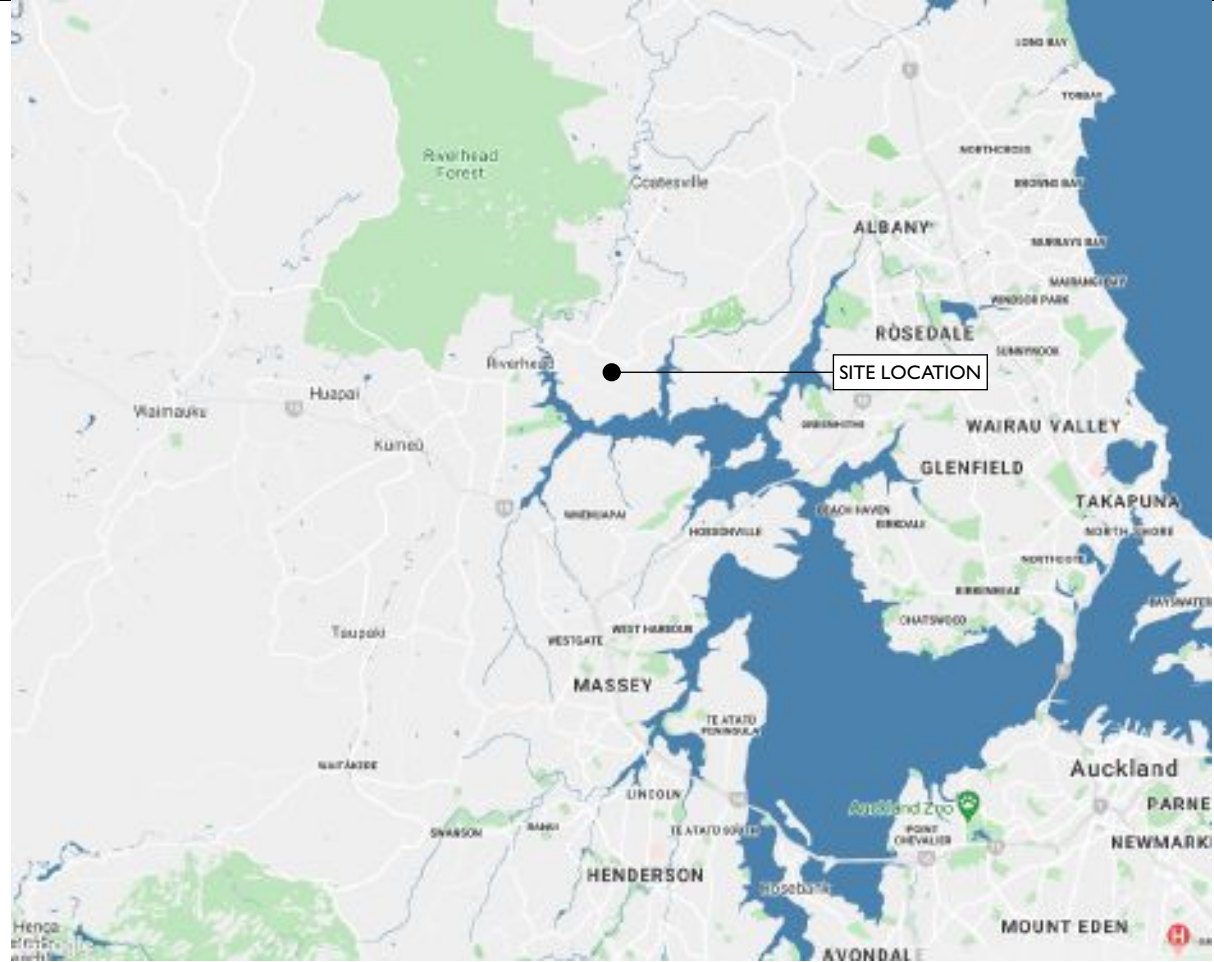


	DRAWING LAYOUT
SK01	LOCATION PLAN
SK02	MASTERPLAN - Context Plan
SK03	MASTERPLAN - Including School Site
SK04	MASTERPLAN - Residential Only
SK05	NETWORK - Road Sections
SK06	ILLUSTRATIVE PERSPECTIVE
SK07	INDICATIVE FLOOR PLANS-2 Bedroom Typologies
SK08	INDICATIVE FLOOR PLANS-3 Bedroom Typologies
SK09	INDICATIVE FLOOR PLANS-3 Bedroom Typologies
SK10	INDICATIVE FLOOR PLANS-4 Bedroom Typologies

