

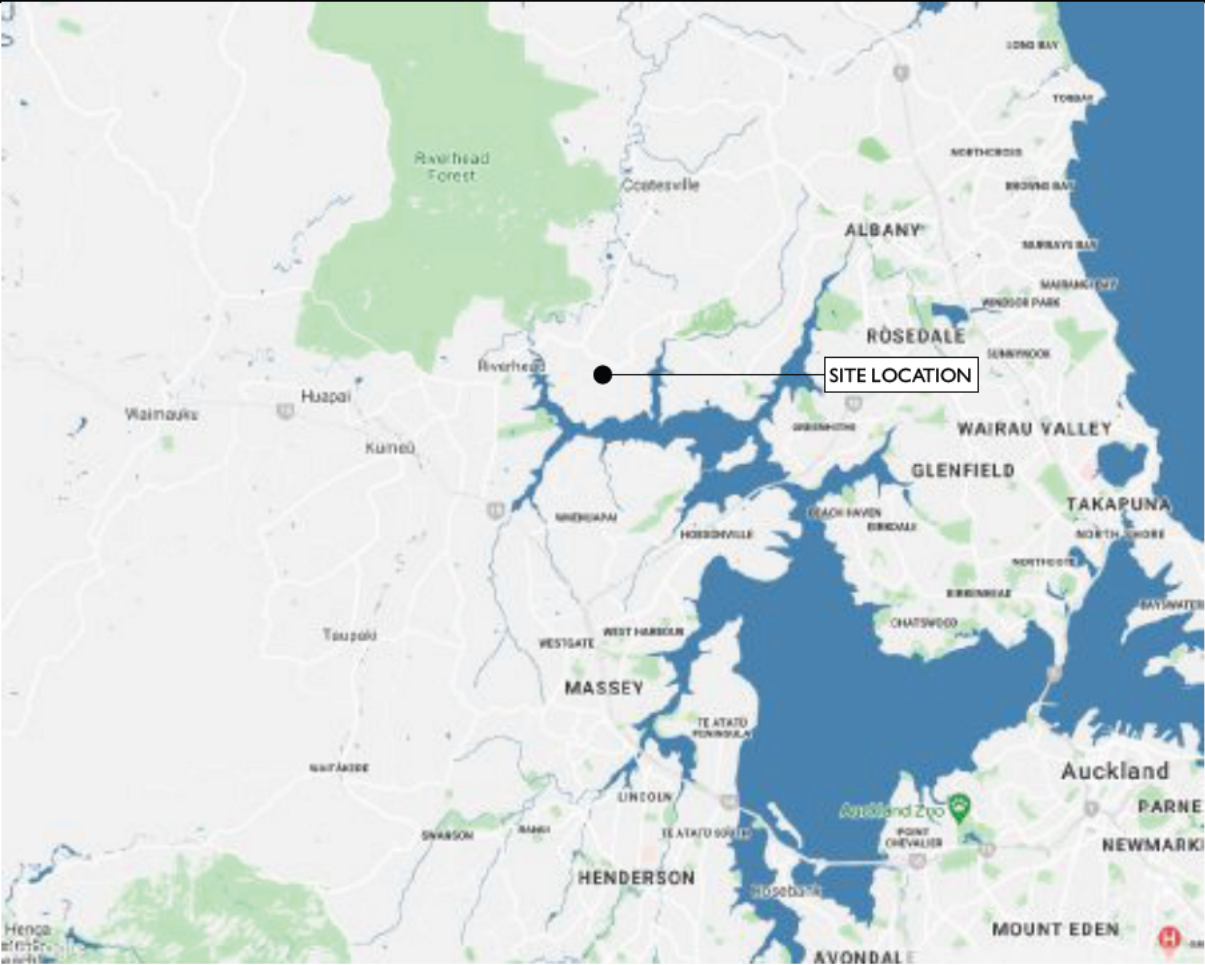
Released under the provision of
the Official Information Act 1982

	DRAWING LAYOUT
SK01	LOCATION PLAN
SK02	MASTERPLAN - Context Plan
SK03	MASTERPLAN - Including School Site
SK04	MASTERPLAN - Residential Only
SK05	NETWORK - Road Sections
SK06	ILLUSTRATIVE PERSPECTIVE
SK07	INDICATIVE FLOOR PLANS-2 Bedroom Typologies
SK08	INDICATIVE FLOOR PLANS-3 Bedroom Typologies
SK09	INDICATIVE FLOOR PLANS-3 Bedroom Typologies
SK10	INDICATIVE FLOOR PLANS-4 Bedroom Typologies

W H E N U A P A I G R E E N
C O M P E R H E N S I V E
M A S T E R P L A N

Monday, 23 August 2021

LOCATION PLAN



REGIONAL SITE LOCATION



LOCAL SITE LOCATION



Site Location Plan

SITE ASSESSMENT	
Legal description:	LOT 2 DP 81411, LOT 1 DP 53062
Address:	98 102 TOTARA RD, WHENUAPAI
Site Area:	163,646m ²
Zone:	FUTURE URBAN



