

**APPENDIX 1:**  
Architectural and Civil Plans

RANGITOOPUNI LIFESTYLE VILLAGE  
CONCEPT DESIGN - ARCHITECTURAL DRAWINGS  
REV. A  
29.04.2025

	REV		REV
1.1	A	10.2	A
1.2	A	10.3	A
1.3	A	10.4	A
1.4	A	10.5	A
1.5	A	10.6	A
1.6	A	10.10	A
1.7	A	10.12	A
1.81	A	10.16	A
1.82	A	10.18	A
1.83	A	10.19	A
2.1	A	10.21	A
2.2	A	10.22	A
2.4	A	10.24	A
2.5	A	10.25	A
2.6	A	10.27	A
3.1	A	10.28	A
3.2	A	10.30	A
4.1	A	10.31	A
4.2	A	10.33	A
4.3	A	10.34	A
4.4	A	10.36	A
4.5	A	11.1	A
5.1	A	11.2	A
5.2	A		
5.3	A		
5.4	A		
5.5	A		
6.1	A		
6.2	A		
6.3	A		
6.4	A		
6.5	A		
8.1	A		
9.2	A		

## CONTENTS



LOCATION PLAN

RANGITOOPUNI LIFESTYLE VILLAGE  
CONCEPT DESIGN - ARCHITECTURAL DRAWINGS

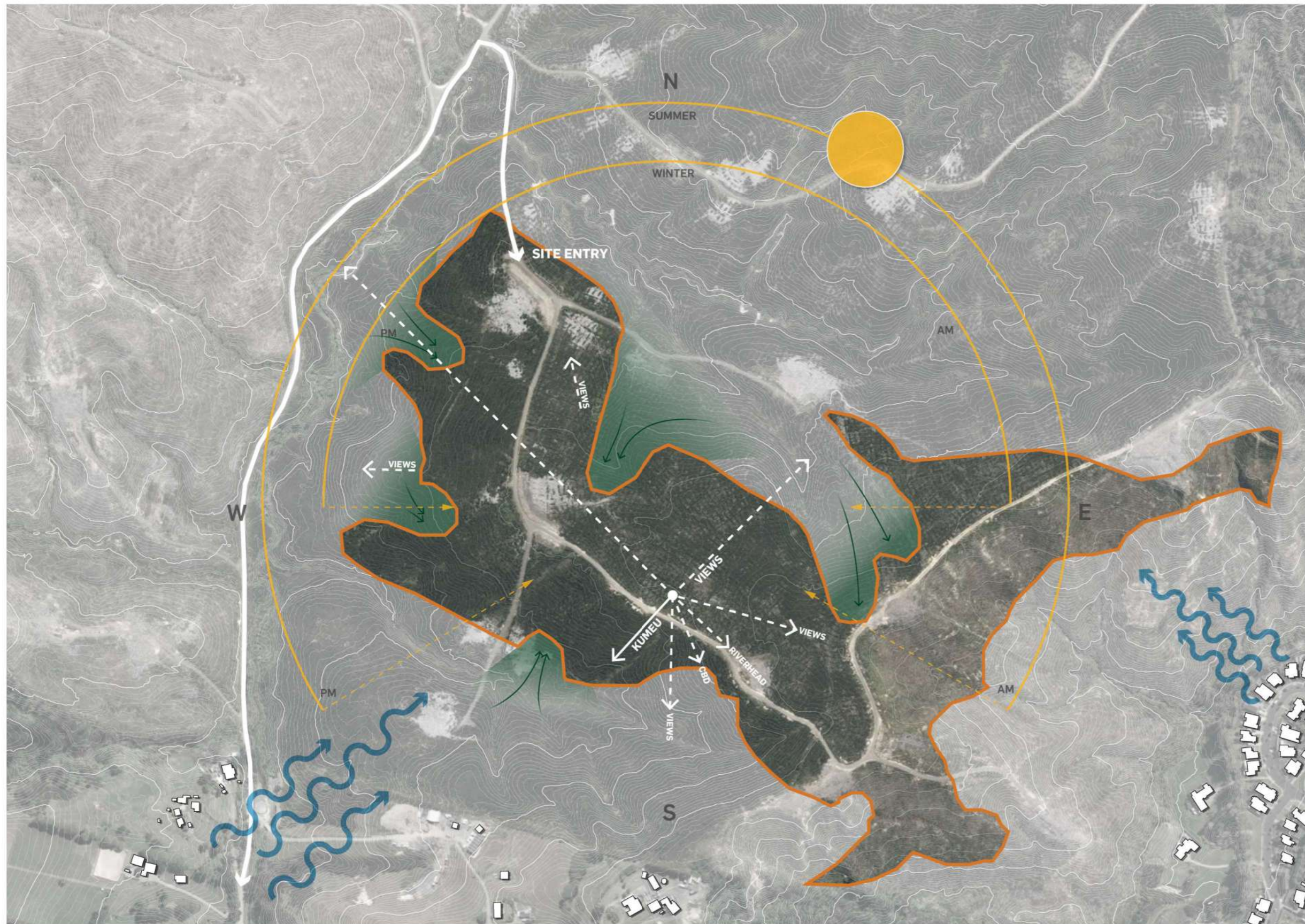
1.1 Rev. A 29.04.2025 @A3

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SITE CONTEXT



**Views**  
 The site is located adjacent to the expansive Riverhead Forest. The villas will be immersed in this native landscape and have views of the forest and beyond.

**Access**  
 The village is accessed off Forestry Road. It is located a short drive from Riverhead and Kumeu. The location is a 40 minute drive from Auckland Central along State Highway 16.

**Sun**  
 The village boundaries are oriented with its longitudinal axis to the North. This ensures sun will be getting to as much of the site. This aids in the comfort and outlook of each of the villas and outdoor amenity spaces.

**Connection to Nature**  
 With both Riverhead forest and RangitooPuni Stream adjacent to the site every aspect of the design works in response to these local landscape features. The villas and ancillary buildings will each have a view of and grounding in this natural context.

**Contours**  
 The site is situated on a undulating landscape at the meeting of various waterways. The streams and their resultant terrain contours have informed the design of the village, its boundaries and resultant master plan.

OPPORTUNITIES + CONSTRAINTS

The concept for the architectural intervention on the site embraces the natural setting while referencing a rural vernacular and a post colonial Maori building tradition. Visitors to the site will experience a village that features interconnected social spaces, a variety of amenities, and activities, all while enjoying the natural connection and views of the forest.

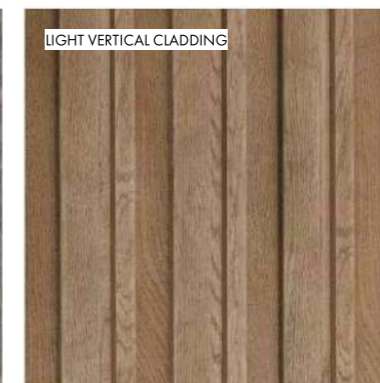
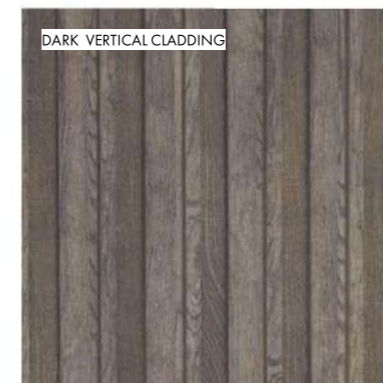
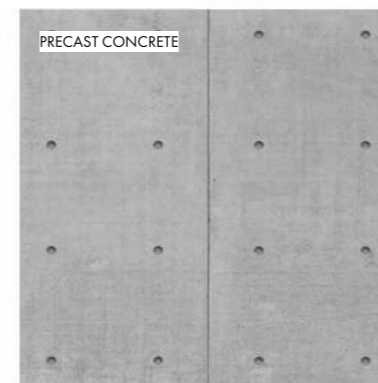
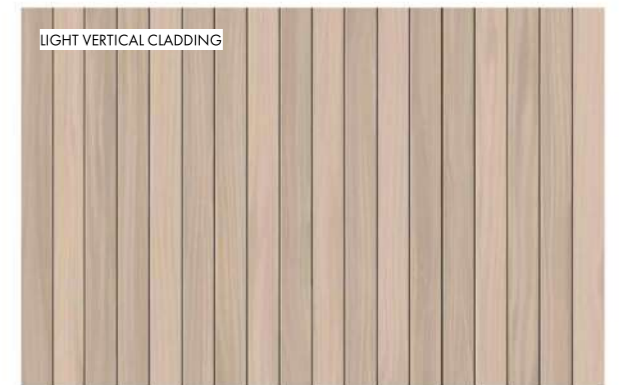
The simple gable form has been used over time to develop Marae housing, farming sheds and forest huts. Throughout the area these historical forms still stand strong and represent a cultural history of the area.

Additional to the gable form, are the intentional use of apertures. Used sparingly, these are implemented to signal entry, frame view, and provide amenity to rooms within. The development will use this gable form as a subtle nod to the history of the area and intergrate into the local architectural language.



BRIEF / VISION

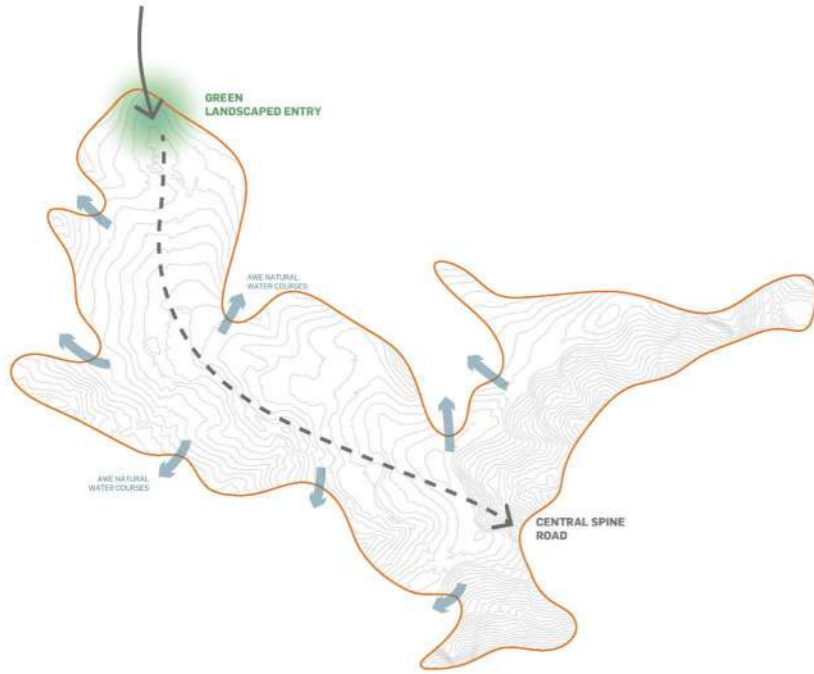
The materials used throughout the development will reinforce the rural vernacular & a natural palette. A mix of various timber weatherboard profiles, metal cladding with feature elements of corten steel and precast concrete.



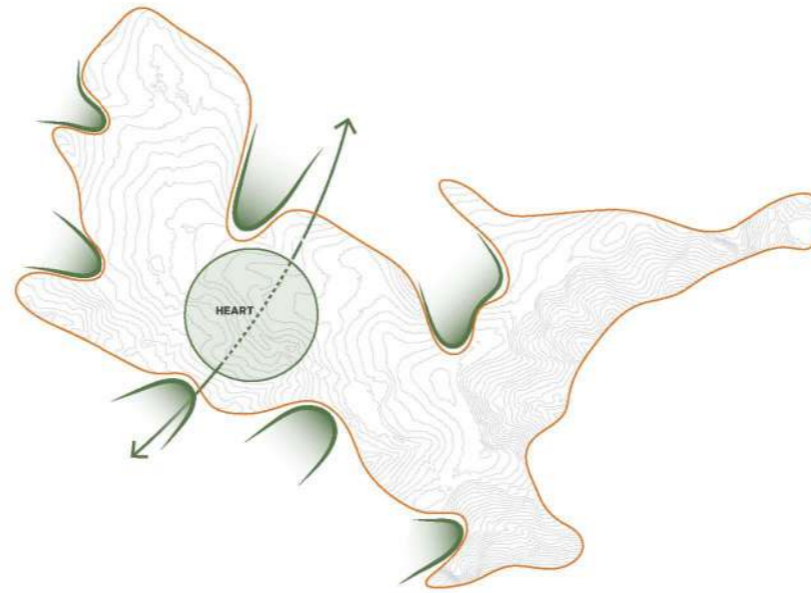
## MATERIALS PALETTE



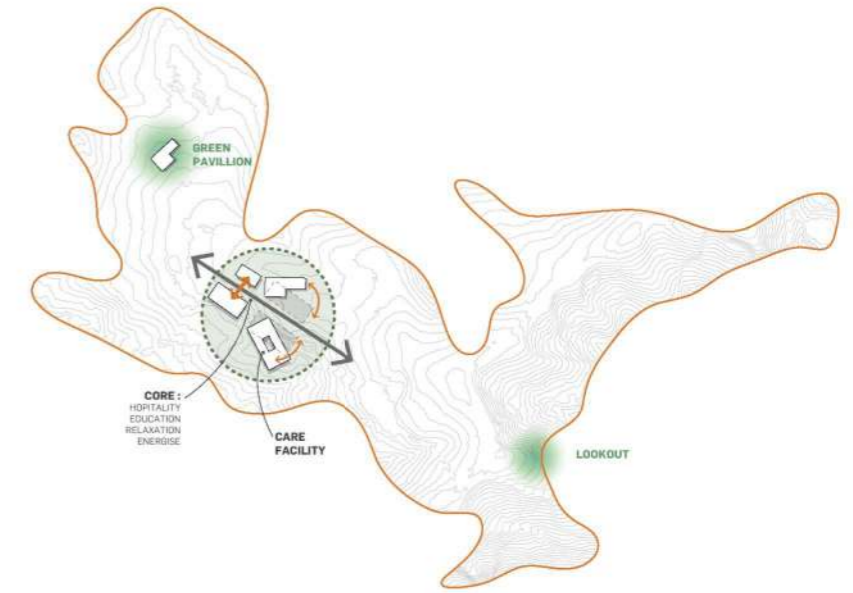
**1** The site has a green landscaped entry and a central spine



**2** The awe that compress the site provide an opportunity to create green corridors and a central point for the amenity buildings of the site



**3** Within the core of the village, a cluster of buildings have been designed that respond to the landform and create a main street & focus for the community, a garden pavilion and lookout also feature at either end.



KEY MOVES



VILLA TYPE PLAN



VILLA TYPOLOGIES

- 3 Bedroom / 3 Bedroom Premium
- 2.5 Bedroom
- 2 Bedroom

Villa Types Schedule Stage 01

Villa Type	Typology	Count	%
2.5N	2.5 Bed	9	14%
2.5S	2.5 Bed	16	24%
2N	2 Bed	5	8%
2N - D	Duplex	2	3%
2S	2 Bed	2	3%
2S - D	Duplex	2	3%
3N	3 Bed	12	18%
3S	2.5 Bed	18	27%
<b>Grand total: 66</b>		<b>66</b>	

STAGE 1



STAGE 2



STAGE 3 + 4

The Brief for the garden pavilion is to provide temporary amenity facilities for residents of stage 1 until the main amenity building is completed. Long term this will be utilised as a destination amenity for socialising, meeting and gardening activities for residents.



