

BERMUDA

TUCKER'S POINT RESORT RESIDENTIAL DEVELOPMENT (HAMILTON AND  
ST. GEORGE'S PARISHES) SPECIAL DEVELOPMENT ORDER 2011

BR / 2011

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The Minister responsible for planning, in exercise of the powers conferred by section 15(2)(a) of the Development and Planning Act 1974, makes the following Order:

Citation

1 This Order may be cited as the Tucker's Point Resort Residential Development (Hamilton and St. George's Parishes) Special Development Order 2011.

Interpretation

2 (1) In this Order—

“Act” means the Development and Planning Act 1974;

“applicant” means Castle Harbour Limited, a company registered under the Companies Act 1981 on 18 January 2001;

“conditions” means conditions specified in paragraphs 3(3), 4(2) and 5(2);

“Development” means the Development as described in Schedule 1;

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"reserved matters" means matters reserved for approval by the Development Applications Board in accordance with section 23(8) of the Act in relation to the planning permission in principle granted by paragraph 3(1);

"Sites" means the lands described in Schedule 2;

"the subdivision" means the subdivision of land described in Schedule 1;

(2) Subject to subparagraph (1), any expression used in this Order that is also used in the Act has the meaning assigned to it in the Act.

Planning permission in principle

3 (1) Subject to the reserved matters specified in subparagraph (2) and the conditions specified in subparagraph (3), planning permission in principle is granted by this Order for the development of the lands outlined in Schedule 2 for a period of 10 years from the date this Order comes into operation.

(2) The reserved matters referred to in subparagraph (1) are as follows - building siting and layout, site coverage, building heights, building lines, parking provision, design and layout of all access roads and parking areas, building design, external appearance and materials of all buildings and structures, and landscaping.

(3) The conditions referred to in subparagraph (1) are as follows—

- (a) applications for final planning permission shall be accompanied where relevant by the following supporting studies—
  - (i) a woodland vegetation (trees, grasses, ferns) assessment retention/replacement/removal programme for each area/site;
  - (ii) a habitat survey;
  - (iii) a geotechnical assessment to determine existing caves/voids and cave features involving exploratory borehole surveys for locations of building sites, access driveways, and trenching works over 4 feet in depth. For building sites a minimum of 5 boreholes to a 26 foot depth in each corner of the proposed structure footprint and one in the centre; and
  - (iv) a land use impact analysis if any of the Sites infringe on, or are within the setback from nature reserve zoning.
- (b) all existing or newly discovered cave features will require a subterranean topographical survey be completed by a qualified cave survey specialist to geo-reference the cave voids for terrestrial development potential considerations. All mapped caves, cave features and new caves will require a minimum setback buffer of 30 foot for all structures and excavation;
- (c) all development must be designed with shallow tanks of minimum below existing grade depths of no greater than 3 foot depth finished level and 4 foot maximum excavation grade. No excavation should exceed 4 feet due to potential contact and impact with known or unknown cave systems. Any required sewage trenching deeper than 4 feet must rely on test boreholes

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- to demonstrate that such trenching works will not compromise an undiscovered cave;
- (d) no development should utilize wells for water or deep sealed boreholes for sewage, other effluent or grey water disposal;
  - (e) any identified critical habitat or existing mature specimen endemic, native or ornamental plants must be recorded; and these sites and plants must be protected and provided with an adequate setback buffer;
  - (f) all access roads and junctions with the public roads and sidewalks shall be sited, designed and laid out in accordance with the requirements of the Ministry of Public Works;
  - (g) all hard-surfaced roadways and junctions of the access roads with public and private estate roads shall be designed and graded to drain, retain and dispose of all stormwater run-off within the curtilage of the site and to avoid any stormwater run-off onto the roadways, any neighbouring properties and conservation areas;
  - (h) all sewage treatment requirements for the residential lots to be created shall generally be met using the existing Tucker's Point Club sewage treatment facility with cesspits and septic tanks not permitted. If in any case, connections to the sewage system are infeasible, a three-chambered semi-septic tank system will be permitted;
  - (i) all utility cables, including cable television relay cables, shall be placed underground, in trenching no deeper than 3 feet;
  - (j) an application for final planning permission shall be accompanied by a comprehensive landscaping scheme in which particular attention shall be given to the types of plantings adjacent to woodland and nature reserve areas to ensure invasive plant types are avoided. A landscape principle of 40% endemics, 30% natives, 20% non-invasive ornamentals and 10% of any combination of endemics, natives or non-invasive ornamentals will be applied to each proposed lot; and
  - (k) Sites 1, 2, 6, 7, 8, 9, 10 and 11, as described in Schedule 2, subject to this Order will require a Conservation Management Plan prepared on an area wide basis. The relevant area Conservation Management Plan must be filed with any application for final planning permission for development in that area.

Planning permission to subdivide land, draft subdivision approval and all other lands

4 (1) Subject to the conditions specified in subparagraph (2), planning permission for the draft plan of subdivision is granted by this Order for the subdivision.

(2) The conditions referred to in subparagraph (1) are as follows—

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- (a) an application for planning permission based on a final plan of subdivision on an area by area (11 areas) basis, shall be submitted for approval by the Development Applications Board;
- (b) all site services and utilities required shall be placed underground and trenching shall be limited to no greater than 3 foot depths;
- (c) all sewage treatment requirements for the residential lots to be created shall generally be met using the existing Tucker's Point Club sewage treatment facility with cesspits and septic tanks not permitted. If in any case, connections to the sewage system are infeasible, a three-chambered semi-septic tank system may be permitted;
- (d) the lake known as Mangrove Lake in Hamilton Parish comprising 19 acres, shall be created as part of final subdivision and voluntarily conveyed to the Bermuda Government for conservation management purposes, prior to final approval for housing on any lot created by this Order;
- (e) at the final plan of subdivision application stage, it must be fully demonstrated that all infrastructure required for development of the proposed lots, including roadways, water provision, and sewage can appropriately be provided in a suitable manner, particularly for lots proposed in sensitive environmental areas;
- (f) in the case of the more sensitive environmental areas, the relevant supporting studies as outlined in paragraph 3(3) may be required at the subdivision stage to appropriately inform the exact lot lines, sizes and configurations, as well as to appropriately locate and size the intended building envelopes and access routes. Such supporting studies must be provided with the application for final subdivision; and
- (g) full topographic details and all lots and roadways proposed will be required at the final plan of subdivision application stage, along with cut/fill/retention details.

Planning permission to subdivide land, draft subdivision approval - White Crest Hill

5 (1) Subject to the conditions specified in subparagraph (2), planning permission for the draft plan of subdivision is granted by this Order for the subdivision.

(2) The conditions referred to in subparagraph (1) are as follows—

- (a) an application for planning permission based on a final plan of subdivision shall be submitted for approval by the Development Applications Board. The final plan shall demonstrate all grading requirements, roadways specifications, stormwater water disposal plans, and servicing details;
- (b) all site services and utilities required shall be placed underground and trenching shall be limited to no greater than 3 foot depths;
- (c) at the final plan of subdivision application stage, it must be fully demonstrated that all infrastructure required for development of the

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proposed lots, including roadways, water provision, and sewage can appropriately be provided in a suitable manner, particularly for lots proposed in sensitive environmental areas;

- (d) in the case of the more sensitive environmental areas within White Crest Hill, the relevant supporting studies as outlined in paragraph 3(3) may be required at the subdivision stage to appropriately inform the exact lot lines, sizes and configurations, as well as to appropriately locate and size the intended building envelopes and access routes. Such supporting studies must be provided with the application for final subdivision;
- (e) full topographic details and all lots and roadways proposed will be required at the final plan of subdivision application stage, along with cut/fill/retention details; and
- (f) lot 56 comprising 7.45 acres and Lot 58 comprising 1.66 acres on White Crest Hill, shall be created as part of final subdivision and voluntarily conveyed to the Bermuda Government for conservation management purposes, prior to final approval for housing on any lot created by this Order.

Saving

6 For the avoidance of doubt, it is hereby declared that nothing in this Order grants planning permission for any matters of development for which planning permission is required, apart from any matter for which planning permission has been granted by paragraphs 3, 4 and 5.

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SCHEDULE 1

(paragraph 2(1))

THE DEVELOPMENT AND SUBDIVISION

1 The creation and development of three individual lots for single dwelling residential use at Glebe Hill, Hamilton Parish, comprising 3.279 acres (142,835 square feet) to be developed generally in accordance with The Bermuda Plan 2008 Residential 2 zoning standards. The alignment of the access road shall have regard to the retention of existing mature trees—

Lot 01: 32,030 square feet;

Lot 02: 25,625 square feet; and

Lot 03: 85,180 square feet.

2 The creation and development of individual lots for single dwelling residential use at Paynter's Hill, in St. George's and Hamilton Parishes, comprising 3.545 acres (154,440 square feet) to be developed generally in accordance with The Bermuda Plan 2008 Residential 2 zoning standards—

Lot 01: 20,830 square feet;

Lot 02: 18,130 square feet;

Lot 03: 18,130 square feet;

Lot 04: 12,200 square feet;

Lot 05: 11,720 square feet;

Lot 06: 10,860 square feet;

Lot 07: 10,700 square feet;

Lot 08: 23,540 square feet; and

Lot 09: 28,330 square feet.

3 The creation and development of an individual lot for single dwelling residential use at Paynter's Road, St. George's Parish, comprising 0.421 acres (18,330 square feet) to be developed generally in accordance with The Bermuda Plan 2008 Residential 2 zoning standards.

