

RIVERBEND RESIDENTIAL DEVELOPMENT

ENCLOSURE E

SUPPORTING DESIGN DETAILS

- Young + Richards Architects

Young+ Richards+ Riverbend Development Concept Design

Proposal for:

20 Waterworth Avenue, Onekawa

195 Riverbend Road, Meeanee

215 Riverbend Road, Meeanee

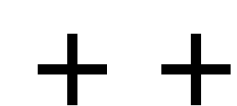
Napier 4110

Released under the provision of
the Official Information Act 1982

+64 9 520 6444
info@youngrichards.com

Hawke's Bay:
118 Karamu Road North,
Hastings 1024, New Zealand

Auckland:
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
www.youngrichards.com



18 May 2021

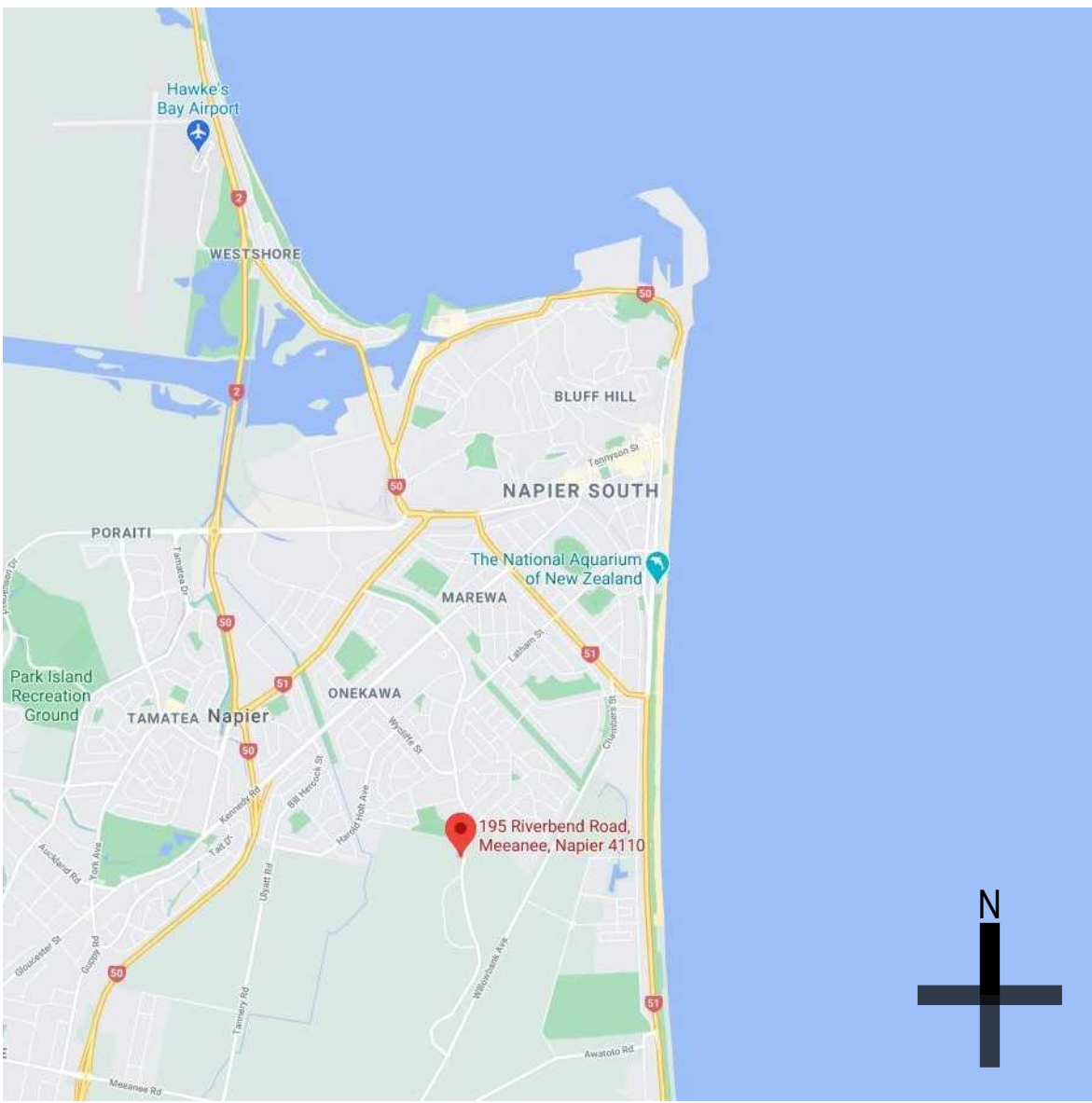
Young+ Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com



LOCATION MAP



VICINITY MAP



Scale 1:6000 @ A1

AERIAL PHOTO

LEGAL DESCRIPTION

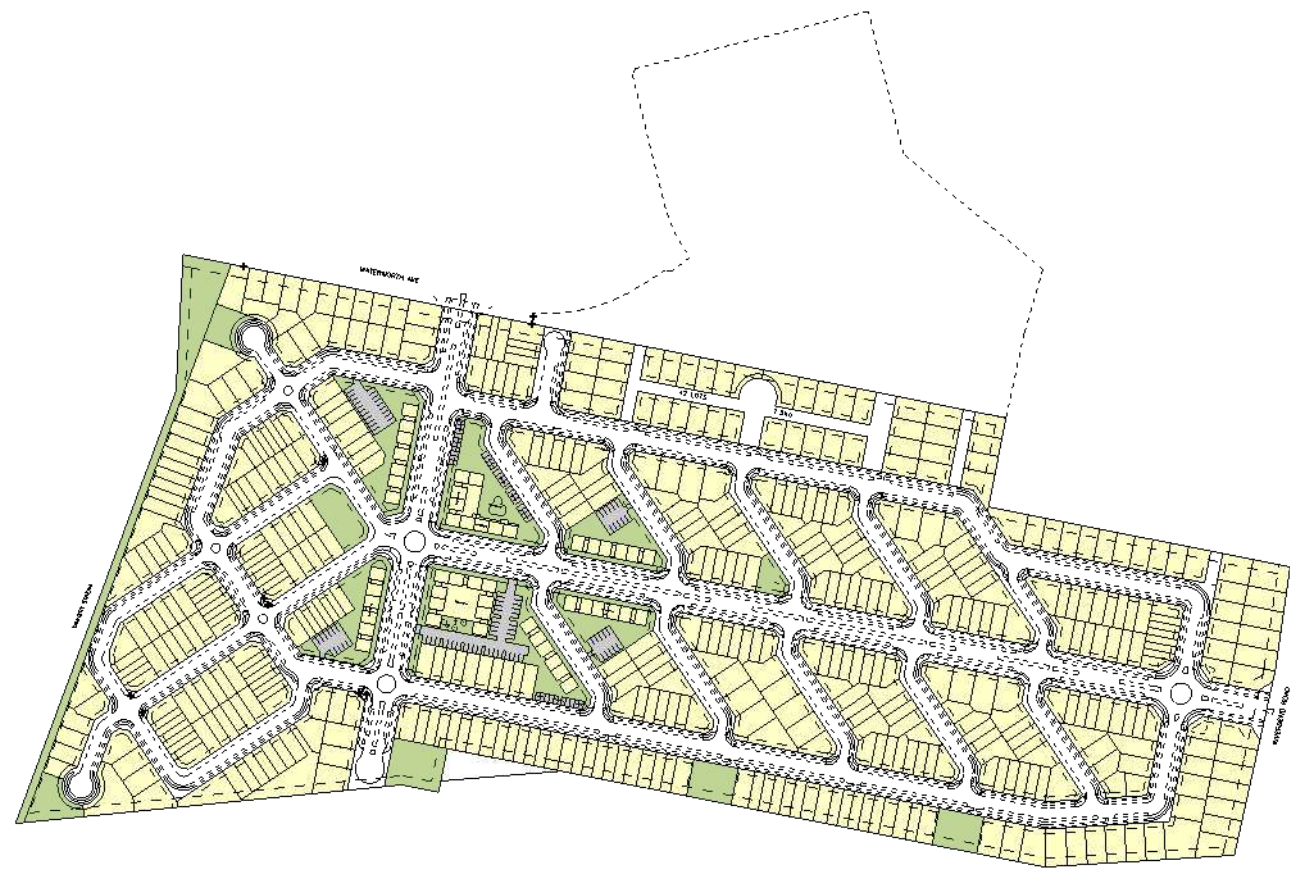
SITE ADDRESS	20 Waterworth Avenue, Onekawa 195 Riverbend Road, Meeanee 215 Riverbend Road, Meeanee Napier 4110
TERRITORIAL AUTHORITY	NAPIER CITY COUNCIL
LOT DEPOSIT PLAN	Part Lot 1 DP 22039 Lot 1 DP 545750 Part Lot 1 DP 23515
CERTIFICATE OF TITLE	270171 927606 P4/1097
SITE AREA	21.9ha
ZONE	MAIN RURAL
WIND ZONE	HIGH WIND ZONE
EARTHQUAKE ZONE	ZONE 3 (NZS 3604:2011 Figure 5.4)
EXPOSURE ZONE	ZONE C (NZS 3604:2011 Figure 4.2)



Young+ Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com



DESIGN STATEMENT

'Riverbend' is a welcoming, inclusive and sustainable new community that reflects the values of Napier's traditional neighbourhoods with the convenience of modern living.

City Grid / Solar Orientation

Celebrating the Napier city grid, the urban framework for 'Riverbend' is oriented at a 45 degree angle to both subtly reference the base city grid and provide maximum solar orientation for each future home.

Communities

'Riverbend' draws inspiration from the Parisian 'Arrondissement' where it looks to create its own community identity within the umbrella of Napier City. A network which privileges circulation and movement between a series of inspired 'Centre Commercial' encourages freedom of movement between a network of 'villages'.

Scale

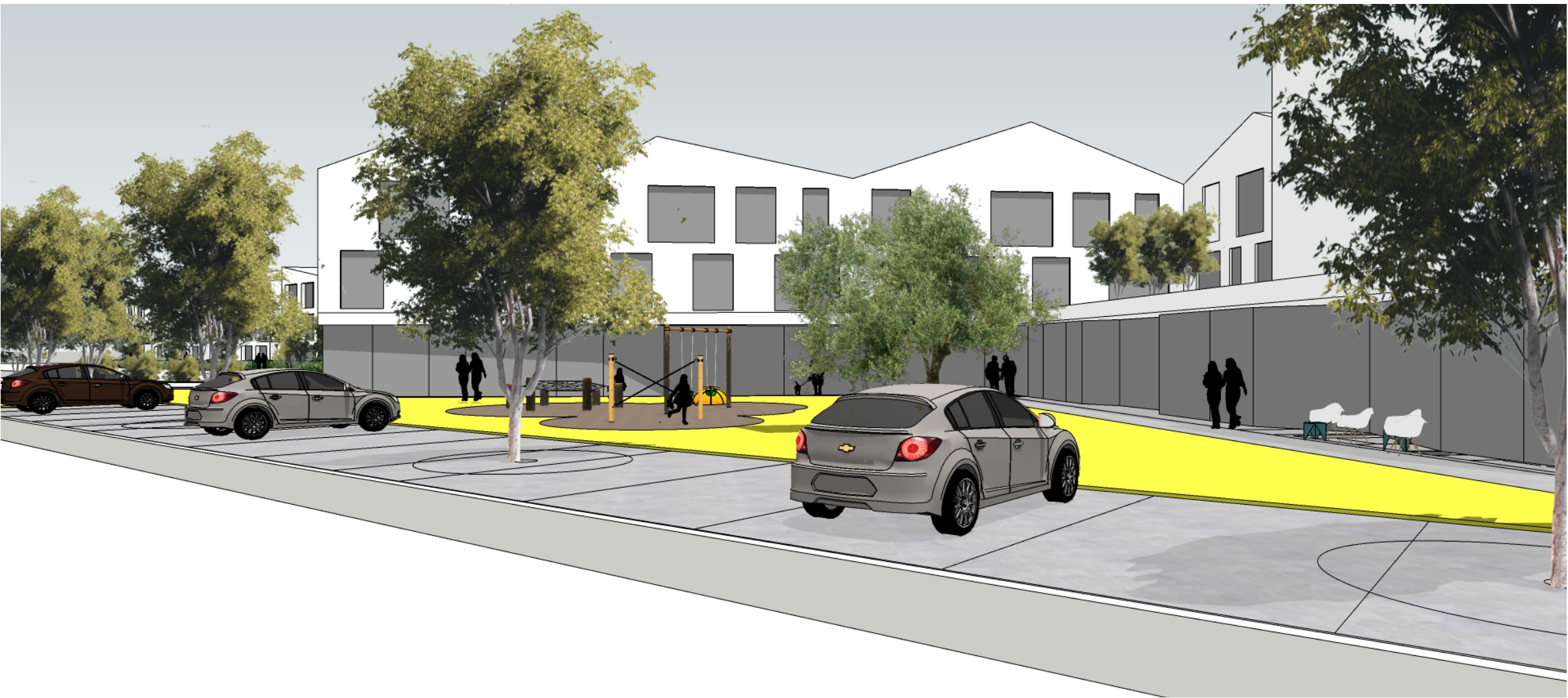
The human scale transcends the planning framework - inspired by 'flaneur' or stroller, 'Riverbend' looks to engage, envelope and nurture its residents.

Landscape & Boulevards

'Riverbend' provides it's residents with a connection to the outdoors 'village' centres, parks, playgrounds and a scalar network of tree boulevards, roads, paths to create a cycle and pedestrian friendly streets to weave together the community.

Texture & Materiality

On a finer scale each of the key buildings are visualised as interplays of material, texture, form, solid, void, light and shadow. Inspired spatially rich visual environments which build community from a human scale.



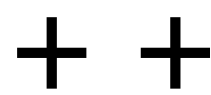
DRAFT
18 May 2021

ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110

LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515

ZONE:
Main Rural

TOTAL SITE AREA:
21.9ha



18 May 2021

© 2021 Young&Richards Ltd.

Young+Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com

DRAFT
18 May 2021

ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110

LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515

ZONE:
Main Rural

TOTAL SITE AREA:
21.9ha



Existing Site Plan

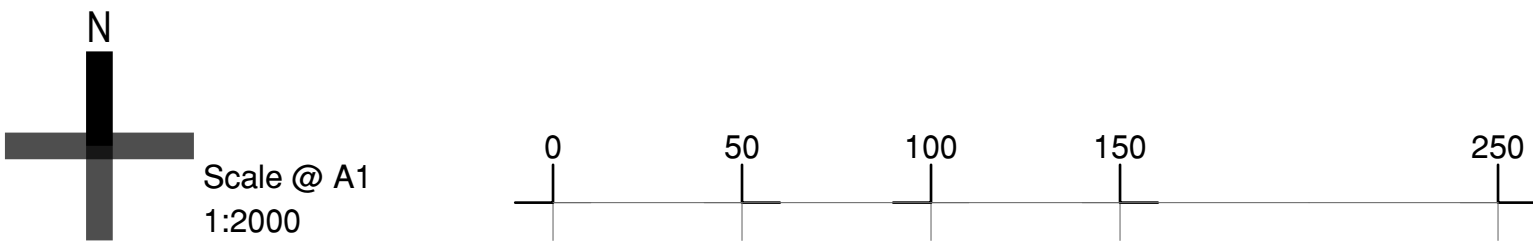
SHEET NOTES

01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT NOUS LTD (2020).

LEGEND

--- LOT BOUNDARY

--- YARD SETBACK



Young+ Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com

	Dwelling Units
1 - 2 Storey Standalone (1 - 4 Beds)	176
2 Storey Terrace Lots (2 Beds)	70
2 - 3 Storey Terrace Lots (3 Beds)	283
3 Storey Walk-Up / Apartments (2 Beds)	119
Total	648

APPROXIMATELY 606 LOTS TOTAL
LOT AREAS: 106 - 450 m²
GENERALLY 6 - 28 LOTS PER BLOCK

2 BEDS : 1 CARPARK PER UNIT + 4m CIRCLE OPEN SPACE
3 BEDS : 2 CARPARKS PER UNIT + 6m CIRCLE OPEN SPACE
2 BED MULTI-STOREY WALK-UP / APARTMENTS : 1 CARPARK

2 BED TERRACE DWELLING FOOTPRINT: 4.7m x 12m
3 BED TERRACE DWELLING FOOTPRINT: 7m x 12m
2 BED WALK-UP / APARTMENT DWELLING GFA: ~80 m²

TERRACE SITES AT MAX. 50m LENGTH

DRAFT
18 May 2021

ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110

LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515

ZONE:
Main Rural

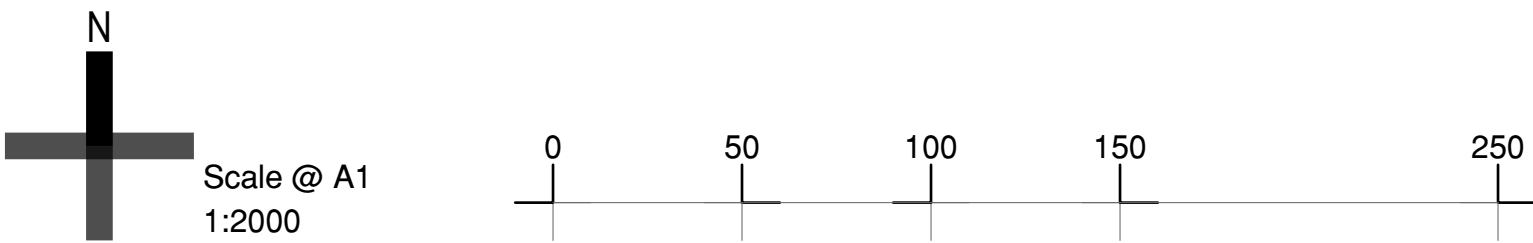
TOTAL SITE AREA:
21.9ha

- SHEET NOTES
01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT NOUS LTD (2020).
 02. ALL FIGURES ARE ESTIMATES ONLY AND MAY CONTAIN OVERLAPS.