## GARDEN PAVILION - BRIEF / VISION

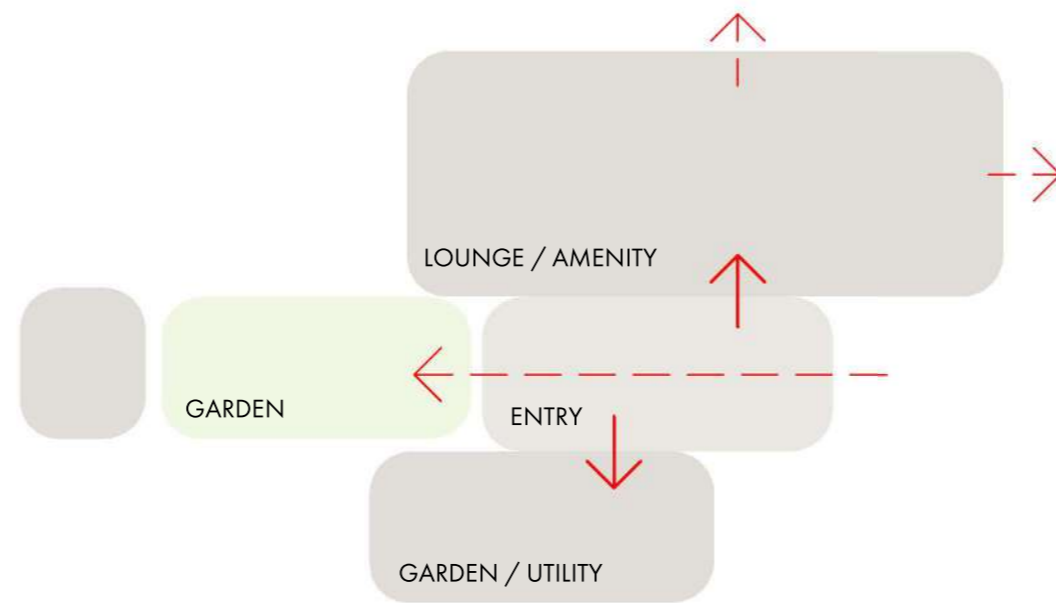
RANGITOOPUNI LIFESTYLE VILLAGE

CONCEPT DESIGN - ARCHITECTURAL DRAWINGS

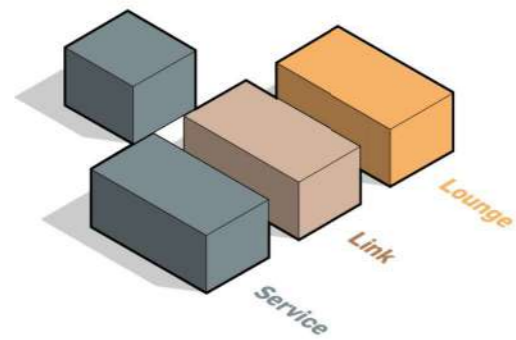
2.1 Rev. A 29.04.2025 @A3

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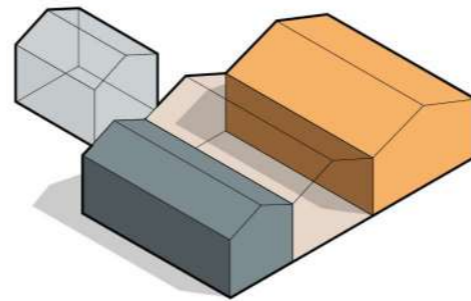
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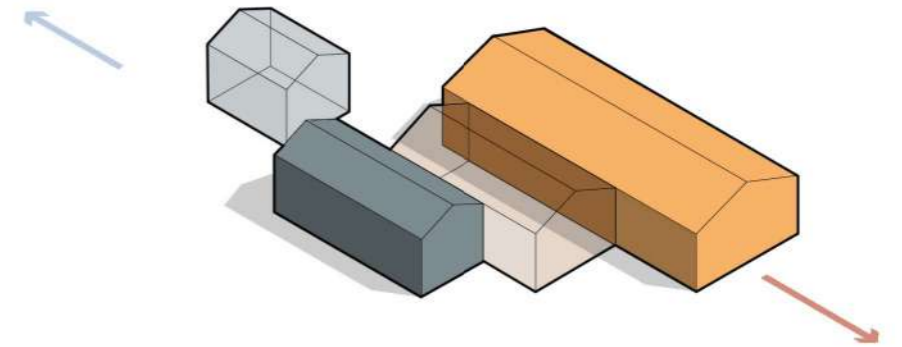
GARDEN PAVILION - PARTI SKETCH  
SCALE @ A3 - 1 : 200



**1** Identify programme blocks

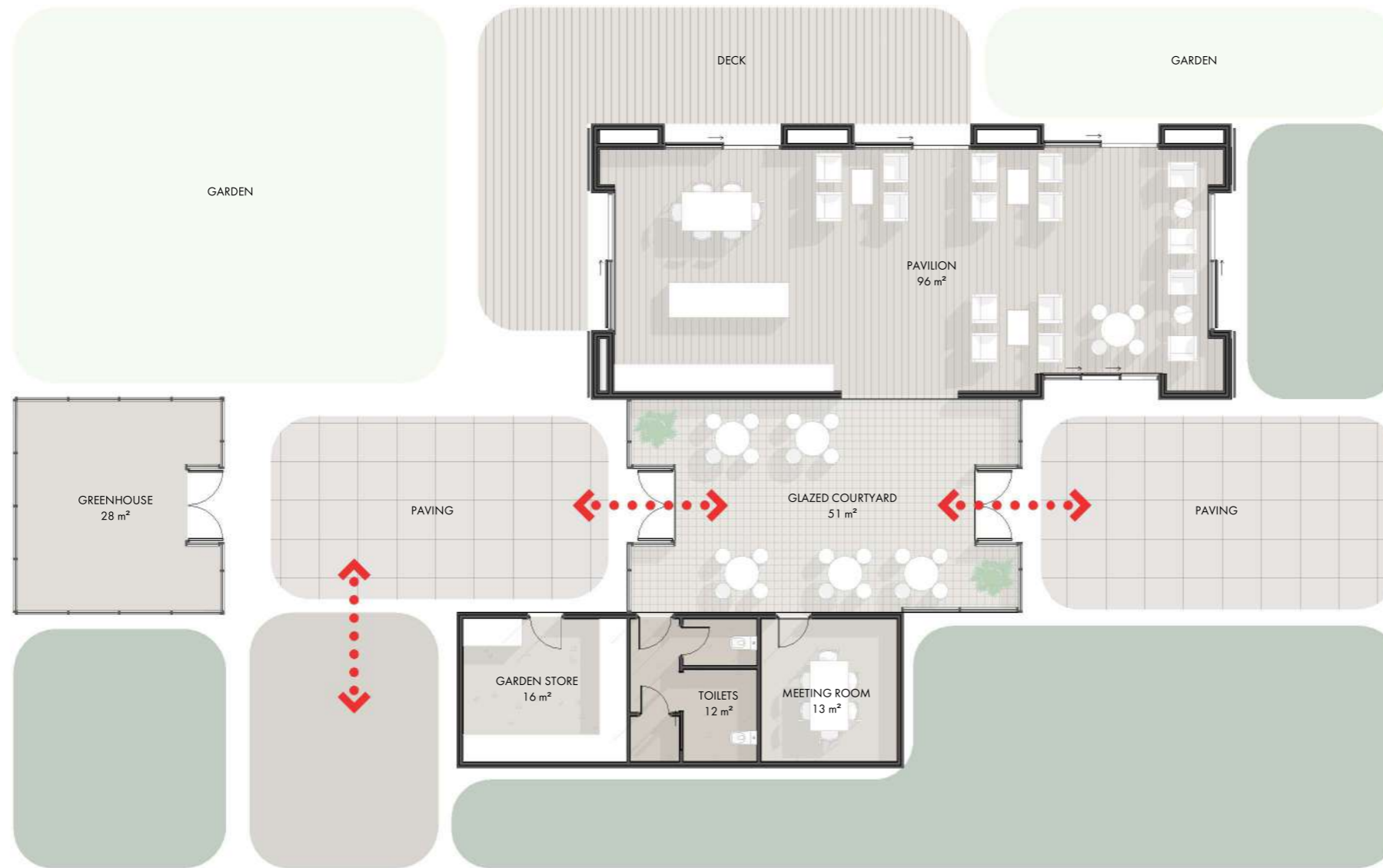


**2** Add gable roof to reflect the rural vernacular



**3** Forms are pushed to engage with the landscape, and create shelter connections.

GARDEN PAVILION - PLANNING & FORM



GARDEN PAVILION ROOM SCHEDULE

Name	Area
GARDEN STORE	15.6 m
GLAZED COURTYARD	50.9 m
GREENHOUSE	27.6 m
MEETING ROOM	12.9 m
PAVILION	96.1 m
TOILETS	12.0 m
TOTAL	215.1 m

Roof Area  
223.2 m

GARDEN PAVILION - FLOOR PLAN





GARDEN PAVILLION - ELEVATION 1

SCALE @ A3 - 1 : 200

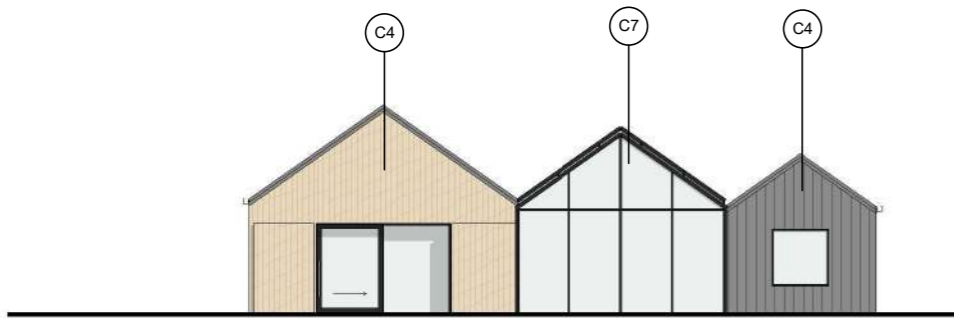


GARDEN PAVILLION - ELEVATION 2

SCALE @ A3 - 1 : 200

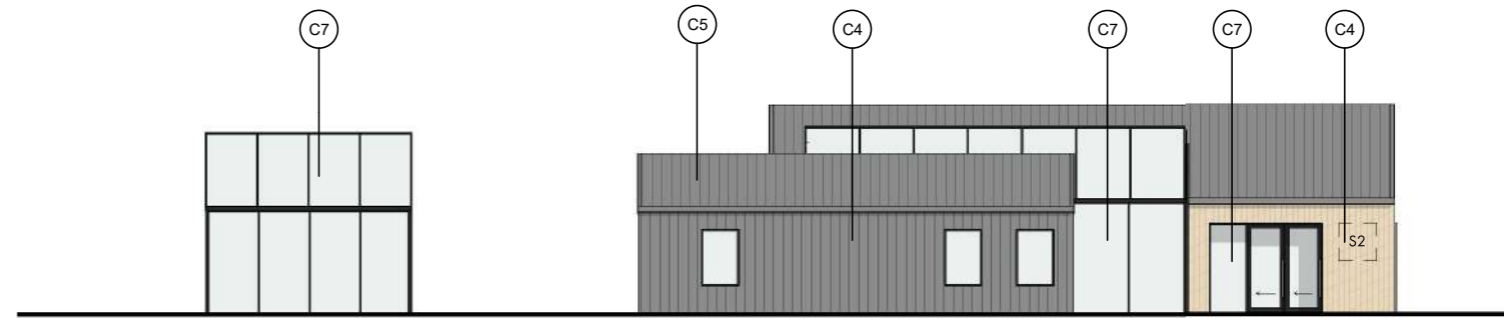
MATERIAL LEGEND

- C4 Vertical cladding
- C5 Metal roofing
- C7 Glazing



GARDEN PAVILLION - ELEVATION 3

SCALE @ A3 - 1 : 200



GARDEN PAVILLION - ELEVATION 4

SCALE @ A3 - 1 : 200

SIGNAGE LEGEND

- S1 400x400 round sign extending from face, max letter height 100mm
- S2 1m x 1m Signage zone, lettering on standoffs, max letter height 150mm
- S3 1.2m x 3.6m Signage zone, lettering on standoffs, max letter height 450mm

All signage shown in elevations is indicative only

GARDEN PAVILION - ELEVATIONS



GARDEN PAVILION - VISUALISATION

RANGITOOPUNI LIFESTYLE VILLAGE  
CONCEPT DESIGN - ARCHITECTURAL DRAWINGS

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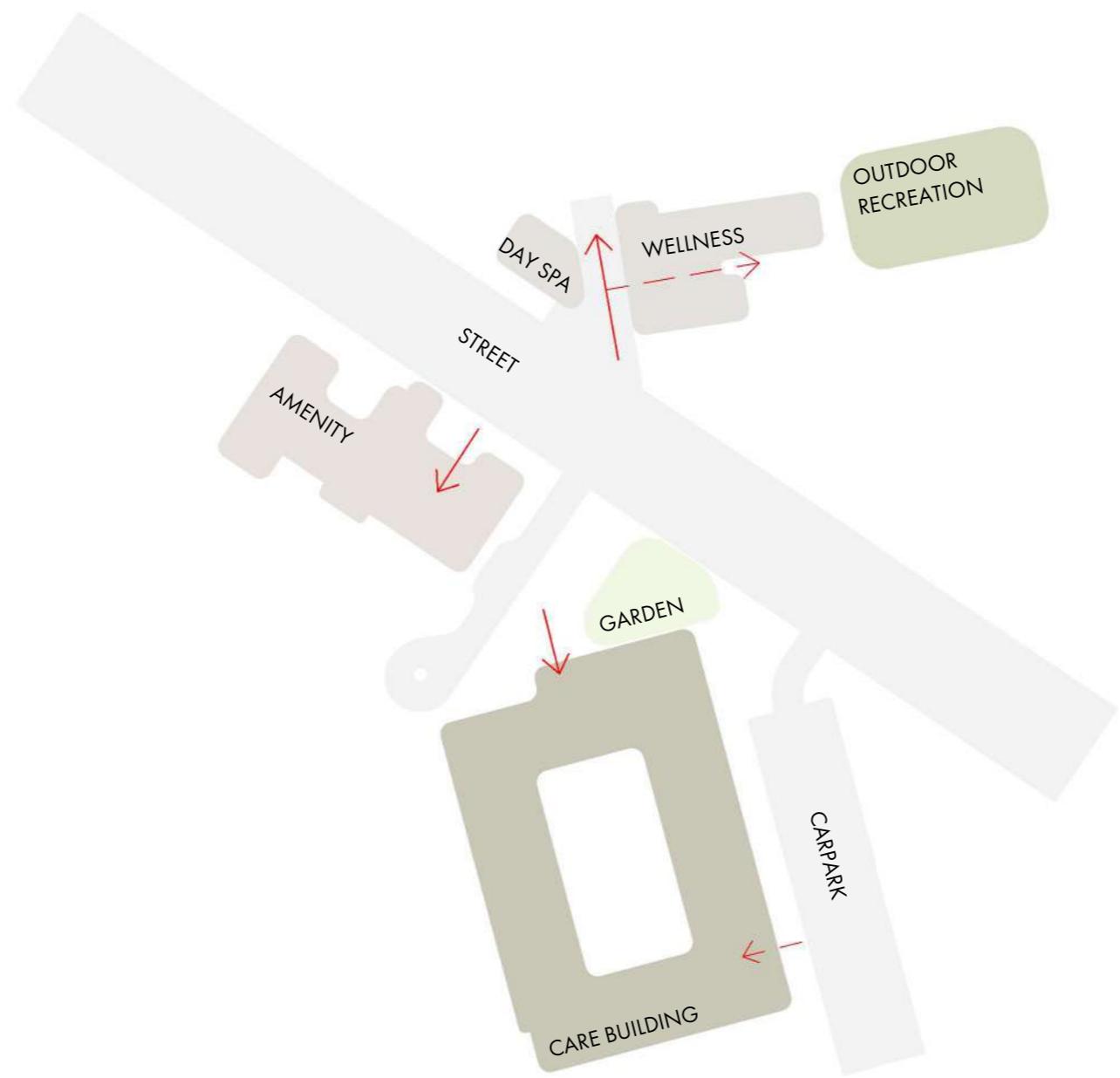
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The heart of the site establishes the Main Street that will accommodate many of the amenity offerings for residents. This is the place where people will come together. A destination for entertainment, hospitality, wellbeing as well as running day to day errands. Having each of these offerings positioned at the centre of the site provides ease and convenience for the residents while creating a sense of community.



