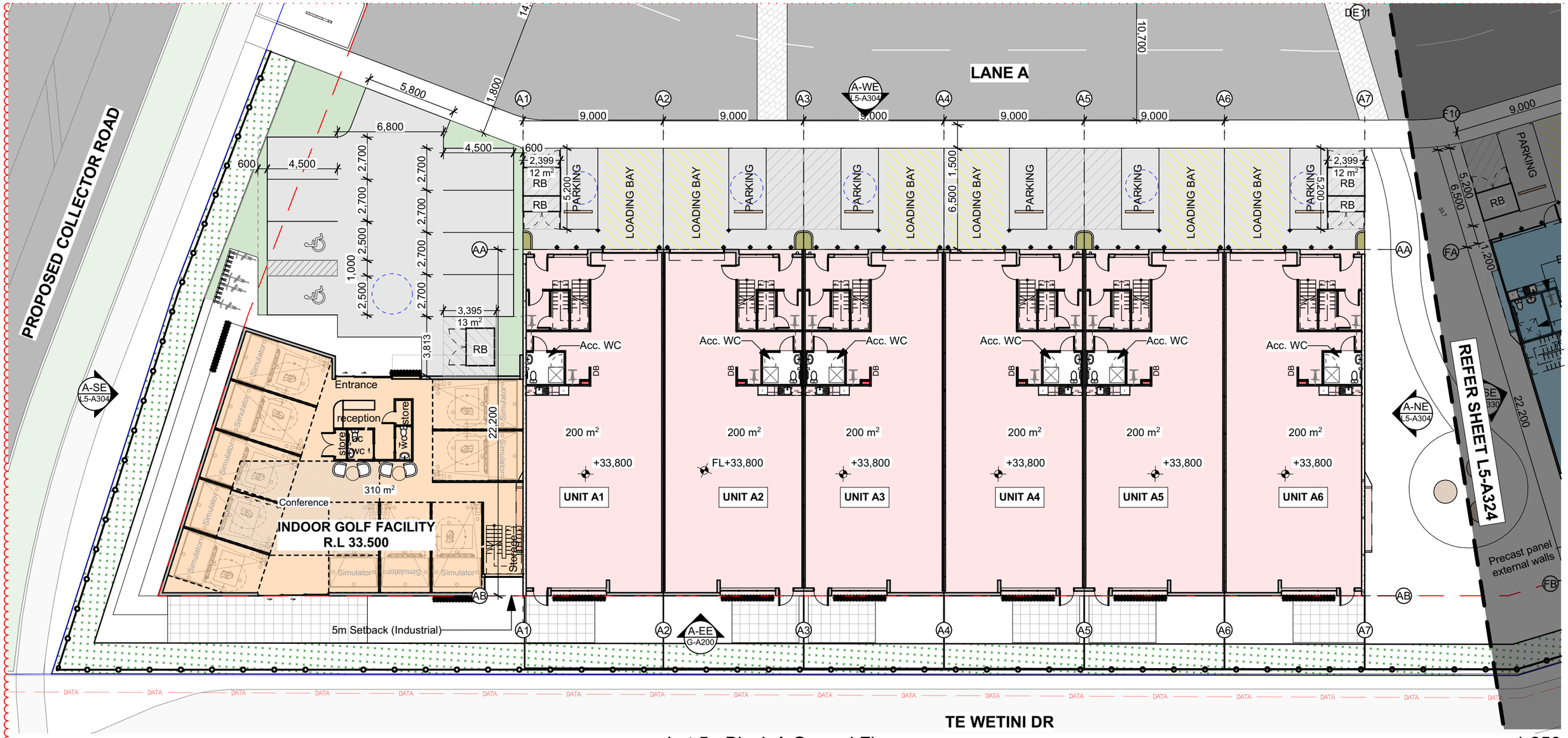


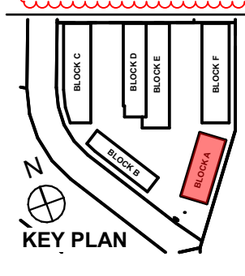
Lot 5 - Block A Ground Floor 1:250

PLAN KEY

- Lot boundaries
- 5m yard setback line (Industrial)
- 33.0 Proposed contours (100mm intervals), refer Civil Engineer's drawings
- Proposed retaining wall, refer Civil Engineer's drawings
- SFL Structural Floor Level
- Typical concrete road finish
- Distinct surface finish variation
- Concrete pavement black oxide aggregate finish
- Individual unit service area
- Landscape areas - refer landscape plans
- 2m wide planting buffer
- Below-ground water tank
- RB Rubbish bin screen 1800H, refer Landscape Architect's drawings
- Raised timber boardwalks
- Paved patio areas on grade
- Individual unit Loading Bay
- ±0.00.0 Proposed floor levels, refer Civil engineer's drawings
- Louvres

NOTE
- Proposed landscaping not shown, refer Landscape Architect's drawings.
- Glazing on street elevation, refer Block A elevations

