

DESIGNGROUP  
**STAPLETON ELLIOTT**

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designgroupstapletonelliott.co.nz

METLIFECARE KARORI VILLAGE  
**MASTERPLAN**

29 MESSINES ROAD  
**KARORI VILLAGE**

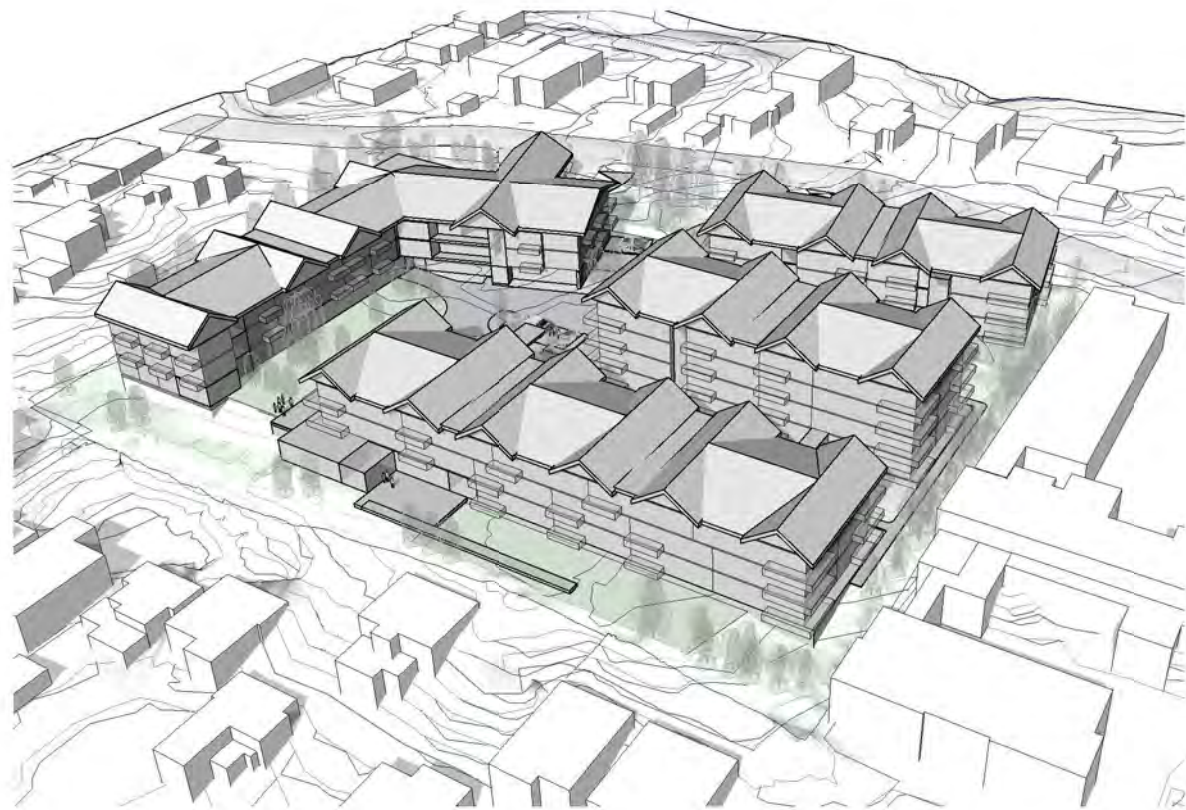
12 DECEMBER 2022



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# OVERVIEW PERSPECTIVES



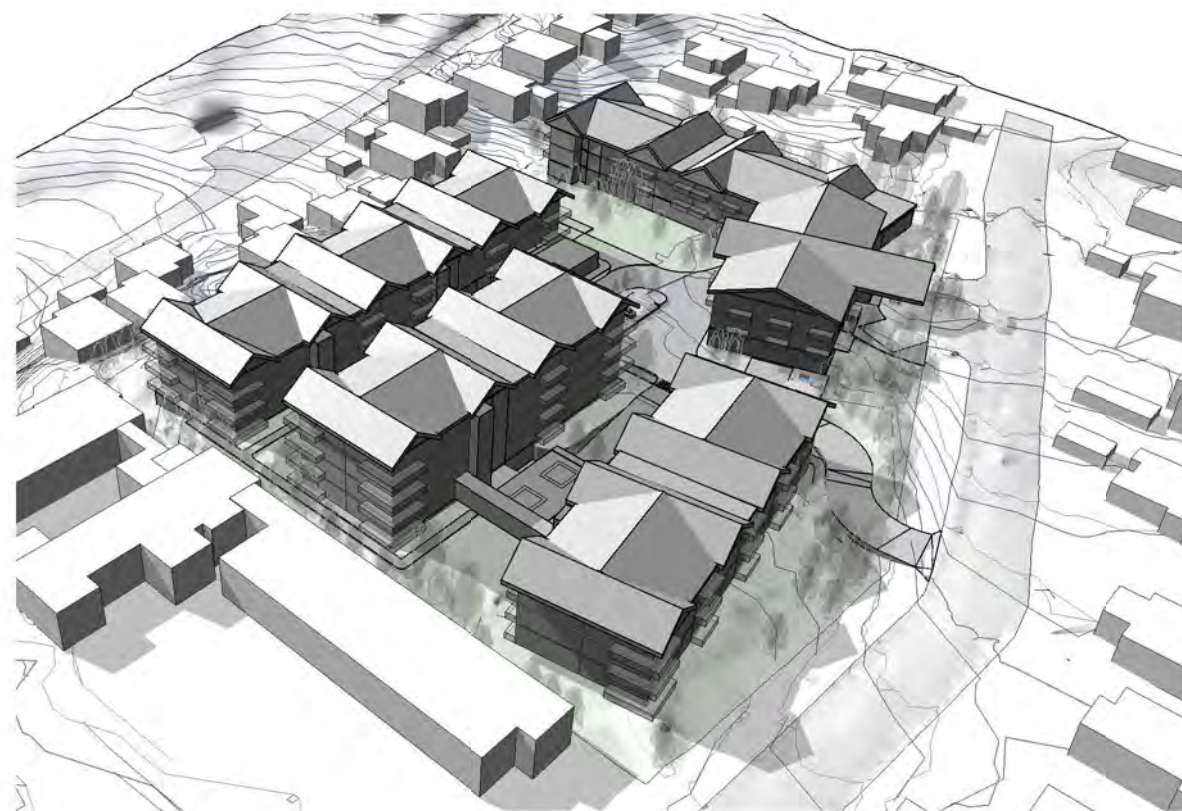
3D - NE View  
SCALE @ A3 - | SCALE @ A1 - DOUBLE SCALE



