

# Delmore

VINEWAY LIMITED | TERRA STUDIO

SITE PLANS

# DRAWING REGISTER

## SITE PLANS

DRAWING INDEX - SITE PLANS		
LAYOUT ID	LAYOUT NAME	REV ID
A-S-1-01	SITE - LEGAL	A
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**A - S - 1 - 01**

001, 002- DRAWING NUMBER

1 - PLANS

2 - ELEVATIONS

3 - SECTIONS

4 - ADDITIONAL

S - SITE

S1 - STAGE 1

S2 - STAGE 2

A - ARCHITECTURE

# Delmore

## PROJECT SUMMARY OVERALL PROPOSAL

53A, 53B, 55 RUSSELL ROAD  
88, 130, 132 UPPER OREWA ROAD

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**TOTAL LOTS** **1201 LOTS OVERALL (1213 IF THE S1 PARK IS NOT ACQUIRED)**  
ADDITIONALLY, THE PROPOSAL SEEKS APPROVAL FOR A 9,400m<sup>2</sup>  
UNSERVICED SUPERLOT FOR FUTURE DEVELOPMENT IN STAGE 2

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**TYPOLOGIES** 22 STANDARD + 55 BESPOKE FLOOR PLAN DESIGNS

**3G.1** - 3 BED, GARAGE, SINGLE LEVEL - **392**  
**4G.1** - 4 BED, GARAGE, SINGLE LEVEL - **28**  
**3.2** - 3 BED, TWO LEVELS - **175**  
**3G.2** - 3 BED, GARAGE, TWO LEVELS - **11**  
**4G.2** - 4 BED, GARAGE, TWO LEVELS - **250**  
**5G.2** - 5 BED, GARAGE, TWO LEVELS - **290**  
**BESPOKE** DESIGNS RANGING IN SIZE AND TYPE - **55**

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**SINGLE LEVEL / DOUBLE LEVEL HOMES** 456 SINGLE (40%) / 745 DOUBLE (60%) + SUPERLOT

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**ZERO LOT / STANDALONE BOUNDARY** 111 ZERO LOT (9.2%) / 1090 STANDALONE (90.8%)

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**TOTAL OVERALL SITE AREA (UPPER OREWA ROAD)** 109.2 HA

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**PRIVATE LOT AREA** 421,989m<sup>2</sup> + 9,400m<sup>2</sup> UNSERVICED SUPERLOT

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**BUILDING COVERAGE** 108,950m<sup>2</sup> - 25.8% OF THE 'PRIVATE LOT AREA'

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**IMPERMEABLE COVERAGE** 196,110m<sup>2</sup> APPROX - 46.5% OF THE 'PRIVATE LOT AREA'

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**RETAINED WETLANDS / STREAMS / RIPARIAN  
ACROSS STAGE 1 AND 2** APPROXIMATELY 43.7 HECTARES (40%) OF  
NATURAL ENVIRONMENT ACROSS THE SITE IS  
TO BE MAINTAINED, PROTECTED OR ENHANCED

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NOTE: THE FIGURES ABOVE DO NOT INCLUDE THE 12 ADDITIONAL PARK LOTS - REFER TO THE PLANNERS AEE FOR DETAIL





PROJECT KEY

RUSSELL ROAD LOTS

- 53A RUSSELL ROAD  
LOT 1 DP 497022  
1.0963 HA
- 53B RUSSELL ROAD  
LOT 2 DP 497022  
14.8825 HA
- 55 RUSSELL ROAD  
LOT 1 DP 336616  
14.7674 HA

SITE AREA 30.7462 HA

UPPER OREWA ROAD LOTS

- 88 UPPER OREWA ROAD  
LOT 2 DP 418770  
15.7286 HA
- 130 UPPER OREWA ROAD  
LOT 2 DP 153477  
42.2000 HA
- 132 UPPER OREWA ROAD  
LOT 1 DP 153477  
20.5220 HA

SITE AREA 78.4506 HA

OVERALL SITE AREA 109.1968 HA

KEY

- WIDER SITE BOUNDARY
- INTERNAL SITE BOUNDARY
- NOR 6 DESIGNATION
- NOR 6 DESIGNATION WITHIN NEIGHBOURING 3 RUSSELL RD
- PAPER ROAD - VESTED

