



FORESTRY RD, RIVERHEAD

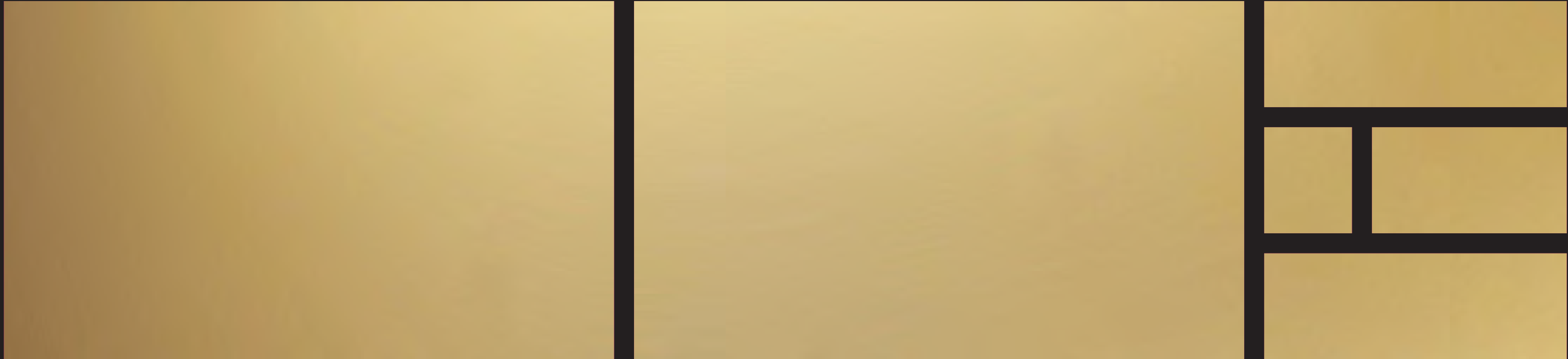
RIVERHEAD

JOB NO: 23007221

08.09.2023

MASTERPLAN_CONCEPT

FIRST CUT



DISCLAIMER:

- These areas are schematic only and have been provided based upon the concept sketch(es) provided.
- The scheme has been prepared generally within the bounds of the current site(s) dimensions.
- This concept is subject to council approval and is subject to change.
- This concept has been prepared with no consultant advice or input including but not limited to planning, structural, services, fire and traffic and is subject to change.
- The information contained herein is believed to be correct at time of preparation and is based upon information supplied by the client(s) and/or representative(s). Recipients must make their own investigations and feasibilities to satisfy themselves in all aspects.
- The design and accompanying documentation contained herein is and remains copyright and the intellectual property of Cottee Parker NZ LP
- All areas have been rounded.

CONCEPT STUDIES

FORESTRY ROAD, RIVERHEAD

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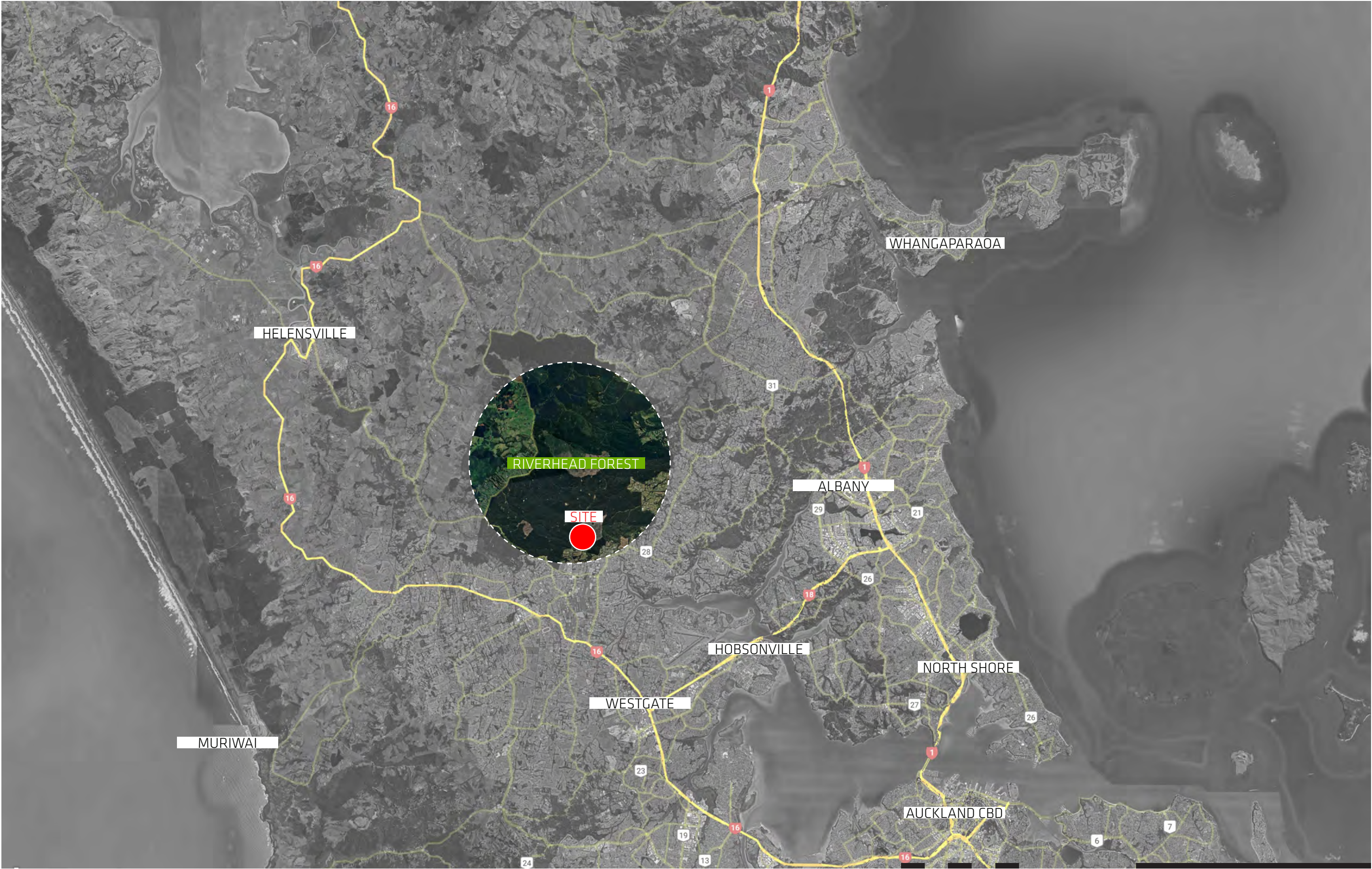
CONCEPT MP OPTION 02