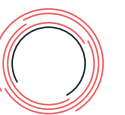
3D - SW View  
SCALE @ A3 - | SCALE @ A1 - DOUBLE SCALE



3D - SE View  
SCALE @ A3 - | SCALE @ A1 - DOUBLE SCALE



3D - NW View  
SCALE @ A3 - | SCALE @ A1 - DOUBLE SCALE



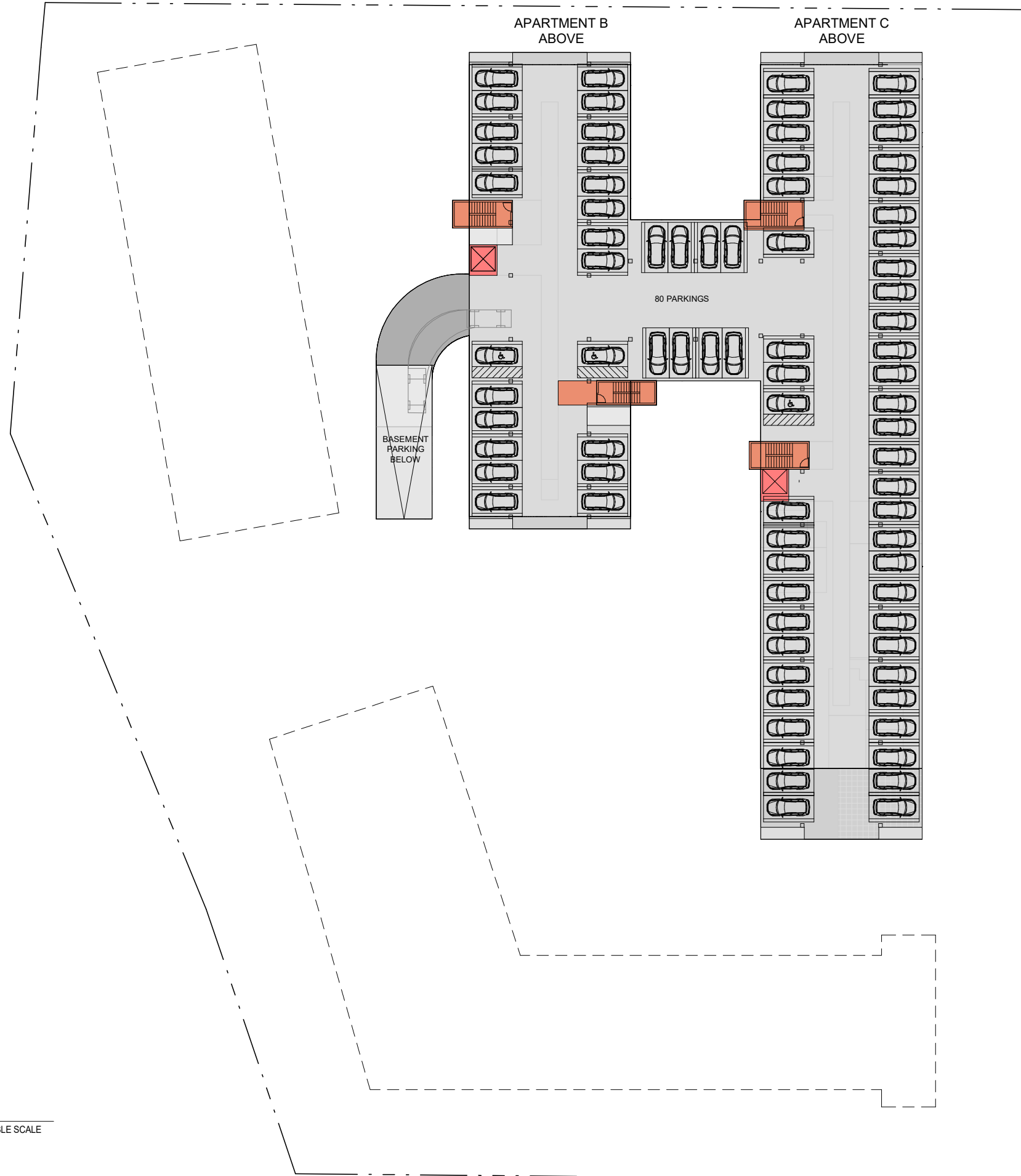


# LOCATION PLAN





# BASEMENT LEVEL



### CARE UNITS

Care Suites	40
Memory Care	15
<b>TOTAL CARE</b>	<b>55</b>

Care Covered Parking	16
Open Guest/staff parking	11

### APARTMENTS - ILUs

1 Bed Apartments	7	- 9%
2 Bed Apartments	50	- 62%
3 Bed Apartments	23	- 29%
<b>TOTAL ILUs</b>	<b>80</b>	

ILU Basement Parking	80
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# LEVEL 1



