

Ohakune Masterplan. Concept Design. Pre-Application Meeting .

13 March
2023

Isthmus.

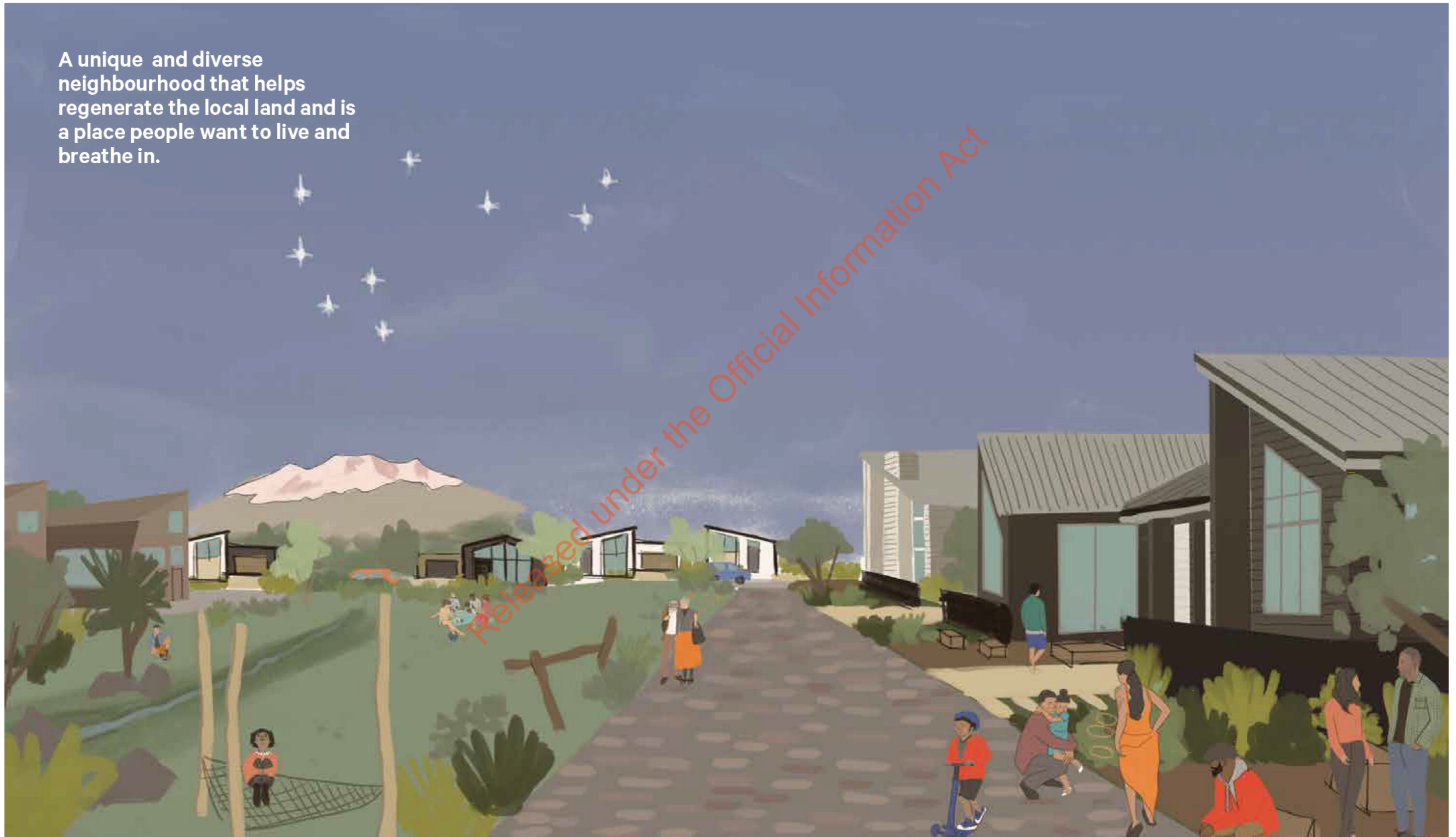


Site Location. Aerial Plan.



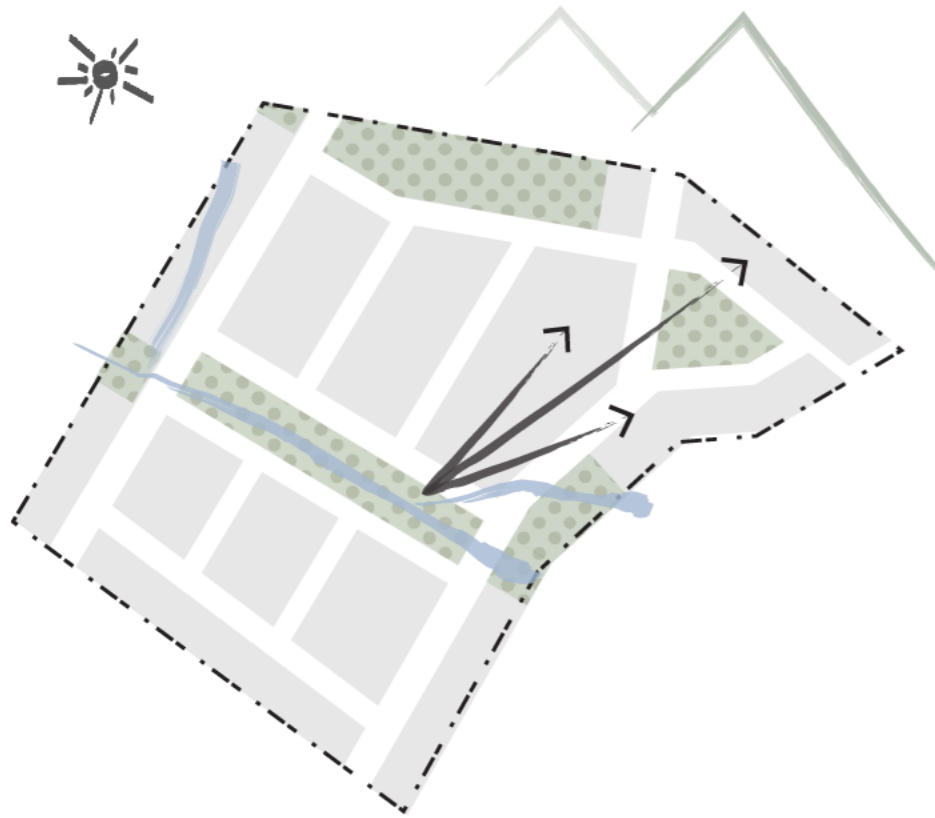
Vision. Statement & Indicative Sketch.

