

ZONE PLAN 2

FOR INFORMATION

KEY

- 1. Primary & secondary road network
- 2. Medium-density duplex lots
- 3. Free-standing medium-density lots
- 4. Larger free-standing residential lots
- 5. Liner park space with fitness trail
- 6. Shared-space laneways / home zones
- 7. One-way lane exit points
- 8. One-way lane entry points
- 9. Reserves and parks
- 10. 3m wide shared path network



SCALE 1:750@A1, 1:1500@A3 | FEBRUARY 2023

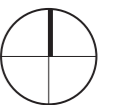


KEY

- 1. Primary & secondary road network
- 2. Stormwater wetlands and swales
- 3. Medium-density duplex lots
- 4. Free-standing medium-density lots
- 5. Larger free-standing residential lots
- 6. Liner parkspace with fitness trail
- 7. Shared-space laneways / home zones
- 8. One-way lane exit points
- 9. One-way lane entry points
- 10. Planted screening & noise bund
- 11. Reserves and parks
- 12. 3m wide shared path network



SCALE 1:750@A1, 1:1500@A3 | FEBRUARY 2023

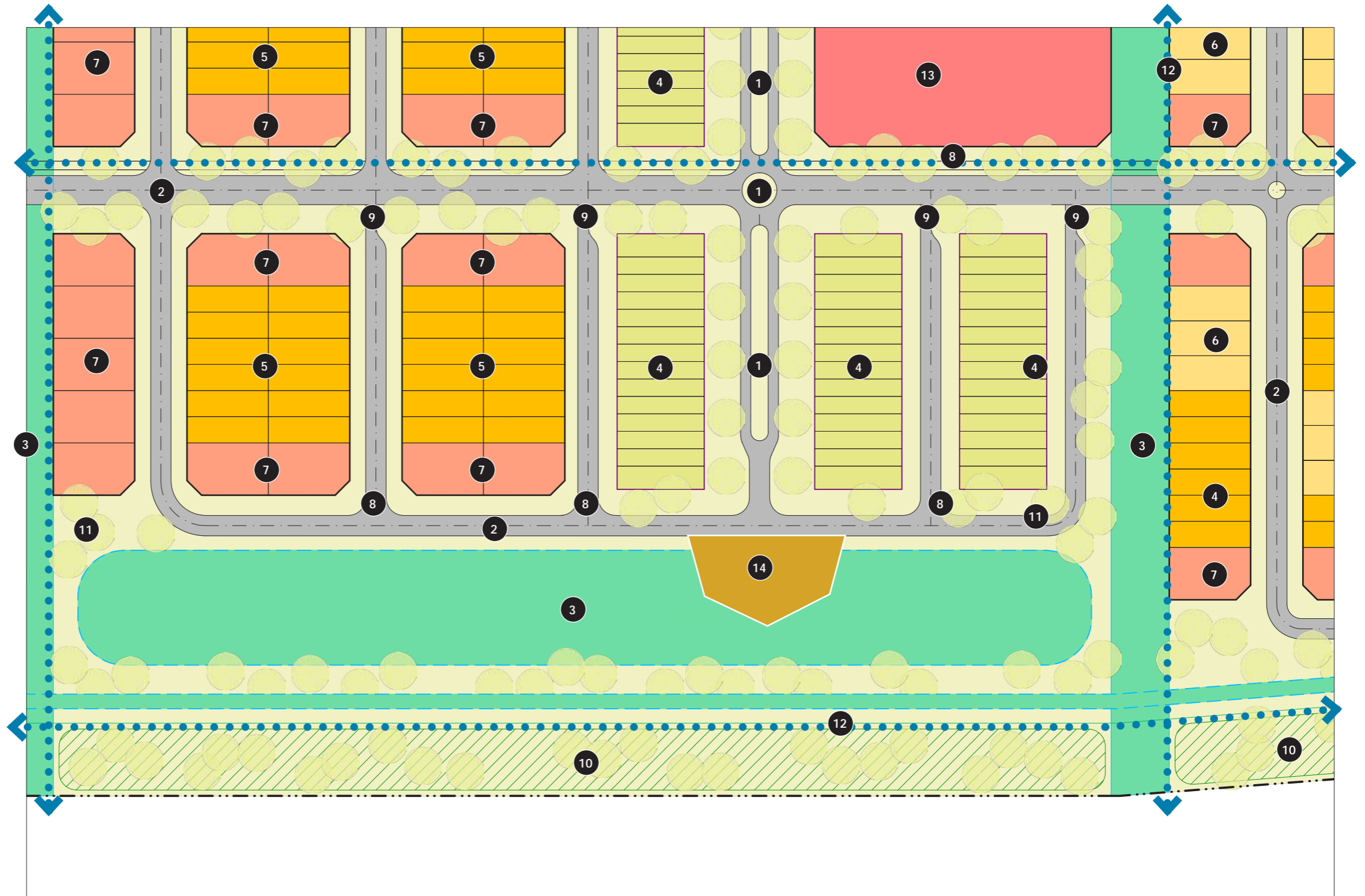


ZONE PLAN 4

FOR INFORMATION

KEY

- 1. Central boulevard with planted swale
- 2. Primary & secondary road network
- 3. Stormwater wetlands and swales
- 4. 3-storey terrace housing lots
- 5. Medium-density duplex lots
- 6. Free-standing medium-density lots
- 7. Larger free-standing residential lots
- 8. One-way lane exit points
- 9. One-way lane entry points
- 10. Planted screening & noise bund
- 11. Reserves and parks
- 12. 3m wide shared path network
- 13. Commercial zone
- 14. Lookout deck over wetland area



SCALE 1:750@A1, 1:1500@A3 | FEBRUARY 2023



ZONE PLAN 5

FOR INFORMATION

KEY

- 1. Primary & secondary road network
- 2. Stormwater wetlands and swales
- 3. Larger free-standing residential lots
- 4. 720m² residential lots
- 5. Various-sized residential lots
- 6. Planted screening & noise bund
- 7. Reserves and parks
- 8. 3m wide shared path network



