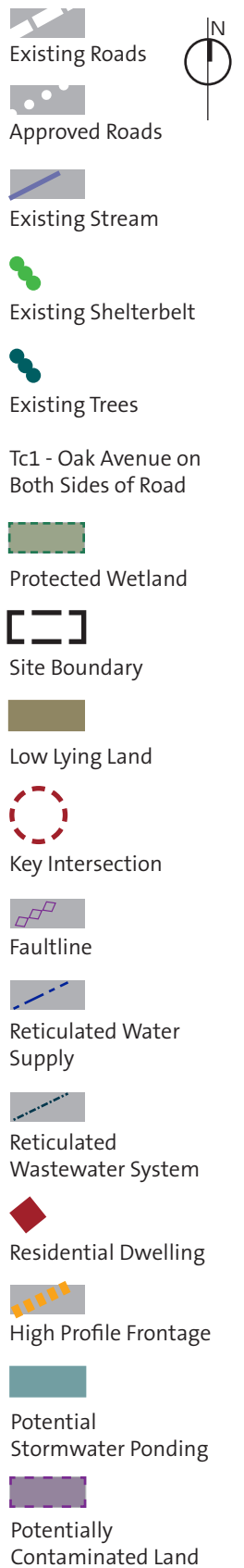


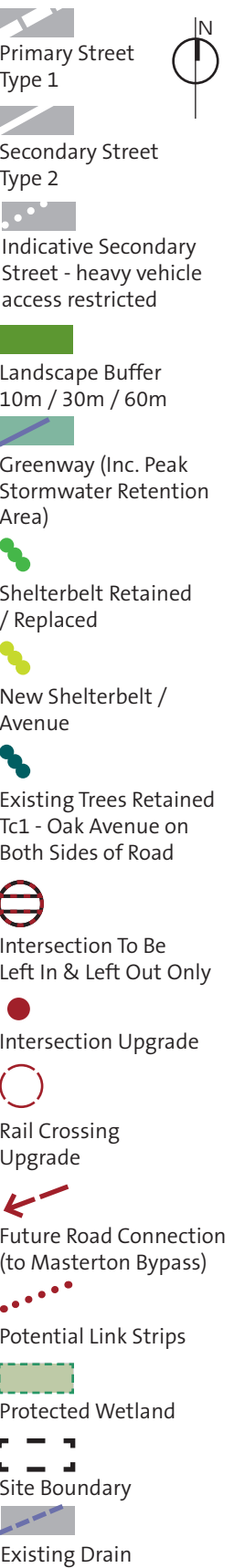
APPENDIX 5 – DRAWINGS

Opportunities & Constraints

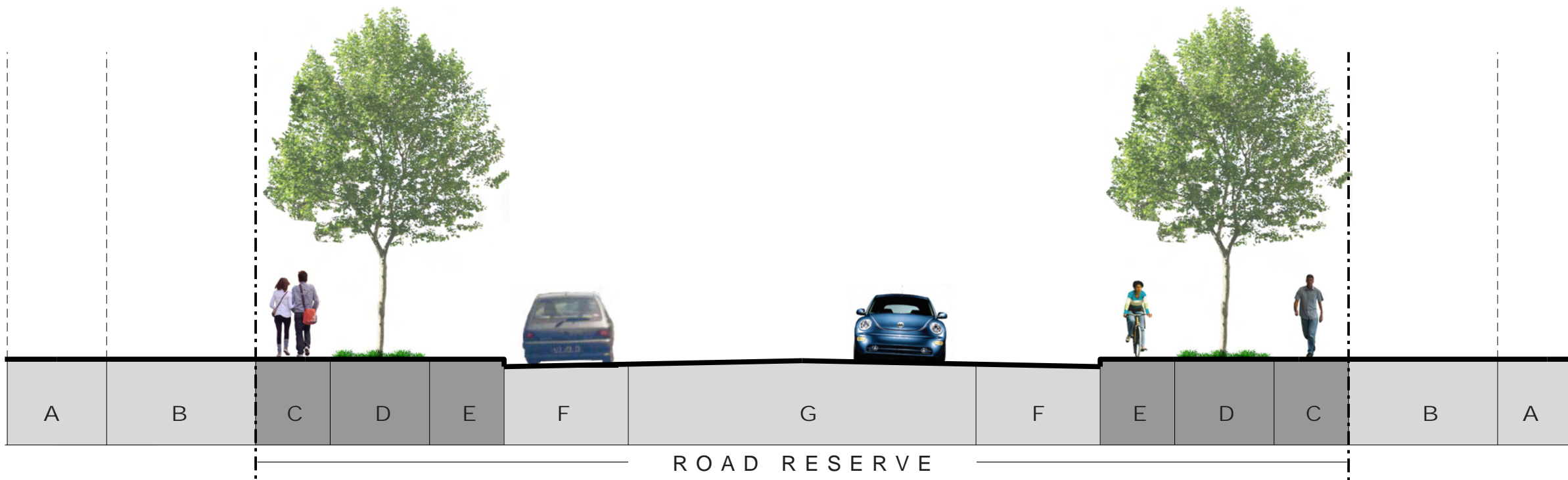
Drawing LA-SP-010
Revision 02
Scale: 1:10,000 @ A3