Rev	Date	Approved By	Description

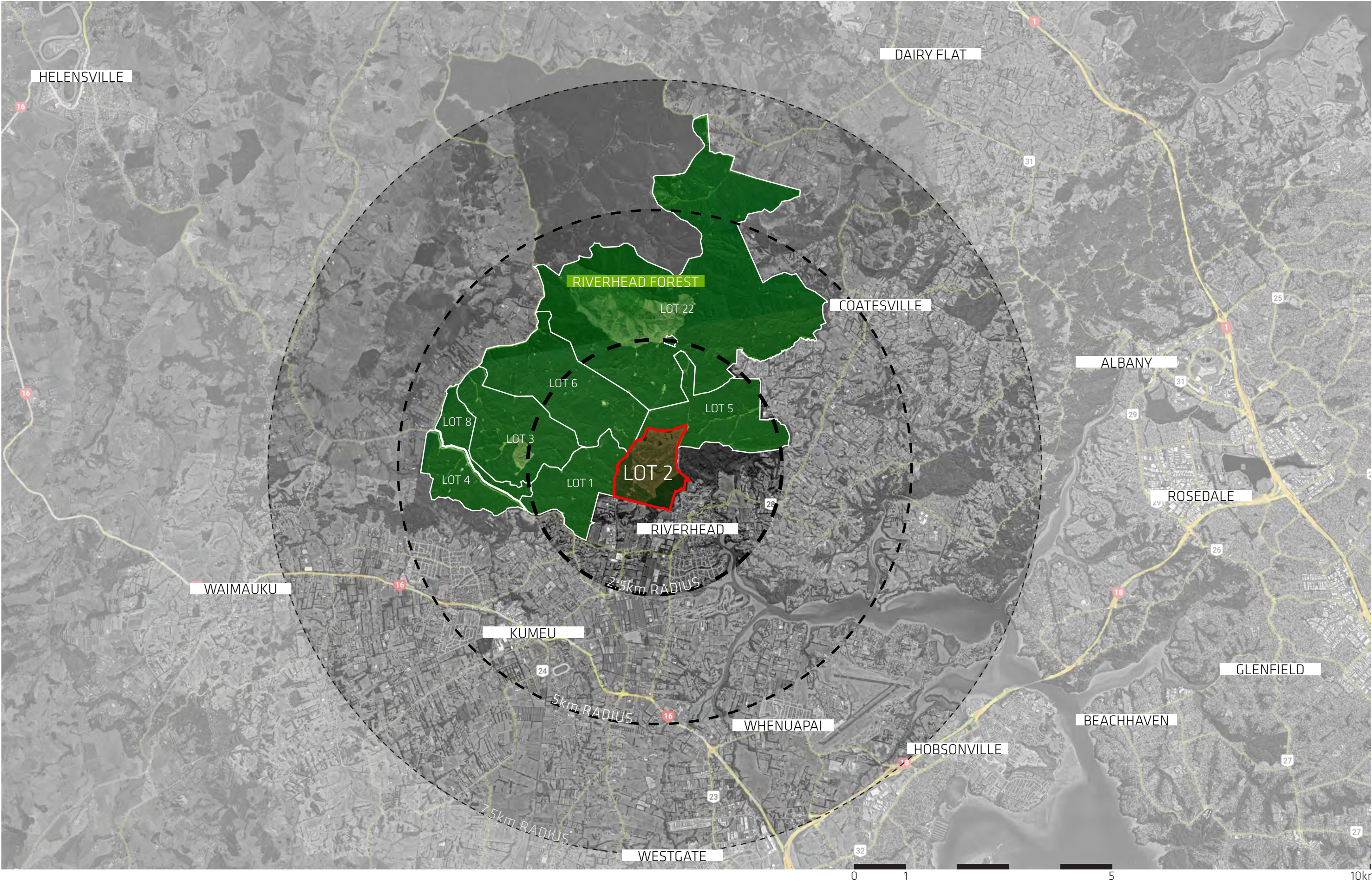
1.0

SITE ANALYSIS

1.1 LOCATION PLAN



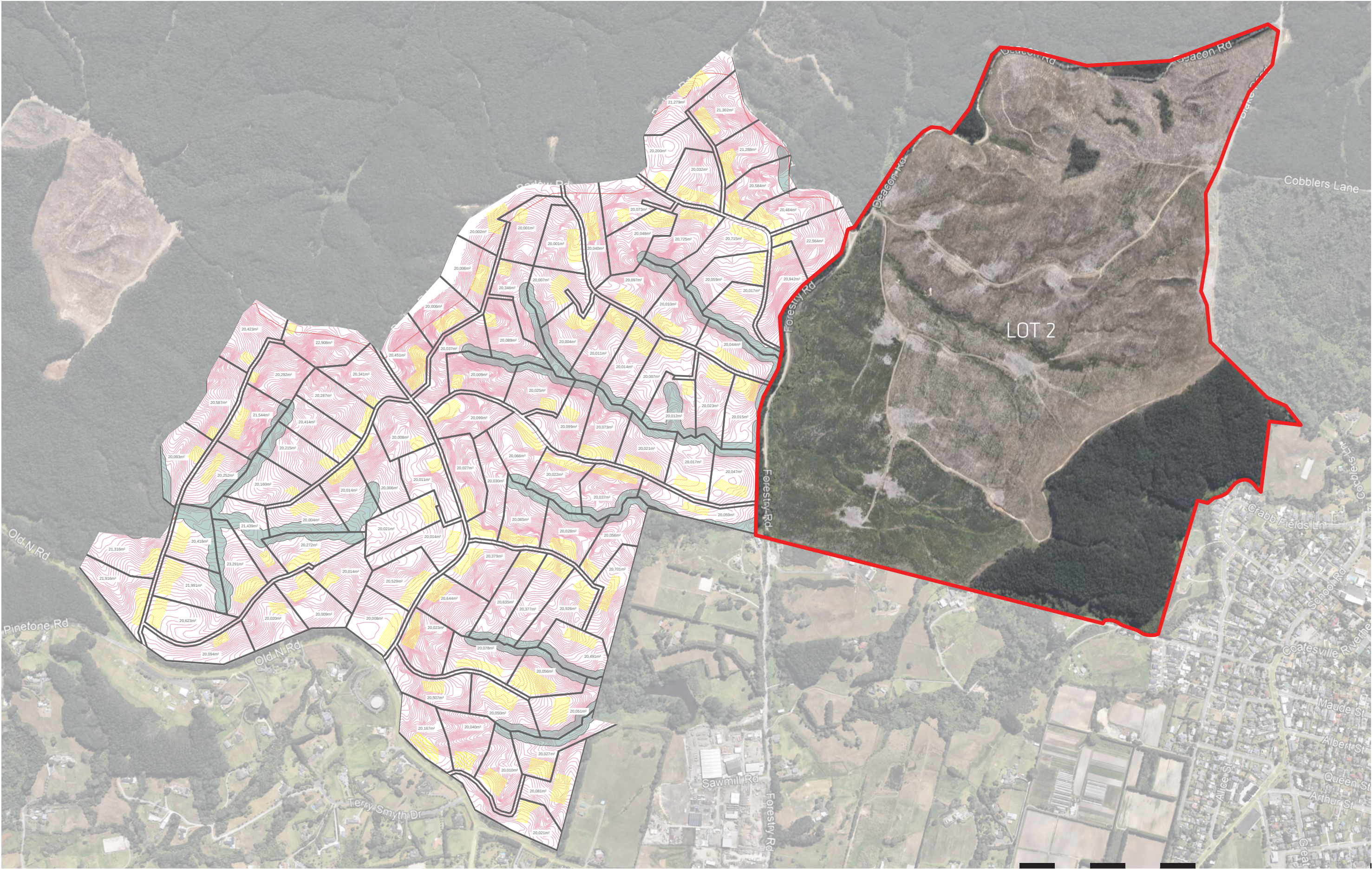
1.1 LOCATION PLAN



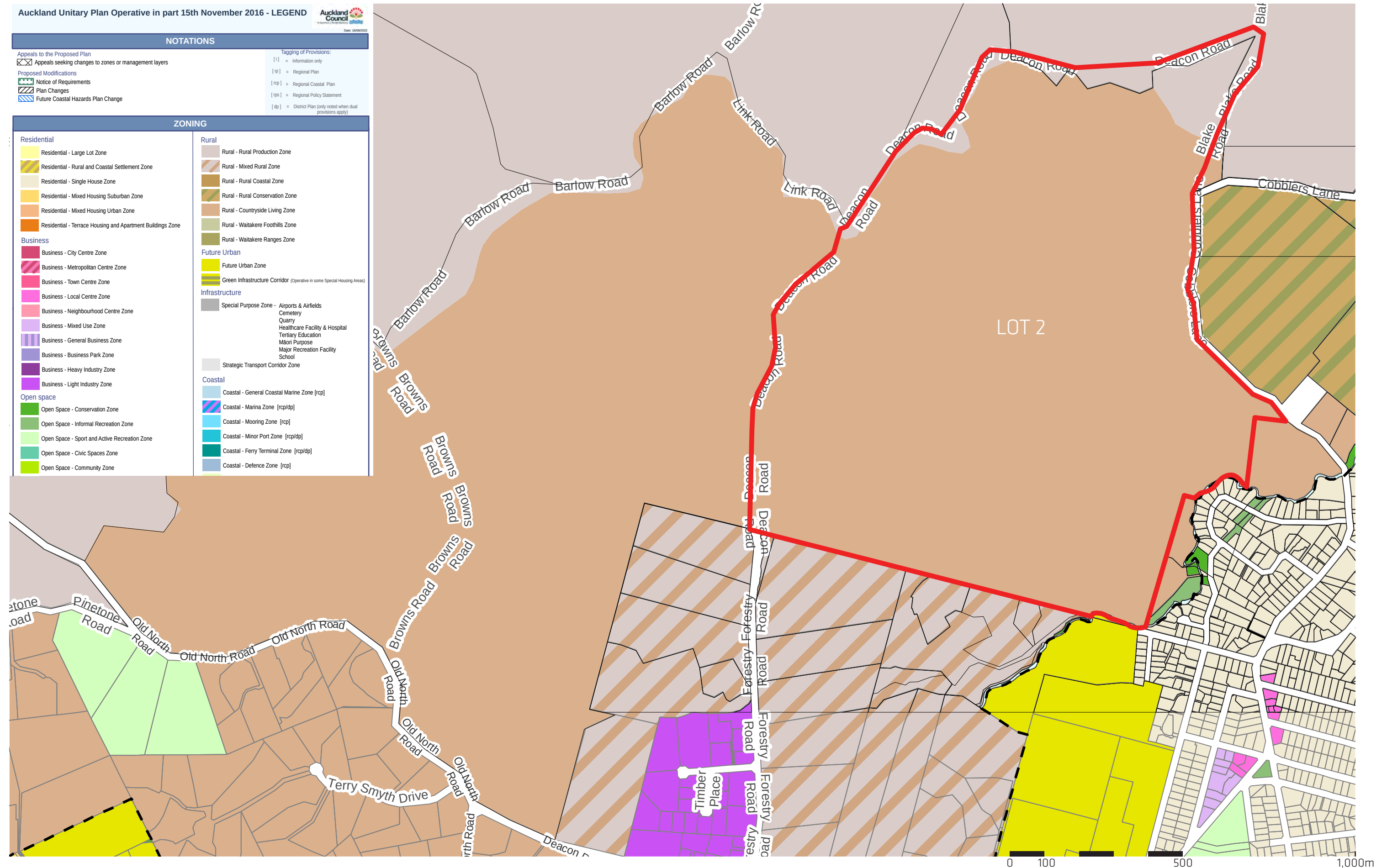
1.1 LOCATION PLAN



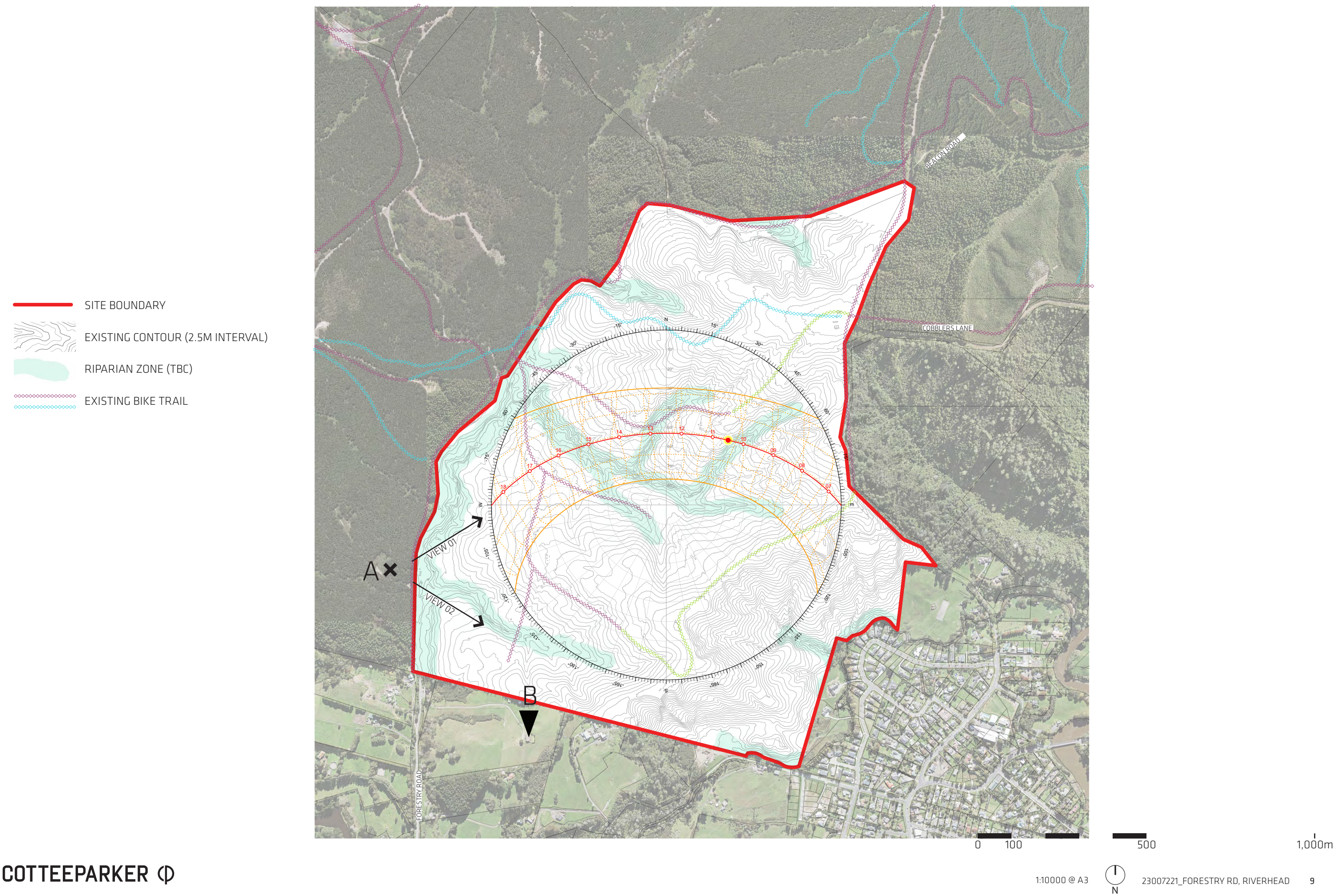
