

Attachment 1

Preliminary Bulk and Location Plans



Urban & Environmental

WAITĀKERE



14 Edmonton Road, Henderson
Bulk & Location Study

DISTRICT COURTHOUSE

Design Response

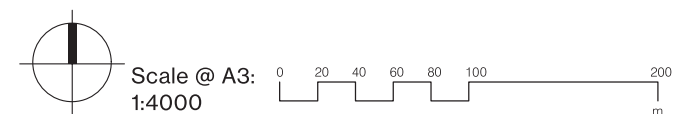
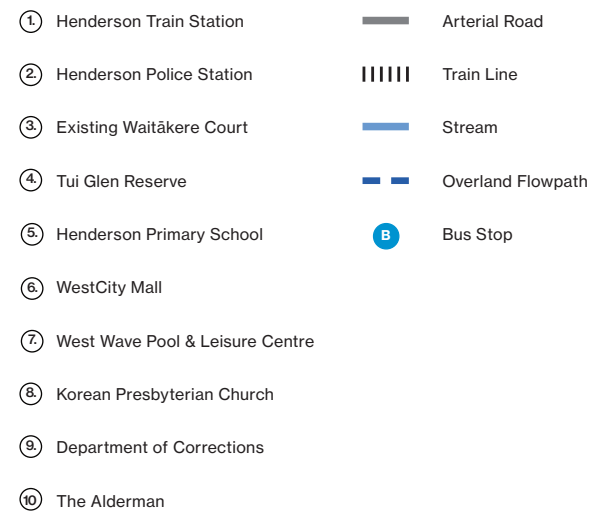
Site Location

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The point where the Opanuku and Oratia Streams meet (the Tui Glen Reserve / Falls Park area) is the beginning of Te Wai-o-Pareira, also known as the Henderson Creek, and the point where the creek became navigable by waka.

The project site – the Falls car park site - is located on the corner of Edmonton and Alderman Drives. It is home to placemaking activities including the Ecomatters Bike Hub, Te Puna fresh food market and kids modular pump track (in 2023), as well as some car parking managed by Auckland Transport.

The historic Falls Hotel (currently The Aldermans Café) and the Falls Park lie immediately north of the site.



Design Response

Aerial Photo Underlay

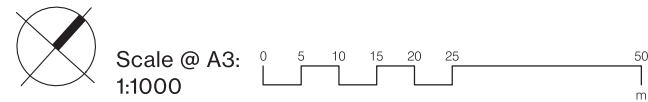
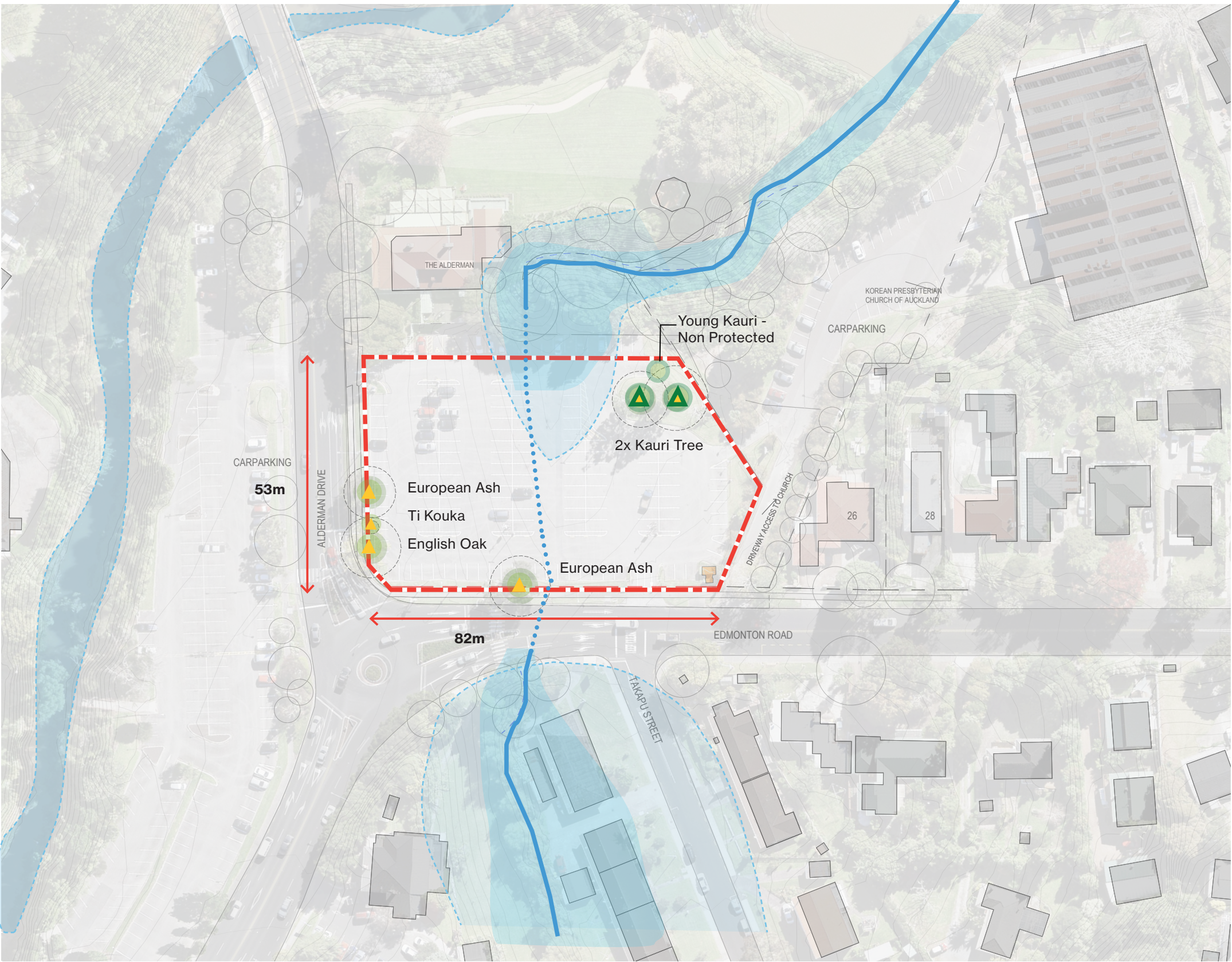
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Site Details

