

Functional Layers of a Sample Neighbourhood

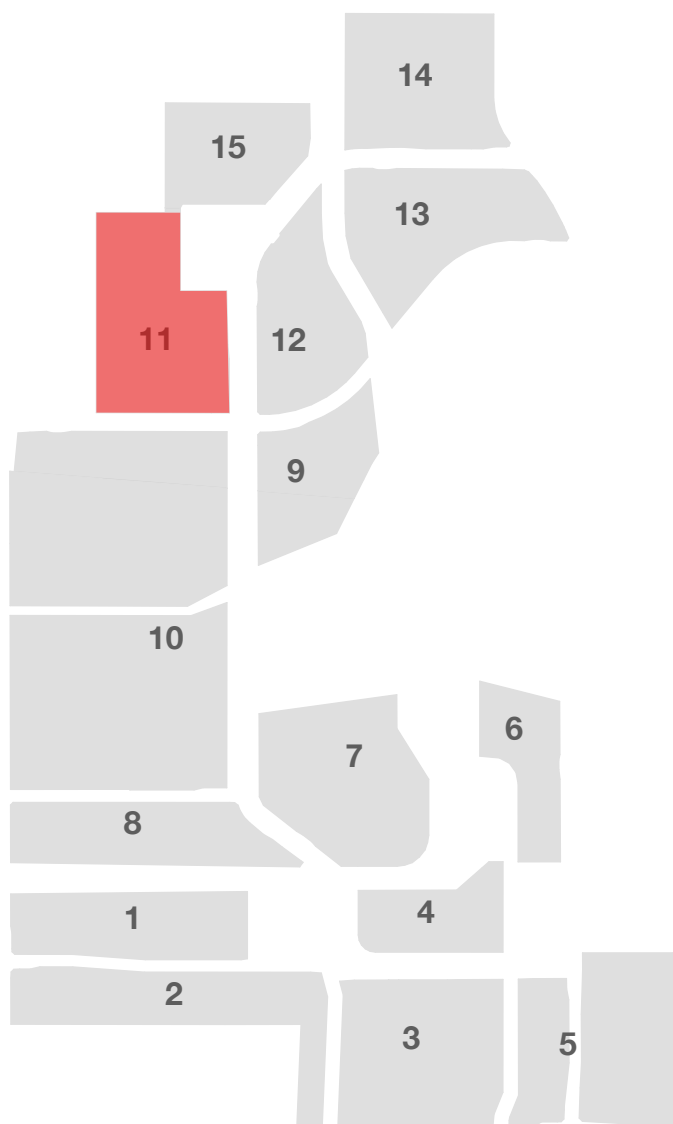
Sunfield

SUPPLEMENTARY
INFORMATION

NOTE:

This plan set supersedes the original masterplan in terms of neighbourhood lot layout, function diagrams, and yield.

Drawings illustrate the design intent of a typical neighbourhood and are to be finalised with Council as part of the Engineering Planning Approval process.



Neighbourhood 11

Area: ~5.62 Ha
Units: 221 (217 excluding the lots used for temporary car parking)
Yield: ~39.3 U/Ha Gross

studiopacificarchitecture
Architects
Urban Designers
Interior Designers
Landscape Architects
74 Cuba Street P.O. Box 11-517, Te Aro Wellington New Zealand 6011
P: (04) 802 5444
F: (04) 802 5446
E: architects@studiopacific.co.nz
W: www.studiopacific.co.nz

Prepared For:

WINTON

Project Title:
Sunfield Masterplanned Community

RESIDENTIAL PRECINCT

Layout Name:
**N11 Studies
Neighbourhood 11 -
Masterplan Overview**

Scale: 1:750 Original Paper Size: A1

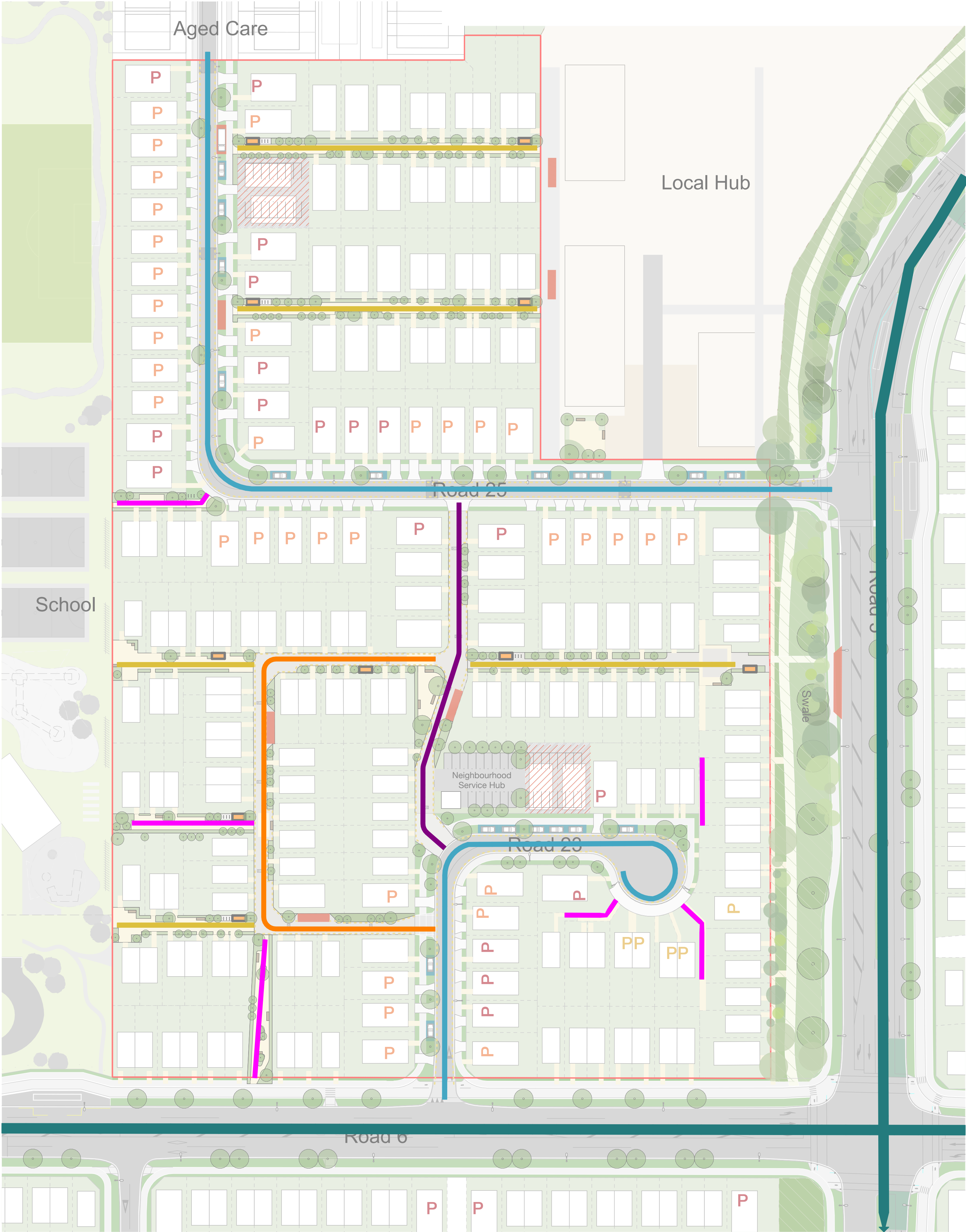
Job No.: 2677 01 Layout I.D.: Revision: r.D

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1 N11 - Masterplan Base
Scale 1:750

Neighbourhood 11 - Masterplan Overview



1 N11 - Masterplan Base
Scale 1:750

- LEGEND:**
- Primary Road (Vested)
 - Local Road (Vested)
 - Two-Way Trafficable Lane (Private)
 - One-Way Trafficable Lane (Private)
 - Pedestrian Lane (Private)
Trafficable for maintenance vehicles and delivery of large goods
 - Pedestrian Lane (Private)
 - Pedestrian Lane (Vested)

