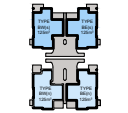


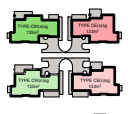
Ashbourne Retirement Village

Legal Description : Lot 2, DP 567678 & Lot 1, DP 21055
Area : 20.0ha
Site Building Coverage : 18.4%
Site Impermeable Surface : 27.1%
(Approx. Site Areas)
14.0 ha - 218 Villas & Landscaping
1.0 ha - Facilities
1.0 ha - Aged Care Hospital
1.0 ha - Landscape Buffer
2.0 ha - Stormwater Catchment
0.5 ha - Nurses Accommodation & ROW
0.5 ha - RV Parking and Workshop

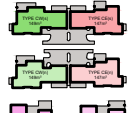
218 Villas + FACILITIES + HOSPITAL



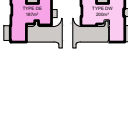
TYPE BS (W&E) = 48 (125m²)



TYPE BN (W&E) = 52 (125m²)



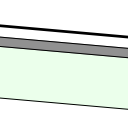
TYPE CS (W&E) = 7 (135m²)



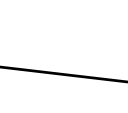
TYPE CN (W&E) = 4 (135m²)



TYPE CS (W&E) dbi = 38 (148m²)

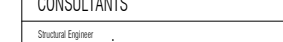


TYPE CN (W&E) dbi = 39 (148m²)



TYPE D (W&E) = 30 (186m²)



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												DESIGNED		DRAWN	CHECKED
												SK	HPA	HPA	
												SCALE		DATE	REVISION
												1:2000@ A2	30-05-2025	A	

STAGE 1 (25 Villas & Facilities Phase One)

STAGE 1

STATION ROAD

0008



STAGE 1

STAGE 2

CONSENT

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												DESIGNED		DRAWN		CHECKED	
												SK		HPA		HPA	
												SCALE		DATE		REVISION	
												1:750@ A2		30-05-2025		A	

STAGE 2 (27 Villas)
 STAGE 3 (28 Villas & Facilities Phase Two)
 STAGE 4 (27 Villas)

The site plan illustrates a residential development with 120 villas, categorized into seven stages of construction. The villas are color-coded and labeled with their type and area:

- TYPE CE(n)**: 147m² (Pink)
- TYPE CE(s)**: 147m² (Pink)
- TYPE CE(s)sg**: 133m² (Pink)
- TYPE CW(s)**: 149m² (Green)
- TYPE CW(n)**: 149m² (Green)
- TYPE CW(s)sg**: 135m² (Green)
- TYPE BW(s)**: 125m² (Blue)
- TYPE BW(n)**: 125m² (Blue)
- TYPE BE(s)**: 125m² (Blue)
- TYPE BE(n)**: 125m² (Blue)
- TYPE DE**: 187m² (Pink)
- TYPE DW**: 200m² (Pink)

The development includes various facilities and amenities:

- PHASE ONE** and **PHASE TWO** buildings.
- FACILITIES** including a **CROQUET** area, **BOWLS** area, **PUTTING GREEN**, and **SERVICES** area.
- PHASE ONE FACILITIES PARKING** and **VILLAGE VAN** area.
- MAINTENANCE SHED** and **WW PUMP STATION**.
- SW POND 1** located in the upper right corner.

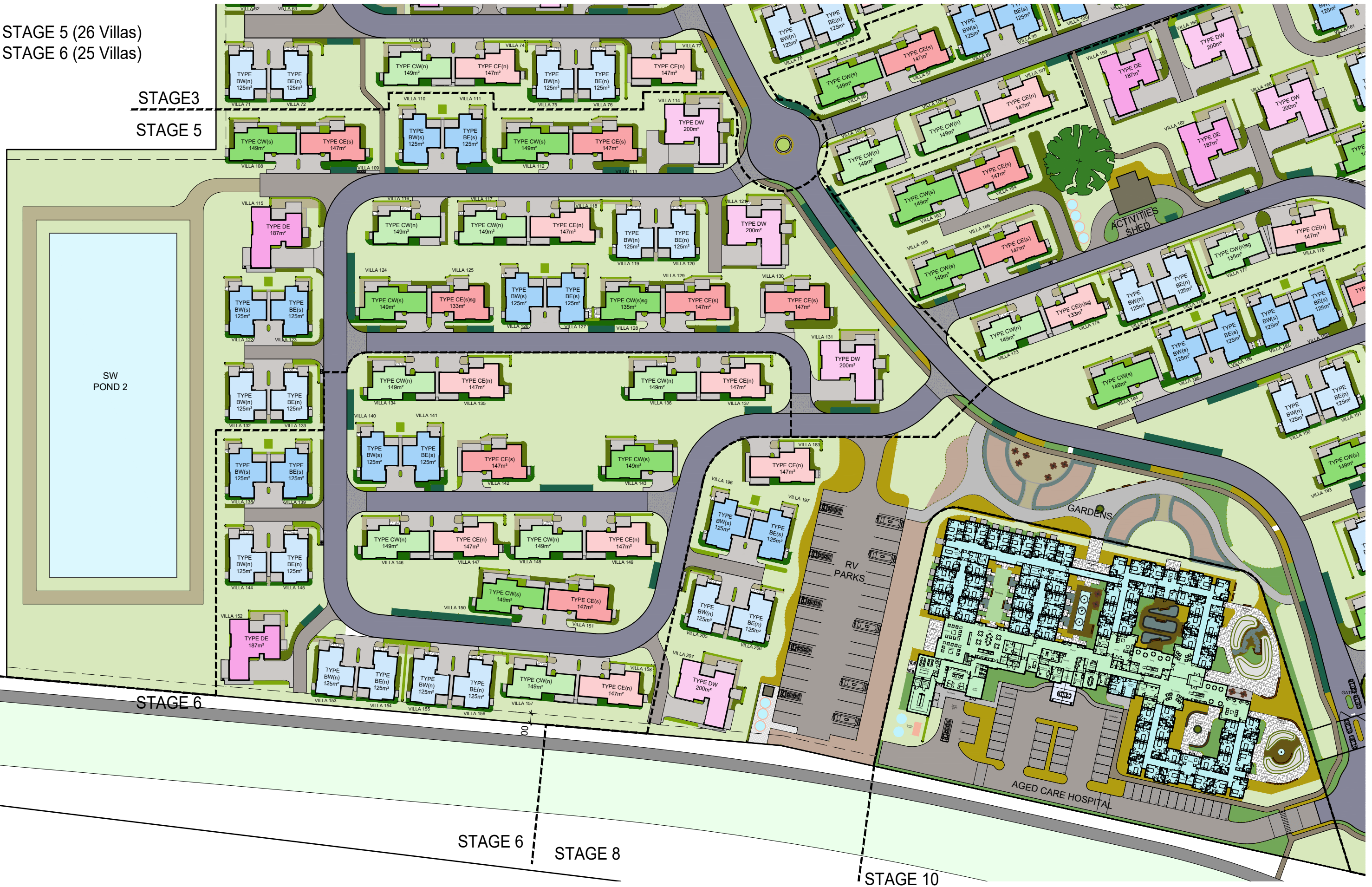
The site is divided into seven stages of construction, indicated by dashed lines and labels:

- STAGE 1**: Villas 1-10.
- STAGE 2**: Villas 11-20.
- STAGE 3**: Villas 21-30.
- STAGE 4**: Villas 31-40.
- STAGE 5**: Villas 41-50.
- STAGE 6**: Villas 51-60.
- STAGE 7**: Villas 61-70.