CLIENT VINEWAY LIMITED

PROJECT NAME DELMORE

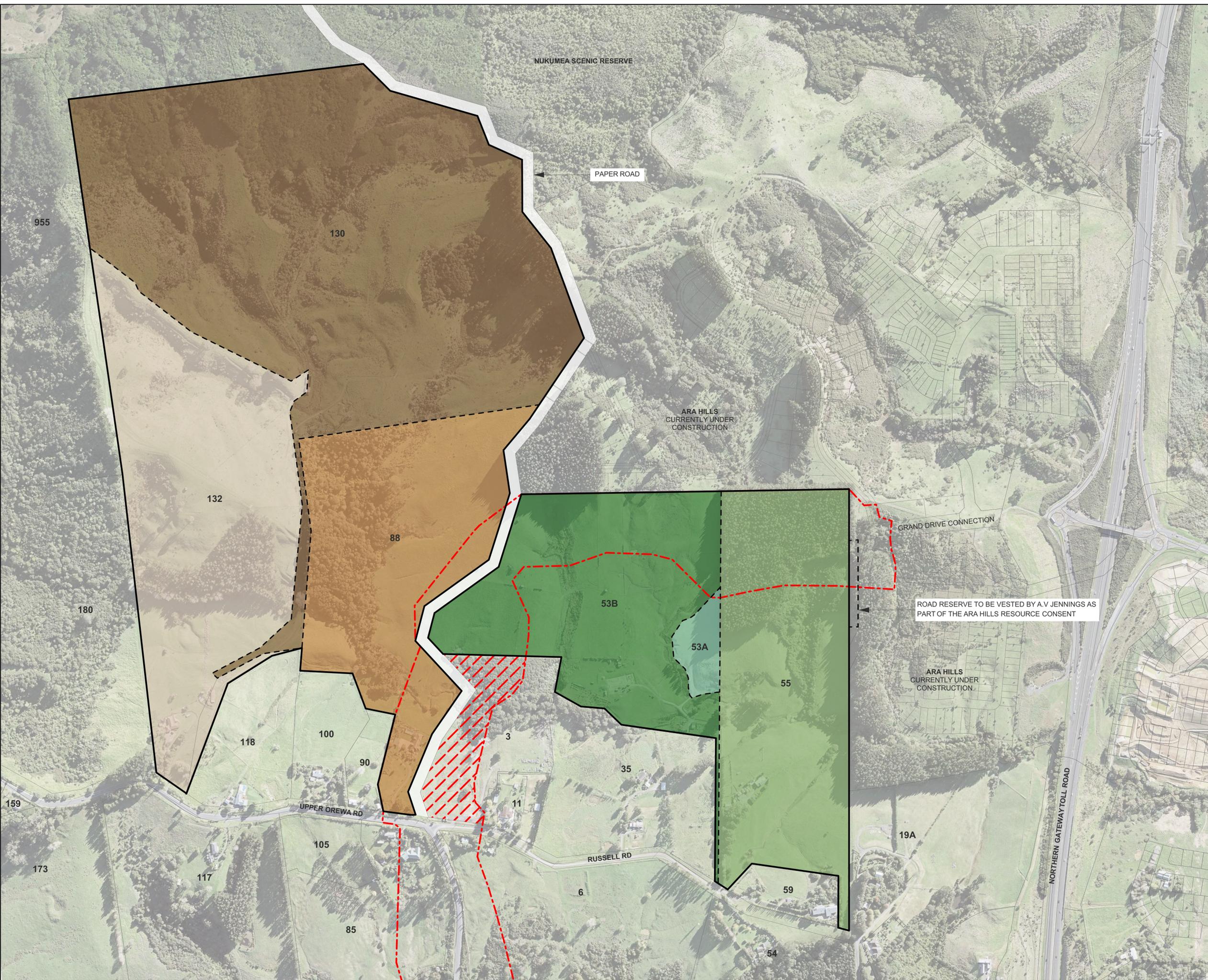
DRAWING TITLE SITE - LEGAL

SCALE 1:3000, 1:1.4594

REVISION NO. A

DRAWING NO.

