

BEFORE THE ENVIRONMENT COURT

Decision No. [2017] NZEnvC 112

IN THE MATTER

of the Resource Management Act
1991

AND

of an appeal pursuant to s 120 of the
Act

BETWEEN

METLIFECARE LIMITED

ENV-2016-AKL-000282

Appellant

AND

AUCKLAND COUNCIL

Respondent

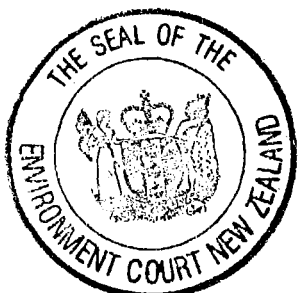
Environment Judge J A Smith sitting alone under s279 of the Act
In Chambers at Auckland

Date of Decision: **02 AUG 2017**

Date of Issue: **02 AUG 2017**

DETERMINATION OF THE ENVIRONMENT COURT

- [A] This appeal is allowed subject to the conditions of consent attached to this determination as Annexure A.
- [B] The appeal is otherwise dismissed.
- [C] Under s 285 of the Resource Management Act 1991, there is no order as to costs.



REASONS

Introduction

[1] This appeal relates to the decision by the respondent to decline resource consent authorising construction and operation of a retirement village on a site located at 65 Hibiscus Coast, Red Beach (forming part of the Peninsula Golf Course).

[2] The application for consent comprised of a development with a mix of:

- (a) 408 units (including both independent living units and care units);
- (b) 368 apartments in the main building;
- (c) 25 apartments in the second block;
- (d) A care facility comprising 68 beds within its own dedicated building;
- (e) 28 villas in a duplex building configuration; and
- (f) A small retail complex intended to serve both the village and the broader neighbourhood.

[3] The site is zoned Residential Mixed Housing Suburban (MHS) in the Auckland Unitary Plan (OP) and is subject also to the Red Beach Precinct.

The Hearing Commissioners' Decision

[4] The Hearing Commissioners accepted that retirement homes are an established feature of the Red Beach area and that the trend for such complexes is towards apartment-style buildings, rather than individual villas, for functional reasons. They accepted also that large sites that can accommodate such developments are a reasonably rare resource.

[5] The physical structures comprising the retirement village for which consent



was sought had an overall discretionary activity status. The only components of the proposal that were debatably non-complying were the café because that was greater than 100m² floor area and the dairy/newsagent/general store, again because it was potentially greater than 100m² GFA. If less than 100m² GFA those facilities would be discretionary activities.

[6] In essence, the Hearing Commissioners declined consent because of concerns relating to the bulk and scale of the development in this locality. E.g. the reasons for their decision stated:

- (a) The proposal is unable to satisfy either of the threshold tests of s104D for non-complying activities, because in terms of section 104D(1)(a) the adverse effects proposed to be avoided, remedied or mitigated are more than minor and in terms of s104D(1)(B) it is contrary to the objectives and policies of the Auckland Council District Plan (Rodney Section) 2011, specifically those relating to the Chapter 8: Residential and Chapter 14: Scheduled Activity as well as the Auckland Unitary Plan (Operative in Part), specifically those relating to the Mixed Housing Suburban Zone and the Red Beach Precinct.
- (b) The proposal will result in a development (particularly the main six storey apartment building) which is of a bulk and scale that is inappropriate the locality within which it is located (taking account of the planned residential/landscape character). It will significantly alter the planned and anticipated residential suburban character of the Peninsula Golf Course Master Plan/Red Beach Precinct area, and is out of character with the existing established suburban residential environment in the immediate locality of the subject site.
- (c) The proposed development (particularly the main six storey apartment building) is inappropriate for the existing and planned residential context within which it is proposed to be located. The bulk and scale of the development will result in adverse effects on residential amenity values through loss of visual permeability and visual dominance or numerous adjacent properties, which cumulatively are of a level which is unacceptable, and considerably greater than what could be anticipated from the reasonable development of the subject site(s), in accordance with the planned suburban residential development of the site under the provisions of the District Plan / AUP(OP).
- (d) For the reasons stated above, had it been determined that the overall activity status of the proposal was discretionary rather than non-complying, and notwithstanding the exercise of the wider discretion conferred by s104 of the RMA, the application would have been refused consent as any positive effects arising from the proposal do not outweigh the adverse effects on the environment, it does not achieve the outcomes sought by the relevant Plan provisions and the proposal will not achieve the



sustainable management of purpose of the Act under Part 2.

The amended proposal

[7] In order to address the above concerns the appellant has undertaken a review of its project which has led to a significant redesign of the village.

[8] In overview the design reduces the bulk, scale and intensity of the proposal and deletes the retail component while retaining some retail support services within the village. This is achieved while working within the scope of the original proposal.

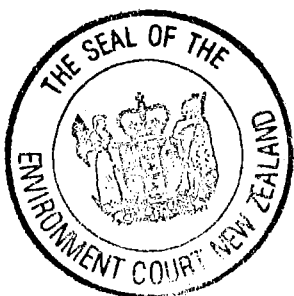
[9] There are two s 274 parties to the appeal, being the Red Beach Society Incorporated and Mr Phillip Crow. The appellant has consulted closely with the s 274 parties and the respondent in the course of reviewing the design of the village. That exercise has enabled the parties to reach agreement on the design of the village.

[10] As a result of this agreement the parties filed draft consent documents and an application by the appellant to substitute plans. The application to substitute plans was accompanied by an affidavit of Mr Duthie dated 29 June 2017.

[11] The design of the village has been reviewed while ensuring that it remains substantially within the building envelope of the original application. Details of the alterations include:

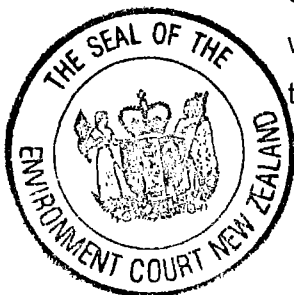
- (a) A reduction in the intensity of the use. The proposal for which consent is now sought (the 2017 proposal) provides up to 290 independent living units and up to a total of 320 units. The appellant is seeking to retain some flexibility in the number of care units which may range from 30 – 45. The total number of units in the site will be 320 although the distribution of independent living to care units may vary depending on the needs of residents as the development of the village proceeds.

This represents a reduction in the total number of units from 460 under the original scheme, to 320 under the 2017 proposal, a reduction of 30%.



- (b) The GFA of the building is also significantly reduced. The original proposal had a GFA of 49, 837m² while the 2017 proposal has a GFA of 32,350m².
- (c) The original proposal has basement parking of 14,700m². The 2017 proposal has basement parking of 7,489m².
- (d) In terms of height, the 2017 proposal is generally substantially lower than the original scheme and in all cases below the equivalent height plane of the original scheme.
- (e) The bulk of the buildings, including in particular the main apartment building, is reduced in comparison with the original design.
- (f) Maximum building coverage is reduced from 14,000m² to 12,181m².
- (g) Maximum impermeable surface has been reduced from 17,576m² to 14,421m².
- (h) The minimum landscaping requirement has been increased from 17,851m² to 23,744m².
- (i) The number of car parking spaces on the site has been reduced as a result of the downsizing of the village from 369 spaces associated with the original proposal to 280 spaces required for the 2017 proposal.

[12] The main area where there is an increase in the elements of the 2017 proposal is in the extent of earthworks required. By way of background, the developers of the Red Beach Precinct, PLDL Limited, were granted earthworks consents to recontour the former golf course site to form the base contour for the wider precinct, including the application site. Both the original village proposal and the 2017 proposal require further earthworks to create the detailed building platforms and basement parking areas for the development.



[13] This has resulted in an increase in the earthworks needed for the 2017 proposal, as compared with the original proposal. The maximum cut height has increased from 18m to 20m and the extent of earthworks from 75,305m³ to 125,760m³. As explained by Mr Duthie, the reduction in scale of the main apartment building (with its internal network of corridors linking all parts of the building) and the introduction of more but significantly smaller scale buildings, has led to the need to improve external circulation areas on the private street system associated with the village. It is important that the gradients of the footpaths and walkways are suitable for age and mobility scooters. This has resulted in a need to flatten the site off at the northern end, triggering additional earthworks.

[14] As a consequence additional groundwater modeling has been undertaken by Tonkin and Taylor confirming that groundwater management remains acceptable and to the satisfaction of the respondent.

Determination

[15] The Court has considered the reasons for the Commissioners' decision in accordance with s 290A of the Act and the amended proposal agreed to by the parties.

[16] The Court accepts that there has been an overall reduction in the bulk and scale of proposal. It also accepts that the increase in earthworks is needed as a result of the reduced proposal and will improve external circulation areas on the private street system associated with the village.

[17] The Court is satisfied that the parties have all agreed to the amended proposal, that the concerns in Commissioners' decision have been addressed and that the overall effects of the proposal are reduced to a position that meets the purpose of the Act.

[18] Therefore, the Environment Court orders, by consent, that:

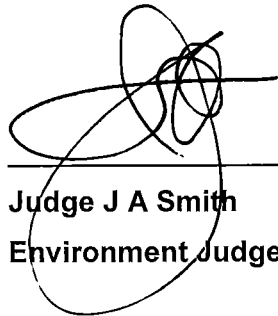
- (a) The plans of the proposed retirement village be substituted as referred in the affidavit of John Robert Duthie dated 29 June 2017;
- (b) The consent is granted to Metlifecare Limited to construct and



operate the retirement village complex on a site located at 65 Hibiscus Coast, Red Beach (forming part of the Peninsula Golf Course) described in Annexure A to this order and on the terms and conditions described in Annexure A;

- (c) The appeal is otherwise dismissed.
- (d) There is no order as to costs.

DATED at Auckland this 2nd day of August 2017



Judge J A Smith
Environment Judge



ANNEXURE A

Resource consents

The activity requires the following resource consents under the Auckland Council Unitary Plan (Operative in Part)

SECTION 9(2) LAND USE CONSENTS (LUC60011103)

- Rule E11.4.1(A4) – to undertake earthworks within a residential zone over an area of approximately 5 ha (being an area between 10,000 m² and 50,000 m²) on land with a slope less than 10°, as a controlled activity.

SECTION 9(3) LAND USE CONSENTS (LUC60011103)

- Rule C1.7(1) – to undertake a development (being a retirement village over 5 ha) within sub-precincts A and B of the Red Beach Precinct, which does not accord with Rule I533.4.1.A4 the Red Beach: Precinct plan 1, and is not otherwise classed in a rule, as a discretionary activity.
- Rule I533.4.1(A5) – to undertake a development where parts of buildings in five blocks will exceed the 9 m maximum height under Standard I533.6.2, as a discretionary activity, as set out below
 - Lot A up to 940 mm
 - Lot D up to 2.6 m
 - Lot G up to 2.9 m
 - Lot H up to 3.2 m
 - Lot K up to 5.4 m
- Rule H4.4.1(A8) – to establish an integrated residential development (retirement village) in the Residential - Mixed Housing Suburban zone, as a restricted discretionary activity
- Rule H4.4.1(A34) – to undertake the development of a new building, associated with an integrated residential development (retirement village), as a restricted discretionary activity.
- Rule E12.4.1(A6) – to undertake earthworks over an area of approximately 5 ha (being an area greater than 2,500 m²) as a restricted discretionary activity.
- Rule E12.4.1(A10) – to undertake 69,090 m³ of earthworks (being more than 2,500 m³) as a restricted discretionary activity.
- Rule E27.4.1(A2) – to establish an integrated residential development with accessory parking, loading and access that does not comply with the loading and parking standards, as a restricted discretionary activity.
- Rule E36.4.1(A41) – to divert the entry and exit points of an identified overland flow path, as a restricted discretionary activity.



- Rule E36.4.1(A42) – to establish building associated with an integrated residential development (a retirement village) within or over an identified overland flow path, as a restricted discretionary activity.
- Rule E36.4.1(A51) – to establish building associated with an integrated residential development (a retirement village) on land identified as being as subject to instability, as a restricted discretionary activity.

SECTION 14 WATER PERMITS (WAT60050650)

- Rule E7.4.1(A20) – to undertake dewatering and groundwater level control (water take) associated with the groundwater diversion that does not meet the permitted activity criteria, as a restricted discretionary activity.
- Rule E7.4.1(A28) – to divert groundwater as a result of excavation and that does not meet the permitted activity criteria, as a restricted discretionary activity.

General conditions

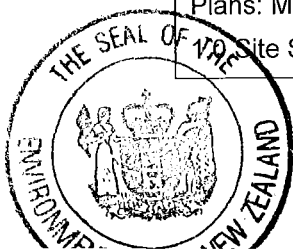
Conditions 1 to 4 shall apply to both land use consents LUC60011103 and water permits WAT60050650

Plans and information

1. The activity shall be carried out in accordance with the plans and all information submitted with the application, detailed below, and all referenced by the council as consent number LAN67100.

Report title	Author	Ref	Dated
Planning Report	Tattico Limited		June 2017
Urban Design Assessment	Warren & Mahoney	-	June 2017
Assessment of Landscape and Visual Effects	Boffa Miskell		June 2017
Addendum to Assessment of Landscape and Visual Effects	Boffa Miskell		June 2017
Engineering Report	Land Partners Limited		June 2017
Peninsula Golf Development Stage 4a Stormwater Assessment (Metlifecare Site)	Tonkin + Taylor	31531	2 March 2016
Peninsula Golf Development – Stormwater design parameters for Stage 4a /Metlifecare development	Tonkin + Taylor	25885.3200	10 June 2015
Geotechnical Assessment	Tonkin + Taylor		June 2017
Integrated Transport Assessment	Flow Transportation Specialists		June 2017
Construction Monitoring and Contingency Plan	Tonkin + Taylor		June 2017
Acoustic Assessment	Marshall Day Acoustics		June 2017
Tatou Pounamu Reserve Concept Design	Boffa Miskell	Rev A	29 August 2016

Plan title and reference	Author	Ref	Dated
Plans: Metlifecare Retirement Village Red Beach Site Study – Master Plan	Warren & Mahoney	7940	13 June 2017



2.0 Site Study – Master Plan	Warren & Mahoney	7940	13 June 2017
2.1 Site Study – Master Plan	Warren & Mahoney	7940	13 June 2017
2.2 Site Study – Master Plan	Warren & Mahoney	7940	13 June 2017
3.0 Red Beach: Precinct Plan – Master Plan	Warren & Mahoney	7940	13 June 2017
4.0 Design Statement	Warren & Mahoney	7940	13 June 2017
4.1 Design Statement	Warren & Mahoney	7940	13 June 2017
4.2 Design Statement	Warren & Mahoney	7940	13 June 2017
5.0 Urban Design Principles	Warren & Mahoney	7940	13 June 2017
5.1 Urban Design Principles	Warren & Mahoney	7940	13 June 2017
7.0 Master Plan – Proposed - Masterplan	Warren & Mahoney	7940	13 June 2017
8.0 Precinct Plan – Master Plan	Warren & Mahoney	7940	13 June 2017
8.1 Precinct Plan – Master Plan	Warren & Mahoney	7940	13 June 2017
8.2 Precinct Plan – Master Plan	Warren & Mahoney	7940	13 June 2017
8.3 Precinct Plan – Master Plan	Warren & Mahoney	7940	13 June 2017
9.0 Lots – Master Plan - Levels	Warren & Mahoney	7940	13 June 2017
10.0 Site Roads and Accessways - Master Plan	Warren & Mahoney	7940	13 June 2017
10.1 Site Roads and Accessways - Masterplan	Warren & Mahoney	7940	13 June 2017
11.0 Levels and Gradients – Master Plan	Warren & Mahoney	7940	13 June 2017
12.0 Landscape Concepts – Master Plan	Warren & Mahoney	7940	13 June 2017
12.1 Landscape Master Plan – Master Plan	Warren & Mahoney	7940	13 June 2017
13.0 Contours – Master Plan	Warren & Mahoney	7940	13 June 2017
14.0 Aerial Perspectives – Proposed Scheme Southwest Aerial Perspective	Warren & Mahoney	7940	13 June 2017
14.1 Aerial Perspectives – Proposed Scheme Southeast Aerial Perspective	Warren & Mahoney	7940	13 June 2017
14.2 Aerial Perspectives – Proposed Scheme Northeast Aerial Perspective	Warren & Mahoney	7940	13 June 2017
14.3 Aerial Perspectives – Zonal Height Perspective (Height Plane Relation) Proposed Scheme	Warren & Mahoney	7940	13 June 2017
14.4 Neighbour Perspectives - Residents View - 42 John Dee Crescent, Base Case Scheme and Proposed Scheme Combined	Warren & Mahoney	7940	13 June 2017
14.4 Neighbour Perspectives - Residents View - 42 John Dee Crescent, Base Case Scheme and Proposed Scheme Combined	Warren & Mahoney	7940	13 June 2017
14.4 Perspectives – Residents View – 42 John Dee Crescent, Base Case Scheme and Proposed Scheme Combined	Warren & Mahoney	7940	13 June 2017
15.0 – Staging Plan – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
15.1 – Ground Floor Plan – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
15.2 - Typical Floor Plan – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
15.3 – Basement Carparking – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
16.0 – Master Plan Sections – Master Plan	Warren & Mahoney	7940	13 June 2017
16.1 – Master Plan Sections – Master Plan	Warren & Mahoney	7940	13 June 2017
17.0 - Master Plan Elevations – Master Plan	Warren & Mahoney	7940	13 June 2017
17.1 - Master Plan Elevations – Master Plan	Warren & Mahoney	7940	13 June 2017



18.0 - Perspectives – View Down New RD	Warren & Mahoney	7940	13 June 2017
18.1 - Perspectives – View of Corner Gateway	Warren & Mahoney	7940	13 June 2017
18.2 – Perspectives – View of Reception	Warren & Mahoney	7940	13 June 2017
18.3 – Perspectives – View to Village Amenity Centre	Warren & Mahoney	7940	13 June 2017
18.4 – Perspectives – View of Courtyard Area	Warren & Mahoney	7940	13 June 2017
18.5 Perspectives – View of Courtyard Area	Warren & Mahoney	7940	13 June 2017
18.6 – Perspectives – View of Villas and Apartments	Warren & Mahoney	7940	13 June 2017
18.7 – Perspectives – Park View	Warren & Mahoney	7940	13 June 2017
19.0 – Render – Villas	Warren & Mahoney	7940	13 June 2017
20.0 – Render – Manor Houses	Warren & Mahoney	7940	13 June 2017
21.0 – Landscape Sections – Master Plan	Warren & Mahoney	7940	13 June 2017
21.1 – Landscape Sections – Master Plan	Warren & Mahoney	7940	13 June 2017
21.2 – Landscape Sections – Master Plan	Warren & Mahoney	7940	13 June 2017
22.0 – Street Elevation: Lot A – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
22.1 – Street Elevation: Lot A – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
22.2 – Street Elevation: Lot B – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
22.3 – Street Elevation: Lot B – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
22.4 – Street Elevation: Lot C – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
22.5 – Street Elevation: Lot C – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
22.6 – Street Elevation: Lot D – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
22.7 – Street Elevation: Lot D – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
22.8 – Street Elevation: Lot E – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
22.9 – Street Elevation:	Warren & Mahoney	7940	13 June 2017
22.10 – Street Elevation: Lot F – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
22.11 – Street Elevation: Lot F – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
22.12 – Street Elevation: Lot G – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
22.13 – Street Elevation: Lot G – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
22.14 – Street Elevation: Lot H – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
22.15 – Street Elevation: Lot H – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
22.16 – Street Elevation: Lot I – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
22.17 – Street Elevation: Lot I – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
22.18 – Street Elevation: Lot J – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
22.19 – Street Elevation: Lot J – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
22.20 – Street Elevation: Lot K – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
22.21 – Street Elevation: Lot K – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
22.22 – Street Elevation: Lot L – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
22.23 – Street Elevation: Lot L – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
22.24 – Street Elevation: Lot M – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
22.25 – Street Elevation: Lot M – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
22.26 – Street Elevation: Lot N – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
22.27 – Street Elevation: Lot N – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
22.28 – Street Elevation: Lot O/P – Consent Order	Warren & Mahoney	7940	13 June 2017



22.29 – Street Elevation: Lot O/P – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
22.30 – Street Elevation: Lot Q – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
22.31 – Street Elevation: Lot Q – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
23.0 – Unit Typologies – Consent Order Scheme – Villa 2B	Warren & Mahoney	7940	13 June 2017
23.1 – Unit Typologies – Consent Order Scheme – Villa 2B/S	Warren & Mahoney	7940	13 June 2017
23.2 – Unit Typologies – Consent Order Scheme – Manor House 1B	Warren & Mahoney	7940	13 June 2017
23.3 - Unit Typologies – Consent Order Scheme – Manor House 2B	Warren & Mahoney	7940	13 June 2017
23.4 – Unit Typologies – Consent Order Scheme – Manor House 3B	Warren & Mahoney	7940	13 June 2017
23.5 - Unit Typologies – Consent Order Scheme – ILU 1B	Warren & Mahoney	7940	13 June 2017
23.6 - Unit Typologies – Consent Order Scheme – ILU 2B	Warren & Mahoney	7940	13 June 2017
23.7 – Unit Typologies – Consent Order Scheme – ILU 2B+	Warren & Mahoney	7940	13 June 2017
23.8 - Unit Typologies – Consent Order Scheme – ILU 3B	Warren & Mahoney	7940	13 June 2017
24.0 – Fact Sheet – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
24.1 – Fact Sheet – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017
25.0 – Fact Sheet Comparison – Consent Order Scheme	Warren & Mahoney	7940	13 June 2017

Lapse

2. Under section 125 of the RMA, these consents shall lapse five years after the date they are granted unless:
 - a. The consents are given effect to; or
 - b. The council extends the period after which the consents lapse.

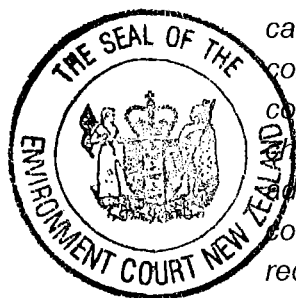
Monitoring deposit

3. The consent holder shall pay the council an initial consent compliance monitoring charge of \$900 inclusive of GST), plus any further monitoring charge or charges to recover the actual and reasonable costs incurred to ensure compliance with the conditions attached to these consents.

Advice note: the initial monitoring deposit is to cover the cost of inspecting the site, carrying out tests, reviewing conditions, updating files, etc., all being work to ensure compliance with the resource consent. In order to recover actual and reasonable costs, monitoring of conditions, in excess of those covered by the deposit, shall be charged at the relevant hourly rate applicable at the time. The consent holder will be advised of the further monitoring charge. Only after all conditions of the resource consent have been met, will the council issue a letter confirming compliance on request of the consent holder.

Noise and hours of construction operation

4. All construction activities on the subject site shall comply with the New Zealand Standard 6803:1999 for Acoustics – Construction at all times.



The use of noise generating tools, motorised equipment, and vehicles that are associated with construction and/or earthworks activity on the subject site shall therefore be restricted to between the following hours to comply with this standard:

Monday to Friday: 7 a.m. to 6 p.m.

Saturday: 7 a.m. to 1 p.m.

Sundays or Public Holidays: no works

Conditions of land use consents LUC60011103

Conditions 5 to 65 shall apply to all section 9 land use consents referenced as LUC60011103 (legacy number LAN-67100)

Duration

5. The section 9(2) land use consents references as LUC60011103 (legacy number REG-67100) and related to earthworks under the regional rules of the Auckland Unitary Plan Operative in Part shall expire 8 years after commencement of the activity unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA

PRE-WORKS CONDITIONS

Pre-start notification

6. At least seven working days prior to the commencement of any construction works on site, as authorised by this resource consent, the consent holder shall notify in writing the Team Leader Northern Monitoring, Auckland Council, the expected start date of work commencing.

Construction Noise and Vibration Management Plan

7. A Construction Noise and Vibration Management plan (CNVMP) prepared by a suitably qualified acoustic and/or vibration specialist, shall be submitted for approval by Council prior to works commencing. The report should contain as a minimum:
 - a. The performance standards to be complied with.
 - b. Predicted noise and vibration levels for relevant equipment/activities
 - c. Construction noise and vibration mitigation and management strategies
 - d. Noise and vibration monitoring requirements
 - e. Communication and Consultation procedures with affected neighbouring sites
 - f. Designate a person responsible for the management and implementation of the CNVMP and provide contact details
 - g. A complaint register and response procedure.



Construction Management Plan

8. Prior to the commencement of any works on the site, the consent holder shall submit to and have approved by Council's Environmental Protection Officer a Construction Management Plan (CMP). The CMP shall include but not be limited to addressing the following matters:

- a. Providing a construction timetable which shall be updated from time to time as necessary;
- b. Dust management;
- c. The CNVMP as outlined in Condition 7;
- d. Maintenance of access to immediately adjoining private properties;
- e. Ensuring pedestrian safety along public footpaths or road edges;
- f. Any need for temporary road closures and/or other restrictions on the surrounding road network for the transportation of plant, machinery and materials or for other reasons relating to construction activities;
- g. Site perimeter security;
- h. Maintenance of land stability at the site boundaries;
- i. The name and contact details of the Consent Holder's Engineer;
- j. Advising adjoining land owners and occupiers of (i) the name and contact number of the person responsible for construction activities ("the Applicant's Engineer"); and (ii) the nature, timing and duration of planned construction activities;
- k. The handling and addressing of complaints; and
- l. Assessing any special measures for protection of buildings, infrastructure and amenity on or of adjacent sites.

All construction shall be carried out and managed at all times in accordance with the approved CMP.

Construction Traffic Management Plan

9. Prior to the commencement of any works on the site, the consent holder shall submit to and have approved by the Council (Team Leader Northern Monitoring, Auckland Council), a Construction Traffic Management Plan (CTMP)

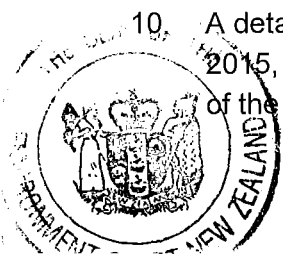
The CTMP shall be prepared in accordance with the Council's requirements for traffic management plans or CTMPs (as applicable) and New Zealand Transport Authority's Code of Practice for Temporary Traffic Management and shall address the surrounding environment including pedestrian and school traffic.

No construction activity shall commence until the CTMP has been approved by the Council (Team Leader Northern Monitoring) and all construction traffic shall be managed at all times in accordance with the approved CTMP.

Advice note: it is the responsibility of the consent holder to seek pre-approval for the Construction Traffic Management Plan from Auckland Transport. Please contact Auckland Transport on (09) 355 3553 and review www.beforeudig.co.nz before you begin works.

Health and Safety Plan

A detailed Health and Safety Plan to the requirements of the Health and Safety at Work Act 2015, specifically addressing control of works on and adjacent to public land, and the protection of the public, shall be provided to the Consents Engineer prior to the commencement of any



works on the site (refer s.109.1 of the "Standards for Engineering Design and Construction"). A copy of the Health and Safety Plan shall be kept on the site at all times. All measures for the protection of the public and other personnel set out in the Plan shall be maintained and complied with at all times until such time as the works are completed.

Landscape and Planting Plan

11. Prior to the commencement of any work on site, the consent holder shall submit a detailed Landscape and Planting Plan (being consistent with the submitted Planting Plans and Schedule, and the landscape plan included in Appendix 14 of the application) for the framework landscape hard and soft works including planting and pathways and other landscape features along the western boundary and southern boundaries and along the street frontages, , which should include (but not be limited to):
- a. Species and locations (including PB size);
 - b. Hard landscaping location and materials
 - c. Boundary treatment
 - d. Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies for the first three years of the issue of the consent by an appointed contractor with suitable arboricultural experience;
 - e. An irrigation system;

This information shall be submitted to the Team Leader Compliance and Monitoring – North for confirmation in writing that this condition has been complied with.

12. Prior to the commencement of any work on that part of the site related to a particular building and its surrounds, the consent holder shall submit a detailed Landscape and Planting Plan (being consistent with the submitted Planting Plans and Schedule, and the landscape plan included in Appendix 14 of the application) for the landscape hard and soft works including planting and pathways and other landscape features along the internal streets and footpaths / walkways boundary treatments, spaces between buildings, and all common areas, which should include (but not be limited to):
- a. Species and locations (including PB size);
 - b. Hard landscaping location and materials
 - c. Boundary treatment
 - d. Vegetation maintenance policies for the proposed planting, in particular details of maintenance methodology and dates / frequencies for the first three years of the issue of the consent by an appointed contractor with suitable arboricultural experience;
 - e. An irrigation system;

This information shall be submitted to the Team Leader Compliance and Monitoring – North for confirmation in writing that this condition has been complied with.



Materials schedule and specifications

13. Prior to the commencement of any work on that part of the site related to a particular building (and prior to submitting a Building Consent for the buildings other than retaining walls, foundations and other such structures), the consent holder shall provide a Materials Schedule and Specifications for the proposed external cladding and glazing. A sample palette of materials, surface finishes, and colour schemes shall accompany this. This information shall be submitted to the Resource Consent Monitoring Team Leader for approval in liaison with urban design staff.

Advice note: the sample palette should include appropriate variation in colours and finishes for the manor houses so as to provide some visual interest/variation.

14. Prior to the commencement of any work on that part of the site related to a particular building, the consent holder shall provide a Fencing Schedule and Specifications for the external boundaries and in relation to frontages to internal street and accessways. Fencing on the northern (Fletcher Road) boundary shall maintain a visually 'open' relationship between the road the development.

Building design details

15. Prior to the commencement of any works on blocks N or K, details of the design of the ground floor of the buildings on blocks N and K, as they relate to their frontage to the reserve and the new entry road shall be submitted to the Resource Consent Monitoring Team Leader for approval in liaison with urban design staff. The detailed design shall ensure that the ground floors optimise visual interaction between the buildings, the activities contained within these buildings and the reserve. The northern ground floor / basement elevation of Lot K shall ensure that a high quality finish is presented to any parts of the ground floor/basement visible from the new entry road.

Villa typologies

16. A mix of villa units in Lots B and E should be provided to reduce the incidence of garage doors being forward of units and to increase the number of units with north facing living rooms and associated outdoor areas. A plan detailing the mix of typologies must be submitted to the Resource Consent Monitoring Team Leader for approval in liaison with urban design staff.

Intersection details

17. Details of the new street intersections with the 'Fletcher Road' are to be provided prior to the road being formed.

Advice note: the purpose of this condition is to ensure that footpaths continue through the new street intersections with the Fletcher Road with constant gradients and materials.

Pre-start meeting

18. Prior to the commencement of the earthworks activity associated with this consent, the consent holder shall hold a pre-start meeting that:
- a. is located on the subject site



- b. is scheduled not less than five days before the anticipated commencement of earthworks
- c. includes Auckland Council officer[s]
- d. includes representation from the contractors who will undertake the works

The meeting shall discuss the erosion and sediment control measures, the earthworks methodology and shall ensure all relevant parties are aware of and familiar with the necessary conditions of this consent.

The following information shall be made available at the pre-start meeting:

- e. Timeframes for key stages of the works authorised under this consent
- f. Resource consent conditions
- g. Erosion and Sediment Control Plan
- h. Chemical Treatment Management Plan (required by Condition 20).

Advice note: to arrange the pre-start meeting required by this condition please contact the Team Leader - Northern Monitoring to arrange this meeting on monitoring@aucklandcouncil.govt.nz, or 09 301 0101. The conditions of consent should be discussed at this meeting. All additional information required by the Council should be provided 2 days prior to the meeting.

Building consents for earthworks

19. Unless where otherwise approved by Council through the Engineering Plan approval process no earthworks or excavation shall commence on site until a building consent has issued for the proposed retaining works, foundations and earthworks on the property. The Building Consent Application shall be accompanied by a statement from a Chartered Professional Engineer qualified in geotechnical engineering stating that the retaining walls will not in any manner compromise the structural integrity of existing buildings or require increased foundations for any permitted activity which may be built on the adjoining property. This assessment shall take into account any movement of the retaining wall over time, global stability considerations and the effect of any lowering of ground water as a result of the drainage at the rear of the retaining wall.

Chemical Treatment Management Plan (ChTMP)

20. Prior to the commencement of bulk earthworks at the site, a Chemical Treatment Management Plan (ChTMP) shall be submitted for the written approval of the Team Leader, Northern Monitoring. The plan shall include as a minimum:

Specific design details of the chemical treatment system based on batch dosing or rainfall activated system for the site's sediment retention ponds and decanting earth bunds. Monitoring, maintenance (including post storm) and contingency programme (including a record sheet);

- a. Details of optimum dosage (including assumptions);
- b. Results of initial chemical treatment trial;
- c. A spill contingency plan; and

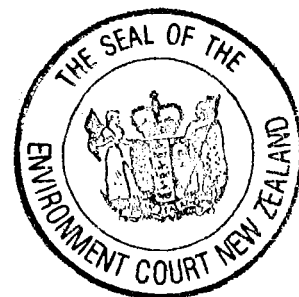


- d. Details of the person or bodies that will hold responsibility for long term operation and maintenance of the chemical treatment system and the organisational structure which will support this system.

Advice note: in the event that minor amendments to the ChTMP are required, any such amendments should be limited to the scope of this consent. Any amendments which affect the performance of the ChTMP may require an application to be made in accordance with section 127 of the RMA. Any minor amendments should be provided to the Team Leader, Northern Monitoring prior to implementation to confirm that they are within the scope of this consent.

Erosion and Sediment Control Plan

21. Prior to the commencement of earthworks activity on the subject site, a finalised Erosion and Sediment Control Plan (ESCP) shall be prepared in accordance with TP90 and GD05 and shall include, but is not limited to:
 - a. Specific erosion and sediment control works for the earthworks (location, dimensions, capacity) in accordance with GD05;
 - b. supporting calculations and design drawings;
 - c. details of construction methods including staging of works;
 - d. monitoring and maintenance requirements;
 - e. catchment boundaries and contour information; and,
 - f. details relating to the management of exposed areas (e.g. grassing, mulching).



This finalised ESCP shall be submitted to the Team Leader - Northern Monitoring on monitoring@aucklandcouncil.govt.nz. No earthworks activity on the subject site shall commence until written confirmation from the Team Leader is provided that the ESCP is satisfactory.

Advice note: in the event that minor amendments to the ESCP are required, any such amendments should be limited to the scope of this consent. Any amendments which affect the performance of the ESCP may require an application to be made in accordance with section 127 of the RMA. Any minor amendments should be provided to the Team Leader – Northern monitoring prior to implementation to confirm that they are within the scope of this consent.

Implementation of erosion and sediment control measures

22. Prior to the commencement of earthworks activity, all required erosion and sediment control measures on the subject site shall be constructed and carried out in accordance with the approved Erosion and Sediment Control Plan as referred to in condition 21.
23. Prior to bulk earthworks commencing for each stage, a certificate signed by an appropriately qualified and experienced person shall be submitted to the Team Leader – Northern Monitoring, to certify that the erosion and sediment controls have been constructed and or updated in accordance with the erosion and sediment control plan as specified in Condition 1 of this consent.

Certified controls shall include the controls that are approved in the finalised Erosion and sediment control plan as specified in Condition 21. Certification for these measures shall be

supplied immediately upon completion of construction of those measures. Information supplied if applicable, shall include:

- a. Contributing catchment area;
- b. Shape of structure (dimensions of structure);
- c. Position of inlets/outlets; and
- d. Stabilisation of the structure.

All perimeter controls shall be operational before earthworks commence. All 'cleanwater' runoff from stabilised surfaces including catchment areas above the site itself shall be diverted away from earthworks areas via a stabilised system, so as to prevent surface erosion.

Advice note: perimeter controls include cleanwater diversions and any other erosion control devices that are appropriate to divert stabilised upper catchment runoff from entering the site, and to prevent sediment-laden water from leaving the site.

DURING WORKS CONDITIONS

Burning

24. No burning of vegetation or demolition materials is to be carried out on the site. All vegetation and demolition materials are to be removed from the site. Disposal by burying on site shall only be carried out in areas designated on the approved Engineering Plans for such disposal and shall not be included within future building sites.

Engineering

Engineering plans

25. Unless otherwise approved through other means, the public and private engineering infrastructure works required by this consent shall comply with the Council's "Standards for Engineering Design and Construction" as may be amended from time to time. Engineering Plans, as specified in the "Standards", shall be submitted to the Consents Engineer, and approval thereto received in writing, prior to the commencement of any works on the site.

The term 'engineering works' includes, but is not limited to earthworks, the formation of roads and access, the laying of pipes and other ancillary equipment to be vested in the Council for water supply, drainage or sewage disposal.

Advice note: the plans required under this condition are separate to, and do not form part of, any Building Consent that may be required on the subject site.

Works on public land

26. Reinstatement of the surface(s) within or adjoining public land including legal road shall be completed as soon as possible on completion of the works affecting the said surface(s), and until such reinstatement is completed the requirements of the verified Traffic Management Plan and Health and Safety Plan shall be complied with in all respects.



Earthworks

Earthworks design

27. All earthworks shall be specifically designed to the "Standards for Engineering Design and Construction" and NZS 4431 by a Chartered Professional Engineer experienced in soil mechanics. The work shall be generally designed and executed in compliance with the recommendations contained in the geotechnical reports, prepared by Tonkin and Taylor, ref 31283, dated March, 2015 and the addendums dated 5 May, 2016, 28 July, 2016, May 2017 and any subsequent reports.

Design loading

28. If required, the design and construction of the retaining structure within a distance equal to its own retained height from the boundary shall provide for any surcharge load resulting from a driveway and vehicle loads, in the closest possible position on the adjoining land. This design criterion shall apply whether or not such a driveway will eventuate.

Advice note: this provision ensures that a retaining wall on a boundary is designed to a structural strength so as not to adversely affect the development potential of the adjoining property. For residential situations the vehicle load is expected to be not less than 5 Kpa but subject to specific design.

Temporary support of adjoining property

29. The excavation shall occur in such a manner that the land and any structures on the adjoining property will not collapse or become unstable. Any excavation for a retaining structure within a distance equal to twice its own height from the boundary shall have its design, excavation sequence, temporary support for the excavated ground and construction of the retaining structure including backfill compaction supervised by a Chartered Professional Engineer.

Protection of roads

30. All necessary measures shall be provided or implemented to prevent the deposition of any slurry, clay or other materials on the roads by vehicles leaving the site. Should any of such material be deposited on the road, the excavation and earthworks shall cease immediately until it is removed and adequate measures installed on-site to prevent further deposition to the satisfaction of the Consents Engineer. In no instance shall roads or footpaths be washed down with water without appropriate erosion and sediment control measures in place to prevent contamination of the stormwater drainage system, watercourses or receiving waters.

