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Te Tuhi Precinct Plan

Whakaroa Road
Taupō

30 August 2023

OVERALL PRECINCT PLAN



LEGEND:

LIFESTYLE CLUSTER SITES

- BUILDING PLATFORM - RED
- BUILDING PLATFORM - ORANGE
- BUILDING PLATFORM - GREEN

EQUESTRIAN CENTRE SITE:

- BUILDING PLATFORM
- GRAZING

LODGE SITE

- BUILDING PLATFORM
- GRAZING

NATIVE BUSH SITE

- NATIVE BUSH *
- WASTEWATER DISPOSAL LOCATION

--- RIGHT OF WAY/ROADWAY

— HORSE TRAIL

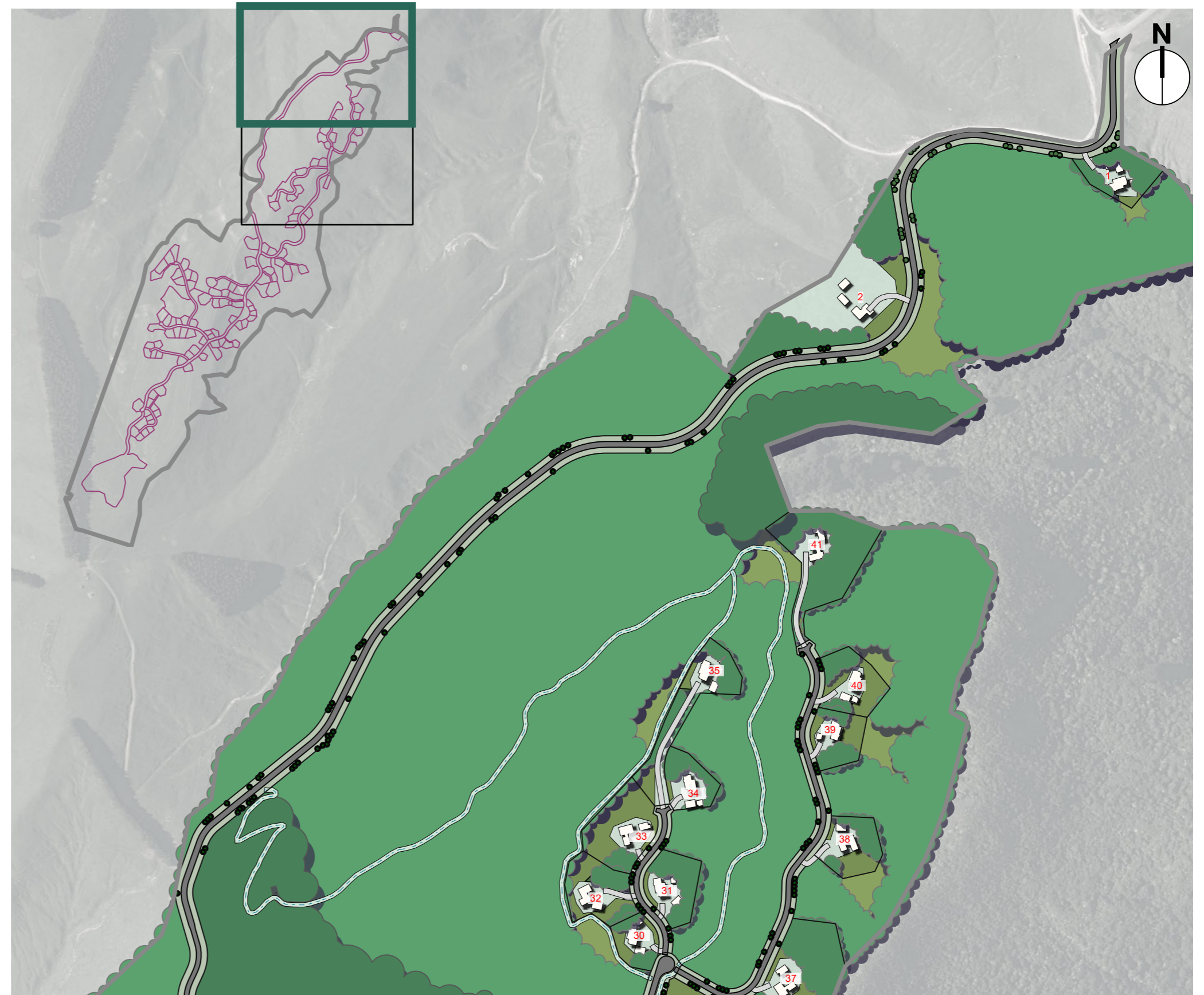
* SEE MITIGATION AND RESTORATION PLANTING PLAN (PAGES 4 - 11) FOR DETAILED PLANTING REQUIREMENTS

Tourism Lodge Site	Equestrian Centre Site	Lifestyle Cluster Sites	Native Bush Site
<p>The Tourism Lodge Site occupies a dramatic position overlooking Te Tuhi Point, with panoramic views across Lake Taupō to the Kaimanawa Range and the Volcanic Plateau.</p> <p>Building mass, form, materials and fenestration integrate with and celebrate the location and landform and reference the site's volcanic origins and cultural history. An integrated landscape and building design approach that enhances the characteristics and values of the outstanding natural landscape and the amenity of surrounding landscapes.</p> <p>The Tourism Lodge Site features a tourism lodge with guest rooms, restaurant, café, bar, wellness centre and wedding chapel, plus separate visitor accommodation chalets.</p> <p>Each building applies the Te Tuhi Precinct Building Location, Architectural Design and Materiality Requirements to contribute to overall character and identity.</p>	<p>The Equestrian Centre Site is visually secluded from beyond the Te Tuhi Precinct but its central location makes it highly accessible to residents and visitors.</p> <p>The Equestrian Centre Site accommodates horse-grazing pasture, dressage and showjumping arenas, vehicle parking and the built development of the equestrian stables, staff accommodation and storage sheds.</p> <p>Each building applies the Te Tuhi Precinct Building Location, Architectural Design and Materiality Requirements to contribute to overall character and identity.</p>	<p>Clusters of rural lifestyle development surrounded by the Native Bush Site, where buildings read as subservient to the landform and the vegetated landscape when viewed from beyond the Te Tuhi Precinct.</p> <p>Each site is identified as Red – higher visibility from beyond the Te Tuhi Precinct, Orange – moderate visibility or Green – lower visibility – and managed accordingly.</p> <p>Each residential unit applies the Te Tuhi Precinct Building Location, Architectural Design and Materiality Requirements to contribute to overall character and identity. Each allotment features protected areas of planting that mitigate any residual effects of built development.</p>	<p>A restored indigenous forest landscape with high indigenous biodiversity, connecting to, extending and enhancing the neighbouring forest reserves, and accommodating roads, recreational trails and the wastewater treatment facility.</p>