A unique and diverse neighbourhood that helps regenerate the local land and is a place people want to live and breathe in.



Principles.

Three Guiding Ideas.



With Nature

Design a place that frames, embraces and enhances the local maunga & awa.

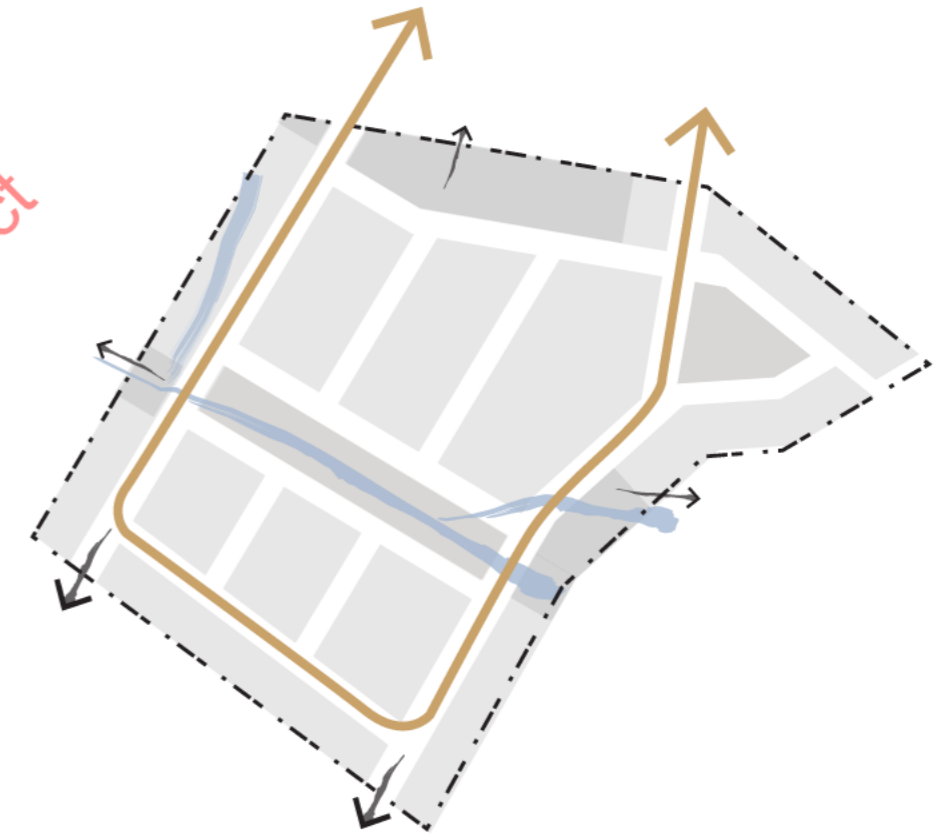
- Create various views to Ruapehu
- Integrate stormwater management solutions
- Regenerate the land
- Experience nature



From within

Create a heart where people can gather to foster a unique, diverse and vibrant place for people.

- Foster a street based community
- Provide a place for people to gather
- Build homes with a unique local look & feel
- Nurture a sense of place