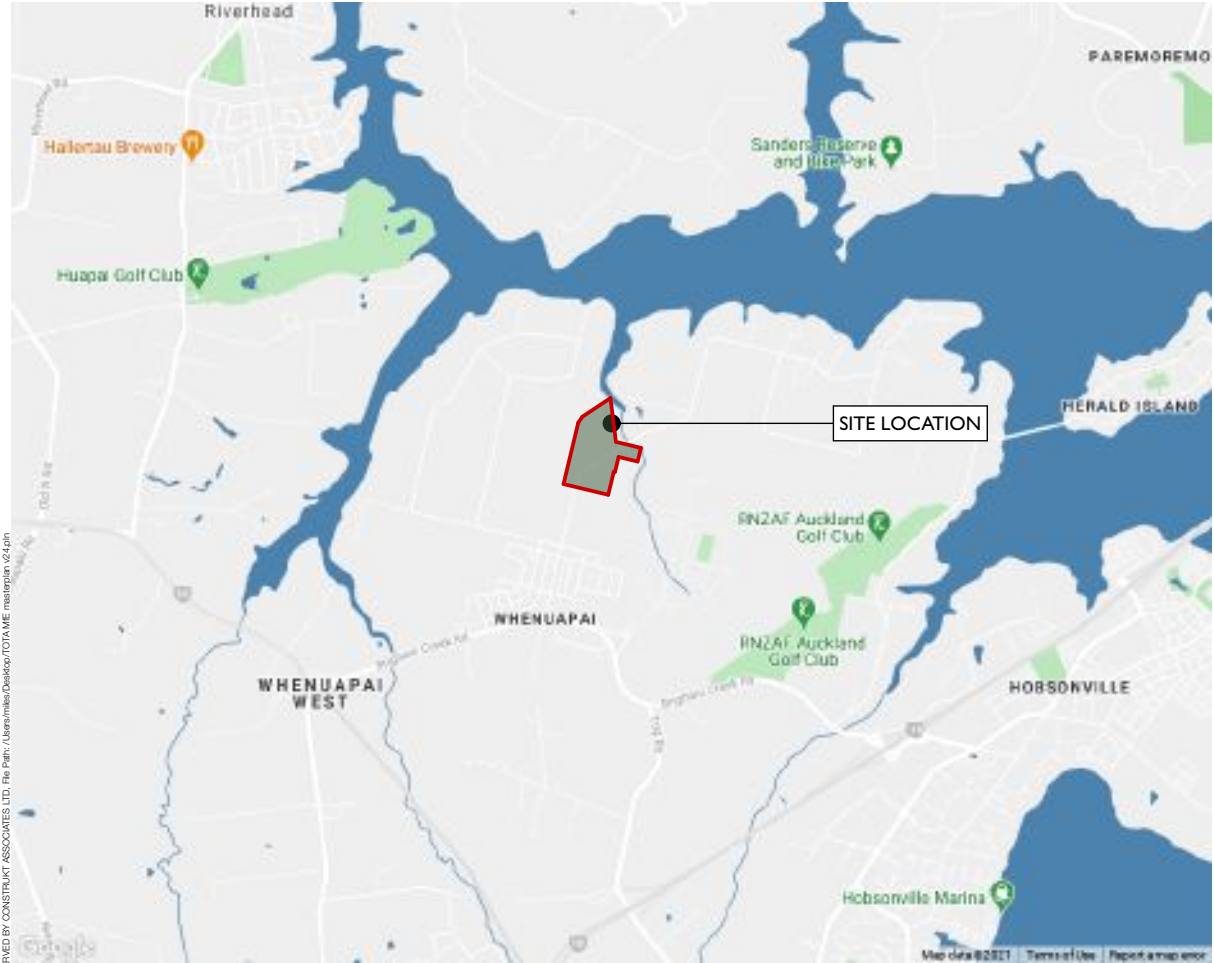
W H E N U A P A I G R E E N C O M P E R H E N S I V E M A S T E R P L A N

