

# Appendix B

## Site Photographs











# Appendix C

## Proposed Development Plans

CLASSIC DEVELOPMENTS LTD - : SUBDIVISION CONSENT - Work in Progress

# PATTERSON BLOCK MASTERPLAN

Woolshed Road, Jacks Point 9371  
RESIDENTIAL MASTERPLAN

| MASTERPLAN |                    |                                     |         |
|------------|--------------------|-------------------------------------|---------|
| LAYOUT     |                    | PUBLISHED                           | REV     |
| SK01       | LOCATION PLAN      | <input checked="" type="checkbox"/> | A - WIP |
| SK02       | SITE ANALYSIS PLAN | <input checked="" type="checkbox"/> | A - WIP |
| SK03       | CONCEPT RATIONALE  | <input checked="" type="checkbox"/> | A - WIP |
| SK04       | WIDER MASTERPLAN   | <input checked="" type="checkbox"/> | A - WIP |
| SK05       | LOT AREA PLAN      | <input checked="" type="checkbox"/> |         |

SITE ASSESSMENT

Legal description:

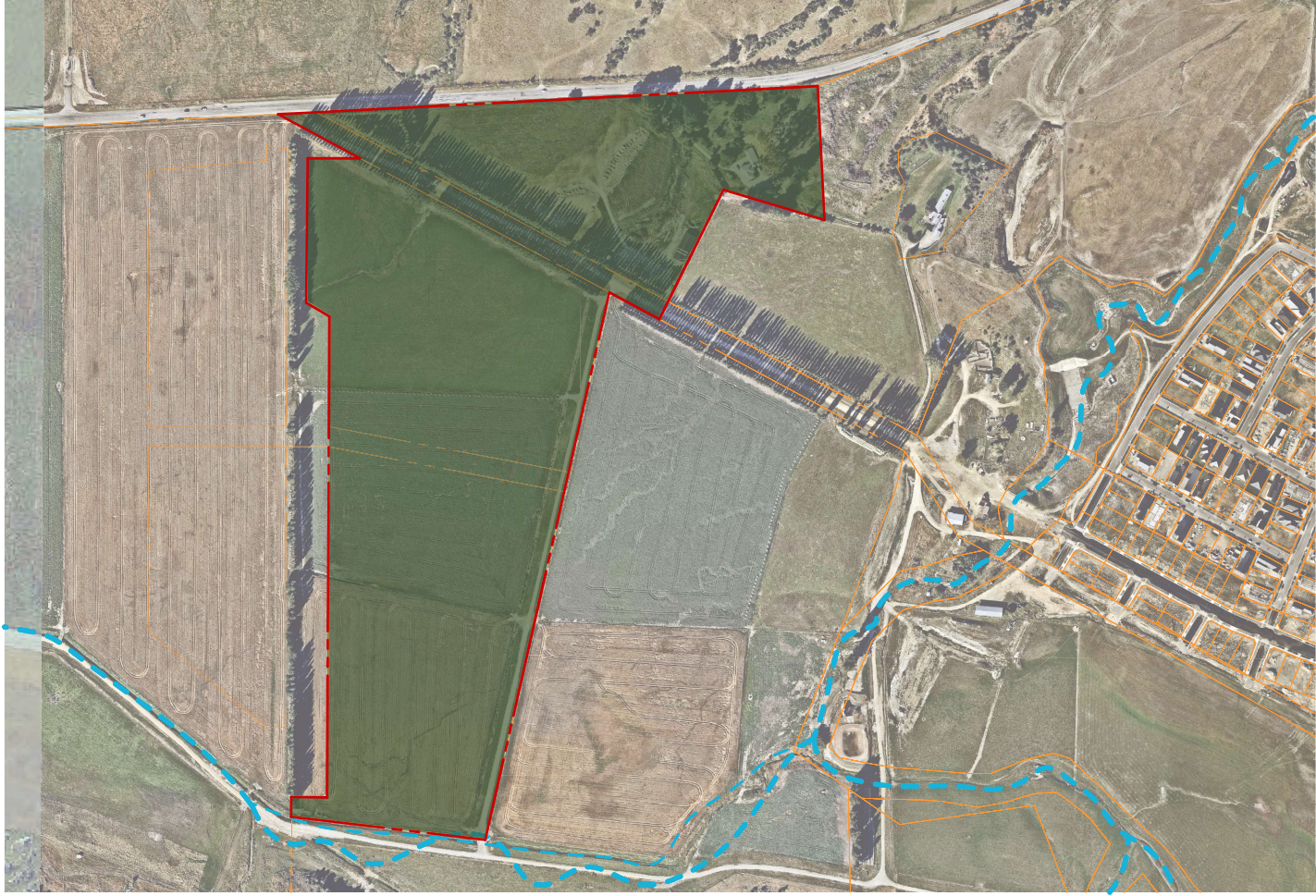
436 Woodhead Rd + Patterson Block

Address:

212,217m<sup>2</sup>

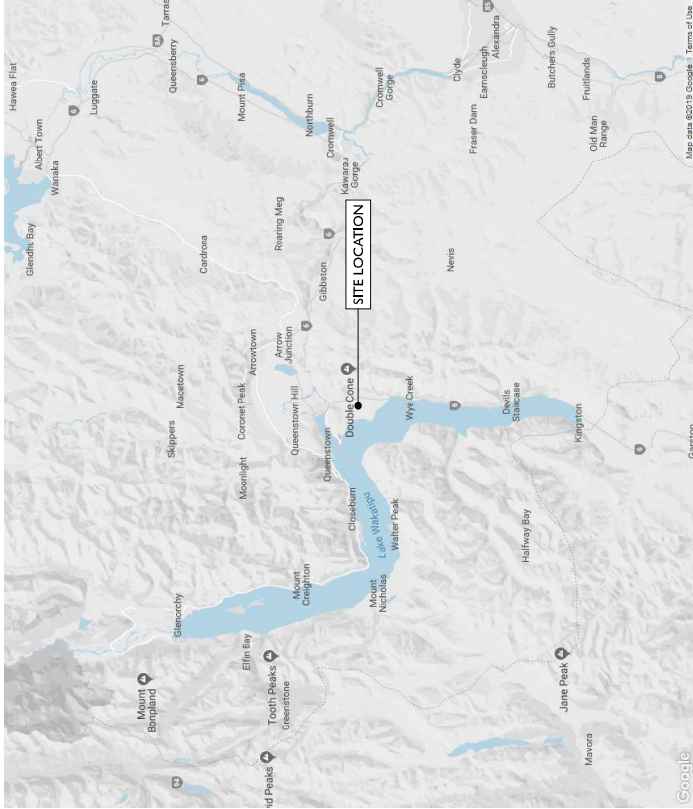
Site Area:

Herley zone, Residential



Site Location Plan

0 20 120 12500 @A3

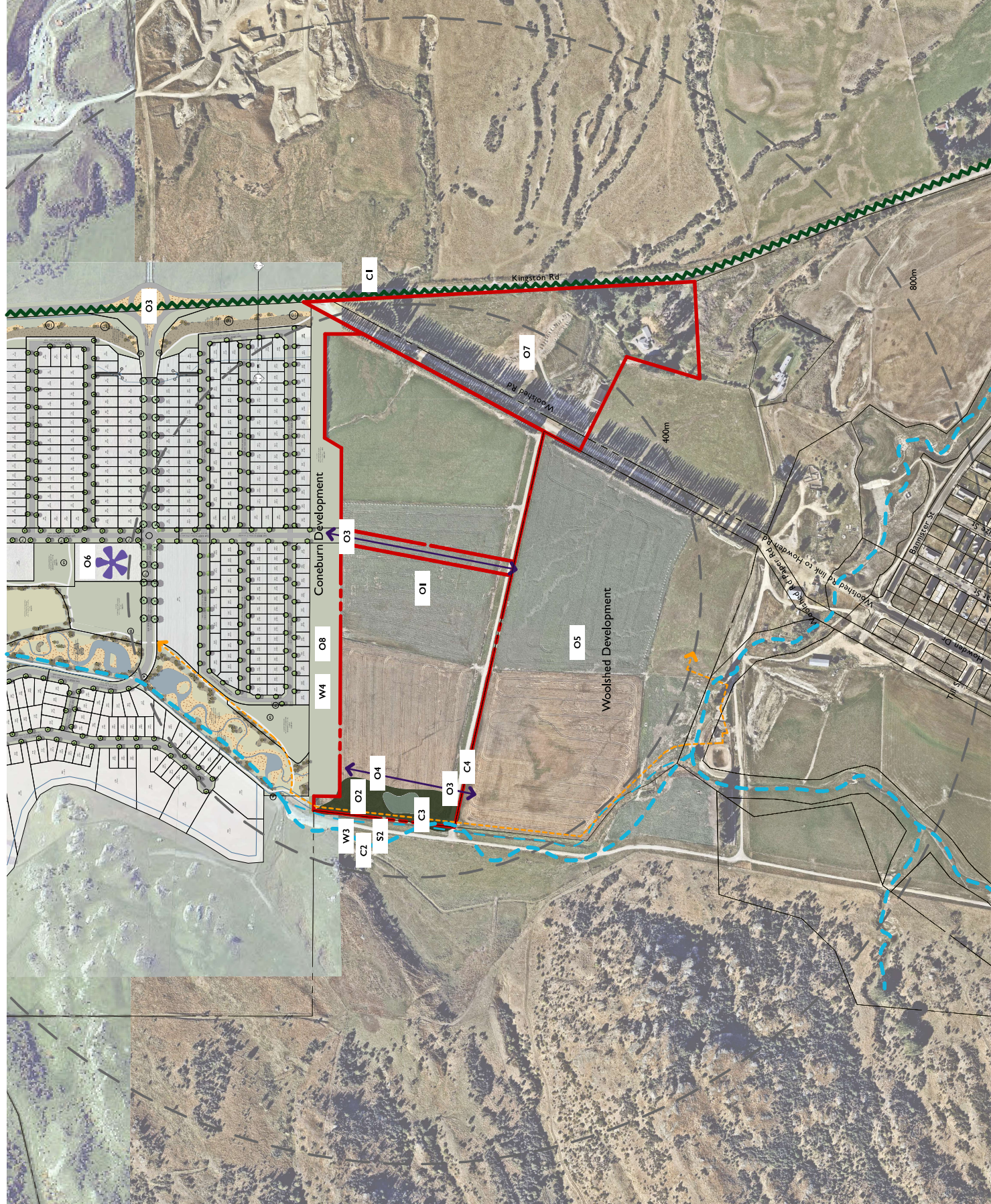


REGIONAL SITE LOCATION



LOCAL SITE LOCATION





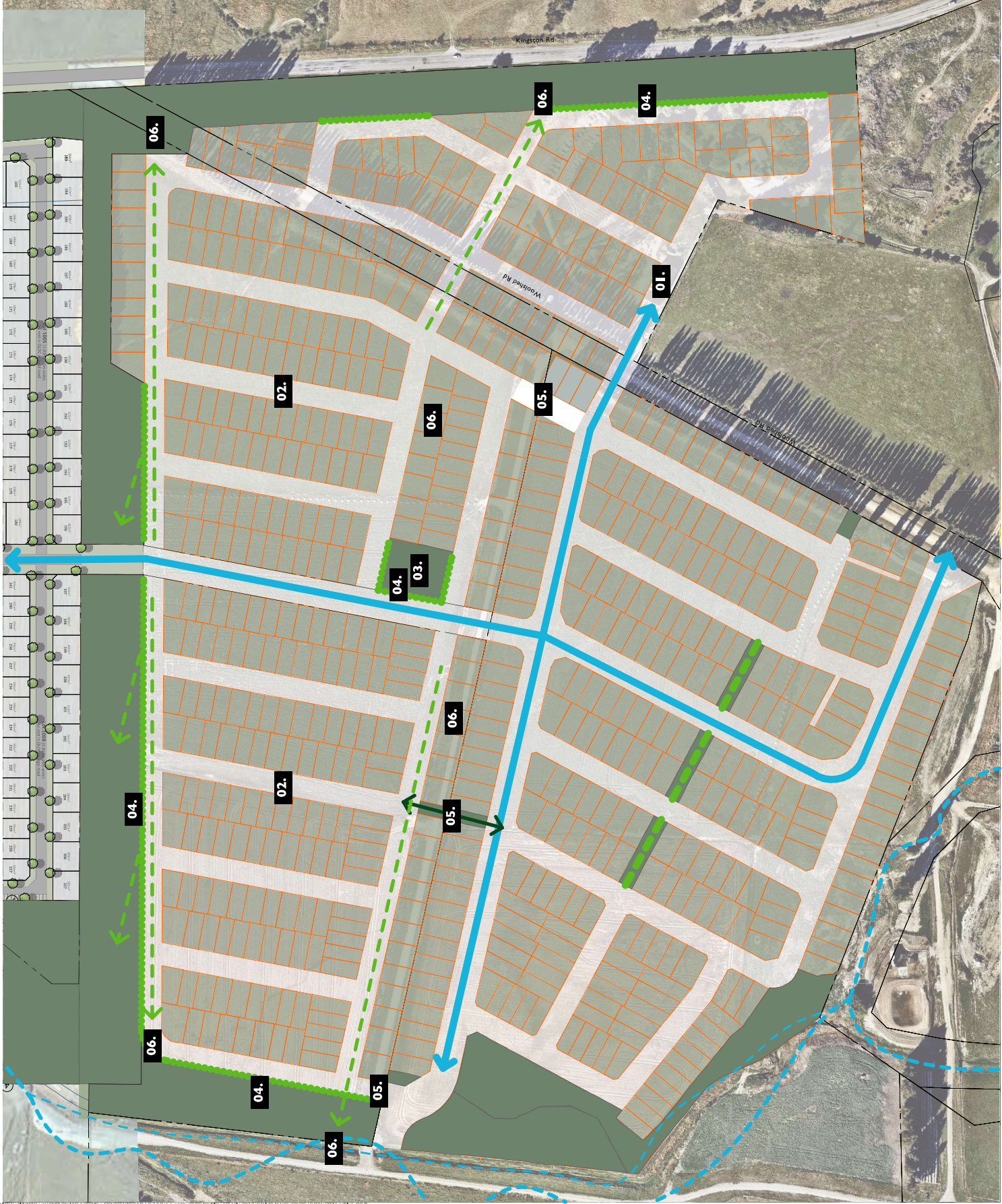
- STRENGTHS**
- S1** The site has a gentle slope, thus avoiding the many challenges of steep sites. It slopes from east to west, with approximately 4m of elevation change over a 600m length.
  - S2** The site has a stream running along the western boundary. This stream provides a sense of place, recreation space, and could provide an enjoyable outlook for residents.
  - S3** The site enjoys broad views east of the Remarkables and the Kaimai Heights range in the west.

