

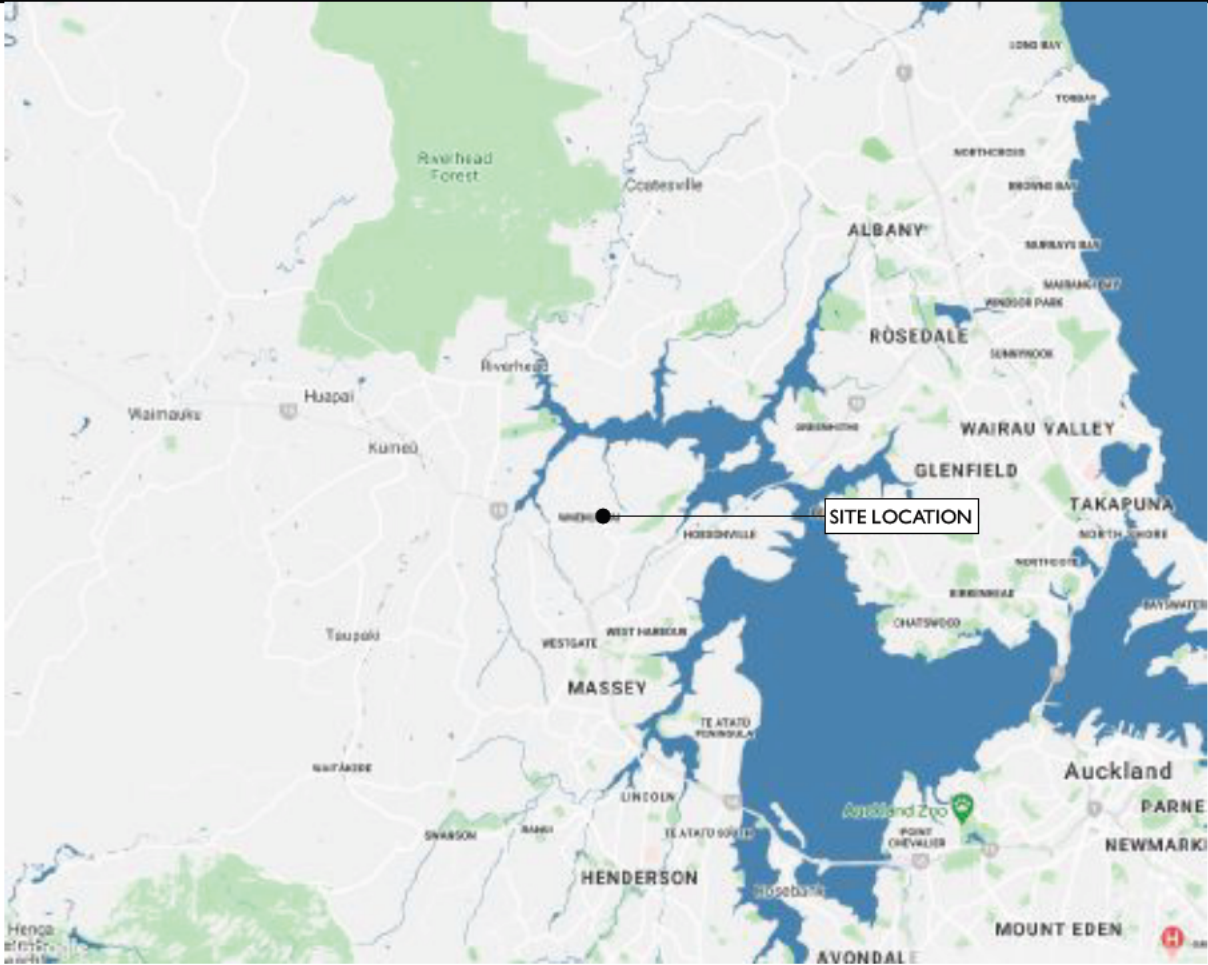
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	DRAWING LAYOUT
SK01	LOCATION PLAN
SK02	MASTERPLAN - Context Plan
SK03	MASTERPLAN - Including School Site
