

SMALES FARM PLAN CHANGE

URBAN DESIGN AND LANDSCAPE ASSESSMENT DRAWING PACKAGE

PART 04

PREPARED FOR SMALES FARM

21 March 2019



Boffa Miskell

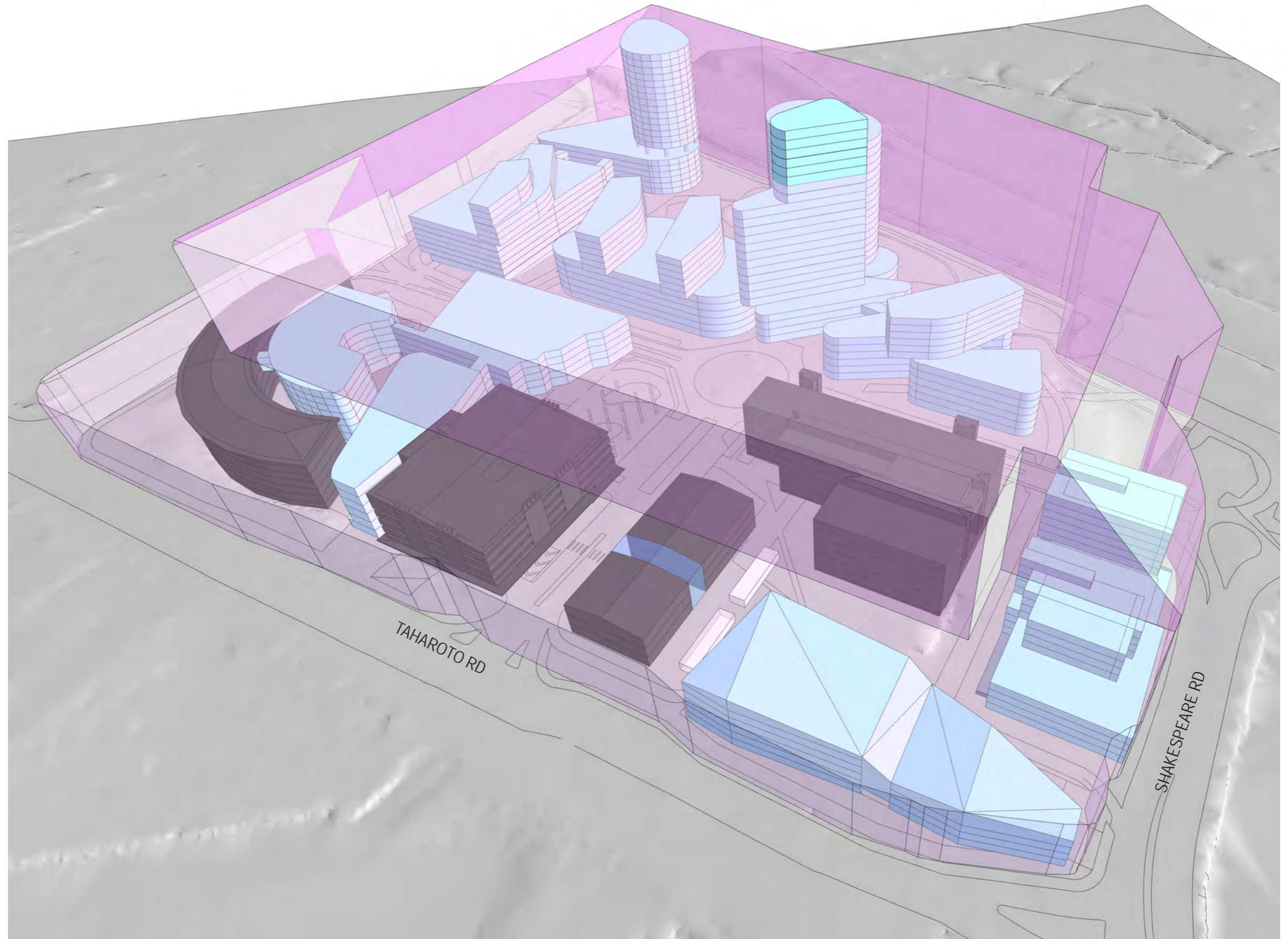
PART 04

3D Zoning Views

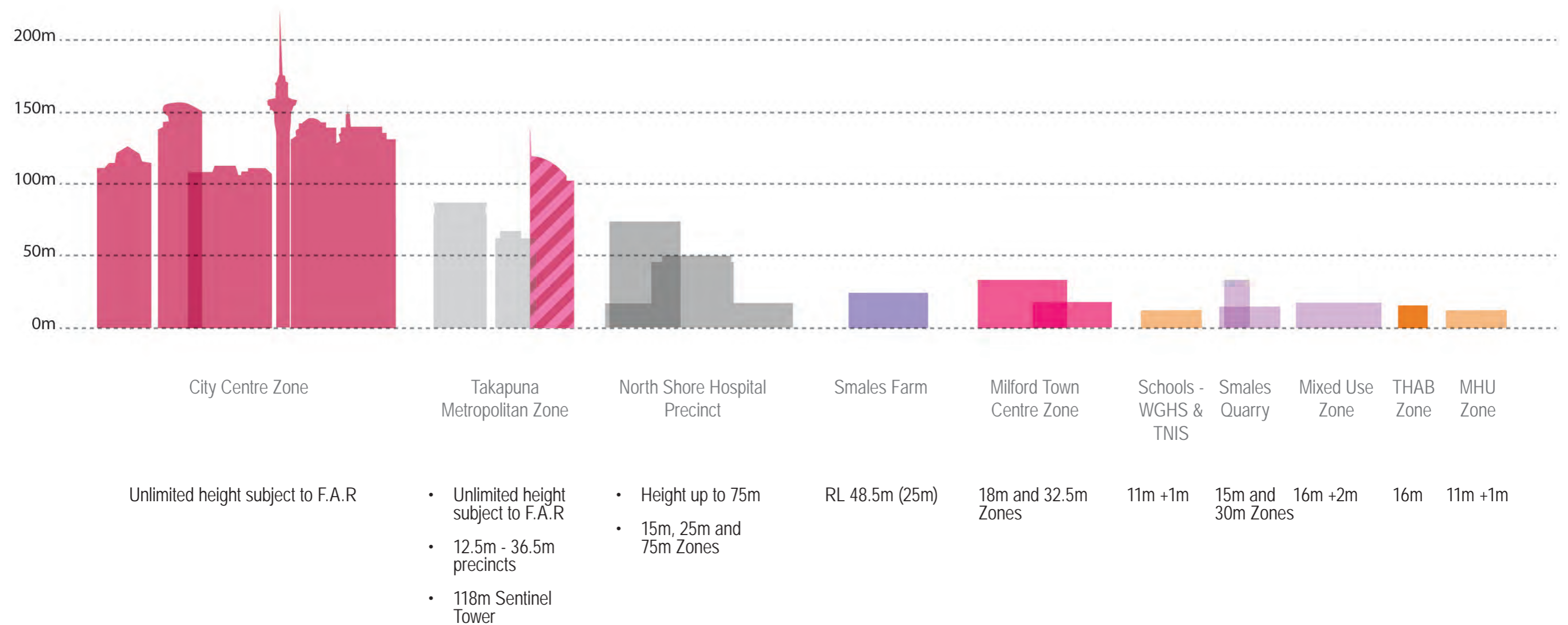
Figure Numbers	Drawing title
Part 4 Figure 1	Height Plan
Part 4 Figure 2	Height Plan (Concept Masterplan Overlay)
Part 4 Figure 3	Height Benchmarking - Existing
Part 4 Figure 4	Height Benchmarking - Proposed
Part 4 Figure 5	3D Zoning View - Existing
Part 4 Figure 6	3D Zoning View – Concept Masterplan
Part 4 Figure 7	3D Zoning View - Existing
Part 4 Figure 8	3D Zoning View – Concept Masterplan
Part 4 Figure 9	3D Zoning Views – Existing Content
Part 4 Figure 10	3D Zoning View – Existing AUP Zoning
Part 4 Figure 11	3D Zoning Views – Proposed Smales Farm Zoning
Part 4 Figure 12	3D Zoning Views – Proposed Smales Farm Masterplan
Part 4 Figure 13	3D Zoning View – Existing Context
Part 4 Figure 14	3D Zoning Views – Existing AUP Zoning
Part 4 Figure 15	3D Zoning Views – Proposed Smales Farm Zoning
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Part 4 Figure 17	3D Zoning Views – Existing Context
Part 4 Figure 18	3D Zoning Views – Existing AUP Zoning
Part 4 Figure 19	3D Zoning Views – Proposed Smales Farm Zoning
Part 4 Figure 20	3D Zoning Views – Proposed Smales Farm Masterplan
Part 4 Figure 21	3D Zoning Views – Existing Context
Part 4 Figure 22	3D Zoning Views – Existing AUP Zoning
Part 4 Figure 23	3D Zoning Views – Proposed Smales Farm Zoning
Part 4 Figure 24	3D Zoning Views – Proposed Smales Farm Masterplan



