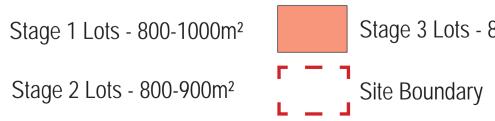




Stage 1 Lots - 800-1000m²



Stage 3 Lots - 800-900m²

1/

Widened berm

Drainage Fall Direction

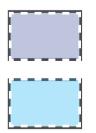


This plan has been produced for discussion purposes only. NOTES

Final boundaries are subject to resource consent approval and final land transfer survey.

- Easements may be necessary for cross boundary services.

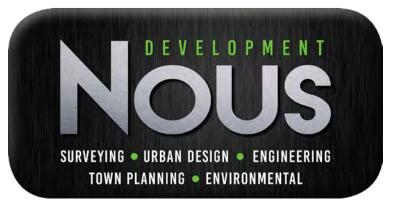
Effluent Management Area 300-350m²



Road to be stopped and area to be vested as HDC Reserve Foreshore area to be vested as HDC Reserve

Tangoio Beach SCHEME PLAN





Existing drain to connect into site system

Planting within the swale is to transition to shrub and tree species within the vegetated buffer

Indicative parkland furniture -

IOM WIDE

SETATED BUFFER

BALANCE

AREA

(21,834m²)

LOT 34 1000m²

LOT 33 1000m²

Possible location for water tanks, fire appliance standing pad and bore. To be confirmed during detail design. Water tank site to be screen with vegetation.

Indicative bollards to gravel swale and to edge of balance area as shown. Lockable post and rail or removable bollard access for emergency and maintenance vehicles

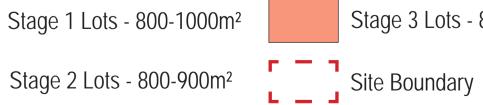
> Possible transformer location. To be ---screened with planting

6m WIDE BEACH ACCESS No formal paved access; sand track only, with low coastal grasses planted to boundary and selective coastal shade trees

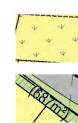


Stage 1 Lots - 800-1000m²

Scale 1:1000@A1



Stage 3 Lots - 800-900m²



Effluent Management Area 300-350m²

Widened berm



This plan has been produced for discussion purposes only. NOTES

- Final boundaries are subject to resource consent approval and final land transfer survey.
- Easements may be necessary for cross boundary services.

Bollards to boundary

Indicative parkland furniture

Lots have been set back off boundary as shown to allow a widened berm on the development side of Beach Road. Additional width provides area for safe pedestrian access. Approx. 687m² area to be vested to Council as road reserve

Beach Road to be sealed fronting the development. Road alignment and levels to be assessed further during detail design, integrating driveway access, pedestrian access and drainage devices

LOT 4 803m²

LOT 6 802m²

808m²

LOT 1

800m²

LOT 12 800m²

LOT 1

LOT 3

801m²

LOT 23

LOT 22 808²

LOT 2 806m²

LOT 28 801m²

ROAD

LOT 2 805m²

Rock/ gravel lined open swale with low understory planting and trees. (To be vested to Council) Existing vegetation to be retained and protected Infill planting to enhance environment and to soften and integrate road Potential visitor information/ interpretive signage showing site history and coastal walkway map

Rock/ gravel lined open swale with low understory planting and selective tree planting (To be vested to Council)

Possible access to ADJ Block

Open Mown Grass Swales (Drainage Fall Direction) Gravel/ Rock Lined Swale with planting



Proposed Trees

Existing Trees To Be Retained And Protected



SA

Understory Planting

Shingle Beach Foreshore **Restoration Planting**

LOT 14 800m²

Furniture

FUTURE

RESERVE AREA

Indicative Location Of Interpretive Signage Proposed Parkland

Tangoio Beach LANDSCAPE CONCEPT PLAN

WHAKAARI HEADLAND RESERVE

Timber bollards are to continue into the reserve car park area to deter vehicles entering the foreshore. Potential to formalise visitor car park and adjacent foreshore area

Indicative additional parkland furniture to match existing

Potential regeneration of beach and foreshore area to restore health and control further degradation

Section Marker





