

An aerial photograph of a landscape featuring a winding river, agricultural fields, and a residential area with houses and roads. The text is overlaid on the image.

DKO

Whenuapai

15 Clarks Lane
10 Sinton Road
16 Sinton Road

FAST TRACK APPLICATION

Whenuapai Fast Track Masterplan

Publish Date: 18/11/2022

Project Number: 13179

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Project Name Whenuapai
Project Number 13179
Date 18/11/2022
Scale 1:1

Drawing Name Drawing List
Drawing Number **RC001**
Revision

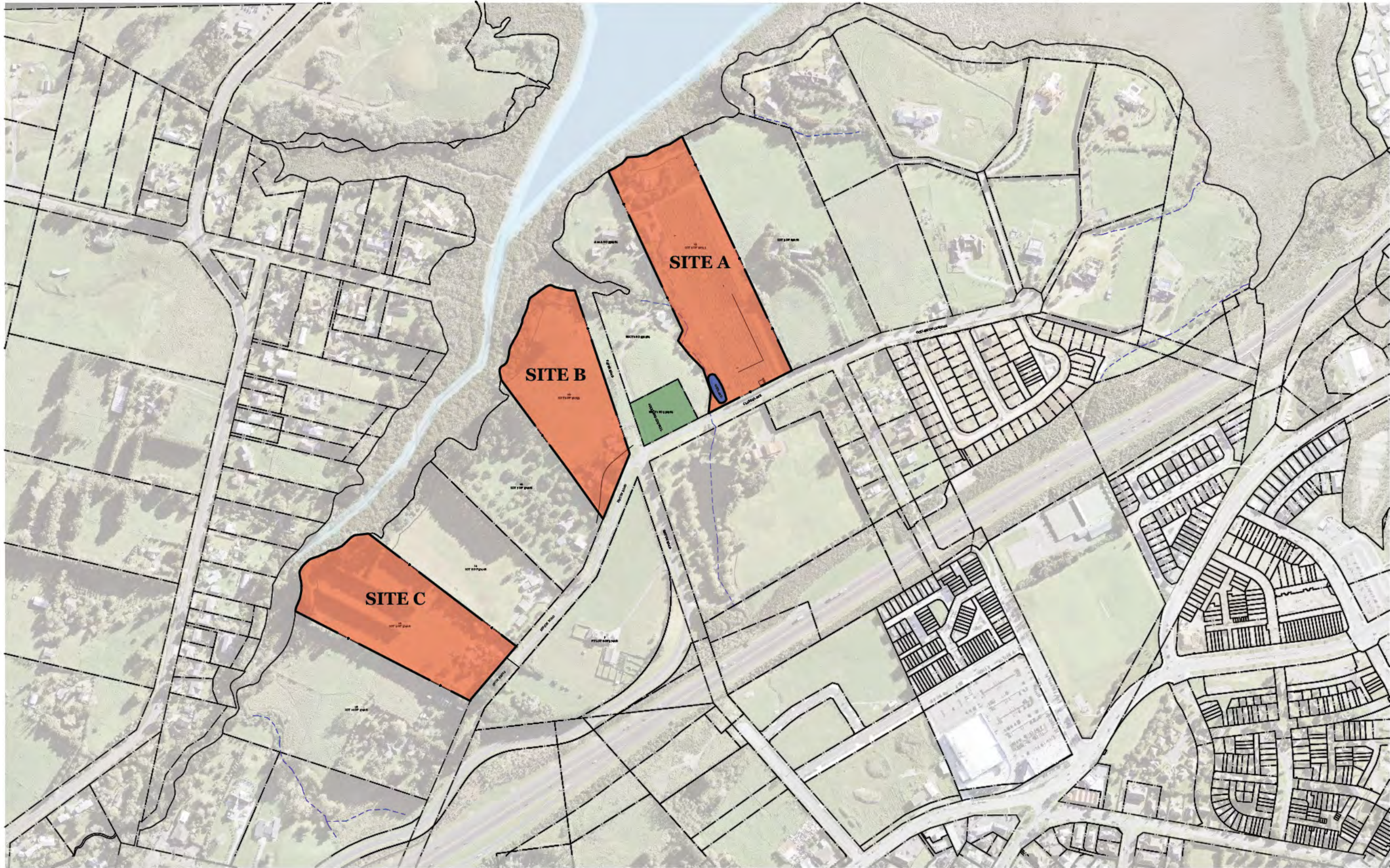
| SITE ANALYSIS

01

SITE ANALYSIS

| DKO ARCHITECTURE

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SITE LEGEND

- SITE BOUNDARY
- BOUNDARY SETBACK
- LOT BOUNDARY
- EXISTING CONTOUR (0.5M)
- INDICATIVE STREAM
- WETLAND



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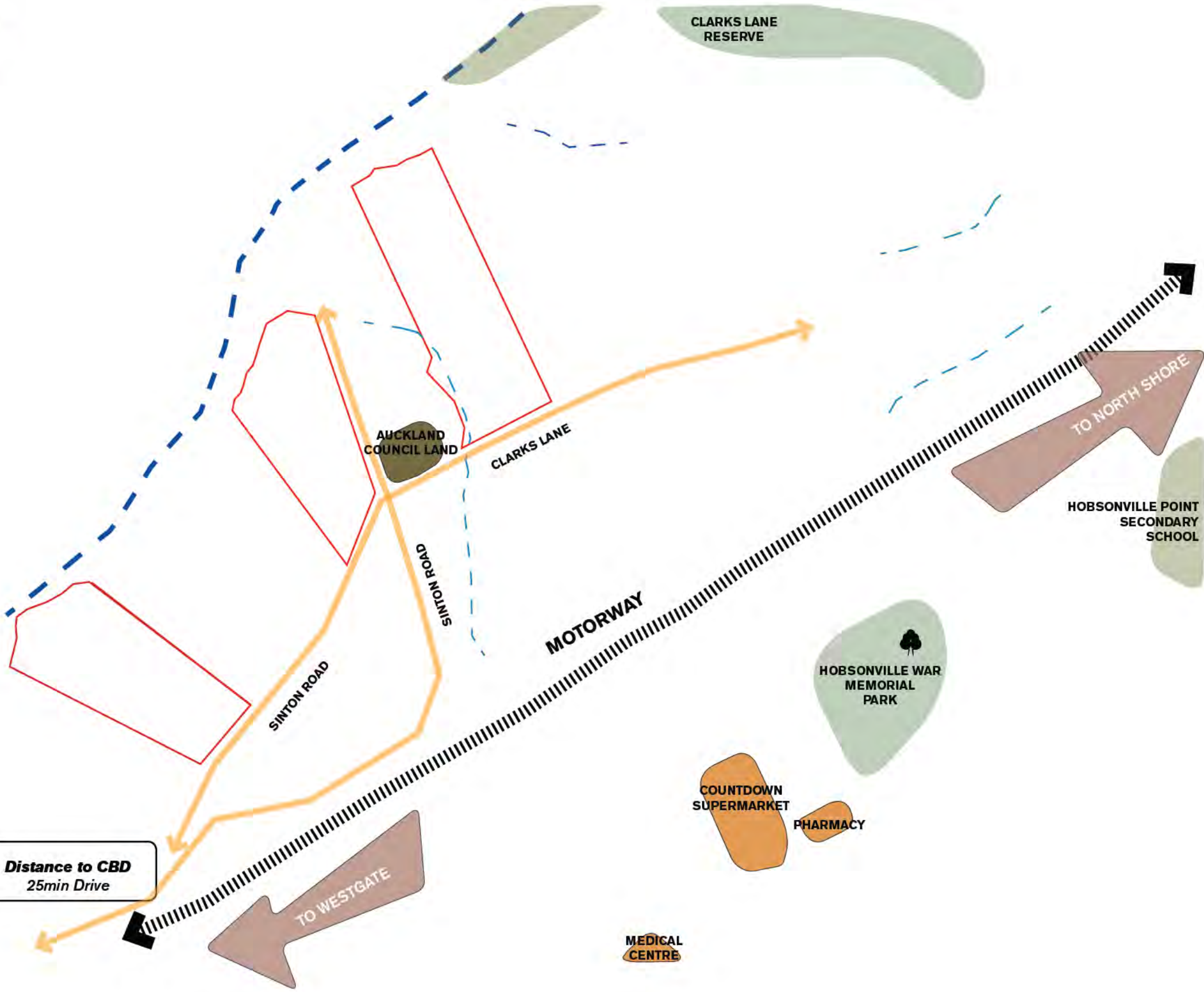
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Project Name Whenuapai
Project Number 13179
Date 18/11/2022
Scale 1:5000

Drawing Name Existing Site Plan
Drawing Number **RC101**
Revision **A**





- LEGEND
- SITE BOUNDARY
- MOTORWAY
- BUS STOP
- RIPARIAN
- INDICATIVE STREAM
- KEY ROADS
- PARK
- COUNCILLAND
- AMENITIES

Distance to CBD
25min Drive



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Project Name Whenuapai
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Date 18/11/2022
Scale 1:5000

Drawing Name Existing Site Context
Drawing Number RC102
Revision A





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Project Name Whenuapai
Project Number 13179
Date 18/11/2022
Scale NTS

Drawing Name AUP Zoning Controls
Drawing Number **RC103**
Revision **A**



LEGEND

-  FUTURE URBAN ZONE
-  BUSINESS - MIXED USE
-  OPEN SPACE - SPORTS & RECREATION
-  OPEN SPACE - CONSERVATION ZONE
-  BUSINESS - LOCAL CENTRE ZONE
-  RESIDENTIAL - MIXED HOUSING URBAN

A

B

C

| DESIGN RESPONSE

02

DKO

DESIGN RESPONSE

| DKO ARCHITECTURE



The combined sites nestled between the Inner Harbour and the Upper Harbour Motorway totalling approximately 8.9Ha and include the following properties:

- Site A: 15 Clarkes Lane, Whenuapai 3.4Ha
- Site B: 10 Sinton Road, Whenuapai 2.7Ha
- Site C: 16 Sinton Road, Whenuapai 2.8Ha

The following fast track application seeks to propose an integrated masterplan demonstrating proposed site masterplan and benchmark typologies. The sites are currently zoned future urban and are subject to a coastal inundation overlay. The proposal intends to activate linkage to the developed Hobsonville precinct through an existing pedestrian bridge for amenities such as transport, schools and medical services. The sites are situated with close proximity to the Motorway that provides good connectivity to larger urban areas and shopping centres.