Building Location, Architectural Design and Materiality Requirements

Site	Location of Buildings	Maximum Building Ground Floor Area	Maximum Number of Dwellings	Number of Minor Residential Units	Maximum height of all buildings and structures (m)	Maximum Artificial Light	Light Reflectance Value
Lifestyle Cluster Red Sites	All buildings must be within building platforms identified on the Sub-division Scheme Plan	Maximum 350m ² Maximum for any one building – 250m ²	1	0	5	<ul style="list-style-type: none"> • 8 lumens /m² at the boundary • Upward light ratio of less than 3% • Must have a warm colour temperature of less than 3000 Kelvin 	<ul style="list-style-type: none"> • Roofs: 5 - 13% • Exterior walls: 5 - 23% • Exterior trim: 5 - 46% • Fences: 5 – 23% • Glazing: light transfer of 95% or greater
Lifestyle Cluster Orange Sites		Maximum 400m ² Maximum for any one building – 250m ²	1	0	5		
Lifestyle Cluster Green Sites		Maximum 450m ² Maximum for any one building – 250m ²	1	0	8		
Tourism Lodge		Determined by approved building platform	0	0	12		
Equestrian Centre		Determined by approved building platform	3	0	8		
Native Bush		Determined by approved building platform	0	0	5		

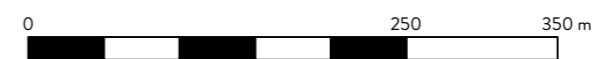
MITIGATION AND RESTORATION PLANTING PLAN 1A



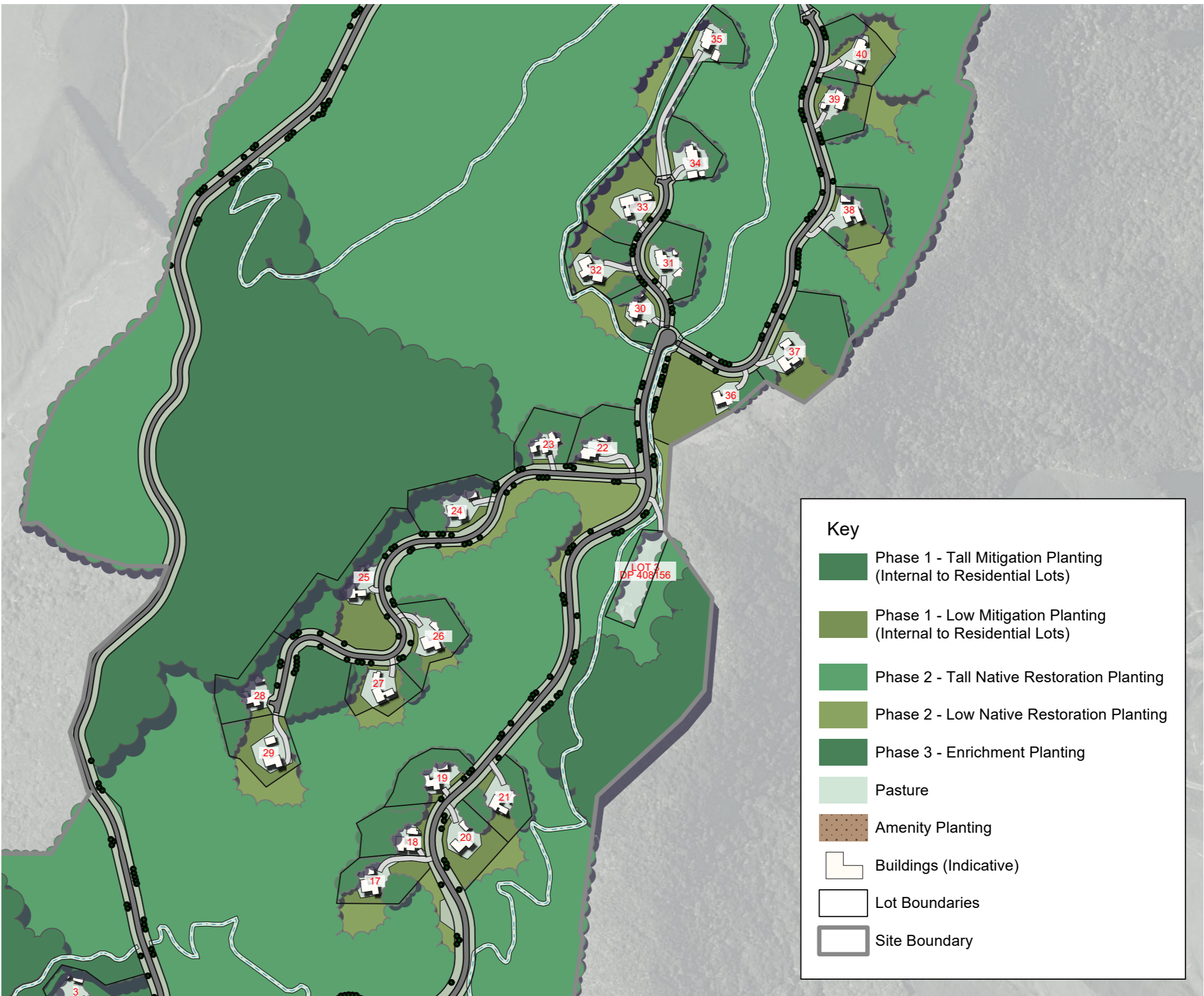
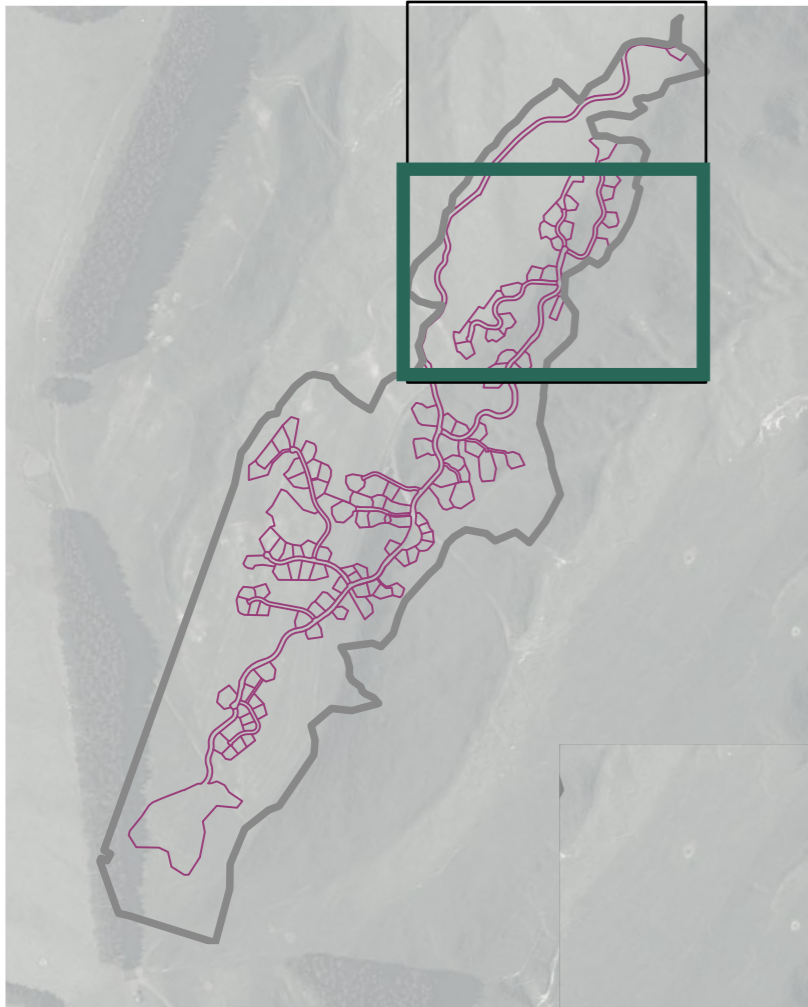
Key

