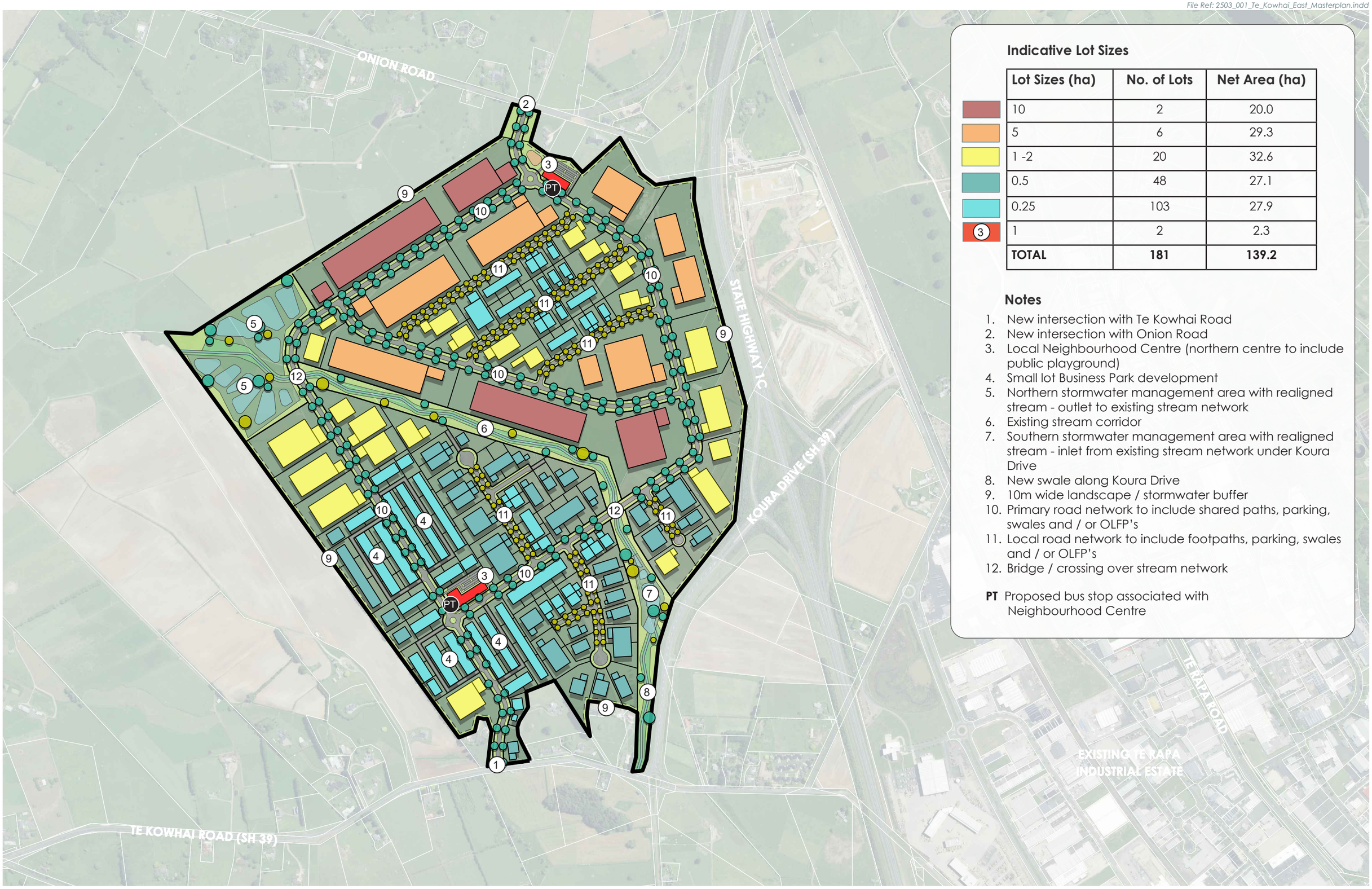


Indicative Lot Sizes

Lot Sizes (ha)	No. of Lots	Net Area (ha)
10	2	20.0
5	6	29.3
1 -2	20	32.6
0.5	48	27.1
0.25	103	27.9
1	2	2.3
TOTAL	**181**	**139.2**

Notes

1. New intersection with Te Kowhai Road
2. New intersection with Onion Road
3. Local Neighbourhood Centre (northern centre to include public playground)
4. Small lot Business Park development
5. Northern stormwater management area with realigned stream - outlet to existing stream network
6. Existing stream corridor
7. Southern stormwater management area with realigned stream - inlet from existing stream network under Koura Drive
8. New swale along Koura Drive
9. 10m wide landscape / stormwater buffer
10. Primary road network to include shared paths, parking, swales and / or OLFP's
11. Local road network to include footpaths, parking, swales and / or OLFP's
12. Bridge / crossing over stream network