SK04	MASTERPLAN - Residential Only
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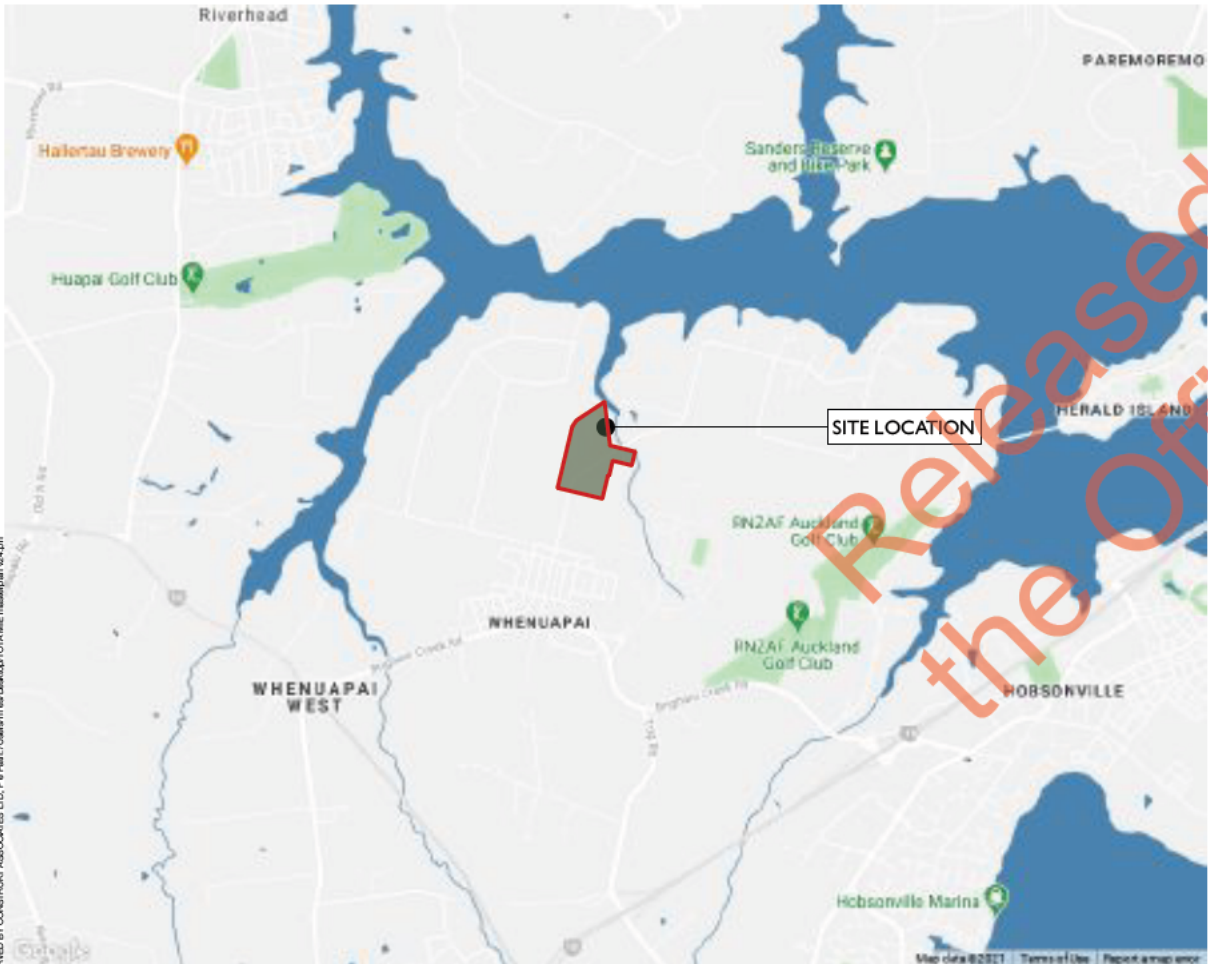
WHENUAPAI GREEN COMPREHENSIVE MASTERPLAN