SCALE 1:750@A1, 1:1500@A3 | FEBRUARY 2023

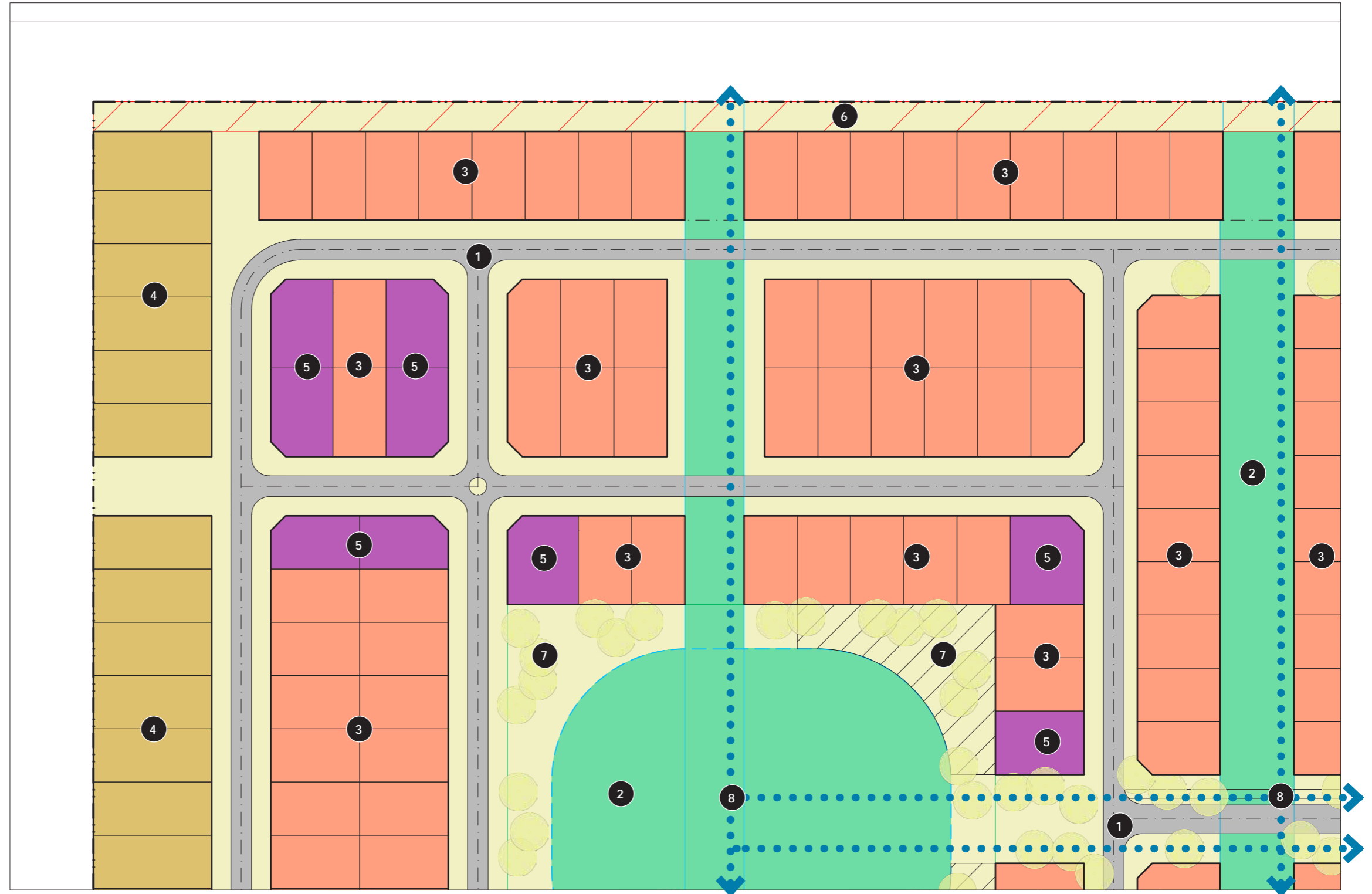


ZONE PLAN 6

FOR INFORMATION

KEY

- 1. Primary & secondary road network
- 2. Stormwater wetlands and swales
- 3. Larger free-standing residential lots
- 4. 720m² residential lots
- 5. Various-sized residential lots
- 6. 10m wide noise and visual buffer
- 7. Reserves and parks
- 8. 3m wide shared path network



SCALE 1:750@A1, 1:1500@A3 | FEBRUARY 2023



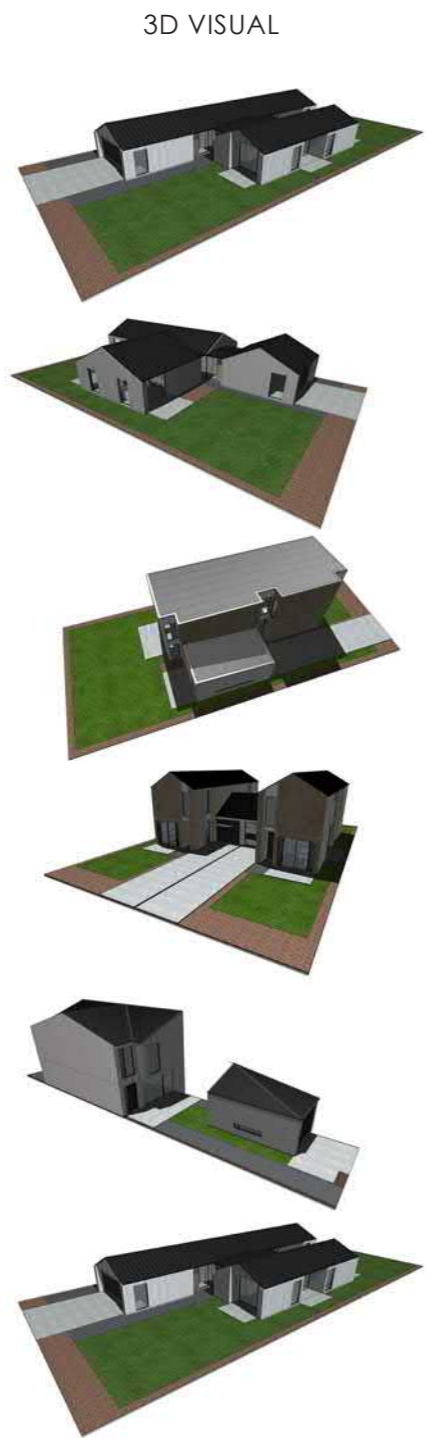
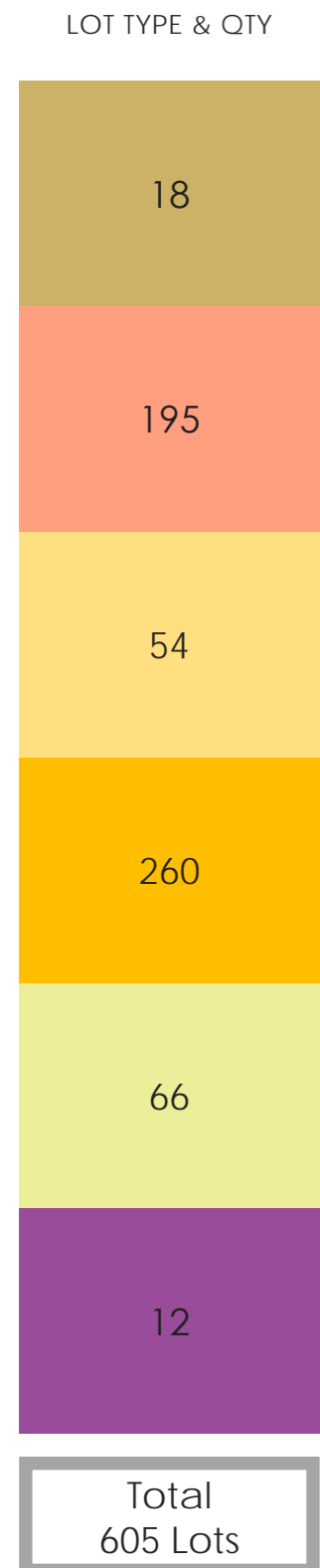
FOR INFORMATION



TPOLOGY SCHEDULE

HOUSING TYPOLOGY SCHEDULE

FOR INFORMATION



PROPOSED HOUSING TYPOLOGIES

TYPOLOGY NO.	TYPOLOGY TYPE	LAND SIZE	DWELING SIZE	DESCRIPTION
A	STAND ALONE	720 m ² 18 X 40 m	215-300m ²	Single storey life style housing
B	STAND ALONE	504 m ² 18 x 28 m	175/240m ²	Single/double storey free-standing standard dwelling
C	STAND ALONE	336 m ² 12 x 28 m	130/190m ²	Single/double storey free-standing medium density residential dwelling
D	DUPLEX	252 m ² 9 x 28 m	100/140m ²	Single/double storey duplex residential dwelling
E	TERRACE	180 m ² 6 x 30 m	110/160m ²	Two/three storey terrace housing
VARIOUS	STAND ALONE	500 - 1000 m ² Various	215-300m ²	Single/double storey housing

FOR INFORMATION



PRECEDENT IMAGES

FREE STANDING DWELLINGS (1 AND 2-STOREY)

FOR INFORMATION



DUPLEX DWELLINGS (1 AND 2-STOREY)

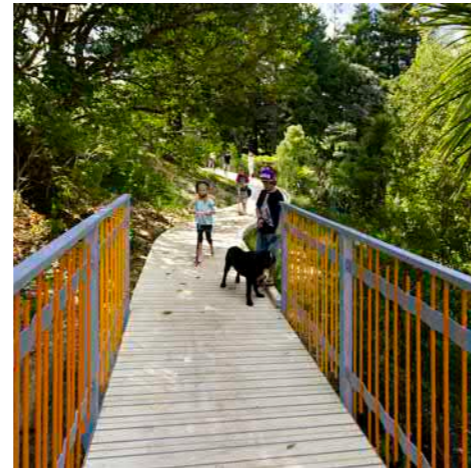
FOR INFORMATION



TERRACE DWELLINGS (2 & 3-STOREY)

