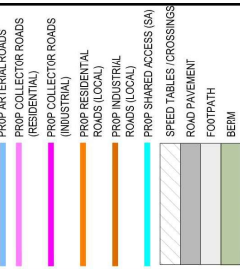


- NOTES**
1. ALL WORKS TO BE IN ACCORDANCE WITH WESTERN BAY OF PLENTY DEVELOPMENT CODE.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL SERVICES THAT MAY BE AFFECTED BY HIS OPERATIONS.
 3. THE CONTRACTOR SHALL COMPLY WITH ALL RELEVANT OSH AND HEALTH AND SAFETY LEGISLATION.
 4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVAL FROM UTILITY OPERATORS BEFORE COMMENCING WORK UNDER OR NEAR THEIR SERVICES.
 5. FINAL PAVEMENT DESIGN SUBJECT TO CRIBBEAM TESTS ON SUBGRADE MATERIAL.
 6. REFER TO LONG SECTION FOR FINISHED CENTRELINE LEVELS.
 7. REFER TO INTERSECTION PLAN FOR INTERSECTION DETAILS.
 8. TYPICAL DETAILS FOR PEDESTRIAN CROSSING DETAILS.
 9. REFER TO TYPICAL CROSS SECTIONS TO OBTAIN LEVELS FOR OTHER LOCATIONS.

10. ALL KERBS AND CHANNEL TO HAVE SAWCUTS AT MAX. 4M CENTRES.
11. ALL KERBING, CHANNELS AND EDGE BEAMS SHALL HAVE 4KG BLACK OXIDE.
12. ALL SIGNAGE AND PAVEMENT MARKINGS TO BE IN ACCORDANCE WITH NZTA MOTISAM STANDARDS.
13. ALL LINE MARKINGS TO BE REFLECTORIZED IN ACCORDANCE WITH MOTISAM STANDARDS.
14. SIGNAGE SHALL BE IN ACCORDANCE WITH MOTISAM STANDARDS.



Rev	Description	By	Date
B	FOR CONSENT	AJS	03/26
A	DRAFT FOR REVIEW	AJS	12/25

By	Date
Survey	MAYEN
Design	AJS
Drawn	AJS
Checked	JKK

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**WAIRAKEI SOUTH FTA090
 DEVELOPMENT
 BELL ROAD, PAPAMOA
 FOR BELL ROAD
 LIMITED PARTNERSHIP**

The **PROPOSED ROADING PLAN**

Project no.	BOP0749
Scale	1:4000 @ A3
Cad file	BOP0749-C300.DWG
Drawing no.	C300-2
Rev.	B



FOR CONSENT

1. ALL WORKS TO BE IN ACCORDANCE WITH WESTERN BAY OF PLENTY DEVELOPMENT CODE.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL SERVICES THAT MAY BE AFFECTED BY HIS OPERATIONS.
3. THE CONTRACTOR SHALL COMPLY WITH ALL RELEVANT OSH AND HEALTH AND SAFETY REGULATIONS.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVALS FROM UTILITY OPERATORS BEFORE COMMENCING WORK UNDER OR NEAR THEIR SERVICES.
5. FINAL PAVEMENT DESIGN SUBJECT TO CRIBBEAM TESTS ON SUBGRADE MATERIAL.
6. REFER TO LONG SECTION FOR FINISHED CENTRELINE LEVELS.
7. REFER TO INTERSECTION PLAN FOR INTERSECTION DETAILS.
8. REFER TO TYPICAL DETAILS FOR PEDESTRIAN CROSSING DETAILS.
9. REFER TO TYPICAL CROSS SECTIONS TO OBTAIN LEVELS FOR OTHER LOCATIONS.

10. ALL KERBS AND CHANNEL TO HAVE SAWCUTS AT MAX. 4M CENTRES.
11. ALL KERBING, CHANNELS AND EDGE BEAMS SHALL HAVE 4KG BLACK OXIDE.
12. ALL SIGNAGE AND PAVEMENT MARKINGS TO BE IN ACCORDANCE WITH NZTA MOTISAM STANDARDS.
13. ALL LINE MARKINGS TO BE RELECTORIZED IN ACCORDANCE WITH MOTISAM STANDARDS.
14. SIGNAGE SHALL BE IN ACCORDANCE WITH MOTISAM STANDARDS.