Wednesday, 17 November 2021

LOCATION PLAN



REGIONAL SITE LOCATION



LOCAL SITE LOCATION



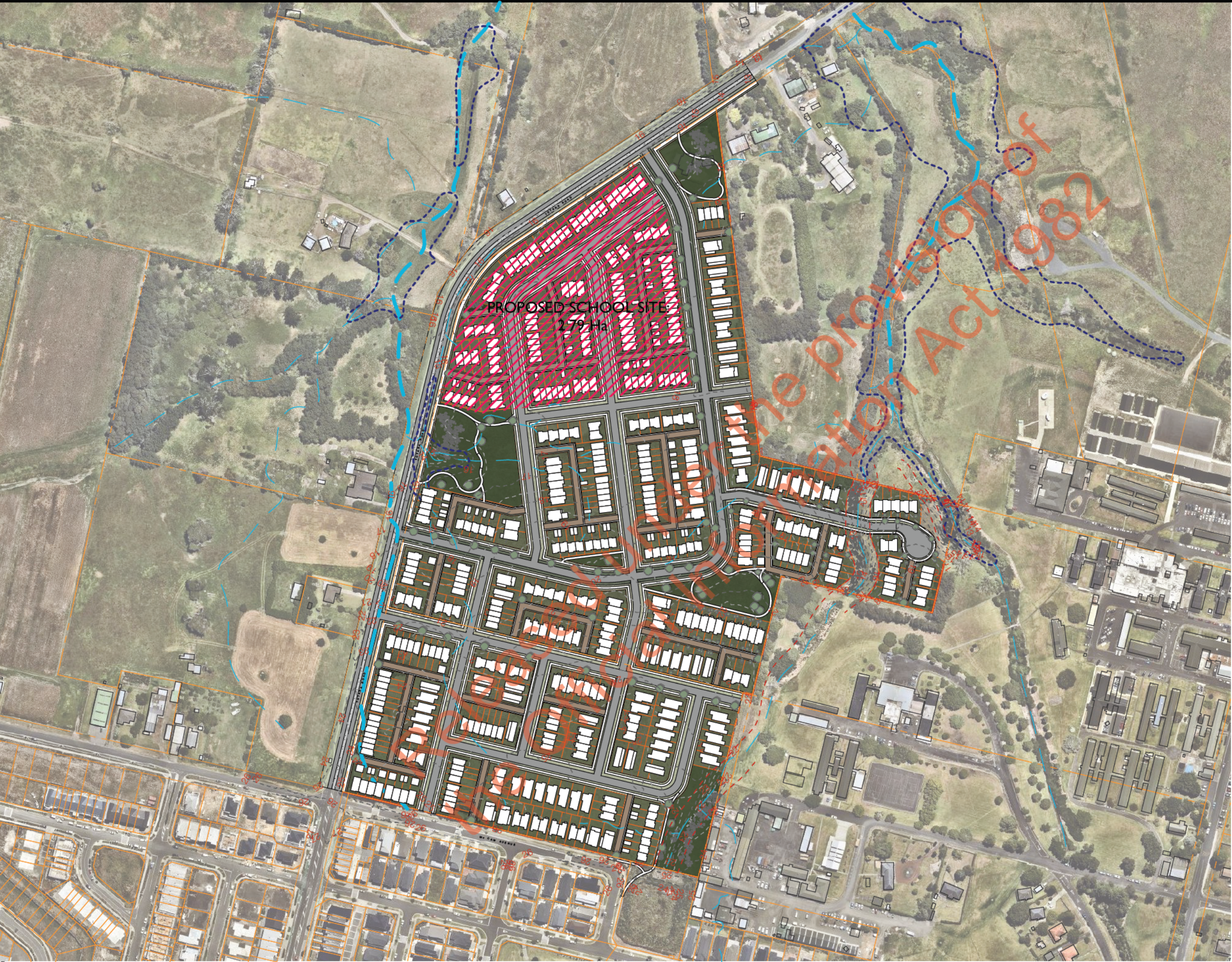
Site Location Plan

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