FOR INFORMATION







STAGE 2 FINAL MASTERPLAN



FOR INFORMATION

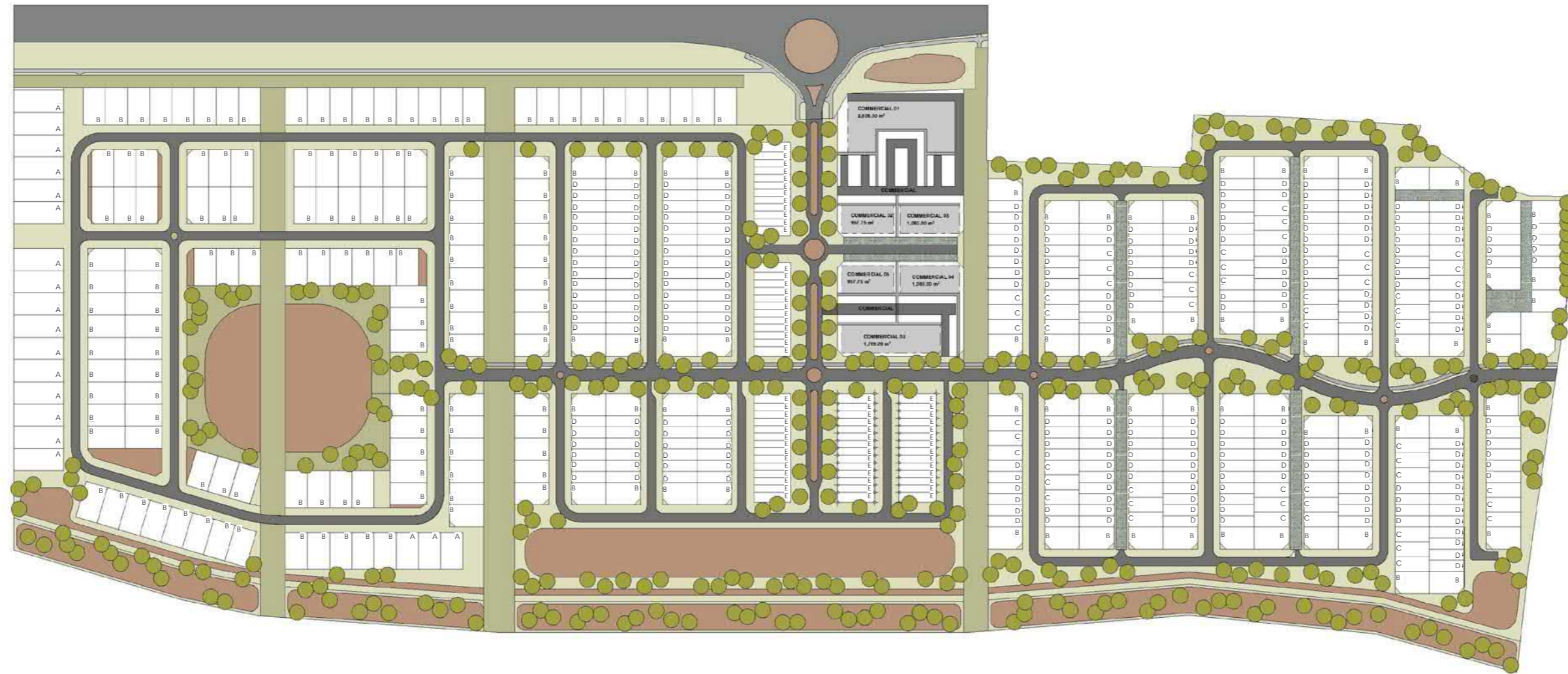
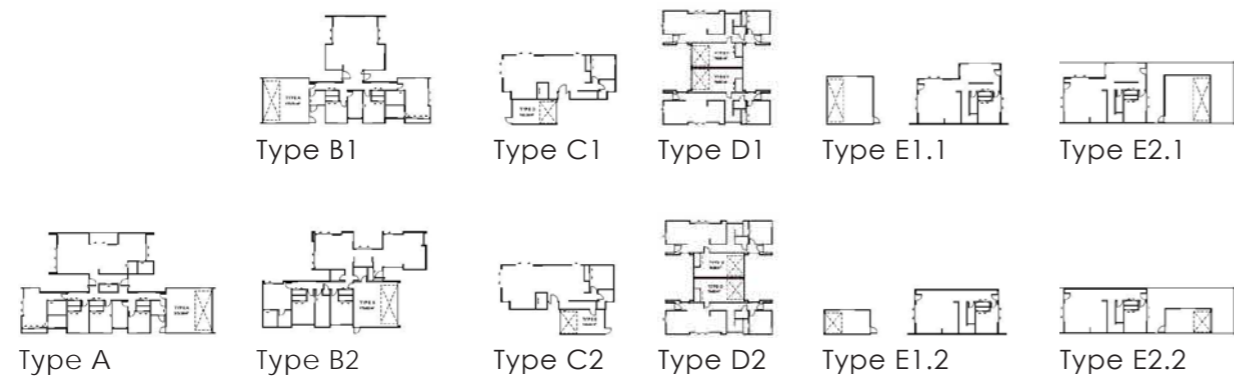


PROPOSED HOUSING TYPOLOGIES

PROPOSED HOUSING TYPOLOGIES

CONCEPT MASTERPLAN WITH TYPOLOGY LAYOUT

FOR INFORMATION



TPOLOGY TYPE A

Free-standing single level dwelling

4 BEDROOMS | 2.5 BATHROOMS | DOUBLE GARAGE

LAND SIZE 720M²



1 GROUND FLOOR PLAN
#LayID Scale 1:100



4 ELEVATION 3
#LayID Scale 1:100



2 ELEVATION 1
#LayID Scale 1:100



3 ELEVATION 2
#LayID Scale 1:100



5 ELEVATION 4
#LayID Scale 1:100



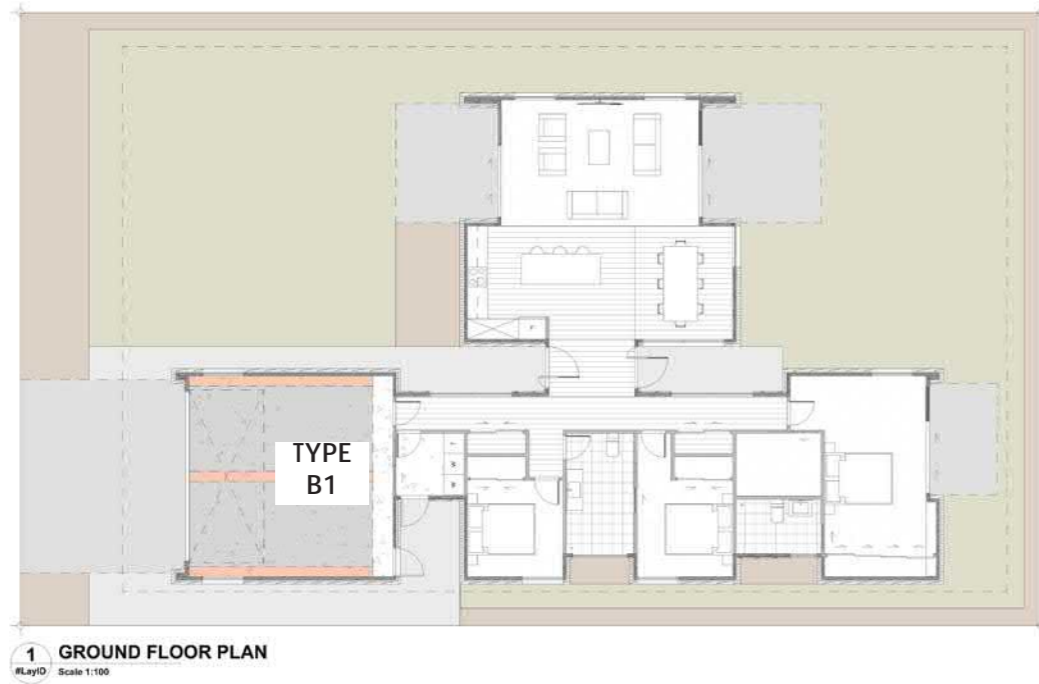
TYPE C - 4 BEDROOM | 2.5 BATHROOMS | DOUBLE GARAGE

