

An aerial photograph of a coastal town and harbor. The town is built on a peninsula, with a large harbor area to the left. A road runs along the coast, and a railway line is visible. In the foreground, there are several large industrial buildings and a large circular tank. The ocean is visible to the right, with waves breaking on the shore. The sky is blue with some clouds.

ImpactMarine NZ Limited
Ocean Beach Salmon Farm Facility
Concept Design For Discussion

Taylor inc.

March 2023



ImpactMarine NZ Limited

Ocean Beach Salmon Farm Facility

Concept Design For Discussion

LEGAL DESCRIPTION	
ADDRESS:	250 OCEAN BEACH ROAD, OCEAN BEACH, BLUFF
LEGAL:	PART LOT 1 DP 12826 CLIMATE ZONE: 6 EARTHQUAKE ZONE: ZONE 1 EXPOSURE ZONE: ZONE D RAINFALL RANGE: 40 - 50 WIND REGION: A WIND ZONE: EXTRA HIGH

DRAWING SCHEDULE	
RC00	COVER PAGE
RC01	SITE PLAN - OVERALL - EXISTING
RC02	3D VIEW - SOUTH EAST - EXISTING
RC03	SITE PLAN - OVERALL - PROPOSED
RC04	FLOOR PLAN - PROPOSED
RC05	ELEVATIONS - 1:1000
RC06	3D VIEW - SOUTH EAST - PROPOSED
RC07	3D VIEW - SOUTH WEST - PROPOSED

1
RC00

LOCATION PLAN
1 : 3500



Disclaimer:
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tailor
inc.

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REVISIONS:

CLIENT:
ImpactMarine NZ Limited

PROJECT:
ImpactMarine NZ Limited - Ocean Beach Salmon Farm Facility - Concept Design For Discussion

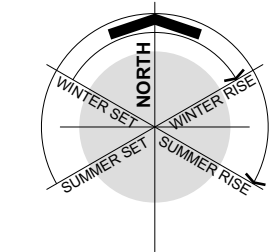
250 OCEAN BEACH, BLUFF

- PRELIMINARY
☐ CONCEPT
☐ DEVELOPED
☐ CONSENT
☐ CONSTRUCTION

COVER PAGE			
TITLE:	COVER PAGE		
DRAWN:	CHKD:	SCALE:	PROJECT NO.
BF	BH	As indicated @ A1	J001522
DRAWING NUMBER:			REVISION:
RC00			



- LEGEND:**
- EXISTING BUILDING
 - PLANNING ZONE - RURAL
 - PLANNING ZONE - INDUSTRIAL 3
 - PLANNING OVERLAY - NATURAL FEATURES & LANDSCAPES AREA



SITE PLAN - OVERALL - EXISTING
1:2000



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STAGE: PRELIMINARY	TITLE: SITE PLAN - OVERALL - EXISTING																							
DATE:	DRAWN: TI	CHKD:	SCALE: 1:2000 @A1	REVISION: 1522																				
	PROJECT NO: 1522																							
DRAWING NUMBER: RC01																								



3D VIEW - SOUTH EAST - EXISTING

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IMPACT MARINE

PROJECT:

BLUFF SALMON FARM

250 OCEAN BEACH RD
BLUFF

STAGE:

PRELIMINARY

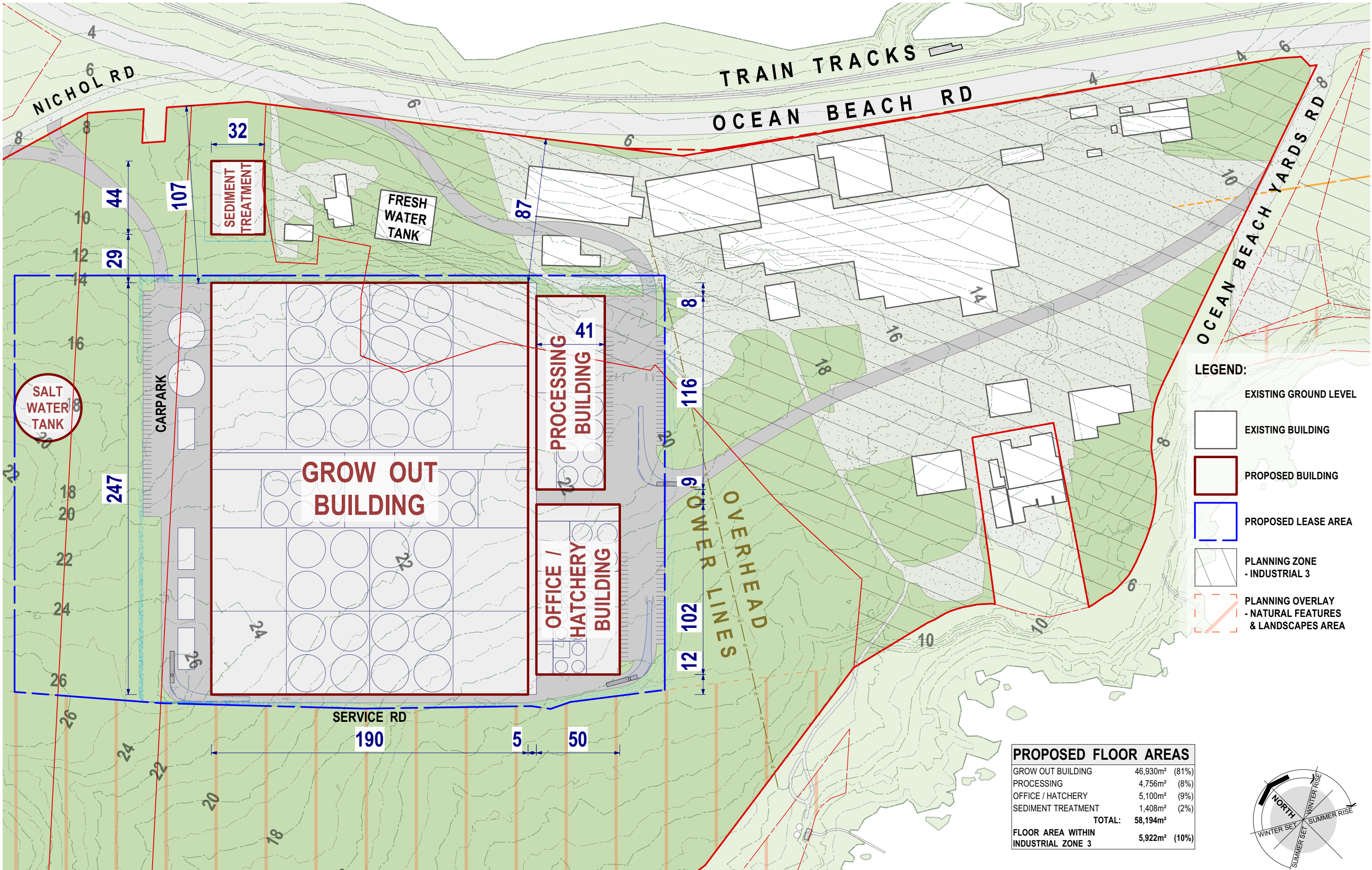
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3D VIEW - SOUTH EAST - EXISTING

DRAWN:	CHKD:	SCALE:	REVISION:	PROJECT NO:
TI				1522

DRAWING NUMBER:

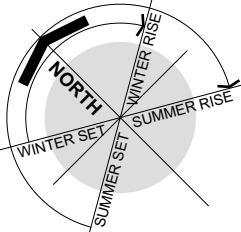
RC02



LEGEND:

- EXISTING GROUND LEVEL
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED LEASE AREA
- PLANNING ZONE - INDUSTRIAL 3
- PLANNING OVERLAY - NATURAL FEATURES & LANDSCAPES AREA

PROPOSED FLOOR AREAS		
GROW OUT BUILDING	46,930m²	(81%)
PROCESSING	4,756m²	(8%)
OFFICE / HATCHERY	5,100m²	(9%)
SEDIMENT TREATMENT	1,408m²	(2%)
TOTAL:	58,194m²	
FLOOR AREA WITHIN INDUSTRIAL ZONE 3	5,922m²	(10%)



