

Delmore

VINEWAY LIMITED | TERRA STUDIO

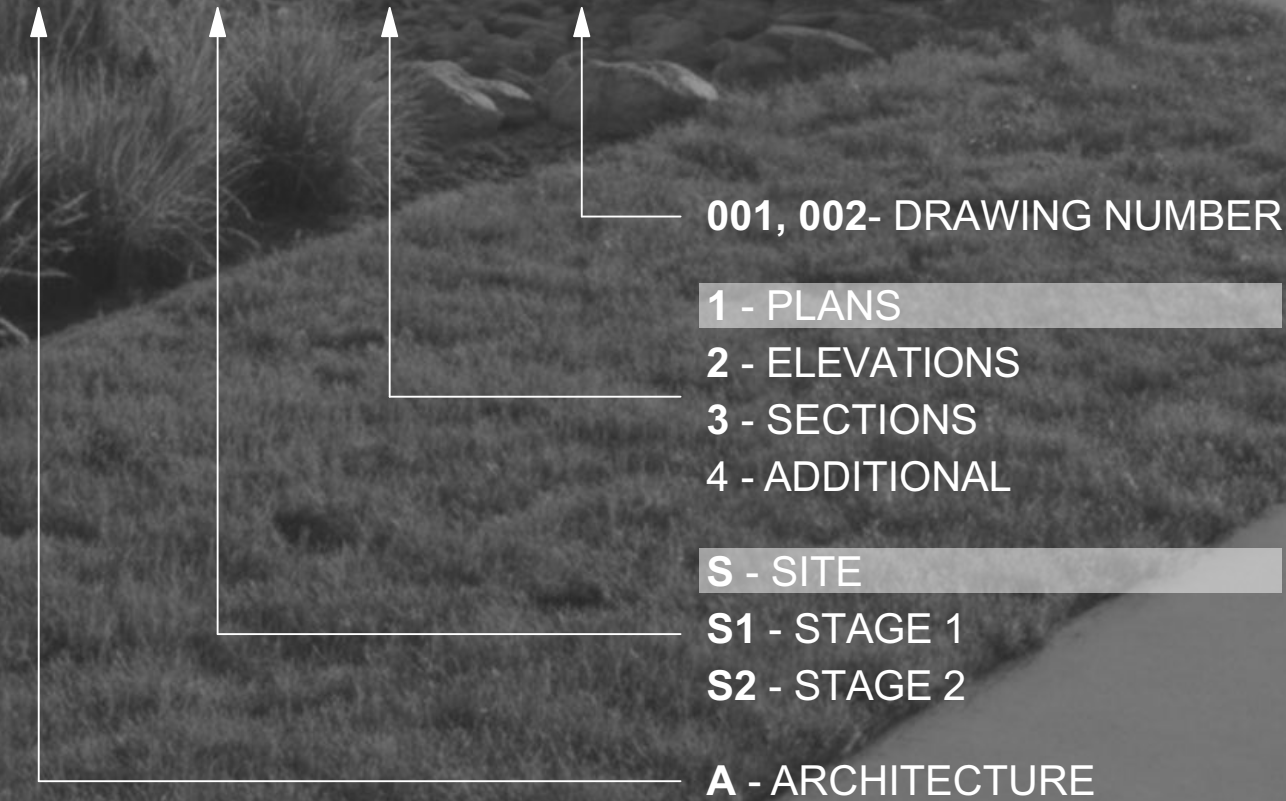
SITE PLANS



DRAWING REGISTER

SITE PLANS

A - S - 1 - 01



DRAWING INDEX - SITE PLANS		
LAYOUT ID	LAYOUT NAME	REV ID
A-S-1-01	SITE - LEGAL	B
A-S-1-02	SITE - EXISTING	B
A-S-1-03	SITE - PROPOSED	B
A-S-1-04	SITE PLAN - STAGES	B
A-S-1-05	SITE - STANDARD TYPOLOGY	B
A-S-1-06	SITE - BESPOKE TYPOLOGY	B
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A-S-1-08	SITE PLAN - OFFSET PLANTING	B
A-S-1-09	SITE PLAN - RETAINING PLAN	B

