DESIGNGROUP STAPLETON ELLIOTT + COX

WAIKATO THOROUGHBRED RACING
WAIKATO RACING HUB
SUBSTANTIVE APPLICATION

Issued for Substantive Application
Version 01 • 25 September 2026

COX designgroup stapleton elliott

DESIGN STATEMENT

The proposal establishes a clear architectural and landscape architectural framework for a world-class horse racing venue within an integrated rural destination in the heart of the Waikato. It is conceived as a place shaped by landscape, movement, arrival, and rural character, with built form, open space, and activity carefully composed to create a distinctive and enduring development.

The design approach avoids the introduction of an urban model and instead responds to the scale, openness, and texture of the surrounding rural environment. Buildings, race-day facilities, training areas, landscape structure, and complementary uses are organised within a coordinated site composition that reinforces the character of the land rather than competing with it.

At its core, the site will provide a first-class horse racing venue for both thoroughbred and harness racing, supported by major training facilities for both codes. Race-day operational requirements will be integrated with entertainment and event facilities, allowing the venue to function as a highly active public destination on race days while also supporting wider events, gatherings, and community use at other times.

Complementary development, including a senior living complex with villas, apartments, assisted living and shared community facilities, together with rural lifestyle blocks, will be arranged to create a coherent settlement pattern within the broader site.

Commercial activity is structured around two distinct but complementary precincts: a flexible commercial area near the racing entry and an equine-related commercial area adjacent to the training barns. A substantial bloodstock sales venue is also accommodated on the site, reinforcing the development's role as a regional equine destination. These elements support the overall destination while maintaining a considered relationship with open land, views, access, and the rural edge.

Overall, the development is design-led in its ambition to create a legible, high-quality rural environment where architecture, landscape, equine activity, lifestyle living, and commercial viability are brought together as a single, integrated place. The outcome sought is not simply a collection of uses, but a well-structured rural destination that reflects the identity of the Waikato and contributes positively to its sporting, community, and landscape character.

CONTENTS

1.	OVERALL SITE	5
1.1	LOCATION PLAN	6
1.2	EXISTING SITE PLAN	7
1.3	CLOSE AERIAL VIEW - RENDER	8
1.4	PROPOSED MASTER PLAN	9
1.5	INDICATIVE COMMERCIAL ZONES	10
1.6	VIEW SHAFTS - PLAN	11
1.7	PENCARROW MAIN ENTRY - RENDER	12
1.8	PENCARROW SECOND ENTRY - RENDER	13

2.	LANDSCAPE	14
2.1	SITE PLAN	15
2.2	CIRCULATION & SWALES PLAN	16
2.3	PENCARROW MAIN ENTRY GA	17
2.4	EVENTS DAY / PARADE GA	18
2.5	PENCARROW SECOND ENTRY GA	19
2.6	SENIOR LIVING CONCEPT GA	20
2.7	LIFESTYLE BLOCK CONCEPT GA	21
2.8	DUNCAN RD ENTRY GA	22
2.9	STABLES	23
2.10	NATIVE BUSH TRACK	24
2.11	PENCARROW RD - EDGE CONDITION 1	25
2.12	PENCARROW RD - EDGE CONDITIONS 2	26
2.13	HOOKER RD - EDGE CONDITIONS	27
2.14	DUNCAN RD - EDGE CONDITIONS 1	28
2.15	DUNCAN RD - EDGE CONDITIONS 2	29
2.16	TAMAHERE HEALING CENTRE - EDGE CONDITIONS	30
2.17	ENTRY + EXPRESSWAY - EDGE CONDITIONS	31
2.18	ROAD TYPES SECTION 1	32
2.19	ROAD TYPES SECTION 2	33
2.20	LANDSCAPE LOOK AND FEEL	34
2.21	LANDSCAPE LOOK AND FEEL 2	35
2.22	INDICATIVE PLANT PALETTE	36
2.23	INDICATIVE PLANT PALETTE 2	37

3.	BUILDINGS	38
3.1	FUNCTION AND EVENT CENTRE - RENDER	39
3.2	FUNCTION AND EVENT CENTRE - RENDER 2	40
3.3	FUNCTION AND EVENT CENTRE ENTRY - RENDER	41
3.4	FUNCTION AND EVENT CENTRE ENTRY - RENDER 2	42
3.5	FUNCTION AND EVENT CENTRE - PLAN	43
3.6	FUNCTION AND EVENT CENTRE - ELEVATIONS	44
3.7	ADMINISTRATION BUILDING - RENDER	45
3.8	ADMINISTRATION BUILDING - PLAN	46
3.9	ADMINISTRATION BUILDING - ELEVATIONS	47
3.10	HARNESS BUILDING - RENDER	48
3.11	HARNESS BUILDING - PLAN	49
3.12	HARNESS BUILDING - ELEVATIONS	50
3.13	TIE UPS - RENDER	51
3.14	TIE UPS - PLAN	52
3.15	TIE UPS - ELEVATIONS	53
3.16	BLOODSTOCK FUNCTION/AUCTION SPACE - RENDER	54
3.17	BLOODSTOCK FUNCTION/AUCTION SPACE - PLAN	55
3.18	BLOODSTOCK FUNCTION/AUCTION SPACE - ELEVATION	56
3.19	COMMERCIAL BUILDINGS - RENDER	57
3.20	COMMERCIAL BUILDINGS WEST - PLAN	58
3.21	COMMERCIAL BUILDINGS EAST - PLAN	59
3.22	COMMERCIAL BUILDINGS WEST - TYPICAL ELEVATIONS	60
3.23	STABLE LAYOUTS	61

COX designgroup stapleton elliott

CONTENTS

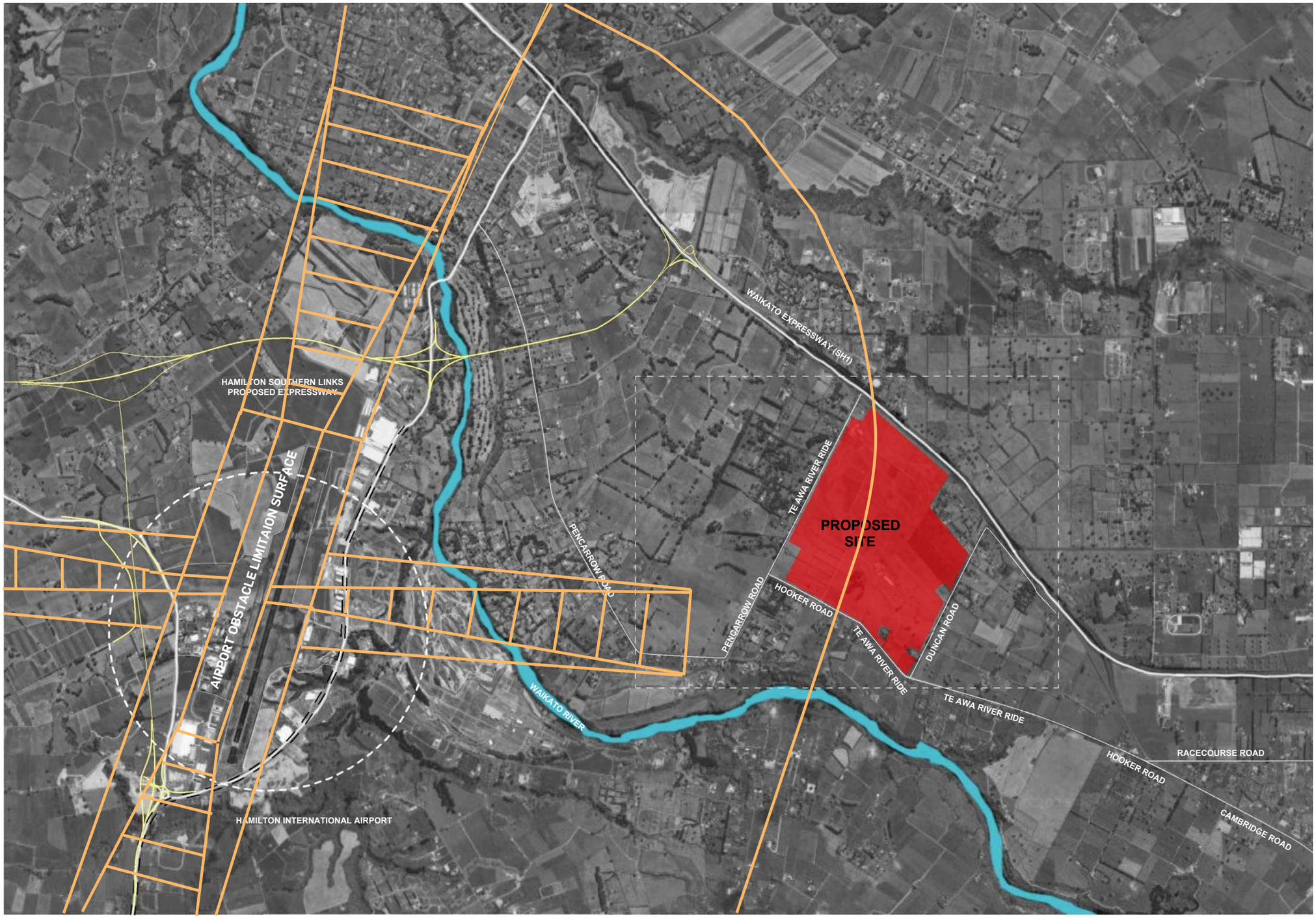
3.	BUILDINGS - CONTINUED	
3.24	HARNESS STABLES - PLAN	62
3.25	THOROUGHBRED STABLES - PLAN	63
3.26	SENIOR LIVING CARE FACILITY - RENDER	64
3.27	SENIOR LIVING CARE UNITS - PLAN	65
3.28	SENIOR LIVING CARE UNITS - ELEVATIONS	66
3.29	SENIOR LIVING APARTMENTS - PLAN	67
3.30	SENIOR LIVING APARTMENTS - ELEVATIONS	68
3.31	SENIOR LIVING VILLA - RENDER	69
3.32	SENIOR LIVING VILLA TYPOLOGIES	70
3.33	SENIOR LIVING COMMUNITY CENTRE - RENDER	71
3.34	SENIOR LIVING COMMUNITY CENTRE - PLAN	72

1

OVERALL SITE

1.1 LOCATION PLAN

N



COX designgroup stapleton elliott

1.2 EXISTING SITE PLAN



designgroup
stapleton elliott

1.3 CLOSE AERIAL VIEW - RENDER



Artist's Impression - Indicative Only

designgroup
stapleton elliott

1.4 MASTERPLAN



1.5 INDICATIVE COMMERCIAL ZONES

1 Commercial Equine Services

Area ~7,600sqm
GFA – 7,600sqm. Max 2 floors
2 Blocks @ 3,800sqm GFA each

2 Bloodstock

Areas ~ 55,200sqm
GFA – 14,200sqm. Max 2 floors
Function and Auction Block – 3000sqm
Stables – various sizes – total – 11200sqm

3 Commercial Hub

Area - 23,000sqm
GFA - 8,900sqm. Max 2 floors
4 blocks 2 800sqm GFA
6 Blocks @ 300sqm GFA
1 Block @ 600sqm GFA
1 Block @ 1300sqm GFA
1 Block @ 2000sqm GFA

4 Training Areas

Area ~100,000sqm
GFA - 32,600sqm. Max 2 floors
WTR – 17x12 horse stables @ 413sqm
WTR – 22x24 horse stables @ 825sqm
Harness – 2x12 horse stables @ 413sqm
Harness – 8x24 Horse stables @ 825sqm

5 Rural Residential Development

Area ~85,000sqm
34 @ 2,500sqm Lots

6 Comprehensive Residential Development for Senior Living

Area ~115,000sqm
GFA - 16,550sqm. Max 2 floors
90 Villas – average 100sqm - single floor
40 Apartments - average - 50sqm - max 2 floors
180 care suites – average 25sqm – max 2 floors
Community Centre – 1050sqm – single floor

All figures are approximate. Indicative only.



COX designgroup stapleton elliott

1.6 VIEW SHAFTS - PLAN



designgroup stapleton elliott

1.7 PENGARROW MAIN ENTRY - RENDER



Artist's Impression - Indicative Only

designgroup
stapleton elliott

1.7 PENCARROW SECOND ENTRY - RENDER



Artist's Impression - Indicative Only

designgroup
stapleton elliott

LANDSCAPE

2

2.1 SITE PLAN



LEGEND

- Site Boundary
- Proposed Cycle Link
- Te Awa River Ride
- Site Entry

1. Bloodstock
2. Commercial Precinct
3. Thoroughbred Events Building
4. Harness Events Building
5. Public Viewpoint & Karakia Space
6. Stormwater Pond
7. Comprehensive Senior Living Development
8. Pond
9. Existing Kahikatea Stand
10. Lifestyle Blocks
11. Thoroughbred Stables
12. Harness Stables
13. Native Bush Track
14. Borrow Pits

NOTES:

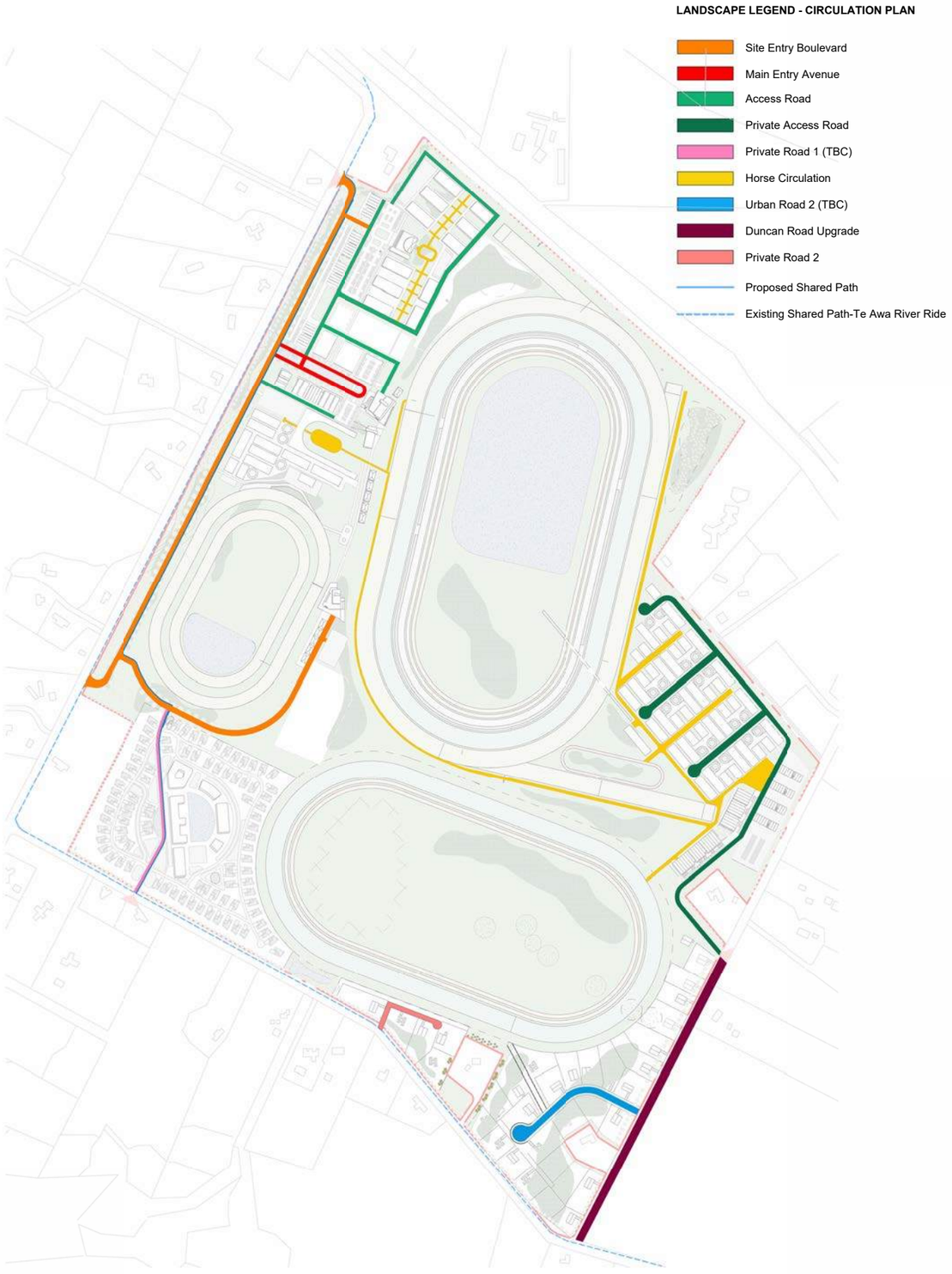
Refer to Landscape Callouts For Further Details.
For Development Areas Refer to Architectural Drawings.

LANDSCAPE SITE PLAN V.14
SCALE @ A3 -1 : 10000

designgroup stapleton elliott

2.2 CIRCULATION AND SWALES PLANS

N



LANDSCAPE CIRCULATION PLAN

1 : 10000



LANDSCAPE COMPONENTS PLAN

1 : 10000

COX

designgroup
stapleton elliott

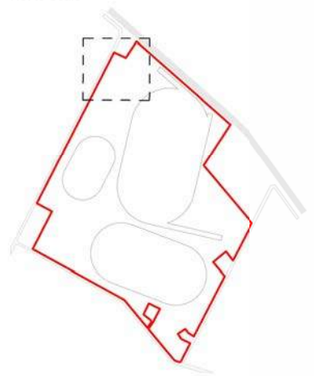
2.3 PENCARROW MAIN ENTRY GA



KEY PLAN:

Not to Scale

N



LEGEND

Surfaces

- Hardscape 1 - Pedestrian Paths Exposed Agg. Concrete
- Hardscape 2 - Roads & Carparking (Refer to Civil's Documentation)
- Hardscape 3 - Pavlng
- Limestone Chip Path

Planting

- Amenity Planting 1
- Amenity Planting 2
- Specimen Tree 1
- Specimen Tree 2
- Specimen Tree 3
- Native Trees

Site Components

- Post and Rail Fence
- Concrete Wall
- Biovegetated Swale Wide (Refer to Civil's Documentation)

1. Bloodstock
2. Low Mounds
3. Stables
4. Car Park
5. 1 to 2 Storey Commercial Buildings
6. Alfresco Courtyard
7. Park / Play Area
8. Overflow Parking (Grass)
9. Pedestrian Link
10. Pond
11. WTR Signage

MAIN ENTRY - CALLOUT

1 : 2000

COX

designgroup stapleton elliott

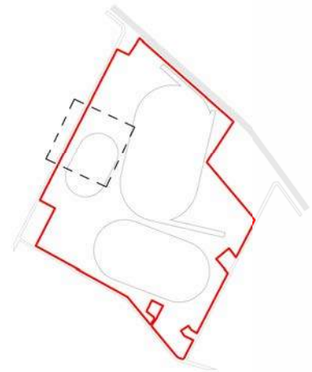
2.4 EVENTS DAY / PARADE GA



KEY PLAN:

Not to Scale

N



LEGEND

Surfaces

- Hardscape 1 - Pedestrian Paths Exposed Agg. Concrete
- Hardscape 2 - Roads & Carparking (Refer to Civil's Documentation)
- Hardscape 3 - Pavlng
- Limestone Chip Path

Planting

- Amenity Planting 1
- Amenity Planting 2
- Specimen Tree 1
- Specimen Tree 2
- Specimen Tree 3
- Native Trees

Site Components

- Post and Rail Fence
- Concrete Wall
- Biovegetated Swale Wide (Refer to Civil's Documentation)

1. Commercial Buildings
2. Thoroughbred Events Building
3. Admin and Raceday Building
4. Parking
5. Tie ups
6. Maintenance Building and Yard
7. Pond
8. Alfresco Courtyard
9. Marquee / Events Zone
10. Harness Parade
11. Parade
12. Harness Stables
13. Utility
14. Public Viewpoint and Karakia Space

