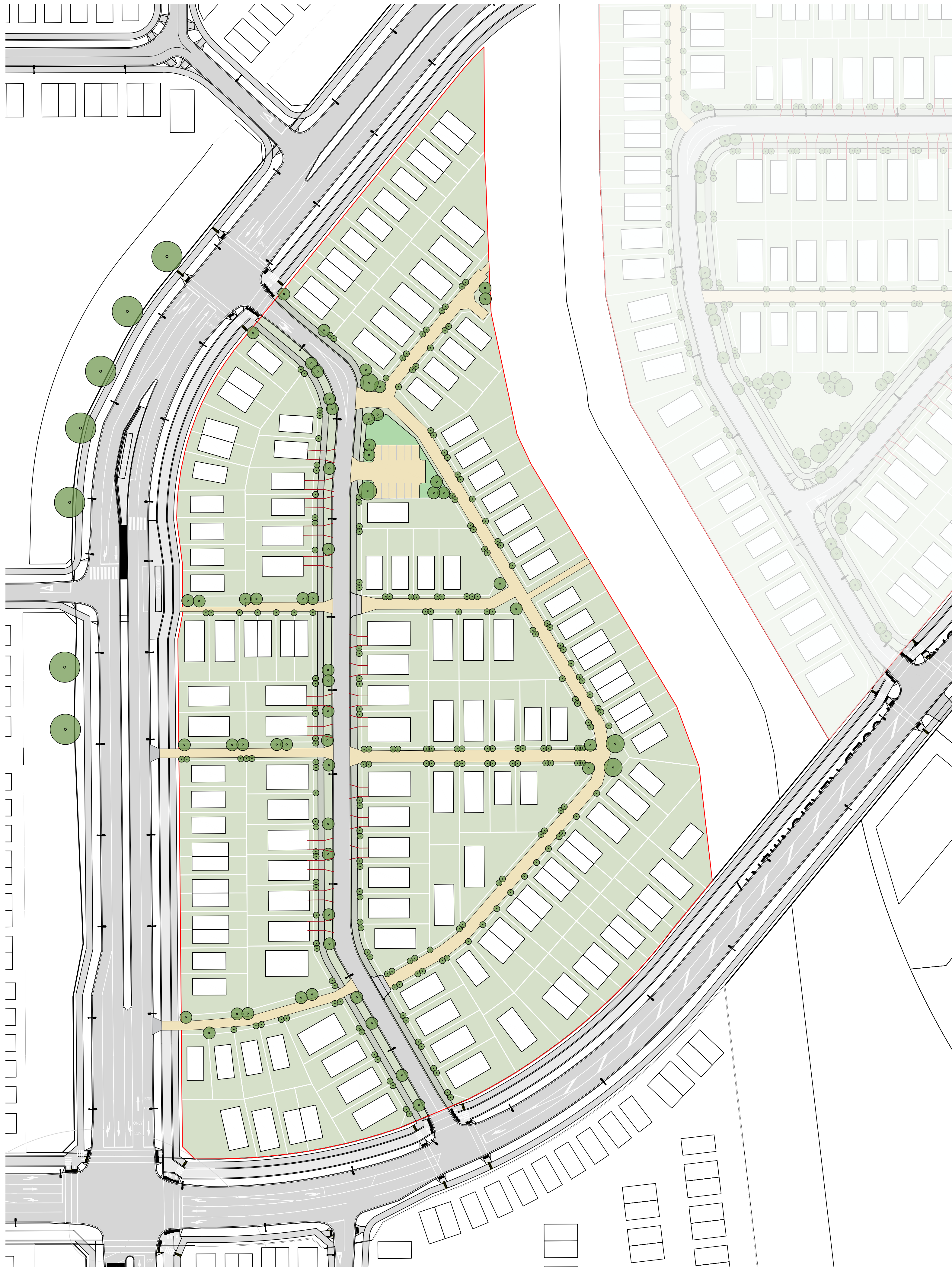
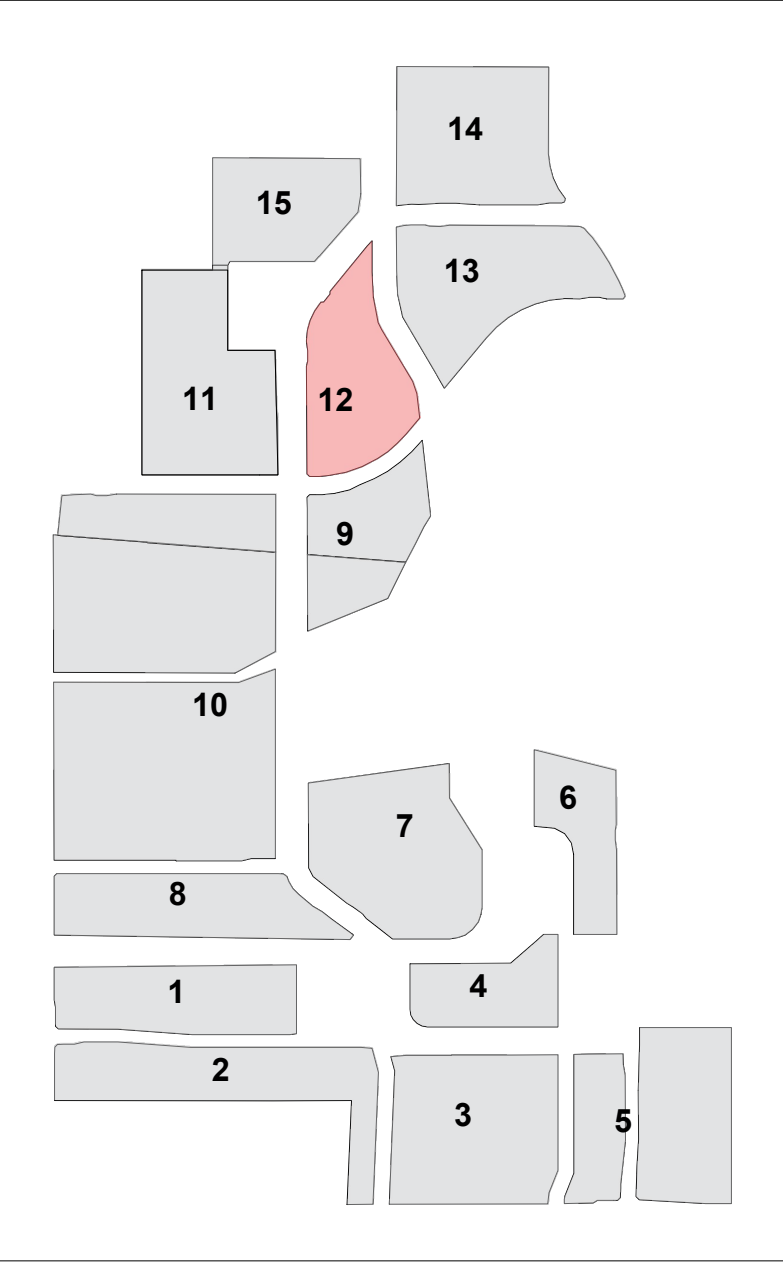




