Bay–Moutere series of blind faults through the area. The inferred position of the faults do not pass beneath the site. The activity of the fault system is noted as significantly less than the Waimea-Flaxmore Fault System. The GNS Active Faults Database does not show the system as active, with the closest identified active faults being the Waimea-Flaxmore Fault system ~20km to the southeast.

5 Geotechnical Investigation

The investigation comprised a review of the published geology, review of historic photos of the site, review of the PDP Partners Ltd borehole logs (carried out as part of their hydrology investigation for this project), a walkover inspection of the property and test-pitting across the site.

The test pitting was carried out on 17 July 2023 using an 8-tonne digger. The 13 test pits were located within the areas to be developed, keeping clear of the gully bases. The locations of the pits and ground conditions present are shown on the appended site investigation plan.

6 Subsurface Conditions

The full area of the site is underlain by Moutere Gravel Formation-derived soils.

The soils profile is very consistent across the site (and the region in general), however the forestry operations, root-raking and pastoral tractor works will have disturbed the shallow ground conditions, with extensive disturbance on the harvesting platforms.

The in-situ soils are typically low permeability silt/clay commonly referred to as Moutere clay (residual soil) overlying highly to completely weathered Moutere Gravel. Topsoil is thin, typically 100 – 200mm thick. The Moutere clay layer ranged from 0.1 – 1.4m thick. Top of the Moutere gravels ranged from 0.3m to 1.6m depth. This is excluded overlying fill, which was encountered in test pits TP2 and TP7. Maximum test pit depth was 3.0m.

The ground conditions at each test pit location are shown on the appended site investigation plans. As the ground conditions are very consistent, the general description in the geological model below and the details on the site investigation plan are adequate for the purpose of this report. Individual test pit logs have not been included.

The free groundwater was not encountered in any of the pits. The surface soils were generally wet at the time of the testing due to being mid-winter and following a period of rain. The PDP Partners hydrological investigation included two shallow hand-augered bores and one rotary-drilled borehole to 20m depth. The shallow boreholes in the base of the gullies encountered saturated ground and perched groundwater at <200mm depth in the cover soils. The deep bore did not encounter free groundwater within the Moutere Gravel Formation.

1. Francesca C. Ghisetti, Mike R Johnston, Paul Wopereis & Richard H. Sibon (2018) Structural and morpho-tectonic evidence of Quaternary faulting within the Moutere Depression, South Island, New Zealand, New Zealand Journal of Geology and Geophysics.

Specific investigation of the seismic subsoil category in terms of NZS1170.5:2004 has not been carried out as part of this investigation. Site subsoil class D should be assumed.

Depth	Soil Description
100mm – 200mm	Topsoil. Wet.
100mm – 1.6m	Grey-brown to orangey brown SILT/CLAY. Firm to stiff. Low permeability. Low plasticity. Moist. (Moutere Clay)
0.3m+ - 1.6m+	Orangey brown subrounded GRAVEL/COBBLES in silt/clay matrix. Dense to very dense. Moist. Low permeability. Gravels highly to completely weathered. (Moutere Gravels)

Table 1 Ground model (typical ground conditions)

7 Geotechnical Hazards

The Moutere Gravel Formation ground conditions comprise cohesive silt/clays over dense weathered gravels in a silt/clay matrix. The formation is inherently stable, with local instability limited to slumps/slips in wetter and/or steeper areas. As the design of the development keeps clear of the base of gullies and identified wetland areas, the proposed earthworks are clear of areas of local instability.

No larger scale or deep-seated instability is evident on the site.

The three old forestry platforms identified have uncertified fill present above slopes which will have reduced stability. Development earthworks in these areas are to include assessment and remediation/removal of the soils where necessary.

The ground conditions are not particularly prone to erosion, although the clay tends to stay in suspension when entrained into surface water flows which needs to be addressed as part of the earthwork's sediment and silt control measures.

The Tasman District Council regional liquefaction hazard map shows the site zoned as 'very low liquefaction vulnerability', based on the presence of Moutere Gravel Formation. The site investigation confirmed Moutere Gravel Formation across the development areas. The risk of liquefaction following an earthquake event at this site is very low. No deep subsurface investigation is warranted in these ground conditions.

No larger scale or deep-seated instability is evident on the site. With the proposed works being located on the elevated land and spurs, the risk of instability affecting the proposed works is low. The project will not have significant adverse effects on the stability of the land.

There is no flood hazard at the elevated site.

There are no mapped active faults in the vicinity of the site.

RMA Section 106 assessment

Section 106 of the Resource Management Act (RMA) states:

- (1) A consent authority may refuse to grant a subdivision consent, or may grant a subdivision consent subject to conditions, if it considers that-

- a) there is significant risk from natural hazards; or
 - b) *(repealed)*
 - c) Sufficient provision has not been made for legal and physical access to each allotment to be created by the subdivision
- (1A) For the purpose of subsection (1) (a), an assessment of the risk from natural hazards requires a combined assessment of-
- a) the likelihood of natural hazards occurring (whether individually or in combination); and
 - b) the material damage to land in respect of which the consent is sought, other land, or structures that would result from natural hazards; and
 - c) any likely subsequent use of the land in respect of which the consent is sought that would accelerate, worsen, or result in material damage of the kind referred to in paragraph (b).

