

DESIGN PROPOSAL -OVERVIEW

3 DESIGN PROPOSAL
- OVERVIEW

VILLA TYPOLOGY
PLAN

Proposed villa and townhouses make-up is:

Townhouses - 'Whio'	12	2-Bed CP (GF) - 'Ruru'	24
1-Bed SG - 'Kiwi'	9	2-Bed SG - 'Kokako'	16
1-Bed SG - 'Miromiro'	6	2-Bed DG - 'Kokako'	2
2-Bed SG - 'Waimea Plains'	13	Total	192
2-Bed DG - 'Waimea Plains'	21		
3-Bed SG - 'Waimea Plains'	13		
3-Bed DG - 'Waimea Plains'	15		
2-Bed DG - 'Lake Hayes'	13		
2-Bed DG - 'Takahe'	8		
2-Bed SG - 'Shotover'	9		
2-Bed DG - 'Hihi'	7		
3-Bed SG (L1) - 'Ruru'	24		

- 1 Main Village entrance
- 2 Mixed units area
- 3 Clubhouse
- 4 Area B Village entrance
- 5 Cafe carpark
- 6 Service bay and carpark
- 7 Care building
- 8 Duplex
- 9 Townhouses
- 10 Townhouses & mixed units
- 11 Terraces
- 12 Green pathway
- 13 Premium location
- 14 Communal area
- 15 Dementia Garden
- 16 Sheds & service yard
- 17 South / service gate
- 18 Pavilion
- 19 Care carpark
- 20 Workshop
- 21 Transformer
- 22 Comms Shed



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Arvida Maitahi Village GFA Schedule 25/07/2024

Name	Element ID	Colour	Quantity	Unit GFA	Total GFA
Whio Townhouse	Townhouse (1 bed)		12	75.5	906
Kiwi 1 bedroom single garage	1 Bed (SG) - Kiwi		9	117	1,053
Miromiro 1 bedroom single garage	1 Bed (SG) - Miromiro		6	95	570
Waimea 2 bedroom single garage	2 Bed (SG) - WP		13	124	1,612
Waimea 2 bedroom double garage	2 Bed (DG) - WP		21	140	2,940
Waimea 3 bedroom single garage	3 Bed (SG) - WP		13	146	1,898
Waimea 3 bedroom double garage	3 Bed (DG) - WP		15	160	2,400
Lake Hayes	2 Bed (DG) - Lake Hayes		13	180	2,340
Takahe	2/3 Bed (DG) - Takahe		8	200	1,600
Shotover double garage	2 Bed (DG) - Shotover		9	170	1,530
Hihi 2 Bed double garage	2 Bed (DG) - Hihi		7	167	1,169
Ruru 2 bedroom single garage (L1)	2 Bed (SG) - Ruru		24	137	3,288
Ruru 2 bedroom carport (GF)	2 Bed (CP) - Ruru		24	98	2,352
Kokako 2 bed single garage	2 Bed (SG) - Kokako		16	113	1,808
Kokako 2 bed double garage	2 Bed (DG) - Kokako		2	130	260
			192		25,726
Central Facilities			Quantity	Total GFA	
Care building			36 beds		2,687
Residents Clubhouse					1,120
Pavilion					154
Residents Shed					162
Maintenance Shed					82
Comms Shed					14
					4,219
			Total Site GFA		29,945

EXISTING SHEARING SHED

Existing Shearing Shed RC
Conditions:

The demolition of the existing
'shearing shed' and 'chimney' is a
controlled activity.

Control is reserved over:

- a. The salvage of the shearers' graffiti on the rusticated weatherboard clad walls and sliding doors to Woolshed Part A1 and Part B (refer Miller 2022) for adaptive reuse and presentation;
- b. The salvage of the shearing equipment and the ground floor windows to Part A1 (refer Miller 2022), including any timber and building materials that are recoverable and reusable; and
- c. Recording the existing shearing shed and chimney by digital 3D scanning inside and outside and a 3D model produced.

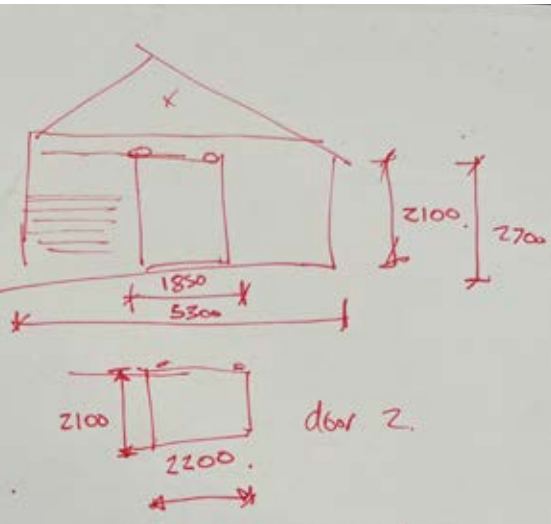
'Shearing shed' and 'Chimney' in this rule relate to the specific structures identified within the Origin Consultants Limited Memo updated 6 April 2022 and entitled 'investigations into selected heritage structures - timber woolshed/barn, concrete chimney, and concrete/stone wall remnants' and presented within PPC28. Furthermore, in relation to the

shearing shed, it is only part A1 of the building that is captured by this rule.

Note: An Archaeological Authority is also required pursuant to the Heritage New Zealand Pouhere Taonga Act 2014.

Design proposal:

The salvaged graffitied wall, doors, and shearing equipment will be reused and installed in the cafe or clubhouse.



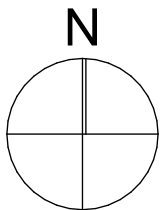
PLANNING CONTROLS

The site is the Residential Zone - Higher Density Area.

