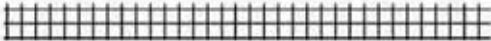


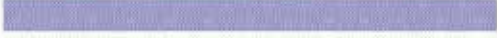


















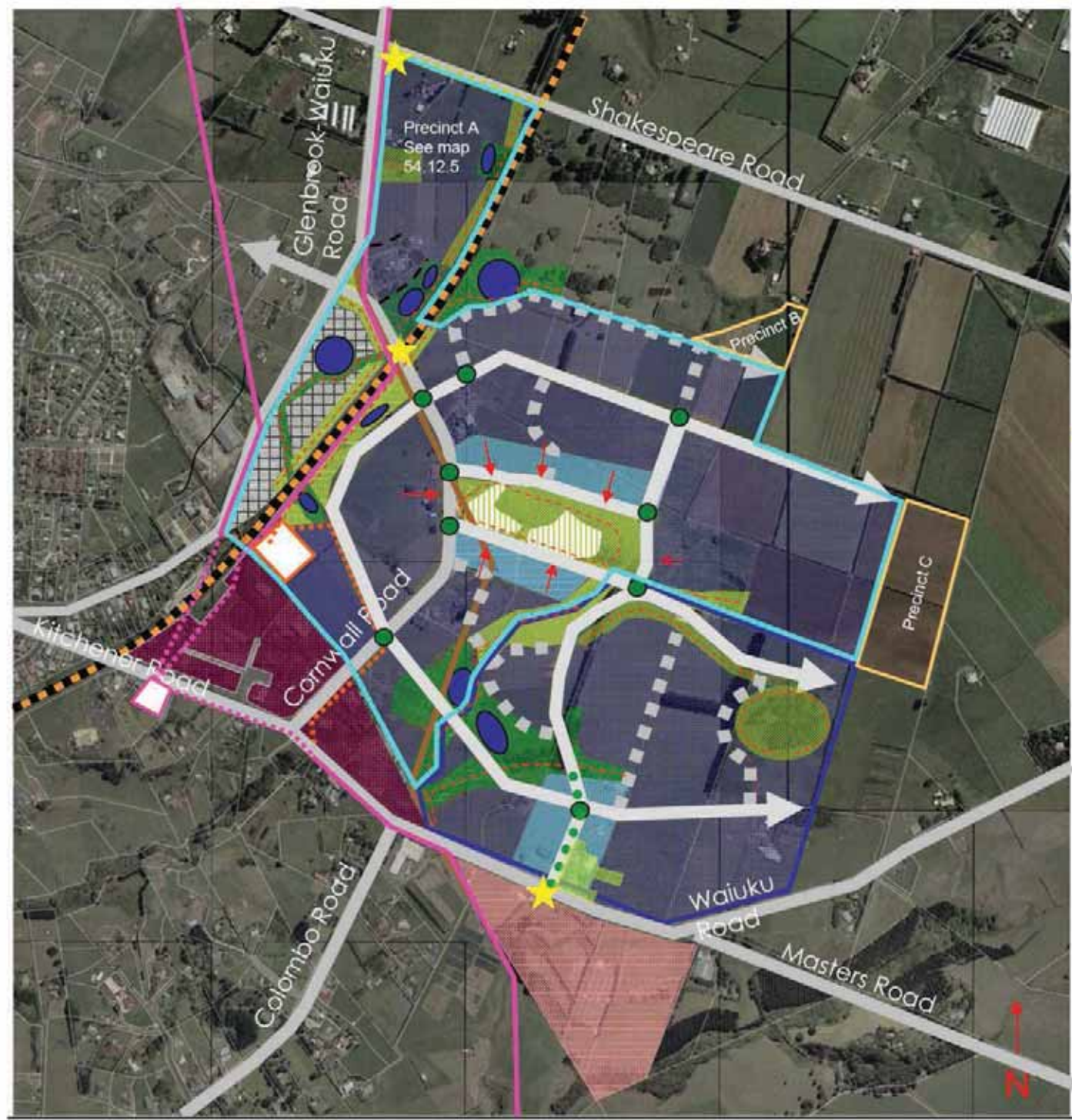


Legend

- Residential Zone 
- Rural-residential Zone 
- Business Zone 
- Industrial Zone 
- Industrial Services Zone 
- Storm water reserves or open space linkages with indicative detention ponds 
- Covenanted bush 
- Public open space 
- Footpaths & cycle ways 
- Railway line 
- Critically important roads (road layout and design are indicative and the final alignment will be determined at the time of subdivision or land-use consent, whichever occurs first) Arrow indicates that a through route might be required in future and buildings must be located in a way that does not compromise the creation of a through route 
- Roads which have more flexibility (road layout and design are indicative and the final alignment will be determined at the time of subdivision or land-use consent, whichever occurs first) Arrow indicates that a through route might be required in future and buildings must be located in a way that does not compromise the creation of a through route. 
- Approximate location of New Zealand Steel slurry pipeline 
- Approximate location of New Zealand Steel water pipeline 
- Designated electricity substation site – currently (2009) in operation 
- Existing (2009) sub-transmission lines (line routes will remain, but the existing poles and lines will be replaced and upgraded) 
- Existing (2009) lines which will be removed in the future when a new substation is established on the new substation site 
- Designated electricity substation site (not yet developed – 2009) 
- Indicative route for proposed lines 
- Gateway treatment 
- Raised median (planted with vegetation) 
- Alternative options for access to Lots 2 DP 328757, Pt Allot 61 parish of Waluku East and Allot 357 parish of Waluku East via roundabout 