Functional Layers of a Sample Neighbourhood

Sunfield

NOTE:
Drawings illustrate the design intent of a typical neighbourhood and are to be finalised with Council as part of the Engineering Planning Approval process.



Neighbourhood 12

Area: ~4.04 Ha
Units: 150
Yield: ~37.1 U/Ha Gross

Neighbourhood 12 - Masterplan Overview

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Architects
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Interior Designers
Landscape Architects
74 Cuba Street
P.O. Box 11-517, Te Aro
Wellington
New Zealand 6011
P: (04) 802 5444
F: (04) 802 5446
E: enquiries@studiopacific.co.nz
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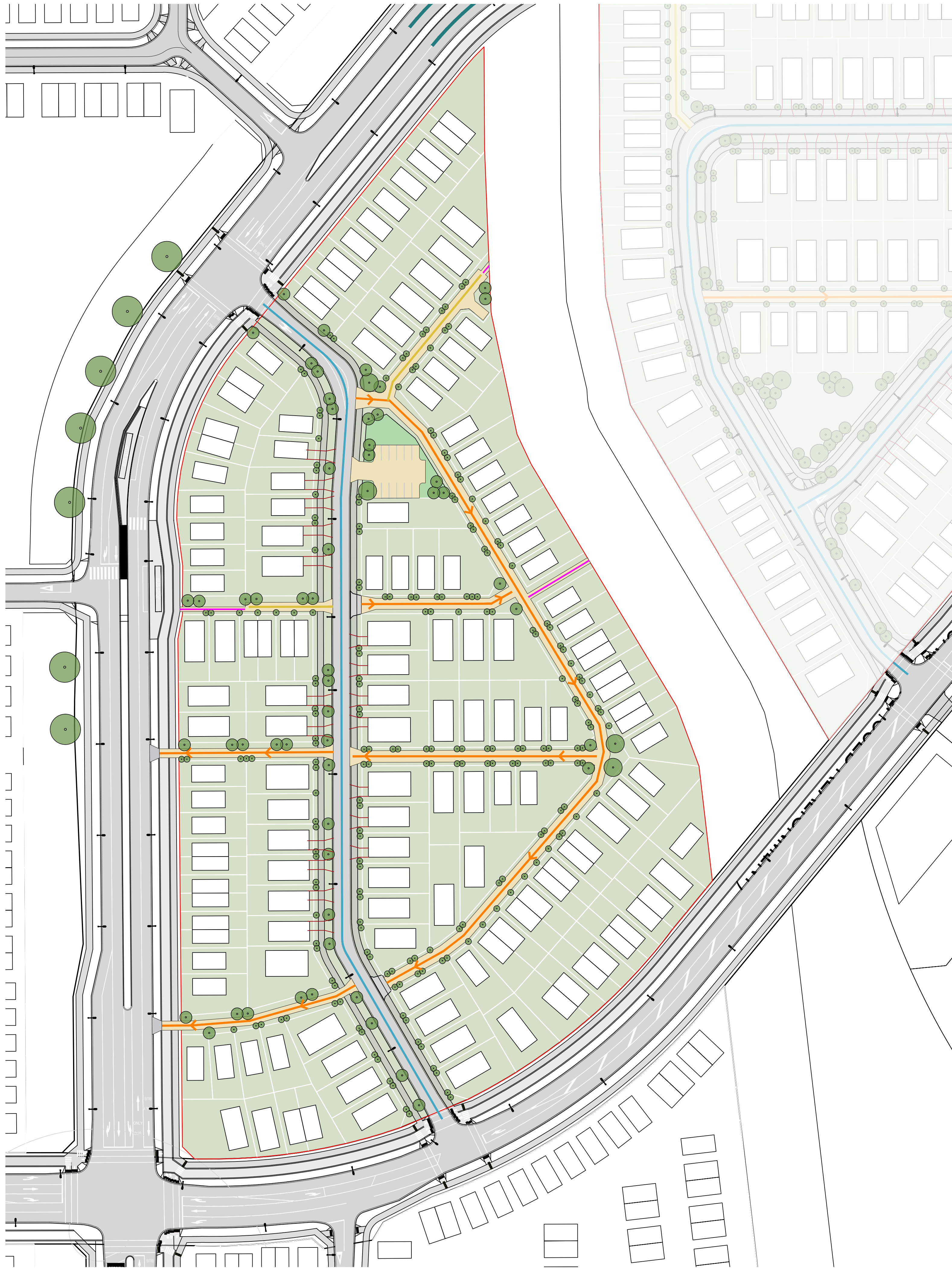
Prepared For:
WINTON
BEST BY DESIGN