The following key features, urban design outcomes and architectural themes define the design response:

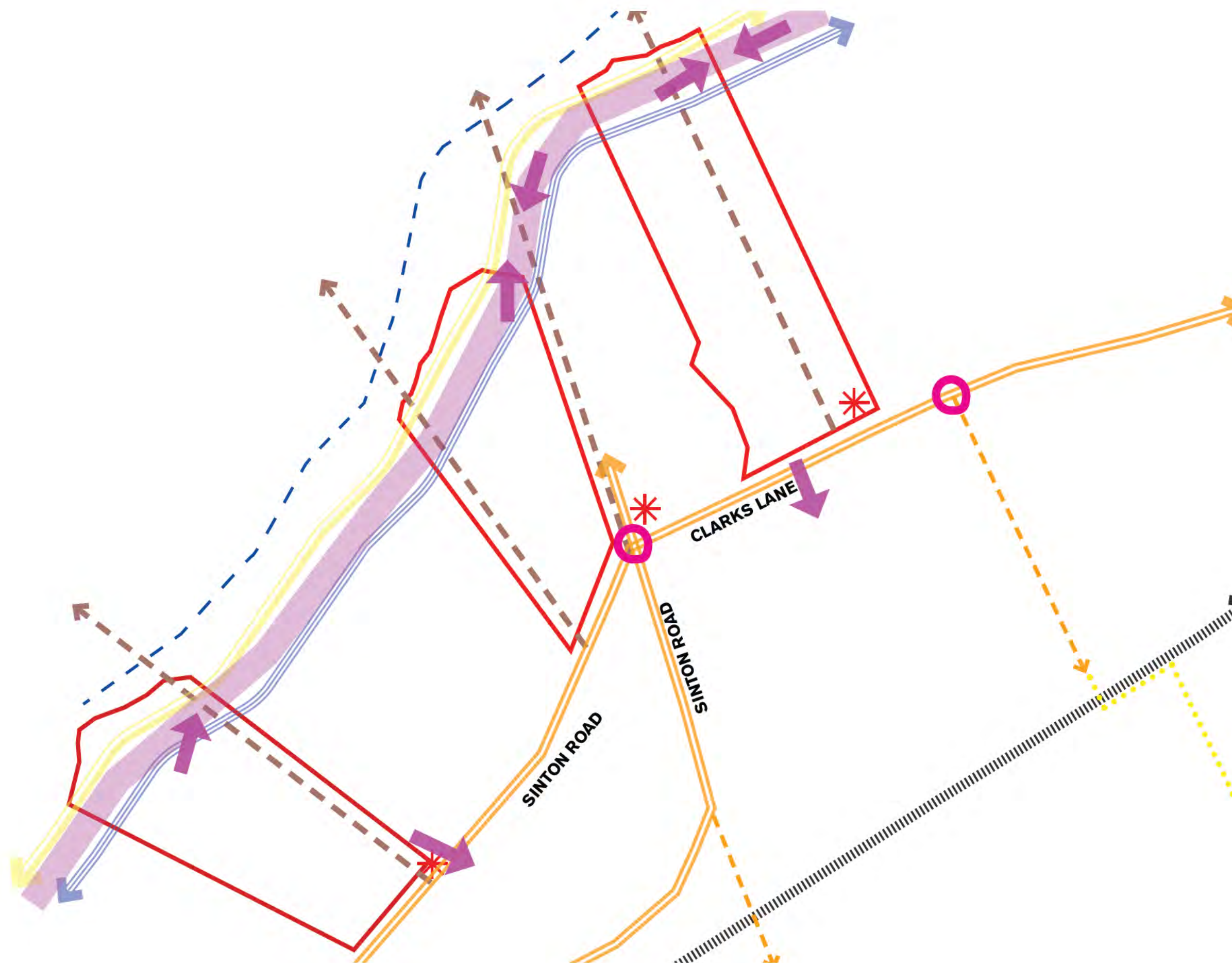
Key Features include:

- A diverse range of lot sizes and typologies that will appeal to the wider demographic.
- Maximising the water views by strategic planning of roads and natural topography.
- Access to water interface so that it is enjoyed by all residents and visitors through public waterfront drives and boardwalks.
- Well orientated lots to maximise the solar gain, potential views and outlook.
- Utilizing wetlands for natural public amenities within the development.
- Creating a safe and visually appealing streetscape by incorporating rear-loaded lots.
- Incorporate and enhance existing natural features within and around the site as part of the development.
- Addressing future growth of the area by proposing a future road network.
- Typologies are designed for passive surveillance for security whilst also maintaining a buffer with adequate landscaping through the use of wider roads.

The overall masterplan of the site appropriately addresses and allows for future growth of the area by proposed future road networks and activating existing amenities. The result is an interesting streetscape that harmonies with nature and Waiarohia inlet.

LEGEND

- SITE BOUNDARY
- KEY ROADS
- PROPOSED FUTURE ROAD
- MOTORWAY
- WATER INTERFACE
- RIPARIAN
- PROPOSED BOARDWALKS
- VIEWS/VISTAS
- WATERFRONT DRIVE
- ACTIVE FRONTAGE
- KEY INTERSECTIONS
- KEY NODE
- WATERWAYS
- WETLAND
- PEDESTRIAN LINK



Whenuapai is set in a suburban environment located in northwestern Auckland, in the North Island of New Zealand. The environment has a more domesticated character, including native plant species associated with farming, vineyard, and residential development.



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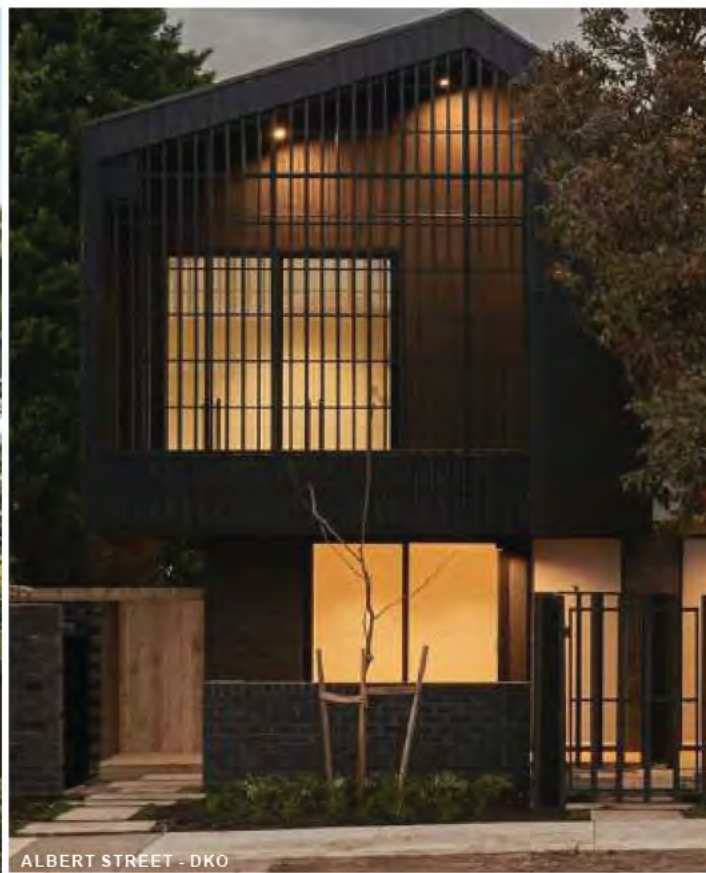
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Project Name Whenuapai
Project Number 13179
Date 18/11/2022
Scale

Drawing Name Wider Landscape Context
Drawing Number RC203
Revision A



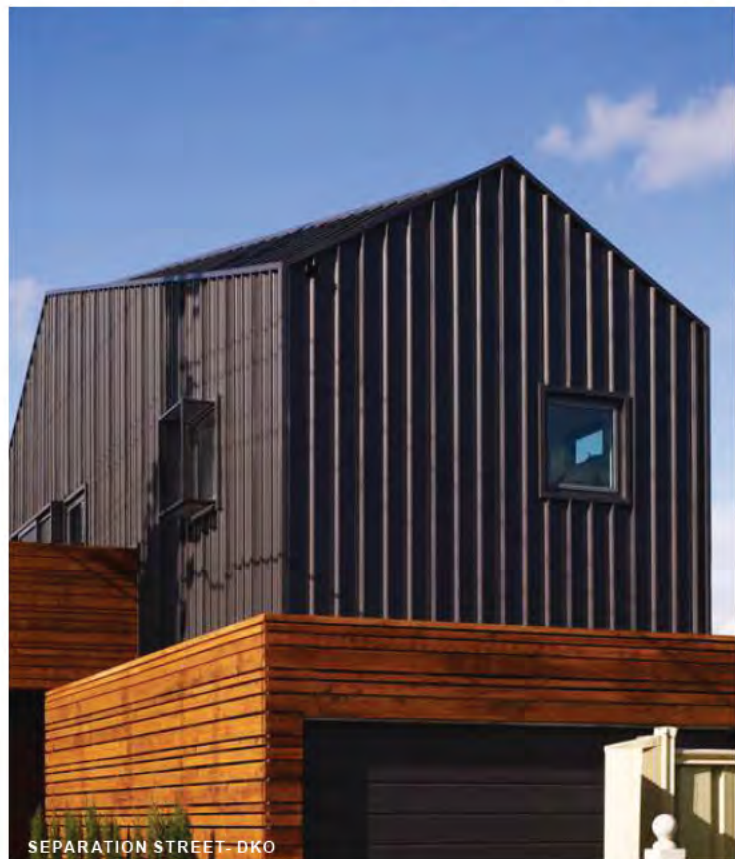




ALBERT STREET - DKO



HOUSE D - DKO



SEPARATION STREET - DKO

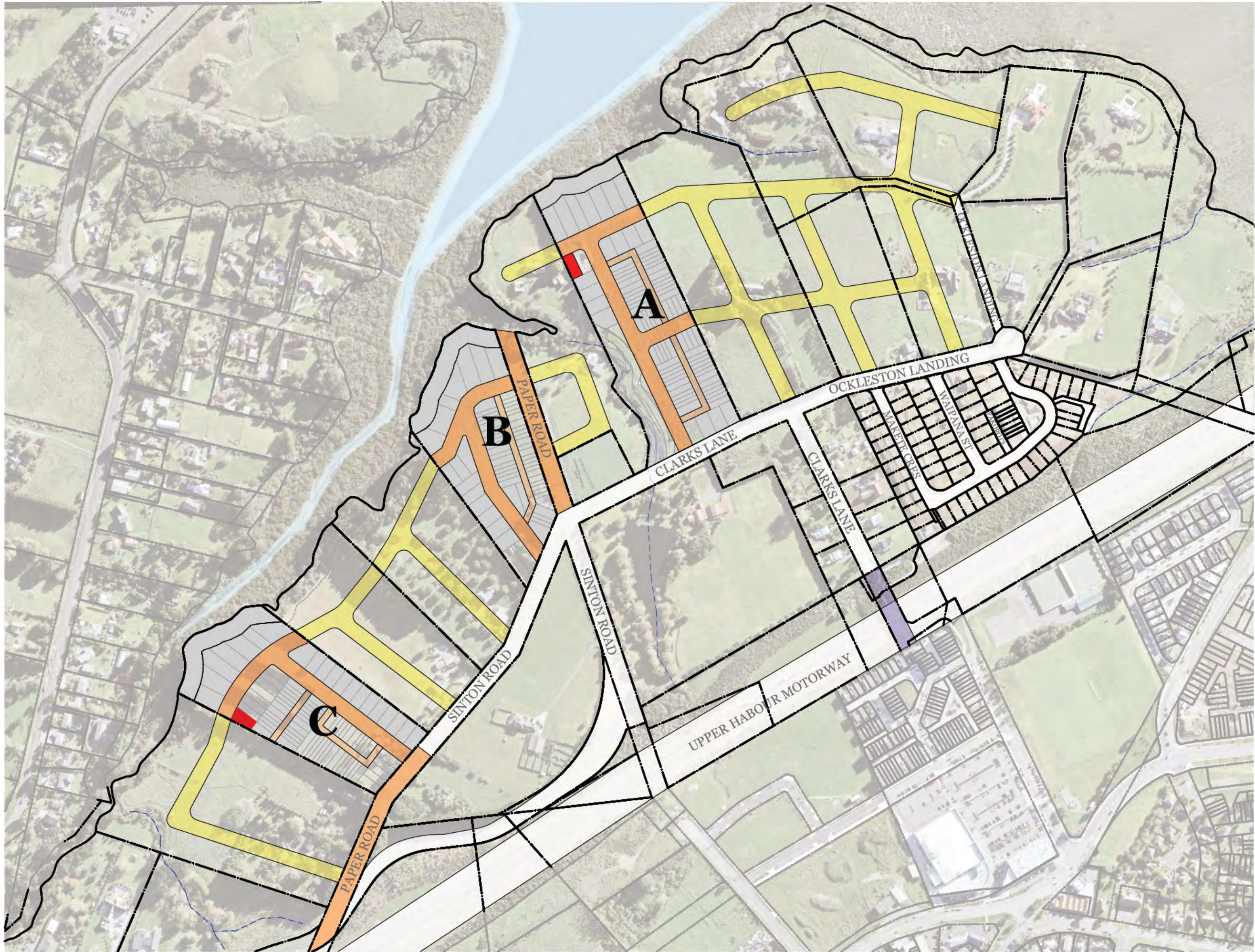


THE RESERVOIR SERIES - DKO



FLORENCE ROAD - DKO





- SITE LEGEND**
- +— SITE BOUNDARY
 - - - - - BOUNDARY SETBACK
 - LOT BOUNDARY
 - - - - - INDICATIVE STREAM
 - PROPOSED WASTEWATER PUMP (LOCATION AND SIZE SUBJECT TO DESIGN)
 - WETLAND
 - PROPOSED ROADS WITHIN DEVELOPMENT
 - PROPOSED FUTURE CONNECTIONS
 - EXISTING ROADS
 - EXISTING FOOTBRIDGE