Proposed Concept : Zoning Plan

LEGEND

- LOT BOUNDARY
- YARD SETBACK
- RESERVE
- RESIDENTIAL
- GROUND FLOOR COMMERCIAL (APPROX. 3400 m² IN TOTAL)



Young+Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com

	Dwelling Units
1 - 2 Storey Standalone (1 - 4 Beds)	176
2 Storey Terrace Lots (2 Beds)	70
2 - 3 Storey Terrace Lots (3 Beds)	283
3 Storey Walk-Up / Apartments (2 Beds)	119
Total	648

APPROXIMATELY 606 LOTS TOTAL
LOT AREAS: 106 - 450 m²
GENERALLY 6 - 28 LOTS PER BLOCK

2 BEDS : 1 CARPARK PER UNIT + 4m CIRCLE OPEN SPACE
3 BEDS : 2 CARPARKS PER UNIT + 6m CIRCLE OPEN SPACE
2 BED MULTI-STOREY WALK-UP / APARTMENTS : 1 CARPARK

2 BED TERRACE DWELLING FOOTPRINT: 4.7m x 12m
3 BED TERRACE DWELLING FOOTPRINT: 7m x 12m
2 BED WALK-UP / APARTMENT DWELLING GFA: ~80 m²

TERRACE SITES AT MAX. 50m LENGTH

DRAFT
18 May 2021

ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110

LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515

ZONE:
Main Rural

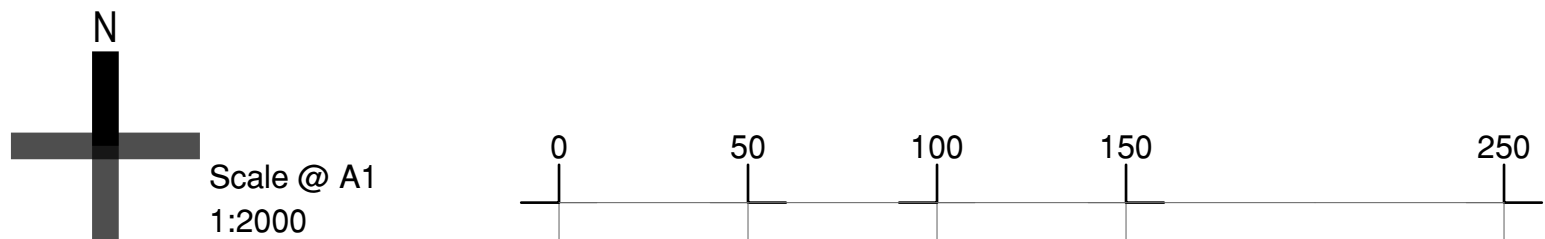
TOTAL SITE AREA:
21.9ha

- SHEET NOTES
01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT NOUS LTD (2020).
 02. ALL FIGURES ARE ESTIMATES ONLY AND MAY CONTAIN OVERLAPS.



Proposed Concept : Typology Master Site Plan

- LEGEND
- LOT BOUNDARY
 - YARD SETBACK
 - RESERVE
 - 1 - 2 LEVEL STANDALONE : 1 - 4 BEDS (1-2x CARPARKS, 4m or 6m CIRCLE OPEN SPACE)
 - 2 LEVEL TERRACE LOTS : 2 BEDS (1x CARPARK, 4m CIRCLE OPEN SPACE)
 - 2 - 3 LEVEL TERRACE LOTS : 3 BEDS (2x CARPARKS, 6m CIRCLE OPEN SPACE)
 - 3 LEVEL WALK-UP / APARTMENTS : 2 BEDS (1 CARPARK)
 - GROUND FLOOR COMMERCIAL (APPROX. 3400 m² IN TOTAL)



Young+Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com

	Dwelling Units
1 - 2 Storey Standalone (1 - 4 Beds)	176
2 Storey Terrace Lots (2 Beds)	70
2 - 3 Storey Terrace Lots (3 Beds)	283
3 Storey Walk-Up / Apartments (2 Beds)	119
Total	648

APPROXIMATELY 606 LOTS TOTAL
LOT AREAS: 106 - 450 m²
GENERALLY 6 - 28 LOTS PER BLOCK

2 BEDS : 1 CARPARK PER UNIT + 4m CIRCLE OPEN SPACE
3 BEDS : 2 CARPARKS PER UNIT + 6m CIRCLE OPEN SPACE
2 BED MULTI-STOREY WALK-UP / APARTMENTS : 1 CARPARK

2 BED TERRACE DWELLING FOOTPRINT: 4.7m x 12m
3 BED TERRACE DWELLING FOOTPRINT: 7m x 12m
2 BED WALK-UP / APARTMENT DWELLING GFA: ~80 m²

TERRACE SITES AT MAX. 50m LENGTH

PREVIOUS DENSITY	Dwelling Units
BULK & LOCATION (3 DEC 2020)	555
CONCEPT 2 (28 JAN 2021)	582
CONCEPT 3.1 (18 FEB 2021)	782
CONCEPT STAGE 1 (01 APRIL 2021)	606

DRAFT
18 May 2021

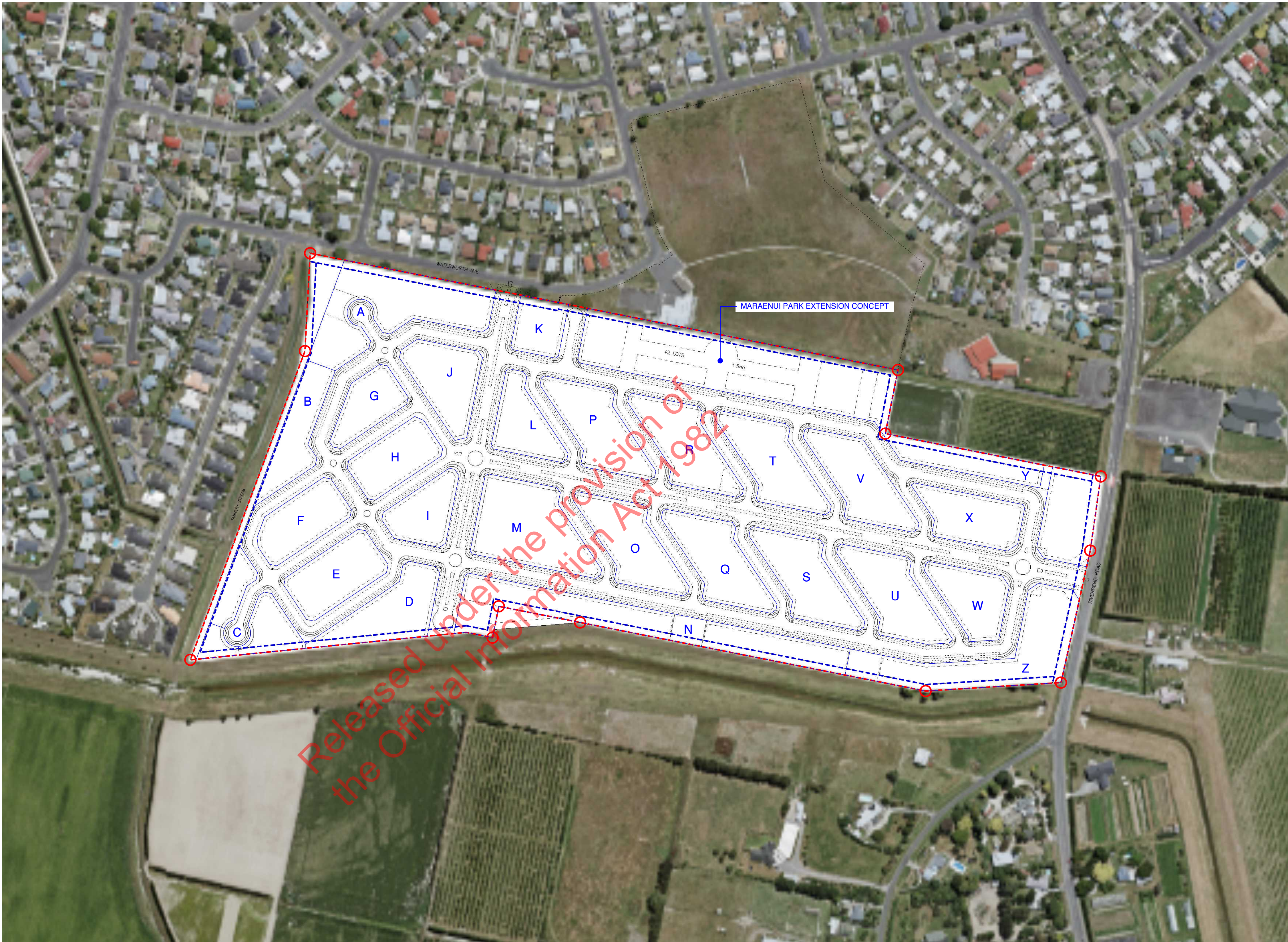
ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110

LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515

ZONE:
Main Rural

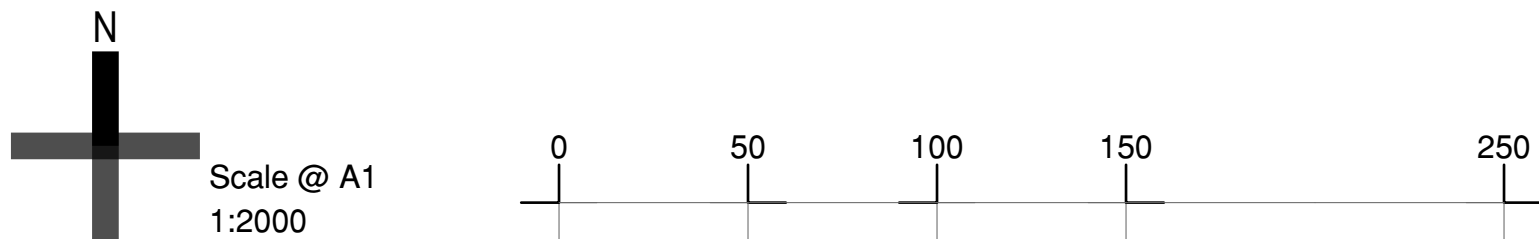
TOTAL SITE AREA:
21.9ha

- SHEET NOTES
01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT NOUS LTD (2020).
 02. ALL FIGURES ARE ESTIMATES ONLY AND MAY CONTAIN OVERLAPS.



Proposed Roading Layout

- LEGEND
- LOT BOUNDARY
 - YARD SETBACK



Young+Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com

	Dwelling Units
1 - 2 Storey Standalone (1 - 4 Beds)	176
2 Storey Terrace Lots (2 Beds)	70
2 - 3 Storey Terrace Lots (3 Beds)	283
3 Storey Walk-Up / Apartments (2 Beds)	119
Total	648

APPROXIMATELY 606 LOTS TOTAL

LOT AREAS: 106 - 450 m²

GENERALLY 6 - 28 LOTS PER BLOCK

2 BEDS : 1 CARPARK PER UNIT + 4m CIRCLE OPEN SPACE
3 BEDS : 2 CARPARKS PER UNIT + 6m CIRCLE OPEN SPACE
2 BED MULTI-STOREY WALK-UP / APARTMENTS : 1 CARPARK

2 BED TERRACE DWELLING FOOTPRINT: 4.7m x 12m
3 BED TERRACE DWELLING FOOTPRINT: 7m x 12m
2 BED WALK-UP / APARTMENT DWELLING GFA: ~80 m²

TERRACE SITES AT MAX. 50m LENGTH

PREVIOUS DENSITY	Dwelling Units
BULK & LOCATION (3 DEC 2020)	555
CONCEPT 2 (28 JAN 2021)	582
CONCEPT 3.1 (18 FEB 2021)	782
CONCEPT STAGE 1 (01 APRIL 2021)	606

DRAFT
18 May 2021

ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110

LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515

ZONE:
Main Rural

TOTAL SITE AREA:
21.9ha

SHEET NOTES

01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT NOUS LTD (2020).
02. ALL FIGURES ARE ESTIMATES ONLY AND MAY CONTAIN OVERLAPS.



18 May 2021

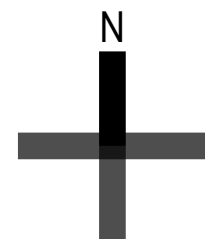
© 2021 Young&Richards Ltd.



Proposed Open Spaces

LEGEND

- LOT BOUNDARY
- YARD SETBACK
- RESERVE



Scale @ A1
1:2000



Young+Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com

	Dwelling Units
1 - 2 Storey Standalone (1 - 4 Beds)	176
2 Storey Terrace Lots (2 Beds)	70
2 - 3 Storey Terrace Lots (3 Beds)	283
3 Storey Walk-Up / Apartments (2 Beds)	119
Total	648

APPROXIMATELY 606 LOTS TOTAL
LOT AREAS: 106 - 450 m²
GENERALLY 6 - 28 LOTS PER BLOCK

2 BEDS : 1 CARPARK PER UNIT + 4m CIRCLE OPEN SPACE
3 BEDS : 2 CARPARKS PER UNIT + 6m CIRCLE OPEN SPACE
2 BED MULTI-STOREY WALK-UP / APARTMENTS : 1 CARPARK

2 BED TERRACE DWELLING FOOTPRINT: 4.7m x 12m
3 BED TERRACE DWELLING FOOTPRINT: 7m x 12m
2 BED WALK-UP / APARTMENT DWELLING GFA: ~80 m²

TERRACE SITES AT MAX. 50m LENGTH

PREVIOUS DENSITY	Dwelling Units
BULK & LOCATION (3 DEC 2020)	555
CONCEPT 2 (28 JAN 2021)	582
CONCEPT 3.1 (18 FEB 2021)	782
CONCEPT STAGE 1 (01 APRIL 2021)	606

DRAFT
18 May 2021

ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110

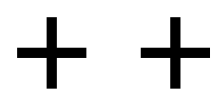
LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515

ZONE:
Main Rural

TOTAL SITE AREA:
21.9ha

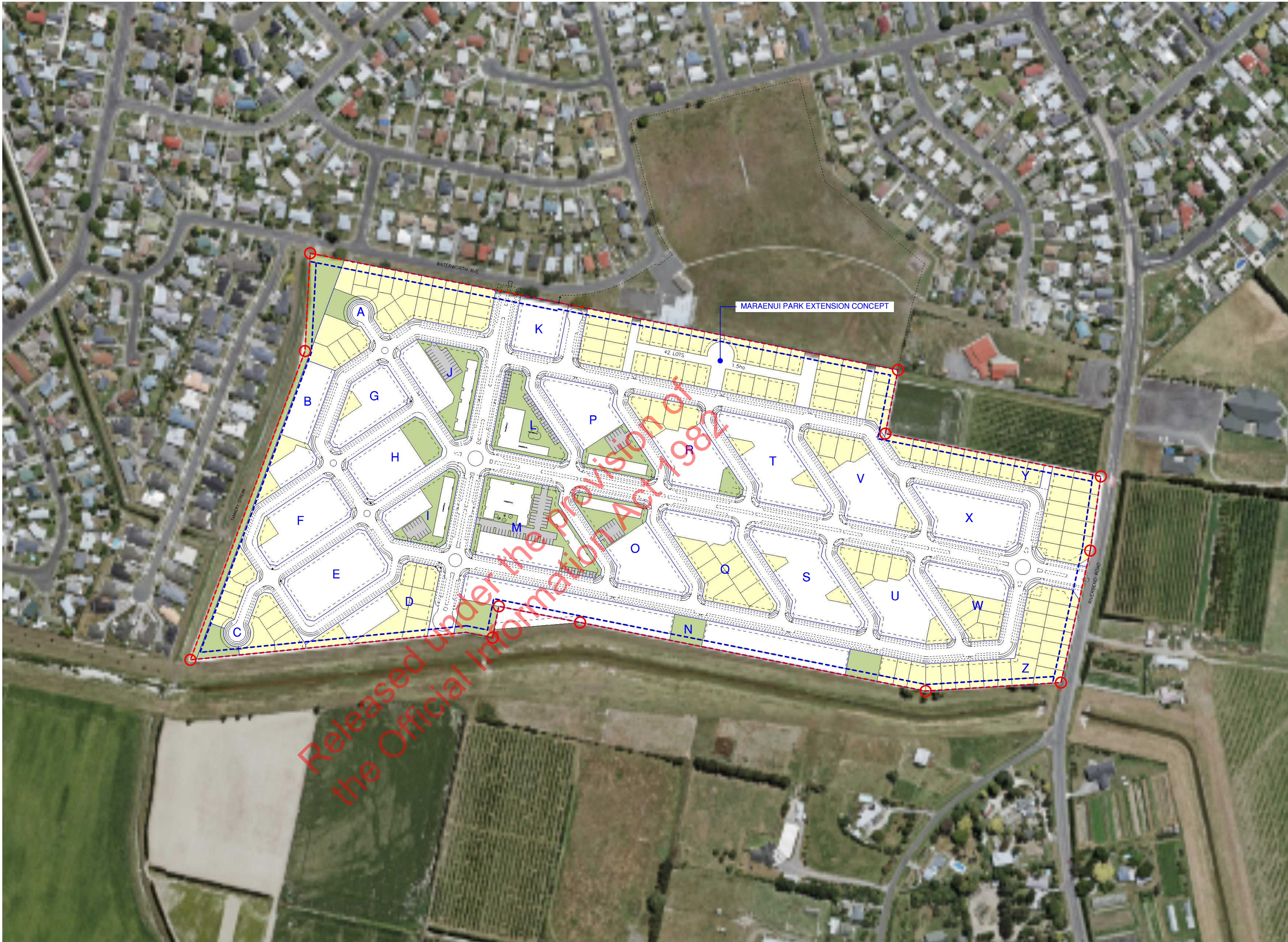
SHEET NOTES

01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT NOUS LTD (2020).
02. ALL FIGURES ARE ESTIMATES ONLY AND MAY CONTAIN OVERLAPS.