17



Transmittal	Rev	Change Name	Ch #	Date
RESOURCE CONSENT PLANNING REVIEW	C	RC Amend.	16	2024-01-16
RESOURCE CONSENT	D - WIP	RC Amend.	17	Work in Progress

TE WETINI DRIVE DEVELOPMENT - LOT 5

Rotokauri Hamilton

RESOURCE CONSENT

Title
Lot 5: Block A Ground Floor Plan

Date
2024-01-30

Scale
1:250 @A3

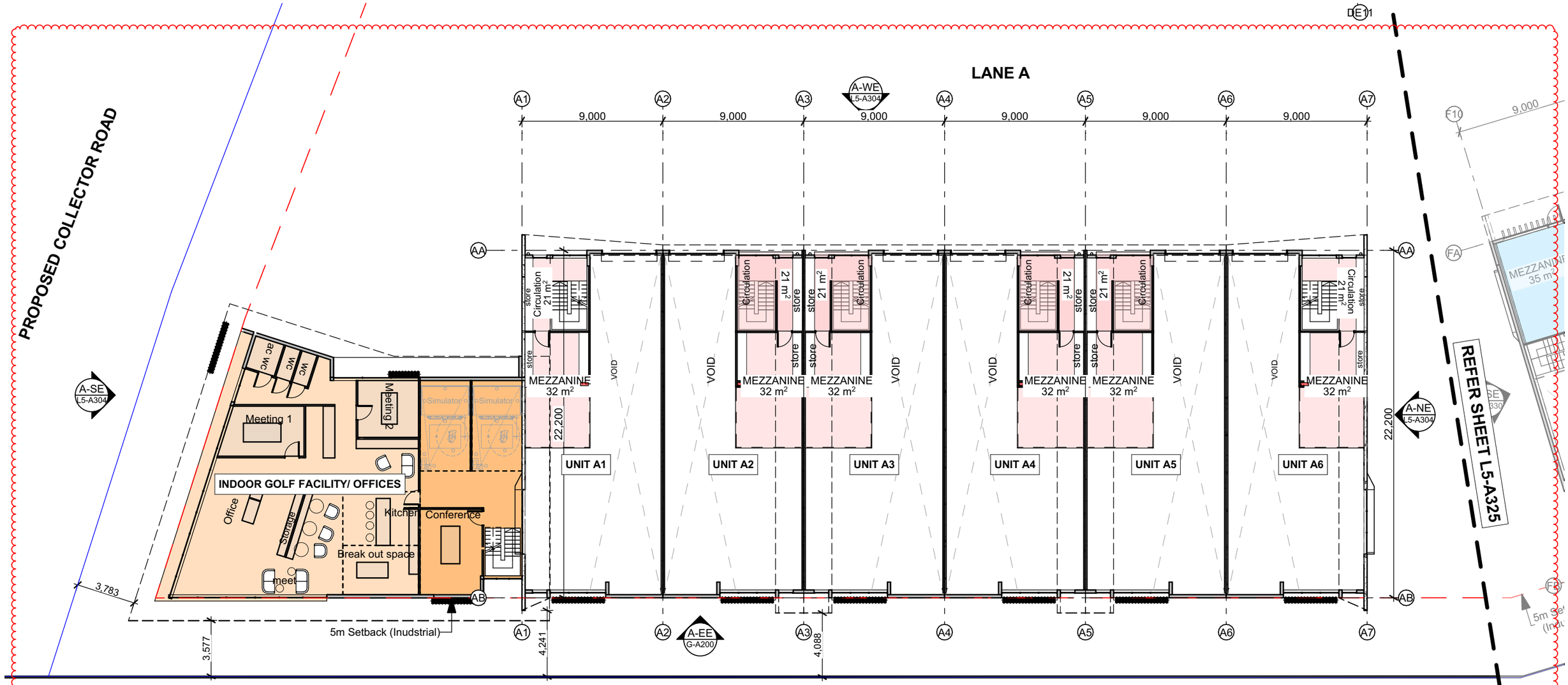
Client
APEX PROPERTY GROUP

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ref no.
22006

sheet no.
L5-A300

revision
D - WIP

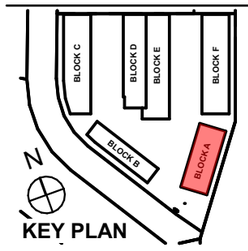


Lot 5 - Block A Mezzanine

1:250

PLAN KEY

- Site boundary
- Internal boundary
- Yard setback line (Industrial)
- Louvres



Transmittal	Rev	Change Name	Ch #	Date
RESOURCE CONSENT	B			2023-09-05
RESOURCE CONSENT PLANNING REVIEW	C	RC Amend.	16	2024-01-16