- Phase 1 - Tall Mitigation Planting (Internal to Residential Lots)
- Phase 1 - Low Mitigation Planting (Internal to Residential Lots)
- Phase 2 - Tall Native Restoration Planting
- Phase 2 - Low Native Restoration Planting
- Phase 3 - Enrichment Planting
- Pasture
- Amenity Planting
- Buildings (Indicative)
- Lot Boundaries
- Site Boundary

Detail Plan 1A
Scale: 1:5000



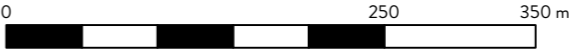
MITIGATION AND RESTORATION PLANTING PLAN 1B



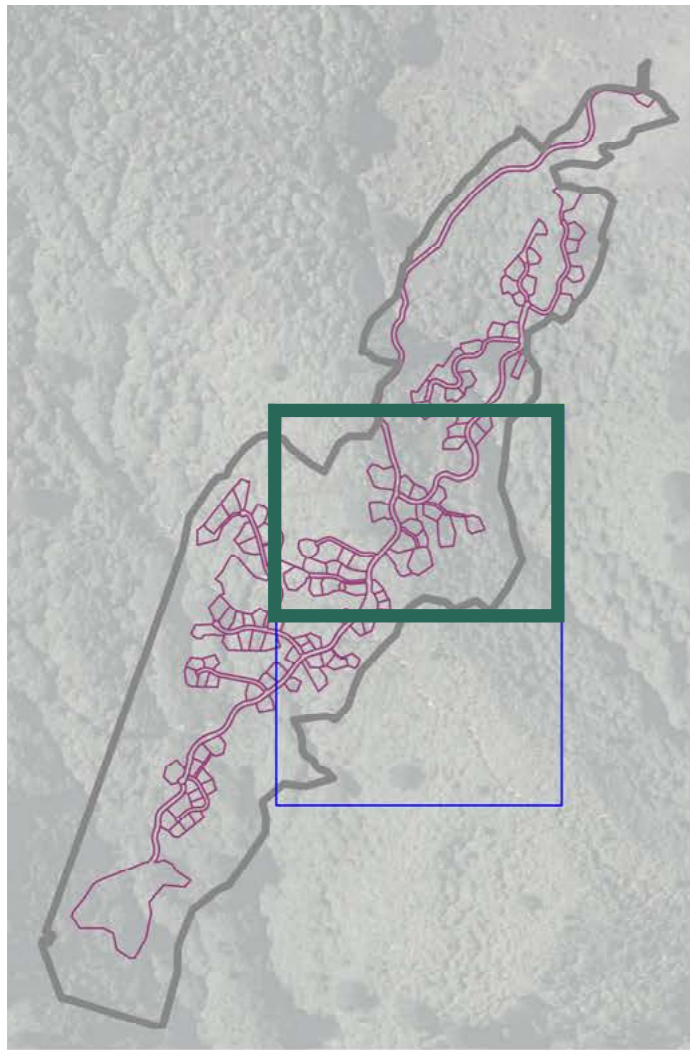
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- Phase 3 - Enrichment Planting
- Pasture
- Amenity Planting
- Buildings (Indicative)
- Lot Boundaries
- Site Boundary

