

Irongate Masterplan Development **Plan A**



ID	REV	SHEET
000	-	COVER SHEET
051	02	NEIGHBOURHOOD CONTEXT
052	02	SITE CONTEXT
100	03	SUPERLOT PLAN
200	03	DEVELOPMENT PLAN A
201	03	DEVELOPMENT PLAN A NOTES
202	01	RETIREMENT VILLAGE OPTION
210	04	NEIGHBOURHOOD CENTRE
211	01	NEIGHBOURHOOD CENTRE
220	02	VILLAGE GREEN
221	01	VILLAGE GREEN
300	03	WATER MANAGEMENT AREAS
400	01	HOUSING TYPOLOGIES
410	01	MULTI-GENERATIONAL
420	01	FAMILY HOUSE
430	01	URBAN COTTAGE
440	01	ZERO-LOT
450	01	TERRACE
500	01	ROAD TYPES
510	01	22M MOVEMENT STREET
520	01	20M GREEN LINK
530	01	17M LOCAL STREET
540	01	10M LANEWAY
B01	-	PLAN B COVER SHEET
B10	01	PLAN B SUPERLOT
B20	03	PLAN B
B21	02	PLAN B NOTES
B22	01	PLAN B RETIREMENT OPTIONS

FOR HERETAUNGA TAMATEA SETTLEMENT TRUST

31 October 2022

ALL CONSULTANTS AND CONTRACTORS TO MUST VERIFY ALL DIMENSIONS, ANGLES, LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT, MARKETING, FABRICATION OR CONSTRUCTION.
COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF SADDLEBACK PLANNING LTD.



NOTE: THE AREAS AND DIMENSIONS SHOWN ARE INDICATIVE ONLY. ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ALL ANGLES, DIMENSIONS, LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT, MARKETING, FABRICATION OR CONSTRUCTION.

COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF SADDLEBACK PLANNING LTD.

REV	ISSUE	DATE
01	BRIEFING DOCUMENT	20/08/2022
02	DISCUSSION DOCUMENT	13/10/2022

- LEGEND**
- RECREATION SPACES
 - HASTINGS DISTRICT COUNCIL
 - SCHOOLS
 - RETAIL
 - COMMUNITY / FAITH
 - GENERAL INDUSTRY ZONE
 - 200M RADIUS
 - SH2
 - MAIN CONNECTIONS

TITLE

NEIGHBOURHOOD
CONTEXT

SCALE (A3) 0 50 100 200
1:10000

NORTH

PROJECT
IRONGATE

CLIENT
HERETAUNGA TAMATEA
SETTLEMENT TRUST

JOB NO
2207-005

STATUS
MFE APPLICATION ISSUE

DRAWING NO
051

REVISION
02

DATE
31/10/22

Saddleback



NOTE: THE AREAS AND DIMENSIONS SHOWN ARE INDICATIVE ONLY. ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ALL ANGLES, DIMENSIONS, LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT, MARKETING, FABRICATION OR CONSTRUCTION.

COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF SADDLEBACK PLANNING LTD.

REV	ISSUE	DATE
01	BRIEFING DOCUMENT	20/08/2022
02	DISCUSSION DOCUMENT	13/10/2022

- LEGEND**
- RECREATION SPACES
 - HASTINGS DISTRICT COUNCIL
 - SCHOOLS
 - RETAIL
 - COMMUNITY / FAITH
 - GENERAL INDUSTRY ZONE
 - 200M RADIUS
 - SH2
 - MAIN CONNECTIONS

TITLE
SITE CONTEXT

SCALE (A3) 0 20 50 100
1:5000

NORTH

PROJECT
IRONGATE

CLIENT
**HERETAUNGA TAMATEA
SETTLEMENT TRUST**

JOB NO
2207-005

STATUS
MFE APPLICATION ISSUE

DRAWING NO
052

REVISION
02

DATE
31/10/22

Saddleback

PLAN A - SUPERLOTS		
DESCRIPTION	LOT #	AREA (m2)
SUPERLOT	01	5,523
SUPERLOT	02	6,182
SUPERLOT	03	6,182
SUPERLOT	04	5,582
SUPERLOT	05	5,582
SUPERLOT	06	5,798
SUPERLOT	07	3,775
SUPERLOT	08	1,304
SUPERLOT	09	1,572
SUPERLOT	10	782
SUPERLOT	11	782
SUPERLOT	12	791
SUPERLOT	13	596
SUPERLOT	14	782
SUPERLOT	15	782
SUPERLOT	16	1,265
SUPERLOT	17	1,431
SUPERLOT	18	4,689
SUPERLOT	19	6,560
SUPERLOT	20	5,589
SUPERLOT	21	5,382
SUPERLOT	22	5,382
SUPERLOT	23	5,382
SUPERLOT	24	6,011
SUPERLOT	25	3,837
SUPERLOT	26	5,582
SUPERLOT	27	5,582
SUPERLOT	28	4,180
SUPERLOT	29	2,769
SUPERLOT	30	7,144
SUPERLOT	31	6,159
SUPERLOT	32	4,942
	32	127,901 m²



NOTE: THE AREAS AND DIMENSIONS SHOWN ARE INDICATIVE ONLY. ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ALL ANGLES, DIMENSIONS, LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT, MARKETING, FABRICATION OR CONSTRUCTION.

COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF SADDLEBACK PLANNING LTD.

REV	ISSUE	DATE
01	WORKING DRAFT	11/10/2022
02.1	DISCUSSION DOCUMENT	13/10/2022
03	MFE APPLICATION ISSUE	31/10/2022

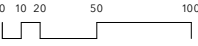
TITLE

SUPERLOT PLAN



SCALE (A3)

1: 4000



NORTH



PROJECT

IRONGATE

CLIENT

HERETAUNGA TAMATEA SETTLEMENT TRUST

JOB NO

2207-005

STATUS

MFE APPLICATION ISSUE

DRAWING NO

100

REVISION

03

DATE

31/10/22

Saddleback

NOTE

The maximum design capacity is for 530 dwellings, allowing for a retirement village option.

If a retirement village does not proceed, the applicant seeks to allow a maximum of up to 475 dwellings only.

Typology locations are indicative only.

Lots show how the development mix can support a wide range of housing choices to support development objectives.

Plan A as illustrated:

- RESIDENTIAL**
475 Lots (~260m² Av.) (471 Illustrated)
- 530 Maximum Infrastructure Design Capacity allowing for multigenerational units and/or retirement village options.
- NEIGHBOURHOOD CENTRE**
700m² Commerical Footplate
Can included up to 10 additional residential units

MULTI-UNIT ACCOMODATION
2500m² sites
Assumed as a 30 Unit motel or VA.

COMMUNITY HUB
1200m²



NOTE - THE AREAS AND DIMENSIONS SHOWN ARE INDICATIVE ONLY. ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ALL ANGLES, DIMENSIONS, LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT, MARKETING, FABRICATION OR CONSTRUCTION.

COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF SADDLEBACK PLANNING LTD.

REV	ISSUE	DATE
01	BRIEFING DOCUMENT	20/08/2022
02.2	DISCUSSION DOCUMENT	13/10/2022
03	MFE APPLICATION ISSUE	31/10/2022

LEGEND

- TYPE A 30x20m 600m²
- TYPE B 20x20m 400m²
- TYPE C 15x25m 375m²
- TYPE D 15x20m 300m²
- TYPE E 10x20m 200m²
- TYPE F 7.5x20m 150m²
- TYPE G 800m² Retail/Mixed Use
- Visitor Accomodation
- Community Site
- Pump Station

TITLE
DEVELOPMENT PLAN A

SCALE (A3) 0 10 20 50 100 NORTH

PROJECT
IRONGATE

CLIENT
HERETAUNGA TAMATEA
SETTLEMENT TRUST

JOB NO 2207-005 STATUS MFE APPLICATION ISSUE

DRAWING NO 200 REVISION 03 DATE 31/10/22

Saddleback

LANDSCAPE NOTES

- Revegetate southern bank and limit access.
- Remove all exotic species, including orchard trees and pine hedge.
- Work with Adam to confirm revege species.
- Create access point to water and reshape stream bank.

Items to Include

- Fitness Trail
- Playground
- Information / Storyboards
- Artwork
- Seating
- Lighting
- Shelter
- Swimming
- Scooter Track
- Basketball Half Court
- 3m wide all weather shared path



NOTE: THE AREAS AND DIMENSIONS SHOWN ARE INDICATIVE ONLY. ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ALL ANGLES, DIMENSIONS, LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT, MARKETING, FABRICATION OR CONSTRUCTION.

COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF SADDLEBACK PLANNING LTD.

REV	ISSUE	DATE
01.1	DISCUSSION DOCUMENT	13/10/2022
02	DISCUSSION DOCUMENT	21/10/2022
03	DISCUSSION DOCUMENT	25/10/2022

LEGEND

- PEDESTRIAN LINK
- MULTIMODAL (3M) PATH
- RECREATIONAL PATH

TITLE
DEVELOPMENT PLAN A
NOTES

SCALE (A3) 0 10 20 50 100 NORTH

PROJECT
IRONGATE

CLIENT
HERETAUNGA TAMATEA
SETTLEMENT TRUST

JOB NO
2207-005 STATUS
MFE APPLICATION ISSUE

DRAWING NO
201 REVISION
03 DATE
31/10/22

Saddleback

NOTE

The maximum design capacity is for 530 dwellings, allowing for a retirement village option.

If a retirement village does not proceed, the applicant seeks to allow a maximum of up to 475 dwellings only.



NOTE: THE AREAS AND DIMENSIONS SHOWN ARE INDICATIVE ONLY. ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ALL ANGLES, DIMENSIONS, LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT, MARKETING, FABRICATION OR CONSTRUCTION.

COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF SADDLEBACK PLANNING LTD.