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Project Number 13179
Date 18/11/2022
Scale 1:4000

Drawing Name Proposed Siteplan
Drawing Number **RC208**
Revision **A**



| SITE A

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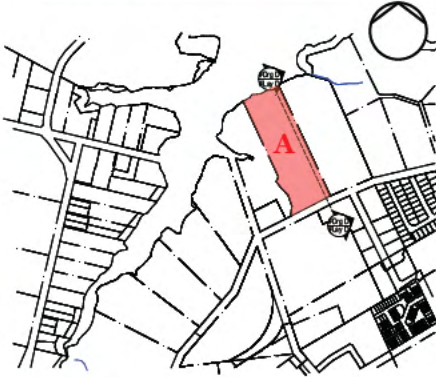
03

SITE A

| DKO ARCHITECTURE



KEY PLAN



SITE LEGEND

- SITE BOUNDARY
- BOUNDARY SETBACK
- LOT BOUNDARY
- EXISTING CONTOUR (0.5M)
- INDICATIVE STREAM
- PROPOSED WASTEWATER PUMP (LOCATION AND SIZE SUBJECT TO DESIGN)
- WETLAND



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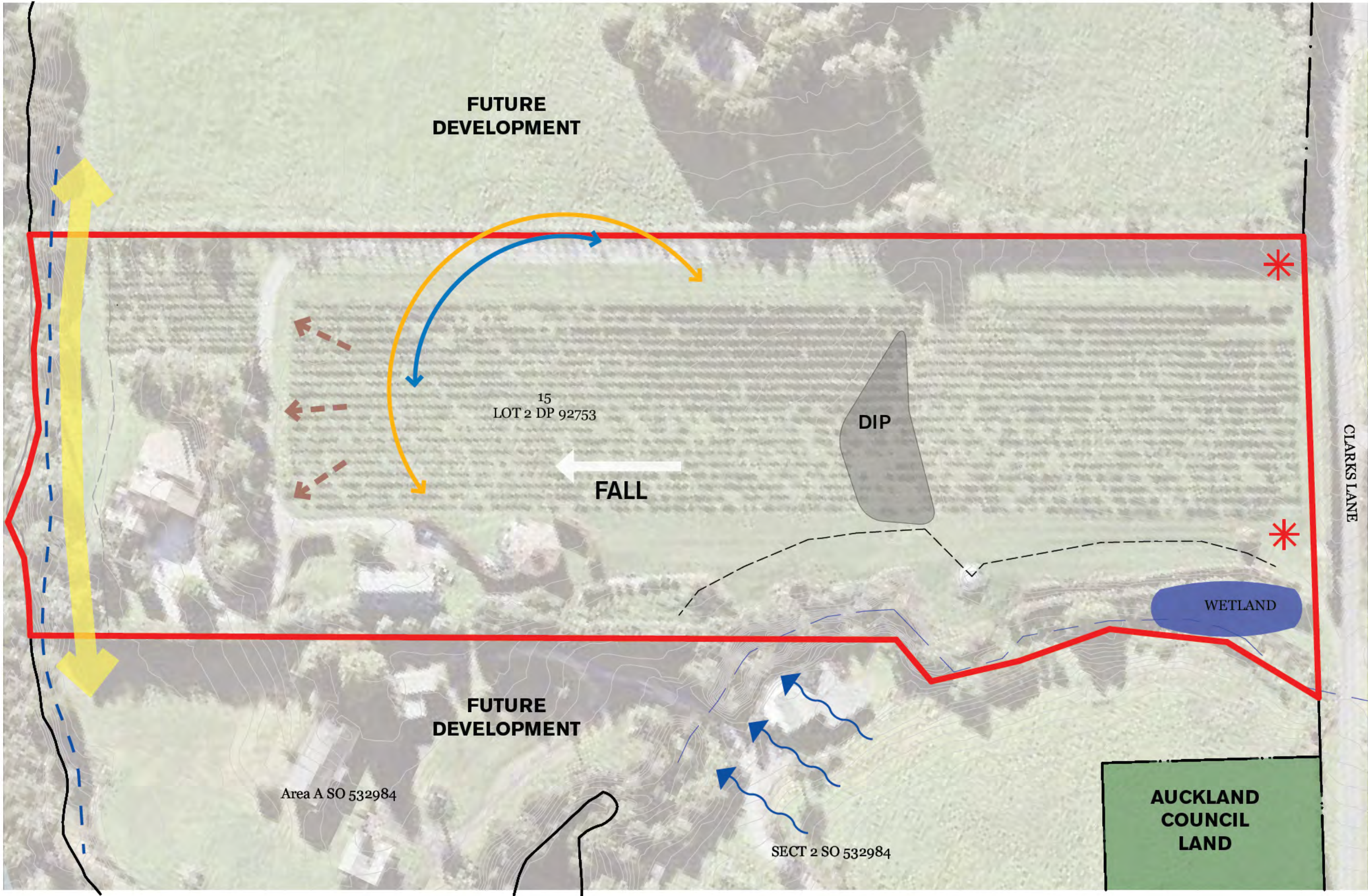
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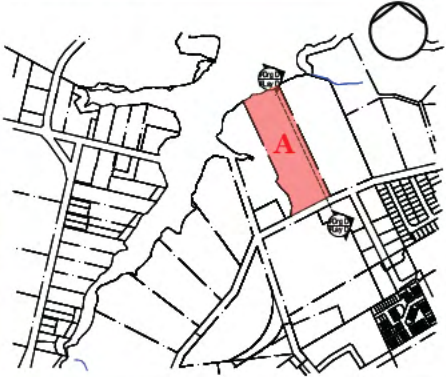
Project Name Whenuapai
Project Number 13179
Date 18/11/2022
Scale 1:1000

SITE A
Drawing Name Existing Site
Drawing Number **RC301**
Revision **A**





KEY PLAN



LEGEND

- SITE BOUNDARY
- ~> PREVAILING WINDS
- ↔ SUMMER SUNPATH
- ↔ WINTER SUNPATH
- ✱ KEY CORNER
- - - RIPARIAN
- = PROPOSED BOARDWALKS
- - - VIEWS/VISTAS



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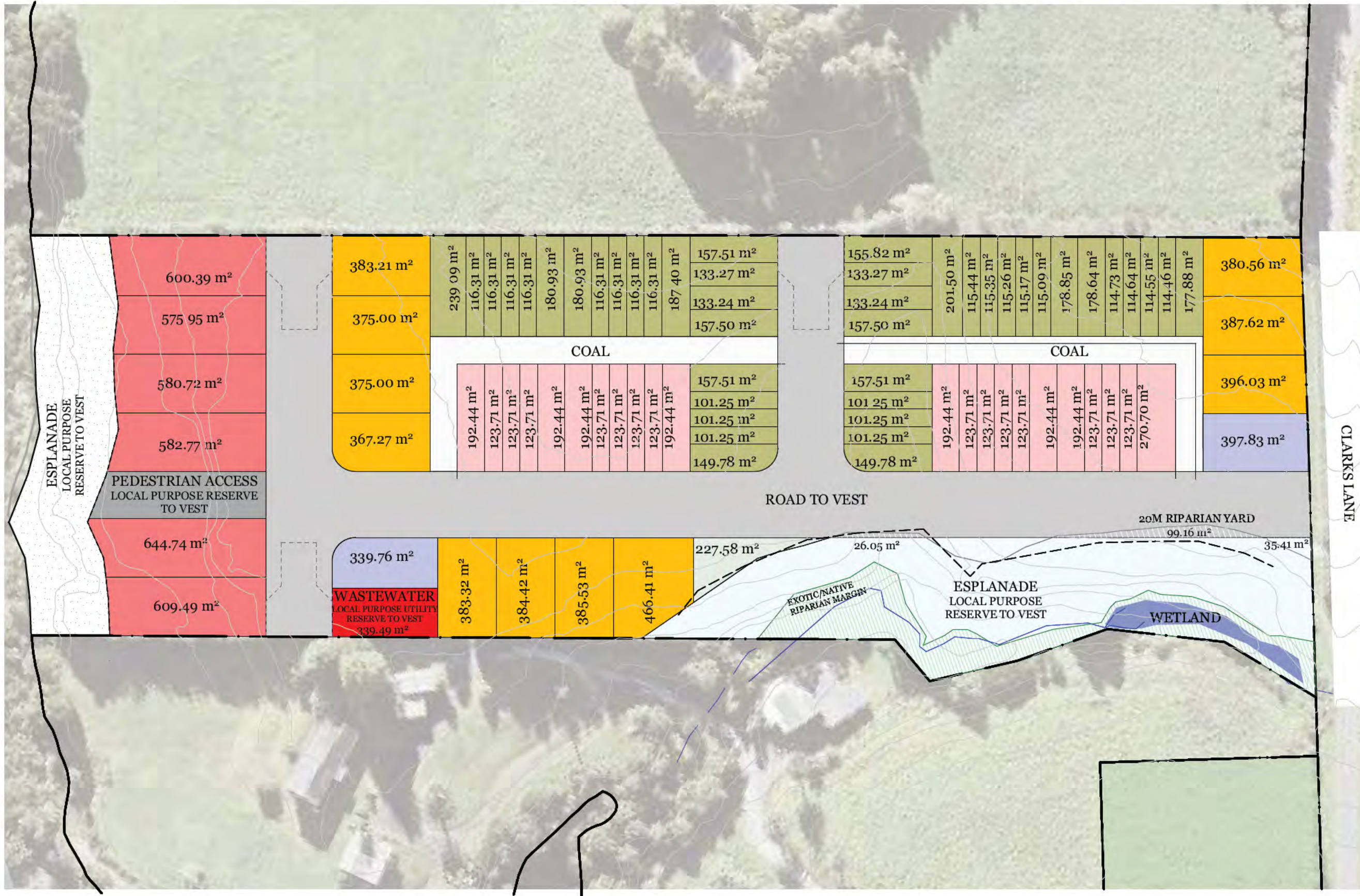
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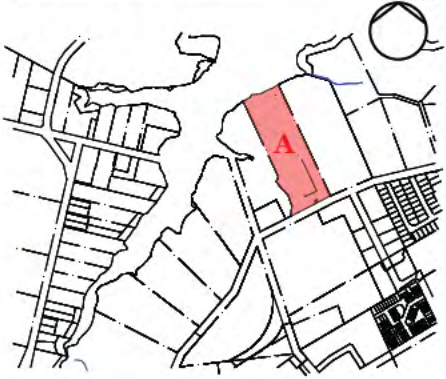
Project Name Whenuapai
Project Number 13179
Date 18/11/2022
Scale 1:1000

SITE A
Drawing Name Existing Site Analysis
Drawing Number **RC302**
Revision **A**





KEY PLAN

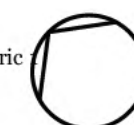


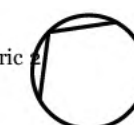
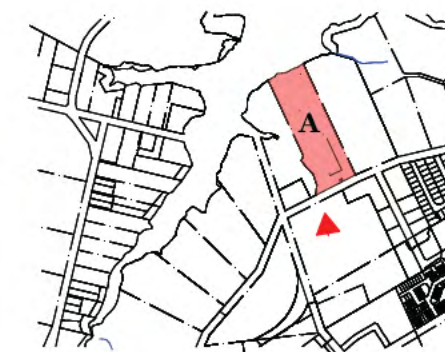
SITE LEGEND

