

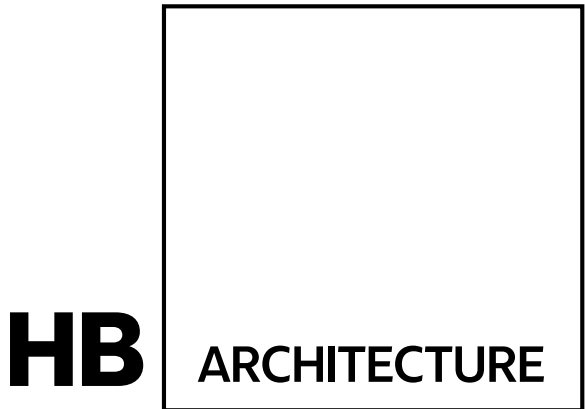


Orangefields

482-484 KERIKERI ROAD

PROJECT NO. 5484
DATE: 03/05/2024

PRINTED: Friday, 3 May 2024 5484 Kerikeri Eco Community Site



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CONTACTS / CONSULTANTS

Client	Architects	
QUIRINO LIMITED	HB ARCHITECTURE	
482 Kerikeri Road Kerikeri 0293 New Zealand	HB ARCHITECTURE	198 Bank Street, Regent, Whangarei P O Box 677, WHANGAREI 0140 P 09 438 9545 info@hbarchitecture.co.nz www.hbarchitecture.co.nz
Surveying	Planning	Engineering
reyburn & bryant	B&A Urban & Environmental	LAND DEVELOPMENT & ENGINEERING
Landscape Architect	Ecologists	Traffic Engineers
Simon Cocker Landscape Architecture	RURAL DESIGN	commute TRANSPORTATION CONSULTANTS

ARCHITECT'S STATEMENT

Taking into account the vision statement of the land-owner Quirino Ltd, and the Vision Document by Crosson Architects, the aim is to demonstrate through practical application that it is possible to use remnants of not highly productive land, associated with a productive orchard, for housing based on acknowledged sustainable design and urban design principles thus creating a living environment which is both environmentally friendly and supportive of the productive land, as well as for the well-being of the occupants and the eco system that they inhabit.

With reference to the National Policy Statement for Urban Development (NZPS-UD), the overall design for Orangefields targets the objectives as set out in Policy 1 and additionally takes into consideration freshwater management, use and protection of highly productive land and considers indigenous biodiversity, which is also addressed in the other consultant reports.

As a framework for the proposal we have used the New Zealand Urban Design Protocol Guidelines which, outlined below, establishes the framework to evaluate the proposed design.

New Zealand Urban Design Protocol:

The New Zealand Urban Design Protocol was published in 2005 by the Ministry for the Environment to recognise the importance of urban design in the development of successful towns and cities.

Urban design is concerned with the design of the buildings, spaces and networks that make up our towns and cities, and the ways that people use them. It ranges in scale from a metropolitan region, city or town down to a street, public space or even a single building. Urban design is concerned not just with appearances and built form but with the environmental, economic, social and cultural consequences of design.

The Urban Design Protocol identifies seven essential design qualities that create quality urban design: the seven Cs.



Context - seeing buildings, places and spaces as part of whole town and cities



Character - reflecting and enhancing the distinctive character, heritage and identity of the urban environment



Choice - ensuring diversity and choice for people



Connections - enhancing how different networks link together for people



Creativity - encouraging innovation and imaginative solutions



Custodianship - ensuring that design is environmentally sustainable, safe and healthy



Collaboration - communicating and sharing knowledge across sectors, professions and with communities.

Context:

Site address: 482 - 484 Kerikeri Road, Kerikeri, Northland.

The site is located on Kerikeri Road, approx. 2.6 kilometres from the main Kerikeri township. Kerikeri, was the site of the first permanent mission station in New Zealand and it has some of the most important historic places and buildings in the country. (Refer to the Archeologists Report). Kerikeri is located at the western end of the Kerikeri Inlet, a northwestern arm of the Bay of Islands, where the fresh water of the Kerikeri River enters the Pacific Ocean.

The spring which is located on the property and the stream which crosses the south / western corner of the site eventually connects to the Puketotara Stream which flows to the Kerikeri Inlet. The surrounding country side is generally rolling farmland. The area has a subtropical climate and the primary industry is horticulture. The site is made of two lots with a total area of 4.3402ha. Currently the site is a productive orchard made up of highly productive land and not highly productive land. To the street frontage (east) there is an existing retail outlet selling local produce, which is to be expanded to meet the demand for the local produce.

The intention is to maintain the current citrus orchard (lemons, mandarins and oranges) on the highly productive land and to create a housing component on the not highly productive land whilst enhancing the ecological aspects of the site, demonstrating that it is possible to integrate land use industries such as the growing of citrus with residential developments. With the housing (village) being largely independent in terms of services / local infrastructure, the village will have mains power (supplemented by solar panels), but water and sewage will be managed on site. The area around the natural spring and pond is to be enhanced and protected as outlined in the Landscape Architects and Ecologists Report. Ultimately the aim is to develop the property so that the exceptional characteristics of the site are enhanced and are made accessible to those who might want to live in a unique environment.