## MAIN STREET - BRIEF / VISION



MAIN STREET PARTI

SCALE @ A3 - 1 : 1200

MAIN STREET - PLANNING

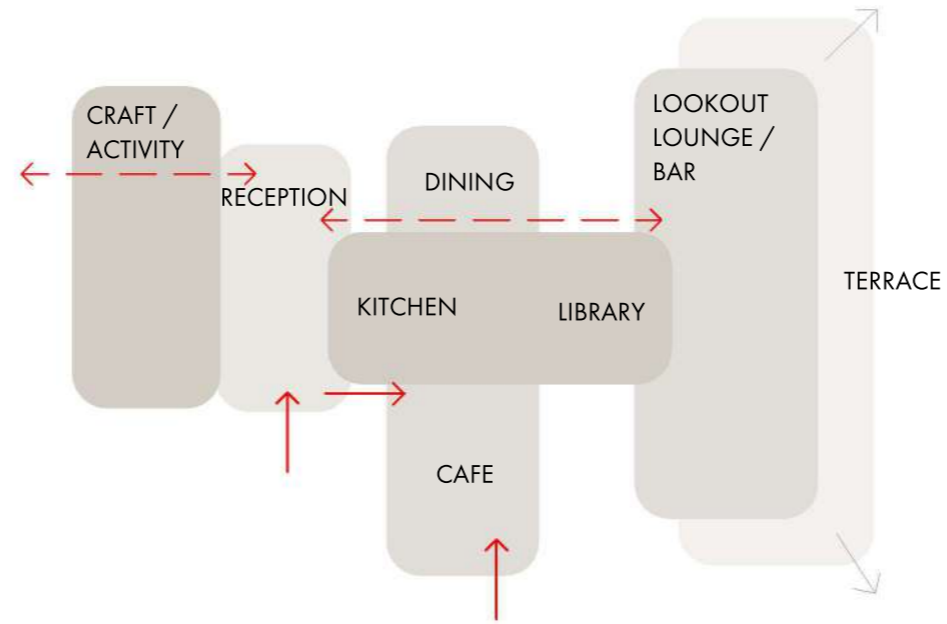
The Amenity building will be the central focus of the village providing a gathering place for residents along with a cafe shared with the public.

Features shall include:

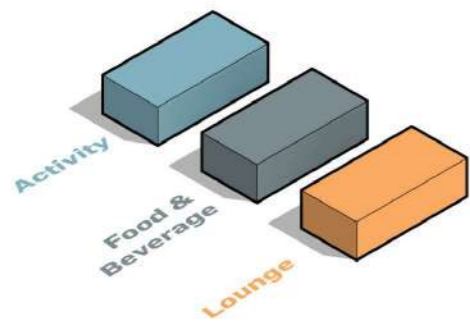
- Covered porte cochere
- Include "lifelong learning centre". To be used for courses, crafts, art, technology, education about the land/culture/restoration of Rangitooopuni. This will be a multipurpose space.
- Hospitality
  - Cafe to be open to the public, doubling as a restaurant in the evenings.
  - Outdoor fire place in courtyard and green house space.
  - Located to take advantage of the outlook, sun and engage with the "Main Street"
- Private residents bar and residents lounge.



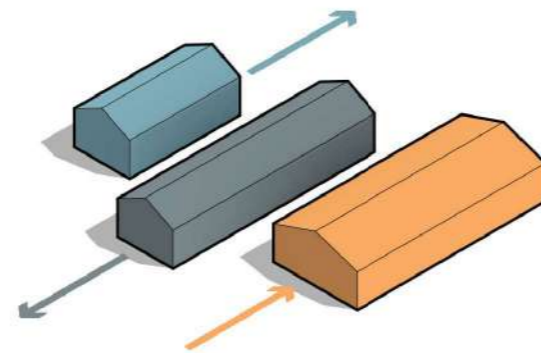
## AMENITY BUILDING - BRIEF / VISION



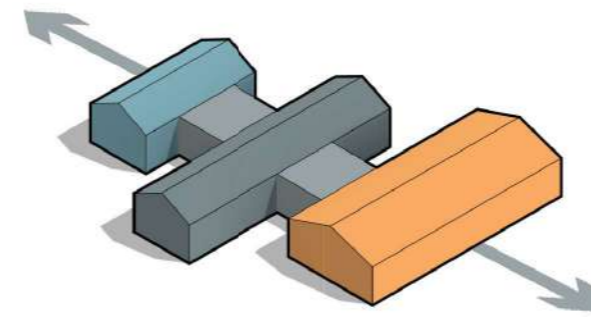
AMENITY BUILDING - PARTI SKETCH  
SCALE @ A3 - 1 : 500



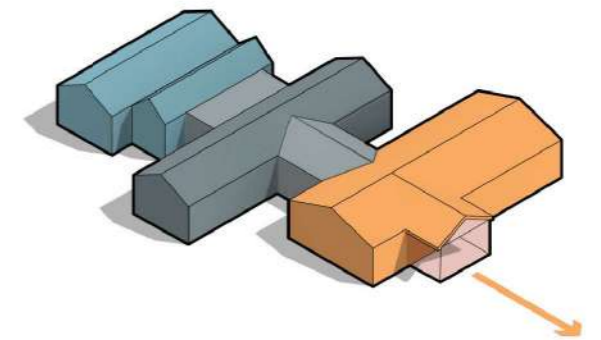
**1** Identify programme blocks



**2** Add gable roof to reflect the rural vernacular, shape of blocks reflect programme size



**3** Connect the programs with linking element



**4** Forms are articulated to break down the scale and roof forms added to embrace a second strong view.

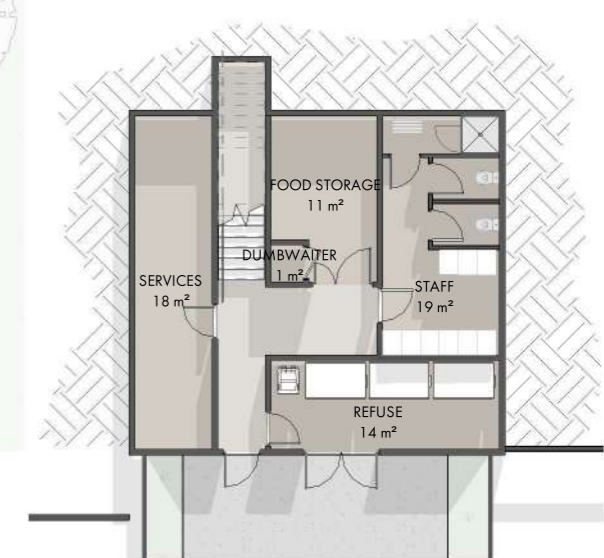
AMENITY BUILDING - PLANNING & FORM



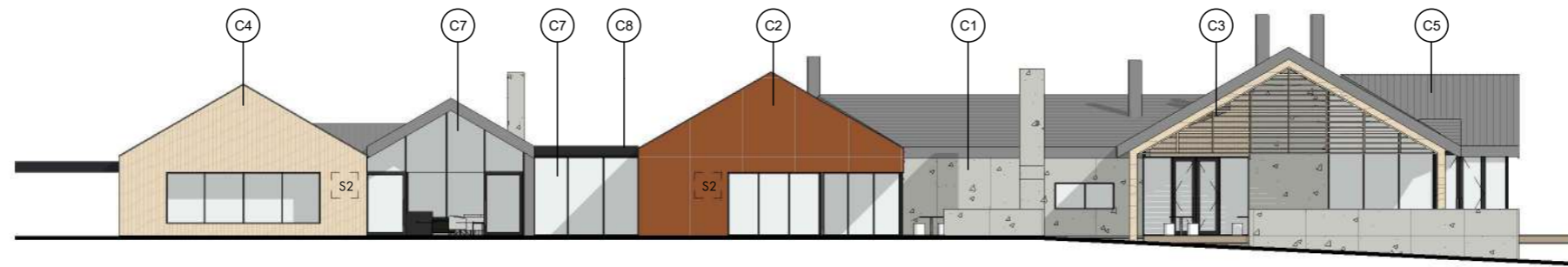
AMENITY BUILDING ROOM SCHEDULE

Name	Area
ACTIVITY / LEARNING / CRAFT	86.1 m
ADMIN	17.6 m
BAR	93.5 m
CIRCULATION	55.3 m
COURTYARD	50.7 m
COVERED TERRACE	188.6 m
DINING	69.0 m
DUMBWAITER	1.6 m
F+B W/C	8.6 m
FOOD + BEVERAGE	81.5 m
FOOD STORAGE	11.2 m
GREENHOUSE	28.2 m
KITCHEN	85.5 m
LIBRARY	41.0 m
LOUNGE	213.4 m
MEETING	17.4 m
MENS	20.4 m
RECEPTION	132.8 m
REFUSE	14.1 m
SALES	23.7 m
SEATING / CIRCULATION	55.5 m
SERVICES	18.2 m
STAFF	19.4 m
STORAGE	14.2 m
VILLAGE MANAGER	12.0 m
WIND LOBBY	17.9 m
WOMENS	14.5 m
TOTAL	1391.8 m

Roof Area  
1131.7 m



AMENITY BUILDING - FLOOR PLAN



AMENITY BUILDING - ELEVATION 01

SCALE @ A3 -1 : 250

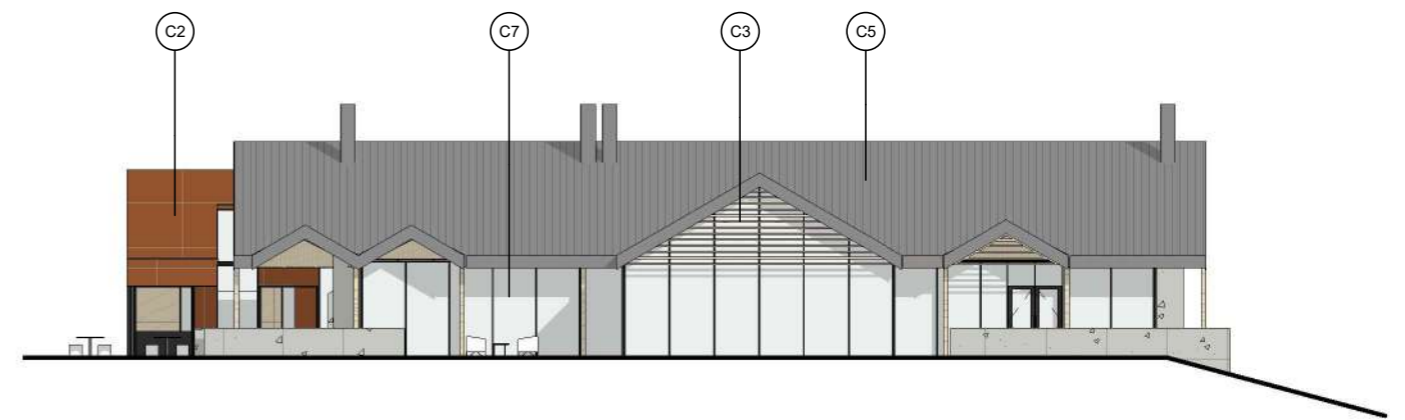
MATERIAL LEGEND

- C1 Concrete
- C2 Corten
- C3 Screen
- C4 Vertical cladding
- C5 Metal roofing
- C7 Glazing
- C8 Dark low pitch roof



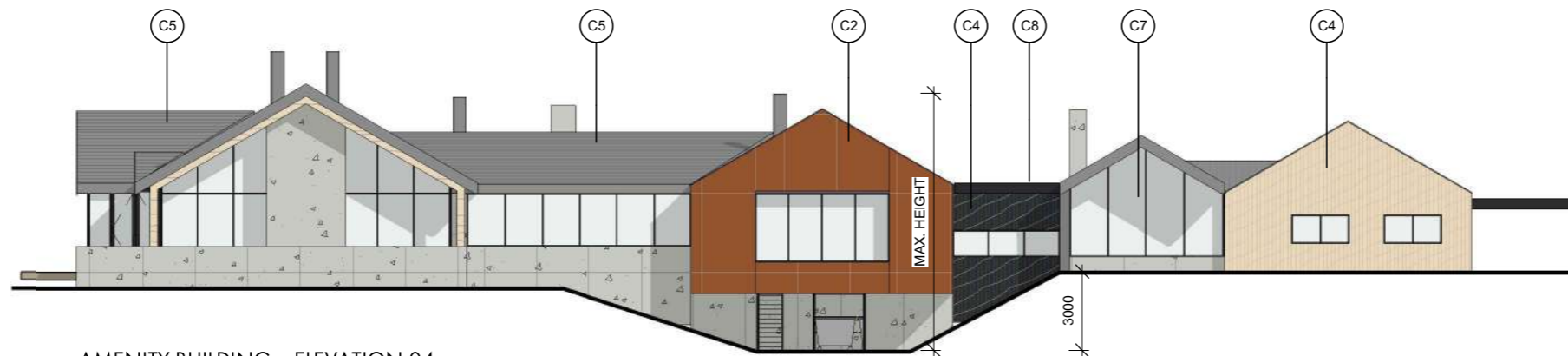
AMENITY BUILDING - ELEVATION 02

SCALE @ A3 -1 : 250



AMENITY BUILDING - ELEVATION 03

SCALE @ A3 -1 : 250



AMENITY BUILDING - ELEVATION 04

SCALE @ A3 -1 : 250

SIGNAGE LEGEND

- S1 400x400 round sign extending from face, max letter height 100mm
- S2 1m x 1m Signage zone, lettering on standoffs, max letter height 150mm
- S3 1.2m x 3.6m Signage zone, lettering on standoffs, max letter height 450mm

All signage shown in elevations is indicative only

AMENITY BUILDING - ELEVATIONS





AMENITY BUILDING - VISUALISATION

RANGITOOPUNI LIFESTYLE VILLAGE  
CONCEPT DESIGN - ARCHITECTURAL DRAWINGS

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## The Wellness Centre

A place to exercise, relax and reinvigorate. Set with panoramic views down the valley to the forest beyond.

Features include Main Street facing functions including consulting rooms for doctor, physiotherapist etc and a salon

Along with internally accessed amenities including Gym, Onsen hot pools, Sauna & Steam room, Activity rooms for fitness classes (Pilates, Yoga etc)

Along with exterior fitness activities in the surrounding landscape.



