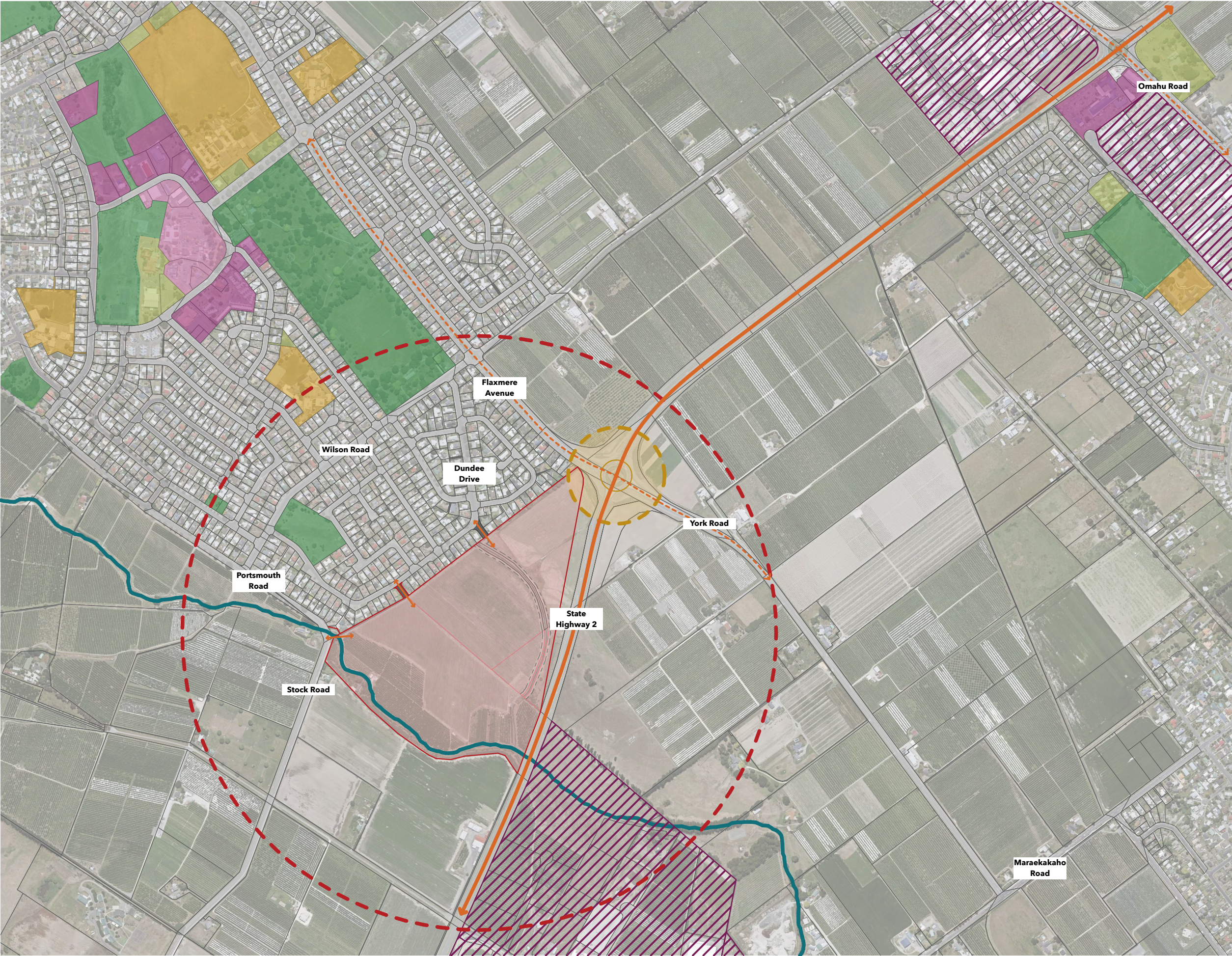


Wairatahi Masterplan Development

For HERETAUNGA TAMATEA SETTLEMENT TRUST



ID	REV	SHEET
000	01	COVER SHEET
011	01	NEIGHBOURHOOD CONTEXT
150	01	STRUCTURE PLAN
300	02	DOC AND HBRC EXCHANGES
500	01	DEVELOPMENT PLAN
501	01	MULTI-DWELLING LOTS
610	01	MOVEMENT HEIRARCHY
611	01	ROAD CARRIAGEWAY TYPES
620	01	22m CORRDIOR (A)
621	01	22m CORRDIOR (B)
622	01	20m GREENLINK
624	01	16m LOCAL ROAD (A)
625	01	16m LOCAL ROAD (B)
626	01	15m EDGELANE
627	01	12m SHARED LANEWAY
710	02	RETIREMENT VILLAGE SCHEME
711	02	RETIREMENT VILLAGE DETAIL



NAPIER (15 Minutes)

HASTINGS (7minutes)
HAVELOCK NORTH (15minutes)

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	DEVELOPED DESIGN	26/01/2023

LEGEND

- Subject Site and Entrance Points
- State Highway 2
- Flaxmere Avenue / York Road
- Primary Intersection to Flaxmere
- Irongate Stream
- Public Open Space
- Schools
- Flaxmere Town Centre
- Commercial / Community Uses
- Light Industrial Areas
- 10m Walkable Catchment (800m)

TITLE
NEIGHBOURHOOD
CONTEXT

SCALE (A3) 0 100 200 500
1:2 500

NORTH

PROJECT
WAIRATAHI DEVELOPMENT

CLIENT
HERETAUNGA TAMATEA
SETTLEMENT TRUST

JOB NO
2207-005-2

STATUS
DEVELOPED DESIGN

DRAWING NO
011

REVISION
01

DATE
26/01/23

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	DISCUSSION DOCUMENT	14/12/2022
02	DEVELOPED DESIGN	26/01/2023

LEGEND

-  **Wellwood Drain Marginal Strip**
(Department of Conservation)
-  **Wellwood Drain Reserve**
(Hawkes Bay Regional Council)
-  **Irongate Marginal Strip**
(Proposed Exchange Area)
-  **Irongate Stream**
(Proposed for HBRC Reserve Exchange)