- SITE BOUNDARY
- BOUNDARY SETBACK
- LOT BOUNDARY
- PROPOSED WASTEWATER PUMP (LOCATION AND SIZE SUBJECT TO DESIGN)
- WETLAND

YIELD

- TYPE A1 11 2L HOUSE 15M x 25M
- TYPE A2 2 2L HOUSE 12.5M x 27M
- TYPE B 22 REAR LOADED TCE 4.5M x 26M
- TYPE C 0 2/3L REVERSE LIVING TCE 4.5M x 18M
- TYPE D 6 LARGE LOTS +600M²
- TYPE E 0 HOUSE LOT 8.5M x 25M
- TYPE F 43 FRONT LOADED TCE 4.5M x 22.5M
- TYPE G 0 2/3L REVERSE LIVING TCE 4.5M x 20.7M (FRONT LOADED)
- 84 TOTAL





| SITE B

DKO

04

SITE B

| DKO ARCHITECTURE



KEY PLAN



SITE LEGEND

- · — SITE BOUNDARY
- - - - - BOUNDARY SETBACK
- LOT BOUNDARY
- EXISTING CONTOUR (0.5M)



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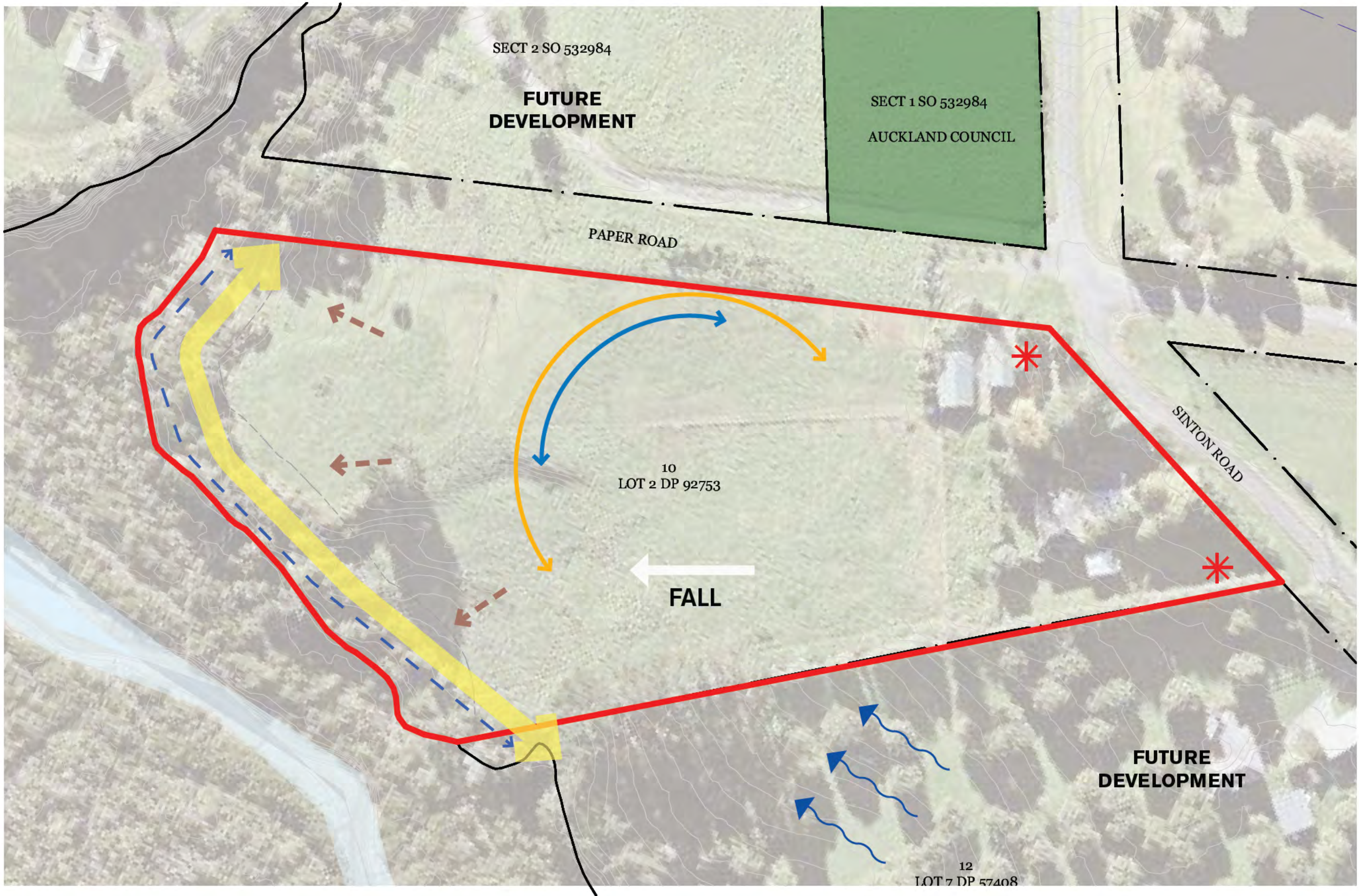
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Project Name Whenuapai
Project Number 13179
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Scale 1:1000

SITE B
Drawing Name Existing Site
Drawing Number **RC401**
Revision **A**

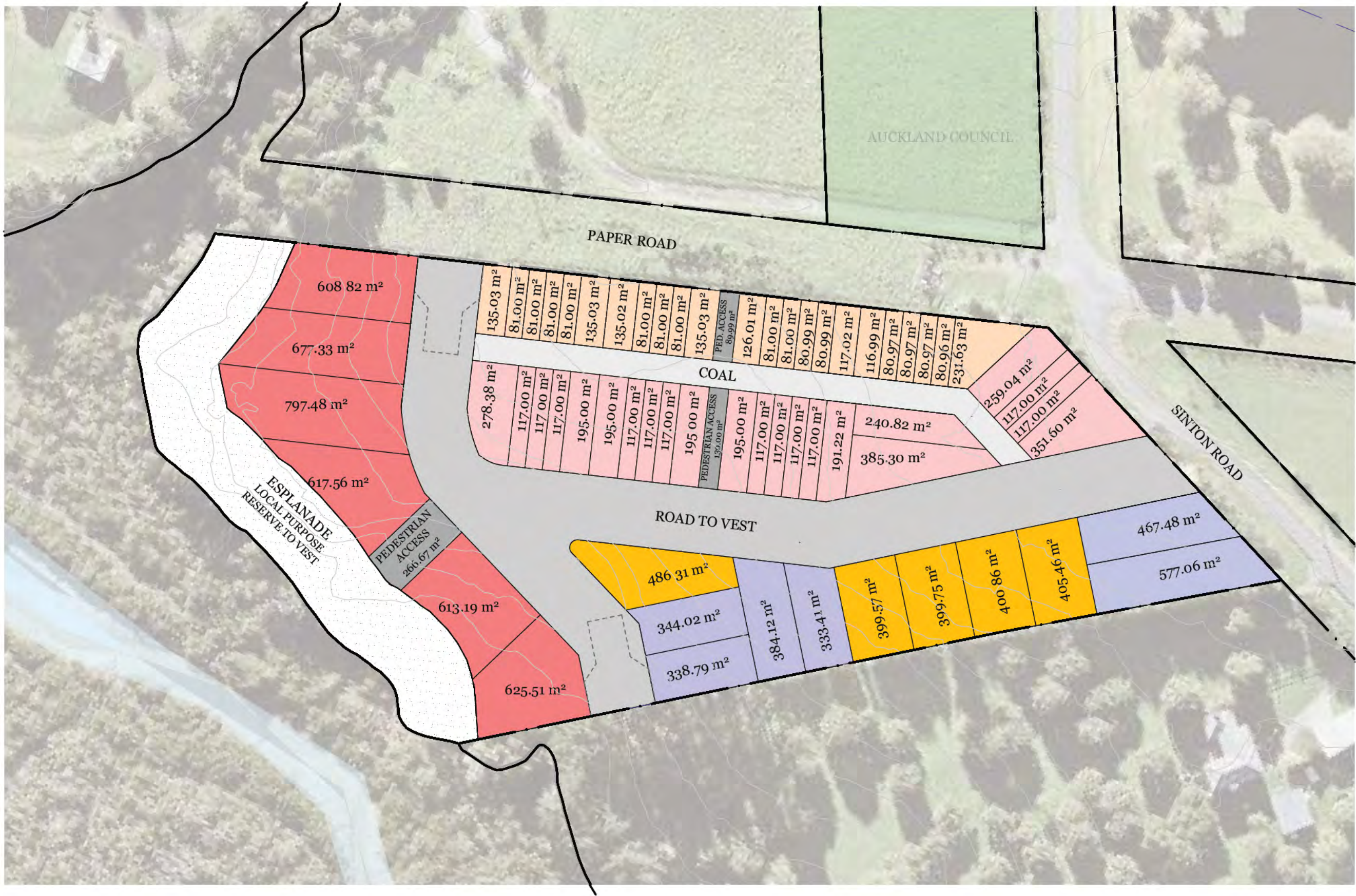




KEY PLAN

LEGEND

- SITE BOUNDARY
- PREVAILING WINDS
- SUMMER SUNPATH
- WINTER SUNPATH
- KEY CORNER
- RIPARIAN
- PROPOSED BOARDWALKS
- VIEWS/VISTAS



KEY PLAN



SITE LEGEND

- SITE BOUNDARY
- - - BOUNDARY SETBACK
- LOT BOUNDARY

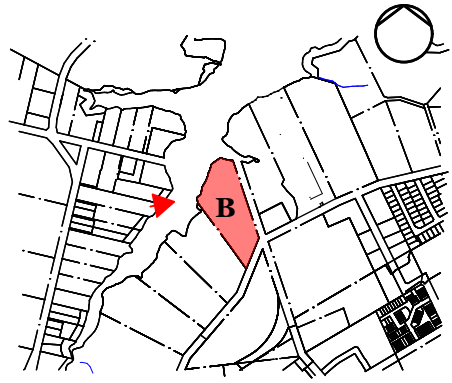
YIELD

- | | | | |
|---------|----|-------------------------|-----------------------------|
| TYPE A1 | 5 | 2L HOUSE | 15M x 25M |
| TYPE A2 | 6 | 2L HOUSE | 12.5M x 27M |
| TYPE B | 22 | REAR LOADED TCE | 4.5M x 26M |
| TYPE C | 23 | 2/3L REVERSE LIVING TCE | 4.5M x 18M |
| TYPE D | 6 | LARGE LOTS | +600M² |
| TYPE E | 0 | HOUSE LOT | 8.5M x 25M |
| TYPE F | 0 | FRONT LOADED TCE | 4.5M x 22.5M |
| TYPE G | 0 | 2/3L REVERSE LIVING TCE | 4.5M x 20.7M (FRONT LOADED) |
| | 62 | TOTAL | |





