Appendix 6 – Design Statement and Architecture Plans

TE AWAMUTU DEVELOPMENT



Resource Consent Drawings	
A000	Cover Page
Design Statement	
A001	Design Statement
A002	Design Statement
A003	Design Statement
A004	Design Statement
A005	Design Statement
Site Plans	
A0100	Site Location Plan
A0101	Overall Existing Site Aerial
A0102	Opportunities & Constraints
A0103	Site Setback Compliance
A0104	Overall Proposed Site Plan
A0105	Overall Coverage Plan + Impervious
A0106	Perspectives
A0107	Perspectives
A0108	Perspectives
A0109	Perspectives
A0110	Perspectives
Stage 1	
A1-000	Detailed Site Plan - Stage 1A - Level 1
A1-001	Detailed Site Plan - Stage 1B - Level 1
A1-002	Detailed Site Plan - Stage 1C - Level 0
A1-003	Detailed Site Plan - Stage 1C - Level 1
A1-004	Detailed Site Plan - Stage 1D - Level 1
A1-010	Stage 1 Coverage Plan
A1-011	Stage 1 Coverage Calculations
A1-012	Stage 1 - HIRB & MAX height compliance
A1-020	Stage 1 - Internal street elevations
Stage 2	
A2-000	Detailed Site Plan - Stage 2A Level 0
A2-001	Detailed Site Plan - Stage 2A - Level 1
A2-002	Detailed Site Plan - Stage 2B - Level 0
A2-003	Detailed Site Plan - Stage 2B - Level 1
A2-004	Detailed Site Plan - Stage 2C - Level 0
A2-005	Detailed Site Plan - Stage 2C - Level 1
A2-010	Stage 2 Max Height Compliance
A2-020	Stage 2 - Internal Street Elevations
Stage 3	
A3-000	Stage 3 - Level 1
Stage 4	
A4-000	Stage 4 - Level 0
A4-001	Stage 4 - Level 1
Apartment Block A	
AAA-000	Apartment A - Level 0
AAA-001	Apartment A - Level 1
AAA-002	Apartment A - Level 2
AAA-003	Apartment A - Roof Plan
AAA-004	Apartment A Elevations - North & East Elevations
AAA-005	Apartment A Elevations - South & West Elevations
Apartment Block B	
AAB-000	Apartment B - Level 0
AAB-001	Apartment B - Level 1
AAB-002	Apartment B - Level 2
AAB-003	Apartment B - Roof Plan
AAB-004	Apartment B Elevations - North & East Elevations
AAB-005	Apartment B Elevations - South & West Elevations
Apartment Block C	
AAC-000	Apartment C - Level 0
AAC-001	Apartment C - Level 1
AAC-002	Apartment C - Level 2
AAC-003	Apartment C - Roof Plan
AAC-004	Apartment C - North & East Elevations
AAC-005	Apartment C - South & West Elevations
Service Apartments	
ASA-000	Block D & E (Service Apartment) - Level 0
ASA-001	Block D & E (Service Apartment) - Level 1
ASA-002	Block D & E (Service Apartment) - Level 2
ASA-003	Block D & E (Service Apartment) - Roof Plan
ASA-004	Block D & E (Service Apartment) - North & West Elevations
ASA-005	Block D & E (Service Apartment) - South & East Elevations
Apartment Typology Plan	
ATA-000	Apartment Typology - 1 Bed
ATA-001	Apartment Typology - 2 Bed
ATA-002	Apartment Typology - 2 Bed
ATA-003	Apartment Typology - 3 Bed
ATA-004	Apartment Typology - Serviced Apartment
Common Amenities	
ACM-000	Common Amenities - Level 0
ACM-001	Common Amenities - Roof
ACM-002	Common Amenities - North & East Elevations
ACM-003	Common Amenities - South & West Elevations
Workshop & Glasshouse	
AGB-000	Workshop & Greenhouse Overall Plan & Elevation
Villa Typology Plan	
ATV-000	Villa 2A - Plan
ATV-001	Villa 2A - Elevations
ATV-002	Villa 2B - Plan
ATV-003	Villa 2B - Elevations
ATV-004	Villa 2C - Plan
ATV-005	Villa 2C - Elevations
ATV-006	Villa 2D - Plan
ATV-007	Villa 2D - Elevations
ATV-008	Villa 2UD (Lower) - Plan
ATV-009	Villa 2UD (Upper) - Plan
ATV-010	Villa 2UD - Elevations
ATV-011	Villa 2UD - Elevations
ATV-012	Villa 2UD2 (Lower) - Plan
ATV-013	Villa 2UD2 (Upper) - Plan
ATV-014	Villa 2UD2 - Elevations
ATV-015	Villa 2UD2 - Elevations
ATV-016	Villa 3A - Plan
ATV-017	Villa 3A - Elevations
ATV-018	Villa 3B - Plan
ATV-019	Villa 3B - Elevations
ATV-020	Villa 3C - Plan
ATV-021	Villa 3C - Elevations
ATV-022	Villa 3D - Plan
ATV-023	Villa 3D - Elevations
ATV-024	Villa 3E - Plan
ATV-025	Villa 3E - Elevations
ATV-026	Villa 3F1 - Plan
ATV-027	Villa 3F1 - Elevations
ATV-028	Villa 3F2 - Plan
ATV-029	Villa 3F2 - Elevations
ATV-030	Villa 3G1 - Plan
ATV-031	Villa 3G1 - Elevations
ATV-032	Villa 3G2 - Plan
ATV-033	Villa 3G2 - Elevations
ATV-034	Material Palette & Colour Schemes

RC Issue

SHEET No. **A000**

ISSUE No. **01 - WIP**

DATE **27/10/2026**

REF No. **25020**

Te Awamutu Developments

2025 Ohaupo Road, Te Awamutu 3800

PACIFIC ENVIRONMENTS ARCHITECTS

www.pacificenvironments.co.nz (09)308-0070 info@penzl.co.nz

DESIGN STATEMENT

Project Description

The Project is to enable the development of a community for senior living in Te Awamutu, providing approximately 414 dwellings/units (including single-storey houses, duplex units and apartments), and a 100-bed care facility.

The development will also feature communal facilities and a neighbourhood centre, riparian planting, wetland restoration, three waters services infrastructure, and transport infrastructure.

The project is designed to cater specifically to an ageing population, addressing a critical need for retirement housing and care capacity.



N

Te Awamutu Developments
2025 Ohaupo Road, Te Awamutu 3800

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

RC ISSUE

Title
Design Statement

Date
27/10/2026

Scale
@A1

Client
Te Awamutu Developments Limited

ref no.
25020

sheet no.
A001

revision

DESIGN STATEMENT

Site Context

The site is located directly off Ohaupo Road (State Highway 3). Its boundaries form an irregular shape, with most neighbouring properties zoned Rural, except for a small portion of Medium Density Residential zoning to the southeast.

The site's topography has a gentle to moderate slope towards a naturally formed valley running east-west, which became the logical position for the main access route as it is orientated towards Pirongia Mountain to the West

Several ecologically significant areas have been identified on the site, including streams, wetlands and a Kahikatea forest remnant. The proposed masterplan respects these areas by adopting revegetation strategy with appropriate setbacks and developing pedestrian pathways to enhance residents' interaction with the natural environment.









N

Te Awamutu Developments
2025 Ohaupo Road, Te Awamutu 3800

PACIFIC ENVIRONMENTS ARCHITECTS

P.O.Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

RC ISSUE

Title
Design Statement

Date
27/10/2026

Scale
@A1

Client
Te Awamutu Developments Limited

ref no.
25020

sheet no.
A002

revision

DESIGN STATEMENT

Villas

The village provides 297 villa units, consisting of stand-alone villas and attached duplex villas, which vary between two- and three-bedroom typologies. Floor areas range from 117m² to 208m², providing a wide variety to cater for a broad market.

The building forms are designed to integrate with the surrounding residential context by adopting gabled roof forms with breaks between them to form covered entries. The majority of villas are single-storey, with a small percentage of two-storey villas included to create variety along the internal streetscape. These are carefully controlled and positioned to avoid dominating neighbouring villas.

Where the land becomes too steep and requires significant retaining walls, an up/down villa typology has been incorporated to internalise the retaining walls, ensuring well-articulated building façades address the street and provide ample passive surveillance.

Independent living & serviced apartments

The village includes five low-rise apartment buildings to create variety and affordability in its offering. Three of these buildings are for independent living and will provide 87 units, with one-, two- and three-bedroom options. The remaining two buildings are serviced apartments, providing 30 one-bedroom units.

These buildings are designed to integrate with the rural and residential context by presenting a two-storey appearance when viewed from the main road and SH3. A lower ground floor is benched into the hill to navigate the sloping topography, and the apartments are positioned to take advantage of the bush views offered by the land.

The façades are delicately articulated to break down the building bulk. “Half-gable” frames around each balcony give the appearance of terrace housing.

The Aged Care Building

By separate consultant

This building is located on the north-east corner of the site, with easy access from the new public road. It has 100-bed capacity, including dementia care. This single-storey building is designed to provide a home-like environment for residents requiring more intensive support and nursing care.



ARTIST IMPRESSION
These 3D images are indicative only.



ARTIST IMPRESSION
These 3D images are indicative only.



ARTIST IMPRESSION
These 3D images are indicative only.

N

Te Awamutu Developments
2025 Ohaupo Road, Te Awamutu 3800

PACIFIC ENVIRONMENTS ARCHITECTS

RC ISSUE

Title
Design Statement

Date
27/10/2026

Scale
1:1.7469, 1:0.3561@A1

Client
Te Awamutu Developments Limited

P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
A003

revision

DESIGN STATEMENT

The Community Hub

The community hub is located close to the village entrance where it's central enough to take in the views of the valley. The building is organised into a cluster of pavilions that cradle the outdoor game areas. The cluster is made up of 4 main components, providing a range of amenities for residents. This cluster design also allows for staged construction

Reception & Café
This front-of-house pavilion contains reception, administration space, staff areas, a café and a lounge. The arrival experience is designed with a sense of grandeur. The gable form is split into two volumes, with the reception pavilion strengthened by a concrete colonnade, while the café pavilion is softened with timber cladding.

Restaurant & Kitchen
Moving past the reception hall, residents arrive at the bar and restaurant, which opens out onto the pétanque court and leads further onto the bowling green. This area can operate independently or combine with the café to cater for AGM-type events and festival celebrations.

Resident's wing
This southern wing forms a protective barrier for the apartment building to the south, helping to reduce noise impacts on the residential areas. It contains the residents' bar, theatre and library for leisure, as well as a swimming pool, spa, gym and wellness studio for recreation.

Wellness pod
Towards the western end of the community hub is a small pod of consultation rooms for village residents, conveniently and discreetly located away from the busy main entrance. These rooms are designed for visiting health specialists to conduct consultations with residents.
The building is also anchored into the hill, with its roof extended to form a pavilion at the western end of the bowling green.

Workshop and Greenhouse

The workshop and greenhouse buildings are located towards the western end of the village to become a point of interest along the pedestrian circulation routes. The kink in the main road, which is designed around the existing wetland, provides a natural "pause" to place these buildings.

The height difference between the two parallel roads is both a constraint and an opportunity. A feature stair and accessible ramp are placed here to connect the street on higher ground. The workshop and glasshouse are placed on either side in a cradling formation, nestled into the landscape.



ARTIST IMPRESSION
These 3D images are indicative only.



ARTIST IMPRESSION
These 3D images are indicative only.

N

Te Awamutu Developments
2025 Ohaupo Road, Te Awamutu 3800

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

RC ISSUE

Title
Design Statement

Date
27/10/2026

Scale
1:0.7714, 1:1.1267@A1

Client
Te Awamutu Developments Limited

ref no.
25020

sheet no.
A004

revision

DESIGN STATEMENT

Materiality

The villas are clad in a variety of familiar materials, including brick, weatherboards and natural timber highlights. The roofs are clad in classic profiled metal roofing. These materials ensure appropriateness to the context and durability for the site's climate.

The materials used on the apartment façades are a combination of brick, weatherboards and sheet claddings. This maintains a similar aesthetic to the villas. These are also durable and low-maintenance materials, helping to reduce operational maintenance costs.

The Community Hub, being a feature building of the village, has adopted a richer selection of materials befitting of its status. A combination of concrete, timber and brick veneer helps to enrich the idea of a building cluster housing various functions.

Pedestrian Connectivity

Pedestrian connectivity is of paramount importance for a retirement village. Well-designed, walkable environments create significant health benefits for older people, and one of the key drivers of this masterplan is to create walkable loops that cover the entire village. Where the land becomes too steep, gardens with zig-zag pathways and ramps are designed to allow residents to move through the site with ease.

This can be seen in the pedestrian connectivity map in the landscape design drawings.

Car Parking Provision

The village features car parking to accommodate the needs of both residents and visitors, including ample parking options tailored to ensure ease of access to all facilities.

Landscaping is carefully integrated into the car parking design to mitigate the visual impact of parked vehicles and contribute to the overall aesthetic appeal of the residential environment.













N

Te Awamutu Developments
2025 Ohaupo Road, Te Awamutu 3800

PACIFIC ENVIRONMENTS ARCHITECTS

RC ISSUE

P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

Title
Design Statement

ref no.
25020

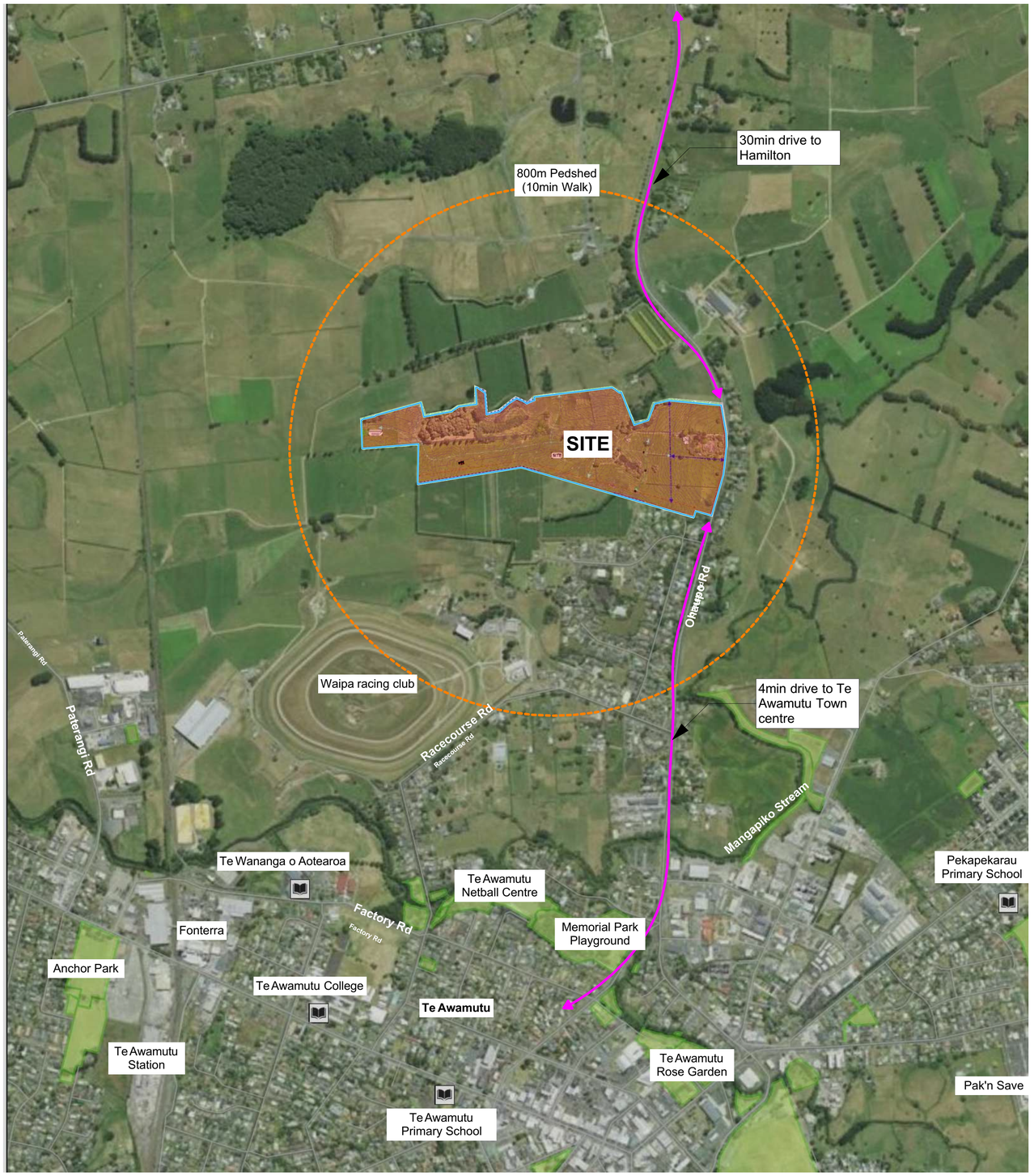
Date
27/10/2026

Scale
@A1

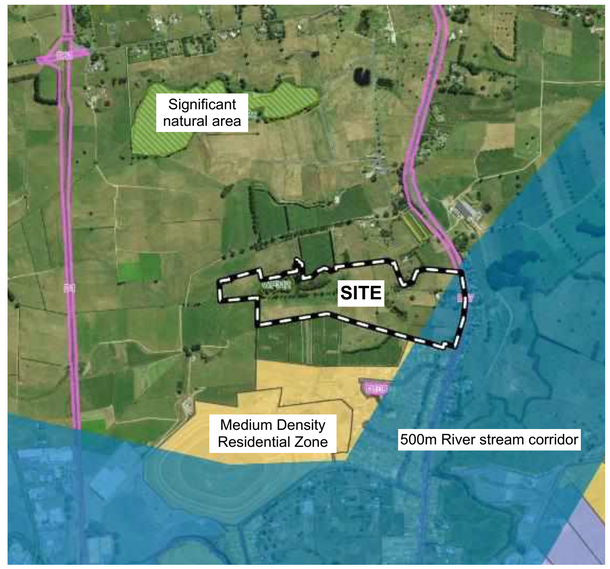
Client
Te Awamutu Developments Limited

sheet no.
A005

revision



Wider Context 1:7500



Zoning Plan

Address: 2025 Ohaupo Road Te Awamutu 3800
Site Area: 257,926.125 ha
Legal Description: PT LOT 1 DP 35654 LOT 1 DPS 36696 BLK II PUNIU SD

N

Te Awamutu Developments
2025 Ohaupo Road, Te Awamutu 3800

PACIFIC ENVIRONMENTS ARCHITECTS

RC ISSUE

Title
Site Location Plan

Date
27/10/2026

Scale
@A1

Client
Te Awamutu Developments Limited

P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
A0100

revision



1 New Survey Aerial 1:2000

Aerial Survey conducted by Aerial Land Surveying Ltd for Lot 1 DPS 36696 and Part Lot 1 DP 35654 on 07/11/2025
Coordinate System: NZGD2000 Mount Eden, New Zealand Vertical Datum 2016.

N

Te Awamutu Developments
2025 Ohaupo Road, Te Awamutu 3800

PACIFIC ENVIRONMENTS ARCHITECTS

RC ISSUE

Title
Overall Existing Site Aerial

Date
27/10/2026

Scale
1:2000@A1

Client
Te Awamutu Developments Limited

P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
A0101

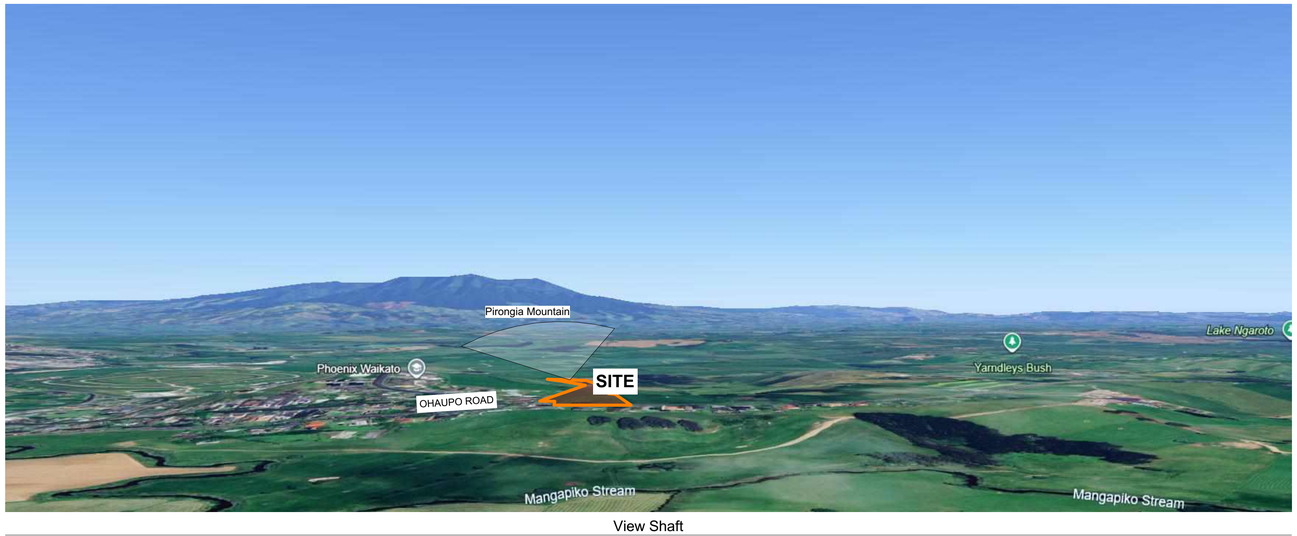
revision



KEY:

- View Shaft
- Potential future connection
- Significant Natural Area
- Proposed stormwater pond locations
- Wetland & 10m setback
- Interface with residential
- Interface with farmland / rural context
- Interface with orchard
- Interface with road
- Main circulation within village

1 Existing Site Aerial 1:2000



View Shaft

N

Te Awamutu Developments
2025 Ohaupo Road, Te Awamutu 3800

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

RC ISSUE

Title
Opportunities & Constraints

Date
27/10/2026

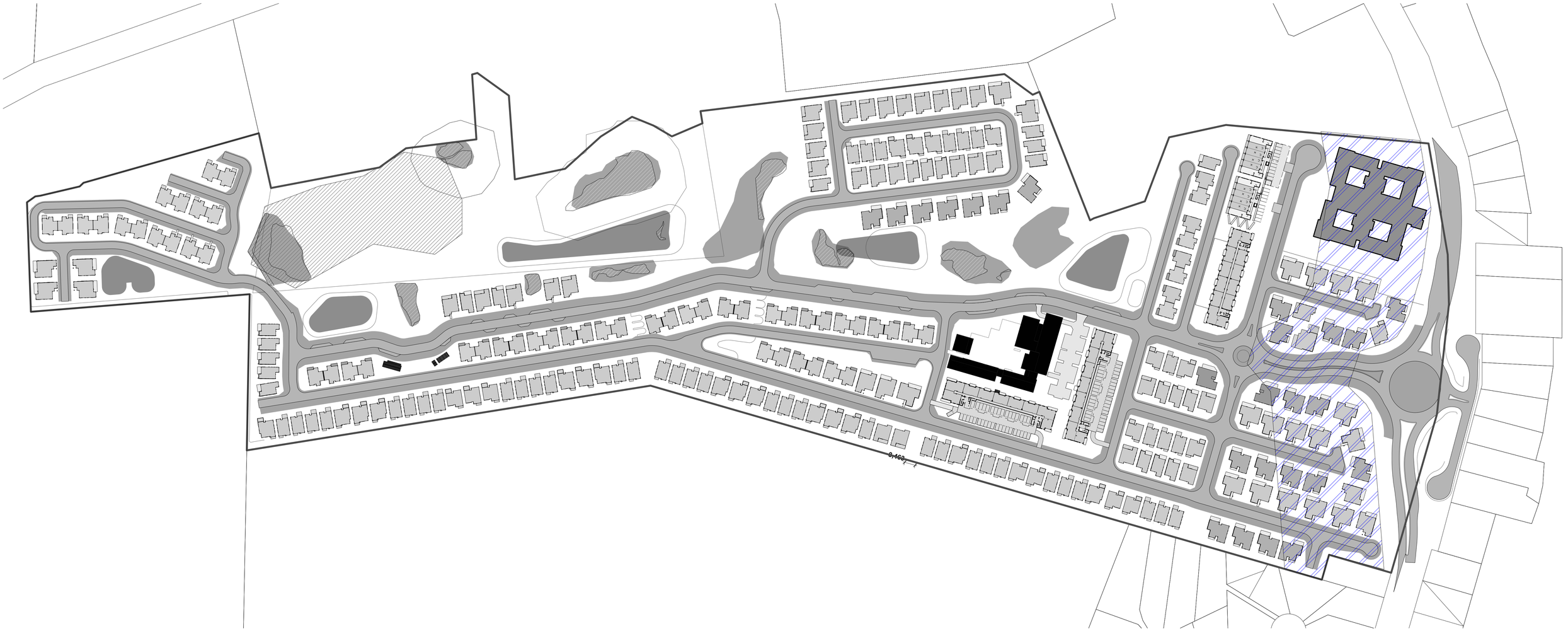
Scale
1:2000@A1

Client
Te Awamutu Developments Limited

ref no.
25020

sheet no.
A0102

revision



1 Site Set Back Compliance 1:1500

KEY:

ACOUSTIC INSULATION AREA - SH3

N

Te Awamutu Developments

2025 Ohaupo Road, Te Awamutu 3800

PACIFIC ENVIRONMENTS ARCHITECTS

P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

RC ISSUE

Title
Site Setback Compliance

Date
27/10/2026

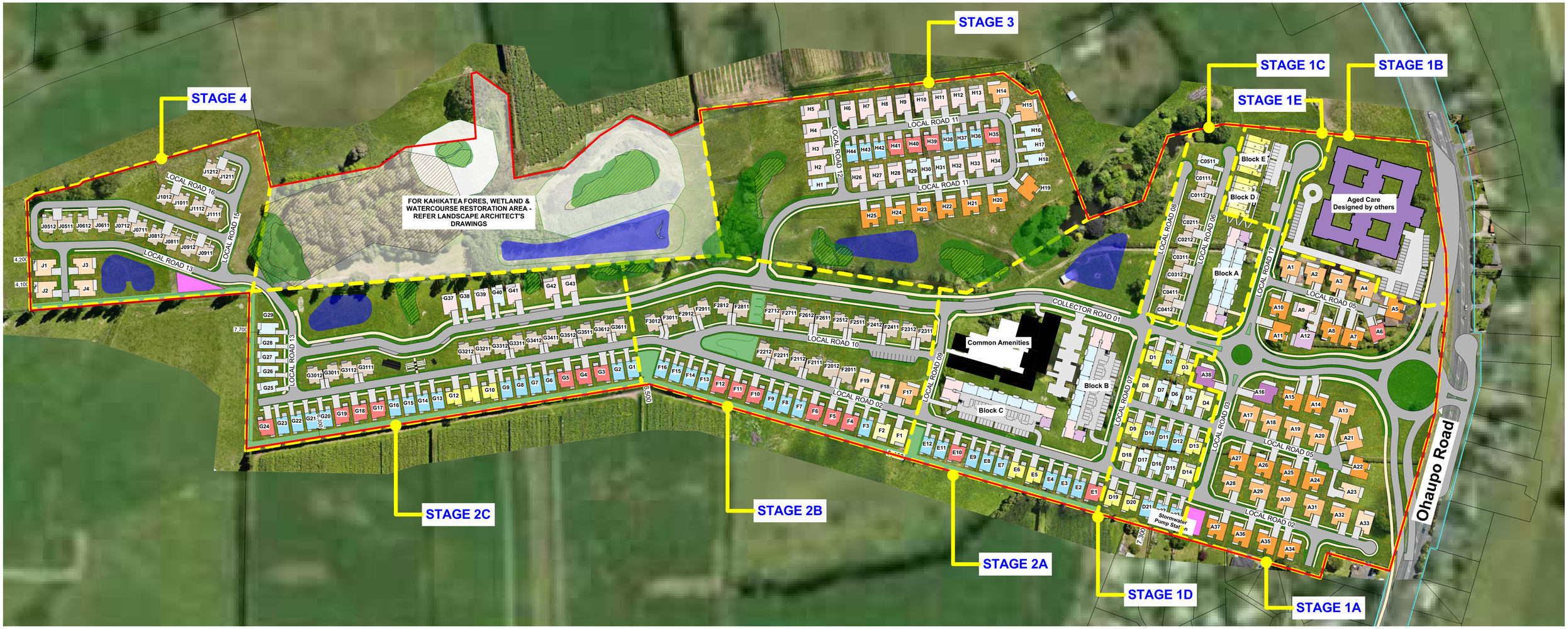
Scale
1:1500@A1

Client
Te Awamutu Developments Limited

ref no.
25020

sheet no.
A0103

revision



1 Overall Proposed Level 1 1:1500

STAGE 1		
KEY	Typology	Yield
	2A	1
	2B	7
	2C	1
	2D	7
	2UD (Lower)	8
	2UD (Upper)	8
	3A	2
	3B	15
	3C	16
	3D	2
	3E	1
	3F2	4
	3G2	6
	Apartment - 1B	4
	Apartment - 2A	8
	Apartment - 2B	8
	Apartment - 2C	2
	Apartment - 3A	4
	Serviced Apartment 1A	16
	Serviced Apartment 1B	6
	Serviced Apartment 2A	8
		134

STAGE 2		
KEY	Typology	Yield
	2A	5
	2B	30
	2C	15
	2D	7
	2UD (Lower)	36
	2UD (Upper)	36
	3A	2
	3B	1
	3F2	2
	3G2	5
	Apartment - 1A	3
	Apartment - 1B	4
	Apartment - 1C	2
	Apartment - 2A	20
	Apartment - 2B	16
	Apartment - 3A	16
		200

STAGE 3		
KEY	Typology	Yield
	2A	18
	2B	6
	2C	4
	2D	7
	3B	2
	3C	7
		44

STAGE 4		
KEY	Typology	Yield
	2UD2 (Lower)	16
	2UD2 (Upper)	16
	3A	4
		36

Overall Yield		
Typology	Key	Yield
2A		24
2B		43
2C		20
2D		21
2UD2 (Lower)		16
2UD2 (Upper)		16
2UD (Lower)		44
2UD (Upper)		44
3A		8
3B		18
3C		23
3D		2
3E		1
3F2		6
3G2		11
Apartment - 1A		3
Apartment - 1B		8
Apartment - 1C		2
Apartment - 2A		28
Apartment - 2B		24
Apartment - 2C		2
Apartment - 3A		20
Serviced Apartment 1A		16
Serviced Apartment 1B		6
Serviced Apartment 2A		8
		414

KEY:

- Kahikatea Forest, Wetland & Watercourse Restoration Area
- Proposed Stormwater Ponds
- Wastewater Pump Station
- Restoration Areas - refer Ecologist report
- Revised Wetland Areas - refer Ecologist report
- Site Boundary
- Aged Care

N

Te Awamutu Developments

2025 Ohaupo Road, Te Awamutu 3800

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

RC ISSUE

Title
Overall Proposed Site Plan

Date
27/10/2026

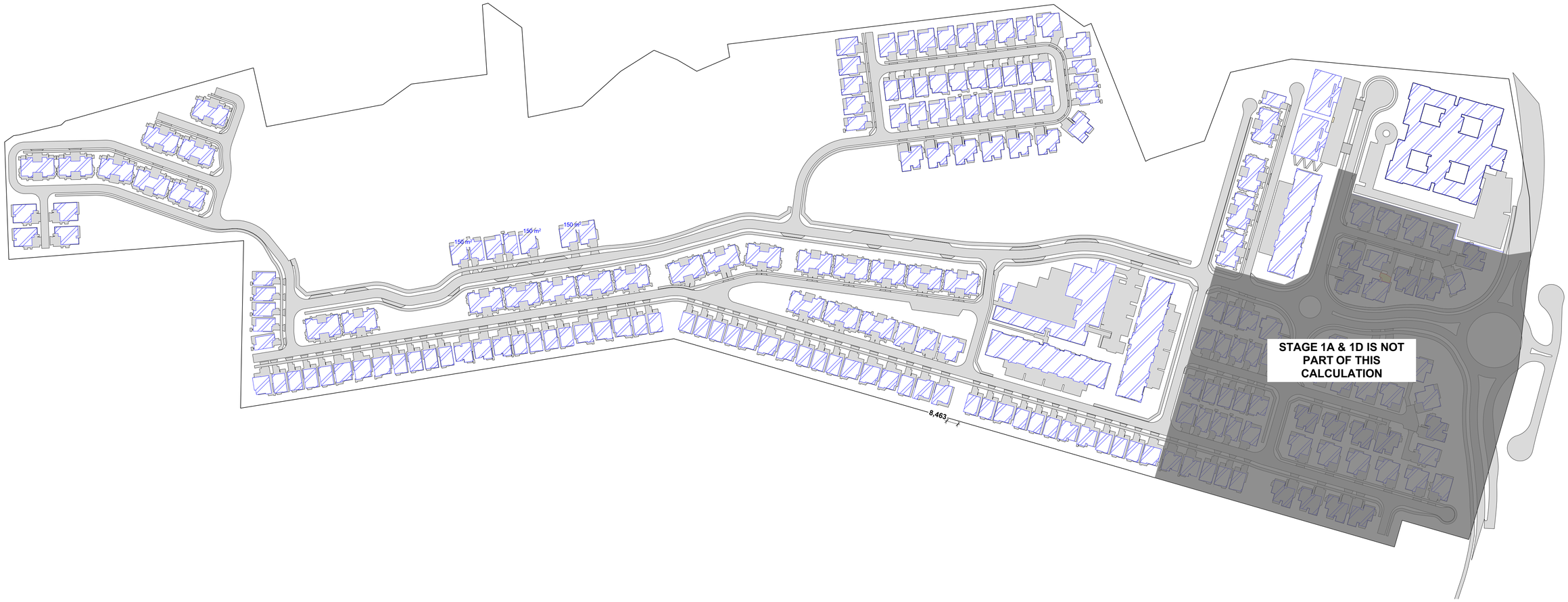
Scale
1:1500, 1:1@A1

Client
Te Awamutu Developments Limited

ref no.
25020

sheet no.
A0104

revision



1 Building Coverage & Impermeable Surfaces 1:1500

Compliance Table					
	Area	**Building Coverage (m²)**	**% Building Coverage (MAX 50%)**	**Impermeable Surfaces (m²)**	**% Impermeable Surfaces (MAX 60%)**
Overall Site (Excl. Stage 1A & 1D - Fee Simple)	210,105.00	38,700	18%	154,999	74%

KEY:
- Building Coverage
- Impermeable Surfaces

N

Te Awamutu Developments
2025 Ohaupo Road, Te Awamutu 3800

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

RC ISSUE

Title
Overall Coverage Plan + Impervious

Date
27/10/2026

Scale
1:1500@A1

Client
Te Awamutu Developments Limited

ref no.
25020

sheet no.
A0105

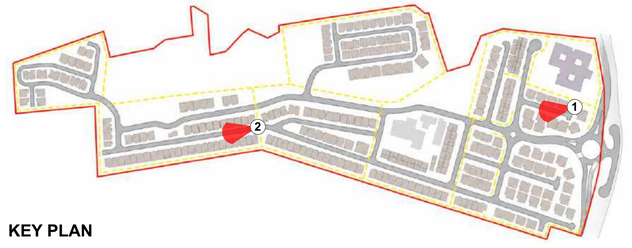
revision



View 1 View down Local Road 5



View 2 View down Local Road 2



KEY PLAN

N

Te Awamutu Developments
2025 Ohaupo Road, Te Awamutu 3800

PACIFIC ENVIRONMENTS ARCHITECTS

P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

RC ISSUE

Title
Perspectives

Date
27/10/2026

Scale
1:2.8989@A1

Client
Te Awamutu Developments Limited

ref no.
25020

sheet no.
A0106

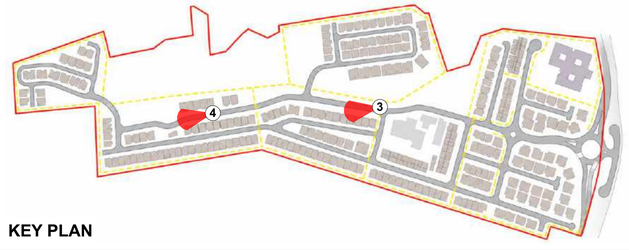
revision



View 3 View down Collector Road 01 (2)



View 4 Glasshouse from Collector Road 01



KEY PLAN

N

Te Awamutu Developments
2025 Ohaupo Road, Te Awamutu 3800

PACIFIC ENVIRONMENTS ARCHITECTS

RC ISSUE

Title
Perspectives

Date
27/10/2026

Scale
1:2.8989@A1

Client
Te Awamutu Developments Limited

P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
A0107

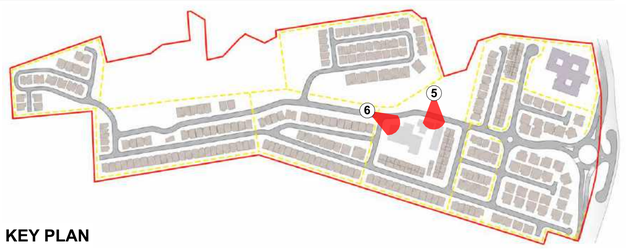
revision



View 5 Common Amenities + Block B & C



View 6 Common amenity from Collector Rd 09



KEY PLAN

N

Te Awamutu Developments
2025 Ohaupo Road, Te Awamutu 3800

PACIFIC ENVIRONMENTS ARCHITECTS

P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

RC ISSUE

Title
Perspectives

Date
27/10/2026

Scale
1:2.8989@A1

Client
Te Awamutu Developments Limited

ref no.
25020

sheet no.
A0108

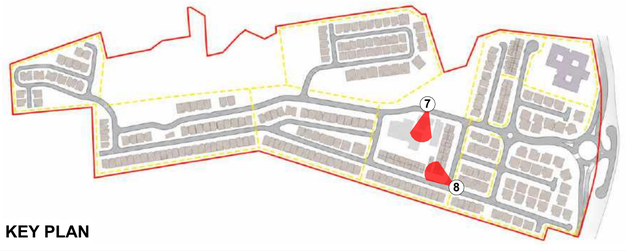
revision



View 7 Common Amenities



View 8 Apartment B & C from Local Road 02



KEY PLAN

N

Te Awamutu Developments
2025 Ohaupo Road, Te Awamutu 3800

PACIFIC ENVIRONMENTS ARCHITECTS

RC ISSUE

Title
Perspectives

Date
27/10/2026

Scale
1:2.8989@A1

Client
Te Awamutu Developments Limited

P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
A0109

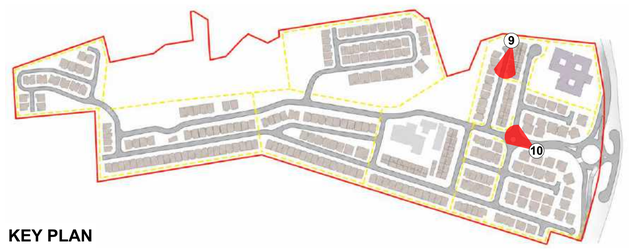
revision



View 9 Serviced Apartment



View 10 View down Collector Road 01



KEY PLAN

N

Te Awamutu Developments
2025 Ohaupo Road, Te Awamutu 3800

PACIFIC ENVIRONMENTS ARCHITECTS

P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

RC ISSUE

Title
Perspectives

Date
27/10/2026

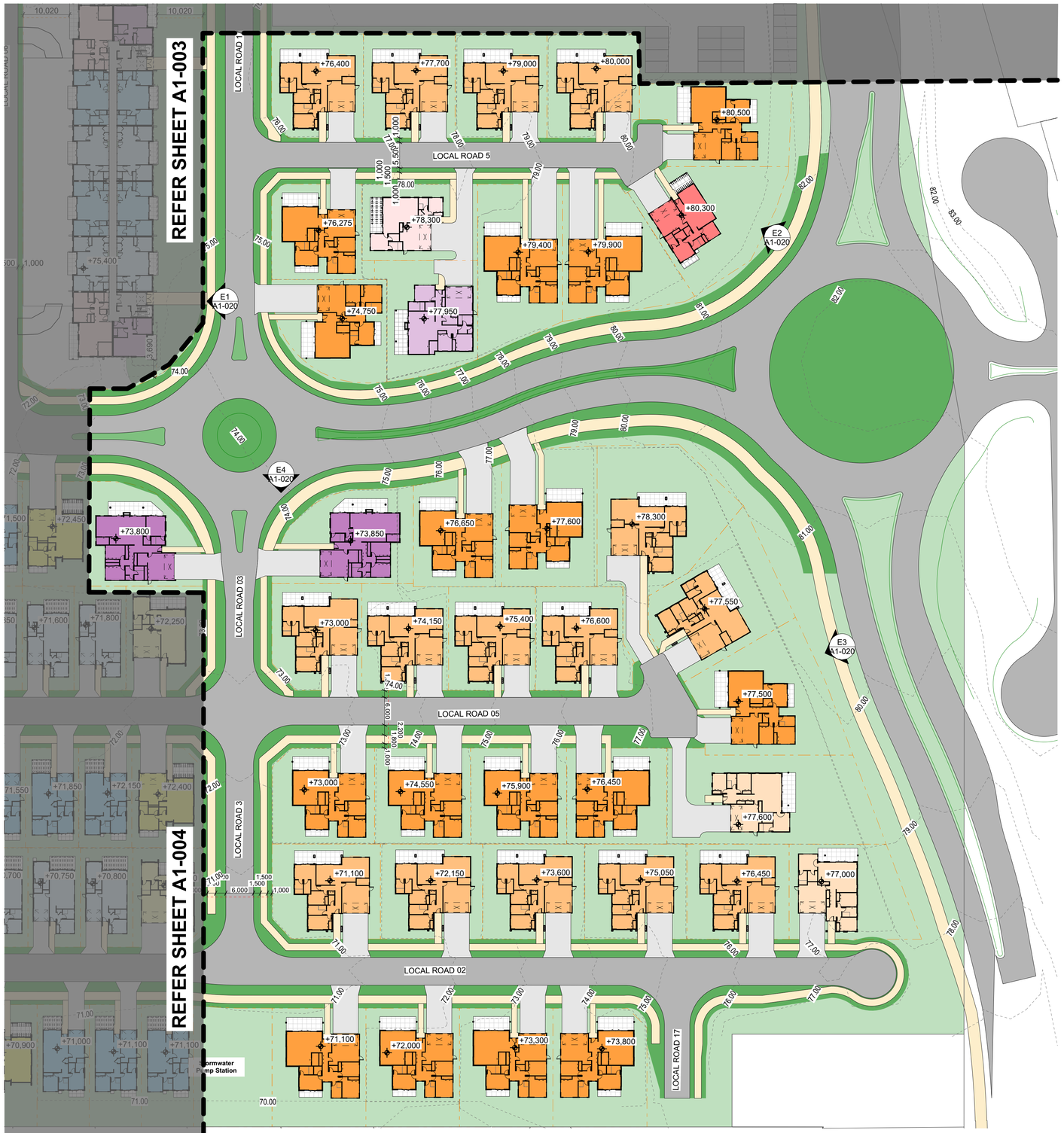
Scale
1:2.8989@A1

Client
Te Awamutu Developments Limited

ref no.
25020

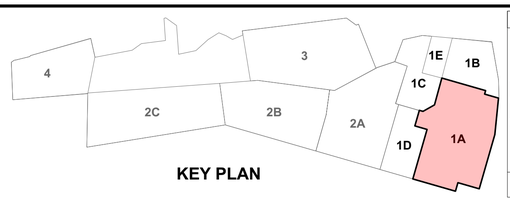
sheet no.
A0110

revision



Detailed Site Plan - Level 1 1:500

Yield by Stage			
Stage No.	Key	Typology	Yield
Stage 1A			
		2A	1
		2C	1
		3A	2
		3B	15
		3C	16
		3D	2
		3E	1
			38



KEY PLAN

KEY:

- Kahikatea Forest, Wetland & Watercourse Restoration Area
- Proposed Stormwater Ponds
- Wastewater Pump Station
- Restoration Areas - refer Ecologist report
- Revised Wetland Areas - refer Ecologist report
- Proposed Contours - refer to Civil Engineer's drawings

For all landscape items - refer Landscape Architect's drawings

Te Awamutu Developments Stage 1

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Detailed Site Plan - Stage 1A Level 1

