

NUKUMEA SCENIC RESERVE

WALKWAYSAND ENHANCEMENT PLANTING PROPOSED WITHIN S.E.A AND SURROUNDING OPEN GREEN SPACES APPROX 240,800m²

PLANTED BATTER SLOPE WITH 10M BUILDING OFFSET FROM NUKUMEA SCENIC RESERVE

WINDING WALKWAY PROPOSED INTO OPEN GREEN SPACE - APPROX 53,700m²

PUBLIC PEDESTRIAN PATH TO CONNECT INTO PAPER ROAD

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ARA HILLS CURRENTLY UNDER CONSTRUCTION

N.O.R 6 ROAD TO BE CONSTRUCTED WITHIN THE PROJECT BOUNDARIES BY VINEWAY LIMITED

GRAND DRIVE CONNECTION RUSSELL RD GUU

JOAL PEDESTRIAN ACCESS CONSTRUCTED WITHIN THE DELMORE SITE BOUNDARY. ROAD RESERVE TO BE VESTED BY A.V. JENNINGS AS PART OF THE ARA HILLS RESOURCE CONSENT

ARA HILLS CURRENTLY UNDER

CONSTRUCTION

W.W PUMP STATION LOCATION

3,300m² EXTENT FOR ADDITIONAL OFFSET PLANTING. THIS CREATES A 'LINK' BETWEEN THE DELMORE STREAM AREA AND S.E.A TO THE SOUTH OF RUSSELL ROAD

PEDESTRIAN ACCESS TO RUSSELL ROAD



TERRA STUDIO

PROJECT KEY

PUBLIC REALM

LEGAL	
	WIDER SITE BOUNDARY
	INTERNAL EX. SITE BOUNDARY
	N.O.R 6 DESIGNATION
SITE	
	STREAM
	WETLAND
	CONSENT NOTICE AREA
	SIGNIFICANT ECOLOGICAL AREA
	DRAINAGE RESERVE TO VEST
	OPEN GREEN SPACE
	OFFSET PLANTING
	W.W PUMP STATION
• • •	PUBLIC PATH - DESIGN TBC

PRIVATE REALM

PRIVATE LOT NOTE : ONLY THE 'NET' SITE IS DISPLAYED AT THIS SCALE. FOR 'GROSS' LOT BOUNDARIES WHICH EXTEND OVER THE RIPARIAN MARIGN, REFER EITHER TO THE CIVIL SCHEME
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PLAN OR THE 1:200 SCALE ARCHITECTURAL DRAWINGS

TOTAL LOTS

STAGE 1	469
STAGE 2	749 + SUPERLOT
TOTAL	1218 + SUPERLOT

TYPOLOGY MATRIX

STANDARD FLOOR PLANS	22
BESPOKE FLOOR PLANS	42
SINGLE LEVEL	492 (40%)
TWO LEVEL	726 (60%)
3-BED TYPOLOGY	536 (44%)
4-BED TYPOLOGY	362 (30%)
5-BED TYPOLOGY	320 (26%)

CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE
DRAWING TITLE	SITE - PROPOSED
SCALE	1:3000
REVISION NO.	COORDINATION SET

DRAWING NO.