106A Consent authority may refuse land use consent in certain circumstances

- (1) A consent authority may refuse to grant a land use consent, or may grant the consent subject to conditions, if it considers that there is a significant risk from natural hazards.
- (2) For the purposes of subsection (1), an assessment of the risk from natural hazards requires a combined assessment of all of the following taken together:
 - a) the likelihood of natural hazards occurring (whether individually or in combination):
 - b) the material damage to land in respect of which the consent is sought, other land, or structures that would result from natural hazards:
 - c) whether the proposed use of the land would accelerate, worsen, or result in material damage of the kind referred to in paragraph (b):
 - d) whether the proposed use of the land would result in adverse effects on the health or safety of people.
- (3) Conditions imposed under subsection (1) must be—
 - a) for the purposes of avoiding or mitigating the effects referred to in subsection (1); and
 - b) of a type that could be imposed under section 108.
- (4) This section does not apply to land use consents if the use of the land for which the consent is sought is—
 - a) construction, upgrade, maintenance, or operation of infrastructure; or
 - b) primary production activities, as described in the national planning standards.

The geotechnical natural hazard risk on this site is potential slope instability. As noted above, there is minor shallow instability present on this site. The risk to the proposed works from instability is to be mitigated by avoiding potentially unstable areas, specific geotechnical design and monitoring of earthworks and providing specific development conditions for the building sites.

While minor instability following development is possible, it would be unlikely to adversely affect buildings or infrastructure and be of negligible consequence. The geotechnical aspects of the development are unlikely to accelerate, worsen, or result in material damage from instability, or result in adverse effects on the health or safety of people. It is our opinion that following the recommendations in this report the risk to the development from natural hazards is low.

8 Natural Hazards and Effect of Climate Change

Natural Hazards

Natural hazards that can potentially adversely affect large-scale land development projects are seismic shaking effects, land instability (erosion, falling debris, slips, subsidence) or flooding/coastal inundation.

There are no mapped faults passing beneath the site and the seismic hazard present can be adequately mitigated with development following the appropriate NZ Standards and design codes. The risk of liquefaction induced damage occurring on undulating Moutere Hills land is very low.

The predominant geotechnical hazard present is potential slope instability. Land instability risks across the gently undulating land on Moutere Hills Gravel are minimal, and with the conservative earthworks design prepared, the risk of instability affecting the proposed development is low.

The development is located on elevated land clear of gully bases or stormwater flow paths. The civil design of the roading and building site locations will ensure that the risk of flooding is low. There is no risk of coastal inundation.

Climate Change Effects

Climatic warming will increase the exposure of the built environment to natural hazards by exacerbating existing hazards such as flooding and land instability. Increases in rainfall intensity directly affects flooding frequency and severity. Changing patterns of rainfall can lead to increased risk of ground saturation and subsequent slope failures.

The proposed development is in the fortunate position of having limited exposure to natural hazards. Pre-development, the land has low risk of being adversely affected by land instability or flooding/inundation hazards. Following development and with appropriate design inputs on stormwater controls and earthworks, the vulnerability of the project to increased natural hazards due to climate change effects will remain low.

National Policy Statement on Natural Hazards 2025

The risk of the proposed development being adversely affected by a geohazard has been assessed as low. The highest risk hazard identified at the site is potential slope instability.

In terms of the National Policy Standard for Natural Hazards - Appendix 1,

<i>Event AEP</i>	<i>Likelihood Level</i>	<i>Consequence Level</i>	<i>Risk Matrix Level</i>
1% - 2%	Possible	Negligible	Low

Our assessment in terms of the NPS Risk Matrix is that the overall risk level in relation to geohazards (slope instability) is **low**.

9 Geotechnical Discussion/Recommendations

Earthworks

The Moutere Gravel soils provide a competent, stable base on which to carry out earthworks, stand well in cuts and is suitable for use in engineered fills.

Earthworks for the subdivision involve roading upgrades and new formations, forming the residential sections, forming the individual building platforms and accessways, recontouring the land across the wastewater application areas and forming the small stormwater detention bunds. The extent of the earthworks is shown on the appended Staig and Smith Ltd plans.

All structural earth fills supporting roading and building sites are to be constructed in accordance with NZS4431:2022 Code of Practice for Earth Fill for Residential Development. Any areas of non-structural fill are to be clearly identified on the earthworks certification plans.

Excavations within the Moutere Gravel Formation along the roading network provide a good indication of the performance of Moutere Gravels at varying batters and cut heights. Generally, cuts in the more weathered, surficial soils perform well at $\sim 45^\circ$, with less weathered Moutere Gravel standing well at $50^\circ - 55^\circ$.

It is recommended that the design of the cuts associated with the road and building platform construction be based on a batter of 1V:1H. Fill batters designed at a maximum 1V:2H are appropriate for material and proposed fill heights. These batters can be altered following specific review by a chartered engineer, with final batters dependant on the location and height of the cuts and fills. The small detention bunds should be designed at 1v:2h on the front face and 1v:3h on the back face. Re-spreading of topsoil and grassing of batters is recommended.