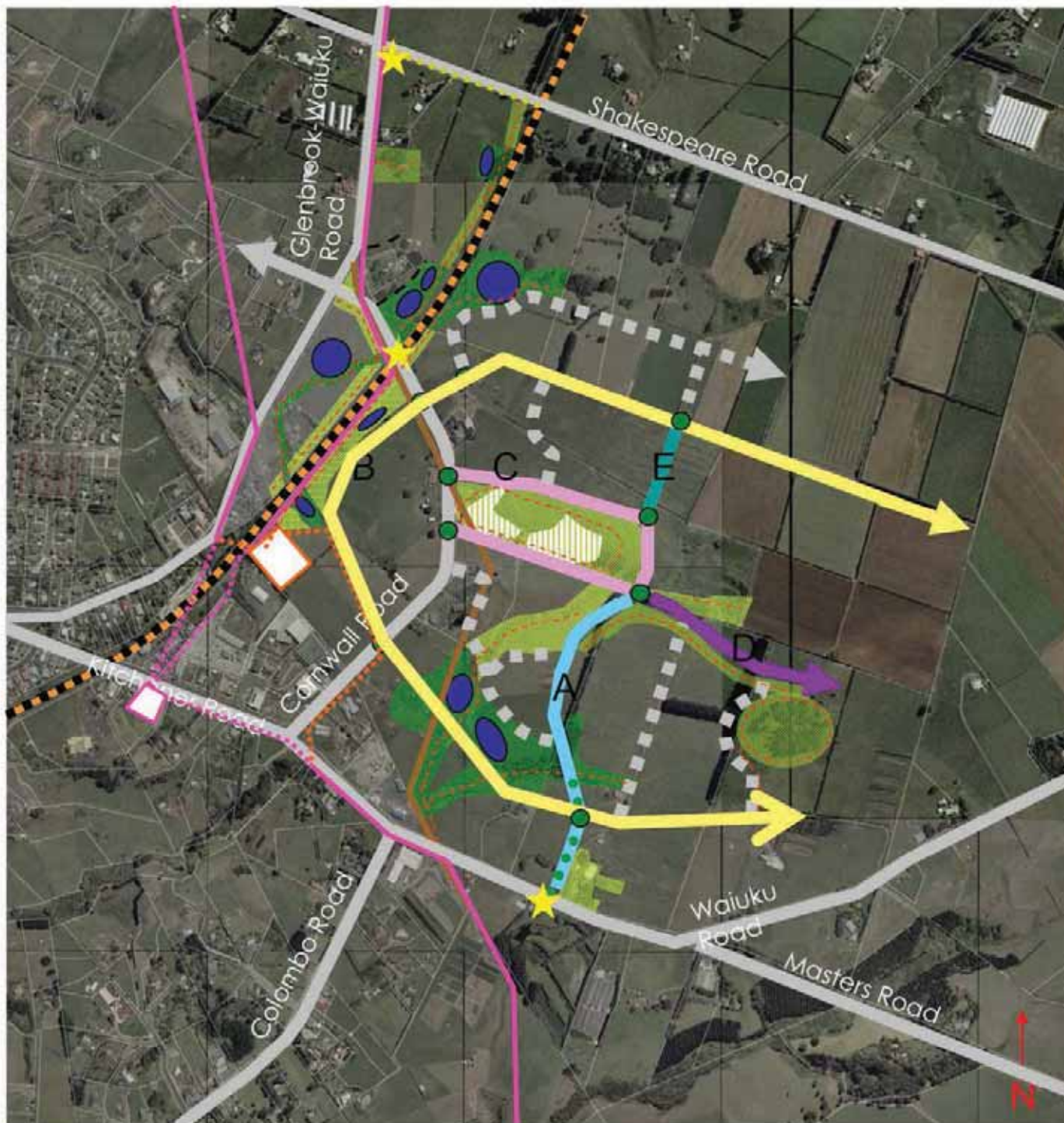
Map 54.12.1
 Fernleigh Business Park
 Structure plan

- No timeframe specified
- Stage 1
 Approximately 50 ha net
 Anticipated period of development is 2014 -38
- Stage 2
 Approximately 25 ha net
 Anticipated period of development is 2039 – 2052

Proposed road layout and design are indicative and the final alignment will be determined at the time of subdivision or land-use consent, whichever occurs first.

