



Awanui Links Masterplan

Consultation Document | Hamilton | March 2026

B&A
Urban & Environmental

CONTENTS

1.0	Site Context and Analysis	3
1.1	Existing Regional and Local Context	3
1.2	Planning Context	4
1.3	Permitted Baseline	5
1.4	Cultural and Historic Context	6
1.5	Ownership and Land Uses	7
1.6	Ecological and Blue-green Network	8
1.7.1	Wider Transport and Accessibility	9
1.7.2	Local Transport and Accessibility	10
1.8	Existing Site Features and Opportunities	11

2.0	Master Plan	12
2.1	Movement and Connectivity	13
2.2	Landscape Strategy	14
2.3.1	Rural Residential Lot Sizes and Housing Typologies Test	15
2.3.2	Light Industrial Lot Sizes and Housing Typologies Test	16
2.3.3	Retirement Village and Golf Course – Conceptual Visual Illustrations	17
2.4	Stormwater	18
2.5	Water and Wastewater	19
2.6	Staging	20

1.0 SITE CONTEXT AND ANALYSIS



Scale: 1:40,000 @ A3

1.1 Existing Regional and Local Context

Awanui Links is located on the northern side of Telephone Road, approximately midway between the intersections with Holland Road to the west and Swayne Road to the east. Telephone Road provides a local connection between Gordonton Road (State Highway 1B) to the west and Cambridge Road (State Highway 1) to the east, both of which are key regional transport routes. Access to the site is provided directly from Telephone Road.

Proximity to Centres and Residential Areas

Awanui links is well located and is within close proximity to:

- Hamilton City Centre - 17 minutes (approximately 10kms)
- Rototuna North - 17 minutes (approximately 10kms)
- Gordonton village - 12 minutes (approximately 11kms)
- Cambridge - 20mins (approximately 20km)
- Schools, retail centres and community facilities in Hamilton and Cambridge - within 20 minutes

Legend

- Subject Site
- State Highway
- Arterial Roads
- Railway
- Parks and Open Spaces
- Existing Interchanges
- Existing Roundabout
- Waterbodies
- School and ECE
- Grocery Shop
- Retirement Village
- Golf Course

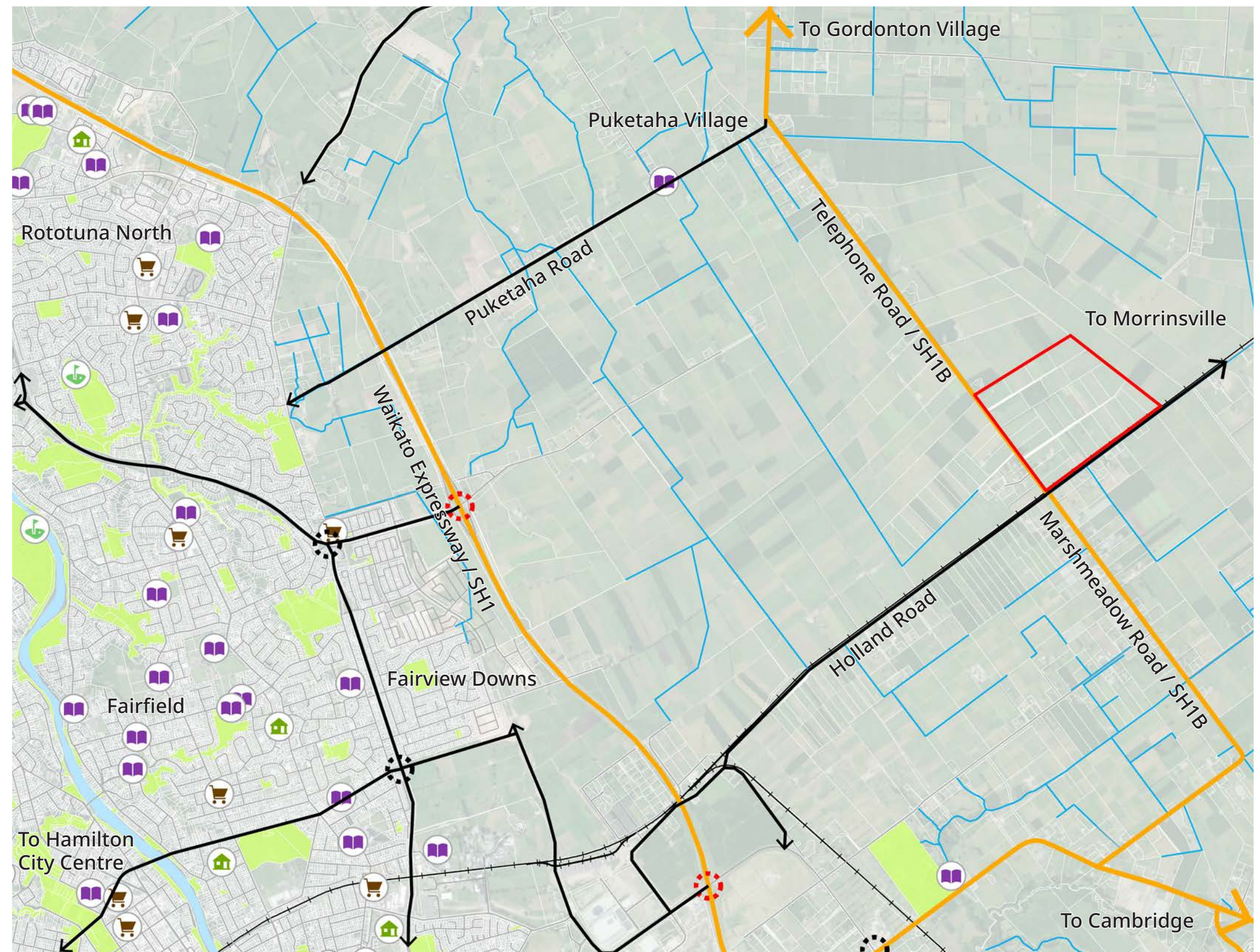


Figure 1 Local Context

1.2 Planning Context

The site is located within the Waikato District and is zoned Rural Zone under the Operative Waikato District Plan (Figure 2) and General Rural under the Waikato District Plan – Operative in Part.

Future development of the site should carefully consider the planning context under the District Plan, in order to create a cohesive and comprehensive transition from the existing rural environment context into a mixed use environment context.

The broader area surrounding Telephone Road is characterised by a mix of rural-residential properties, productive farmland, and emerging lifestyle development. The development of the site into a mixed use environment presents an opportunity to integrate high-end tourism, lifestyle living, retirement accommodation, and employment generating industrial land uses within a rural setting.

