

OPTION A



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The Wellington Company Otaki Maori Racecourse

Otaki

3D View Zone C

Drawing No.
A13-03





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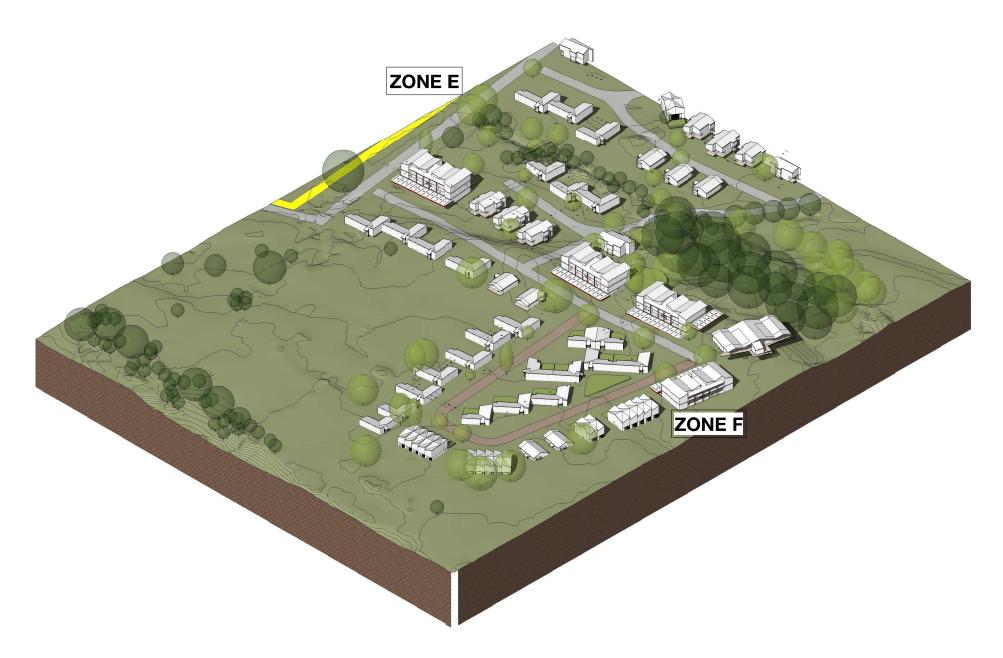
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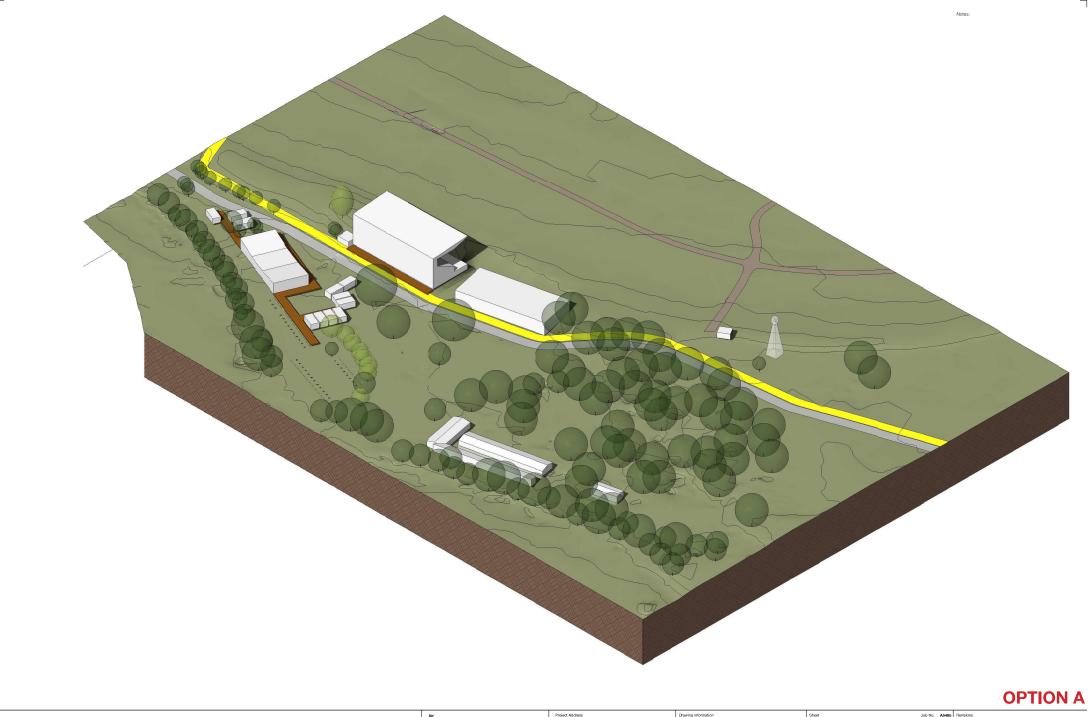
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3D View Zone E/F