Project Title:
Sunfield Masterplanned Community

RESIDENTIAL PRECINCT

Layout Name:
**N12 Studies
Neighbourhood 12 -
Masterplan Overview**

Scale: 1:750
Job No.: **N12**
Layout I.D.: **01**
Revision: **r.0**

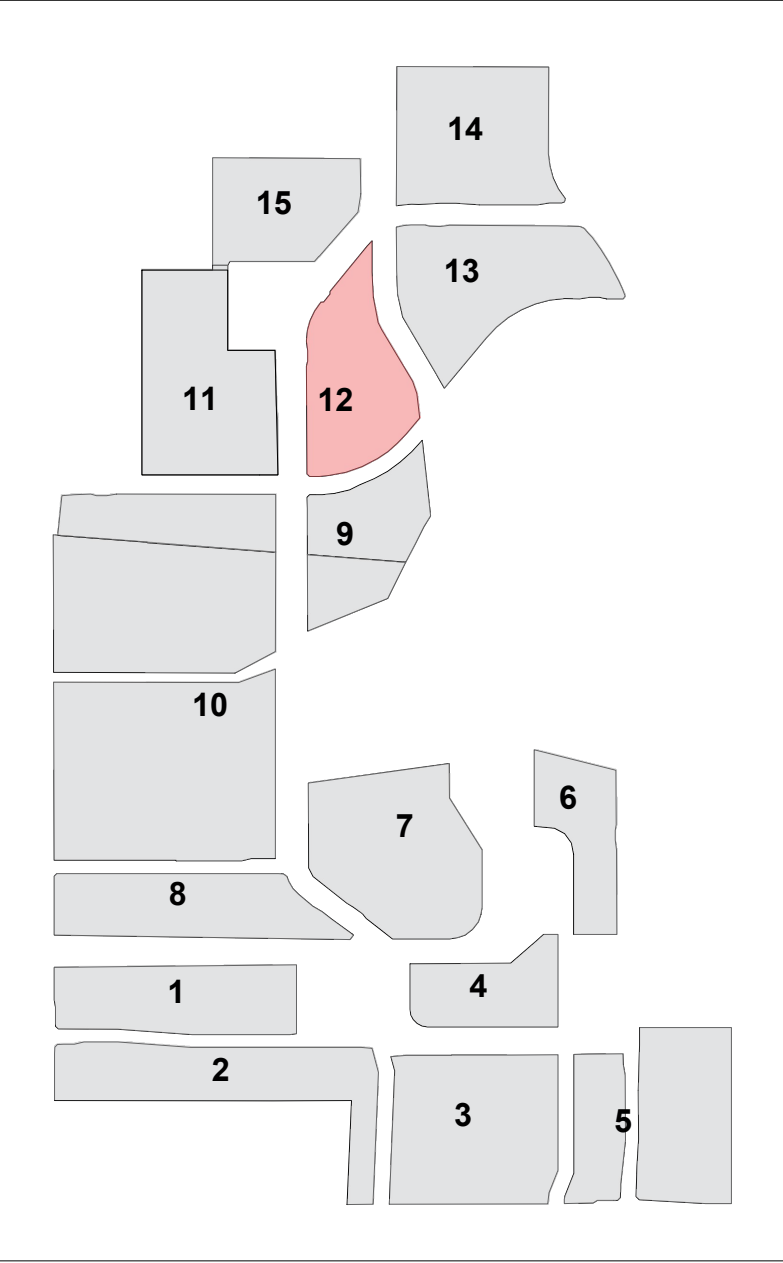


LEGEND:

- Primary Road (Vested)
- Local Road (Vested)
- Two-Way Trafficable Lane (Private)
- One-Way Trafficable Lane (Private)
- Pedestrian Lane (Private)
- Trafficable for maintenance vehicles and delivery of large goods
- Pedestrian Lane (Private)

Sunfield

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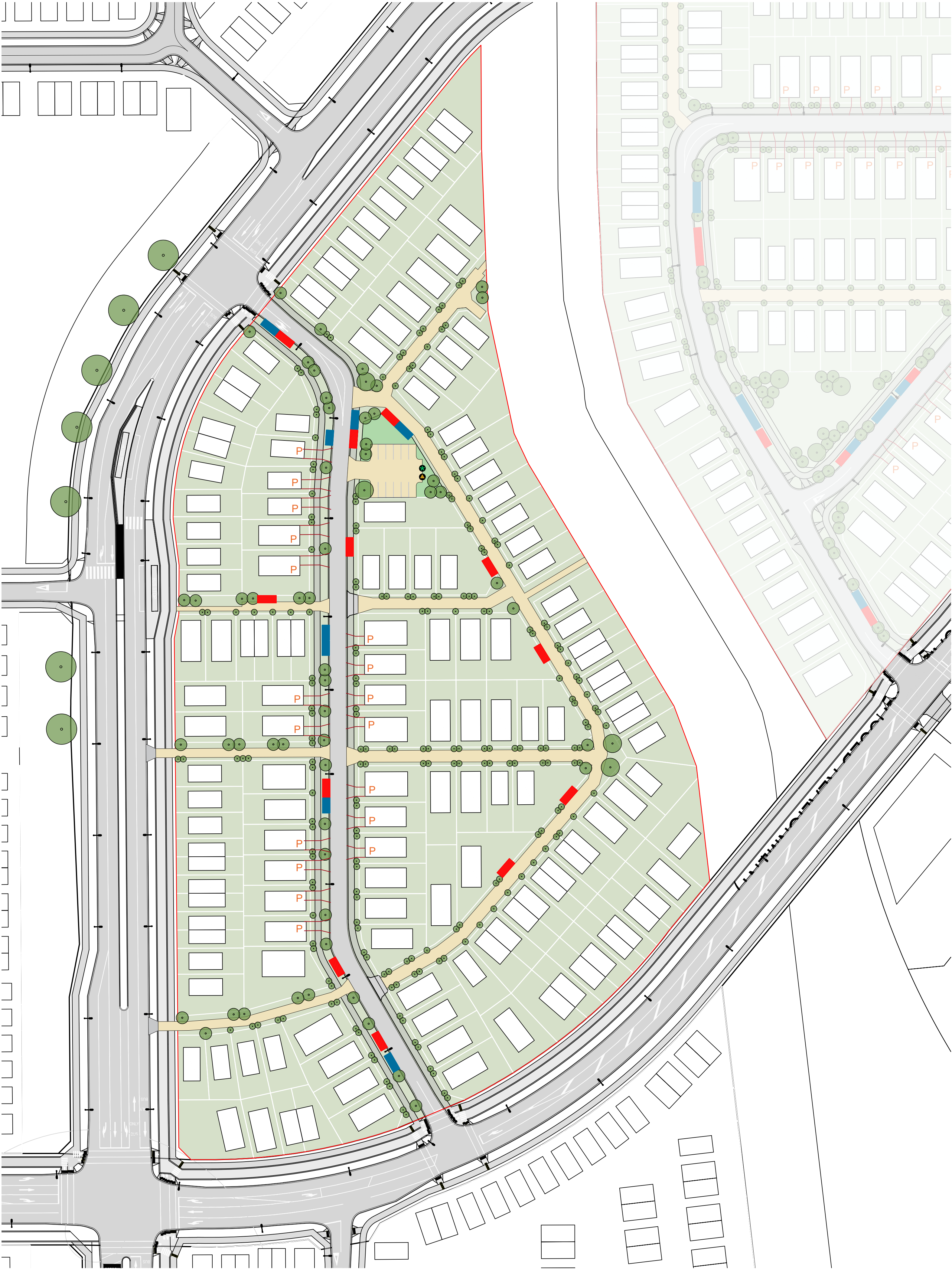
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Project Title:
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RESIDENTIAL PRECINCT