Legend

- Subject Site
- State Highway
- Railway
- Existing Interchanges
- WRC Identified Drains
- Regional Flood Hazards Extent
- Water Body
- Zoning Context**
- General Rural Zone
- Residential Zone
- Business/Commercial Centres
- City Centre Zone
- Industrial Zones
- Ruakura Industrial Park Zone
- Major Facilities/Other Uses
- Open Spaces and Esplanade

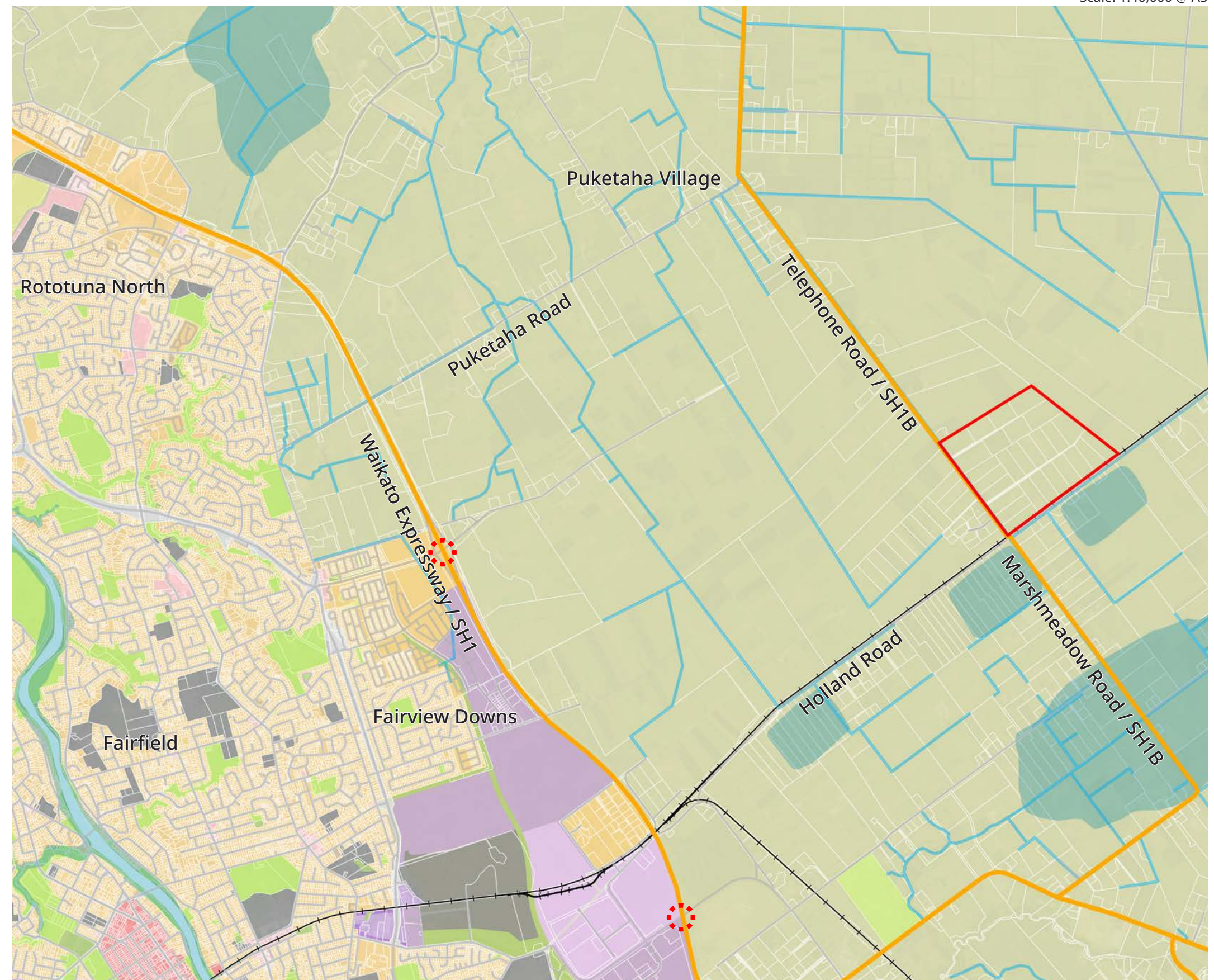


Figure 2 Hamilton City and Waikato District Planning Context

1.3 Permitted Baseline

While the site is zoned Rural, it does not reflect a typical rural environment or landholding pattern. As shown in Figure 3, the site comprises 26 individual lots held under separate legal titles. Under Standard GRUZ-S1 of the Waikato District Plan, and subject to legal access, each lot is entitled to accommodate one dwelling as a permitted activity. In addition, Standard GRUZ-S2 provides for a minor residential unit as a permitted activity on each lot. Together, these provisions establish a unique development baseline that differs significantly from a conventional rural property



Figure 3 Site Titles

1.4 Cultural and Historic Context

The site is of identified cultural and resource management significance to Ngāti Haua, Ngāti Wairere, and Waikato-Tainui.

The Masterplan and the development of Awanui Links present an opportunity to embed a cultural narrative that acknowledges and respects the significance of this whenua and the Waikato Te Awa. These opportunities will be identified together with tangata whenua.



Scale: 1:80,000 @ A3

Legend

- Subject Site
- Waterbodies
- Regional Flood Hazards Extent
- Green Spaces and Parks
- Significant Natural Area and Outstanding Landscape Area (HCC & WDC)
- Significant Archaeological Sites (HCC)

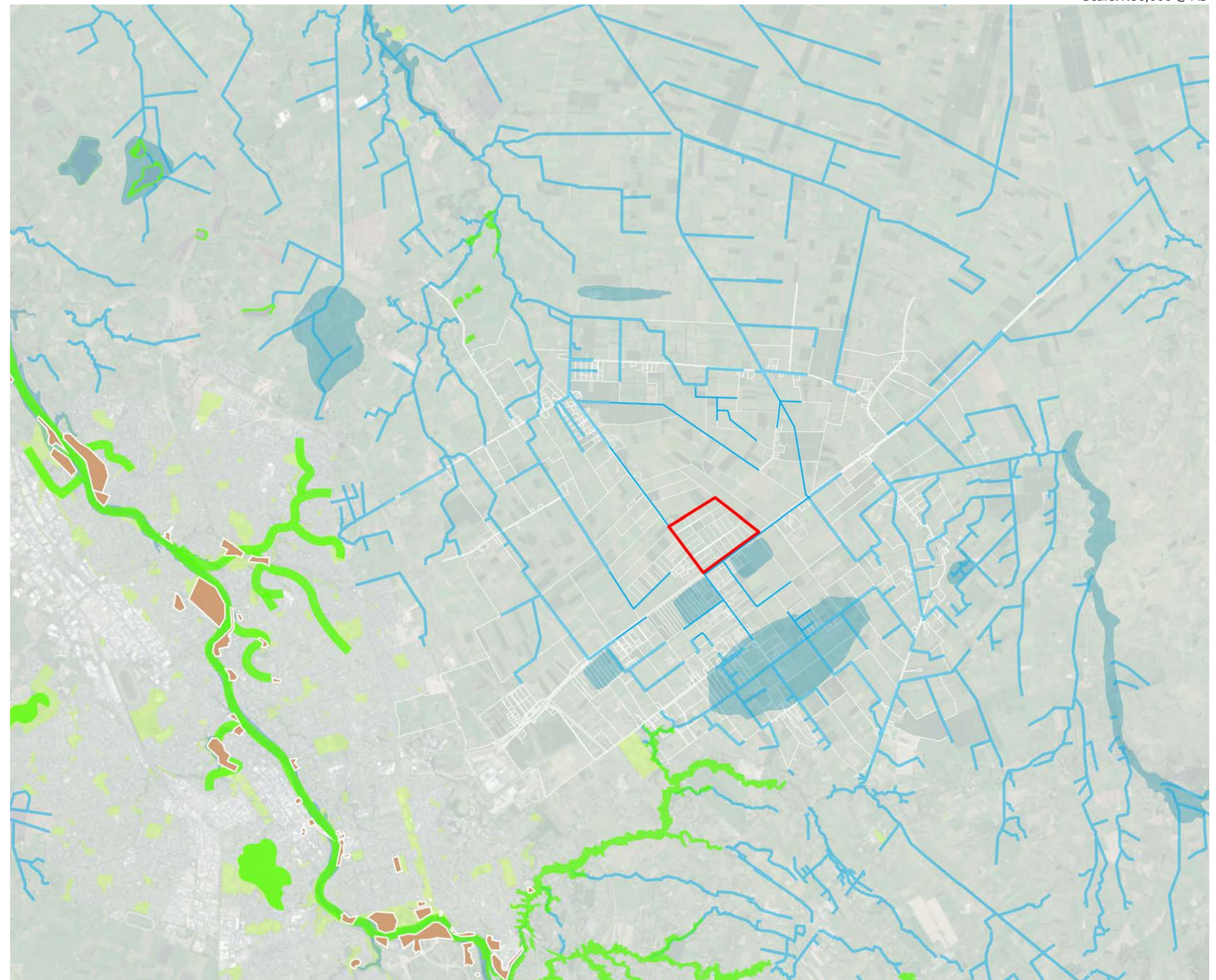


Figure 4 Identified Sites and Areas of Significance to Māori and Archaeological Sites