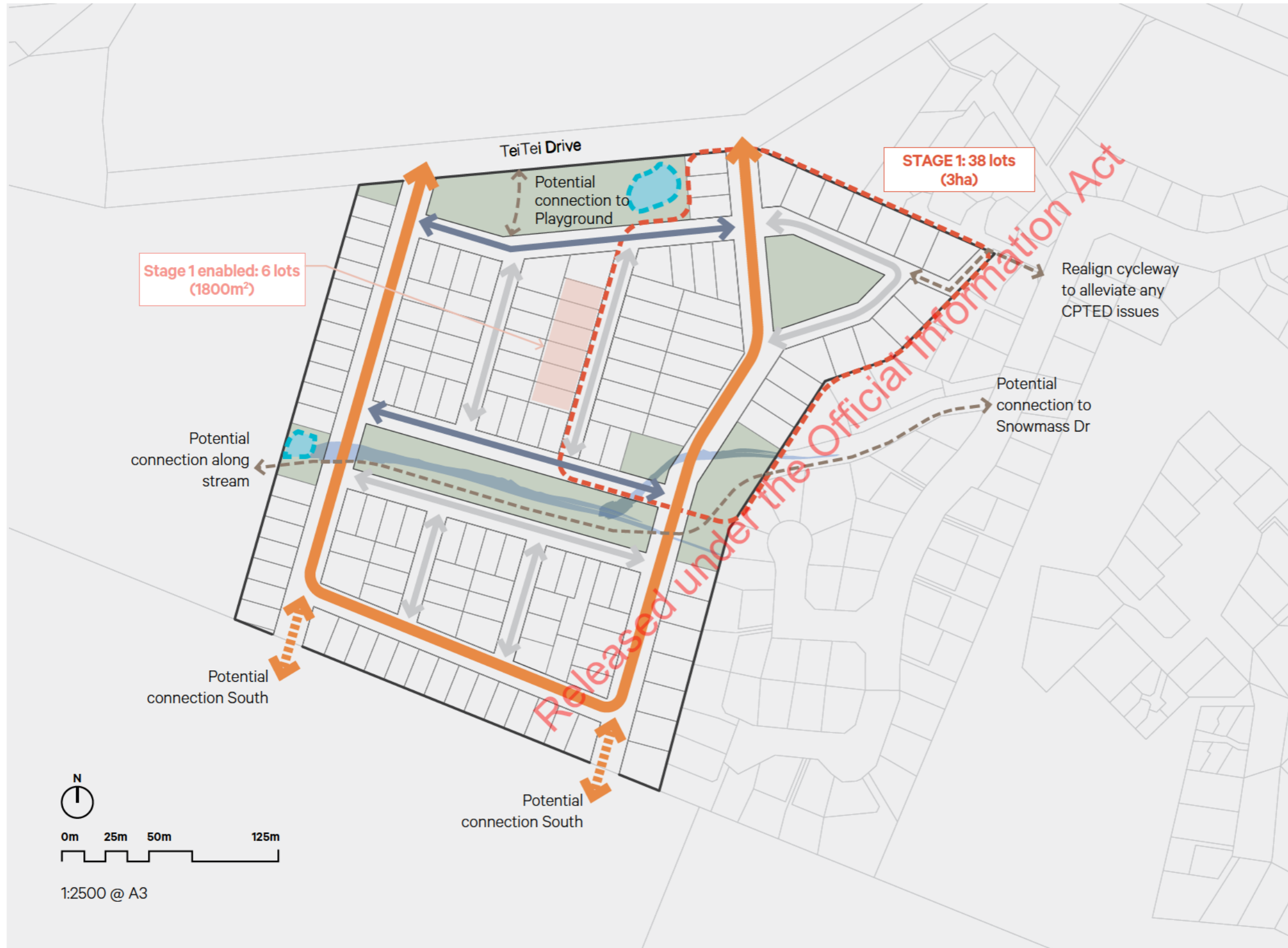


Among others

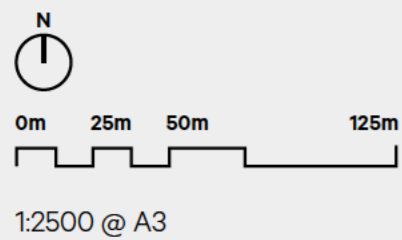
Connect to neighbouring sites while also allowing fluid movements throughout.

- Offer pleasant and safe walkable routes
- Ensure clear and easy access within
- Connect to neighbouring sites
- Self-sufficient

Concept Plan. Overview.



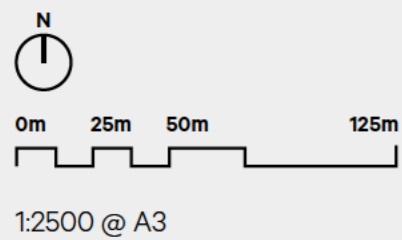
Legend	
	Stream
	Green reserves
	Potential SW Pond
	Stage 1 (3 hectares)
	Stage 1 enabled lots (1800m2.)
	Primary Route (18m)
	Secondary Route (14m)
	Rural Lanes (12m)
	Pedestrian connections



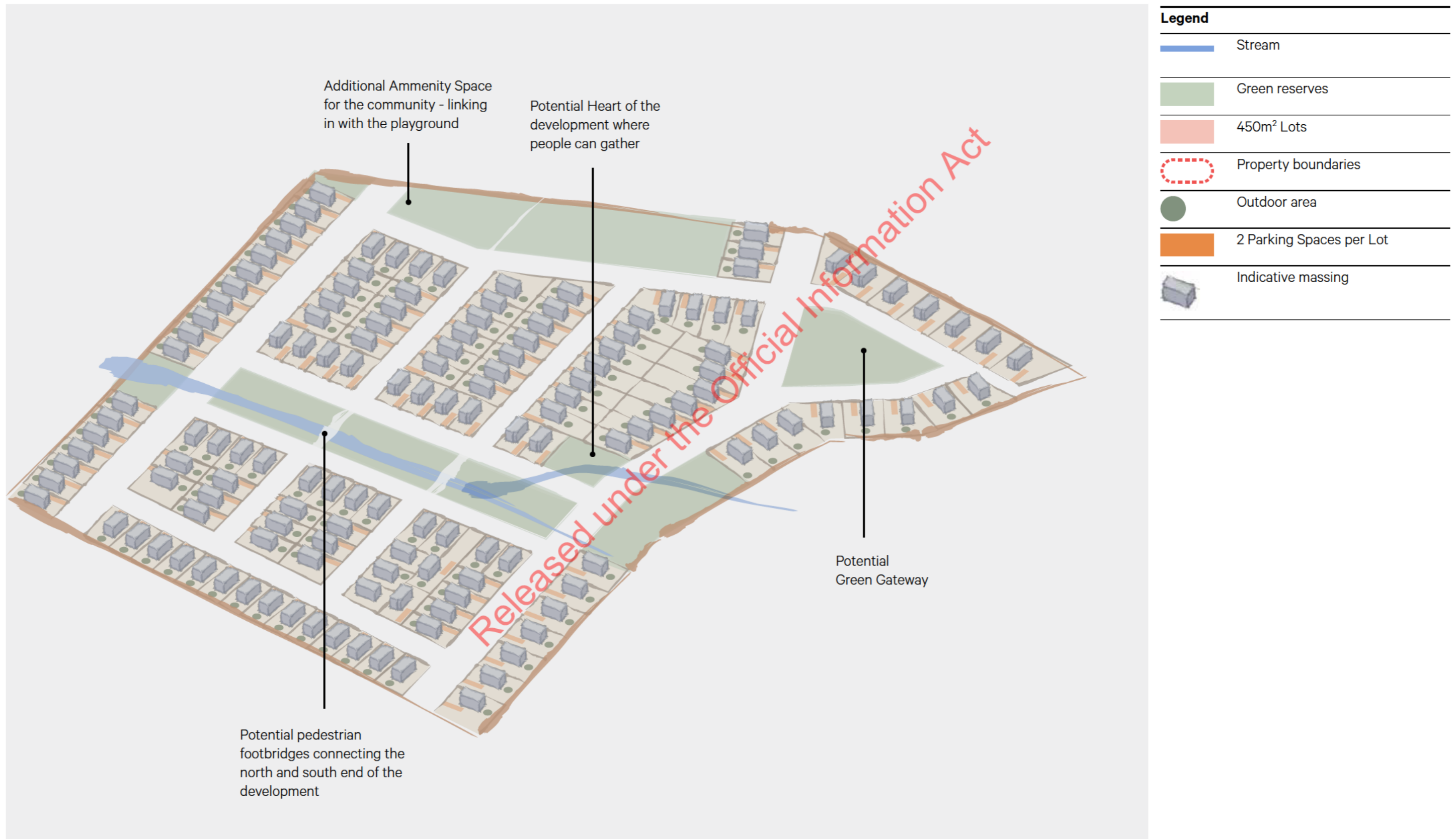
Concept Plan. Indicative Bulk & Location Plan.



