76 & 80 Great South Rd

Project Stellar

Stage 1 CFT Application
Design Statement

Document Prepared by Jasmax for
Dilworth Trust Board
Contract number 220210
June 2022

Rev A

JASMAX

Revision history

Date	Revision	Description
14/06/2022	A	For Request for Stage One Covid Fast Track

76 & 80 Great South Road, Epsom is a key development site for Dilworth Trust Board. This report outlines design for a mixed-use residential build-to-rent development integrated into a unique landscaped environment capable of supporting a new urban community.

Project Stellar has high internal amenity and is well connected within walkable catchment of Newmarket. Once complete, rental income from this long term asset will create sustainable income for Dilworth School.

Great South Road entry elevation

Contents

1. Introduction

1.1 Purpose

Dilworth School was founded in accordance with the terms of the Will of early Auckland farmer and businessman, Irish-born James Dilworth who died in 1894. The endowment was to be used to fund a boarding school for boys from good families whose circumstances may prevent them from fulfilling their full potential.

The Dilworth Trust Board (DTB) funds the school operations through commercial property and land ownership assets throughout the local area and beyond. Income from these investments goes directly to fund the boarding school. Within the extended land holdings along Great South Road DTB has four adjacent sites at 70, 76, 80 and 82 Great South Road. This project is the development for 76 and 80 Great South Road where DTB aim to develop `Build to Rent' apartments to hold long term within a growing portfolio which provides sustainable income.

Jasmax have been engaged to provide architectural and landscape design services for the scheme and this report describes the outcome from the preliminary design phase which has been worked up in consultation with external consultants.

1.2 Project Overview

To develop a mixed-use 'Build to Rent' development to be held for the long term by Dilworth Trust Board. The location, in close proximity to Remuera Train Station and near Newmarket Metropolitan Centre makes this site perfectly placed for Build to Rent residential development.

The offering is to complement development at 92-98 Great South Road (Project Larson) in order to create critical mass across both projects of greater than 250 apartments with a range of sizes to meet market requirements. The intention is to provide:

- A carefully considered development which delivers homes and shared amenity to foster the creation of a community.
- Apartments that are well designed to be of a size and configuration that aligns with target market needs and development parameters.
- A long-term view will help create and maintain sustainably oriented design solutions.

1.3 What is Build to Rent?

Build to Rent has emerged as the cost of housing in the major metropolitan markets of the Pacific has been on a rapid rise for several years. This has made home ownership out of reach for large amounts of the population, and particularly limiting the younger generation's access to housing. It has become an attractive asset class with stable returns. BTR is often institutionally owned and operated by a single entity over a long term. The concept is built around better meeting the needs of the resident. Key aspects of ensuring this are tenure certainty, flexibility, building community and offering a high service maintenance and landlord role. The model is reinforced by the owner incentive which is to invest in better quality materials and fittings which won't need continual maintenance and eat into operating profits.

'Aspirational renting' is a new concept in Australasia, negating the notion of renting as being socially inferior to ownership. Successful international examples of BTR projects are often built around a project theme or specific demographic needs.

Common themes in Build to Rent

Scale	250+ dwellings for operational efficiency
Brand	Interrelationship with design and operation
Cohort	Depth of understanding of target market
Technology	Technology enabled convenience
Flexibility	Lease terms, break clauses
Social	Shared space and curated community

1.4 Planning Overview

Zone: Business – Mixed Use Zone under the AUP(OP).

Overlays and Precincts: None

Designations: A road widening Designation – ID1618, Auckland Transport and Protection of aeronautical functions – ID1102, Auckland International Airport.

We note that the controls and designations listed on the site do not trigger any resource consent requirements. Future buildings on the application site will need to be set back from the road widening designation to avoid conflicts with possible future road widening within the designation along Great South Road.

Road hierarchy: Great South Road is an Arterial Road. Consequently subject to a Vehicle Access Restriction.

Hazards: Auckland Council's GIS viewer shows the north eastern part of the 80 Great South Road as being subject to a 1 in 100-year AEP flood plain, and there are numerous overland flow paths (OLFP) contained within the road network surrounding the site

Consenting Reasons and Standards (Business – Mixed Use Zone):

Use: the intended use likely a permitted activity:

- Dwellings are a permitted activity (H13.4.1(A2));
- A range of commercial activities are permitted including (but not limited to): commercial services (H13.4.1(A7)); entertainment facilities (H13.4.1(A11)); food and beverage (H13.4.1(A13)); offices up to 500m2 (H13.4.1(AA18)) and retail up to 200m2 (H13.4.1(A20));
- Community facilities are permitted ((H13.4.1(A29)).
- New buildings require resource consent as a restricted discretionary activity (Rule H13.4.1(A45).

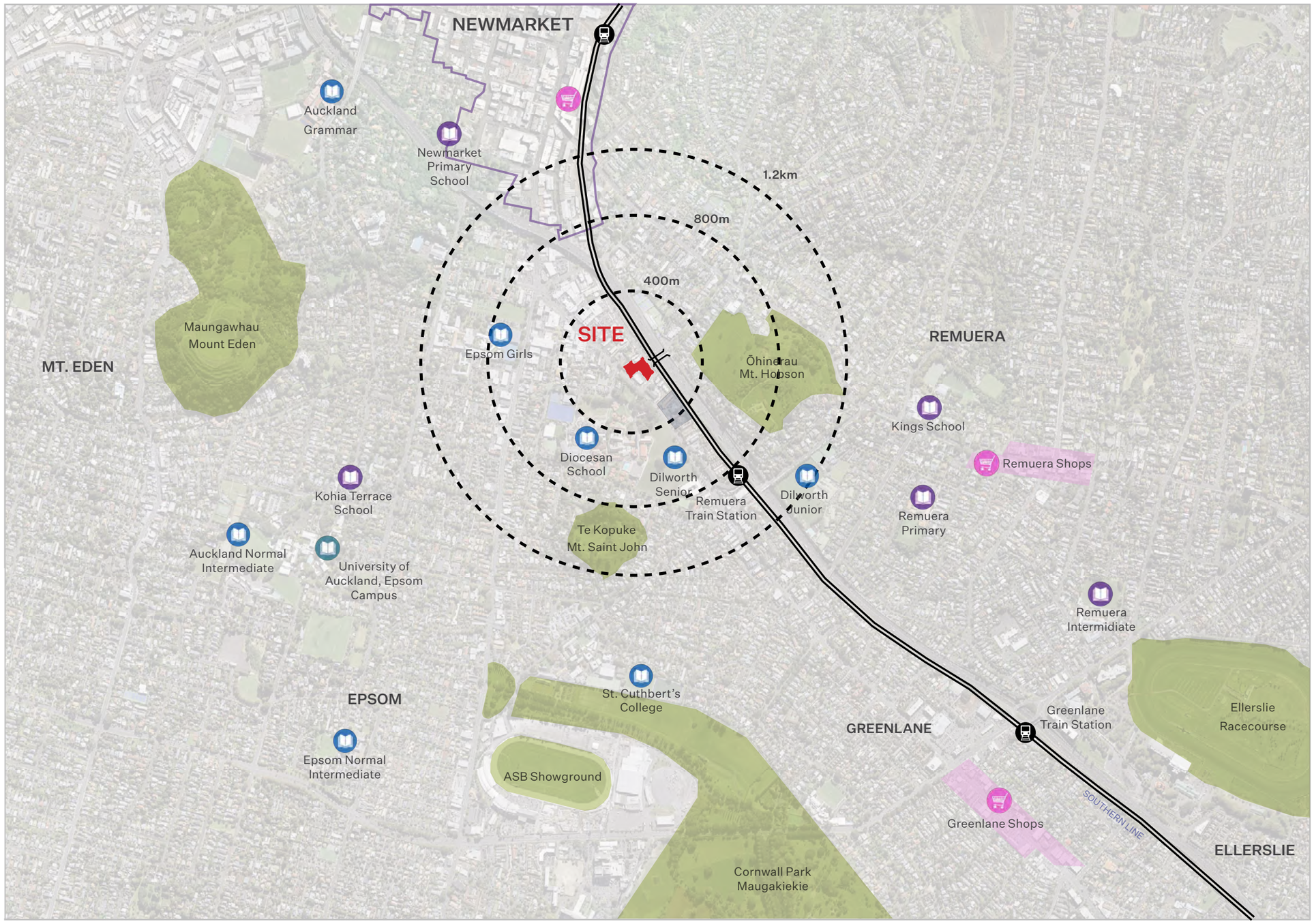
Proposed development exceeds the maximum height standard of 18m (16m + 2m roof form) (H13.6.1.1) by :

- Approx. 19.5m / 5 storeys on the Great South Road Building
- Approx. 18.5m / 5 storeys on the Mauranui Building

Policy H13.3(13) seeks to enable greater building height than the standard zone height

1.5 Site Location

1:15000
0 375 750 1500m
N



- Pedestrian bridge
- Train Line
- Train Station
- Significant Green Spaces
- Local Shops
- Metropolitan Centre
- Primary Schools
- High Schools
- University

1.6 Design Brief

Client and Design Team briefing and visioning workshop sessions set the following objectives for the project.

Social Outcomes

Creating a sought-after and valued community will be key to the long term success of this project. Social aspects of the design, together with responding to context and site challenges, will be intrinsically linked to creating a real sense of place and belonging, and to ensure long tenancies. Proximity to parks, metropolitan centre (Newmarket) and rapid transit are all key factors for choosing this site as BTR therefore the provision of alternate modes of transport will also define this project (e.g. bike parks, EV charging stations).

Design Life

Dilworth Trust Board intends to develop and retain Project Stellar buildings and grounds. The asset is hoped to last, well maintained, for 100 years. Building components, materials finishes and fixture specification will be a focus during design with key goal to maximise design life of the asset.

Clientele/demographic

Young professionals – work nearby and appreciate external amenities as well as community and social opportunities. Saving for house deposit but can't afford to buy in the area.

Small families (1-2 children), particularly with children. Double Grammer Zone and private schools close by.

Bi-Cultural Strategy

Manawhenua engagement is critical to the success and integrity of a project of this particular place. A transparent and collaborative approach to broader outcomes and meaningful partnerships with manawhenua is underway. The process thus far has been:

Individual hui's held with the Ngāti Whātua Ōrākei, Ngāti Te Ata Waiohua and Te Ākitai Waiohua to introduce the site, the project's aspirations, and key project team members. These hui gave the groups a chance to see the whenua and express how they may want to be involved with the project.

