

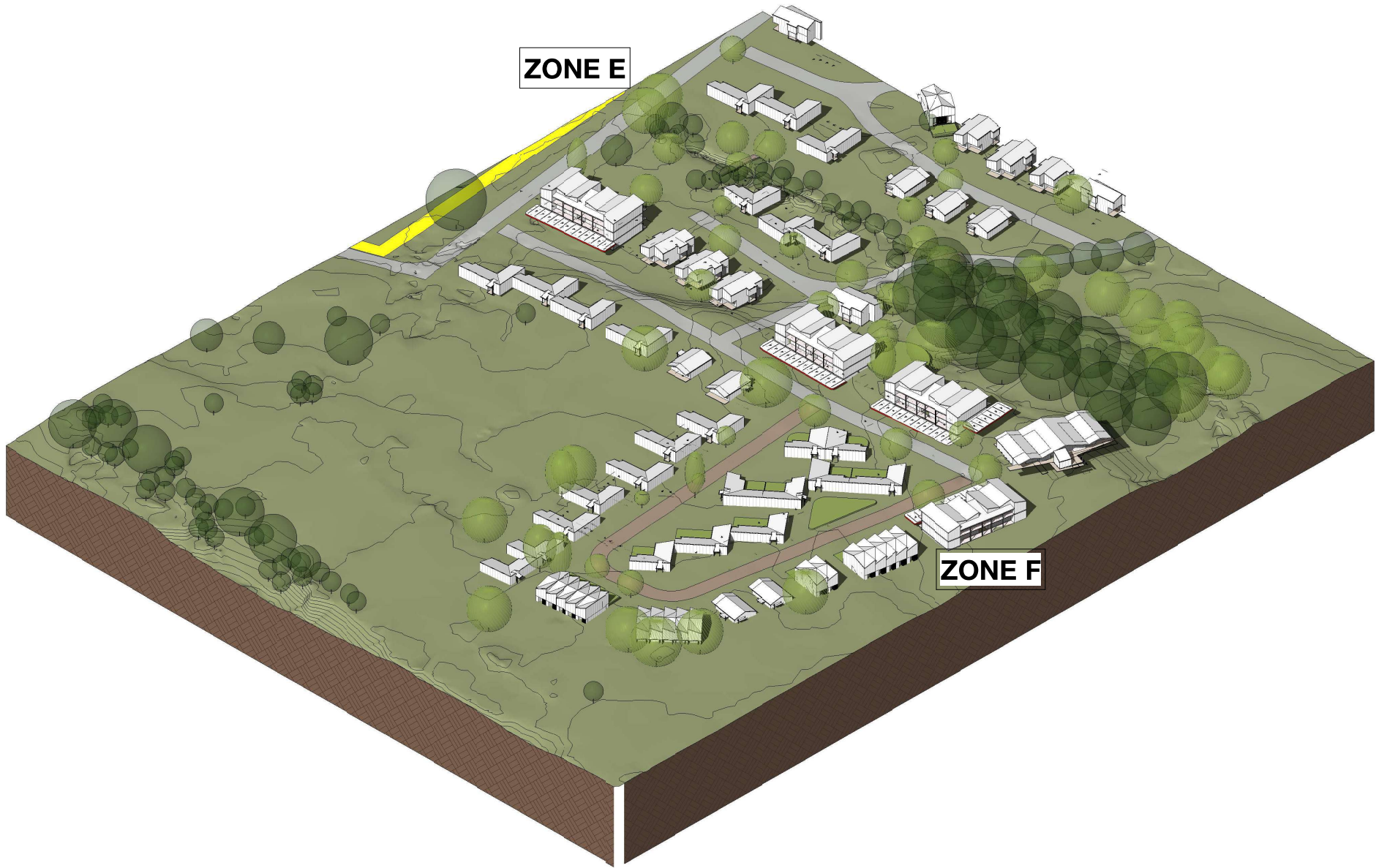
ZONE C

OPTION A

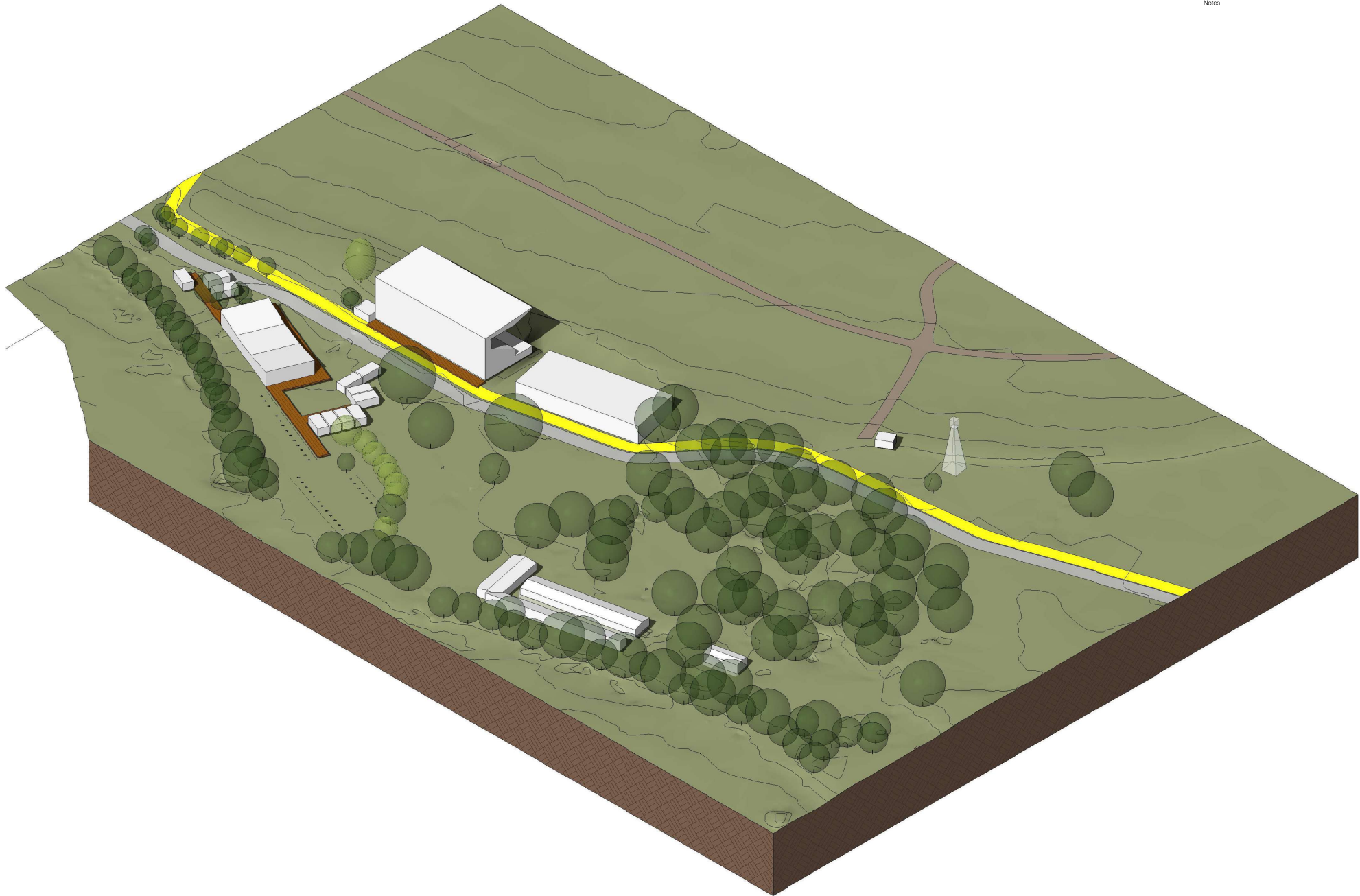
ZONE D



OPTION A



OPTION A



OPTION A



OPTION A











OTAKI RACECOURSE MASTERPLAN - OPTION B



Notes:

1. Location of existing structures and drainage to be verified by survey.
2. All information based from Survey and CCTV.
3. Existing in-ground services are indicative from survey and/or GIS and need to be confirmed on site prior to construction.
4. All drainage to comply with the NZBC G13 / AS1 and AS / NZS 3500.2, plus Local Authority.
5. Drainlayer contractor is to confirm all locations of existing manholes / sewer and stormwater connections prior to undertaking work. Provide Council with an asbuilt drainage plan when complete.

