



Project **Proposed Development for:**
Client **Broadway Property Group**
Address **Lot 1011, 1012 & 1013 Bonair Crescent
Auckland**



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Architectural Design Statement

SITE

The site is part of a high growth residential area in Silverdale bounded on three sides by Bonair Crescent, Percival and Fleur Lanes. On the Northern boundary is a recently completed housing development that is elevated approximately three metres above the site with a large timber retaining wall running East to West down this boundary. The natural topography falls approximately 8m from the top Northwest corner to the bottom Southeast corner of the site, this allows views to the South across a future green space.

The project consists of three two storey Blocks, A, B and C which house 38 apartments. 36 apartments have two-bedrooms with 2, three-bedroom apartments on the upper floors at the street ends of Block A and C. There is 2 resident vehicle entry points, a driveway that runs off Bonair Crescent between Block A and B and the second driveway is accessed off Fleur Lane. There is a one visitor bicycle park located in the landscaped area in front of the driveway between Block A and B. Between Block B and C there is a pedestrian walkway which provides pedestrian access and connects the front and rear of the site for residents and visitors. To the North of the site is a access way (Chemin Way) that runs along the front of the apartments and provides access to 40 residents only carpark spaces and 20 storage apartments for the upper floor residents. The access way also includes a walking strip which is demarked by a different texture of concrete to highlight access points to carparks and other areas around the site.

DESIGN

The buildings have been split into three Blocks A, B and C to break up the form into smaller buildings allowing 'breathing space' between them. It also provides residents with a similar exit distance to Bonair Crescent. The aesthetics of the three Blocks are designed to blend traditional architectural features like skillion and gable roofs with accentuated balconies to articulate and activate the facade to create interest. They also provide a common theme linking the three Blocks together. Within the balcony aperture we have introduced glass balustrades allowing light and transparency combined with a vertical aluminium batten balustrade to provide privacy. The West facade (Percival Lane) and the East facade (Fleur Lane) both have individual facade treatments together with a pergola structure for the ground floor apartments off their living spaces to optimise the additional outdoor area. The end facades of the Blocks between A & B and B & C have additional planting and screens over selected windows to provide visual privacy from residents using the accessways as well as the apartments which are opposite each other across the accessways. There is subtle overall difference between Block A and C compared to B which concentrate on colour and material use, but most noticeably both Block A and C have skillion roofs whereas B has a gable roof. This provides variation to the form of each block and breaks up the North and South street elevations creating visual interest. Along the North facade of the three Blocks we have created an ingo into the facade face as well as a rebate in the roof line to signal the entry points to the upper apartments.

Resident letterboxes are located at the Fleur Lane entrance and off Bonair Cres to the resident's driveway. Each individual apartment has its own unique identification number either on the blockwork retaining walls (Bonair Cres elevation) or on the gate or fence at the foot of the entry stairs to the upper apartments.

COLOUR AND MATERIALS

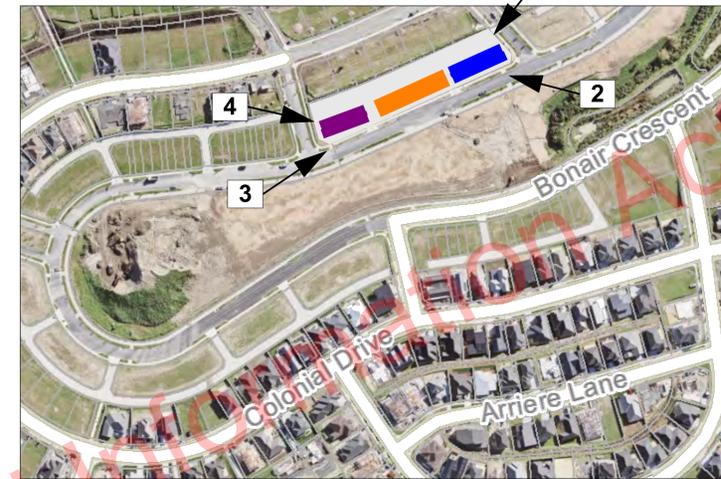
The base of each Block has a solid horizontal plinth that grounds the buildings using solid materials like brick and rendered concrete blockwork compared with the upper floors which use lighter materials like vertical metal cladding and plywood timber sheets to provide some visual logic and balance. The material combinations are also mixed between the different Blocks to give visual interest.

The exterior colour of the apartments has been designed to give the development a sense of character and identity. Block A & C share the same colour palette of dark shades (ironsand) to the upper level and white/off white/grey painted brickwork for the base whereas Block B employs sandstone grey to the upper level and a terracotta brick base providing contrast to the development. The brickwork located around the development gives the Blocks a human scale by breaking down the plinth into smaller pieces and a tactile feel, especially at the entry to the upper apartments. Two types of plywood sheeting finish, blonde and clear coated, have been introduced in the balcony reveals and soffit to provide softness and warmth. These contrasting textures and patterns create a palette which identifies the extent of an individual apartment.

APARTMENT LAYOUT

The apartments are orientated North/South with each apartment utilising both aspects through large areas of sliding glass doors. Ground floor apartments have their own private yard green space on the North and a deck facing onto Bonair Crescent. Due to the natural topography falling away to the South and the Northern entry points of the ground floor apartments are slightly recessed allowing the South elevation to gain elevated views above the road. This improves visibility for the residents and provides a sense of privacy and security from the main road, while allowing the decks to be not too high above the finished ground level (less than a 1 metre). The upper apartments have both rear & front balconies to maximise the Northern sun aspect and engage with the views to the future park across the road on the South respectively. The simple floor plate layout and orientation makes navigation around the development easy & obvious for residents and visitors alike. The development has low fences and retaining walls at the entry to apartments encouraging connectivity, improving security and wellbeing outcomes for the residents.

In conclusion, we believe that the design of the proposed residential development has been carefully considered to not only provide a quality residential complex but will also add value and amenity to the neighbourhood.



