

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

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A-S1-1-30	STAGE 1A-1 - GF	B	A-S1-1-90	STAGE 1B-2 - GF	B
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A-S1-1-32	STAGE 1A-1 - TYPOLOGY	B	A-S1-1-92	STAGE 1B-2 - TYPOLOGY	B
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A-S1-1-47	STAGE 1A-4 - TYPOLOGY	B	A-S1-1-107	STAGE 1B-3 - TYPOLOGY	B
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A-S1-1-49	STAGE 1A-4 - FF	B	A-S1-1-109	STAGE 1B-3 - FF	B
A-S1-1-50	STAGE 1A-4 - TYPOLOGY	B	A-S1-1-110	STAGE 1B-3 - TYPOLOGY	B
A-S1-1-51	STAGE 1A-4 - GF	B	A-S1-1-111	STAGE 1B-3 - GF	B
A-S1-1-52	STAGE 1A-4 - FF	B	A-S1-1-112	STAGE 1B-3 - FF	B
A-S1-1-53	STAGE 1A-4 - TYPOLOGY	B	A-S1-1-113	STAGE 1B-3 - TYPOLOGY	B
A-S1-1-54	STAGE 1A-4 - GF	B	A-S1-1-114	STAGE 1B-3 - GF	B
A-S1-1-55	STAGE 1A-4 - FF	B	A-S1-1-115	STAGE 1B-3 - FF	B
A-S1-1-56	STAGE 1A-4 - TYPOLOGY	B	A-S1-1-116	STAGE 1B-3 - TYPOLOGY	B
A-S1-1-57	STAGE 1A-4 - GF	B	A-S1-1-117	STAGE 1B-3 - GF	B
A-S1-1-58	STAGE 1A-4 - FF	B	A-S1-1-118	STAGE 1B-3 - FF	B
A-S1-1-59	STAGE 1A-4 - TYPOLOGY	B	A-S1-1-119	STAGE 1B-3 - TYPOLOGY	B
A-S1-1-60	STAGE 1A-4 - GF	B	A-S1-1-120	STAGE 1B-3 - GF	B
			A-S1-1-121	STAGE 1B-3 - FF	B

Delmore

PROJECT SUMMARY STAGE 1

53A, 53B, 55 RUSSELL ROAD

TOTAL LOTS	471 TOTAL LOTS IN STAGE 1 (483 IF THE S1 PARK IS NOT ACQUIRED) INCLUDING 10 LOTS PROPOSED IN THE TEMPORARY WASTE WATER TREATMENT PLANT LOCATION
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TYPOLOGIES	21 STANDARD + 49 BESPOKE FLOOR PLAN DESIGNS
	3G.1 - 3 BED, GARAGE, SINGLE LEVEL - <u>225</u> 4G.1 - 4 BED, GARAGE, SINGLE LEVEL - <u>32</u> 5G.1 - 5 BED, GARAGE, SINGLE LEVEL - <u>2</u> 3.2 - 3 BED, TWO LEVELS - <u>6</u> 3G.2 - 3 BED, GARAGE, TWO LEVELS - <u>5</u> 4G.2 - 4 BED, GARAGE, TWO LEVELS - <u>121</u> 5G.2 - 5 BED, GARAGE, TWO LEVELS - <u>80</u>

SINGLE LEVEL / DOUBLE LEVEL HOMES	259 SINGLE (55%) / 212 DOUBLE (45%)
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ZERO LOT / STANDALONE BOUNDARY	82 ZERO LOT (17%) / 389 STANDALONE (83%) NO DUPLEX OR TERRACED TYPOLOGIES ARE PROPOSED IN STAGE 1
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TOTAL OVERALL SITE AREA (RUSSELL ROAD)	30.7462 HA
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PRIVATE LOT AREA	172,875m2
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BUILDING COVERAGE	51,050m2 - 29.5% OF THE 'PRIVATE LOT AREA'
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IMPERMEABLE COVERAGE	89,240m2 APPROX - 51.6% OF THE 'PRIVATE LOT AREA'
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RETAINED WETLANDS / STREAMS / RIPARIAN ACROSS STAGE 1 AND 2	APPROXIMATELY 43.7 HECTARES (40%) OF NATURAL ENVIRONMENT ACROSS THE SITE IS TO BE MAINTAINED, PROTECTED OR ENHANCED
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STAGE 2