SITE - EXISTING

- Property Boundary
- Zone Divisions
- Existing Racecourse Fence
- Existing Sewer Pipe with 1:100 Gradient Fall
- Existing Stormwater Pipe with 1:100 Gradient Fall
- Existing Water Supply
- Existing Stream / Embankment
- Existing Road
- Existing Buildings
- Existing
- Existing Trees

1 Site - Existing
A1: 1:2000

OPTION B

Notes:

SITE - PROPOSED

- Property Boundary
- Existing Racecourse Fence
- Existing Stream / Embankment
- 5m Setback Zone from Stream
- Proposed Primary Road
- Proposed Secondary Road
- Proposed Driveways / Permeable Parking
- Proposed Footpath
- Proposed Rain Garden / Green Amenity
- Proposed Pedestrian / Cycle Path
- Proposed Parking Space
- Proposed Pause / Play Area
- Proposed Public Parks
- Existing Trees
- Proposed Trees
- Proposed Orchard
- Proposed Vegetable Gardens



1 Site
A1-02 A1: 1:2000

OPTION B



1 Site Plan - Zone A
A1-03 A1: 1:500

OPTION B



ZONE ROADING

PR	Proposed Primary Road
CR	Proposed Connecting Road
SL	Proposed Shared Lane
	Proposed Footpath
	Proposed Rain Garden / Green Amenity
	Proposed Pedestrian / Cycle Path
	Proposed Parking Space

ZONE

- - - - -	Property Boundary
- - - - -	Existing Racecourse Fence
- - - - -	Existing Sewer Pipe with 1:100 Gradient Fall
- - - - -	Existing Stormwater Pipe with 1:100 Gradient Fall
- - - - -	Existing Water Supply
	Proposed Pause / Play Area
	Proposed Public Parks
	Existing Trees
	Proposed Trees
	Proposed Orchard
	Proposed Vegetable Gardens
(M+)	Existing Manhole

Notes:

UNIT TYPES

H1	Square House (Single Storey): 2 Bedroom 64m ² + Deck
H2	Slider House (Single Storey): 2 Bedroom 64m ² + Deck
H3	Courtyard (Single Storey): 2 Bedroom 88m ² , 3 Bedroom 104m ²
H4	Stand-Alone House (Single Storey): 2 Bedroom 54m ² + Deck
HSD	Semi-Detached House (Two Storey): 3 Bedroom 100m ²
TH	Terrace House (Two Storey): 2 Bedroom 54m ² + Deck
VC	Vertical Cluster (Three Storey): 1 Bedroom 41m ² + Deck 2 Bedroom 53m ² + Deck
CL	Cluster Housing: 6 x 30m ² Residential Units + Communal Space



OPTION B

Notes:

UNIT TYPES	
H1	Square House (Single Storey): 2 Bedroom 64m ² + Deck
H2	Slider House (Single Storey): 2 Bedroom 64m ² + Deck
H3	Courtyard (Single Storey): 2 Bedroom 88m ² , 3 Bedroom 104m ²
H4	Stand-Alone House (Single Storey): 2 Bedroom 54m ² + Deck
HSD	Semi-Detached House (Two Storey): 3 Bedroom 100m ²
TH	Terrace House (Two Storey): 2 Bedroom 54m ² + Deck
VC	Vertical Cluster (Three Storey): 1 Bedroom 41m ² + Deck 2 Bedroom 53m ² + Deck
CL	Cluster Housing: 6 x 30m ² Residential Units + Communal Space