Date
27/10/2026

Scale
1:500, 1:1@A1

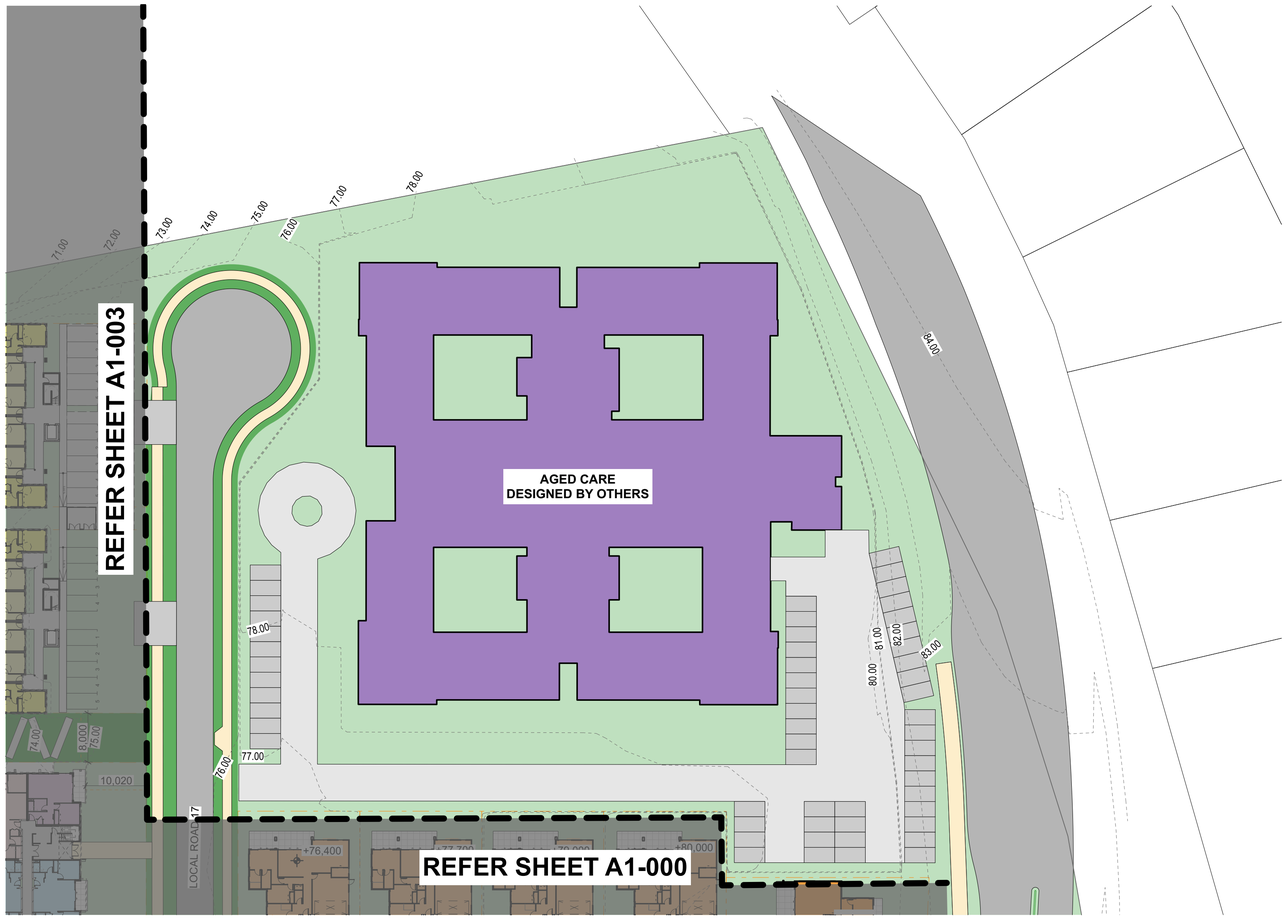
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

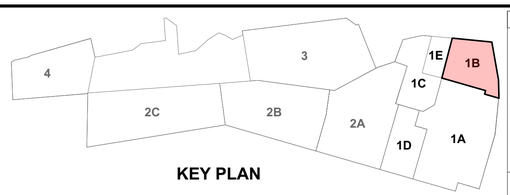
ref no.
#PIn

sheet no.
A1-000

revision



Detailed Site Plan - Level 1 1:500



KEY PLAN

KEY:

- Kahikatea Forest, Wetland & Watercourse Restoration Area
- Proposed Stormwater Ponds
- Wastewater Pump Station
- Restoration Areas - refer Ecologist report
- Revised Wetland Areas - refer Ecologist report
- Proposed Contours - refer to Civil Engineer's drawings

For all landscape items - refer Landscape Architect's drawings

Te Awamutu Developments Stage 1

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Detailed Site Plan - Stage 1B Level 1

Date
27/10/2026

Scale
1:500@A1

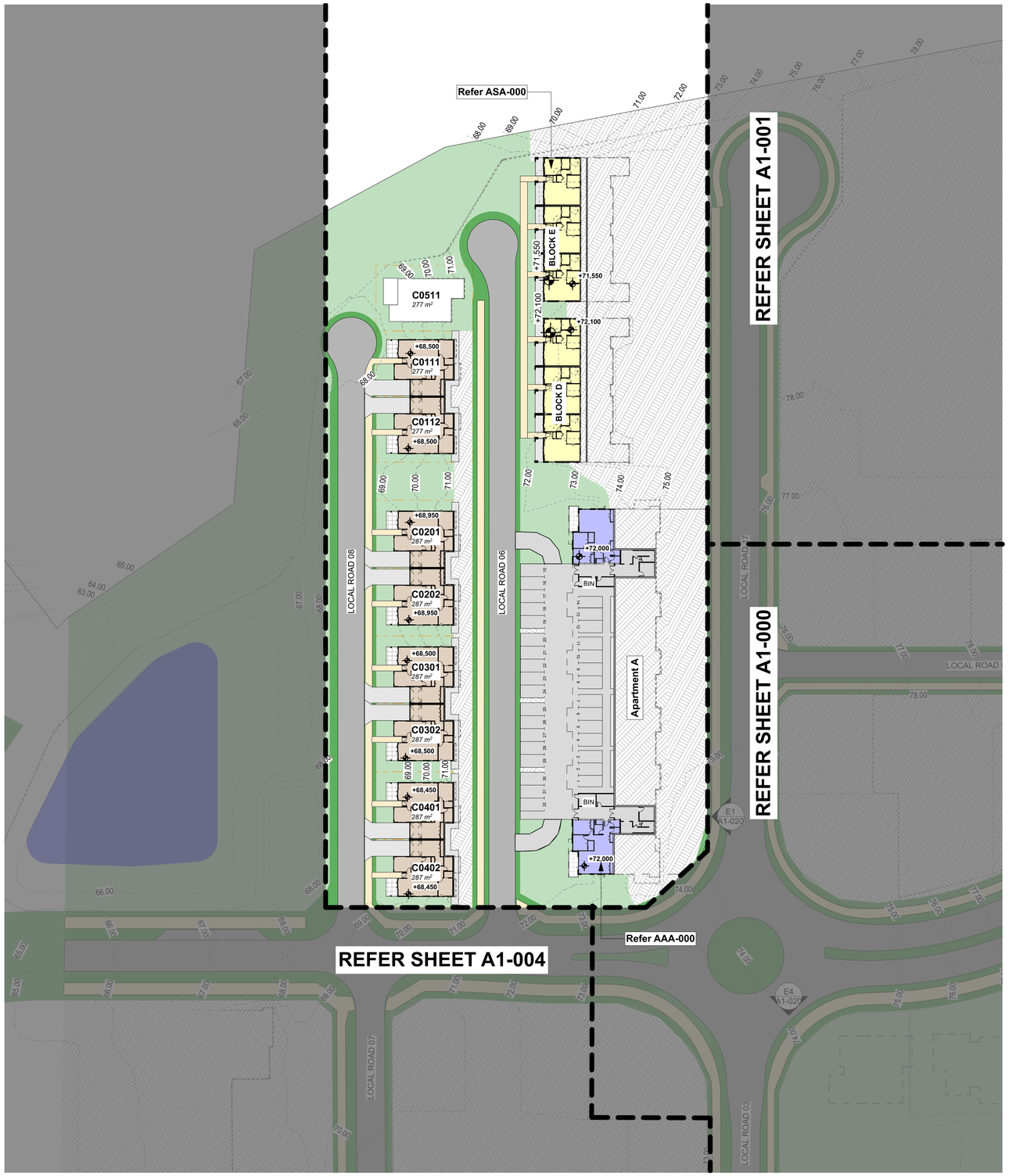
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
#PIn

sheet no.
A1-001

revision



Detailed Site Plan - Level 0 1:500

Yield by Stage			
Stage No.	Key	Typology	Yield
Stage 1C			
		2D	1
		2UD (Lower)	8
		2UD (Upper)	8
		Apartment - 1B	4
		Apartment - 2A	8
		Apartment - 2B	8
		Apartment - 2C	2
		Apartment - 3A	4
			43
Stage 1E			
		Serviced Apartment 1A	16
		Serviced Apartment 1B	6
		Serviced Apartment 2A	8
			30

NOTE:

For typology 3F2 and 3FG first floor plans, refer drawings ATV-028 & ATV-032

For Apartment A drawings refer drawing AAA series

For Apartment B drawings refer drawing AAB series

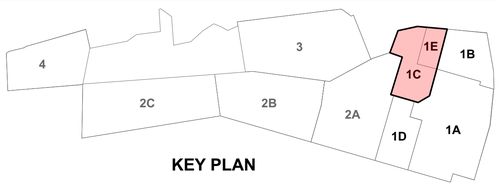
For Apartment C drawings refer drawing AAC series

For Block D & E - Serviced Apartment drawings refer drawings ASA series

For Common Amenities drawings refer drawing ACM series

For all Villa drawings refer drawing ATV series

For Workhop drawings refer drawing ABG series



KEY PLAN

KEY:

- Kahikatea Forest, Wetland & Watercourse Restoration Area
- Proposed Stormwater Ponds
- Wastewater Pump Station
- Restoration Areas - refer Ecologist report
- Revised Wetland Areas - refer Ecologist report
- Proposed Contours - refer to Civil Engineer's drawings

For all landscape items - refer Landscape Architect's drawings

Te Awamutu Developments Stage 1

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Detailed Site Plan Apartment A - Stage 1C & 1E Level 0

Date 27/10/2026

Scale 1:500, 1:1@A1

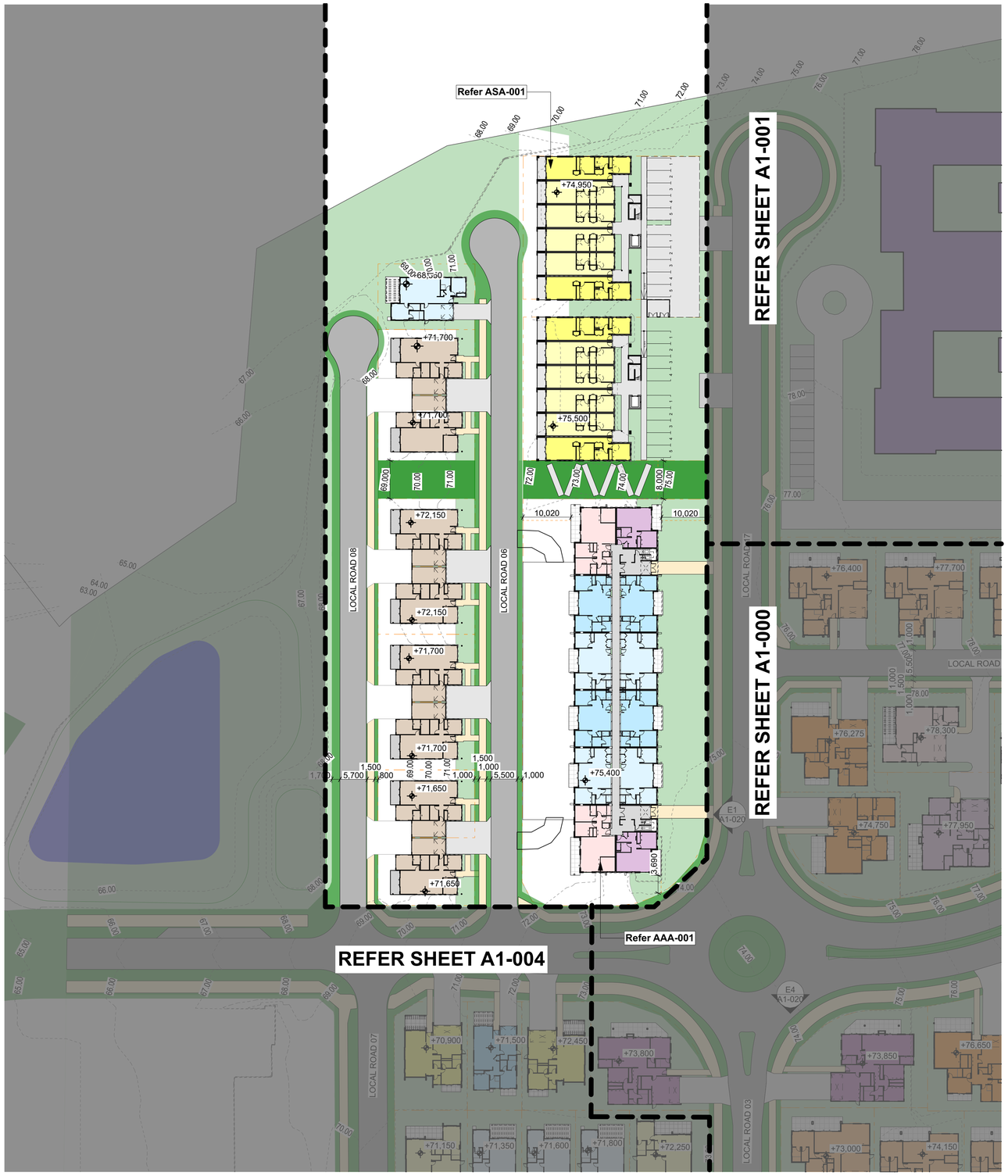
Client Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no. #PIn

sheet no. A1-002

revision



Detailed Site Plan - Level 1 1:500

Yield by Stage			
Stage No.	Key	Typology	Yield
Stage 1C			
		2D	1
		2UD (Lower)	8
		2UD (Upper)	8
		Apartment - 1B	4
		Apartment - 2A	8
		Apartment - 2B	8
		Apartment - 2C	2
		Apartment - 3A	4
			43
Stage 1E			
		Serviced Apartment 1A	16
		Serviced Apartment 1B	6
		Serviced Apartment 2A	8
			30

NOTE:

For typology 3F2 and 3FG first floor plans, refer drawings ATV-028 & ATV-032

For Apartment A drawings refer drawing AAA series

For Apartment B drawings refer drawing AAB series

For Apartment C drawings refer drawing AAC series

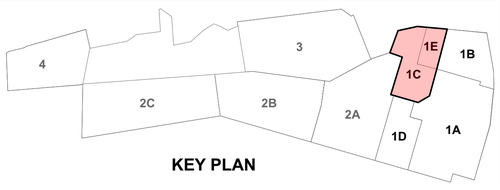
For Block D & E - Serviced Apartment drawings refer drawings ASA series

For Common Amenities drawings refer drawing ACM series

For all Villa drawings refer drawing ATV series

For Workhop drawings refer drawing ABG series

N



KEY PLAN

KEY:

- Kahikatea Forest, Wetland & Watercourse Restoration Area
- Proposed Stormwater Ponds
- Wastewater Pump Station
- Restoration Areas - refer Ecologist report
- Revised Wetland Areas - refer Ecologist report
- Proposed Contours - refer to Civil Engineer's drawings

For all landscape items - refer Landscape Architect's drawings

Te Awamutu Developments Stage 1

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Detailed Site Plan Apartment A - Stage 1C & 1E Level 1

Date 27/10/2026

Scale 1:500, 1:1@A1

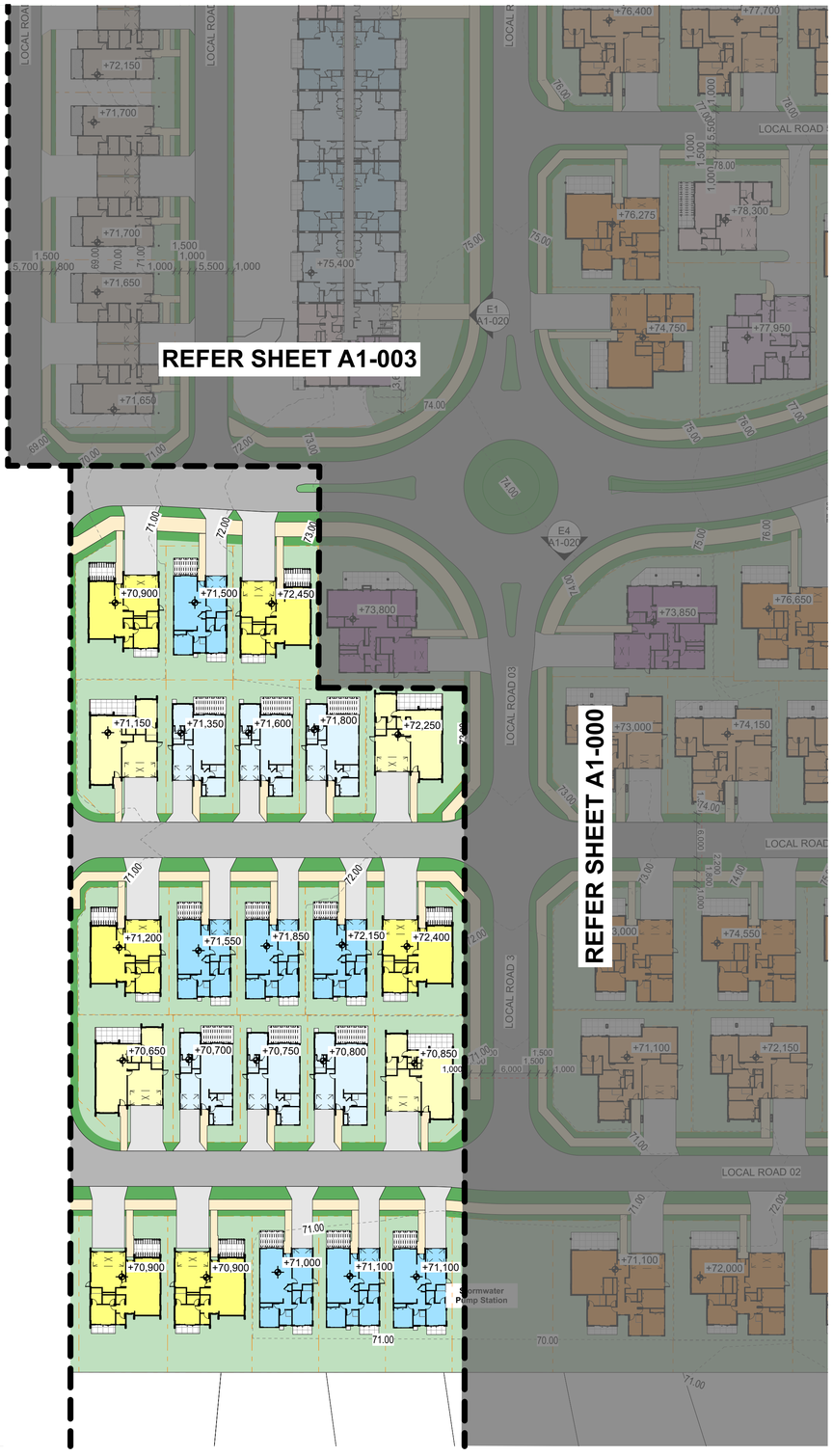
Client Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no. #PIn

sheet no. A1-003

revision



Detailed Site Plan - Level 1 1:500

Yield by Stage			
Stage No.	Key	Typology	Yield
Stage 1D			
		2B	7
		2D	6
		3F2	4
		3G2	6
			23

NOTE:

For typology 3F2 and 3FG first floor plans, refer drawings ATV-028 & ATV-032

For Apartment A drawings refer drawing AAA series

For Apartment B drawings refer drawing AAB series

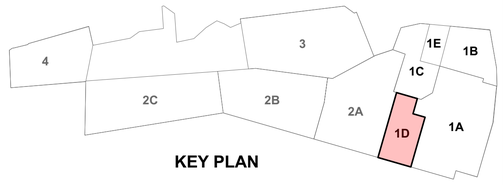
For Apartment C drawings refer drawing AAC series

For Block D & E - Serviced Apartment drawings refer drawings ASA series

For Common Amenities drawings refer drawing ACM series

For all Villa drawings refer drawing ATV series

For Workhop drawings refer drawing ABG series



KEY PLAN

KEY:

- Kahikatea Forest, Wetland & Watercourse Restoration Area
- Proposed Stormwater Ponds
- Wastewater Pump Station
- Restoration Areas - refer Ecologist report
- Revised Wetland Areas - refer Ecologist report
- Proposed Contours - refer to Civil Engineer's drawings

For all landscape items - refer Landscape Architect's drawings

Te Awamutu Developments Stage 1

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Detailed Site Plan - Stage 1D Level 1

Date
27/10/2026

Scale
1:500, 1:1@A1

Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

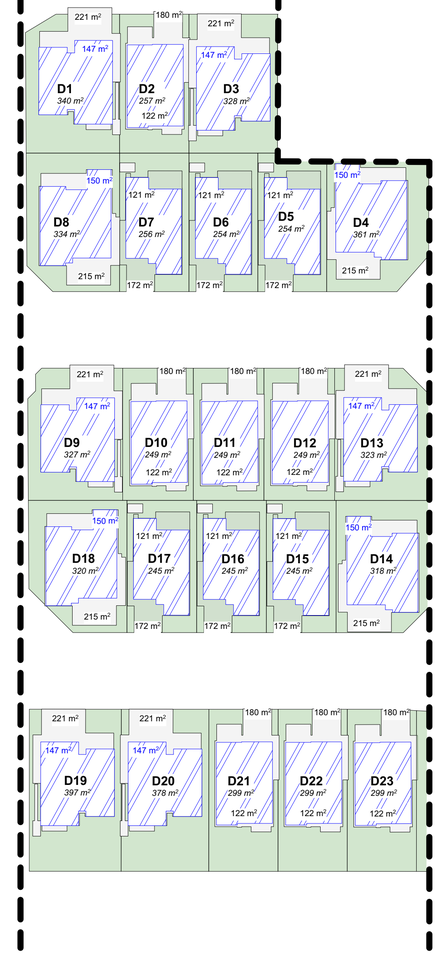
ref no.
#Pln

sheet no.
A1-004

revision



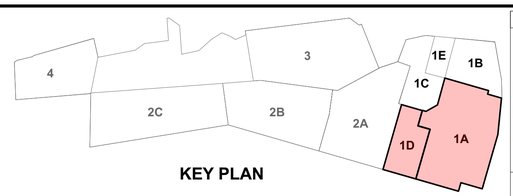
Stage 1A Building & Impervious Coverage Plan 1:500



Stage 1D Building & Impervious Coverage Plan 1:500

KEY:

- Building Coverage
- Impermeable Surfaces



KEY PLAN

KEY:

- Kahikatea Forest, Wetland & Watercourse Restoration Area
- Proposed Stormwater Ponds
- Wastewater Pump Station
- Restoration Areas - refer Ecologist report
- Revised Wetland Areas - refer Ecologist report
- Proposed Contours - refer to Civil Engineer's drawings

For all landscape items - refer Landscape Architect's drawings

Te Awamutu Developments Stage 1

2025 Ohaupo Road, Te Awamutu 3800

PACIFIC ENVIRONMENTS ARCHITECTS

RC ISSUE

Title
Stage 1 - Compliance Plan

Date
27/10/2026

Scale
1:500@A1

Client
TeAwamutu Developments Limited

P.O.Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
#Pln

sheet no.
A1-010

revision

Te Awamutu

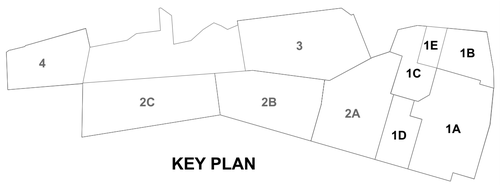
Project # 25020

COMPLIANT	NON-COMPLIANT	NOT APPLICABLE

Compliance Table

	Lot Number	Typology	Bedroom No.	Lot Area	Building Coverage (m^2)	% Building Coverage (MAX 50%)	Impermeable Surfaces (m^2)	% Impermeable Surfaces (MAX 60%)	1.5m Front Yard Compliance	1.0m Side Yard Compliance	1.0m Rear Yard Compliance	4m x 4m Outlook Space	20 m^2 Outdoor Living Space
STAGE 1A	A1	3B	3	440	211	48%	287	65%					
	A2	3B	3	449	211	47%	287	64%					
	A3	3B	3	449	211	47%	287	64%					
	A4	3B	3	446	211	47%	287	64%					
	A5	3C	3	525	205	39%	297	57%					
	A6	2C	2	610	148	24%	288	47%					
	A7	3C	3	594	205	35%	297	50%					
	A8	3C	3	623	205	33%	297	48%					
	A9	2A	2	415	150	36%	290	70%					
	A10	3C	3	413	205	50%	297	72%					
	A11	3C	3	474	205	43%	297	63%					
	A12	3E	3	490	215	44%	288	59%					
	A13	3B	3	844	211	25%	362	43%					
	A14	3C	3	610	205	34%	297	49%					
	A15	3C	3	458	205	45%	297	65%					
	A16	3D	3	545	230	42%	309	57%					
	A17	3B	3	436	211	48%	287	66%					
	A18	3B	3	430	211	49%	287	67%					
	A19	3B	3	422	211	50%	287	68%					
	A20	3B	3	445	211	47%	287	65%					
	A21	3B	3	635	211	33%	287	45%					
	A22	3C	3	693	205	30%	297	43%					
	A23	3A	3	861	182	21%	364	42%					
	A24	3C	3	452	205	45%	297	66%					
	A25	3C	3	433	205	47%	297	69%					
	A26	3C	3	433	205	47%	297	69%					
	A27	3C	3	454	205	45%	297	65%					
	A28	3B	3	475	211	44%	287	60%					
	A29	3B	3	456	211	46%	287	63%					
	A30	3B	3	456	211	46%	287	63%					
	A31	3B	3	456	211	46%	287	63%					
	A32	3B	3	456	211	46%	287	63%					
	A33	3A	3	512	182	36%	267	52%					
	A34	3C	3	516	205	40%	297	58%					
	A35	3C	3	522	205	39%	297	57%					
	A36	3C	3	521	205	39%	297	57%					
	A37	3C	3	523	205	39%	297	57%					
	A38	3D	3	474	230	49%	309	65%					
STAGE 1D	D1	3G2	3	340	148	44%	222	65%					
	D2	2B	2	257	122	47%	180	70%					
	D3	3G2	3	328	148	45%	222	68%					
	D4	3F2	3	361	150	42%	221	61%					
	D5	2D	2	254	121	48%	120	47%					
	D6	2D	2	254	121	48%	120	47%					
	D7	2D	2	256	121	47%	120	47%					
	D8	3F2	3	334	150	45%	221	66%					
	D9	3G2	3	327	148	45%	222	68%					
	D10	2B	2	249	122	49%	180	72%					
	D11	2B	2	249	122	49%	180	72%					
	D12	2B	2	249	122	49%	180	72%					
	D13	3G2	3	323	148	46%	222	69%					
	D14	3F2	3	318	150	47%	221	69%					
	D15	2D	2	245	121	49%	120	49%					
	D16	2D	2	245	121	49%	120	49%					
	D17	2D	2	245	121	49%	120	49%					
	D18	3F2	3	320	150	47%	221	69%					
	D19	3G2	3	397	148	37%	222	56%					
	D20	3G2	3	378	148	39%	222	59%					
	D21	2B	2	299	122	41%	180	60%					
	D22	2B	2	299	122	41%	180	60%					
	D23	2B	2	299	122	41%	180	60%					

N



KEY PLAN

KEY:

- Kahikatea Forest, Wetland & Watercourse Restoration Area
- Proposed Stormwater Ponds
- Wastewater Pump Station
- Restoration Areas - refer Ecologist report
- Revised Wetland Areas - refer Ecologist report
- Proposed Contours - refer to Civil Engineer's drawings

For all landscape items - refer Landscape Architect's drawings

Te Awamutu Developments Stage 1

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title: Stage 1 - Coverage Calculations

Date: 27/10/2026

Scale: @A1

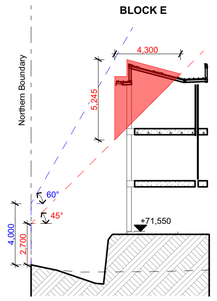
Client: Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

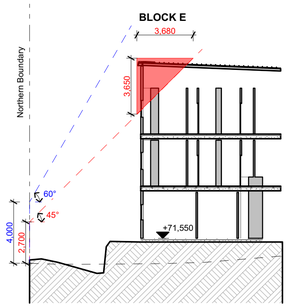
ref no. #PIn

sheet no. A1-011

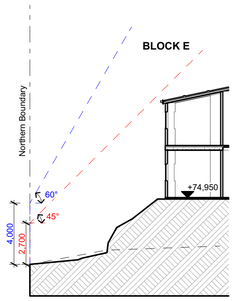
revision



1 HIRB Section 1 1:200



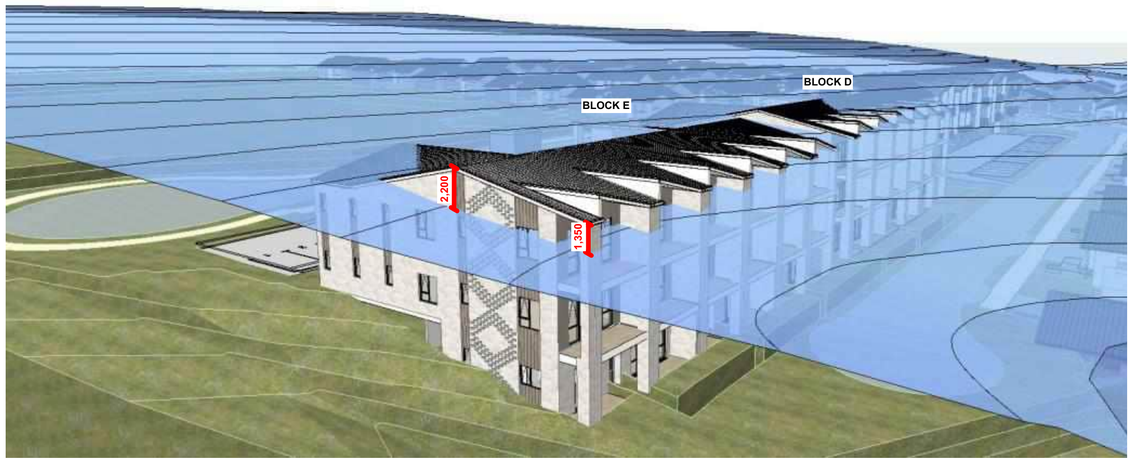
2 HIRB Section 2 1:200



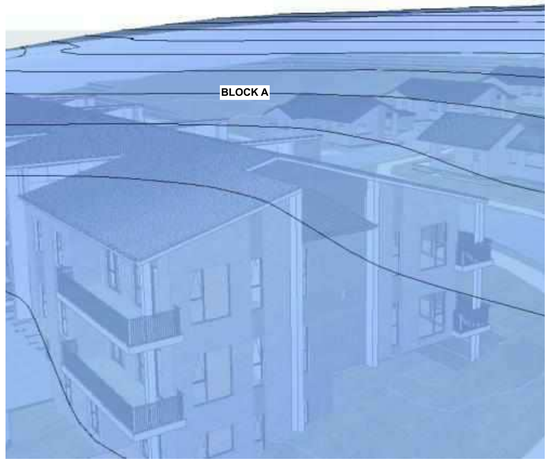
3 HIRB Section 3 1:200

KEY:

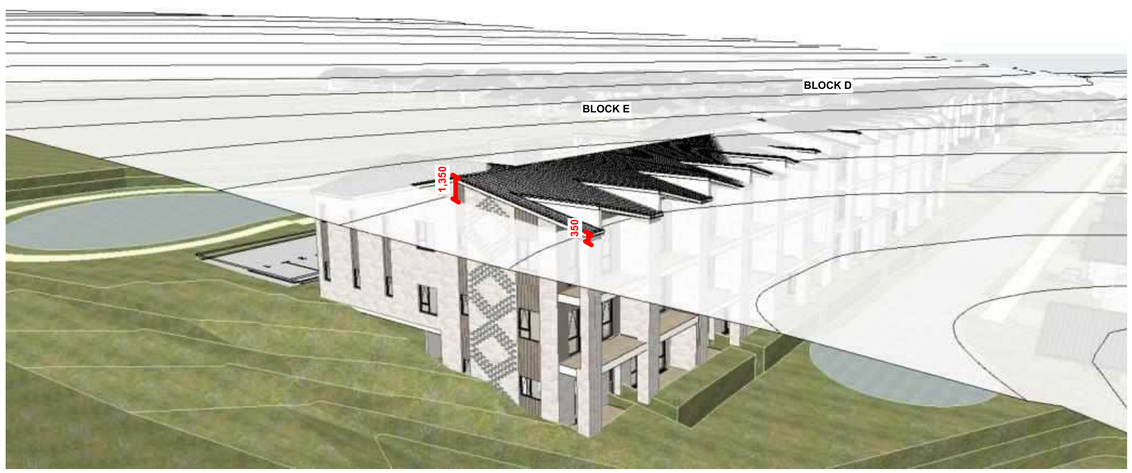
HIRB 2.7m @ 45° Infringement (Rural Zone)



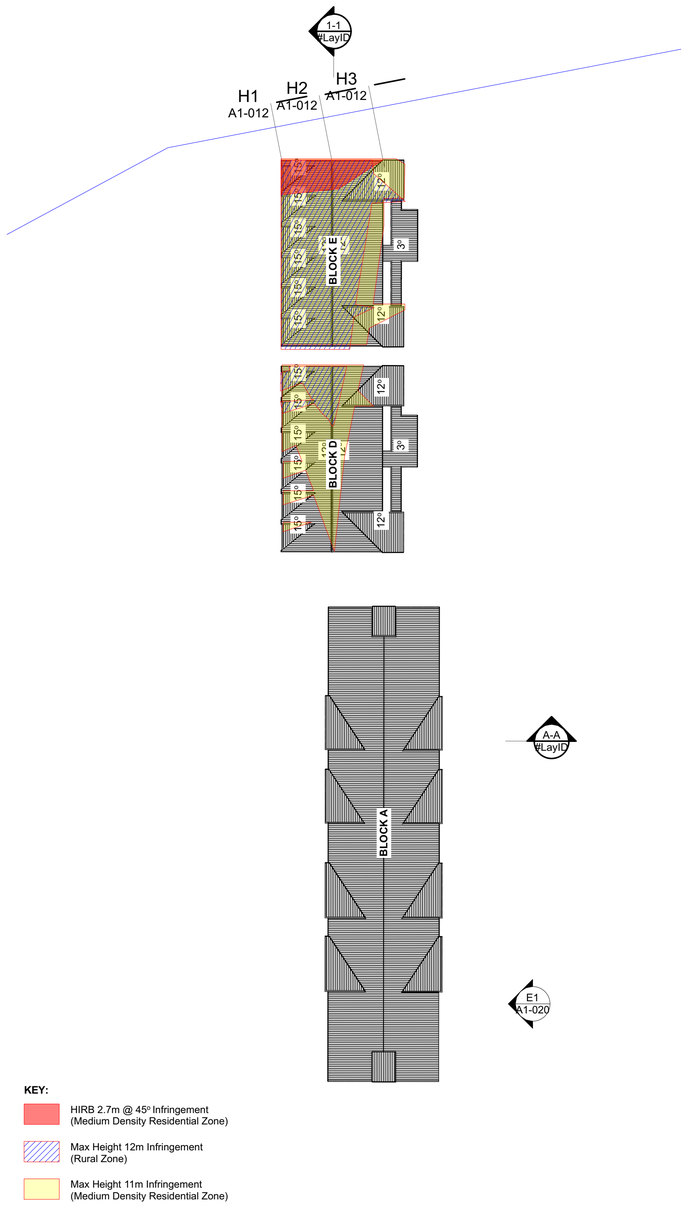
6 11m MAX Height (Medium Density Residential Zone) Compliance - 3D



7 11m MAX Height (Medium Density Residential Zone) Compliance - 3D



5 12m MAX Height (Rural Zone) Compliance - 3D



KEY:

HIRB 2.7m @ 45° Infringement (Medium Density Residential Zone)

Max Height 12m Infringement (Rural Zone)

Max Height 11m Infringement (Medium Density Residential Zone)

4 Detailed Site Plan - Roof 1:500

N

Te Awamutu Developments Stage 1

2025 Ohaupo Road, Te Awamutu 3800

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

RC ISSUE

Title
HIRB & Max Height Compliance

Date
27/10/2026

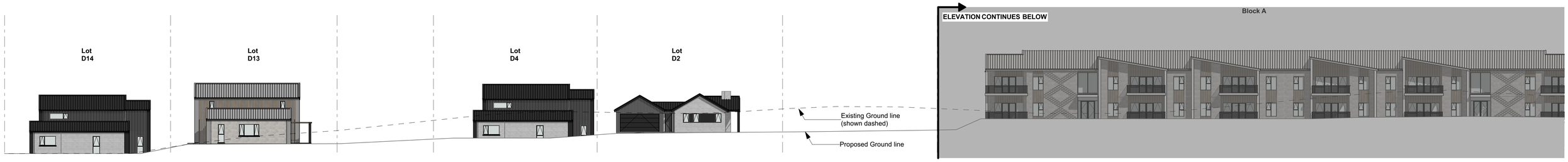
Scale
1:200@A1

Client
Te Awamutu Developments Limited

ref no.
#PIn

sheet no.
A1-012

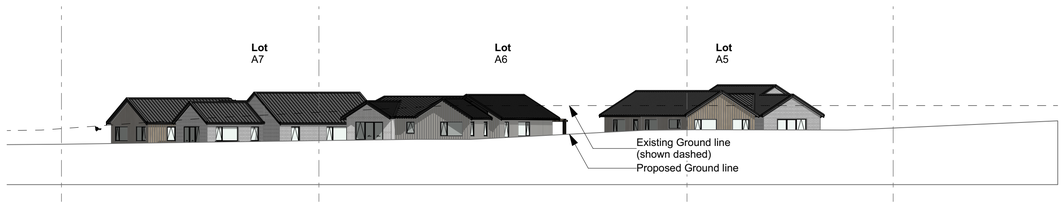
revision



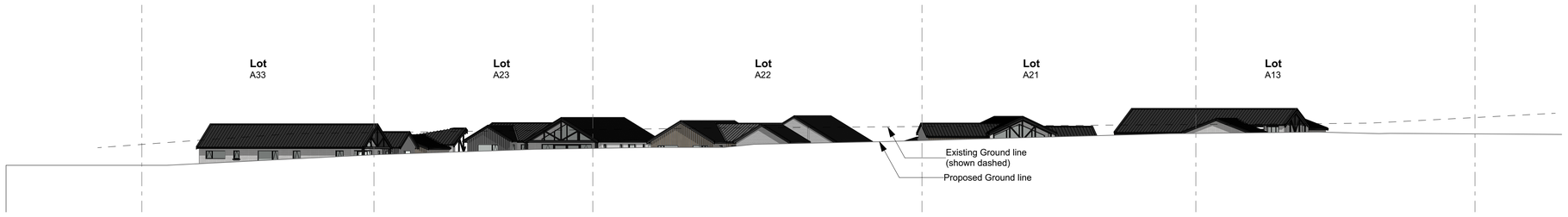
1 Elevation 1 (from Local Road 17 and 03) 1:250



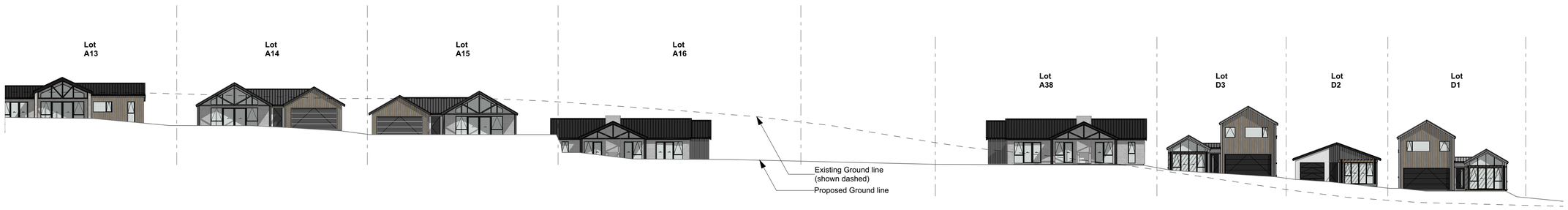
2 Elevation 1 (from Local Road 17 and 03) 1:250



3 Elevation 2 (from Ohaupo Rd) 1:250



4 Elevation 3 (from Ohaupo Rd) 1:250



5 Elevation 4 (from Collector Rd 01) 1:250

N

NOTE:
Refer sheet ATV-034 for material palette & colour scheme.