15. ALL VERTICAL AND LATERAL CLEARANCES FOR OVERHEAD SERVICES SHALL BE IN ACCORDANCE WITH MOTISAM STANDARDS.

LEGEND

- EX-SITU
- PROP. ARTERIAL ROADS
- PROP. COLLECTOR ROADS (RESIDENTIAL)
- PROP. COLLECTOR ROADS (INDUSTRIAL)
- PROP. RESIDENTIAL ROADS (LOCAL)
- PROP. INDUSTRIAL ROADS (LOCAL)
- PROP. SHARED ACCESS (SA)
- SPEED TABLES / CROSSINGS
- ROAD PAVEMENT
- FOOTPATH
- BERM
- SIGNALISED INTERSECTION
- STANDARD ROUNDABOUT
- MIN - ROUNDABOUT
- SIGNALISED PEDESTRIAN CROSSING

Rev	Description	By	Date
B	FOR CONSENT	AJS	03/26
A	DRAFT FOR REVIEW	AJS	12/25

Survey	By	Date
MAVEN	MAVEN	05/2025
Design	AJS	12/25
Drawn	AJS	12/25
Checked	JKK	03/26

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Project
WAIRAKEI SOUTH FTA090
DEVELOPMENT
BELL ROAD, PAPAMOA
FOR BELL ROAD
LIMITED PARTNERSHIP

Title
PROPOSED
ROADING
PLAN

Project no.	BOF0749
Scale	1:4000 @ A3
Cad file	BOF0749-C300.DWG
Drawing no.	C300-4
Rev	B



FOR CONSENT

- NOTES**
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL REGULATIONS.
 2. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL SERVICES THAT MAY BE AFFECTED BY HIS OPERATIONS.
 3. THE CONTRACTOR SHALL COMPLY WITH ALL RELEVANT OSH AND HEALTH AND SAFETY REQUIREMENTS.
 4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVAL FROM UTILITY OPERATORS BEFORE COMMENCING WORK UNDER OR NEAR THEIR SERVICES.
 5. FINAL PAVEMENT DESIGN SUBJECT TO GRIEBRUM TESTS ON SUBGRADE MATERIAL.
 6. REFER TO LONG SECTION FOR FINISHED CENTRELINE LEVELS.
 7. REFER TO INTERSECTION PLAN FOR INTERSECTION DETAILS.
 8. REFER TO TYPICAL DETAILS FOR PEDESTRIAN CROSSING DETAILS.
 9. REFER TO TYPICAL CROSS SECTIONS TO OBTAIN LEVELS FOR OTHER LOCATIONS.
 10. ALL VERGES AND CHANNELS TO HAVE SAWCUTS AT 1:1.
 11. ALL KERBS, CHANNELS AND EDGE BEAMS SHALL HAVE 4KG BLACK OXIDE.
 12. ALL SIGNAGE AND PAVEMENT MARKINGS TO BE IN ACCORDANCE WITH NZTA MOTISAM STANDARDS.
 13. ALL LINE MARKINGS TO BE REFLECTORIZED IN ACCORDANCE WITH MOTISAM STANDARDS.
 14. THE MINIMUM VERTICAL AND LATERAL CLEARANCES FOR SIGNAGE SHALL BE IN ACCORDANCE WITH MOTISAM STANDARDS.

- LEGEND**
- EX-BYD
 - PROP. BODY
 - PROP. ARTERIAL ROADS
 - PROP. COLLECTOR ROADS
 - PROP. RESIDENTIAL ROADS (LOCAL)
 - PROP. INDUSTRIAL ROADS (LOCAL)
 - ROAD PAVEMENT
 - FOOTPATH
 - BERM