Type	Legal Width	Carriageway
Primary Road	Varies	Varies
Local Road	Nominal 16.00m	Nominal 6.00m
Two-way COAL	Nominal 6.00m	4.00m - 6.00m
One-way COAL	Nominal 6.00m	Nominal 4.00m
Pedestrian Lane Trafficable	Nominal 6.00m	3.00m
Pedestrian Lane	Nominal 6.00m	Nominal 3.00m

Neighbourhood 11 - Street Network

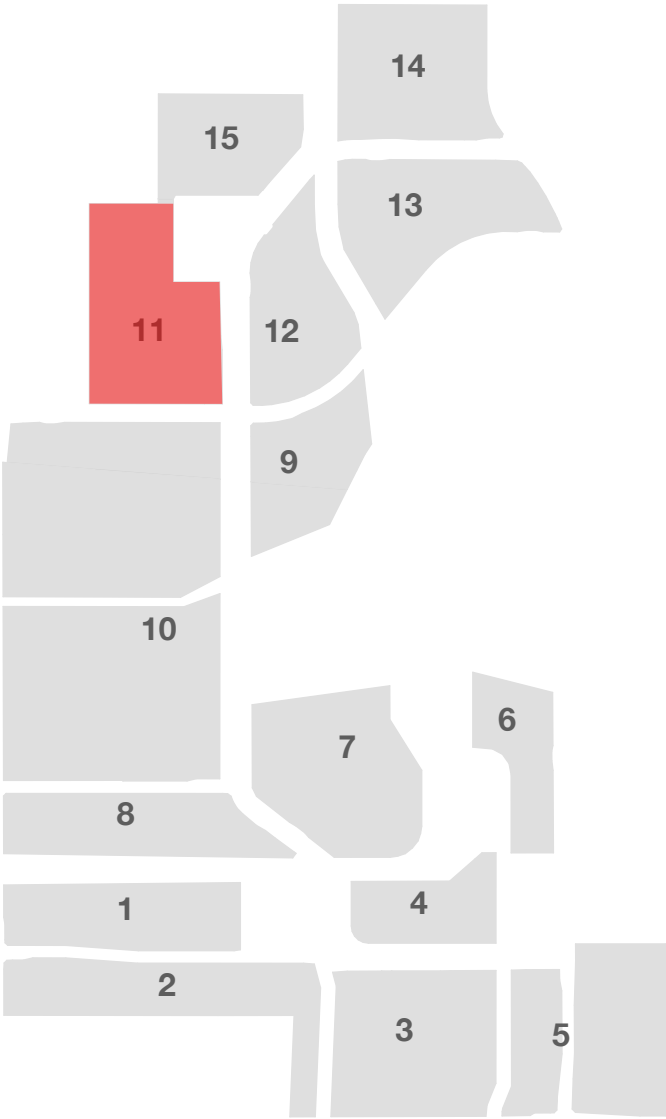
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RESIDENTIAL PRECINCT			
Layout Name: N11 Studies Neighbourhood 11 - Street Network			
Scale: 1:750		Original Paper Size: A1	
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1 N11 - Masterplan Base
Scale 1:750

LEGEND:

- Vested Roads
- Laneways / informal doorstep play (privately owned)
- Micro pocket park (privately managed)
- Vested Swale
- Vested Accessway