Drawing LA-SP-002
Revision 07
Scale: 1:10,000 @ A3



Street Type T1 - Primary Access / Industrial Distributor
12m carriageway inc. parking to both sides



Note:

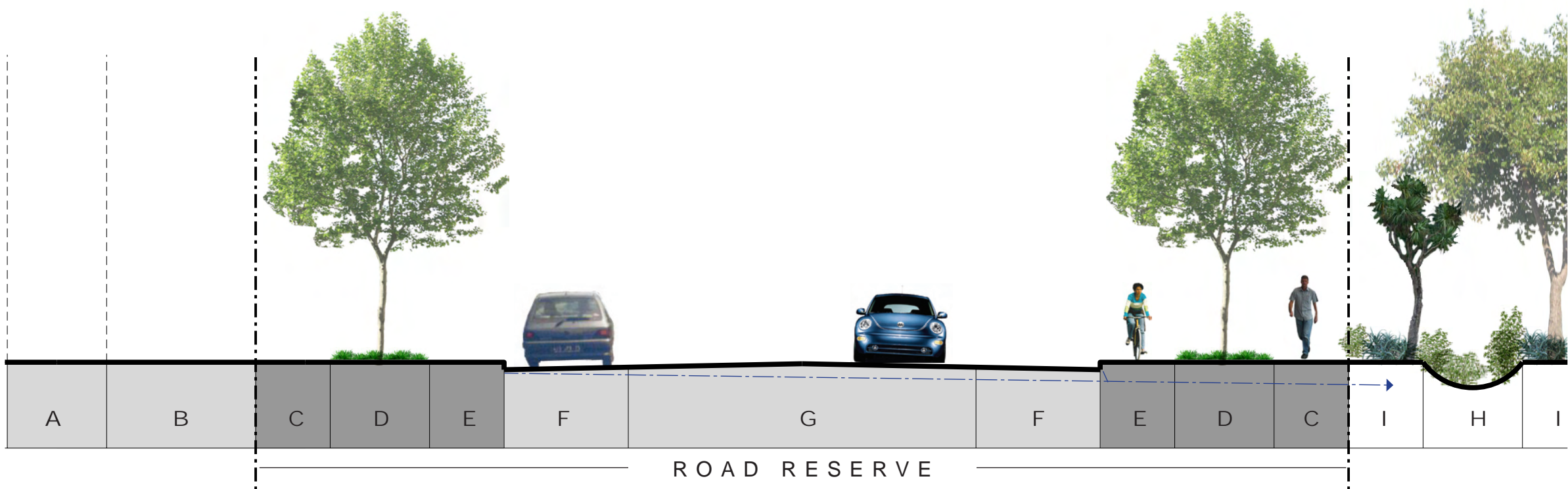
Tree root barriers are required to all street trees to avoid service / construction conflicts.

Carriageway in accordance with NZS 4404:2004

Parking lanes to be omitted on all street corners & 90 degree bends.