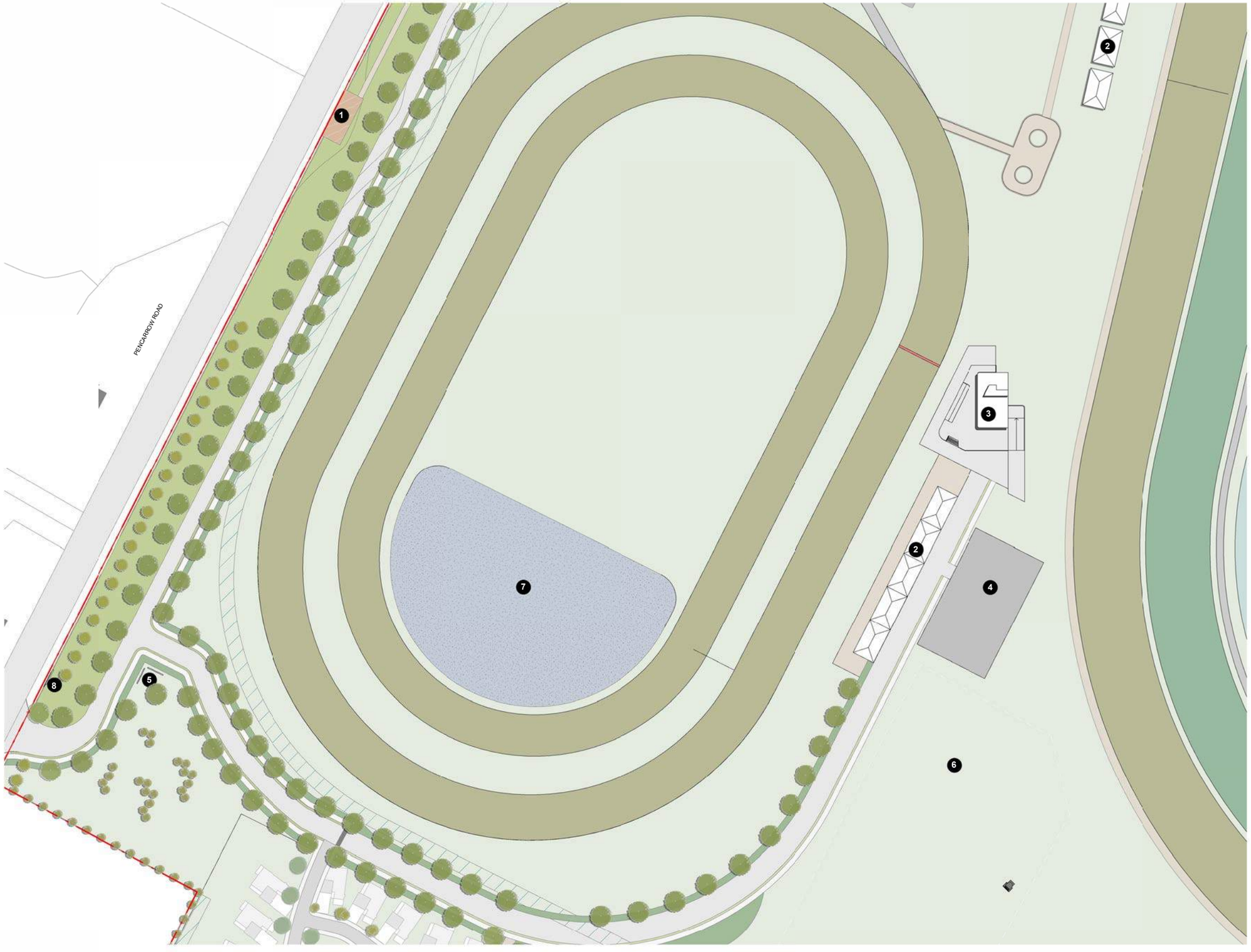
EVENTS DAY & AVENUE - CALLOUT

1 : 2000

COX

designgroup stapleton elliott

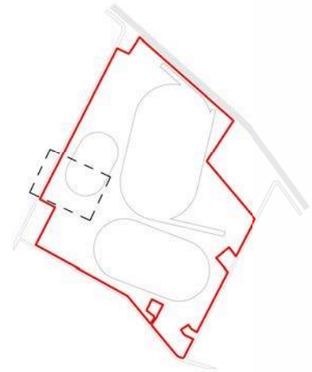
2.5 PENCARROW SECOND ENTRY GA



KEY PLAN:

Not to Scale

N



LEGEND

Surfaces

- Hardscape 1 - Pedestrian Paths Exposed Agg. Concrete
- Hardscape 2 - Roads & Carparking (Refer to Civil's Documentation)
- Hardscape 3 - Pavlng
- Limestone Chip Path

Planting

- Amenity Planting 1
- Amenity Planting 2
- Specimen Tree 1
- Specimen Tree 2
- Specimen Tree 3
- Native Trees

Site Components

- Post and Rail Fence
- Concrete Wall
- Biovegetated Swale Wide (Refer to Civil's Documentation)

1. Public Viewpoint and Karakia Space
2. Marquee Zone
3. Harness Events Building
4. Carpark
5. Concrete Feature Wall / Way Finding
6. Overflow Parking
7. Stormwater Detention Pond
8. WTR Signage

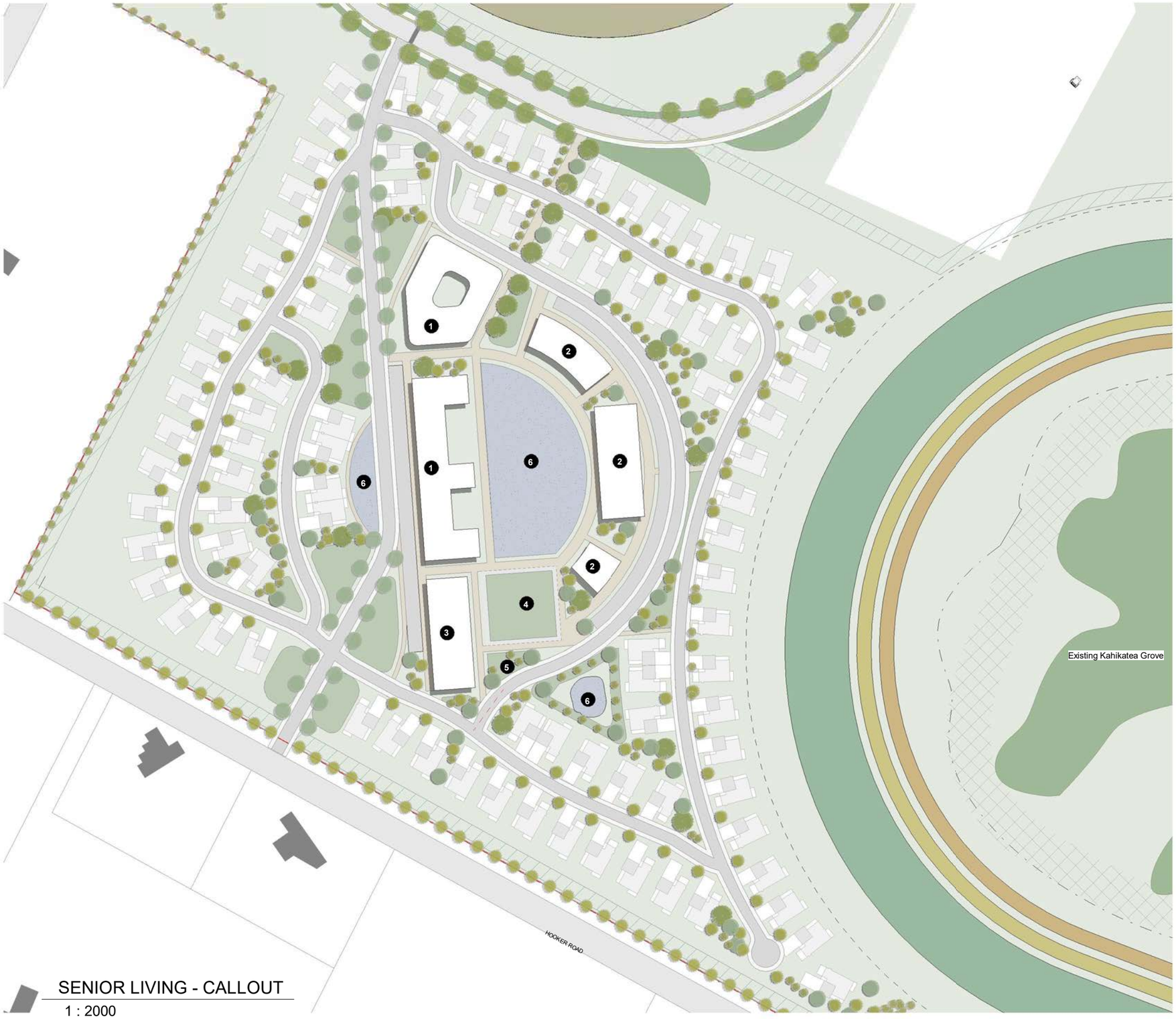
ALT ENTRY - CALLOUT

1 : 2000

COX

designgroup stapleton elliott

2.6 SENIOR LIVING CONCEPT GA



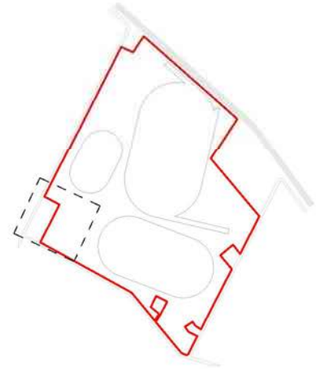
SENIOR LIVING - CALLOUT

1 : 2000

KEY PLAN:

Not to Scale

N



LEGEND

Surfaces

- Hardscape 1 - Pedestrian Paths Exposed Agg. Concrete
- Hardscape 2 - Roads & Carparking (Refer to Civil's Documentation)
- Hardscape 3 - Pavlng
- Limestone Chip Path

Planting

- Amenity Planting 1
- Amenity Planting 2
- Specimen Tree 1
- Specimen Tree 2
- Specimen Tree 3
- Native Trees

Site Components

- Post and Rail Fence
- Concrete Wall
- Biovegetated Swale Wide (Refer to Civil's Documentation)

1. Care Suite
2. Apartments
3. Community Centre
4. Bowling Green
5. Play Space
6. Pond

COX

designgroup stapleton elliott

2.7 LIFESTYLE BLOCK CONCEPT GA



LIFESTYLE BLOCK- CALLOUT

1 : 2000

KEY PLAN:

Not to Scale



LEGEND

Surfaces

- Hardscape 1 - Pedestrian Paths Exposed Agg. Concrete
- Hardscape 2 - Roads & Carparking (Refer to Civil's Documentation)
- Hardscape 3 - Pavlng
- Limestone Chip Path

Planting

- Amenity Planting 1
- Amenity Planting 2
- Specimen Tree 1
- Specimen Tree 2
- Specimen Tree 3
- Native Trees

Site Components

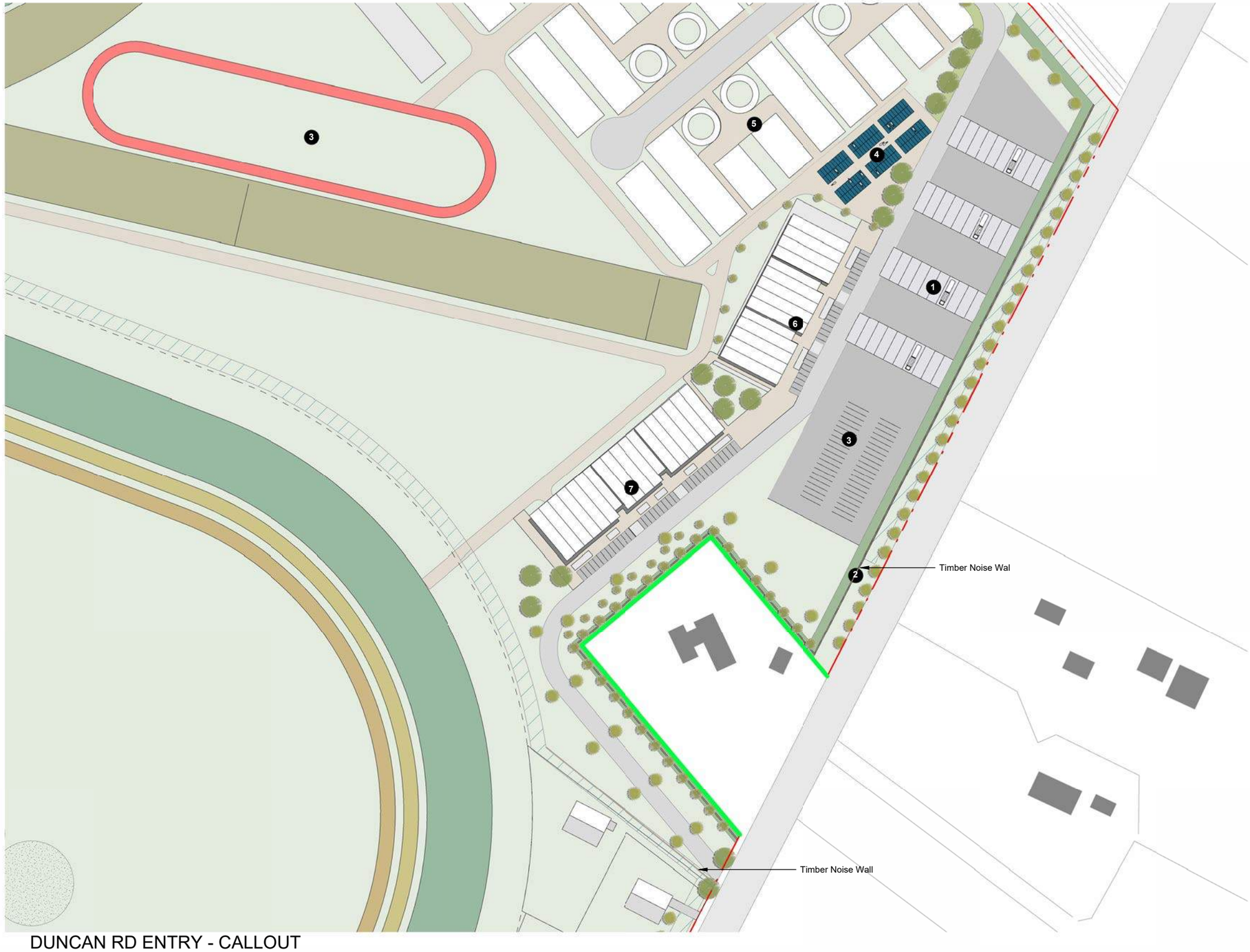
- Post and Rail Fence
- Concrete Wall
- Biovegetated Swale Wide (Refer to Civil's Documentation)

1 Lifestyle Block Development

2 Duncan Road Upgrade

COX designgroup stapleton elliott

2.8 DUNCAN RD ENTRY GA



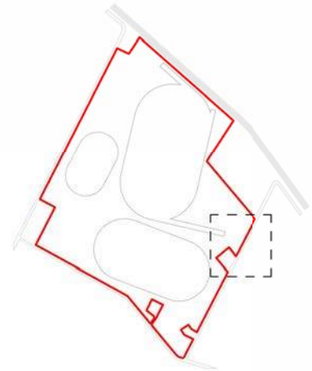
DUNCAN RD ENTRY - CALLOUT

1 : 2000

KEY PLAN:

Not to Scale

N



LEGEND

Surfaces

- Hardscape 1 - Pedestrian Paths Exposed Agg. Concrete
- Hardscape 2 - Roads & Carparking (Refer to Civil's Documentation)
- Hardscape 3 - Pavlng
- Limestone Chip Path

Planting

- Amenity Planting 1
- Amenity Planting 2
- Specimen Tree 1
- Specimen Tree 2
- Specimen Tree 3
- Native Trees

Site Components

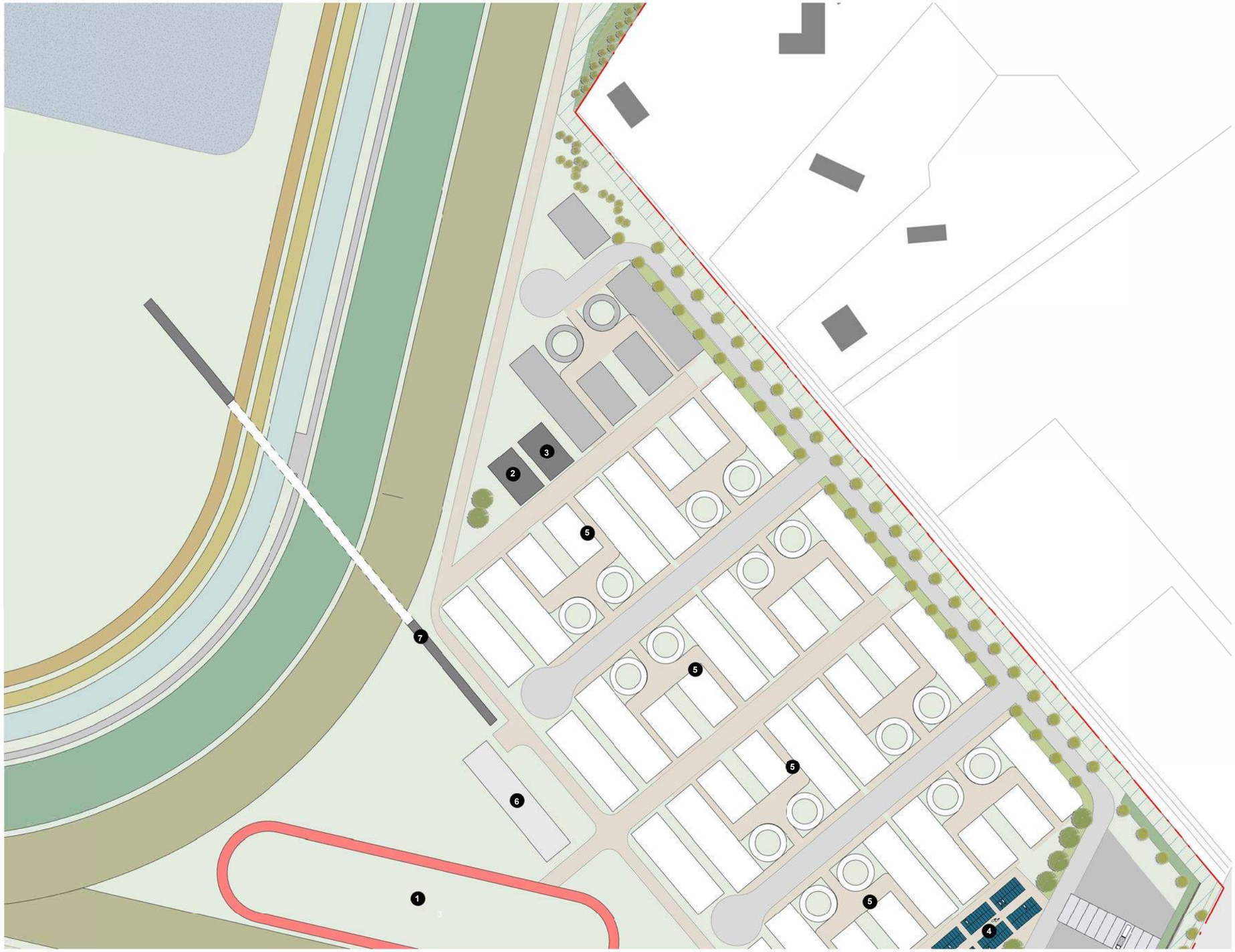
- Post and Rail Fence
- Concrete Wall
- Biovegetated Swale Wide (Refer to Civil's Documentation)

1. Horse Trailer & Float Parking
2. Timber Noise Wall
3. Carpark
4. Trainers Tie Ups
5. Trainers Facilities
6. Potential Vet
7. Potential Equine Commercial

COX

designgroup stapleton elliott

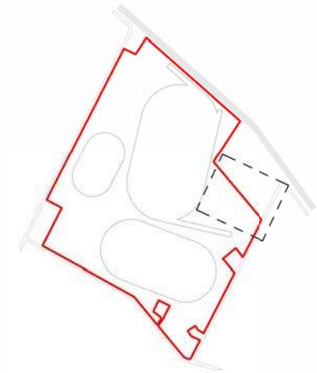
2.9 STABLES



KEY PLAN:

Not to Scale

N



LEGEND

Surfaces

- Hardscape 1 - Pedestrian Paths Exposed Agg. Concrete
- Hardscape 2 - Roads & Carparking (Refer to Civil's Documentation)
- Hardscape 3 - Pavlng
- Limestone Chip Path

Planting

- Amenity Planting 1
- Amenity Planting 2
- Specimen Tree 1
- Specimen Tree 2
- Specimen Tree 3
- Native Trees

Site Components

- Post and Rail Fence
- Concrete Wall
- Biovegetated Swale Wide (Refer to Civil's Documentation)