FLOOR PLAN - PROPOSED
1:1000



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BLUFF SALMON FARM
250 OCEAN BEACH RD
BLUFF

STAGE:

PRELIMINARY

TITLE:

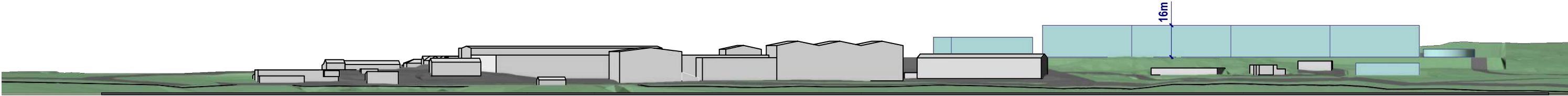
FLOOR PLAN - PROPOSED

DRAWN: CHKD: SCALE: REVISION: PROJECT NO:

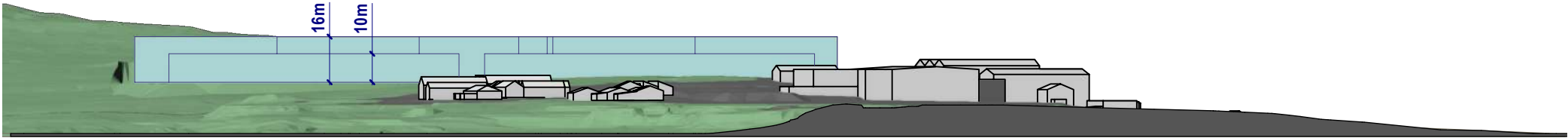
TI 1:1000 @ A1 1522

DRAWING NUMBER:

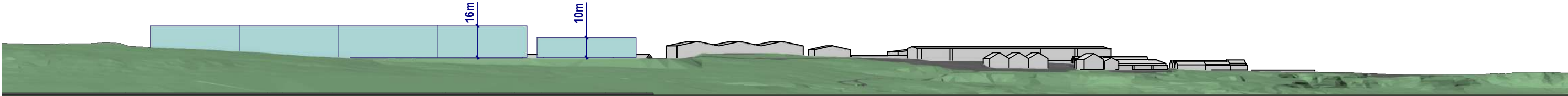
RC04



1 ELEVATION - NORTH EAST
1:1000

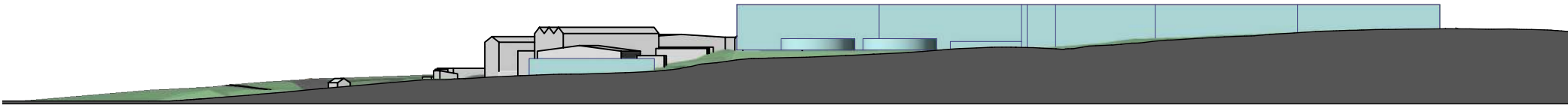


2 ELEVATION - SOUTH EAST
1:1000



ELEVATION - SOUTH WEST
1:1000

3



ELEVATION - NORTH WEST
1:1000

4

SCALE BAR 0 20 40 60 80 100 200
(mm)