A-S-1-01





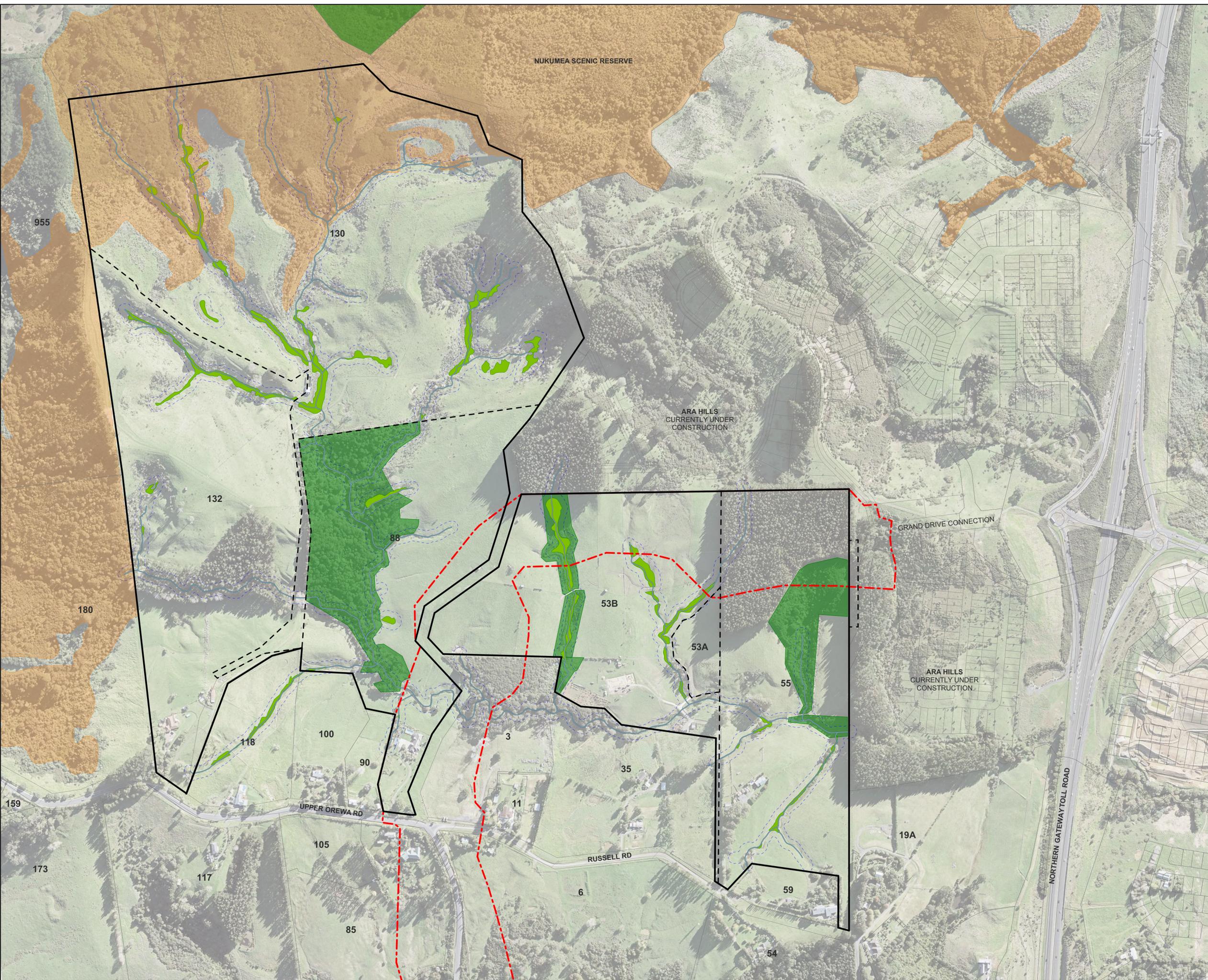
PROJECT KEY

LEGAL

- WIDER SITE BOUNDARY
- INTERNAL SITE BOUNDARY
- N.O.R 6 DESIGNATION

ECOLOGY

- STREAM
- WETLAND
- STREAM/WETLAND 10m OFFSET
- CONSENT NOTICE AREA
- SIGNIFICANT ECOLOGICAL AREA



CLIENT VINEWAY LIMITED

PROJECT NAME DELMORE

DRAWING TITLE SITE - EXISTING

SCALE 1:3000

REVISION NO. A

DRAWING NO. A-S-1-02





PROJECT KEY

STAGE 1 - 473 TOTAL LOTS (485 INCL PARK)

1A-1	128 PRIVATE LOTS
1A-2	10 PRIVATE LOTS
1A-3	25 PRIVATE LOTS
1A-4	102 PRIVATE LOTS
1B-1	44 PRIVATE LOTS
1B-2	98 PRIVATE LOTS (110 IF PARK IS NOT ACQUIRED)
1B-3	66 PRIVATE LOTS