Delmore

PROJECT SUMMARY OVERALL PROPOSAL

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

TOTAL LOTS1196 LOTS OVERALL (1208 IF THE S1 PARK IS NOT ACQUIRED)
ADDITIONALLY, THE PROPOSAL SEEKS APPROVAL FOR A 9,400m²
UNSERVICED SUPERLOT FOR FUTURE DEVELOPMENT IN STAGE 2

TYPES22 STANDARD + 55 BESPOKE FLOOR PLAN DESIGNS

3G.1 - 3 BED, GARAGE, SINGLE LEVEL - 390
4G.1 - 4 BED, GARAGE, SINGLE LEVEL - 27
3.2 - 3 BED, TWO LEVELS - 175
3G.2 - 3 BED, GARAGE, TWO LEVELS - 11
4G.2 - 4 BED, GARAGE, TWO LEVELS - 247
5G.2 - 5 BED, GARAGE, TWO LEVELS - 290
BESPOKE DESIGNS RANGING IN SIZE AND TYPE - 56

SINGLE LEVEL / DOUBLE LEVEL HOMES454 SINGLE (40%) / 742 DOUBLE (60%) + SUPERLOT

ZERO LOT / STANDALONE BOUNDARY112 ZERO LOT (9.2%) / 1084 STANDALONE (90.8%)

TOTAL OVERALL SITE AREA (UPPER OREWA ROAD)109.2 HA

PRIVATE LOT AREA421,989m² + 9,400m² UNSERVICED SUPERLOT

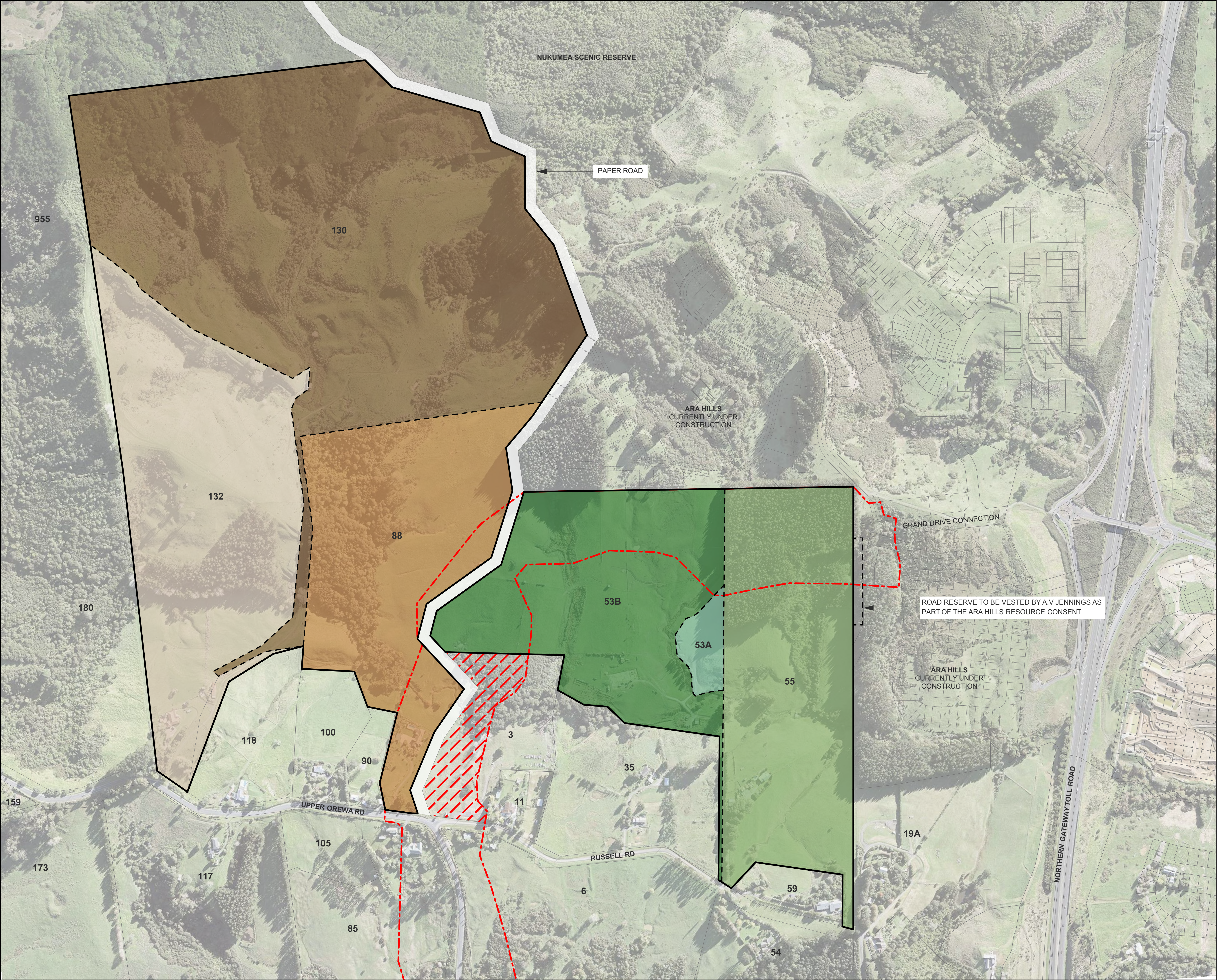
BUILDING COVERAGE108,360m² - 25.8% OF THE 'PRIVATE LOT AREA'