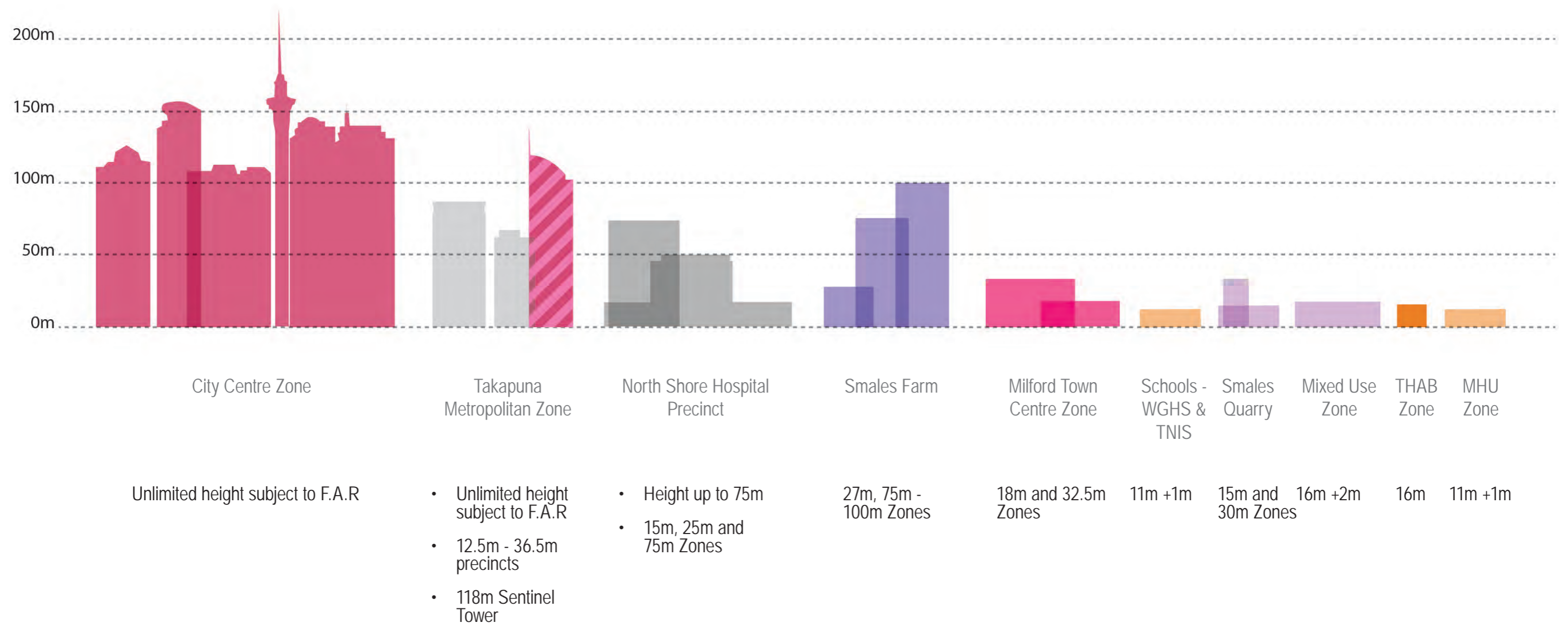
- RL 50.4m
- RL 98.4m

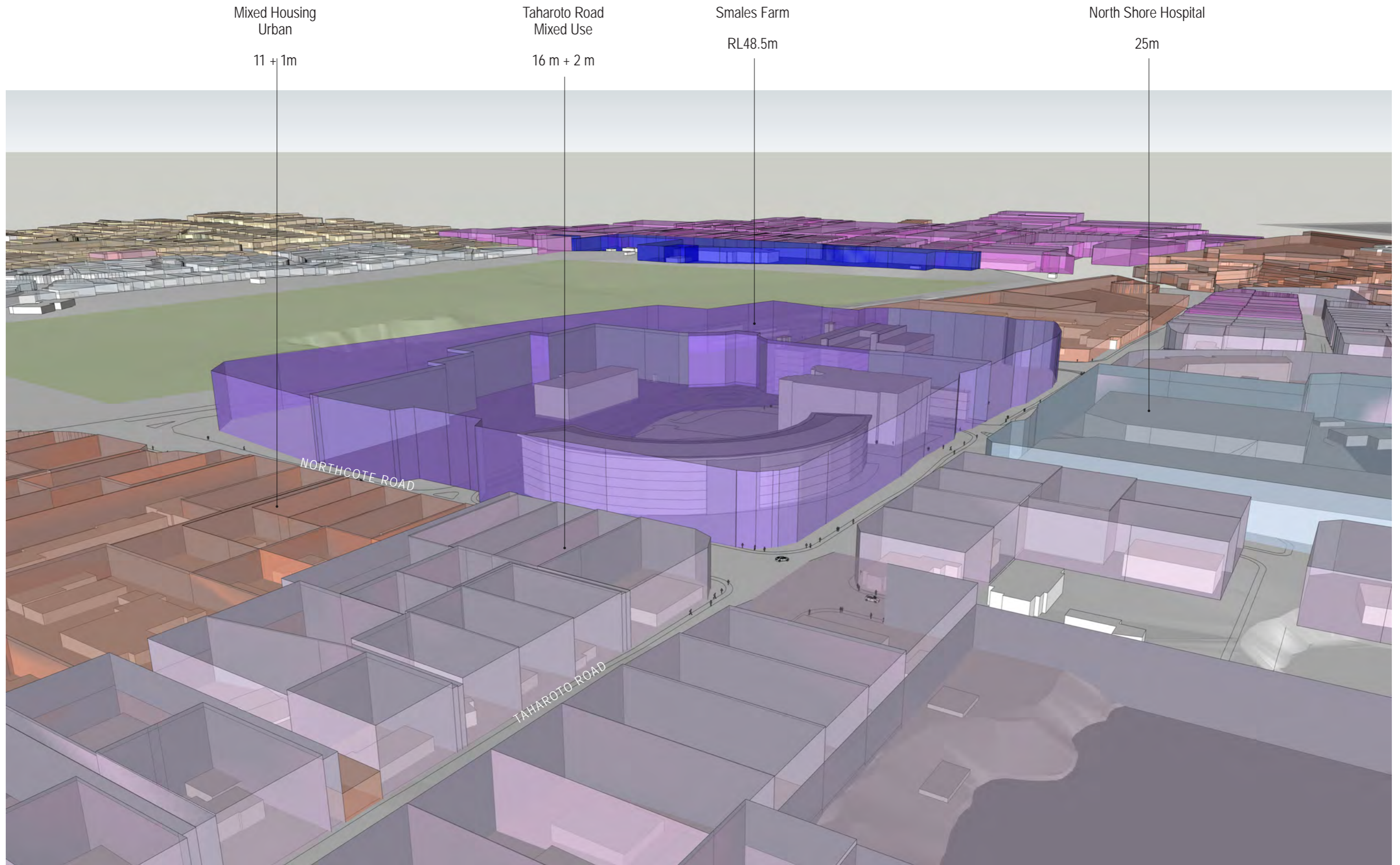


HEIGHT BENCHMARKING - EXISTING



HEIGHT BENCHMARKING - PROPOSED