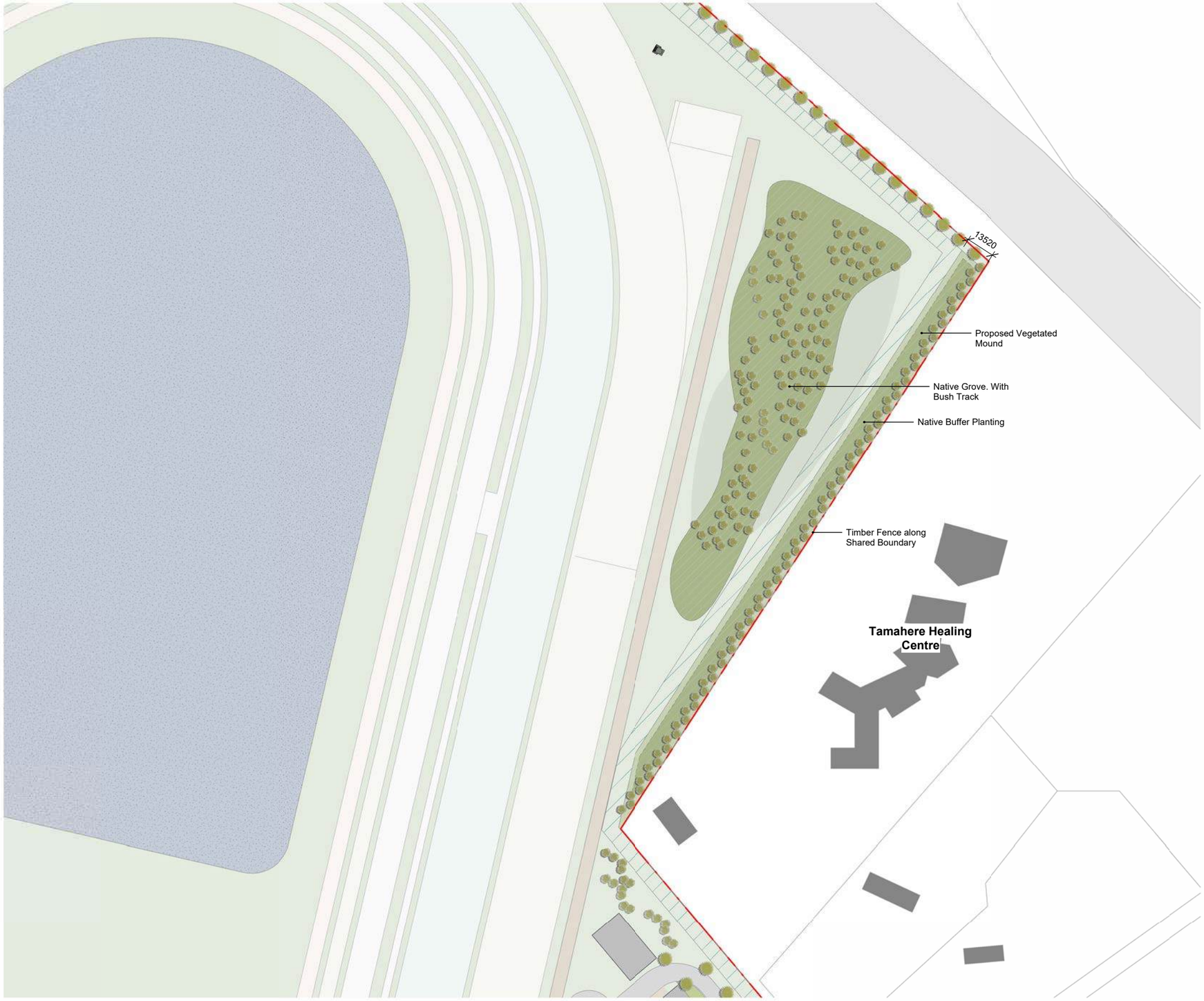
1. Slow Work Track
2. Utility Shed
3. Maintainence
4. Trainers Tie Ups
5. Thoroughbred Stables
6. Pool
7. Underpass

STABLES - CALLOUT

1 : 2000

COX designgroup stapleton elliott

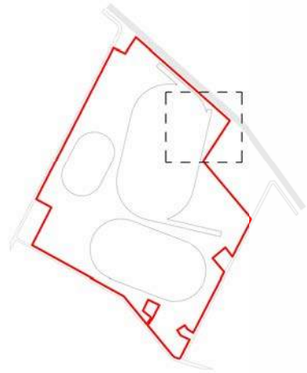
2.10 NATIVE BUSH TRACK



KEY PLAN:

Not to Scale

N



PLANTING LEGEND

- Native Planting
- Biovegetated Swale - Refer to Civils
- Proposed Specimen Tree
- Proposed Small Native Trees

NATIVE BUSH TRACK - CALLOUT

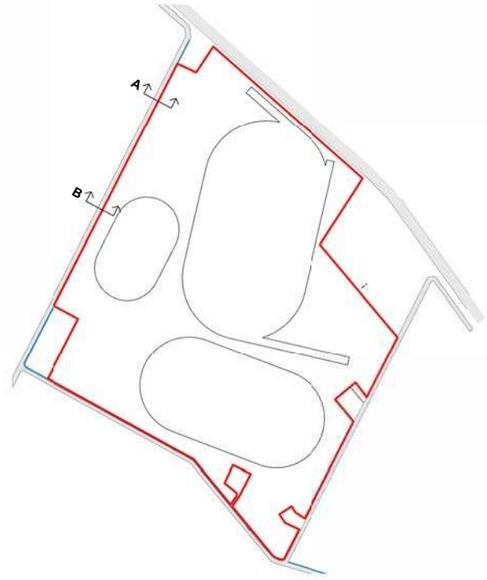
SCALE @ A3 - 1 : 2000

COX

designgroup stapleton elliott

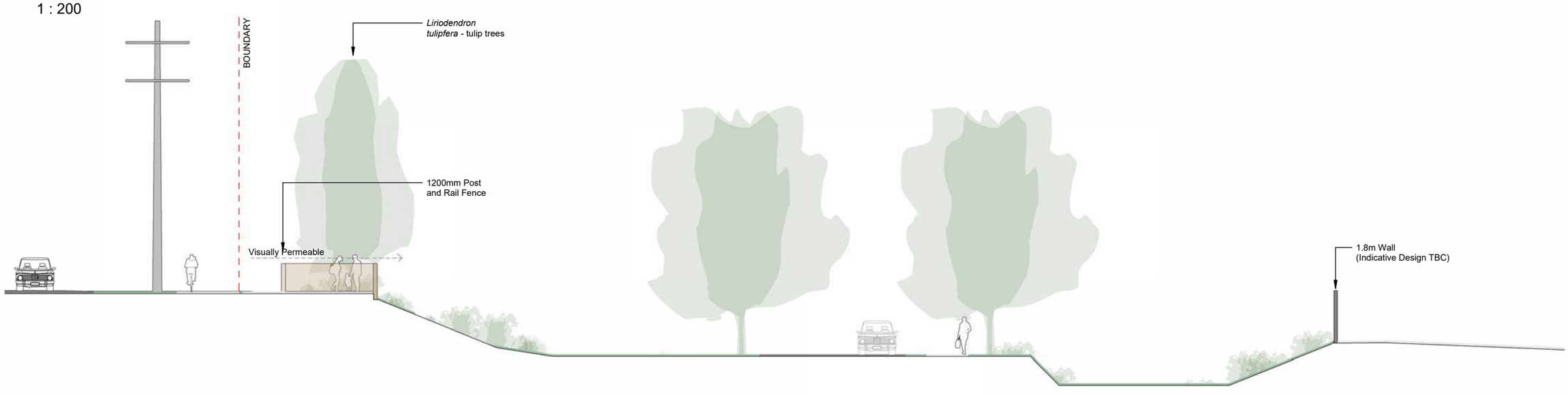
2.11 PENCARROW RD - EDGE CONDITIONS 1





Landscape Section -TYPE A_Pencarrow Road

1 : 200

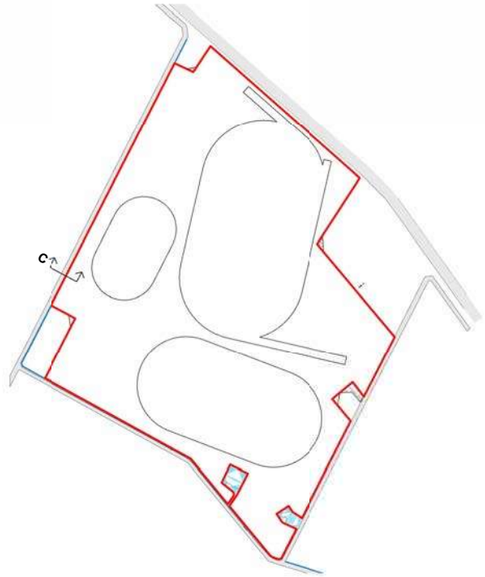


Landscape Section -TYPE B_Pencarrow Road

1 : 200

designgroup stapleton elliott

2.12 PENCARROW RD - EDGE CONDITIONS 2



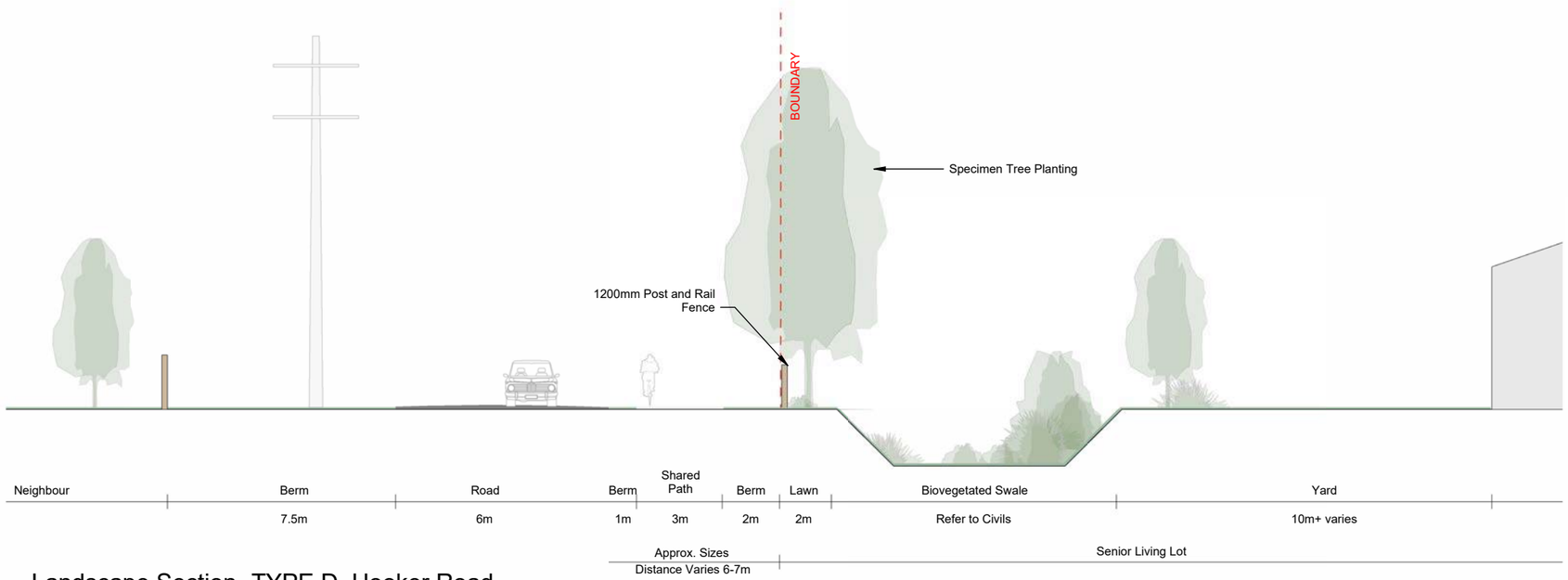


Landscape Section -TYPE C_Pencarrow Road

1 : 200

designgroup stapleton elliott

2.13 HOOKER RD - EDGE CONDITIONS

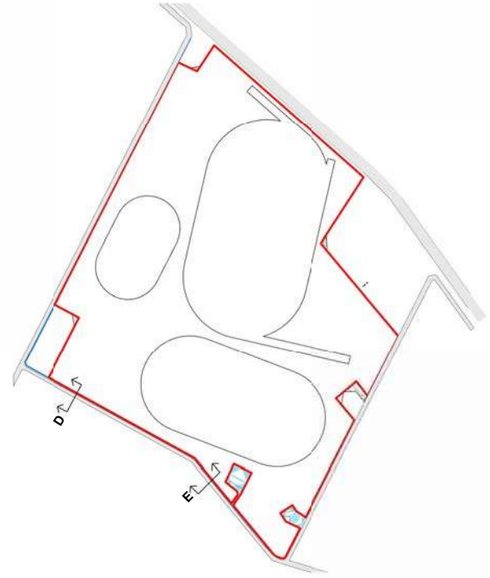


Landscape Section -TYPE D_Hooker Road

1 : 200

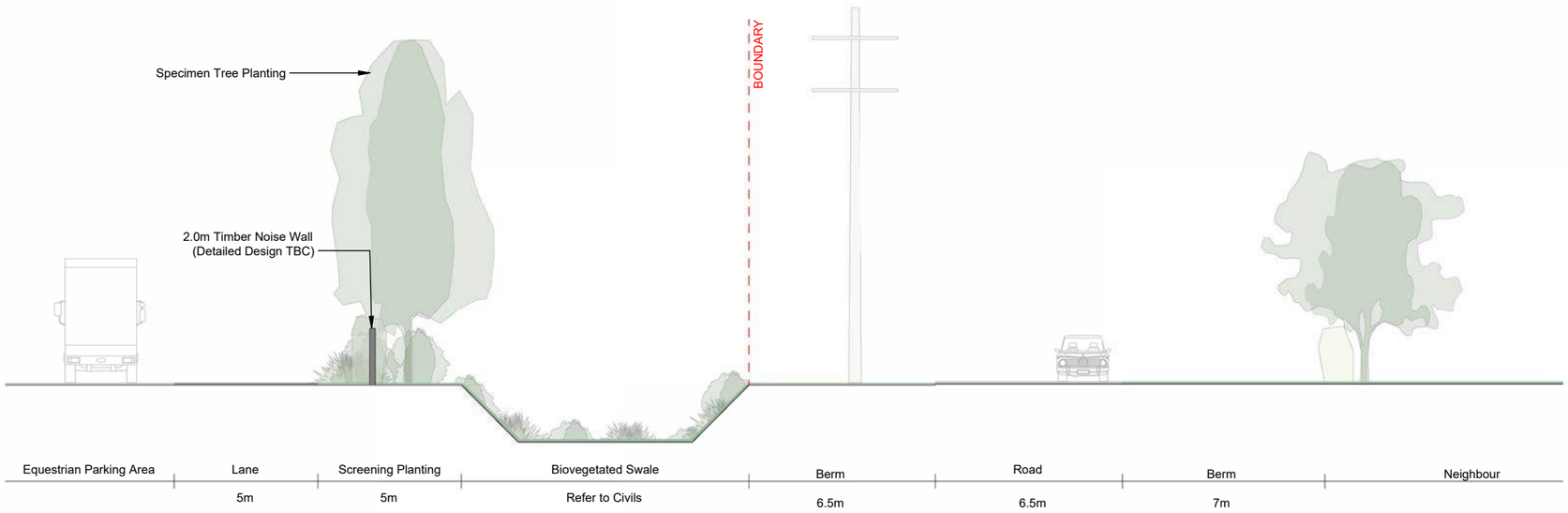
Landscape Section -TYPE E_Hooker Road

1 : 200



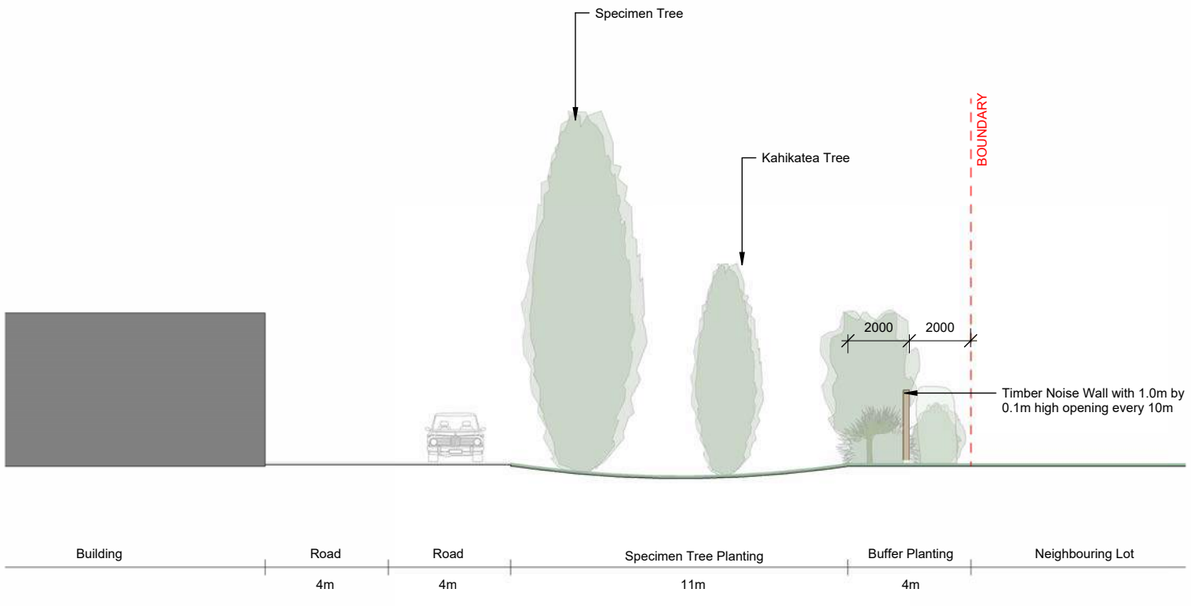
designgroup stapleton elliott

2.14 DUNCAN RD EDGE CONDITIONS 1



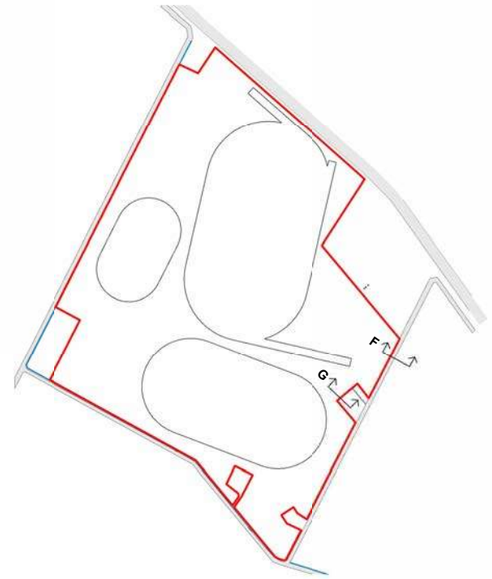
Landscape Section -TYPE F_ Duncan Road

1 : 200



Landscape Section -TYPE G_ Duncan Road

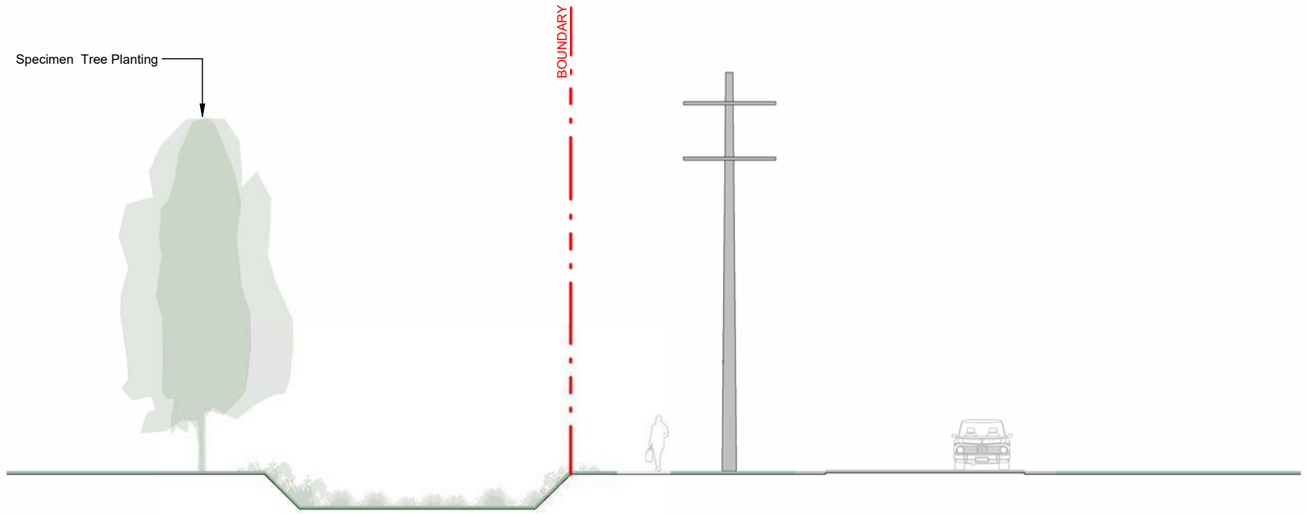
1 : 200



COX

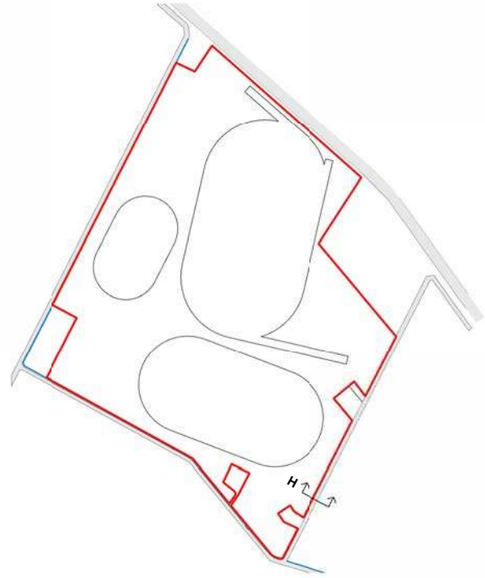
designgroup
stapleton elliott

2.15 DUNCAN RD EDGE CONDITIONS 2



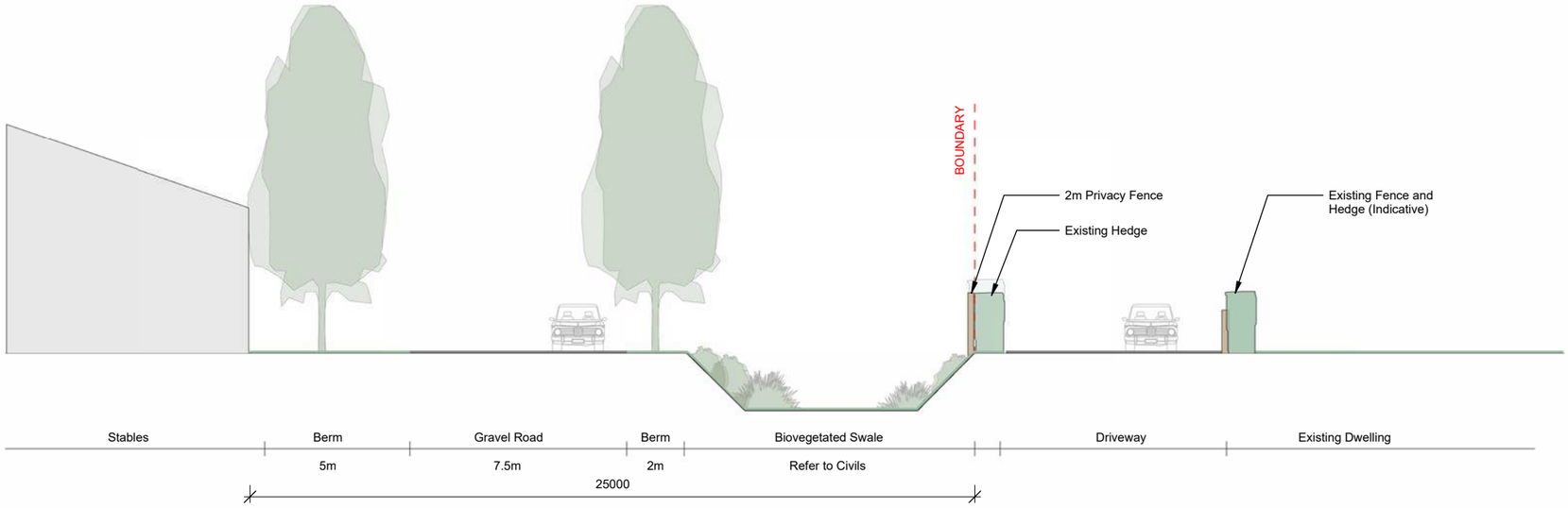
Landscape Section -TYPE H_ Duncan Road Upgrade