18 May 2021

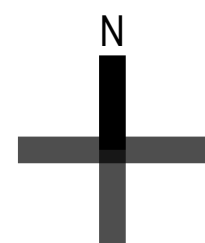
© 2021 Young&Richards Ltd.



Proposed Standalone Lots

LEGEND

- LOT BOUNDARY
- YARD SETBACK
- RESERVE
- 1 - 2 LEVEL STANDALONE : 1 - 4 BEDS (1-2x CARPARKS, 4m or 6m CIRCLE OPEN SPACE)



Scale @ A1
1:2000



Young+Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com

	Dwelling Units
1 - 2 Storey Standalone (1 - 4 Beds)	176
2 Storey Terrace Lots (2 Beds)	70
2 - 3 Storey Terrace Lots (3 Beds)	283
3 Storey Walk-Up / Apartments (2 Beds)	119
Total	648

APPROXIMATELY 606 LOTS TOTAL
LOT AREAS: 106 - 450 m²
GENERALLY 6 - 28 LOTS PER BLOCK

2 BEDS : 1 CARPARK PER UNIT + 4m CIRCLE OPEN SPACE
3 BEDS : 2 CARPARKS PER UNIT + 6m CIRCLE OPEN SPACE
2 BED MULTI-STOREY WALK-UP / APARTMENTS : 1 CARPARK

2 BED TERRACE DWELLING FOOTPRINT: 4.7m x 12m
3 BED TERRACE DWELLING FOOTPRINT: 7m x 12m
2 BED WALK-UP / APARTMENT DWELLING GFA: ~80 m²

TERRACE SITES AT MAX. 50m LENGTH

PREVIOUS DENSITY	Dwelling Units
BULK & LOCATION (3 DEC 2020)	555
CONCEPT 2 (28 JAN 2021)	582
CONCEPT 3.1 (18 FEB 2021)	782
CONCEPT STAGE 1 (01 APRIL 2021)	606

DRAFT
18 May 2021

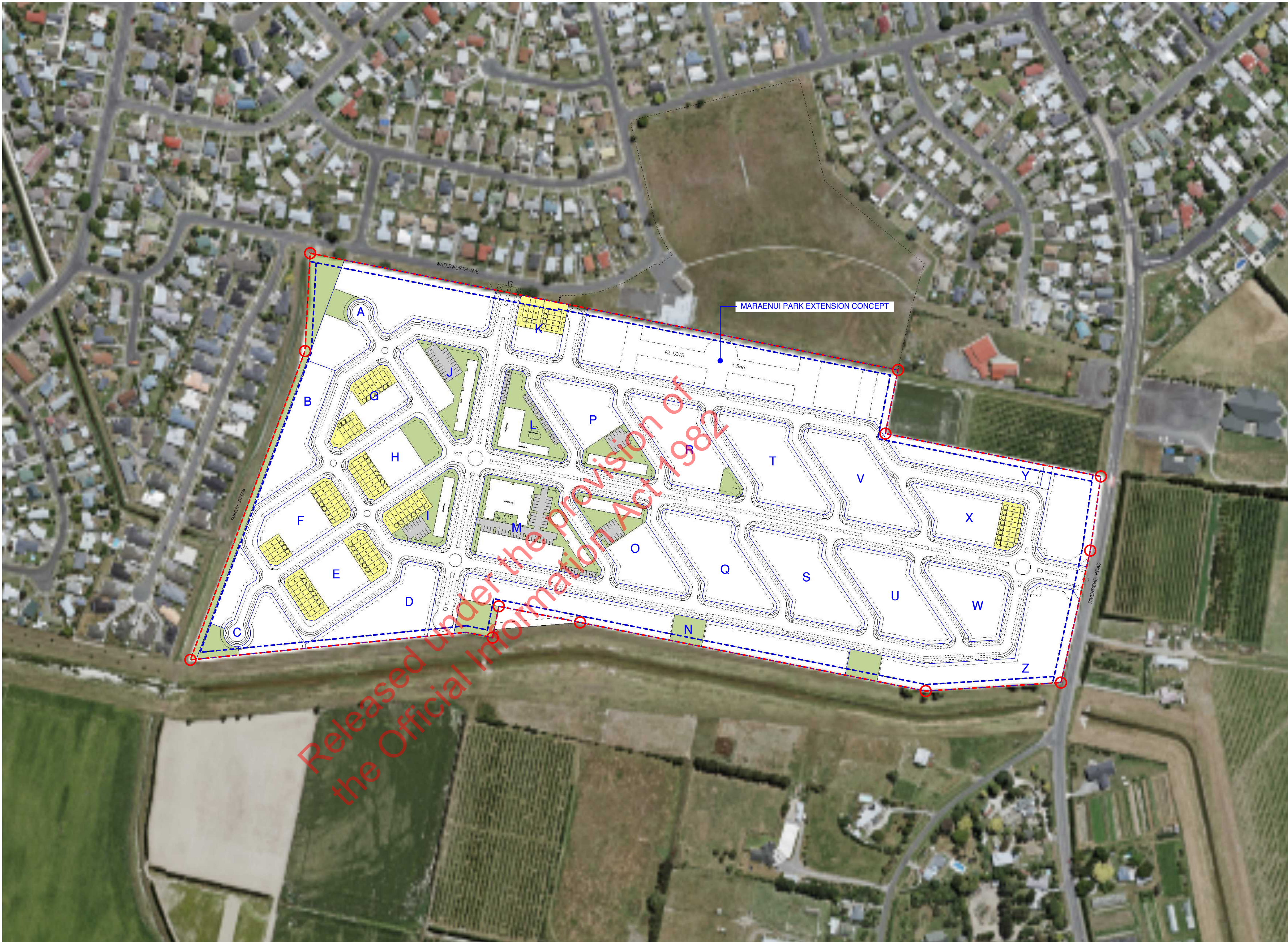
ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110

LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515

ZONE:
Main Rural

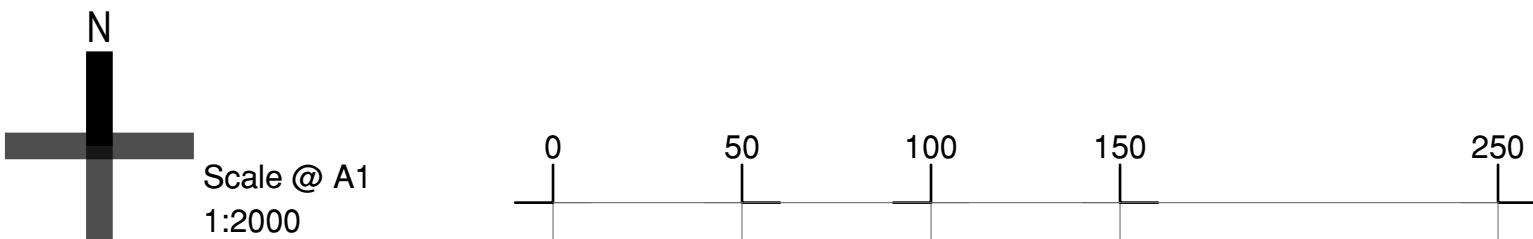
TOTAL SITE AREA:
21.9ha

- SHEET NOTES
01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT NOUS LTD (2020).
 02. ALL FIGURES ARE ESTIMATES ONLY AND MAY CONTAIN OVERLAPS.



Proposed Two Level Terrace Lots

- LEGEND
- LOT BOUNDARY
 - YARD SETBACK
 - RESERVE
 - 2 LEVEL TERRACE LOTS : 2 BEDS (1x CARPARK, 4m CIRCLE OPEN SPACE)



Young+ Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand

4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand

P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com

	Dwelling Units
1 - 2 Storey Standalone (1 - 4 Beds)	176
2 Storey Terrace Lots (2 Beds)	70
2 - 3 Storey Terrace Lots (3 Beds)	283
3 Storey Walk-Up / Apartments (2 Beds)	119
Total	648

APPROXIMATELY 606 LOTS TOTAL

LOT AREAS: 106 - 450 m²

GENERALLY 6 - 28 LOTS PER BLOCK

2 BEDS : 1 CARPARK PER UNIT + 4m CIRCLE OPEN SPACE

3 BEDS : 2 CARPARKS PER UNIT + 6m CIRCLE OPEN SPACE

2 BED MULTI-STOREY WALK-UP / APARTMENTS : 1 CARPARK

2 BED TERRACE DWELLING FOOTPRINT: 4.7m x 12m

3 BED TERRACE DWELLING FOOTPRINT: 7m x 12m

2 BED WALK-UP / APARTMENT DWELLING GFA: ~80 m²

TERRACE SITES AT MAX. 50m LENGTH

PREVIOUS DENSITY	Dwelling Units
BULK & LOCATION (3 DEC 2020)	555
CONCEPT 2 (28 JAN 2021)	582
CONCEPT 3.1 (18 FEB 2021)	782
CONCEPT STAGE 1 (01 APRIL 2021)	606

ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110

LEGAL TITLE:

Part Lot 1 DP 22039

Lot 1 DP 545750

Part Lot 1 DP 23515

ZONE:

Main Rural

TOTAL SITE AREA:

21.9ha

SHEET NOTES

01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT NOUS LTD (2020).
02. ALL FIGURES ARE ESTIMATES ONLY AND MAY CONTAIN OVERLAPS.

 $+$





18 May 2021

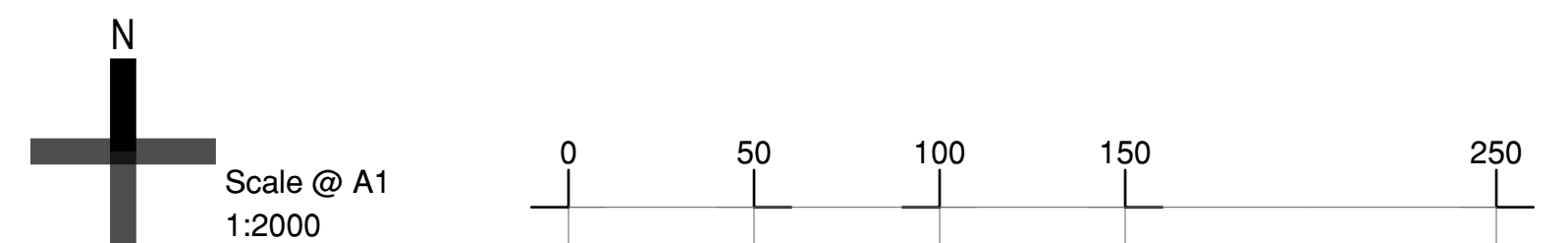
© 2021 Young&Richards Ltd.



Proposed Three / Two Level Terrace Lots

LEGEND

-  LOT BOUNDARY
 YARD SETBACK
 RESERVE
 2 - 3 LEVEL TERRACE LOTS : 3 BEDS (2x CARPARKS, 6m CIRCLE OPEN SPACE)



Young+Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com

	Dwelling Units
1 - 2 Storey Standalone (1 - 4 Beds)	176
2 Storey Terrace Lots (2 Beds)	70
2 - 3 Storey Terrace Lots (3 Beds)	283
3 Storey Walk-Up / Apartments (2 Beds)	119
Total	648

APPROXIMATELY 606 LOTS TOTAL
LOT AREAS: 106 - 450 m²
GENERALLY 6 - 28 LOTS PER BLOCK

2 BEDS : 1 CARPARK PER UNIT + 4m CIRCLE OPEN SPACE
3 BEDS : 2 CARPARKS PER UNIT + 6m CIRCLE OPEN SPACE
2 BED MULTI-STOREY WALK-UP / APARTMENTS : 1 CARPARK

2 BED TERRACE DWELLING FOOTPRINT: 4.7m x 12m
3 BED TERRACE DWELLING FOOTPRINT: 7m x 12m
2 BED WALK-UP / APARTMENT DWELLING GFA: ~80 m²

TERRACE SITES AT MAX. 50m LENGTH

PREVIOUS DENSITY	Dwelling Units
BULK & LOCATION (3 DEC 2020)	555
CONCEPT 2 (28 JAN 2021)	582
CONCEPT 3.1 (18 FEB 2021)	782
CONCEPT STAGE 1 (01 APRIL 2021)	606

DRAFT
18 May 2021

ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110

LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515

ZONE:
Main Rural

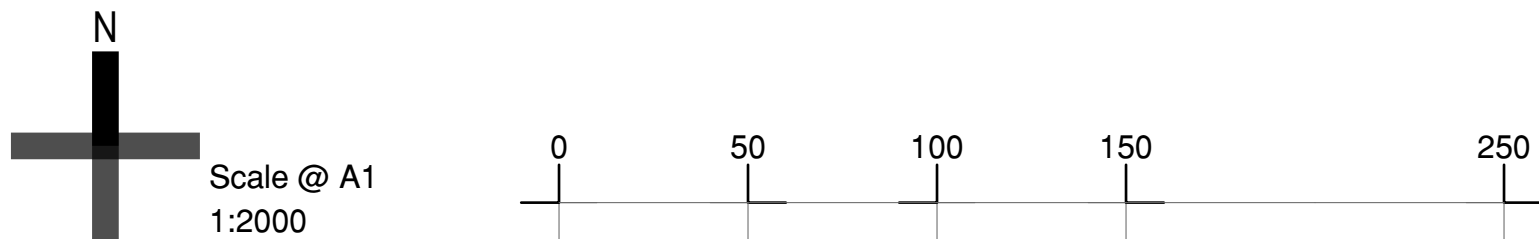
TOTAL SITE AREA:
21.9ha

- SHEET NOTES
01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT NOUS LTD (2020).
 02. ALL FIGURES ARE ESTIMATES ONLY AND MAY CONTAIN OVERLAPS.



Proposed Three Level Walk-Up / Apartments

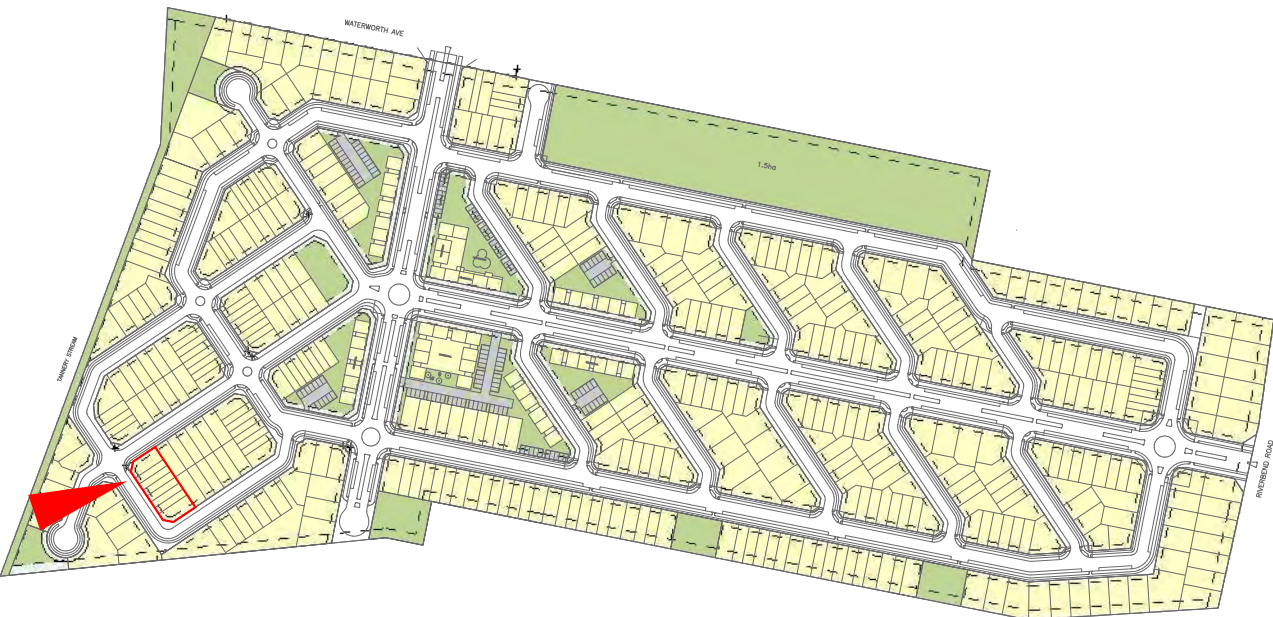
- LEGEND
- LOT BOUNDARY
 - YARD SETBACK
 - RESERVE
 - 3 LEVEL WALK-UP / APARTMENTS : 2 BEDS (1 CARPARK)
 - GROUND FLOOR COMMERCIAL (APPROX. 3400 m² IN TOTAL)



Young+ Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com



ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110

LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515

ZONE:
Main Rural

TOTAL SITE AREA:
21.9ha

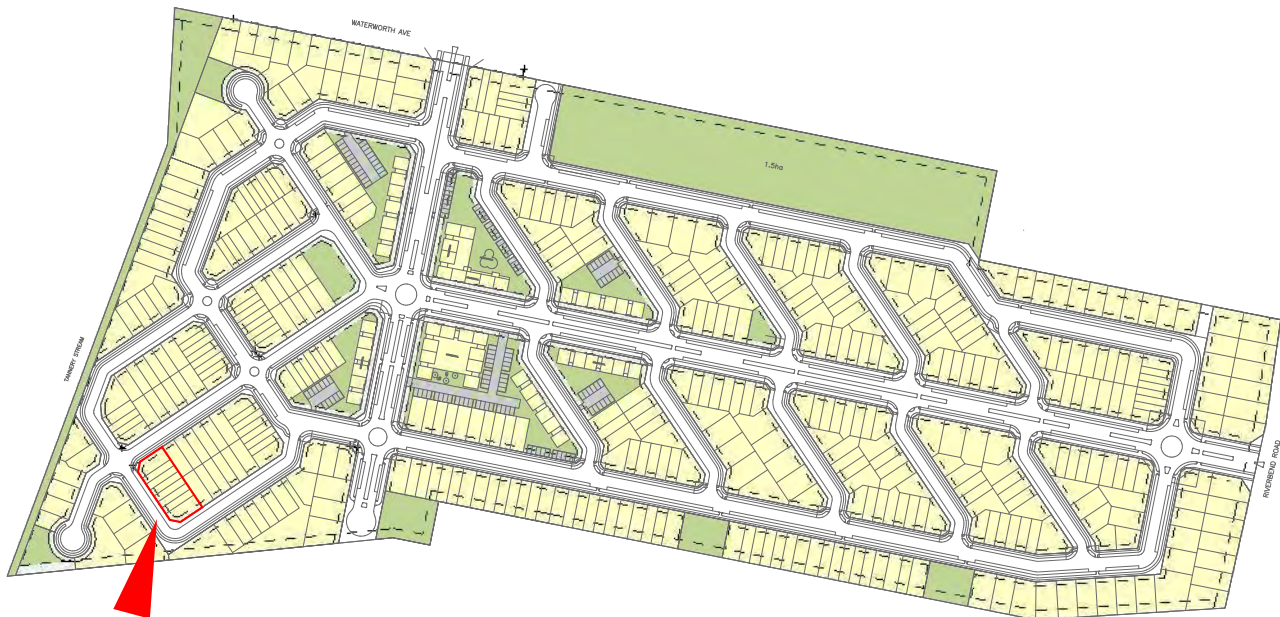
Visual Reference 01 : Terraces

- SHEET NOTES**
01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT
NOUS LTD (2020).