Site Context Plan

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1. North Elevation - Block A



2. North Elevation - Block B



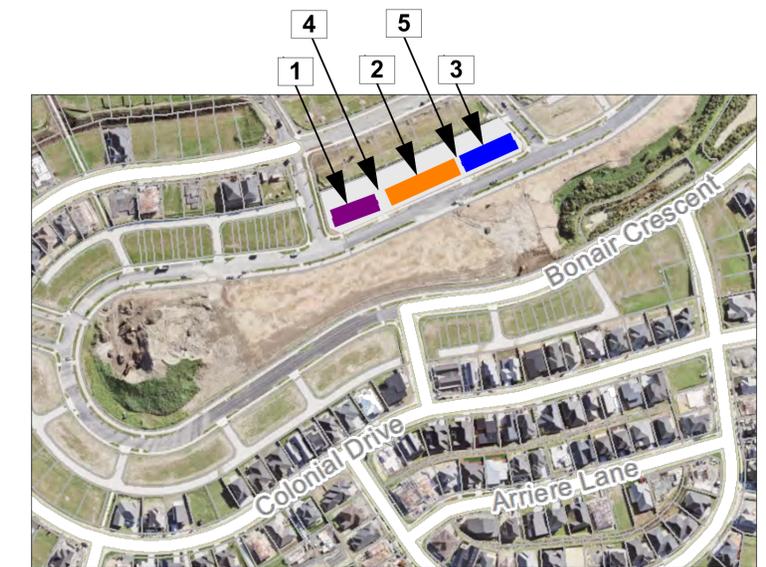
3. North Elevation - Block C



4. Driveway between Blocks A & B



5. Walking path between Blocks B & C



Site Context Plan



1. South Elevation - Block A



4. Driveway between Blocks A & B



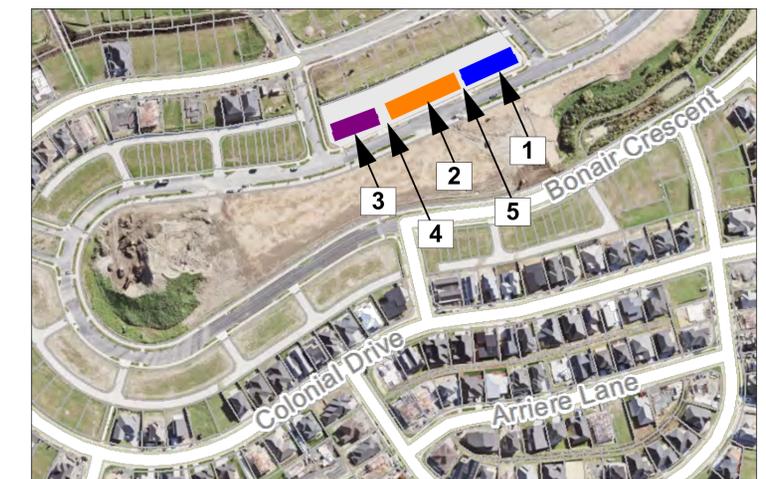
2. South Elevation - Block B



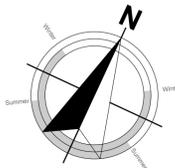
5. Walking Path between Blocks B & C



3. South Elevation - Block C

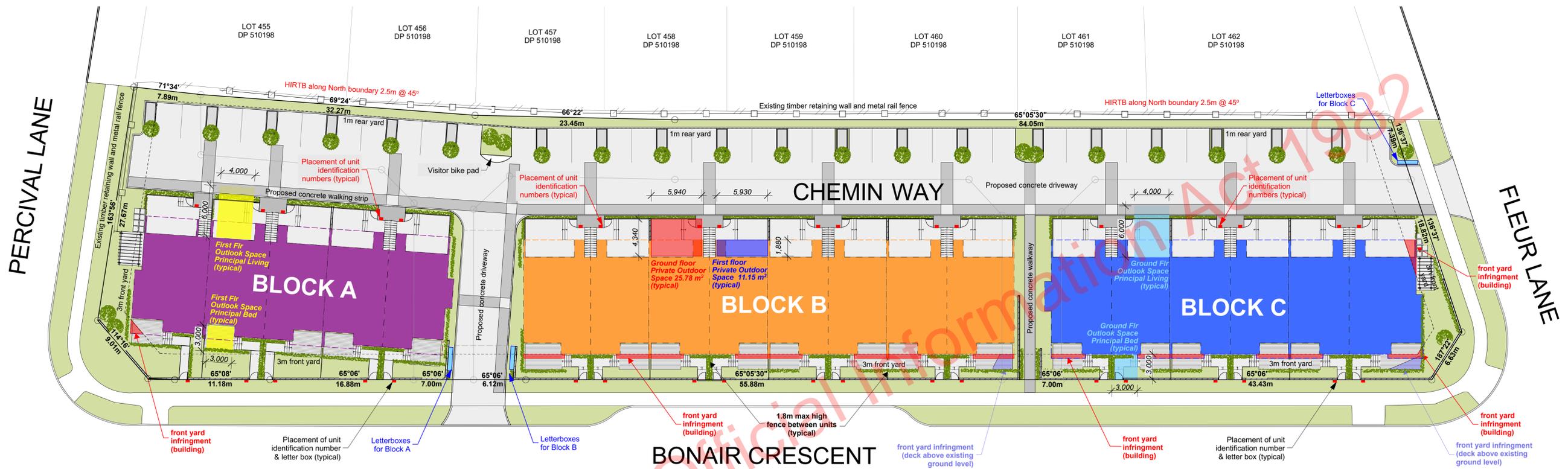


Site Context Plan



SITE DESCRIPTION:	BUILDING COVERAGE:	IMPERMEABLE SURFACE:	PERMEABLE SURFACE:	LANDSCAPING REQUIREMENTS:	EARTH WORKS:	PRIVATE OPEN SPACE:
Lot 1011, 1012 & 1013 Bonair Crescent Millwater Auckland	Maximum Building Coverage = 40% Site Area = 4787m ² , therefore 40% = 1915m ²	Maximum Impermeable Surface Coverage = 60% Site Area = 4787m ² , therefore 60% = 2872m ²	Minimum Permeable Surface Coverage = 40% Site Area = 4787m ² , therefore 40% = 1915m ²	Front Yard Landscaping Requirements = 50% Front yard = 650m ² , therefore 40% = 260m ²	Minimum Earth Works = -	Private Open Space required: 20m ² for ground floor units, therefore 19 units x 20m ² = 380m ² , and 8m ² for first floor units, therefore 19 units x 8m ² = 152m ²
LOTS: 1011, 1012, 1013 & 703 DP: 507389 CT: 774626, 774627 & 774628 AREA: 4787m ²	Proposed Building Coverage Block A.....497m ² Block B.....786m ² Block C.....592m ² Storage Units.....70m ²	Proposed Roof Coverage.....1980m ² Proposed Drive & Footpath.....1592m ² (not covered by roof) Proposed Patios & Stairs.....384m ² (not covered by roof)	Proposed Permeable Surfaces..... 831m ² (includes slatted decks less than 1m above ground)	Proposed Front Yard Landscaping..... 352m ²		POS Achieved Ground Floor: 19 units x 23.21m ² = 441m ² POS Achieved First Floor: 19 units x 11.86m ² = 225m ²
ZONE: Millwater South Precinct - Single House Zone	(includes balconies over 1m above ground)	(excludes slatted decks less than 1m above ground)				
Wind Zone: H EQ Zone: 1 Exposure Zone: C	TOTAL BUILDING COVERAGE: 1945m ² (41%) (INFRINGES BY 30m ²)	TOTAL IMPERMEABLE SURFACE: 3956m ² (83%) (INFRINGES BY 1084m ²)	TOTAL PERMEABLE SURFACE: 831m ² (17%) (INFRINGES BY 1084m ²)	TOTAL FRONT YARD LANDSCAPING: 352m ² (54%) (COMPLIES)		(COMPLIES)

