

From: [Joe Gray](#)
To: [Colin Hopkins](#)
Cc: [Daniel Lem](#)
Subject: Re: BUN60452273 at 1206 Great South Road, Drury - initial s92
Date: 26 November 2025, 16:58:04
Attachments: [image001.png](#)
[image002.jpg](#)

Hi Colin,

Thanks for your time on the phone yesterday. See attached updates to the Maven drawings showing changes to the vehicle access arrangement and yard setbacks.

I agree that the proposal no longer fits the definition of storage and lock up, and it is not specifically provided for in the activity table for the FUZ.

Please proceed with your notification recommendation.

 [20251126 - 1206 Great South Road, Drury - Revised Civil Drawings.pdf](#)

Happy to discuss.

Thanks
Joe - 021 076 7668

From: Colin Hopkins <colin@dcs.gen.nz>
Sent: Thursday, November 13, 2025 11:03 AM
To: Joe Gray <joe@saddleback.nz>
Subject: Re: BUN60452273 at 1206 Great South Road, Drury - initial s92

Hi Joe,

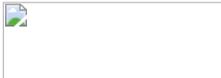
Thanks for your time on the phone. To confirm, could you please update the application to reflect the changes to the access and show the adoption of the required yard setbacks? The other aspects of the proposal, including signage, lighting, and operating hours, will be addressed in our assessment.

We also suggest you give further consideration to the activity being applied for, as it may be more appropriately described as an off-site depot for the earthmoving contractors, rather than "Storage and Lock-up" activity.

Once the updated application is available, just let me know how you would like to progress with notification.

Cheers,
Colin

Colin Hopkins, Planning Consultant (MPlanPrac)



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From: Joe Gray <joe@saddleback.nz>
Sent: Thursday, 13 November 2025 8:25 am
To: Colin Hopkins <colin@dcs.gen.nz>
Subject: Re: BUN60452273 at 1206 Great South Road, Drury - initial s92

Morning Colin,

Sorry I should have asked about this yesterday too. What's the latest on this?

Cheers!
Joe - 021 076 7668

From: Joe Gray <joe@saddleback.nz>
Sent: Wednesday, November 5, 2025 8:23 AM
To: Colin Hopkins <colin@dcs.gen.nz>
Subject: Re: BUN60452273 at 1206 Great South Road, Drury - initial s92

Hi Colin,

Thanks for sending the final memo through. While we don't want to delay the application any further, can you/Peter please consider the following for your notification assessment:

- The future access to the northern portion can be removed from the proposal as the prospective user has no need for this.
- Paragraph 18 refers to the proposal as "storage of an undefined range of objects". The revised proposal sets out that the site would accommodate a civil construction company (Eastern Earthmovers), including a description of the plant that would be stored onsite. I intended to be as prescriptive as possible to better define the activity.
- The prospective user will operate in daytime hours only, so will not require any lighting.

- The user does not require any signage, so no signage is proposed.
- The applicant is happy to accept a condition requiring a yard setback matching the FUZ standards for storage of plant and materials.
- Paragraph 17 identifies concerns associated with potential precedent. Precedent effects are not actual adverse effects that should be considered at s95 stage, it would be assessed as part of the s104(1)(c) assessment that follows the notification assessment. The introduction of Peter's memo states that he has been engaged to provide an assessment of landscape effects to support your s95 assessment only.
- It is accepted that there could be a moderate degree of adverse effect on the occupants of 870 Runciman Road prior to vegetation being established. Given the above comment re precedent effect, there are no other persons that would be adversely affected to a low-moderate or moderate degree, in terms of the s95 assessment.

It is anticipated that the proposal would be limited notified to the owners of 870 Runciman Road. Therefore, it is requested that limited notification to 870 Runciman Road takes place immediately.

We would like the opportunity to discuss some of the s104 matters in a meeting following the notification decision. In particular:

- We would like an opportunity for the applicant's landscape specialist (or a peer reviewer) to engage with Peter directly to discuss the proposal and mitigation opportunities.
- The s104 assessment should consider the findings of the High Court decision on High Quality Limited v Auckland Council. Particularly in relation to precedent effects. See attached.

Happy to discuss.

Cheers!

Joe - 021 076 7668

From: Colin Hopkins <colin@dcs.gen.nz>
Sent: Monday, November 3, 2025 11:56 AM
To: Joe Gray <joe@saddleback.nz>
Subject: Re: BUN60452273 at 1206 Great South Road, Drury - initial s92

Morning Joe,

Peter's memo has been finalised - please see attached. Apologies I didn't get a chance to get this out to you on Friday.

Cheers, Colin

Colin Hopkins, Planning Consultant (MPlanPrac)



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From: Joe Gray <joe@saddleback.nz>
Sent: Monday, 3 November 2025 10:35 am
To: Colin Hopkins <colin@dcs.gen.nz>
Subject: Re: BUN60452273 at 1206 Great South Road, Drury - initial s92

Morning Colin,

Any update?

Cheers!

Joe

From: Colin Hopkins <colin@dcs.gen.nz>
Sent: Tuesday, October 28, 2025 11:43 AM
To: Joe Gray <joe@saddleback.nz>
Subject: Re: BUN60452273 at 1206 Great South Road, Drury - initial s92

Because it is draft. You'll have access to the final memo.

Colin Hopkins, Planning Consultant (MPlanPrac)



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From: Joe Gray <joe@saddleback.nz>
Sent: Tuesday, 28 October 2025 11:39 am
To: Colin Hopkins <colin@dcs.gen.nz>
Subject: Re: BUN60452273 at 1206 Great South Road, Drury - initial s92

Hi Colin,

Just cause Daniel is going to ask me, why can you not just pass it on? Seems a bit defensive..

From: Colin Hopkins <colin@dcs.gen.nz>
Sent: Tuesday, October 28, 2025 11:35 AM
To: Joe Gray <joe@saddleback.nz>
Cc: Daniel Lem <daniel.lem@pmgfunds.co.nz>
Subject: Re: BUN60452273 at 1206 Great South Road, Drury - initial s92

Hi Joe,

Peter sent through a draft to Tommy and I on Friday, I've sent through a couple of queries to him this morning. I'm not sure if Tommy has any queries for him, but hopefully we'll have a final version tomorrow/Thursday.

Cheers, Colin

Colin Hopkins, Planning Consultant (MPlanPrac)



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From: Joe Gray <joe@saddleback.nz>
Sent: Tuesday, 28 October 2025 10:27 am
To: Colin Hopkins <colin@dcs.gen.nz>
Cc: Daniel Lem <daniel.lem@pmgfunds.co.nz>
Subject: Re: BUN60452273 at 1206 Great South Road, Drury - initial s92

Morning Colin,

Hope you enjoyed the long weekend. Just checking you didn't get anything from PK?

Cheers!

Joe - 021 076 7668

From: Joe Gray <joe@saddleback.nz>
Sent: Wednesday, October 22, 2025 10:32 AM
To: Colin Hopkins <colin@dcs.gen.nz>
Cc: Daniel Lem <daniel.lem@pmgfunds.co.nz>
Subject: Re: BUN60452273 at 1206 Great South Road, Drury - initial s92

Thanks for the update Colin.

Please pass on any concerns/suggestions that Peter has (if any) as soon as they are available.

Cheers!

Joe - 021 076 7668

From: Colin Hopkins <colin@dcs.gen.nz>
Sent: Tuesday, October 21, 2025 2:53 PM
To: Joe Gray <joe@saddleback.nz>
Cc: Daniel Lem <daniel.lem@pmgfunds.co.nz>
Subject: Re: BUN60452273 at 1206 Great South Road, Drury - initial s92

Hi Joe,

Just an update - Council's Stormwater and ITA specialist has finally come back to me and confirmed that he does not require any further information. Further to my earlier message, Pete has advised that his memo is likely to be with me at the end of the week rather than the middle of week.

Cheers, Colin

Colin Hopkins, Planning Consultant (MPlanPrac)



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From: Colin Hopkins <colin@dcs.gen.nz>
Sent: Monday, October 13, 2025 3:03 PM
To: Joe Gray <joe@saddleback.nz>
Cc: Daniel Lem <daniel.lem@pmgfunds.co.nz>
Subject: Re: BUN60452273 at 1206 Great South Road, Drury - initial s92

Hi Joe,

All of Council's specialists have been asked to review the amended proposal and update their comments accordingly. Given the changes made, we need this to progress the notification assessment.

At this stage, I'm still awaiting responses from the Council's Stormwater and ITA specialist. There have been some delays from that team, but I've been advised to expect their feedback tomorrow. I've also been directed to obtain a peer review of the Landscape and Visual Assessment, and Peter Kensington has been engaged to complete this. Peter has asked whether it would be possible to visit the site around midday on Wednesday — could you please confirm if that works? He's aiming to provide any follow-up queries shortly after his visit.

Cheers,
Colin

Colin Hopkins, Planning Consultant (MPlanPrac)



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From: Joe Gray <joe@saddleback.nz>
Sent: Wednesday, 8 October 2025 9:26 am
To: Colin Hopkins <colin@dcs.gen.nz>
Cc: Daniel Lem <daniel.lem@pmgfunds.co.nz>
Subject: Re: BUN60452273 at 1206 Great South Road, Drury - initial s92

Hi Colin,

Just checking what specialist input remaining? Given that the scope has reduced, why do we need more input from those that have already provided advice/feedback?

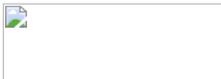
Happy to chat.

Cheers!
Joe - 021 076 7668

From: Colin Hopkins <colin@dcs.gen.nz>
Sent: Monday, October 6, 2025 5:33 PM
To: Joe Gray <joe@saddleback.nz>
Cc: Daniel Lem <daniel.lem@pmgfunds.co.nz>
Subject: Re: BUN60452273 at 1206 Great South Road, Drury - initial s92

Thanks Joe - apologies for overlooking that.

Colin Hopkins, Planning Consultant (MPlanPrac)



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From: Joe Gray <joe@saddleback.nz>
Sent: Monday, 6 October 2025 5:32 pm
To: Colin Hopkins <colin@dcs.gen.nz>
Cc: Daniel Lem <daniel.lem@pmgfunds.co.nz>
Subject: Fw: BUN60452273 at 1206 Great South Road, Drury - initial s92

Hi Colin,

See below response to the final matter from AT. This was incorporated into the updated AEE that supported the revised proposal.

Happy to chat.

Cheers!
Joe - 021 076 7668

From: Michael Hall <michael.hall@ckl.co.nz>
Sent: Tuesday, August 19, 2025 5:38 PM
To: Joe Gray <joe@saddleback.nz>
Cc: Daniel Lem <daniel.lem@pmgfunds.co.nz>; Luke Kinney <luke.kinney@pmgfunds.co.nz>; Toby Mandeno <tobym@maven.co.nz>; Matt <matt@ardosa.co.nz>; Will Clarke <will@saddleback.nz>; Aninda Das <aninda.das@ckl.co.nz>
Subject: RE: BUN60452273 at 1206 Great South Road, Drury - initial s92

Hi Joe

Some comments in response to the extra item below:

The RTS6 design shows widening up to 2.5m wide on the opposite side of the carriageway. At present, there is a RTS6 describes the need for seal widening as:

"seal widening is not considered necessary, although it may be desirable, for low volume driveways unless they are frequently used by heavy vehicles, e.g. milk tankers, which need additional room and time to make manoeuvres compared with light vehicles."

While the site may cater for large vehicles, the frequency of such vehicles is expected to be very low and unlikely to be as large as a milk tanker. In response to item 6 of the previous section 92 request, only 5-6 vehicles are expected to visit the site, not all of which will necessarily be large trucks. Vehicle tracking shown in the original report shows that there is sufficient space for truck to turn into/out of the site without the need for widening on the opposite of the road.

However, the RTS6 design shows widening up to 2.5m wide on the opposite side of the carriageway. At present, Great South Road features a 1m sealed shoulder plus an additional 1.5m gravel shoulder. Practically, there is a 2.5m shoulder that is technically usable if absolutely required.

Based on the above, providing additional seal shoulder if not assessed as being necessary or improving access to the site.

Michael Hall

Transportation Engineering Manager-BE(Hons) MEngNZ CPEng
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From: Joe Gray <joe@saddleback.nz>
Sent: Wednesday, 13 August 2025 11:37 AM
To: Michael Hall <michael.hall@cckl.co.nz>
Cc: Daniel Lem <daniel.lem@pmgfunds.co.nz>; Luke Kinney <luke.kinney@pmgfunds.co.nz>; Toby Mandeno <tobym@maven.co.nz>; Matt <matt@ardosa.co.nz>; Will Clarke <will@saddleback.nz>
Subject: Re: BUN60452273 at 1206 Great South Road, Drury - initial s92

Hi Michael,

Looks like we are almost there with AT. Just need one more bit of clarification:

Please provide further information on the potential effects of omitting seal widening on the opposite side of the road which would allow vehicles to pass a stopped truck waiting to turn

Happy to chat.

Cheers!
 Joe - 021 076 7668

From: Colin Hopkins <colin@dcs.gen.nz>
Sent: Tuesday, August 12, 2025 6:22 PM
To: Joe Gray <joe@saddleback.nz>
Subject: Re: BUN60452273 at 1206 Great South Road, Drury - initial s92

Hi Joe,

Please see below from AT - just a further clarification for item 1.