Rev	Description	By	Date
B	FOR CONSENT	AJS	04/26
A	DRAFT FOR REVIEW	AJS	04/26

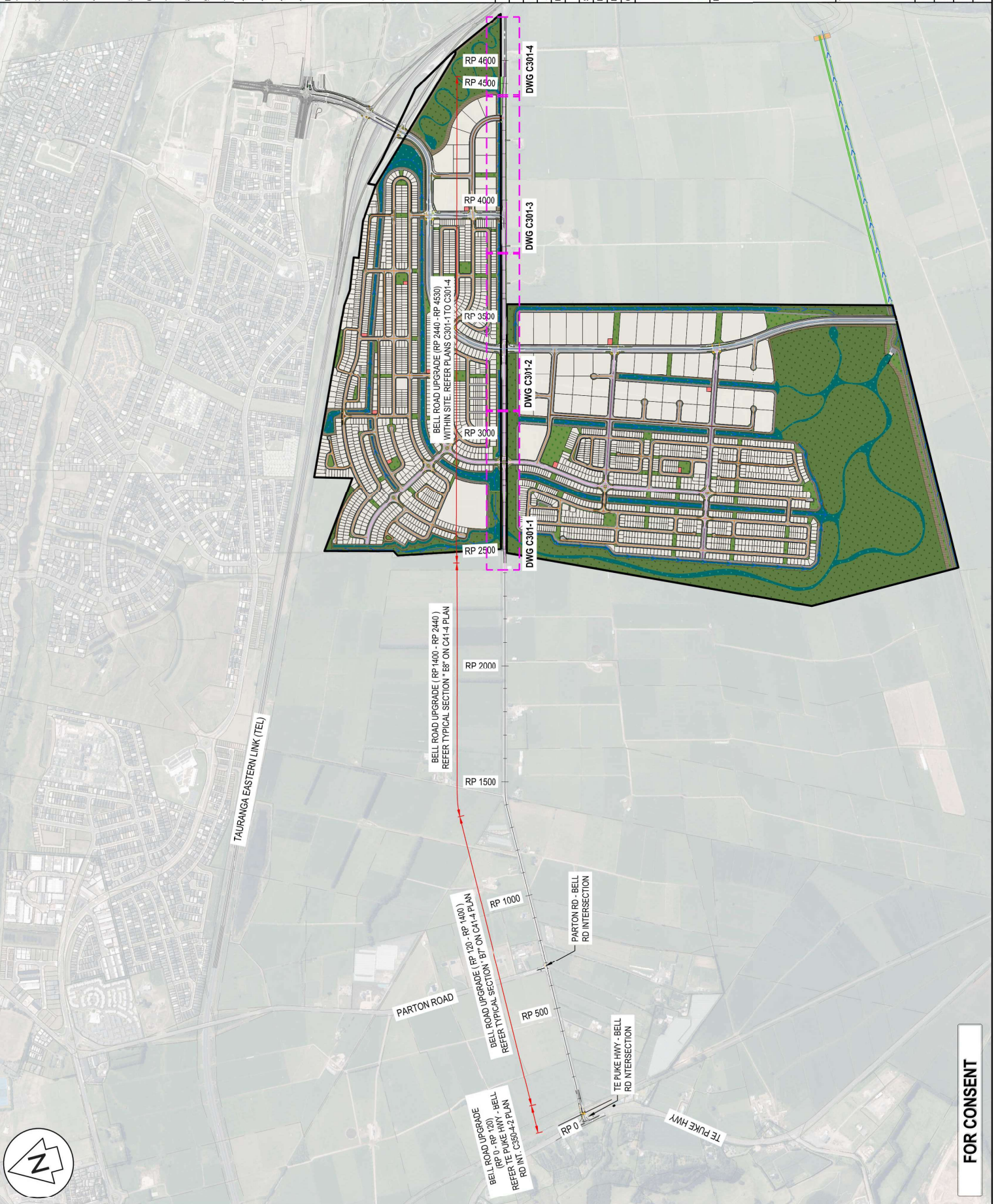
Survey	MAVEN	05/2026
Design	AJS	04/26
Drawn	AJS	04/26
Checked	JMK	04/26