PLANNING ITEM	PERMITTED REQUIREMENTS
REr.25 Front yards	<div><div>a. buildings are set back at least 1.5m from the road boundary, and</div><div>b. any garage or accessory building located in a front yard is setback at least 1m further from the road boundary than the wall of the associated residential unit which is nearest to the same road boundary, and</div><div>c. any garage, accessory building or extension to the principal building is compatible in design and colour scheme with the principal building on the site, and</div><div>d. any length of wall longer than 5m and facing parallel (or within 25 degrees of parallel) to the road boundary contains a window and/or door, and</div><div>e. at least 50% of the front yard is landscaped when fronting an Unclassified Road, or at least 30% when fronting a Classified Road, and</div><div>f. a 85 percentile design vehicle can be located in front of the vehicle entrance of any garage in a manner that does not obstruct the passage of pedestrians and vehicles on legal road. (This provision does not apply to land between the garage and the road where the gradient is greater than 1 in 3).</div></div>
REr.26 Other yards	<div><div>a. on any side or rear boundary, the total length of all buildings within 1.5m of the boundary must not exceed 12m, and</div><div>b. for the purposes of this rule, a boundary with a step-in of less than 5m, or a bend of less than 25° from straight, is considered a single boundary.</div></div>
REr.27 Outdoor living court sites	<div><div>Any residential unit that does not have a net area of at least 350m2 allocated exclusively to it, must be provided with an outdoor living court:</div><div><div>a. minimum area:<div><div>- 1 bedroom 35m2</div><div>- 2 bedrooms 50m2</div><div>- 3 or more 75m2</div></div></div><div>b. minimum dimension 4.5m, and</div><div>c. units without a room on the ground floor may instead provide a balcony (minimum area of 12m2, minimum dimension of 2.0m), and</div><div>d. the required minimum area must not be located on a side of the residential unit facing within 45° either side of due South, and must be readily accessible from a living area of the unit, and</div><div>e. for Comprehensive Housing Developments the outdoor living court requirement can be a combined total of ground level and upper level areas provided the minimum dimension requirements are met, and</div><div>f. for Comprehensive Housing Developments communal outdoor court can be a substitute for up to a third of the required outdoor living court of a residential unit, provided minimum widths are achieved in all instances and each unit has unhindered access to the communal space. Communal outdoor space used in this manner shall be at least 100m2 which would provide a third reduction for a maximum of 5 residential units; with an additional net area of 20m2 required for each additional residential unit.</div></div></div>