Dust control

31. All necessary actions shall be taken to prevent a dust nuisance to neighbouring properties and public roads; including, but not limited to:
- a. The staging of areas of the works;
 - b. The retention of any existing shelter belts and vegetation;
 - c. The installation and maintenance of wind fences and vegetated strips;
 - d. Spraying of load dumping operations;



- e. Suspension of all operations if necessitated by the prevailing conditions.

The site, or parts thereof as appropriate, shall be regrassed or otherwise protected from wind and water erosion immediately on the completion of bulk earthworks whether or not other works are completed.

Drainage

32. The sub-surface drainage at the rear of all retaining structures shall discharge to a stormwater drainage system in a manner approved by the Consent Engineer.

Completion of earthworks and retaining

33. On completion of earth and any stabilisation works, an Earthworks Completion Report and a Certificate in the form of a modified Appendix J of the "Standards for Engineering Design and Construction" or other certification acceptable to Council, signed by the Chartered Professional Engineer who designed and supervised the works, shall be provided to the Consents Engineer.

Sediment control measures

34. No sediment laden runoff shall leave the site without prior treatment via an approved sediment control device.
35. The operational effectiveness and efficiency of all erosion and sediment control measures shall be maintained throughout the duration of the earthworks activity, or until the site is permanently stabilised against erosion. A record of any maintenance work shall be kept and be supplied to the Team Leader – Northern Monitoring on request.

Site stabilisation

36. The site shall be progressively stabilised against erosion at all stages of the earthwork activity, and shall be sequenced to minimise the discharge of sediment to surface water in accordance with the approved Erosion and Sediment Control Plan. Site stabilisation shall mean when the site is covered by a permanent erosion proof ground cover such as aggregate and includes vegetative cover which has obtained a density of more than 80% of a normal pasture sward.

Seasonal restriction

37. No earthworks on the site shall be undertaken between 30 April and 1 October in any year, without the prior written approval of the Team Leader, Northern Monitoring at least two weeks prior to 30 April of any year. Revegetation/stabilisation is to be completed by 30 April in accordance with measures detailed in TP90 and/or GD05 and any amendments to this document.

Infrastructure

Stormwater discharges

38. All stormwater discharges from roofs and paved areas shall be controlled and discharged through an approved system such that there is no adverse effect on adjoining public or private lands. These works shall be completed prior to the occupation of the proposed buildings.



Stormwater reticulation

39. The consent holder shall relocate stormwater infrastructure where required and extend a private stormwater system to serve the development and connect to the public system, to the requirements of the council's "Standards for Engineering Design and Construction" to become part of the public services of the District.

Wastewater reticulation

40. The consent holder shall relocate wastewater infrastructure where required and extend a private wastewater system to serve the development to connect to the public system to the requirements of the Council's "Standards for Engineering Design and Construction" and Watercare requirements to become part of the public services of the District.

Water supply connections

41. Connections and a fire fighting supply from the existing public water supply system that lies within or is contiguous to the land in the Scheme Plan shall be provided to the development, to the council's "Standards for Engineering Design and Construction" and Watercare requirements.

Advice note: booster pumps may be required in the event where inadequate pressures are available for supply.

Provide for electric power

42. Written confirmation shall be provided from the electricity network supplier responsible for the area, that provision of an electric supply has been made available by underground means to all units and that all the network supplier's requirements for making such means of supply available have been met or satisfactory arrangements have been concluded with the Consent Holder to complete the provision of the supply.

Provide for telephone

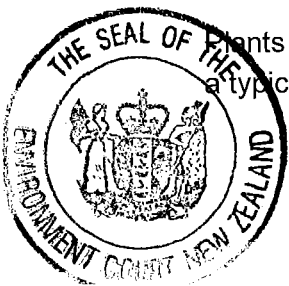
43. Written confirmation shall be provided from the telecommunications network supplier responsible for the area, that provision of telephone services has been made available by underground means to all units created and that all the network supplier's requirements for making such services available have been met or satisfactory arrangements have been concluded with the Consent Holder to complete the provision of the service.

Landscaping/planting

44. Within the next planting season (i.e. autumn to spring) immediately following completion of construction works on any part of the site approved under condition 11 or 12, the consent holder shall implement the proposed landscaping, in accordance with the plans submitted as part of this application (as detailed in Conditions 1, 11 and 12).

The landscaping shall be maintained in perpetuity and shall include the replacement of any plants that die or decline in accordance with the approved plans, unless otherwise approved by Council.

Plants shall be managed in a manner that ensures that they achieve their full stature and are of a typical form. They shall not be removed.



Urban Design

Street pattern

45. The internal street pattern with the associated vehicle and pedestrian entrances and internal connections shall be laid out substantially in accordance with the street plan shown on Warren & Mahoney drawing 10.1 –Site Roads and Accessways dated May 2017.

Masterplan

46. The development shall proceed substantially in accordance with the masterplan as laid out in the Warren & Mahoney drawing 7.0 –Master Plan –Proposed dated May 2017. In particular:
- The maximum number of villas and independent living units on the site shall be 290 and the maximum number of units including care units shall be 320.
 - The areas of the site shown as landscape shall be laid out and landscaped in accordance with conditions 11, 12 and 44.
47. The built development shall proceed substantially in accordance with the plans forming part of this application. In particular:
- The location of buildings, the typology, and the height of buildings shall proceed substantially in accordance with plans 7.0 –Master Plan –Proposed, 15.0 –Staging Plan – Consent Order Scheme, 15.1 –Ground Floor Plan, 15.2 –Typical Floorplan, 15.3 – Basement Carparking –Consent Order Scheme, 16.0 –16.1 –Masterplan Sections by Warren & Mahoney dated June 2017.
 - The design and appearance of the buildings shall proceed generally in accordance with plans by Warren & Mahoney dated June 2017; or alternate design that may be approved by the Auckland Council Urban Design Panel.

Advice note, the effect of this control is to require the location, bulk, form, typology and height of the building to be in accordance with the approved plans. Slightly greater flexibility is introduced on the design and external appearance of the building where it proceeds either generally in accordance with the plans or such alternate design as the Auckland Council Independent Urban Design Panel may agree.

- The location and configuration of basement parking shall proceed within basement structure and shall be laid out substantially in accordance with plans 5.3 – Basement Carparking –Consent Order Scheme by Warren & Mahoney dated June 2017.
- The setback buildings and landscape open space development on the western boundary shall proceed in accordance with plans 12.1 – Landscape Masterplan -Masterplan by Warren & Mahoney dated May 2017. No building shall be constructed within the setback areas. The only structures located in the setback areas shall be those associated with retaining of the land, the creation of the walkway, and any associated handrails, steps, seating or similar amenity or structural features.

Signage

48. Prior to submitting a building consent (for the buildings other than earthworks/retaining structures and foundations), the consent holder shall provide a schedule of the signage



proposed for each entry point of the village, internal street signage, and commercial activities. This information shall be submitted to the Resource Consent Monitoring Team Leader for approval in liaison with urban design staff.

Vehicle crossings

49. Prior to submitting vehicle crossing applications for the new vehicle crossings, the consent holder shall submit finalised design details of the footpaths and vehicle crossings to the Council (Resource Consent Monitoring) for review by the nominated Auckland Council urban design specialist.

Advice note: the purpose of this condition is to ensure that footpaths continue through vehicle crossings with constant gradients and materials.

Servicing plant/machinery

50. No servicing plant or machinery shall be placed on the roofs of buildings. This excludes machinery enclosed in an architecturally designed structure integrated into the design of the building.

Traffic/parking

Parking

51. Parking for 220 vehicles shall be provided as detailed in the application plans and to the minimum dimensions required by the council's "Standards for Engineering Design and Construction" or equivalent standards, which shall take precedence should conflict arise.

Surfacing

52. All access, parking and manoeuvring areas shall be formed and paved in a permanent dust free (not metal) surface and marked, to the council's "Standards for Engineering Design and Construction" prior to the occupation of any building.

Vehicle crossings

53. Where a vehicle crossing crosses a footpath that the form, material and level of the footpath is maintained to reinforce pedestrian priority.

Truck movements

54. The removal of cut earthworks material from the subject site shall only be undertaken by the use of large capacity articulated trucks and/or trailer vehicle, with a minimum volume capacity of 15 m³.

POST-WORKS CONDITIONS

As-built record plans

55. As-built record plans for any new or amended public infrastructure to the requirements of the Council's "Standards for Engineering Design and Construction" shall be submitted to the Council's Consents Engineer, and approval thereof received in writing, prior to the occupation of the building.



Advice note: engineering plan approvals, monitoring of construction, maintenance bonds and processing of as-built plans will be subject to charges in terms of the Schedule of Fees and Charges determined from time to time by the Council.

PRE-OPERATIONAL CONDITIONS

Noise Management Plan

56. Prior to the commencement of the rest home activity the consent holder shall provide a noise management plan for the approval of the Team Leader, Northern Monitoring. The noise management plan should contain but not be limited to:
- a. Details of actions to manage, reduce or control noise, particularly night time noise effects, including any noise (vehicle noise, people noise etc) associated with or caused by staff shift changes – staff leaving and arriving on site and or maintenance activities, and how these actions will be implemented and maintained.
 - b. Details of the contractual arrangements made for rubbish collections and deliveries to ensure that these occur only within the hours specified in condition 61 and 62 below.
 - c. 24 hour contact details of a person responsible for addressing noise concerns of neighbouring residents, to be provided to all adjacent residential sites.

Car park exhaust

57. Prior to the commencement of operations, confirmation shall be provided to Council that all car park exhaust vents have been designed so that operational noise levels do not exceed the limits identified in condition 60 below, and that the design criteria meets, or exceeds, the acoustic attenuation required and specified in the Marshall Day Report by Mr. Dunn dated 26 July 2016 titled "Car Park Exhaust Noise". The report shall be provided to the Team Leader Northern Monitoring.

Lighting

58. Prior to commencement of the activity, the consent holder shall provide evidence from a suitably qualified professional to the Team Leader Northern Monitoring which demonstrates that any light spill associated with the operation of the activity will comply with the operative provisions of the relevant planning documents.

Mechanical plant

59. All mechanical plant (HVAC and extraction) must comply with the noise levels specified in condition 60. The mechanical plant must be located and suitably silenced to ensure compliance with the operative provisions of the relevant planning documents, and the design and set up of the mechanical plant must be determined by a suitably qualified acoustic engineer.

Prior to installation of the plant the acoustic engineer shall provide written confirmation to the Team Leader, Northern Monitoring that the design and set up of the mechanical plant will comply with the relevant levels of the District Plan.



OPERATIONAL CONDITIONS

Noise

60. Noise emissions from activities associated with the operation of the activity, including but not limited to any associated noise (vehicle noise, people noise etc) must at all times comply with the applicable residential noise limits, when measured at or within the boundary of any other residentially or recreation/open space zoned site, shall comply with the following limits, as specified in the operative provisions of the relevant planning documents.

Monday to Saturday	7.00 am to 7.00 pm	50 dB L _{Aeq}
Sundays and Public Holidays	7.00 pm to 10pm	50 dB L _{Aeq}
At all other times		40 dB L _{Aeq} 75 dB L _{AFmax}

Sound levels shall be measured in accordance with the provisions of NZS 6801:2008 Acoustics - Measurement of environmental sound, and assessed in accordance with the provisions of NZS 6802:2008 Acoustics - Environmental.

61. Residential activities which are intermittent and/or limited in duration shall be exempt from Condition 60 between the hours of 7.00 am and 6.00 pm, including lawn mowing and other customary property and maintenance activities, shall be exempt from this control.

Night time activity

62. All activities associated with the activity that occurs between 10.00 pm to 7.00 am Monday to Saturday, and after 6.00 pm Sunday & Public Holidays, must be consistent with the normal residential use of the site.

Deliveries

63. Rubbish collections and deliveries shall not occur between 10.00 pm to 7.00 am Monday to Saturday, and after 6.00 pm or before 9 am Sunday & Public Holidays.

Waste Management

64. Disposal of empty bottles, cans and general waste into receptacles shall not occur between 10.00 pm to 7.00 am Monday to Saturday, and after 6.00 pm or before 9.00 am Sunday & Public Holidays.

Conditions of water permit WAT60050650

Conditions 65 to 87 shall apply to all section 14 water permit referenced as WAT60050650 (legacy number REG-67101 & 46201)

Duration

65. Water permit WAT60050650 (legacy number REG-67101) shall expire 35 years after commencement of the activity unless it has lapsed, been surrendered or been cancelled at an earlier date pursuant to the RMA.



PRE-WORKS CONDITIONS

Pre-dewatering building and structure survey

66. Prior to commencement of dewatering, an external visual inspection or a detailed condition survey of buildings and structures as specified in Schedule A below and prepared by a suitably qualified engineering professional, shall be submitted for certification by the Team Leader Northern Monitoring. The condition survey/s shall include:
- a. Confirmation of the installation of deformation pins as required in Schedule A below in the locations specified in 'Construction Monitoring &Contingency Plan, Ref 31283.0001, Figure 1, Rev 0, prepared by T&T, dated June 2017.
 - b. A description of the type of foundations.
 - c. A description of existing levels of Damage considered to be of an aesthetic or superficial nature.
 - d. A description of existing levels of Damage considered to affect the serviceability of the building where visually apparent without recourse to intrusive or destructive investigation.
 - e. An assessment as to whether existing Damage may or may not be associated with actual structural Damage and an assessment of the susceptibility of the buildings/structures to further movement and Damage.
 - f. Photographic evidence of existing observable Damage.
 - g. A review of proposed Alarm and Alert Levels to confirm they are appropriately set and confirmation that any ground settlement less than the Alarm Level will not cause Damage.
 - h. An assessment of whether the monitoring frequency is appropriate.
 - i. An assessment of whether the location and density of existing deformation pins is adequate and appropriate for the effective detection of change to building and structure condition.
 - j. The external visual inspection/s shall include:
 - k. A visual inspection of all exterior observable Damage.
 - l. Photographic evidence of all exterior observable Damage.

Schedule A: Building inspection and deformation pins				
Number	Address	Property known as	Type of survey	Number of Deformation pins required
1	16 John Dee Crescent	Dwellings	Detailed condition for each	4 No for each
2	18 John Dee Crescent			
3	20 John Dee Crescent			
4	22 John Dee Crescent			
5	24 John Dee Crescent			
6	34 John Dee Crescent			
7	42 John Dee Crescent			



8	44 John Dee Crescent		
9	50 John Dee Crescent		
10	52 John Dee Crescent		
11	54 John Dee Crescent		
12	59A Hibiscus Coast Highway		
13	63 Hibiscus Coast Highway		

Building, structure, and services surveys and inspections

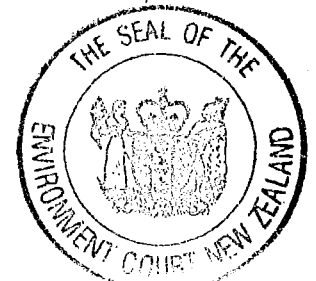
67. A copy of all pre-dewatering building, structure, and Service condition surveys and photographic records of external visual inspections required by this consent shall be submitted to the Team Leader Northern Monitoring with the GSMCP. All other condition surveys and photographic records required by this consent shall be provided to the Team Leader Northern Monitoring upon request.

Notice of commencement of dewatering

68. The Team Leader Northern Monitoring shall be advised in writing at least 10 working days prior to the date of the commencement of dewatering.

Groundwater Settlement Monitoring and Contingency Plan (GSMCP)

69. At least 10 working days prior to the Commencement of Dewatering, a Groundwater and Settlement Monitoring and Contingency Plan (GSMCP) prepared by a suitably qualified engineering professional, shall be submitted to the Team Leader Northern Monitoring for written approval. Any proposed amendment of the GSMCP shall also be submitted to the Team Leader for written approval.
70. The overall objective of the GSMCP shall be to set out the practices and procedures to be adopted to ensure compliance with the consent conditions and shall include, at a minimum, the following information:
- a. A monitoring location plan showing the location and type of all Monitoring Stations including groundwater monitoring bores, ground movement, and deformation pins. The monitoring plan should be based on and provide an update to the plan titled 'Construction Monitoring & Contingency Plan, Ref 31283.0001, Figure 1, Rev 0, prepared by T&T, dated June 2017'. Where the location of a Monitoring Station differs substantively from that shown on "Construction Monitoring & Contingency Plan, Ref 31283.0001, Figure 1, Rev 0, prepared by T&T, dated June 2017", a written explanation for the difference shall be provided at the same time that the GSMCP is provided.
 - b. Final completed schedules A to D (of these conditions) for the groundwater, ground surface, building and deformation monitoring programme (including any proposed changes to the monitoring frequency) as required by conditions below.
 - c. All monitoring data, the identification of Services susceptible to Damage and how this is to be avoided or mitigated, and all building/service condition surveys undertaken to date, and required by conditions below.



- d. A bar chart (such as a Gantt chart) showing the timing and frequency of condition surveys, visual inspections and all other monitoring required by this consent, and, a sample report template for the required 2 monthly monitoring.
- e. All **Alert and Alarm Level triggers** (including reasons if changes to such are proposed; for example as a result of recommendations in the building condition surveys or data obtained from pre-dewatering monitoring). Pre-dewatering seasonal low groundwater level shall be explicitly determined from monitoring to set absolute groundwater trigger levels
- f. Details of the contingency actions to be implemented if **Alert** or **Alarm Levels** are exceeded.

DURING WORKS CONDITIONS

Design of basement walls and retaining

- 71. The design and construction of the basement and walls shall be undertaken in accordance with the specifications contained in the report titled "Masterplan Geotechnical Factual and Interpretative Report for Resource Consent" prepared by Tonkin & Taylor Limited (T&T) dated June 2017, Ref: 31283.0001.v0".

Excavation limit

- 72. The bulk basement excavation depth shall be in accordance with the specifications contained in the report titled "Masterplan Geotechnical Factual and Interpretative Report for Resource Consent" prepared by Tonkin & Taylor Limited (T&T) dated June 2017, Ref: 31283.0001.v0".

Performance standards

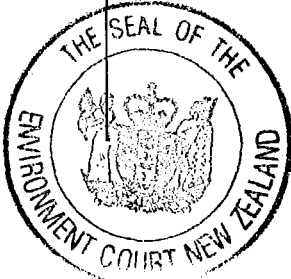
Damage avoidance

- 73. All excavation, dewatering systems, retaining structures, basements and works associated with the diversion or taking of groundwater, shall be designed, constructed and maintained so as to avoid any Damage to buildings, structures and Services on the site and adjacent properties, unless otherwise agreed in writing with the asset owner.

Alert and Alarm Levels

- 74. The activity shall not cause any settlement or movement greater than the Alarm Level thresholds specified in Schedule B below. Alert and Alarm Levels are triggered when the following Alert and Alarm Trigger thresholds are exceeded:

Schedule B: Alarm and Alert Levels

Movement		Trigger Thresholds (+/-)	
		Alarm	Alert
a)	Differential vertical settlement between any two Ground Surface Settlement Monitoring Stations (the Differential Ground Surface Settlement Alarm or Alert Level)	1:400	1:500
b)	Total vertical settlement between the pre-excavation baseline level and subsequent measurements at any Ground Surface Settlement Monitoring Station (the Total Ground Surface Settlement Alarm or Alert Level)		

	A1-A12	10mm	8 mm
	A13-A38	25mm	20mm
c)	Differential vertical settlement between any two adjacent Building Settlement Monitoring Stations (the Differential Building Settlement Alarm or Alert Level)	1:400	1:500
d)	Total vertical settlement between the pre-excavation baseline level and any Building Settlement Monitoring Station (the Total Building Settlement Alarm or Alert Level)	10 mm	8 mm
e)	Distance below the pre-dewatering Seasonal Low Groundwater Level at any monitoring bore (the Groundwater Alert Levels 1 & 2)		
	Existing Piezos BH1 and BH2, New Piezos P01, P02	1.5 m	0.5m
	New Piezos P03, P04, P05 & P06	2.5 m	1.5 m

These levels may be amended subject to approval by the Team Leader Northern Monitoring as part of the Groundwater Settlement Monitoring and Contingency Plan (GSMCP) approval process, and, after the receipt of pre-dewatering monitoring data, building condition surveys and recommendations from a suitably qualified engineering professional, but only to the extent that avoidance of Damage to building, structures and services can still be achieved.

Advice note: there are conditions below that must be complied with when the Alert and Alarm Level triggers are exceeded. These include actions that must be taken immediately including seeking the advice of a suitably qualified and experienced person.

Alert Level actions

75. In the event of any Alert Level being exceeded the consent holder shall:
- a. Notify the Team Leader Northern Monitoring within 24 hours.
 - b. Re-measure all Monitoring Stations within 50 metres of the affected monitoring location(s) to confirm the extent of apparent movement.
 - c. Ensure the data is reviewed, and advice provided, by a suitably qualified engineering professional on the need for mitigation measures or other actions necessary to avoid further deformation. Where mitigation measures or other actions are recommended those measures shall be implemented.
 - d. Submit a written report, prepared by the suitably qualified engineering professional responsible for overseeing the monitoring, to the Team Leader Northern Monitoring within 5 working days of Alert Level exceedance. The report shall provide an analysis of all monitoring data (including wall deflection) relating to the exceedance, actions taken to date to address the issue and recommendations for future remedial actions necessary to prevent Alarm Levels being exceeded.
 - e. Measure and record all Monitoring Stations within 50 metres of the location of any Alert Level exceedance every two days until such time the written report referred to above has been submitted to the Team Leader Northern Monitoring.



76. In the event that the Alarm Level is exceeded at any ground, building or retaining wall deflection Monitoring Station the consent holder shall:
- a. Immediately halt construction activity, including excavation, dewatering or any other works that may result in increased deformation, unless halting the activity is considered by a suitably qualified person to be likely to be more harmful (in terms of effects on the environment) than continuing to carry out the activity.
 - b. Notify the Team Leader Northern Monitoring within 24 hours of the Alarm Level exceedance being detected and provide details of the measurements taken.
 - c. Take advice from the author of the Alert Level exceedance report (if there was one) or another suitably qualified engineering professional on actions required to avoid remedy or mitigate adverse effects on ground, buildings or structures that may occur as a result of the exceedance.
 - d. Not resume construction activities (or any associated activities), subject to any contrary recommendation made in accordance with paragraph (a), above, until mitigation measures have been implemented, to the satisfaction of a suitably qualified engineering professional, that will avoid further Damage.
 - e. Report to the Team Leader Northern Monitoring on the mitigation measures implemented and any remedial works and or agreements with affected parties within 5 working days of recommencement of works.
77. All construction, dewatering, monitoring and contingency actions shall be carried out in accordance with the approved GSMCP. No Bulk Excavation (that may affect groundwater levels) or other dewatering activities shall commence until the GSMCP is approved in writing by the Team Leader Northern Monitoring.

External visual inspections during dewatering

78. External visual inspections shall be undertaken of the surrounding ground and neighbouring buildings and structures (as listed in Schedule A and included in the GSMCP) for the purpose of detecting any new external Damage or deterioration of existing external Damage. Inspections are to be carried out from the Commencement to Completion of Dewatering in accordance with the frequency specified in Schedule D (see condition below). A photographic record is to be kept of the time and date of each inspection and all observations made during the inspection.

This condition does not apply to any land, building or structure where written evidence is provided to the Team Leader Northern Monitoring confirming that the owner of the land, building or structure does not require visual inspections to be carried out.

Reporting of monitoring data

79. At two monthly intervals a report containing all monitoring data required by conditions of this consent shall be submitted to the Team Leader Northern Monitoring. The report shall include a construction progress timeline, the monitoring data recorded in that period, and, a comparison of that data with previously recorded data and with the Alert and Alarm Levels for each Monitoring Station.



Groundwater monitoring

80. Groundwater monitoring bores are to be installed and thereafter maintained at least two months before the Commencement of Dewatering, in the locations shown on the annotated plan entitled "Construction Monitoring & Contingency Plan, Ref 31283.0001, Figure 1, Rev 0, prepared by T&T, dated June 2017' or in the approved GSMCP. Groundwater level monitoring is to be undertaken in accordance with Schedule C below:

Schedule C: Groundwater monitoring frequency

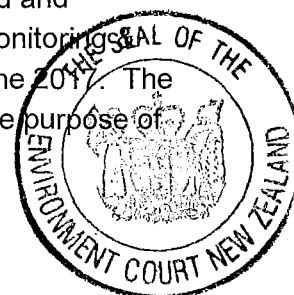
Bore Name	Location		Groundwater level monitoring frequency (to an accuracy of 10mm)		
	Easting	Northing	From bore construction until one month before Commencement of Dewatering	One month before Commencement of Dewatering to Completion of Dewatering	From Completion of Dewatering until 3 months later
BH 1	TBC	TBC	Monthly	Weekly	Monthly
BH 2	TBC	TBC	Monthly	Weekly	Monthly
P01	TBC	TBC	Monthly	Weekly	Monthly
P02	TBC	TBC	Monthly	Weekly	Monthly
P03	TBC	TBC	Monthly	Weekly	Monthly
P04	TBC	TBC	Monthly	Weekly	Monthly
P05	TBC	TBC	Monthly	Weekly	Monthly
P06	TBC	TBC	Monthly	Weekly	Monthly

The monitoring frequency may be changed if approved by the Team Leader Northern Monitoring. Any change shall be specified in the GSMCP. In addition, the 3 month monitoring period post Completion of Dewatering may be extended, by the Team Leader Northern Monitoring, if measured groundwater levels are not consistent with inferred seasonal trends or predicted groundwater movement.

Advice note: if groundwater level measurements show an inconsistent pattern immediately prior to the commencement of dewatering (for example varying more than +/-200mm during a month), then further readings may be required to ensure that an accurate groundwater level baseline is established before dewatering commences

Ground surface and building deformation monitoring

81. Ground surface and building deformation Monitoring Stations shall be established and maintained at the approximate locations shown on the plan titled Construction Monitoring Contingency Plan, Ref 31283.0001, Figure 1, Rev 0, prepared by T&T, dated June 2017. The Monitoring Stations will be monitored at the frequency set out in Schedule D. The purpose of



the Monitoring Stations is to record any vertical or horizontal movement. Benchmark positions shall be established no less than 50 metres away from the excavated area.

Schedule D: Ground and building monitoring

Monitoring Station name and type	Frequency		
	Pre-Commencement of Dewatering	Commencement to Completion of Dewatering	Post-Completion of Dewatering
Construction Monitoring & Contingency Plan, Ref 31283.0001, Figure 1, Rev 0, prepared by T&T, dated June 2017'	Twice to a horizontal and vertical accuracy of +/-2mm (achieved by precise levelling)	Weekly	Monthly for 6 months

The monitoring frequency may be changed, if approved by the Team Leader [Northern] Monitoring, through the GSMCP.

POST WORKS CONDITIONS

Notice of completion

- 82. The Team Leader Northern Monitoring shall be advised in writing within 10 working days of when excavation and dewatering has been completed the date of Completion of Dewatering.

Completion of dewatering building, structure and services surveys

- 83. Between 6 and 12 months after Completion of Dewatering a detailed condition survey of all previously surveyed buildings, structures and water, stormwater and wastewater Services, shall be prepared by a suitably qualified engineering professional.

The condition survey report shall report on those matters identified in the pre-dewatering condition survey. It shall also identify any new Damage that has occurred since the pre-dewatering condition survey was undertaken and provide an assessment of the likely cause of any such Damage.

This condition does not apply to any building, structure or Service where written evidence is provided to the Team Leader Northern Monitoring confirming that the owner of that building, structure, or service does not require a condition survey to be undertaken.

Access to third party property

- 84. Where any monitoring, inspection or condition survey specified in this consent requires access to property/s owned by a third party, and access is declined or subject to what the consent holder considers to be unreasonable terms, the Team Leader Northern Monitoring shall be notified and provided with all relevant details relating to access problems as soon as is practicable. If access cannot be reasonably obtained, then a report prepared by a suitably qualified engineering professional identifying whether reasonably available alternative monitoring options are possible, shall be provided to the Team Leader Northern Monitoring. The report shall state whether the alternative monitoring options will provide sufficient early detection of deformation to enable measures to be implemented to prevent Damage to buildings, structures or Services. Written approval from the Team Leader Northern Monitoring shall be obtained before any alternative monitoring option is implemented.



Contingency actions

85. If the consent holder becomes aware of any damage to buildings, structures or services potentially caused wholly, or in part, by the exercise of this consent, the consent holder shall:
- a. Notify the Team Leader Northern Monitoring and the asset owner within 5 working days of the consent holder becoming aware of the damage.
 - b. Engage a suitably qualified engineering professional to prepare a report that: describes the Damage; identifies the cause of the damage; identifies methods to remedy and/or mitigate the Damage that has been caused; identifies the potential for further damage to occur; and describes actions that will be taken to avoid further damage.

Provide a copy of the report, prepared under (b) above, to the Team Leader Northern Monitoring and the asset owner within 10 working days of notification under (a) above.

Permanent drainage

86. Any permanent drainage systems installed behind retaining walls shall not cause groundwater levels adjacent to the site to reduce below I trigger levels as specified in the GSMCP, after the Completion of Dewatering.

Groundwater maintenance program

87. At the Completion of Dewatering, the Team Leader Northern Monitoring shall be provided with a long term maintenance program for the groundwater drainage system and any other system used to manage groundwater levels.

Advice notes

1. *Any reference to number of days within this decision refers to working days as defined in s2 of the RMA.*
2. *For the purpose of compliance with the conditions of consent, "the council" refers to the council's monitoring inspector unless otherwise specified. Please contact Team Leader Northern Monitoring Compliance on 09 301 0101, or monitoring@aucklandcouncil.govt.nz, to identify your allocated officer.*
3. *The consent holder is responsible for obtaining all other necessary consents, permits, and licences, including those under the Building Act 2004, and the Heritage New Zealand Pouhere Taonga Act 2014. This consent does not remove the need to comply with all other applicable Acts (including the Property Law Act 2007 and the Health and Safety at Work Act 2015, regulations, relevant Bylaws, and rules of law. This consent does not constitute building consent approval. Please check whether a building consent is required under the Building Act 2004.*
4. *The consent holder will be responsible for ensuring all necessary permits, such as Corridor Access Requests (CAR) permits, are obtained from Auckland Transport. See Auckland Transport's website www.aucklandtransport.govt.nz for more information.*
5. *The consent holder will be responsible for providing written confirmation to the Councils consents engineer that all the infrastructure works that are required by consent SLC65559 have been completed, as they relate to the subject site. This information shall be submitted to the Council's consents engineer prior to works commencing.*



6. *The consent holder is advised that the discharge of pumped groundwater to a stormwater system or waterbody will need to comply with any other regulation, bylaw or discharge rule that may apply.*
7. *If the ownership or control of the site is to change, the consent holder is advised that this consent should be transferred to the new owner or operator by notifying Auckland Council.*



METLIFECARE: RED BEACH

Retirement Village Proposal

—

Consent Order Scheme

—

13 June 2017



Prepared for

METLIFECARE : RED BEACH

Document Revision Status

Revision 01
13 June 2017
Consent Order Issue

Document Control

Prepared by Architect
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Reviewed by Project Architect
Ngata Tapsell

Approved by Principal or Director
Shannon Joe

On behalf of Warren and Mahoney
Architects Limited

Disclaimer

While Warren and Mahoney has endeavoured to summarise the Preliminary Design process in this document and appendices, the report format cannot represent the broad range and depth of information captured on the Preliminary Design Drawings, Specifications and Schedules. Approval of the specific issues contained in this report does not discharge the obligation of the client team to review the drawings and specifications in their entirety.

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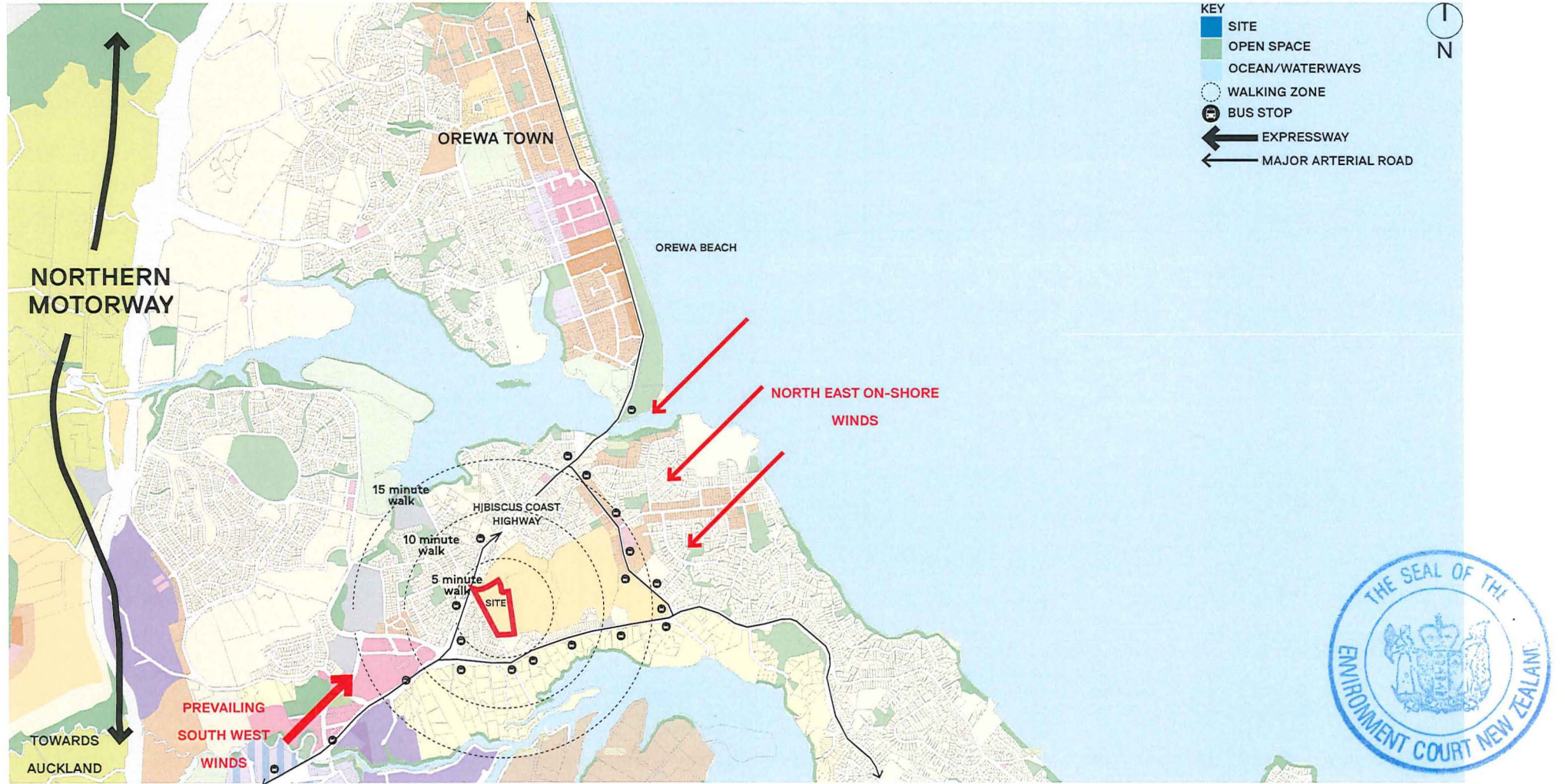
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1.0 SITE STUDY

MASTER PLAN



Zones		
Residential - Large Lot Zone	Business - City Centre Zone	Green Infrastructure Corridor (Operative in some Special Houses)
Residential - Rural and Coastal Settlement Zone	Business - Metropolitan Centre Zone	Rural - Rural Production Zone
Residential - Single House Zone	Business - Town Centre Zone	Rural - Mixed Rural Zone
Residential - Mixed Housing Suburban Zone	Business - Local Centre Zone	Rural - Rural Coastal Zone
Residential - Mixed Housing Urban Zone	Business - Neighbourhood Centre Zone	Rural - Rural Conservation Zone
Residential - Terrace Housing and Apartment Buildings Zone	Business - Mixed Use Zone	Rural - Countryside Living Zone
Open Space - Conservation Zone	Business - General Business Zone	Rural - Waitakere Foothills Zone
Open Space - Informal Recreation Zone	Business - Business Park Zone	Rural - Waitakere Ranges Zone
Open Space - Sport and Active Recreation Zone	Business - Heavy Industry Zone	Strategic Transport Corridor Zone
Open Space - Civic Spaces Zone	Business - Light Industry Zone	Special Purpose Zone
Open Space - Community Zone	Future Urban Zone	Coastal - General Coastal Marine Zone (rcp)

NOTE:

Walking times are calculated with a speed of 1.2m/s. This takes into account that most residents are over 65 years old, but does not consider the terrain.

2.0 SITE STUDY

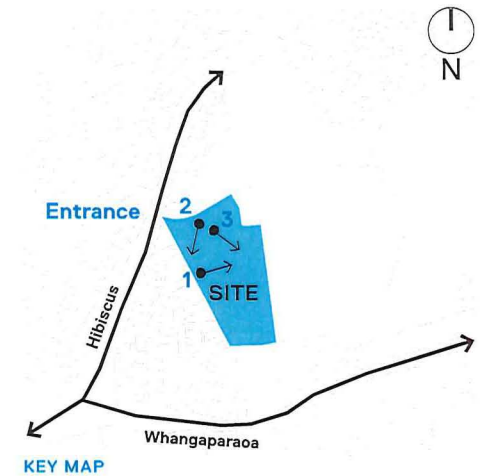
MASTER PLAN



1.

NOTE: Locations and perimeters are indicative only.

From the NW corner of the site you can obtain a thorough understanding of the surrounding context. Views of the beaches, surrounding residential zones and natural foliage are plentiful.



KEY MAP



2.

NOTE: Locations and perimeters are indicative only.

Looking south the gentle sloping or staggering nature of the site becomes evident. This coupled with the generous natural foliage along the western borders offers a natural context which could become an attribute of the Metlifecare scheme.



3.

NOTE: Locations and perimeters are indicative only.

A proposed buffer between the site and adjacent neighbours to provide a natural landscaped setback and screening for residents



2.1 SITE STUDY

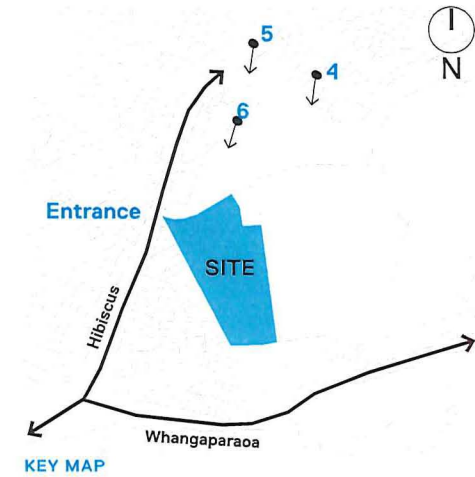
MASTER PLAN



ENTRANCE

The entry to the site from Hibiscus Coast Highway identifies that the site is exposed to those driving toward Auckland but less so to those driving toward Orewa Town Centre. A gateway moment will be part of the design development.