1.5 Ownership and Land Uses

- 1 Ownership: Melanie Jones & CB Trustee 2010 Limited**

Legal description: Lot 2, 3, 4, 5, 6, 7 DP South Auckland 15049;
 Lot 1 DP 36551;
 Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 DP South Auckland 14821
 Land use: Rural Farm & Rural Residential
 Approx. area: 115.96ha
- 2 Ownership: Claire Jane Howarth & Steven Murray Howarth**

Legal description: Lot 1 Deposited Plan South Auckland 15049
 Land use: Rural Residential
 Approx. area: 5.02ha
- 3 Ownership: Campbell Ross Hammond, Melissa Hammond & New Zealand Trustee Services Limited**

Legal description: Lot 1 Deposited Plan 469960
 Land use: Rural Residential
 Approx. area: 1.21ha
- 4 Ownership: Individual Owners**

Legal description: Lot 1, 2 Deposited Plan South Auckland 62161; Lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 Deposited Plan South Auckland 69130; Lot 1, 2 Deposited Plan 388839
 Land use: Rural Residential
 Approx. area: 0.51-1.46 ha

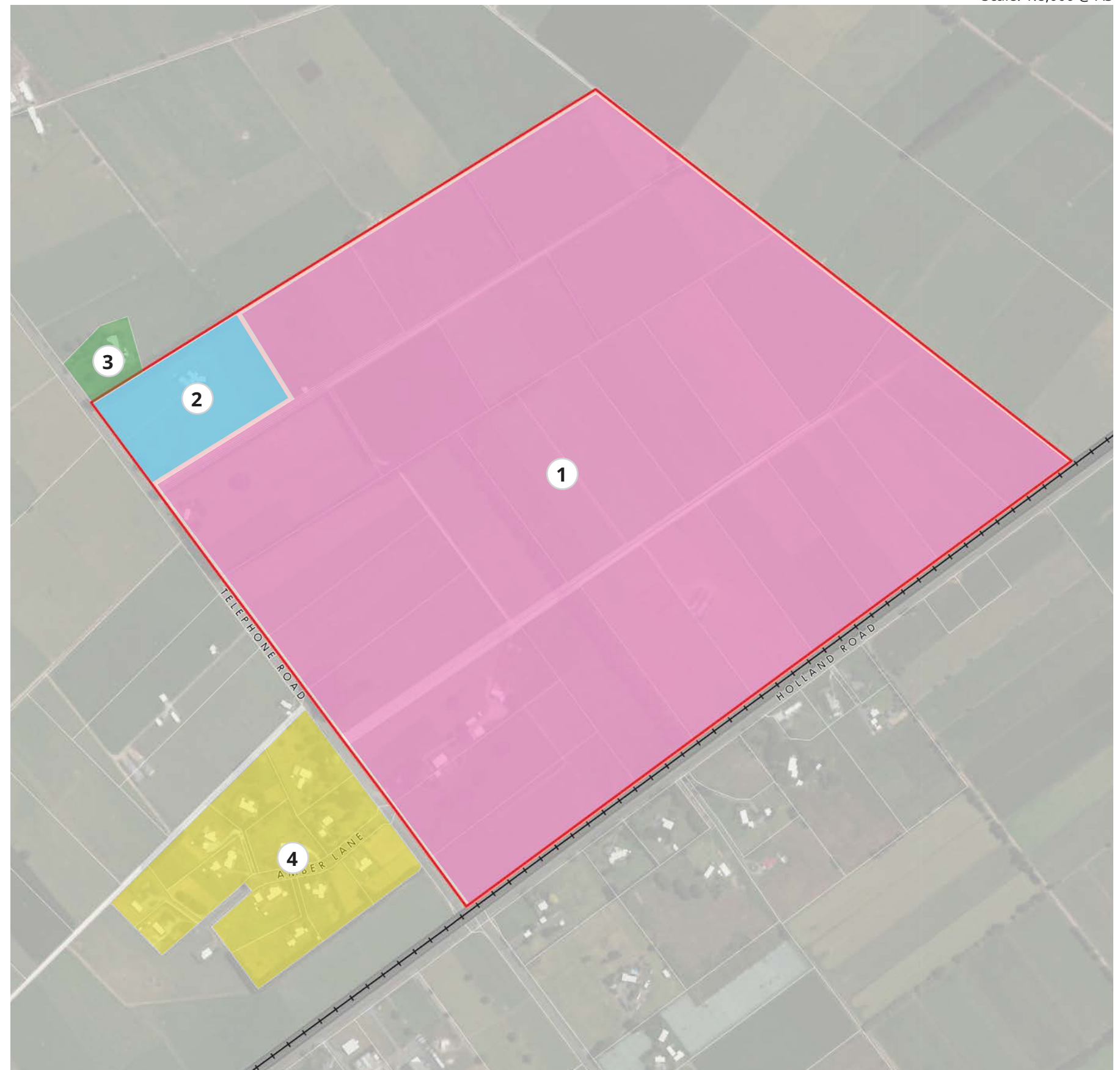


Figure 5 Existing Ownership Context Map

1.6 Ecological and Blue-green Network

The Awanui Links site has been assessed to understand its existing ecological values and to identify opportunities for integrating blue-green infrastructure into the development. The masterplan has been designed to integrate with existing natural features where it is practical and feasible.

The site is characterised by a network of artificial watercourses and modified rural landscapes, with the following key features:

- **Artificial Watercourses:** All watercourses within the site are artificial in origin.
- **Aquatic Ecology:** No fish species, including black mudfish, were captured during recent trapping surveys.
- **Wetland Areas:** Two small indicative wetland areas have been identified within the site. These are subject to further investigation that will occur during the substantive application.
- **Terrestrial Ecology:** Exotic shelterbelts and mature exotic trees across the site may offer potential roosting habitat for native bats. Further assessment will be required to confirm their ecological value. Additionally, several wood debris piles across the site provide potential habitat for lizards.

The development may result in the loss of the two indicative wetlands which are subject to further investigation. Should this occur, there are offsetting opportunities within the site.

Awanui Links is also being developed in accordance with water sensitive design principles. These principles aim to protect and enhance the health of the Waikato River which will be the ultimate receiving environment.



Figure 6 Identified Ecological Features Map

1.7.1 Wider Transport and Accessibility

Awanui Links is strategically located within the Waikato region, offering strong transport connectivity and accessibility to key urban centres and freight corridors. The site benefits from proximity to major state highways, planned infrastructure upgrades, and emerging public transport services, making it well-positioned to support regional growth and development.

- Awanui Links is strategically located within the Waikato, with strong connectivity to key urban centres and freight corridors.
- Proximity to major state highways (including SH1) positions the site to leverage regional growth, planned infrastructure upgrades, and emerging public transport services.
- SH1B forms the critical Hamilton–Gordonton link and ties into SH1, New Zealand’s primary north–south spine, supporting efficient regional movement of people and goods.