ZONE	
---	Property Boundary
---	Existing Racecourse Fence
---	Existing Sewer Pipe with 1:100 Gradient Fall
---	Existing Stormwater Pipe with 1:100 Gradient Fall
---	Existing Water Supply
---	Proposed Pause / Play Area
---	Proposed Public Parks
---	Existing Trees
---	Proposed Trees
---	Proposed Orchard
---	Proposed Vegetable Gardens
---	Existing Manhole

ZONE ROADING	
PR	Proposed Primary Road
CR	Proposed Connecting Road
SL	Proposed Shared Lane
---	Proposed Footpath
---	Proposed Rain Garden / Green Amenity
---	Proposed Pedestrian / Cycle Path
---	Proposed Parking Space



1 Site Plan - Zone D1
A1: 1:500

OPTION B



Notes:

UNIT TYPES

- H1 Square House (Single Storey):
2 Bedroom 64m² + Deck
- H2 Slider House (Single Storey):
2 Bedroom 64m² + Deck
- H3 Courtyard (Single Storey):
2 Bedroom 88m², 3 Bedroom 104m²
- H4 Stand-Alone House (Single Storey):
2 Bedroom 54m² + Deck
- HSD Semi-Detached House (Two Storey):
3 Bedroom 100m²
- TH Terrace House (Two Storey):
2 Bedroom 54m² + Deck
- VC Vertical Cluster (Three Storey):
1 Bedroom 41m² + Deck
2 Bedroom 53m² + Deck
- CL Cluster Housing:
6 x 30m² Residential Units + Communal Space

ZONE

- Property Boundary
- Existing Racecourse Fence
- Existing Sewer Pipe with 1:100 Gradient Fall
- Existing Stormwater Pipe with 1:100 Gradient Fall
- Existing Water Supply
- Proposed Pause / Play Area
- Proposed Public Parks
- Existing Trees
- Proposed Trees
- Proposed Orchard
- Proposed Vegetable Gardens
- Existing Manhole

ZONE ROADING

- PR Proposed Primary Road
- CR Proposed Connecting Road
- SL Proposed Shared Lane
- Proposed Footpath
- Proposed Rain Garden / Green Amenity
- Proposed Pedestrian / Cycle Path
- Proposed Parking Space

1 Site Plan - Zone D2
A1: 1:500

OPTION B



Notes:

UNIT TYPES

H1	Square House (Single Storey): 2 Bedroom 64m ² + Deck
H2	Slider House (Single Storey): 2 Bedroom 64m ² + Deck
H3	Courtyard (Single Storey): 2 Bedroom 88m ² , 3 Bedroom 104m ²
H4	Stand-Alone House (Single Storey): 2 Bedroom 54m ² + Deck
HSD	Semi-Detached House (Two Storey): 3 Bedroom 100m ²
TH	Terrace House (Two Storey): 2 Bedroom 54m ² + Deck
VC	Vertical Cluster (Three Storey): 1 Bedroom 41m ² + Deck 2 Bedroom 53m ² + Deck
CL	Cluster Housing: 6 x 30m ² Residential Units + Communal Space