REV	ISSUE	DATE
01	MFE APPLICATION ISSUE	31/10/2022

LEGEND

OPTION A.1	4.00 HA
Site Balance	
Number of Dwellings	375
Residential Density	35.4 dw/ha
OPTION A.2	3.72 HA
Site Balance	
Number of Dwellings	369
Residential Density	35.3 dw/ha

TITLE
RETIREMENT VILLAGE
OPTIONS

SCALE (A3) 0 10 20 50 100 NORTH

PROJECT
IRONGATE

CLIENT
HERETAUNGA TAMATEA
SETTLEMENT TRUST

JOB NO
2207-005

STATUS
MFE APPLICATION ISSUE

DRAWING NO
202

REVISION
01

DATE
31/10/22

Saddleback

LEGEND

- 1 MULTI MODAL SHARED PATH
- 2 RAISED PEDESTRIAN CROSSINGS
- 3 TREE-LINED MAIN ROAD
- 4 INDENTED PARKING BAYS
- 5 NEIGHBOURHOOD CENTRE WITH WALK UP APARTMENTS
- 6 OFF STREET CARPARKING
- 7 PLAYGROUND AND PLAY AREA
- 8 RECREATIONAL PATH
- 9 REGRADED WELLWOOD DRAIN
- 10 DRY STORMWATER DETENTION BASIN
- 11 LANDSCAPED BUND
- 12 SLOW SPEED LANEWAYS WITH CHICANES



NOTE: THE AREAS AND DIMENSIONS SHOWN ARE INDICATIVE ONLY. ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ALL ANGLES, DIMENSIONS, LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT, MARKETING, FABRICATION OR CONSTRUCTION.

COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF SADDLEBACK PLANNING LTD.

REV	ISSUE	DATE
01	DISCUSSION DOCUMENT	13/10/2022
02	DISCUSSION DOCUMENT	21/10/2022
03	DISCUSSION DOCUMENT	25/10/2022
04	MFE APPLICATION ISSUE	31/10/2022



TITLE
NEIGHBOURHOOD
CENTRE

SCALE (A3) 0 5 10 20 NORTH

PROJECT
IRONGATE

CLIENT
HERETAUNGA TAMATEA
SETTLEMENT TRUST

JOB NO
2207-005

STATUS
MFE APPLICATION ISSUE

DRAWING NO
210

REVISION
04

DATE
31/10/22

Saddleback

NOTE: THE AREAS AND DIMENSIONS SHOWN ARE INDICATIVE ONLY.
ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ALL ANGLES, DIMENSIONS,
LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT,
MARKETING, FABRICATION OR CONSTRUCTION.

COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF SADDLEBACK PLANNING LTD.

REV	ISSUE	DATE
01	MFE APPLICATION ISSUE	31/10/2022



TITLE
NEIGHBOURHOOD
CENTRE



PROJECT
IRONGATE

CLIENT
HERETAUNGA TAMATEA
SETTLEMENT TRUST

JOB NO	STATUS
2207-005	MFE APPLICATION ISSUE

DRAWING NO	REVISION	DATE
211	01	31/10/22

Saddleback

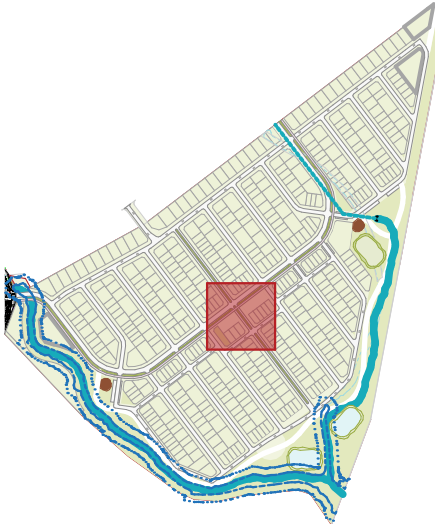
LEGEND

- 1 MULTI MODAL SHARED PATH
- 2 RAISED PEDESTRIAN CROSSINGS
- 3 TREE-LINED MAIN ROAD
- 4 INDENTED PARKING BAYS
- 5 VILLAGE GREEN
- 6 CENTRAL LANDSCAPED SWALE
- 7 DIRECT PEDESTRIAN ACCESS FROM PARK TO ADJACENT DWELLINGS
- 8 INFORMAL PLAY AREA AND AMENITY AREA
- 9 LANDSCAPED UTILITIES LOT (WATER PUMP STATION)
- 10 NORTH FACING LIVING COURTS
- 11 SLOW SPEED LANEWAYS WITH CHICANES



NOTE: THE AREAS AND DIMENSIONS SHOWN ARE INDICATIVE ONLY. ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ALL ANGLES, DIMENSIONS, LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT, MARKETING, FABRICATION OR CONSTRUCTION.
COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF SADDLEBACK PLANNING LTD.

REV	ISSUE	DATE
01	DISCUSSION DOCUMENT	25/10/2022
03	MFE APPLICATION ISSUE	31/10/2022



TITLE
VILLAGE GREEN



SCALE (A3) 0 1 10
1:500



PROJECT
IRONGATE
CLIENT
HERETAUNGA TAMATEA
SETTLEMENT TRUST

JOB NO
2207-005
STATUS
MFE APPLICATION ISSUE

DRAWING NO
220
REVISION
02
DATE
31/10/22

Saddleback

NOTE: THE AREAS AND DIMENSIONS SHOWN ARE INDICATIVE ONLY.
ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ALL ANGLES, DIMENSIONS,
LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT,
MARKETING, FABRICATION OR CONSTRUCTION.

COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF SADDLEBACK PLANNING LTD.

REV	ISSUE	DATE
01	MFE APPLICATION ISSUE	31/10/2022



TITLE
VILLAGE GREEN



PROJECT
IRONGATE
CLIENT
HERETAUNGA TAMATEA
SETTLEMENT TRUST

JOB NO	STATUS
2207-005	MFE APPLICATION ISSUE

DRAWING NO	REVISION	DATE
221	01	31/10/22

Saddleback

SUMMARY

HBRC reserve exchange
DOC esplanade reserve exchange
New HDC stormwater drain and reserves areas

~515m length / 4,719m² drain area for ~680m length / ~6,000m² stream area
~515m length / ~20,600m² drain area for ~680m length / ~23,600m² stream area
~470m length / ~34,000m² area

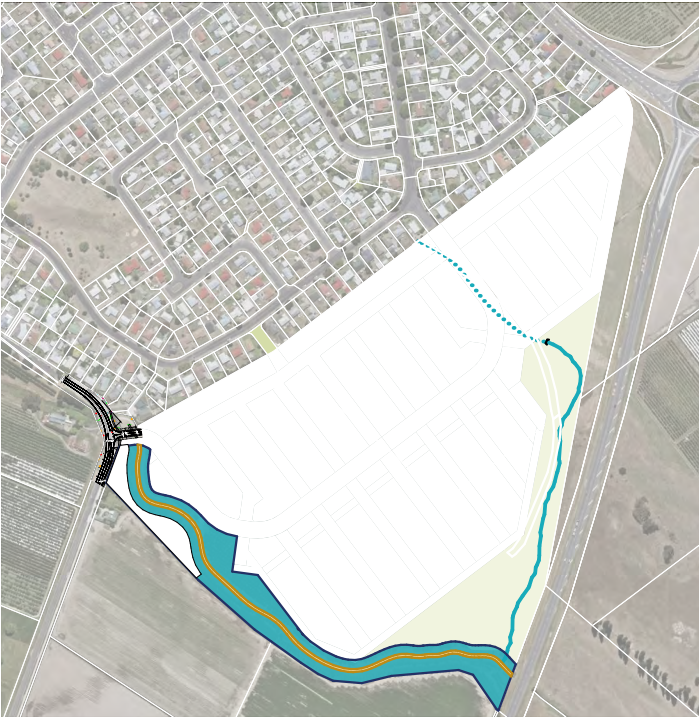
NOTE - THE AREAS AND DIMENSIONS SHOWN ARE INDICATIVE ONLY.
ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ALL ANGLES, DIMENSIONS,
LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT,
MARKETING, FABRICATION OR CONSTRUCTION.

COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF SADDLEBACK PLANNING LTD.

REV	ISSUE	DATE
01	INTERNAL REVIEW	11/10/2022
02.1	DISCUSSION DOCUMENT	13/10/2022
03	MFE APPLICATION ISSUE	31/10/2022

NOTE

All areas are indicative only
and subject to confirmation
following final survey



WELLWOOD DRAIN (HBRC / DOC)

~515m Length vested in HBRC
~4,719 m² Drain Bed vested in HBRC as reserve
~20,600 m² Marginal Strip reserved to DOC

+130m of drain length outside HBRC/DOC Management with no marginal strip or reserve status

- RECLAIMED AREA (PROPOSED TO BE PIPED)**
~2,450 m²
~215 m Length
- HBRC Drain Bed**
~4719 m²
~ 515 m Length
- MARGINAL STRIP (DOC)**
~ 20,600 m²
~ 515m length * 20m width * 2
- * WELLWOOD DRAIN TO BE REALIGNED AND REGRADED FROM PIPED LOCATION THROUGH TO IRONGATE STREAM.**
~220m Piped Length
~470 m Daylight Length
~175m NET LOSS (Current overall length is 645m)

IRONGATE STREAM

- IRONGGATE STREAM**
~680 m Length
* Estimated stream area at ~6,000m², assuming the same ratio of length to area as the drain.
- MARGINAL STRIP**
~23,600 m²
* Minimum 12m from stream edge to the N/E side
* Variable on S/W side but greater than 20m in places

LOCAL PURPOSE / STORMWATER RESERVE

- BALANCE LOT (NET AREA)**
~34,000 m²
~470m DRAIN LENGTH



TITLE
WATER MANAGEMENT AREAS

SCALE (A3) 0 50 100 200
1:10000

PROJECT
IRONGATE

CLIENT
HERETAUNGA TAMATEA SETTLEMENT TRUST

JOB NO
2207-005

STATUS
MFE APPLICATION ISSUE

DRAWING NO
300

REVISION
03

DATE
31/10/22

NOTE

The maximum design capacity is for 530 dwellings. The applicant is seeking up to 475 only, if a retirement village does not proceed.