Refer Landscape Architect's drawings for all landscape items e.g trees

Te Awamutu Developments Stage 1

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Stage 1 - Internal Street Elevations

Date
27/10/2026

Scale
1:250@A1

Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
#PIn

sheet no.
A1-020

revision



1 Detailed Site Plan - Level 0 1:500

Yield by Stage			
Stage No. Master ID	Key	Typology	Yield
Stage 2A			
		2B	7
		2C	1
		3G2	2
		Apartment - 1A	3
		Apartment - 1B	4
		Apartment - 1C	2
		Apartment - 2A	20
		Apartment - 2B	16
		Apartment - 3A	16
			71

NOTE:

For typology 3F2 and 3FG first floor plans, refer drawings ATV-028 & ATV-032

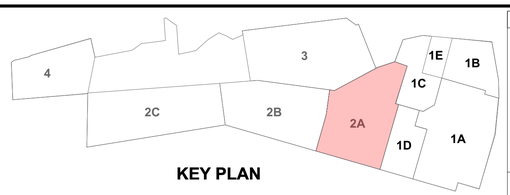
For Apartment A first floor plans, refer drawing AAA-002

For Apartment B first floor plans, refer drawings AAB-002

For Apartment C first floor plans, refer drawings AAC-002

For Service Apartment first floor plans, refer drawings ASA-002

N



KEY PLAN

KEY:

- Kahikatea Forest, Wetland & Watercourse Restoration Area
- Proposed Stormwater Ponds
- Wastewater Pump Station
- Restoration Areas - refer Ecologist report
- Revised Wetland Areas - refer Ecologist report
- Proposed Contours - refer to Civil Engineer's drawings

For all landscape items - refer Landscape Architect's drawings

Te Awamutu Developments - Stage 2

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Detailed Site Plan - Stage 2A Level 0

Date
27/10/2026

Scale
1:500@A1

Client
Te Awamutu Developments Limited

P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
A2-000

revision



1 Detailed Site Plan - Level 1 1:500

Yield by Stage			
Stage No. Master ID	Key	Typology	Yield
Stage 2A			
		2B	7
		2C	1
		3G2	2
		Apartment - 1A	3
		Apartment - 1B	4
		Apartment - 1C	2
		Apartment - 2A	20
		Apartment - 2B	16
		Apartment - 3A	16
			71

NOTE:

For typology 3F2 and 3FG first floor plans, refer drawings ATV-028 & ATV-032

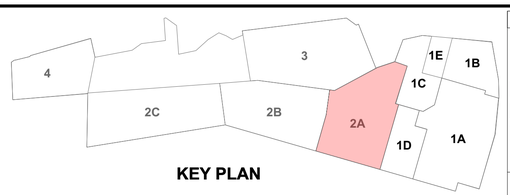
For Apartment A first floor plans, refer drawing AAA-002

For Apartment B first floor plans, refer drawings AAB-002

For Apartment C first floor plans, refer drawings AAC-002

For Service Apartment first floor plans, refer drawings ASA-002

N



KEY PLAN

KEY:

- Kahikatea Forest, Wetland & Watercourse Restoration Area
- Proposed Stormwater Ponds
- Wastewater Pump Station
- Restoration Areas - refer Ecologist report
- Revised Wetland Areas - refer Ecologist report
- Proposed Contours - refer to Civil Engineer's drawings

For all landscape items - refer Landscape Architect's drawings

Te Awamutu Developments - Stage 2

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Detailed Site Plan - Stage 2A Level 1

Date
27/10/2026

Scale
1:500@A1

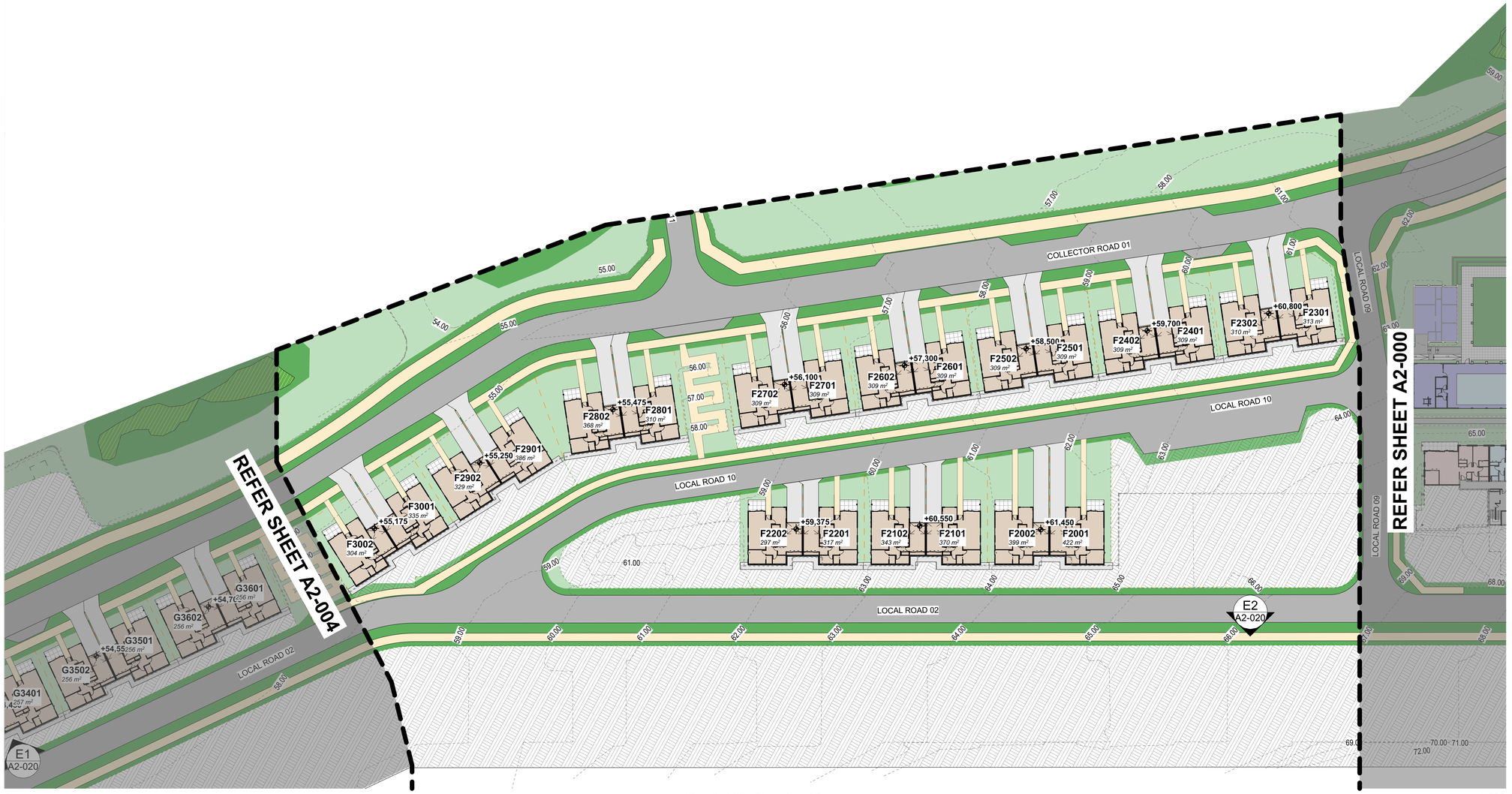
Client
Te Awamutu Developments Limited

P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

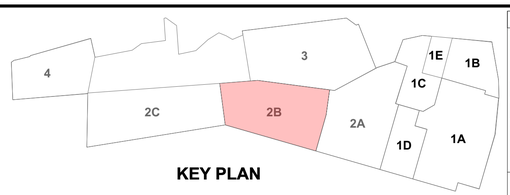
sheet no.
A2-001

revision



1 Detailed Site Plan - Level 0 1:500

Yield by Stage			
Stage No. Master ID	Key	Typology	Yield
Stage 2B			
		2B	9
		2C	7
		2UD (Lower)	22
		2UD (Upper)	22
		3A	2
		3B	1
		3F2	2
			65



KEY PLAN

KEY:

- Kahikatea Forest, Wetland & Watercourse Restoration Area
- Proposed Stormwater Ponds
- Wastewater Pump Station
- Restoration Areas - refer Ecologist report
- Revised Wetland Areas - refer Ecologist report
- Proposed Contours - refer to Civil Engineer's drawings

For all landscape items - refer Landscape Architect's drawings

Te Awamutu Developments - Stage 2

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Detailed Site Plan - Stage 2B Level 0

Date 27/10/2026

Scale 1:500@A1

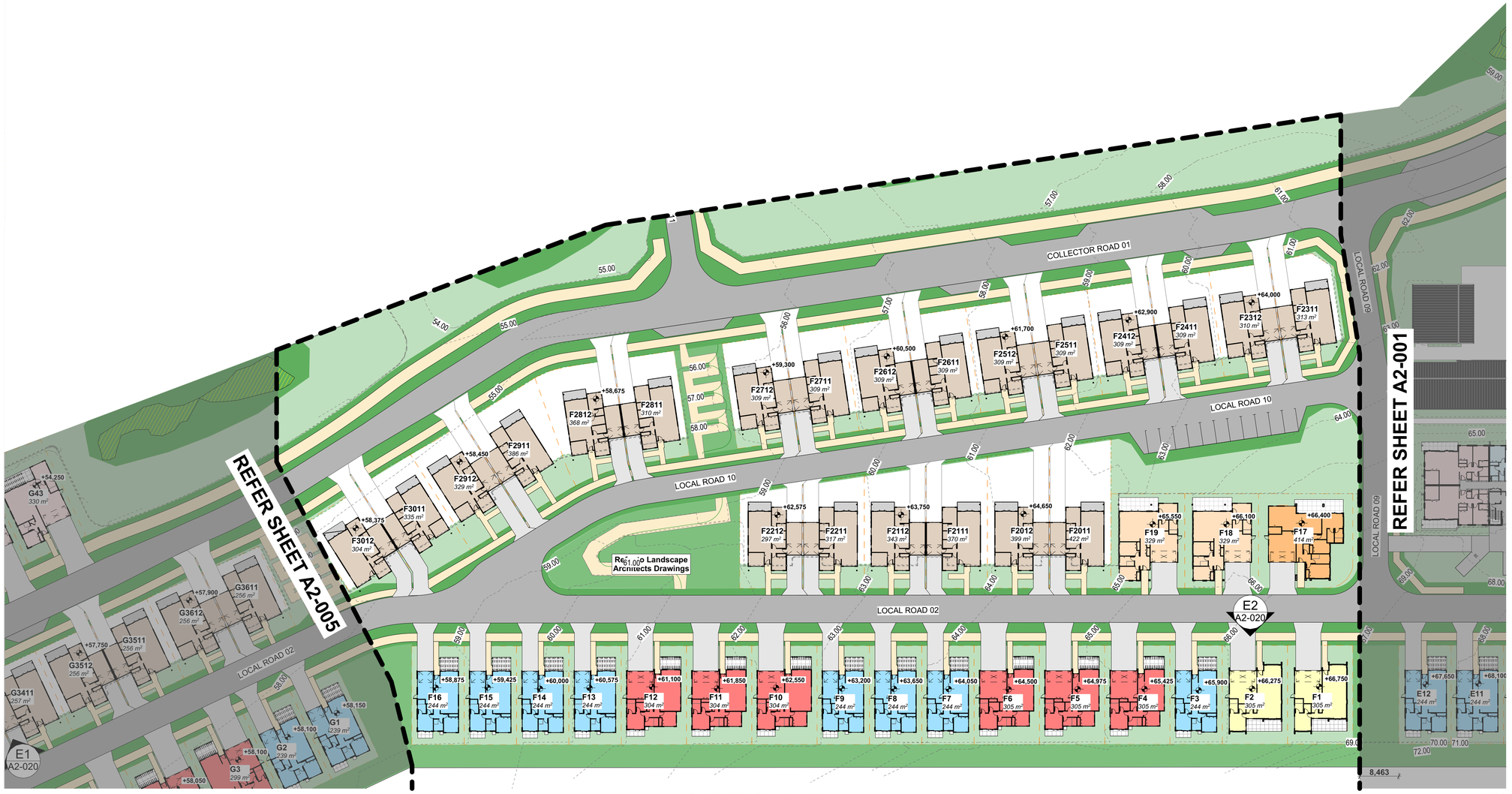
Client Te Awamutu Developments Limited

P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no. 25020

sheet no. A2-002

revision



1 Detailed Site Plan - Level 1 1:500

Yield by Stage			
Stage No. Master ID	Key	Typology	Yield
Stage 2B			
		2B	9
		2C	7
		2UD (Lower)	22
		2UD (Upper)	22
		3A	2
		3B	1
		3F2	2
			65

NOTE:

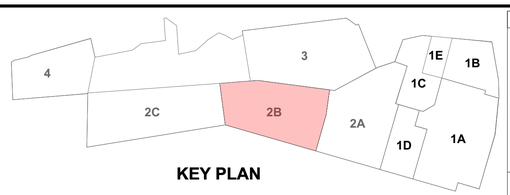
For typology 3F2 and 3FG first floor plans, refer drawings ATV-028 & ATV-032

For Apartment A first floor plans, refer drawing AAA-002

For Apartment B first floor plans, refer drawings AAB-002

For Apartment C first floor plans, refer drawings AAC-002

For Service Apartment first floor plans, refer drawings ASA-002



KEY PLAN

KEY:

- Kahikatea Forest, Wetland & Watercourse Restoration Area
- Proposed Stormwater Ponds
- Wastewater Pump Station
- Restoration Areas - refer Ecologist report
- Revised Wetland Areas - refer Ecologist report
- Proposed Contours - refer to Civil Engineer's drawings

For all landscape items - refer Landscape Architect's drawings

Te Awamutu Developments - Stage 2

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title: Detailed Site Plan - Stage 2B Level 1

Date: 27/10/2026

Scale: 1:500@A1

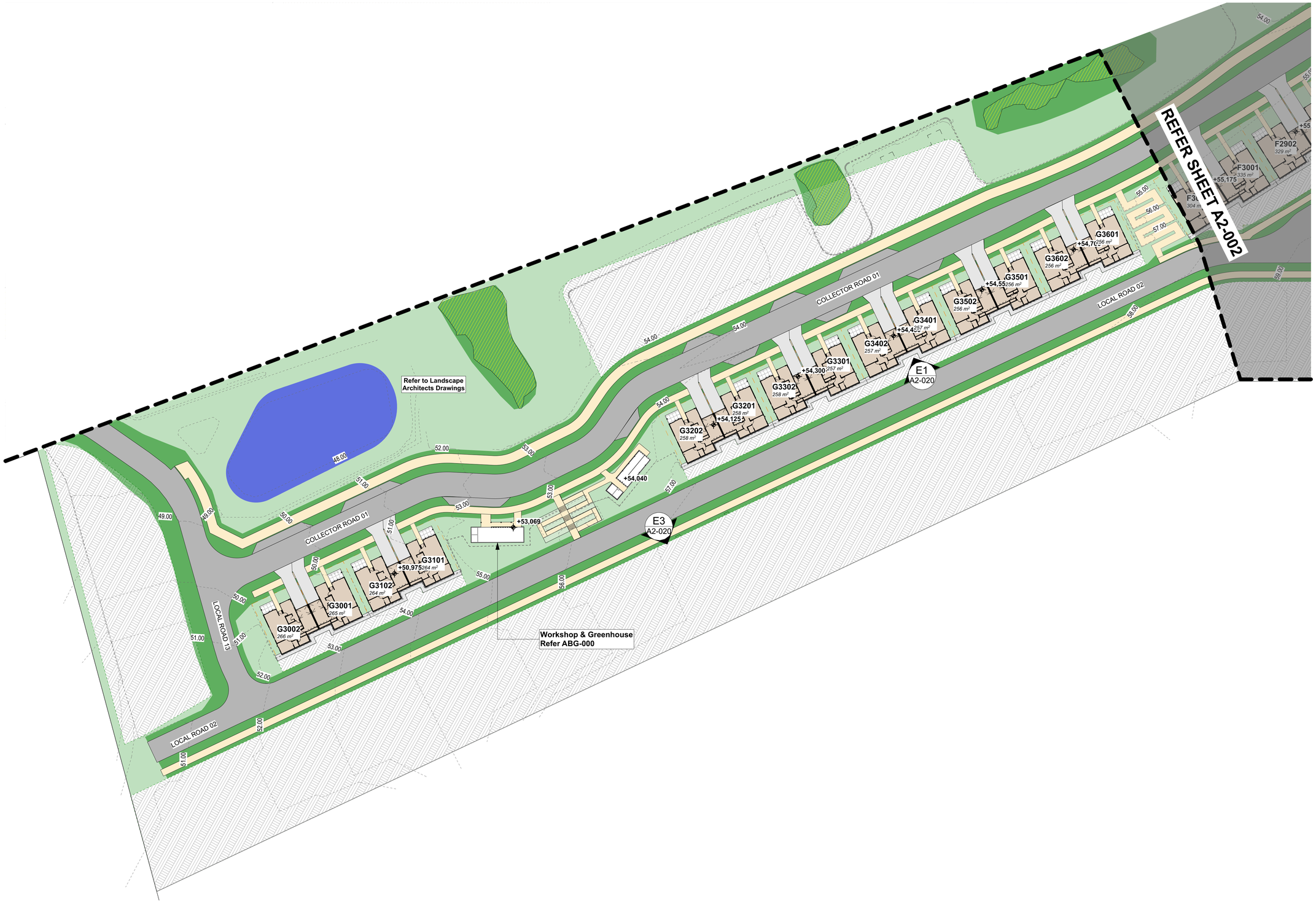
Client: Te Awamutu Developments Limited

P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no. 25020

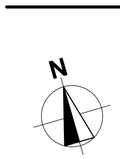
sheet no. A2-003

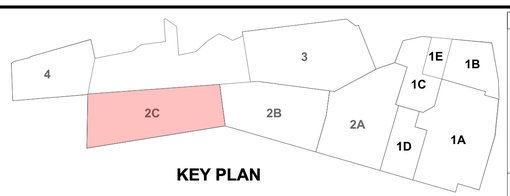
revision



Yield by Stage			
Stage No. Master ID	Key	Typology	Yield
Stage 2C			
		2A	5
		2B	14
		2C	7
		2D	7
		2UD (Lower)	14
		2UD (Upper)	14

1 Detailed Site Plan - Level 0 1:500





KEY PLAN

KEY:

- Kahikatea Forest, Wetland & Watercourse Restoration Area
- Proposed Stormwater Ponds
- Wastewater Pump Station
- Restoration Areas - refer Ecologist report
- Revised Wetland Areas - refer Ecologist report
- Proposed Contours - refer to Civil Engineer's drawings

For all landscape items - refer Landscape Architect's drawings

Te Awamutu Developments - Stage 2

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title: Detailed Site Plan - Stage 2C Level 0

Date: 27/10/2026

Scale: 1:500@A1

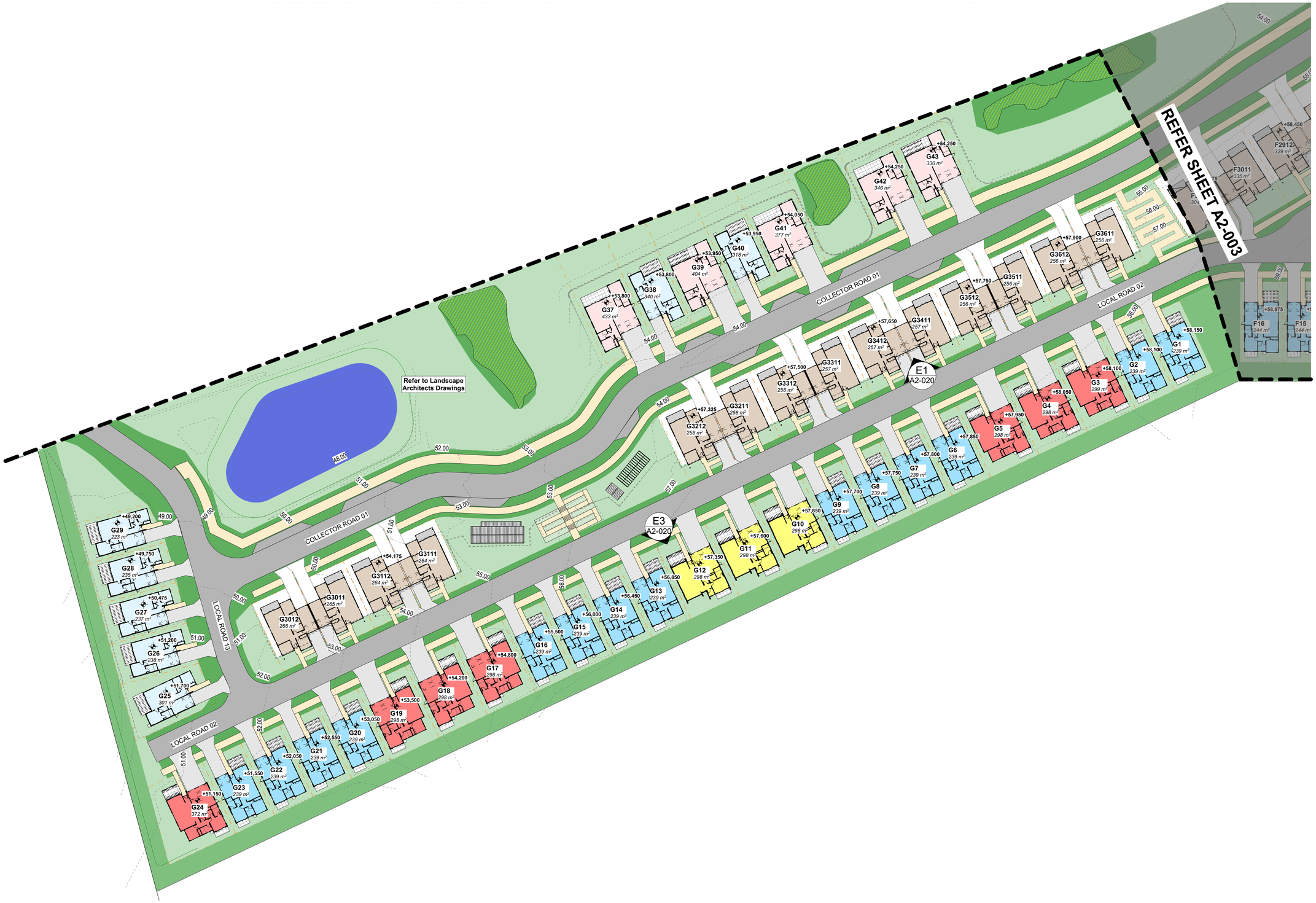
Client: Te Awamutu Developments Limited

P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no. 25020

sheet no. A2-004

revision



1 Detailed Site Plan - Level 1 1:500

Yield by Stage			
Stage No. Master ID	Key	Typology	Yield
Stage 2C			
		2A	5
		2B	14
		2C	7
		2D	7
		2UD (Lower)	14
		2UD (Upper)	14

NOTE:

For typology 3F2 and 3FG first floor plans, refer drawings ATV-028 & ATV-032

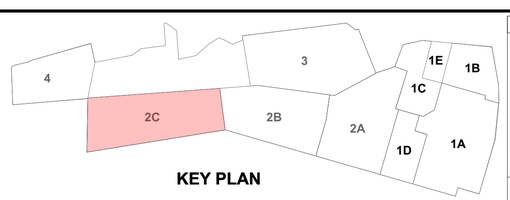
For Apartment A first floor plans, refer drawing AAA-002

For Apartment B first floor plans, refer drawings AAB-002

For Apartment C first floor plans, refer drawings AAC-002

For Service Apartment first floor plans, refer drawings ASA-002

N



KEY PLAN

KEY:

- Kahikatea Forest, Wetland & Watercourse Restoration Area
- Proposed Stormwater Ponds
- Wastewater Pump Station
- Restoration Areas - refer Ecologist report
- Revised Wetland Areas - refer Ecologist report
- Proposed Contours - refer to Civil Engineer's drawings

For all landscape items - refer Landscape Architect's drawings

Te Awamutu Developments - Stage 2

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Detailed Site Plan - Stage 2C Level 1

Date
27/10/2026

Scale
1:500@A1

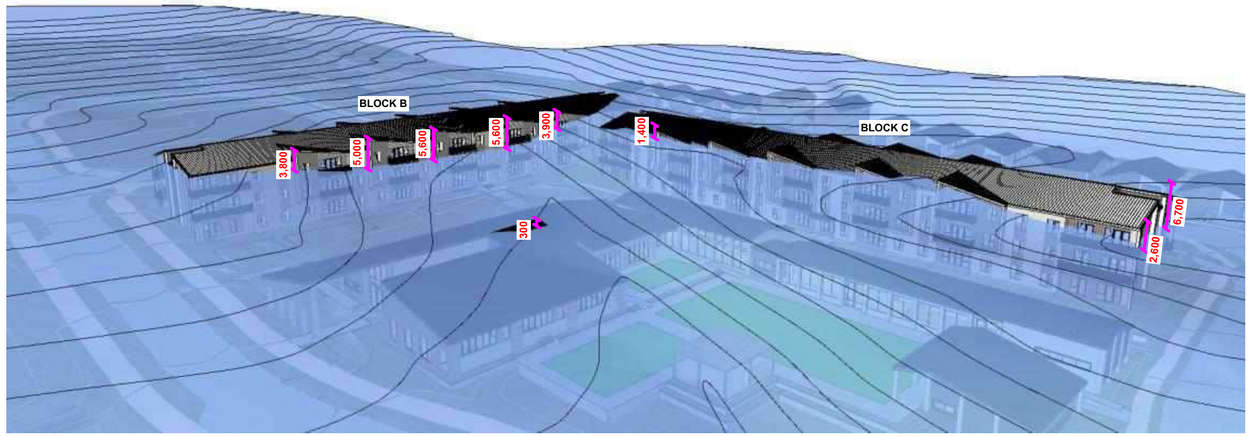
Client
Te Awamutu Developments Limited

P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

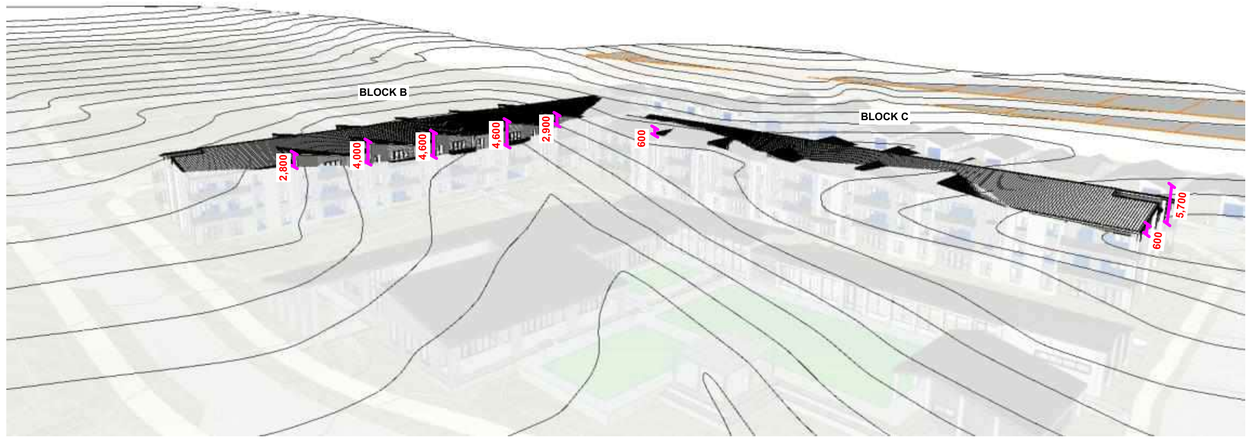
ref no.
25020

sheet no.
A2-005

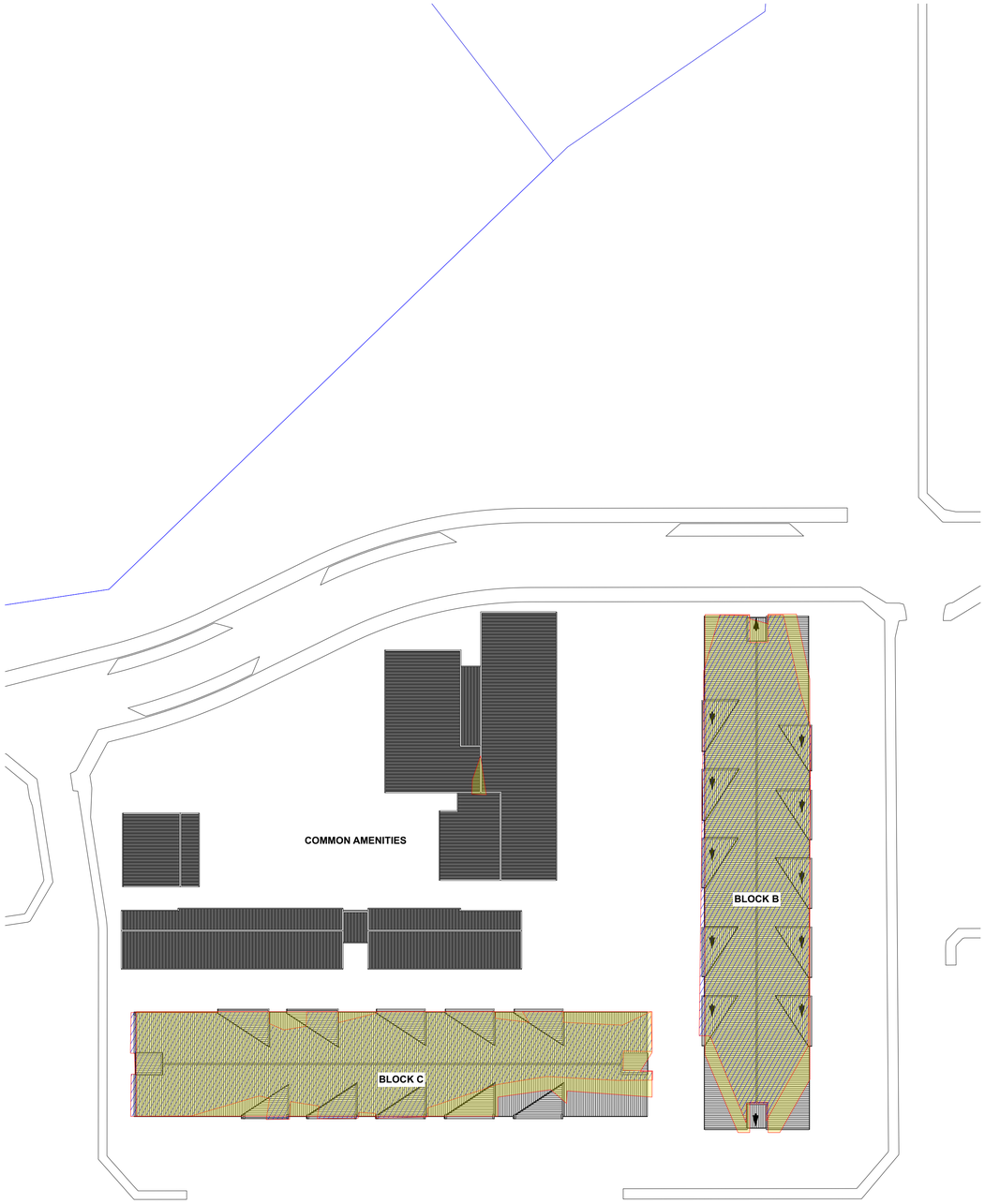
revision



2 11m MAX Height (Medium Density Residential Zone(Compliance 3D



3 12m MAX Height (Rural Zone) Compliance - 3D



1 Detailed Roof 1:500

KEY:

Max Height 12m Infringement (Rural Zone)

Max Height 11m Infringement (Medium Density Residential Zone)

N

Te Awamutu Developments - Stage 2

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Max Height Compliance

Date
27/10/2026

Scale
1:500@A1

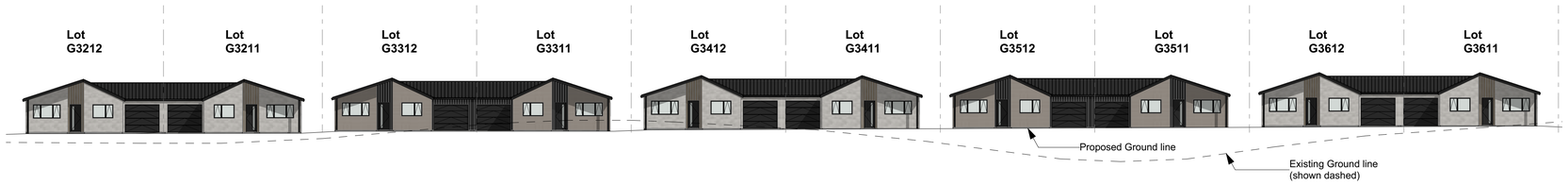
Client
Te Awamutu Developments Limited

P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

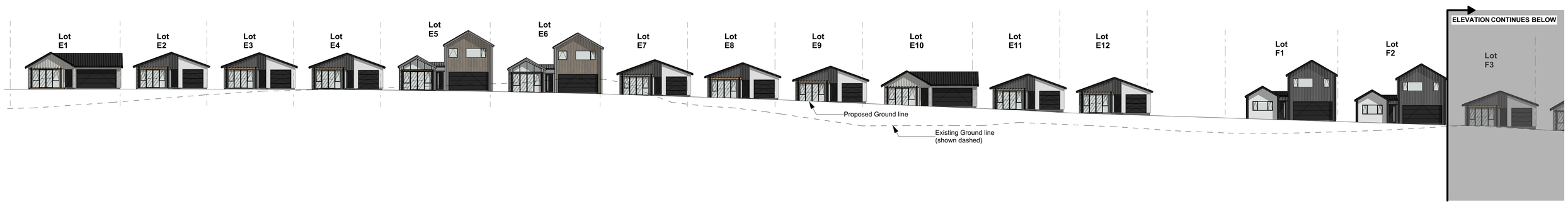
ref no.
25020

sheet no.
A2-010

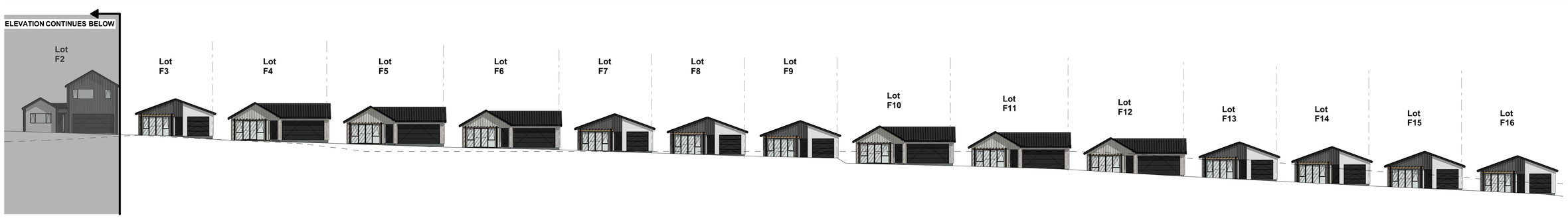
revision



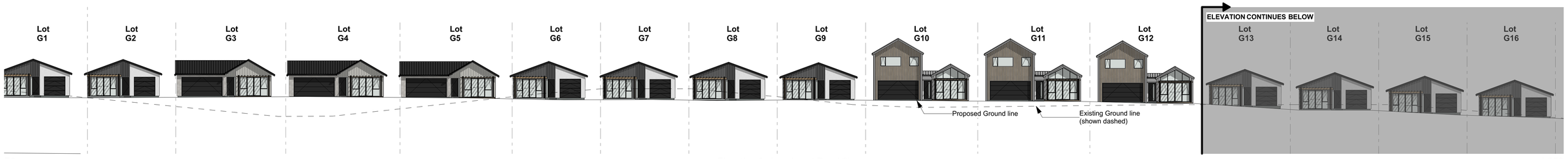
E1 Elevation 1 (from Local Road 02) 1:250



E2 Elevation 2 (from Local Road 2) 1:250



E2 Elevation 2 (from Local Road 2) 1:250



E3 Elevation 3 (from Local Road 2) 1:250



E3 Elevation 3 (from Local Road 2) 1:250

NOTE:
Refer sheet ATV-034 for material palette & colour scheme.

Refer Landscape Architect's drawings for all landscape items e.g trees

Te Awamutu Developments - Stage 2

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Stage 2 - Elevations

Date
27/10/2026

Scale
1:250@A1

Client
Te Awamutu Developments Limited

P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

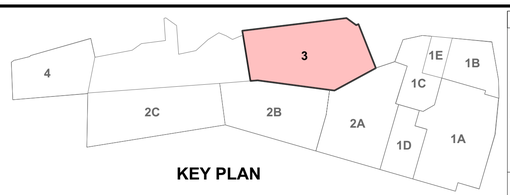
sheet no.
A2-020

revision



1 Detailed Site Plan - Stage 3 - Level 1 1:500

STAGE 3		
Key	Typology	Yield
	2A	18
	2B	6
	2C	4
	2D	7
	3B	2
	3C	7
		44



KEY PLAN

KEY:

- Kahikatea Forest, Wetland & Watercourse Restoration Area
- Proposed Stormwater Ponds
- Wastewater Pump Station
- Restoration Areas - refer Ecologist report
- Revised Wetland Areas - refer Ecologist report
- Proposed Contours - refer to Civil Engineer's drawings

For all landscape items - refer Landscape Architect's drawings

Te Awamutu Developments - Stage 3

2025 Ohaupo Road, Te Awamutu 3800

DRAFT RC ISSUE

Title: Detailed Site Plan - Stage 3 - Level 1

Date: 27/10/2026

Scale: 1:500@A1

Client: Te Awamutu Developments Limited

P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no. 25020

sheet no. A3-001

revision

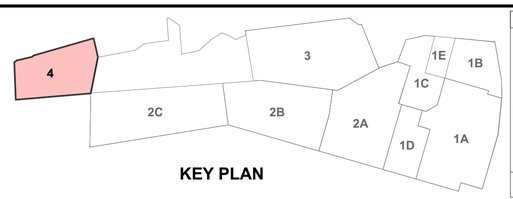


REFER SHEET A2C-000

1 Detailed Site Plan - Stage 4 Level 0 1:500

STAGE 4		
Key	Typology	Yield
	2UD2 (Lower)	16
	2UD2 (Upper)	16
	3A	4
		36

N



KEY PLAN

KEY:

- Kahikatea Forest, Wetland & Watercourse Restoration Area
- Proposed Stormwater Ponds
- Wastewater Pump Station
- Restoration Areas - refer Ecologist report
- Revised Wetland Areas - refer Ecologist report
- Proposed Contours - refer to Civil Engineer's drawings

For all landscape items - refer Landscape Architect's drawings

Te Awamutu Developments - Stage 4

2025 Ohaupo Road, Te Awamutu 3800

DRAFT RC ISSUE

Title
Detailed Site Plan - Stage 4 Level 0

Date
27/10/2026

Scale
1:500, 1:0.8333@A1

Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
A4-000

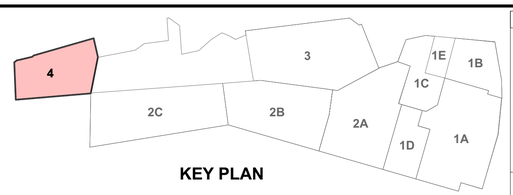
revision



1 Detailed Site Plan - Stage 4 Level 1 1:500

STAGE 4		
Key	Typology	Yield
	2UD2 (Lower)	16
	2UD2 (Upper)	16
	3A	4
		36





KEY PLAN

KEY:

- Kahikatea Forest, Wetland & Watercourse Restoration Area
- Proposed Stormwater Ponds
- Wastewater Pump Station
- Restoration Areas - refer Ecologist report
- Revised Wetland Areas - refer Ecologist report
- Proposed Contours - refer to Civil Engineer's drawings

For all landscape items - refer Landscape Architect's drawings

Te Awamutu Developments - Stage 4

2025 Ohaupo Road, Te Awamutu 3800

DRAFT RC ISSUE

Title
Detailed Site Plan - Stage 4 Level 1

Date
27/10/2026

Scale
1:500, 1:0.8333@A1

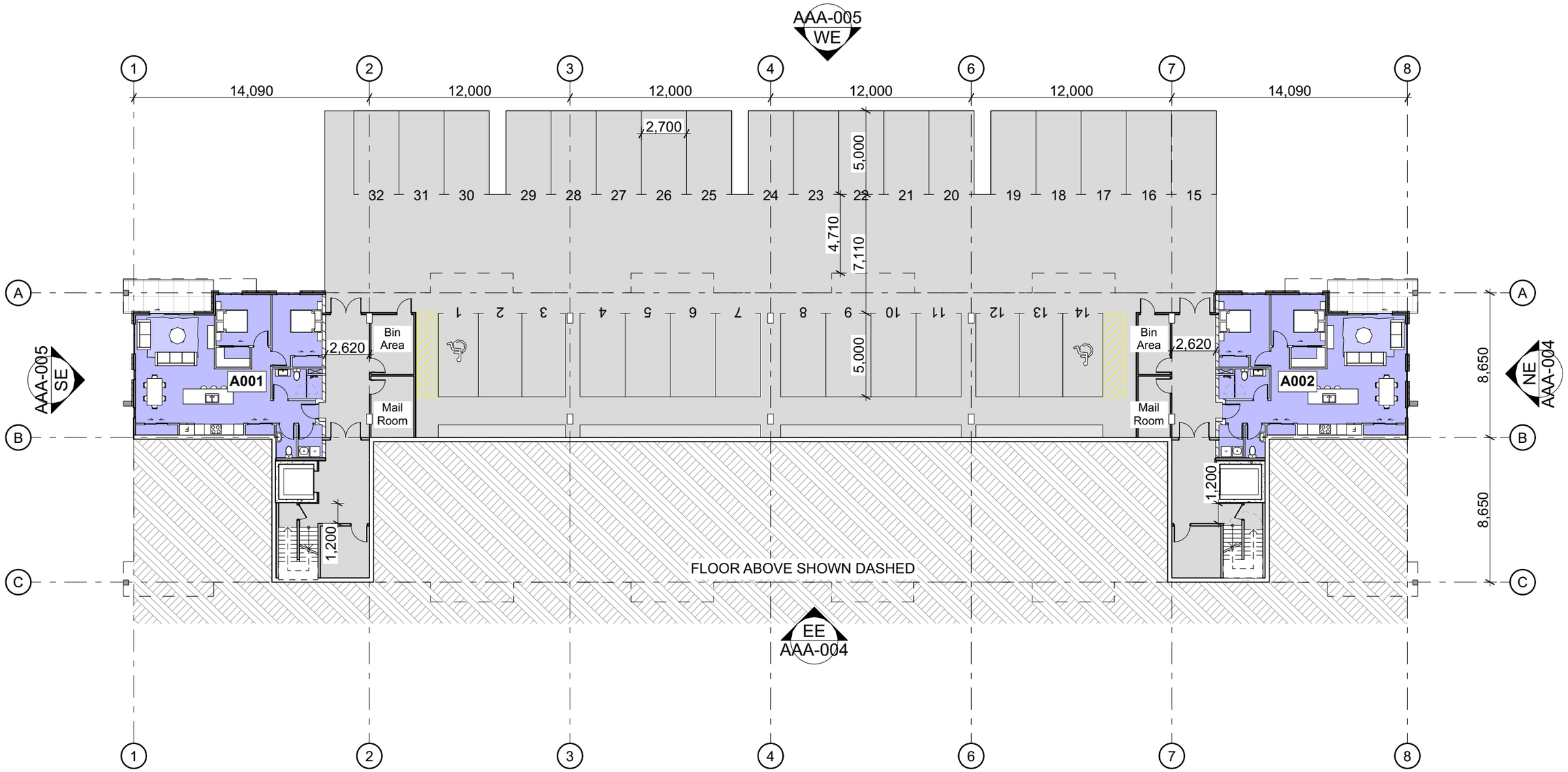
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
A4-001

revision



1 Apartment A - Level 0 1:250

Apartment A		
Key	Typology	Yield
	Apartment - 1B	4
	Apartment - 2A	8
	Apartment - 2B	8
	Apartment - 2C	2
	Apartment - 3A	4
		26

Lift 1
Shaft Size 2100 x 2500
Car Size 1400 x 2100

Lift 2
Shaft Size 2100 x 2100
Car Size 1400 x 1600

Te Awamutu Developments - Apartment A

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Apartment A - Level 0

Date
27/10/2026

Scale
1:250 @A3

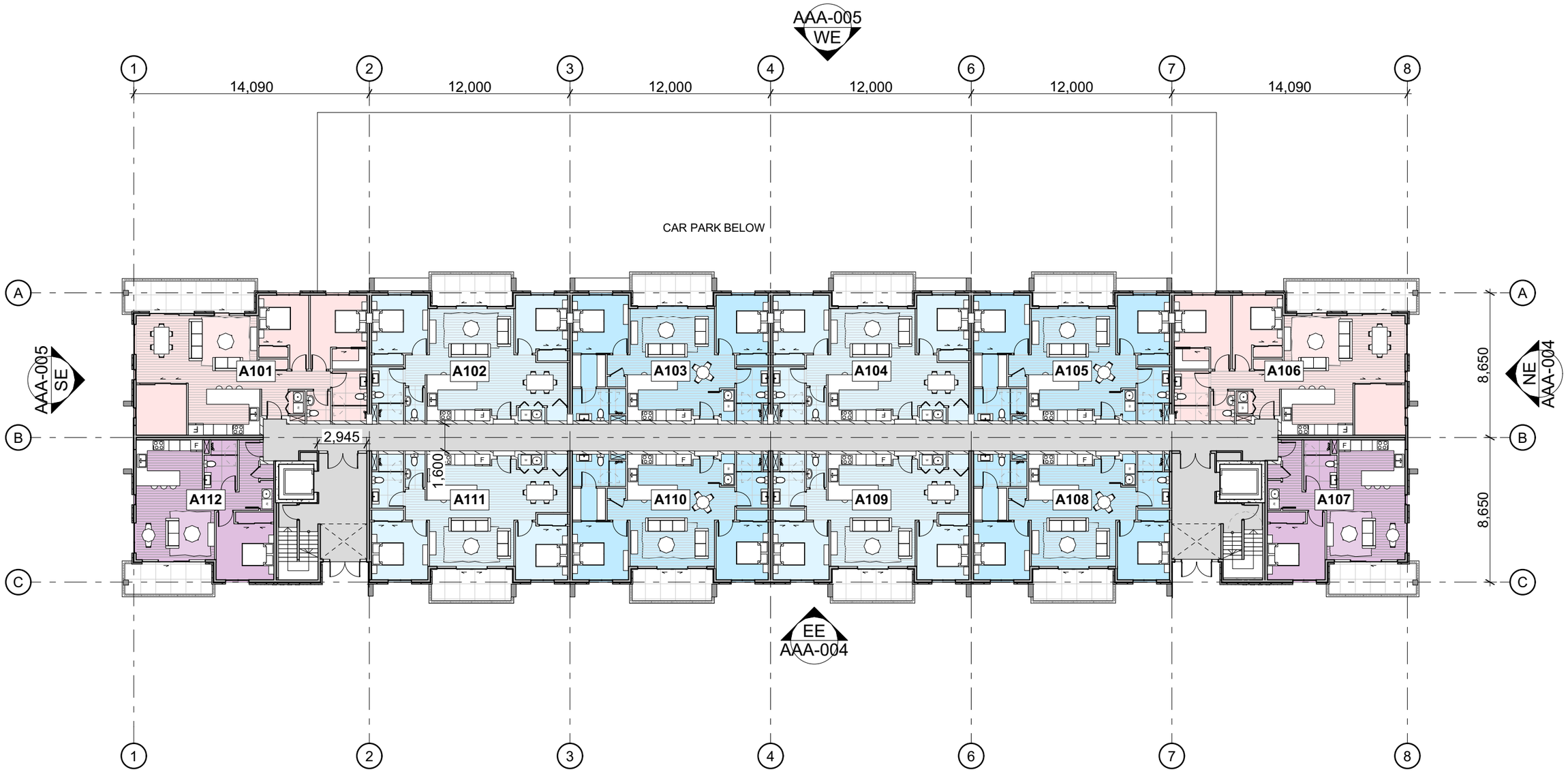
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
AAA-000

revision



1 Apartment A - Level 1 1:250

Apartment A		
Key	Typology	Yield
	Apartment - 1B	4
	Apartment - 2A	8
	Apartment - 2B	8
	Apartment - 2C	2
	Apartment - 3A	4
		26

