RESOURCE CONSENT - SHEET LIST		
SHEET NUMBER	SHEET NAME	REV
AR.000	COVER SHEET	A
AR.001	MASTER PLAN - SITE LOCALITY PLAN	A
AR.002	SITE PLAN - EXISTING SITE CONTOUR AERIAL PLAN	A
AR.003	SITE PLAN - PROPOSED SITE CONTOUR AERIAL PLAN	A
AR.010	MASTER PLAN - PRESENTATION PLAN	A
AR.011	MASTER PLAN - UNIT TYPES & MIX PLAN	A
AR.012	MASTER PLAN - DEVELOPMENT CONTROL PLAN	A
AR.013	MASTER PLAN - ROOF PLAN	A
AR.014	MASTER PLAN - HEIGHT PLAN	A
AR.015	MASTER PLAN - MATERIALS DISPOSITION PLAN	A
AR.016	MASTER PLAN - CAR PARKING PLAN	A
AR.100	SITE ELEVATIONS	A
AR.101	SITE ELEVATIONS	A
AR.102	SITE SECTIONS	A
AR.104	BOUNDARY SECTIONS - RECESSION PLANES A-E	A
AR.105	BOUNDARY SECTIONS - RECESSION PLANES F-J	A
AR.106	BOUNDARY SECTIONS - RECESSION PLANES K-L	A
AR.200	MAIN BUILDING GROUND FLOOR PLAN	A
AR.201	MAIN BUILDING FIRST FLOOR PLAN	A
AR.202	MAIN BUILDING ROOF PLAN	A
AR.203	MAIN BUILDING ELEVATIONS	A
AR.300	MASTERPLAN - TEMPORARY RECREATION CENTRE	A
AR.301	MASTERPLAN - TEMPORARY RECREATION CENTRE IMAGES	A
AR.302	SCOOTER BUILDING	A
AR.303	SCOOTER & BIKE STORE	A
AR.304	TRANSFORMER TX1 ENCLOSURE	A
AR.305	TRANSFORMER TX2 ENCLOSURE	A
AR.306	SWARF ENCLOSURE	A
AR.307	HOBBIES & MAINTENANCE SHED	A
AR.401	COTTAGE TYPE C1 - S	A
AR.402	COTTAGE TYPE C2 - N	A
AR.403	COTTAGE TYPE C2 - S	A
AR.405	COTTAGE TYPE C3 - S	A
AR.406	COTTAGE TYPE C4 - N	A
AR.407	COTTAGE TYPE C4 - S	A
AR.412	VILLA TYPES V1 - N	A
AR.413	VILLA TYPES V1 - S	A
AR.414	VILLA TYPES V2 - N	A
AR.415	VILLA TYPES V2 - S	A
AR.416	VILLA TYPES V3 - N	A
AR.417	VILLA TYPES V3 - S	A
AR.418	VILLA TYPES V4 - N	A
AR.419	VILLA TYPES V4 - S	A
AR.421	VILLA TYPES V5 - S	A
AR.423	VILLA TYPES V6 - S	A
AR.424	ASSEMBLY TYPE - COTTAGE (NO GARAGE) 2 BLOCK	A
AR.425	ASSEMBLY TYPE - COTTAGE (NO GARAGE) 3 BLOCK	A
AR.426	ASSEMBLY TYPE - COTTAGE (NO GARAGE) 4 BLOCK	A
AR.427	ASSEMBLY TYPE - COTTAGE (GARAGE) 2 BLOCK	A
AR.428	ASSEMBLY TYPE - COTTAGE (GARAGE) 3 BLOCK	A
AR.429	ASSEMBLY TYPE - COTTAGE (GARAGE) 4 BLOCK	A
AR.430	ASSEMBLY TYPE - COTTAGE (TERRACE) 4 BLOCK	A
AR.431	ASSEMBLY TYPE - COTTAGE (TERRACE) 6 BLOCK	A
AR.432	ASSEMBLY TYPE - VILLA 2 BLOCK	A
AR.433	ASSEMBLY TYPE - VILLA 3 BLOCK	A
AR.434	ASSEMBLY TYPE - VILLA 4 BLOCK	A
AR.435	TH1 NORTH GROUND FLOOR PLAN	A
AR.436	TH2 NORTH FIRST FLOOR PLAN	A
AR.437	TH1 - TH2 NORTH ROOF PLAN	A
AR.438	TH1 - TH2 NORTH ELEVATIONS 1	A
AR.439	TH1 - TH2 NORTH ELEVATIONS 2	A
AR.440	TH1-TH2 NORTH 3D VIEWS	A
AR.441	TH1 SOUTH GROUND FLOOR PLAN	A
AR.442	TH2 SOUTH FIRST FLOOR PLAN	A
AR.443	TH1-TH2 SOUTH ROOF PLAN	A
AR.444	TH1-TH2 SOUTH ELEVATIONS 1	A
AR.445	TH1-TH2 SOUTH ELEVATIONS 2	A
AR.446	TH1-TH2 SOUTH 3D VIEW	A
AR.500	TYPICAL SUMMERSET VILLAGE	A

OTAIHANGA RETIREMENT VILLAGE

COMPREHENSIVE CARE RETIREMENT VILLAGE

RESOURCE CONSENT

FAST-TRACK APPLICATION

AT

73 RATANUI ROAD, OTAIHANGA

Summerset Head Office

Level 27, Majestic Centre
100 Willis Street, Wellington

p 04 894 7320 - f 04 894 7319
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N

SPORT CLUBS / FACILITIES

SCHOOL

BUS STOPS

2 SITE LOCALITY PLAN

1 : 3000

0 10 20 30 40 50 60 70 80 90 100

Graphical print scale in millimeters for original sheet size refer title block

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

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headoffice@summerset.co.nz www.summerset.co.nz

Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
MASTER PLAN - SITE LOCALITY PLAN

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**

Project Number. Drawing Number. Rev.
064 **AR.001** **A**

16/10/2026 4:08:31 pm



1 MASTER PLAN - EXISTING SITE CONTOUR AERIAL PLAN

1 : 1000

N

NOTE:
CONFIRM ALL EXISTING SERVICE CONNECTIONS PRIOR TO COMMENCING WORK

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

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Summerset

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Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
SITE PLAN - EXISTING SITE CONTOUR AERIAL PLAN

0 10 20 30 40 50 60 70 80 90 100

Graphical print scale in millimeters for original sheet size refer title block

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev.
064 **AR.002** **A**

15/10/2026 4:36:30 pm



1 MASTER PLAN - PROPOSED SITE CONTOUR AERIAL PLAN

1 : 1000

NOTE:
CURRENT LEGAL DESCRIPTION OF ENTIRE BLOCK BEING COMPRISED OF:

LOT 3 DP 497389
LOT 4 DP 58017
EASEMENT C

PROPOSED AS LOT 1 & LOT 2.

FOR PROPOSED SITE CONTOUR & PLATFORM DEFINITION REFER TO CIVIL ENGENEERS DRAWINGS

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

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Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

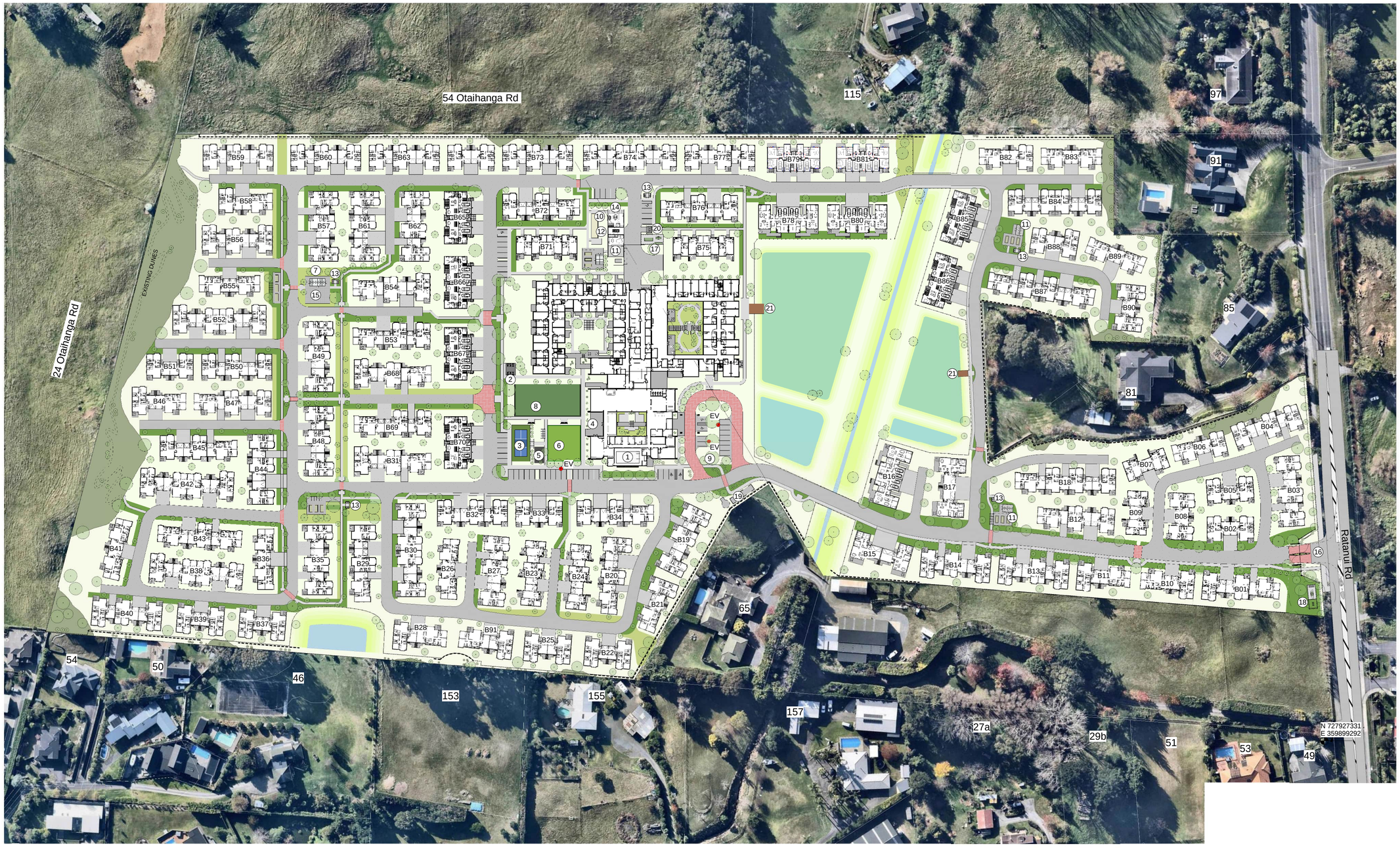
Drawing Title.
SITE PLAN - PROPOSED SITE CONTOUR AERIAL PLAN

0 10 20 30 40 50 60 70 80 90 100

Graphical print scale in millimeters for original sheet size refer title block

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. **064** Drawing Number. **AR.003** Rev. **A**

15/10/2026 4:08:34 pm



1 MASTER PLAN - PRESENTATION PLAN

1 : 1000

LEGEND

1. INDOOR POOL
2. SCOOTER BUILDING
3. PICKLEBALL COURT
4. OUTDOOR KITCHEN
5. PLAYGROUND
6. CROQUET COURT
7. WINTER GARDEN
8. BOWLING GREEN
9. FORMAL GARDEN
10. PETANQUE
11. POTAGER GARDENS & GREENHOUSE
12. MAINTENANCE SHED
13. SARWF
14. HOBBIES BUILDING
15. BBQ AREA
16. MAIN ENTRY GATE
17. TX1 & GENERATOR ENCLOSURE
18. TX2 TRANSFORMER ENCLOSURE
19. U/G WASTE WATER PUMP STATION TBC
20. STAFF BIKE SHED
21. VIEWING PLATFORM

LEGEND

- GENERAL SITE AREA
- PARK / OUTDOOR SPACE
- BIO RETENTION POND
- SW POND
- VEGETABLE PLANTER BOX
- PROPOSED PLANTING
- OVERLAND FLOW
- RETAINING WALL
- EV — EV CHARGE STATIONS RELATIVE TO PMB T.B.C
- PG — PEDESTRIAN GATE

NOTE:
LANDSCAPE SHOWN INDICATIVE - REFER TO LANDSCAPE DRAWINGS FOR FURTHER DETAILS.

Rev	Date	Description
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Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
MASTER PLAN - PRESENTATION PLAN

0 10 20 30 40 50 60 70 80 90 100

Graphical print scale in millimeters for original sheet size refer title block

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev
064 **AR.010** **A**

M:\064\Drawings\064 AR.010.pln 15/10/2026 4:21:03 pm



1 MASTERPLAN - UNIT TYPES & MIX PLAN

1 : 1000

LEGEND

1. INDOOR POOL
2. SCOOTER BUILDING
3. PICKLEBALL COURT
4. OUTDOOR KITCHEN
5. PLAYGROUND
6. CROQUET COURT
7. WINTER GARDEN
8. BOWLING GREEN
9. FORMAL GARDEN
10. PETANQUE
11. POTAGER GARDENS & GREENHOUSE
12. MAINTENANCE SHED
13. SARWF
14. HOBBIES BUILDING
15. BBQ AREA
16. MAIN ENTRY GATE
17. TX1 & GENERATOR ENCLOSURE
18. TX2 TRANSFORMER ENCLOSURE
19. U/G WASTE WATER PUMP STATION TBC
20. STAFF BIKE SHED
21. VIEWING PLATFORM

LEGEND

- GENERAL SITE AREA
- PARK / OUTDOOR SPACE
- BIO RETENTION POND
- SW POND
- VEGETABLE PLANTER BOX
- PROPOSED PLANTING
- OVERLAND FLOW
- RETAINING WALL
- EV CHARGE STATIONS RELATIVE TO PMB T.B.C
- PG PEDESTRIAN GATE

SITE AREA INFORMATION	
Total site area	**127025 m²**
SITE COVERAGE %	**27.2%**
Total ILU footprint area	29049 m²
Total MB footprint area	5031 m²
Total ancillary buildings footprint area	432 m²
TOTAL BUILDING FOOTPRINT AREA	**34512 m²**
Impervious area (excluding buildings)	27033 m²
Total building footprint area	34512 m²
TOTAL IMPERVIOUS AREA	**61545 m²**
TOTAL IMPERVIOUS AREA (%)	**48.5%**

NOTE :

EXISTING NEIGHBOUR DWELLINGS SHOWN FORM LIDAR AND AERIAL RECORD INFORMATION

REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DETAIL & PLANTING

TYPOLOGIES	COTTAGES			VILLAS						TOWNHOUSE		TERRACE			TOTAL ILU's
	1.5B C1 C3	2B C2 C4	1B C5 C6	2B Mid V1	2B End V2	2B End V3	3B End V4	3B End V5	3B End V6	2B Lwr TH1	3B Upr TH2	2B NPT16	2B U2	3B U3	
COUNT	8	10	0	53	53	40	51	4	6	16	16	0	0	0	**257**
ROUNDED % MIX	3.1%	3.9%	0.0%	20.6%	20.6%	15.6%	19.8%	1.6%	2.3%	6.2%	6.2%	0.0%	0.0%	0.0%	100%
ILU RATIO %	7.0%			80.5%						12.5%		0.0%			

MAIN BUILDING				GRAND TOTAL
1B ALS	CARE BEDS CB	MC SUITES MCS	TOTAL MB	
40	30	20	**90**	**347**
44.4%	33.3%	22.2%	100%	

RC - AMENITY AREAS

Type	Area
SMG_064_Bowling Green (3 Lane offset)	**528 m²**
Croquet Court	**280 m²**
Pickleball Court	**167 m²**
Petanque Court	**36 m²**
MB Scooter Shelter	**27 m²**
Scooter Building	**20 m²**
EV Charging Station	**0 m²**
EV Charging Station	**0 m²**
EV Charging Station	**0 m²**
Total	1058 m²

RC - ANCILLARY BUILDING AREA SCHEDULE

Type	Area
Hobbies & Maintenance Shed	**184 m²**
SMG_Gen T MSDB	**52 m²**
Glass House - (3.8x7.7m)	**29 m²**
MB Scooter Shelter	**27 m²**
Scooter Building	**20 m²**
SMG_Backflow Preventer	**19 m²**
Glass House - (3.8x5.1m)	**19 m²**
Glass House - (3.8x5.1m)	**19 m²**
Glass House - (3.8x5.1m)	**19 m²**
Staff Bike Shed	**8 m²**
SARWF (Otaihanga)	**7 m²**
SARWF (Otaihanga)	**7 m²**
SARWF (Otaihanga)	**7 m²**
SARWF (Otaihanga)	**7 m²**
SARWF (Otaihanga)	**7 m²**
EV Charging Station	**0 m²**
EV Charging Station	**0 m²**
EV Charging Station	**0 m²**
Total	**432 m²**

RC - IMPERVIOUS AREA SCHEDULE

Driveways	5837 m²
Patio	3713 m²
Paving	47 m²
Road Calming	960 m²
Roads	15795 m²
Walkways	603 m²
Total Impervious Area (excl. buildings)	**26955 m²**

RC - ROOF AREA - UNIT TYPE

Villa Type	Roof Area
C1	**323 m²**
C2	**212 m²**
C3	**341 m²**
C4	**868 m²**
N-TH	**706 m²**
S-TH	**2022 m²**
V1	**6635 m²**
V2	**6805 m²**
V3	**5415 m²**
V4	**7297 m²**
V5	**969 m²**
V6	**1448 m²**
Total	**33040 m²**

NOTE:
LANDSCAPE SHOWN INDICATIVE - REFER TO LANDSCAPE DRAWINGS FOR FURTHER DETAILS.

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

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Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

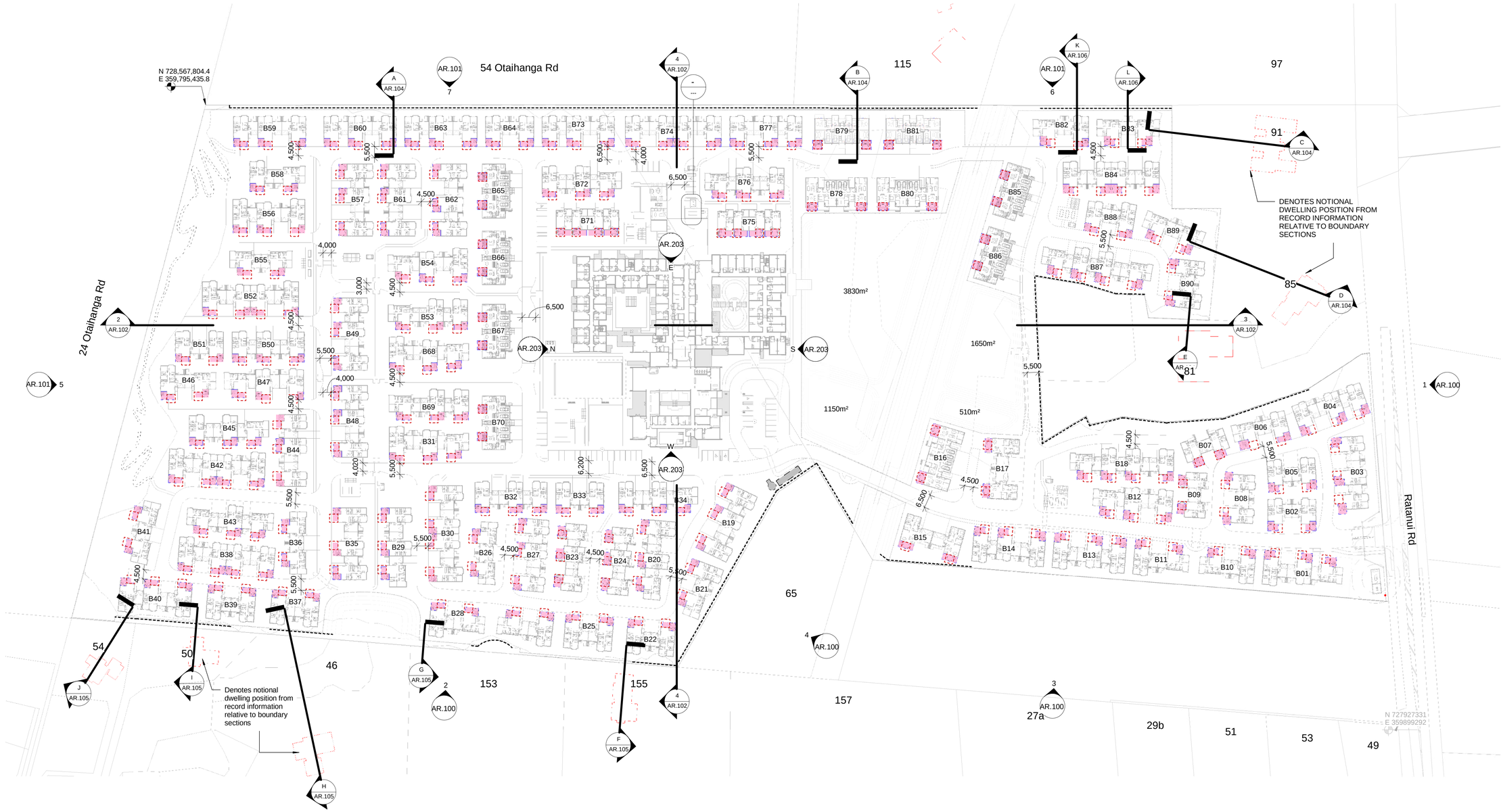
Drawing Title.
MASTER PLAN - UNIT TYPES & MIX PLAN

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev.
064 **AR.011** **A**

0 10 20 30 40 50 60 70 80 90 100

Graphical print scale in millimeters for original sheet size refer title block

15/10/2026 4:12:13 pm



A MASTER PLAN - DEVELOPMENT CONTROL PLAN

1 : 1000

G-FLR OUTDOOR SPACES SCHEDULE

	OUTLOOK Living 4.0m X 4.0 m Bedroom 1.0m X 1.0m ILU to ILU std offsets to side(4m), rear (2.5m min) and frontage (2.5m min) allow for bedroom outlook
	OUTDOOR AREA Min 20m² Min 3m dimension

NOTE:
LANDSCAPE SHOWN INDICATIVE - REFER TO LANDSCAPE DRAWINGS FOR FURTHER DETAILS.

RC - BLOCK SCHEDULE PLANNING COMPLIANCE

Block No.	No. of ILUs	Outdoor Area	Outlook Principal	Outlook Bedroom
B01	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B02	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B03	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B04	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B05	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B06	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B07	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B08	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B09	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B10	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B11	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B12	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B13	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B14	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B15	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B16	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B17	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B18	4	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B19	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B20	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B21	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B22	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU

RC - BLOCK SCHEDULE PLANNING COMPLIANCE

Block No.	No. of ILUs	Outdoor Area	Outlook Principal	Outlook Bedroom
B46	2			
B47	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B48	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B49	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B50	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B51	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B52	4	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B53	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B54	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B55	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B56	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B57	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B58	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B59	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B60	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B61	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B62	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B63	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B64	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B65	4	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B66	4	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B67	4	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B68	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU

RC - BLOCK SCHEDULE PLANNING COMPLIANCE

Block No.	No. of ILUs	Outdoor Area	Outlook Principal	Outlook Bedroom
B23	3			
B24	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B25	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B26	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B27	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B28	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B29	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B30	4	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B31	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B32	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B33	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B34	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B35	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B36	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B37	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B38	4	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B39	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B40	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B41	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B42	4	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B43	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B44	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B45	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU

RC - BLOCK SCHEDULE PLANNING COMPLIANCE

Block No.	No. of ILUs	Outdoor Area	Outlook Principal	Outlook Bedroom
B69	3			
B70	4	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B71	4	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B72	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B73	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B74	4	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B75	4	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B76	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B77	3	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B78	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B79	4	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B80	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B81	4	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B82	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B83	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B84	4	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B85	4	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B86	4	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B87	4	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B88	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B89	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B90	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU
B91	2	20m² per ILU	4mx4m per ILU	1mx1m per ILU

0 10 20 30 40 50 60 70 80 90 100

Graphical print scale in millimeters for original sheet size refer title block

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

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Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
MASTER PLAN - DEVELOPMENT CONTROL PLAN

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**

Project Number. Drawing Number. Rev
064 **AR.012** **A**

15/10/2026 4:12:23 pm



1 MASTER PLAN - ROOF PLAN

1 : 1000

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

Summerset Head Office Ph. 04 894 7320 Fax. 04 894 7319
headoffice@summerset.co.nz www.summerset.co.nz

Project Name.

OTAIHANGA
RETIREMENT VILLAGE

Project Stage.

RESOURCE CONSENT

Drawing Title.

MASTER PLAN - ROOF PLAN

0 10 20 30 40 50 60 70 80 90 100

Graphical print scale in millimeters for original sheet size refer title block

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**

Project Number. Drawing Number. Rev.
064 **AR.013** **A**

16/10/2026 4:15:33 pm



1 MASTER PLAN - HEIGHT PLAN

1 : 1000

N

RC - HEIGHT PLAN LEGEND	
Key	No. of Storeys
	1
	2
	3

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

Summerset Head Office Ph. 04 894 7320 Fax. 04 894 7319
headoffice@summerset.co.nz www.summerset.co.nz

Project Name.

OTAIHANGA
RETIREMENT VILLAGE

Project Stage.

RESOURCE CONSENT

Drawing Title.

