

Delmore

VINEWAY LIMITED | TERRA STUDIO

STAGE 1 PLANS



DRAWING REGISTER

STAGE 1 PLANS

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

STAGE 1 PLANS INDEX					
LAYOUT ID	LAYOUT NAME	REV ID	LAYOUT ID	LAYOUT NAME	REV ID
A-S1-1-01	STAGE 1 - SITE PLAN	B	A-S1-1-57	STAGE 1A-4 - GF	B
A-S1-1-02	STAGE 1 - TYPOLOGY PLAN	B	A-S1-1-58	STAGE 1A-4 - FF	B
A-S1-1-03	STAGE 1 - STAGE PLAN	B	A-S1-1-59	STAGE 1A-4 - TYPOLOGY	B
A-S1-1-04	STAGE 1 - PARKING PLAN	B	A-S1-1-60	STAGE 1A-4 - GF	B
A-S1-1-05	STAGE 1 - RETAINING PLAN	B	A-S1-1-61	STAGE 1A-4 - FF	B
A-S1-1-06	STAGE 1 - BATTER PLAN	B	A-S1-1-62	STAGE 1B-1 - TYPOLOGY	B
A-S1-1-07	STAGE 1 - COVERAGE PLAN	B	A-S1-1-63	STAGE 1B-1 - GF	B
A-S1-1-08	STAGE 1A-1 - TYPOLOGY	B	A-S1-1-64	STAGE 1B-1 - FF	B
A-S1-1-09	STAGE 1A-1 - GF	B	A-S1-1-65	STAGE 1B-1 - TYPOLOGY	B
A-S1-1-10	STAGE 1A-1 - FF	B	A-S1-1-66	STAGE 1B-1 - GF	B
A-S1-1-11	STAGE 1A-1 - TYPOLOGY	B	A-S1-1-67	STAGE 1B-1 - FF	B
A-S1-1-12	STAGE 1A-1 - GF	B	A-S1-1-68	STAGE 1B-1 - TYPOLOGY	B
A-S1-1-13	STAGE 1A-1 - FF	B	A-S1-1-69	STAGE 1B-1 - GF	B
A-S1-1-14	STAGE 1A-1 - TYPOLOGY	B	A-S1-1-70	STAGE 1B-1 - FF	B
A-S1-1-15	STAGE 1A-1 - GF	B	A-S1-1-71	STAGE 1B-1 - TYPOLOGY	B
A-S1-1-16	STAGE 1A-1 - FF	B	A-S1-1-72	STAGE 1B-1 - GF	B
A-S1-1-17	STAGE 1A-1 - TYPOLOGY	B	A-S1-1-73	STAGE 1B-1 - FF	B
A-S1-1-18	STAGE 1A-1 - GF	B	A-S1-1-74	STAGE 1B-1 - TYPOLOGY	B
A-S1-1-19	STAGE 1A-1 - FF	B	A-S1-1-75	STAGE 1B-1 - GF	B
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A-S1-1-22	STAGE 1A-1 - FF	B	A-S1-1-78	STAGE 1B-2 - GF	B
A-S1-1-23	STAGE 1A-1 - TYPOLOGY	B	A-S1-1-79	STAGE 1B-2 - FF	B
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A-S1-1-25	STAGE 1A-1 - FF	B	A-S1-1-81	STAGE 1B-2 - GF	B
A-S1-1-26	STAGE 1A-1 - TYPOLOGY	B	A-S1-1-82	STAGE 1B-2 - FF	B
A-S1-1-27	STAGE 1A-1 - GF	B	A-S1-1-83	STAGE 1B-2 - TYPOLOGY	B