Young+ Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com



ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110

LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515

ZONE:
Main Rural

TOTAL SITE AREA:
21.9ha

Visual Reference 02 : Terraces

- SHEET NOTES**
01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT
NOUS LTD (2020).

Young+ Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com

	Dwelling Units
1 - 2 Storey Standalone (1 - 4 Beds)	134
2 Storey Terrace Lots (2 Beds)	70
2 - 3 Storey Terrace Lots (3 Beds)	283
3 Storey Walk-Up / Apartments (2 Beds)	119
Total	606

APPROXIMATELY 606 LOTS TOTAL

LOT AREAS: 106 - 450 m²

GENERALLY 6 - 28 LOTS PER BLOCK

2 BEDS : 1 CARPARK PER UNIT + 4m CIRCLE OPEN SPACE

3 BEDS : 2 CARPARKS PER UNIT + 6m CIRCLE OPEN SPACE

2 BED MULTI-STOREY WALK-UP / APARTMENTS : 1 CARPARK

2 BED TERRACE DWELLING FOOTPRINT: 4.7m x 12m

3 BED TERRACE DWELLING FOOTPRINT: 7m x 12m

2 BED WALK-UP / APARTMENT DWELLING GFA: ~80 m²

TERRACE SITES AT MAX. 50m LENGTH

ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110

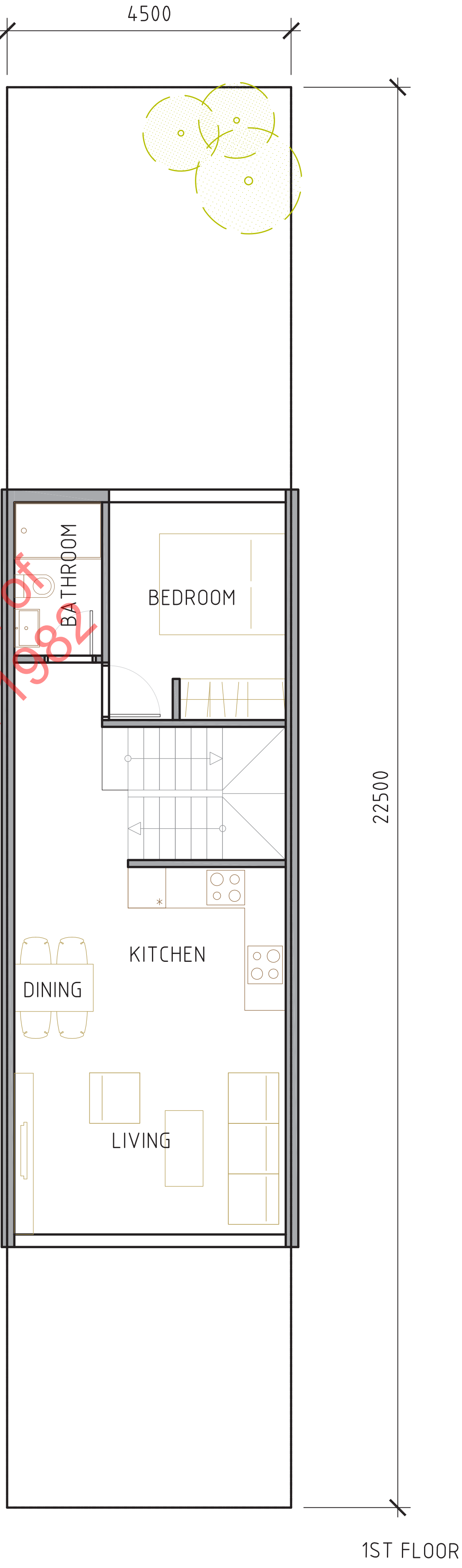
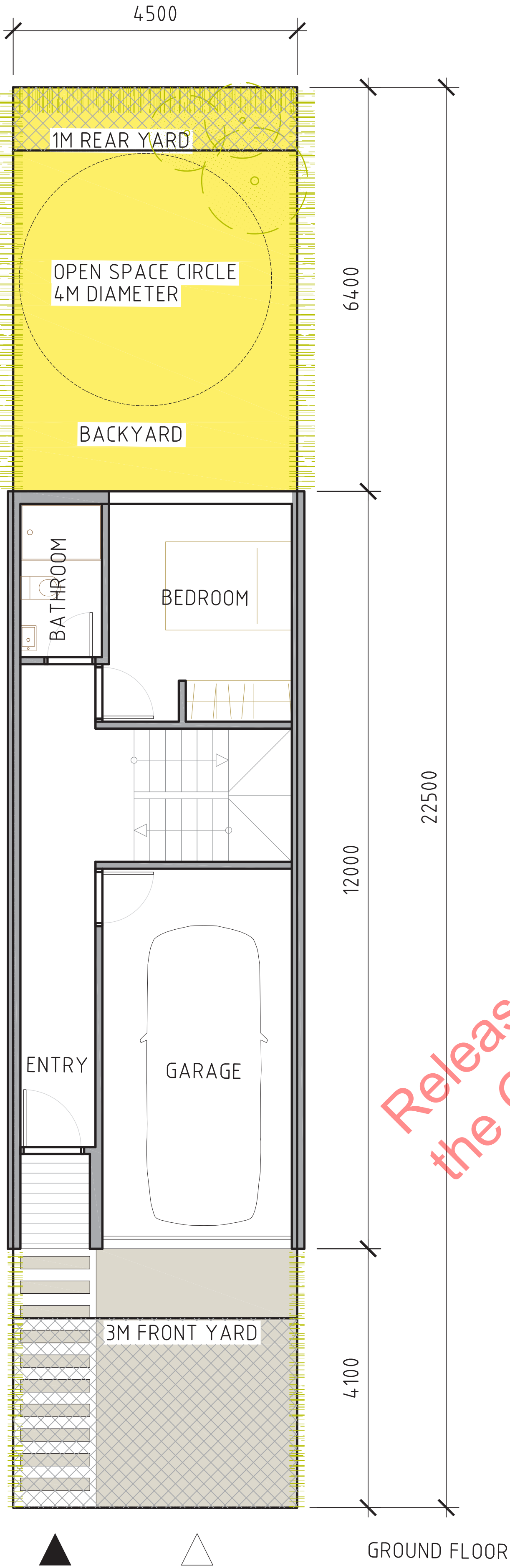
LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515

ZONE:
Main Rural

TOTAL SITE AREA:
21.9ha

SHEET NOTES

01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT
NOUS LTD (2020).



31 Mar 2021

© 2021 Young&Richards Ltd.

Floor Plan : Indicative Two Level Terrace Lot

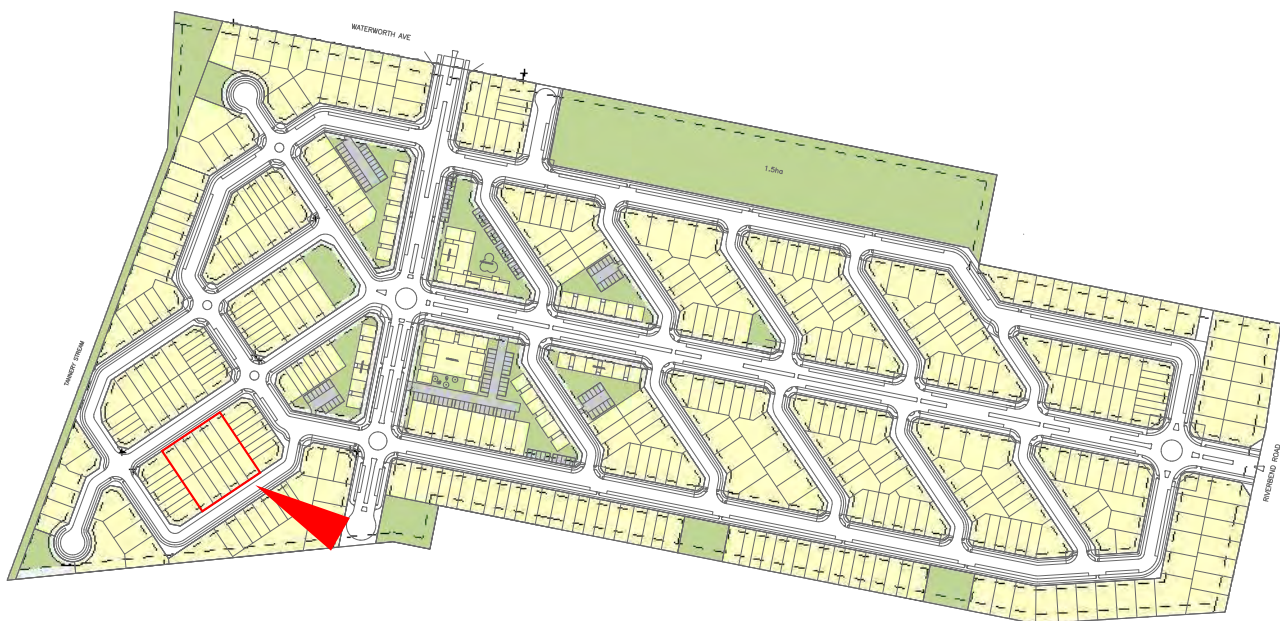
Scale @ A1
1:50



Young+ Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com



ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110
LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515
ZONE:
Main Rural
TOTAL SITE AREA:
21.9ha

SHEET NOTES

01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT
NOUS LTD (2020).

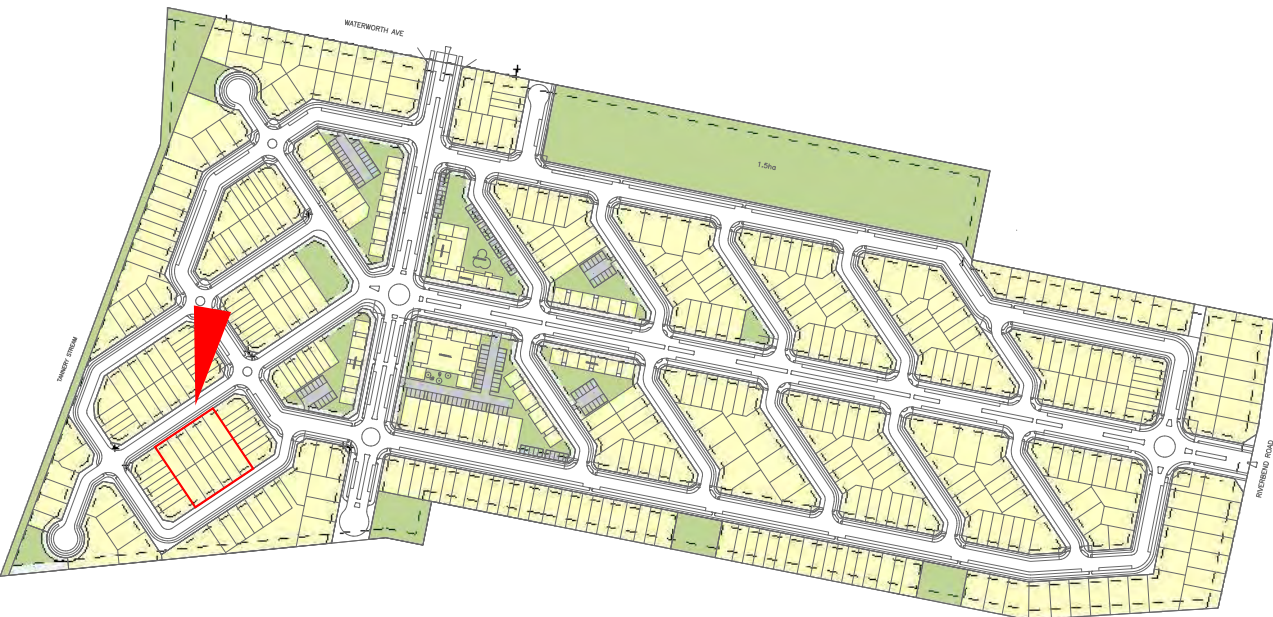


Visual Reference 03 : Terraces

Young+ Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com



ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110

LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515

ZONE:
Main Rural

TOTAL SITE AREA:
21.9ha

Visual Reference 04 : Terraces

- SHEET NOTES**
01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT
NOUS LTD (2020).

Young+ Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com

	Dwelling Units
1 - 2 Storey Standalone (1 - 4 Beds)	134
2 Storey Terrace Lots (2 Beds)	70
2 - 3 Storey Terrace Lots (3 Beds)	283
3 Storey Walk-Up / Apartments (2 Beds)	119
Total	606

APPROXIMATELY 606 LOTS TOTAL
LOT AREAS: 106 - 450 m²
GENERALLY 6 - 28 LOTS PER BLOCK

2 BEDS : 1 CARPARK PER UNIT + 4m CIRCLE OPEN SPACE
3 BEDS : 2 CARPARKS PER UNIT + 6m CIRCLE OPEN SPACE
2 BED MULTI-STOREY WALK-UP / APARTMENTS : 1 CARPARK

2 BED TERRACE DWELLING FOOTPRINT: 4.7m x 12m
3 BED TERRACE DWELLING FOOTPRINT: 7m x 12m
2 BED WALK-UP / APARTMENT DWELLING GFA: ~80 m²

TERRACE SITES AT MAX. 50m LENGTH

ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110

LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515

ZONE:
Main Rural

TOTAL SITE AREA:
21.9ha

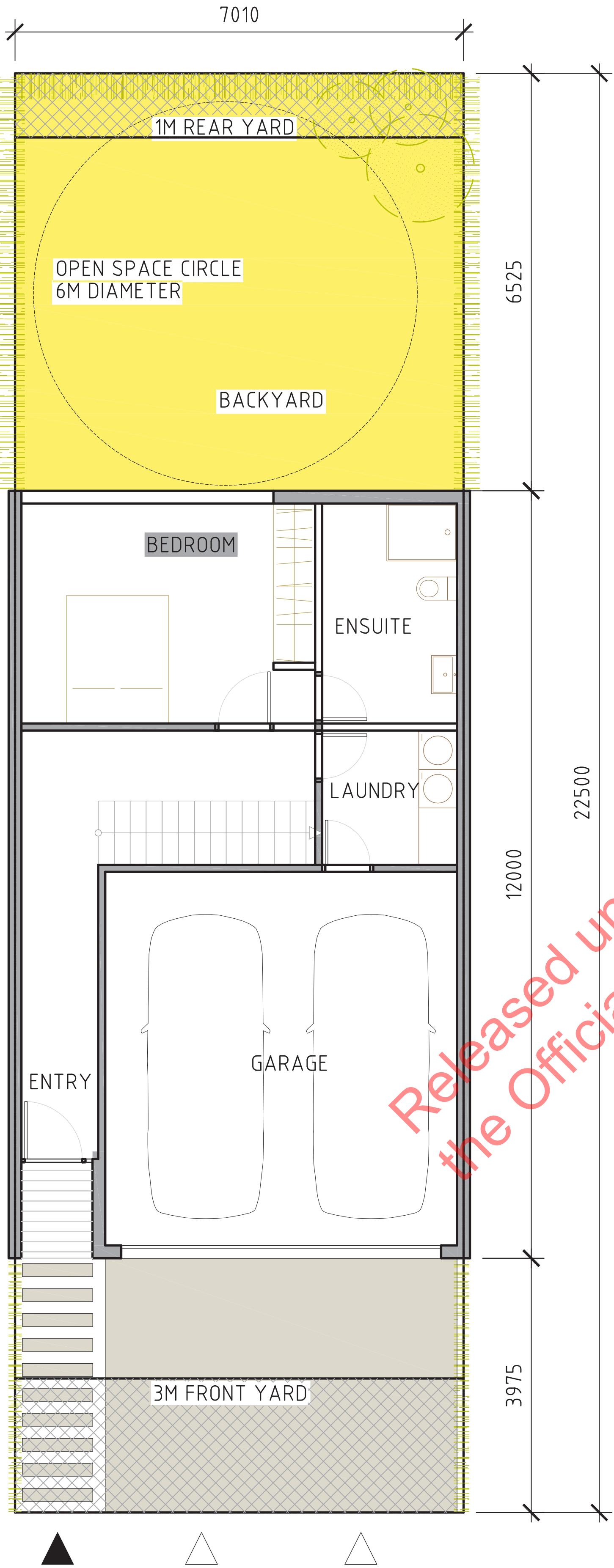
SHEET NOTES

01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT NOUS LTD (2020).

