

KEY

Site Features

- 1. Existing rural machinery sales yard

Access

- 2. Slip way for new site access
- 3. New site access - 20m legal boundaries, tree planting either side
- 4. Siding area for future passenger train stop
- 5. Main site collector road
- 6. Walking/cycling/running track (approx 7km)
- 7. Walking track (approx 2.5km)

Retail and Work/Life Infrastructure

- 8. Future retail - cafe/takeaway/superette to support residents of subdivision
- 9. Home office workshop units for residents + other non-residential activities if required, including cafe and retail

Residential Areas - All Township & Settlement Zone

- 10. South-east ridges and valleys:
450m² - 750m² lots + potential for cluster housing development/residential care
Area: 9.9 ha Potential yield: 154 - 92 lots
- 11. South-west ridges and gullies:
450m² lots
Area: 3.1 ha Potential yield: 48 lots
- 12. South-west mid site slopes:
500m² - 1000m² lots
Area: 9.9 ha Potential yield: 139 - 70 lots
- 13. North-east plateau:
1000m² lots
Area: 1.5 ha Potential yield: 10 lots
- 14. Riverside ridges and headlands:
2000m² lots
Area: 11.6 ha Potential yield: 41 lots

Riparian and Stormwater

- 15. Future wetland zone:
Enrichment planting of existing native wetland species for habitat and amenity, including wetland trees (e.g. Kahikatea) and boardwalk access
- 16. Future riparian gully wetland, with planting for stormwater catchment
- 17. Stormwater filtering pond points (TBC by technical site review following rezone)
- 18. Native structure planting (5m wide) - subcanopy shrub species (5m-7mheight) and small trees
- 19. Native amenity mix - subcanopy and canopy trees
- 20. Highway boundary trees - double line of exotics (e.g. Alder, Plane Liriodendron, Liquid Amber)