Typology locations are indicative only.

Lots show how the development mix can support a wide range of housing choices to support development objectives.



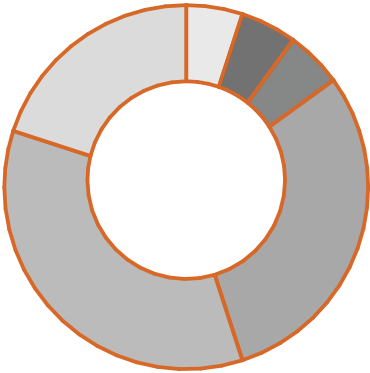
NOTE: THE AREAS AND DIMENSIONS SHOWN ARE INDICATIVE ONLY. ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ALL ANGLES, DIMENSIONS, LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT, MARKETING, FABRICATION OR CONSTRUCTION.

COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF SADDLEBACK PLANNING LTD.

REV	ISSUE	DATE
01	DISCUSSION DOCUMENT	25/10/2022
02	MFE APPLICATION ISSUE	31/10/2022

HOUSING TYPOLOGY MIX

MULTI-GENERATIONAL	5%
FAMILY HOUSE	10%
URBAN COTTAGE	30%
ZEROLOT/DUPLEX	35%
TERRACE	20%



TITLE
HOUSING TYPOLOGIES

SCALE (A3) 0 10 20 50 100 NORTH

PROJECT
IRONGATE

CLIENT
HERETAUNGA TAMATEA
SETTLEMENT TRUST

JOB NO
2207-005

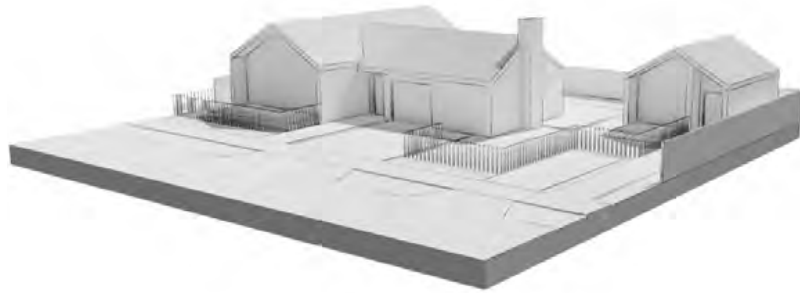
STATUS
MFE APPLICATION ISSUE

DRAWING NO
400

REVISION
02

DATE
31/10/22

Saddleback



Multi-generational Homes provide the opportunity for larger families to live together function independently (if required). They typically consist of a main house supported by 1 or 2 minor dwellings on larger (600m²+) sites. This facilitates the opportunity for residents to take advantage of collective purchasing power for joint home loans.

The buildings are almost exclusively single level to help ensure not only the creation a common space but also private living courts for each dwelling.

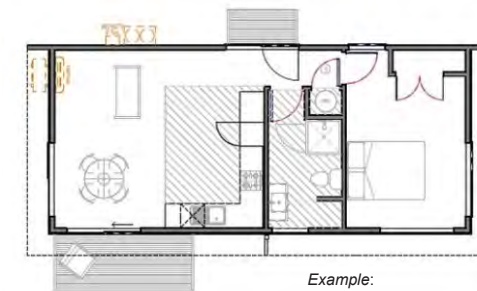
Wider street frontages or corner sites ensure multiple, independent street entry points for the dwellings

FEATURES:

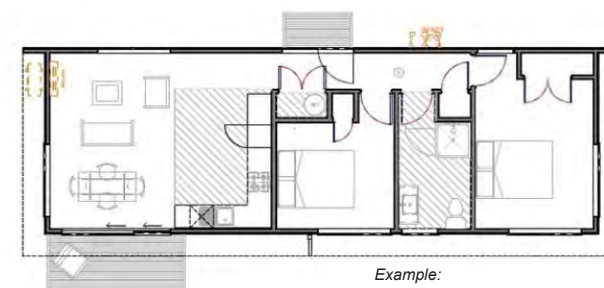
- Free Standing
- Main house (can include minor dwelling) + independent minor dwellings
- At least 1 off-street car park per dwelling



Example:
109m² 3 bedroom unit
Exceed Homes



Example:
53m² 1 bedroom unit
Matrix Homes

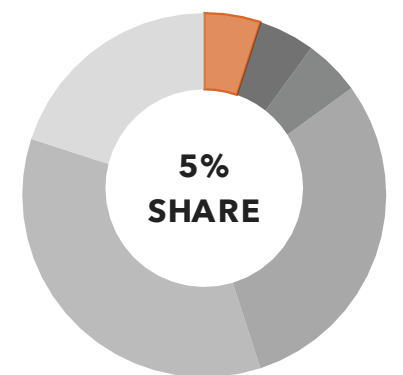


Example:
70m² 2 bedroom unit
Matrix Homes

- 3 COMPONENTS DELIVER:**
- 6 bedrooms over 3 buildings
 - Total Footplate = 232m² (39% coverage)

NOTE: THE AREAS AND DIMENSIONS SHOWN ARE INDICATIVE ONLY. ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ALL ANGLES, DIMENSIONS, LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT, MARKETING, FABRICATION OR CONSTRUCTION.
COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF SADDLEBACK PLANNING LTD.

REV	ISSUE	DATE
01	MFE APPLICATION ISSUE	31/10/2022

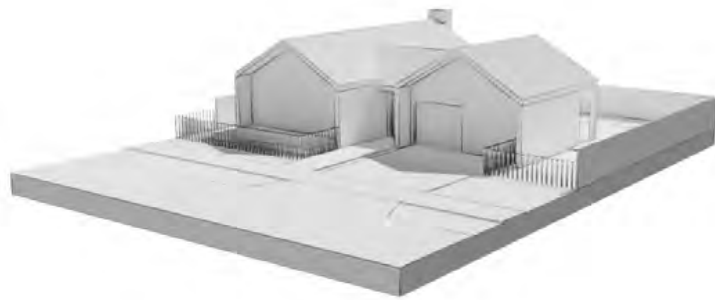


TITLE
MULTI-GENERATIONAL



PROJECT IRONGATE	STATUS MFE APPLICATION ISSUE
CLIENT HERETAUNGA TAMATEA SETTLEMENT TRUST	
JOB NO 2207-005	
DRAWING NO 410	REVISION 02
	DATE 31/10/22

Saddleback



The Family House provides for larger free-standing dwellings on what is considered to be larger lots.

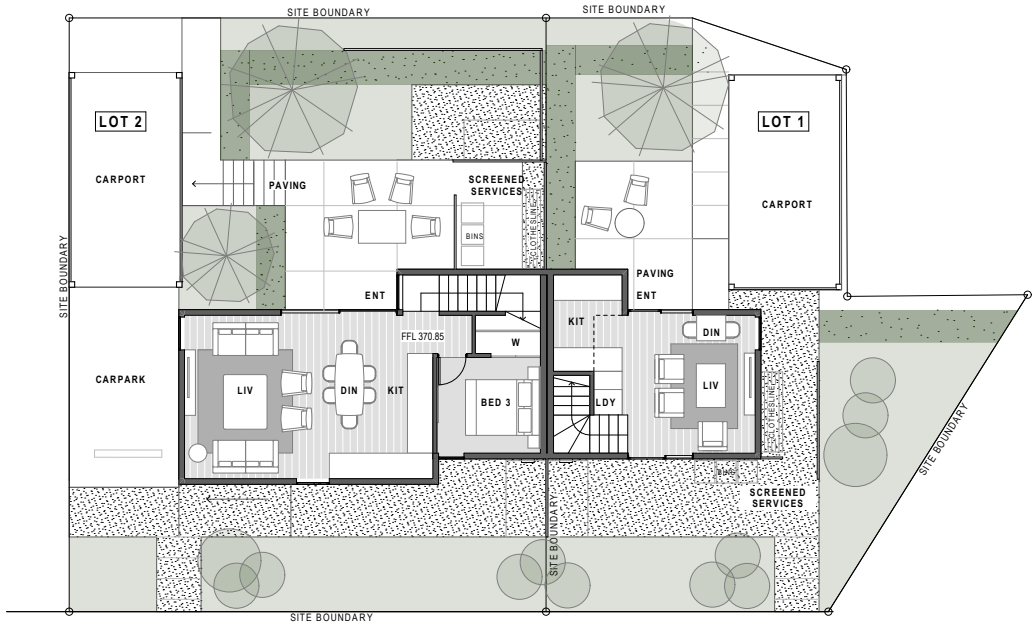
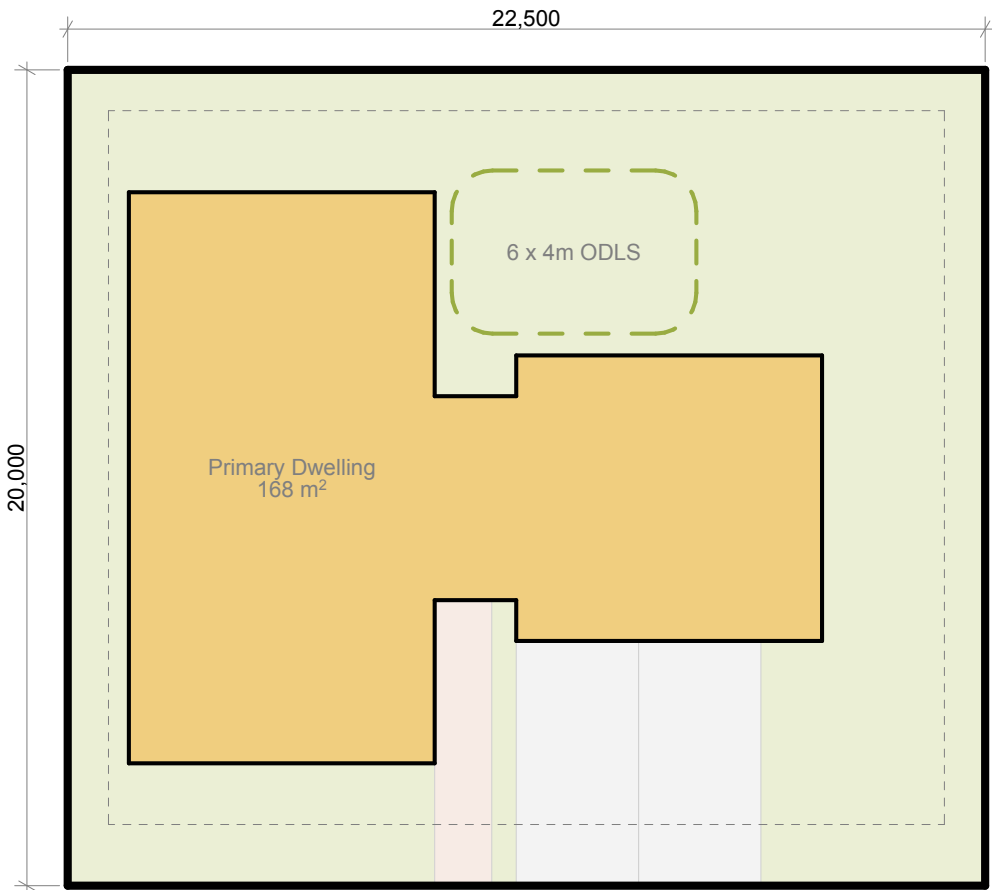
These are typically single-level but provide the option for dual-key dwellings if two-level building design is employed on part or all of the dwelling. This provides the opportunity for smaller households (i.e. starter-couples or empty-nester's) to augment mortgage payments with rental income while retaining the ability to expand over time if desired / required (subject to the dwelling meeting the necessary building consent requirements for this). These are ideal on corner sites where independent access can be achieved