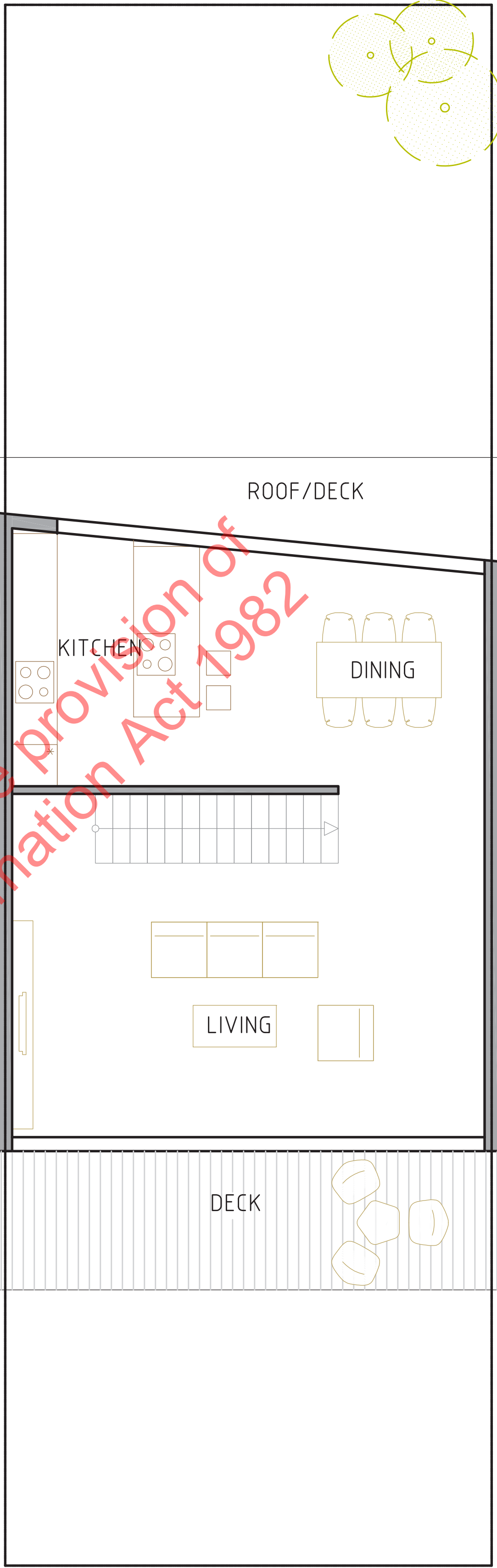


31 Mar 2021

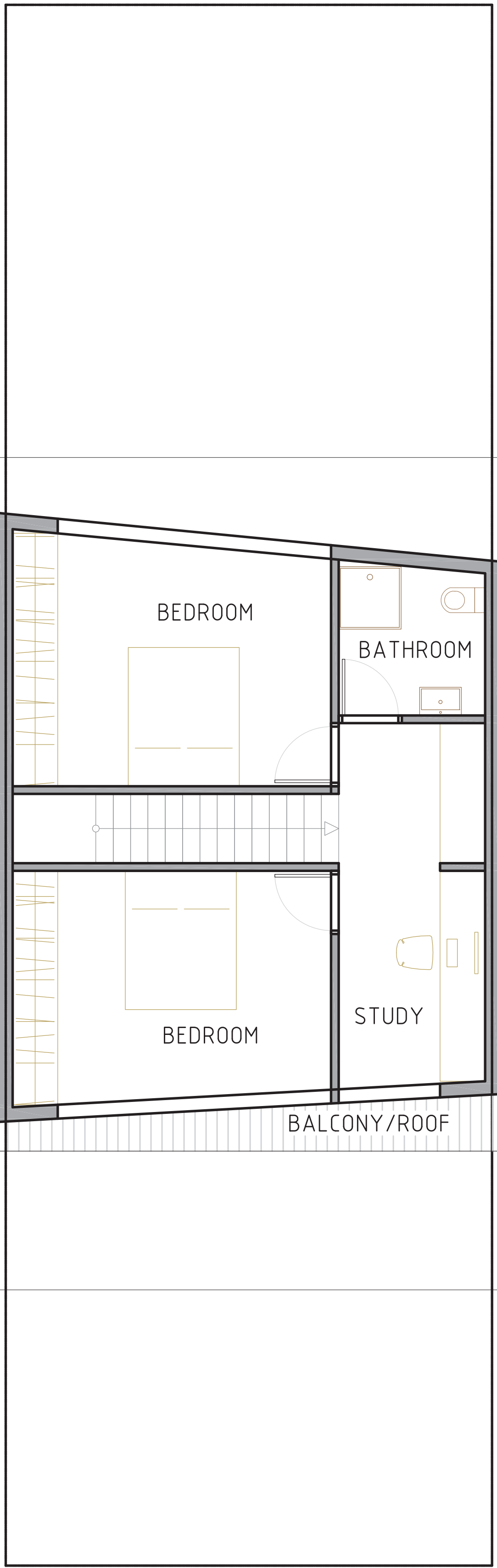
© 2021 Young&Richards Ltd.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Floor Plan : Indicative Three Level Terrace Lot

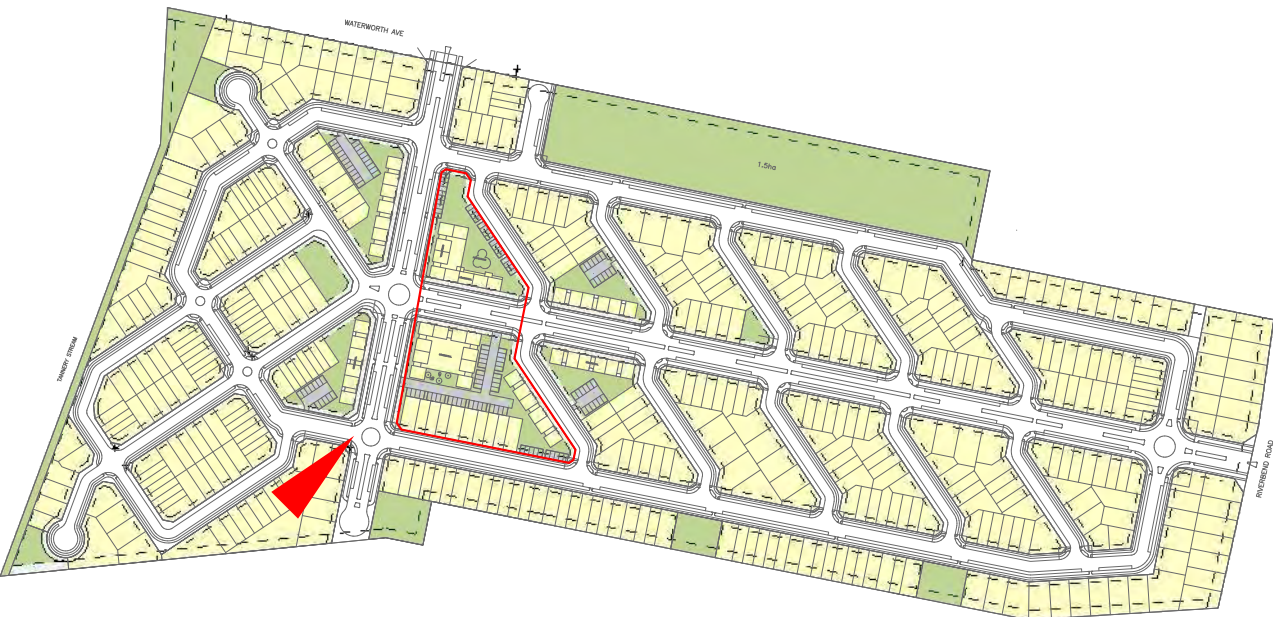
Scale @ A1
1:50



Young+ Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com



ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110

LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515

ZONE:
Main Rural

TOTAL SITE AREA:
21.9ha

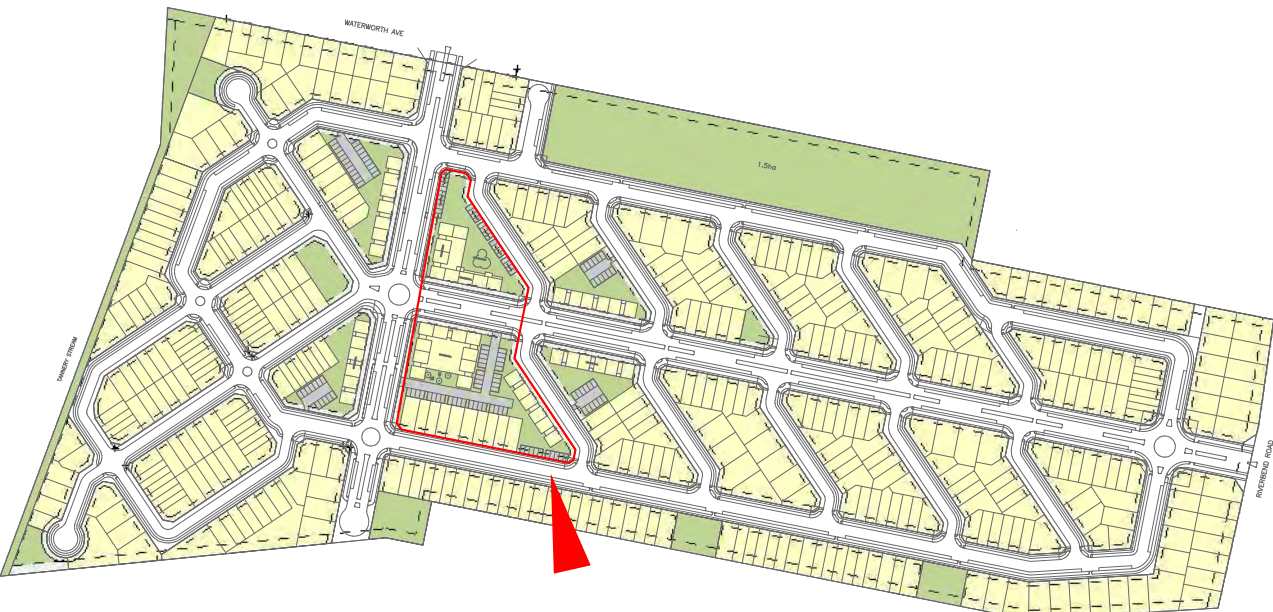
Visual Reference 05 : Block M

- SHEET NOTES**
01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT
NOUS LTD (2020).

Young+ Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com



ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110

LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515

ZONE:
Main Rural

TOTAL SITE AREA:
21.9ha

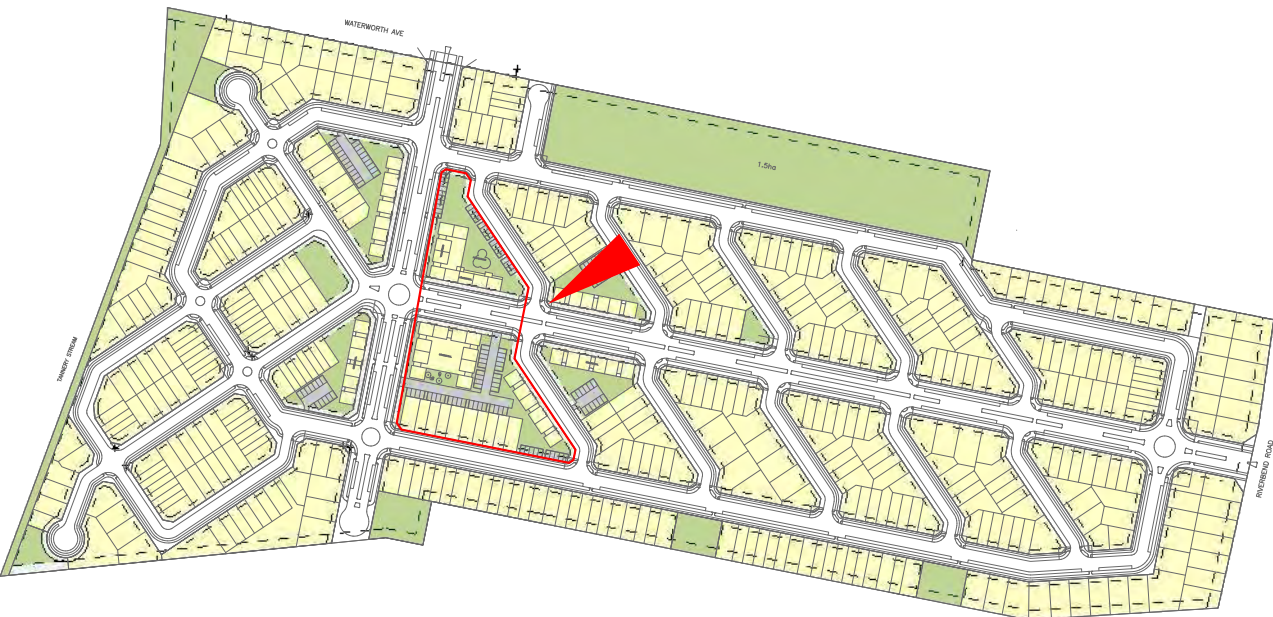
Visual Reference 06 : Block M

- SHEET NOTES**
01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT
NOUS LTD (2020).

Young+ Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com



ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110

LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515

ZONE:
Main Rural

TOTAL SITE AREA:
21.9ha

Visual Reference 07 : Block M

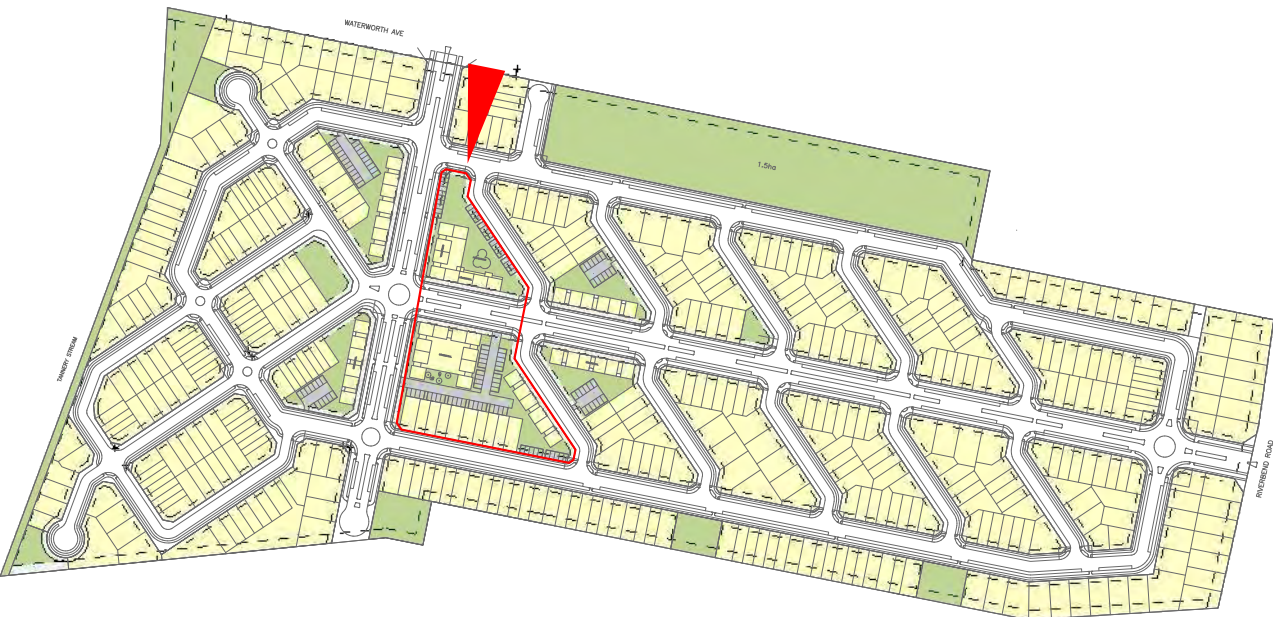
SHEET NOTES

01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT
NOUS LTD (2020).