Monday, 23 August 2021

LOCATION PLAN



1 REGIONAL SITE LOCATION



2 LOCAL SITE LOCATION



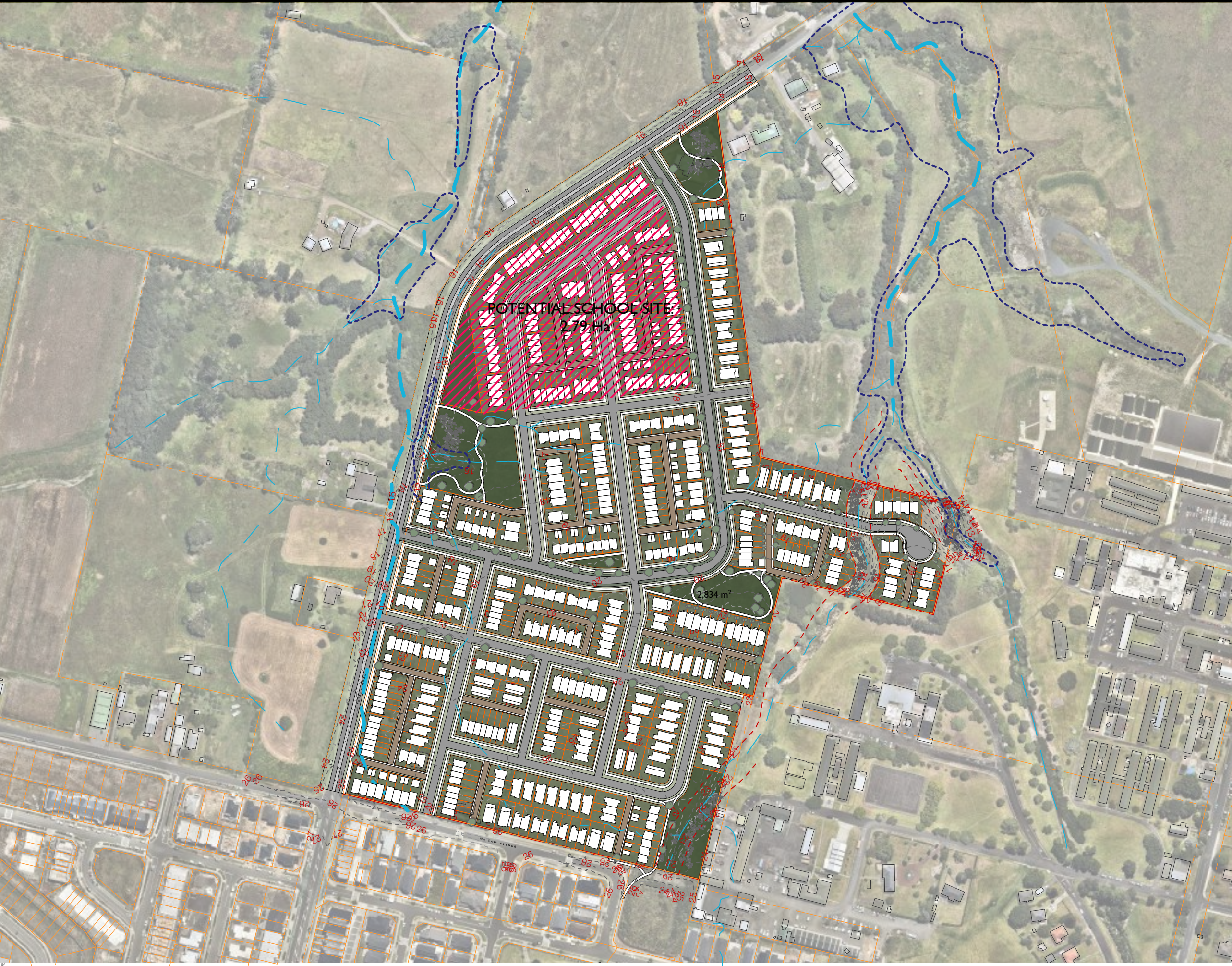
3 Site Location Plan

SITE ASSESSMENT	
Legal description:	LOT 2 DP 81411, LOT 1 DP 53062
Address:	98 - 102 TOTARA RD, WHENUAPAI
Site Area:	163,646m ²
Zone:	FUTURE URBAN

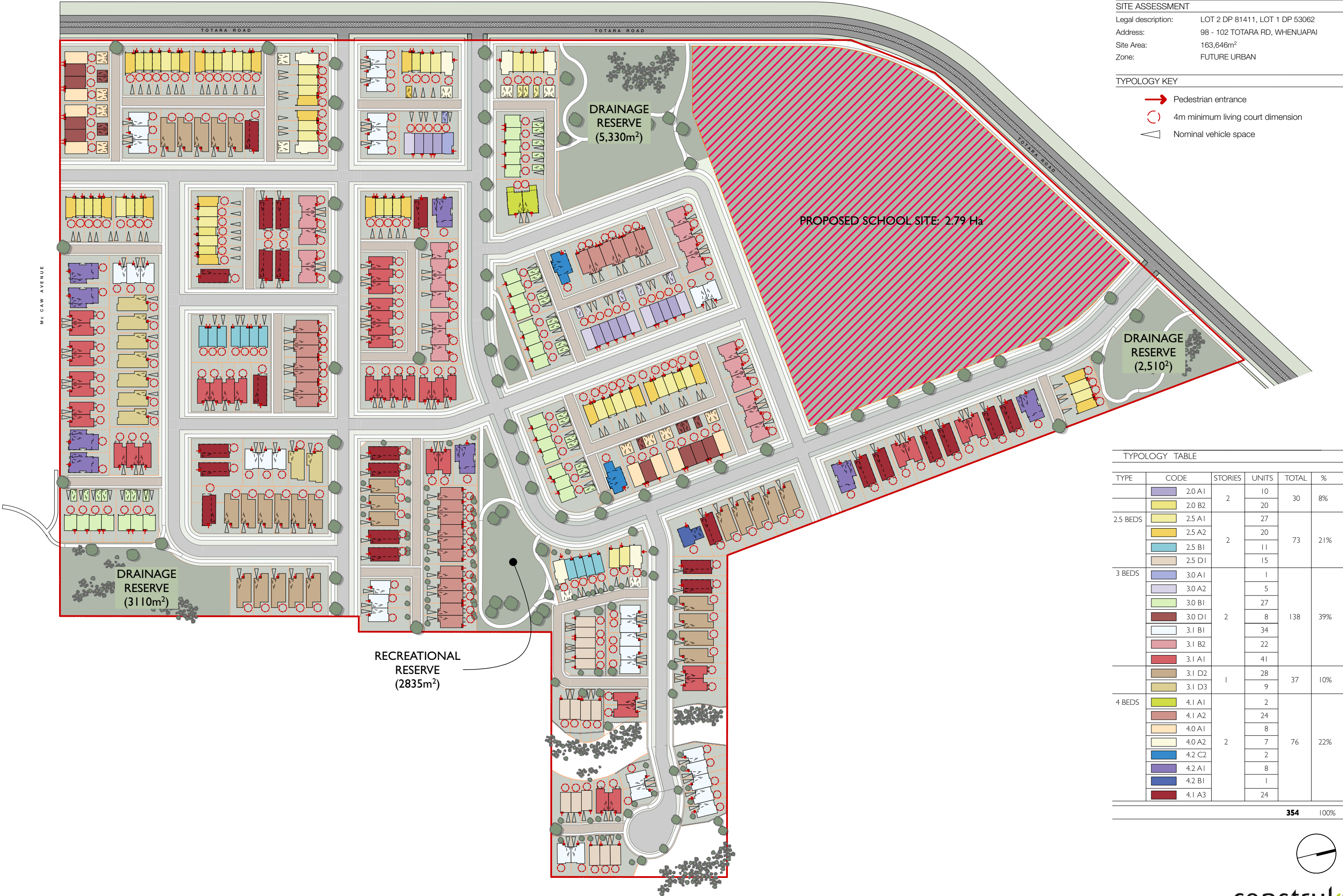
MASTERPLAN - Context Plan

SITE ASSESSMENT	
Legal description:	LOT 2 DP 81411, LOT 1 DP 53062
Address:	98 - 102 TOTARA RD, WHENUAPAI
Site Area:	163,646m ²
Zone:	FUTURE URBAN