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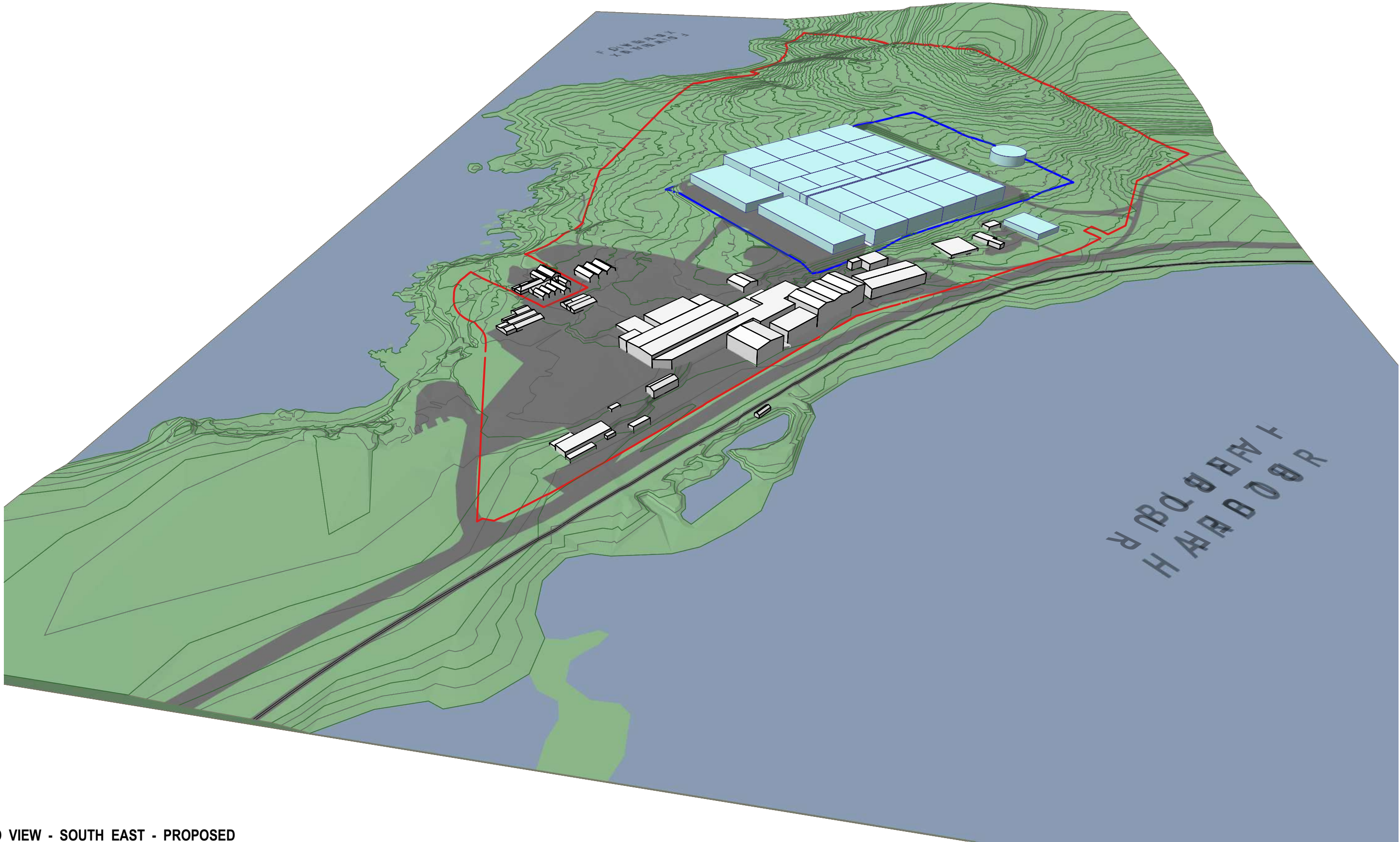
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ELEVATIONS - 1:1000

DRAWN:	CHKD:	SCALE:	REVISION:	PROJECT NO:
TI		1:1000 @A1		1522

DRAWING NUMBER:

RC05



3D VIEW - SOUTH EAST - PROPOSED

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DATE:

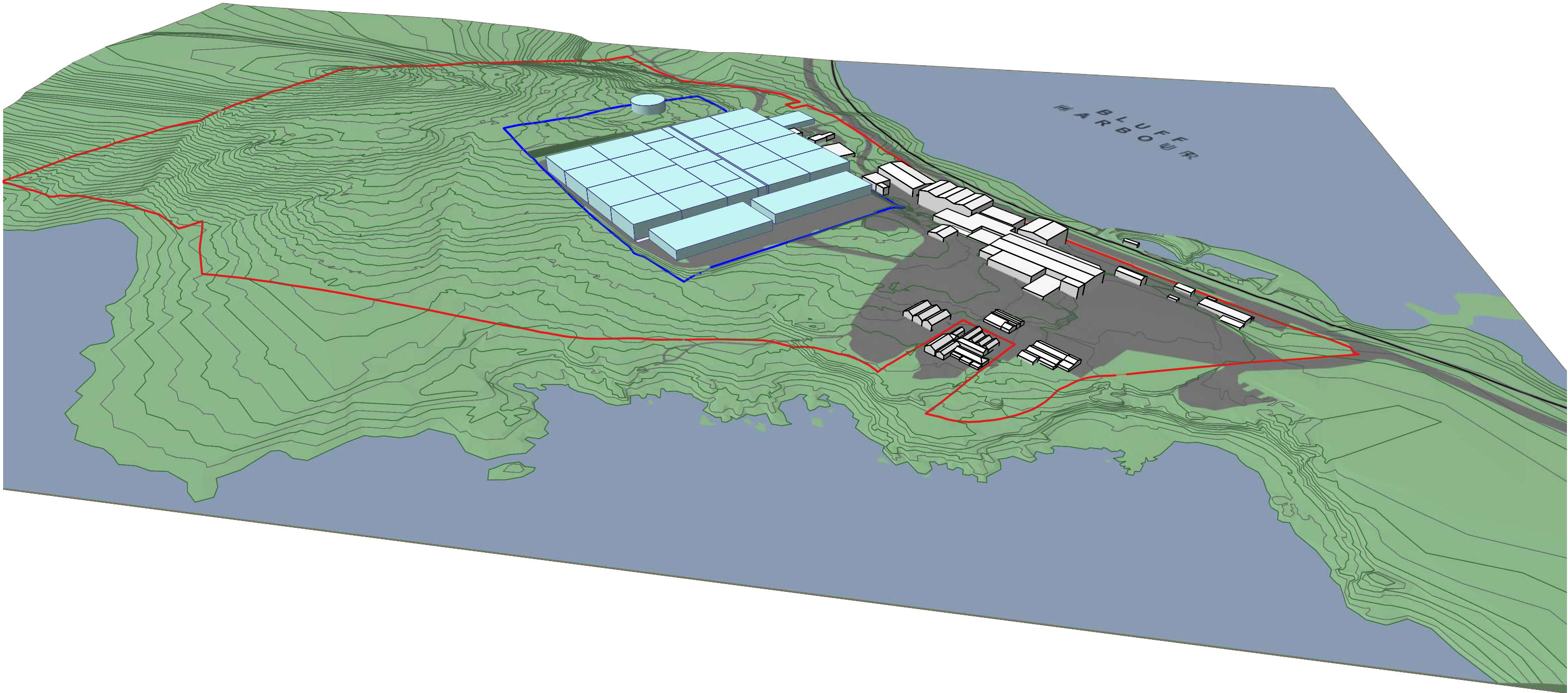
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3D VIEW - SOUTH EAST - PROPOSED

DRAWN:	CHKD:	SCALE:	REVISION:	PROJECT NO:
TI				1522

DRAWING NUMBER:

RC06



3D VIEW - SOUTH WEST - PROPOSED

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BLUFF SALMON FARM

250 OCEAN BEACH RD
BLUFF

STAGE:

PRELIMINARY

DATE:

TITLE:

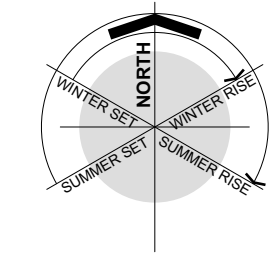
3D VIEW - SOUTH WEST - PROPOSED

DRAWN: CHKD: SCALE: REVISION: PROJECT NO:

TI 1522

DRAWING NUMBER:

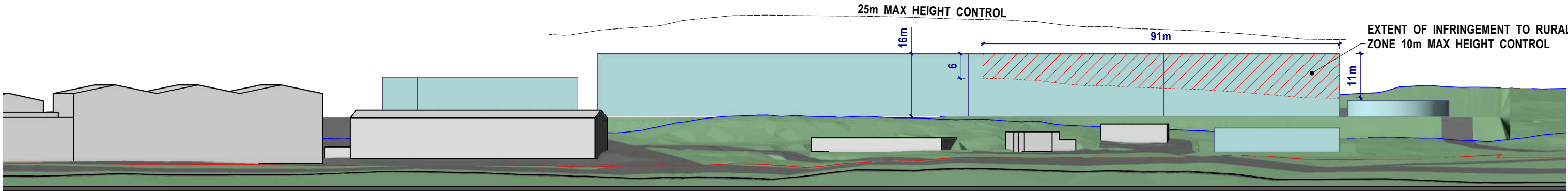
RC07



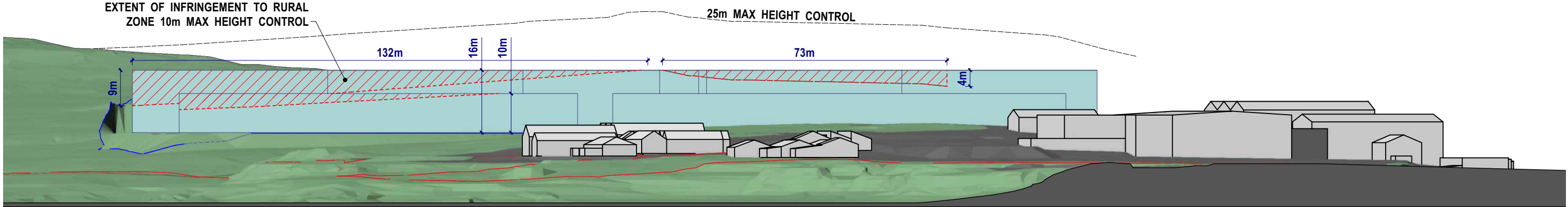
SITE PLAN - SITE WORKS
1:2000



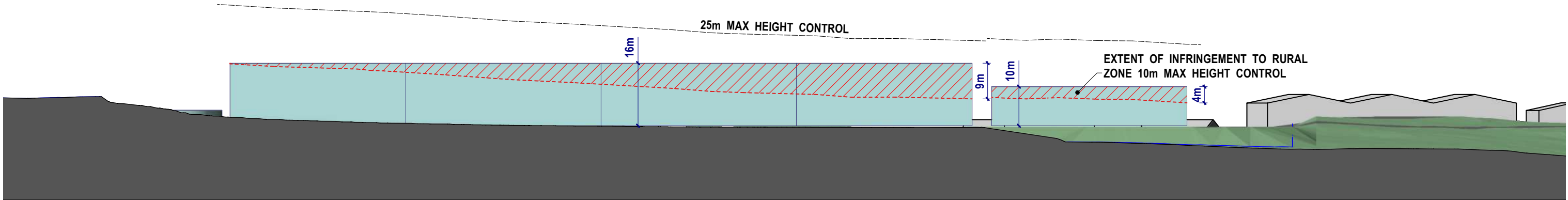
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						DRAWN: T1	CHKD:	SCALE: 1:2000 @ A1	REVISION: PROJECT NO: 1522
						DRAWING NUMBER: P02			