View from South - East

Mixed Housing
Urban

11 + 1m

Smales Farm 2

75 m - 100 m

Taharoto Road
Mixed Use

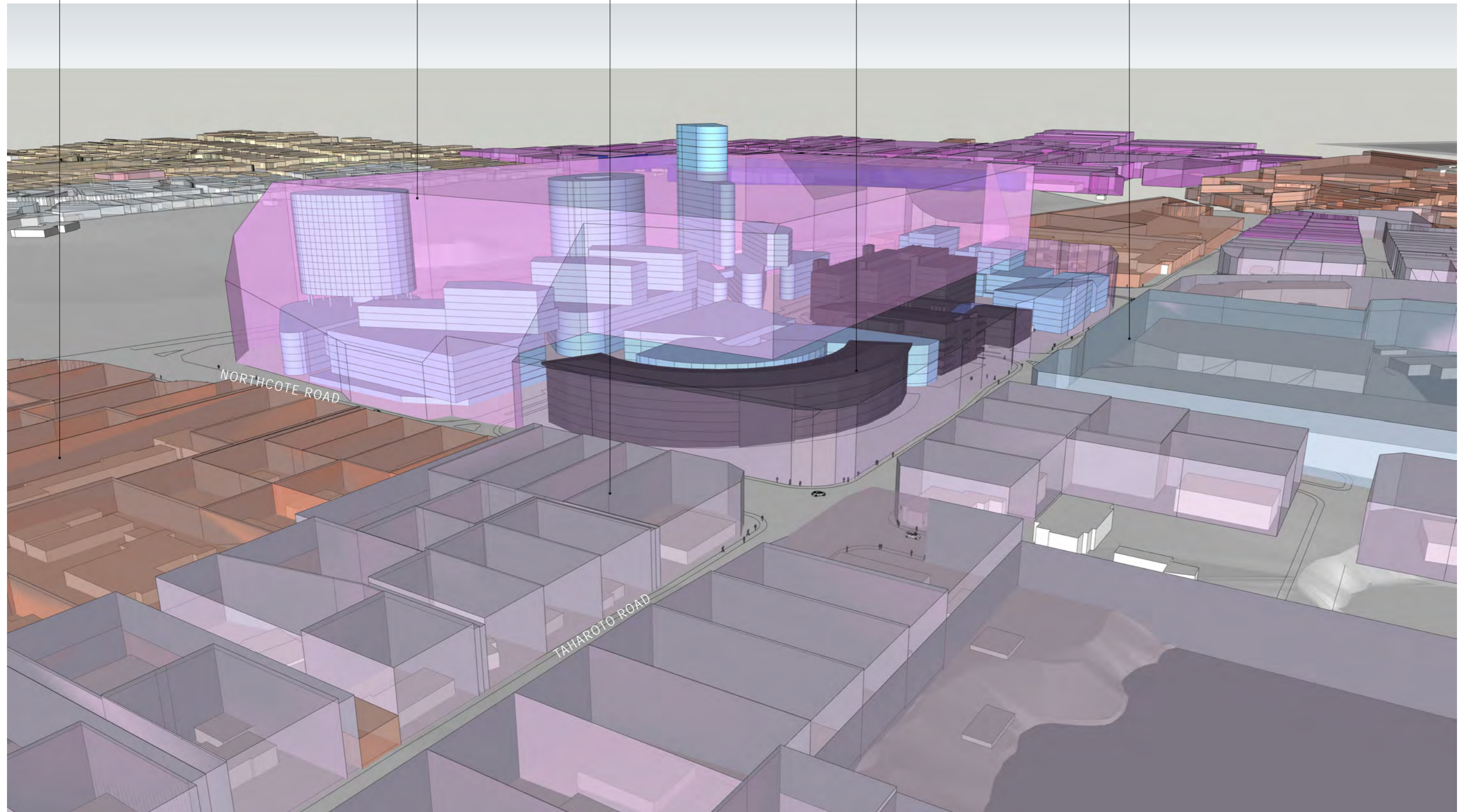
16 + 2m