TE WETINI DRIVE DEVELOPMENT - LOT 5

Rotokauri Hamilton

RESOURCE CONSENT

Title
Lot 5: Block A Mezzanine Floor Plan

Date
2024-01-30

Scale
1:250 @A3

Client

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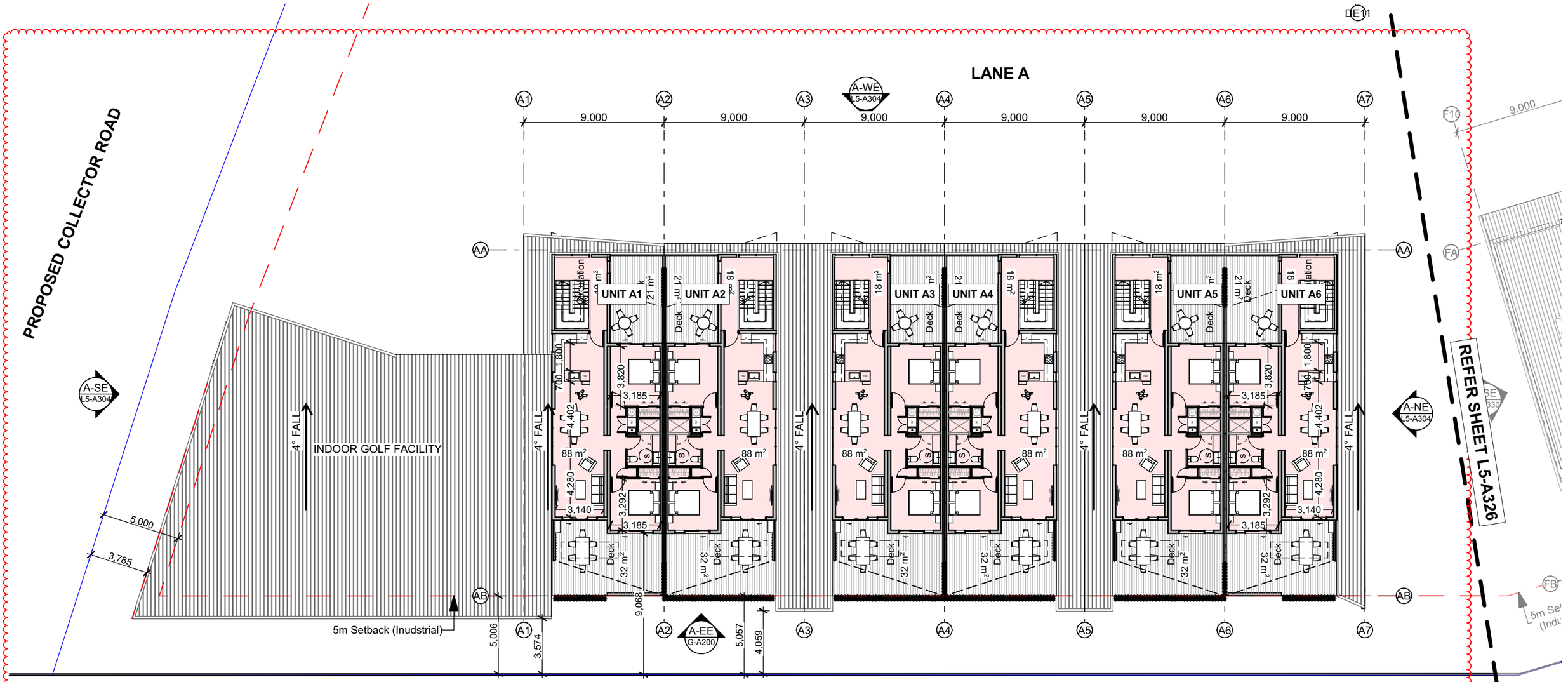
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revision
C



Lot 5 - Block A First Floor Plan

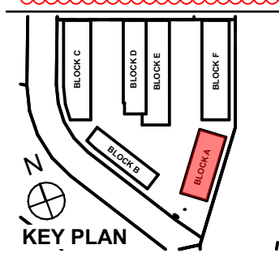
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BLOCK A

17

PLAN / ROOF PLAN KEY

- Lot boundaries
- Yard setback line (Industrial)
- Profiled metal roofing
- Timber decking
- Louvres



Transmittal	Rev	Change Name	Ch #	Date
RESOURCE CONSENT PLANNING REVIEW	C	RC Amend.	16	2024-01-16
RESOURCE CONSENT	D - WIP	RC Amend.	17	Work in Progress