TPOLOGY TYPE B1

Free-standing single level dwelling

3 BEDROOMS | 2 BATHROOMS | DOUBLE GARAGE

LAND SIZE 504M²

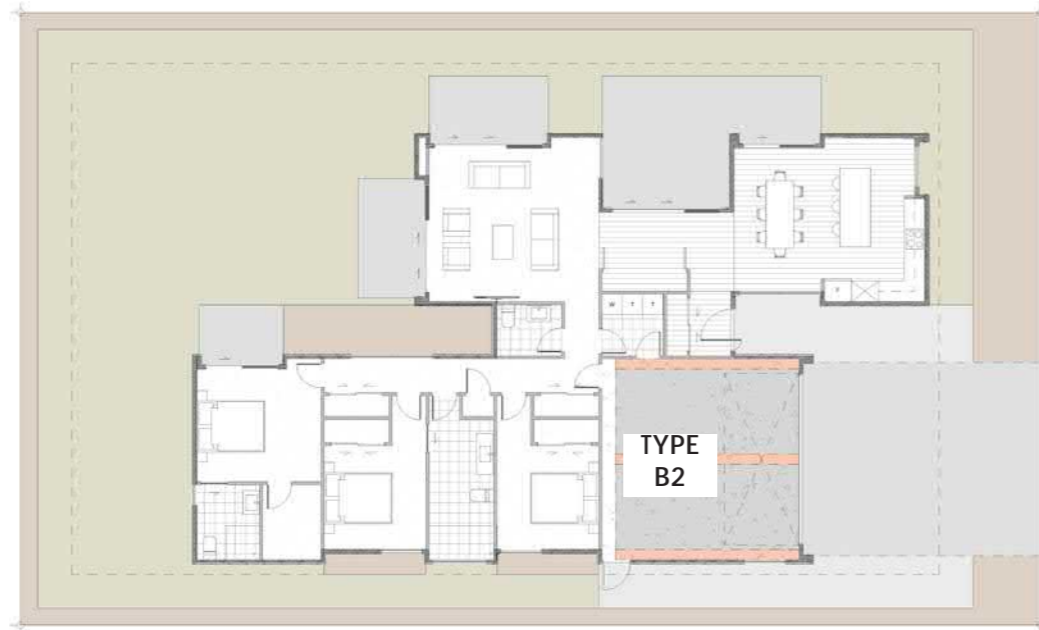


TPOLOGY TYPE B2

Free-standing single level dwelling

3 BEDROOMS | 2 BATHROOMS | DOUBLE GARAGE

LAND SIZE 504M²



1 GROUND FLOOR PLAN
#LayID Scale 1:100



2 ELEVATION 1
#LayID Scale 1:100



3 ELEVATION 2
#LayID Scale 1:100



5 ELEVATION 4
#LayID Scale 1:100



4 ELEVATION 3
#LayID Scale 1:100

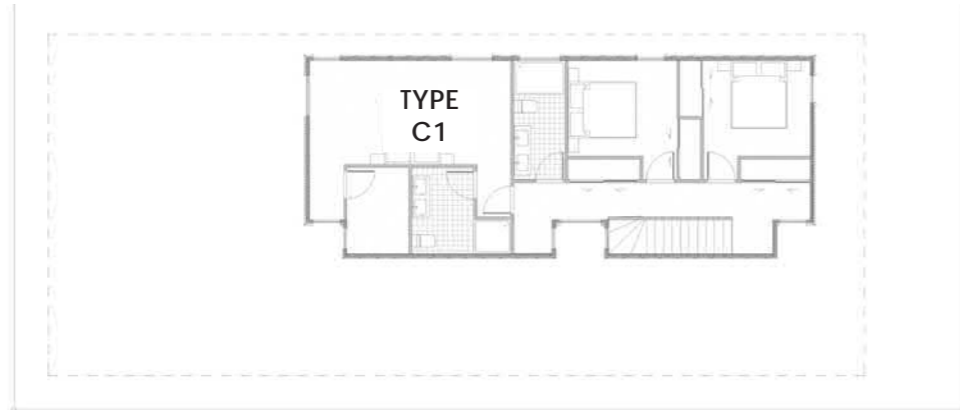


TYPOLOGY TYPE C1

Free-standing two-storey dwelling

4 BEDROOMS | 3 BATHROOMS | SINGLE GARAGE

LAND SIZE 336M²



1 FIRST FLOOR PLAN
#LayID Scale 1:100



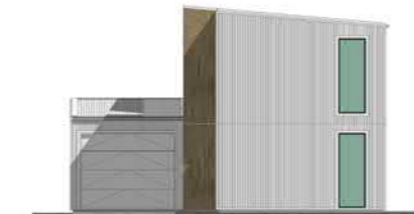
6 GROUND FLOOR PLAN
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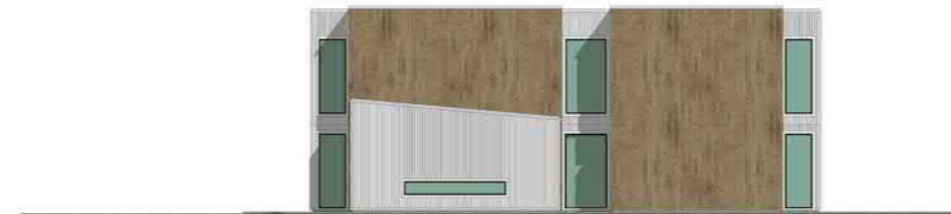
2 ELEVATION 1
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3 ELEVATION 2
#LayID Scale 1:100