MASTER PLAN - HEIGHT PLAN

0 10 20 30 40 50 60 70 80 90 100

Graphical print scale in millimeters for original sheet size refer title block

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev.
064 **AR.014** **A**

15/10/2026 4:15:36 pm



1 MASTER PLAN - MATERIALS DISPOSITION PLAN

1 : 1000

MATERIALS DISPOSITION LEGEND

	Scheme...	Cladding	Mortar Colour	Roof	Gutter/Fascia/Dow...	Window/Door...	Residential Front Door	Residential Garage Door	Soffit/Garage Reveal/Ext....	Comments
S1	1	Brick - Whitehaven	Premium White	Metal Long Run	Metal/PVC	Aluminium	Aluminium	Aluminium	Painted	
		Resene Integra - Half Tea		Sandstone Grey	Sandstone Grey	Sandstone Grey	Sandstone Grey	Sandstone Grey	Wattyl Calcium CW 3.3	
		Fibre Cement Boards - Oblique 200 & 300mm - Wattyl Nude Glow								
S2	2	Brick - Whitehaven	Premium White	Metal Long Run	Metal/PVC	Aluminium	Aluminium	Aluminium	Painted	
		Resene Integra - Cararra		Horoeka	Horoeka	Horoeka	Horoeka	Horoeka	Wattyl Calcium CW 3.3	
		Fibre Cement Boards - Oblique 200 & 300mm - Wattyl - Charcoal								
S3	3	Brick - Chiffon	Black	Metal Long Run	Metal/PVC	Aluminium	Aluminium	Aluminium	Painted	
		Resene Integra - Half Thorndon Cream		Ironsand	Ironstand	Ironstand	Ironstand	Ironstand	Wattyl Calcium CW 3.3	
		Fibre Cement Boards - Oblique 200 & 300mm - Wattyl – Charcoal								
S4	4	Plaster - Resene Triple Merino	N/A	Metal Long Run	Metal/PVC	Aluminium	Aluminium	Aluminium	Painted	
		Corrugate - Slate		Slate	Slate	Slate	Slate	Slate	Resene Triple Merino	
S5	5	Brick - Origin Silver	TBC	Diamond Solar Rib - Slate	Metal/PVC	Aluminium - Slate	N/A	Aluminium - Slate	N/A	Refer to elevations for material & colour disposition. MB* - Hobbies shed mimics main building materiality.
		Fibre Cement Boards - Oblique 200 & 300mm - Wattyl - Slate								
		Timber Shiplap - Western Red Cedar -...		Nuraply 3PM - Charcoal	Slate					
		Aluminium Composite Panel - Spandrel -...								

0 10 20 30 40 50 60 70 80 90 100

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Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

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Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
MASTER PLAN - MATERIALS DISPOSITION PLAN

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev.
064 **AR.015** **A**

15/10/2026 4:16:01 pm



1 MASTER PLAN - CAR PARKING PLAN

1 : 1000

RC - CAR PARKING SCHEDULE

Key	Parking Type	Count	Type Comments
	Care Visitor Accessible Parking	4	**Accessible Carpark 3.5x5.0M**
	Care Visitor Parking	2	**Visitor Carpark 2.6x5.0M**
	Cottage Resident Accessible Parking	2	**Accessible Carpark 3.5x5.0M**
	Cottage Resident Parking	6	**Resident Carpark 2.6x5.0M**
	Cottage Visitor Parking	2	**Visitor Carpark 2.6x5.0M**
	Serviced Apartment Resident Parking	7	**Resident Carpark**
	Serviced Apartment Visitor Parking	7	**Visitor Carpark**
	Staff Car Parking	20	**Staff Carpark 2.6x5.0M**
	Summerset Vehicle Parking	2	**Summerset Vehicle Carpark 2.6x5.0M**
Total Allocated at Grade Carparking		**52**	

0 10 20 30 40 50 60 70 80 90 100

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Project Name.

OTAIHANGA
RETIREMENT VILLAGE

Project Stage.

RESOURCE CONSENT

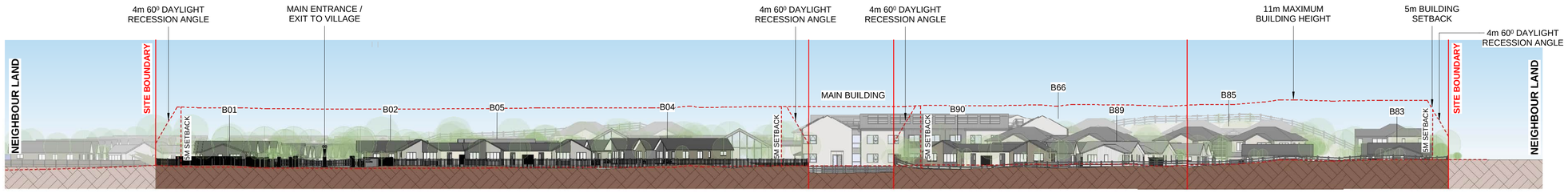
Drawing Title.

MASTER PLAN - CAR PARKING PLAN

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**

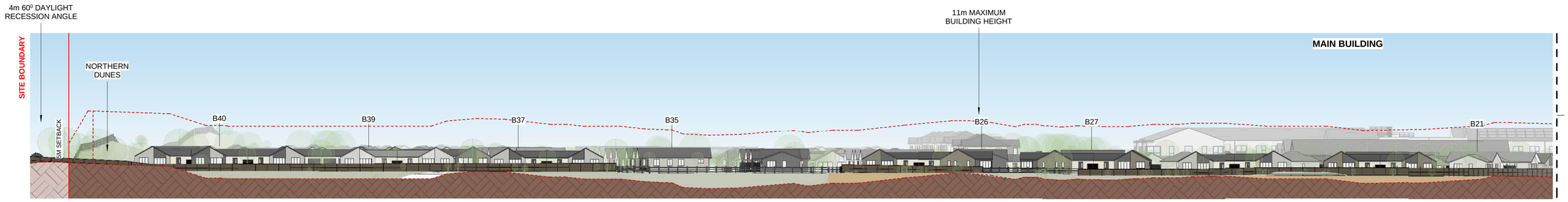
Project Number. Drawing Number. Rev.
064 **AR.016** **A**

15/10/2026 4:16:4 pm



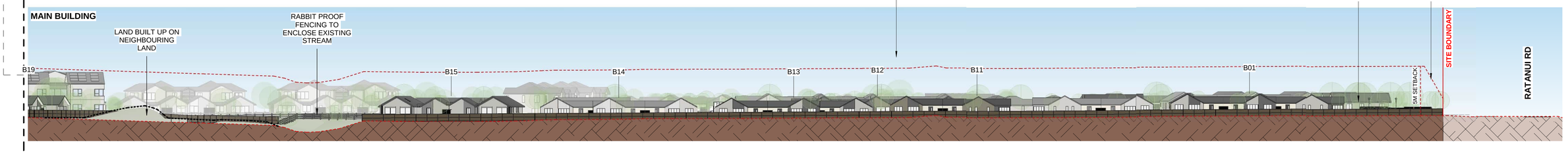
1 SOUTH ELEVATION BOUNDARY 1

1 : 450



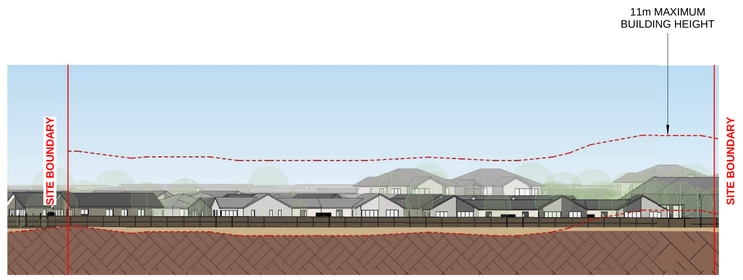
2 WEST ELEVATION BOUNDARY 1

1 : 450



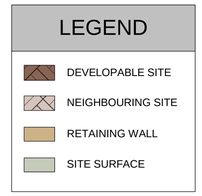
3 WEST ELEVATION BOUNDARY 2

1 : 450



4 SOUTH ELEVATION BOUNDARY 2

1 : 450



Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

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headoffice@summerset.co.nz www.summerset.co.nz

Project Name.

OTAIHANGA
RETIREMENT VILLAGE

Project Stage.

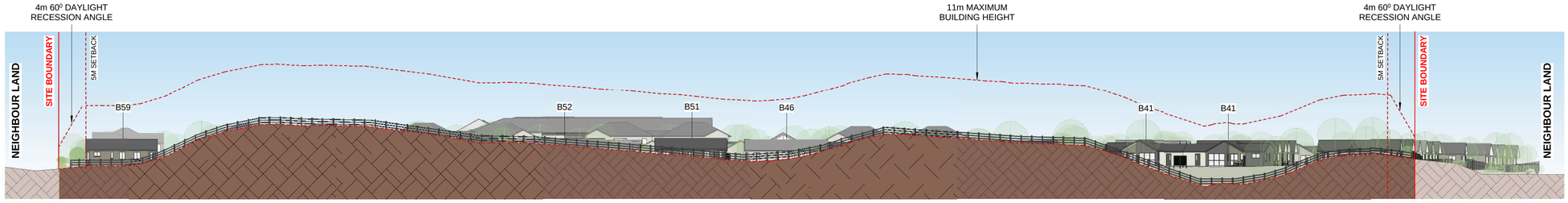
RESOURCE CONSENT

Drawing Title.

SITE ELEVATIONS

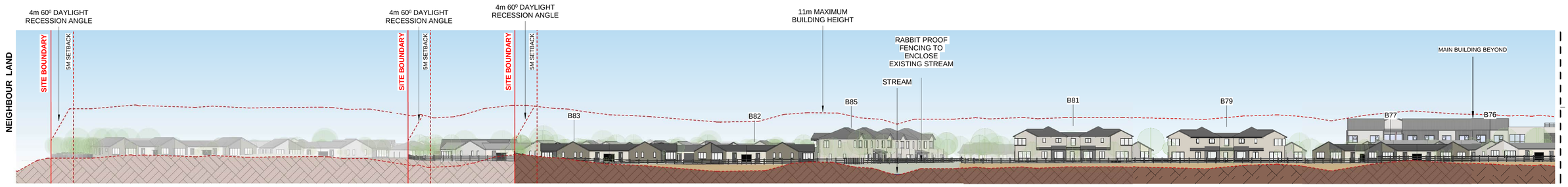
DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev.
064 **AR.100** **A**

15/10/2026 4:16:26 pm



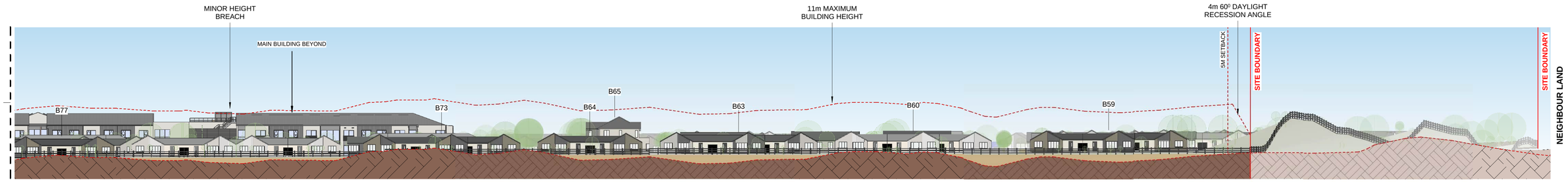
5 NORTH ELEVATION BOUNDARY

1 : 450



6 EAST ELEVATION BOUNDARY 1

1 : 450



7 EAST ELEVATION BOUNDARY 2

1 : 450

LEGEND

- DEVELOPABLE SITE
- NEIGHBOURING SITE
- RETAINING WALL
- SITE SURFACE

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

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headoffice@summerset.co.nz www.summerset.co.nz

Project Name.

OTAIHANGA
RETIREMENT VILLAGE

Project Stage.

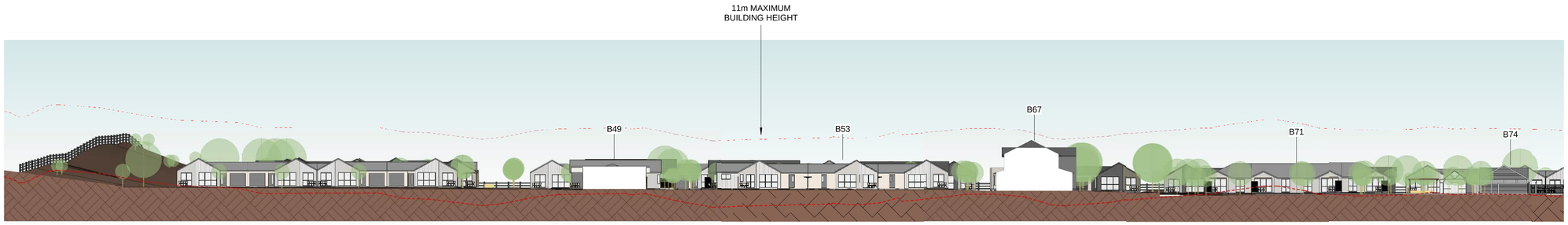
RESOURCE CONSENT

Drawing Title.

SITE ELEVATIONS

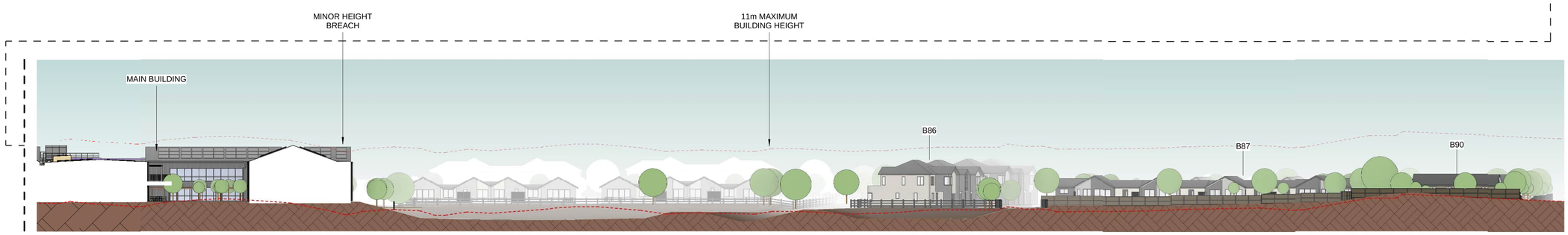
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Project Number. Drawing Number. Rev.
064 **AR.101** **A**

15/10/2026 4:16:45 pm



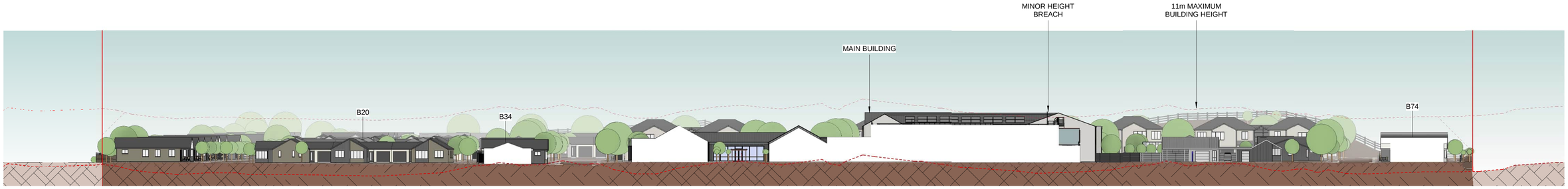
2 Site Section 1

1 : 400



3 Site Section 2

1 : 400



4 Site Section 3

1 : 400

LEGEND

- DEVELOPABLE SITE
- NEIGHBOURING SITE
- RETAINING WALL
- SITE SURFACE

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

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headoffice@summerset.co.nz www.summerset.co.nz

Project Name.

OTAIHANGA
RETIREMENT VILLAGE

Project Stage.

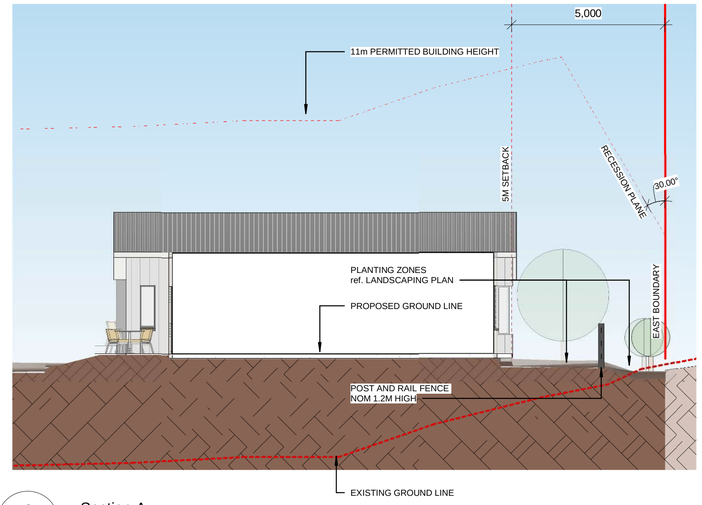
RESOURCE CONSENT

Drawing Title.

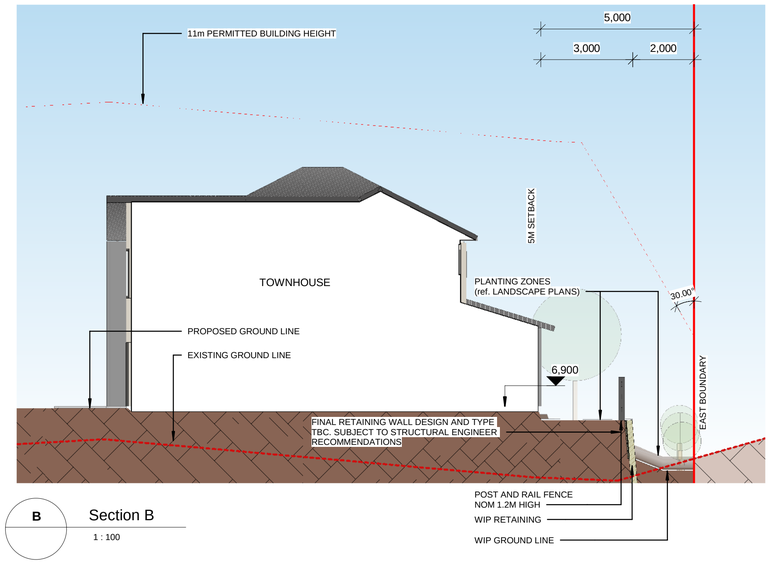
SITE SECTIONS

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev
064 **AR.102** **A**

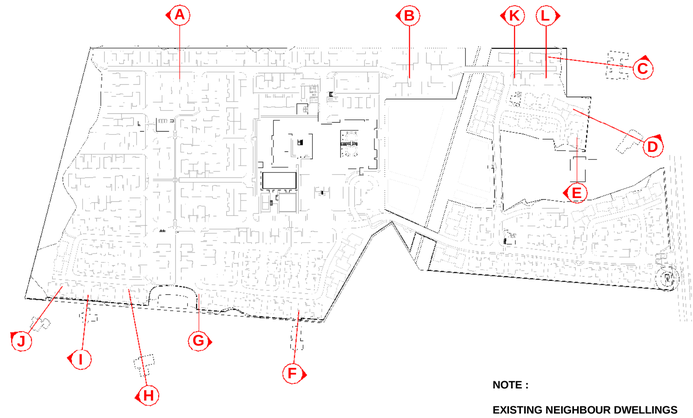
15/10/2026 4:17:20 pm



A Section A
1 : 100



B Section B
1 : 100

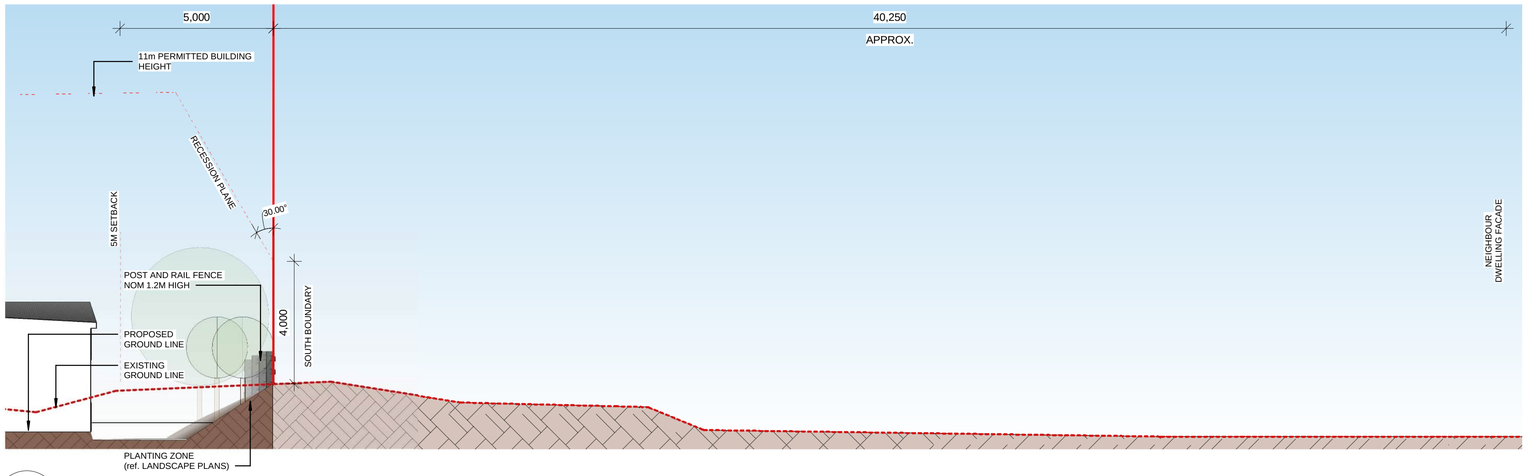


1 MASTER PLAN - BOUNDARY SECTIONS KEY 2
1 : 3000

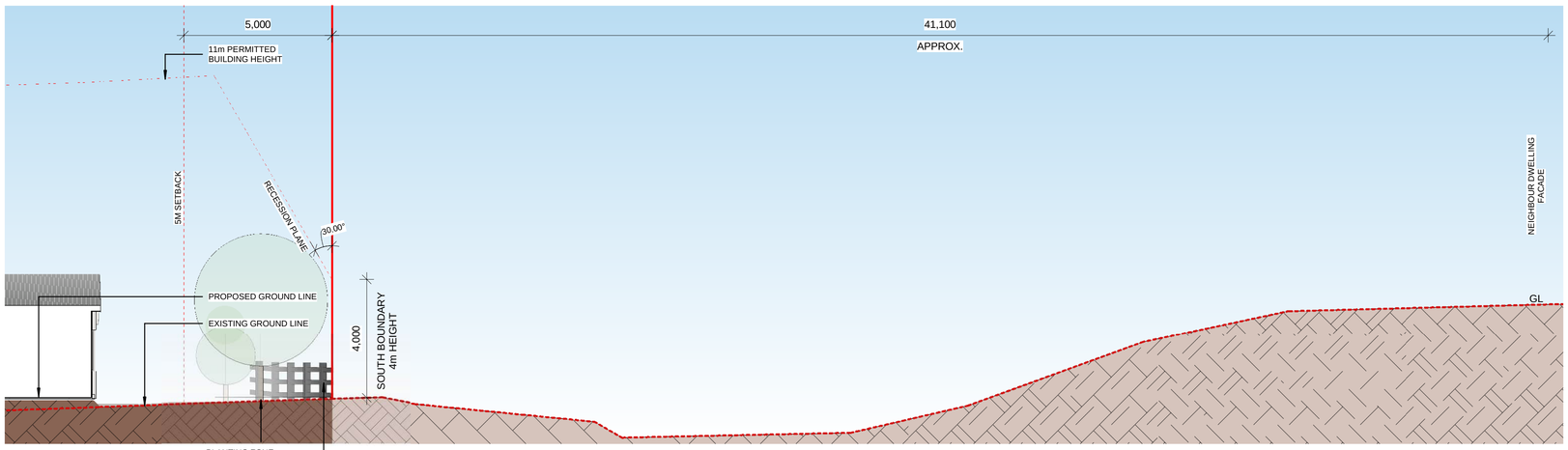
NOTE :

EXISTING NEIGHBOUR DWELLINGS SHOWN FORM LIDAR AND AERIAL RECORD INFORMATION

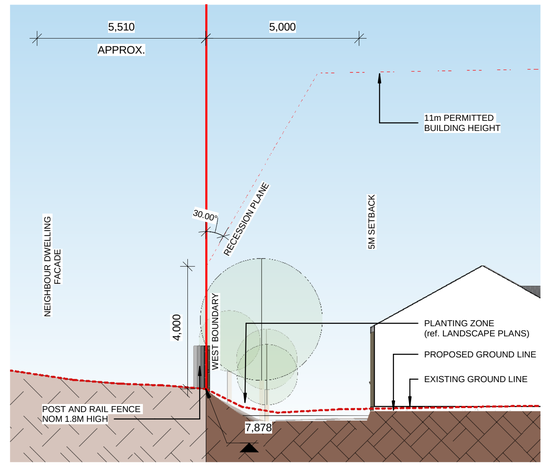
REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DETAIL & PLANTING



C Section C
1 : 100



D Section D
1 : 100



E Section E
1 : 100

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

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Project Name.
OTAIHANGA
RETIREMENT VILLAGE