Cheers, Colin

Item	Query	Applicant Response	AT comment
Item 1	The current proposed access design and tracking show that 19.45m trucks turning in and out of the site cannot do so without crossing the centreline. The tracking also shows that only single lane access can be accommodated inside the site and there is a concern that vehicles entering the site may be required to queue within the road reserve. Please provide an assessment on the safety risks of vehicles crossing the centreline of Great South Road, taking into account oncoming traffic speeds and the speeds of exiting vehicles. Advice note: Seal widening as per RTS 6 Figure 3 is recommended to cater for the truck turning movements in and out of the site. Road traffic standards 06 guidelines for visibility at driveways	We have reviewed the comment and amended the vehicle crossing design so that vehicle are not required to cross the centreline when turning left. This has resulted in the vehicle crossing being larger than the RTS 6 standard. Vehicle tracking is shown in Appendix A. The response to item 3 includes additional information about how a truck is able to wait in front of gates outside the road reserve and the response to item 6 includes information about how opposing vehicles are not expected to use the access at the same time.	Accept revision to vehicle crossing to accommodate left turn within la Please provide further information on the potential effects of omitting seal widening on the opposite side of the road which would allow vehicles to pass a stopped truck waiting to turn
Item 2	Advice note: revising the vehicle tracking for the semi-truck to ensure left turn tracking does not cross the centreline on an arterial would help minimising the vehicle crossing width at the property boundary. Please delineate the edge of seal clearer on the vehicle crossing drawings provided in appendix D, Infrastructure Report. This is required so that Auckland Transport can fully understand the design on the vehicle crossing and how it will integrate with the current transport network.	As per Figure 1, the crossing has been redesigned to be in accordance with RTS 6 standards, the edge line is shown on the plans (as seen by the dashed line), and the tie-in with the crossing and edge of seal has been considered. Please refer to Figure 1 below.	Accept that the vehicle crossing width is required for vehicle tracking of semi-trucks. Accept proposed operational characteristics make it highly unlikely. Item closed.
Item 3	Please confirm the location of an entrance control mechanism (gate). This is required as a closed gate too close to the property boundary may result in trucks queuing back into the carriageway.	Gates (shown in blue) have been proposed, as seen in Figure 2. These are set back from the property boundary to allow for a 19.5m truck to queue outside the road reserve.	Accept gate locations allow for queuing within the site. Item closed.
Item 4	Please confirm driver visibility to the south of the vehicle crossing. The current sightline goes across property boundary / fence which may be obstructed at any time. This is required so that Auckland Transport can fully understand any risks associated with limited visibility at the vehicle crossing.	The visibility splay looking 214m to the south does partially encroach across the property boundary. At most, the sightline extends only 1.5m into the site and does not cross the property boundary of any neighbouring sites. All vegetation within the visibility splay will be removed as part of the proposal	Accept management of sightlines can be reinforced by way of a condition of consent. Item closed but please include as consent condition.

Advice note: A diagram can be used to demonstrate accuracy of any provided sightlines.

and no fences or other visual obstacles will be located along this frontage to ensure that sufficient visibility is maintained. This can be required by way of a consent condition to give additional comfort that the visibility splay will be maintained.

Colin Hopkins, Planning Consultant (MPlanPrac)



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From: Colin Hopkins <colin@dcs.gen.nz>
Sent: Wednesday, 6 August 2025 11:00 am
To: Joe Gray <joe@saddleback.nz>
Subject: Re: BUN60452273 at 1206 Great South Road, Drury - initial s92

Hi Joe,

Thanks for your time on the phone. As discussed, we have concerns with the proposed activity, particularly with respect to rural character and amenity, as well as how the proposal aligns with the objectives and policies of the AUP (OP). My initial view is that the proposal is likely to meet the threshold for public notification, and in its current form is unlikely to be able to be supported.

Please let me know how you wish to progress, I expect that the reviews by the council specialists should be complete shortly, so on your confirmation I expect we will be able to progress with the application. Noting too that my expectation is that Tommy would exercise his delegation for any notification decision.

Cheers, Colin

Colin Hopkins, Planning Consultant (MPlanPrac)



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From: Colin Hopkins <colin@dcs.gen.nz>
Sent: Tuesday, 5 August 2025 4:21 pm
To: Joe Gray <joe@saddleback.nz>
Cc: Daniel Lem <daniel.lem@pmgfunds.co.nz>; Luke Kinney <luke.kinney@pmgfunds.co.nz>
Subject: Re: BUN60452273 at 1206 Great South Road, Drury - initial s92

Yes, that works for me.

Colin Hopkins, Planning Consultant (MPlanPrac)



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e colin@dcs.gen.nz w www.dcs.gen.nz

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From: Joe Gray <joe@saddleback.nz>
Sent: Tuesday, 5 August 2025 4:20 pm
To: Colin Hopkins <colin@dcs.gen.nz>
Cc: Daniel Lem <daniel.lem@pmgfunds.co.nz>; Luke Kinney <luke.kinney@pmgfunds.co.nz>
Subject: Re: BUN60452273 at 1206 Great South Road, Drury - initial s92

Thanks Colin,

Is 9:30am OK?

Cheers!
Joe

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From: Colin Hopkins <colin@dcs.gen.nz>
Sent: Tuesday, August 5, 2025 4:14:50 PM
To: Joe Gray <joe@saddleback.nz>
Cc: Daniel Lem <daniel.lem@pmgfunds.co.nz>; Luke Kinney <luke.kinney@pmgfunds.co.nz>
Subject: Re: BUN60452273 at 1206 Great South Road, Drury - initial s92

Thanks for this Joe, I've passed that on to AT.

I have had a chance now to speak with Tommy - sorry I am tied up on another project today, how are you placed tomorrow morning to discuss? If you can let me know if you have a preferred time and I'll give you a call.

Cheers, Colin

Colin Hopkins, Planning Consultant (MPlanPrac)



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From: Joe Gray <joe@saddleback.nz>
Sent: Tuesday, August 5, 2025 7:14 AM
To: Colin Hopkins <colin@dcs.gen.nz>
Cc: Daniel Lem <daniel.lem@pmgfunds.co.nz>; Luke Kinney <luke.kinney@pmgfunds.co.nz>
Subject: RE: BUN60452273 at 1206 Great South Road, Drury - initial s92

Hi Colin,

See attached response from Michael at CKL re traffic queries.

Did you manage to catch up with Tommy?

I am free most of today if you are free to chat.

Cheers!

Joe - 021 076 7668

From: Colin Hopkins <colin@dcs.gen.nz>
Sent: Tuesday, July 29, 2025 9:44 AM
To: Joe Gray <joe@saddleback.nz>
Cc: Toby Mandeno <tobym@maven.co.nz>; Luke Kinney <luke.kinney@pmgfunds.co.nz>; Daniel Lem <daniel.lem@pmgfunds.co.nz>
Subject: Re: BUN60452273 at 1206 Great South Road, Drury - initial s92

Thanks for that, Joe — I've passed it on to the Council's specialist.

Please find attached the requests received from AT. Apologies for the delay in providing these; the Council's Development Engineer has been unwell and unfortunately missed the original email.

I have also followed up with the other specialists and am aiming to provide any additional information requests by the end of the week. I will be speaking with Tommy shortly and will confirm any planning related matters following that discussion.

Cheers, Colin

Colin Hopkins, Planning Consultant (MPlanPrac)



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From: Joe Gray <joe@saddleback.nz>
Sent: Monday, July 28, 2025 11:52 AM
To: Colin Hopkins <colin@dcs.gen.nz>
Cc: Toby Mandeno <tobym@maven.co.nz>; Luke Kinney <luke.kinney@pmgfunds.co.nz>; Daniel Lem <daniel.lem@pmgfunds.co.nz>
Subject: Fw: BUN60452273 at 1206 Great South Road, Drury - initial s92

Morning Colin,

Hope all is well. See attached Maven response to the earthworks queries.

Have you had any further feedback from other specialists, or do you have any planning related queries?

Happy to chat.

Cheers!

Joe - 021 076 7668

From: Joe Gray <joe@saddleback.nz>
Sent: Tuesday, 15 July 2025 4:11 pm
To: Toby Mandeno <tobym@maven.co.nz>
Cc: Matt <matt@ardosa.co.nz>; Will Clarke <will@saddleback.nz>
Subject: Fw: BUN60452273 at 1206 Great South Road, Drury - initial s92

Hi Toby,

See below re earthworks plans.

Cheers!
Joe

From: Colin Hopkins <colin@dcs.gen.nz>
Sent: Monday, July 14, 2025 10:42 AM
To: Joe Gray <joe@saddleback.nz>
Subject: BUN60452273 at 1206 Great South Road, Drury - initial s92

Morning Joe,

Please see below requests from the Council's Earthworks Specialist for your review and comment. I have followed up with the other specialists and am working to get those other queries to you this week.

Earthworks (Shanya Chand – Auckland Council)

1. Please clarify whether any retaining walls are proposed.
2. Please clarify whether the topsoil strip quantity is included in the cut earthworks volume.
3. Please amend 'Proposed Erosion and Sediment Control Plan' Drawing No.C230 Rev A to include how the subject site will be accessed i.e. stabilised accessway.
4. Please amend 'Proposed Erosion and Sediment Control Plan' Drawing No.C230 Rev A to demonstrate indicative stockpile locations.
5. Please amend 'Proposed Erosion and Sediment Control Plan' Drawing No.C230 Rev A to advise how the earthworks associated with the northwestern corner will be managed to minimise potential of unmanaged sediment laden discharge.
6. Please amend 'Proposed Erosion and Sediment Control Plan' Drawing No.C230 Rev A to include returns on silt fences, as per GD05 best practice.
7. Please amend 'Proposed Erosion and Sediment Control Plan' Drawing No.C230 Rev A to include contributing catchment to the SRP.
8. Please amend 'Proposed Erosion and Sediment Control Plan' Drawing No.C230 Rev A to include the following SRP design details; emergency spillway and stabilised outlet.
9. Please clarify why chemical treatment of the SRP is not proposed.
10. Please provide an expected duration of earthworks.

Cheers, Colin

Colin Hopkins, Planning Consultant (MPlanPrac)



a Unit 67 Victoria Park Market, 210-218 Victoria Street West, CBD
p PO Box 91247, Victoria Street West, Auckland 1142
m +64 27 7511 117
e colin@dcs.gen.nz w www.dcs.gen.nz

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From: Colin Hopkins
Sent: Wednesday, 2 July 2025 12:24 pm
To: Joe Gray <joe@saddleback.nz>
Subject: BUN60452273 at 1206 Great South Road, Drury - s88 and s37

Kia ora Joe,

I've been engaged to assist with the processing of your application for Drury Partnership Limited at 1206 Great South Road, Drury.

We're currently undertaking our initial review. If you're happy for me to do so, I'll send through any requests as they arise and collate them into a full s92 request at the

Please also find attached confirmation that the application has been accepted under s88 of the RMA, and that the processing timeframe has been extended under s37.

Cheers,
Colin

Colin Hopkins, Planning Consultant (MPlanPrac)



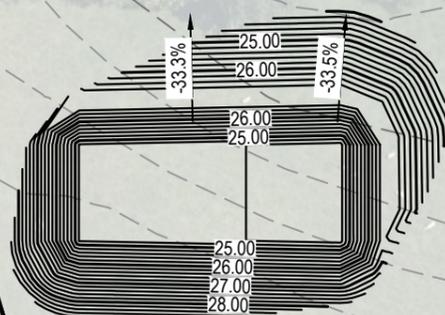
a Unit 67 Victoria Park Market, 210-218 Victoria Street West, CBD
p PO Box 91247, Victoria Street West, Auckland 1142
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LOT 1 DP 151639
4000

LOT 2 DP 345389
126470

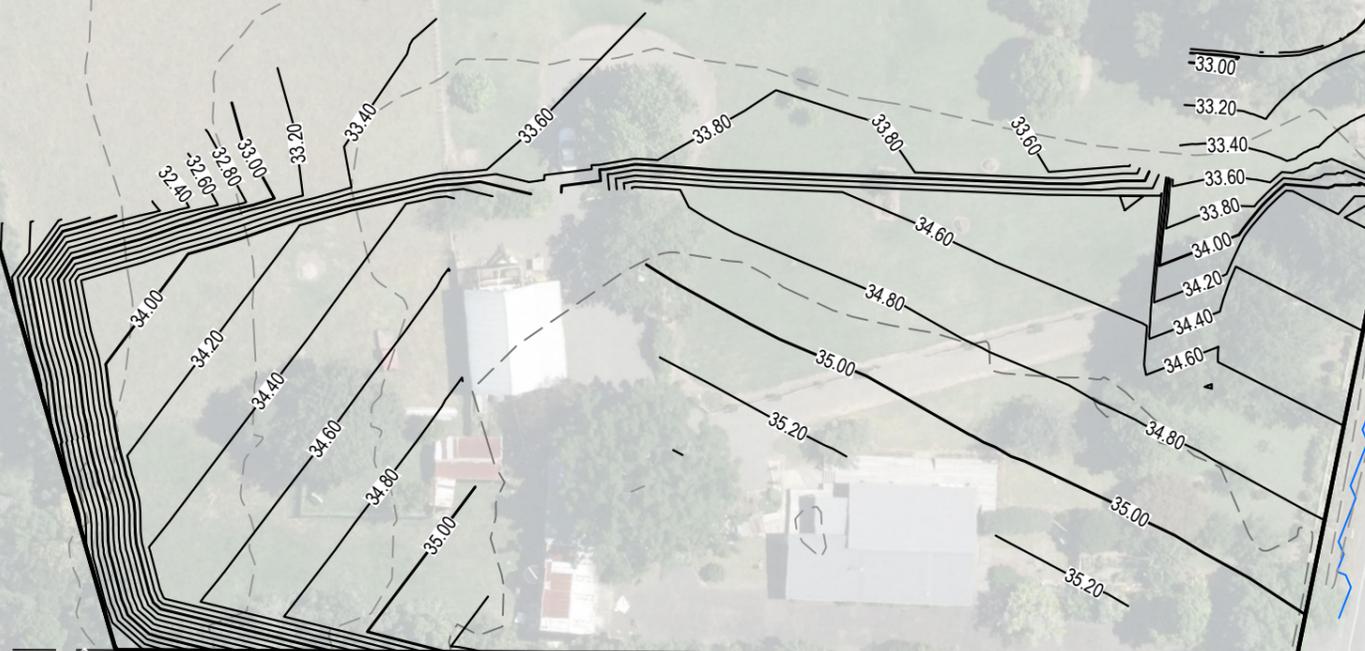


PT LOT 1 DEEDS
REG 167 24281

LOT 2 DP 44182
12199

GREAT SOUTH ROAD

LOT 2 DP 345389
150070



LOT 1 DEEDS
REG 1139 15985

LOT 1 DP 345389
11800

- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH AUCKLAND COUNCIL STANDARDS.
 2. COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000
 3. LEVELS IN TERMS OF THE NZVD2016.
 4. ORIGIN: RM SO 45115 (DLA9) HEIGHT = 12.43m
 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 AS-BUILT OF WORKING SEDIMENT CONTROL DEVICES AND CONFIRMATION OF POND/DECENT VOLUMES TO ENGINEER.
 10. SEDIMENT CONTROL TO COMPLY WITH GD05 STANDARDS.