1 : 200



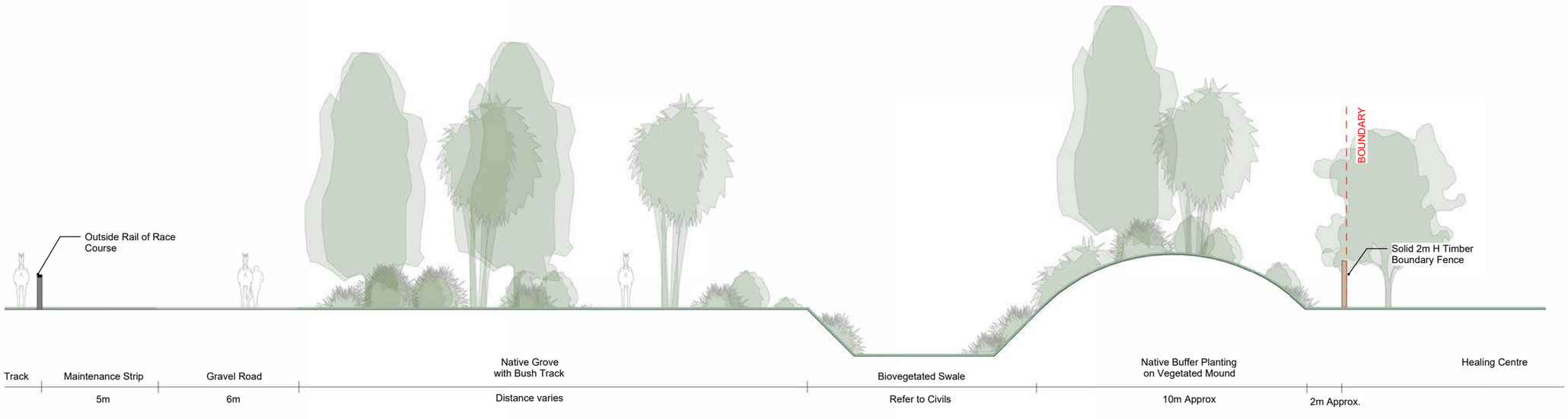
designgroup stapleton elliott

2.16 TAMAHERE HEALING CENTRE - EDGE CONDITIONS



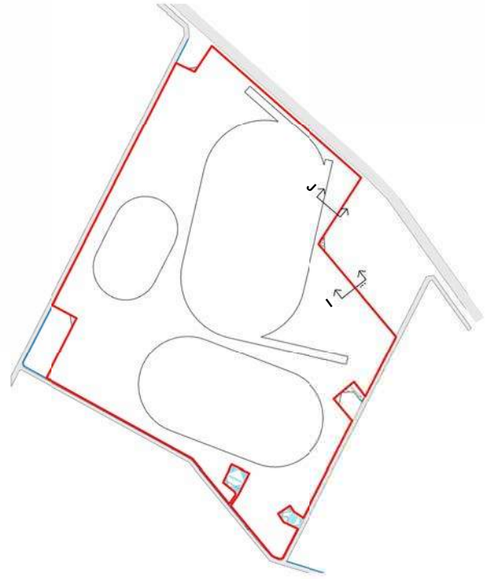
Landscape Section - TYPE I_ Tamahere Healing W

1 : 200



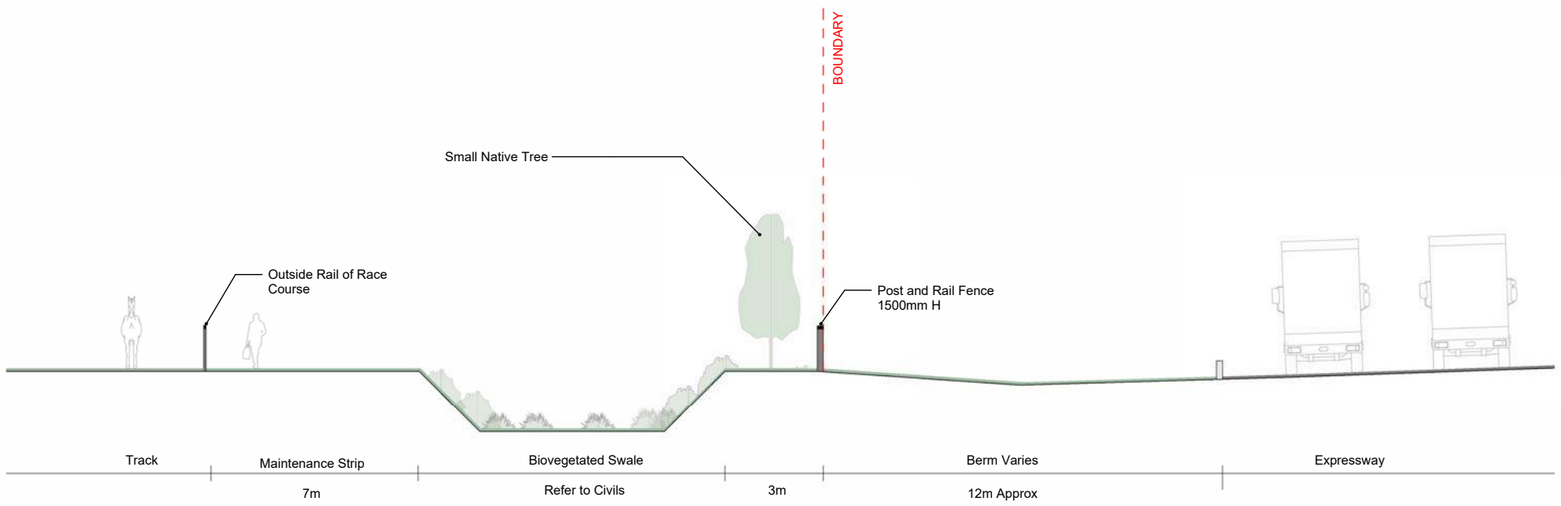
Landscape Section - TYPE J_ Tamahere Healing Nth

1 : 200



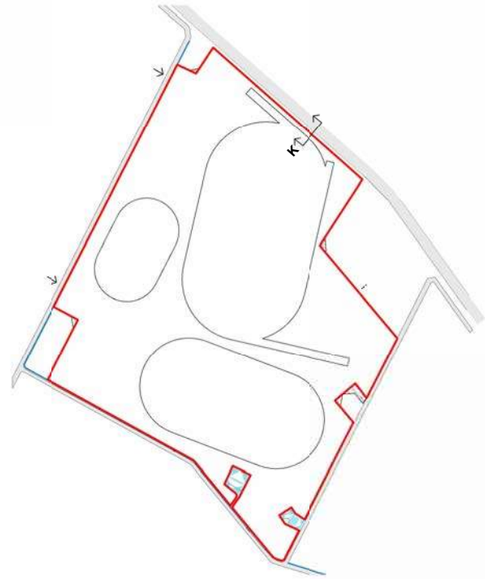
designgroup stapleton elliott

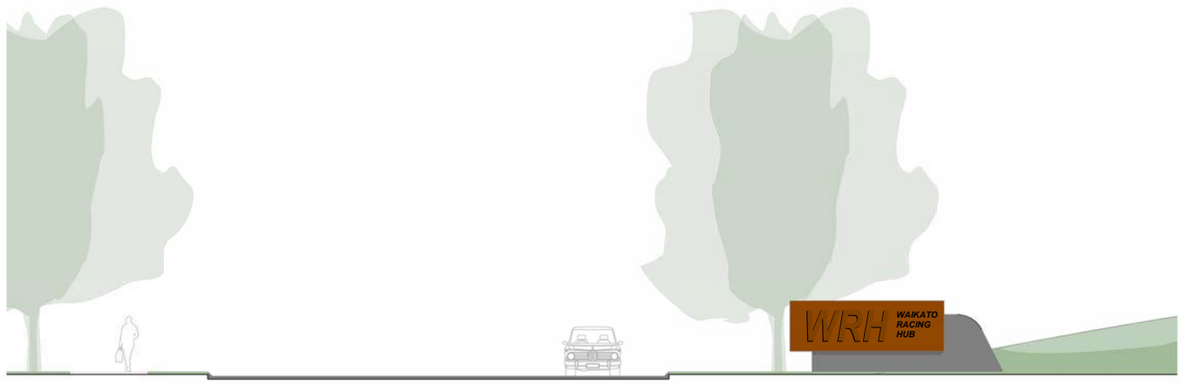
2.17 ENTRY + EXPRESSWAY - EDGE CONDITIONS



Landscape Section - TYPE K_ Expressway

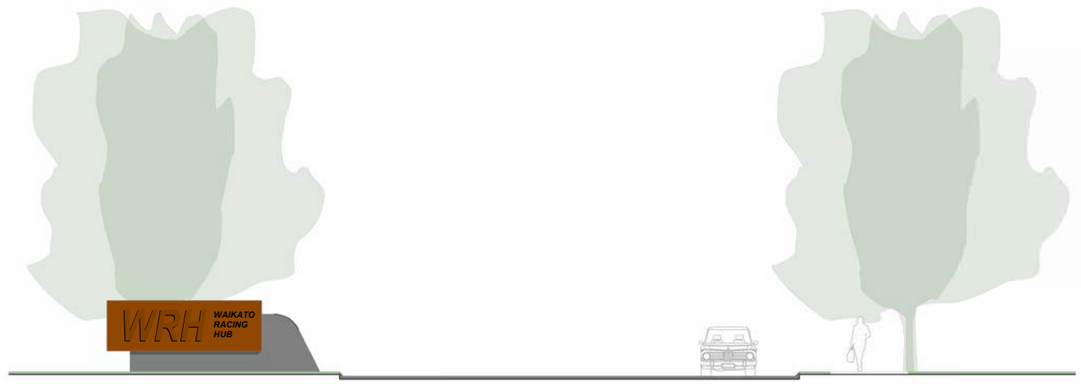
1 : 200





Pencarrow - Main Entry

1 : 200

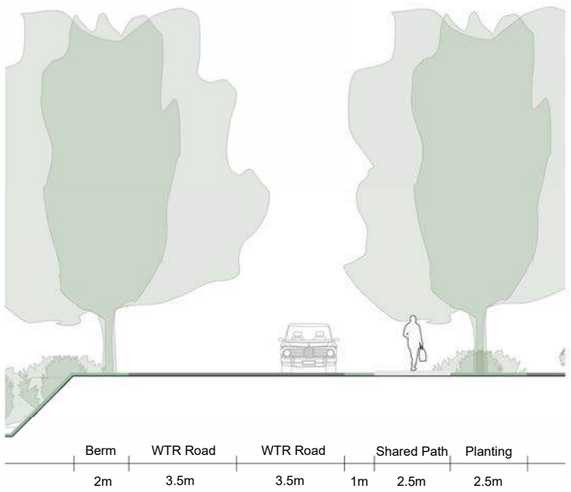


Pencarrow - Second Entry

1 : 200

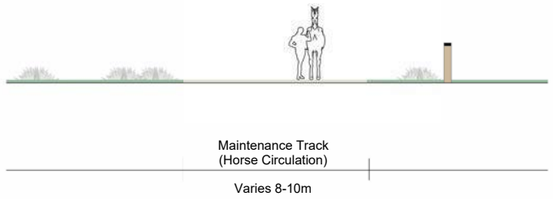
COX designgroup stapleton elliott

2.18 ROAD TYPES SECTION 1



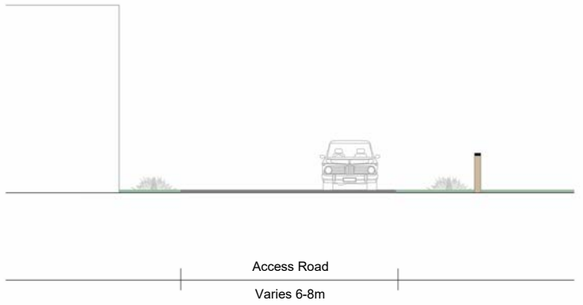
SITE ENTRY BOULEVARD - ROAD TYPE A

1 : 200



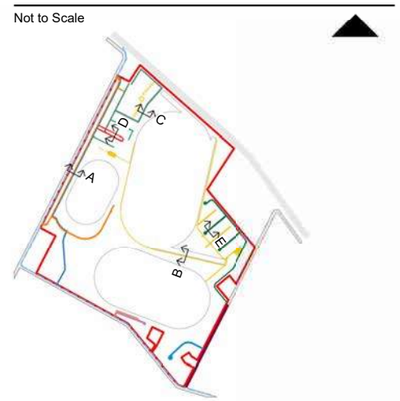
HORSE CIRCULATION - ROAD TYPE B

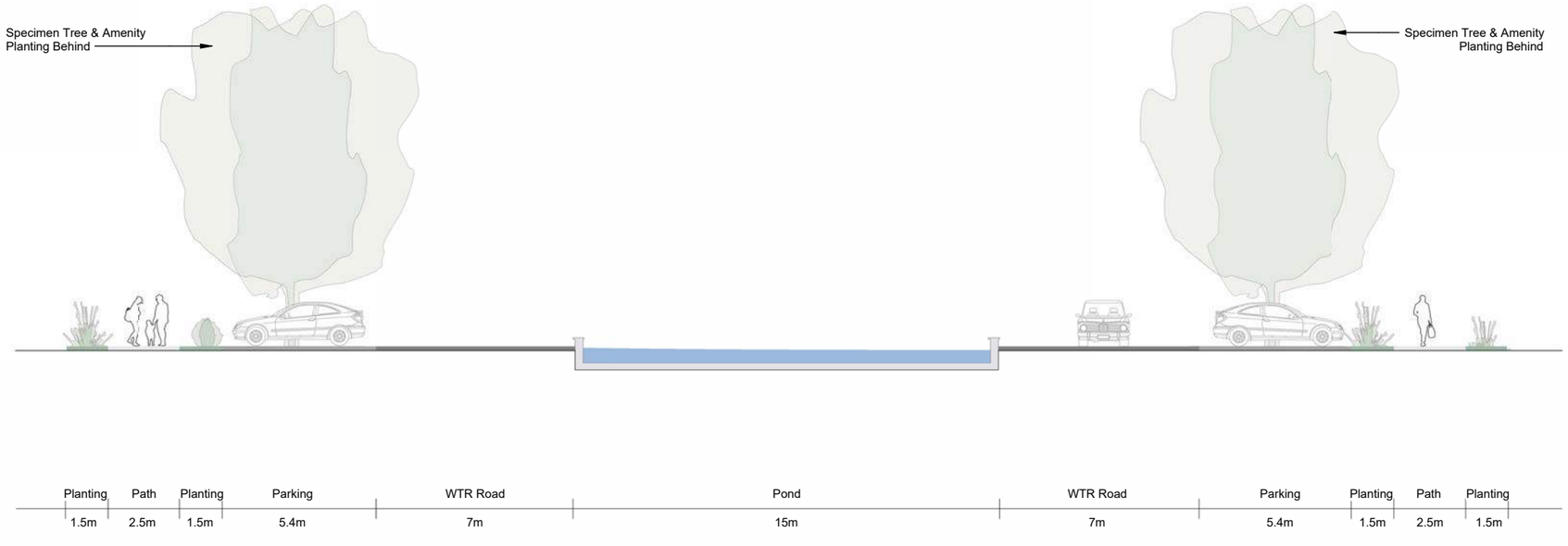
1 : 200



ACCESS RD - ROAD TYPE C

1 : 200



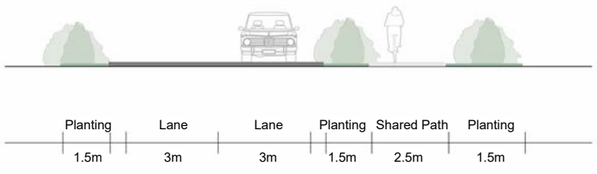


MAIN ENTRY AVENUE - ROAD TYPE D

1 : 200

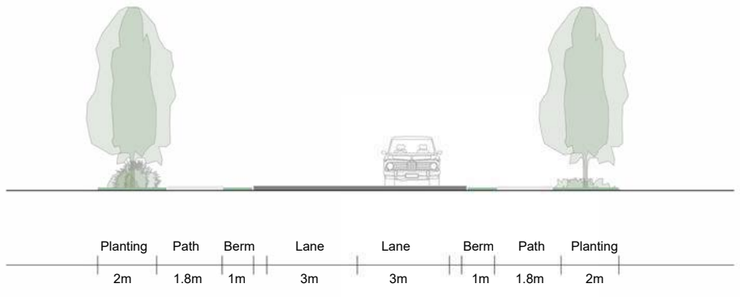
COX designgroup stapleton elliott

2.19 ROAD TYPES SECTION 2



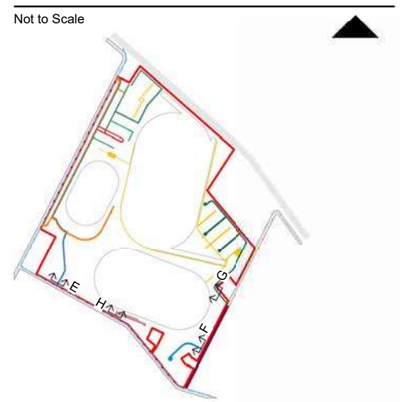
URBAN ROAD 1 - ROAD TYPE E

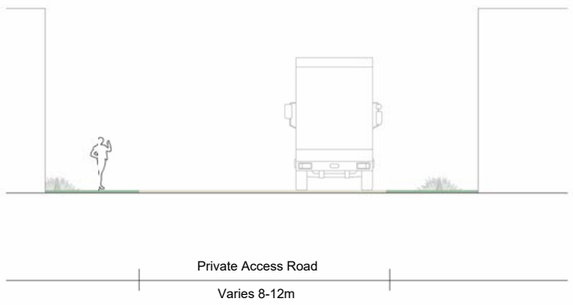
1 : 200



URBAN ROAD 2 - ROAD TYPE F

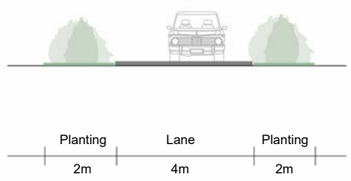
1 : 200





PRIVATE ACCESS RD - ROAD TYPE G

1 : 200



PRIVATE RIGHT OF WAY - ROAD TYPE H

1 : 200

designgroup stapleton elliott

2.20 LANDSCAPE LOOK AND FEEL





















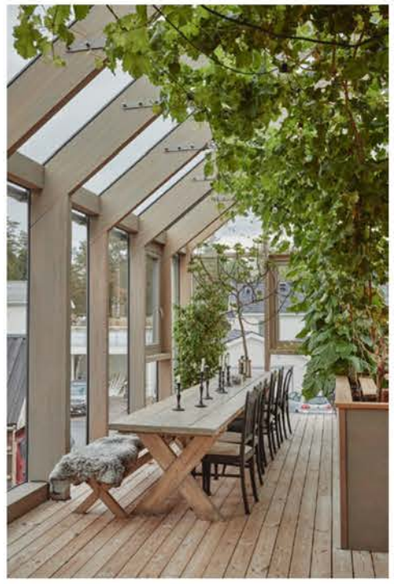


designgroup
stapleton elliott

2.21 LANDSCAPE LOOK AND FEEL 2



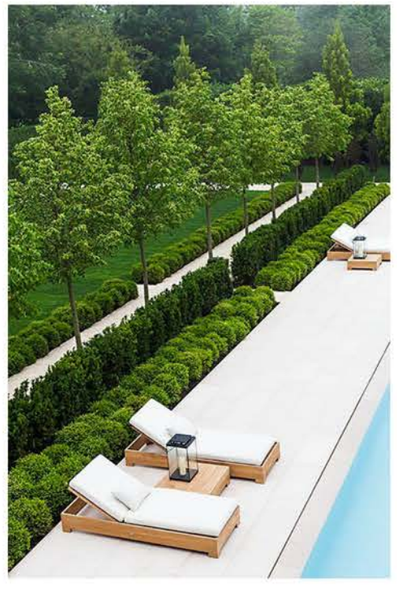










2.22 INDICATIVE PLANT PALETTE

Note: Indicative plant selection to be reviewed by mana whenua for comment prior to final selections.
Proposed NZ native plants labelled in **green**.