The plan also shows a network of roads, including a main road running horizontally across the middle, and several smaller roads connecting the stages. A scale bar indicates distances of 3000 and 10000 units.

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												SK	HPA	HPA
												SCALE	DATE	REVISION
												1:750@ A2	30-05-2025	A

STAGE 5 (26 Villas)
STAGE 6 (25 Villas)



NOTES:			HPA Group Ltd			CONSULTANTS		CLIENT	PROJECT TITLE	SHEET TITLE	CONSENT	
DO NOT SCALE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK. Contractors and Sub Contractors to ensure all restricted building works are to be carried out by approved licensed building practitioners.			REVISION	DESCRIPTION	DATE	REVISION	DESCRIPTION	DATE	PO Box 11 535 Ellerslie AUCKLAND, 1051		3810	
			A	CONSENT	30-05-2025				09 974 3641 www.hpa.co.nz info@hpa.co.nz		A014	
									DESIGNED		DRAWN	CHECKED
									SK		HPA	HPA
									SCALE		DATE	REVISION
									1:750@ A2		30-05-2025	A



- STAGE 7 (24 Villas & Facilities Phase Three)
- STAGE 8 (25 Villas)
- STAGE 9 (11 Villas)
- STAGE 10 (Hospital & Nurses Accommodation)

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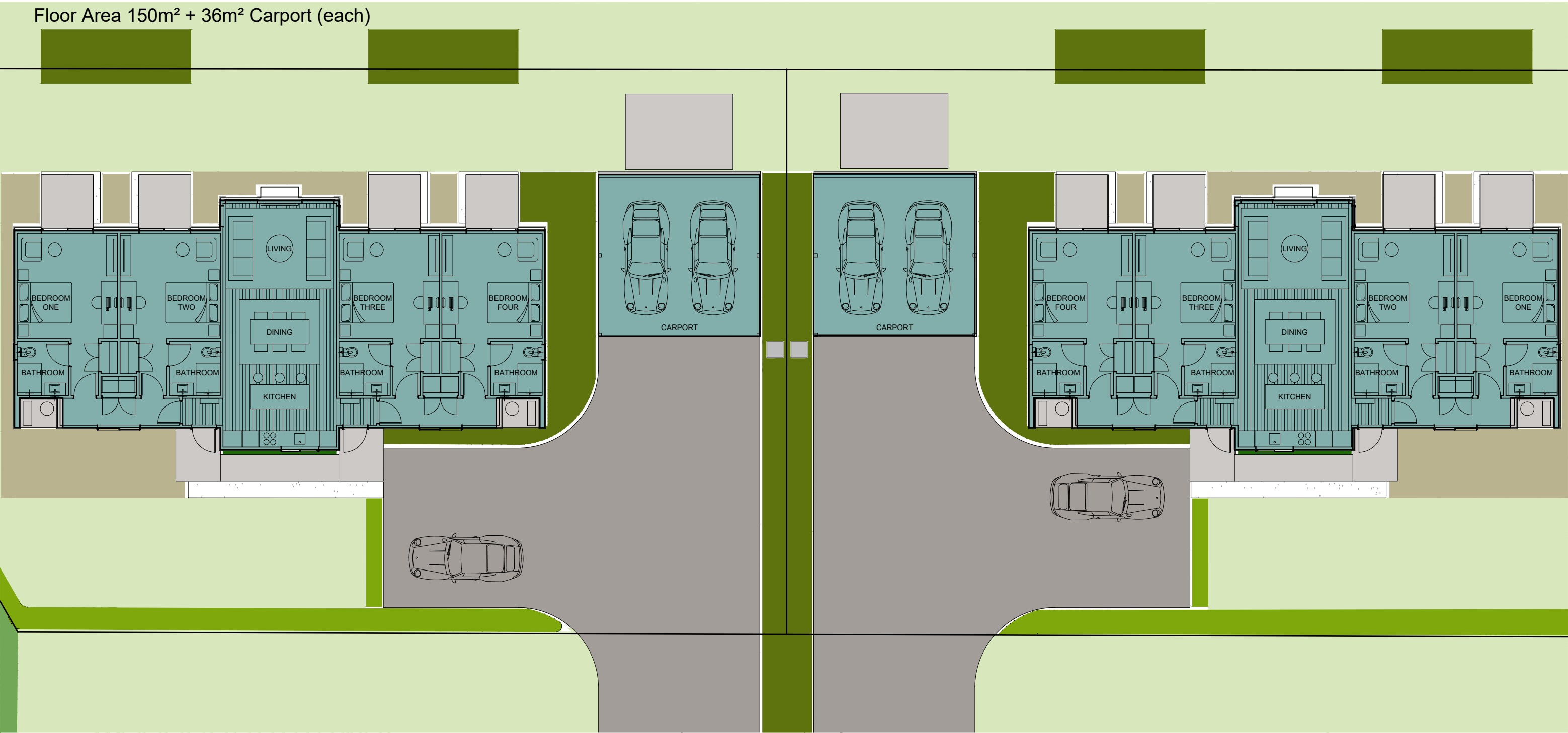
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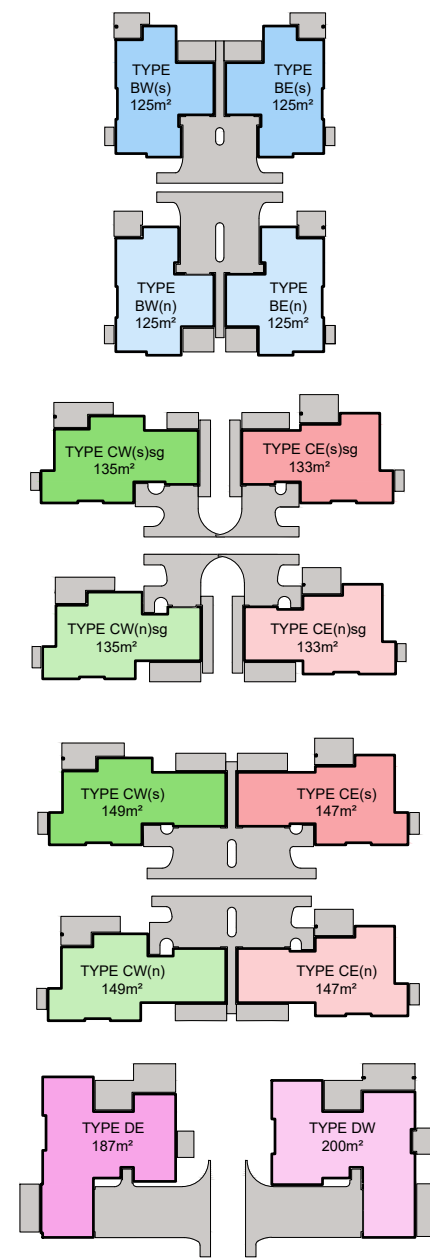
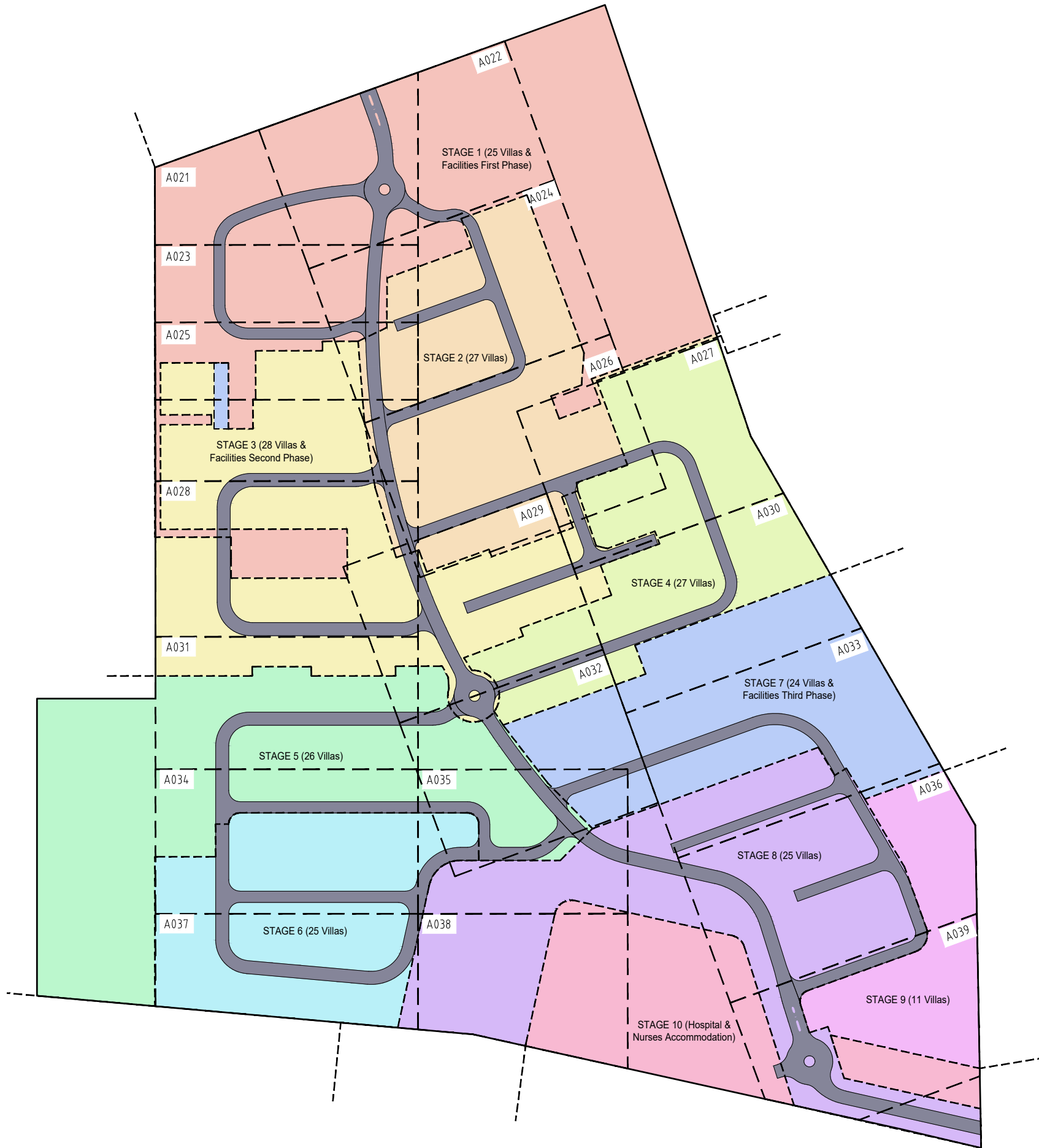
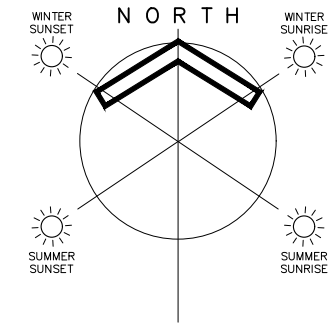
Nurses Accommodation (2 Villas)