MASTERPLAN - Context Plan

SITE ASSESSMENT

Legal description: LOT 2 DP 81411, LOT 1 DP 53062
Address: 98 102 TOTARA RD, WHENUAPAI
Site Area: 163,646m²
Zone: FUTURE URBAN

PUBLIC

- Road
- Street berm
- Footpath
- C.O.A.L. Laneway pavement
- Trees
- Stormwater mitigation reserve areas

POTENTIAL SCHOOL SITE
2.79 Ha

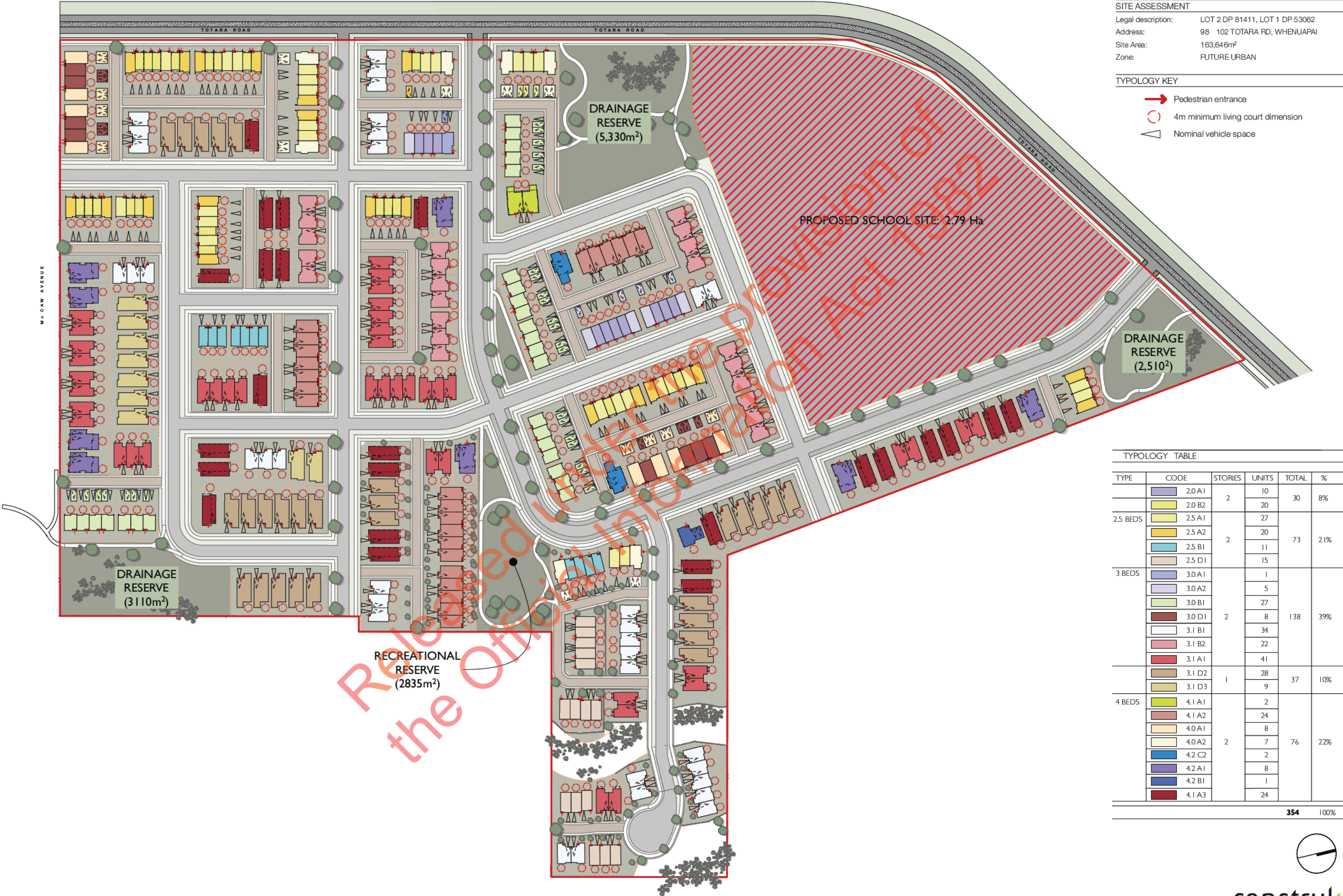
2.834 m²

0 50 150 1:3000 @A3



construkt

MASTERPLAN - Including School Site



SITE ASSESSMENT
Legal description: LOT 2 DP 81411, LOT 1 DP 53062
Address: 98 102 TOTARA RD, WHENUAPAI
Site Area: 163,646m²
Zone: FUTURE URBAN