5 ELEVATION 4
#LayID Scale 1:100



4 ELEVATION 3
#LayID Scale 1:100

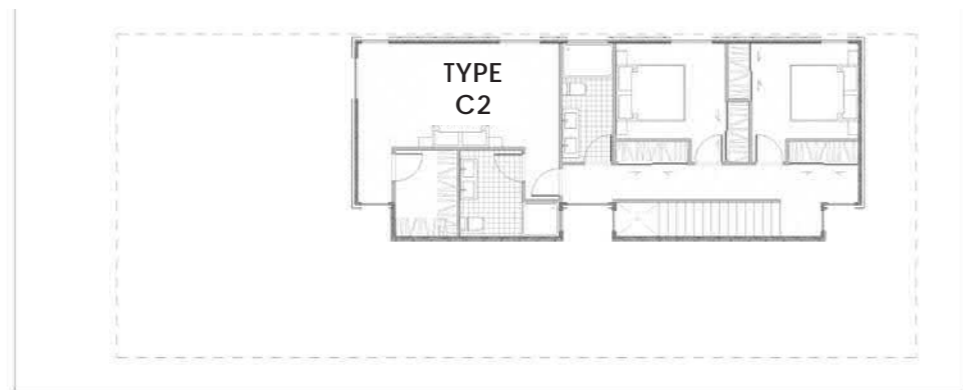


TYOLOGY TYPE C2

Free-standing two-storey dwelling

4 BEDROOMS | 3 BATHROOMS | SINGLE GARAGE

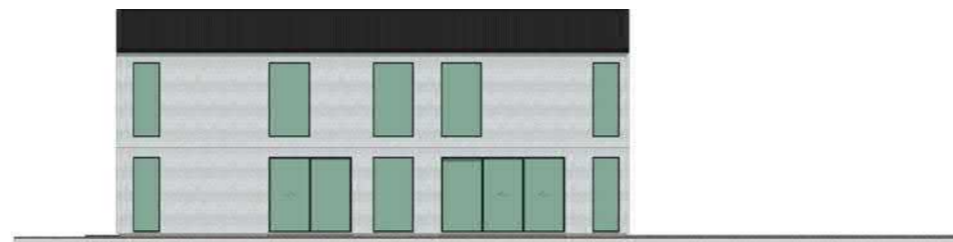
LAND SIZE 336M²



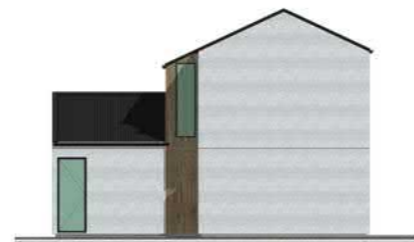
1 FIRST FLOOR PLAN
#LayID Scale 1:100



6 GROUND FLOOR PLAN
#LayID Scale 1:100



2 ELEVATION 1
#LayID Scale 1:100



3 ELEVATION 2
#LayID Scale 1:100



5 ELEVATION 4
#LayID Scale 1:100



4 ELEVATION 3
#LayID Scale 1:100

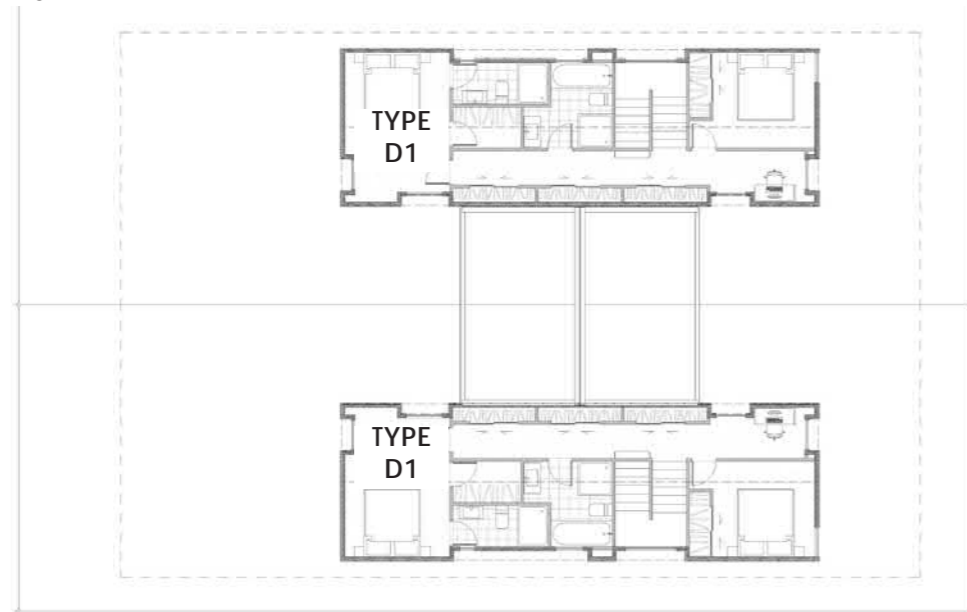


TYOLOGY TYPE D1

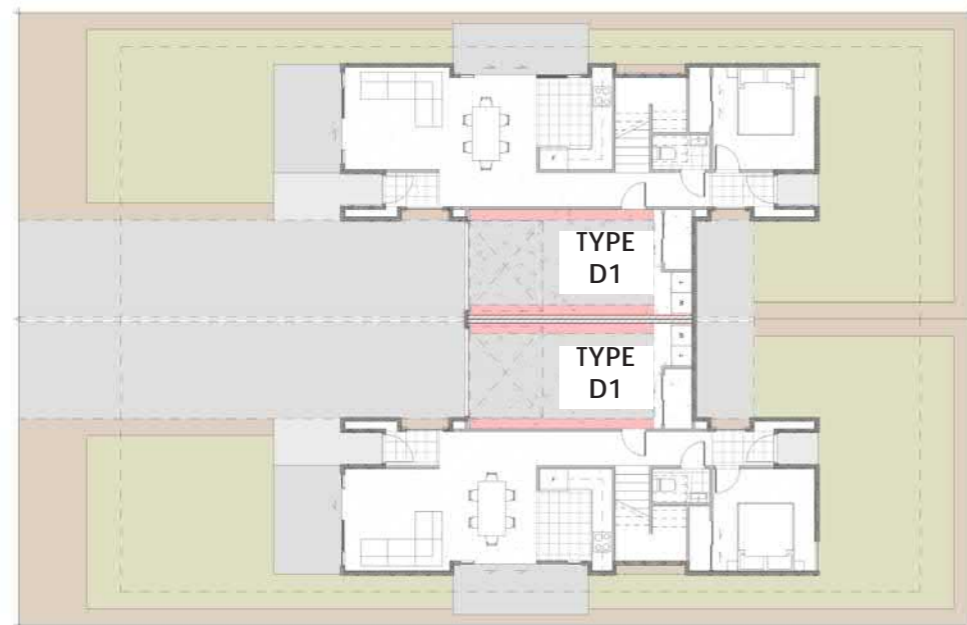
Duplex two-storey dwelling

3 BEDROOMS | 2.5 BATHROOMS | SINGLE GARAGE

LAND SIZE 252M²



1 FIRST FLOOR PLAN
#LayerID Scale 1:100



6 GROUND FLOOR PLAN
#LayerID Scale 1:100



2 ELEVATION 1
#LayerID Scale 1:100



3 ELEVATION 2
#LayerID Scale 1:100



7 ELEVATION 4
#LayerID Scale 1:100



4 ELEVATION 3
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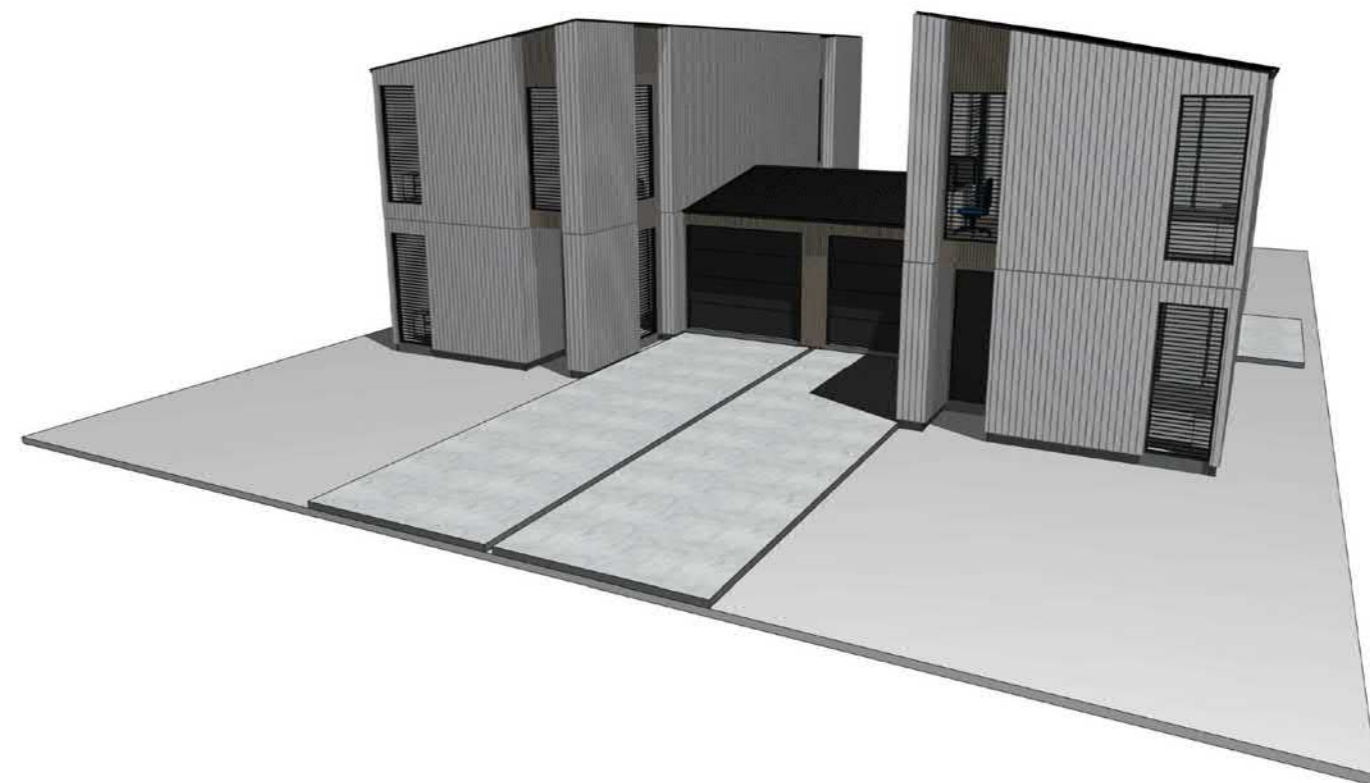
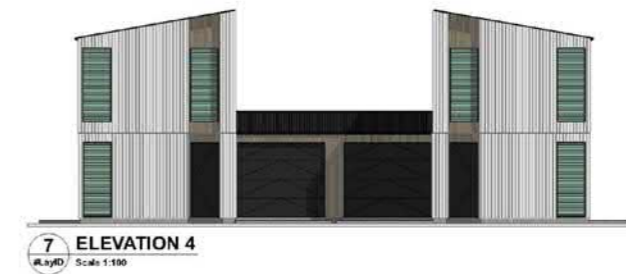
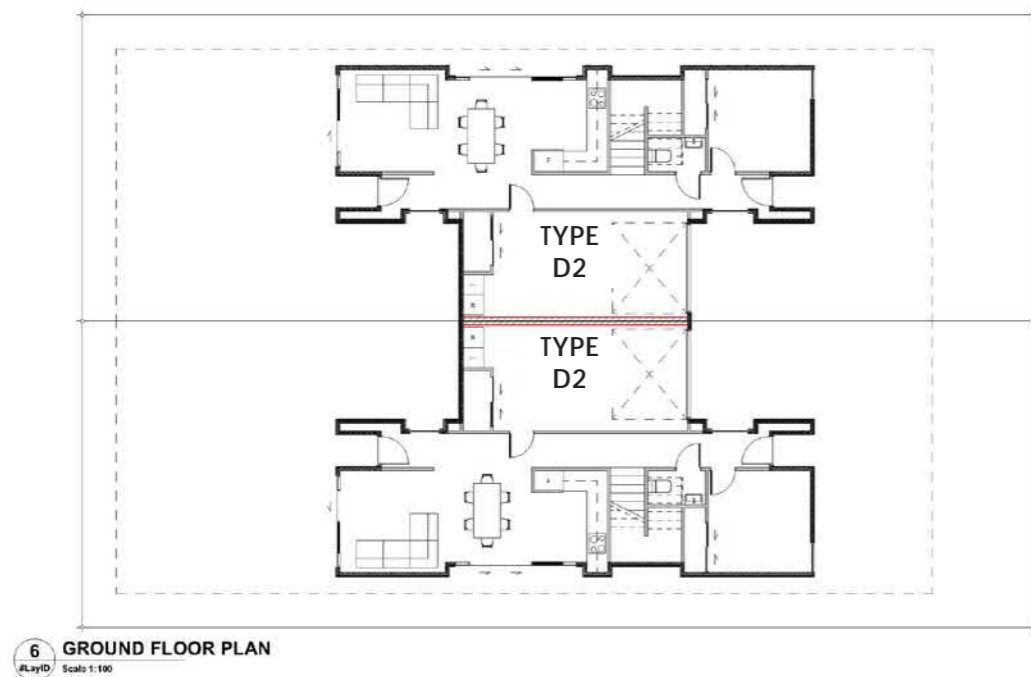
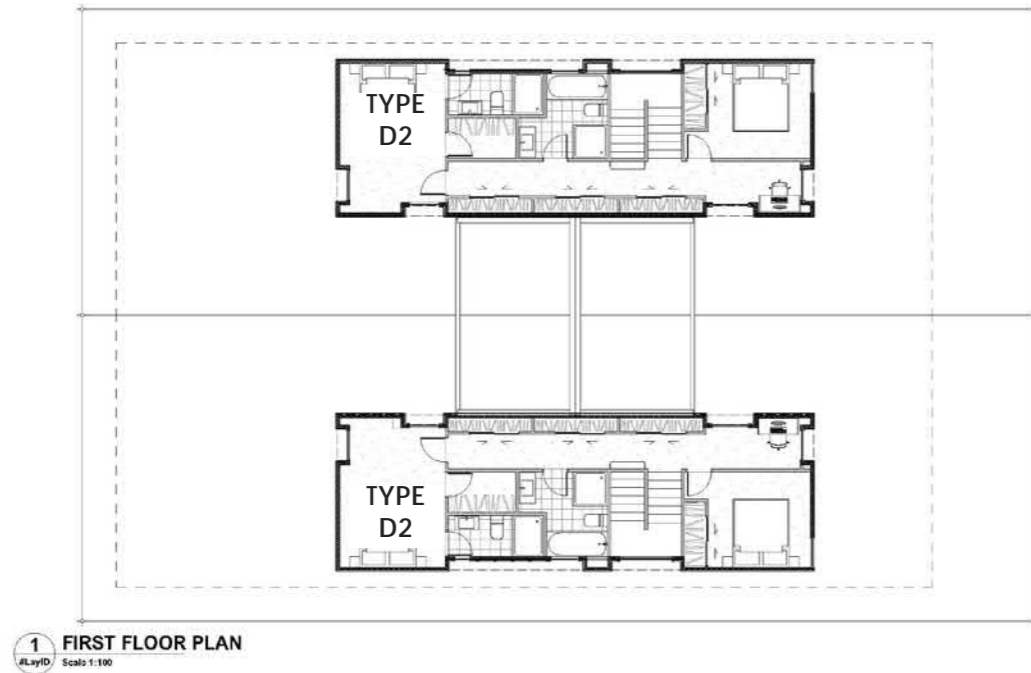