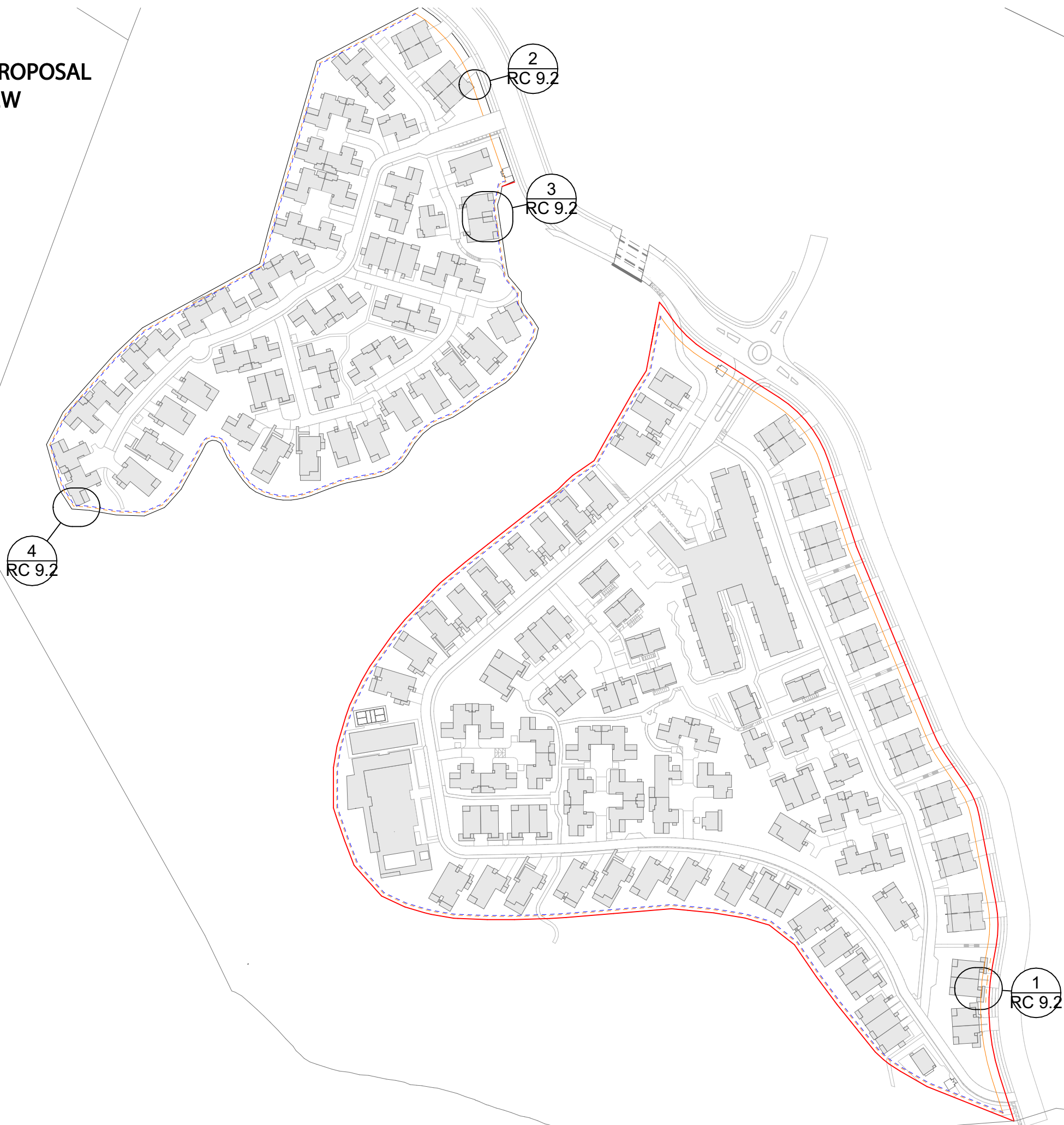
PLANNING ITEM	PERMITTED REQUIREMENTS
REr.28 Pedestrian access to rear of sites	<div><div>a. The outdoor space around any ground level residential unit must have direct, practical pedestrian access to a road, and</div><div>b. the minimum width of the access – 1m, and</div><div>c. the minimum overhead clearance - 1.8m, and</div><div>d. for Comprehensive Housing Developments the pedestrian access may be indirect through a garage, laundry or storage space also meeting the minimum dimensions in b. and c. above.</div></div>
REr.31 Fences	<div><div>a. In a front yard or on a road boundary of an Unclassified Road:<div><div>i. the maximum height does not exceed 1.2m, or</div><div>ii. for any fence over 1.2m in height the maximum height does not exceed 1.8m and the entire fence is visually permeable, and</div></div></div><div>b. In a front yard or on a road boundary of a Classified Road:<div><div>i. the maximum height does not exceed 1.2m, or</div><div>ii. for any fence over 1.2m in height<div><div>• the maximum height does not exceed 1.8m and</div><div>• at least 50% across the entire front boundary is visually permeable (as measured by the total length of the front boundary and the height of the fence).</div></div></div></div><div>c. on a boundary with a reserve, walkway or other publicly owned space:<div><div>i. the maximum height of the fence does not exceed 1.2m within 1.5m of the boundary, or</div><div>ii. for any fence over 1.2m in height the maximum height does not exceed 1.8m and the entire fence is visually permeable.</div></div></div><div>d. on all other property boundaries the maximum height does not exceed 1.8m.</div><div>e. where board or paling fences are used, structural railings do not face a road, walkway, reserve or other publicly-owned space.</div></div></div>
REr.32 Maximum building height	<div><div>The maximum permitted height for buildings is 7.5m.</div></div>
Rer.35 Daylight Admiossion	<div><div>a. They comply with the requirements in Appendix 15. (Daylight over admission planes measured from 2.5m Vertically above the boundary at an angle of 25-45 degrees subject to orientation).</div></div>
REr.36 Decks, Terraces, Verandahs and Balconies	<div><div>a. Decks, verandahs, balconies or any similar structures, with a finished floor level in excess of 1.2m above natural ground level at any point, including terraces formed behind retaining walls supporting fill material, are permitted, if:<div><div>a.they are set back at least 2m from any side or rear boundary, measured on the horizontal plane. This is not a requirement where the subject property adjoins a reserve, access, right-of-way, stream or river, and</div><div>b.the entire structure (including any railings, fences and canopies) complies with REr.35 - Daylight admission and REr.32 - Maximum building height.</div></div></div><div>b. This rule does not apply where:<div><div>a.the ground is sloping, and</div><div>b.the structure is within 2m of the boundary, and</div><div>c.the finished floor level of the structure lies below the ground level of the adjacent property (measured at all points of the structure in relation to that boundary).</div></div></div></div>

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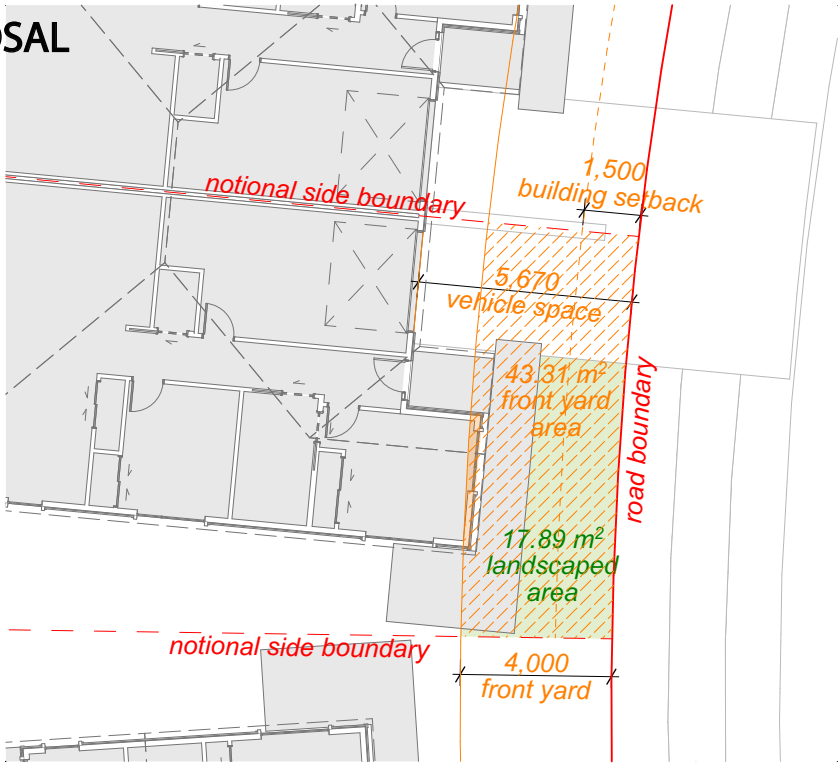