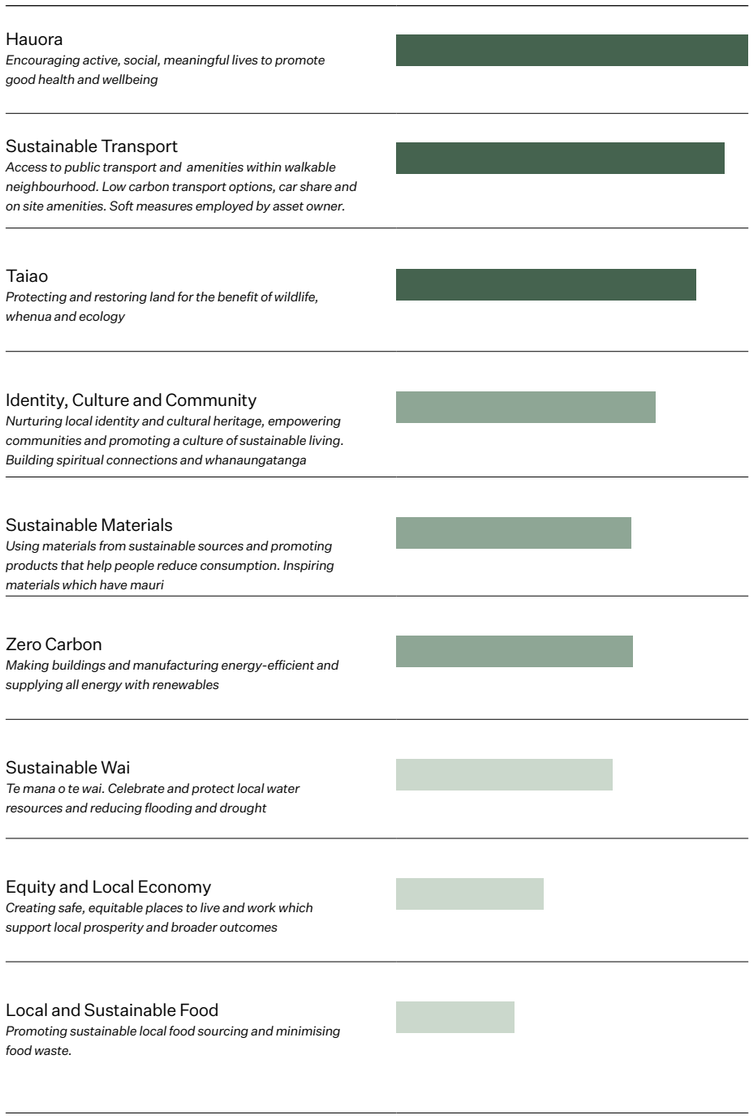
The concept design has been shared with groups and feedback sought. Engagement is ongoing and will be meaningfully incorporated within ongoing design work.

Relevancy is found within the volcanic ecology and maunga narrative elaborated on later in this document. It flows through into the architectural landscape, interiors and wayfinding design response. The following sustainability framework has helped to identify the key issues and objectives in the design for iwi/ hapu.

Sustainability Outcomes

Project Stellar design will incorporate sustainable design which will have a direct positive impact on residents as well as align with long term objectives of the asset owner.

Visioning workshops undertaken uncovered the priorities as shown in green. While all concepts below have kaitiakitanga at the heart, the framework will help focus energy through the design.



Homestar

- Apartment dwellings are proposed to meet Homestar v5 5 or 6 . Thermal energy modelling of the buildings has been completed by Sustainable Engineering and assessed as already close to reaching Passive House standard. The following areas will be the focus as the project progresses.

Lower Operational Energy Use

- A high performing thermal building envelope including high levels of insulation and limiting thermal bridging. Eg all windows must be thermally broken.
- Energy modelling to understand predicted energy demand in kWh/year
- Energy efficient fittings and appliances where supplied.

Lower Embodied Carbon

- Embodied carbon in the construction, life span and demolition of the building fabric.
- Cradle to cradle analysis against a traditional benchmark.
- Investigating CLT and timber options for main structure as well as prefabricated elements like stairs.
- Material selection considering supply chain and local sources.

Universal Design

- Universal design to community amenities.
- Accessible routes to all common areas.
- Accessible carparking provisions
- Ability to convert a percentage of apartments to Universal design

Occupant Health and Comfort

- Balanced mechanical ventilation.
- Not exceeding 25degrees for more than 5% of the year.
- Monitoring of interior moisture.
- All residences to meet Healthy Homes Regulations.
- Soft measures around community building. Digital services eg apps for engagement with residents to advertise social events

Water Use

- Rainwater collection to assist in retention / detention and for irrigation of plants in common areas.
- Fittings and appliances to meet water efficiency standards. WELs rated.
- Individual water metering.

To create a place that fosters and nourishes its community, embedding a new standard of living for Tāmaki Makaurau.

1.8 Design Drivers - Key Ideas

VISION	OBJECTIVE	PRINCIPLES	PROPOSED OUTCOME
To create a place that fosters and nourishes the community, embedding a new standard of living for Tāmaki Makaurau.	DESIGN FOR OPERATIONAL EFFICIENCY	Lower operational carbon Longevity Low maintenance	– High efficiency thermal envelope. – Centralised and common services where possible. – Design for flexibility - 100 year life span and changing needs over time. – Ease of replacement of fixtures and fittings. – Consider supply chain and durability in specification. – Design for low and safe maintenance.
	CREATE A BENCHMARK FOR URBAN LIVING	Design response supports connection to place Provide good on-site amenity for residents Foster biophilic relationships that support wellness Integrated design (architecture,landscape,interior) - capable of carrying a consistent narrative Encourage long term tenure	– Create a sense of place and link with context. – Provide access to nature places for shade, play, and respite – Volcanic narrative and response to context within the landscape design. – Streamline services. Support a whole wellbeing approach through the brand and services.
	ENCOURAGE COMMUNITY OUTCOMES	Prioritise community spaces and a diversity of offering within amenity, complemented by commercial activities such as f+b / retail Foster community cohesion Support broader outcomes	– Create a range of amenities to attract residents to the development – Supplement amenity spaces with ‘bump’ spaces which provide chance opportunities for social interaction. – Consistent brand throughout resident and visitor experience. – EV charging
	SUPPORTING RESTORATION OF TAIAO	Balance the needs of the built development and wider natural environment Te Mana o Te Wai. Water Sensitive Design - collection for irrigation and reuse within landscape	– Remnant ecology and regeneration of volcanic landscape – Prioritise land for landscape - balance with building coverage. – Consider site as part of broader ecological network – Capture, reuse and clean rainwater from the roof supporting irrigation and stormwater retention / detention growth of native trees and plants.

2. Site and Context Analysis

2.1 Site Context & Amenity

1:5000

0 125 250 500m

N

Situated between Te Kōpuke and Ōhinerau opposite Dilworth Senior Campus.

Legend

- Train Station
- Frequent Bus Route
- Site Extents
- School Grounds
- Key Green Spaces
- Dilworth Project Lasrson

2.2 Planning Context

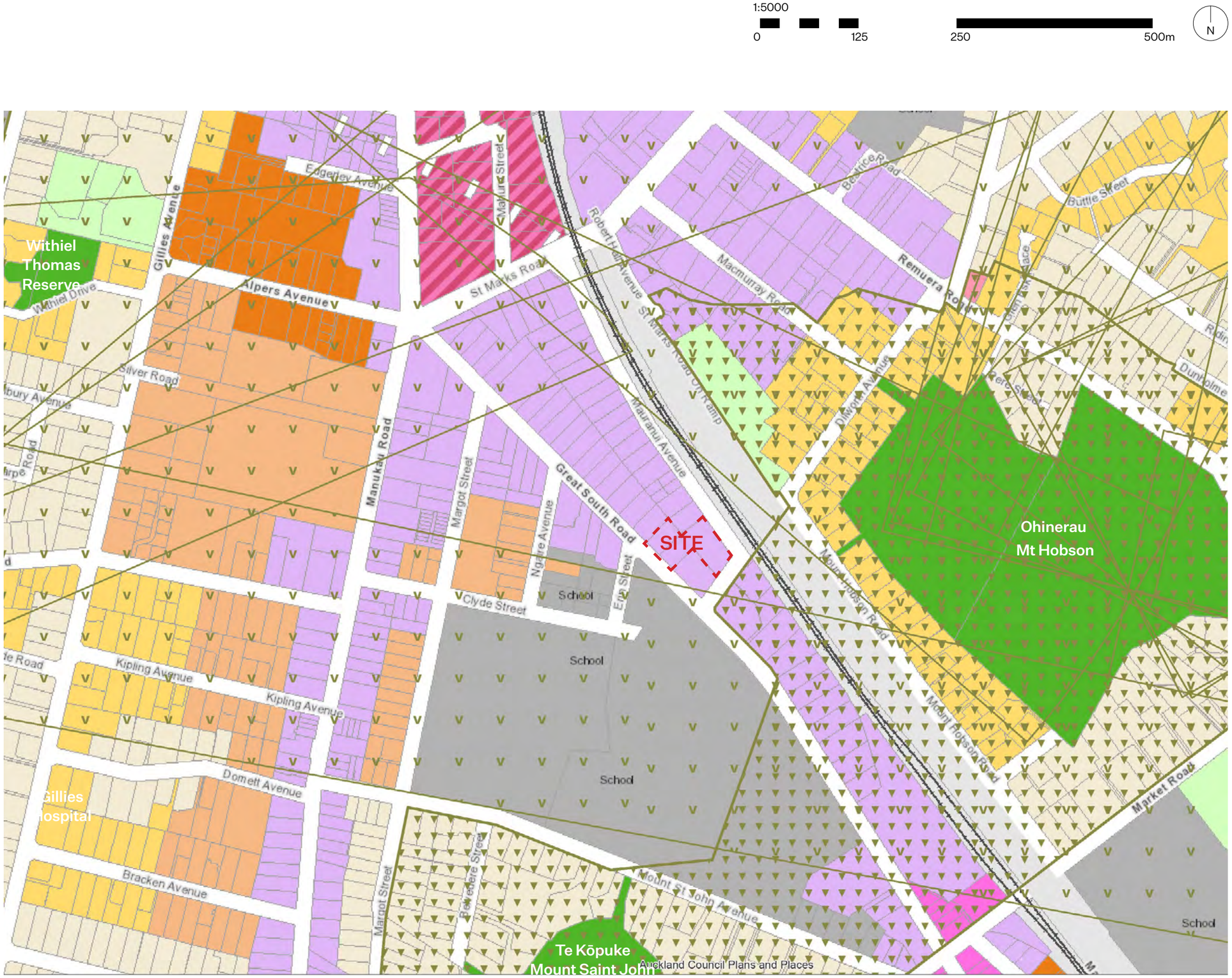
Planning Controls

Business Mixed Use Zone, Road widening designation – 2.7m

No volcanic viewshaft

The site is highly likely to be subject to the NPS UP given it's proximity to a rapid transit stop and metropolitan centre

80 Great South Rd is 800m walk from the Remuera Train Station and 1500mm to the centre of Newmarket – a metropolitan or city centre zone.



Legend

- Volcanic Viewshafts And Height Sensitive Areas Overlay
- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
- Residential - THAB Zone
- Residential - Single House Zone
- Business - Mixed Use Zone
- Business - Local Centre Zone
- Business - Metropolitan Centre Zone
- Special Purpose - School
- Strategic Transport Corridor
- Open Space - Conservation Zone

2.3 Existing Site Aerial

1:1000

0 25 50 100m

N

1. 76 buildings have since been demolished. Site is cleared with gravel fill.