STAGE 2 - 728 TOTAL LOTS + 1 SUPERLOT

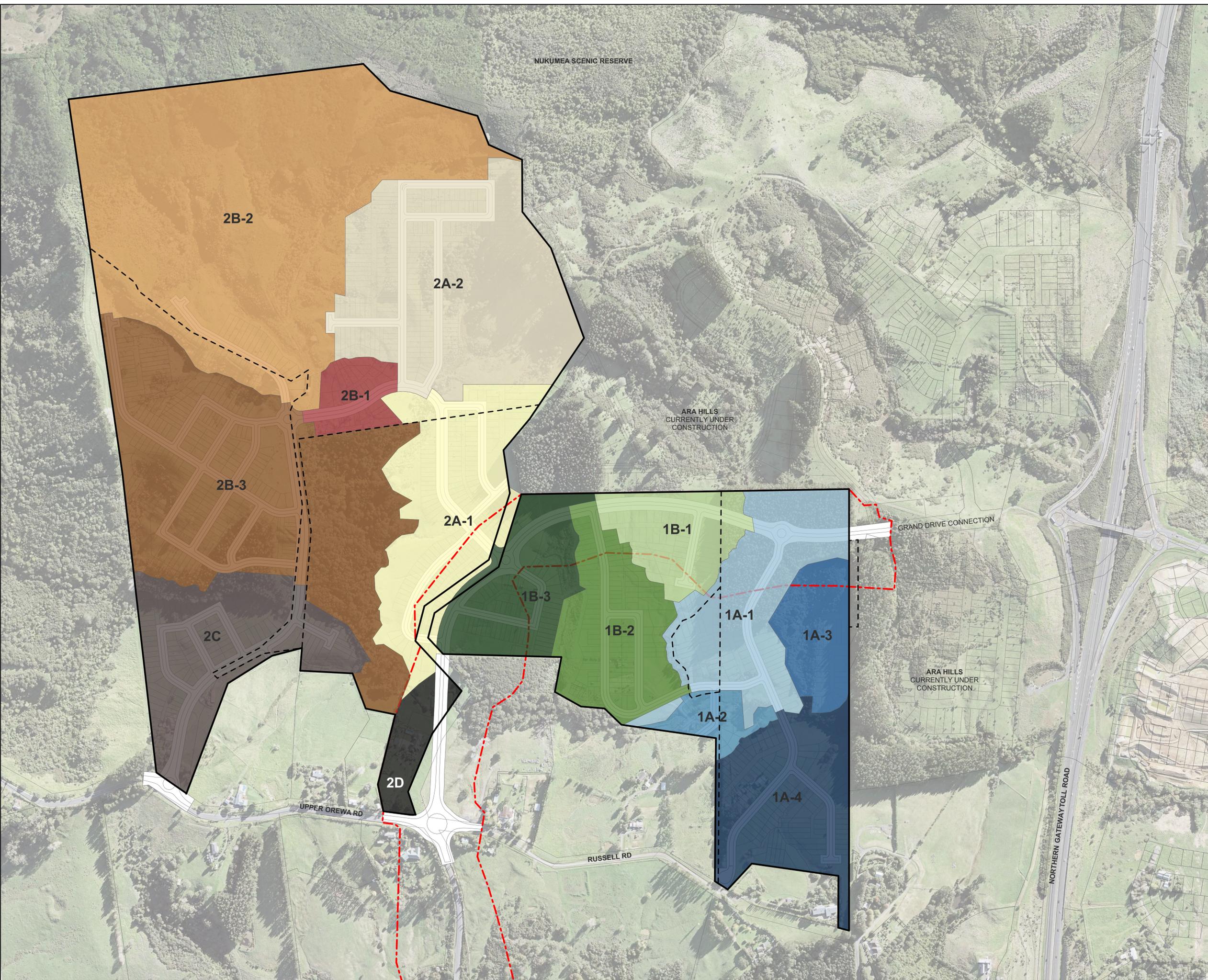
2A-1	157 PRIVATE LOTS
2A-2	187 PRIVATE LOTS
2B-1	27 PRIVATE LOTS
2B-2	42 PRIVATE LOTS
2B-3	209 PRIVATE LOTS
2C	106 PRIVATE LOTS
2D	1 UNSERVICED SUPER LOT FOR FUTURE DEVELOPMENT

