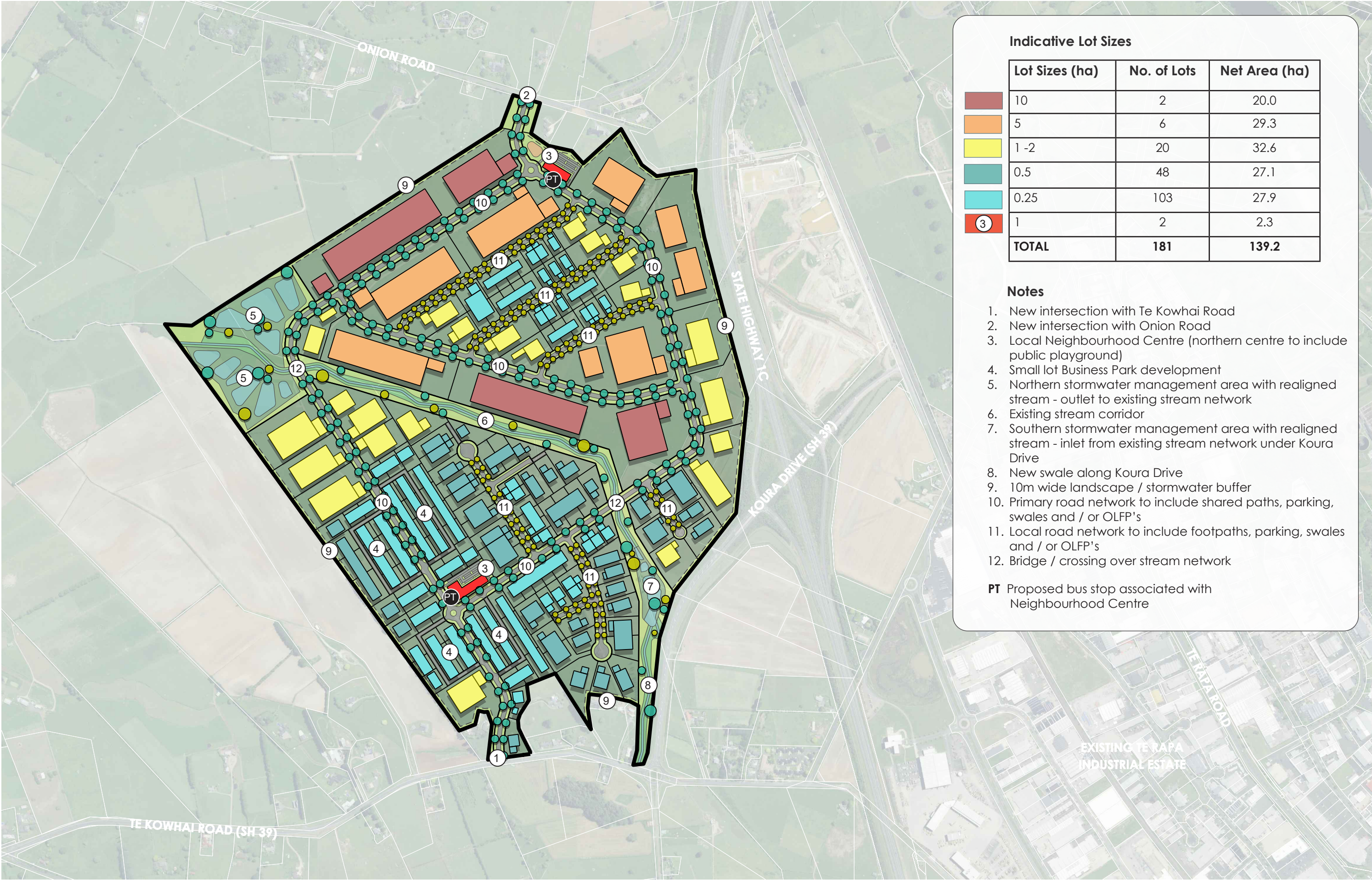




Indicative Lot Sizes

	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
3	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