ZONE

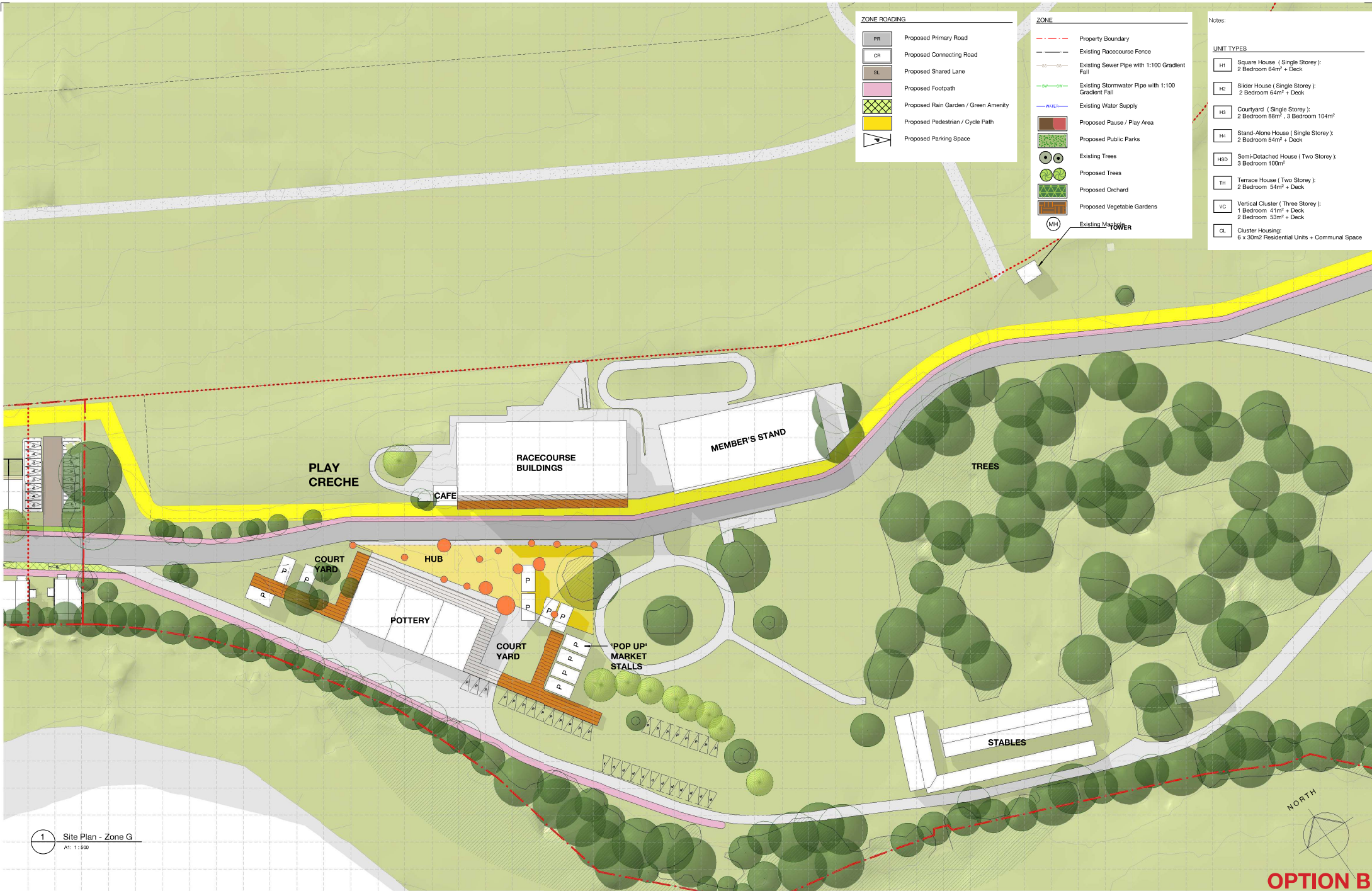
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---	Existing Racecourse Fence
---	Existing Sewer Pipe with 1:100 Gradient Fall
---	Existing Stormwater Pipe with 1:100 Gradient Fall
---	Existing Water Supply
---	Proposed Pause / Play Area
---	Proposed Public Parks
---	Existing Trees
---	Proposed Trees
---	Proposed Orchard
---	Proposed Vegetable Gardens
---	Existing Manhole

ZONE ROADING

PR	Proposed Primary Road
CR	Proposed Connecting Road
SL	Proposed Shared Lane
---	Proposed Footpath
---	Proposed Rain Garden / Green Amenity
---	Proposed Pedestrian / Cycle Path
---	Proposed Parking Space