PUBLIC	
	Road
	Street berm
	Footpath
	C.O.A.L. Laneway pavement
	Trees
	Stormwater mitigation reserve areas



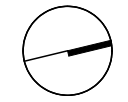
MASTERPLAN - Including School Site



SITE ASSESSMENT	
Legal description:	LOT 2 DP 81411, LOT 1 DP 53062
Address:	98 - 102 TOTARA RD, WHENUAPAI
Site Area:	163,646m²
Zone:	FUTURE URBAN

TYPOLOGY KEY	
	Pedestrian entrance
	4m minimum living court dimension
	Nominal vehicle space

TYPOLOGY TABLE					
TYPE	CODE	STORIES	UNITS	TOTAL	%
2.5 BEDS	 2.0 A1	2	10	30	8%
	 2.0 B2		20		
	 2.5 A1	2	27	73	21%
	 2.5 A2		20		
	 2.5 B1		11		
 2.5 D1	15				
3 BEDS	 3.0 A1	2	1	138	39%
	 3.0 A2		5		
	 3.0 B1		27		
	 3.0 D1		8		
	 3.1 B1		34		
	 3.1 B2		22		
	 3.1 A1		41		
	4 BEDS		 3.1 D2		
 3.1 D3		9			
 4.1 A1		2	2	76	22%
 4.1 A2			24		
 4.0 A1			8		
 4.0 A2	7				
 4.2 C2	2				
 4.2 A1	8				
 4.2 B1	1				
 4.1 A3	24				
				354	100%



MASTERPLAN - Residential Only

SITE ASSESSMENT

Legal description: LOT 2 DP 81411, LOT 1 DP 53062
Address: 98 - 102 TOTARA RD, WHENUAPAI
Site Area: 163,646m²
Zone: FUTURE URBAN

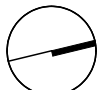
TYPOLOGY KEY

-  Pedestrian entrance
-  4m minimum living court dimension
-  Nominal vehicle space

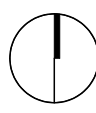
TYPOLOGY TABLE

TYPE	CODE	STORIES	UNITS	TOTAL	%
2.5 BEDS	 2.0 A1	2	18	38	8%
	 2.0 B2		20		
	 2.5 A1	2	34	104	21%
	 2.5 A2		22		
	 2.5 B1		28		
3 BEDS	 2.5 D1		20		
	 3.0 A1	2	2	169	39%
	 3.0 A2		8		
	 3.0 B1		31		
	 3.0 D1		8		
	 3.1 B1		43		
	 3.1 B2		25		
	 3.1 C1		2		
	 3.2 A1		2		
	 3.1 A1		48		
	 3.1 D2	1	30	39	10%
	 3.1 D3		9		
4 BEDS	 4.1 A1	2	2	103	22%
	 4.1 A2		47		
	 4.0 A1		8		
	 4.0 A2		11		
	 4.2 C2		2		
	 4.2 A1		8		
	 4.2 B1		1		
	 4.1 A3		24		