FEATURES:

- Free Standing
- 1 or 2 Level
- At least 2 off-street car parks - 1 x garage or carport, 1 x at-grade
- Ability to accommodate secondary dwelling within the building envelope.



Split dwelling, Karitane



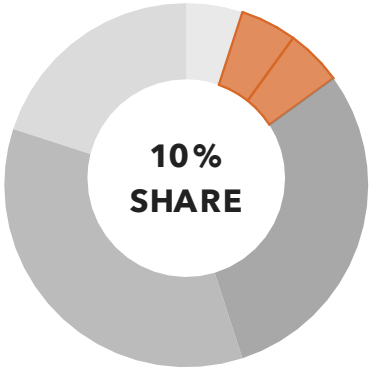
Example:
 Lots Size: Approximately 400m²
 Footplate: 110m² (28% coverage) providing for

- 1 bedroom studio home (52m²) with 1 car park, and
- 102m² 3 bedroom home with 2 car parks

Classic Builders- MATZ Architecture

NOTE: THE AREAS AND DIMENSIONS SHOWN ARE INDICATIVE ONLY. ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ALL ANGLES, DIMENSIONS, LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT, MARKETING, FABRICATION OR CONSTRUCTION.
 COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF SADDLEBACK PLANNING LTD.

REV	ISSUE	DATE
01	MFE APPLICATION ISSUE	31/10/2022



TITLE
 FAMILY HOUSE

SCALE (A3) 0 1 2 5 NORTH

PROJECT
 IRONGATE
 CLIENT
 HERETAUNGA TAMATEA
 SETTLEMENT TRUST

JOB NO
 2207-005 STATUS
 MFE APPLICATION ISSUE

DRAWING NO
 420 REVISION
 02 DATE
 31/10/22

Saddleback



The Urban Cottage is a free-standing dwelling applied to lots under 300m² while providing (typically) single-level compact dwellings as an inherently affordable dwelling option for family living.

Variants using loft spaces can deliver larger dwellings.

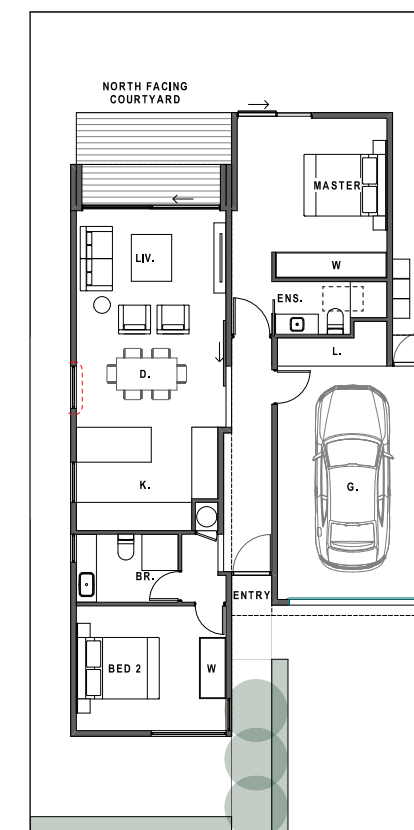
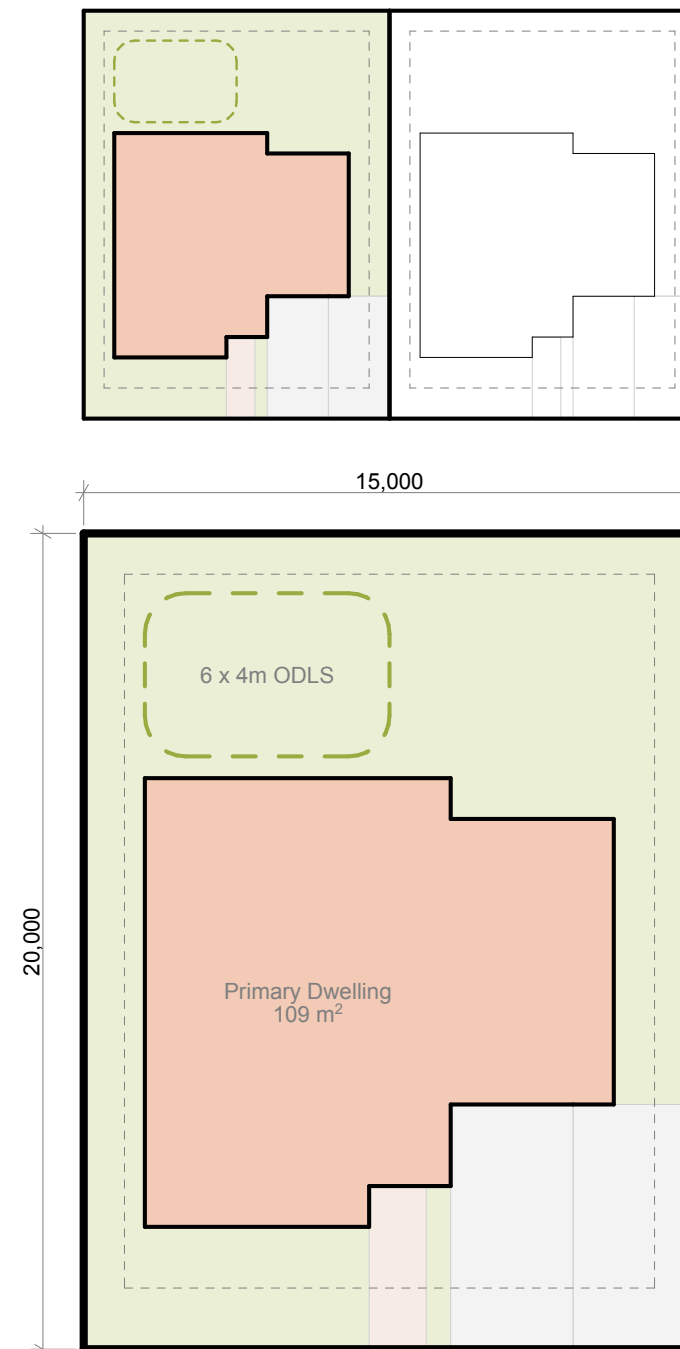
The wider frontage (10m+) facilitates good off-street parking provision and front yard amenity.

FEATURES:

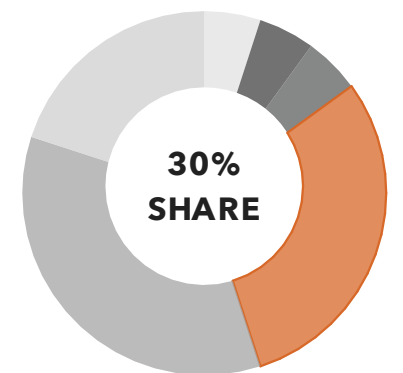
- Free Standing: Single-lot or Zero-Lot
- Single level with loft options
- At least 2 off-street car parks - 1 x garage or carport, 1 x at-grade
- Inherently affordable



Compact single level houses, Northlake, Wanaka



Example:
 Lot Size: 220m²
 Single level footplate 110m² (50% Coverage)
 2 Bedrooms 87m² + Garage 23m² + 1 at-grade car space
 Classic Builders- MATZ Architecture



TITLE
URBAN COTTAGE

SCALE (A3) 1:200 0 1 2 5 NORTH

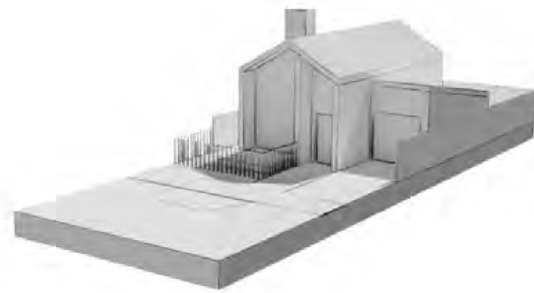
PROJECT
IRONGATE

CLIENT
HERETAUNGA TAMATEA
SETTLEMENT TRUST

JOB NO	STATUS
2207-005	MFE APPLICATION ISSUE

DRAWING NO	REVISION	DATE
430	02	31/10/22

Saddleback



The Semi-Detached or Zero Lot House is built to the side boundary on one side, potentially (but not necessarily, sharing a single party wall.