### CARE UNITS

Care Suites	40
Memory Care	15
<b>TOTAL CARE</b>	<b>55</b>

Care Covered Parking	16
Open Guest/staff parking	11

### APARTMENTS - ILUs

1 Bed Apartments	7	- 9%
2 Bed Apartments	50	- 62%
3 Bed Apartments	23	- 29%
<b>TOTAL ILUs</b>	<b>80</b>	

ILU Basement Parking	80
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### LEGEND

<span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span>	APARTMENTS - ILU'S
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>	AMENITIES
<span style="display:inline-block; width:15px; height:15px; background-color:green; border:1px solid black;"></span>	CARE
<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span>	MEMORY CARE
<span style="display:inline-block; width:15px; height:15px; background-color:grey; border:1px solid black;"></span>	BOH

1. Level One

SCALE @ A3 - 1:500 | SCALE @ A1 - DOUBLE SCALE





# LEVEL 2

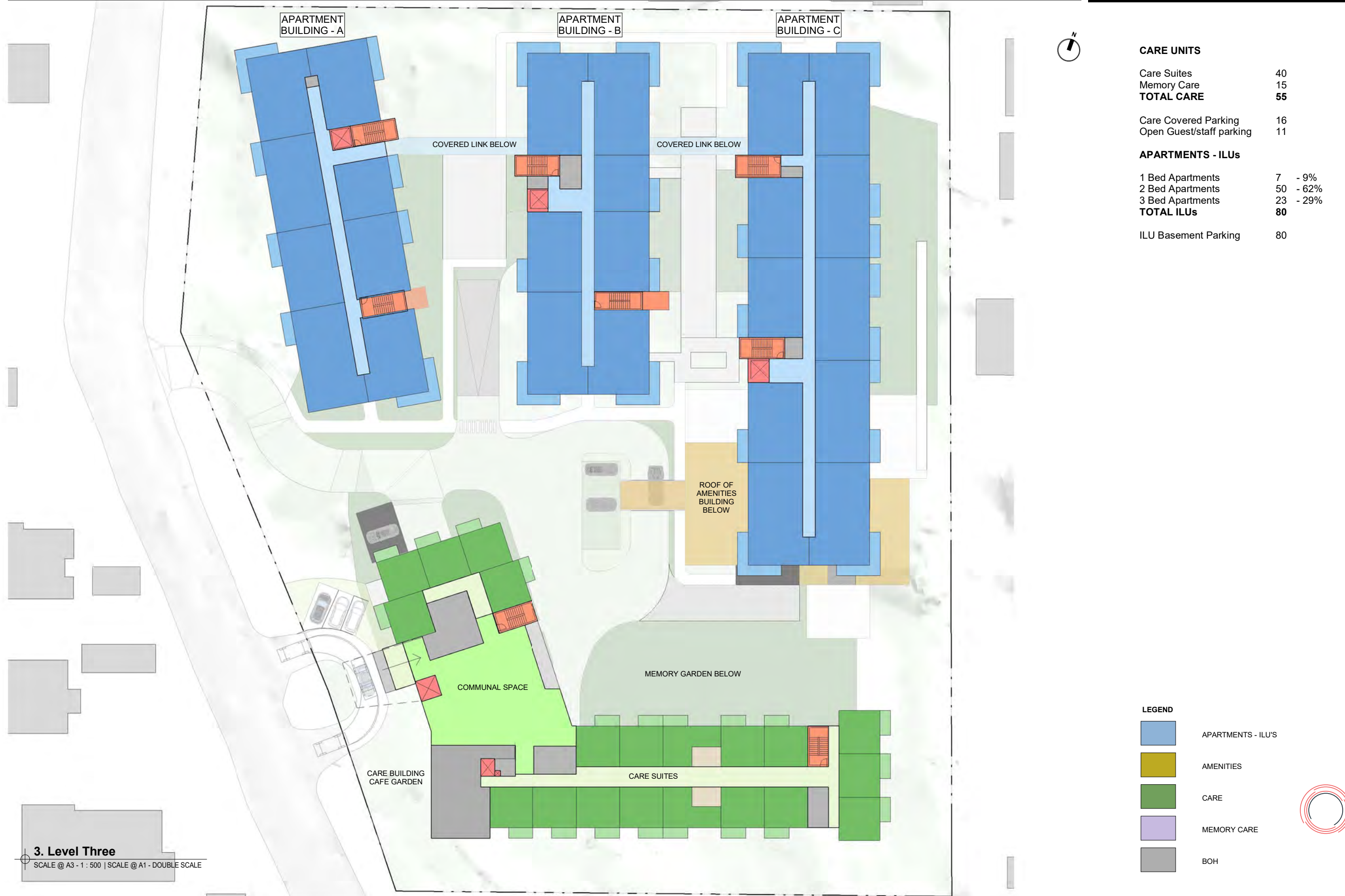


2. Level Two  
SCALE @ A3 - 1 : 500 | SCALE @ A1 - DOUBLE SCALE





# LEVEL 3



3. Level Three

SCALE @ A3 - 1 : 500 | SCALE @ A1 - DOUBLE SCALE

# LEVEL 4



### CARE UNITS

Care Suites	40
Memory Care	15
<b>TOTAL CARE</b>	<b>55</b>






Care Covered Parking	16
Open Guest/staff parking	11

### APARTMENTS - ILUs

1 Bed Apartments	7	- 9%
2 Bed Apartments	50	- 62%
3 Bed Apartments	23	- 29%
<b>TOTAL ILUs</b>	<b>80</b>	

ILU Basement Parking	80
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### LEGEND