N.O.R 6 ROAD TO BE CONSTRUCTED WITHIN THE PROJECT BOUNDARIES BY VINEWAY LIMITED. REMAINDER OF THE GRAND DRIVE CONNECTION UP TO THE COMMON BOUNDARY TO BE CONSTRUCTED BY ARA HILLS AS PER THEIR RESOURCE CONSENT CONDITIONS

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 3,100m² NEIGHBOURHOOD PARK MEETS ALL METRICS ESTABLISHED BY AUCKLAND COUNCIL. REFER TO THE CONSENT CONDITIONS PROVIDED BY B&A FOR DETAILS RELATING TO ACQUISITION

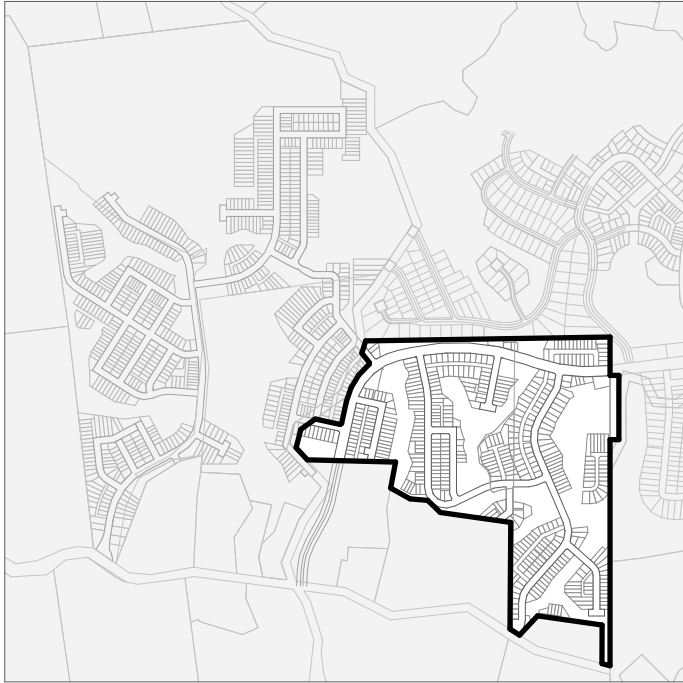
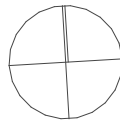
TEMPORARY W.W TREATMENT PLANT LOCATION
ONCE DECOMMISSIONED, THE 10 PROPOSED LOTS SHOWN WILL BE CONSTRUCTED

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

TERRA STUDIO



PROJECT KEY

PUBLIC REALM

LEGAL

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

SITE

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

PRIVATE REALM

- 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

CLIENT VINEWAY LIMITED

PROJECT NAME DELMORE - STAGE 1

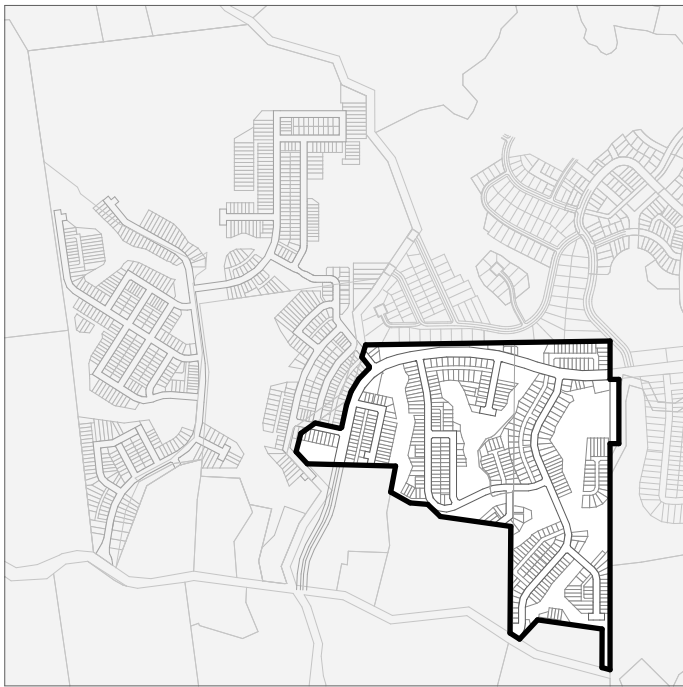
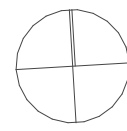
DRAWING TITLE STAGE 1 - SITE PLAN

SCALE 1:1500, 1:18000

REVISION NO. B

DRAWING NO.