KEY PLAN



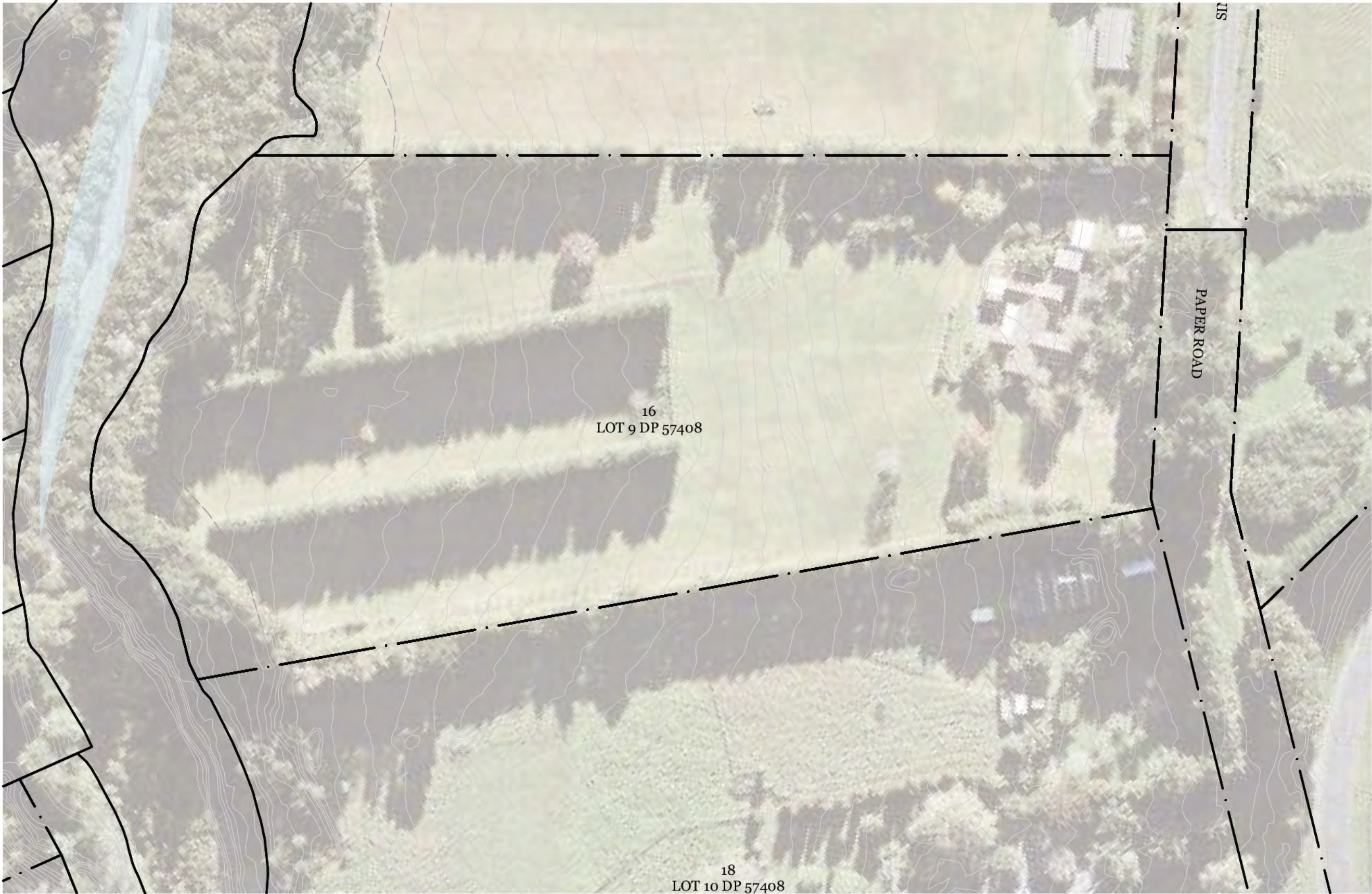
| SITE C

DKO

05

SITE C

| DKO ARCHITECTURE



KEY PLAN



SITE LEGEND

- · — SITE BOUNDARY
- BOUNDARY SETBACK
- LOT BOUNDARY
- EXISTING CONTOUR (0.5M)



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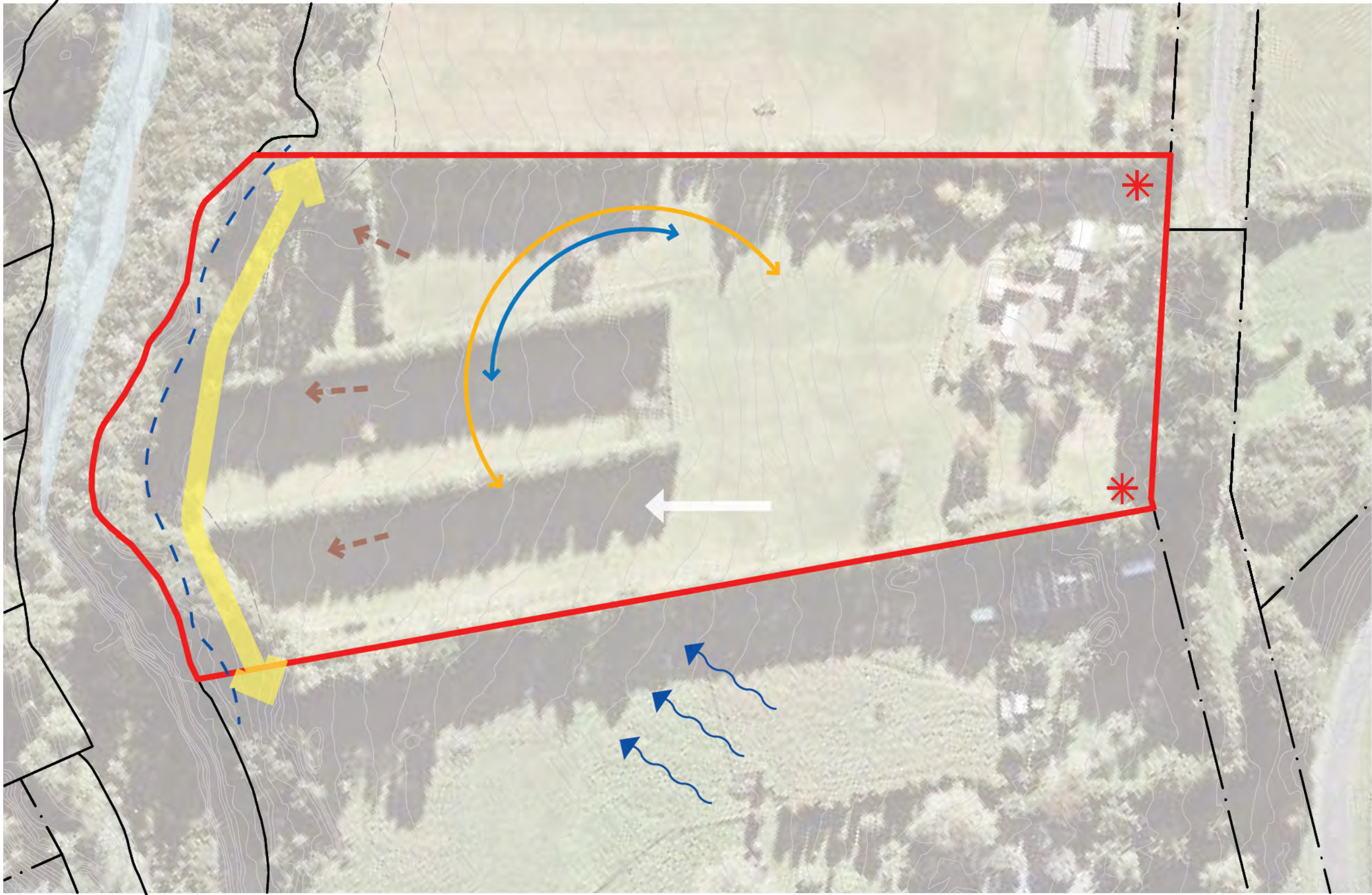
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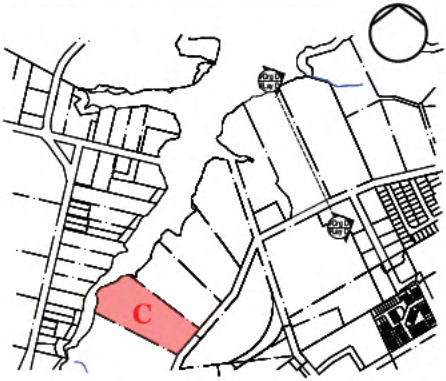
Project Name Whenuapai
Project Number 13179
Date 18/11/2022
Scale 1:1000

SITE C
Drawing Name Existing Site
Drawing Number **RC501**
Revision **A**





KEY PLAN



LEGEND

- SITE BOUNDARY
- PREVAILING WINDS
- SUMMER SUNPATH
- WINTER SUNPATH
- KEY CORNER
- RIPARIAN
- PROPOSED BOARDWALKS
- VIEWS/VISTAS



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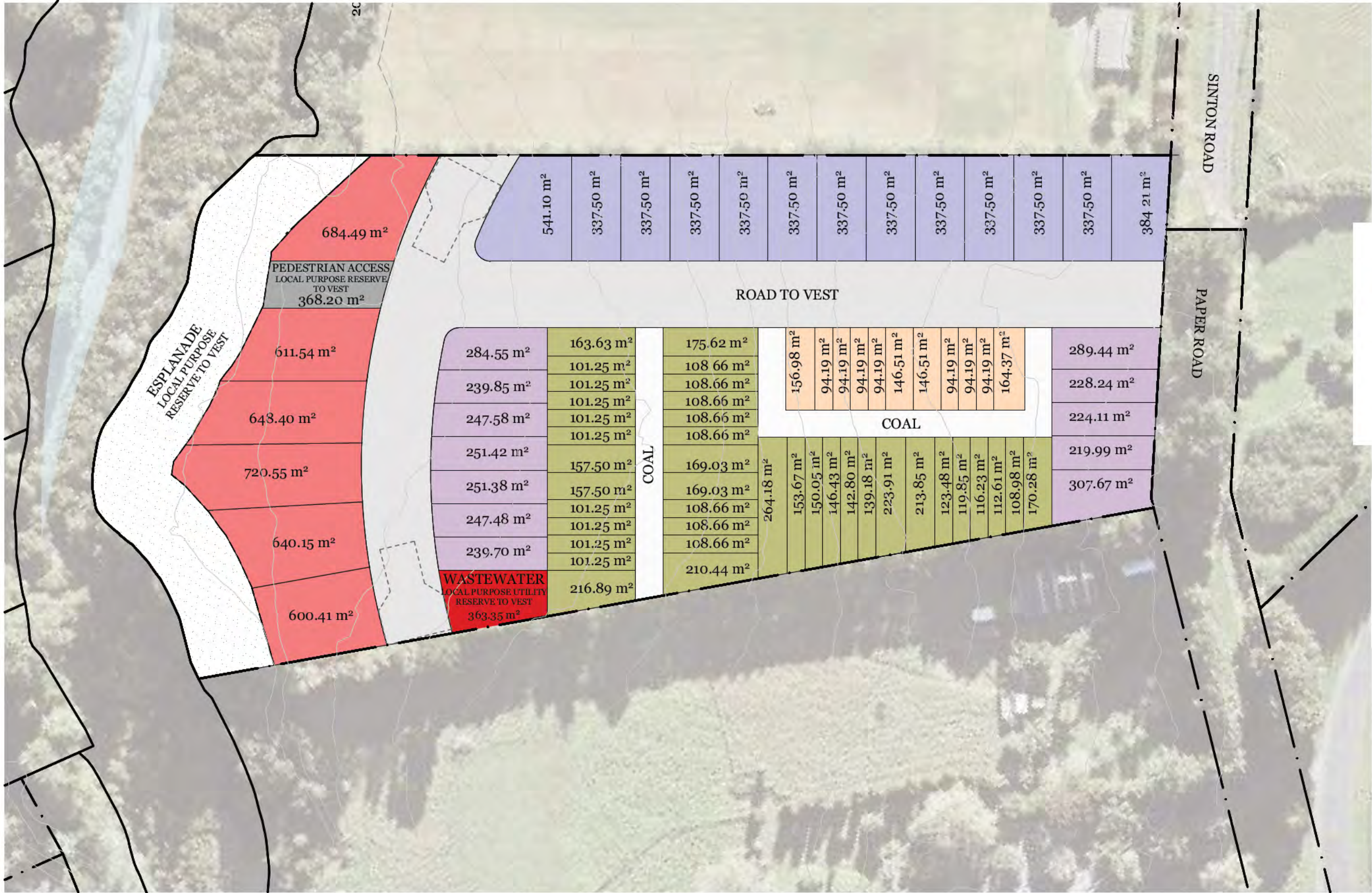
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Project Name Whenuapai
Project Number 13179
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SITE C
Drawing Name Existing Site Analysis
Drawing Number **RC502**
Revision **A**