- WEAKNESSES**
- W1** Nearby mountains will impact sun access when sun is low.
  - W2** There are no existing walkable retail amenities such as cafe or dairy.
  - W3** No vehicle connections available to the east.
  - W4** The use of the balance land to the north of the site is a floodway.

- OPPORTUNITIES**
- O1** To provide a comprehensively designed and delivered development with a strong sense of place and cohesion.
  - O2** The creation of a park and stormwater pond to the west of the site allowing for public recreation, visual amenity, and connection to the local recreational network.
  - O3** This property can achieve access to the wider context via Coneburn SHA (Parkview) development to the north, which has approved roundabout access onto the NZTA-controlled Kingston Road. It can also be a source of access for the southern Woolshed Development.
  - O4** Opportunity to create a park edge road adjacent to the park/stormwater pond.
  - O5** Opportunity to create a cohesive development that stitches into the fabric of the Woolshed Development. It can include affordable standalone houses with areas of 750m2 to 400m2.
  - O6** Opportunity to connect to the planned 5100sqm commercial site within the Coneburn Development - which could be a future amenity.
  - O7** Opportunity to develop 436 Woolshed Rd.
  - O8** Opportunity to create a public edge to the floodway on neighbouring land.

- CONSTRAINTS**
- C1** Views to the development from Kingston Road, a state highway will need to be buffered to soften the visual impact.
  - C2** An existing stream prevents vehicle access from the west.
  - C3** This stream will have a riparian setback and an adjacent stormwater attenuation device.
  - C4** A pumping station is required.