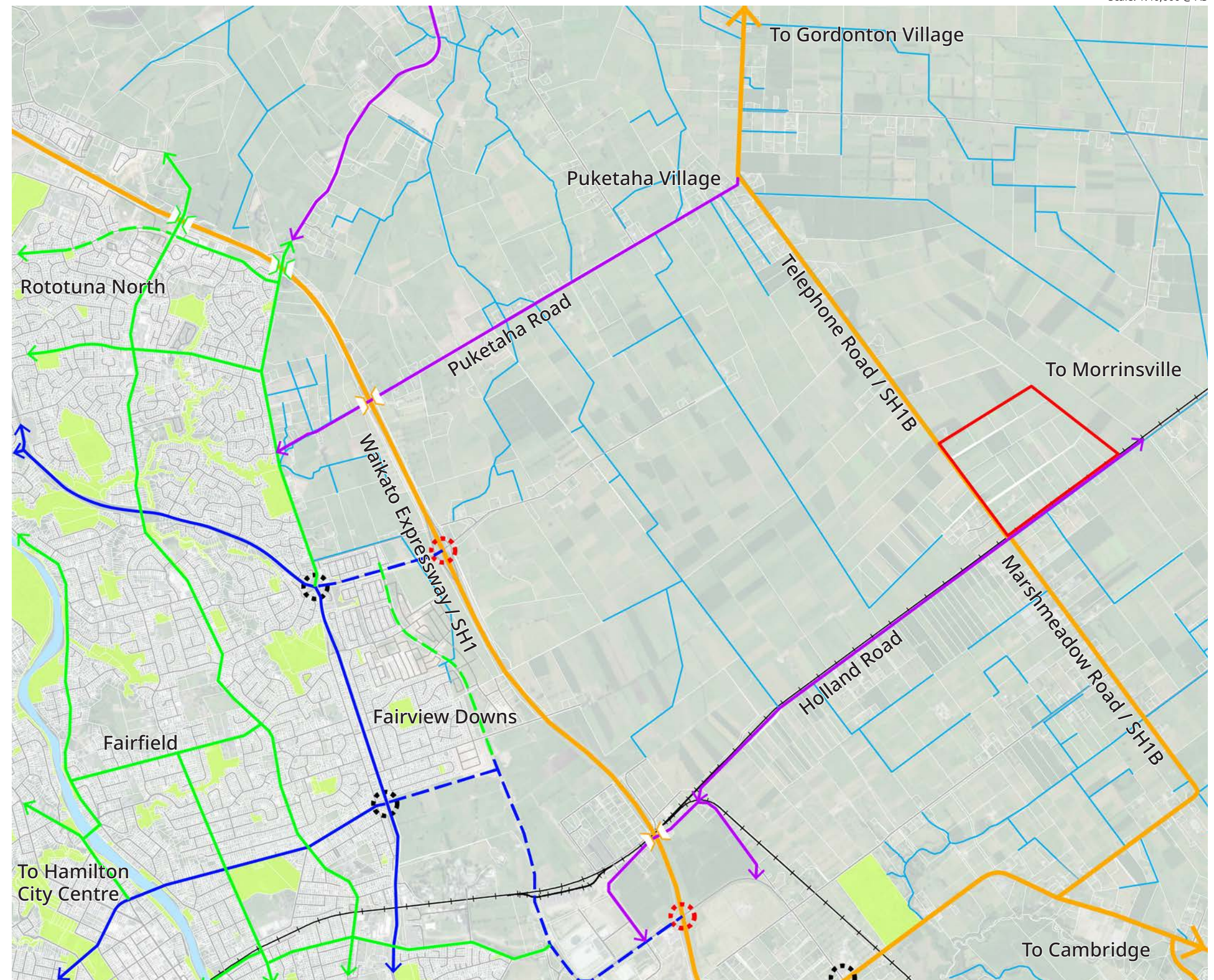
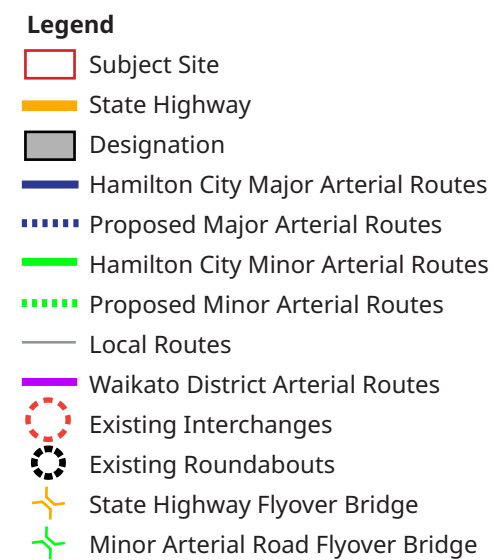


Figure 7 Wider Connectivity and Movement Map

1.7.2 Local Transport and Accessibility

Awanui Links is strategically located within the Waikato region, offering strong transport connectivity and accessibility to key urban centres and freight corridors. The site benefits from proximity to major state highways, planned infrastructure upgrades, and emerging public transport services, making it well-positioned to support regional growth and development.

- Direct access is via SH1B/Telephone Road, integrating the site with the local road network.
- Nearby connections include Holland Road, Marshmeadow Road, and Tauwhare Road, linking surrounding rural communities (Eureka, Puketaha, Newstead, Matangi).
- These routes provide convenient access to schools, employment hubs, and community facilities, supporting everyday trips and local servicing.

Legend

- Site Boundary
- 100m Rail Corridor Noise and Vibration Influence / Alert Area (Kiwi Rail)
- 100m State Highway Noise Influence Area (NZTA)
- Rail Designation
- ⦿ Existing Access Point (Culvert)
- ↔ Existing On-site Access
- ⦿ SH1B / Telephone Road Railway Crossing, Intersection of Holland Road and Telephone Road
- ⦿ Existing Intersection