Smales Farm 1

27 m

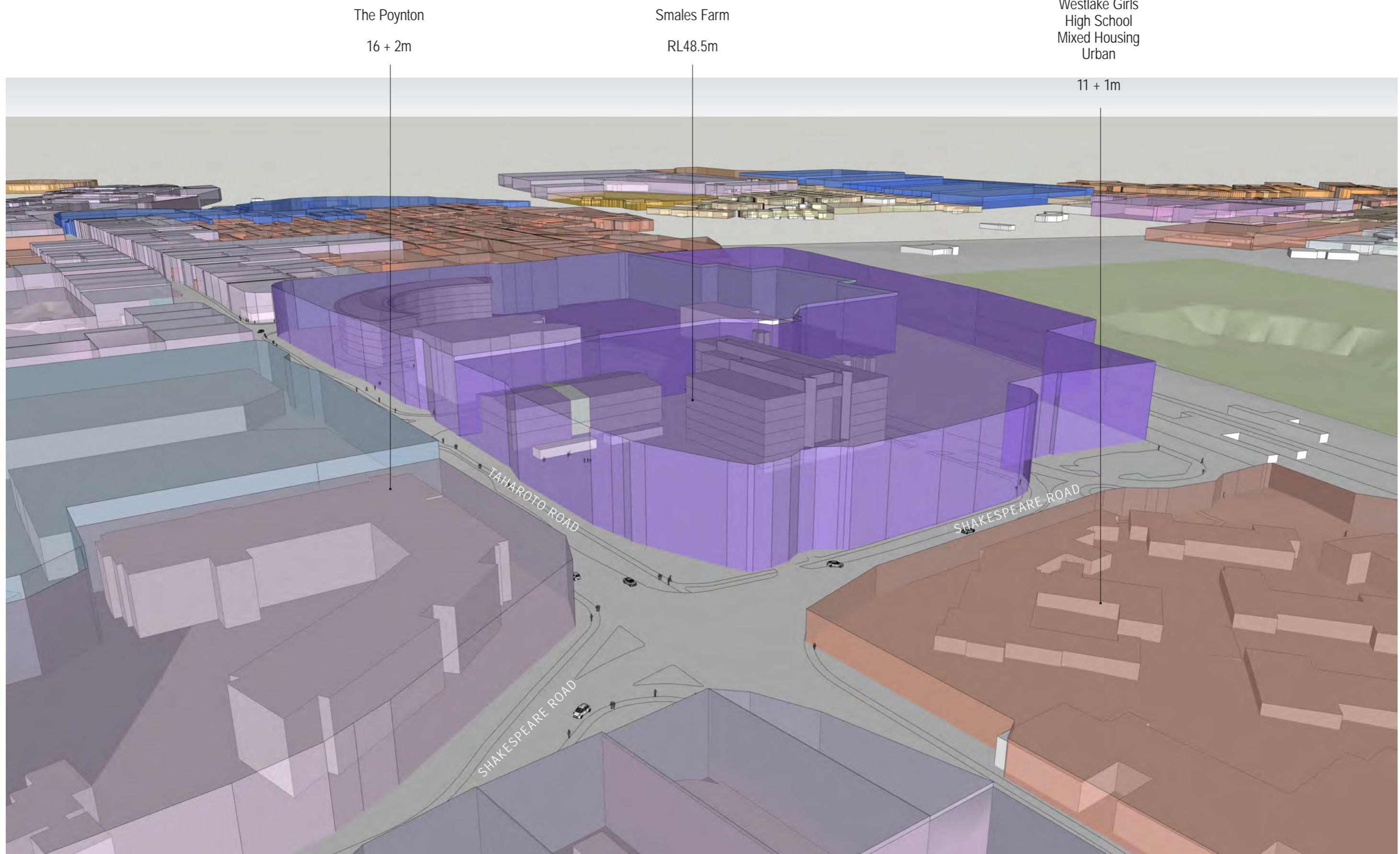
North Shore Hospital

25m



View from South - East





View from North - East

The Poynton

16 + 2m