Floor Area 150m² + 36m² Carport (each)



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												SCALE		DATE		REVISION	
												1:100@ A2		30-05-2025		A	

CONSENT



Villa Type	Villa Numbers
Type BE(N)	11, 32, 34, 43, 52, 61, 72, 76, 79, 86, 104, 120, 133, 145, 154, 156, 170, 176, 182, 191, 199, 201, 206, 211, 216, 218
Type BE(S)	16, 20, 29, 54, 56, 63, 68, 95, 99, 101, 111, 123, 127, 139, 141, 162, 180, 186, 188, 195, 197, 209
Type BW(N)	10, 31, 33, 42, 51, 60, 71, 75, 78, 85, 103, 119, 132, 144, 153, 155, 169, 175, 181, 190, 198, 200, 205, 210, 215, 217
Type BW(S)	3, 14, 15, 19, 27, 28, 53, 55, 62, 67, 94, 98, 100, 110, 122, 126, 138, 140, 161, 179, 185, 187, 194, 196, 208, 212
Type CE(N) sgl	24, 87, 174
Type CW(N) sgl	23, 177
Type CE(S) sgl	38, 102, 125, 189, 204
Type CW(S) sgl	37, 128
Type CE(N)	9, 18, 25, 41, 50, 74, 77, 80, 84, 107, 118, 135, 137, 147, 149, 158, 178, 183, 192, 214
Type CW(N)	8, 17, 40, 49, 73, 83, 92, 105, 106, 116, 117, 134, 136, 146, 148, 157, 173, 213
Type CE(S)	7, 12, 22, 45, 48, 70, 82, 97, 109, 113, 129, 130, 142, 151, 164, 166, 172, 203
Type CW(S)	6, 21, 36, 44, 47, 69, 81, 89, 96, 108, 112, 124, 143, 150, 163, 165, 171, 184, 193, 202
Type DE	1, 4, 58, 64, 90, 93, 115, 152, 159, 167
Type DW	2, 5, 13, 26, 30, 35, 39, 46, 57, 59, 65, 66, 88, 91, 114, 121, 131, 160, 168, 207