A-S1-1-01



PROJECT KEY

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 - GARAGE - TWO LEVEL				
3.2 - A	2	3	1	101m ²
4 BED - GARAGE - TWO LEVEL				
4G.2 - A	2	4	1	143m ²
4G.2 - B	2	4	1	171m ²
4G.2 - C	2	4	1	157m 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				

NOTE: IN THE CASE OF ANY DISCREPANCIES BETWEEN THIS KEY AND THE TYPOLOGY PLAN BOOK, THE TYPOLOGY PLAN BOOK SHALL TAKE PRECEDENCE.

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

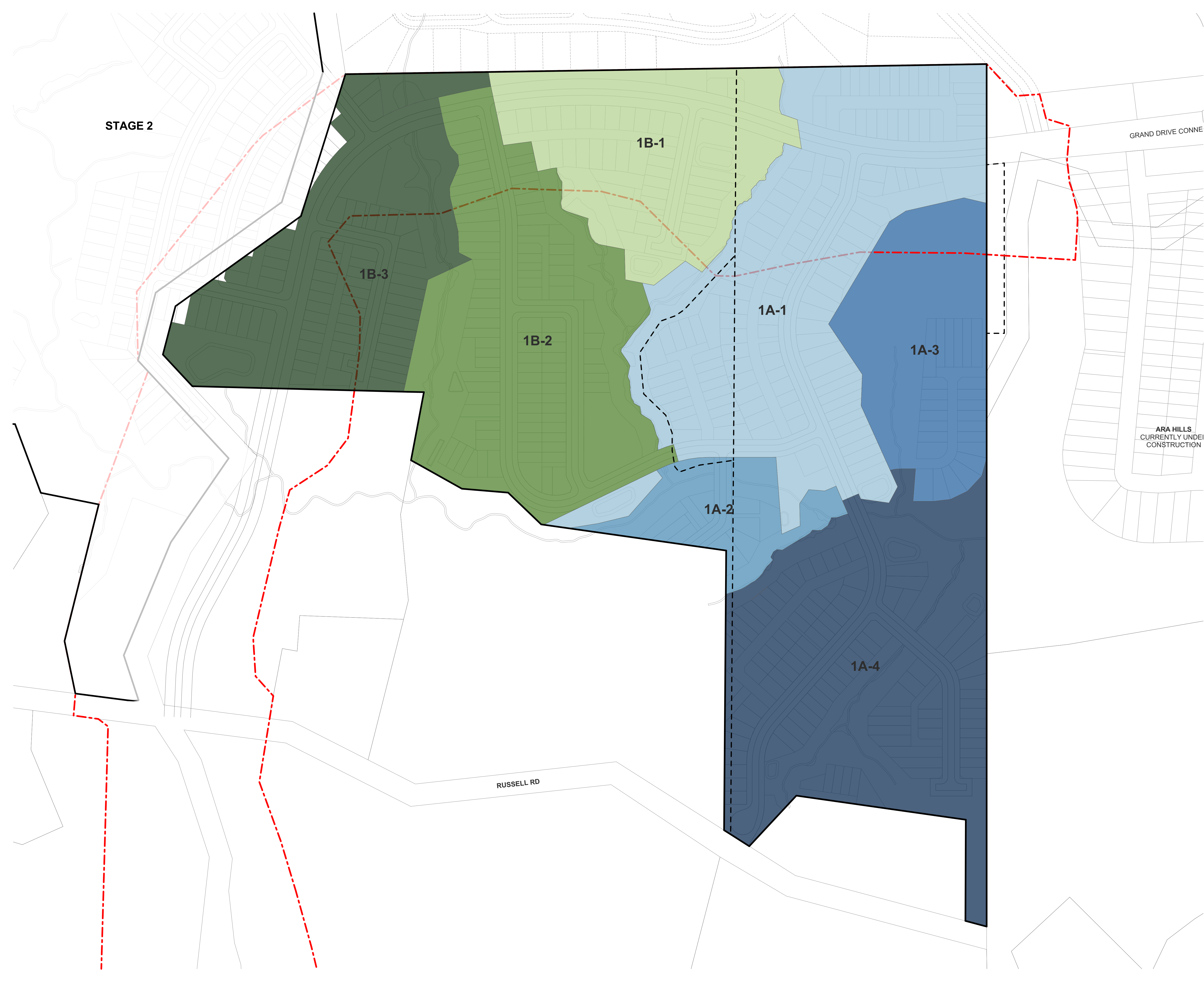
STAGE 2

GRAND DRIVE CONNE

ARA HILLS
CURRENTLY UNDEI
CONSTRUCTION

RUSSELL RD

PROPOSED 3,100m² NEIGHBOURHOOD PARK MEETS ALL METRICS ESTABLISHED BY AUCKLAND COUNCIL. REFER TO THE CONSENT CONDITIONS PROVIDED BY B&A FOR DETAILS RELATING TO ACQUISITION