	APARTMENTS - ILU'S
	AMENITIES
	CARE
	MEMORY CARE
	BOH

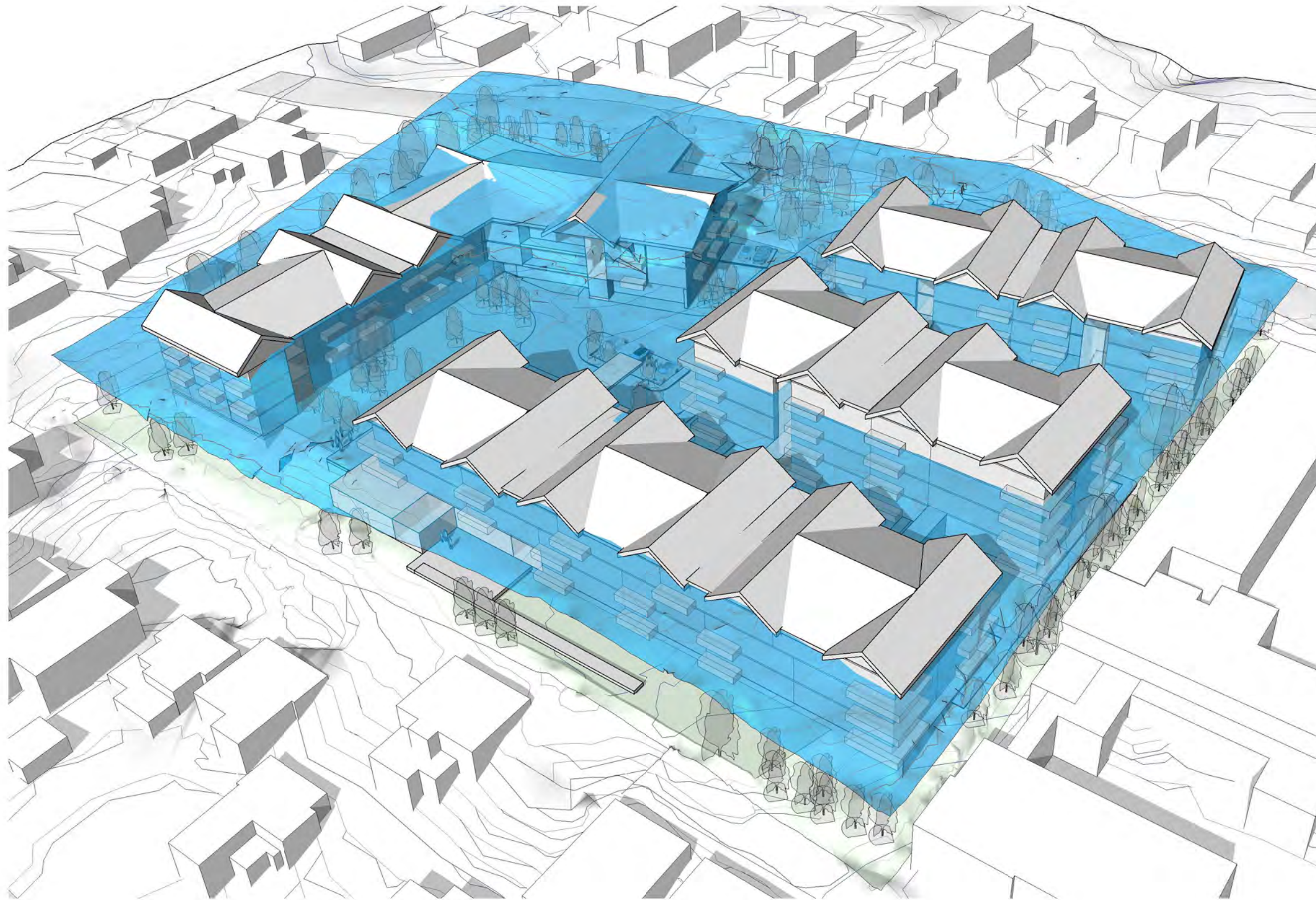


### 4. Level Four

SCALE @ A3 - 1 : 500 | SCALE @ A1 - DOUBLE SCALE

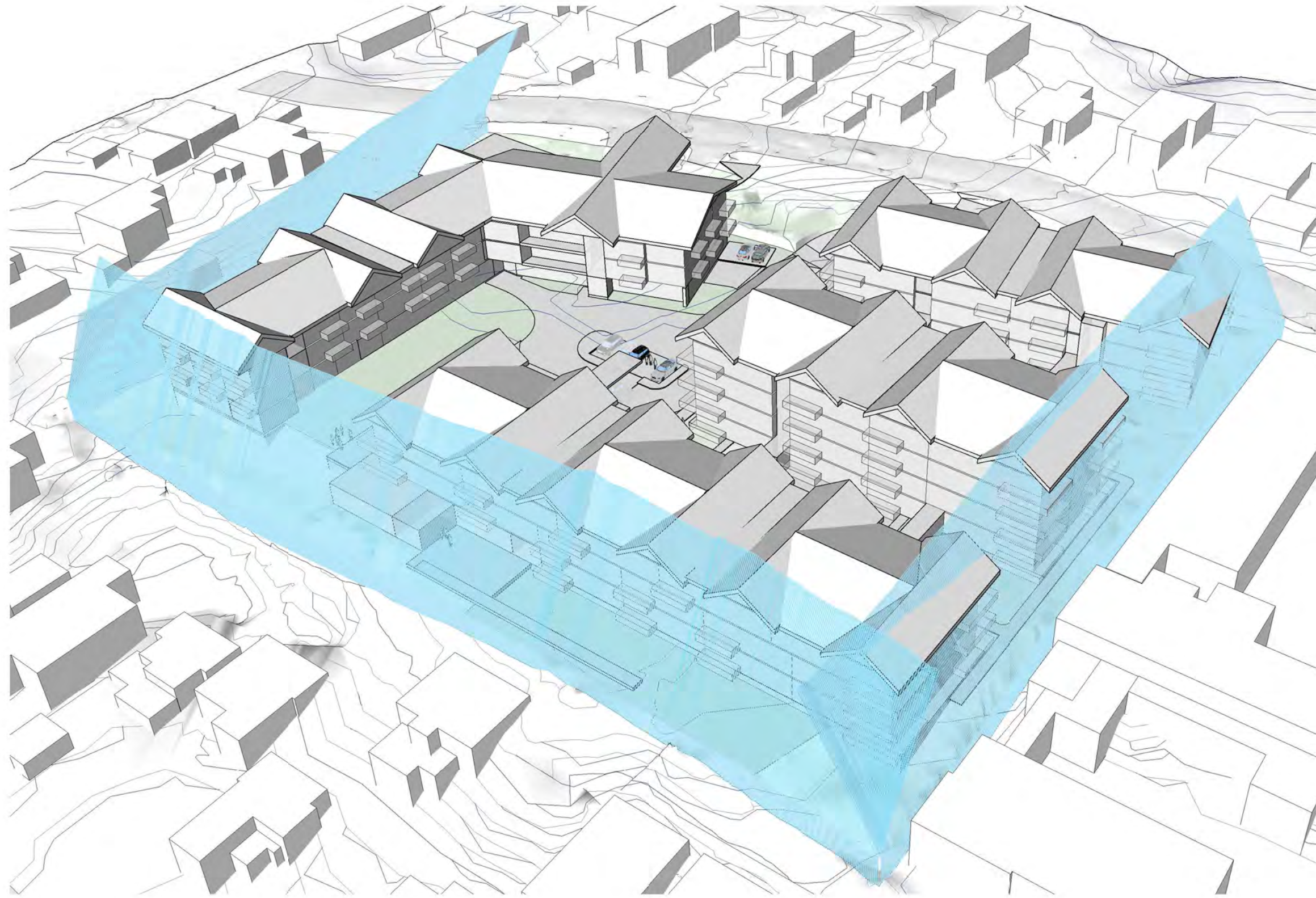


# 3D VIEW - 11M HEIGHT PLANE



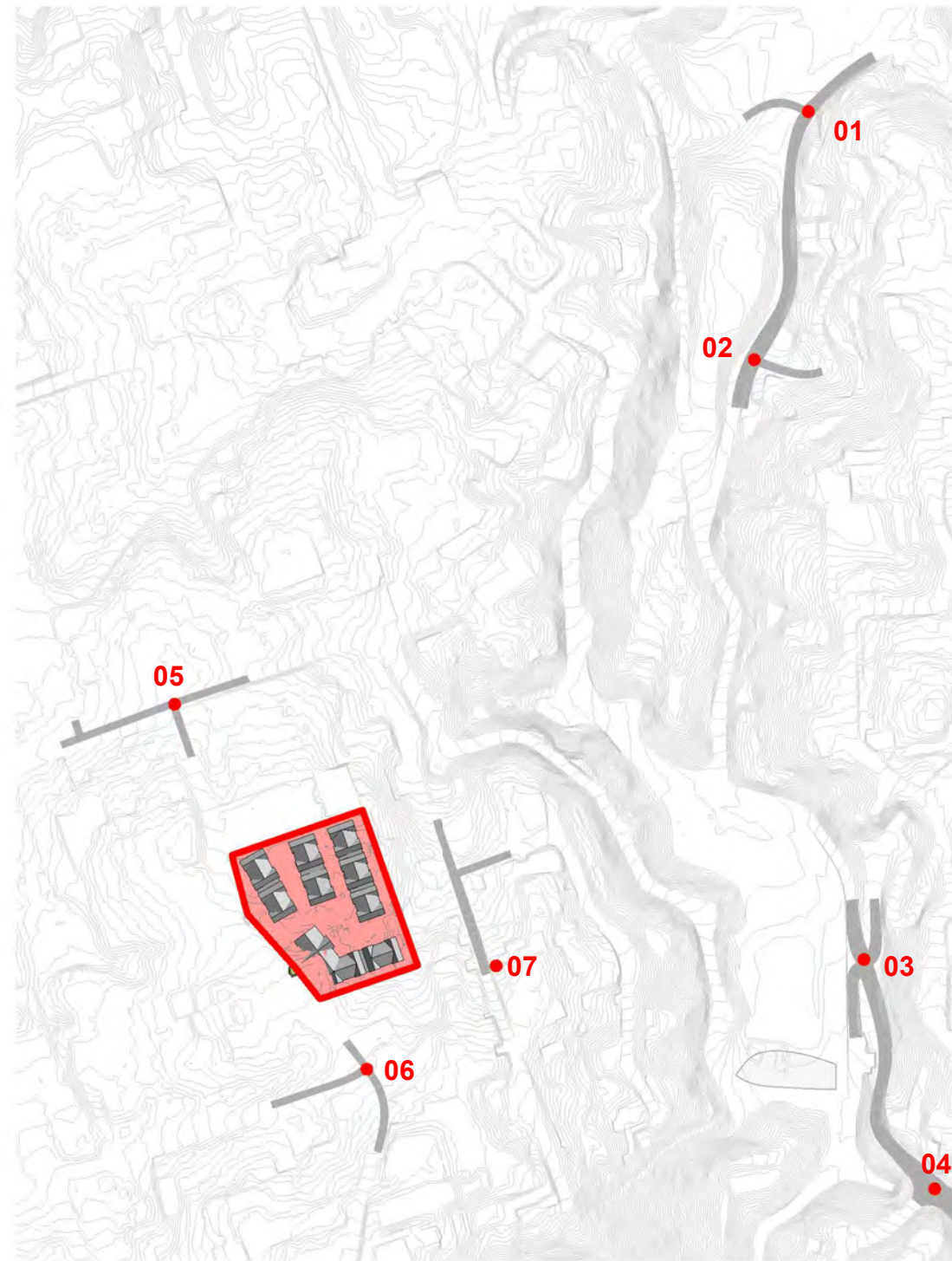


# 3D VIEW - 4M 60° RECESSION PLANES





# PERSPECTIVES KEY



## KEY

- 01 - Intersection of Curtis Street and Whitehead Road
- 02 - Intersection of Curtis Street and Creswick Terrace
- 03 - Intersection of Northland Tunnel Road and Raroa Crescent
- 04 - Raroa Crescent looking north-west over Zealandia overflow carpark
- 05 - Intersection of Messines Road and Braithwaite Street
- 06 - Intersection of Messines Road and Plymouth Street
- 07 - Ponsonby Road