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Project
WAIRAKEI SOUTH FTA090 DEVELOPMENT
BELL ROAD, PAPAMOA FOR BELL ROAD LIMITED PARTNERSHIP

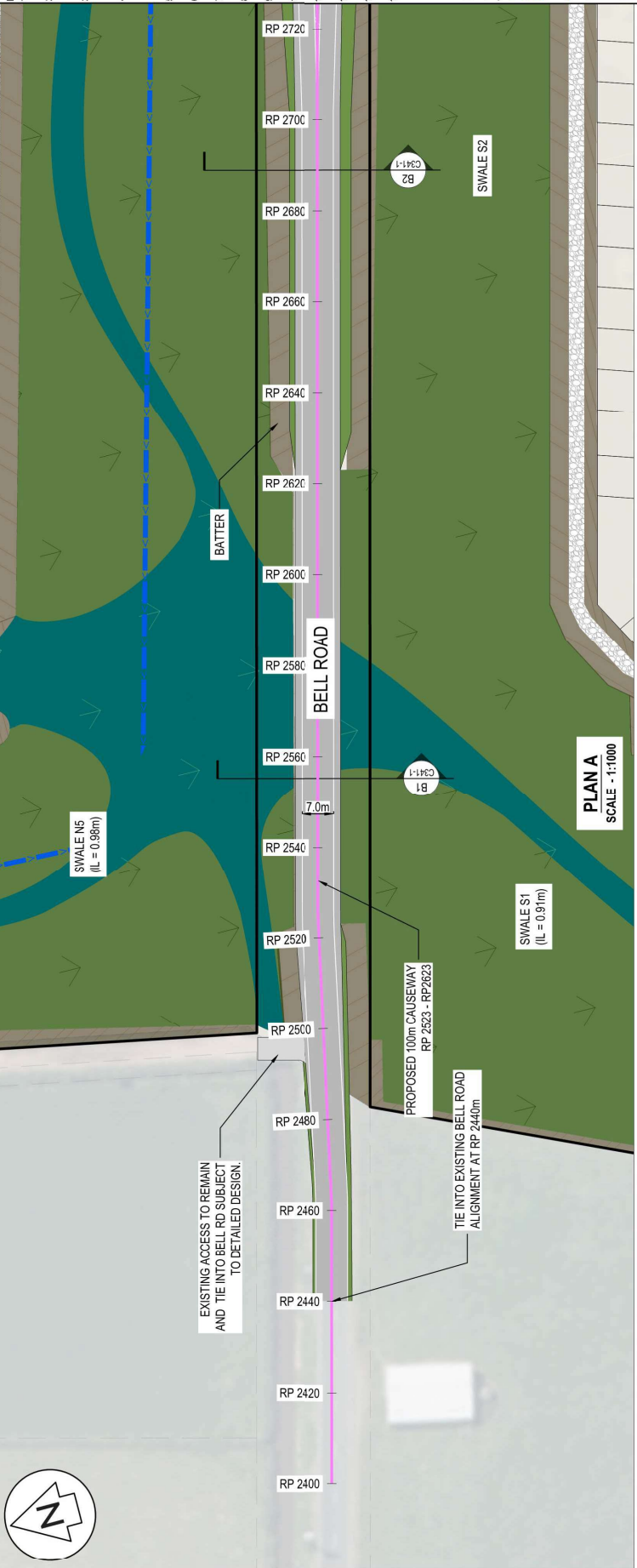
Proposed Roading
Bell Road Upgrade
(RP 0 - RP 4600) Plan

Project no.	BOP0749
Scale	1:15000 @ A3
Cad file	BOP0749-C301.DWG
Drawing no.	C301-0
Rev	B



FOR CONSENT

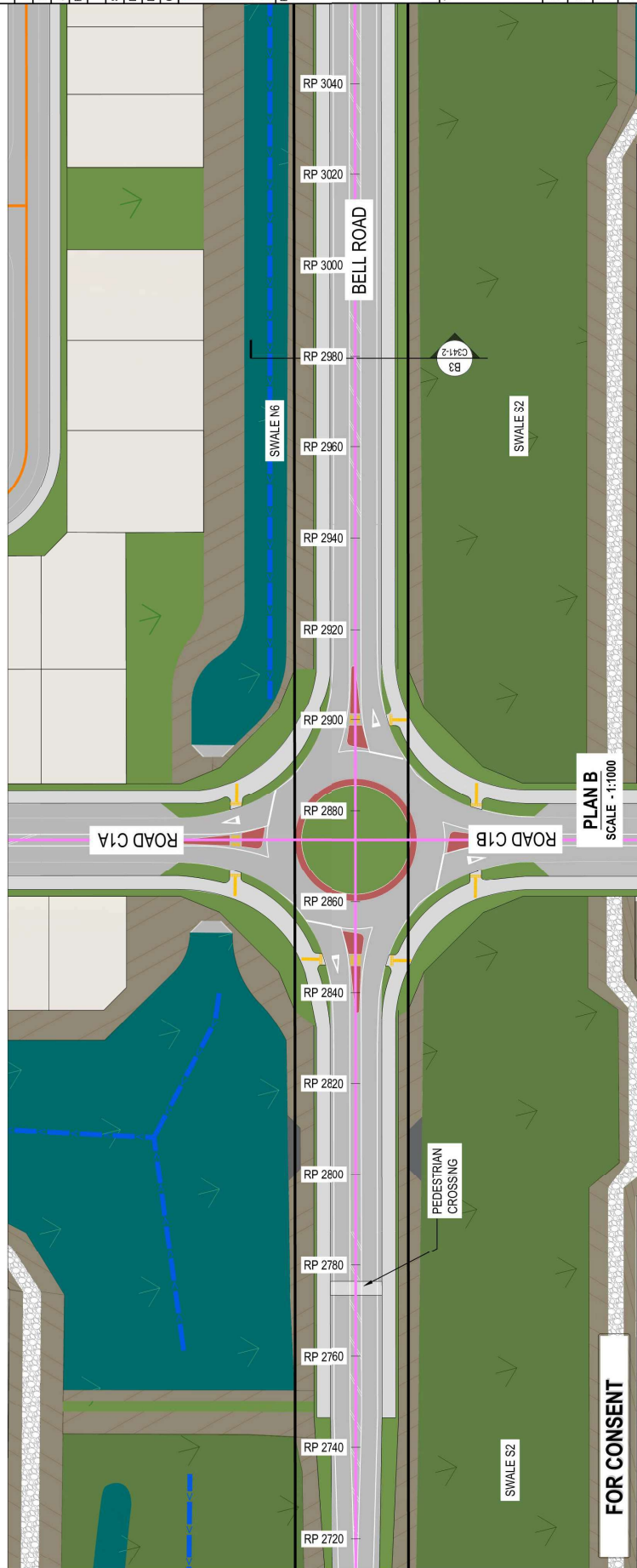
- NOTES**
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL REQUIREMENTS.
 2. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL SERVICES THAT MAY BE AFFECTED BY HIS OPERATIONS.
 3. THE CONTRACTOR SHALL COMPLY WITH ALL RELEVANT OSH AND HEALTH AND SAFETY REQUIREMENTS.
 4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVAL FROM UTILITY OPERATORS BEFORE COMMENCING WORK UNDER OR NEAR THEIR SERVICES.
 5. FINAL PAVEMENT DESIGN SUBJECT TO GRBEAM TESTS ON SUBGRADE MATERIAL.
 6. REFER TO LONG SECTION FOR FINISHED CENTRELINE LEVELS.
 7. REFER TO INTERSECTION PLAN FOR INTERSECTION DETAILS.
 8. REFER TO TYPICAL DETAILS FOR PEDESTRIAN CROSSING DETAILS.
 9. REFER TO TYPICAL CROSS SECTIONS TO OBTAIN LEVELS FOR OTHER LOCATIONS.
 10. ALL VERGE AND CHANNEL TO HAVE SAWCUTS AT 11% KEYSING. CHANNELS AND EDGE BEAMS SHALL HAVE 4KG BLACK OXIDE.
 12. ALL SIGNAGE AND PAVEMENT MARKINGS TO BE IN ACCORDANCE WITH NZTA MOTISAM STANDARDS.
 13. ALL LINE MARKINGS TO BE REFLECTORISED IN ACCORDANCE WITH MOTISAM STANDARDS.
 14. THE MINIMUM VERTICAL AND LATERAL CLEARANCES FOR SIGNAGE SHALL BE IN ACCORDANCE WITH MOTISAM STANDARDS.



Legend	EX-BDY
	PROP B'DY
	PROP ARTERIAL ROADS
	PROP COLLECTOR ROADS
	PROP RESIDENTIAL ROADS (LOCAL)
	PROP INDUSTRIAL ROADS (LOCAL)
	ROAD PAVEMENT
	FOOTPATH
	BERM

Rev	Description	By	Date
B	FOR CONSENT	AJS	03/26
A	DRAFT FOR REVIEW	AJS	12/25

Survey	MAVEN	05/2025
Design	AJS	12/25
Drawn	AJS	12/25
Checked	JMK	03/26



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115 Cameron Street, Tauranga
New Zealand

Project
WAIRAKEI SOUTH FTA090 DEVELOPMENT
BELL ROAD, PAPAMOA
FOR BELL ROAD LIMITED PARTNERSHIP

Title
PROPOSED ROADING
BELL ROAD UPGRADE
PLAN

Project no.	BOP0749
Scale	1:1000 @ A3
Car file	BOP0749-C301.DWG
Drawing no.	C301-1
Rev	B

FOR CONSENT

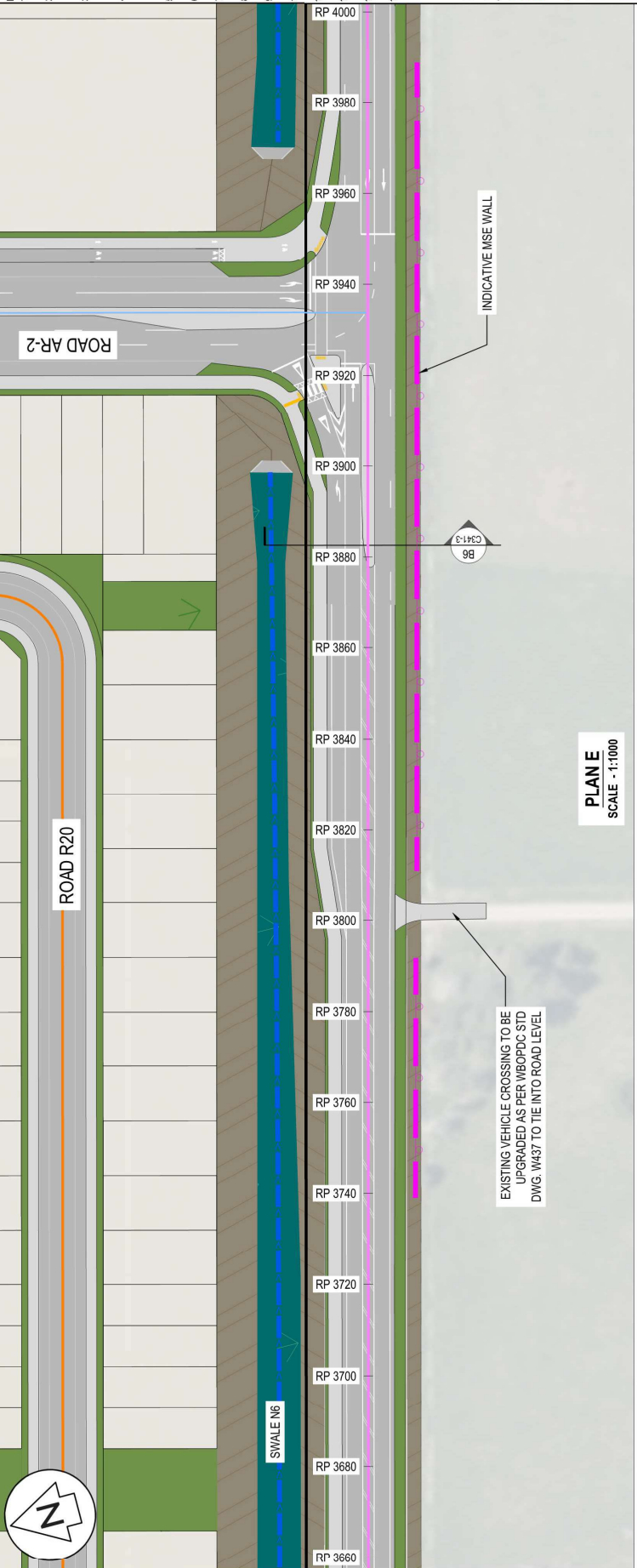
- NOTES**
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL STANDARDS.
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL SERVICES THAT MAY BE AFFECTED BY HIS OPERATIONS.
 3. THE CONTRACTOR SHALL COMPLY WITH ALL RELEVANT OSH AND HEALTH AND SAFETY REQUIREMENTS.
 4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVAL FROM UTILITY OPERATORS BEFORE COMMENCING WORK UNDER OR NEAR THEIR SERVICES.
 5. FINAL PAVEMENT DESIGN SUBJECT TO GRIEBEAM TESTS ON SUBGRADE MATERIAL.
 6. REFER TO LONG SECTION FOR FINISHED CENTRELINE LEVELS.
 7. REFER TO INTERSECTION PLAN FOR INTERSECTION DETAILS.
 8. REFER TO TYPICAL DETAILS FOR PEDESTRIAN CROSSING DETAILS.
 9. REFER TO TYPICAL CROSS SECTIONS TO OBTAIN LEVELS FOR OTHER LOCATIONS.
 10. ALL VERGES AND CHANNELS TO HAVE SAWCUTS AT 1:1.
 11. ALL KERBS, CHANNELS AND EDGE BEAMS SHALL HAVE 4KG BLACK OXIDE.
 12. ALL SIGNAGE AND PAVEMENT MARKINGS TO BE IN ACCORDANCE WITH NZTA MJTSM STANDARDS.
 13. ALL LINE MARKINGS TO BE REFLECTORISED IN ACCORDANCE WITH MJTSM STANDARDS.
 14. THE MINIMUM VERTICAL AND LATERAL CLEARANCES FOR SIGNAGE SHALL BE IN ACCORDANCE WITH MJTSM STANDARDS.

- LEGEND**
- EXIST'D
 - PROP. BODY
 - PROP. ARTERIAL ROADS
 - PROP. COLLECTOR ROADS
 - PROP. RESIDENTIAL ROADS (LOCAL)
 - PROP. INDUSTRIAL ROADS (LOCAL)
 - ROAD PAVEMENT
 - FOOTPATH
 - BERM