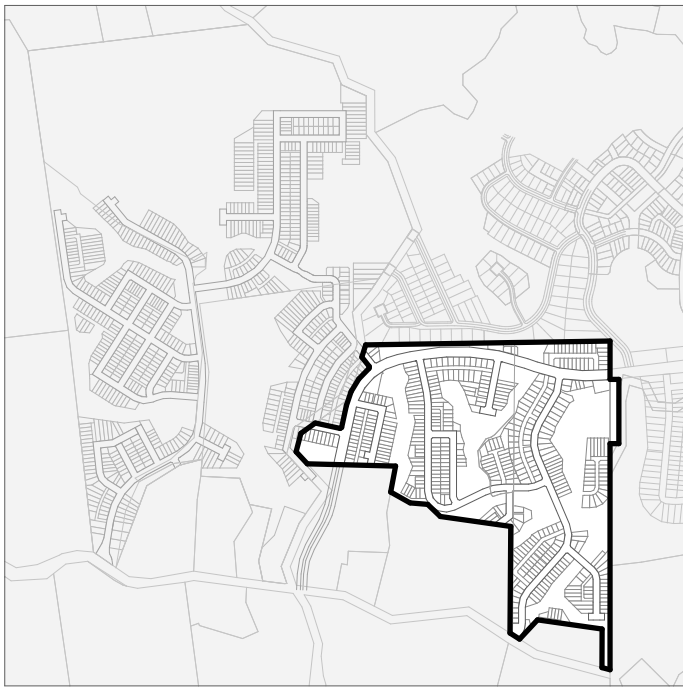
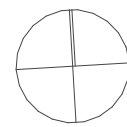
STAGE 2

GRAND DRIVE CONNE

RUSSELL RD

ARA HILLS
CURRENTLY UNDER
CONSTRUCTION

TERRA STUDIO



PROJECT KEY

STAGE 1 - 471 TOTAL LOTS (483 EXL PARK)

1A-1	123 PRIVATE LOTS
1A-2	10 PRIVATE LOTS
1A-3	25 PRIVATE LOTS
1A-4	103 PRIVATE LOTS
1B-1	44 PRIVATE LOTS
1B-2	98 PRIVATE LOTS (110 IF PARK IS NOT ACQUIRED)
1B-3	68 PRIVATE LOTS

STAGE 2 - 734 TOTAL LOTS + 1 SUPERLOT

2A-1	155 PRIVATE LOTS
2A-2	180 PRIVATE LOTS
2B-1	30 PRIVATE LOTS
2B-2	42 PRIVATE LOTS
2B-3	212 PRIVATE LOTS
2C	115 PRIVATE LOTS
2D	1 UNSERVICED SUPER LOT FOR FUTURE DEVELOPMENT

CLIENT VINEWAY LIMITED

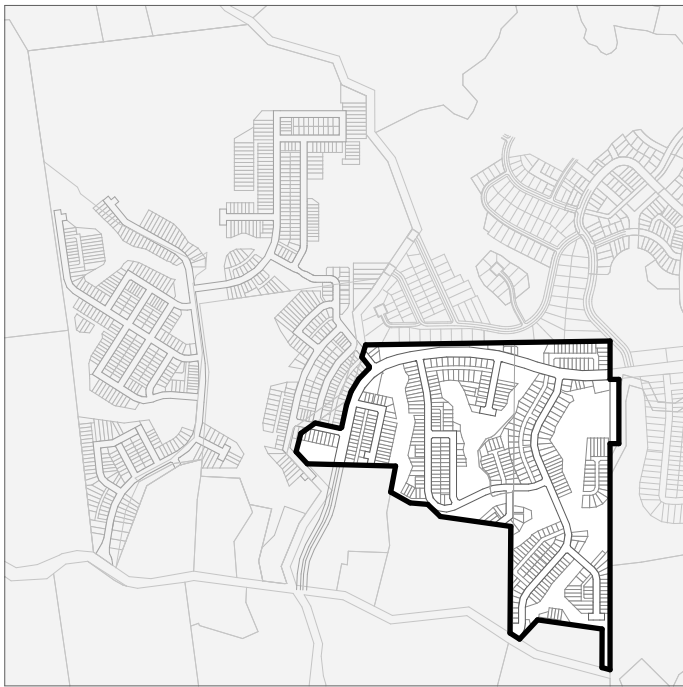
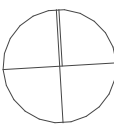
PROJECT NAME DELMORE - STAGE 1