MASTER PLAN - Context 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

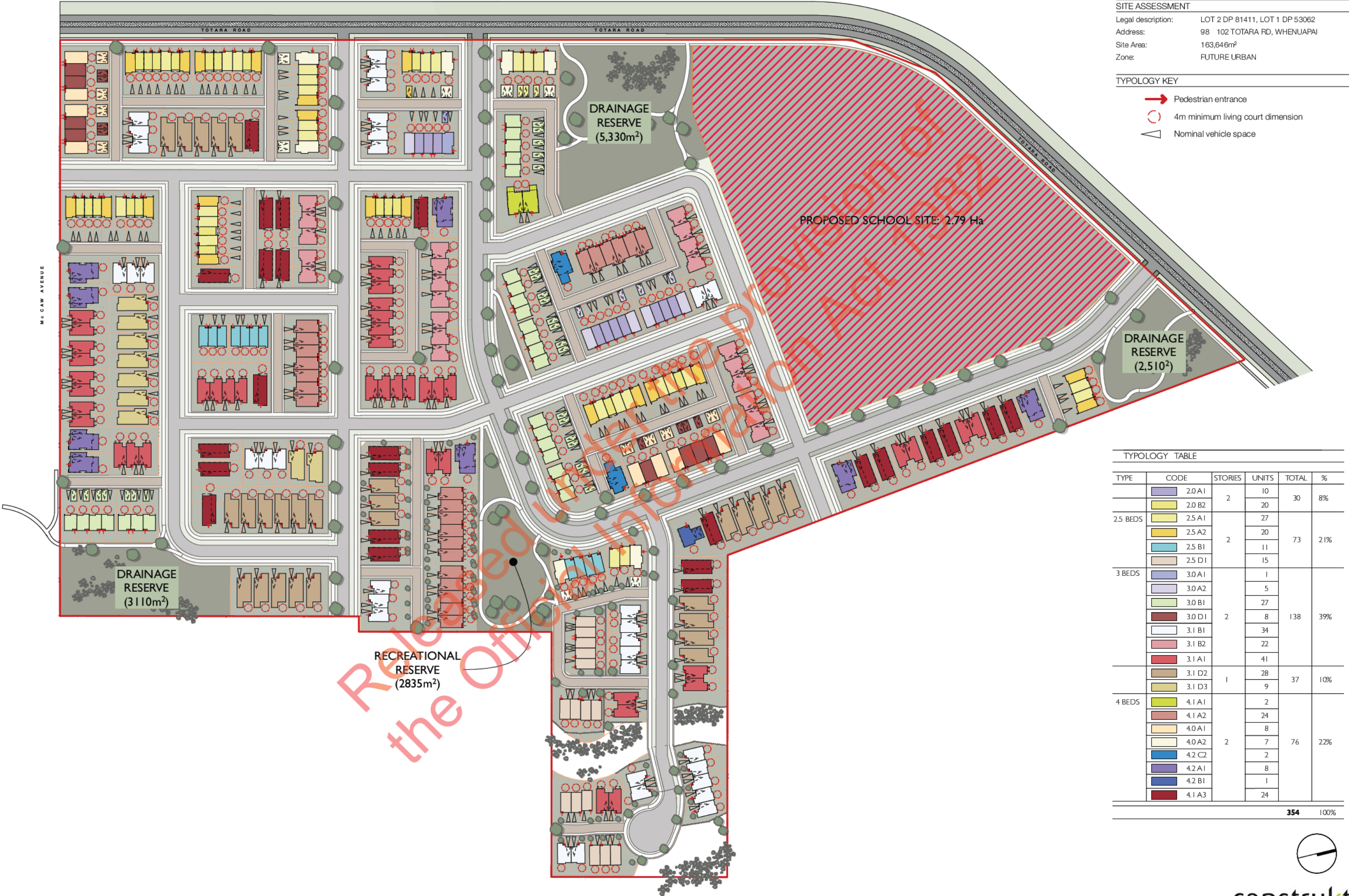
PUBLIC	
	Road
	Street berm
	Footpath
	C.O.A.L. Laneway pavement
	Trees
	Stormwater mitigation reserve areas



MASTERPLAN - Including School Site

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

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



TYPOLOGY 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	2	15	138	39%
	3.0 A1		1		
	3.0 A2		5		
	3.0 B1		27		
	3.0 D1		8		
	3.1 B1	2	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%



MASTERPLAN - 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

TPOLOGY KEY

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

DRAINAGE
RESERVE
(2,510m²)

DRAINAGE
RESERVE
(5,330m²)

DRAINAGE
RESERVE
(3,110m²)

RECREATIONAL
RESERVE
(2835m²)

TPOLOGY TABLE

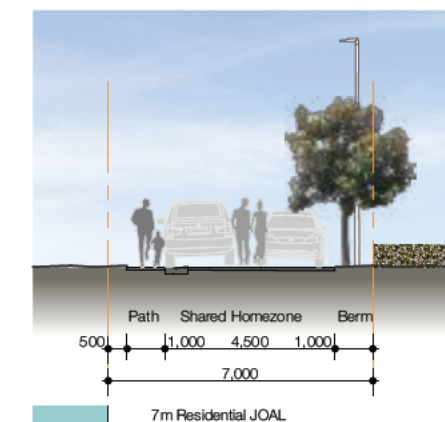
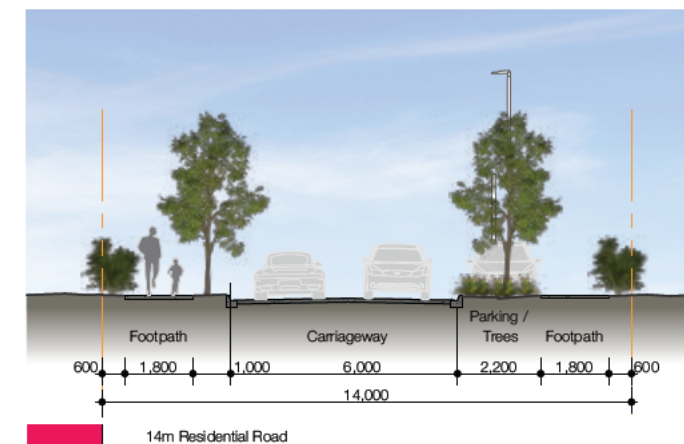
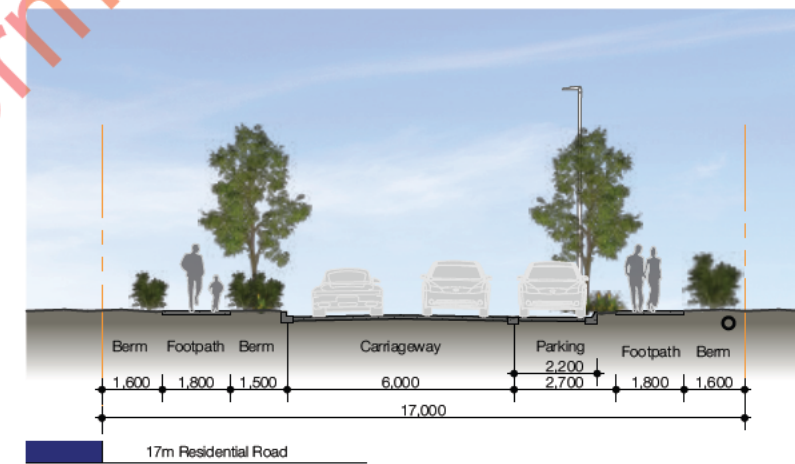
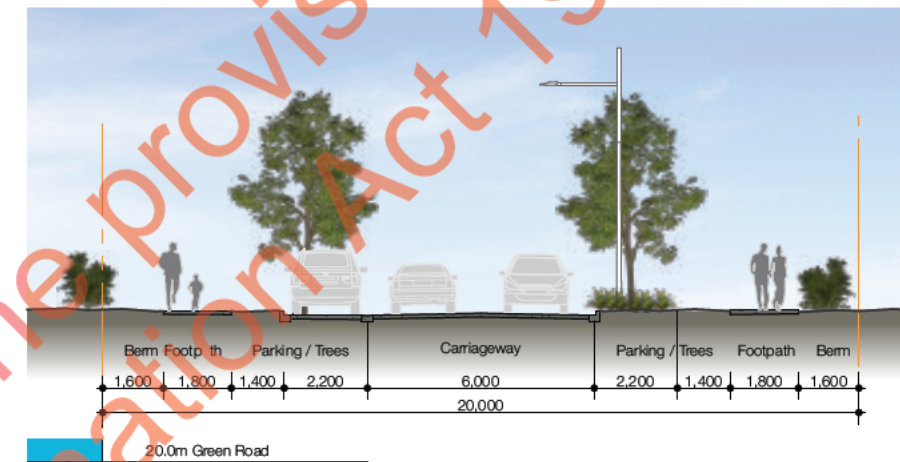
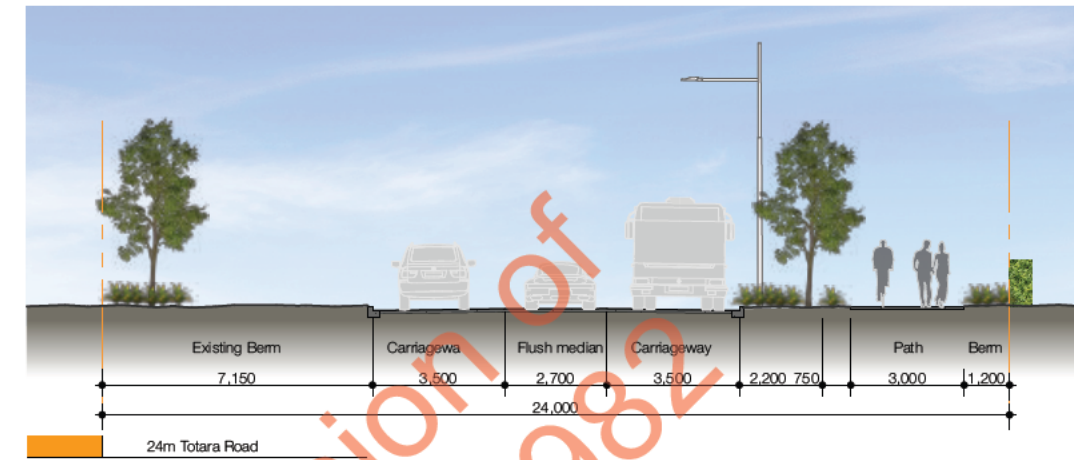
TYPE	CODE	STORIES	UNITS	TOTAL	%
2.5 BEDS	2.0 A1	2	18	38	8%
	2.0 B2		20		
	2.5 A1	2	34	104	21%
	2.5 A2		22		
	2.5 B1		28		
3 BEDS	2.5 D1	2	20	177	39%
	3.0 A1		2		
	3.0 A2		8		
	3.0 B1		35		
	3.0 D1		8		
	3.1 B1		42		
	3.1 B2		28		
	3.1 C1		2		
	3.2 A1		2		
	3.1 A1		50		
4 BEDS	3.1 D2	1	30	39	10%
	3.1 D3		9		
	4.1 A1	2	2	101	22%
	4.1 A2		45		
	4.0 A1		8		
	4.0 A2		11		
	4.2 C2		2		
	4.2 A1		8		
	4.2 B1		1		
	4.1 A3		24		

459

100%



NETWORK - Road Sections



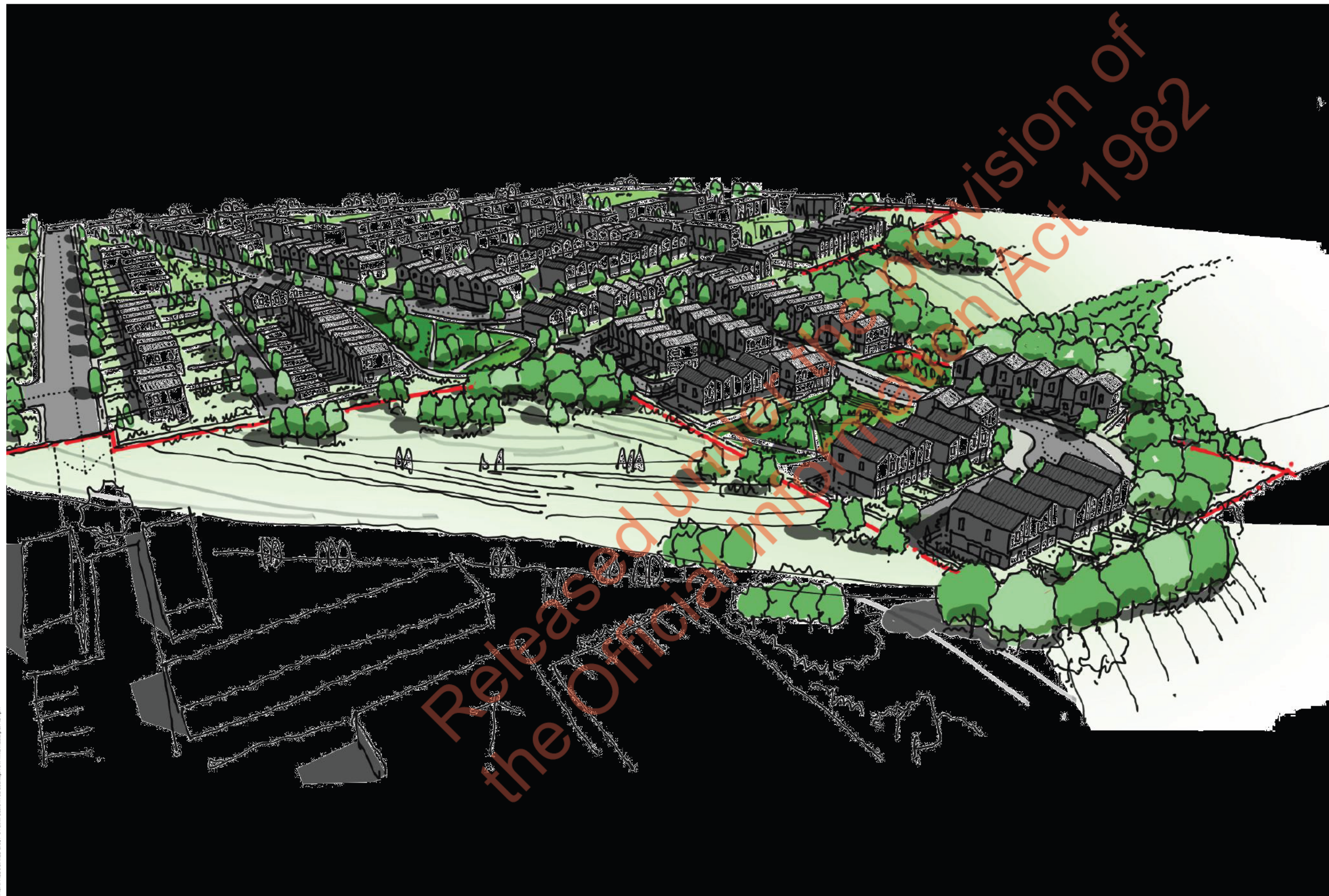
01. STREET MOVEMENT NETWORK



1:3000

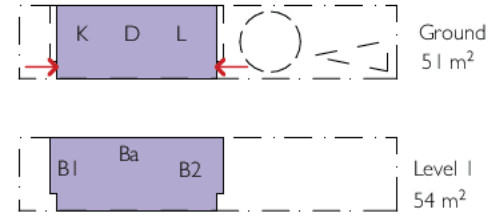
0 2 10 1:200 @ A3

ILLUSTRATIVE PERSPECTIVE



PERSPECTIVE KEY PLAN

INDICATIVE FLOOR PLANS - 2 Bedroom Typologies

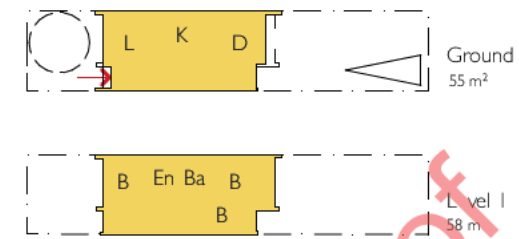


2.0Bd, 4.8m wide, 105m2



PODG SL32

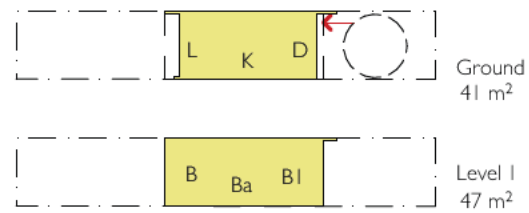
2.0-A1



2.5Bd, 5.2m wide, 113m2

EVTN

2.5-A2

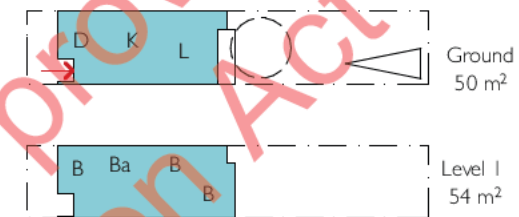


2.0Bd, 4.5m wide, 88m2



EVTN

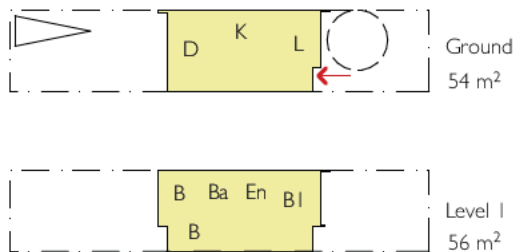
2.0-B1



2.5Bd, 4.8m wide, 105m2

SCOT

2.5-B1

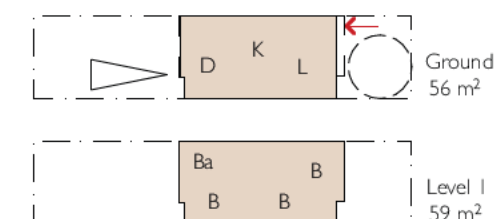


2.5Bd, 5.4m wide, 110m2



EVTN

2.5-A1



2.5Bd, 5.5m wide, 115m2

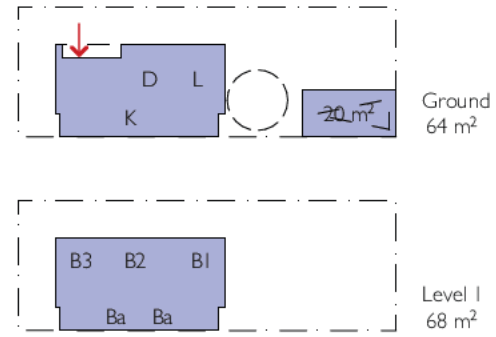
NUGG

2.5-D1



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INDICATIVE FLOOR PLANS - 3 Bedroom Typologies

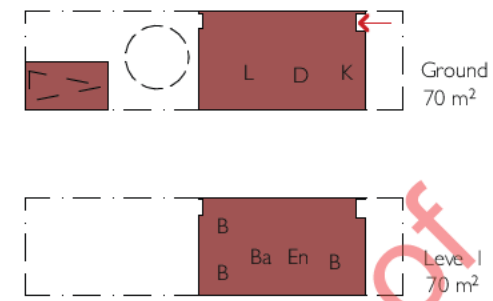


3.0Bd, 8.6m wide, 132m²



PODG SL32

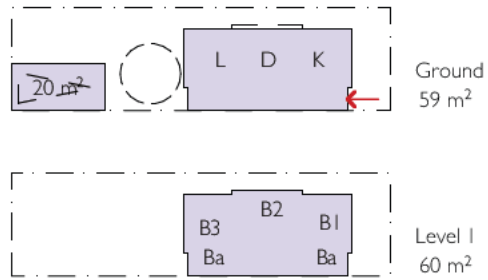
3.0-A1



3.0Bd, 6.5m wide, 140m²

NO PLAN AVAILABLE

3.0-D1

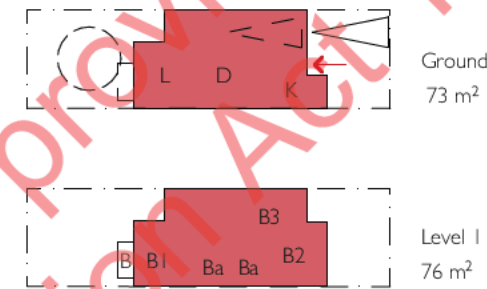


3.0Bd, 6.8m wide, 119m²



PODG SL32

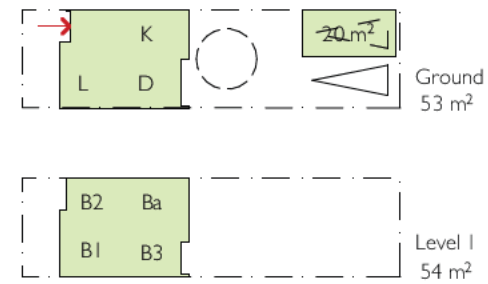
3.0-A2



3.0Bd, 6.5m wide, 149m²

PCOK

3.1-A1

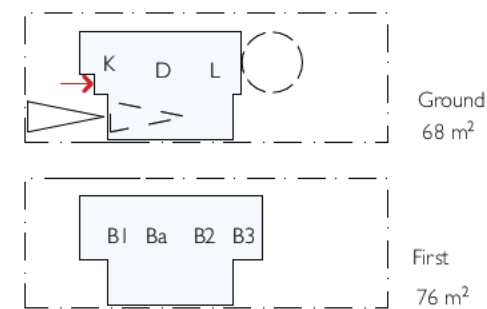


3.0Bd, 6.5m wide, 107m²



NUGG

3.0-B1



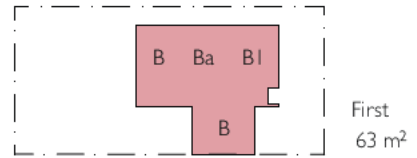
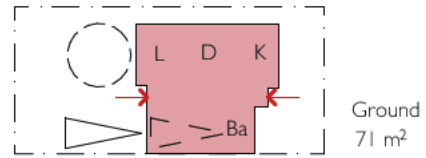
3.0Bd, 8.5m wide, 144m²

KONO

3.1-B1

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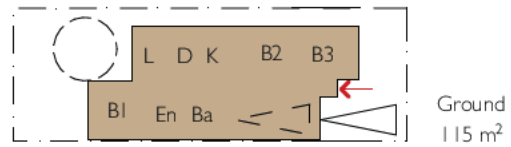
INDICATIVE FLOOR PLANS - 3 Bedroom Typologies



3.0Bd, 10m wide, 134m²



MANU 3.0-D1

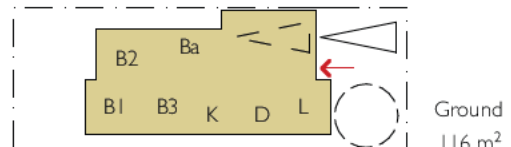


3.0Bd, 9.0m wide, 116m²



SIMILAR PLAN TO BE DEVELOPED

3.0-D2



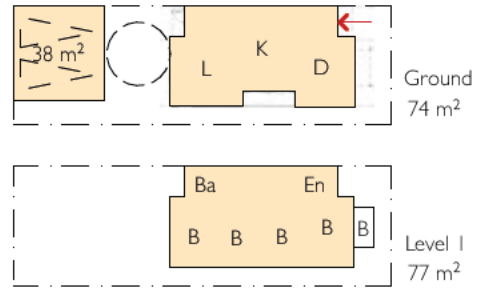
3.0Bd, 9.5m wide, 116m²

NO PLAN AVAILABLE

3.1-D3

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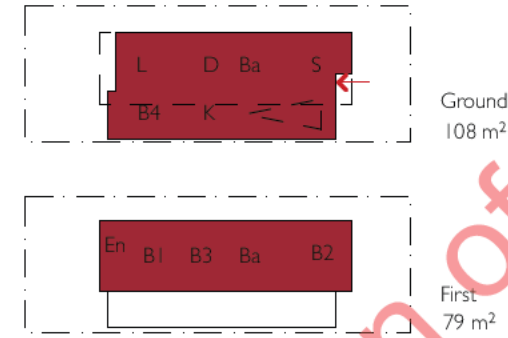
INDICATIVE FLOOR PLANS - 4 Bedroom Typologies