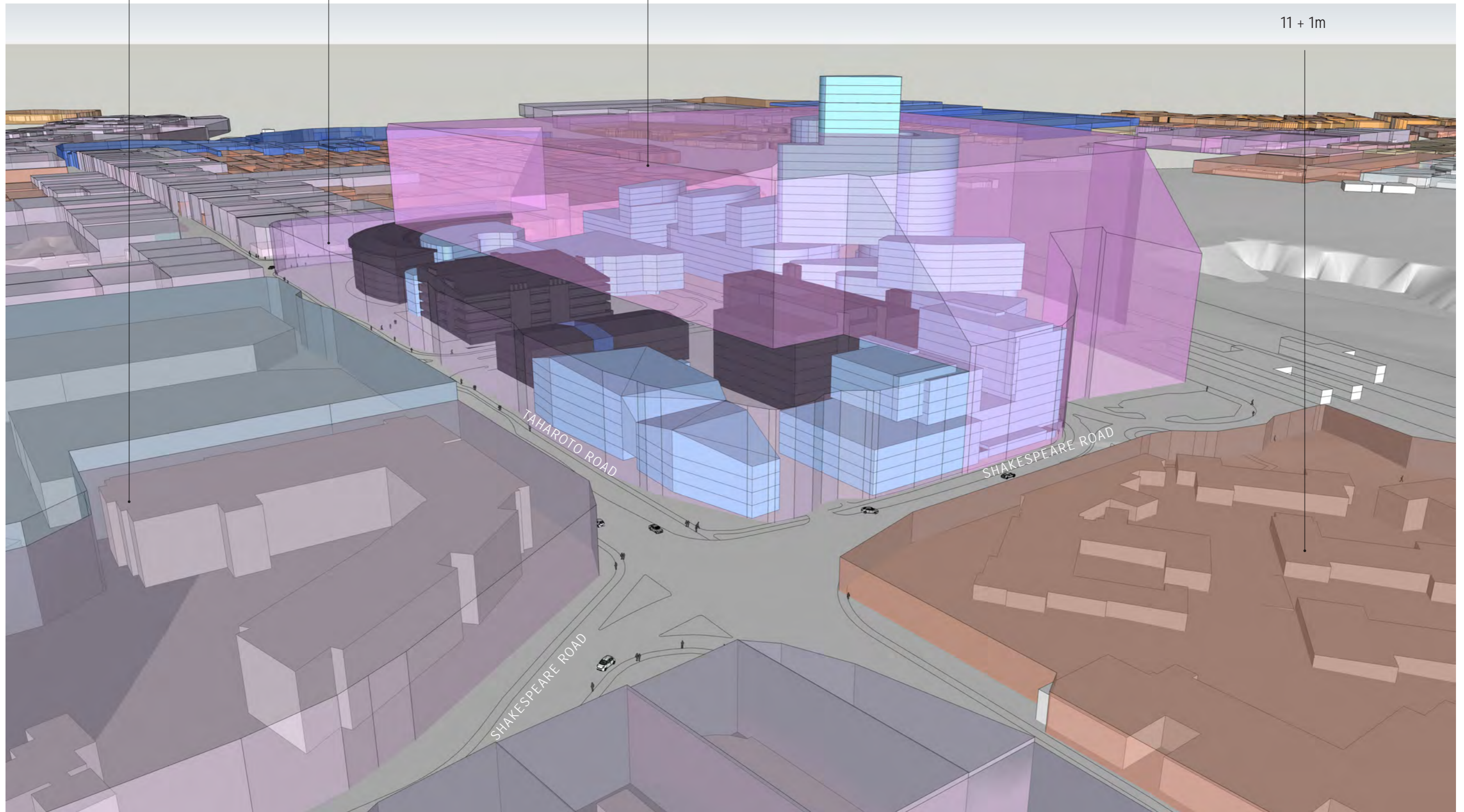
Smales Farm

27 m

Smales Farm 3
75m - 100m

Westlake Girls
High School
Mixed Housing
Urban

11 + 1m



View from North - East





