

**Matai Moana
Te Taumata o Te Motu
Kairangi
Wellington
Masterplan Design Report**

MFE Fast Track Application

16 December 2022



Mana Whenua Aspirations

Mana Whenua Aspirations are a stepping
stone to values and principles
being translated in a thoughtful and
enduring way for a built environment.

Te Āti Awa tupua rau
He auripo i te manga iti,
he auripo i te manga nui
He kaitiaki ki te whenua

Te Āti Awa of many phenomenon
Like the many swirls in small
and great water tributaries
There are many guardians
and protectors on the land

If the water is moving , then there is life and the land will reciprocate with life

If the water becomes still then all will die.

As guardians we are responsible for keeping the waters moving, the land nourished

For the future generations.

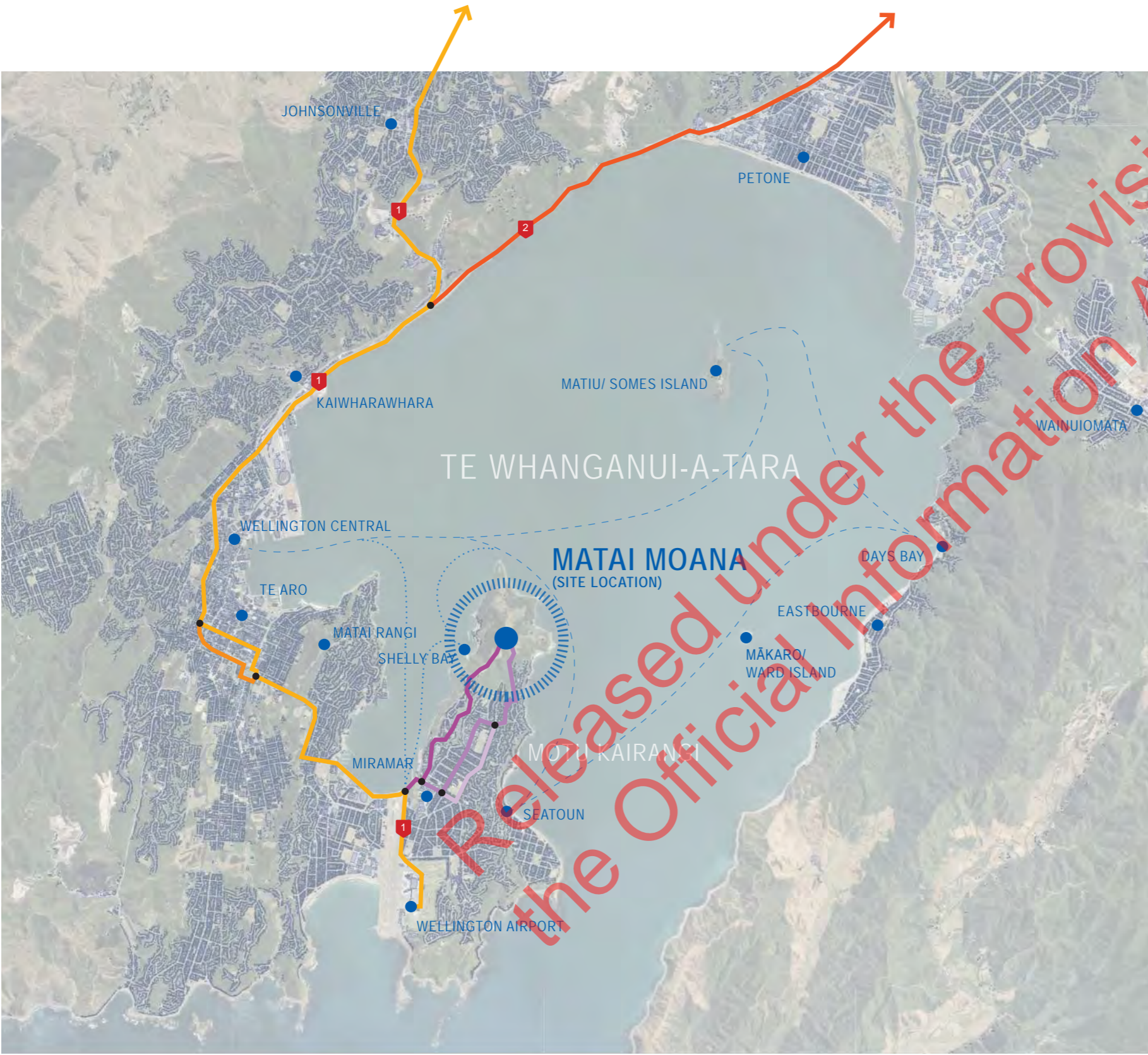


Fig 1. Aerial view of Te Whanganui-a-Tara

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Mana Whenua Values

Mana Whenua values have informed the development of earlier Māori design principles through projects undertaken within our Taki wā (region). These process-oriented values have provided the foundation for, and underpin the application of the outcomes that guide our aspirations and expectations, create a foundation on which the intangible impacts of the project can start to be assessed, and provide a mechanism for Mana Whenua Te Ati Awa Taranaki Whānui interests to be provided for. These values link to our connection to the environment in both a physical and spiritual way which guide our behaviours to protect and care for our environment.

- **Rangatiratanga:** The right to exercise authority and self-determination within one’s own iwi / hapū realm
- **Kaitiakitanga:** Managing and conserving the environment as part of a reciprocal relationship, based on the Māori world view that humans are part of the natural world
- **Manaakitanga:** The ethic of holistic hospitality whereby Mana Whenua have inherited obligations to be the best hosts they can be
- **Wairuatanga:** The immutable spiritual connection between people and their environments
- **Kotahitanga:** Unity, cohesion and collaboration
- **Whanaungatanga:** A relationship through shared experiences and working together which provides people with a sense of belonging
- **Mātauranga:** Māori / Mana Whenua knowledge and understanding
- **Ranginui:** The connection to the various spiritual realms of the great and vast heavens, the source of light and energy, growth and ultimate link to the celestial family
- **Mouri:** The living relationship between the forests, the cliffs, the waterways and everything that lives within these environments have their own individual and interdependent vitality
- **Wai Tai, Wai Māori:** The connection between the springs, streams, aquifers, rivers and all waterways that bring with them their life, vitality and actions of elemental force which eventually combines at the edge of Hinemoana (The great ocean deity).
- **Ahua:** The character is seen, the beauty, the mystique, the wonder, the wild and rawness – the identity endures beyond the present through capturing and captivating the hearts and minds.
- **Tatai Whakapapa:** The history, the connections, the relationships and friendships – they shape the land and the people
- **Whānau:** The care of people is embedded in the identity, seeking to ensure a strong sense of connection, imbuing a strong sense of responsibility towards Maori knowledge, practises and protocols.
- **Mana Whenua:** Seen as a living piece of the identity of Mana Whenua who take pride in a space and place, taking on the obligation of care, responsibility and giving life to its history and story.
- **Papatūānuku:** The mountains, the cliffs, the landforms, the small water tributaries and large oceans and lakes and to all forms of flora and fauna – they all need each other to exist.

INTRODUCTION

PROJECT PROCESS

Taranaki Whānui Limited/ Taranaki
Whānui ki te Upoko: Port Nicholson
Block Settlement Trust

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Mana Whenua Design Aspirations

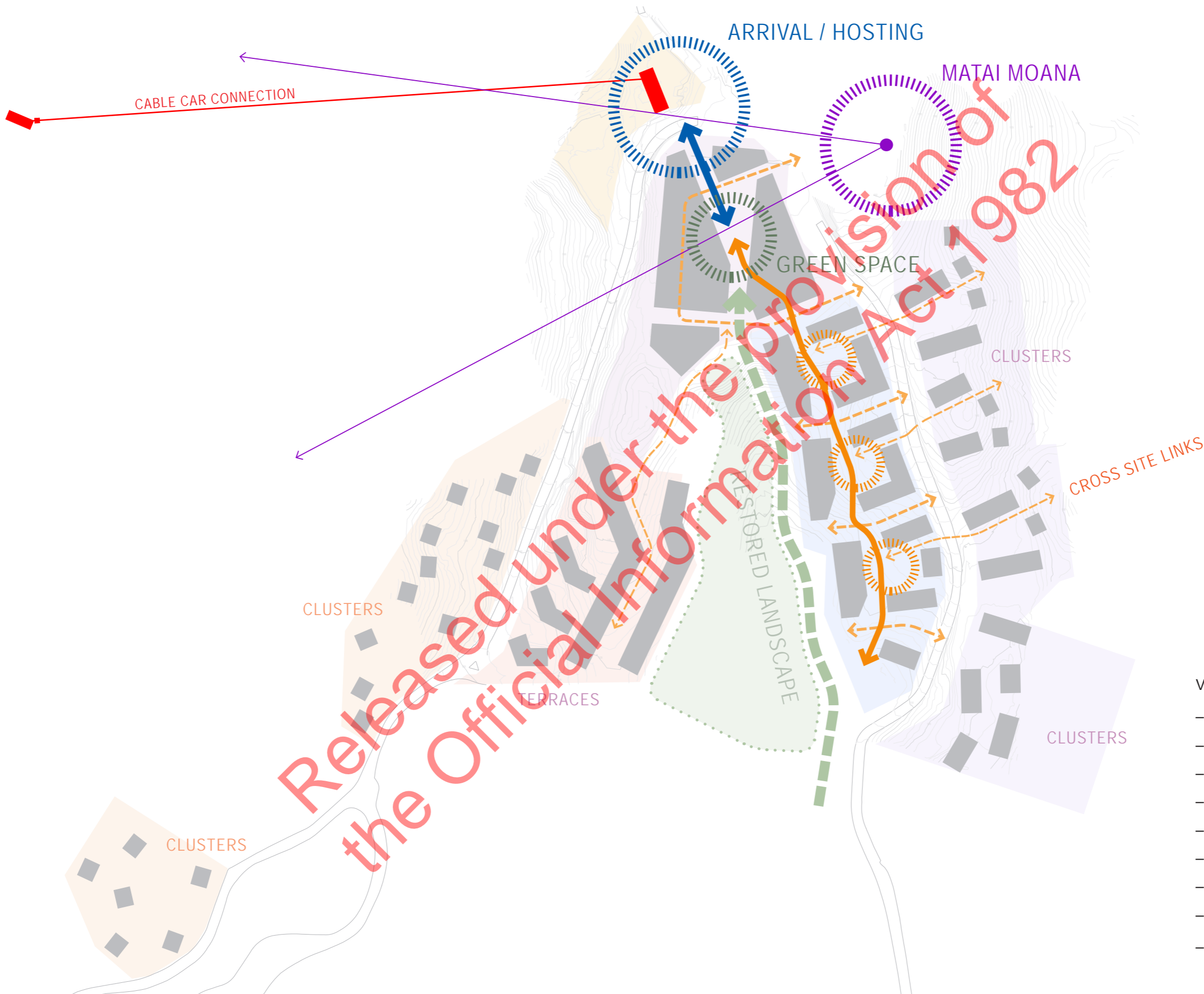
- *To create a legacy to be admired, celebrated and cultivated further for the prosperity of our future generations.*
- *Setting goals and expectations which will ensure that we are driving towards new heights of growth and development in a way that intimately builds on our identity as Taranaki Whānui*
- *To ensure that Matai Moana embraces the presence of Te Ati Awa Taranaki Whanui, to maintain prominence, guardianship, culture and identity of the surrounding whenua, awa and moana.*
- *To connect our history, tell our stories, embed our whakapapa and give heed to the values, protocols and practices of our people. These are the building blocks that will assist us as we respond to the changing needs of our whānau, whether it is in health, education, housing, identity or our natural environment.*
- *To create spaces that reflect who we are as Mana Whenua Te Ati Awa Taranaki Whanui with a view that the survival and revitalisation of our identity and culture into the future is paramount.*

Client	Taranaki Whānui ki Te Upoko o Te Ika
	Len Hetit - Taranaki Whānui Cultural Design Inputs
	Paroa Mephan - Taranaki Whānui Governance Representative
	Morrie Love - Taranaki Whānui Cultural Representative

Development Manager	The Wellington Company Ltd
Architect	Athfield Architects Ltd
Landscape Architect	Wraight & Associates Ltd
Urban Design	McIndoe Urban
Planning	Scope Planning
Resource and Environmental Planning	Incite
Landscape and Visual	John Hudson and Associates
Ecology	RMA Ecology Ltd
Civil (Land Development/ Survey)	Envelope Engineering Ltd
Traffic	Stantec
Geotech	Initia
Transportation Cable Car	Access Automation
Planning Project Management	JGH Projects Limited

INTRODUCTION

VISIONING PRINCIPLES



- Visioning Principles
- Observation/ Broad Views
 - Shelly Bay/ Matai Moana Connection
 - Community/ Recreational Interface
 - Green Ātea
 - Hilltops/ Ridgelines
 - Terraces/ Clusters
 - Hilltop/ Valley Connection
 - Restored Valley Landscape
 - Cross Site Links

Fig 2. Matai Moana Masterplan Proposal 1:2500@A3

INTRODUCTION

PROPOSAL SUMMARY

Taranaki Whānui Limited/ Taranaki
Whānui ki te Upoko: Port Nicholson
Block Settlement Trust



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Fig 3. Matai Moana Masterplan Proposal 1:2500@A3

2.0 SITE CONTEXT

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the Official Information Act 1982

SITE CONTEXT

SERVICES AND FACILITIES



Wider Context Services and Facilities

The Site is located towards the end of Te Motu Kairangi within the upper Watts Peninsula area. This location enables new connections into adjoining reserves and, via cable car, links to Shelly Bay will ensure the Proposal establishes a new destination serving the wider peninsula. The analysis identifies the range of services and facilities that are accessible to and provided within the proposed Matai Moana development.

Miramar North School, a kindergarten, football and tennis clubs and commercial areas (alongside Miramar Park) are all located within 2km of the Site. Miramar Local Centre with full-service supermarket, cinema and Miramar Central School are just beyond a 2km journey but well-positioned on key routes between Matai Moana and the city. It is also worth noting the proximity of the Site to quality coastal areas and notable bays that will offer very high levels of outdoor amenity for future residents.

A new local centre is proposed for Matai Moana that will provide a range of convenience retail, shared workspace, creche and community facilities to support the new local community. The new centre will encourage sustainable patterns, reducing the need for private vehicle trips. Cable car connections to the Shelly Bay commercial area and ferry services to Wellington's CBD are considered integral to the proposal.

Key

- Commercial
- Schools
- Community Centre
- Recreation Facility
- Play Area
- Park
- Bus Route
- Indicative Ferry Route
- Cycle Path
- Recreational Path