LEGEND

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

Rev	Description	By	Date
B	FOR RC AMENDMENT	JAW	08/2025
A	FOR RESOURCE CONSENT	JAW	06/2025
Survey	-		05/2025
Design	JAW		05/2025
Drawn	JAW		05/2025
Checked	TM		05/2025

Project
**DEVELOPMENT OF
 1206 GREAT SOUTH ROAD
 RUNCIMAN
 FOR
 PMG FUNDS**

Title
**PROPOSED
 EARTHWORKS
 PLAN**

Project no.	261002
Scale	1:750 @ A3
Cad file	261002-C200.DWG
Drawing no.	C200
Rev	B

RESOURCE CONSENT



LEGEND

	EX BDY
	PROP BDY
	EX MAJOR CONTOUR
	EX MINOR CONTOUR
	EX OLFP

Cut/Fill Table			
Number #	Minimum Elevation	Maximum Elevation	Color
1	-4.000	-3.000	
2	-3.000	-2.000	
3	-2.000	-1.000	
4	-1.000	0.000	
5	0.000	1.000	
6	1.000	2.000	
7	2.000	3.000	

Rev	Description	By	Date
B	FOR RC AMENDMENT	JAW	08/2025
A	FOR RESOURCE CONSENT	JAW	06/2025
Survey	-		05/2025
Design	JAW		05/2025
Drawn	JAW		05/2025
Checked	TM		05/2025

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 Auckland 1023

Project
**DEVELOPMENT OF
 1206 GREAT SOUTH ROAD
 RUNCIMAN
 FOR
 PMG FUNDS**

Title
**PROPOSED
 EARTHWORKS
 PLAN**

Project no.	261002
Scale	1:750 @ A3
Cad file	261002-C200.DWG
Drawing no.	C220
Rev	B

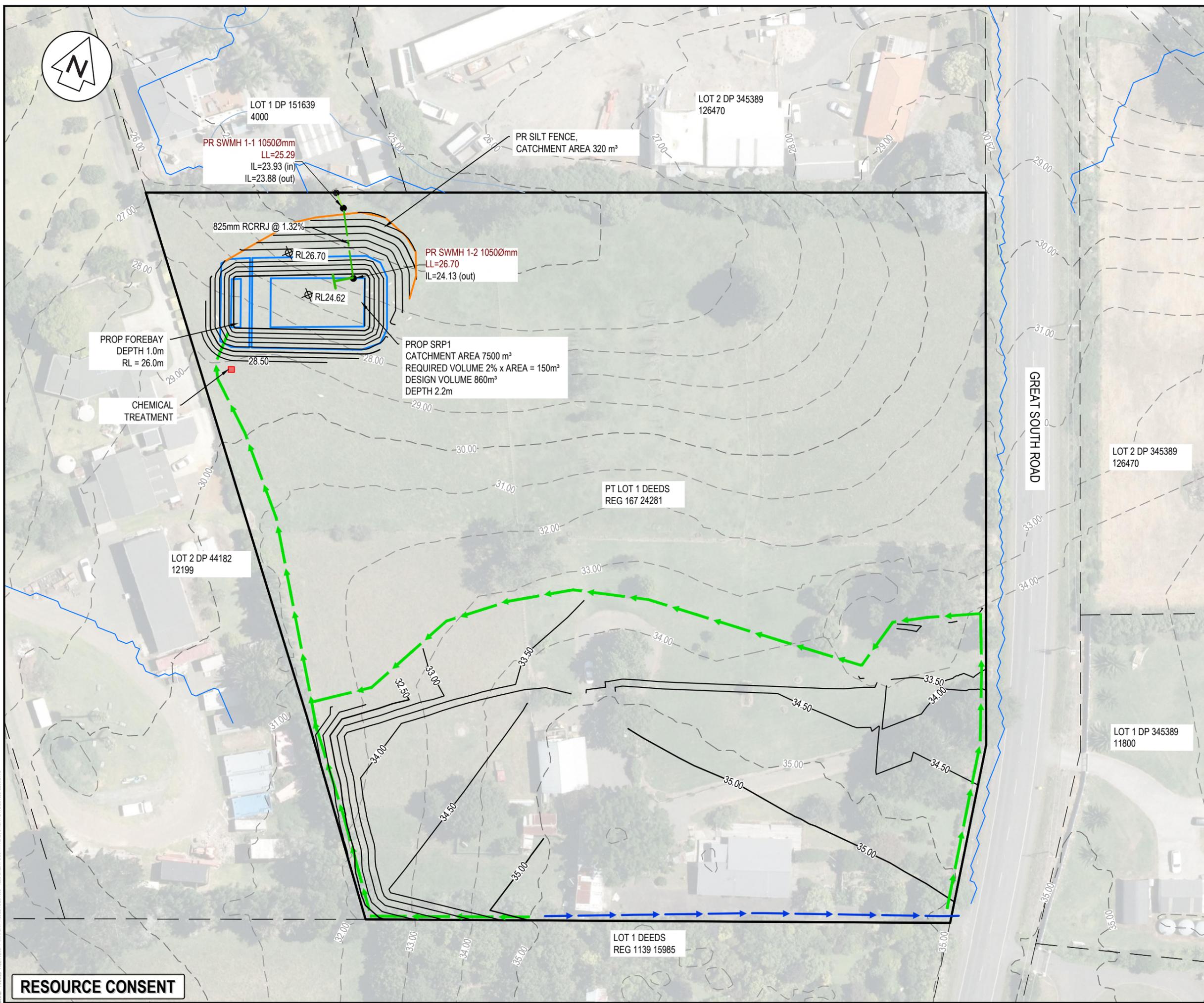
EARTH WORKS (SURFACE EGL-250mm COMPARISON WITH SURFACE PGL-300mm)
 CUT VOLUME 2,420 m³
 FILL VOLUME 2,430m³
 NET FILL 10 m³
 TOPSOIL STRIPPED (250mm) = 1880m³
 EARTHWORKS AREA = 7,500m² /0.75 Ha

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



RESOURCE CONSENT

DATE: 11/24/25 FILE PATH: F:\Maven\PROJECTS\261002 - 1206 GREAT SOUTH ROAD, DRURY\DWG\261002-C200.DWG



LOT 1 DP 151639
4000
PR SWMH 1-1 10500mm
LL=25.29
IL=23.93 (in)
IL=23.88 (out)

LOT 2 DP 345389
126470

PR SILT FENCE,
CATCHMENT AREA 320 m²

825mm RCRRJ @ 1.32%

PR SWMH 1-2 10500mm
LL=26.70
IL=24.13 (out)

RL26.70

RL24.62

PROP FOREBAY
DEPTH 1.0m
RL = 26.0m

PROP SRP1
CATCHMENT AREA 7500 m²
REQUIRED VOLUME 2% x AREA = 150m³
DESIGN VOLUME 860m³
DEPTH 2.2m

CHEMICAL
TREATMENT

LOT 2 DP 44182
12199

PT LOT 1 DEEDS
REG 167 24281

GREAT SOUTH ROAD

LOT 2 DP 345389
126470

LOT 1 DP 345389
11800

LOT 1 DEEDS
REG 1139 15985

LEGEND

---	EX BDY
---	PROP BDY
---	EX MAJOR CONTOUR
---	EX MINOR CONTOUR
---	PR MAJOR CONTOUR
---	PR MINOR CONTOUR
---	PROP EXTENT WORK
---	PROP CLEANWATER
---	PROP DIRTYWATER
---	PROP SILT FENCE
---	PROP DECANT
---	PROP DECANT BAR

Rev	Description	By	Date
B	FOR RC AMENDMENT	JAW	08/2025
A	FOR RESOURCE CONSENT	JAW	06/2025
Survey			05/2025
Design	JAW		05/2025
Drawn	JAW		05/2025
Checked	TM		05/2025

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Auckland 1023

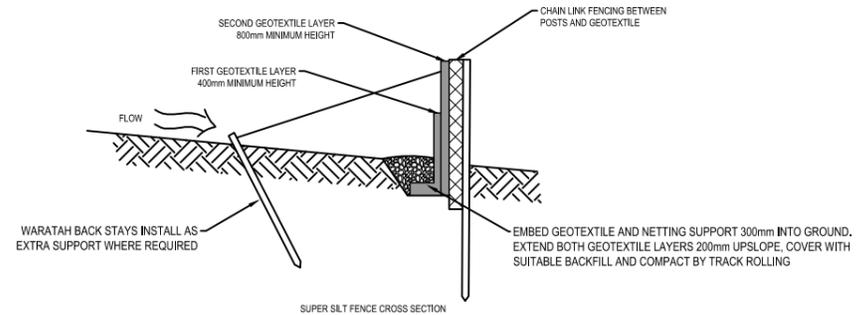
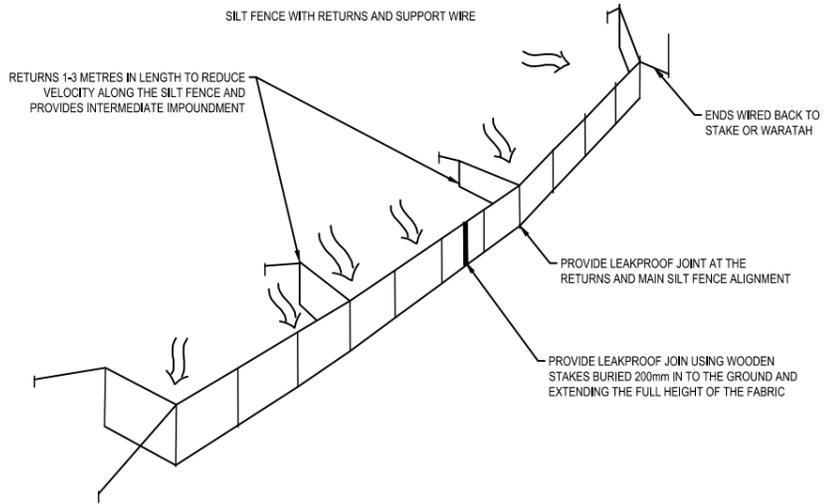
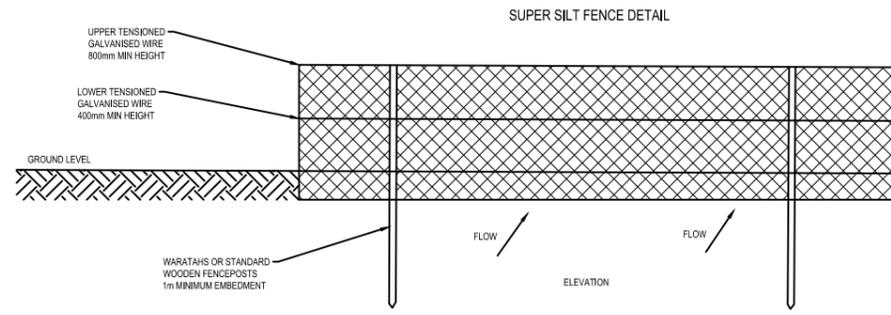
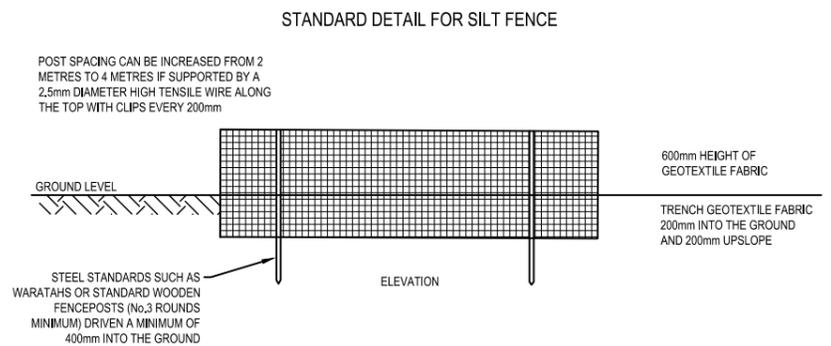
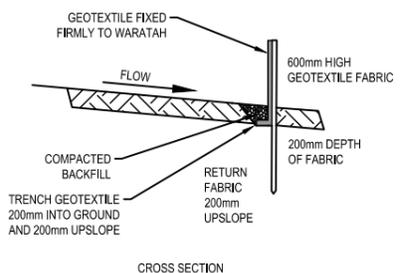
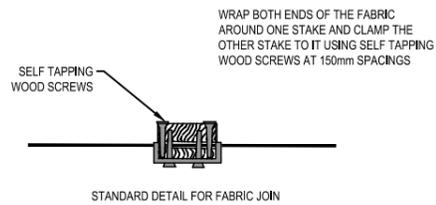
Project
**DEVELOPMENT OF
1206 GREAT SOUTH ROAD
RUNCIMAN
FOR
PMG FUNDS**

Title
**PROPOSED
EROSION AND SEDIMENT
CONTROL PLAN**

Project no.	261002		
Scale	1:750 @ A3		
Cad file	261002-C230.DWG		
Drawing no.	C230	Rev	B