**Neighbourhood 11 -
Public Realm Ownership**

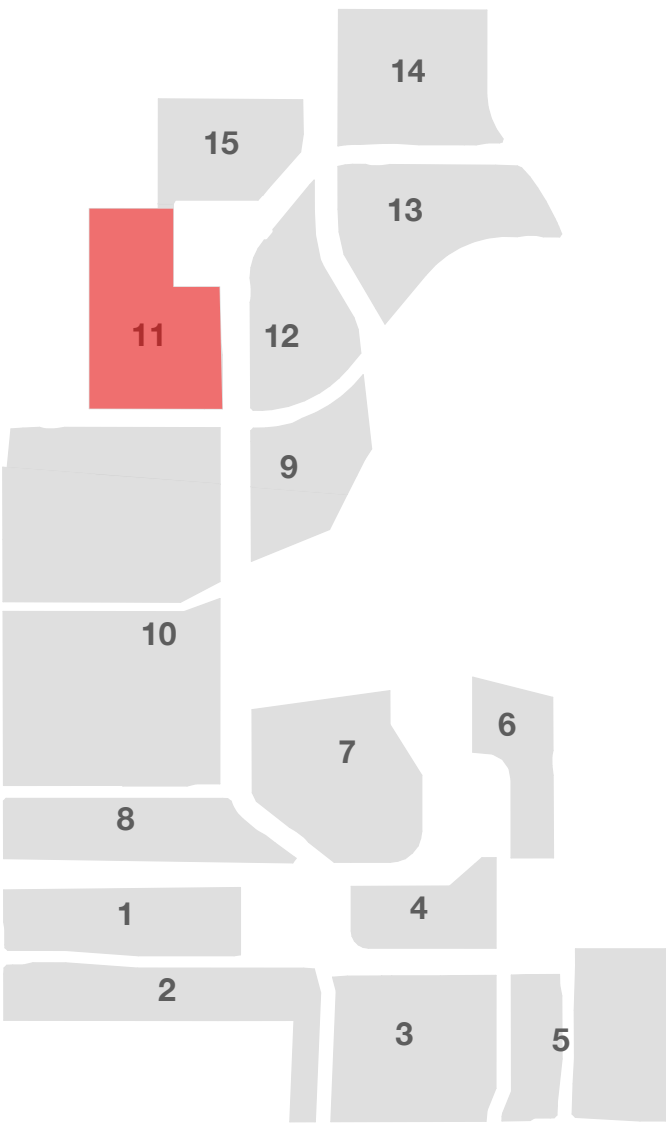
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Layout Name: N11 Studies Neighbourhood 11 - Public Realm Ownership			
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Job No.: 2677 03	Layout I.D.:	Revision: r.D	



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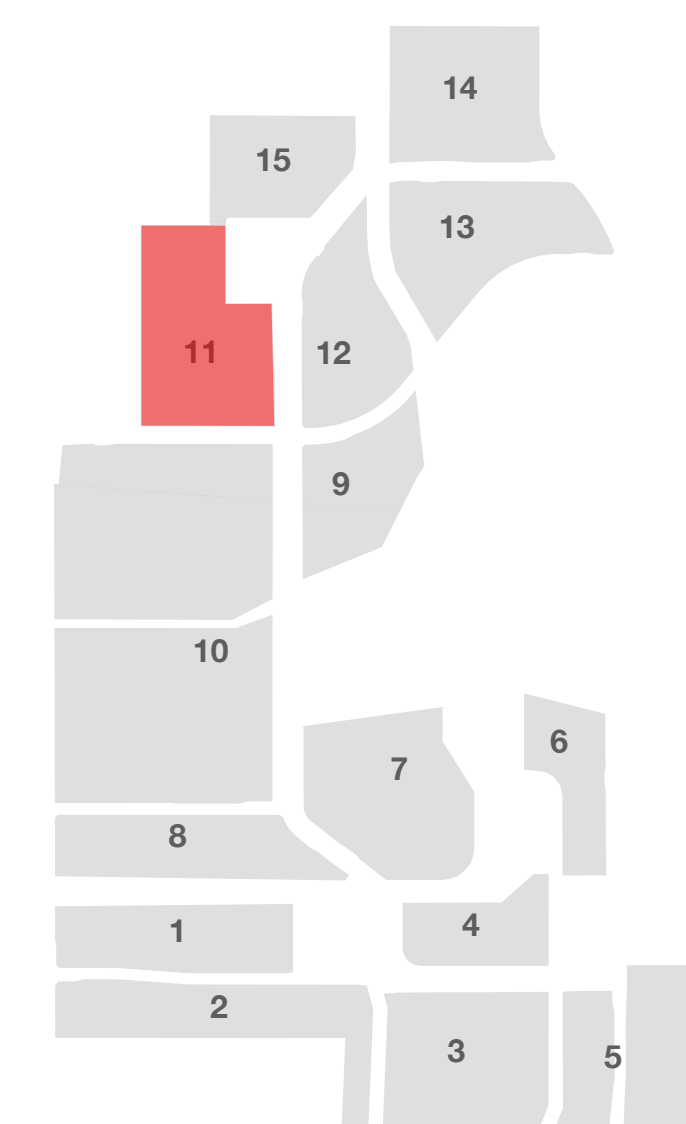
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SUMMARY:

217 lots serviced by 179 parks

Initial car parking ratio = 1 dwelling : 0.82 carpark
*Eventual car parking ratio = 1 dwelling : 0.70 carpark

* Once temporary parking is removed and some of the Local Hub parking is re-allocated to other neighbours



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RESIDENTIAL PRECINCT

Layout Name:
N11 Studies
Neighbourhood 11 - Parking

Scale: 1:750 Original Paper Size: A

Job No.:	Layout I.D.:	Revision:
2677	04	r.D

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Neighbourhood 11 - Parking



47 N11 - Masterplan Base
Scale 1:750

LEGEND:

- Lots with Council bin collection on vested roads (no collection off Sunfield Loop)
- Communal Bin Store (to be used by the lots without Council collection)
- Private waste collection access route

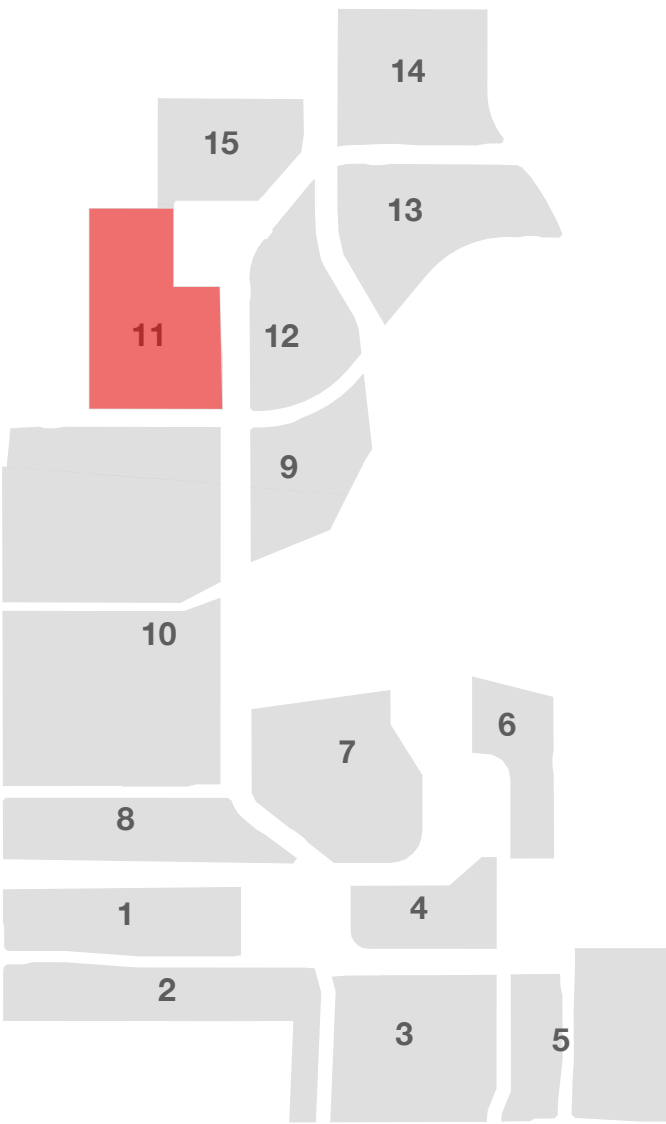
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RESIDENTIAL PRECINCT