Exact boundaries of stormwater management areas and open space linkages will be determined at the time of land-use and subdivision consent applications, whichever occurs first.

Map 54.12.2 Infrastructure



-  existing (2009) sub-transmission lines (*line routes will remain, but the existing poles and lines will be replaced and upgraded*)
-  existing (2009) lines which will be removed in the future when a new substation is established on the new substation site
-  Indicative route for proposed lines
-  Designated electricity substation site (not yet developed - 2009)
-  Designated electricity substation site - currently (2009) in operation
-  Approximate location of New Zealand Steel slurry pipeline
-  Approximate location of New Zealand Steel water pipeline
- Waiuku, Kitchener and Collingwood Roads: arterial roads
- Cornwall Road: collector road
- All other roads: local roads
- Proposed road layout and design are Indicative and the final alignment will be determined at the time of subdivision or land-use consent, whichever occurs first.
- Exact boundaries of stormwater management areas and open space linkages will be determined at the time of land-use and subdivision consent applications, whichever occurs first.
- For more information refer to the text of Part 54.

Map 54.12.3

Fernleigh Business Park

Stormwater catchments



- Approximate boundaries of stormwater catchments
- Structure plan area

Exact boundaries of stormwater management areas and open space linkages will be determined at the time of land-use and subdivision consent applications, whichever occurs first.

Map 54.12.4 Road widening requirement

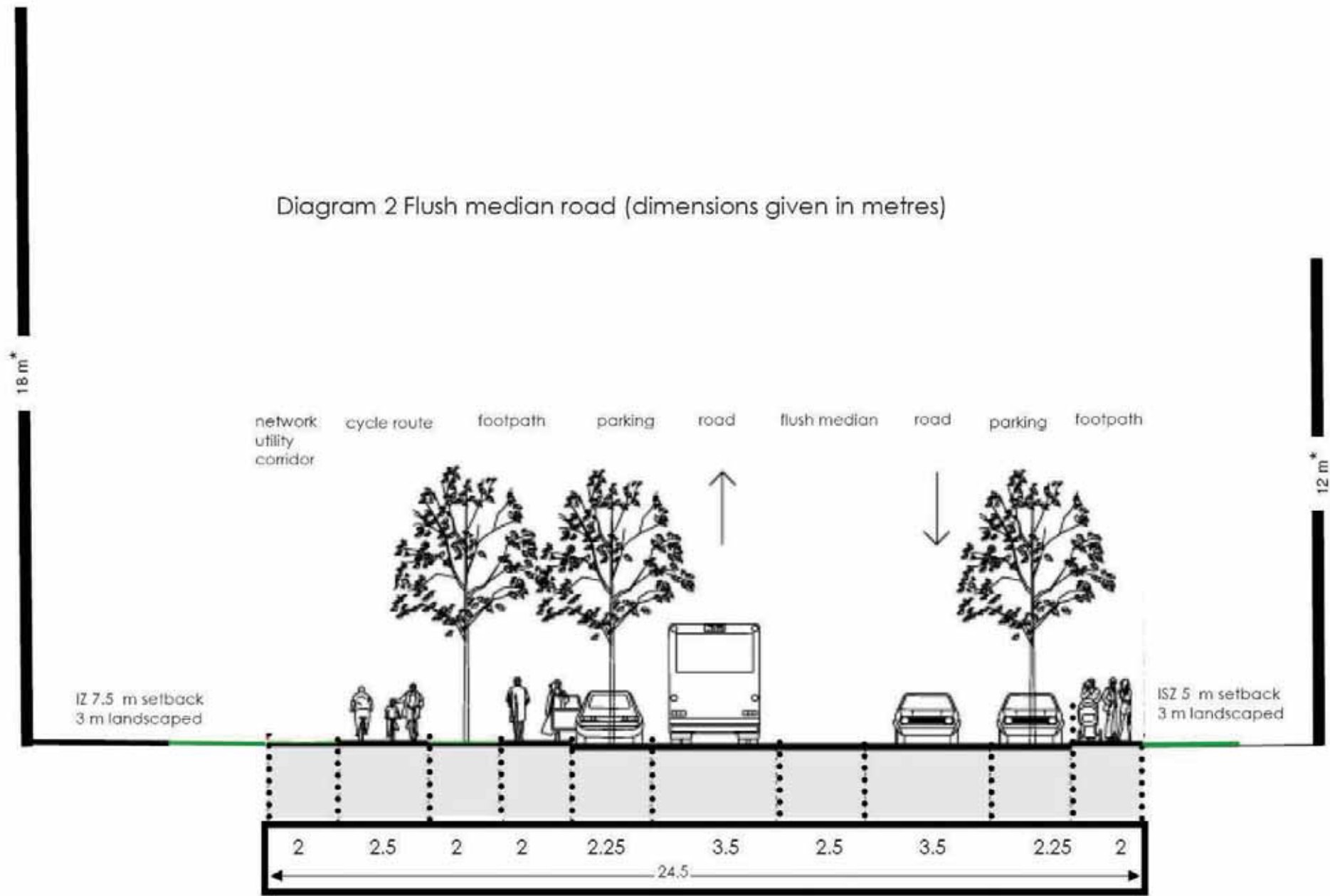


Diagram 1: Examples of rumble strips or markers between footpaths and cycle paths