NOTE: Locations and perimeters are indicative only.



KEY MAP



4.

NOTE: Locations and perimeters are indicative only.

There are snippet views of the site along Albatross Road however the site is very distant and therefore likely to be less visible to the northern-eastern residents.



5.

NOTE: Locations and perimeters are indicative only.

The site is highly exposed to Hibiscus Coast Highway, especially when driving towards Auckland.



6.

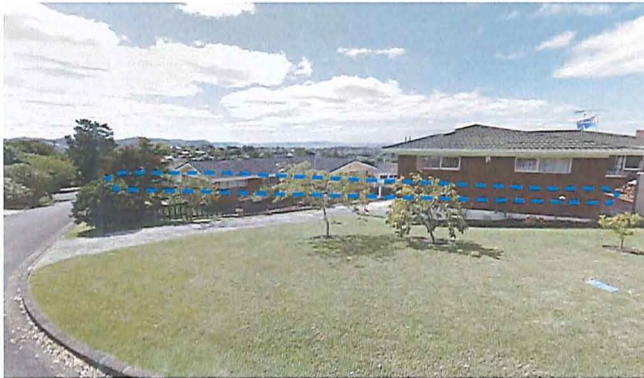
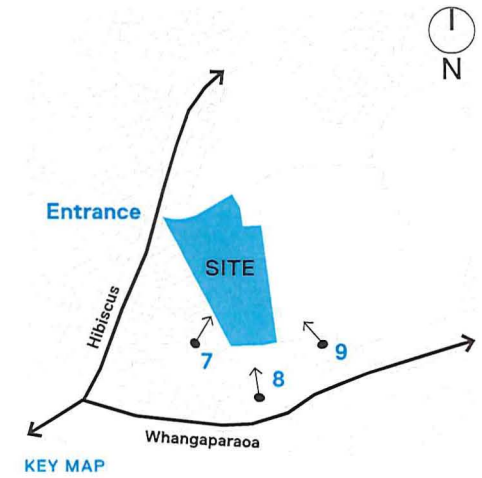
NOTE: Locations and perimeters are indicative only.

This photo is taken at the end of Greenview Lane. The site is fully exposed here and will need to be considerate to these close north eastern residents.



2.2 SITE STUDY

MASTER PLAN



7. NOTE: Locations and perimeters are indicative only.
No view of the site from Cam Dee Crescent.



8. NOTE: Locations and perimeters are indicative only.
The site is well exposed at the intersection of Cam Dee Crescent and Whangaparaoa Road.



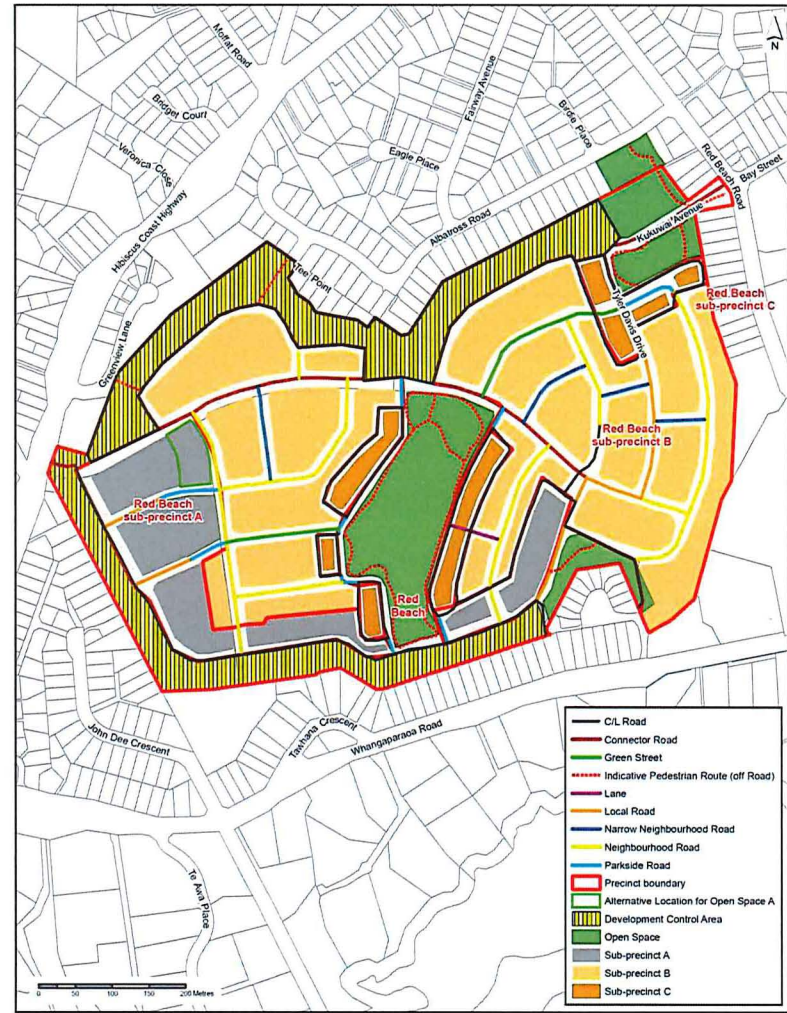
9. NOTE: Locations and perimeters are indicative only.
Houses, trees and shrubs prohibit majority of the views of the site from Tawhana Crescent.

3.0 RED BEACH: PRECINCT PLAN

MASTER PLAN

I533.10. Precinct plans

I533.10.1. Red Beach: Precinct plan 1



4.0 DESIGN STATEMENT

New Zealand's aged population is growing with people living longer, healthier lives and this is creating considerable demand for housing and care alternatives during retirement. The percentage of the population in the 65+ age group is projected to grow from 14% in 2012 to 26% by 2061 - a statistic which will place considerable pressure on existing retirement stock.

Red Beach is the realisation of Metlifecare's long-term vision for aged-care in New Zealand. With Red Beach being one of the largest retirement developments in the country it has potential to become the new benchmark for quality designed retirement villages. Humanised bulk and massing, overall scale, diversity in residential offering and strong community engagement breaking the stereotypical norm of large overwhelming blocks onsite. The scale of the project creates many challenges and designing these with sensitivity to overall client and community vision, village character and relationship with the surrounding context.

Metlifecare are also aware that the needs of retirees are changing and that competition in the market is intensifying. It is also apparent that current retirement housing options do not necessarily align with the expectations of a new, more discerning generation.

We see these issues as exciting challenges and an opportunity to reimagine care for the elderly in New Zealand.

VISION

Three fundamental drivers informed the design approach to this project. They are considerations which are important to any retiree as they contemplate decisions about their future;

Security:

A secure community is a fundamental consideration for older people. This will be achieved at Red Beach by incorporating a number of design outcomes. A right balance of interaction with the wider community (ie, connectivity and sanctuary) by having streets which are open, well lit and safe. Residential units overlooking the reserve and open spaces within the village providing a high level of passive surveillance.

Socialisation:

Interaction with family and friends is a need for all people - it is what makes us human. The village looks to foster strong social engagement with village amenities but also sees potential to bring the community through. Social events such as local farmer's markets could occupy the reserve and also the heart of the village. Open spaces and facilities could be shared by all and foster inter-generation engagement. School children show and tell, community theatre are just some of the endless events that binds a strong partnership with the retirement village with the Red Beach community. The village should be viewed as a treasure for the local residents.

Convenience:

The location of the village is not in close proximity to the local township. There will be a need and desire to provide amenity onsite and ensure that the site is simple to navigate and traverse. The village design has implemented a logical street layout by integrating with the surrounding street networks (Fletcher future development and existing western residents), provide a clear hierarchy and character driven laneways and streets. The street and footpath gradients across the site have focussed on 'walkability' with minimum gradients to shared laneways.



4.1 DESIGN STATEMENT



MASTERPLAN

The Red Beach Master plan is guided by a series of urban design drivers that complement the brief and project vision. These drivers expand to include a thorough analysis of the site and the sensitivities that exist on and around it.

VILLAGE PRECINCTS

Red Beach will feature a range of residential offerings and we see this as a prerequisite for the creation of a lively and diverse community. The master plan is divided into distinct precincts, each with its own unique character. These precincts create interest and will provide each part of the site with a clear sense of identity. These include;

- Village Heart
- The Boulevard
- The Western Embankment
- Care Facility
- Apartments
- Hillside Apartments
- Manor Houses
- Villas

Village Heart

This is the heart of the village as the social and amenity hub housing retail, F&B and recreational uses. This offering provides an opportunity to have the Red Beach community come within the village. Partnership initiatives such as 'Farmer's Markets' being held here to encourage interactions with the wider Hibiscus Coast community and use of the public reserve.

The Boulevard

The Boulevard is the sites primary organising element and this informs all other planning moves. The street forms the main vehicular and pedestrian route as legible orientation through the village but it's also a key public space in its own right, and its scale reflects this.

The Western Embankment

This part of the site has a varying topography and much of the existing topography and vegetation will be maintained and enhanced. Landscaped pedestrian tracks will be integrated into the natural vegetation of the embankment to act as an item of beauty and natural buffer to the existing western residents.

Care Facility

This facility will provide a high level of care for residents that require it. Although occupying a small part of the overall development, this facility is located near the site's administrative offices and main entrance, ensuring direct access to the local road network.

Apartments

The Apartments are designed with a high level convenience and affordability. Apartments are arranged in a double loaded configuration and they connect to an underground carpark below so to conceal resident cars. The apartment buildings are clustered around the village heart to provide magnetism, however the density of this area has been carefully controlled to ensure that all apartments enjoy pleasing outlooks.



4.2 DESIGN STATEMENT

Hillside Apartments:

The Hillside Apartments are nestled at the base of a prominent topographical feature in the north western corner of the site. These apartments slightly larger and dual facing to achieve cross ventilation and views to both the east and west.

Manor Houses::

The Manor Houses are a housing type combining villa-like size and identity with opportunities for social interaction - the latter being achieved through the provision of a large communal space in the centre of the building. The materiality and modulation of the façade takes cues from the villa's to create a clear visual relationship.

Villas:

The single storied Villas are the largest residences in the village and come in two variants; a smaller 2 bedroom unit and a larger 2 bedroom unit featuring a study and ensuite. Both types feature generous indoor and outdoor living spaces and the convenience of a garage. The design of the villas look to accentuate a strong apex as representation of an original Bach community. Villas open up to the street to create a pedestrian experience. The Villas utilise materials which are contemporary and timeless, and which will combine to form coherent streetscapes.

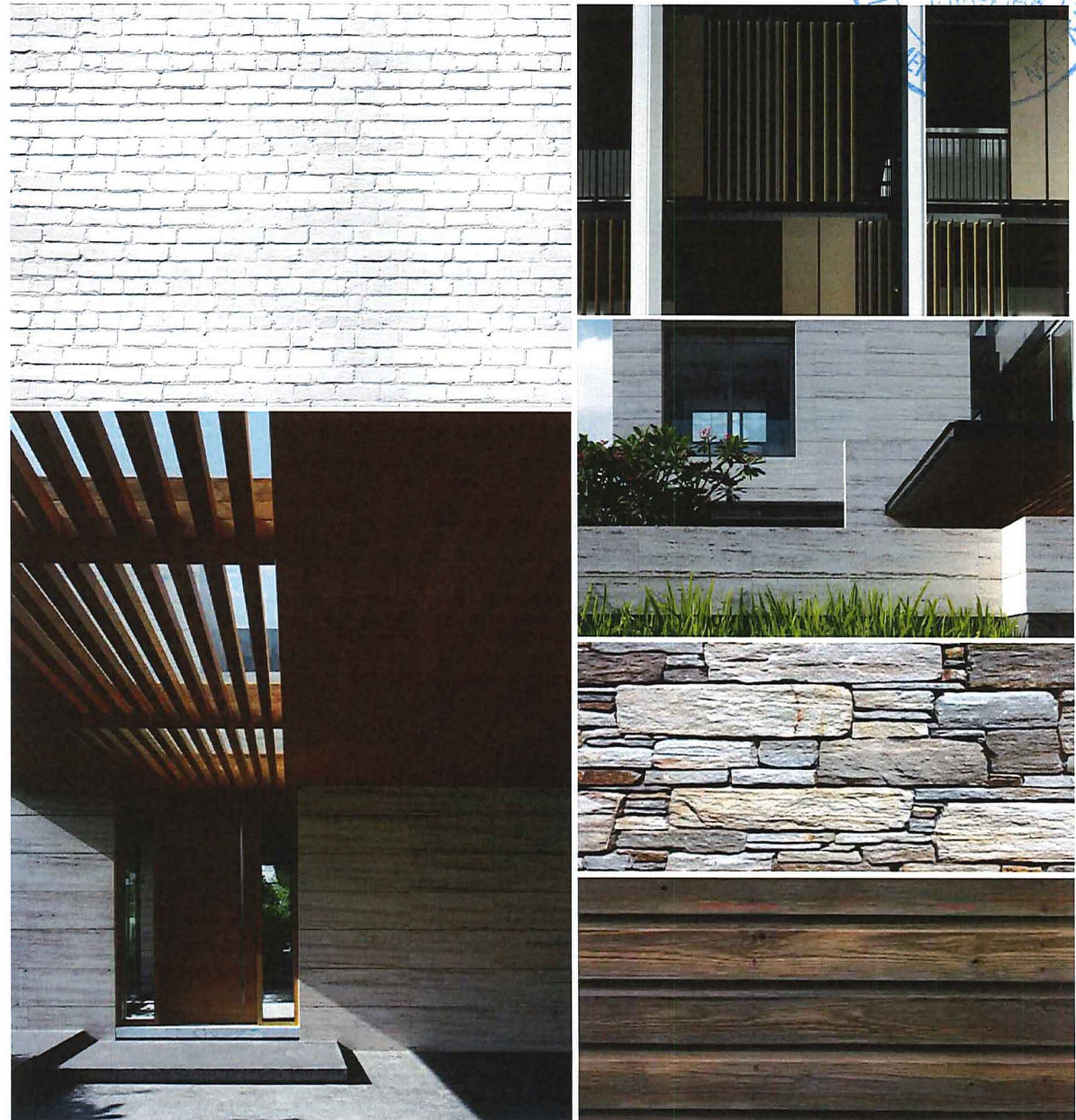
The creation of precincts needs to be balanced against the need for diversity and opportunities for positive social encounters. This is achieved by the inherent openness of the Master Plan and by providing overlap between the different housing types. A restrained palette of materials also provides a degree of consistency across the site.

FAÇADE + MATERIALITY

The integration of landscape and architecture is a fundamental design driver for the retirement village. Part of its success will be how the bulk and scale work at streetscape and overall façade articulation and materiality. Variation in roof plane and modulation in scale to bring depth and interest to all typologies. The use of robust and contrasting materials requiring minimal maintenance is important. Natural tones, textures and shades are key to bring interest, finer grain and a 'home' character.

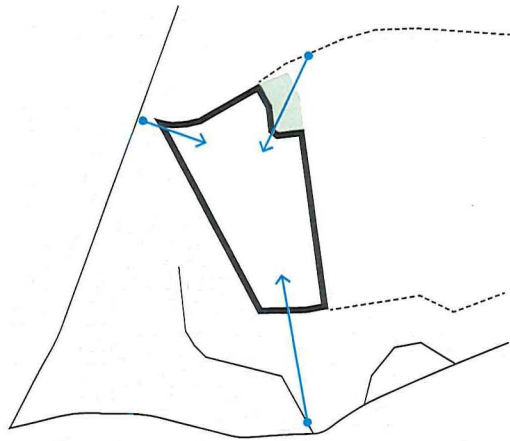
VEHICLE AND SERVICING

Primary routes have been established for vehicular traffic through the village. The design has minimised the use of cars by introducing shared laneways to connect to all parts of the village. The Boulevard is the key vehicle movement route and access to basement car parks is beneath the apartment blocks via a single ramp. Service vehicles can move through the site and this will be carefully managed by the village.



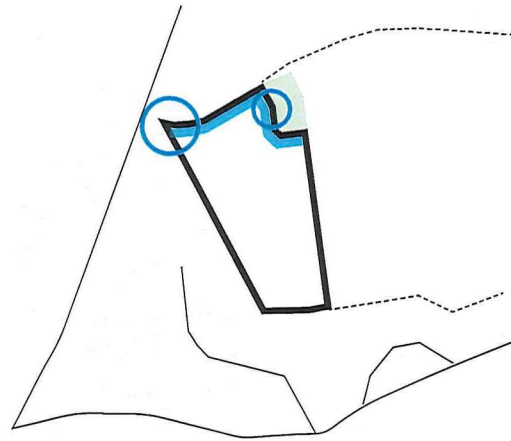
5.0 URBAN DESIGN PRINCIPLES

MASTER PLAN



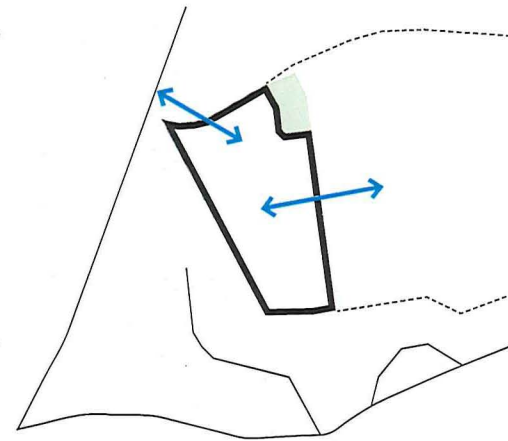
VISUAL SIGHT LINES

Prominant views from public realm locations surrounding the site are located mostly to the North. Proposed bulk and massing to take this into consideration.



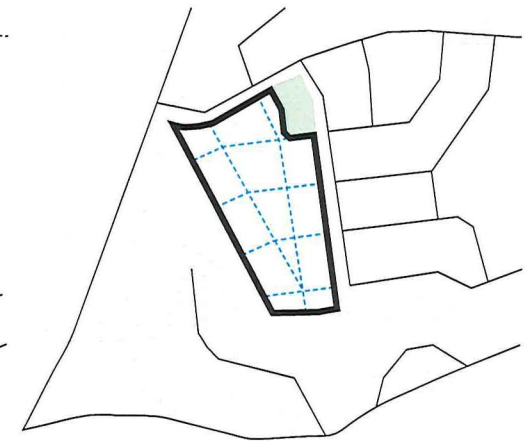
GATEWAY / ACTIVE EDGE

The proposed design encourages communal connectivity and accessibility. The design looks to providing gateway points and active edges along the northern side of the site. Potential/ opportunities for amenity for both Metlifecare residents and visitors.



CONNECTIONS

Focusing on connectivity and porosity will enable the new development to be connected with its immediate context both new and existing.



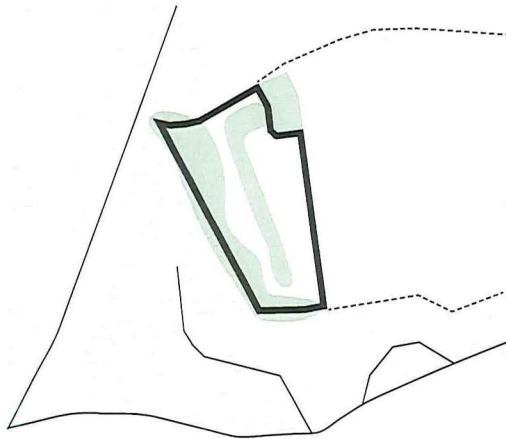
CREATING A GRID

Encouraging street and 'community' interaction, a grid is created bringing order and logic to the lot design.

NOTE: Indicative diagrams only

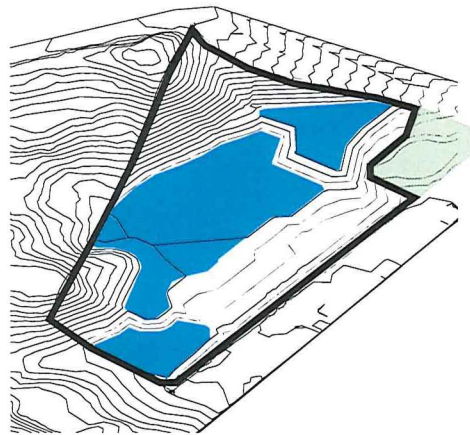
5.1 URBAN DESIGN PRINCIPLES

MASTER PLAN



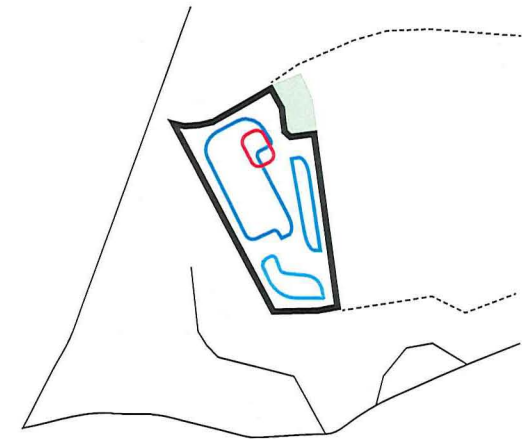
BUFFER ZONE AND LANDSCAPING

Providing a green buffer zone along the south west sides of the site provides a landscaped and softer transition to the neighbouring sites. It is envisioned these zones to be recreation in use and sympathetic to the natural context of the Hibiscus Coast.



LEVELS

The site naturally cascades into slopes and levels. Roads, connections and housing typologies will need to be specific to the tiered nature of the site.



PRECINCTS

Architectural and spatial variety brings together unique and interesting experiences throughout the village. The retirement village has designed distinct precincts including a village centre, apartments, manor houses, communal pavillions and single level villas. The edges of the precincts will overlap and bring opportunity to merge and blur spaces so the development remains unified.

NOTE: Indicative diagrams only

7.0 MASTER PLAN - PROPOSED

MASTER PLAN



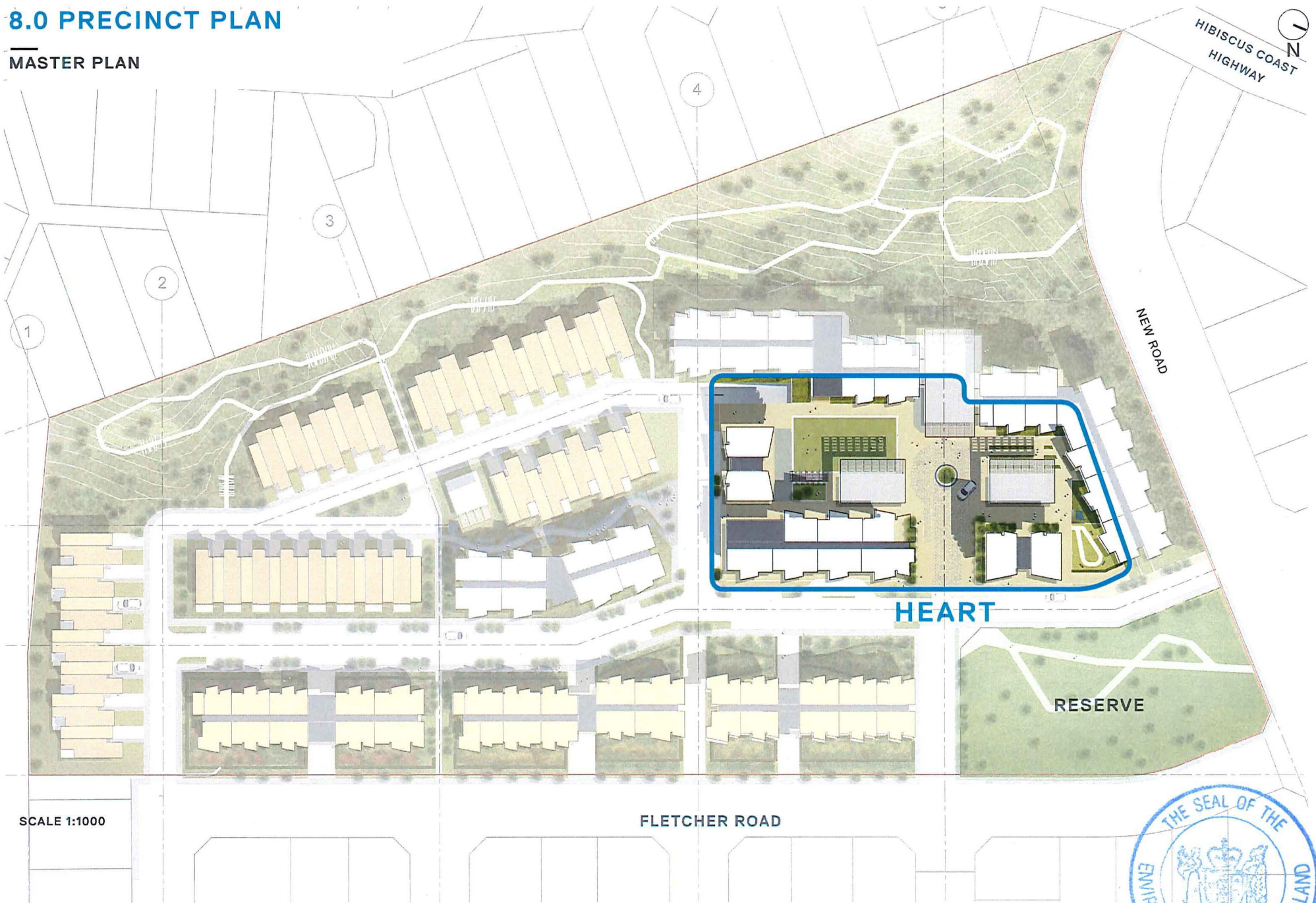
SCALE 1:1000

FLETCHER ROAD



8.0 PRECINCT PLAN

MASTER PLAN



SCALE 1:1000

FLETCHER ROAD

HEART

RESERVE

HIBISCUS COAST
HIGHWAY



8.1 PRECINCT PLAN

MASTER PLAN



SCALE 1:1000

VILLAS

RESERVE

FLETCHER ROAD



8.2 PRECINCT PLAN

MASTER PLAN



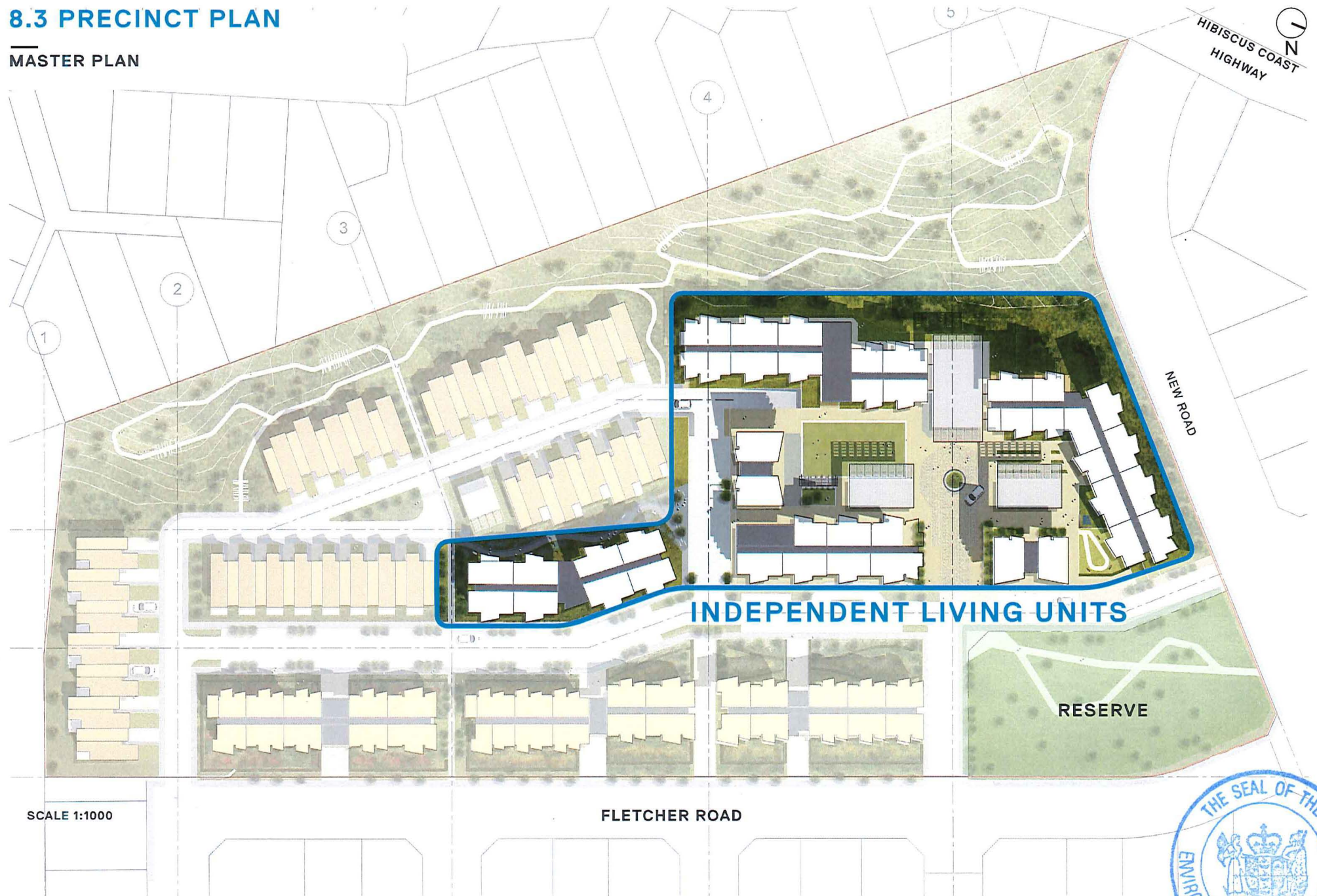
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FLETCHER ROAD



