

Yield: ~38.3 U/Ha Gross

Old Wairoa Road

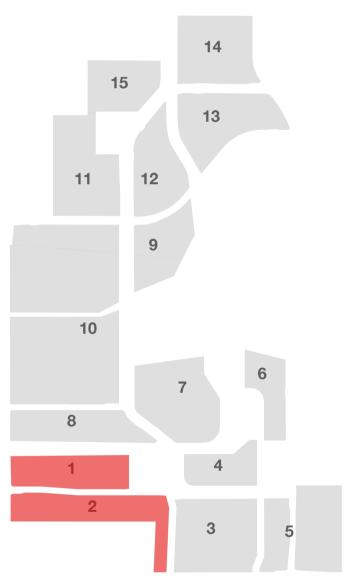
### Sunfield

**SUPPLEMENTARY INFORMATION** 

#### NOTE:

This plan set supersedes the original masterplan in terms of neighbourhood lot layout, function diagrams, and yield.

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



# studiopacificarchitecture Architects Urban Designers Interior Designers Landscape Architects

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Sunfield Masterplanned Community

### RESIDENTIAL PRECINCT

N01 and N02 Studies Neighbourhood 01 and 02 -Masterplan Overview

2677 01

Printed: 10/10/2025,1:58 pm CAD Ref: 2677 Sunfield RC

Neighbourhood 01 and 02 -Masterplan Overview

### Noau Committee of the c Local Hub Connection to Pukeroa Place Reserve **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) Pedestrian Lane (Vested) Type Legal Width Carriageway **Primary Road** Varies Varies Nominal 16.00m Nominal 6.00m Local Road Two-way COAL Nominal 6.00m 4.00m - 6.00m One-way COAL Nominal 6.00m Nominal 4.00m Old Wairoa Road Neighbourhood 01 and 02 -Pedestrian Lane Trafficable 3.00m Nominal 6.00m Nominal 6.00m Nominal 3.00m Pedestrian Lane

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RESIDENTIAL PRECINCT

N01 and N02 Studies Neighbourhood 01 and 02 -Street Network

Scale: 1:750

Original Paper Size: A 2677 02

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**Street Network** 



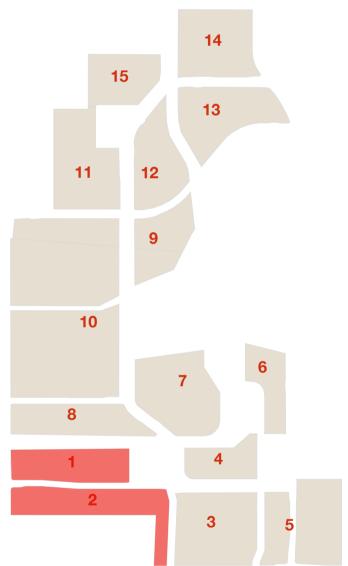
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WINTON

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### RESIDENTIAL PRECINCT

N01 and N02 Studies
Neighbourhood 01 and 02 Public Realm Ownership

Scale: 1:750

Job No.: Layout I.D: **2677 03** 

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~40 to be constructed for N2

\* Once temporary parking is removed and some of the Local Hub parking is re-allocated to other neighbourhoods.

Old Wairoa Road

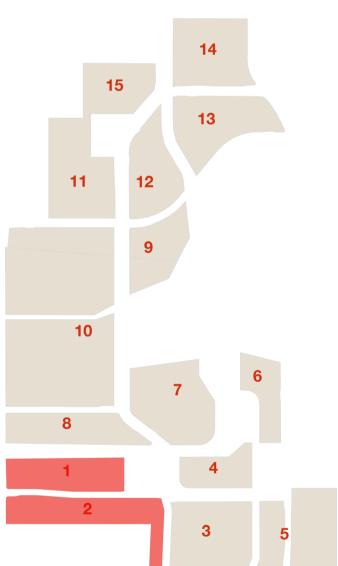
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### RESIDENTIAL PRECINCT

N01 and N02 Studies Neighbourhood 01 and 02 -**Parking** 

Scale: 1:750

2677 04

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Original Paper Size: A

Note, additional uncovered

parking available at the

Local Hub

~30 to be constructed for N1



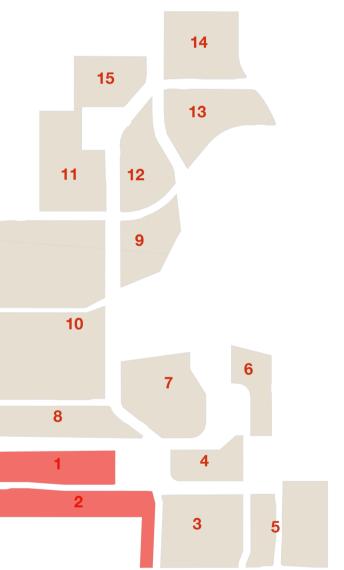
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Sunfield Masterplanned Community

### RESIDENTIAL PRECINCT

Layout Name: N01 and N02 Studies Neighbourhood 01 and 02 -Refuse Strategy

Scale: 1:750

2677 05

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Refuse Strategy



Fire Access Strategy (Laneways)

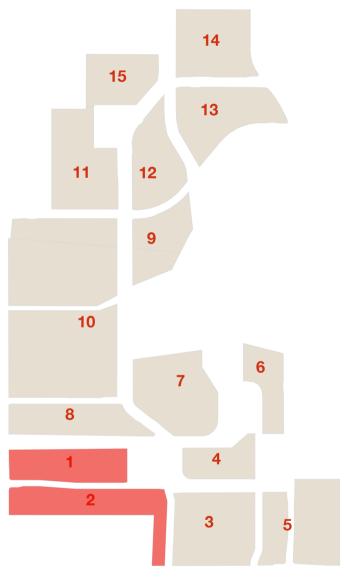
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### RESIDENTIAL PRECINCT

N01 and N02 Studies Neighbourhood 01 and 02 -Fire Access Strategy (Laneways)

2677 06

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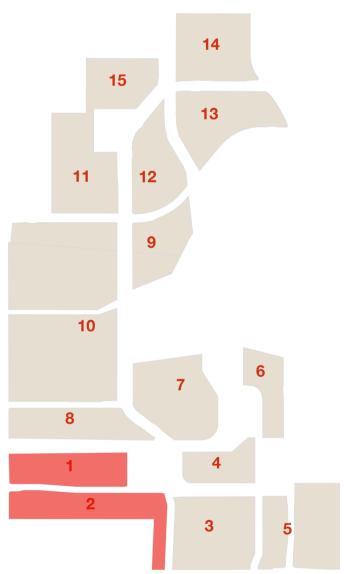
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WINTON

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### RESIDENTIAL PRECINCT

N01 and N02 Studies
Neighbourhood 01 and 02 Signage (Laneways)

Scale: 1:750

Job No.: Layout I.D: **2677 07** 

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Signage (Laneways)