The mix of Residential Units (12 in total):

- 2 - Three Bedroom Dwellings 244 m² each
- 3 - Two Bedroom Dwellings 136 m² each
- 7 - Three Bedroom Dwellings 153 m² each
- Expanded / New Food-store
- Existing Retail 83 m²
- New Retail 209 m²
- Total area approx. 291 m²



Kerikeri Inlet



Site Orchard

Character:

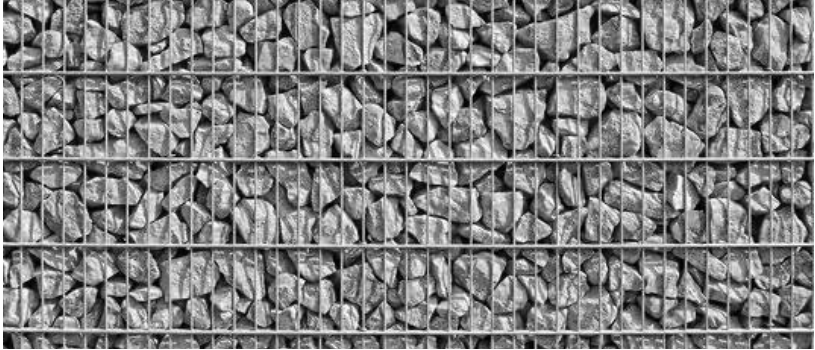
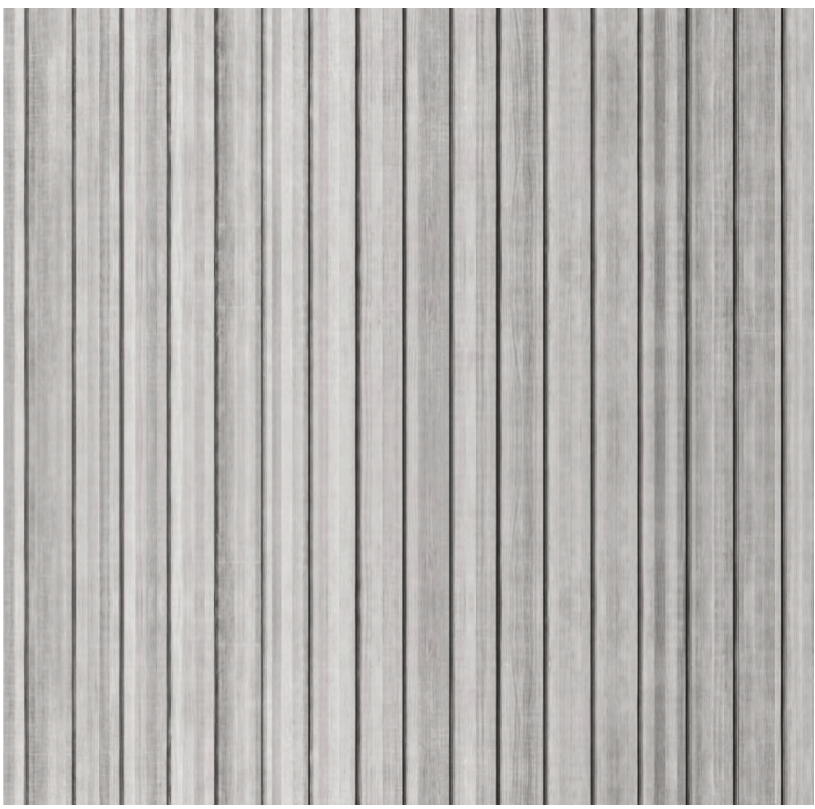
First and fore most - this property is a working / productive orchard. The aim is to turn land which is not well suited to food production into an area for stand alone residential dwellings connected with the natural eco-systems of the area - demonstrating that it is possible to live with nature rather than dominate it and to do it in such a way that is a win - win for the orchardist, the residents and the ecology of the area.

The intent is to create an “village” focused on doing what is right for the land, restoring the natural environment (related the existing spring / stream and pond), restoring the land associated with the residential area, replanting the citrus trees around the houses so that the orchard, whether on the highly productive land or around the new houses on the not highly productive land area is the “main event”.

Added to this is the new pond for the collecting and treatment of rain water will also be carefully landscaped to integrate into the overall environment. There will be a degree of self-sufficiency, with the buildings being designed and constructed using materials in line with current sustainable building requirements. The overall aim is not to burden the existing infrastructure.

Critical to the design - The houses are considered as the more enclosed and private part of the settlement, with the spaces between completing the living environment and extending the setting for life beyond the houses.

The site, the houses, the retail / commercial space all come together to complete the experience of living in the orchard.



Sustainable Materials



Example of Pond Restoration with Native Ecologies in Mind

482-484 KERIKERI ROAD

PROJECT No.

5484

DESIGN PHASE:

CONCEPT DESIGN

SHEET:

RC 004

SHEET ISSUE / REV:

01

REVISION ISSUED: 03/05/2024

RevID

01

ChID

A

Revision

FAST TRACK

Date

3/05/24

Orangefields

DESIGN STATEMENT (CON.)

ISSUED FOR: FAST TRACK APPLICATION

DATE: 03/05/2024

PRINTED: Friday, 3 May 2024
5484 Kerikeri Eco Community Site

HB ARCHITECTURE

Choice:

As Kevin Lynch wrote in The Image of the City - “Nothing is experienced by itself, but always in relation to its surroundings, the sequence of events leading up to it, the memory of past experiences”.

On site the choices start at the point of entry. The existing retail outlet which sells freshly made ice-cream, coffee and an array of produce direct from the adjoining orchard expanding to locally sourced product from around the district and wider New Zealand is to be increased in size continuing to provide quality offerings to the general public and on site residences alike.

The current orange orchard is retained providing the back-drop to the retail building with opportunity for visitors to stay a while, to immerse themselves in the orange orchard setting. This is all part of the story of the place and provides that link between a place for food production and the retail outlet truly defining the link between paddock (or in this case orchard) and plate - a story that is being lost by so many people who live in urban environments.

Considering the 12 houses to be built, there are three basic plans, with the opportunity to adjust as required to suit the specific location. Within the current proposal we have shown the basic house typology at this point. Consideration has and will continue to be given to the careful placement of the houses to ensure privacy, outlook and connection to sunlight and also to meet the specific needs of future purchasers / occupiers.

In addition to the accommodation there are many “events” which make up the total experience on site. As noted, there are three basic house types. The larger house has a double garage whilst the smaller houses have single garages. This was a decision made early in the design process when eco-friendly design was stated as being one of the key drivers for the development. With the size of the houses, encouragement was being given to alternative means of transport - walking, electric bicycles, electric carts in addition to cars.