Carpinus betulus fastigiata - upright hornbeam



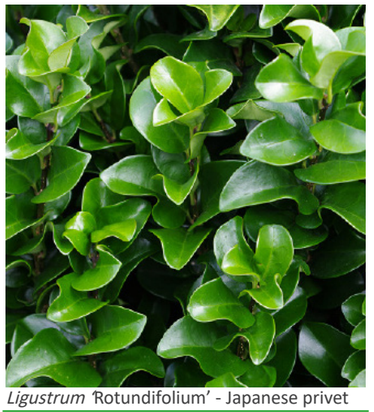
Liriodendron tulipfera - tulip tree



Betula 'Jacquemontii' - white barked birch



Psuedopanax 'Cyril Watson' - houpara



Ligustrum 'Rotundifolium' - Japanese privet



Geniostoma ligustrifolium - hangehange



Griselinia littoralis - kapuka



Populus nigra - Lombardy poplar



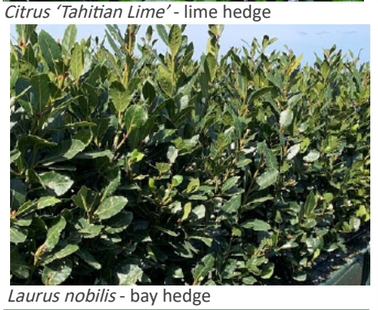
Vitex lucens - puriri



Michelia figo - port wine magnolia hedge



Citrus 'Tahitian Lime' - lime hedge



Laurus nobilis - bay hedge



Hydrangea spp.- hydrangea



Beilschmiedia tawa - tawa



Dacrycarpus dacrydiodes - kahikatea



Macropiper subs. psittacorum - kawakawa



Laurelia nz - pukatea



Dichondra repens - Mercury Bay weed



Pratia angulata - pānakenake

2.23 INDICATIVE PLANT PALETTE 2

Note: Indicative plant selection to be reviewed by mana whenua for comment prior to final selections.
Proposed NZ native plants labelled in **green**.



Miscanthus spp. - maiden grass



Salvia spp. - sage



Hebe spp. - hebe



Libertia grandiflora - mikoioi



Guara spp. - bee blossom



Dianella nigra - tūrutu



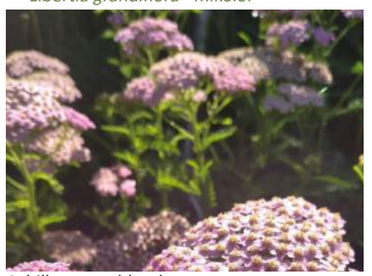
Carex flag. green - mānia



Lavandula spp. - lavender



Achillea spp. - bloodwort



Achillea spp. - bloodwort



Daphne spp - daphne



Zephyranthes candida - rain lilies



Carex comans bronze - maurea



Hemerocallis spp. - day lilies



Rosmarinus spp. - rosemary



Acorus 'Mini Green' - Japanese sweet flag



Chionochloa spp. - dwarf toetoe

designgroup
stapleton elliott

BUILDINGS

3

3.1 FUNCTION AND EVENT CENTRE - RENDER

Artist's Impression - Indicative Only

designgroup
stapleton elliott

3.2 FUNCTION AND EVENT CENTRE - RENDER 2

Artist's Impression - Indicative Only

designgroup
stapleton elliott

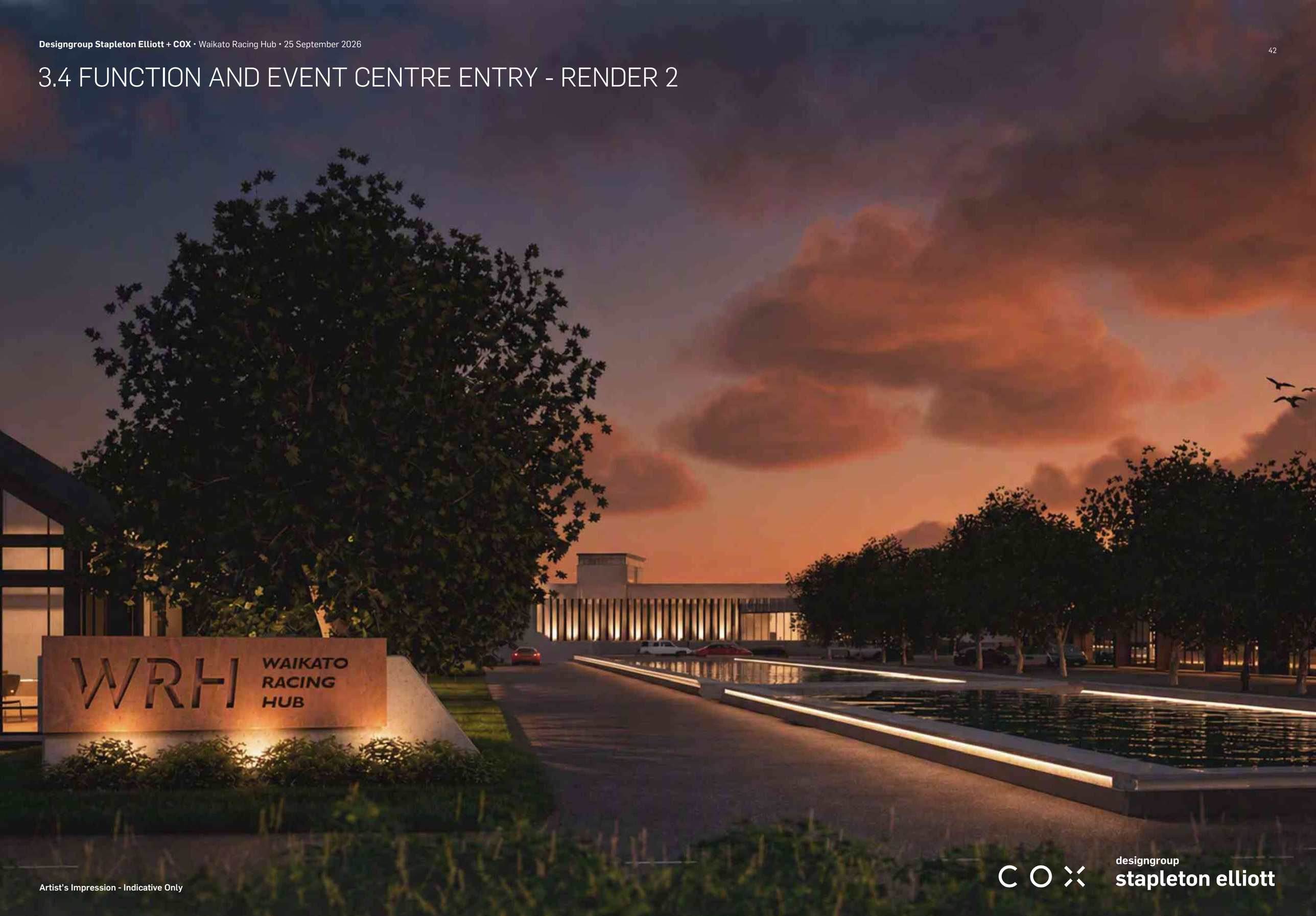
3.3 FUNCTION AND EVENT CENTRE ENTRY - RENDER



Artist's Impression - Indicative Only

designgroup
stapleton elliott

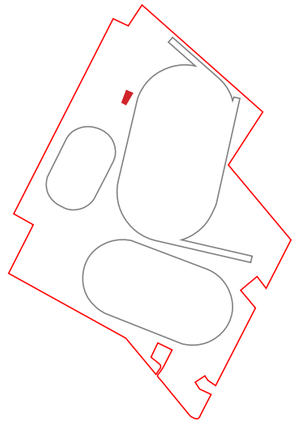
3.4 FUNCTION AND EVENT CENTRE ENTRY - RENDER 2

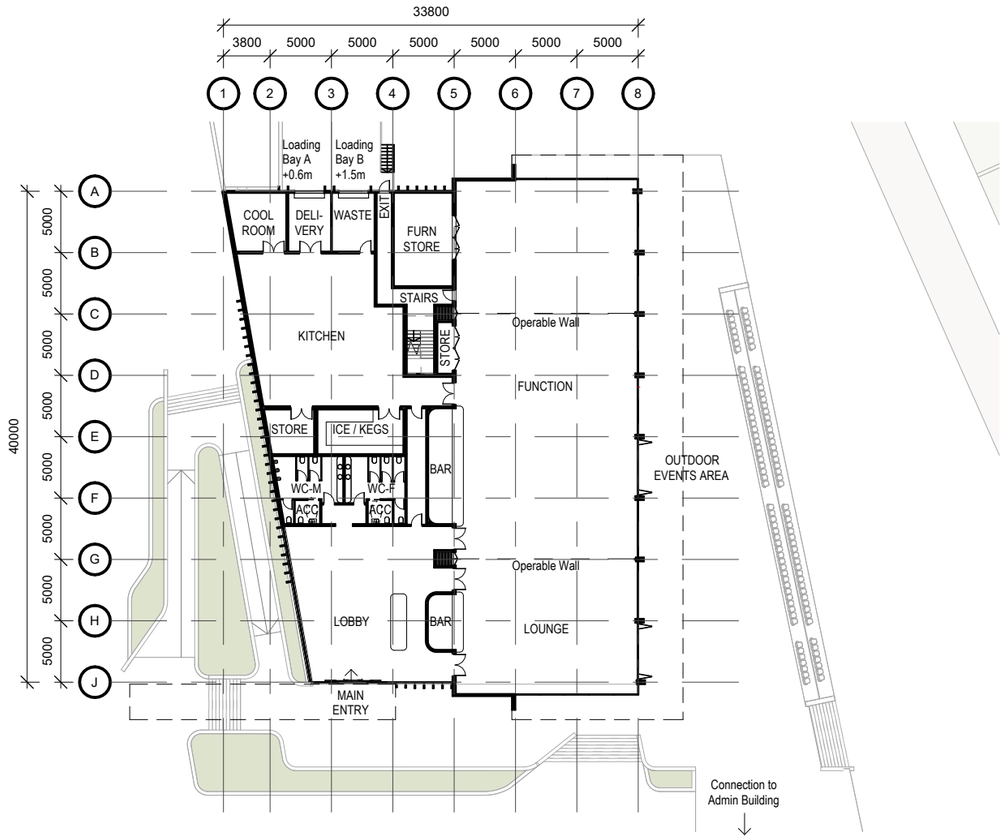


Artist's Impression - Indicative Only

designgroup
stapleton elliott

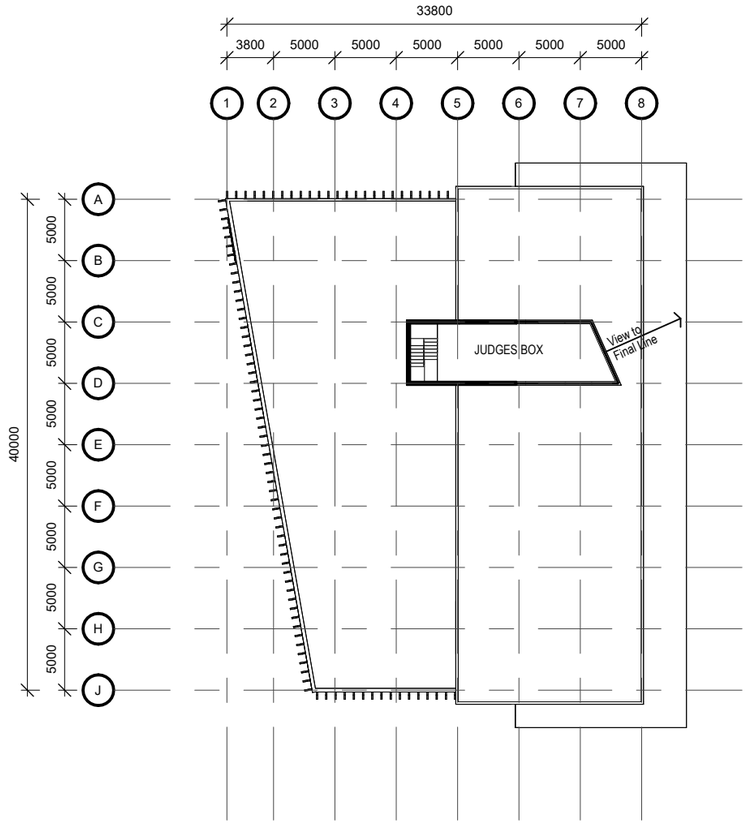
3.5 FUNCTION AND EVENT CENTRE - PLAN





GROUND FLOOR PLAN

1 : 500



LEVEL 1

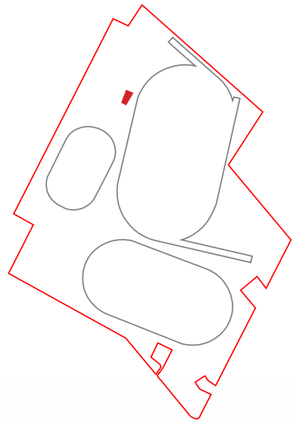
1 : 500

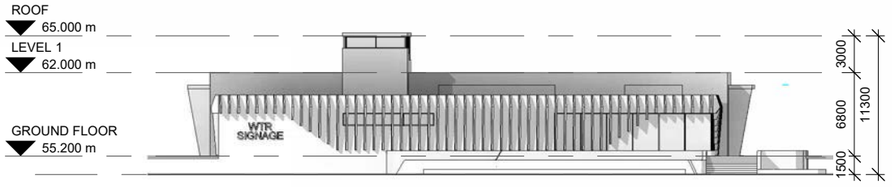


COX

designgroup
stapleton elliott

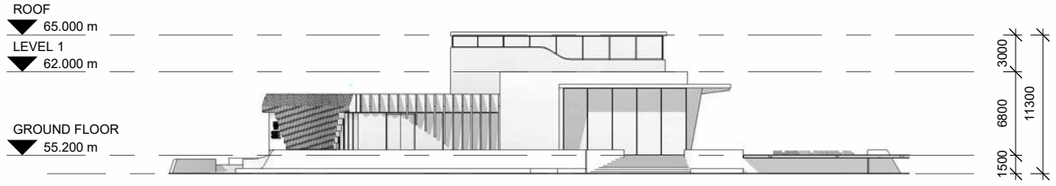
3.6 FUNCTION AND EVENT CENTRE - ELEVATIONS





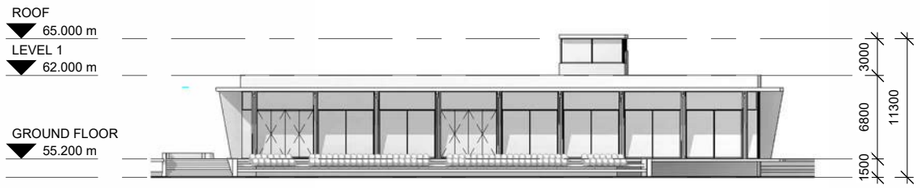
WEST ELEVATION

1 : 500



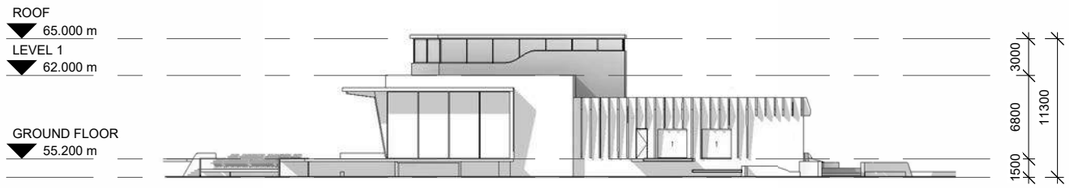
SOUTH ELEVATION

1 : 500



EAST ELEVATION

1 : 500



NORTH ELEVATION

1 : 500

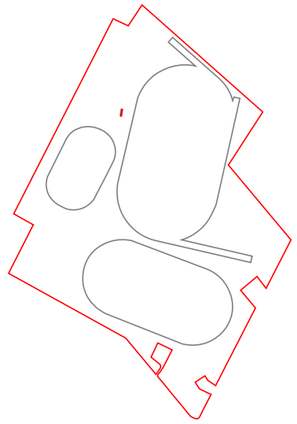
designgroup
stapleton elliott

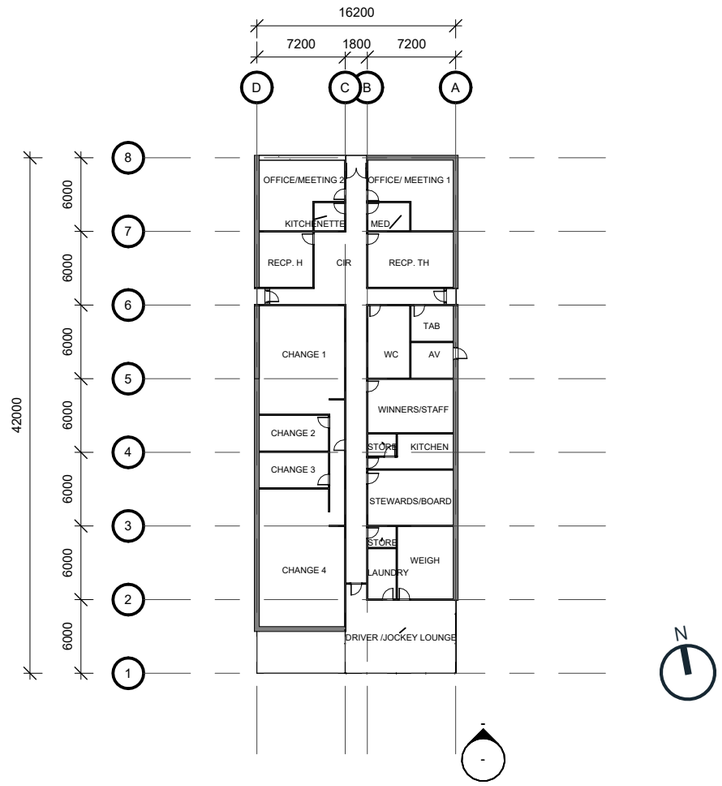
3.7 ADMINISTRATION BUILDING - RENDER

Artist's Impression - Indicative Only

designgroup
stapleton elliott

3.8 ADMINISTRATION BUILDING - PLAN

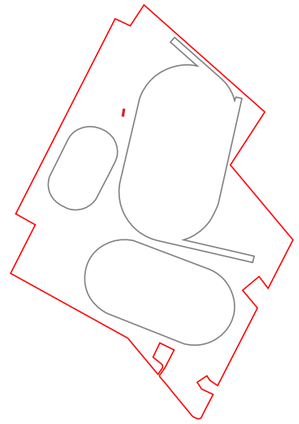


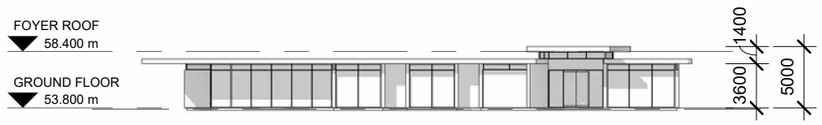


GROUND FLOOR PLAN

designgroup
stapleton elliott

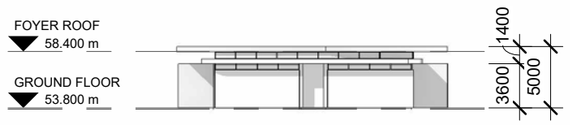
3.9 ADMINISTRATION BUILDING - ELEVATIONS