DRAWING TITLE STAGE 1 - STAGE PLAN

SCALE 1:1500, 1:18000

REVISION NO. B

DRAWING NO.
A-S1-1-03



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.

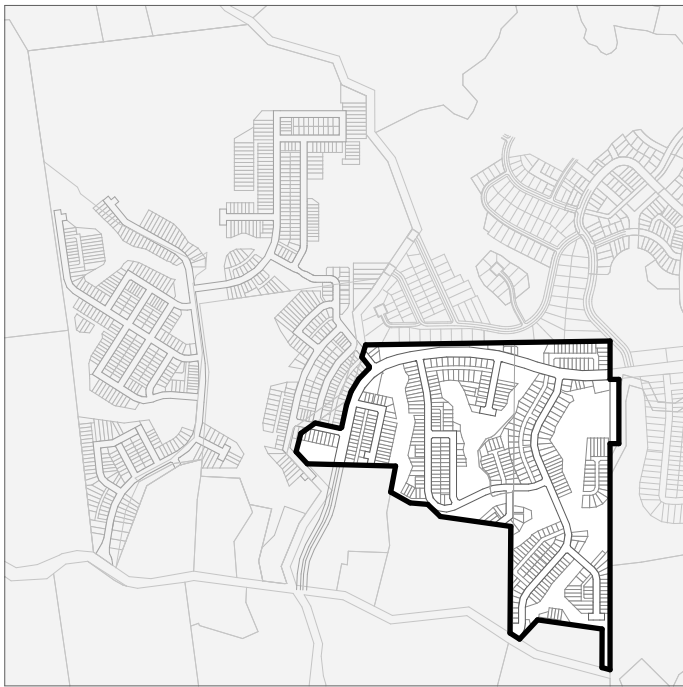
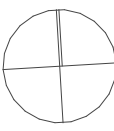
A-S1-1-04

STAGE 2

GRAND DRIVE CONNE

ARA HILLS
CURRENTLY UNDE
CONSTRUCTION

RUSSELL RD



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 PEDESTRIAN PATH. THE APPLICANT WILL ENDEAVOUR TO USE 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, AND SHOULD BE READ IN CONJUNCTION WITH THE FINAL CONSENT CONDITIONS.