Three old forestry cut/fill platforms have been identified which include uncertified fill. All historic fill extending beneath building platforms or pavements will need to be removed and replaced with certified fill. The extent of the historic fill is to be determined at the start of works and a methodology prepared for any remedial works required.

The proposed works are generally located on the elevated land and spurs. Earthworks designed in compliance with the recommendations in this report and appropriate management of the works will have a low risk of being affected by instability.

It is recommended that earthworked areas are stabilised via topsoiling/grassing or a running coat of gravel as works progresses.

Wastewater/Stormwater

The development is to include individual onsite wastewater systems on each of the larger lots and a communal system and treated wastewater application area for the residential and low-density lots. With the low application rates for irrigation on Moutere clays and gentle slopes the systems have a low risk of triggering instability.

Stormwater is to be discharged to the existing watercourses with the flows controlled via small detention bunds outside of the existing stream. Earthworks to form the bunds to be in terms of NZS4431:2022 and monitored by the certifying geotechnical engineer. Civil design of the detention works is by others.

Future Geotechnical Involvement

The ongoing geotechnical input required for the project will include the following:

- Review of final construction plans
- Monitoring of earthworks in compliance with consent conditions and NZS4431:2022 Code of Practice for Earth Fill for Residential Development
- Certification of earthworks and building sites
- Geotechnical input/assistance with roading design, wastewater and stormwater as required through the detailed Engineering Design Plan phase.

10 Limitations / Compliance

The contents of the report are for the sole use of the Client and the relevant Consenting Authorities. Data or opinions contained within the report may not be used in other contexts or for any other purpose without prior review and agreement by Swanney Ltd.

The recommendations in this report are based on review of available data and a site walkover inspection. The extent of the investigation was deemed appropriate for the project location and the purpose of the report. This report does not purport to completely describe all the site characteristics and properties.

This report is not to be reproduced either wholly or in part without our prior written agreement.

The report author records that they have read and agree to and comply with the Environment Court's Code of Conduct for Expert Witnesses as specified in the Environment Court's Practice Note 2023. This report is within the author's area of expertise, except where the report states that the author relies upon the reports of other experts. The author has not omitted to consider any material facts known to them that might alter or detract from the conclusions reached.

Prepared by:

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██████████

Swanney Geotechnical and Civil Engineering

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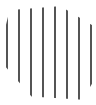
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 Staig and Smith Ltd Consent Application Plans dated July 2026
 - Earthworks (7 sheets)
 - Cut/Fill ISO contour (7 sheets)

Swanney

Geotechnical and Civil Engineering
PO Box 828 Nelson



Key

-  TP Test pit location
-  Ex forestry platform
-  PDP Partners boreholes

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Site Investigation Plan

Tahimana Ltd
Stagecoach Road,
Tasman

Design:

Drawn: JS

Approved:

Scale: 1:4000

Original Size: A3

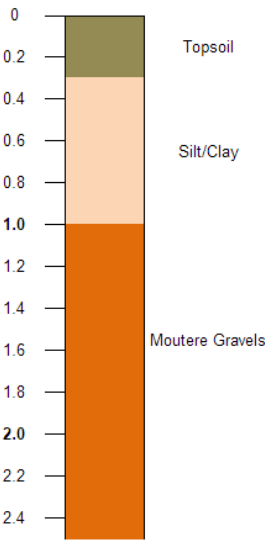
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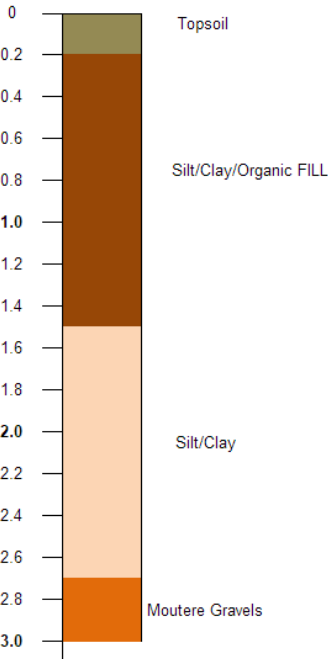
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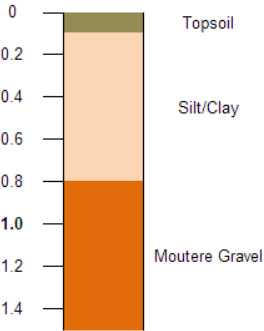
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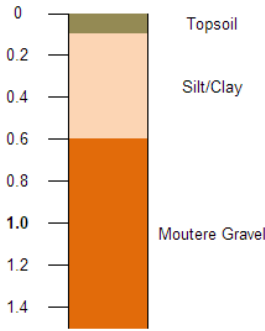
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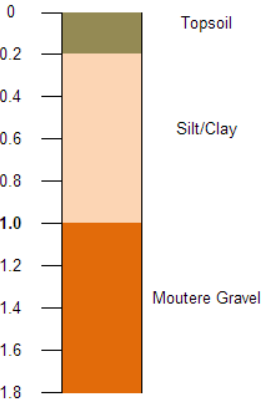
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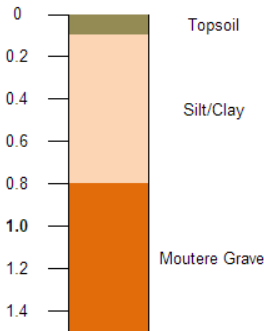
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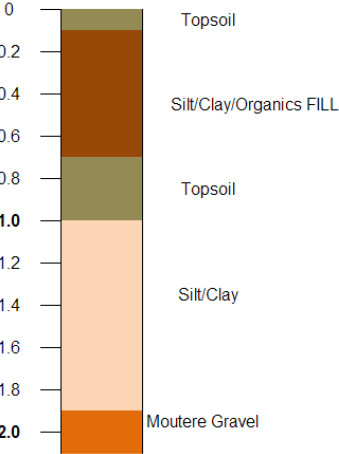
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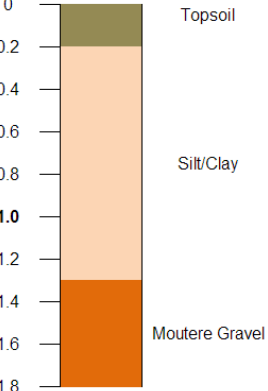
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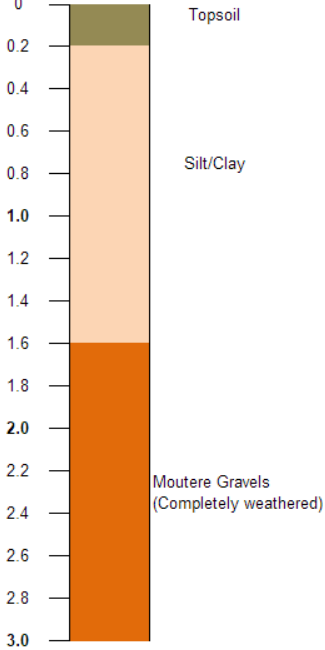
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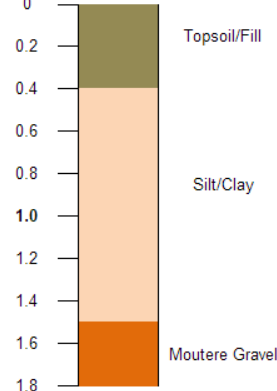
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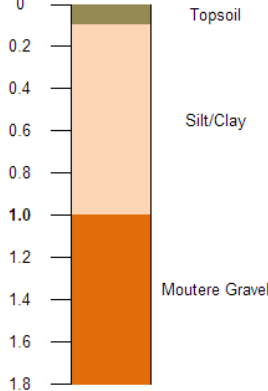
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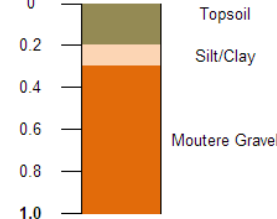
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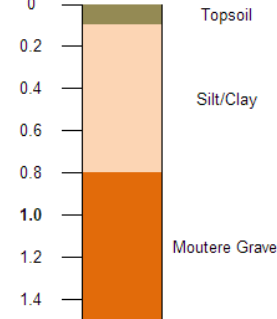
Test Pit 11



Test Pit 12



Test Pit 13



Notes:
Refer to report text for full
description of soil conditions

Title:
Site Investigation Plan
- Test Pits

Tahimana Ltd
Stagecoach Road,
Tasman

Design:

Drawn: JS

Approved:

Scale:

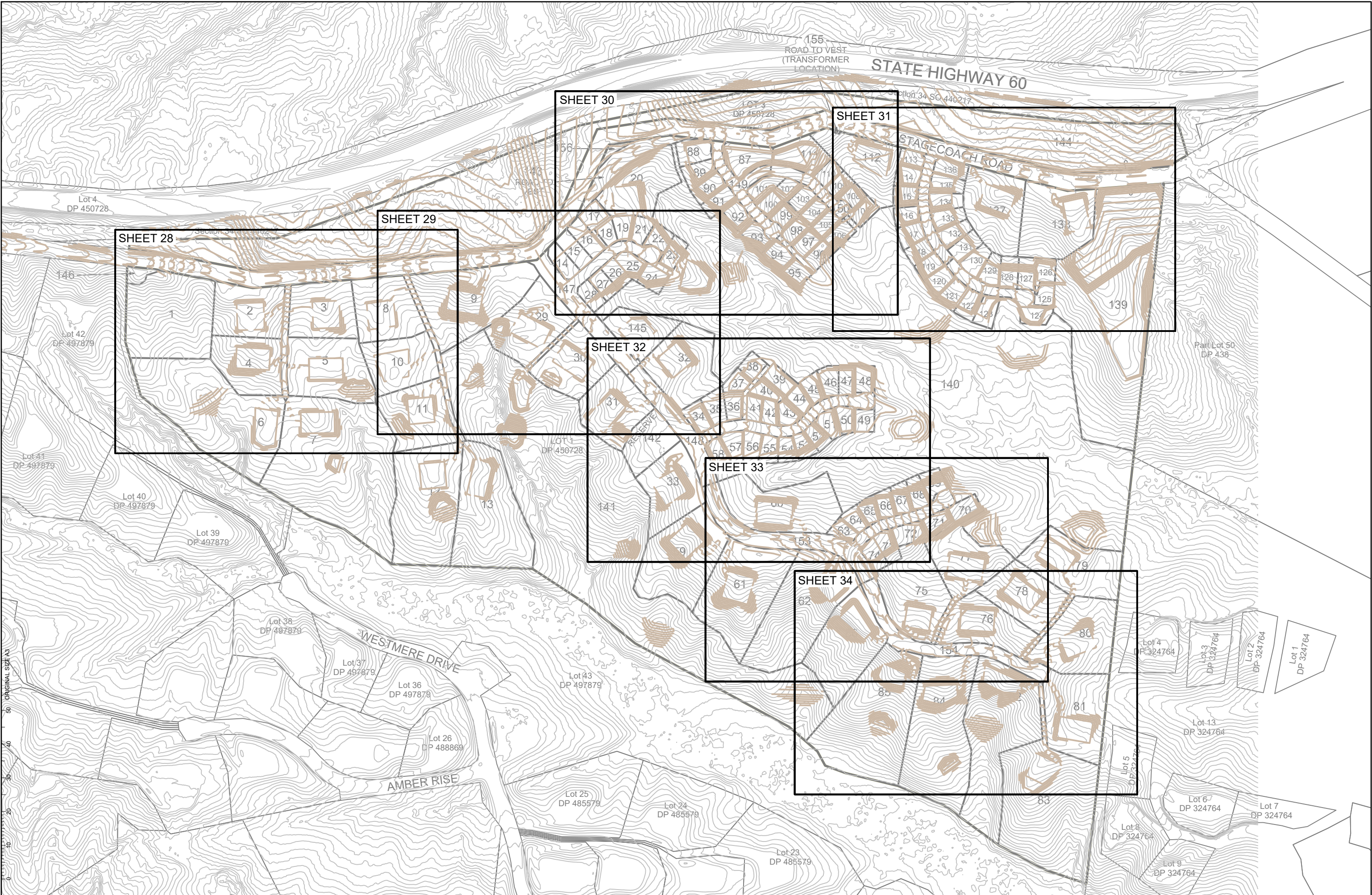
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Sheet 2 of 2

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NOTES:
(1) VERIFY ALL DIMENSIONS ON SITE.
(2) DO NOT SCALE FROM DRAWING.
(3) BOUNDARIES ARE SOURCED FROM LANDONLINE AND ARE FOR CONTEXT ONLY.
(4) UNDERLYING AERIAL PHOTOGRAPH IS FOR CONTEXT ONLY AND MAY NOT BE CURRENT OR ACCURATE.



126 Trafalgar Street, Nelson
248 Montreal St, Christchurch

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www.staigsmith.co.nz
enquiries@staigsmith.co.nz



AMENDMENT

DATE

JOB/CLIENT

Tahimana Ltd
Stagecoach Road Development
Tasman

DRAWING

Fast Track Substantive Application
Earthworks



Survey:
Drawn: RS
Checked:
Approved:

ISSUE

V

DATE

02 Jul 2026

PROJECT NO.