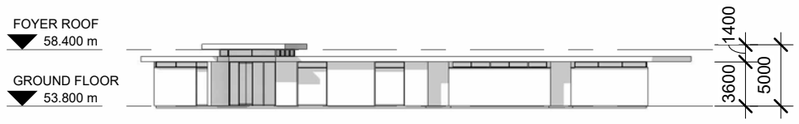
EAST ELEVATION

1 : 500



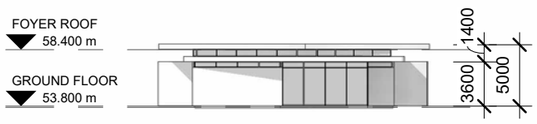
NORTH ELEVATION

1 : 500



WEST ELEVATION

1 : 500



SOUTH ELEVATION

1 : 500

designgroup
stapleton elliott

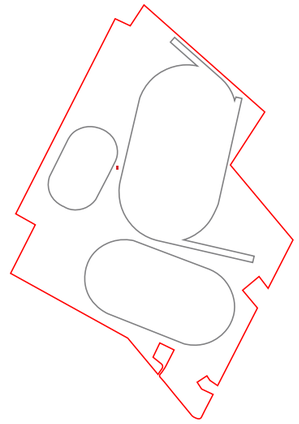
3.10 HARNESS BUILDING - RENDER

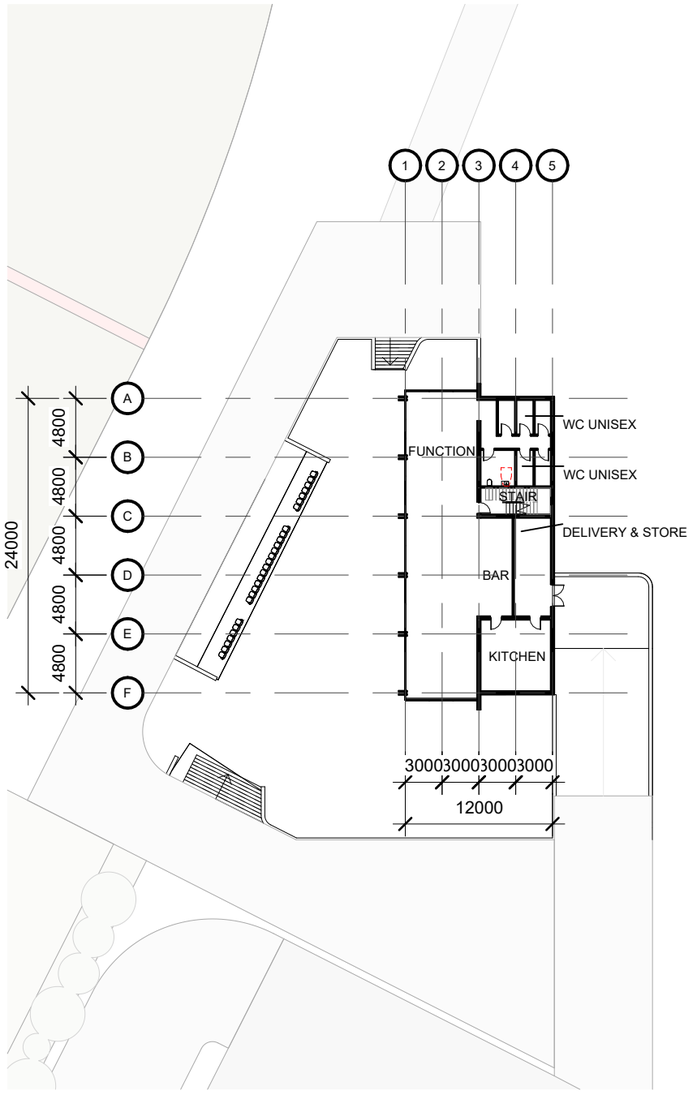


Artist's Impression - Indicative Only

designgroup
stapleton elliott

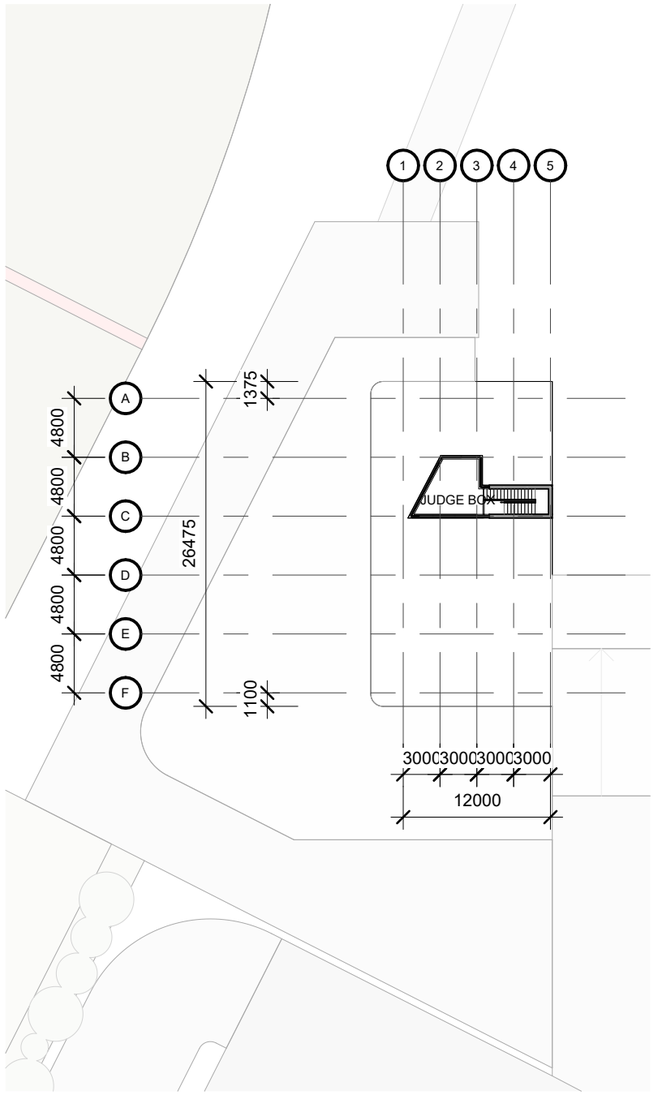
3.11 HARNESS BUILDING - PLAN





GROUND FLOOR PLAN

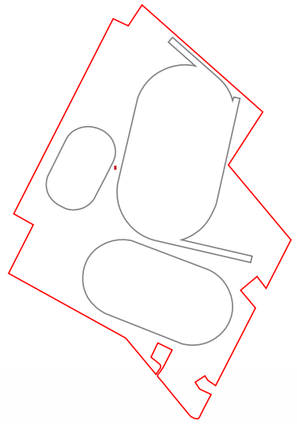
1 : 500

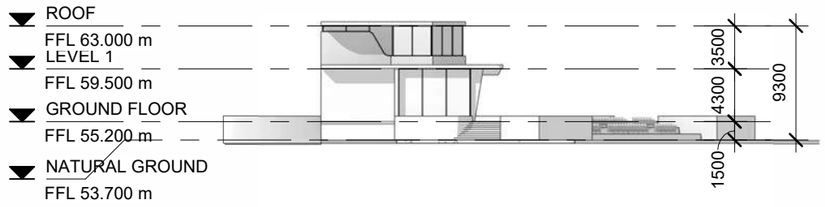


LEVEL 1 FLOOR PLAN

1 : 500

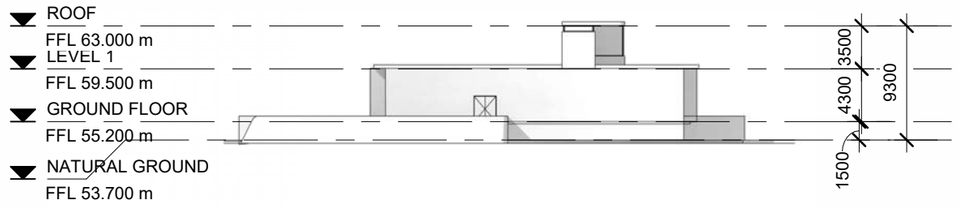
3.12 HARNESS BUILDING - ELEVATIONS





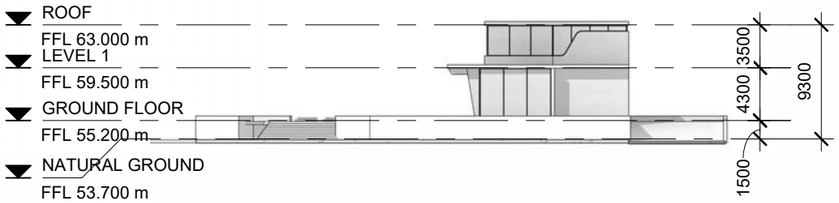
NORTH - ELEVATION

1 : 500



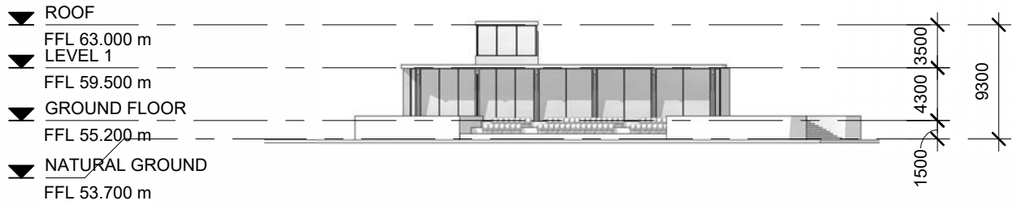
EAST - ELEVATION

1 : 500



SOUTH - ELEVATION

1 : 500



WEST - ELEVATION

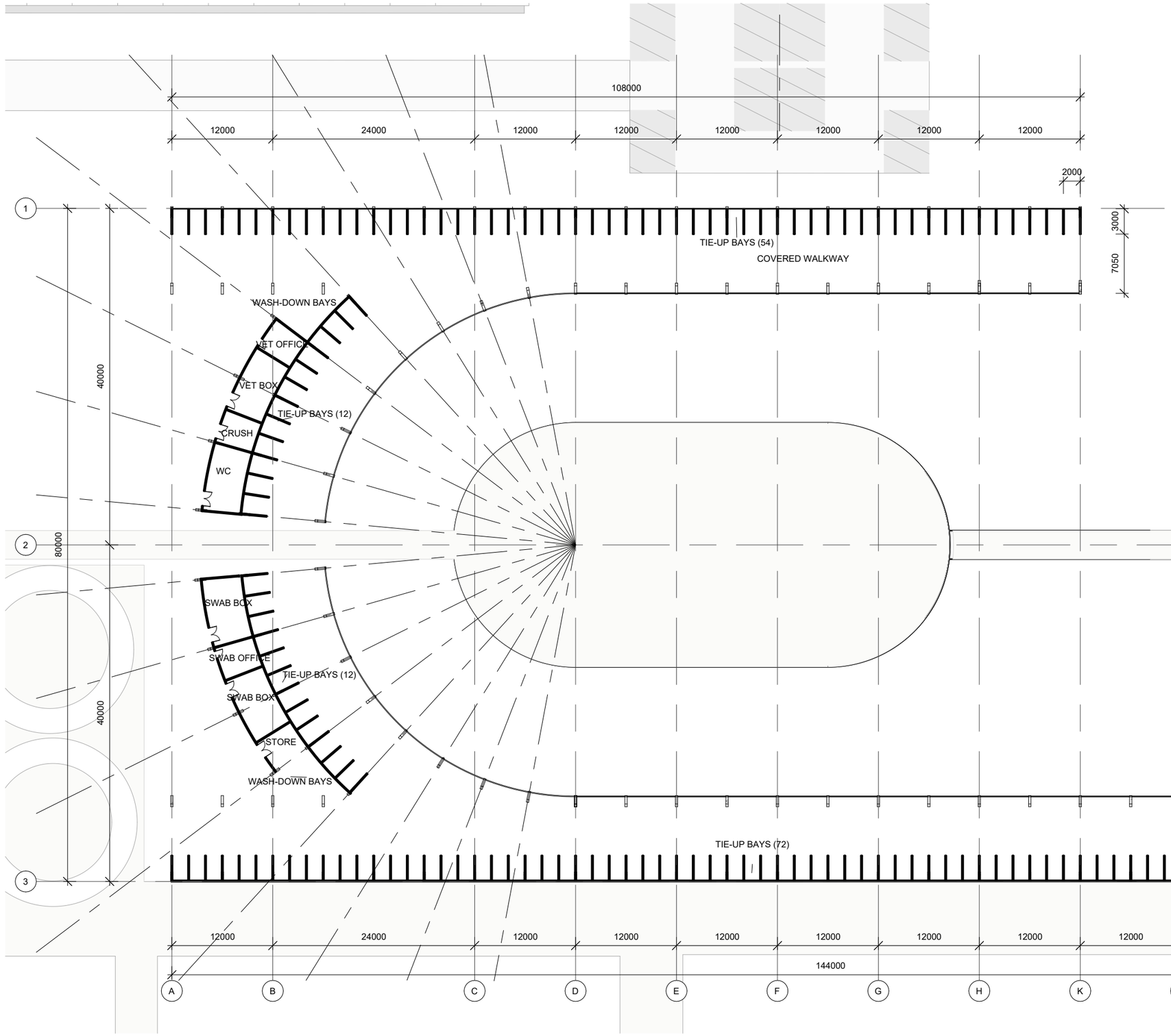
1 : 500

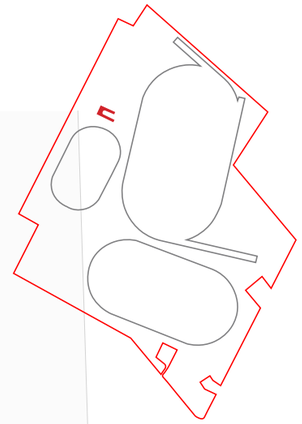
3.13 TIE-UPS - RENDER

Artist's Impression - Indicative Only

designgroup
stapleton elliott

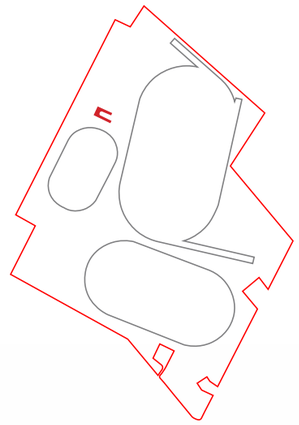
3.14 TIE UPS - PLAN

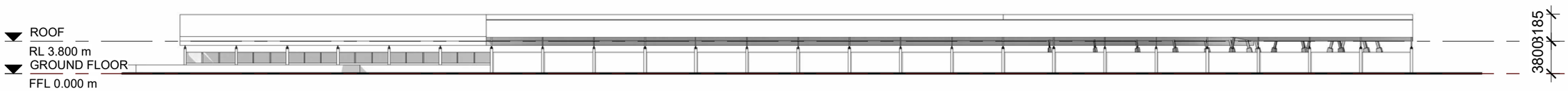




designgroup
stapleton elliott

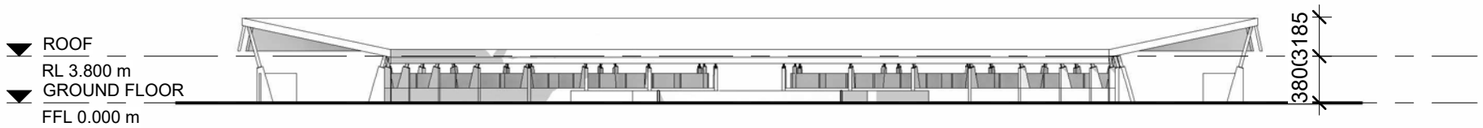
3.15 TIE UPS - ELEVATIONS





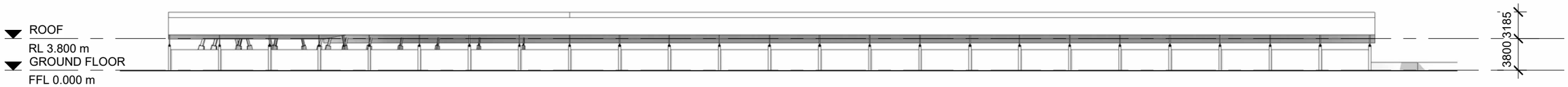
NORTH ELEVATION

1 : 500



EAST ELEVATION

1 : 500



SOUTH ELEVATION

1 : 500

COX designgroup stapleton elliott

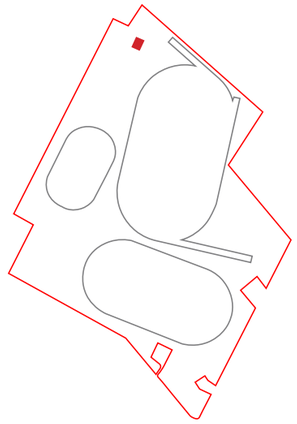
3.16 BLOODSTOCK FUNCTION / AUCTION SPACE - RENDER

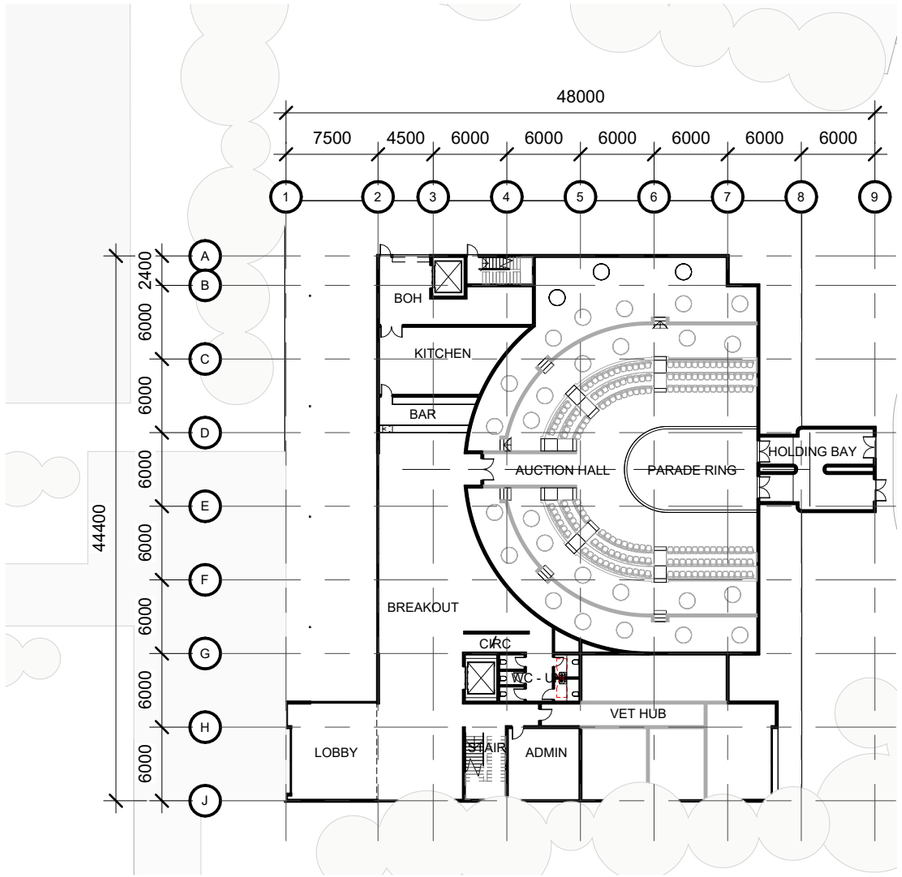


Artist's Impression - Indicative Only

designgroup
stapleton elliott

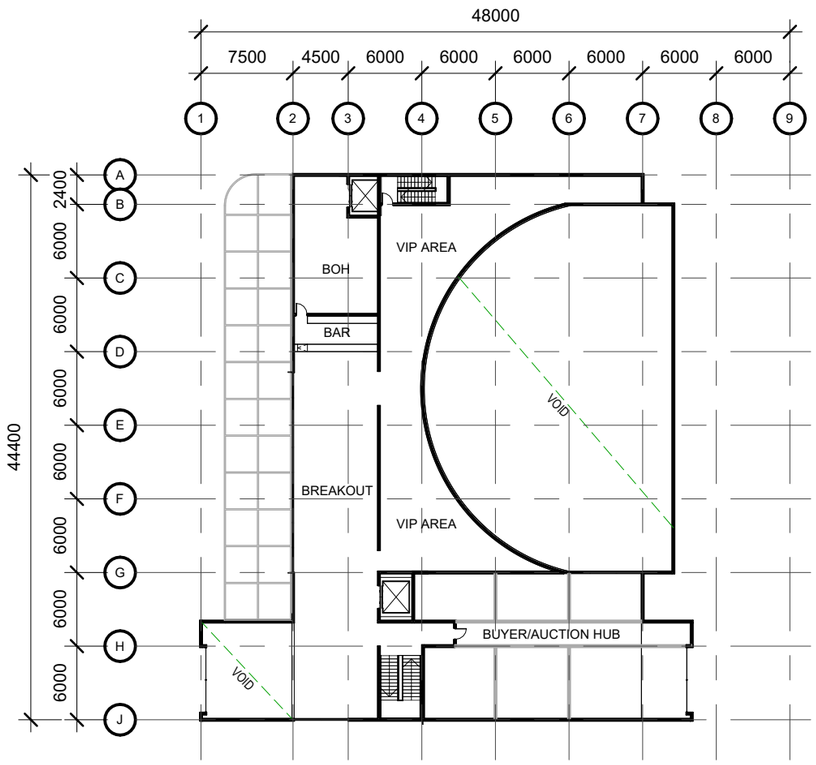
3.17 BLOODSTOCK FUNCTION / AUCTION SPACE - PLAN