# PERSPECTIVES

## VIEWS TOWARDS THE PROPOSAL FROM PUBLIC VANTAGE POINTS



**PERSPECTIVE 01 - OBSCURED**  
Intersection of Curtis Street and Whitehead Road



**PERSPECTIVE 02 - OBSCURED**  
Intersection of Curtis Street and Creswick Terrace





# PERSPECTIVES

## VIEWS TOWARDS THE PROPOSAL FROM PUBLIC VANTAGE POINTS



**PERSPECTIVE 03 - NOT VISIBLE**  
Intersection of Northland Tunnel Road and Raroa Crescent



**PERSPECTIVE 04 - NOT VISIBLE**  
Raroa Crescent looking north-west over Zealandia overflow carpark





# PERSPECTIVES

## VIEWS TOWARDS THE PROPOSAL FROM PUBLIC VANTAGE POINTS



**PERSPECTIVE 05 - PARTIALLY VISIBLE**  
Intersection of Messines Road and Braithwaite Street



**PERSPECTIVE 06 - VISIBLE**  
Intersection of Messines Road and Plymouth Street





# PERSPECTIVES

## VIEWS TOWARDS THE PROPOSAL FROM PUBLIC VANTAGE POINTS

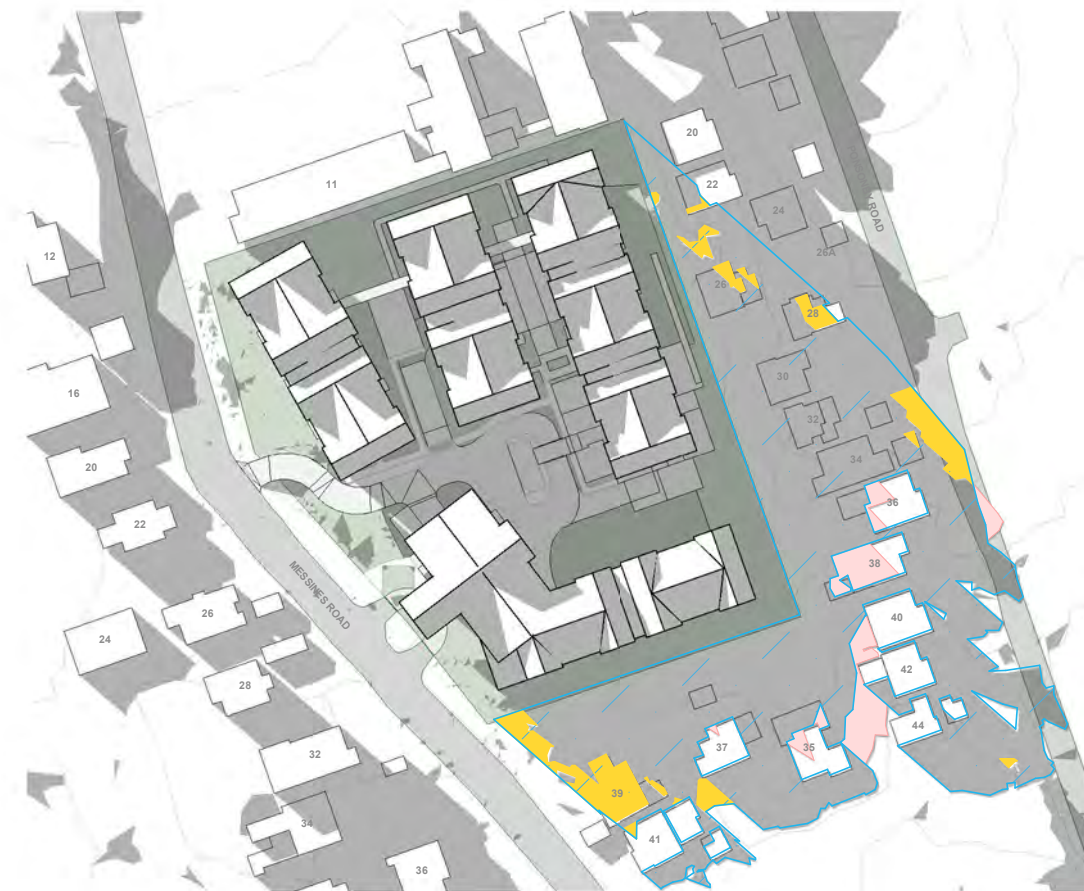
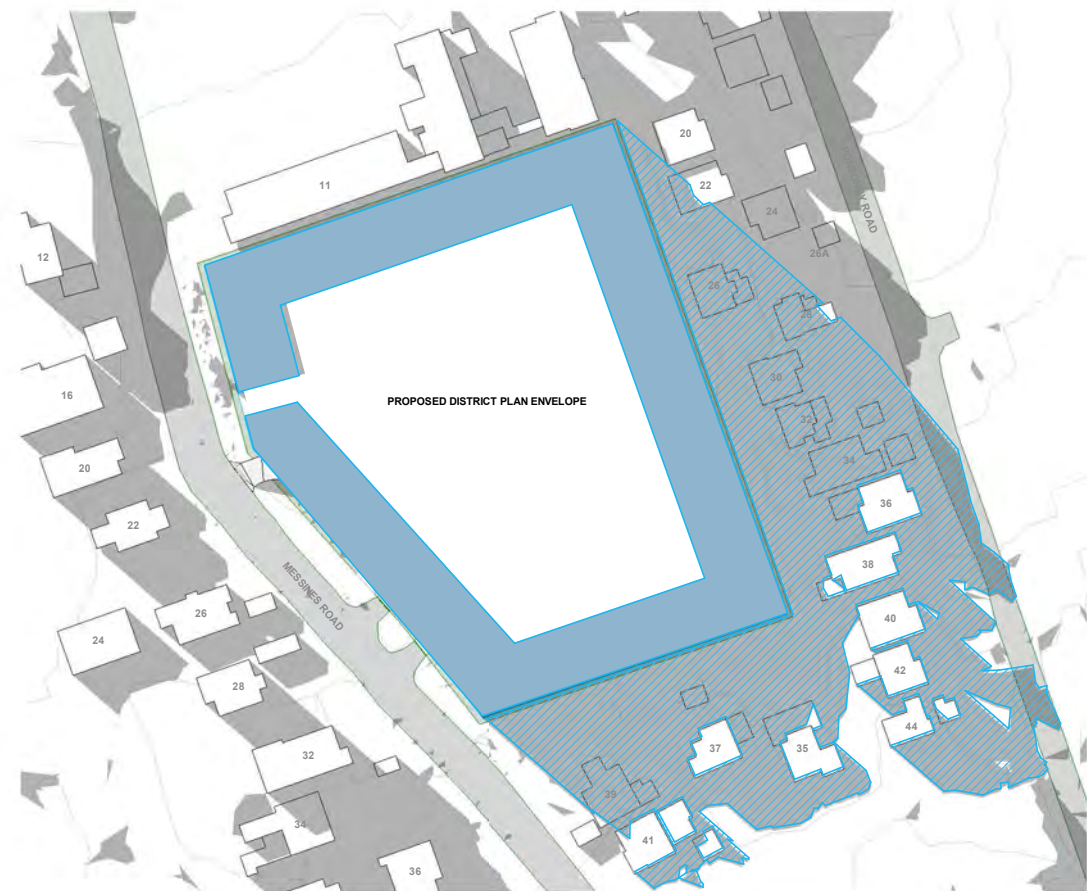