Area: Approximately 4,435m².

Legend

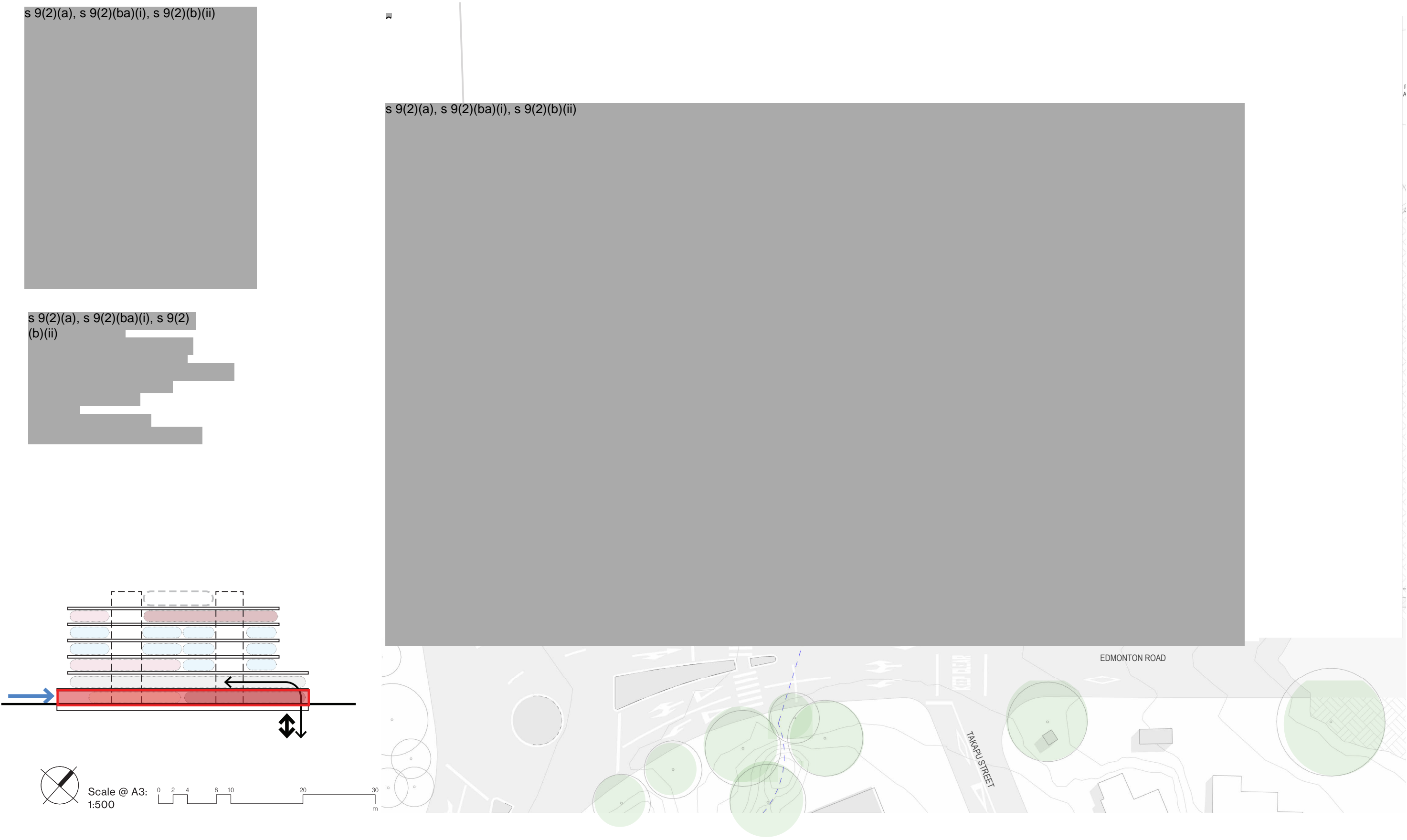
- Site Boundary
- Overland Flowpath
- Piped Takapu Stream (1500 diameter)
- Notable Trees:** Significant protected trees. legally protected and require resource consent for removal. Approval from Auckland Transport is also necessary for activities specified in D13
- Street Trees:** Street trees are within the road reserve. Approval from Auckland Council and Auckland Transport must be obtained for activities listed in E17
- Flood Plain