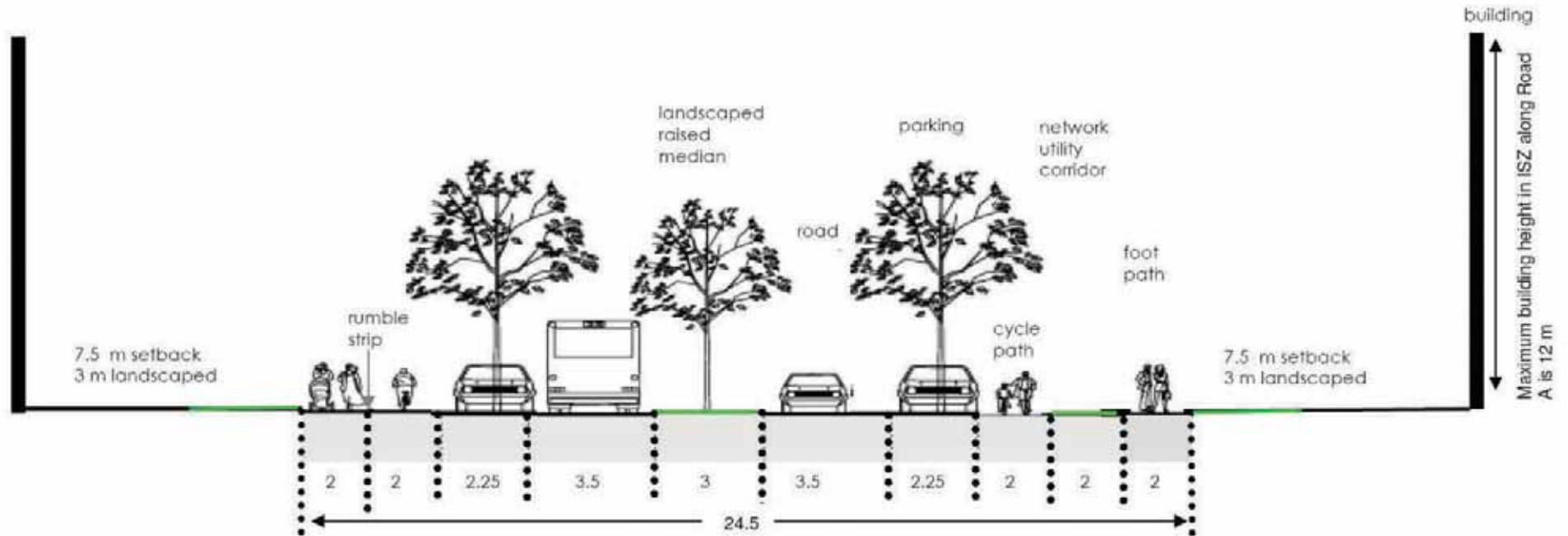
April 2011 update

Diagram 2 Flush median road (dimensions given in metres)



* Maximum building height in IZ is 18 m and in ISZ is 12 m

Diagram 3: Planted median road (dimensions given in metres)

