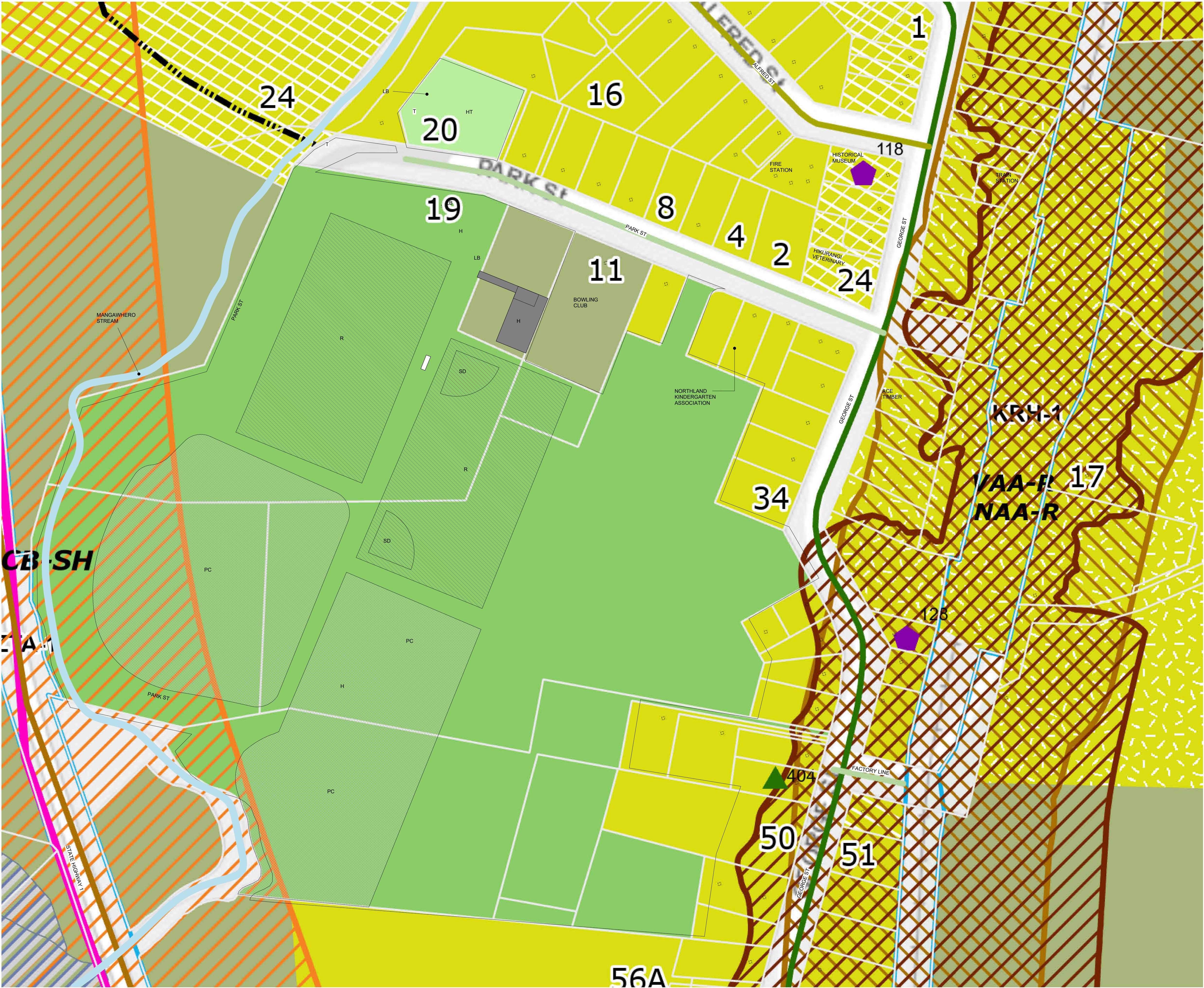




SITE INFO	
ADDRESS:	11 PARK
STREET HIKURANGI NORTHLAND	
SITE AREA:	XXXm²
SURVEY INFORMATION	
SURVEYED BY: Lands and Survey Whangarei	
027 271 0632	
AREAS AND DIMENSIONS ARE SUBJECT TO VERIFICATION UPON SURVEY.	
NOTE	
SPATIAL PLAN ONLY. FEASIBILITY TO BE CONFIRMED AT NEXT STAGE OF PROJECT. REQUIRES ASSESSMENT AND INPUT FROM GEOTECHNICAL ENGINEER, CIVIL ENGINEER, ELECTRICAL ENGINEER, TRAFFIC ENGINEER ETC TO CONFIRM FEASIBILITY.	
Key	
—	Site boundary
- - - -	Contours
□	Building footprint
▨	Site
—	Stream
● ● ● ●	Propose footpath improvement (per WDC 2020-2021 Placemaking Hikurangi Plan)
- - - -	Walking and cycling (per WDC 2020-2021 Placemaking Hikurangi Plan)
- - - -	PROPOSED ADDITION TO Walking and cycling (per WDC 2020-2021 Placemaking Hikurangi Plan)



REVISION

DRAFT
WORK IN PROGRESS
FOR INFORMATION ONLY
23/08/2023 1:36:53 pm



Matakohē
Architecture
+ Urbanism

WWW.MATAKOHE.CO.NZ
158B BANK ST, REGENT WHANGAREI 0110
THE COPYRIGHT OF THESE DRAWINGS, AND
ALL PARTS THERE OF REMAINS THE PROPERTY
OF MATAKOHE ARCHITECTURE + URBANISM LTD

THE CONTRACTOR SHALL CHECK AND VERIFY
ALL DIMENSIONS, LEVELS AND ANGLES ON SITE
PRIOR TO COMMENCING ANY WORK.
DIMENSIONS MUST NOT BE SCALE MEASURED
FROM DRAWINGS.

CLIENT
**SCOPE TOTAL
PROJECTS**

PROJECT
**HIKURANGI SPORTS
HUB**

DRAWING TITLE
PLANNING ZONE

PROJECT NO.
MA0103

DATE
DRAWN BY
CHECKED BY
SCALE @A1

01.08.2023
Author
Checker
As indicated

DRAWING NO.
A002

REV

23/08/2023 1:36:53 pm



SITE INFO
ADDRESS: 11 PARK
STREET HIKURANGI NORTHLAND

SITE AREA: XXXm²

SURVEY INFORMATION

SURVEYED BY: Lands and Survey Whangarei
027 271 0632

AREAS AND DIMENSIONS ARE SUBJECT TO
VERIFICATION UPON SURVEY.

NOTE

SPATIAL PLAN ONLY. FEASIBILITY TO BE
CONFIRMED AT NEXT STAGE OF PROJECT.
REQUIRES ASSESSMENT AND INPUT FROM
GEOTECHNICAL ENGINEER, CIVIL ENGINEER,
ELECTRICAL ENGINEER, TRAFFIC ENGINEER
ETC TO CONFIRM FEASIBILITY.

Key

- | | | |
|--------------------|----|---------------------------|
