

A. STRATEGIC CONTEXT AND SPATIAL PLAN (1:150,000@ A3)





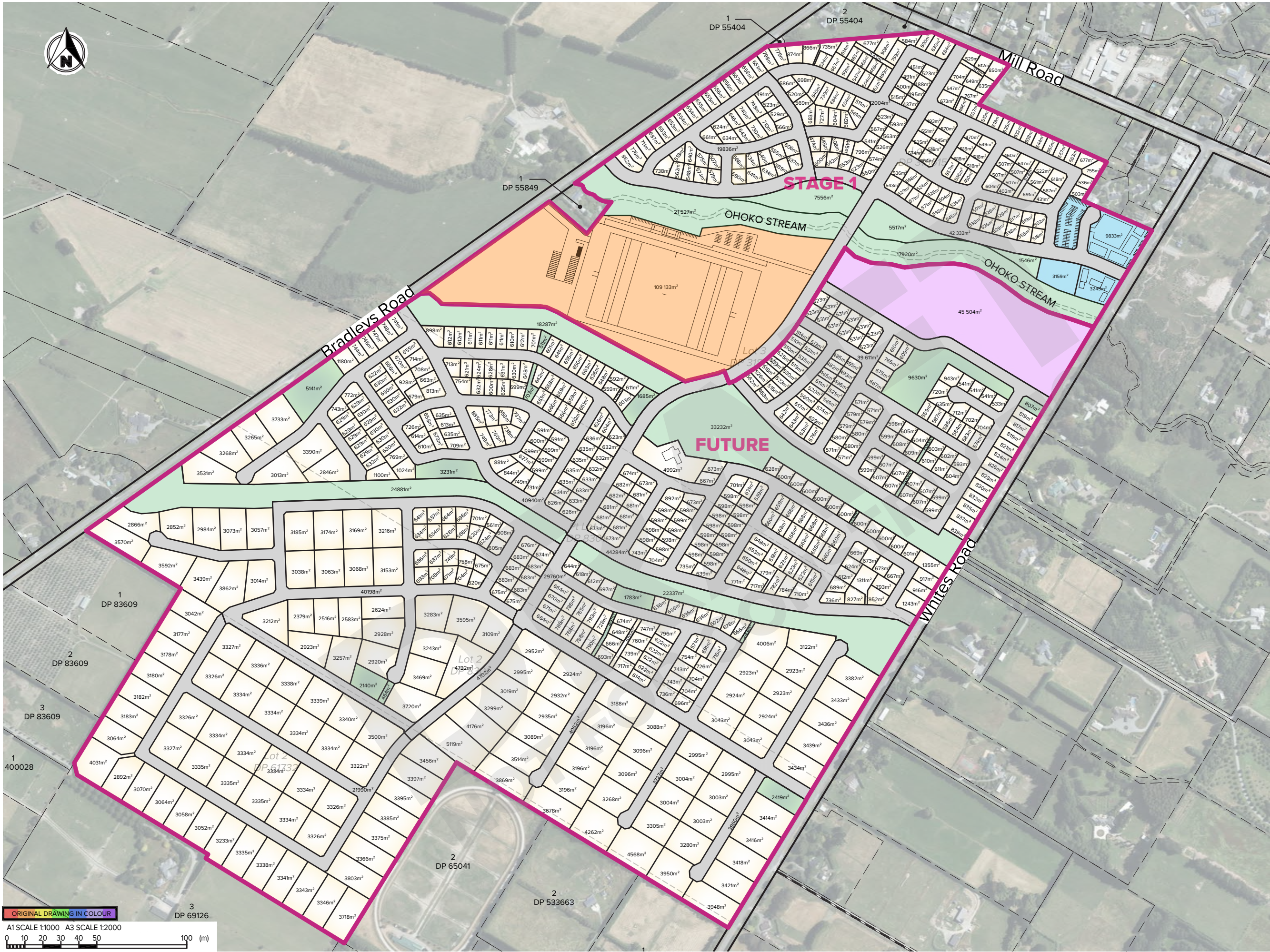


A. ELEVATED PERSPECTIVE VIEW FROM SOUTH-EAST OVER THE WHOLE SITE

## PROPOSAL - ILLUSTRATIVE MASTER PLAN

535 MILL ROAD, OHOKA





Territorial Authority: Waimakariri District Council  
Application Address: 535 Mill Road, Ohoko  
Comprised In: CB36C/1075, CB19B/21, RT 3413953, RT 72973  
Registered Owner: HC Trustees 2010 Limited, Peter John Sheriff, Rhonda Jane Sheriff  
Total Area: 152.2184 ha  
Legal Description: Lot 2 & 3 DP 318615, PT Lot 1 DP 8301, Lot 2 DP 8301, Lot 2 DP 61732

NOTES

- Areas and dimensions are subject to final survey.