## WELLNESS CENTRE - BRIEF / VISION

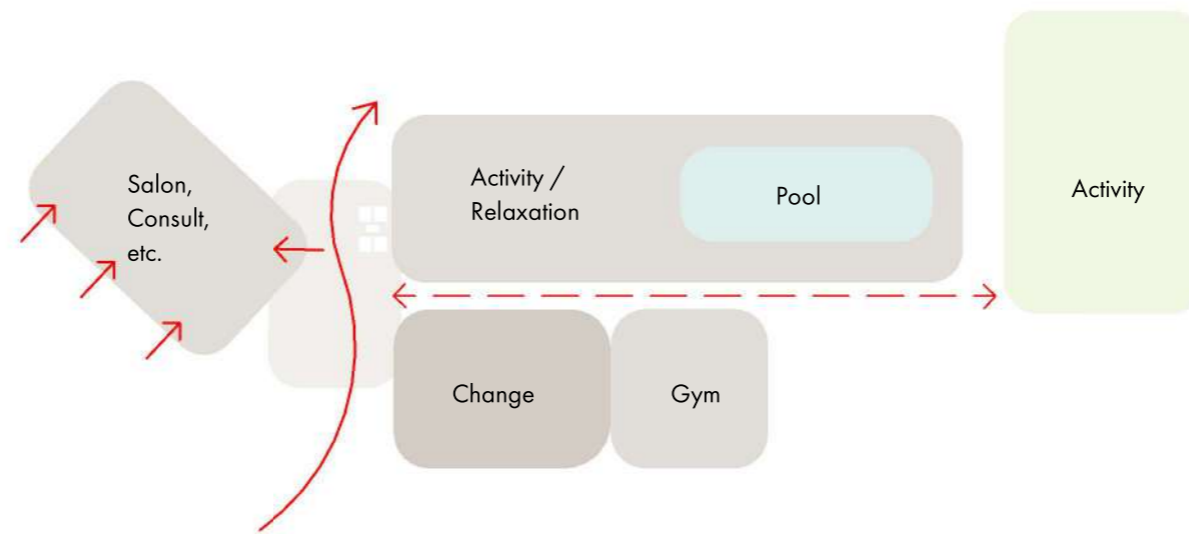
RANGITOOPUNI LIFESTYLE VILLAGE

CONCEPT DESIGN - ARCHITECTURAL DRAWINGS

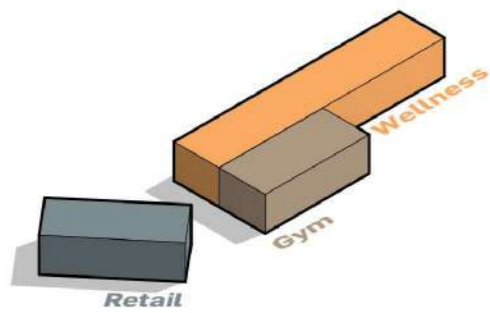
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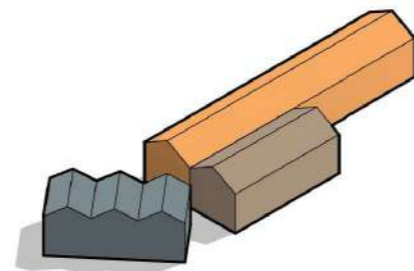
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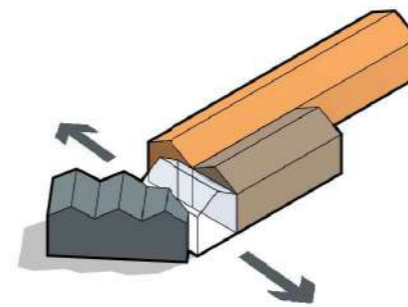
WELLNESS CENTRE - PARTI SKETCH  
SCALE @ A3 - 1 : 500



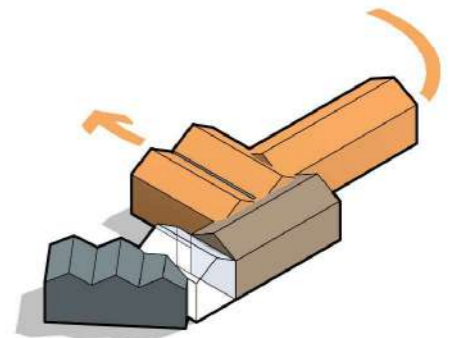
1 Identify programme blocks



2 Add gable roof to reflect the rural vernacular



3 A glazed linking form is added, and additional roof forms to break down the scale



4 The roof forms or wellness wing are broken down and turned to embrace the awe

WELLNESS CENTRE - PLANNING & FORM



WELLNESS BUILDING ROOM SCHEDULE

Name	Area
ACTIVITY	75.9 m
CHANGING - MENS	34.8 m
CHANGING - WOMENS	34.7 m
CIRCULATION	117.9 m
CONSULT	50.1 m
FLEXIBLE SPACE	46.4 m
GYM	61.2 m
LOBBY	6.8 m
MECHANICAL PLANT	10.1 m
OFFICE	13.0 m
ONSEN	39.8 m
POOL PLANT	14.1 m
RECEPTION	9.9 m
SALON	32.9 m
SAUNA	8.9 m
STEAM	5.0 m
STORE	15.0 m
SWIMMING POOL	186.8 m
TOTAL	763.4 m

Roof Area  
815.7 m

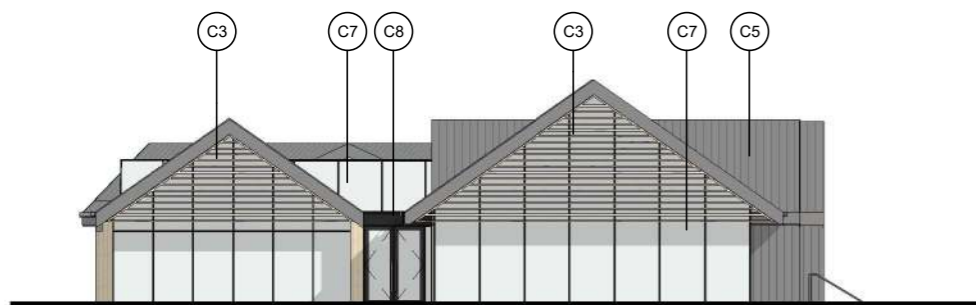
WELLNESS CENTRE - FLOOR PLAN



WELLNESS BUILDING - ELEVATION 01  
SCALE @ A3 - 1 : 250

MATERIAL LEGEND

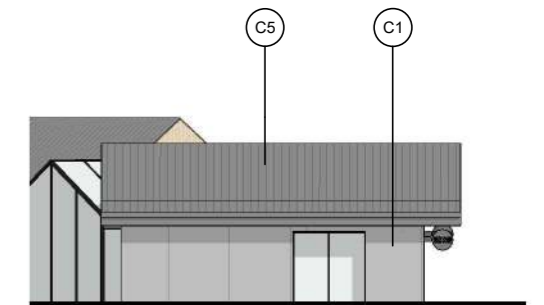
- C1 Concrete
- C3 Screen
- C4 Vertical cladding
- C5 Metal roofing
- C7 Glazing
- C8 Dark low pitch roof



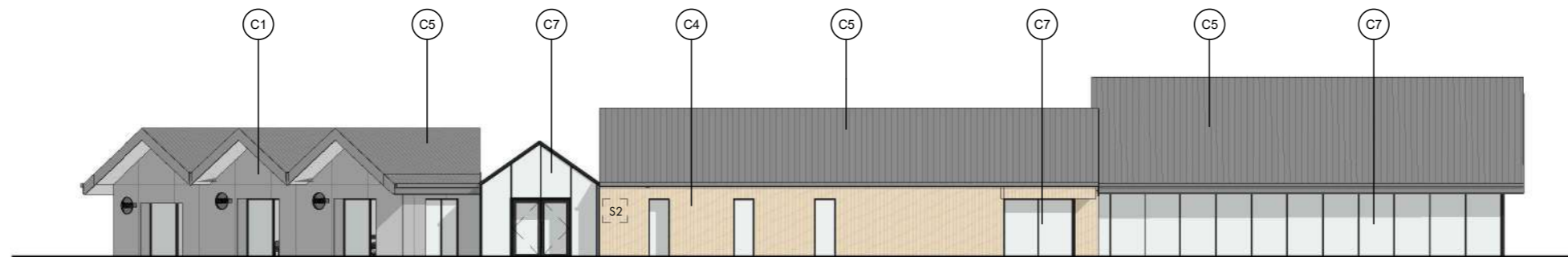
WELLNESS BUILDING - ELEVATION 02  
SCALE @ A3 - 1 : 250



WELLNESS BUILDING - ELEVATION 03  
SCALE @ A3 - 1 : 250



WELLNESS BUILDING - ELEVATION 04  
SCALE @ A3 - 1 : 250



WELLNESS BUILDING - ELEVATION 05  
SCALE @ A3 - 1 : 250

SIGNAGE LEGEND

- S1 400x400 round sign extending from face, max letter height 100mm
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- S3 1.2m x 3.6m Signage zone, lettering on standoffs, max letter height 450mm

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WELLNESS CENTRE - ELEVATIONS



WELLNESS CENTRE - VISUALISATION

RANGITOOPUNI LIFESTYLE VILLAGE  
CONCEPT DESIGN - ARCHITECTURAL DRAWINGS

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## CARE BUILDING

- 36 Care Rooms / Suites in a combination of sizes
- Single level
- Reception and administration office
- Nursing Manager's office
- Clinical Manager's office
- Nurses' station
- Staffroom and bathrooms, change facilities
- Commercial laundry
- Sluice room
- Equipment store
- Locked medicine storage
- Separate dedicated service entry
- Ambulance access

## CARE BUILDING - BRIEF / VISION

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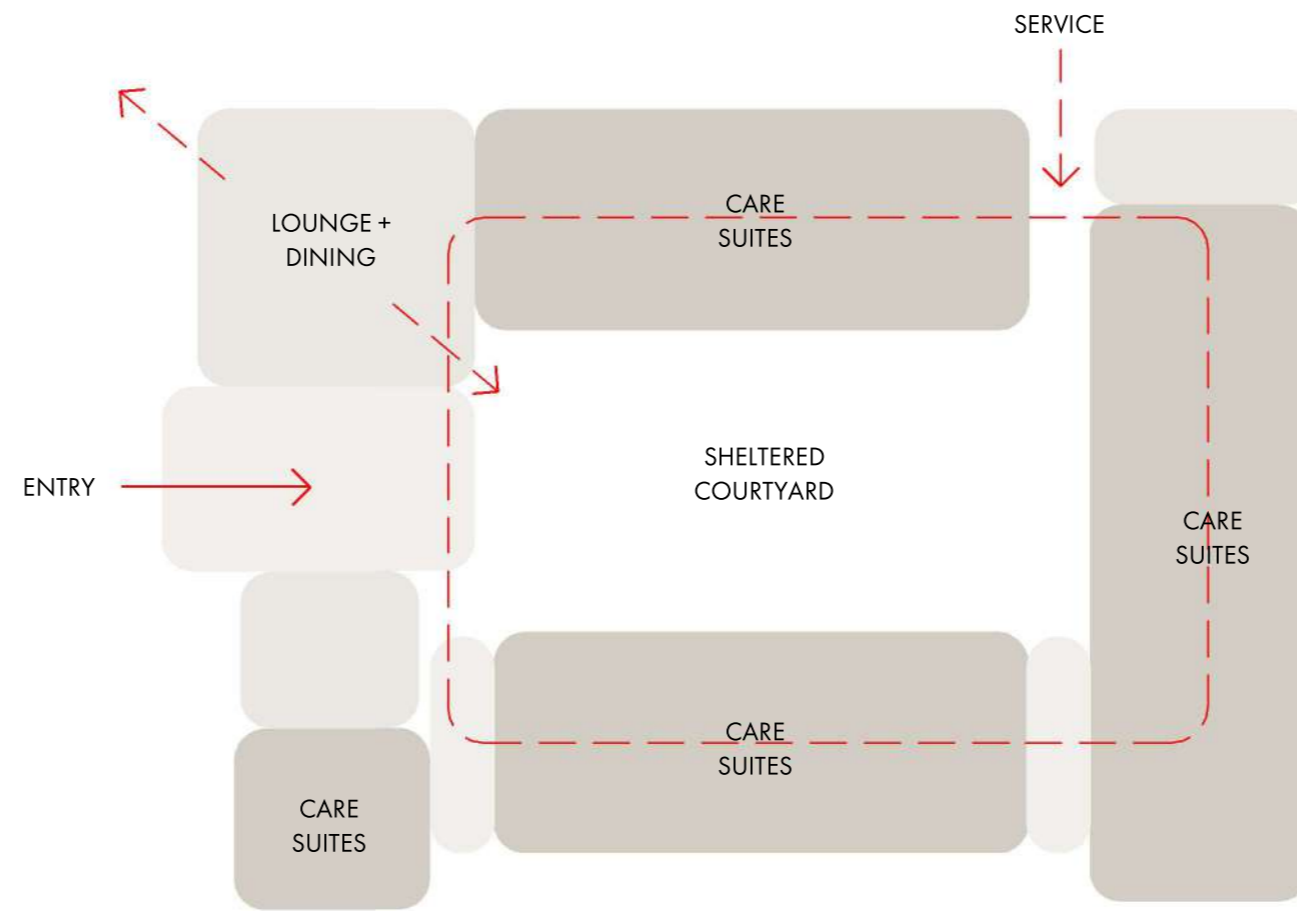
RANGITOOPUNI LIFESTYLE VILLAGE

CONCEPT DESIGN - ARCHITECTURAL DRAWINGS

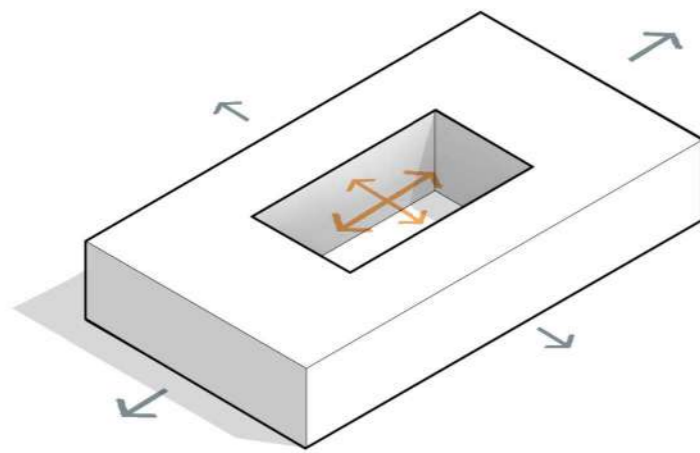
6.1 Rev. A 29.04.2025 @A3

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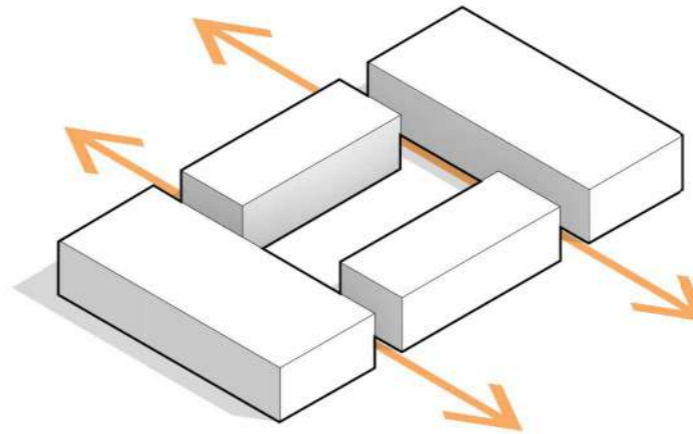
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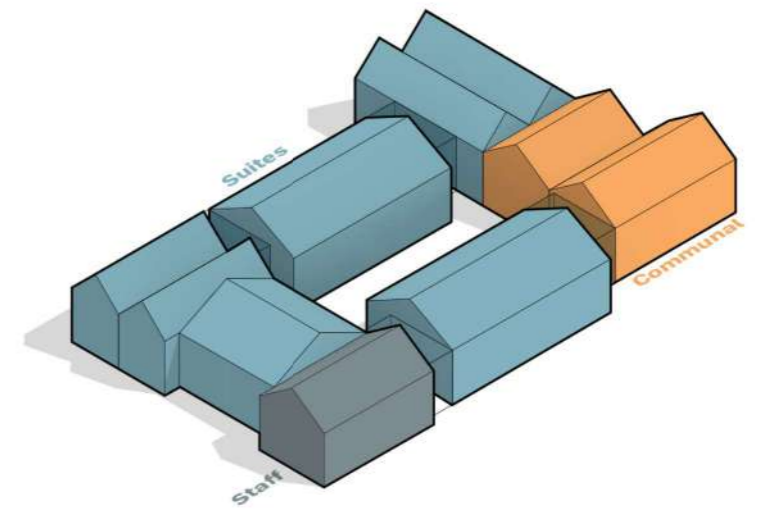
CARE BUILDING - PARTI SKETCH  
SCALE @ A3 - 1:500



**1** Create form to maximise external surface area and therefore opportunity for outlook



**2** Break down the scale into small forms and allow for connections



**3** Add gable forms to further add a residential scale and articulate the different programmes

CARE BUILDING - PLANNING & FORM





CARE BUILDING ROOM SCHEDULE

Name	Area
Activity	33.1 m
ADMIN	15.2 m
CARE ROOM	123.3 m
CARE SUITE	1212.8 m
CIRCULATION	542.4 m
CLEANERS	8.5 m
CLINICAL MANAGER	14.0 m
COMMS	8.1 m
CONSUMABLES	19.6 m
DINING	55.7 m
EQUIPMENT	22.1 m
EQUIPMENT / STORE	30.9 m
KITCHEN	27.6 m
LAUNDRY	29.7 m
LINEN	16.5 m
LOUNGE	118.5 m
MEETING	18.9 m
MSB	16.2 m
NURSE MANAGER	14.9 m
NURSES STATION	12.0 m
PANTRY	11.6 m
RECEPTION	14.6 m
SLUCE	10.7 m
STAFF	44.4 m
STAFF LOCKERS	23.1 m
SUPPORT	26.4 m
W/C	6.8 m
WIND LOBBY	7.2 m
TOTAL	2485.0 m