Layout Name:
N12 Studies Neighbourhood 12 - Street Network
Scale: 1:750
Job No.: **N12 02**
Layout I.D.:
Revision:
r.0

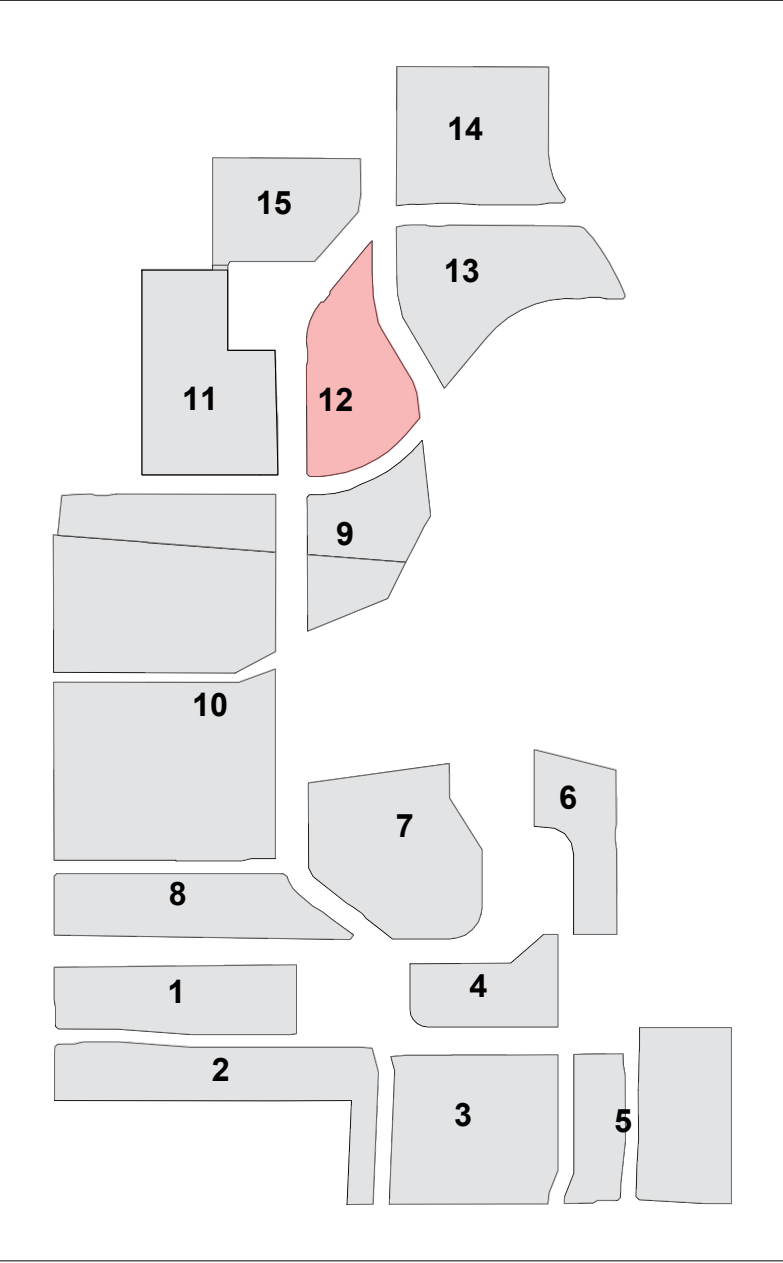
Neighbourhood 12 - Street Network



LEGEND:		
P	One on-lot carpark (as per RC) (Pad or Garage)	-
P	Proposed New on-lot carpark (Pad or Garage)	18
P	Potential New on-lot carpark (Pad only - no garage)	-
	Loading Zones	9
	On-street carpark	9
	Neighbourhood Service Hub	12
	E-banks (cars, scooters, bikes)	To be determined at a later stage based on resident demand
	Ride-share	
TOTAL POTENTIAL CARPARKS		48
Note, additional uncovered parking available at the Local Hub		