TITLE
**DOC AND HBRC
EXCHANGES**



SCALE (A3) 0 10 20 50 100 NORTH

1:4000



PROJECT
WAIRATAHI DEVELOPMENT

CLIENT
**HERETAUNGA TAMATEA
SETTLEMENT TRUST**

JOB NO STATUS
2207-005-2 DEVELOPED DESIGN

DRAWING NO REVISION DATE
300 02 26/01/23

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	DEVELOPED DESIGN	26/01/2023

LEGEND

	TYPE A	15 x 15m	225m ²
	TYPE B	12 x 18m	216m ²
	TYPE C	~10 x 24m	~ 240m ²
	TYPE D	~7.6m x 24m	~ 180m ²
	TYPE E	~15 x 27m	400m ² +
	TYPE F	12 x 24m	288m ²
	TYPE G	15 x ~20m	~ 300m ²
	TYPE H	12 x ~20m	~ 240m ²
	TYPE J	Comprehensive	
	TYPE K	Mixed Use / Community	
	Existing Dwellings		
	Pump Station		
	Reserves / Pedestrian Links		
	Stormwater Management Area		
	Regenerative Planting		

TITLE
DEVELOPMENT PLAN

SCALE (A3) 0 10 20 50 100 NORTH

PROJECT
WAIRATAHI DEVELOPMENT

CLIENT
HERETAUNGA TAMATEA
SETTLEMENT TRUST

JOB NO
2207-005-2

STATUS
DEVELOPED DESIGN

DRAWING NO
500

REVISION
01

DATE
26/01/23

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	DEVELOPED DESIGN	26/01/2023

LEGEND

-  **Multi-Generational Supported Lots**
(36 Lots, 72 Dwellings)
-  **Comprehensive Developments**
(48 Dwellings)
-  **Mixed-Use Dwellings**
(6 Dwellings)

TITLE
MULTI-DWELLING LOTS

SCALE (A3) 0 10 20 50 100 NORTH

PROJECT
WAIRATAHI DEVELOPMENT

CLIENT
HERETAUNGA TAMATEA
SETTLEMENT TRUST

JOB NO STATUS
2207-005-2 DEVELOPED DESIGN

DRAWING NO REVISION DATE
501 01 26/01/23

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	DEVELOPED DESIGN	26/01/2023

- LEGEND**
- Spine Movement Corridor**
 - Primary Local Roads**
 - Secondary Local Roads**
 - Slow Speed Lanes**
 - Shared Spaces / Laneway**
 - Recreational Pedestrian / Shared Paths**

TITLE
MOVEMENT HEIRARCHY



SCALE (A3) 0 10 20 50 100 NORTH 

1:4000

PROJECT
WAIRATAHI DEVELOPMENT

CLIENT
HERETAUNGA TAMATEA
SETTLEMENT TRUST

JOB NO 2207-005-2 STATUS DEVELOPED DESIGN

DRAWING NO 610 REVISION 01 DATE 26/01/23

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	DEVELOPED DESIGN	26/01/2023

- LEGEND**
- ↔ **22m Corridor A** (Typical)
 - ↔ **22m Corridor B** (Neighbourhood Centre)
 - ↔ **20m Greenlink** (Slow Speed)
 - ↔ **16m Local Road A** (Typical)
 - ↔ **16m Local Road B** (Slow Speed)
 - ↔ **15m Edge Lane** (Slow Speed)
 - ↔ **12m Laneway** (Shared Space)