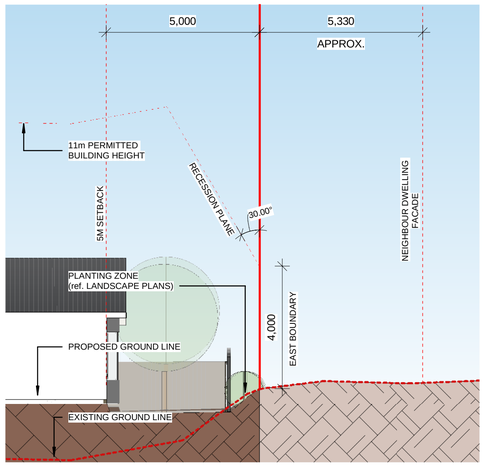
Project Stage.
RESOURCE CONSENT

Drawing Title.
BOUNDARY SECTIONS -
RECESSION PLANES A-E

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**

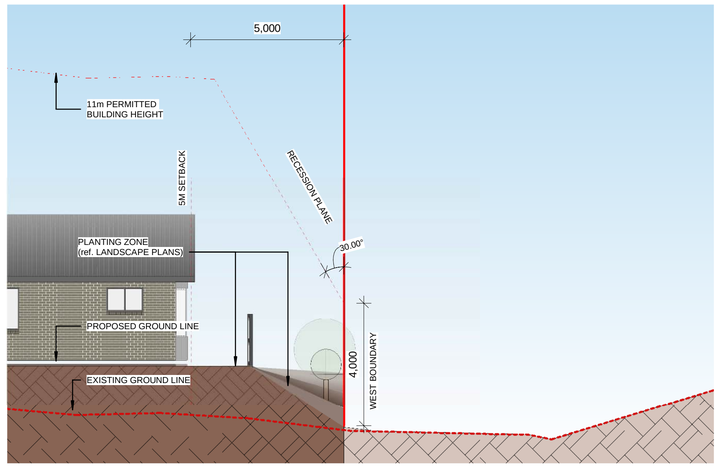
Project Number.	Drawing Number.	Rev
064	**AR.104**	**A**

15/10/2026 4:17:27 pm



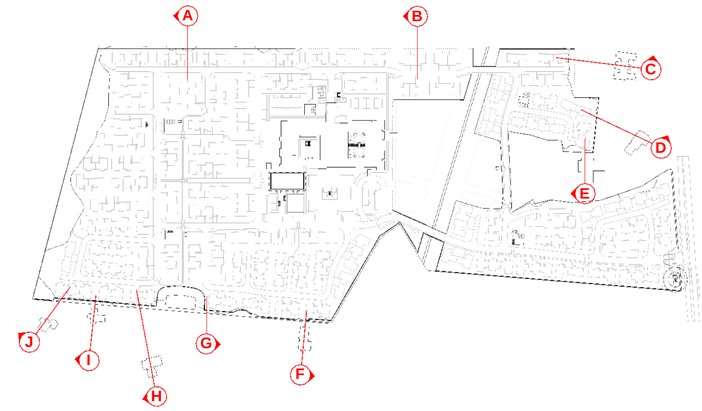
F Section F

1 : 100



G Section G

1 : 100



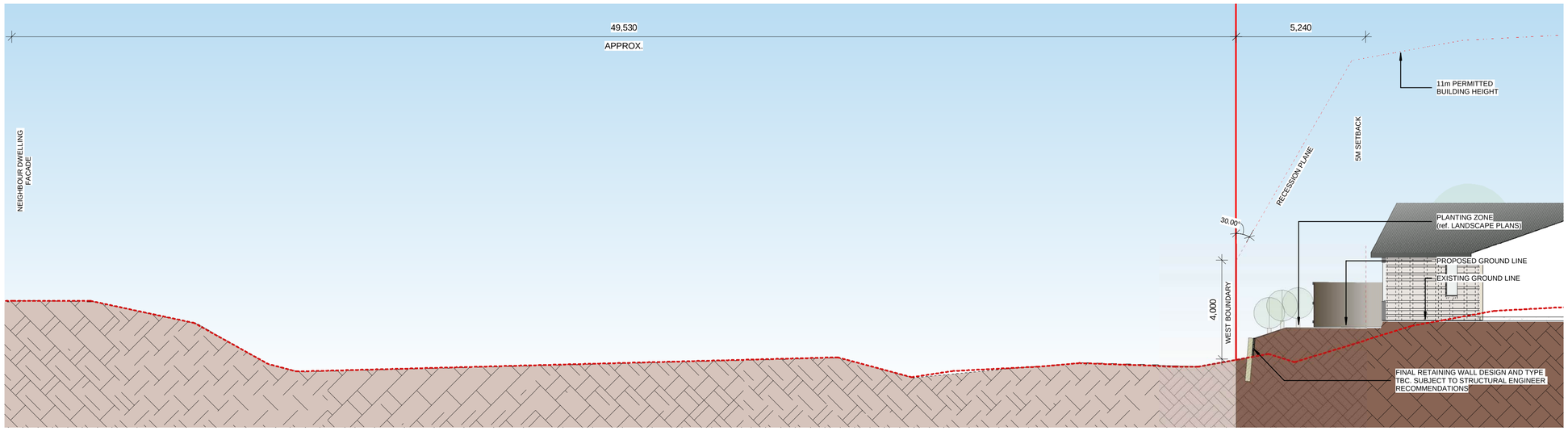
1 MASTER PLAN - BOUNDARY SECTIONS KEY 1

1 : 3000

NOTE :

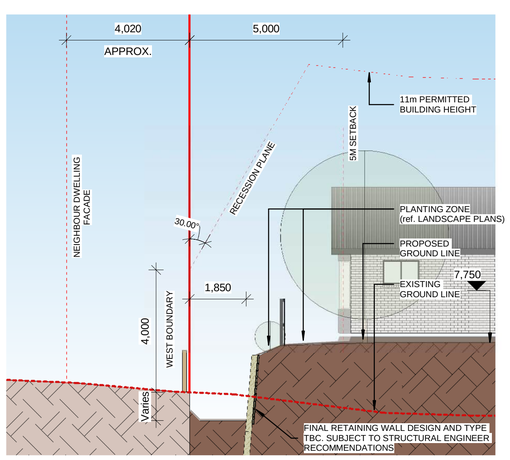
EXISTING NEIGHBOUR DWELLINGS SHOWN FORM LIDAR AND AERIAL RECORD INFORMATION

REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DETAIL & PLANTING



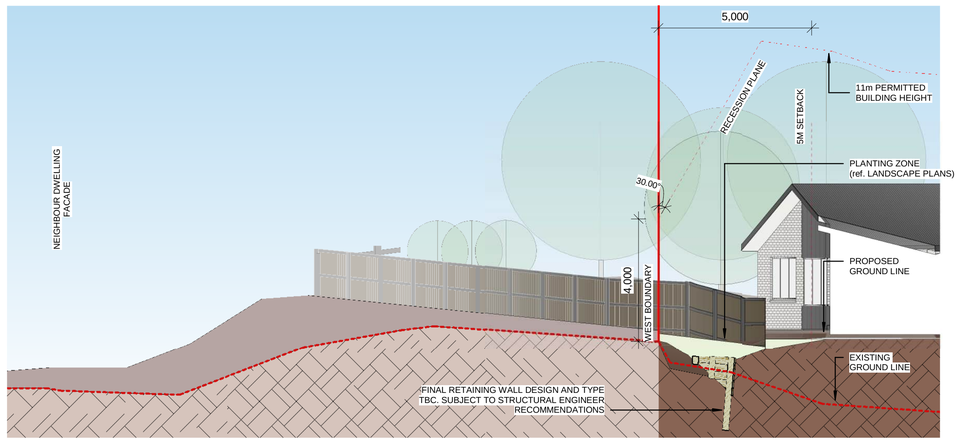
H Section H

1 : 100



I Section I

1 : 100



J Section J

1 : 100

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

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Project Name.

OTAIHANGA
RETIREMENT VILLAGE

Project Stage.

RESOURCE CONSENT

Drawing Title.

BOUNDARY SECTIONS -
RECESSION PLANES F-J

DO NOT SCALE DRAWINGS.
Original Sheet Size: A1

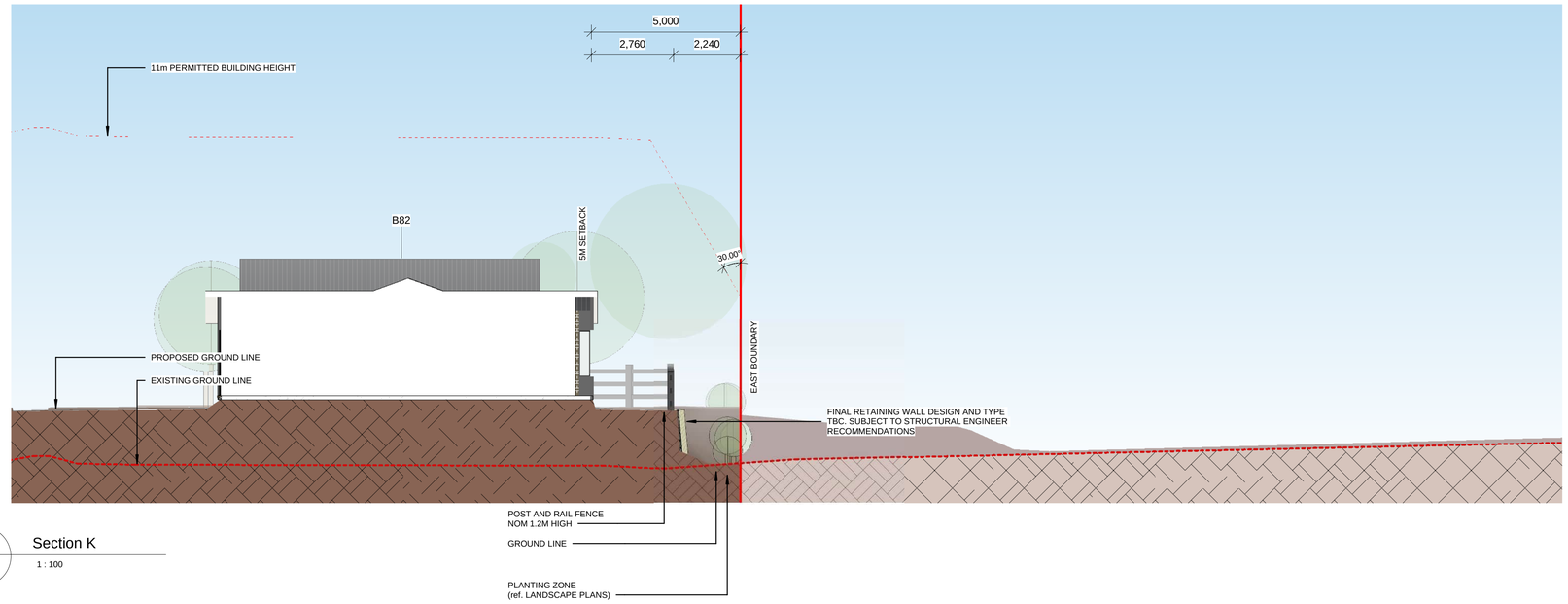
DATE **15/10/26**

Project Number. **064**

Drawing Number. **AR.105**

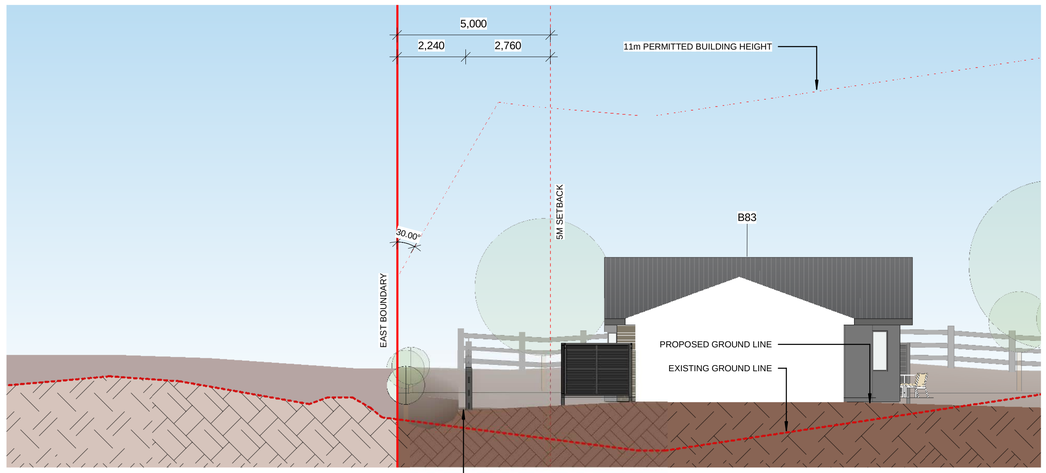
Rev **A**

15/10/2026 4:17:33 pm



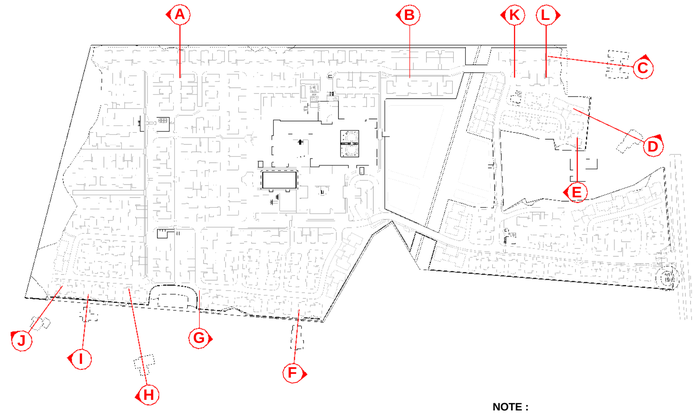
K Section K

1 : 100



L Section L

1 : 100



1 MASTER PLAN - BOUNDARY SECTIONS KEY 3

1 : 3000

NOTE :

EXISTING NEIGHBOUR DWELLINGS SHOWN FORM LIDAR AND AERIAL RECORD INFORMATION

REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DETAIL & PLANTING

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

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Project Name.

OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
BOUNDARY SECTIONS -
RECESSION PLANES K-L

DO NOT SCALE DRAWINGS.
Original Sheet Size: A1

DATE **15/10/26**

Project Number. **064**

Drawing Number. **AR.106**

Rev. **A**

15/10/2026 4:17:39 pm



NOTE: REFER TO RC.012 FOR ADDITIONAL DIMS AND SITE REFERENCES

1 MASTER PLAN - MB GROUND FLOOR PLAN

1 : 200

0 10 20 30 40 50 60 70 80 90 100

Graphical print scale in millimeters for original sheet size refer title block

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

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Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
MAIN BUILDING GROUND FLOOR PLAN

DO NOT SCALE DRAWINGS.
Original Sheet Size: A1

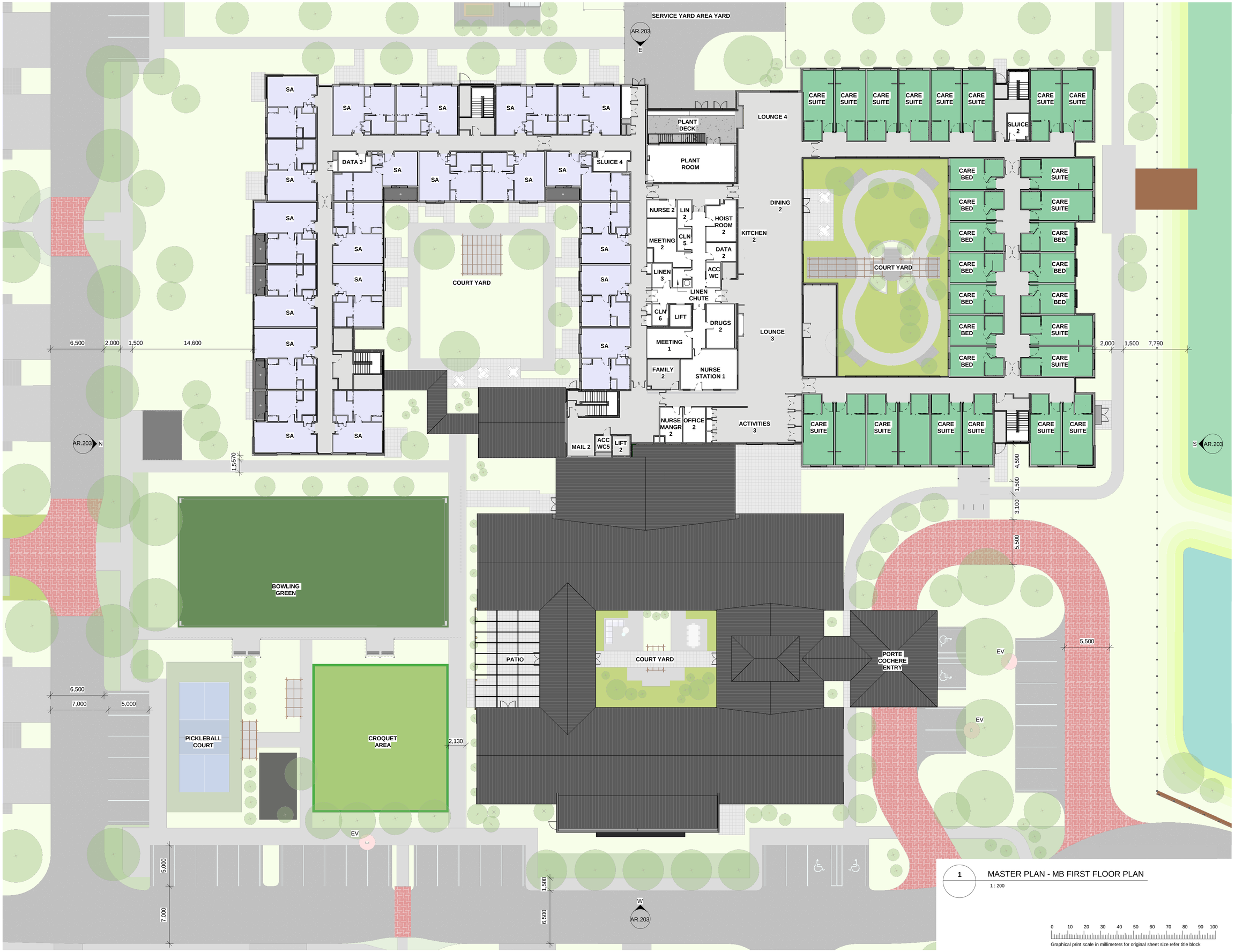
DATE
15/10/26

Project Number.
064

Drawing Number.
AR.200

Rev
A

15/10/2026 4:18:42 pm



1 MASTER PLAN - MB FIRST FLOOR PLAN

1 : 200

0 10 20 30 40 50 60 70 80 90 100

Graphical print scale in millimeters for original sheet size refer title block

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

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headoffice@summerset.co.nz www.summerset.co.nz

Project Name.
OTAIHANGA
RETIREMENT VILLAGE

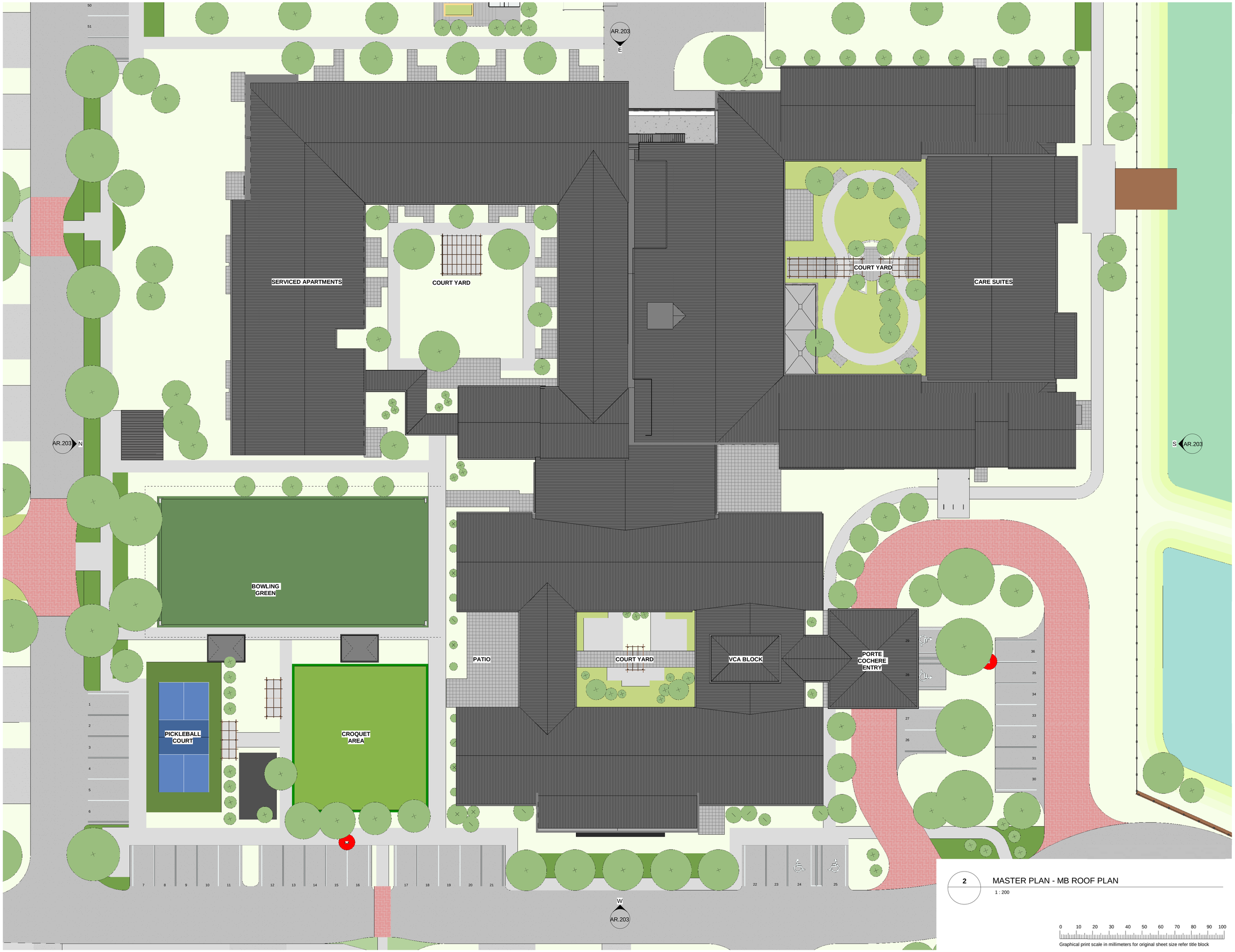
Project Stage.
RESOURCE CONSENT

Drawing Title.
MAIN BUILDING FIRST FLOOR PLAN

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**

Project Number.	Drawing Number.	Rev.
064	**AR.201**	**A**

15/10/2026 4:20:39 pm



N

NOTE: REFER TO RC.012
FOR ADDITIONAL DIMS
AND SITE REFERENCES

2 MASTER PLAN - MB ROOF PLAN

1 : 200

0 10 20 30 40 50 60 70 80 90 100

Graphical print scale in millimeters for original sheet size refer title block

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

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Project Name.

OTAIHANGA
RETIREMENT VILLAGE

Project Stage.

RESOURCE CONSENT

Drawing Title.

MAIN BUILDING ROOF PLAN

DO NOT SCALE DRAWINGS.
Original Sheet Size: A1

DATE
15/10/26

Project Number.
064

Drawing Number.
AR.202

Rev.
A

15/10/2026 4:21:33 pm



N NORTH ELEVATION MB

1 : 200

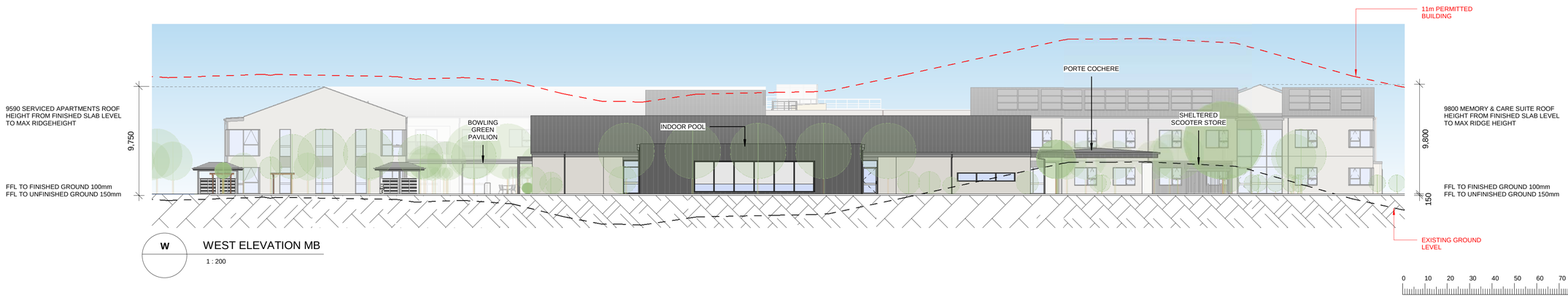


E EAST ELEVATION MB

1 : 200

S SOUTH ELEVATION MB

1 : 200



W WEST ELEVATION MB

1 : 200

0 10 20 30 40 50 60 70 80 90 100

Graphical print scale in millimeters for original sheet size refer title block

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

Summerset Head Office Ph. 04 894 7320 Fax. 04 894 7319
headoffice@summerset.co.nz www.summerset.co.nz

Project Name.

OTAIHANGA
RETIREMENT VILLAGE

Project Stage.

RESOURCE CONSENT

Drawing Title.