Sunfield

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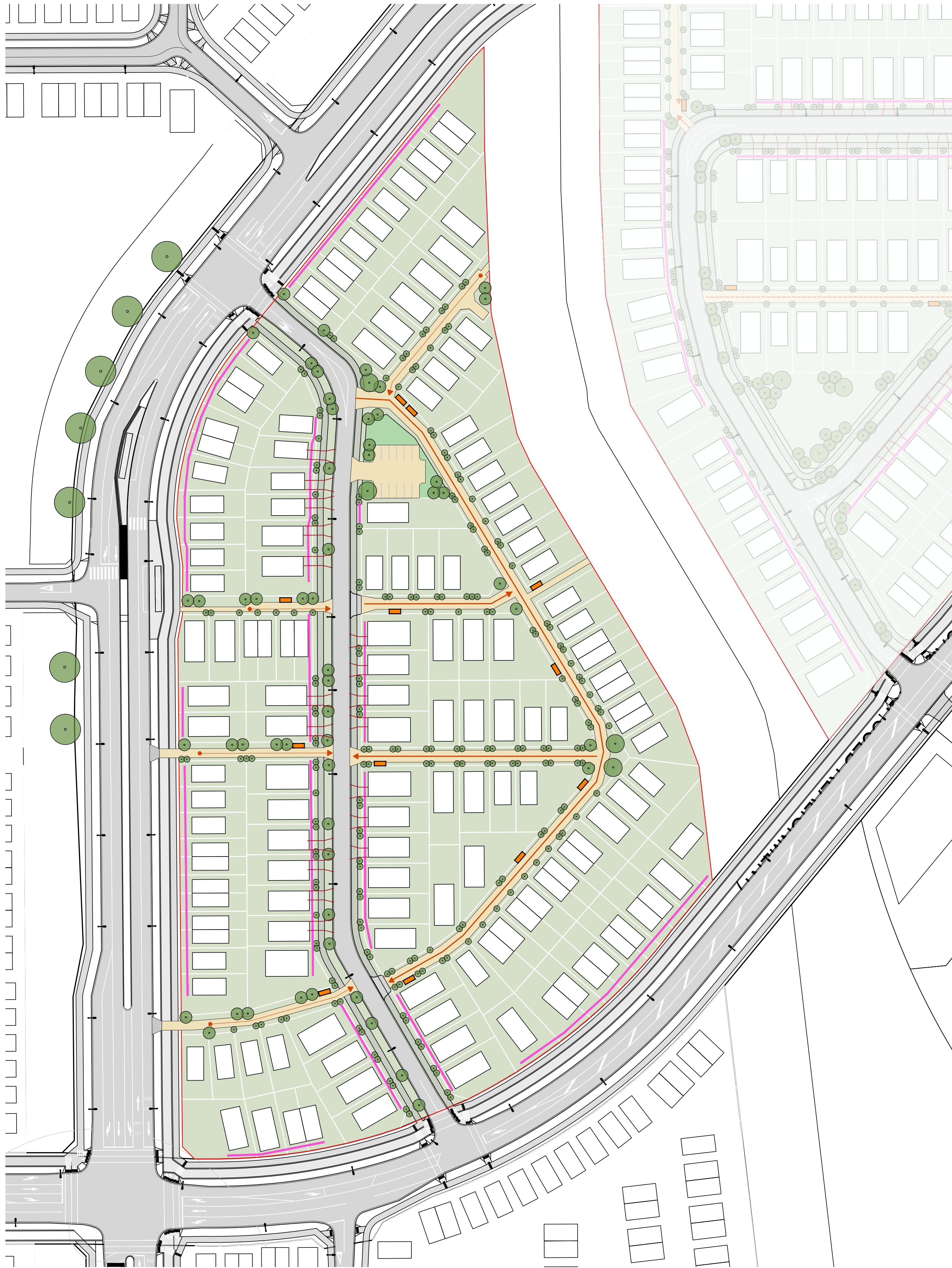
Prepared For:
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BEST BY DESIGN
Project Title:
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RESIDENTIAL PRECINCT

Layout Name:
**N12 Studies
Neighbourhood 12 -
Parking**

Scale: 1:750
Job No.: **N12**
Layout I.D.: **03**
Original Paper Size: A1
Revision: **r.A**