**TOTAL:**  
1201 LOTS (1213 IF THE STAGE 1 PARK IS NOT ACQUIRED BY COUNCIL) + 1 SUPERLOT

**NOTE:** THE ENGINEERS SCHEME AND STAGING PLANS TAKE PRECEDENCE OVER THE PLAN SHOWN ON THIS PAGE

CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE
DRAWING TITLE	SITE PLAN - STAGES
SCALE	1:3000
REVISION NO.	A

DRAWING NO. **A-S-1-04**





PROJECT KEY

TYPE	LEVELS	BEDS	GARAGE	GFA (approx)
<b>3 BED - GARAGE - SINGLE LEVEL</b>				
3G.1 - A	1	3	1	98m <sup>2</sup>
3G.1 - B	1	3	1	110m <sup>2</sup>
3G.1 - C	1	3	1	115m <sup>2</sup>
3G.1 - D	1	3	1	121m <sup>2</sup>
3G.1 - E	1	3-4	1	135m <sup>2</sup>
3G.1 - F	1	3	1	105m <sup>2</sup>
3G.1 - G	1	3	1	108m <sup>2</sup>
3G.1 - H	1	3	1	119m <sup>2</sup>
3G.1 - I	1	3	1	113m <sup>2</sup>
<b>4 BED - GARAGE - SINGLE LEVEL</b>				
4G.1 - A	1	4	1	127m <sup>2</sup>
4G.1 - B	1	4-5	1	146m <sup>2</sup>
4G.1 - C	1	4	2	175m <sup>2</sup>
4G.1 - D	1	4	1	159m <sup>2</sup>
<b>3 BED - NO GARAGE - TWO LEVEL</b>				
3.2 - A	2	3	0	101m <sup>2</sup>
<b>3 BED - GARAGE - TWO LEVEL</b>				
3G.2 - A	2	3.5	1	141m <sup>2</sup>
<b>4 BED - GARAGE - TWO LEVEL</b>				
4G.2 - A	2	4	1	143m <sup>2</sup>
4G.2 - B	2	4	1	171m <sup>2</sup>
4G.2 - C	2	4	1	157m <sup>2</sup>
4G.2 - D	2	4	2	170m <sup>2</sup>
4G.2 - E	2	4	1	131m <sup>2</sup>
4G.2 - F	2	4	1	165m <sup>2</sup>
4G.2 - G	2	4	1	165m <sup>2</sup>
<b>5 BED - GARAGE - TWO LEVEL</b>				
5G.2 - A	2	5	1	156m <sup>2</sup>
<b>BESPOKE DESIGN</b>				
REFER TO BESPOKE TYPOLOGY PLAN				

NOTE: IN THE CASE OF ANY DISCREPANCIES BETWEEN THIS KEY AND THE TYPOLOGY PLAN BOOK, THE TYPOLOGY PLAN BOOK SHALL TAKE PRECEDENCE.