Young+ Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com



ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110

LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515

ZONE:
Main Rural

TOTAL SITE AREA:
21.9ha

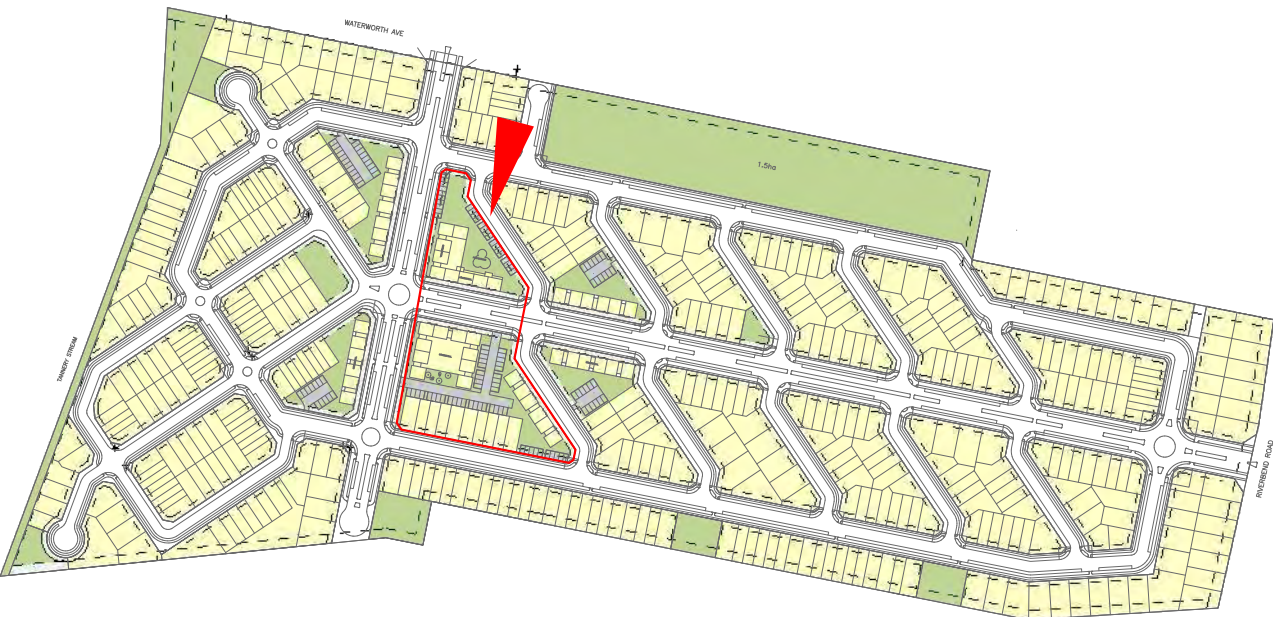
Visual Reference 08 : Block M

- SHEET NOTES**
01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT NOUS LTD (2020).

Young+ Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com



ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110

LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515

ZONE:
Main Rural

TOTAL SITE AREA:
21.9ha

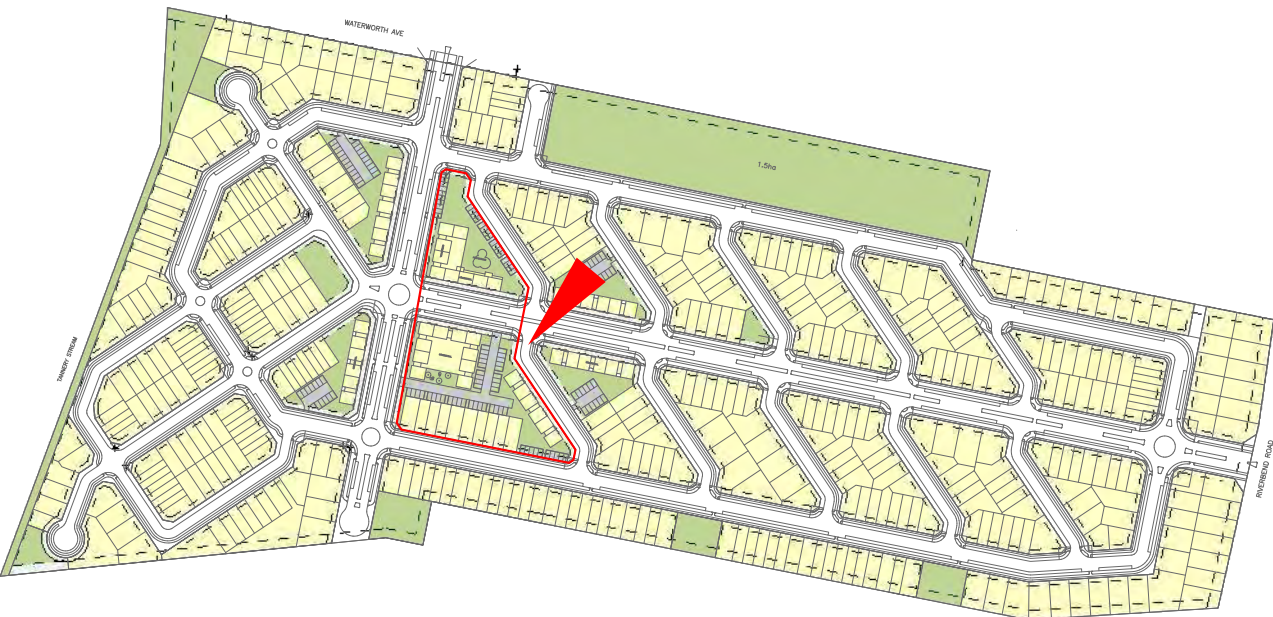
Visual Reference 09 : Block L

- SHEET NOTES
01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT
NOUS LTD (2020).

Young+ Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com



ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110

LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515

ZONE:
Main Rural

TOTAL SITE AREA:
21.9ha

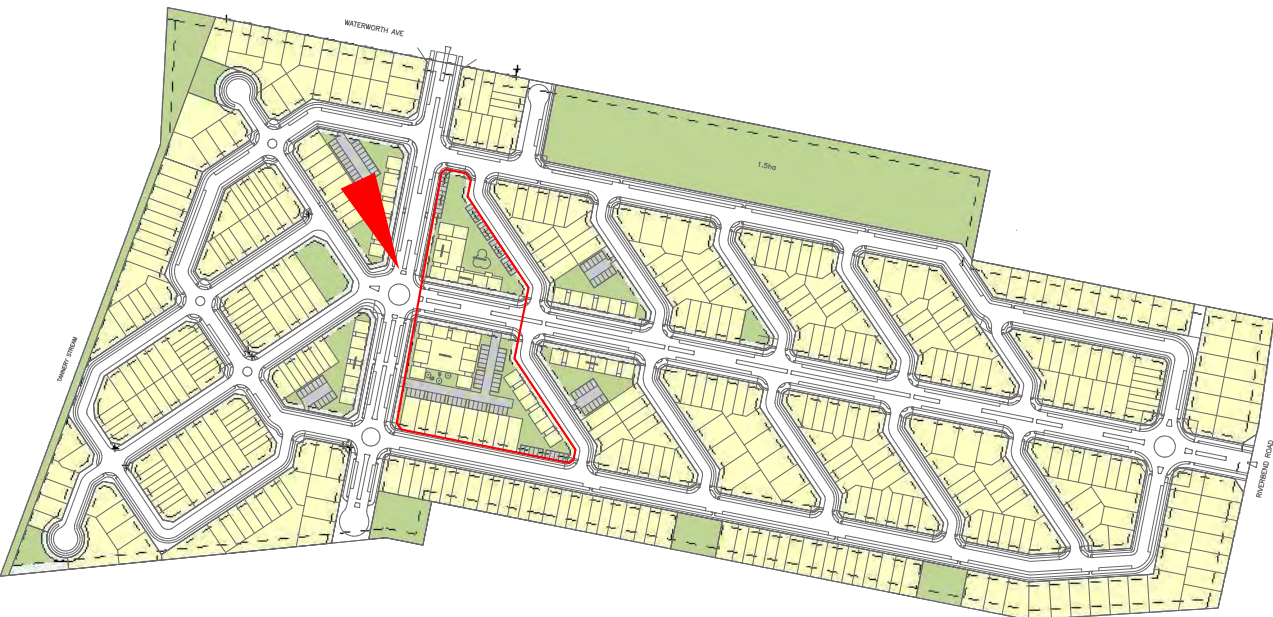
Visual Reference 10 : Block M

- SHEET NOTES**
01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT
NOUS LTD (2020).

Young+ Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com



ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110

LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515

ZONE:
Main Rural

TOTAL SITE AREA:
21.9ha

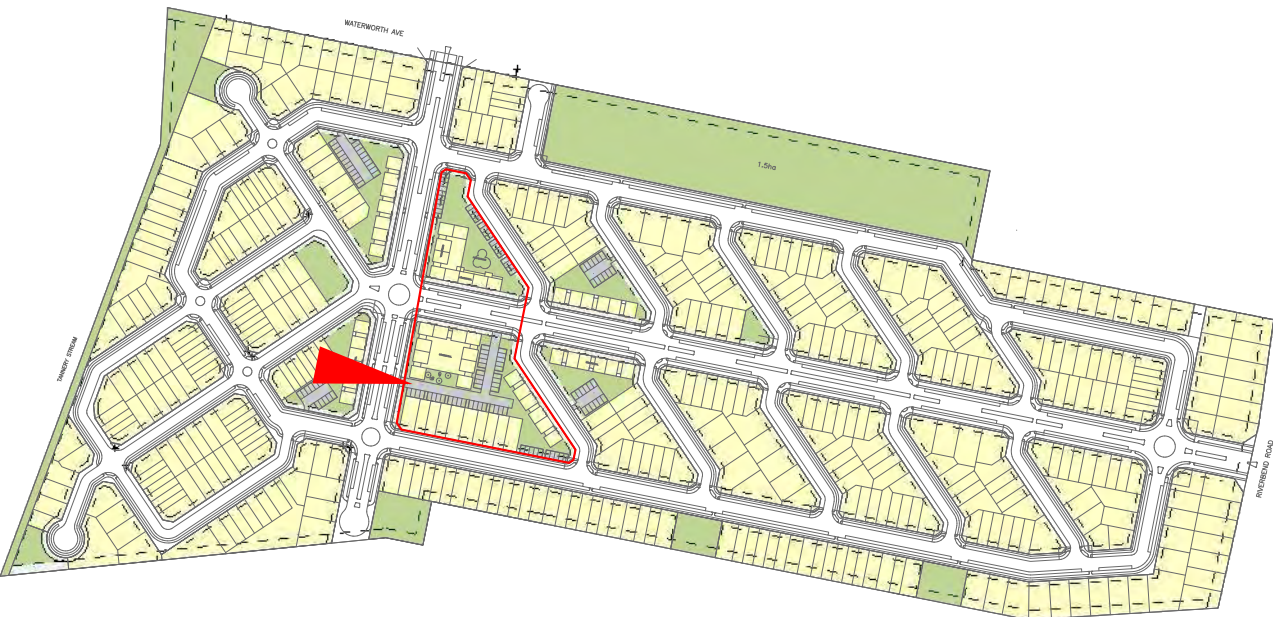
Visual Reference 11 : Block M

- SHEET NOTES**
01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT
NOUS LTD (2020).

Young+ Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com



ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110

LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515

ZONE:
Main Rural

TOTAL SITE AREA:
21.9ha

Visual Reference 12 : Block M

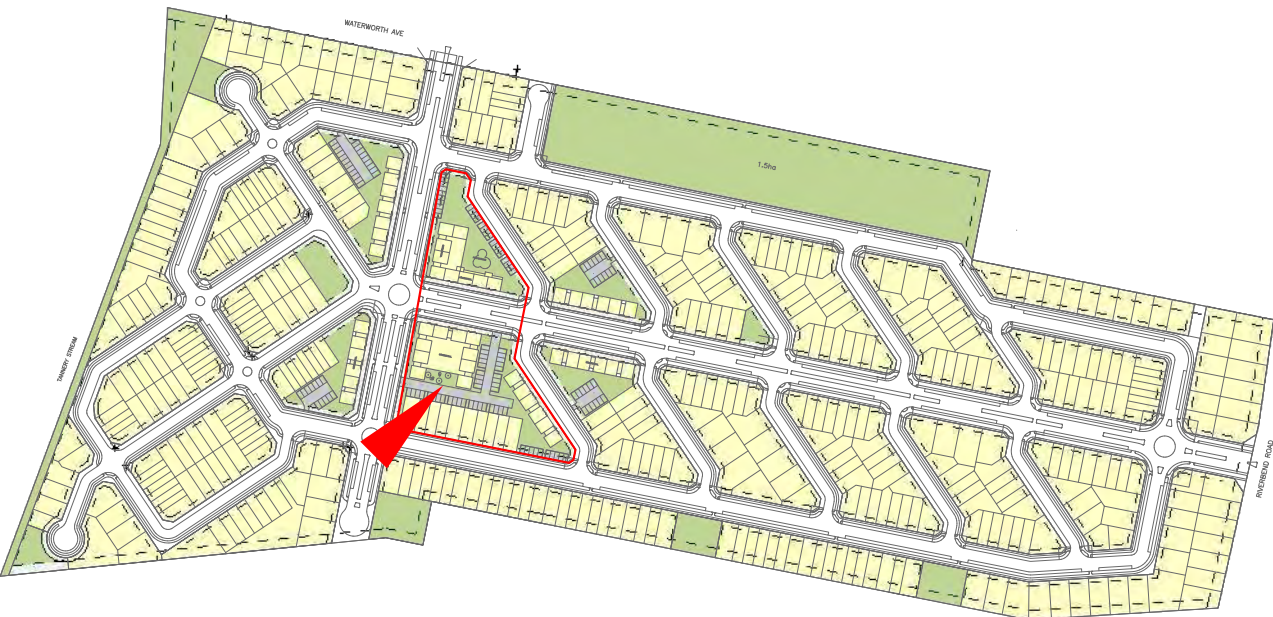
SHEET NOTES

01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT
NOUS LTD (2020).

Young+ Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com



ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110

LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515

ZONE:
Main Rural

TOTAL SITE AREA:
21.9ha

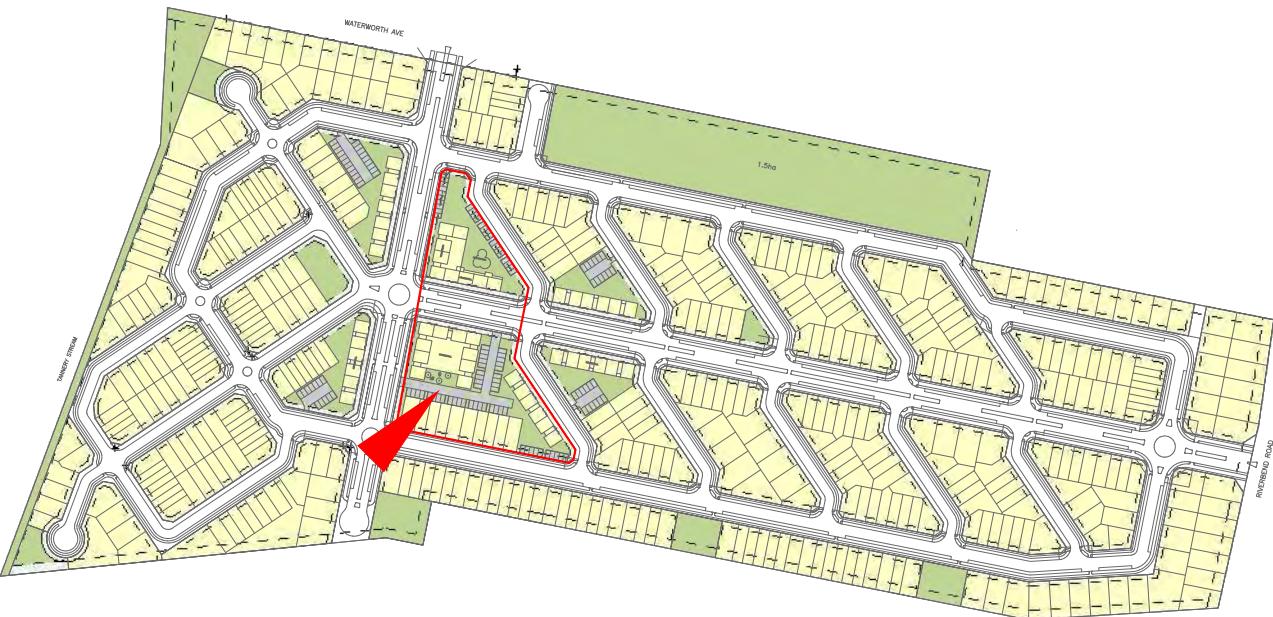
Visual Reference 13 : Block M

- SHEET NOTES**
01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT
NOUS LTD (2020).

