

Appendix H – Minimum Lot/Floor Levels (Stage 1 & 2)

Minimum Lot/Floor Levels

This following summarises the proposed minimum lot and building floor levels for sites within Stage 1 of the 3MS development. The proposed levels are based on the following criteria.

- **NZS4404 Clause 4.3.5.2:**

"The minimum freeboard height additional to the computed top water level of the 1% AEP design storm should be as follows or as specified in the district or regional plan:

Freeboard

- Habitable dwellings (including attached garages) = 0.5m min height
- Commercial and industrial buildings = 0.3m min height
- Non-habitable residential buildings and detaches garages = 0.2m min height

The minimum freeboard shall be measured from the top water level to the building platform level or the underside of the floor joists or underside of the floor slab, whichever is applicable"

- **Regional Infrastructure Technical Specification (RITS) Section 3.3.19.2:**

"... A freeboard of 200mm shall be provided (i.e. height above the channel or pavement edge) to contain stormwater on the road unless it can be shown that such a condition is impractical and stormwater will not enter property vehicle crossings/driveways as a result."

- **New Zealand Building Code E1.4.3.1:**

"... The level of the floor shall be set at the height of the secondary flow plus an allowance for freeboard. The freeboard shall be:

- 500mm where surface water has a depth of 100mm or more and extends from the building directly to a road or car park, other than a car park for a single dwelling.
- 150mm for all other cases."

- **New Zealand Building Code E1/AS1.2:**

"... Suspended floors and slabs on ground shall be at least 150mm above finished level of the surrounding ground immediately adjacent to the building, and:

- a) For sites level with or above the road, no less than 150mm above the road crown on at least one cross-section through the building and roadway (see Figure 1).
- b) For sites below the road, no less than 150mm above the lowest point on the site boundary (see Figure 2)."

IMPORTANT: All level information is provided in reference to New Zealand Vertical Datum (2016)

Lot No.	Development Stage	Minimum Lot Level (RLm) (NZVD16)	Lot Freeboard Reference level (NZVD16)	Calculated Freeboard (@ Minimum Lot Level)	Lot Freeboard Reference	Minimum** Building FFL (RLm) (NZVD16)	Building Freeboard Reference Level (NZVD16)	Calculated Freeboard (@ Minimum FFL Level)	Building Freeboard Reference
Stage 1									
1	1A	65.36*	65.16	200mm	Road 10 OLFP	65.55	65.35	200mm	Road 10 crown
2	1A	65.30*	65.10	200mm	Road 10 OLFP	65.47	65.26	210mm	Road 10 crown
3	1A	65.26*	65.04	220mm	Road 10 OLFP	65.43	65.18	250mm	Road 10 crown
4	1A	65.22*	64.97	250mm	Road 10 OLFP	65.38	65.09	290mm	Road 10 crown
5	1A	65.13*	64.88	250mm	Road 10 OLFP	65.30	65.01	290mm	Road 10 crown
6	1A	65.05*	64.80	250mm	Road 10 OLFP	65.21	64.92	290mm	Road 10 crown
7	1A	64.96*	64.71	250mm	Road 10 OLFP	65.12	64.83	290mm	Road 10 crown
8	1A	64.88*	64.63	250mm	Road 10 OLFP	65.04	64.74	300mm	Road 10 crown
9	1A	64.85*	65.65	200mm	Road 10 OLFP	65.00	64.66	340mm	Road 10 crown
10	1A	64.70	64.46	240mm	Road 10 OLFP	64.86	64.57	290mm	Road 10 crown