TYOLOGY TYPE D2

Duplex two-storey dwelling

3 BEDROOMS | 2.5 BATHROOMS | SINGLE GARAGE

LAND SIZE 252M²

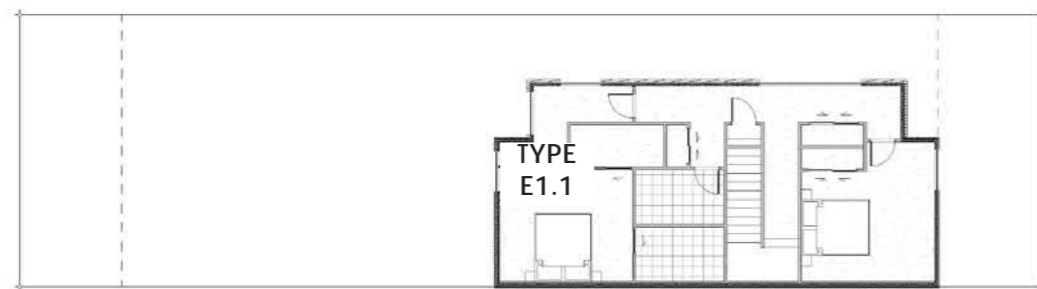


TYOLOGY TYPE E1.1

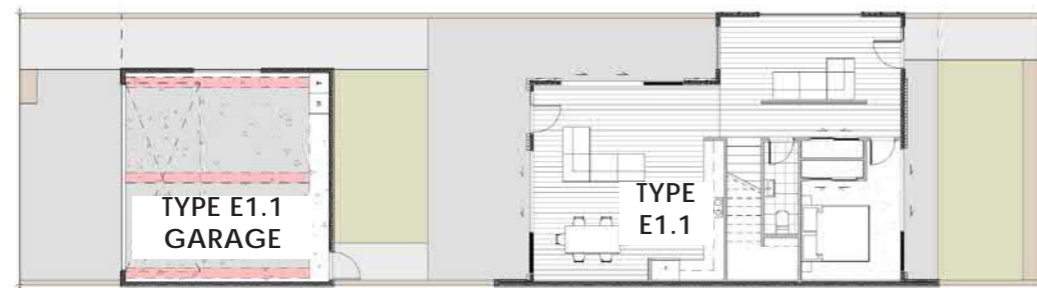
Terrace Housing

3 BEDROOMS | 2.5 BATHROOMS | DOUBLE GARAGE

LAND SIZE 240M²



1 FIRST FLOOR PLAN
#LayID Scale 1:100



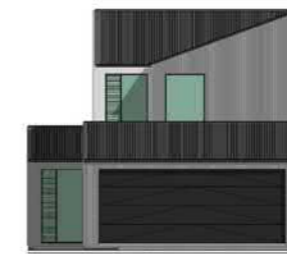
6 GROUND FLOOR PLAN
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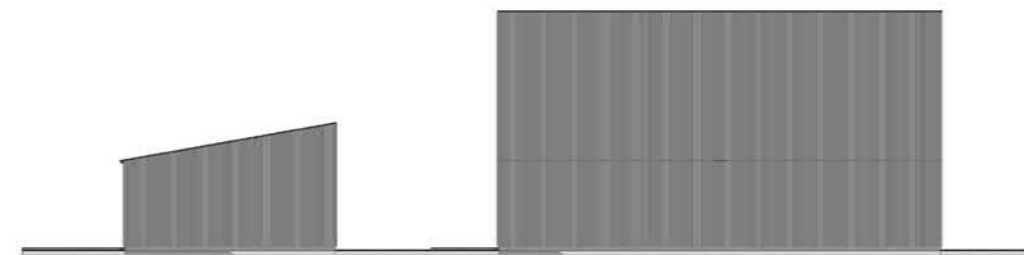
2 ELEVATION 1
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3 ELEVATION 2
#LayID Scale 1:100