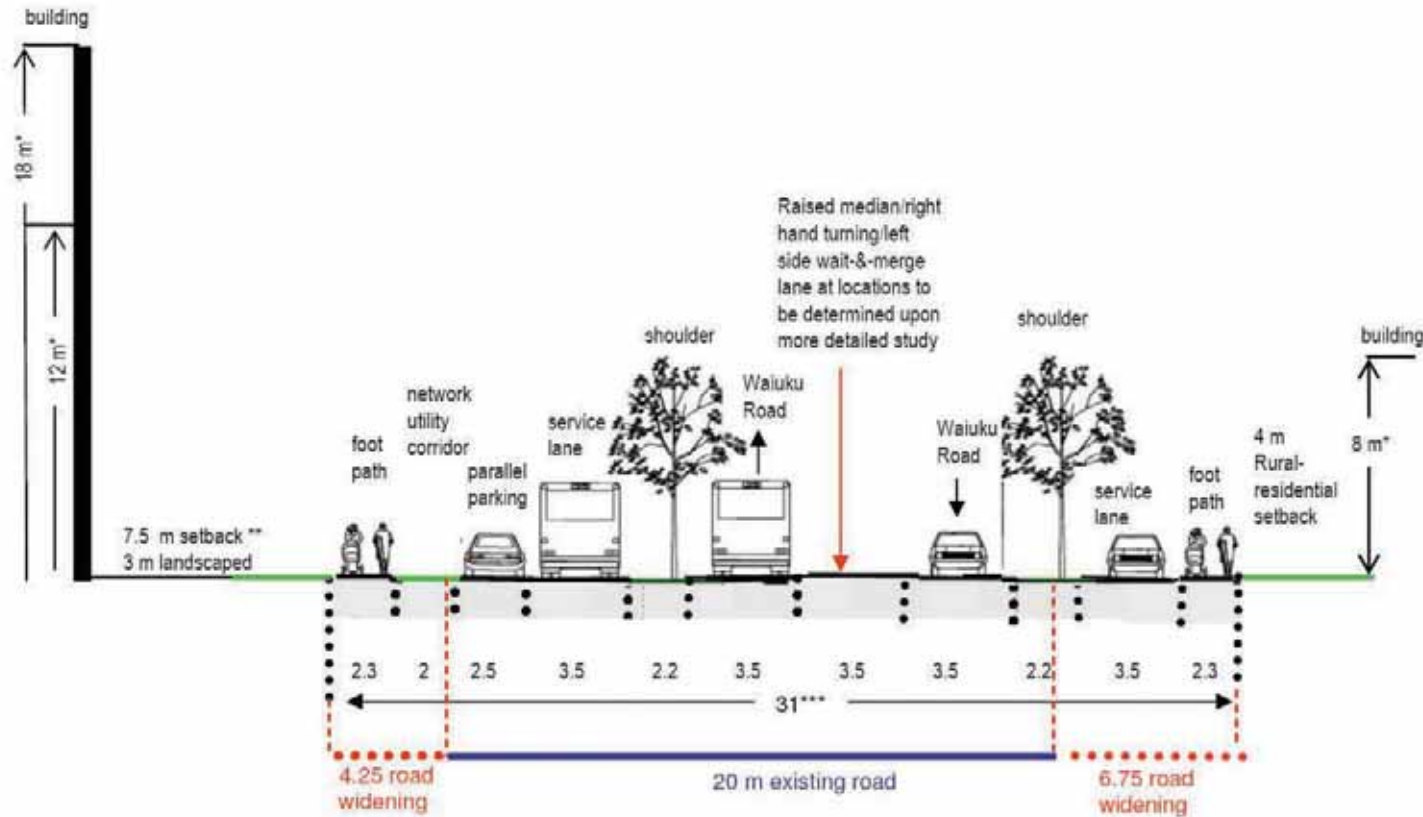


April 2011 update

APRIL 2011

STRUCTURE PLANS

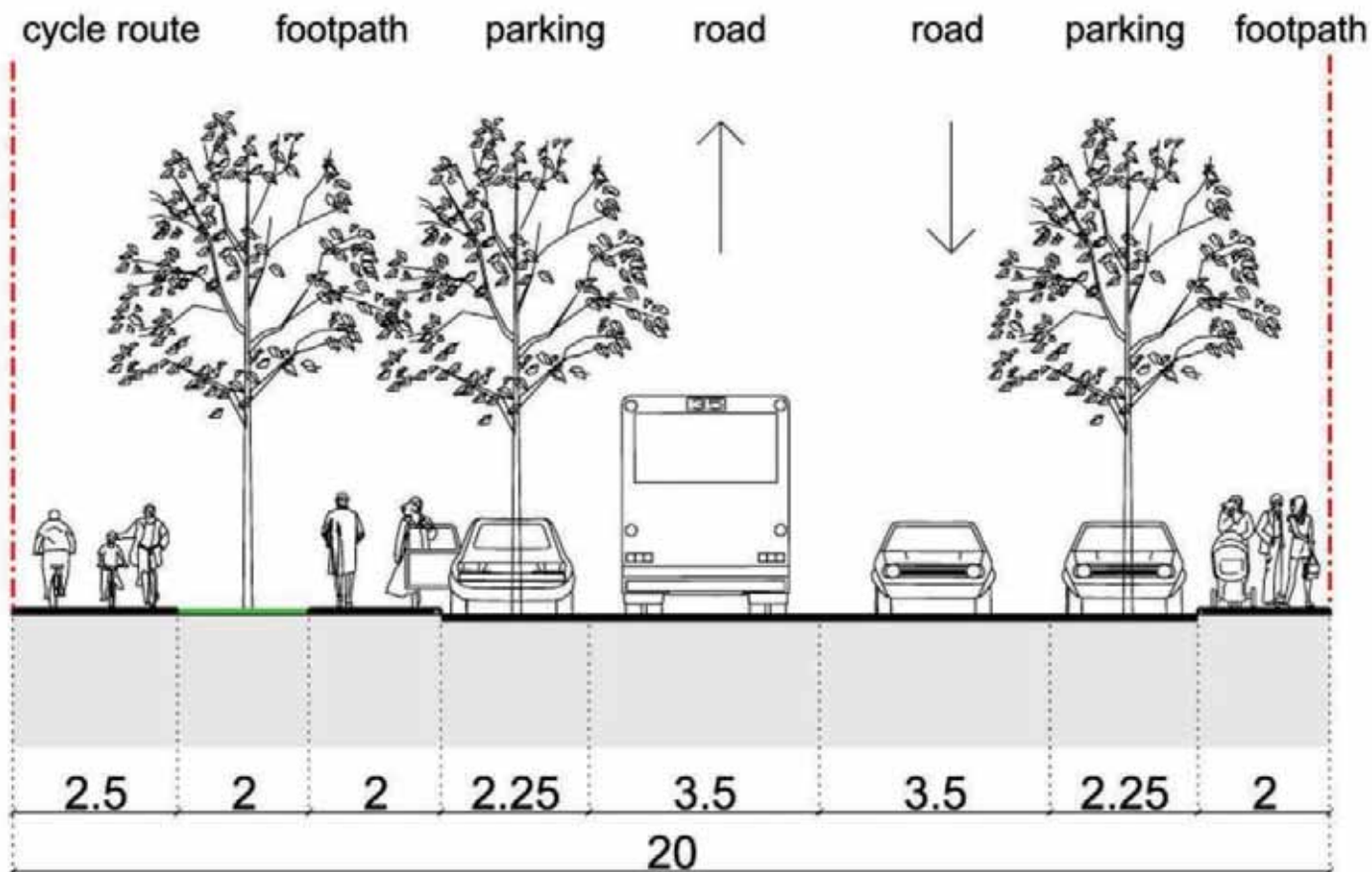
Diagram 4: Waiuku Road with service lanes at interface with the IZ, ISZ and Rural-residential Zone (dimensions given in metres)



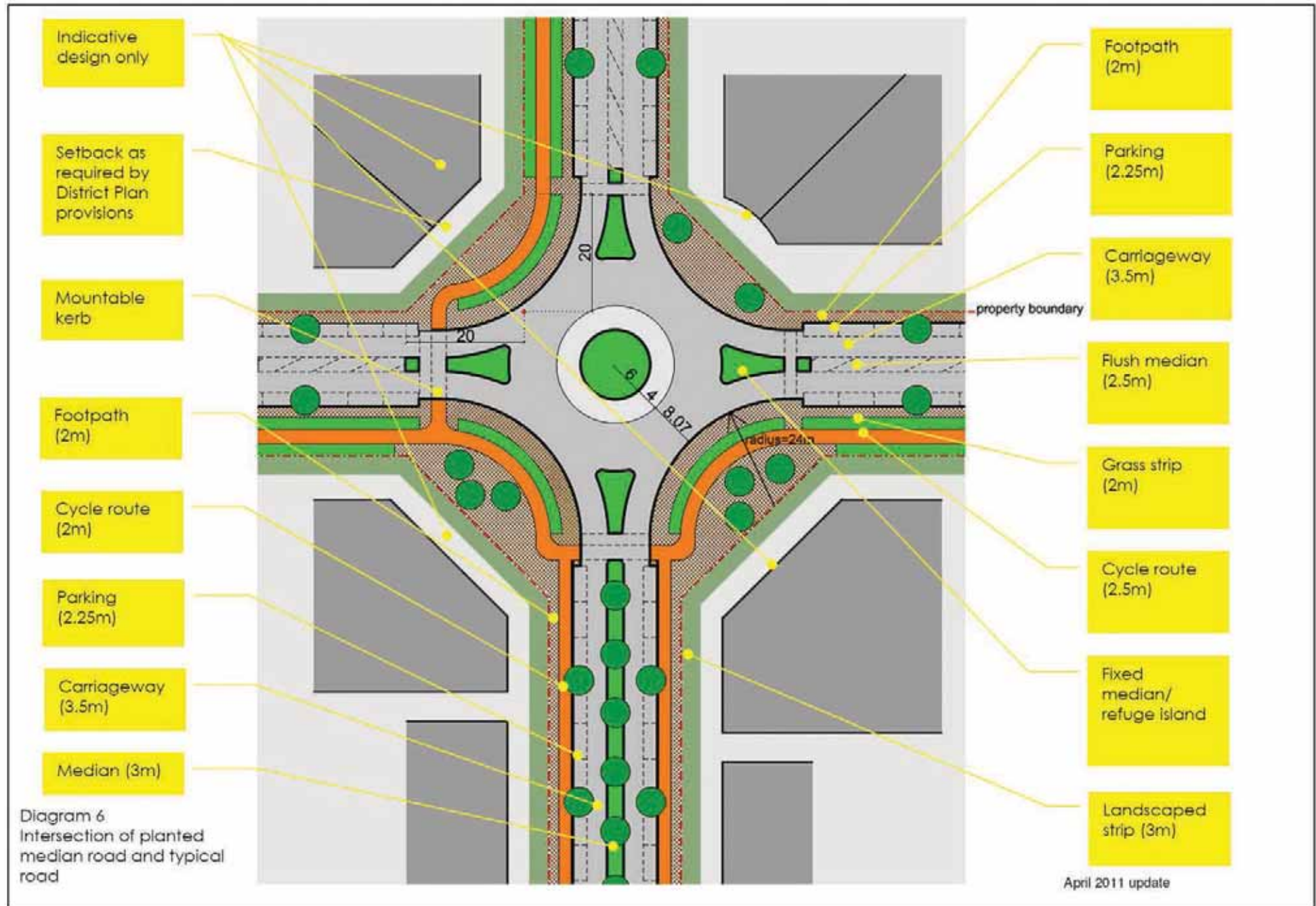
*Maximum building height:
 IZ = 18 m
 ISZ = 12 m
 Rural-residential Zone = 8 m