1.1 FUTURE CONTEXT_LOT 1



1.2 AUCKLAND UNITARY PLAN_ZONING



1.3 SITE PLAN_EXISTING



1.4 SITE PHOTO

VIEW 01 FROM SPOT “A”



VIEW 02 FROM SPOT “A”

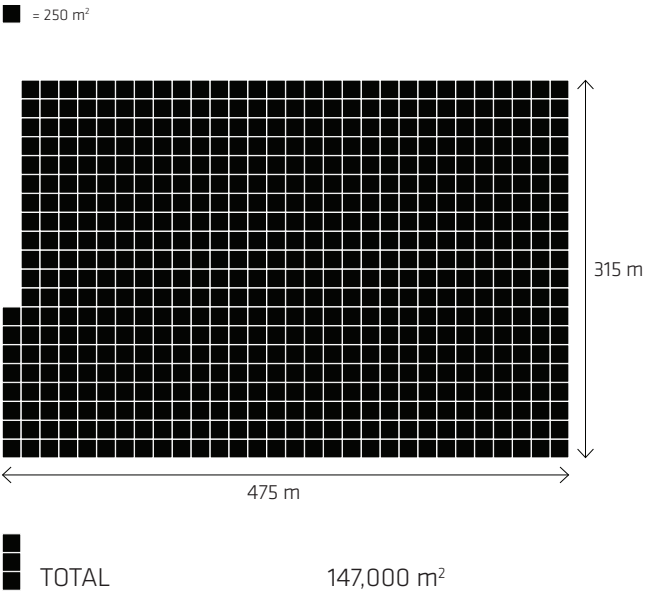


2.0

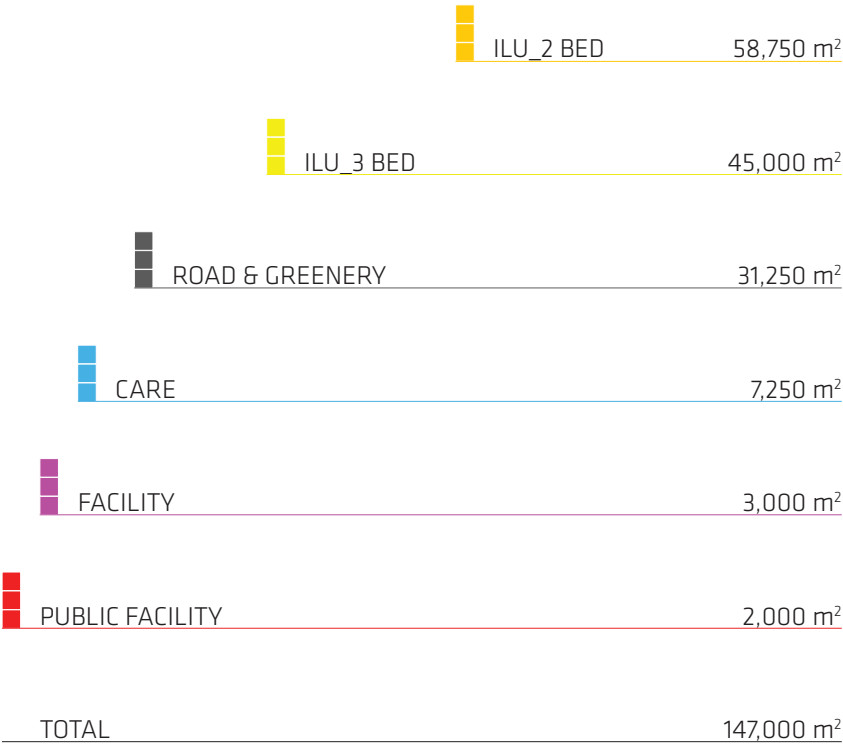
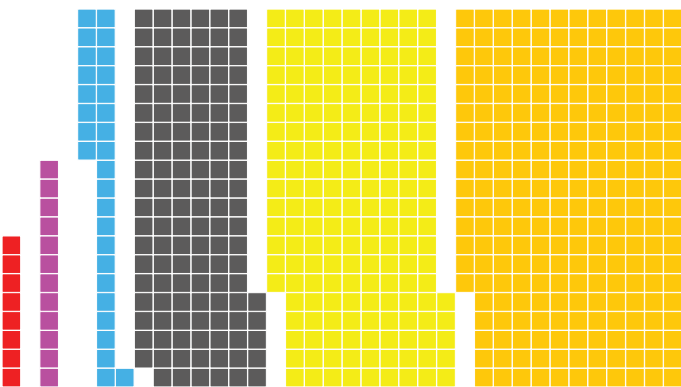
PROGRAMME