Detail Plan 1B
Scale: 1:5000



MITIGATION AND RESTORATION PLANTING PLAN 2A



Key

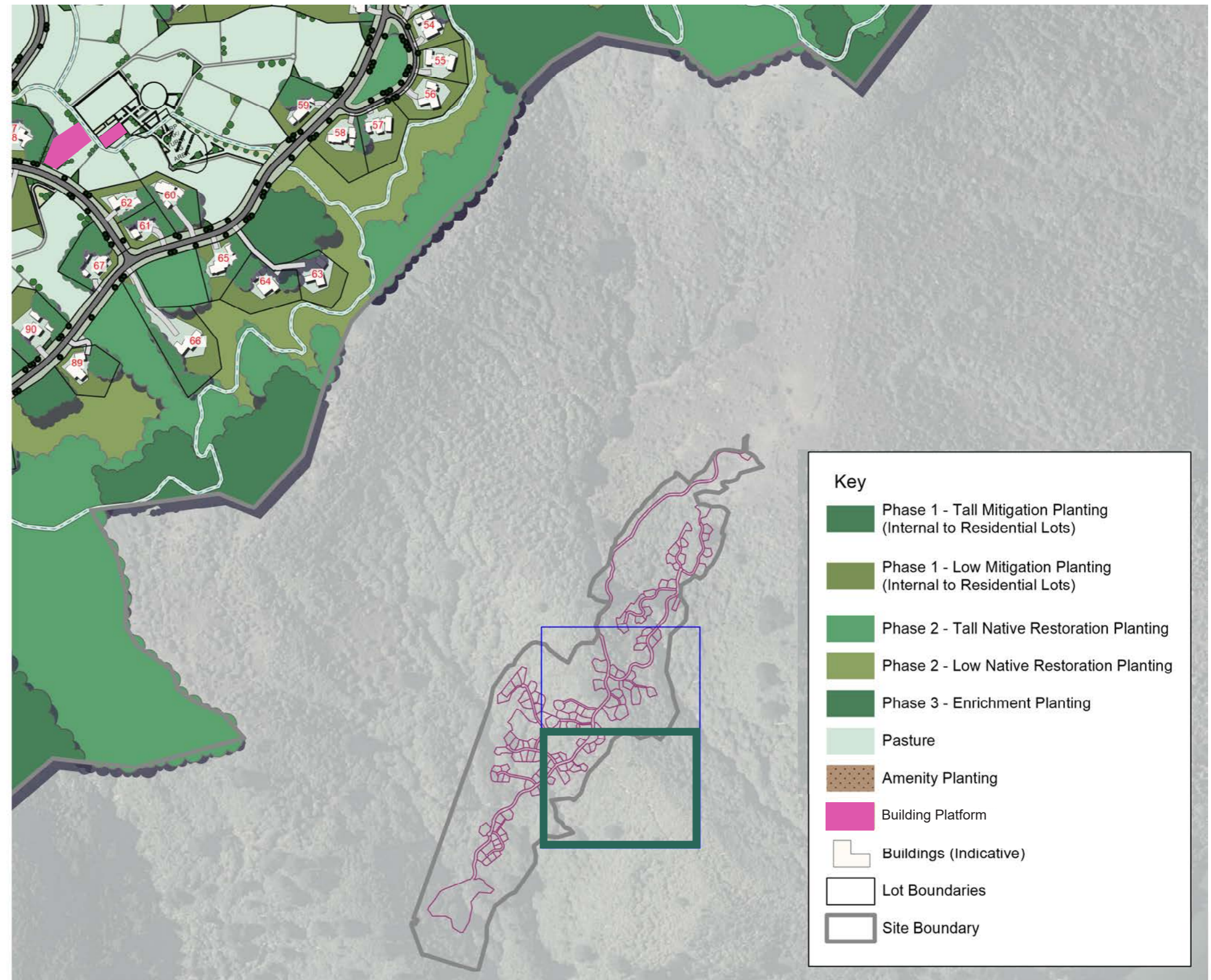
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- Pasture
- Amenity Planting
- Amenity Planting
- Buildings (Indicative)
- Lot Boundaries
- Site Boundary



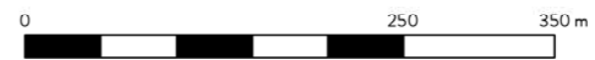
Detail Plan 2A
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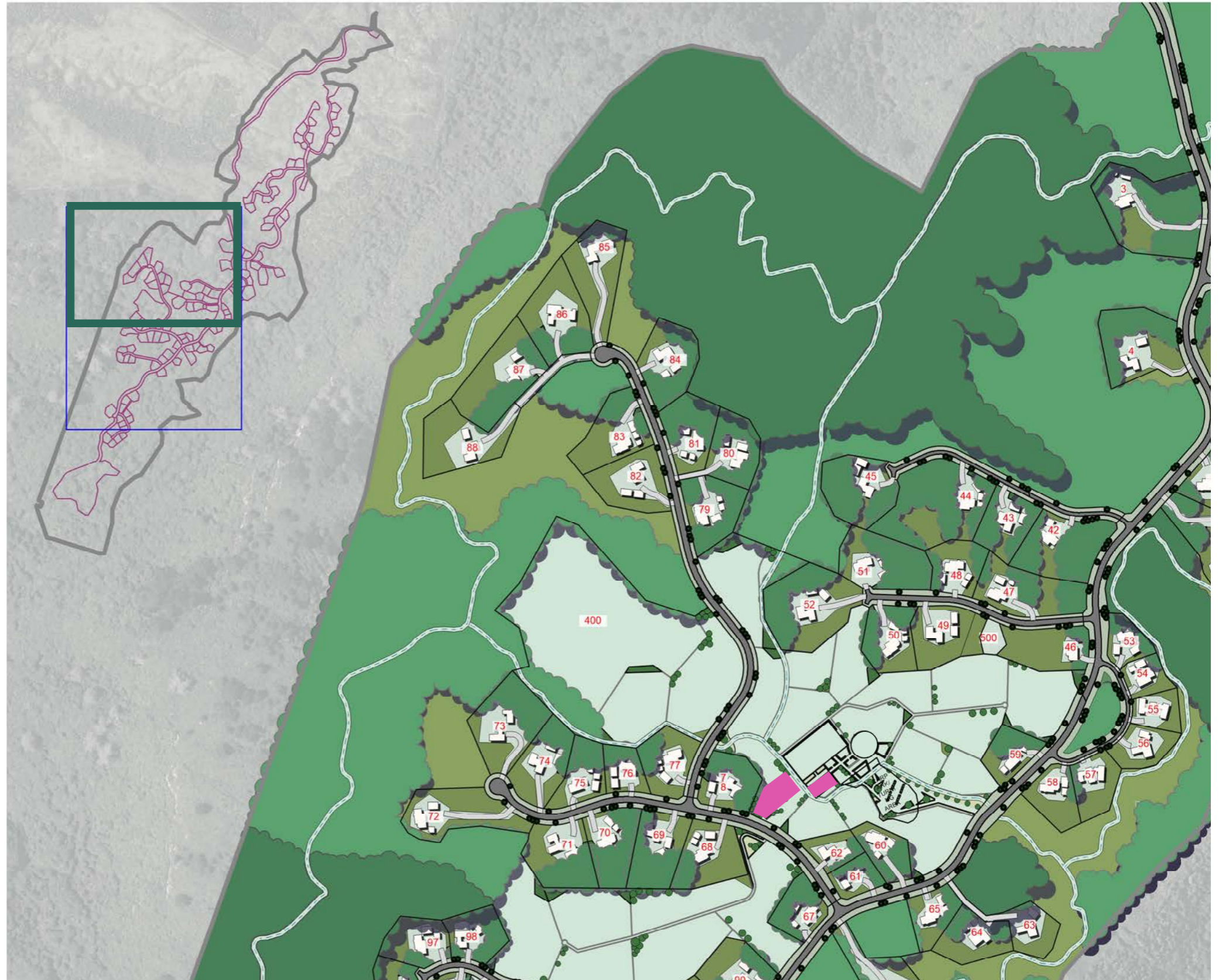
MITIGATION AND RESTORATION PLANTING PLAN 2B