The are typically 2 levels and occupy smaller sites (circa 220-250m²). The efficiencies gained from eliminating one side yard while still allowing for quality private rear living courts (and access to these) helps reduce the land cost component for dwellings.

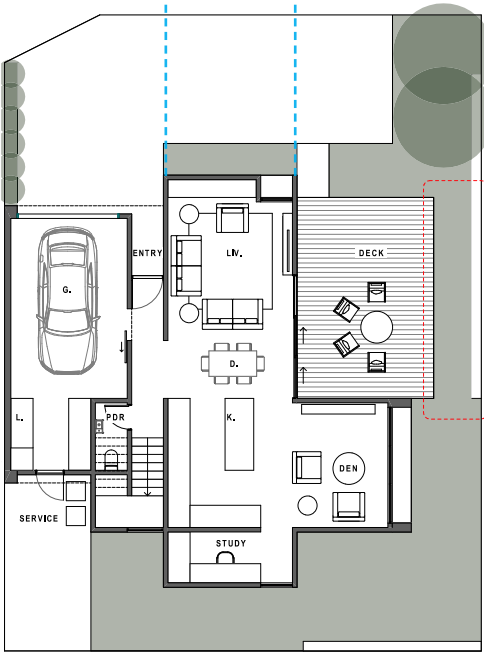
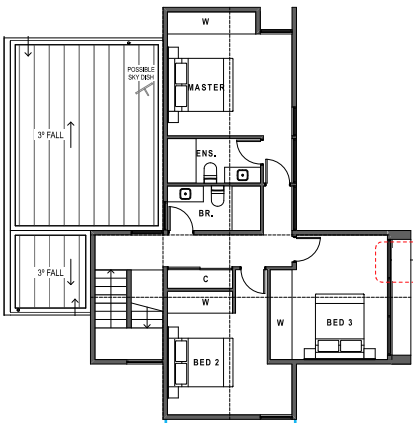
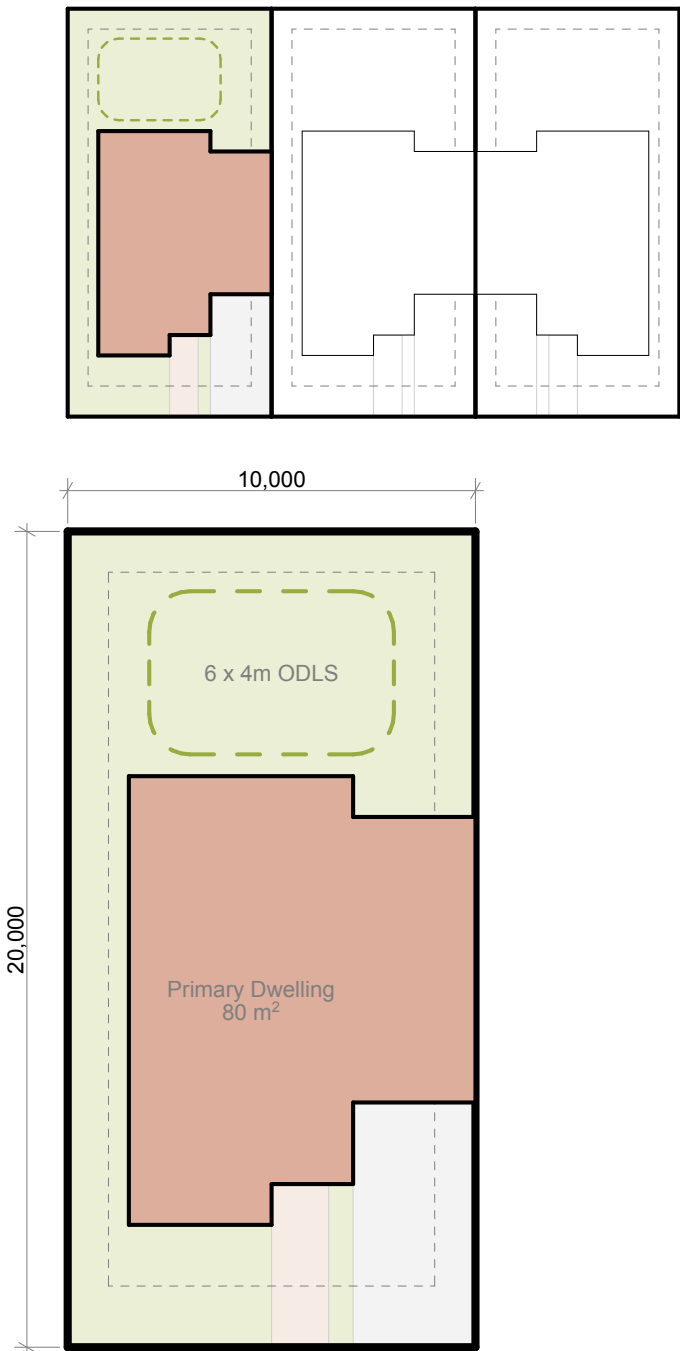
They are an attractive option for those who don’t have the time or inclination to maintain landscaping but are still seeking a family-sized dwelling.

FEATURES:

- Free Standing (Zero-Lot) or Semi-detached
- Typically 2 levels
- Affordable-by-design



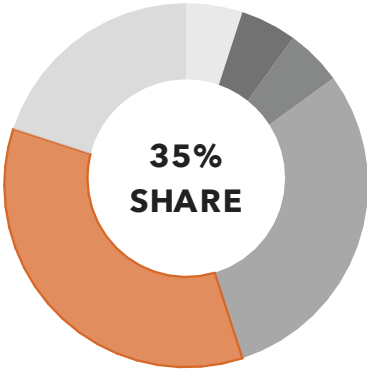
Duplex Units - Manchester Street, Christchurch



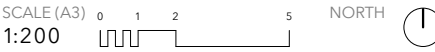
Example:
 Lot Size: 280m²
 Max. floorplate 80m² (29%)
 3 Bedrooms + Study 150m² + garage 30m² +1 at-grade car space
 Classic Builders- MATZ Architecture

NOTE: THE AREAS AND DIMENSIONS SHOWN ARE INDICATIVE ONLY. ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ALL ANGLES, DIMENSIONS, LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT, MARKETING, FABRICATION OR CONSTRUCTION.
 COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF SADDLEBACK PLANNING LTD.

REV	ISSUE	DATE
01	MFE APPLICATION ISSUE	31/10/2022



TITLE
 ZERO-LOT



PROJECT
 IRONGATE
 CLIENT
 HERETAUNGA TAMATEA
 SETTLEMENT TRUST

JOB NO
 2207-005
 STATUS
 MFE APPLICATION ISSUE

DRAWING NO
 440
 REVISION
 02
 DATE
 31/10/22

Saddleback



Terraces are three or more attached dwellings in a row. These typically provide combined visitor and vehicle access from the street and are arranged in groups of 5-5 dwellings.

They are wide enough (>7.5m) to deliver quality frontage to private rear living courts on the ground floor, and at least two habitable rooms on the level above. Increased width also maintains good privacy for living courts, solar access to internal spaces and facilitates a wider range of internal configurations.

FEATURES:

- Attached with side yards to end units only
- 2+ levels
- Combined pedestrian and vehicle access
- Central units wider
- Affordable-by-design



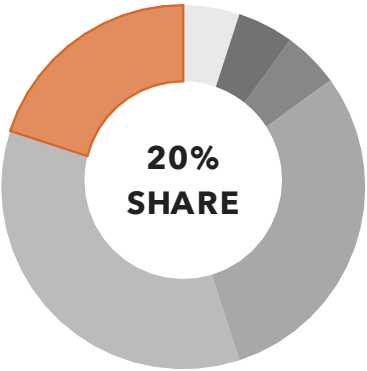
Red Beach, Auckland
Modulated façades, differentiated materials and colours help break the building form - creating variety and interest.



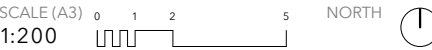
Example:
Lot Size: 200m²
Single level footplate 110m²
2 Bedrooms 87m² + Garage 23m² + 1 at-grade car space
Classic Builders- MATZ Architecture

NOTE: THE AREAS AND DIMENSIONS SHOWN ARE INDICATIVE ONLY. ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ALL ANGLES, DIMENSIONS, LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT, MARKETING, FABRICATION OR CONSTRUCTION.
COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF SADDLEBACK PLANNING LTD.

REV	ISSUE	DATE
01	MFE APPLICATION ISSUE	31/10/2022



TITLE
TERRACE



PROJECT
IRONGATE
CLIENT
HERETAUNGA TAMATEA
SETTLEMENT TRUST

JOB NO
2207-005
STATUS
MFE APPLICATION ISSUE

DRAWING NO
450
REVISION
02
DATE
31/10/22

Saddleback



NOTE: THE AREAS AND DIMENSIONS SHOWN ARE INDICATIVE ONLY. ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ALL ANGLES, DIMENSIONS, LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT, MARKETING, FABRICATION OR CONSTRUCTION.

COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF SADDLEBACK PLANNING LTD.