Fig 5. Existing Condition 1:20000@A3

SITE CONTEXT

LOCAL CONNECTIONS

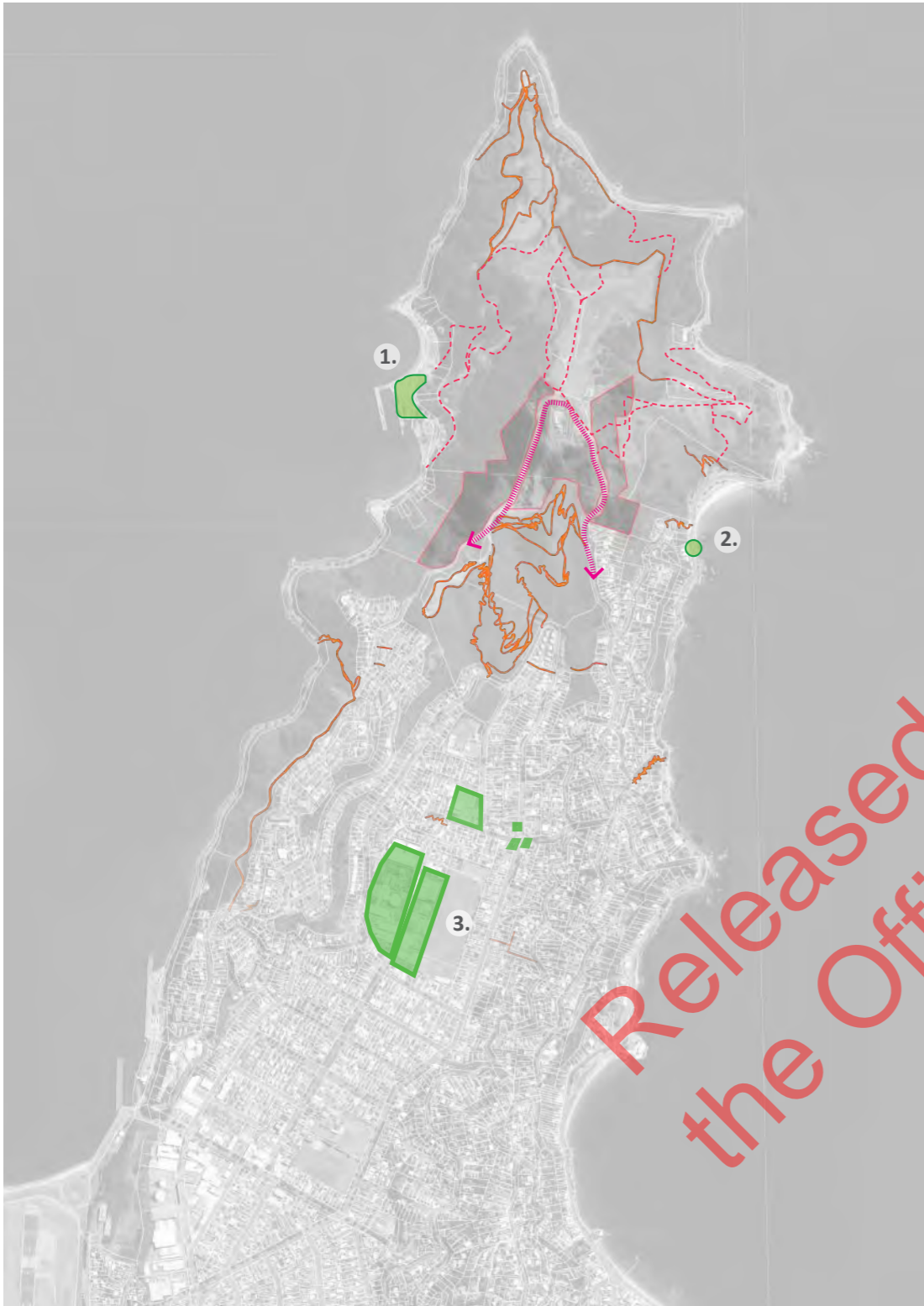


Fig 6. Existing Condition 1:20000@A3

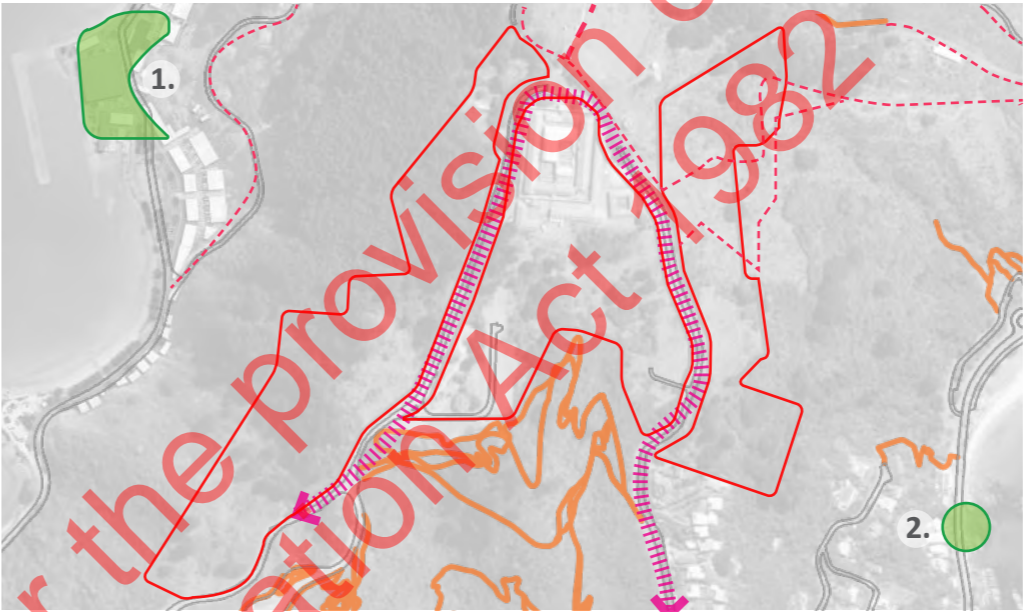


Fig 7. Existing Condition 1:8000@A3

The development site has key social centres to its east, south and west edges. It is surrounded on all sides by both formal and informal walking and biking tracks, that weave throughout the peninsula and allow for pedestrian amenity and connection between these various centres.

The site affords the potential to connect several of these routes, as well as offering an additional connective node of social amenity between these existing routes and centres throughout the peninsula.

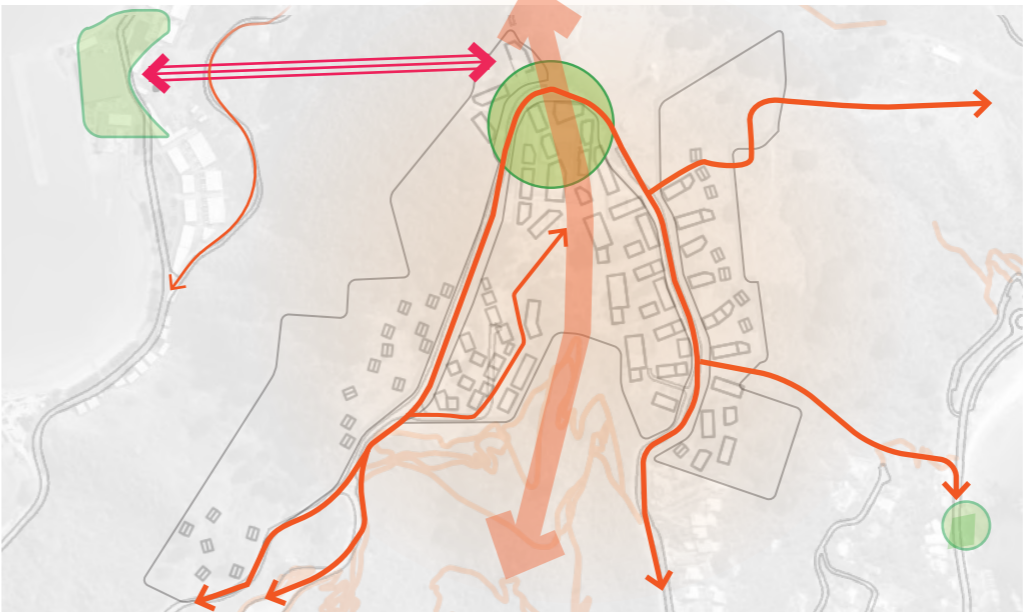


Fig 8. Response 1:8000@A3

Key

- Provisional Site Boundary
- Designated WCC tracks
- Pedestrian tracks (informal)
- Existing road connecting to site
- Commercial centres
- 1. Shelly Bay
- 2. Scorching Bay
- 3. Miramar Centre

Key

- Potential pedestrian connections
- Proposed cable car connection

SITE CONTEXT

CULTURAL HERITAGE

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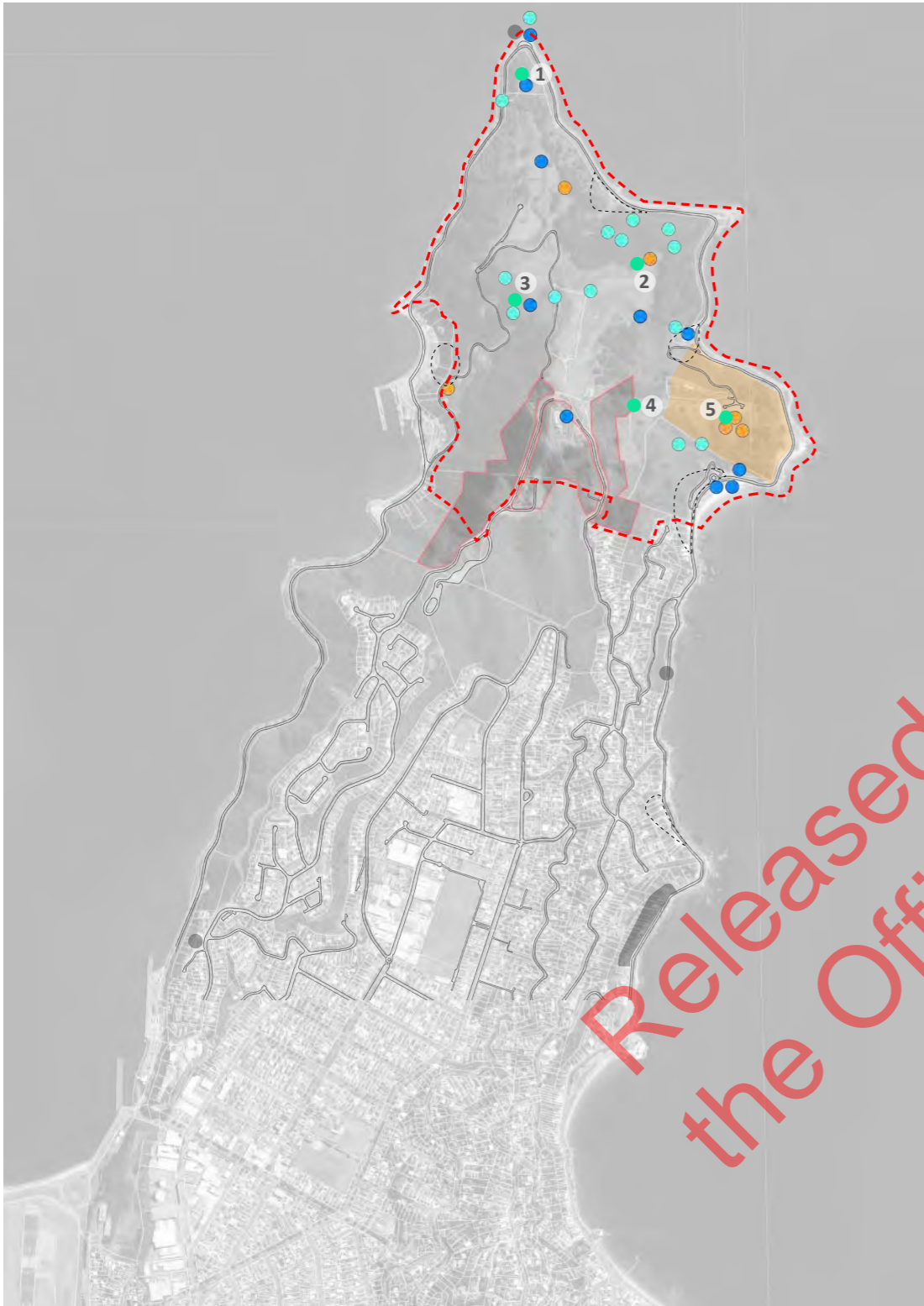


Fig 9. Existing Condition 1:20000@A3



Fig 10. Existing Condition 1:8000@A3

The Miramar Peninsula is home to numerous significant sites, namely a variety of historic pā, kainga sites and remnants of military gun emplacements.

The development site coincides with the approximate historic area of Puhirangi Pā. No exact border of the pā is able to be identified, however this area of the site has been left free from proposed buildings and holds potential to be made a more tangible location of cultural significance and a space for social amenity.

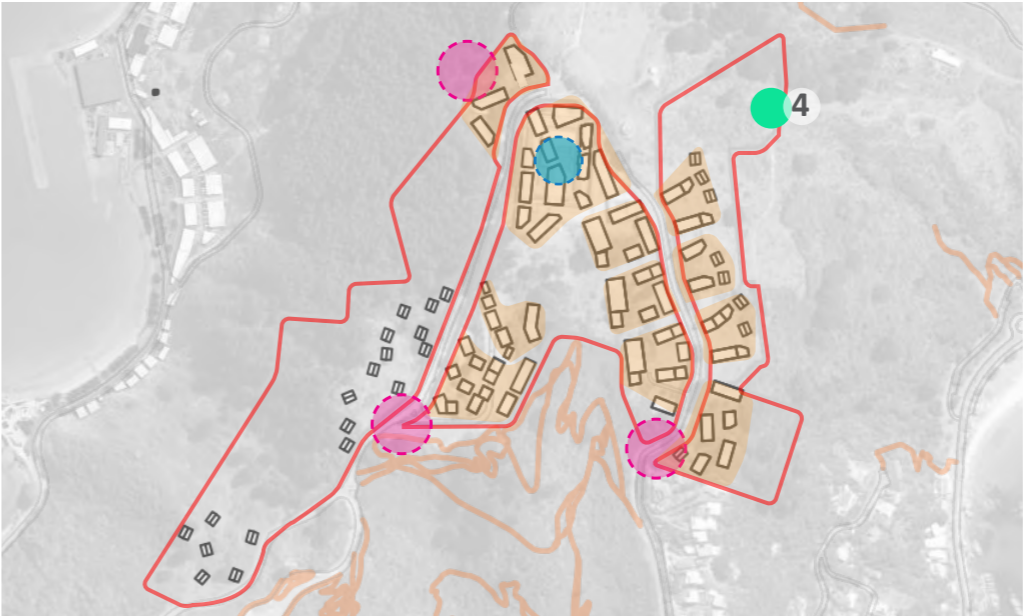


Fig 11. Response 1:8000@A3

Key

- Provisional Site Boundary
- Roads
- Fort Ballance heritage area (WCC Open Data)
- Archaeological Prehistoric Sites
- Archaeological Historic Sites
- Military Sites (historic gun emplacements)
- Prison site
- Tangata Whenua Heritage Sites (approx.)

Based on John Struthers 1975 map of Miramar Peninsula. Motu Kairangi Cultural Safety Report 2020, Ihaia Puketapu. Te Motu Kairangi- Miramar A Traditional History, Morris Love.

- KAI-TAWARO
- KAU-WHAKAARA-WARU
- MATAKI-KAI-POINGA PĀ
- PUHIRANGI PĀ
- TE MAHANGA PĀ

Mataki-kai-poinga landscape takiwā

Kainga/Potential gardens
Based on Kevin Jones 1986 map of Miramar Peninsula.

Other sites of significance
Based on Kevin Jones 1986 map of Miramar Peninsula.

Key

- Main entrance and exit points
- There will be a heritage response to the prison site which will be driven by Taranaki Whānui cultural values subject to further consultation
- Surrounding papākainga

SITE CONTEXT
HYDROLOGY



Fig 12. Existing Condition 1:20000@A3

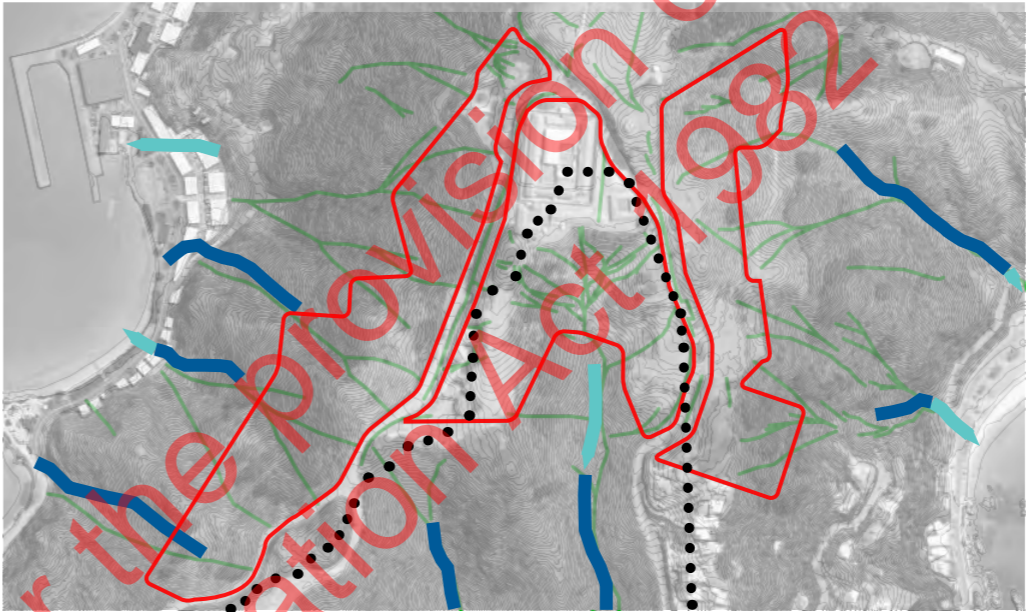


Fig 13. Existing Condition 1:8000@A3

At the top of the peninsula, a large portion of the site currently drains towards the southern watershed, a deep vegetated valley with several stream corridors.

At the top of the watershed and numerous gullies, the site offers the potential of employing stormwater treatment devices and planting to treat runoff before discharging it through other catchment areas and eventually to sea. The valley also holds opportunity for retention and reuse of greywater.