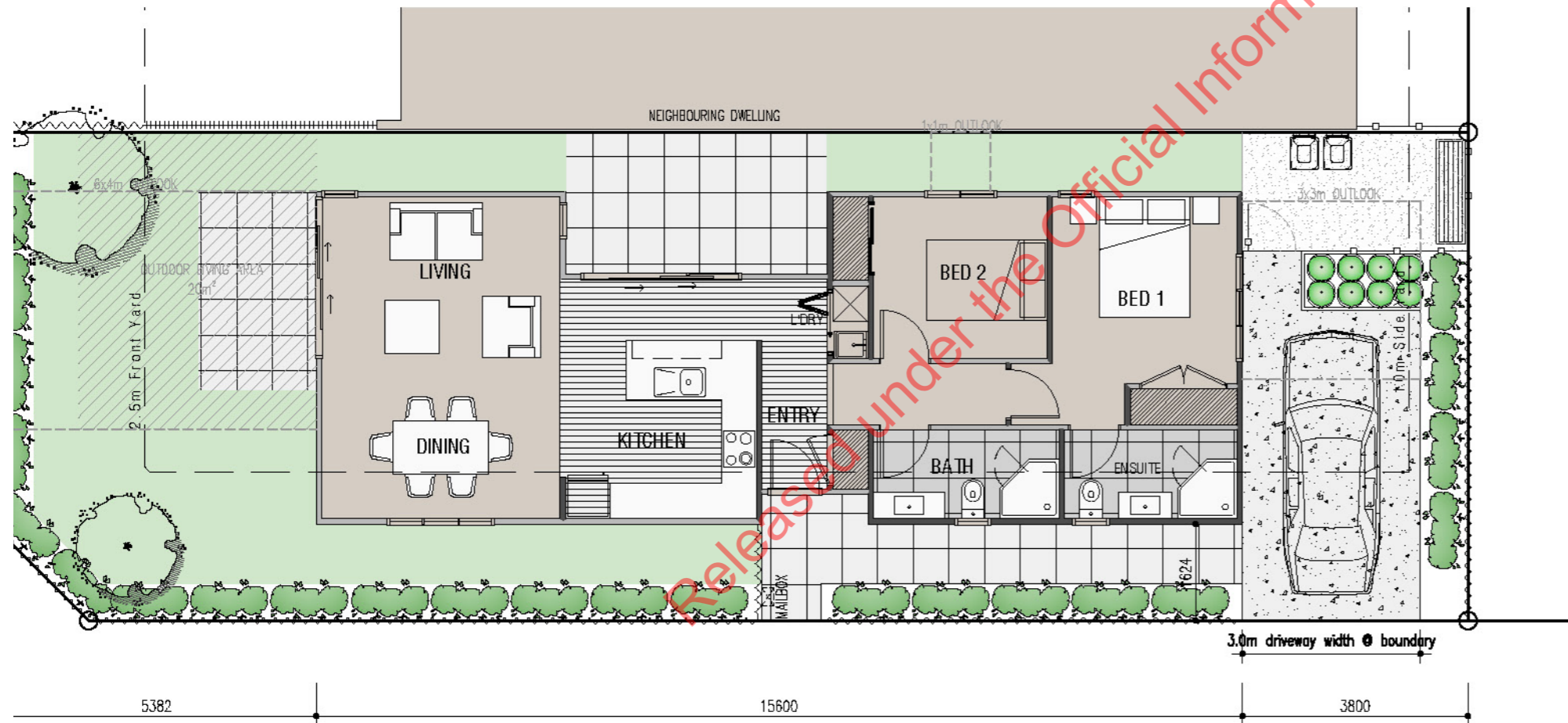
Legend	
	Stream
	Green reserves (16830m²)
	Below 300m² Lots
	300m² - 449 Lots
	+450m² Lots



Concept Plan. Indicative Bulk & Location Views.



Typical Lot Layout. Indicative Site Plan.