A-S1-1-28	STAGE 1A-1 - FF	B	A-S1-1-84	STAGE 1B-2 - GF	B
A-S1-1-29	STAGE 1A-1 - TYPOLOGY	B	A-S1-1-85	STAGE 1B-2 - FF	B
A-S1-1-30	STAGE 1A-1 - GF	B	A-S1-1-86	STAGE 1B-2 - TYPOLOGY	B
A-S1-1-31	STAGE 1A-1 - FF	B	A-S1-1-87	STAGE 1B-2 - GF	B
A-S1-1-32	STAGE 1A-1 - TYPOLOGY	B	A-S1-1-88	STAGE 1B-2 - FF	B
A-S1-1-33	STAGE 1A-1 - GF	B	A-S1-1-89	STAGE 1B-2 - TYPOLOGY	B
A-S1-1-34	STAGE 1A-1 - FF	B	A-S1-1-90	STAGE 1B-2 - GF	B
A-S1-1-35	STAGE 1A-2 - TYPOLOGY	B	A-S1-1-91	STAGE 1B-2 - FF	B
A-S1-1-36	STAGE 1A-2 - GF	B	A-S1-1-92	STAGE 1B-2 - TYPOLOGY	B
A-S1-1-37	STAGE 1A-2 - FF	B	A-S1-1-93	STAGE 1B-2 - GF	B
A-S1-1-38	STAGE 1A-3 - TYPOLOGY	B	A-S1-1-94	STAGE 1B-2 - FF	B
A-S1-1-39	STAGE 1A-3 - GF	B	A-S1-1-95	STAGE 1B-2 - TYPOLOGY	B
A-S1-1-40	STAGE 1A-3 - FF	B	A-S1-1-96	STAGE 1B-2 - GF	B
A-S1-1-41	STAGE 1A-3 - TYPOLOGY	B	A-S1-1-97	STAGE 1B-2 - FF	B
A-S1-1-42	STAGE 1A-3 - GF	B	A-S1-1-98	STAGE 1B-3 - TYPOLOGY	B
A-S1-1-43	STAGE 1A-3 - FF	B	A-S1-1-99	STAGE 1B-3 - GF	B
A-S1-1-44	STAGE 1A-3 - TYPOLOGY	B	A-S1-1-100	STAGE 1B-3 - FF	B
A-S1-1-45	STAGE 1A-3 - GF	B	A-S1-1-101	STAGE 1B-3 - TYPOLOGY	B
A-S1-1-46	STAGE 1A-3 - FF	B	A-S1-1-102	STAGE 1B-3 - GF	B
A-S1-1-47	STAGE 1A-4 - TYPOLOGY	B	A-S1-1-103	STAGE 1B-3 - FF	B
A-S1-1-48	STAGE 1A-4 - GF	B	A-S1-1-104	STAGE 1B-3 - TYPOLOGY	B
A-S1-1-49	STAGE 1A-4 - FF	B	A-S1-1-105	STAGE 1B-3 - GF	B
A-S1-1-50	STAGE 1A-4 - TYPOLOGY	B	A-S1-1-106	STAGE 1B-3 - FF	B
A-S1-1-51	STAGE 1A-4 - GF	B	A-S1-1-107	STAGE 1B-3 - TYPOLOGY	B
A-S1-1-52	STAGE 1A-4 - FF	B	A-S1-1-108	STAGE 1B-3 - GF	B
A-S1-1-53	STAGE 1A-4 - TYPOLOGY	B	A-S1-1-109	STAGE 1B-3 - FF	B
A-S1-1-54	STAGE 1A-4 - GF	B	A-S1-1-110	STAGE 1B-3 - TYPOLOGY	B
A-S1-1-55	STAGE 1A-4 - FF	B	A-S1-1-111	STAGE 1B-3 - GF	B
A-S1-1-56	STAGE 1A-4 - TYPOLOGY	B	A-S1-1-112	STAGE 1B-3 - FF	B