KEY PLAN

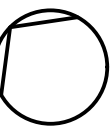


SITE LEGEND

- SITE BOUNDARY
- BOUNDARY SETBACK
- LOT BOUNDARY
- PROPOSED WASTEWATER PUMP (LOCATION AND SIZE SUBJECT TO DESIGN)

YIELD

- TYPE A1 2L HOUSE 15M x 25M
- TYPE A2 2L HOUSE 12.5M x 27M
- TYPE B REAR LOADED TCE 4.5M x 26M
- TYPE C 2/3L REVERSE LIVING TCE 4.5M x 18M
- TYPE D LARGE LOTS +600M²
- TYPE E HOUSE LOT 8.5M x 25M
- TYPE F FRONT LOADED TCE 4.5M x 22.5M
- TYPE G 2/3L REVERSE LIVING TCE 4.5M x 20.7M (FRONT LOADED)
- 81 TOTAL



06

DKO

TYPOLOGIES

| DKO ARCHITECTURE



GROUND FLOOR

TYPE A1

4 BED + STUDY / 2.5 BATH / 2 LEVEL GARAGE

PROPOSAL

GROUND: 161.8 m²
FIRST: 86.7 m²

TOTAL: 248.5 m²

DEFINITION OF AREA CALCULATION

THE TOTAL FLOOR AREA CONTAINED WITHIN THE UNIT MEASURED TO THE OUTSIDE OF EXTERNAL WALL AND/OR CENTRE LINE OF PARTY WALLS

NOTE: PARTY WALL LENGTH, DRIVEWAY DEPTH AND GFA VARIES SLIGHTLY BETWEEN UNITS OF THE SAME TYPE

LANDSCAPE INDICATIVE ONLY. REFER LANDSCAPE PLANS FOR ALL LANDSCAPE



FIRST FLOOR

TYPE A1

4 BED + STUDY / 2.5 BATH / 2 LEVEL GARAGE

PROPOSAL

GROUND: 161.8 m²
FIRST: 86.7 m²

TOTAL: 248.5 m²

DEFINITION OF AREA CALCULATION

THE TOTAL FLOOR AREA CONTAINED WITHIN THE UNIT MEASURED TO THE OUTSIDE OF EXTERNAL WALL AND/OR CENTRE LINE OF PARTY WALLS

NOTE: PARTY WALL LENGTH, DRIVEWAY DEPTH AND GFA VARIES SLIGHTLY BETWEEN UNITS OF THE SAME TYPE

LANDSCAPE INDICATIVE ONLY. REFER LANDSCAPE PLANS FOR ALL LANDSCAPE



TYPE A2

5 BED + STUDY / 3.5 BATH / 2 LEVEL GARAGE

PROPOSAL

GROUND: 144.6 m²
FIRST: 123.7 m²

TOTAL: 268.3 m²

DEFINITION OF AREA CALCULATION

THE TOTAL FLOOR AREA CONTAINED WITHIN THE UNIT MEASURED TO THE OUTSIDE OF EXTERNAL WALL AND/OR CENTRE LINE OF PARTY WALLS

NOTE: PARTY WALL LENGTH, DRIVEWAY DEPTH AND GFA VARIES SLIGHTLY BETWEEN UNITS OF THE SAME TYPE

LANDSCAPE INDICATIVE ONLY. REFER LANDSCAPE PLANS FOR ALL LANDSCAPE



TYPE A2

5 BED + STUDY / 3.5 BATH / 2 LEVEL GARAGE

PROPOSAL

GROUND: 144.6 m²
FIRST: 123.7 m²

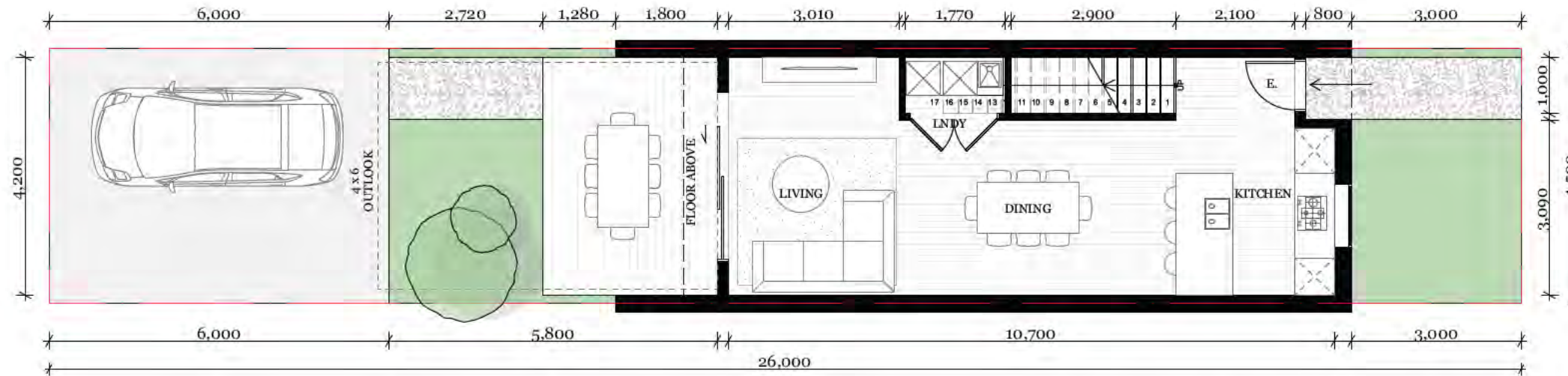
TOTAL: 268.3 m²

DEFINITION OF AREA CALCULATION

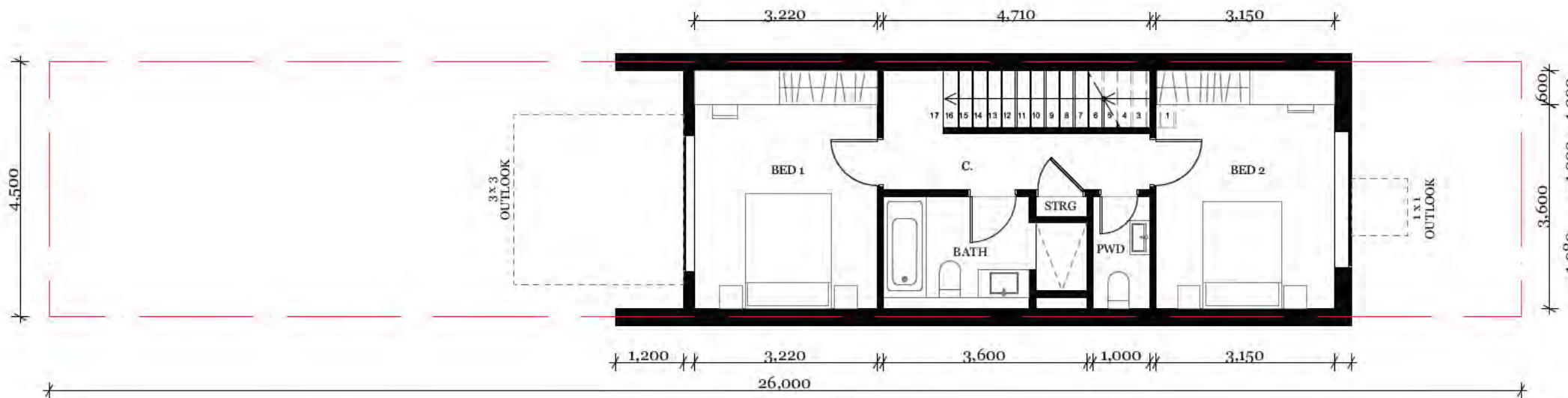
THE TOTAL FLOOR AREA CONTAINED WITHIN THE UNIT MEASURED TO THE OUTSIDE OF EXTERNAL WALL AND/OR CENTRE LINE OF PARTY WALLS

