

6.0 MASTER PLAN



LEGEND

1. TOWN SQUARE
2. THE GREEN
3. WESTERN TERRACES
4. HILLTOP (WINSTONE PRECINCT)
5. THE BUSH PRECINCT
6. THE RIU PRECINCT

MASTER PLAN PRECINCTS



North-South Section



East-West Section

THESE PLANS OUTLINE THE VISION OF FLETCHER RESIDENTIAL LTD AND ARE NOT ENDORSED BY AUCKLAND COUNCIL

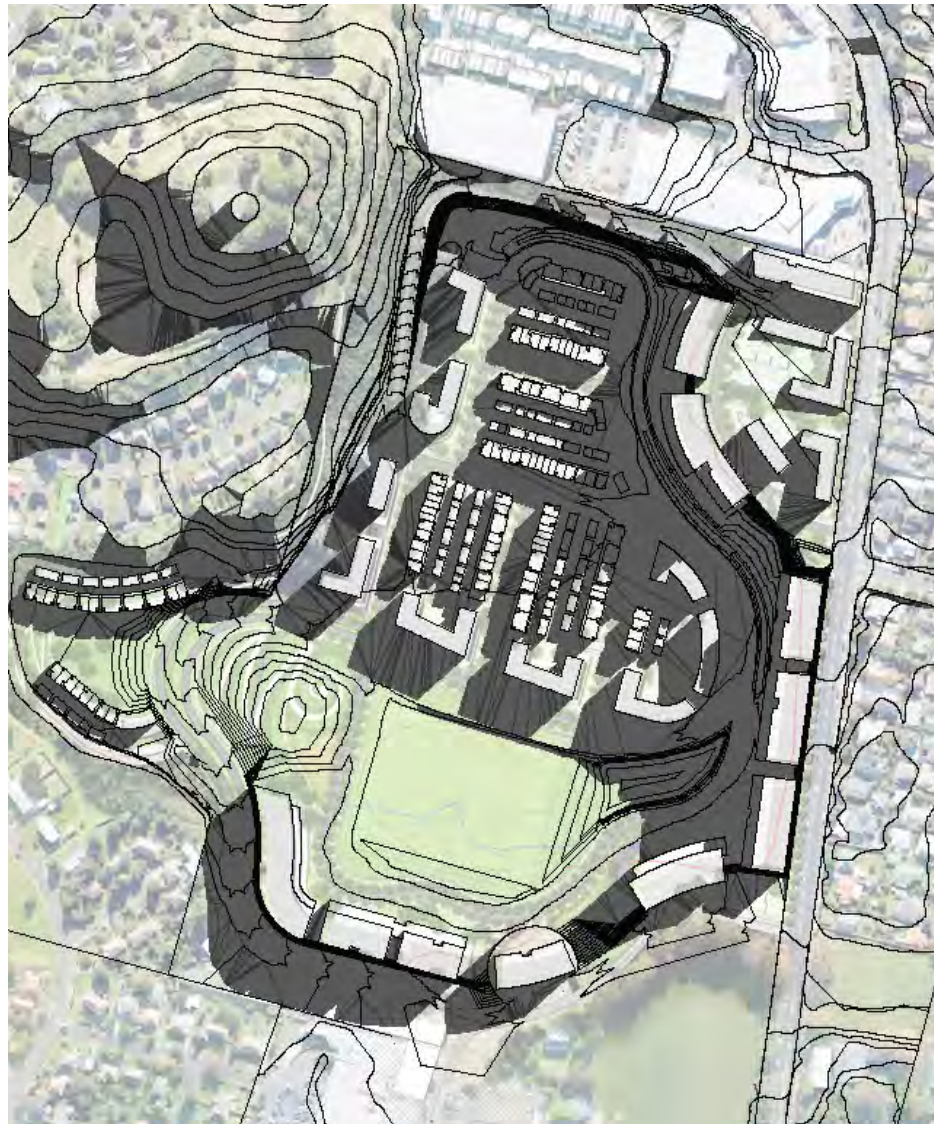
MASTER PLAN SECTIONS



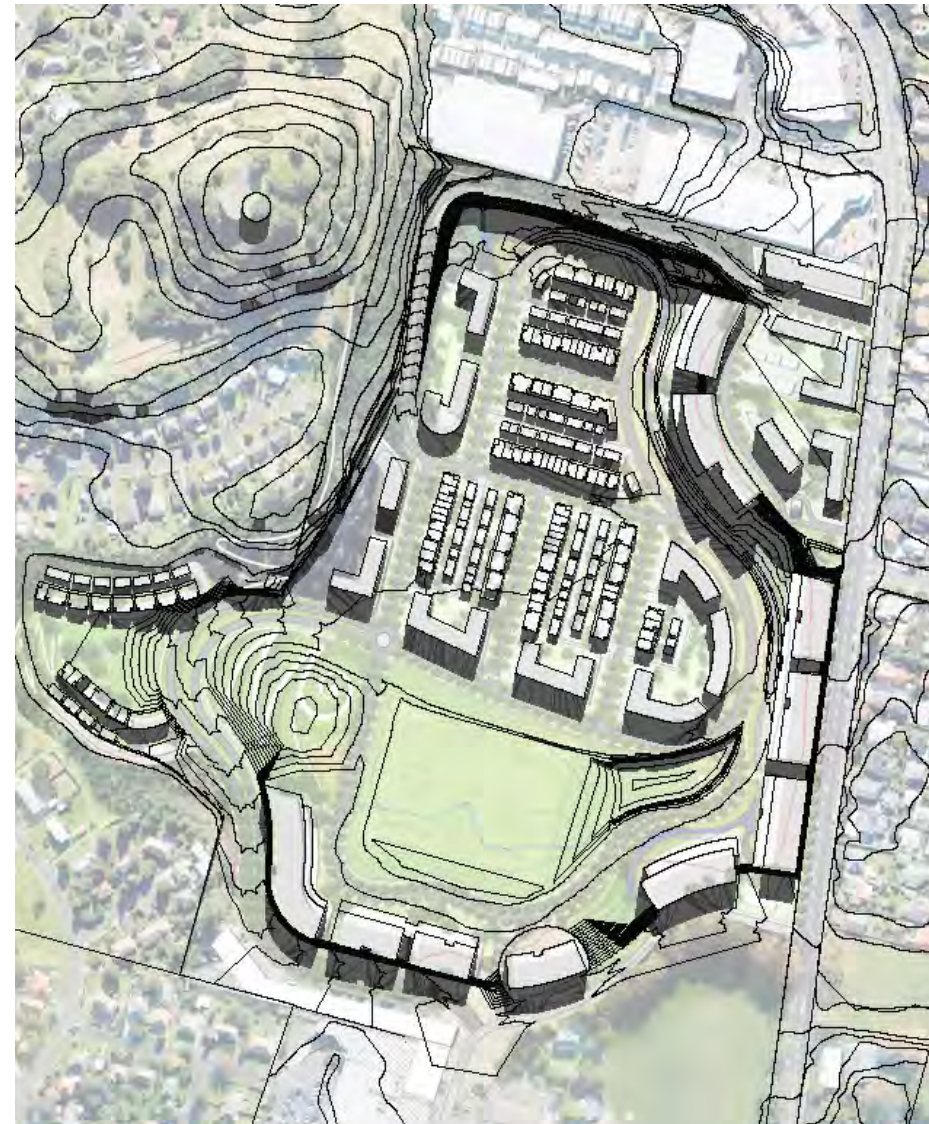
ADDITIONAL DESIGN SECTIONS PRESENTED IN APPENDIX I