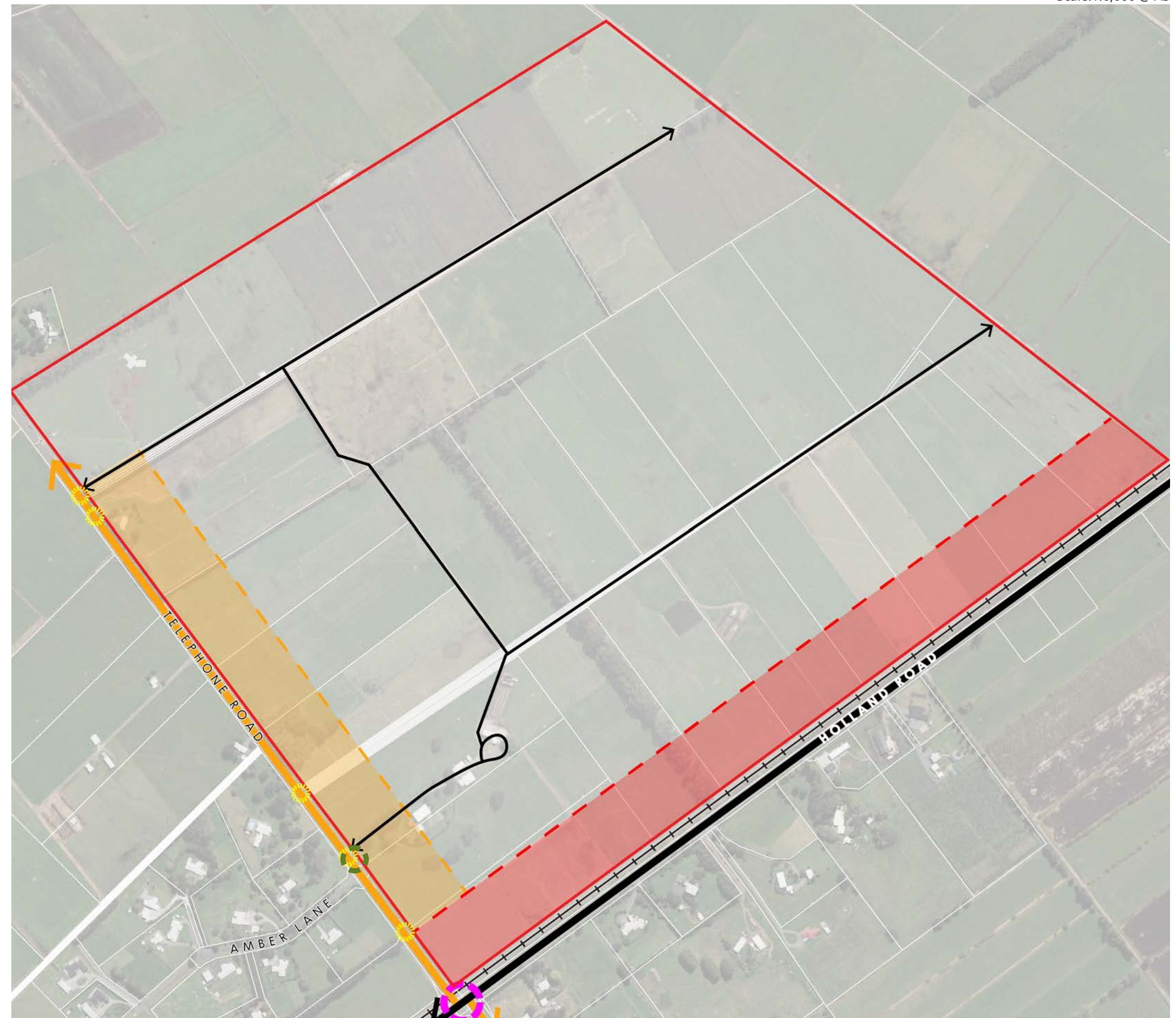


Figure 8 Site Connectivity and Movement Map

Scale: 1:6,000 @ A3

1.8 Existing Site Features and Opportunities

- The site is centrally located with convenient access to Hamilton, Gordonton, and Cambridge.
- The surrounding context is predominantly rural, with pockets of rural-residential development along the edges.
- The block is broadly regular in shape and generally flat, with only subtle falls that support efficient earthworks and accessible movement.
- Vehicle access is via the existing culvert entrance on SH1B/Telephone Road, which should be upgraded and consolidated to create a clear and safe gateway.
- The site adjoins SH1B's ~100 m Noise Influence Area and the rail corridor's ~100 m KiwiRail Alert Area, so noise-sensitive uses should be located outside these bands where practicable or mitigated through orientation, acoustic design, and landscape/parking buffers.
- The existing farm drain can be re-purposed as a blue-green spine, integrating swales and wetlands to deliver stormwater treatment, attenuation, and amenity.
- Two small areas may qualify as natural wetlands and will require field verification and delineation.
- Edge treatments should use setbacks, layered planting, and height/overlook controls to manage the interface with both rural farming operations and nearby dwellings.
- Part of the existing shelterbelts, hedgerows, and riparian vegetation could be retained and reinforced to provide immediate landscape structure, shade, wind and dust mitigation, and habitat connectivity.
- The central area can accommodate a community hub—such as a main street and public open space—leveraging the flat topography and existing road connection for legible access and efficient servicing.

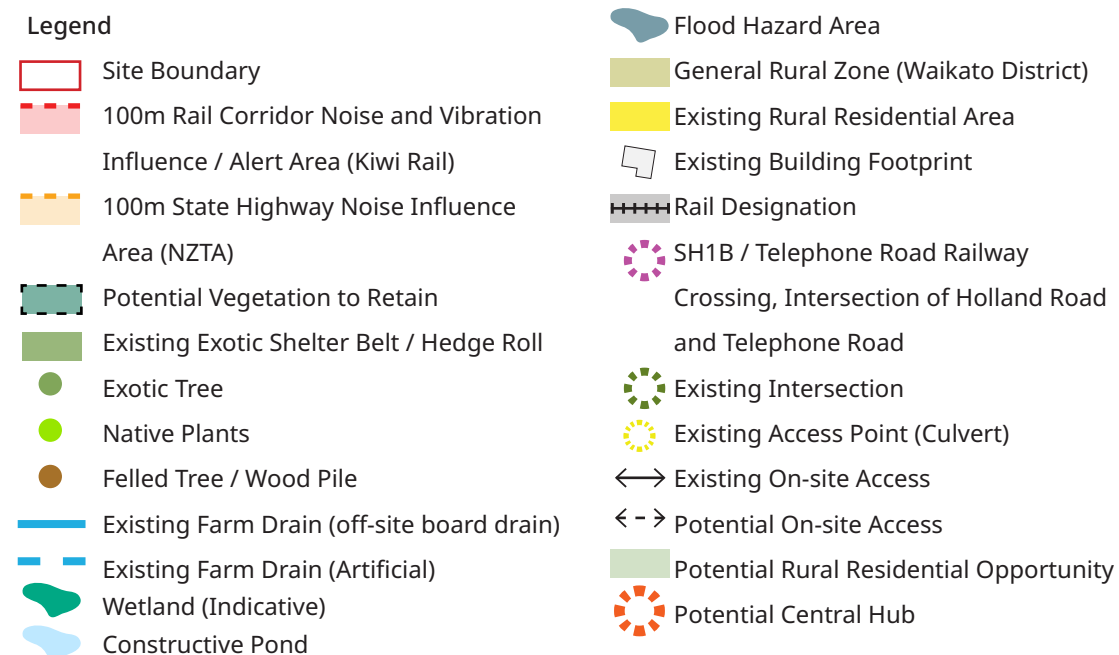


Figure 9 Site Features and Opportunities Map

2.0 Master Plan



Scale: 1:6,000 @ A3

- Legend
- Site Boundary
 - Proposed Rural Residential Lots (70 lots)
 - Proposed Light Industrial Lots (9 lots)
 - Proposed Retirement Village (137 units)
 - Proposed Retirement Village Care Facility
 - Proposed Golf Course Visitor Accommodation
 - Proposed Golf Course Facility Buildings
 - Proposed Golf Course Driving Range and Mini Golf Building
 - Proposed Commercial Amenities / Services
 - Proposed Community Hub / Meeting Space
 - Proposed Indicative Planting / Landscaping
 - Proposed Stormwater Device
 - Proposed Carpark (approx. 6300sqm)
 - Rail Corridor Noise and Vibration Influence / Alert Area (Kiwi Rail) (100m)
 - Existing Railway
 - State Highway
 - 1 Wellness Centre / Fine Dining (approx. 3500sqm)
 - 2 Event Centre / Hotel (approx. 3500sqm)
 - 3 Clubhouse / Club / Cafe (approx. 2550sqm)
 - 4 Proshop (approx. 800sqm)
 - 5 Virtual Golf / Sims (approx. 800sqm)
 - 6 Cart Storage (approx. 1000sqm)
 - 7 Putting Green
 - 8 Storage Shed (approx. 1000 sqm)
 - 9 Open Space / Wedding Venue
 - 10 Visitor Accommodation - Large Luxury Villas (10 villas)
 - 11 Visitor Accommodation - Small Luxury Villas (52 villas)
 - 12 Retirement Village Care Facility (approx. 3000sqm)
 - 13 Cafe (approx. 800sqm)
 - 14 Convenience Store / Pharmacy / Medical Centre / Dentist / Wellness Gym / Physio (approx. 1100sqm)
 - 15 General Recreation / Lawn Bowls / Tennis / Pickle Ball Courts (approx. 2500sqm)
 - 16 Solar Farm (approx. 3000sqm)
 - 17 Driving Range and Mini Golf



Figure 10 High-Level Masterplan

2.1 Movement and Connectivity

Figure 11 identifies the indicative movement network that will connect the site internally and to the surrounding transport system. The road layout aligns with the site's natural landform to reduce earthworks and simplify servicing.