1 Site Plan - Zone E/F
A1: 1:500

OPTION B



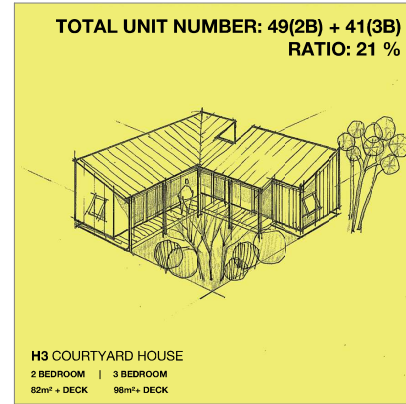
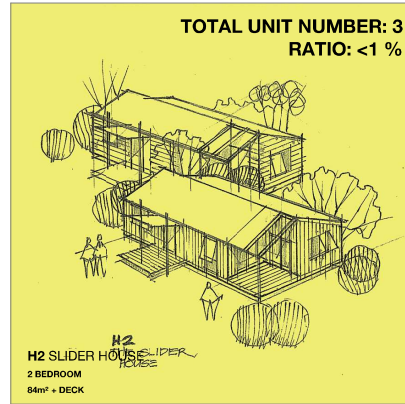
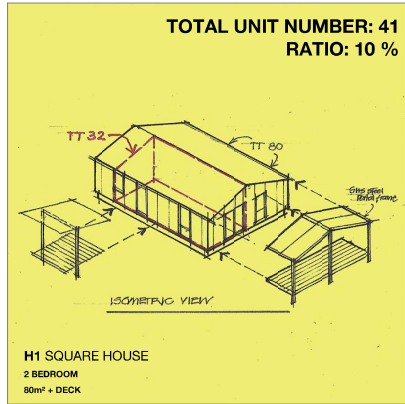
ZONE ROADING	
PR	Proposed Primary Road
CR	Proposed Connecting Road
SL	Proposed Shared Lane
	Proposed Footpath
	Proposed Rain Garden / Green Amenity
	Proposed Pedestrian / Cycle Path
	Proposed Parking Space

ZONE	
- - -	Property Boundary
- - -	Existing Racecourse Fence
- - -	Existing Sewer Pipe with 1:100 Gradient Fall
- - -	Existing Stormwater Pipe with 1:100 Gradient Fall
- - -	Existing Water Supply
	Proposed Pause / Play Area
	Proposed Public Parks
	Existing Trees
	Proposed Trees
	Proposed Orchard
	Proposed Vegetable Gardens
	Existing Manure Pile