Calculations per civil engineers

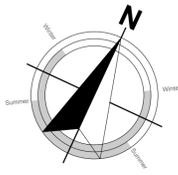


BLOCK TYPE KEY	
A	2 Bedroom Ground Level Terrace Apartment x 5 2 Bedroom Upper Level Terrace Apartment x 4 3 Bedroom Upper Level Terrace Apartment x 1 Total Building Coverage 497m ²
B	2 Bedroom Ground Level Terrace Apartment x 8 2 Bedroom Upper Level Terrace Apartment x 8 Total Building Coverage 786m ²
C	2 Bedroom Ground Level Terrace Apartment x 6 2 Bedroom Upper Level Terrace Apartment x 5 3 Bedroom Upper Level Terrace Apartment x 1 Total Building Coverage 592m ²
■	Pre-fabricated Storage Units x 20 Total Building Coverage 70m ²
Total Residential Dwellings = 38	
Total Carparks = 40	

FLOOR AREAS BY BLOCK/UNIT								
Block A			Block B			Block C		
Ground Floor			Ground Floor			Ground Floor		
Unit	Over Framing	Over Brick	Unit	Over Framing	Over Brick	Unit	Over Framing	Over Brick
A1G	91.6m ²	93.0m ²	B1G	85.2m ²	86.4m ²	C1G	78.9m ²	81.0m ²
A2G	75.8m ²	77.6m ²	B2G	75.8m ²	77.6m ²	C2G	75.8m ²	77.6m ²
A3G	75.8m ²	77.6m ²	B3G	75.8m ²	77.6m ²	C3G	75.8m ²	77.6m ²
A4G	75.8m ²	77.6m ²	B4G	75.8m ²	77.6m ²	C4G	75.8m ²	77.6m ²
A5G	78.9m ²	81.0m ²	B5G	75.8m ²	77.6m ²	C5G	75.8m ²	77.6m ²
			B6G	75.8m ²	77.6m ²	C6G	91.6m ²	93.0m ²
			B7G	75.8m ²	77.6m ²			
			B8G	85.2m ²	86.4m ²			
First Floor			First Floor			First Floor		
Unit	Over Framing		Unit	Over Framing		Unit	Over Framing	
A1F	93.1m ²		B1F	82.1m ²		C1F	76.2m ²	
A2F	73.1m ²		B2F	73.1m ²		C2F	73.1m ²	
A3F	73.1m ²		B3F	73.1m ²		C3F	73.1m ²	
A4F	73.1m ²		B4F	73.1m ²		C4F	73.1m ²	
A5F	76.2m ²		B5F	73.1m ²		C5F	73.1m ²	
			B6F	73.1m ²		C6F	93.1m ²	
			B7F	73.1m ²				
			B8F	82.1m ²				

LEGEND:	
	Proposed concrete (hydro-blasted)
	Proposed concrete (brush finish)
	Proposed timber slatted deck
	Proposed grass area
	Proposed retaining (rendered concrete block)
	Proposed retaining (timber)
	Proposed rail fence (aluminium)

Proposed Site Plan



PERCIVAL LANE



LEGEND:

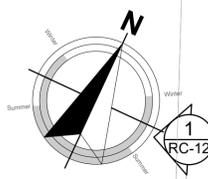
	0.00 Existing contour line in terms of DOSLI
	±0 Existing spot level
	±0 Proposed spot level
	Existing timber retaining wall
	Existing metal rail fence
	Proposed concrete (hydro-blasted)
	Proposed concrete (brush finish)
	Proposed timber slatted deck
	Proposed retaining (rendered concrete block)
	Proposed retaining (timber)
	Proposed rail fence (aluminium)

NOTE:
All setback dimensions are measured in a horizontal plane from the boundaries