Delmore

PROJECT SUMMARY STAGE 1

53A, 53B, 55 RUSSELL ROAD

TOTAL LOTS472 TOTAL LOTS IN STAGE 1 (484 IF THE S1 PARK IS NOT ACQUIRED)
INCLUDING 9 LOTS PROPOSED IN THE TEMPORARY WASTE WATER
TREATMENT PLANT LOCATION

TYPOLOGIES22 STANDARD + 55 BESPOKE FLOOR PLAN DESIGNS

3G.1 - 3 BED, GARAGE, SINGLE LEVEL - 202
4G.1 - 4 BED, GARAGE, SINGLE LEVEL - 16
3.2 - 3 BED, TWO LEVELS - 3
3G.2 - 3 BED, GARAGE, TWO LEVELS - 11
4G.2 - 4 BED, GARAGE, TWO LEVELS - 119
5G.2 - 5 BED, GARAGE, TWO LEVELS - 65
BESPOKE DESIGNS RANGING IN SIZE AND TYPE - 56

SINGLE LEVEL / DOUBLE LEVEL HOMES255 SINGLE (54%) / 217 DOUBLE (46%)

ZERO LOT / STANDALONE BOUNDARY72 ZERO LOT (15%) / 400 STANDALONE (85%)
NO DUPLEX OR TERRACED TYPOLOGIES ARE
PROPOSED IN STAGE 1

TOTAL OVERALL SITE AREA (RUSSELL ROAD)30.7462 HA

PRIVATE LOT AREA173,639m² (NOT INCLUDING THE 12 STAGE 1 PARK LOTS)

BUILDING COVERAGE48,360m² - 28% OF THE 'PRIVATE LOT AREA' ABOVE

IMPERMEABLE COVERAGE87,160m² APPROX - 50.3% OF THE 'PRIVATE LOT AREA' ABOVE

RETAINED WETLANDS / STREAMS / RIPARIANACROSS 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





PUBLIC REALM

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

	STREAM
	WETLAND
	STREAM/WETLAND 10m OFFSET
	CONSENT NOTICE AREA
	SIGNIFICANT ECOLOGICAL AREA
	DRAINAGE RESERVE TO VEST
	PROPOSED PARK
	REVEGETATION PLANTING REFER TO OFFSET PLANTING PLAN FOR FURTHER DETAIL
	W.W PUMP STATION
	PUBLIC PATH - DESIGN TBC

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

BUILDING FOOTPRINT

DRAWING NO.

A-S1-1-01

STAGE 2

ROAD RESERVE TO VEST

N.O.R 6 CONCEPT PLAN
DESIGNATION BOUNDARY

GRAND DRIVE CONN

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

THIS PORTION OF THE EXISTING CONSENT NOTICE
AREA IS CURRENTLY GRASS ONLY. VINEWAY LIMITED
PROPOSE TO PLANT THE ENTIRE AREA WHICH IS
CURRENTLY BARE. REFER TO THE LANDSCAPE
ARCHITECTS DRAWINGS FOR FURTHER DETAIL

PUBLIC PATH ALONG THE CONSENT NOTICE AREA

PROPOSED 3,050m² NEIGHBOURHOOD PARK MEETS ALL METRICS ESTABLISHED BY AUCKLAND COUNCIL. REFER TO THE CONSENT CONDITIONS PROVIDED BY B&A FOR DETAILS RELATING TO ACQUISITION

TEMPORARY W.W TREATMENT PLANT LOCATION

ONCE DECOMMISSIONED, 9 PROPOSED LOTS (LOT NUMBERS 120-129) WILL BE CONSTRUCTED. REFER TO B&A'S AEE AND THE PROPOSED CONSENT CONDITIONS FOR FURTHER DETAILS

RUSSELL RD

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 PATHWAY PROPOSED THROUGH THIS AREA

PEDESTRIAN ACCESS TO RUSSELL ROAD

TYPE	LEVELS	BEDS	GARAGE	GFA (aprx)
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			

CLIENT	VINEWAY LIMITED
PROJECT NAME	DELMORE - STAGE 1
DRAWING TITLE	STAGE 1 - TYPOLOGY PLAN
SCALE	1:1500, 1:18000
REVISION NO.	B

DRAWING NO.

A-S1-1-02

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

REVISION NO. B

DRAWING NO.