12498-RC-1

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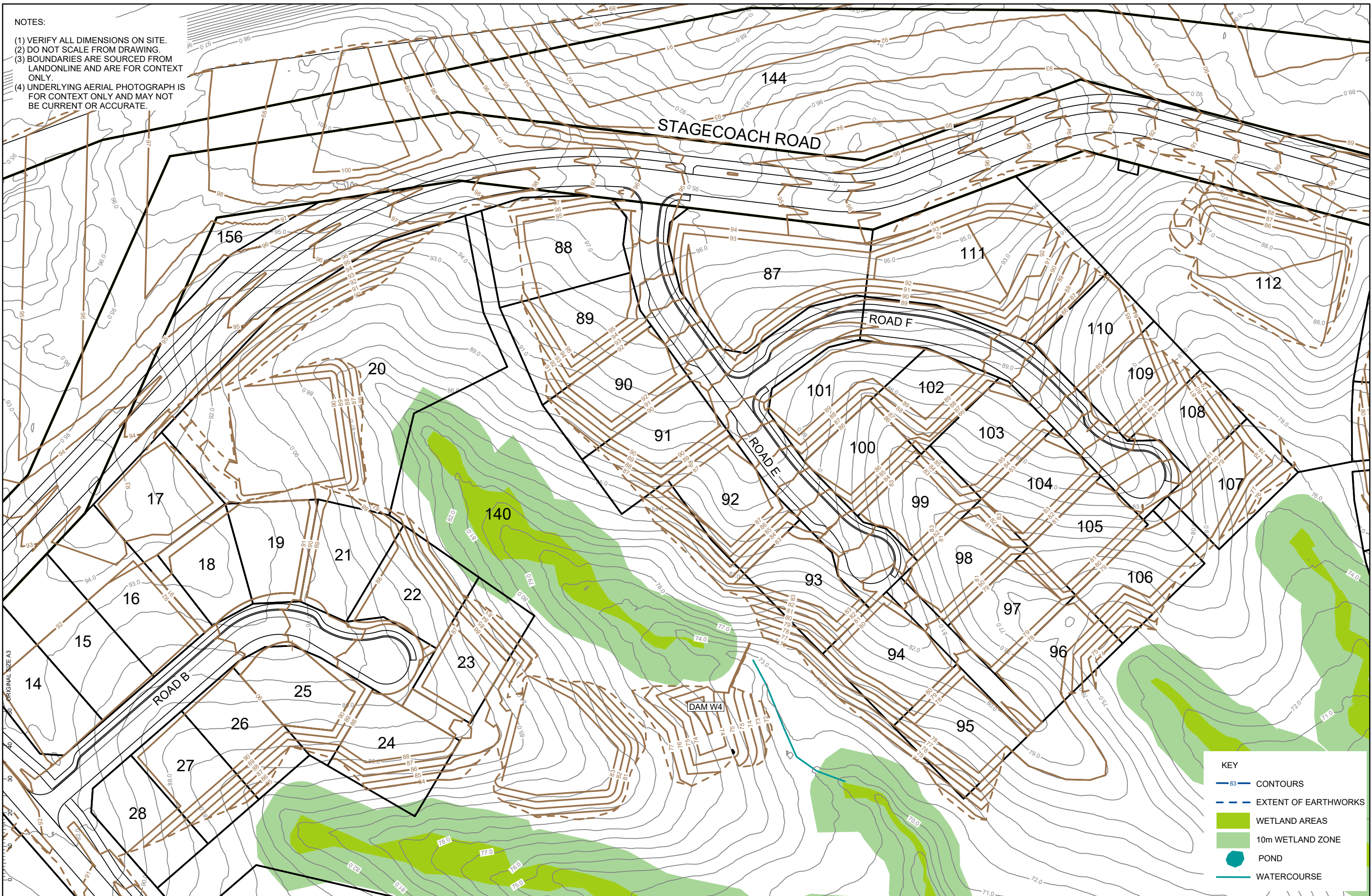
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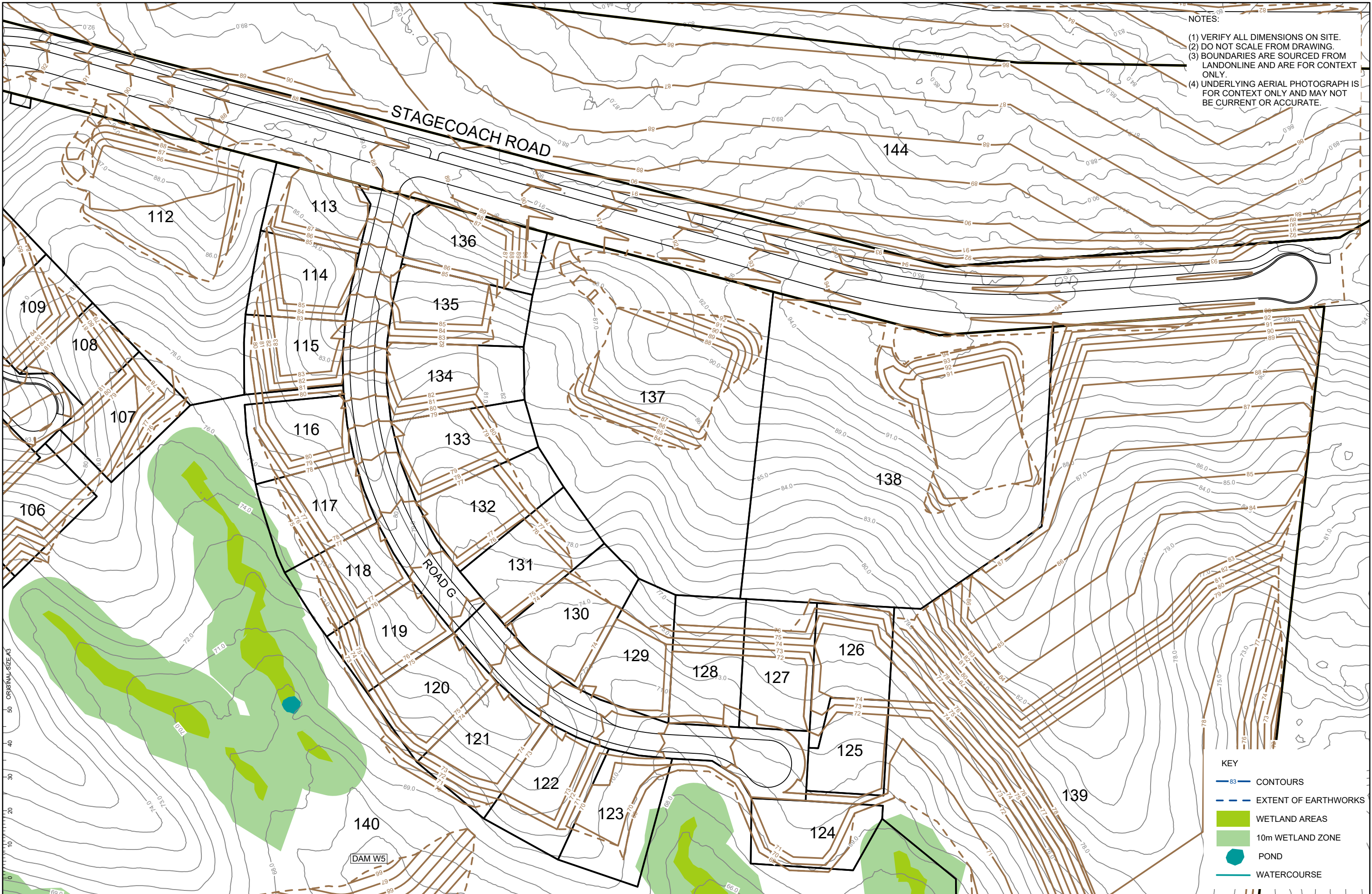