**PERSPECTIVE 07 - VISIBLE**  
Ponsoby Road








# SUN SHADE STUDY METHODOLOGY



### SUN STUDIES LEGEND

-  Shading by Proposed District Plan envelope
-  Addition to shading
-  Reduction to shading

### NOTES

- Planting/trees omitted for clarity

### PROPOSED DISTRICT PLAN ENVELOPE

Building Height : 11m  
 Height in Relation to Boundary: 4m + 60°  
 Front Yard : 1.5m  
 Side Yard : 1.0m

**SUN SHADE SAMPLE - Proposed D.P Envelope**

SCALE @ A3 - | SCALE @ A1 - DOUBLE SCALE

**SUN SHADE SAMPLE - Proposal relative to Proposed D.P Envelope**

SCALE @ A3 - | SCALE @ A1 - DOUBLE SCALE





# SUN SHADE STUDY - 21st DECEMBER



21 December 9am - Proposal relative to Proposed D.P Envelope  
 SCALE @ A3 - | SCALE @ A1 - DOUBLE SCALE



21 December 4pm - Proposal relative to Proposed D.P Envelope  
 SCALE @ A3 - | SCALE @ A1 - DOUBLE SCALE






21 December 12pm - Proposal relative to Proposed D.P Envelope  
 SCALE @ A3 - | SCALE @ A1 - DOUBLE SCALE



21 December 7pm - Proposal relative to Proposed D.P Envelope  
 SCALE @ A3 - | SCALE @ A1 - DOUBLE SCALE

## SUN STUDIES LEGEND

-  Shading by Proposed District Plan envelope
-  Addition to shading
-  Reduction to shading