Detail Plan 2B
Scale: 1:5000



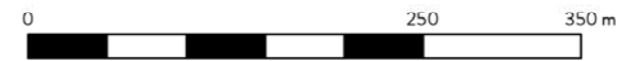
MITIGATION AND RESTORATION PLANTING PLAN 3A



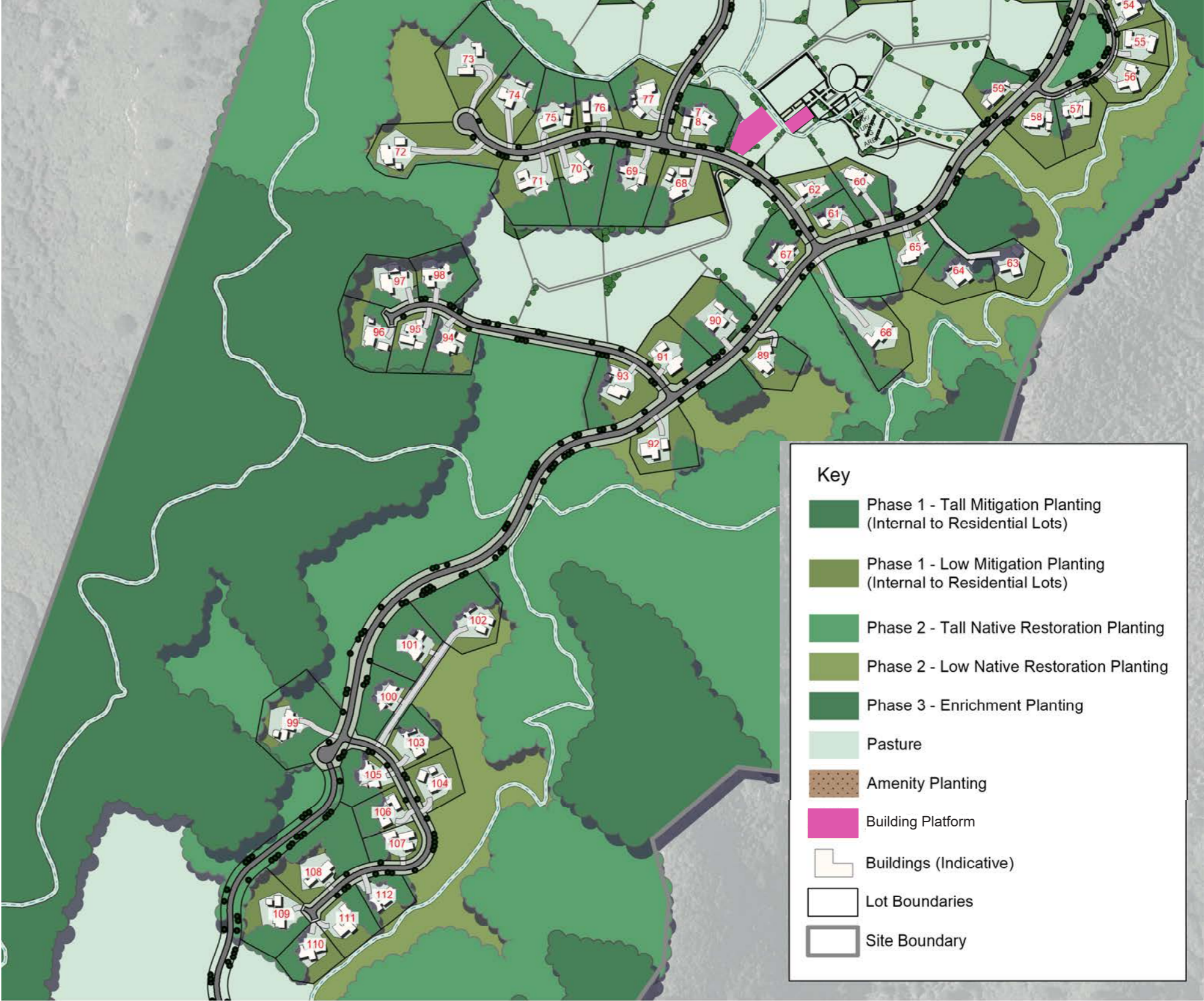
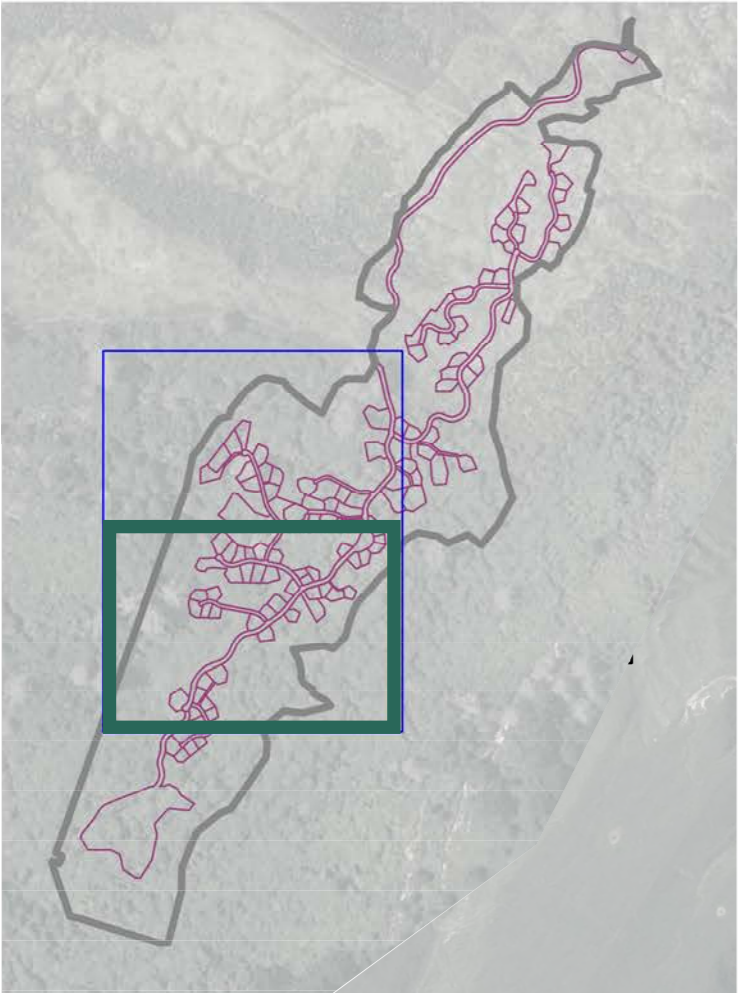
Key