- TPOLOGY KEY**
- Pedestrian entrance
 - 4m minimum living court dimension
 - Nominal vehicle space

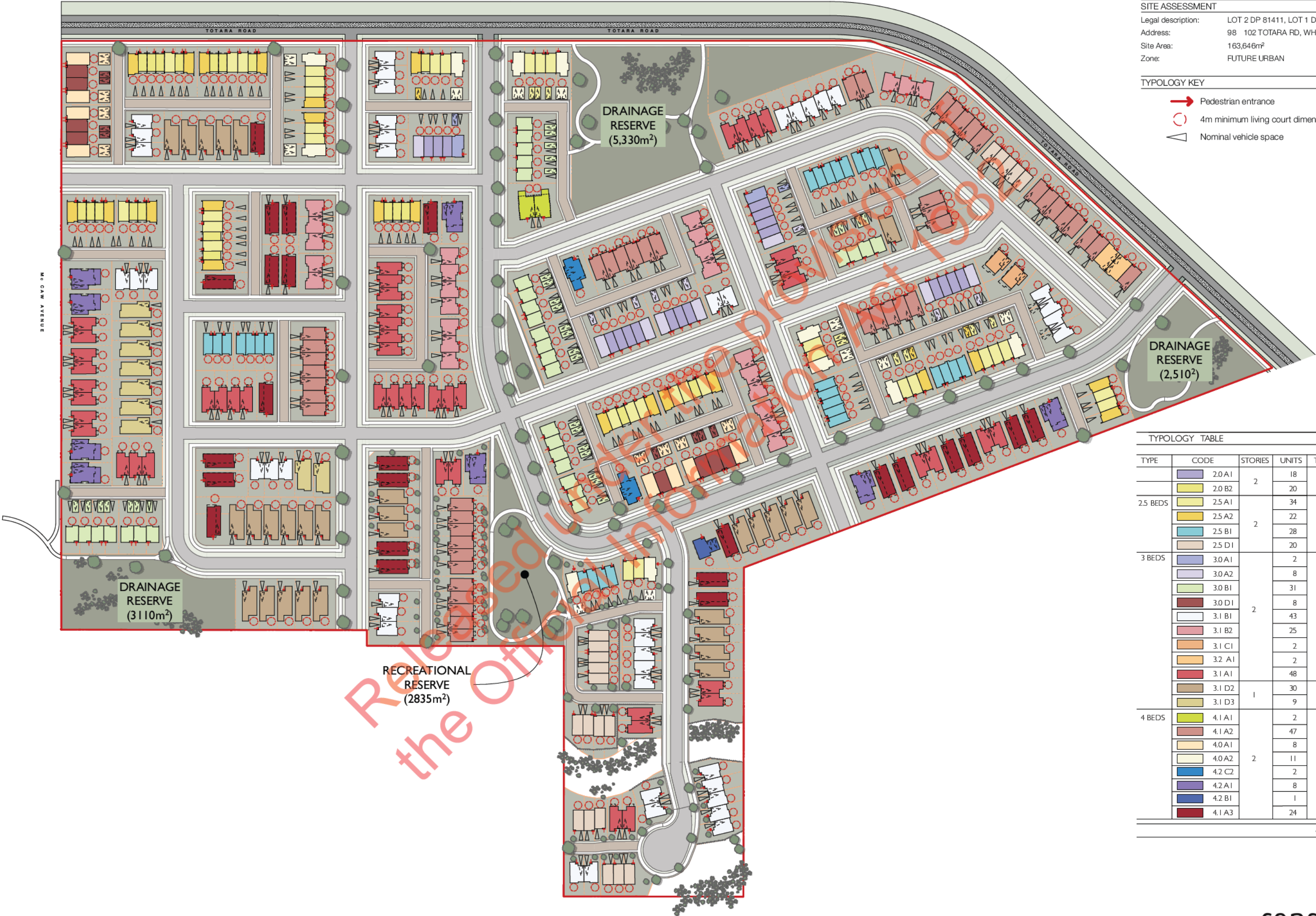
TPOLOGY TABLE					
TYPE	CODE	STORIES	UNITS	TOTAL	%
2.5 BEDS	2.0 A1	2	10	30	8%
	2.0 B2		20		
	2.5 A1	2	27	73	21%
	2.5 A2		20		
	2.5 B1		11		
3 BEDS	2.5 D1		15		
	3.0 A1	2	1	138	39%
	3.0 A2		5		
	3.0 B1		27		
	3.0 D1		8		
	3.1 B1		34		
	3.1 B2		22		
4 BEDS	3.1 A1	1	41	37	10%
	3.1 D2		28		
	3.1 D3		9		
	4.1 A1	2	2	76	22%
	4.1 A2		24		
	4.0 A1		8		
	4.0 A2		7		
	4.2 C2		2		
	4.2 A1		8		
	4.2 B1		1		
	4.1 A3		24		
				354	100%