IMPERMEABLE COVERAGE195,520m² APPROX - 46.5% OF THE 'PRIVATE LOT AREA'

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

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





TERRA STUDIO

PROJECT KEY

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 AREA30.7462 HA

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 AREA78.4506 HA

OVERALL SITE AREA109.1968 HA

KEY

WIDER SITE BOUNDARY

INTERNAL SITE BOUNDARY

NOR 6 DESIGNATION

NOR 6 DESIGNATION WITHIN
NEIGHBOURING 3 RUSSELL RD

PAPER ROAD - VESTED

CLIENTVINEWAY LIMITED

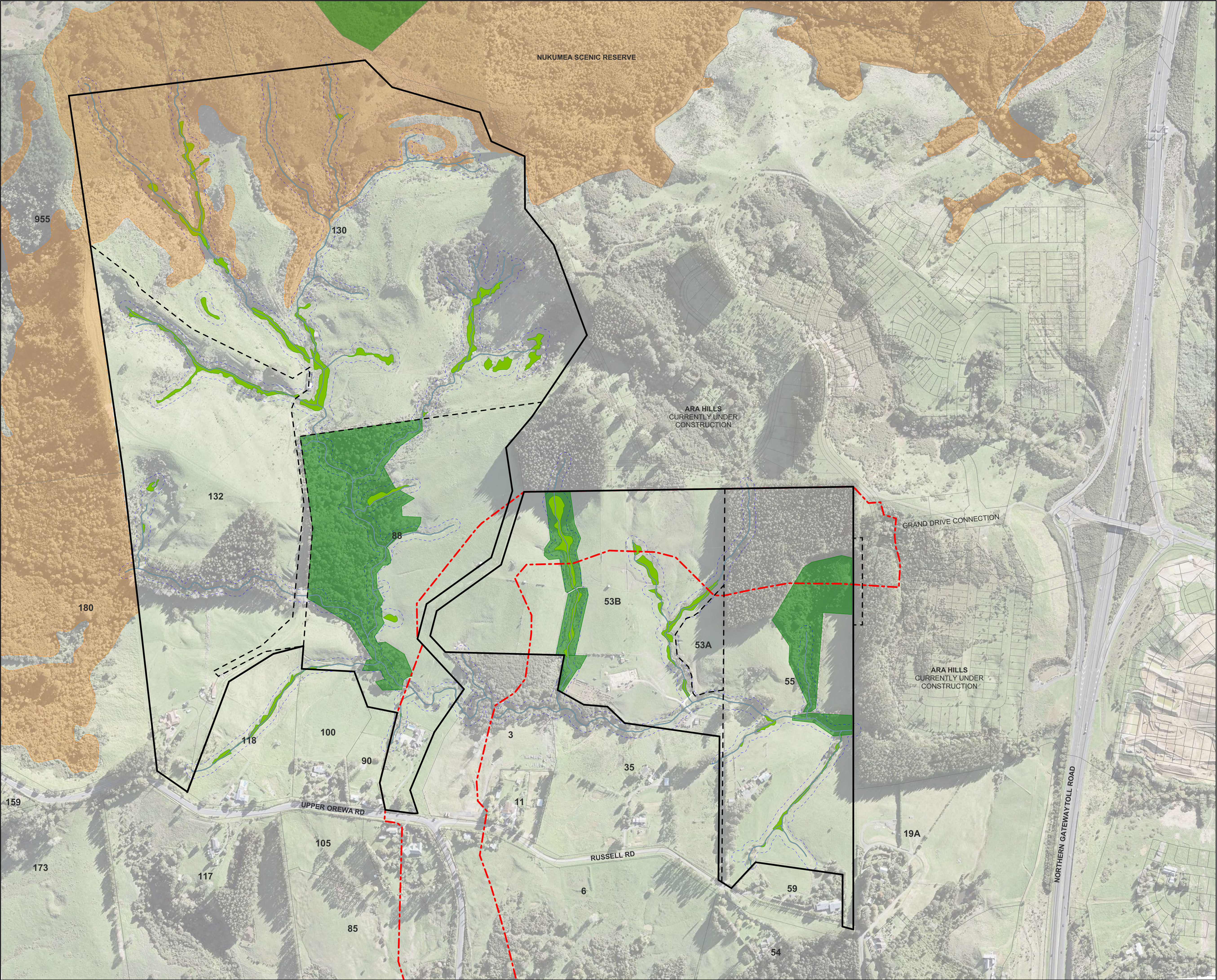
PROJECT NAMEDELMORE

DRAWING TITLESITE - LEGAL

SCALE1:3000, 1:1.4594

REVISION NO.B

DRAWING NO.A-S-1-01



TERRA STUDIO

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

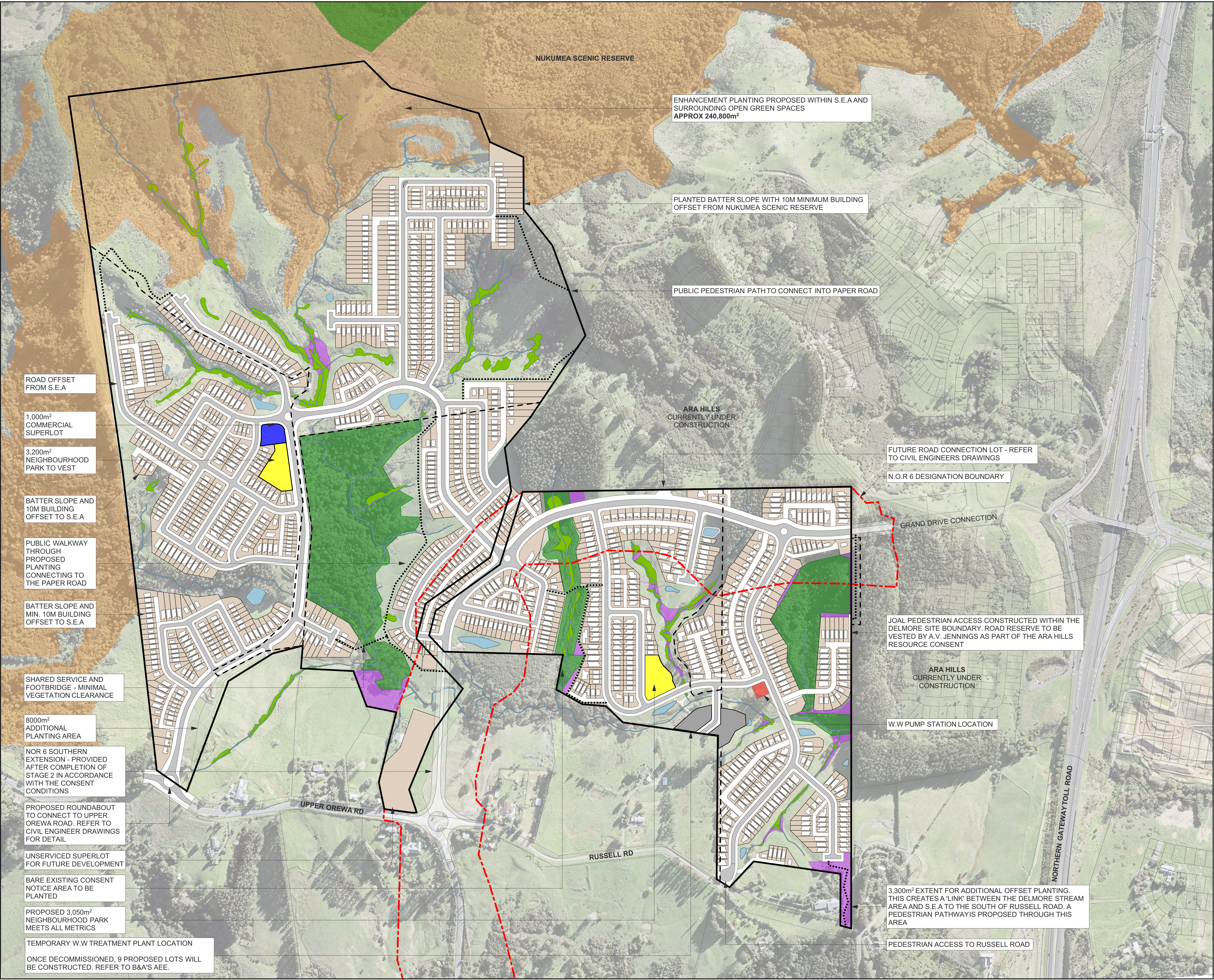
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REVISION NO.