Bulk & Location Plans

Current GF Organisation + Existing Parking to North

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Bulk & Location Plans

Remove Trees - extend GF

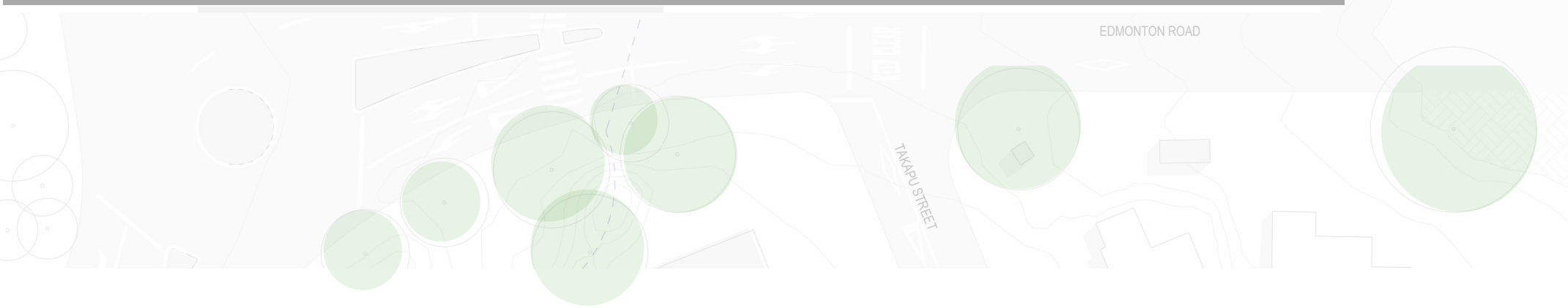
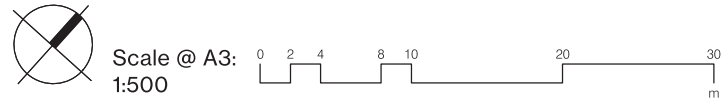
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Revised Vehicle Accommodation Schedule:

20.00 External Spaces	
20.01	Jury Courtyard
20.02	Staff Secure Bike Storage
21.00 Vehicle Parking	
21.01	Judicial / JP Secure Parking
21.02	Staff Secure Parking
21.03	Bailiff and Court Secure Parking
21.04	Public Disabled Parking
21.05	Loading Dock
21.06	Service Vehicle Parking
21.07	Prison / Police Custodial Van Parking
21.08	Pool Cars

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s 9(2)
(ba)(i), s
9(2)(b)(ii)