SHADOW DIAGRAM

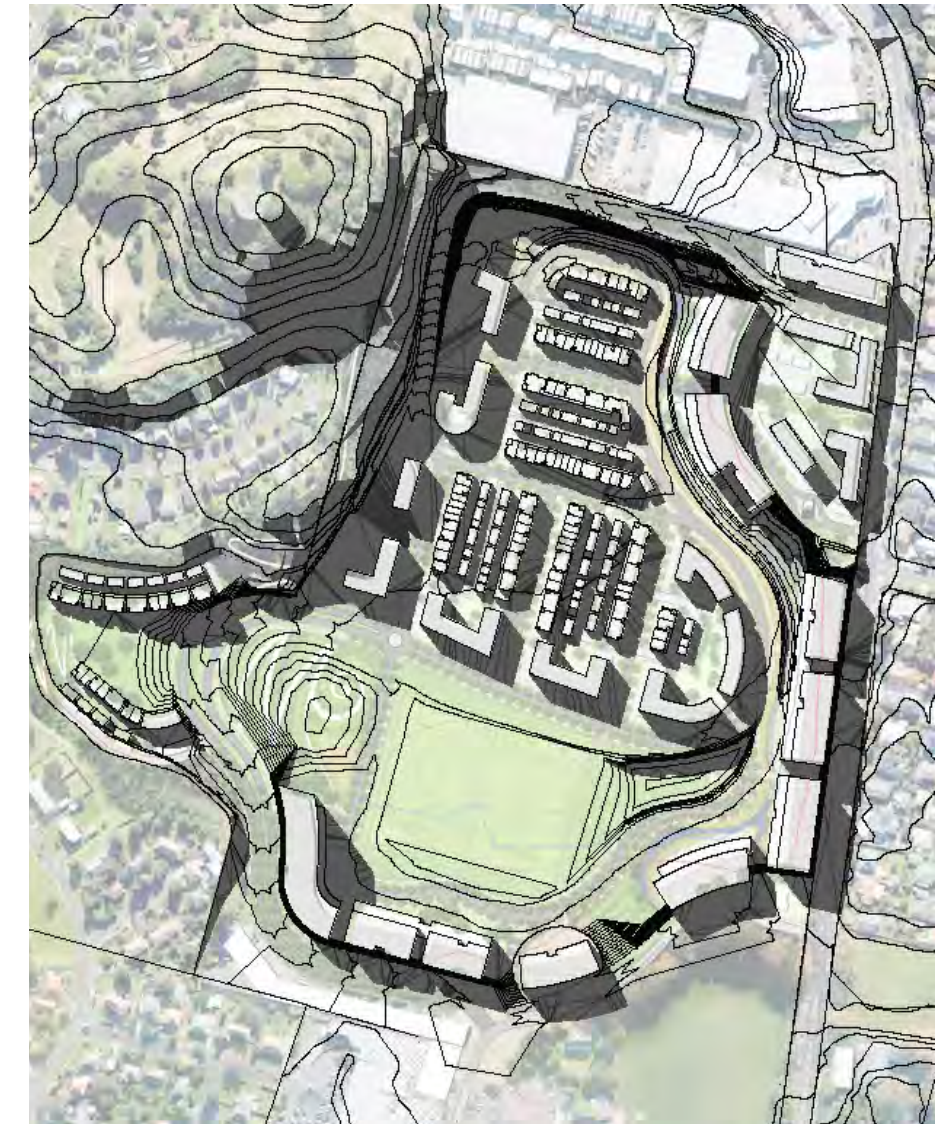
WINTER



WINTER 9AM



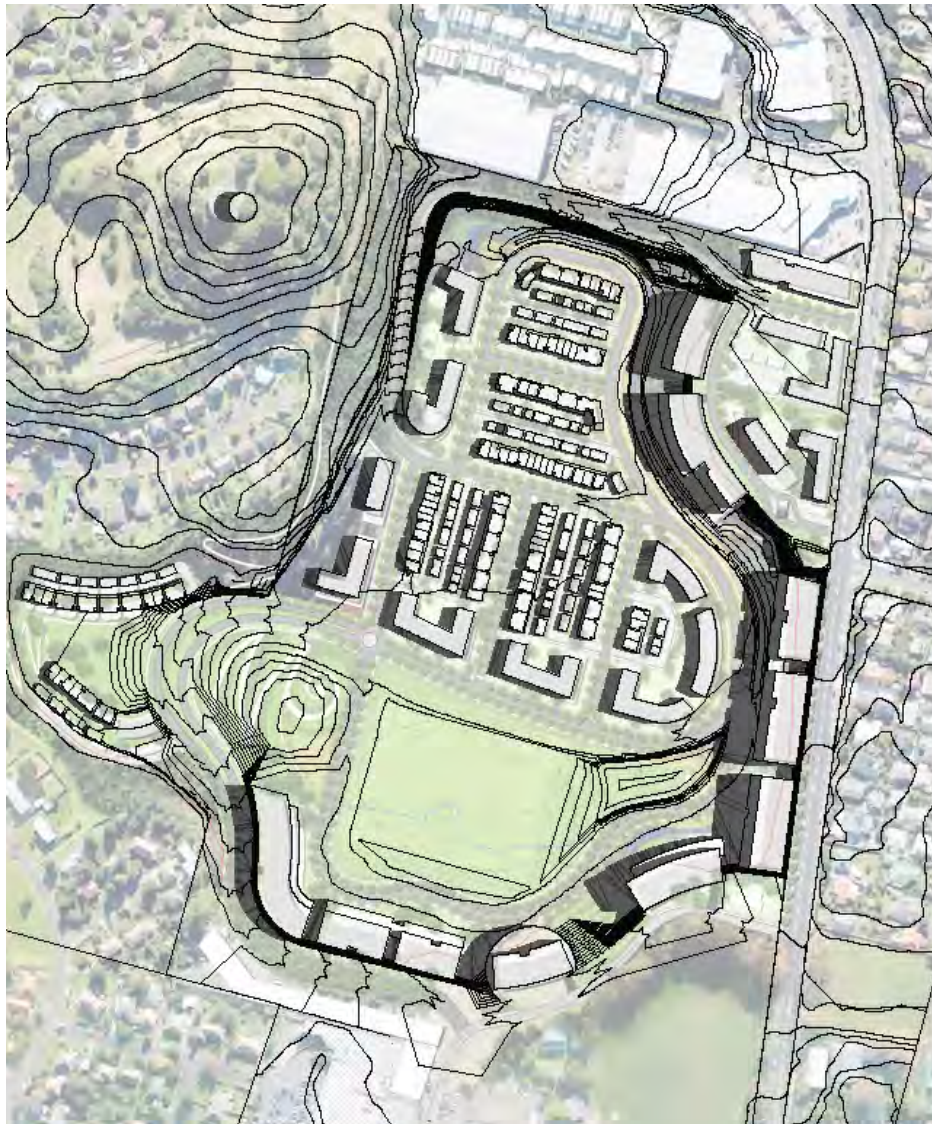
WINTER 12PM



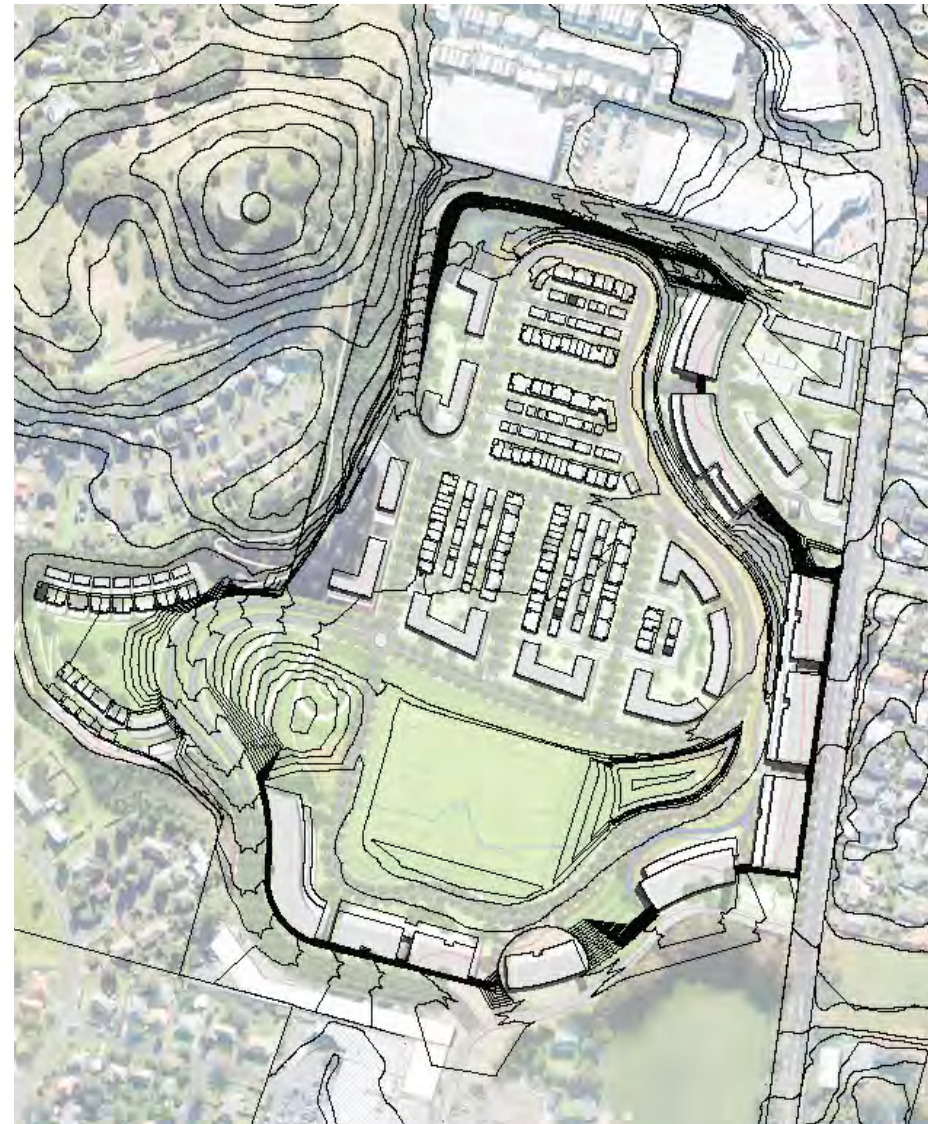
WINTER 3PM

MASTER PLAN SHADOW ANALYSIS

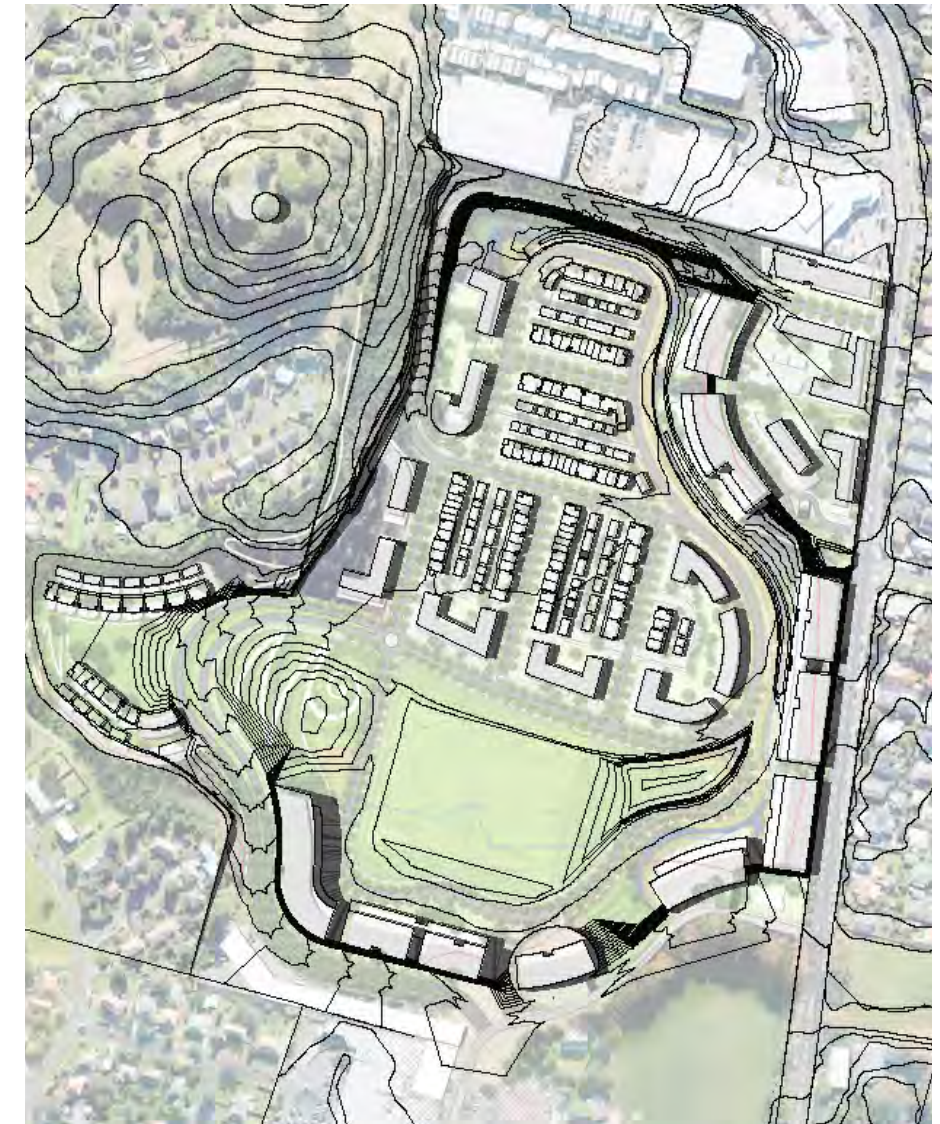
SHADOW DIAGRAM SUMMER



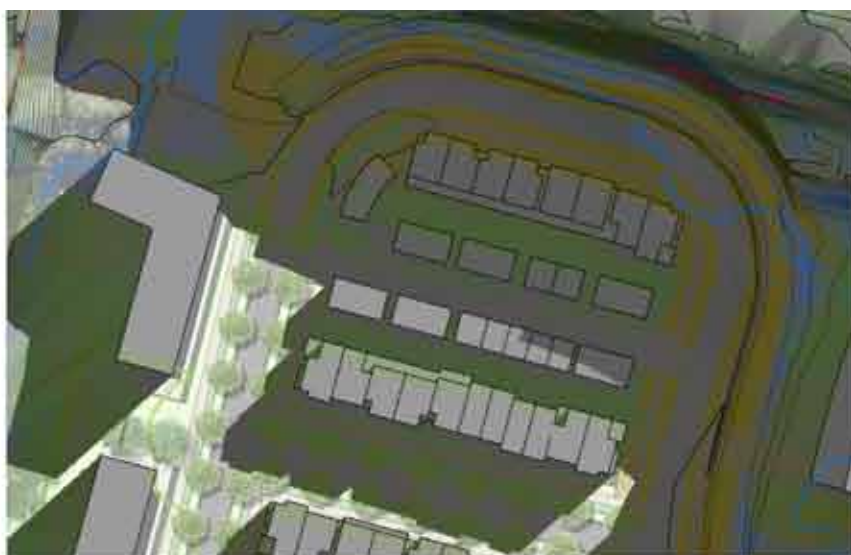
SUMMER 9AM



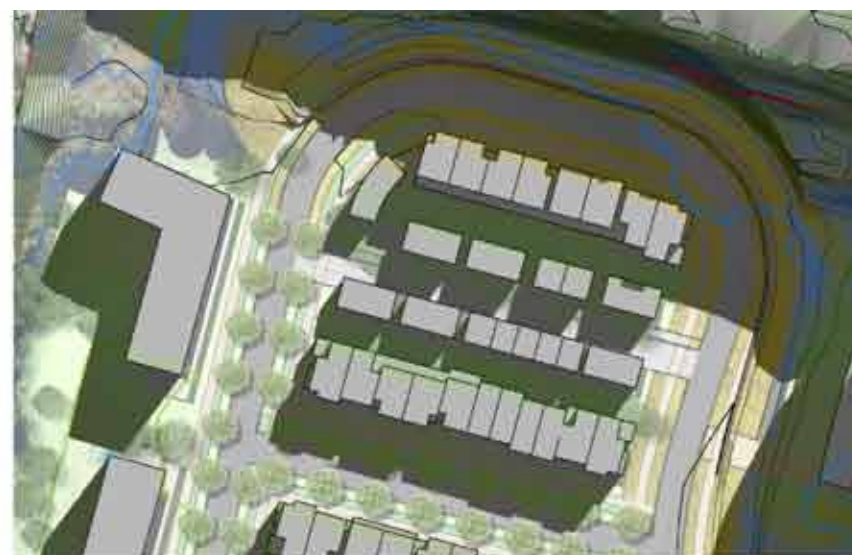
SUMMER 12PM



SUMMER 3PM



JUNE 21st - 9AM



JUNE 21st - 10AM



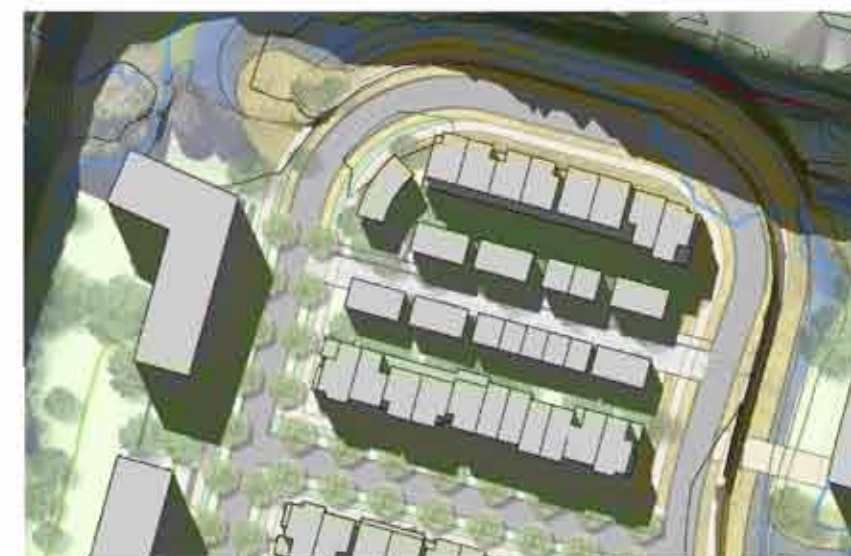
JUNE 21st - 11AM



JUNE 21st - 12PM



JUNE 21st - 1PM



JUNE 21st - 2PM



JUNE 21st - 3PM



TERRACE NORTH-SOUTH OPTION 1