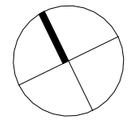
GROUND FLOOR PLAN

1 : 500



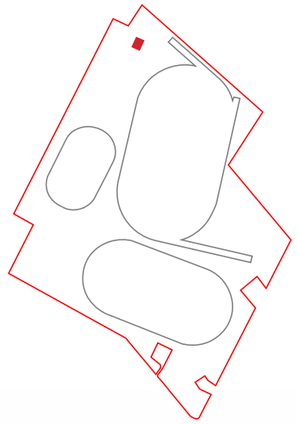
LEVEL 1 FLOOR PLAN

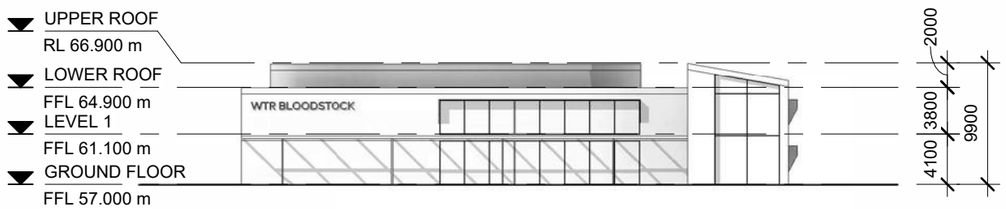
1 : 500



COX designgroup stapleton elliott

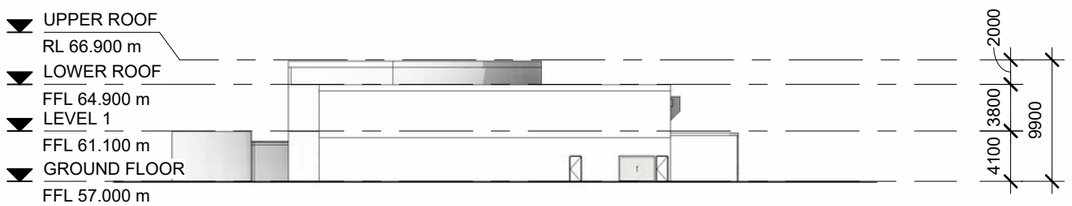
3.18 BLOODSTOCK FUNCTION / AUCTION SPACE - ELEVATIONS





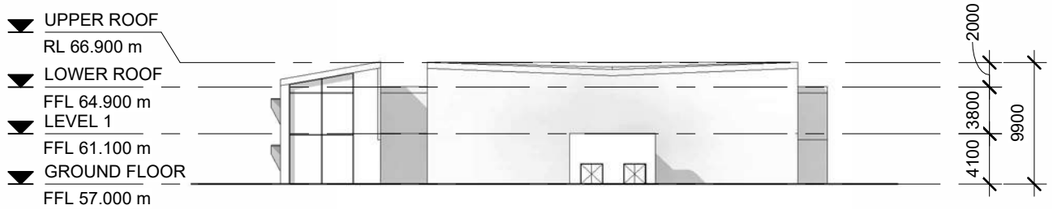
WEST ELEVATION

1 : 500



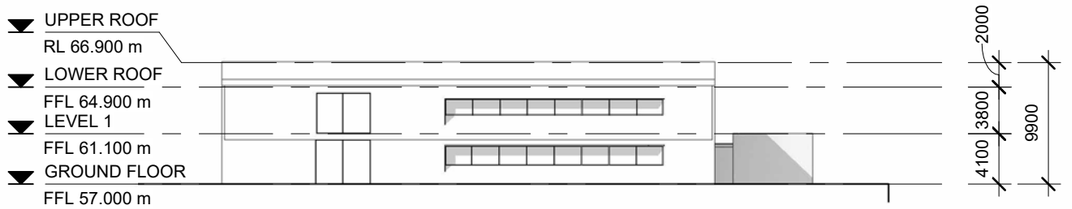
NORTH ELEVATION

1 : 500



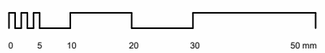
EAST ELEVATION

1 : 500



SOUTH ELEVATION

1 : 500



designgroup
stapleton elliott

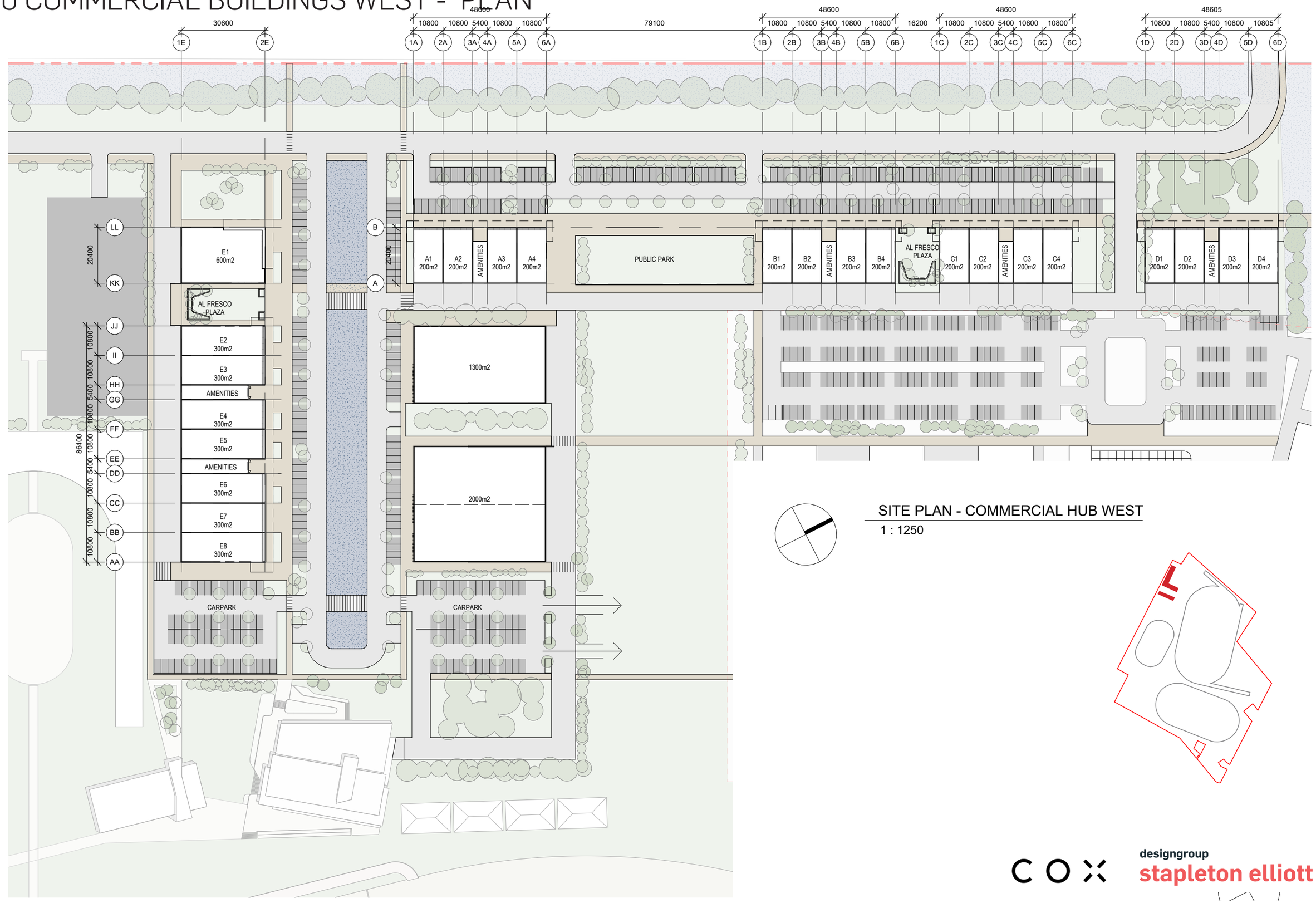
3.19 COMMERCIAL BUILDINGS



Artist's Impression - Indicative Only

designgroup
stapleton elliott

3.20 COMMERCIAL BUILDINGS WEST - PLAN



SITE PLAN - COMMERCIAL HUB WEST

1 : 1250

designgroup stapleton elliott

3.21 COMMERCIAL BUILDINGS EAST - PLAN

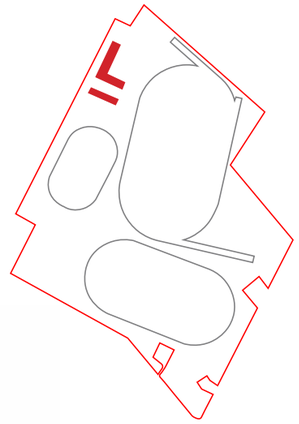


SITE PLAN - COMMERCIAL HUB EAST

1 : 1250

designgroup stapleton elliott

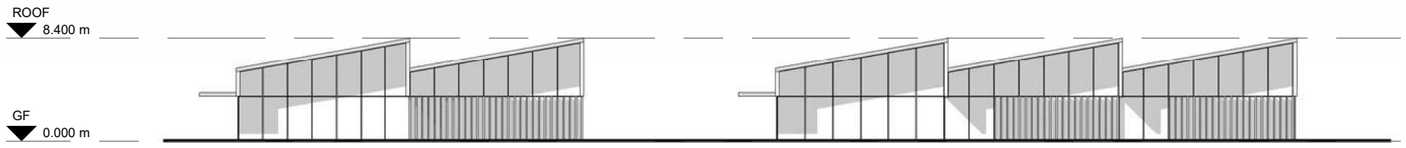
3.22 COMMERCIAL BUILDINGS - TYPICAL ELEVATIONS