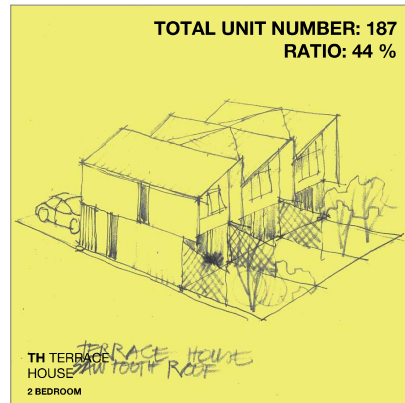
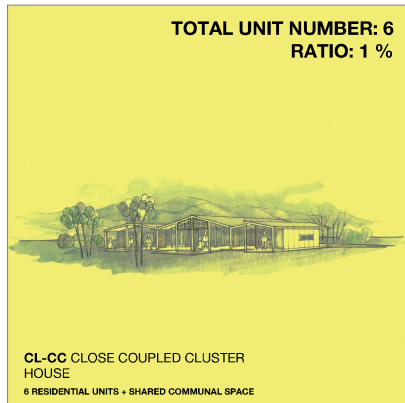
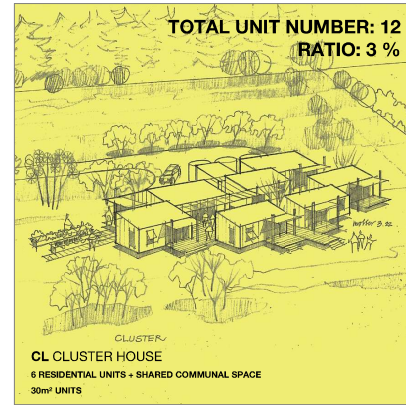
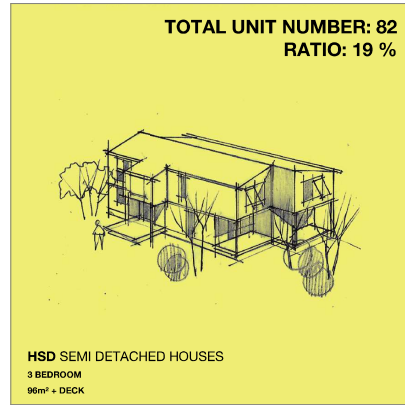
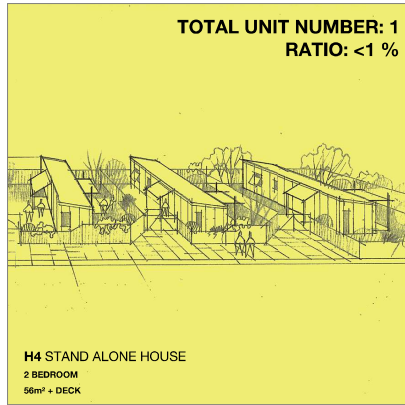
Notes:	
UNIT TYPES	
H1	Square House (Single Storey): 2 Bedroom 64m ² + Deck
H2	Slider House (Single Storey): 2 Bedroom 64m ² + Deck
H3	Courtyard (Single Storey): 2 Bedroom 88m ² , 3 Bedroom 104m ²
H4	Stand-Alone House (Single Storey): 2 Bedroom 54m ² + Deck
H5D	Semi-Detached House (Two Storey): 3 Bedroom 100m ²
TH	Terrace House (Two Storey): 2 Bedroom 54m ² + Deck
VC	Vertical Cluster (Three Storey): 1 Bedroom 41m ² + Deck, 2 Bedroom 53m ² + Deck
CL	Cluster Housing: 6 x 30m ² Residential Units + Communal Space

1 Site Plan - Zone G
A1: 1:500

OPTION B



UNIT TYPE SCHEDULE			
Building Type	Building Type Name	Count	No. Units
TH-1	Terrace House 1	95	95
TH-2	Terrace House 1	92	92
CL	Cluster Houses	2	12
CL-CC	Cluster Houses - Close Coupled	1	6
H1	Square House	41	41
H2	Slider House	3	3
H3-2	Courtyard House	41	41
H3-1	Courtyard House	49	49
H4-2	Stand Alone House	1	1
HSD	Semi Detached House	82	82
Grand total		407	422