- A - building frontage zone
- B - 3m landscape set back
- C - 1.5m pedestrian footway
- D - 2m berm with clear stem street trees @ 10m centres
- E - 1.5m cycle lane
- F - 2.5m parking lane / services zone
- G - 7m carriageway (12m inc. parking lanes)

Street Type T1A - Primary Access / Industrial Distributor with Stormwater Swale
12m carriageway inc. parking to both sides

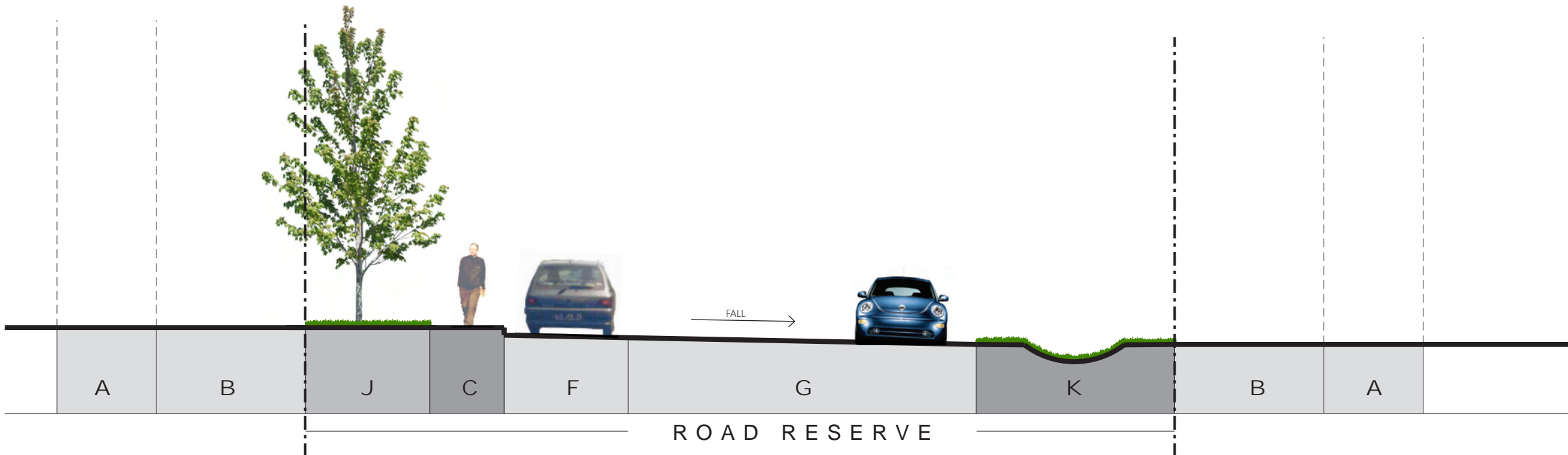


total road reserve dimension - 22m

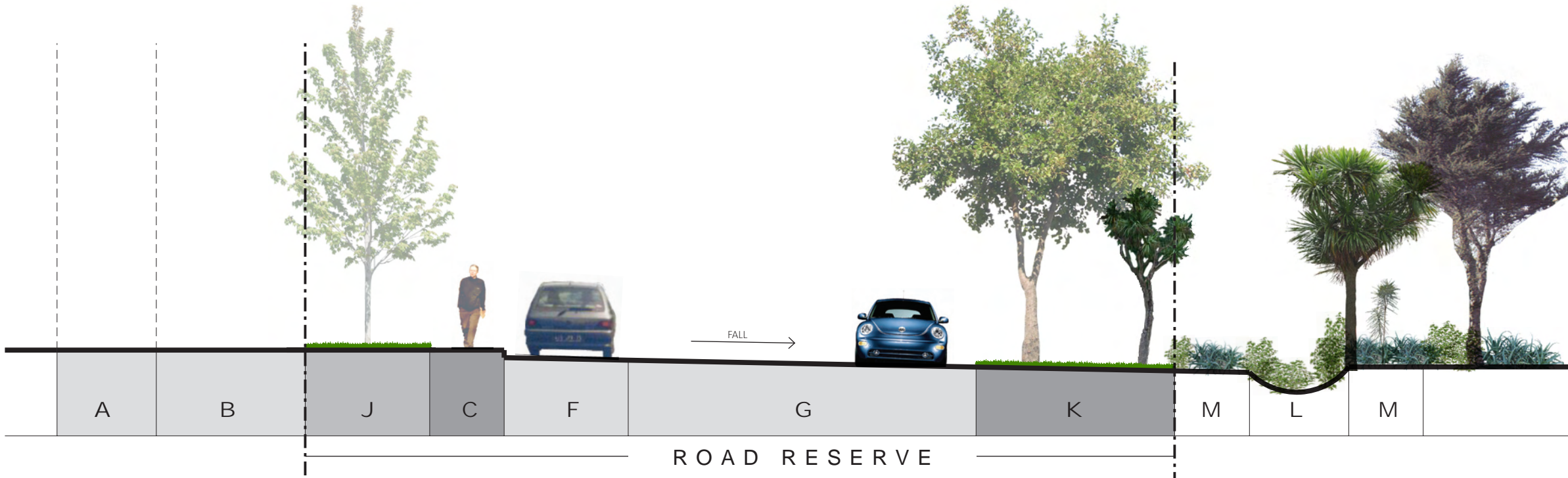
- A - building frontage zone
- B - 3m landscape set back
- C - 1.5m pedestrian footway
- D - 2m berm with clear stem street trees @ 10m centres
- E - 1.5m cycle lane
- F - 2.5m parking lane / services zone
- G - 7m carriageway (12m inc. parking lanes)
- H - stormwater swale
- I - landscape buffer / berm