Planning Controls Key

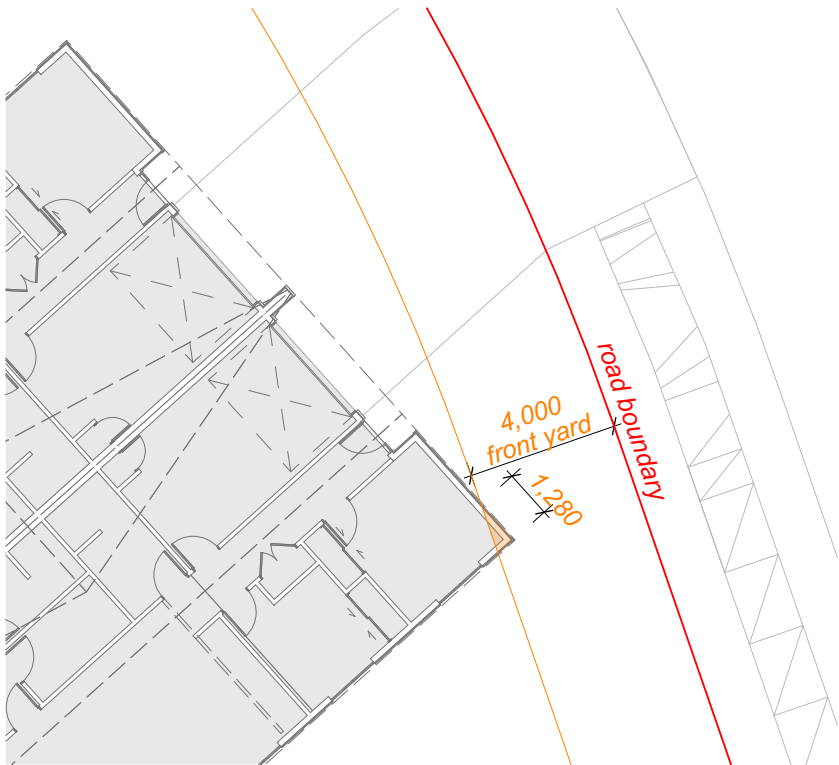
- Site Boundary
- Front Yard Setback (4.0m)
- - - Other Yard Setback (1.5m)
- - - Decks and Terraces Setback (2.0m)



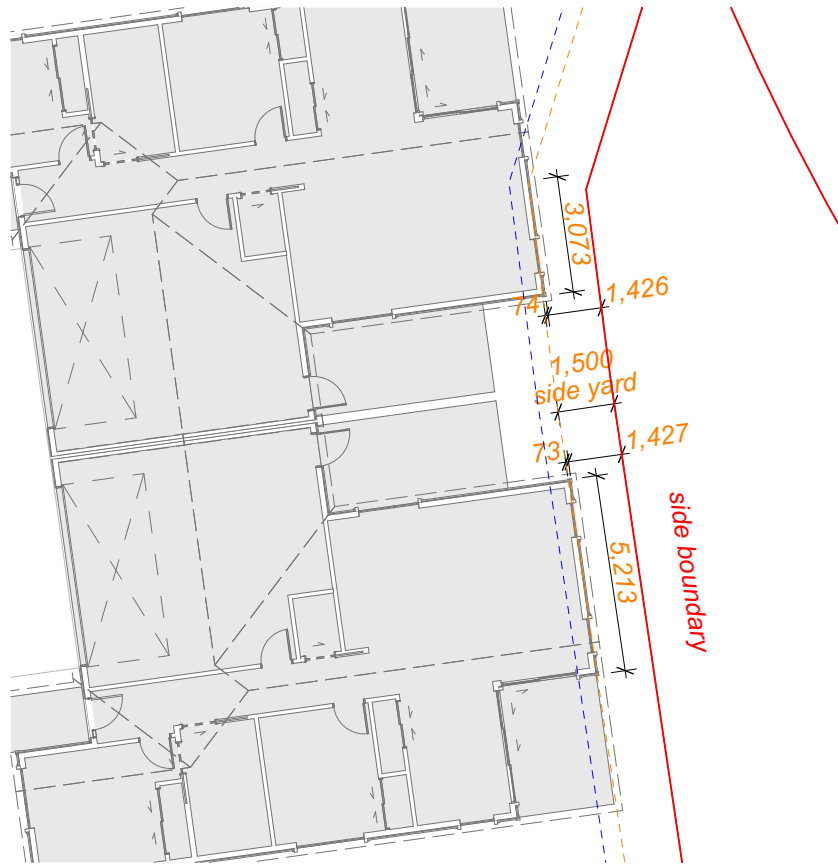
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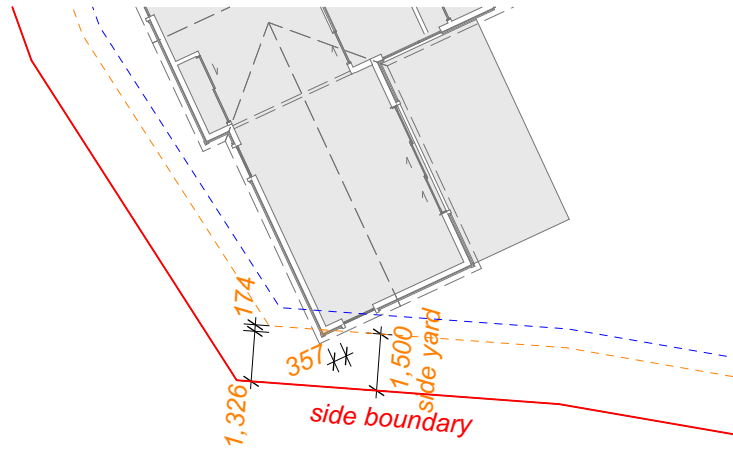
1 Area A - front yards 1
1:200