OPTION B



OTAKI MAORI RACECOURSE - UNIT TYPE DESIGN DEVELOPMENT

07 JULY 2022

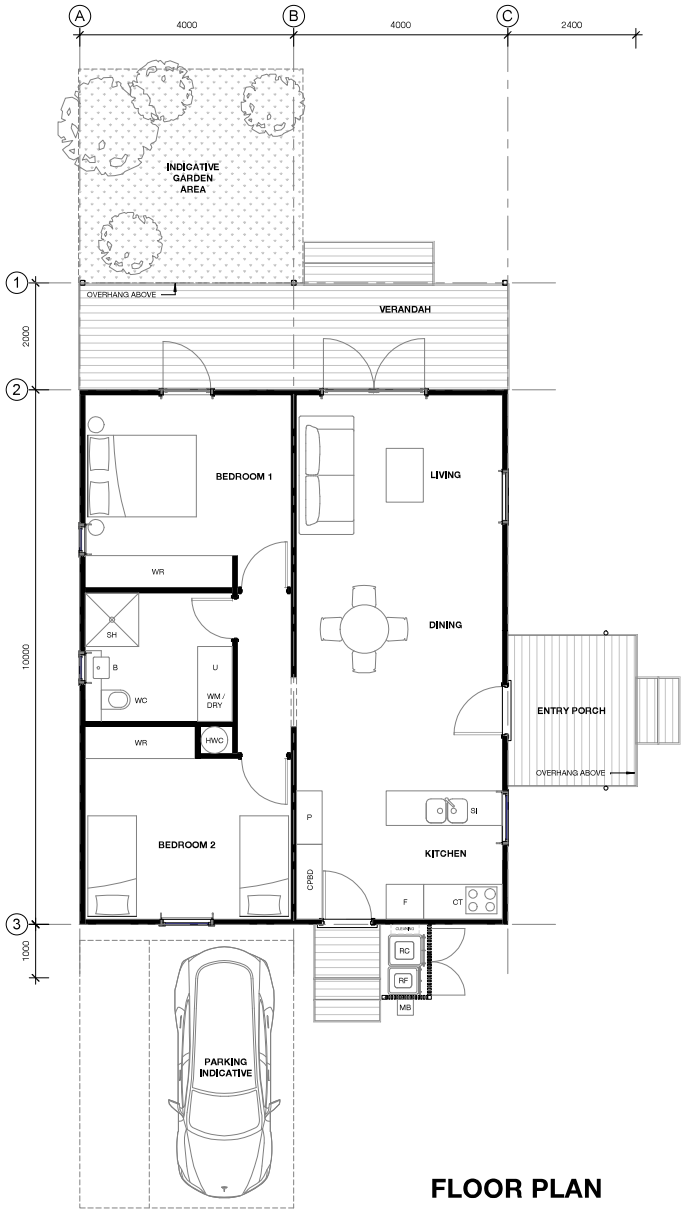


HOUSE

UNIT
TYPE

H1

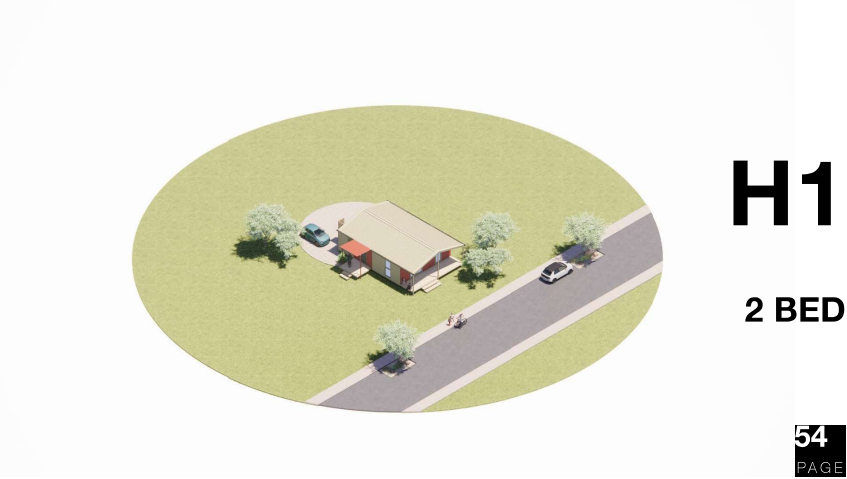
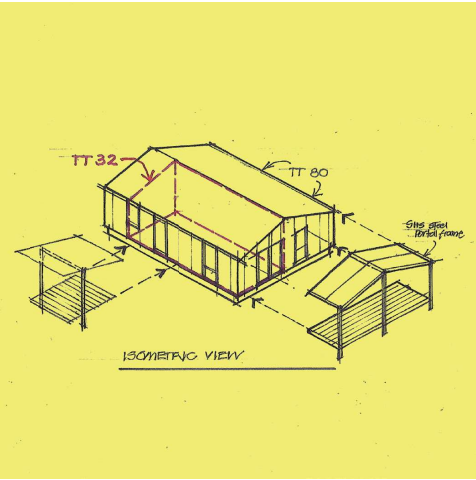
2 BED



FLOOR PLAN

SCALE: 1:100 @ A3

AREA: 80 m² + DECKS



H1

2 BED



SLIDER HOUSE

UNIT
TYPE

H2
2 BED