

WHENUAPAI METLIFECARE
RETIREMENT VILLAGE
99 TOTARA ROAD, WHENUAPAI

DESIGN REPORT
15 February 2023

Prepared for METLIFECARE



CONTENTS

INTRODUCTION3

CONTEXT4

 SITE IMAGES4

01 SITE ANALYSIS5

02 KEY DESIGN RESPONSES.....7

03 MASTERPLAN..... 8

 GENERAL ARRANGEMENT8

 PLAN.....8

YIELD SUMMARY 9

 PLAN.....9

DESIGN INTENTIONS.....10

 OVERALL LOOK AND FEEL.....10

Project: WHENUAPAI METLIFECARE
PN: 2902

Prepared for:
METLIFECARE

Prepared by:
Reset Urban Design Ltd

Document Status:				
Rev	Status	Date	Author	Reviewed
0	For Discussion	10 February 2023	SR	JM
1	For Approval	15 February 2023	SR	JM

RESET URBAN DESIGN LTD
Level 1, 40 Hurstmere Rd, Takapuna
+64 09 489 1681

Level 1, 28 Helwick Street, Wanaka
+64 27 4988 699

www.reseturban.co.nz

INTRODUCTION

The site is located at 99 Totara Road, Whenuapai, Auckland. The site is comprised of a single title Lot 1 DP 173001 (NA105B/72), the size is 8.97574ha.

Metlifecare are the owners of the plot and have engaged Reset Urban Design to develop an initial masterplan for the Retirement Village. The Village programme includes a central Amenity and Care facilities and a range of independent units, some standalone and some attached.

The property is characterised by flat or gently sloping land falling towards the coast on the western, northern, and part of the eastern boundary. This coastal edge typically has a small cliff stepping down to tidal mudflats at the lower level. Access is currently from Totara Road, where a gravel road and culvert cross a small stream that’s traverses the property and connects to the coast. The depression that the stream sits within, and the stream itself have been maintained in the proposal.

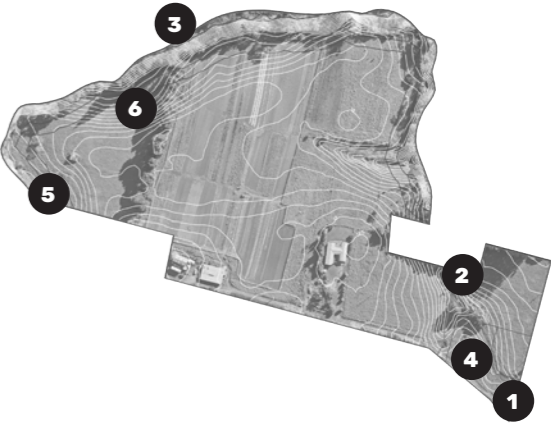
The approach to the Masterplan has used the village model, typified by centralised shared facilities, robust and accessible pedestrian dominant circulation, multiple and varying open spaces and primarily residential scale built form.



Site location - Region



Site location - Immediate Site



1 Existing entry driveway



2 Front area - Looking towards Harbour



3 Existing mangroves



4 From existing driveway, looking across to stream/wetland



5 Western area



6 Western area





Site Access

- 1 Maintain existing entrance to minimise ecological impact on wetland stream area
- 2 Secondary access to eastern corner of site, pedestrian bridge to connect to village amenity building
- 3 Gated entry to connect to future neighbouring subdivision and provide an alternate route in case main entry is blocked
- 4 Walking connections to future neighbouring subdivision



Main Building Orientation

- 1 Amenity and Care building orientated north/south to maximise sun to double loaded units
- 2 Joint Amenity and Care building for shared commercial kitchen and service entry
- 3 Providing separate building entrances for Amenity and Care



Enhancing Waterways

- 1 Avoid new infrastructure across eastern stream to minimise ecological impact
- 2 Removing invasive species and plant coastal/wetland native species
- 3 Work with existing overland flow paths
- 4 Ensuring existing mangroves are protected and supported with management & maintenance plans



Sea Cliff Edge Setback

- 1 Ensure buildings are setback from slope/sea cliff edge
- 2 Enhance and manage the coastal edge
- 3 Develop public walkway/link along coastal edge

03 MASTERPLAN
General Arrangement
Plan



Key Moves

- 1 Main Entrance
- 2 Secondary Entrance
- 3 Pedestrian Bridge/Wetland Planting
- 4 Amenity Facility
- 5 Care Facility
- 6 Residents Car park
- 7 Headland Park
- 8 Coastal Walkway

LEGEND

- Property Line
- Internal Road/Joal
- Intersection
- Drop off & Visitor Parking
- Parking & Service Lane
- Driveway
- Pathway
- Timber Deck
- Active Open Space
- Passive Open Space
- Villa Lots
- Coastal Edge & Wetland
- Mangroves
- Planted Berm
- Stream/Overland Flow Path
- Harbour

03 MASTERPLAN

Yield Summary
Plan



ILU Schedule							
	Typology	1 Bed	2 Bed	3 Bed	ILU Per typology	Number	Total ILU
	Detached Villa 130m2			1	1	5	5
	Detached Villa 150m2			1	1	10	10
	Double Villa		2		2	19	38
	Triple Villa		2	1	3	11	33
	Villa Terrace A		3	1	4	2	8
	Villa Terrace B		2	2	4	4	16
	Amenity Building	15	10	0	25	1	25
	Totals	15	19	6	40		135

CARE UNIT SCHEDULE		
Care		50
Total		50

*Yield numbers approximate

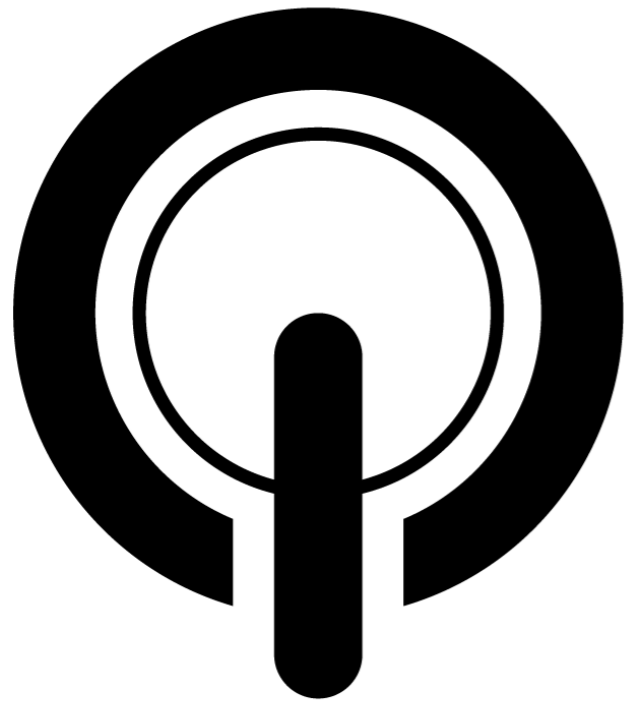
- LEGEND
- Amenity Facility (G+2)
 - Care Facility (G+2)
 - Detached Villa
 - Detached Villa
 - Double Villa
 - Triple Villa
 - Villa Terrace A
 - Villa Terrace B

03 MASTERPLAN

Design Intentions

Overall Look and Feel





RESET URBAN DESIGN LTD

Takapuna

Level 1, 40 Hurstmere Rd
+64 09 489 1681

Wanaka

Level 1, 28 Helwick Street
+64 27 4988 699

studio@reseturban.co.nz

www.reseturban.co.nz