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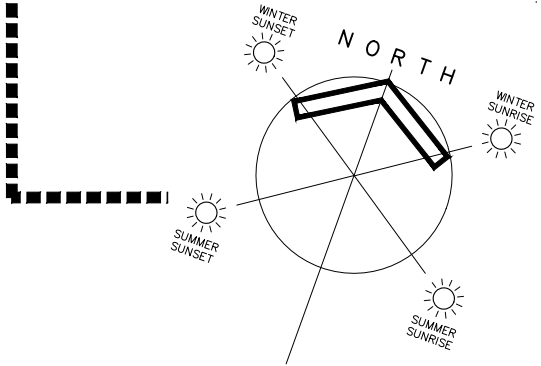
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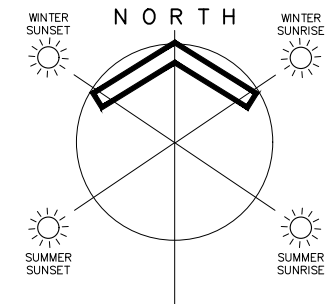


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CONSENT

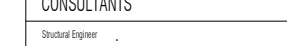


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									Services Engineer .				DESIGNED	DRAWN	CHECKED			
									Quantity Surveyor .				SK	HPA	HPA			
									Town Planner .				SCALE		DATE		REVISION	
									Civil Engineer .				1:250@ A2		30-05-2025		A	
									Traffic Engineer .									
Fire Engineer .																		



NOTES:	REVISION	DESCRIPTION	DATE	REVISION	DESCRIPTION	DATE	HPA Group Ltd	CONSULTANTS	CLIENT	PROJECT TITLE	SHEET TITLE	PROJECT NO.		SHEET NO.			
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								DESIGNED				DRAWN		CHECKED		
								SK				HPA		HPA		
								SCALE				DATE		REVISION		
								1:250@ A2				30-05-2025		A		



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												DESIGNED		DRAWN		CHECKED	
												SK		HPA		HPA	
												SCALE		DATE		REVISION	
												1:250@ A2		30-05-2025		A	



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								DESIGNED				DRAWN		CHECKED		
								SK				HPA		HPA		
								SCALE				DATE		REVISION		
								1:250@ A2				30-05-2025		A		



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HPA Group Ltd

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09 974 3641
www.hpa.co.nz
info@hpa.co.nz

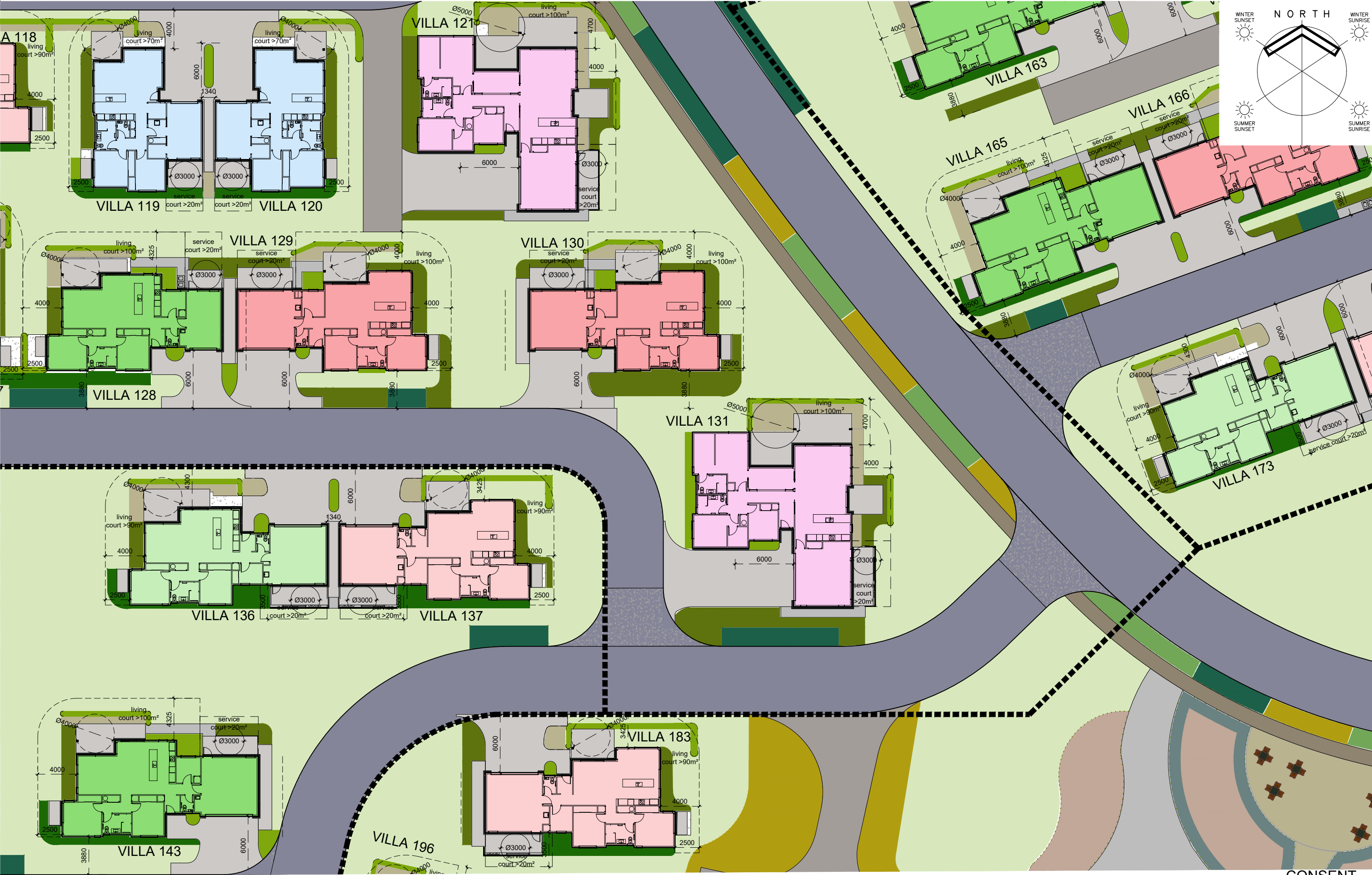
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CONSULTANTS	CLIENT	PROJECT TITLE	SHEET TITLE	PROJECT NO.		SHEET NO.	
Structural Engineer . Services Engineer . Quantity Surveyor . Town Planner . Civil Engineer . Traffic Engineer . Fire Engineer .	UNITY DEVELOPMENTS LIMITED	ASHBOURNE RETIREMENT VILLAGE	PROPOSED VILLA LAYOUT PLANNING PLAN	3810		A033	
				DESIGNED		DRAWN	CHECKED
				SK	HPA	HPA	
				SCALE		DATE	REVISION
				1:250@ A2	30-05-2025	A	