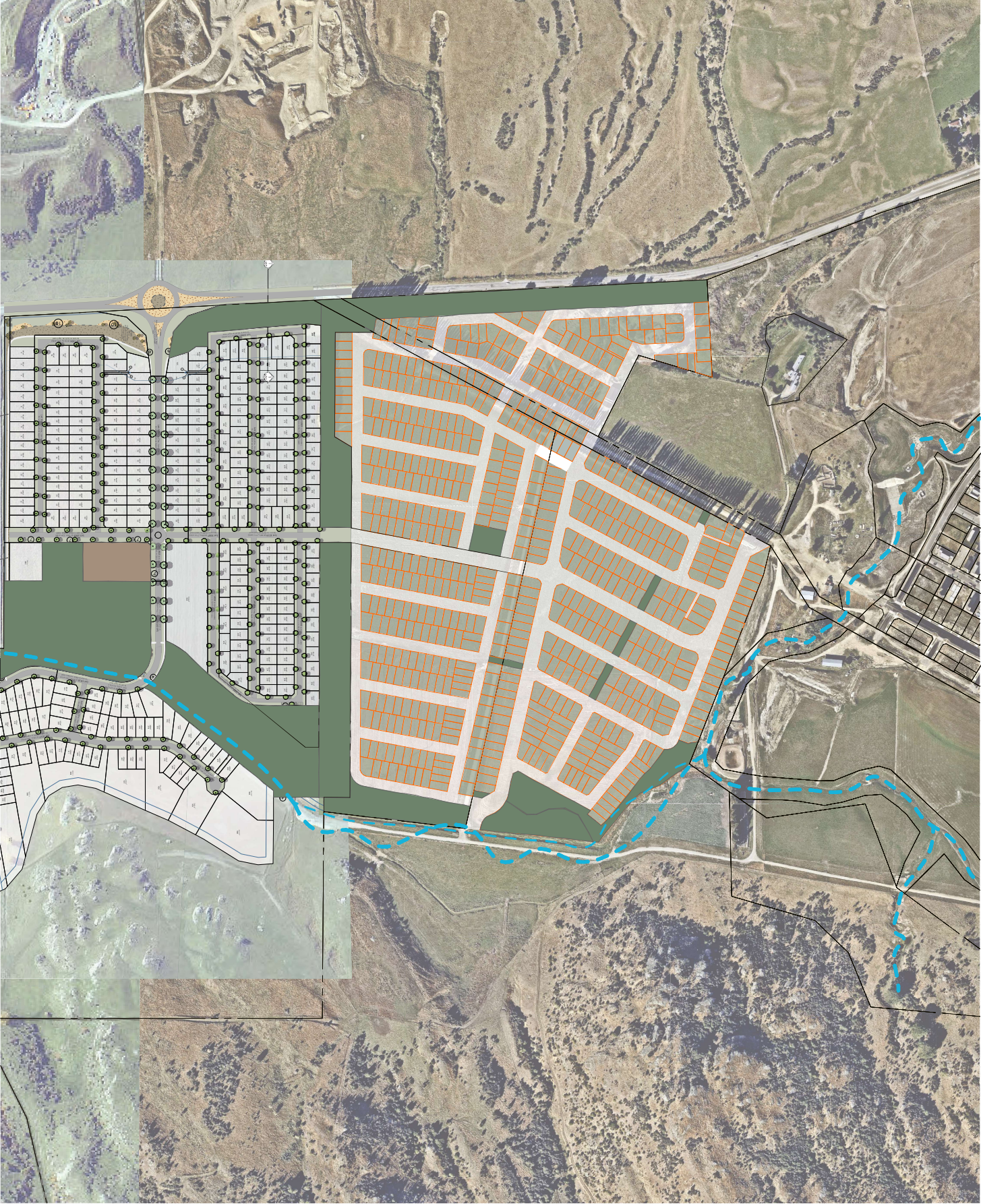
- DESIGN RATIONALE**
- 01.** Extend the east/west connector road into the neighbouring Woodshed Road site for simplicity and legibility.
  - 02.** Create a simple urban grid that aligns and connects with the north/south and east/west connector roads.
  - 03.** Create a central park that is within a 5 minute walk for all units within the development.
  - 04.** Create a park-edge roads to the stream, floodway/land landscape buffer. These strengthen accessibility, and increase chances for passive surveillance / activation.
  - 05.** Connect to the Woodshed Road Development where possible with streets or pedestrian links.
  - 06.** Create views to open space where possible to aid legibility and for sense of place.
  - 07.** Orientate lots north / east / west where possible. Create wide/shallow lots when facing south.