Lot No.	Development Stage	Minimum Lot Level (RLm) (NZVD16)	Lot Freeboard Reference level (NZVD16)	Calculated Freeboard (@ Minimum Lot Level)	Lot Freeboard Reference	Minimum** Building FFL (RLm) (NZVD16)	Building Freeboard Reference Level (NZVD16)	Calculated Freeboard (@ Minimum FFL Level)	Building Freeboard Reference
11	1A	64.61	64.37	240mm	Road 10 OLFP	64.78	64.48	300mm	Road 10 crown
300	1A	63.45	62.46	990mm	WDC Swale	Specific design***	Specific design***	Specific design***	Road 10 crown / Road 11 crown / WDC Swale
12	1B	64.53	64.28	250mm	Road 10 OLFP	64.69	64.40	290mm	Road 10 crown
13	1B	64.44	64.19	250mm	Road 10 OLFP	64.61	64.31	300mm	Road 10 crown
14	1B	64.35	64.11	240mm	Road 10 OLFP	64.52	64.22	300mm	Road 10 crown
15	1B	64.27	64.02	250mm	Road 10 OLFP	64.43	64.13	300mm	Road 10 crown
16	1B	64.18	63.93	250mm	Road 10 OLFP	64.35	64.05	300mm	Road 10 crown
17	1B	64.10	63.86	240mm	Road 10 OLFP	64.27	63.97	300mm	Road 10 crown
18	1B	64.02	63.78	240mm	Road 10 OLFP	64.19	63.89	300mm	Road 10 crown
19	1B	63.94	63.70	240mm	Road 10 OLFP	64.11	63.81	300mm	Road 10 crown

Lot No.	Development Stage	Minimum Lot Level (RLm) (NZVD16)	Lot Freeboard Reference level (NZVD16)	Calculated Freeboard (@ Minimum Lot Level)	Lot Freeboard Reference	Minimum** Building FFL (RLm) (NZVD16)	Building Freeboard Reference Level (NZVD16)	Calculated Freeboard (@ Minimum FFL Level)	Building Freeboard Reference
20	1B	63.87	63.62	250mm	Road 10 OLFP	64.04	63.74	300mm	Road 10 crown
21	1B	63.79	63.55	240mm	Road 10 OLFP	63.96	63.66	300mm	Road 10 crown
22	1B	63.71	63.46	250mm	Road 10 OLFP	63.88	63.58	300mm	Road 10 crown
23	1B	63.60	63.35	250mm	Road 10 OLFP	63.77	63.46	310mm	Road 10 crown
24	1B	63.60	63.36	240mm	Road 10 OLFP	63.77	63.46	310mm	Road 10 crown
25	1B	63.64	63.40	240mm	Road 10 OLFP	63.82	63.51	310mm	Road 10 crown
26	1B	63.72	63.47	250mm	Road 10 OLFP	63.90	63.59	310mm	Road 10 crown
27	1B	63.86	63.66	200mm	Road 10 OLFP	63.98	63.67	310mm	Road 10 crown
28	1B	63.94	63.74	200mm	Road 10 OLFP	64.05	63.75	300mm	Road 10 crown
29	1B	63.95	63.71	240mm	Road 10 OLFP	64.13	63.83	300mm	Road 10 crown

Lot No.	Development Stage	Minimum Lot Level (RLm) (NZVD16)	Lot Freeboard Reference level (NZVD16)	Calculated Freeboard (@ Minimum Lot Level)	Lot Freeboard Reference	Minimum** Building FFL (RLm) (NZVD16)	Building Freeboard Reference Level (NZVD16)	Calculated Freeboard (@ Minimum FFL Level)	Building Freeboard Reference
30	1B	64.03	63.79	240mm	Road 10 OLFP	64.21	63.90	310mm	Road 10 crown
31	1B	64.11	63.86	250mm	Road 10 OLFP	64.29	63.98	310mm	Road 10 crown
32	1B	64.19	63.94	250mm	Road 10 OLFP	64.36	64.06	300mm	Road 10 crown
33	1B	64.27	64.02	250mm	Road 10 OLFP	64.44	64.14	300mm	Road 10 crown
34	1B	64.34	64.10	240mm	Road 10 OLFP	64.52	64.22	300mm	Road 10 crown
35	1B	64.42	64.18	240mm	Road 10 OLFP	64.60	64.29	310mm	Road 10 crown
36	1B	64.50	64.25	250mm	Road 10 OLFP	64.68	64.37	310mm	Road 10 crown
37	1B	64.64	64.44	200mm	Road 10 OLFP	64.76	64.45	310mm	Road 10 crown
38	1B	64.66	64.41	250mm	Road 10 OLFP	64.83	64.53	300mm	Road 10 crown
39	1B	64.73	64.49	240mm	Road 10 OLFP	64.91	64.60	310mm	Road 10 crown