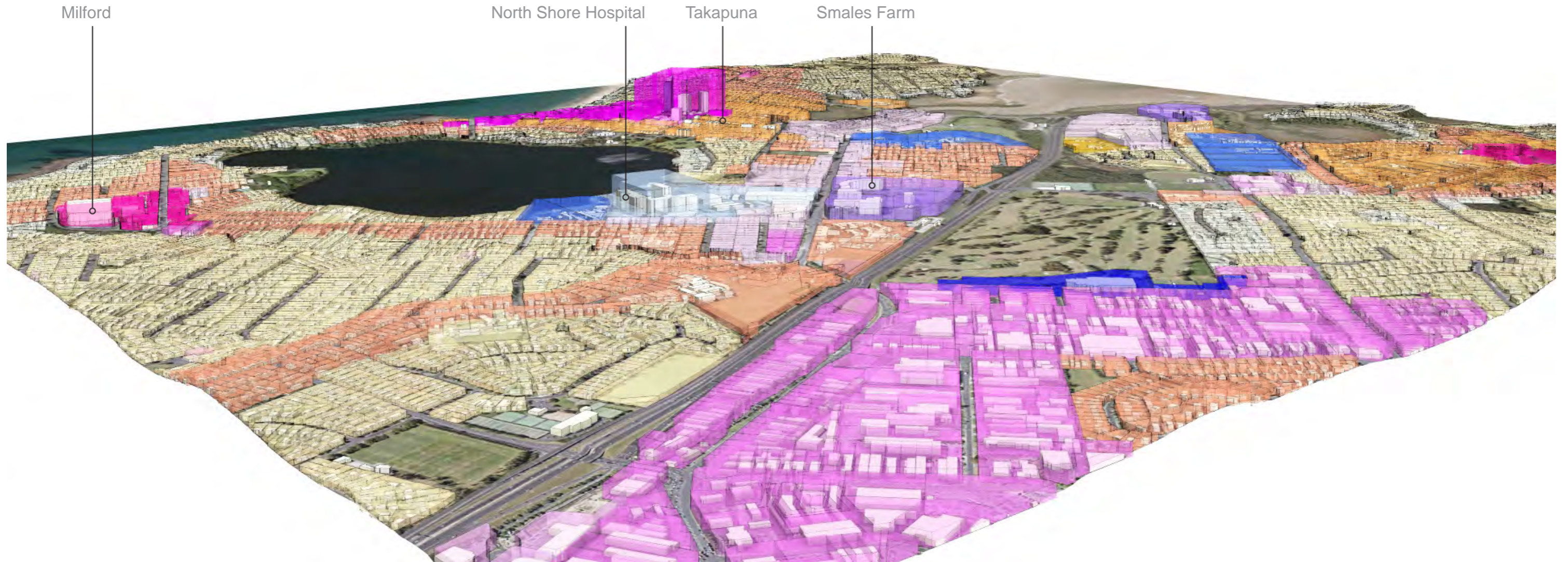
Milford

North Shore Hospital

Takapuna

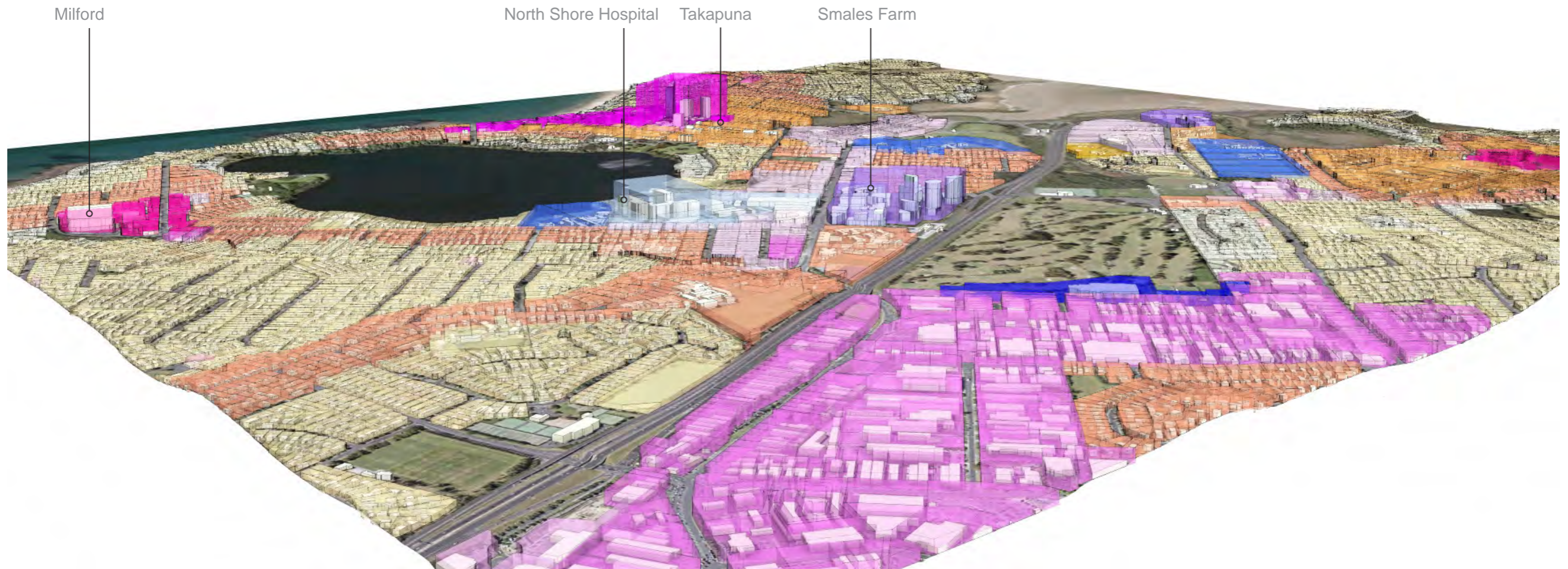
Smales Farm

View from North-West