Young+ Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com



ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110

LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515

ZONE:
Main Rural

TOTAL SITE AREA:
21.9ha

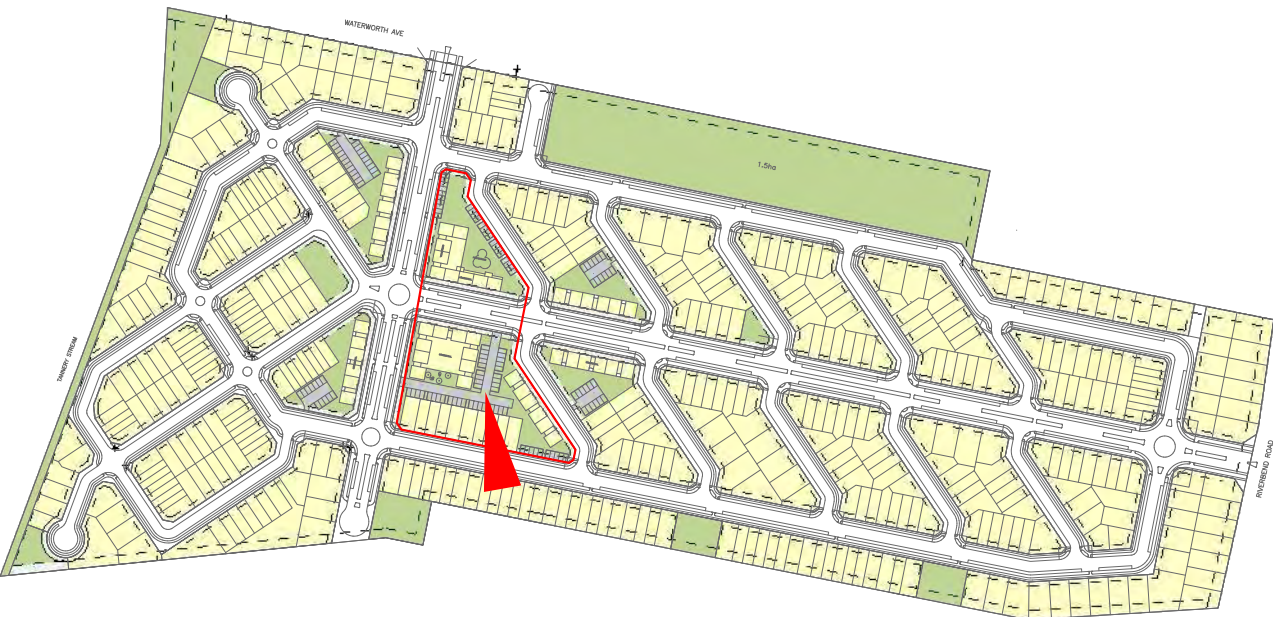
Visual Reference 14 : Block M

- SHEET NOTES**
01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT
NOUS LTD (2020).

Young+ Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com



ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110

LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515

ZONE:
Main Rural

TOTAL SITE AREA:
21.9ha

Visual Reference 15 : Block M

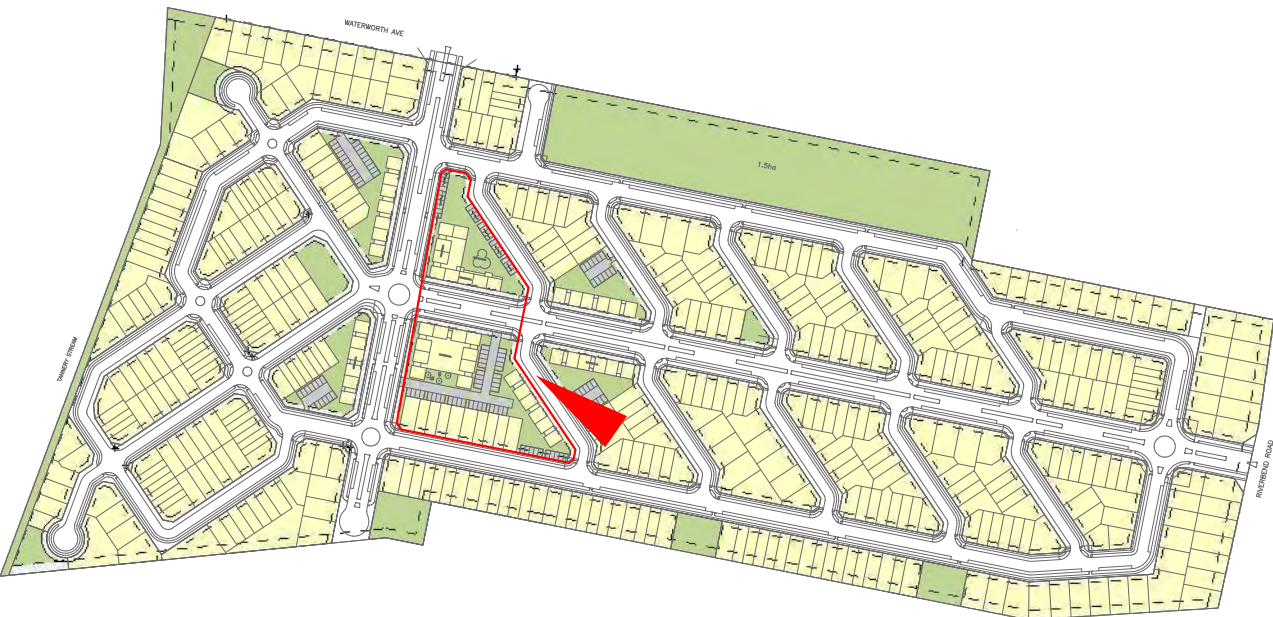
SHEET NOTES

01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT
NOUS LTD (2020).

Young+ Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com



ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110
LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515
ZONE:
Main Rural
TOTAL SITE AREA:
21.9ha

Visual Reference 16 : Block M

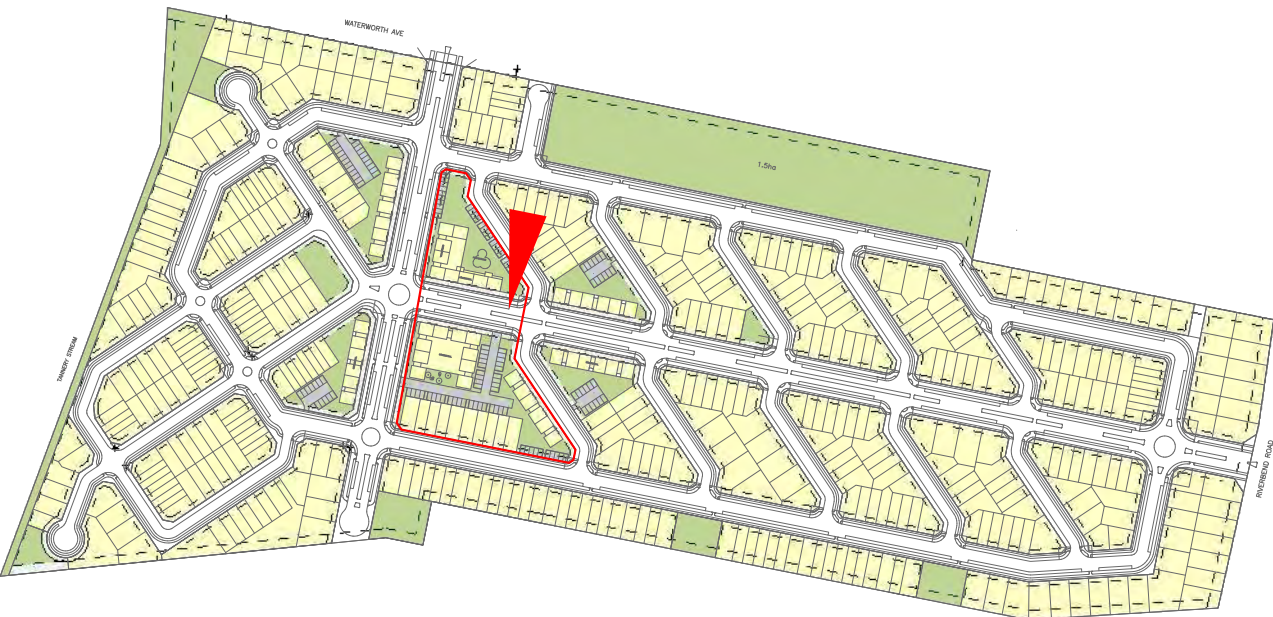
SHEET NOTES

01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT
NOUS LTD (2020).

Young+ Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com



ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110

LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515

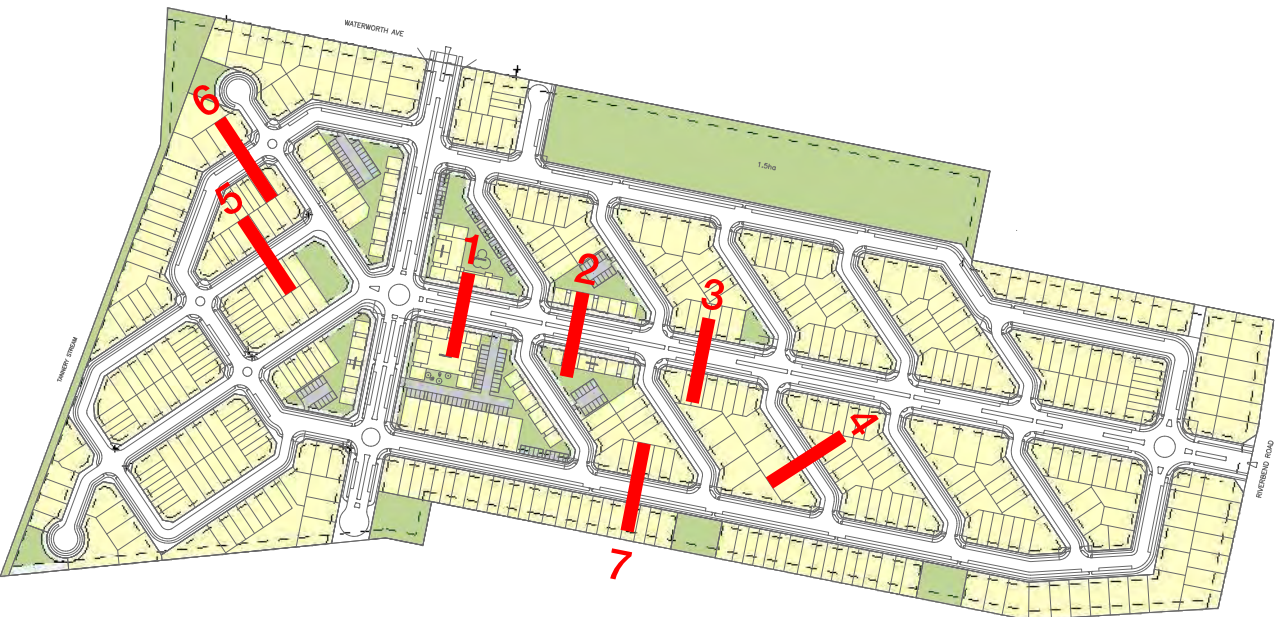
ZONE:
Main Rural

TOTAL SITE AREA:
21.9ha

Visual Reference 17 : Block M

SHEET NOTES

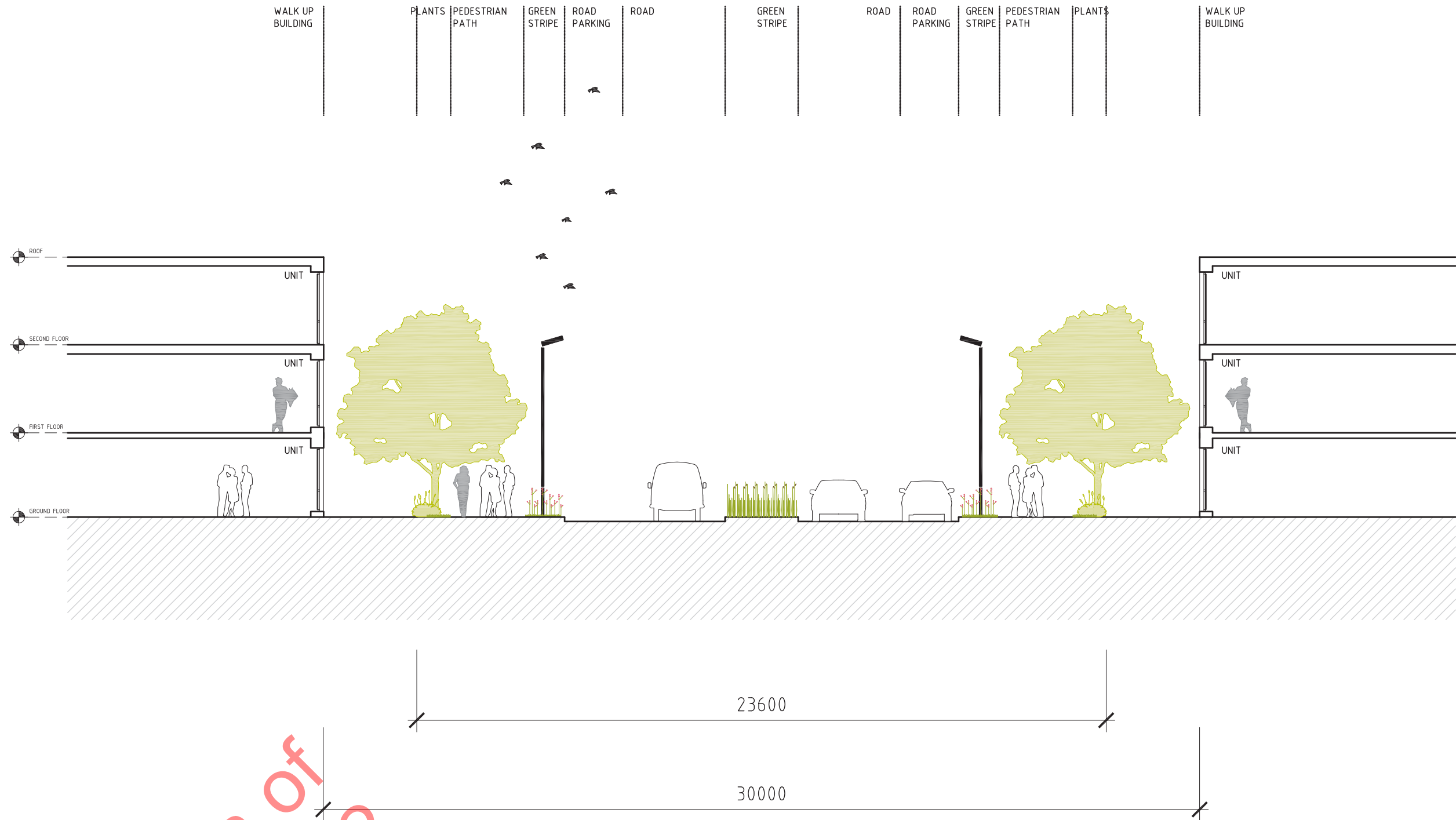
01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT
NOUS LTD (2020).



ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110
LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515
ZONE:
Main Rural
TOTAL SITE AREA:
21.9ha

Road Corridor Sections

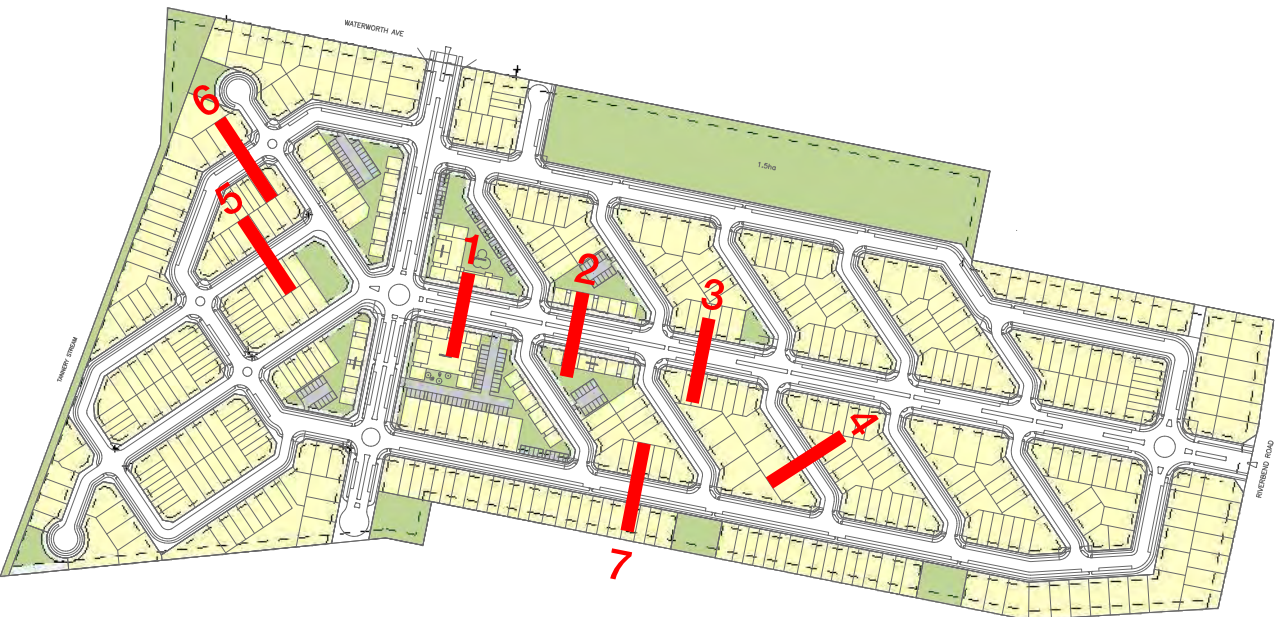
- SHEET NOTES
01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT NOUS LTD (2020).