Solar analysis of terraces in the Riu Precinct with a North-South orientation demonstrating solar access to private open space.

This option shows the impact of the surrounding topography on the terrace housing to the north and the challenges of achieving adequate solar amenity.



JUNE 21st - 9AM



JUNE 21st - 10AM



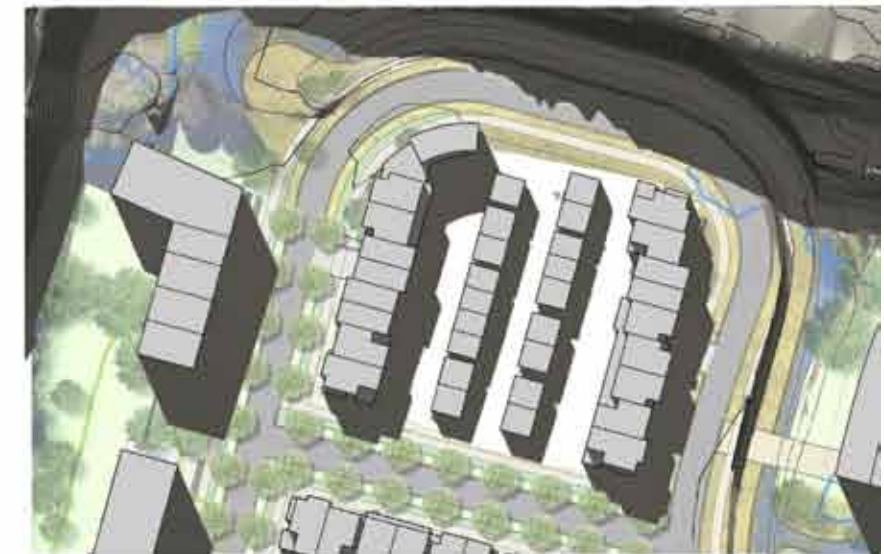
JUNE 21st - 11AM



JUNE 21st - 12PM



JUNE 21st - 1PM



JUNE 21st - 2PM



JUNE 21st - 3PM



TERRACE EAST-WEST OPTION 2

Solar analysis of terraces in the Riu Precinct with a East-West orientation demonstrating solar access to private open space.