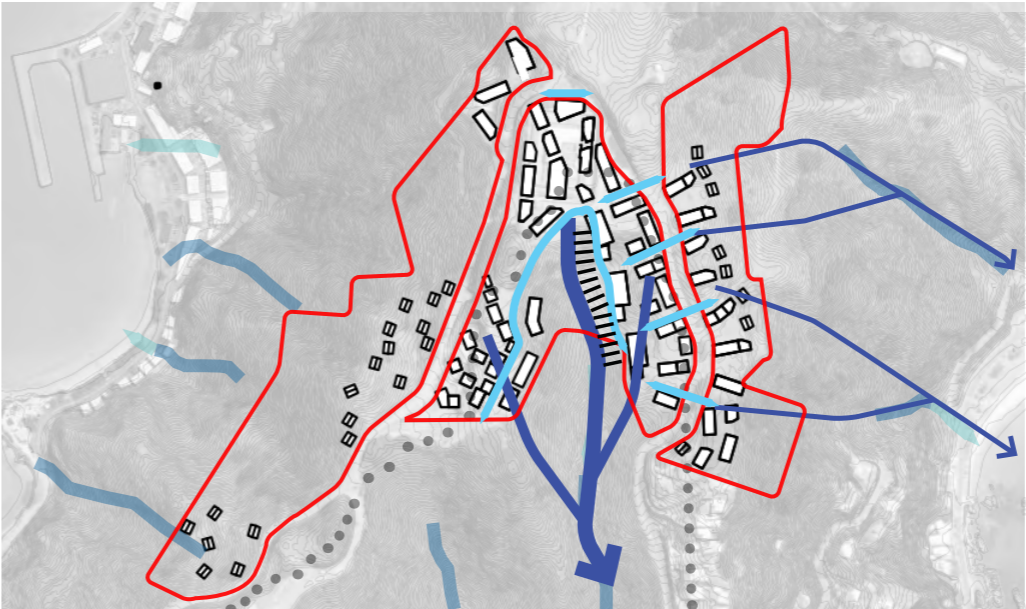


Fig 14. Response 1:8000@A3

Key

- Provisional Site Boundary
- 1m contours
- Gullies
- Watershed
- Stream corridor/Ephemeral stream
- Overland flow path

Key

- Overland flow paths
- Stormwater treatment
- Constructed wetlands

SITE CONTEXT

LANDFORM

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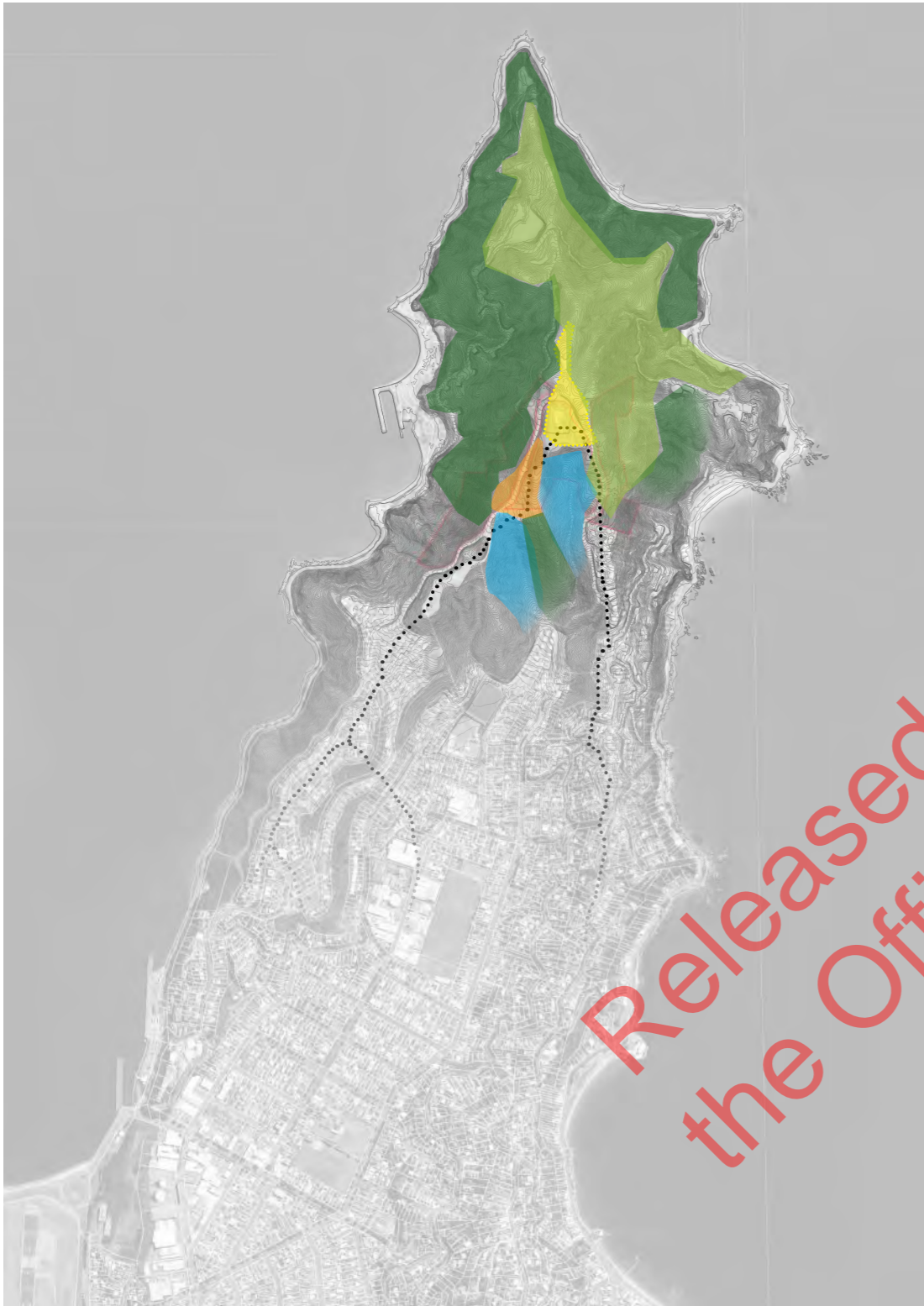


Fig 15. Existing Condition 1:20000@A3



Fig 16. Existing Condition 1:8000@A3

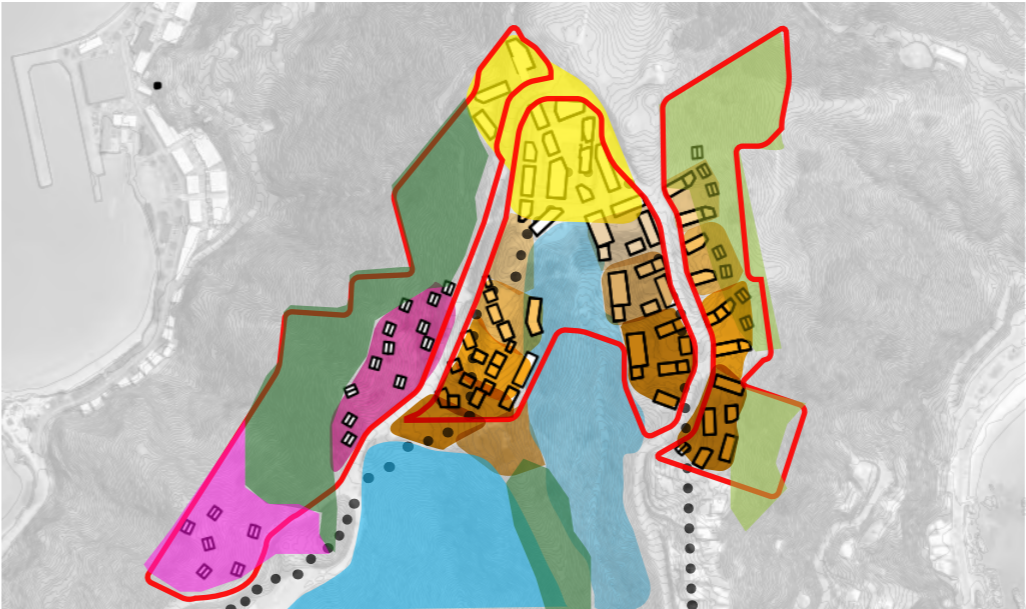


Fig 17. Response 1:8000@A3

Key

- Provisional Site Boundary
- Flat plateau
- Medium to steep gradient tree cleared
- Shallow gradients, largely cleared of vegetation
- Steeply sloped and vegetated
- Steeply sloped largely cleared
- Steep gully
- Ridge lines

SITE CONTEXT

VEGETATION

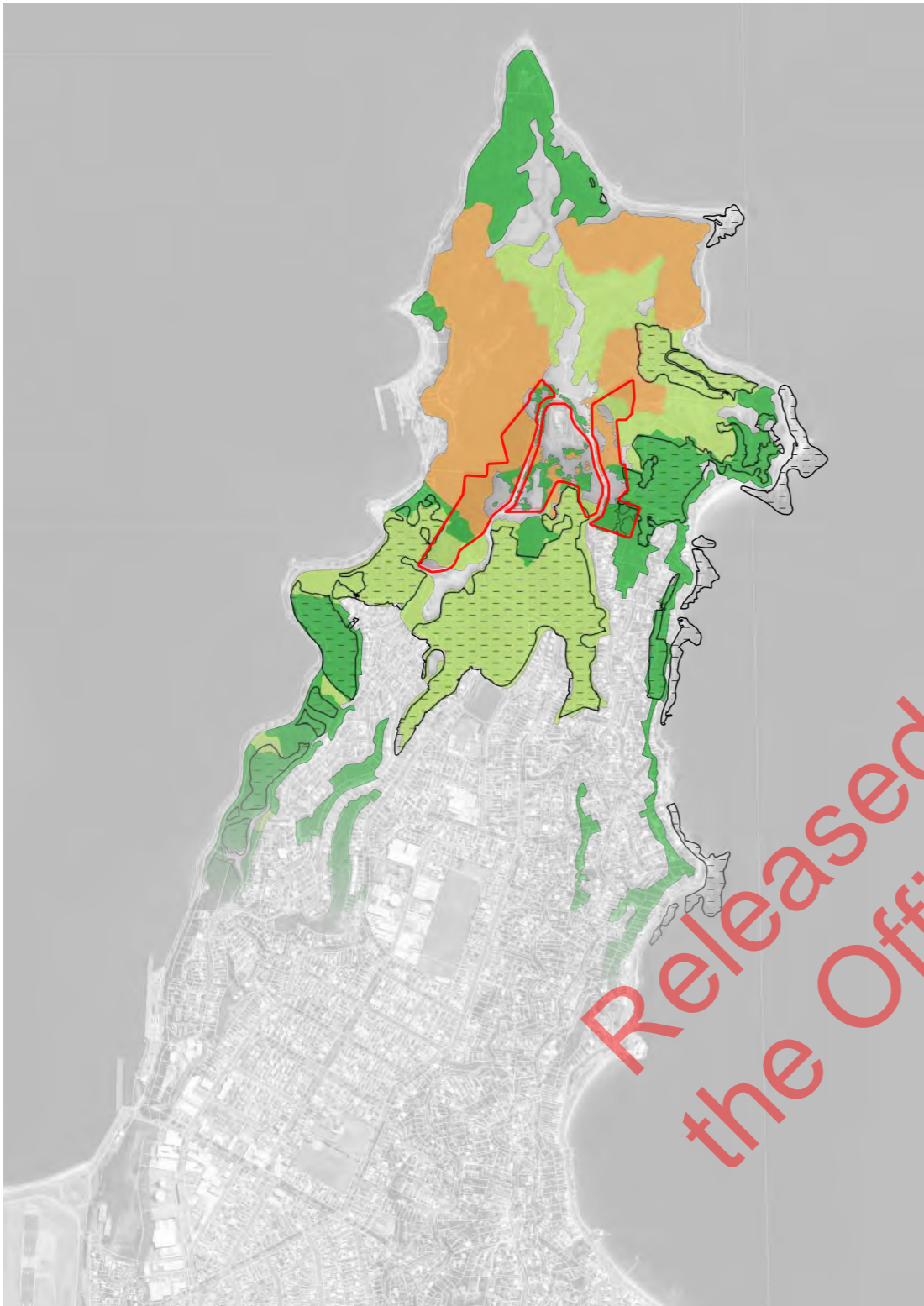


Fig 18. Existing Condition 1:20000@A3

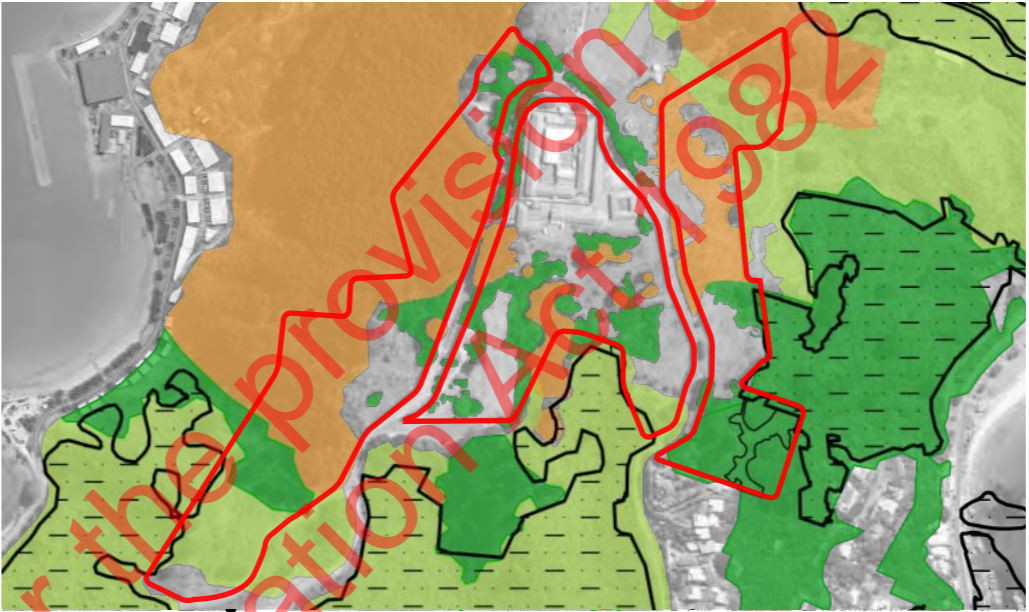


Fig 19. Existing Condition 1:8000@A3

The land cover can generally be described as exotic with some regenerating native species in the understory. Vegetation along the ridgetop is comprised of mainly exotic conifers and exotic shrubs. Native species are emerging along the coastal escarpment, with tree species in sheltered gullies and flax communities on more exposed faces.

The site affords the opportunity to aid in regenerating native planting and therefore, in time, expand the designated Significant Natural Areas (SNA).

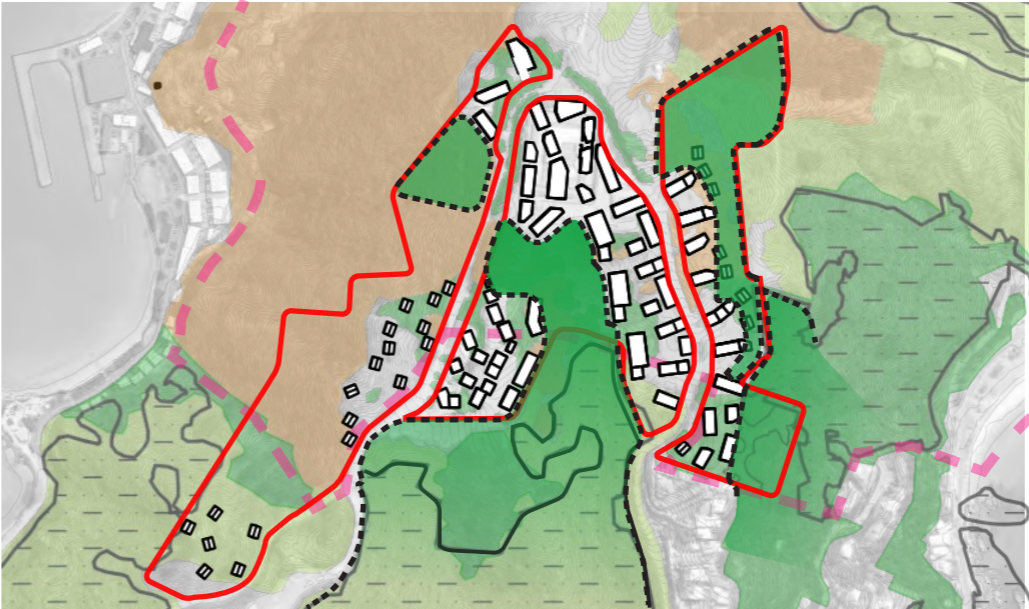


Fig 20. Response 1:8000@A3

Key

- Provisional Site Boundary
- 1m contours
- NZ Native Plants
- Exotic Plants
- Scrub (less than 3m high)
- Significant Natural Areas (SNA)

SNA NOTES

To qualify, sites need to:

- be a natural ecosystem that is no longer commonplace
- have biological or physical features that are scarce or threatened
- have diverse ecology, species and physical features
- connect ecosystems or habitats for rare indigenous species
- have significance to Tangata Whenua.