Lift 1
Shaft Size 2100 x 2500
Car Size 1400 x 2100

Lift 2
Shaft Size 2100 x 2100
Car Size 1400 x 1600

Te Awamutu Developments - Apartment A

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Apartment A - Level 1

Date
27/10/2026

Scale
1:250 @A3

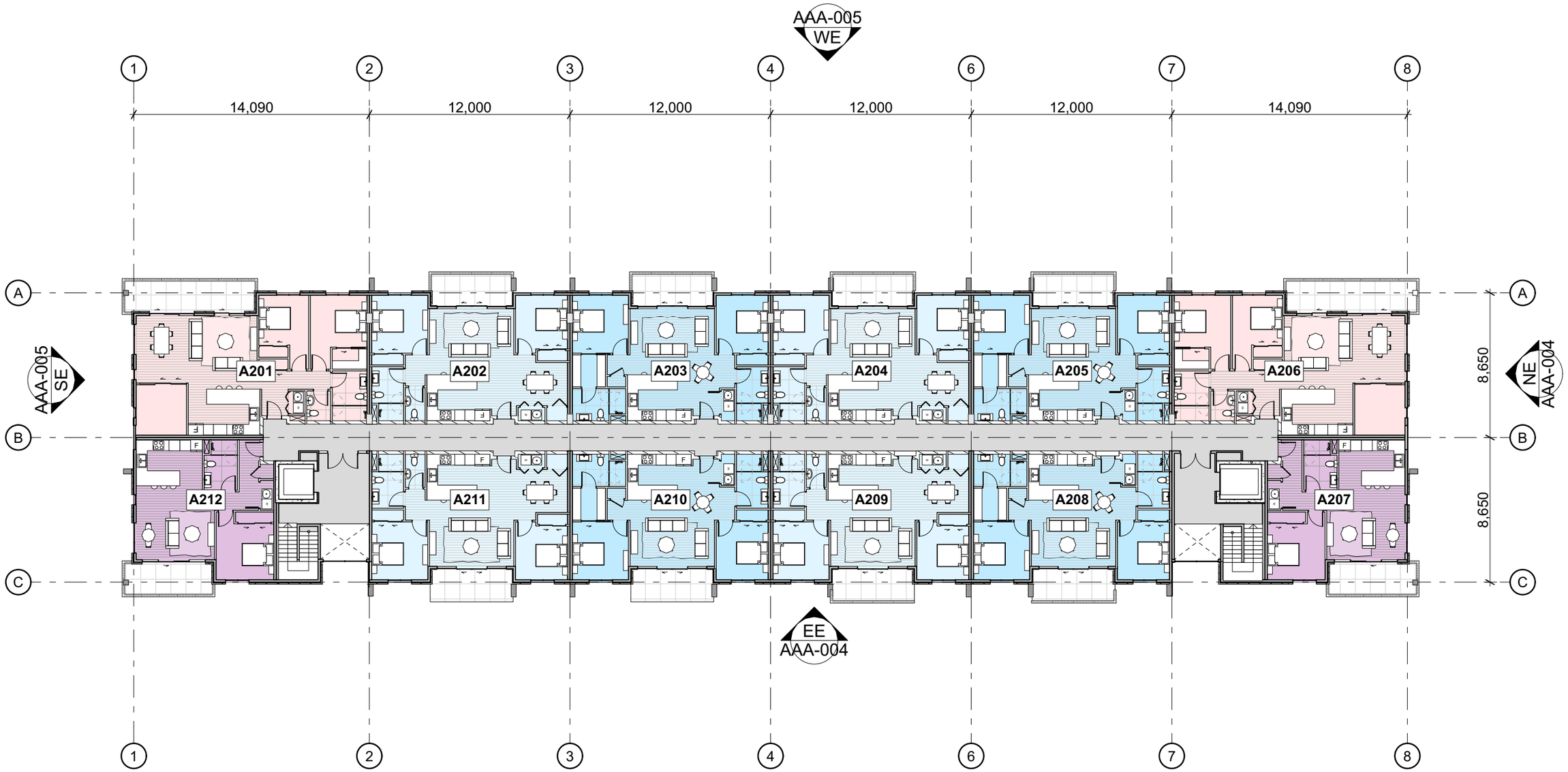
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
AAA-001

revision



1 Apartment A - Level 2 1:250

Apartment A		
Key	Typology	Yield
	Apartment - 1B	4
	Apartment - 2A	8
	Apartment - 2B	8
	Apartment - 2C	2
	Apartment - 3A	4
		26

Lift 1
Shaft Size 2100 x 2500
Car Size 1400 x 2100

Lift 2
Shaft Size 2100 x 2100
Car Size 1400 x 1600

Te Awamutu Developments - Apartment A

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Apartment A - Level 2

Date
27/10/2026

Scale
1:250 @A3

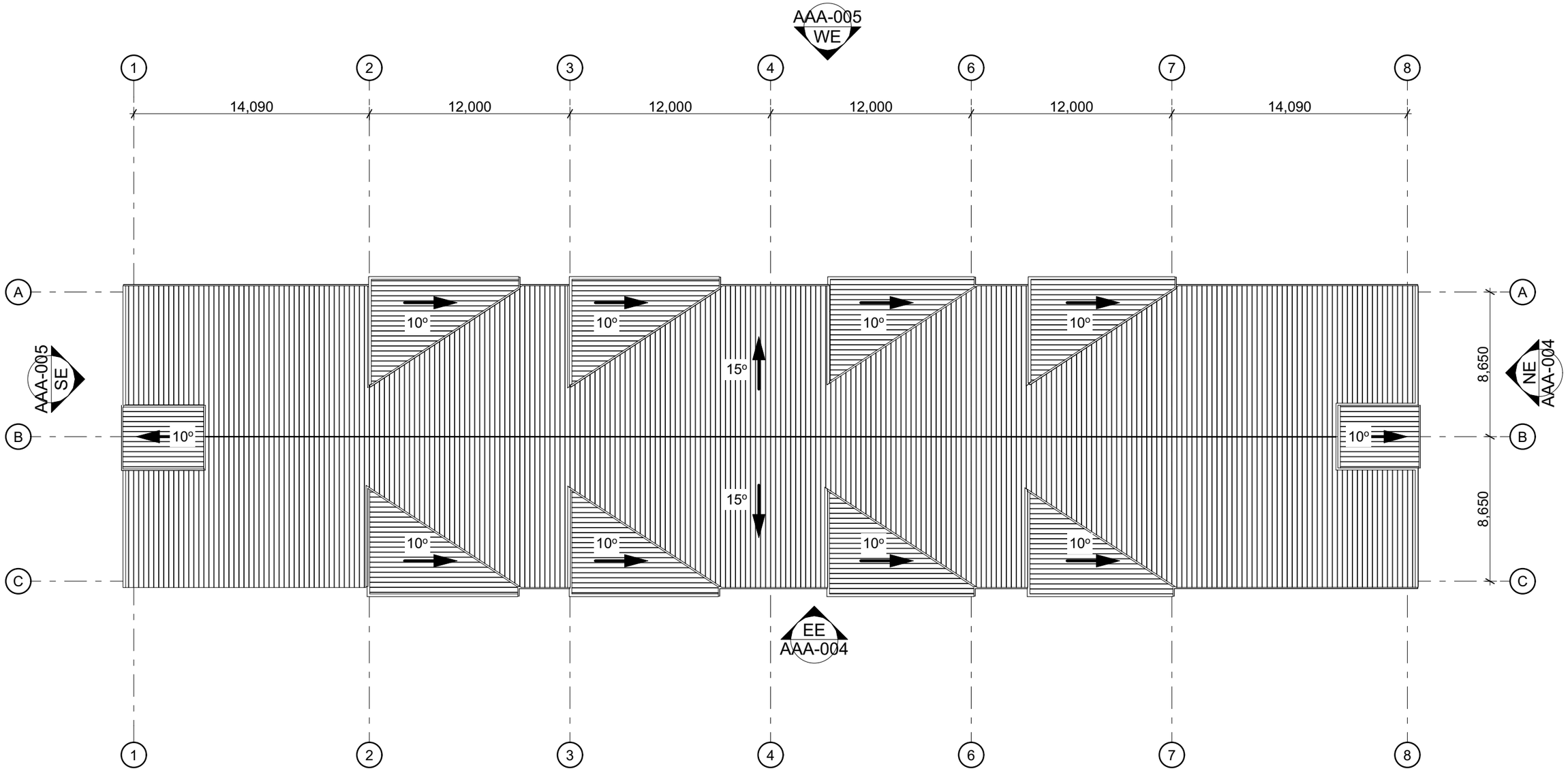
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
AAA-002

revision



1 Apartment A - Roof 1:250

Apartment A		
Key	Typology	Yield
	Apartment - 1B	4
	Apartment - 2A	8
	Apartment - 2B	8
	Apartment - 2C	2
	Apartment - 3A	4
		26

Lift 1
Shaft Size 2100 x 2500
Car Size 1400 x 2100

Lift 2
Shaft Size 2100 x 2100
Car Size 1400 x 1600

Te Awamutu Developments - Apartment A

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Apartment A - Roof Plan

Date
27/10/2026

Scale
1:250 @A3

Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

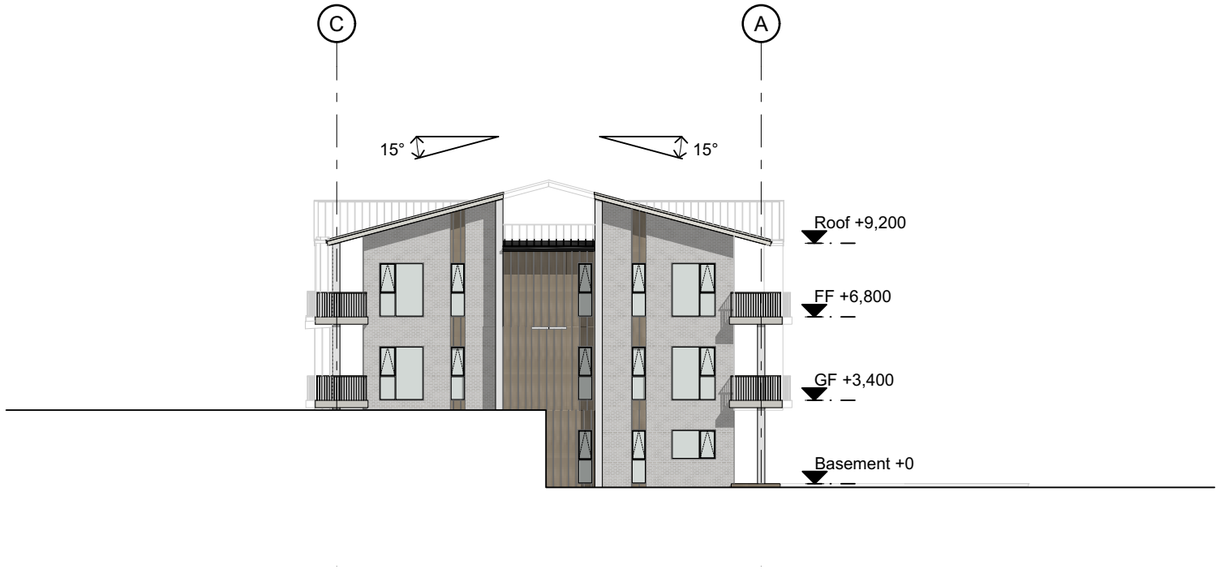
ref no.
25020

sheet no.
AAA-003

revision



1 East Elevation 1:250



2 North Elevation 1:250

ELEVATION KEY

- Brick cladding
- Horizontal cladding
- Vertical cladding

Apartment A		
Key	Typology	Yield
	Apartment - 1B	4
	Apartment - 2A	8
	Apartment - 2B	8
	Apartment - 2C	2
	Apartment - 3A	4
		26

Lift 1
Shaft Size 2100 x 2500
Car Size 1400 x 2100

Lift 2
Shaft Size 2100 x 2100
Car Size 1400 x 1600

Te Awamutu Developments - Apartment A

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Apartment A Elevations - North & East Elevations

Date
27/10/2026

Scale
1:250 @A3

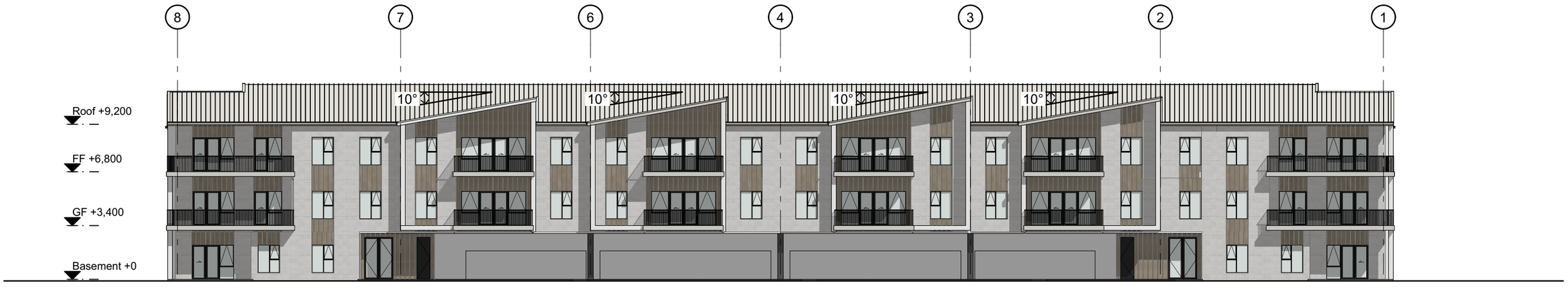
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
AAA-004

revision



1 West Elevation 1:250



2 South Elevation 1:250

ELEVATION KEY

- Brick cladding
- Horizontal cladding
- Vertical cladding

Apartment A		
Key	Typology	Yield
	Apartment - 1B	4
	Apartment - 2A	8
	Apartment - 2B	8
	Apartment - 2C	2
	Apartment - 3A	4
		26

Lift 1
Shaft Size 2100 x 2500
Car Size 1400 x 2100

Lift 2
Shaft Size 2100 x 2100
Car Size 1400 x 1600

Te Awamutu Developments - Apartment A

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Apartment A Elevations - South & West Elevations

Date
27/10/2026

Scale
1:250 @A3

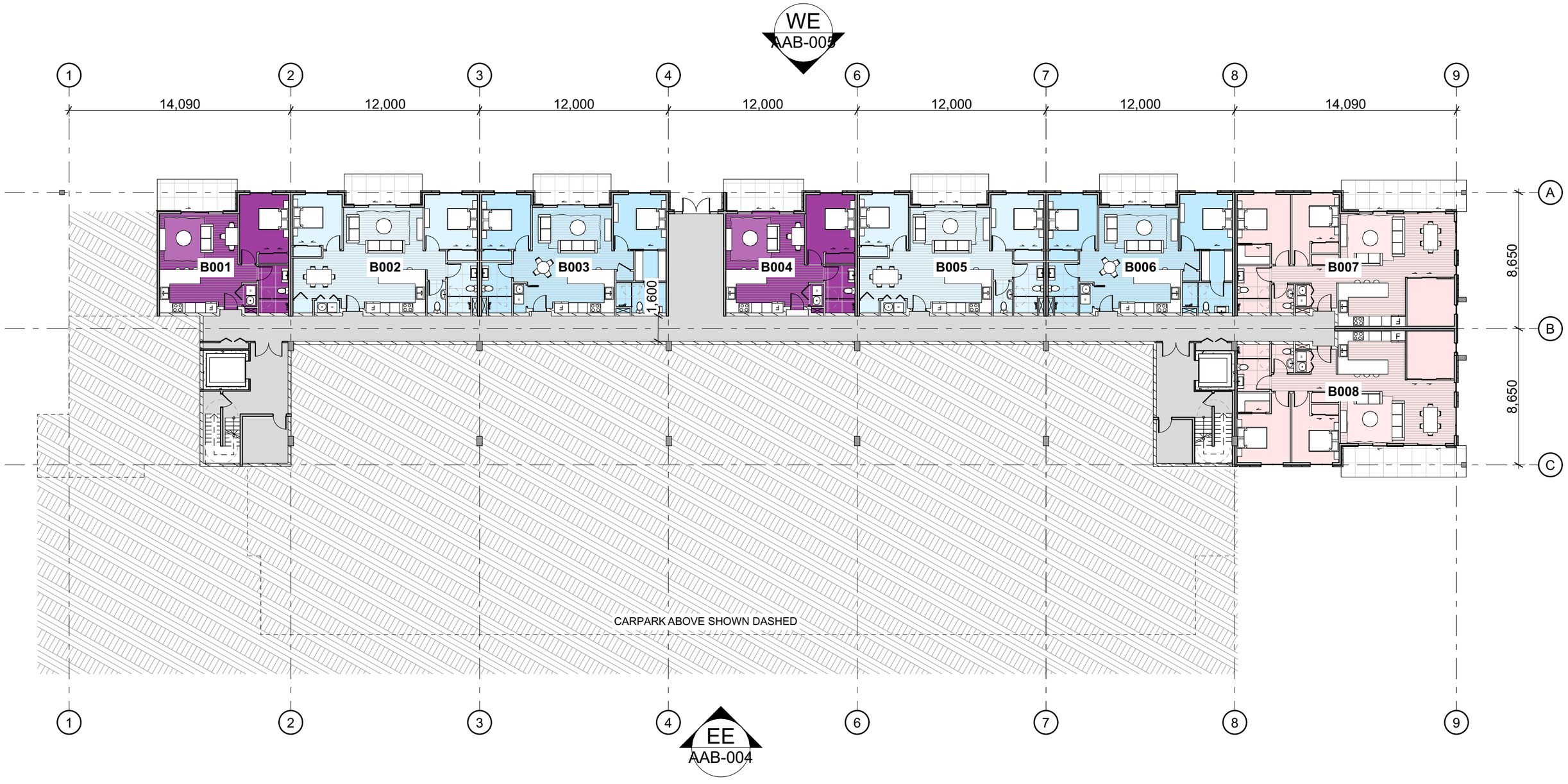
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
AAA-005

revision



1 Apartment B - Level 0 1:250

Apartment B		
KEY	Typology	Yield
	Apartment - 1A	2
	Apartment - 1B	2
	Apartment - 1C	1
	Apartment - 2A	10
	Apartment - 2B	8
	Apartment - 3A	8
		31

Lift 1
Shaft Size 2100 x 2500
Car Size 1400 x 2100

Lift 2
Shaft Size 2100 x 2100
Car Size 1400 x 1600

Te Awamutu Developments - Apartment B

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Apartment B - Level 0

Date
27/10/2026

Scale
1:250 @A3

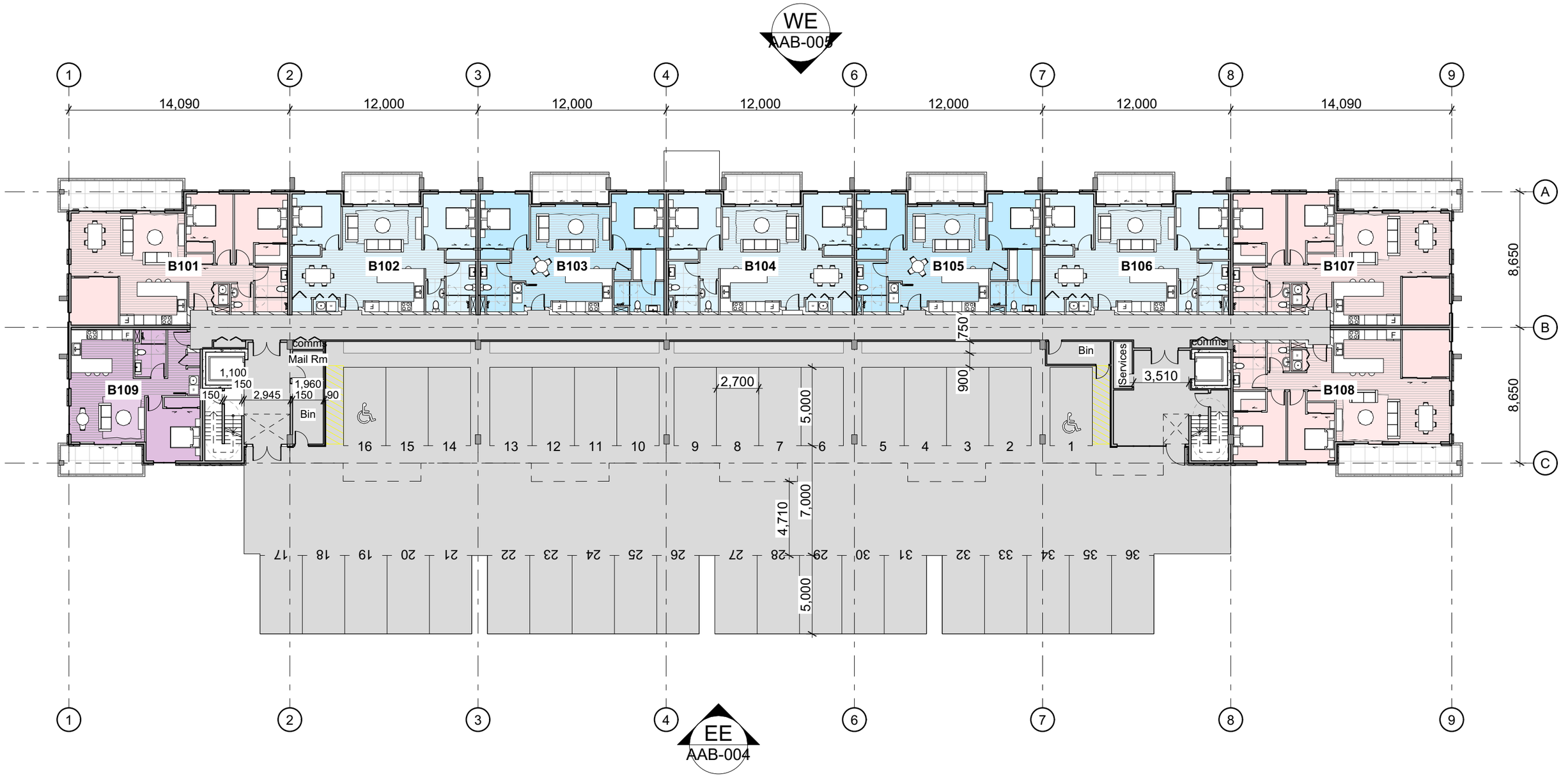
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
AAB-000

revision



1 Apartment B - Level 1 1:250

Apartment B		
KEY	Typology	Yield
	Apartment - 1A	2
	Apartment - 1B	2
	Apartment - 1C	1
	Apartment - 2A	10
	Apartment - 2B	8
	Apartment - 3A	8
		31

Lift 1
Shaft Size 2100 x 2500
Car Size 1400 x 2100

Lift 2
Shaft Size 2100 x 2100
Car Size 1400 x 1600

Te Awamutu Developments - Apartment B

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Apartment B - Level 1

Date
27/10/2026

Scale
1:250 @A3

Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
AAB-001

revision



1 Apartment B - Level 2 1:250

Apartment B		
KEY	Typology	Yield
	Apartment - 1A	2
	Apartment - 1B	2
	Apartment - 1C	1
	Apartment - 2A	10
	Apartment - 2B	8
	Apartment - 3A	8
		31

Lift 1
Shaft Size 2100 x 2500
Car Size 1400 x 2100

Lift 2
Shaft Size 2100 x 2100
Car Size 1400 x 1600

Te Awamutu Developments - Apartment B

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Apartment B - Level 2

Date
27/10/2026

Scale
1:250 @A3

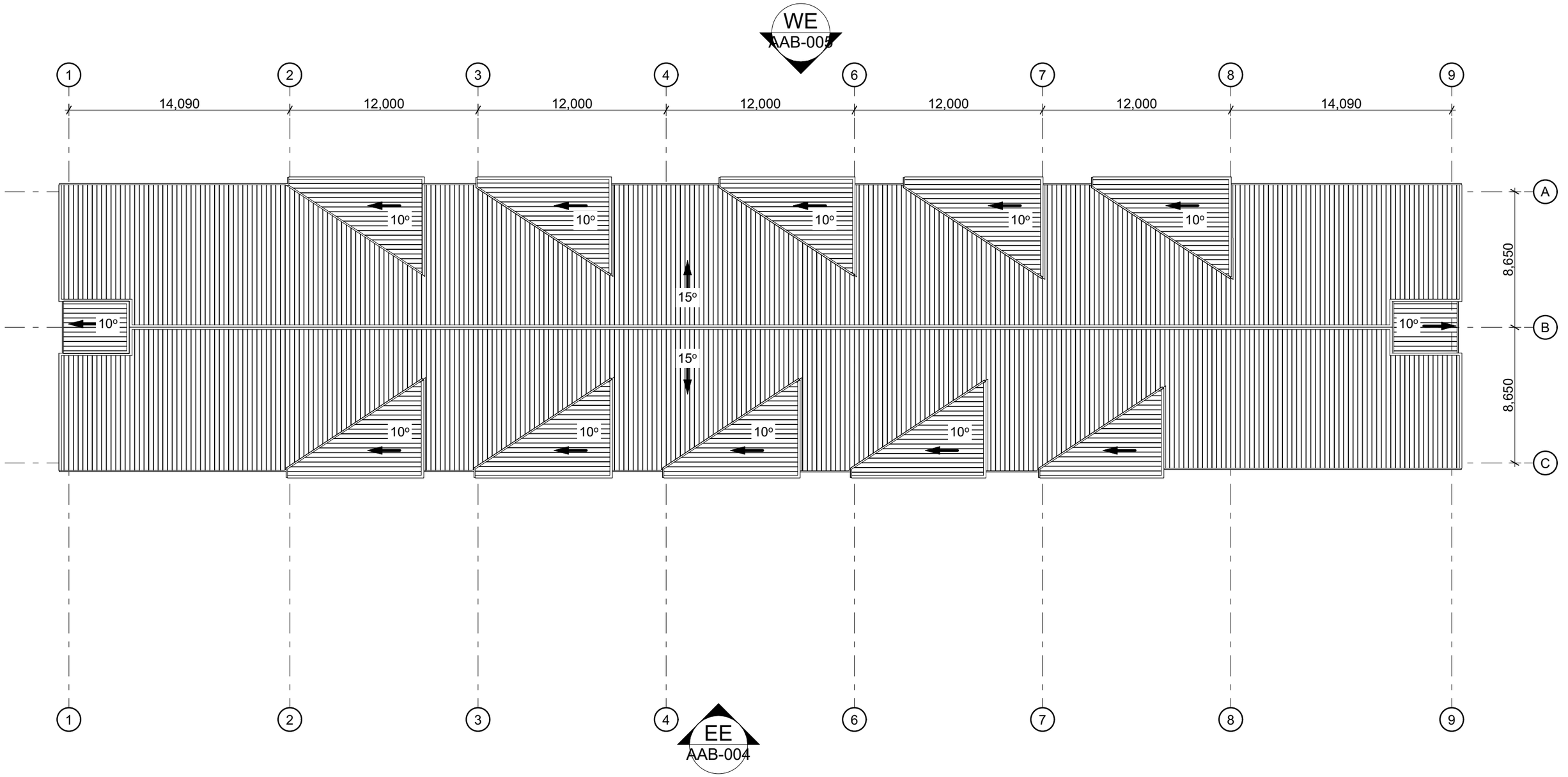
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
AAB-002

revision



1 Apartment B - Roof 1:250

Apartment B		
KEY	Typology	Yield
	Apartment - 1A	2
	Apartment - 1B	2
	Apartment - 1C	1
	Apartment - 2A	10
	Apartment - 2B	8
	Apartment - 3A	8
		31

Lift 1
Shaft Size 2100 x 2500
Car Size 1400 x 2100

Lift 2
Shaft Size 2100 x 2100
Car Size 1400 x 1600

Te Awamutu Developments - Apartment B

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Apartment B - Roof

Date
27/10/2026

Scale
1:250 @A3

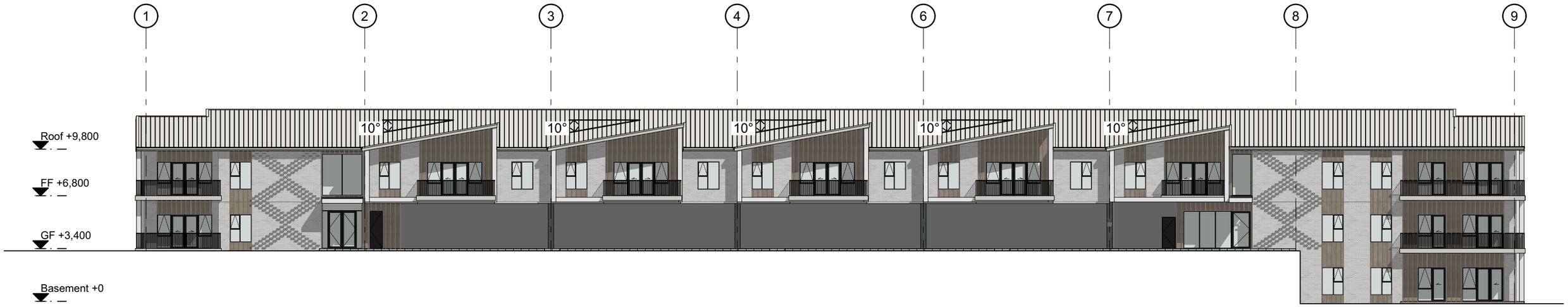
PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

Client
Te Awamutu Developments Limited

ref no.
25020

sheet no.
AAB-003

revision



1 East Elevation 1:250



2 North Elevation 1:250

ELEVATION KEY

- Brick cladding
- Horizontal cladding
- Vertical cladding

Apartment B		
KEY	Typology	Yield
	Apartment - 1A	2
	Apartment - 1B	2
	Apartment - 1C	1
	Apartment - 2A	10
	Apartment - 2B	8
	Apartment - 3A	8
		31

Lift 1
Shaft Size 2100 x 2500
Car Size 1400 x 2100

Lift 2
Shaft Size 2100 x 2100
Car Size 1400 x 1600

Te Awamutu Developments - Apartment B

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Apartment B Elevations - North & East Elevation

Date
27/10/2026

Scale
1:250 @A3

Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

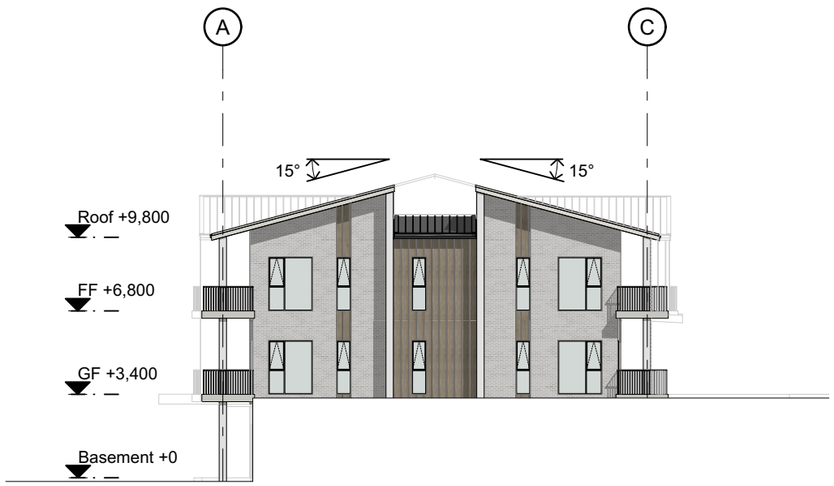
ref no.
25020

sheet no.
AAB-004

revision



1 West Elevation 1:250



2 South Elevation 1:250

ELEVATION KEY

- Brick cladding
- Horizontal cladding
- Vertical cladding

Apartment B		
KEY	Typology	Yield
	Apartment - 1A	2
	Apartment - 1B	2
	Apartment - 1C	1
	Apartment - 2A	10
	Apartment - 2B	8
	Apartment - 3A	8
		31

Lift 1
Shaft Size 2100 x 2500
Car Size 1400 x 2100

Lift 2
Shaft Size 2100 x 2100
Car Size 1400 x 1600

Te Awamutu Developments - Apartment B

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Apartment B Elevations - South & West Elevation

Date
27/10/2026

Scale
1:250 @A3

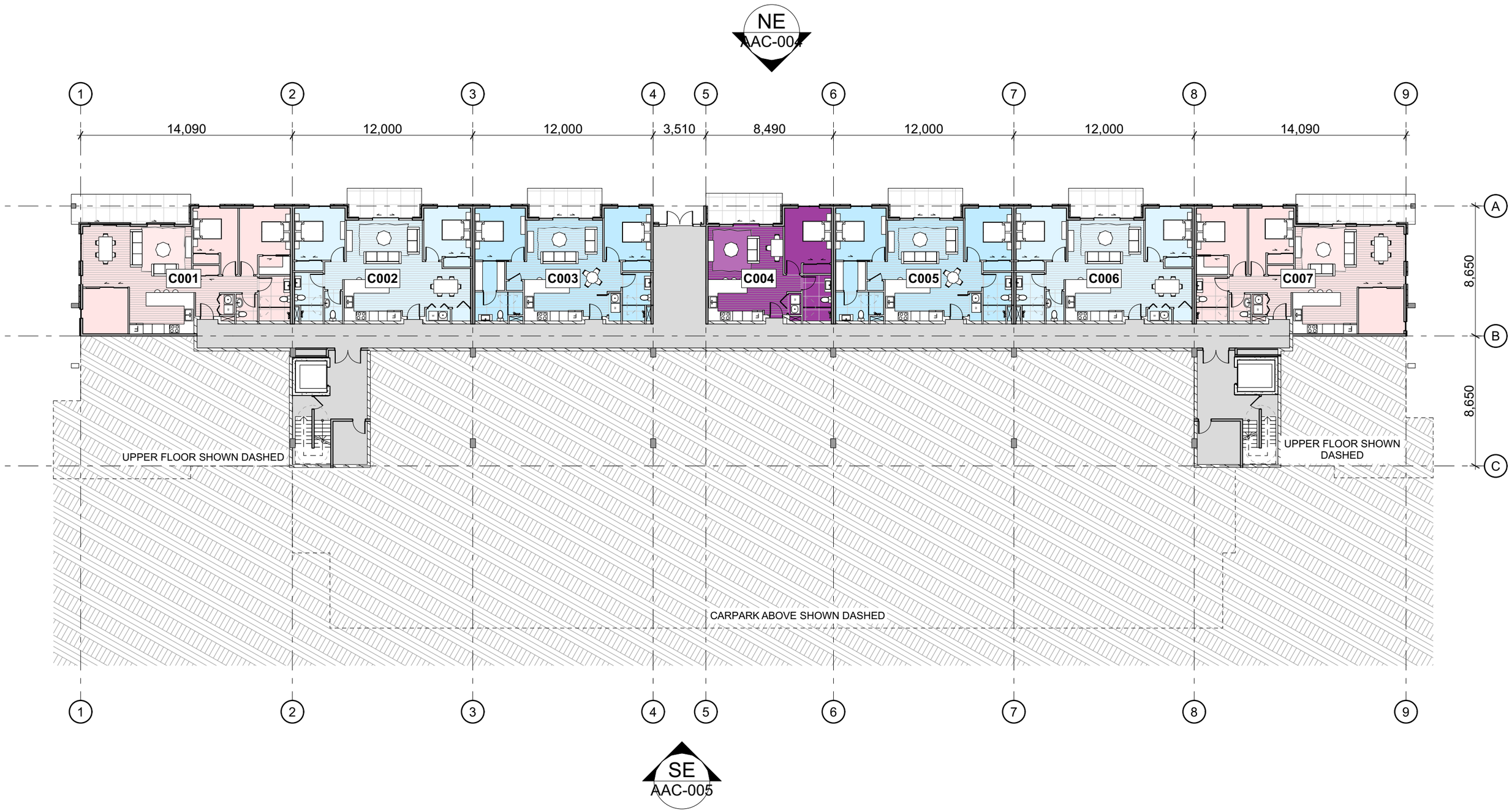
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
AAB-005

revision



1 Apartment C - Level 0

Apartment C		
Key	Typology	Yield
	Apartment - 1A	1
	Apartment - 1B	2
	Apartment - 1C	1
	Apartment - 2A	10
	Apartment - 2B	8
	Apartment - 3A	8
		30

Lift 1
Shaft Size 2100 x 2500
Car Size 1400 x 2100

Lift 2
Shaft Size 2100 x 2100
Car Size 1400 x 1600

Te Awamutu Developments - Apartment C

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Apartment C - Level 0

Date
27/10/2026

Scale
1:250 @A3

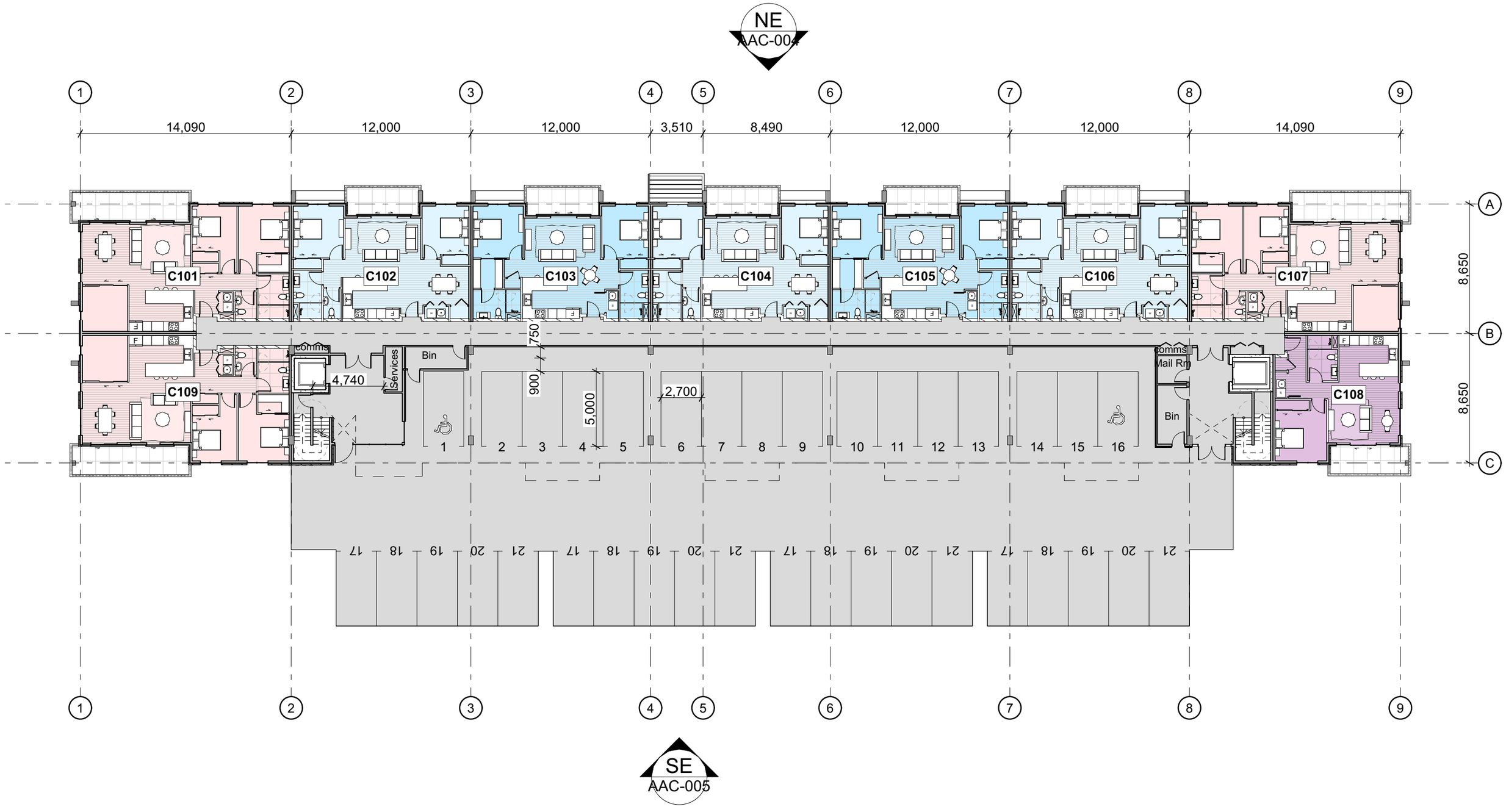
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
AAC-000

revision



1 Apartment C - Level 1

Apartment C		
Key	Typology	Yield
	Apartment - 1A	1
	Apartment - 1B	2
	Apartment - 1C	1
	Apartment - 2A	10
	Apartment - 2B	8
	Apartment - 3A	8
		30

Lift 1
Shaft Size 2100 x 2500
Car Size 1400 x 2100

Lift 2
Shaft Size 2100 x 2100
Car Size 1400 x 1600

Te Awamutu Developments - Apartment C

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Apartment C - Level 1

Date
27/10/2026

Scale
1:250 @A3

Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
AAC-001

revision



1 Apartment C - Level 2

N

Apartment C		
Key	Typology	Yield
	Apartment - 1A	1
	Apartment - 1B	2
	Apartment - 1C	1
	Apartment - 2A	10
	Apartment - 2B	8
	Apartment - 3A	8
		30

Lift 1
Shaft Size 2100 x 2500
Car Size 1400 x 2100

Lift 2
Shaft Size 2100 x 2100
Car Size 1400 x 1600

Te Awamutu Developments - Apartment C

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Apartment C - Level 2

Date
27/10/2026

Scale
1:250 @A3

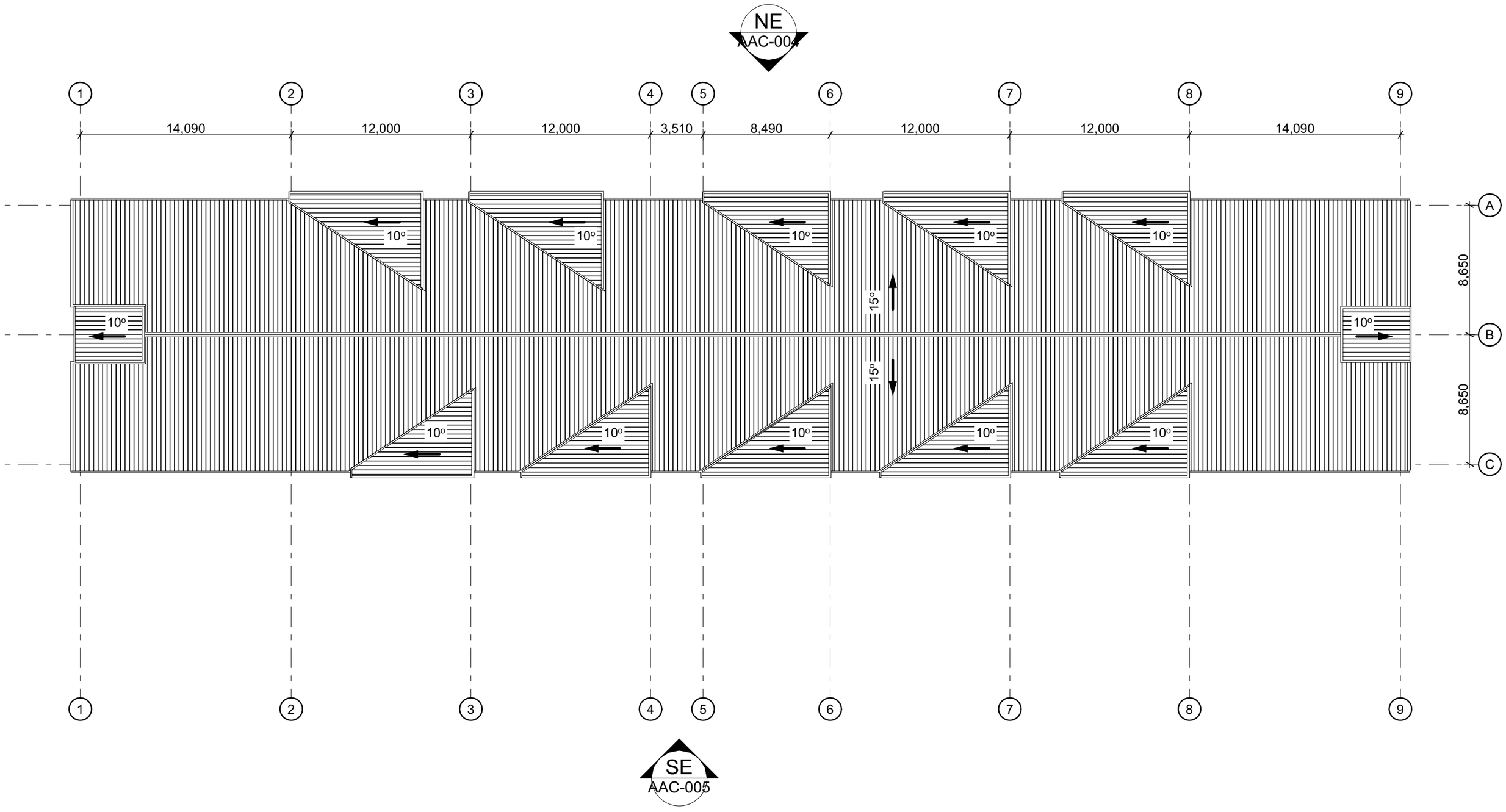
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
AAC-002

revision



1 Apartment C - Roof

N

Apartment C		
Key	Typology	Yield
	Apartment - 1A	1
	Apartment - 1B	2
	Apartment - 1C	1
	Apartment - 2A	10
	Apartment - 2B	8
	Apartment - 3A	8
		30