CARE ROOM / SUITE SCHEDULE

Name	Area	Count
CARE ROOM	23.8 m ... 25.0 m	5
CARE SUITE	24.6 m ... 40.9 m	31
		36

Roof Area  
2678.4 m

CARE BUILDING - FLOOR PLAN



CARE BUILDING - ELEVATION 01

SCALE @ A3 - 1 : 250



CARE BUILDING - ELEVATION 02

SCALE @ A3 - 1 : 250

MATERIAL LEGEND

- C4 Vertical cladding
- C5 Metal roofing
- C7 Glazing
- C8 Dark low pitch roof



CARE BUILDING - ELEVATION 03

SCALE @ A3 - 1 : 250



CARE BUILDING - ELEVATION 04

SCALE @ A3 - 1 : 250

SIGNAGE LEGEND

- S1 400x400 round sign extending from face, max letter height 100mm
- S2 1m x 1m Signage zone, lettering on standoffs, max letter height 150mm
- S3 1.2m x 3.6m Signage zone, lettering on standoffs, max letter height 450mm

All signage shown in elevations is indicative only

CARE BUILDING - ELEVATIONS



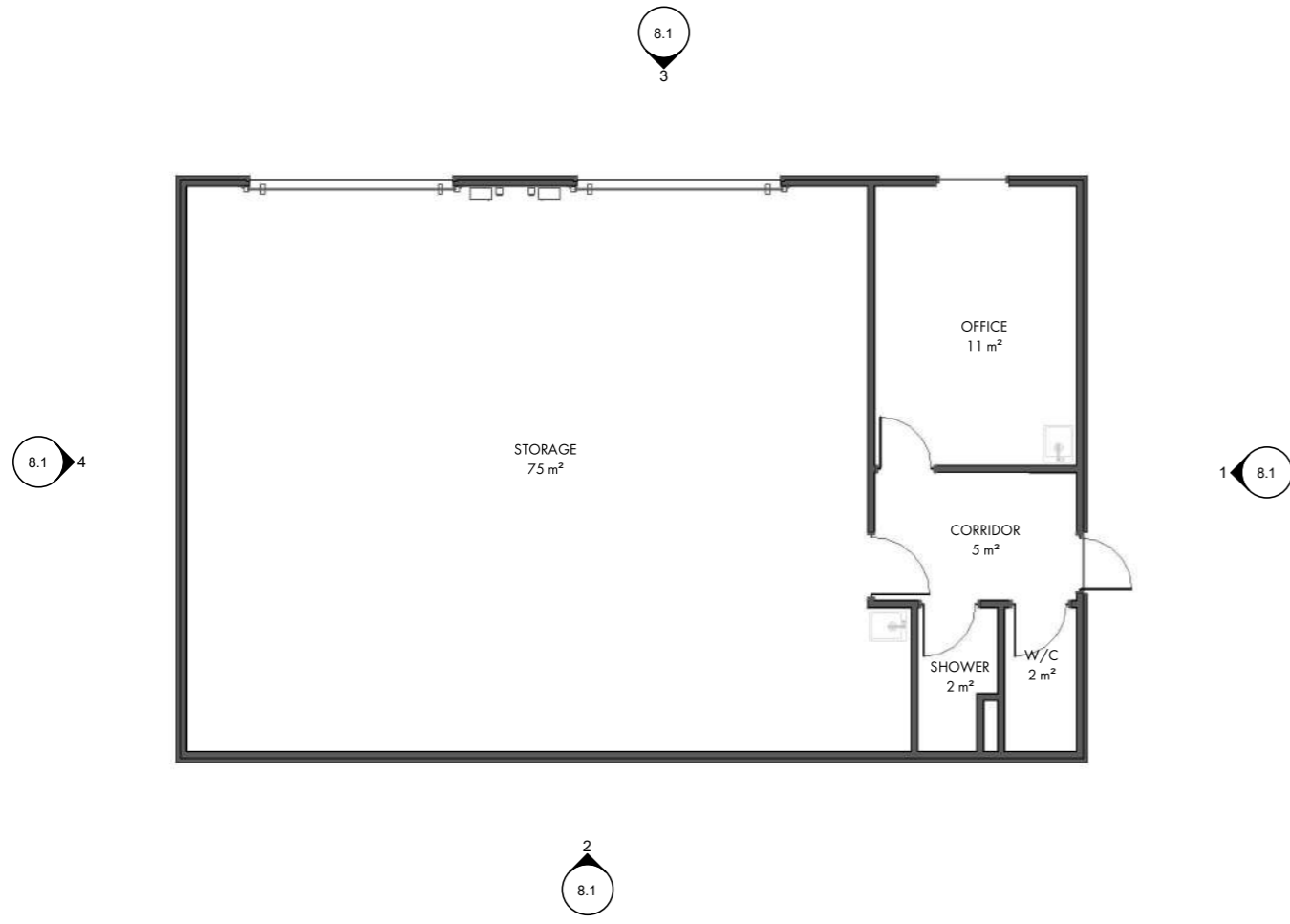
CARE BUILDING - VISUALISATION

MAINTENANCE SHED BUILDING ROOM SCHEDULE

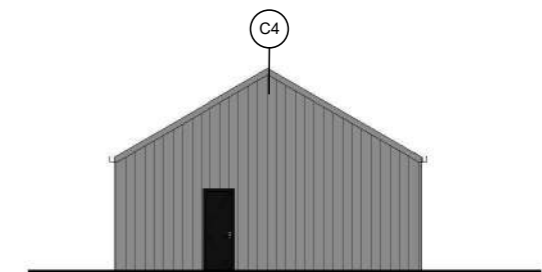
Name	Area
CORRIDOR	5.0 m
OFFICE	10.9 m
SHOWER	1.9 m
STORAGE	75.0 m
W/C	1.9 m
	94.8 m

MATERIAL LEGEND

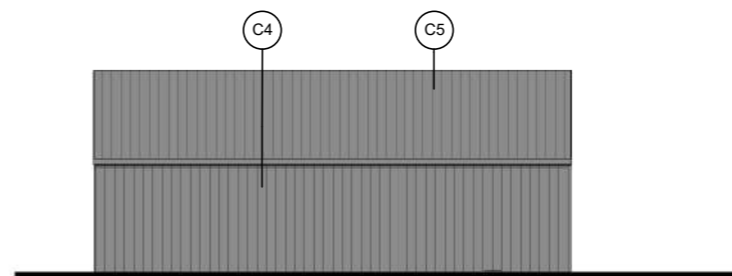
- C4 Vertical cladding
- C5 Metal roofing
- C7 Glazing



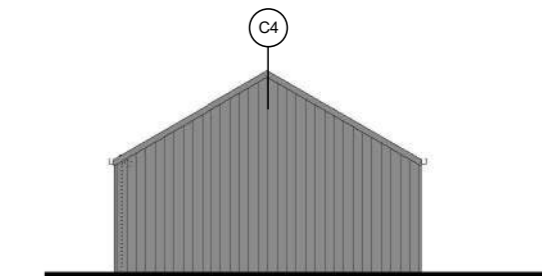
MAINTENANCE SHED - ELEVATION 1  
SCALE @ A3 - 1 : 200



MAINTENANCE SHED - ELEVATION 2  
SCALE @ A3 - 1 : 200



MAINTENANCE SHED - ELEVATION 3  
SCALE @ A3 - 1 : 200



MAINTENANCE SHED - ELEVATION 4  
SCALE @ A3 - 1 : 200

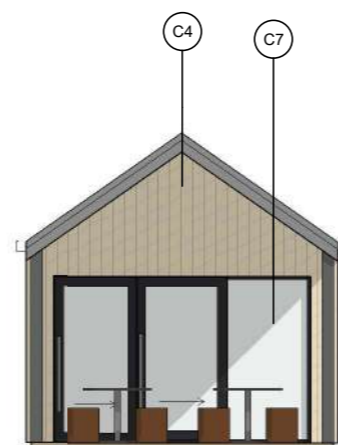
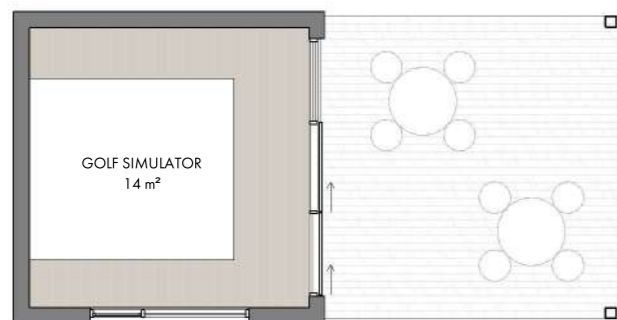
MAINTAINANCE SHED

GOLF PAVILION BUILDING ROOM SCHEDULE

Name	Area
GOLF SIMULATOR	13.9 m
	13.9 m

MATERIAL LEGEND

C4	Vertical cladding
C5	Metal roofing
C7	Glazing



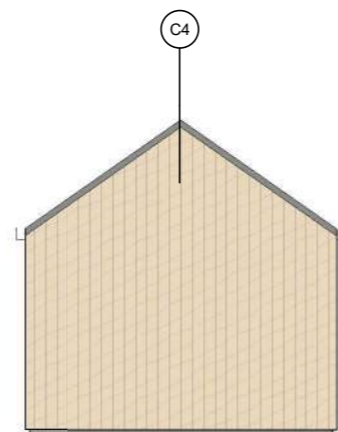
GOLF PAVILION - ELEVATION 1

SCALE @ A3 - 1 : 100



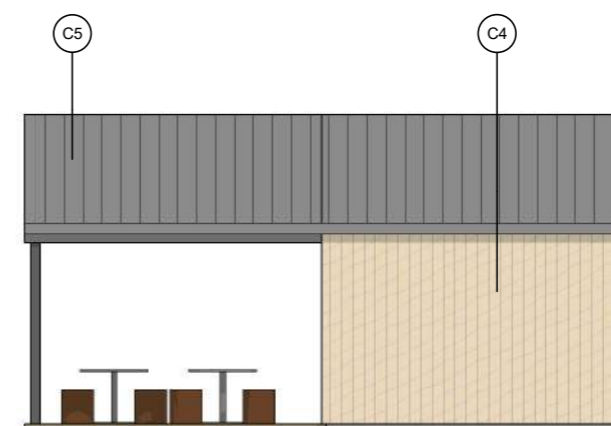
GOLF PAVILION - ELEVATION 2

SCALE @ A3 - 1 : 100



GOLF PAVILION - ELEVATION 3

SCALE @ A3 - 1 : 100



GOLF PAVILION - ELEVATION 4

SCALE @ A3 - 1 : 100

GOLF PAVILLION - FLOOR PLAN & ELEVATIONS



VILLAS - PRECEDENTS




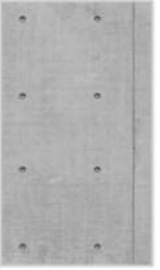



























VILLAS - PRECEDENTS

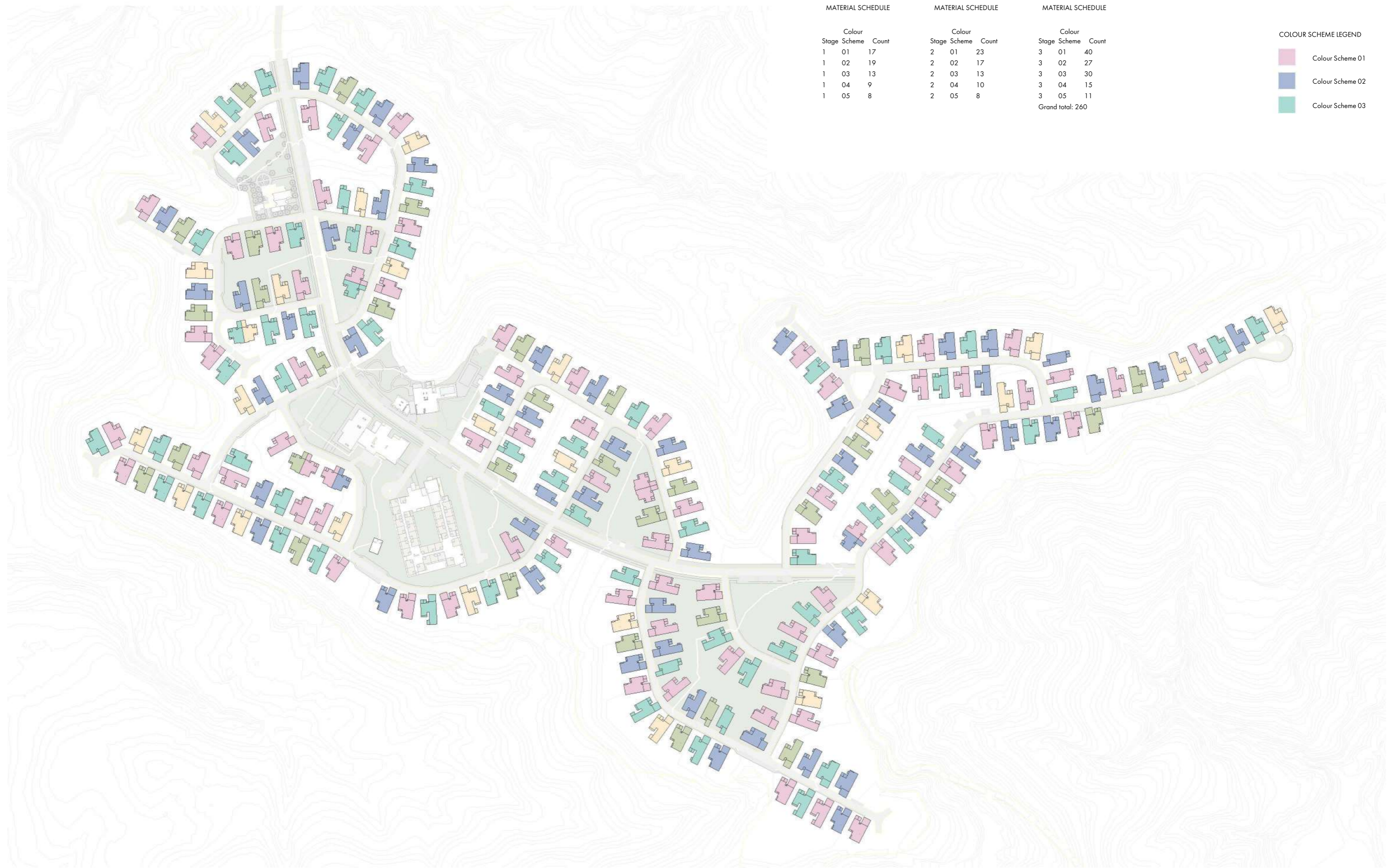


VILLAS - PRECEDENTS



	MATERIAL A	MATERIAL B	MATERIAL C	MATERIAL D	MATERIAL E	
COLOUR SCHEME 01						
COLOUR SCHEME 02						
COLOUR SCHEME 03						
COLOUR SCHEME 04						
COLOUR SCHEME 05						