MASTER PLAN - Residential Only

SITE ASSESSMENT
Legal description: LOT 2 DP 81411, LOT 1 DP 53062
Address: 98 102 TOTARA RD, WHENUAPAI
Site Area: 163,646m²
Zone: FUTURE URBAN

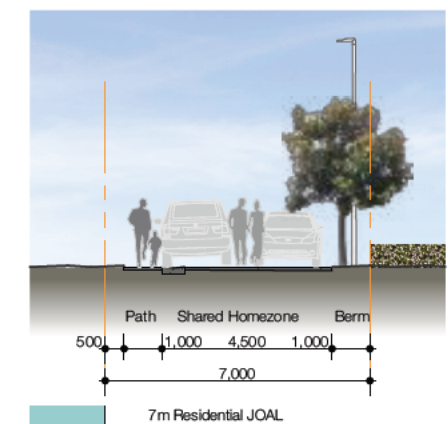
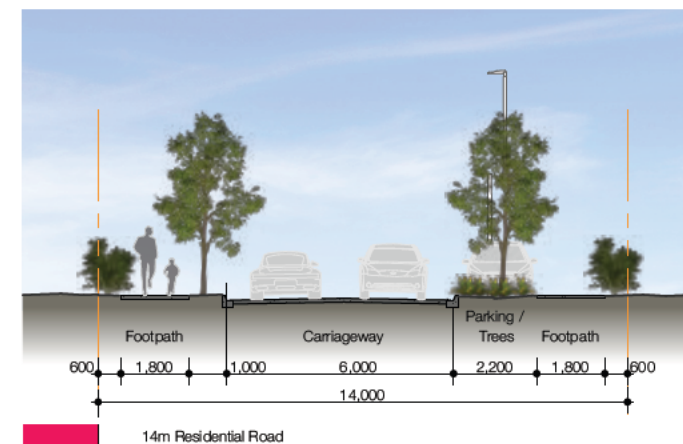
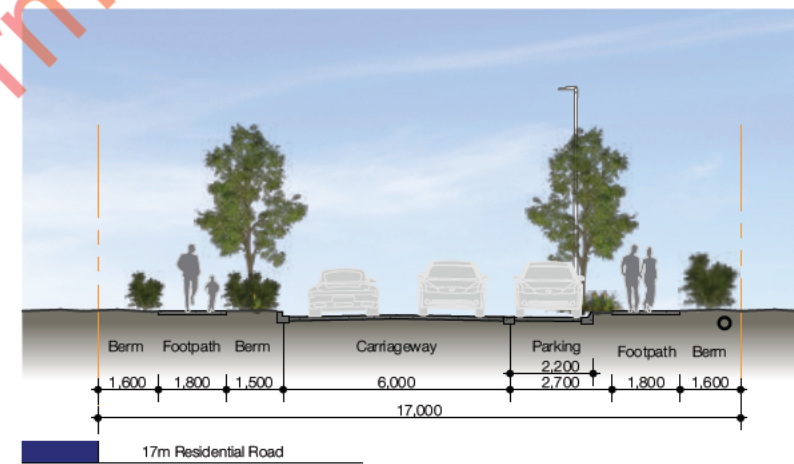
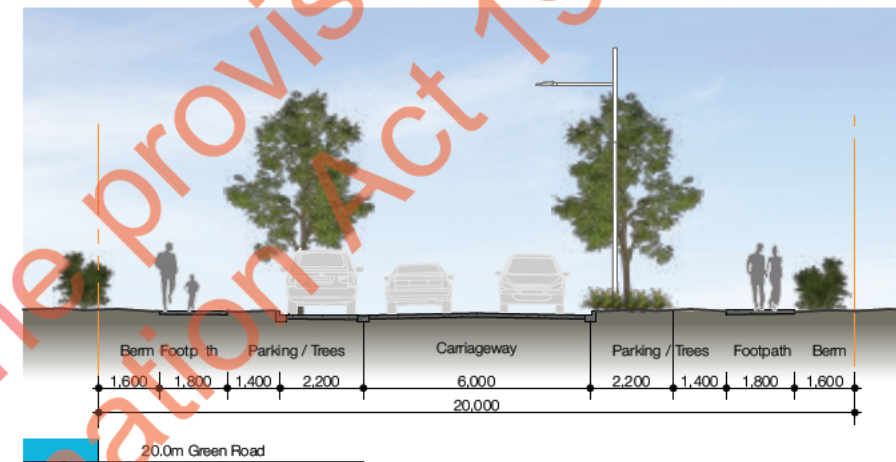
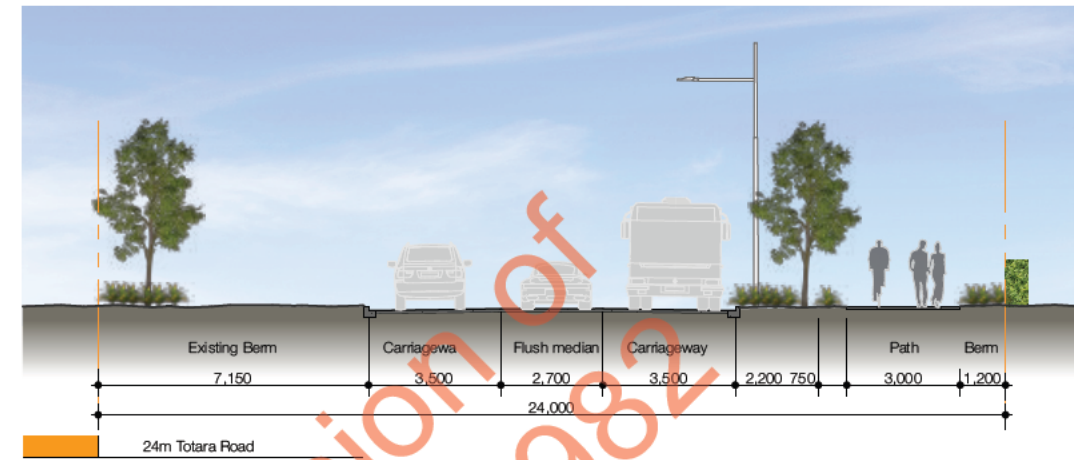
TYPOLOGY KEY
→ Pedestrian entrance
○ 4m minimum living court dimension
△ Nominal vehicle space