Bulk & Location Plans

Ramp geometry

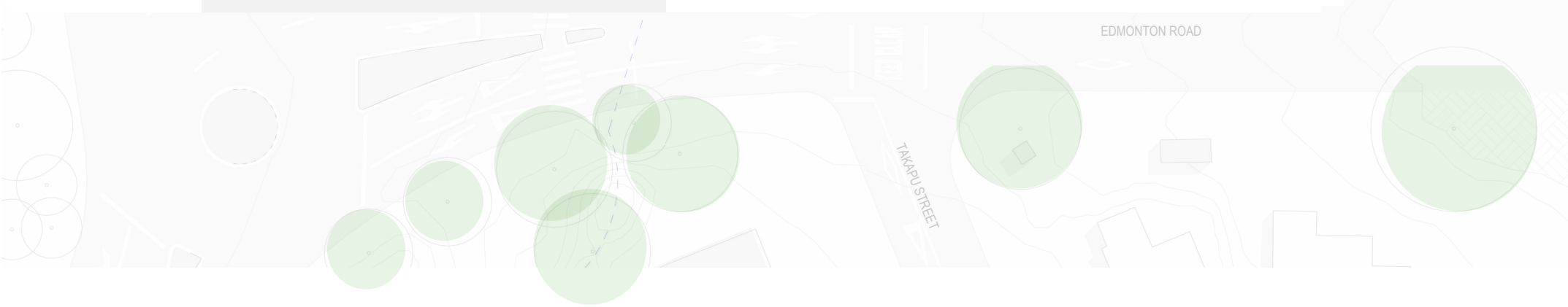
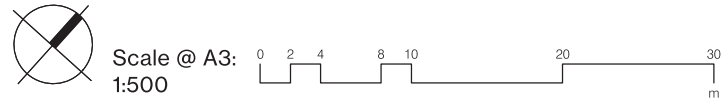
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Bulk & Location Plans