2.1 PROGRAMME DIAGRAMATIC STUDY

AREA ESTIMATION



AREA ESTIMATION



60% [168] of TOTAL 280 ILU
NOMINAL PLOT SIZE 350 m²
13m x 27m

40% [112] of TOTAL 280 ILU
NOMINAL PLOT SIZE 400 m²
15m x 27m

70 UNITS (20%)
CARE / DEMENTIA / FLEXI ROOMS
AVERAGE SIZE 35 m²
INCL. CIRCULATION, AMENITIES, ETC.

VISITORS & RESIDENTS
DESTINATIONAL
F&B / CAFE / PRODUCE GARDEN

168 x 350m²

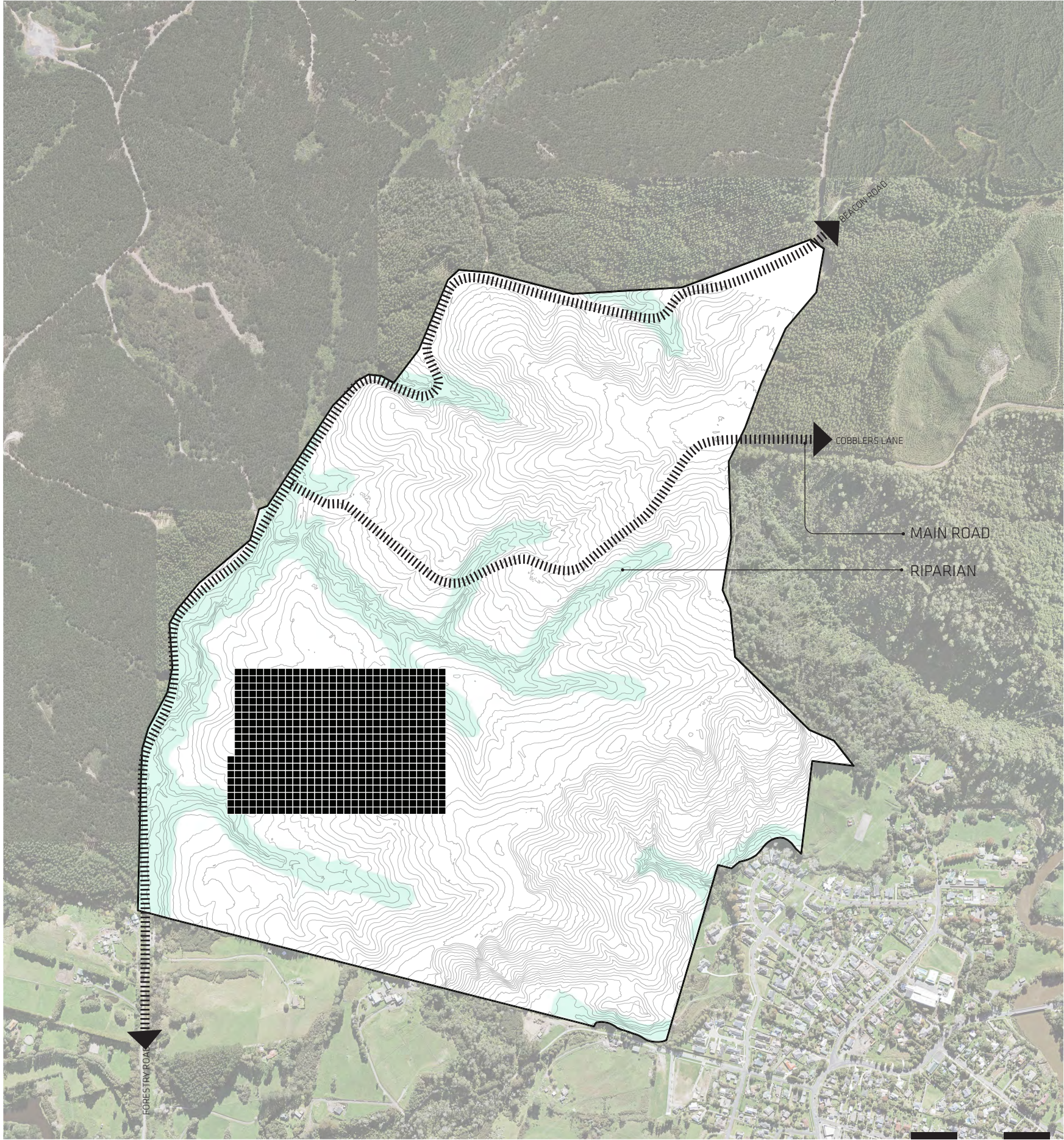
112 x 400m²

70 x 35m²

350 TOTAL

*NOTE ROUNDING

2.2 PROGRAMME OVERLAY

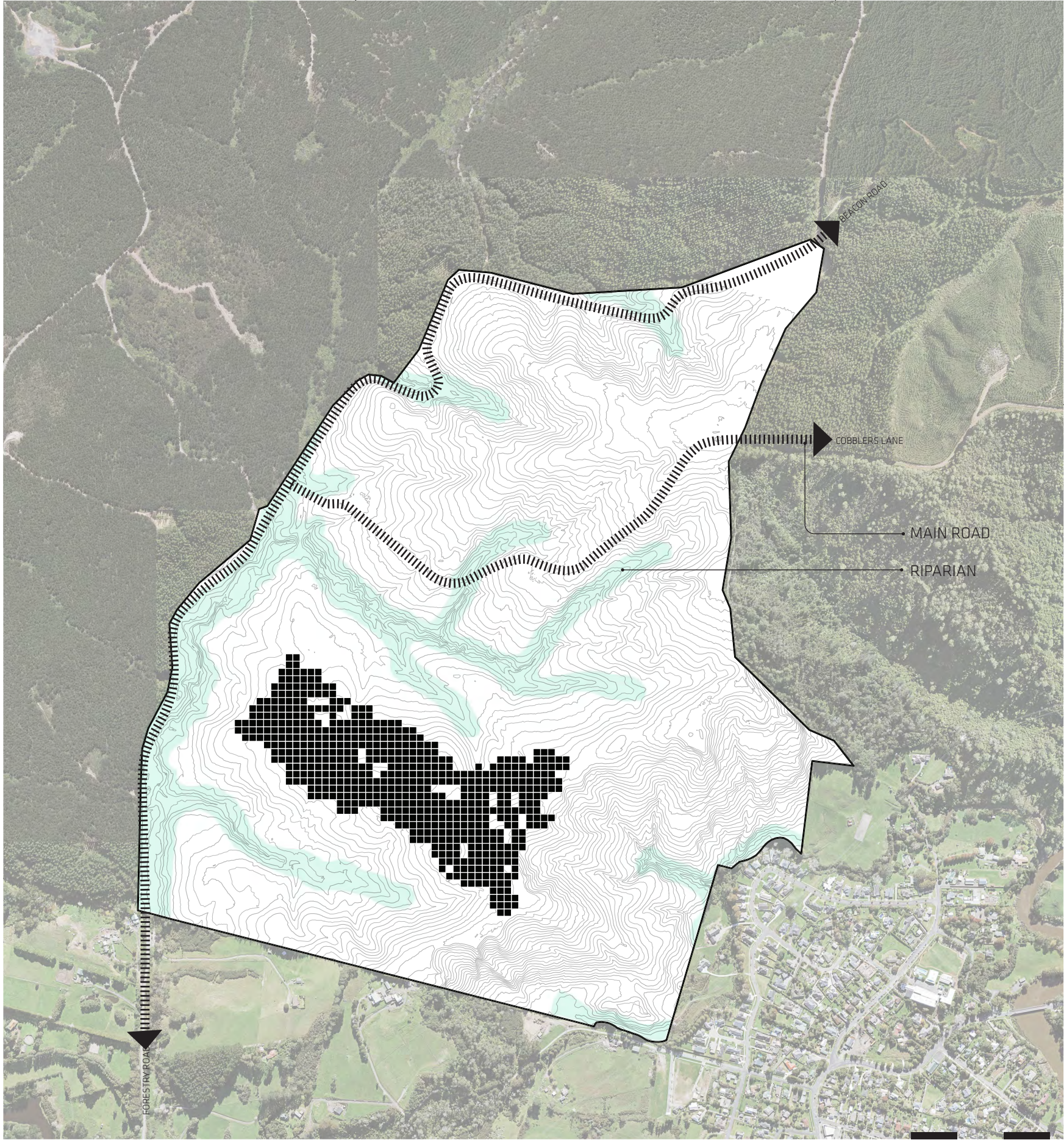


0 100

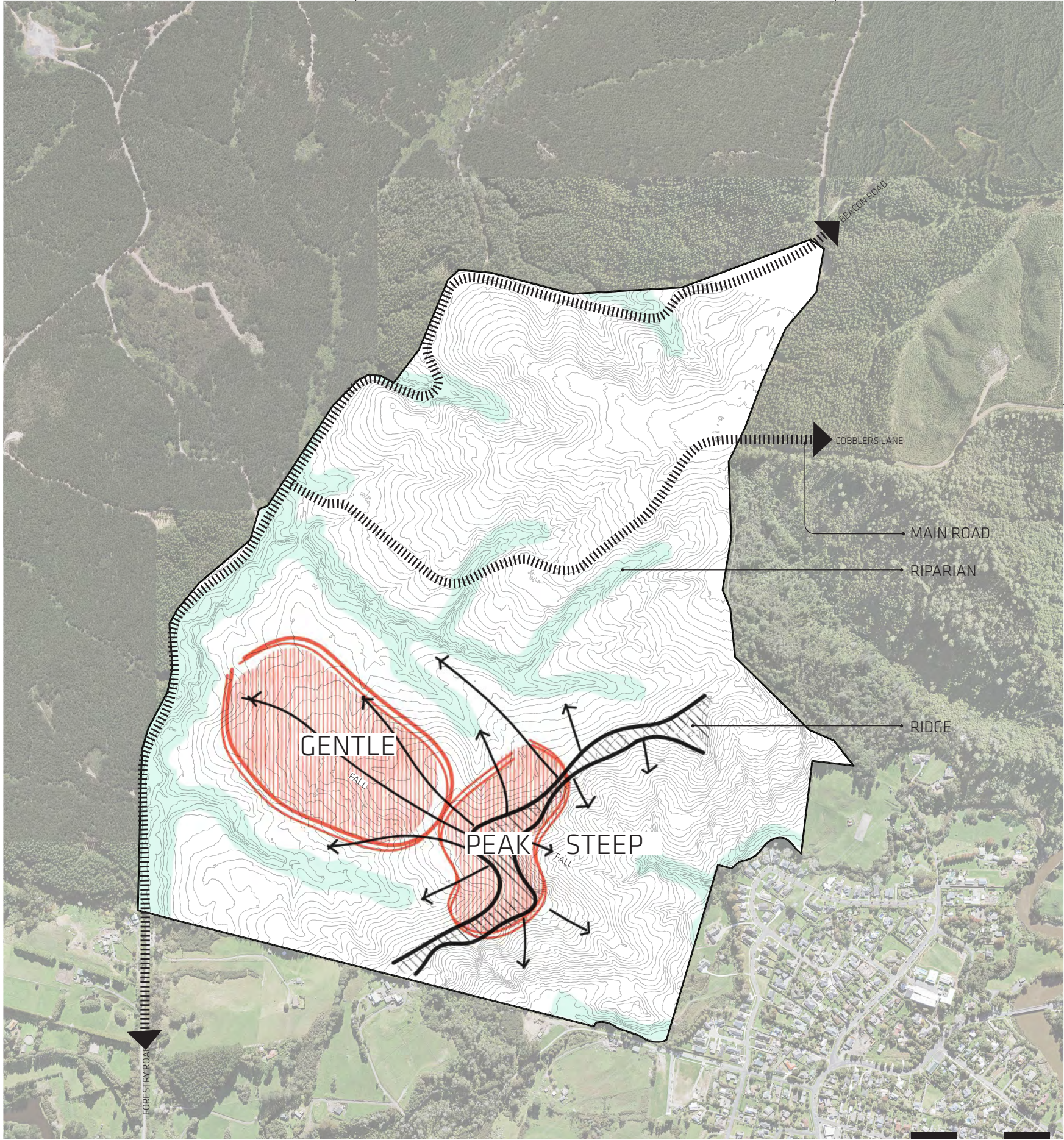
500

1,000m

2.3 RE-DISTRIBUTION



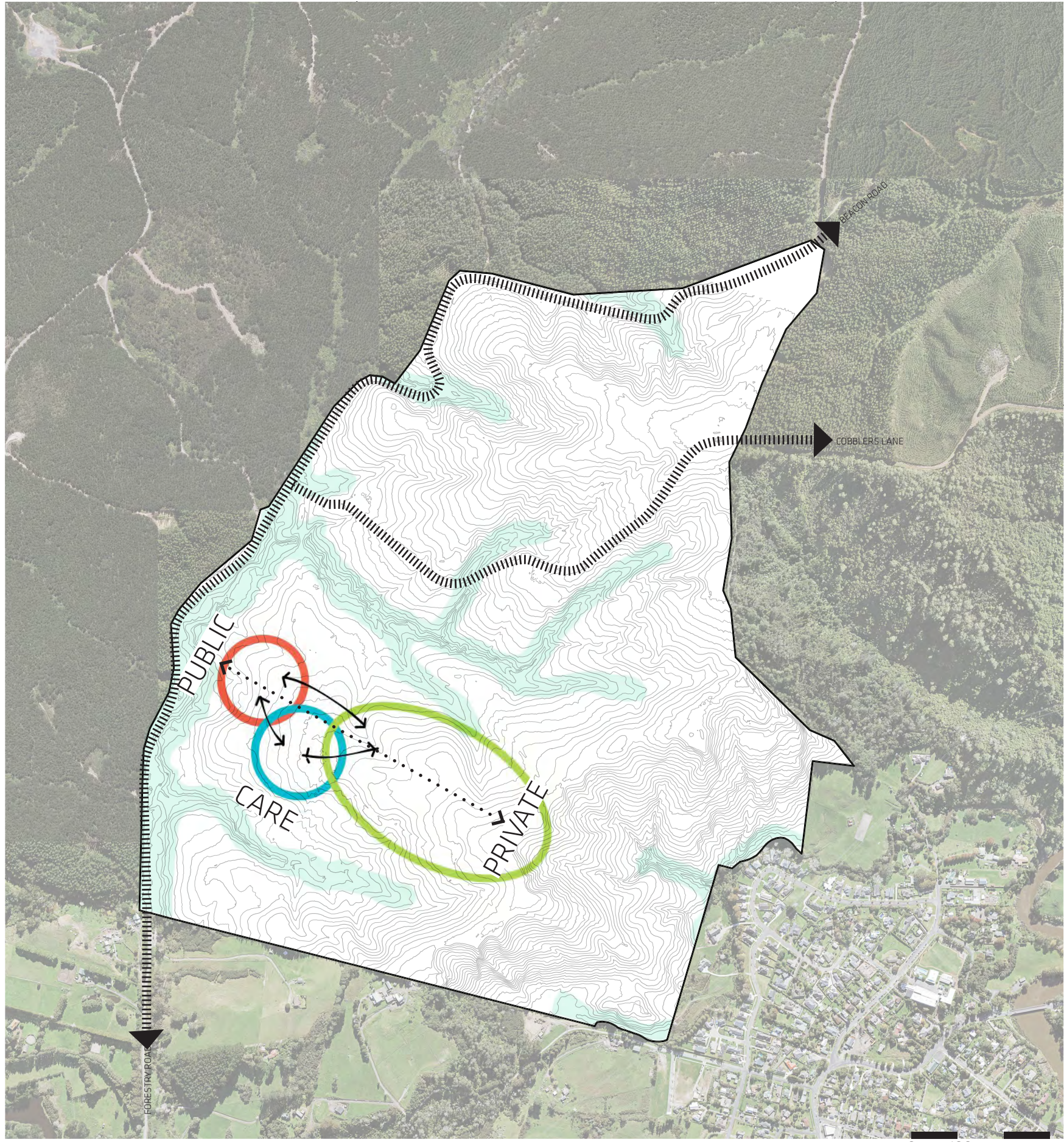
2.4 SITE CONTOUR & MAIN ROAD



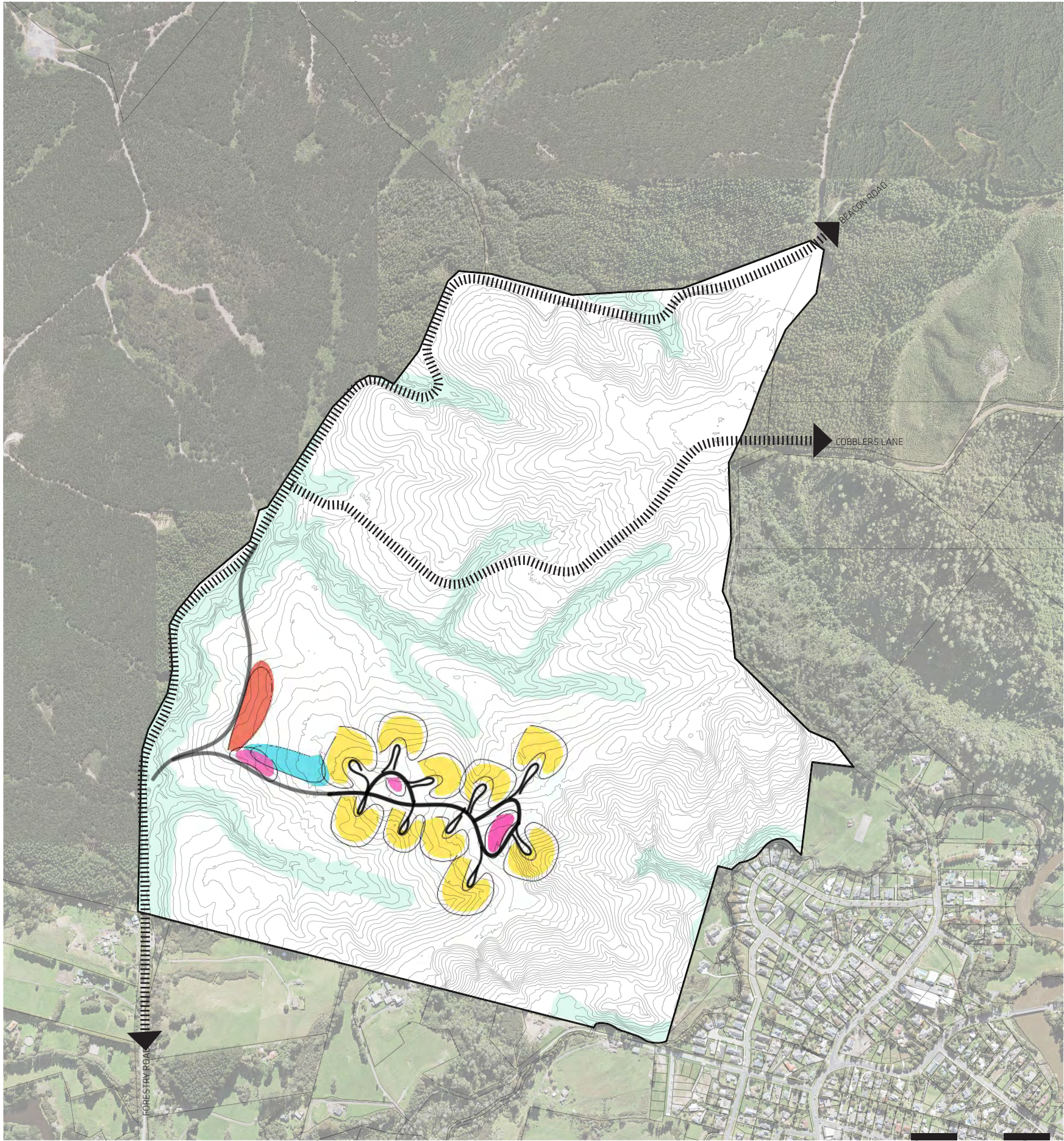
3.0

OPTION 01