This option shows the impact of the surrounding topography on the terrace housing. Through a reorientation of these blocks to an East-West alignment solar access is improved. This is due to the impact of self overshadowing being removed.



THESE PLANS OUTLINE THE VISION OF FLETCHER RESIDENTIAL LTD AND ARE NOT ENDORSED BY AUCKLAND COUNCIL

ENVIRONMENT

The development proposal for the site offers a continuous plaza surface between Three Kings Park, Grahame Breed Drive, The Town Square, and the shopping centre and potential apartments to the south west of the site. This space is designed as a shared way for pedestrians, bicycles, and motorists. In order to delineate clear zones of travel, a variety of paving patterns, materials, and raised bollards will be used.

The goal is to make a clear connection between the existing park, The Town Square, and The Green within the interior of the site. The opening of the Town Square is orientated in such a way to provide unobstructed views to Te Tatua a Riukiuta.

WATER

Stormwater runoff in along the portions or road that exist between the Town Square and Three Kings Park known as the “Plaza Road” will be directed to the outer edges of the pavement to catchments that will direct the water to a directional filtration channel.

RECREATION AND COMMUNITY FACILITIES

The Town Square could be the main civic space for Three Kings town centre - working in complementing the functions of the Fickling Centre, Three Kings Library and retail uses on Mt Albert Road. The town square will have a mixture of open-to-air and undercroft areas that would accommodate communal and civic functions such as retail spillout, markets and community gatherings. The square, with a northern aspect and positive outlook towards the Maunga, will act as a northern extension of the town centre, bring community activities from the town centre closer to the parklands in the north.

TRANSPORT, ACCESS AND CIRCULATION

Grahame Breed Drive is the main entry road into the square and the development as a whole. The plaza road proposed will be able to accommodate both pedestrians and vehicles entering and exiting the development. On-street parking will also be provided to accommodate visitor car parking and overflow parking from the town centre.

From a public transport viewpoint, the town square is within short walking distance (approximately 200m) to existing bus stops on Mt Albert Road and Mt Eden Road.

The town square, set at Grahame Breed Drive level, will be approximately 15 metres above the new soccer fields below. From the town square, pedestrians can access the new open spaces within the development via a combination of stairs, ramps and public lift. These provisions will allow convenient access from Three Kings Park to the new parklands, which would lead towards Big King Reserve to the north.

CULTURE AND HERITAGE

The principle of Tohu* is applied and respected through the view opportunities towards Te Tatua a Riukiuta from the Town Square. As the entry point to the development, this civic square affords a generous view shaft to the Maunga from the existing town centre.

The Maunga is recognised as a valuable cultural landmark and is constantly referred to through the Master plan.

CHARACTER AND VISUAL AMENITY

The proposed town square is a civic space that links the Three Kings town centre, the Fickling Centre and Three Kings oval with the development, creating an integrated commercial / recreational / residential precinct.

A series of walkways, stairs and potential public lift will connect the plaza to the open spaces within the development. With a northerly aspect and view linkages to the Maunga, the town square can be the communal centre of both the development and for Three Kings suburb.

A key mixed-use building is planned at the intersection of main street and Grahame Breed Drive. The building will be elevated from the plaza level, with potential retail spaces on the ground level to further activate the plaza., The town square will be well used by both residents of the development as well as visitors to Three Kings.

Tohu - a sign, mark, landmark or distinguishing feature



THESE PLANS OUTLINE THE VISION OF FLETCHER RESIDENTIAL LTD AND ARE NOT ENDORSED BY AUCKLAND COUNCIL

6.1 TOWN SQUARE



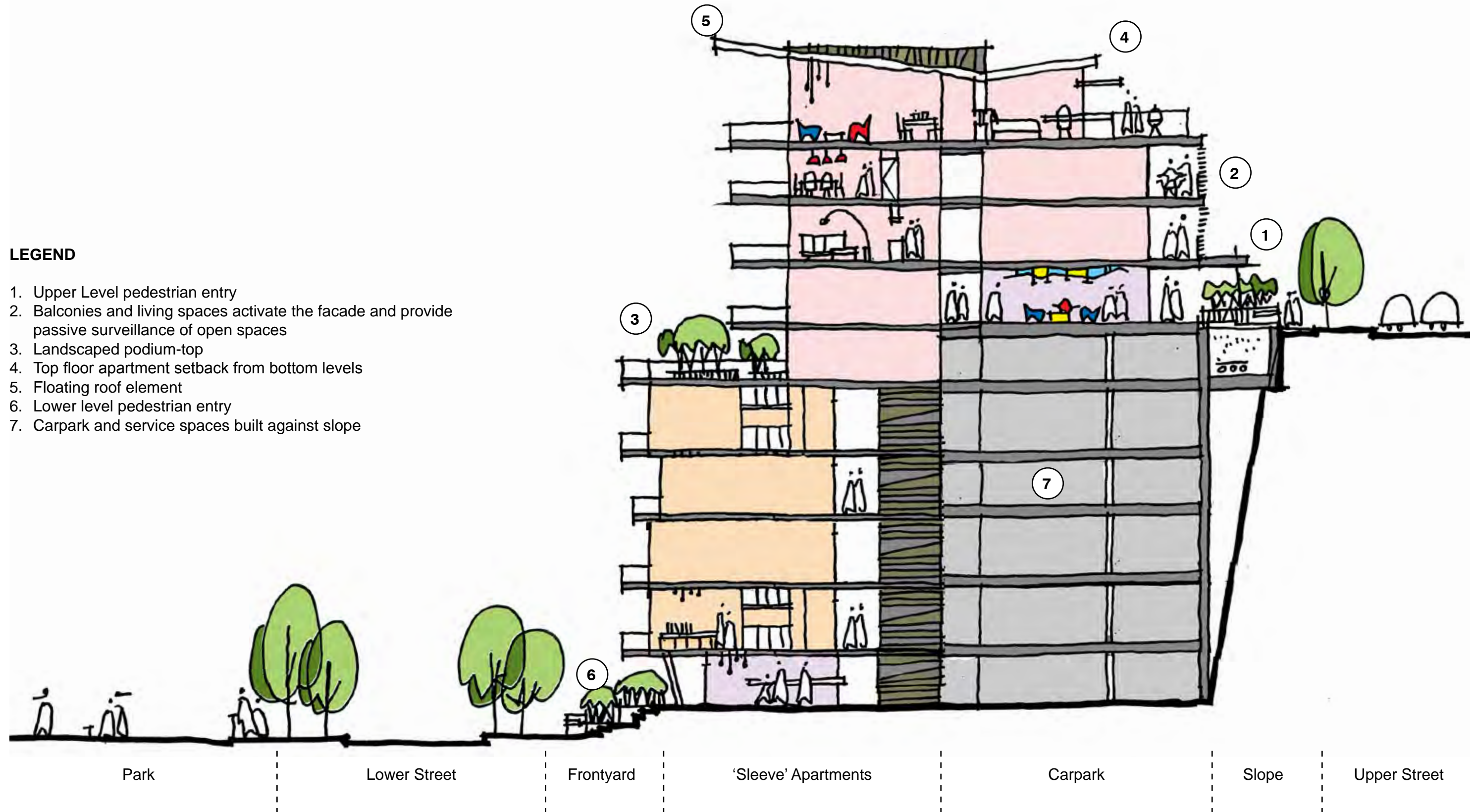
LEGEND

1. THE GREEN (2xSOCCER FIELD, CRICKET PITCH)
2. TOILET / CHANGE FACILITIES
3. TOWN SQUARE
4. TERRACED LANDSCAPE
5. STAIRCASE
6. CASCADING APARTMENTS
7. FICKLING CONVENTION CENTRE
8. THREE KINGS PARK



LEGEND

1. Upper Level pedestrian entry
2. Balconies and living spaces activate the facade and provide passive surveillance of open spaces
3. Landscaped podium-top
4. Top floor apartment setback from bottom levels
5. Floating roof element
6. Lower level pedestrian entry
7. Carpark and service spaces built against slope



Section through proposed cascading apartments

6.1 TOWN SQUARE

BUILDING AND ARCHITECTURE

A mixture of communal, commercial and residential buildings are proposed at the Town Square.

A mixed-use building up to 6 storeys is proposed along the southern boundary against the existing shopping centre to the south of Grahame Breed Drive. The exact nature of this building will be dependent on further consultation between Fletcher Residential Ltd and the owners of the existing shopping centre.

On both sides of the Town Square, a series of north-facing cascading apartments are proposed to be built against the existing quarry slope.

A mixed use building is proposed within the Town Square - with an emphasis of commercial and communal uses on the ground floor. A large proportion of the ground floor of this building will be undercroft space. This would allow for undercover spillout spaces for retail and communal activities happening in the building.

CASCADING APARTMENTS

The proposed cascading apartments are first introduced on either side of the town square as framing elements to the northerly Maunga view shaft.

The buildings are designed to take advantage of the height difference between Grahame Breed Drive and the proposed final level of the quarry floor. These apartment buildings are designed in two parts. Against the quarry slope, the bottom half of the apartment comprises of car park basements built into the cliff. 'Liner' apartments then sleeve the car park basements to present an activated frontage to

the public. The Liner apartments will have a northerly aspect, and will interface with the new soccer fields and open spaces proposed in the centre of the development. The upper half of the building is a more conventional four storey apartment block that is built on top of the lower half. In a figurative sense, the apartment building, as a whole, is seen to cascade down the quarry slope. This typology is designed to maximise the potential of the quarried landform by hiding service and car park spaces against the slope, and achieving residential units on the faces with minimal excavation. Also, the bulk of the building is hidden from Grahame Breed Drive since the lower half of the building is constructed against the 15-17 metre slope.