CLIENT	VINWAY LIMITED
PROJECT NAME	DELMORE
DRAWING TITLE	SITE - STANDARD TYPOLOGY
SCALE	1:3000
REVISION NO.	A

DRAWING NO. **A-S-1-05**





PROJECT KEY

TYPE	LEVELS	BEDS	GARAGE	GFA
<b>BESPOKE DESIGNS</b>				
B1	1	4	1	135.6m <sup>2</sup>
B2	1	3	1	107.4m <sup>2</sup>
B3	1	3	2	130.2m <sup>2</sup>
B4	1	4	2	158.4m <sup>2</sup>
B5	1	3	1	123.5m <sup>2</sup>
B6	1	4	2	151.2m <sup>2</sup>
B7	1	3	2	123.8m <sup>2</sup>
B8	1	3	1	120.3m <sup>2</sup>
B9	1	4	2	164.0m <sup>2</sup>
B10	1	5	2	173.5m <sup>2</sup>
B12	1	3	2	138.6m <sup>2</sup>
B13	1	3	2	143.0m <sup>2</sup>
B14	1	3	2	151.7m <sup>2</sup>
B15	1	5.5	2	173.5m <sup>2</sup>
B16	1	4	2	162.2m <sup>2</sup>
B17	1	4	2	172.4m <sup>2</sup>
B18	1	4	2	159.5m <sup>2</sup>
B22	1	3	1	127.3m <sup>2</sup>
B23	1	3	2	145.1m <sup>2</sup>
B24	1	4	2	157.0m <sup>2</sup>
B25	2	3	2	152.8m <sup>2</sup>
B26	2	3	1	138.2m <sup>2</sup>
B27	2	4	2	171.1m <sup>2</sup>
B28	2	4	1	169.7m <sup>2</sup>
B33	1	4	1	152.6m <sup>2</sup>
B34	1	3	1	118.7m <sup>2</sup>
B35	2	3	0	102.0m <sup>2</sup>
B36	2	4	1	155.1m <sup>2</sup>
B37	1	3	1	112.1m <sup>2</sup>
B38	1	3	1	125.1m <sup>2</sup>
B39	2	4.5	1	150.1m <sup>2</sup>
B40	1	3	1	132.6m <sup>2</sup>
B41	2	4	1	157.1m <sup>2</sup>
B42	1	4	1	133.3m <sup>2</sup>
B43	1	4	1	133.3m <sup>2</sup>
B45	2	4	1	145.7m <sup>2</sup>
B50	2	4	1	131.0m <sup>2</sup>
B51	2	4	1	136.6m <sup>2</sup>
B52	2	3	1	125.0m <sup>2</sup>
B53	2	3	1	133.1m <sup>2</sup>
B54	2	3	1	135.2m <sup>2</sup>
B55	2	4	1	153.4m <sup>2</sup>
B56	2	5	1	174.4m <sup>2</sup>
B57	1	3	1	120.1m <sup>2</sup>
B58	1	3	1	125.3m <sup>2</sup>
B59	1	3	2	138.0m <sup>2</sup>
B60	1	3	1	117.2m <sup>2</sup>
B61	1	3	1	120.8m <sup>2</sup>
B62	1	3	1	114.1m <sup>2</sup>
B63	1	4	1	135.0m <sup>2</sup>
B64	1	4	2	166.5m <sup>2</sup>

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PROJECT NAME DELMORE

DRAWING TITLE SITE - BESPOKE TYPOLOGY

SCALE 1:3000

REVISION NO. A

DRAWING NO. A-S-1-06

NUKUMEA SCENIC RESERVE

ARA HILLS  
CURRENTLY UNDER  
CONSTRUCTION

GRAND DRIVE CONNECTION

ARA HILLS  
CURRENTLY UNDER  
CONSTRUCTION

UPPER OREWA RD

RUSSELL RD

NORTHERN GATEWAY TOLL ROAD



PROJECT KEY

NOTE:

REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR LOT-SPECIFIC LANDSCAPE DESIGN

REFER TO ARCHITECTURE TYPOLOGY PLAN-BOOK FOR TYPOLOGY-SPECIFIC BUILDING COVERAGE AREAS

- BUILDING COVERAGE
- IMPERMEABLE COVERAGE
- PERMEABLE HARDSCAPE
- PRIVATE LOT AREA

**BUILDING COVERAGE**

STAGE 1	
LOT AREA	173,639m <sup>2</sup>
BUILDING COVERAGE	48,500m <sup>2</sup>
PERCENTAGE	28.0%

STAGE 2	
LOT AREA	248,350m <sup>2</sup> + 9,400m <sup>2</sup>
BUILDING COVERAGE	60,450m <sup>2</sup>
PERCENTAGE	24.3%

SITE	
LOT AREA	421,989m <sup>2</sup> + 9,400m <sup>2</sup>
BUILDING COVERAGE	108,950m <sup>2</sup>
PERCENTAGE	25.8%

**IMPERMEABLE COVERAGE**

NOTE: PRIVATE LOT IMPERMEABLE COVERAGE AREAS ARE CAPPED AT A MAXIMUM OF BUILDING COVERAGE + 80% FOR THAT SPECIFIC LOT.

EXAMPLE: 100m<sup>2</sup> BUILDING COVERAGE x 1.8 (80% OF BC) = 180m<sup>2</sup> IMPERMEABLE