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- Phase 2 - Tall Native Restoration Planting
- Phase 2 - Low Native Restoration Planting
- Phase 3 - Enrichment Planting
- Pasture
- Amenity Planting
- Building Platform
- Amenity Planting
- Buildings (Indicative)
- Lot Boundaries
- Site Boundary

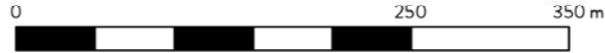
Detail Plan 3A
Scale: 1:5000



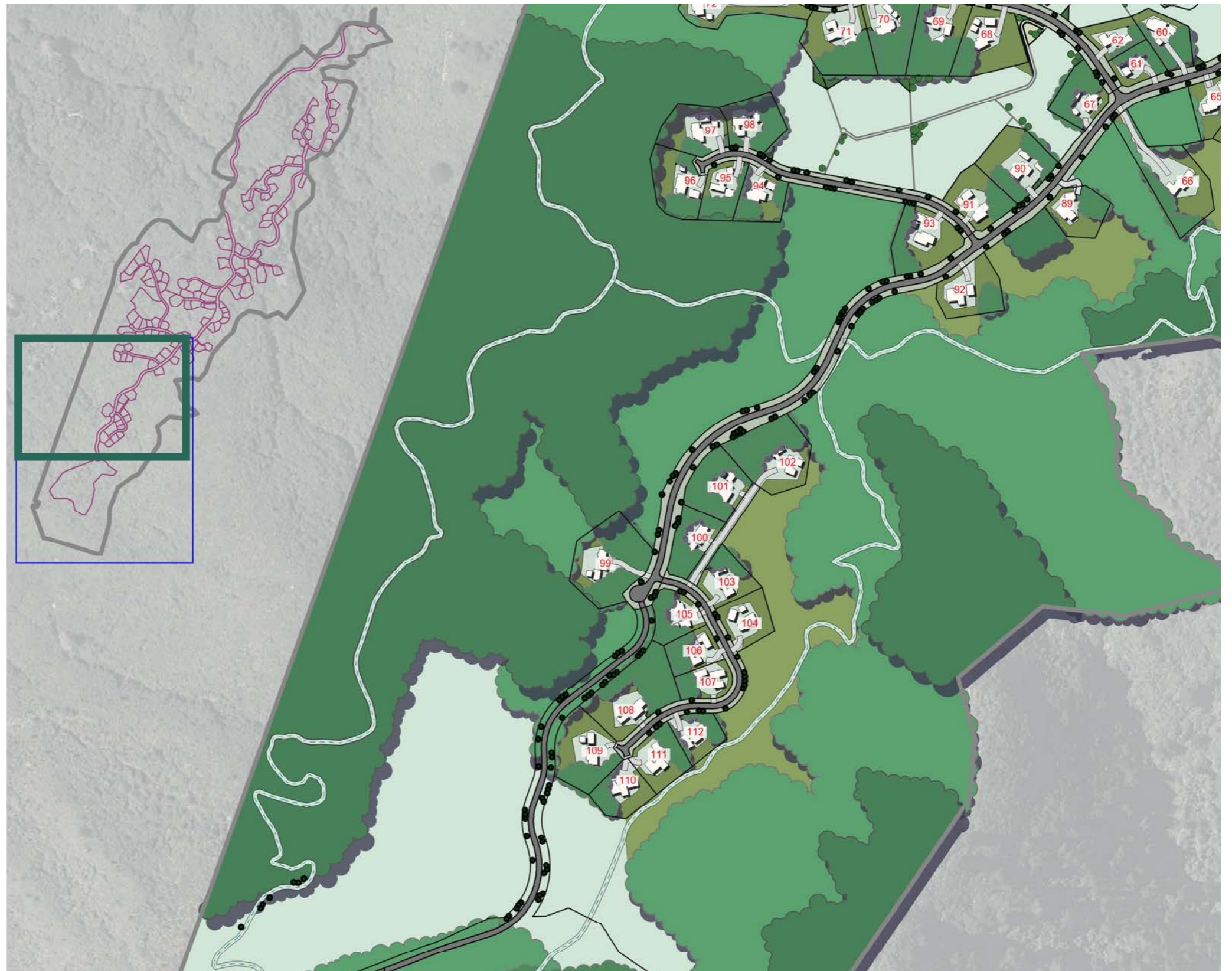
MITIGATION AND RESTORATION PLANTING PLAN 3B