2. Street frontage length to Great South Road — 49m

3. Street frontage length to Mauranui Ave — 96m

4. Road Widening Easement

Key Metrics

Site Address	Area (m²)
76 Great South Rd	994
80 Great South Rd	3179
GROSS AREA TOTAL =	**4173**
Less road widening easement	129
NET AREA TOTAL =	**4044**

Legend

- Indicative site boundaries
- Signaled crossing
- Dilworth Trust Board ownership
- Road Widening Easement

2.4 Site Analysis

1:1000

0 25 50 100m

N

Notes

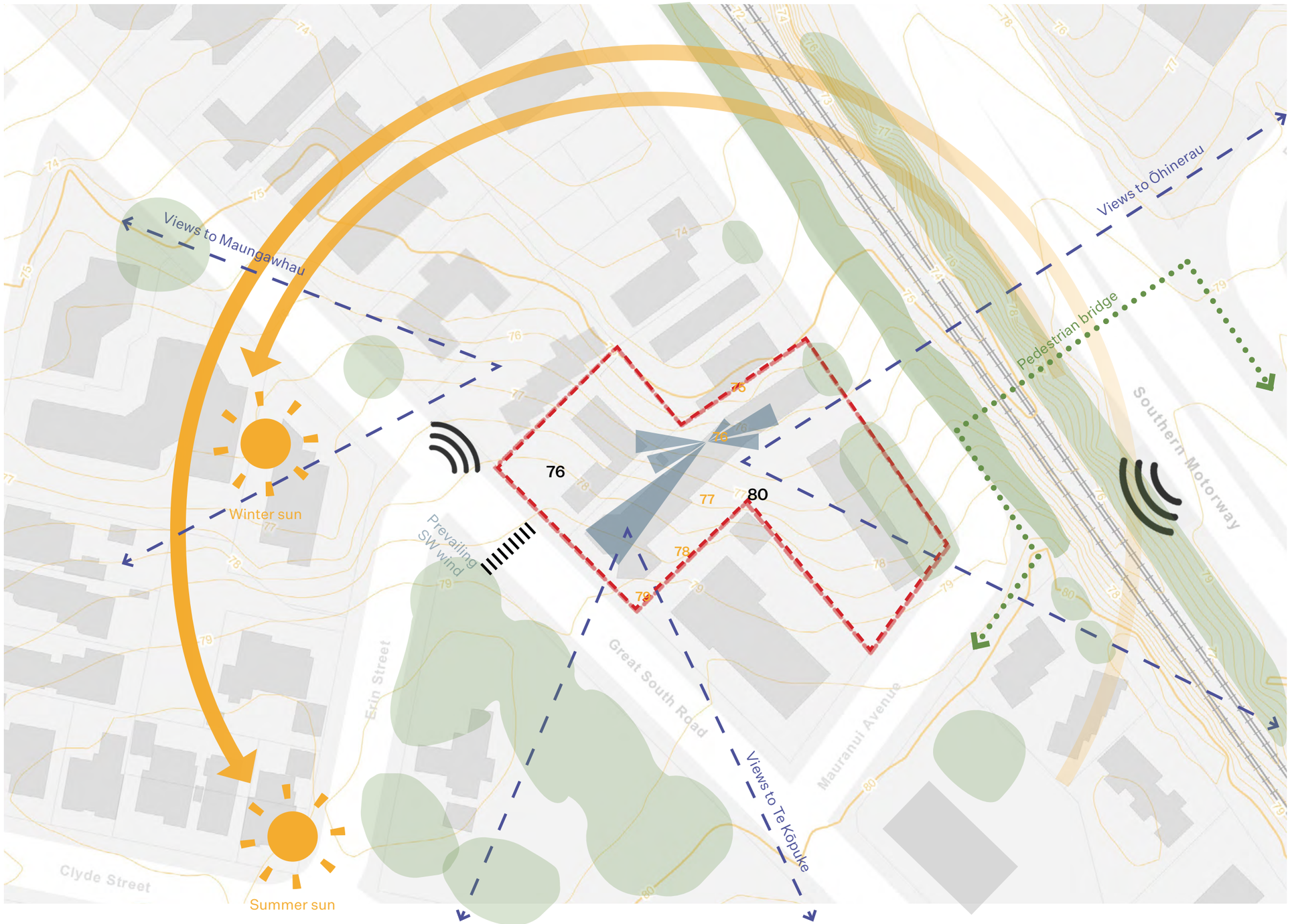
Site falls about 3m from Great South Road to Mauranui Ave.

Street trees on west side Mauranui are small Puriri

Larger species native buffer between motorway and rail

Flax and lower level bush cover between rail and Mauranui

Onsite larger species are all exotic.



Legend

- Wind Rose
- Sun path
- Train Line
- Exisiting buildings
- Exisiting mature vegetation
- 0.5m Countours
- Noise

2.5 Opportunities and Constraints

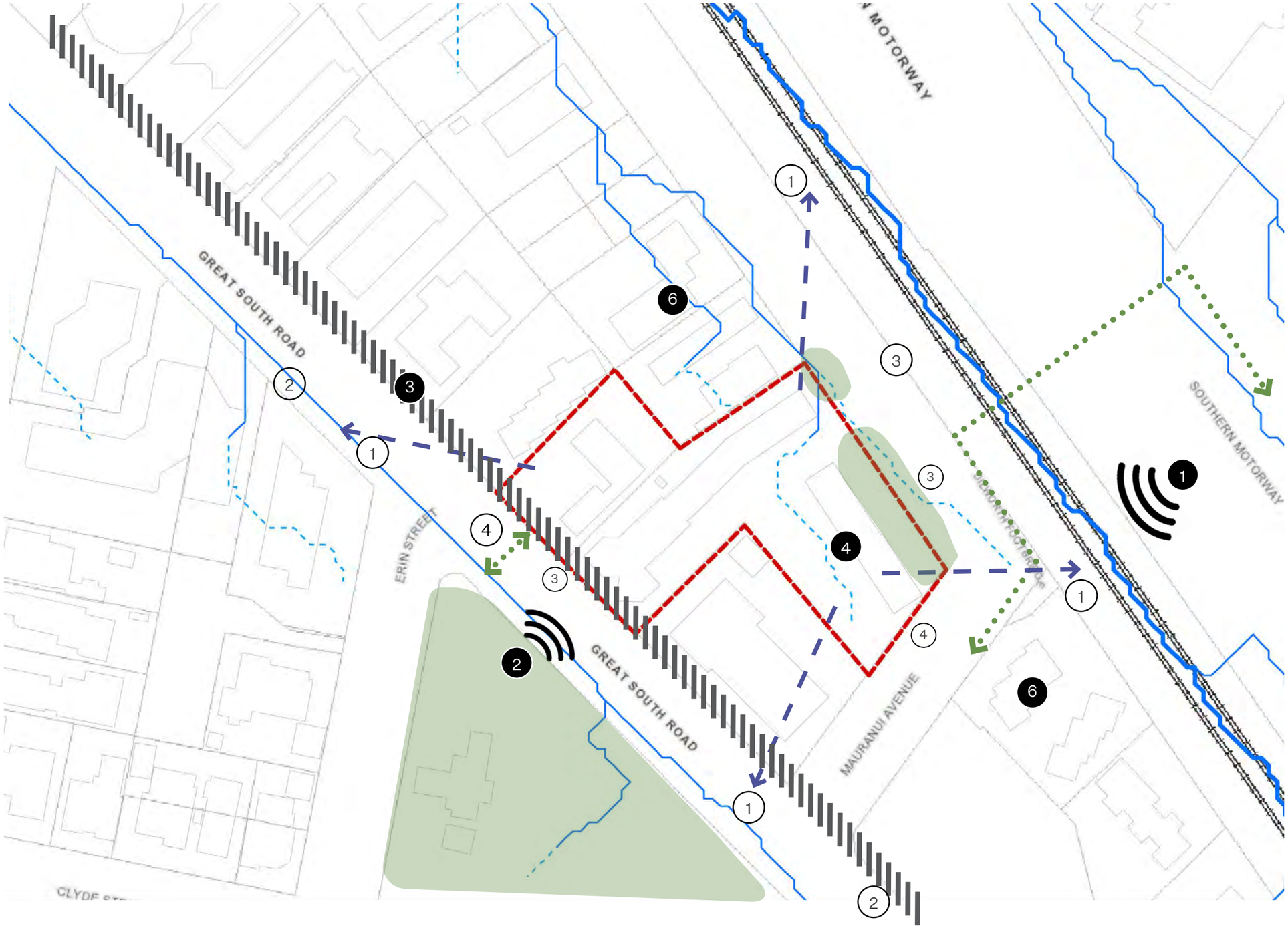
1:1000
0 25 50 100m
N

Opportunities

1. Views towards maunga and CBD
2. Connection to public transport (10min frequency at peak times)
3. Double street frontage
4. Signaled pedestrian crossing

Constraints

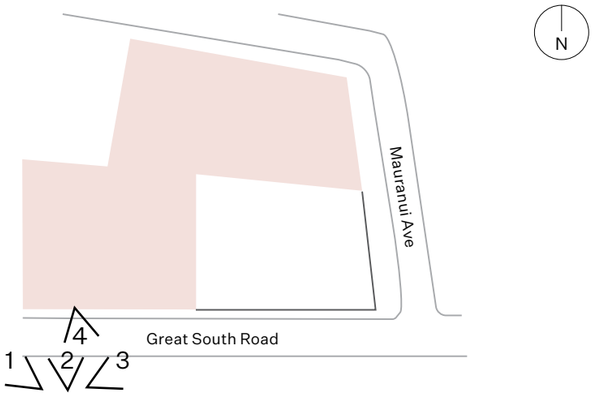
1. Traffic noise from rail and motorway
2. Traffic noise from Great South Road
3. 2.7m road widening designation required on Great South Road
4. Irregular site shape
5. Limited access to and from GSRD given arterial
6. Existing residential activities



Legend

- Southern Line (Train)
- Road Widening Designation
- High amenity views
- Existing mature vegetation
- Overland flow paths
- Noise
- *Pedestrian link*

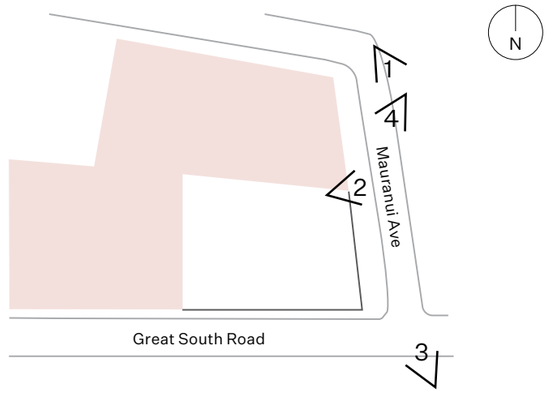
2.6 Great South Road Context



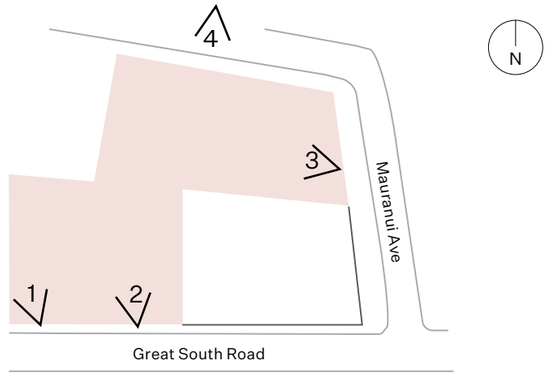
Great South Road frontage

2.7 Mauranui Avenue Context

Mauranui Avenue frontage -



2.8 Existing Site Photos



3. Design Response

3.1 Contextual Landscape Response

The design intends to stitch the proposal to the wider volcanic landscape by taking cues for species selection and arrangement from local remnant forest such as Withiel Thomas Reserve.