Key

- Potential extension of SNA areas following revegetation of site

SITE CONTEXT
BUILT FORM/ FIGURE GROUND

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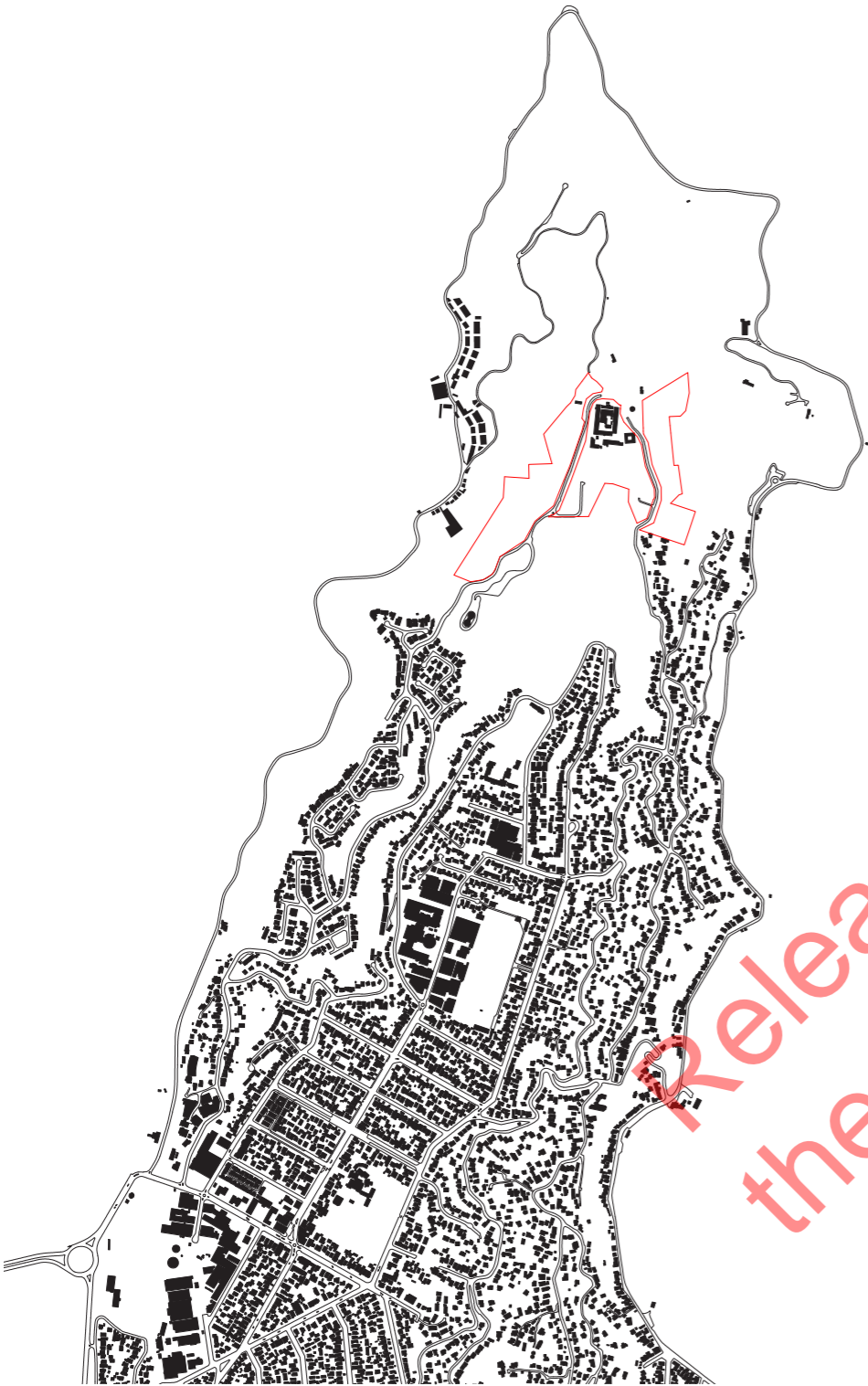


Fig 23. Existing Condition 1:20000@A3

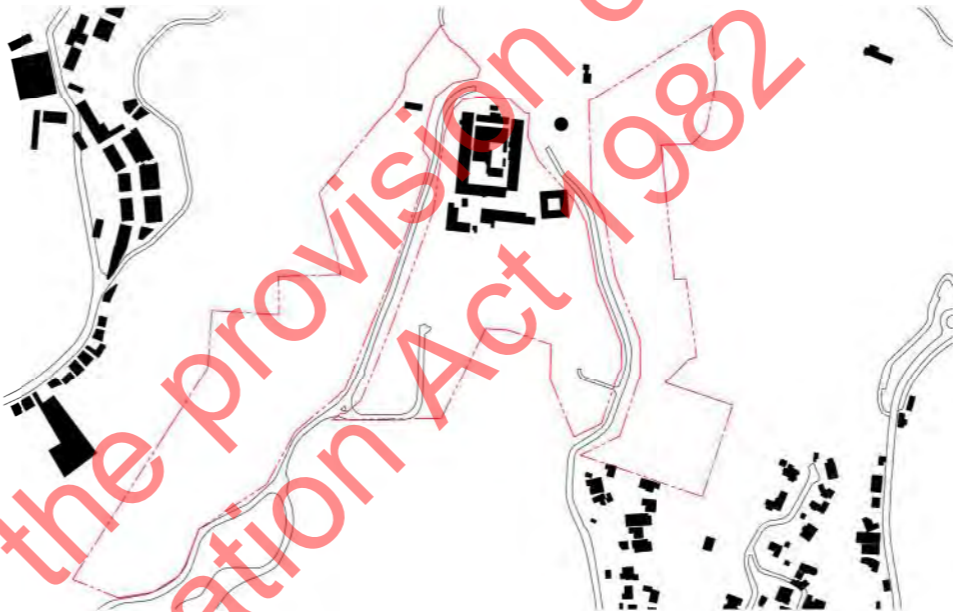


Fig 21. Existing Condition 1:8000@A3

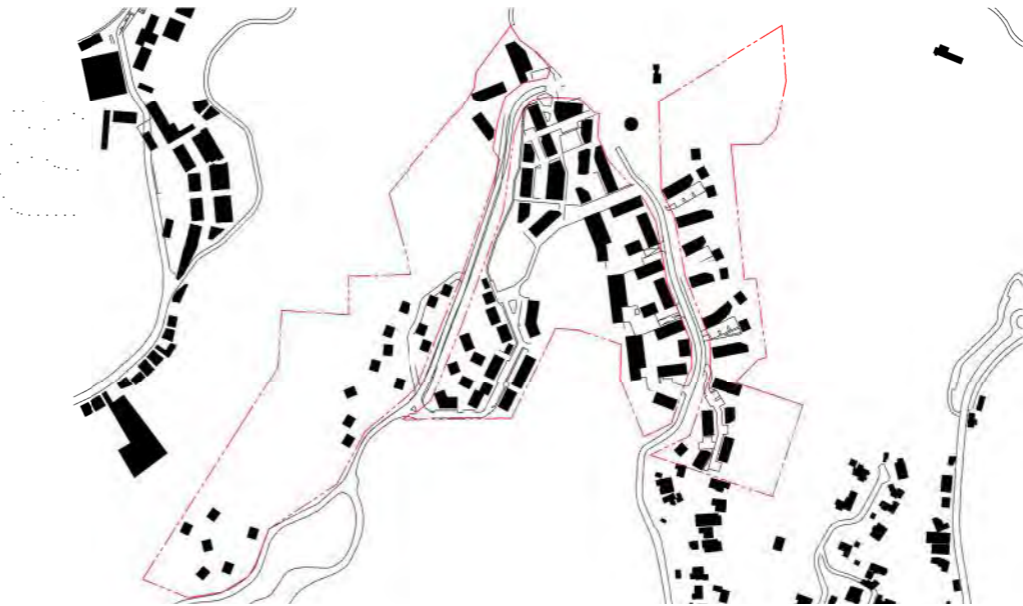


Fig 22. Response 1:8000@A3

Key

- Provisional Site Boundary
- Buildings

SITE CONTEXT

PROPOSED DISTRICT PLAN

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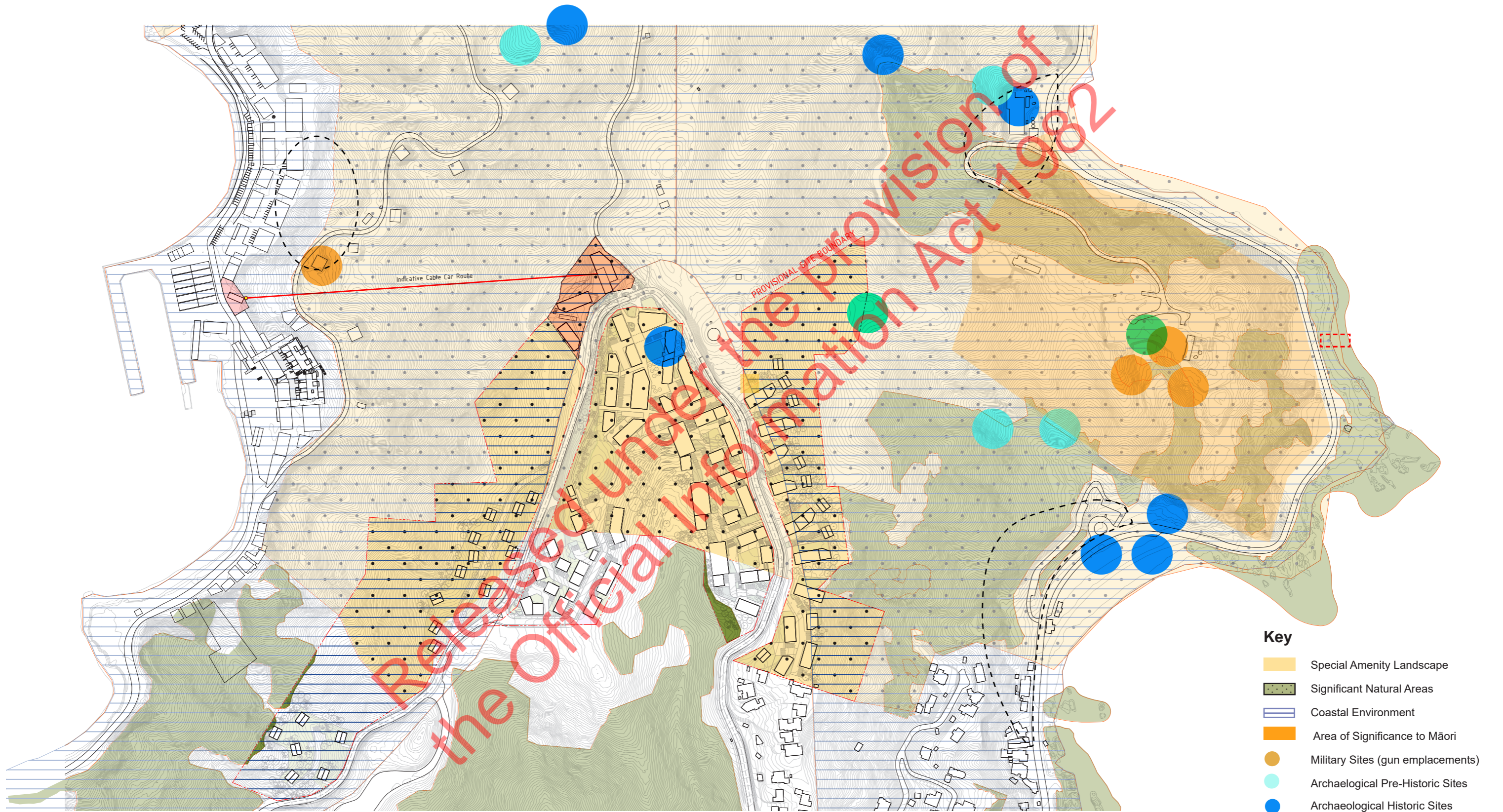


Fig 24. Matai Moana Masterplan Proposed District Plan 1:4000@A3

3.0 *PROPOSED DEVELOPMENT*

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PROPOSED DEVELOPMENT
EXISTING SITE PLAN

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Fig 25. Matai Moana Masterplan Existing Site Plan 1:4000@A3

PROPOSED DEVELOPMENT
PROPOSED SITE PLAN

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- Key
- Provisional Site Boundary
 - Cable car detail to be further developed

Fig 26. Matai Moana Masterplan Proposed Site Plan 1:4000@A3

PROPOSED DEVELOPMENT MASTERPLAN

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Key








-  Limechip
-  Lawn
-  Gardenbed
-  Raingarden
-  Provisional Site Boundary
-  Cable car detail to be further developed
-  Extension of ecological areas

Fig 27. Matai Moana Masterplan Proposal 1:2500@A3

PROPOSED DEVELOPMENT OPEN SPACE TYPOLOGY

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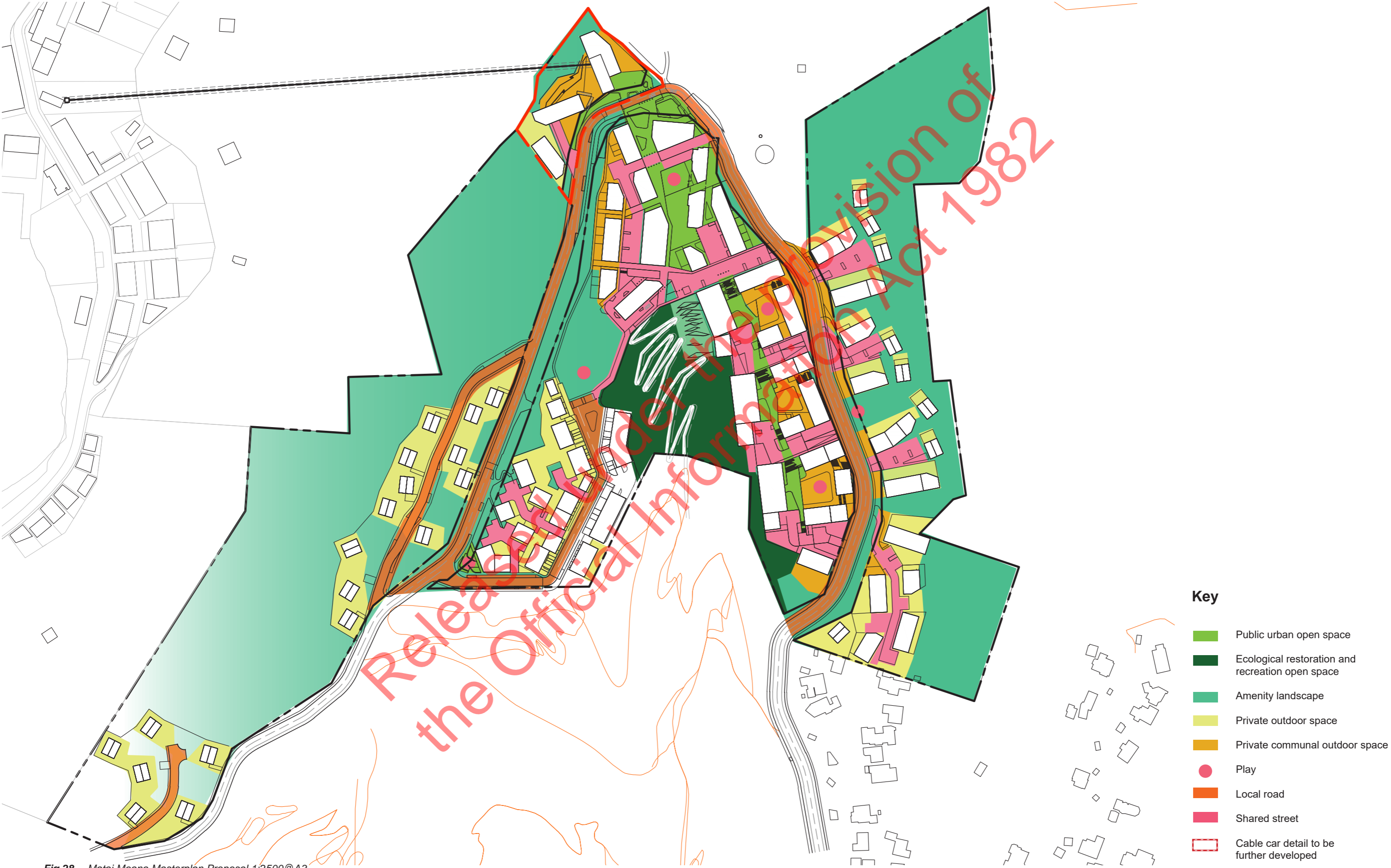


Fig 28. Matai Moana Masterplan Proposal 1:2500@A3

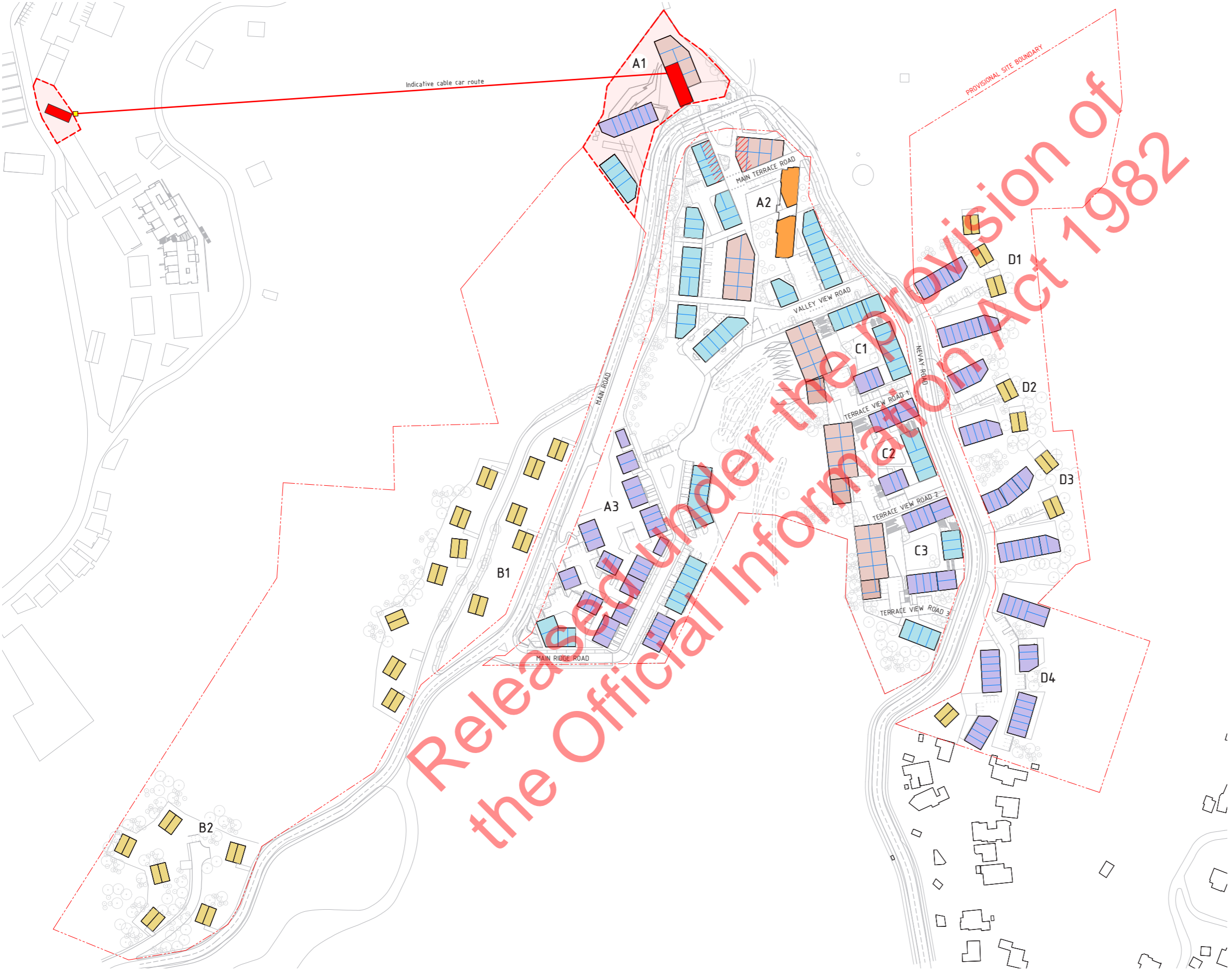
- Key**
- Public urban open space
 - Ecological restoration and recreation open space
 - Amenity landscape
 - Private outdoor space
 - Private communal outdoor space
 - Play
 - Local road
 - Shared street
 - Cable car detail to be further developed