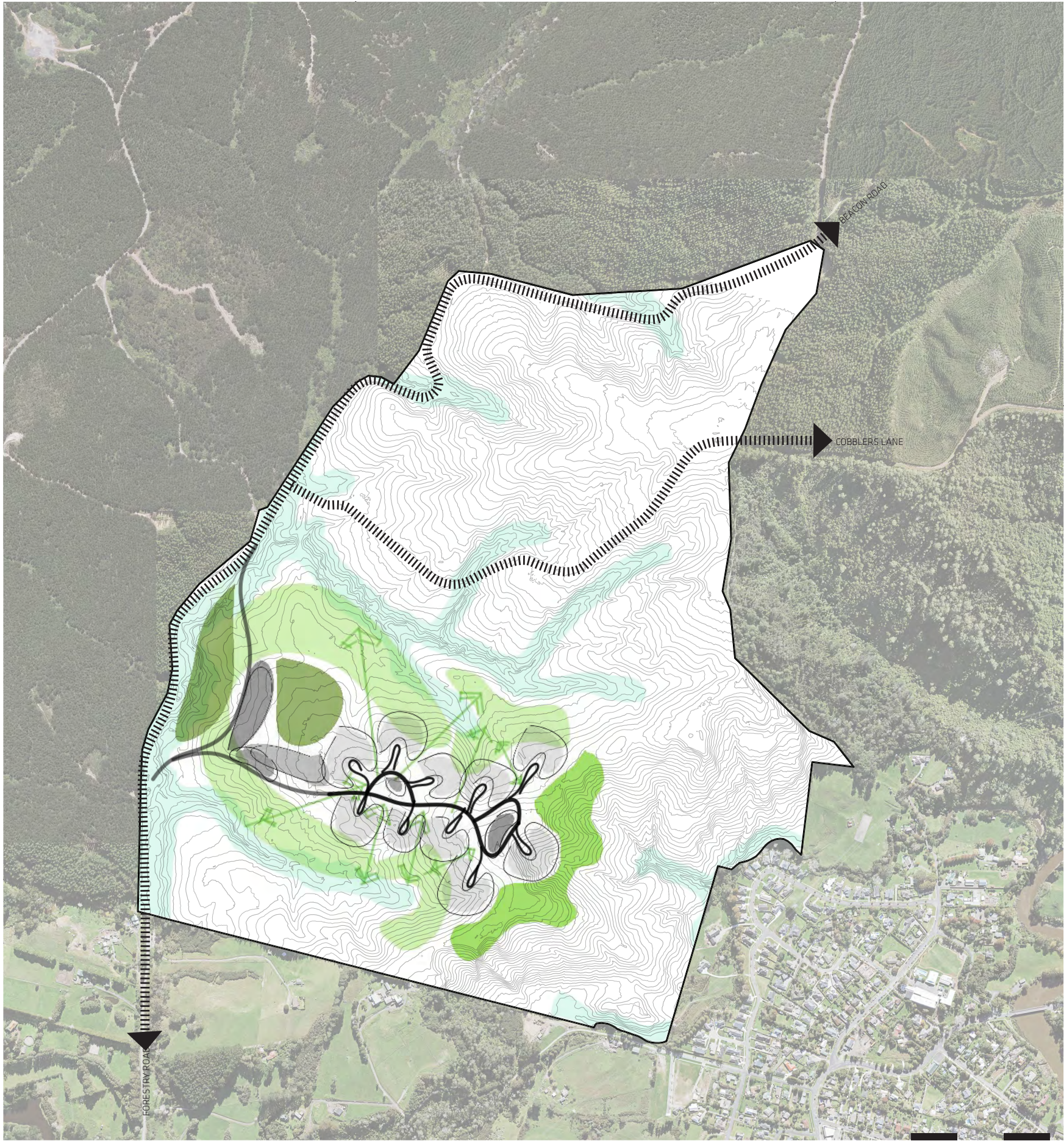
3.1 HIERARCHY



3.2 CONCEPT SKETCH_ROAD & BUILDING



3.3 CONCEPT SKETCH_GREENERY



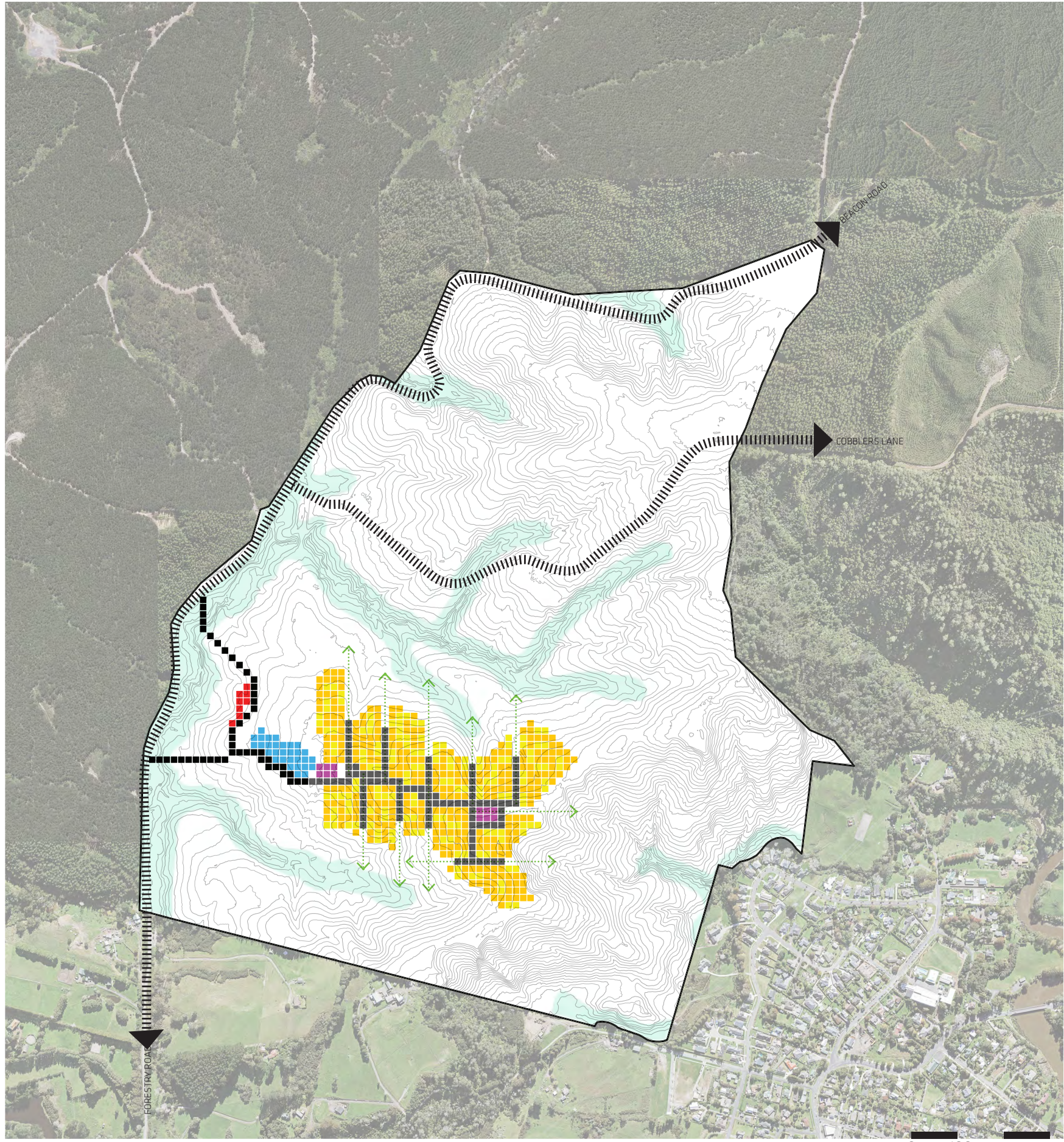
0 100

500

1,000m

3.4 AREA STUDY

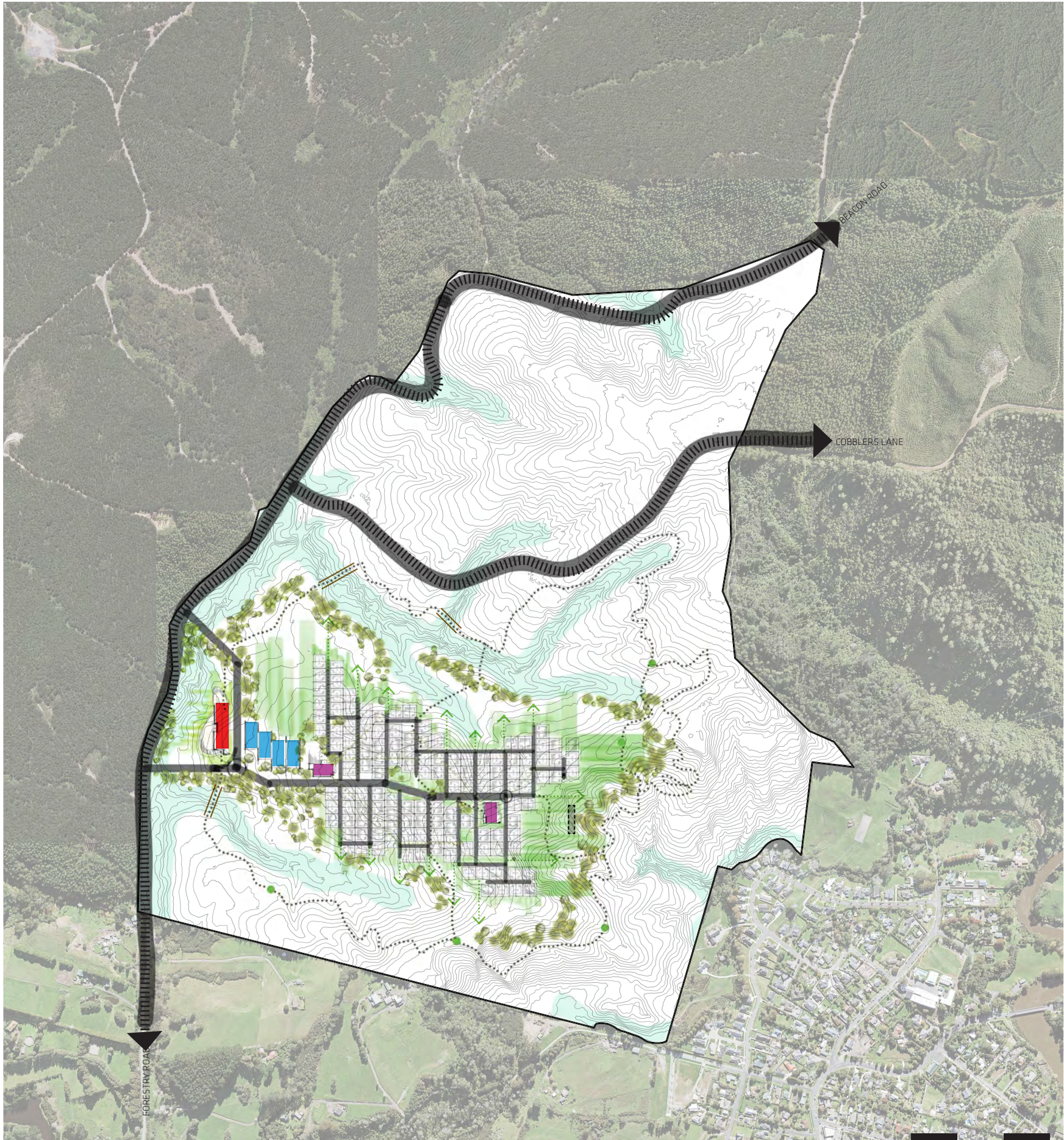
- ILU_3 BED
45,000m²
- ILU_2 BED
58,750m²
- RES ROADING +
31,250m²
- FACILITY
3,000m²
- CARE
7,250m²
- PUBLIC FACILITY
2,000m²