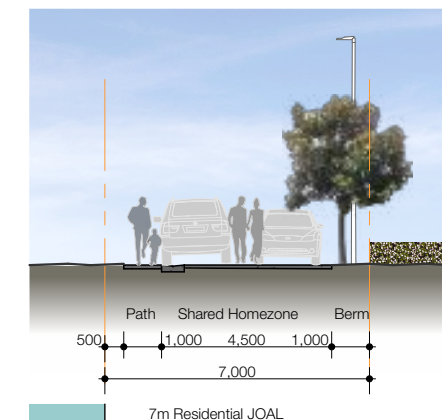
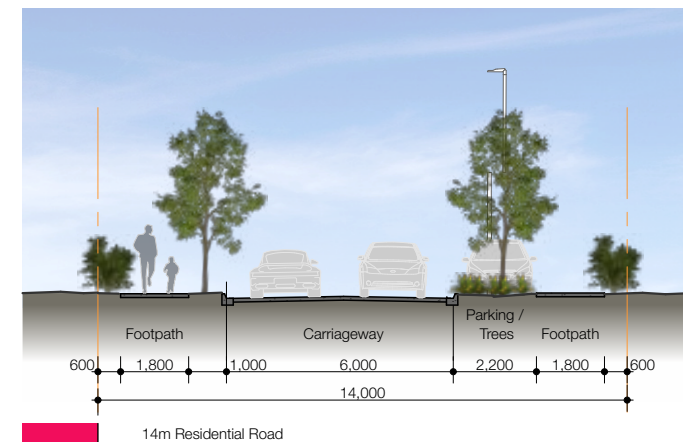
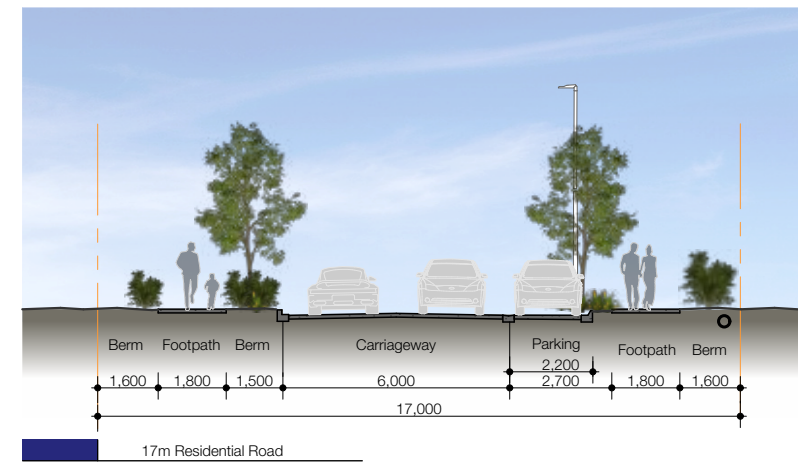
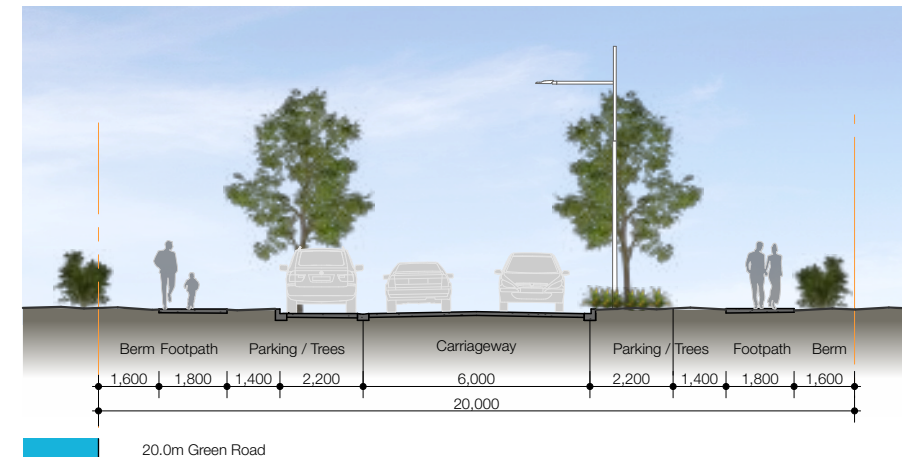
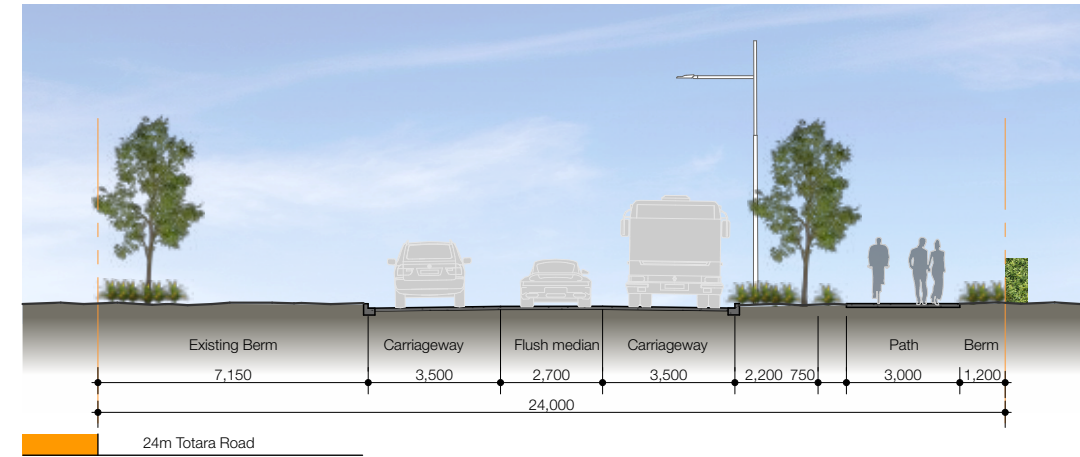
453 100%