PT Proposed bus stop associated with Neighbourhood Centre

ADAPT STUDIO

N

0 250m

1:10,000 @ A3

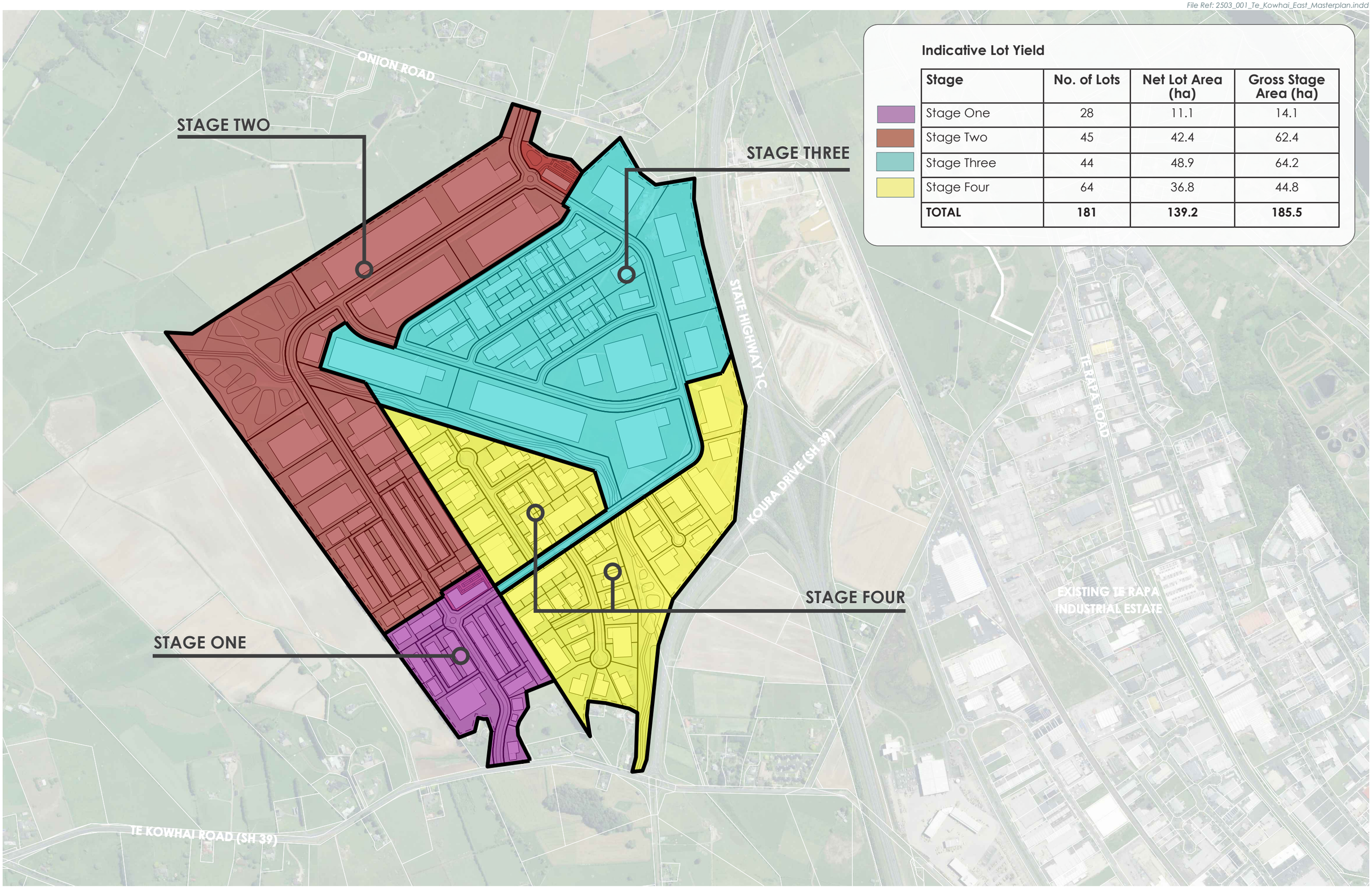
TE KOWHAI EAST MASTERPLAN

Masterplan Concept

Job Number: 2503 Drawing Number: 001

| Date: 12 May 2025 | Revision: E |

Plan prepared for Te Kowhai East Limited Partnership by Adapt Studio Limited



Indicative Lot Yield

Stage	No. of Lots	Net Lot Area (ha)	Gross Stage Area (ha)
Stage One	28	11.1	14.1
Stage Two	45	42.4	62.4
Stage Three	44	48.9	64.2
Stage Four	64	36.8	44.8
TOTAL	**181**	**139.2**	**185.5**

ADAPT STUDIO

N

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1:10,000 @ A3

TE KOWHAI EAST MASTERPLAN

Masterplan Staging Concept

Job Number: 2503 Drawing Number: 001

| Date: 12 May 2025 | Revision: E |

Plan prepared for Te Kowhai East Limited Partnership by Adapt Studio Limited