8.3 PRECINCT PLAN

MASTER PLAN



SCALE 1:1000

FLETCHER ROAD

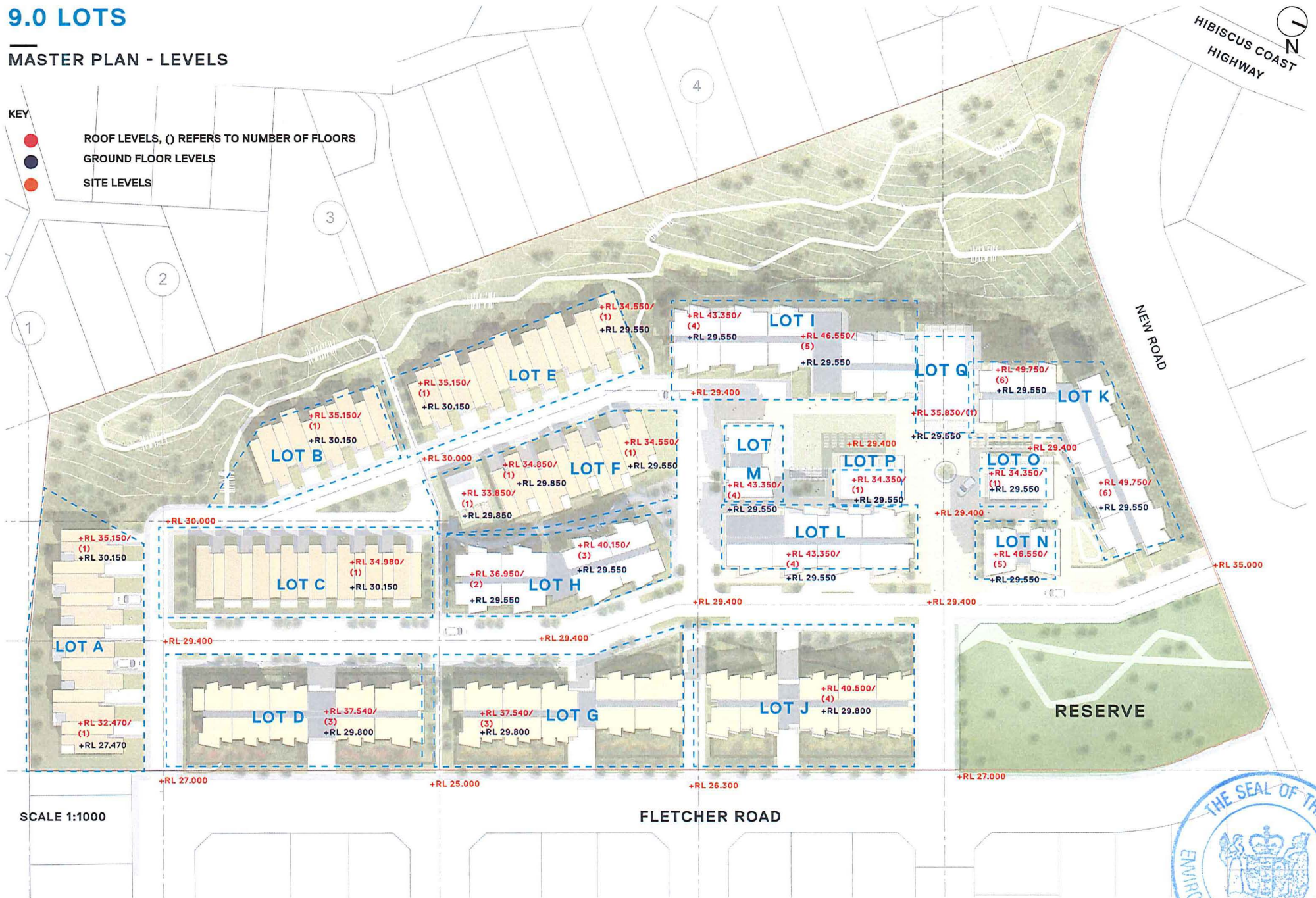


9.0 LOTS

MASTER PLAN - LEVELS

KEY

- ROOF LEVELS, () REFERS TO NUMBER OF FLOORS
- GROUND FLOOR LEVELS
- SITE LEVELS



SCALE 1:1000

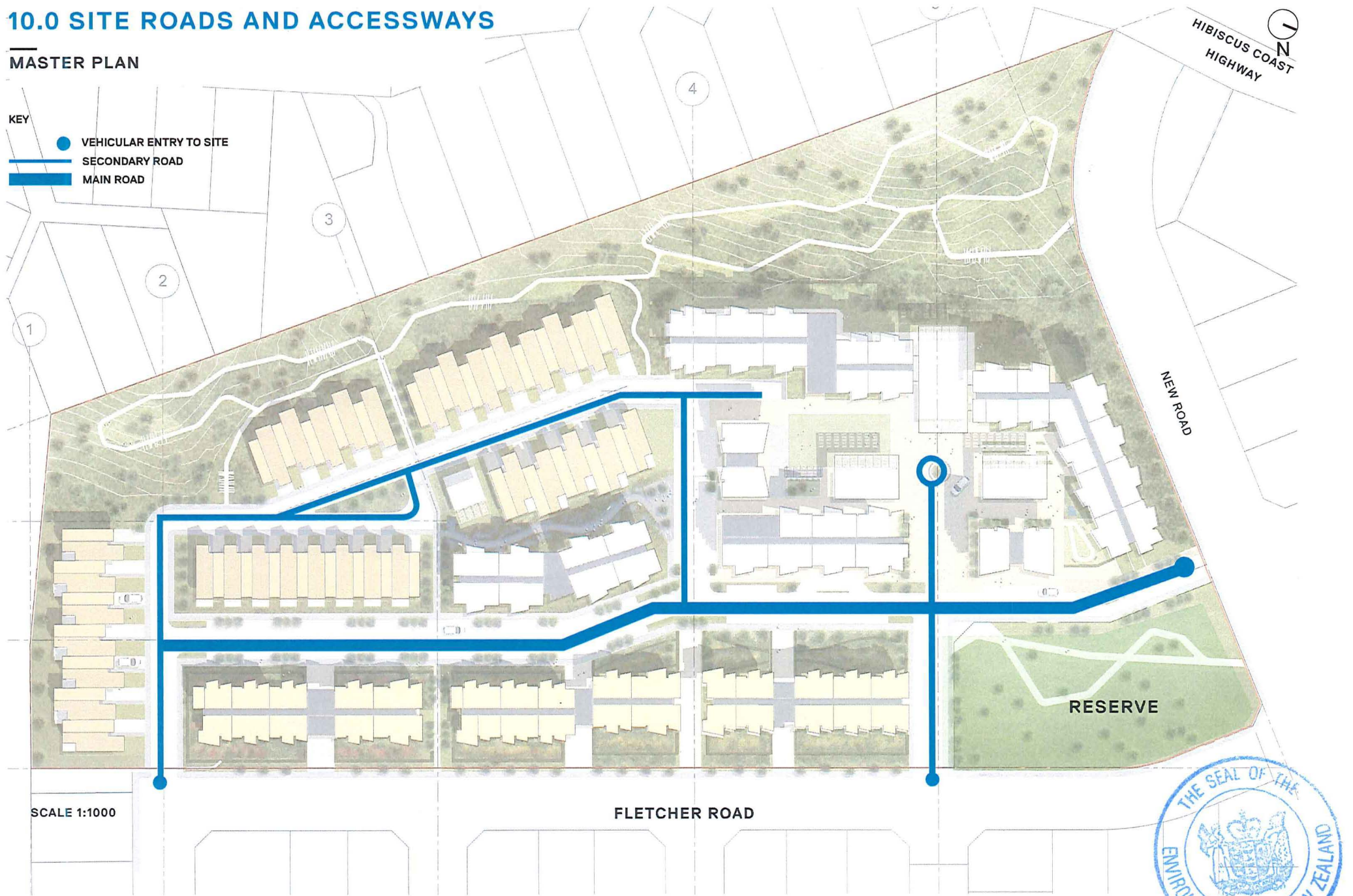
FLETCHER ROAD



10.0 SITE ROADS AND ACCESSWAYS

MASTER PLAN

- KEY
- VEHICULAR ENTRY TO SITE
 - SECONDARY ROAD
 - MAIN ROAD



SCALE 1:1000

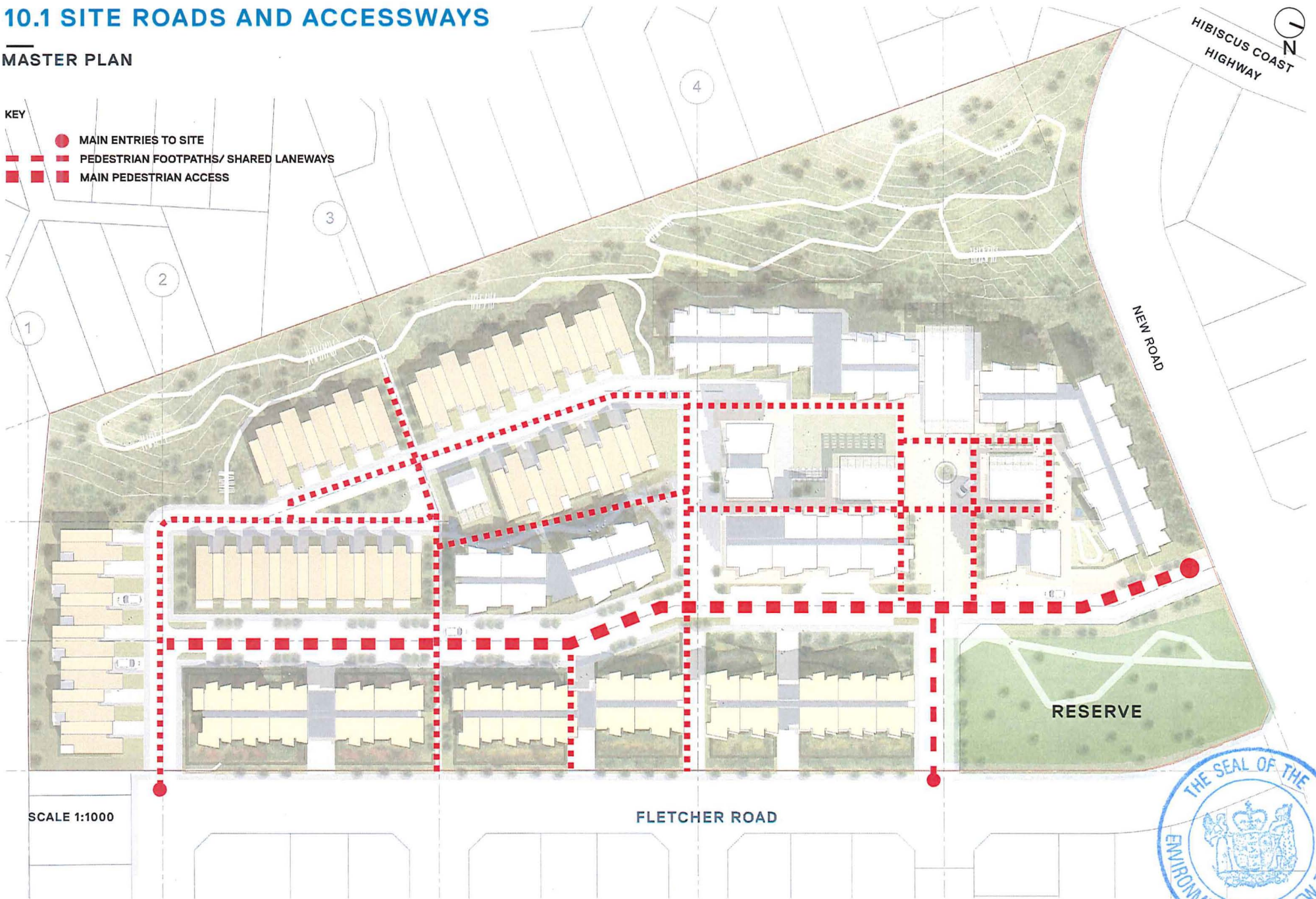
FLETCHER ROAD



10.1 SITE ROADS AND ACCESSWAYS

MASTER PLAN

- KEY
- MAIN ENTRIES TO SITE
 - - - PEDESTRIAN FOOTPATHS/ SHARED LANEWAYS
 - ■ ■ MAIN PEDESTRIAN ACCESS



SCALE 1:1000

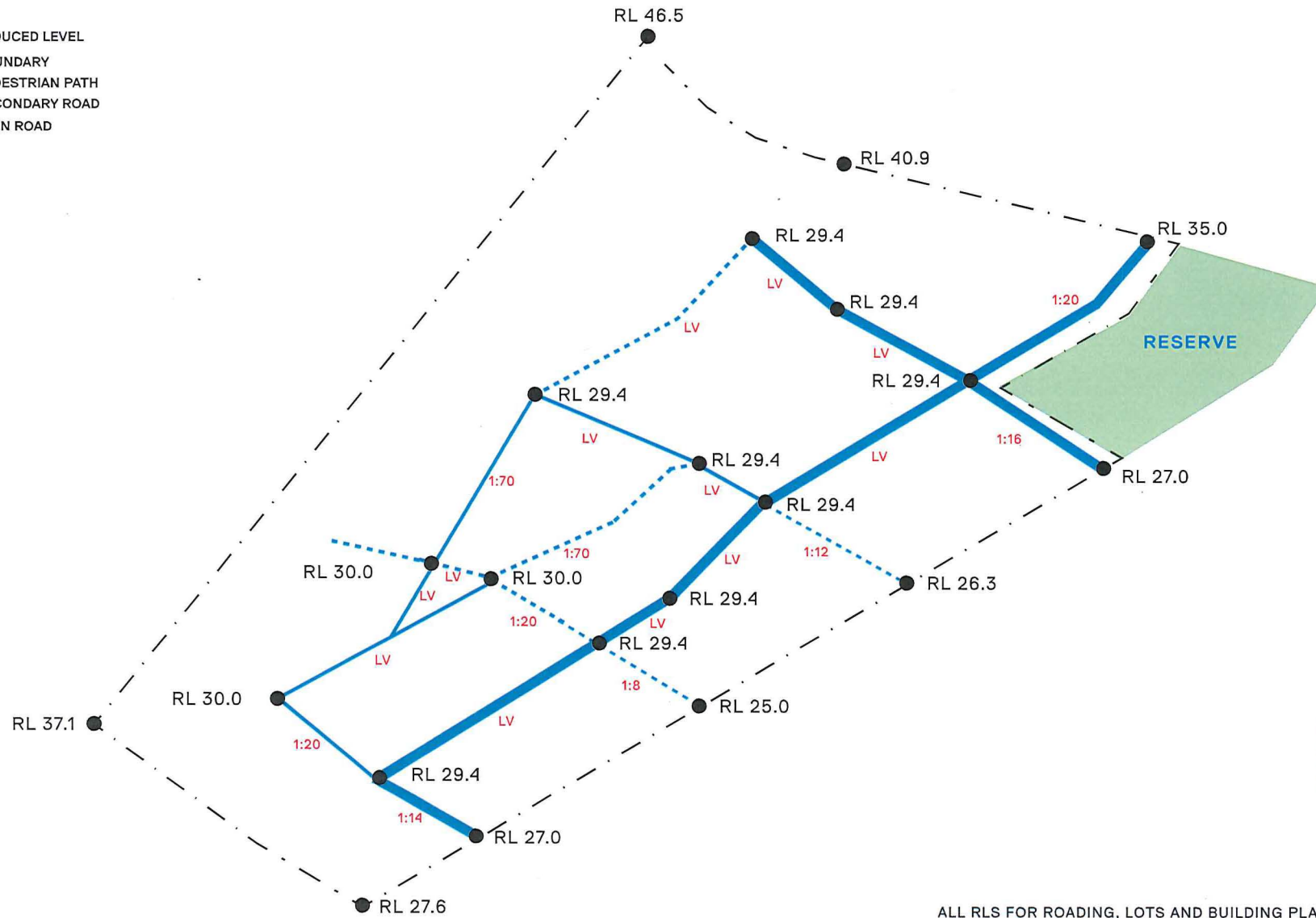
FLETCHER ROAD



11.0 LEVELS AND GRADIENTS

MASTER PLAN

- KEY**
- REDUCED LEVEL
 - . - . BOUNDARY
 - ⋯ PEDESTRIAN PATH
 - SECONDARY ROAD
 - ▬ MAIN ROAD



ALL RLS FOR ROADING, LOTS AND BUILDING PLATFORMS + / - 500MM
 NOTE: RL's and slopes are indicative only. Must be confirmed on site.

12.0 LANDSCAPE CONCEPTS

MASTER PLAN

The Vision

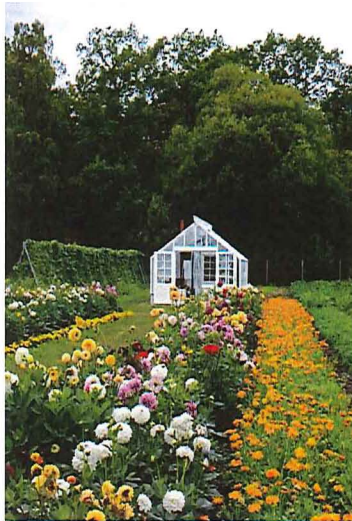
People are turning to their gardens not to consume but to actively create, not to escape from reality but to observe it closely. In doing this they experience the connectedness of creation and the profoundest sources of being. That the world we live in and the activity of making it are one seamless whole is something that we may occasionally glimpse. In the garden, we know."

- Carol Williams, Bringing a Garden to Life, 1998

The overarching landscape intention for Metlifecare Red Beach is to approach the design in an holistic manner, creating a chain of connected spaces that provide colour, changing experiences and opportunities for the residents. The selection of plant species, careful placement of rocks and the provision of small water bodies create corridors of habitat, designed to attract and home the numerous variety of birds, butterflies and insects found along the Hibiscus Coast. The spaces provide numerous opportunities for the residents and their families to participate in nature led activities, from the Butterfly Walk to the Exploration Trail, the propagation of cut flowers and the pond replete with aquatic life.

"The lesson I have thoroughly learnt, and wish to pass on to others, is to know the enduring happiness that the love of a garden gives."

- Gertrude Jekyll



1. Community glasshouse and meeting place



2. Corridor planting



3. Cut flowers for market



4. Aquatic life



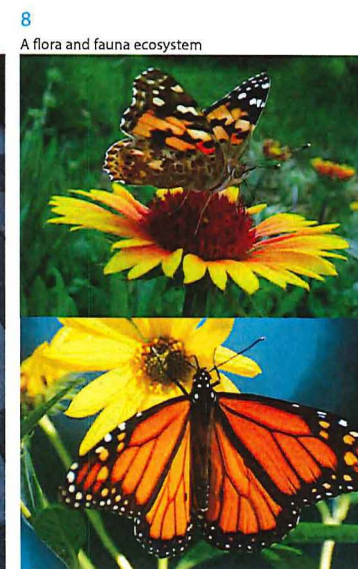
5. Public and private lawns



6. Stands of native Nikau Palms



7. Feature paving in the heart of the community



8. A flora and fauna ecosystem



12.1 LANDSCAPE MASTER PLAN

MASTER PLAN



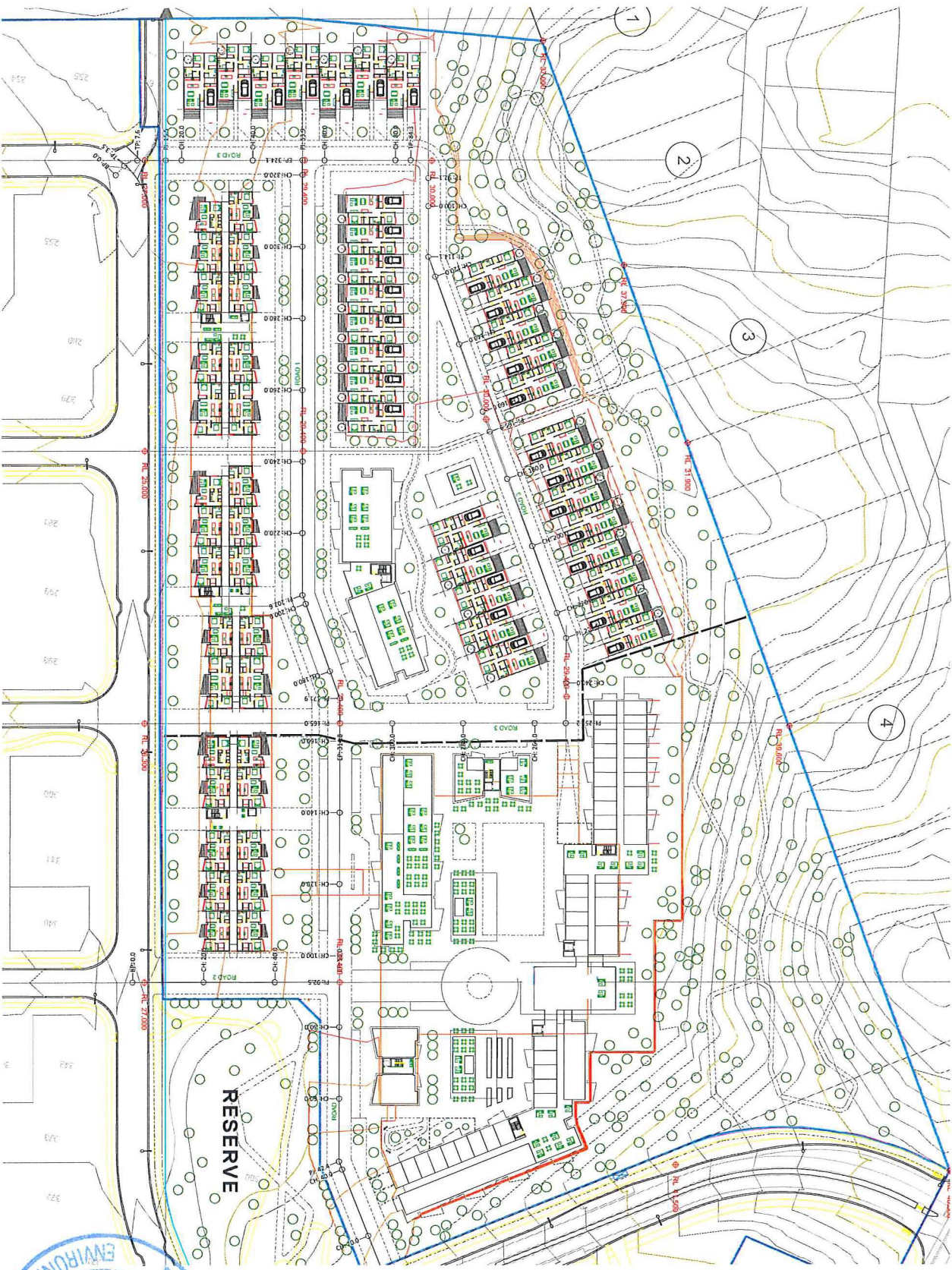
SCALE 1:1000

FLETCHER ROAD



13.0 CONTOURS

MASTER PLAN



SCALE 1:1000

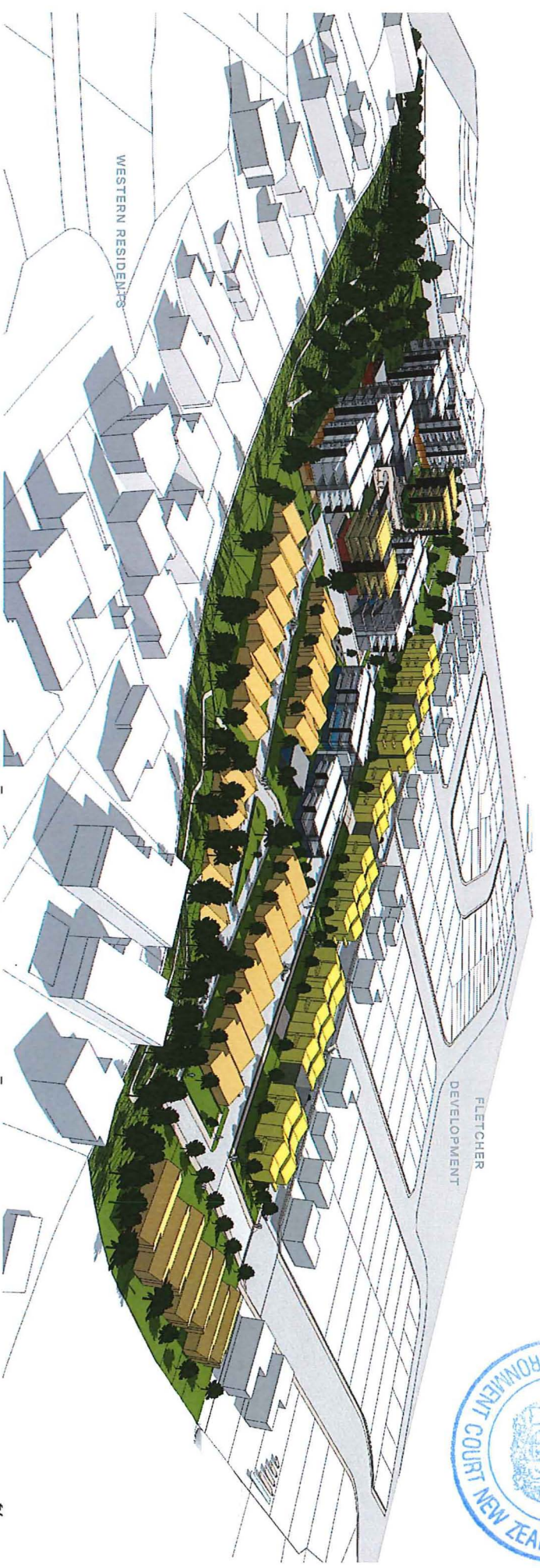
HIBISCUS COAST
HIGHWAY



14.0 AERIAL PERSPECTIVES

PROPOSED SCHEME SOUTHWEST AERIAL PERSPECTIVE

- KEY
- MANOR HOUSES
 - VILLAS
 - PREMIUM APARTMENTS
 - APARTMENTS



14.1 AERIAL PERSPECTIVES

PROPOSED SCHEME

SOUTHEAST AERIAL PERSPECTIVE

KEY

- MANOR HOUSES
- VILLAS
- PREMIUM APARTMENTS
- APARTMENTS



WESTERN RESIDENTS

FLETCHER
DEVELOPMENT



14.2 AERIAL PERSPECTIVES

PROPOSED SCHEME

NORTHEAST AERIAL PERSPECTIVE

KEY

- MANOR HOUSES
- VILLAS
- PREMIUM APARTMENTS
- APARTMENTS
- HOSPICE CARE

WESTERN RESIDENTS



FLETCHER DEVELOPMENT

14.3 AERIAL PERSPECTIVES

ZONAL HEIGHT PERSPECTIVE (HEIGHT PLANE RELATION)

PROPOSED SCHEME

KEY

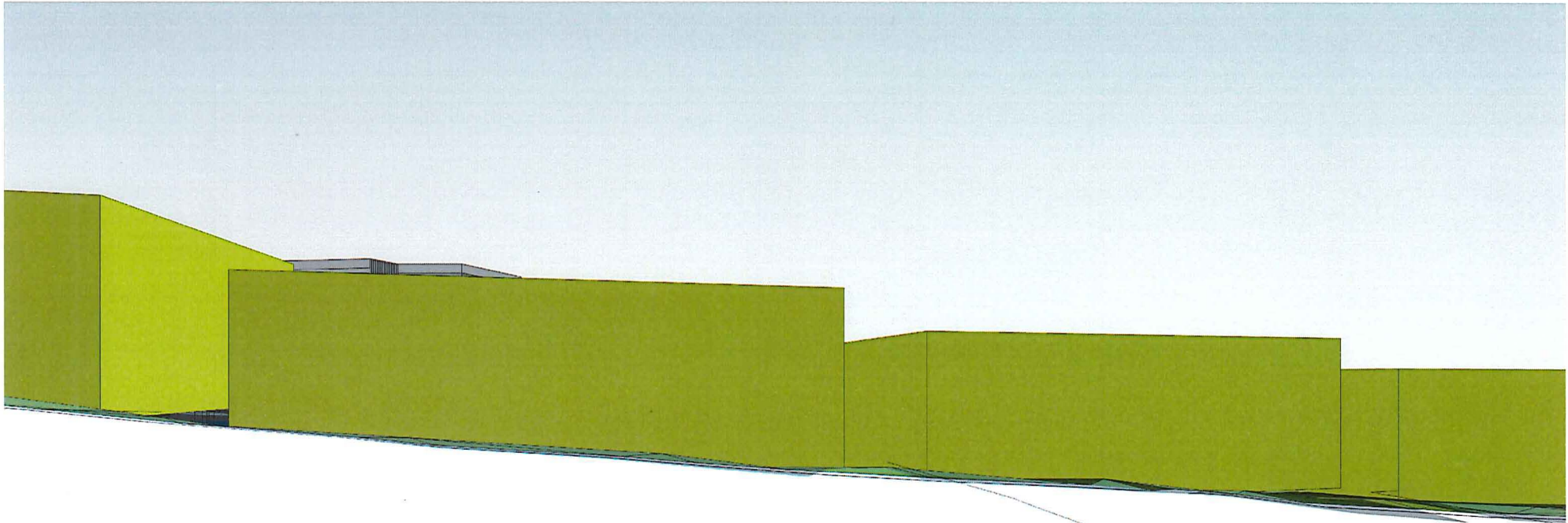
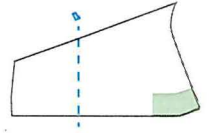
- MANOR HOUSES
- VILLAS
- PREMIUM APARTMENTS
- APARTMENTS



14.4 NEIGHBOUR PERSPECTIVES

RESIDENTS VIEW

42 JOHN DEE CRESCENT, BASE CASE SCHEME AND PROPOSED SCHEME COMBINED



QUALIFICATIONS/ASSUMPTIONS:

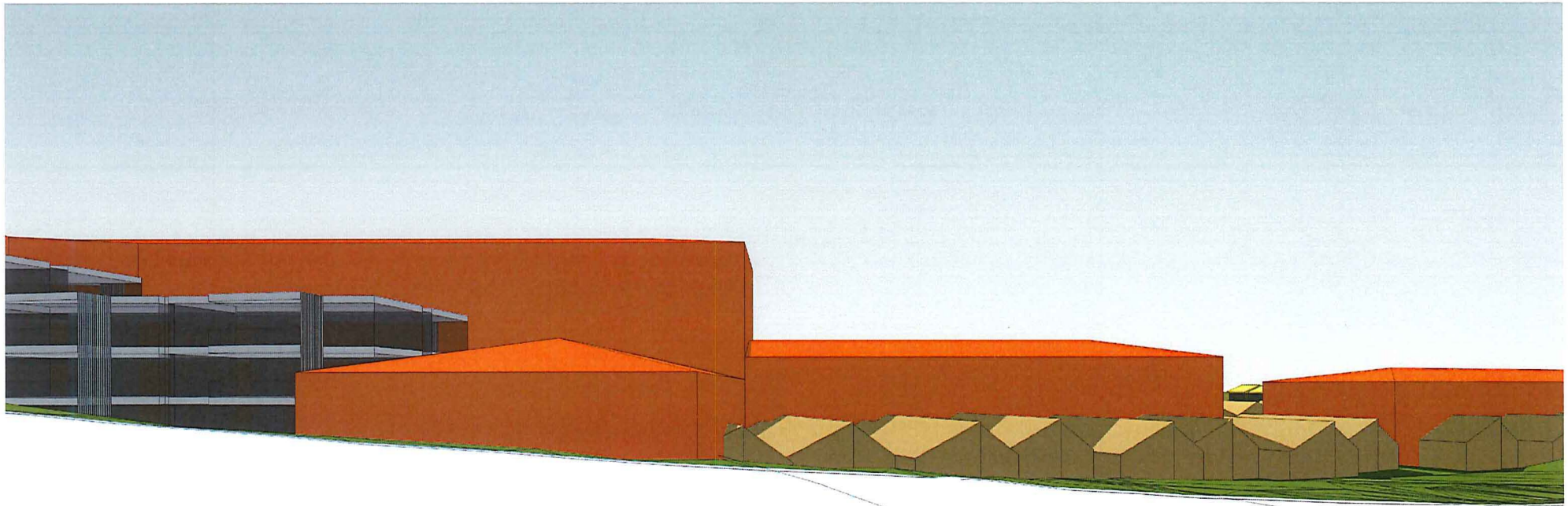
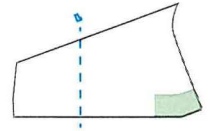
1. VIEWS ARE INDICATIVE AND ARE BASED ON SITE INFORMATION CURRENT AS OF JUNE 31, 2017.
2. THE VIEWS SHOW MASSING ONLY AND DO NOT ACCURATELY REPRESENT FACADE DETAIL OR MATERIALITY
3. A VIEWPOINT FROM EACH EFFECTED SITE IS ASSUMED AS FOLLOWS; HORIZONTALLY - CENTRE OF HOUSE ON ELEVATION FACING NEW DEVELOPMENT, VERTICALLY - 2.7M ABOVE EXISTING GROUND LEVEL (1M DECK HEIGHT, 1.7M EYE LEVEL), ANGLE OF LENS - NORMAL (50MM)
4. 'BASE CASE' BASED ON BULK LOCATION PERMITTED UNDER THE CURRENT UNITARY PLAN (5M HIGH SINGLE DWELLINGS LOCATED 6M FROM REAR BOUNDARY AND 1.2M FROM SIDE BOUNDARIES).
5. 'PREVIOUS SCHEME' BASED ON RESOURCE CONSENT LODGED 2015.
6. 'CURRENT SCHEME' IS REPRESENTATIVE OF THE MASTERPLAN AS IT EXISTS ON JUNE 31, 2017.
7. ALL VEGETATION IS INDICATIVE



14.4 NEIGHBOUR PERSPECTIVES

RESIDENTS VIEW

42 JOHN DEE CRESCENT, BASE CASE SCHEME AND PROPOSED SCHEME COMBINED



QUALIFICATIONS/ASSUMPTIONS:

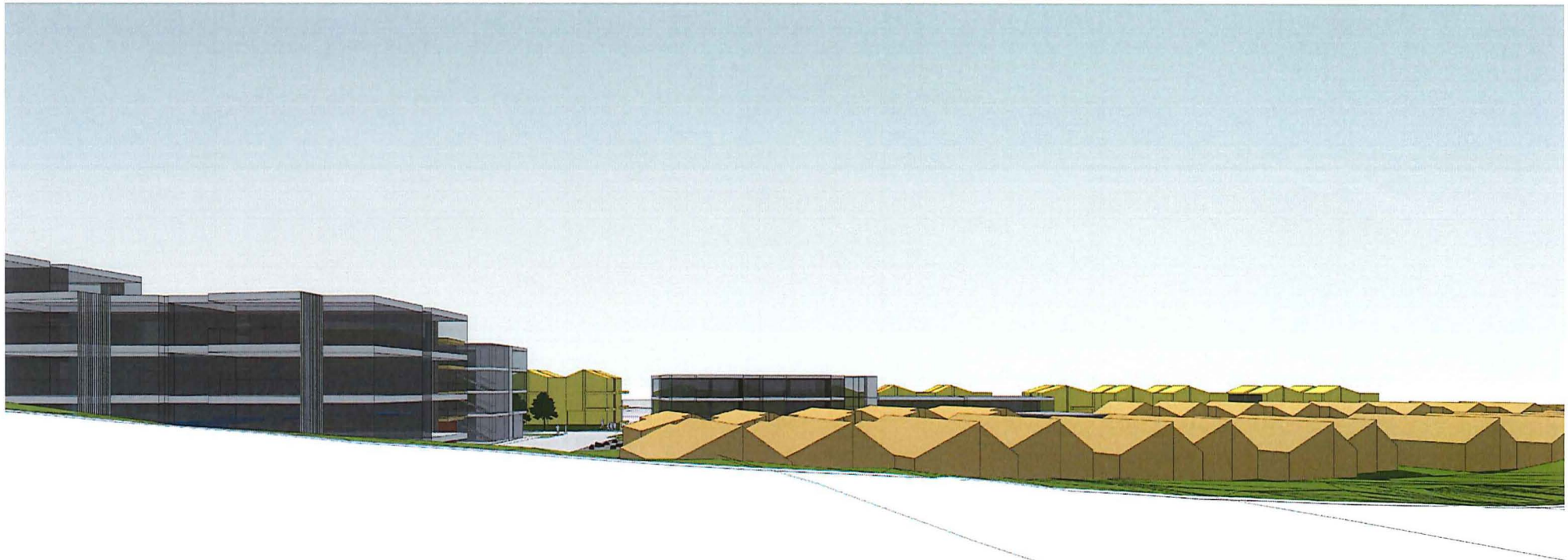
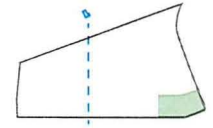
1. VIEWS ARE INDICATIVE AND ARE BASED ON SITE INFORMATION CURRENT AS OF JUNE 31, 2017.
2. THE VIEWS SHOW MASSING ONLY AND DO NOT ACCURATELY REPRESENT FACADE DETAIL OR MATERIALITY
3. A VIEWPOINT FROM EACH EFFECTED SITE IS ASSUMED AS FOLLOWS; HORIZONTALLY - CENTRE OF HOUSE ON ELEVATION FACING NEW DEVELOPMENT, VERTICALLY - 2.7M ABOVE EXISTING GROUND LEVEL (1M DECK HEIGHT, 1.7M EYE LEVEL), ANGLE OF LENS - NORMAL (50MM)
4. 'BASE CASE' BASED ON BULK LOCATION PERMITTED UNDER THE CURRENT UNITARY PLAN (5M HIGH SINGLE DWELLINGS LOCATED 6M FROM REAR BOUNDARY AND 1.2M FROM SIDE BOUNDARIES).
5. 'PREVIOUS SCHEME' BASED ON RESOURCE CONSENT LODGED 2015.
6. 'CURRENT SCHEME' IS REPRESENTATIVE OF THE MASTERPLAN AS IT EXISTS ON JUNE 31, 2017.
7. ALL VEGETATION IS INDICATIVE



14.4 PERSPECTIVES

RESIDENTS VIEW

42 JOHN DEE CRESCENT, BASE CASE SCHEME AND PROPOSED SCHEME COMBINED



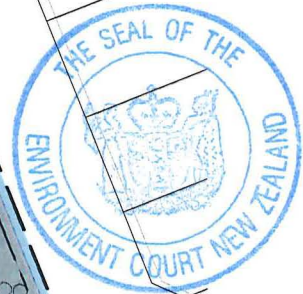
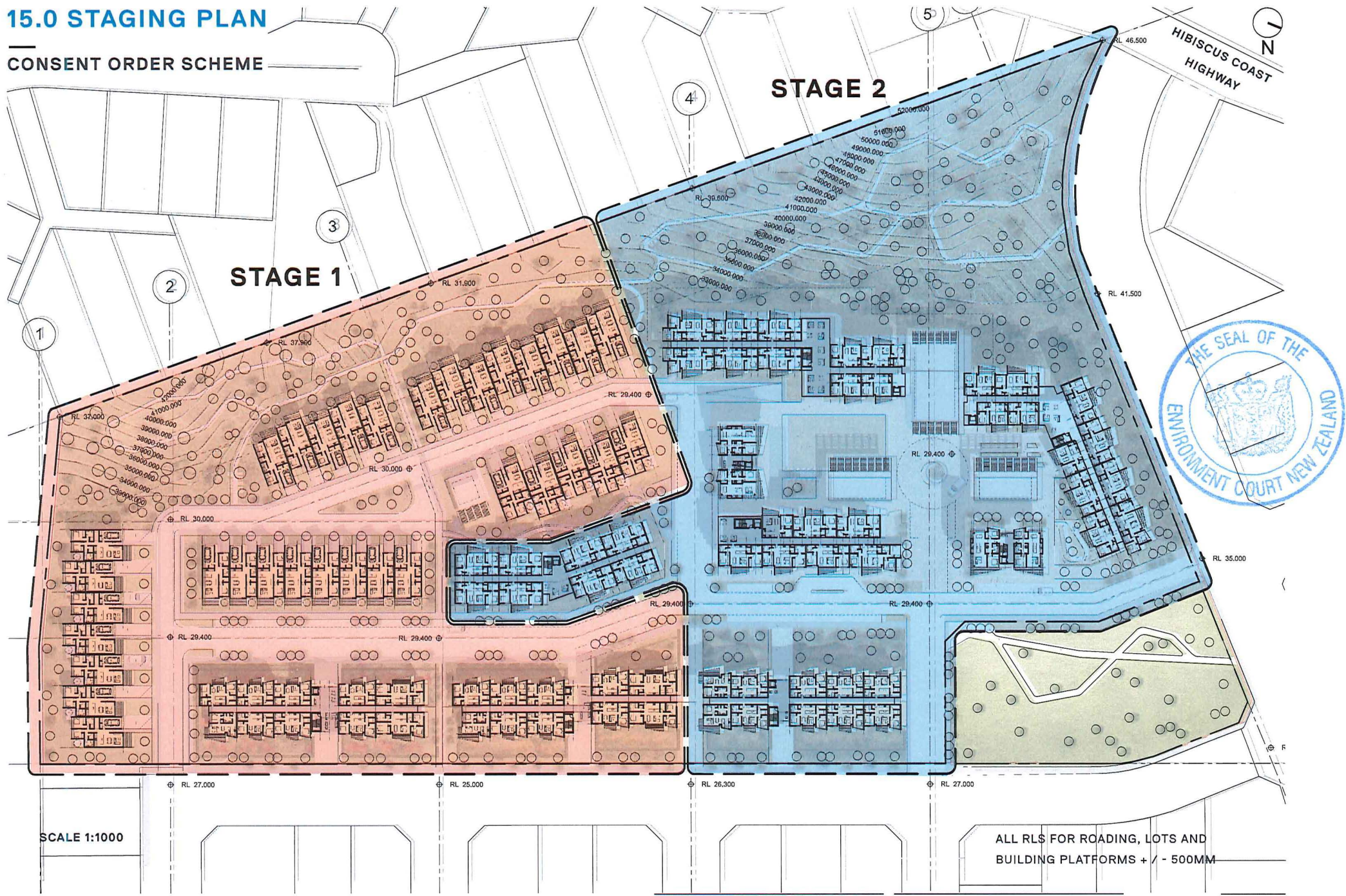
QUALIFICATIONS/ASSUMPTIONS:

1. VIEWS ARE INDICATIVE AND ARE BASED ON SITE INFORMATION CURRENT AS OF JUNE 31, 2017.
2. THE VIEWS SHOW MASSING ONLY AND DO NOT ACCURATELY REPRESENT FACADE DETAIL OR MATERIALITY
3. A VIEWPOINT FROM EACH EFFECTED SITE IS ASSUMED AS FOLLOWS: HORIZONTALLY - CENTRE OF HOUSE ON ELEVATION FACING NEW DEVELOPMENT, VERTICALLY - 2.7M ABOVE EXISTING GROUND LEVEL (1M DECK HEIGHT, 1.7M EYE LEVEL), ANGLE OF LENS - NORMAL (50MM)
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5. 'PREVIOUS SCHEME' BASED ON RESOURCE CONSENT LODGED 2015.
6. 'CURRENT SCHEME' IS REPRESENTATIVE OF THE MASTERPLAN AS IT EXISTS ON JUNE 31, 2017.
7. ALL VEGETATION IS INDICATIVE