The internal network is designed to be safe, legible, and fit-for-purpose—supporting residential, mixed-use, and industrial activities while balancing general traffic, service vehicles, and active modes.

Legend

-  Proposed Rural Residential Local Road (20m)
-  Proposed Rural Residential Right of Way / Private Access (10m)
-  Proposed Local Road (20m)
-  Proposed Right of Way / Private Access (10m)
-  Proposed Industrial Right of Way / Private Access (10m)
-  Proposed Accommodation Access (5m)
-  Proposed Maintenance Track / Access (4m)
-  Existing Bridge or Culvert to Retain
-  Potential Access to Proposed Rural Residential Lot



Figure 11 Movement Network and Road Hierarchy

2.2 Landscape Strategy



Scale: 1:6,000 @ A3

Character / Visual screening boundary planting:

Enhancing boundary planting along neighbouring rural farms with in-lot vegetation to retain rural character



Populus sp.



Podocarpus totara

Enhanced State Highway Boundary planting:

Enhancing boundary planting along Telephone Road / SH 1B.



Alectryon excelsus



Kunzea ericoides

Enhanced Rail Boundary planting:

Enhance boundary planting along the rail corridor, setting new vegetation a few metres inside the boundary to preserve access for future maintenance.



Pittosporum tenuifolium



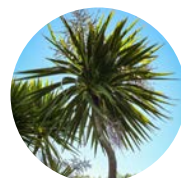
Melicytus ramiflorus

Wetland Restoration:

Implement water sensitive stormwater management that protects and enhances ecological values.



Carex secta



Codyline australis

Planting to separate active and passive activities:

Separate golf course from retirement village and guest accommodation



Phormium tenax



Leptospermum scoparium



Figure 11 Landscape Strategy Plan

2.3.1 Rural Residential Lot Sizes and Housing Typologies Test

Design Vision & Outcomes

The masterplan for the site has been carefully designed to provide a range of lot sizes that respond to market demand for rural residential uses, urban design best practice, and the site's context.

Across all lot sizes, the width and depth parameters have been set to achieve the outcomes below:

- Enable a variety of building forms through a mixed of lot sizes and dimensions.
- Optimised access and circulation for well-functioning access arrangements.
- Functional streetscape with clear street frontage, improving passive surveillance, business visibility and a coherent built form along key roads.



Built Form and Site Layout Assumptions

For the purposes of illustrating realistic scale and bulk within the proposed rural residential area, the Rural Zone Rules of the Waikato Operative District Plan are adopted as a baseline, noting that the 500m² / 2% site coverage standard materially overstates likely built outcomes. In practice, once other development standards are applied, the realistic building footprint would typically exceed 2% site coverage, while the overall building GFA would still generally not exceed 500m². Compared with other rural residential lots in the surrounding area, where typical lot sizes are around 5,000m² (and therefore larger than those proposed), buildings are expected to remain of a similar size for comparable residential use.

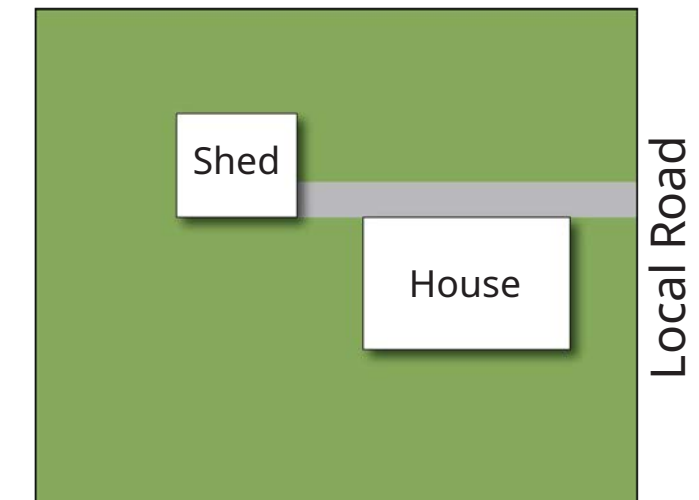
Accordingly, the following indicative standards have been applied to test built form and prepare the diagrams/envelopes. These will better reflect site specific rural residential activity, and required amenity outcomes.

- **Indicative site coverage** (*These ranges reflect typical yard/marshalling needs, parking supply, and landscape requirements*)
 - 3000 - 5000m²: 15% or 450m²
- **Setbacks from Roads and Right of Ways**
 - Local roads = min 7.5m
 - Right of Way = min 3m
- **Setbacks from other boundaries**
 - All boundaries rather than road boundary: min 12m

Built Form Testing Precedents

Typical Layout for 3,000m² lots

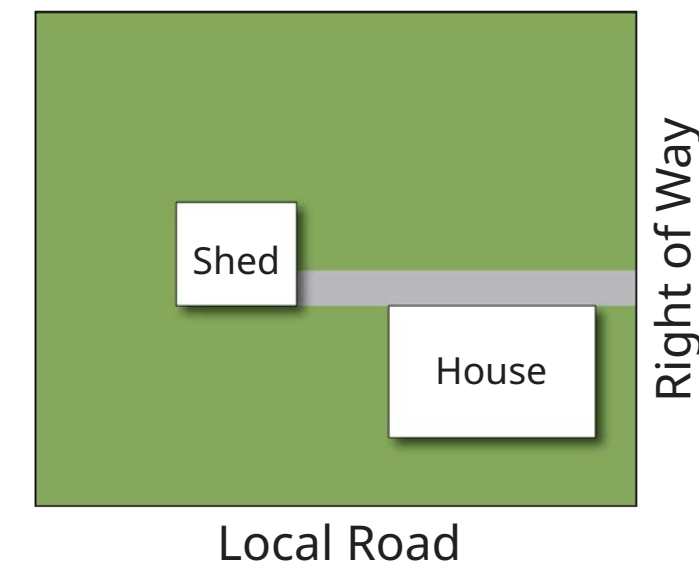
- Lot size = 3,000m² (50m x 60m)
- Building size = House: 350m² (14m x 25m) + Shed: 100m² (10m x 10m)
- Building height = 10m
- Setback from road = 7.5m



Built Form Testing Precedents

Typical Layout for 3,000m² lots

- Lot size = 3,000m² (50m x 60m)
- Building size = House: 350m² (14m x 25m) + Shed: 100m² (10m x 10m)
- Building height = 10m
- Setback from Road = 7.5m
- Setback from Right of Way = 3m



2.3.2 Light Industrial Lot Sizes and Housing Typologies Test

Design Vision & Outcomes

The masterplan for the site has been carefully designed to provide a range of lot sizes that respond to market demand for light industrial activity, urban design best practice, and the site's context.

Across all lot sizes, the width and depth parameters have been set to achieve the outcomes below:

- Efficient industrial typologies to enable a variety of building forms and industrial uses.
- Optimised access and circulation for well-functioning access arrangements.
- Functional streetscape with clear street frontage, improving passive surveillance, business visibility and a coherent built form along key roads.
- Integrated 10-15m buffers and interface treatments, especially critical near sensitive land uses such as rural edges or residential zones.
- The lot layout and size allows for reconfiguration or amalgamation of lots (especially in the 1 ha+ range), supporting future tenant changes and flexibility in subdivision staging.