STAGE 1	
IMPERMEABLE AREA (BC x 1.8)	87,300m <sup>2</sup>
PERCENTAGE	50.3%

STAGE 2	
IMPERMEABLE AREA (BC x 1.8)	108,810m <sup>2</sup>
PERCENTAGE	43.8%

SITE	
IMPERMEABLE AREA (BC x 1.8)	= 196,110m <sup>2</sup>
PERCENTAGE	46.5%

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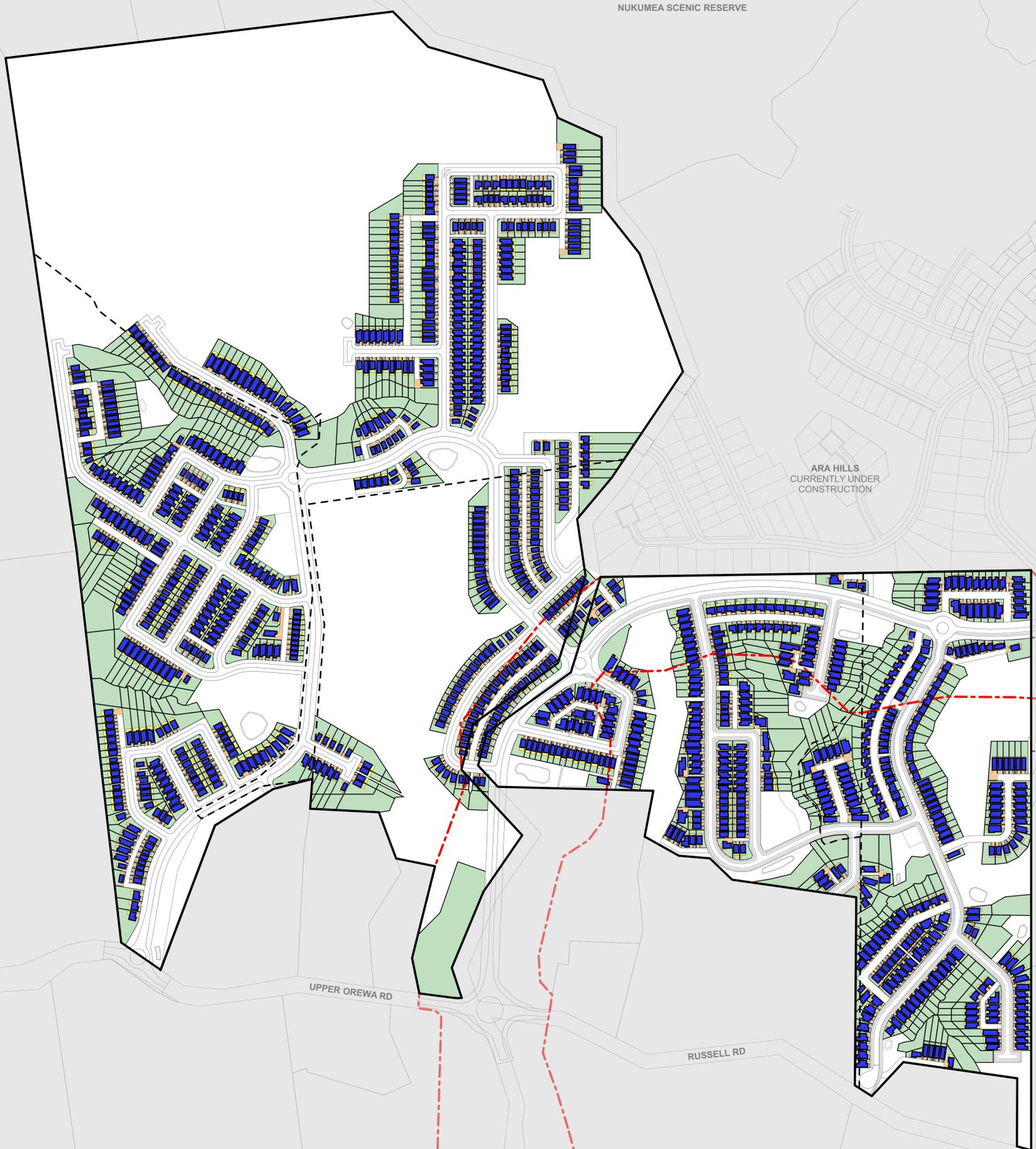
PROJECT NAME DELMORE

DRAWING TITLE SITE - COVERAGES

SCALE 1:3000

REVISION NO. A

DRAWING NO. **A-S-1-07**



NUKUMEA SCENIC RESERVE

ARA HILLS  
CURRENTLY UNDER  
CONSTRUCTION

GRAND DRIVE CONNECTION

ARA HILLS  
CURRENTLY UNDER  
CONSTRUCTION

UPPER OREWA RD

RUSSELL RD

NORTHERN GATEWAY TOLL ROAD



PROJECT KEY

EXISTING ECOLOGICAL FEATURES

- EX. WETLAND
- EX. CONSENT NOTICE AREA
- STREAM / WETLAND 10m OFFSET

PROPOSED OFFSET PLANTING

- NEW WETLAND TO BE CREATED
- NEW CONSENT NOTICE AREA
- EXISTING UNPLANTED CONSENT NOTICE AREA TO BE PLANTED. APPROXIMATE AREA 1,550m<sup>2</sup>
- ADDITIONAL AREA FOR OFFSET PLANTING SPANNING FROM THE INTERNAL STREAM TOWARDS THE SOUTHERN S.E.A. APPROXIMATE AREA 3,300m<sup>2</sup>