4.0Bd, 7.8m wide, 151m2

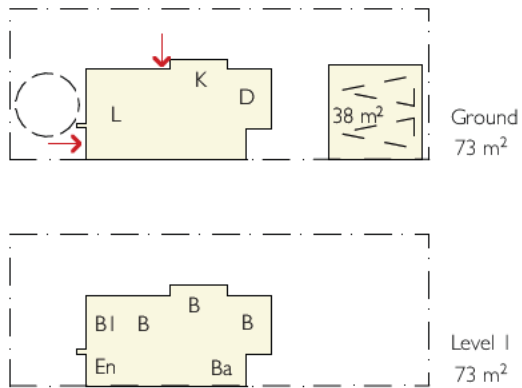
SCOT

4.0-A1



4.0Bd, 9.0m wide, 187m2

4.1-A3



4.0Bd, 10.0m wide, 146m2

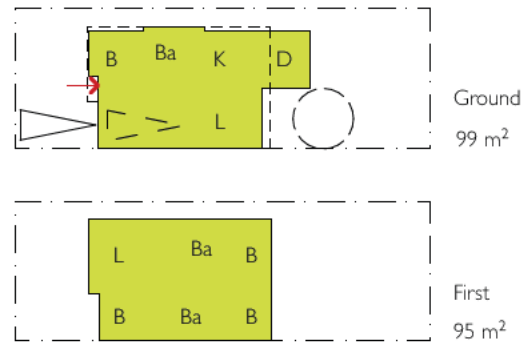
EVTN

4.0-A2



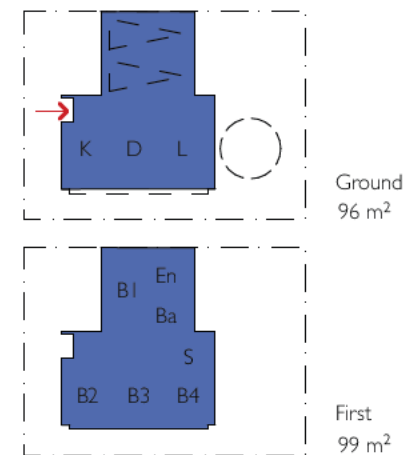
4.0Bd, 13.2m wide, 243m2

4.2-A1



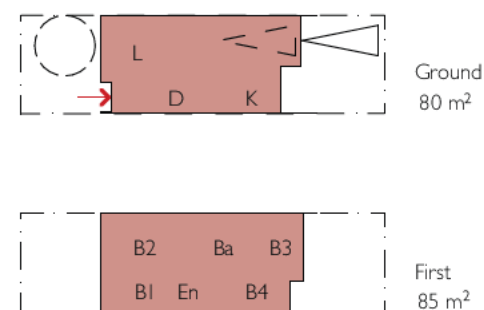
4.0Bd, 9.5m wide, 194m2

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

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INDICATIVE ELEVATIONS

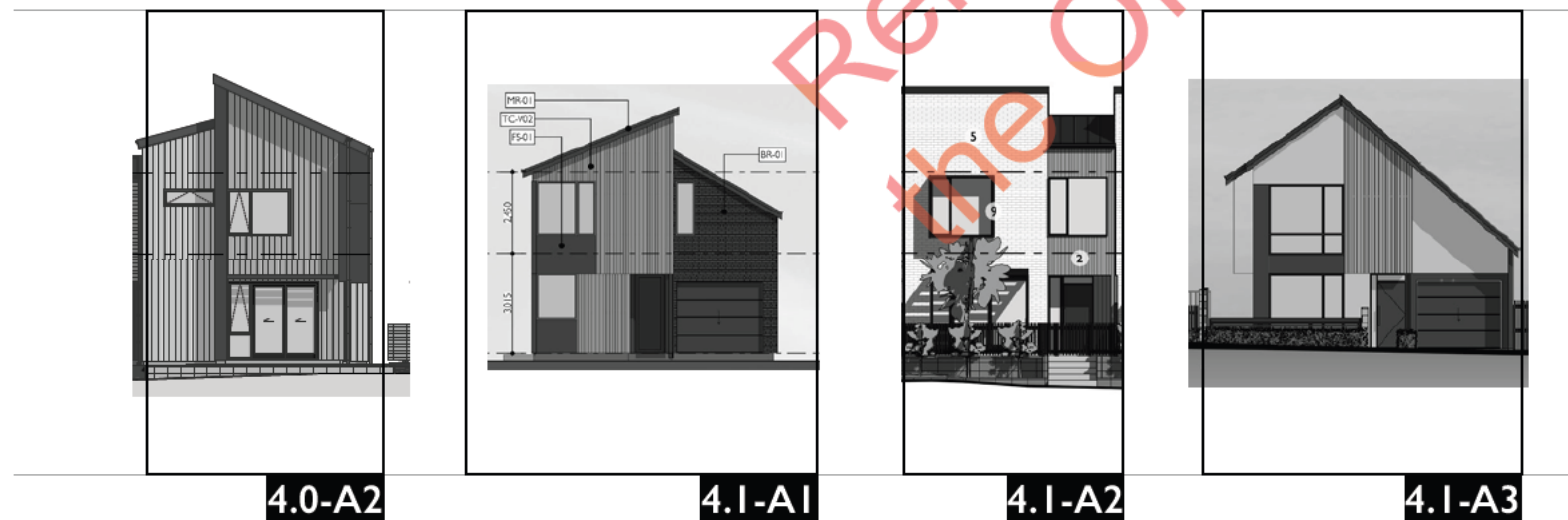
2 bedroom typologies



3 bedroom typologies



4 bedroom typologies



Typology Precedent Images