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The Wellington Company Otaki Maori Racecourse

Otaki

3D View Zone G

Drawing No.
A13-06



OPTION A



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The Wellington Company Otaki Maori Racecourse

Otaki

3D View Overall

07.07.2022 25.10.2022 Revision A13-11









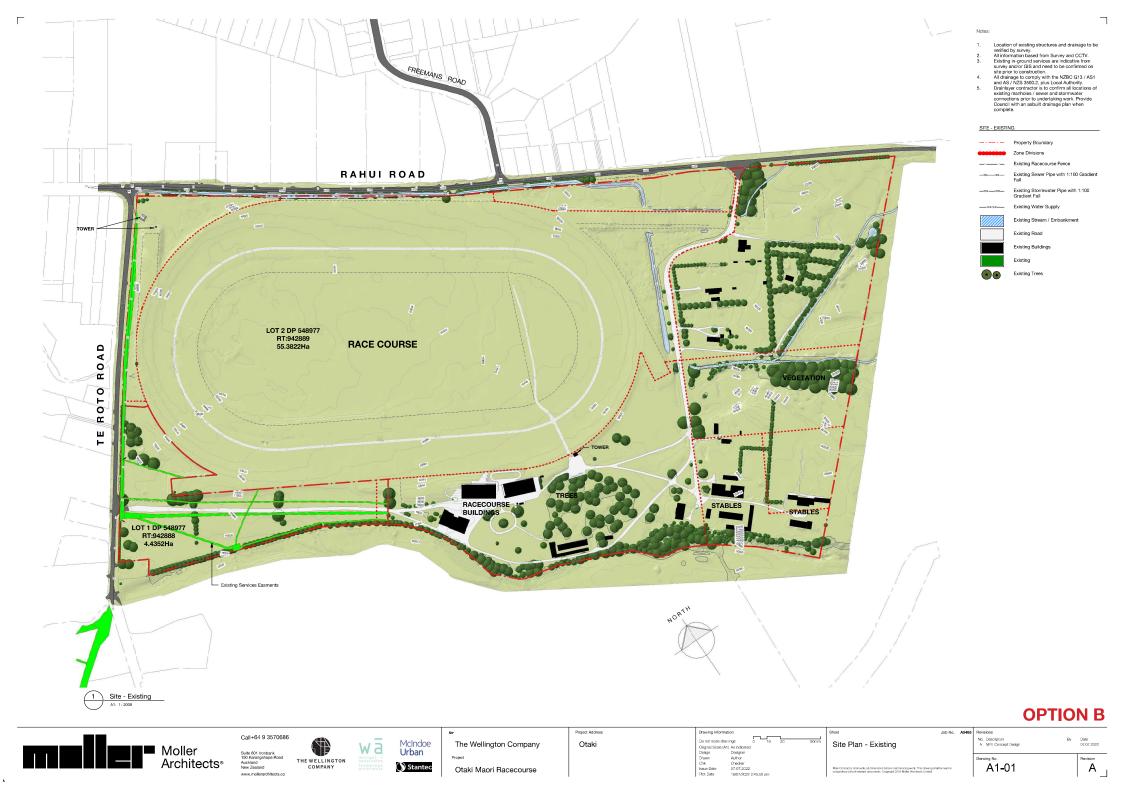


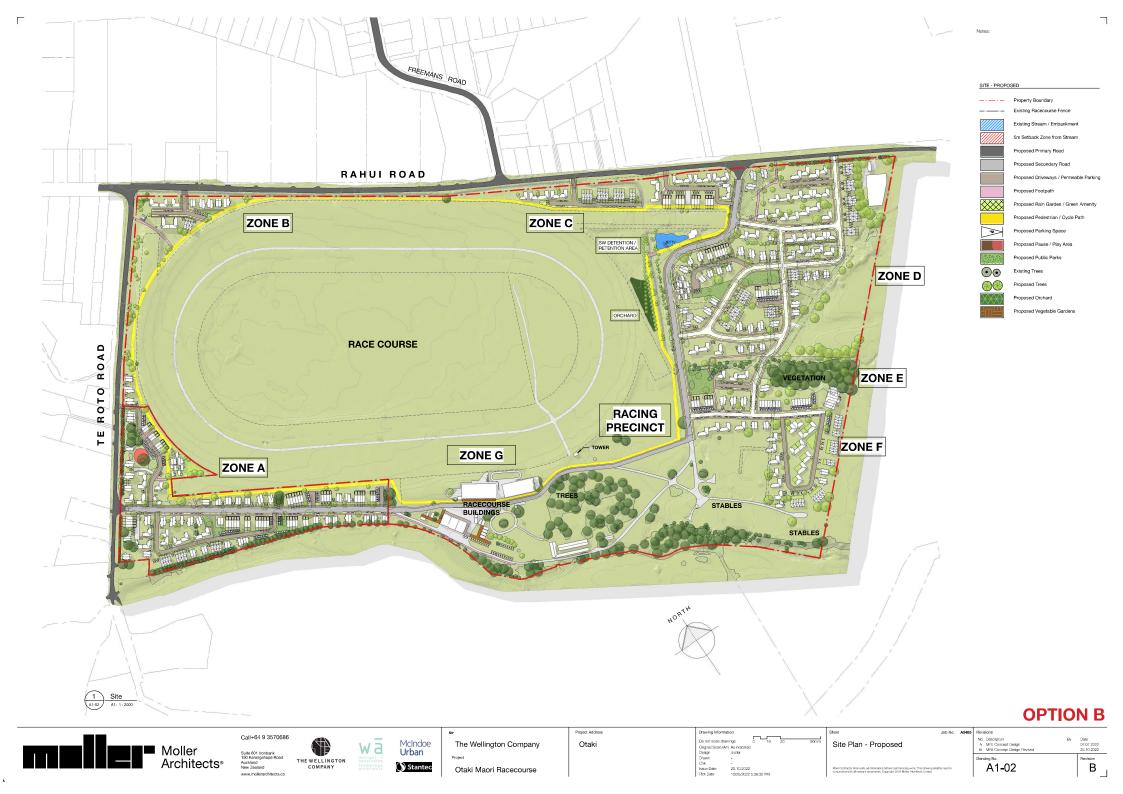




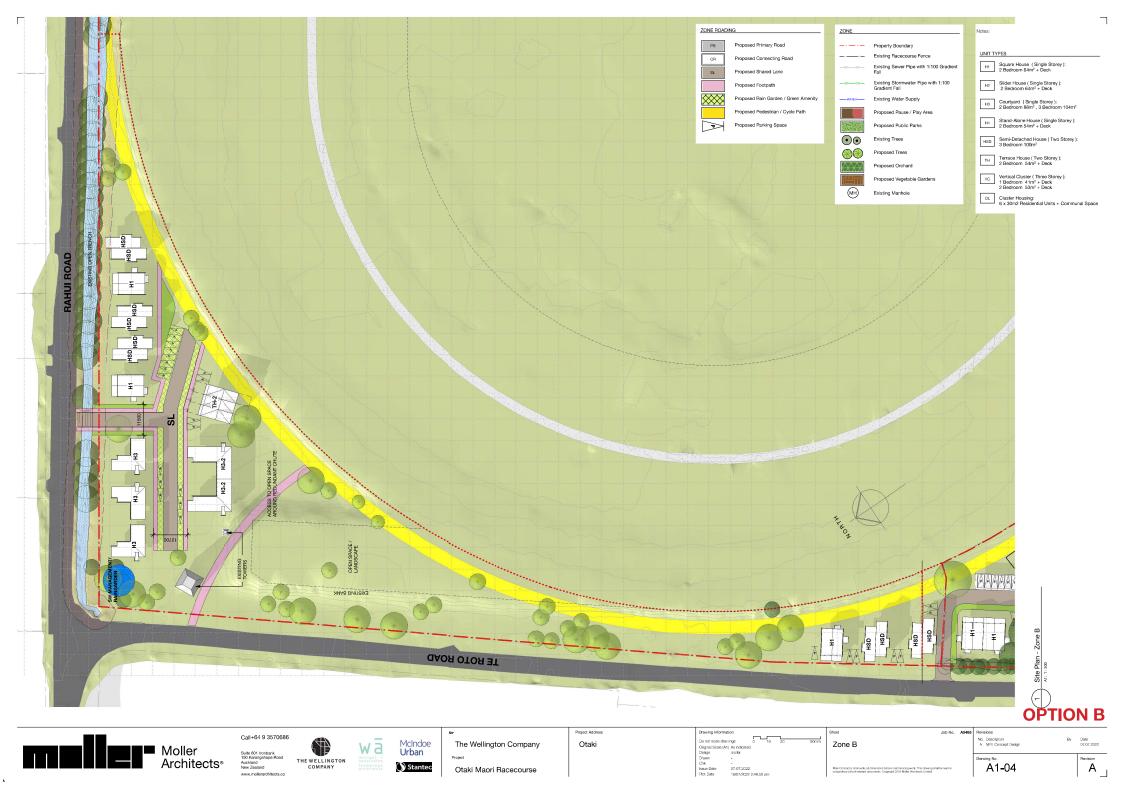


OTAKI RACECOURSE MASTERPLAN - OPTION B















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The Wellington Company Otaki Maori Racecourse

Project Address Otaki