2 Area B - front yards 1
1:200

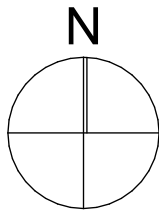


3 Area B - other yards 1
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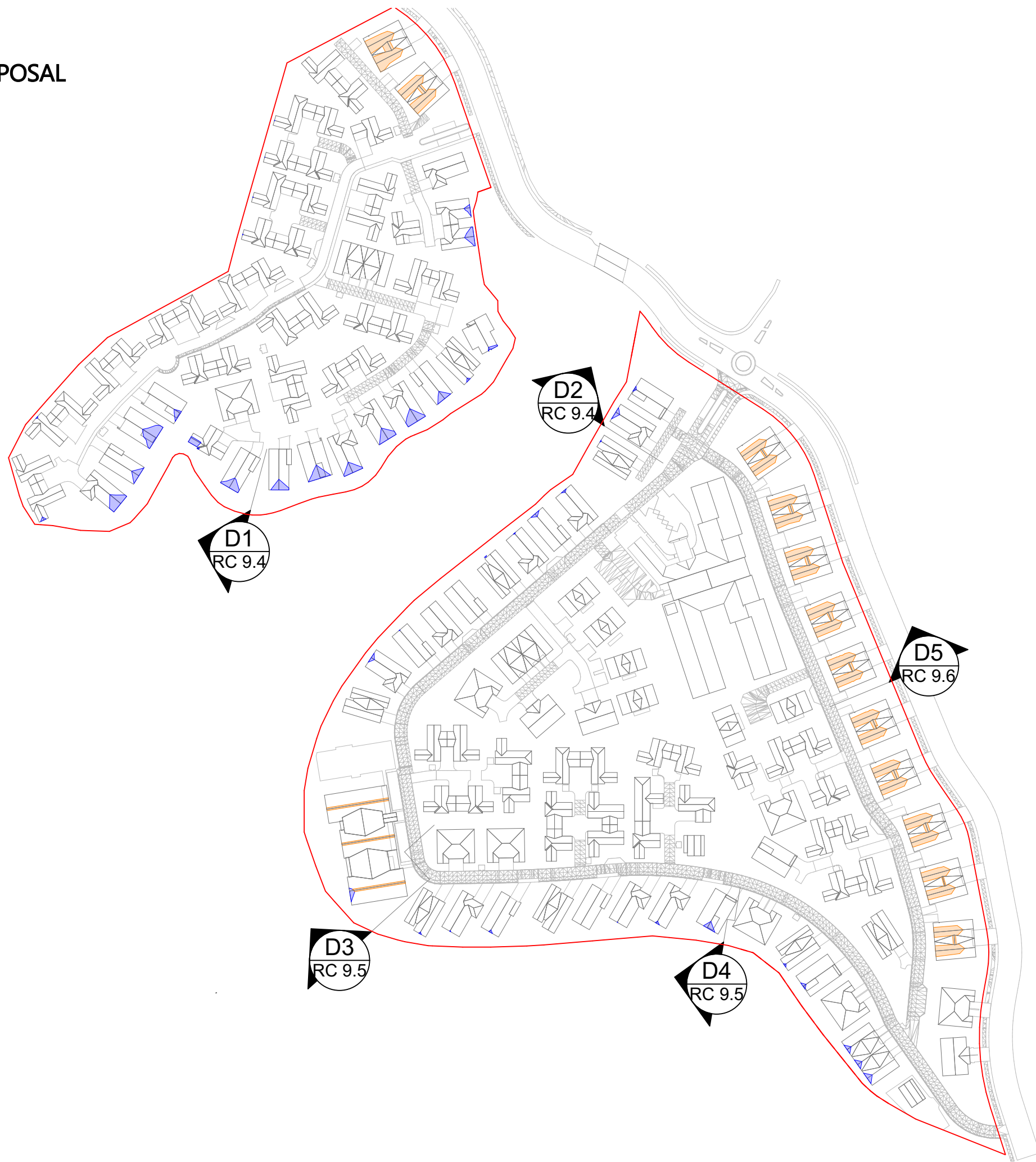
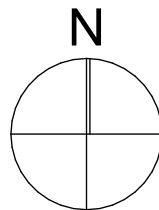


4 Area B - other yards 2
1:200

Planning Controls Key	
—	Site Boundary
- - -	Notional Boundary
—	Front Yard Setback (4.0m)
- - -	Other Yard Setback (1.5m)
- - -	Decks and Terraces Setback (2.0m)