B

DRAWING NO.

A-S-1-02



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

PROPOSED PARK

REVEGETATION PLANTING (ADDITIONAL TO THE ENHANCEMENT PLANTING PROPOSED WITHIN EXISTING ECOLOGICAL AREAS AND THE STAGE 2 S.E.A / NUKUMEA RESERVE BORDER)

W.W PUMP STATION

TEMP. W.W TREATMENT PLANT ONCE DECOMMISSIONED, 9 PRIVATE LOTS WILL BE CONSTRUCTED AS PER B&A'S AEE AND PROPOSED CONSENT CONDITIONS

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 MARGIN, REFER EITHER TO THE CIVIL SCHEME PLAN OR THE 1:200 SCALE ARCHITECTURAL DRAWINGS

TOTAL LOTS

STAGE 1

472 INCLUDING THE WWTP LOTS (484 IF COUNCIL DOES NOT ACQUIRE THE PROPOSED PARK)

STAGE 2

724 + 1 SUPERLOT

TOTAL

1196 + SUPERLOT (1208 IF COUNCIL DOES NOT ACQUIRE THE PROPOSED PARK)

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE

DRAWING TITLE

SITE - PROPOSED

SCALE

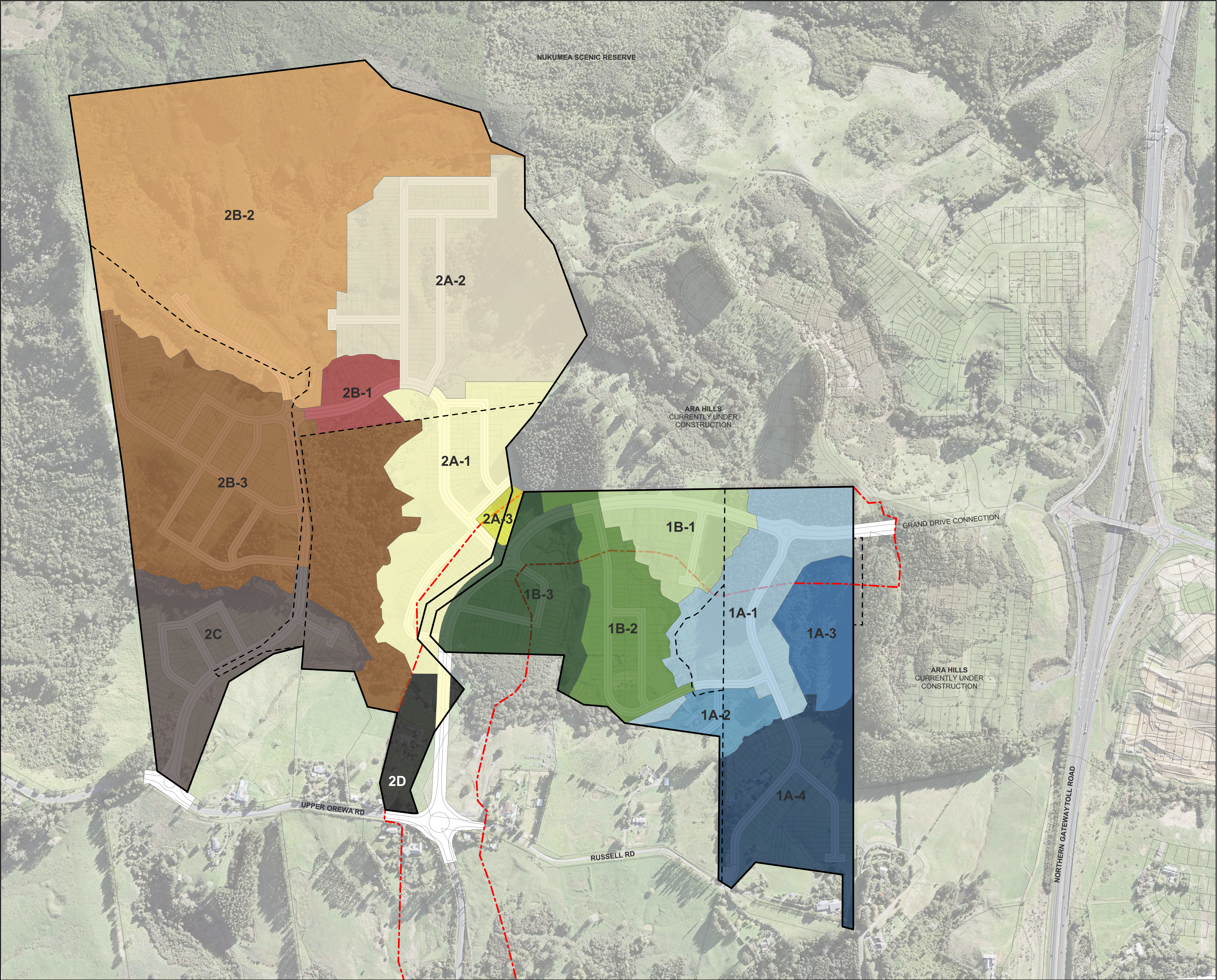
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REVISION NO.