RESOURCE CONSENT

DATE: 11/24/25 FILE PATH: F:\Maven\PROJECTS\261002 - 1206 GREAT SOUTH ROAD, RUNCIMAN\DWG\08-C230.DWG



DATE: 11/24/25

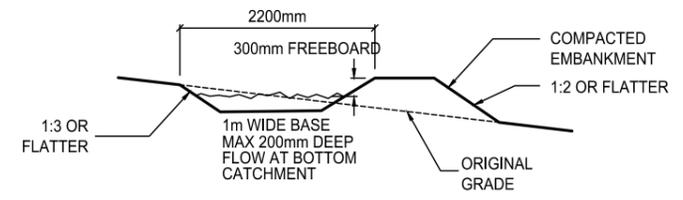
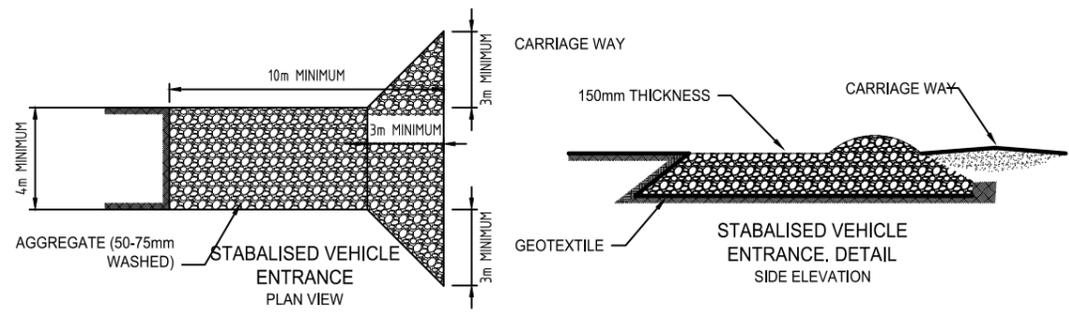
Rev	Description	By	Date
A	RC	JAW	05/2024
Survey	SURVEY THE BAY		02/21
Design	SM		02/21
Drawn	SM		02/21
Checked	AC		02/21

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 www.maven.co.nz
 5 Owens Road, Epsom
 Auckland 1023

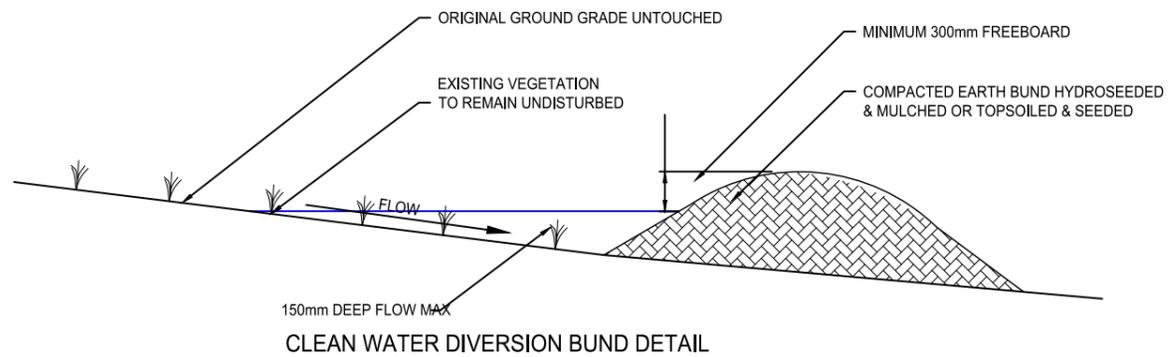
Project
**PROP DEVELOPMENT OF
 1206 GREAT SOUTH ROAD
 DRURY, AUCKLAND
 FOR
 PMG FUNDS**

Title
**EROSION AND SEDIMENT
 STANDARD DETAILS**

Project no.	285002
Scale	NTS
Cad file	261002-C240 DETAILS.DWG
Drawing no.	C241
Rev	A



TYPICAL CROSS SECTION OF A RUNOFF DIVERSION
TYPICAL DIMENSIONS UNLESS OTHERWISE NOTED



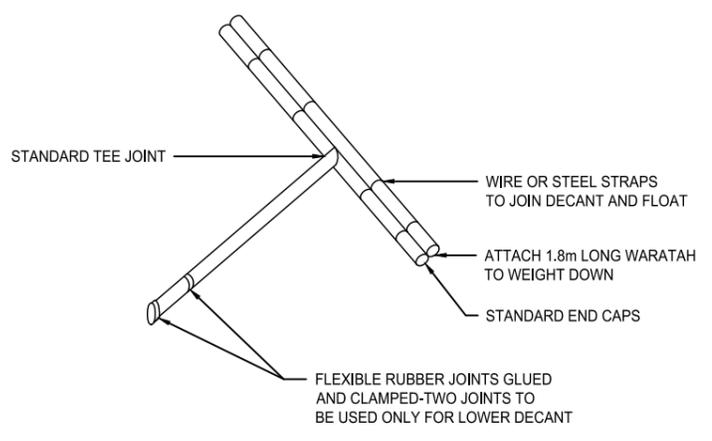
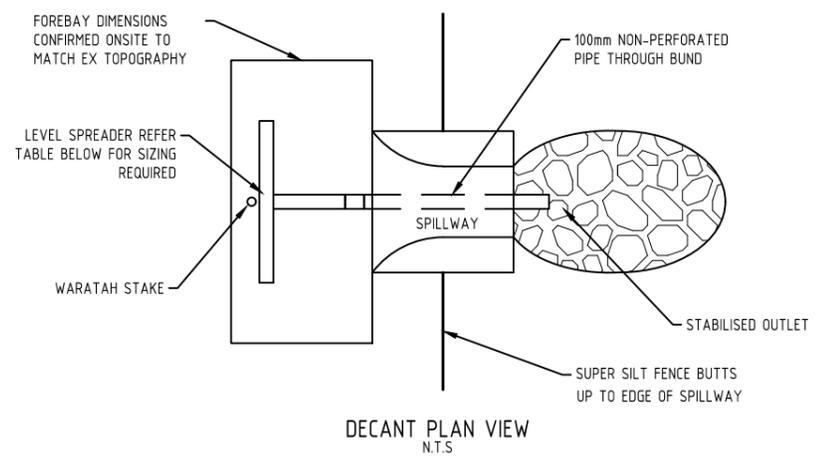
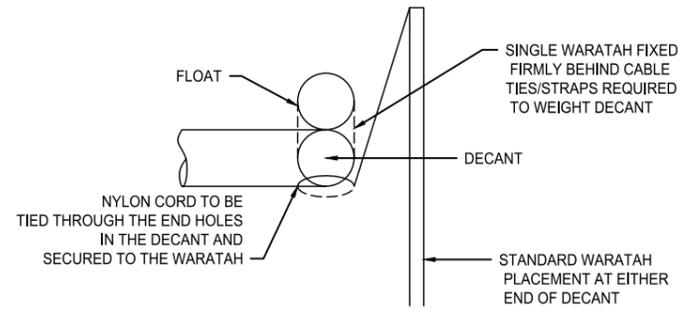
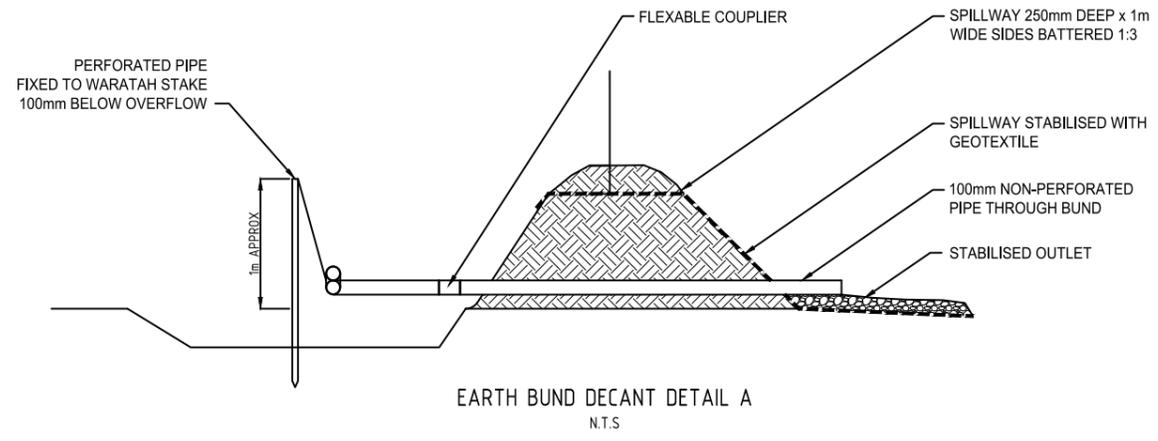
Rev	Description	By	Date
A	RC	JAW	05/2024
Survey	SURVEY THE BAY		02/21
Design	SM		02/21
Drawn	SM		02/21
Checked	AC		02/21

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Project
**PROP DEVELOPMENT OF
 1206 GREAT SOUTH ROAD
 DRURY, AUCKLAND
 FOR
 PMG FUNDS**

Title
**EROSION AND SEDIMENT
 STANDARD DETAILS**

Project no.	285002
Scale	NTS
Cad file	261002-C240 DETAILS.DWG
Drawing no.	C242
Rev	A



LEVEL SPREADER DESIGN CRITERIA (20 YEAR STORM EVENT)				
DESIGN FLOW (m ³ /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

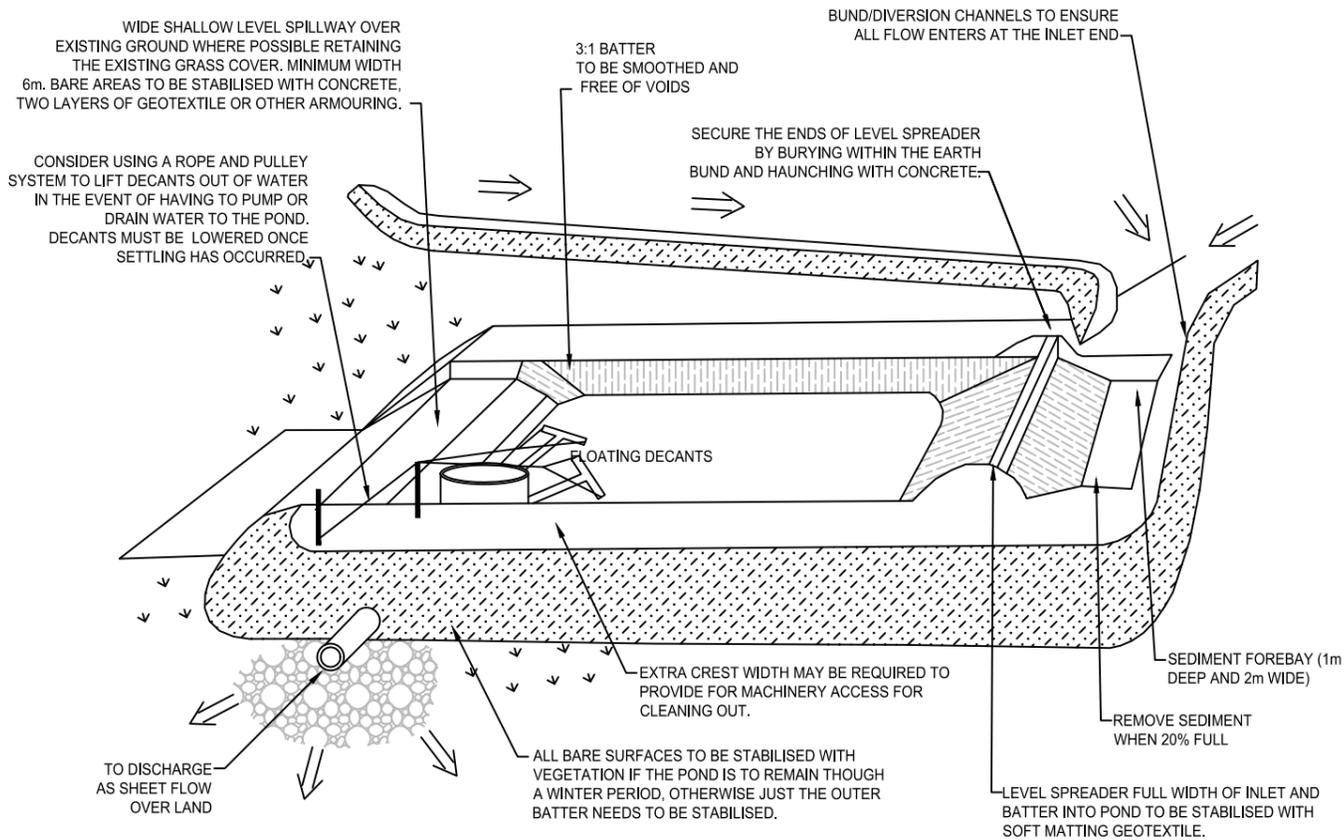
Rev	Description	By	Date
A	RC	JAW	05/2024
Survey	By	Date	
Design	SM	02/21	
Drawn	SM	02/21	
Checked	AC	02/21	

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 Auckland 1023

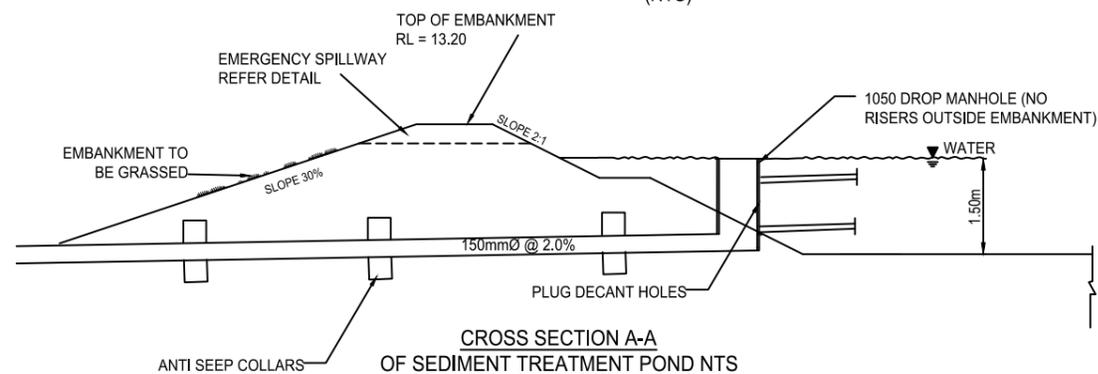
Project
**PROP DEVELOPMENT OF
 1206 GREAT SOUTH ROAD
 DRURY, AUCKLAND
 FOR
 PMG FUNDS**

Title
**EROSION AND SEDIMENT
 STANDARD DETAILS**

Project no.	285002
Scale	NTS
Cad file	261002-C240 DETAILS.DWG
Drawing no.	C243
Rev	A



SEDIMENT POND DETAILS (NTS)