REV	ISSUE	DATE
01	MFE APPLICATION ISSUE	31/10/2022

- LEGEND**
- 22m Movement Street
 - 20m Green Link
 - 17m Local Street
 - 10m Laneway

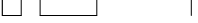
TITLE

ROAD TYPES



SCALE (A3)

1: 4000



NORTH



PROJECT

IRONGATE

CLIENT

HERETAUNGA TAMATEA SETTLEMENT TRUST

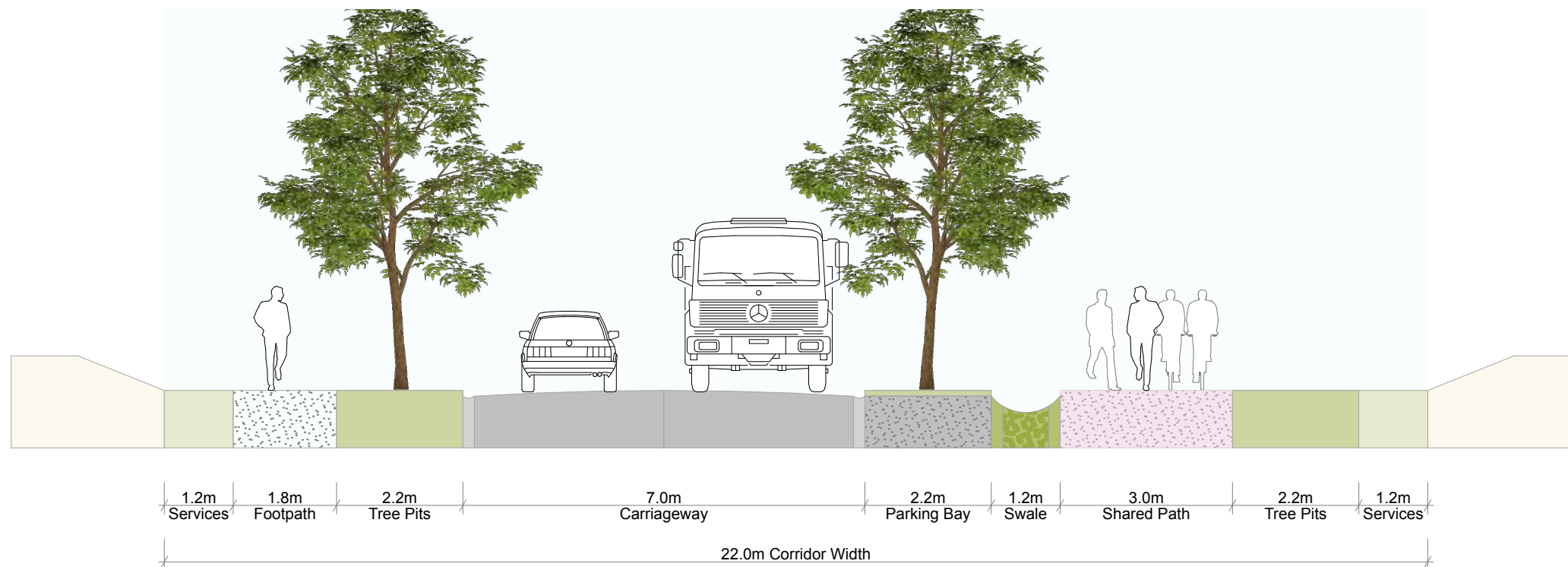
JOB NO	STATUS
2207-005	MFE APPLICATION ISSUE

DRAWING NO	REVISION	DATE
500	01	31/10/22

Saddleback

NOTE: THE AREAS AND DIMENSIONS SHOWN ARE INDICATIVE ONLY.
ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ALL ANGLES, DIMENSIONS,
LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT,
MARKETING, FABRICATION OR CONSTRUCTION.
COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF SADDLEBACK PLANNING LTD.

REV	ISSUE	DATE
01	MFE APPLICATION ISSUE	31/10/2022



TITLE
22M MOVEMENT STREET

SCALE (A3) 0 1 2
1:100

NORTH

PROJECT
IRONGATE

CLIENT
HERETAUNGA TAMATEA
SETTLEMENT TRUST

JOB NO
2207-005

STATUS
MFE APPLICATION ISSUE

DRAWING NO
510

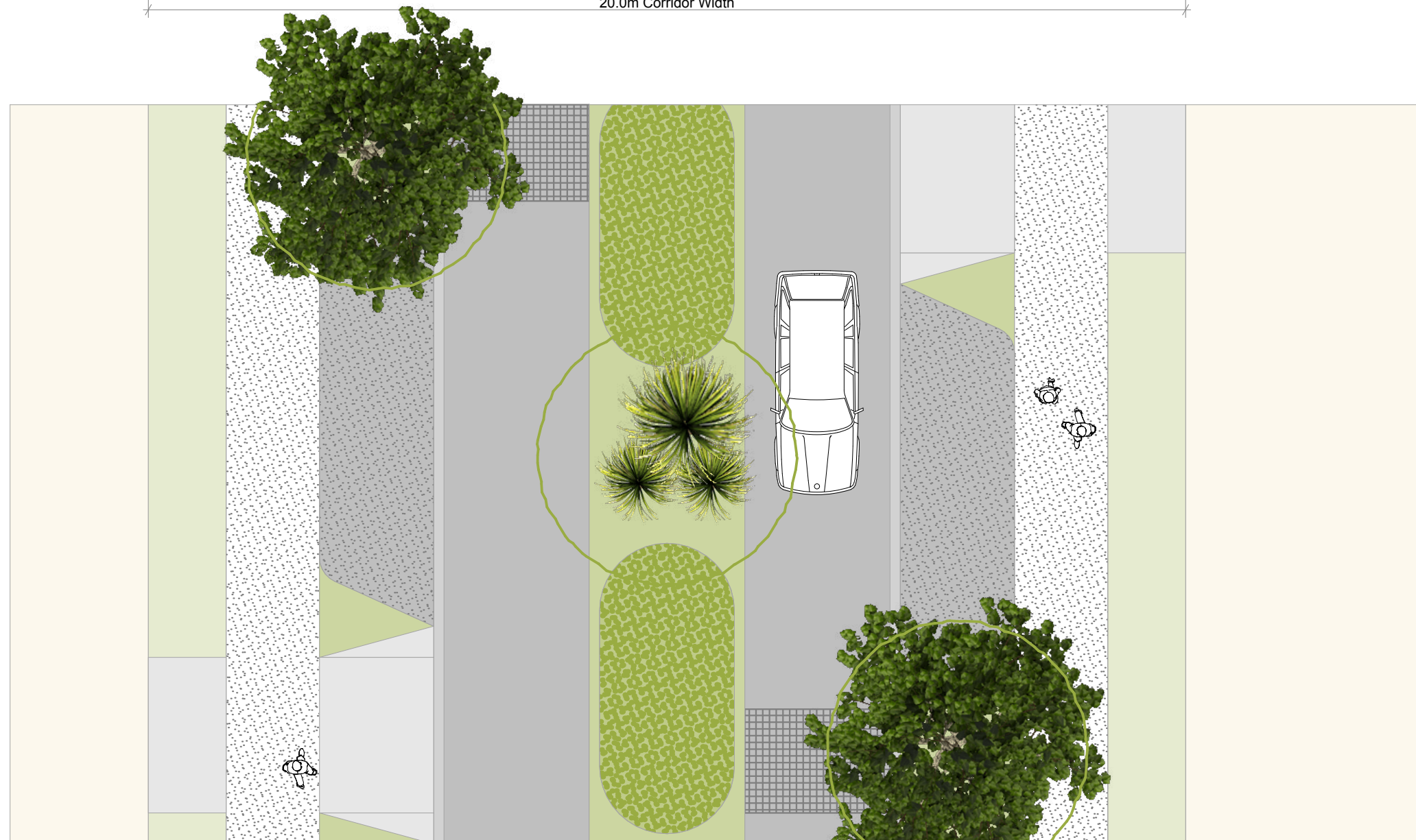
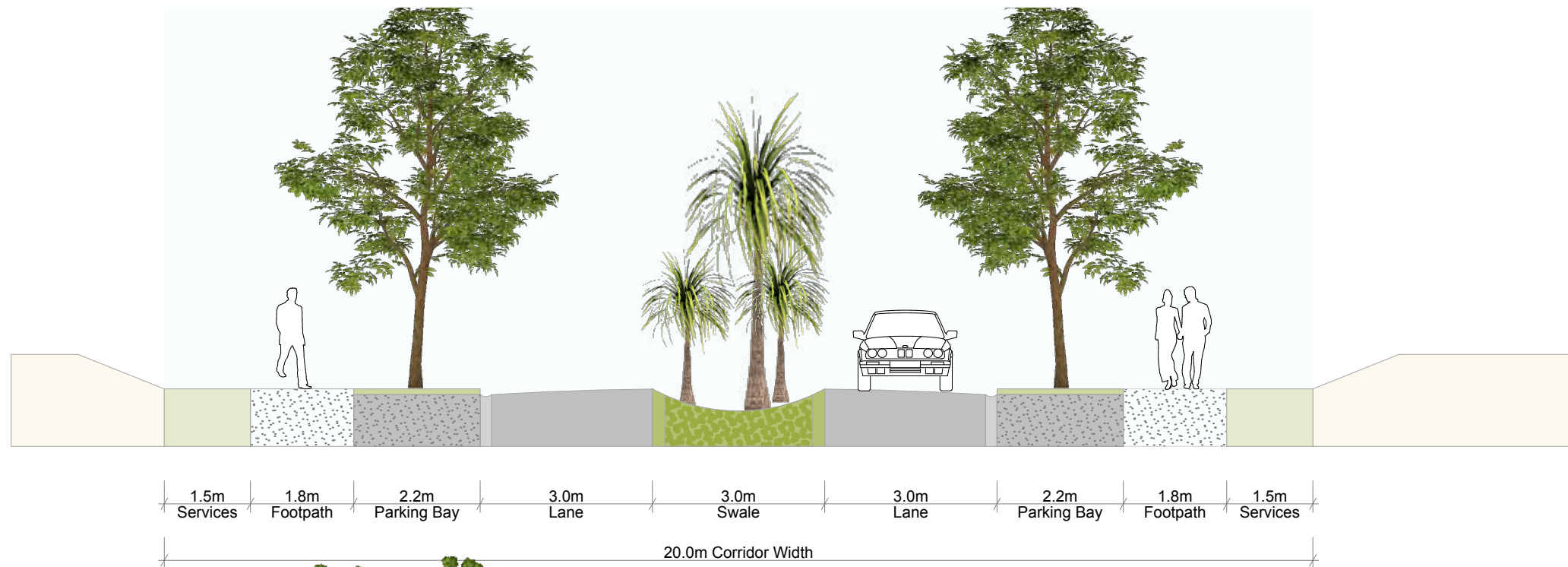
REVISION
01

DATE
31/10/22

Saddleback

NOTE: THE AREAS AND DIMENSIONS SHOWN ARE INDICATIVE ONLY.
ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ALL ANGLES, DIMENSIONS,
LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT,
MARKETING, FABRICATION OR CONSTRUCTION.
COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF SADDLEBACK PLANNING LTD.