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DO NOT SCALE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK Contractors and Sub Contractors: to ensure all restricted building works are to be carried out by approved licensed building practitioners.	A	CONSENT	30-05-2025				PO Box 11 535 Ellerslie AUCKLAND, 1051 09 974 3641 www.hpa.co.nz info@hpa.co.nz HPA DEFINE DESIGN DELIVER	Structural Engineer . Services Engineer . Quantity Surveyor . Town Planner . Civil Engineer . Traffic Engineer . Fire Engineer .	UNITY DEVELOPMENTS LIMITED	ASHBOURNE RETIREMENT VILLAGE	PROPOSED VILLA LAYOUT PLANNING PLAN	3810		A034			
												DESIGNED		DRAWN		CHECKED	
												SK	HPA	HPA			
												SCALE		DATE		REVISION	
												1:250@ A2	30-05-2025		A		



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													DESIGNED		DRAWN		CHECKED	
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													1:250@ A2		30-05-2025		A	



NOTES:
DO NOT SCALE
CONTRACTOR MUST VERIFY ALL DIMENSIONS
ON SITE BEFORE COMMENCING ANY WORK
Contractors and Sub Contractors:
to ensure all restricted building works
are to be carried out by approved
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REVISION	DESCRIPTION	DATE	REVISION	DESCRIPTION	DATE
A	CONSENT	30-05-2025			

HPA Group Ltd
PO Box 11 535
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www.hpa.co.nz
info@hpa.co.nz



CONSULTANTS
Structural Engineer
Services Engineer
Quantity Surveyor
Town Planner
Civil Engineer
Traffic Engineer
Fire Engineer

CLIENT
UNITY
DEVELOPMENTS
LIMITED

PROJECT TITLE
ASHBOURNE
RETIREMENT
VILLAGE

SHEET TITLE
PROPOSED
VILLA LAYOUT
PLANNING PLAN

PROJECT NO.		SHEET NO.	
3810		A036	
DESIGNED	DRAWN	CHECKED	
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													DESIGNED		DRAWN		CHECKED	
													SK		HPA		HPA	
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													1:250@ A2		30-05-2025		A	



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												DESIGNED		DRAWN		CHECKED	
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												SCALE		DATE		REVISION	
												1:250@ A2		30-05-2025		A	



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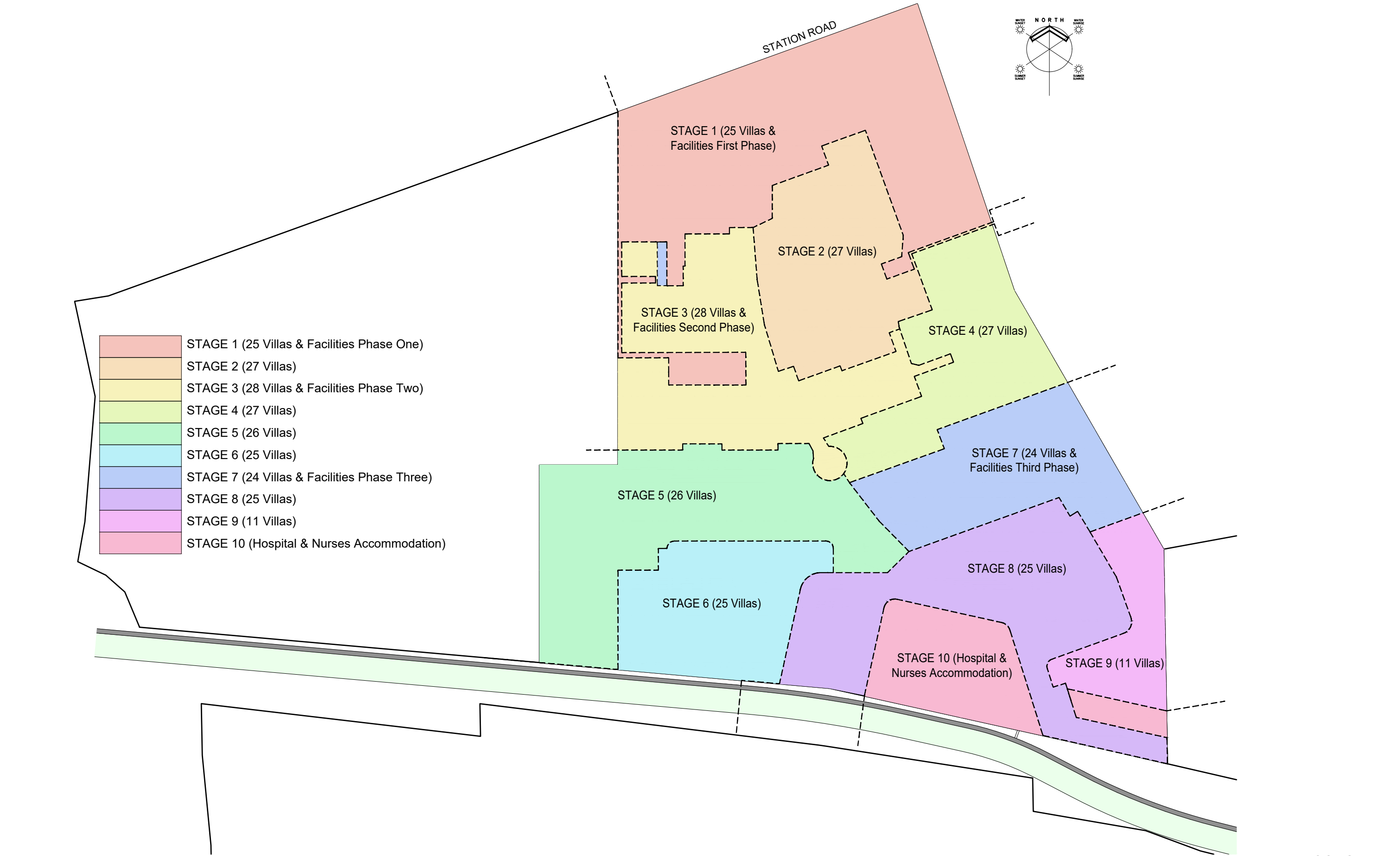
PO Box 11 535
Ellerslie
AUCKLAND, 1051

09 974 3641
www.hpa.co.nz
info@hpa.co.nz

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DEFINE
DESIGN
DELIVER

CONSULTANTS	CLIENT	PROJECT TITLE	SHEET TITLE	PROJECT NO.	SHEET NO.
Structural Engineer Services Engineer Quantity Surveyor Town Planner Civil Engineer Traffic Engineer Fire Engineer	UNITY DEVELOPMENTS LIMITED	ASHBOURNE RETIREMENT VILLAGE	PROPOSED VILLA LAYOUT PLANNING PLAN	3810	A039
				DESIGNED	DRAWN
				SK	HPA
				SCALE	DATE
				1:250@ A2	30-05-2025
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									Services Engineer				DESIGNED	DRAWN	CHECKED		
									Quantity Surveyor				SK	HPA	HPA		
									Town Planner				SCALE		DATE		REVISION
									Civil Engineer				1:2000@ A2		30-05-2025		A
									Traffic Engineer								
Fire Engineer																	