PROPOSED DEVELOPMENT BUILT FORM TYPOLOGY

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Key

Neighbourhood Precincts

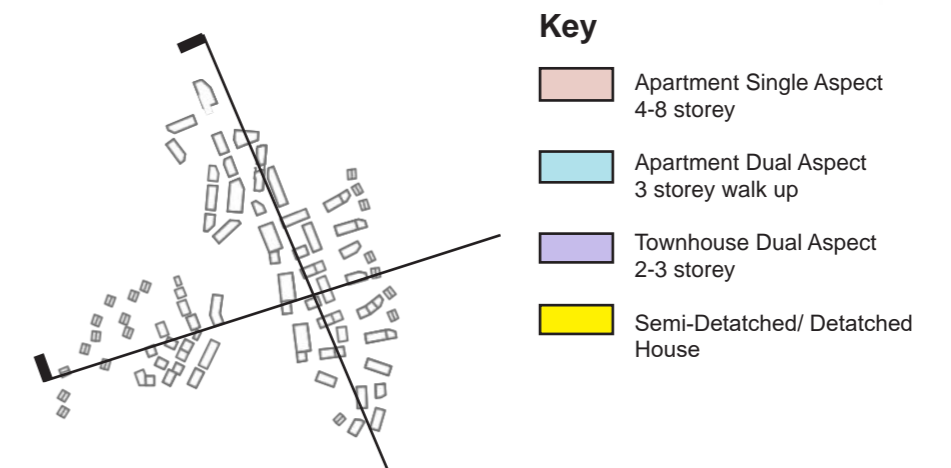
- A. Main Road Terraces
- B. Main Road Clusters
- C. Nevay Road Terraces
- D. Nevay Road Clusters

Housing Types

- Apartment Single Aspect
4-8 storey
- Apartment Dual Aspect
3 storey walk up
- Townhouse Dual Aspect
2-3 storey
- Semi-Detached/ Detached
House
- Ground Floor Community/ Amenity
- Provisional Site Boundary
- Cable car detail to be
further developed

Fig 29. Matai Moana Masterplan Proposal 1:2500@A3

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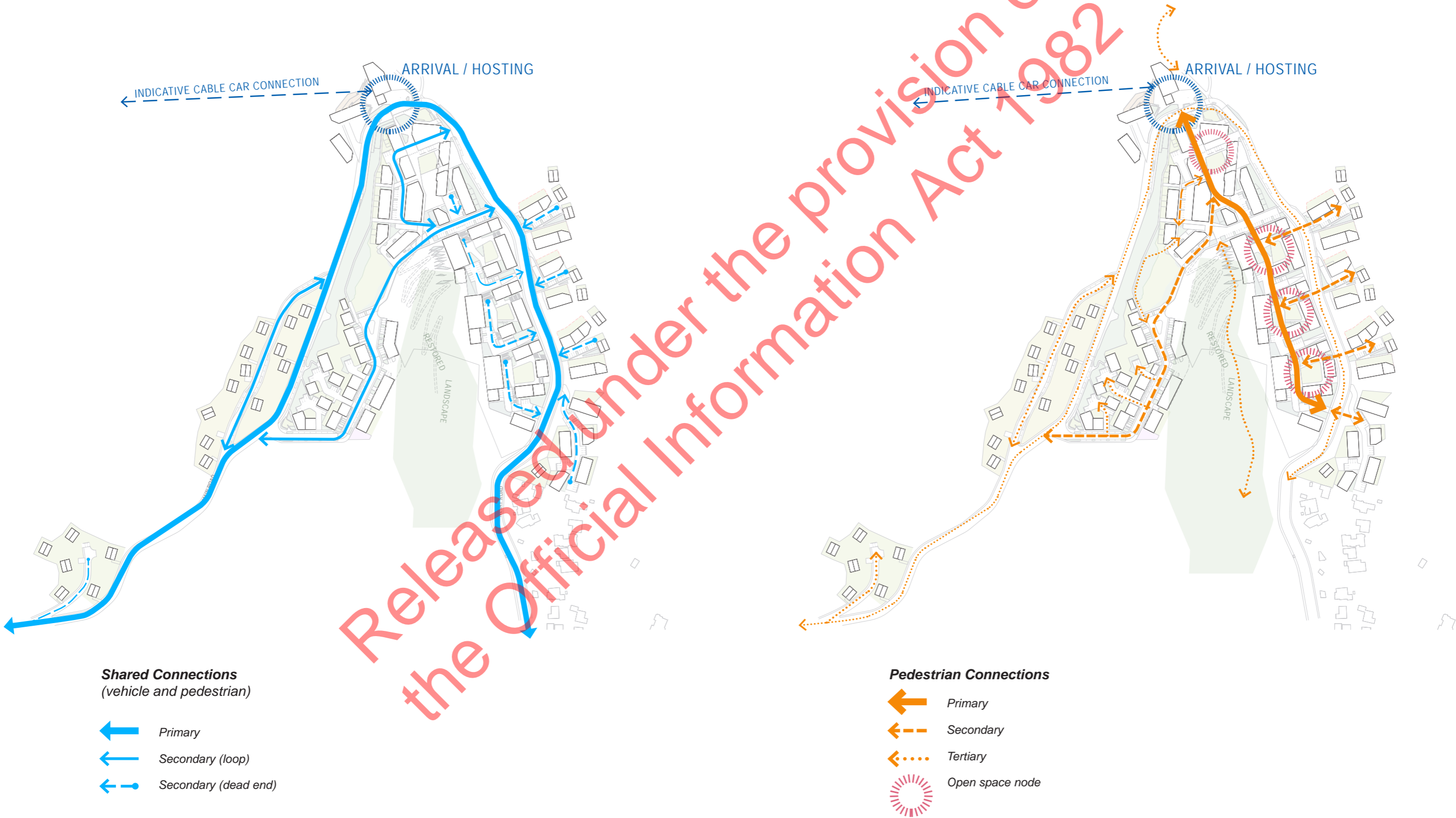


PROPOSED DEVELOPMENT CONNECTIONS + INTERFACE

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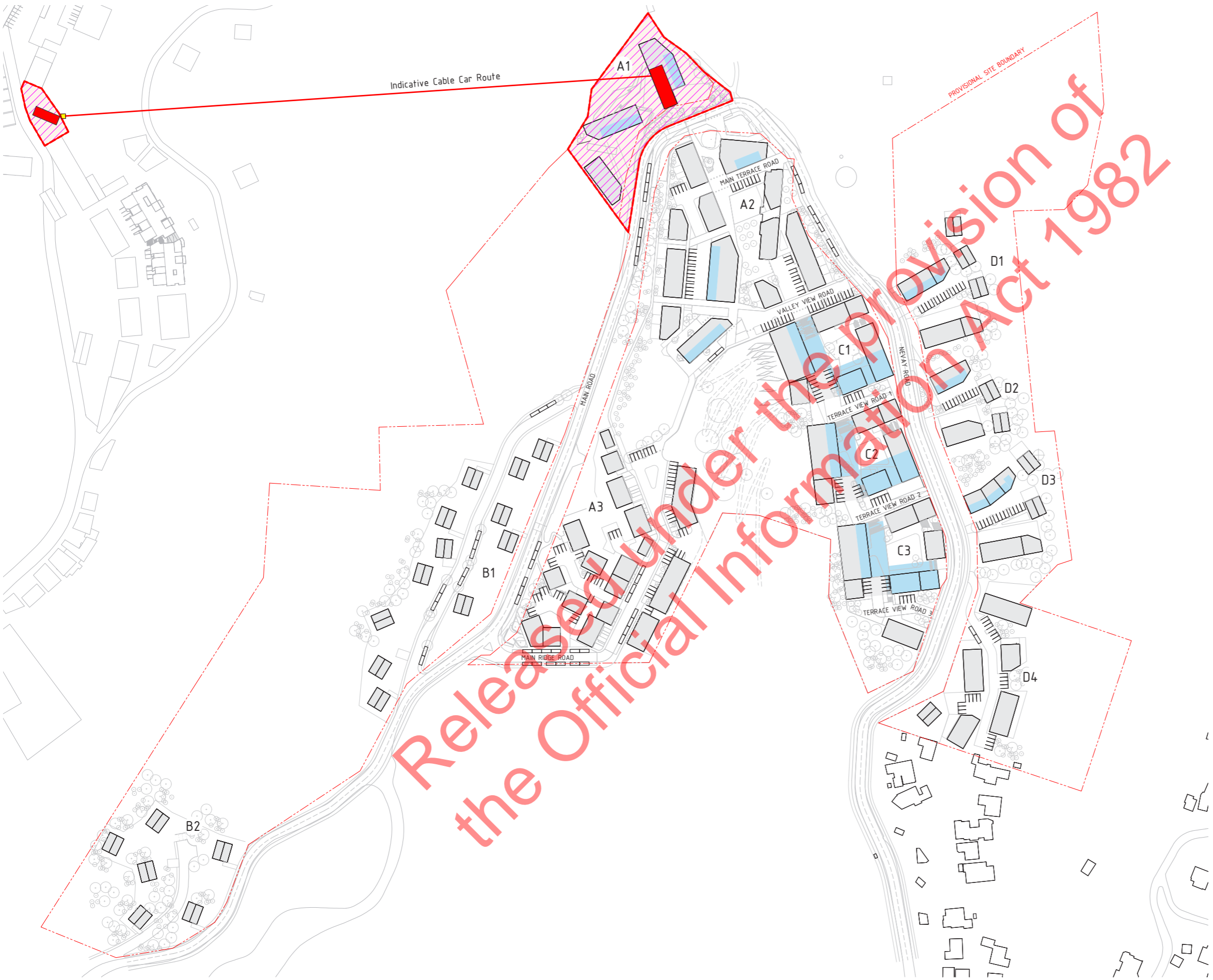


PROPOSED DEVELOPMENT CARPARKING

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- Key**
- Potential undercroft parking
 - Provisional Site Boundary
 - Cable car detail to be further developed

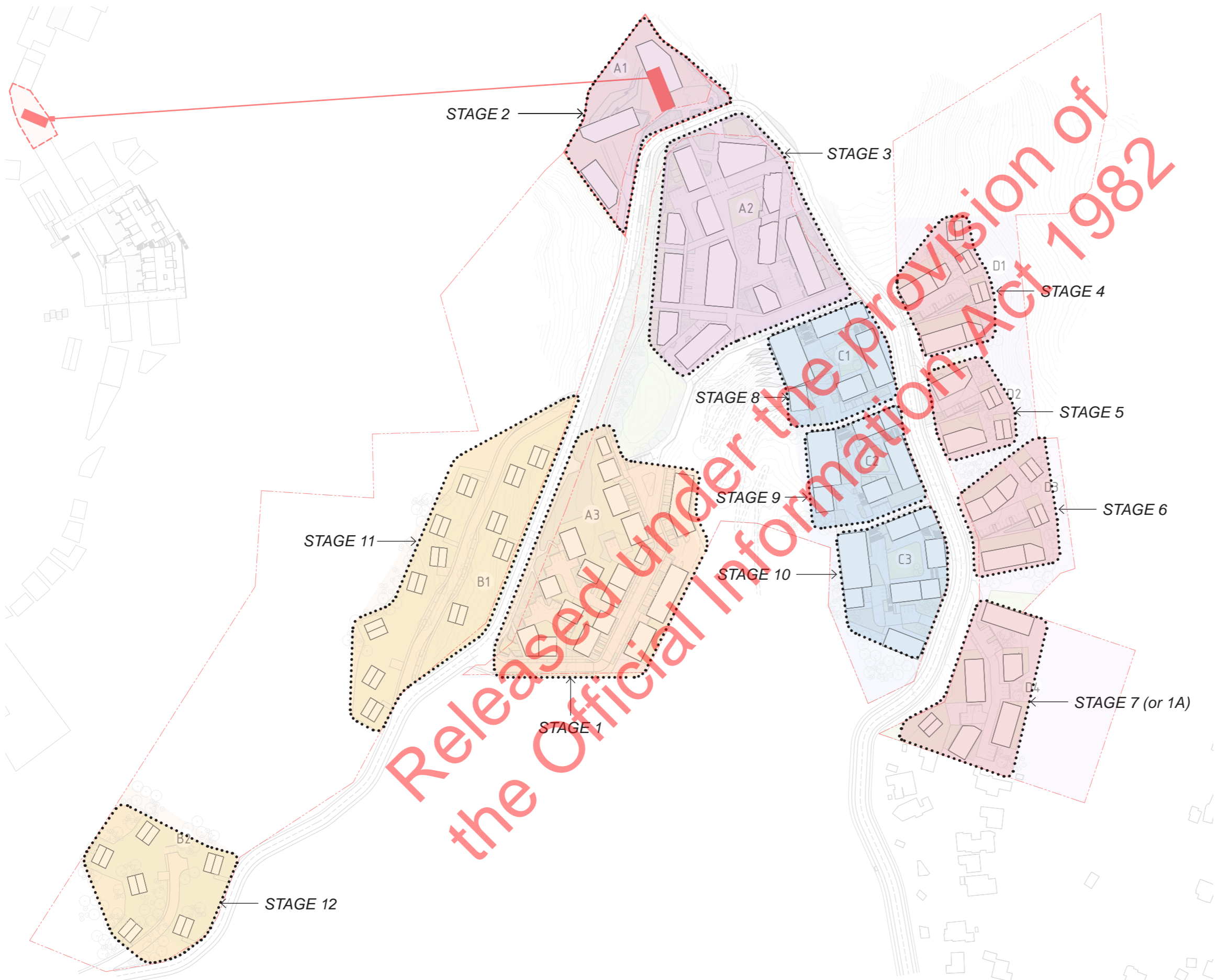
Fig 32. Matai Moana Masterplan Carparking Strategy 1:2500@A3

PROPOSED DEVELOPMENT STAGING PLAN

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- NOTES**
1. Stage 3 demolition to occur on Day 1
 2. Stage 8,9 and 10 earthworks (enabling) to be part of Day 1 demolition/ Stage 1 works
 3. Stage 1,3 and 7 to be staged by building (subject to detailed design)
 4. Option for Stage 7 to be developed in parallel with Stage 1
 5. Stage 2 development to include cable car works

Fig 33. Matai Moana Masterplan Proposal 1:2500@A3

4.0 NEIGHBOURHOOD PRECINCTS

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NEIGHBOURHOOD PRECINCTS
A2 - MAIN ROAD TERRACE

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Fig 34. Main Road Terrace View

NEIGHBOURHOOD PRECINCTS

A2 - MAIN ROAD TERRACE

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Fig 35. Main Road Terrace Plan



- Key**
- A Apartment Single Aspect
4-8 storey
 - B Apartment Dual Aspect
3 storey walk up
 - C Townhouse Dual Aspect
2-3 storey
 - D Semi-Detached/ Detached
House
 - Ground Floor Community/ Amenity
 - Limechip
 - Lawn
 - Gardenbed
 - Raingarden
 - Provisional Site Boundary
 - Cable car detail to be
further developed

NEIGHBOURHOOD PRECINCTS
A2 - MAIN ROAD TERRACE

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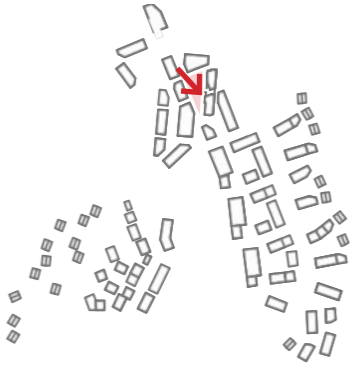


Fig 36. Main Road Terrace View

NEIGHBOURHOOD PRECINCTS

C2 - NEVAY ROAD TERRACE + CLUSTER

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Fig 37. Nevay Road Terrace and Cluster Plan