Lot No.	Development Stage	Minimum Lot Level (RLm) (NZVD16)	Lot Freeboard Reference level (NZVD16)	Calculated Freeboard (@ Minimum Lot Level)	Lot Freeboard Reference	Minimum** Building FFL (RLm) (NZVD16)	Building Freeboard Reference Level (NZVD16)	Calculated Freeboard (@ Minimum FFL Level)	Building Freeboard Reference
40	1B	64.79	64.55	240mm	Road 10 OLFP	64.96	64.65	310mm	Road 10 crown
41	1B	64.73	64.48	250mm	Road 10 OLFP	64.91	64.60	310mm	Road 10 crown
42	1B	64.61	64.36	250mm	Road 10 OLFP	64.78	64.49	290mm	Road 10 crown
43	1B	64.48	64.24	240mm	Road 10 OLFP	64.67	64.36	310mm	Road 10 crown
44	1B	64.35	64.10	250mm	Road 10 OLFP	64.54	64.23	310mm	Road 10 crown
45	1B	64.22	63.97	250mm	Road 10 OLFP	64.41	64.10	310mm	Road 10 crown
46	1B	64.21	63.91	200mm	Road 10 OLFP	64.39	63.98	160mm	Road 10 crown
47	1C	64.68	64.42	260mm	Road 11 OLFP	64.84	64.52	320mm	Road 11 crown
48	1C	64.55	64.30	250mm	Road 11 OLFP	64.72	64.41	310mm	Road 11 crown
49	1C	64.50	64.27	230mm	Road 11 OLFP	64.67	64.37	300mm	Road 11 crown
50	1C	64.46	64.22	240mm	Road 11 OLFP	64.63	64.32	310mm	Road 11 crown
51	1C	64.41	64.16	250mm	Road 11 OLFP	64.57	64.28	290mm	Road 11 crown

Lot No.	Development Stage	Minimum Lot Level (RLm) (NZVD16)	Lot Freeboard Reference level (NZVD16)	Calculated Freeboard (@ Minimum Lot Level)	Lot Freeboard Reference	Minimum** Building FFL (RLm) (NZVD16)	Building Freeboard Reference Level (NZVD16)	Calculated Freeboard (@ Minimum FFL Level)	Building Freeboard Reference
52	1C	64.22	63.99	230mm	Road 12 OLFP	64.41	64.09	320mm	Road 12 crown
53	1C	64.16	63.92	240mm	Road 12 OLFP	64.34	64.03	310mm	Road 12 crown
54	1C	64.09	63.84	250mm	Road 12 OLFP	64.28	63.96	320mm	Road 12 crown
55	1C	64.04	63.79	250mm	Road 12 OLFP	64.21	63.90	310mm	Road 12 crown
56	1C	64.27	63.85	420mm	Road 13 OLFP	64.44	64.05	390mm	Road 13 edge of seal
57	1C	64.31	63.91	400mm	Road 13 OLFP	64.50	64.12	380mm	Road 13 edge of seal
58	1C	64.45	63.97	480mm	Road 13 OLFP	64.62	64.18	440mm	Road 13 edge of seal
59	1C	64.49	64.06	430mm	Road 13 OLFP	64.66	64.21	450mm	Road 13 edge of seal
60	1C	64.48	64.07	410mm	Road 13 OLFP	64.65	64.27	380mm	Road 13 edge of seal
61	1C	64.60	64.16	440mm	Road 13 OLFP	64.79	64.26	530mm	Road 13 edge of seal

Lot No.	Development Stage	Minimum Lot Level (RLm) (NZVD16)	Lot Freeboard Reference level (NZVD16)	Calculated Freeboard (@ Minimum Lot Level)	Lot Freeboard Reference	Minimum** Building FFL (RLm) (NZVD16)	Building Freeboard Reference Level (NZVD16)	Calculated Freeboard (@ Minimum FFL Level)	Building Freeboard Reference
62	1C	64.60	64.16	440mm	Road 13 OLFP	64.76	64.26	500mm	Road 13 edge of seal
63	1C	64.54	64.19	350mm	Road 13 OLFP	64.70	64.39	310mm	Road 13 edge of seal
64	1C	64.39	64.19	200mm	Road 13 OLFP	64.53	64.36	170mm	Road 13 edge of seal
65	1C	64.32	64.11	210mm	Road 13 OLFP	64.48	64.31	170mm	Road 13 edge of seal
66	1C	64.09	63.86	230mm	Road 13 OLFP	64.30	64.05	250mm	Road 13 edge of seal
67	1C	63.89	63.64	250mm	Road 12 OLFP	64.08	63.76	320mm	Road 12 crown
68	1C	63.82	63.58	240mm	Road 12 OLFP	64.03	63.69	340mm	Road 12 crown
69	1C	63.76	63.51	250mm	Road 12 OLFP	63.99	63.62	370mm	Road 12 crown
70	1C	63.69	63.44	250mm	Road 12 OLFP	63.94	63.56	300mm	Road 12 crown
71	1C	63.30	63.08	220mm	Road 15 OLFP	63.52	63.33	190mm	Road 12 crown

Lot No.	Development Stage	Minimum Lot Level (RLm) (NZVD16)	Lot Freeboard Reference level (NZVD16)	Calculated Freeboard (@ Minimum Lot Level)	Lot Freeboard Reference	Minimum** Building FFL (RLm) (NZVD16)	Building Freeboard Reference Level (NZVD16)	Calculated Freeboard (@ Minimum FFL Level)	Building Freeboard Reference
72	1C	63.75	63.51	240mm	Road 12 OLFP	63.91	63.63	280mm	Road 12 crown
73	1C	63.82	63.58	240mm	Road 12 OLFP	64.00	63.69	310mm	Road 12 crown
74	1C	63.87	63.62	250mm	Road 16 OLFP	64.02	63.81	210mm	Road 16 edge of seal
75	1C	63.80	63.55	250mm	Road 16 OLFP	63.96	63.75	210mm	Road 16 edge of seal
76	1C	63.36	63.15	210mm	Road 15 OLFP	63.57	63.35	220mm	Road 15 edge of seal
77	1C	63.44	63.23	210mm	Road 15 OLFP	63.63	63.42	210mm	Road 15 edge of seal
78	1C	63.72	63.48	240mm	Road 16 OLFP	63.88	63.68	200mm	Road 16 edge of seal
79	1C	63.64	63.40	240mm	Road 16 OLFP	63.81	63.60	210mm	Road 16 edge of seal
80	1C	63.34	63.13	210mm	Road 15 OLFP	63.56	63.34	220mm	Road 15 edge of seal
82	1C	63.57	63.32	250mm	Road 16 OLFP	63.73	63.53	200mm	Road 16 edge of seal