MAIN BUILDING ELEVATIONS

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev.
064 **AR.203** **A**

15/10/2026 4:21:51 pm



1 MASTERPLAN - TEMPORARY RECREATION CENTER LOCATION

1 : 500

Rev	Date	Description
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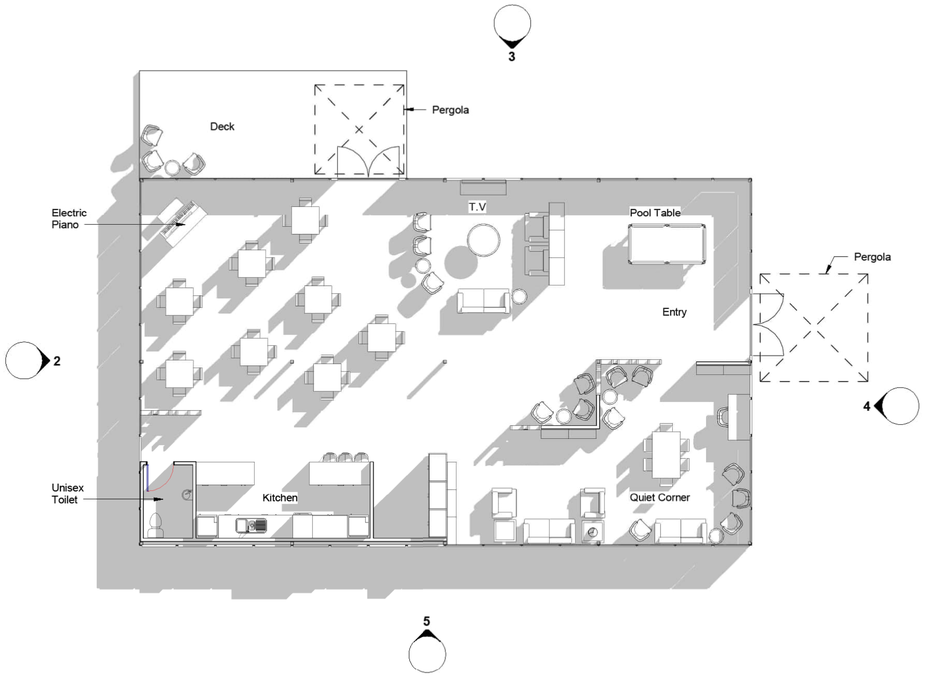
Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
MASTERPLAN - TEMPORARY RECREATION CENTRE

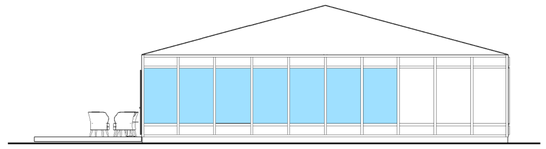
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Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev
064 **AR.300** **A**

15/10/2026 4:13:55 pm



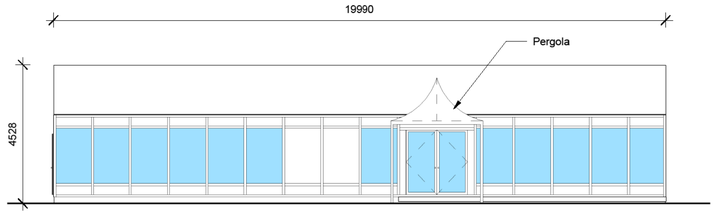
1 TEMPORARY RECREATION CENTRE - FLOOR PLAN

1 : 100



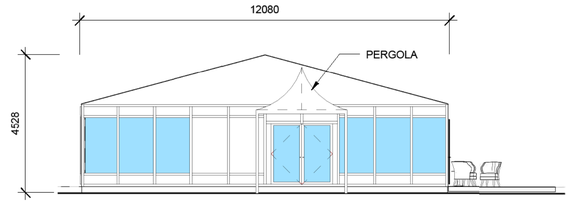
2 TEMPORARY RECREATION CENTRE - ELEVATION 01

1 : 100



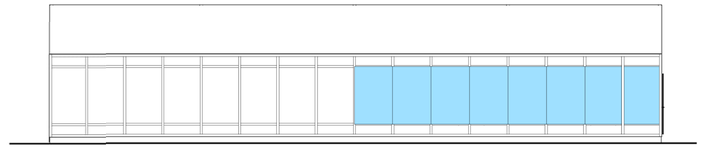
3 TEMPORARY RECREATION CENTRE - ELEVATION 02

1 : 100



4 TEMPORARY RECREATION CENTRE - ELEVATION 03

1 : 100



5 TEMPORARY RECREATION CENTRE - ELEVATION 04

1 : 100



6 TEMPORARY RECREATION CENTRE - AXONOMETRIC

Not To Scale



















7 TEMPORARY RECREATION CENTRE - IMAGES

Not To Scale

0 10 20 30 40 50 60 70 80 90 100

Graphical print scale in millimeters for original sheet size refer title block

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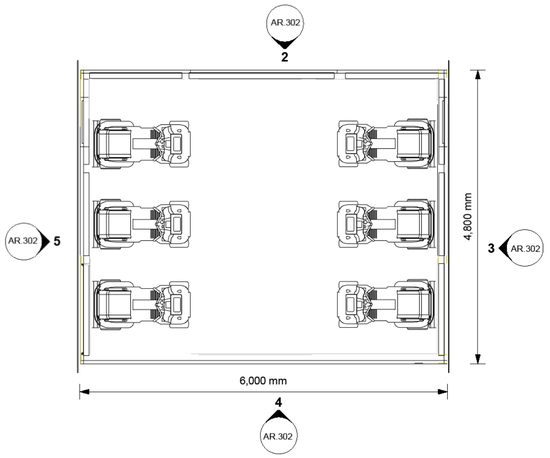
Drawing Title.

MASTERPLAN - TEMPORARY
RECREATION CENTRE IMAGES

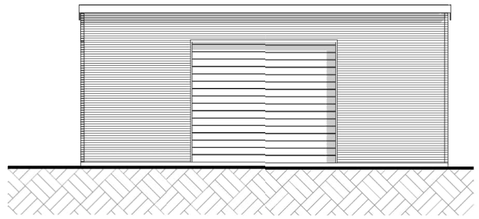
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Original Sheet Size: A1 **15/10/26**

Project Number. Drawing Number. Rev
064 **AR.301** **A**

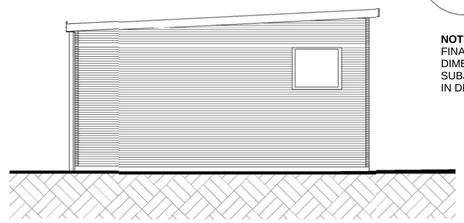
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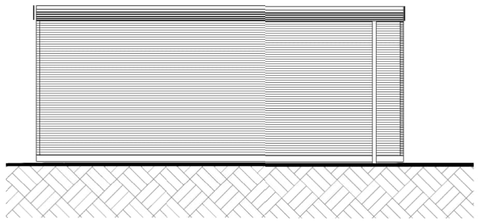
1 MASTER PLAN - SCOOTER BUILDING - GROUND FLOOR PLAN
1 : 50



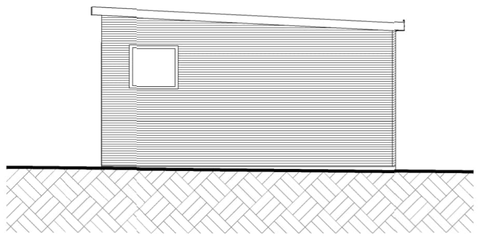
2 SCOOTER BUILDING - NORTH ELEVATION
1 : 50



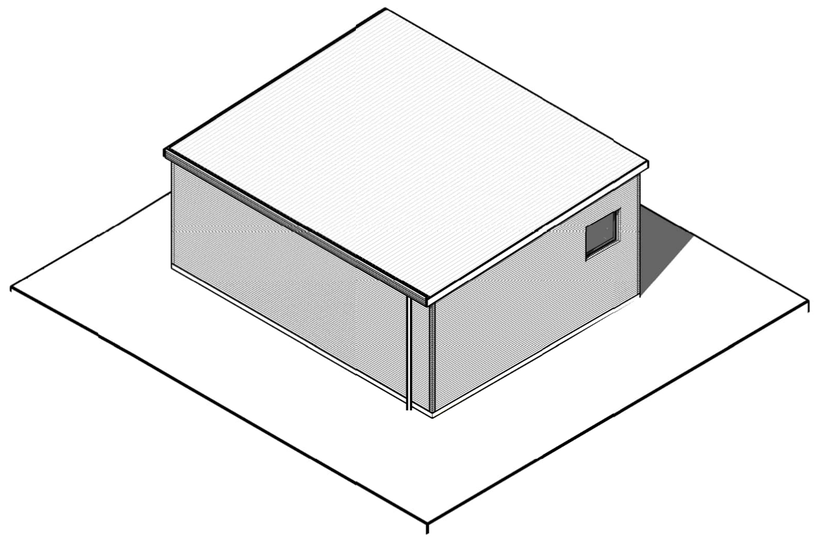
3 SCOOTER BUILDING - EAST ELEVATION
1 : 50



4 SCOOTER BUILDING - SOUTH ELEVATION
1 : 50



5 SCOOTER BUILDING - WEST ELEVATION
1 : 50



6 SCOOTER BUILDING ISOMETRIC

NOTE:
FINAL SCOOTER STORE DIMENSIONS AND FINISHES SUBJECT TO CONFIRMATION IN DETAILED DESIGN

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

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headoffice@summerset.co.nz www.summerset.co.nz

Project Name.
OTAIHANGA
RETIREMENT VILLAGE

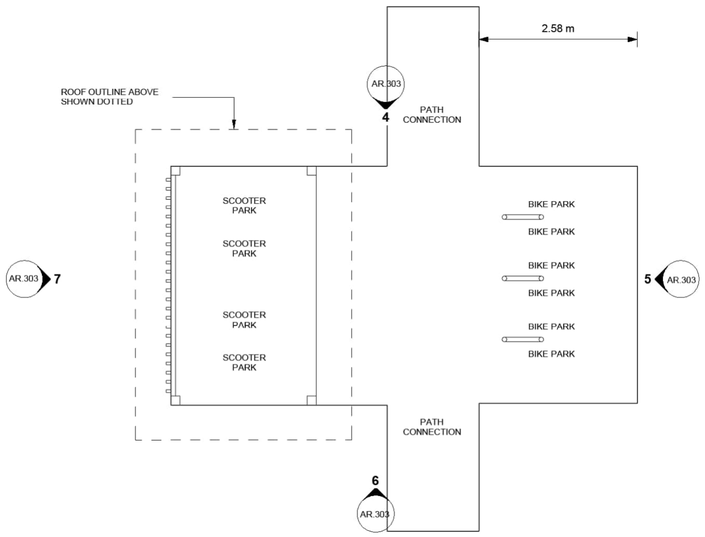
Project Stage.
RESOURCE CONSENT

Drawing Title.
SCOOTER BUILDING

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Graphical print scale in millimeters for original sheet size refer title block

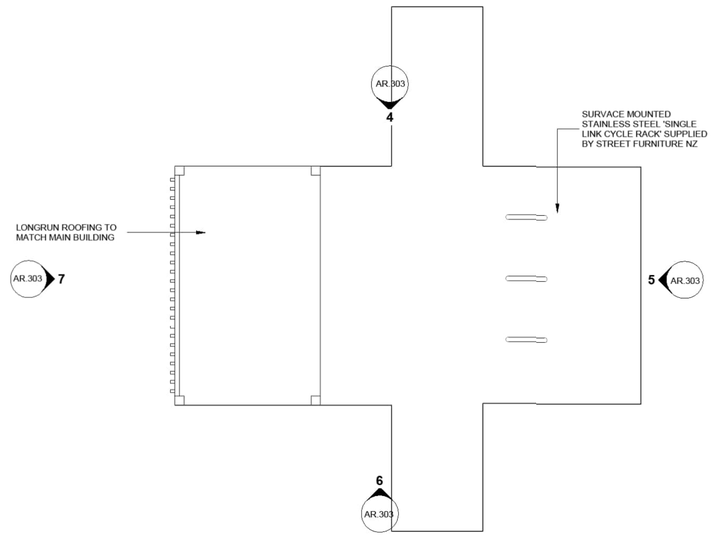
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Project Number. Drawing Number. Rev.
064 **AR.302** **A**

15/10/2026 4:23:56 pm



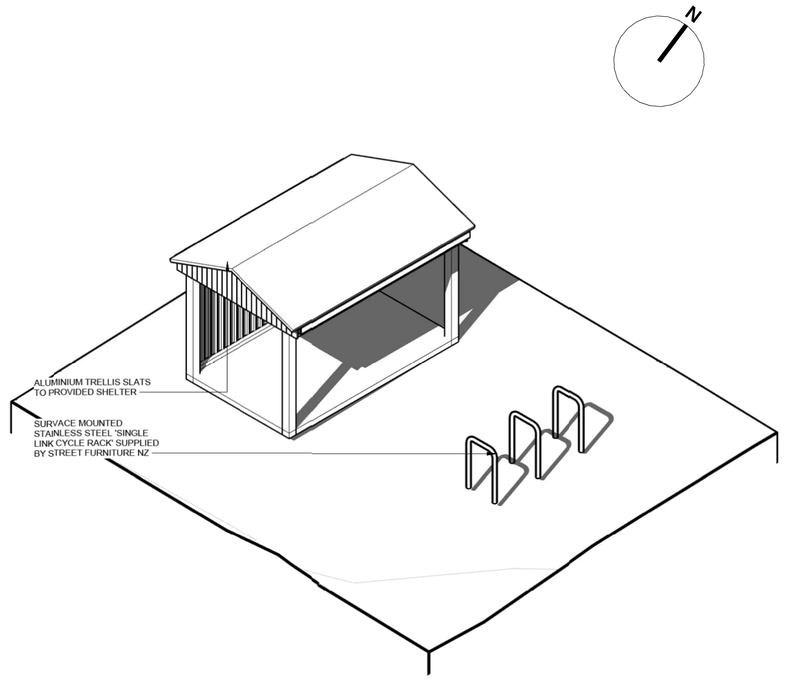
1 MASTER PLAN - SCOOTER & BIKE PARK - FLOOR PLAN

1 : 50

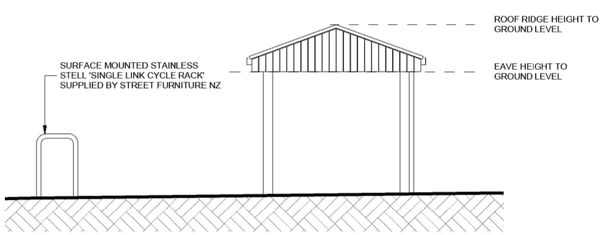


2 MASTER PLAN - SCOOTER & BIKE PARK - ROOF PLAN

1 : 50

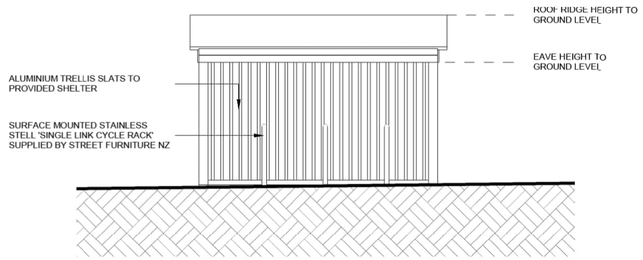


3 SCOOTER & BIKE PARK - ISOMETRIC



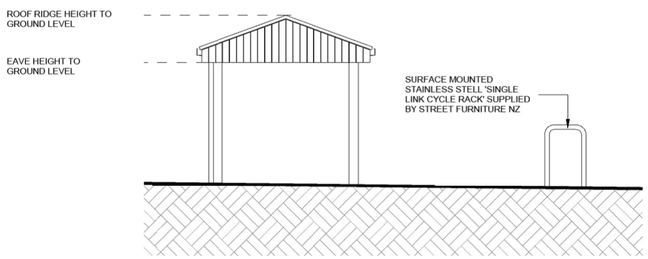
4 SCOOTER & BIKE PARK - NORTH ELEVATION

1 : 50



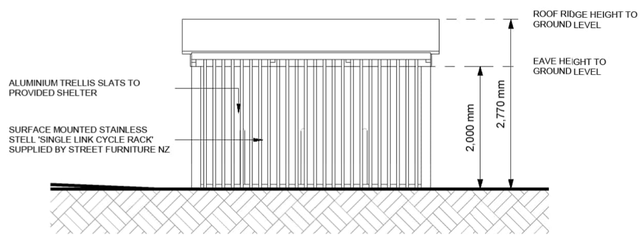
5 SCOOTER & BIKE PARK - EAST ELEVATION

1 : 50



6 SCOOTER & BIKE PARK - SOUTH ELEVATION

1 : 50



7 SCOOTER & BIKE PARK - WEST ELEVATION

1 : 50

Rev	Date	Description
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Client.

Summerset

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headoffice@summerset.co.nz www.summerset.co.nz

Project Name.

OTAIHANGA
RETIREMENT VILLAGE

Project Stage.

RESOURCE CONSENT

Drawing Title.

SCOOTER & BIKE STORE

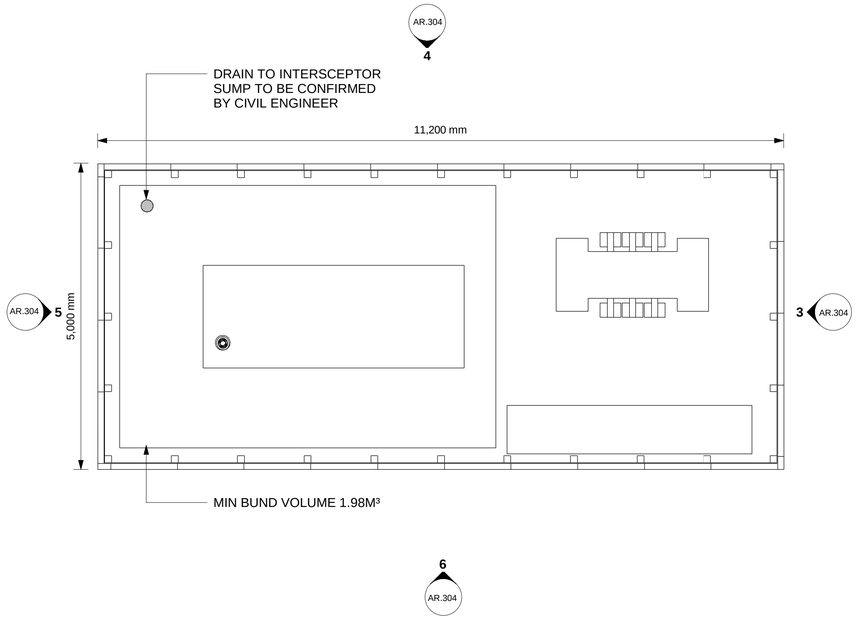
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Graphical print scale in millimeters for original sheet size refer title block

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**

Project Number. **064** Drawing Number. **AR.303** Rev. **A**

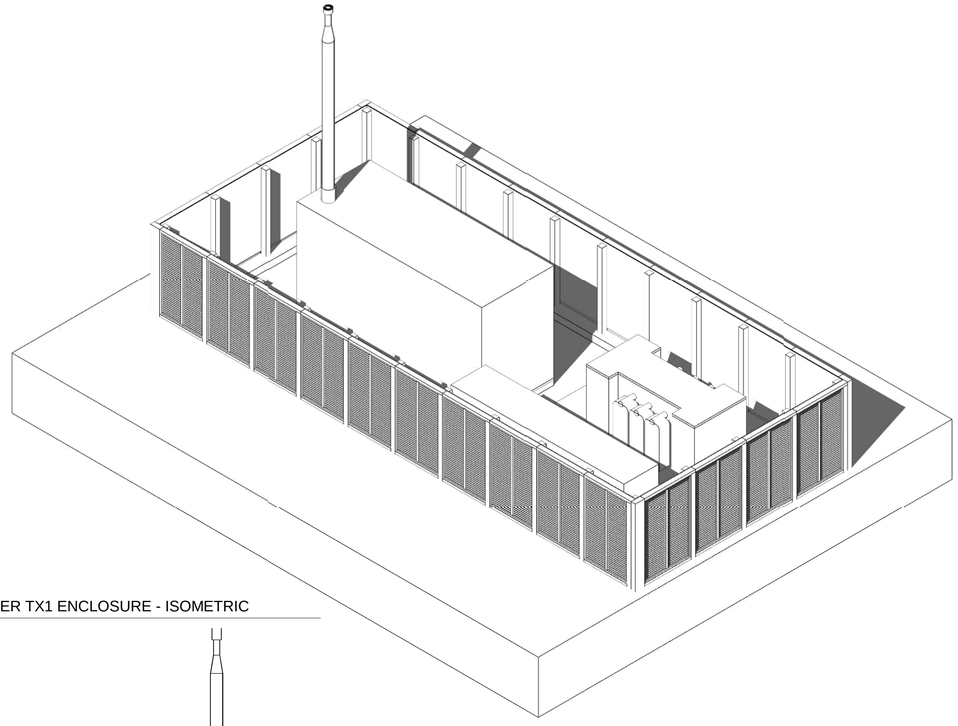
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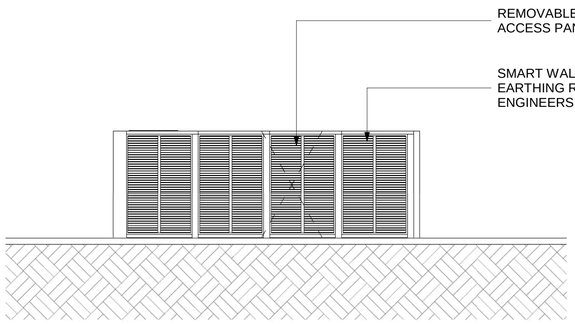
1 MASTER PLAN - TRANSFORMER TX1 ENCLOSURE - GROUND FLOOR PLAN

1 : 50

REFER ELECTRICAL ENGINEER'S DRAWINGS FOR FURTHER DETAIL OF ENCLOSURE.

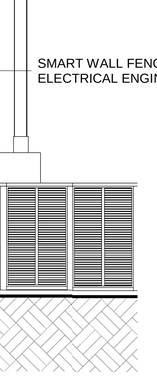


2 TRANSFORMER TX1 ENCLOSURE - ISOMETRIC



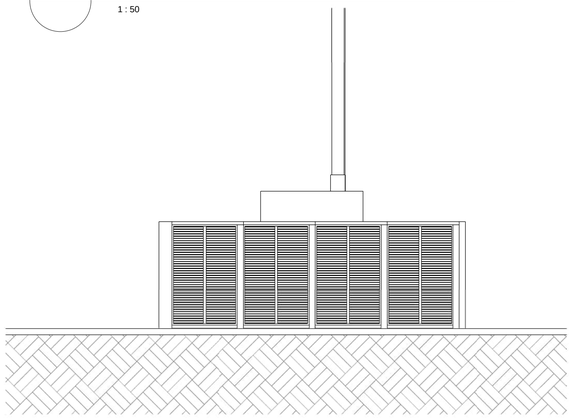
3 TRANSFORMER TX1 ENCLOSURE - EAST ELEVATION

1 : 50



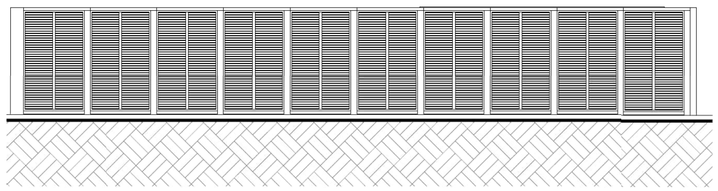
4 TRANSFORMER TX1 ENCLOSURE - NORTH ELEVATION

1 : 50



5 TRANSFORMER TX1 ENCLOSURE - WEST ELEVATION

1 : 50



6 TRANSFORMER TX1 ENCLOSURE - SOUTH ELEVATION

1 : 50

0 10 20 30 40 50 60 70 80 90 100

Graphical print scale in millimeters for original sheet size refer title block

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATOIN

Client.

Summerset

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headoffice@summerset.co.nz www.summerset.co.nz

Project Name.

OTAIHANGA
RETIREMENT VILLAGE

Project Stage.

RESOURCE CONSENT

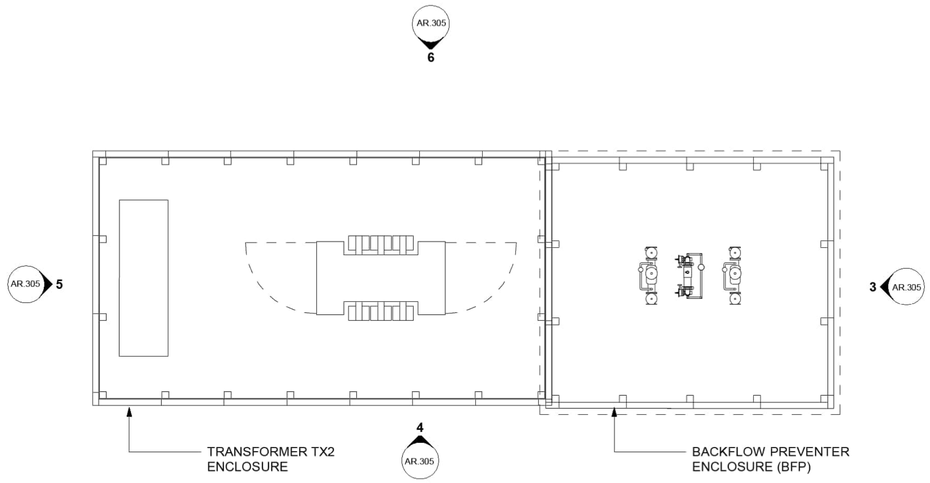
Drawing Title.