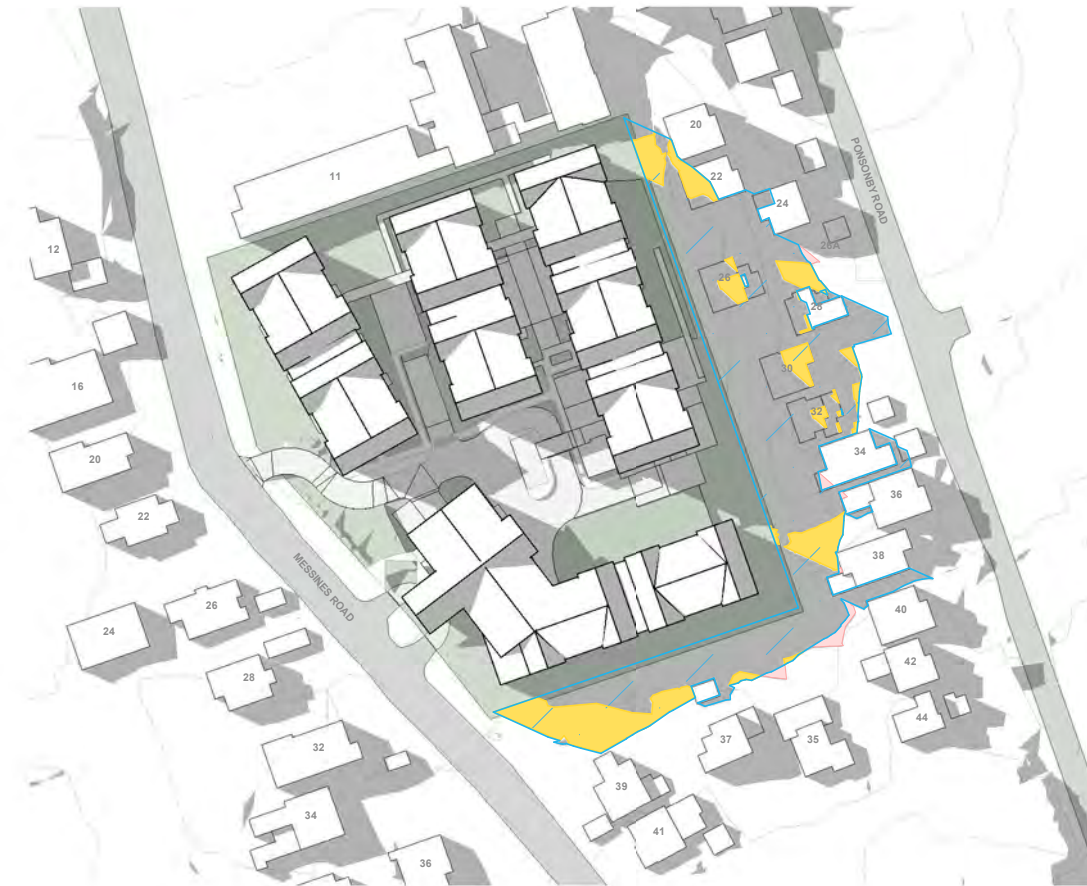
## NOTES

- Planting/trees omitted for clarity








# SUN SHADE STUDY - 21st SEPTEMBER



### SUN STUDIES LEGEND

-  Shading by Proposed District Plan envelope
-  Addition to shading
-  Reduction to shading

### NOTES

- Planting/trees omitted for clarity

21 September 9am - Proposal relative to Proposed D.P Envelope

SCALE @ A3 - | SCALE @ A1 - DOUBLE SCALE

21 September 4pm - Proposal relative to Proposed D.P Envelope

SCALE @ A3 - | SCALE @ A1 - DOUBLE SCALE



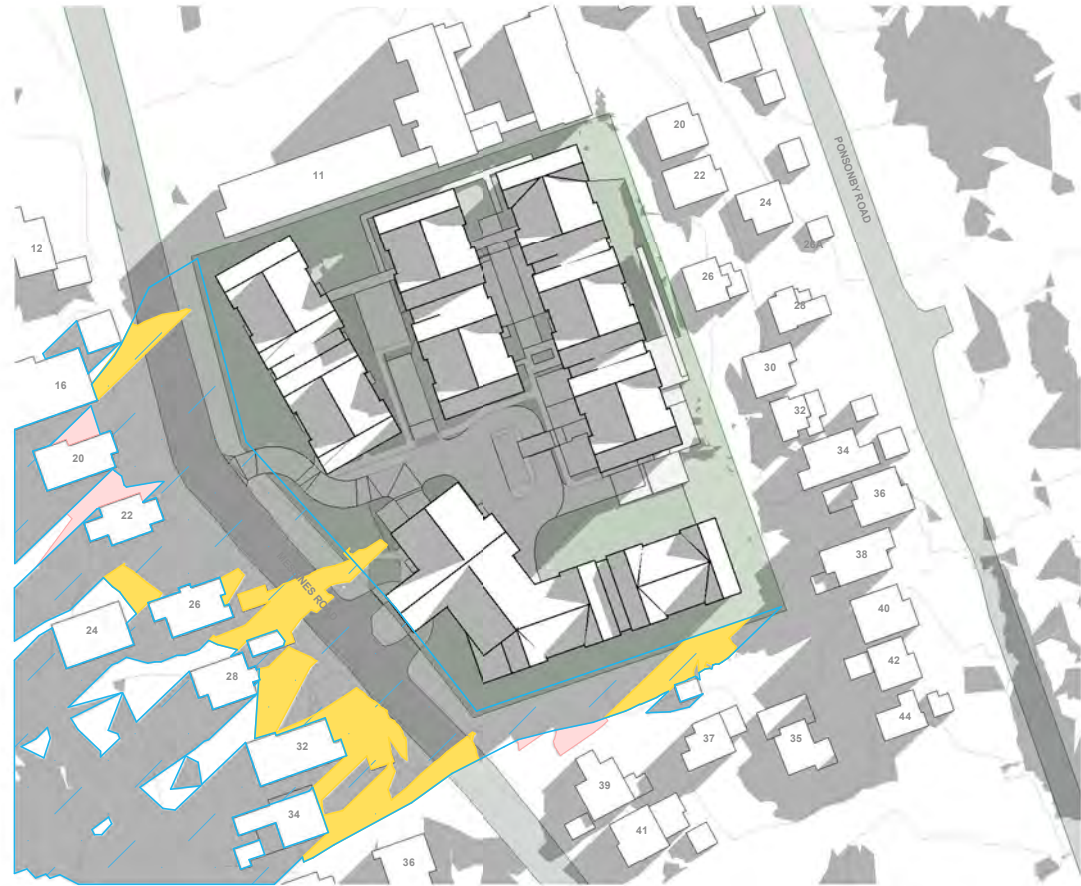
21 September 12pm - Proposal relative to Proposed D.P Envelope

SCALE @ A3 - | SCALE @ A1 - DOUBLE SCALE








# SUN SHADE STUDY - 21st JUNE



### SUN STUDIES LEGEND

-  Shading by Proposed District Plan envelope
-  Addition to shading
-  Reduction to shading

### NOTES

- Planting/trees omitted for clarity

**21 June 9am - Proposal relative to Proposed D.P Envelope**  
 SCALE @ A3 - | SCALE @ A1 - DOUBLE SCALE

**21 June 4pm - Proposal relative to Proposed D.P Envelope**  
 SCALE @ A3 - | SCALE @ A1 - DOUBLE SCALE



**21 June 12pm - Proposal relative to Proposed D.P Envelope**  
 SCALE @ A3 - | SCALE @ A1 - DOUBLE SCALE





# LANDSCAPE MASTERPLAN



### LEGEND.

- Planted Areas
- Sloped/Boundary Planting
- Grassed Areas
- Concrete Footpath/Access
- Hardscape/Access
- Private Outdoor Living Areas
- Public Outdoor Living Areas
- Timber 'Nature Boardwalk'
- Proposed Specimen Trees
- Existing Trees to be retained (TBC where possible)