Detail Plan 3B
Scale: 1:5000



MITIGATION AND RESTORATION PLANTING PLAN 4A



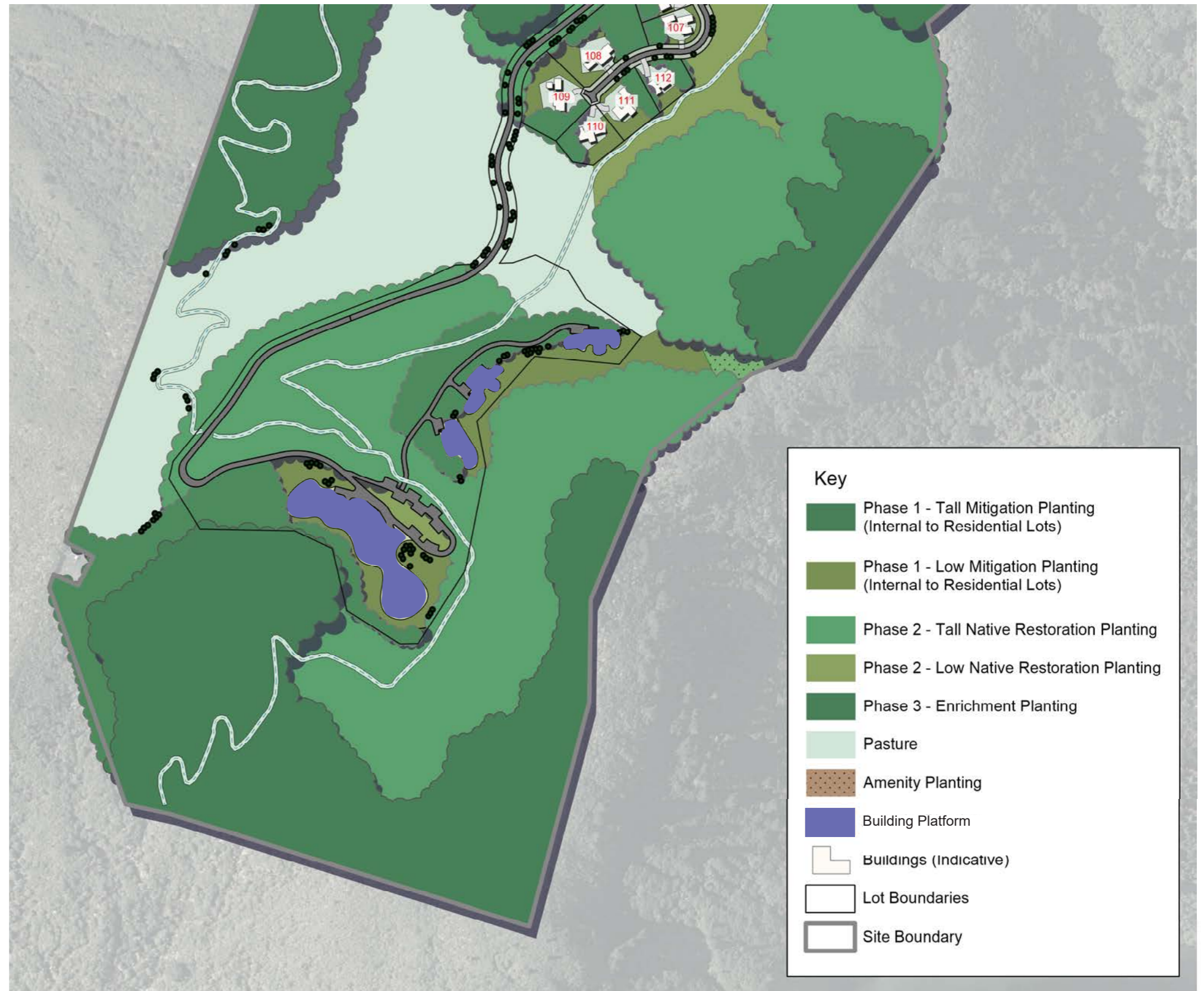
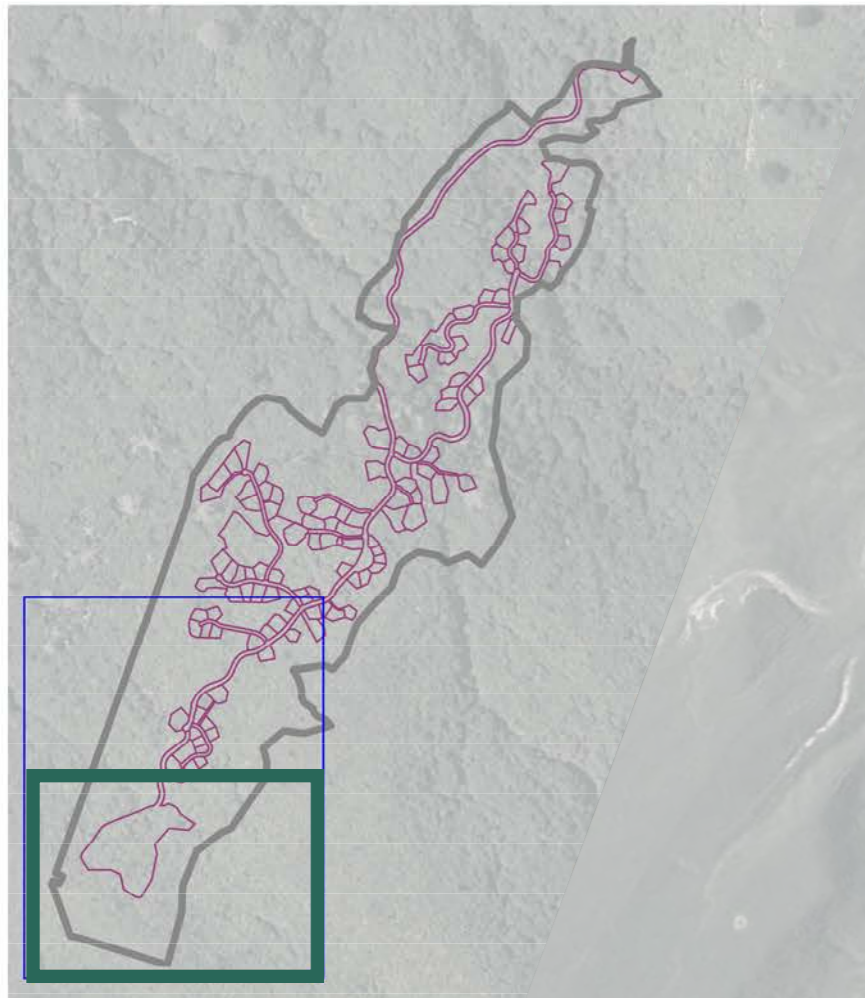
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Detail Plan 4A
Scale: 1:5000