TRANSFORMER TX1 &
GENERATOR ENCLOSURE

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 15/10/26

Project Number. Drawing Number. Rev.
061 AR.304 A

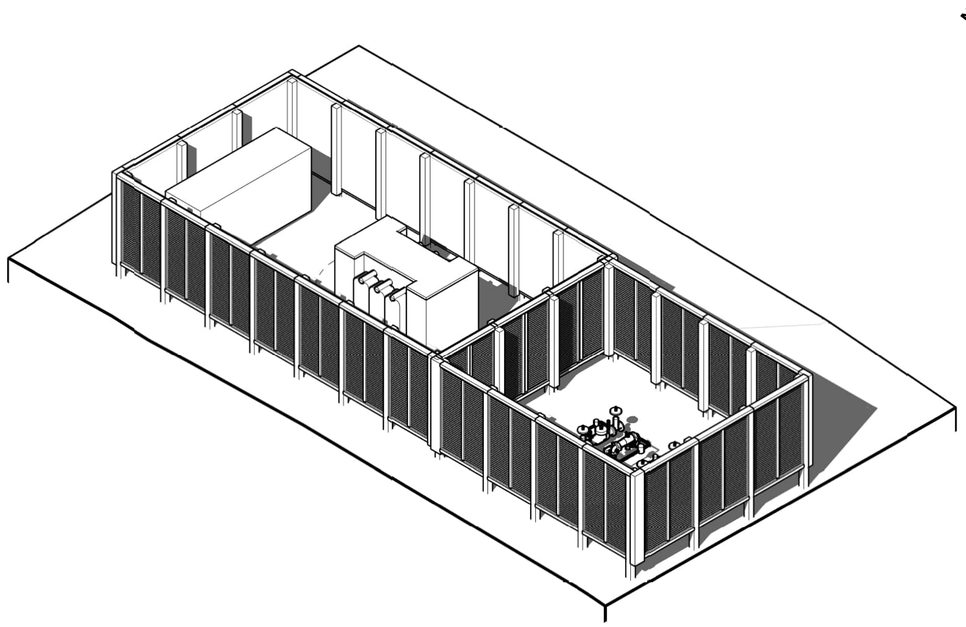
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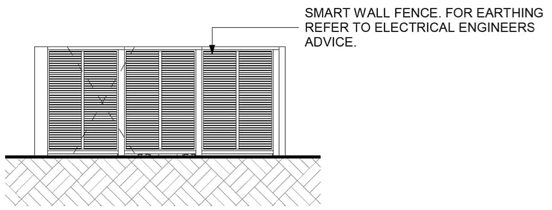
1 MASTER PLAN - TRANSFORMER TX2 AND BFP ENCLOSURE - GROUND FLOOR PLAN

1 : 50

REFER ELECTRICAL ENGINEER'S DRAWINGS FOR FURTHER DETAIL OF ENCLOSURE.

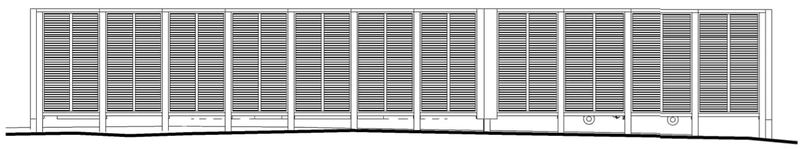


2 TRANSFORMER TX2 AND BFP ENCLOSURE - ISOMETRIC



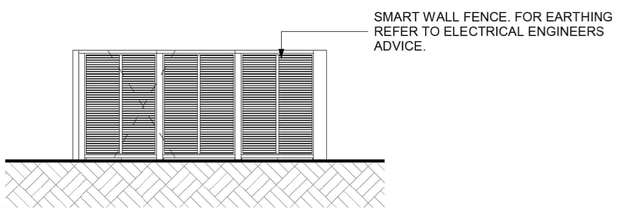
3 TRANSFORMER TX2 ENCLOSURE AND BFP - NORTH ELEVATION

1 : 50



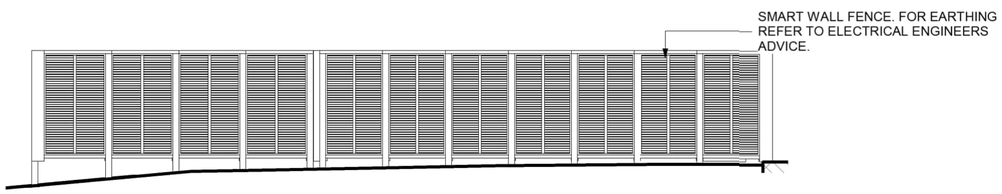
4 TRANSFORMER TX2 ENCLOSURE AND BFP - EAST ELEVATION

1 : 50



5 TRANSFORMER TX2 ENCLOSURE AND BFP - SOUTH ELEVATION

1 : 50



6 TRANSFORMER TX2 ENCLOSURE AND BFP - WEST ELEVATION

1 : 50





7 ENCLOSURE IMAGES FROM PRIOR PROJECTS

Not To Scale

0 10 20 30 40 50 60 70 80 90 100

Graphical print scale in millimeters for original sheet size refer title block

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Project Name.

OTAIHANGA
RETIREMENT VILLAGE

Project Stage.

RESOURCE CONSENT

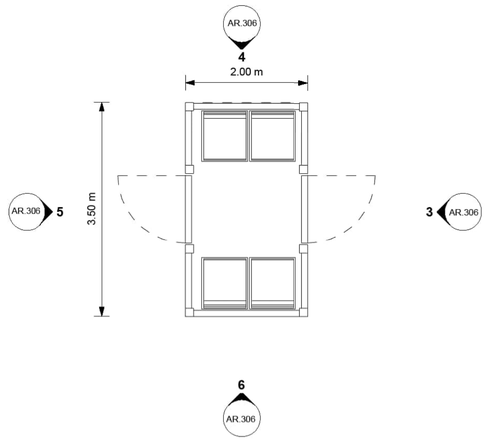
Drawing Title.

TRANSFORMER TX2 ENCLOSURE

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**

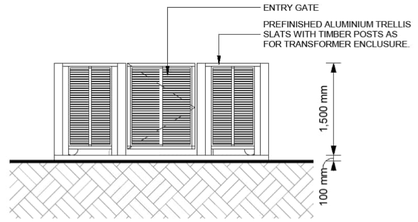
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064 **AR.305** **A**

15/10/2026 4:23:02 pm

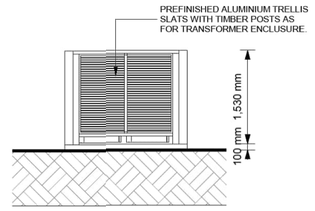


1 MASTER PLAN - SAFE ACCESS RESIDENTS WASTE FACILITY (SARWF) ENCLOSURE
1 : 50

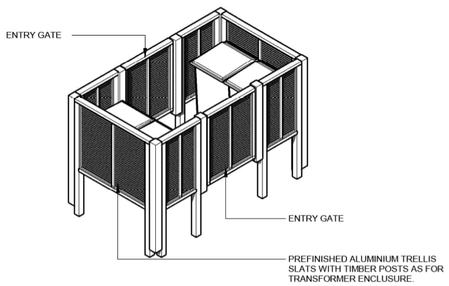
REFER TO MASTERPLAN FOR SARWF LOCATIONS



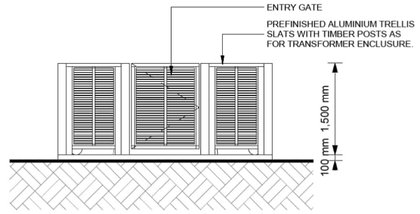
3 SARWF ENCLOSURE EAST ELEVATION
1 : 50



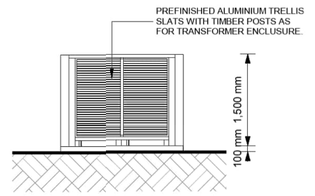
4 SARWF ENCLOSURE NORTH ELEVATION
1 : 50



2 SARWF ENCLOSURE - ISOMETRIC



5 SARWF ENCLOSURE WEST ELEVATION
1 : 50



6 SARWF ENCLOSURE SOUTH ELEVATION
1 : 50

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Summerset

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headoffice@summerset.co.nz www.summerset.co.nz

Project Name.
OTAIHANGA
RETIREMENT VILLAGE

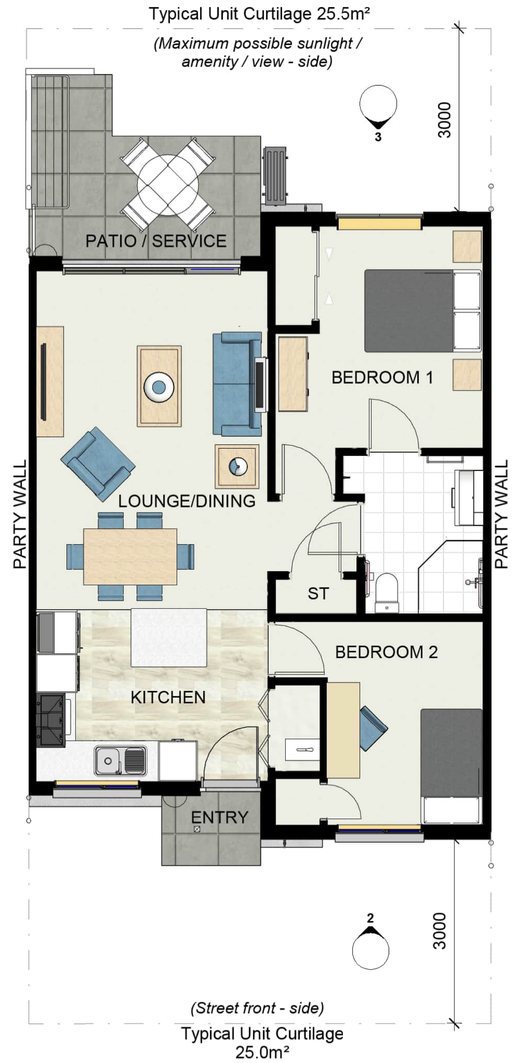
Project Stage.
RESOURCE CONSENT

Drawing Title.
SWARF ENCLOSURE

0 10 20 30 40 50 60 70 80 90 100
Graphical print scale in millimeters for original sheet size refer title block

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev
064 **AR.306** **A**

15/10/2026 4:22:23 pm



VILLA / COTTAGE ORIENTATION NOTES:

- *Villas / cottages are located to maximise sunlight into living / patio areas.*
- *Orientation is also determined by any local outstanding views or amentity.*
- *Service area located on side opposite to street front.*

1 COTTAGE C1 SOUTH - FLOOR PLAN
1 : 50



2 COTTAGE C1 SOUTH - FRONT ELEVATION
1 : 50



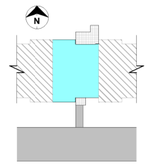
3 COTTAGE C1 SOUTH - REAR ELEVATION
1 : 50



4 COTTAGE C1 SOUTH - FRONT PERSPECTIVE
Not To Scale



5 COTTAGE C1 SOUTH - REAR PERSPECTIVE
Not To Scale



C1 SOUTH - MID BLOCK TYPOLOGY

FLOOR AREA - **72m²**

(*NOTE: REFER TO BLOCK ASSEMBLIES SHEET FOR BLOCK ASSEMBLY OPTIONS*)

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

Summerset Head Office Ph. 04 894 7320 Fax. 04 894 7319
headoffice@summerset.co.nz www.summerset.co.nz

Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
COTTAGE TYPE C1 - S

0 10 20 30 40 50 60 70 80 90 100
Graphical print scale in millimeters for original sheet size refer title block

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**

Project Number.	Drawing Number.	Rev.
064	**AR.401**	**A**

15/10/2026 4:32:24 pm



1 COTTAGE C2 NORTH - FLOOR PLAN
1 : 50



2 COTTAGE C2 NORTH - FRONT ELEVATION
1 : 50



3 COTTAGE C2 NORTH - REAR ELEVATION
1 : 50



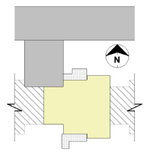
4 COTTAGE C2 NORTH - FRONT PERSPECTIVE
Not To Scale



5 COTTAGE C2 NORTH - REAR PERSPECTIVE
Not To Scale

VILLA / COTTAGE ORIENTATION NOTES:

- *Villas / cottages are located to maximise sunlight into living / patio areas.*
- *Orientation is also determined by any local outstanding views or amentity.*
- *Service area located on side opposite to street front.*



C2 NORTH - MID BLOCK TYPOLOGY
FLOOR AREA - **92m²**
(*NOTE: REFER TO BLOCK ASSEMBLIES SHEET FOR BLOCK ASSEMBLY OPTIONS*)

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

Summerset Head Office Ph. 04 894 7320 Fax. 04 894 7319
headoffice@summerset.co.nz www.summerset.co.nz

Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
COTTAGE TYPE C2 - N

0 10 20 30 40 50 60 70 80 90 100
Graphical print scale in millimeters for original sheet size refer title block

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev
064 **AR.402** **A**

15/10/2026 4:23:06 pm



VILLA / COTTAGE ORIENTATION NOTES:

- *Villas / cottages are located to maximise sunlight into living / patio areas.*
- *Orientation is also determined by any local outstanding views or amentity.*
- *Service area located on side opposite to street front.*

1 COTTAGE C2 SOUTH - FLOOR PLANS
1 : 50



2 COTTAGE C2 SOUTH - FRONT ELEVATIONS
1 : 50



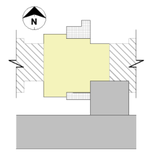
3 COTTAGE C2 SOUTH - REAR ELEVATIONS
1 : 50



4 COTTAGE C2 SOUTH - FRONT PERSPECTIVE
Not To Scale



5 COTTAGE C2 SOUTH - REAR PERSPECTIVE
Not To Scale



C2 SOUTH - MID BLOCK TYPOLOGY

FLOOR AREA - **91m²**
(*NOTE: REFER TO BLOCK ASSEMBLIES SHEET FOR BLOCK ASSEMBLY OPTIONS*)

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

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Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
COTTAGE TYPE C2 - S

0 10 20 30 40 50 60 70 80 90 100
Graphical print scale in millimeters for original sheet size refer title block

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev.
064 **AR.403** **A**

15/10/2026 4:23:07 pm



VILLA / COTTAGE ORIENTATION NOTES:

- *Villas / cottages are located to maximise sunlight into living / patio areas.*
- *Orientation is also determined by any local outstanding views or amentity.*
- *Service area located on side opposite to street front.*

1 COTTAGE C3 SOUTH - FLOOR PLANS
1 : 50



2 COTTAGE C3 SOUTH - FRONT ELEVATION
1 : 50



3 COTTAGE C3 SOUTH - REAR ELEVATION
1 : 50



4 COTTAGE C3 SOUTH - SIDE ELEVATION
1 : 50

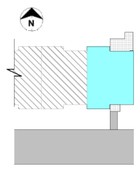


5 COTTAGE C3 SOUTH - FRONT PERSPECTIVE
Not To Scale



6 COTTAGE C3 SOUTH - REAR PERSPECTIVE
Not To Scale

0 10 20 30 40 50 60 70 80 90 100
Graphical print scale in millimeters for original sheet size refer title block



C3 SOUTH - END BLOCK TYPOLOGY

(NOTE: *can only assemble with itself and C1*)

FLOOR AREA - **72m²**

(*NOTE: REFER TO BLOCK ASSEMBLIES SHEET FOR BLOCK ASSEMBLY OPTIONS*)

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

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Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
COTTAGE TYPE C3 - S

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**

Project Number.	Drawing Number.	Rev
064	**AR.405**	**A**

15/10/2026 4:22:09 pm



VILLA / COTTAGE ORIENTATION NOTES:

- *Villas / cottages are located to maximise sunlight into living / patio areas.*
- *Orientation is also determined by any local outstanding views or amentity.*
- *Service area located on side opposite to street front.*

1 COTTAGE C4 NORTH - FLOOR PLAN
1 : 50



2 COTTAGE C4 NORTH - FRONT ELEVATION
1 : 50



3 COTTAGE C4 NORTH - REAR ELEVATION
1 : 50



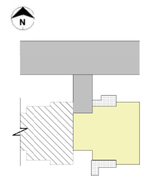
4 COTTAGE C4 NORTH - SIDE ELEVATION
1 : 50



5 COTTAGE C4 NORTH - FRONT PERSPECTIVE
Not To Scale



6 COTTAGE C4 NORTH - REAR PERSPECTIVE
Not To Scale



C4 NORTH - END BLOCK TYPOLOGY
(NOTE: *can only assemble with itself and C2*)
FLOOR AREA - **92m²**
(*NOTE: REFER TO BLOCK ASSEMBLIES SHEET FOR BLOCK ASSEMBLY OPTIONS*)

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.
Summerset

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Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
COTTAGE TYPE C4 - N

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev
064 **AR.406** **A**

0 10 20 30 40 50 60 70 80 90 100
Graphical print scale in millimeters for original sheet size refer title block

15/10/2026 4:22:10 pm



VILLA / COTTAGE ORIENTATION NOTES:

- *Villas / cottages are located to maximise sunlight into living / patio areas.*
- *Orientation is also determined by any local outstanding views or amentity.*
- *Service area located on side opposite to street front.*

1 COTTAGE C4 SOUTH - FLOOR PLAN
1 : 50



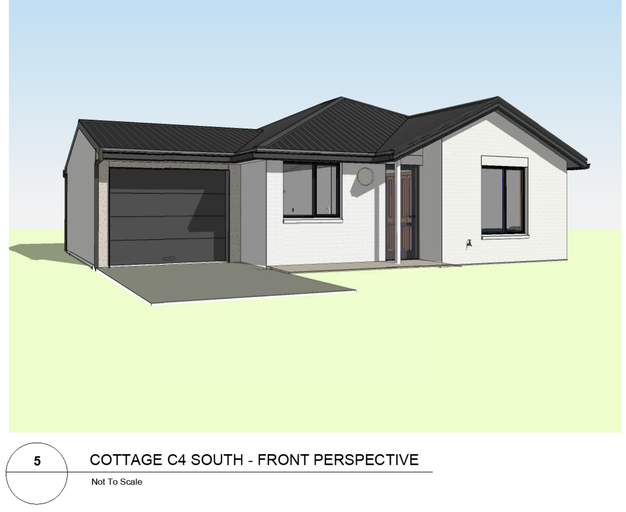
2 COTTAGE C4 SOUTH - FRONT ELEVATION
1 : 50



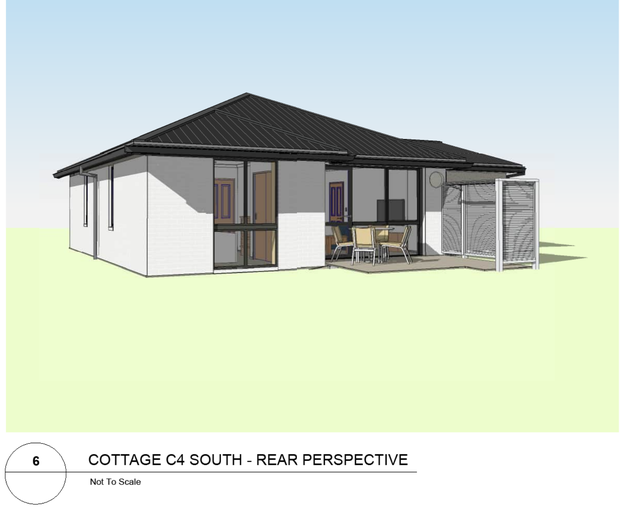
3 COTTAGE C4 SOUTH - REAR ELEVATION
1 : 50



4 COTTAGE C4 SOUTH - SIDE ELEVATION
1 : 50

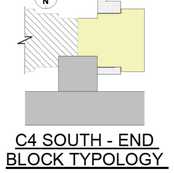


5 COTTAGE C4 SOUTH - FRONT PERSPECTIVE
Not To Scale



6 COTTAGE C4 SOUTH - REAR PERSPECTIVE
Not To Scale

0 10 20 30 40 50 60 70 80 90 100
Graphical print scale in millimeters for original sheet size refer title block



C4 SOUTH - END BLOCK TYPOLOGY

(NOTE: *can only assemble with itself and C2*)

FLOOR AREA - **91m²**

(*NOTE: REFER TO BLOCK ASSEMBLIES SHEET FOR BLOCK ASSEMBLY OPTIONS*)

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

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headoffice@summerset.co.nz www.summerset.co.nz

Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
COTTAGE TYPE C4 - S

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**

Project Number.	Drawing Number.	Rev.
064	**AR.407**	**A**

15/10/2026 4:22:13 pm

Typical Unit Curtilage 48.0m²



Typical Unit Curtilage 52.1m²

VILLA / COTTAGE ORIENTATION NOTES:

- *Villas / cottages are located to maximise sunlight into living / patio areas.*
- *Orientation is also determined by any local outstanding views or amentity.*
- *Service area located on side opposite to street front.*

1 VILLA R3 V4 NORTH - FLOOR PLAN
1 : 50



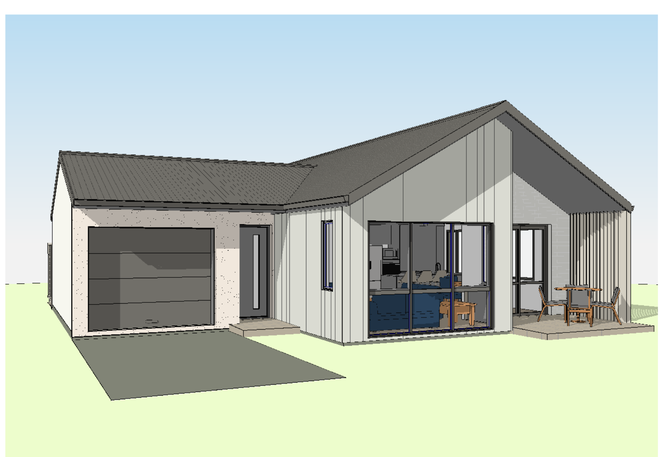
2 VILLA R3 V4 NORTH - FRONT ELEVATION
1 : 50



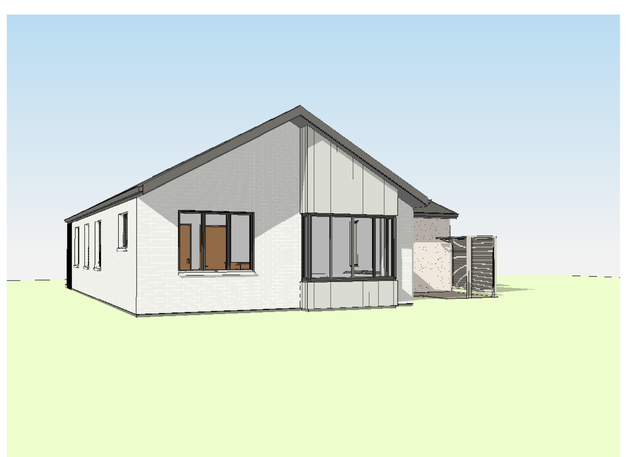
3 VILLA R3 V4 NORTH - REAR ELEVATION
1 : 50



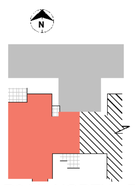
4 VILLA R3 V4 NORTH - SIDE ELEVATION
1 : 50



5 VILLA R3 V4 NORTH - FRONT PERSPECTIVE
Not To Scale



6 VILLA R3 V4 NORTH - REAR PERSPECTIVE
Not To Scale



R3 V4 NORTH - END BLOCK TYPOLOGY

FLOOR AREA - **126.5m²**

(*NOTE: REFER TO BLOCK ASSEMBLIES SHEET FOR BLOCK ASSEMBLY OPTIONS*)

0 10 20 30 40 50 60 70 80 90 100
Graphical print scale in millimeters for original sheet size refer title block

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.
Summerset

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headoffice@summerset.co.nz www.summerset.co.nz

Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
VILLA TYPES V1 - N

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**

Project Number.	Drawing Number.	Rev
064	**AR.412**	**A**

M:\AR\064 4.20.14 pm



VILLA / COTTAGE ORIENTATION NOTES:

- *Villas / cottages are located to maximise sunlight into living / patio areas.*
- *Orientation is also determined by any local outstanding views or amentity.*
- *Service area located on side opposite to street front.*

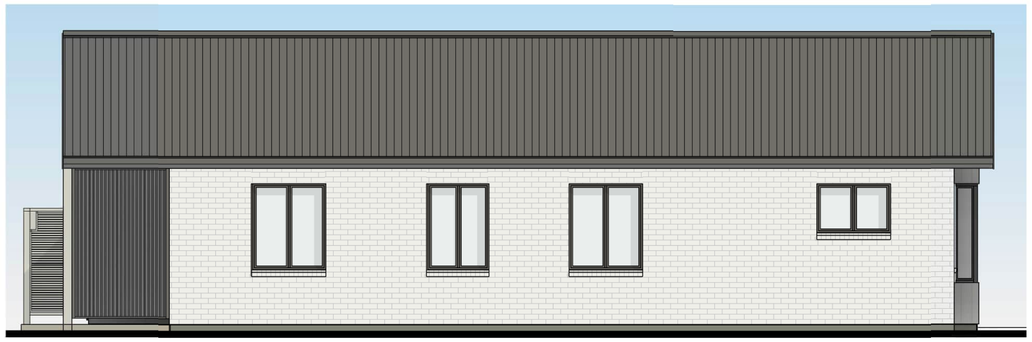
1 VILLA R3 V4 SOUTH - FLOOR PLAN
1 : 50



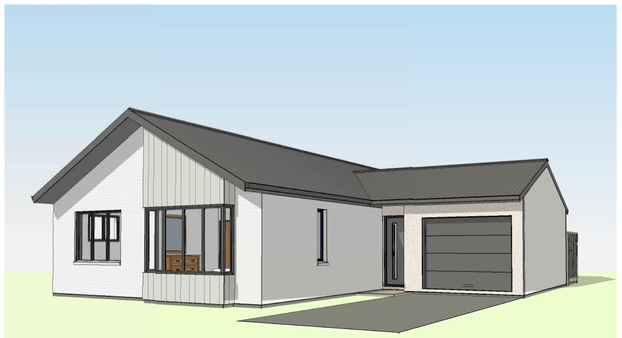
2 VILLA R3 V4 SOUTH - FRONT ELEVATION
1 : 50