NOTE: PARTY WALL LENGTH, DRIVEWAY DEPTH AND GFA VARIES SLIGHTLY BETWEEN UNITS OF THE SAME TYPE

LANDSCAPE INDICATIVE ONLY. REFER LANDSCAPE PLANS FOR ALL LANDSCAPE



GROUND FLOOR



FIRST FLOOR

TYPE B

**2 BED / 1.5 BATH / 2 LEVEL
OUTDOOR GARAGE**

PROPOSAL

GROUND: 49.4 m²
FIRST: 53.1 m²

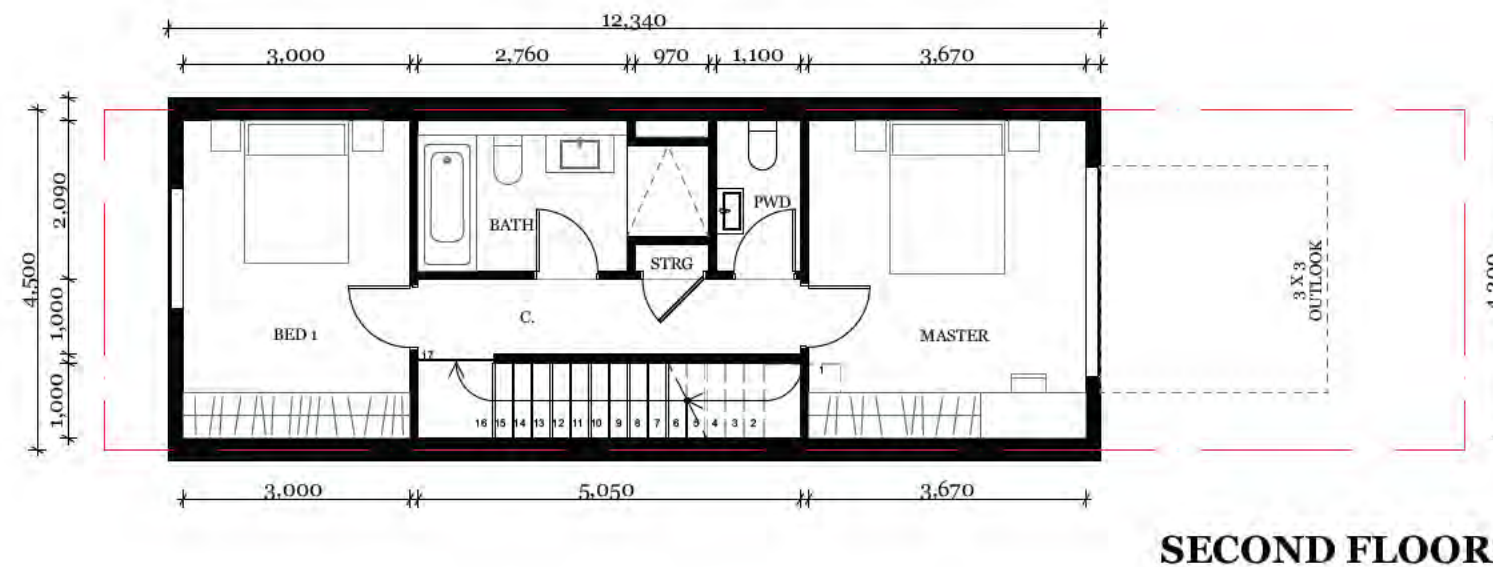
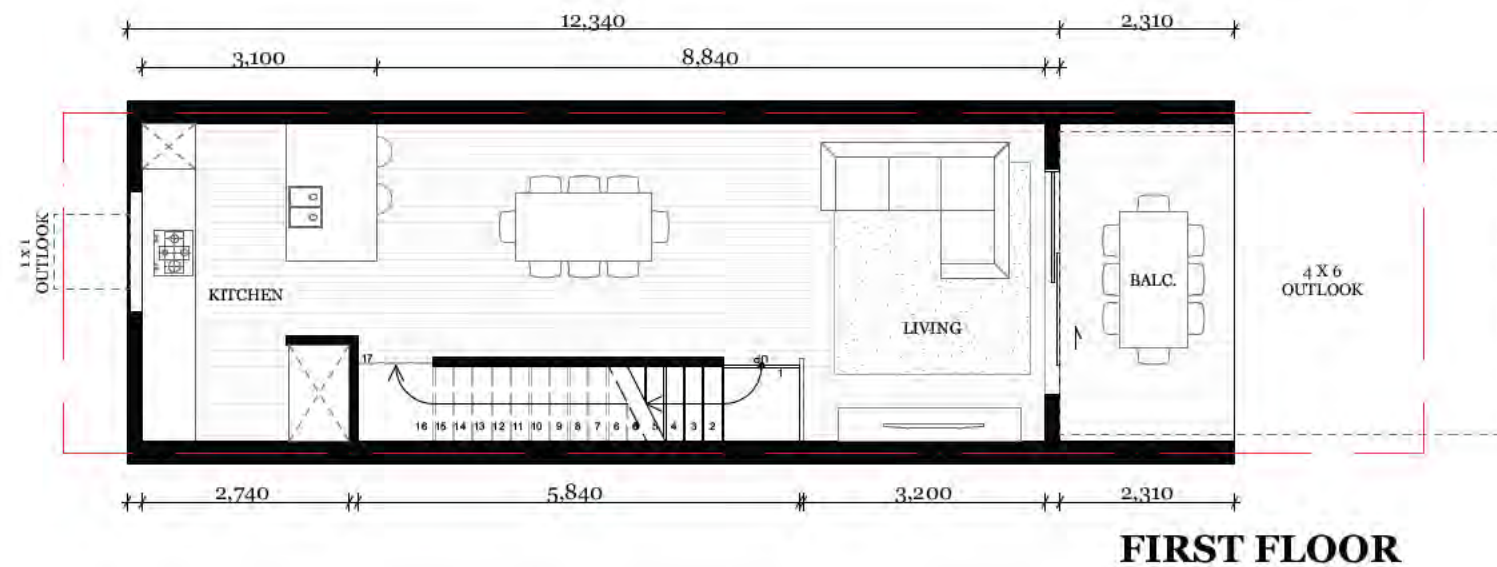
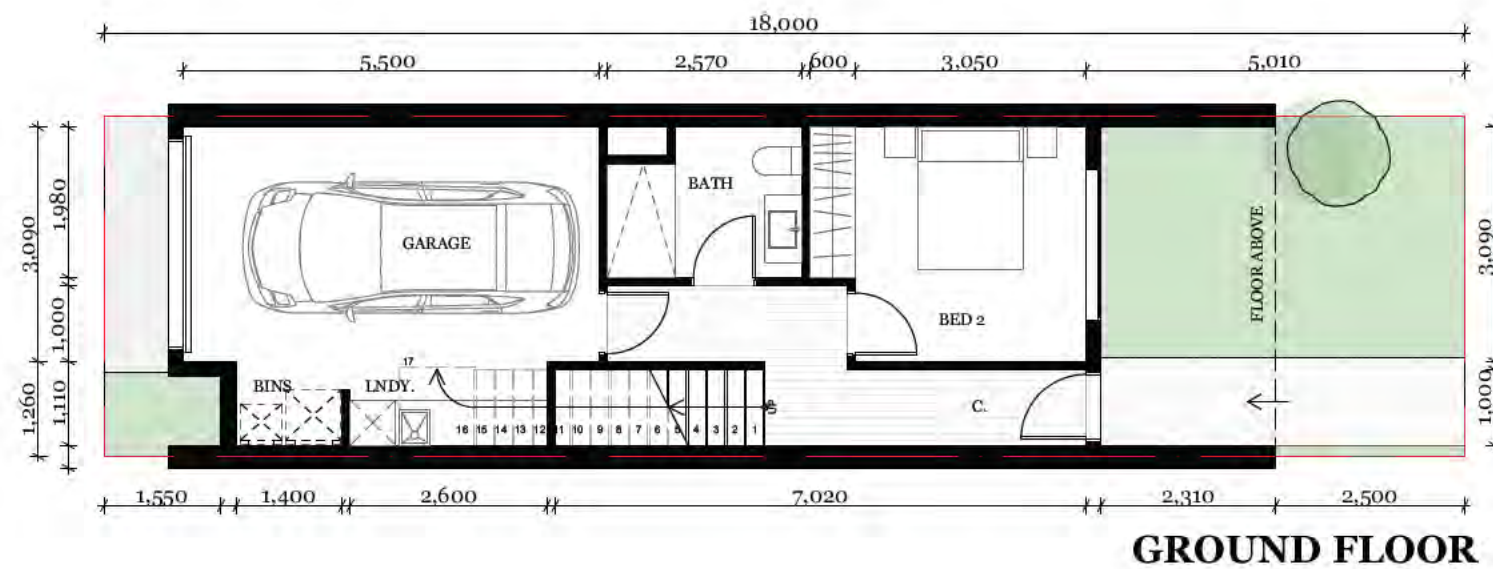
TOTAL: 102.5 m²

DEFINITION OF AREA CALCULATION

THE TOTAL FLOOR AREA CONTAINED
WITHIN THE UNIT MEASURED TO THE
OUTSIDE OF EXTERNAL WALL AND/OR
CENTRE LINE OF PARTY WALLS

NOTE: PARTY WALL LENGTH, DRIVEWAY
DEPTH AND GFA VARIES SLIGHTLY
BETWEEN UNITS OF THE SAME TYPE

LANDSCAPE INDICATIVE ONLY. REFER
LANDSCAPE PLANS FOR ALL LANDSCAPE



TYPE C

**3 BED / 2.5 BATH / 3 LEVEL
GARAGE**

PROPOSAL

GROUND:	54.8	m ²
FIRST:	55.5	m ²
SECOND:	55.5	m ²
GARAGE:	23.0	m ²

TOTAL: 165.8 m²

DEFINITION OF AREA CALCULATION

**THE TOTAL FLOOR AREA CONTAINED
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CENTRE LINE OF PARTY WALLS**

**NOTE: PARTY WALL LENGTH, DRIVEWAY
DEPTH AND GFA VARIES SLIGHTLY
BETWEEN UNITS OF THE SAME TYPE**

**LANDSCAPE INDICATIVE ONLY. REFER
LANDSCAPE PLANS FOR ALL LANDSCAPE**

TYPE D

5 BED + STUDY / 3.5 BATH / 2 LEVEL GARAGE

PROPOSAL	
GROUND:	107.7 m ²
FIRST:	193.0 m ²
GARAGE:	43.4 m ²
TOTAL:	300.7m ²

DEFINITION OF AREA CALCULATION

THE TOTAL FLOOR AREA CONTAINED WITHIN THE UNIT MEASURED TO THE OUTSIDE OF EXTERNAL WALL AND/OR CENTRE LINE OF PARTY WALLS

NOTE: PARTY WALL LENGTH, DRIVEWAY DEPTH AND GFA VARIES SLIGHTLY BETWEEN UNITS OF THE SAME TYPE

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TYPICAL SITE

15 x 40 = 600M²
COMPLIANT BUILDING COVERAGE
@45% = 270M²

PROPOSED BUILDING COVERAGE 193M²



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5 BED + STUDY / 3.5 BATH / 2 LEVEL GARAGE

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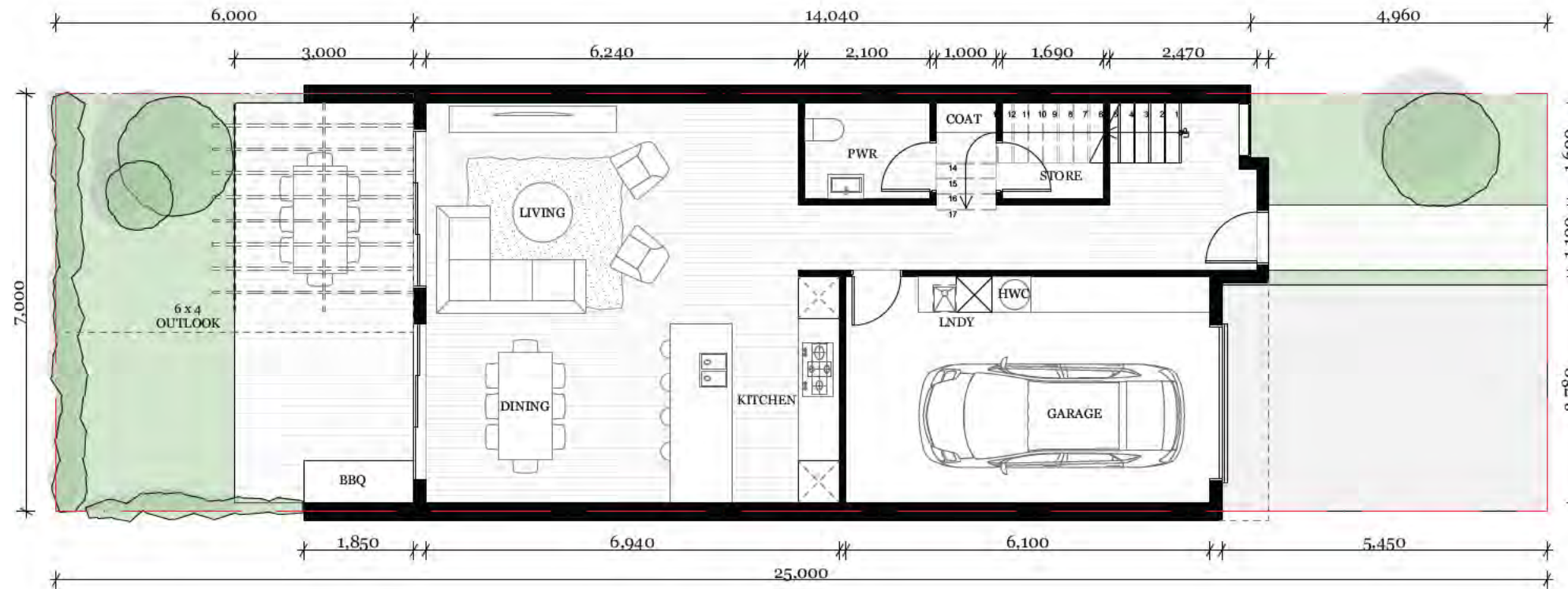
LANDSCAPE INDICATIVE ONLY. REFER LANDSCAPE PLANS FOR ALL LANDSCAPE