Lift 1
Shaft Size 2100 x 2500
Car Size 1400 x 2100

Lift 2
Shaft Size 2100 x 2100
Car Size 1400 x 1600

Te Awamutu Developments - Apartment C

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Apartment C - Roof

Date
27/10/2026

Scale
1:250 @A3

Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

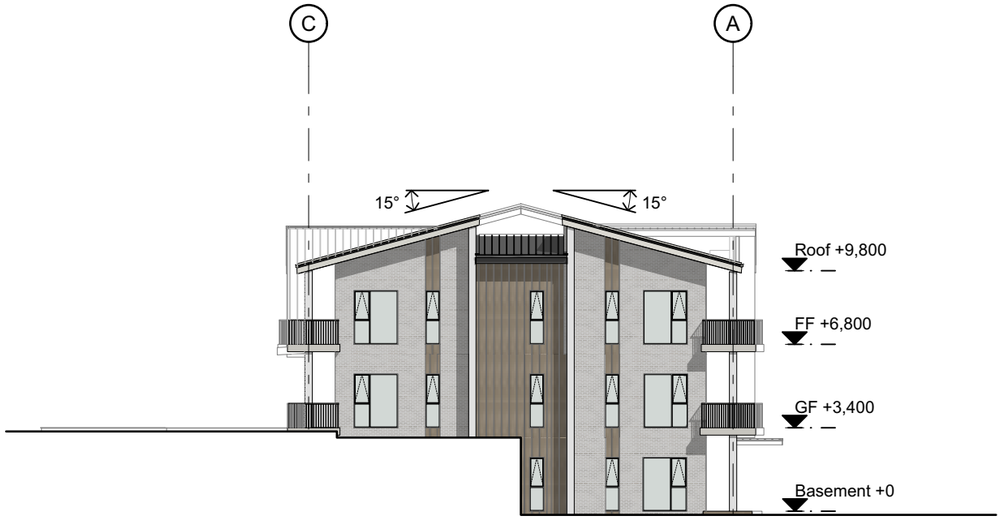
ref no.
25020

sheet no.
AAC-003

revision



1 North Elevation 1:250



2 East Elevation 1:250

ELEVATION KEY

- Brick cladding
- Horizontal cladding
- Vertical cladding

Apartment C		
Key	Typology	Yield
	Apartment - 1A	1
	Apartment - 1B	2
	Apartment - 1C	1
	Apartment - 2A	10
	Apartment - 2B	8
	Apartment - 3A	8
		30

Lift 1
Shaft Size 2100 x 2500
Car Size 1400 x 2100

Lift 2
Shaft Size 2100 x 2100
Car Size 1400 x 1600

Te Awamutu Developments - Apartment C

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Apartment C Elevations - North & East Elevation

Date
27/10/2026

Scale
1:250 @A3

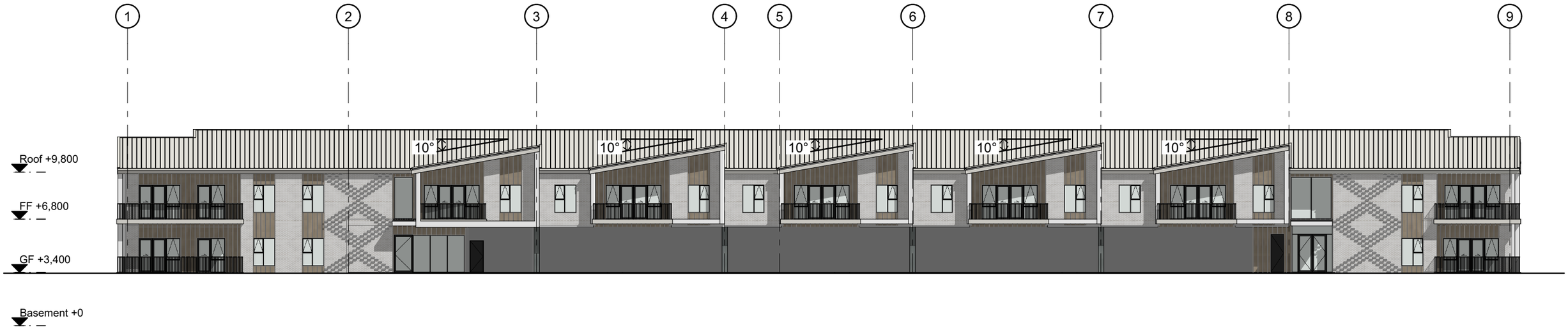
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
AAC-004

revision



1 South Elevation 1:250



2 West Elevation 1:250

ELEVATION KEY

- Brick cladding
- Horizontal cladding
- Vertical cladding

Apartment C		
Key	Typology	Yield
	Apartment - 1A	1
	Apartment - 1B	2
	Apartment - 1C	1
	Apartment - 2A	10
	Apartment - 2B	8
	Apartment - 3A	8
		30

Lift 1
Shaft Size 2100 x 2500
Car Size 1400 x 2100

Lift 2
Shaft Size 2100 x 2100
Car Size 1400 x 1600

Te Awamutu Developments - Apartment C

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Apartment C Elevations - South & West Elevation

Date
27/10/2026

Scale
1:250 @A3

Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
AAC-005

revision



1 Block D & E (Service Apartment) - Level 0 1:200

Key	Type	Yield
	Serviced Apartment 1A	16
	Serviced Apartment 1B	6
	Serviced Apartment 2A	8
		30

Te Awamutu Developments - Block D & E (Serviced Apartment)

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Block D & E (Service Apartment) - Level 0

Date
27/10/2026

Scale
1:200 @A3

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

Client
Te Awamutu Developments Limited

ref no.
25020

sheet no.
ASA-000

revision



1 Block D & E (Service Apartment) - Level 1 1:200

Key	Type	Yield
	Serviced Apartment 1A	16
	Serviced Apartment 1B	6
	Serviced Apartment 2A	8
		30

Te Awamutu Developments - Block D & E (Serviced Apartment)

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Block D & E (Service Apartment) - Level 1

Date
27/10/2026

Scale
1:200 @A3

Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ASA-001

revision



1 Block D & E (Service Apartment) - Level 2 1:200

Key	Type	Yield
	Serviced Apartment 1A	16
	Serviced Apartment 1B	6
	Serviced Apartment 2A	8
		30

N

Te Awamutu Developments - Block D & E (Serviced Apartment)
2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Block D & E (Service Apartment) - Level 2

Date
27/10/2026

Scale
1:200 @A3

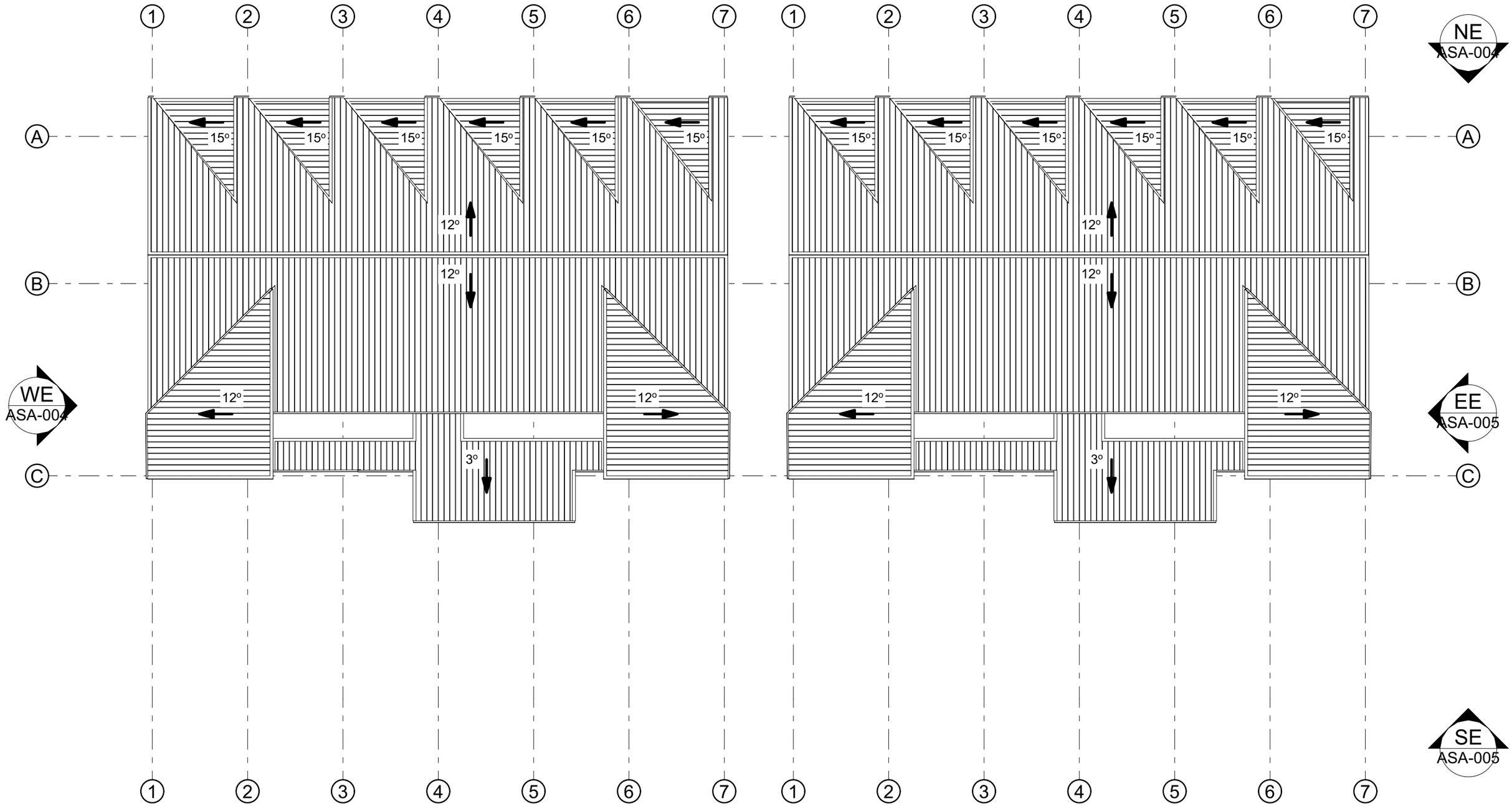
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ASA-002

revision



1 Block D & E (Service Apartment) - Roof 1:200

Key	Type	Yield
	Serviced Apartment 1A	16
	Serviced Apartment 1B	6
	Serviced Apartment 2A	8
		30

Te Awamutu Developments - Block D & E (Serviced Apartment)
2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Block D & E (Service Apartment) - Roof

Date
27/10/2026

Scale
1:200 @A3

Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

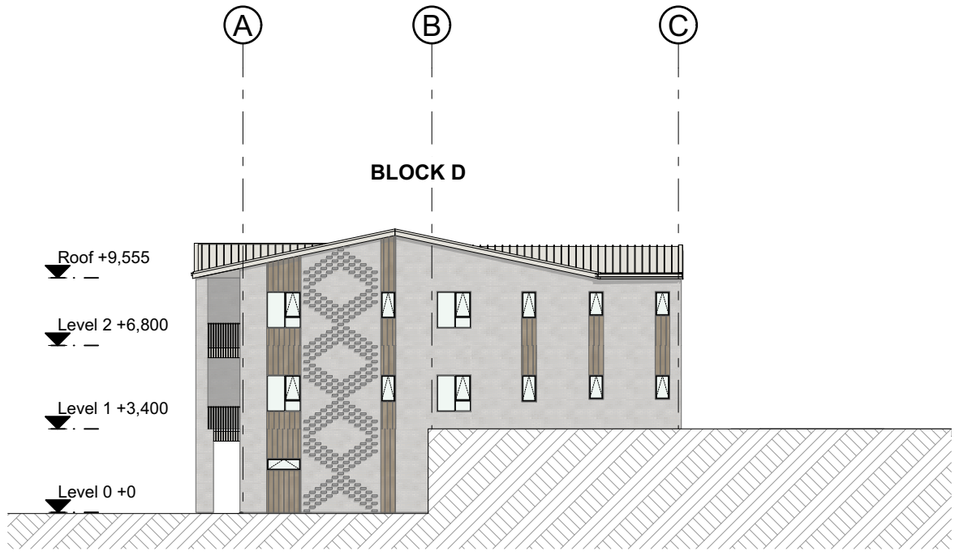
ref no.
25020

sheet no.
ASA-003

revision



2 North Elevation 1:250



1 West Elevation 1:250

ELEVATION KEY

- Brick cladding
- Horizontal cladding
- Vertical cladding

Key	Type	Yield
	Serviced Apartment 1A	16
	Serviced Apartment 1B	6
	Serviced Apartment 2A	8
		30

Te Awamutu Developments - Block D & E (Serviced Apartment)

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
North & West Elevations

Date
27/10/2026

Scale
1:250 @A3

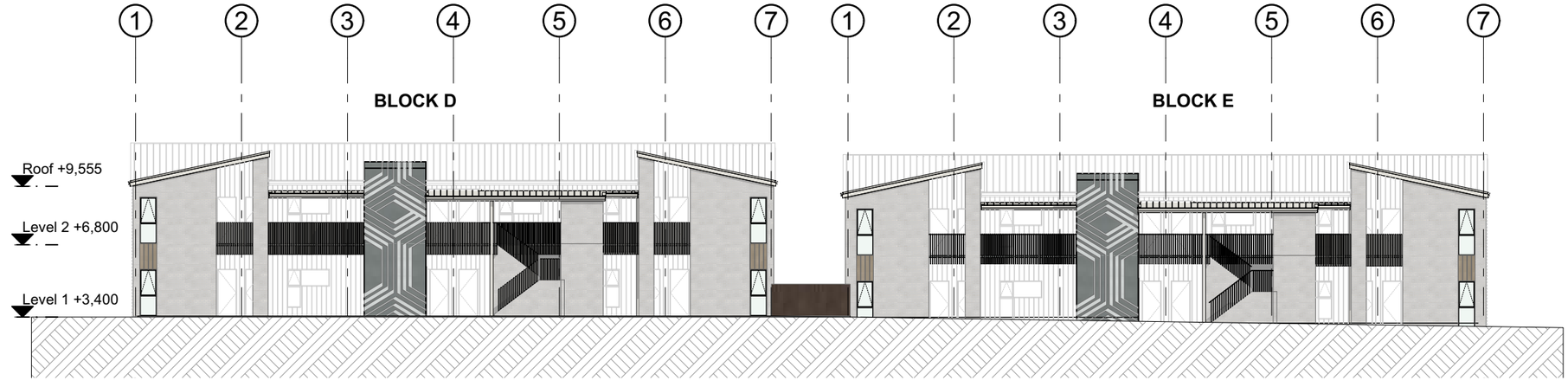
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

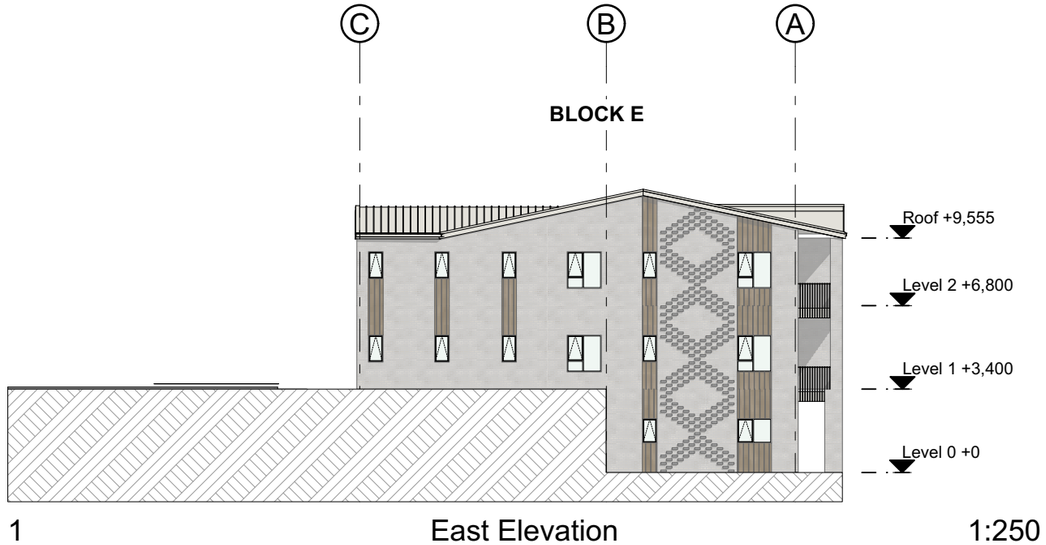
ref no.
25020

sheet no.
ASA-004

revision



2 South Elevation 1:250



1 East Elevation 1:250

ELEVATION KEY

- Brick cladding
- Horizontal cladding
- Vertical cladding

Key	Type	Yield
	Serviced Apartment 1A	16
	Serviced Apartment 1B	6
	Serviced Apartment 2A	8
		30

Te Awamutu Developments - Block D & E (Serviced Apartment)

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
South & East Elevations

Date
27/10/2026

Scale
1:250 @A3

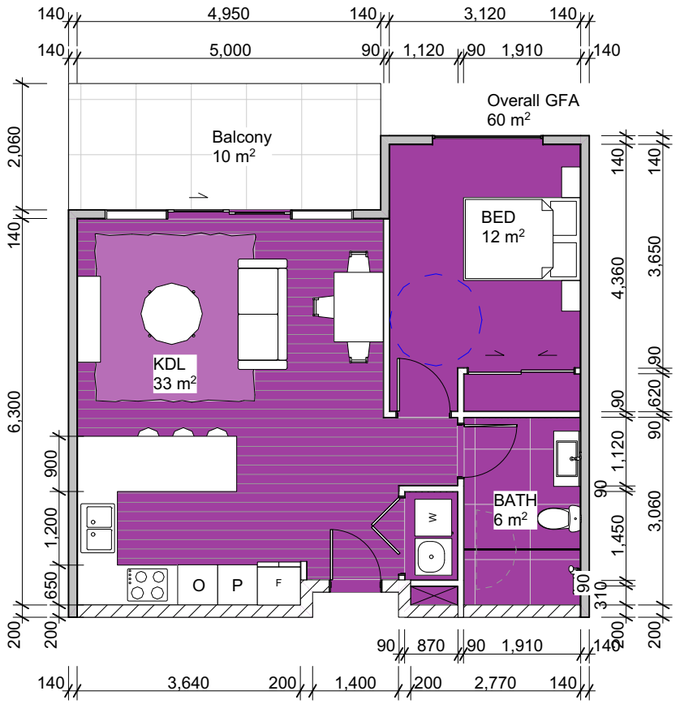
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

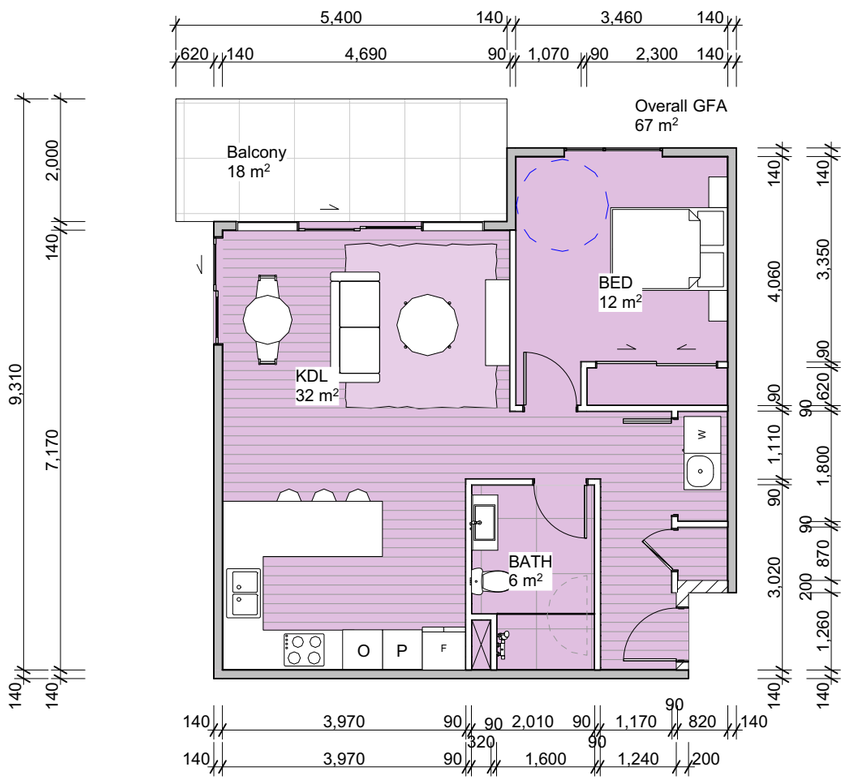
ref no.
25020

sheet no.
ASA-005

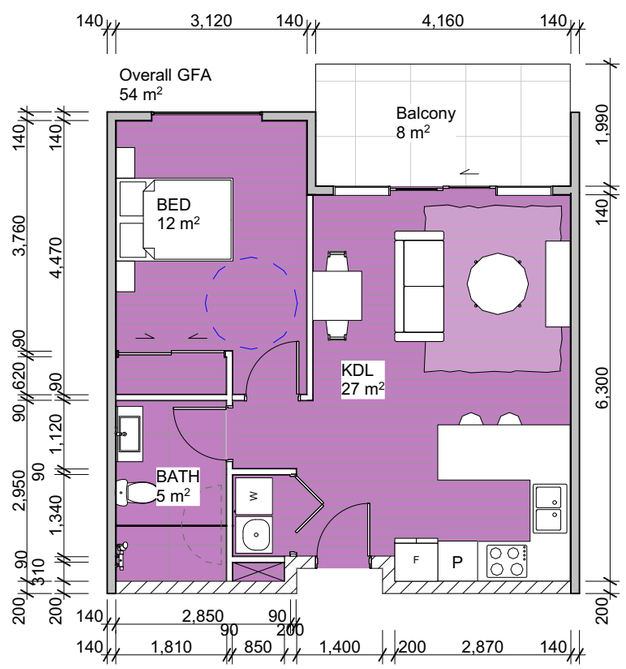
revision



1A 1:100



1B 1:100



1C 1:100

Te Awamutu Developments - Apartment

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Apartment Typology - 1 Bedroom

Date
27/10/2026

Scale
1:100 @A3

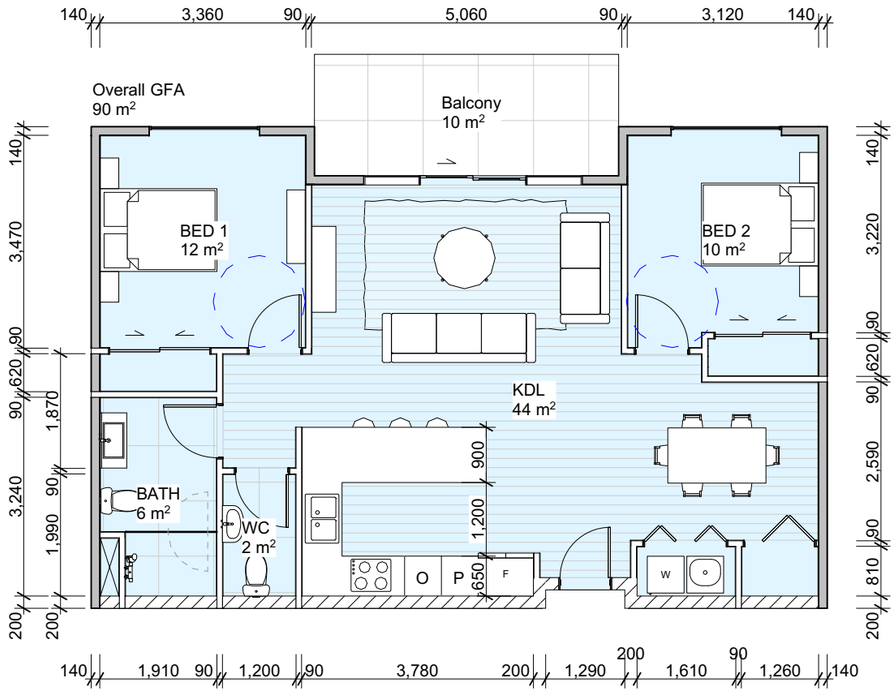
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

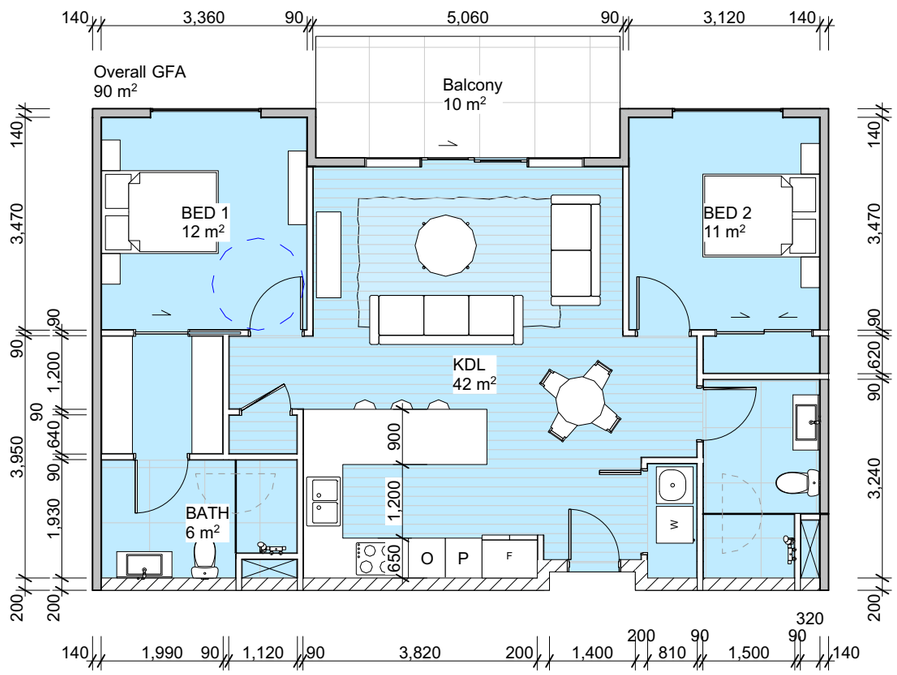
ref no.
25020

sheet no.
ATA-000

revision



2A 1:100



2 2B 1:100

Te Awamutu Developments - Apartment

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Apartment Typology - 2 Bedroom

Date
27/10/2026

Scale
1:100 @A3

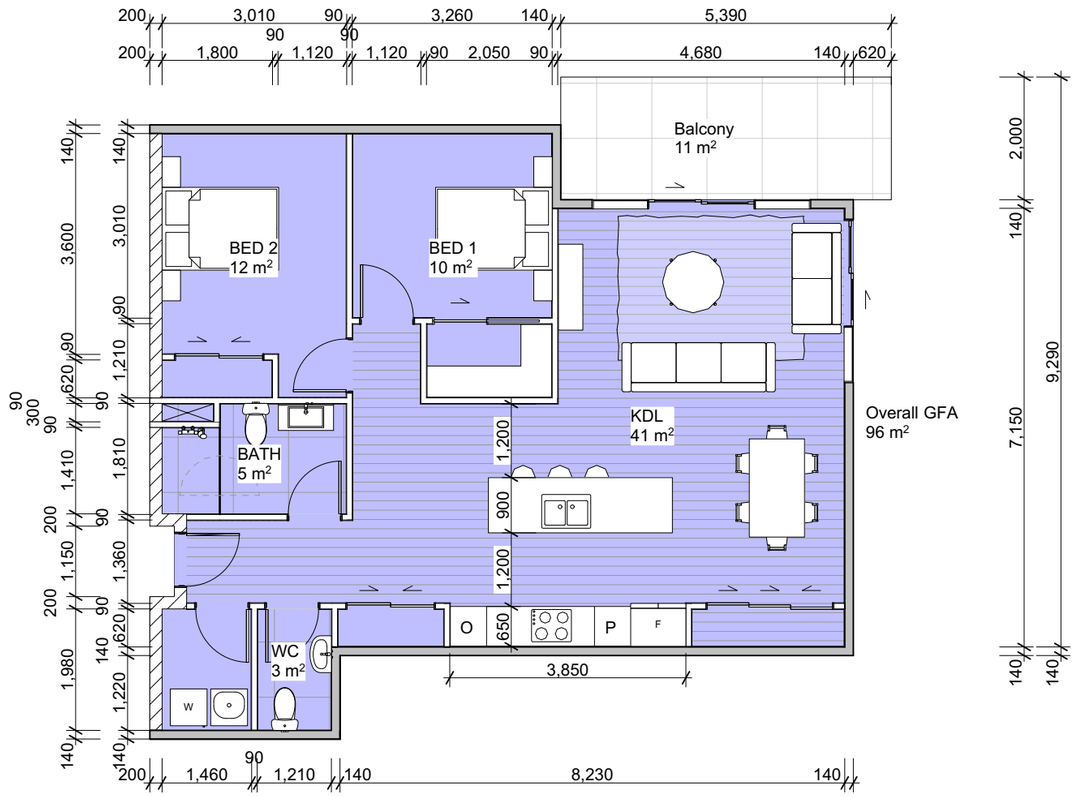
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ATA-001

revision



1 2C 1:100

Te Awamutu Developments - Apartment

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Apartment Typology - 2 Bedroom

Date
27/10/2026

Scale
1:100 @A3

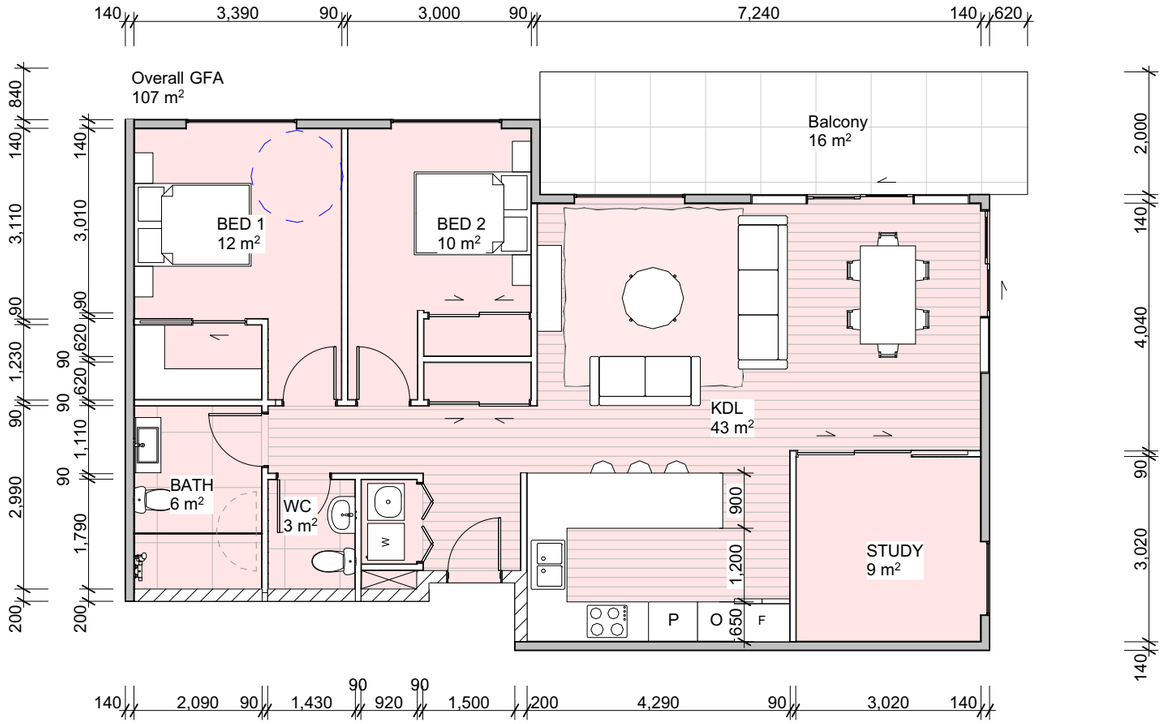
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ATA-002

revision



3A 1:100

Te Awamutu Developments - Apartment

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Apartment Typology - 3 Bedroom

Date
27/10/2026

Scale
1:100 @A3

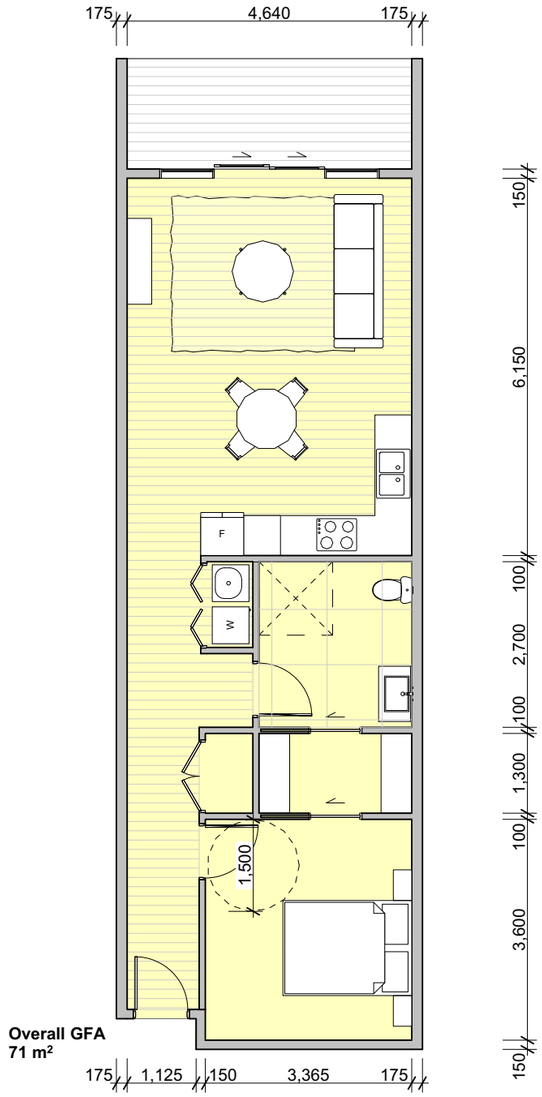
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

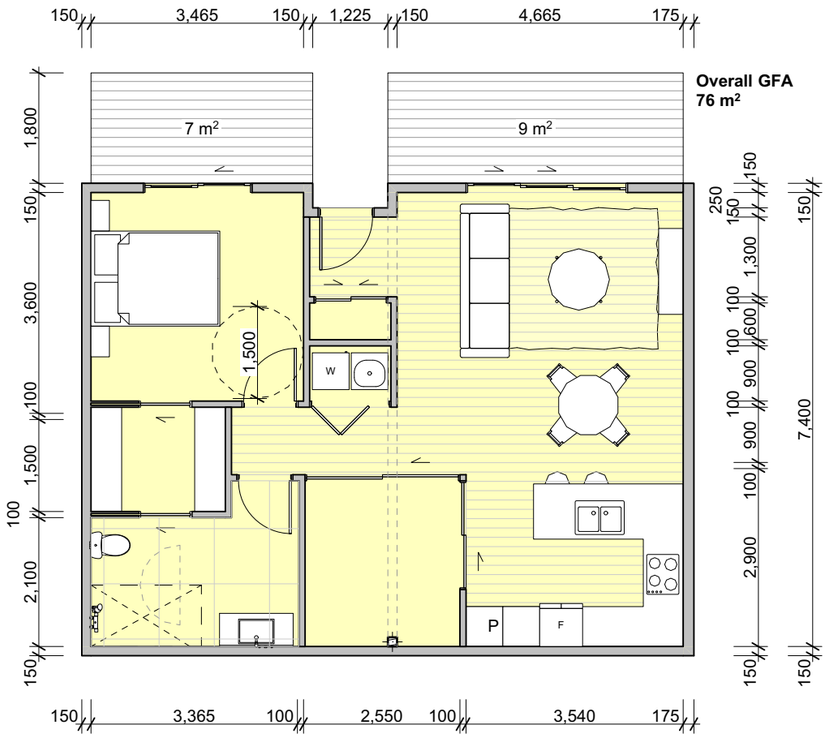
ref no.
25020

sheet no.
ATA-003

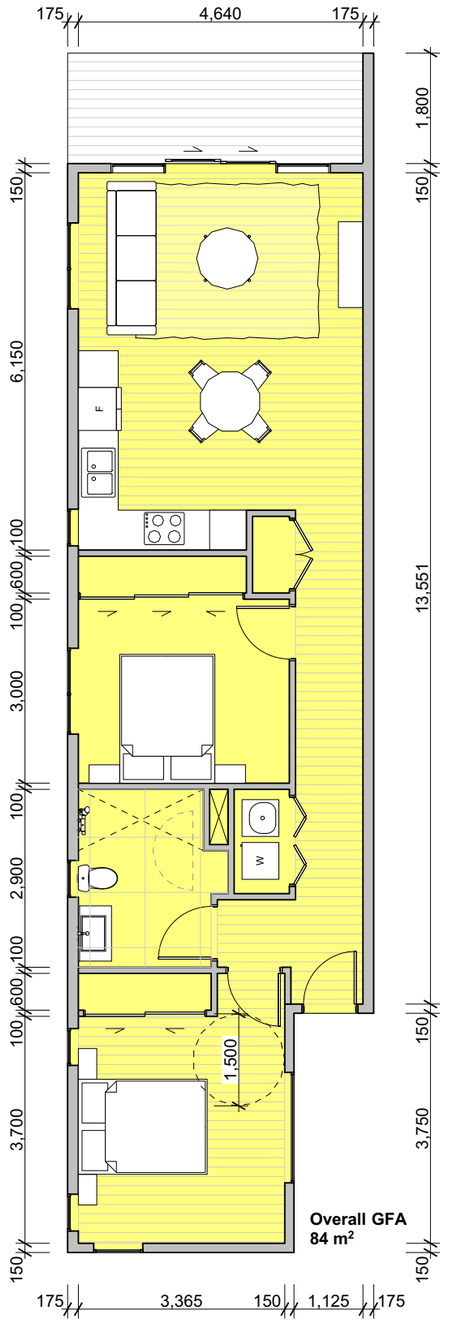
revision



Serviced Apartment - 1A 1:100



Serviced Apartment - 1B 1:100



Serviced Apartment - 2A 1:100

Te Awamutu Developments - Apartment

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Apartment Typology - Serviced Apartment