4 The creation and development of an individual lot for single dwelling residential use at Paynter's Road, Hamilton Parish, comprising 0.591 acres (25,760 square feet) to be developed in accordance with The Bermuda Plan 2008 Residential 2 zoning standards.

5 The creation and development of an individual lot for single dwelling residential use at South Road, St. George's Parish, comprising 0.574 acres (24,995 square feet) to be developed generally in accordance with The Bermuda Plan 2008 Residential 2 zoning standards.

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6 The creation and development of two lots for single dwelling residential use at Harrington Sound Road, Hamilton Parish, comprising of Lot 1: 0.487 acres (21,225 square feet) and Lot 2: 0.458 acres (19,950 square feet) to be developed generally in accordance with The Bermuda Plan 2008 Residential 2 zoning standards.

7 The creation and development of two lots for single dwelling residential use at Harrington Sound Road, Hamilton Parish, comprising of Lot 1: 0.799 acres (34,810 square feet) and Lot 2: 0.580 acres (25,260 square feet) to be developed generally in accordance with The Bermuda Plan 2008 Residential 2 zoning standards.

8 The creation and development of three lots for residential and in the case of one lot, mixed use development of the Stables site at Tucker's Point, St. George's Parish, comprising as follows—

- Lot 01: 56,460 square foot lot for up to 10 semi-detached or attached town houses.
- Lot 02: 18,835 square foot lot for single dwelling house of residential use.
- Lot 03: 101,200 square foot lot for residential and mixed use development with a maximum height of three storeys and a maximum of 24 units.

9 The development of the land at Quarry Hill, Hamilton Parish, comprising 9.251 acres (402,970 square feet) for the development of hotel residences providing for expansion of the existing Tucker's Point Hotel, provision of hotel suites or other tourism residential product along with an amenity service area for "back of house" resort services provisions. Maximum numbers and siting of buildings to be determined having regard to the results of studies required to be submitted under paragraph 3 of this Order.

10 The conveyance of Mangrove Lake being lot 59.

11 The subdivision and development of the land at White Crest Hill, Hamilton Parish, comprising 40.53 acres (1,764,265 square feet) for the development of 59 residential, amenity and conservation lots. The residential lots to be developed generally in accordance with The Bermuda Plan 2008 Residential 2 zoning standards—

Lot No.	Acres	Sq. Ft.
01	0.413	18,002
02	0.414	18,015
03	0.414	18,015
04	0.70	30,818
05	0.595	25,910
06	0.432	18,834
07	0.418	18,194
08	0.470	19,266
09	0.417	18,150
10	0.655	28,515
11	0.570	24,830

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Lot No.	Acres	Sq. Ft.
12	0.570	25,022 amenity space
13	0.678	29,540
14	0.731	31,836
15	0.429	18,700
16	0.433	18,881
17	0.418	18,206
18	0.460	20,058
19	0.424	18,476
20	0.453	19,738
21	0.837	36,456
22	0.905	39,443
23	0.697	30,352
24	0.793	34,558
25	0.558	24,290
26	0.660	28,580
27	0.675	29,400
28	0.898	39,111
29	0.993	43,251
30	0.939	40,888
31	0.626	27,272
32	0.769	33,490
33	0.526	22,902
34	0.481	20,956
35	0.695	30,277
36	0.517	22,530
37	0.486	21,158
38	0.460	20,031
39	0.482	21,007
40	0.418	18,209
41	0.482	21,010
42	0.50	21,766
43	0.425	18,509
44	0.549	23,895
45	0.479	20,869
46	0.618	26,904
47	0.477	20,760
48	0.594	25,859
49	0.508	22,149
50	0.502	21,846
51	0.484	21,083



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Lot No.	Acres	Sq. Ft.
52	0.513	22,358
53	0.478	20,826
54	0.488	21,242
55	0.543	23,670
56	7.450	324,520 (to be donated)
57	0.270	11,760 amenity space
58	1.666	72,592 conservation
59	18.70	814,720 Mangrove Lake

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SCHEDULE 2

(paragraph 2(1))

THE SITES

ALL THOSE lots of land, in St. George's Parish and Hamilton Parish, shown outlined on the following drawings—

Architectural drawing:

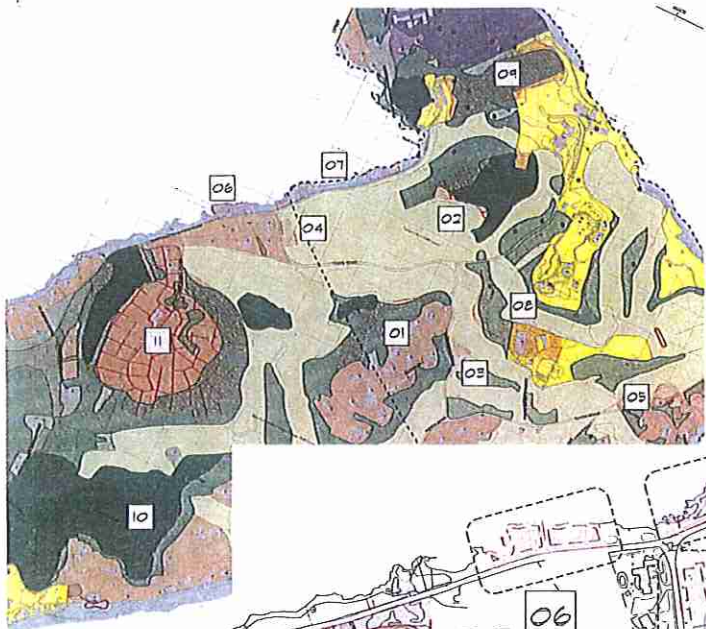
1011.A.100A	Key Plan
1011.A.101A	Site 01: Glebe Hill
1011.A.102A	Site 02: Paynter's Hill
1011.A.103A	Site 03: Paynter's Road
1011.A.104A	Site 04: Paynter's Road
1011.A.105A	Site 05: South Road
1011.A.106A	Site 06: Harrington Sound Road
1011.A.107A	Site 07: Harrington Sound Road
1011.A.108A	Site 08: Stables Road
1011.A.109A	Site 09: Quarry Hill
1011.A.110A	Site 10: Mangrove Lake
1011.A.111A	Site 11: White Crest Hill

Surveying drawing:

3281A	Existing Master Plan dated May 2008
3619	White Crest Hill Proposed Plan of Subdivision dated October 2010

Made this        day of        , 2011

Minister of Environment, Planning and Infrastructure Strategy

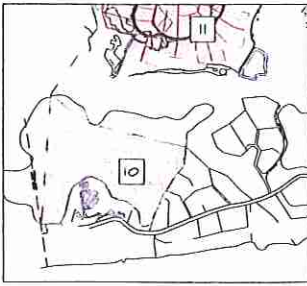


**LEGEND**

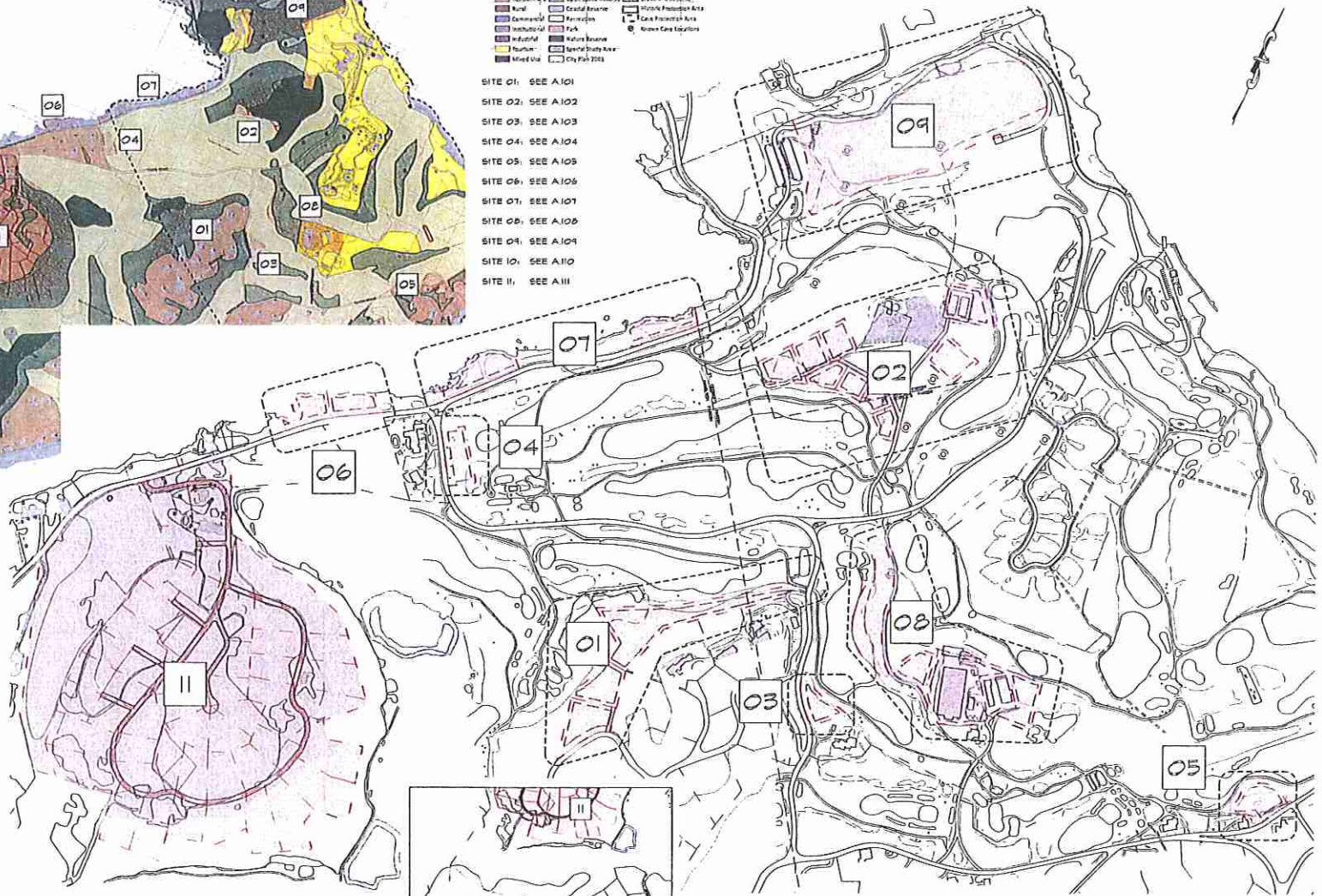
<b>Base Zones</b>		<b>Conservation/Protection Areas</b>	
Residential 1	Open Space Reserve	Agricultural Reserve	Historic Reserve
Rural	Central Business District	Historic Protection Area	Case Protection Area
Commercial	Park	Water Reserve	Known Cave Locations
Industrial	Special Study Area	City Fish Zones	
Urban			
Mixed Use			