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KEY

- 83 CONTOURS
- EXTENT OF EARTHWORKS
- WETLAND AREAS
- 10m WETLAND ZONE
- POND
- WATERCOURSE





NOTES:

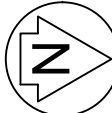
- (1) VERIFY ALL DIMENSIONS ON SITE.
- (2) DO NOT SCALE FROM DRAWING.
- (3) BOUNDARIES ARE SOURCED FROM LANDONLINE AND ARE FOR CONTEXT ONLY.
- (4) UNDERLYING AERIAL PHOTOGRAPH IS FOR CONTEXT ONLY AND MAY NOT BE CURRENT OR ACCURATE.

KEY

- 83 CONTOURS
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 STAIG & SMITH LTD	126 Trafalgar Street, Nelson 248 Montreal St, Christchurch Ph: 0800 807 818 www.staigsmith.co.nz enquiries@staigsmith.co.nz	 TAHIMANA Nature's Playground	AMENDMENT	DATE	JOB/CLIENT Tahimana Ltd Stagecoach Road Development Tasman	DRAWING Fast Track Substantive Application Earthworks		Survey: Drawn: RS Checked: Approved:	ISSUE V DATE 02 Jul 2026	PROJECT NO. 12498-RC-1 SCALE: A3 A1 Hz 1:1000 - Vt - -	SHEET 36 OF 76



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Y:\jobs\12400\12498 Tahimana\A- CAD\12D-Tasman Hills DESIGN