- A full assessment of easements will be undertaken after the engineering acceptance stage and added where required.
- Ohoka Development will have a maximum total number of 850 residential sections. Full numbers depend on the makeup and final size of facilities, such as schools, lifestyle/retirement villages, polo fields for example.

LEGEND

- Stage Boundary
- Lot Boundary
- Legal Road Boundary
- Abuttal Boundary
- Existing Record of Title Boundary

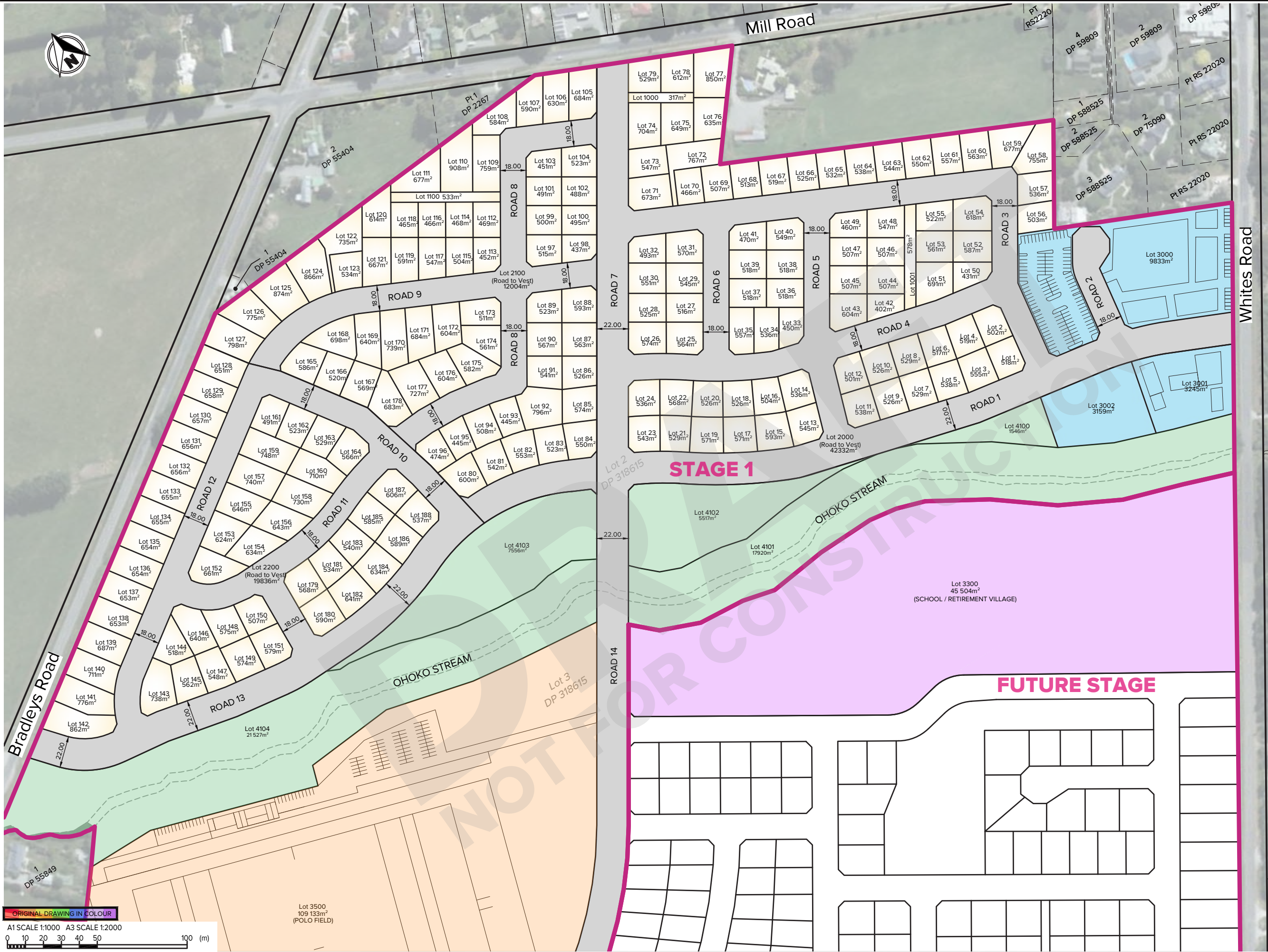
PARCEL LEGEND	
	COMMERCIAL AREA
	SCHOOL / RETIREMENT VILLAGE
	POLO FIELD
	RESIDENTIAL LOTS
	RESERVES / WALKWAYS
	ROAD TO VEST