ARTERIAL PRINCIPLE AND COLLECTOR ROAD - OFF ROAD CYCLE WITH MEDIAN 23.6M



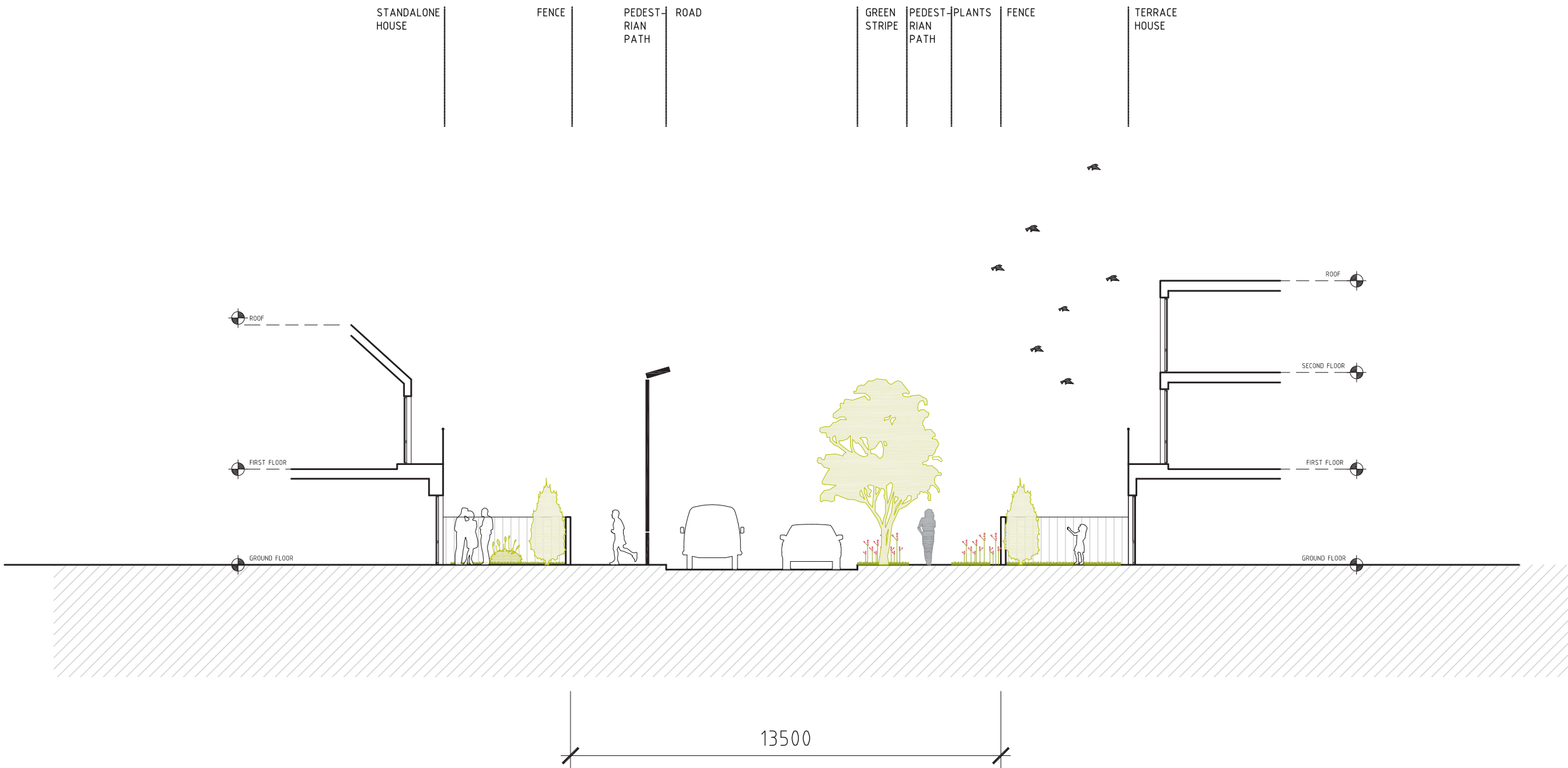
ARTERIAL PRINCIPLE AND COLLECTOR ROAD - OFF ROAD CYCLE WITH MEDIAN 23.6M



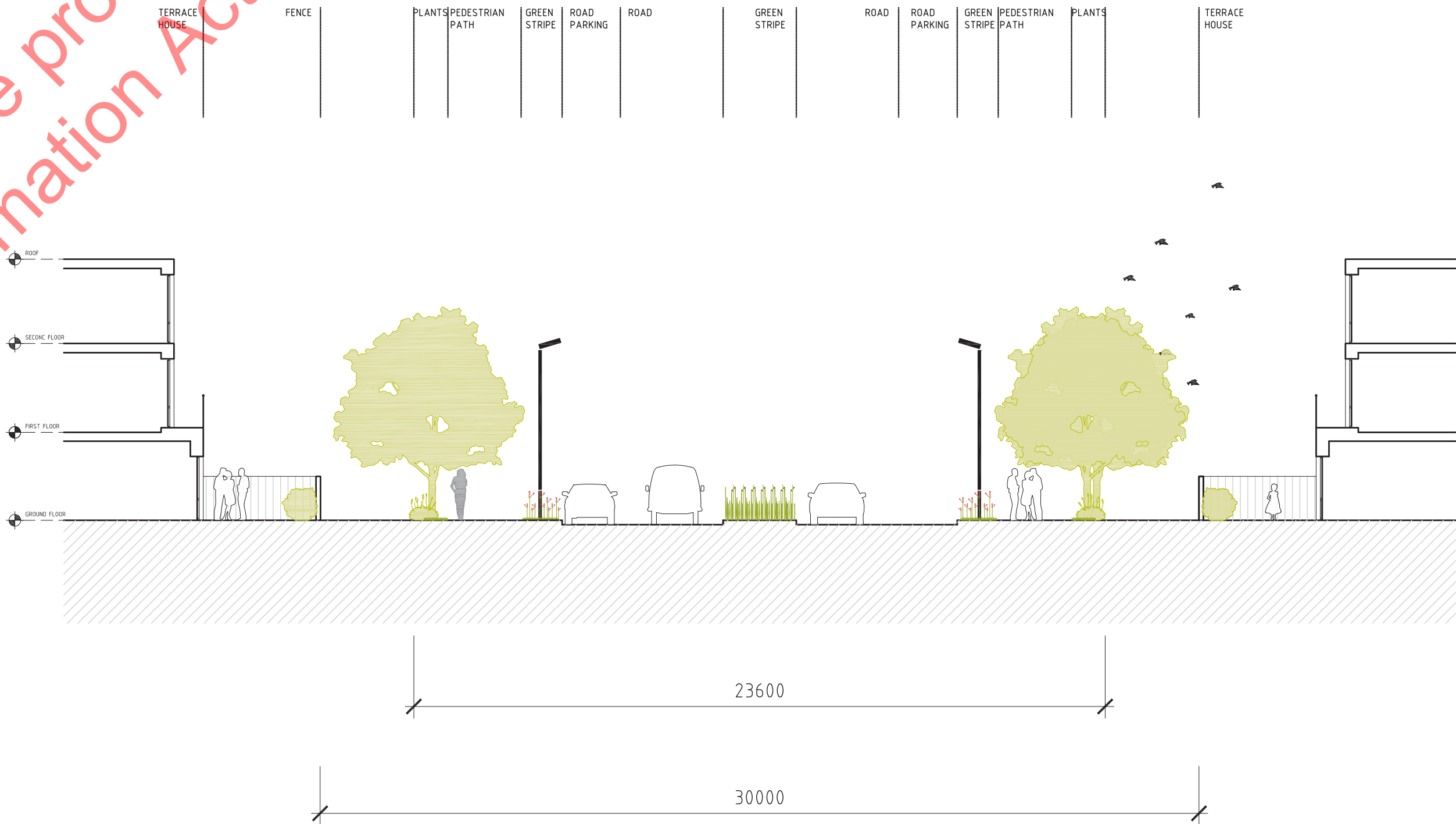
ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110
LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515
ZONE:
Main Rural
TOTAL SITE AREA:
21.9ha

SHEET NOTES

01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT NOUS LTD (2020).



TYPICAL MINOR LOCAL ROAD 13.5M

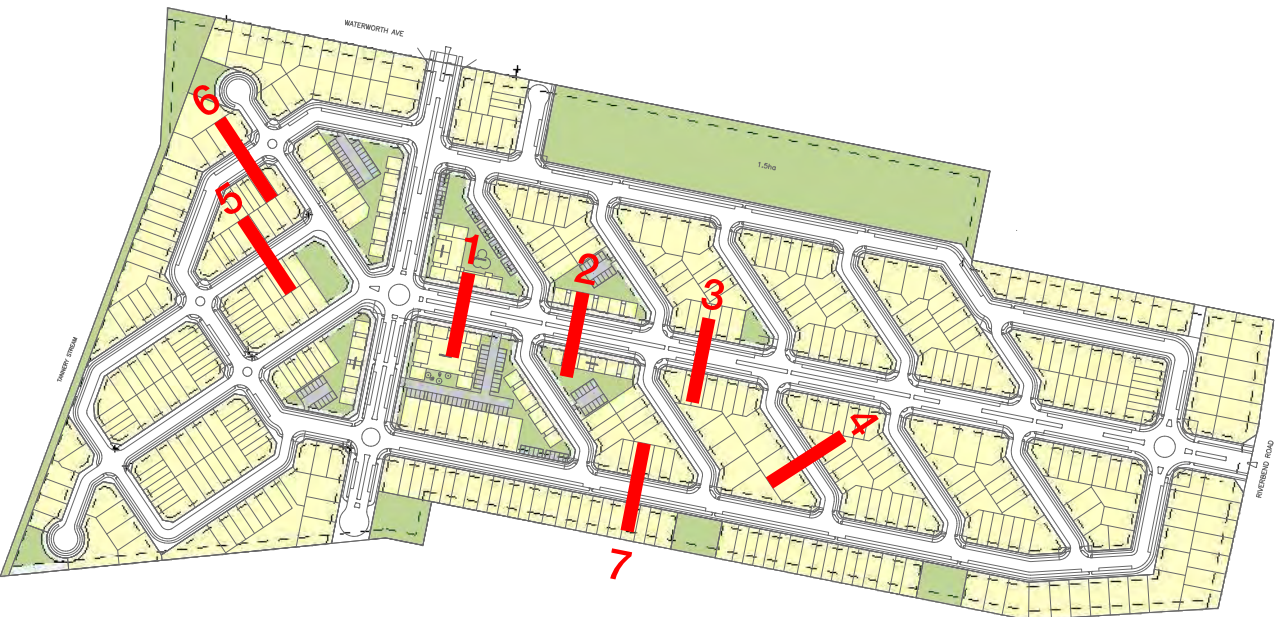


ARTERIAL PRINCIPLE AND COLLECTOR ROAD - OFF ROAD CYCLE WITH MEDIAN 23.6M

Road Corridor Sections

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com



ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110
LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515
ZONE:
Main Rural
TOTAL SITE AREA:
21.9ha

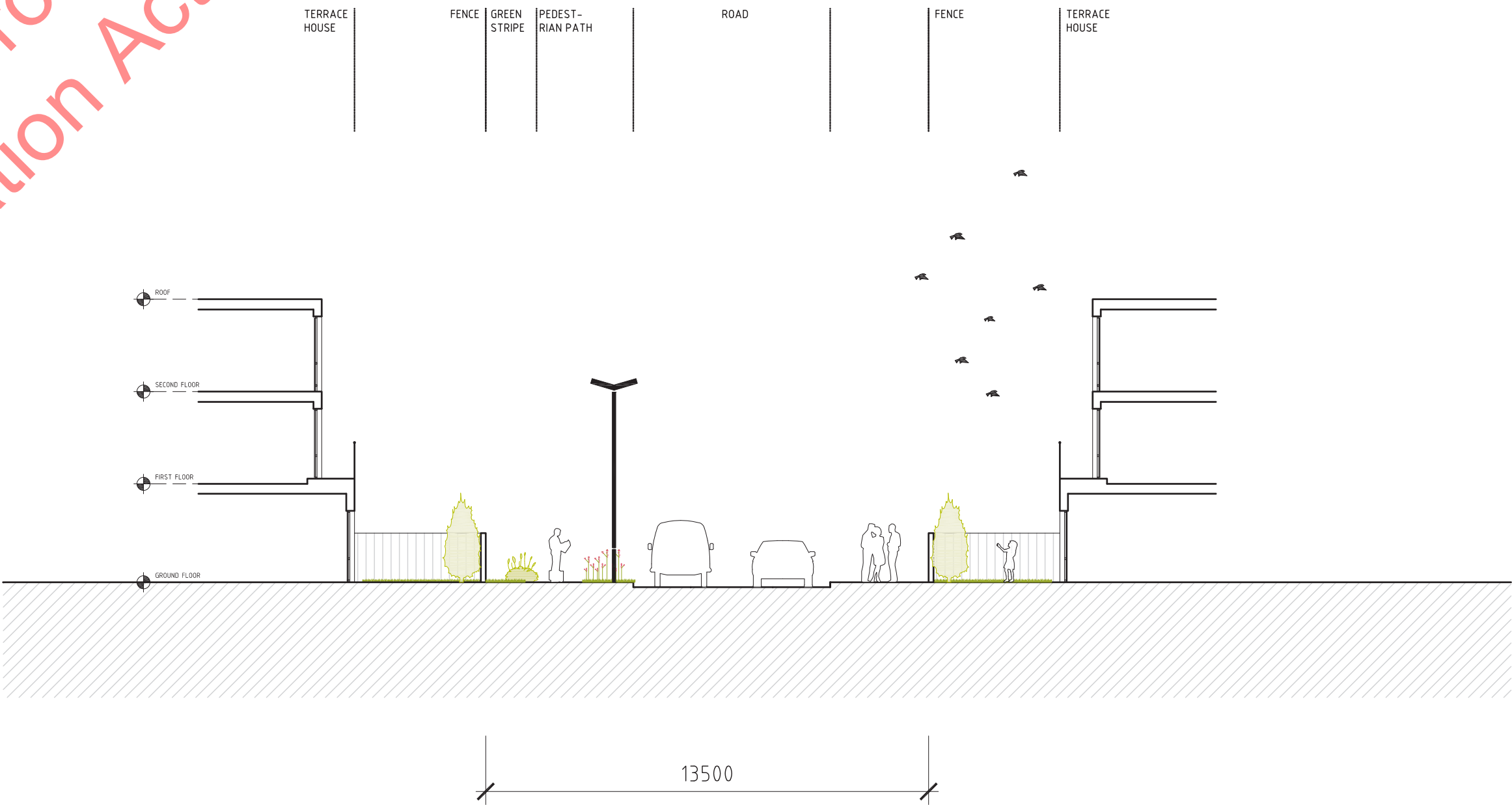
SHEET NOTES

01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT
NOUS LTD (2020).



TYPICAL MAJOR LOCAL ROAD 18.0M

06



TYPICAL MINOR LOCAL ROAD 13.5M

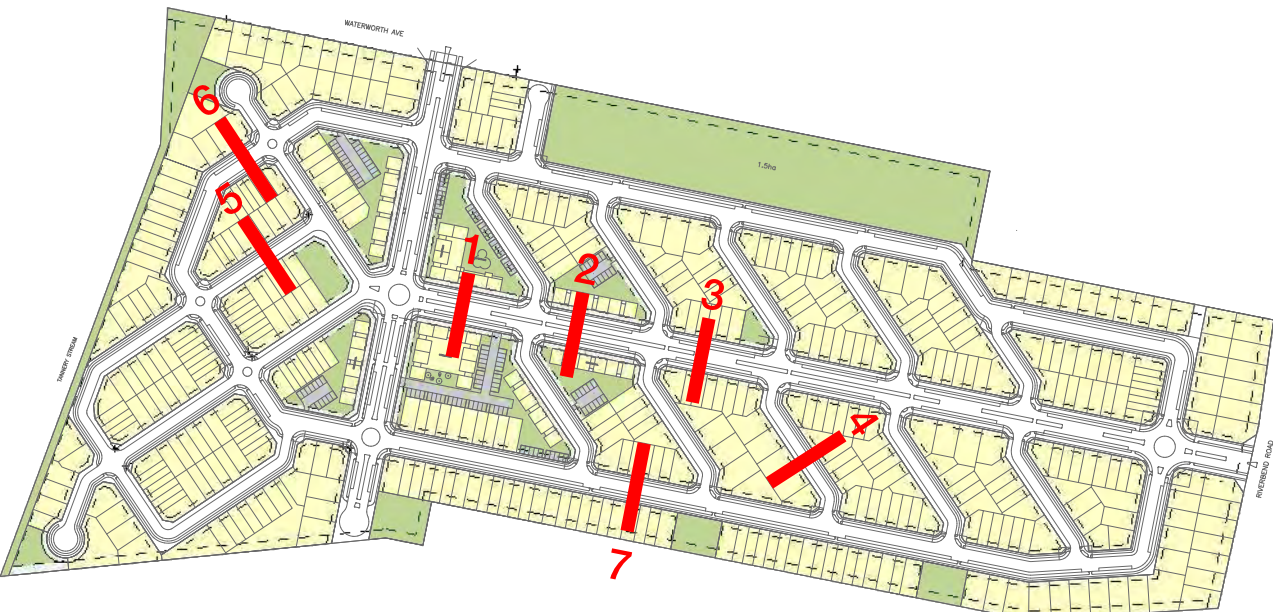
05

Road Corridor Sections

Young+ Richards+

+64 9 520 6444
info@youngrichards.com

118 Karamu Road North,
Hastings 4122, New Zealand
4d Edwin Street, Mount Eden,
Auckland 1024, New Zealand
P.O. Box 8171, Symonds Street,
Auckland 1150, New Zealand
www.youngrichards.com



ADDRESS:
20 Waterworth Avenue, Onekawa
195 Riverbend Road, Meeanee
215 Riverbend Road, Meeanee
Napier 4110
LEGAL TITLE:
Part Lot 1 DP 22039
Lot 1 DP 545750
Part Lot 1 DP 23515
ZONE:
Main Rural
TOTAL SITE AREA:
21.9ha

SHEET NOTES

01. SITE SURVEY INFORMATION AS PROVIDED BY DEVELOPMENT NOUS LTD (2020).

Released under the provision of
the Official Information Act 1982



TYPICAL MAJOR LOCAL ROAD 18.0M

Road Corridor Sections