Lot No.	Development Stage	Minimum Lot Level (RLm) (NZVD16)	Lot Freeboard Reference level (NZVD16)	Calculated Freeboard (@ Minimum Lot Level)	Lot Freeboard Reference	Minimum** Building FFL (RLm) (NZVD16)	Building Freeboard Reference Level (NZVD16)	Calculated Freeboard (@ Minimum FFL Level)	Building Freeboard Reference
83	1C	63.49	63.25	240mm	Road 16 OLFP	63.66	63.45	210mm	Road 16 edge of seal
86	1C	63.42	63.17	250mm	Road 16 OLFP	63.58	63.38	200mm	Road 16 edge of seal
90	1C	63.35	63.09	260mm	Road 15 OLFP	63.53	63.20	330mm	Road 15 crown
91	1C	63.41	63.19	230mm	Road 15 OLFP	63.60	63.28	320mm	Road 15 crown
92	1C	63.50	63.26	240mm	Road 15 OLFP	63.69	63.38	300mm	Road 15 crown
93	1C	63.59	63.34	250mm	Road 15 OLFP	63.79	63.46	150mm	Road 15 crown
94	1C	63.89	63.67	220mm	Road 11 OLFP	64.04	63.78	260mm	Road 11 crown
95	1C	63.55	63.17	380mm	Road 16 OLFP	63.75	63.38	370mm	Road 16 edge of seal
96	1C	63.64	63.24	400mm	Road 16 OLFP	63.84	63.45	390mm	Road 16 edge of seal
97	1C	63.96	63.72	240mm	Road 11 OLFP	64.12	63.83	290mm	Road 11 crown
98	1C	64.01	63.76	250mm	Road 11 OLFP	64.17	63.86	310mm	Road 11 crown

Lot No.	Development Stage	Minimum Lot Level (RLm) (NZVD16)	Lot Freeboard Reference level (NZVD16)	Calculated Freeboard (@ Minimum Lot Level)	Lot Freeboard Reference	Minimum** Building FFL (RLm) (NZVD16)	Building Freeboard Reference Level (NZVD16)	Calculated Freeboard (@ Minimum FFL Level)	Building Freeboard Reference
99	1C	63.71	63.32	390mm	Road 16 OLFP	63.91	63.53	380mm	Road 16 edge of seal
100	1C	63.79	63.40	390mm	Road 16 OLFP	63.98	63.61	370mm	Road 16 edge of seal
101	1C	64.05	63.81	240mm	Road 11 OLFP	64.22	63.92	300mm	Road 11 crown
102	1C	64.10	63.85	250mm	Road 11 OLFP	64.26	63.96	300mm	Road 11 crown
103	1C	63.87	63.47	400mm	Road 16 OLFP	64.05	63.69	360mm	Road 16 edge of seal
104	1C	63.94	63.55	390mm	Road 16 OLFP	64.13	63.75	380mm	Road 16 edge of seal
105	1C	64.15	63.90	250mm	Road 11 OLFP	64.31	64.01	300mm	Road 11 crown
106	1C	64.19	63.96	230mm	Road 11 OLFP	64.35	64.05	300mm	Road 11 crown
107	1C	64.16	63.91	250mm	Road 12 OLFP	64.33	64.02	310mm	Road 12 crown
108	1C	64.09	63.84	250mm	Road 12 OLFP	64.27	63.96	300mm	Road 12 crown
109	1C	64.02	63.63	390mm	Road 16 OLFP	64.20	63.82	380mm	Road 10 crown
202	1C	64.44	61.91	2530mm	WDC Reserve	64.60	64.45	150mm	Lot low point