A-S1-1-03

1B-1

1B-3

1B-2

1A-1

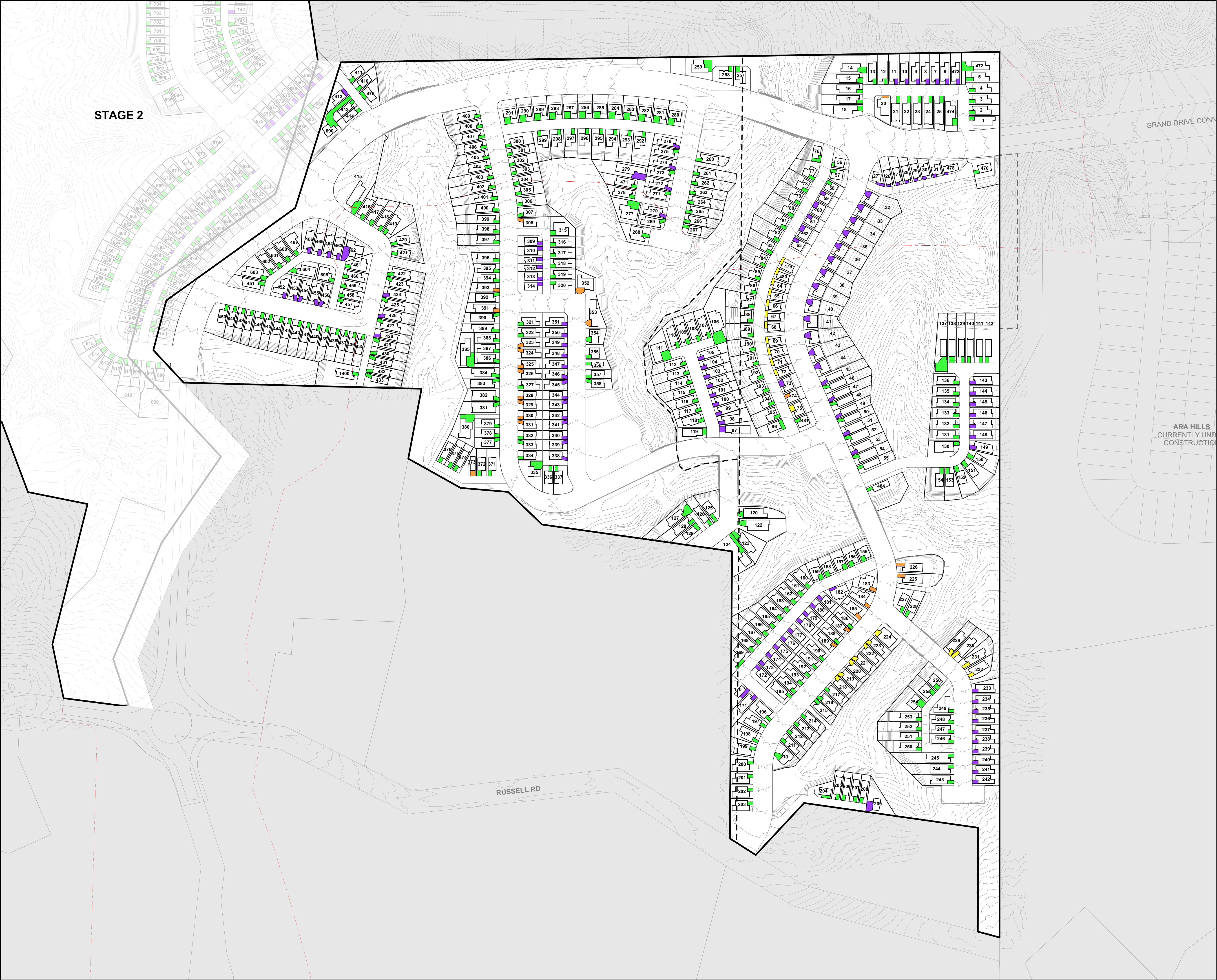
1A-3

1A-2

1A-4

ARA HILLS
CURRENTLY UNDER
CONSTRUCTION

RUSSELL RD



TERRA STUDIO

PROJECT KEY

PARKING PAD GRADIENTS

1:25 MAX (109 LOTS TOTAL)

1:20 MAX

1:15 MAX

1:10 MAX

1:8 MAX

EARTHWORKS

1m MAJOR CONTOUR

NOTES

THE CONTRACTOR SHALL MEASURE ALL DIMENSIONS, ANGLES AND GRADIENTS ON SITE PRIOR TO CONSTRUCTION. THE GRADIENTS SHOWN ARE INDICATIVE ONLY AND SHOULD BE CONFIRMED BY A CIVIL ENGINEER DURING DETAILED DESIGN.