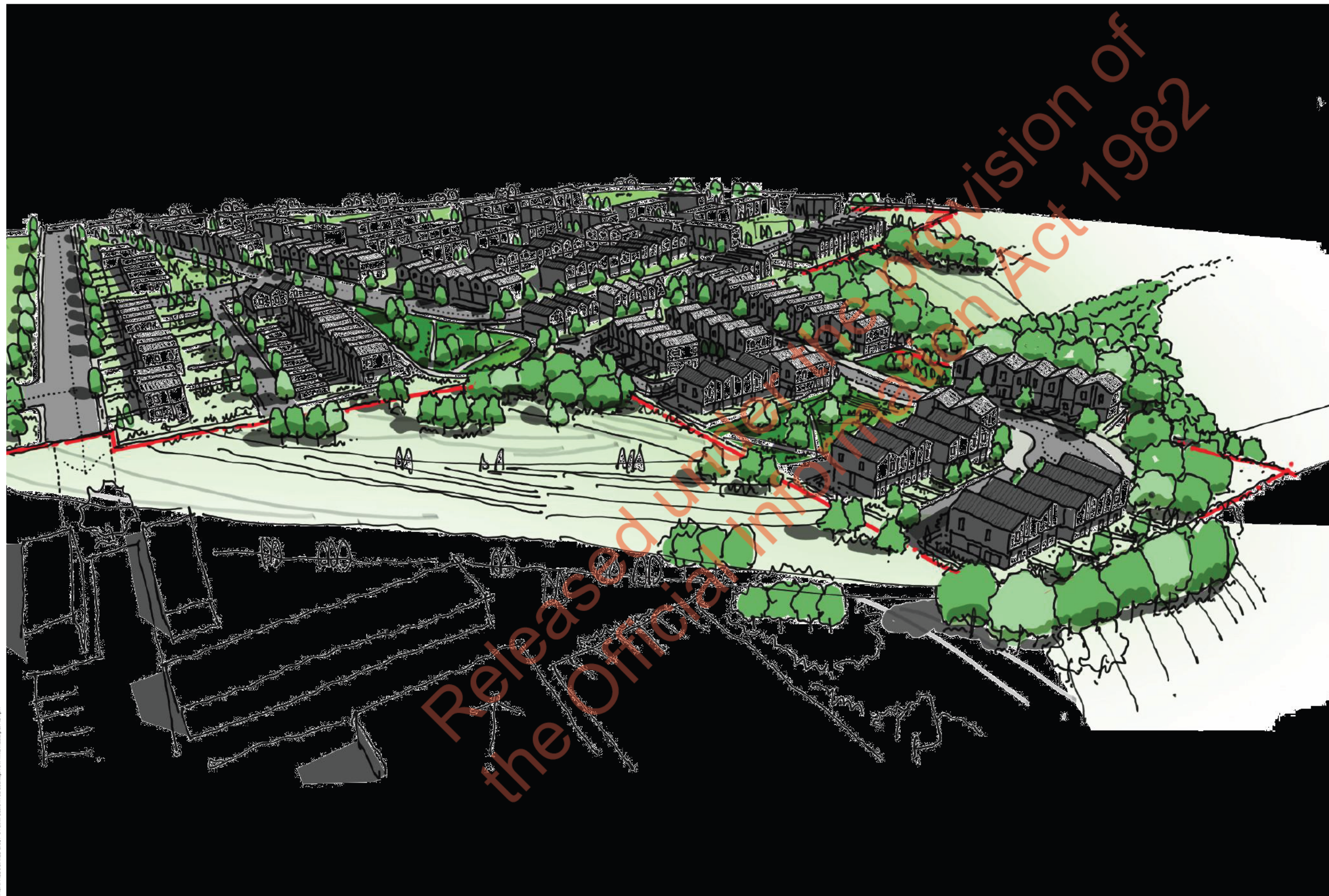
TYPOLOGY TABLE					
TYPE	CODE	STORIES	UNITS	TOTAL	%
	 2.0 A1	2	18	38	8%
	 2.0 B2		20		
2.5 BEDS	 2.5 A1	2	34	104	21%
	 2.5 A2		22		
	 2.5 B1		28		
	 2.5 D1		20		
3 BEDS	 3.0 A1	2	2	169	39%
	 3.0 A2		8		
	 3.0 B1		31		
	 3.0 D1		8		
	 3.1 B1		43		
	 3.1 B2		25		
	 3.1 C1		2		
	 3.2 A1		2		
	 3.1 A1		48		
	 3.1 D2		30		
	 3.1 D3	1	9	39	10%
4 BEDS	 4.1 A1	2	2	103	22%
	 4.1 A2		47		
	 4.0 A1		8		
	 4.0 A2		11		
	 4.2 C2		2		
	 4.2 A1		8		
	 4.2 B1		1		
	 4.1 A3		24		
			453	100%	