TITLE

ROAD CARRIAGEWAY TYPES

SCALE (A3) 0 10 20 50 100 NORTH

1:4000

PROJECT

WAIRATAHI DEVELOPMENT

CLIENT

HERETAUNGA TAMATEA SETTLEMENT TRUST

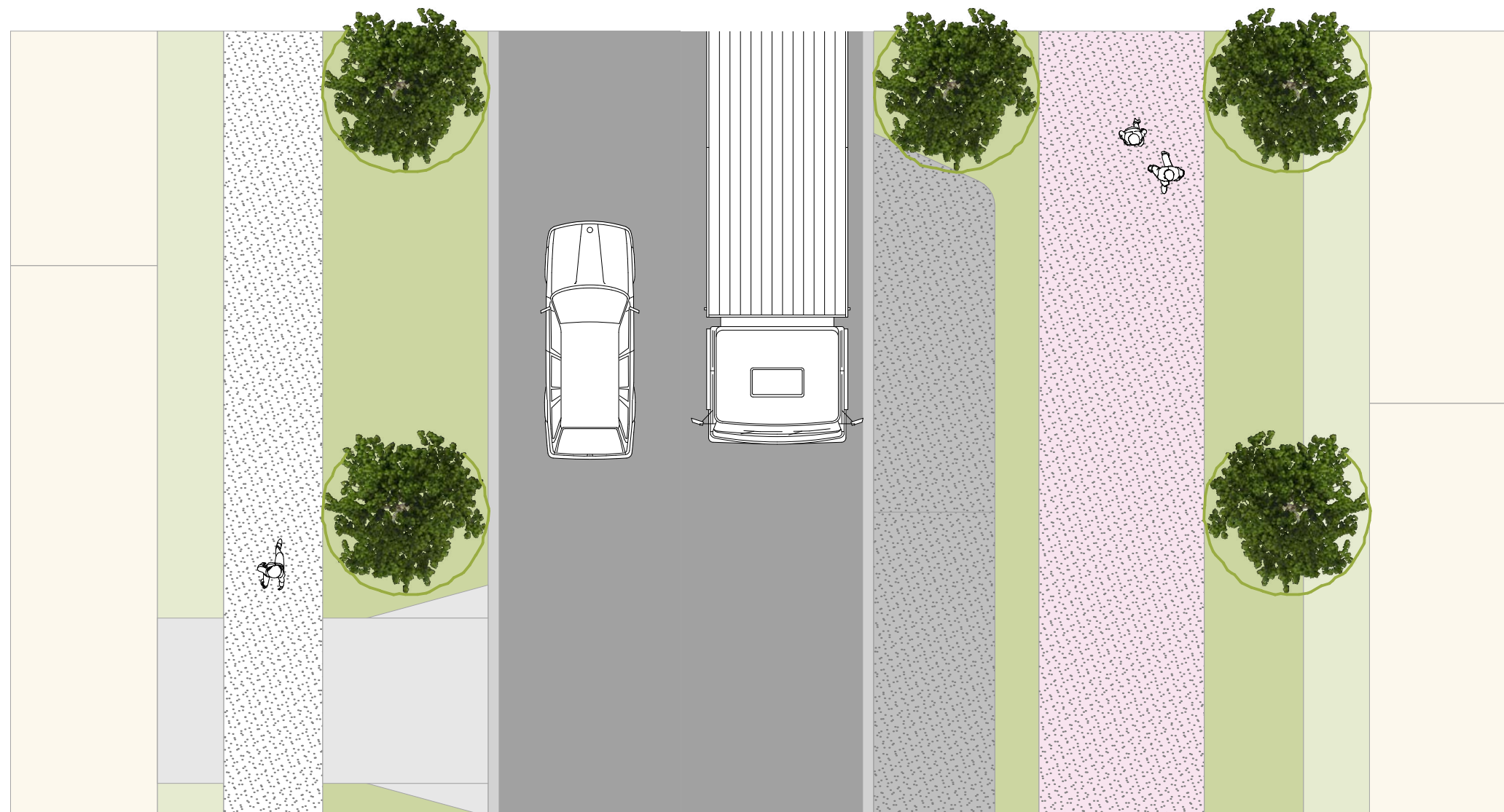
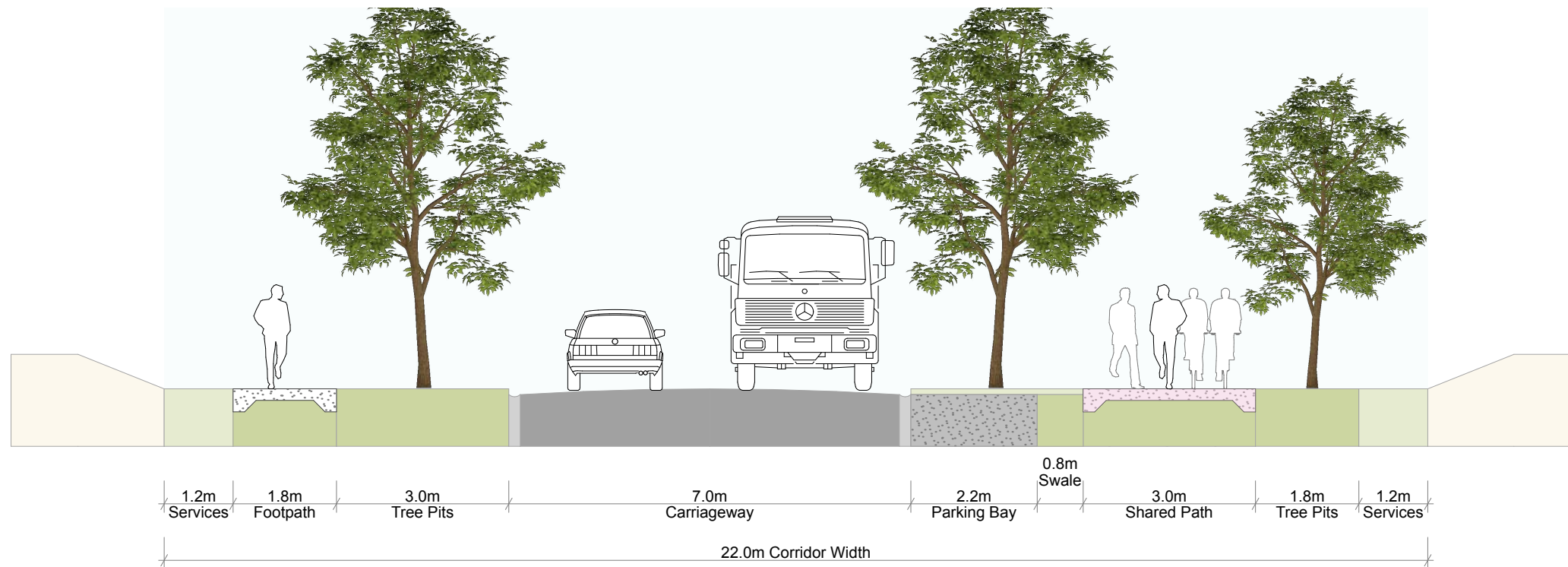
JOB NO 2207-005-2 STATUS DEVELOPED DESIGN

DRAWING NO 611 REVISION 01 DATE 26/01/23

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	DEVELOPED DESIGN	26/01/2023



TITLE
22m CORRDIOR (A)