** 5 m setback required in ISZ.

Diagram 5: Typical road shorter than 250 metres (dimensions given in metres)



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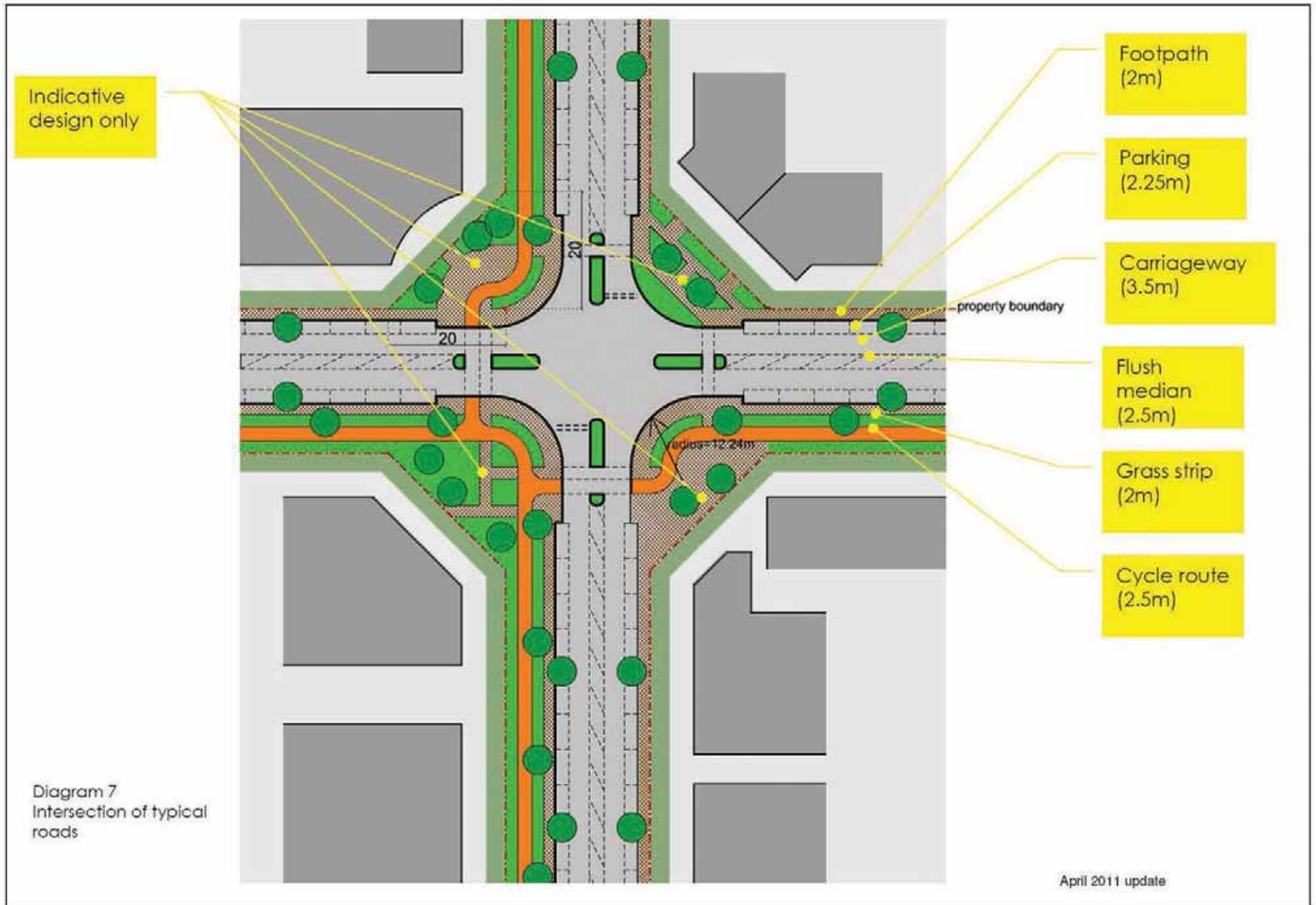