**LEGEND**

**SITE ASSESSMENT**

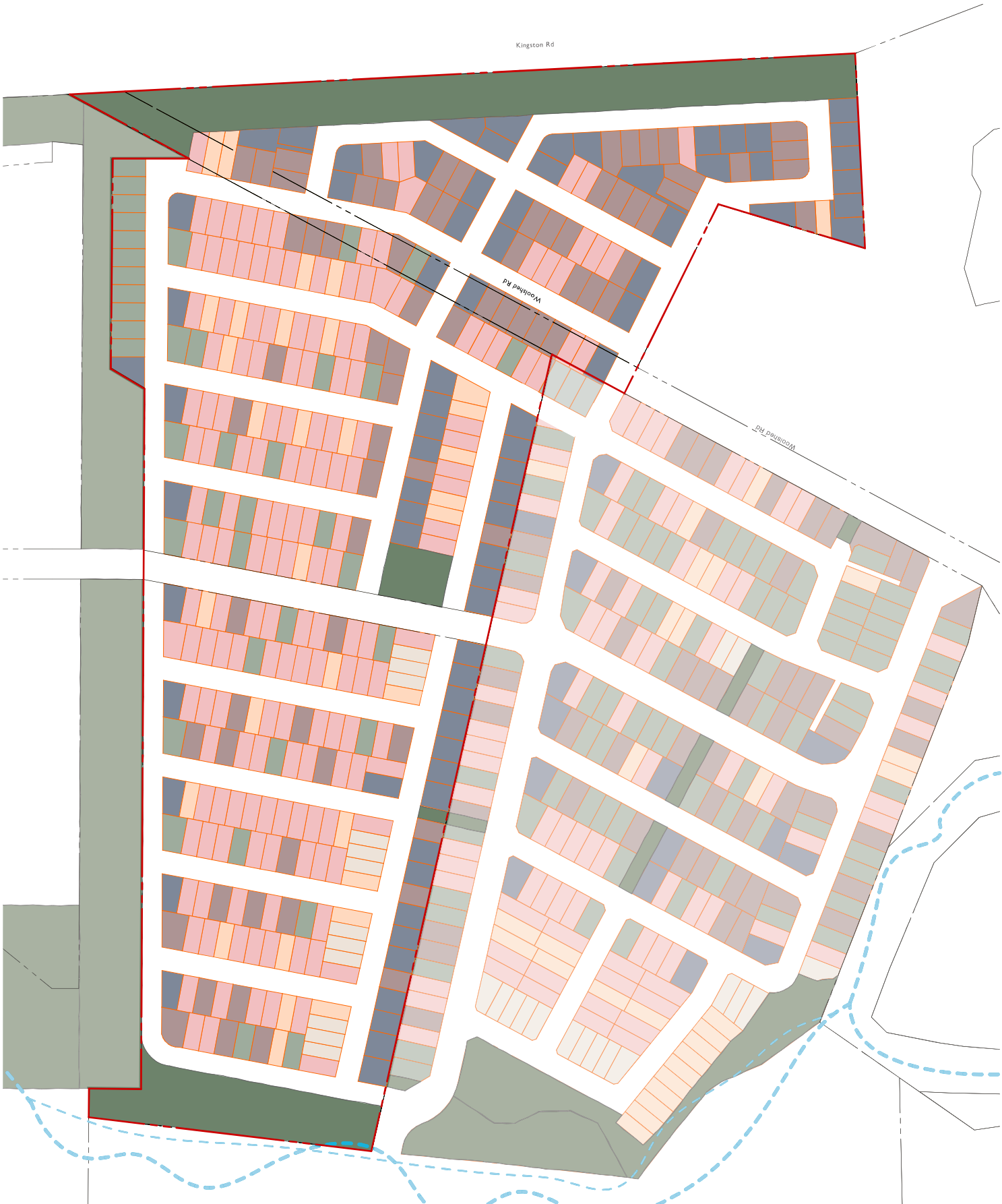
Legal description:  
Address: 436 Woodlind Rd + Patterson Block  
Site Area: 212,217m<sup>2</sup>  
Zone: Henley zone, Residential





LOT MIX

| KEY   | LOT FRONTAGE (m) | # LOTS PATTERSON BLOCK | # LOTS 436 WOOLSHED | % OF TOTAL |
|-------|------------------|------------------------|---------------------|------------|
|       | < (10)           | 12                     | 0                   | 3.0%       |
|       | 10 < (11)        | 29                     | 3                   | 7.9%       |
|       | 11 < (12)        | 153                    | 17                  | 42.0%      |
|       | 12 < (13)        | 37                     | 2                   | 9.6%       |
|       | 13 < (14)        | 33                     | 43                  | 19.0%      |
|       | 14 +             | 42                     | 34                  | 18.8%      |
| TOTAL |                  | 306                    | 99                  |            |
|       |                  |                        | 405                 |            |



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