SCALE (A3) 0 0.5 1 2
1:100

PROJECT
WAIRATAHI DEVELOPMENT

CLIENT
HERETAUNGA TAMATEA
SETTLEMENT TRUST

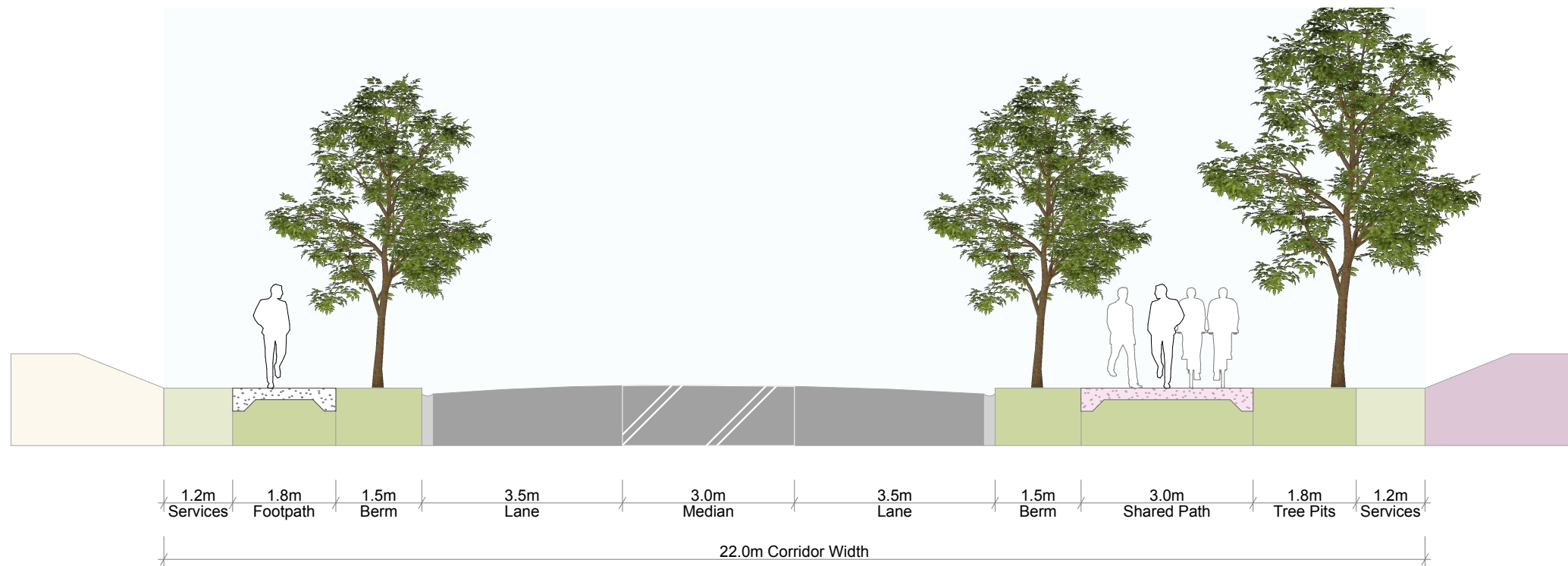
JOB NO 2207-005-2 STATUS DEVELOPED DESIGN

DRAWING NO 620 REVISION 01 DATE 26/01/23

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	DEVELOPED DESIGN	26/01/2023