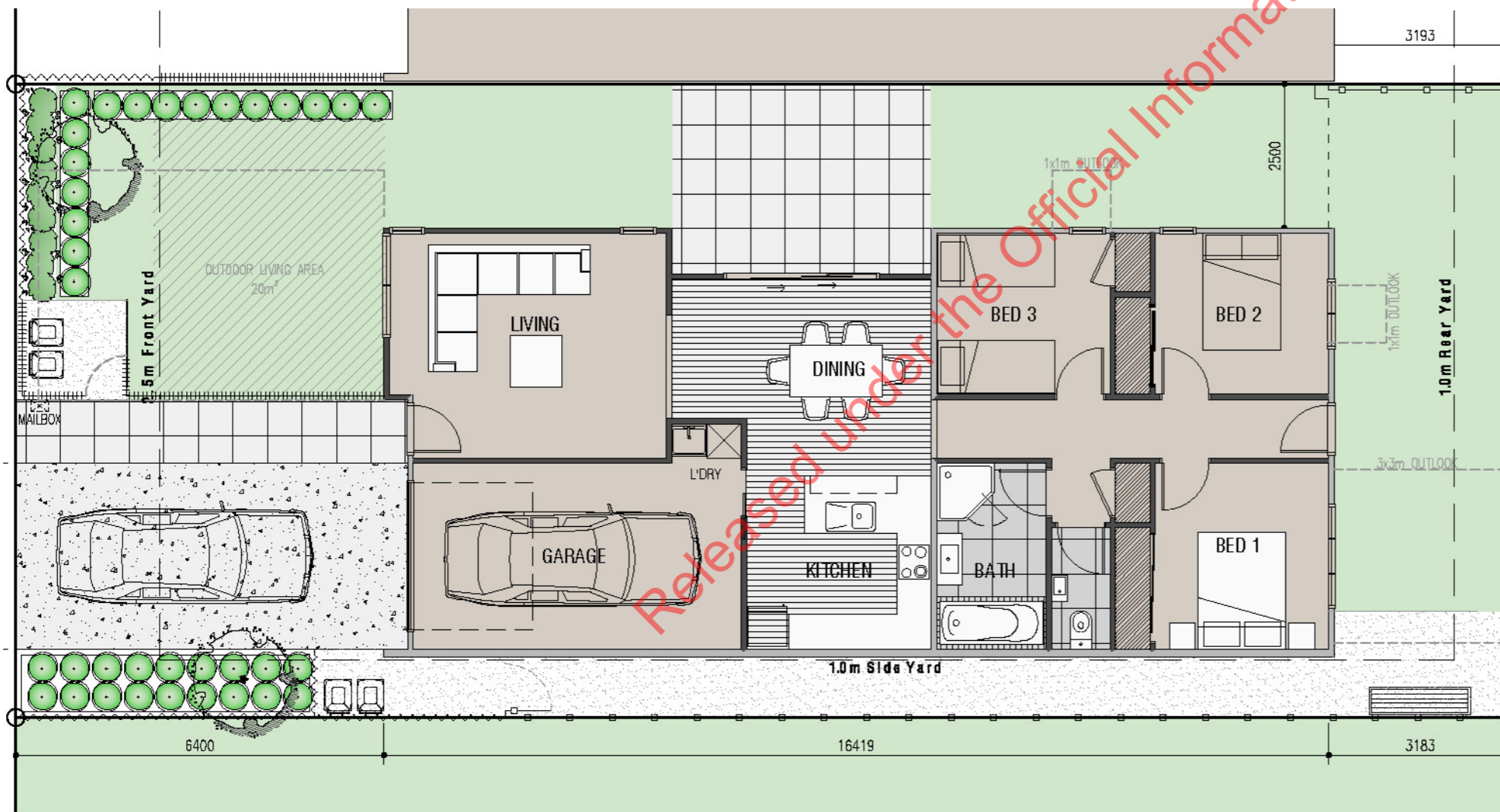
TOWN PLANNING INFORMATION:

Site Area:	202 sq.m
Floor Area incl. overhangs:	61.23 sq.m
Driveway+courtyards:	48 sq.m
Building Coverage:	61.23/202 = 40% (>45%)
Impervious Area:	61.23+48 = 129.23/202 = 64% (>60%)
Total Landscaped Area:	61.23+48 = 129.23
	202-129.23 = 72.77/202 = 36% (<35%)
Front Yard Landscaping:	75-29.67 = 45.13/75 = 60% (<50%)

LANDSCAPE KEY:

	LAWN Turf perennial ryegrasses, Ldium Perenne.
	GROUND COVER PLANTING Native grasses in bark mulch garden bed. Libertia spp. or Anemanthele Lessoniana or Chionochloa Flavicans. OR GARDEN BED PLANTING Hebe 'Marie Antoinette' or Arthropodium sp.
	HEDGE Cordkia or Griselinia Littoralis Broadway Mint or Bambusa Gracilius.
	SPECIMEN TREE Kowhai Sophora spp. or Magnolia spp.
	PAVING FINISH Firth Chancery 500x500mm concrete pavers over 30mm sand blinding on 100mm compacted base course.
	EXPOSED AGGREGATE CONCRETE 100mm thick 20MPa slab over 100mm sub-base material (crushed stone or gravel).
	PERMEABLE CHIP SURFACE Lime chip, crushed shell or gravel chip laid 25-75mm thick over weed mat.
	REFUSE DISPOSAL AREA 2x wheely bins
	CLOTHES LINE SupaFold Compact Line 2.2 x 0.6m.
	ALUMINUM FENCING Black powder-coat pool style 1.2m high.
	TIMBER FENCING Vertical timber slatted 1.5m high.
	TIMBER PALING FENCING Timber post & railing 2.0m high.

Typical Lot Layout. Indicative Site Plan.