NETWORK - Road Sections

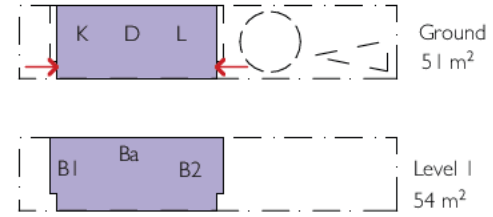


ILLUSTRATIVE PERSPECTIVE



PERSPECTIVE KEY PLAN

INDICATIVE FLOOR PLANS - 2 Bedroom Typologies

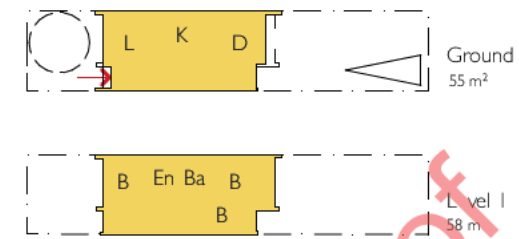


2.0Bd, 4.8m wide, 105m2



PODG SL32

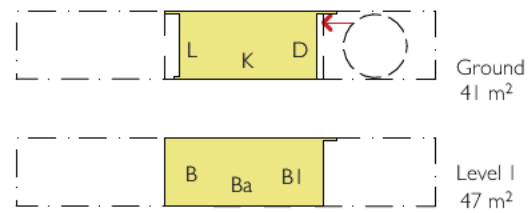
2.0-A1



2.5Bd, 5.2m wide, 113m2

EVTN

2.5-A2

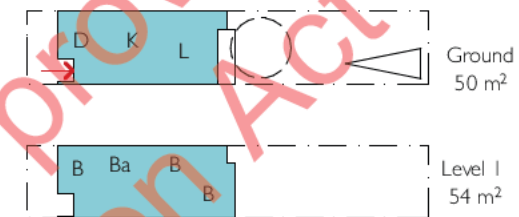


2.0Bd, 4.5m wide, 88m2



EVTN

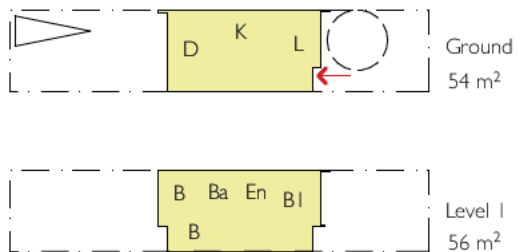
2.0-B1



2.5Bd, 4.8m wide, 105m2

SCOT

2.5-B1

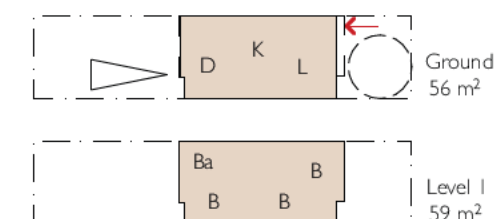


2.5Bd, 5.4m wide, 110m2



EVTN

2.5-A1



2.5Bd, 5.5m wide, 115m2

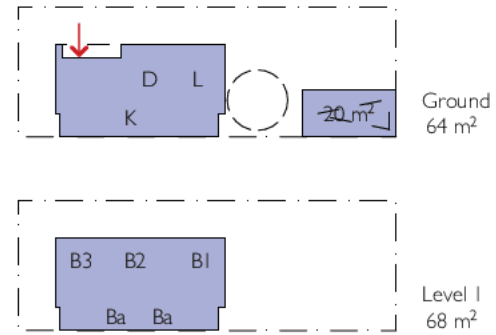
NUGG

2.5-D1

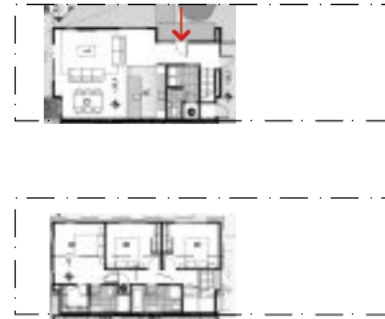


Released under the provision of the Official Information Act 1982

INDICATIVE FLOOR PLANS - 3 Bedroom Typologies

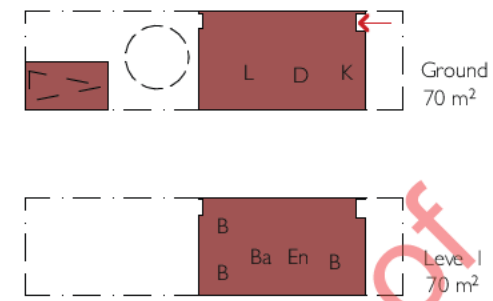