- SITE 01: SEE A101
- SITE 02: SEE A102
- SITE 03: SEE A103
- SITE 04: SEE A104
- SITE 05: SEE A105
- SITE 06: SEE A106
- SITE 07: SEE A107
- SITE 08: SEE A108
- SITE 09: SEE A109
- SITE 10: SEE A110
- SITE 11: SEE A111

LOT 10: SEE INSET



INSET: LOT 10 (MANGROVE LAKE)



REV	DATE	DESCRIPTION
A	08.01.10	ISSUED FOR SDO

**PROJECT STATUS**  
ISSUED FOR SDO

THESE DRAWINGS ARE NOT TO BE SCALED  
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THE CONTRACTOR SHALL CHECK AND VERIFY ALL  
DIMENSIONS AND LEVELS AND REPORT ANY  
APPARENT DISCREPANCIES TO THE ARCHITECT  
PRIOR TO COMMENCING WORK.



**Conveys & Associates Ltd**  
ARCHITECTURAL, CIVIL AND LANDSCAPE DESIGN PROJECT SOLUTIONS  
P.O. Box 10, Newmarket, Auckland 1011  
Tel: 09 252 8911 Fax: 09 252 8912 Email: info@conveys.co.nz

**PROJECT TITLE**  
CASTLE HARBOUR LIMITED  
MIXED USE DEVELOPMENT  
SPECIAL DEVELOPMENT ORDER  
SITE PLANS

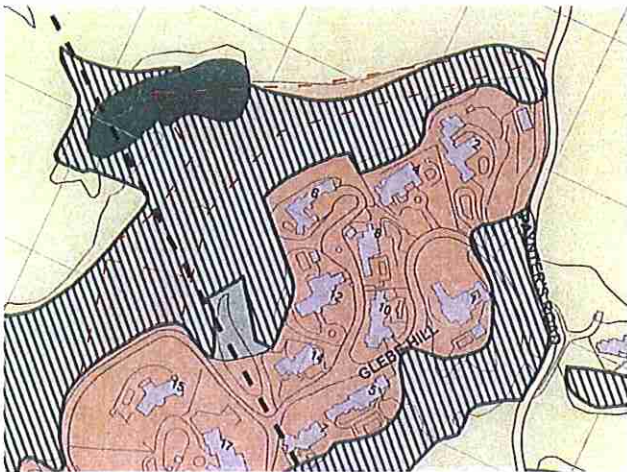
**DRAWING TITLE**  
KEY PLAN

DRAWN BY	CHECKED BY
JPL	HS
SCALE	DATE DRAWN
AS SHOWN	08.01.2010
PROJECT NUMBER	DRAWING NO.
1011	A100





01 SITE OI, SATELLITE MAP  
A.D. 1:125



02 SITE OI, ZONING MAP 67/71  
A.D. 1:125

**LEGEND**

Residential 1	Residential 2	Residential 3	Residential 4	Residential 5	Residential 6	Residential 7	Residential 8	Residential 9	Residential 10	Residential 11	Residential 12	Residential 13	Residential 14	Residential 15	Residential 16	Residential 17	Residential 18	Residential 19	Residential 20	Residential 21	Residential 22	Residential 23	Residential 24	Residential 25	Residential 26	Residential 27	Residential 28	Residential 29	Residential 30	Residential 31	Residential 32	Residential 33	Residential 34	Residential 35	Residential 36	Residential 37	Residential 38	Residential 39	Residential 40	Residential 41	Residential 42	Residential 43	Residential 44	Residential 45	Residential 46	Residential 47	Residential 48	Residential 49	Residential 50	Residential 51	Residential 52	Residential 53	Residential 54	Residential 55	Residential 56	Residential 57	Residential 58	Residential 59	Residential 60	Residential 61	Residential 62	Residential 63	Residential 64	Residential 65	Residential 66	Residential 67	Residential 68	Residential 69	Residential 70	Residential 71	Residential 72	Residential 73	Residential 74	Residential 75	Residential 76	Residential 77	Residential 78	Residential 79	Residential 80	Residential 81	Residential 82	Residential 83	Residential 84	Residential 85	Residential 86	Residential 87	Residential 88	Residential 89	Residential 90	Residential 91	Residential 92	Residential 93	Residential 94	Residential 95	Residential 96	Residential 97	Residential 98	Residential 99	Residential 100
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03 SITE OI, PLAN  
A.D. 1:80

SITE OI

REV	DATE	DESCRIPTION
A	10/11/10	ISSUED FOR SDO

SITE F1		
LOT	AREA (ACRES)	AREA (SQ FT)
LOT 1	0.33	22050
LOT 2	0.55	37825
LOT 3	1.93	132800
TOTALS	3.21	172755

PROJECT STATUS  
ISSUED FOR SDO

THESE DRAWINGS ARE NOT TO BE SCALE  
CONVEYED & ASSOCIATED LTD IS NOT RESPONSIBLE FOR  
ANY AND ALL LIABILITY FOR THE USE OF ITS  
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ITS EXPRESSED AND OR IMPLIED INTENT.  
THE CONTRACTOR SHALL CHECK AND VERIFY ALL  
DIMENSIONS AND LEVELS AND REPORT ANY  
APPARENT DISCREPANCIES TO THE PROJECT  
PEOPLE TO CORRECTING WORK.