TE WETINI DRIVE DEVELOPMENT - LOT 5

Rotokauri Hamilton

RESOURCE CONSENT

Title
Lot 5: Block A First Floor Plan

Date
2024-01-30

Scale
1:250 @A3

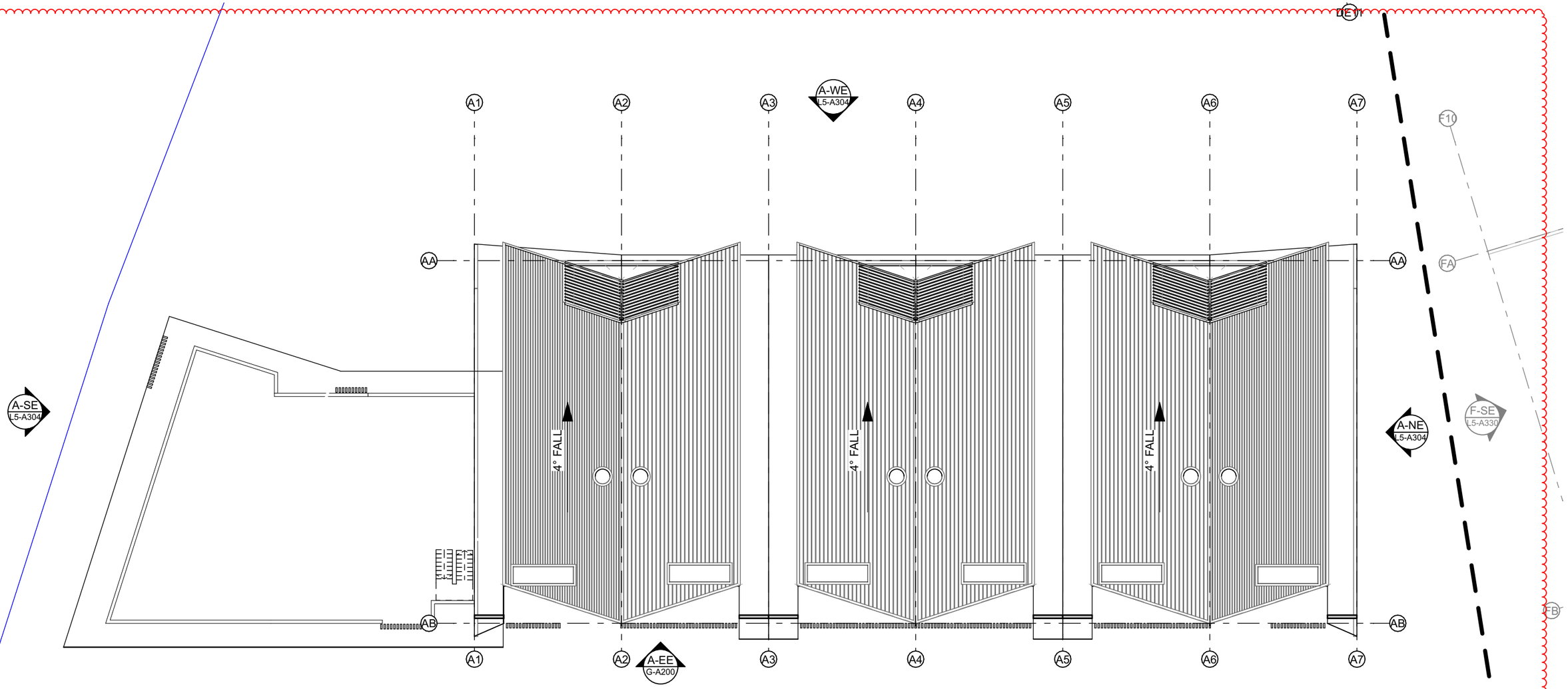
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22006

sheet no.
L5-A302

revision
D - WIP

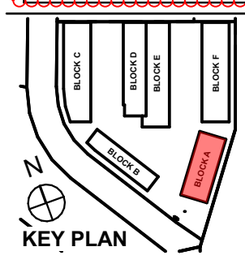


Lot 5 - Block A Roof Plan 1:250

ROOF PLAN KEY

- Site boundaries
- Yard setback line (Industrial)
- Internal boundary
- Profiled metal roofing
- Pergolas
- Louvres

16



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Transmittal	Rev	Change Name	Ch #	Date
RESOURCE CONSENT PLANNING REVIEW	A	RC Amend.	16	2024-01-16

TE WETINI DRIVE DEVELOPMENT - LOT 5

Rotokauri Hamilton

RESOURCE CONSENT

Title
Lot 5: Block A Roof Plan

Date
2024-01-30

Scale
1:250 @A3

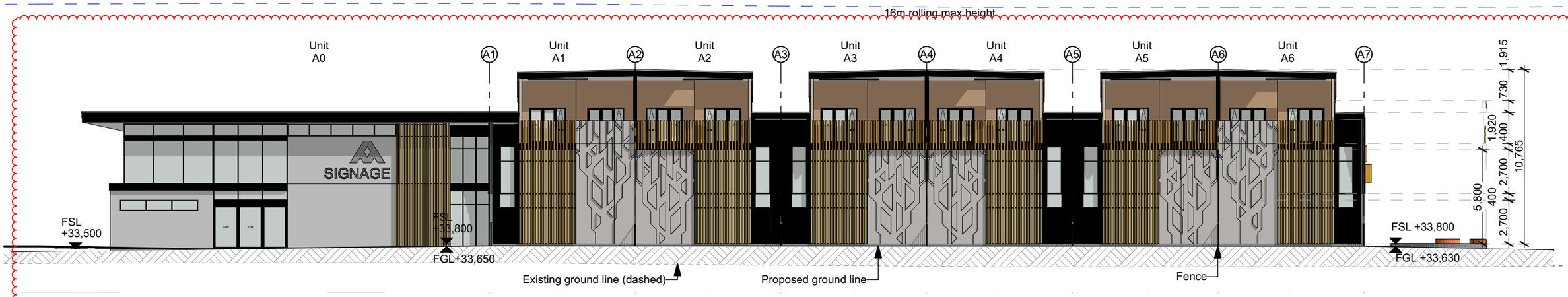
Client
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ref no.
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sheet no.
L5-A303