3 VILLA R3 V4 SOUTH - REAR ELEVATION
1 : 50



4 VILLA R3 V4 SOUTH - SIDE ELEVATION
1 : 50



5 VILLA R3 V4 SOUTH - FRONT PERSPECTIVE
Not To Scale



6 VILLA R3 V4 SOUTH - REAR PERSPECTIVE
Not To Scale



R3 V4 SOUTH - END BLOCK TYPOLOGY

FLOOR AREA - **124m²**

(*NOTE: REFER TO BLOCK ASSEMBLIES SHEET FOR BLOCK ASSEMBLY OPTIONS*)

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

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headoffice@summerset.co.nz www.summerset.co.nz

Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
VILLA TYPES V1 - S

0 10 20 30 40 50 60 70 80 90 100
Graphical print scale in millimeters for original sheet size refer title block

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev.
064 **AR.413** **A**

16/10/2026 4:23:16 pm



VILLA / COTTAGE ORIENTATION NOTES:

- *Villas / cottages are located to maximise sunlight into living / patio areas.*
- *Orientation is also determined by any local outstanding views or amentity.*
- *Service area located on side opposite to street front.*

1 VILLA R3 V2 NORTH - FLOOR PLAN
1 : 50



2 VILLA R3 V2 NORTH - FRONT ELEVATION
1 : 50



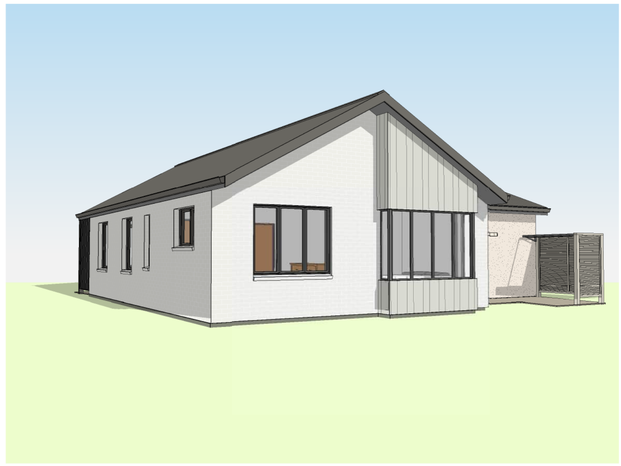
3 VILLA R3 V2 NORTH - REAR ELEVATION
1 : 50



4 VILLA R3 V2 NORTH - SIDE ELEVATION
1 : 50

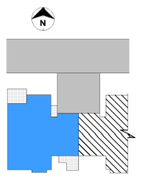


5 VILLA R3 V2 NORTH - FRONT PERSPECTIVE
Not To Scale



6 VILLAS R3 V2 NORTH - REAR PERSPECTIVE
Not To Scale

0 10 20 30 40 50 60 70 80 90 100
Graphical print scale in millimeters for original sheet size refer title block



R3 V2 NORTH - END BLOCK TYPOLOGY

FLOOR AREA - **114m²**

(*NOTE: REFER TO BLOCK ASSEMBLIES SHEET FOR BLOCK ASSEMBLY OPTIONS*)

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

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headoffice@summerset.co.nz www.summerset.co.nz

Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
VILLA TYPES V2 - N

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev
064 **AR.414** **A**

16/10/2025 4:02:37 pm



VILLA / COTTAGE ORIENTATION NOTES:

- *Villas / cottages are located to maximise sunlight into living / patio areas.*
- *Orientation is also determined by any local outstanding views or amentity.*
- *Service area located on side opposite to street front.*

1 VILLA R3 V2 SOUTH - FLOOR PLAN
1 : 50



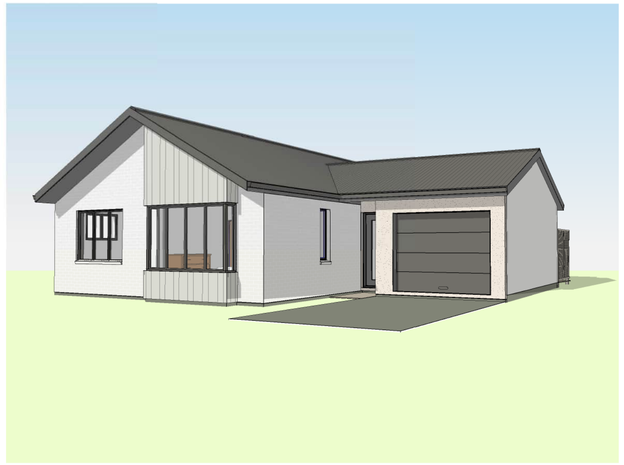
2 VILLA R3 V2 SOUTH - FRONT ELEVATION
1 : 50



3 VILLA R3 V2 SOUTH - REAR ELEVATION
1 : 50



4 VILLA R3 V2 SOUTH - SIDE ELEVATION
1 : 50

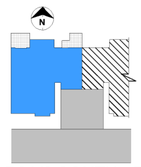


5 VILLA R3 V2 SOUTH - FRONT PERSPECTIVE
Not To Scale



6 VILLA R3 V2 SOUTH - REAR PERSPECTIVE
Not To Scale

0 10 20 30 40 50 60 70 80 90 100
Graphical print scale in millimeters for original sheet size refer title block



R3 V2 SOUTH - END BLOCK TYPOLOGY

FLOOR AREA - **113m²**

(NOTE: REFER TO BLOCK ASSEMBLIES SHEET FOR BLOCK ASSEMBLY OPTIONS)

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

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headoffice@summerset.co.nz www.summerset.co.nz

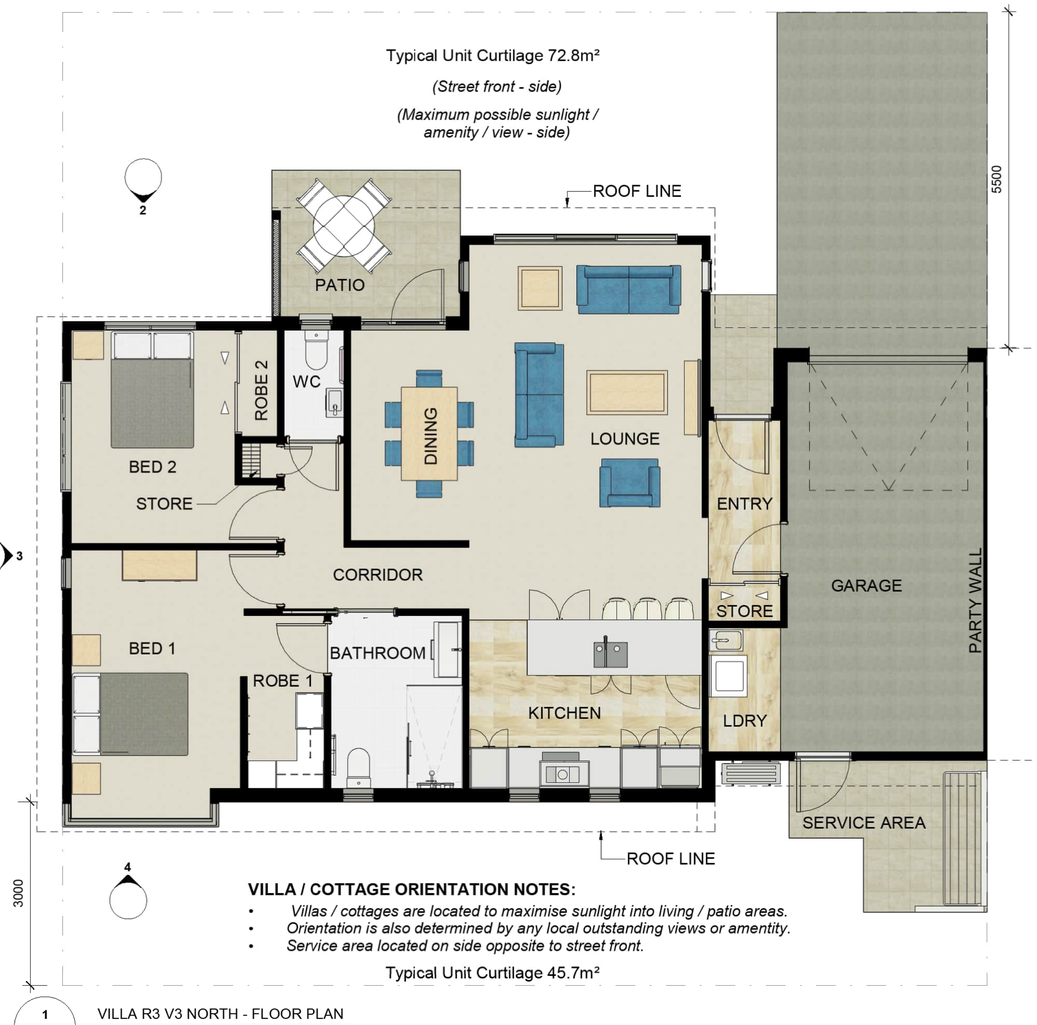
Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
VILLA TYPES V2 - S

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev.
064 **AR.415** **A**

15/10/2026 4:22:18 pm



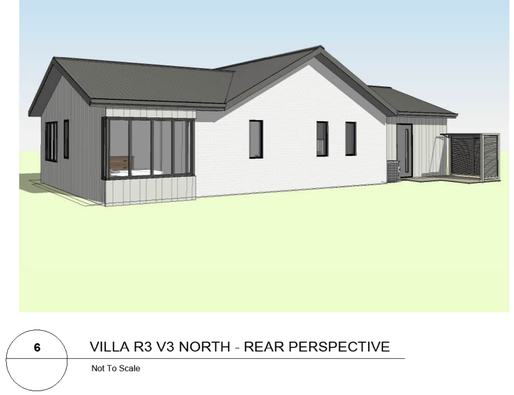
1 VILLA R3 V3 NORTH - FLOOR PLAN
1 : 50



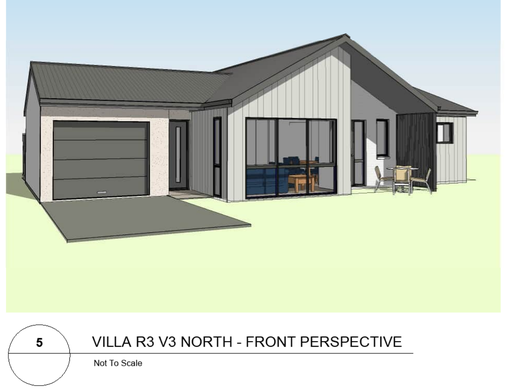
2 VILLA R3 V3 NORTH - FRONT ELEVATION
1 : 50



3 VILLA R3 V3 NORTH - SIDE ELEVATION
1 : 50



6 VILLA R3 V3 NORTH - REAR PERSPECTIVE
Not To Scale

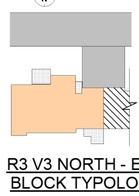


5 VILLA R3 V3 NORTH - FRONT PERSPECTIVE
Not To Scale



4 VILLA R3 V3 NORTH - REAR ELEVATION
1 : 50

0 10 20 30 40 50 60 70 80 90 100
Graphical print scale in millimeters for original sheet size refer title block



R3 V3 NORTH - END BLOCK TYPOLOGY

FLOOR AREA - **120m²**

(NOTE: REFER TO BLOCK ASSEMBLIES SHEET FOR BLOCK ASSEMBLY OPTIONS)

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

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headoffice@summerset.co.nz www.summerset.co.nz

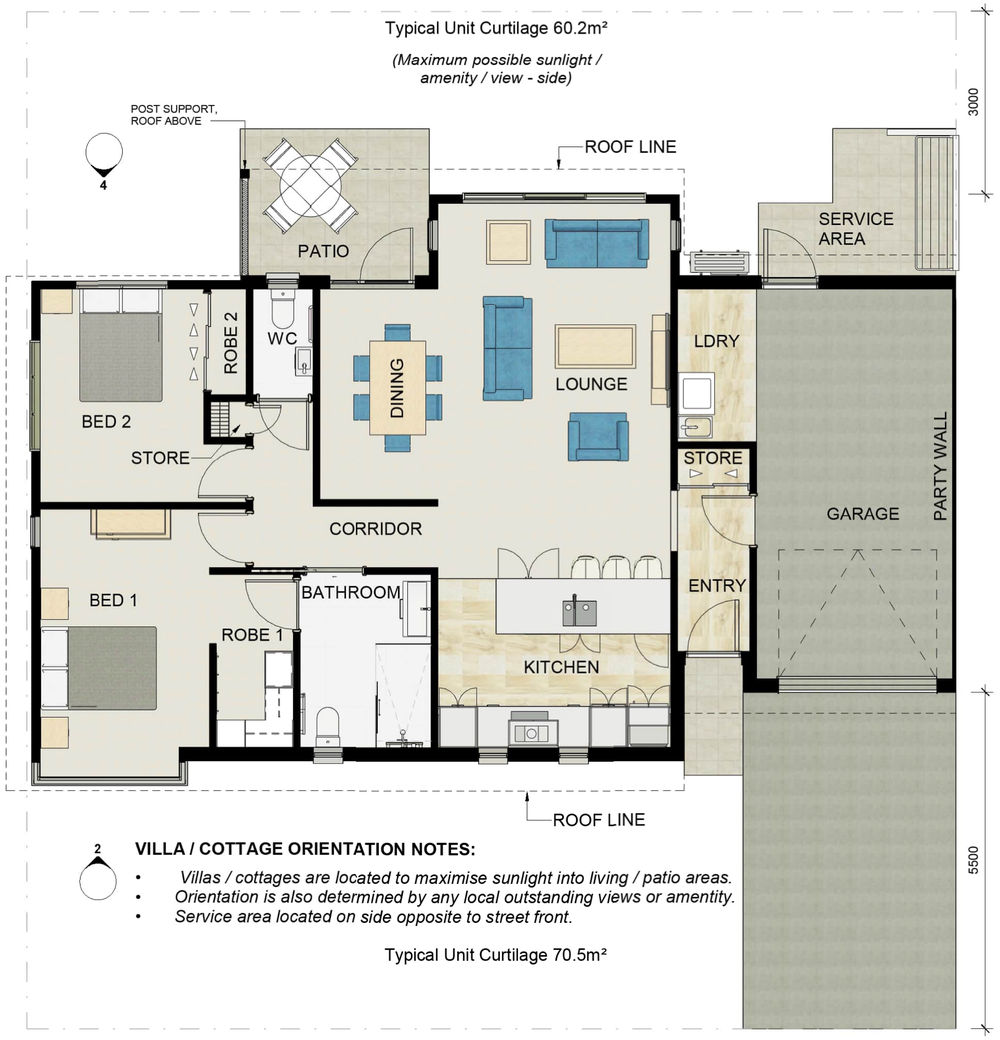
Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

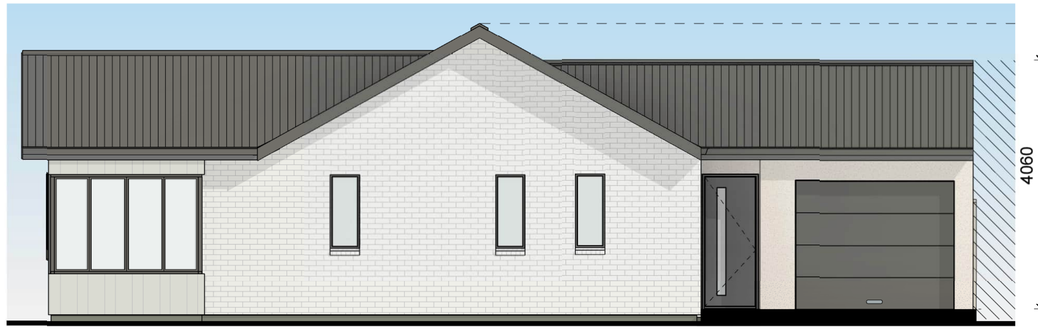
Drawing Title.
VILLA TYPES V3 - N

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev.
064 **AR.416** **A**

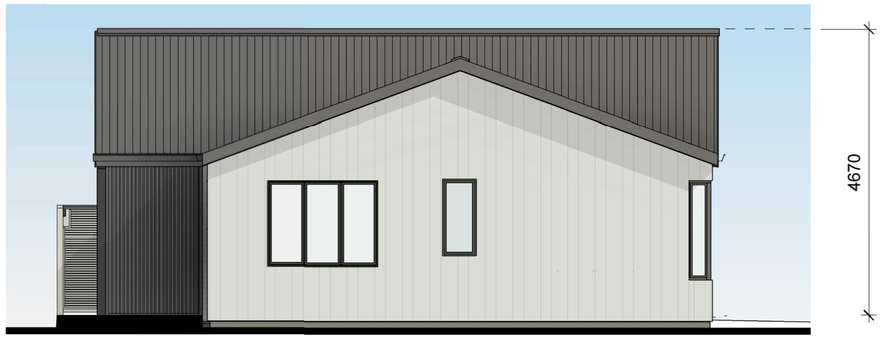
15/10/2026 4:23:20 pm



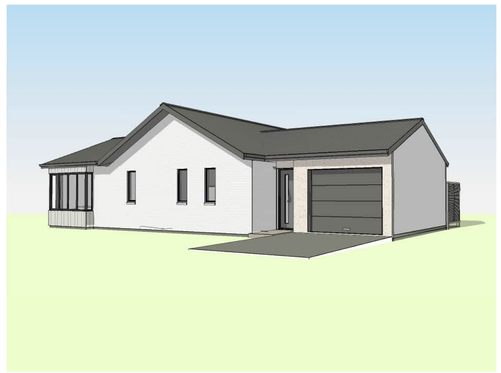
1 VILLA R3 V3 SOUTH - FLOOR PLAN
1 : 50



2 VILLA R3 V3 SOUTH - FRONT ELEVATION
1 : 50



3 VILLA R3 V3 SOUTH - SIDE ELEVATION
1 : 50



5 VILLA R3 V3 SOUTH - FRONT PERSPECTIVE
Not To Scale

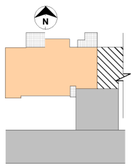


6 VILLA R3 V3 SOUTH - REAR PERSPECTIVE
Not To Scale



4 VILLA R3 V3 SOUTH - REAR ELEVATION
1 : 50

0 10 20 30 40 50 60 70 80 90 100
Graphical print scale in millimeters for original sheet size re/er title block



R3 V3 SOUTH - END BLOCK TYPOLOGY

FLOOR AREA - **120m²**

(NOTE: REFER TO BLOCK ASSEMBLIES SHEET FOR BLOCK ASSEMBLY OPTIONS)

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

Summerset Head Office Ph. 04 894 7320 Fax. 04 894 7319
headoffice@summerset.co.nz www.summerset.co.nz

Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
VILLA TYPES V3 - S

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev
064 **AR.417** **A**

AV1/2024-12-23 1 pm

Typical Unit Curtilage 48.0m²



Typical Unit Curtilage 52.1m²

VILLA / COTTAGE ORIENTATION NOTES:

- *Villas / cottages are located to maximise sunlight into living / patio areas.*
- *Orientation is also determined by any local outstanding views or amentity.*
- *Service area located on side opposite to street front.*

1 VILLA R3 V4 NORTH - FLOOR PLAN
1 : 50



2 VILLA R3 V4 NORTH - FRONT ELEVATION
1 : 50



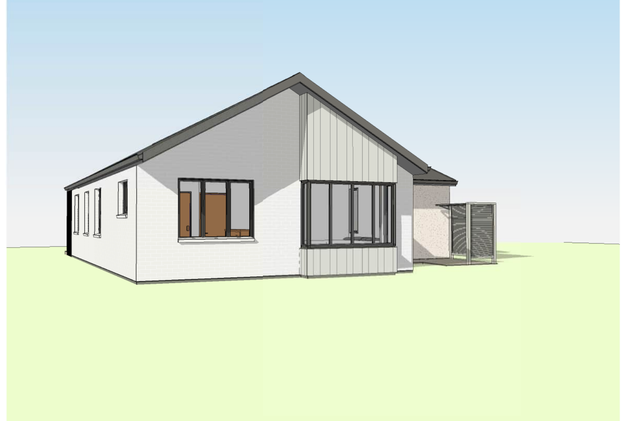
3 VILLA R3 V4 NORTH - REAR ELEVATION
1 : 50



4 VILLA R3 V4 NORTH - SIDE ELEVATION
1 : 50



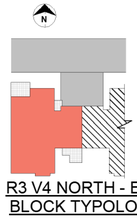
5 VILLA R3 V4 NORTH - FRONT PERSPECTIVE
Not To Scale



6 VILLA R3 V4 NORTH - REAR PERSPECTIVE
Not To Scale

0 10 20 30 40 50 60 70 80 90 100

Graphical print scale in millimeters for original sheet size refer title block



R3 V4 NORTH - END BLOCK TYPOLOGY

FLOOR AREA - **126.5m²**

(NOTE: REFER TO BLOCK ASSEMBLIES SHEET FOR BLOCK ASSEMBLY OPTIONS)

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

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Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
VILLA TYPES V4 - N

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**

Project Number.	Drawing Number.	Rev
064	**AR.418**	**A**

16/10/2025 4:22:13 pm

Typical Unit Curtilage 45.0m²

3m SET BACK LINE FROM EDGE OF VILLA

(Maximum possible sunlight / amenity / view - side)

3

3000

ROOF LINE ABOVE

PATIO

SERVICE AREA

L'NDRY

LIVING

DINING

GARAGE

PARTY WALL

KITCHEN

STUDY NOOK

WC

ST

ENTRY

BEDROOM 3

BATHROOM

ROBE

CORRIDOR

ROBE

ROBE

BEDROOM 2

BEDROOM 1

4

ROOF LINE ABOVE

2500

2

2.5m SET BACK LINE FROM EDGE OF VILLA

Typical Unit Curtilage 55.4m²

(Street front - side)

VILLA / COTTAGE ORIENTATION NOTES:

- *Villas / cottages are located to maximise sunlight into living / patio areas.*
- *Orientation is also determined by any local outstanding views or amentity.*
- *Service area located on side opposite to street front.*

1 VILLA R3 V4 SOUTH - FLOOR PLAN

1 : 50



2 VILLA R3 V4 SOUTH - FRONT ELEVATION

1 : 50



4690

Max. **Ridge Height** (from slab finish)

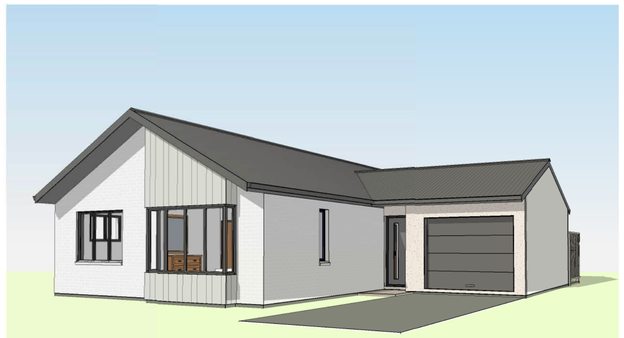
3 VILLA R3 V4 SOUTH - REAR ELEVATION

1 : 50



4 VILLA R3 V4 SOUTH - SIDE ELEVATION

1 : 50



5 VILLA R3 V4 SOUTH - FRONT PERSPECTIVE

Not To Scale



6 VILLA R3 V4 SOUTH - REAR PERSPECTIVE

Not To Scale

0 10 20 30 40 50 60 70 80 90 100

Graphical print scale in millimeters for original sheet size refer title block

N

R3 V4 SOUTH - END BLOCK TYPOLOGY

FLOOR AREA - **124m²**

(NOTE: REFER TO BLOCK ASSEMBLIES SHEET FOR BLOCK ASSEMBLY OPTIONS)

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

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Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
VILLA TYPES V4 - S

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**

Project Number. Drawing Number. Rev
064 **AR.419** **A**

19/10/2026 4:22:24 pm



1 VILLA V5 SOUTH (SPEC B) - FLOOR PLAN
1 : 50



2 VILLA V5 SOUTH (SPEC B) - SIDE ELEVATION
1 : 50



3 VILLA V5 SOUTH (SPEC B) - FRONT ELEVATION
1 : 50



4 VILLA V5 SOUTH (SPEC B) - REAR ELEVATION
1 : 50



5 VILLA V5 SOUTH (SPEC B) - FRONT PERSPECTIVE

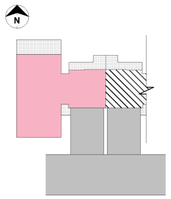


6 VILLA V5 SOUTH (SPEC B) - REAR PERSPECTIVE

0 10 20 30 40 50 60 70 80 90 100
Graphical print scale in millimeters for original sheet size refer title block

VILLA / COTTAGE ORIENTATION NOTES:

- *Villas / cottages are located to maximise sunlight into living / patio areas.*
- *Orientation is also determined by any local outstanding views or amentity.*
- *Service area located on side opposite to street front.*