Ramp geometry

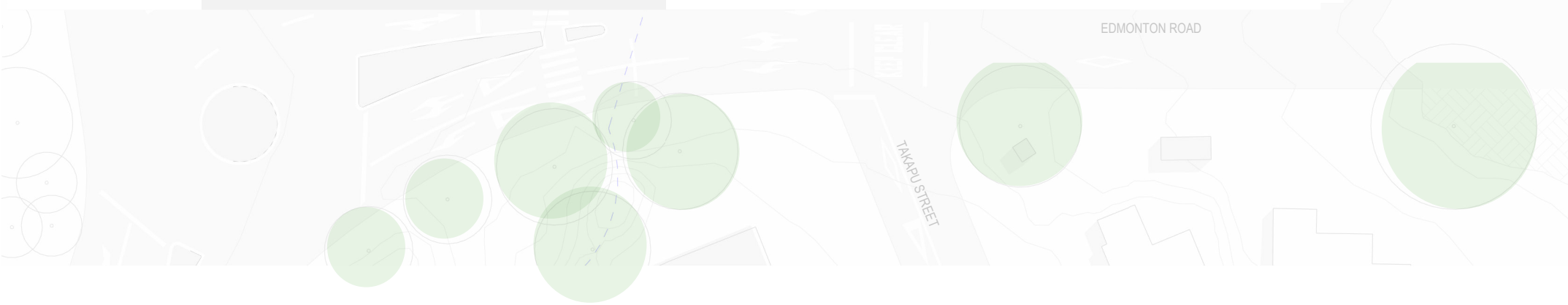
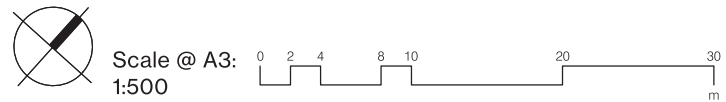
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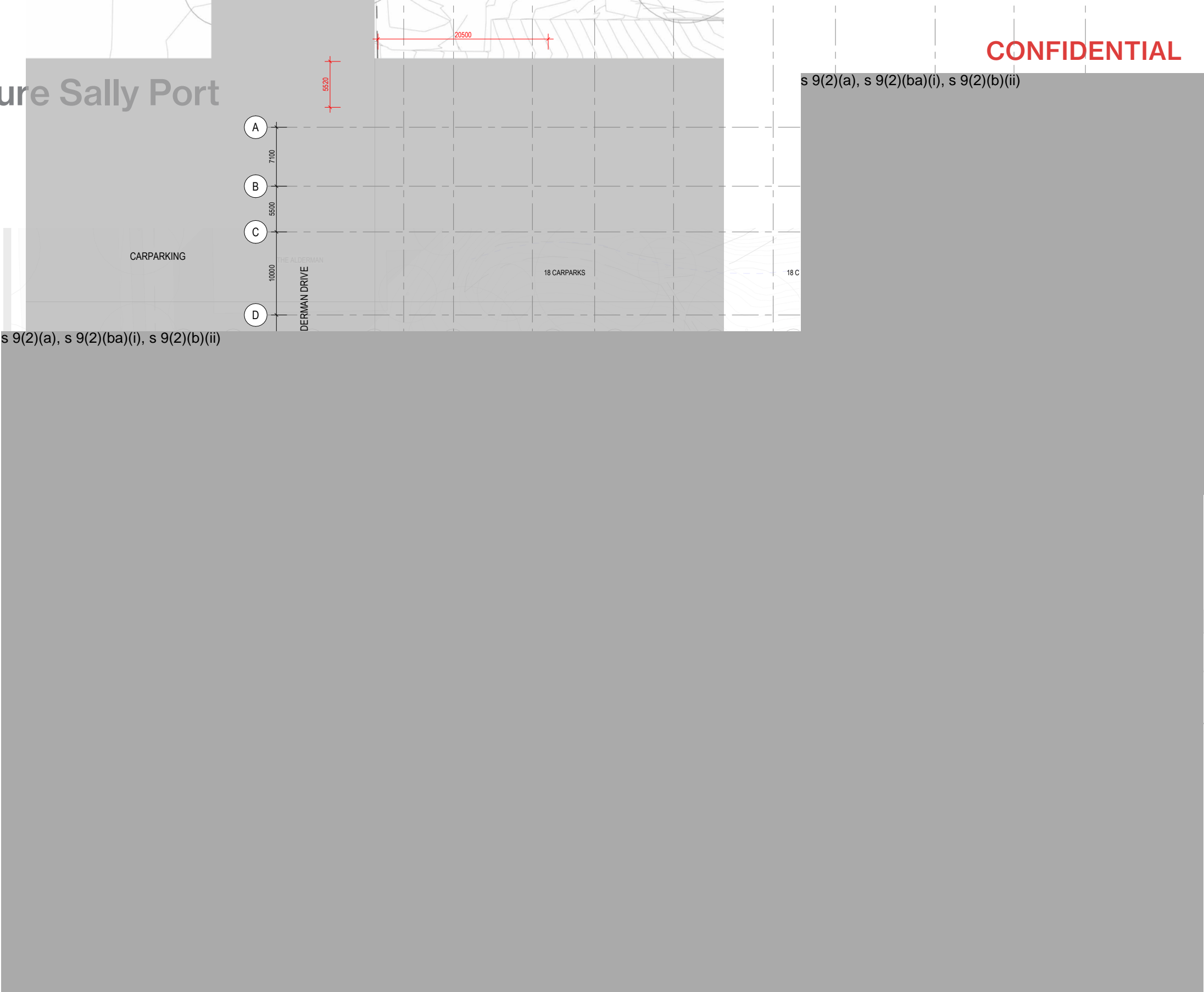
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Bulk & Location Plans

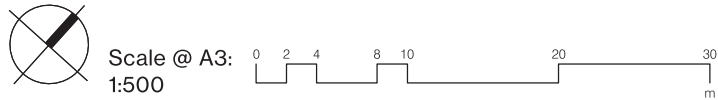
Extend Custodial + Secure Sally Port

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Revised Vehicle Accommodation Schedule:

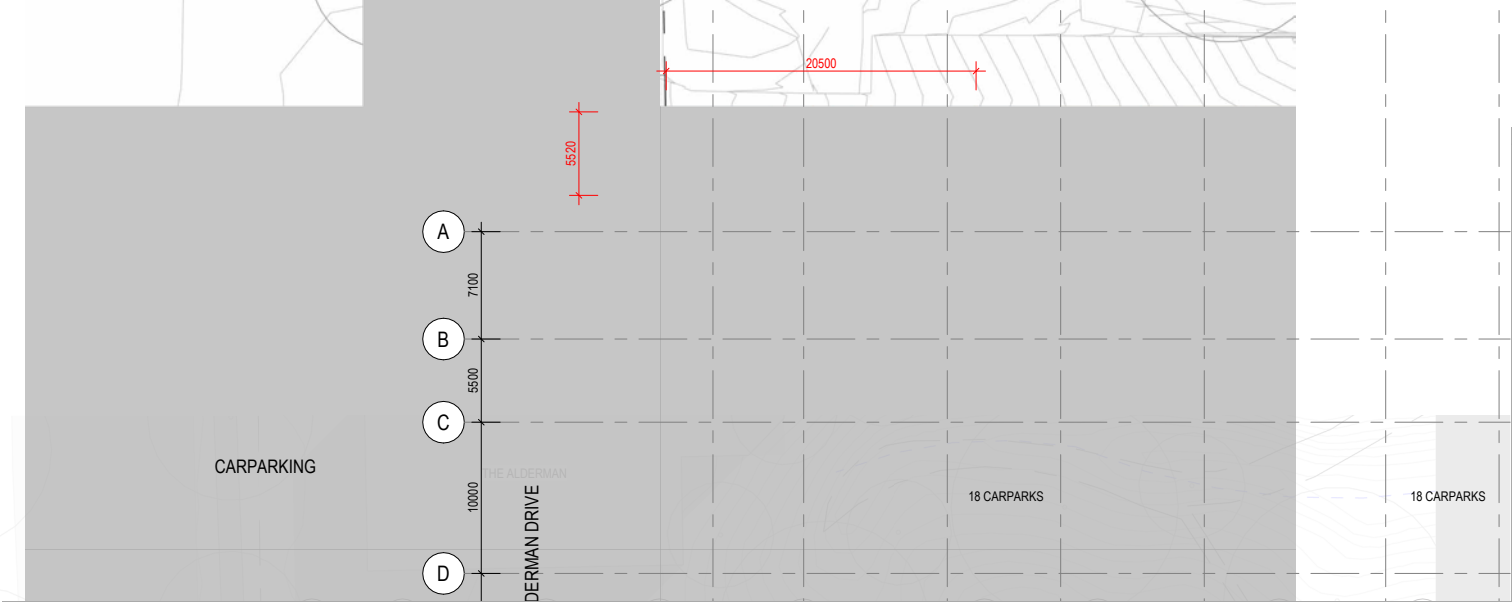
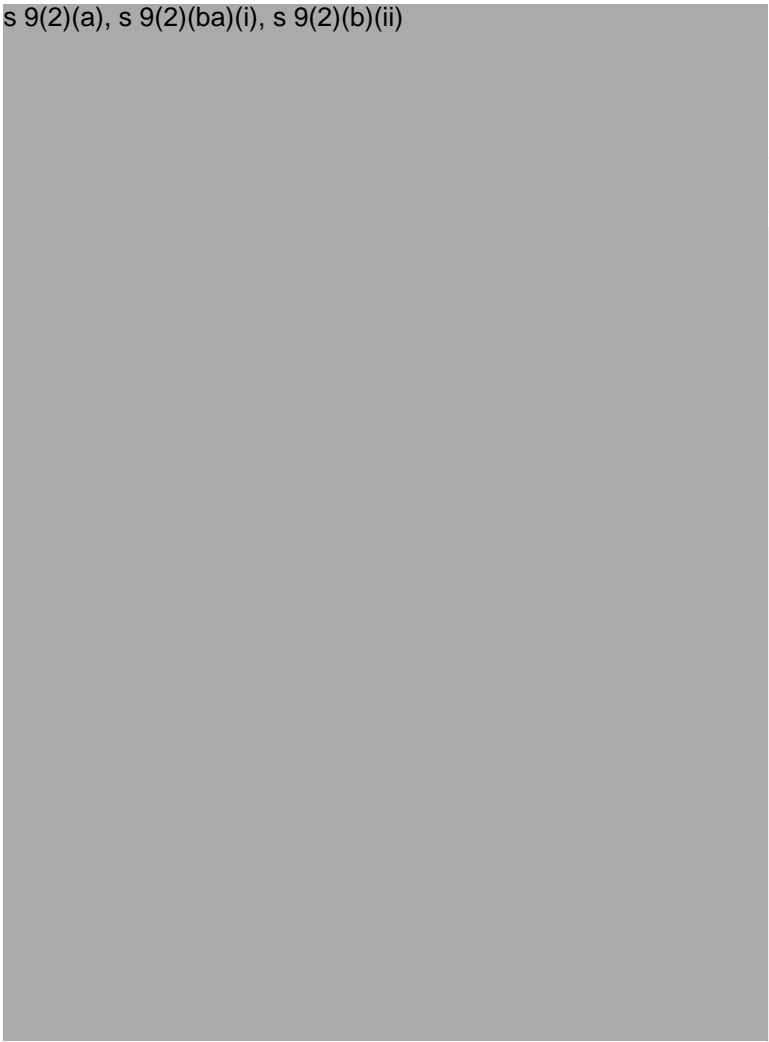
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Bulk & Location Plans