Neighbourhood 12 - Parking

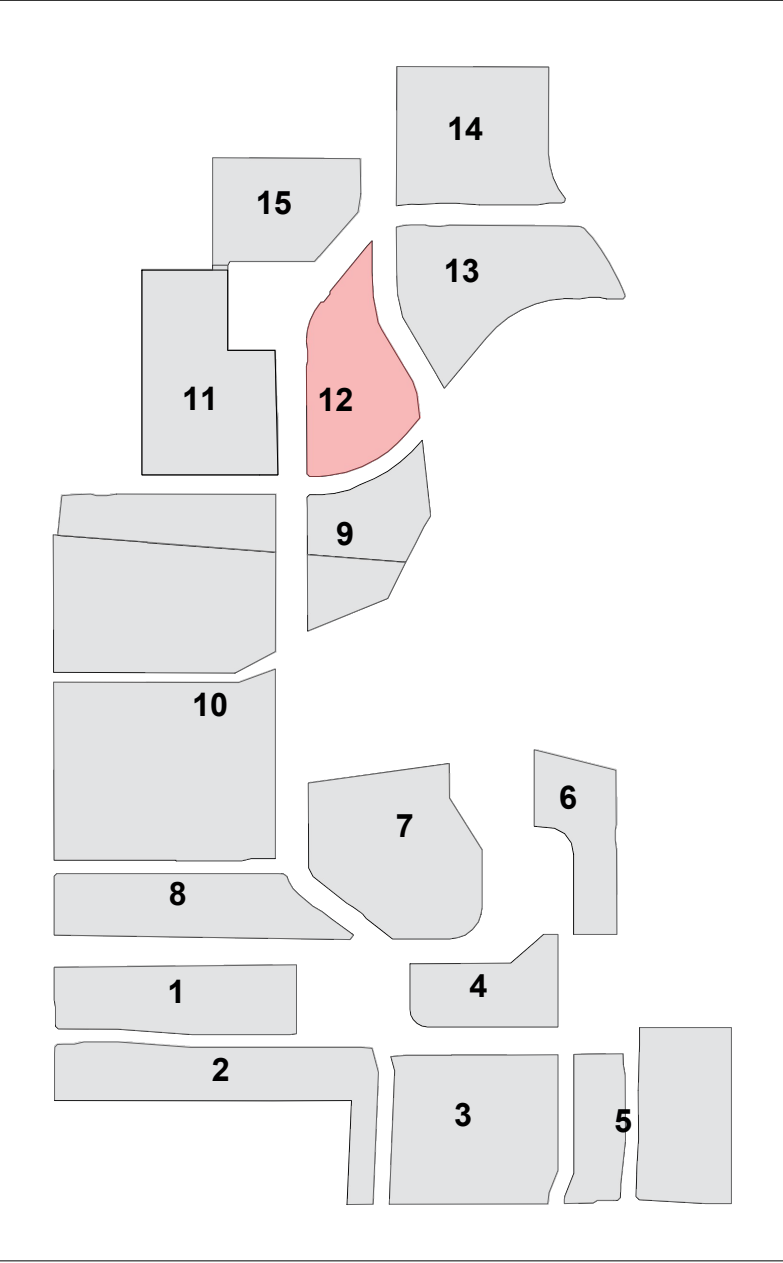


LEGEND:

-  Lots with Council bin collection on vested roads (no collection off Sunfield Loop)
-  Communal Bin Store (to be used by the lots without Council collection)
-  Private waste collection access route

Sunfield

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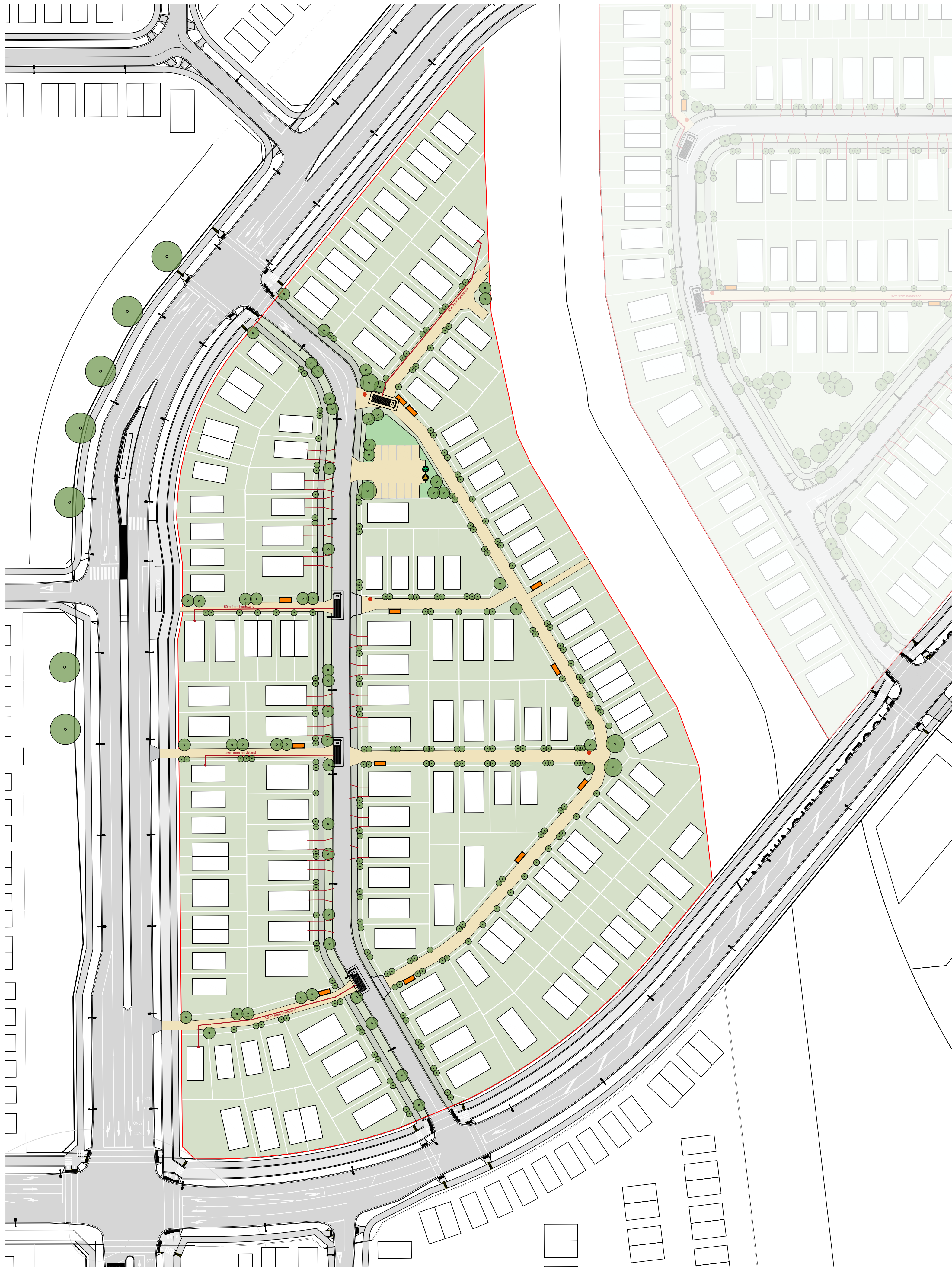
Prepared For:
WINTON
BEST BY DESIGN
Project Title:
Sunfield Masterplanned Community