TITLE
22m CORRDIOR (B)

SCALE (A3) 0 0.5 1 2
1:100

PROJECT
WAIRATAHI DEVELOPMENT

CLIENT
HERETAUNGA TAMATEA
SETTLEMENT TRUST

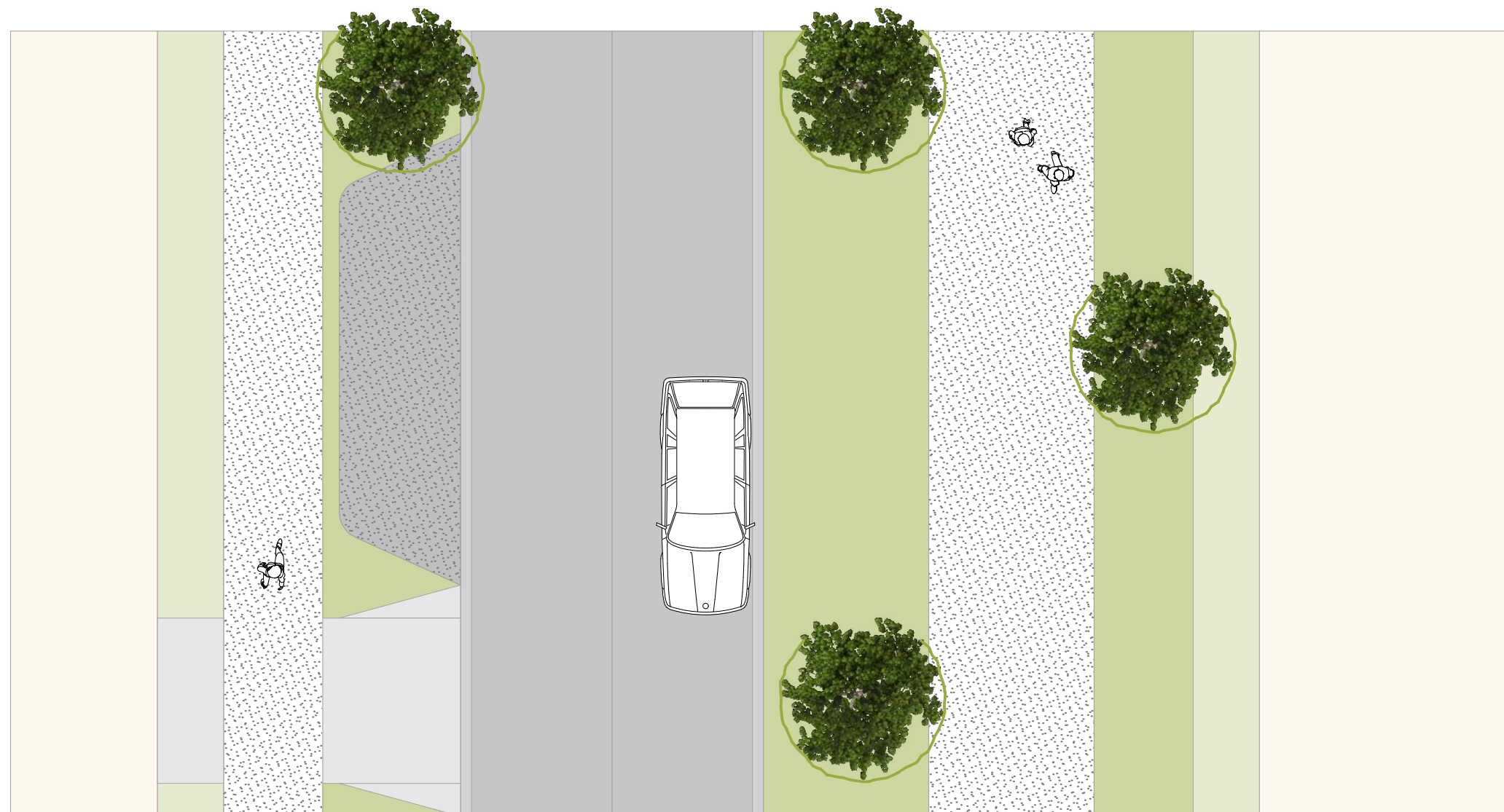
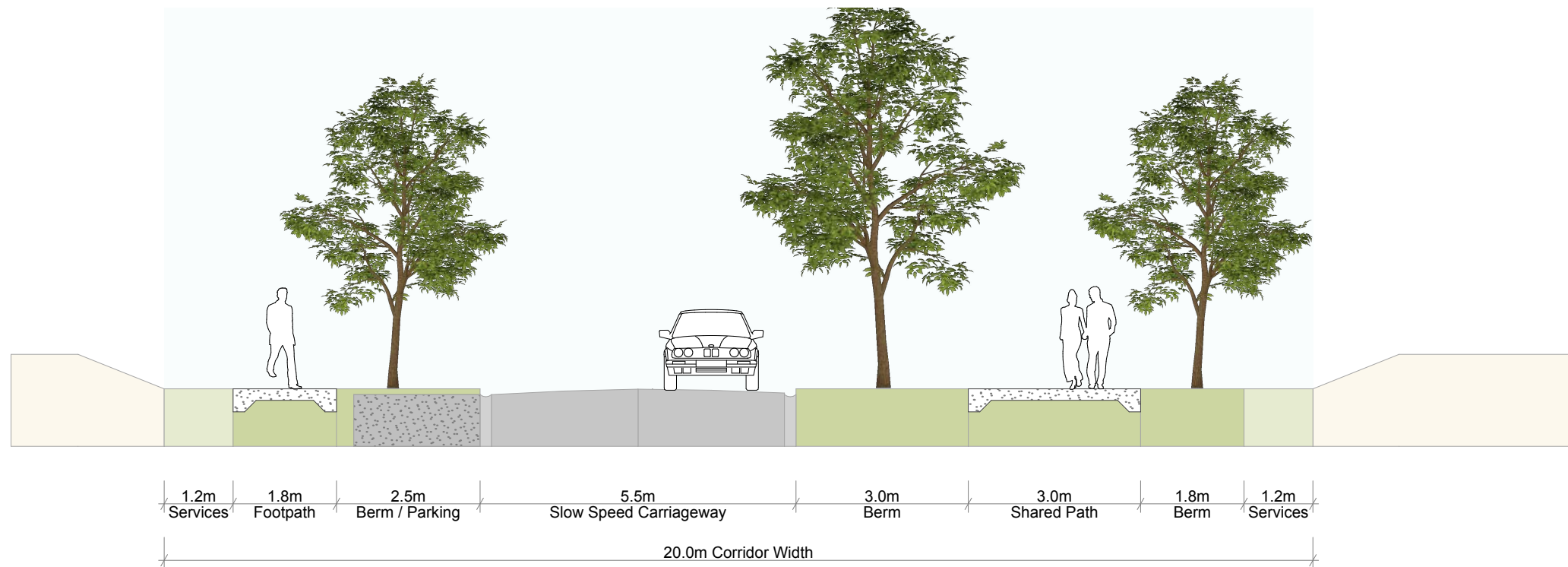
JOB NO 2207-005-2 STATUS DEVELOPED DESIGN