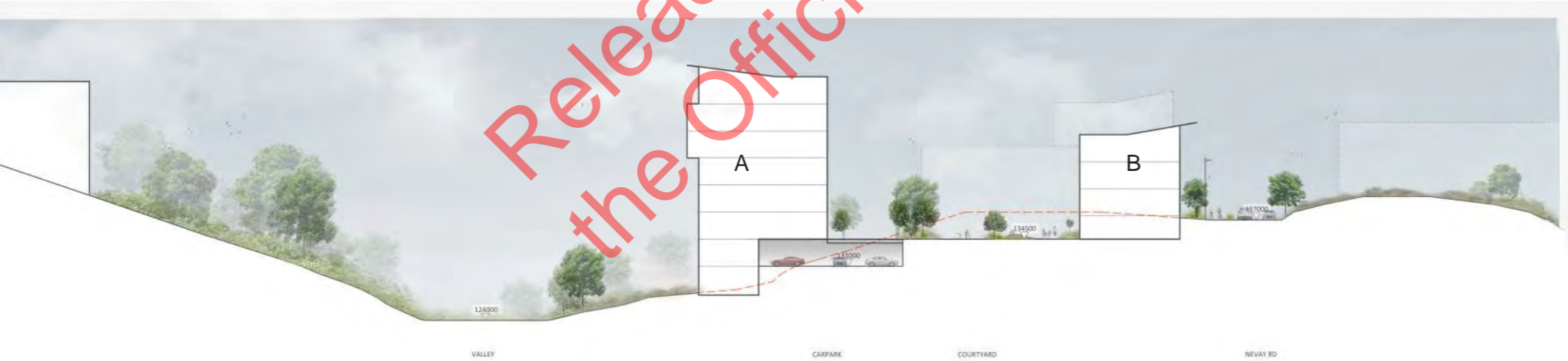
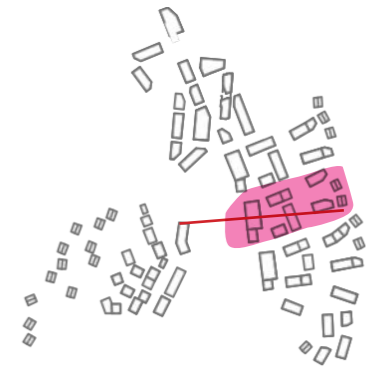


Fig 38. Nevay Road Terrace Section



Key

- A Apartment Single Aspect
6-8 storey
- B Apartment Dual Aspect
3 storey walk up
- C Townhouse Dual Aspect
2-3 storey
- D Semi-Detached/ Detached
House
- Limechip
- Lawn
- Gardenbed
- Raingarden
- Provisional Site Boundary

NEIGHBOURHOOD PRECINCTS
C2 - NEVAY ROAD TERRACE + CLUSTER

Taranaki Whānui Limited/ Taranaki
Whānui ki te Upoko: Port Nicholson
Block Settlement Trust

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Wraight and Associates
McIndoe Urban

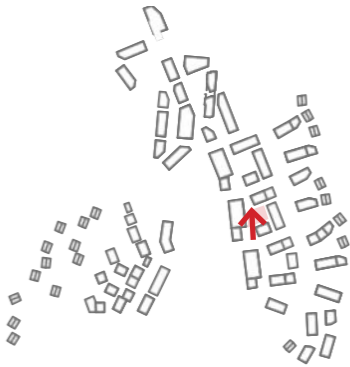


Fig 39. Nevay Road Terrace Courtyard View

NEIGHBOURHOOD PRECINCTS

PRECEDENTS

Taranaki Whānui Limited/ Taranaki
Whānui ki te Upoko: Port Nicholson
Block Settlement Trust

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Page 34

diverse housing

4-8 Storey Apartments



3 Storey Apartments



Townhouses



Semi Detached / Detatched Houses



community



NEIGHBOURHOOD PRECINCTS

PRECEDENTS

Taranaki Whānui Limited/ Taranaki
Whānui ki te Upoko: Port Nicholson
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ecological infiltration

Valleys



Ephemeral Wetlands / Stormwater Network



Courtyards



topological grounding

Valleys



Public Space And Lookouts



Utilising Existing Ground Form



NEIGHBOURHOOD PRECINCTS

PRECEDENTS

Taranaki Whānui Limited/ Taranaki
Whānui ki te Upoko: Port Nicholson
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topological grounding - stairs

Stairs Courtyards



Stairs To Valley



5.0 APPENDICES

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Kairangi, Wellington
Masterplan Design Report

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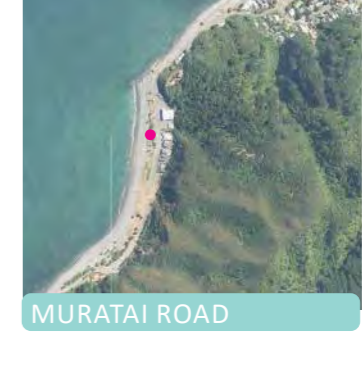
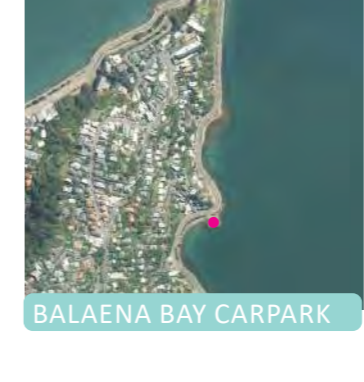
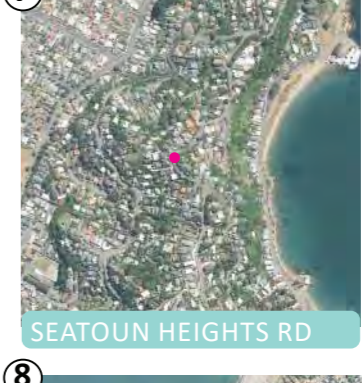
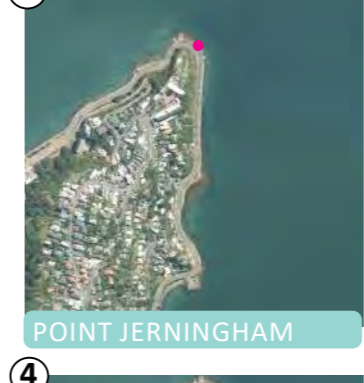
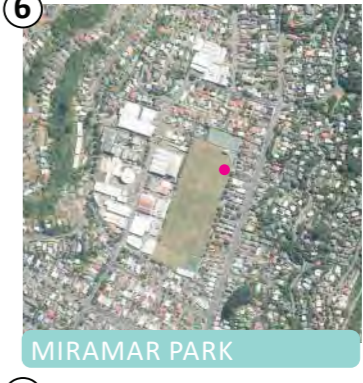
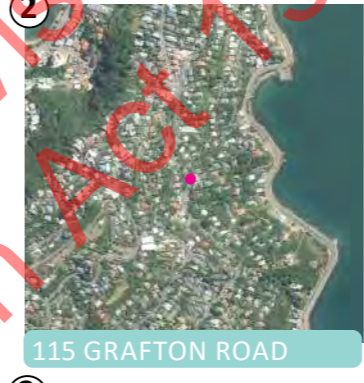
Appendix A: Site Views

16 December 2022

WORK IN PROGRESS

TE MOTU KAIRANGI

LOCATING VIEWSHAFTS



WORK IN PROGRESS

SITE VISUALISATION - VIEW 01 (EXISTING SITE + CONSENTED SHELLY BAY DEVELOPMENT)
EXISTING FROM CENTENNIAL LOOKOUT



Looking east towards Shelly Bay
from Centennial Lookout
Date: 04/12/2022 | Time: 1:49pm
| Camera: Iphone 12 Pro | Focal
Length: Achieves a focal length of
52.0mm

WORK IN PROGRESS

Fig 1.1 View 1A EXISTING VISUALISATION
Matai Moana | Appendix A - Site Views | December 6, 2022

*SITE VISUALISATION - VIEW 01 (WITH CONSENTED SHELLY BAY DEVELOPMENT)
PROPOSED FROM CENTENNIAL LOOKOUT*



WORK IN PROGRESS

Fig 1.2 View 1B PROPOSED VISUALISATION
Matai Moana | Appendix A - Site Views | December 14, 2022

SITE VISUALISATION - VIEW 02 (EXISTING SITE + CONSENTED SHELLY BAY DEVELOPMENT)
EXISTING FROM GRAFTON ROAD



Looking east towards Shelly Bay
from 115 Grafton Road
Date: 04/12/2022 | Time: 2:02pm
| Camera: Iphone 12 Pro | Focal
Length: Achieves a focal length of
52.0mm

WORK IN PROGRESS

Fig 2.1 View 2A EXISTING VISUALISATION

*SITE VISUALISATION - VIEW 02 (WITH CONSENTED SHELLY BAY DEVELOPMENT)
PROPOSED FROM GRAFTON ROAD*



WORK IN PROGRESS

Fig 2.2 View 2B PROPOSED VISUALISATION
Matai Moana | Appendix A - Site Views | December 14, 2022

SITE VISUALISATION - VIEW 03 (EXISTING SITE + CONSENTED SHELLY BAY DEVELOPMENT)
EXISTING FROM POINT JERNINGHAM



Looking east towards Shelly Bay
from Point Jerningham
Date: 04/12/2022 | Time: 2:22pm
| Camera: Iphone 12 Pro | Focal
Length: Achieves a focal length of
52.0mm

WORK IN PROGRESS

Fig 3.1 View 3A EXISTING VISUALISATION

SITE VISUALISATION - VIEW 03 (WITH CONSENTED SHELLY BAY DEVELOPMENT)
PROPOSED FROM POINT JERNINGHAM



WORK IN PROGRESS

Fig 3.2 View 3B PROPOSED VISUALISATION
Matai Moana | Appendix A - Site Views | December 14, 2022

SITE VISUALISATION - VIEW 04 (EXISTING SITE + CONSENTED SHELLY BAY DEVELOPMENT)
EXISTING FROM BALAENA BAY



Looking east towards Shelly Bay
from Balaena Bay Carpark
Date: 04/12/2022 | Time: 2:33pm
| Camera: Iphone 12 Pro | Focal
Length: Achieves a focal length of
52.0mm

WORK IN PROGRESS

Fig 4.1 View 4A EXISTING VISUALISATION
Matai Moana | Appendix A - Site Views | December 14, 2022

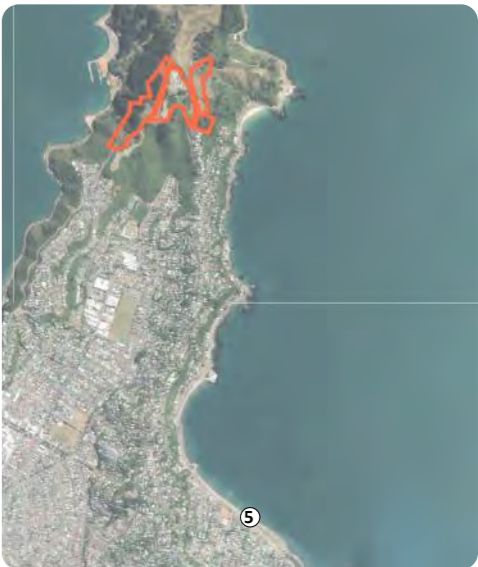
*SITE VISUALISATION - VIEW 04 (WITH CONSENTED SHELLY BAY DEVELOPMENT)
PROPOSED FROM BALAENA BAY*



WORK IN PROGRESS

Fig 4.2 View 4B PROPOSED VISUALISATION
Matai Moana | Appendix A - Site Views | December 14, 2022

SITE VISUALISATION - VIEW 05 (EXISTING SITE + CONSENTED SHELLY BAY DEVELOPMENT)
EXISTING FROM CHURCHILL PARK



Looking north towards development site from Churchill Park
Date: 04/12/2022 | Time: 3:04pm
| Camera: Iphone 12 Pro | Focal Length: Achieves a focal length of 52.0mm

WORK IN PROGRESS

Fig 5.1 View 5A EXISTING VISUALISATION
Matai Moana | Appendix A - Site Views | December 14, 2022

SITE VISUALISATION - VIEW 05 (WITH CONSENTED SHELLY BAY DEVELOPMENT)
PROPOSED FROM CHURCHILL PARK



WORK IN PROGRESS

Fig 5.2 View 5B PROPOSED VISUALISATION
Matai Moana | Appendix A - Site Views | December 14, 2022

SITE VISUALISATION - VIEW 06 (EXISTING SITE + CONSENTED SHELLY BAY DEVELOPMENT)
EXISTING FROM MIRAMAR PARK



Looking north towards development site from Miramar Park
Date: 04/12/2022 | Time: 3:46pm
| Camera: Iphone 12 Pro | Focal Length: Achieves a focal length of 52.0mm

WORK IN PROGRESS

Fig 6.1 View 6A EXISITNG VISUALISATION
Matai Moana | Appendix A - Site Views | December 14, 2022

SITE VISUALISATION - VIEW 06 (WITH CONSENTED SHELLY BAY DEVELOPMENT)
PROPOSED FROM MIRAMAR PARK



WORK IN PROGRESS

Fig 6.2 View 6B PROPOSED VISUALISATION
Matai Moana | Appendix A - Site Views | December 14, 2022

SITE VISUALISATION - VIEW 07 (EXISTING SITE + CONSENTED SHELLY BAY DEVELOPMENT)
EXISTING FROM SEATOUN HEIGHTS ROAD



Looking North towards development site from Seatoun Heights Rd, near 143.
Date: 04/12/2022 | Time: 3:58pm
| Camera: Iphone 12 Pro | Focal Length: Achieves a focal length of 52.0mm

WORK IN PROGRESS

Fig 7.1 View 7A EXISTING VISUALISATION

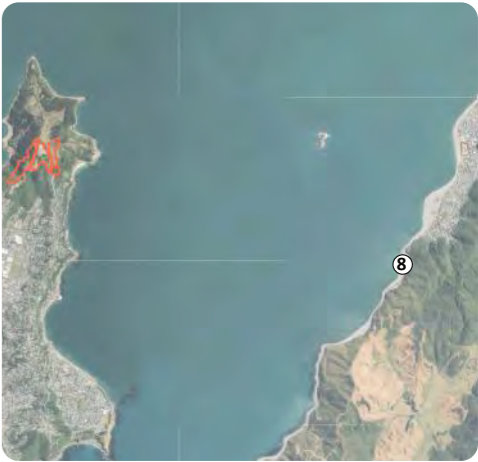
*SITE VISUALISATION - VIEW 07 (WITH CONSENTED SHELLY BAY DEVELOPMENT)
PROPOSED FROM SEATOUN HEIGHTS ROAD*



WORK IN PROGRESS

Fig 7.2 View 7B PROPOSED VISUALISATION
Matai Moana | Appendix A - Site Views | December 14, 2022

SITE VISUALISATION - VIEW 08 (EXISTING SITE + CONSENTED SHELLY BAY DEVELOPMENT)
EXISTING FROM MURATAI ROAD, EASTBOURNE



Looking west towards Miramar Peninsula from Wahine Memorial, Muratai Road.
Date: 05/12/2022 | Time: 5:34pm
| Camera: Iphone 12 Pro | Focal Length: Achieves a focal length of 52.0mm

WORK IN PROGRESS

Fig 8.1 View 8A EXISTING VISUALISATION

*SITE VISUALISATION - VIEW 08 (WITH CONSENTED SHELLY BAY DEVELOPMENT)
PROPOSED FROM MURATAI ROAD, EASTBOURNE*



WORK IN PROGRESS

Fig 8.2 View 8B PROPOSED VISUALISATION
Matai Moana | Appendix A - Site Views | December 14, 2022

McIndoe Urban

Matai Moana
Te Taumata o Te Motu
Kairangi, Wellington
Masterplan Design Report

MFE Fast Track Application

Appendix B: Housing
Typologies

16 December 2022

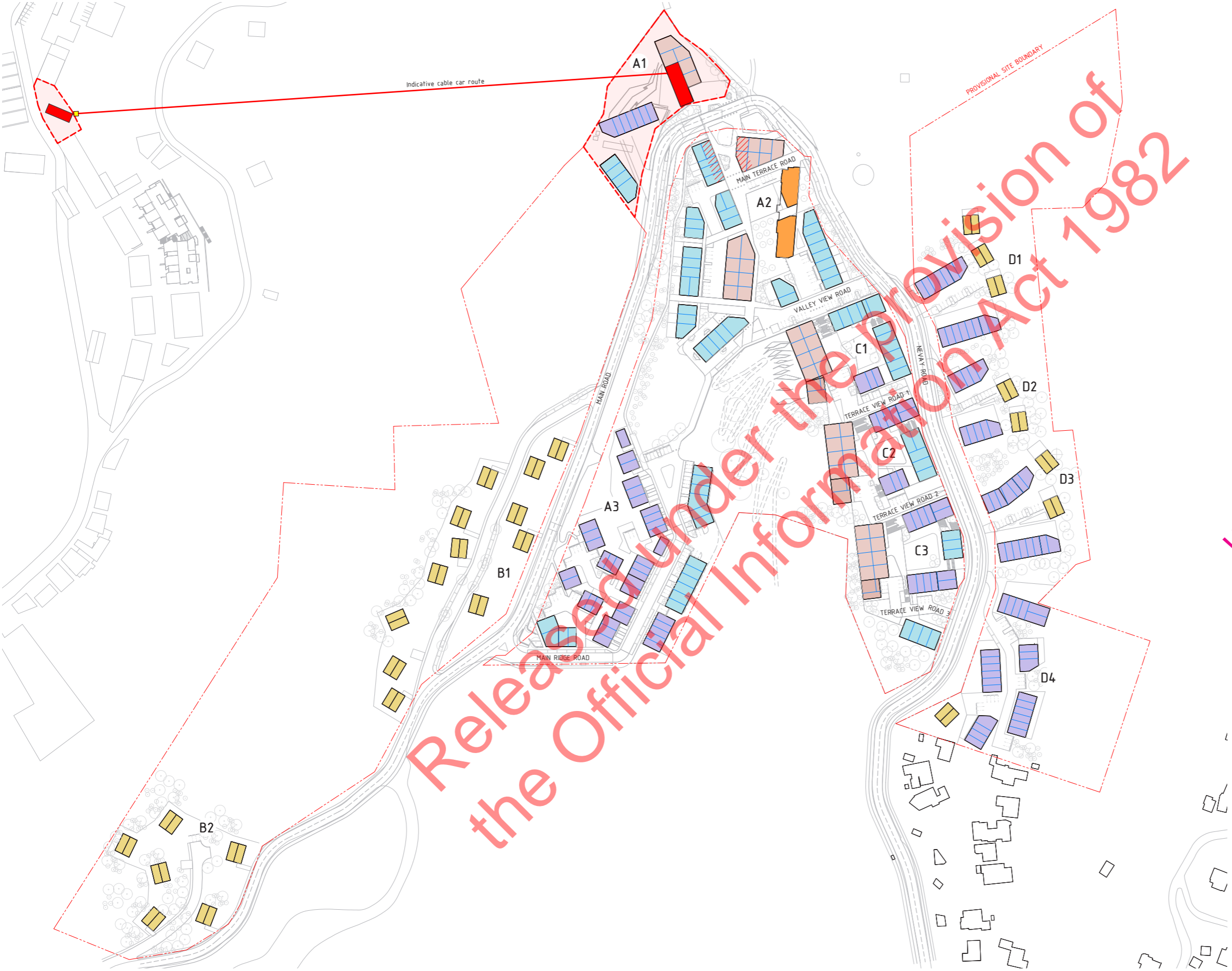


APPENDIX B
TYPOLOGY PLAN

Taranaki Whānui Limited/ Taranaki
Whānui ki te Upoko: Port Nicholson
Block Settlement Trust