Refer to sheet RC-07 for Block B

BONAIR CRESCENT

Proposed Site Plan Ground Floor - Block A



LOT 457
DP 510198

LOT 458
DP 510198

LOT 459
DP 510198

LOT 460
DP 510198



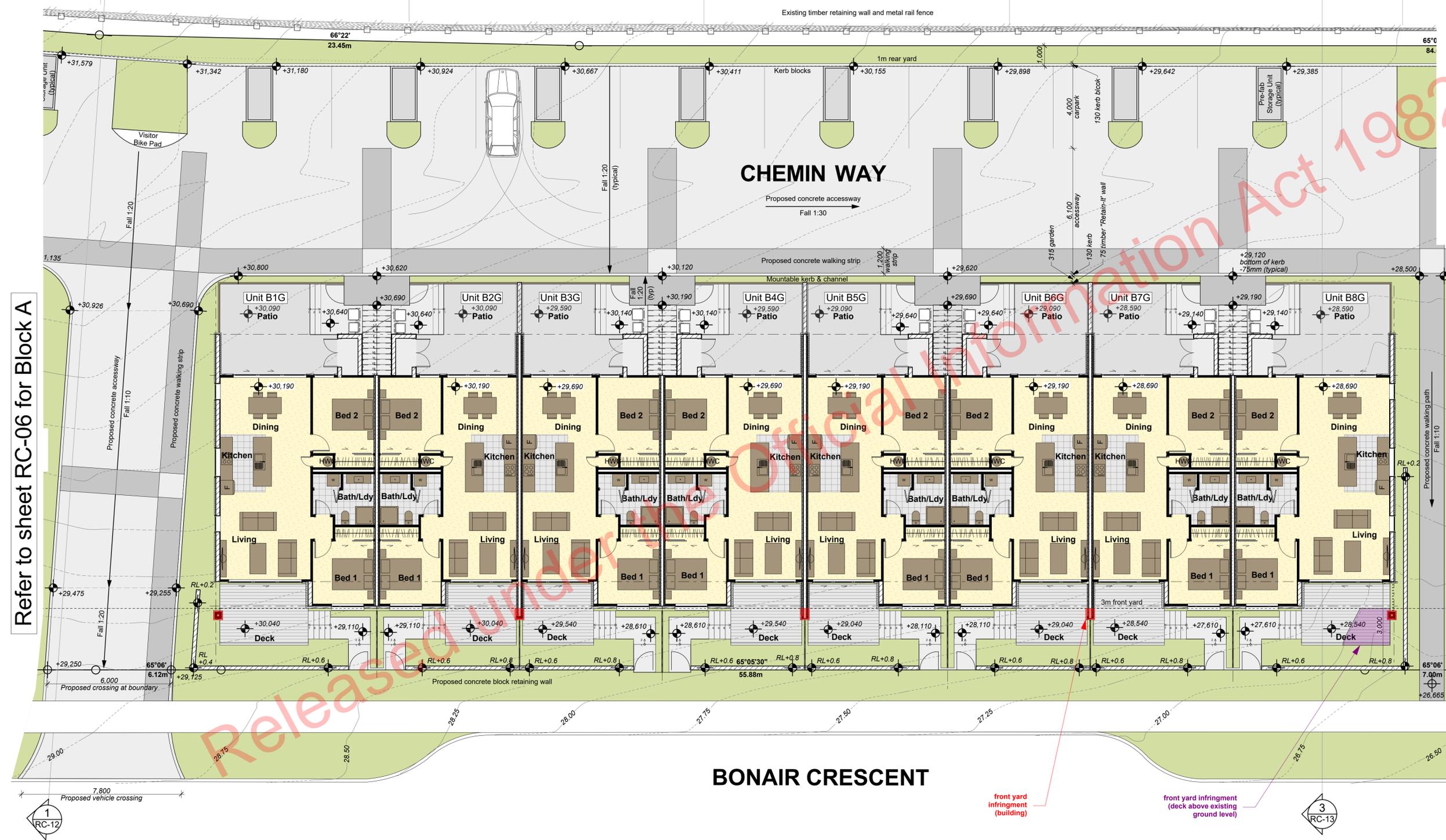
LEGEND:

- 0.00 Existing contour line in terms of DOSLI
- ±0 Existing spot level
- ±0 Proposed spot level
- Existing timber retaining wall
- Existing metal rail fence
- Proposed concrete (hydro-blasted)
- Proposed concrete (brush finish)
- Proposed timber slatted deck
- Proposed retaining (rendered concrete block)
- Proposed retaining (timber)
- Proposed rail fence (aluminium)

NOTE:
All setback dimensions are measured in a horizontal plane from the boundaries

Refer to sheet RC-06 for Block A

Refer to sheet RC-08 for Block C

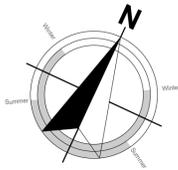


BONAIR CRESCENT

front yard infringement (building)

front yard infringement (deck above existing ground level)