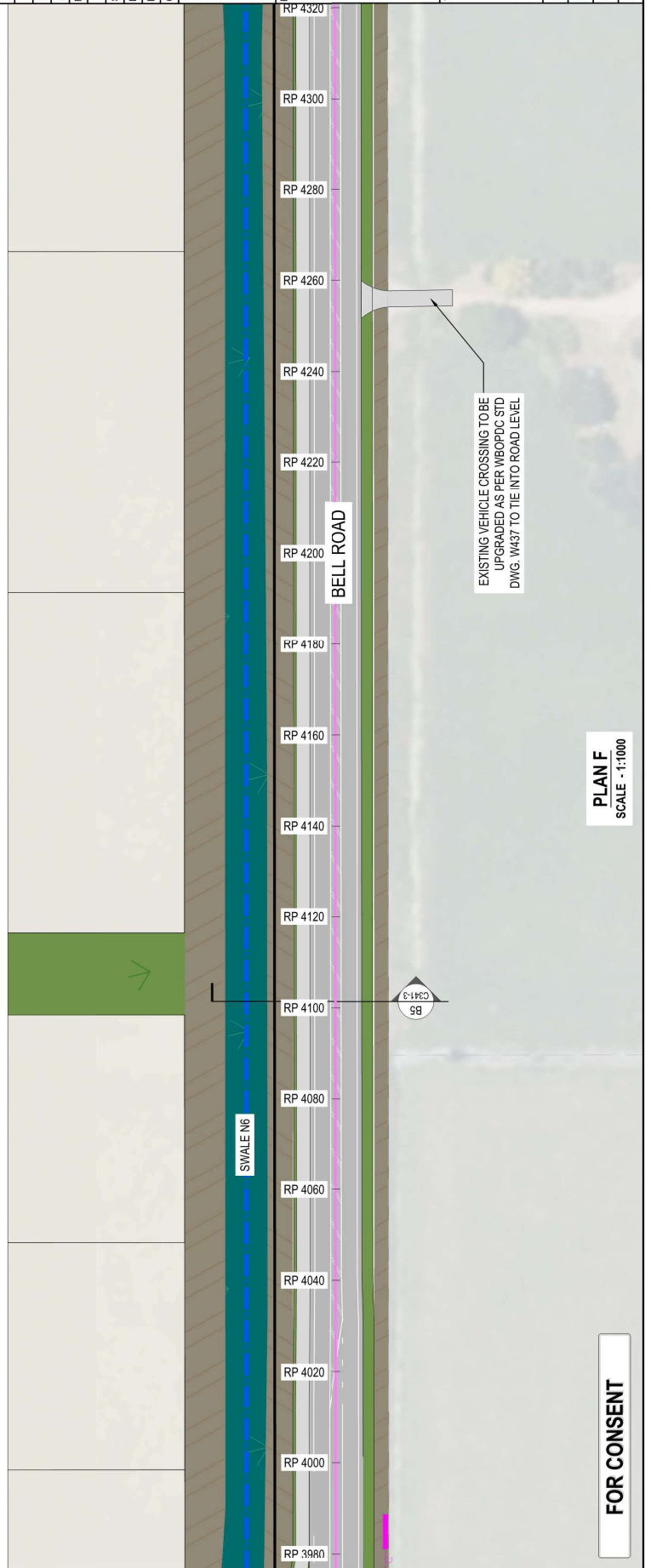
FOR CONSENT	AJS	03/26	
DRAFT FOR REVIEW	AJS	12/25	
Rev	Description	By	Date
Survey	MAVEN		05/2025
Design	AJS		12/25
Drawn	AJS		12/25
Checked	JMK		03/26

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Project		WAIRAKEI SOUTH FTA090 DEVELOPMENT
Title		BELL ROAD, PAPAMOA FOR BELL ROAD LIMITED PARTNERSHIP
Title		PROPOSED ROADING BELL ROAD UPGRADE PLAN
Project no.	BOP0749	
Scale	1:1000 @ A3	
Cad file	BOP0749-C301.DWG	
Drawing no.	C301-3	Rev B