THESE PLANS OUTLINE THE VISION OF FLETCHER RESIDENTIAL LTD AND ARE NOT ENDORSED BY AUCKLAND COUNCIL



Plaza and Town Square
facing Te Tātua a Riukiuta
and the lower development
beyond





LEGEND

1. THE GREEN (2 x SOCCER FIELD, CRICKET PITCH)
2. TOILET / CHANGE FACILITIES
3. TOWN SQUARE
4. TERRACED LANDSCAPE
5. STAIRCASE
6. SCORIA SOAK PIT
7. WETLAND TERRACE
8. CASCADING APARTMENTS



THESE PLANS OUTLINE THE VISION OF FLETCHER RESIDENTIAL LTD AND ARE NOT ENDORSED BY AUCKLAND COUNCIL

6.2 THE GREEN

ENVIRONMENT

From a landscape perspective, The Green represents the heart of the new Three Kings open space network. While Te Tatua a Riukiuta is still the primary focus of the development's orientation, The Green sits as the epicentre of the site.

The Green will hold two regulation sized grass soccer pitches orientated in the North-South direction, but will continually remain accessible for pedestrians to use as an open park space when matches are not being held. Connected to the soccer pitches to the east is an extension of The Green that is not devoted to a specific activity and acts more as true open space for play and relaxation. Surrounding the southern half of The Green will be Pohutukawa street trees.

WATER

Stormwater will be directed from the centre of The Green towards its periphery, either to the catchment zones along the east and west of the soccer pitches or into the wetland holding zone to the south.

These wetland holding areas will provide filtration of stormwater runoff from the green and surrounding area to the aquifer located below the site.

RECREATION AND COMMUNITY FACILITIES

The Green, composed of two soccer fields, surrounding parkland and a wetland terrace will be the primary outdoor recreational space for residents in the development and the surrounding community. The Green is designed to work with the existing Three Kings Park, and would be able to support active sports events such as soccer in the summer and cricket in the winter.

To the south-west corner of The Green, change and toilet facilities will be provided. The location of the Green and the variety of access points will allow the Three Kings school to utilise it for active sports.

TRANSPORT, ACCESS AND CIRCULATION

The Green provides the focus of the development and lies at the intersection of all the pedestrian and car networks within the site. The form of The Green naturally collects people as it allows for numerous modes of site circulation to comfortably exist along its periphery.

On-street parking will be provided to accommodate parking demand during large sporting activities.

Given the fall on site from surrounding streets, pedestrians will access the Green via public lift and stairs from Town Square on Grahame Breed Drive. Universal access is provided through the lift and the footpaths along the proposed street network.

CHARACTER AND VISUAL AMENITY

The Green has been designed as a place for the community to gather and pursue sporting and leisure activities. Its informal designed aesthetic presents a desirable outlook to the proposed dwellings flanking the oval.

A mixture of three and four level terraces flanks the Green the surrounding streets to provide passive surveillance and safety, and scaled to address its civic nature.

BUILDING AND ARCHITECTURE

The built-form strategy around The Green has been designed around solar access and outlook to the proposed buildings. Higher density cascading apartments have been confined to the south of The Green to prevent overshadowing on the open space. To the north of The Green, three to four storey walkup style apartments have been proposed.



THESE PLANS OUTLINE THE VISION OF FLETCHER RESIDENTIAL LTD AND ARE NOT ENDORSED BY AUCKLAND COUNCIL



View NW from proposed soccer fields to Te Tātua a Riukiuta



KEY DIAGRAM



THESE PLANS OUTLINE THE VISION OF FLETCHER RESIDENTIAL LTD AND ARE NOT ENDORSED BY AUCKLAND COUNCIL



Maunga Access Trail

LEGEND

1. SCORIA SOAK PIT
2. WETLAND TERRACE
3. SCULPTURAL LANDSCAPE
4. TERRACE HOUSING
5. MAUNGA ACCESS



6.3 WESTERN TERRACES

ENVIRONMENT

The Western Terrace is a constructed landscape that negotiates the grade change from the new terrace form housing to the new sports fields at the centre of the new development.

The slope from the western end to the centre of the site is not as severe as the other vertical connections within the quarry, providing the opportunity for sculptural and horizontal landscape feature. As ground slopes downward, triangular grass terraces fold in on one another and spiral together at the site of the original quarry soak pit. Within the low points of the folded berms will be pathways for pedestrians to walk the grounds.

WATER

In order to create a performative landscape feature, the folded terraces mitigate the flow of storm water down the slope towards the scoria soak pit.

RECREATION AND COMMUNITY FACILITIES

The western terraces provide a significant opportunity for passive recreational uses. The folded landscape utilises the natural land form, and terraces to the grounds below. This allows for rest areas to be provided at various locations with views to the soak pit and The 'Green' below.

TRANSPORT, ACCESS AND CIRCULATION

The folding landscapes of the Western Terraces Precinct will provide amenity to the housing located to the north and south. Visitor access is provided from the internal road located to the east. The Western Terrace Precinct forms part of the extensive pedestrian trail network which links the local open space network to each other and to the Big King Reserve.

CULTURE AND HERITAGE

The most significant elements for heritage interpretation in this area are related to the evocative folded landscape form that recalls traditional Maori earthworks, and the terrace built form, referencing historic Maori defensive settlements with its role in the early occupation of the volcanic hills in Auckland.

The western terrace is an integrated interpretation of the traditional pa design, with the curved, terraced ground scape flanked by cascading terrace houses that follows the contour.

CHARACTER AND VISUAL AMENITY

The relaxed, suburban character of the western terrace is defined by sculptural landscape feature and the terraced housing form. The original quarry edge is reshaped and graded to stabilise the slope, creating an informal series of stepped lawn spaces cascading down to the original quarry floor. It creates an interesting outlook and focal point for the terrace houses.

The terrace housing form located on the south and north edge is fine grained and suburban in nature. They have been orientated to open up to the wetland terraces, The Green and Maungakiekie, enhancing visual and physical connections. They provide a built form edge that creates enclosure and a sense of intimacy to the landscaped area, creating a perfect melding of built form and landscape.

A seamless pedestrian connection with the Maunga is planned along the western boundary. Pedestrian walkways and stairs allow visitors and residents to navigate the slope from the wetland park and soccer fields up to the Maunga.

BUILDING AND ARCHITECTURE

Terraces and apartments of up to 3 storeys are proposed along the northern and southern edges of the western terrace. They have been designed to follow the gentle slope. They are orientated to provide the optimum solar access to the apartments.



THESE PLANS OUTLINE THE VISION OF FLETCHER RESIDENTIAL LTD AND ARE NOT ENDORSED BY AUCKLAND COUNCIL



View E along entry road to the proposed soccer fields across the Three Kings Development



KEY DIAGRAM



LEGEND

- 1. LOW RISE APARTMENTS
- 2. CASCADING APARTMENTS
- 3. PEDESTRIAN LINK FROM MT EDEN ROAD
- 4. STAIRCASE ACCESS TO THE RIU PRECINCT
- 5. BUSH ROAD ENTRY FROM MT EDEN ROAD



THESE PLANS OUTLINE THE VISION OF FLETCHER RESIDENTIAL LTD AND ARE NOT ENDORSED BY AUCKLAND COUNCIL

6.4 HILLTOP

(Winstone Precinct)

ENVIRONMENT

This zone will match the designed street scapes that will be seen throughout the site. In order to provide unfettered views to Te Tatua a Riukiuta, there will be a high level of perforation within the apartment blocks and key access roads will be orientated towards the Maunga. The Hilltop (Winstone Precinct) portion of the development will also be the site of a stairway that will grant access to the interior of the site 15-17m below Mt Eden Road.

WATER

Stormwater runoff will be collected in rain gardens and channels that will be directed to newly created soakage devices that connect to the aquifer.

RECREATION AND COMMUNITY FACILITIES

This precinct will contain a small local park to provide amenity to the local residents.

TRANSPORT, ACCESS AND CIRCULATION

The Hilltop (Winstone Precinct) serves as a gateway precinct to the greater site as it is located at the intersection of Mt Eden Road and the Bush Road.

It provides a strong interface to Mt Eden Road and creates opportunity for pedestrian and vehicle access into the precinct and site. There is a single vehicle access point from Mt Eden Road which will service the precinct. There are two pedestrian linkages provided which will transition the level change from Mt Eden Road. These linkages connect to the internal pedestrian network and to the trails located on the western side of the site.

CULTURE AND HERITAGE

Industrial heritage will be remembered by the retention of the old block plant cement silo at the entry to the Winstone Precinct.

CHARACTER AND VISUAL AMENITY

The residential character of the Hilltop (Winstone Precinct) extends the residential nature of Mt Eden road onto the site. The Hilltop (Winstone Precinct) is characterised by a pedestrian entry plaza from Mt Eden Road and strong western view corridors towards Te Tatua a Riukiuta. Low rise apartments, tree lined streets, and local parks, create a relaxed, green and urban environment. The fine grain nature of the Hilltop (Winstone Precinct) helps integrate the precinct with the surrounding residential areas.

The blocks and built form are orientated to maximise visual permeability through the site and preserve views to the Maunga.