NETWORK - Road Sections



1:3000



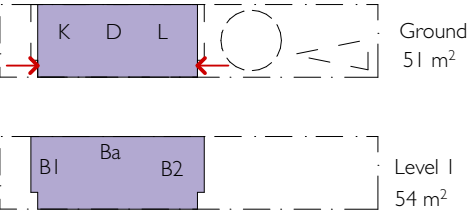
0 2 10 1:200 @A3

ILLUSTRATIVE PERSPECTIVE



PERSPECTIVE KEY PLAN

INDICATIVE FLOOR PLANS - 2 Bedroom Typologies

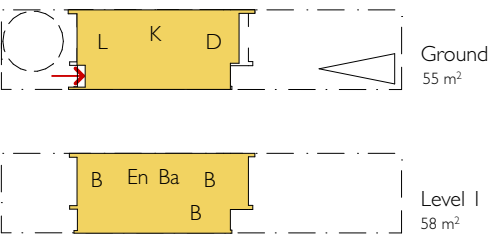


2.0Bd, 4.8m wide, 105m2



PODG SL32

2.0-A1

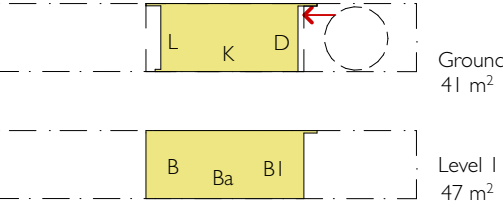


2.5Bd, 5.2m wide, 113m2



EVTN

2.5-A2

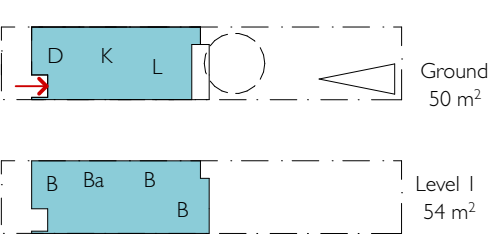


2.0Bd, 4.5m wide, 88m2



EVTN

2.0-B1

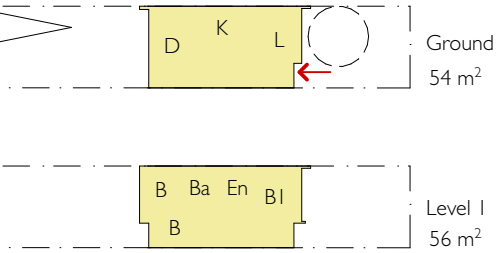


2.5Bd, 4.8m wide, 105m2



SCOT

2.5-B1

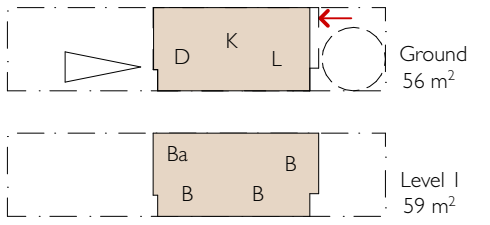


2.5Bd, 5.4m wide, 110m2



EVTN

2.5-A1



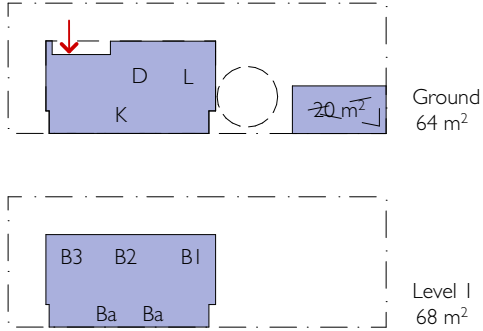
2.5Bd, 5.5m wide, 115m2



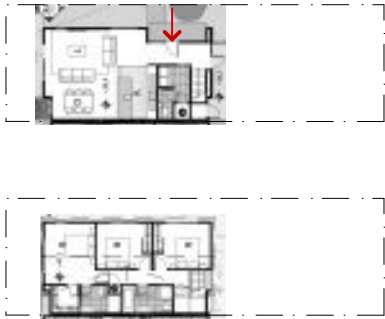
NUGG

2.5-D1

INDICATIVE FLOOR PLANS - 3 Bedroom Typologies

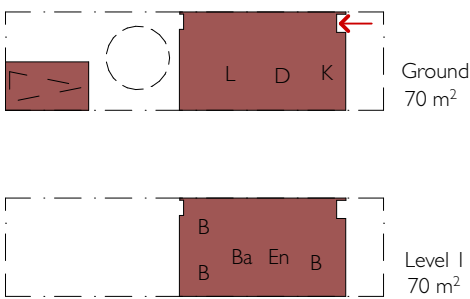


3.0Bd, 8.6m wide, 132m2



PODG SL32

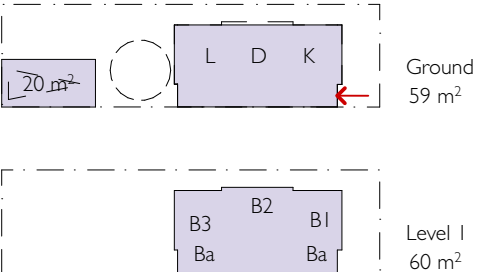