SOME PARKING PADS HIGHLIGHTED AT A COMPLIANT GRADE OF 1:20 HAVE A MAXIMUM CROSSFALL AT THE ROAD BOUNDARY OF 1:8 WHERE THE PUBLIC ROAD IS ALSO 1:8. GENERALLY, THIS CROSSFALL BALANCES OUT TO A COMPLIANT GRADE OF 1:20 WITHIN THE FIRST 500MM OF THE PARKING PAD.

1:8 DRIVEWAYS ARE REQUIRED IN SOME AREAS PRIMARILY DUE TO EARTHWORKS AND LARGE LEVEL DIFFERENCES. WHERE LOTS ARE LOCATED ON THE 'LOWER' SIDE OF A BLOCK, THE STEEPER DRIVEWAY GRADIENT ALLOWS LOWER RETAINING WALLS TO BE CONSTRUCTED IN THE BACK YARD. THIS ENSURES COMPLIANCE WITH OUTDOOR LIVING STANDARDS AND GENERAL USER AMENITY.

CLIENT

VINEWAY LIMITED

PROJECT NAME

DELMORE - STAGE 1

DRAWING TITLE

STAGE 1 - PARKING PLAN

SCALE

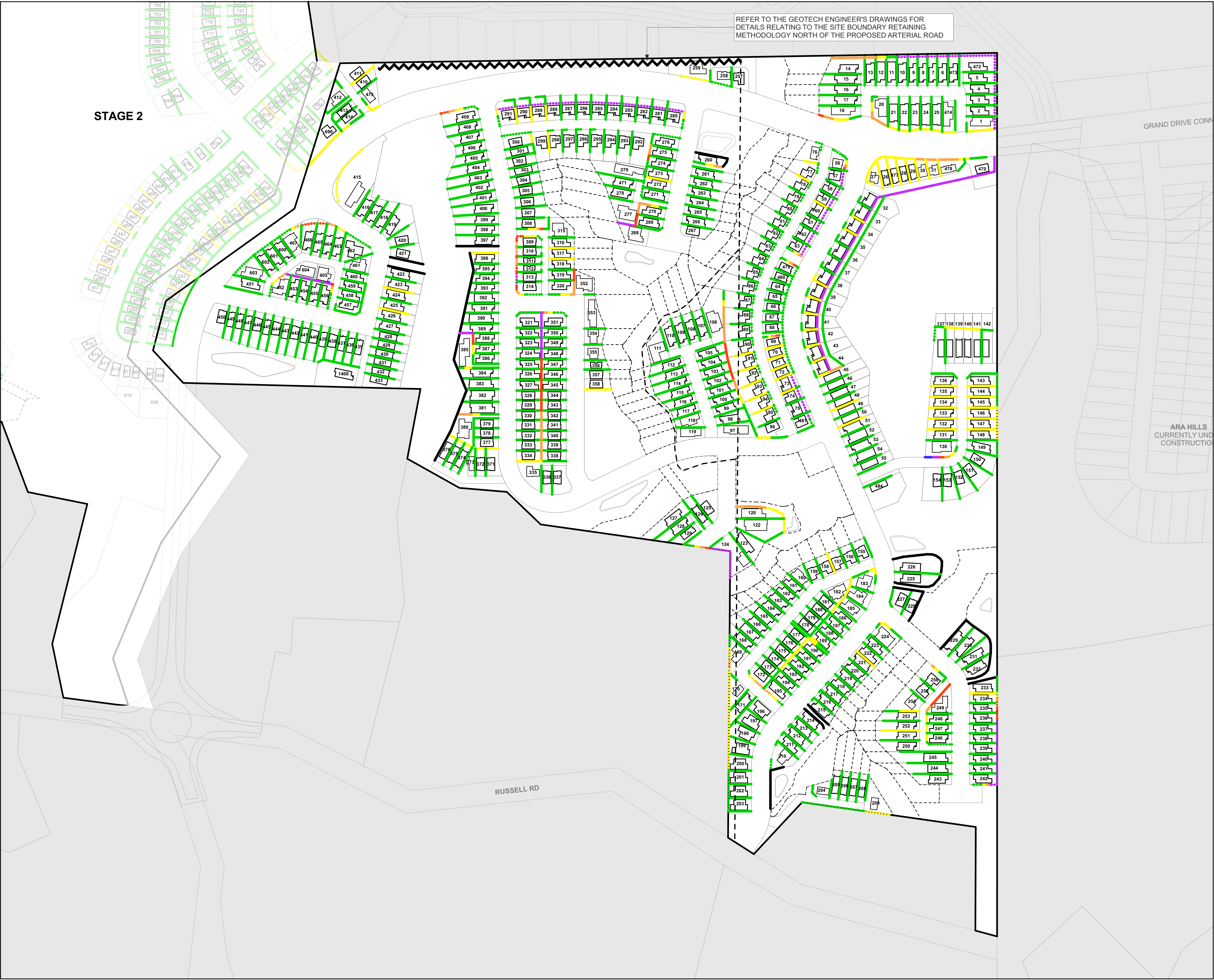
1:18000, 1:1500

REVISION NO.

B

DRAWING NO.

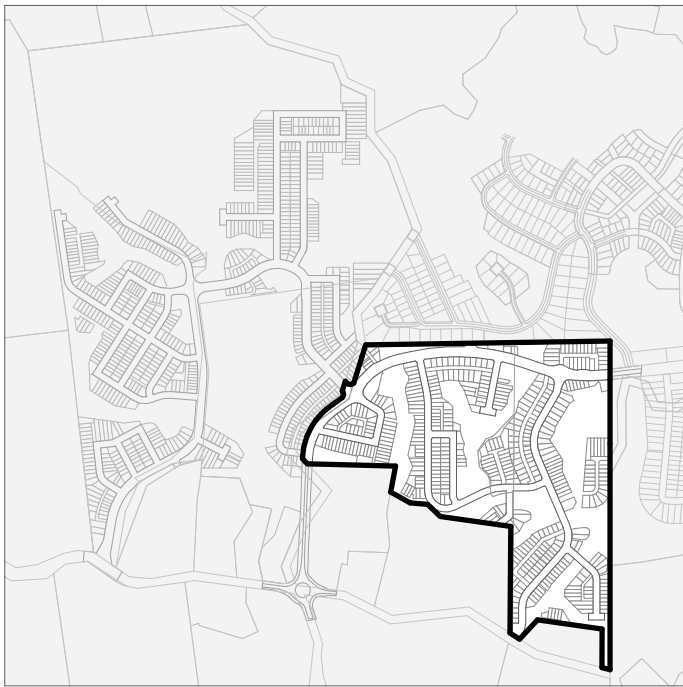
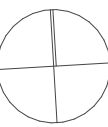
A-S1-1-04



REFER TO THE GEOTECH ENGINEER'S DRAWINGS FOR
DETAILS RELATING TO THE SITE BOUNDARY RETAINING
METHODOLOGY NORTH OF THE PROPOSED ARTERIAL ROAD