| Site boundary | H | Hard Area |
| Setback | HT | Hard Tennis Court-outside |
| Contours | LB | Leased Building |
| Building footprint | PC | Pony Club |
| Hard surface | R | Rugby Field |
| Stream | SD | Softball Diamond |
| | T | Turf |
-
- | |
|------------------------|
| Electrical Transformer |
| Flood light large |
| Flood light |
| Power pole |

ZONES

Sports and Active Recreation Zone (SARZ)
Building and Major Structure

SARZ-R3 Minor Buildings
Minor buildings are exempt from rules SARZ-R4-R6

SARZ-R4 Height
10m above ground level
floodlights max height of 18.5m above ground level.

SARZ-R5 Setbacks
1. All buildings and major structure comply with the min building and major structure setback rule of the adjoining zone closest to the building.
2. All building and major structures are set back at least 27m from Mean High Water Springs or the top of the back of any river that has a width exceeding 3m (excluding bridges, culverts and fences).

SARZ-R6 Height in Relation to Boundary
All buildings and major structures comply with the min height in relation to boundary rule of the adjoining zone closest to the building or major structure.

SARZ-R11 Food and Beverage Activity
Permitted

- The activity is an ancillary activity to the primary place of assembly, recreational facility or education facility within the same site.
- The activity is located further than 50m from a Residential Zone.
- Any combination of activities listed in rules SARZ-R8 to SARZ-R11 have:
 - A cumulative gross floor area of less than 25% of the site area.
 - A cumulative outdoor area less than 500m²

Settlement Zone Residential (SETZ)

SETZ-R7 Building and Major Structure Setbacks
1. All building and major structure are set back at least:

- 4.5m** from road boundaries.
- 3m** from all non-road boundaries, with one setback of **1.5m**
- 27m** from Mean High Water Springs and the top of the bank of any river that has a width exceeding **3m** (excluding bridges, culverts and fences).