Built Form and Site Layout Assumptions

For the purposes of illustrating realistic scale and bulk within the proposed rural residential area, the Industrial Zone Rules of the Waikato Operative District Plan are adopted as a baseline, noting that the 70% site coverage standard materially overstates likely built outcomes. In practice, once other development standards are applied, the realistic building footprint would typically sit well below 70% site coverage

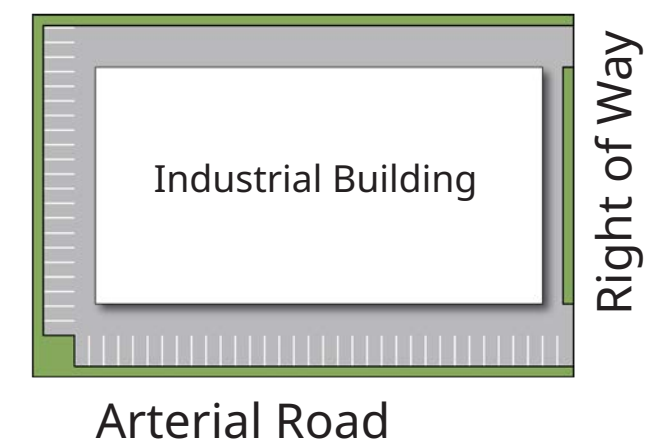
Accordingly, the following indicative standards have been applied to test built form and prepare the diagrams/envelopes. These will better reflect market-typical industrial operations, truck movement geometry and required amenity outcomes.

- **Indicative site coverage** (*These ranges reflect typical yard/marshalling needs, parking supply, and landscape requirements*)
 - 2000 - 6000m²: 75-50%
- **Setbacks from Roads and Right of Ways**
 - Arterial Road = min 10m
 - Right of Way = min 7m
- **Landscaping**
 - Parking areas and storage areas adjacent to roads are separated from the roads by a 2m planted strip of land, and
 - Land within 2m of a national or regional arterial route is planted with a combination of lawn, indigenous groundcover, shrubs and trees

Built Form Testing Precedents

Typical Layout for 2,000m² lots

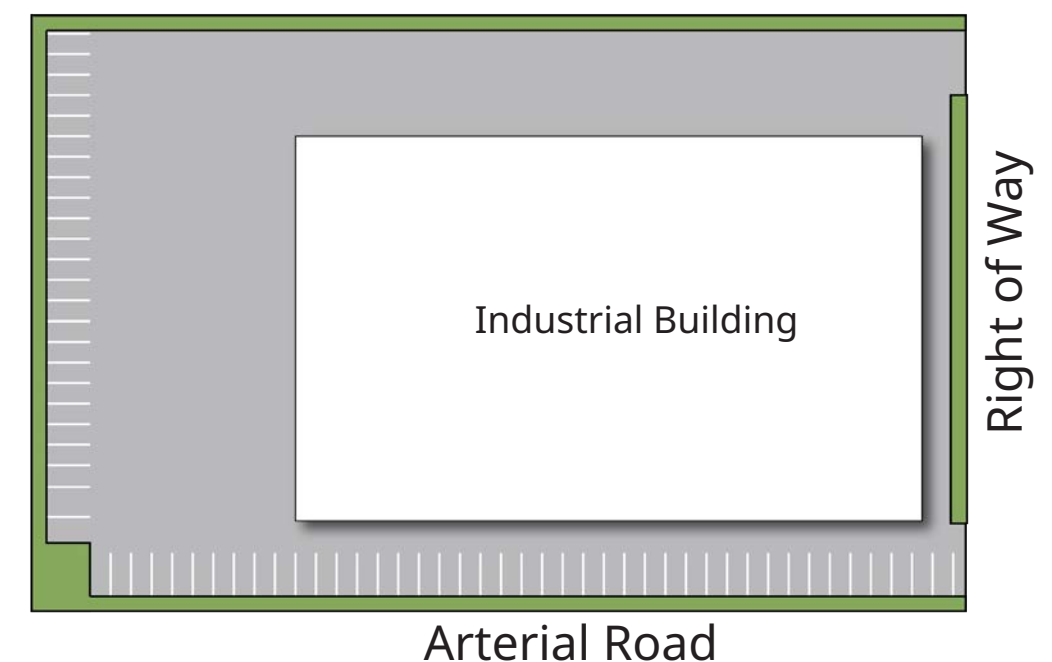
- Lot size = 2,000m² (40m x 50m)
- Building size = 1,500m² (40m x 30m)
- Building height = 15m
- Setback from Arterial Road = 10
- Setback from Right of Way = 7m



Built Form Testing Precedents

Typical Layout for 6,000m² lots

- Lot size = 6,000m² (60m x 100m)
- Building size = 3,000m² (40m x 75m)
- Building height = 15m
- Setback from Arterial Road = 10
- Setback from Right of Way = 7m



2.3.3 Retirement Village and Golf Course – Conceptual Visual Illustrations

Design Vision & Outcomes

A retirement village and golf course are being explored as a potential future use for the Site. The concept includes a purpose-built retirement community supported by on-site amenities such as care centre, cafe, walking paths, recreational spaces, and community facilities. The village is likely to be designed to offer different accommodation types and levels of care, allowing residents to age in place overtime.

The proposal also includes a 18-holes golf course and associated recreational facilities, providing opportunities for outdoor activity, social interaction and community wellbeing. The overall design of these elements are intended to complement the existing rural character of the area and make use of the site's open landscape, while managing effects through appropriate landscaping, access design, and environmental considerations.

At this stage, the concept is indicative only. Further technical assessments and consultation will help shape the final layout, scale, and design response.



2.4 Stormwater

Stormwater runoff within Awanui Links will be managed to ensure that run off from all non-permeable areas such as roading, berms, driveways, ROW's, residential & industrial lots, does not create flooding or ponding within and/ or downstream of the proposed Awanui Links development, while maintaining any conveyance of upper catchment flows through the proposed development.

The key stormwater management feature within the proposed Awanui Links development will be a series of Wetland ponds that will service each area of the proposed development independently of each other. Existing catchment areas will be retained and enhanced, all runoff from the site will be directed into a total of five stormwater ponds via either roadside swales and/or piped infrastructure. Initial treatment will be either via raingardens, bio-retention swales or grassed roadside swale.

The ponds will discharge into adjacent existing stormwater drains and/or channels that form part of the Waikato Regional Komakorau drainage network at a controlled rate which reflects existing discharges rates, with the objective of the proposed stormwater management approach to ensure that stormwater flows from the site are improved from the pre-development levels. The wetland ponds will also have the secondary function of allowing for flood attenuation of up to the 100-year event flows across the site.

Furthermore, the proposed stormwater ponds will also combine within each pond's stormwater treatment bio retention aspects, which protects the quality of the discharge from the proposed urbanised areas. This will be designed with planting established post construction allowing treatment of the stormwater but also allows habitats to be formed for ecology.



Figure 13 Proposed Stormwater Network

2.5 Water & Wastewater

Water

The Awanui Links development Potable Water supply options are still being explored however connection to the existing Waikato District Council network is not feasible. The proposed development will likely be split into different land use areas, with each area having independent Potable Water supply options. Any proposed water bores across the site which will also be utilised during the construction phase of the project. This will aid in reducing dust in the drier months when bulk earthworks and civil work is being undertaken.

- **Rural Residential Areas**

Water supply for the Rural Residential areas will be via On-lot rainwater harvesting and reuse tanks, sized for both potable water supply and firefighting supply as per both the district plan and SNZ PAS 4509:2008-New Zealand Fire Service Firefighting Water Supplies Code of Practice.

- **Industrial Areas**

Water supply for the Industrial areas will be via On-lot rainwater harvesting and reuse tanks, sized for both potable water supply and firefighting supply as per each industries specific needs, the district plan and SNZ PAS 4509:2008-New Zealand Fire Service Firefighting Water Supplies Code of Practice.