Refined Ground Floor

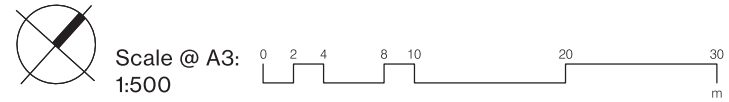
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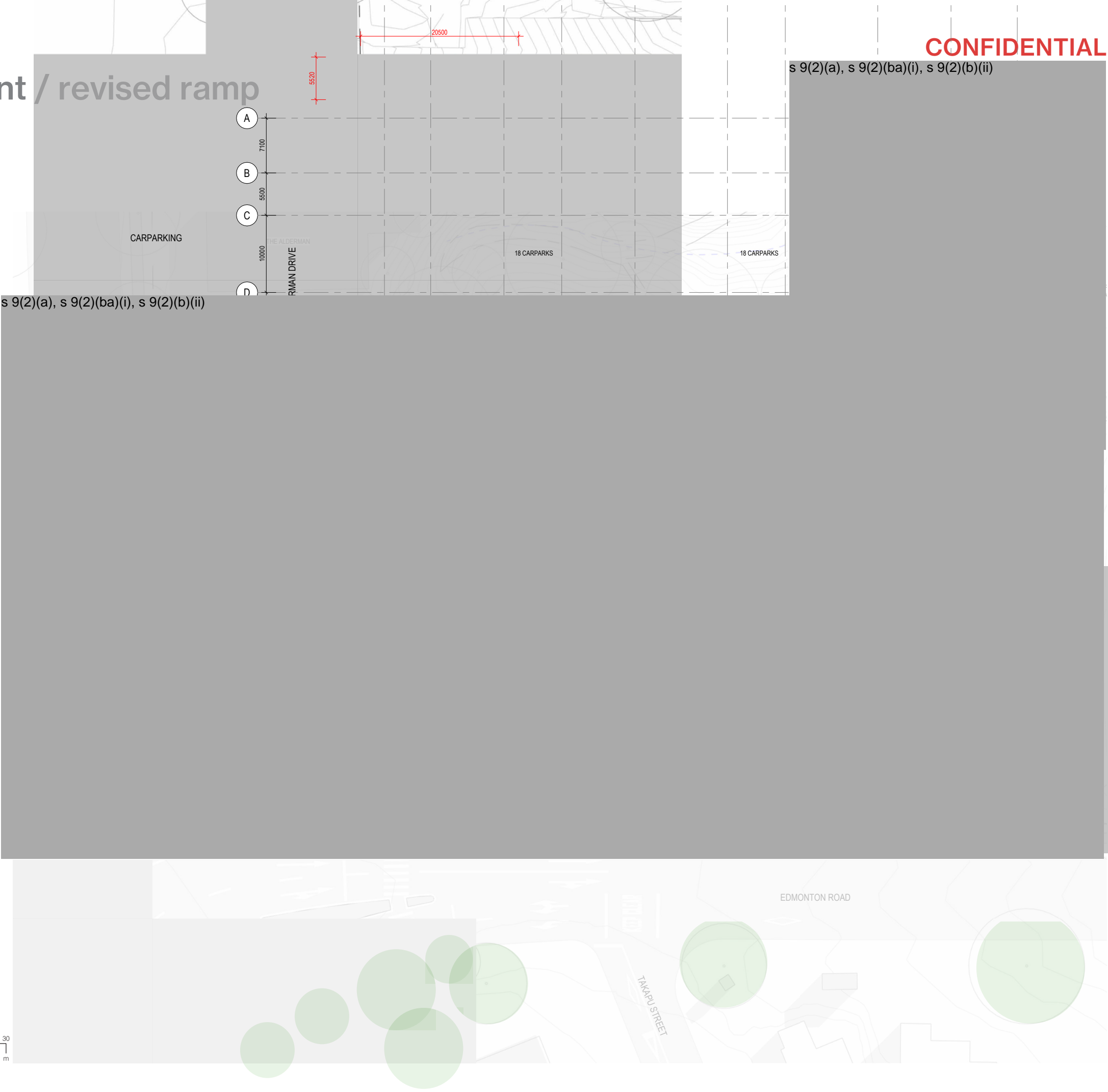
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Bulk & Location Plans