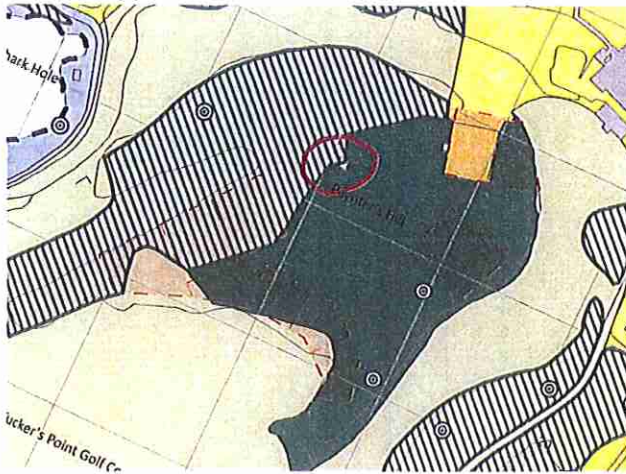


Conyass & Associates Ltd  
ARCHITECTS, ENGINEERS & LANDSCAPE DESIGNERS  
100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000/1001/1002/1003/1004/1005/1006/1007/1008/1009/1010/1011/1012/1013/1014/1015/1016/1017/1018/1019/1020/1021/1022/1023/1024/1025/1026/1027/1028/1029/1030/1031/1032/1033/1034/1035/1036/1037/1038/1039/1040/1041/1042/1043/1044/1045/1046/1047/1048/1049/1050/1051/1052/1053/1054/1055/1056/1057/1058/1059/1060/1061/1062/1063/1064/1065/1066/1067/1068/1069/1070/1071/1072/1073/1074/1075/1076/1077/1078/1079/1080/1081/1082/1083/1084/1085/1086/1087/1088/1089/1090/1091/1092/1093/1094/1095/1096/1097/1098/1099/1100/1101/1102/1103/1104/1105/1106/1107/1108/1109/1110/1111/1112/1113/1114/1115/1116/1117/1118/1119/1120/1121/1122/1123/1124/1125/1126/1127/1128/1129/1130/1131/1132/1133/1134/1135/1136/1137/1138/1139/1140/1141/1142/1143/1144/1145/1146/1147/1148/1149/1150/1151/1152/1153/1154/1155/1156/1157/1158/1159/1160/1161/1162/1163/1164/1165/1166/1167/1168/1169/1170/1171/1172/1173/1174/1175/1176/1177/1178/1179/1180/1181/1182/1183/1184/1185/1186/1187/1188/1189/1190/1191/1192/1193/1194/1195/1196/1197/1198/1199/1200/1201/1202/1203/1204/1205/1206/1207/1208/1209/1210/1211/1212/1213/1214/1215/1216/1217/1218/1219/1220/1221/1222/1223/1224/1225/1226/1227/1228/1229/1230/1231/1232/1233/1234/1235/1236/1237/1238/1239/1240/1241/1242/1243/1244/1245/1246/1247/1248/1249/1250/1251/1252/1253/1254/1255/1256/1257/1258/1259/1260/1261/1262/1263/1264/1265/1266/1267/1268/1269/1270/1271/1272/1273/1274/1275/1276/1277/1278/1279/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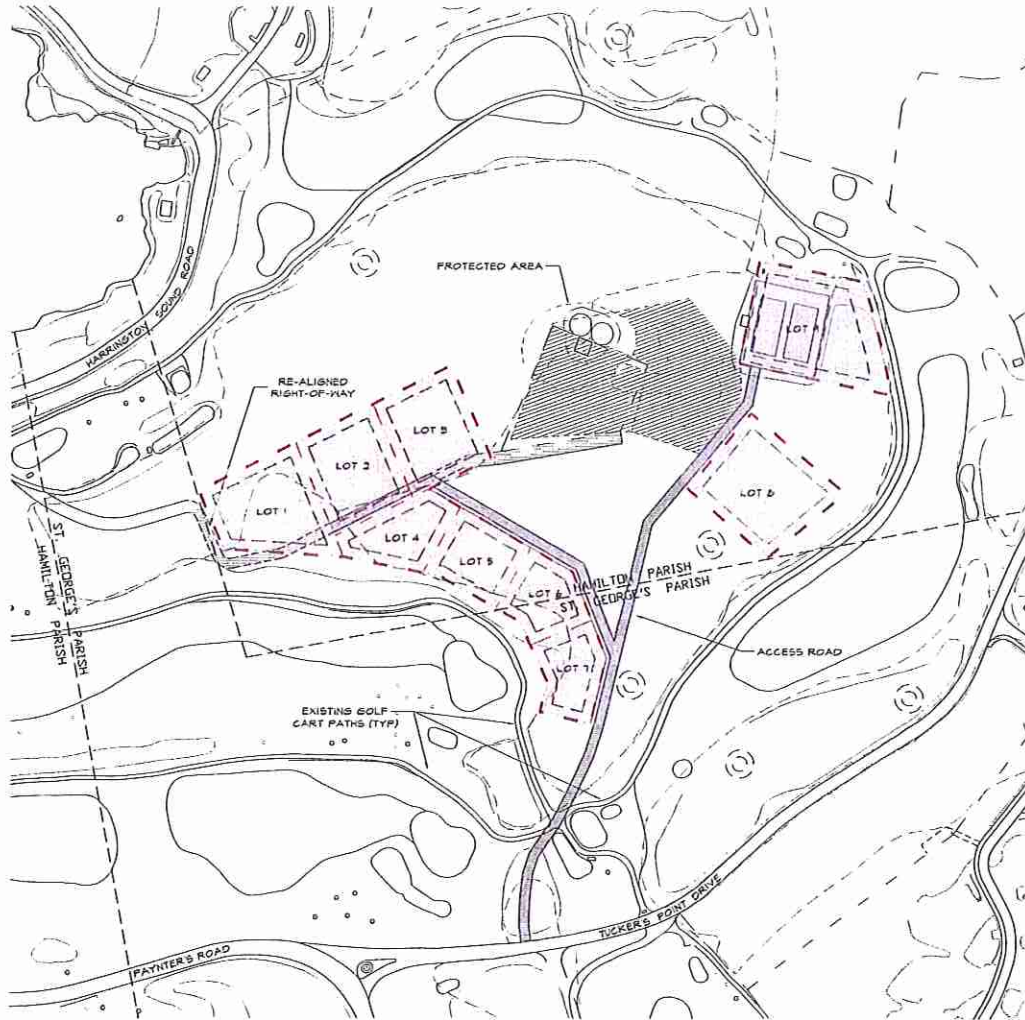


01 SITE 02. SATELLITE MAP  
A 102 1:100



02 SITE 02. ZONINGS MAP 6T  
A 102 1:100

LEGEND		Conservation/Protection Areas	
Residential 1	Alpine	Agricultural Reserve	Woodland Reserve
Residential 2	Covered Space Reserve	Historic Protection Area	Game Protection Area
Rural	Casual Reserve	Historic Protection Area	Game Protection Area
Commercial	Recreation	Historic Protection Area	Game Protection Area
Institutional	Park	Historic Protection Area	Game Protection Area
Industrial	Nature Reserve	Historic Protection Area	Game Protection Area
Neighbourhood	Special Study Area	Historic Protection Area	Game Protection Area
Mixed Use	City Plan 2001	Historic Protection Area	Game Protection Area



03 SITE 02. PLAN  
A 102 1:100

SITE 02

REV.	DATE	DESCRIPTION
A	DEC 2 10	ISSUED FOR EDO

SITE #2		
LOT #	AREA (ACRES)	AREA (SQ FT)
LOT 1	0.418	20,830
LOT 2	0.446	22,520
LOT 3	0.418	21,220
LOT 4	0.220	12,200
LOT 5	0.264	13,520
LOT 6	0.214	10,840
LOT 7	0.216	10,920
LOT 8	0.510	25,940
LOT 9	0.650	32,920
TOTALS	3.813	19,440

PROJECT STATUS  
ISSUED FOR EDO

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THE CONTRACTOR SHALL CHECK AND VERIFY ALL  
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APPARENT DISCREPANCIES TO THE ARCHITECT  
PRIOR TO COMMENCING WORK.



Conyers & Associates Ltd.  
ARCHITECTURAL, SURVEY & LANDSCAPE ARCHITECTS  
P.O. Box 100, 100 St. John's Street, St. John's, NL A1B 2X9

PROJECT TITLE  
CASTLE HARBOUR LIMITED  
MIXED USE DEVELOPMENT  
SPECIAL DEVELOPMENT ORDER  
SITE PLANS

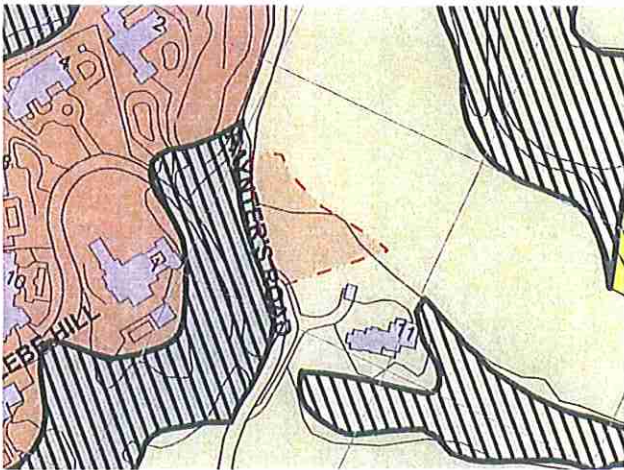
DRAWING TITLE  
SITE 02  
PAYNTER'S HILL