With the shared cycle/pedestrian path being developed along Kerikeri Road, it is an easy 2.6 kilometre ride into the town. Alternatively, in addition to the retail space on site providing an array of fabulous food offerings there is the Old Packhouse Market just across the road, so food supplies are well covered in the immediate area. In addition to this, there are a number of cafes close by.

The most important and obvious choice is whether or not to purchase property in what is a unique development. The central focus with this project is the commitment to sustainable design with each property being crafted to minimise its ecological footprint. The focus on sustainability extends beyond each property acknowledging the responsibly to be stewards of this land, the first choice made by Quirino Ltd. when deciding to develop the property.



CONCEPT FOR NEW RETAIL AREA ALONG THE PROPOSED CYCLE PATH



RETAIL SHOP AT THE SITE ENTRY

Connections:

As noted above, the site is located approx. 2.6 kilometres south of Kerikeri township. It is on the main feeder road with an array of commercial premises near-by.

Kerikeri Road is the main feeder road into Kerikeri from the south. The road itself consists of two lanes (one lane in / one lane out) with a footpath along its length. Currently this is being expanded into a shared cycle/pedestrian path, providing easy access from Orangefields into town, either by car or (electric) bike. At present there is no public transport in Kerikeri.

On site and fronting Kerikeri Road (to the east end of the site), the intention is to create an enhanced retail / commercial space with easy vehicular access and parking. Beyond this, heading along the ridge of the site, a driveway connects to a small area of parking / garages (3 visitor spaces and garaging for scooters/ bikes), manoeuvres around a large magnolia before extending to the west boundary of the site. At the magnolia there is a short cul-de-sac drive down to a collection of 4 houses. Off the main link driveway there are the 7 other houses.

The main driveway, with associated footpath, provides the obvious, direct connection to all the properties. This main on site connector is designed to encourage walking on site and slow paced riding through the site with this creating of opportunities safe exercise and for planned or unplanned interaction with others on site.

However, in addition to this there is a network of “soft” paths with the main longitudinal link along the south boundary extending the full length of the property. At the western end of the site, associated with the residential properties there are a series of paths through the planted common areas to encourage walking and interaction with the newly established residential orchard and the informal planting associated with the stream and pond areas.



THE MAGNOLIA CONNECTING THE DRIVE TO THE 4 HOUSES



EXAMPLE OF A "SOFT" PATHWAY ALONG THE ORCHARD BOUNDARY

Creativity:

With all building projects lies the challenge of constructing the various aspects of the project on land which has its own character and demands. The major challenge requires the knitting together of these often opposing needs into a cohesive solution which ultimately meets the needs of the occupier. Orangefields is no different.

The area of land available for the project is defined by the overall sites productivity - valuable highly productive land is retained (set aside for the production of fruit) whilst the not highly productive land will be used for housing and associated services (water collection, reuse, treatment and dispersal), there by making it productive but related to another use - a creative choice to get the best out of the available site.

The underlying topography, the existing natural setting will be modified in order to create the main driveway, to create the walking paths, the building platforms (particularly for the garages), the pond for water control etc. The existing topography and the required modification plays an important part in defining a persons location when “wondering” on site - the change in gradient defines the areas. The driveway and paths define edges, the natural bush areas, the stream, the ponds, the existing magnolia and avocado all create nodes which define location and therefore connection with the place. It is through the creative adjustment of the site and the careful design of buildings and associated services that an “exemplar” for integrated housing as an eco village in an orchard can / will be demonstrated.

The creativity of the design lies in the often very pragmatic solutions required to accommodate all of the needs for living on this site whilst retaining the productive orchard. One such item is the need to manage the water/rainwater (this is outlined in depth in the LDE report). Rainwater will be collected on site for direct use and re-use as required. It will be collected to become the potable water supply, plus the use of grey water which is collected for flushing of toilets etc (non-potable supply which reduces the amount of water going through the water treatment on site). The dripper lines from the waste water system are distributed amongst the fruit trees. All of the water tanks for the houses are located under or adjacent to the houses within the very tight house site boundaries.

Through the creative and well thought out integration of the built form with the required services (particularly related to water collection, use, reuse and final distribution on site) it is possible to integrate housing into areas which is an alternative to the easy option of taking prime productive land for development - it requires vision and a willingness to think creatively.

Through out the site, in association with the Landscape Architect, it is possible to create places to pause, to enjoy the unique environment of the location. The main focus is the orange trees of the orchard and the additional planting around the houses. There is no need for additional “artwork”. The planting, the over all landscape, with the focus on the fruit trees (which are constantly changing with the seasons) is the living “art” of the place - a truly unique vision for housing.



EXEMPLAR OF HOUSING INTEGRATED WITH A CITRIS ORCHARD



THE ABILITY TO "WONDER" AND "PAUSE" IN THE LANDSCAPE

Custodianship:

Having spent over 50 combined years working as a Draughtsman and then as an Architect, the message as advocated and instilled in the majority of Architects minds, by such respected Architects as Glenn Murcutt to “touch the earth lightly”, establishing one of the starting points for the project. It is through careful analysis of the site and the resulting design and building programme that appropriate and sensitive to place projects are created. There is a need to modify the site to accommodate houses, roads, paths, pond and services but this is carefully considered to minimise the long term affect on the land.

Dominic Bradbury in his book Off the Grid - Houses for Escape writes:
“The ambition of living lightly upon the land takes on many different aspects when it comes to house and home. The overarching ideal of making the smallest possible impact on the landscapes we love leads to an approach that inevitably combines complementary decisions about lifestyle, renewable energy, landscaping and, of course, the architectural design and construction of the home itself. It is a holistic outlook, at best, which places respect for the landscape and the natural environment at its heart”.