15.0 STAGING PLAN

CONSENT ORDER SCHEME

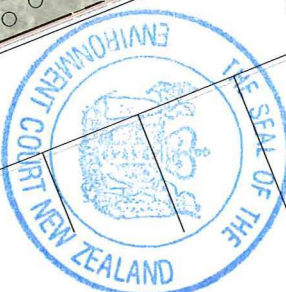


SCALE 1:1000

ALL RLs FOR ROADING, LOTS AND BUILDING PLATFORMS +/- 500MM

15.1 GROUND FLOOR PLAN

CONSENT ORDER SCHEME

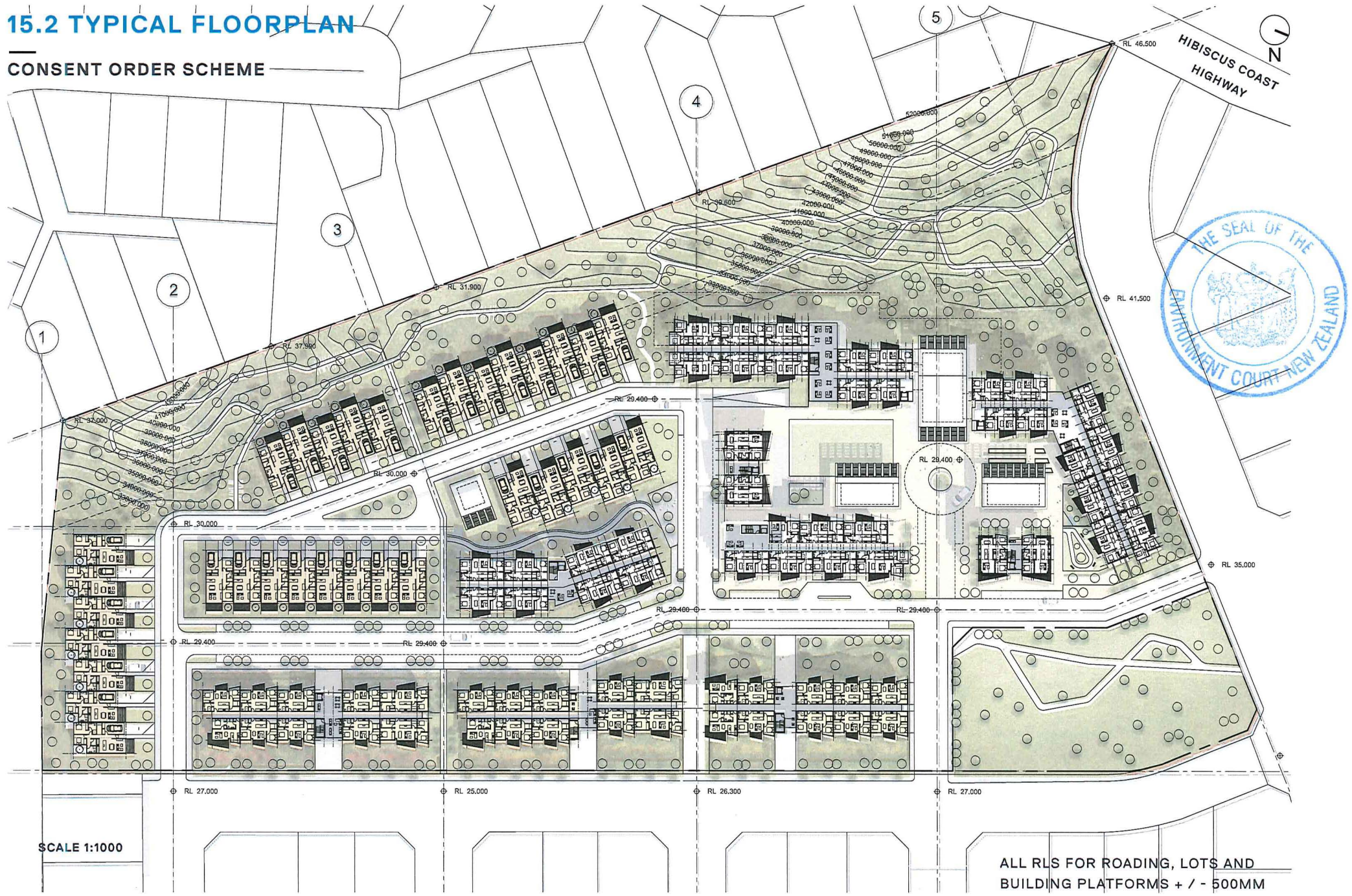


SCALE 1:1000

ALL RLs FOR ROADING, LOTS AND BUILDING PLATFORMS + / - 500MM

15.2 TYPICAL FLOORPLAN

CONSENT ORDER SCHEME

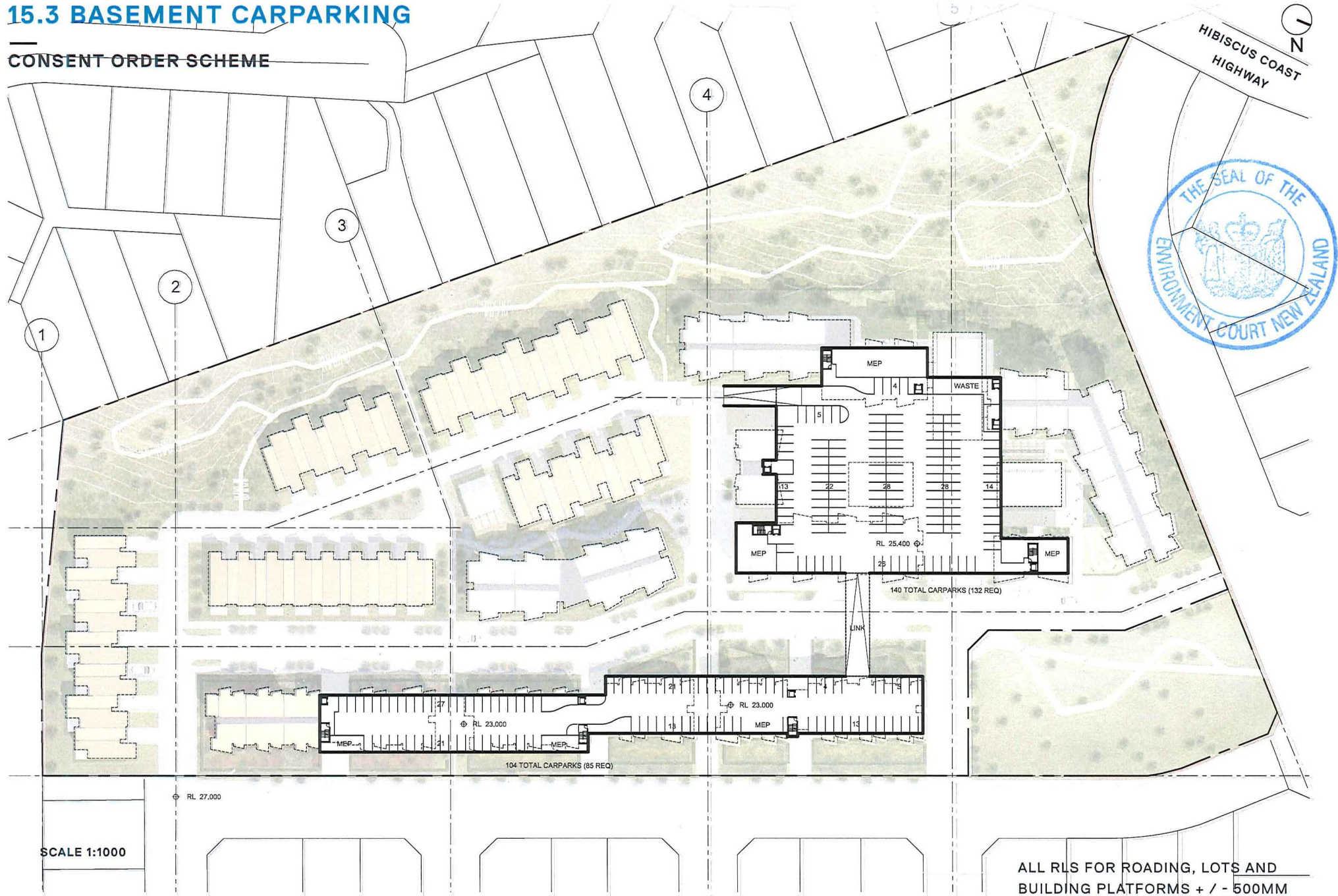


SCALE 1:1000

ALL RLS FOR ROADING, LOTS AND BUILDING PLATFORMS + / - 500MM

15.3 BASEMENT CARPARKING

CONSENT ORDER SCHEME

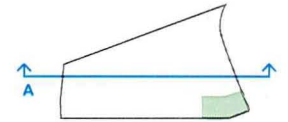


SCALE 1:1000

ALL RLS FOR ROADING, LOTS AND BUILDING PLATFORMS + / - 500MM

16.0 MASTER PLAN SECTIONS

MASTER PLAN
SCALE 1:1000

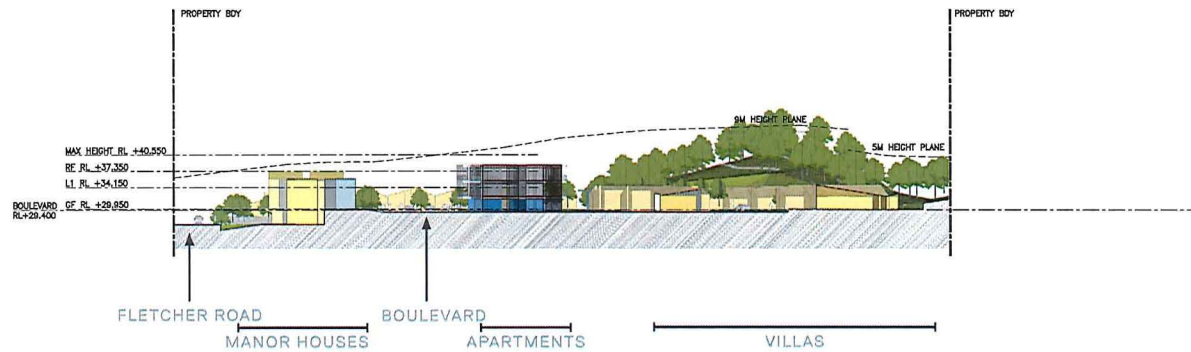
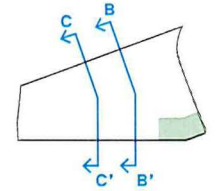


SECTION A-A'

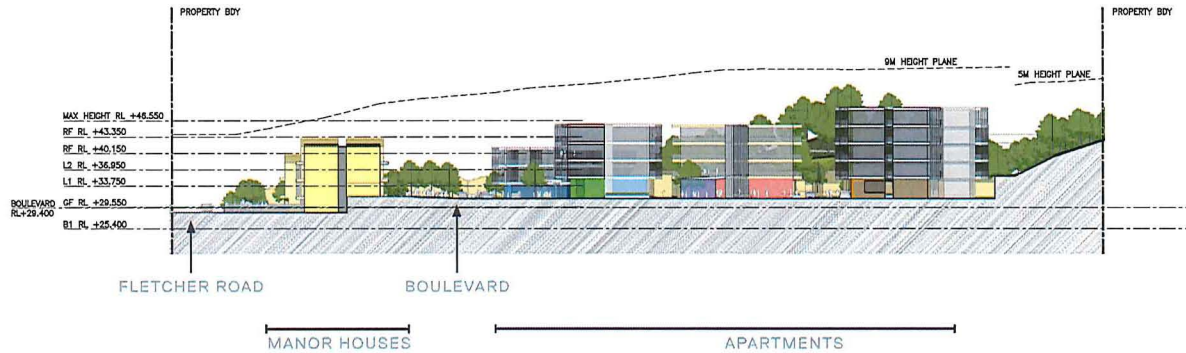


16.1 MASTER PLAN SECTIONS

MASTER PLAN
SCALE 1:1000



SECTION B-B'

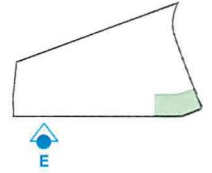


SECTION C-C'



17.0 MASTERPLAN ELEVATIONS

MASTER PLAN
SCALE 1:1000

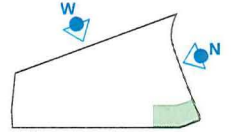


EASTERN ELEVATION

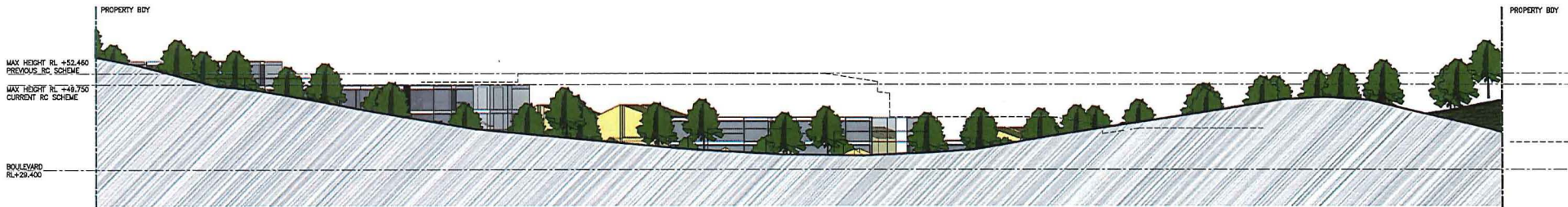


17.1 MASTERPLAN ELEVATIONS

MASTER PLAN
SCALE 1:1000



NORTHERN ELEVATION

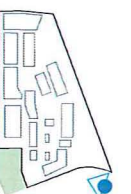


WESTERN ELEVATION



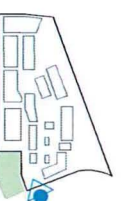
18.0 PERSPECTIVES

VIEW DOWN NEW RD



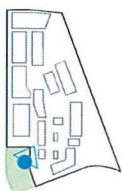
18.1 PERSPECTIVES

VIEW OF CORNER GATEWAY



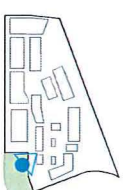
18.2 PERSPECTIVES

VIEW OF RECEPTION



18.3 PERSPECTIVES

VIEW TO VILLAGE AMENITY CENTRE



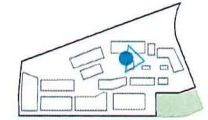
18.4 PERSPECTIVES

VIEW OF COURTYARD AREA



18.5 PERSPECTIVES

VIEW OF COURTYARD AREA



18.6 PERSPECTIVES

VIEW OF VILLAS AND APARTMENTS



18.7 PERSPECTIVES

PARK VIEW



19.0 RENDER
VILLAS



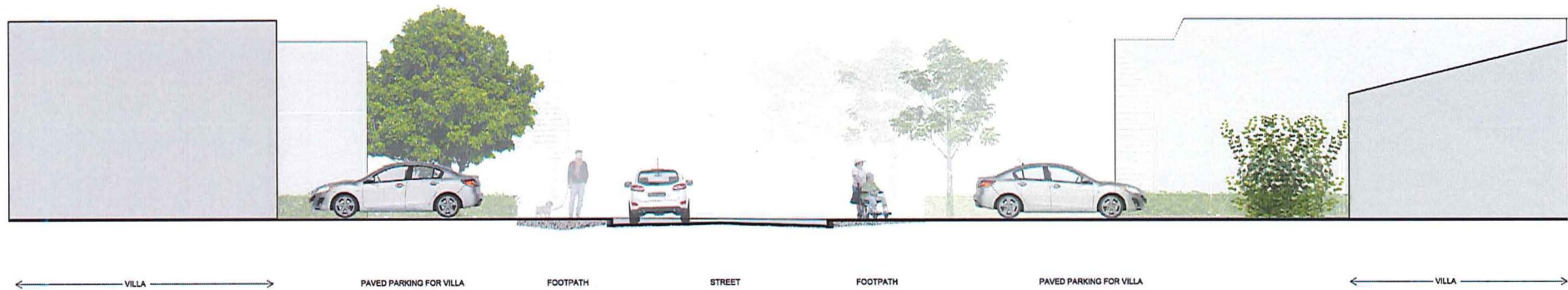
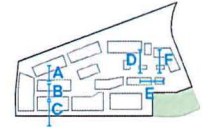
20.0 RENDER

MANOR HOUSES

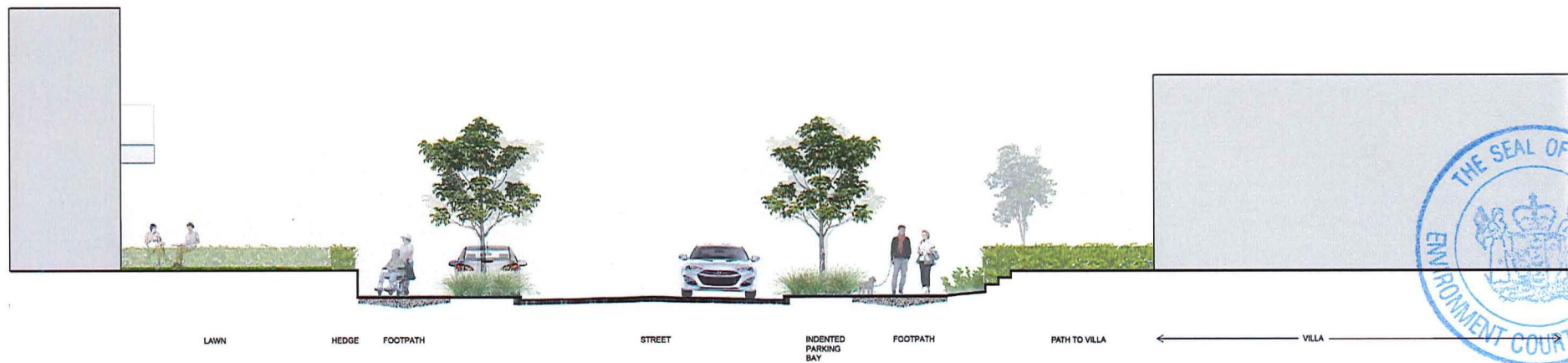


21.0 LANDSCAPE SECTIONS

MASTER PLAN
SCALE 1:100



SECTION A

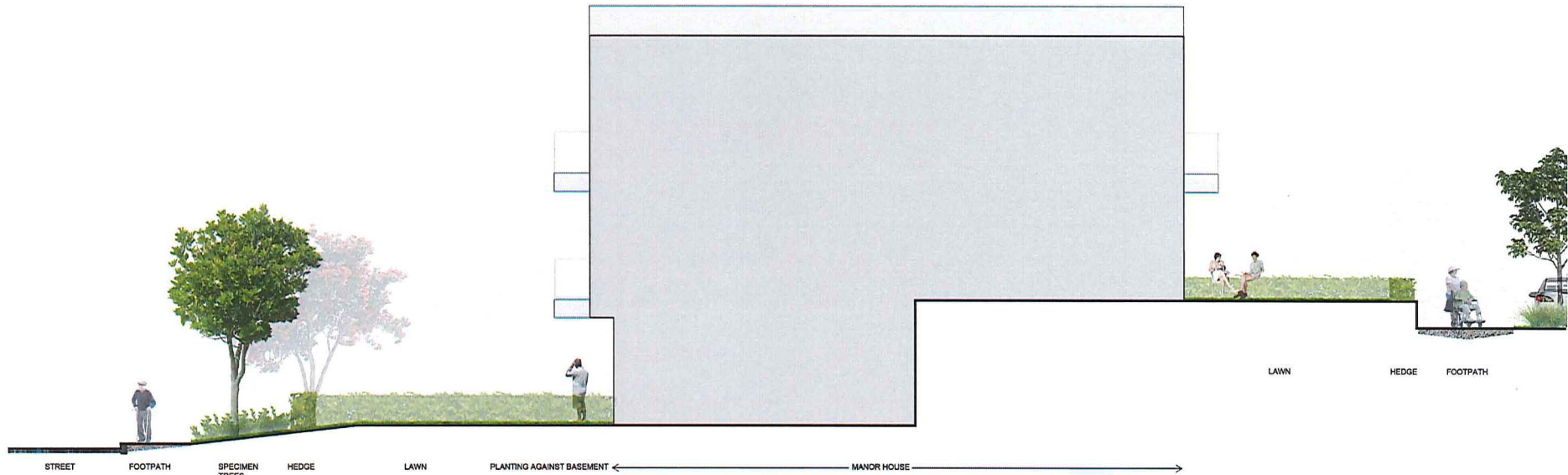
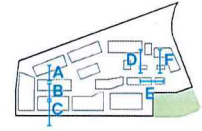


SECTION B

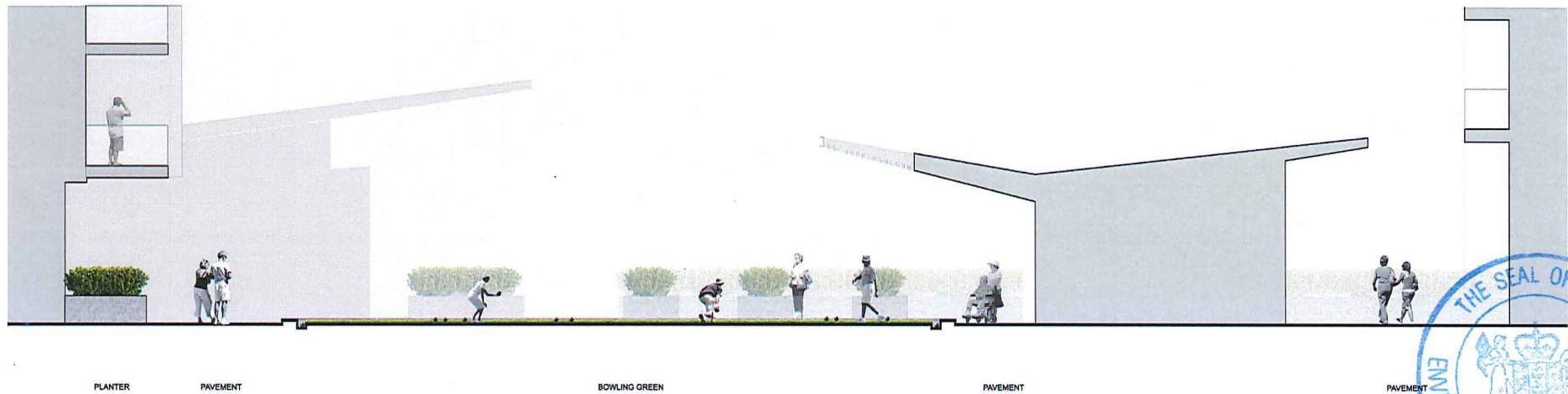


21.1 LANDSCAPE SECTIONS

MASTER PLAN
SCALE 1:100



SECTION C

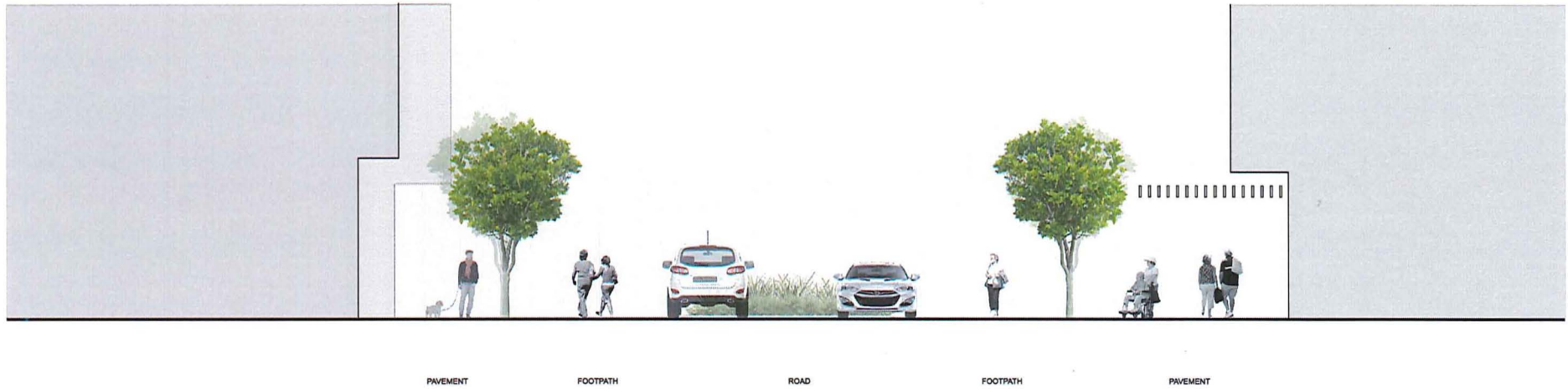
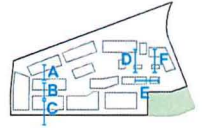


SECTION D

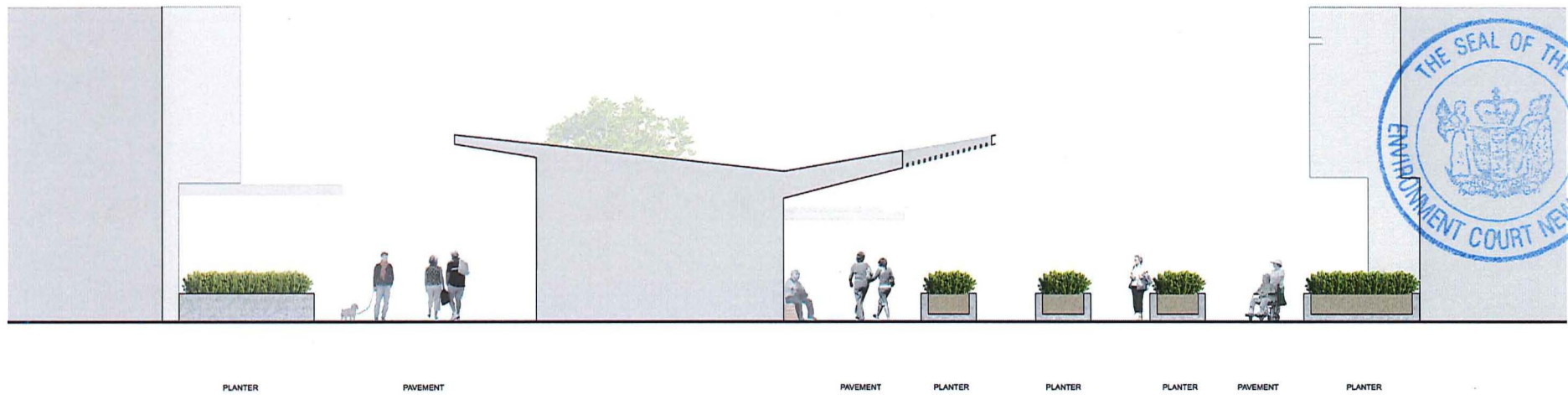


21.2 LANDSCAPE SECTIONS

MASTER PLAN
SCALE 1:100



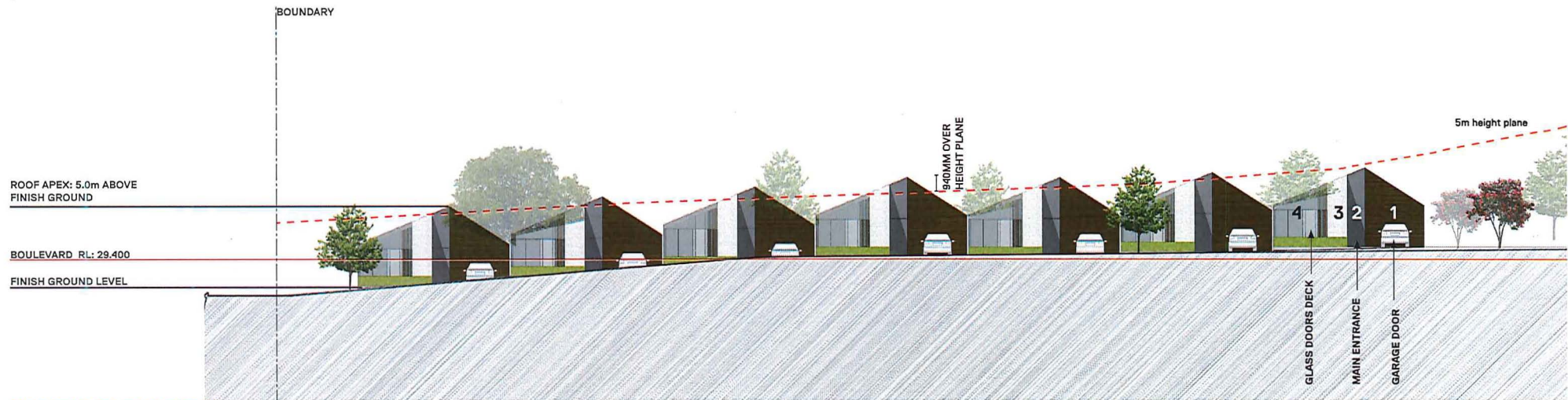
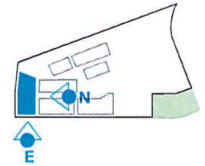
SECTION E



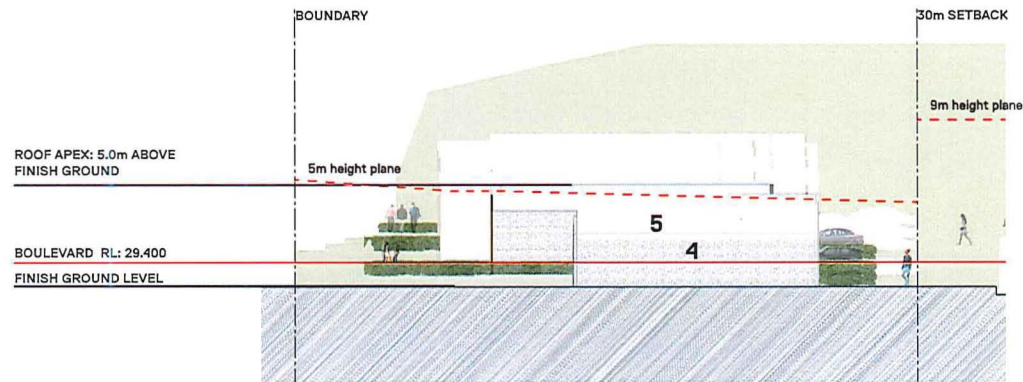
SECTION F

22.0 STREET ELEVATION: LOT A

CONSENT ORDER SCHEME



NORTH ELEVATION
SCALE 1:250



EAST ELEVATION
SCALE 1:250

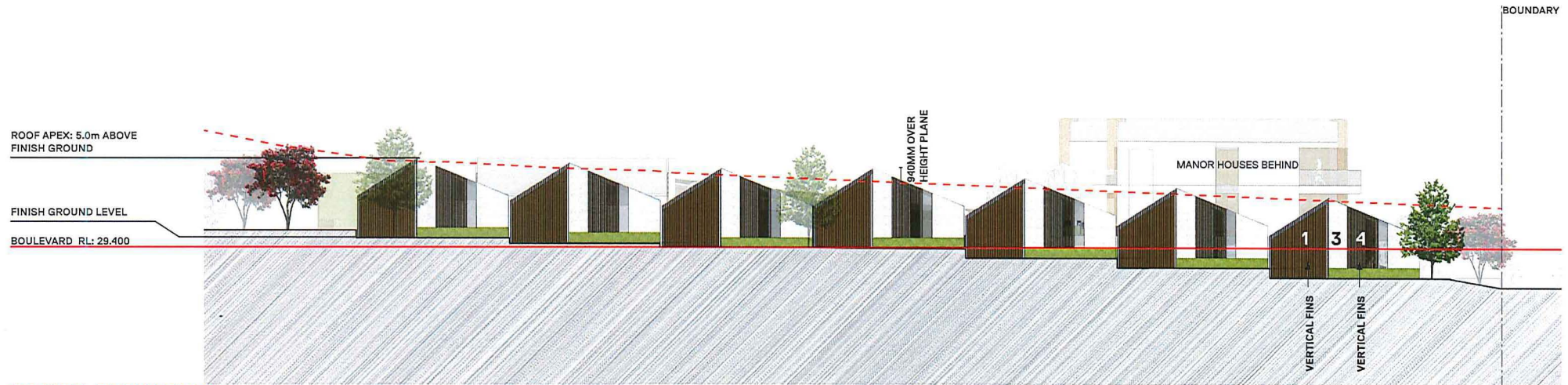
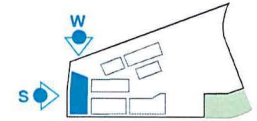
LEGEND

- 1. - P.C. ALUMINIUM GARAGE DOOR
- 2. - ALUMINIUM PANEL
- 3. - BAGGED BRICK/SIMILAR
- 4. - GLAZING
- 5. - STEEL ROOFING

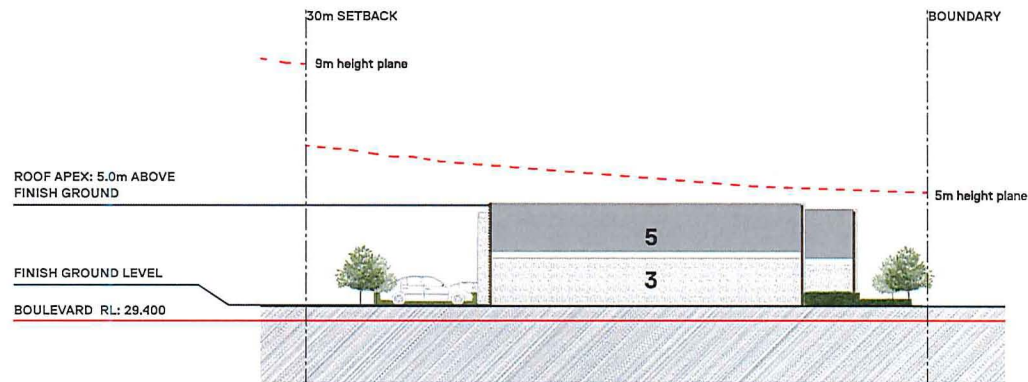


22.1 STREET ELEVATION: LOT A

CONSENT ORDER SCHEME



SOUTH ELEVATION
SCALE 1:250



WEST ELEVATION
SCALE 1:250

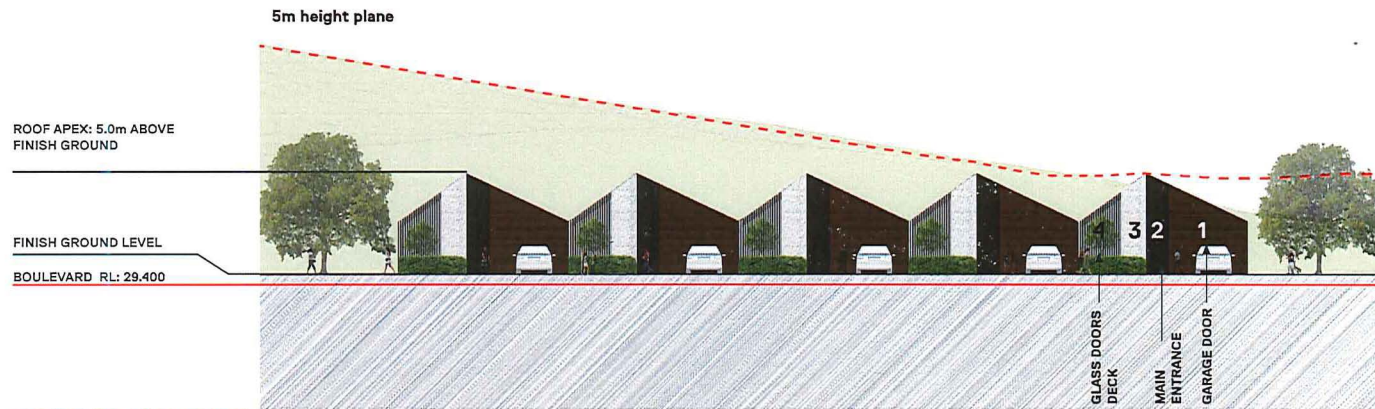
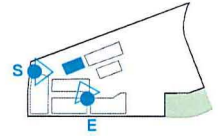
LEGEND

- 1. - P.C. ALUMINIUM LOUVRES
- 2. - ALUMINIUM PANEL
- 3. - BAGGED BRICK/SIMILAR
- 4. - GLAZING
- 5. - STEEL ROOFING

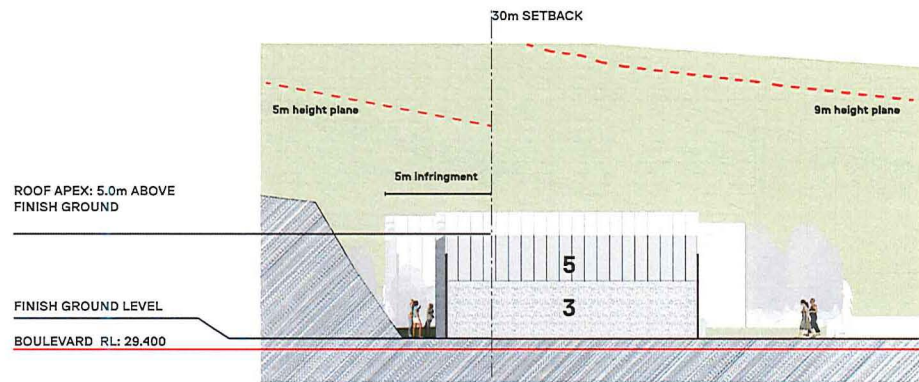


22.2 STREET ELEVATION: LOT B

CONSENT ORDER SCHEME



EAST ELEVATION
SCALE 1:250



SOUTH ELEVATION
SCALE 1:250

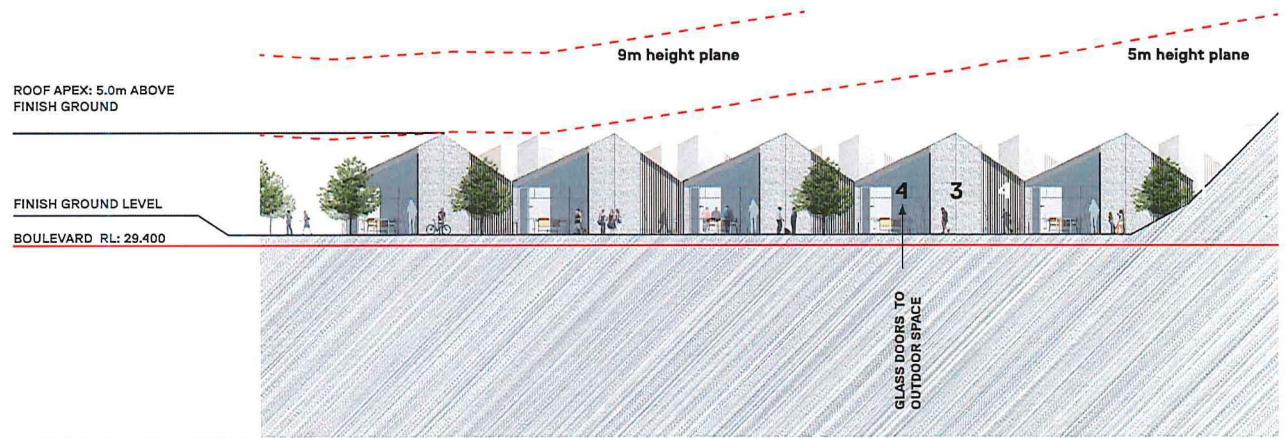
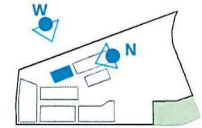
LEGEND

- 1. - P.C. ALUMINIUM GARAGE DOOR
- 2. - ALUMINIUM PANEL
- 3. - BAGGED BRICK/SIMILAR
- 4. - GLAZING
- 5. - STEEL ROOFING

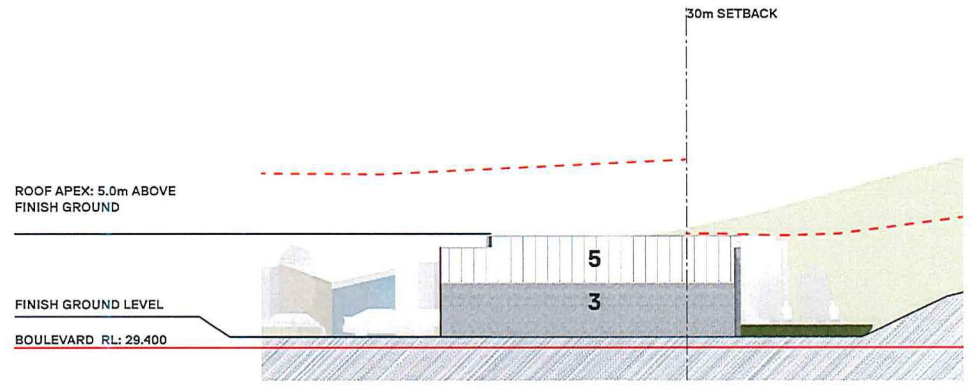


22.3 STREET ELEVATION: LOT B

CONSENT ORDER SCHEME



WEST ELEVATION
SCALE 1:250



NORTH ELEVATION
SCALE 1:250

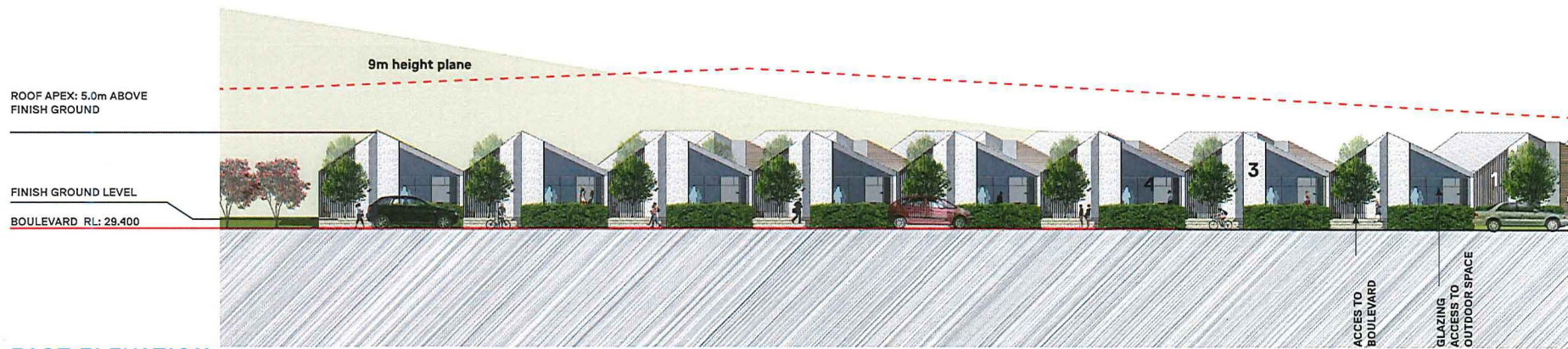
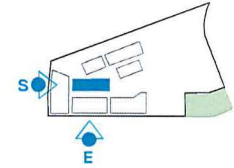
LEGEND