DRAWN BY	CHECKED BY	
JST	HS	
SCALE	DATE DRAWN	
1:500	DEC 2 2010	
PROJECT NUMBER	DRAWING NO.	REVISION
1011	A.102	A



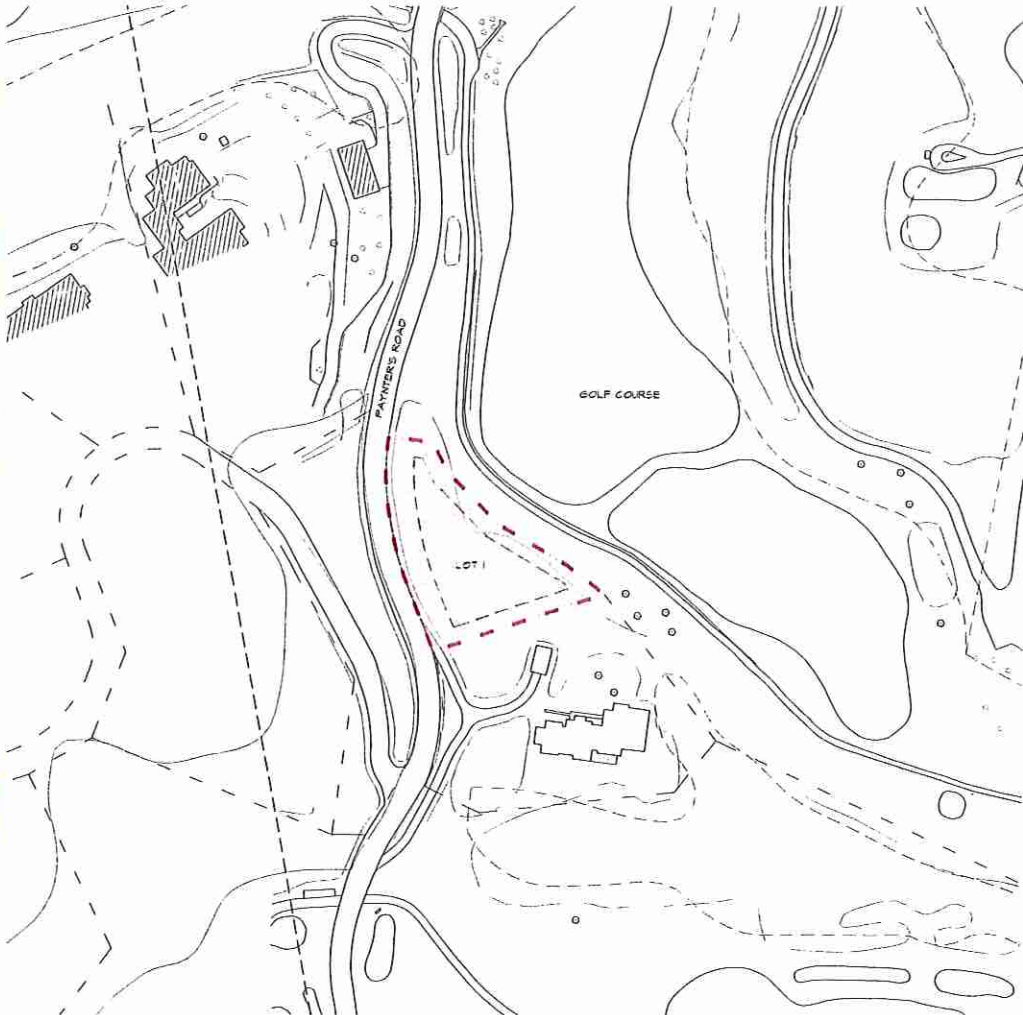


01 SITE 03: SATELLITE MAP  
1:100



02 SITE 03: ZONING MAP T1  
1:100

LEGEND		Conservation/Protection Areas	
Residential 1	Airport	Agricultural Reserve	Blackland Reserve
Residential 2	Over Space Reserve	Wetland Reserve	Wetland Reserve
Rural	Local Reserve	Wetland Reserve	Wetland Reserve
Commercial	Park	Wetland Reserve	Wetland Reserve
Industrial	Nature Reserve	Wetland Reserve	Wetland Reserve
Business	Special Study Area	Wetland Reserve	Wetland Reserve
Mixed Use	City Plan 2014	Wetland Reserve	Wetland Reserve



03 SITE 03: PLAN  
1:100

SITE 03

REV	DATE	DESCRIPTION
A	DEC 8 '10	ISSUED FOR SDO

SITE 03		
LOT #	AREA (ACRES)	AREA (SQ FT)
LOT 1	0.42	18330
TOTALS	0.42	18330

PROJECT STATUS  
ISSUED FOR SDO

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Coverys & Associates Ltd  
ARCHITECTS, ENGINEERS & DESIGNERS  
10/111 PAYNTER'S ROAD, 5TH FAIRWAY, CASTLE HARBOUR, NSW 2258  
TEL: 02 9291 7144 FAX: 02 9291 7145

PROJECT TITLE  
CASTLE HARBOUR LIMITED  
MIXED USE DEVELOPMENT  
SPECIAL DEVELOPMENT ORDER  
SITE PLANS

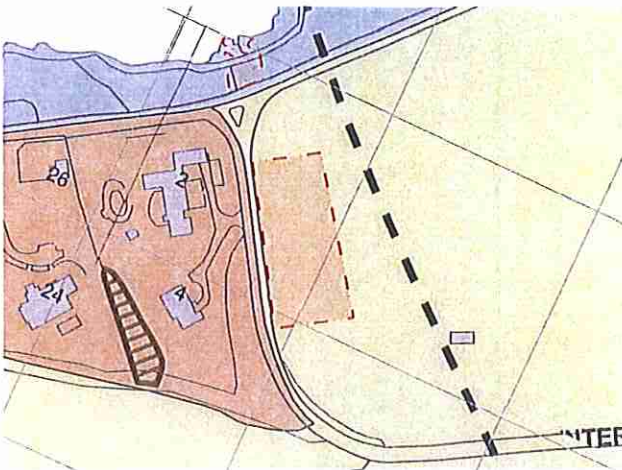
DRAWING TITLE  
SITE 03  
PAYNTER'S RD / 5TH FAIRWAY

DRAWN BY JCH	CHECKED BY RS
SCALE 1:100	DATE DRAWN DEC 2010
PROJECT NUMBER 1011	DRAWING NO. A103

10/111 Paynter's Road, 5th Fairway, Castle Harbour, NSW 2258  
 Tel: 02 9291 7144 Fax: 02 9291 7145  
 www.coverys.com.au



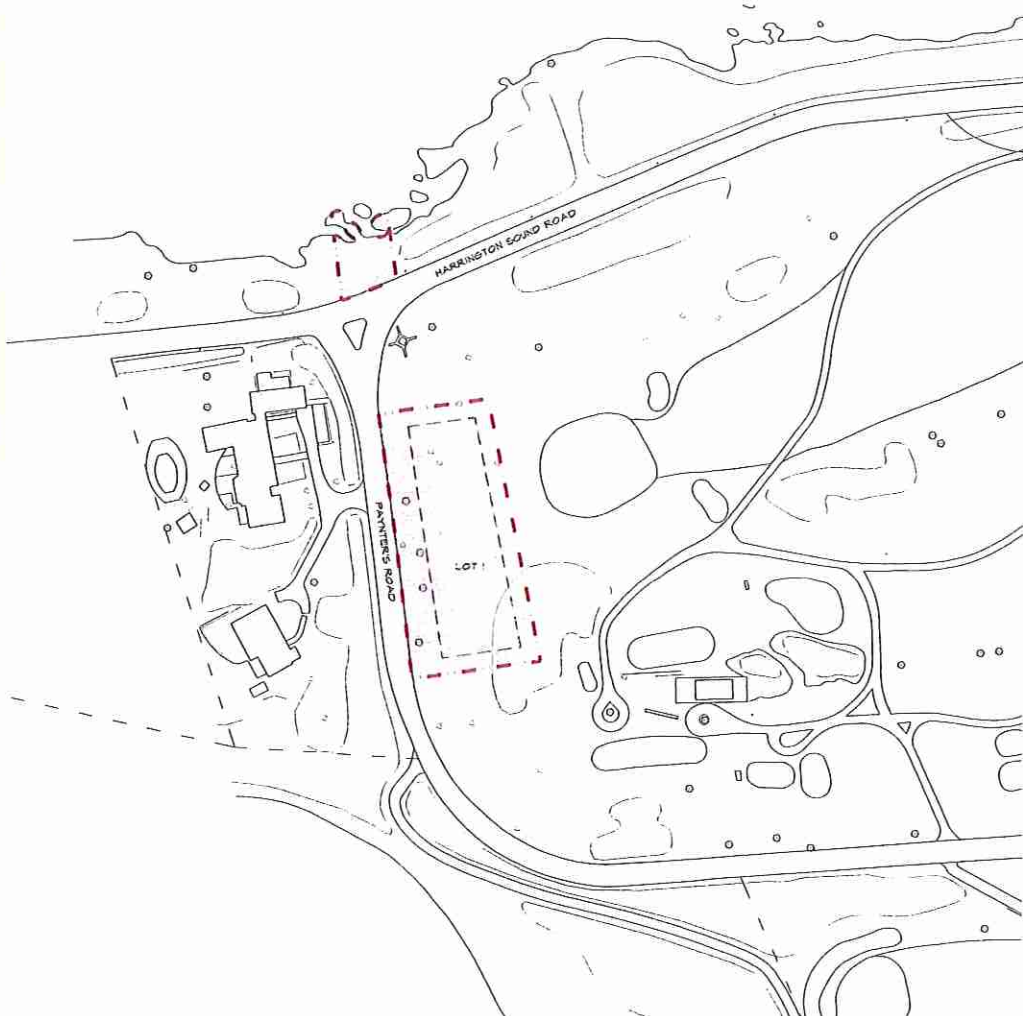
01 SITE 04: SATELLITE MAP  
1:500 / 1" = 80'



02 SITE 04: ZONING MAP 67/10  
1:500 / 1" = 80'

LEGEND		Conservation/Protection Areas	
Residential 1	Agric	Agricultural Reserve	
Residential 2	Open Space Reserve	Blackland Reserve	
Rural	Local Reserve	Historic Preservation Area	
Equin	Recreation	Taxpayers Protection Area	
Industrial	Park	Water Conservation Area	
Industrial	Nature Reserve	Water Conservation Area	
Medium Density	Special Study Area	Water Conservation Area	
Mixed Use	City Plan 2001	Water Conservation Area	

03 SITE 04: PLAN  
1:500 / 1" = 80'



SITE 04

REV	DATE	DESCRIPTION
△	DEC 8 10	ISSUED FOR SDO

SITE #4		
AREA (ACRES)	AREA (SQ. FT.)	
LOT 1	0.650	28,855
TOTALS	0.650	28,855

PROJECT STATUS  
ISSUED FOR SDO

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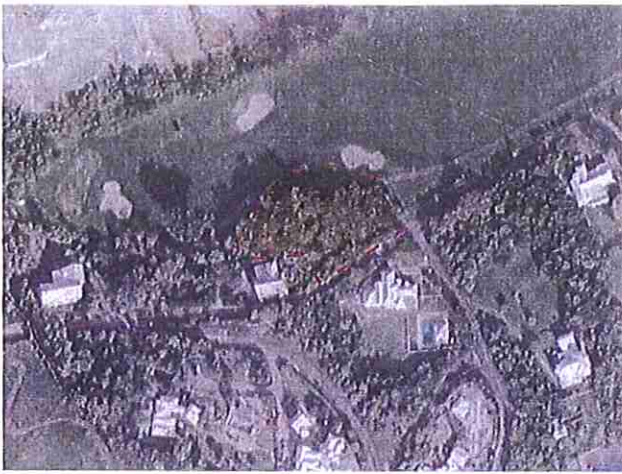
Conveys & Associates Ltd  
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1000 FINE LINE BLVD UNIT 1000, MISSISSAUGA, ONTARIO L4X 1L3  
TEL: 905.276.1111 FAX: 905.276.1112 WWW: www.conveys.com