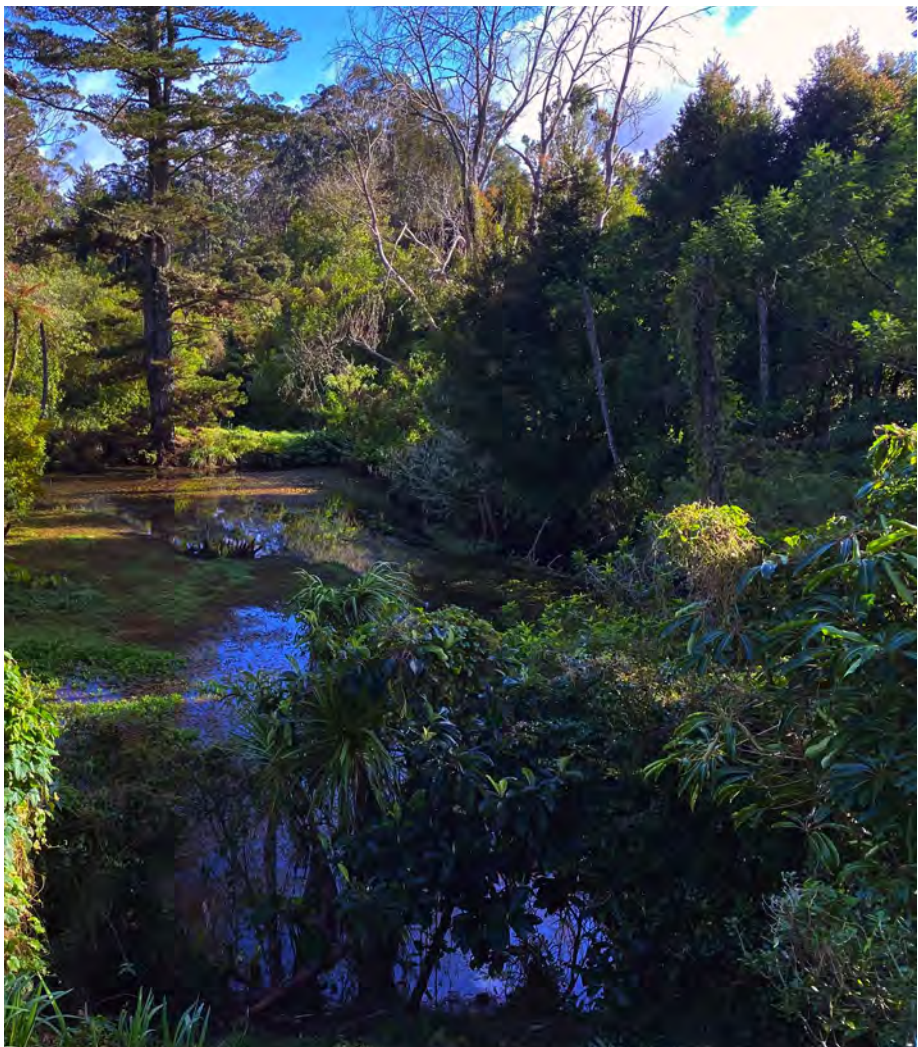
This statement summaries the vision of Quirino Ltd. and the Architects focussed on delivering this project. First and fore most we are dealing with an established orchard with highly productive land covering the a large portion of the site which is to remain as orchard. In addition there is the natural spring and stream feeding the pond which needs to be protected and then there is the not highly productive land which provides an opportunity for creating a community housing scheme which, long term, establishes the basic model for an enduring relationship with the land.

With reference to the various reports that have been prepared by the many consultants on board with the project, the aim is to work with the existing landscape as much as possible. With the Civil works, the western end of the overall site, where the houses will be located will need to be modified. The driveway connecting along the north boundary will be extended. The intention is to re-use as much of the existing excavated material on site to form the driveway extension, building platforms and to create the bund walls for the new pond for the management of the stormwater. All of the civil work is designed to control water, particularly in major events, to reduce erosion and to protect the natural eco systems which are on site.

The infrastructure being accommodated on site significantly reduces the pressure on the local infrastructure / services supplied by the local authorities. As noted above, water supply and waste water management for the project is all dealt with on site. In addition, the houses will have solar panels to supplement the power supply.



"HOUSE ON LIMEKILN LAKE" IS A OFF-GRID HOME THAT LIGHTLY TOUCHES THE LANDSCAPE



INVASIVE SPECIES TO BE REMOVED, REPLACED BY NATIVE

Custodianship (continued):

From the Ecologists and Landscape Architects reports, the existing stream and pool are to be enhanced and properly managed with the removal of inappropriate plants / trees which have invaded the areas. The landscaping of the areas around the new pond and the houses is a vital part of the vision for the development. It has always been the clients vision to have the houses integrated into the orchard with the connection to the oranges being paramount.

Regarding the design of the buildings:

- Within the sheltered context of the existing orchard, respect for the above statement of living lightly on the land is given importance due to the ecosystems existing on the site. In this context, the conserving, generation and consumption of energy and resources are all part of a complex series of decisions that collectively make the difference between a new sustainable house type that respects the rural location in which it sits and one that simply intends to impose itself on the landscape, regardless of context.
- With the design of the houses, passive design strategies, such as high levels of insulation, double glazing, consideration of solar gain, reduced energy consumption (although determined and required by building codes as a minimum) will be implemented.
- Home grown energy such as solar panels for electricity are to be used.
- Rainwater harvesting is to be implemented helping to manage and preserve this key resource.
- Where possible, locally sourced materials are to be used, with the aim being to significantly reduce the projects environmental footprint.

Taking all the above into account, the buildings themselves have evolved in direct response and consideration to the landscape, also the views and vistas, as has the way that the houses sit in relation to each other.

Significantly the housing typology is very different to that of the retail space. The houses are loosely modelled on the traditional homesteads and barns found with the rural context. They sit in naturally sheltered positions and are loosely connected and in some instances grouped to created a village collective. They are generally modest in scale. The houses are seen as part of the orchard whereas the retail space sits on the edge of the orchard, in the in-between space bounded by orchard and road. As such it is a very different building in relation to form. It is a very horizontal building relating to its context. It sits low on the site so as not to dominate, or to be a distraction on the road edge. It is appropriate for its given location.