TOWN PLANNING INFORMATION:

Site Area:	267 sq.m
Floor Area incl. overhangs:	123 sq.m
Driveway+ courtyards:	62 sq.m
Building Coverage:	123/267 = 43% (>45%)
Impervious Area:	185+62=
	185/267 = 64% (>60%)
Total Landscaped Area:	123+62=185
	267-185=
	102/267 = 36% (<35%)
Front Yard Landscaping:	27.5-10=
	17.5/27.5 = 63% (<50%)

LANDSCAPE KEY:

	LAWN Turf perennial ryegrasses, Lolium Perenne.
	GROUND COVER PLANTING Native grasses in bark mulch garden bed. Liberia spp. or Anemanthele Lessoniana or Chionochloa Flavicans. OR GARDEN BED PLANTING Hebe 'Marie Antoinette' or Arthropodium sp.
	HEDGE Cordkia or Griselinia Littoralis Broadway Mint or Bambusa Gracilius.
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Typical Lot Layout. Indicative Site Plan.

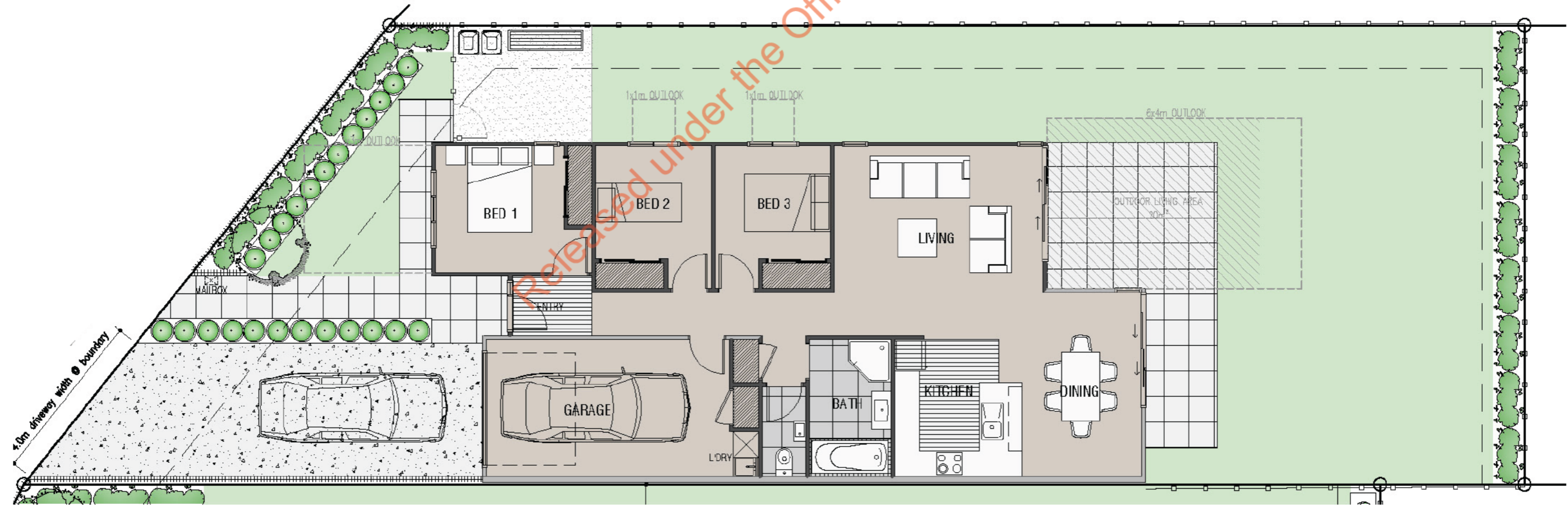
TOWN PLANNING INFORMATION:

Site Area:	335 sq.m
Floor Area incl. overhangs:	120.71 sq.m
Driveway+ courtyards:	51 sq.m
Building Coverage:	120.71/335 = 36% (> 45%)
Impervious Area:	120.71 + 51 = 171.71/335 = 51% (> 60%)
Total Landscaped Area:	120.71 + 51 = 171.71
	335 - 171.71 = 163.29/335 = 49% (< 35%)
Front Yard Landscaping:	34.6 / 14.3 = 20.3 / 34.6 = 59% (< 50%)