3.5 CONCEPT SKETCH

- MAIN PUBLIC ROAD_20m
- MAIN PRIVATE ROAD_16m
- SECONDARY PRIVATE ROAD_7~10m
- WALKING TRAIL / RETREAT NODE
- PUBLIC
- FACILITY
- CARE
- WASTE TREATMENT
- GREEN LINK

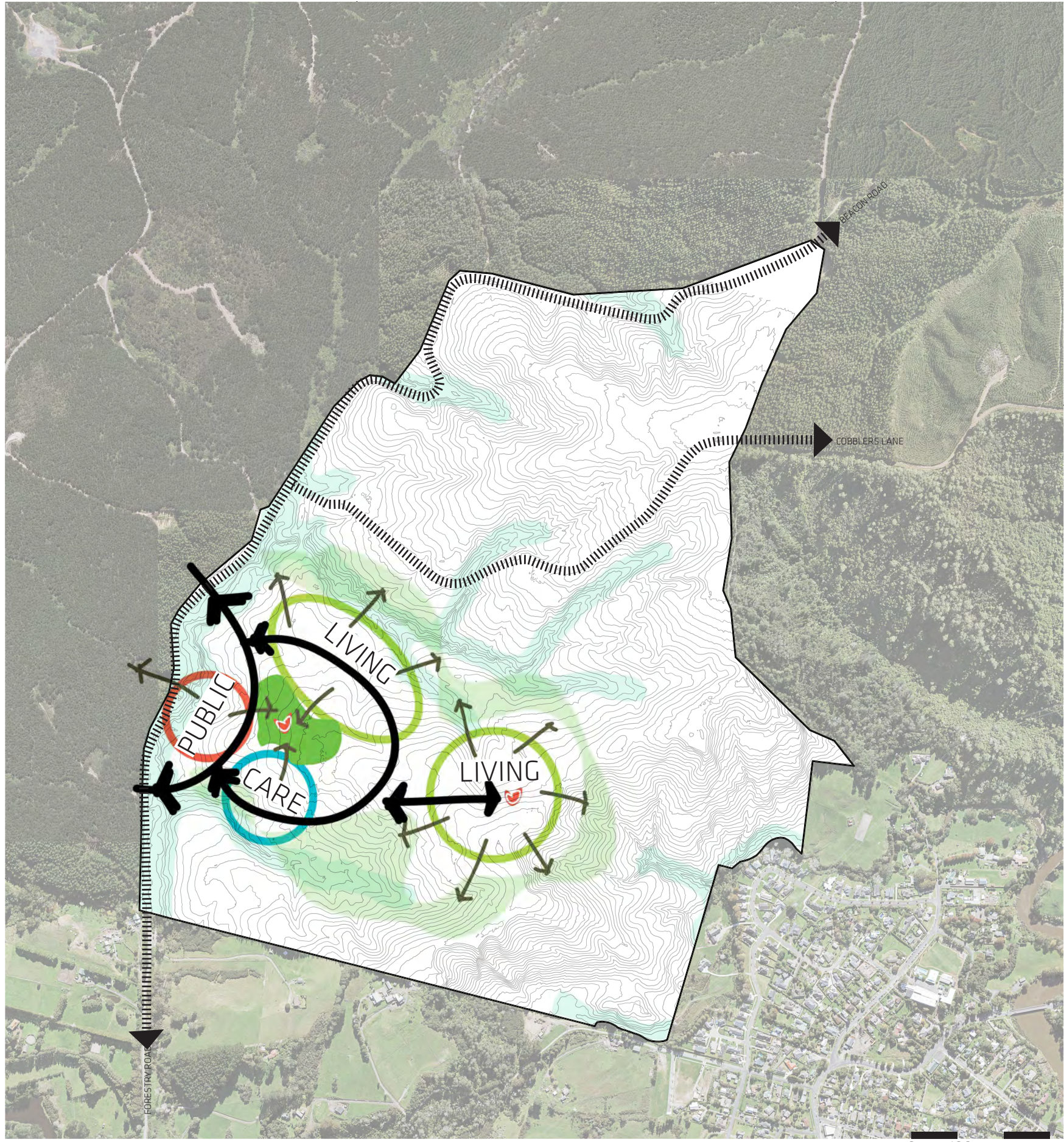
NOTE:
LOTS SHOWN ARE INDICATIVE ONLY FOR GRAPHIC PURPOSES AND DOES NOT REFLECT TRUE YIELD