Diagram 8: Off-site parking for customers in the Industrial Zone



Diagram 9: On-site and off-site parking in the Industrial and Industrial Services Zones



Diagram 10: On-site parking for owners, occupiers, employees in the Industrial Services Zone



Diagram 11: Off-site parking for customers in the Industrial Services Zone



April 2011 update

56.12.7

Legend














	Access via roundabout to Lot 2 and Pt allots 61 and 357
	Access
	Planted Vegetation to prevent access to and from Shakespeare Road for traffic associated with manufacturing, processing, assembly, storage and freighting
	Approximate location of Protected Trees
	Settlement Ponds
	Building
	Optional internal access
	Min 20m Yard
	Min 7.5m Yard
	Parking Area
	Rail
	Road
	Sign

DIAGRAM 54.12.5: Precinct A Yards, Access, Protected Trees, Other Vegetation and Ponds

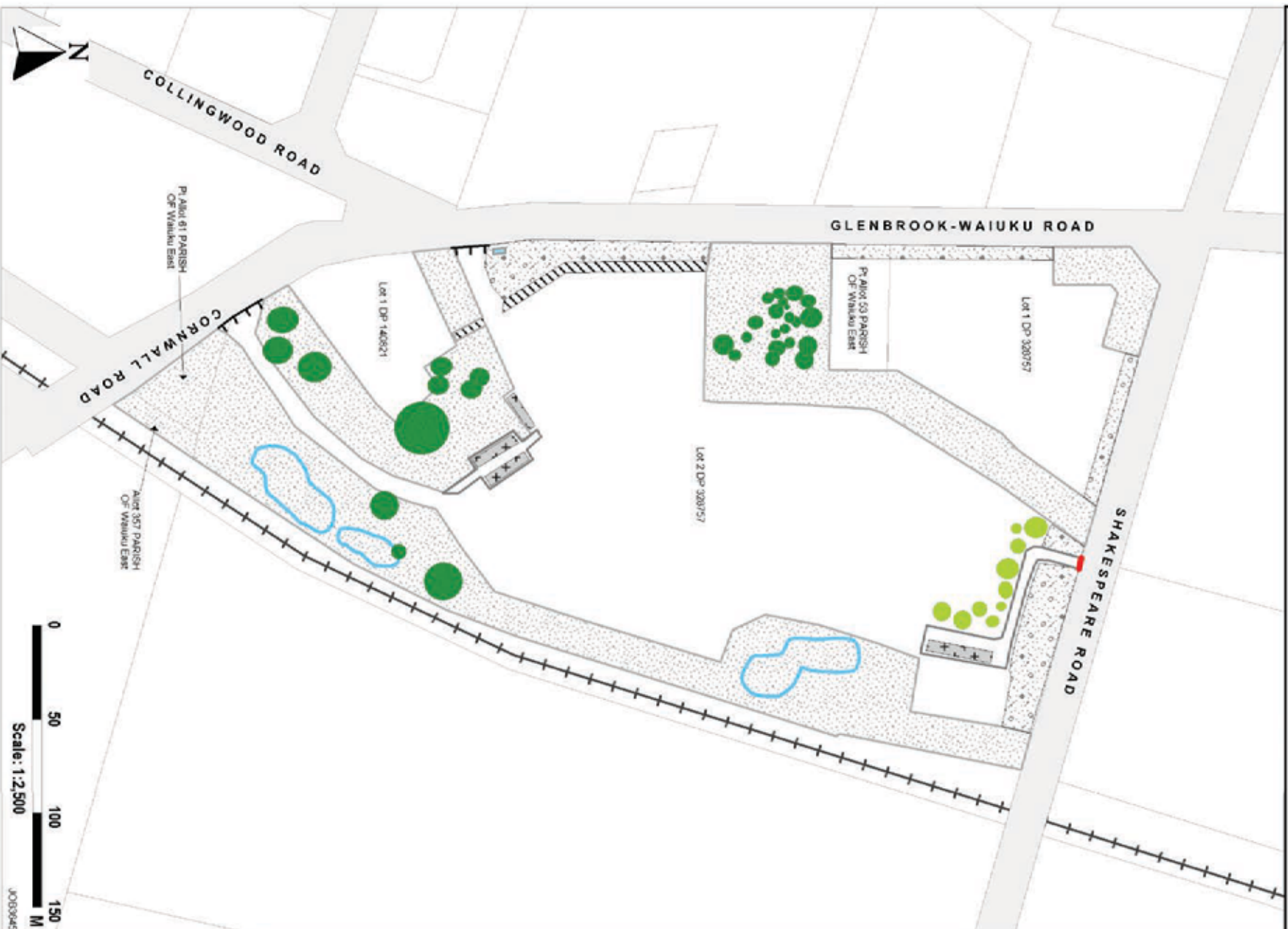


Diagram 54.12.6: Site Plan for Lot 2 DP 328757, Pt Allots 61 & 357 Parish of Waiuku East



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