- 1. - P.C. ALUMINIUM LOUVRES
- 2. - ALUMINIUM PANEL
- 3. - BAGGED BRICK/SIMILAR
- 4. - GLAZING
- 5. - STEEL ROOFING

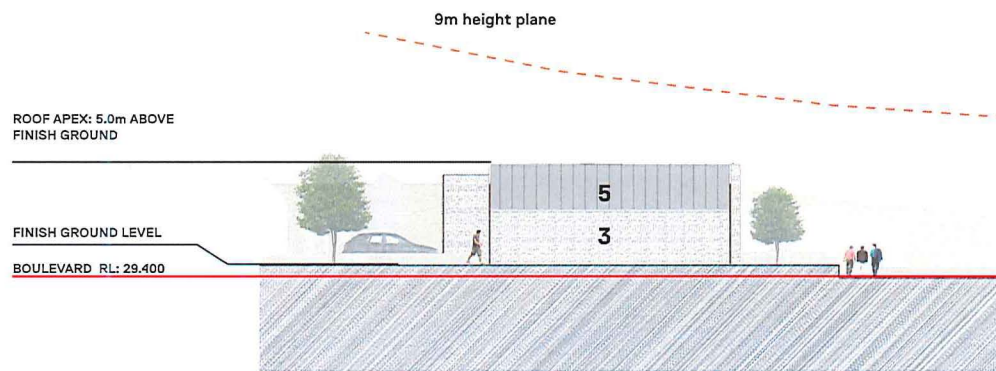


22.4 STREET ELEVATION: LOT C

CONSENT ORDER SCHEME



EAST ELEVATION
SCALE 1:250



SOUTH ELEVATION
SCALE 1:250

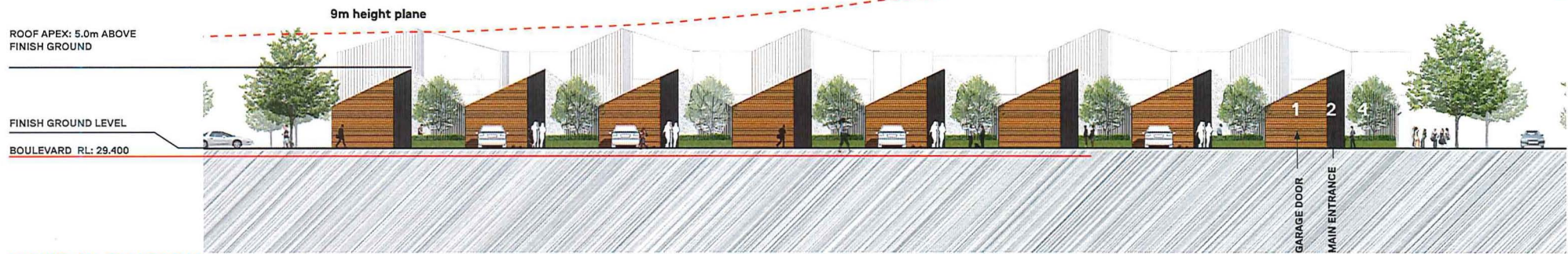
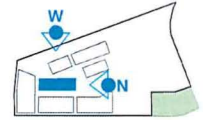
LEGEND

- 1. - P.C. ALUMINIUM LOUVRES
- 2. - ALUMINIUM PANEL
- 3. - BAGGED BRICK/SIMILAR
- 4. - GLAZING
- 5. - STEEL ROOFING

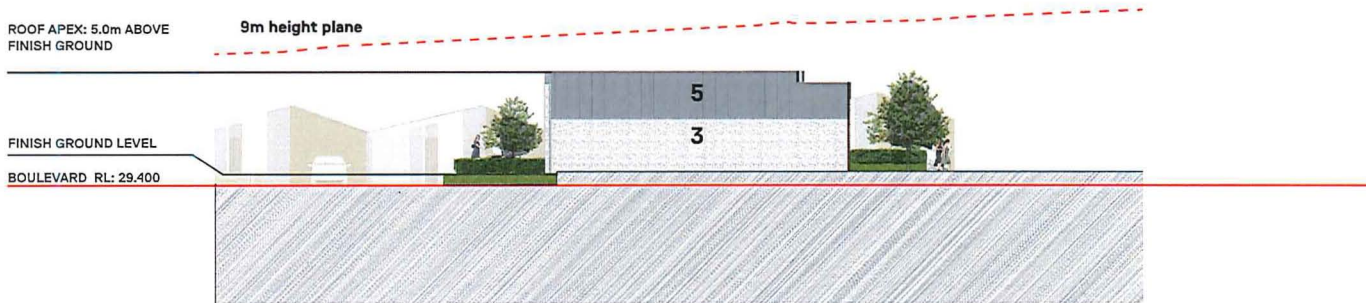


22.5 STREET ELEVATION: LOT C

CONSENT ORDER SCHEME



WEST ELEVATION
SCALE 1:250



NORTH ELEVATION
SCALE 1:250

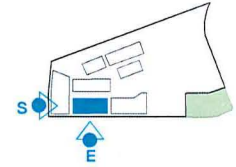
LEGEND

- 1. - P.C. ALUMINIUM GARAGE DOOR
- 2. - ALUMINIUM PANEL
- 3. - BAGGED BRICK/SIMILAR
- 4. - GLAZING
- 5. - STEEL ROOFING

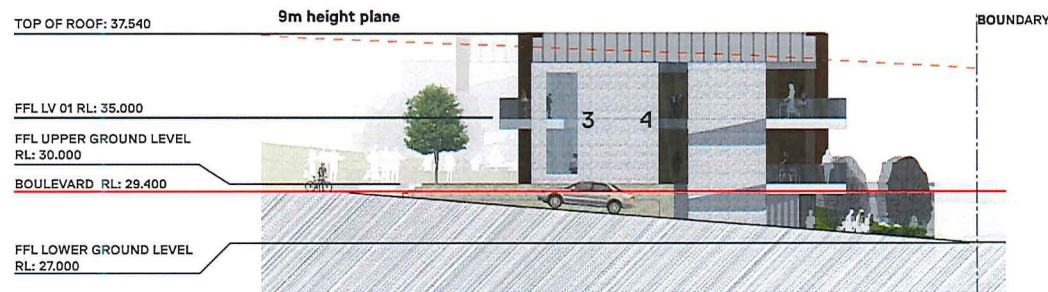


22.6 STREET ELEVATION: LOT D

CONSENT ORDER SCHEME



EAST ELEVATION
SCALE 1:250



SOUTH ELEVATION
SCALE 1:250

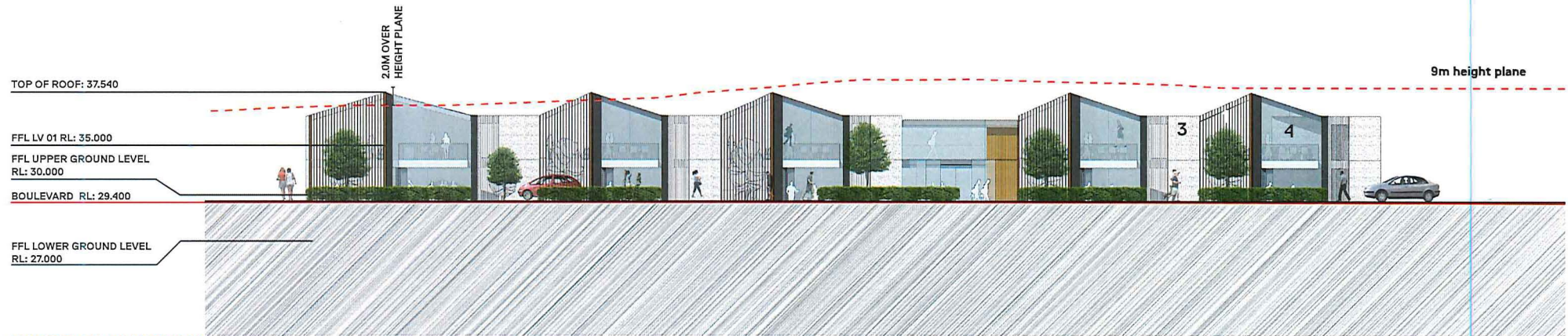
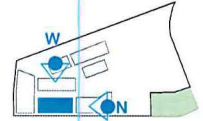
LEGEND

- 1. - P.C. ALUMINIUM LOUVRES
- 2. - ALUMINIUM PANEL
- 3. - BAGGED BRICK/SIMILAR
- 4. - GLAZING

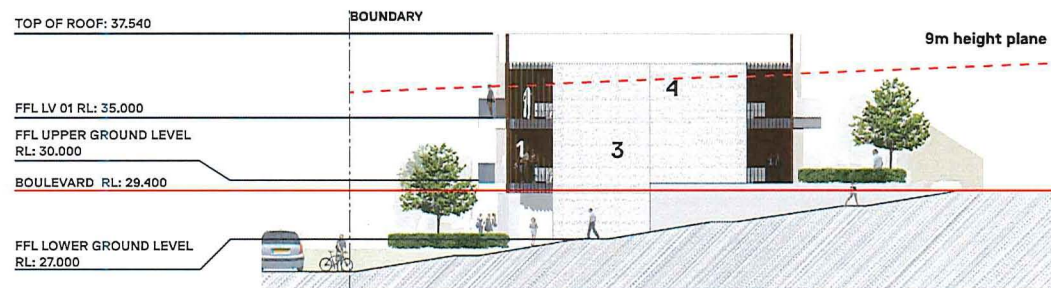


22.7 STREET ELEVATION: LOT D

CONSENT ORDER SCHEME



WEST ELEVATION
SCALE 1:250



NORTH ELEVATION
SCALE 1:250

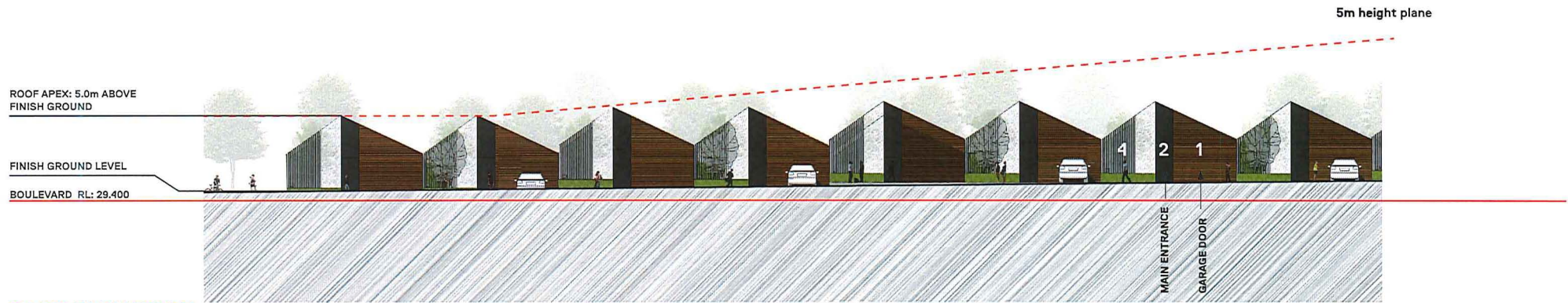
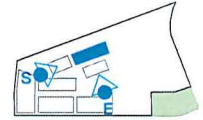
LEGEND

- 1. - P.C. ALUMINIUM LOUVRES
- 2. - ALUMINIUM PANEL
- 3. - BAGGED BRICK/SIMILAR
- 4. - GLAZING

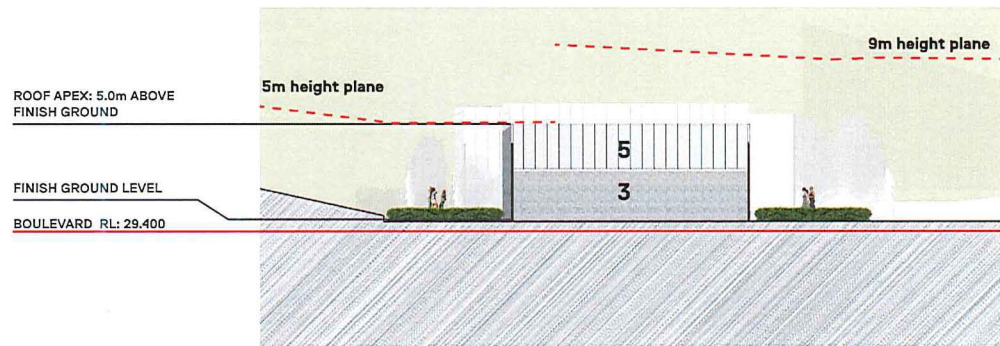


22.8 STREET ELEVATION: LOT E

CONSENT ORDER SCHEME



EAST ELEVATION
SCALE 1:250



SOUTH ELEVATION
SCALE 1:250

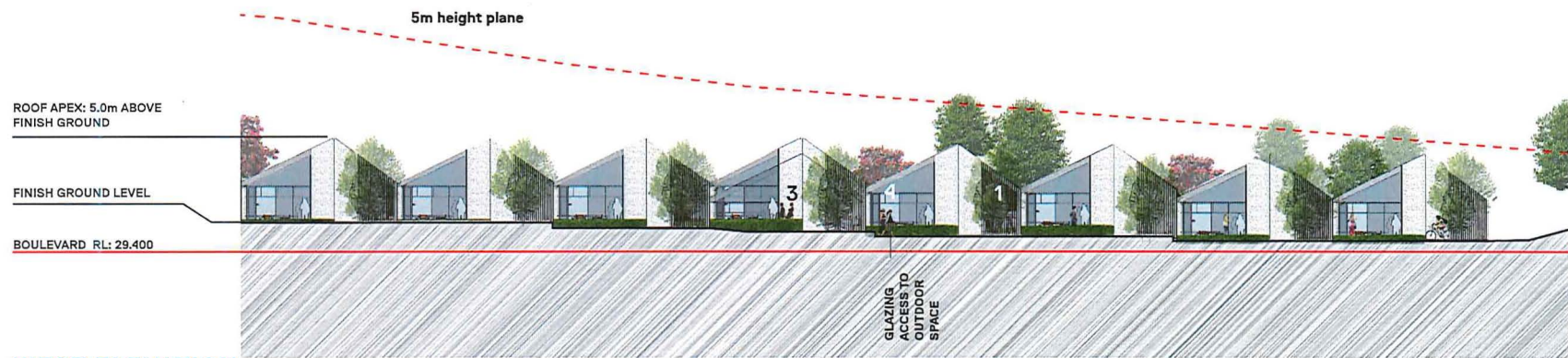
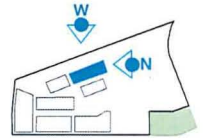
LEGEND

- 1. - P.C. ALUMINIUM GARAGE DOOR
- 2. - ALUMINIUM PANEL
- 3. - BAGGED BRICK/SIMILAR
- 4. - GLAZING
- 5. - STEEL ROOFING

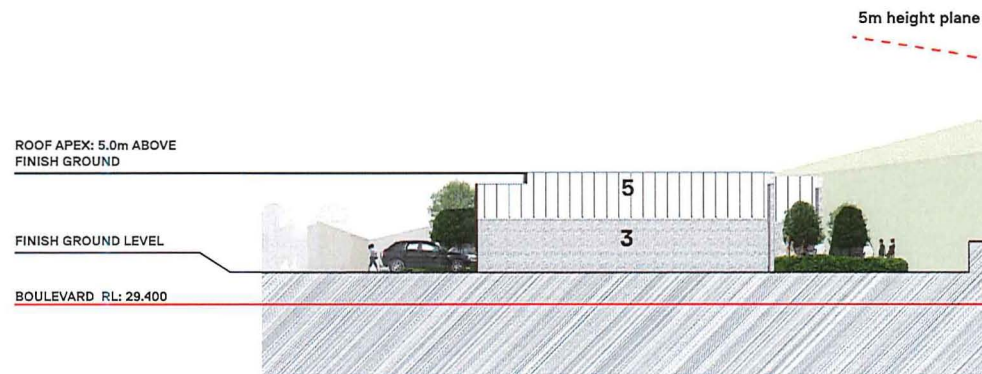


22.9 STREET ELEVATION: LOT E

CONSENT ORDER SCHEME



WEST ELEVATION
SCALE 1:250



NORTH ELEVATION
SCALE 1:250

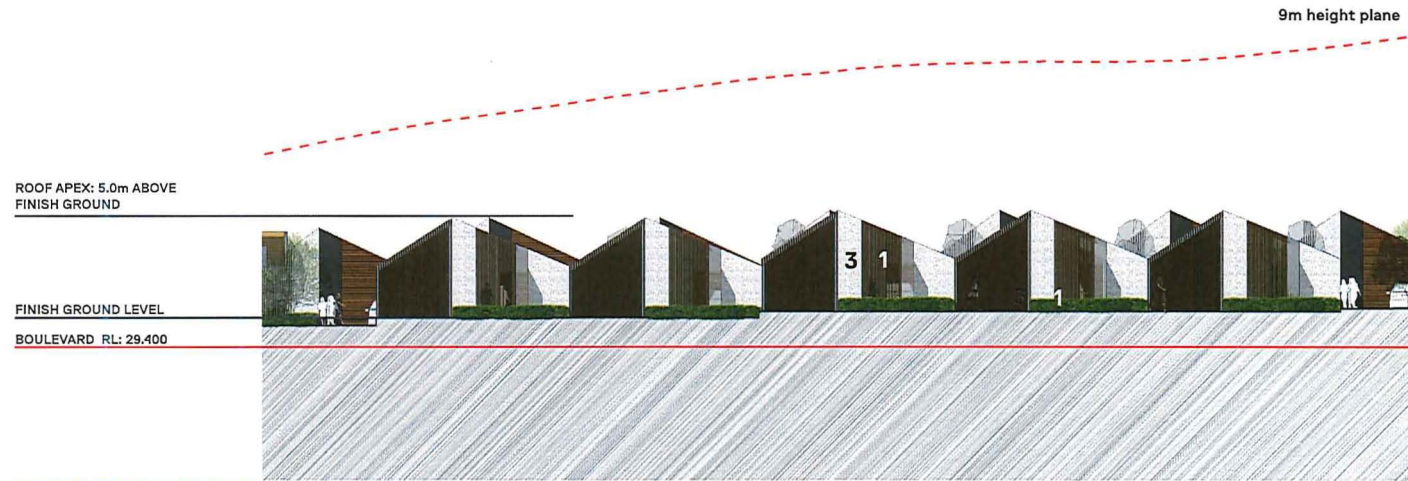
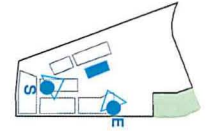
LEGEND

- 1 - P.C. ALUMINIUM LOUVRES
- 2 - ALUMINIUM PANEL
- 3 - BAGGED BRICK/SIMILAR
- 4 - GLAZING
- 5 - STEEL ROOFING

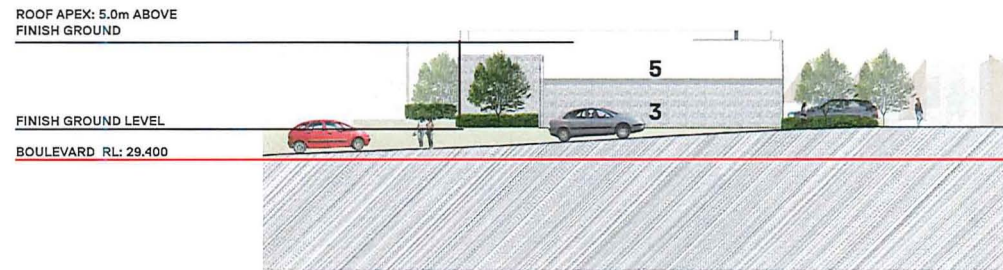


22.10 STREET ELEVATION: LOT F

CONSENT ORDER SCHEME



EAST ELEVATION
SCALE 1:250



NORTH ELEVATION
SCALE 1:250

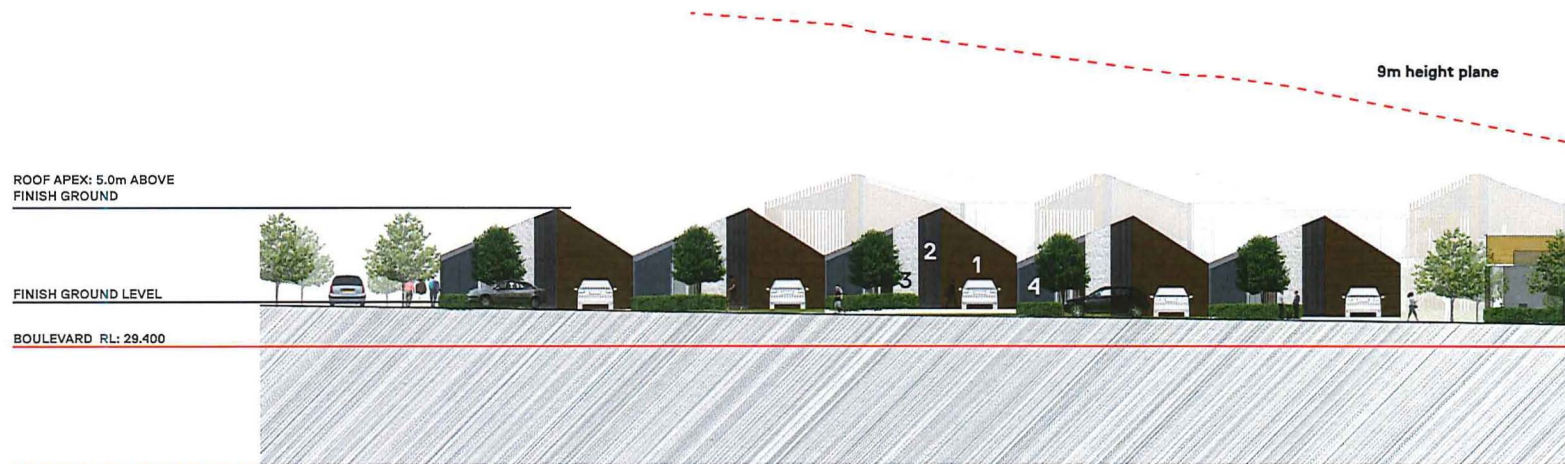
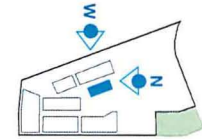
LEGEND

- 1. - P.C. ALUMINIUM LOUVRES
- 2. - ALUMINIUM PANEL
- 3. - BAGGED BRICK/SIMILAR
- 4. - GLAZING
- 5 - STEEL ROOFING

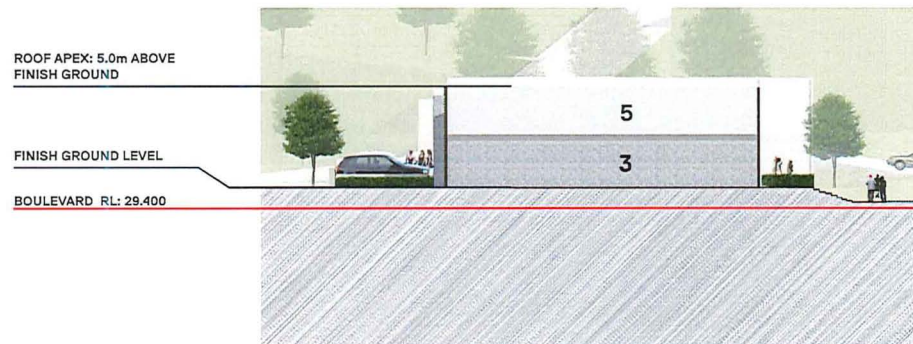


22.11 STREET ELEVATION: LOT F

CONSENT ORDER SCHEME



WEST ELEVATION
SCALE 1:250



SOUTH ELEVATION
SCALE 1:250

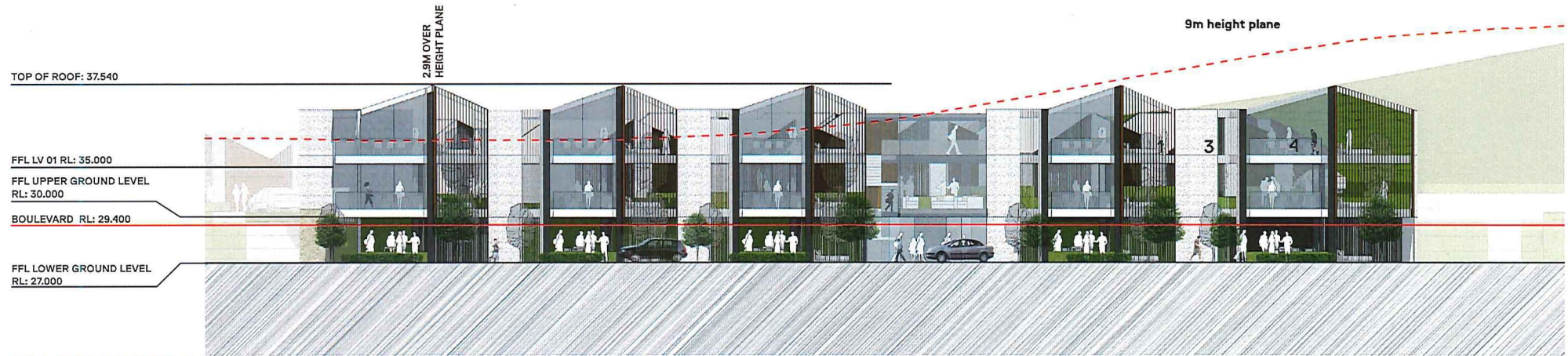
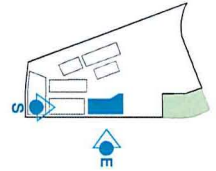
LEGEND

- 1. - P.C. ALUMINIUM GARAGE DOOR
- 2. - ALUMINIUM PANEL
- 3. - BAGGED BRICK/SIMILAR
- 4. - GLAZING
- 5. - STEEL ROOFING

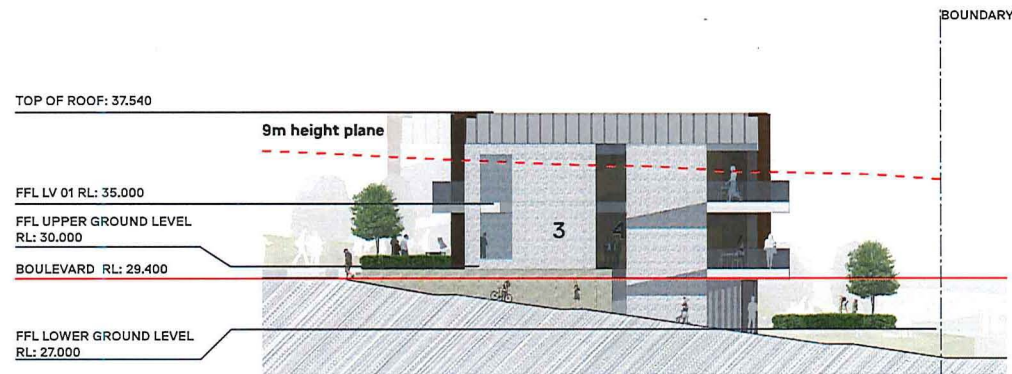


22.12 STREET ELEVATION: LOT G

CONSENT ORDER SCHEME



EAST ELEVATION
SCALE 1:250



LEGEND

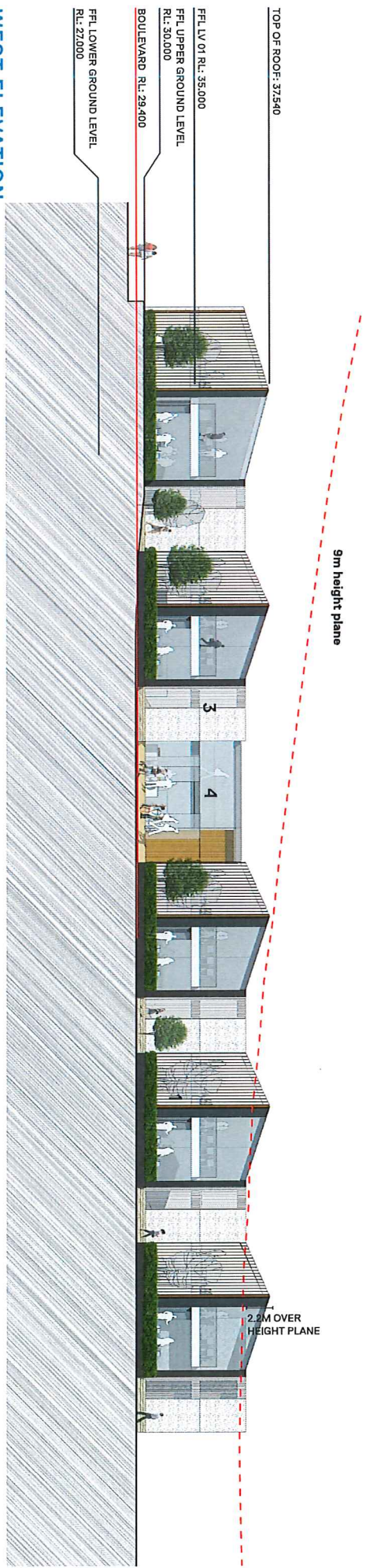
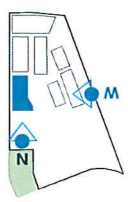
- 1. - P.C. ALUMINIUM LOUVRES
- 2. - ALUMINIUM PANEL
- 3. - BAGGED BRICK/SIMILAR
- 4. - GLAZING

SOUTH ELEVATION
SCALE 1:250



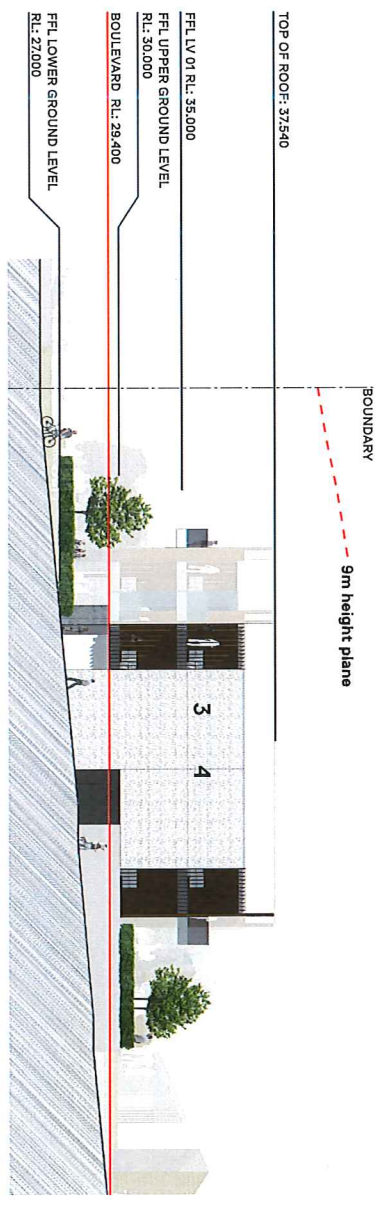
22.13 STREET ELEVATION: LOT G

CONSENT ORDER SCHEME



WEST ELEVATION

SCALE 1:250



NORTH ELEVATION

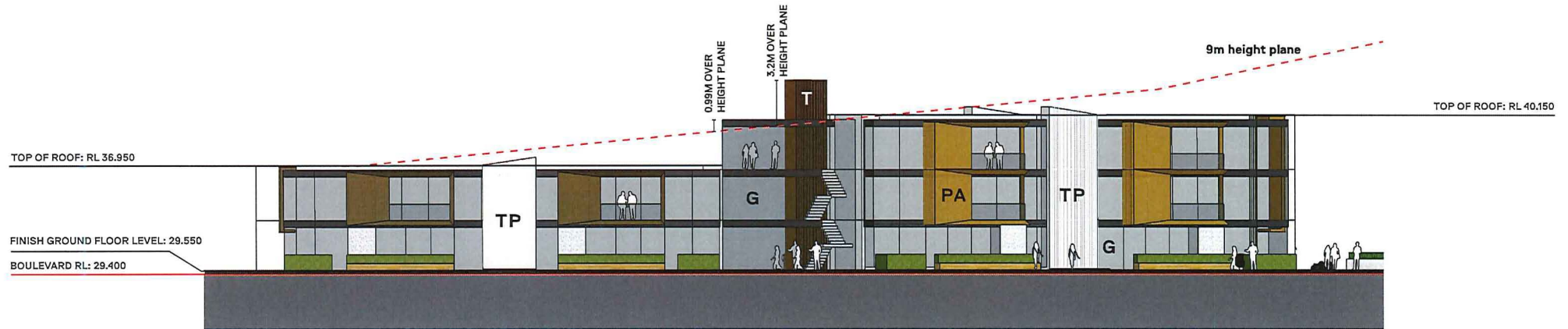
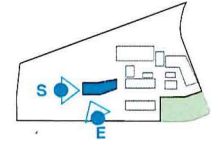
SCALE 1:250

- LEGEND**
- 1. - P.C. ALUMINIUM LOUVRES
 - 2. - ALUMINIUM PANEL
 - 3. - BAGGED BRICK/SIMILAR
 - 4. - GLAZING



22.14 STREET ELEVATION: LOT H

CONSENT ORDER SCHEME



EAST ELEVATION
SCALE 1:250



SOUTH ELEVATION
SCALE 1:250

LEGEND

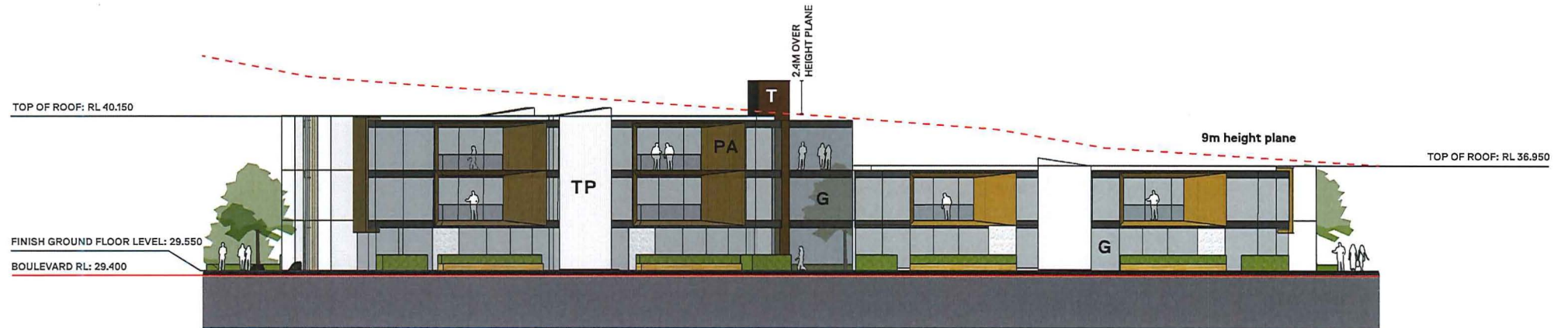
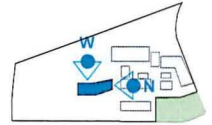
- AF - P.C. ALUMINIUM FINIS
- PA - P.C. PERFORATED FOLDED ALUMINIUM SHEETING
- TP - TEXTURED PRECAST CONCRETE
- G - GLAZING WITH ALUMINIUM BACK PAN @ SPANDRELS
- GB - GLASS BALUSTRADE
- T - TIMBER BATTEN
- BB - BAGGED BRICK/SIMILAR
- R - LONGRUN ROOFING
- TT - TERRACOTTA TILES
- PM - PROFILED METAL CLADDNG

*NOTE: ALL LIFT OVERRUNS 2.6M ABOVE TOP OF ROOF RL.

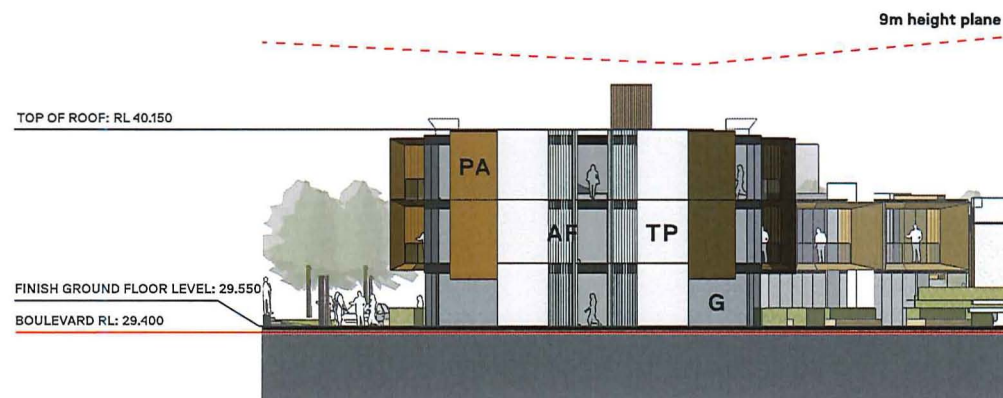


22.15 STREET ELEVATION: LOT H

CONSENT ORDER SCHEME



WEST ELEVATION
SCALE 1:250



NORTH ELEVATION
SCALE 1:250

LEGEND

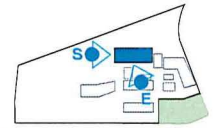
- AF - P.C. ALUMINIUM FINIS
- PA - P.C. PERFORATED FOLDED ALUMINIUM SHEETING
- TP - TEXTURED PRECAST CONCRETE
- G - GLAZING WITH ALUMINIUM BACK PAN @ SPANDRELS
- GB - GLASS BALUSTRADE
- T - TIMBER BATTEN
- BB - BAGGED BRICK/SIMILAR
- R - LONGRUN ROOFING
- TT - TERRACOTTA TILES
- PM - PROFILED METAL CLADDNG

*NOTE: ALL LIFT OVERRUNS 2.6M ABOVE TOP OF ROOF RL.