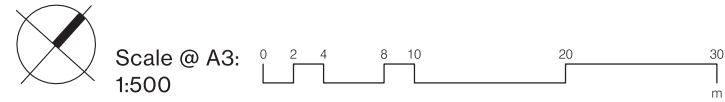
Level 1 - extend footprint / revised ramp

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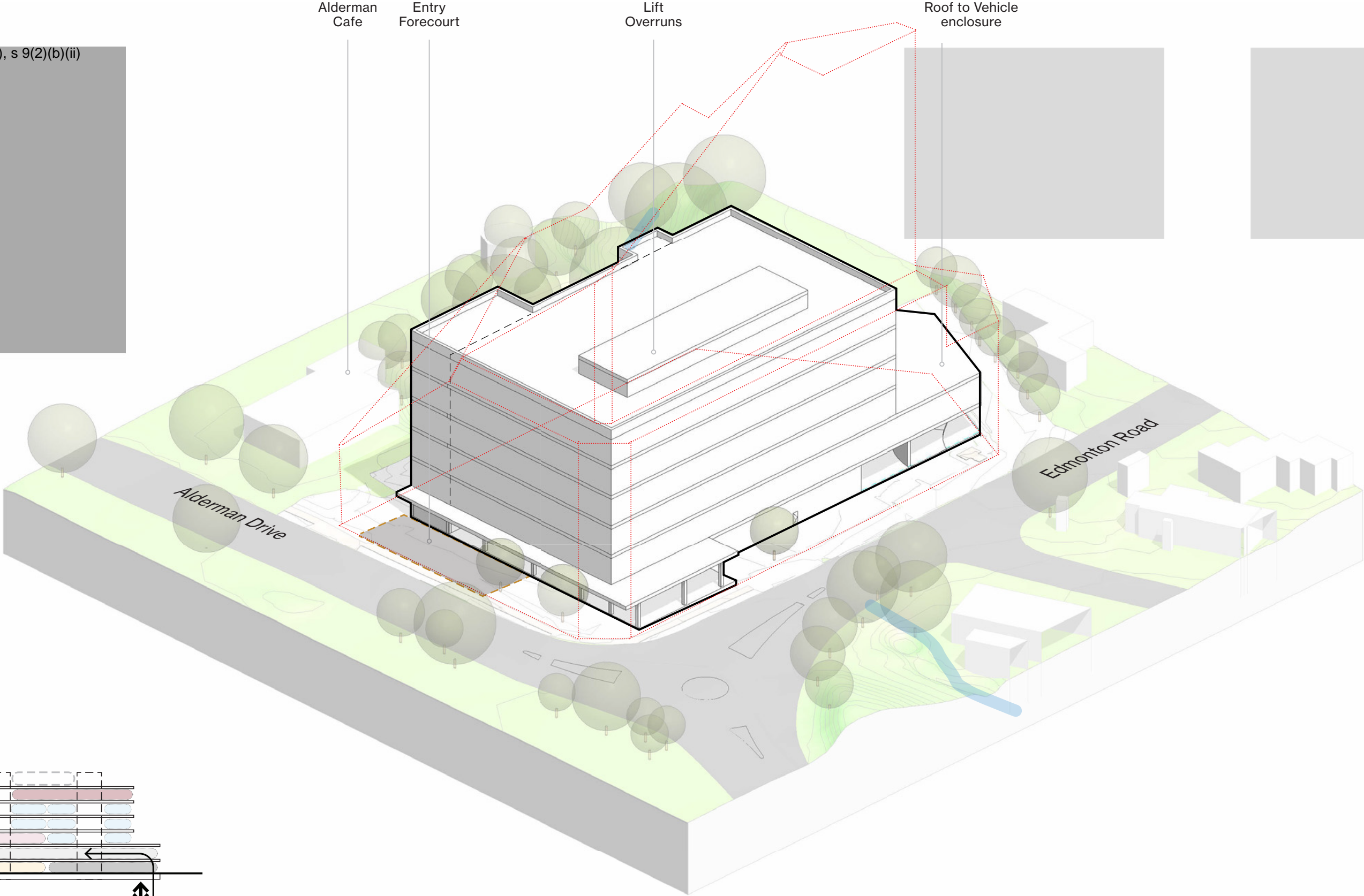
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Bulk & Location 3D Views
Level 06

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Key Section:

