

CONCEPT DESIGN FOR  
**Tamahere Country Club**  
Stage 7 Extension

APPROVED PLANS

No: LUC0188/24

Approved by: Commissioner Munro

Date: 31/05/2024

NOT FOR CONSTRUCTION



PREPARED BY  
**SANDEYSON GROUP**

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# DESIGN STATEMENT

## Project Description

The purpose of the Tamahere Country Club Stage 7 Extension design is to seamlessly extend the existing Tamahere Country Club and further establish a superior retirement living community. The extension will feature 25 villas.

## Building Forms & Materials

Drawing inspiration from the existing village, the Tamahere Country Club Extension will incorporate gable forms throughout the village, reminiscent of traditional barn structures. This design choice not only pays homage to the local residential character of the area but also maintains consistency with the Sanderson Group's architectural style.

To establish a sense of hierarchy, the buildings have been strategically positioned across the site. The larger buildings are clustered together at the entrances of the village, creating a prominent focal point, while the smaller, single-storey structures are distributed throughout the rest of the site, away from the main facilities.

Careful consideration has been given to the selection of materials, taking into account both their visual appeal and their ability to withstand the local climate and weather conditions. The use of half-wide euro tray roofing contributes to the clean lines of the buildings and introduces distinct visual breaks in the repeated gable forms. This roofing style is implemented consistently across the larger buildings, promoting a sense of unity within the development.

Rusticated brick and cedar cladding have been chosen as the primary exterior materials, offering a diverse range of textures and creating an appealing contrast. These materials also serve to tie the various buildings in the village together, resulting in a cohesive and harmonious overall development.

## Individual Villas

The Tamahere Country Club Stage 7 Extension will feature 25 standalone villas, offering a diverse mix of 2 and 3 bedroom homes. These villas are thoughtfully dispersed throughout the village, ensuring an even distribution. The sizes of the villas range from 180m<sup>2</sup> to 330m<sup>2</sup>, providing a variety of living options to suit different preferences and needs.

The architectural drawings accompanying the project showcase various villa typologies, including examples of 2 and 3 bedroom layouts. Additionally, there is the availability of both single and double car garage options, catering to residents with different parking requirements.

In order to introduce visual variety and break the repetition of gable forms, the design incorporates carefully planned flat roof areas. These areas serve multiple purposes, such as creating pop-outs or defining entrance areas. These bespoke architectural details contribute to the overall streetscape by introducing variations along the streets and non-uniformity in the building facades, resulting in an aesthetically pleasing and dynamic environment.

## Outdoor Areas

The site planning for the Extension prioritises outdoor areas that cater to a wide range of resident hobbies and interests. In addition to the wider site features the Extension includes an Arts & Crafts, an outdoor gym and a Health Spa.

## Roading & Footpaths

A central boulevard extends through the existing site and will continue into the proposed extension. This road, intentionally wide, accommodates a central garden with amenity trees. It also features generous footpaths for walking and cycling, with space on either side for hedges and landscaping to delineate the outdoor areas of villas and buildings.

Access roads to the villas are designed to run east to west, perpendicular to the central boulevard. This orientation allows the houses to face north, maximizing sun exposure for each villa. Additionally, the villas are strategically set back from the road at varying distances, enhancing the overall streetscape.

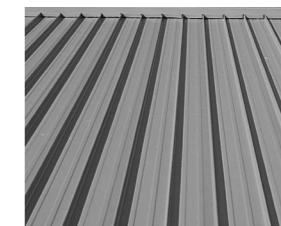
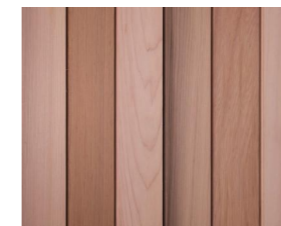
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# Tamahere Country Club

FINE RETIREMENT LIVING

46 Tamahere Drive,  
Tamahere, Waikato

## Proposed facilities & nearby amenities

- 1 Arts & Crafts
- 2 Orchard



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# SITE FEATURES



Typical Villa



Typical Landscaping



Existing Site with Proposed Extension Boundaries

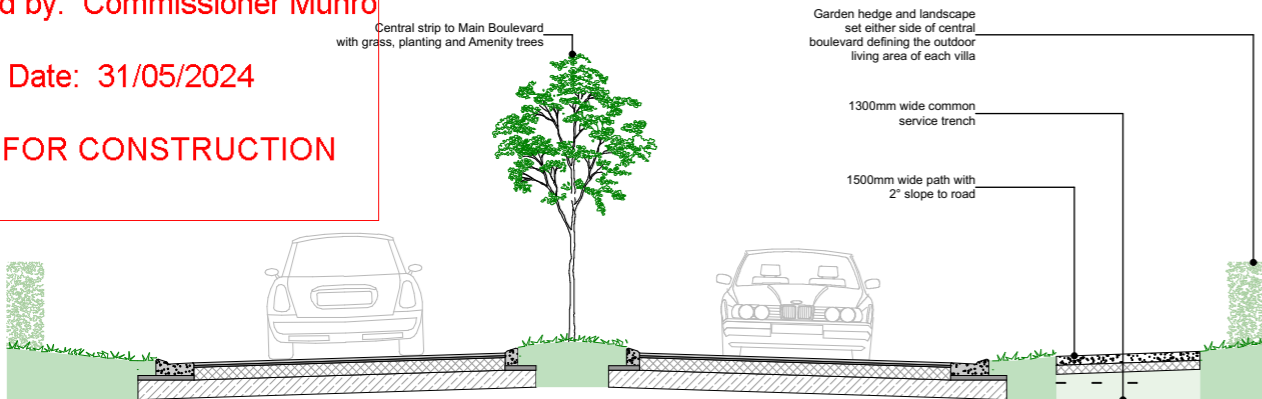
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Typical Boulevard

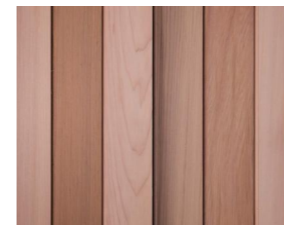




Floor Plan

Scale at A3 - 1:200

**MATERIAL KEY**



1. Vertical Shiplap Cedar



2. Rusticated Brick



3. Hinuera Stone



4. Half Eurotray Roofing



North Elevation

1:250



East Elevation

1:250



South Elevation

1:250



West Elevation

1:250



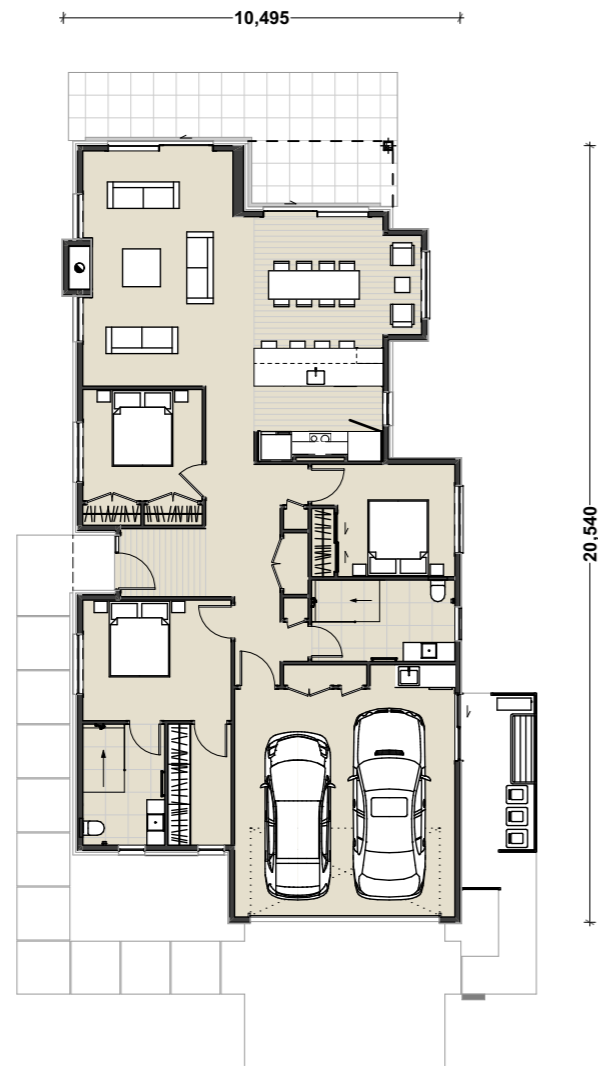
# Tamahere Country Club

FINE RETIREMENT LIVING

## Typology 'A' Concept for Resource Consent

This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

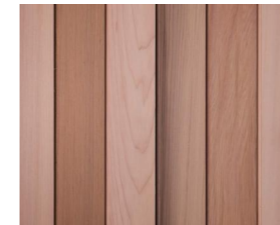
Floor Area = 232.20m<sup>2</sup>  
 Covered Area = 22.51m<sup>2</sup>  
**Total Area = 254.71m<sup>2</sup>**



Floor Plan

Scale at A3 - 1:200

**MATERIAL KEY**



1. Vertical Shiplap Cedar



2. Rusticated Brick



3. Hinuera Stone



4. Half Eurotray Roofing



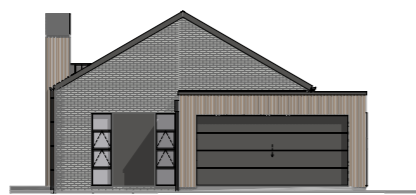
North Elevation

1:250



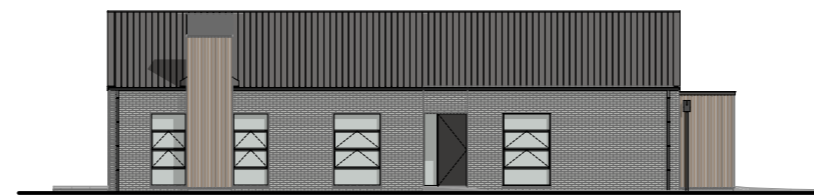
East Elevation

1:250



South Elevation

1:250



West Elevation

1:250



# Tamahere Country Club

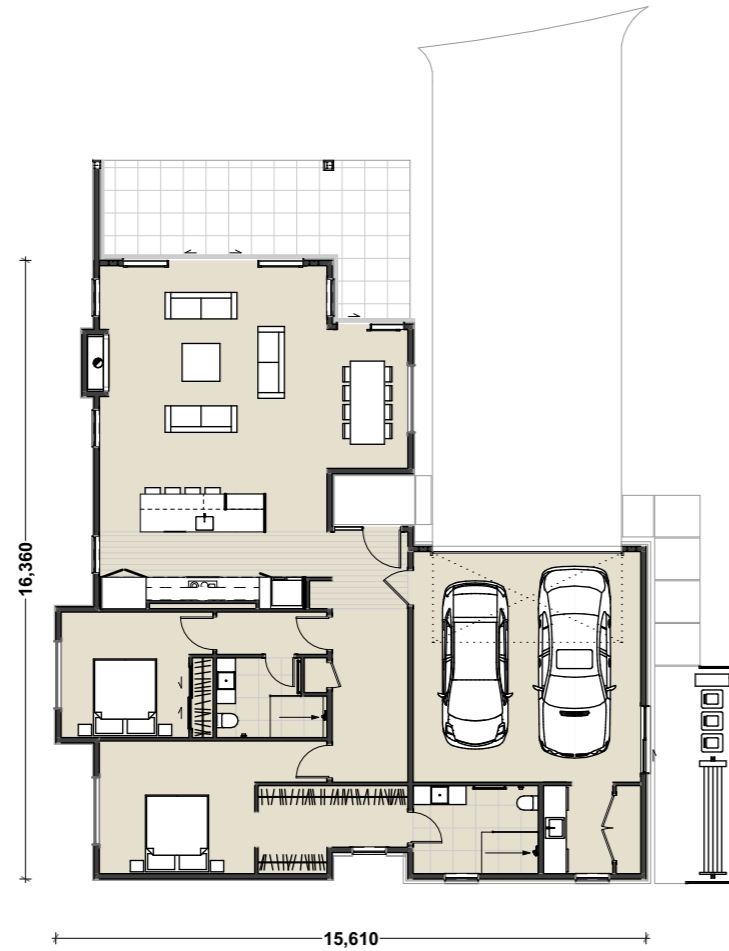
FINE RETIREMENT LIVING

## Typology 'B' Concept for Resource Consent

This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

Floor Area = 179.63m<sup>2</sup>  
 Covered Area = 12.77m<sup>2</sup>  
**Total Area = 192.40m<sup>2</sup>**

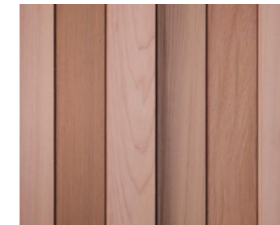




Floor Plan

Scale at A3 - 1:200

**MATERIAL KEY**



1. Vertical Shiplap Cedar



3. Hinuera Stone



2. Rusticated Brick



4. Half Eurotray Roofing



North Elevation 1:250



East Elevation 1:250



South Elevation 1:250



West Elevation 1:250



# Tamahere Country Club

FINE RETIREMENT LIVING

## Typology 'C' Concept for Resource Consent

This plan is conceptual only to provide an indicative layout for the purpose of resource consent. Final plan layout will likely be altered from shown before being drawn for building consent.

Floor Area = 188.49m<sup>2</sup>  
 Covered Area = 24.12m<sup>2</sup>  
**Total Area = 212.61m<sup>2</sup>**

# TAMAHERE COUNTRY CLUB SANDERSON GROUP



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## FOR CONSENT PLAN SET

# EAST PRECINCT TAMAHERE DRIVE, TAMAHERE

## JUNE 2023

### INDEX

1011.04-CO-000_CO	:	COVER SHEET - (THIS SHEET)
1011.04-10-EA-101	:	EARTHWORKS - EXISTING LAYOUT
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1011.04-10-EA-121	:	EARTHWORKS - DESIGN CONTOURS
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1011.04-60-PW-602	:	WATER - FIREFIGHTING AND IRRIGATION LAYOUT



# Kotare

CONSULTANTS

Unit D Victoria Arcade  
75D Victoria Street  
Cambridge 3434 NZ

Tel: 07 827 5340  
www.kotareconsultants.nz  
ciaran@kotareconsultants.nz

NOTES:

- 1. HEIGHTS ARE IN TERMS OF MOTURIKI VERTICAL DATUM 1953.  
ORIGIN: AP 3 DP 565970 RL=47.27
- 2. COORDINATES ARE IN TERMS OF NZGD 2000, MOUNT EDEN CIRCUIT.
- 3. CONTOURS ARE SHOWN AT 0.25M INTERVALS.



TAMAHERE COUNTRY CLUB  
STAGE 2 DEVELOPMENT

EXISTING HERITAGE TREE  
TO REMAIN

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CONSTRUCTION**

Mount Eden 2000 Hz DATUM  
Moturiki '53 -VI DATUM  
-N -E -Z -ORIGIN MARK  
-N -E -Z -COORDINATE  
NOTES



CLIENT  
TAMAHERE COUNTRY CLUB  
EAST PRECINCT

PROJECT TITLE  
EARTHWORKS  
EXISTING LAYOUT

BY: -  
CHK: -  
STATUS: **FOR CONSENT**  
CHANGELOG:  
REFER TO DRAWING REGISTER

APR: -  
SCALE: 1:1000  
PLAN  
1011.04.10.EA.101  
DATE 02.06.2023  
REV -

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K:\KC - DOCUMENTS\1011 - TAMAHERE COUNTRY CLUB\01 DRAWINGS\03 CADD EAST PRECINCT\1011.04.10.EA-101\_CONTOURS EX.DWG | 2023-06-13 16:11:35



LEGEND	
CONTOURS - CUT TO FILL	
-0.1m	CUT
—	ZERO
+0.1m	FILL
VOLUMES	
CUT	- 3,000m <sup>3</sup>
FILL	+ 10,000m <sup>3</sup>
(FROM EXISTING GROUND LESS 300mm, TO DESIGN LESS 150mm)	

TAMAHERE COUNTRY CLUB  
STAGE 2 DEVELOPMENT

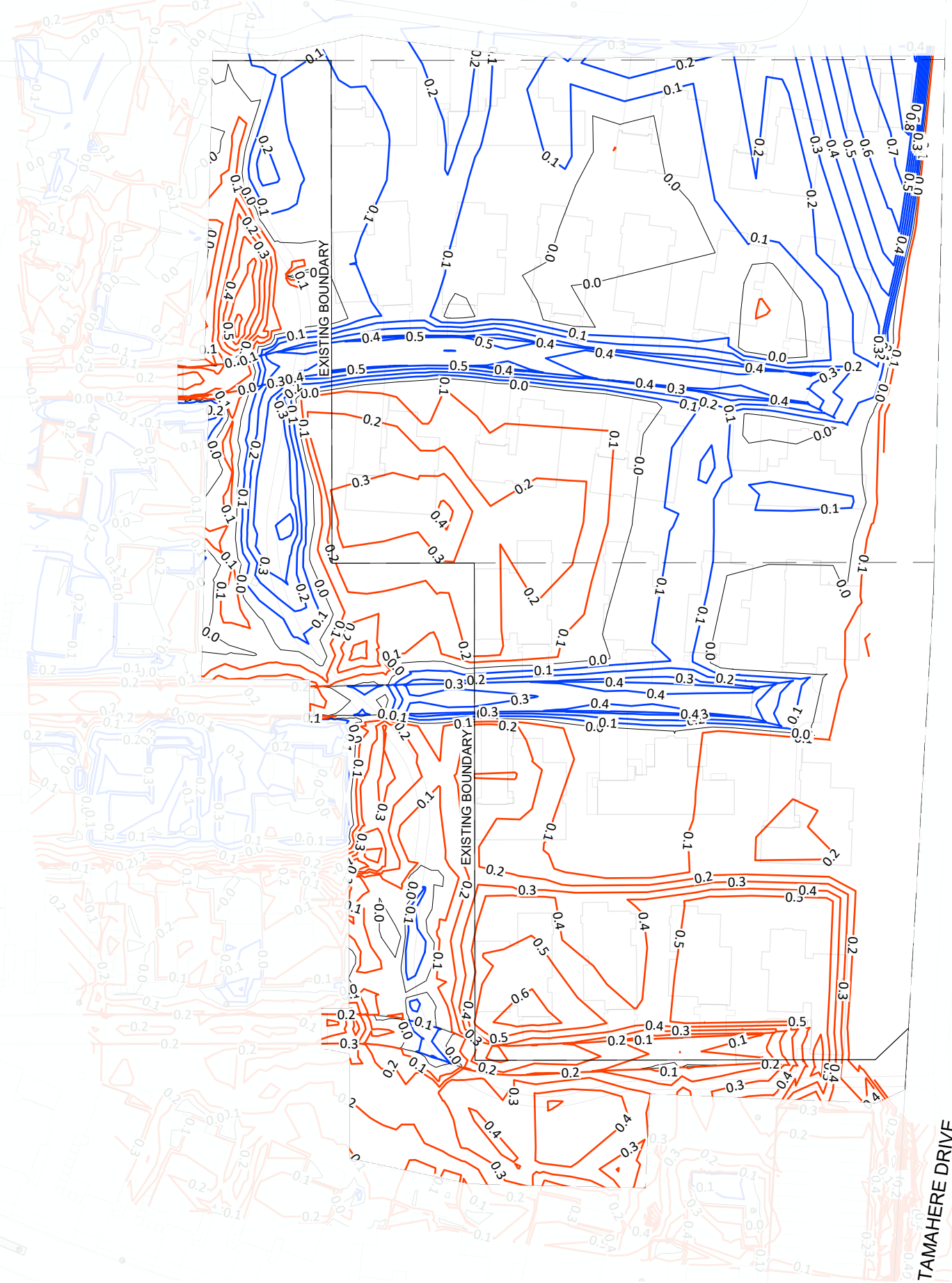
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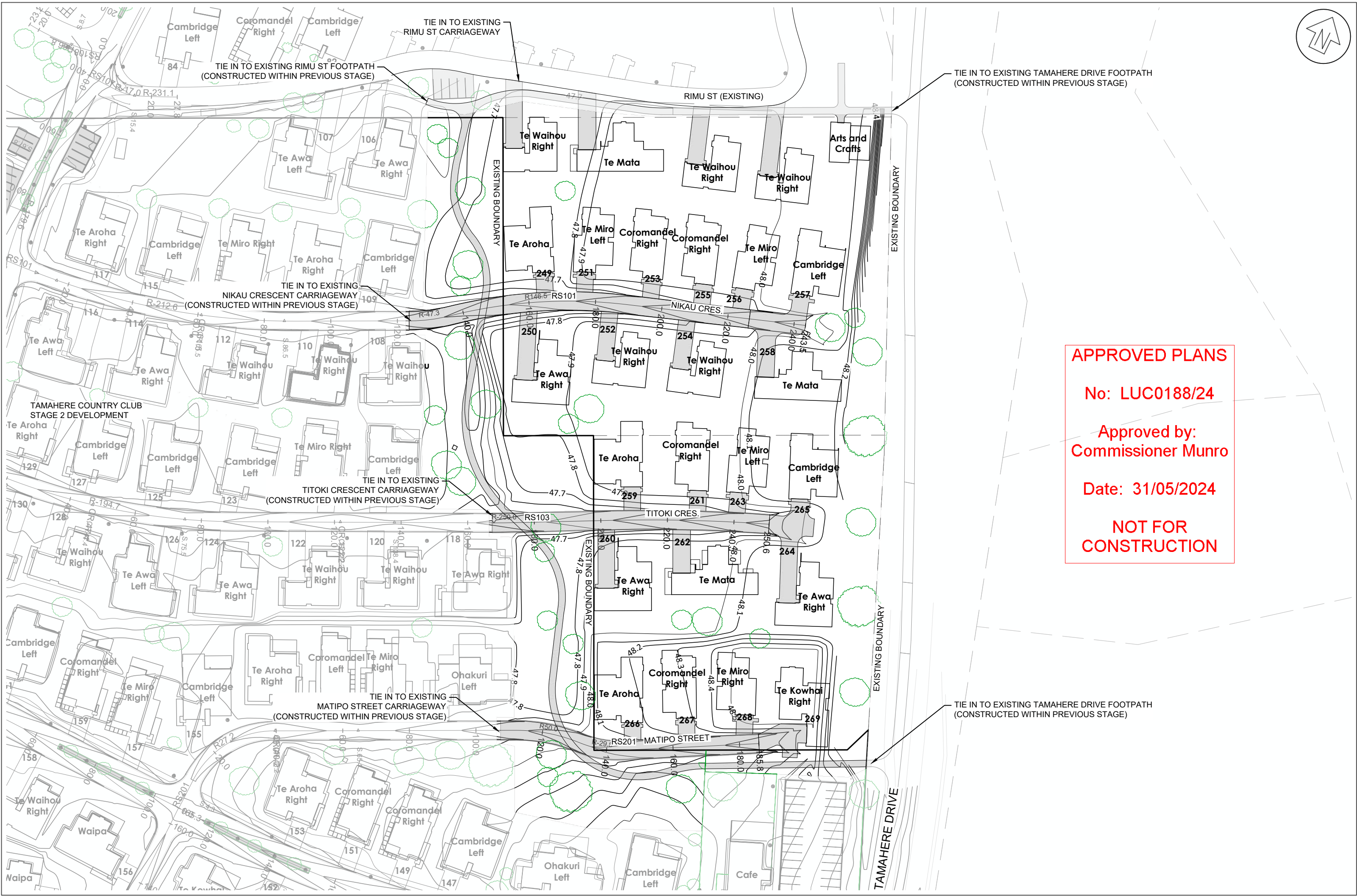
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Mount Eden 2000 Moturiki '53	Hz DATUM M DATUM	
: GEODETIC CODE - :N	: ORIGIN MARK - :E : Z : COORDINATE NOTES	
DOCUMENT CONTROL TO BE RESPONSIBILITY OF PLAN HOLDER, DESIGN IN REFERENCE TO R.I.T.S. / N.Z.S. UNLESS DETAILED.		

CLIENT  
**TAMAHERE COUNTRY CLUB  
EAST PRECINCT**

PROJECT TITLE  
**EARTHWORKS  
CUT FILL CONTOURS**

BY: _____	APR: _____	SCALE: 1:1000	DATE: 02.06.2023
CHK: _____		(A3)	
STATUS: <b>FOR CONSENT</b>		PLAN	REV
CHANGELOG: REFER TO DRAWING REGISTER		1011.04.10.EA.111	-



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Mount Eden 2000 - NZ DATUM  
Moturiki '53 - NZ DATUM

GEODETIC CODE - N  
ORIGIN MARK - E  
COORDINATE NOTES - Z

CLIENT  
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EAST PRECINCT**

PROJECT TITLE  
**EARTHWORKS  
DESIGN CONTOURS**

BY: -	APR: -	SCALE: 1:1000 (A3)	DATE: 02.06.2023
CHK: -	STATUS: <b>FOR CONSENT</b>	PLAN	REV
CHANGELOG: REFER TO DRAWING REGISTER	1011.04.10.EA.121		



HZ CURVE DATA

VT CURVE LENGTH (m)

VT CURVE RADIUS (m)

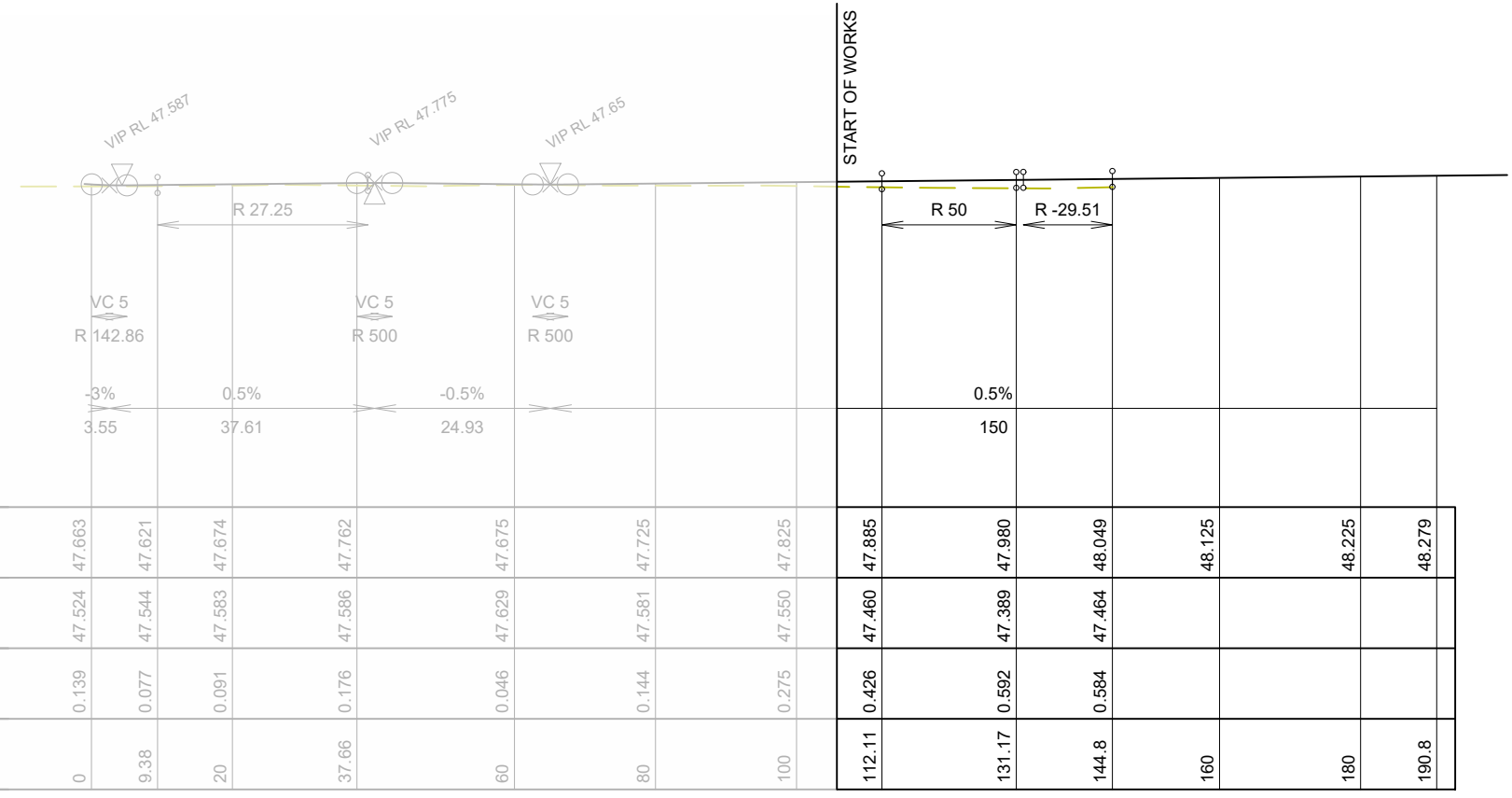
VT GEOM. GRADE (%)

VT GEOM. LENGTH (m)

DATUM RL = 24.8

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EXISTING SURFACE		47.524	47.544	47.583	47.586	47.629	47.581	47.550	47.460	47.389	47.464			
CUT / FILL DEPTH		0.139	0.077	0.091	0.176	0.046	0.144	0.275	0.426	0.592	0.584			
CHAINAGE	0	9.38	20	37.66	60	80	100	112.11	131.17	144.8	160	180	190.8	

LONGITUDINAL SECTION RS201 MATIPO STREET



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Mount Eden 2000 - NZ DATUM  
Moturiki '53 - NZ DATUM

Geodetic Code: -N  
Origin Mark: -E  
Coordinate Notes: -Z

CLIENT: TAMAHERE COUNTRY CLUB EAST PRECINCT

PROJECT TITLE: STORMWATER PLAN LAYOUT

BY: \_\_\_\_\_ APR: \_\_\_\_\_ SCALE: 1:1000 | DATE: 02.06.2023

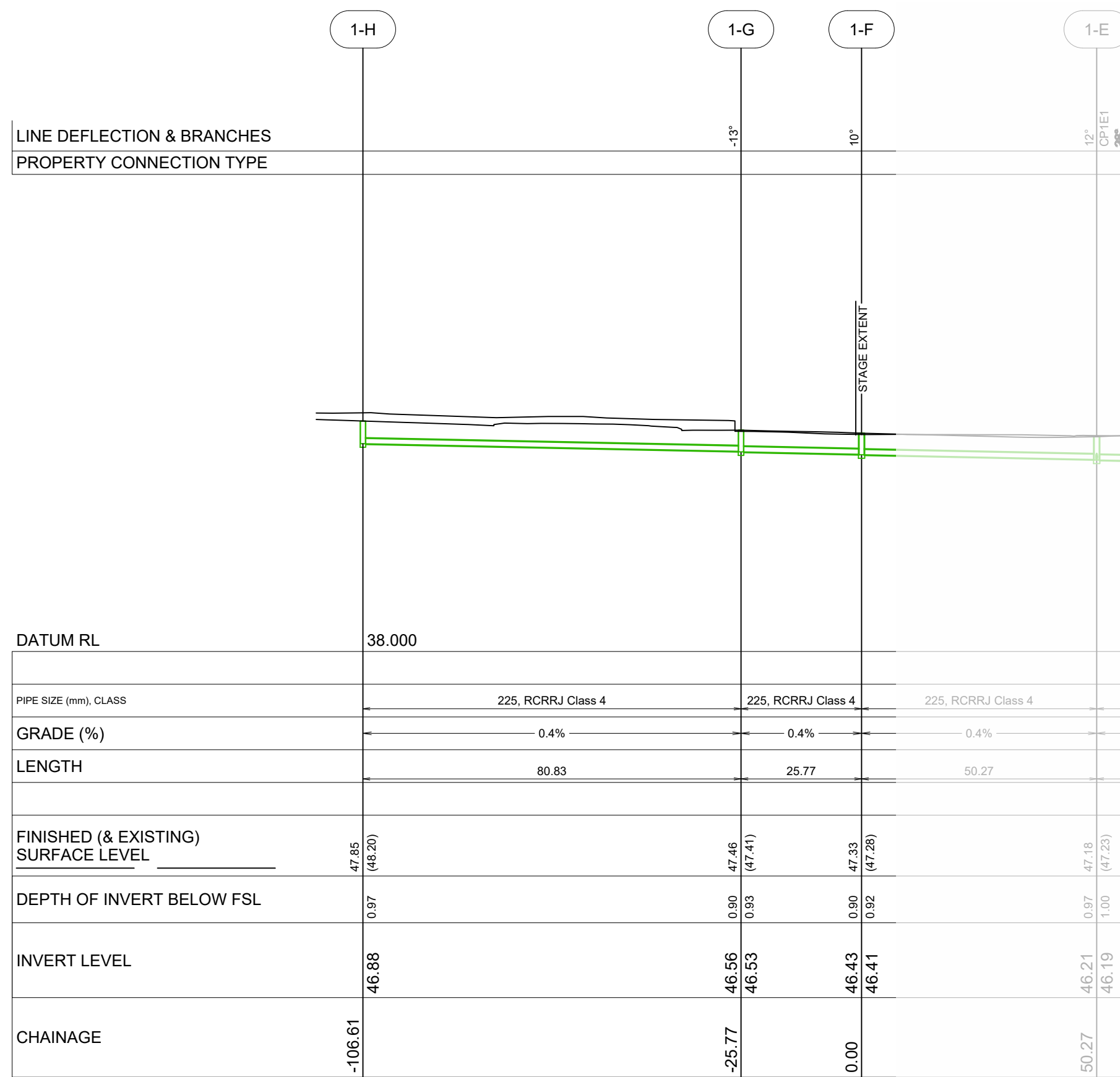
CHK: \_\_\_\_\_ STATUS: **FOR CONSENT**

CHANGELOG: REFER TO DRAWING REGISTER | PLAN: 1011.04.40.SW.401 | REV: -

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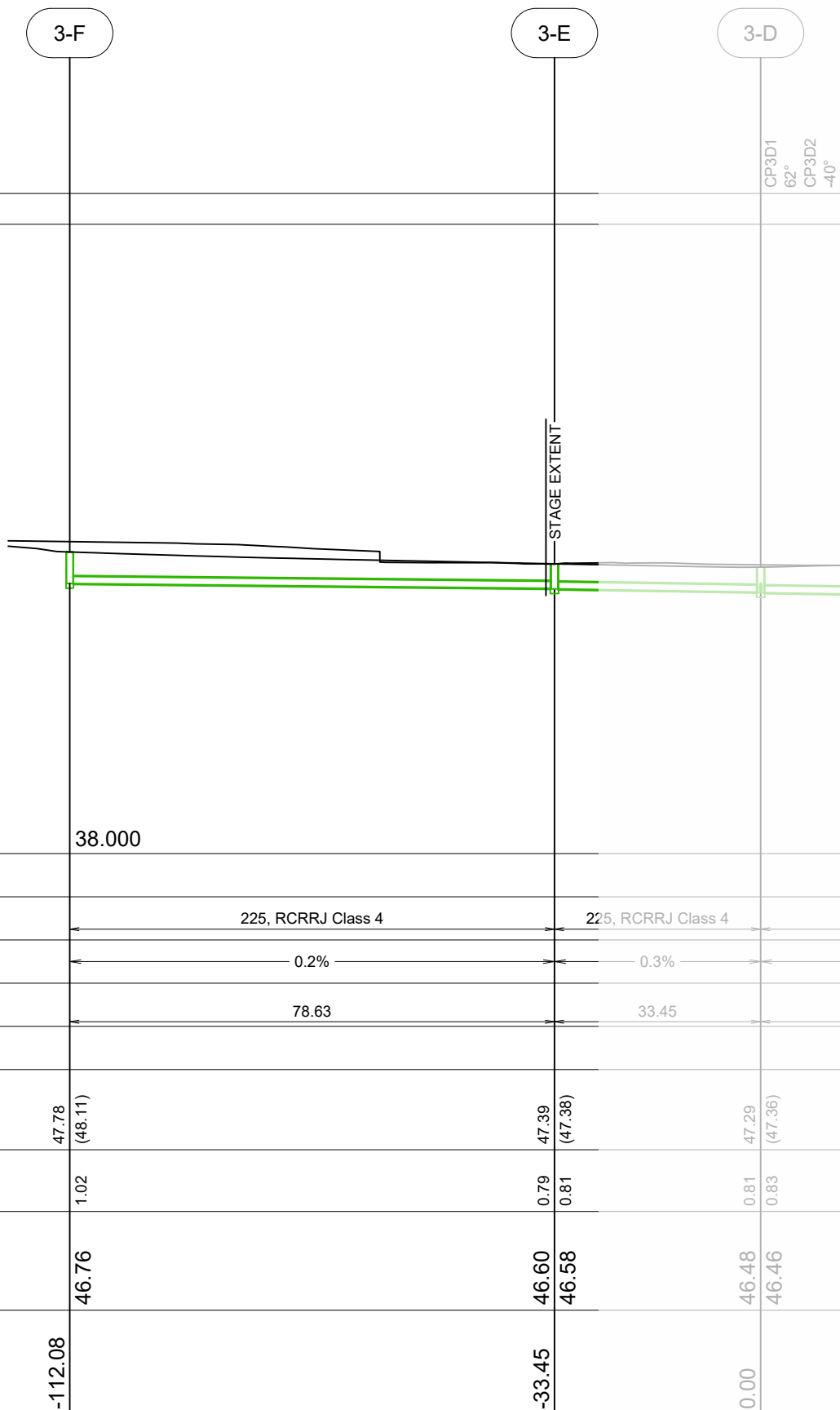
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LINE DEFLECTION & BRANCHES  
PROPERTY CONNECTION TYPE



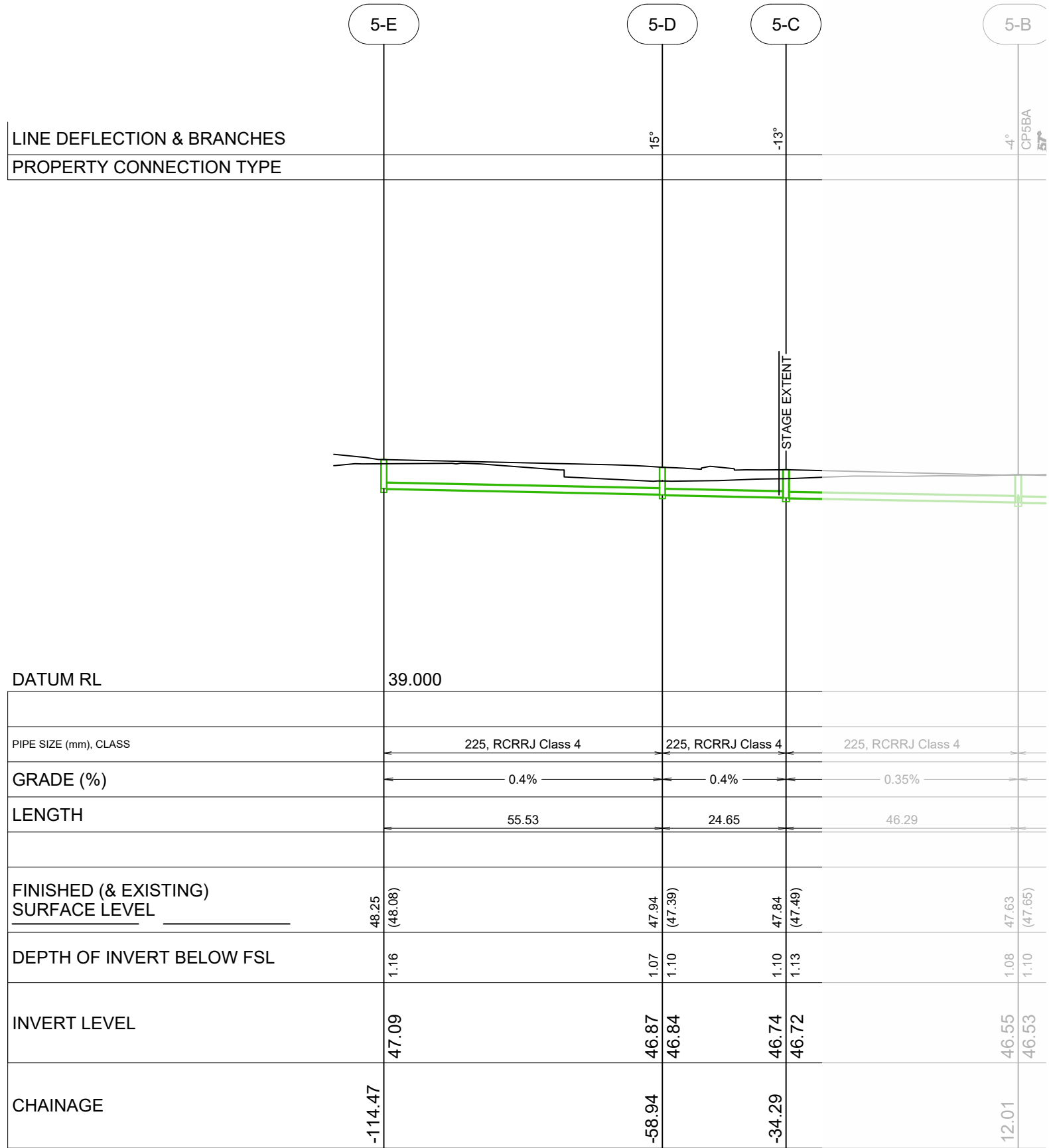
DATUM RL	38.000
PIPE SIZE (mm), CLASS	225, RCRRJ Class 4
GRADE (%)	0.2%
LENGTH	78.63
FINISHED (& EXISTING) SURFACE LEVEL	47.78 (48.11)
DEPTH OF INVERT BELOW FSL	1.02
INVERT LEVEL	46.76
CHAINAGE	-112.08

Scale Hz 1:1000 / Vt 1:200

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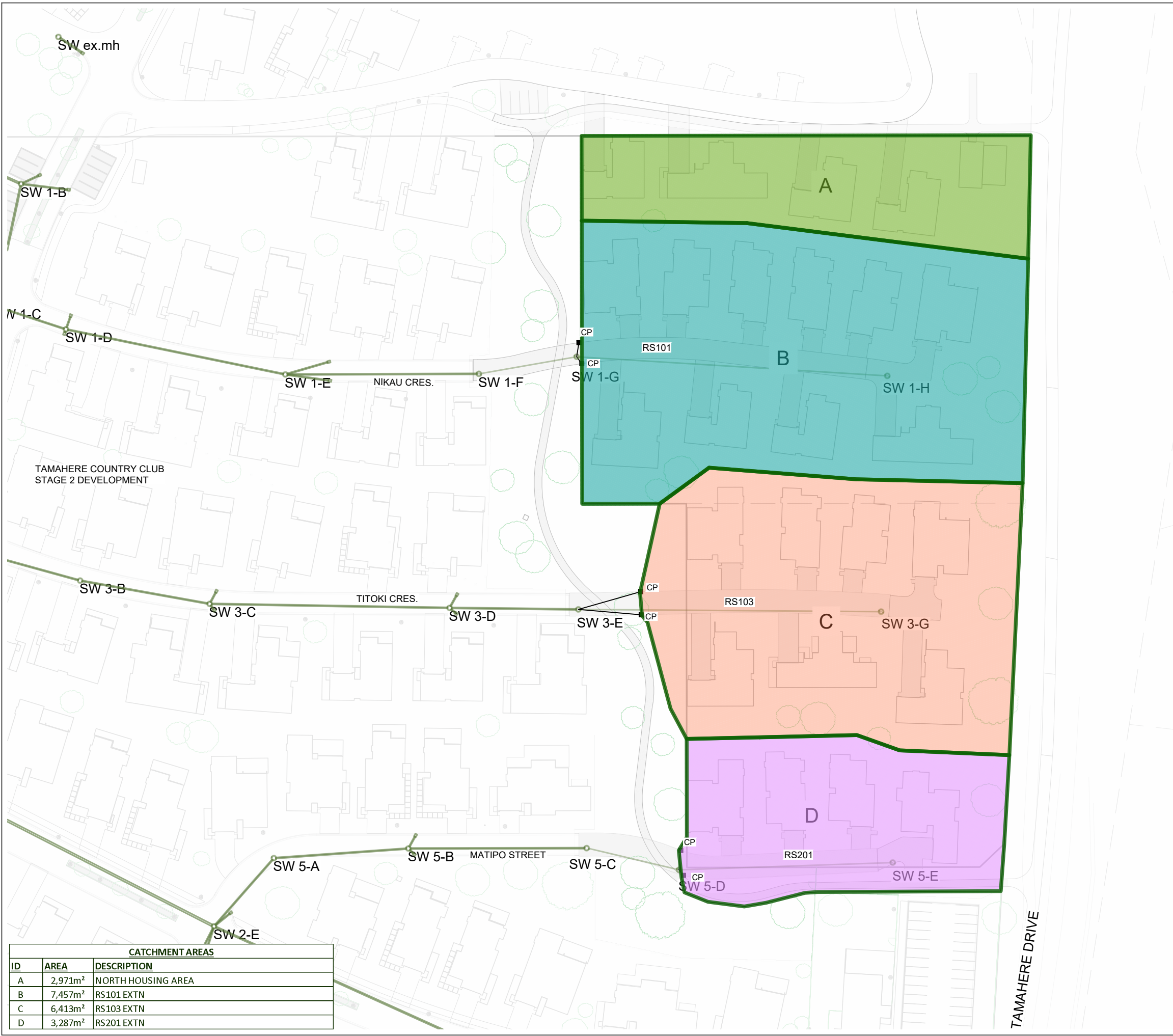
Scale Hz 1:1000 / Vt 1:200

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CATCHMENT AREAS		
ID	AREA	DESCRIPTION
A	2,971m <sup>2</sup>	NORTH HOUSING AREA
B	7,457m <sup>2</sup>	RS101 EXTN
C	6,413m <sup>2</sup>	RS103 EXTN
D	3,287m <sup>2</sup>	RS201 EXTN

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Mount Eden 2000 - NZ DATUM  
Moturiki '53 - NZ DATUM  
- :GEODEIC CODE - :E - :ORIGIN MARK - :Z - :COORDINATE NOTES  
DOCUMENT CONTROL TO BE RESPONSIBILITY OF PLAN HOLDER.  
DESIGN IN REFERENCE TO R.I.T.S. / N.Z.S. UNLESS DETAILED.



CLIENT  
TAMAHERE COUNTRY CLUB  
EAST PRECINCT

PROJECT TITLE  
WASTEWATER  
PLAN LAYOUT

BY: \_\_\_\_\_ APR: \_\_\_\_\_ SCALE: 1:1000 | DATE 02.06.2023  
CHK: \_\_\_\_\_ STATUS: **FOR CONSENT** PLAN  
CHANGELOG: REFER TO DRAWING REGISTER 1011.04.50.WW-501 | REV \_\_\_\_\_

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MAINTENANCE HOLE / SHAFT NAME	A-3	B-1	B-2	B-3	B-4
MH / MS COVER TYPE					
MH / MS TYPE	MH	MH	MH	MH1050	MH1050
DS MH / MS DROP TYPE					
LINE DEFLECTION & BRANCHES	A	-12°	-10°	16°	
PROPERTY CONNECTION TYPE					
DATUM RL	37.000				
PROPERTY DESCRIPTION					
PIPE SIZE (mm), CLASS	150, PVC		150, PVC	150, PVC	150, PVC
GRADE (1 IN X)	2.04%		1%	1%	1%
LENGTH	63.34		57.05	42.75	62.82
EMBEDMENT TYPE					
FINISHED (& EXISTING) SURFACE LEVEL	47.11 (47.43)	47.23 (47.23)	47.33 (47.26)	47.31 (47.31)	47.66 (47.66)
DEPTH OF INVERT BELOW FSL	3.91 3.85	2.68 2.65	2.18 2.16	1.71 1.68	1.41
INVERT LEVEL	43.20 43.26 43.51	44.55 44.58	45.15 45.17	45.60 45.63	46.26
CHAINAGE	0.00 12.63	63.34	120.40	163.15	225.96

Scale HZ 1:1000 / Vt 1:200

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MAINTENANCE HOLE / SHAFT NAME	A-4	C-1	C-2	C-3	C-4
MH / MS COVER TYPE					
MH / MS TYPE	MH	MH1050	MH1050	MH1050	MH1050
DS MH / MS DROP TYPE					
LINE DEFLECTION & BRANCHES	A	-14°	-3°		
PROPERTY CONNECTION TYPE					
DATUM RL	38.000				
PROPERTY DESCRIPTION					
PIPE SIZE (mm), CLASS	150, uPVC SN16		150, uPVC SN16	150, uPVC SN16	150, PVC
GRADE (1 IN X)	-0.76%		-0.83%	1%	1.25%
LENGTH	62.12		37.24	67.35	78.63
EMBEDMENT TYPE					
FINISHED (& EXISTING) SURFACE LEVEL	47.12 (47.72)	47.17 (47.30)	47.25 (47.35)	47.37 (47.37)	47.62 (47.62)
DEPTH OF INVERT BELOW FSL	3.57 3.51	3.08 3.06	2.83 2.81	2.25 2.23	1.50
INVERT LEVEL	43.55 43.62 43.65 CP3A2 225mm IL 46.11	44.09 44.11 44.20 CP3B1 225mm IL 46.34	44.42 44.44	45.12 45.14 44.80 CP3D1 225mm IL 46.53	46.12
CHAINAGE	0.00 4.80	62.12 72.19	99.37	166.72	245.35

Scale Hz 1:1000 / Vt 1:200

**APPROVED PLANS**  
  
 No: LUC0188/24  
  
 Approved by:  
**Commissioner Munro**  
  
 Date: 31/05/2024  
  
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MAINTENANCE HOLE / SHAFT NAME	E-1	F-1	F-2	F-3	F-4	F-5
MH / MS COVER TYPE						
MH / MS TYPE	MH1050	MH1050	MH1050	MH1050	MH1050	MH1050
DS MH / MS DROP TYPE						
LINE DEFLECTION & BRANCHES	E	44°	4°	11°	-13°	
PROPERTY CONNECTION TYPE						
DATUM RL	38.000					
PROPERTY DESCRIPTION						
PIPE SIZE (mm), CLASS	150, uPVC SN16		150, uPVC SN16		150, PVC	
GRADE (1 IN X)	0.67%		1%		1%	
LENGTH	30.30		34.35		47.81	
EMBEDMENT TYPE						
FINISHED (& EXISTING) SURFACE LEVEL	47.58 (47.51)	47.68 (47.63)	47.64 (47.64)	47.84 (47.46)	47.85 (47.85)	48.05 (48.05)
DEPTH OF INVERT BELOW FSL	2.83 2.77	2.67 2.63	2.25 2.23	1.95 1.93	1.64 1.62	1.31
INVERT LEVEL	44.75 44.81 44.84 44.24	45.01 45.05	45.39 45.41 45.43	45.89 45.92	46.21 46.23	46.74
CHAINAGE	0.00	30.30	64.65	112.46	141.51	192.46

Scale HZ 1:1000 / Vt 1:200

**APPROVED PLANS**  
  
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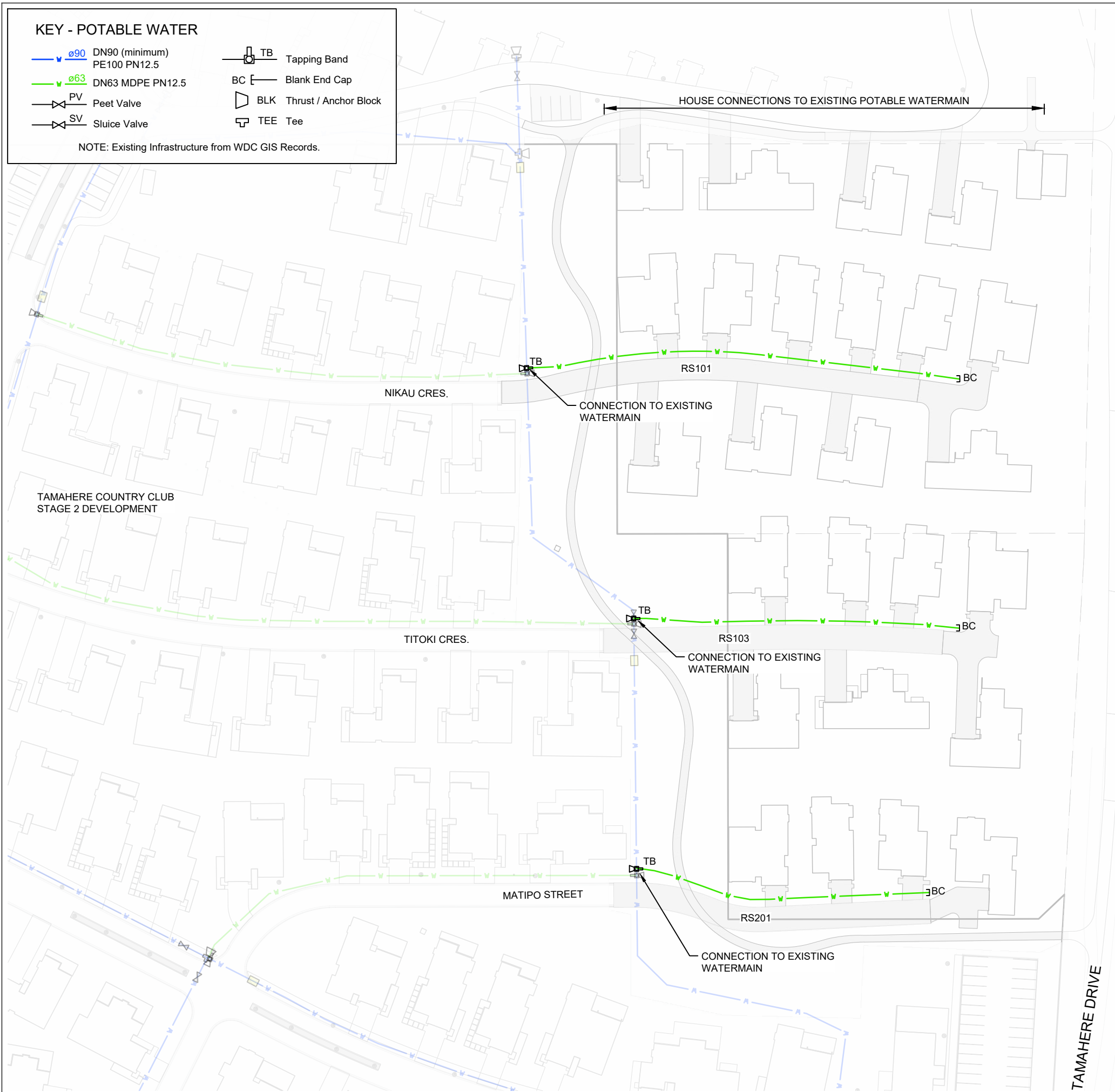
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### KEY - POTABLE WATER

- $\varnothing 90$  DN90 (minimum)  
PE100 PN12.5
- $\varnothing 63$  DN63 MDPE PN12.5
- PV Peet Valve
- SV Sluice Valve
- TB Tapping Band
- BC Blank End Cap
- BLK Thrust / Anchor Block
- TEE Tee

NOTE: Existing Infrastructure from WDC GIS Records.



**APPROVED PLANS**  
 No: LUC0188/24  
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 Commissioner Munro  
 Date: 31/05/2024  
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Mount Eden 2000  
 Moturiki '53  
 :GEODEIC CODE  
 :-N  
 :-E  
 :-Z  
 :ORIGIN MARK  
 :COORDINATE  
 NOTES  
 DOCUMENT CONTROL TO BE RESPONSIBILITY OF PLAN HOLDER.  
 DESIGN IN REFERENCE TO R.I.T.S. / N.Z.S. UNLESS DETAILED.



CLIENT  
**TAMAHERE COUNTRY CLUB  
 EAST PRECINCT**

PROJECT TITLE  
**WATER  
 POTABLE LAYOUT**

BY: _____	APR: _____	SCALE: 1:1000 (A3)	DATE 02.06.2023
CHK: _____	STATUS: <b>FOR CONSENT</b>	PLAN	REV _____
CHANGELOG: REFER TO DRAWING REGISTER	1011.04.60.PW.601		-

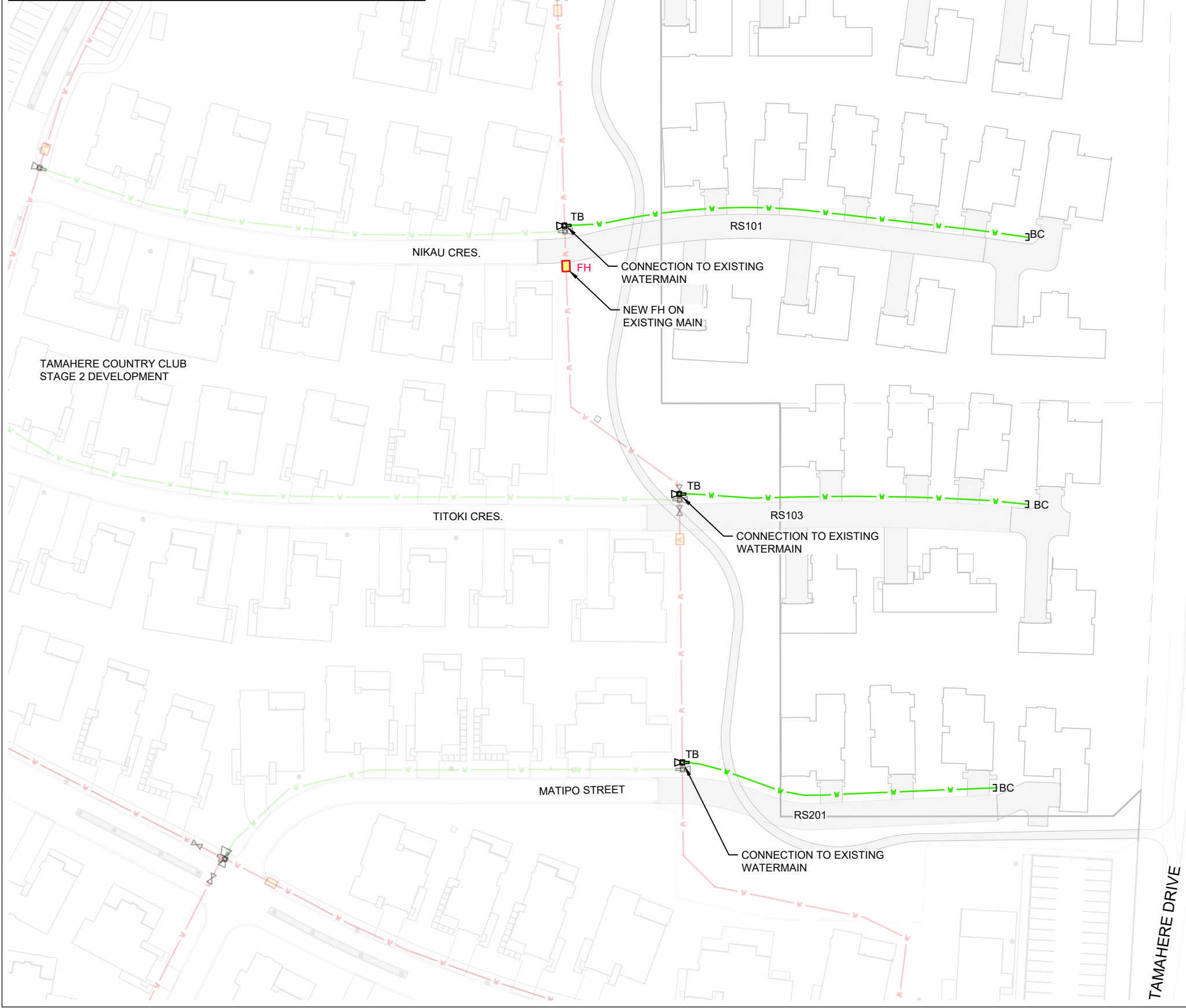
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**KEY - IRRIGATION / FIRE FIGHTING**

$\phi 160$ DN160 (minimum) PE100 PN12.5	TB Tapping Band
$\phi 63$ DN63 MDPE PN12.5	BC Blank End Cap
PV Peet Valve	BLK Thrust / Anchor Block
SV Sluice Valve	TEE Tee
FH Fire Hydrant	



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CONSTRUCTION**

Mount Eden 2000 Moturiki '53	Hz DATUM M DATUM	
GEODETIC CODE - N	ORIGIN MARK - Z COORDINATE NOTES	

DOCUMENT CONTROL TO BE RESPONSIBILITY OF PLAN HOLDER.  
DESIGN IN REFERENCE TO R.I.T.S. / N.Z.S. UNLESS DETAILED.

CLIENT  
**TAMAHERE COUNTRY CLUB  
EAST PRECINCT**

PROJECT TITLE  
**WATER  
FIREFIGHTING AND IRRIGATION LAYOUT**

BY: _____	APR: _____	SCALE: 1:1000 (A3)	DATE: 02.06.2023
CHK: _____	STATUS: <b>FOR CONSENT</b>	PLAN	REV
CHANGELOG: REFER TO DRAWING REGISTER	1011.04.60.PW.602		

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