



**Legend**

- Stormwater Outlet
- Commercial Nodes – Max of 400m2 comprising 1 x 400m2 site in either location or 1 x 250m2 site in both locations
- Building Platform
- Single Storey Building Restriction
- Pump Station *Wastewater Pump Station (on HDC open space)*
- Road Alignment**
  - Fixed Road Alignment
  - Indicative Road Alignment
  - HDC Pressurised Sewer Main
  - No Property Access
  - Open Drain
  - Planting and Cycleway Corridor
  - Proposed Road Corridor
  - Culvert
  - Indicative Water Loop Connection (developer to Install)
  - Swales
  - HDC extension and upgrade to water services network
  - Recreation Linkages (Indicative)
  - HDC extension and upgrade to wastewater services network
  - Development Extent
  - Existing Avenue of Trees to be Retained
  - Planting
  - Proposed Lots
  - Open Space Maintenance and Private Access
  - New Planting/Landscaping
  - Existing Ponds
  - Stormwater Detention Area and inlet structure
  - Indicative Stormwater Management Area
  - Vegetation Control Area
  - No Build/Earthworks Area
  - No Build/Earthworks, Restricted Planting Area
  - Reserve Playground and Field (Community Open Space)
  - Reserve and SW Detention Area (Open Space - Natural)
  - Iona Plateau Neighbourhood
  - Bull Hill Neighbourhood
  - Iona Terraces Neighbourhood**
    - Area A
    - Area B
    - Area C
    - Area D



# Iona Structure Plan