PROJECT FILE  
CASTLE HARBOUR LIMITED  
MIXED USE DEVELOPMENT  
SPECIAL DEVELOPMENT ORDER  
SITE PLANS

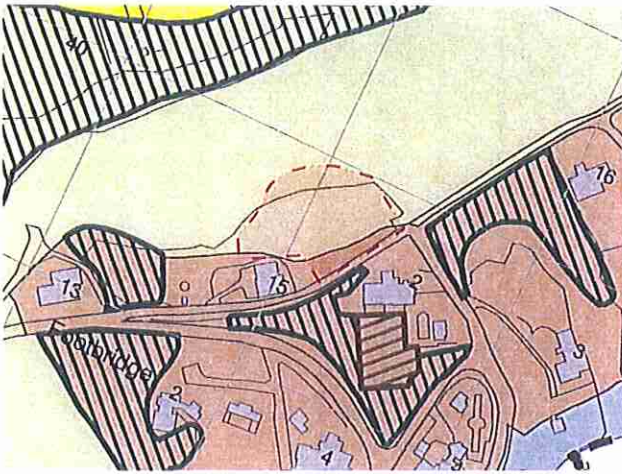
DRAWING TITLE  
SITE 04  
PAYNTERS RD / 15TH TEE

DRAWN BY JUN	CHECKED BY HS	
SCALE	DATE DRAWN DEC 2010	
PROJECT NUMBER 1011	DRAWING NO. A.104	REVISION △





01 SITE 05: SATELLITE MAP  
A105 1" = 80'



02 SITE 05: ZONING MAP 61  
A105 1" = 80'

LEGEND		Conservation/Protection Areas	
Residential 1	Alpine	Agricultural Reserve	
Residential 2	Open Space Reserve	Wildlife Reserve	
Rural	Coastal Reserve	Marine Protection Area	
Commercial	Recreation	Ecological Protection Area	
Institutional	Park	Rocky Creek Watershed	
Industrial	Nature Reserve		
Neighbourhood	Special Study Area		
Mixed Use	City Plan 100s		



03 SITE 05: PLAN  
A105 1" = 30'

SITE 05

REV	DATE	DESCRIPTION
△	DEC 8 '10	ISSUED FOR SDO

SITE #5		
LOT #	AREA (ACRES)	AREA (SQ. FEET)
LOT 1	0.374	34,913
TOTALS	0.374	34,913

PROJECT STATUS  
ISSUED FOR SDO

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PRIOR TO COMMENCING WORK.



Conyers & Associates Ltd  
ARCHITECTS, PLANNERS & ENVIRONMENTAL DESIGNERS  
10000 Hwy 10 East, Suite 100, Irvine, BC V4N 1V6  
Tel: 604-291-1100 Fax: 604-291-1101

PROJECT FILE  
CASTLE HARBOUR LIMITED  
MINED USE DEVELOPMENT  
SPECIAL DEVELOPMENT ORDER  
SITE PLANS

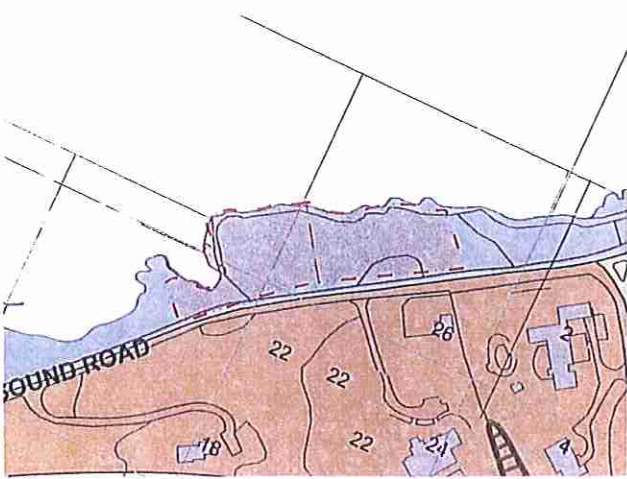
DRAWING TITLE  
SITE 05  
SOUTH ROAD

DRAWN BY JCH	CHECKED BY HS	REVISION
SCALE	DATE DRAWN DEC 30 2010	
PROJECT NUMBER 1011	DRAWING NO A105	





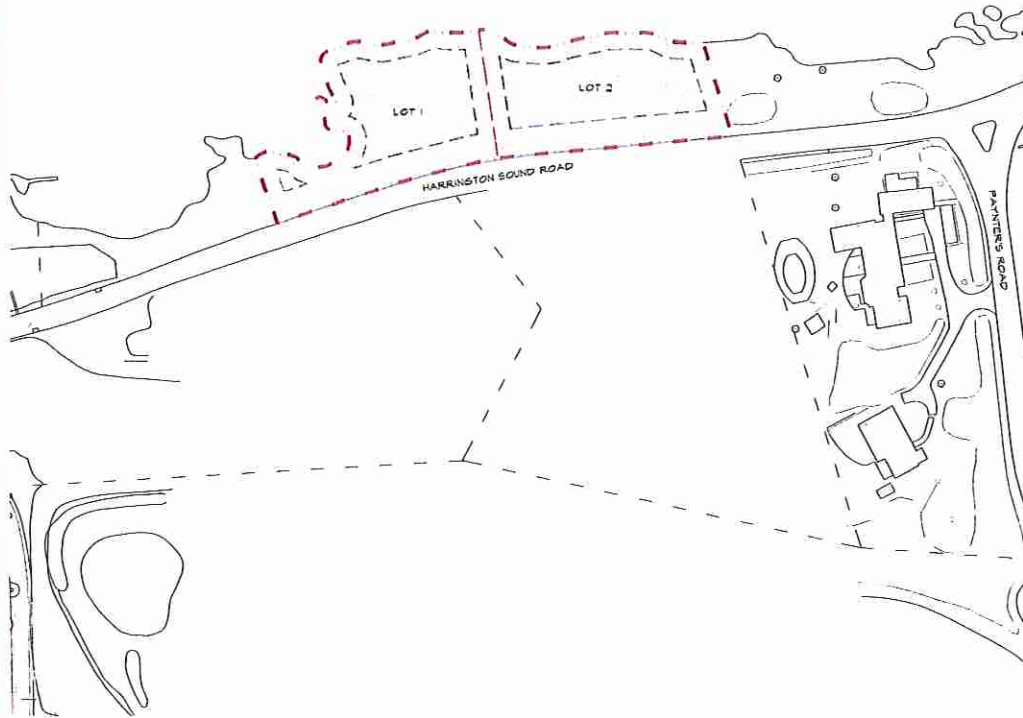
01 SITE 06: SATELLITE MAP  
A106 1" = 80'



02 SITE 06: ZONING MAP 6170  
A106 1" = 80'

LEGEND		Conservation/Protection Areas	
Residential 1	Airport	Agricultural Reserve	
Residential 2	Open Space Reserve	Woodland Reserve	
Rural	Coastal Reserve	Water Protection Area	
Commercial	Recreation	Tree Protection Area	
Institutional	Park	Grass Care Location	
Industrial	Nature Reserve		
Resort	Special Study Area		
Mixed Use	City Plan 2021		

03 SITE 06: PLAN  
A106 1" = 80'



SITE 06

REV	DATE	DESCRIPTION
A	DEC 8 '10	ISSUED FOR SDO

SITE 06		
LOT	AREA (ACRES)	AREA (SQ FT)
LOT 1	0.431	2,325
LOT 2	0.458	4,450
TOTALS	0.889	4,775

PROJECT STATUS:  
ISSUED FOR SDO

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Conyers & Associates Ltd  
ARCHITECTS, ENGINEERS & LANDSCAPE ARCHITECTS PROJECT MANAGEMENT  
1000 FIVE STAR DRIVE SOUTH BAY BRISBANE QLD 4015  
TEL: 60 7553 1111 FAX: 60 7553 4427 www.conyers.com.au

PROJECT TITLE  
CASTLE HARBOUR LIMITED  
MIXED USE DEVELOPMENT  
SPECIAL DEVELOPMENT ORDER  
SITE PLANS

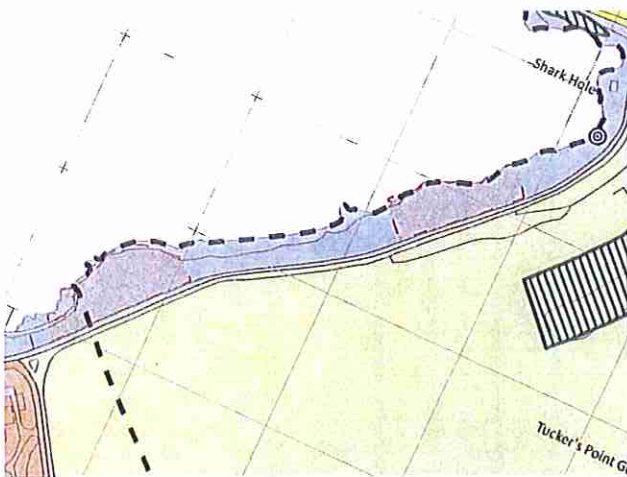
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SITE 06  
HARRINGTON SOUND RD.