BUILDING AND ARCHITECTURE

As one of the major entries to the site, the bulk and scale of the low rise apartments provide a seamless transition between the surrounding residential areas and the redevelopment.

The low rise apartments are arranged around parks and green links and provide good outlook to the apartments. Cascading apartments built on the quarry slopes take advantage of the topography and open the apartments up to views towards Te Tatua a Riukiuta and The Riu Precinct.



THESE PLANS OUTLINE THE VISION OF FLETCHER RESIDENTIAL LTD AND ARE NOT ENDORSED BY AUCKLAND COUNCIL



View W from Mt Eden Rd to Te
Tatua a Riukiuta



KEY DIAGRAM



LEGEND

1. BIG KING RESERVE
2. ELEVATED WALKWAYS TO BIG KING RESERVE
3. BUSH ROAD
4. DENSE VEGETATION TO SCREEN EXISTING WAREHOUSE
5. CONNECTION TO WESTERN TERRACES
6. APARTMENTS



THESE PLANS OUTLINE THE VISION OF FLETCHER RESIDENTIAL LTD AND ARE NOT ENDORSED BY AUCKLAND COUNCIL

6.5 THE BUSH PRECINCT

ENVIRONMENT

The Bush Road that was once the access route for quarry trucks will be converted into an extension of the vegetative language of Te Tatua a Riukiuta. Native pohutakawas and bush plants will be used to line the new roadway to create an experience of travelling through thick New Zealand vegetation as pedestrians and cars approach Te Tatua a Riukiuta from Mt Eden Road.

The Bush Road that begins along the northern edge of the site above the interior floor of the site will provide views into the site as well as screen the existing warehouses towards the north. This immersive zone will act as a strong link to the Maunga. Footpaths that originate at the entrance of the bush road at Mt Eden will meet a series of elevated walkways that provide more vertical access up to the top of Te Tatua a Riukiuta.

Once the Bush Road turns south it begins a 5% slope down towards the continuation of the Grahame Breed Drive entrance, meeting at RL 65 (5m above the lower grade of the development). The dense vegetation follows the entirety of the Bush Road until it terminates at the entry drive.

WATER

Stormwater runoff will be collected in rain gardens and channels that will be directed to the water system that serves the rest of the site.

This water system consists of wetland holding areas that will provide filtration of stormwater runoff from the Bush Road and surrounding area to the aquifer located below the site.

RECREATION AND COMMUNITY FACILITIES

The Te Tatua a Riukiuta peak serves as a significant focal point for the site and the surrounding Three Kings Suburb. Te Tatua a Riukiuta

has retained Maori terracing and therefore provides unique passive recreation opportunities and panoramic vistas.

TRANSPORT, ACCESS AND CIRCULATION

The Bush Precinct contains the Bush Road which provides significant access into the site and to footpaths which enable greater access for pedestrians to the Big King Reserve. These pedestrian access ways will be in the form of a series of elevated walkways running parallel to the Bush Road enabling vertical access to the reserve.

Pedestrian access is also enhanced from the south by a series of walking trails connecting to the Western Park and Grahame Breed Drive. Passive surveillance is provided by terraces which overlook the trails.

A newly formed post industrial elevated structure will be commissioned to the north to provide a new link to Te Tatua a Riukiuta from Mt Eden Road.

CULTURE AND HERITAGE

Te Tatua a Riukiuta and the series of platforms and paths leading up to it forms the most significant element for heritage interpretation in this area.

Lightweight industrial structures evocative of machinery used during past quarry operations will ramp up to a series of platforms before tying into the Maunga Access path.

The Master plan proposes to maximise the visual and physical connection to Te Tatua a Riukiuta by introducing a bush path and setting back the apartment built form as far as possible to create a transitional green buffer and to not obstruct views.

CHARACTER AND VISUAL AMENITY

The character of this area comes from the proximity to Te Tatua a Riukiuta. The aim is to provide views to Te Tatua a Riukiuta from the street and make it the backdrop to the built forms. As such, blocks are orientated to reinforce the east - west view corridor to Te Tatua a Riukiuta. The buildings are low rise to allow for glimpses towards over the top and to provide a visual contrast.

BUILDING AND ARCHITECTURE

The buildings provide an active edge to the street and the bush path, providing passive surveillance and safety to these public areas.

The low rise apartments are arranged to maximise views toward Te Tatua a Riukiuta and to provide optimum solar access and cross ventilation.



View W from The Riu to Te Tatua a Riukiuta



6.6 THE RIU PRECINCT

ENVIRONMENT

Within The Riu Precinct, high-quality streetscapes and rain gardens will be integrated with medium density apartments and access paths. Street trees used throughout the rest of the site will be planted along typical road edges and will define the spacing of street parking that will be coupled with the hardscape strategy.

Apartments and pathways will have direct access to wetland zones that will be comprised of grasses, reeds, native ferns, and open-to-air ponds. Access through these wetlands will be granted by a series of wooden boardwalks that meander through tall reeds.

Street trees will not be planted along alley ways or garage access roads located at the back of the apartments. In many cases, the buildings within the inner precinct will interface with the extensive wetland ring that encircles the site.

WATER

The rain gardens and wetland zones represent the first point of collection for on-site stormwater. In a typical event, the ponds and gardens will fill with rainwater directed off of roads and hardscape. Here, rain water runoff is collected, held, and filtered through naturally permeable layers of fine substrate. Particles and contaminants are extracted from the water as the runoff makes its way to the underlying scoria of the site before being directed back to the fresh-water aquifer.

RECREATION AND COMMUNITY FACILITIES

The Riu Precinct is located at the centre of the site. From its central location it is able to draw on a range of both passive and active recreational spaces. To the west the Riu Precinct connects to a large trail network which provides access to local amenity such as the

wetland terrace and soak pit to the south west and to prominent landmark sites such as the Big King Reserve to the north-west.

TRANSPORT, ACCESS AND CIRCULATION

The Riu Precinct is primarily accessed from the Bush Road to the north and a continuation of Grahame Breed Drive to the south. Within the Precinct itself a highly permeable street and pedestrian network is provided in both a north-south and east-west direction. This connected network allows for easy access to all local areas of amenity and recreation.

CHARACTER AND VISUAL AMENITY

The Riu Precinct is a residential neighbourhood characterised by the high quality streetscapes, rain gardens and easy access to the wetlands.

The built form consists mainly of terrace housing towards the centre, on the valley floor and three storey apartments towards the quarry slopes. They provide landscaped and active edges to tree lined street, enhancing the greenness of the valley. The well landscaped streets, along with pathways that winds through the wetland in a series of boardwalks establish The Riu Precinct as the green neighbourhood heart of the redevelopment.

BUILDING AND ARCHITECTURE

The buildings are aligned to the street to provide passive surveillance and an active street edge. They are orientated to maximise solar access and cross ventilation in the apartments.



THESE PLANS OUTLINE THE VISION OF FLETCHER RESIDENTIAL LTD AND ARE NOT ENDORSED BY AUCKLAND COUNCIL



LEGEND

1. TERRACE HOUSING
2. APARTMENT HOUSING
3. CASCADING APARTMENTS
4. BUSH ROAD
5. ACCESS TO MAUNGA
6. PEDESTRIAN ACCESS TO MT EDEN ROAD
7. WETLAND ROAD
8. THE GREEN
9. SCORIA SOAK PIT
10. WETLAND TERRACE





7.0 DESIGN ELEMENTS TO BE INCLUDED IN THE PLAN CHANGE

This Master plan guides and coordinates the planning and development decisions for the Three Kings quarry site into the long term. It will serve as a visionary document to communicate the intended direction for the regeneration of the site and its integration into the surrounding area and their communities.

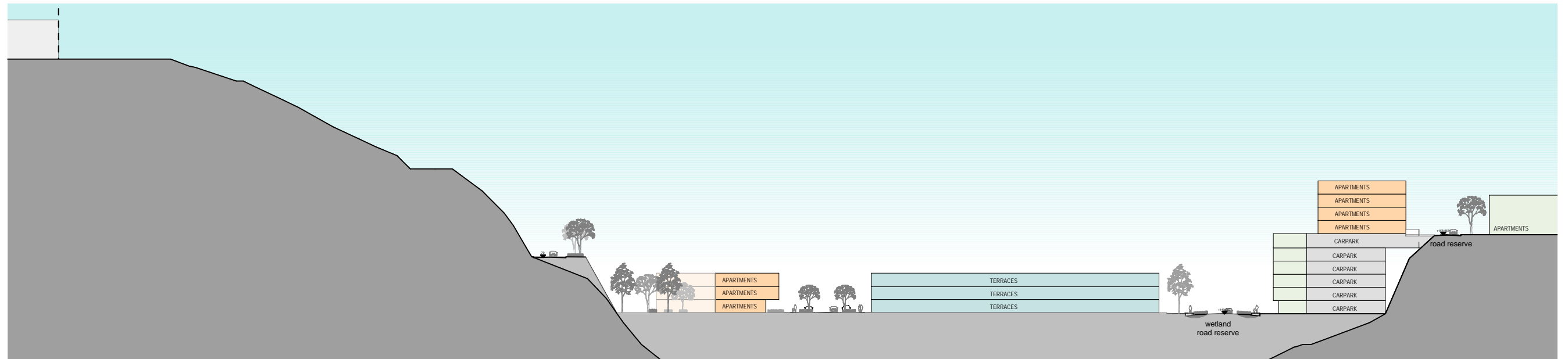
It establishes methods and approaches to respectfully develop the site and ensure that the proposed development does not adversely affect the existing site further.