Layout Name:
**N11 Studies
Neighbourhood 11 - Refuse Strategy**

Scale: 1:750 Original Paper Size: A1

Job No.: 2677 05 Layout I.D.: Revision: r.D

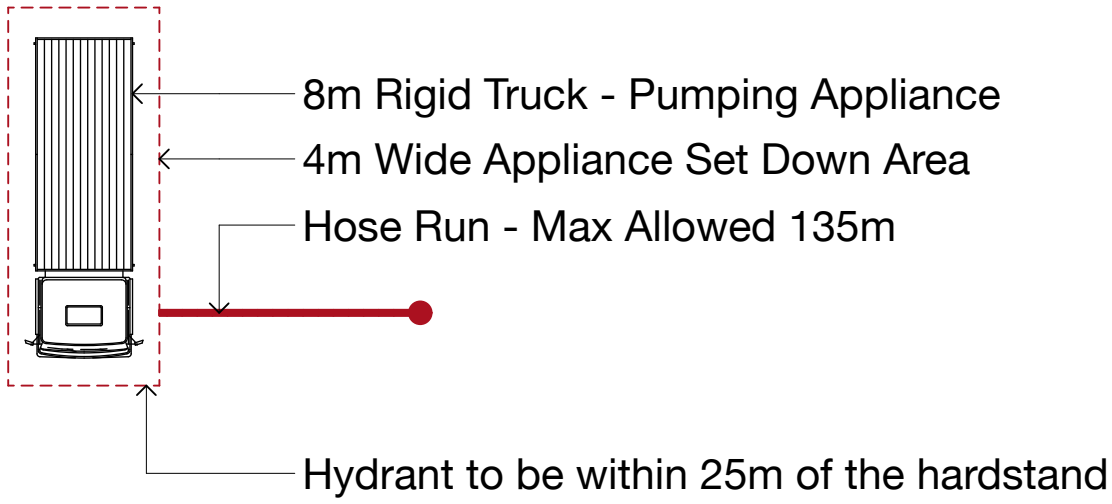
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Neighbourhood 11 - Refuse Strategy



49 N11 - Fire Access (Lots within laneways)
Scale 1:750

LEGEND:



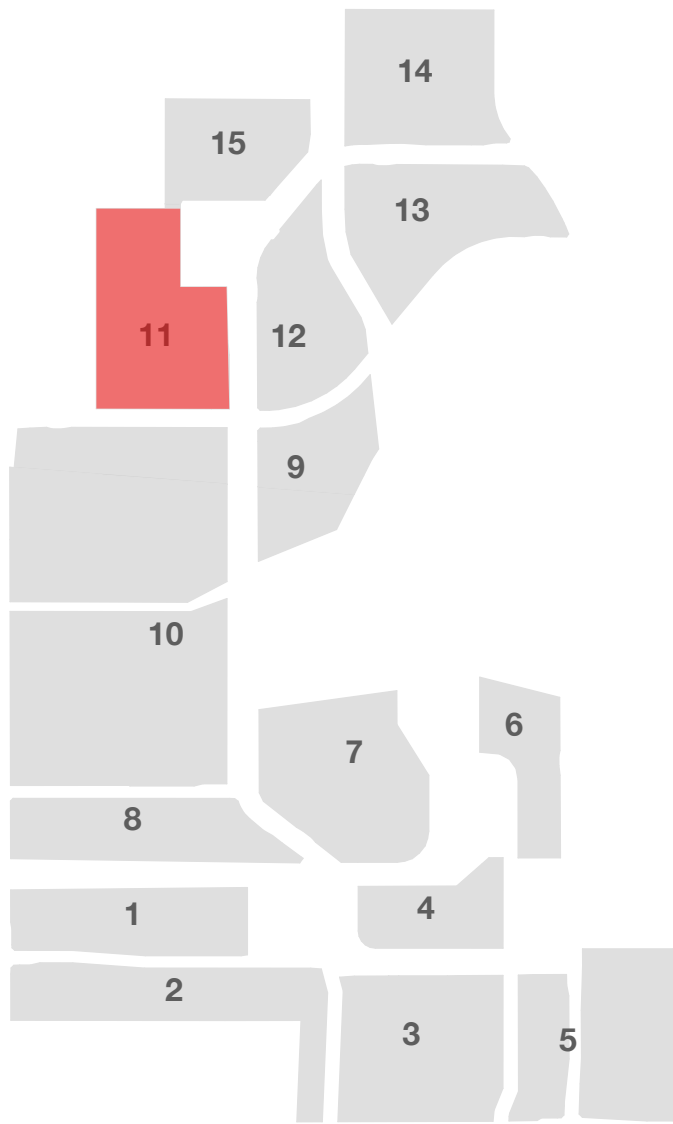
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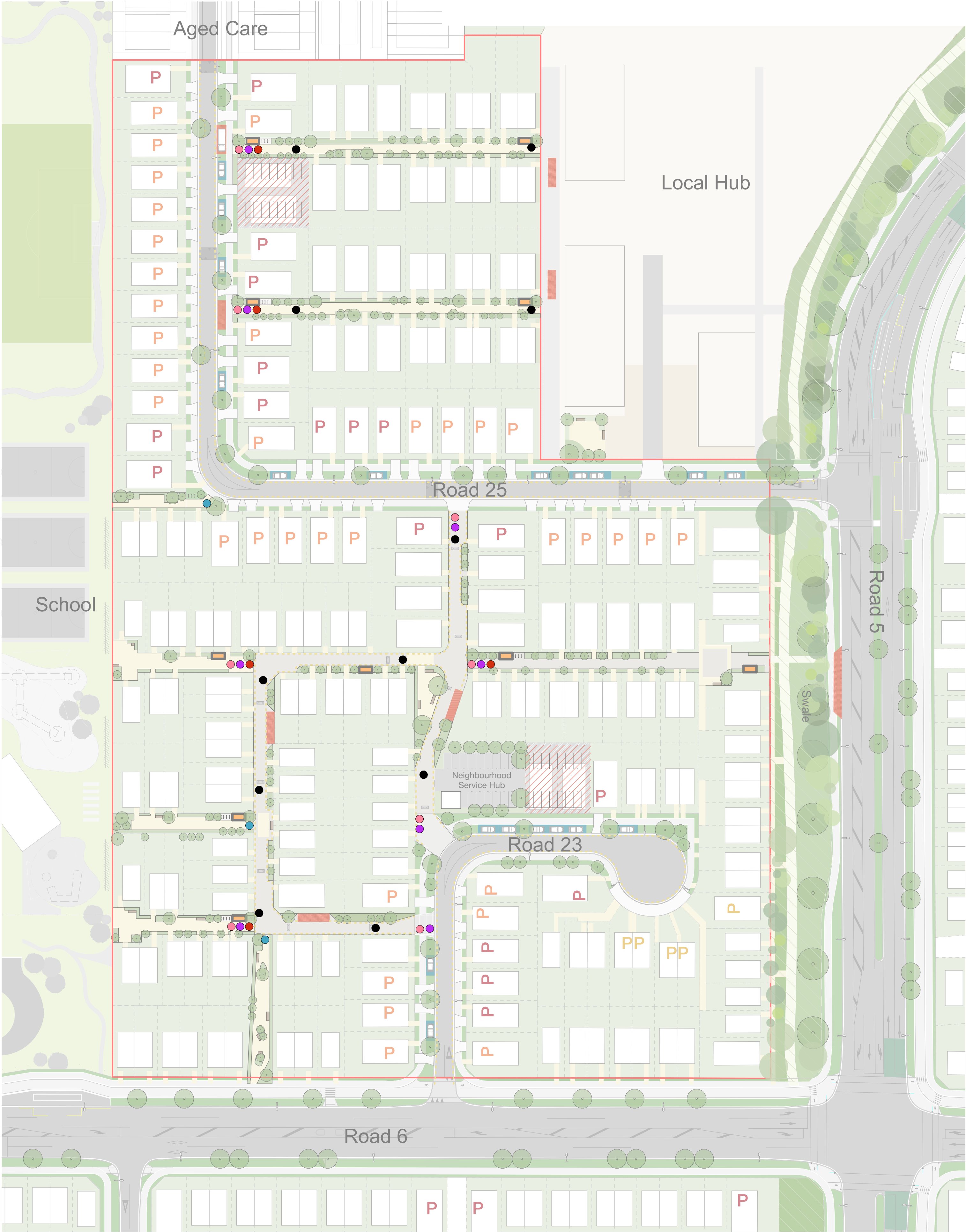
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RESIDENTIAL PRECINCT			
Layout Name: N11 Studies Neighbourhood 11 - Fire Access Strategy (Laneways)			
Scale: 1:750		Original Paper Size: A1	
Job No.: 2677 06	Layout I.D.: r.D	Revision:	