RESIDENTIAL PRECINCT

Layout Name:
**N12 Studies
Neighbourhood 12 -
Refuse Strategy**

Scale: 1:750
Job No.: **N12**
Layout I.D.: **04**
Revision: **r.A**

Neighbourhood 12 - Refuse Strategy



Functional Layers of a Sample Neighbourhood

Sunfield

NOTE:
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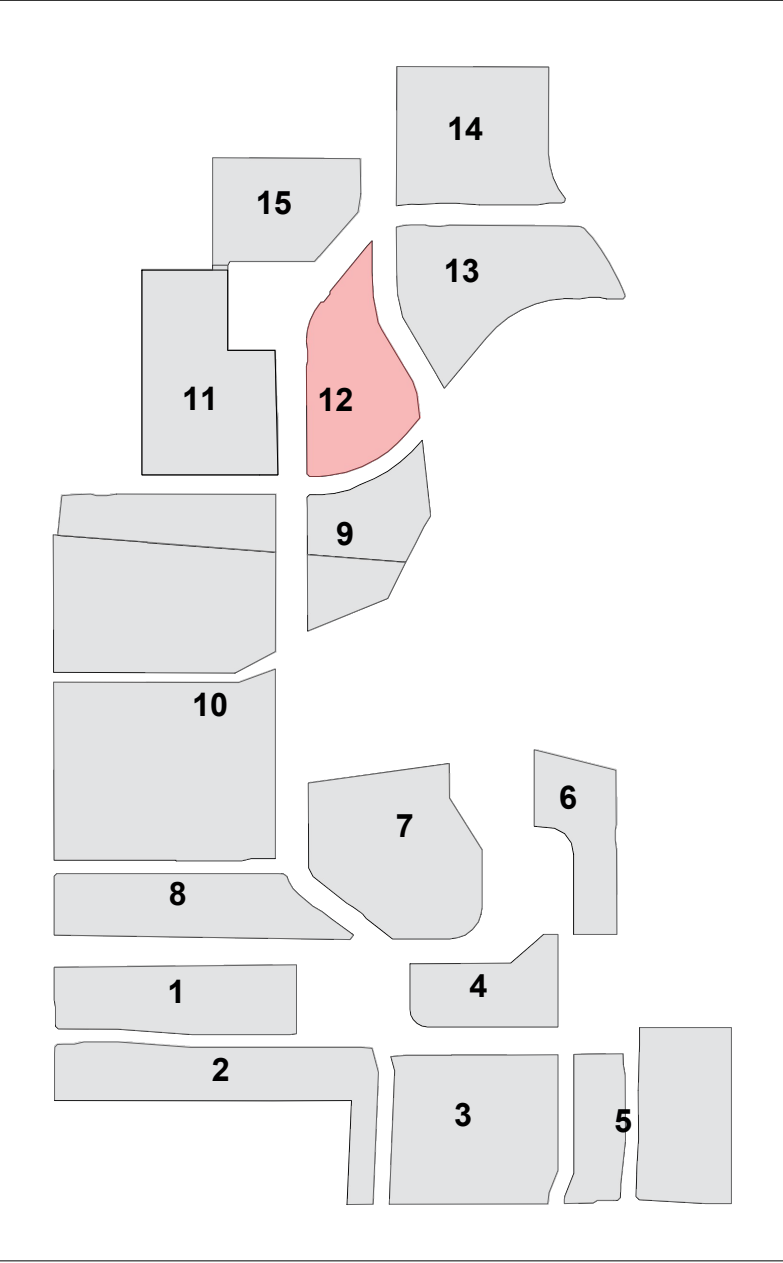
LEGEND:

8m Rigid Truck - Pumping Appliance

4m Wide Appliance Set Down Area

Hose Run - Max Allowed 135m

Hydrant to be within 25m of the hardstand



Neighbourhood 12 - Fire Access Strategy (Laneways)

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Urban Designers
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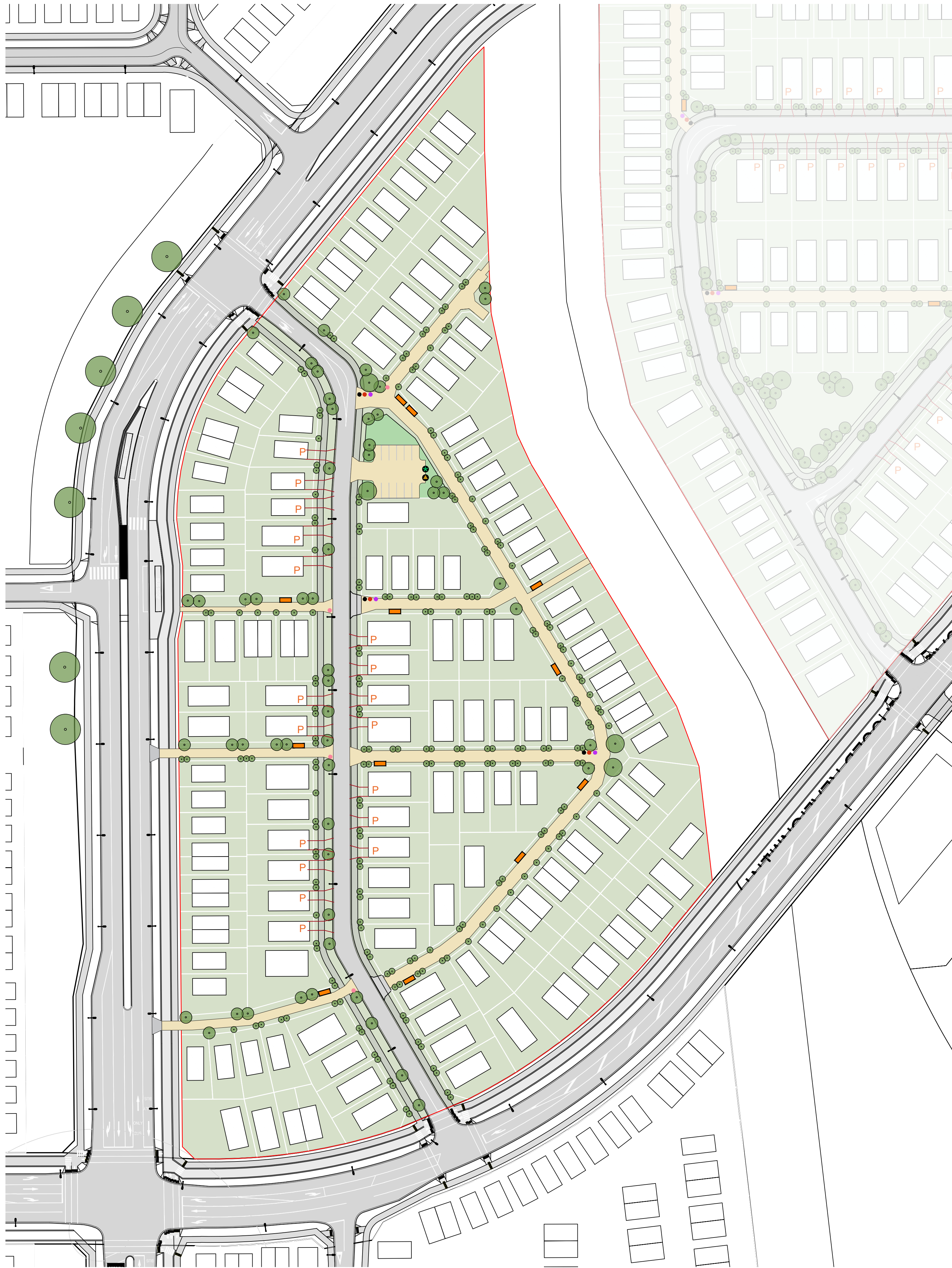
Prepared For:
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BEST BY DESIGN