DRAWING NO 621 REVISION 01 DATE 26/01/23

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	DEVELOPED DESIGN	26/01/2023



TITLE
20m GREENLINK



SCALE (A3) 0 0.5 1 2
1:100

PROJECT
WAIRATAHI DEVELOPMENT

CLIENT
**HERETAUNGA TAMATEA
SETTLEMENT TRUST**

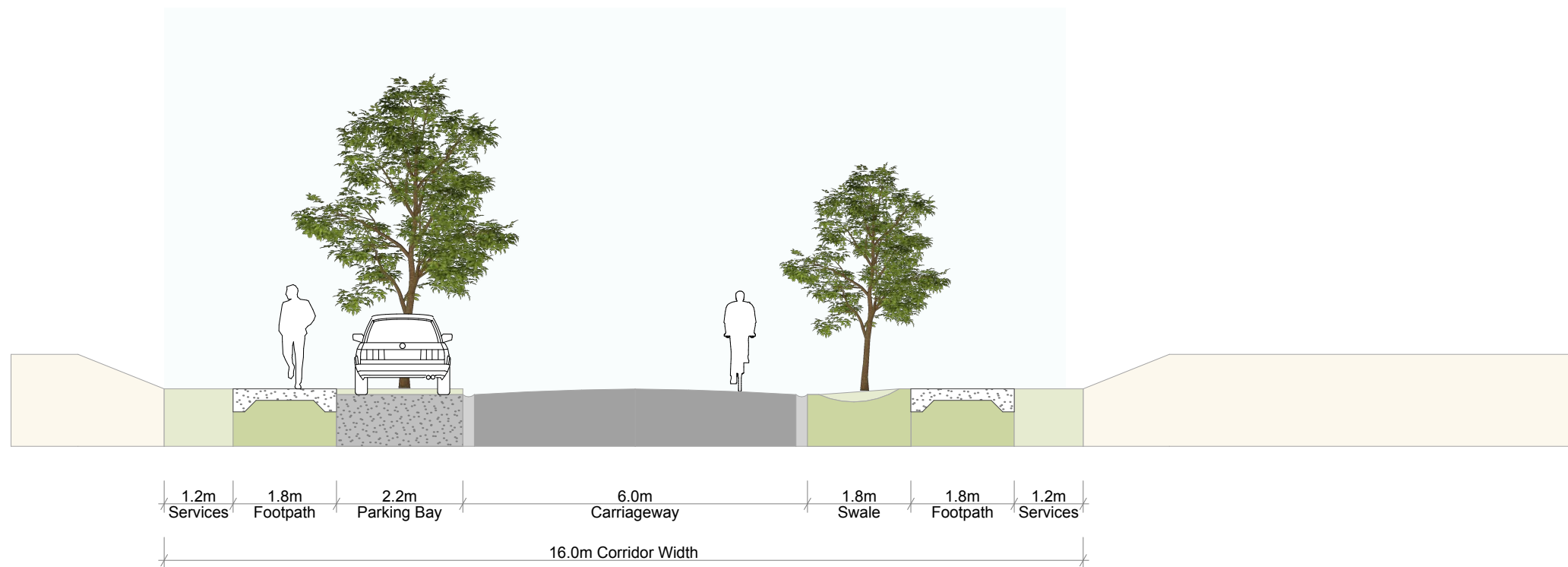
JOB NO 2207-005-2 STATUS
DEVELOPED DESIGN