DRAWN BY JUL	CHECKED BY HS
SCALE 1:500	DATE DRAWN 1 DEC 2010
PROJECT NUMBER 1011	DRAWING NO A106
	REVISION A

1. Plans, specifications, bills of materials, etc. shall be checked against the contract documents.



01 SITE 07. SATELLITE MAP  
A101 1:100



02 SITE 07. ZONING MAP 61  
A101 1:100

LEGEND		Conservation/Protection Areas	
Residential 3	Agriport	Agriculture Reserve	Wild Bird Reserve
Residential 4	Open Space Reserve	Wildlife Protection Area	Known Cave Locations
Public	Central Reserve		
Commercial	Recreation		
Municipal	Park		
Industrial	Nature Reserve		
Recreation	Special Study Area		
Mixed Use	City Plan 2011		



03 SITE 07. PLAN  
A101 1:100

SITE 07

REV	DATE	DESCRIPTION
A	DEC 8 10	ISSUED FOR SDO

SITE 07		
LOT	AREA (ACRES)	AREA (SQ FT)
LOT 1	0.103	3,475
LOT 2	0.260	29,210
TOTALS	0.363	32,685

PROJECT STATUS  
ISSUED FOR SDO

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PRIOR TO COMMENCEMENT.



Conveys & Associates Ltd  
ARCHITECTS, ENGINEERS & PLANNERS, PROJECT MANAGEMENT  
P.O. Box 14, St. George's, St. George's Parish, St. Vincent & the Grenadines  
Tel: 869-494-1111 Fax: 869-494-1112 Email: info@conveys.com

PROJECT TITLE  
CASTLE HARBOUR LIMITED  
MIXED USE DEVELOPMENT  
SPECIAL DEVELOPMENT ORDER  
SITE PLANS

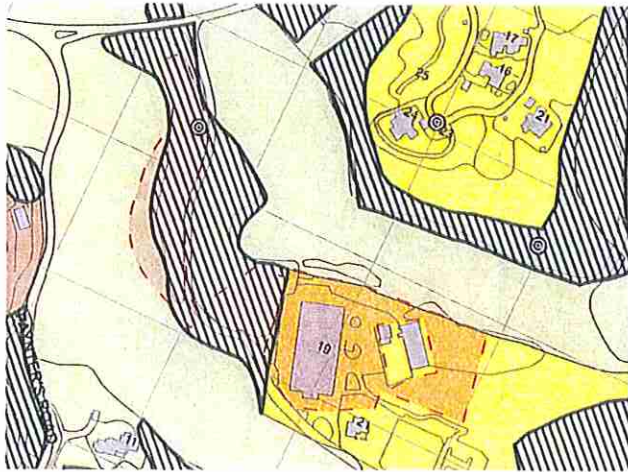
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SITE 07  
HARRINGTON SOUND RD.

DRAWN BY JH	CHECKED BY JH
SCALE 1:500	DATE DRAWN DEC 2010
PROJECT NUMBER 1011	DRAWING NO A101
	REVISION A





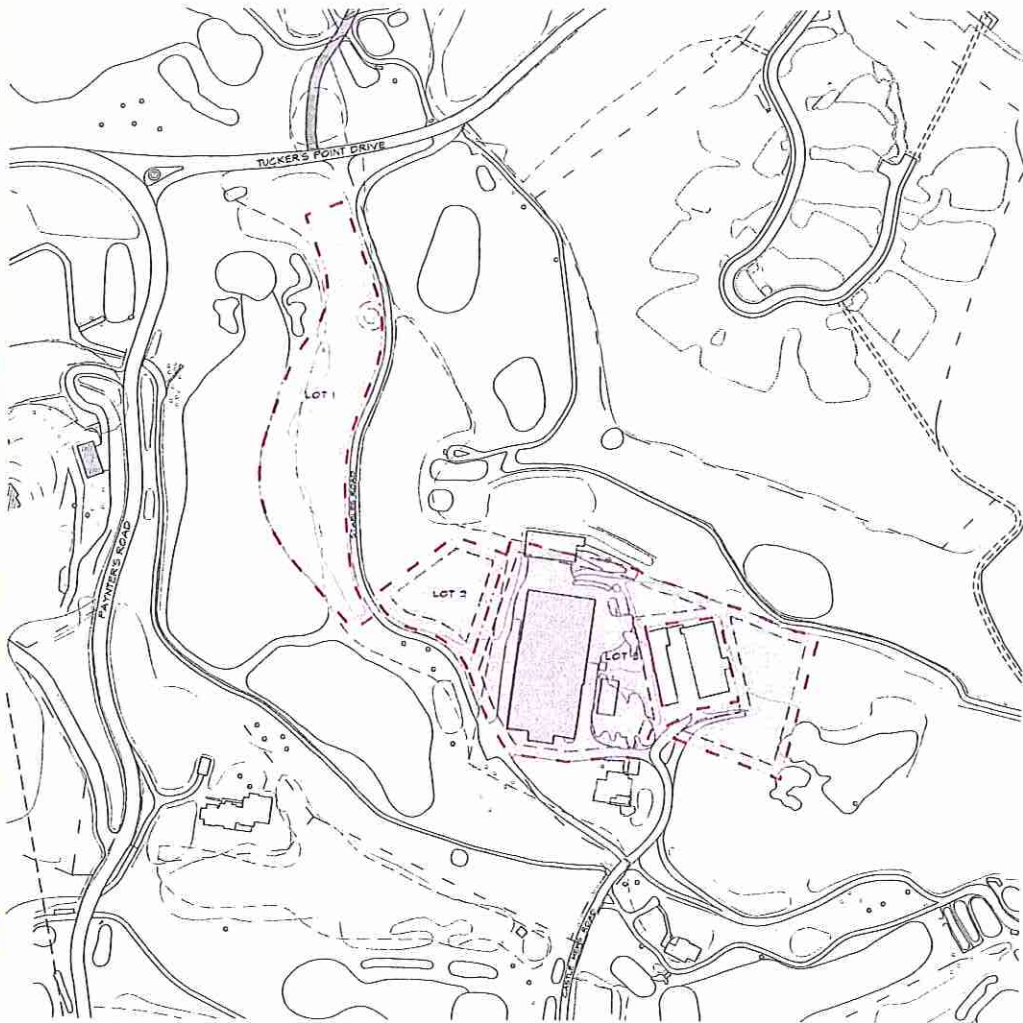
01 SITE 08: SATELLITE MAP  
A103 1:125



02 SITE 08: ZONING MAP 67  
A103 1:125

**LEGEND**

Residential 1	Airport	Agricultural Reserve
Residential 2	Open Space Reserve	Broadband Reserve
Road	Coastal Reserve	Nature Protection Area
Commercial	Recreation	Case Protection Area
Institutional	Park	Brown Coal Lands
Industrial	Nature Reserve	
Neighbourhood	Special Study Area	
Mixed Use	City Plan 2004	



03 SITE 08: PLAN  
A103 1:80

SITE 08

REV	DATE	DESCRIPTION
A	DEC 8 10	ISSUED FOR SDO

SITE #8		
LOT #	AREA (ACRES)	AREA (SQ. FT.)
LOT 1	1.246	36,460
LOT 2	0.432	18,235
LOT 3	2.823	10,200
TOTALS	4.502	174,495

PROJECT #11108  
ISSUED FOR SDO

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ARCHITECTS, ENGINEERS & LANDSCAPE ARCHITECTS  
100-110 FIVE STAR DRIVE, BUNNACREE, VIC 3083  
Tel: 03 9452 1100 Fax: 03 9452 1101 www.conveys.com.au

PROJECT TITLE  
CASTLE HARBOUR LIMITED  
MIXED USE DEVELOPMENT  
SPECIAL DEVELOPMENT ORDER  
SITE PLANS

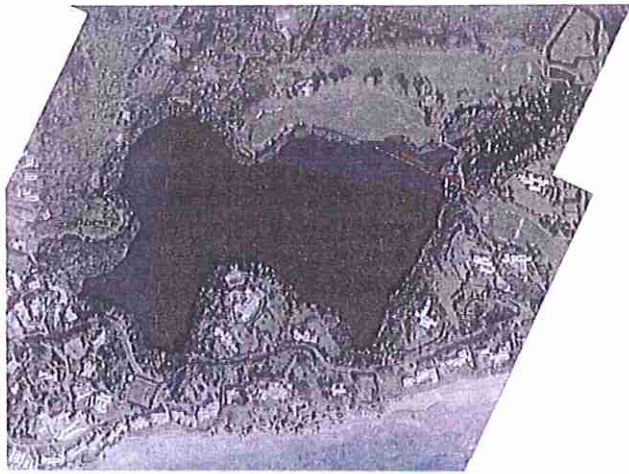
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SITE 08  
STABLES ROAD