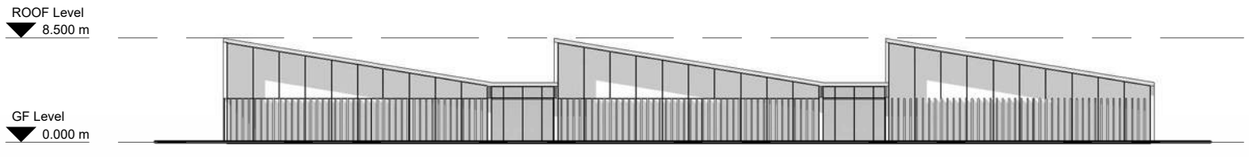
PENCARROW COMMERCIAL_FRONT ELEVATION

1 : 500



PENCARROW LARGER FORMAT_FRONT ELEVATION

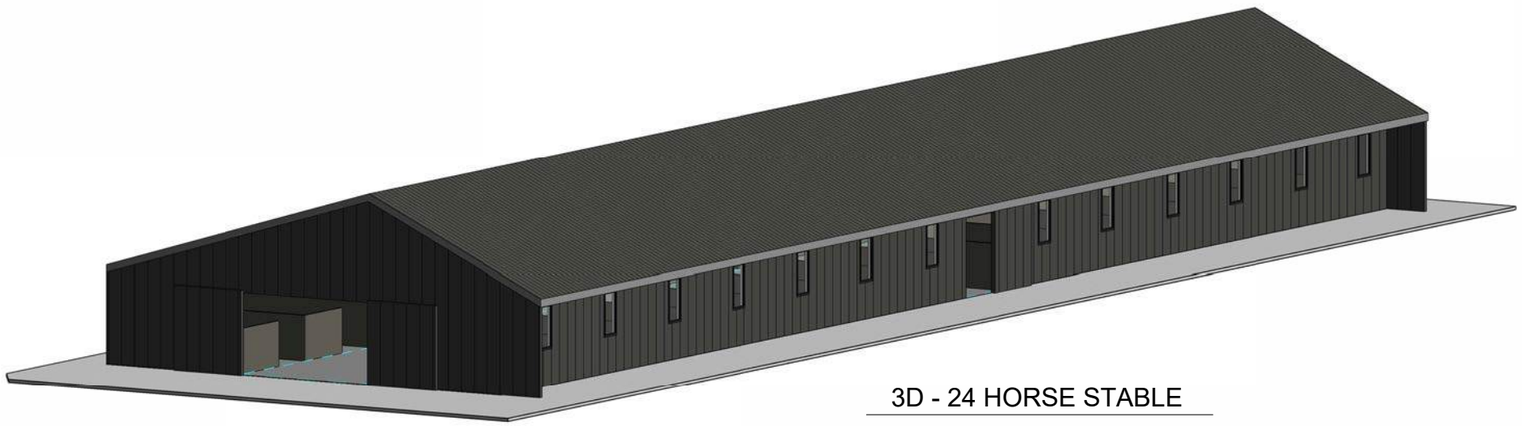
1 : 500



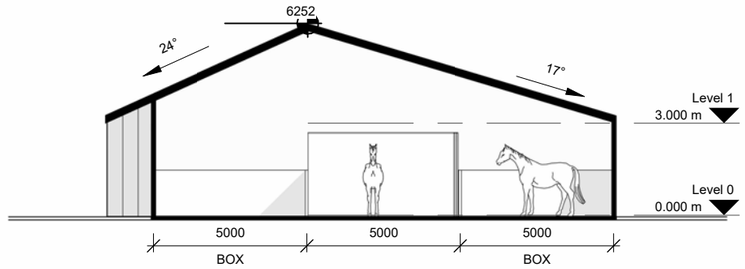
DUNCAN COMMERCIAL_FRONT ELEVATION

1 : 500

3.23 STABLE LAYOUTS

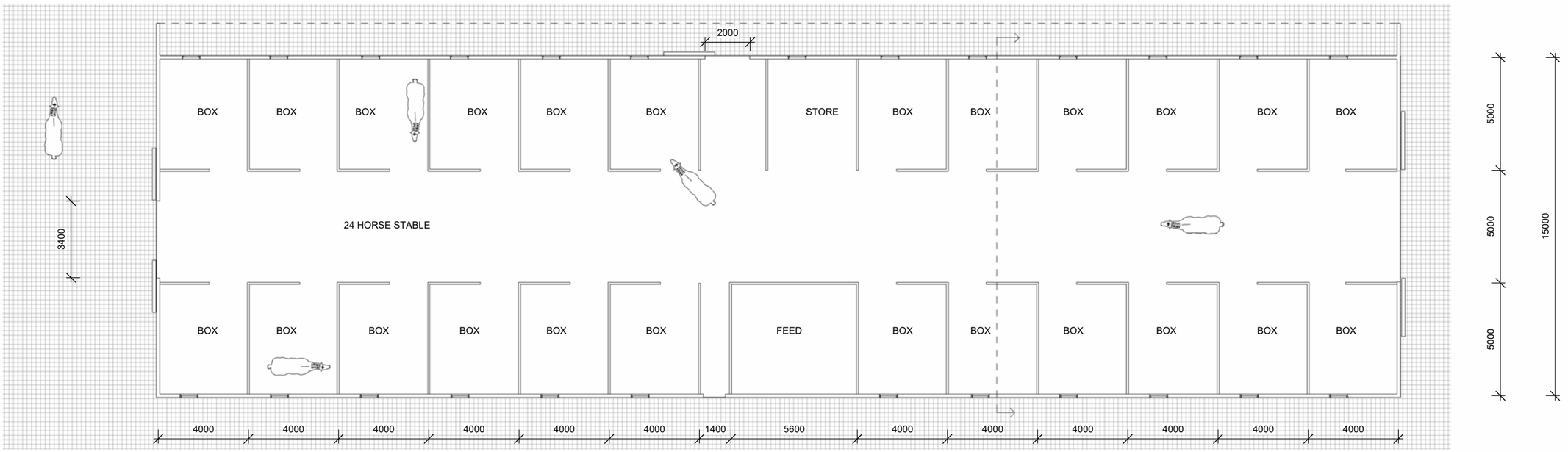


3D - 24 HORSE STABLE



TYPICAL STABLE SECTION

1 : 200

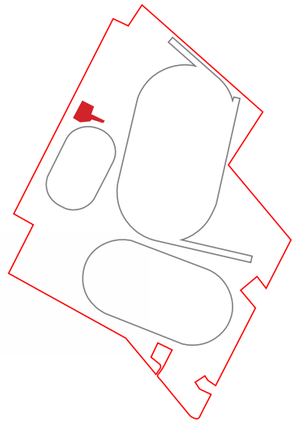


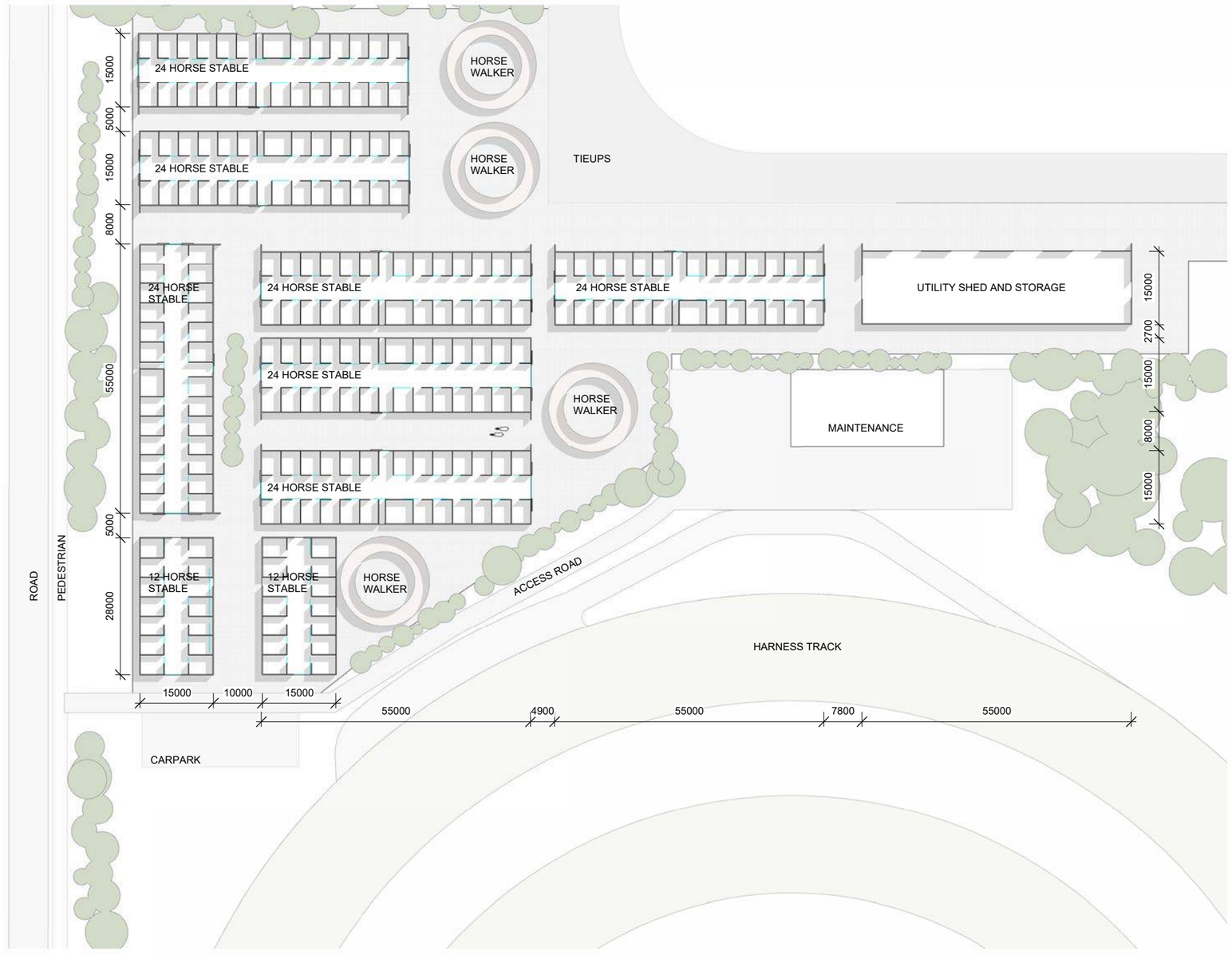
24 HORSE STABLE LAYOUT

1 : 200

designgroup stapleton elliott

3.24 HARNESS STABLES - PLAN



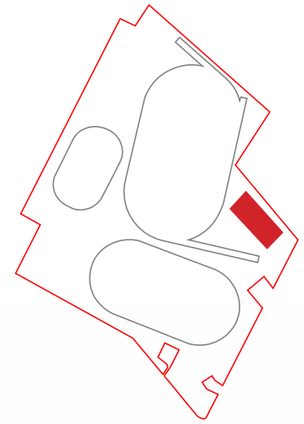


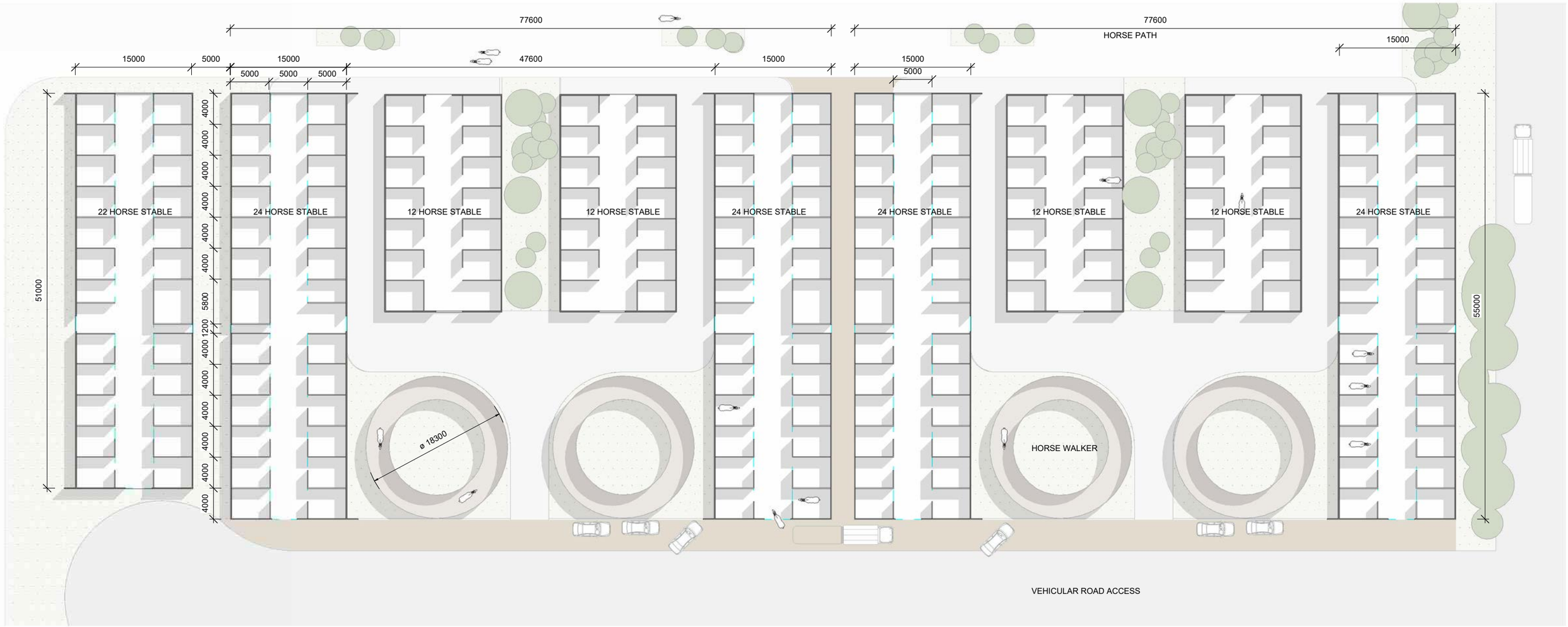
HARNESS STABLE LAYOUTS

SCALE @ A3 - 1 : 1000

designgroup stapleton elliott

3.25 THOROUGHBRED STABLES - PLAN





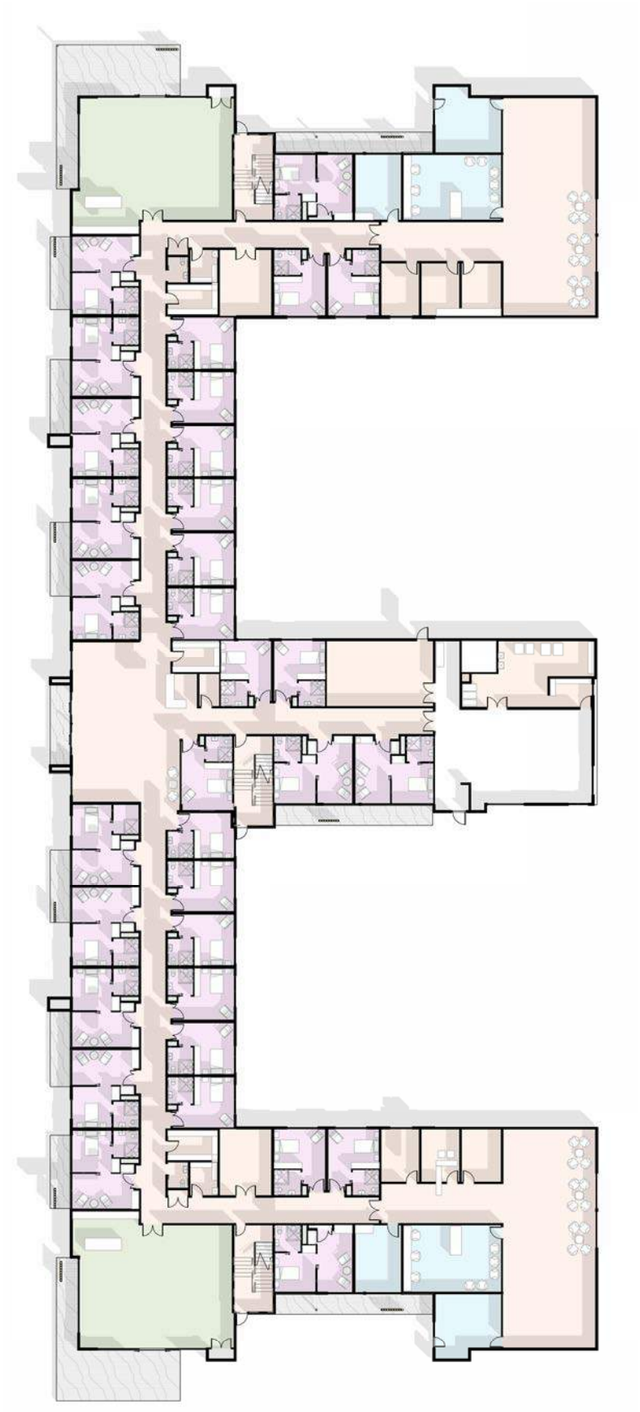
designgroup
stapleton elliott

3.26 SENIOR LIVING CARE FACILITY - RENDER

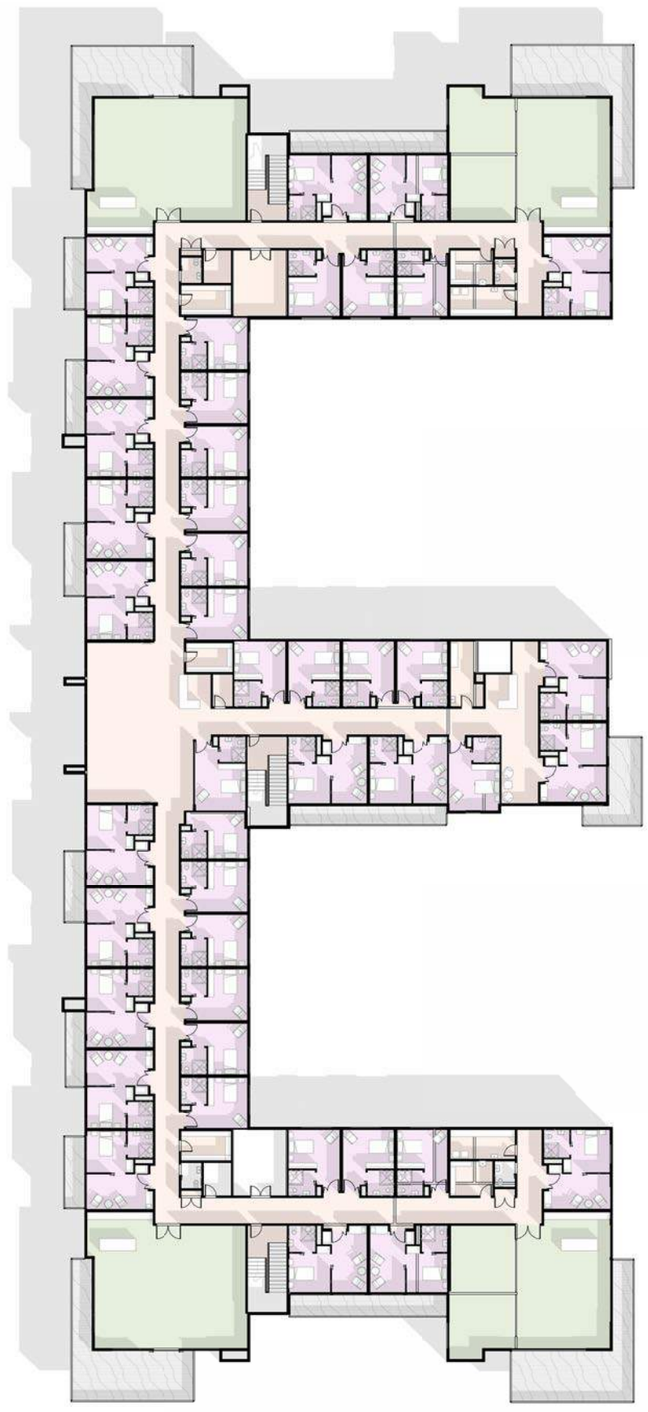
Artist's Impression - Indicative Only

designgroup
stapleton elliott

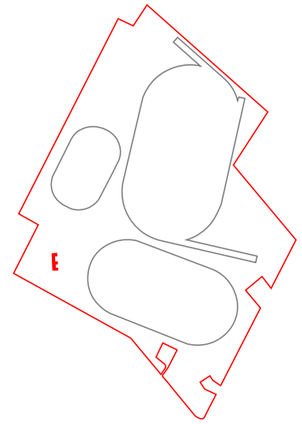
3.27 SENIOR LIVING CARE UNITS - PLAN



CARE & AMENITY BUILDING - GROUND FLOOR
SCALE @ A3 - 1 : 500



CARE & AMENITY BUILDING - LEVEL ONE
SCALE @ A3 - 1 : 500



LEGEND:

AREA SCHEDULE

- CARE ROOMS / CARE SUITES
- CIRCULATION
- CARE LOUNGE
- RESIDENTS / SHARED AMENITIES
- SERVICES & STAFF ADMIN

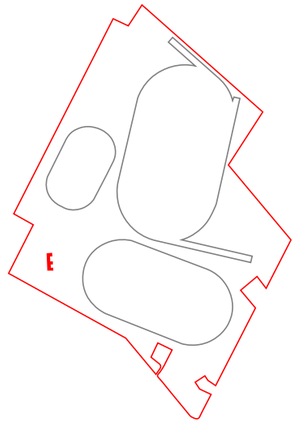
TOTAL AREA CARE & AMENITIES BUILDING

The main spaces are facing North to create a seamless connection between the indoor and outdoor space.

All care rooms and lounge have doors and windows to outdoor areas providing natural ventilation and daylight.

COX designgroup stapleton elliott

3.28 SENIOR LIVING CARE UNITS - ELEVATIONS





CARE & AMENITY - FRONT ELEVATION

1 : 500



CARE & AMENITY - LEFT ELEVATION

1 : 500



CARE & AMENITY - BACK ELEVATION

1 : 500



CARE & AMENITY - RIGHT ELEVATION

1 : 500

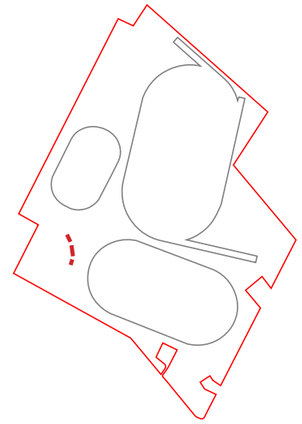
3.29 SENIOR LIVING APARTMENTS - PLAN



APARTMENTS - GROUND FLOOR
SCALE @ A3 - 1 : 500

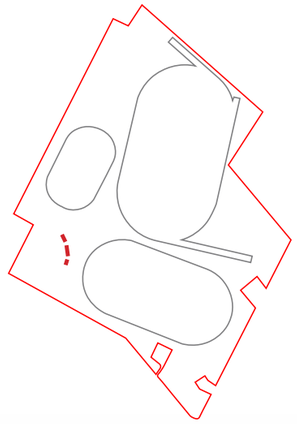


APARTMENTS - LEVEL ONE
SCALE @ A3 - 1 : 500



COX designgroup stapleton elliott

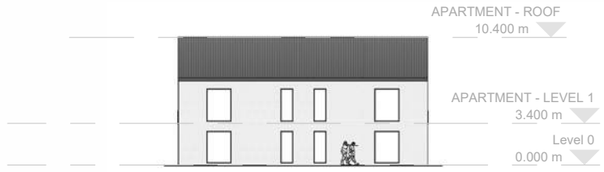
3.30 SENIOR LIVING APARTMENTS - ELEVATIONS





APARTMENTS - WEST ELEVATION

1 : 500



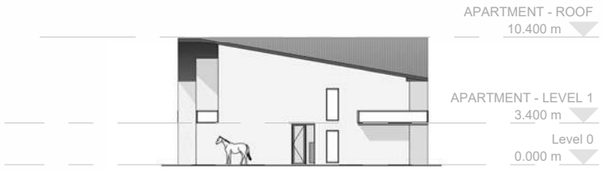
APARTMENTS - NORTH ELEVATION

1 : 500



APARTMENTS - EAST ELEVATION

1 : 500



APARTMENTS - SOUTH ELEVATION

1 : 500

COX

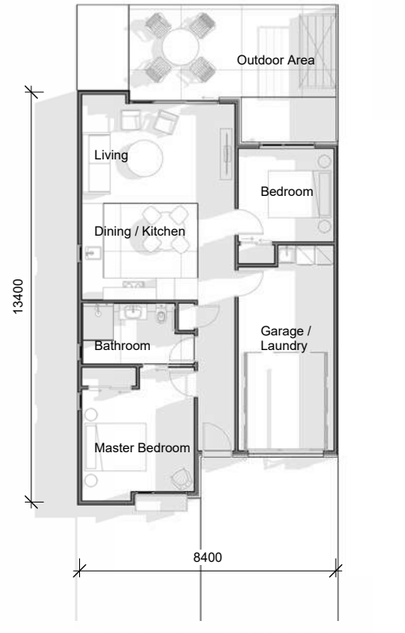
designgroup
stapleton elliott

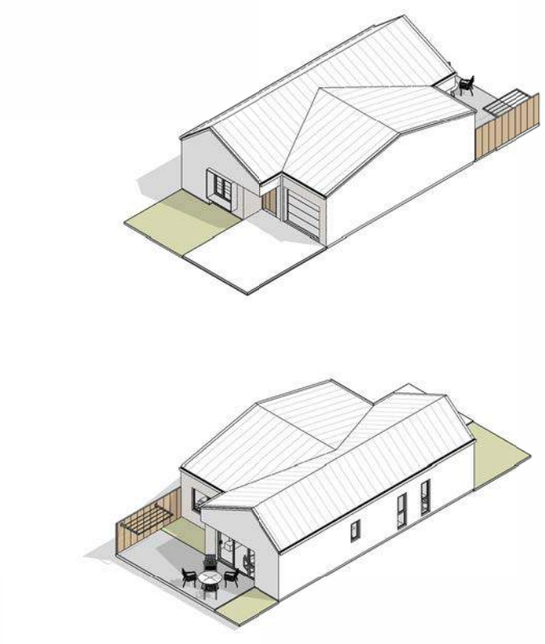
3.31 SENIOR LIVING VILLAS - RENDER

Artist's Impression - Indicative Only

designgroup
stapleton elliott

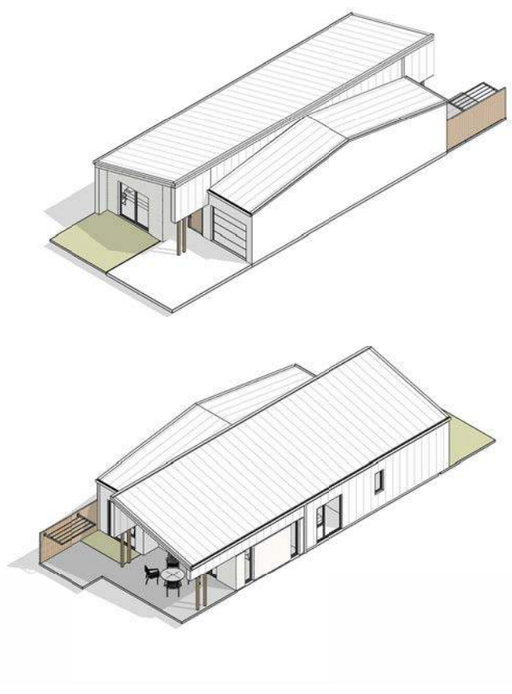
3.32 SENIOR LIVING VILLA TYPOLOGIES





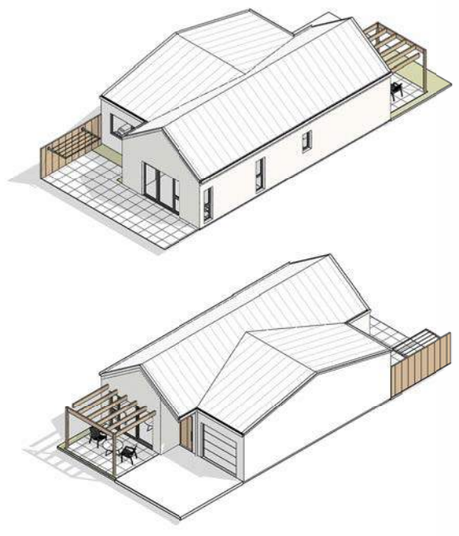
1.5 BED TYPE A - FLOOR PLAN
SCALE @ A3 - 1 : 200



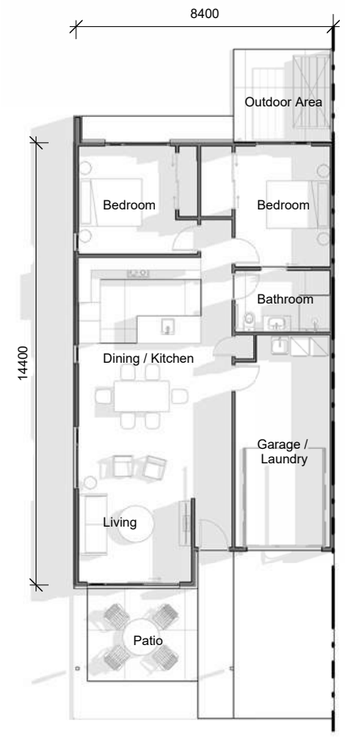


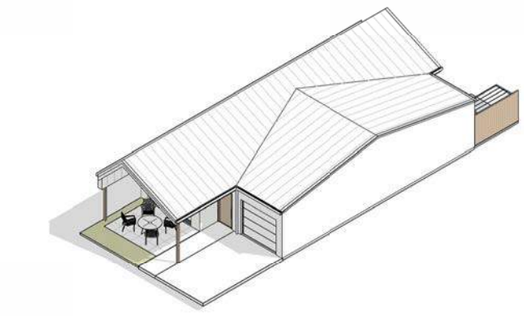
2 BED TYPE A - FLOOR PLAN
SCALE @ A3 - 1 : 200

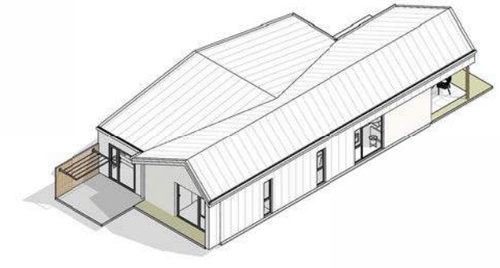




1.5 BED TYPE B - FLOOR PLAN
SCALE @ A3 - 1 : 200







2 BED TYPE B - FLOOR PLAN
SCALE @ A3 - 1 : 200

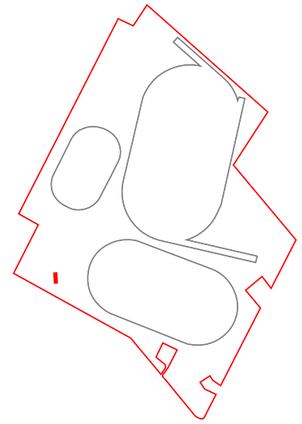
COX designgroup stapleton elliott

3.33 SENIOR LIVING COMMUNITY CENTRE - RENDER

Artist's Impression - Indicative Only

designgroup
stapleton elliott

3.34 SENIOR LIVING COMMUNITY CENTRE - PLAN





COMMUNITY CENTRE

1 : 500

designgroup stapleton elliott

HE MANA TŌ TE HOAHOANGA KA WHAKAATA I TE TANGATA ME TŌNA TŪRANGAWAEWAE // **THERE IS POWER IN DESIGNING ARCHITECTURE THAT REFLECTS ITS PEOPLE AND PLACE.**

COX designgroup stapleton elliott