DRAWING NO 622 REVISION 01 DATE
26/01/23

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	DEVELOPED DESIGN	26/01/2023



TITLE
16m LOCAL ROAD (A)

SCALE (A3) 0 0.5 1 2
1:100

PROJECT
WAIRATAHI DEVELOPMENT

CLIENT
**HERETAUNGA TAMATEA
SETTLEMENT TRUST**

JOB NO	STATUS
2207-005-2	DEVELOPED DESIGN

DRAWING NO	REVISION	DATE
624	01	26/01/23

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	DEVELOPED DESIGN	26/01/2023



TITLE
16m LOCAL ROAD (B)

SCALE (A3) 0 0.5 1 2
1:100

PROJECT
WAIRATAHI DEVELOPMENT

CLIENT
**HERETAUNGA TAMATEA
SETTLEMENT TRUST**

JOB NO STATUS
2207-005-2 DEVELOPED DESIGN

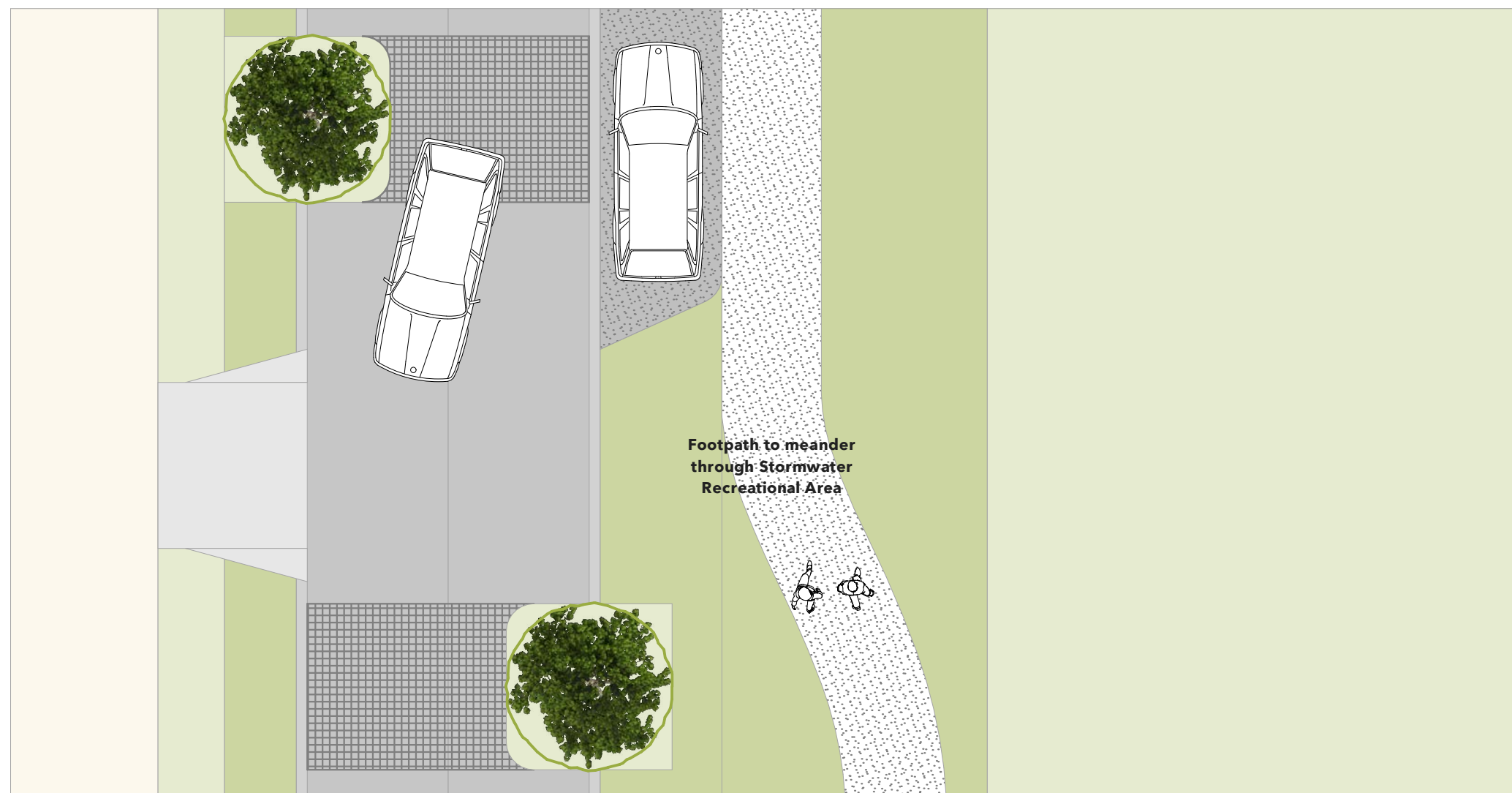
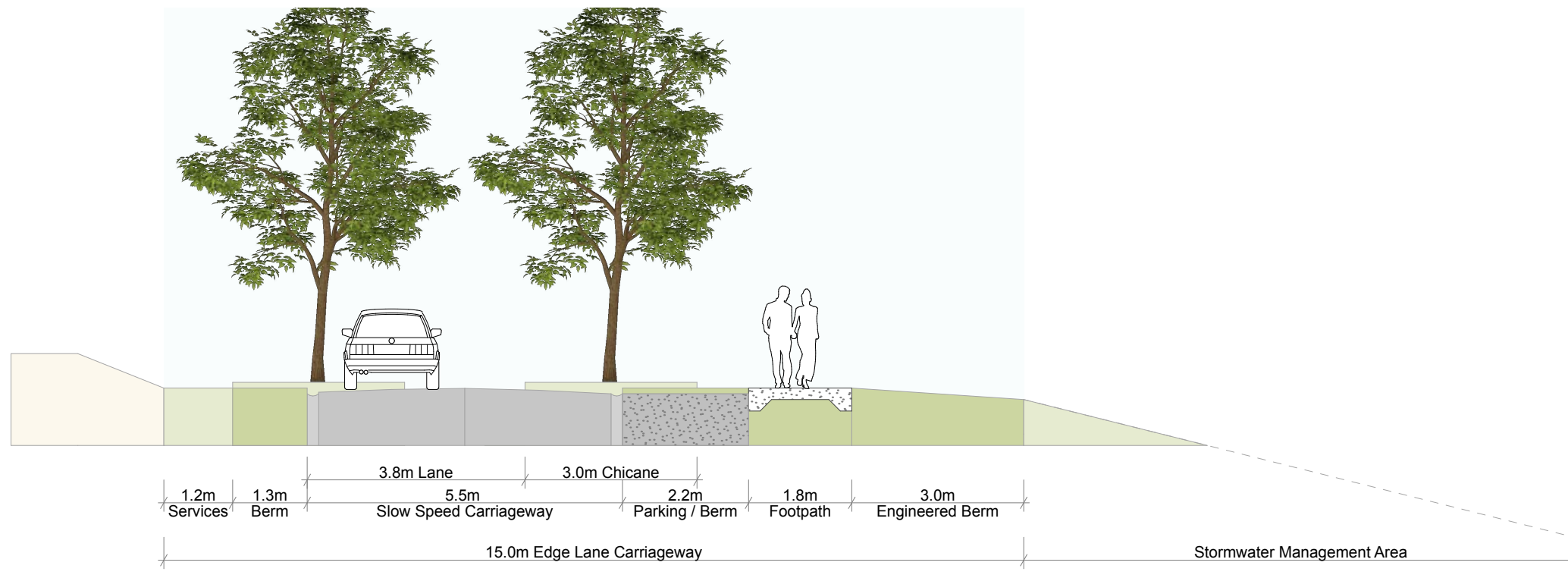
DRAWING NO REVISION DATE
625 01 26/01/23