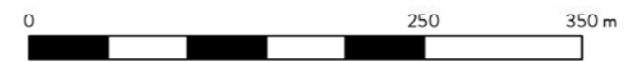


MITIGATION AND RESTORATION PLANTING PLAN 4B

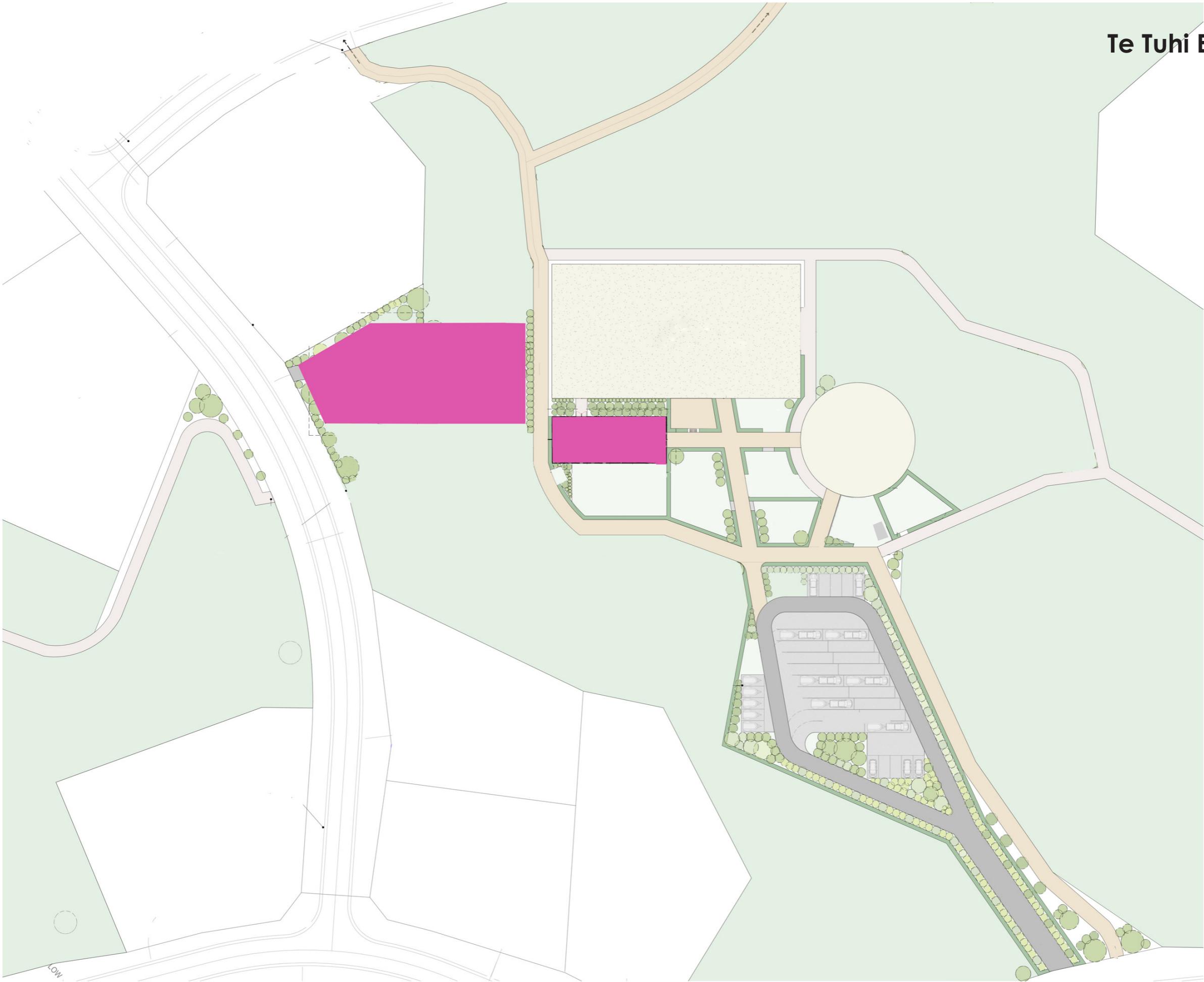


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	Pasture
	Amenity Planting
	Building Platform
	Buildings (Indicative)
	Lot Boundaries
	Site Boundary

Detail Plan 4B
Scale: 1:5000



Te Tuhi Equestrian Centre



LEGEND - SURFACES

- NON PERMEABLE MAIN ROAD OR DRIVEWAY
- PERMEABLE PARKING SURFACE, E.G. STONE/GRAVEL
- GRASSED AREA/LANDSCAPING (UNGRAZED)
- GRASSED AREA (FOR PASTURE)
- HEDGING
- TREES
- ARENA SURFACE
- PRIMARY BRIDLE TRAIL SURFACE, PUMICE OR GRAVEL
- SECONDARY TRACKS THROUGH PASTURE, PUMICE OR GRAVEL
- BUILDING PLATFORM