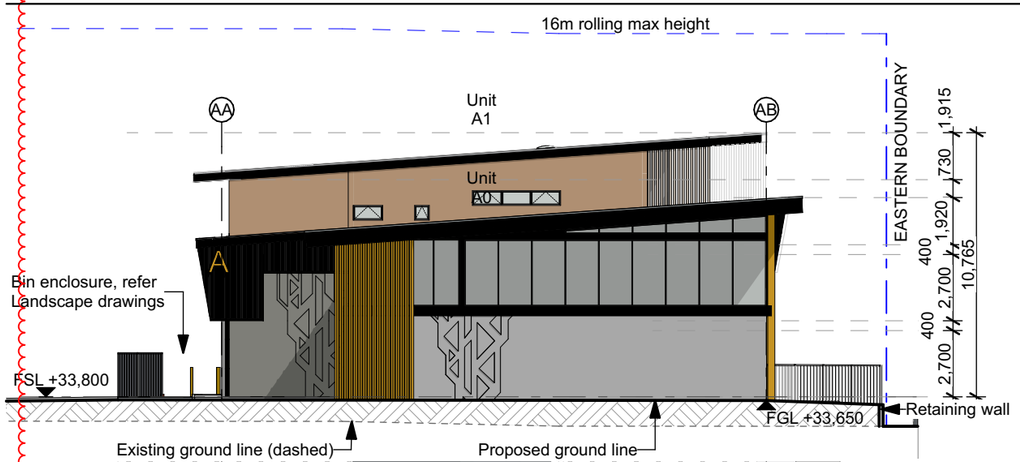
revision
A



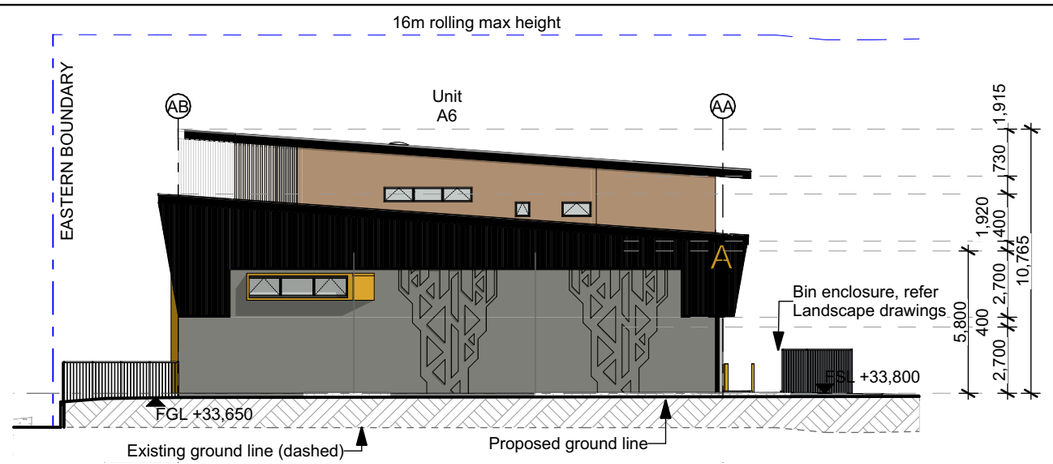
A-EE Block A East Elevation 1:250



A-WE Block A West Elevation 1:250



A-SE Block A South Elevation 1:250



A-NE Block A North Elevation 1:250

LOT 5 - ELEVATION KEY

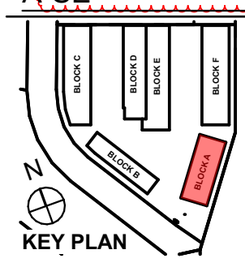
- refer sheet A400 for material palette

- Concrete panel - refer detail for finish
- Translucent cladding
- Panelised metal cladding system
- Longrun metal roofing
- Metal roller shutter door
- Shrouds and feature louvres

NOTE

1. Shown landscaping is indicative only, refer Landscape Architect's drawings
2. Ground lines shown indicative only, refer Civil Engineer's drawings
3. Material & colour selection TBC

16



Transmittal	Rev	Change Name	Ch #	Date
RESOURCE CONSENT	B	Ground levels updated	14	2023-09-05
RESOURCE CONSENT PLANNING REVIEW	C	RC Amend.	16	2024-01-16

TE WETINI DRIVE DEVELOPMENT - LOT 5

Rotokauri Hamilton

RESOURCE CONSENT

Title
Lot 5: Block A Elevations

Date
2024-01-30

Scale
1:250 @A3

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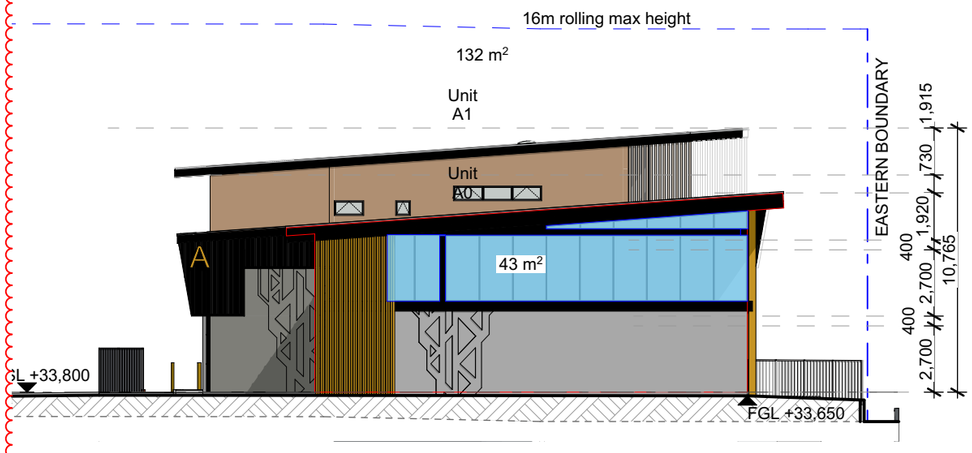
ref no.
22006

sheet no.
L5-A304

revision
C



A-EE Block A East Elevation - Glazing Calculation 1:250



A-SE Block A South Elevation - Glazing Calculations

BLOCK A: TE WETINI DRIVE GLAZING CALCULATION

Unit A1-A6 Glazed Area:
= 10m² +24 m²
= 34m²
Facade Area:
= 91m²

Glazed Area %
(min 30%) = 35/91
= **37%**

Unit A0 Glazed Area (East Elevation):
= 84m²
Facade Area:
= 198m²

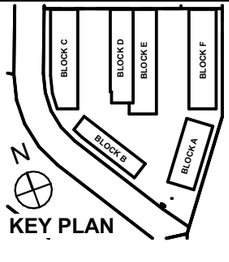
Glazed Area %
(min 30%) = 84/198
= **42%**

BLOCK A: COLLECTOR ROAD GLAZING CALCULATION

Unit A0 Glazed Area (SouthElevation):
= 43m²
Facade Area:
= 132m²

Glazed Area %
(min 30%) =39/139
= **32%**

16



Transmittal	Rev	Change Name	Ch #	Date
RESOURCE CONSENT PLANNING REVIEW	A	RC Amend.	16	2024-01-16

TE WETINI DRIVE DEVELOPMENT - LOT 5

Rotokauri Hamilton

RESOURCE CONSENT

Title
Lot 5: Block A Glazing Calculations

Date
2024-01-30

Scale
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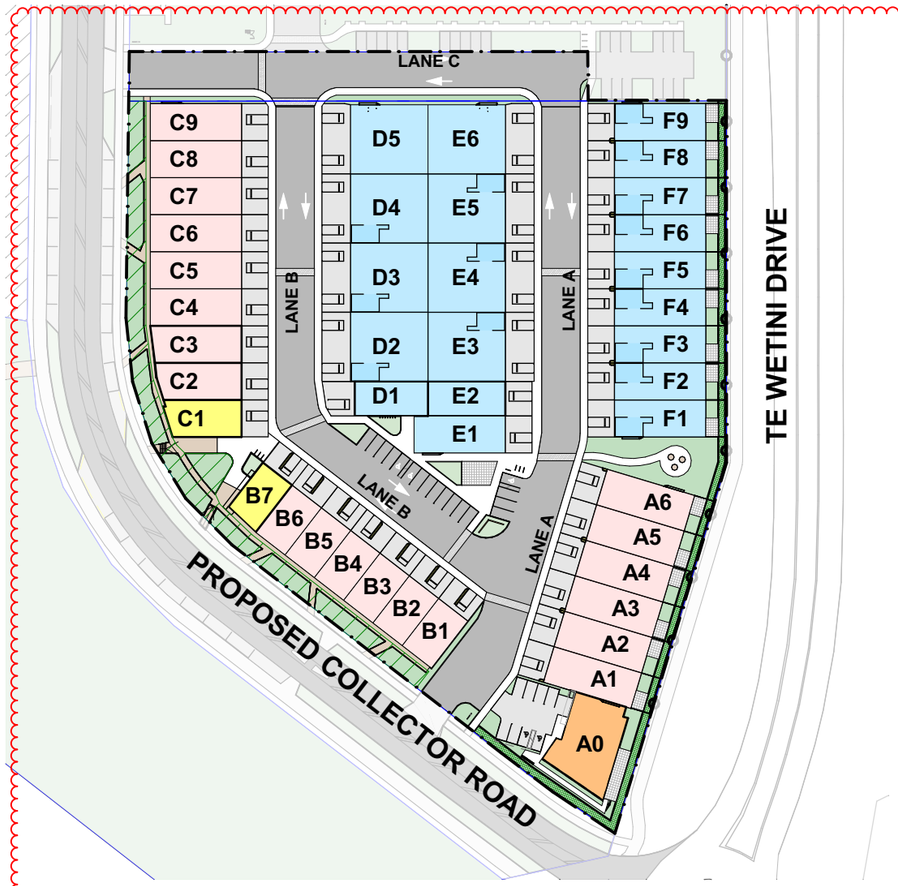
Client
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ref no.
22006

sheet no.
L5-A305

revision
A



Lot 5 - Site Summary Plan NTS

PARKING SUMMARY

Note: Refer to Traffic Engineer's report for further info.

Light Industrial					
Block D	Unit D1-D5	9 Carparks		5 Internal cycle spaces	
Block E	Unit E1-E6	10 Carparks		5 Internal cycle spaces	
Block F	Unit F1-F9	9 Carparks		9 Internal cycle spaces	
Light Industrial with ancillary residential					
Block A	Unit A1-A6	6 Carparks		12 Internal cycle spaces	
Block B	Unit B1-B6	6 Carparks		12 Internal cycle spaces	
Block C	Unit C2-C9	8 Carparks		16 Internal cycle spaces	
Golf Facility and Offices					
Block A	Unit A 0	7 Carparks	2 Accessible Carparks		10 External cycle spaces
Food and Beverage with ancillary residential					
Block B	Unit B7	1 Carparks		2 Internal cycle spaces	3 External cycle spaces
Block C	Unit C1	1 Carparks		2 Internal cycle spaces	3 External cycle spaces
General Carparks					
		17 Carparks	3 Accessible Carparks		3 External cycle spaces
Total Parking in Lot 5:		**74 Carparks**	**5 Accessible Carparks**	**65 Internal cycle spaces**	**19 External cycle spaces**

LOT 5 - YIELD SUMMARY

BLOCK A

UNIT	TYPE	GROUND FLOOR (m2)	MEZZANINE/ FIRST FLOOR (m2) (INCL. CIRCULATION)	RESIDENTIAL (m²) (INLC. CIRCULATION AND DECKS	TOTAL	Res % of floor area
A0	INDOOR GOLF FACILITY	310	89			
A0	ANCILLARY OFFICES		207			
A1	LIGHT INDUSTRIAL WITH ANCILLARY RESIDENTIAL	200	53	159		39%
A2	LIGHT INDUSTRIAL WITH ANCILLARY RESIDENTIAL	200	53	159		39%
A3	LIGHT INDUSTRIAL WITH ANCILLARY RESIDENTIAL	200	53	159		39%
A4	LIGHT INDUSTRIAL WITH ANCILLARY RESIDENTIAL	200	53	159		39%
A5	LIGHT INDUSTRIAL WITH ANCILLARY RESIDENTIAL	200	53	159		39%
A6	LIGHT INDUSTRIAL WITH ANCILLARY RESIDENTIAL	200	53	159		39%
TOTAL GFA		**1,510**	**614**	**954**		**31%**

BLOCK B

UNIT	TYPE	GROUND FLOOR (m2)	MEZZANINE/FIRST FLOOR (m2) (INCL. CIRCULATION)	RESIDENTIAL (m²) (INLC. CIRCULATION AND DECKS	TOTAL	Res % of floor area
B1	LIGHT INDUSTRIAL WITH ANCILLARY RESIDENTIAL	130	51	129	310	42%
B2	LIGHT INDUSTRIAL WITH ANCILLARY RESIDENTIAL	130	51	129	310	42%
B3	LIGHT INDUSTRIAL WITH ANCILLARY RESIDENTIAL	130	51	129	310	42%
B4	LIGHT INDUSTRIAL WITH ANCILLARY RESIDENTIAL	130	51	129	310	42%
B5	LIGHT INDUSTRIAL WITH ANCILLARY RESIDENTIAL	130	51	129	310	42%
B6	LIGHT INDUSTRIAL WITH ANCILLARY RESIDENTIAL	130	51	129	310	42%
B7	FOOD AND BEVERAGE WITH ANCILLARY RESIDENTIAL	129	51	127	307	41%
TOTAL GFA		**909**	**357**	**901**	2,167	**42%**

