

Appendix 11 – Approved Jace Town Centre Plans

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OMOKOROA TOWN CENTRE

JACE INVESTMENTS LTD

OMOKOROA ROAD, OMOKOROA

RESOURCE CONSENT

08/03/2021

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REVISIONS		
1	RC revision	01/09/2020
2	RC revision	24/09/2020
3	RC set Issue	08/03/2021

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Project:
OMOKOROA TOWN CENTRE

Address: OMOKOROA ROAD, OMOKOROA

Drawing:
LOCATION PLAN

Scale: @ A1

Drawn By: CDI/KL	Checked By: GP	Date: 08/03/2021
Project No. SOU.01	Sheet No. 1.0.10	Revision: 3

GFA AREAS					
BUILDING	USE	GROUND FLOOR M ²	1ST (& 2ND) FLOOR M ²	TOTAL M ²	UNDERCROFT PARKING
A	MOTEL / HOTEL	1085	1085	2170	Y
B	RETAIL / OFFICE	550	550	1100	N
C	RETAIL / OFFICE	745	745	1490	N
D	OFFICE	640	640	1280	Y
E	RETAIL / OFFICE	550	550	1100	N
F	RETAIL / OFFICE	560	560	1120	N
G	MEDIUM RESIDENTIAL	430	430	860	N
H	MEDIUM RESIDENTIAL	785	785	1570	N
I	CIVIC	1900	-	1900	Y
J	RETAIL / OFFICE	705	705	1410	N
K	RETAIL / OFFICE	1215	1215	2430	N
L	RETAIL / OFFICE	600	-	600	N
M	SUPERMARKET / RETAIL / OFFICE	5195	1085	6450	Y
N	APARTMENT / RETAIL	815	1115 (x2)	3045	N
O	CHILDCARE	485	-	485	N
		16,260	10,580	26,840	

CAR PARKING	
OFF STREET	588 SPACES
ON STREET	72 SPACES
TOTAL	654 SPACES



1 FULL MASTERPLAN
1 : 750

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4	RC set issue	08/03/2021

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Project: **OMOKOROA TOWN CENTRE**

Address: OMOKOROA ROAD, OMOKOROA

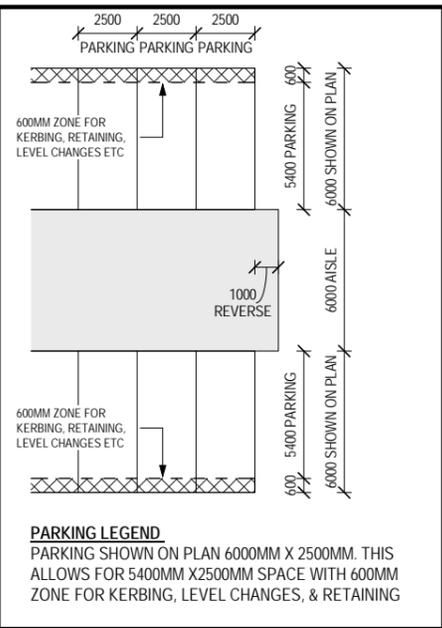
Drawing: **MASTERPLAN**

Scale: As indicated @ A1

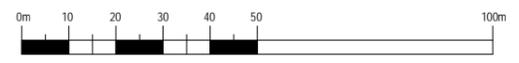
Drawn By:	Checked By:	Date:
CD/KL	GP	08/03/2021
Project No.	Sheet No.	Revision:
SOU.01	2.1.00	4

GFA AREAS					
BUILDING	USE	GROUND FLOOR M ²	1ST (& 2ND) FLOOR M ²	TOTAL M ²	UNDERCROFT PARKING
A	MOTEL / HOTEL	1085	1085	2170	Y
B	RETAIL / OFFICE	550	550	1100	N
C	RETAIL / OFFICE	745	745	1490	N
D	OFFICE	640	640	1280	Y
E	RETAIL / OFFICE	550	550	1100	N
F	RETAIL / OFFICE	560	560	1120	N
G	MEDIUM RESIDENTIAL	430	430	860	N
H	MEDIUM RESIDENTIAL	785	785	1570	N
I	CIVIC	1900	-	1900	Y
J	RETAIL / OFFICE	705	705	1410	N
K	RETAIL / OFFICE	1215	1215	2430	N
L	RETAIL / OFFICE	600	-	600	N
M	SUPERMARKET / RETAIL/OFFICE	5195	1085	6450	Y
N	APARTMENT / RETAIL	815	1115 (x2)	3045	N
O	CHILDCARE	485	-	485	N
		16,260	10,580	26,840	