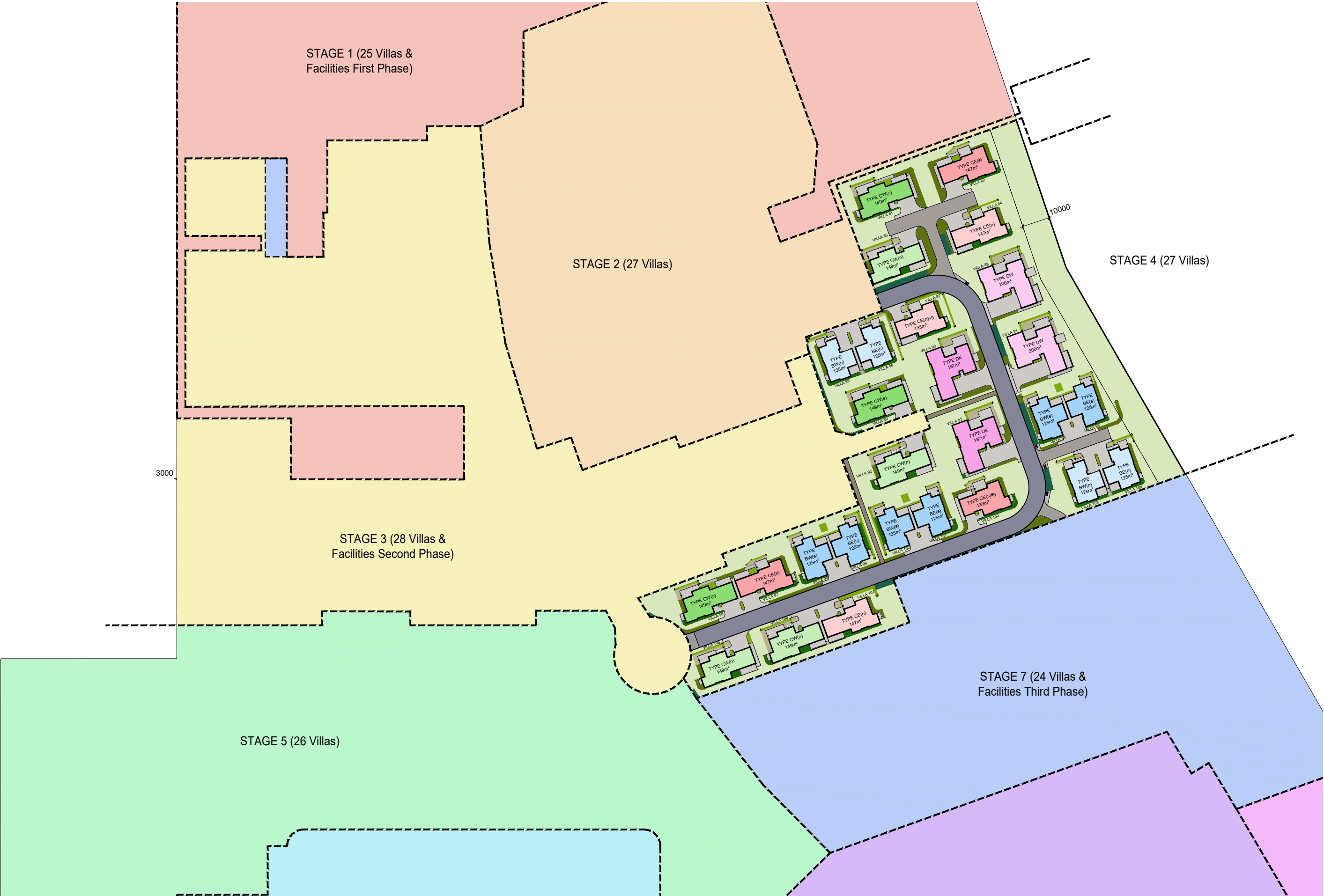


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																						DESIGNED		DRAWN		CHECKED	
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																						SCALE		DATE		REVISION	
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DO NOT SCALE CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK <u>Contractors and Sub Contractors:</u> to ensure all restricted building works are to be carried out by approved licensed building practitioners.	A	CONSENT	23-05-2025				PO Box 11 535 Ellerslie AUCKLAND, 1051 09 974 3641 www.hpa.co.nz info@hpa.co.nz	Structural Engineer . Services Engineer . Quantity Surveyor . Town Planner . Civil Engineer . Traffic Engineer . Fire Engineer .	UNITY DEVELOPMENTS LIMITED	ASHBOURNE RETIREMENT VILLAGE	PROPOSED STAGE 3 PLAN	3800		A043
				DESIGNED		DRAWN	CHECKED							
				SK	HPA	HPA								
				SCALE		DATE	REVISION							
				1:900@ A2	30-05-2025	A								