BLOCK C

UNIT	TYPE	GROUND FLOOR (m2)	MEZZANINE/FIRST FLOOR (m2) (INCL. CIRCULATION)	RESIDENTIAL (m²) (INLC. CIRCULATION AND DECKS	TOTAL	Res % of floor area
C1	FOOD AND BEVERAGE WITH ANCILLARY RESIDENTIAL	163	53	159	375	42%
C2	LIGHT INDUSTRIAL WITH ANCILLARY RESIDENTIAL	183	53	159	395	40%
C3	LIGHT INDUSTRIAL WITH ANCILLARY RESIDENTIAL	196	53	159	408	39%
C4	LIGHT INDUSTRIAL WITH ANCILLARY RESIDENTIAL	200	53	159	412	39%
C5	LIGHT INDUSTRIAL WITH ANCILLARY RESIDENTIAL	200	53	159	412	39%
C6	LIGHT INDUSTRIAL WITH ANCILLARY RESIDENTIAL	200	53	159	412	39%
C7	LIGHT INDUSTRIAL WITH ANCILLARY RESIDENTIAL	200	53	159	412	39%
C8	LIGHT INDUSTRIAL WITH ANCILLARY RESIDENTIAL	200	53	159	412	39%
C9	LIGHT INDUSTRIAL WITH ANCILLARY RESIDENTIAL	200	53	159	412	39%
TOTAL		**1,742**	**477**	**1272**	3,491	**36%**

BLOCK D

UNIT	TYPE	GROUND FLOOR (m2)	MEZZANINE (m2) (INCL. CIRCULATION)		TOTAL	
D1	LIGHT INDUSTRIAL	150	43		193	
D2	LIGHT INDUSTRIAL	316	39		355	
D3	LIGHT INDUSTRIAL	316	39		355	
D4	LIGHT INDUSTRIAL	316	39		355	
D5	LIGHT INDUSTRIAL	316	39		355	
TOTAL GFA		**1,414**	**199**		1,613	

BLOCK E

UNIT	TYPE	GROUND FLOOR (m2)	MEZZANINE (m2) (INCL. CIRCULATION)		TOTAL	
E1	LIGHT INDUSTRIAL	200	43		243	
E2	LIGHT INDUSTRIAL	158	43		201	
E3	LIGHT INDUSTRIAL	316	39		355	
E4	LIGHT INDUSTRIAL	316	39		355	
E5	LIGHT INDUSTRIAL	316	39		355	
E6	LIGHT INDUSTRIAL	316	39		355	
TOTAL GFA		**1,622**	**242**		1,864	

BLOCK F

UNIT	TYPE	GROUND FLOOR (m2)	MEZZANINE (m2) (INCL. CIRCULATION)		TOTAL	
F1	LIGHT INDUSTRIAL	200	43		243	
F2	LIGHT INDUSTRIAL	200	43		243	
F3	LIGHT INDUSTRIAL	200	43		243	
F4	LIGHT INDUSTRIAL	200	43		243	
F5	LIGHT INDUSTRIAL	200	43		243	
F6	LIGHT INDUSTRIAL	200	43		243	
F7	LIGHT INDUSTRIAL	200	43		243	
F8	LIGHT INDUSTRIAL	200	43		243	
F9	LIGHT INDUSTRIAL	200	43		243	
TOTAL GFA		**1,800**	**387**		2,187	
LOT 5 TOTALS		**8,997**	**2,276**	**3,127**	**14,400**	**22%**

UNIT TYPOLOGY SUMMARY

Light Industrial

200m² Units
Warehouse units located alongside Te Wetini Drive with access from Lane A
316m² (or 2 x 158m²) Units
Warehouse units located back to back with car parking and loading facing service lane. Structurally designed to allow quick conversion into two units if desired.

Light Industrial with ancillary residential

200m² Units facing Te Wetini Drive
Showroom/workshop units with pedestrian access, loading access and parking from service lane.
30% glazing required to street-facing facade
Ancillary Residential access from service lane

200m² and two custom sized Units facing Collector Drive
Street-facing showroom/workshop units with pedestrian access to street and loading access and parking from service lane.
30% glazing required to street-facing facade
Ancillary Residential access from service lane

130m² smaller Units facing Collector Drive
Street-facing showroom/workshop units with pedestrian access to street and loading access and parking from service lane.
30% glazing required to street-facing facade
Ancillary Residential access from service lane

Food and Beverage with ancillary residential

Dimensions vary to suit location.
Street-facing units with pedestrian access to street and loading access and parking from service lane. Connects with presinct 5
Ancillary Residential access from service lane
30% glazing required to street-facing facade

Indoor Golf Facility
Street -facing Golf facility with offices above with access via service lane

Offices
Offices on first floor

TYPOLOGY PLAN KEY

Light Industrial	x20
Light Industrial with ancillary residential	x20
Food and Beverage with ancillary residential	x2
Indoor Golf Facility	x1

17

Transmittal	Rev	Change Name	Ch #	Date
RESOURCE CONSENT PLANNING REVIEW	D	RC Amend.	16	2024-01-16
RESOURCE CONSENT	E - WIP	RC Amend.	17	Work in Progress

TE WETINI DRIVE DEVELOPMENT - LOT 5

Rotokauri Hamilton

RESOURCE CONSENT

Title
Lot 5: Summary of proposal

Date
2024-01-30

Scale
@A3

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