B

DRAWING NO.

A-S-1-03



TERRA STUDIO

PROJECT KEY

STAGE 1 - 472 TOTAL LOTS (484 INCL PARK)

1A-1	128 PRIVATE LOTS
1A-2	9 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 - 724 TOTAL LOTS + 1 SUPERLOT

2A-1	139 PRIVATE LOTS
2A-2	187 PRIVATE LOTS
2A-3	15 PRIVATE LOTS
2B-1	27 PRIVATE LOTS
2B-2	42 PRIVATE LOTS
2B-3	208 PRIVATE LOTS
2C	106 PRIVATE LOTS
2D	1 UNSERVICED SUPER LOT FOR FUTURE DEVELOPMENT

TOTAL:

1196 LOTS (1208 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.

B

DRAWING NO.

A-S-1-04



TERRA STUDIO

PROJECT KEY

	TYPE	LEVELS	BEDS	GARAGE	GFA (approx)
3 BED - GARAGE - SINGLE LEVEL					
	3G.1 - A	1	3	1	98m ²
	3G.1 - B	1	3	1	110m ²
	3G.1 - C	1	3	1	115m ²
	3G.1 - D	1	3	1	121m ²
	3G.1 - E	1	3-4	1	135m ²
	3G.1 - F	1	3	1	105m ²
	3G.1 - G	1	3	1	108m ²
	3G.1 - H	1	3	1	119m ²
	3G.1 - I	1	3	1	113m ²
4 BED - GARAGE - SINGLE LEVEL					
	4G.1 - A	1	4	1	127m ²
	4G.1 - B	1	4-5	1	146m ²
	4G.1 - C	1	4	2	175m ²
	4G.1 - D	1	4	1	159m ²
3 BED - NO GARAGE - TWO LEVEL					
	3.2 - A	2	3	0	101m ²
3 BED - GARAGE - TWO LEVEL					
	3G.2 - A	2	3.5	1	141m ²
4 BED - GARAGE - TWO LEVEL					
	4G.2 - A	2	4	1	144m ²
	4G.2 - B	2	4	1	172m ²
	4G.2 - C	2	4	1	160m ²
	4G.2 - D	2	4	2	170m ²
	4G.2 - E	2	4	1	131m ²
	4G.2 - F	2	4	1	165m ²
	4G.2 - G	2	4	1	165m ²
5 BED - GARAGE - TWO LEVEL					
	5G.2 - A	2	5	1	156m ²
BESPOKE DESIGN					
	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		VINEWAY LIMITED			
PROJECT NAME		DELMORE			
DRAWING TITLE		SITE - STANDARD TYPOLOGY			
SCALE		1:3000			
REVISION NO.		B			
DRAWING NO.		A-S-1-05			