3.0-A1



3.0Bd, 6.5m wide, 140m2

NO PLAN AVAILABLE

3.0-D1

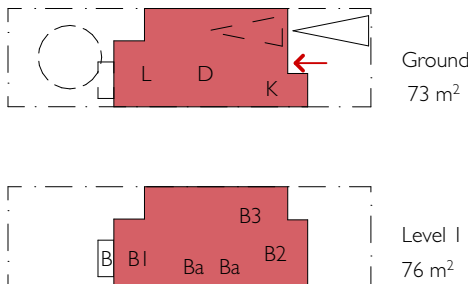


3.0Bd, 6.8m wide, 119m2



PODG SL32

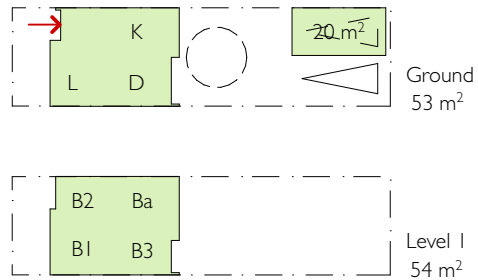
3.0-A2



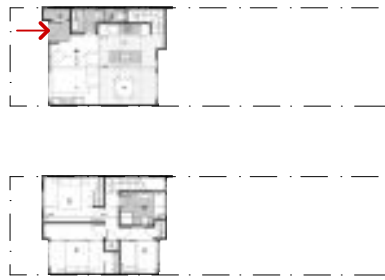
3.0Bd, 6.5m wide, 149m2

PCOK

3.1-A1

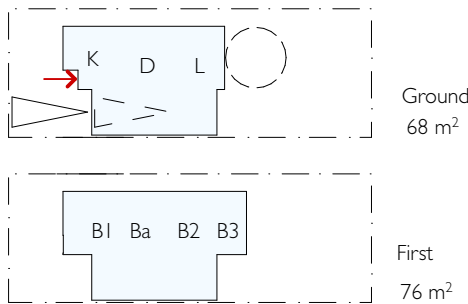


3.0Bd, 6.5m wide, 107m2



NUGG

3.0-B1

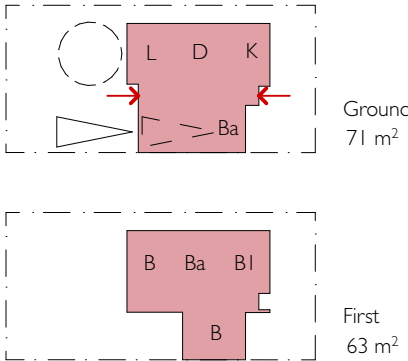
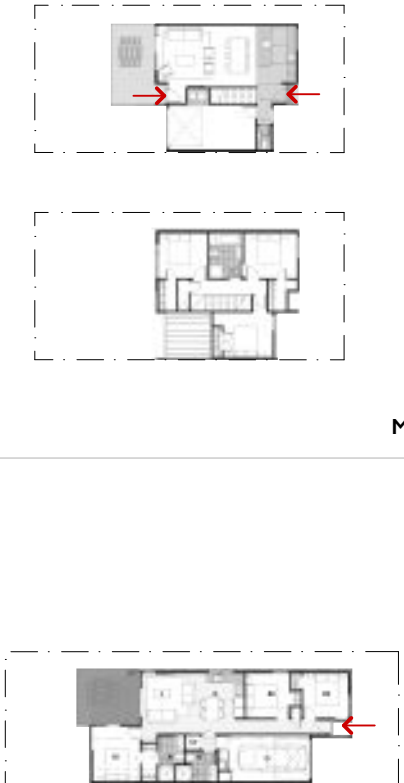
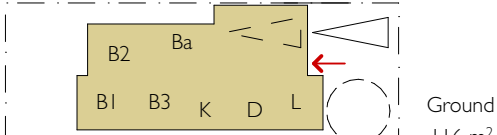


3.0Bd, 8.5m wide, 144m2

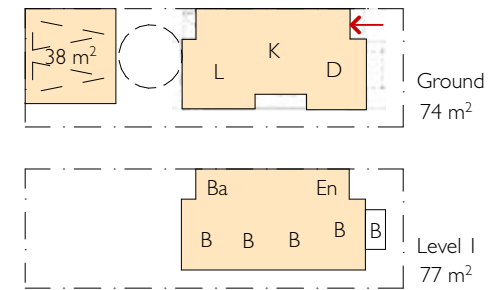
KONO

3.1-B1

INDICATIVE FLOOR PLANS - 3 Bedroom Typologies

 Ground 71 m² First 63 m² 3.0Bd, 10m wide, 134m2 MANU 3.0-D1	 SIMILAR PLAN: TO BE DEVELOPED 3.0Bd, 9.0m wide, 116m2 3.0-D2
 Ground 116 m² 3.0Bd, 9.5m wide, 116m2 NO PLAN AVAILABLE 3.1-D3	

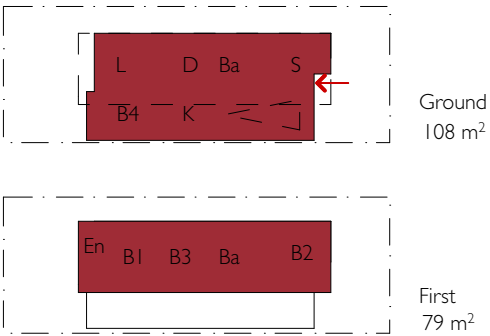
INDICATIVE FLOOR PLANS - 4 Bedroom Typologies