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

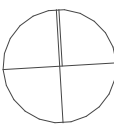
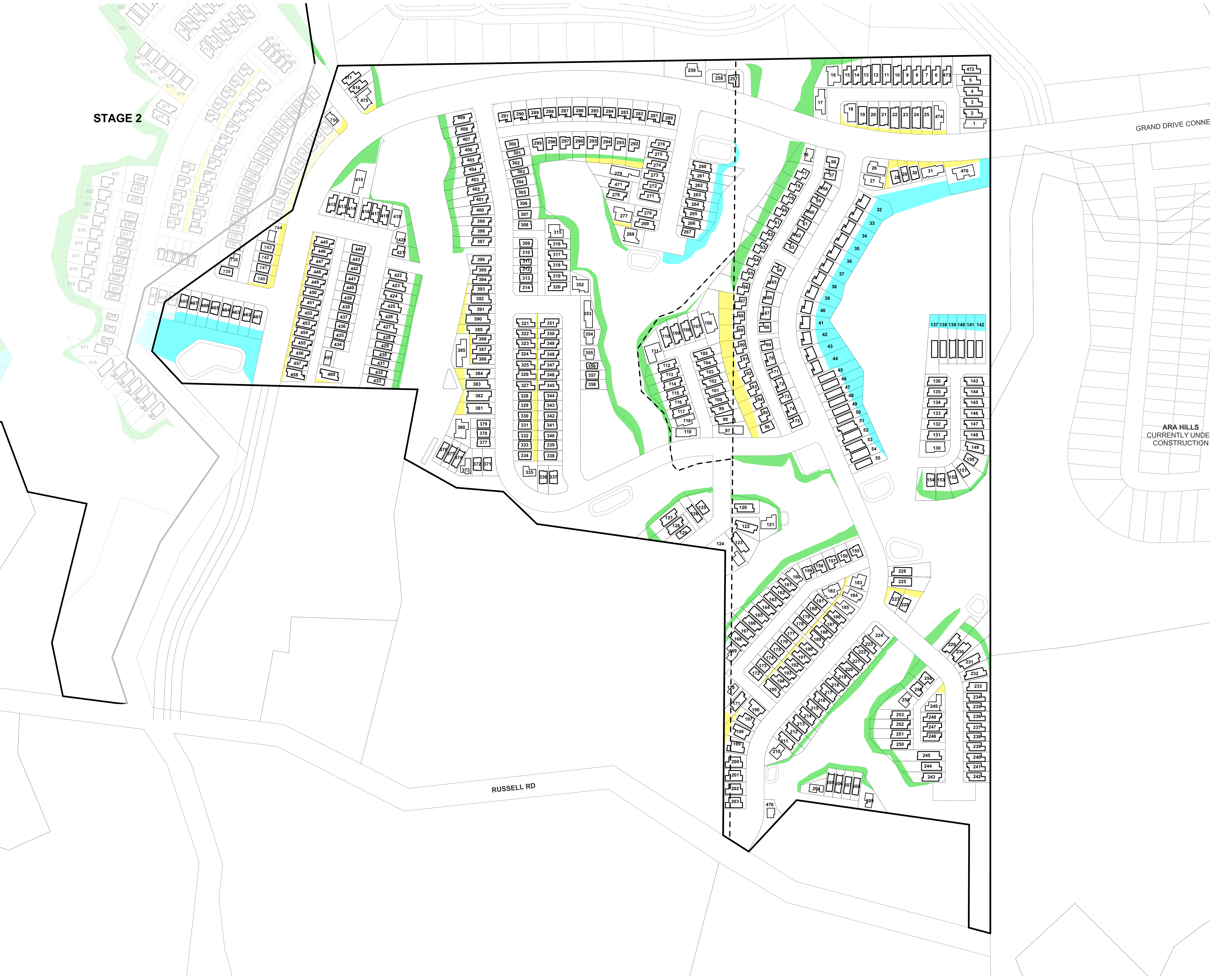
DRAWING NO.
A-S1-1-05