TERRA STUDIO

PROJECT KEY

TYPE	LEVELS	BEDS	GARAGE	GFA	
BESPOKE DESIGNS					
[White Box]	B1	1	4	1	135.6m²
[Yellow Box]	B2	1	3	1	107.4m²
[Orange Box]	B3	1	3	2	130.2m²
[Red Box]	B4	1	4	2	158.4m²
[Green Box]	B5	1	3	1	123.5m²
[Light Green Box]	B6	1	4	2	151.2m²
[Light Blue Box]	B7	1	3	2	123.8m²
[Blue Box]	B8	1	3	1	120.3m²
[Pink Box]	B9	1	4	2	164.0m²
[Purple Box]	B10	1	5	2	173.5m²
[Grey Box]	B12	1	3	2	138.6m²
[Dark Grey Box]	B13	1	3	2	143.0m²
[Dark Grey Box]	B14	1	3	1	137.5m²
[Yellow Box]	B15	1	5.5	2	173.5m²
[Orange Box]	B16	1	4	2	162.2m²
[Red Box]	B17	1	4	2	172.4m²
[Green Box]	B18	1	4	2	159.5m²
[Pink Box]	B22	1	3	1	127.3m²
[Blue Box]	B23	1	3	2	145.1m²
[Purple Box]	B24	1	4	2	157.0m²
[Green Box]	B25	2	3	2	152.8m²
[Dark Grey Box]	B26	2	3	1	138.2m²
[Dark Grey Box]	B27	2	4	2	171.1m²
[Dark Grey Box]	B28	1	3	1	130.5m²
[Cross-hatch Box]	B33	1	4	1	152.6m²
[Cross-hatch Box]	B34	1	3	1	118.7m²
[Cross-hatch Box]	B35	2	3	0	102.0m²
[Cross-hatch Box]	B36	1	3	1	126.6m²
[Cross-hatch Box]	B37	1	3	1	112.1m²
[Cross-hatch Box]	B38	1	3	1	125.1m²
[Cross-hatch Box]	B39	2	4.5	1	150.1m²
[Cross-hatch Box]	B40	1	3	1	132.6m²
[Cross-hatch Box]	B41	2	4	1	157.1m²
[Cross-hatch Box]	B42	1	4	1	133.3m²
[Cross-hatch Box]	B43	1	4	1	133.3m²
[Cross-hatch Box]	B45	2	4	1	145.7m²
[Cross-hatch Box]	B50	2	3	1	114.2m²
[Cross-hatch Box]	B51	2	4	1	136.6m²
[Cross-hatch Box]	B52	2	3	1	125.0m²
[Cross-hatch Box]	B53	2	4	1	150.8m²
[Cross-hatch Box]	B54	2	3	1	135.2m²
[Cross-hatch Box]	B55	2	4	1	153.4m²
[Cross-hatch Box]	B56	2	5	1	174.4m²
[Cross-hatch Box]	B57	1	3	1	120.1m²
[Cross-hatch Box]	B58	1	3	1	125.3m²
[Cross-hatch Box]	B59	1	3	2	138.0m²
[Cross-hatch Box]	B60	1	3	1	117.2m²
[Cross-hatch Box]	B61	1	3	1	120.8m²
[Cross-hatch Box]	B62	1	3	1	114.1m²
[Cross-hatch Box]	B63	1	4	1	135.0m²
[Cross-hatch Box]	B64	1	4	2	166.5m²
[Cross-hatch Box]	B65	1	3-4	2	150.0m²
[Cross-hatch Box]	B66	1	4-5	2	183.8m²
[Cross-hatch Box]	B67	1	3	1	121.7m²