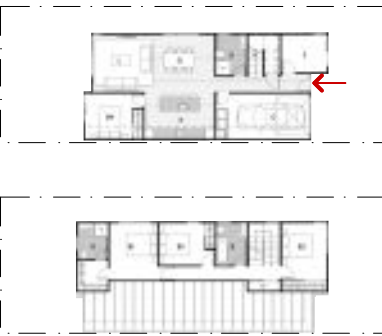
4.0Bd, 7.8m wide, 151m2



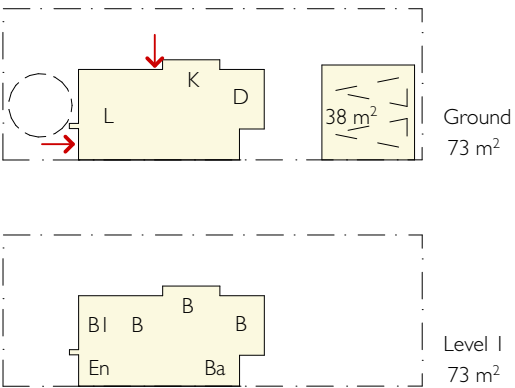
SCOT 4.0-A1



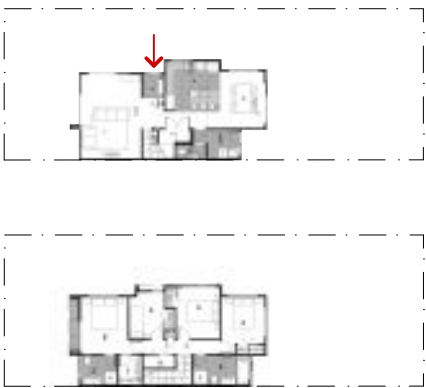
4.0Bd, 9.0m wide, 187m2



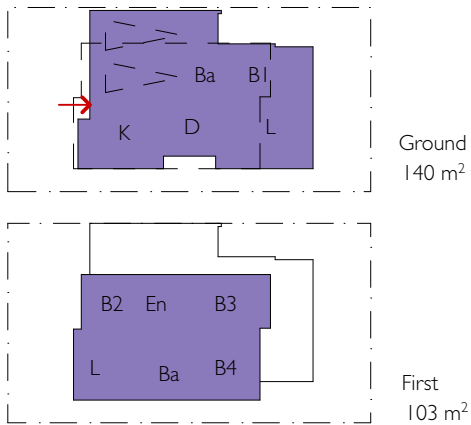
4.1-A3



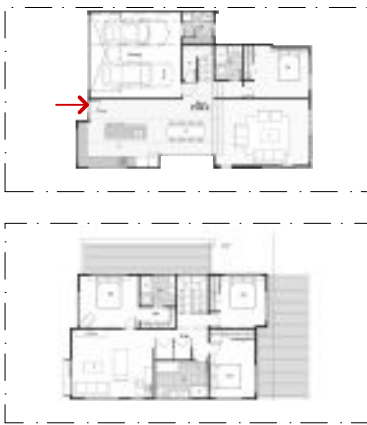
4.0Bd, 10.0m wide, 146m2



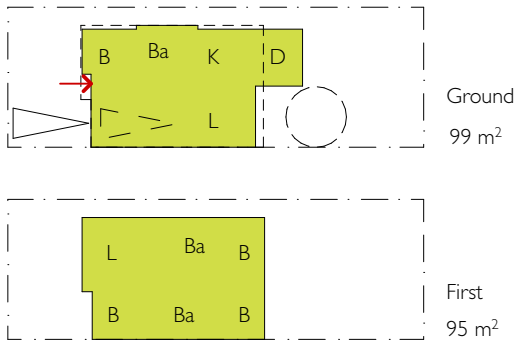
EVTN 4.0-A2



4.0Bd, 13.2m wide, 243m2



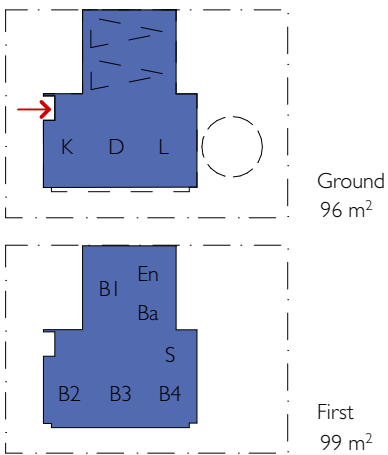
4.2-A1



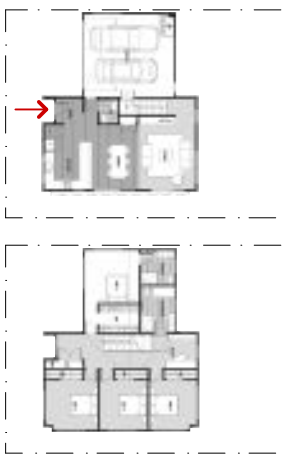
4.0Bd, 9.5m wide, 194m2



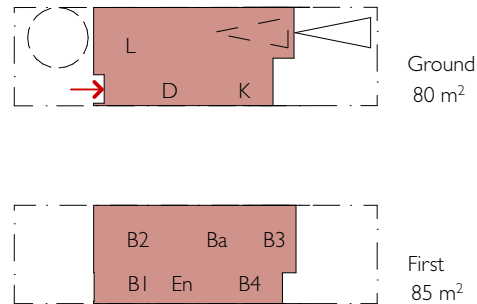
4.1-A1



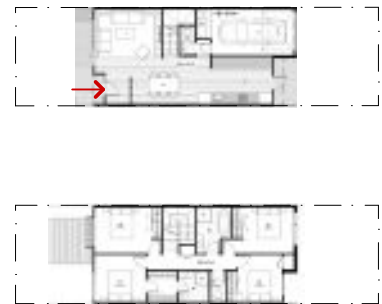
4.0Bd, 11.0m wide, 210m2



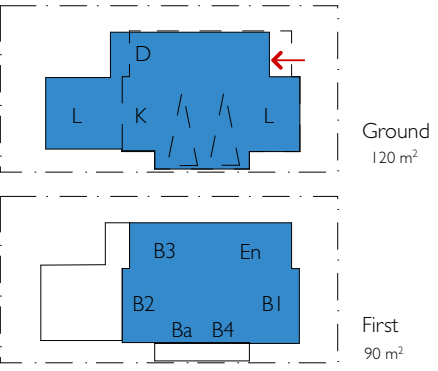
4.2-B1



4.0Bd, 6.5m wide, 165m2



PCOK 4.1-A2



4.0Bd, 11.0m wide, 210m2



ONEK 4.2-C1