With all the buildings and the overall design of the complex, consideration has been given to long term maintenance to ensure that buildings and landscape can be easily maintained and managed. Through the introduction of the residential component along with the expansion of the retail offering aligned with the productive orchard the Orangefields will serve generations to come.



HOUSING CONCEPT WITHIN THE SITE CONTEXT



THE ORCHARD IS A KEY TYPOLOGY WITHIN THE SITE CONTEXT

Collaboration:

No project can be realised without the co-operation and collaborative efforts of many people along the way - below is the list of companies currently involved. Behind each of these companies are many people striving to create a significant project. The project may be relatively small in scale, but it is significant for the Far North and sets a standard which is high in terms of sustainable design in relation to the turning of not highly productive land for horticulture into useful land for housing.

- Quirino Ltd** - Client
- Crosson Architects** - Vision Document / Initial Concept
- HB Architecture Ltd** - Architect
- Barker Associates** - Town Planner
- LDE** - Civil Engineers
- LDE** - Geotechnical Engineers
- LDE** - Wastewater Engineers
- LDE** - Stormwater Engineers
- SCLA** - Landscape Architect
- Rural Design** - Ecologist
- Commute Transportation Consultants** - Traffic Engineers
- Geometria** - Archaeologist
- Reyburn and Bryant** - Surveyor
- LDE** - Contaminated Soil Advisor
- PHC** - Quantity Surveyor
- Legal Advisor** - WRMK

Through out the design process, once the basic concept was agreed with the client, there has been sharing of files, discussion amongst the consultants, all focused on getting the most out of the site without compromising the function of the orchard or damaging the existing eco-system on the land.

This is a private development on private land.

This report has been prepared by Grant Harris, Registered Architect and Director of Harris Butt Architecture Ltd (HB Architecture Ltd) on behalf of Quirino Ltd, in support of the concept design titled Orangefields, 482-484 Kerikeri Road, Kerikeri. Grant Harris has over fifty years of experience, having worked on projects within New Zealand and overseas.

Grant Harris B.Arch (Hons), ANZIA, Registered Architect
Director / HB Architecture Ltd

01/05/24

KEY:



MASTER PLAN BOUNDARIES



KERIKERI ROAD

SITE TO BOI AIRPORT 3.6KM

SITE TO KERIKERI CBD 2.6KM

Walking - 25 minutes

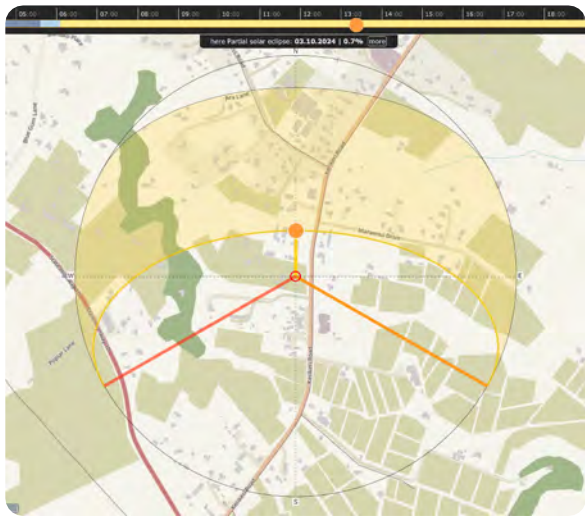
Bicycle - 5 mins

Car - 2 minutes

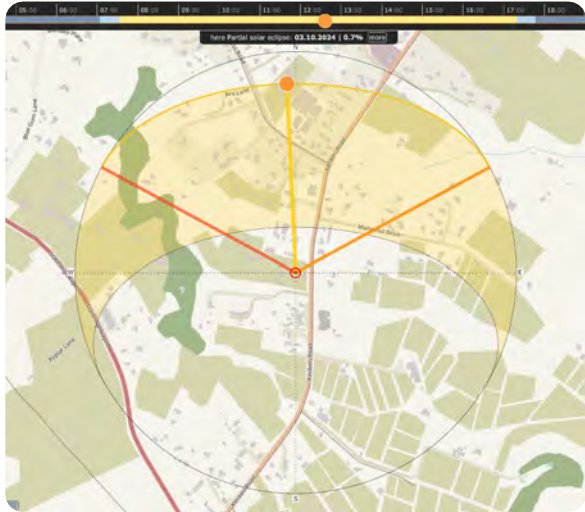
SHARED CYCLE / WALKWAY

STATE HIGHWAY 10

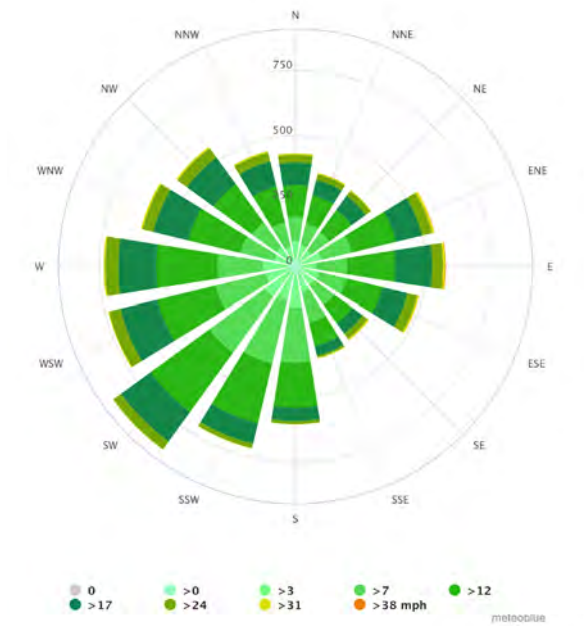
WATERWAYS



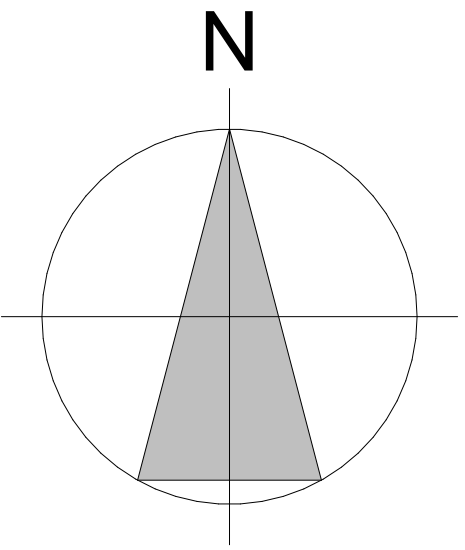
SUMMER SOLSTICE



WINTER SOLSTICE



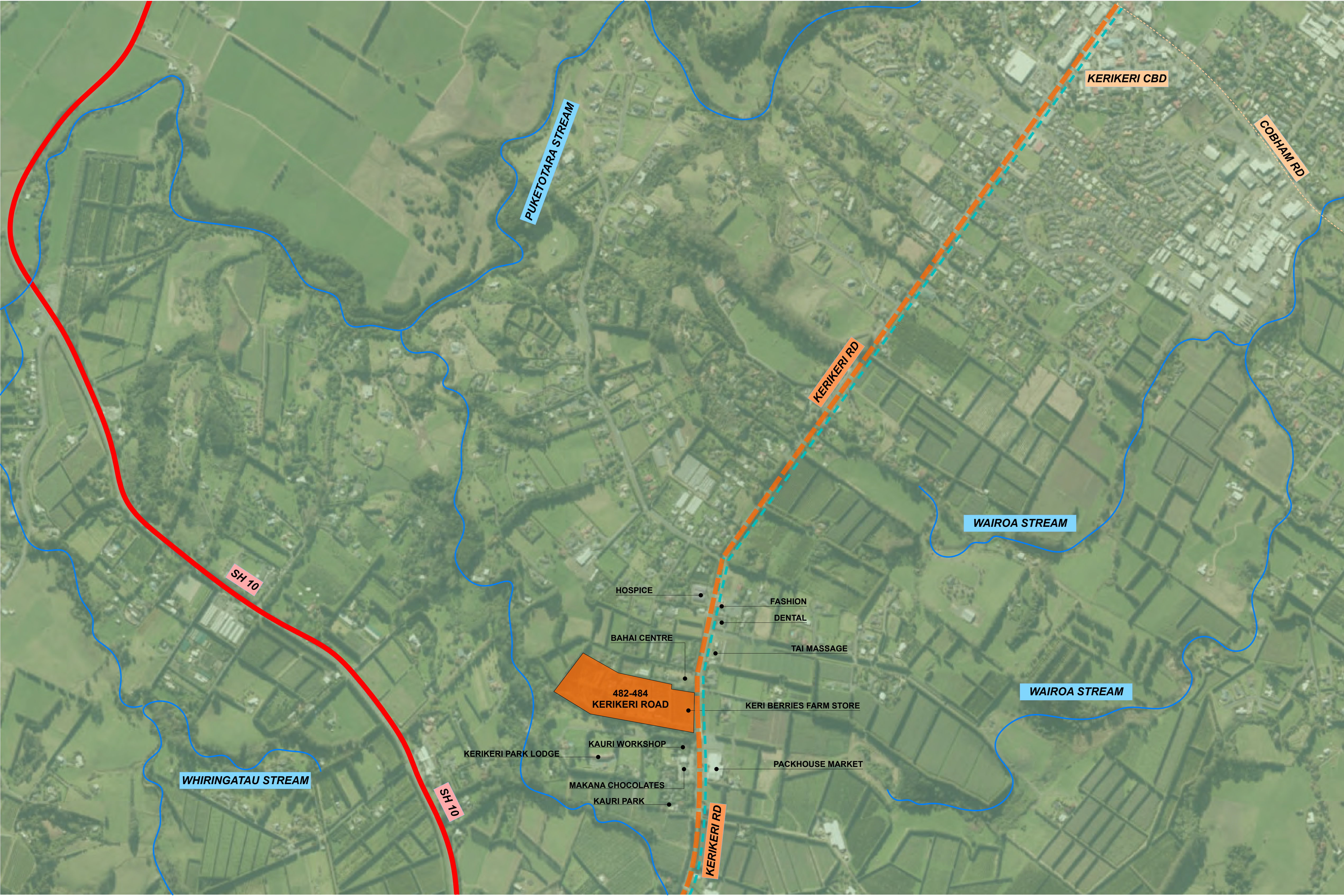
KERIKERI WIND AVERAGES



LOCATION PLAN



SCALE 1:5000 @ A1



482-484 KERIKERI ROAD

PROJECT No.

5484

DESIGN PHASE:

CONCEPT DESIGN

SHEET:

RC 101

SHEET ISSUE / REV:

01

REVISION ISSUED: 03/05/2024

RevID

01

ChID

A

Revision

FAST TRACK

Date

3/05/24

Orangefields

LOCATION PLAN

ISSUED FOR: FAST TRACK APPLICATION

DATE: 03/05/2024

PRINTED: Friday, 3 May 2024

5484 Kerikeri Eco Community Site

HB ARCHITECTURE

SITE INFORMATION

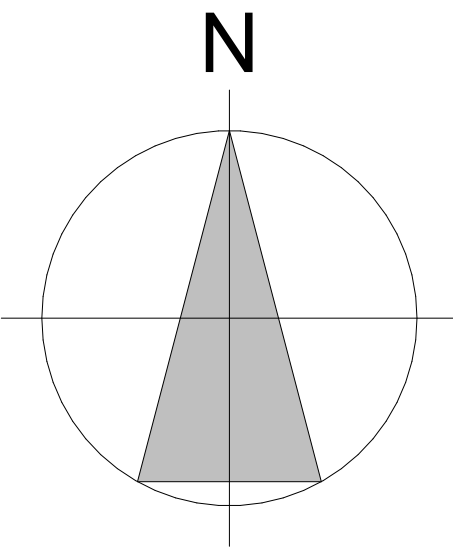
PHYSICAL ADDRESS:
482-484 KERIKERI ROAD
KERIKERI