7 ELEVATION 4
#LayID Scale 1:100



4 ELEVATION 3
#LayID Scale 1:100

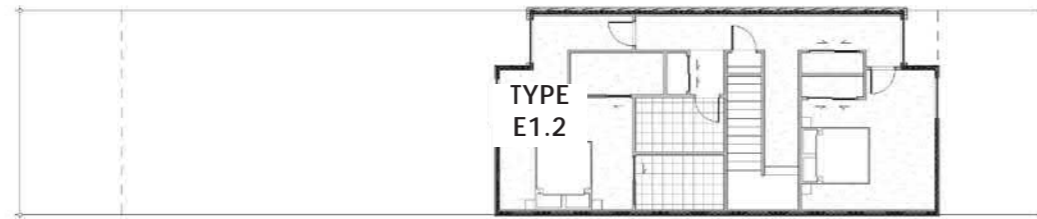


TYPOLOGY TYPE E1.2

Terrace Housing

3 BEDROOMS | 2.5 BATHROOMS | SINGLE GARAGE

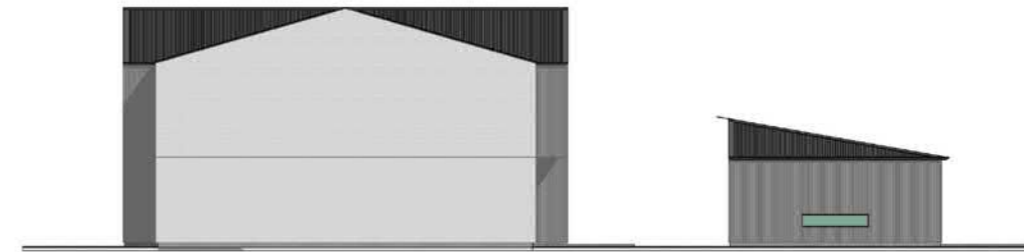
LAND SIZE 180M²



1 FIRST FLOOR PLAN
R.LayID / Scale 1:100



6 GROUND FLOOR PLAN
R.LayID / Scale 1:100



2 ELEVATION 1
R.LayID / Scale 1:100



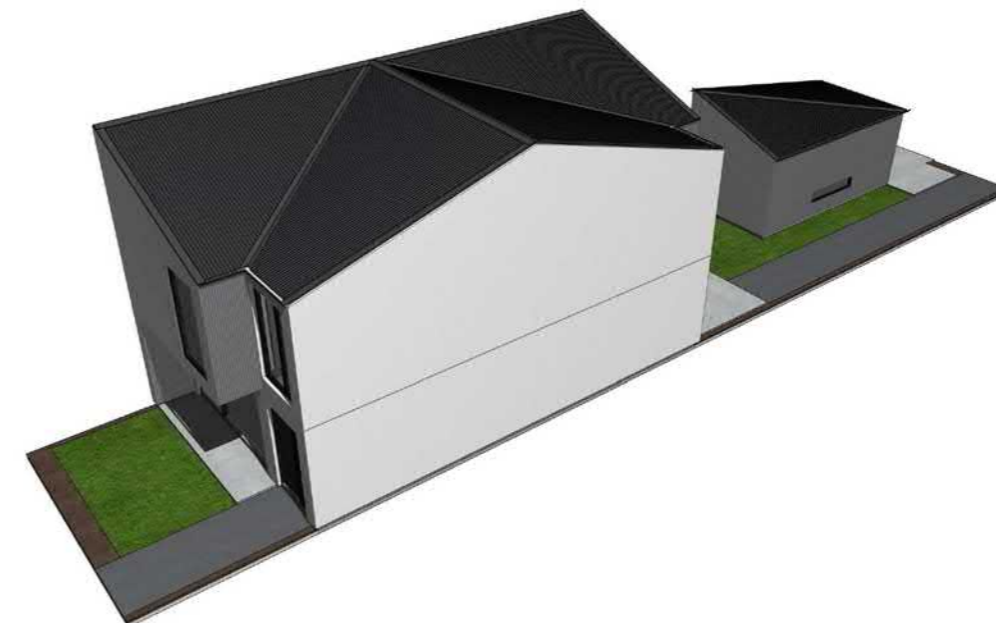
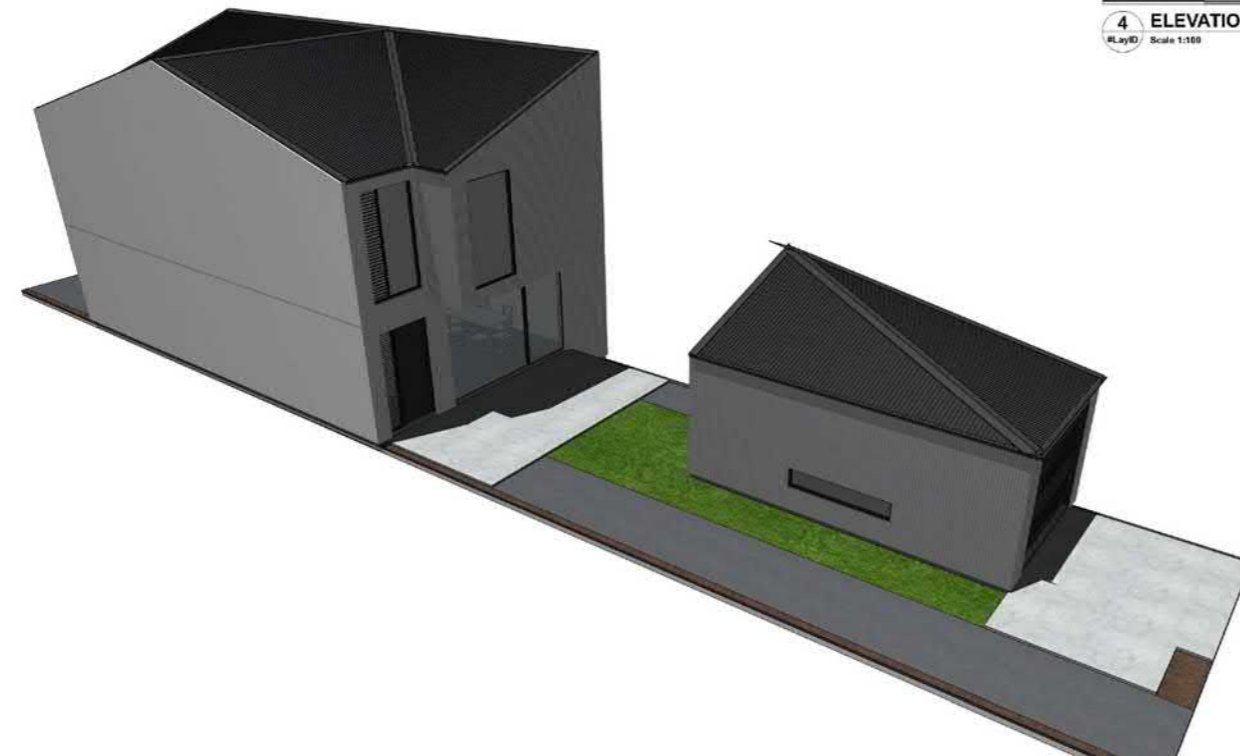
3 ELEVATION 2
R.LayID / Scale 1:100