REV	ISSUE	DATE
01	MFE APPLICATION ISSUE	31/10/2022



TITLE
20M GREEN LINK



SCALE (A3) 0 1 2
1:100

NORTH

PROJECT
IRONGATE

CLIENT
HERETAUNGA TAMATEA
SETTLEMENT TRUST

JOB NO
2207-005

STATUS
MFE APPLICATION ISSUE

DRAWING NO
520

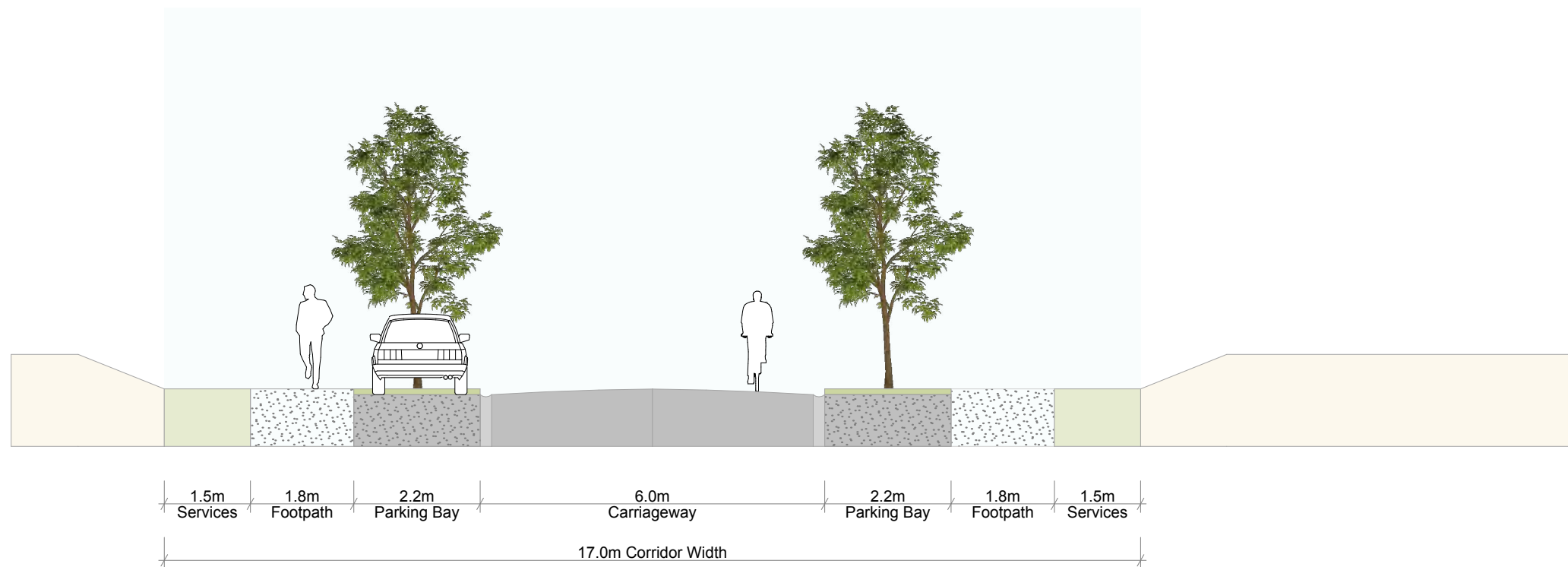
REVISION
01

DATE
31/10/22

Saddleback

NOTE - THE AREAS AND DIMENSIONS SHOWN ARE INDICATIVE ONLY.
ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ALL ANGLES, DIMENSIONS,
LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT,
MARKETING, FABRICATION OR CONSTRUCTION.
COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF SADDLEBACK PLANNING LTD.

REV	ISSUE	DATE
01	MFE APPLICATION ISSUE	31/10/2022



TITLE
17M LOCAL STREET



SCALE (A3) 0 1 2
1:100 NORTH

PROJECT
IRONGATE

CLIENT
HERETAUNGA TAMATEA
SETTLEMENT TRUST

JOB NO. 2207-005 STATUS MFE APPLICATION ISSUE

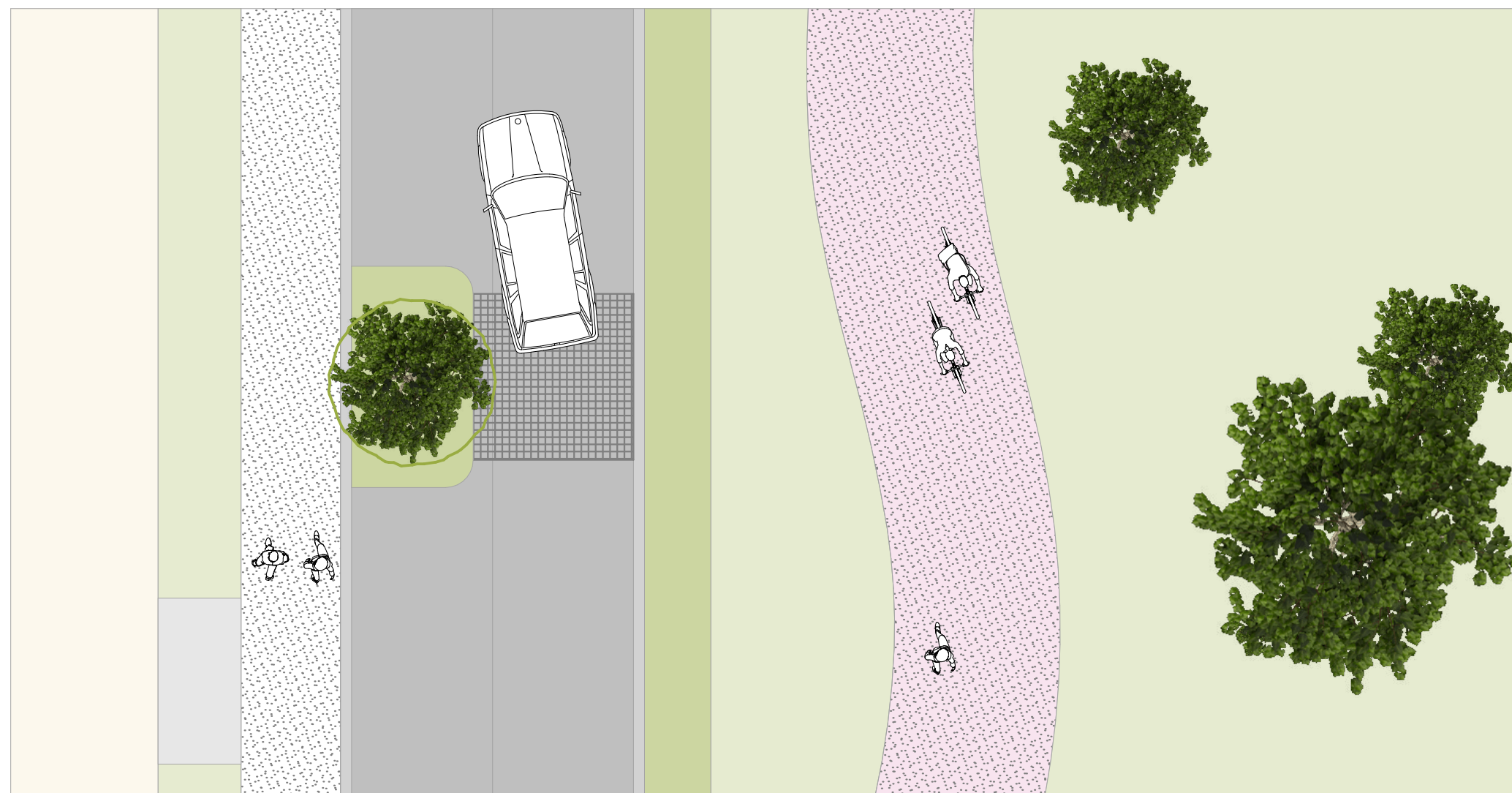
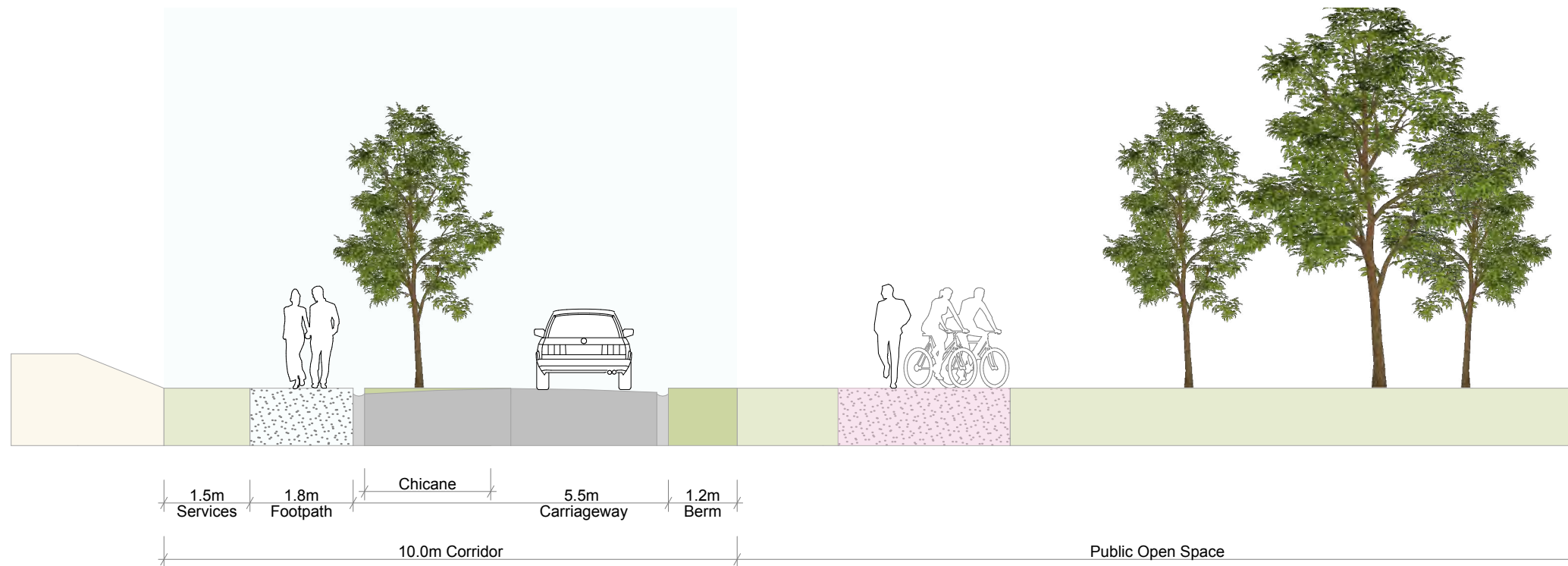
DRAWING NO. 530 REVISION 01 DATE 31/10/22