LEGAL DESCRIPTION:
LOT 6 DP 25904
LOT 1 DP 154181

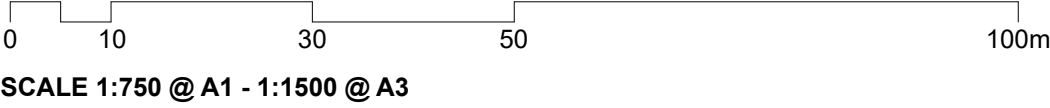
SITE AREAS:
3.7204 & 0.6198 Total = 4.3402ha

ZONES:
EARTHQUAKE ZONE: **ZONE 1**
EXPOSURE ZONE: **ZONE C**
CLIMATE ZONE: **ZONE 1**
WIND REGION: **A**
LEE ZONE: **RAINFALL INTENSITY 80 - 90**
WIND ZONE: **VERY HIGH**

OPERATIVE DISTRICT PLAN ENVIRONMENT:
RURAL PRODUCTION



EXISTING SITE PLAN



482-484 KERIKERI ROAD

PROJECT No.

5484

DESIGN PHASE:

CONCEPT DESIGN

SHEET:

RC 102

SHEET ISSUE / REV:

01

REVISION ISSUED: 03/05/2024

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A

Revision

FAST TRACK

Date

3/05/24

Orangefields

EXISTING PLAN

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HB ARCHITECTURE

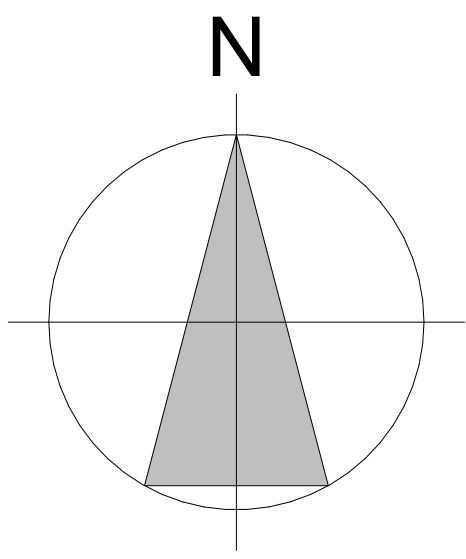
MASTERPLAN KEY:

- HIGHLY PRODUCTIVE AREA
- SHARED DRIVEWAY
- PRIVATE DRIVEWAYS
- ATTENUATION POND
- EXISTING PONDS / WATERWAYS
- LANDSCAPED WALKING TRACKS



PROPOSED RESIDENTIAL UNITS
2 THREE BED DWELLINGS 244m² (TYPE A)
3 TWO BED DWELLINGS 135m² (TYPE B)
7 THREE BED DWELLINGS 150m² (TYPE C)

PROPOSED FOODSTORE
EXISTING =83m²
NEW =208m²
COVER EXTERIOR =208m²
TOTAL AREA =540m²



MASTER PLAN

0 10 30 50 100m
SCALE 1:750 @ A1 - 1:1500 @ A3

482-484 KERIKERI ROAD

PROJECT No.