This volcanic landscape would have been productive and fertile. It would have been home to large number of insects and native birds with the dominant species likely being Puriri.

This soil has since had high productive value to the communities that have occupied this area. The intent is to support and provide opportunity for this productivity to continue through the inclusion of fruiting trees, biodiversity and plants that attract pollinators.

3.2 Design Narrative

Conceptual aim to grow back volcanic forest such as that at nearby Thomas Withiel Reserve.

To stitch back the ecological fabric of the location site by site as much as Dilworth can control through land holdings.

Continuity of established native forest capable to build on the ecological corridor.

The development sits within the landscape while allowing the forest to surround.

Natural undulating ground level is revealed, layers of rock emerge from below.

Efficient building depths which still allow natural daylight to the interior of dwellings. Harness quality connection to environment from internal spaces.

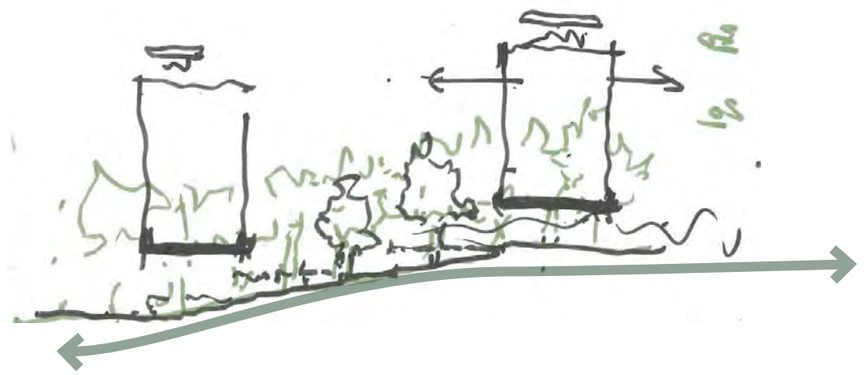
Smart servicing and parking solutions in order to prioritise landscape outcomes.

Unique unencumbered opportunity with neighbouring sites seen within future context.

Canopy and sky

Pūriri forest type - layers of puriri with occasional totara, matai, kahikatea and titoki, locally with kowhai and taraire

Layers of volcanic basalt rock emerging out of the ground



Design Narrative

A range of height and bulk outcomes were tested alongside the concept of embodying and regenerating the forest ‘canopy’.

The challenge was to establish a balance between the feasible (minimum) dwellings, carparks, and amenity.

The response included providing street activation and a commercial offering; a mixed use outcome.

No more than 20m building depth reduces dominance from public realm at sides. These sides are then broken vertically and stepped to accentuate the vertical

The perimeter scheme imagines existing landholdings adjacent might one day become part of the community.

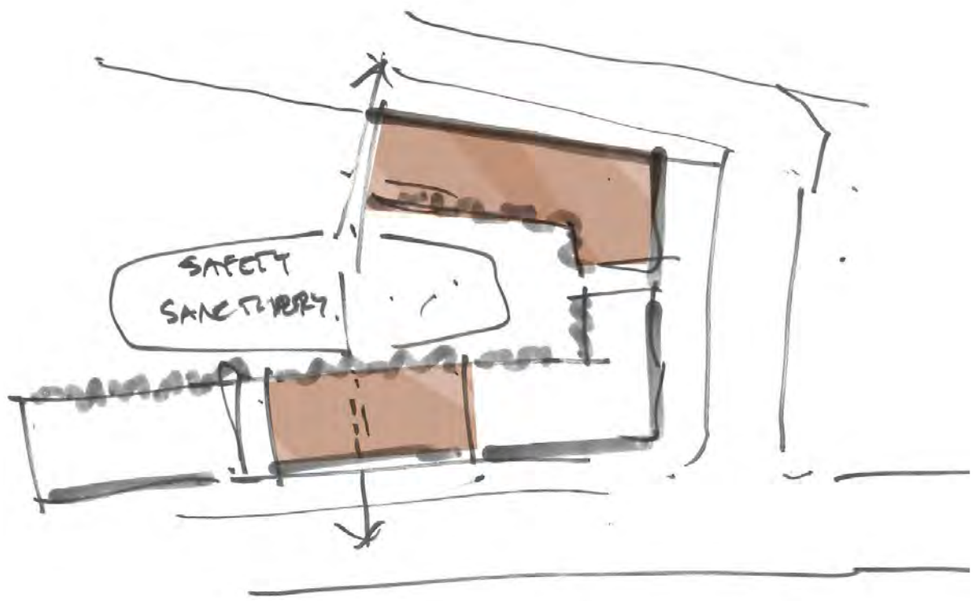
Enables a protected courtyard internal to the community will provide lush landscape as amenity, providing a pocket of growth well orientated to the northern aspect.

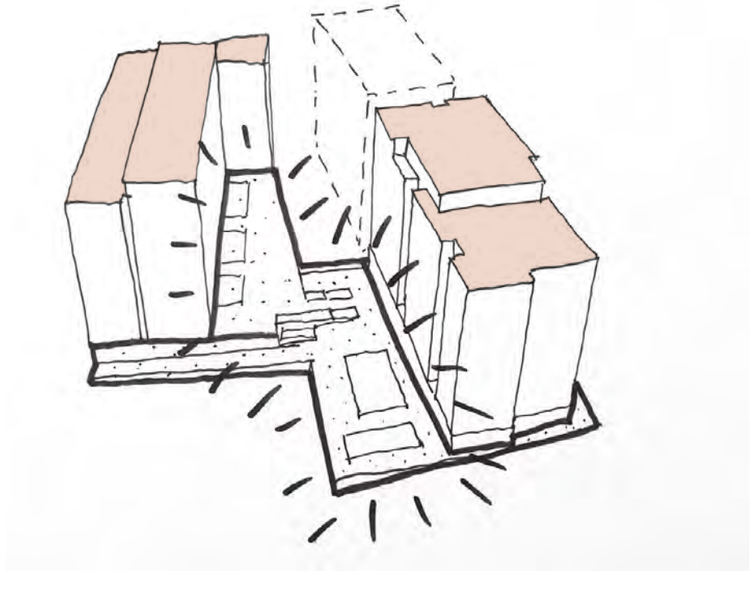
Verticals are accentuated in the building form to break down scale and build the ‘forest’ above level 1.

Canopy ‘top’ reveals the expansive views out to surrounding maunga and greater Tāmaki context.

Carparking areas are screened / sleeved from street environment as much as possible.

‘Basalt stone’ datum at base extends narrative through volcanic earthly connection.





3.3 Ground Floor Programme and Pedestrian Movement

North South orientation to residential buildings prioritises East and West outlooks and minimises South facing apartments. Also captures sun throughout the day within the common area, supporting planting health.

Commercial spaces located to street in order to activate frontage.

Line of sight connection through laneway from Great South Road to pedestrian entry to Mauranui Building.

Two additional entry locations for Mauranui building from Mauranui Avenue.

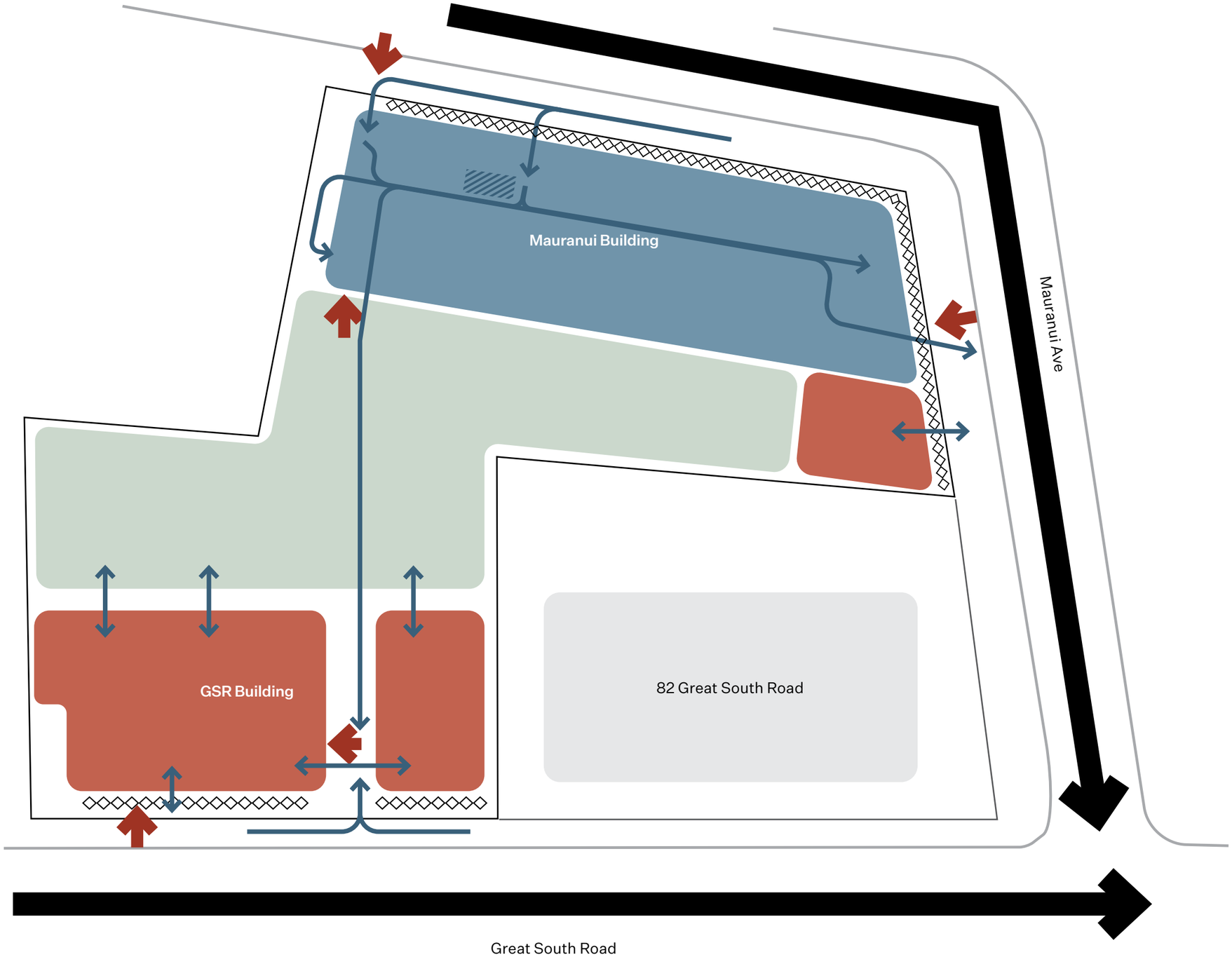
Main purpose of lane is for loading and servicing (infrequent vehicle use) and connection between two buildings. Main basement access under residential on Mauranui Ave.

Laneway will be detuned to be shared space environment (not vehicle dominated)

Balance of commercial to internal resident common areas still to be confirmed.

Careful attention to be paid to what is public vs common open space

Ground level residential interface on western edge of Mauranui Building requires buffer to common open space.



Legend

- Common Open Space
- Amenity / Commercial
- Residential
- Accessible Park
- Active Frontage
- Accessible Pedestrian Route
- Entry (Ped)
- Road

3.4 Public to Private Hierarchy

Public access and interface has been devised to balance the needs of residents in an urban location. Street frontage which has commercial activity welcomes public along it's edge and into the laneways.