total road reserve dimension - 22m

Street Type T2 - Secondary Access / Local Industrial
 9.5m carriageway inc. parking to one side



Street Type T2A - Secondary Access / Local Industrial with Adjoining Greenway
 9.5m carriageway inc. parking to one side



Note:

Tree root barriers are required to all street trees to avoid service / construction conflicts.

Carriageway in accordance with NZS 4404:2004

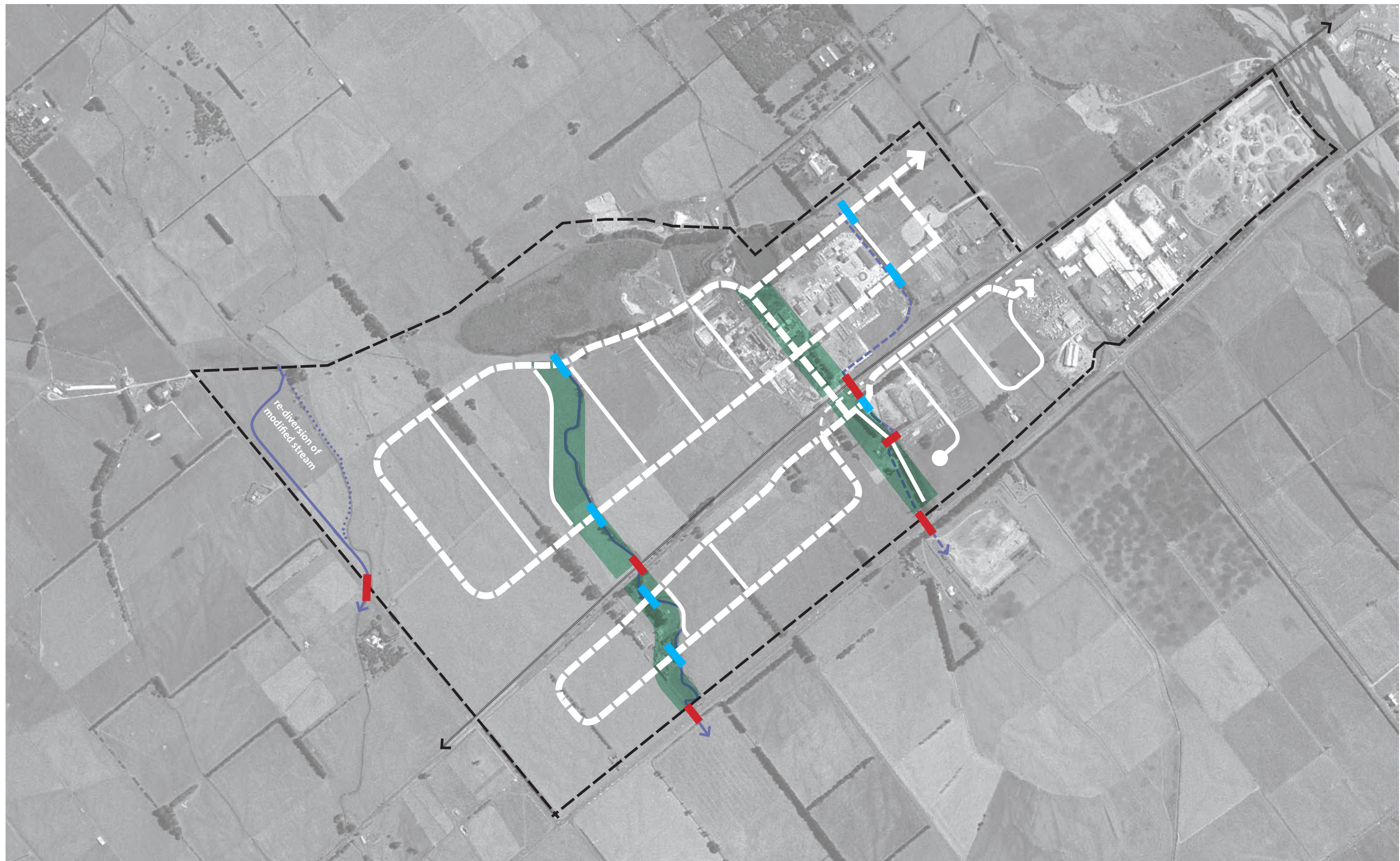
Parking lanes to be omitted on all street corners & 90 degree bends.