TYPICAL SITE

15 x 40 = 600M²
COMPLIANT BUILDING COVERAGE
@45% = 270M²

PROPOSED BUILDING COVERAGE 193M²





GROUND FLOOR



FIRST FLOOR

TYPE E

3 BED + STUDY / 2.5 BATH / 2 LEVEL GARAGE

PROPOSAL		
GROUND:	97.2	m ²
FIRST:	86.5	m ²
GARAGE:	25.5	m ²

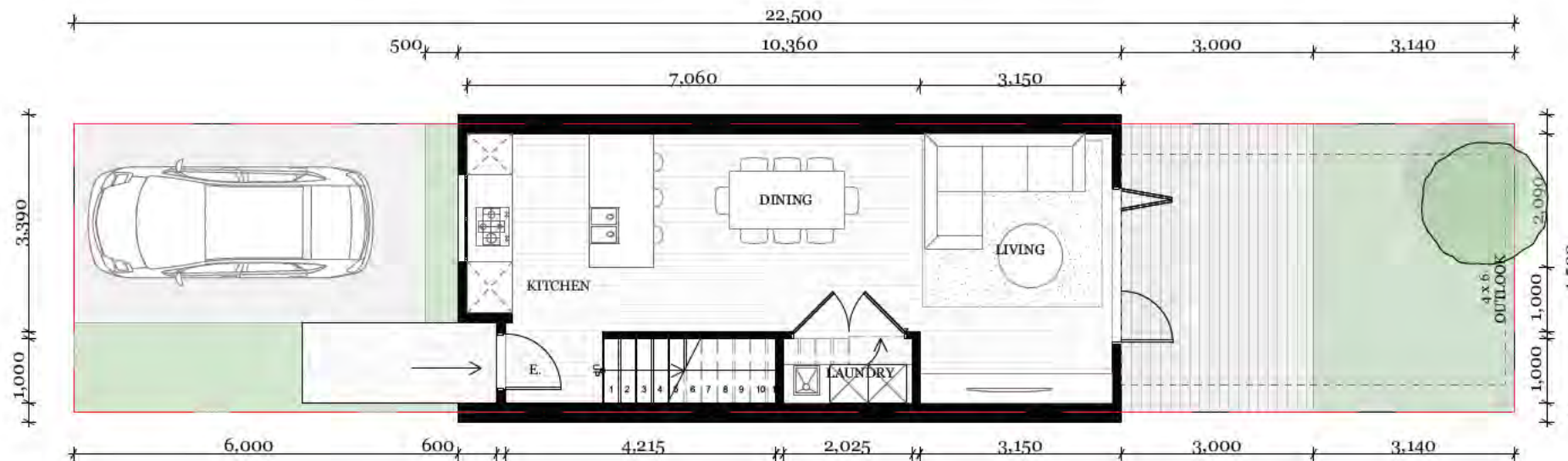
TOTAL: 183.7 m²

DEFINITION OF AREA CALCULATION

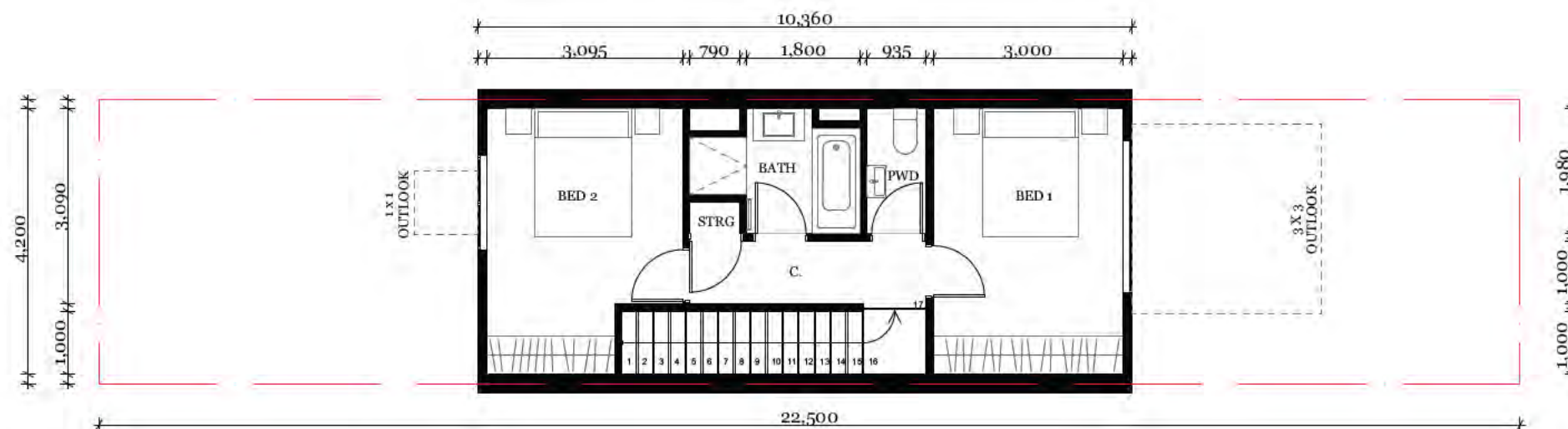
THE TOTAL FLOOR AREA CONTAINED WITHIN THE UNIT MEASURED TO THE OUTSIDE OF EXTERNAL WALL AND/OR CENTRE LINE OF PARTY WALLS

NOTE: PARTY WALL LENGTH, DRIVEWAY DEPTH AND GFA VARIES SLIGHTLY BETWEEN UNITS OF THE SAME TYPE

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GROUND FLOOR



FIRST FLOOR

TYPE F

**2 BED / 1.5 BATH / 2 LEVEL
OUTDOOR GARAGE**

PROPOSAL

GROUND: 45.8 m²
FIRST: 46.6 m²

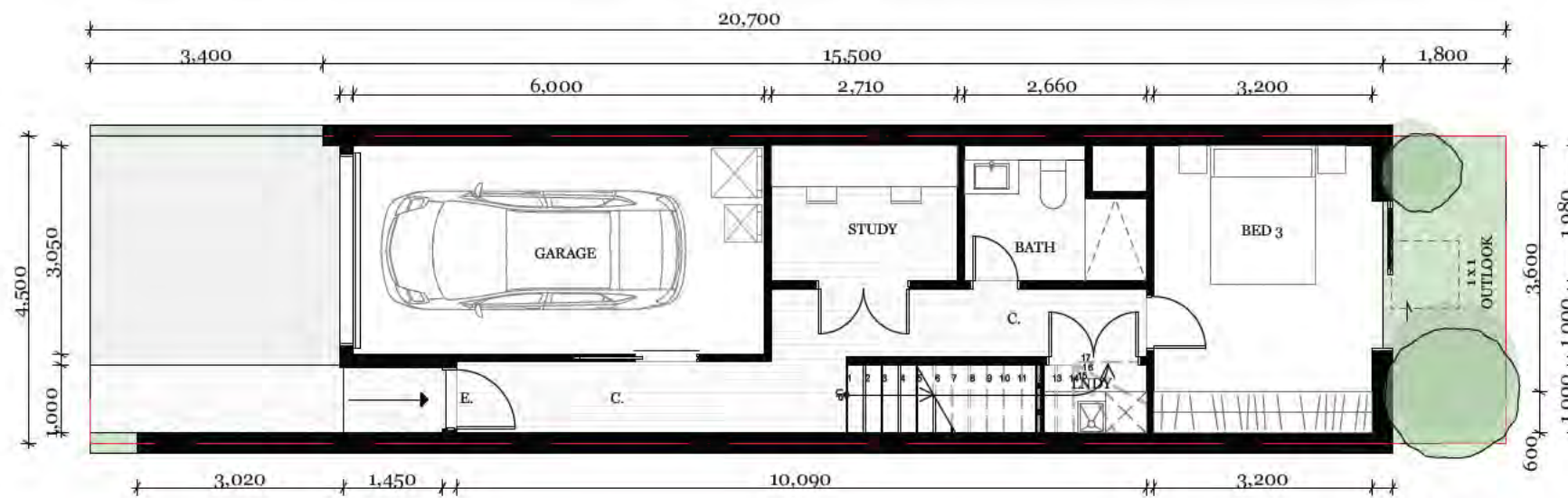
TOTAL: 92.4 m²

DEFINITION OF AREA CALCULATION

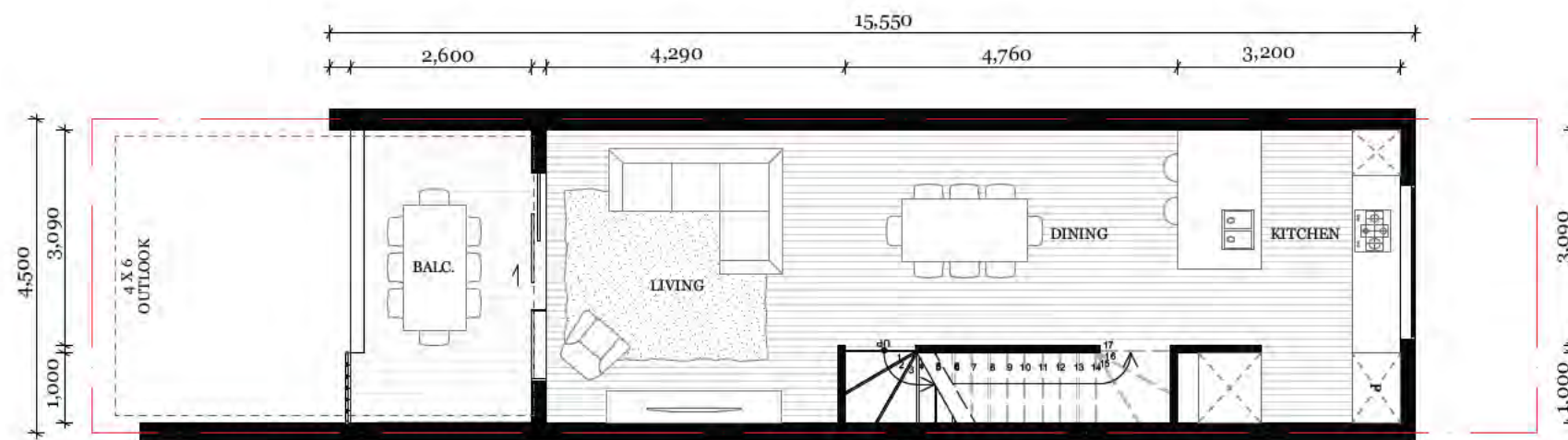
THE TOTAL FLOOR AREA CONTAINED
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CENTRE LINE OF PARTY WALLS

NOTE: PARTY WALL LENGTH, DRIVEWAY
DEPTH AND GFA VARIES SLIGHTLY
BETWEEN UNITS OF THE SAME TYPE

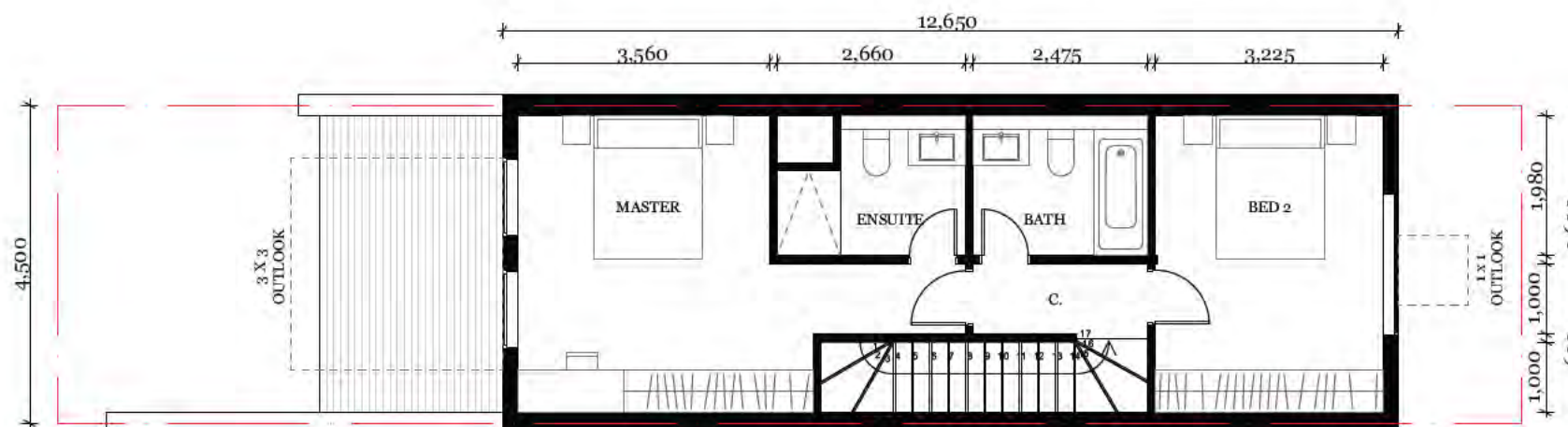
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

TYPE G

**3 BED / 3 BATH / 3 LEVEL
GARAGE**

PROPOSAL

GROUND:	66.4	m ²
FIRST:	56.7	m ²
SECOND:	56.5	m ²
GARAGE:	18.3	m ²

TOTAL: 197.9 m²

DEFINITION OF AREA CALCULATION

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NOTE: PARTY WALL LENGTH, DRIVEWAY
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