Lot No.	Development Stage	Minimum Lot Level (RLm) (NZVD16)	Lot Freeboard Reference level (NZVD16)	Calculated Freeboard (@ Minimum Lot Level)	Lot Freeboard Reference	Minimum** Building FFL (RLm) (NZVD16)	Building Freeboard Reference Level (NZVD16)	Calculated Freeboard (@ Minimum FFL Level)	Building Freeboard Reference
203	1C	64.42	61.91	2510mm	WDC Reserve	64.57	64.42	150mm	Lot low point
204	1C	64.39	61.91	2510mm	WDC Reserve	64.57	64.42	150mm	Lot low point
205	1C	63.61	63.32	290mm	Road 12 OLFP	63.84	63.43	410mm	Road 12 crown
213	1C	64.74	64.43	310mm	Road 11 OLFP	64.90	64.51	390mm	Road 11 crown
214	1C	64.80	64.43	370mm	Road 11 OLFP	64.96	64.51	450mm	Road 11 crown
215	1C	64.80	64.43	370mm	Road 11 OLFP	64.96	64.51	450mm	Road 11 crown
216	1C	64.72	64.00	720mm	Road 13 OLFP	64.87	64.23	640mm	Road 13 edge of seal
217	1C	64.74	64.43	310mm	Road 11 OLFP	64.89	64.51	380mm	Road 11 crown
218	1C	64.68	64.43	250mm	Road 11 OLFP	64.83	64.51	320mm	Road 11 crown
219	1C	63.63	63.38	250mm	Road 12 OLFP	63.89	63.49	400mm	Road 12 crown
81	1D	63.25	63.04	210mm	Road 15 OLFP	63.46	63.25	210mm	Road 15 edge of seal
84	1D	63.16	62.95	210mm	Road 15 OLFP	63.36	63.16	200mm	Road 15 edge of seal
85	1D	63.06	62.86	200mm	Road 15 OLFP	63.29	63.07	220mm	Road 15 edge of seal

Lot No.	Development Stage	Minimum Lot Level (RLm) (NZVD16)	Lot Freeboard Reference level (NZVD16)	Calculated Freeboard (@ Minimum Lot Level)	Lot Freeboard Reference	Minimum** Building FFL (RLm) (NZVD16)	Building Freeboard Reference Level (NZVD16)	Calculated Freeboard (@ Minimum FFL Level)	Building Freeboard Reference
87	1D	62.96	62.61	350mm	Road 15 OLFP	63.16	62.96	200mm	Road 15 edge of seal
88	1D	63.04	62.76	280mm	Road 15 OLFP	63.37	62.97	400mm	Road 15 edge of seal
89	1D	63.28	63.04	240mm	Road 16 OLFP	63.47	63.07	400mm	Road 15 edge of seal
110	1D	62.91	62.63	300mm	Road 15 OLFP	63.13	62.84	290mm	Road 15 edge of seal
111	1D	62.97	62.76	210mm	Road 15 OLFP	63.16	63.01	150mm	Road 15 edge of seal
112	1D	63.11	62.86	250mm	Road 15 OLFP	63.29	63.02	270mm	Road 14 crown
113	1D	63.06	62.81	250mm	Road 14 OLFP	63.22	62.90	320mm	Road 14 crown
114	1D	63.05	61.80	250mm	Road 14 OLFP	63.29	62.91	380mm	Road 14 crown
115	1D	63.56	63.36	200mm	Road 11 OLFP	63.72	63.46	260mm	Road 11 crown
116	1D	63.59	63.35	240mm	Road 15 OLFP	63.81	63.46	350mm	Road 15 crown
117	1D	63.51	63.26	250mm	Road 15 OLFP	63.70	63.38	320mm	Road 15 crown