It achieves this through appropriate built forms and sustainability initiatives which respond to the unique site conditions that the quarry presents.

Through this the Master plan will strengthen and enhance the past, present and future use of the Three Kings quarry site.

APPENDIX I

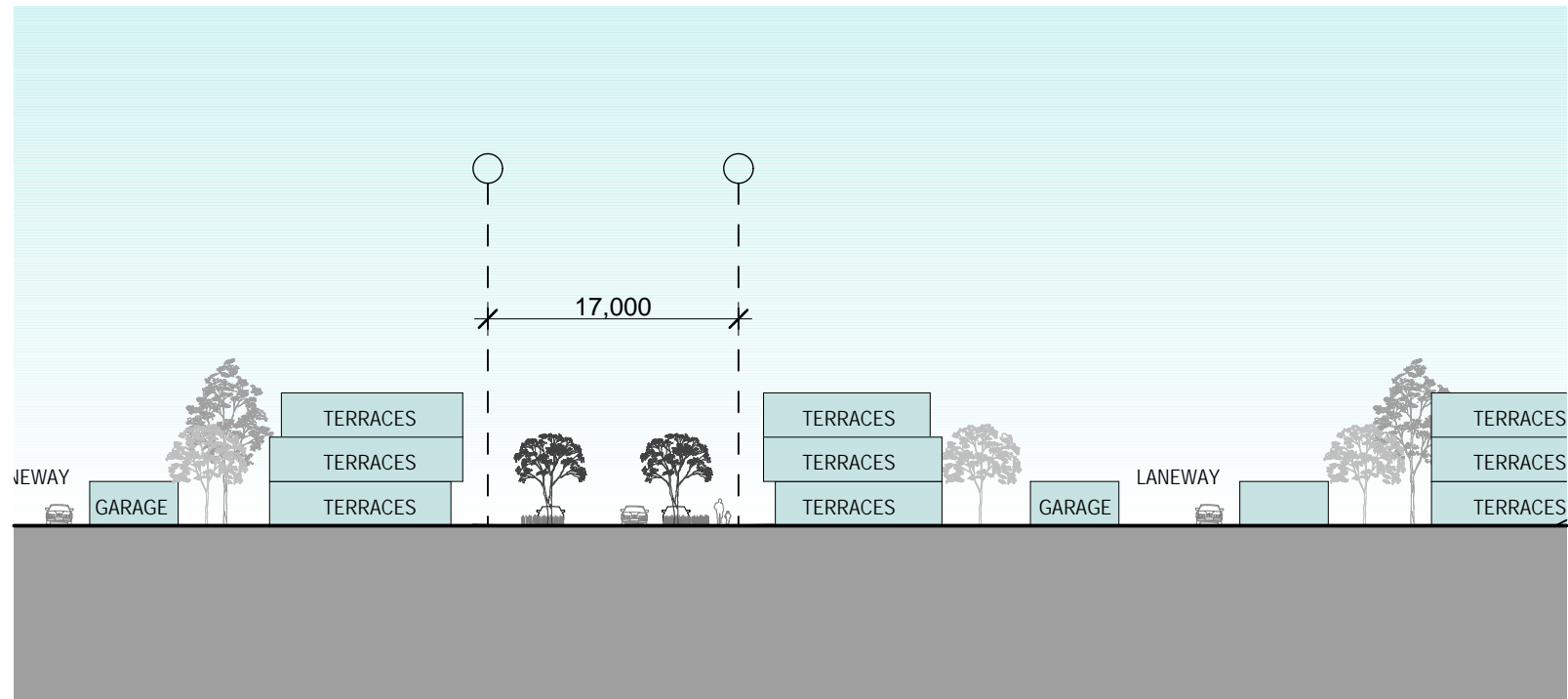
SITE SECTIONS



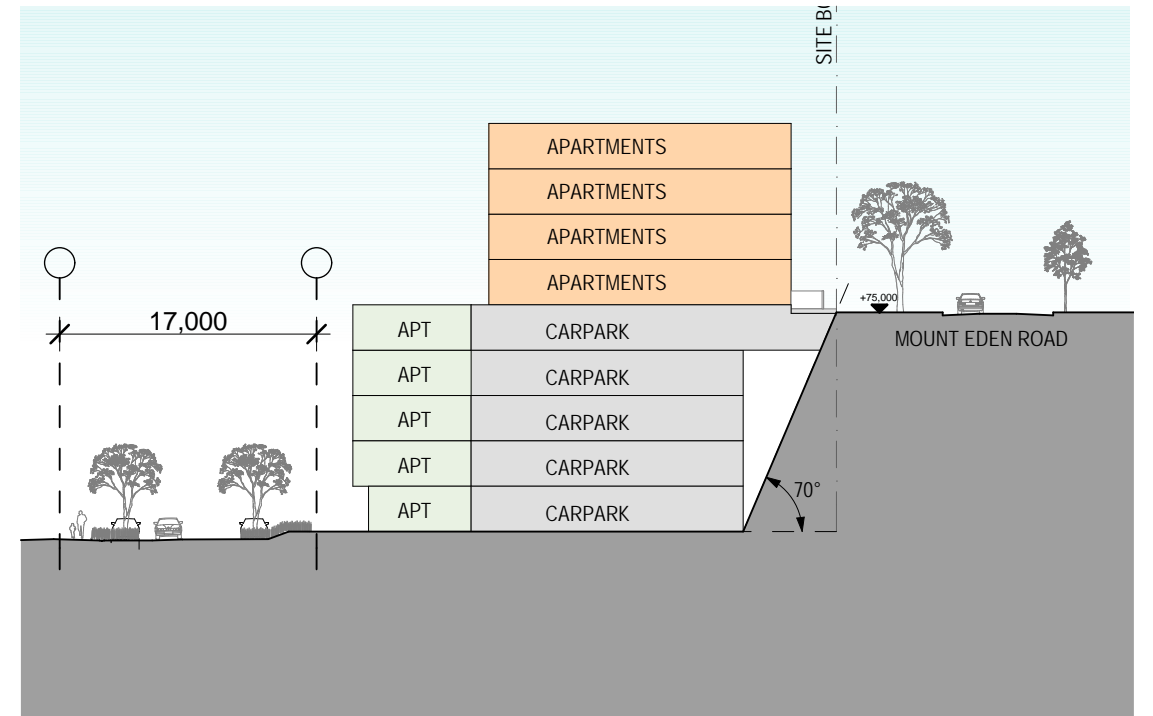
1 Section 1
1:1000



KEY DIAGRAM



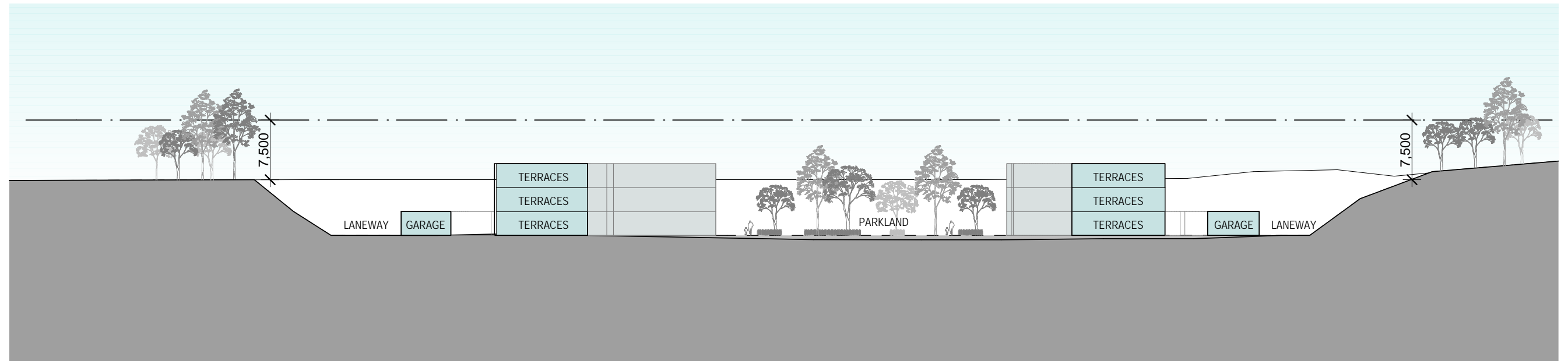
2 Section 2
1:500



3 Section 3
1:500



SITE SECTIONS



4 Section 4
1:500



KEY DIAGRAM

Aerial view from Three Kings Oval



H1 MASTERPLAN - CURRENT PROPOSAL

- Sight line to Big King created from all entrance points of development.
- 4 level apartment building along Grahame Breed and Mt Eden Rd provides appropriate scale transition.
- Bulk of proposed density and carparking contained within cascading apartment typology.