V5 SOUTH (SPEC B) - END BLOCK TYPOLOGY

FLOOR AREA - **142m²**

(*NOTE: REFER TO BLOCK ASSEMBLIES SHEET FOR BLOCK ASSEMBLY OPTIONS***)**

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

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Project Name.
OTAIHANGA
RETIREMENT VILLAGE

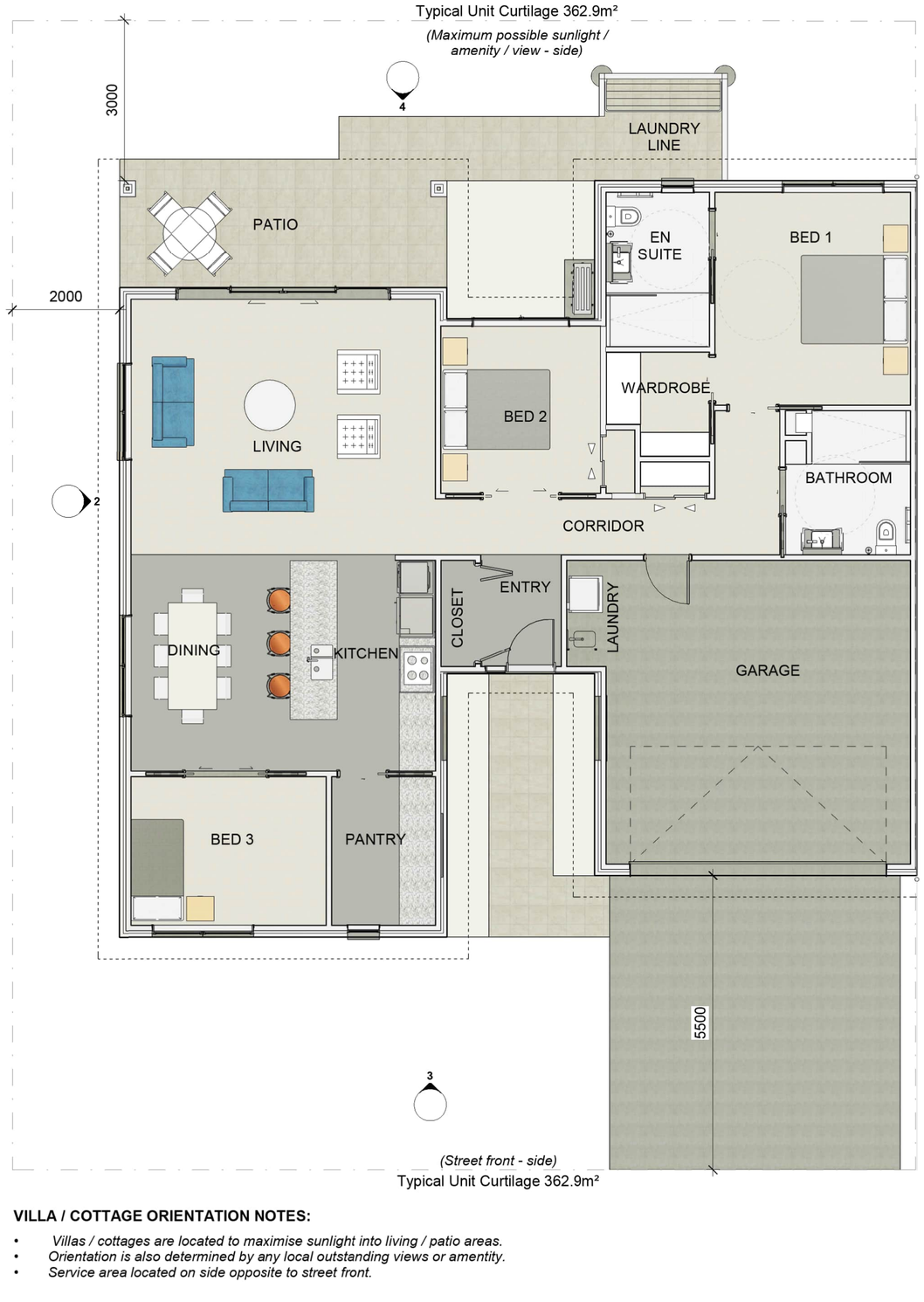
Project Stage.
RESOURCE CONSENT

Drawing Title.
VILLA TYPES V5 - S

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**

Project Number. Drawing Number. Rev
064 **AR.421** **A**

M:\064\064 AR.421.dgn



VILLA / COTTAGE ORIENTATION NOTES:

- *Villas / cottages are located to maximise sunlight into living / patio areas.*
- *Orientation is also determined by any local outstanding views or amentity.*
- *Service area located on side opposite to street front.*

1 VILLA V6 SOUTH (SPEC B) - FLOOR PLAN
1 : 50



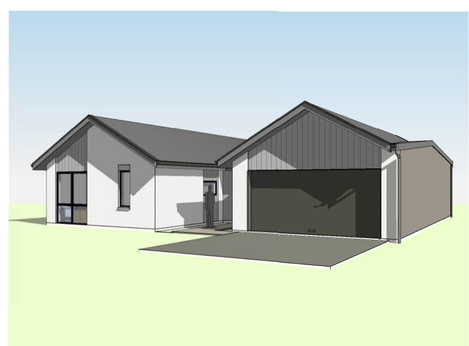
2 VILLA V6 SOUTH (SPEC B) - SIDE ELEVATION
1 : 50



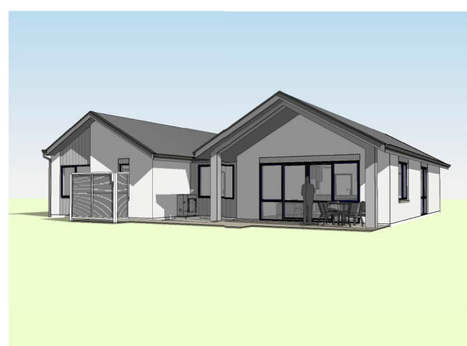
3 VILLA V6 SOUTH (SPEC B) - FRONT ELEVATION
1 : 50



4 VILLA V6 SOUTH (SPEC B) - REAR ELEVATION
1 : 50

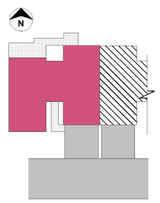


5 VILLA V6 SOUTH (SPEC B) - FRONT PERSPECTIVE



6 VILLA V6 SOUTH (SPEC B) - REAR PERSPECTIVE

0 10 20 30 40 50 60 70 80 90 100
Graphical print scale in millimeters for original sheet size refer title block



V6 SOUTH (SPEC B) - END BLOCK TYPOLOGY

FLOOR AREA - **171m²**

(*NOTE: REFER TO BLOCK ASSEMBLIES SHEET FOR BLOCK ASSEMBLY OPTIONS*)

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.
Summerset

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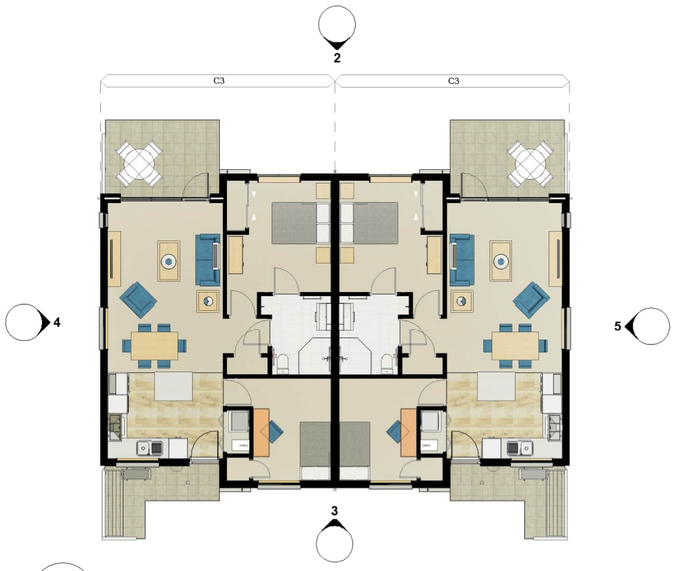
Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
VILLA TYPES V6 - S

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev
064 **AR.423** **A**

15/10/2026 4:22:17 pm



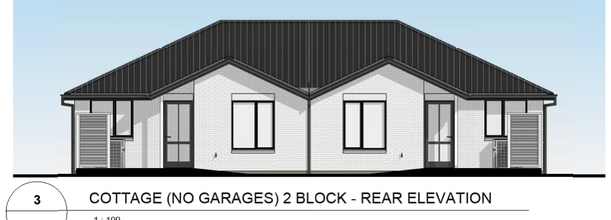
1 COTTAGE (NO GARAGES) 2 BLOCK - FLOOR PLAN

1 : 100



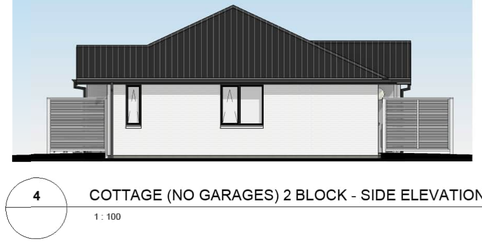
2 COTTAGE (NO GARAGES) 2 BLOCK - FRONT ELEVATION

1 : 100



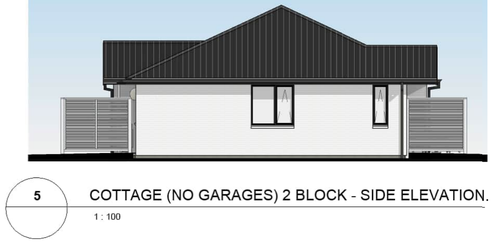
3 COTTAGE (NO GARAGES) 2 BLOCK - REAR ELEVATION

1 : 100



4 COTTAGE (NO GARAGES) 2 BLOCK - SIDE ELEVATION

1 : 100

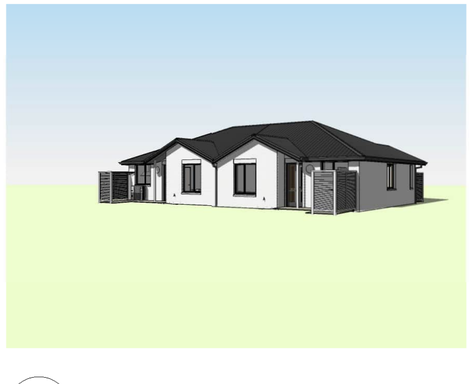


5 COTTAGE (NO GARAGES) 2 BLOCK - SIDE ELEVATION.

1 : 100



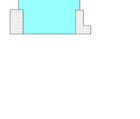
7 COTTAGE (NO GARAGES) 2 BLOCK - FRONT VIEW



8 COTTAGE (NO GARAGES) 2 BLOCK - REAR VIEW

COTTAGE ASSEMBLY - 2 BLOCK

C3 (NO GARAGES)



0 10 20 30 40 50 60 70 80 90 100

Graphical print scale in millimeters for original sheet size refer title block

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

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Project Name.

OTAIHANGA
RETIREMENT VILLAGE

Project Stage.

RESOURCE CONSENT

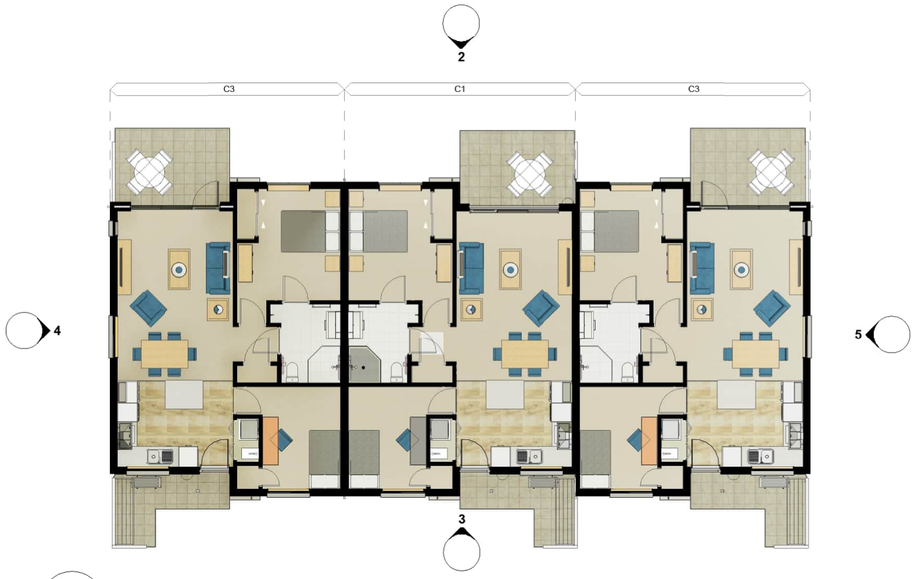
Drawing Title.

ASSEMBLY TYPE - COTTAGE (NO GARAGE) 2 BLOCK

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**

Project Number. Drawing Number. Rev.
064 **AR.424** **A**

16/10/2026 4:22:33 pm



1 COTTAGE (NO GARAGES) 3 BLOCK - FLOOR PLAN

1 : 100



2 COTTAGE (NO GARAGES) 3 BLOCK - FRONT ELEVATION

1 : 100



3 COTTAGE (NO GARAGES) 3 BLOCK - REAR ELEVATION

1 : 100



4 COTTAGE (NO GARAGES) 3 BLOCK - SIDE ELEVATION

1 : 100



5 COTTAGE (NO GARAGES) 3 BLOCK - SIDE ELEVATION.

1 : 100



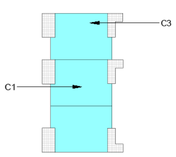
7 COTTAGE (NO GARAGES) 3 BLOCK - FRONT VIEW



8 COTTAGE (NO GARAGES) 3 BLOCK - REAR VIEW

COTTAGE ASSEMBLY - 3 BLOCK

C1 & C3 (NO GARAGES)



0 10 20 30 40 50 60 70 80 90 100

Graphical print scale in millimeters for original sheet size refer title block

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

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headoffice@summerset.co.nz www.summerset.co.nz

Project Name.

OTAIHANGA
RETIREMENT VILLAGE

Project Stage.

RESOURCE CONSENT

Drawing Title.

ASSEMBLY TYPE - COTTAGE (NO GARAGE) 3 BLOCK

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**

Project Number. Drawing Number. Rev.
064 **AR.425** **A**

15/10/2026 4:22:30 pm



1 COTTAGE (NO GARAGES) 4 BLOCK - FLOOR PLAN

1 : 100



2 COTTAGE (NO GARAGES) 4 BLOCK - FRONT ELEVATION

1 : 100



3 COTTAGE (NO GARAGES) 4 BLOCK - REAR ELEVATION

1 : 100



4 COTTAGE (NO GARAGES) 4 BLOCK - SIDE ELEVATION

1 : 100



5 COTTAGE (NO GARAGES) 4 BLOCK - SIDE ELEVATION.

1 : 100



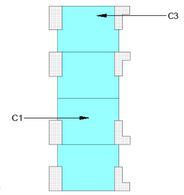
7 COTTAGE (NO GARAGES) 4 BLOCK - FRONT VIEW



8 COTTAGE (NO GARAGES) 4 BLOCK - REAR VIEW

COTTAGE ASSEMBLY - 4 BLOCK

C1 & C3 (NO GARAGES)



0 10 20 30 40 50 60 70 80 90 100

Graphical print scale in millimeters for original sheet size refer title block

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

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Project Name.

OTAIHANGA
RETIREMENT VILLAGE

Project Stage.

RESOURCE CONSENT

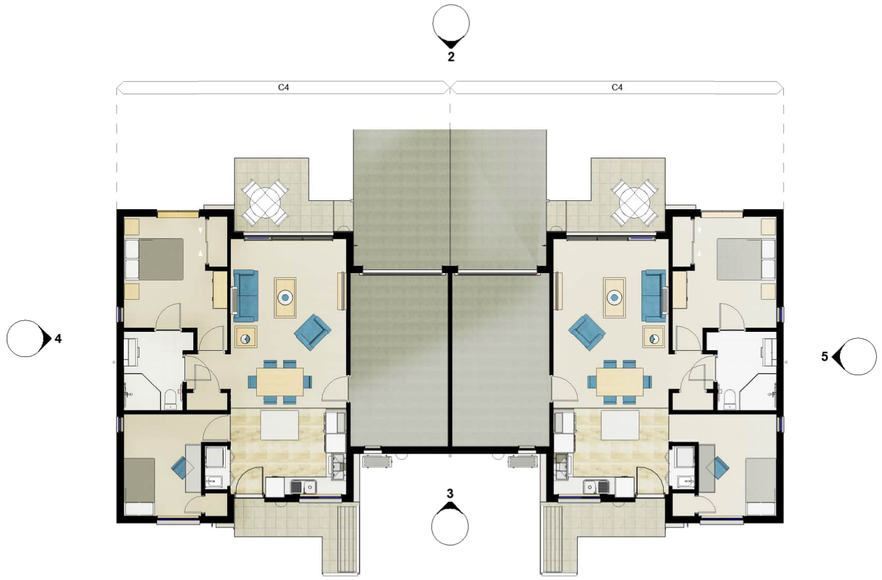
Drawing Title.

ASSEMBLY TYPE - COTTAGE (NO GARAGE) 4 BLOCK

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**

Project Number. Drawing Number. Rev
064 **AR.426** **A**

16/10/2026 4:23:21 pm



1 COTTAGE (GARAGES) 2 BLOCK - FLOOR PLAN

1 : 100



2 COTTAGE (GARAGES) 2 BLOCK - FRONT ELEVATION

1 : 100



3 COTTAGE (GARAGES) 2 BLOCK - REAR ELEVATION

1 : 100



4 COTTAGE (GARAGES) 2 BLOCK - SIDE ELEVATION

1 : 100



5 COTTAGE (GARAGES) 2 BLOCK - SIDE ELEVATION.

1 : 100



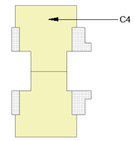
7 COTTAGE (GARAGES) 2 BLOCK - FRONT VIEW



8 COTTAGE (GARAGES) 2 BLOCK - REAR VIEW

COTTAGE ASSEMBLY - 2 BLOCK

C4 (GARAGES)



0 10 20 30 40 50 60 70 80 90 100

Graphical print scale in millimeters for original sheet size refer title block

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

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Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
ASSEMBLY TYPE - COTTAGE (GARAGE) 2 BLOCK

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev.
064 **AR.427** **A**

15/10/2026 4:23:31 pm



1 COTTAGE (GARAGES) 3 BLOCK - FLOOR PLAN
1 : 100



2 COTTAGE (GARAGES) 3 BLOCK - FRONT ELEVATION
1 : 100



3 COTTAGE (GARAGES) 3 BLOCK - REAR ELEVATION
1 : 100



4 COTTAGE (GARAGES) 3 BLOCK - SIDE ELEVATION
1 : 100



5 COTTAGE (GARAGES) 3 BLOCK - SIDE ELEVATION.
1 : 100

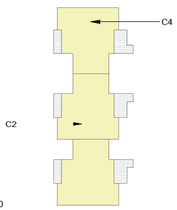


7 COTTAGE (GARAGES) 3 BLOCK - FRONT VIEW



8 COTTAGE (GARAGES) 3 BLOCK - REAR VIEW

COTTAGE ASSEMBLY - 3 BLOCK
C2 + C4 (GARAGES)



0 10 20 30 40 50 60 70 80 90 100
Graphical print scale in millimeters for original sheet size refer title block

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset Head Office Ph. 04 894 7320 Fax 04 894 7319
headoffice@summerset.co.nz www.summerset.co.nz

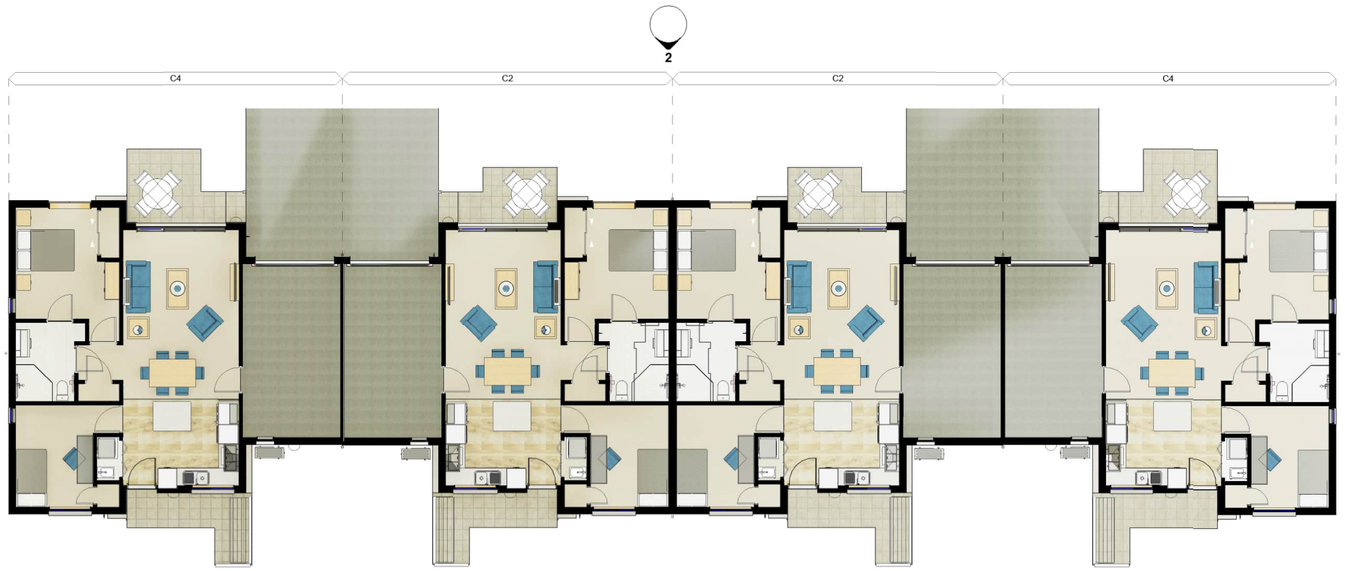
Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
ASSEMBLY TYPE - COTTAGE (GARAGE) 3 BLOCK

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev.
064 **AR.428** **A**

16/10/2026 4:23:14 pm



1 COTTAGE (GARAGES) 4 BLOCK - FLOOR PLAN

1 : 100



7 COTTAGE (GARAGES) 4 BLOCK - FRONT VIEW



2 COTTAGE (GARAGES) 4 BLOCK - FRONT ELEVATION

1 : 100



3 COTTAGE (GARAGES) 4 BLOCK - REAR ELEVATION

1 : 100



8 COTTAGE (GARAGES) 4 BLOCK - REAR VIEW



4 COTTAGE (GARAGES) 4 BLOCK - SIDE ELEVATION

1 : 100

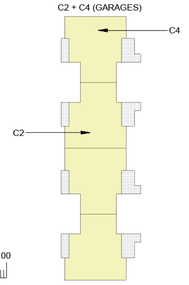


5 COTTAGE (GARAGES) 4 BLOCK - SIDE ELEVATION.

1 : 100

COTTAGE ASSEMBLY - 4 BLOCK

C2 + C4 (GARAGES)



0 10 20 30 40 50 60 70 80 90 100

Graphical print scale in millimeters for original sheet size refer title block

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

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Summerset

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headoffice@summerset.co.nz www.summerset.co.nz

Project Name.

OTAIHANGA
RETIREMENT VILLAGE

Project Stage.

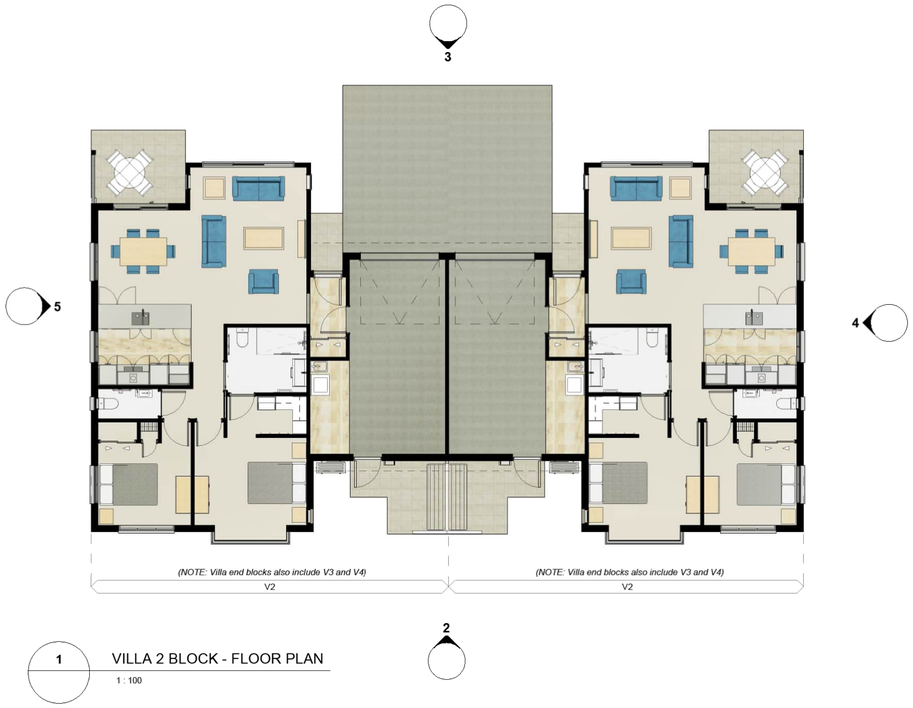
RESOURCE CONSENT

Drawing Title.