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No. Description

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Proposed Primary Road Proposed Connecting Road Proposed Shared Lane

Proposed Footpath Proposed Rain Garden / Green Amenity

Proposed Pedestrian / Cycle Path

Proposed Parking Space

OPTION B





Site Plan - Zone D1

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OPTION B



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Zone D2

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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

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

Existing Water Supply

Proposed Pause / Play Area

Proposed Public Parks Existing Trees

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Proposed Vegetable Gardens

Existing Manhole

ZONE ROADING

Proposed Primary Road

Proposed Connecting Road

Proposed Shared Lane Proposed Footpath

Proposed Rain Garden / Green Amenity

Proposed Pedestrian / Cycle Path

Proposed Parking Space

OPTION B



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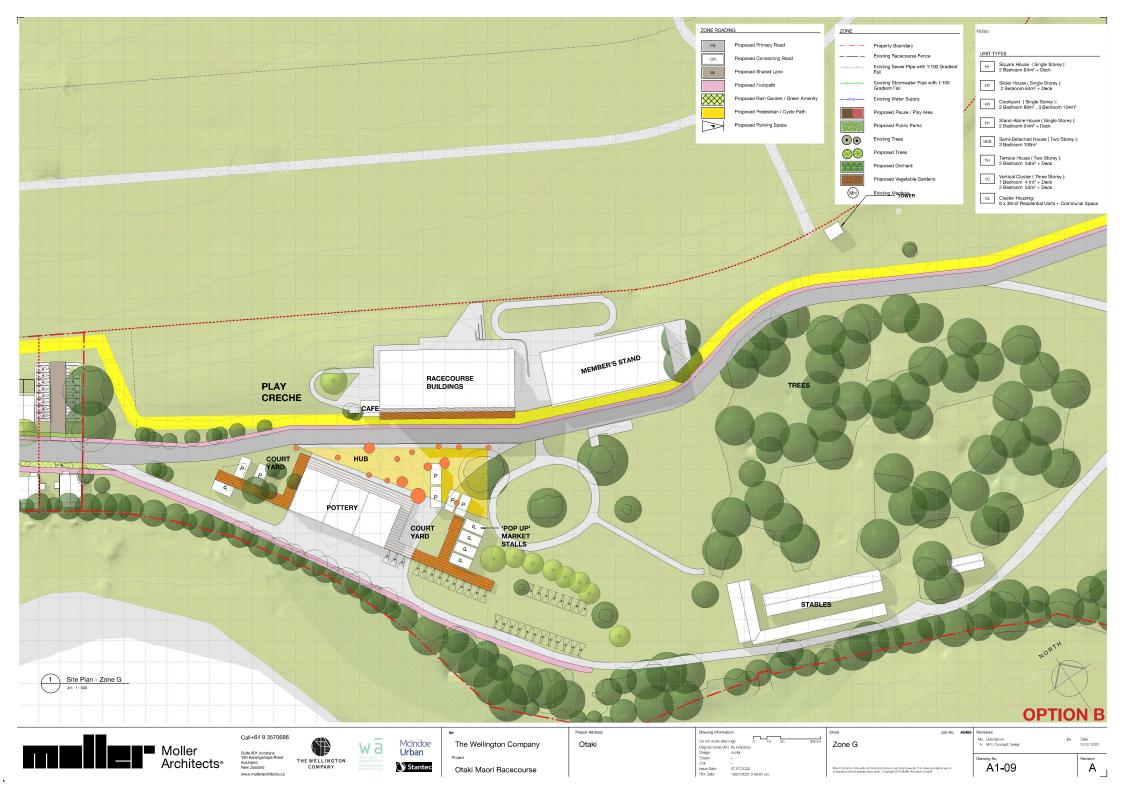
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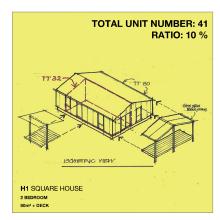
The Wellington Company Otaki Maori Racecourse