7 ELEVATION 4
R.LayID / Scale 1:100



4 ELEVATION 3
R.LayID / Scale 1:100

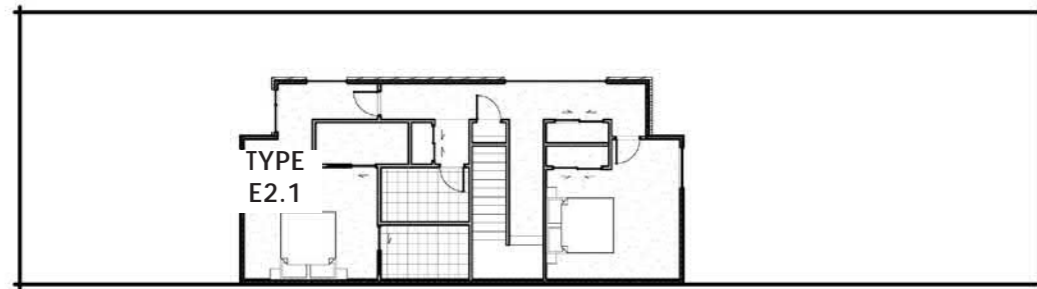


TYPOLOGY TYPE E2.1

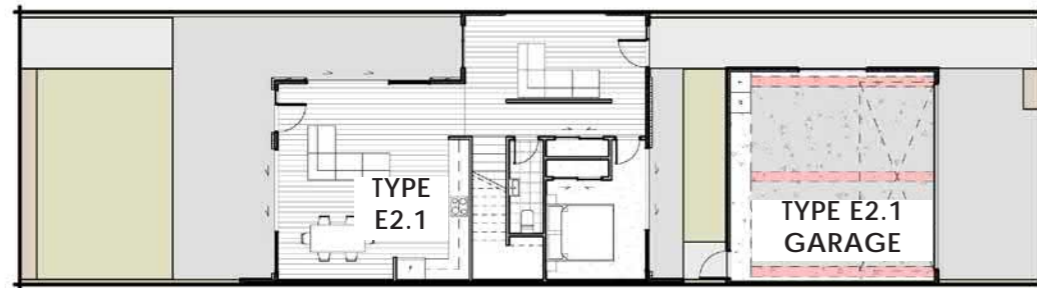
Terrace Housing

3 BEDROOMS | 2.5 BATHROOMS | DOUBLE GARAGE

LAND SIZE 240M²



1 FIRST FLOOR PLAN
R.LayID Scale 1:100



6 GROUND FLOOR PLAN
R.LayID Scale 1:100



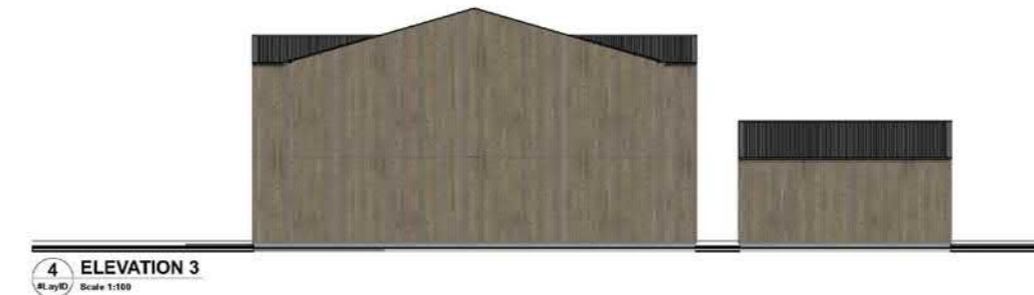
2 ELEVATION 1
R.LayID Scale 1:100



3 ELEVATION 2
R.LayID Scale 1:100



7 ELEVATION 4
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4 ELEVATION 3
R.LayID Scale 1:100

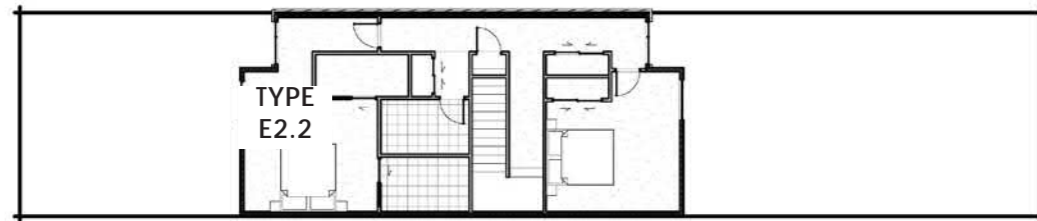


TYOLOGY TYPE E2.2

Terrace Housing

3 BEDROOMS | 2.5 BATHROOMS | SINGLE GARAGE

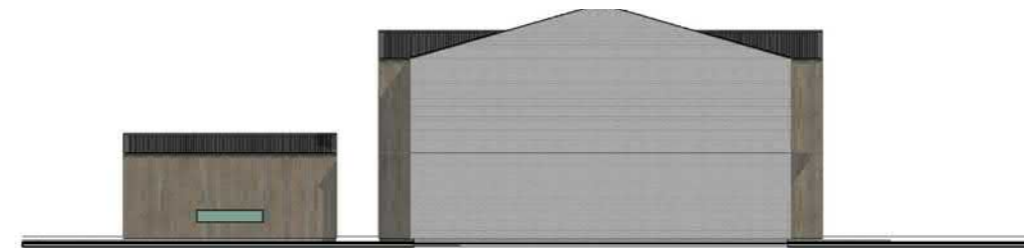
LAND SIZE 180M²



1 FIRST FLOOR PLAN
R.LayID / Scale 1:100



6 GROUND FLOOR PLAN
R.LayID / Scale 1:100



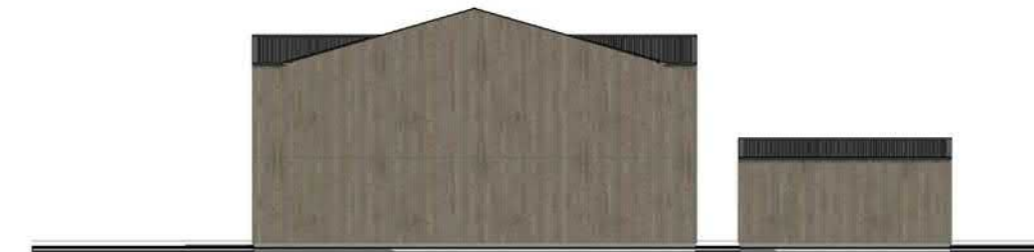
2 ELEVATION 1
R.LayID / Scale 1:100



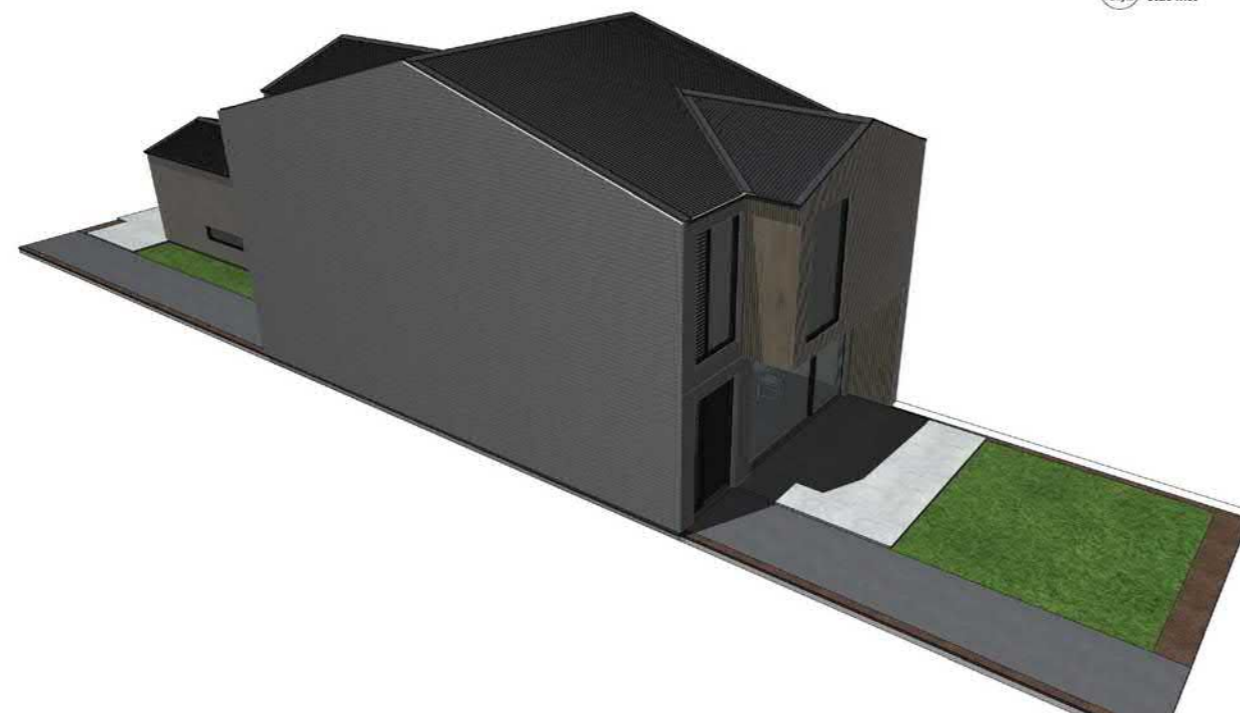
3 ELEVATION 2
R.LayID / Scale 1:100



7 ELEVATION 4
R.LayID / Scale 1:100



4 ELEVATION 3
R.LayID / Scale 1:100





About Boffa Miskell

Boffa Miskell is a leading New Zealand professional services consultancy with offices in Whangarei, Auckland, Hamilton, Tauranga, Wellington, Christchurch, Dunedin, and Queenstown. We work with a wide range of local and international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, cultural heritage, graphics and mapping. Over the past four decades we have built a reputation for professionalism, innovation and excellence. During this time we have been associated with a significant number of projects that have shaped New Zealand's environment.

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