- **Retirement Village (RV) Area**

The potable water supply options are still being explored which will likely include a combination of supply from multiple private bores and rainwater harvesting and reuse tanks. A centralised water treatment plant is also proposed as part of RV to ensure that any water sourced from the bore for use as potable water will be treated to the required drinking water standards.

- **Golf/Events Centre Area**

The potable water supply options are still being explored which will likely include a combination of supply from multiple private bores and rainwater harvesting and reuse tanks. A centralised water treatment plant is also proposed as part of Event Centre area to ensure that any water sourced from the bore for use as potable water will be treated to the required drinking water standards.

Greywater collected from the Event Centre wastewater can also be collected and used for irrigation purposed for the golf course.

Wastewater

Similar to Water, Wastewater options for the Awanui Links development are being explored however there is no Waikato District Council wastewater infrastructure in the general area of the proposed development. The proposed development will likely be split into different land use areas, with each area having independent Wastewater treatment & disposal options.

- **Rural Residential Areas**

Rural Residential areas will utilise On-lot treatment & disposal for their wastewater such as On-lot Biocycle Systems & disposal field or similar systems.

- **Industrial Areas**

Industrial areas will utilise On-lot treatment & disposal for their wastewater such as On-lot Biocycle Systems & disposal field or similar systems, this will limit the type of industrial activities suitable for the proposed development and consent notices would need to be applied to limit the type of industrial activity associated with those lots.

- **Retirement Village (RV) Area**

The RV will require a combination of a central wastewater treatment system and On-lot treatment and disposal, with the final options dependant on RV layout, serviceability of individual villas via internal wastewater networks (both gravity and low-pressure systems) and specific requirements of the RV Care facility. A central wastewater treatment system & disposal system, such as an MBR/Aeration plants in combination with Biocycle systems (or similar systems) would accommodate the above approach.

- **Golf/Events Centre Area**

The Golf/Events Centre area will require a combination of a central wastewater treatment system and On-lot treatment and disposal, with the final options dependant on final Villa & Event Centre layout. A central wastewater treatment system & disposal system, such as an MBR/Aeration plants in combination with Biocycle systems (or similar systems) would accommodate the above approach.

The Event Centre can also install a “greywater “system to collect suitable wastewater for storage and reuse within the golf course for irrigation purposes.



2.6 Staging

Rural Residential Lots

Stage 1:

- 39 rural residential lots
- Primary access via Telephone Road
- Construction of Stormwater Wetland A

Stage 2:

- 31 rural residential lots
- Primary access via Telephone Road
- Construction of Stormwater Wetland B

Retirement Village

Stage 1:

- 50 Retirement Village Units
- Internal Access
- Construction of Stormwater Wetland C

Stage 2:

- 12 Retirement Village Units
- Internal Access
- Construction of Stormwater Wetland D

Stage 3:

- 73 Retirement Village Units
- Internal Access

Golf Course

Stage 1:

- Event Centre / Hotel
- Wellness Centre / Fine Dining
- Open Space / Wedding Venue
- Driving Range
- Primary access via Telephone Road, Internal Access
- Construction of Stormwater Wetland E

Stage 2:

- 10 Golf Holes

- 10 Large Luxury Villas, 20 Small Luxury Villas
- Internal Access
- Construction of Stormwater Wetland F

Stage 3:

- Clubhouse / Club
- Proshop
- Virtual Golf / Sims
- Cart Storage
- Storage Shed
- 8 Golf Holes
- 32 Small Luxury Villas
- Internal Access
- Construction of Stormwater Wetland G

Industrial Lots

- 9 industrial lots
- Industrial Private Access
- Construction of Stormwater Wetland H
- Solar farm

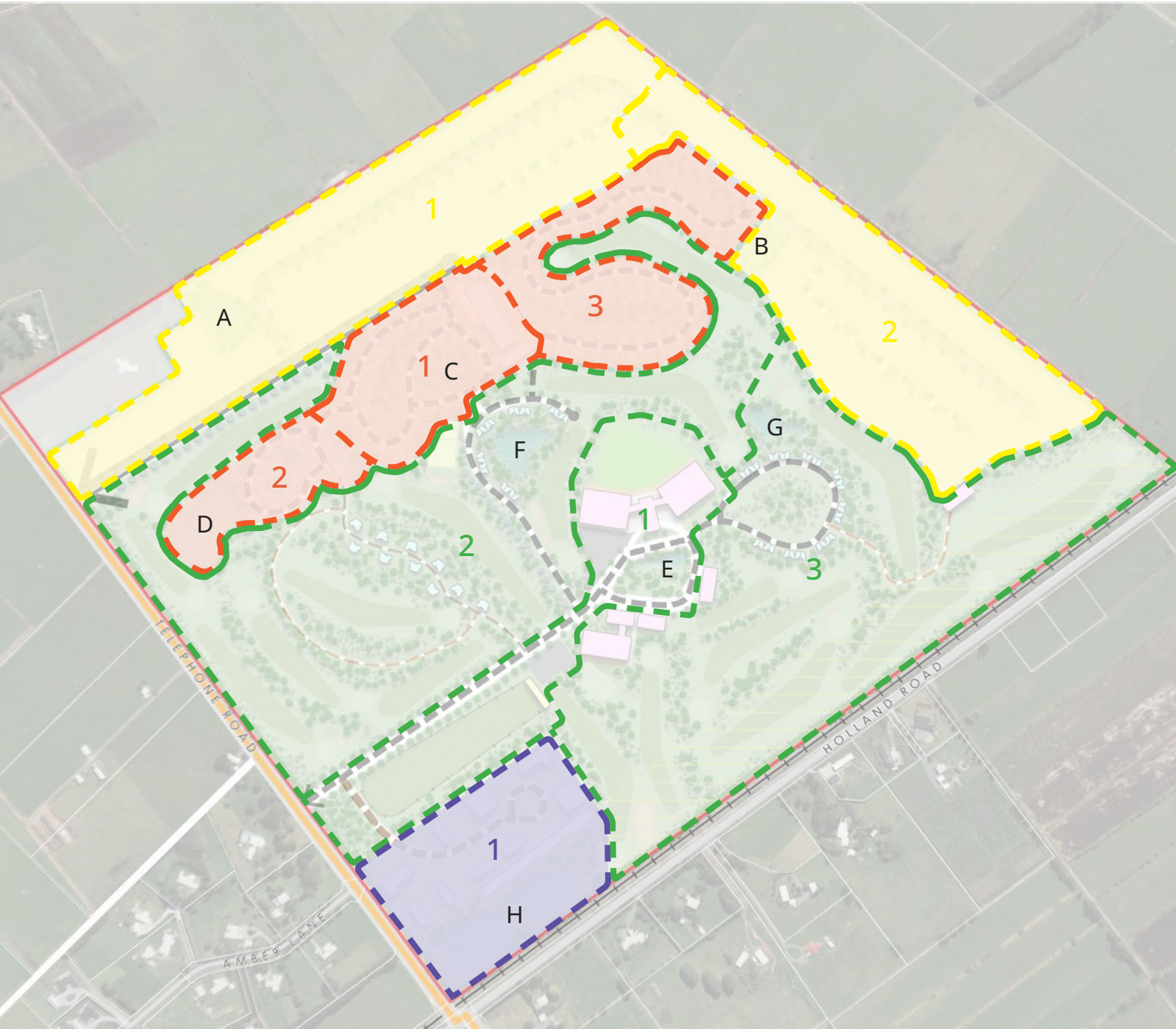


Figure 14 Staging Plan