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE

DRAWING TITLE

SITE - BESPOKE
TYPOLOGY

SCALE

1:3000

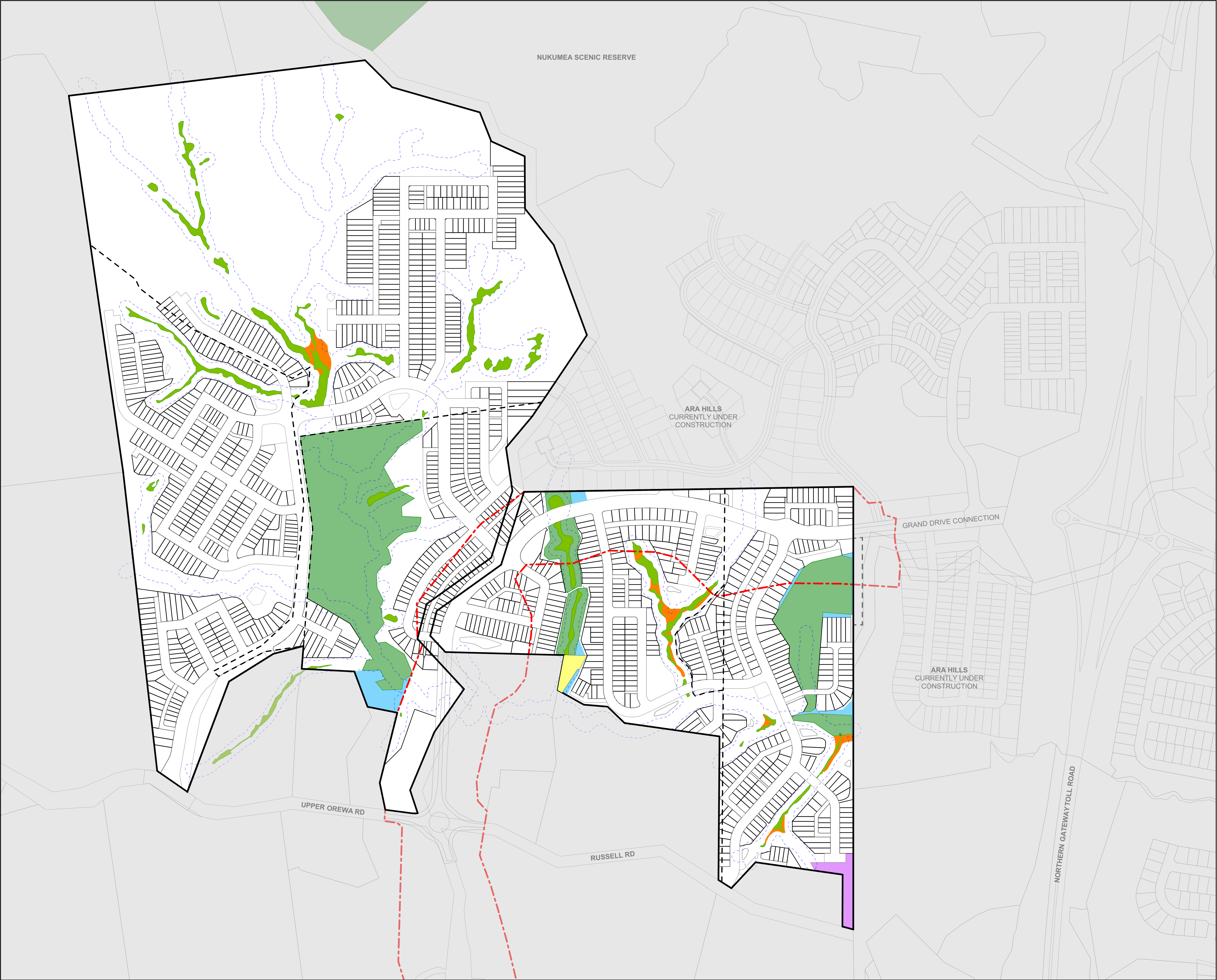
REVISION NO.

B

DRAWING NO.

A-S-1-06





TERRA STUDIO

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 1,550m²

ADDITIONAL AREA FOR OFFSET PLANTING SPANNING FROM THE INTERNAL STREAM TOWARDS THE SOUTHERN S.E.A.
APPROXIMATE AREA 3,300m²

STAGE 1 OFFSET CALCULATIONS

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

STAGE 2 OFFSET CALCULATIONS

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

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VINEWAY LIMITED

PROJECT NAME

DELMORE

DRAWING TITLE

SITE PLAN - OFFSET PLANTING

SCALE

1:3000

REVISION NO.

B

DRAWING NO.

A-S-1-08



TERRA STUDIO

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 PATH/ACCESS DURING EPA. MOST STRUCTURES TO BE HELD IN PRIVATE OWNERSHIP. 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.

B

DRAWING NO.

A-S-1-09