Proposed Site Plan Ground Floor - Block B



LOT 461
DP 510198

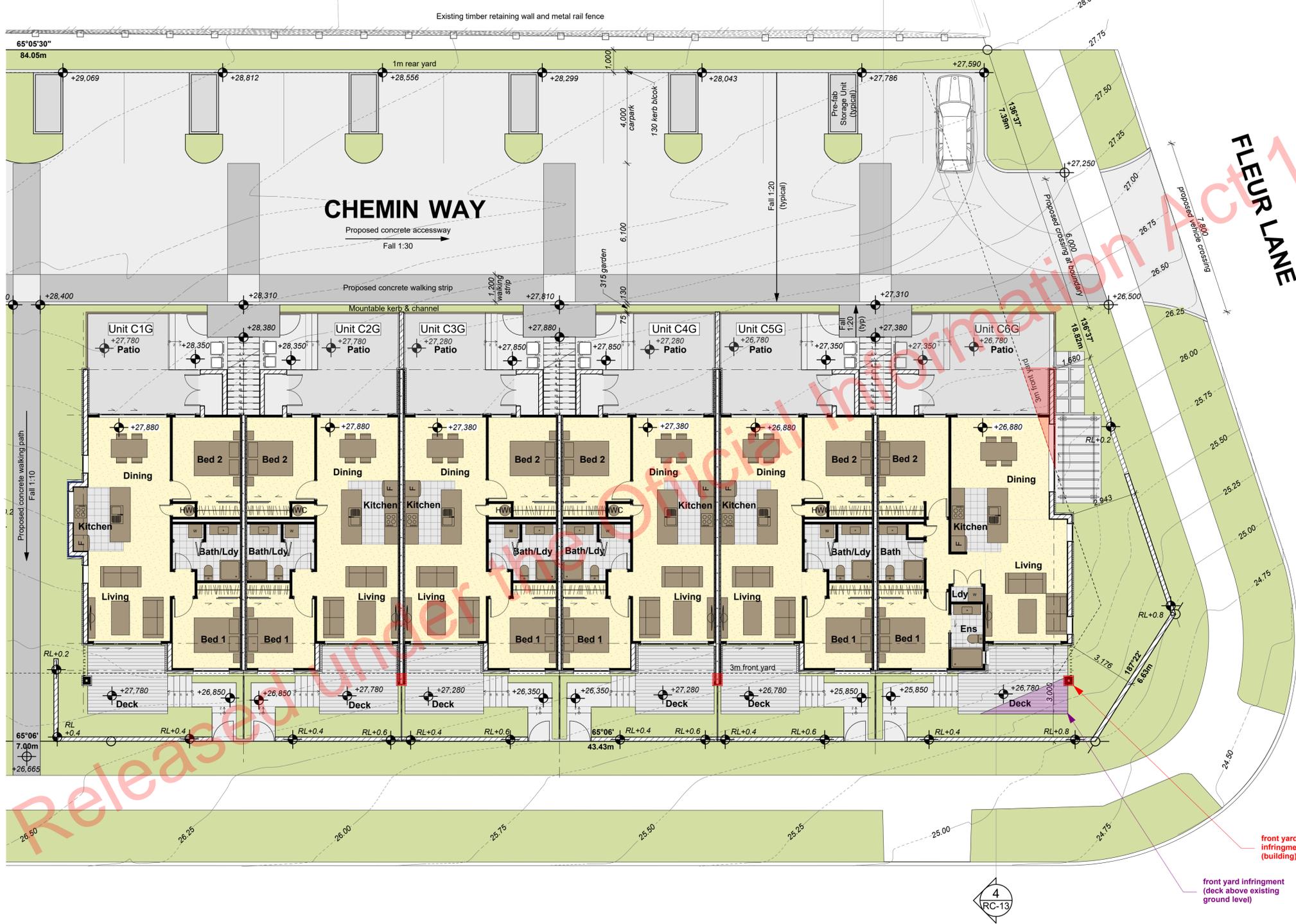
LOT 462
DP 510198

4
RC-13

LEGEND:	
	Existing contour line in terms of DOSLI
	Existing spot level
	Proposed spot level
	Existing timber retaining wall
	Existing metal rail fence
	Proposed concrete (hydro-blasted)
	Proposed concrete (brush finish)
	Proposed timber slatted deck
	Proposed retaining (rendered concrete block)
	Proposed retaining (timber)
	Proposed rail fence (aluminium)

NOTE:
All setout dimensions are measured in a horizontal plane from the boundaries

Refer to sheet RC-07 for Block B



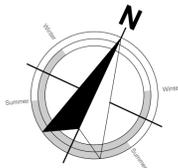
BONAIR CRESCENT

Proposed Site Plan Ground Floor - Block C

creative ARCH
29 Nixon St, Grey Lynn, Auckland
PO Box 78 282 Grey Lynn, Auckland
+64 9 309 6032
info@creativearch.co.nz
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project title:
Proposed Development for:
for:
Broadway Property Group
at:
Lot 1011, 1012 & 1013 Bonair Crescent Millwater, Auckland

dwg n#:
RC-08
job n#:
2005 drawn: **KN**
scale:
1:100
NOTE: Drawings are 1/2 scale @ A3
date plotted:
6/29/2018
CAD Ref:



PERCIVAL LANE



LEGEND:

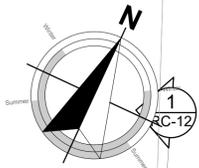
	0.00 Existing contour line in terms of DOSLI
	±0 Existing spot level
	±0 Proposed spot level
	Existing timber retaining wall
	Existing metal rail fence
	Proposed concrete (hydro-blasted)
	Proposed concrete (brush finish)
	Proposed timber slatted deck
	Proposed retaining (rendered concrete block)
	Proposed retaining (timber)
	Proposed rail fence (aluminium)

NOTE:
All setout dimensions are measured in a horizontal plane from the boundaries

Refer to sheet RC-10 for Block B

BONAIR CRESCENT

Proposed Site Plan First Floor - Block A



LOT 457
DP 510198

LOT 458
DP 510198

LOT 459
DP 510198

LOT 460
DP 510198



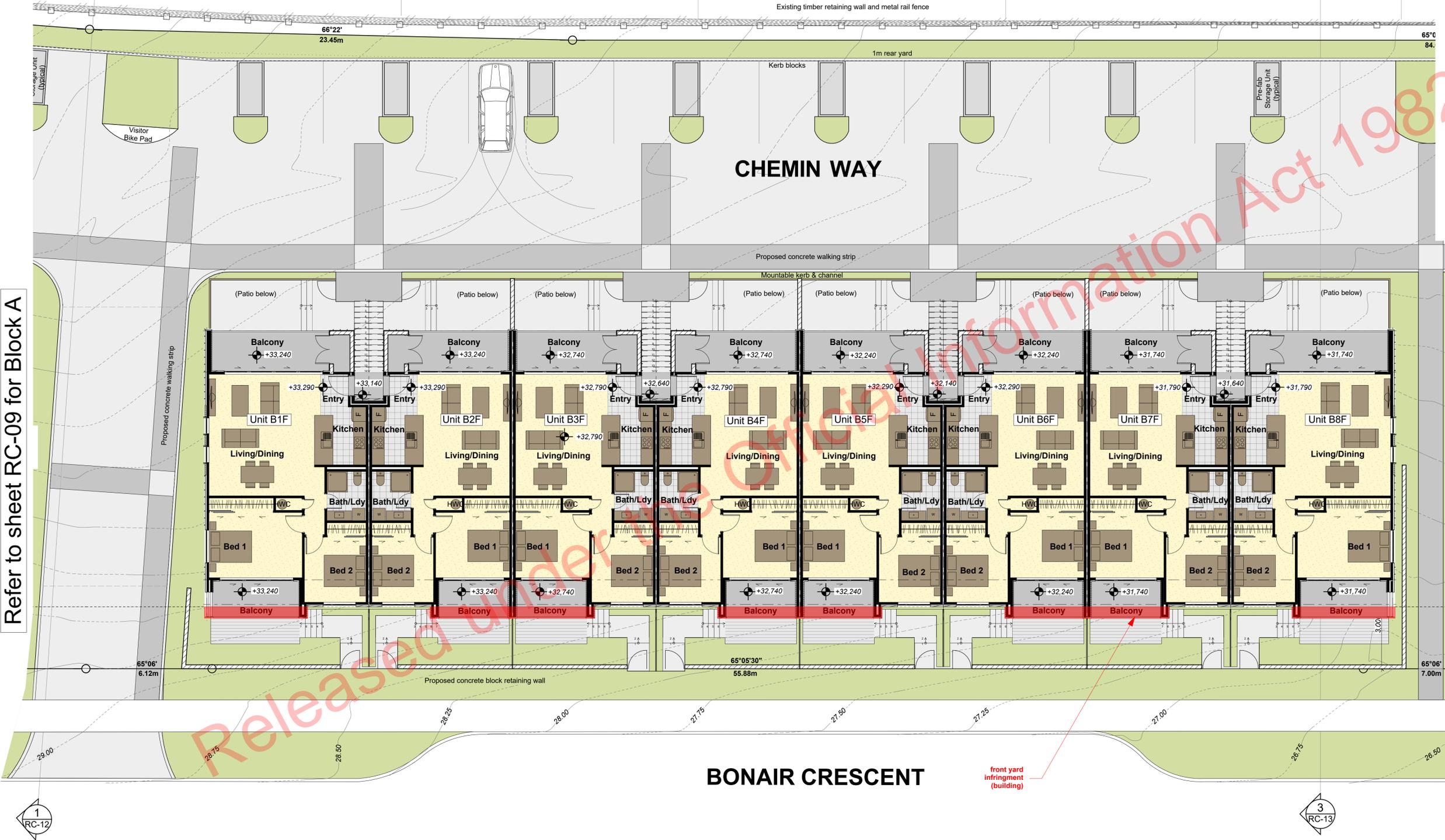
LEGEND:

- 0.00 Existing contour line in terms of DOSLI
- ±0 Existing spot level
- ±0 Proposed spot level
- Existing timber retaining wall
- Existing metal rail fence
- Proposed concrete (hydro-blasted)
- Proposed concrete (brush finish)
- Proposed timber slatted deck
- Proposed retaining (rendered concrete block)
- Proposed retaining (timber)
- Proposed rail fence (aluminium)

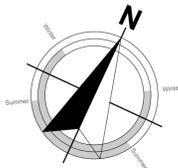
NOTE:
All setback dimensions are measured in a horizontal plane from the boundaries

Refer to sheet RC-09 for Block A

Refer to sheet RC-11 for Block C



Proposed Site Plan First Floor - Block B



LOT 461
DP 510198

LOT 462
DP 510198

4
RC-13

LEGEND:

	0.00 Existing contour line in terms of DOSLI
	±0 Existing spot level
	±0 Proposed spot level
	Existing timber retaining wall
	Existing metal rail fence
	Proposed concrete (hydro-blasted)
	Proposed concrete (brush finish)
	Proposed timber slatted deck
	Proposed retaining (rendered concrete block)
	Proposed retaining (timber)
	Proposed rail fence (aluminium)

NOTE:
All setback dimensions are measured in a horizontal plane from the boundaries



Refer to sheet RC-10 for Block B

BONAIR CRESCENT

Proposed Site Plan First Floor - Block C



Section 1: Driveway Gradient (between Blocks A & B)

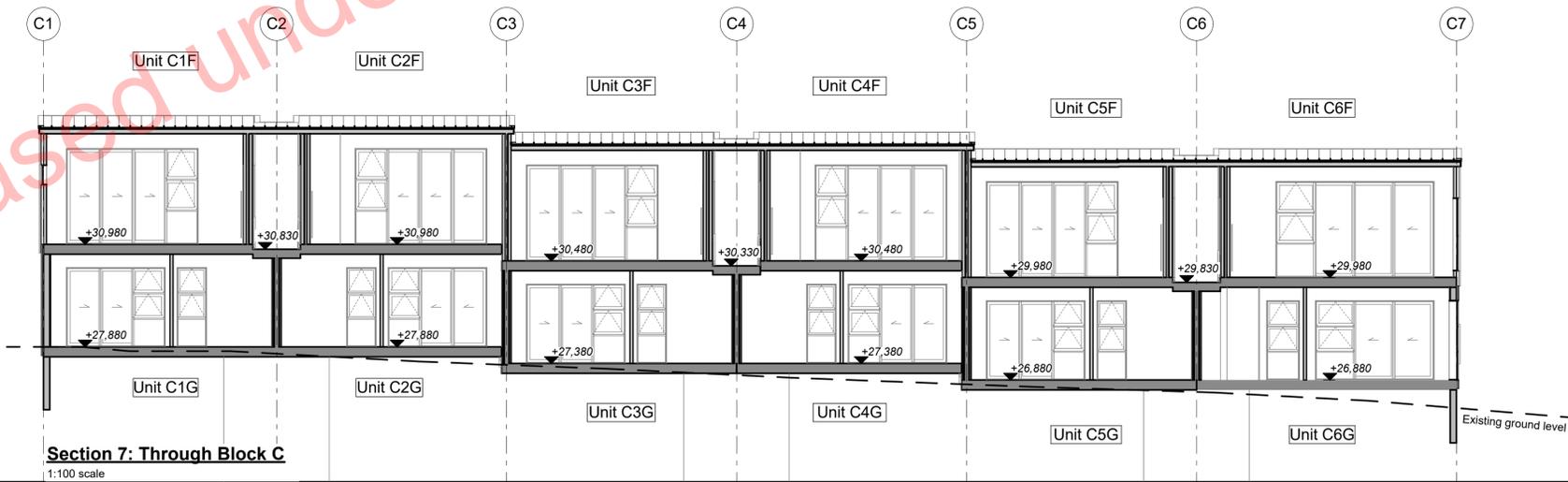
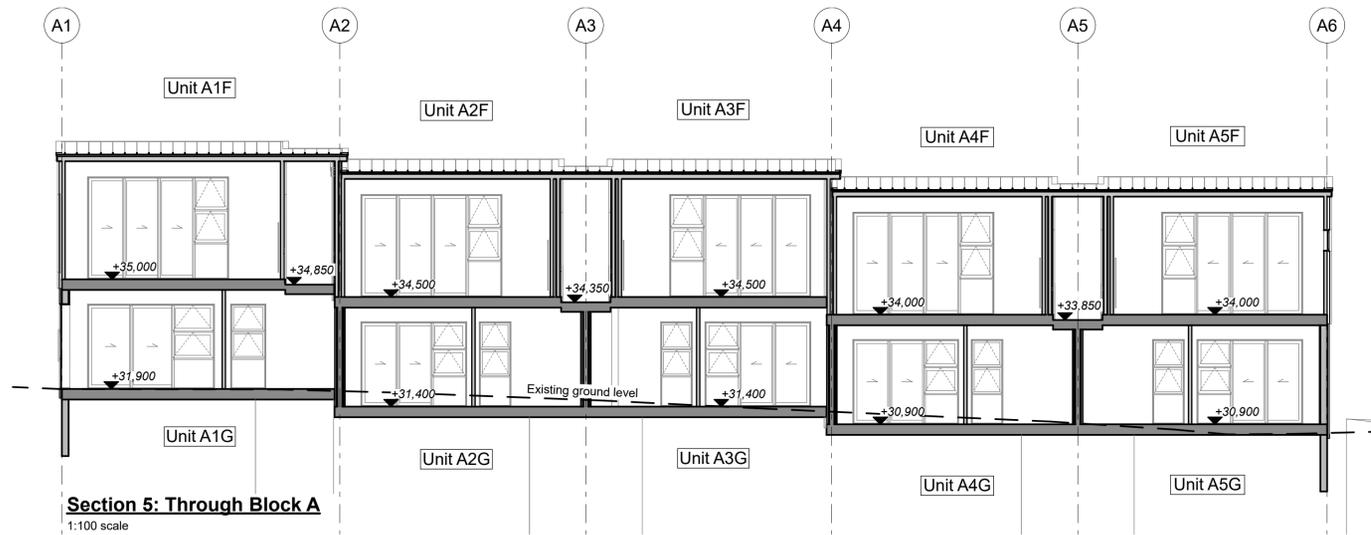
1:50 scale