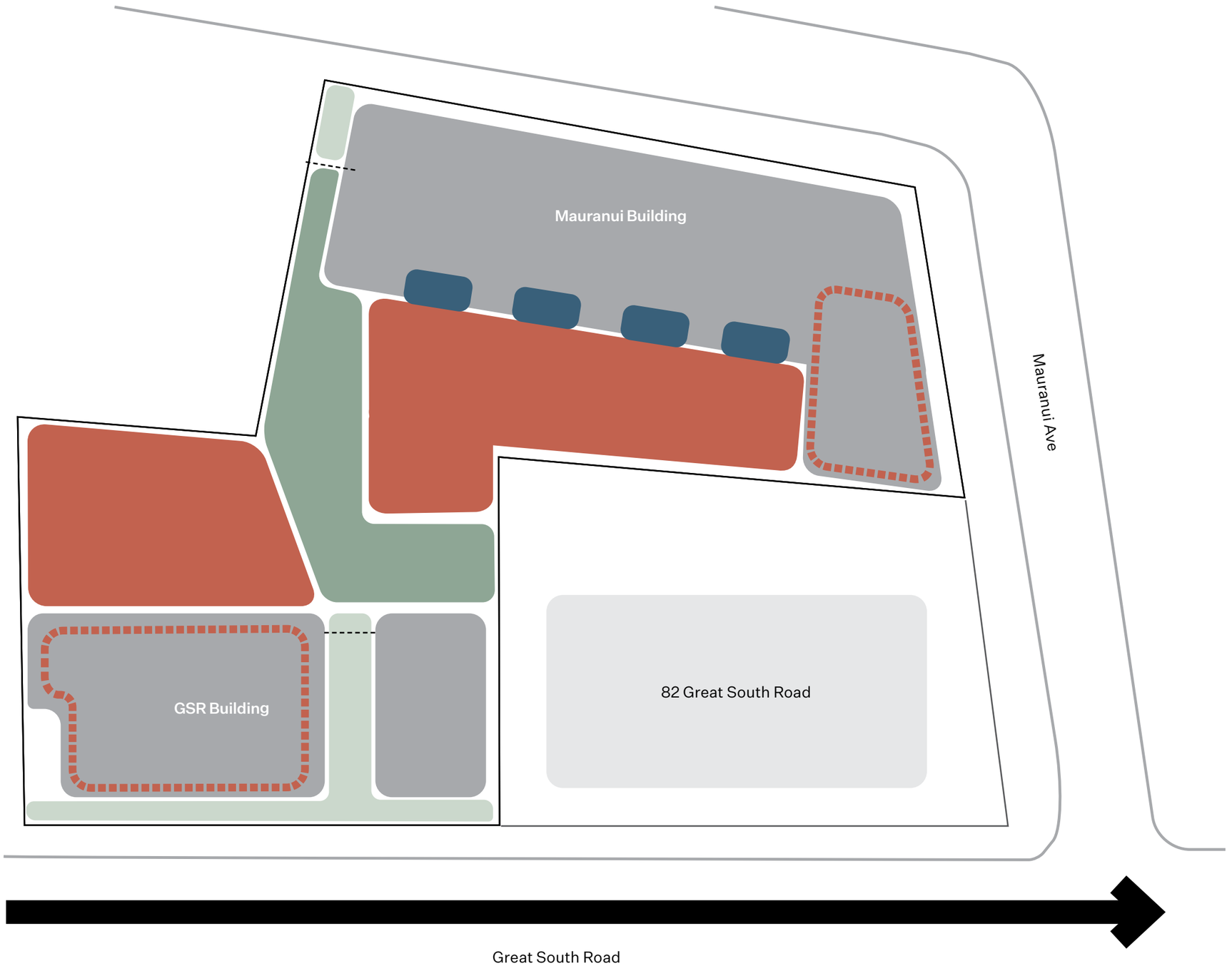
During daytime hours the semi-public areas can be traversed between buildings by all users.

In evenings, visitors will need resident's to invite them through the security line (gate) to the interior of the development.

External shared amenity areas are programmed for a range of uses and recreation activities, well connected to interior shared amenities where adjacent.

Two roof top amenity spaces are programmed to have different appeal and use. The GSR roof top is larger and has a bigger flexible interior with bar / kitchen.

The Mauranui roof level amenity is more intimate and appropriate for booking private dinner parties or friends/family gatherings.



Legend

- Public
- Semi-public
- Shared Amenity
- Private
- Internal - Mixed Use
- Shared Amenity (At Roof)
- Security Line - After Hours

3.5 Site Servicing & Vehicular Access Strategy

Basement parking is tucked under the Mauranui building and parking will be sleeved to Mauranui with other servicing located where the basement is revealed at street edge.

There is one access point for the basement parking (stacker system proposed) on Mauranui Ave.

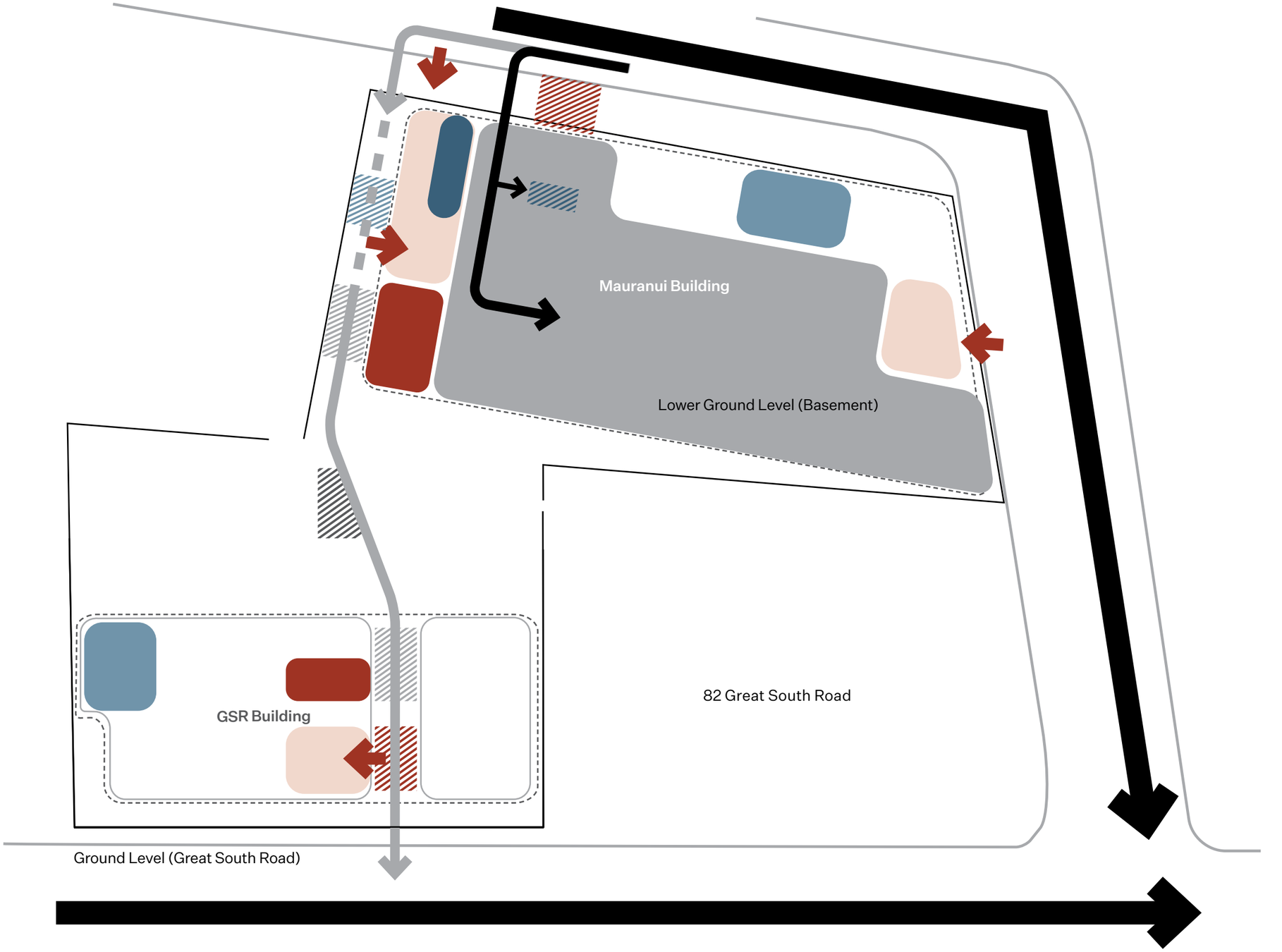
There will be one parking space allocated for loading within the laneway, accessed from Mauranui where the bulk of the loading is required.

Trucks and service vehicles can then drive through one way system and exit on Great South Road.

Flexibility has been retained at this stage to accommodate servicing for commercial tenancies until the specific use becomes more certain.

Legend

- Parking
- Waste
- Services / Plant
- Core / Lobby
- Storage / Parcel
- Waste Collection Point
- Service Vehicle Parking
- Drop-off / Loading Area
- Accessible Park
- Fire Assembly Point
- Waste Truck & Service Vehicle
- Main Entry
- Parking Entry



3.6 Architectural Character

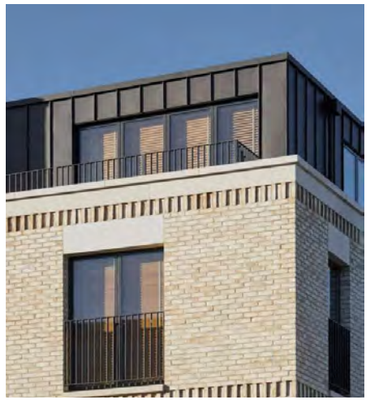
Both Great South Road and Mauranui buildings are designed as slab building types rather than towers. The long term masterplan is to create a perimeter block to three road frontages. To reinforce this approach, a cohesive language between the two buildings has been developed rather than a contrasting one. The aim being that the residents will see themselves as being part, and having access to the entire development.

At ground level, a curved facade feature at entry locations, welcomes residents and visitors in to the heart of the community. A dark stone datum is applied consistently throughout the ground plane, through landscape and into the buildings bases. This signifies the volcanic narrative of lifted volcanic rock (basalt).

Use of brick as the main cladding material will establish a continuity and reliability. An enduring aesthetic suited to a long design life and capable of being restrained enough to support the design narrative of the landscape being dominant.

Vertical breaks and recessed balconies will provide punctuation and rhythm in the facade. Careful attention has been paid to the ‘end wall’ articulation and the use of a shifting floor plan to provide shadow and relief to the ‘side’ elevations when viewed from public realm.

An architectural language has been set up to express internal programme within the development - particularly to express the unique amenity at roof level. Where purely residential programme exists, the dominant cladding is light coloured brick. Where circulation or residential amenity is located, a more recessive language of painted metal and glazing is expressed.