A	RC	JAW	05/2024
Rev	Description	By	Date
Survey	SURVEY THE BAY		02/21
Design	SM		02/21
Drawn	SM		02/21
Checked	AC		02/21

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Project
**PROP DEVELOPMENT OF
 1206 GREAT SOUTH ROAD
 DRURY, AUCKLAND
 FOR
 PMG FUNDS**

Title
**EROSION AND SEDIMENT
 STANDARD DETAILS**

Project no.	285002
Scale	NTS
Cad file	261002-C240 DETAILS.DWG
Drawing no.	C244
Rev	A



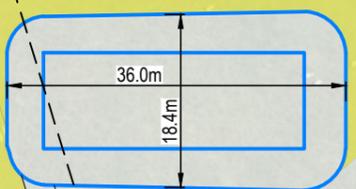
LOT 1 DP 151639
4000

LOT 2 DP 345389
126470

EX FENCE TO REMAIN

PR HARDFILL & PAVE :	4,400 m ²
PR SWALE / POND :	1,310 m ²
PR LANDSCAPE:	700 m ²
EX SITE TO BE REFORMED	950m ²
EX SITE TO REMAIN:	16,919m ²
TOTAL:	24,279 m ²

LANDSCAPE DETAILS REFER TO LA4



OFF SET LINE
20m FROM FRONT YARD
12m FROM SIDE YARD

GREAT SOUTH ROAD

LOT 2 DP 345389
126470

EX SITE 2 TO REMAIN

PT LOT 1 DEEDS
REG 167 24281

LOT 2 DP 44182
12199

LOT 1 DP 345389
11800

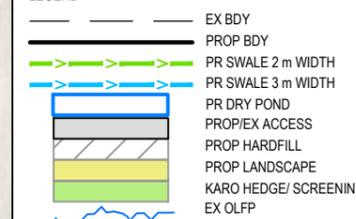
EX SITE 1, 1900M²,
50% AREA TO BE
REFORMED AS HARDFILL

LOT 1 DEEDS
REG 1139 15985

NOTES

- ALL WORKS TO BE IN ACCORDANCE WITH AUCKLAND COUNCIL STANDARDS.
- COORDINATES IN TERMS OF NZ GEODETIC DATUM MT EDEN 2000
- LEVELS IN TERMS OF THE NZVD 2016.
- ORIGIN: RM SO 45115 (DLA9) HEIGHT = 12.43m
- 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 AS-BUILT OF WORKING SEDIMENT CONTROL DEVICES AND CONFIRMATION OF POND/DECENT VOLUMES TO ENGINEER.
- SEDIMENT CONTROL TO COMPLY WITH GD05 STANDARDS.

LEGEND



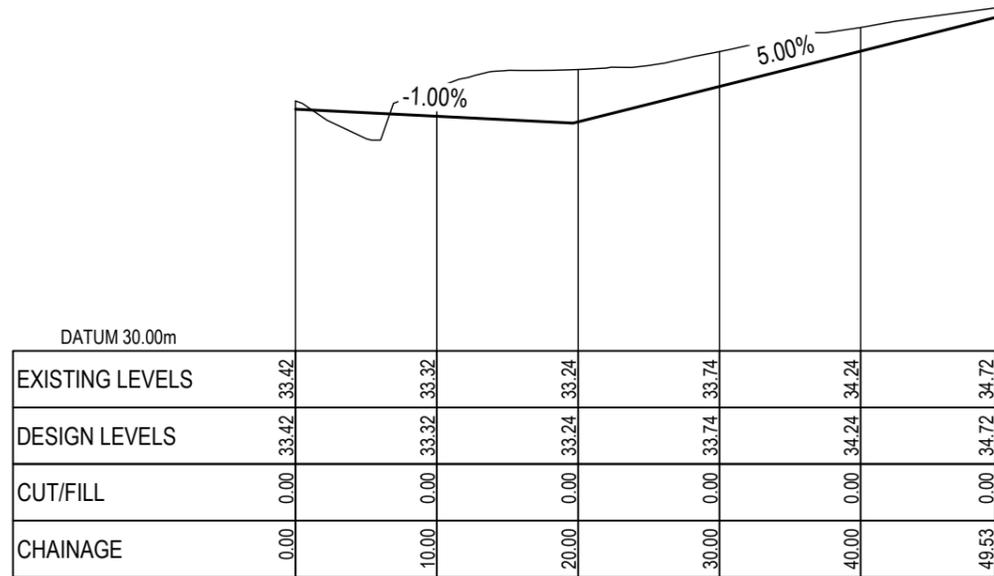
C	FOR RC S92	JAW	11/2025
B	FOR RC AMENDMENT	JAW	08/2025
A	FOR RESOURCE CONSENT	JAW	05/2025
Rev	Description	By	Date
Survey	-		05/2025
Design	JAW		05/2025
Drawn	JAW		05/2025
Checked	TM		05/2025

Project
**DEVELOPMENT OF
1206 GREAT SOUTH ROAD
RUNCIMAN
FOR
PMG FUNDS**

Title
**PROPOSED
SITE
PLAN**

Project no.	261002		
Scale	1:750 @ A3		
Cad file	261002-C250.DWG		
Drawing no.	C250	Rev	C

RESOURCE CONSENT



LOT 1 VEHICLE ACCESS LONG SECTION
SCALE: HORI 1:500 VERT 1:100

10. PRAM CROSSINGS ARE TO BE FLUSH TO THE CHANNEL WITH NO LIP.
11. ALL KERB AND CHANNEL TO HAVE SAW CUTS AT MAX. 3M CENTRES. ALL SAW CUTS TO COINCIDE WITH FOOTPATH JOINTS.
12. ALL SIGNAGE AND PAVEMENT MARKINGS TO BE IN ACCORDANCE WITH NZTA MOTSAM STANDARDS AND THE ATCOP TDM.
13. ALL STREET NAME SIGNS SHALL FOLLOW ATCOP GUIDELINES IN TERMS OF LAYOUT, CLEARANCES, AND CONSTRUCTION DETAILS.
14. ALL LINE MARKINGS TO BE REFLECTORISED IN ACCORDANCE WITH MOTSAM STANDARDS.
15. THE MINIMUM VERTICAL AND LATERAL CLEARANCES FOR SIGNAGE SHALL BE IN ACCORDANCE WITH MOTSAM STANDARDS.
16. STREET LIGHTING SHALL BE DESIGNED IN ACCORDANCE WITH ALL APPLICABLE NEW ZEALAND STANDARDS INCLUDING BUT NOT RESTRICTED TO THE CURRENT VERSION OF AS/NZS 1158 LIGHTING FOR ROADS AND PUBLIC SPACES SERIES OF STANDARDS.
17. ALL NEW, MODIFIED OR UPGRADED PRAM CROSSINGS MUST BE IN ACCORDANCE WITH RTS 14 GUIDELINES FOR FACILITIES FOR BLIND AND VISION-IMPAIRED PEDESTRIANS AND NZS/AS 1428.4 AND MUST COMPLY WITH THE DETAILS PROVIDED IN AT'S STANDARD PLAN NO. FP006.

- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH AUCKLAND COUNCIL STANDARDS.
 2. CONTRACTOR IS TO AVOID USING GPS FOR SET OUT OF THE KERB LEVELS WHERE GRADIENTS ARE LESS THAN 1%.
 3. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL SERVICES THAT MAY BE AFFECTED BY THEIR OPERATIONS.
 4. THE CONTRACTOR SHALL COMPLY WITH ALL RELEVANT HEALTH AND SAFETY REQUIREMENTS.
 5. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY APPROVAL FROM UTILITY OPERATORS BEFORE COMMENCING WORK UNDER OR NEAR THEIR SERVICES.
 6. FINAL PAVEMENT DESIGN SUBJECT TO CBR/B EAM TESTS ON SUBGRADE MATERIAL.
 7. SETOUT SCHEDULE WITH COORDINATES OF CHAINAGE POINTS ALONG ROAD CENTRELINE TO BE SUPPLIED TO THE CONTRACTOR PRIOR TO CONSTRUCTION.
 8. REFER TO LONG SECTION FOR FINISHED CENTRELINE LEVELS. REFER TO TYPICAL CROSS SECTIONS TO OBTAIN LEVELS FOR OTHER LOCATIONS.
 9. ALL DUCTS SHALL HAVE LOCATIONS MARKED ON KERB LINES IN ACCORDANCE WITH SPECIFICATION.

Rev	Description	By	Date
B	FOR RC AMENDMENT	JAW	08/2025
A	FOR RESOURCE CONSENT	JAW	06/2025

Survey	Design	Drawn	Checked
-	JAW	JAW	TM



Project
**DEVELOPMENT OF
1206 GREAT SOUTH ROAD
RUNCIMAN
FOR
PMG FUNDS**

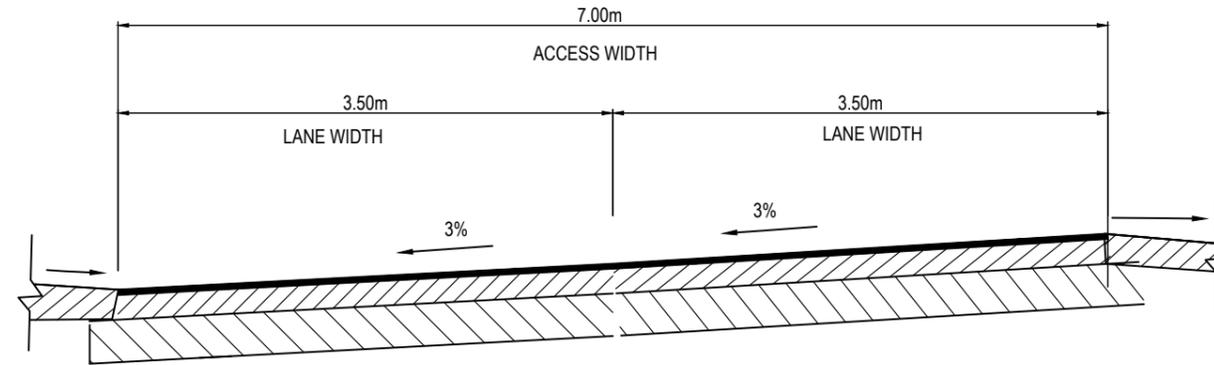
Title
**PROPOSED
VEHICLE ACCESS
LONG SECTION**

Project no.	261002
Scale	AS SHOWN
Cad file	261002-C300.DWG
Drawing no.	C310
Rev	B

RESOURCE CONSENT

10. PRAM CROSSINGS ARE TO BE FLUSH TO THE CHANNEL WITH NO LIP.
11. ALL KERB AND CHANNEL TO HAVE SAW CUTS AT MAX. 3M CENTRES. ALL SAW CUTS TO COINCIDE WITH FOOTPATH JOINTS.
12. ALL SIGNAGE AND PAVEMENT MARKINGS TO BE IN ACCORDANCE WITH NZTA MOTSAM STANDARDS AND THE ATCOP TDM.
13. ALL STREET NAME SIGNS SHALL FOLLOW ATCOP GUIDELINES IN TERMS OF LAYOUT, CLEARANCES, AND CONSTRUCTION DETAILS.
14. ALL LINE MARKINGS TO BE REFLECTORISED IN ACCORDANCE WITH MOTSAM STANDARDS.
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16. STREET LIGHTING SHALL BE DESIGNED IN ACCORDANCE WITH ALL APPLICABLE NEW ZEALAND STANDARDS INCLUDING BUT NOT RESTRICTED TO THE CURRENT VERSION OF AS/NZS 1158 LIGHTING FOR ROADS AND PUBLIC SPACES SERIES OF STANDARDS.
17. ALL NEW, MODIFIED OR UPGRADED PRAM CROSSINGS MUST BE IN ACCORDANCE WITH RTS 14 GUIDELINES FOR FACILITIES FOR BLIND AND VISION-IMPAIRED PEDESTRIANS AND NZS/AS 1428.4 AND MUST COMPLY WITH THE DETAILS PROVIDED IN AT'S STANDARD PLAN NO.FP006.

- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH AUCKLAND COUNCIL STANDARDS.
 2. CONTRACTOR IS TO AVOID USING GPS FOR SET OUT OF THE KERB LEVELS WHERE GRADIENTS ARE LESS THAN 1%.
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 6. FINAL PAVEMENT DESIGN SUBJECT TO CBR/B EAM TESTS ON SUBGRADE MATERIAL.
 7. SETOUT SCHEDULE WITH COORDINATES OF CHAINAGE POINTS ALONG ROAD CENTRELINE TO BE SUPPLIED TO THE CONTRACTOR PRIOR TO CONSTRUCTION.
 8. REFER TO LONG SECTION FOR FINISHED CENTRELINE LEVELS. REFER TO TYPICAL CROSS SECTIONS TO OBTAIN LEVELS FOR OTHER LOCATIONS.
 9. ALL DUCTS SHALL HAVE LOCATIONS MARKED ON KERB LINES IN ACCORDANCE WITH SPECIFICATION.