APPENDIX II

ALTERNATIVE ELEVATED PROPOSAL STUDIES



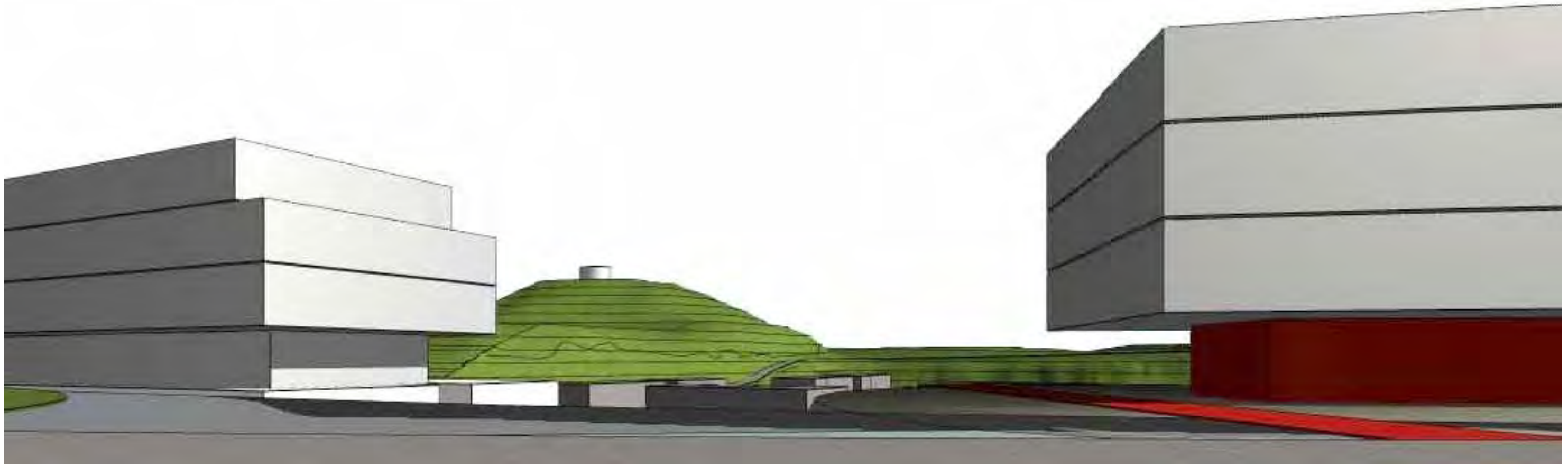
ALTERNATIVE ELEVATED PROPOSAL

- 8 level built form to Mt Eden Rd and Grahame Breed Drive.
- Views from within the park to Big King are obscured due to additional two floor of apartments across lower levels.
- Significant overshadowing to neighbouring properties along Mt Eden Rd.



KEY DIAGRAM

View from Proposed Plaza



H1 MASTERPLAN - CURRENT PROPOSAL

- Sight line to Big King created
- 4 level apartment buildings along Grahame Breed Drive provides appropriate scale transition.
- View down to activated sports fields becomes an amenity for podium level apartments and shops.
- Cascading landscaped stair becomes civic meeting place with great aspect toward Big King and sporting fields.



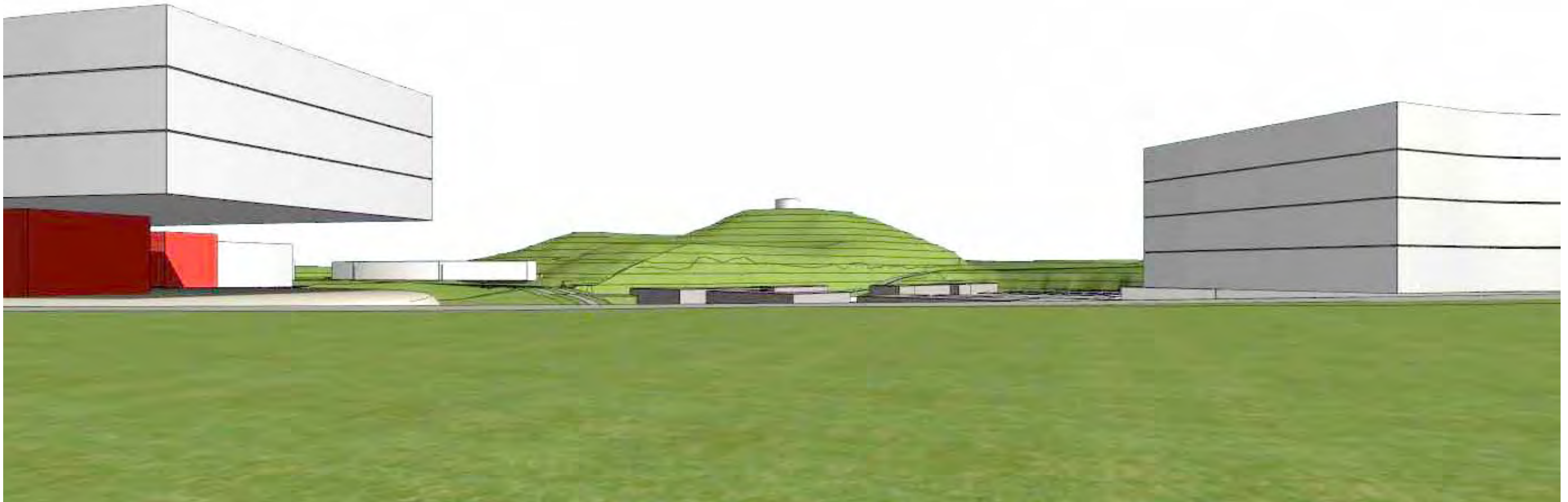


ALTERNATIVE ELEVATED PROPOSAL

- Sight line to Big King substantially obscured due to increased building height and length.
- 6 level apartment building along Grahame Breed Drive required to maintain housing density.
- Transition of scale less desirable than 4 storey apartments.



View along Mt Eden Road



H1 MASTERPLAN - CURRENT PROPOSAL

- Sight line to Big King created
- 4 level apartment buildings along Grahame Breed Drive provides appropriate scale transition.
- View down to activated sports fields becomes an amenity for podium level apartmentds and shops.
- Cascading landscaped stair becomes civic meeting place with great aspect toward Big King and sporting fields.





ALTERNATIVE ELEVATED PROPOSAL

- Sight line to Big King substantially obscured due to increased building height and length.
- 6 level apartment building along Grahame Breed Drive required to maintain housing density.
- Reduced width of separation between apartments
- Transition of scale less desirable than 4 storey apartments.



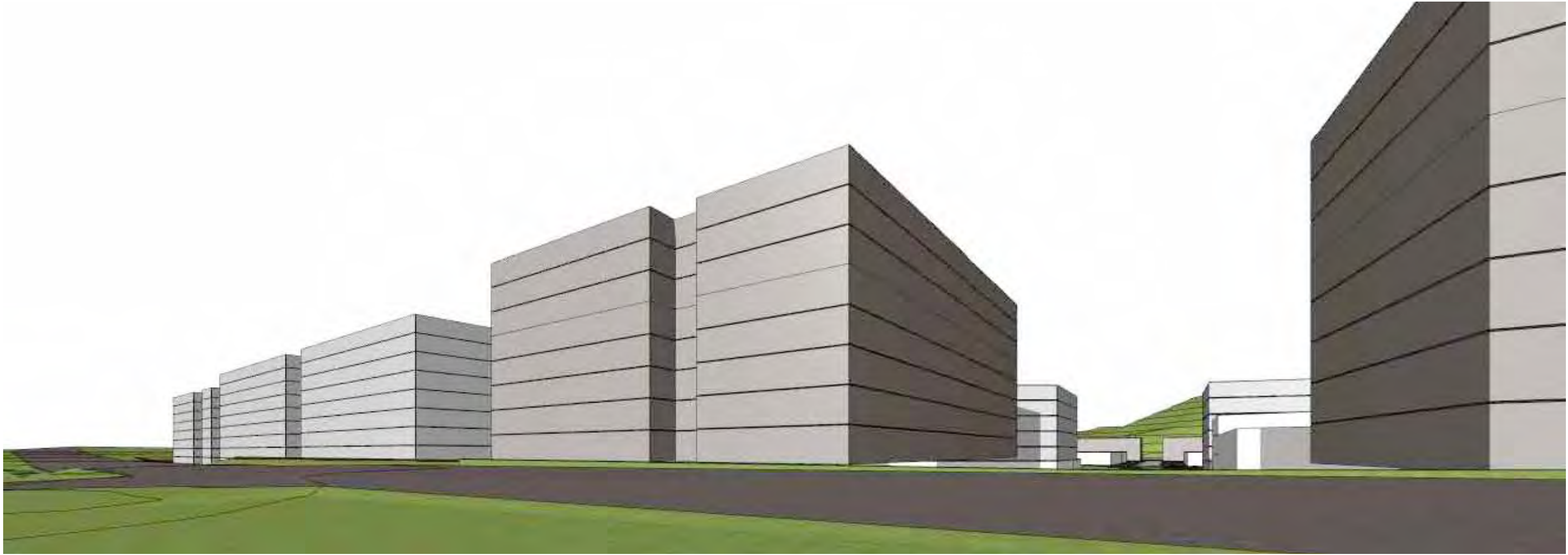
View along Mt Eden Road



H1 MASTERPLAN - CURRENT PROPOSAL

- Sight line to Big King created
- 3 and 4 level apartment building along Mt Eden Road provides appropriate scale transition.





ALTERNATIVE ELEVATED PROPOSAL

- Sight line to Big King substantially obscured due to increased building height and length.
- 8 level apartment building along Mt Eden Road, dramatic increases in scale required to maintain housing density.
- Potential overshadowing and overlooking of existing neighbouring dwellings on Mt Eden Road



Shadow Diagrams (Aerial View Along Mt Eden Road)



H1 MASTERPLAN - CURRENT PROPOSAL

- 4 level apartment building along Mt Eden Rd provides appropriate scale transition.
- Minimal overshadowing to neighbouring properties.



ALTERNATIVE ELEVATED PROPOSAL

- 8 level apartment building along Grahame Breed Drive and Mt Eden Road, dramatic increases in scale required to maintain housing density.
- Significant overshadowing to neighbouring properties.