Project Title:
Sunfield Masterplanned Community

RESIDENTIAL PRECINCT

Layout Name:
**N12 Studies
Neighbourhood 12 -
Fire Access Strategy**

Scale: 1:750
Job No.: **N12**
Layout I.D.: **05**
Original Paper Size: A1
Revision:
r.A



Functional Layers of a Sample Neighbourhood

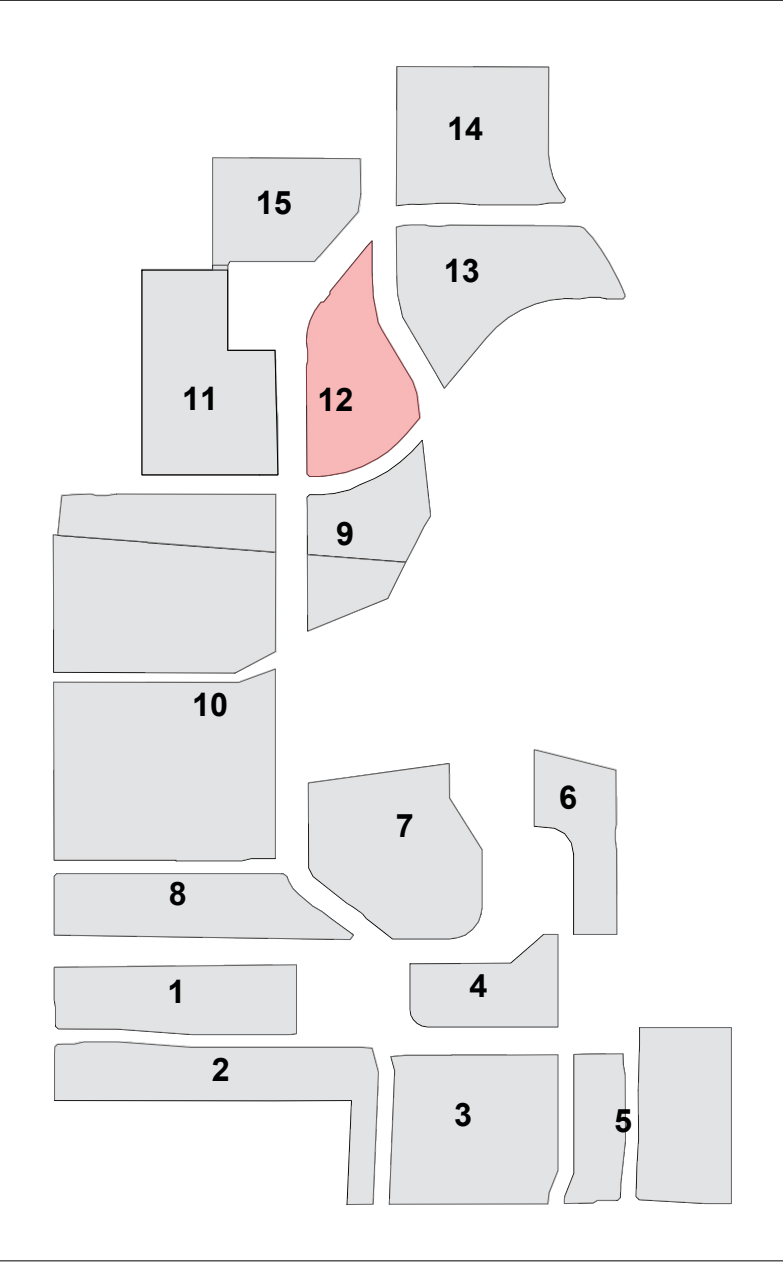
Sunfield

NOTE:
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LEGEND:

- Emergency and service vehicles only
- 10 km/h speed zone
- No Parking
- No Vehicle Access
- 

Note: All trafficable lanes wider than 4m are marked with broken yellow lines for no-parking



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Prepared For:
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Project Title:
Sunfield Masterplanned Community

RESIDENTIAL PRECINCT

Layout Name:
**N12 Studies
Neighbourhood 12 -
Signage (Laneways)**

Scale: 1:750
Job No.: **N12**
Layout I.D.: **06**
Revision: **r.A**

Neighbourhood 12 - Signage (Laneways)