22.16 STREET ELEVATION: LOT I

CONSENT ORDER SCHEME



EAST ELEVATION
SCALE 1:250



SOUTH ELEVATION
SCALE 1:250

LEGEND

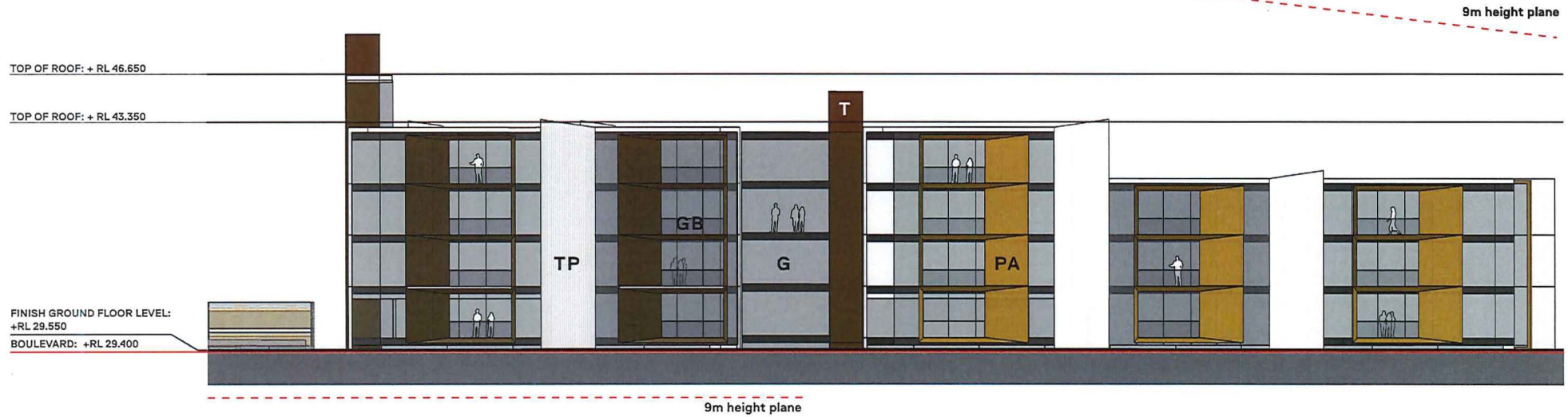
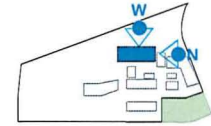
- AF - P.C. ALUMINIUM FINIS
- PA - P.C. PERFORATED FOLDED ALUMINIUM SHEETING
- TP - TEXTURED PRECAST CONCRETE
- G - GLAZING WITH ALUMINIUM BACK PAN @ SPANDRELS
- GB - GLASS BALUSTRADE
- T - TIMBER BATTEN
- BB - BAGGED BRICK/SIMILAR
- R - LONGRUN ROOFING
- TT - TERRACOTTA TILES
- PM - PROFILED METAL CLADDNG

*NOTE: ALL LIFT OVERRUNS 2.6M ABOVE TOP OF ROOF RL.

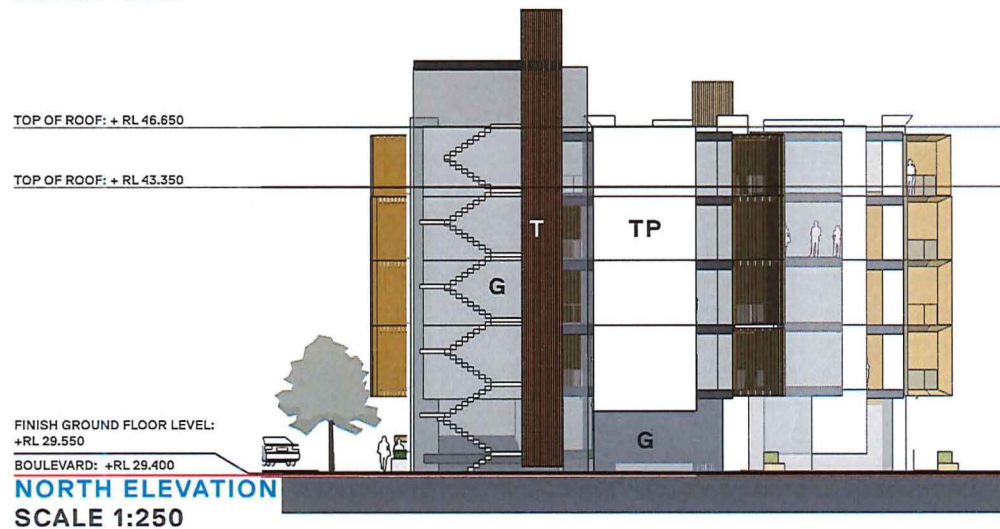


22.17 STREET ELEVATION: LOT I

CONSENT ORDER SCHEME



WEST ELEVATION SCALE 1:250

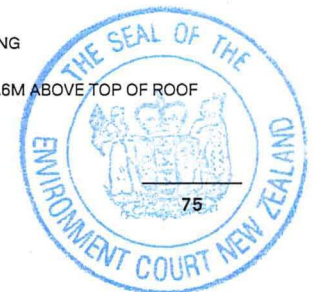


NORTH ELEVATION SCALE 1:250

LEGEND

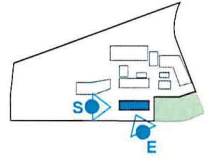
- AF - P.C. ALUMINIUM FINIS
- PA - P.C. PERFORATED FOLDED ALUMINIUM SHEETING
- TP - TEXTURED PRECAST CONCRETE
- G - GLAZING WITH ALUMINIUM BACK PAN @ SPANDRELS
- GB - GLASS BALUSTRADE
- T - TIMBER BATTEN
- BB - BAGGED BRICK/SIMILAR
- R - LONGRUN ROOFING
- TT - TERRACOTTA TILES
- PM - PROFILED METAL CLADDNG

*NOTE: ALL LIFT OVERRUNS 2.6M ABOVE TOP OF ROOF RL.

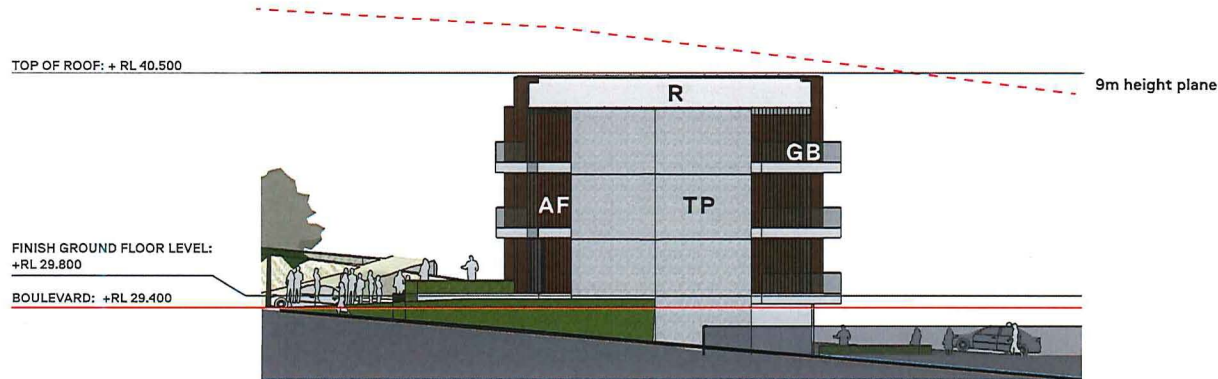


22.18 STREET ELEVATION: LOT J

CONSENT ORDER SCHEME



EAST ELEVATION
SCALE 1:250



SOUTH ELEVATION
SCALE 1:250

LEGEND

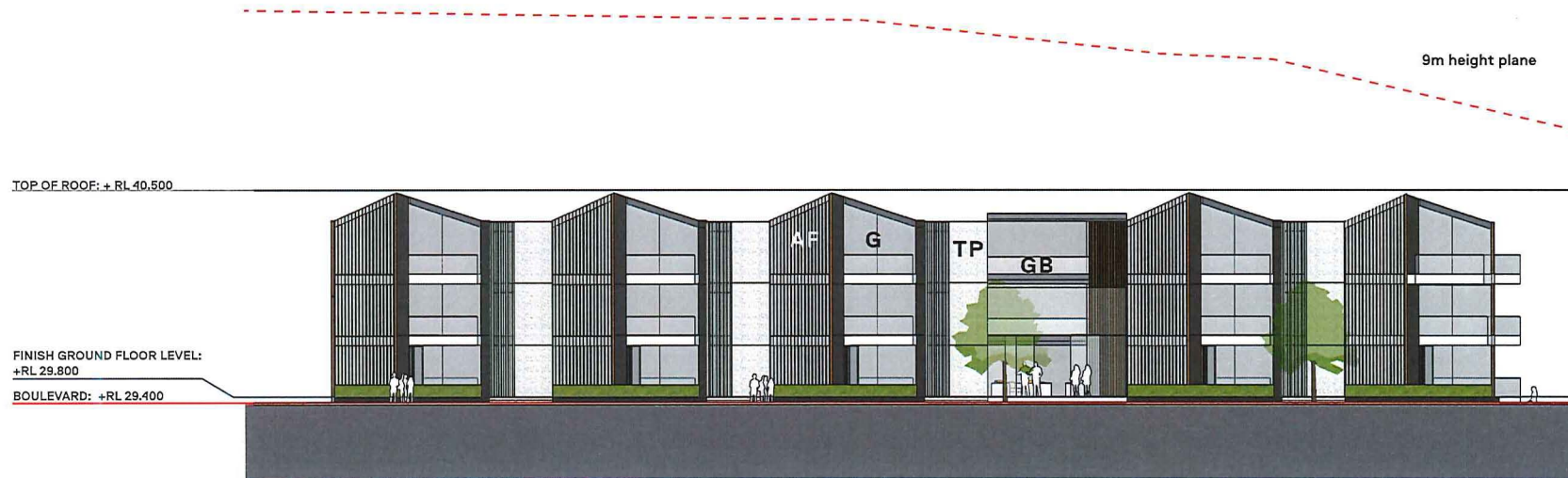
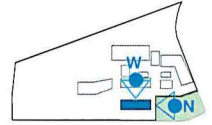
- AF - P.C. ALUMINIUM FINIS
- PA - P.C. PERFORATED FOLDED ALUMINIUM SHEETING
- TP - TEXTURED PRECAST CONCRETE
- G - GLAZING WITH ALUMINIUM BACK PAN @ SPANDRELS
- GB - GLASS BALUSTRADE
- T - TIMBER BATTEN
- BB - BAGGED BRICK/SIMILAR
- R - LONGRUN ROOFING
- TT - TERRACOTTA TILES
- PM - PROFILED METAL CLADDNG

*NOTE: ALL LIFT OVERRUNS 2.6M ABOVE TOP OF ROOF RL.

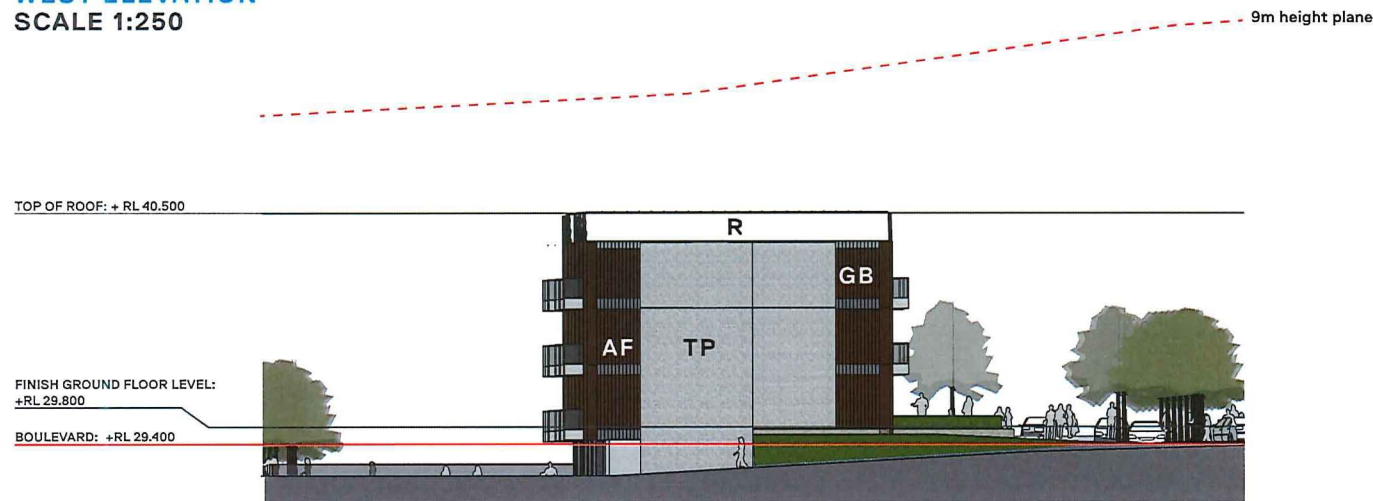


22.19 STREET ELEVATION: LOT J

CONSENT ORDER SCHEME



WEST ELEVATION SCALE 1:250



NORTH ELEVATION SCALE 1:250

LEGEND

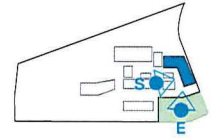
- AF - P.C. ALUMINIUM FINIS
- PA - P.C. PERFORATED FOLDED ALUMINIUM SHEETING
- TP - TEXTURED PRECAST CONCRETE
- G - GLAZING WITH ALUMINIUM BACK PAN @ SPANDRELS
- GB - GLASS BALUSTRADE
- T - TIMBER BATTEN
- BB - BAGGED BRICK/SIMILAR
- R - LONGRUN ROOFING
- TT - TERRACOTTA TILES
- PM - PROFILED METAL CLADDING

*NOTE: ALL LIFT OVERRUNS 2.6M ABOVE TOP OF ROOF RL.



22.20 STREET ELEVATION: LOT K

CONSENT ORDER SCHEME

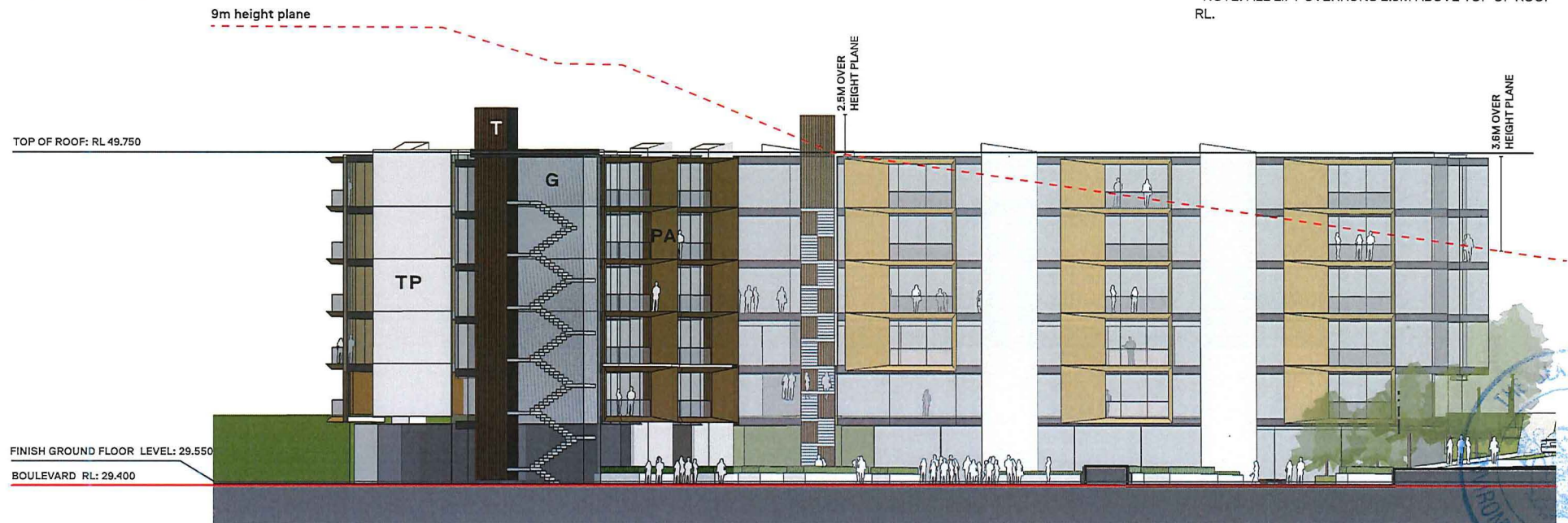


EAST ELEVATION
SCALE 1:250

LEGEND

- AF - P.C. ALUMINIUM FINIS
- PA - P.C. PERFORATED FOLDED ALUMINIUM SHEETING
- TP - TEXTURED PRECAST CONCRETE
- G - GLAZING WITH ALUMINIUM BACK PAN @ SPANDRELS
- GB - GLASS BALUSTRADE
- T - TIMBER BATTEN
- BB - BAGGED BRICK/SIMILAR
- R - LONGRUN ROOFING
- TT - TERRACOTTA TILES
- PM - PROFILED METAL CLADDING

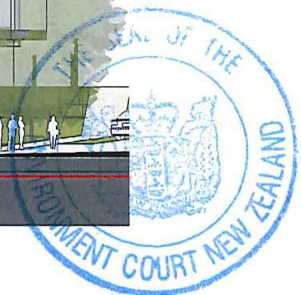
*NOTE: ALL LIFT OVERRUNS 2.6M ABOVE TOP OF ROOF RL.



SOUTH ELEVATION
SCALE 1:250

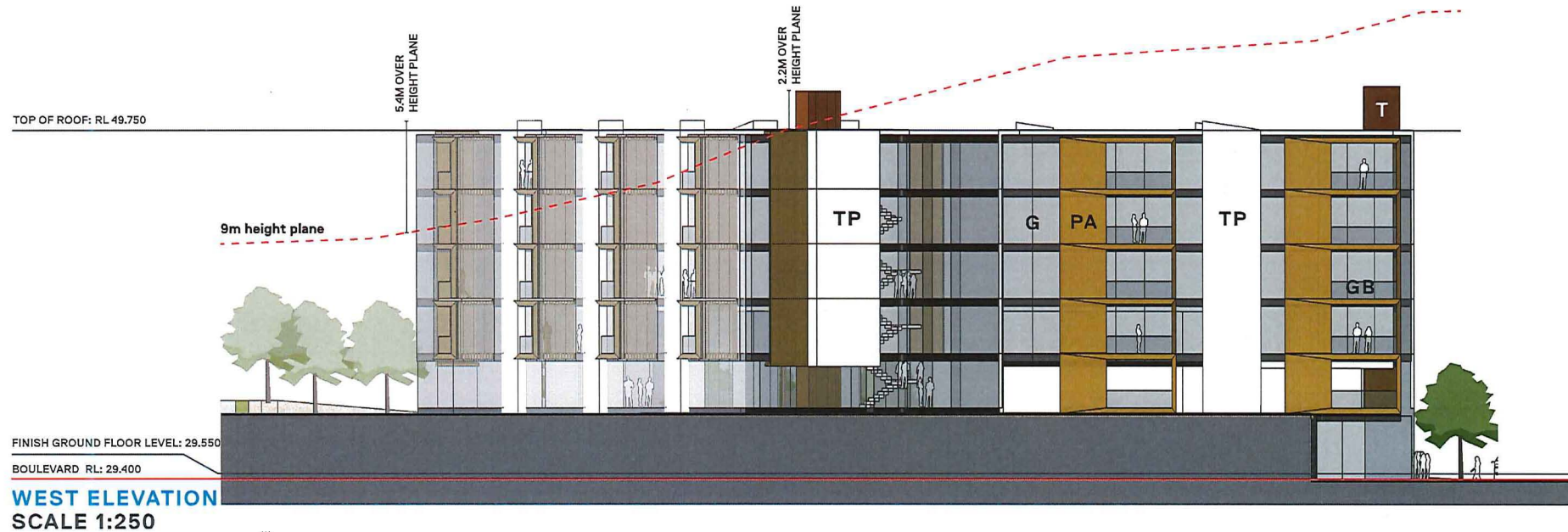
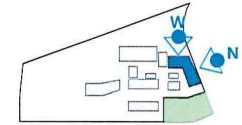
7940 / METLIFECARE RED BEACH
CONSENT ORDER SCHEME / 13 JUNE 2017

TEAM
WARREN AND MAHONEY



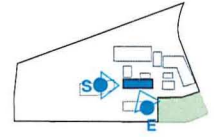
22.21 STREET ELEVATION: LOT K

CONSENT ORDER SCHEME



22.22 STREET ELEVATION: LOT L

CONSENT ORDER SCHEME



9m height plane



EAST ELEVATION
SCALE 1:250



SOUTH ELEVATION
SCALE 1:250

LEGEND

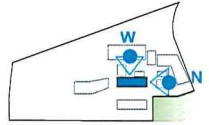
- AF - P.C. ALUMINIUM FINIS
- PA - P.C. PERFORATED FOLDED ALUMINIUM SHEETING
- TP - TEXTURED PRECAST CONCRETE
- G - GLAZING WITH ALUMINIUM BACK PAN @ SPANDRELS
- GB - GLASS BALUSTRADE
- T - TIMBER BATTEN
- BB - BAGGED BRICK/SIMILAR
- R - LONGRUN ROOFING
- TT - TERRACOTTA TILES
- PM - PROFILED METAL CLADDNG

* NOTE: ALL LIFT OVERRUNS 2.6M ABOVE TOP OF ROOF RL.



22.23 STREET ELEVATION: LOT L

CONSENT ORDER SCHEME



WEST ELEVATION
SCALE 1:250



NORTH ELEVATION
SCALE 1:250

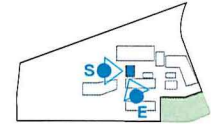
LEGEND

- AF - P.C. ALUMINIUM FINIS
 - PA - P.C. PERFORATED FOLDED ALUMINIUM SHEETING
 - TP - TEXTURED PRECAST CONCRETE
 - G - GLAZING WITH ALUMINIUM BACK PAN @ SPANDRELS
 - GB - GLASS BALUSTRADE
 - T - TIMBER BATTEN
 - BB - BAGGED BRICK/SIMILAR
 - R - LONGRUN ROOFING
 - TT - TERRACOTTA TILES
 - PM - PROFILED METAL CLADDNG
- *NOTE: ALL LIFT OVERRUNS 2.6M ABOVE TOP OF ROOF RL.

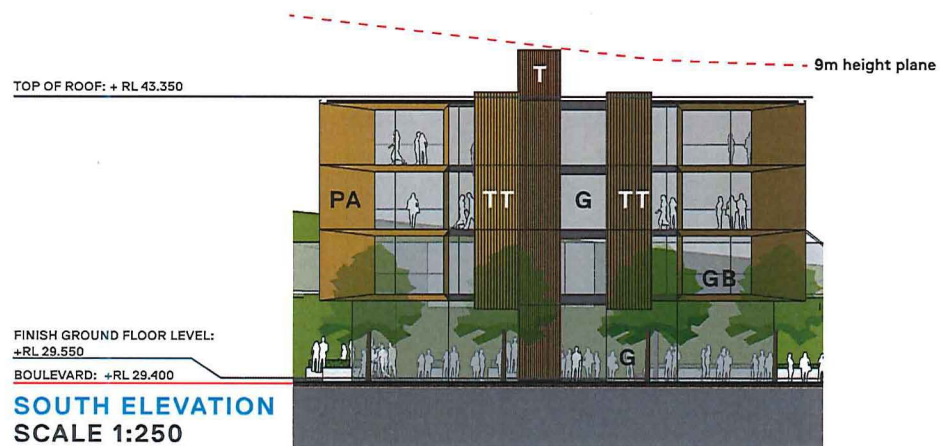


22.24 STREET ELEVATION: LOT M

CONSENT ORDER SCHEME



EAST ELEVATION SCALE 1:250



SOUTH ELEVATION SCALE 1:250

LEGEND

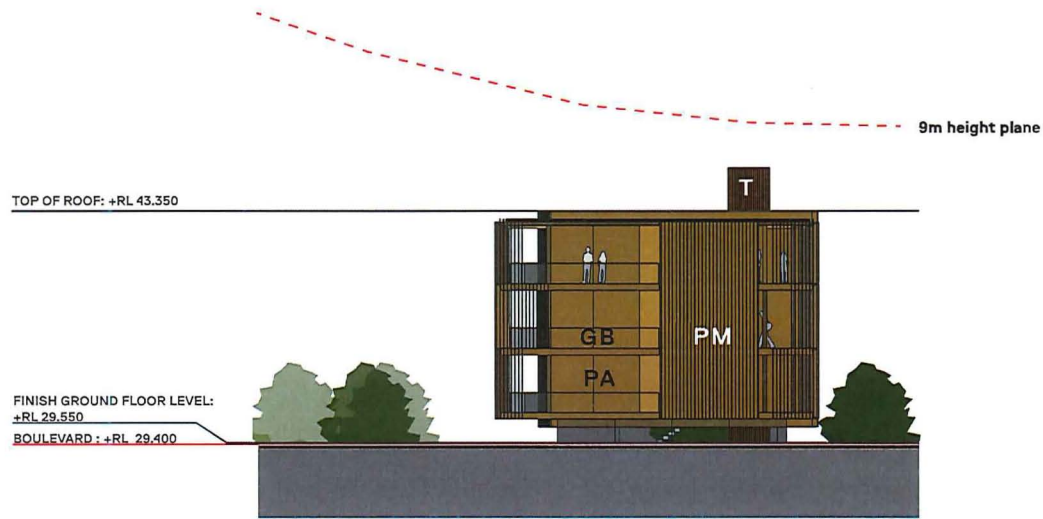
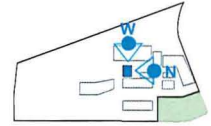
- AF - P.C. ALUMINIUM FINIS
- PA - P.C. PERFORATED FOLDED ALUMINIUM SHEETING
- TP - TEXTURED PRECAST CONCRETE
- G - GLAZING WITH ALUMINIUM BACK PAN @ SPANDRELS
- GB - GLASS BALUSTRADE
- T - TIMBER BATTEN
- BB - BAGGED BRICK/SIMILAR
- R - LONGRUN ROOFING
- TT - TERRACOTTA TILES
- PM - PROFILED METAL CLADDNG

* NOTE: ALL LIFT OVERRUNS 2.6M ABOVE TOP OF ROOF RL.

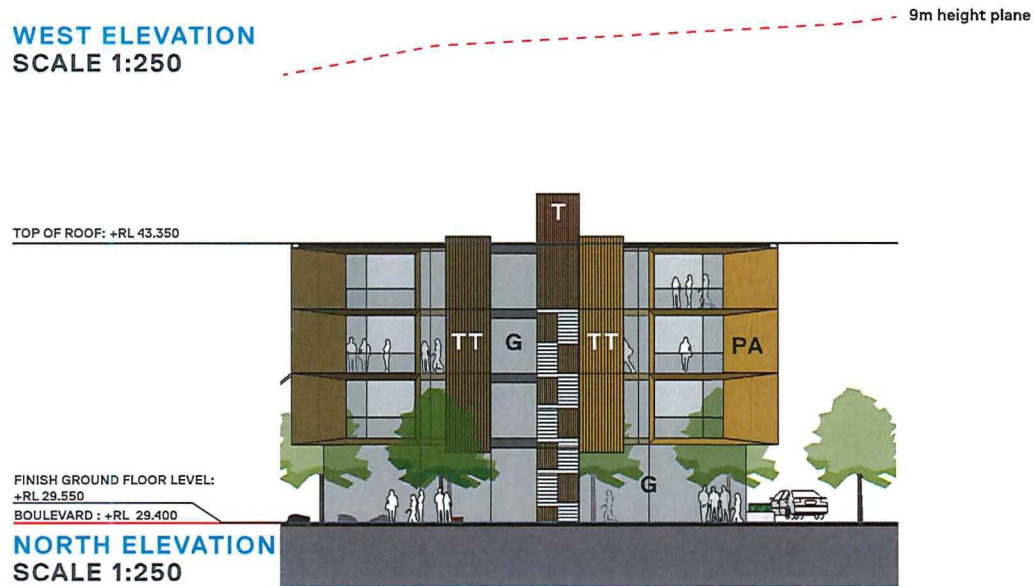


22.25 STREET ELEVATION: LOT M

CONSENT ORDER SCHEME



WEST ELEVATION SCALE 1:250

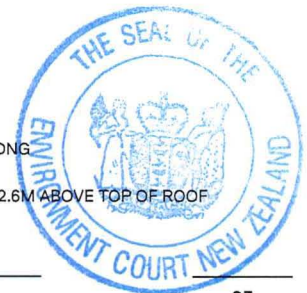


NORTH ELEVATION SCALE 1:250

LEGEND

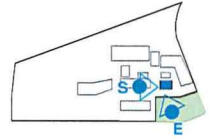
- AF - P.C. ALUMINIUM FINIS
- PA - P.C. PERFORATED FOLDED ALUMINIUM SHEETING
- TP - TEXTURED PRECAST CONCRETE
- G - GLAZING WITH ALUMINIUM BACK PAN @ SPANDRELS
- GB - GLASS BALUSTRADE
- T - TIMBER BATTEN
- BB - BAGGED BRICK/SIMILAR
- R - LONGRUN ROOFING
- TT - TERRACOTTA TILES
- PM - PROFILED METAL CLADDNG

* NOTE: ALL LIFT OVERRUNS 2.6M ABOVE TOP OF ROOF RL.



22.26 STREET ELEVATION: LOT N

CONSENT ORDER SCHEME



EAST ELEVATION SCALE 1:250



SOUTH ELEVATION SCALE 1:250

LEGEND

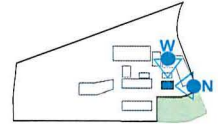
- AF - P.C. ALUMINIUM FINIS
- PA - P.C. PERFORATED FOLDED ALUMINIUM SHEETING
- TP - TEXTURED PRECAST CONCRETE
- G - GLAZING WITH ALUMINIUM BACK PAN @ SPANDRELS
- GB - GLASS BALUSTRADE
- T - TIMBER BATTEN
- BB - BAGGED BRICK/SIMILAR
- R - LONGRUN ROOFING
- TT - TERRACOTTA TILES
- PM - PROFILED METAL CLADDNG

*NOTE: ALL LIFT OVERRUNS 2.6M ABOVE TOP OF ROOF RL.

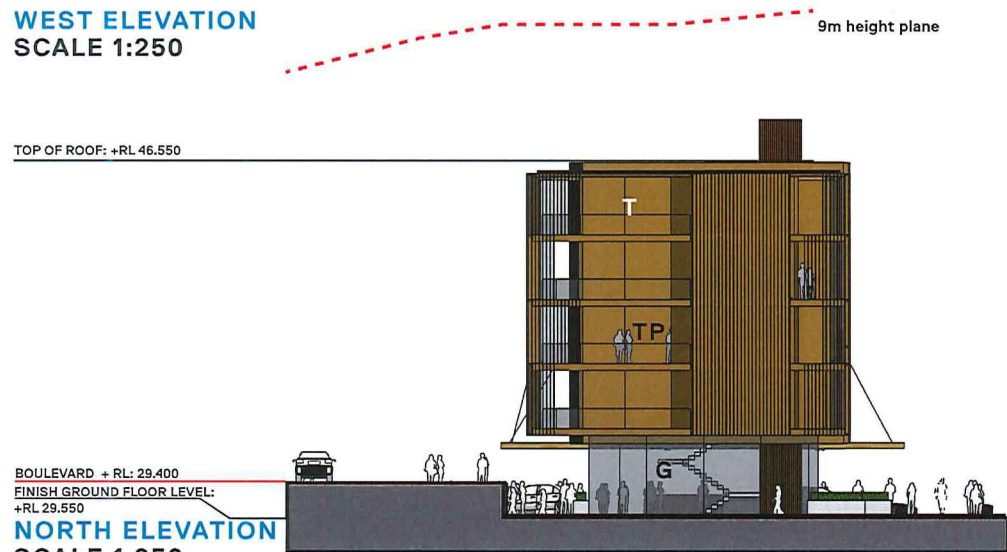


22.27 STREET ELEVATION: LOT N

CONSENT ORDER SCHEME



WEST ELEVATION
SCALE 1:250



NORTH ELEVATION
SCALE 1:250

LEGEND

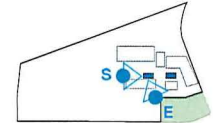
- AF - P.C. ALUMINIUM FINIS
- PA - P.C. PERFORATED FOLDED ALUMINIUM SHEETING
- TP - TEXTURED PRECAST CONCRETE
- G - GLAZING WITH ALUMINIUM BACK PAN @ SPANDRELS
- GB - GLASS BALUSTRADE
- T - TIMBER BATTEN
- BB - BAGGED BRICK/SIMILAR
- R - LONGRUN ROOFING
- TT - TERRACOTTA TILES
- PM - PROFILED METAL CLADDNG

*NOTE: ALL LIFT OVERRUNS 2.6M ABOVE TOP OF ROOF RL.

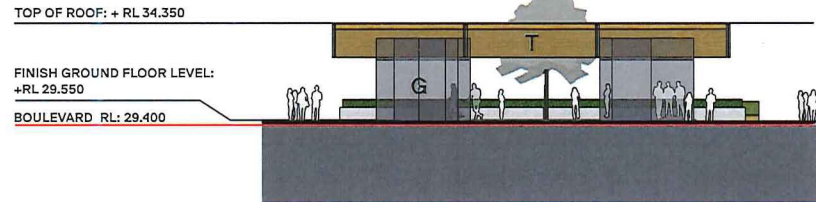


22.28 STREET ELEVATION: LOT O/P

CONSENT ORDER SCHEME

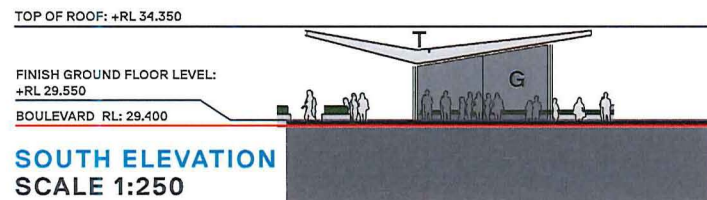


----- 9m height plane



EAST ELEVATION
SCALE 1:250

----- 9m height plane



SOUTH ELEVATION
SCALE 1:250

LEGEND

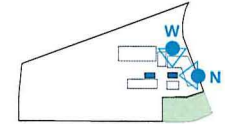
- AF - P.C. ALUMINIUM FINS
- PA - P.C. PERFORATED FOLDED ALUMINIUM SHEETING
- TP - TEXTURED PRECAST CONCRETE
- G - GLAZING WITH ALUMINIUM BACK PAN @ SPANDRELS
- GB - GLASS BALUSTRADE
- T - TIMBER BATTEN
- BB - BAGGED BRICK/SIMILAR
- R - LONGRUN ROOFING
- TT - TERRACOTTA TILES
- PM - PROFILED METAL CLADDNG

*NOTE: ALL LIFT OVERRUNS 2.6M ABOVE TOP OF ROOF RL.

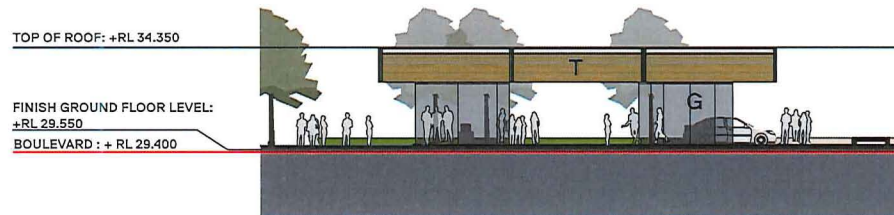


22.29 STREET ELEVATION: LOT O/P

CONSENT ORDER SCHEME

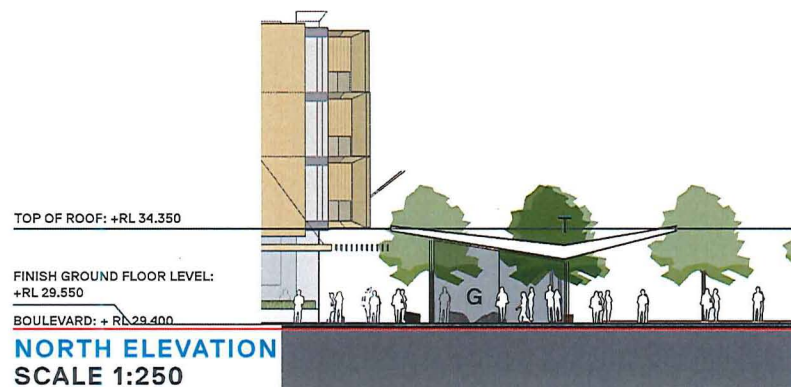


9m height plane



WEST ELEVATION
SCALE 1:250

9m height plane



NORTH ELEVATION
SCALE 1:250

LEGEND

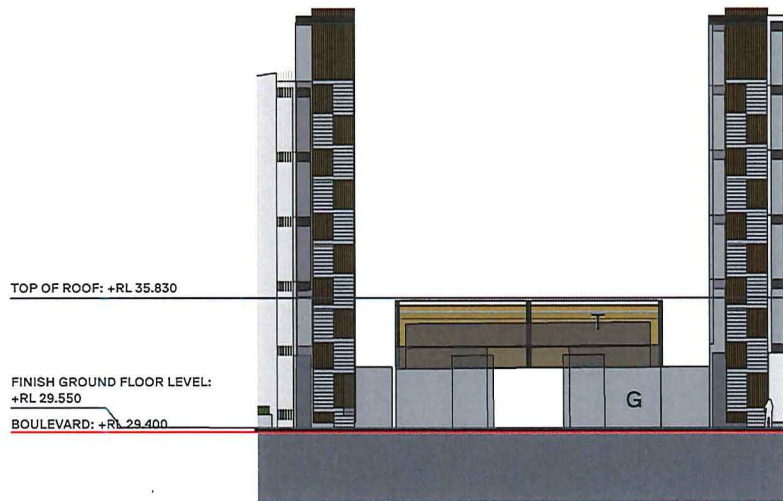
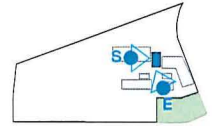
- AF - P.C. ALUMINIUM FINIS
 - PA - P.C. PERFORATED FOLDED ALUMINIUM SHEETING
 - TP - TEXTURED PRECAST CONCRETE
 - G - GLAZING WITH ALUMINIUM BACK PAN @ SPANDRELS
 - GB - GLASS BALUSTRADE
 - T - TIMBER BATTEN
 - BB - BAGGED BRICK/SIMILAR
 - R - LONGRUN ROOFING
 - TT - TERRACOTTA TILES
 - PM - PROFILED METAL CLADDING
- *NOTE: ALL LIFT OVERRUNS 2.6M ABOVE TOP OF ROOF RL.