○ TYPICAL ACCESS PAVE CROSS SECTION A-A
NTS

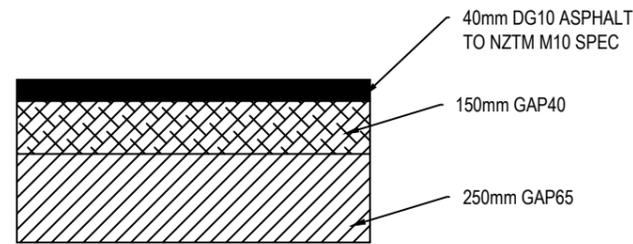
Rev	Description	By	Date
B	FOR RC AMENDMENT	JAW	08/2025
A	FOR RESOURCE CONSENT	JAW	06/2025
Survey	-		05/2025
Design	JAW		05/2025
Drawn	JAW		05/2025
Checked	TM		05/2025

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 5 Owens Road, Epsom
 Auckland 1023

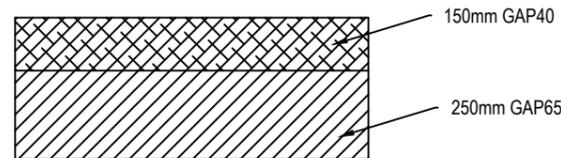
Project
**DEVELOPMENT OF
 1206 GREAT SOUTH ROAD
 RUNCIMAN
 FOR
 PMG FUNDS**

Title
**PROPOSED
 ROADING
 DETAILS**

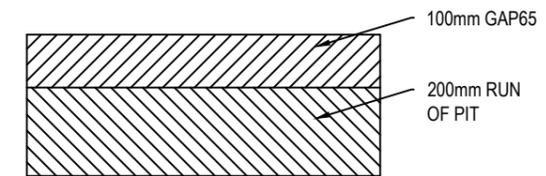
Project no.	261002
Scale	NTS
Cad file	261002-C300.DWG
Drawing no.	C320
Rev	B



○ TYPICAL ASPHALT PAVE DETAIL
NTS, SUBGRADE Min. CBR 5



○ TYPICAL METALLED ACCESS
NTS, SUBGRADE Min. CBR 5



○ SITE HARDFILL DETAIL
NTS, SUBGRADE Min. CBR 5

RESOURCE CONSENT



REFER TO C401

LOT 1 DP 151639
4000

LOT 2 DP 345389
126470

LOT 2 DP 345389
126470

LOT 2 DP 44182
12199

PT LOT 1 DEEDS
REG 167 24281

LOT 1 DP 345389
11800

LOT 1 DEEDS
REG 1139 15985

GREAT SOUTH ROAD

- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH AUCKLAND COUNCIL STANDARDS.
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LEGEND

	EX BDY
	PROP BDY
	PR SWALE 2 m WIDTH
	PR SWALE 3 m WIDTH
	EX OLFP
	PR DRY POND
	EX FLOODPLAIN
	EX FLOOD PLAIN TO BE FILLED
	PR RIPRAP
	EX STORMWATER
	PR STORMWATER
	EX/PROP SWMH

Rev	Description	By	Date
B	FOR RC AMENDMENT	JAW	08/2025
A	FOR RESOURCE CONSENT	JAW	06/2025
Survey	-		05/2025
Design	JAW		05/2025
Drawn	JAW		05/2025
Checked	TM		05/2025

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Project
**DEVELOPMENT OF
 1206 GREAT SOUTH ROAD
 RUNCIMAN
 FOR
 PMG FUNDS**

Title
**PROPOSED
 STORMWATER
 PLAN**

Project no.	261002
Scale	1:750 @ A3
Cad file	261002-C400.DWG
Drawing no.	C400
Rev	B

DATE: 11/24/25 FILEPATH: F:\MVEN\PROJECTS\261002 - 1206 GREAT SOUTH ROAD_RUNCIMAN\DWG\261002-C400.DWG

RESOURCE CONSENT

S1-3

S1-1

S1-2

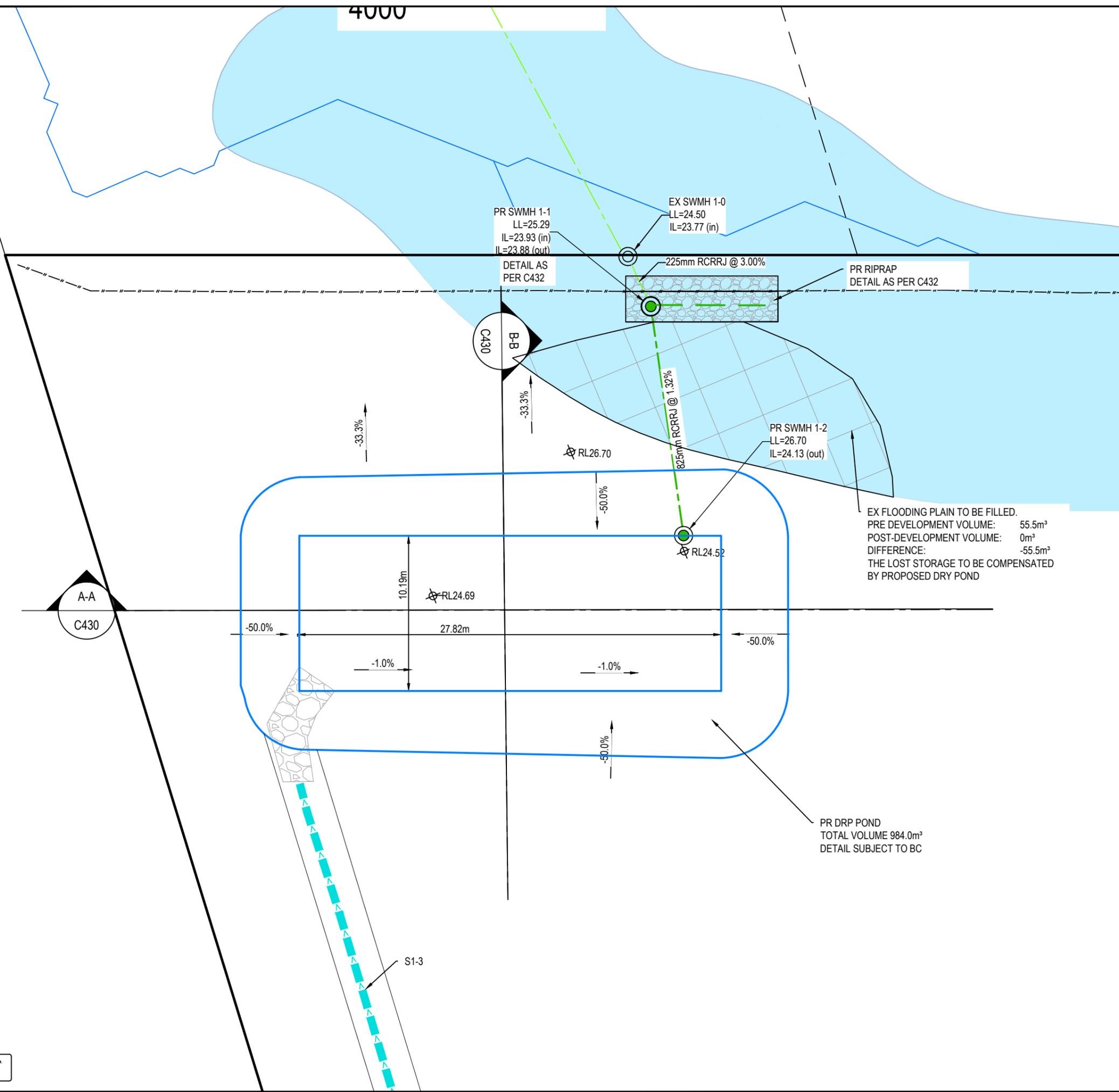
PR 300mm RCRRJ
CLASS 4 @Min. 1%
FOR VEHICLE
CROSSING

PR 300mm RCRRJ
CLASS 4 @3.4%
FOR
VEHICLE
CROSSING

EX CULVERT TO REMIAN



4000



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LEGEND

	EX BDY
	PROP BDY
	PR MAJOR CONTOUR
	PR MINOR CONTOUR
	PR SWALE 2 m WIDTH
	PR SWALE 3 m WIDTH
	EX OLFP
	PR DRY POND
	EX FLOODPLAIN
	EX FLOOD PLAIN TO BE FILLED
	PR RIPRAP
	EX STORMWATER
	PR STORMWATER
	EX/PROP SWMH

EX FLOODING PLAIN TO BE FILLED.
 PRE DEVELOPMENT VOLUME: 55.5m³
 POST-DEVELOPMENT VOLUME: 0m³
 DIFFERENCE: -55.5m³
 THE LOST STORAGE TO BE COMPENSATED BY PROPOSED DRY POND

PR DRP POND
 TOTAL VOLUME 984.0m³
 DETAIL SUBJECT TO BC

B	FOR RC AMENDMENT	JAW	08/2025
A	FOR RESOURCE CONSENT	JAW	06/2025
Rev	Description	By	Date
Survey	-		05/2025
Design	JAW		05/2025
Drawn	JAW		05/2025
Checked	TM		05/2025

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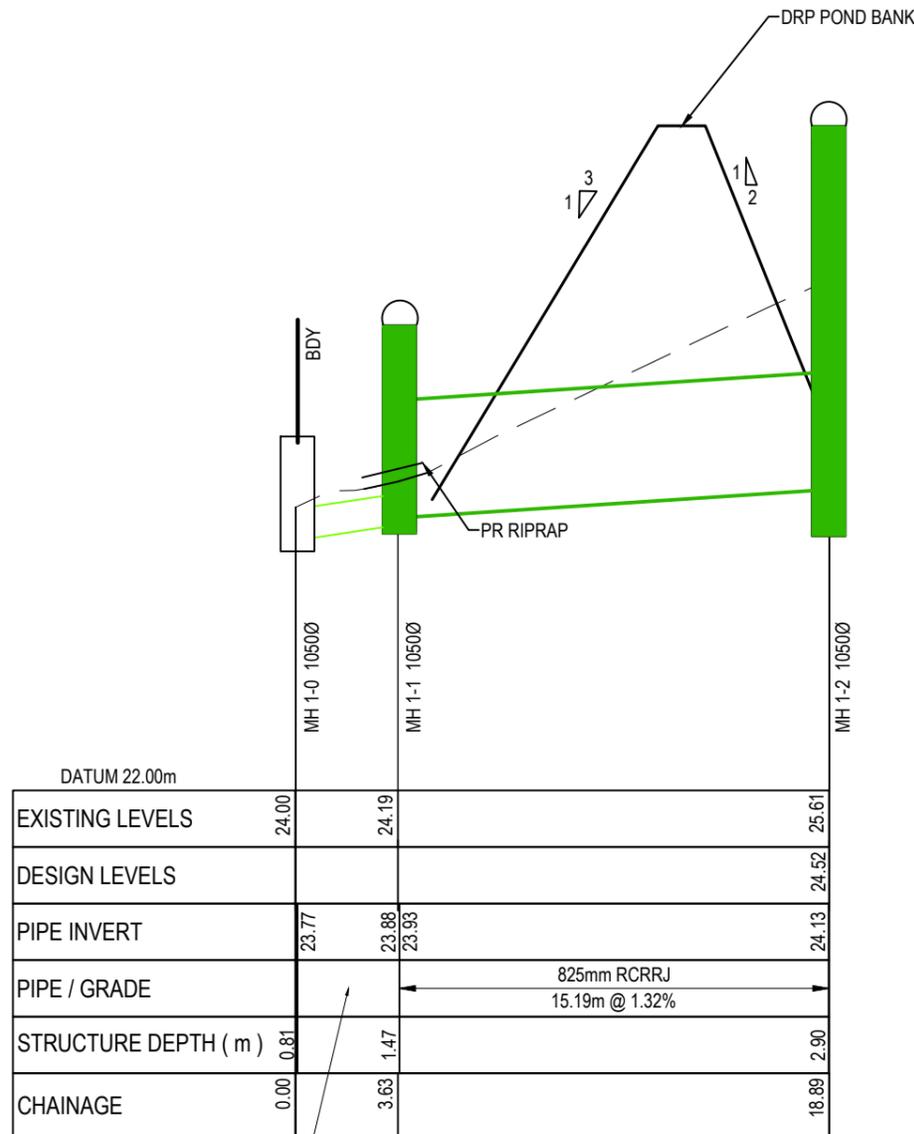
Project
**DEVELOPMENT OF
 1206 GREAT SOUTH ROAD
 RUNCIMAN
 FOR
 PMG FUNDS**

Title
**PROPOSED
 STORMWATER
 PLAN**

Project no.	261002
Scale	1:250 @ A3
Cad file	261002-C400.DWG
Drawing no.	C401
Rev	B

RESOURCE CONSENT

DATE: 11/24/25 FILE PATH: F:\MVEN\PROJECTS\261002 - 1206 GREAT SOUTH ROAD DRURY\DWG\261002-C400.DWG



SW 1 LONG SECTION
SCALE: HORI 1:250 VERT 1:50

- NOTES
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LEGEND
 --- EGL
 --- PGL

Rev	Description	By	Date
B	FOR RC AMENDMENT	JAW	08/2025
A	FOR RESOURCE CONSENT	JAW	06/2025

Survey	By	Date
-		05/2025

Design	By	Date
JAW		05/2025

Drawn	By	Date
JAW		05/2025

Checked	By	Date
TM		05/2025

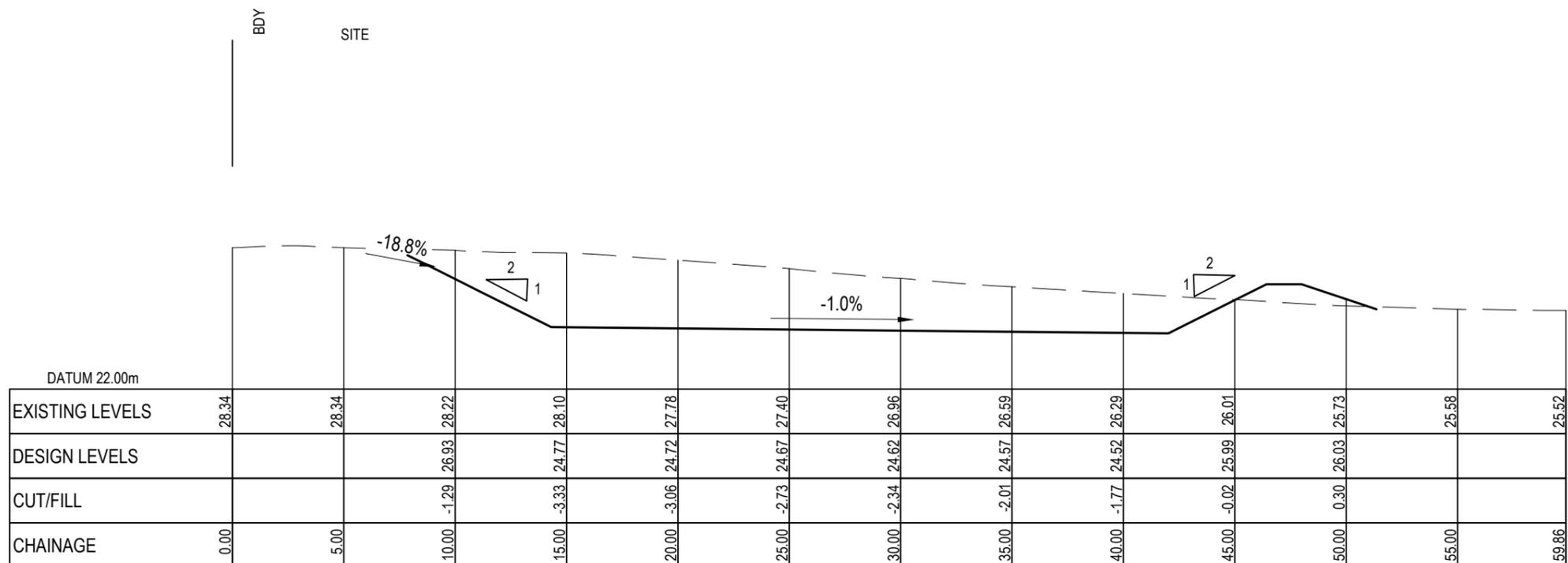


Project
**DEVELOPMENT OF
 1206 GREAT SOUTH ROAD
 RUNCIMAN
 FOR
 PMG FUNDS**

Title
**PROPOSED
 SW1
 LONG SECTION**

Project no.	261002
Scale	AS SHOWN
Cad file	261002-C400.DWG
Drawing no.	C410
Rev	B