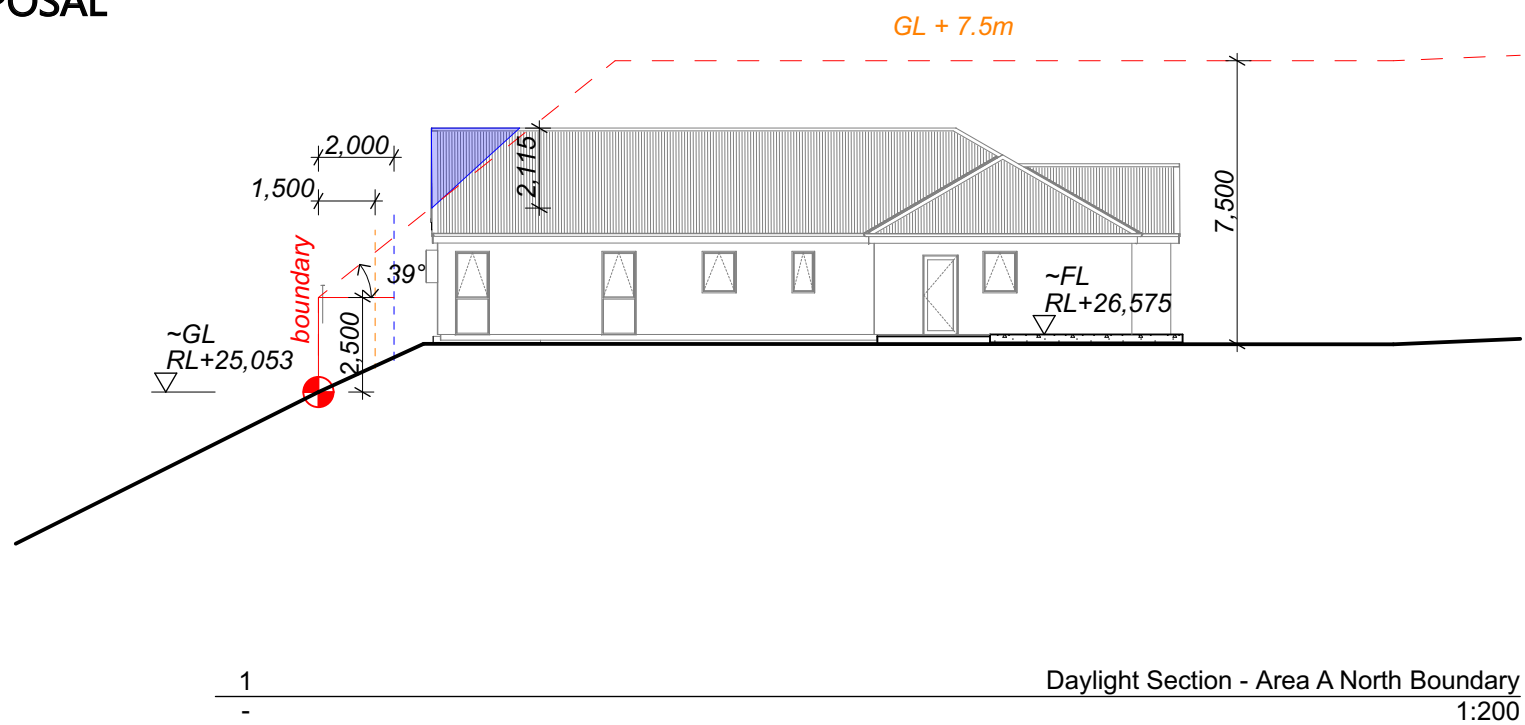
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- OVERVIEW



Planning Controls Key

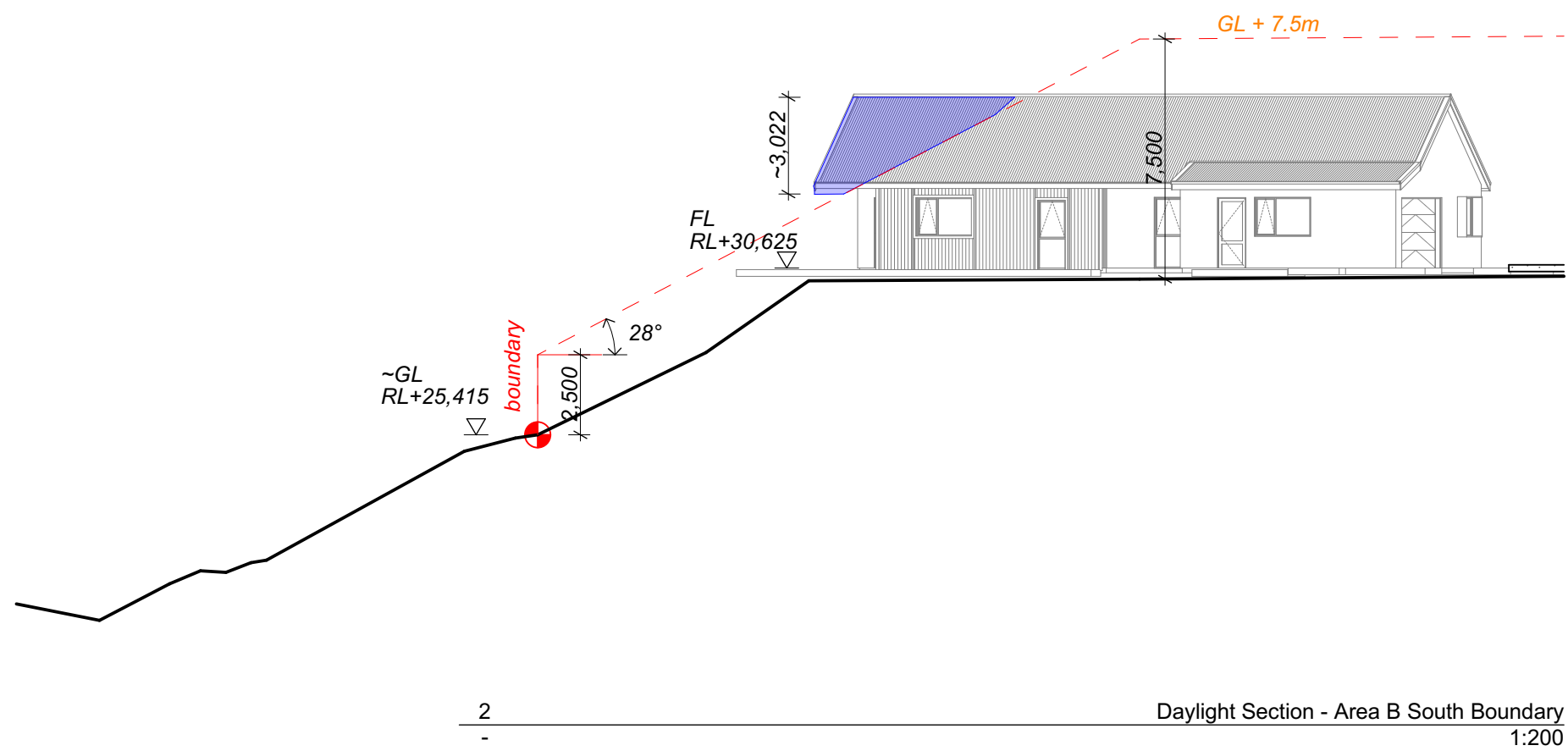
- Site Boundary
- Front Yard Setback (4.0m)
- - - Other Yard Setback (1.5m)
- - - Decks and Terraces Setback (2.0m)
- Daylight Angle Intrusion
- Maximum Building Height Intrusion