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LEGEND

—1.0— CUT/FILL DEPTH

FILL

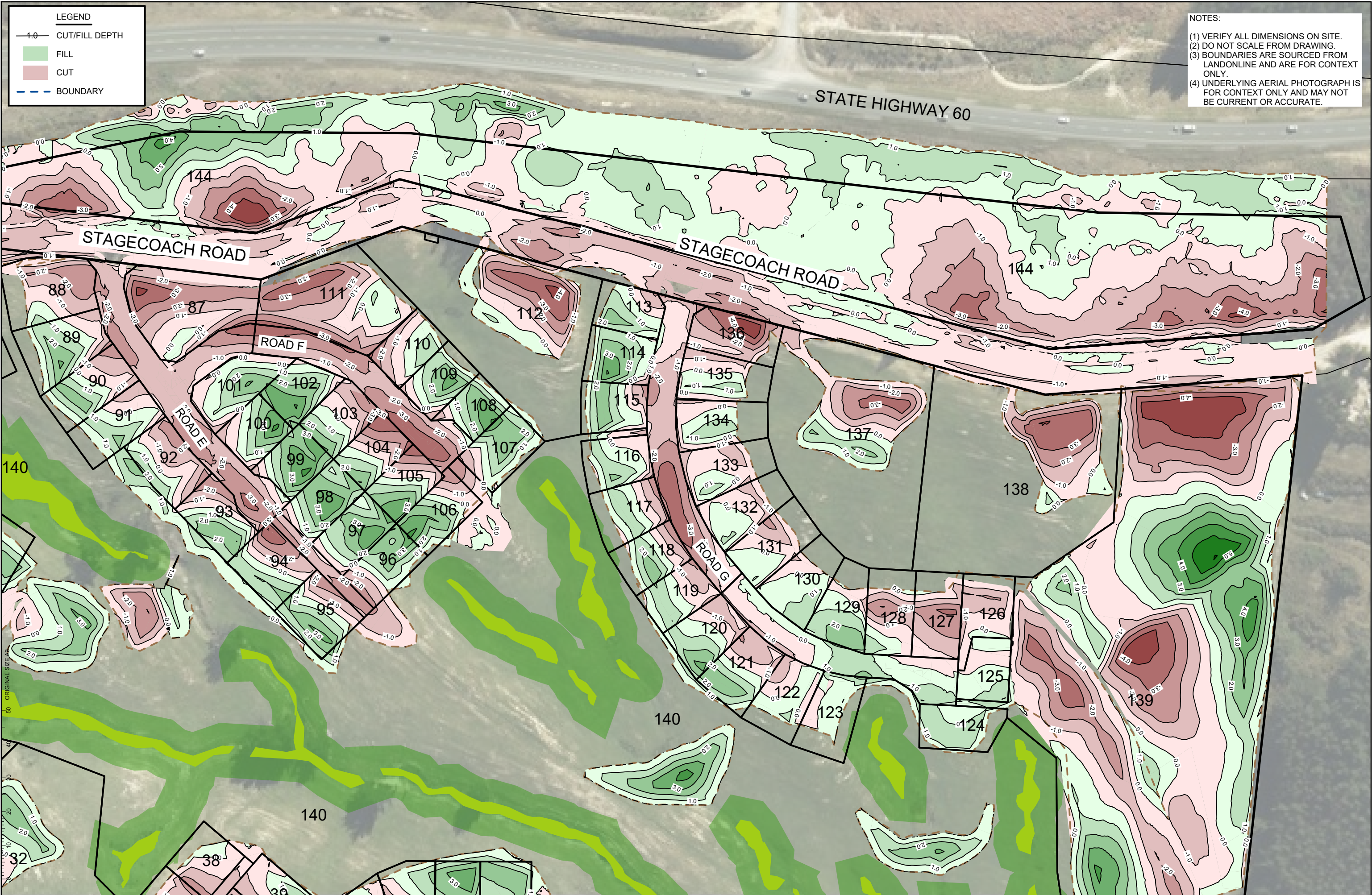
CUT

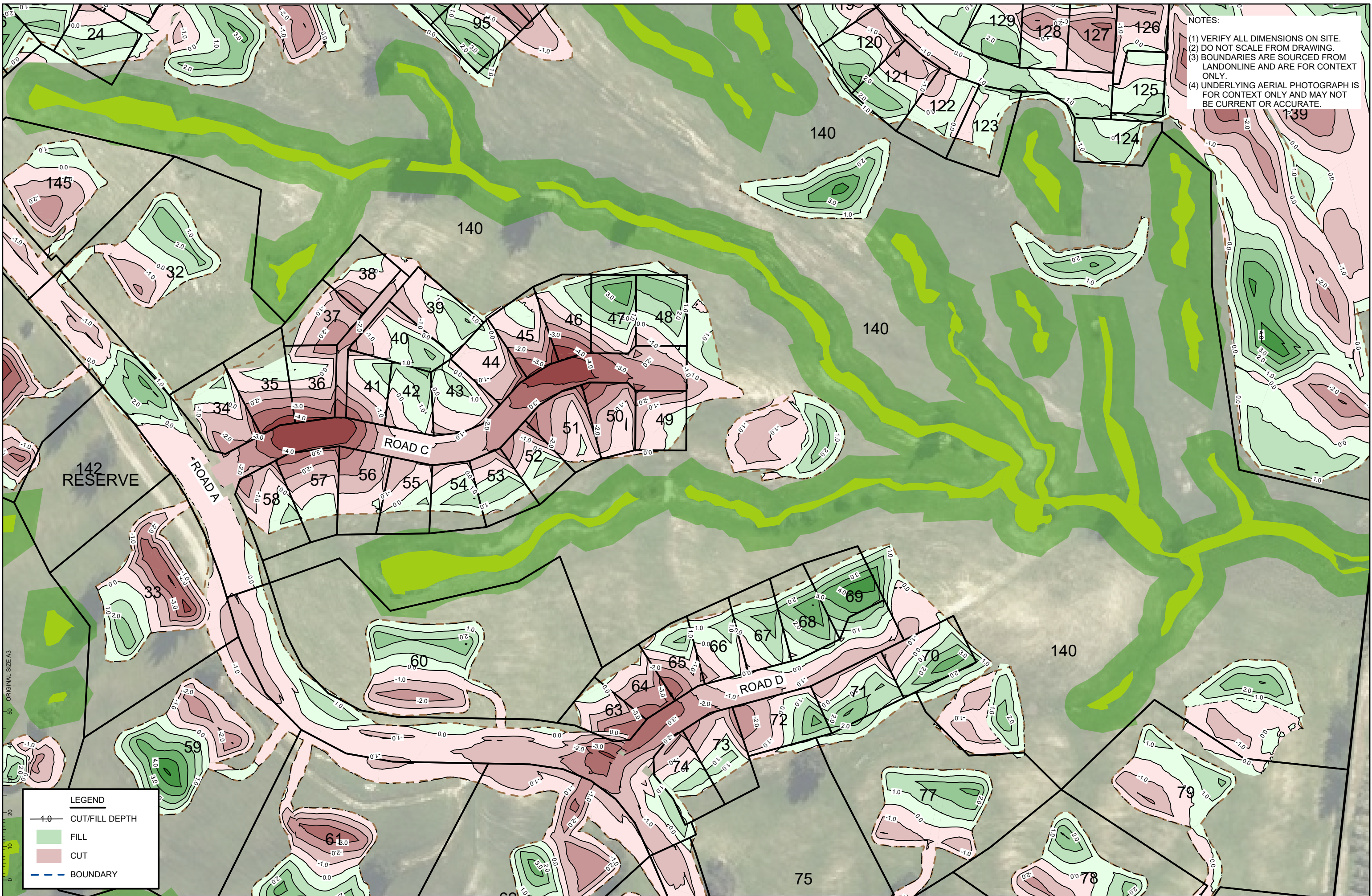
--- BOUNDARY

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