RESOURCE CONSENT



DRY POND CROSS SECTION A-A
SCALE: HORI 1:250 VERT 1:250

- NOTES
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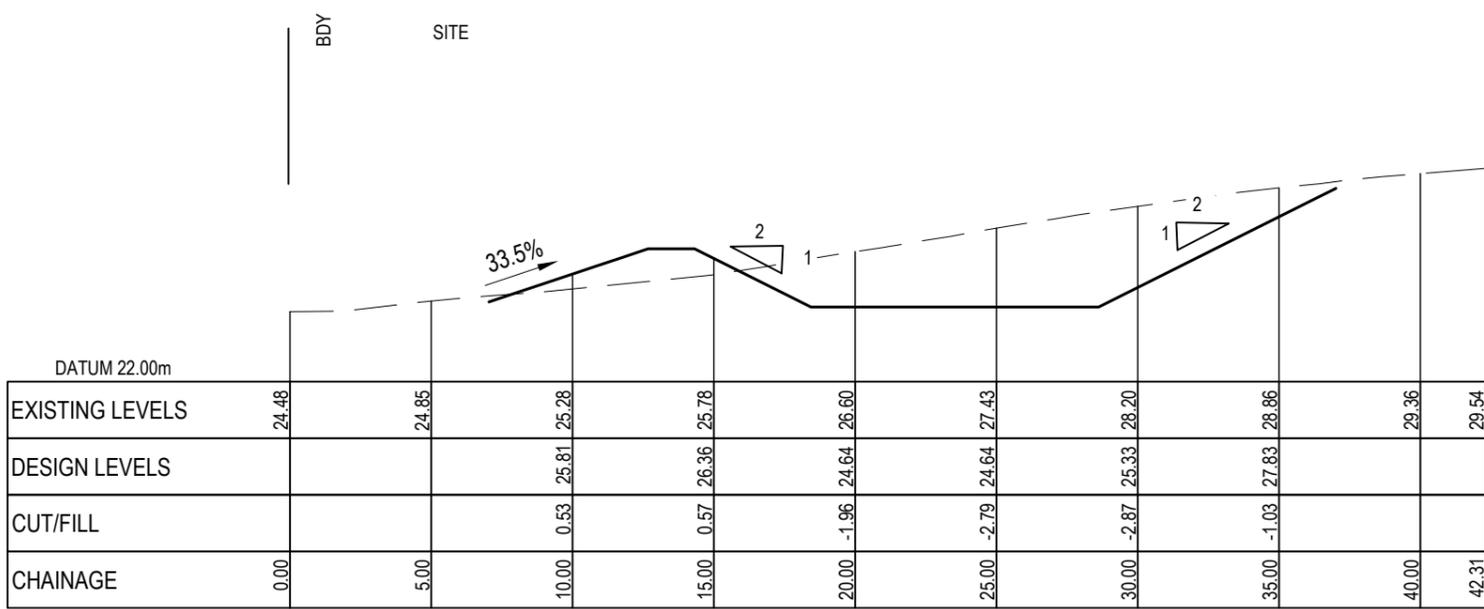
LEGEND
 --- EGL
 --- PGL

Rev	Description	By	Date
B	FOR RC AMENDMENT	JAW	08/2025
A	FOR RESOURCE CONSENT	JAW	06/2025
Survey	-		05/2025
Design	JAW		05/2025
Drawn	JAW		05/2025
Checked	TM		05/2025

Project
**DEVELOPMENT OF
 1206 GREAT SOUTH ROAD
 RUNCIMAN
 FOR
 PMG FUNDS**

Title
**PROPOSED
 DRY POND
 CROSS SECTIONS**

Project no.	261002
Scale	AS SHOWN
Cad file	261002-C400.DWG
Drawing no.	C430
Rev	B

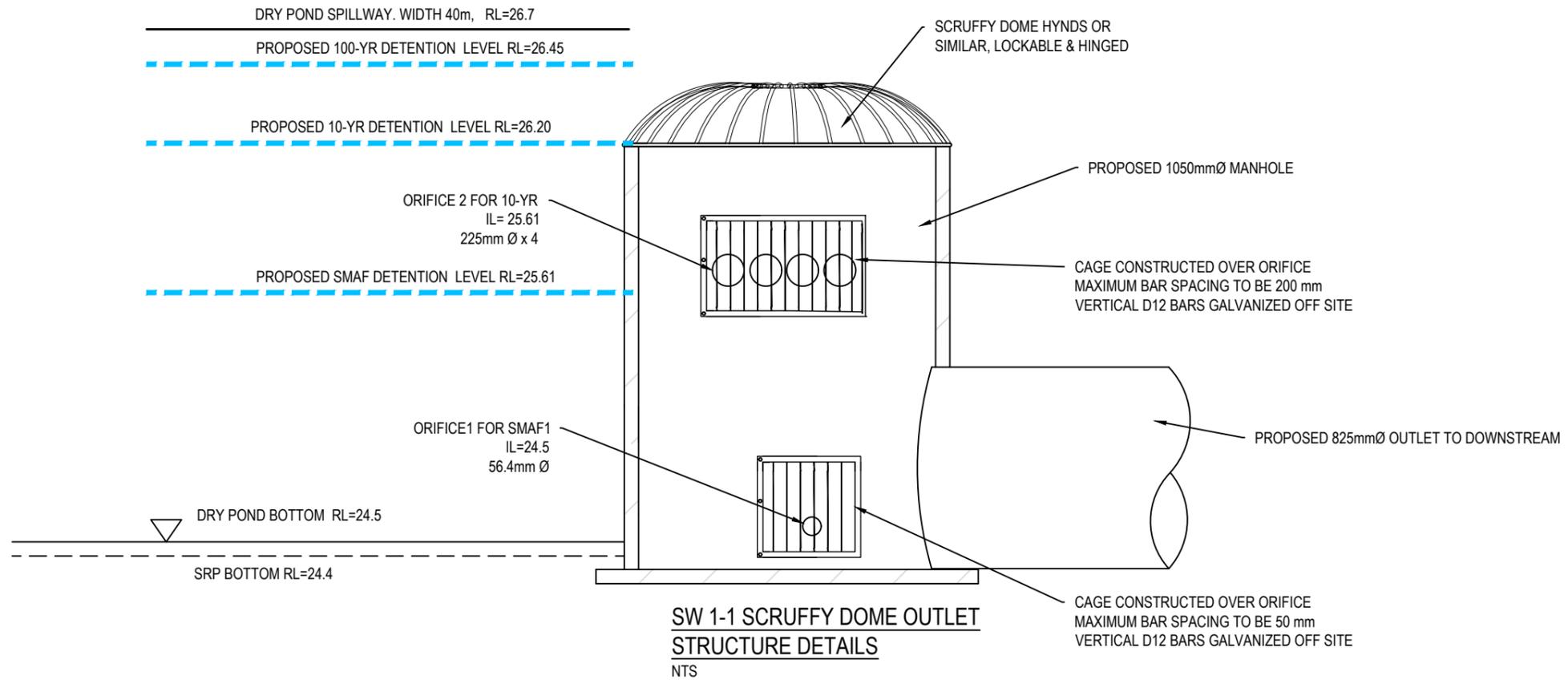


DRY POND CROSS SECTION B-B
SCALE: HORI 1:250 VERT 1:250

RESOURCE CONSENT

ORIFICE CORE DRILLED THROUGH MANHOLE OR ALTERNATIVELY FIX ORIFICE PLATE OVER SAWCUT HOLE. BOLT PLATE IN FOUR CORNERS AND EPOXY SEAL.

- NOTES
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LEGEND
 --- EGL
 --- PGL

Rev	Description	By	Date
B	FOR RC AMENDMENT	JAW	08/2025
A	FOR RESOURCE CONSENT	JAW	06/2025
Survey	-		05/2025
Design	JAW		05/2025
Drawn	JAW		05/2025
Checked	TM		05/2025

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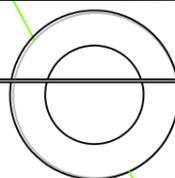
Project
**DEVELOPMENT OF
 1206 GREAT SOUTH ROAD
 RUNCIMAN
 FOR
 PMG FUNDS**

Title
**PROPOSED
 DRY POND
 OUTLET STRUCTURE**

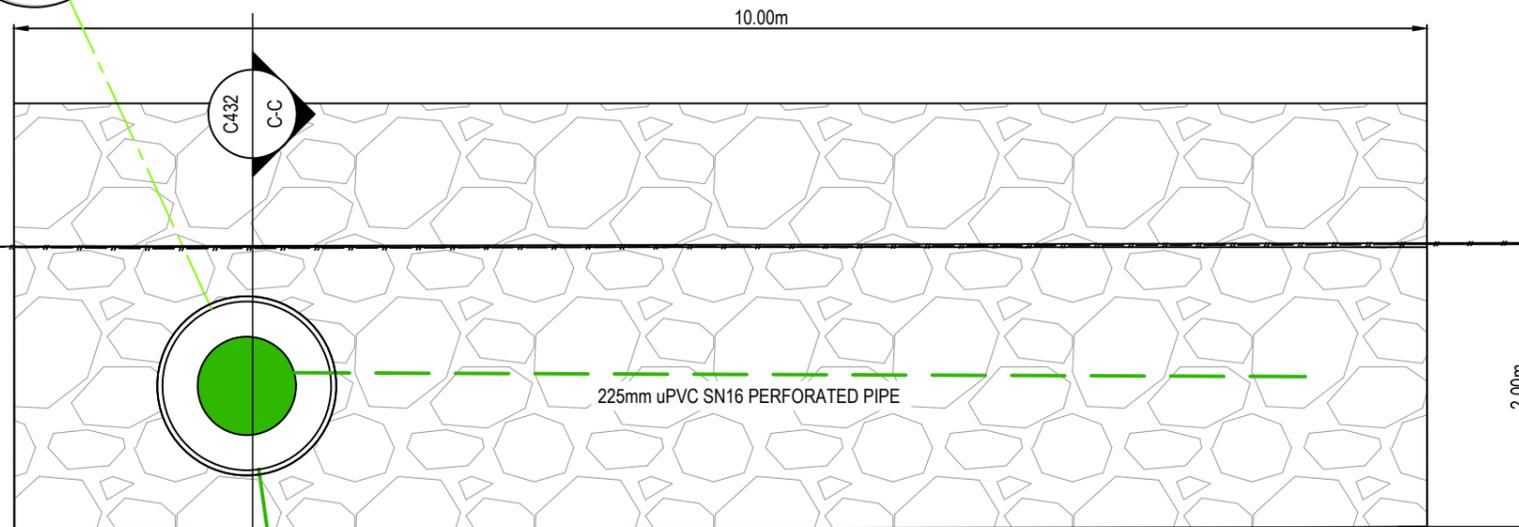
Project no.	261002
Scale	AS SHOWN
Cad file	261002-C400.DWG
Drawing no.	C431
Rev	B

RESOURCE CONSENT

DATE: 11/24/25 FILE PATH: F:\MAVEN\PROJECTS\261002 - 1206 GREAT SOUTH ROAD DRURY\DWG\261002-C400.DWG



ORIFICE CORE DRILLED THROUGH MANHOLE OR ALTERNATIVELY FIX ORIFICE PLATE OVER SAWCUT HOLE. BOLT PLATE IN FOUR CORNERS AND EPOXY SEAL.