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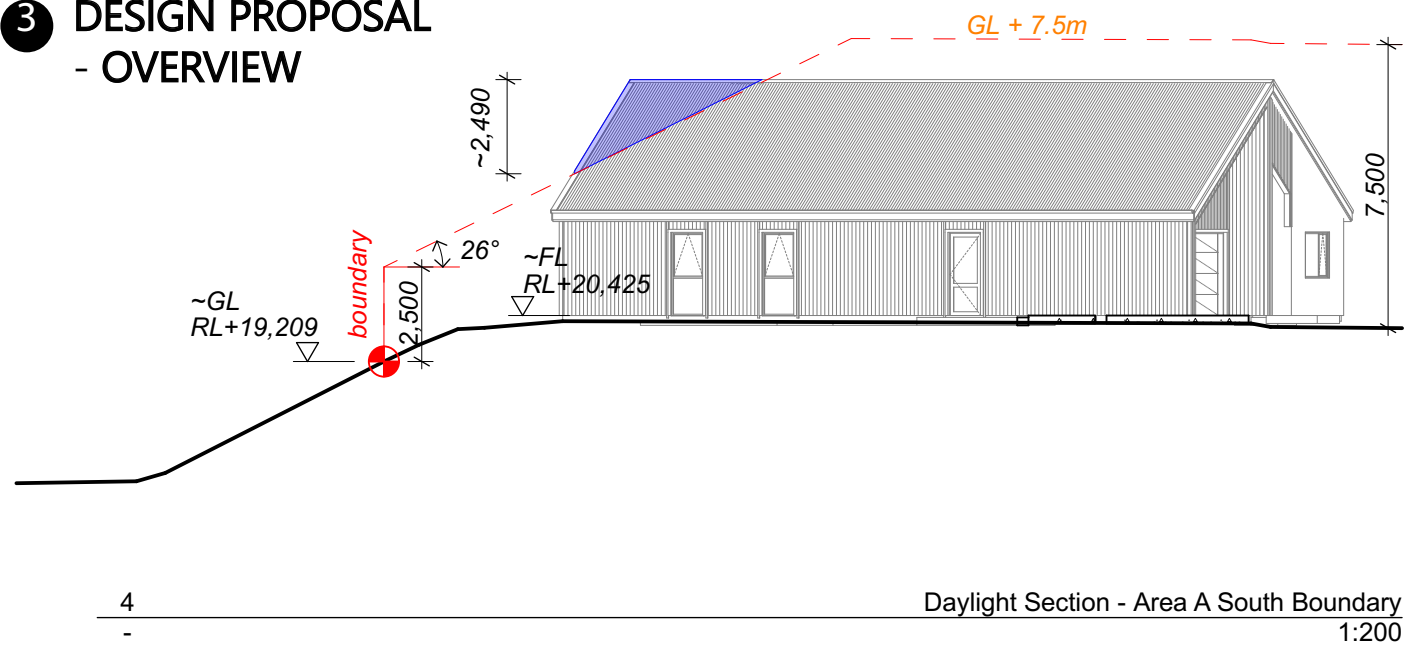


Planning Controls Key

- Site Boundary
- - - Notional Boundary
- Front Yard Setback (4.0m)
- - - Other Yard Setback (1.5m)
- - - Decks and Terraces Setback (2.0m)
- Daylight Angle Intrusion
- Maximum Building Height Intrusion

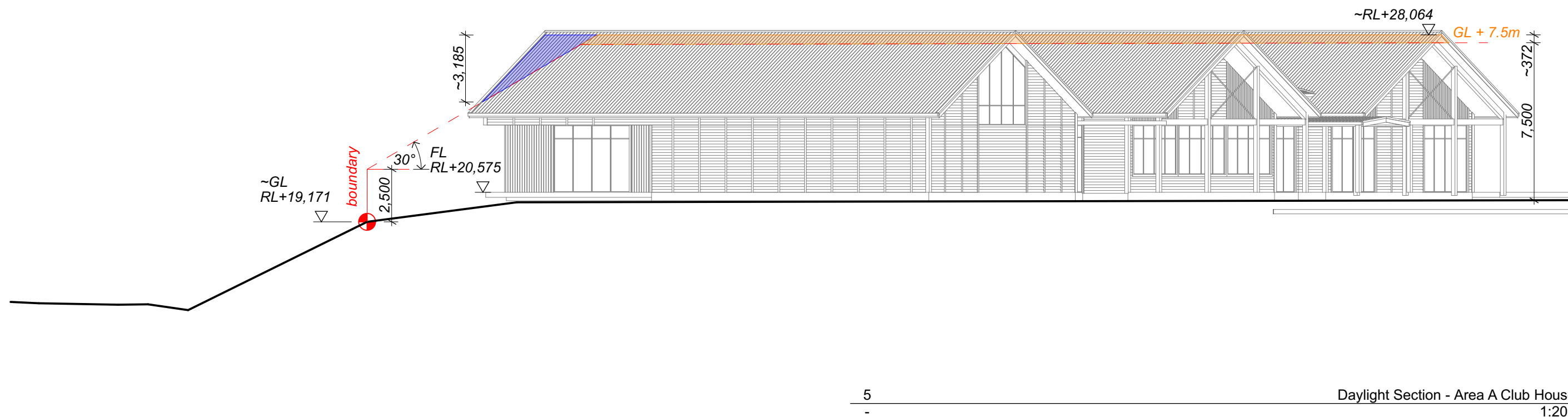


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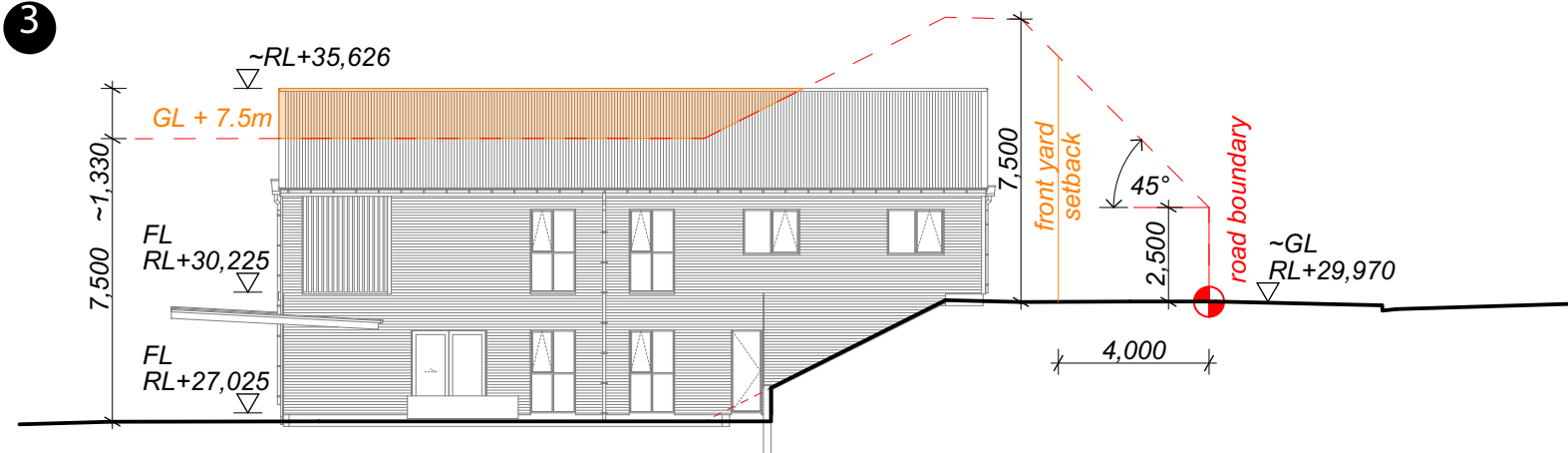


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- Site Boundary
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- Daylight Angle Intrusion
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7 Daylight Section - Area A Road Boundary 1:200

SITE COVERAGE

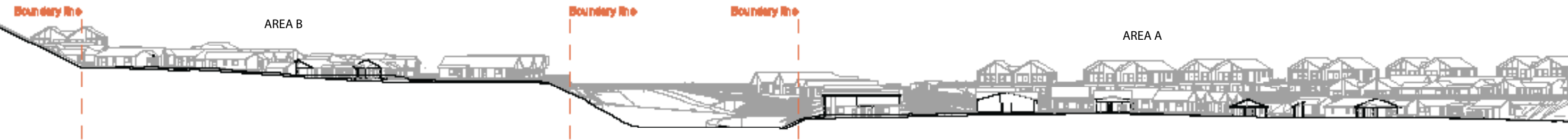
Site Coverage

The site coverage for the proposed masterplan comprises:

1. Total area of buildings on the site: 29,945m²
2. Total area of hardstand surfaces – includes roads and formed accessways and pathways: 27,367m²
3. Total site coverage (Items 1 and 2 above) is: 57,310m² (rounded)
4. Total site area is: 96,216m² (99,051 Includes Link)
5. Site coverage/site area is: 50% (58% Includes Link)



SITE SECTIONS



SECTION 1



SECTION 2

BUILDING HEIGHTS

Building Heights
Maximum building heights proposed
are tabulated on this page.

	BUILDING HEIGHT TO FFL	ALLOWANCE FOR BUILDING HEIGHT TO GROUND LEVEL*	MAXIMUM BUILDING HEIGHT
Townhouses – 'Whio'	5.366m	0.300m	5.666m
1-Bed SG 'Kiwi'	5.160m	0.300m	5.460m
1-Bed SG - 'Miromiro'	6.320m	0.300m	6.620m
2-Bed SG - 'Waimea Plains'	4.620m	0.300m	4.920m
2-Bed DG - 'Waimea Plains'	4.620m	0.300m	4.920m
3-Bed SG - 'Waimea Plains'	4.540m	0.300m	4.840m
3-Bed DG - 'Waimea Plains'	4.540m	0.300m	4.840m
2-Bed DG - 'Lake Hayes'	5.460m	0.300m	5.860m
2-Bed DG - 'Takake'	4.620m	0.300m	4.920m
2-Bed DG - 'Shotover'	5.430m	0.300m	5.730m
2-Bed DG - 'Hihi'	6.240m	0.300m	8.900m
3-Bed SG (L1) - Ruru	8.600m	0.300m	8.900m
2-Bed Carport (GF) - Ruru	8.600m	0.300m	8.900m
2-Bed SG - Kokako	5.435m	0.300m	5.735m
2-Bed DG - Kokako	6.830m	0.300m	7.130m
Care Building	6.390m	0.600m	6.990m
Resident's Clubhouse	7.700m	1.000m	8.700m
Residents Shed	4.960m	0.600m	5.560m
Maintenance Shed	4.810m	0.300m	5.110m
*This allowance is based on the proposed ground levels after the bulk earthworks			