4.0

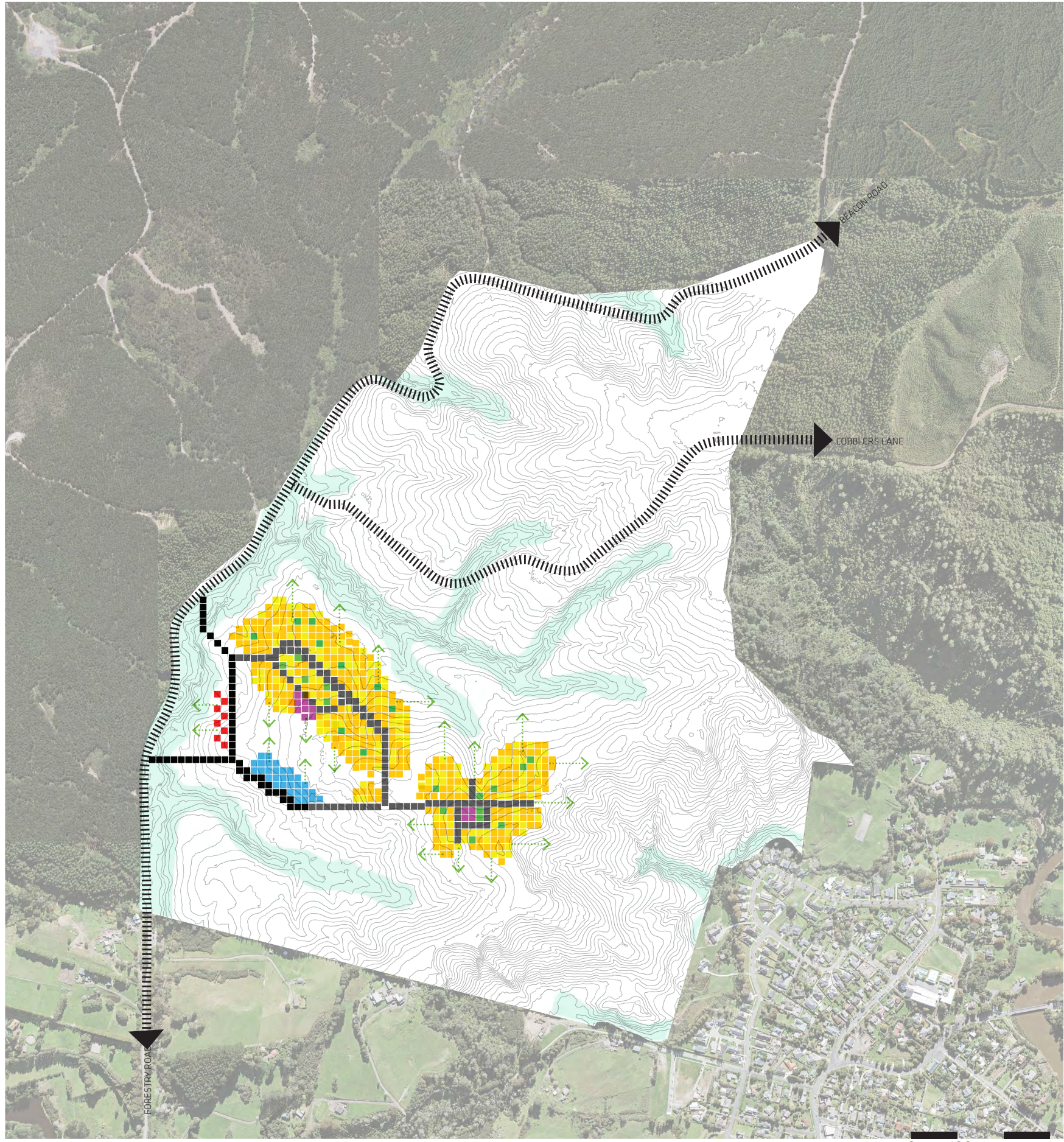
OPTION 02

4.1 HIERARCHY



4.2 AREA STUDY

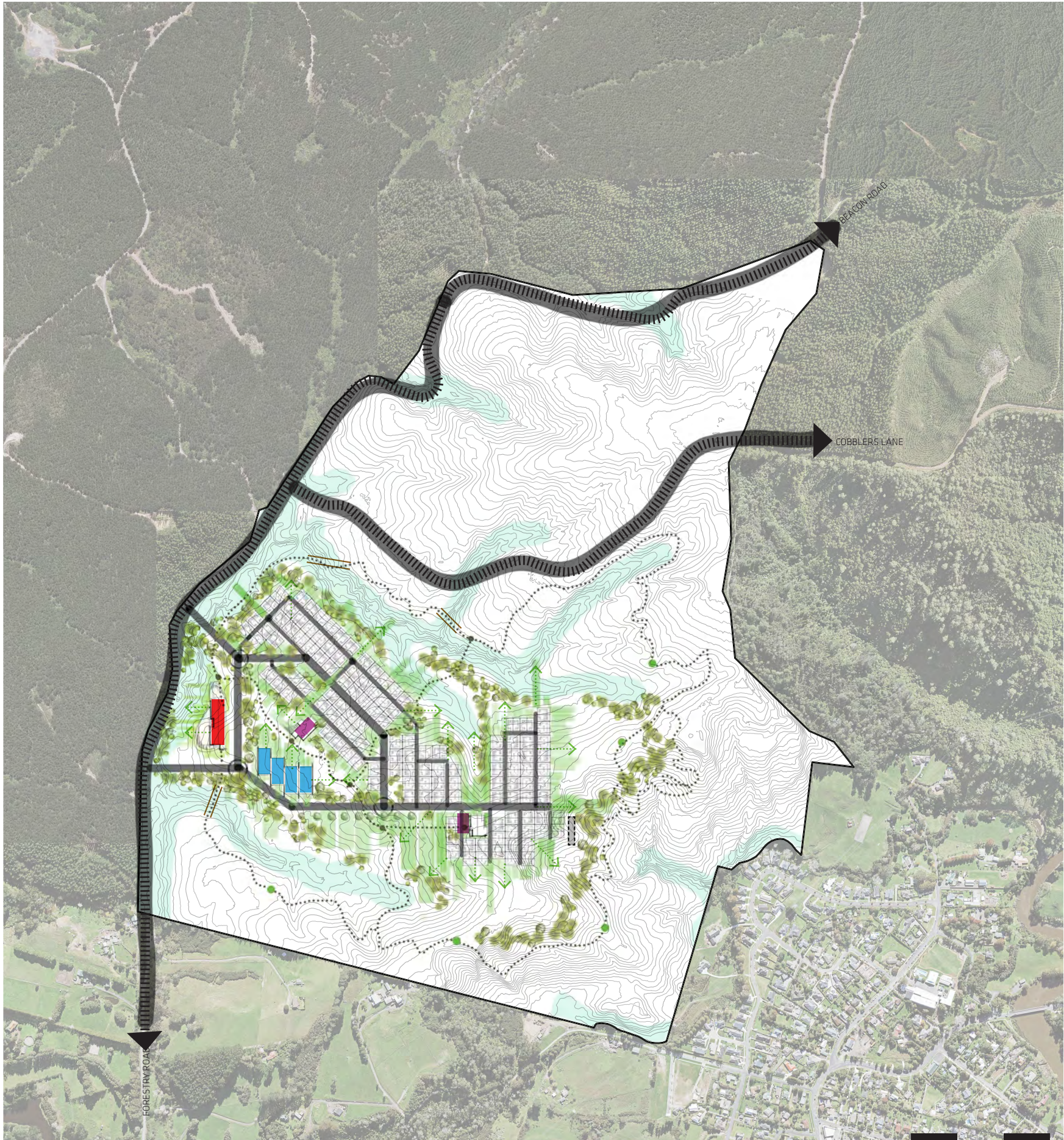
- ILU_3 BED
45,000m²
- ILU_2 BED
58,750m²
- RES ROADING +
31,250m²
- FACILITY
3,000m²
- CARE
7,250m²
- PUBLIC FACILITY
2,000m²



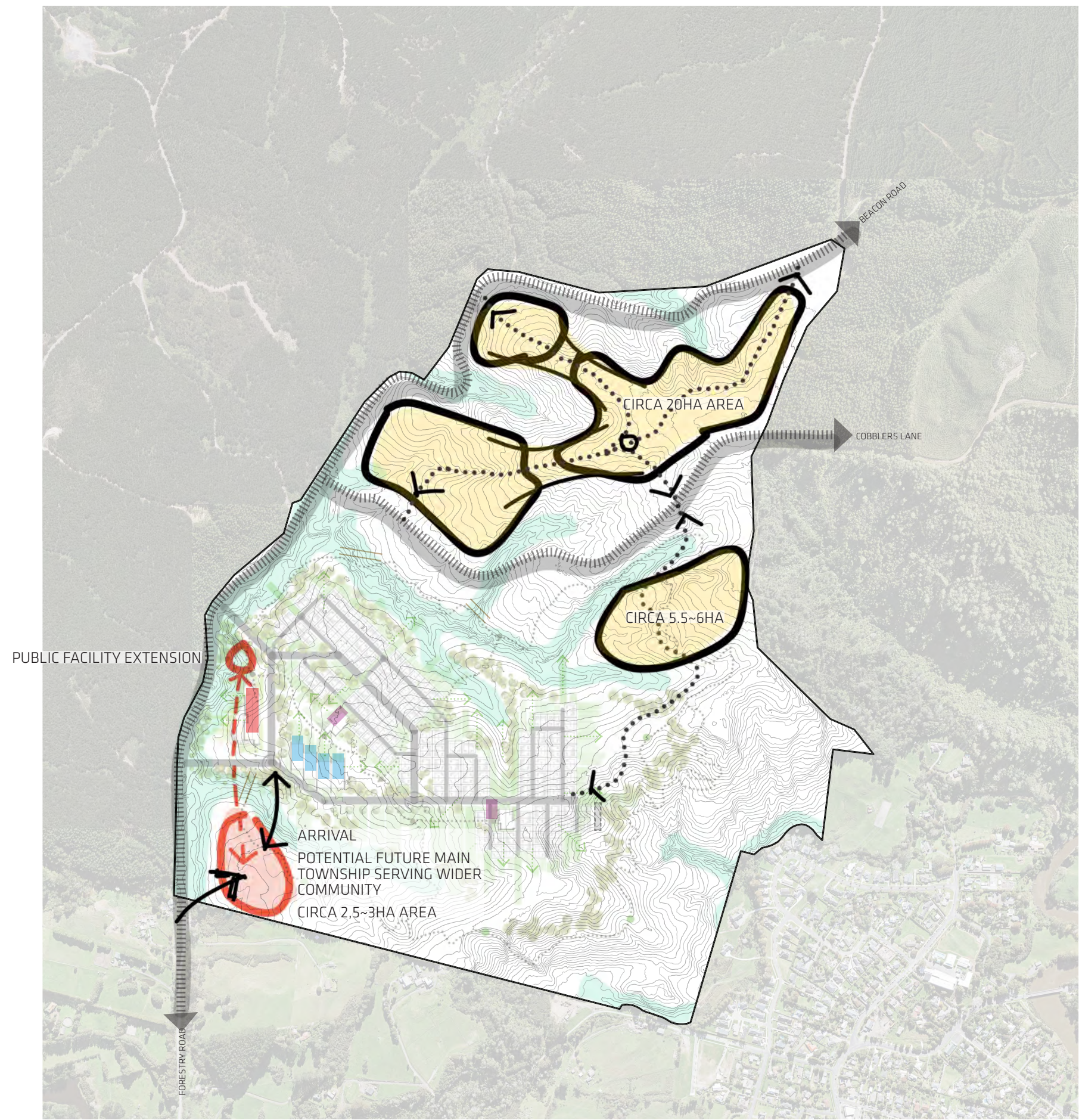
4.3 CONCEPT SKETCH

- MAIN PUBLIC ROAD_20m
- MAIN PRIVATE ROAD_16m
- SECONDARY PRIVATE ROAD_7~10m
- WALKING TRAIL / RETREAT NODE
- PUBLIC
- FACILITY
- CARE
- WASTE TREATMENT
- GREEN LINK

NOTE:
LOTS SHOWN ARE INDICATIVE ONLY FOR
GRAPHIC PURPOSES AND DOES NOT
REFLECT TRUE YIELD



4.4 CONCEPT FUTURE DIRECTION



COTTEEPARKER

AUCKLAND

BRISBANE

GOLD COAST

MELBOURNE

PERTH

SYDNEY

WWW.COTTEEPARKER.CO.NZ