Lot No.	Development Stage	Minimum Lot Level (RLm) (NZVD16)	Lot Freeboard Reference level (NZVD16)	Calculated Freeboard (@ Minimum Lot Level)	Lot Freeboard Reference	Minimum** Building FFL (RLm) (NZVD16)	Building Freeboard Reference Level (NZVD16)	Calculated Freeboard (@ Minimum FFL Level)	Building Freeboard Reference
118	1D	63.42	63.18	240mm	Road 15 OLFP	63.59	63.29	300mm	Road 15 crown
119	1D	63.16	62.92	240mm	Road 14 OLFP	63.36	63.02	340mm	Road 14 crown
220	1D	63.11	62.46	650mm	WDC Swale	63.30	63.11	190mm	Lot low point
221	1D	63.18	62.46	720mm	WDC Swale	63.37	63.18	190mm	Lot low point
222	1D	63.49	63.29	200mm	Road 11 OLFP	63.64	63.44	200mm	Road 11 crown
223	1D	63.21	62.68	530mm	Road 14 OLFP	63.44	62.76	680mm	Road 14 crown
224	1D	62.92	62.68	420mm	Road 14 OLFP	63.15	62.78	370mm	Road 14 crown
225	1D	63.03	62.46	570mm	WDC Swale	63.23	63.03	200mm	Lot low point
226	1D	63.08	62.46	620mm	WDC Swale	63.23	63.08	150mm	Lot low point
227	1D	63.06	62.46	600mm	WDC Swale	63.21	63.06	150mm	Lot low point
228	1D	62.94	62.68	260mm	Road 14 OLFP	63.17	62.78	390mm	Road 14 crown
229	1D	62.91	62.46	450mm	WDC Swale	63.24	62.76	480mm	Road 14 crown

Lot No.	Development Stage	Minimum Lot Level (RLm) (NZVD16)	Lot Freeboard Reference level (NZVD16)	Calculated Freeboard (@ Minimum Lot Level)	Lot Freeboard Reference	Minimum** Building FFL (RLm) (NZVD16)	Building Freeboard Reference Level (NZVD16)	Calculated Freeboard (@ Minimum FFL Level)	Building Freeboard Reference
230	1D	62.79	62.55	240mm	Road 14 OLFP	63.13	62.63	500mm	Road 14 crown
231	1D	62.79	62.55	240mm	Road 14 OLFP	63.11	62.63	480mm	Road 14 crown

Stage 2

179	2A	62.85	62.55	300mm	Road 21 OLFP	62.90	62.65	250mm	Road 21 Crown
130	2A	63.97	63.73	240mm	Road 10 OLFP	64.12	63.85	270mm	Road 10 Crown
131	2A	64.05	63.81	240mm	Road 10 OLFP	64.20	63.93	270mm	Road 10 Crown
134	2A	64.13	63.91	220mm	Road 10 OLFP	64.28	64.00	280mm	Road 10 Crown
135	2A	64.21	63.97	240mm	Road 10 OLFP	64.36	64.08	280mm	Road 10 Crown
138	2A	64.28	64.04	240mm	Road 10 OLFP	64.43	64.16	270mm	Road 10 Crown
139	2A	64.36	64.12	240mm	Road 10 OLFP	64.51	64.24	270mm	Road 10 Crown
142	2A	64.41	64.18	230mm	Road 21 OLFP	64.56	64.37	190mm	Road 21 Crown

Lot No.	Development Stage	Minimum Lot Level (RLm) (NZVD16)	Lot Freeboard Reference level (NZVD16)	Calculated Freeboard (@ Minimum Lot Level)	Lot Freeboard Reference	Minimum** Building FFL (RLm) (NZVD16)	Building Freeboard Reference Level (NZVD16)	Calculated Freeboard (@ Minimum FFL Level)	Building Freeboard Reference
304	1A	63.09	62.46	630mm	WDC Swale	Specific design***	Specific design***	Specific design***	WDC Swale
206	2B	63.44	63.10	340mm	Collector Road OLFP	63.67	63.24	430mm	Collector Road Crown
207	2B	63.90	63.63	270mm	Collector Road OLFP	64.05	63.80	250mm	Collector Road Crown
208	2B	64.03	63.76	270mm	Collector Road OLFP	64.22	63.92	300mm	Collector Road Crown
209	2B	64.17	63.88	290mm	Collector Road OLFP	64.30	64.05	250mm	Collector Road Crown
211	2B	63.89	63.67	220mm	Collector Road OLFP	64.13	63.83	300mm	Collector Road Crown

* Excludes lot levels within the stormwater easement which are outside the allowable building area.

** Final floor level to be confirmed by others based on final site design as part of the building consent process