Section 2: Walking Path Gradient (between Blocks B & C)

1:50 scale

Driveway & Walkway Sections



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Sections

LEGEND:	
1	Vertical metal cladding (standing seam)
2	Metal roofing
3	Brick veneer
4	Aerated Panel
5	Aluminium joinery with double glazing
6	Rendered concrete block



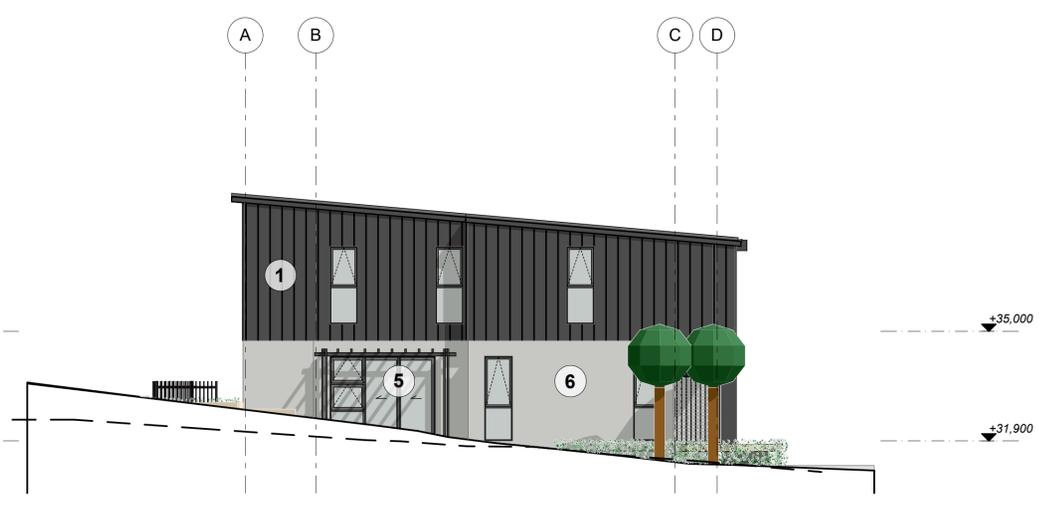
North Elevation



South Elevation



East Elevation



West Elevation

Elevations - Block A

LEGEND:

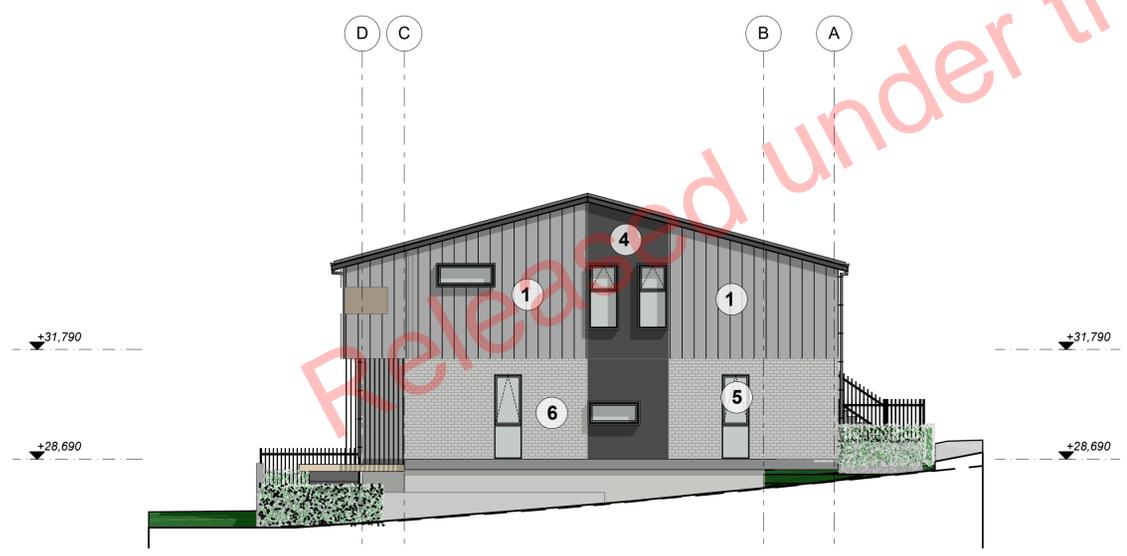
1	Vertical metal cladding (standing seam)
2	Metal roofing
3	Brick veneer
4	Aerated Panel
5	Aluminium joinery with double glazing
6	Rendered concrete block