STAGE 2

GRAND DRIVE CONNE

ARA HILLS
CURRENTLY UNDE
CONSTRUCTION

RUSSELL RD



PROJECT KEY

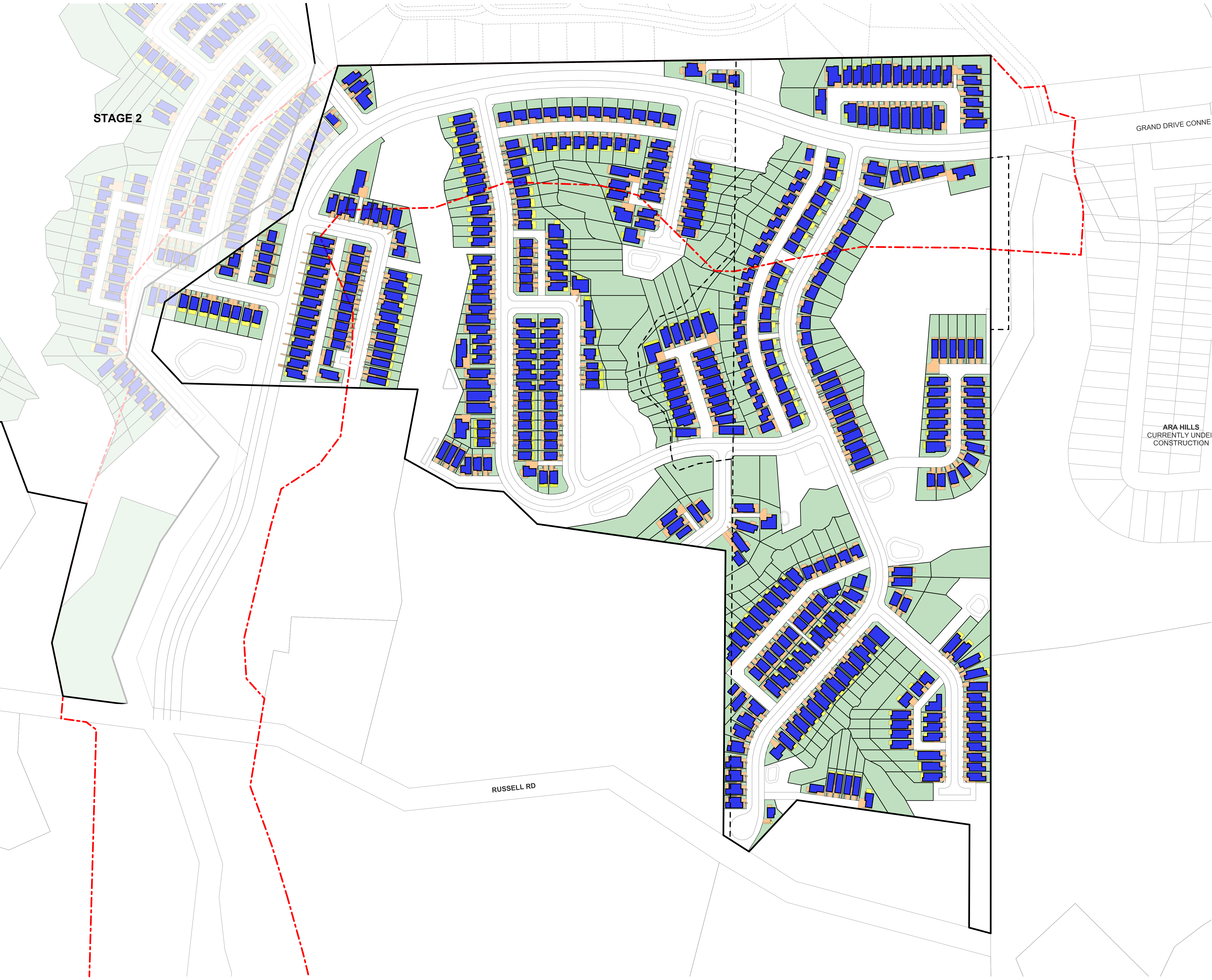
INDICATIVE RETAINED HEIGHT

- 1:1 MAX SLOPE INTERFACING THE PUBLIC REALM. REFER TO ENGINEER AND LANDSCAPE ARCHITECTS DRAWINGS FOR FURTHER DETAIL
- 1:3 MAX SLOPE INTERFACING THE PUBLIC REALM. REFER TO LANDSCAPE ARCHITECTS DRAWINGS FOR FURTHER DETAIL
- 1:3 MAX SLOPE BETWEEN PRIVATE LOTS TO LOWER RETAINING WALLS AND PROVIDE SPACE FOR MITIGATION PLANTING

NOTE

THE BATTER SLOPES 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 SLOPES ACCURATELY. THE DRAWING IS INTENDED TO PROVIDE A GENERAL OVERVIEW OF SLOPES ACROSS THE SITE, AND SHOULD BE READ ALONG WITH THE FINAL CONSENT CONDITIONS. DETAILED LONG SECTIONS AND EARTHWORKS DRAWINGS WILL BE PREPARED AND SUBMITTED AS PART OF THE CONSTRUCTION AND BUILDING CONSENT PHASES.

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



TERRA STUDIO

PROJECT KEY

BUILDING COVERAGE

STAGE 1

LOT AREA

172,875m²

BUILDING COVERAGE

51,050m²

PERCENTAGE

29.5%

STAGE 2

LOT AREA

278,881m² + 9,400m²

BUILDING COVERAGE

66,600m²

PERCENTAGE

23.9%

SITE

LOT AREA

451,756m² + 9,400m²

BUILDING COVERAGE

116,180m²

PERCENTAGE

25.7%

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)

89,240m²

PERCENTAGE

51.6%

STAGE 2

IMPERMEABLE AREA (BC x 1.8)

119,880m²

PERCENTAGE

43.0%

SITE

IMPERMEABLE AREA (BC x 1.8)

= 209,124m²

PERCENTAGE

46.3%

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