3.7 Visual Specification

Entries

- Opportunity for Mahi Toi - design narrative with further iwi engagement
- Opportunity for welcome mat pattern in paving- with further iwi engagement
- Inclusive public interface - flexible door location for food and beverage tenancy.
- Feature lighting possible to soffit.
- Robust materials
- Visually permeable (painted metal) operable gate to laneway for after hours security

Balconies

- Floor bands/spandrels, brick (soldier course)
- Inboard balcony facade to be a light weight non combustible rain screen, material TBC
- Soffit material TBC
- Metal powder coated balustrade
- Pavers on pedestals

Winter Gardens (East Facade of Mauranui Building)

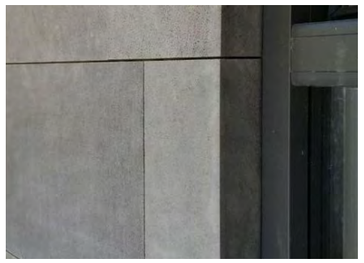
- Floor bands/spandrels, brick (soldier course)
- Inboard balcony facade to be a light weight non combustible rain screen, material TBC
- Soffit material TBC
- Glazing suite with operable panels + metal powder coated balustrade
- Pavers on pedestals

Material Palette

Brick Cladding

- Facade

Precast Concrete Cladding - Coloured + Honed



- Building base/facade
- Landscape elements

Metal - Matt Champagne Kinetic Colour

- Balustrades
- External stairs
- Window & door joinery
- Facade panels
- Screening to roof plant

Hardscape

- Unit Pavers - laneway

Visual Specification

Stairs - External

- Painted metal stair + powder coated balustrades

Facade - Typical

- Stone to base of both buildings (extent varies)
- Brick veneer facade, bond/detail varies (i.e. soldier course to floor bands)
- Light materials define the private residential spaces and are contrasted with the darker treatment for communal/ share amenity and circulation spaces.

Facade - Circulation

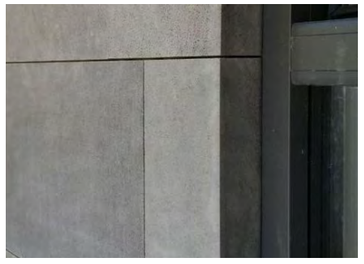
- Combination of glazed & coloured metal panels
- Glazing to be fire rated to 60 minutes adjacent to external stairs

Material Palette

Brick Cladding

- Facade

Precast Concrete Cladding - Coloured + Honed



- Building base/facade
- Landscape elements

Metal - Matt Champagne Kinetic Colour

- Balustrades
- External stairs
- Window & door joinery
- Facade panels
- Screening to roof plant

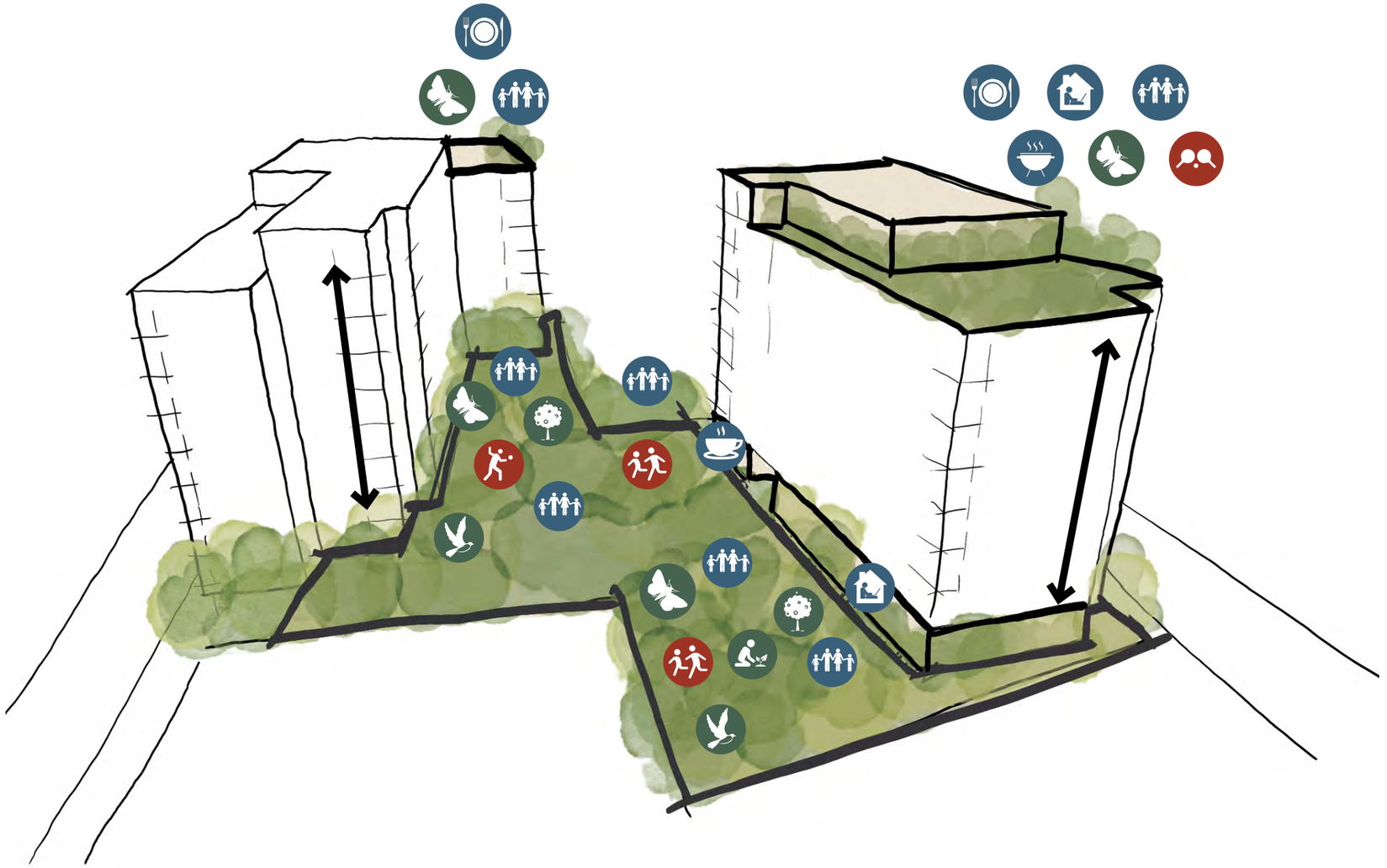
Hardscape

- Unit Pavers - laneway

3.8 Community Building and Amenity Strategy

This scale of residential development demands an integrated design strategy which can support the community to grow social bonds and connection to the place over the long term. Giving residents opportunity to have a place to be outside of their apartment that has a connection with nature, play and people will increase health and well-being.

Casual and incidental connections will be made within circulation areas like lobbies, stairs, lifts and corridors. Beyond these natural bump spaces, an open space strategy is designed for use by all residents and aims to create a range of activity at the same time as deepening the ecological response.



Legend

Forest and Forage

- Pūriri Forest
- Beauty, flowers and bees
- Fruit trees
- Community gardens/ Māra kai

Outdoor Play

- Nature play
- Open space for play
- Indoor games

Outdoor Social Spaces

- Family
- Work from home
- Barbecue
- Dining
- Food and Beverage

3.9 Forest and Forage

Communal gardens within the outdoor spaces provide the residents with a sense of ownership of the landscape and reinforce the high productivity the historic volcanic landscape would have had.

The landscape proposal aims to re-establish the original pūriri forest cover while also carefully integrating fruiting trees, spaces to grow food for the community and plants that attract pollinators fostering the overall well-being of the place.

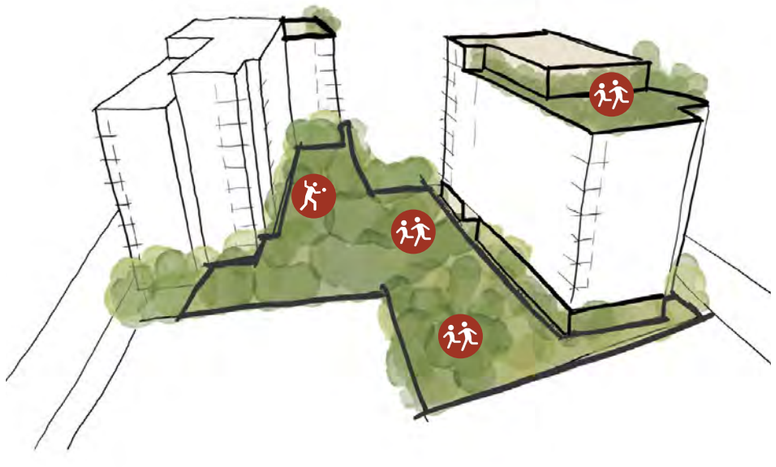
Legend

- Pūriri Forest
- Beauty, flowers and bees
- Fruit trees
- Community gardens/Mara kai

3.10 Outdoor Play

The forest canopy provides a natural setting for exploratory play within the development. Landscape elements such as timber logs, rope, and natural stone boulders are used to create play opportunities providing an engaging and imaginative experience while also reinforcing the values of the wider volcanic landscape.

Space for movement and activity is carved out of or positioned into the treed environment rather than the other way around.



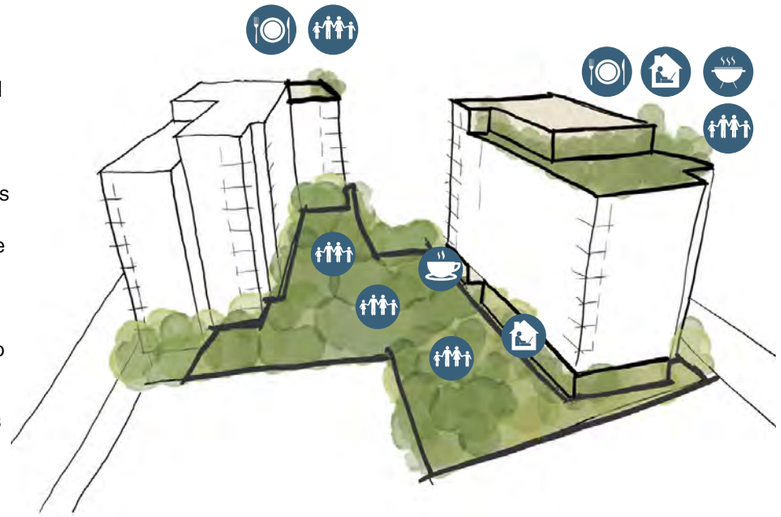
Legend

- Nature play
- Open space for play
- Indoor games

3.11 Outdoor Social Space

Clean lines from the architecture are teased into the landscape that gradually breaks away into natural forms as they meet the ground plane. A simple palette of stone and timber is used in different ways to create flexible spaces for large or small groups of people. There is provision for generous lawn terraces to kick a ball or host events and nooks for a quiet moment within the planting. Timber decks within the tree canopy provide an adaptable space for a range of outdoor activities or a moment's escape into nature.

Further breakdown of social spaces is provided in the pages below.



Legend

- Family
- Work from home
- Barbecue
- Dining
- Food and Beverage

3.12 Illustrative Masterplan

Regeneration, identity and biophilia are the key concepts behind the landscape proposal. The site is designed to reflect the pre human geology and resulting forest type as a way to support it's position in the broader landscape. Residents are provided opportunities at different levels to engage with this landscape. Whether it's just watching the movement of the trees, occupying a space within the "forest" or viewing the broader volcanic landscape from the roof top terrace.