Saddleback

NOTE - THE AREAS AND DIMENSIONS SHOWN ARE INDICATIVE ONLY.
ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ALL ANGLES, DIMENSIONS,
LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT,
MARKETING, FABRICATION OR CONSTRUCTION.

COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF SADDLEBACK PLANNING LTD.

REV	ISSUE	DATE
01	MFE APPLICATION ISSUE	31/10/2022



TITLE
10M LANEWAY



SCALE (A3) 0 1 2
1:100

NORTH

PROJECT
IRONGATE

CLIENT
**HERETAUNGA TAMATEA
SETTLEMENT TRUST**

JOB NO	STATUS
2207-005	MFE APPLICATION ISSUE

DRAWING NO	REVISION	DATE
540	01	31/10/22

Saddleback

Irongate Masterplan Development **Plan B**



ID	REV	SHEET
540	01	10M LANEWAY
B01	-	PLAN B COVER SHEET
B10	01	PLAN B SUPERLOT
B20	03	PLAN B
B21	02	PLAN B NOTES
B22	01	PLAN B RETIREMENT OPTIONS

FOR HERETAUNGA TAMATEA SETTLEMENT TRUST

31 October 2022

ALL CONSULTANTS AND CONTRACTORS TO MUST VERIFY ALL DIMENSIONS, ANGLES, LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT, MARKETING, FABRICATION OR CONSTRUCTION.
COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF SADDLEBACK PLANNING LTD.

PLAN B - SUPERLOTS		
DESCRIPTION	LOT #	AREA (m2)
SUPERLOT	01	5,313
SUPERLOT	02	6,182
SUPERLOT	03	6,741
SUPERLOT	05	5,710
SUPERLOT	06	4,378
SUPERLOT	07	3,045
SUPERLOT	08	782
SUPERLOT	09	782
SUPERLOT	10	782
SUPERLOT	11	732
SUPERLOT	12	1,500
SUPERLOT	13	782
SUPERLOT	14	1,265
SUPERLOT	15	1,594
SUPERLOT	16	4,531
SUPERLOT	17	6,403
SUPERLOT	18	6,751
SUPERLOT	19	5,147
SUPERLOT	19	5,382
SUPERLOT	20	5,336
SUPERLOT	21	5,382
SUPERLOT	22	5,382
SUPERLOT	23	5,382
SUPERLOT	24	2,232
SUPERLOT	25	5,517
SUPERLOT	26	3,743
SUPERLOT	27	5,205
SUPERLOT	28	3,312
SUPERLOT	29	2,225
SUPERLOT	30	7,246
	30	118,764 m²



NOTE: THE AREAS AND DIMENSIONS SHOWN ARE INDICATIVE ONLY. ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ALL ANGLES, DIMENSIONS, LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT, MARKETING, FABRICATION OR CONSTRUCTION.

COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF SADDLEBACK PLANNING LTD.

REV	ISSUE	DATE
01	DISCUSSION DOCUMENT	21/10/2022

TITLE
PLAN B SUPERLOT

SCALE (A3) 0 10 20 50 100 NORTH

PROJECT
IRONGATE

CLIENT
HERETAUNGA TAMATEA
SETTLEMENT TRUST

JOB NO
2207-005

STATUS
MFE APPLICATION ISSUE

DRAWING NO
B10

REVISION
01

DATE
31/10/22

Saddleback

PLAN B

Retaining DOC/HBRC control and access over Wellwood Drain.

NOTE

The maximum design capacity is for 530 dwellings. However, if Plan B is adopted, the applicant seeks up to a maximum of ~435 dwellings only, if a retirement village does not proceed.

Plan B as illustrated:

RESIDENTIAL
433 Residential Lots (~260m² Av.)

NEIGHBOURHOOD CENTRE
700m² Commerical Footplate
Can included up to 10 additional residential units

MULTI-UNIT ACCOMODATION
2500m² sites
Assumed as a 30 Unit motel or VA.

COMMUNITY HUB
1200m²

Net Affected Residential Areas:
-9,332m²
~40 Dwellings Equivalent at 260m²

Net Affected Commercial Area:
-72m²



NOTE: THE AREAS AND DIMENSIONS SHOWN ARE INDICATIVE ONLY. ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ALL ANGLES, DIMENSIONS, LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT, MARKETING, FABRICATION OR CONSTRUCTION.

COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF SADDLEBACK PLANNING LTD.

REV	ISSUE	DATE
01	DISCUSSION DOCUMENT	17/10/2022
02	DISCUSSION DOCUMENT	21/10/2022
03	DISCUSSION DOCUMENT	25/10/2022

LEGEND

- TYPE A 30x20m 600m²
- TYPE B 20x20m 400m²
- TYPE C 15x25m 375m²
- TYPE D 15x20m 300m²
- TYPE E 10x20m 200m²
- TYPE F 7.5x20m 150m²
- TYPE G 800m² Retail/Mixed Use
- Visitor Accomodation
- Community Site

TITLE

PLAN B



SCALE (A3)

1: 4000



NORTH



PROJECT IRONGATE		
CLIENT HERETAUNGA TAMATEA SETTLEMENT TRUST		
JOB NO 2207-005	STATUS MFE APPLICATION ISSUE	
DRAWING NO B20	REVISION 03	DATE 31/10/22

Saddleback

LANDSCAPE NOTES

- Revegetate southern bank and limit access.
- Remove all exotic species, including orchard trees and pine hedge.
- Work with Adam to confirm revege species.
- Create access point to water and reshape stream bank.

Items to Include

- Fitness Trail
- Playground
- Information / Storyboards
- Artwork
- Seating
- Lighting
- Shelter
- Swimming
- Scooter Track
- Basketball Half Court
- 3m wide all weather shared path



NOTE: THE AREAS AND DIMENSIONS SHOWN ARE INDICATIVE ONLY. ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ALL ANGLES, DIMENSIONS, LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT, MARKETING, FABRICATION OR CONSTRUCTION.

COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF SADDLEBACK PLANNING LTD.

REV	ISSUE	DATE
01	DISCUSSION DOCUMENT	21/10/2022
02	DISCUSSION DOCUMENT	25/10/2022

LEGEND

- PEDESTRIAN LINK
- MULTIMODAL (3M) PATH
- RECREATIONAL PATH

TITLE
PLAN B NOTES

SCALE (A3) 0 10 20 50 100 NORTH

PROJECT
IRONGATE

CLIENT
HERETAUNGA TAMATEA
SETTLEMENT TRUST

JOB NO
2207-005

STATUS
MFE APPLICATION ISSUE

DRAWING NO
B21

REVISION
02

DATE
31/10/22

Saddleback

NOTE

The maximum design capacity is for 530 dwellings, allowing for a retirement village option.

Under Plan B, if a retirement village does not proceed, the applicant seeks to allow a maximum of up to ~435 dwellings only.



NOTE: THE AREAS AND DIMENSIONS SHOWN ARE INDICATIVE ONLY. ALL CONSULTANTS AND CONTRACTORS MUST VERIFY ALL ANGLES, DIMENSIONS, LAYOUTS, SITE MEASUREMENTS AND CONDITIONS BEFORE COUNCIL LODGEMENT, MARKETING, FABRICATION OR CONSTRUCTION.
COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF SADDLEBACK PLANNING LTD.

REV	ISSUE	DATE
01	MFE APPLICATION ISSUE	31/10/2022

LEGEND

OPTION B.1	3.74 HA
Site Balance	
Number of Dwellings	349
Residential Density	34.8 dw/ha
OPTION B.2	4.25 HA
Site Balance	
Number of Dwellings	320
Residential Density	34.5 dw/ha

TITLE

**PLAN B RETIREMENT
OPTIONS**

SCALE (A3)
1: 4000

0 10 20 50 100

NORTH

PROJECT	IRONGATE
CLIENT	HERETAUNGA TAMATEA SETTLEMENT TRUST
JOB NO	2207-005
STATUS	MFE APPLICATION ISSUE
DRAWING NO	B22
REVISION	01
DATE	31/10/22

Saddleback