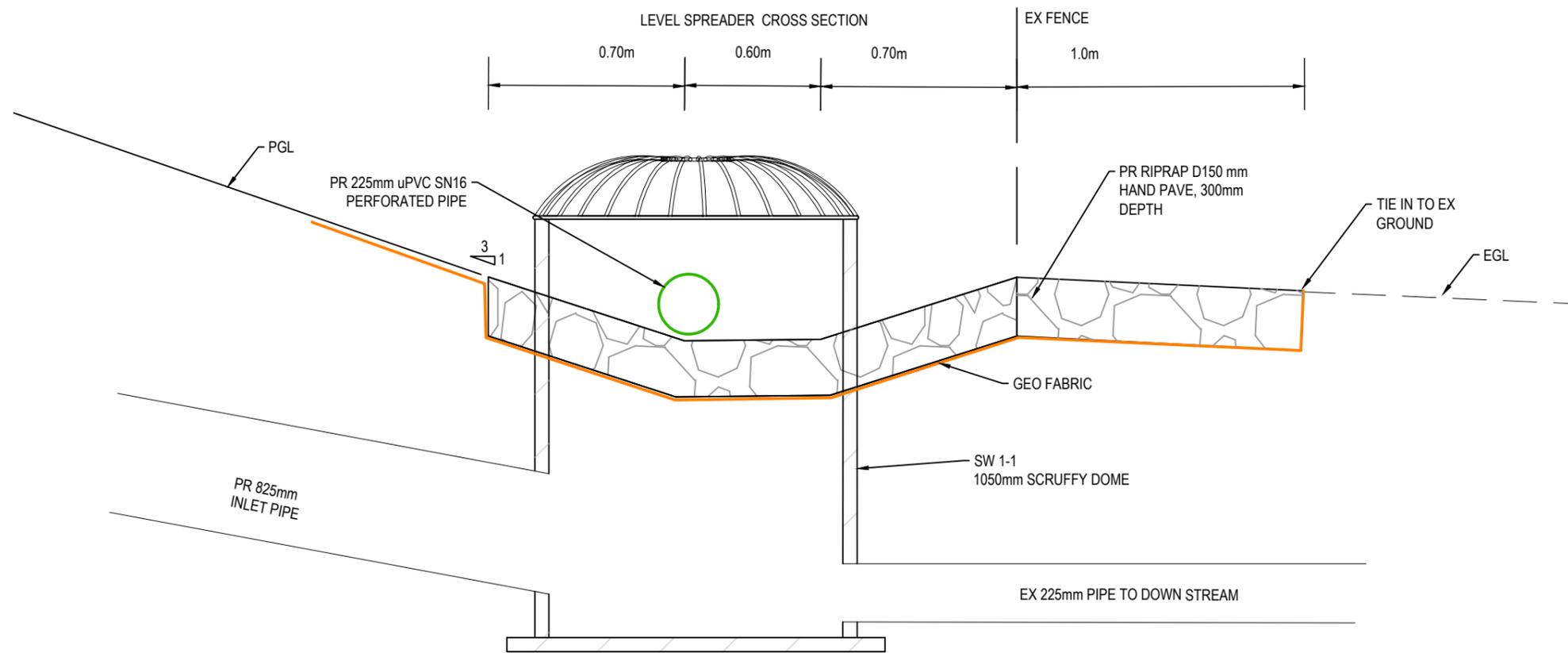
SW 1-1 SCRUFFY DOME OUTLET AND LEVEL SPREADER PLAN
1:50@ A3

- NOTES
1. ALL WORKS TO BE IN ACCORDANCE WITH AUCKLAND COUNCIL STANDARDS.
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LEGEND

- EX BDY
- PROP BDY
- EX STORMWATER
- PR STORMWATER
- EX/PROP SWMH

LEVEL SPREADER CROSS SECTION



CROSS SECTION C-C
SW 1-1 SCRUFFY DOME OUTLET AND RIPRAP DETAILS
NTS

Rev	Description	By	Date
B	FOR RC AMENDMENT	JAW	08/2025
A	FOR RESOURCE CONSENT	JAW	06/2025
Survey	-		05/2025
Design	JAW		05/2025
Drawn	JAW		05/2025
Checked	TM		05/2025

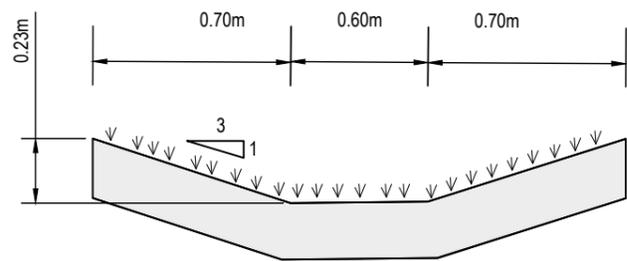
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Auckland 1023

Project
**DEVELOPMENT OF
1206 GREAT SOUTH ROAD
RUNCIMAN
FOR
PMG FUNDS**

Title
**PROPOSED
DRY POND
OUTLET STRUCTURE**

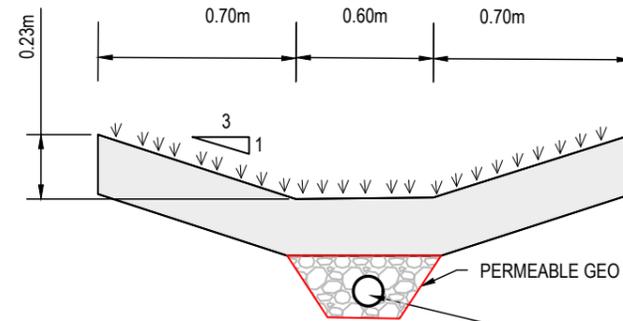
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Scale	AS SHOWN
Cad file	261002-C400.DWG
Drawing no.	C432
Rev	B

RESOURCE CONSENT



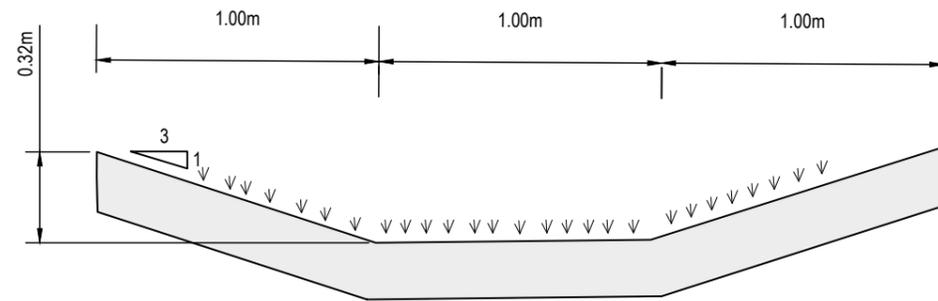
TYPICAL 2.0m SWALE CROSS SECTION DETAIL (GRADE 2% to 5%)

NTS



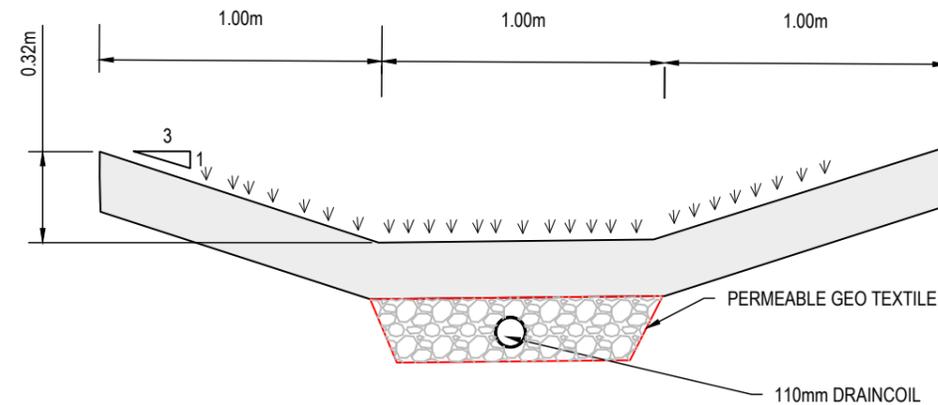
TYPICAL 2.0m SWALE CROSS SECTION DETAIL (GRADE < 2%)

NTS



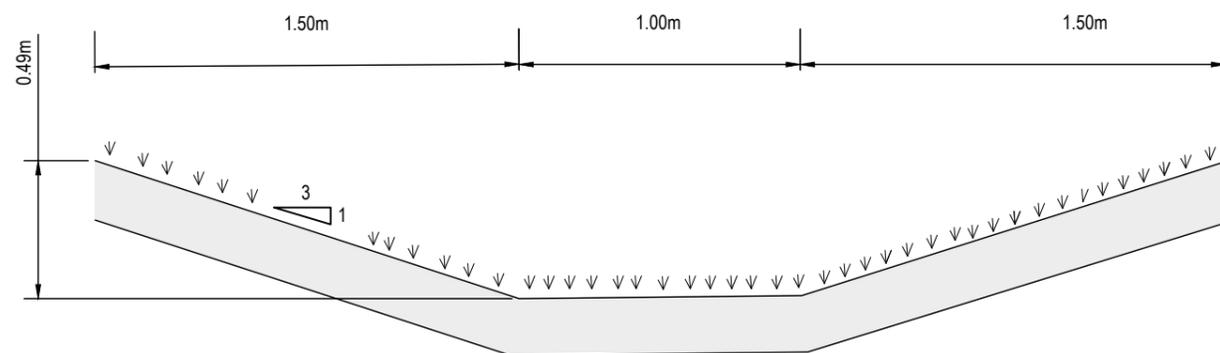
TYPICAL 3.0m SWALE CROSS SECTION DETAIL (GRADE 2% TO 5%)

NTS



TYPICAL 3.0m SWALE CROSS SECTION DETAIL (GRADE < 2%)

NTS



TYPICAL 4.0m SWALE CROSS SECTION DETAIL

NTS

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Rev	Description	By	Date
B	FOR RC AMENDMENT	JAW	08/2025
A	FOR RESOURCE CONSENT	JAW	06/2025

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 09 571 0050
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 www.maven.co.nz
 5 Owens Road, Epsom
 Auckland 1023

Project
**DEVELOPMENT OF
 1206 GREAT SOUTH ROAD
 RUNCIMAN
 FOR
 PMG FUNDS**

Title
**PROPOSED
 SWALES
 CROSS SECTIONS**

Project no.	261002
Scale	AS SHOWN
Cad file	261002-C400.DWG
Drawing no.	C435
Rev	B

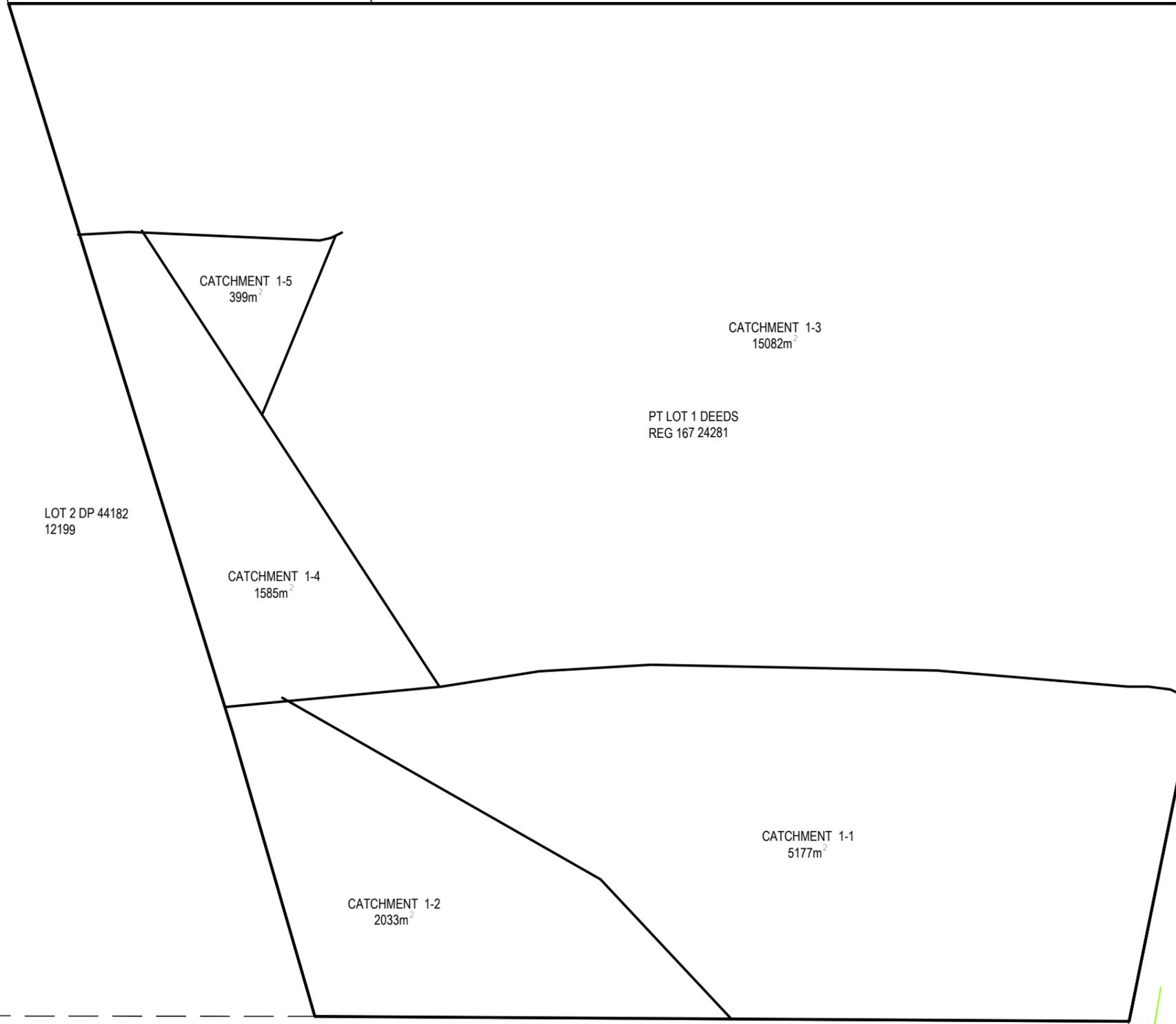
RESOURCE CONSENT

DATE: 11/24/25 FILE PATH: F:\MAVEN\PROJECTS\261002 - 1206 GREAT SOUTH ROAD DUMPY DOWNS\02-C400.DWG



LOT 1 DP 151639
4000

LOT 2 DP 345389
126470



PT LOT 1 DEEDS
REG 167 24281

LOT 2 DP 44182
12199

GREAT SOUTH ROAD

LOT 2 DP 345389
126470

LOT 1 DP 345389
11800

LOT 1 DEEDS
REG 1139 15985

- NOTES
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LEGEND

--- EX BDY
 - - - - - PROP BDY

Rev	Description	By	Date
A	FRO RC	JAW	05/2025
Survey	-		05/2025
Design	JAW		05/2025
Drawn	JAW		05/2025
Checked	TM		05/2025

Project
**DEVELOPMENT OF
 1206 GREAT SOUTH ROAD
 RUNCIMAN
 FOR
 PMG FUNDS**

Title
**PROPOSED
 SWALES CATCHMENT
 PLAN**

Project no.	261002
Scale	1:750 @ A3
Cad file	261002-C440.DWG
Drawing no.	C440
Rev	A

RESOURCE CONSENT

DATE: 11/24/25 FILEPATH: F:\Maven\PROJECTS\261002 - 1206 GREAT SOUTH ROAD, DRURY\DWG\261002-C440.DWG