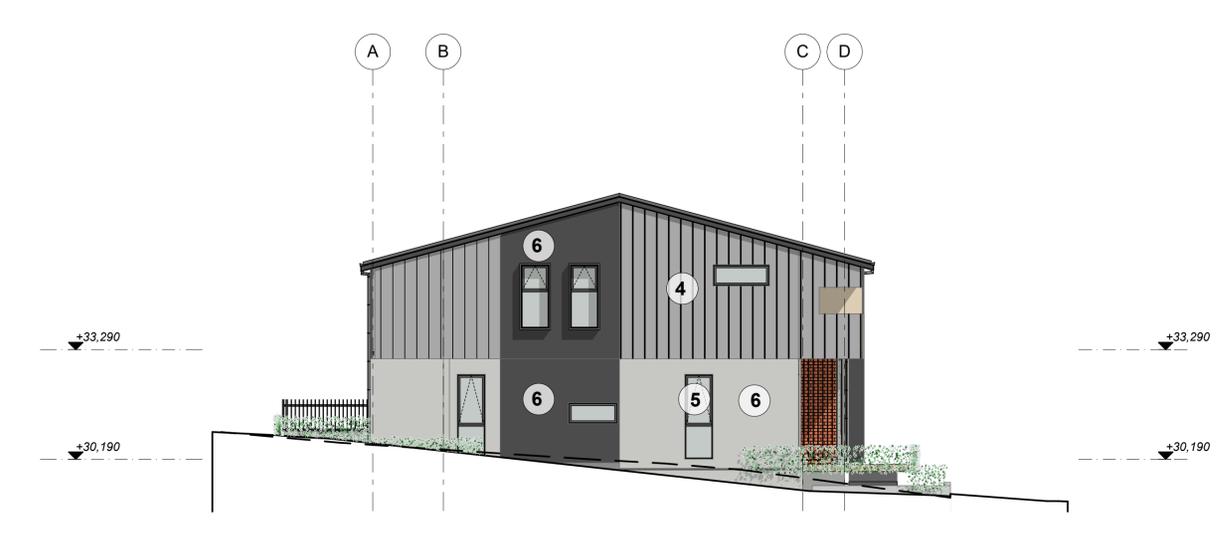
North Elevation



South Elevation



East Elevation



West Elevation

Elevations - Block B

creative ARCH
 www.creativearch.co.nz
 29 Nixon St, Grey Lynn, Auckland
 PO Box 78 282 Grey Lynn, Auckland
 +64 9 309 6032
 info@creativearch.co.nz
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project title:
Proposed Development for:
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Lot 1011, 1012 & 1013 Bonair Crescent Millwater, Auckland

dwg n#: **RC-16**
 job n#: **2005** drawn: **KN**
 scale: **1:100**
 date plotted: **6/29/2018**
 CAD Ref: Kirinda BIM Server: CAL-BIM - BIM Server 21\Creative Arch\Broadway_MASTER PLAN_RC

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LEGEND:	
1	Vertical metal cladding (standing seam)
2	Metal roofing
3	Brick veneer
4	Aerated Panel
5	Aluminium joinery with double glazing
6	Rendered concrete block



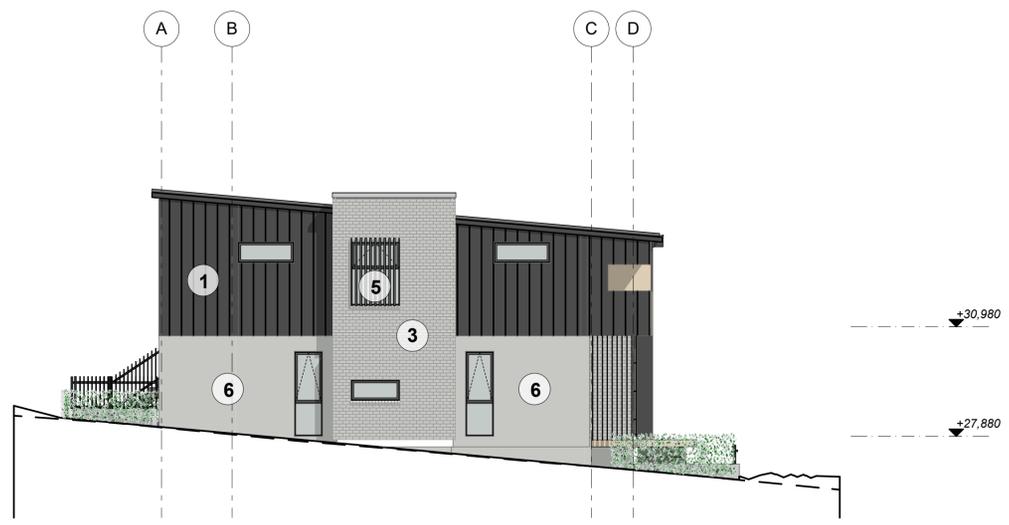
North Elevation



South Elevation



East Elevation



West Elevation

Elevations - Block C



Cladding
Espan standing seam
Colorsteel Ironsand or
similar

Cladding
Espan standing seam
Sandstone Grey or
similar

Joinery
Dulux Powdercoat
Ironsand or similar

Cladding - Block B
Brick - Terracotta or similar

Cladding - Block A & C
Brick - Painted
Resene Delta or similar

Cladding Block A & C
Brick - Painted
Resene Half White Pointer
or similar

Soffit / Feature Wall
Plytech Radiata SD
Blonded / Clear coat or similar

Cladding
Aerated Panel
Resene Half White Pointer or
similar

Fence / Divider
Aluminium Batten

Proposed Materials