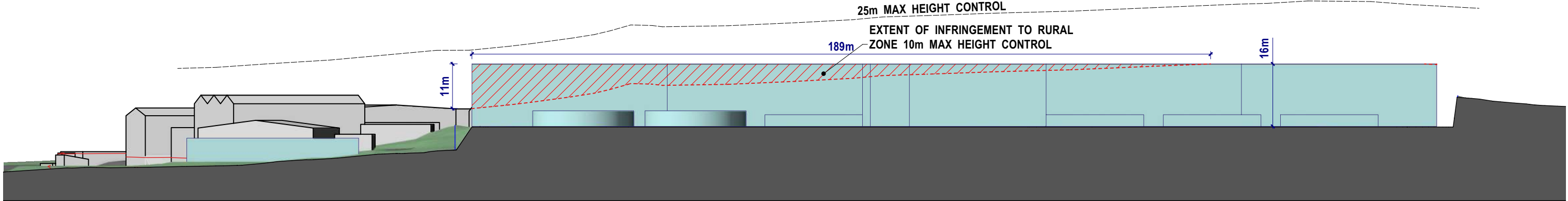
1 ELEVATION - NORTH EAST
1:500



2 ELEVATION - SOUTH EAST
1:500



ELEVATION - SOUTH WEST 3
1:500



ELEVATION - NORTH WEST 4
1:500



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250 OCEAN BEACH RD
BLUFF

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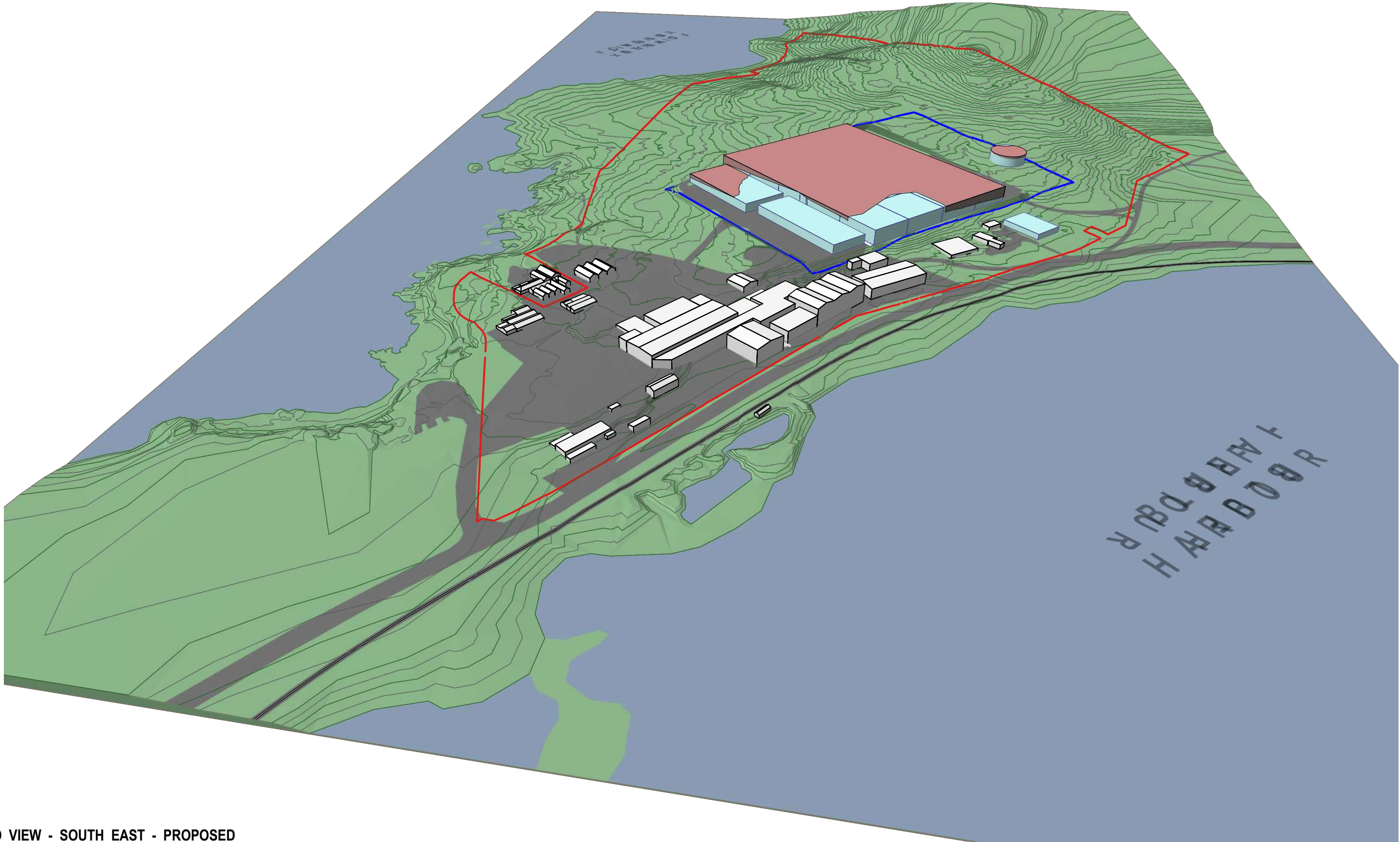
TITLE:

ELEVATIONS - 1:500

DRAWN:	CHKD:	SCALE:	REVISION:	PROJECT NO:
TI		1:500 @A1		1522

DRAWING NUMBER:

P03



3D VIEW - SOUTH EAST - PROPOSED

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PROJECT:

BLUFF SALMON FARM

250 OCEAN BEACH RD
BLUFF

STAGE:

PRELIMINARY

DATE:

TITLE: PERSPECTIVES WITH HEIGHT

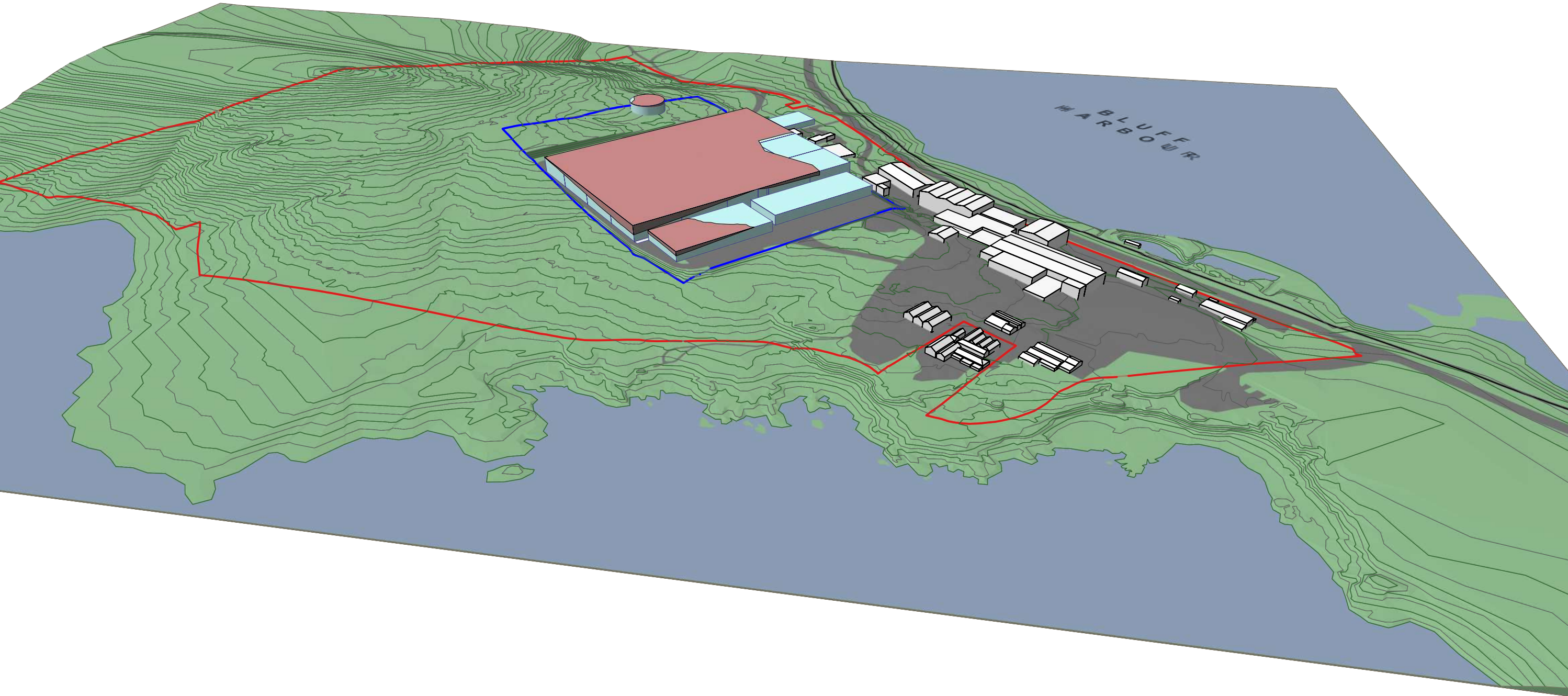
INFERRINGEMENT

DRAWN: CHKD: SCALE: REVISION: PROJECT NO:

TI 1522

DRAWING NUMBER:

P07



3D VIEW - SOUTH WEST - PROPOSED

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								PRELIMINARY	INFERENCEMENT				
									DRAWN:	CHKD:	SCALE:	REVISION:	PROJECT NO:
									TI				1522
DATE:		DRAWING NUMBER:					P08						