Date
27/10/2026

Scale
1:100 @A3

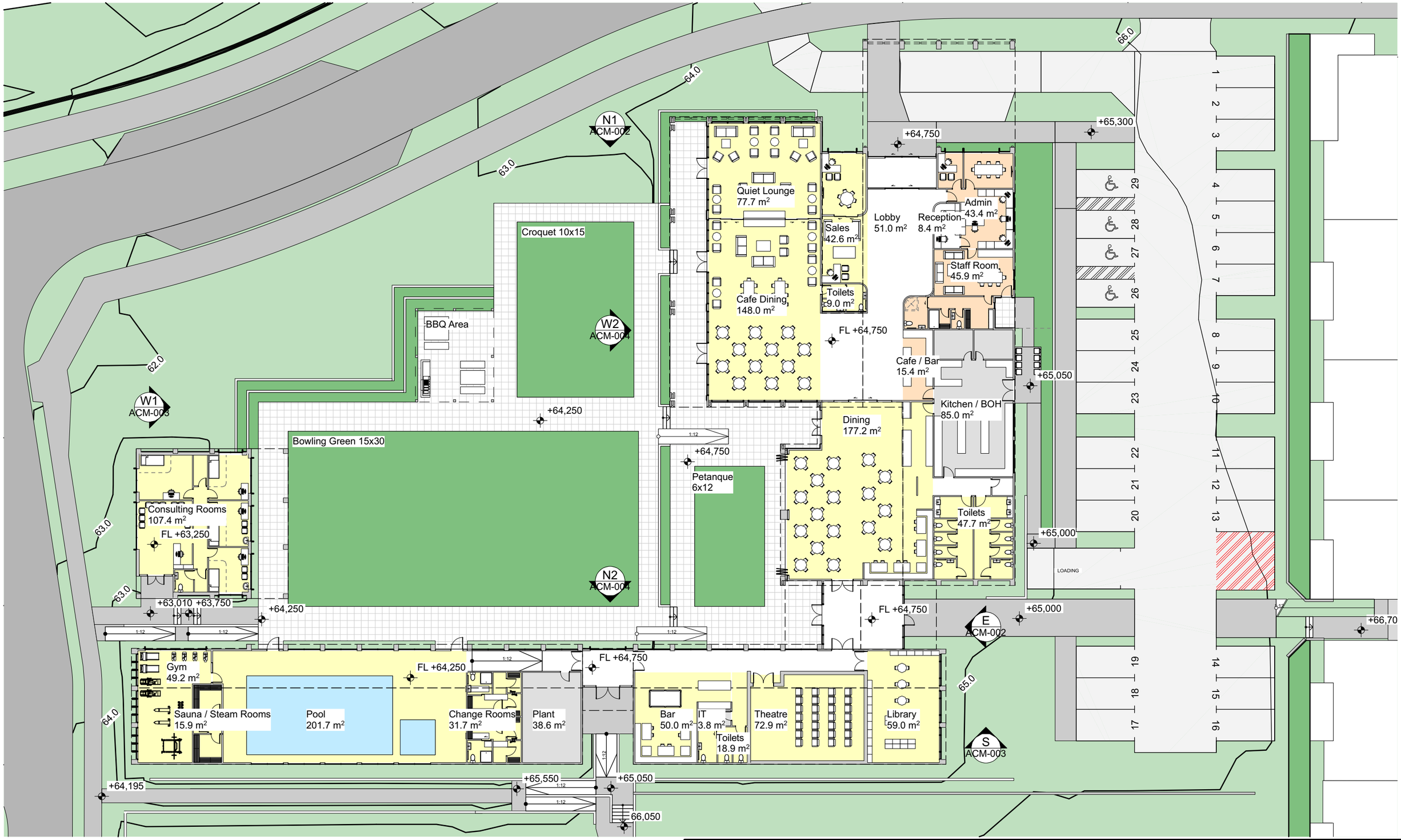
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ATA-004

revision



1 Ground Floor Plan 1:300

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Common Amenities - Level 0

Date
27/10/2026

Scale
1:300 @A3

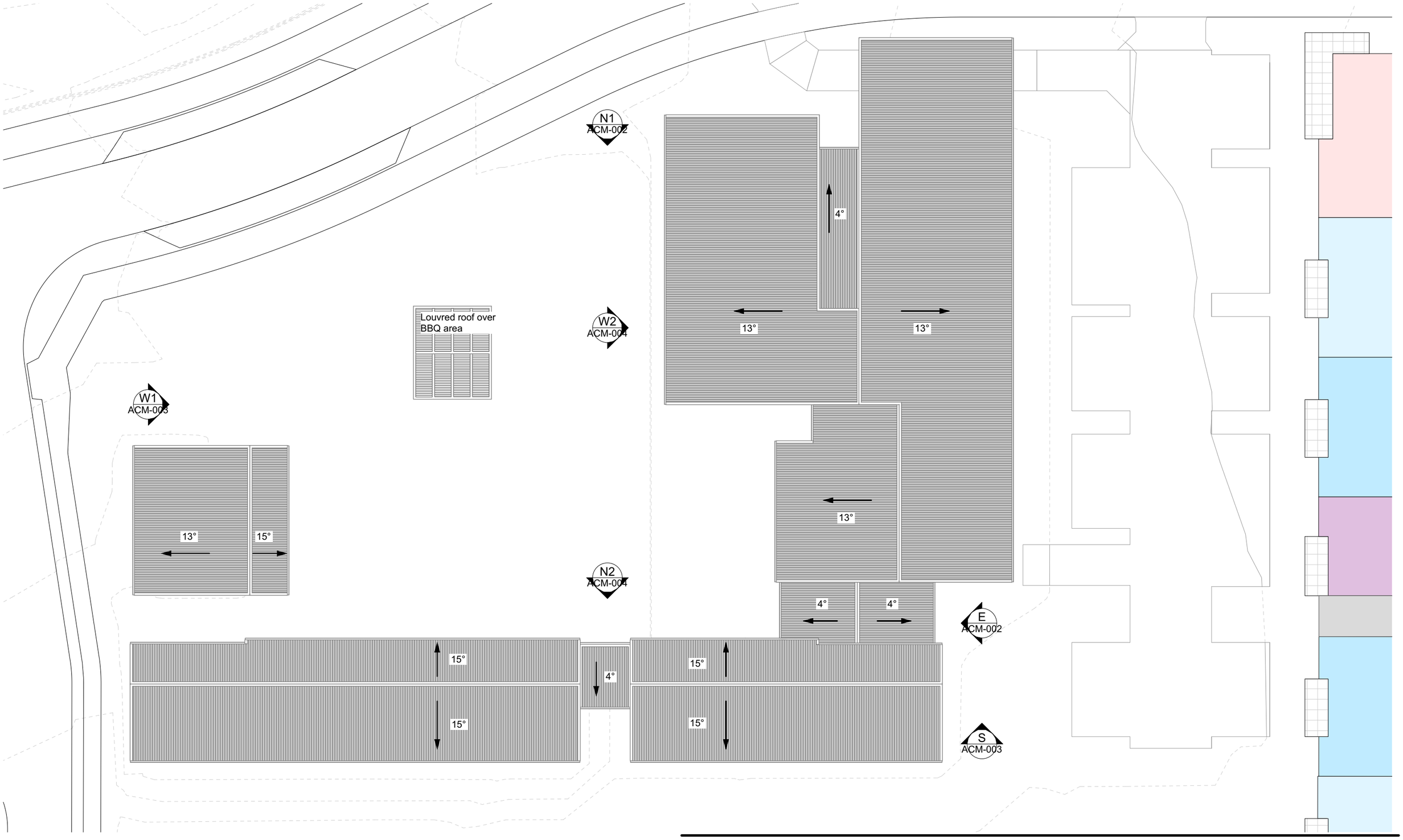
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ACM-000

revision



1 Roof Plan 1:300

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Common Amenities - Roof

Date
27/10/2026

Scale
1:300 @A3

Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

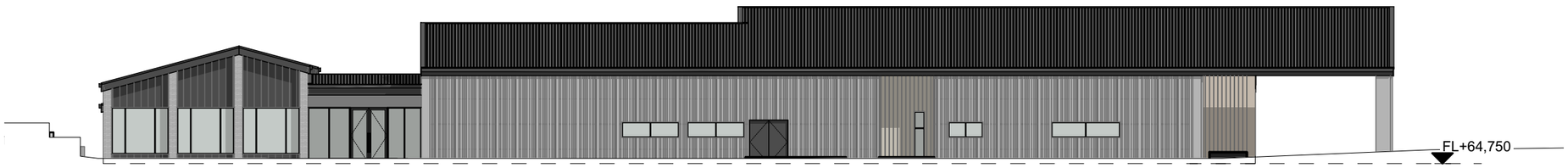
ref no.
25020

sheet no.
ACM-001

revision



1 North Elevation 1:250



2 East Elevation 1:250

TEXTURES


Battened concrete


Bricks


Glulam


Metal roofing


Natural timber cladding


Patterned concrete

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Common Amenities - North & East Elevations

Date
27/10/2026

Scale
1:250 @A3

Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ACM-002

revision



S South Elevation 1:250



W1 West Elevation 1:250

TEXTURES


Battened concrete


Bricks


Glulam


Metal roofing


Natural timber cladding


Patterned concrete

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Common Amenities - South & West Elevations

Date
27/10/2026

Scale
1:250 @A3

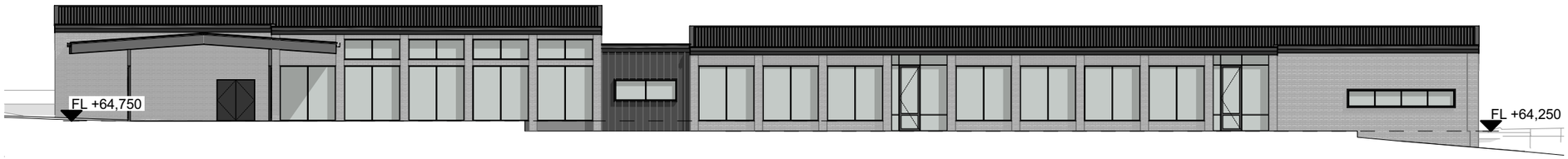
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ACM-003

revision



N2 North Elevation 1:250



W2 West Elevation 1:250

TEXTURES


Battened concrete


Bricks


Glulam


Metal roofing


Natural timber cladding


Patterned concrete

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Common Amenities - North & West Elevations

Date
27/10/2026

Scale
1:250 @A3

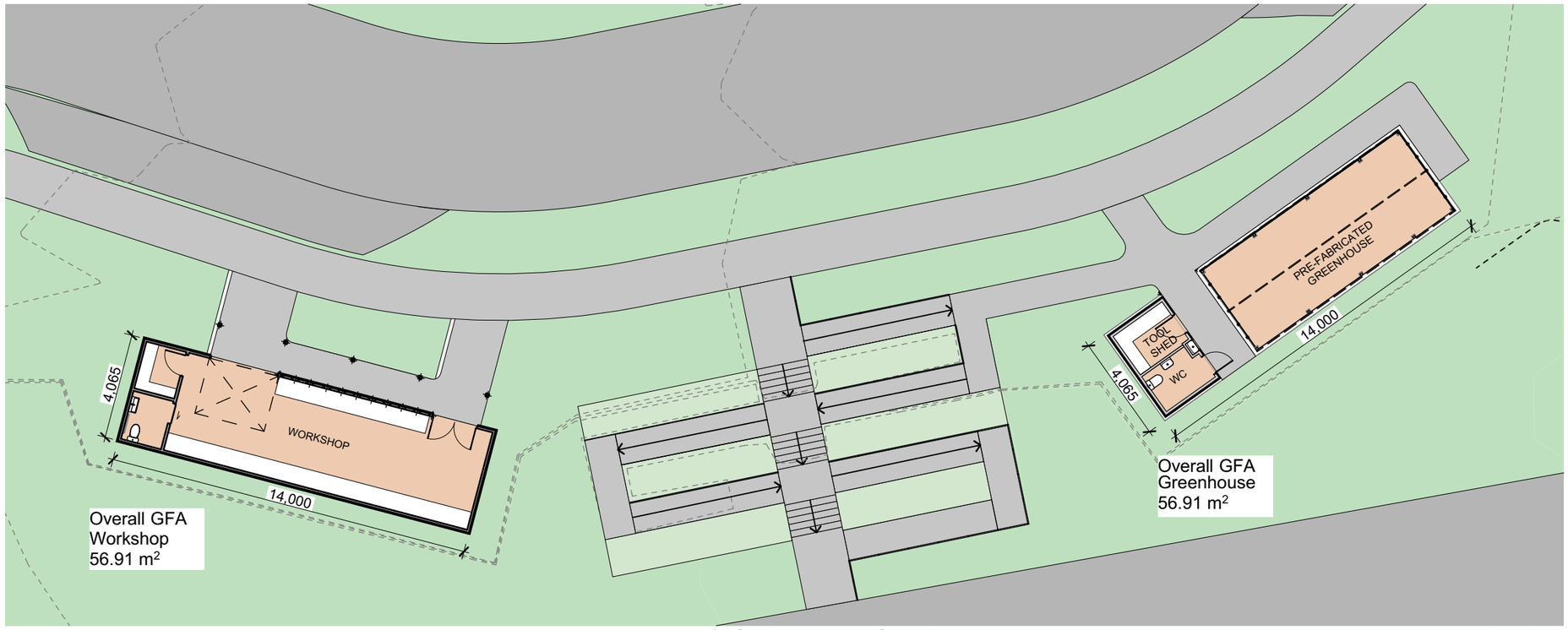
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ACM-004

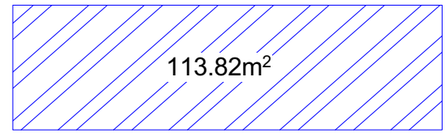
revision



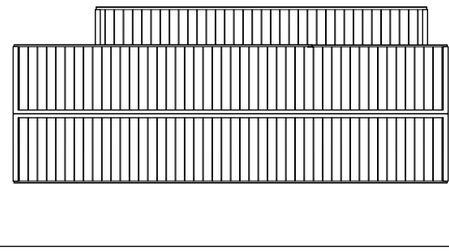
Workshop & Greenhouse Site Plan 1:200



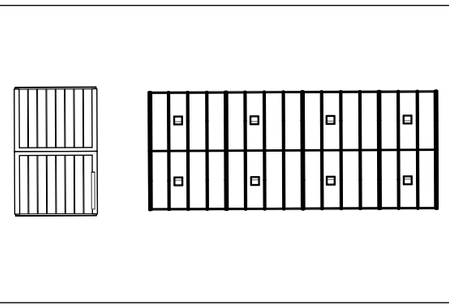
3D View of Greenhouse and Workshop



GREENHOUSE & WORKSHOP
BUILDING COVERAGE COMBINED



WORKSHOP ROOF PLAN



GREENHOUSE ROOF PLAN

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Workshop & Greenhouse Overall Plan & Elevation

Date
27/10/2026

Scale
1:200 @A3

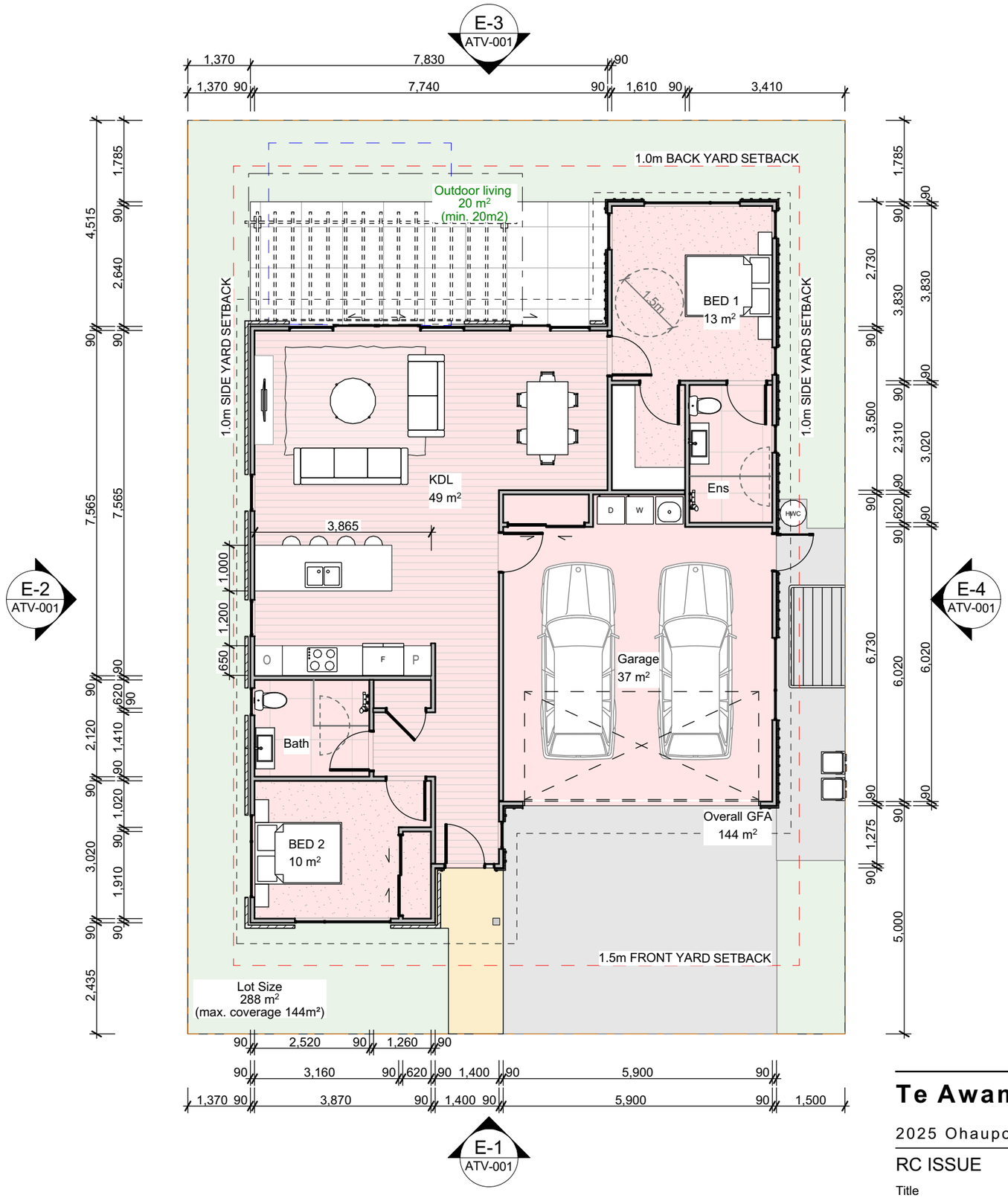
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

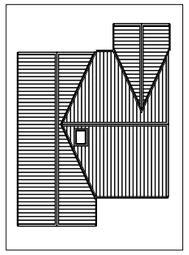
ref no.
#PIn

sheet no.
AGB-000

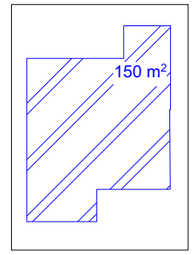
revision



2A - GF 1:100



ROOF PLAN



BUILDING COVERAGE

KEY:

- Outdoor Living Space - min 20m² with min dimension of 3m
- 4m x 4m Outlook Space
- 1500mm wheelchair turning circle
- Hot Water Cylinder - location TBC

Notes:

- Bedroom sizes exclude wardrobes
- -Proposed fencing are not shown, refer landscape architect's drawings for planting, hardscape, fencing, clothes line location and bin area.



Villa 2A Front

Indicative 3D perspective



Villa 2A Back

Indicative 3D perspective

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Villa 2A - Plan

Date
27/10/2026

Scale
1:100 @A3

Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ATV-000

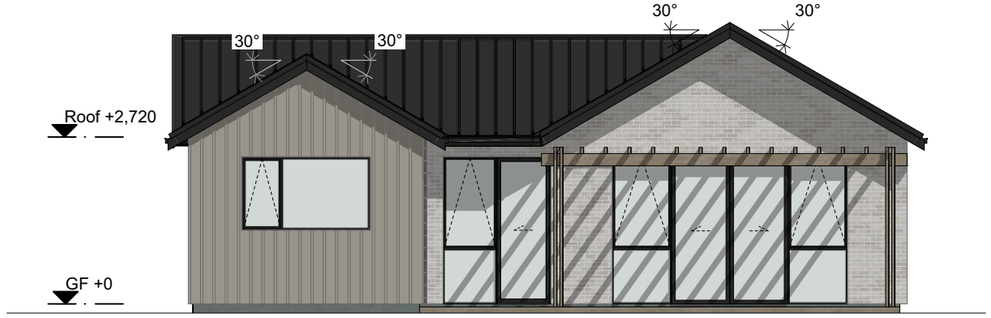
revision



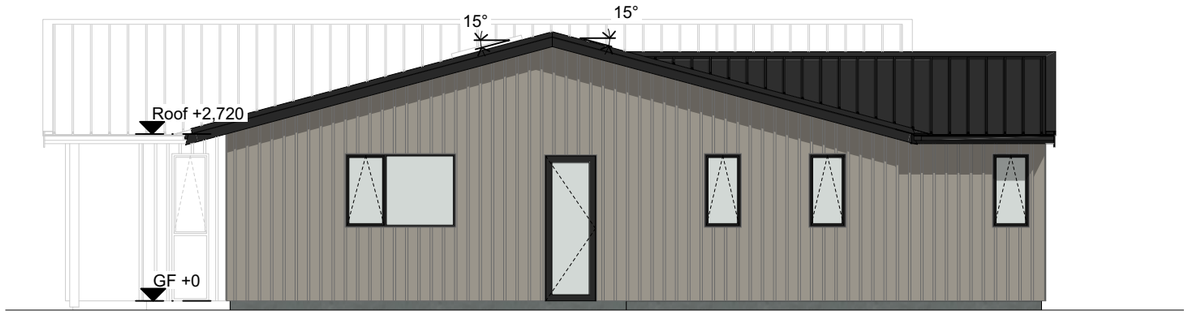
E-1 Elevation 1:100



E-2 Elevation 1:100



E-3 Elevation 1:100



E-4 Elevation 1:100

ELEVATION KEY

- Brick cladding
- Vertical cladding

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Villa 2A - Elevations

Date
27/10/2026

Scale
1:100 @A3

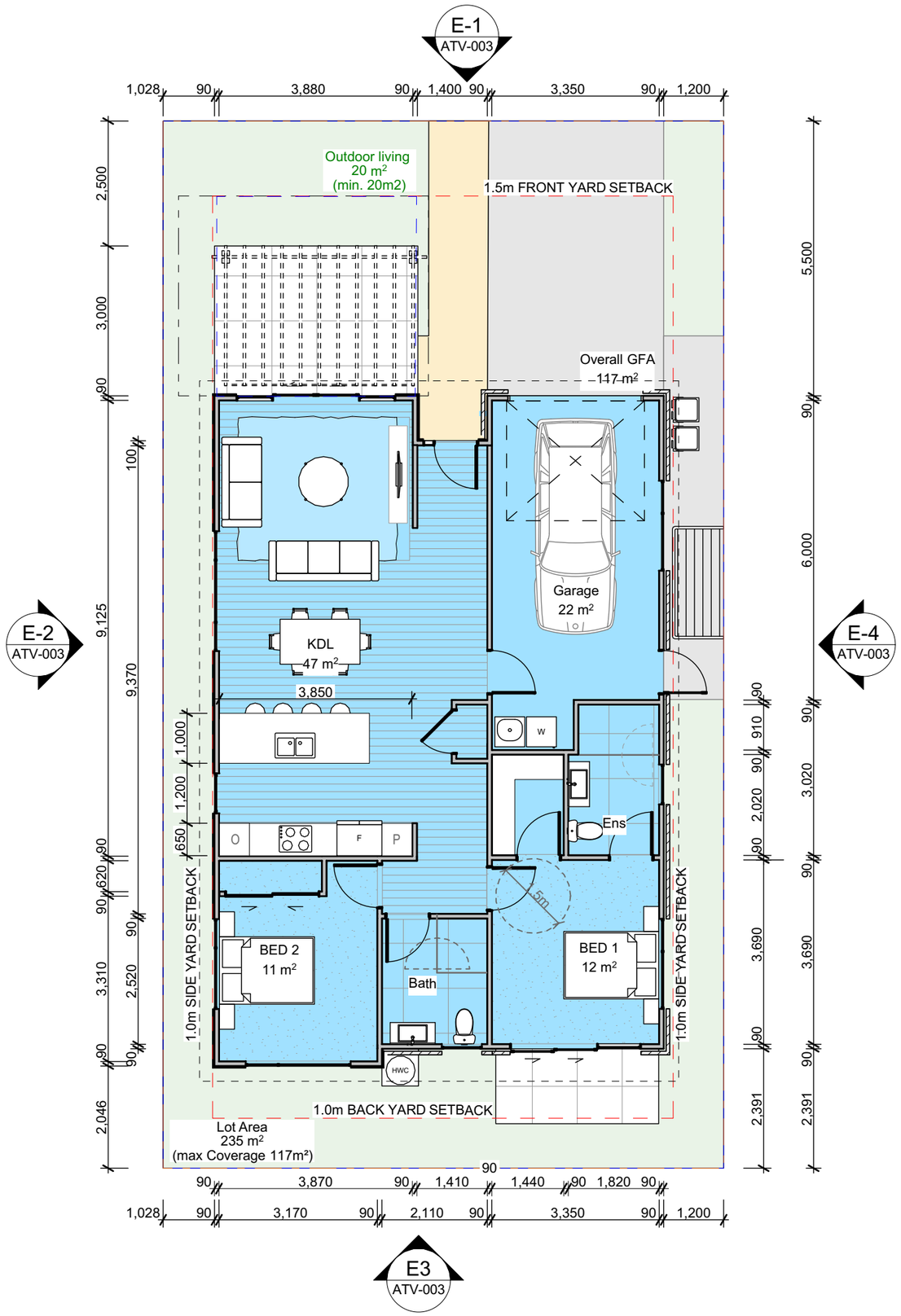
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

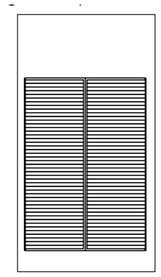
ref no.
25020

sheet no.
ATV-001

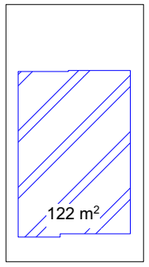
revision



2B- GF 1:100



ROOF PLAN



BUILDING COVERAGE

KEY:

- Outdoor Living Space - min 20m² with min dimension of 3m
- 4m x 4m Outlook Space
- 1500mm wheelchair turning circle
- Hot Water Cylinder - location TBC

Notes:

- Bedroom sizes exclude wardrobes
- -Proposed fencing are not shown, refer landscape architect's drawings for planting, hardscape, fencing, clothes line location and bin area.



2B Villa Front

Indicative 3D perspective



2B Villa Back

Indicative 3D perspective

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Villa 2B - Plan

Date
27/10/2026

Scale
1:100 @A3

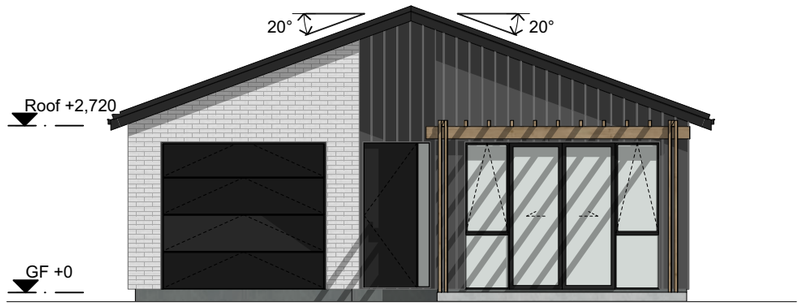
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ATV-002

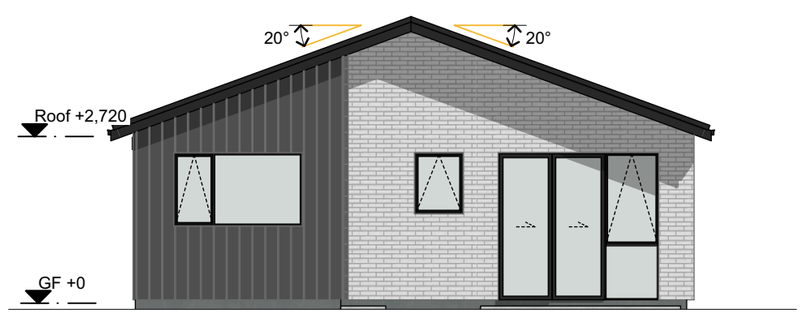
revision



E-1 Elevation 1:100



E-2 Elevation 1:100



E-3 Elevation 1:100



E-4 Elevation 1:100

ELEVATION KEY

Brick cladding

Vertical cladding

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Villa 2B - Elevations

Date
27/10/2026

Scale
1:100 @A3

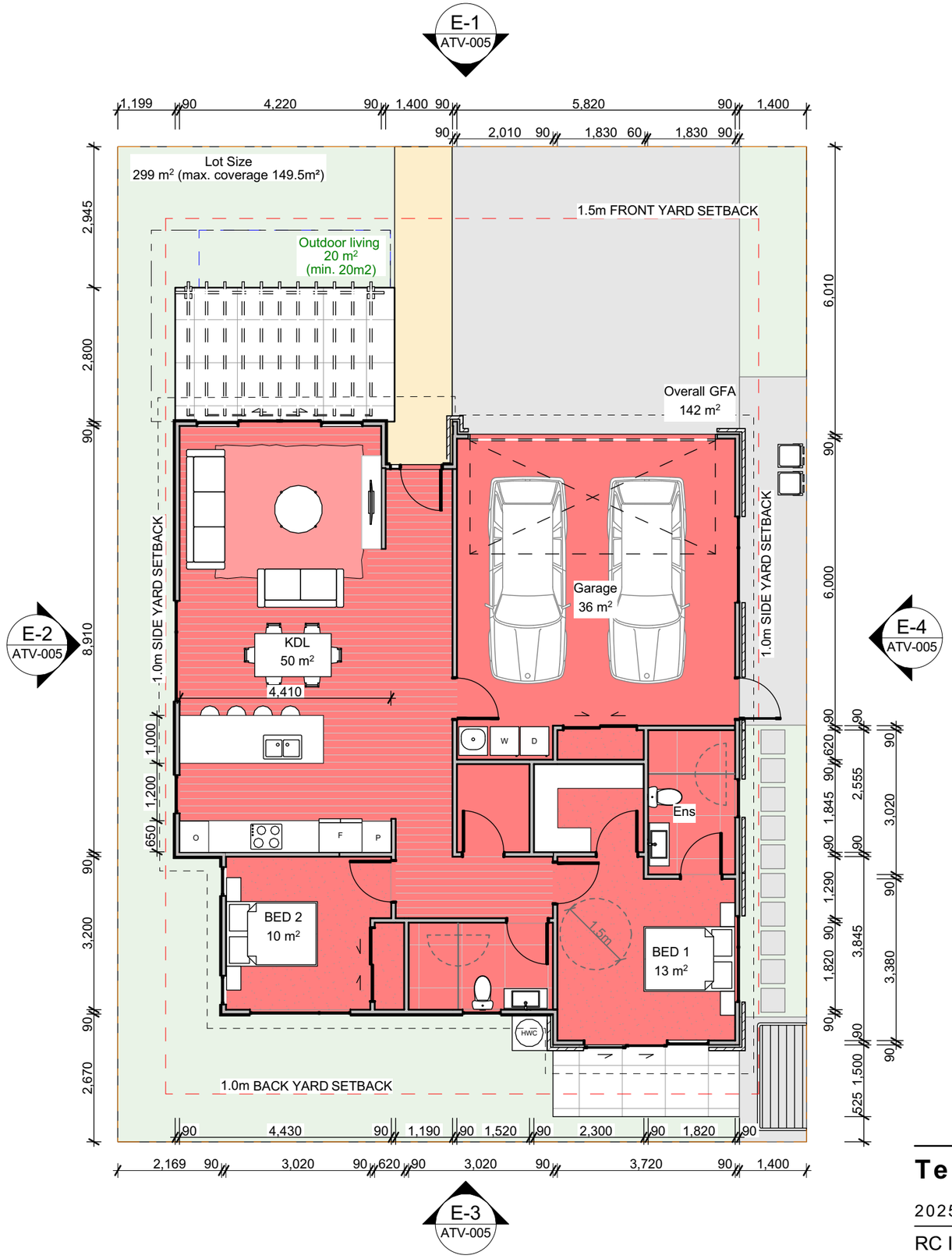
Client
Te Awamutu Developments Limited

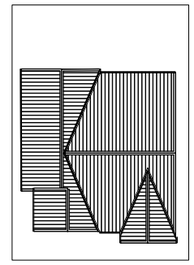
PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

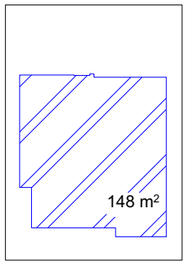
sheet no.
ATV-003

revision





ROOF PLAN



BUILDING COVERAGE

KEY:

- Outdoor Living Space - min 20m² with min dimension of 3m
- 4m x 4m Outlook Space
- 1500mm wheelchair turning circle
- Hot Water Cylinder - location TBC

Notes:

- Bedroom sizes exclude wardrobes
- -Proposed fencing are not shown, refer landscape architect's drawings for planting, hardscape, fencing, clothes line location and bin area.



2C Villa Front

Indicative 3D perspective



2C Villa Back

Indicative 3D perspective

2C - GF 1:100

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

PACIFIC ENVIRONMENTS ARCHITECTS

RC ISSUE

Title
Villa 2C - Plan

Date
27/10/2026

Scale
1:100 @A3

Client
Te Awamutu Developments Limited

P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ATV-004

revision



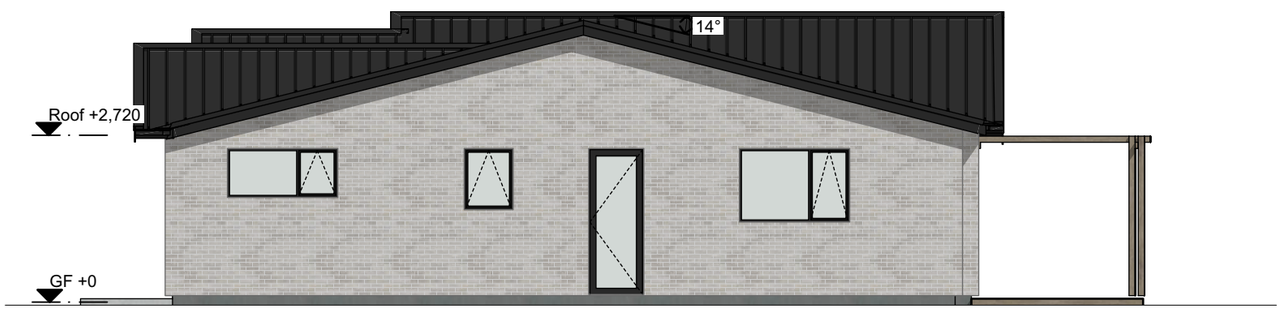
E-1 Elevation 1:100



E-2 Elevation 1:100



E-3 Elevation 1:100



E-4 Elevation 1:100

ELEVATION KEY

- Brick cladding
- Vertical cladding

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Villa 2C - Elevations

Date
27/10/2026

Scale
1:100 @A3

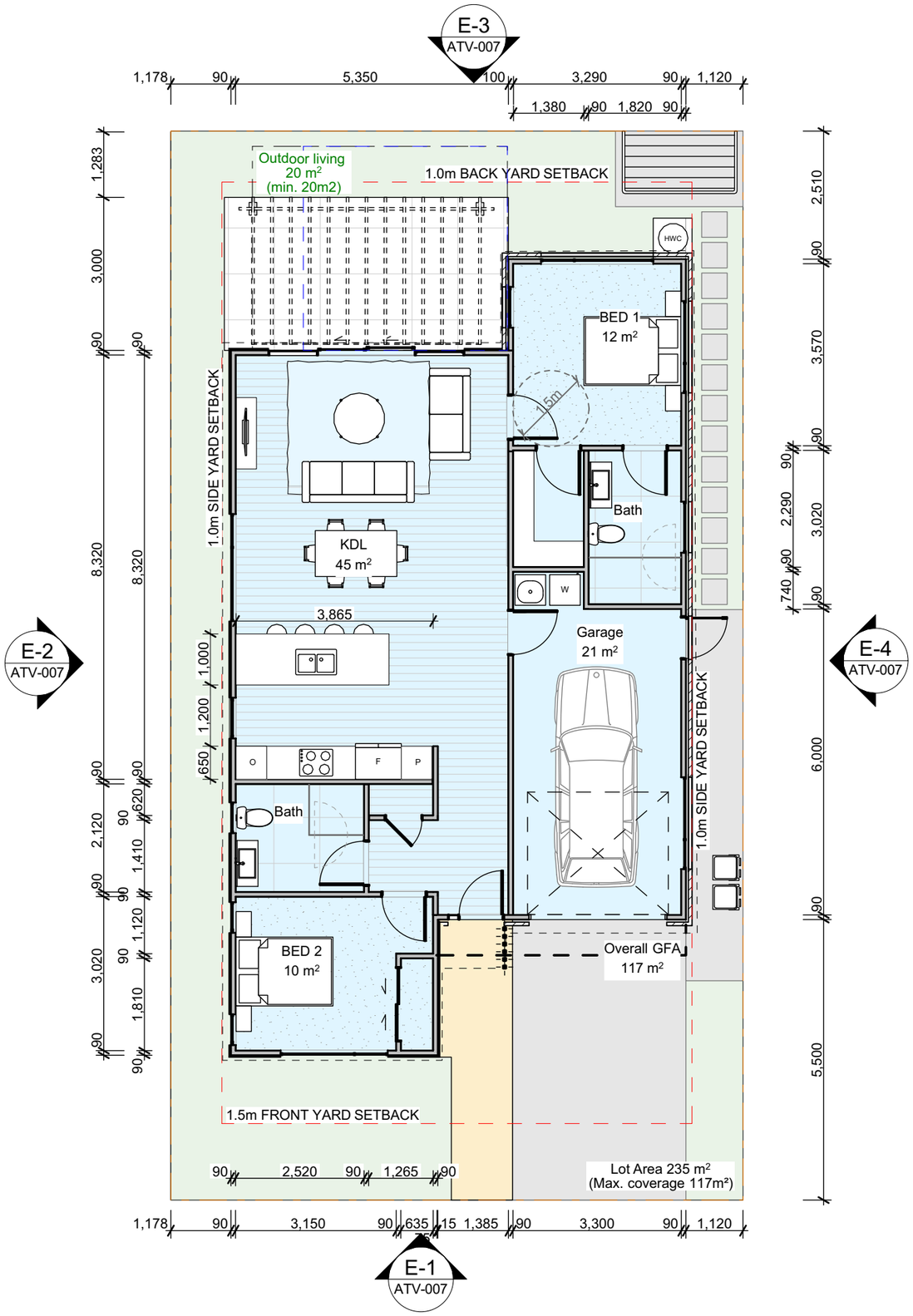
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

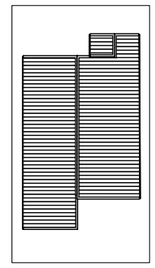
ref no.
25020

sheet no.
ATV-005

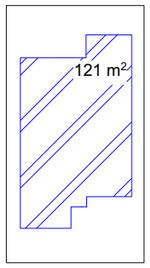
revision



2D - GF 1:100



ROOF PLAN



BUILDING COVERAGE

KEY:

- Outdoor Living Space - min 20m² with min dimension of 3m
- 4m x 4m Outlook Space
- 1500mm wheelchair turning circle
- Hot Water Cylinder - location TBC

Notes:

- Bedroom sizes exclude wardrobes
- -Proposed fencing are not shown, refer landscape architect's drawings for planting, hardscape, fencing, clothes line location and bin area.



2D Villa Front

Indicative 3D perspective



2D Villa Back

Indicative 3D perspective

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

PACIFIC ENVIRONMENTS ARCHITECTS

RC ISSUE

Title
Villa 2D - Plan

Date
27/10/2026

Scale
1:100 @A3

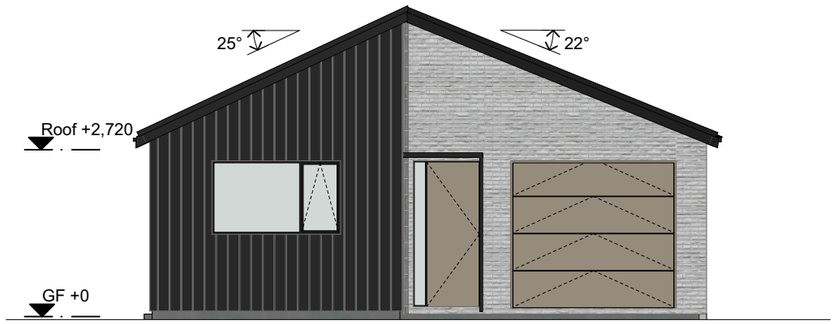
Client
Te Awamutu Developments Limited

P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ATV-006

revision



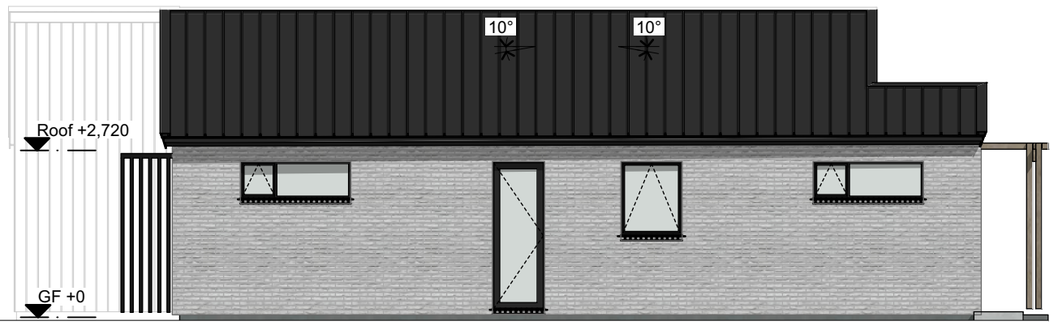
E-1 Elevation 1:100



E-2 Elevation 1:100



E-3 Elevation 1:100



E-4 Elevation 1:100

ELEVATION KEY

- Brick cladding
- Vertical cladding

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Villa 2D - Elevations

Date
27/10/2026

Scale
1:100 @A3

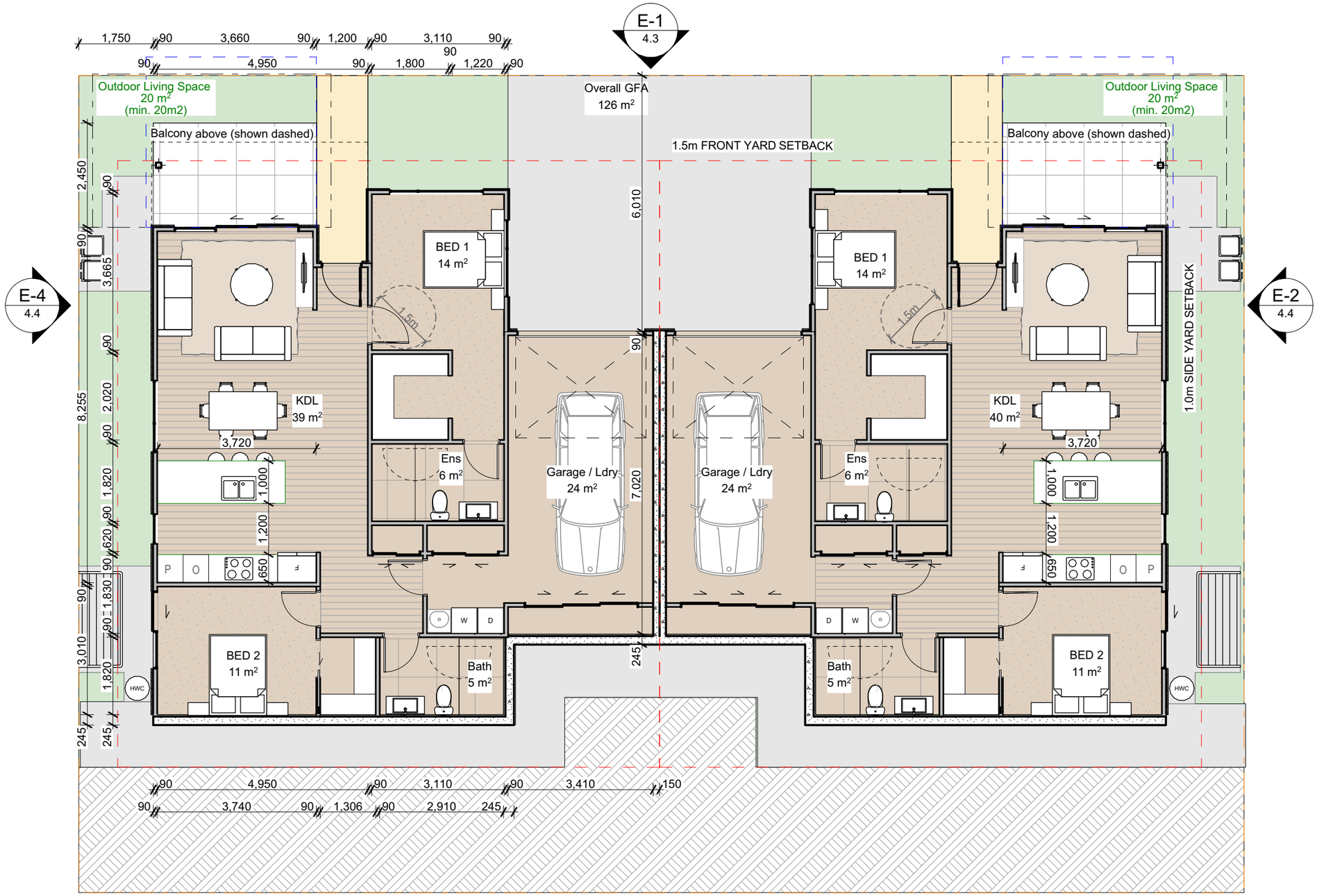
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ATV-007

revision



2UD - Lower

1:100

KEY:

- Outdoor Living Space - min 20m² with min dimension of 3m
- 4m x 4m Outlook Space
- 1500mm wheelchair turning circle
- Hot Water Cylinder - location TBC

Notes:

- Bedroom sizes exclude wardrobes
- -Proposed fencing are not shown, refer landscape architect's drawings for planting, hardscape, fencing, clothes line location and bin area.

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Villa 2UD (Lower) - Plan

Date
27/10/2026

Scale
1:100 @A3

Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ATV-008

revision



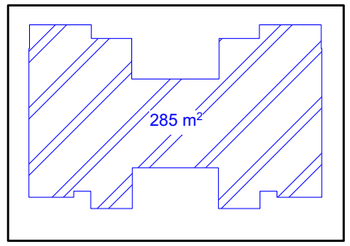
2UD - Upper 1:100

KEY:

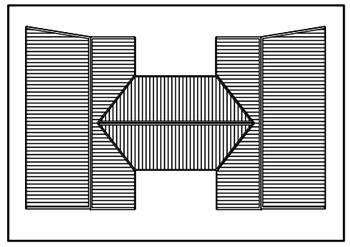
- Outdoor Living Space - min 20m² with min dimension of 3m
- 4m x 4m Outlook Space
- 1500mm wheelchair turning circle
- Hot Water Cylinder - location TBC

Notes:

- Bedroom sizes exclude wardrobes
- -Proposed fencing are not shown, refer landscape architect's drawings for planting, hardscape, fencing, clothes line location and bin area.