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Neighbourhood 11 - Fire Access Strategy (Laneways)



1 N11 - Masterplan Base
Scale 1:750

LEGEND:

- Emergency and service vehicles only
- 10 km/h speed zone
- No Parking
- No Vehicle Access



Note: All trafficable lanes wider than 4m are marked with broken yellow lines for no-parking.

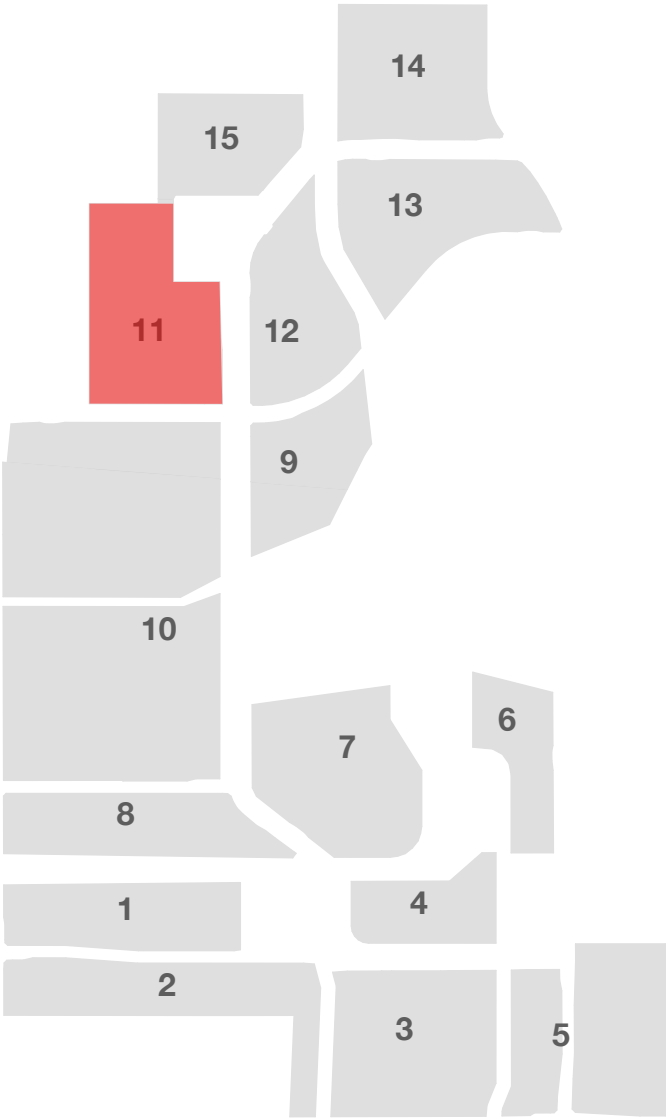
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RESIDENTIAL PRECINCT			
Layout Name: N11 Studies Neighbourhood 11 - Signage (Laneways)			
Scale: 1:750		Original Paper Size: A1	
Job No.: 2677 07	Layout I.D.:	Revision: r.D	

Neighbourhood 11 - Signage (Laneways)



Indicative visual of a pedestrian lane

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Neighbourhood 11 - Sample Laneway

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RESIDENTIAL PRECINCT		
Layout Name: N11 Studies Neighbourhood 11 - Sample Laneway		
Scale: 1:200	Original Paper Size: A1	
Job No.: 2677 08	Layout I.D:	Revision: r.D