CAR PARKING	
OFF STREET	588 SPACES
ON STREET	72 SPACES
TOTAL	654 SPACES



1 MASTERPLAN - PARKING PLAN
1 : 750



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Project: **OMOKOROA TOWN CENTRE**

Address: OMOKOROA ROAD, OMOKOROA

Drawing: **MASTERPLAN PARKING PLAN**

Scale: As indicated @ A1

Drawn By:	Checked By:	Date:
CD/KL	GP	08/03/2021
Project No.	Sheet No.	Revision:
SOU.01	2.1.01	3

GFA AREAS					
BUILDING	USE	GROUND FLOOR M ²	1ST (& 2ND) FLOOR M ²	TOTAL M ²	UNDERCROFT PARKING
A	MOTEL / HOTEL	1085	1085	2170	Y
B	RETAIL / OFFICE	550	550	1100	N
C	RETAIL / OFFICE	745	745	1490	N
D	OFFICE	640	640	1280	Y
E	RETAIL / OFFICE	550	550	1100	N
F	RETAIL / OFFICE	560	560	1120	N
G	MEDIUM RESIDENTIAL	430	430	860	N
H	MEDIUM RESIDENTIAL	785	785	1570	N
I	CIVIC	1900	-	1900	Y
J	RETAIL / OFFICE	705	705	1410	N
K	RETAIL / OFFICE	1215	1215	2430	N
L	RETAIL / OFFICE	600	-	600	N
M	SUPERMARKET / RETAIL / OFFICE	5195	1085	6450	Y
N	APARTMENT / RETAIL	815	1115 (x2)	3045	N
O	CHILDCARE	485	-	485	N
		16,260	10,580	26,840	

CAR PARKING	
OFF STREET	588 SPACES
ON STREET	72 SPACES
TOTAL	654 SPACES



BUILDING USE	
OFFICE	[Light Blue Box]
RETAIL	[Light Green Box]
MOTEL	[Pink Box]
MEDIUM RESIDENTIAL	[Green Box]
CIVIC	[Orange Box]
CHILDCARE	[Light Green Box]
SUPERMARKET	[Purple Box]

- A DENOTES ACCESSIBLE ROUTE
- X PLATFORM LIFT FOR ACCESS

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3	RC revision	18/02/2021
4	RC set issue	08/03/2021

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Project: **OMOKOROA TOWN CENTRE**

Address: OMOKOROA ROAD, OMOKOROA

Drawing: **MASTERPLAN - GROUND FLOOR LEVEL**

Scale: 1 : 500 @ A1
Scale: 1 : 1000 @ A3

Drawn By:	Checked By:	Date:
CD/KL	GP	08/03/2021
Project No.	Sheet No.	Revision:
SOU.01	2.1.10	4

GFA AREAS					
BUILDING	USE	GROUND FLOOR M ²	1ST (& 2ND) FLOOR M ²	TOTAL M ²	UNDERCROFT PARKING
A	MOTEL / HOTEL	1085	1085	2170	Y
B	RETAIL / OFFICE	550	550	1100	N
C	RETAIL / OFFICE	745	745	1490	N
D	OFFICE	640	640	1280	Y
E	RETAIL / OFFICE	550	550	1100	N
F	RETAIL / OFFICE	560	560	1120	N
G	MEDIUM RESIDENTIAL	430	430	860	N
H	MEDIUM RESIDENTIAL	785	785	1570	N
I	CIVIC	1900	-	1900	Y
J	RETAIL / OFFICE	705	705	1410	N
K	RETAIL / OFFICE	1215	1215	2430	N
L	RETAIL / OFFICE	600	-	600	N
M	SUPERMARKET / RETAIL / OFFICE	5195	1085	6450	Y
N	APARTMENT / RETAIL	815	1115 (x2)	3045	N
O	CHILDCARE	485	-	485	N
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CAR PARKING	
OFF STREET	588 SPACES
ON STREET	72 SPACES
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Project: **OMOKOROA TOWN CENTRE**

Address: OMOKOROA ROAD, OMOKOROA

Drawing: **MASTERPLAN - FIRST FLOOR LEVEL**

Scale: 1 : 500 @ A1

Drawn By: CD/KL	Checked By: GP	Date: 08/03/2021
Project No. SOU.01	Sheet No. 2.1.10B	Revision: 3



1 AERIAL 1

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2	RC revision	24/09/2020
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Project:

OMOKOROA TOWN CENTRE

Address: OMOKOROA ROAD, OMOKOROA

Drawing:

3D'S

Scale:

@ A1

Drawn By: CD/KL	Checked By: GP	Date: 08/03/2021
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Project No. SOU.01	Sheet No. 2.1.12	Revision: 3
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1 MAIN ENTRY ROUNDABOUT VIEW



2 INTERNAL VIEW - TOWARDS ROUNDABOUT



4 INTERNAL VIEW - TOWARDS INTERNAL ROUNDABOUT

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Project:

OMOKOROA TOWN CENTRE

Address: OMOKOROA ROAD, OMOKOROA

Drawing:

PERSPECTIVES

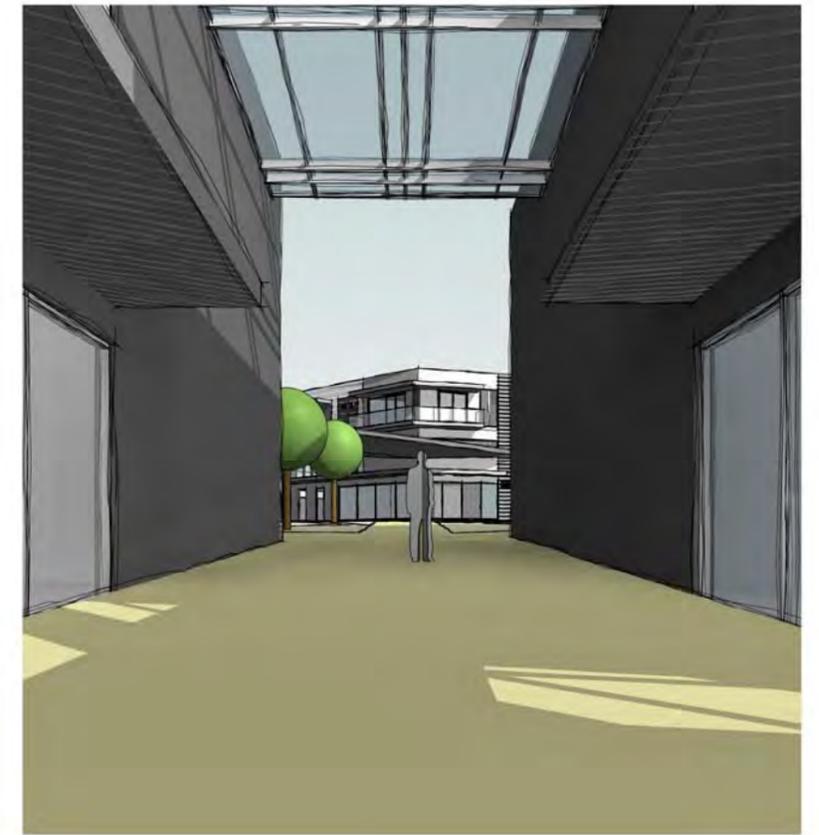
Scale: @ A1

Drawn By: CD/KL Checked By: GP Date: 08/03/2021

Project No. SOU.01 Sheet No. 2.1.16 Revision: 3



1 VIEW FROM KAIMAI VIEWS - TOWARDS SUPERMARKET AND CENTRAL ROUNDABOUT



4 INTERNAL VIEW - TOWARDS HOTEL



3 INTERNAL VIEW - CORRIDOR BETWEEN BUILDINGS K & L



2 VIEW TOWARDS CENTRAL ROUNDABOUT

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Project:

OMOKOROA TOWN CENTRE

Address: OMOKOROA ROAD, OMOKOROA

Drawing:

PERSPECTIVES

Scale: @ A1

Drawn By:	Checked By:	Date:
CD/KL	GP	08/03/2021
Project No.	Sheet No:	Revision:
SOU.01	2.1.17	3



1 VIEW FROM GULLEY TO MARKET PLACE

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Project:

OMOKOROA TOWN CENTRE

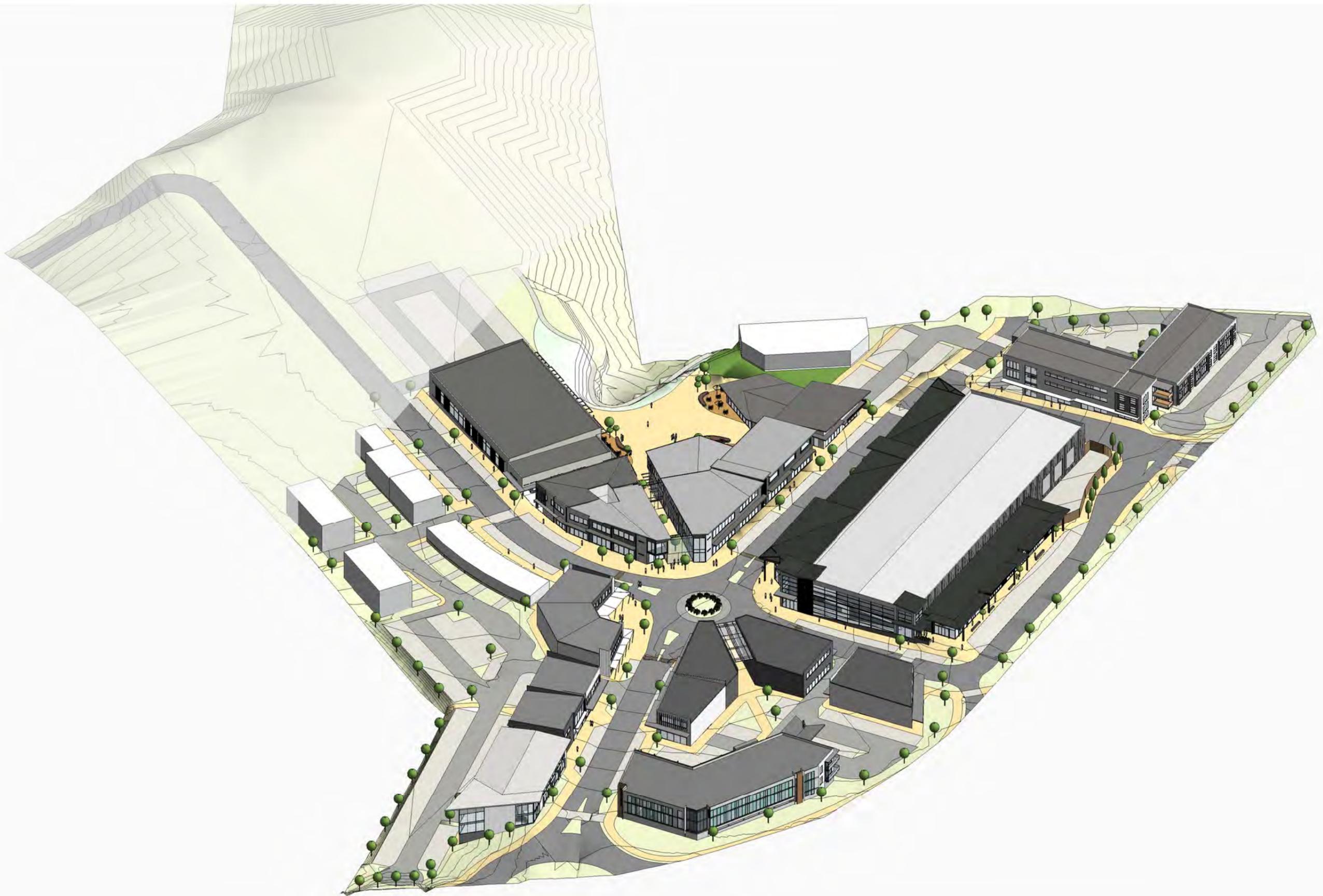
Address: OMOKOROA ROAD, OMOKOROA

Drawing:

PERSPECTIVES

Scale: @ A1

Drawn By: CD/KL	Checked By: GP	Date: 08/03/2021
Project No. SOU.01	Sheet No. 2.1.18	Revision: 3



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Project:

OMOKOROA TOWN CENTRE

Address: OMOKOROA ROAD, OMOKOROA

Drawing:

AXONOMETRIC

Scale: @ A1

Drawn By: CD/KL **Checked By:** GP **Date:** 08/03/2021

Project No.: SOU.01 **Sheet No.:** 2.1.20 **Revision:** 3



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Project: **OMOKOROA TOWN CENTRE**

Address: OMOKOROA ROAD, OMOKOROA

Drawing: **MARKETPLACE PLAN**

Scale: 1 : 500 @ A3
 Scale: 1 : 250 @ A1

Drawn By:	Checked By:	Date:
Author	Checker	08/03/2021
Project No.	Sheet No:	Revision:
SOU.01	3.1.20	3



2 MARKETPLACE PERSPECTIVE 2



3 MARKETPLACE PERSPECTIVE 3



4 MARKETPLACE PERSPECTIVE 4

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Project:

OMOKOROA TOWN CENTRE

Address: OMOKOROA ROAD, OMOKOROA

Drawing:

MARKETPLACE PERSPECTIVE

Scale: @ A1

Drawn By: CD/KL Checked By: GP Date: 08/03/2021

Project No. SOU.01 Sheet No. 3.1.21 Revision: 3