3.13 Courtyard Landscape Plan

Key

1. Paved laneway
2. Deck for shared amenity
3. Grassed area with space for vegetable/herb garden
4. Lower timber terrace with flexible seating
5. Native puriri forest planting
6. Visitor bike stands integrated with specimen trees through laneway paving
7. Pedestrian access to Mauranui building
8. Nature play area carved out between trees.
9. Mounds and orchard trees bordering open lawn space.
10. Planted buffer between private and shared outdoors.
11. Outdoor space for commercial units

North Courtyard

A large veranda-style deck provides level access to the commercial tenancies on the ground floor of the Great South Road building. The decking platform is used as a way of providing informal seating edges and semi-private outdoor spaces before stepping down into the common space. Maximizing the sun in this spot the lawn is bordered by productive garden beds providing a communal gardening space for the residents to grow some seasonal vegetables, salads, herbs, and flowers. The grassed area is positioned on the sunniest spot of the courtyard and allows space for free recreation and use for all to enjoy.

A play net ties the lawn space and the lower decking platform adding a playful element for all ages. The decking area is designed to be a flexible common area suitable for multimodal activities such as an extended outdoor office space, casual social interactions, informal gatherings, homework/tutoring space, and an outdoor exercise area, among others.

The footprint of the veranda deck, lawn, and lower decking terrace is intentional to provide a deep planting buffer between neighbours. A rich puriri forest planting mix is planted on retained terraces. The stepped approach to retaining provides access to the lower levels of the garden for maintenance. It also performs the important function of being able to provide a sloped vegetated buffer between the neighbours.

Laneway, lawn and play area

A paved laneway is proposed to provide one-way access for service and maintenance vehicles. To the west of this laneway is the main pedestrian connection between the two buildings. This pathway is aligned to be easily visible from the great south road end. The formal paving of the laneway breaks away as it flows into gardened recreational spaces.

The commercial (F&B) tenancy on the ground floor of the GSR bldg. flows out to an outdoor courtyard setting with a deep planting between the neighbours and a canopy structure for shade and shelter. The courtyard transitions into an informal nature play area between trees with clearings in between to capture the sun throughout the day, especially around the most popular brunch time. An arrangement of natural elements provides an explorative play setting for children. A 1.8m high mesh fence provides a visual barrier to the neighbouring property, seamlessly dissolving behind the deep vegetative buffer.

A few clean slabs of stone lead you up to the large open lawn space. The design seeks to maximise the flexible grass area whilst providing an adequate vegetation buffer to the private balconies of the ground floor apartments. Paved stepping stones surrounded by vegetation form the threshold between common and private spaces. The planting around these edges is designed to support life and have an informality more akin to a residential backyard than a managed commercial landscape. Productive planting and pollinator attractors mixed in with appropriate natives will help to support a healthy ecosystem and provide sensory interest. The trees within these garden beds are placed carefully to not block any sunlight into these apartments. The southern end of this lawn terrace has localised mounds to achieve the depth required to plant small fruit trees. A 1.8m high black mesh fence with climbers provides both fall safety and visual amenity from within the development.

3.14 Landscape Visual Specification

1. Laneway paving

2. Timber decking

3. Lawn

4. Stairs

5. Natural boulders

6. Deep garden beds

7. Entrance pavers

8. Nature play

9. Productive garden

10. Rope play

11.Concrete pavers

12. Transition pavers

3.15 Rooftop Exterior Common Areas

The roof top amenity for residents on the Great South Road Building provides the opportunity to visually connect to the wider landscape. A series of decks allows for flexible use of space designed to host a range of experiences, incorporating hierarchy of space between wide open and flexible to more intimate.

A planted roof top on the Mauranui Building can be accessed for maintenance and provides visual amenity for the users of the interior spaces.

Mauranui Rooftop Planting

Great South Road Rooftop Terrace

3.16 Roof Level Amenity

GSR Building Rooftop Indicative Layout

Legend

- 1.5m High Glass Balustrade
- 1.5m High Ronstan mesh fence
- Canopy Cover
- Raised planters
- Timber decking
- BBQ / Sink
- 2.5m (Max) High Trees in planters

Mauranui Building Rooftop Indicative Layout

3.17 Roof Level Interior Common Areas

Community Focused Programme

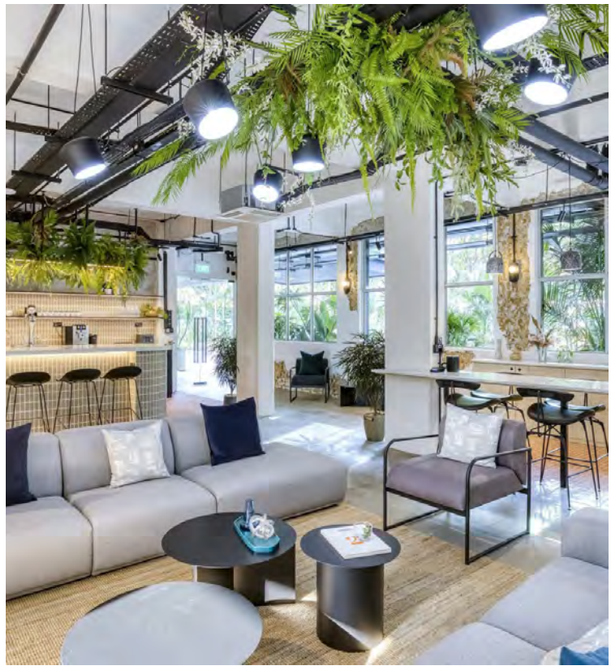
Rooftop amenity areas on the two buildings work in partnership, answering different needs of the community. A smaller, more intimate and bookable dining / lounge space on the Mauranui Building and a larger social hub at Great South Road, capable of hosting events and multiple clusters of residents.

Thresholds

A visual connection between the interior, architecture and landscape is achieved by the application of raw and organic materials that stay true to the regenerative narrative .

Palette

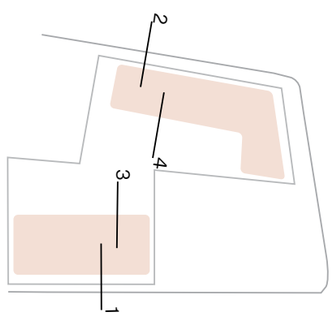
Providing a soft neutral palette to these amenity spaces encourages a seamless transition between internal and external environments whilst still differentiating use of space. Featured timber panelling, natural landscape colour tones and stone top finishes are used internally to provide a muted elegance to the shared spaces.



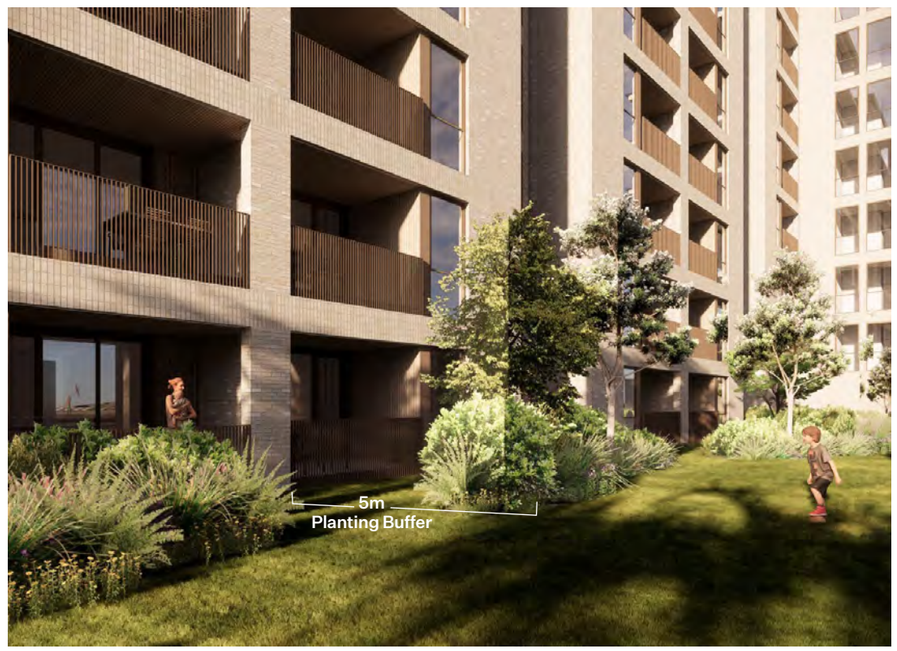
3.18 Interfaces

1. Great South Road Laneway Entrance

2. Mauranui Ave. External Interface



3. Great South Road Building, Internal Courtyard Interface



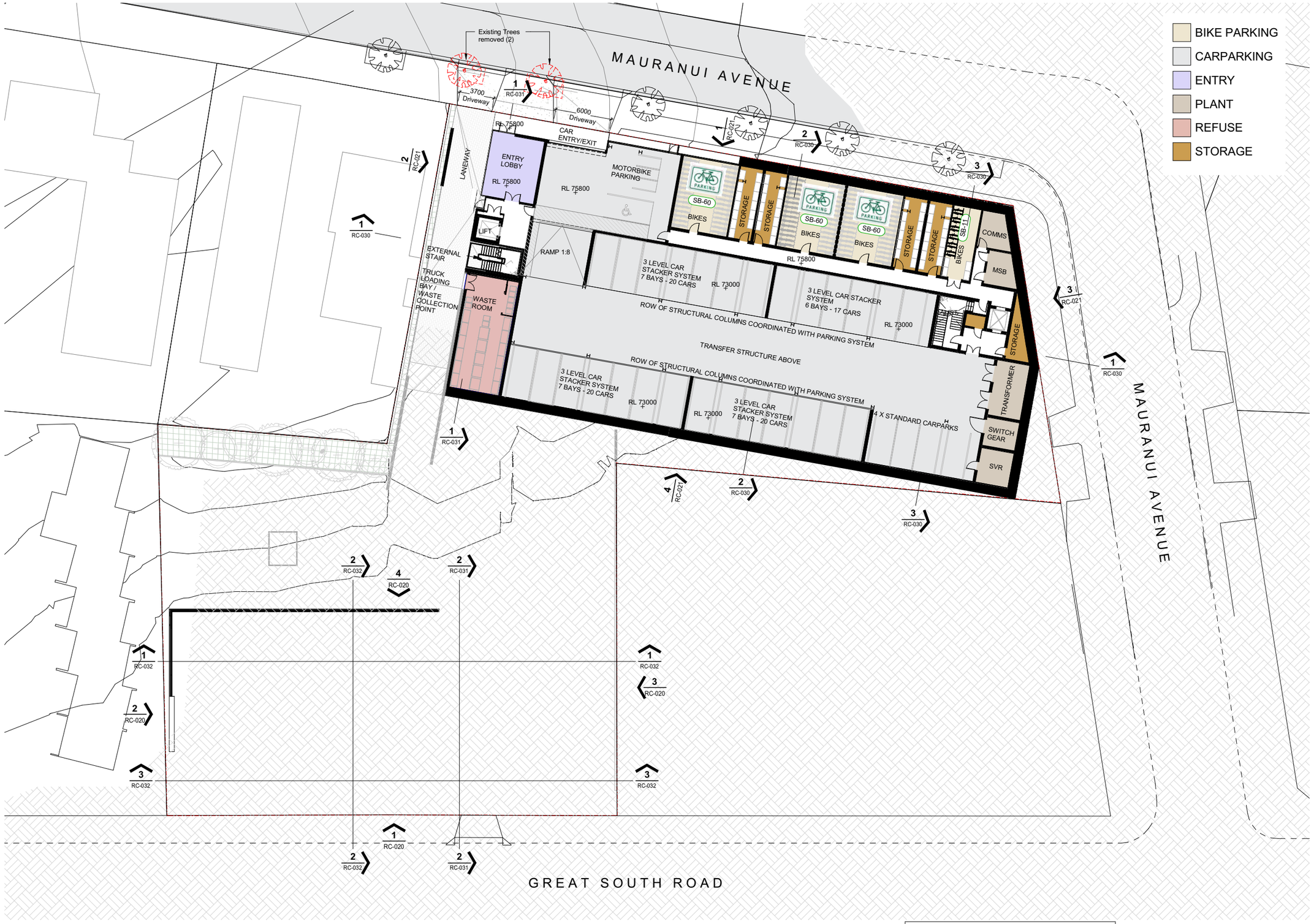
4. Mauranui Building. Internal Courtyard Interface