VILLAS - COLOUR SCHEMES



MATERIAL SCHEDULE

Colour	Stage	Scheme	Count
1	01		17
1	02		19
1	03		13
1	04		9
1	05		8

MATERIAL SCHEDULE

Colour	Stage	Scheme	Count
2	01		23
2	02		17
2	03		13
2	04		10
2	05		8

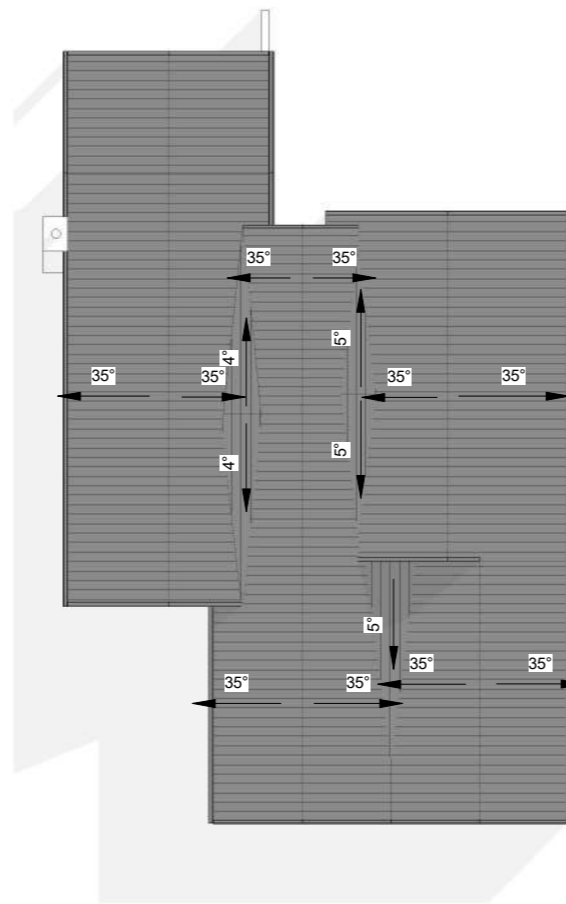
MATERIAL SCHEDULE

Colour	Stage	Scheme	Count
3	01		40
3	02		27
3	03		30
3	04		15
3	05		11
Grand total:			260

COLOUR SCHEME LEGEND

- Colour Scheme 01
- Colour Scheme 02
- Colour Scheme 03

VILLAS - COLOUR SCHEME PLAN



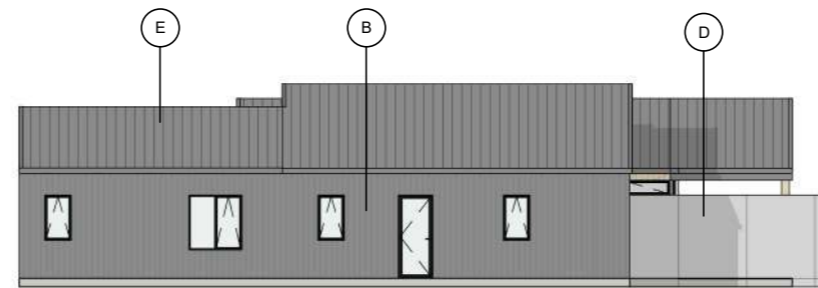
VILLA TYPE 3N - REAR VIEW

GARAGES	2
BEDROOM	3
BATHROOM	2
3N-REAR - FLOOR AREA	188.6 m
3N-REAR - ROOF AREA	212.7 m



3N-REAR - Back Elevation

SCALE @ A3 - 1 : 200



3N-REAR - Right Side Elevation

SCALE @ A3 - 1 : 200



3N-REAR - Front Elevation

SCALE @ A3 - 1 : 200



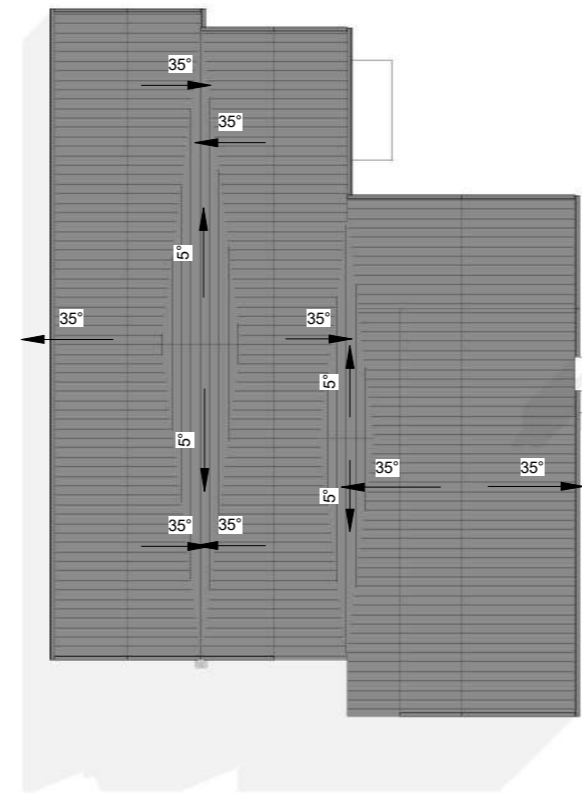
3N-REAR - Left Side Elevation

SCALE @ A3 - 1 : 200

VILLAS - 3N REAR



VILLAS - 3N REAR - VISUALISATION



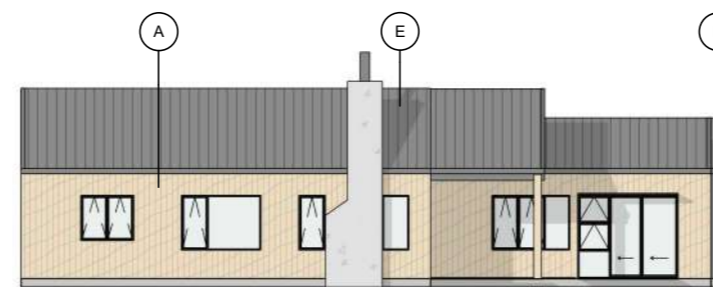
VILLA TYPE 3S

GARAGES	2
BEDROOM	3
BATHROOM	2
3S - FLOOR AREA	192.4 m
3S - ROOF AREA	214.4 m



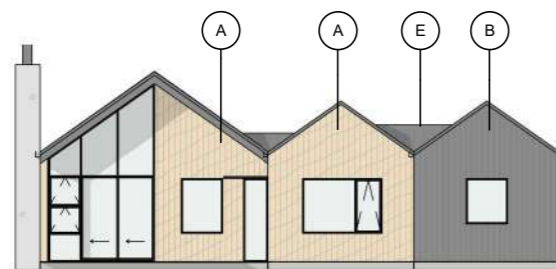
3S - Front Elevation

SCALE @ A3 - 1 : 200



3S - Right Side Elevation

SCALE @ A3 - 1 : 200



3S - Back Elevation

SCALE @ A3 - 1 : 200



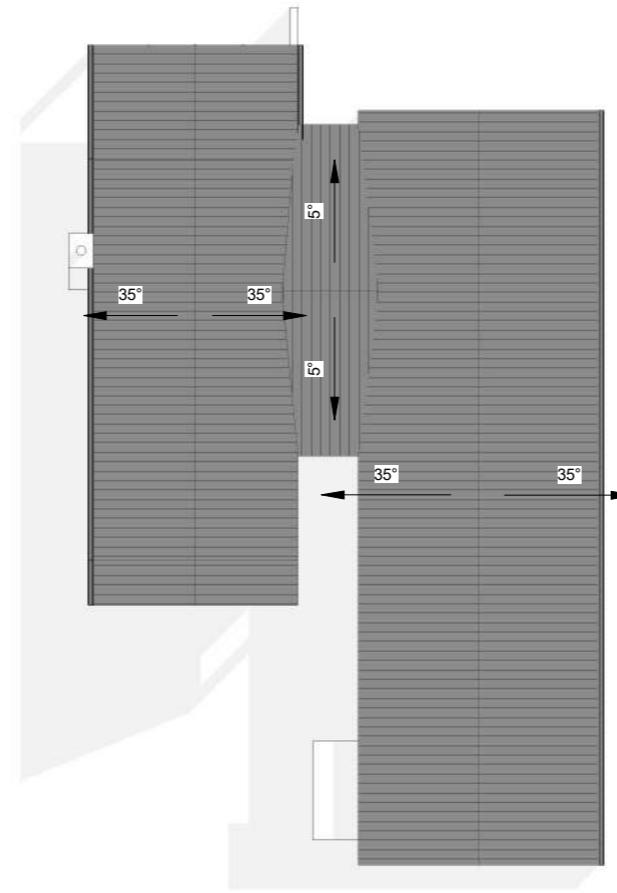
3S - Left Side Elevation

SCALE @ A3 - 1 : 200

VILLAS - 3S

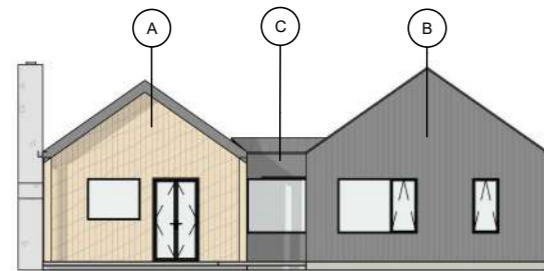


VILLAS - 3S - VISUALISATION



VILLA TYPE 2.5N

GARAGES	2
BEDROOM	2.5
BATHROOM	2
2.5N - FLOOR AREA	197.5 m
2.5N - ROOF AREA	221.4 m



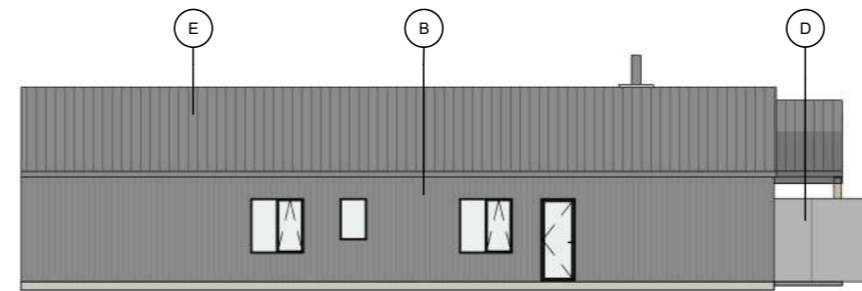
2.5N - Back Elevation

SCALE @ A3 - 1 : 200



2.5N - Front Elevation

SCALE @ A3 - 1 : 200



2.5N - Right Side Elevation

SCALE @ A3 - 1 : 200



2.5N - Left Side Elevation

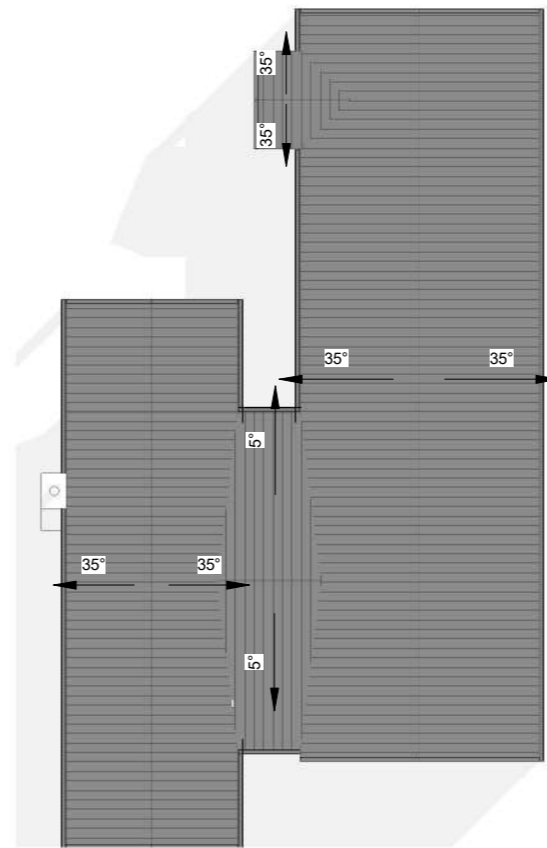
SCALE @ A3 - 1 : 200

VILLAS - 2.5N



VILLAS - 2.5N - VISUALISATION

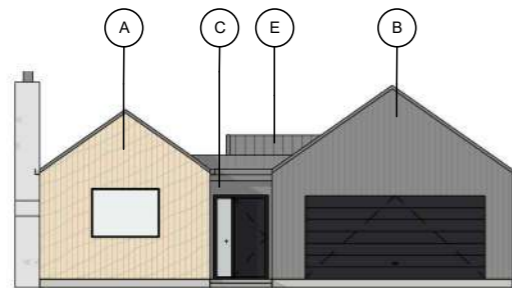




VILLA TYPE 2.5S

GARAGES	2
BEDROOM	2.5
BATHROOM	2

2.5S - FLOOR AREA	191.5 m
2.5S - ROOF AREA	209.7 m



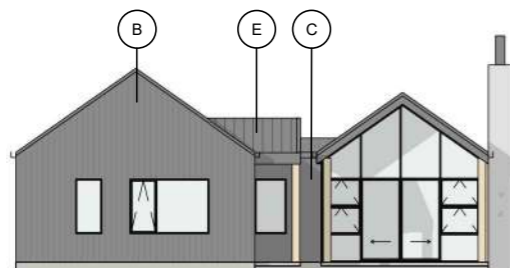
2.5S - Front Elevation

SCALE @ A3 - 1 : 200



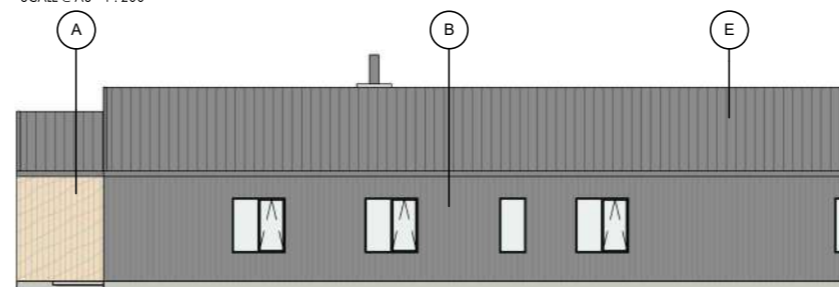
2.5S - Left Side Elevation

SCALE @ A3 - 1 : 200



2.5S - Back Elevation

SCALE @ A3 - 1 : 200



2.5S - Right Side Elevation

SCALE @ A3 - 1 : 200

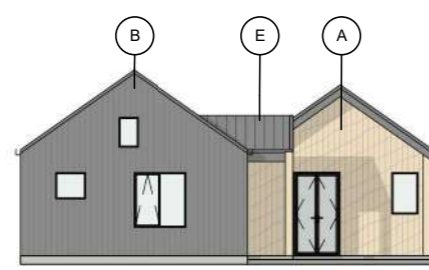
VILLAS - 2.5S



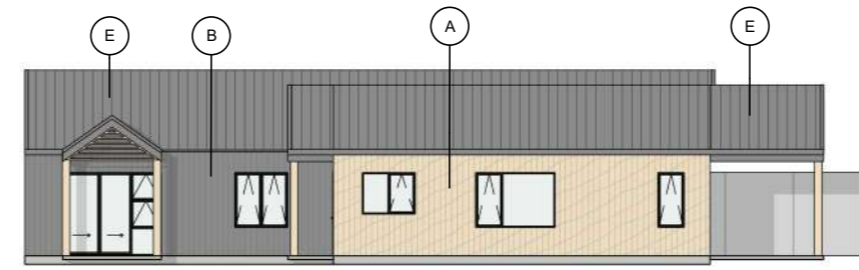
VILLAS - 2.5S - VISUALISATION



VILLA TYPE 2N	
GARAGES	1
BEDROOM	2
BATHROOM	2
2N - FLOOR AREA	155.5 m
2N - ROOF AREA	181.7 m



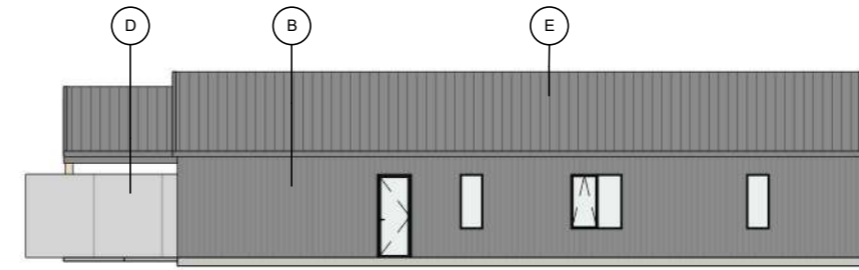
2N - Back Elevation  
SCALE @ A3 - 1 : 200