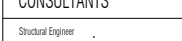


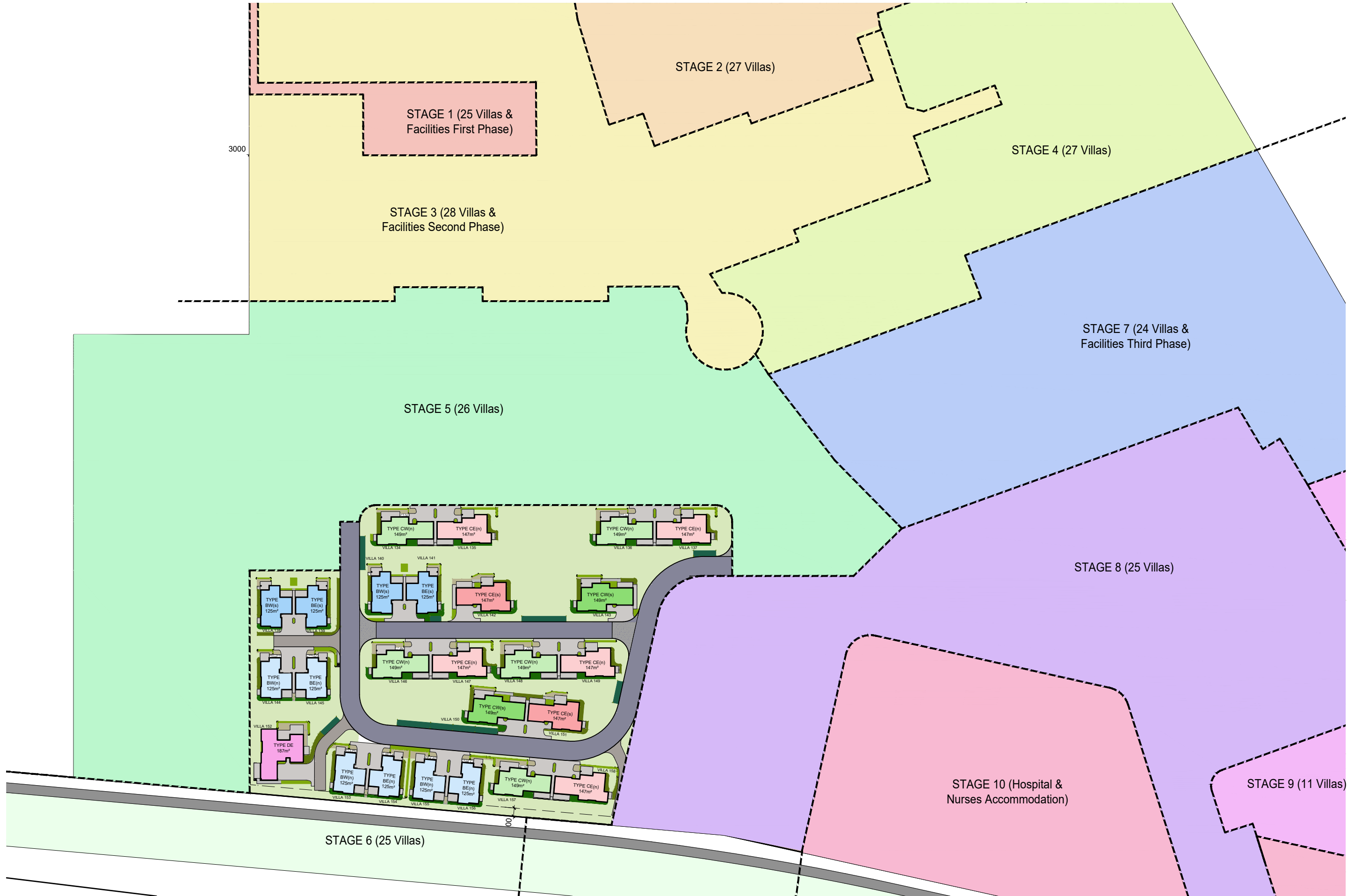
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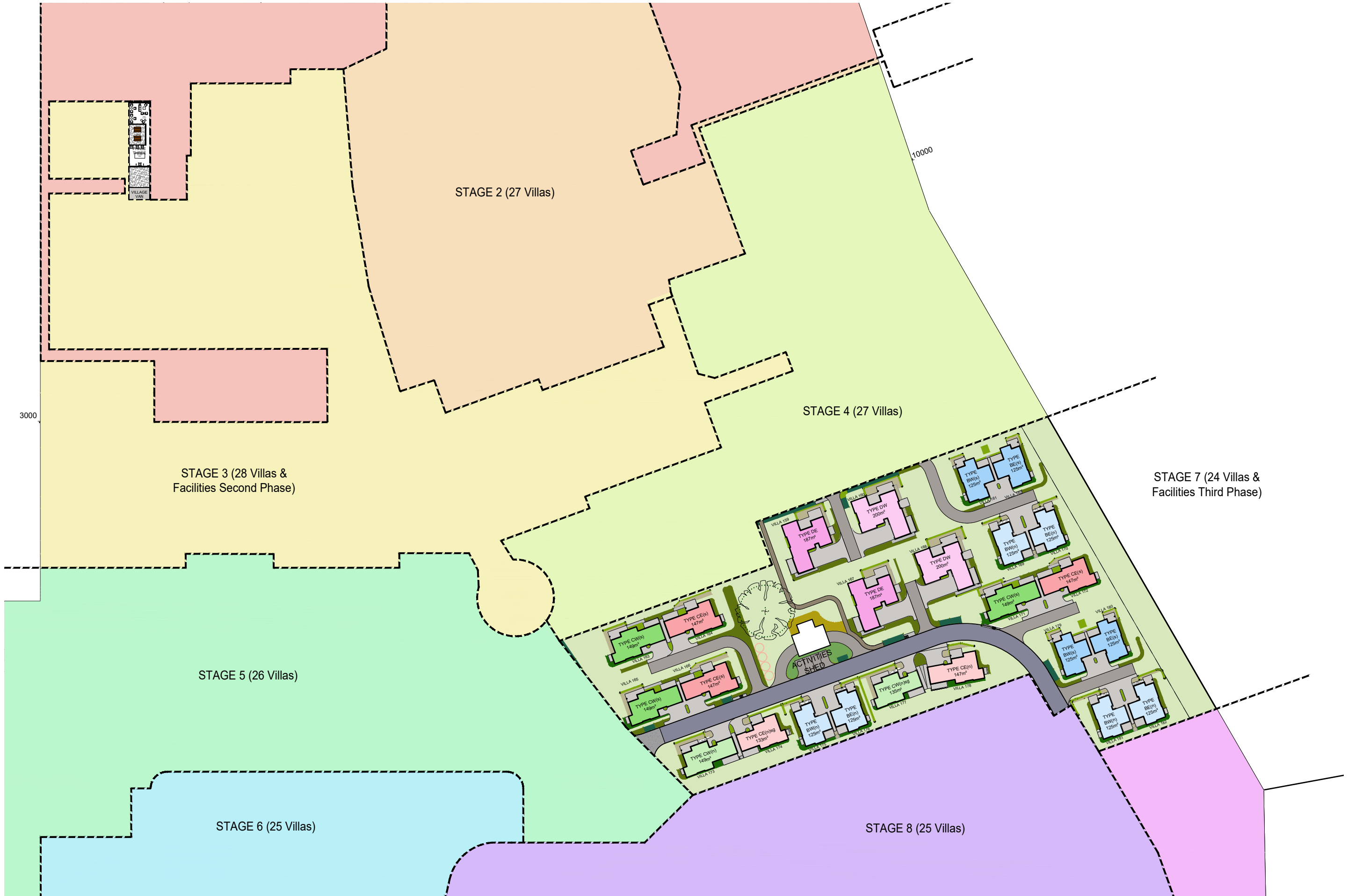
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								DESIGNED				DRAWN		CHECKED		
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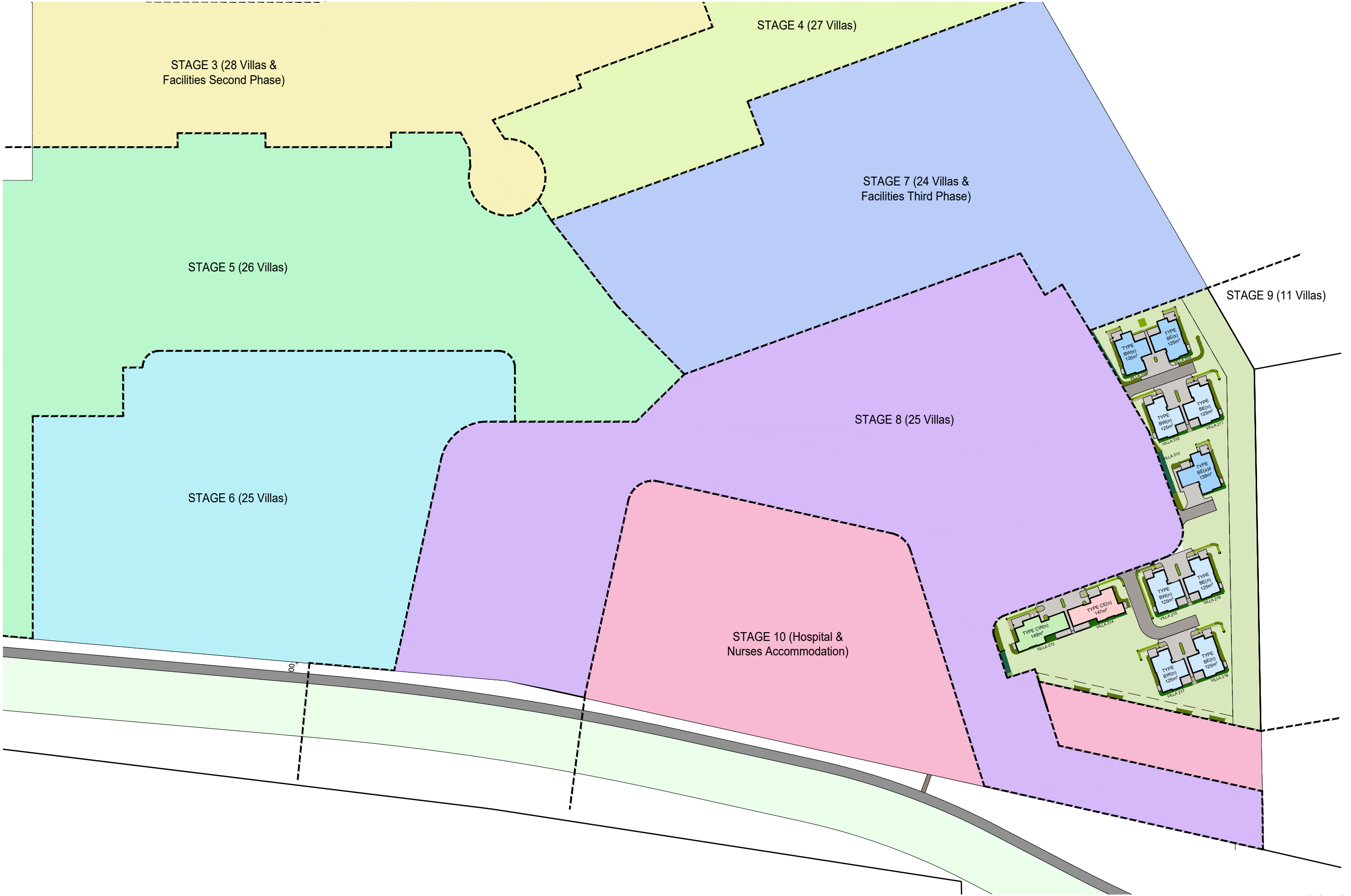
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												DESIGNED		DRAWN		CHECKED	
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									Services Engineer .				DESIGNED		DRAWN		CHECKED	
									Quantity Surveyor .				SK	HPA	HPA			
									Town Planner .				SCALE		DATE		REVISION	
									Civil Engineer .				1:900@ A2		30-05-2025		A	
									Traffic Engineer .									
Fire Engineer .																		