4. Drawing and Compliance Package

Key metric summary

- Total residential GFA is approximately 20,000m^2
- Approximately 200 dwellings proposed
- A range of 1,2 and 3 bedroom apartments, the most common apartment is a 2 bedroom 1 bathroom of 68m^2 GFA
- Parking ratio of 0.4 parks per dwelling using car stacker technology plus specialist EV charging parks, accessible and maintenance parking
- Secure internal bike storage at ratio of 1 per dwelling plus visitor provision at key entry locations
- Shared amenity provision approximately 6% of GFA (including internal areas and rooftop) with additional courtyard of approximately 1700m^2
- Current GFA of Great South Road Building approximately 7000m^2
- Current GFA of Mauranui Building approximately 13000m^2

4.1 Architectural Drawings and Visualisations



BIKE PARKING

SB-XX	SECURE BIKE RACKS - DOUBLE STACKED **TOTAL = 191**
SB-1	SECURE BIKE SPACE TO BE PROVIDED IN FITOUT **TOTAL = 2**
VB-XX	VISITOR BIKE RACKS - EXTERNAL HOOPS **TOTAL = 11**

Revisions

A	STAGE 1 FAST TRACK REQUEST	07/06/2022

Notes

If there are any discrepancies in the documents please seek clarification before proceeding with any work.

No building work shall proceed until Building Consent has been granted for the work described.

JASMAX

Client
Dilworth Trust Board

Consultant Team
Enovate
Structural Engineer
Cosgroves
Services (MEP) Engineers
Earcon
Acoustic Engineer
Blue Barn
Civil Engineer

Project Number: 220210

Project Stellar

76 & 80 Great South Road, Epsom, Auckland 1051

Sheet
SITEWIDE - PLAN LEVEL B1

SCALE @ A1= 1 : 200

ARCHITECTURAL

Drawing Number: RC-010 Revision: A

- COMMERCIAL
- ENTRY
- F+B
- PLANT
- REFUSE
- RETAIL
- STORAGE
- TYPE B - STUDIO
- TYPE D - 2B1B
- TYPE E - 2B2B
- TYPE F - 2B2B

OUTLOOK KEY

6000 × 4000 = PRINCIPAL LIVING OUTLOOK CLEARANCE

3000 × 3000 = BEDROOM OUTLOOK CLEARANCE

= INFRINGEMENT

BIKE PARKING

- SB-XX — SECURE BIKE RACKS - DOUBLE STACKED **TOTAL = 191**
- SB-1 — SECURE BIKE SPACE TO BE PROVIDED IN FITOUT **TOTAL = 2**
- VB-XX — VISITOR BIKE RACKS - EXTERNAL HOOPS **TOTAL = 11**

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Sheet
SITEWIDE - PLAN LEVEL 00

SCALE @ A1= 1 : 200

ARCHITECTURAL

Drawing Number: RC-011
Revision: A

DO NOT SCALE OFF THIS DRAWING

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK

- STORAGE
- TYPE A - STUDIO
- TYPE B - STUDIO
- TYPE C - 1B1B
- TYPE D - 2B1B
- TYPE E - 2B2B
- TYPE F - 2B2B
- TYPE G - 2B2B
- TYPE H - 3B2B

OUTLOOK KEY

6000 × 4000 = PRINCIPAL LIVING OUTLOOK CLEARANCE

3000 × 3000 = BEDROOM OUTLOOK CLEARANCE

= INFRINGEMENT

Revisions

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76 & 80 Great South Road, Epsom, Auckland 1051

Sheet

SITEWIDE - PLAN
LEVEL 01-07 TYPICAL

SCALE @ A1= 1 : 200

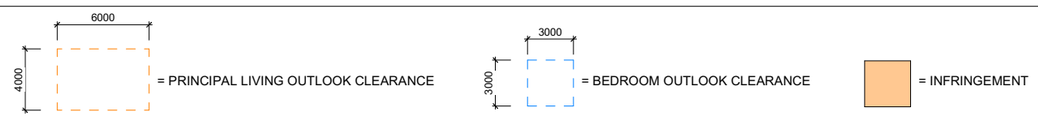
ARCHITECTURAL

Drawing Number: RC-012

Revision: A

- SHARED AMENITY
- STORAGE
- TYPE A - STUDIO
- TYPE C - 1B1B
- TYPE D - 2B1B
- TYPE E - 2B2B
- TYPE F - 2B2B
- TYPE I - 3B2B

OUTLOOK KEY



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Sheet
SITEWIDE - PLAN LEVEL 08

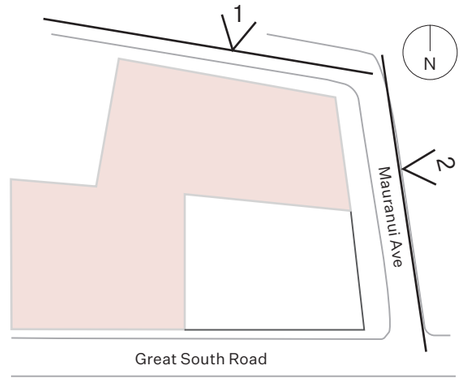
SCALE @ A1= 1 : 200

ARCHITECTURAL

Drawing Number: RC-013
Revision: A

1. Mauranui Ave Elevation North

2. Mauranui Ave Elevation East



Revisions

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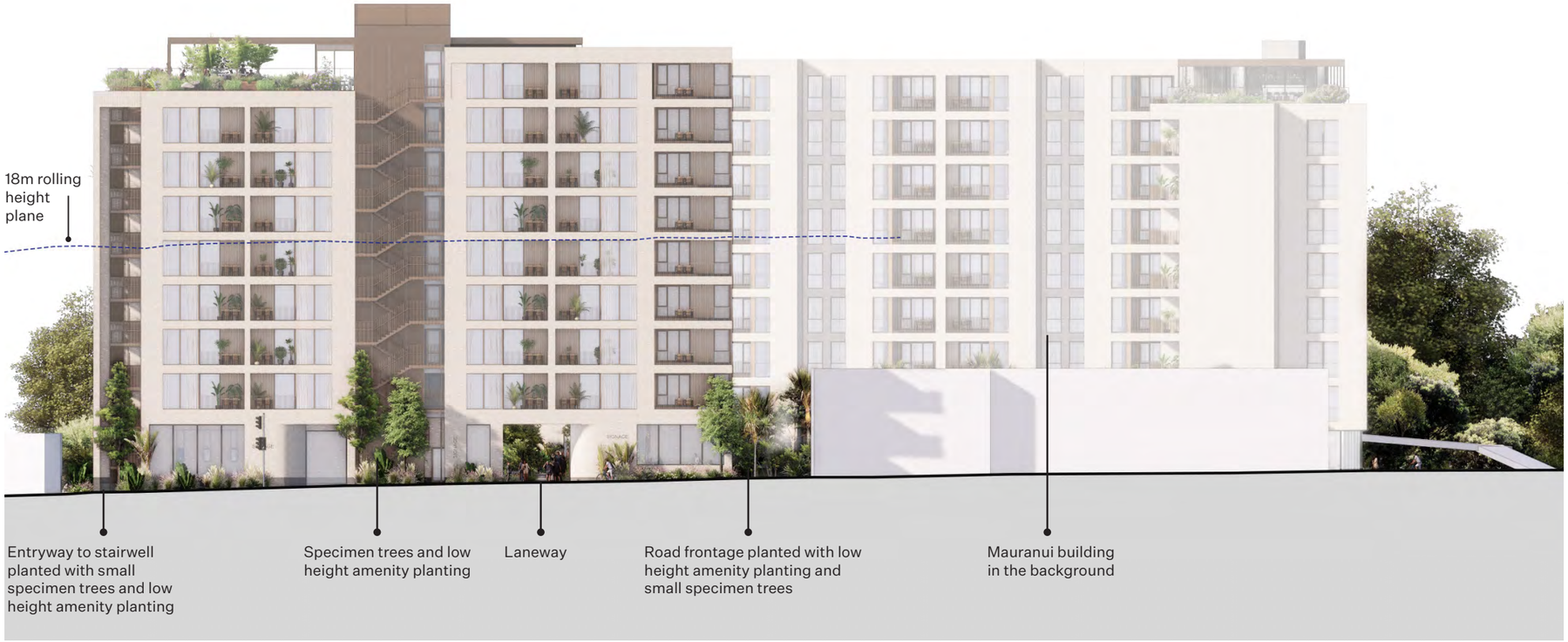
Sheet
LANDSCAPE ELEVATIONS SHEET 1

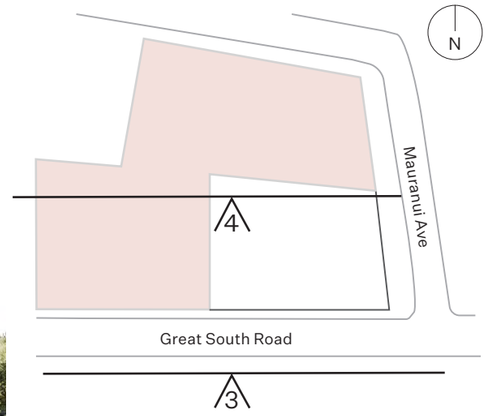
SCALE @ A1=

LANDSCAPE

Drawing Number: RC-088
Revision: A

3. Great South Road Elevation





4. Through North Courtyard

Revisions

A	STAGE 1 FAST TRACK REQUEST	07/06/2022

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Sheet
LANDSCAPE ELEVATIONS SHEET 2

SCALE @ A1=

LANDSCAPE

Drawing Number: RC-089
Revision: A

Visualisations

From summit of Ōhinerau towards Maungawhau and Newmarket

Birds eye view looking South

View looking south along southern motorway

View looking along Great South Road - north-western facades of both Mauranui & Great South Road buildings

View looking north - intersection of Great South Road & Mauranui Ave

Mauranui Avenue looking south

Birdeye showing internal amenity

Mauranui Avenue East Entry - Vehicle Entry to Basement, Lobby and Laneway

South-western elevation of food & beverage window in Great South Road building

Great South Road laneway/Entry

Common Open Space

Courtyard Mauranui Building Entry looking back towards Great South Road

Courtyard looking over the laneway towards the Mauranui Building

View within courtyard - north-western & south-western facades of Mauranui building

View looking south-west from Dilworth bridge

Thank you.

JASMAX

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