BUILDING COVERAGE



ROOF PLAN

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Villa 2UD (Upper) - Plan

Date
27/10/2026

Scale
1:100 @A3

Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ATV-009

revision



E-3 Elevation 1:100



E-1 Elevation 1:100

ELEVATION KEY

- Brick cladding
- Vertical cladding

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Villa 2UD - Elevations

Date
27/10/2026

Scale
1:100 @A3

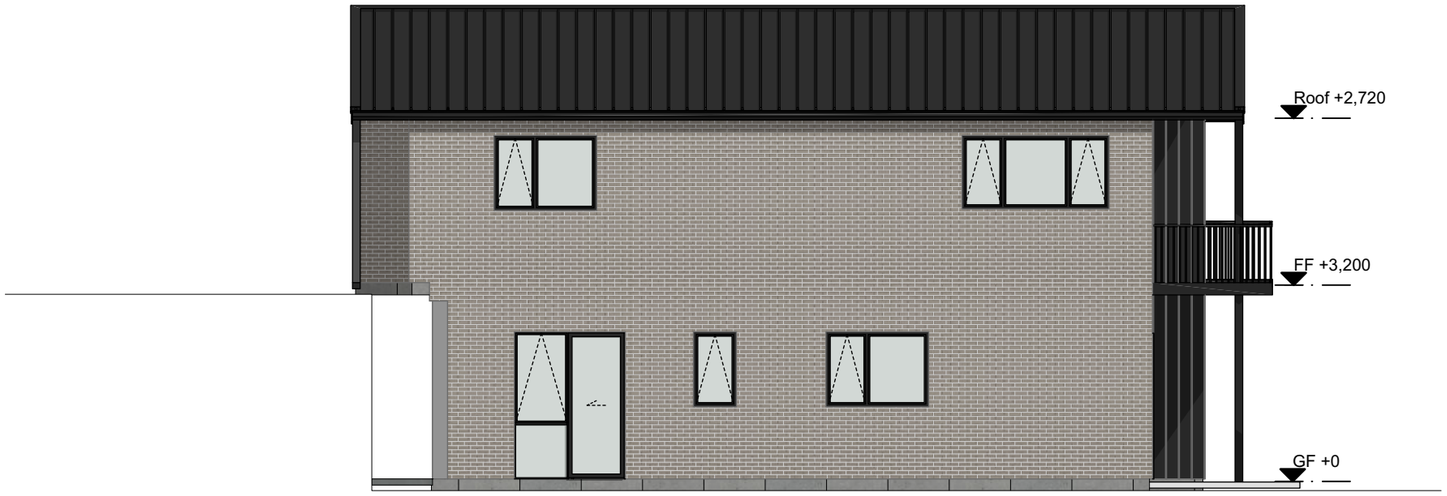
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ATV-010

revision



E-2 Elevation 1:100



2UD Villa Lower Storey

Indicative 3D perspective



E-4 Elevation 1:100



2UD Villa Upper Storey

Indicative 3D perspective

ELEVATION KEY

- Brick cladding
- Vertical cladding

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Villa 2UD - Elevations

Date
27/10/2026

Scale
1:100 @A3

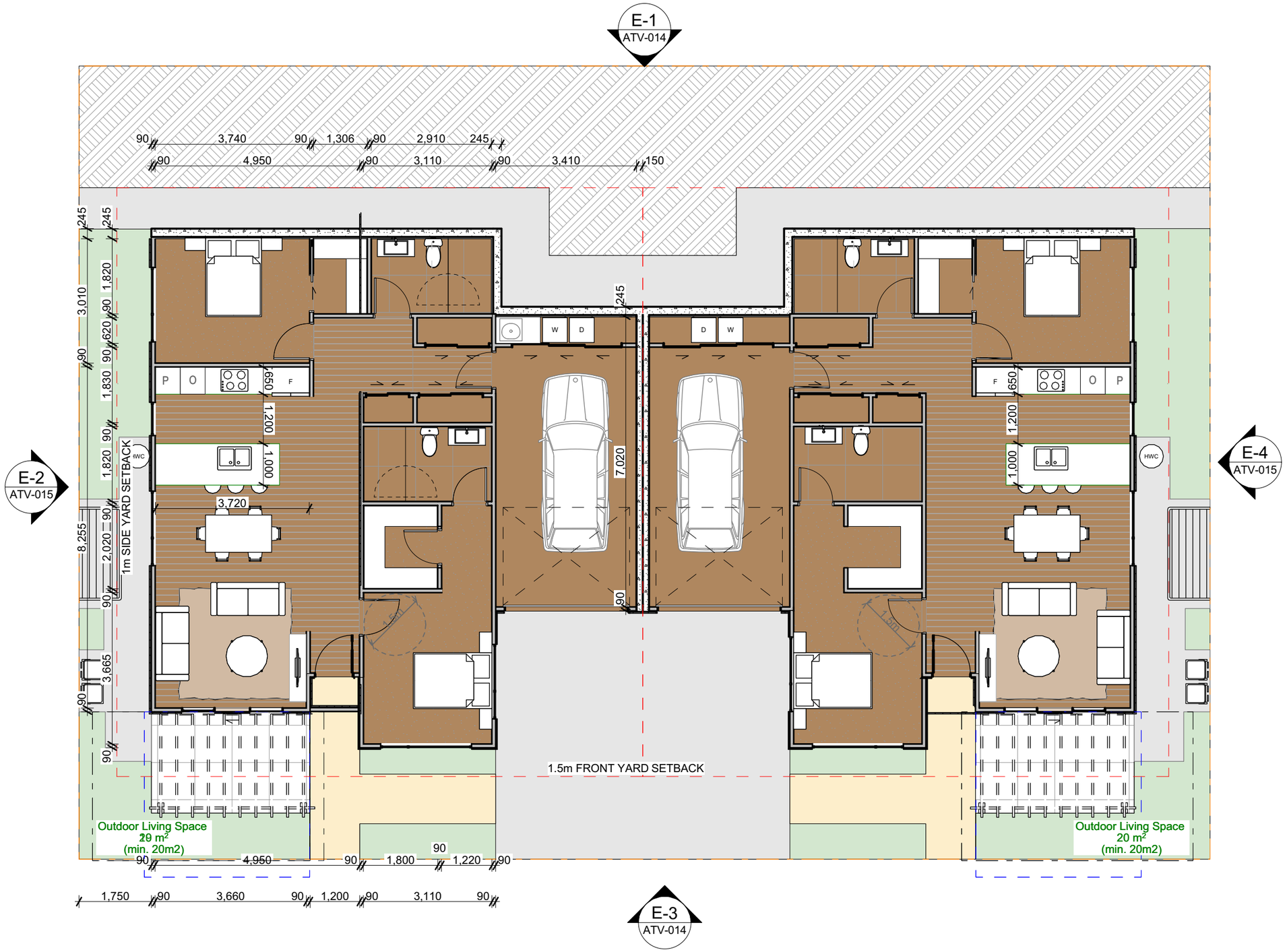
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ATV-011

revision



KEY:

- Outdoor Living Space - min 20m² with min dimension of 3m
- 4m x 4m Outlook Space
- 1500mm wheelchair turning circle
- Hot Water Cylinder - location TBC

Notes:

- Bedroom sizes exclude wardrobes
- -Proposed fencing are not shown, refer landscape architect's drawings for planting, hardscape, fencing, clothes line location and bin area.

1 2UD2 Lower 1:100

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Villa 2UD2 (Lower) - Plan

Date
27/10/2026

Scale
1:100 @A3

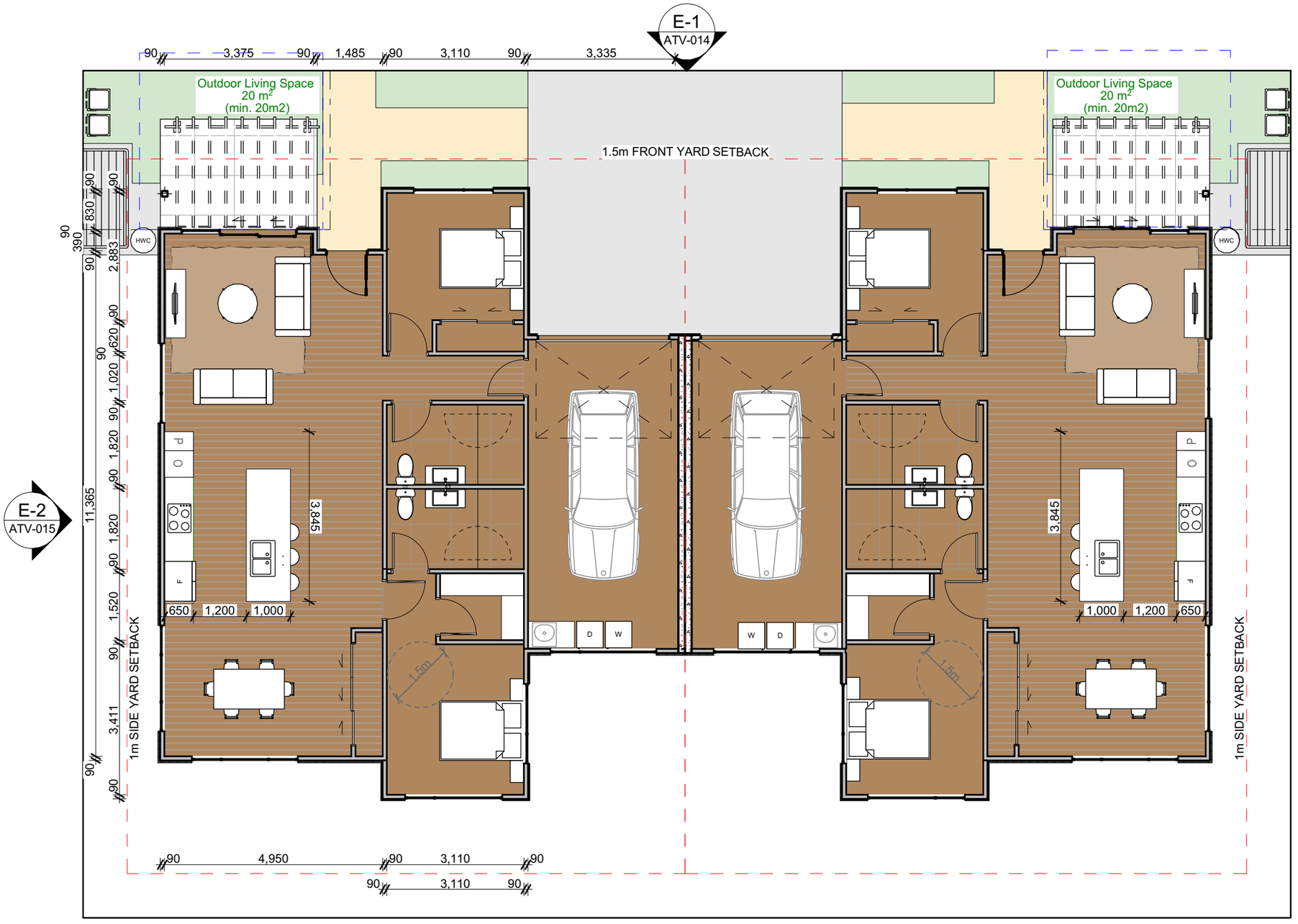
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ATV-012

revision

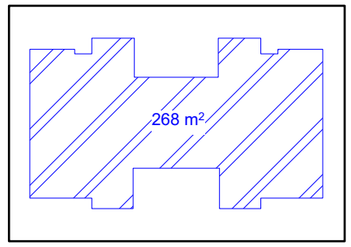


KEY:

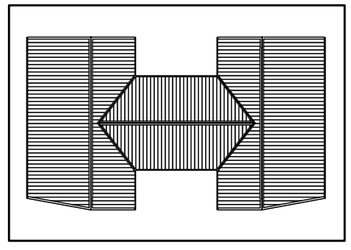
- Outdoor Living Space - min 20m² with min dimension of 3m
- 4m x 4m Outlook Space
- 1500mm wheelchair turning circle
- Hot Water Cylinder - location TBC

Notes:

- Bedroom sizes exclude wardrobes
- -Proposed fencing are not shown, refer landscape architect's drawings for planting, hardscape, fencing, clothes line location and bin area.



BUILDING COVERAGE



ROOF PLAN

1 2UD2 Upper 1:100

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Villa 2UD2 (Upper) - Plan

Date
27/10/2026

Scale
1:100 @A3

Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ATV-013

revision



1 E-3 Elevation 1:100



2 E-1 Elevation 1:100

ELEVATION KEY

- Brick cladding
- Vertical cladding

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Villa 2UD2 - Elevations

Date
27/10/2026

Scale
1:100 @A3

Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ATV-014

revision

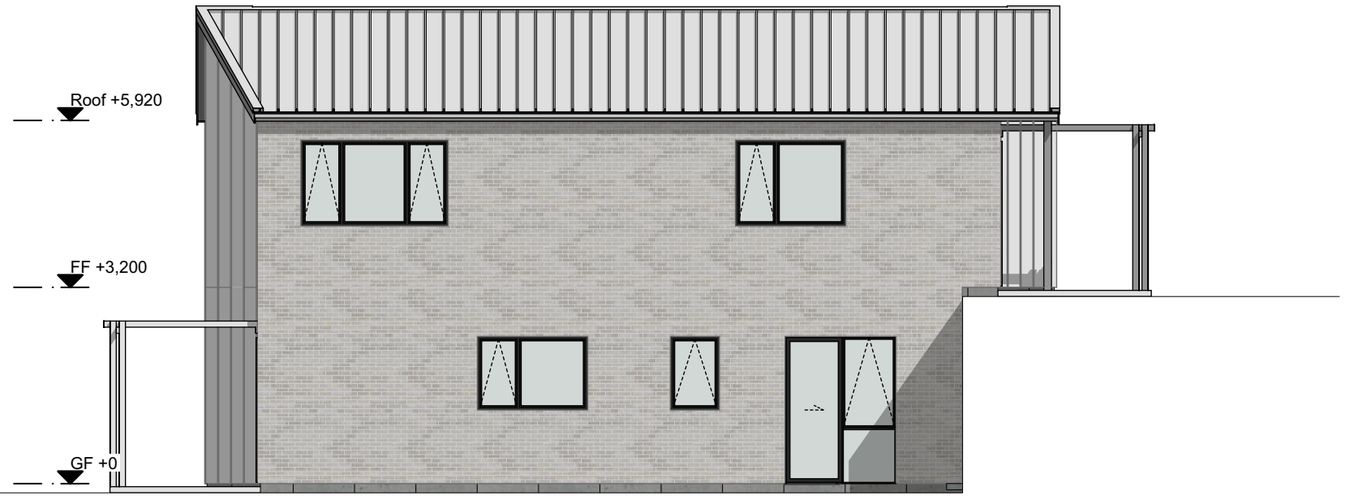


2 E-2 Elevation 1:100



2UD2 Villa Upper

Indicative 3D perspective



1 E-4 Elevation 1:100



2UD2 Villa Lower

Indicative 3D perspective

ELEVATION KEY

- Brick cladding
- Vertical cladding

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

RC ISSUE

Title
Villa 2UD2 - Elevations

Date
27/10/2026

Scale
1:100 @A3

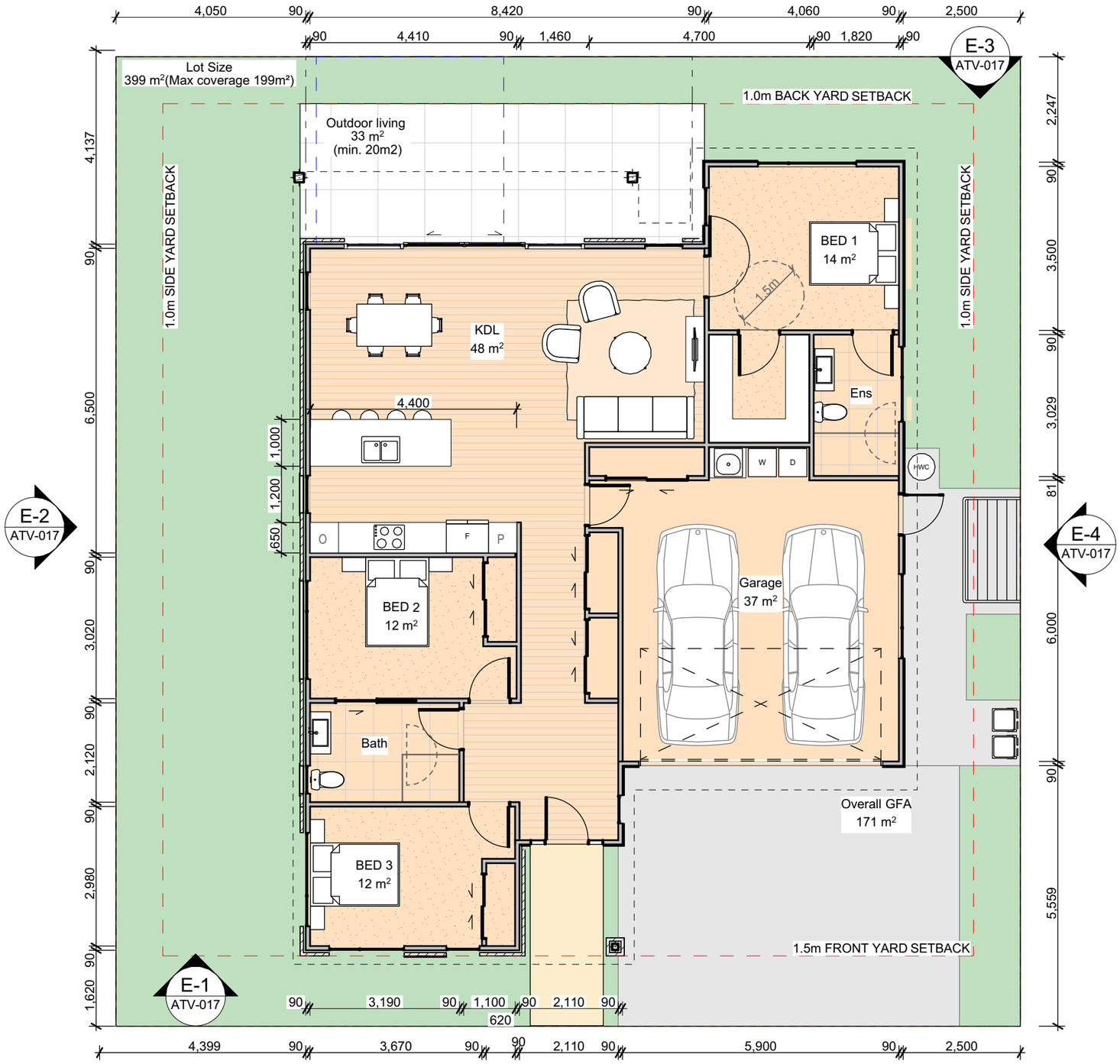
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

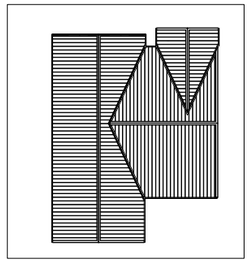
ref no.
25020

sheet no.
ATV-015

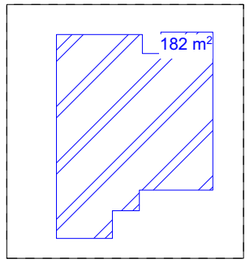
revision



1 3A - GF 1:100



ROOF PLAN



BUILDING COVERAGE

KEY:

- Outdoor Living Space - min 20m² with min dimension of 3m
- 4m x 4m Outlook Space
- 1500mm turning circle (Wheelchair)
- HWC Hot Water Cylinder - location TBC

Notes:

- Bedroom sizes exclude wardrobes
- -Proposed fencing are not shown, refer landscape architect's drawings for planting, hardscape, fencing, clothes line location and bin area.



3A Villa Front

Indicative 3D perspective



3A Villa Back

Indicative 3D perspective

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

PACIFIC ENVIRONMENTS ARCHITECTS

DRAFT RC ISSUE

Title
Villa 3A - Plan

Date
27/10/2026

Scale
1:100 @A3

Client
Te Awamutu Developments Limited

P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

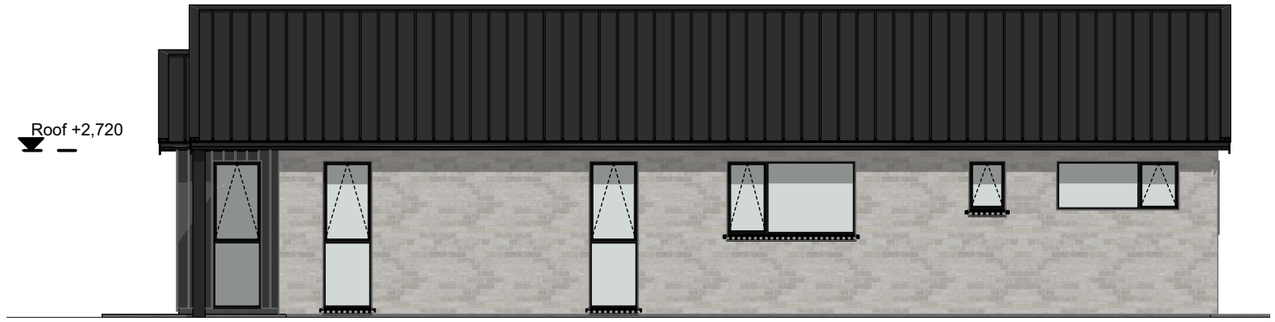
ref no.
25020

sheet no.
ATV-016

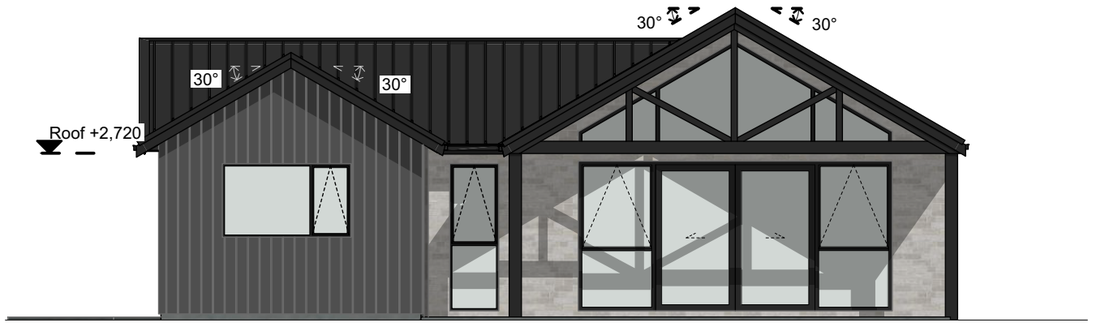
revision



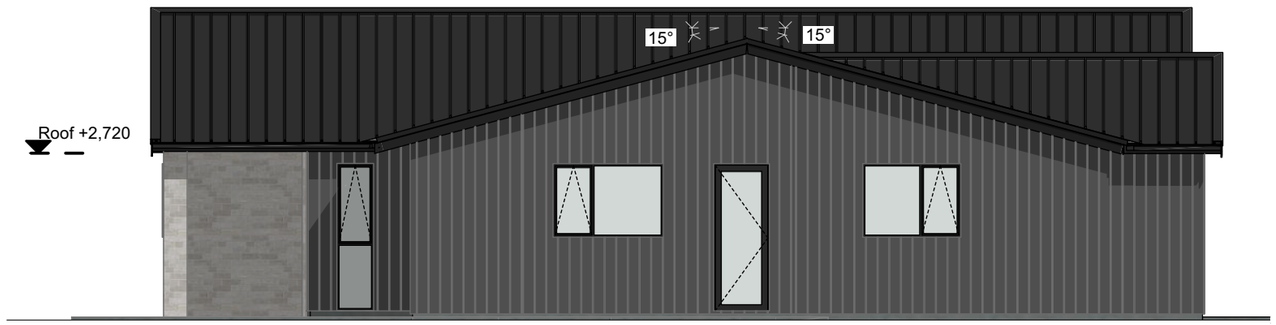
E-1 Elevation 1:100



E-2 Elevation 1:100



E-3 Elevation 1:100



E-4 Elevation 1:100

ELEVATION KEY

- Brick cladding
- Vertical cladding

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

DRAFT RC ISSUE

Title
Villa 3A - Elevations

Date
27/10/2026

Scale
1:100 @A3

Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

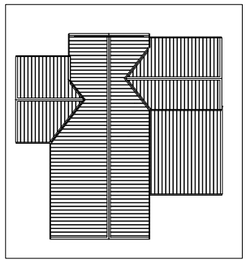
ref no.
25020

sheet no.
ATV-017

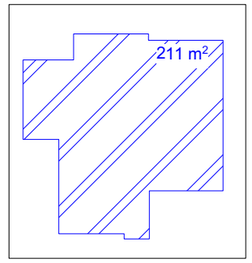
revision



1 3B - GF 1:100



ROOF PLAN



BUILDING COVERAGE

KEY:

- Outdoor Living Space - min 20m² with min dimension of 3m
- 4m x 4m Outlook Space
- 1500mm turning circle (Wheelchair)
- HWC Hot Water Cylinder - location TBC

Notes:

- Bedroom sizes exclude wardrobes
- -Proposed fencing are not shown, refer landscape architect's drawings for planting, hardscape, fencing, clothes line location and bin area.



3B Villa Front

Indicative 3D perspective



3B Villa Back

Indicative 3D perspective

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

PACIFIC ENVIRONMENTS ARCHITECTS

DRAFT RC ISSUE

Title
Villa 3B - Plan

Date
27/10/2026

Scale
1:100 @A3

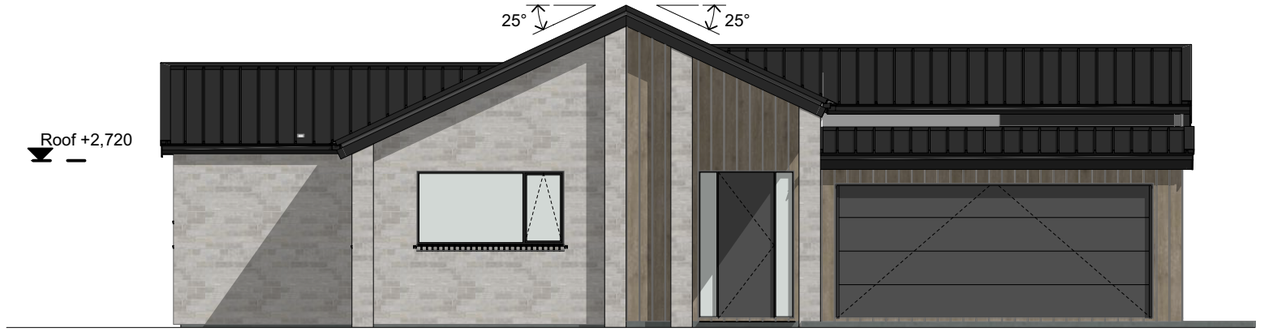
Client
Te Awamutu Developments Limited

P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ATV-018

revision



E-1 Elevation 1:100



E-2 Elevation 1:100



E-3 Elevation 1:100



E-4 Elevation 1:100

ELEVATION KEY

Brick cladding

Vertical cladding

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

DRAFT RC ISSUE

Title
Villa 3B - Elevations

Date
27/10/2026

Scale
1:100 @A3

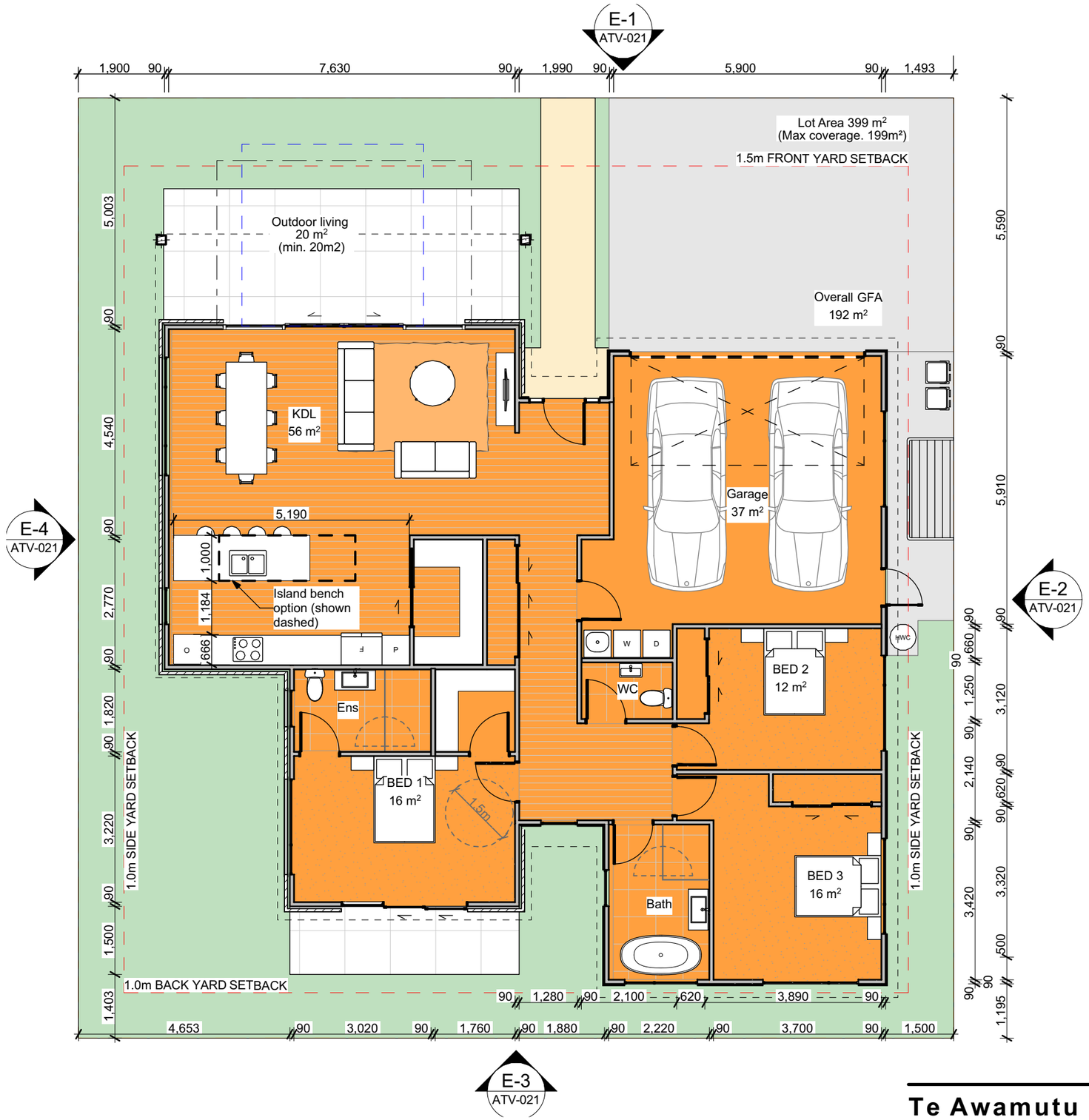
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

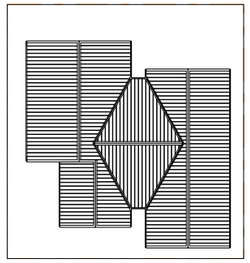
ref no.
25020

sheet no.
ATV-019

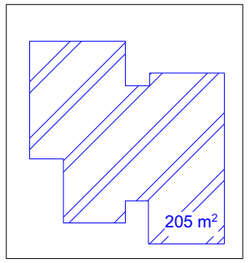
revision



1 3C - GF 1:100



ROOF PLAN



BUILDING COVERAGE

KEY:

- Outdoor Living Space - min 20m² with min dimension of 3m
- 4m x 4m Outlook Space
- 1500mm turning circle (Wheelchair)
- Hot Water Cylinder - location TBC

Notes:

- Bedroom sizes exclude wardrobes
- -Proposed fencing are not shown, refer landscape architect's drawings for planting, hardscape, fencing, clothes line location and bin area.



3C Villa Front

Indicative 3D perspective



3C Villa Back

Indicative 3D perspective

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

PACIFIC ENVIRONMENTS ARCHITECTS

DRAFT RC ISSUE

Title
Villa 3C - Plan

Date
27/10/2026

Scale
1:100 @A3

Client
Te Awamutu Developments Limited

P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ATV-020

revision



E-1 Elevation 1:100



E-2 Elevation 1:100



E-3 Elevation 1:100



E-4 Elevation 1:100

ELEVATION KEY

- Brick cladding
- Vertical cladding

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

DRAFT RC ISSUE

Title
Villa 3C - Elevations

Date
27/10/2026

Scale
1:100 @A3

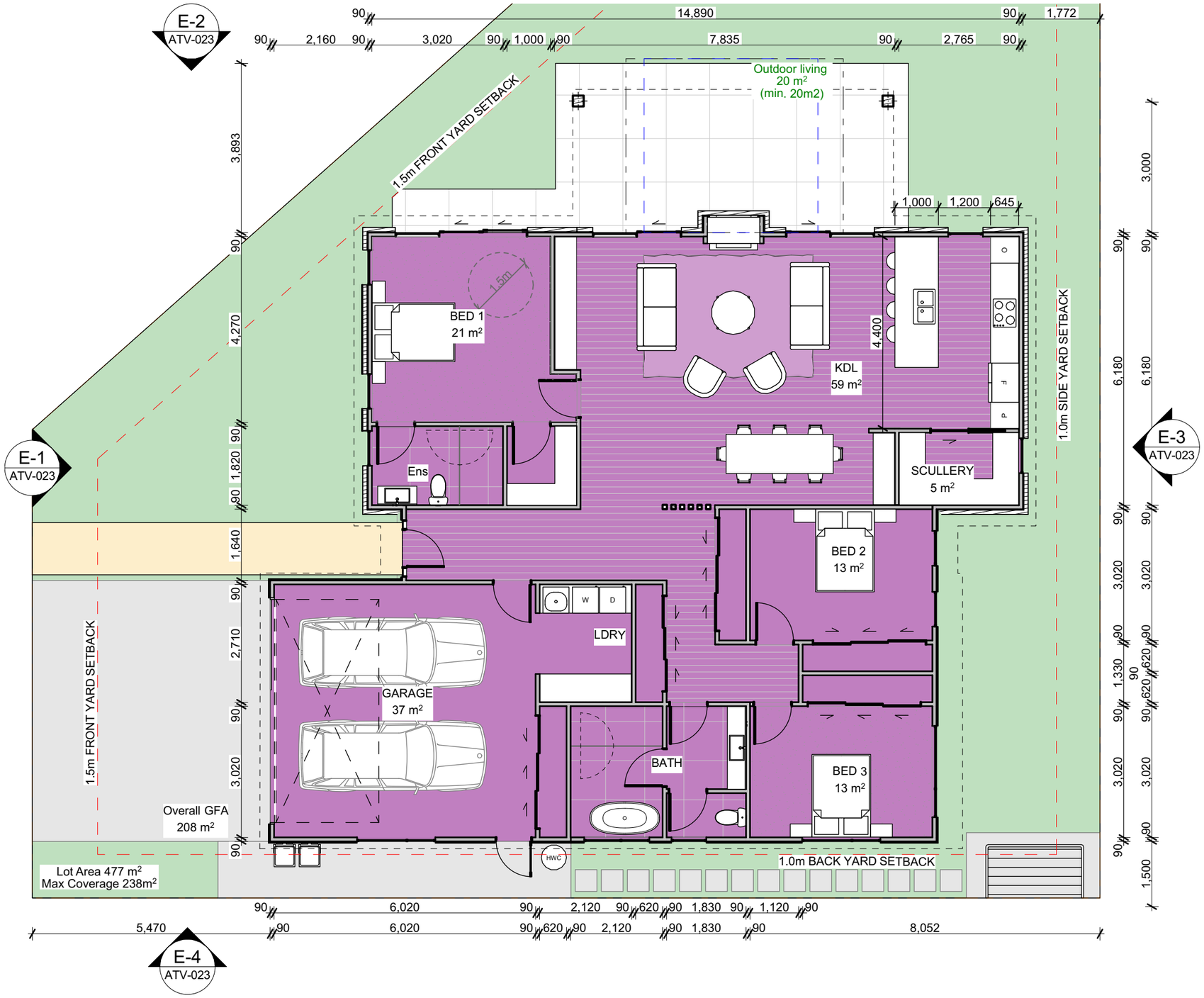
Client
Te Awamutu Developments Limited

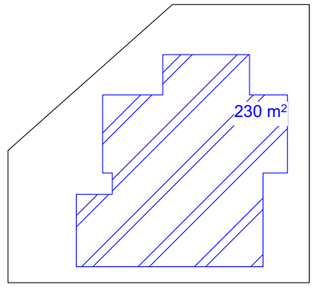
PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

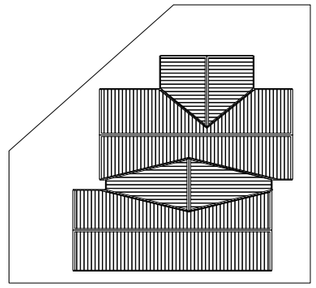
sheet no.
ATV-021

revision





BUILDING COVERAGE



ROOF PLAN

KEY:

- Outdoor Living Space - min 20m² with min dimension of 3m
- 4m x 4m Outlook Space
- 1500mm turning circle (Wheelchair)
- HWC — Hot Water Cylinder - location TBC

Notes:

- Bedroom sizes exclude wardrobes
- -Proposed fencing are not shown, refer landscape architect's drawings for planting, hardscape, fencing, clothes line location and bin area.



3D Villa Back

Indicative 3D perspective



3D Villa Front

Indicative 3D perspective

3D - GF 1:100

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

DRAFT RC ISSUE

Title
Villa 3D - Plan

Date
27/10/2026

Scale
1:100 @A3

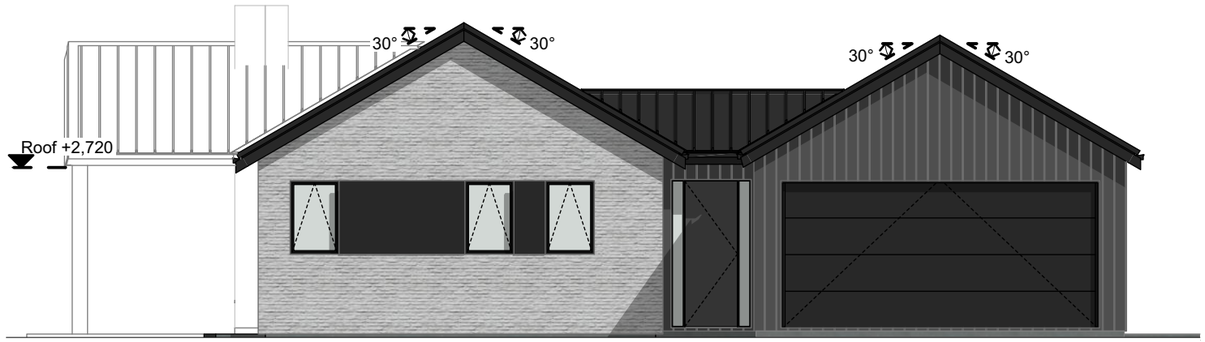
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ATV-022

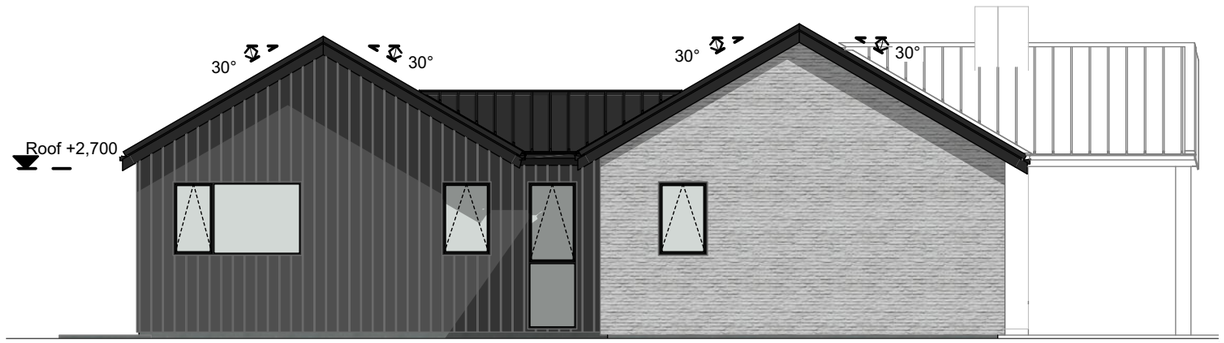
revision



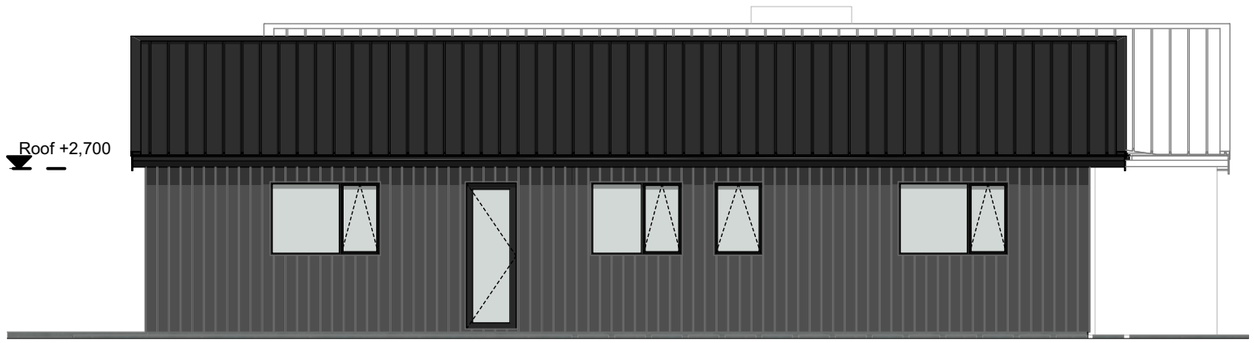
E-1 Elevation 1:100



E-2 Elevation 1:100



E-3 Elevation 1:100



E-4 Elevation 1:100

ELEVATION KEY

- Brick cladding
- Vertical cladding

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

DRAFT RC ISSUE

Title
Villa 3D - Elevations

Date
27/10/2026

Scale
1:100 @A3

Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

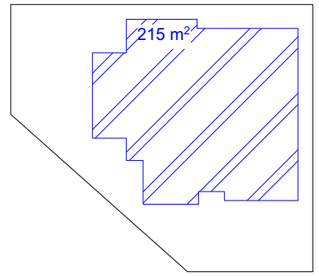
ref no.
25020

sheet no.
ATV-023

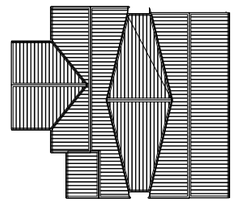
revision



1 3E - GF 1:100



BUILDING COVERAGE



ROOF PLAN

KEY:

- Outdoor Living Space - min 20m² with min dimension of 3m
- 4m x 4m Outlook Space
- 1500mm turning circle (Wheelchair)
- HWC Hot Water Cylinder - location TBC

Notes:

- Bedroom sizes exclude wardrobes
- -Proposed fencing are not shown, refer landscape architect's drawings for planting, hardscape, fencing, clothes line location and bin area.