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WORK IN PROGRESS

Key

Neighbourhood Precincts

- A. Main Road Terraces
- B. Main Road Clusters
- C. Nevay Road Terraces
- D. Nevay Road Clusters

Housing Types

- Apartment Single Aspect
4-8 storey
- Apartment Dual Aspect
3 storey walk up
- Townhouse Dual Aspect
2-3 storey
- Semi-Detached/ Detached
House
- Ground Floor Community/ Amenity
- Provisional Site Boundary
- Cable car detail to be
further developed

Fig 40. Matai Moana Masterplan Proposal 1:2500@A3

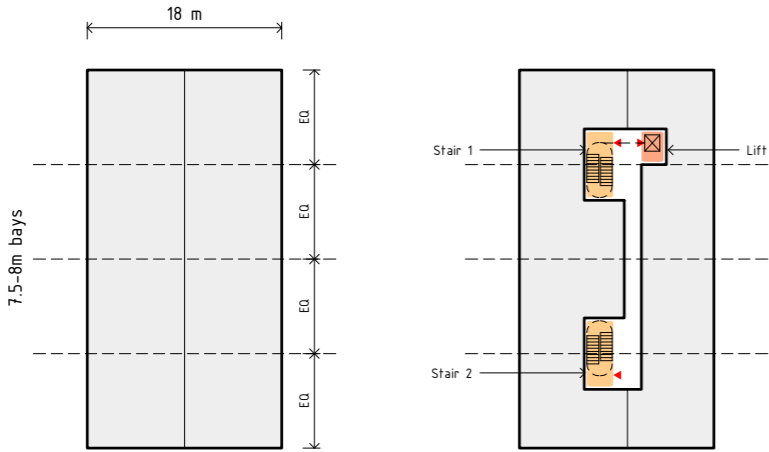
APPENDIX B

BUILDING TYPE A

Taranaki Whānui Limited/ Taranaki
Whānui ki te Upoko: Port Nicholson
Block Settlement Trust

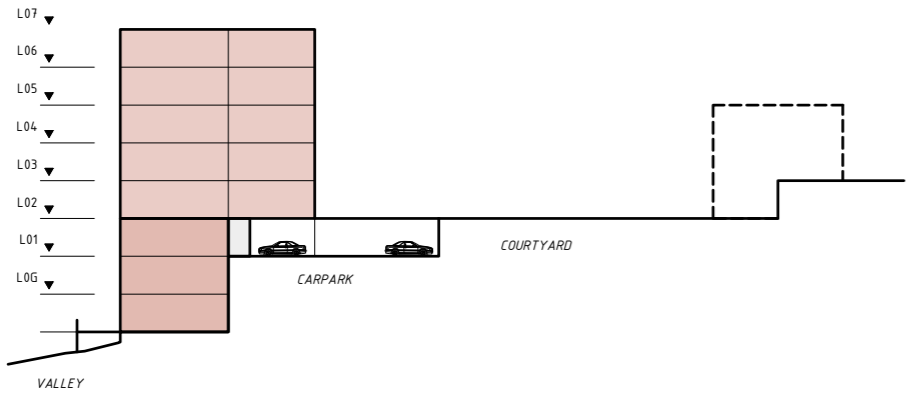


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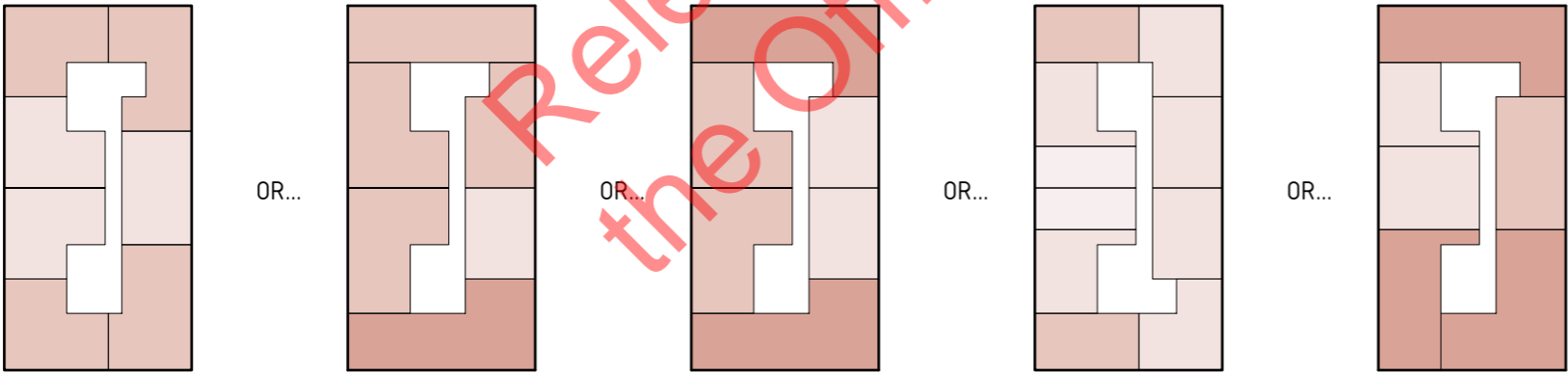


MODULAR STRUCTURE

TYPICAL PLAN



TYPICAL CROSS SECTION



POTENTIAL FLOOR PLAN ARRANGEMENT EXAMPLES



KEY PLAN

WORK IN PROGRESS

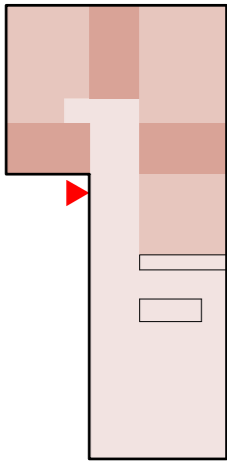
APPENDIX B

TYPE A MODULES

Taranaki Whānui Limited/ Taranaki
Whānui ki te Upoko: Port Nicholson
Block Settlement Trust

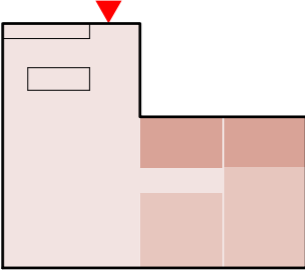


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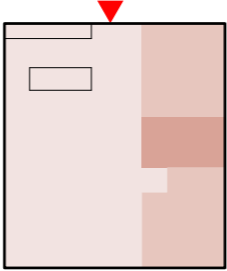
TYPE A1

3 Bed
2/3 Bathrooms



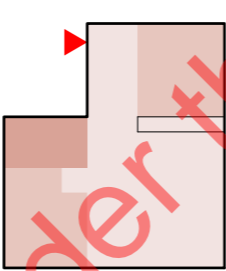
TYPE A2

2 Bed
2 Bathrooms



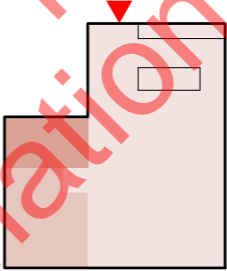
TYPE A3

1+ Bed
1 Bathroom



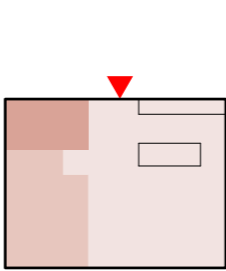
TYPE A4

2 Bed
1 Bathroom



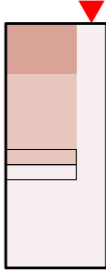
TYPE A5

1 Bed
1 Bathroom



TYPE A6

1 Bed
1 Bathroom



TYPE A7

1 Bed
1 Bathroom



KEY PLAN

APARTMENT SCHEDULE

A1	3 bed, 2/3 bath	120m ²
A2	2 bed, 2 bath	90m ²
A3	1 bed, 1 bath, media room	85m ²
A4	2 bed, 1 bath	75m ²
A5	1 bed, 1 bath	75m ²
A6	1 bed, 1 bath	60m ²
A7	Studio	40m ²

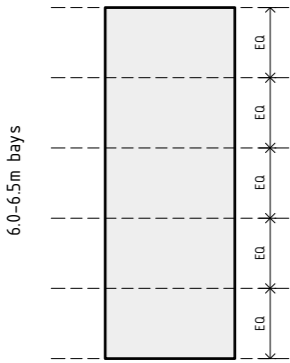
Areas are measured as gross floor area. Areas are for feasibility purposes only and are subject to change.

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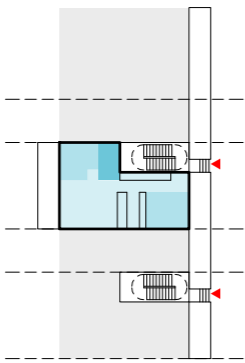
WORK IN PROGRESS

APPENDIX B

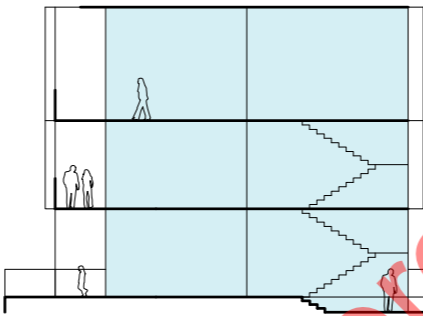
TYPE B MODULES



MODULAR STRUCTURE



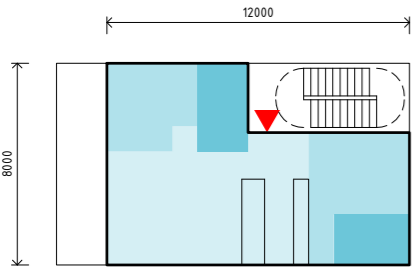
TYPICAL BLOCK PLAN



TYPICAL SECTION

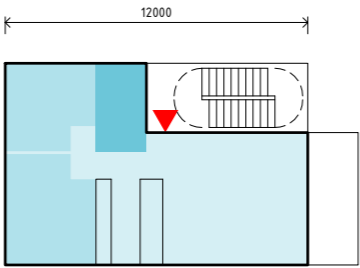


KEY PLAN



APARTMENT TYPE B1

OR...



APARTMENT TYPE B1

APARTMENT TYPE B1

75m² + 8-15m² decks/terraces
32m² outdoor area (Ground floor units only)

Type Description
Dual aspect apartment with off-street parking

2 Bed 1 Bathroom Off-street parking

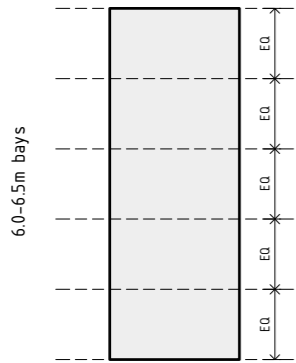
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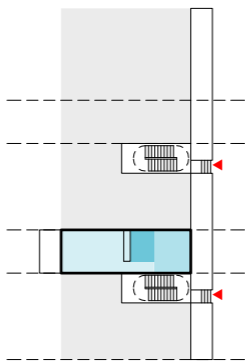
WORK IN PROGRESS

APPENDIX B

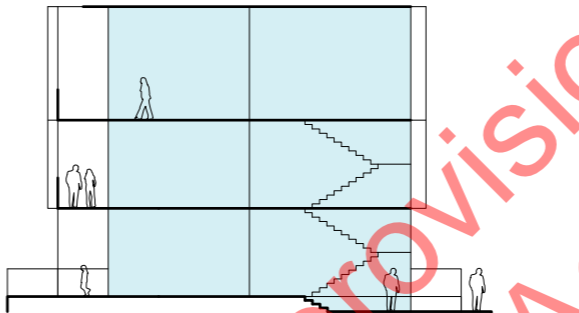
TYPE B MODULES



MODULAR STRUCTURE



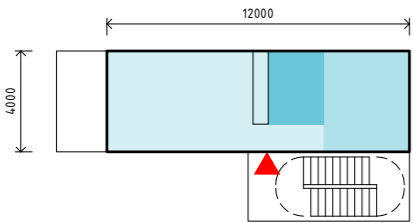
TYPICAL BLOCK PLAN



TYPICAL SECTION

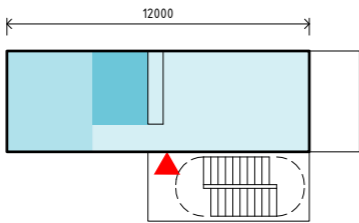


KEY PLAN



APARTMENT TYPE B2a

OR...



APARTMENT TYPE B2b

APARTMENT TYPE B2

45m² + 8m² decks/terraces
16m² outdoor area (Ground floor units only)

Type Description
Dual aspect apartment with off-street parking

1 Bed 1 Bathroom Off-street parking

Areas are measured as gross floor area. Areas are for feasibility purposes only and are subject to change.

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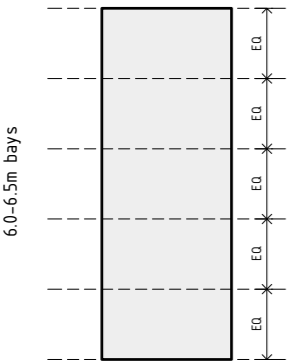
APPENDIX B

TYPE B MODULES

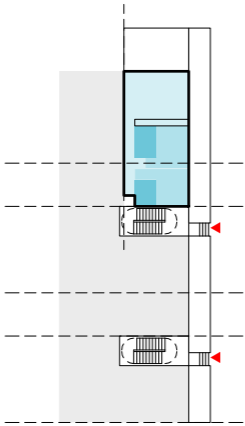
Taranaki Whānui Limited/ Taranaki
Whānui ki te Upoko: Port Nicholson
Block Settlement Trust



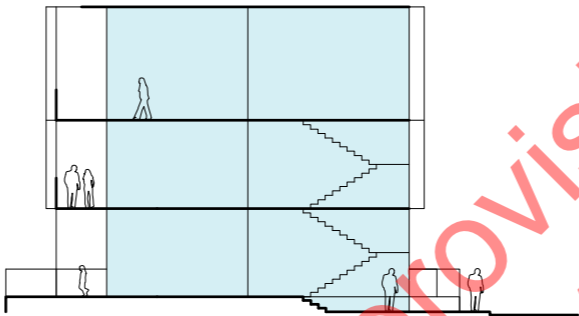
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MFE Application
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Wraight and Associates
McIndoe Urban



MODULAR STRUCTURE



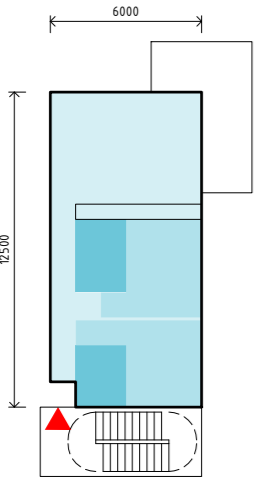
TYPICAL BLOCK PLAN



TYPICAL SECTION



KEY PLAN



APARTMENT TYPE B3

APARTMENT TYPE B3

75m² + 8-15m² decks/terraces
24m² outdoor area (Ground floor units only)

Type Description
Corner apartment with off-street parking

3 Bed 2 Bathroom Off-street parking

Areas are measured as gross floor area. Areas are for feasibility purposes only and are subject to change.