5484

DESIGN PHASE: CONCEPT DESIGN
SHEET: RC 103
REVISION ISSUED: 03/05/2024
SHEET ISSUE / REV: 01

RevID 01 ChID A Revision FAST TRACK

Date 3/05/24

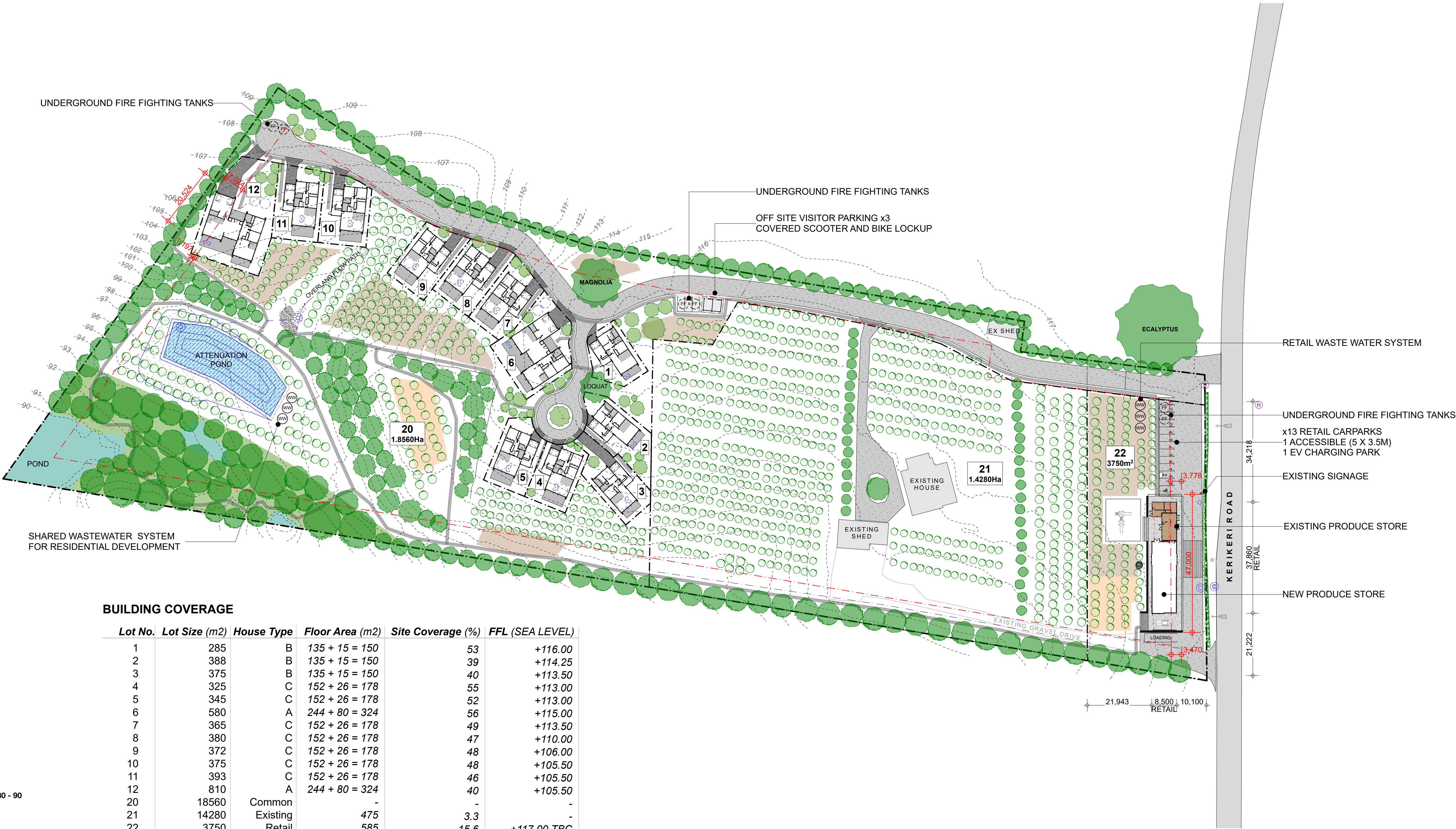
Orangefields

MASTERPLAN
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DATE: 03/05/2024
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HB ARCHITECTURE

SITE KEY:

- SHARED DRIVEWAY
- PRIVATE DRIVEWAYS
- PERMEABLE PAVING PARKING SURFACE
- WASTEWATER DISPOSAL FIELD
- WASTEWATER RESERVE FIELD
- ECOLOGICAL PROTECTION AREA
- LANDSCAPED WALKING TRACKS
- BOUNDARY SETBACKS
10M FROM RURAL BOUNDARY
12M FROM KERIKERI ROAD
- 25,000L BURIED WATER TANK
- 5,000L GREY WATER TANK
- EXISTING TREES
SHELTERBELTS, MATURE TREES, TREE NUTS
- NEW PLANTING
REFER TO LANDSCAPE ARCHITECTS PLAN
- ORCHARD TREES
ORANGE, LEMONS, MANDARINS, CITRUS
OTHER FRUITS



SITE INFORMATION

PHYSICAL ADDRESS:
482-484 KERIKERI ROAD
KERIKERI

LEGAL DESCRIPTION:
LOT 6 DP 25904
LOT 1 DP 154181

SITE AREAS:
3.7204 & 0.6198 Total = 4.3402ha

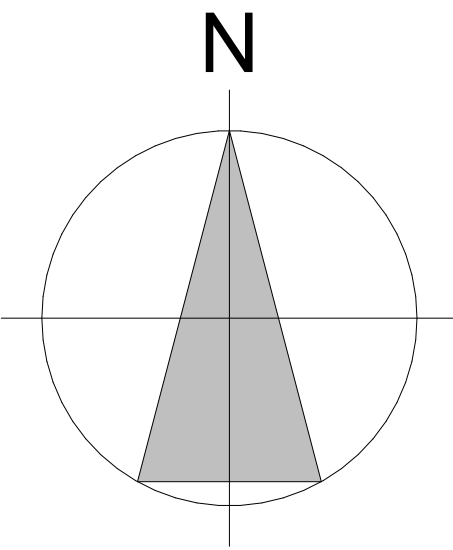
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EARTHQUAKE ZONE: **ZONE 1**
EXPOSURE ZONE: **ZONE C**
CLIMATE ZONE: **ZONE 1**
WIND REGION: **A**
LEE ZONE: **RAINFALL INTENSITY 80 - 90**
WIND ZONE: **VERY HIGH**

OPERATIVE DISTRICT PLAN ENVIRONMENT:
RURAL PRODUCTION

MAXIMUM HEIGHT = 12.0M

BUILDING COVERAGE

Lot No.	Lot Size (m2)	House Type	Floor Area (m2)	Site Coverage (%)	FFL (SEA LEVEL)
1	285	B	135 + 15 = 150	53	+116.00
2	388	B	135 + 15 = 150	39	+114.25
3	375	B	135 + 15 = 150	40	+113.50
4	325	C	152 + 26 = 178	55	+113.00
5	345	C	152 + 26 = 178	52	+113.00
6	580	A	244 + 80 = 324	56	+115.00
7	365	C	152 + 26 = 178	49	+113.50
8	380	C	152 + 26 = 178	47	+110.00
9	372	C	152 + 26 = 178	48	+106.00
10	375	C	152 + 26 = 178	48	+105.50
11	393	C	152 + 26 = 178	46	+105.50
12	810	A	244 + 80 = 324	40	+105.50
20	18560	Common	-	-	-
21	14280	Existing	475	3.3	-
22	3750	Retail	585	15.6	+117.00 TBC



SITE PLAN

0 10 30 50 100m
SCALE 1:750 @ A1 - 1:1500 @ A3

482-484 KERIKERI ROAD

PROJECT No.

5484

DESIGN PHASE:

CONCEPT DESIGN

SHEET:

RC 104

SHEET ISSUE / REV:

01

REVISION ISSUED: 03/05/2024

RevID

01

ChID

A

Revision

FAST TRACK

Date

3/05/24

Orangefields

SITE PLAN

ISSUED FOR: FAST TRACK APPLICATION

DATE: 03/05/2024

PRINTED: Friday, 3 May 2024
5484 Kerikeri Eco Community Site

HB ARCHITECTURE