- A - building frontage zone
- B - 3m landscape set back
- C - 1.5m pedestrian footway
- E - 1.5m cycle lane
- F - 2.5m parking lane / services zone
- G - 7m carriageway (12m inc. parking lanes)
- J - 2.5m landscape berm with clear stem street trees @ 10m centres
- K - 4m landscape berm

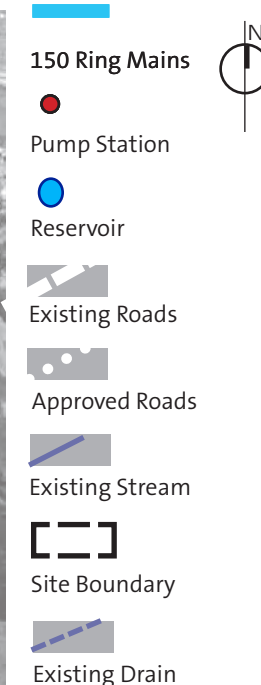
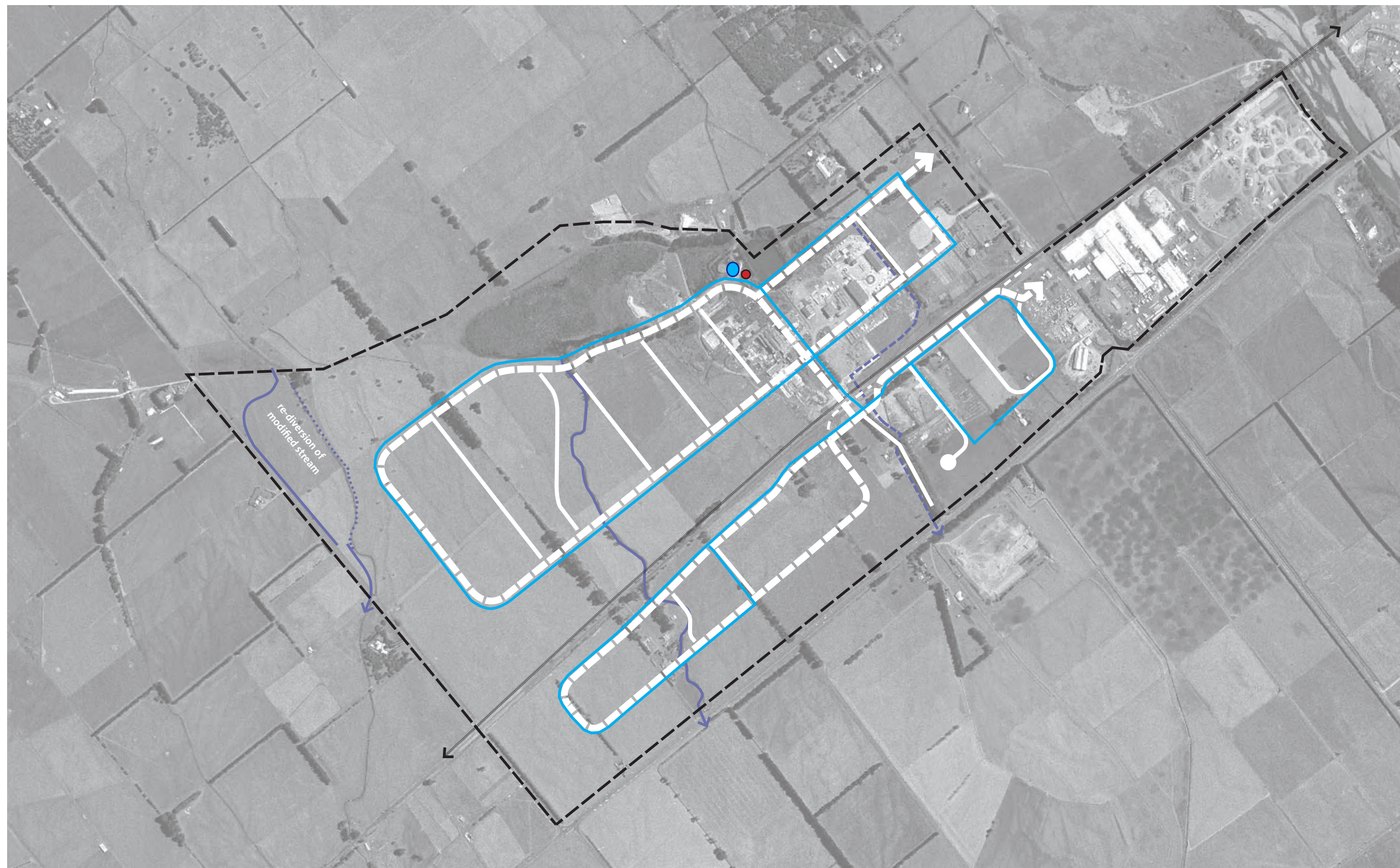
total road reserve dimension - 17.5m

- A - building frontage zone
- B - 3m landscape set back
- C - 1.5m pedestrian footway
- E - 1.5m cycle lane
- F - 2.5m parking lane / services zone
- G - 7m carriageway (12m inc. parking lanes)
- J - 2.5m landscape berm with clear stem street trees @ 10m centres
- K - 4m landscape berm
- L - existing stream/drainage channel
- M - greenway reserve

total road reserve dimension - 17.5m



-  New Road Culverts
-  Upgrade Existing Culverts
-  Existing Roads
-  Approved Roads
-  Existing Stream
-  Site Boundary
-  Existing Drain
-  Greenway (Inc. Peak Stormwater Retention Area)



-  Rising Mains
-  Falling/Gravity Mains
-  Existing Roads
-  Approved Roads
-  Existing Stream
-  Site Boundary
-  Existing Drain