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	DEVELOPED DESIGN	26/01/2023



TITLE
15m EDGELANE



SCALE (A3) 0 0.5 1 2
1:100

PROJECT
WAIRATAHI DEVELOPMENT

CLIENT
HERETAUNGA TAMATEA
SETTLEMENT TRUST

JOB NO STATUS
2207-005-2 DEVELOPED DESIGN

DRAWING NO REVISION DATE
626 01 26/01/23

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	DEVELOPED DESIGN	26/01/2023



TITLE
12m SHARED LANEWAY

SCALE (A3) 0 0.5 1 2
1:100

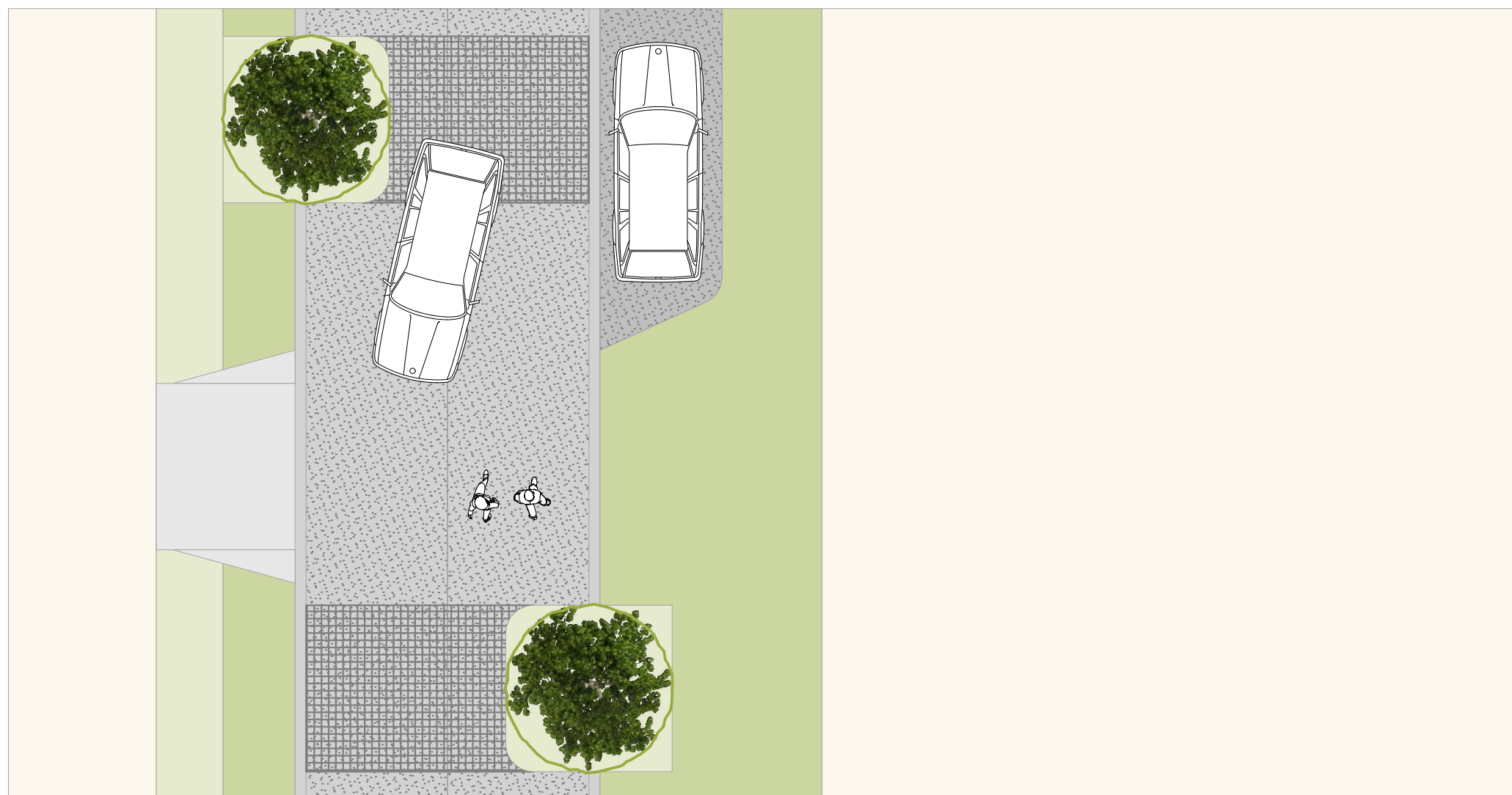
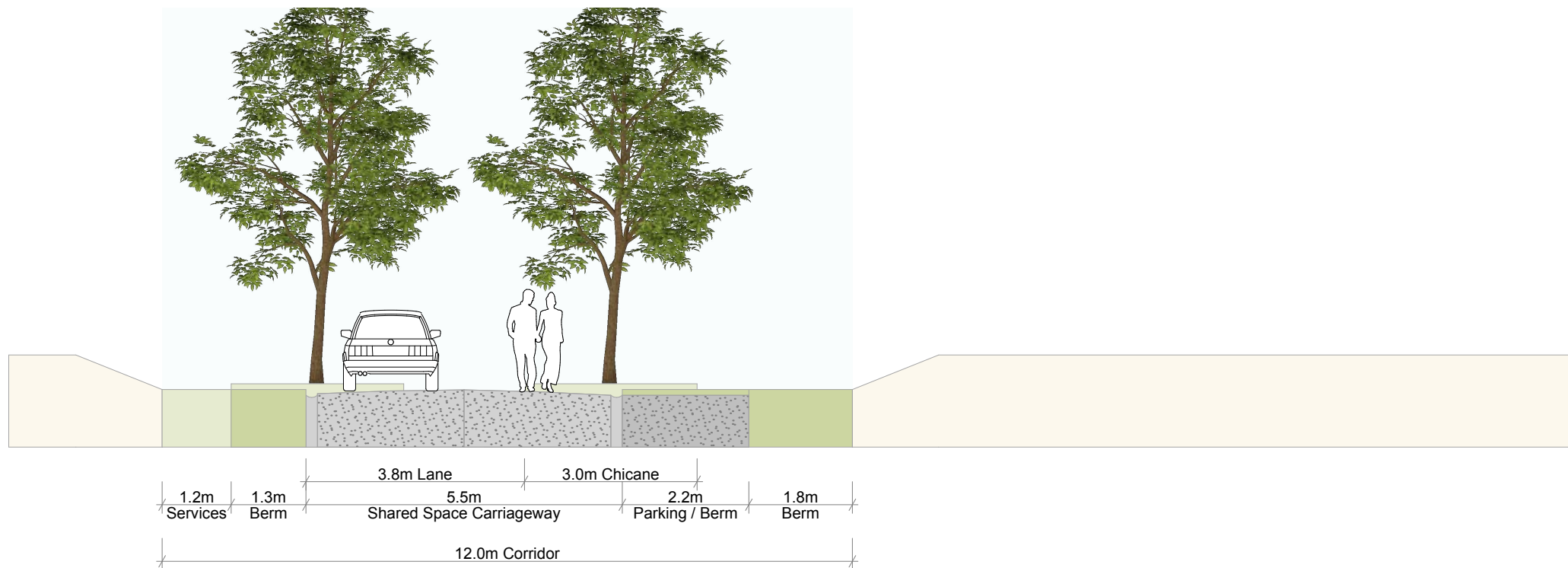
PROJECT
WAIRATAHI DEVELOPMENT

CLIENT
**HERETAUNGA TAMATEA
SETTLEMENT TRUST**

JOB NO	STATUS
2207-005-2	DEVELOPED DESIGN

DRAWING NO	REVISION	DATE
627	01	26/01/23

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	RFI RESPONSE	15/12/2022
02	DEVELOPED DESIGN	27/01/2023

RETIREMENT VILLAGE

Gross Site Area: 4.37 Ha
Refer Sheet 711 for Detail

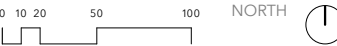


TITLE

**RETIREMENT VILLAGE
SCHEME**

SCALE (A3) 0 10 20 50 100 NORTH

1:4000



PROJECT
WAIRATAHI DEVELOPMENT

CLIENT
HERETAUNGA TAMATEA
SETTLEMENT TRUST

JOB NO 2207-005-2 STATUS DEVELOPED DESIGN

DRAWING NO 710 REVISION 02 DATE 27/01/23

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	RFI RESPONSE	19/12/2022
02	DEVELOPED DESIGN	27/01/2023

**RETIREMENT VILLAGE
INDICATIVE YIELD**

- A** Reception and Admin
- B** 20x Unit - Care Home
- C** 24x Unit - Assisted Living
- D** 110x Terraced Units
- E** 16x Maisonettes
- F** 14x Apartment Units
- G** Community Gardens
- H** Outdoor Bowling Green
- J** Pool House
- K** Wellness Centre
- L** Club House
- M** Visitor Car Parking

TITLE
**RETIREMENT VILLAGE
DETAIL**

SCALE (A3) 0 5 10 20
1:1000

PROJECT
WAIRATAHI DEVELOPMENT

CLIENT
HERETAUNGA TAMATEA
SETTLEMENT TRUST

JOB NO 2207-005-2 STATUS DEVELOPED DESIGN

DRAWING NO 711 REVISION 02 DATE 27/01/23

Saddleback