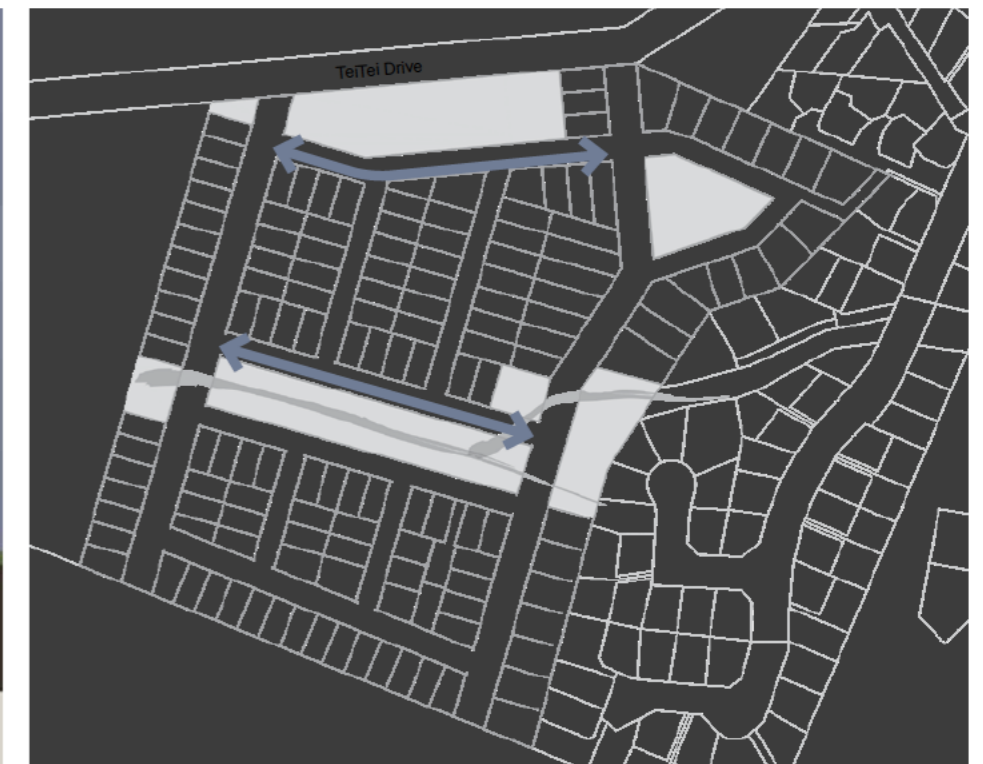
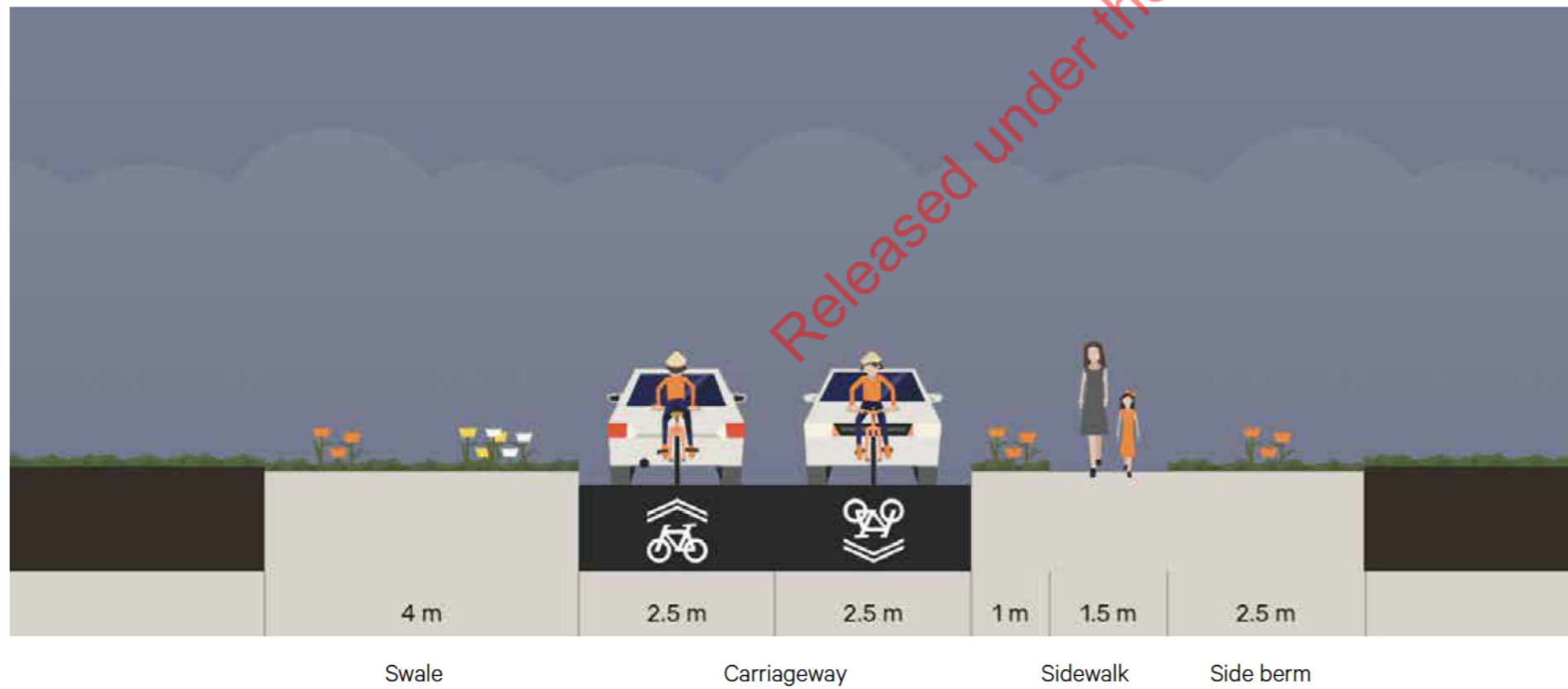
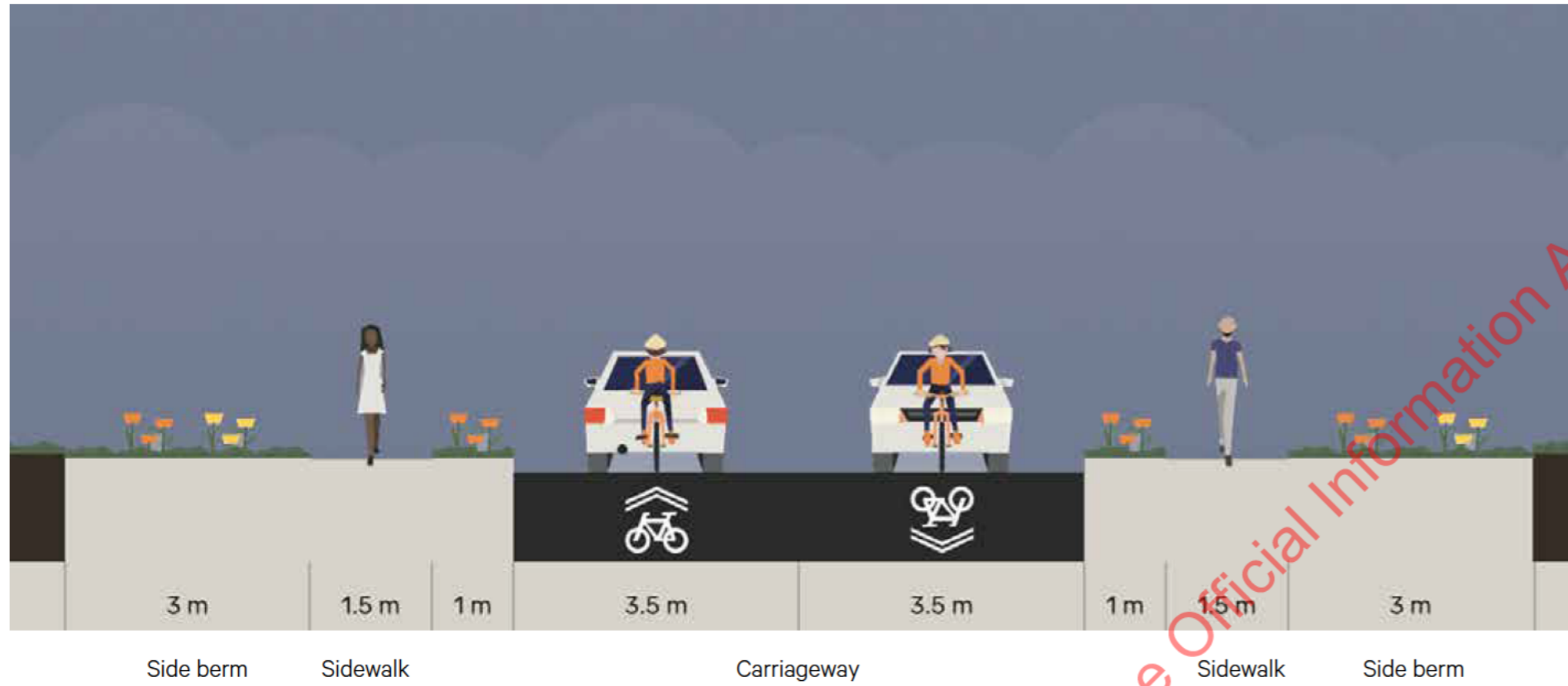
LANDSCAPE KEY:

	LAWN Turf perennial ryegrasses. Lodium Perenne.
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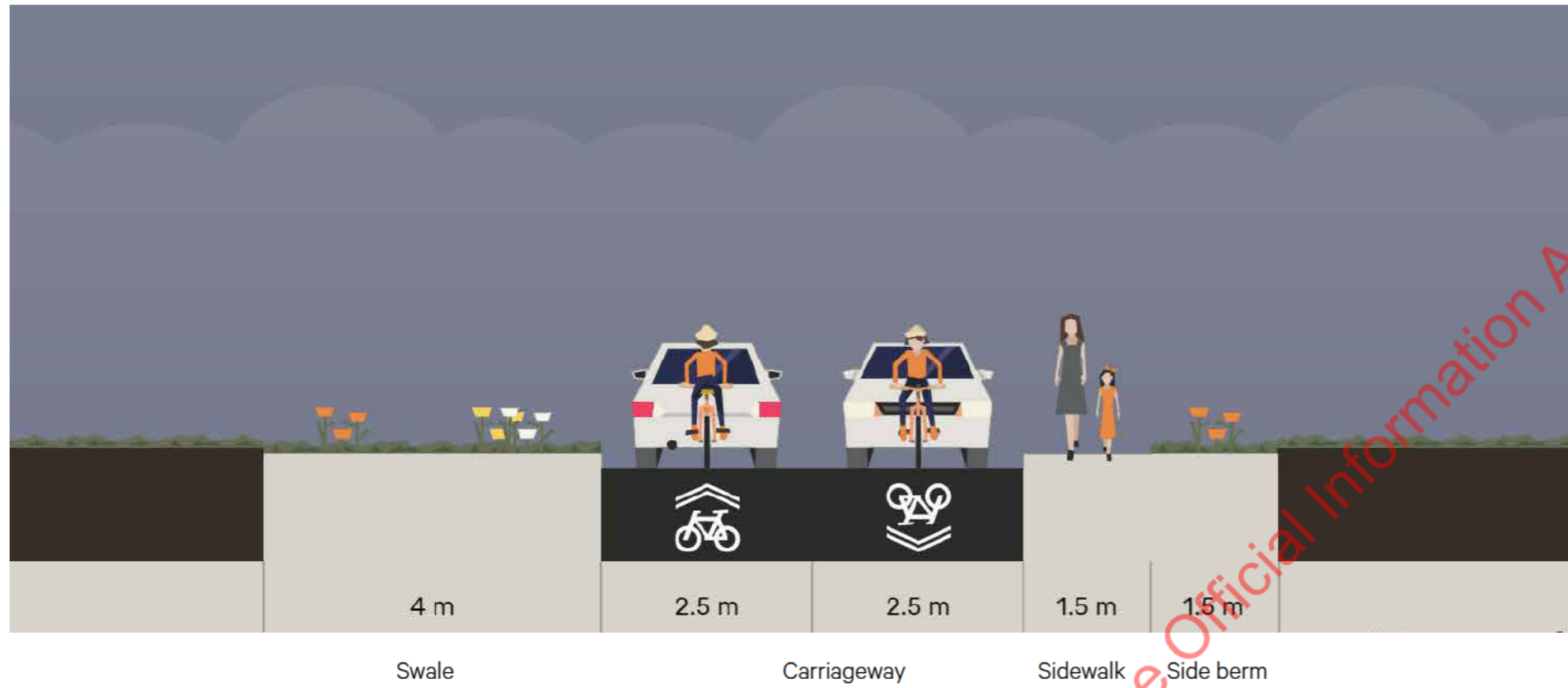
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Primary & Secondary Roads. 18 meters & 14 meters.



Rural Lanes. 12 meters.



Released under the Official Information Act

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**Land.
People.
Culture.
Isthmus.**

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