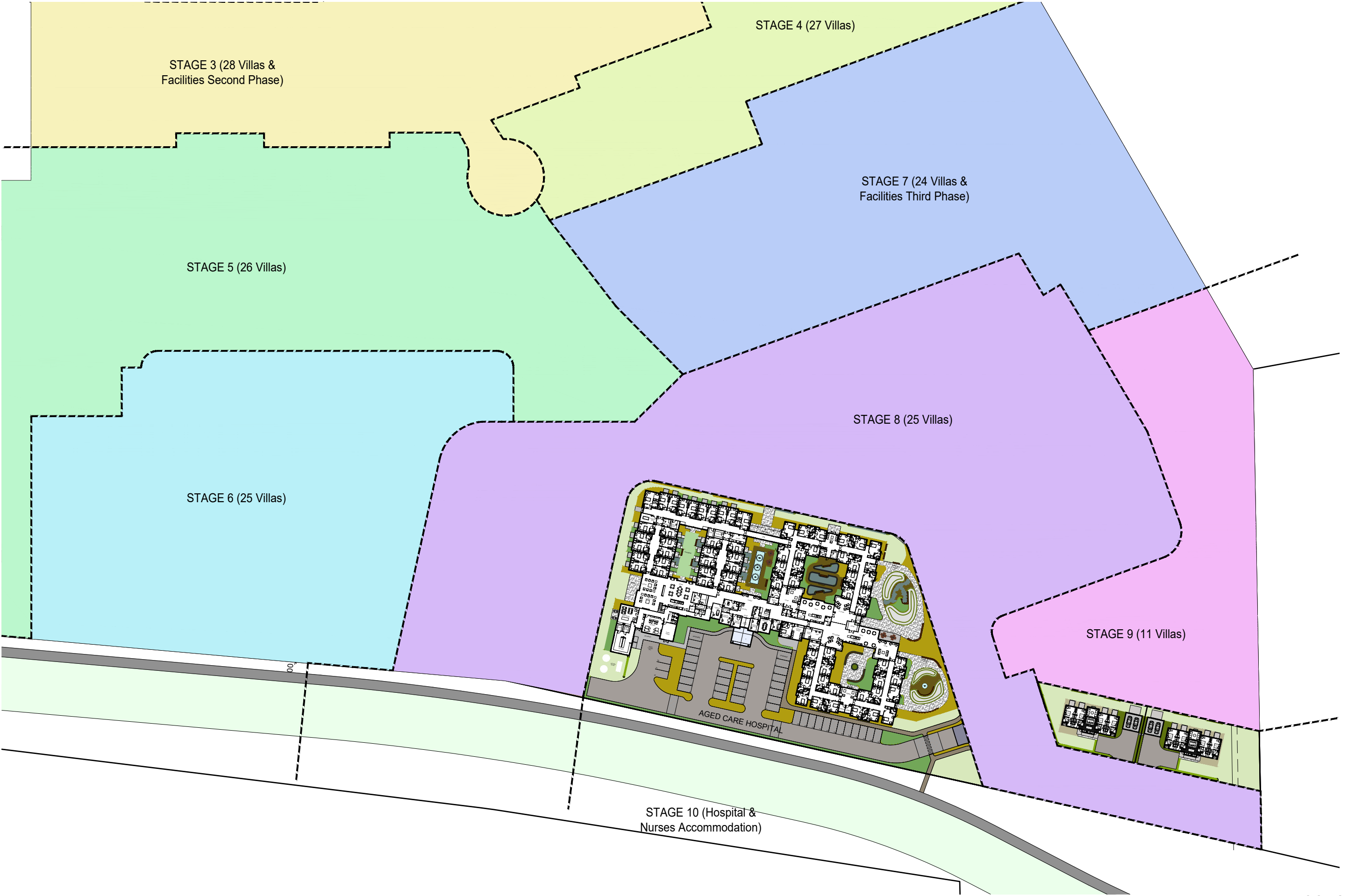


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				DESIGNED		DRAWN						CHECKED			
				SK		HPA						HPA			
				SCALE		DATE						REVISION			
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