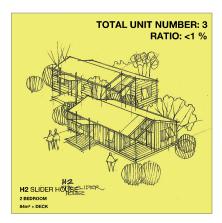
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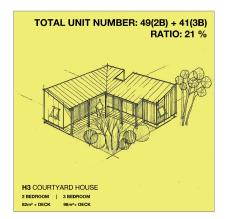
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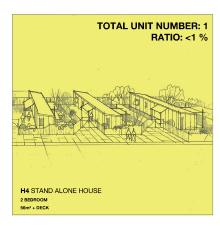


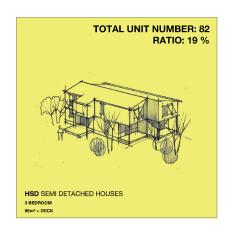


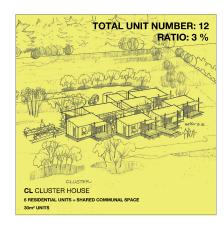


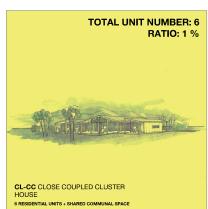


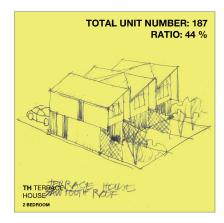
Building Type	Building Type Name	Count	No. Units
TH-1	Terrace House 1	95	95
TH-2	Terrace House 1	92	92
CL	Cluster Houses	2	12
CL-CC	Cluster Houses - Close Coupled	1	6
H1	Square House	41	41
H2	Slider House	3	3
H3-2	Courtyard House	41	41
H3-1	Courtyard House	49	49
H4-2	Stand Alone House 2	1	1
HSD	Semi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











OPTION B











The Wellington Company

Project

Otaki Maori Racecourse

Project Address
Otaki



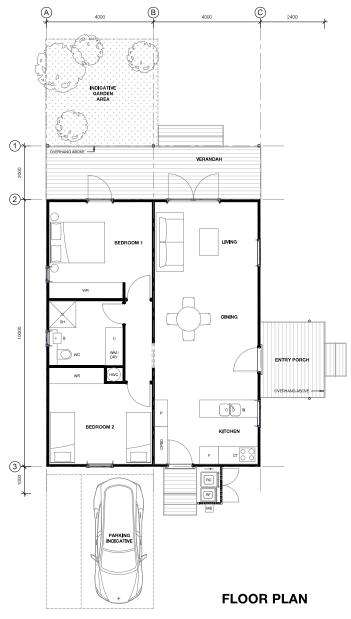
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OTAKI MAORI RACECOURSE -UNIT TYPE DESIGN DEVELOPMENT

07 JULY 2022

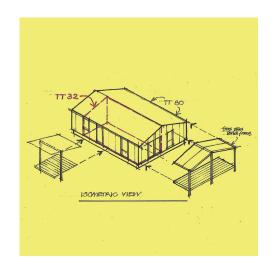






SCALE: 1:100 @ A3

AREA: 80 m² + DECKS









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