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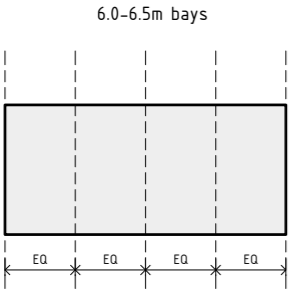
APPENDIX B

TYPE B MODULES

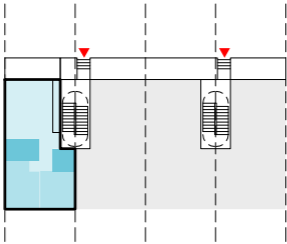
Taranaki Whānui Limited/ Taranaki
Whānui ki te Upoko: Port Nicholson
Block Settlement Trust



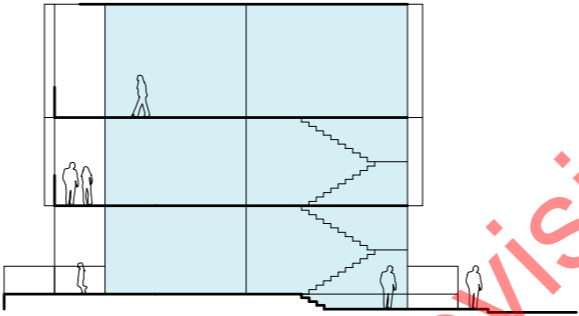
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MODULAR STRUCTURE



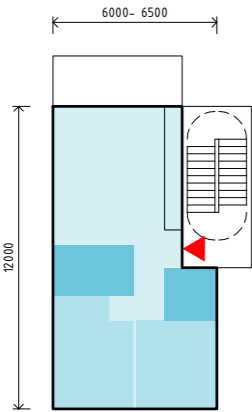
TYPICAL BLOCK PLAN



TYPICAL SECTION



KEY PLAN



APARTMENT TYPE B4

APARTMENT TYPE B4

65-70m² + 9m² decks/terraces
18m² outdoor area (Ground floor units only)

Type Description
Dual aspect apartment with off-street parking

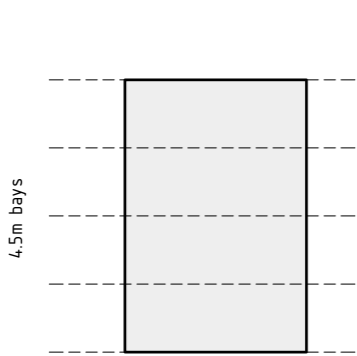
2 Bed 1 Bathroom Off-street parking

Areas are measured as gross floor area. Areas are for feasibility purposes only and are subject to change.

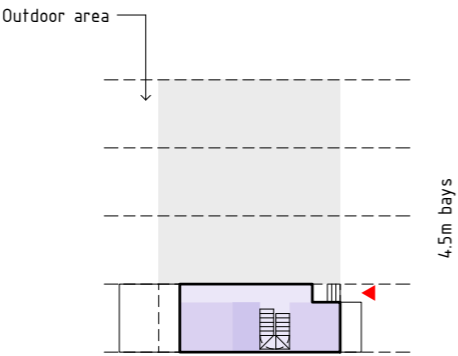
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WORK IN PROGRESS

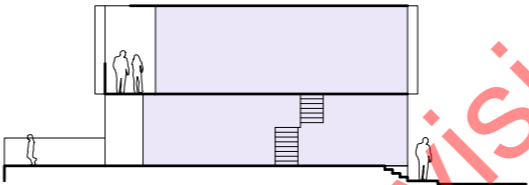
APPENDIX B
TYPE C MODULES



MODULAR STRUCTURE



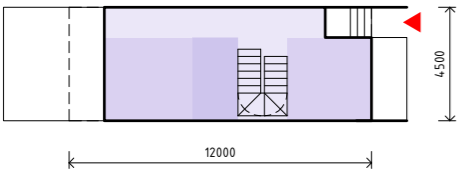
TYPICAL BLOCK PLAN



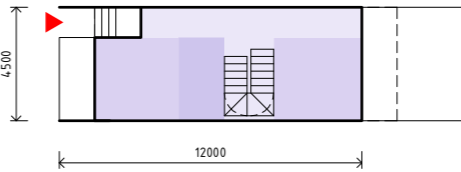
TYPICAL SECTION



KEY PLAN

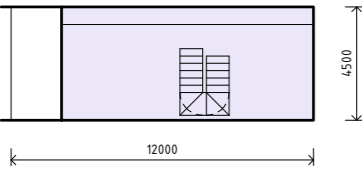


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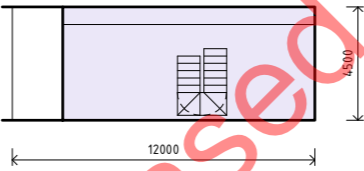


LOG

OR...



L01



L01

TOWNHOUSE TYPE C1

90m² + 15m² decks/terraces
18m² outdoor area

Type Description
2 storey, dual aspect townhouse with off-street parking



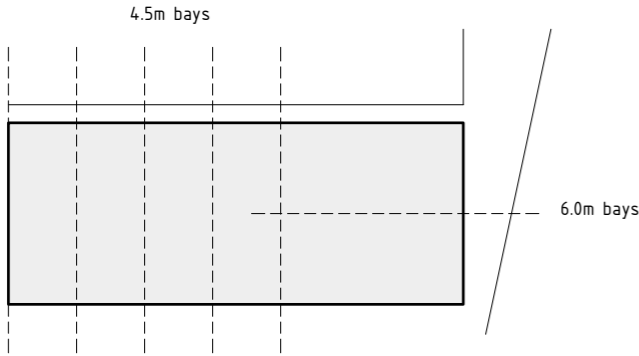
Areas are measured as gross floor area. Areas are for feasibility purposes only and are subject to change.

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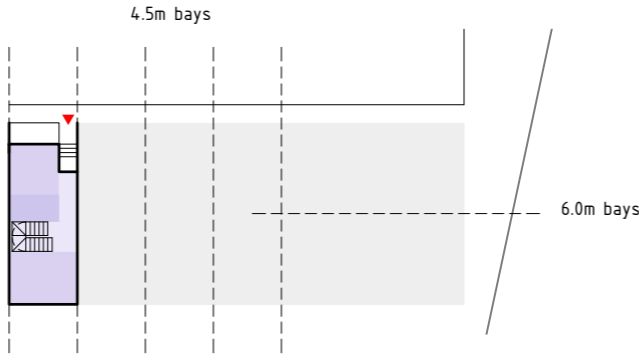
WORK IN PROGRESS

APPENDIX B

TYPE C MODULES



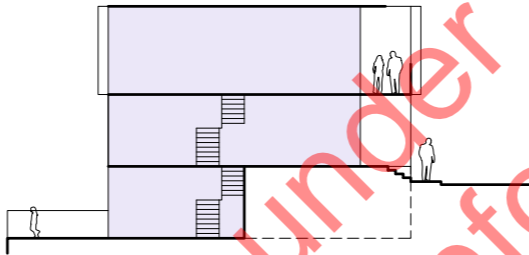
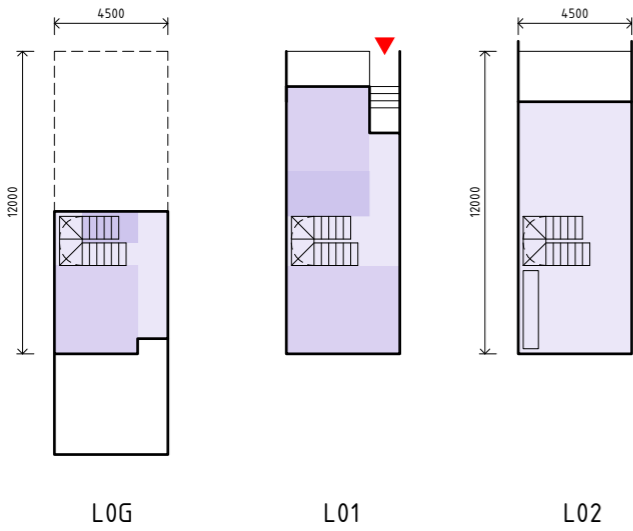
MODULAR STRUCTURE



TYPICAL BLOCK PLAN



KEY PLAN



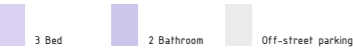
TYPICAL SECTION

TOWNHOUSE TYPE C2

115m² + 15m² decks/terraces
18m² outdoor area

Type Description

3 storey, dual aspect townhouse with off-street parking



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WORK IN PROGRESS

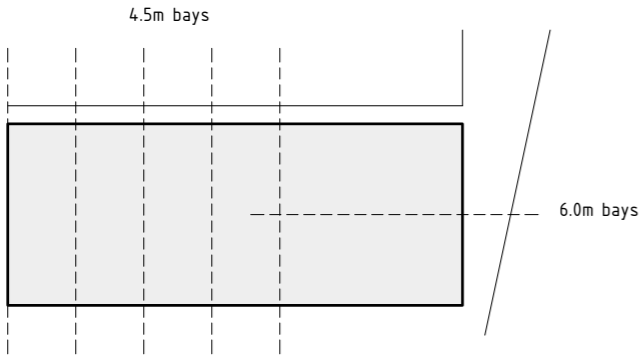
APPENDIX B

TYPE C MODULES

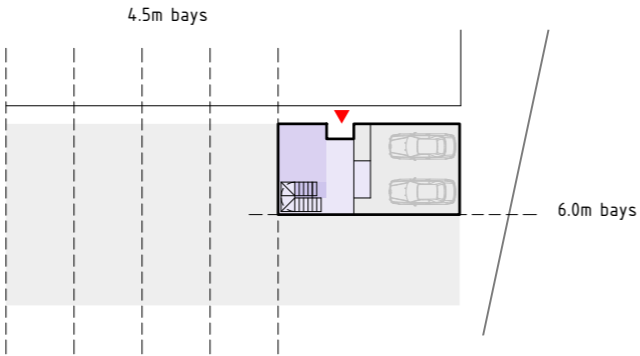
Taranaki Whānui Limited/ Taranaki
Whānui ki te Upoko: Port Nicholson
Block Settlement Trust



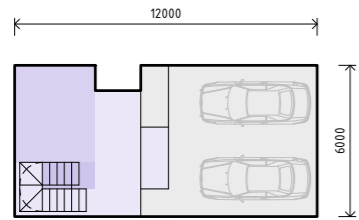
22.07
Matai Moana
MFE Application
Athfield Architects Ltd
Wright and Associates
McIndoe Urban



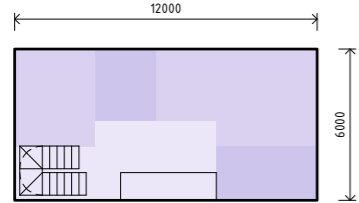
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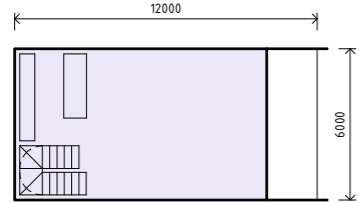
TYPICAL BLOCK PLAN



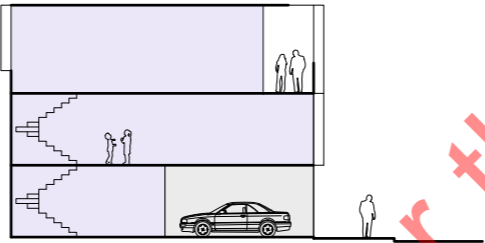
L0G



L01



L02



TYPICAL SECTION

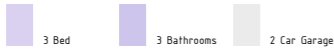


KEY PLAN

TOWNHOUSE TYPE C3

160m² + 12m² decks/terraces

Type Description
3 storey, corner townhouse with 2 car garage.



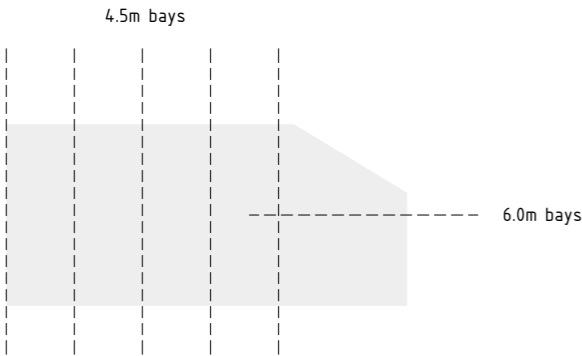
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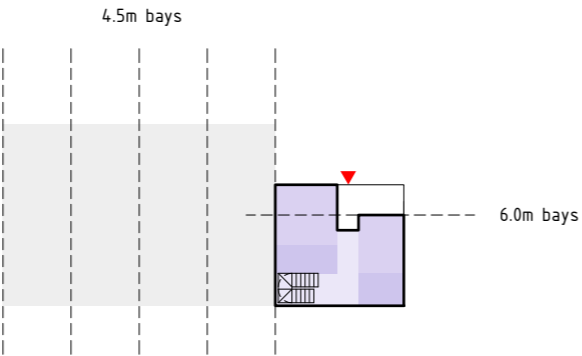
WORK IN PROGRESS

APPENDIX B

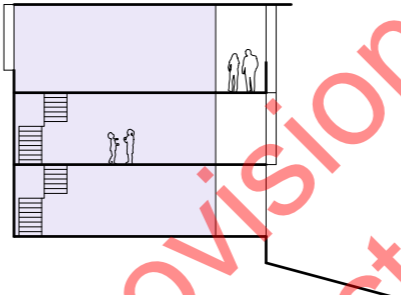
TYPE C MODULES



MODULAR STRUCTURE



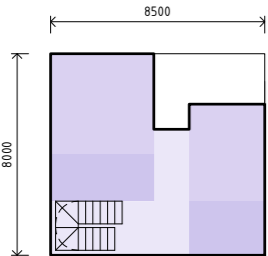
TYPICAL BLOCK PLAN



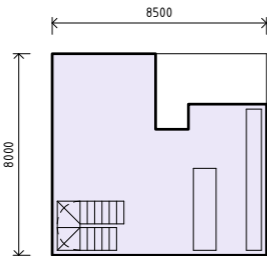
TYPICAL SECTION



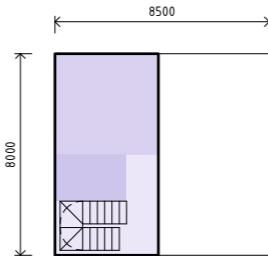
KEY PLAN



L0G



L01



L02
(optional floor)

TOWNHOUSE TYPE C4

140m² + 55m² decks/terraces
64m² outdoor area

Type Description

3 storey, corner townhouse with off-street parking (option for garage)



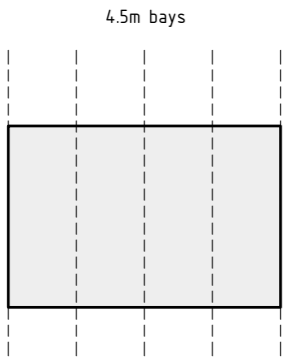
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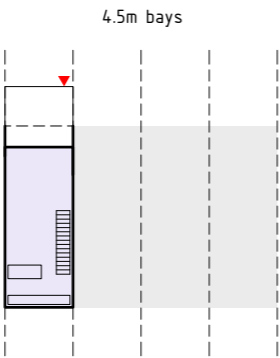
WORK IN PROGRESS

APPENDIX B

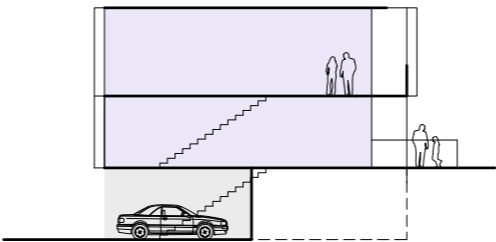
TYPE C MODULES



MODULAR STRUCTURE



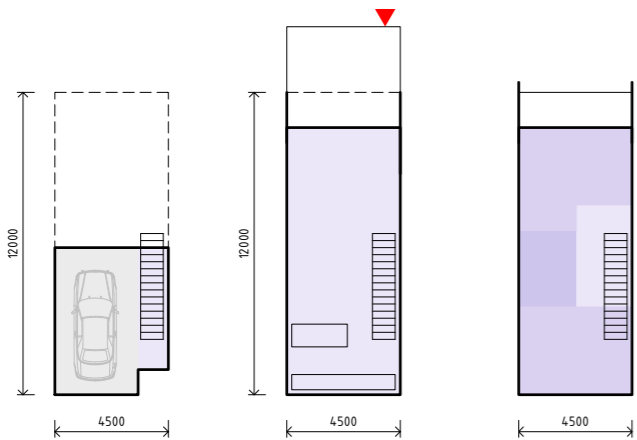
TYPICAL BLOCK PLAN



TYPICAL SECTION



KEY PLAN



L0G

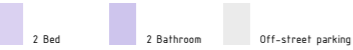
L01

L02

TOWNHOUSE TYPE C5

95m² + 6m² decks/terraces
18m² outdoor area
20m² garage/ undercroft

Type Description
3 storey, dual aspect townhouse with off-street parking



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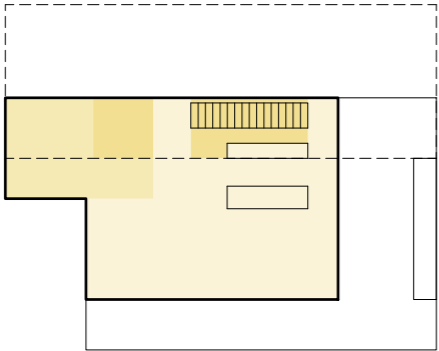
APPENDIX B

TYPE D MODULE

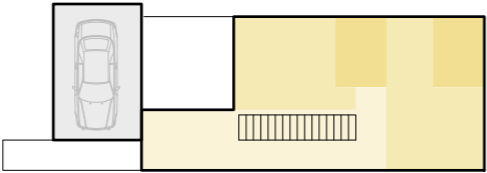
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Whānui ki te Upoko: Port Nicholson
Block Settlement Trust



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MFE Application
Athfield Architects Ltd
Wraight and Associates
McIndoe Urban



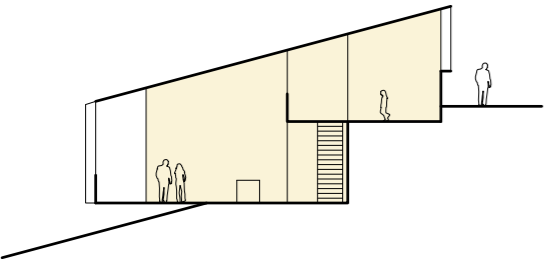
LOG



L01



KEY PLAN



TYPICAL SECTION

INDIVIDUAL LOT TYPE D1

180m² + 60m² decks/terraces

Type Description
2 storey detached house

3 Bed 3 Bathroom Garage

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