3.0Bd, 8.6m wide, 132m²



PODG SL32

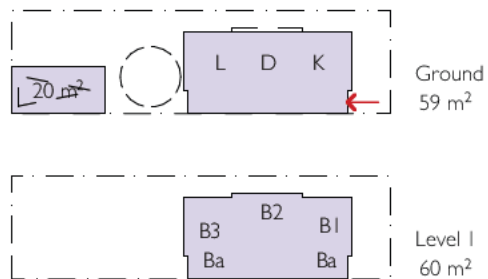
3.0-A1



3.0Bd, 6.5m wide, 140m²

NO PLAN AVAILABLE

3.0-D1

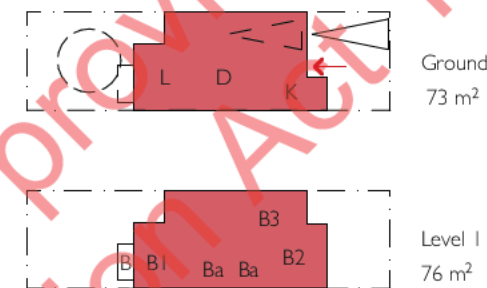


3.0Bd, 6.8m wide, 119m²



PODG SL32

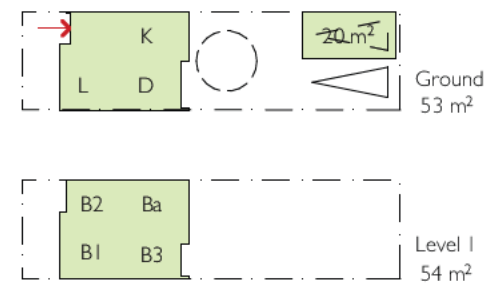
3.0-A2



3.0Bd, 6.5m wide, 149m²

PCOK

3.1-A1

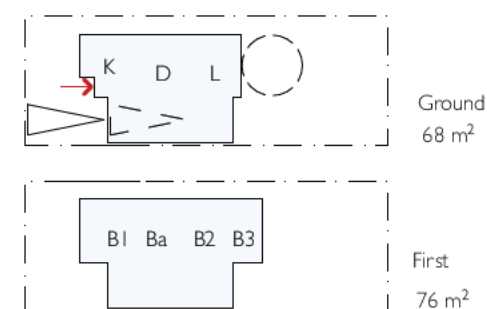


3.0Bd, 6.5m wide, 107m²



NUGG

3.0-B1



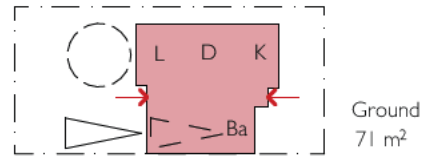
3.0Bd, 8.5m wide, 144m²

KONO

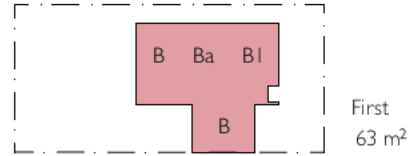
3.1-B1

Released under the provision of the Official Information Act 1982

INDICATIVE FLOOR PLANS - 3 Bedroom Typologies



Ground
71 m²



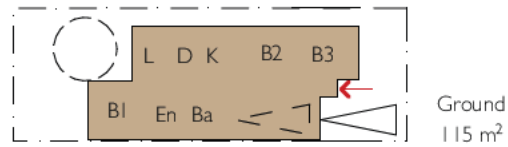
First
63 m²

3.0Bd, 10m wide, 134m²



MANU

3.0-D1



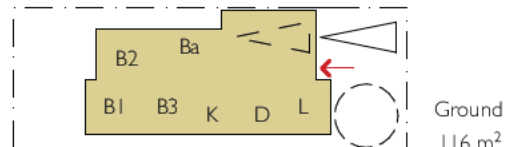
Ground
115 m²

3.0Bd, 9.0m wide, 116m²