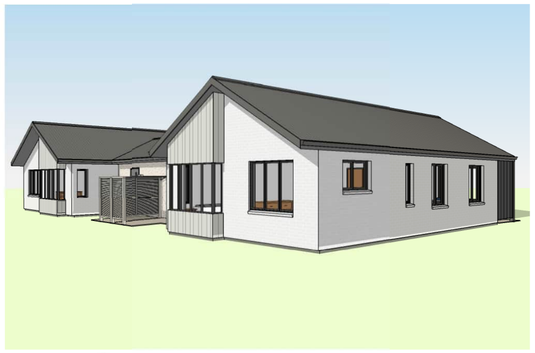
ASSEMBLY TYPE - COTTAGE (GARAGE) 4 BLOCK

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev.
064 **AR.429** **A**

15/10/2026 4:32:31 pm



1 VILLA 2 BLOCK - FLOOR PLAN
1 : 100



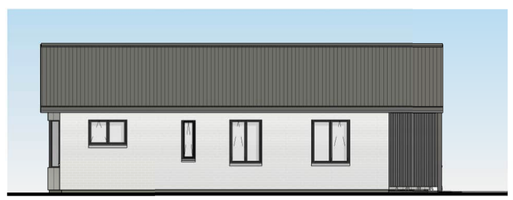
7 VILLA 2 BLOCK - REAR VIEW
Not To Scale

2 VILLA 2 BLOCK - REAR ELEVATION
1 : 100

8 VILLA 2 BLOCK - FRONT VIEW
Not To Scale



3 VILLA 2 BLOCK - FRONT ELEVATION
1 : 100

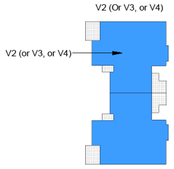


4 VILLA 2 BLOCK - SIDE ELEVATION
1 : 100



5 VILLA 2 BLOCK - SIDE ELEVATION.
1 : 100

VILLA ASSEMBLY - 2 BLOCK
V2 (Or V3, or V4)



0 10 20 30 40 50 60 70 80 90 100
Graphical print scale in millimeters for original sheet size refer title block

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset Head Office Ph. 04 894 7320 Fax 04 894 7319
headoffice@summerset.co.nz www.summerset.co.nz

Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
ASSEMBLY TYPE - VILLA 2 BLOCK

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev.
064 **AR.432** **A**

15/10/2026 4:23:36 pm



1 VILLA 3 BLOCK - FLOOR PLAN
1 : 100



7 VILLA 3 BLOCK - REAR VIEW
Not To Scale



2 VILLA 3 BLOCK - REAR ELEVATION
1 : 100



3 VILLA 3 BLOCK - FRONT ELEVATION
1 : 100



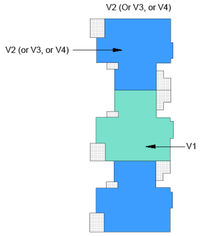
4 VILLA 3 BLOCK - SIDE ELEVATION
1 : 100



5 VILLA 3 BLOCK - SIDE ELEVATION.
1 : 100

8 VILLA 3 BLOCK - FRONT VIEW
Not To Scale

VILLA ASSEMBLY - 4 BLOCK



0 10 20 30 40 50 60 70 80 90 100
Graphical print scale in millimeters for original sheet size refer title block

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

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headoffice@summerset.co.nz www.summerset.co.nz

Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
ASSEMBLY TYPE - VILLA 3 BLOCK

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev
064 **AR.433** **A**

15/10/2026 4:23:38 pm



1 VILLA 4 BLOCK - FLOOR PLAN

1 : 100



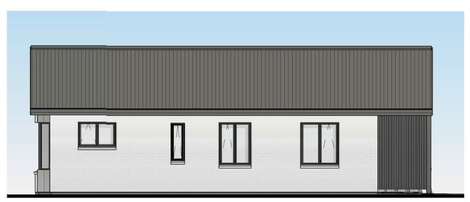
2 VILLA 4 BLOCK - REAR ELEVATION

1 : 100



3 VILLA 4 BLOCK - FRONT ELEVATION

1 : 100



4 VILLA 4 BLOCK - SIDE ELEVATION

1 : 100



5 VILLA 4 BLOCK - SIDE ELEVATION.

1 : 100



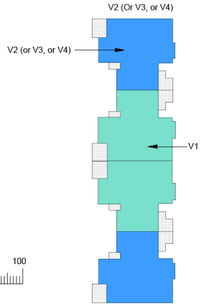
7 VILLA 4 BLOCK - REAR VIEW

Not To Scale



8 VILLA 4 BLOCK - FRONT VIEW

Not To Scale



0 10 20 30 40 50 60 70 80 90 100

Graphical print scale in millimeters for original sheet size refer title block

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

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headoffice@summerset.co.nz www.summerset.co.nz

Project Name.

OTAIHANGA
RETIREMENT VILLAGE

Project Stage.

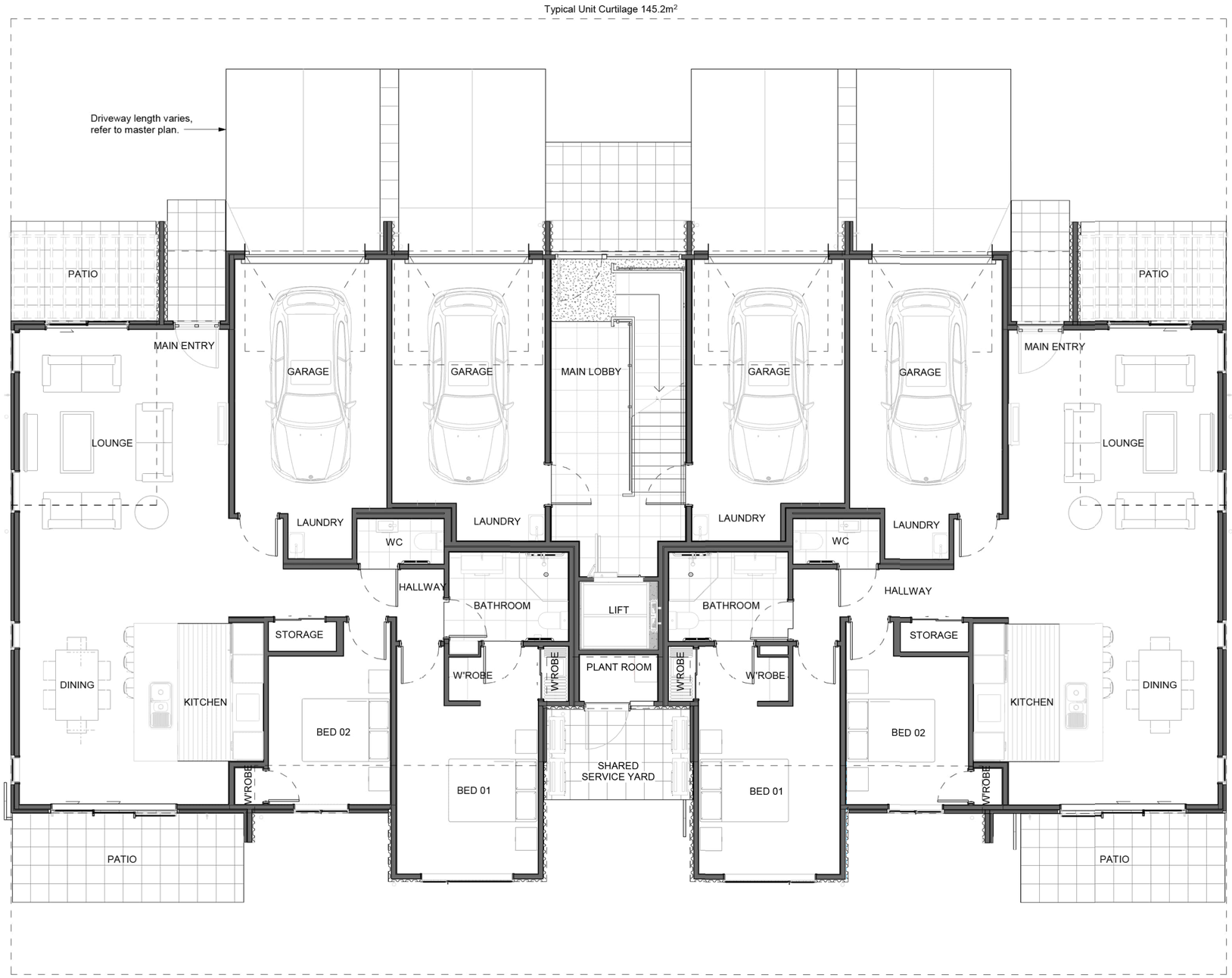
RESOURCE CONSENT

Drawing Title.

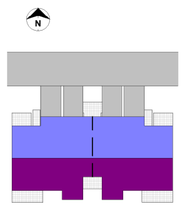
ASSEMBLY TYPE - VILLA 4 BLOCK

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev
064 **AR.434** **A**

15/10/2026 4:23:39 pm



1 RC 400 TH1-N - GROUND FLOOR PLAN
Scale: 1 : 50



TH1-TH2 NORTH ASSEMBLY - 1 BLOCK (4 UNITS)

NUMBER OF UNITS (TOTAL) 4

OVERALL FOOTPRINT AREA 306.9 m2
GF UNIT AREA (excl. GARAGE) 92.4 m2
L1 UNIT AREA (excl. GARAGE) 101.1 m2

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.
Summerset

Summerset Head Office Ph. 04 894 7320 Fax. 04 894 7319
headoffice@summerset.co.nz www.summerset.co.nz

Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
TH1 NORTH GROUND FLOOR PLAN

0 10 20 30 40 50 60 70 80 90 100
Graphical print scale in millimeters for original sheet size refer title block

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev.
064 **AR.435** **A**

15/10/2026 4:23:41 pm



1 RC 401 TH2-N - FIRST FLOOR PLAN
Scale: 1 : 50

0 10 20 30 40 50 60 70 80 90 100
Graphical print scale in millimeters for original sheet size refer title block

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset Head Office Ph. 04 894 7320 Fax. 04 894 7319
headoffice@summerset.co.nz www.summerset.co.nz

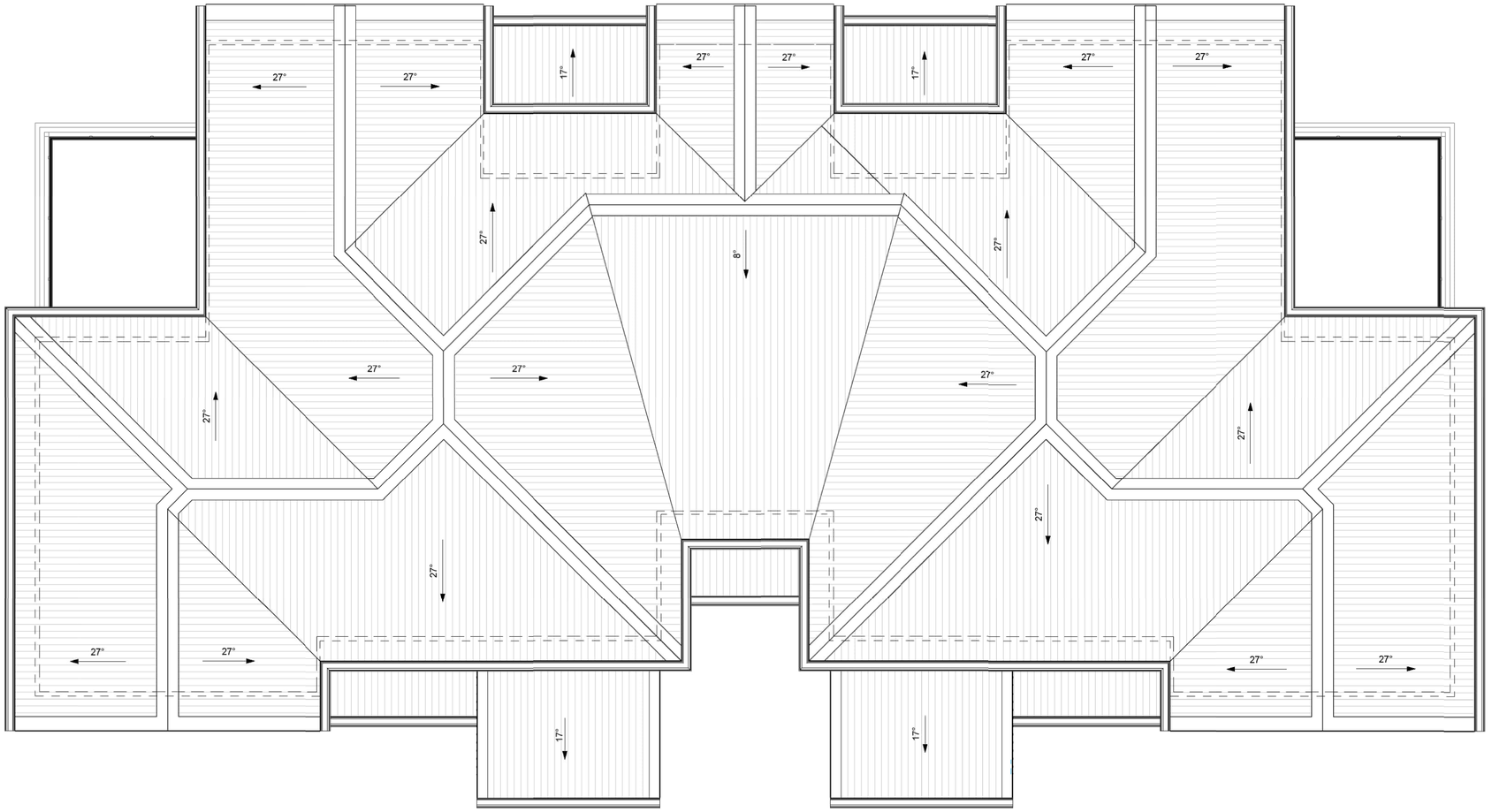
Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
TH2 NORTH FIRST FLOOR PLAN

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev.
064 **AR.436** **A**

15/10/2026 4:23:43 pm



1
RC 402
TH1-TH2-N - ROOF PLAN
Scale: 1 : 50

0 10 20 30 40 50 60 70 80 90 100
Graphical print scale in millimeters for original sheet size refer title block

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

Summerset Head Office Ph. 04 894 7320 Fax. 04 894 7319
headoffice@summerset.co.nz www.summerset.co.nz

Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
TH1 - TH2 NORTH ROOF PLAN

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev
064 **AR.437** **A**

15/10/2026 4:22:43 pm



1 RC.403 TH1-TH2-N - FRONT ELEVATION
Scale: 1 : 50



2 RC.403 TH1-TH2-N - REAR ELEVATION
Scale: 1 : 50

Note; Refer to materials disposition plan (A310) for material and colours specific to unit locations.

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

Summerset Head Office Ph. 04 894 7320 Fax. 04 894 7319
headoffice@summerset.co.nz www.summerset.co.nz

Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
TH1 - TH2 NORTH ELEVATIONS 1

0 10 20 30 40 50 60 70 80 90 100
Graphical print scale in millimeters for original sheet size refer title block

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev.
064 **AR.438** **A**

15/10/2026 4:22:45 pm



1 RC.404 TH1-TH2-N - EAST ELEVATION
Scale: 1 : 50



2 RC.404 TH1-TH2-N - WEST ELEVATION
Scale: 1 : 50

Note; Refer to materials disposition plan (A310) for material and colours specific to unit locations.

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

Summerset Head Office Ph. 04 894 7320 Fax. 04 894 7319
headoffice@summerset.co.nz www.summerset.co.nz

Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
TH1 - TH2 NORTH ELEVATIONS 2

0 10 20 30 40 50 60 70 80 90 100
Graphical print scale in millimeters for original sheet size refer title block

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev.
064 **AR.439** **A**

15/10/2026 4:22:46 pm



1 RC 405 3D View - Front
Scale:



2 RC 405 3D View - Rear
Scale:

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

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headoffice@summerset.co.nz www.summerset.co.nz

Project Name.

OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.

TH1-TH2 NORTH 3D VIEWS

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**

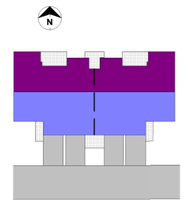
Project Number. Drawing Number. Rev.
064 **AR.440** **A**

15/10/2026 4:22:47 pm

Typical Unit Curtilage 85m²



Typical Unit Curtilage 153.2m²



TH1-TH2 SOUTH ASSEMBLY - 1 BLOCK (4 UNITS)

NUMBER OF UNITS (TOTAL) 4

OVERALL FOOTPRINT AREA 304 m²
GF UNIT AREA (excl. GARAGE) 92.3 m²
L1 UNIT AREA (excl. GARAGE) 110.5 m²

1 RC 406 TH1-S - GROUND FLOOR PLAN
Scale: 1 : 50

0 10 20 30 40 50 60 70 80 90 100
Graphical print scale in millimeters for original sheet size refer title block

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.
Summerset

Summerset Head Office Ph. 04 894 7320 Fax. 04 894 7319
headoffice@summerset.co.nz www.summerset.co.nz

Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
TH1 SOUTH GROUND FLOOR PLAN

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev
064 **AR.441** **A**

15/10/2026 4:22:49 pm



1 RC.407 TH2-S - FIRST FLOOR PLAN
Scale: 1 : 50

0 10 20 30 40 50 60 70 80 90 100
Graphical print scale in millimeters for original sheet size refer title block

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

Summerset Head Office Ph. 04 894 7320 Fax. 04 894 7319
headoffice@summerset.co.nz www.summerset.co.nz

Project Name.
OTAIHANGA
RETIREMENT VILLAGE

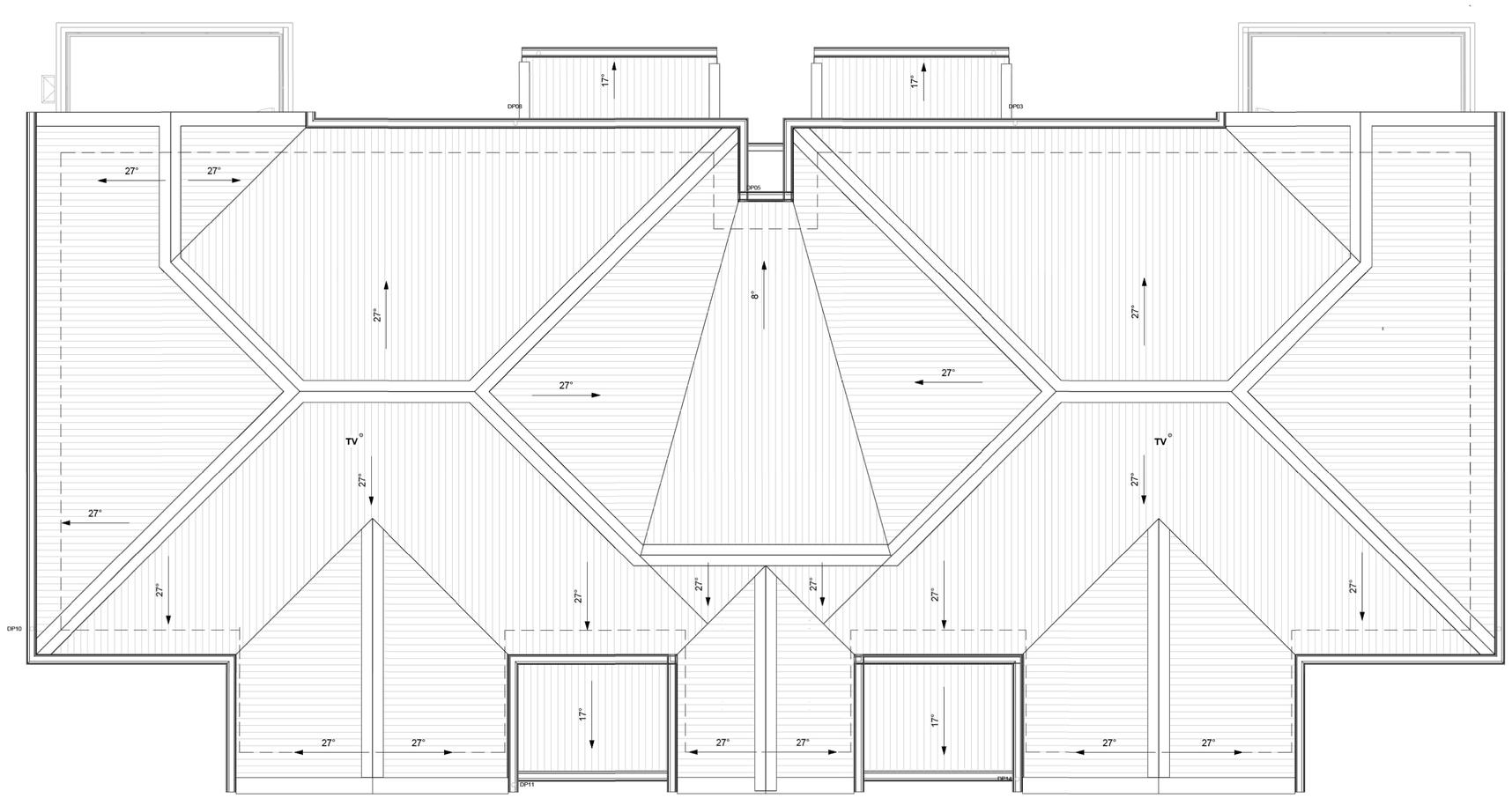
Project Stage.
RESOURCE CONSENT

Drawing Title.
TH2 SOUTH FIRST FLOOR PLAN

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**

Project Number.	Drawing Number.	Rev.
064	**AR.442**	**A**

15/10/2026 4:23:59 pm



1 RC.408 TH1-TH2-S - ROOF PLAN

Scale: 1 : 50

0 10 20 30 40 50 60 70 80 90 100

Graphical print scale in millimeters for original sheet size refer title block

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

Summerset Head Office Ph: 04 894 7320 Fax: 04 894 7319
headoffice@summerset.co.nz www.summerset.co.nz

Project Name.

OTAIHANGA
RETIREMENT VILLAGE

Project Stage.

RESOURCE CONSENT

Drawing Title.

TH1-TH2 SOUTH ROOF PLAN

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**

Project Number. Drawing Number. Rev
064 **AR.443** **A**

15/10/2026 4:23:31 pm



1 RC 409 TH1-TH2-S - FRONT ELEVATION
Scale: 1 : 50



2 RC 409 TH1-TH2-S - REAR ELEVATION
Scale: 1 : 50

Note; Refer to materials disposition plan (A310) for material and colours specific to unit locations.

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

Summerset Head Office Ph. 04 894 7320 Fax. 04 894 7319
headoffice@summerset.co.nz www.summerset.co.nz

Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
TH1-TH2 SOUTH ELEVATIONS 1

0 10 20 30 40 50 60 70 80 90 100
Graphical print scale in millimeters for original sheet size refer title block

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev.
064 **AR.444** **A**

15/10/2026 4:23:53 pm



1 RC.410 TH1-TH2-S - EAST ELEVATION
Scale: 1 : 50



2 RC.410 TH1-TH2-S - WEST ELEVATION
Scale: 1 : 50

Note; Refer to materials disposition plan (A310) for material and colours specific to unit locations.

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

Summerset Head Office Ph. 04 894 7320 Fax. 04 894 7319
headoffice@summerset.co.nz www.summerset.co.nz

Project Name.
OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.
TH1-TH2 SOUTH ELEVATIONS 2

0 10 20 30 40 50 60 70 80 90 100
Graphical print scale in millimeters for original sheet size refer title block

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev.
064 **AR.445** **A**

15/10/2026 4:23:54 pm



1
RC.411
3D View - Front
Scale:



2
RC.411
3D Views - Rear
Scale:

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

Summerset Head Office Ph. 04 894 7320 Fax. 04 894 7319
headoffice@summerset.co.nz www.summerset.co.nz

Project Name.

OTAIHANGA
RETIREMENT VILLAGE

Project Stage.
RESOURCE CONSENT

Drawing Title.

TH1-TH2 SOUTH 3D VIEW

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev.
064 **AR.446** **A**

15/10/2026 4:23:55 pm



Summerset Entry



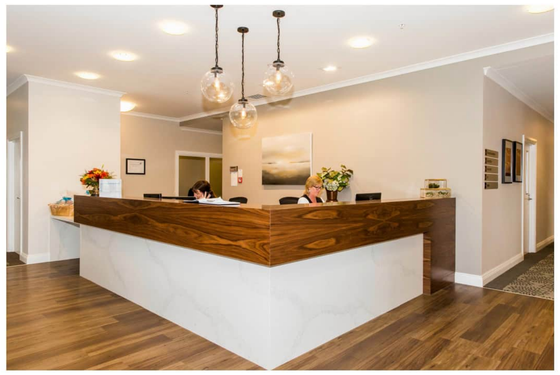
Villa Streetscape



Cottage Block



Wigram Bowling Green



Village Centre Reception



Library



Communal Lounge



Bar Lounge



Cafe



Cafe



Cafe Lounge

Rev	Date	Description
A	15.10.26	RESOURCE CONSENT - FAST TRACK APPLICATION

Client.

Summerset

Summerset Head Office Ph. 04 894 7320 Fax. 04 894 7319
headoffice@summerset.co.nz www.summerset.co.nz

Project Name.

OTAIHANGA
RETIREMENT VILLAGE

Project Stage.

RESOURCE CONSENT

Drawing Title.

TYPICAL SUMMERSET VILLAGE

DO NOT SCALE DRAWINGS. DATE
Original Sheet Size: A1 **15/10/26**
Project Number. Drawing Number. Rev.
064 **AR.500** **A**

H:\064\2024 4:23:02 pm