DRAWN BY JIN	CHECKED BY MS
SCALE 1:200	DATE DRAWN DEC 2010
PROJECT NUMBER 1011	DRAWING NO A108

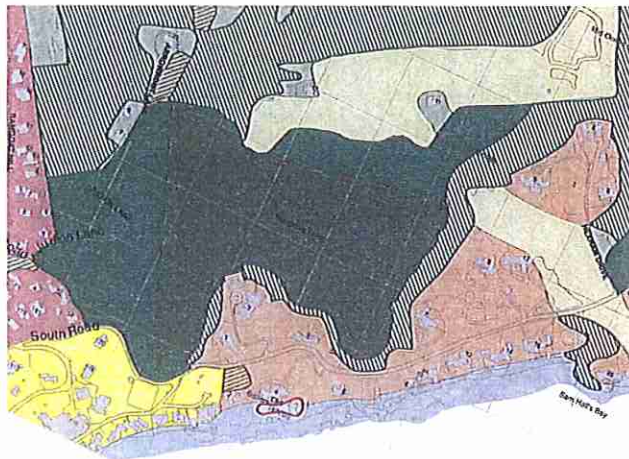






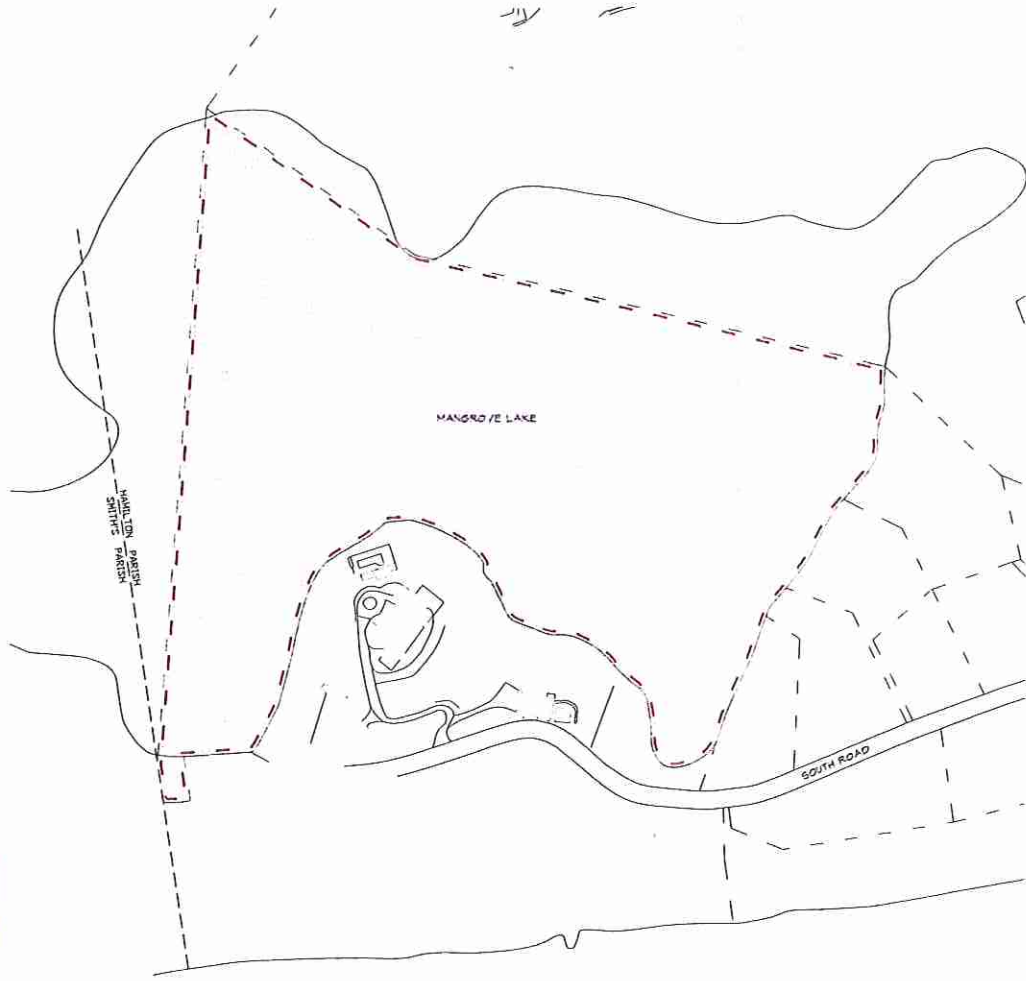


01 SITE 10, SATELLITE MAP  
A10 P. 250



02 SITE 10, ZONING MAP TO  
A10 P. 250

LEGEND	
<b>Base Zones</b>	<b>Conservation/Protection Areas</b>
Residential 1	Agricultural Reserve
Residential 2	Wildlife Reserve
Rural	Open Space Reserve
Commercial	Coastal Reserve
Industrial	Recreation
Industrial	Park
Industrial	Nature Reserve
Mixed Use	Special Study Area
City Plan 2011	Keyhole Contaminants
	Wetland Protection Area
	Core Protection Area



03 SITE 10, PLAN  
A10 P. 100

SITE 10

REV	DATE	DESCRIPTION
A	DEC 8 10	ISSUED FOR SDO

PROJECT STATUS  
**ISSUED FOR SDO**

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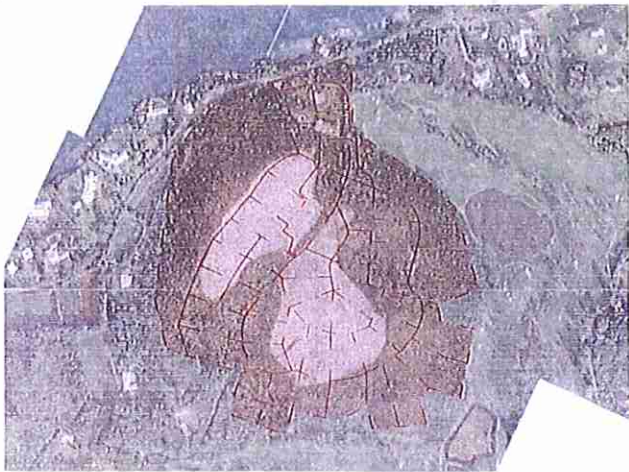
Conyers & Associates Ltd  
MEMBERS OF THE ENGINEERING & CONSTRUCTION PROFESSION REGULATED BY THE  
INDEPENDENT ENGINEERING BOARD OF AUSTRALIA (IEBA) AND THE ENGINEERING BOARD OF AUSTRALIA (EBA)  
FOR ACCEPTANCE OF THE REGULATED PROFESSIONS

PROJECT TITLE  
**CASTLE HARBOUR LIMITED  
MIXED USE DEVELOPMENT  
SPECIAL DEVELOPMENT ORDER  
SITE PLANS**

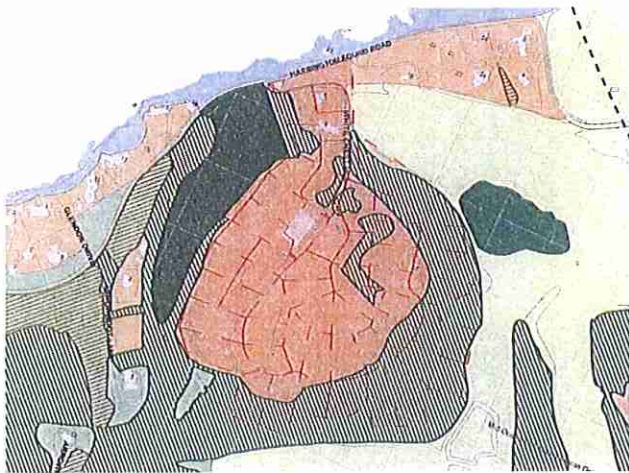
DRAWING TITLE  
**SITE 10  
MANGROVE LAKE**

DRAWN BY JZH	CHECKED BY JZH
SCALE DATE DESIGNED DEC 20 10	DATE DESIGNED DEC 20 10
PROJECT NUMBER 1011	DRAWING NO. A.110
	REVISION 





**01 SITE I0, SATELLITE MAP**  
A.II 1" = 200'



**02 SITE I0, ZONING MAP TO**  
A.II 1" = 200'

LEGEND		Conservation/Protection Areas	
Residential 1	Open Space Reserve	Agriculture Reserve	Woodland Reserve
Residential 2	Open Space Reserve	Woodland Reserve	Woodland Reserve
Rural	Coastal Reserve	Marine Park/Coastal Area	Marine Park/Coastal Area
Commercial	Recreation	Coastal Park/Coastal Area	Coastal Park/Coastal Area
Municipal	Park	Coastal Park/Coastal Area	Coastal Park/Coastal Area
Industrial	Nature Reserve	Coastal Park/Coastal Area	Coastal Park/Coastal Area
Medium Density	Special Study Area	Coastal Park/Coastal Area	Coastal Park/Coastal Area
Mixed Use	City Plan 2001	Coastal Park/Coastal Area	Coastal Park/Coastal Area



**03 SITE II, PLAN**  
A.II 1" = 100'

**SITE II**

NOTE: FOR LOT NUMBERING, SEE SURVEYING SERVICES DWS, REF. 0614

REV	DATE	DESCRIPTION
A	DEC 0 10	ISSUED FOR SDO

**PROJECT STAGE**  
**ISSUED FOR SDO**

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**Conyer & Associates Ltd.**  
REGISTERED ARCHITECTS & LANDSCAPE ARCHITECTS  
100-105 RIVERVIEW ROAD, BUNBURY, VIC 3400  
TEL: 0832083188 FAX: 0832083187 WWW: www.conyer.com.au

**PROJECT TITLE**  
**CASTLE HARBOUR LIMITED**  
**MIXED USE DEVELOPMENT**  
**SPECIAL DEVELOPMENT ORDER**  
**SITE PLANS**

**DRAWING TITLE**  
**SITE II**  
**WHITE CREST HILL**

DRAWN BY	CHECKED BY
JLH	HL
SCALE	DATE DRAWN
	DEC 2010
PROJECT NUMBER	DRAWING NO.
IO11	A.III