SIMILAR PLAN TO BE DEVELOPED

3.0-D2



Ground
116 m²

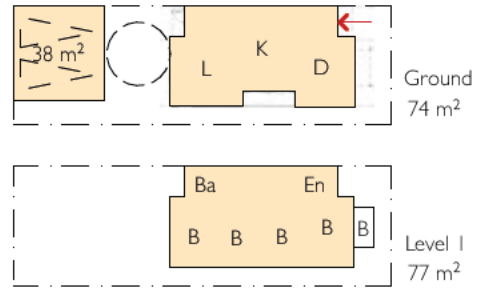
3.0Bd, 9.5m wide, 116m²

3.1-D3

Released under the provision of
the Official Information Act 1982

NO PLAN AVAILABLE

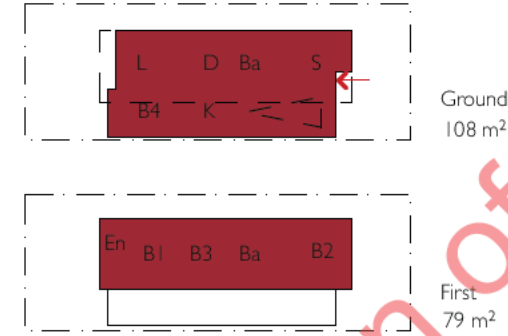
INDICATIVE FLOOR PLANS - 4 Bedroom Typologies



4.0Bd, 7.8m wide, 151m2

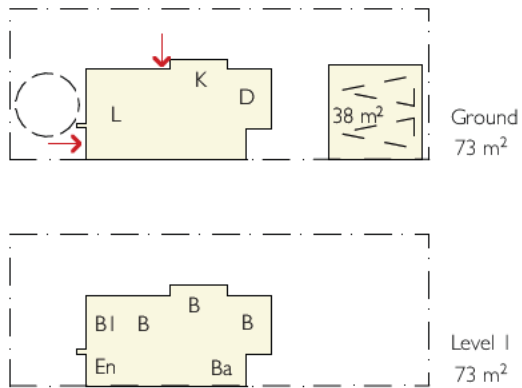
SCOT

4.0-A1



4.0Bd, 9.0m wide, 187m2

4.1-A3



4.0Bd, 10.0m wide, 146m2

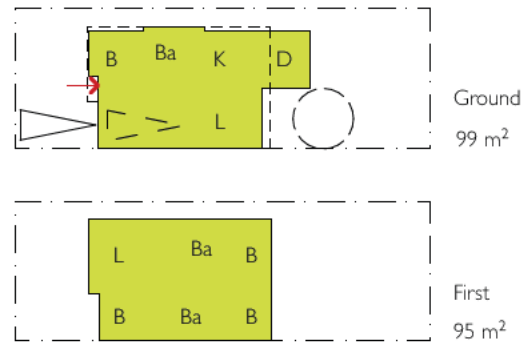
EVTN

4.0-A2



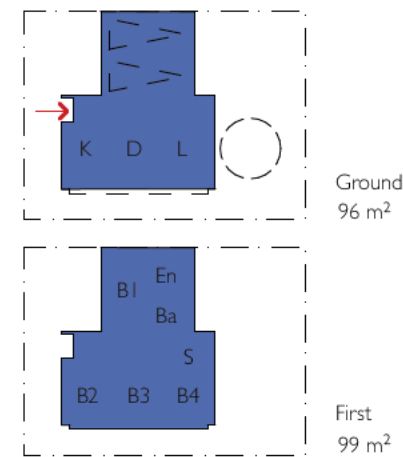
4.0Bd, 13.2m wide, 243m2

4.2-A1



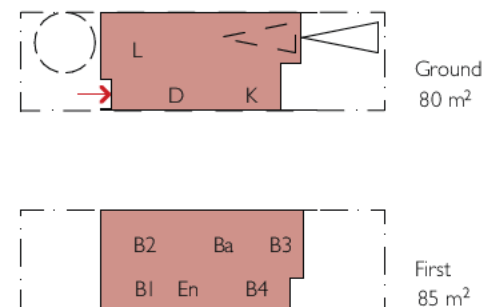
4.0Bd, 9.5m wide, 194m2

4.1-A1



4.0Bd, 11.0m wide, 210m2

4.2-B1



4.0Bd, 6.5m wide, 165m2

PCOK

4.1-A2



4.0Bd, 11.0m wide, 210m2

ONEK

4.2-C1

Released under the provision of the Official Information Act 1982