PLANE
SCALE - 1:1000

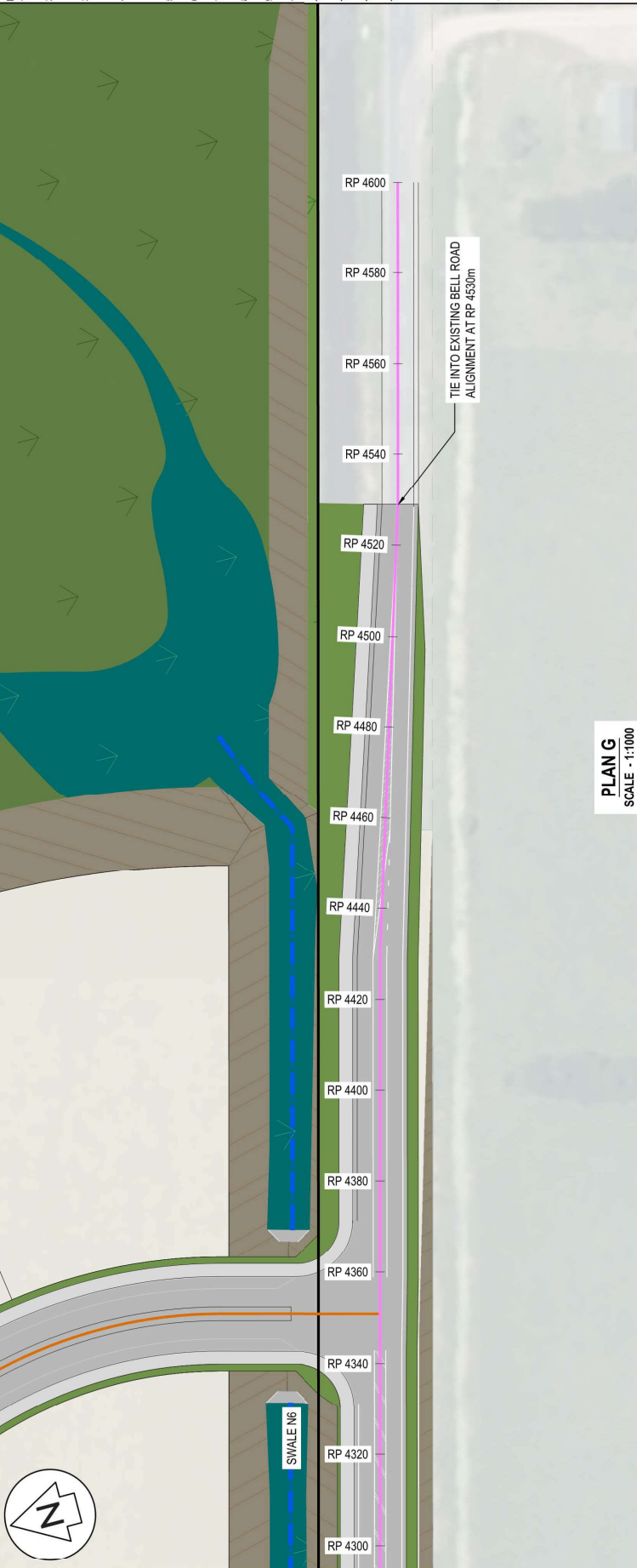


PLANE F
SCALE - 1:1000

FOR CONSENT

- NOTES**
1. ALL WORKS TO BE IN ACCORDANCE WITH LOCAL COUNCIL STANDARDS.
 2. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL SERVICES THAT MAY BE AFFECTED BY HIS OPERATIONS.
 3. THE CONTRACTOR SHALL COMPLY WITH ALL RELEVANT OSH AND HEALTH AND SAFETY REQUIREMENTS.
 4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVAL FROM UTILITY OPERATORS BEFORE COMMENCING ANY WORK UNDER OR NEAR THEIR SERVICES.
 5. FINAL PAVEMENT DESIGN SUBJECT TO GRABEAM TESTS ON SUBGRADE MATERIAL.
 6. REFER TO LONG SECTION FOR FINISHED CENTRELINE LEVELS.
 7. REFER TO INTERSECTION PLAN FOR INTERSECTION DETAILS.
 8. REFER TO TYPICAL DETAILS FOR PEDESTRIAN CROSSING DETAILS.
 9. REFER TO TYPICAL CROSS SECTIONS TO OBTAIN LEVELS FOR OTHER LOCATIONS.
 10. ALL WEIR AND CHANNEL TO HAVE SAWCUTS AT 1:100.
 11. ALL KERBS, CHANNELS AND EDGE BEAMS SHALL HAVE M30 BLACK OXIDE.
 12. ALL SIGNAGE AND PAVEMENT MARKINGS TO BE IN ACCORDANCE WITH NZTA MOTISAM STANDARDS.
 13. ALL LINE MARKINGS TO BE REFLECTORISED IN ACCORDANCE WITH MOTISAM STANDARDS.
 14. THE MINIMUM VERTICAL AND LATERAL CLEARANCES FOR SIGNAGE SHALL BE IN ACCORDANCE WITH MOTISAM STANDARDS.

- LEGEND**
- EXIST'G B'DY
 - PROP B'DY
 - PROP ARTERIAL ROADS
 - PROP COLLECTOR ROADS
 - PROP RESIDENTIAL ROADS (LOCAL)
 - PROP INDUSTRIAL ROADS (LOCAL)
 - ROAD PAVEMENT
 - FOOTPATH
 - BERM



PLAN G
SCALE - 1:11000

Rev	Description	By	Date
B	FOR CONSENT	AJS	03/26
A	DRAFT FOR REVIEW	AJS	12/25

Survey	MAVEN	05/2025
Design	AJS	12/25
Drawn	AJS	12/25
Checked	JMK	03/26

M A V E N
Maven Bay of Plenty
116 Cameron Street, Tauranga
New Zealand

Project
WAIRAKEI SOUTH FTA090
DEVELOPMENT
BELL ROAD, PAPAMOA
FOR BELL ROAD
LIMITED PARTNERSHIP

Title
PROPOSED ROADING
BELL ROAD UPGRADE
PLAN

Project no.	BOP0749
Scale	1:1000 @ A3
Cad file	BOP0749-C301.DWG
Drawing no.	C301-4
Rev	B

FOR CONSENT