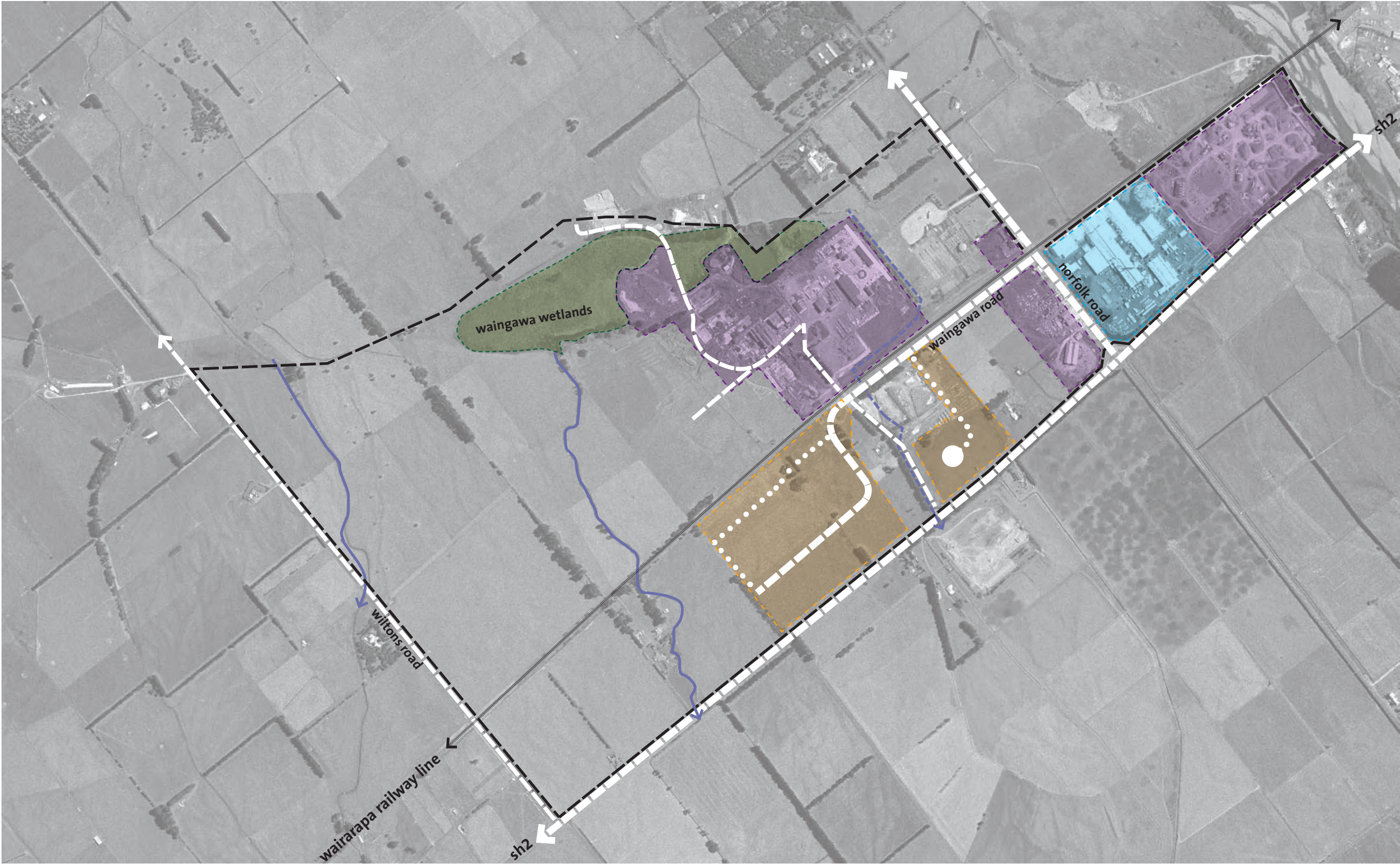


- Primary Street Type 1
- Indicative Secondary Street Pattern Type 2
- Indicative Secondary Street - heavy vehicle access restricted Type 2
- Intersection To Be Left In & Left Out Only
- Intersection Upgrade
- Rail Crossing Upgrade
- Future Road Connection (to Masterton Bypass)
- Potential Link Strips
- Site Boundary

Existing Drain



- Landscape Buffer
10m / 30m
- Greenway (Inc. Peak
Stormwater Retention
Area)
- Shelterbelt Retained
/ Replaced
- New Shelterbelt /
Avenue
- Existing Trees
Retained
Tc1 - Oak Avenue on
Both Sides of Road
- Protected Wetland
- Site Boundary
- Existing Drain



- Existing Roads
- Approved Roads
- Existing Stream
- Site Boundary
- Land Already Developed
- Subdivision Consented
- Note : Consented Areas to be subject to contributions

- AREAS TO BE EXCLUDED FROM FINANCIAL CONTRIBUTIONS CALCULATION
- Development Serviced
 - Protected Wetland
 - Note : all areas excluded from FC calculation on the basis of existing services will be subject to FC should they be developed further.