SETZ-R8 Building and Major Structure Height in Relation to Boundary

3m above ground level plus the shortest horizontal distance between that part of the building or major structure and any site boundary.

REVISION

DRAFT
WORK IN PROGRESS
FOR INFORMATION ONLY
23/08/2023 1:36:56 pm



Matakohē
Architecture
+ Urbanism

WWW.MATAKOHE.CO.NZ
158B BANK ST, REGENT WHANGAREI 0110
THE COPYRIGHT OF THESE DRAWINGS, AND
ALL PARTS THERE OF REMAINS THE PROPERTY
OF MATAKOHE ARCHITECTURE + URBANISM LTD

THE CONTRACTOR SHALL CHECK AND VERIFY
ALL DIMENSIONS, LEVELS AND ANGLES ON SITE
PRIOR TO COMMENCING ANY WORK.
DIMENSIONS MUST NOT BE SCALE MEASURED
FROM DRAWINGS.

CLIENT
**SCOPE TOTAL
PROJECTS**

PROJECT
**HIKURANGI SPORTS
HUB**

DRAWING TITLE
EXISTING SITE PLAN

PROJECT NO.
MA0103

DATE
DRAWN BY
CHECKED BY
SCALE @A1
01.08.2023
Author
Checker
As indicated

DRAWING NO.
A003

REV

23/08/2023 1:36:56 pm



SITE INFO

NEW CLUB ROOM:	800m ²
NEW CHANGING ROOM:	390m ²
NEW PUBLIC TOILET:	150m ²
NEW GYM/PHYSIO:	640m ²
TOTAL:	1980m ²
PLAYING FIELD 1:	8400m ²
PLAYING FIELD 2:	8400m ²
PLAYING FIELD 3:	8400m ²
TOTAL:	25200m ²
SAND SOFTBALL DIAMOND:	335m ²
PROPOSED PONY CLUB:	28790m ²
CARPARK 1:	3120m ²
CARPARK 2:	12820m ²
CARPARK 3:	2555m ²
TOTAL:	18495m ²
PLAYGROUND:	1075m ²
NETBALL/TENNIS HARDCOURT	2970m ²

STAGE 1

NEW CHANGING ROOM
NEW FIELD LAYOUT
NEW SOFTBALL AREAS
NEW HARD SURFACE COURTS
PONY CLUB REMEDIAL WORK
NEW CARPARK 1
NEW PLAYGROUND
NEW LIGHTING LAYOUT

STAGE 2

NEW CLUB ROOM
NEW TOILETS
COVERED BOWLING GREEN
NEW CARPARK 1 AND 3
REMOVE EXISTING STRUCTURES
FOOTPATHS AND CYCLE CONNECTIONS
NEW GYM / PHYSIO
NEW PONY CLUB SAND ARENA
LANDSCAPING / PLANTING (BARRIERS)

REVISION

DRAFT
WORK IN PROGRESS
FOR INFORMATION ONLY
23/08/2023 1:37:04 pm



Matakohē
Architecture
+ Urbanism

WWW.MATAKOHE.CO.NZ
158B BANK ST, REGENT WHANGAREI 0110
THE COPYRIGHT OF THESE DRAWINGS, AND
ALL PARTS THERE OF REMAINS THE PROPERTY
OF MATAKOHE ARCHITECTURE + URBANISM LTD

THE CONTRACTOR SHALL CHECK AND VERIFY
ALL DIMENSIONS, LEVELS AND ANGLES ON SITE
PRIOR TO COMMENCING ANY WORK.
DIMENSIONS MUST NOT BE SCALE MEASURED
FROM DRAWINGS.

CLIENT
**SCOPE TOTAL
PROJECTS**

PROJECT
**HIKURANGI SPORTS
HUB**

DRAWING TITLE
**PROPOSED SPATIAL
PLAN**

PROJECT NO.
MA0103

DATE
DRAWN BY
CHECKED BY
SCALE @A1
PROJECT
NORTH

01.08.2023
MA
MA
As indicated

DRAWING NO.
A010

REV
23/08/2023 1:37:04 pm