SCHEDULE OF AREAS			
TYPE	No OF LOTS	AVERAGE AREA	TOTAL AREA
STANDARD LOTS	753 - 850	1148	864 124
COMMERCIAL / MIX USE	3	250	16237
RESERVER & WALKWAY	24		182520
ROAD			307396
RIGHT OF WAY	5		2210
SCHOOL / RETIREMENT VILLAGE	1		45504
POLO FIELD	1		109133
		TOTAL	1527124



Rev#	Description	Drawn	Date	<b>INOVO PROJECTS</b> Level 1, 93 Manchester St, Christchurch 8022 Ph. 03 377 3290 11 Clayton St, Newmarket, Auckland 1149 Ph. 09 600 1099 www.inovo.nz	Scale A1 1:3000 Scale A3 1:6000 DO NOT SCALE FROM DRAWING	Designed PMC Approved PMC Date TBC1	Client <b>CARTER GROUP LTD</b>	Project <b>OHOKA SUBDIVISION 850 LOT RESIDENTIAL SECTION DEVELOPMENT</b>	Drawing Title <b>PROPOSED SUBDIVISION OF LOT 2, 3 DP 318615, PT LOT 1 &amp; LOT 2 DP8301, LOT 2 DP 61732</b>	Status <b>FOR CONSENT NOT FOR CONSTRUCTION</b> Drawing No. <b>14895-AP-120</b>	Rev A
A	FOR CONSENT	B.NEL	TBC	Disclaimer: This document shall only be reproduced in full with approval from Inovo Projects Ltd.							





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SCHEDULE OF AREAS			
TYPE	No Of LOTS	AVERAGE AREA	TOTAL AREA
STANDARD LOTS	188	583	109755
COMMERCIAL / MIX USE	3	5412	16237
RESERVER & WALKWAY	5		54066
ROAD	3		74179
RIGHT OF WAY	3		1428
POLO FIELD	1		109133
TOTAL			364798

SCHEDULE OF ROADS		
Road No	Road Type	Legal Width
ROAD 1	Primary Road	22.0m
ROAD 2	Secondary Road	18.0m
ROAD 3	Secondary Road	18.0m
ROAD 4	Secondary Road	18.0m
ROAD 5	Secondary Road	18.0m
ROAD 6	Secondary Road	18.0m
ROAD 7	Primary Road	22.0m
ROAD 8	Secondary Road	18.0m
ROAD 9	Secondary Road	18.0m
ROAD 10	Secondary Road	18.0m
ROAD 11	Secondary Road	18.0m
ROAD 12	Secondary Road	18.0m
ROAD 13	Primary Road	22.0m
ROAD 14	Primary Road	22.0m



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