STAGE 2

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

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.
REFER TO ENGINEERS DRAWINGS FOR
CULVERT RETAINING WALL HEIGHTS

CLIENT VINEWAY LIMITED

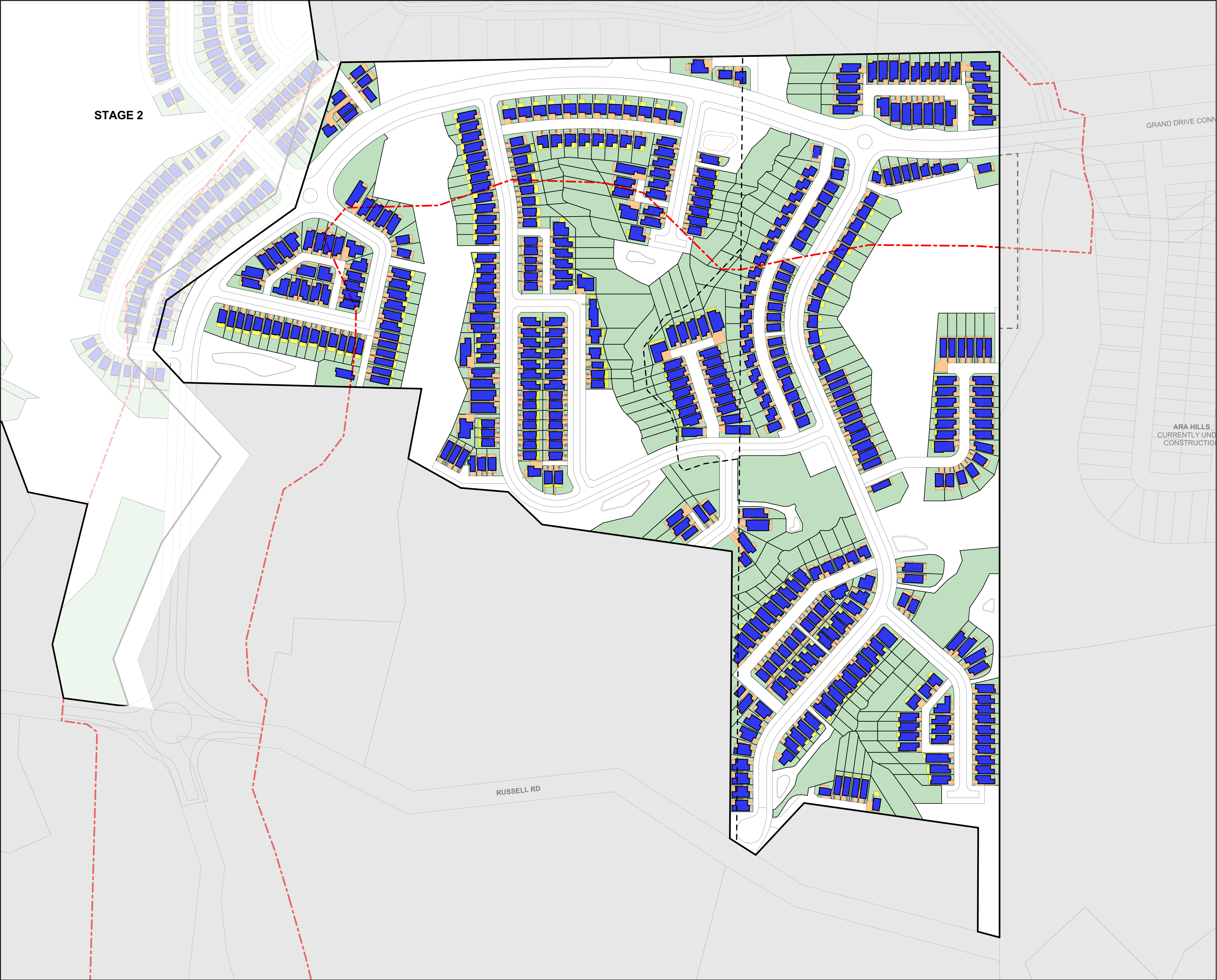
PROJECT NAME DELMORE - STAGE 1

DRAWING TITLE STAGE 1 - RETAINING
PLAN

SCALE 1:18000, 1:1500

REVISION NO. B

DRAWING NO.
A-S1-1-05

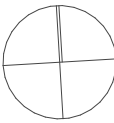


STAGE 2

RUSSELL RD

GRAND DRIVE CONN

ARA HILLS
CURRENTLY UNDER
CONSTRUCTION



PROJECT KEY

BUILDING COVERAGE

STAGE 1	
LOT AREA	173,639m ²
BUILDING COVERAGE	48,360m ²
PERCENTAGE	28.0%

STAGE 2	
LOT AREA	248,350m ² + 9,400m ²
BUILDING COVERAGE	60,000m ²
PERCENTAGE	24.3%

SITE

LOT AREA	421,989m ² + 9,400m ²
BUILDING COVERAGE	108,360m ²
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: 100m² BUILDING COVERAGE x 1.8 (80% OF BC) = 180m² IMPERMEABLE

STAGE 1	
IMPERMEABLE AREA (BC x 1.8)	87,160m ²
PERCENTAGE	50.3%

STAGE 2	
IMPERMEABLE AREA (BC x 1.8)	108,360m ²
PERCENTAGE	43.8%

SITE

IMPERMEABLE AREA (BC x 1.8)	= 195,520m ²
PERCENTAGE	46.5%

CLIENT VINEWAY LIMITED

PROJECT NAME DELMORE - STAGE 1

DRAWING TITLE STAGE 1 - COVERAGE PLAN

SCALE 1:18000, 1:1500

REVISION NO. B

DRAWING NO. A-S1-1-07