STAGE 1 OFFSET CALCULATIONS

WETLAND REMOVAL (INCLUDING N.O.R. 6 ROAD CONSTRUCTION)	748m <sup>2</sup>
EARTHWORKS WITHIN EXISTING CONSENT NOTICE AREAS	2,345m <sup>2</sup>
NEW WETLANDS TO BE CREATED	2,400m <sup>2</sup>
NEW CONSENT NOTICE AREAS TO BE PLANTED	2,471m <sup>2</sup>
ADDITIONAL OFFSET PLANTING TO S.E.A	1,550m <sup>2</sup> APPROX
EXISTING CONSENT NOTICE AREA ENHANCEMENT	3,300m <sup>2</sup> APPROX

STAGE 2 OFFSET CALCULATIONS

WETLAND REMOVAL	338m <sup>2</sup>
EARTHWORKS WITHIN EXISTING CONSENT NOTICE AREAS	683m <sup>2</sup>
NEW WETLANDS TO BE CREATED	1,331m <sup>2</sup>
NEW CONSENT NOTICE AREAS TO BE PLANTED	3,877m <sup>2</sup>

CLIENT VINEWAY LIMITED

PROJECT NAME DELMORE

DRAWING TITLE SITE PLAN - OFFSET PLANTING

SCALE 1:3000

REVISION NO. A

DRAWING NO. A-S-1-08



NUKUMEA SCENIC RESERVE

ARA HILLS  
CURRENTLY UNDER  
CONSTRUCTION

GRAND DRIVE CONNECTION

ARA HILLS  
CURRENTLY UNDER  
CONSTRUCTION

UPPER OREWA RD

RUSSELL RD

NORTHERN GATEWAY TOLL ROAD



PROJECT KEY

INDICATIVE RETAINED HEIGHT

- 0m - 1m
- 1m - 1.5m
- 1.5m - 2m
- 2m - 2.5m
- 2.5m - 3m
- 3m - 3.5m

**—** SUBJECT TO DETAILED DESIGN OF FINAL PEDESTRIAN PATH. THE APPLICANT WILL ENDEAVOUR TO USE BATTER SLOPES AND STEPPED WALLS WHERE POSSIBLE

**⚡** REFER TO GEOTECH

INDICATIVE RETAINED HEIGHT (FOR WALLS BELOW A ROAD, JOAL OR SITE BOUNDARY)

- ⋯ 0m - 1m
- ⋯ 1m - 1.5m
- ⋯ 1.5m - 2m
- ⋯ 2m - 2.5m
- ⋯ 2.5m - 3m
- ⋯ 3m - 3.5m

**NOTE**  
THE RETAINING WALLS SHOWN ARE INDICATIVE ONLY AND SUBJECT TO FINAL EARTHWORKS LEVELS ESTABLISHED ON SITE DURING CONSTRUCTION. ALL CARE HAS BEEN TAKEN TO REPRESENT THE LOCATION AND HEIGHT OF THESE WALLS ACCURATELY. THIS DRAWING IS INTENDED TO PROVIDE A GENERAL OVERVIEW OF THE RETAINING STRUCTURES ACROSS THE SITE, AND SHOULD BE READ IN CONJUNCTION WITH THE FINAL CONSENT CONDITIONS.

CLIENT VINEWAY LIMITED

PROJECT NAME DELMORE

DRAWING TITLE SITE PLAN - RETAINING PLAN

SCALE 1:3000

REVISION NO. A

DRAWING NO.

**A-S-1-09**

NUKUMEA SCENIC RESERVE

ARA HILLS CURRENTLY UNDER CONSTRUCTION

GRAND DRIVE CONNECTION

ARA HILLS CURRENTLY UNDER CONSTRUCTION

UPPER OREWA RD

RUSSELL RD

NORTHERN GATEWAY TOLL ROAD