3E Villa Back

Indicative 3D perspective



3E Villa Front

Indicative 3D perspective

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

PACIFIC ENVIRONMENTS ARCHITECTS

DRAFT RC ISSUE

Title
Villa 3E - Plan

Date
27/10/2026

Scale
1:100 @A3

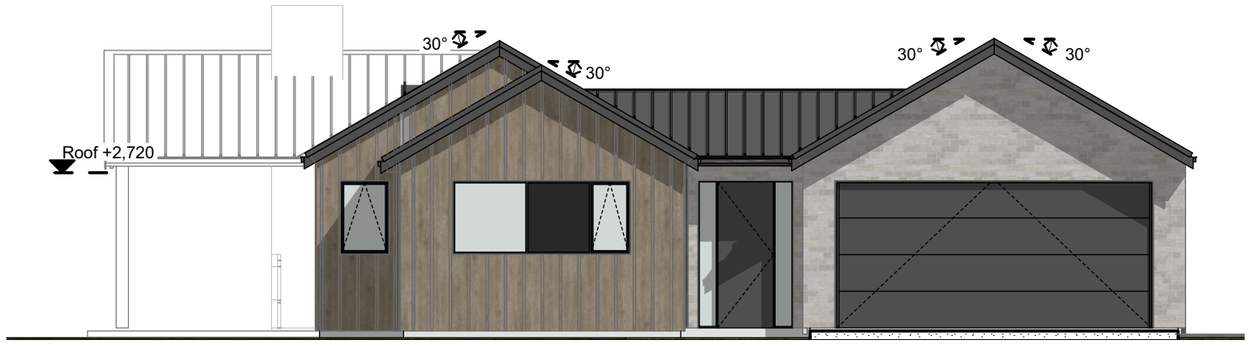
Client
Te Awamutu Developments Limited

P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ATV-024

revision



E-1 Elevation 1:100



E-2 Elevation 1:100



E-3 Elevation 1:100



E-4 Elevation 1:100

ELEVATION KEY

- Brick cladding
- Vertical cladding

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

DRAFT RC ISSUE

Title
Villa 3E - Elevations

Date
27/10/2026

Scale
1:100 @A3

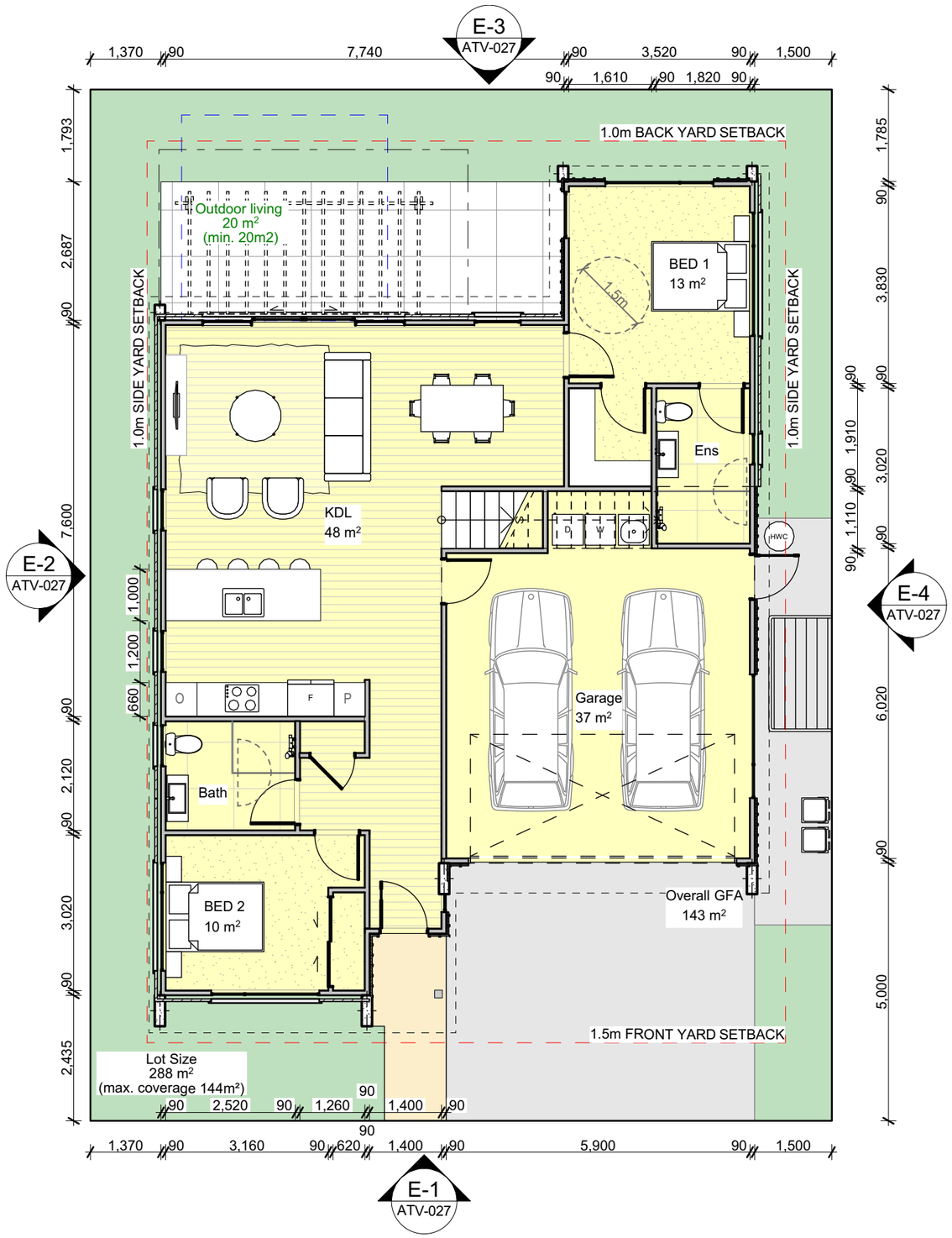
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

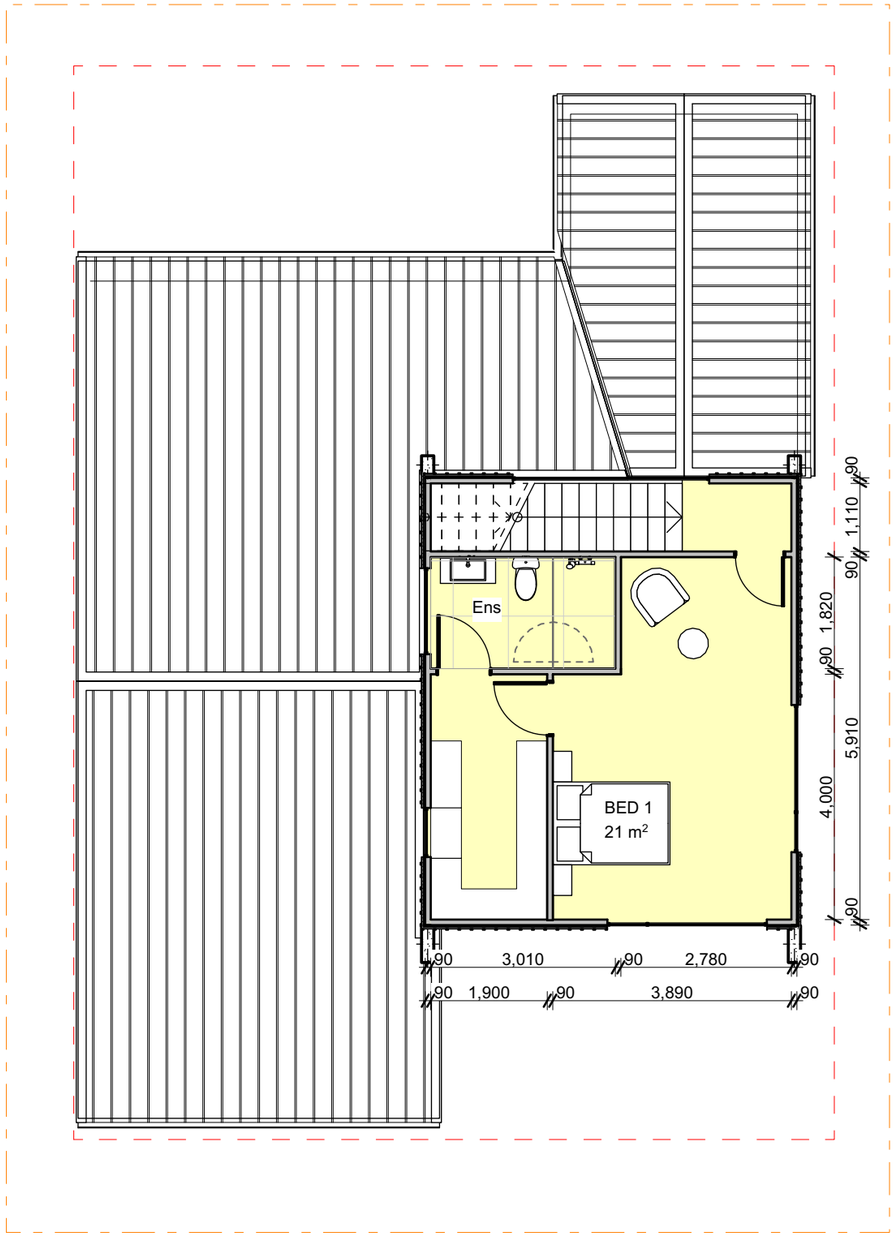
ref no.
25020

sheet no.
ATV-025

revision



1 3F1 - GF 1:100



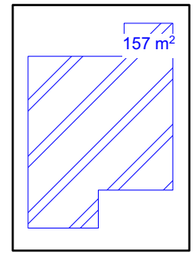
2 3F1 - FF 1:100

KEY:

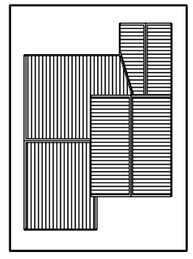
- Outdoor Living Space - min 20m² with min dimension of 3m
- 4m x 4m Outlook Space
- 1500mm turning circle (Wheelchair)
- HWC Hot Water Cylinder - location TBC

Notes:

- Bedroom sizes exclude wardrobes
- -Proposed fencing are not shown, refer landscape architect's drawings for planting, hardscape, fencing, clothes line location and bin area.



BUILDING COVERAGE



ROOF PLAN

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

DRAFT RC ISSUE

Title
Villa 3F1- Plan

Date
27/10/2026

Scale
1:100 @A3

Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ATV-026

revision



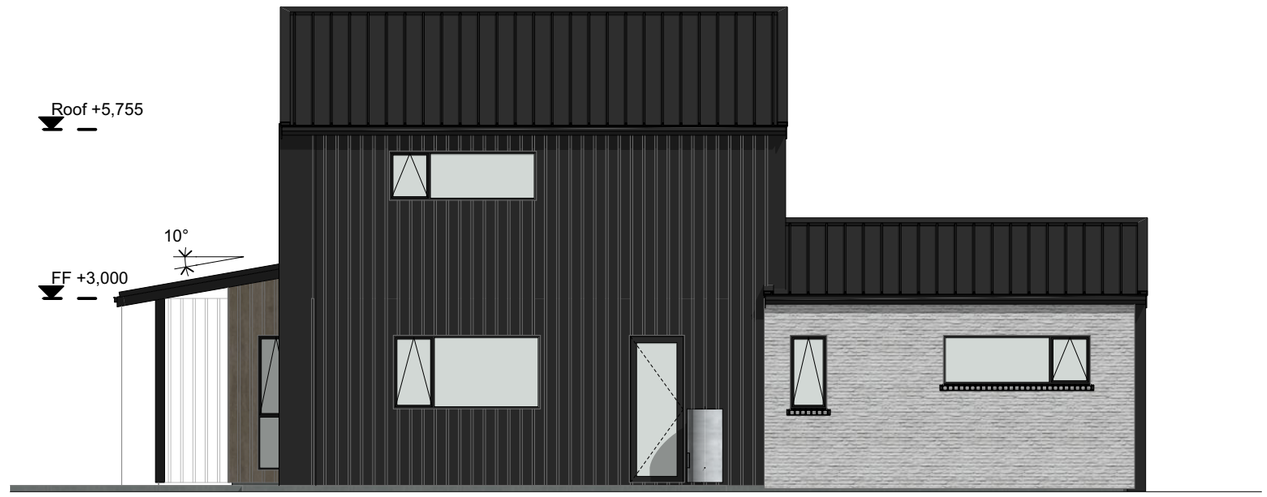
E-1 Elevation 1:100



E-2 Elevation 1:100



E-3 Elevation 1:100



E-4 Elevation 1:100



3F1 Villa Front
Indicative 3D perspective



3F1 Villa Back
Indicative 3D perspective

ELEVATION KEY

Brick cladding

Vertical cladding

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

DRAFT RC ISSUE

Title
Villa 3F1- Elevations

Date
27/10/2026

Scale
1:100 @A3

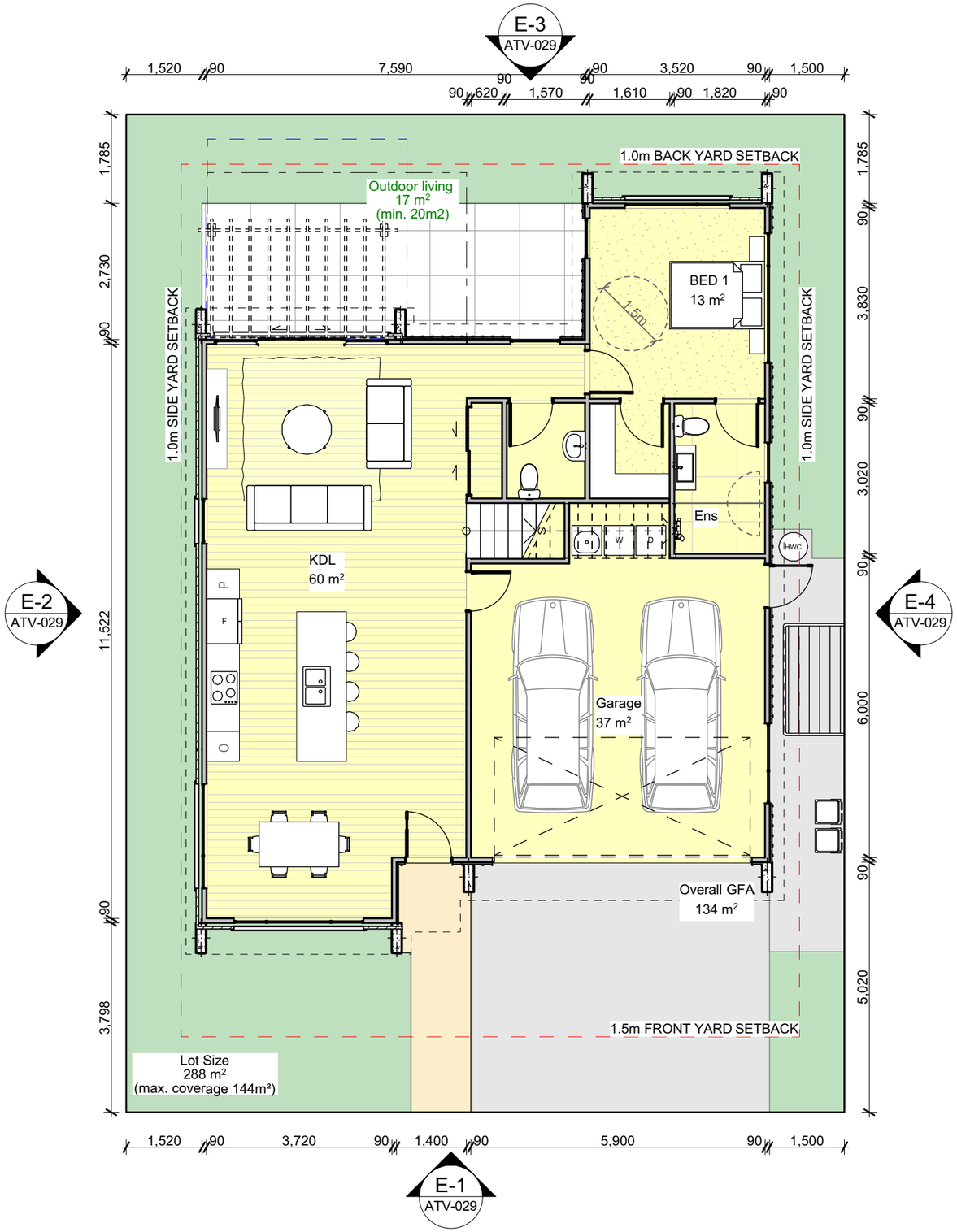
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

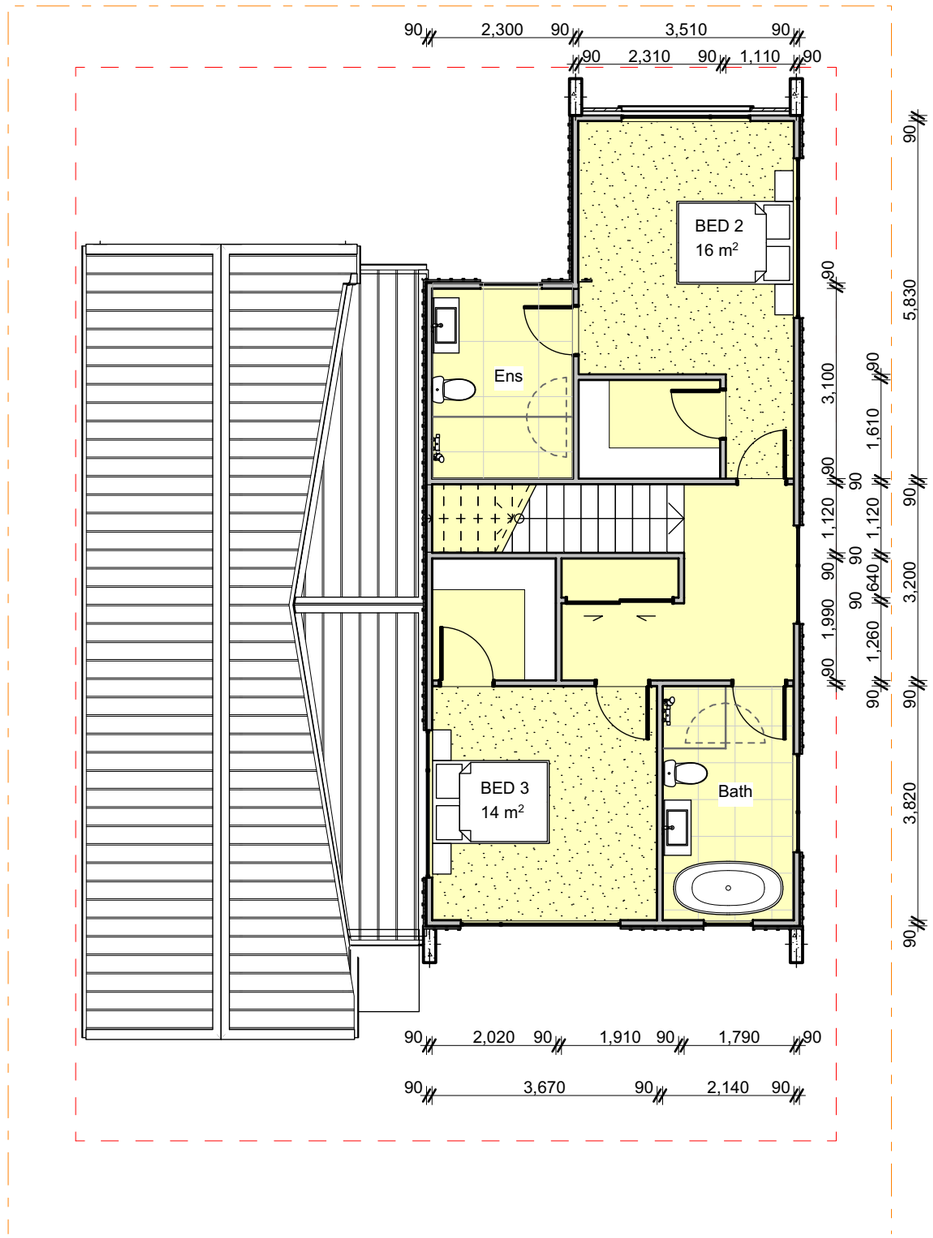
ref no.
25020

sheet no.
ATV-027

revision



1 3F2 - GF 1:100



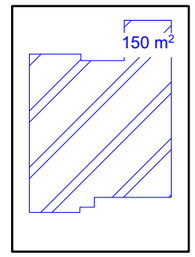
2 3F2 - FF 1:100

KEY:

- Outdoor Living Space - min 20m² with min dimension of 3m
- 4m x 4m Outlook Space
- 1500mm turning circle (Wheelchair)
- Hot Water Cylinder - location TBC

Notes:

- Bedroom sizes exclude wardrobes
- -Proposed fencing are not shown, refer landscape architect's drawings for planting, hardscape, fencing, clothes line location and bin area.



BUILDING COVERAGE

ROOF PLAN

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

DRAFT RC ISSUE

Title
Villa 3F2 - Plan

Date
27/10/2026

Scale
1:100 @A3

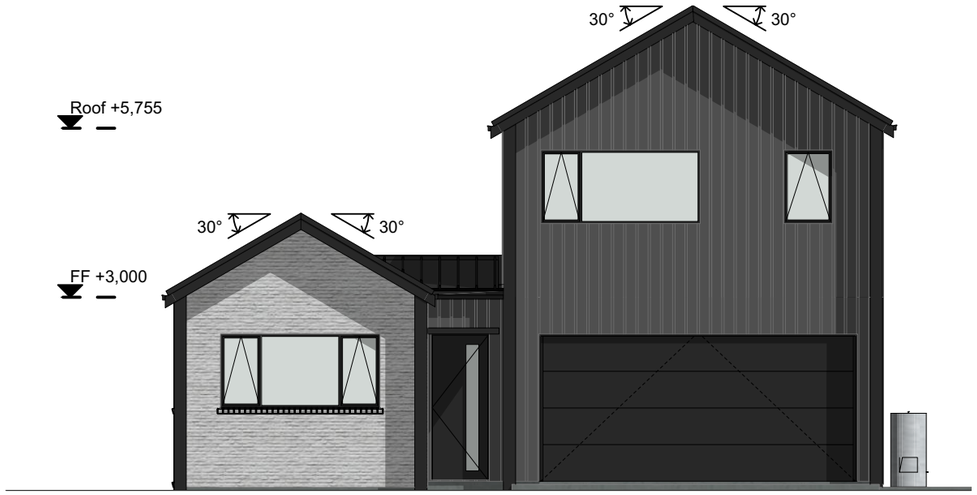
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

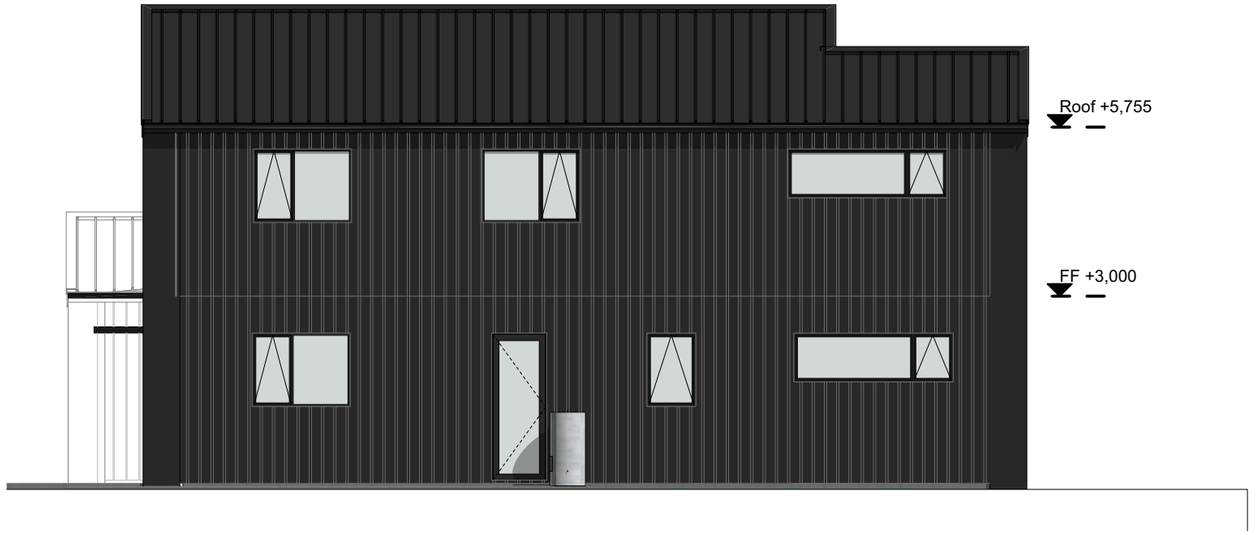
ref no.
25020

sheet no.
ATV-028

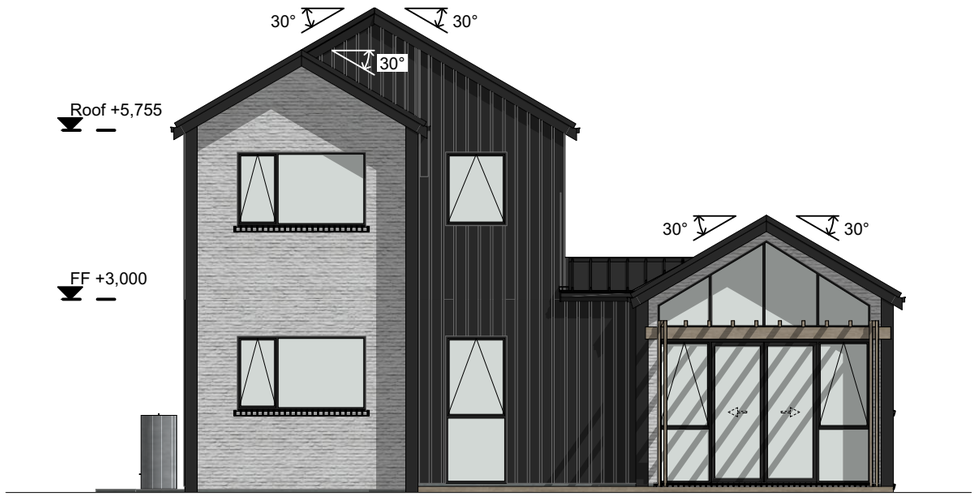
revision



E-1 Elevation 1:100



E-2 Elevation 1:100



E-3 Elevation 1:100



E-4 Elevation 1:100



3F2 Villa Front
Indicative 3D perspective



3F2 Villa Back
Indicative 3D perspective

ELEVATION KEY

Brick cladding

Vertical cladding

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

DRAFT RC ISSUE

Title
Villa 3F2- Elevations

Date
27/10/2026

Scale
1:100 @A3

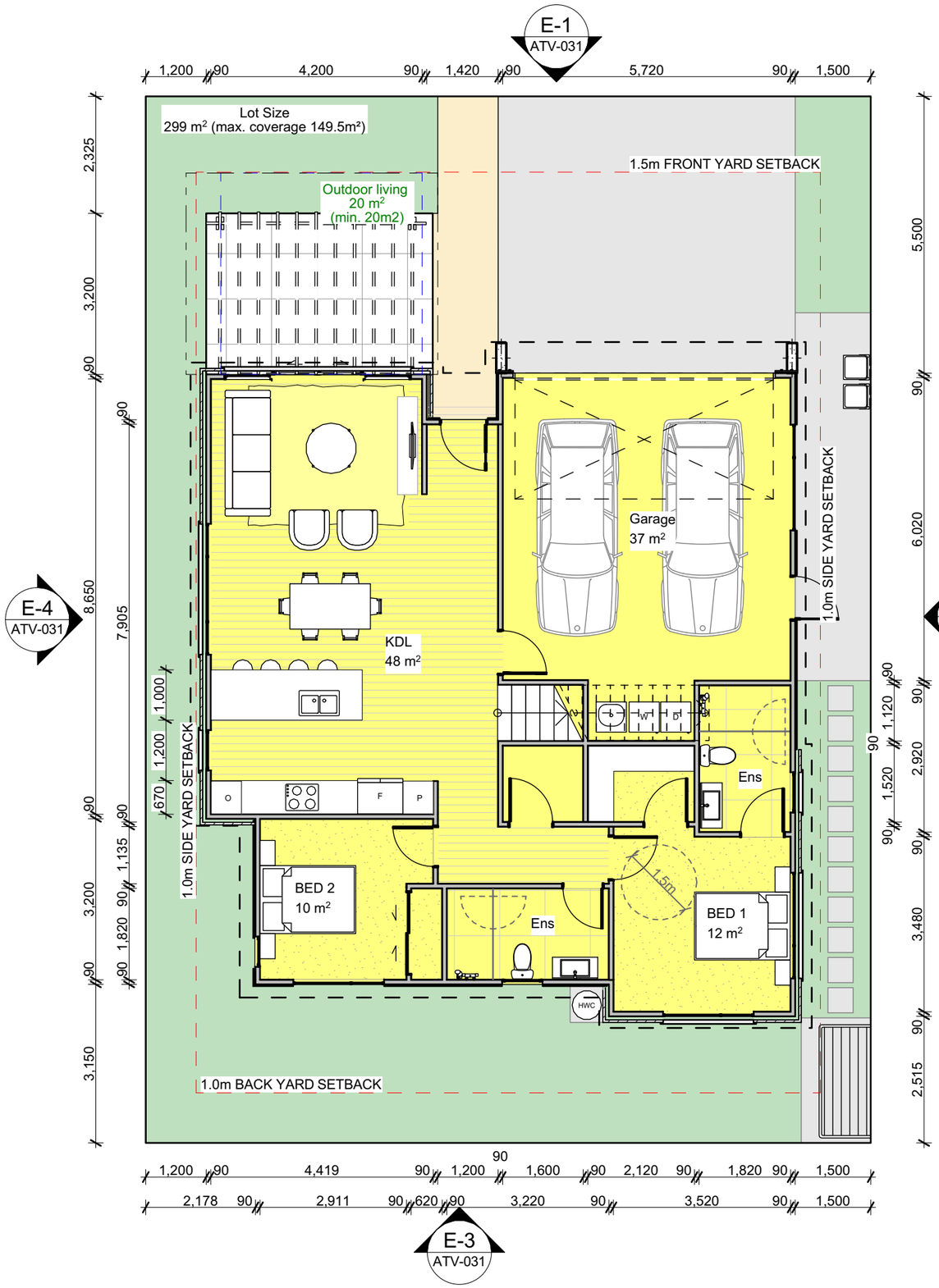
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

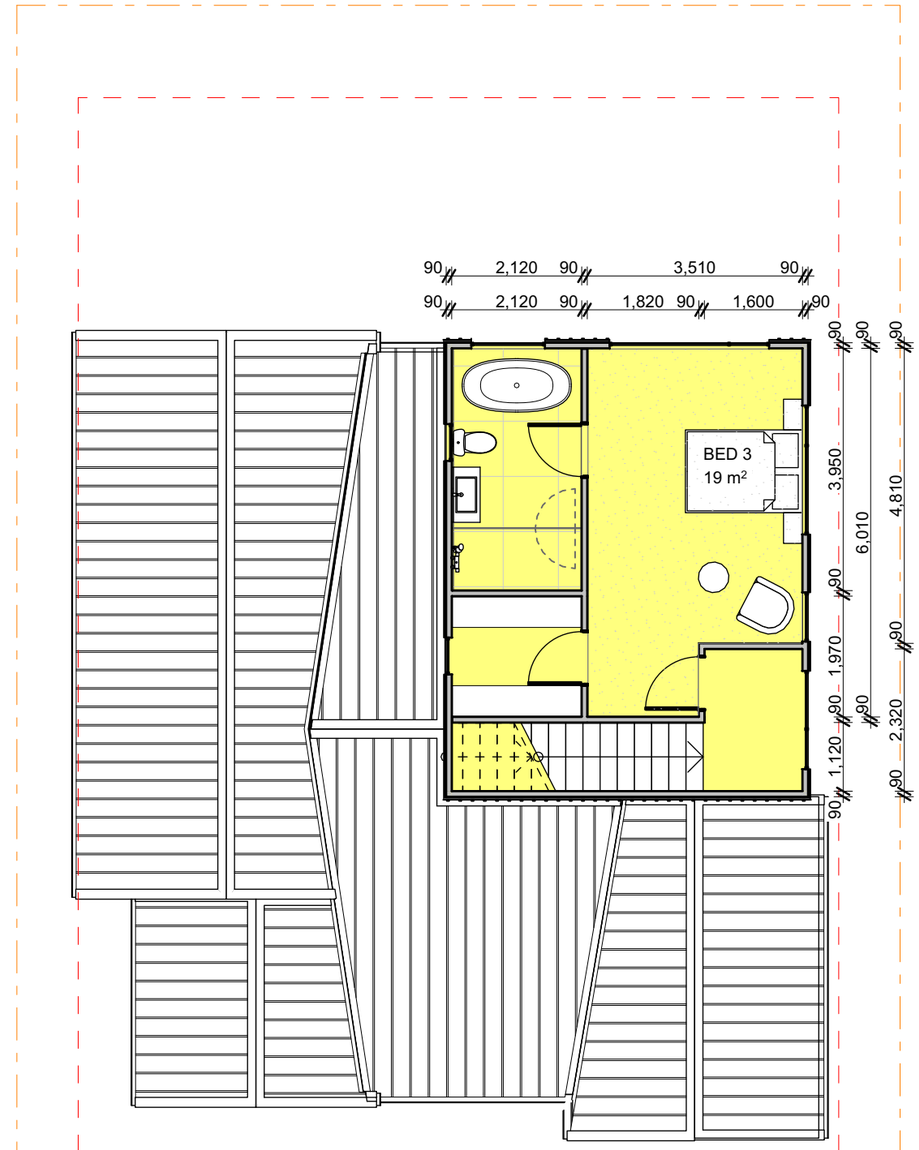
ref no.
25020

sheet no.
ATV-029

revision



1 3G1 - GF 1:100



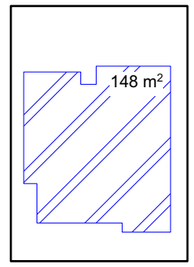
2 3G1 -FF 1:100

KEY:

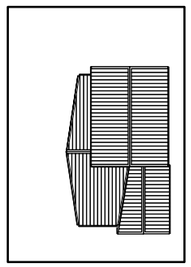
- Outdoor Living Space - min 20m² with min dimension of 3m
- 4m x 4m Outlook Space
- 1500mm turning circle (Wheelchair)
- HWC — Hot Water Cylinder - location TBC

Notes:

- Bedroom sizes exclude wardrobes
- -Proposed fencing are not shown, refer landscape architect's drawings for planting, hardscape, fencing, clothes line location and bin area.



BUILDING COVERAGE



ROOF PLAN

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

DRAFT RC ISSUE

Title
Villa 3G1 - Plan

Date
27/10/2026

Scale
1:100 @A3

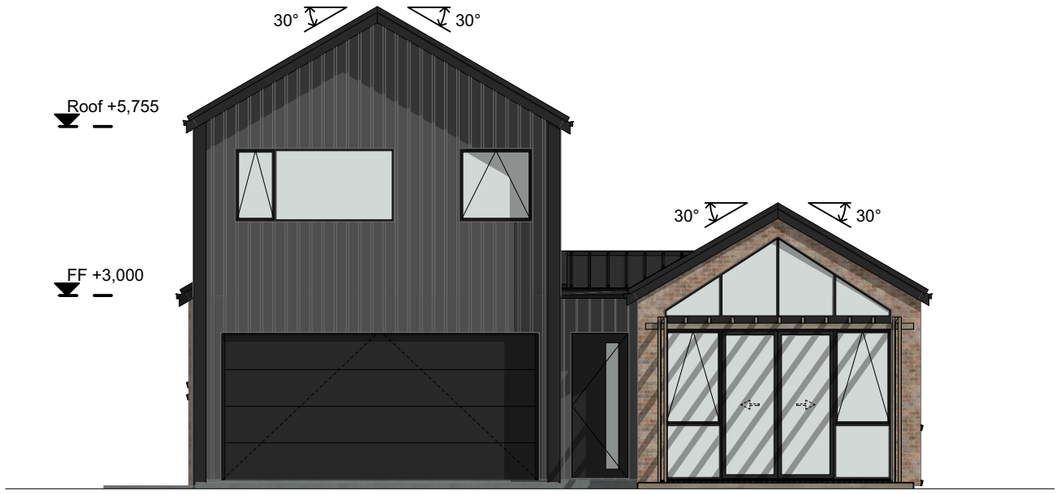
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ATV-030

revision



E-1 Elevation 1:100



E-2 Elevation 1:100



E-3 Elevation 1:100



E-4 Elevation 1:100



3G1 Villa Front
Indicative 3D perspective



3G1 Villa Back
Indicative 3D perspective

ELEVATION KEY

Brick cladding

Vertical cladding

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

DRAFT RC ISSUE

Title
Villa 3G1- Elevations

Date
27/10/2026

Scale
1:100 @A3

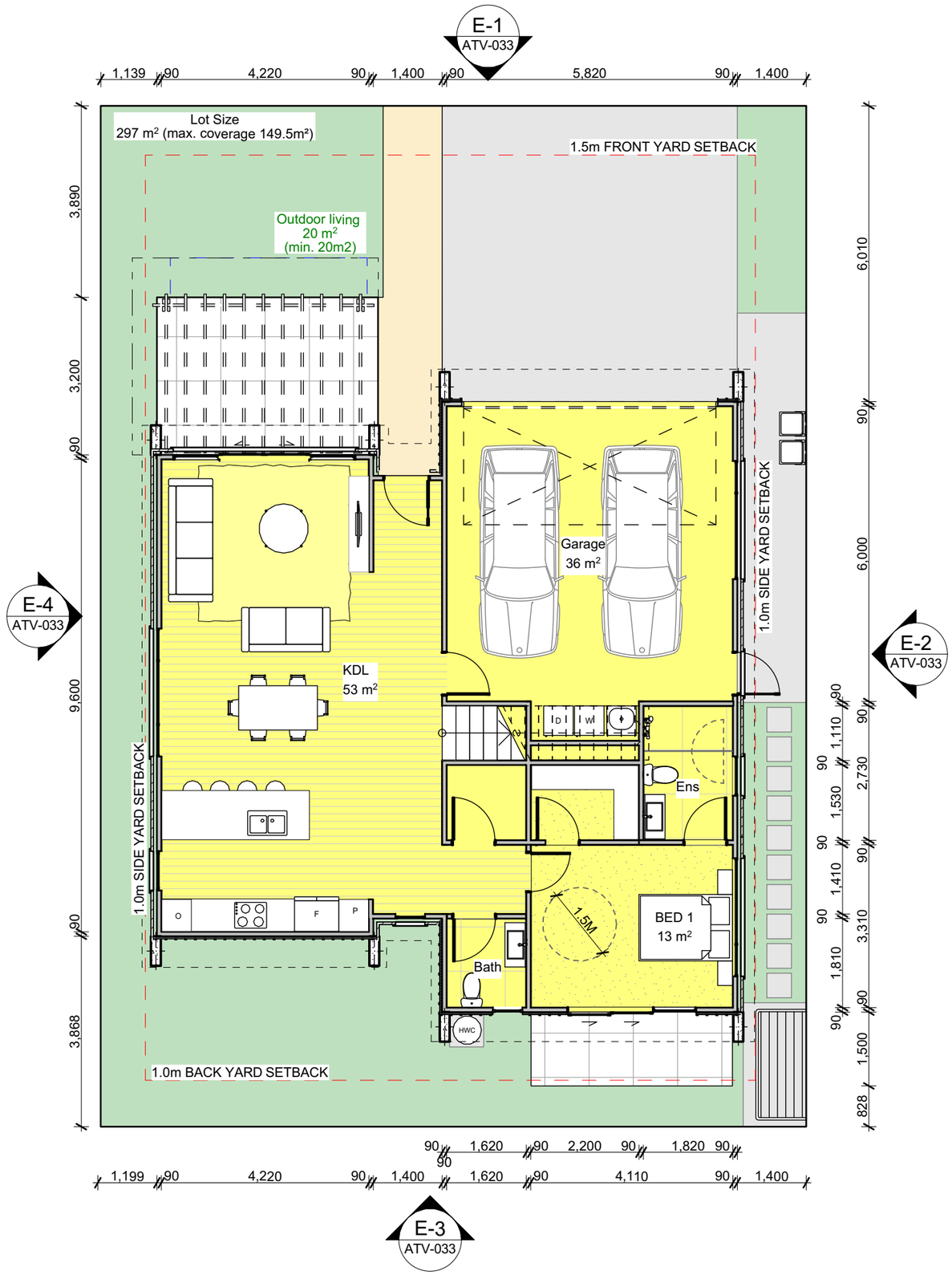
Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ATV-031

revision



1 3G2 - GF 1:100

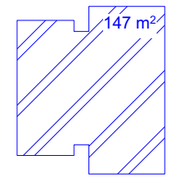
2 3G2 - FF 1:100

KEY:

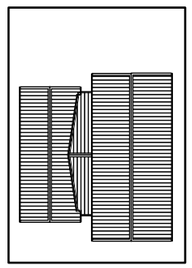
- Outdoor Living Space - min 20m² with min dimension of 3m
- 4m x 4m Outlook Space
- 1500mm turning circle (Wheelchair)
- HWC — Hot Water Cylinder - location TBC

Notes:

- Bedroom sizes exclude wardrobes
- -Proposed fencing are not shown, refer landscape architect's drawings for planting, hardscape, fencing, clothes line location and bin area.



BUILDING COVERAGE



ROOF PLAN

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

DRAFT RC ISSUE

Title
Villa 3G2 - Plan

Date
27/10/2026

Scale
1:100 @A3

Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ATV-032

revision



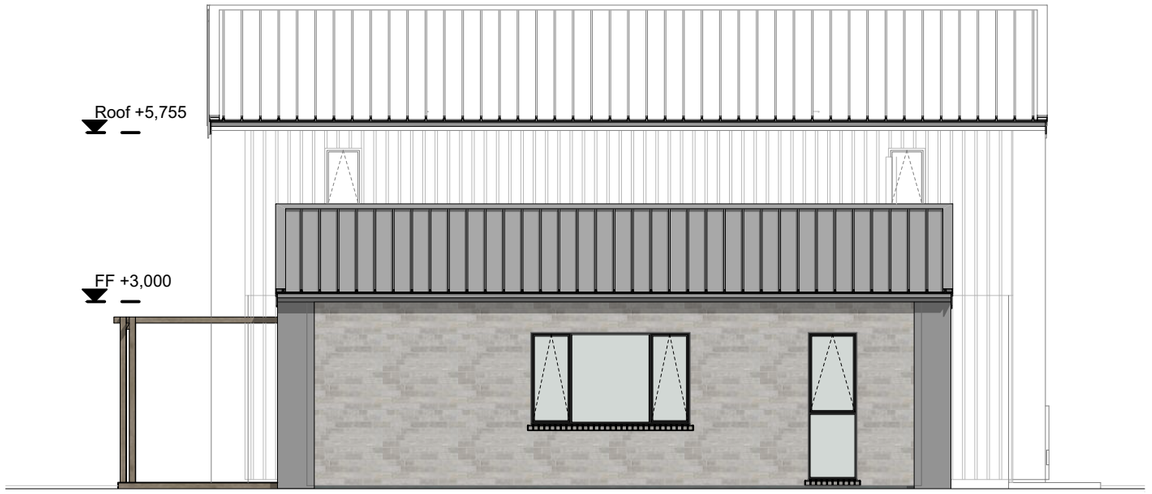
E-1 Elevation 1:100



E-2 Elevation 1:100



E-3 Elevation 1:100



E-4 Elevation 1:100



3G2 Villa Front
Indicative 3D perspective



3G2 Villa Back
Indicative 3D perspective

ELEVATION KEY

Brick cladding

Vertical cladding

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

DRAFT RC ISSUE

Title
Villa 3G2 - Elevations

Date
27/10/2026

Scale
1:100 @A3

Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ATV-033

revision

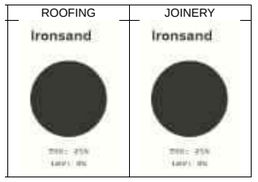
Colour Scheme A
Bricks

Colour Scheme A
Vertical Cladding









Colour Scheme A
Vertical Cladding

Colour Scheme A
Bricks





1 Colour Combinations

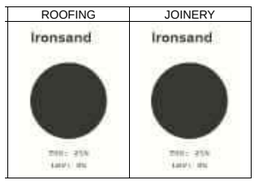
Colour Scheme B
Bricks

Colour Scheme B
Vertical Cladding









Colour Scheme B
Vertical Cladding

Colour Scheme B
Bricks





2 Colour Combinations

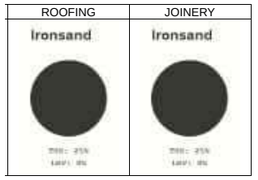
Colour Scheme C
Bricks

Colour Scheme C
Vertical Cladding









Colour Scheme C
Vertical Cladding

Colour Scheme C
Bricks





3 Colour Combinations

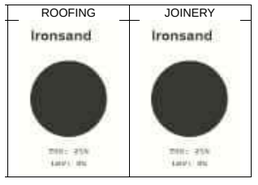
Colour Scheme D
Bricks

Colour Scheme D
Vertical Cladding



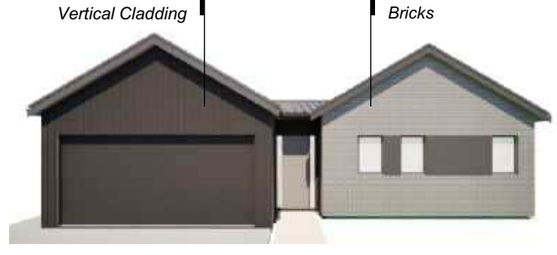






Colour Scheme D
Vertical Cladding

Colour Scheme D
Bricks





Entrance Imagery

Te Awamutu Development

2025 Ohaupo Road, Te Awamutu 3800

DRAFT RC ISSUE

Title
Materials Palette & Colour Scheme

Date
27/10/2026

Scale
@A3

Client
Te Awamutu Developments Limited

PACIFIC ENVIRONMENTS ARCHITECTS
P.O. Box 8807 Symonds St, Auckland, NZ
Ph (09)308-0070 Email:info@penzl.co.nz

ref no.
25020

sheet no.
ATV-034

revision