2N - Left Side Elevation  
SCALE @ A3 - 1 : 200



2N - Front Elevation  
SCALE @ A3 - 1 : 200



2N - Right Side Elevation  
SCALE @ A3 - 1 : 200

VILLAS - 2N



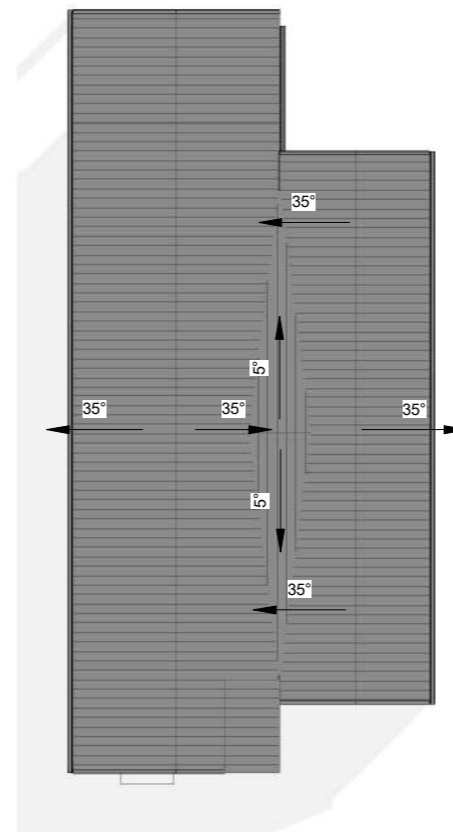
VILLAS - 2N - VISUALISATION

RANGITOOPUNI LIFESTYLE VILLAGE  
CONCEPT DESIGN - ARCHITECTURAL DRAWINGS

10.27 Rev. A 29.04.2025 @A3

**CROSSON**  
ARCHITECTS

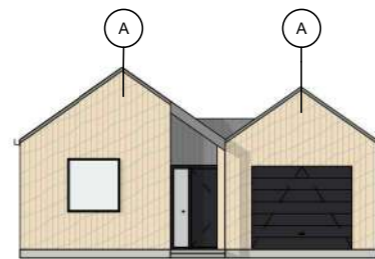
CROSSON ARCHITECTS LIMITED  
L1, 223 Ponsonby Road, Ponsonby, Auckland  
+64 9 302 0222  
crosson.co.nz



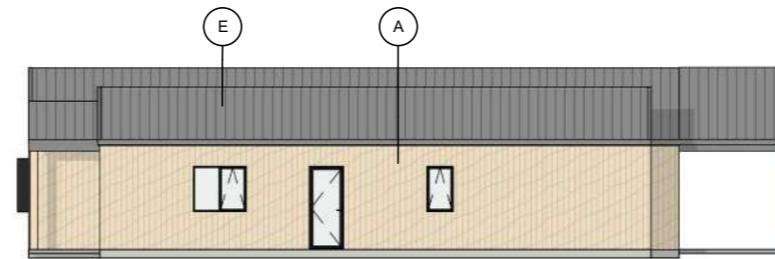
VILLA TYPE 2S

GARAGES	1
BEDROOM	2
BATHROOM	2

2S - FLOOR AREA	145.9 m
2S - ROOF AREA	168.3 m



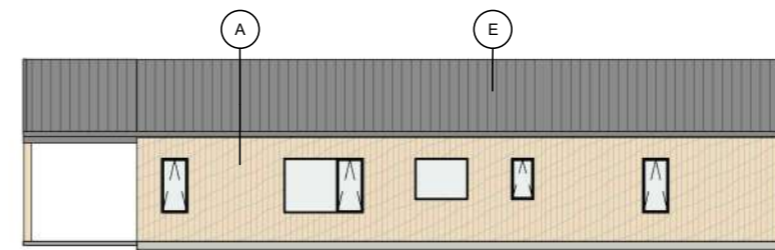
2S - Front Elevation  
SCALE @ A3 - 1 : 200



2S - Right Side Elevation  
SCALE @ A3 - 1 : 200



2S - Back Elevation  
SCALE @ A3 - 1 : 200

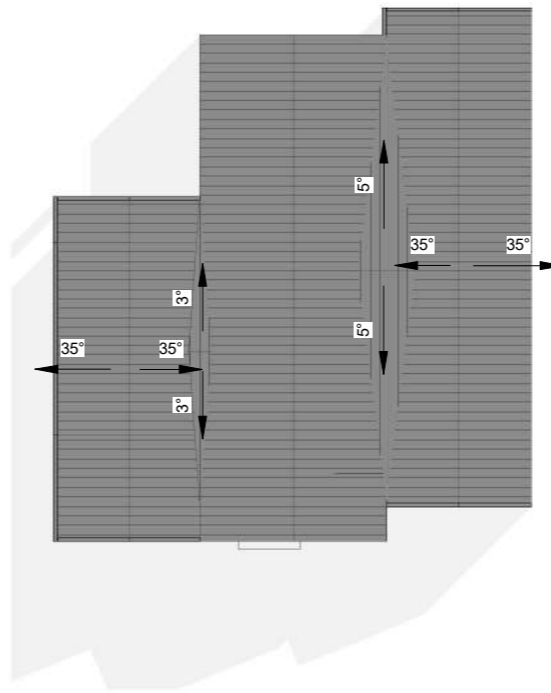


2S - Left Side Elevation  
SCALE @ A3 - 1 : 200

VILLAS - 2S

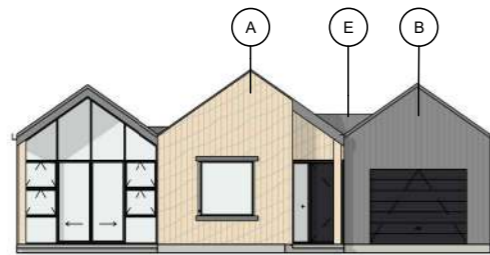


VILLAS - 2S - VISUALISATION



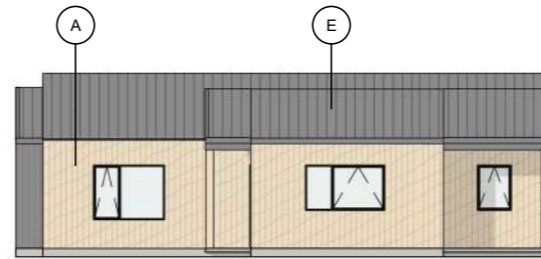
VILLA TYPE 2N DUPLEX

GARAGES	1
BEDROOM	2
BATHROOM	2
2N - DUPLEX - FLOOR AREA	133.8 m
2N - DUPLEX - ROOF AREA	151.9 m



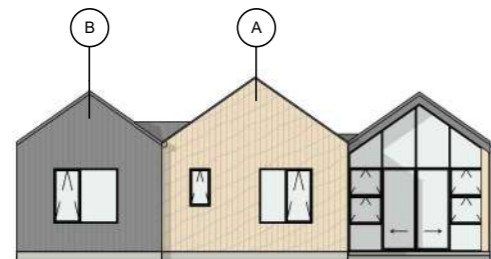
2S - DUPLEX - Front Elevation

SCALE @ A3 - 1 : 200



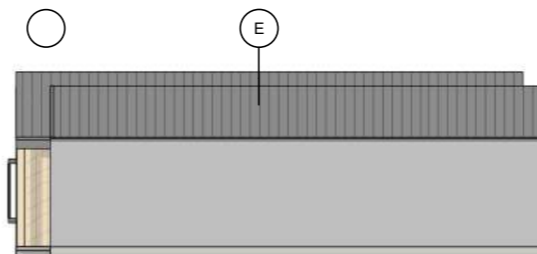
2S - DUPLEX - Left Side Elevation

SCALE @ A3 - 1 : 200



2S - DUPLEX - Back Elevation

SCALE @ A3 - 1 : 200



2S - DUPLEX - Right Side Elevation

SCALE @ A3 - 1 : 200

VILLAS - 2N - DUPLEX



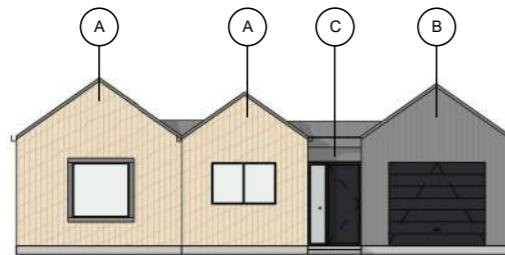
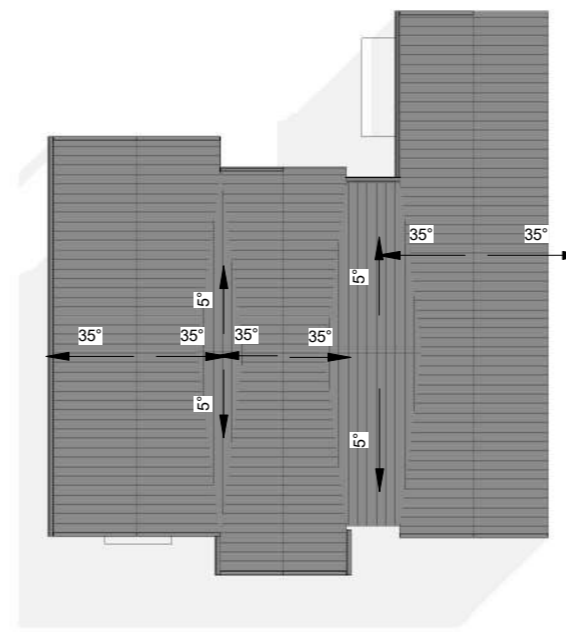
VILLAS - 2N - DUPLEX - VISUALISATION



VILLA TYPE 2S

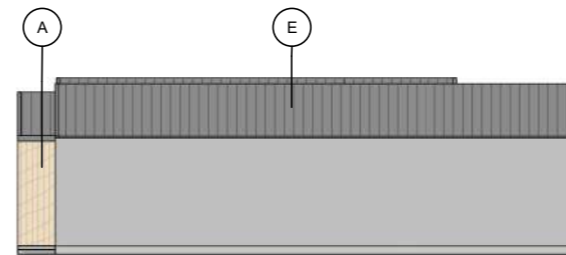
GARAGES	1
BEDROOM	2
BATHROOM	2

2S - DUPLEX - FLOOR AREA	137.0 m
2S - DUPLEX - ROOF AREA	151.3 m



2S-2 - DUPLEX - Front Elevation

SCALE @ A3 - 1 : 200



2S-2 - DUPLEX - Right Side Elevation

SCALE @ A3 - 1 : 200



2S-2 - DUPLEX - Back Elevation

SCALE @ A3 - 1 : 200



2S-2 - DUPLEX - Left Side Elevation

SCALE @ A3 - 1 : 200

VILLAS - 2S - DUPLEX



VILLAS - 2S - DUPLEX - VISUALISATION

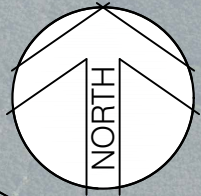


FLOOR LEVELS

VILLA SCHEDULE			VILLA SCHEDULE			VILLA SCHEDULE			VILLA SCHEDULE			VILLA SCHEDULE			VILLA SCHEDULE		
Stage	Mark	Type	Stage	Mark	Type	Stage	Mark	Type	Stage	Mark	Type	Stage	Mark	Type	Stage	Mark	Type
1	1	3S	1	34	2.5N	2	67	2.5S	2	103	3N	3	139	2N - D	3	202	2.5N
1	2	3S	1	35	2.5S	2	68	2N - D	2	104	2.5N	3	140	2.5N	3	203	3N
1	3	2.5S	1	36	2S	2	69	2N - D	2	105	2N	3	141	2.5N	3	204	3N
1	4	2.5S	1	37	2S	2	70	2N - D	2	106	2N	3	142	2.5S	3	205	3N
1	5	3S	1	38	2.5S	2	71	2N - D	2	107	2.5S	3	143	2.5S	3	206	3N
1	6	3N	1	39	3N	2	72	2.5S	2	108	2.5S	3	144	2.5S	3	207	3N
1	7	2.5N	1	40	3N	2	73	2.5S	2	109	2.5S	3	145	2.5S	3	208	3N
1	8	2.5N	1	41	3N	2	74	3S	2	110	2S	3	146	2.5S	3	209	3N
1	9	2.5N	1	42	3N	2	75	3S	2	111	2S	3	147	2.5S	3	210	3N
1	10	2N	1	43	3S	2	76	3S	2	112	2.5S	3	148	2.5S	3	211	3S
1	11	2N	1	44	3S	2	77	2.5N	2	113	2.5S	3	149	2.5S	3	212	3S
1	12	2.5N	1	45	3S	2	78	3N	2	114	2.5S	3	150	3N	3	213	3S
1	13	3S	1	46	3S	2	79	3S	2	115	2N	3	151	3N	3	214	3S
1	14	3S	1	47	3S	2	80	3S	2	116	2.5S	3	152	3N	3	215	3S
1	15	3S	1	48	3S	2	81	3S	2	117	2N	3	153	3N	3	216	3S
1	16	3S	1	49	3S	2	82	3S	2	118	2.5S	3	154	2.5N	3	217	3S
1	17	3S	1	50	3S	2	83	3S	2	119	3S	3	155	2.5N	3	218	3S
1	18	3S	1	51	3N	2	84	3S	2	120	3S	3	156	3N	3	219	3S
1	19	3S	1	52	3N	2	85	3N	2	121	3S	3	157	2.5S	3	220	3S
1	20	2.5S	1	53	2.5S	2	86	3N	2	122	2.5S	3	158	3N	3	221	2S
1	21	2.5S	1	54	2.5S	2	87	3N	2	123	3S	3	159	2.5N	3	222	2S
1	22	2.5S	1	55	2.5S	2	88	3N	2	124	2.5S	3	160	2.5S	3	223	2S
1	23	3N	1	56	2.5S	2	89	3N	2	125	2.5S	3	161	2.5S	3	224	2S - D
1	24	3N	1	57	2N - D	2	90	3N	2	126	3S	3	162	2.5S	3	225	2S - D
1	25	3N	1	58	2N - D	2	91	3N	2	127	2.5S	3	163	2S	3	226	2.5S
1	26	3N	1	59	2.5N	2	92	3N	2	128	2S	3	164	2.5S	3	227	2.5S
1	27	3N	1	60	2N	2	93	3N	2	129	2.5S	3	165	2.5S	3	228	2S
1	28	2.5N	1	61	2.5N	2	94	2.5S	2	130	2S	3	166	2S	3	229	2S
1	29	2.5N	1	62	2.5S	2	95	2.5S	2	131	2.5S	3	167	2S	3	230	2.5S
1	30	2S - D	1	63	2.5S	2	96	3N	2	132	3S	3	168	3N	3	231	2S
1	31	2S - D	1	64	2.5S	2	97	3N	2	133	2.5N	3	169	2.5N	3	232	3N
1	32	2N	1	65	2.5S	2	98	3N	2	134	2N	3	170	2.5N	3	233	2.5N
1	33	2N	1	66	2.5S	2	99	2.5N	2	135	2N	3	171	3N	3	234	3N
						2	100	3N	2	136	2.5N	3	172	3N	3	235	3N
						2	101	2.5N	2	137	2N	3	173	3S	3	236	2.5N
						2	102	3N	3	138	2N - D	3	174	3S	3	237	3N
												3	175	2.5S	3	238	2.5N
												3	176	2.5S	3	239	2.5N
												3	177	3S	3	240	2.5N
												3	178	3S	3	241	2.5N
												3	179	3S	3	242	2.5N
												3	180	2.5N	3	243	2.5S
												3	181	2.5N	3	244	2.5S
												3	182	2.5N	3	245	3N
												3	183	2.5N	3	246	2.5N
												3	184	3N	3	247	3N
												3	185	2.5N	3	248	3N
												3	186	3N	3	249	3N
												3	187	3N	3	250	3N
												3	188	2.5N	3	251	3S
												3	189	3N	3	252	2.5S
												3	190	2.5N	3	253	3S
												3	191	3N	3	254	3S
												3	192	2.5S	3	255	2.5S
												3	193	2.5S	3	256	2.5S
												3	194	2.5S	3	257	3S
												3	195	3S	3	258	2.5S
												3	196	3N	3	259	3S
												3	197	3N	3	260	3S
												3	198	3N			
												3	199	2.5N			
												3	200	2.5N			
												3	201	3N			