22.30 STREET ELEVATION: LOT Q

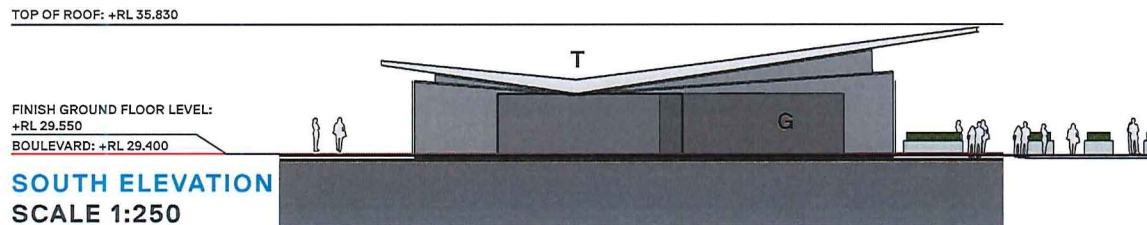
CONSENT ORDER SCHEME

9m height plane



EAST ELEVATION
SCALE 1:250

9m height plane



SOUTH ELEVATION
SCALE 1:250

LEGEND

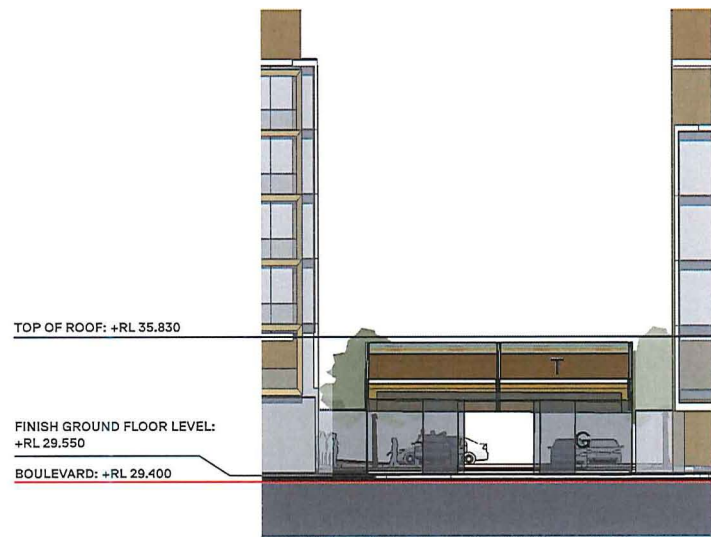
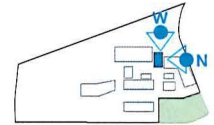
- AF - P.C. ALUMINIUM FINIS
- PA - P.C. PERFORATED FOLDED ALUMINIUM SHEETING
- TP - TEXTURED PRECAST CONCRETE
- G - GLAZING WITH ALUMINIUM BACK PAN @ SPANDRELS
- GB - GLASS BALUSTRADE
- T - TIMBER BATTEN
- BB - BAGGED BRICK/SIMILAR
- R - LONGRUN ROOFING
- TT - TERRACOTTA TILES
- PM - PROFILED METAL CLADDNG

*NOTE: ALL LIFT OVERRUNS 2.6M ABOVE TOP OF ROOF RL.



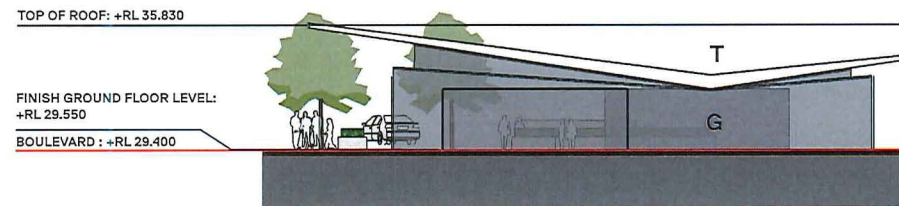
22.31 STREET ELEVATION: LOT Q

CONSENT ORDER SCHEME 9m height plane



WEST ELEVATION SCALE 1:250

9m height plane



NORTH ELEVATION SCALE 1:250

LEGEND

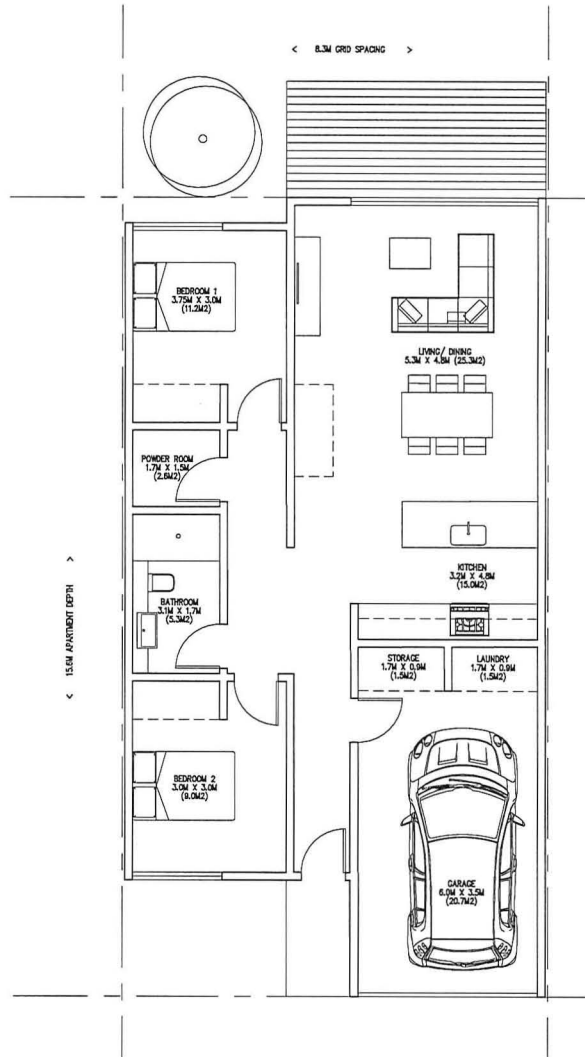
- AF - P.C. ALUMINIUM FINIS
- PA - P.C. PERFORATED FOLDED ALUMINIUM SHEETING
- TP - TEXTURED PRECAST CONCRETE
- G - GLAZING WITH ALUMINIUM BACK PAN @ SPANDRELS
- GB - GLASS BALUSTRADE
- T - TIMBER BATTEN
- BB - BAGGED BRICK/SIMILAR
- R - LONGRUN ROOFING
- TT - TERRACOTTA TILES
- PM - PROFILED METAL CLADDNG

*NOTE: ALL LIFT OVERRUNS 2.5M ABOVE TOP OF ROOF RL.



23.0 UNIT TYPOLOGIES

CONSENT ORDER SCHEME



VILLA: 2 BEDROOM
GBA: 116 SQ.M
NSA: 113 SQ.M

VILLA 2B
SCALE 1:100

GBA AND NSA DEFINITIONS THAT WE USED,
AS THEY RELATE TO THE UNITS ONLY;

GBA:

CENTRELINE OF INTER-TENANCY WALLS, OUTSIDE LINE OF APARTMENT/CORRIDOR WALL, OUTSIDE LINE OF EXTERNAL WALLS INCLUDING GLAZING, RISERS/SHAFTS ETC INCLUDED

NSA:

CENTRELINE OF INTER-TENANCY WALLS, CENTRELINE OF APARTMENT/CORRIDOR WALL, CENTRELINE OF EXTERNAL WALLS (EXCEPT WINDOWS, WHERE THE MEASUREMENT IS TO THE GLAZING LINE), RISERS/SHAFTS ETC EXCLUDED

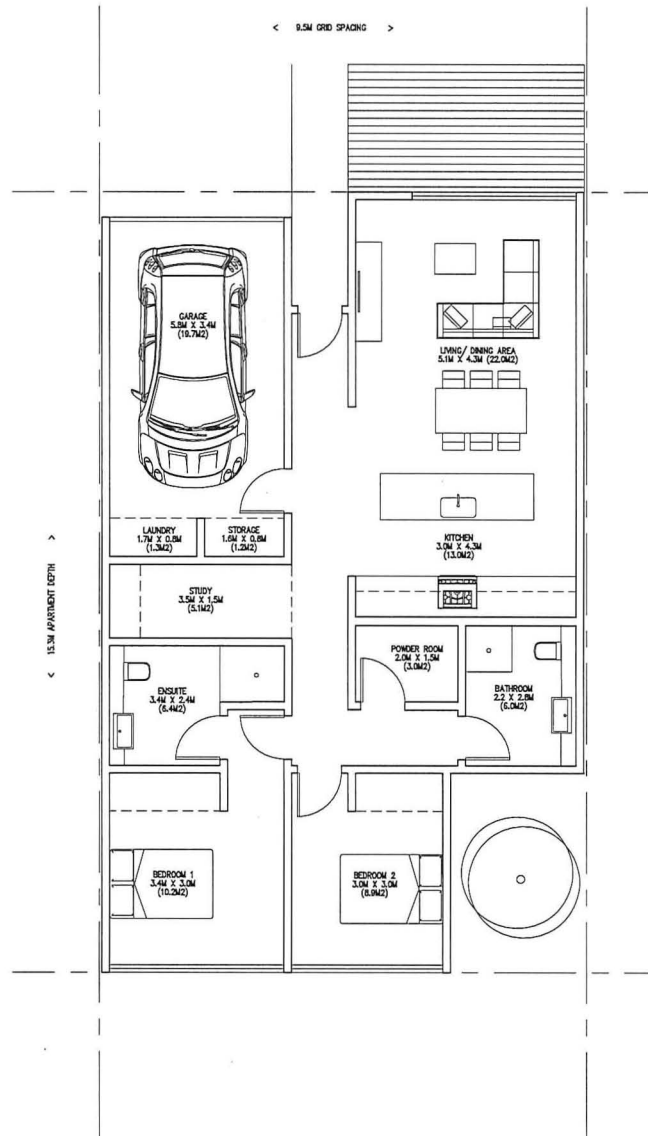
NOTE: BALCONIES EXCLUDED

MEASUREMENTS ARE PROVISIONAL, BASED ON DRAWINGS PREPARED AT CONCEPT DESIGN STAGE.



23.1 UNIT TYPOLOGIES

CONSENT ORDER SCHEME



VILLA: 2 BEDROOM AND STUDY
 GBA: 129 SQ.M
 NSA: 125 SQ.M

VILLA 2B/S
 SCALE 1:100

GBA AND NSA DEFINITIONS THAT WE USED,
 AS THEY RELATE TO THE UNITS ONLY;

GBA:

CENTRELINE OF INTER-TENANCY WALLS, OUTSIDE LINE OF APARTMENT/CORRIDOR WALL, OUTSIDE LINE OF EXTERNAL WALLS INCLUDING GLAZING, RISERS/SHAFTS ETC INCLUDED

NSA:

CENTRELINE OF INTER-TENANCY WALLS, CENTRELINE OF APARTMENT/CORRIDOR WALL, CENTRELINE OF EXTERNAL WALLS (EXCEPT WINDOWS, WHERE THE MEASUREMENT IS TO THE GLAZING LINE), RISERS/SHAFTS ETC EXCLUDED

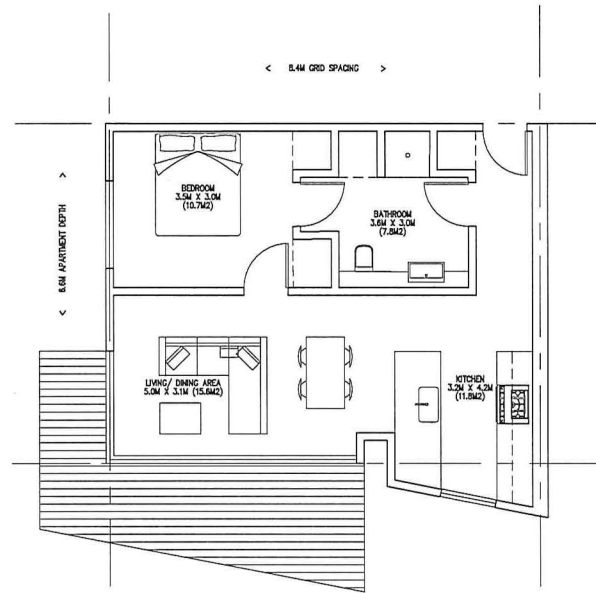
NOTE: BALCONIES EXCLUDED

MEASUREMENTS ARE PROVISIONAL, BASED ON DRAWINGS PREPARED AT CONCEPT DESIGN STAGE.



23.2 UNIT TYPOLOGIES

CONSENT ORDER SCHEME



MANOR: 1 BEDROOM
GBA: 60 SQ.M
NSA: 57 SQ.M

MANOR HOUSE 1B
SCALE 1:100

GBA AND NSA DEFINITIONS THAT WE USED,
AS THEY RELATE TO THE UNITS ONLY;

GBA:

CENTRELINE OF INTER-TENANCY WALLS, OUTSIDE LINE OF APARTMENT/CORRIDOR WALL, OUTSIDE LINE OF EXTERNAL WALLS INCLUDING GLAZING, RISERS/SHAFTS ETC INCLUDED

NSA:

CENTRELINE OF INTER-TENANCY WALLS, CENTRELINE OF APARTMENT/CORRIDOR WALL, CENTRELINE OF EXTERNAL WALLS (EXCEPT WINDOWS, WHERE THE MEASUREMENT IS TO THE GLAZING LINE), RISERS/SHAFTS ETC EXCLUDED

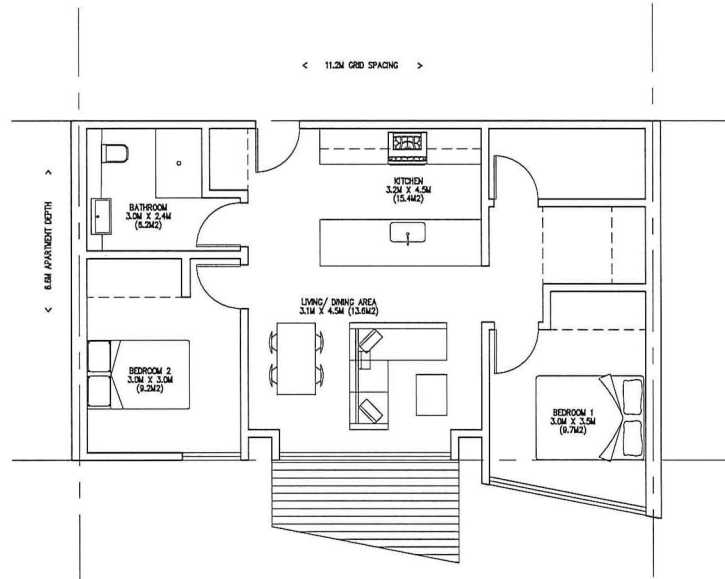
NOTE: BALCONIES EXCLUDED

MEASUREMENTS ARE PROVISIONAL, BASED ON DRAWINGS PREPARED AT CONCEPT DESIGN STAGE.



23.3 UNIT TYPOLOGIES

CONSENT ORDER SCHEME



MANOR: 2 BEDROOM
GBA: 79 SQ.M
NSA: 75 SQ.M

MANOR HOUSE 2B
SCALE 1:100

GBA AND NSA DEFINITIONS THAT WE USED,
AS THEY RELATE TO THE UNITS ONLY;

GBA:

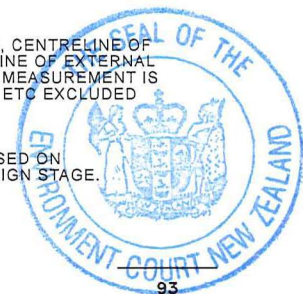
CENTRELINE OF INTER-TENANCY WALLS, OUTSIDE LINE OF APARTMENT/CORRIDOR WALL, OUTSIDE LINE OF EXTERNAL WALLS INCLUDING GLAZING, RISERS/SHAFTS ETC INCLUDED

NSA:

CENTRELINE OF INTER-TENANCY WALLS, CENTRELINE OF APARTMENT/CORRIDOR WALL, CENTRELINE OF EXTERNAL WALLS (EXCEPT WINDOWS, WHERE THE MEASUREMENT IS TO THE GLAZING LINE), RISERS/SHAFTS ETC EXCLUDED

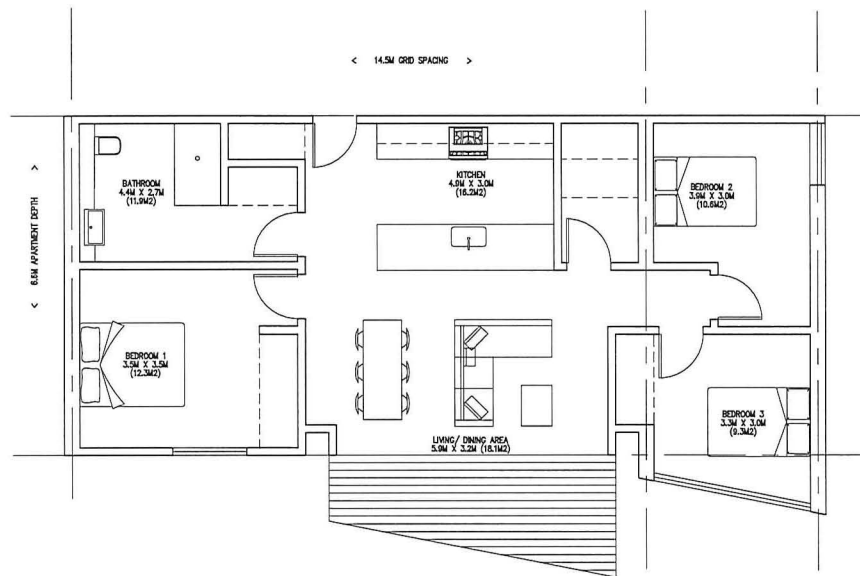
NOTE: BALCONIES EXCLUDED

MEASUREMENTS ARE PROVISIONAL, BASED ON DRAWINGS PREPARED AT CONCEPT DESIGN STAGE.



23.4 UNIT TYPOLOGIES

CONSENT ORDER SCHEME



MANOR: 3 BEDROOM
 GBA: 101 SQ.M
 NSA: 93 SQ.M

MANOR HOUSE 3B SCALE 1:100

GBA AND NSA DEFINITIONS THAT WE USED,
 AS THEY RELATE TO THE UNITS ONLY;

GBA:

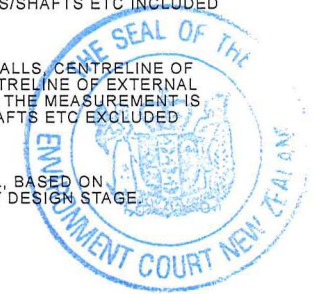
CENTRELINE OF INTER-TENANCY WALLS, OUTSIDE LINE OF APARTMENT/CORRIDOR WALL, OUTSIDE LINE OF EXTERNAL WALLS INCLUDING GLAZING, RISERS/SHAFTS ETC INCLUDED

NSA:

CENTRELINE OF INTER-TENANCY WALLS, CENTRELINE OF APARTMENT/CORRIDOR WALL, CENTRELINE OF EXTERNAL WALLS (EXCEPT WINDOWS, WHERE THE MEASUREMENT IS TO THE GLAZING LINE), RISERS/SHAFTS ETC EXCLUDED

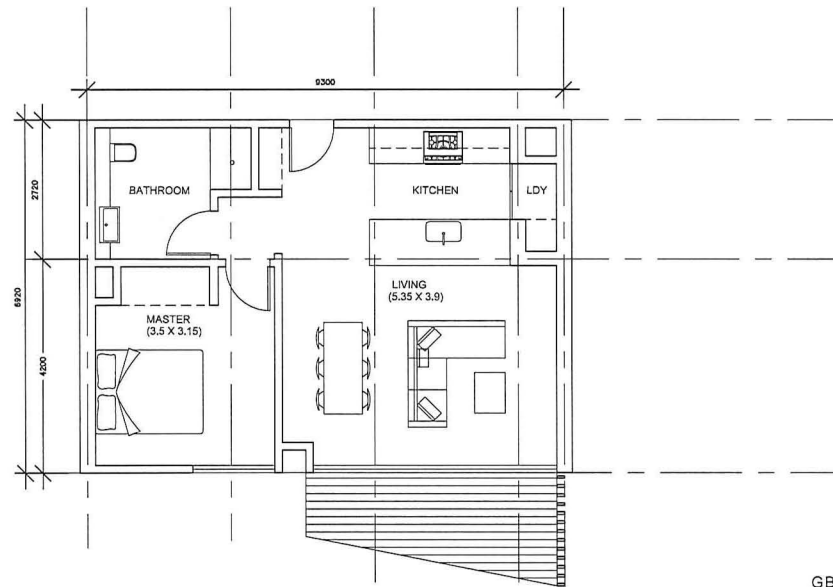
NOTE: BALCONIES EXCLUDED

MEASUREMENTS ARE PROVISIONAL, BASED ON DRAWINGS PREPARED AT CONCEPT DESIGN STAGE.



23.5 UNIT TYPOLOGIES

CONSENT ORDER SCHEME



ILU: TYPICAL 1 BED
NSA: 62 SQ.M
BALCONY: 8.4 SQ.M

ILU 1B
SCALE 1:100

GBA AND NSA DEFINITIONS THAT WE USED,
AS THEY RELATE TO THE UNITS ONLY;

GBA:

CENTRELINE OF INTER-TENANCY WALLS, OUTSIDE LINE OF APARTMENT/CORRIDOR WALL, OUTSIDE LINE OF EXTERNAL WALLS INCLUDING GLAZING, RISERS/SHAFTS ETC INCLUDED

NSA:

CENTRELINE OF INTER-TENANCY WALLS, CENTRELINE OF APARTMENT/CORRIDOR WALL, CENTRELINE OF EXTERNAL WALLS (EXCEPT WINDOWS, WHERE THE MEASUREMENT IS TO THE GLAZING LINE), RISERS/SHAFTS ETC EXCLUDED

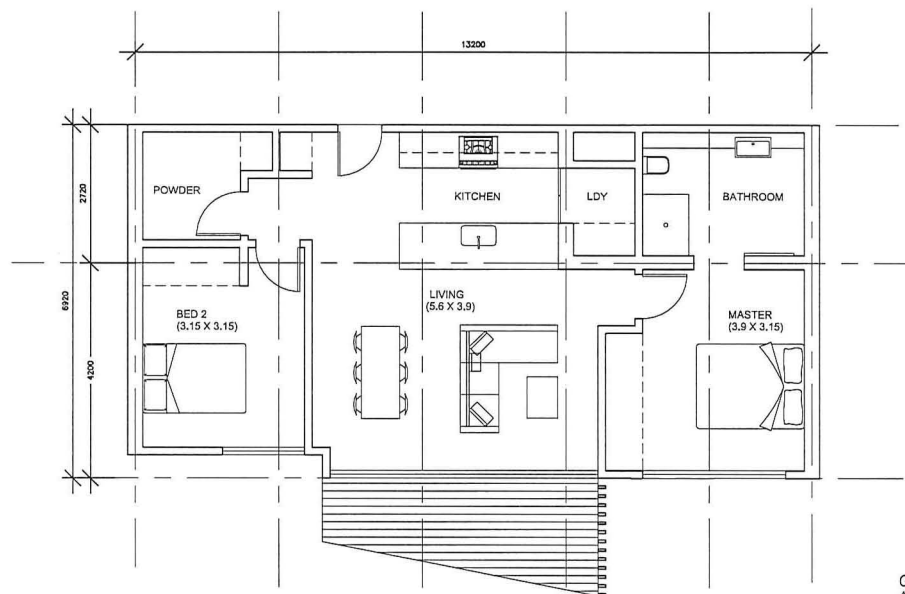
NOTE: BALCONIES EXCLUDED

MEASUREMENTS ARE PROVISIONAL, BASED ON DRAWINGS PREPARED AT CONCEPT DESIGN STAGE.



23.6 UNIT TYPOLOGIES

CONSENT ORDER SCHEME



ILU: TYPICAL 2 BED
NSA: 87 SQ.M
BALCONY: 9.5 SQ.M

ILU 2B
SCALE 1:100

GBA AND NSA DEFINITIONS THAT WE USED,
AS THEY RELATE TO THE UNITS ONLY;

GBA:

CENTRELINE OF INTER-TENANCY WALLS, OUTSIDE LINE OF APARTMENT/CORRIDOR WALL, OUTSIDE LINE OF EXTERNAL WALLS INCLUDING GLAZING, RISERS/SHAFTS ETC INCLUDED

NSA:

CENTRELINE OF INTER-TENANCY WALLS, CENTRELINE OF APARTMENT/CORRIDOR WALL, CENTRELINE OF EXTERNAL WALLS (EXCEPT WINDOWS, WHERE THE MEASUREMENT IS TO THE GLAZING LINE), RISERS/SHAFTS ETC EXCLUDED

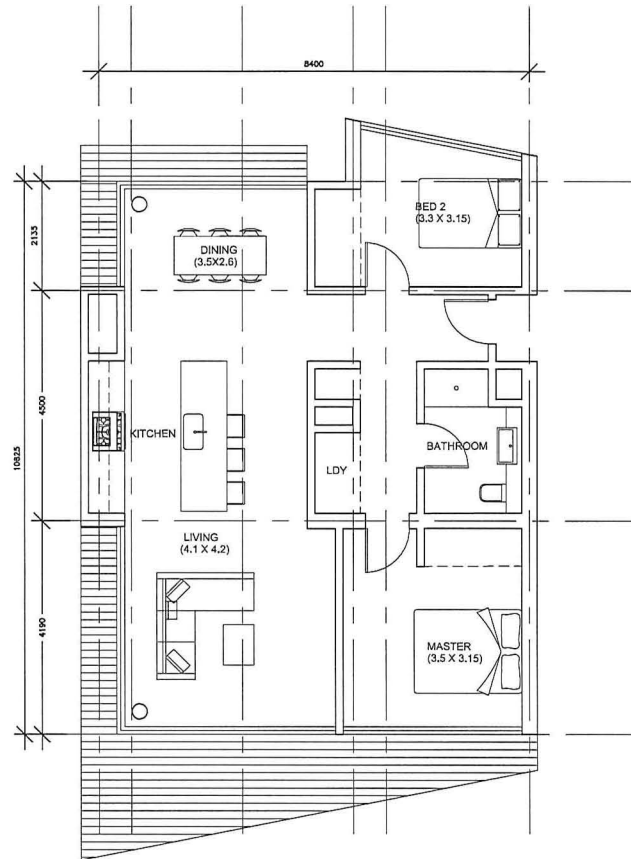
NOTE: BALCONIES EXCLUDED

MEASUREMENTS ARE PROVISIONAL, BASED ON DRAWINGS PREPARED AT CONCEPT DESIGN STAGE.



23.7 UNIT TYPOLOGIES

CONSENT ORDER SCHEME



ILU: TYPICAL PREMIUM 2 BED
NSA: 90 SQ.M
BALCONY: 14 SQ.M

ILU 2B+
SCALE 1:100

GBA AND NSA DEFINITIONS THAT WE USED,
AS THEY RELATE TO THE UNITS ONLY;

GBA:

CENTRELINE OF INTER-TENANCY WALLS, OUTSIDE LINE OF APARTMENT/CORRIDOR WALL, OUTSIDE LINE OF EXTERNAL WALLS INCLUDING GLAZING, RISERS/SHAFTS ETC INCLUDED

NSA:

CENTRELINE OF INTER-TENANCY WALLS, CENTRELINE OF APARTMENT/CORRIDOR WALL, CENTRELINE OF EXTERNAL WALLS (EXCEPT WINDOWS, WHERE THE MEASUREMENT IS TO THE GLAZING LINE), RISERS/SHAFTS ETC EXCLUDED

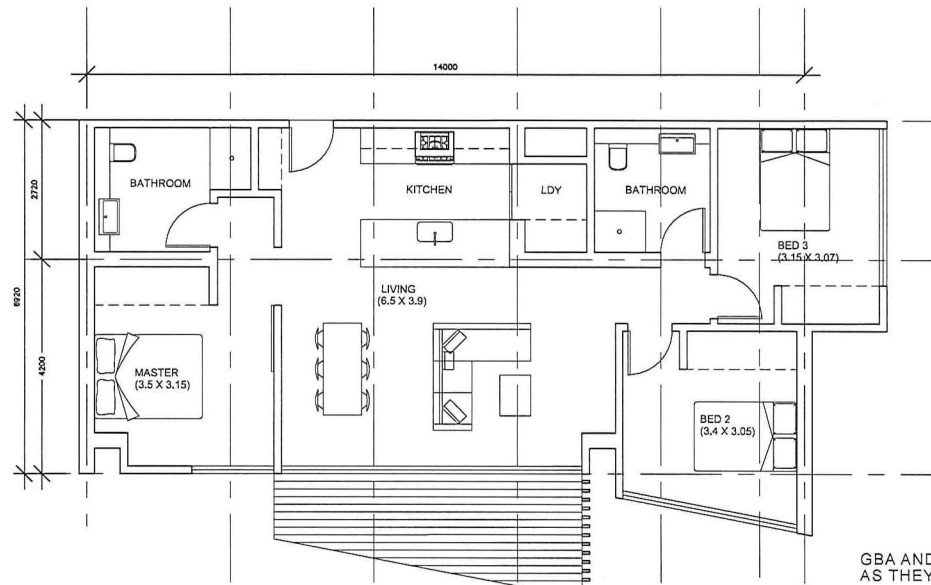
NOTE: BALCONIES EXCLUDED

MEASUREMENTS ARE PROVISIONAL, BASED ON DRAWINGS PREPARED AT CONCEPT DESIGN STAGE



23.8 UNIT TYPOLOGIES

CONSENT ORDER SCHEME



ILU: TYPICAL 3 BED
NSA: 102 SQ.M
BALCONY: 11.2 SQ.M

GBA AND NSA DEFINITIONS THAT WE USED,
AS THEY RELATE TO THE UNITS ONLY;

GBA:

CENTRELINE OF INTER-TENANCY WALLS, OUTSIDE LINE OF APARTMENT/CORRIDOR WALL, OUTSIDE LINE OF EXTERNAL WALLS INCLUDING GLAZING, RISERS/SHAFTS ETC INCLUDED

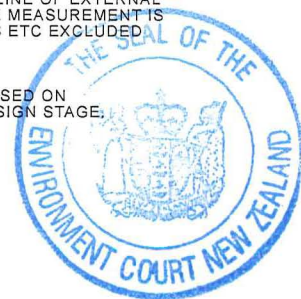
NSA:

CENTRELINE OF INTER-TENANCY WALLS, CENTRELINE OF APARTMENT/CORRIDOR WALL, CENTRELINE OF EXTERNAL WALLS (EXCEPT WINDOWS, WHERE THE MEASUREMENT IS TO THE GLAZING LINE), RISERS/SHAFTS ETC EXCLUDED

NOTE: BALCONIES EXCLUDED

MEASUREMENTS ARE PROVISIONAL, BASED ON DRAWINGS PREPARED AT CONCEPT DESIGN STAGE.

ILU 3B
SCALE 1:100



24.0 FACT SHEET

CONSENT ORDER SCHEME

Red Beach Area Schedule

Rev E2
Date: 09.06.2017

	Unit Area (SQ.M)	LOT A	LOT B	LOT C	LOT D	LOT E	LOT F	LOT G	LOT H	LOT I	LOT J	LOT K	LOT L	LOT M	LOT N	LOT O	LOT P	LOT Q	MULTIPLE LOTS	SUBTOTALS	
TOTALS																					
Total GBA (Unit GBA, Common, Circulation)		903	580	928	2953	928	690	2781	2151	4608.5	4129	6051	3128	908	1135	100	100	280	-	32353.5	
Total NSA		875	565	904	1926	904	625	1926	1044	3647	2499	3716	1797	540	720	0	0	0	-	21688	
Total Unit GBA		903	580	928	2028	928	645	2028	1092	3208	2632	3932	1899	564	752	0	0	0	-	22119	
Total Common		0	0	0	389	0	45	620	816	687.5	668	1123	1129	284	308	100	100	280	-	6549.5	
Total Circulation		0	0	0	536	0	D	133	243	713	829	996	100	60	75	0	0	0	-	3685	
Total Basements (Not Included in GBA)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7489	7489	
Inventory																					
# Villa Type I (2B)	113	-	5	8	-	8	-	-	-	-	-	-	-	-	-	-	-	-	-	21	
# Villa Type II (2B + S)	129	7	-	-	-	-	5	-	-	-	-	-	-	-	-	-	-	-	-	12	
# Manor 1B	57	-	-	-	3	-	-	3	-	-	7	-	-	-	-	-	-	-	-	13	
# Manor 2B	75	-	-	-	17	-	-	17	-	-	28	-	-	-	-	-	-	-	-	62	
# Manor 3B	96	-	-	-	5	-	-	5	-	-	-	-	-	-	-	-	-	-	-	10	
# 1B ILU	62	-	-	-	-	-	-	-	-	12	-	15	3	-	-	-	-	-	-	30	
# 2B ILU	87	-	-	-	-	-	-	-	12	18	-	28	15	-	-	-	-	-	-	73	
# 2+B ILU	90	-	-	-	-	-	-	-	-	-	-	-	-	6	8	-	-	-	-	14	
# 3B ILU	102	-	-	-	-	-	-	-	-	6	-	-	3	-	-	-	-	-	-	9	
# Care Type I (25 SQ.M)	25	-	-	-	-	-	-	-	-	29	-	14	-	-	-	-	-	-	-	43	
# Care Type II (50 SQ.M)	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	
																				Total Unit Count	287
NSA / ILU																					
NSA Villa Type I (2B)	113	-	565	904	-	904	-	-	-	-	-	-	-	-	-	-	-	-	-	2373	
NSA Villa Type II (2B + S)	129	875	-	-	-	-	625	-	-	-	-	-	-	-	-	-	-	-	-	1500	
NSA Manor 1B	57	-	-	-	171	-	-	171	-	-	399	-	-	-	-	-	-	-	-	741	
NSA Manor 2B	75	-	-	-	1275	-	-	1275	-	-	2100	-	-	-	-	-	-	-	-	4650	
NSA Manor 3B	96	-	-	-	480	-	-	480	-	-	-	-	-	-	-	-	-	-	-	960	
NSA 1B ILU	62	-	-	-	-	-	-	-	-	744	-	930	186	-	-	-	-	-	-	1860	
NSA 2B ILU	87	-	-	-	-	-	-	-	1044	1566	-	2436	1305	-	-	-	-	-	-	6351	
NSA 2+B ILU	90	-	-	-	-	-	-	-	-	-	-	-	-	540	720	-	-	-	-	1260	
NSA 3B ILU	102	-	-	-	-	-	-	-	-	612	-	-	306	-	-	-	-	-	-	918	
NSA / CARE																					
NSA Care Type I	25	-	-	-	-	-	-	-	-	725	-	350	-	-	-	-	-	-	-	1075	
NSA Care Type II	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	
GBA / ILU																					
GBA Villa Type I (2B)	116	-	580	928	-	928	-	-	-	-	-	-	-	-	-	-	-	-	-	2436	
GBA Villa Type II (2B + S)	129	903	-	-	-	-	645	-	-	-	-	-	-	-	-	-	-	-	-	1548	
GBA Manor 1B	60	-	-	-	180	-	-	180	-	-	420	-	-	-	-	-	-	-	-	780	
GBA Manor 2B	79	-	-	-	1343	-	-	1343	-	-	2212	-	-	-	-	-	-	-	-	4898	
GBA Manor 3B	101	-	-	-	505	-	-	505	-	-	-	-	-	-	-	-	-	-	-	1010	
GBA 1B ILU	62	-	-	-	-	-	-	-	-	816	-	1020	204	-	-	-	-	-	-	2040	
GBA 2B ILU	81	-	-	-	-	-	-	-	1092	1638	-	2548	1365	-	-	-	-	-	-	6643	
GBA 2+B ILU	94	-	-	-	-	-	-	-	-	-	-	-	-	564	752	-	-	-	-	1316	
GBA 3B ILU	110	-	-	-	-	-	-	-	-	-	-	-	330	-	-	-	-	-	-	330	



24.1 FACT SHEET

CONSENT ORDER SCHEME

GBA / CARE																					
GBA Care Type I	26	-	-	-	-	-	-	-	-	-	754	-	364	-	-	-	-	-	-	1118	
GBA Care Type II	52	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	
Basements (Not Included in GBA)																					
# Manor Basement Carparks (Approx)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	104	104
Manor Basement Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3006	3006
# Central Basement Carparks (Approx)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	140	140
Central Basement Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4483	4483
Total Number of Basement Carparks (Note: 217 Required)																				244	
Impervious Area (Not Included in GBA) TO BE UPDATED																					
Soft Landscape	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	23744	23744
Hard Landscape	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5183	5183
Roads	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6024	6024
Footpaths	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2097	2097
Driveways	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	937	937
Courtyards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	122	122
Building Footprints	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12181	12181
Total Site Area																					50288

Notes:

1. Basement Carpark provision is indicative. MEP_Core allocations (etc) are provisional only.
2. Rev E1 includes: Unoccupied space in Lots D, G and J above Basement (929SQ.M), Unoccupied space in Lot K on Ground Floor (233SQ.M)
3. Rev E1 includes relatively generous communal spaces on the upper levels of Lots I and K particularly - these could be fine tuned in subsequent workstages



25.0 FACT SHEET COMPARISON

CONSENT ORDER SCHEME

METLIFE CARE - 65 HIBSICUS COAST HIGHWAY RED BEACH PROPOSAL COMPARISON				
Element	2016 Proposal		2017 Proposal	
Number of Units	374		244	
Number of Care Beds	34		43	
Total	408		287	
Number of Buildings/Lots	9		17	
Maximum Height of Buildings (m / storeys)	8.2 m	2 Storey Villas – 2 storeys	5.0 m	Lot A - 1 storey
	8.1 m	Serviced Apartments – 2 storeys	5.0 m	Lot B - 1 storey
	5.8 m	Retail – 1 storey	5.0 m	Lot C - 1 storey
	6.9 m	Care Home – 2 storeys	7.8 m	Lot D - 3 storeys
	20.2 m	Neighbourhood 1 – 5 storeys	5.0 m	Lot E - 1 storey
	20.2 m	Neighbourhood 2 – 5 storeys	5.0 m	Lot F - 1 storey
	20.2 m	Neighbourhood 3 – 5 storeys	7.8 m	Lot G - 3 storeys
	11.1 m	Neighbourhood 4 – 5 storeys	10.6 m	Lot H - 2/3 storeys
	6.0 m	Day Pavillion – 1 storey	17.0 m	Lot I – 4/5 storeys
			10.7 m	Lot J - 4 storeys
			20.2 m	Lot K - 6 storeys
			13.8 m	Lot L - 4 storeys
			13.8 m	Lot M - 4 storeys
			17.0 m	Lot N - 5 storeys
			4.8 m	Lot O - 1 storey
			4.8 m	Lot P - 1 storey
			6.3 m	Lot Q - 1 storey
Building Coverage (m ² / %)	14 543 m ²	29 %	12181 m ²	24 %
Soft Landscaped Area (m ² / %)	17 859 m ²	36 %	23744 m ²	47 %
Impermeable Area (m ² / %)	17 576 m ²	35 %	14241 m ²	53 %
Number of Carparks	297 (Ground) + 72 (Lower Ground) = 369 (Total)		33 (Villas) + 244 (Underground) + 86 (Guest) = 363 (Total)	

Notes:

1. Direct height comparison is not possible as lots differ between schemes
2. Total Site Area, for the purposes of this comparison, is taken as 50288 SQ.M
3. All 2016 Proposal data is based on information provided to W&M by Metlifecare or consultants authorised on their behalf. W&M assume no responsibility for its accuracy or the completeness.
4. Where a building or lot has multiple heights, the higher level is used.