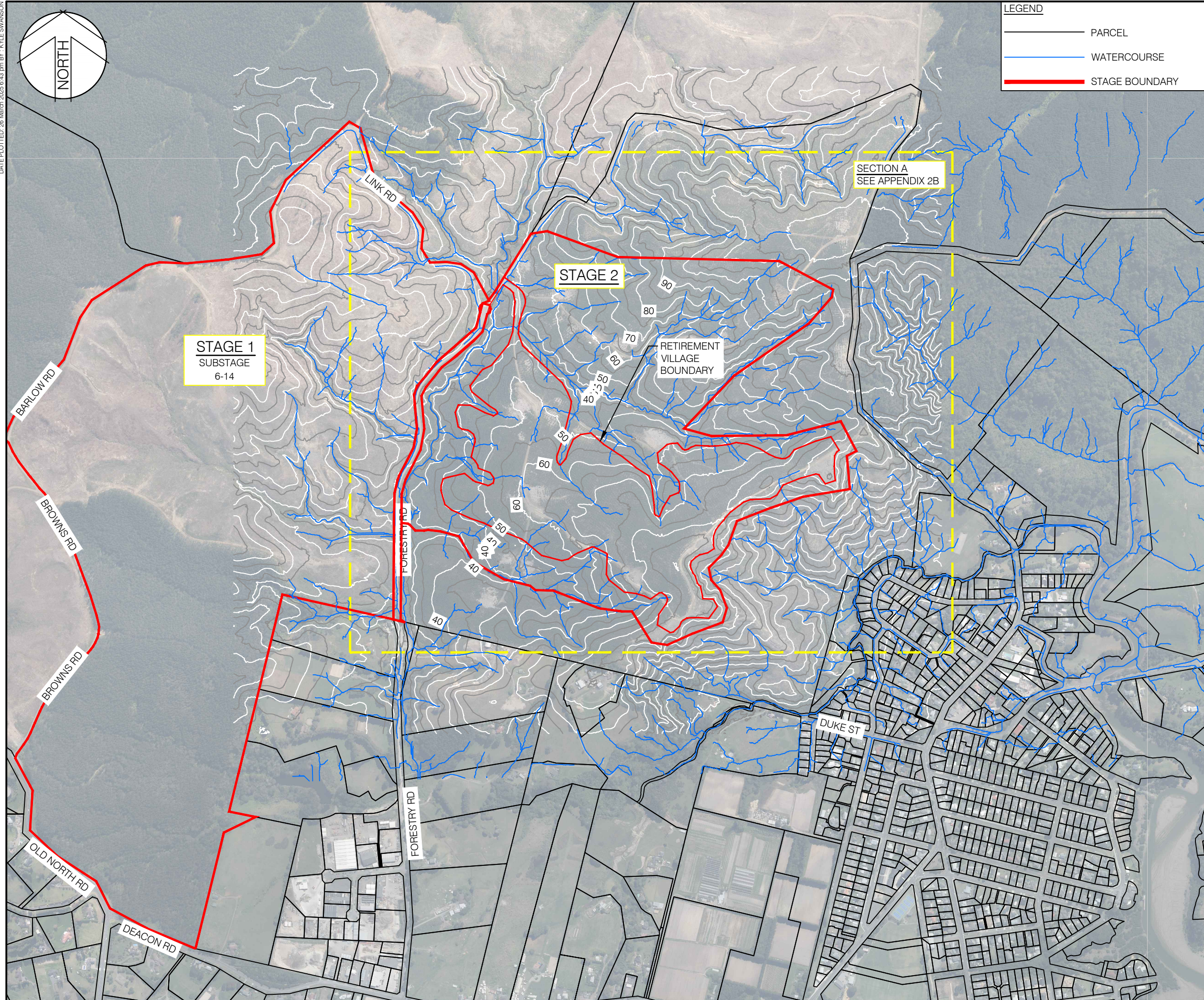
VILLA SCHEDULE

## **APPENDIX 2:** Geomorphological Map



LEGEND	
	PARCEL
	WATERCOURSE
	STAGE BOUNDARY

- NOTES:
1. PARCEL BOUNDARIES SOURCED FROM LINZ DATA SERVICE AND LICENSED FOR RE-USE UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0 NEW ZEALAND LICENSE (DOWNLOADED FEB 24, 2025).
  2. AERIAL IMAGE SOURCED FROM LINZ DATA SERVICE AND LICENSED FOR RE-USE UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0 NEW ZEALAND LICENSE (AUCKLAND 0.25m RURAL AERIAL PHOTOS 2024).
  3. CONTOUR DATA SOURCED FROM LINZ DATA SERVICE AND LICENSED FOR RE-USE UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0 NEW ZEALAND LICENSE (AUCKLAND NORTHERN LIDAR 1m 2016-2018).
  4. COORDINATES IN TERMS OF NZGD2000 MOUNT EDEN 2000.
  5. VERTICAL DATUM IN TERMS OF NZVD 2016.
  6. OVERLAND FLOW PATHS SOURCED FROM AUCKLAND COUNCIL GEOMAPS.
  7. STAGE BOUNDARIES PROVIDED BY MAVEN ASSOCIATES.



**DRAFT FOR REVIEW**



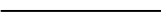


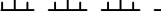
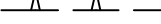


Auckland Office  
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Tel: 09 972 2205 www.engeo.co.nz

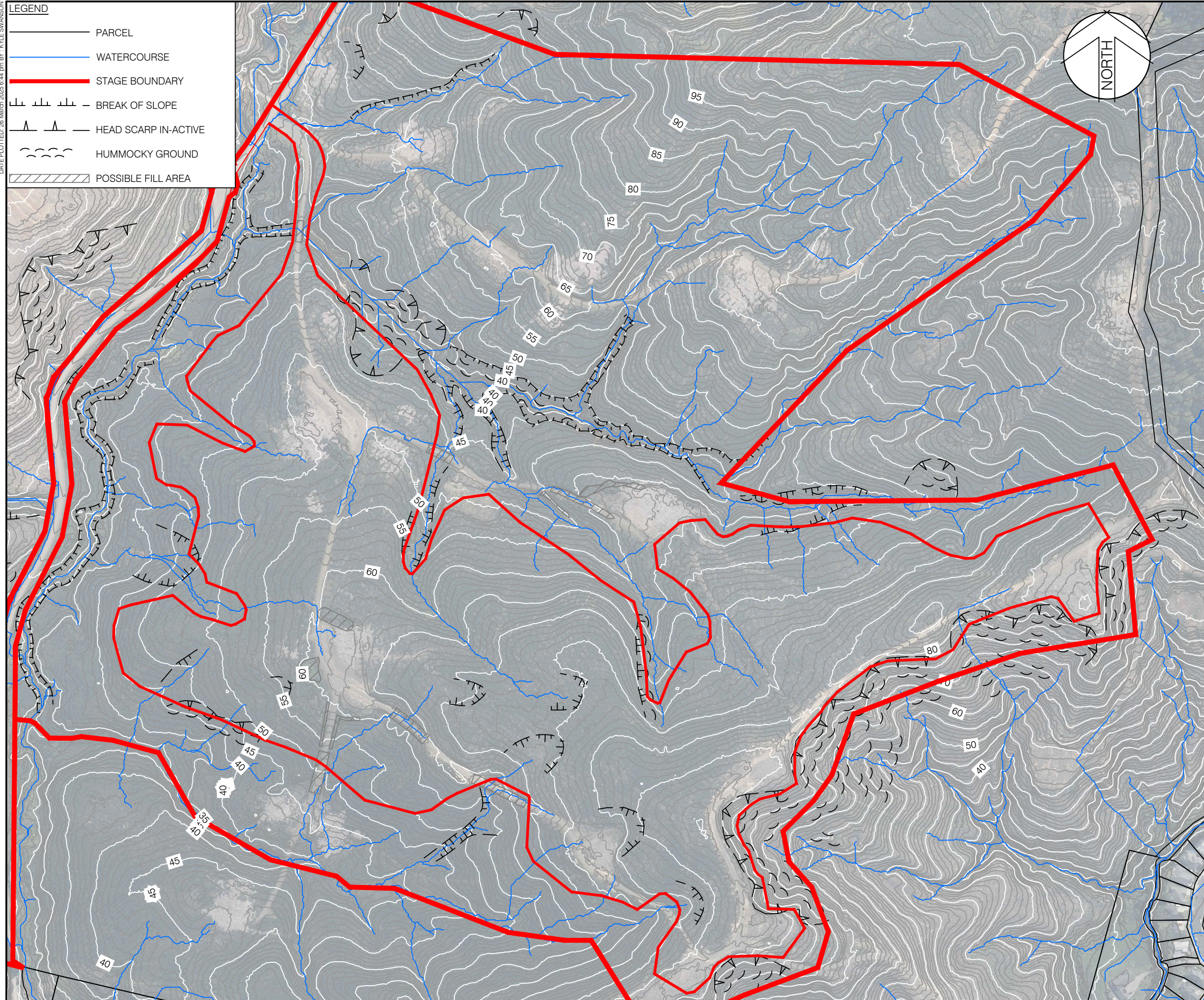
Rev	Date	Description	Drwn	Chkd
A	26.03.25	Draft for review	KS	-

Title:  
**GEOMORPHOLOGY PLAN  
INDEX - STAGE 2**

Client: Rangitooopuni Developments		Appendix:
Project: Rangitooopuni Riverhead - Stage 2 RV, Riverhead, Auckland	Designed: HP Drawn: KS Checked: - Date: 26.03.25	<b>2A</b> Size: A3
Project No: 20190.000.001	Scale: 1:10000	

**LEGEND**

-  PARCEL
-  WATERCOURSE
-  STAGE BOUNDARY
-  BREAK OF SLOPE
-  HEAD SCARP IN-ACTIVE
-  HUMMOCKY GROUND
-  POSSIBLE FILL AREA



DATE PLOTTED: 26 March 2025 6:44 pm BY: KYLIE SWANSON

DRAFT FOR REVIEW



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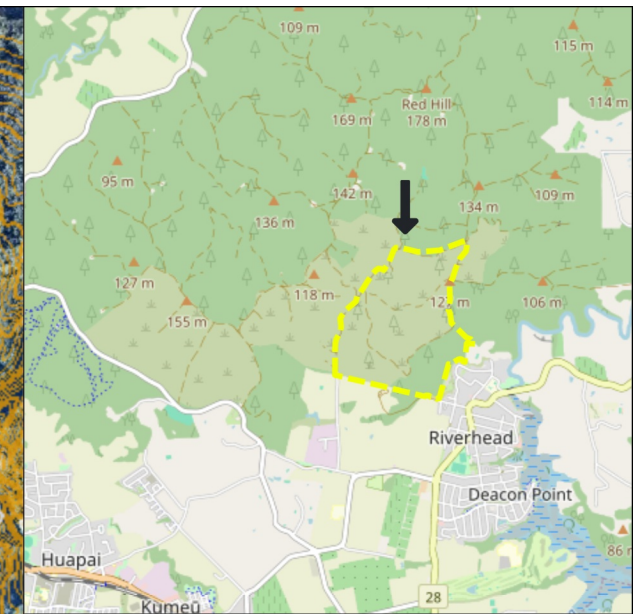
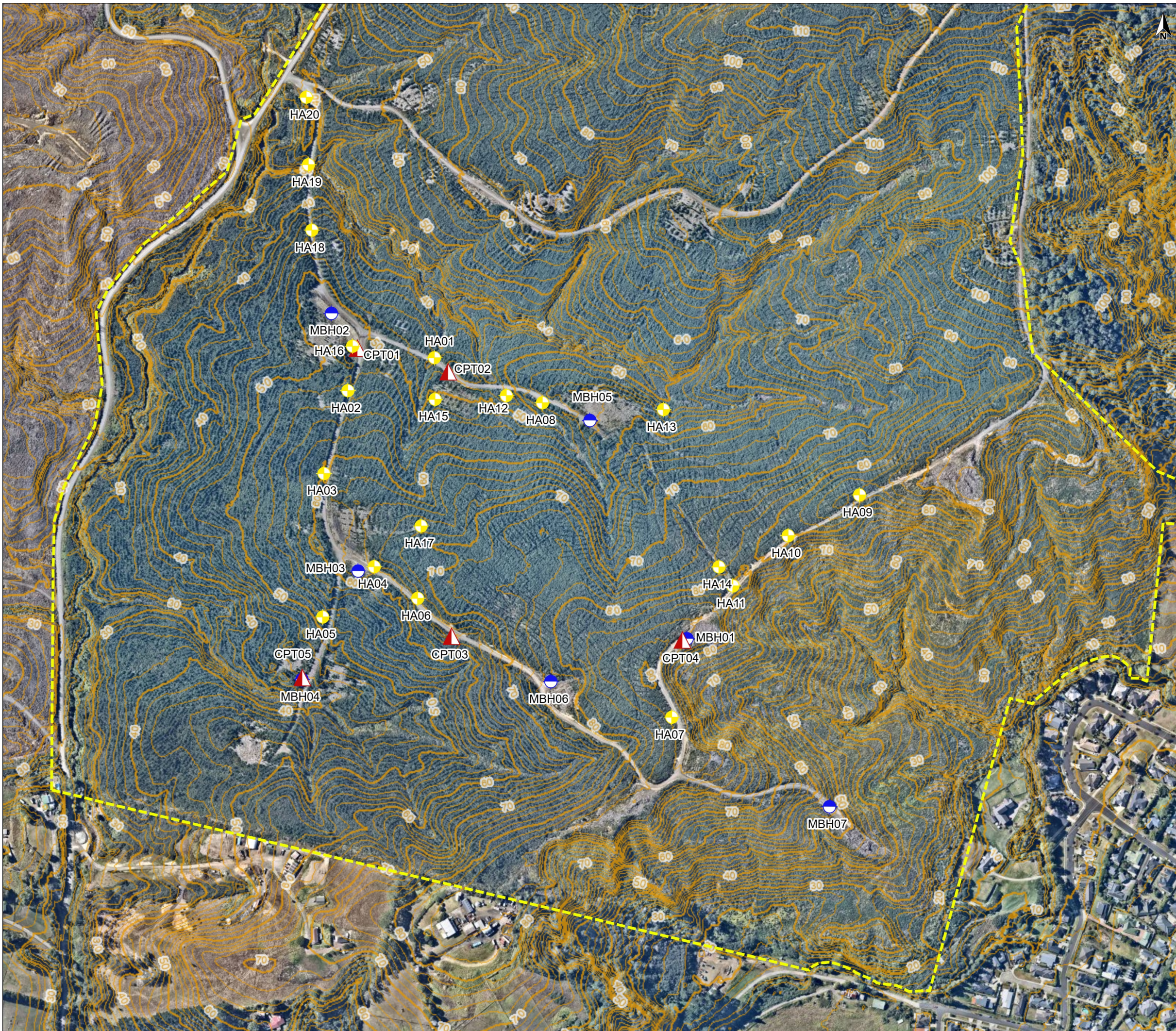
Rev	Date	Description	Drwn	Chkd
A	26.03.25	Draft for review	KS	-

Title:  
**GEOMORPHOLOGY PLAN  
- SECTION A**

Client: Rangitooopuni Developments		Appendix:
Project: Rangitooopuni Riverhead - Stage 2 RV, Riverhead, Auckland	Designed: HP Drawn: KS Checked: - Date: 26.03.25	<b>2B</b> Size: A3
Project No: 20190.000.001	Scale: 1:4000	

## **APPENDIX 3:** Investigation location Plan





- Legend**
- Stage 2 Site Boundary
  - Hand Auger Boreholes (ENGE0, 2025)
  - ▲ Cone Penetration Tests (ENGE0, 2025)
  - Machine Boreholes (ENGE0, 2025)

0 50 m 100 m  
© Nearmap,

**ENGE0**

Produced by **Datanest.earth**

Title: Investigation Location Plan		
Client: Avant Group Ltd	Size: A3	
Project: Stage 2 - Forestry Road, Riverhead	Drawn: JC	Figure No.: 1
Date: 20-03-2025	Checked: RB	
Proj No: 20190.000.003	Scale: 1:4800	Version: Final