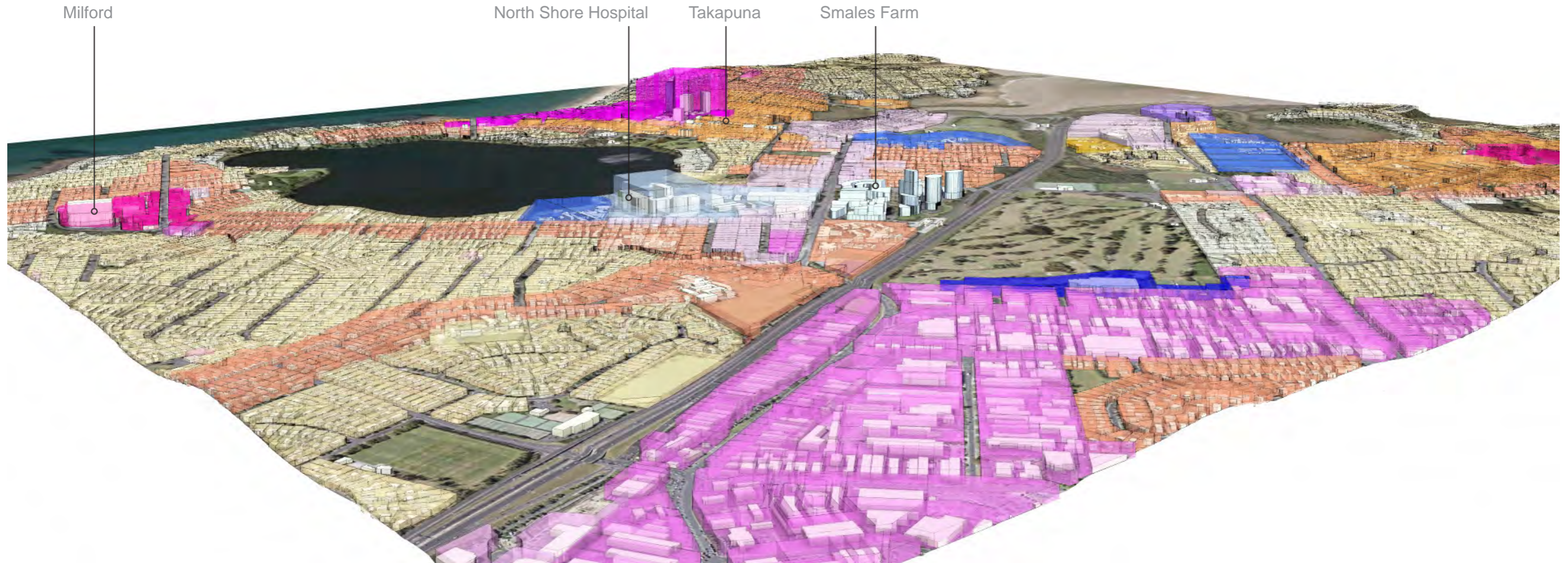


View from North-West





View from North-West



View from North-West





North Shore Hospital

Takapuna

Smales Farm



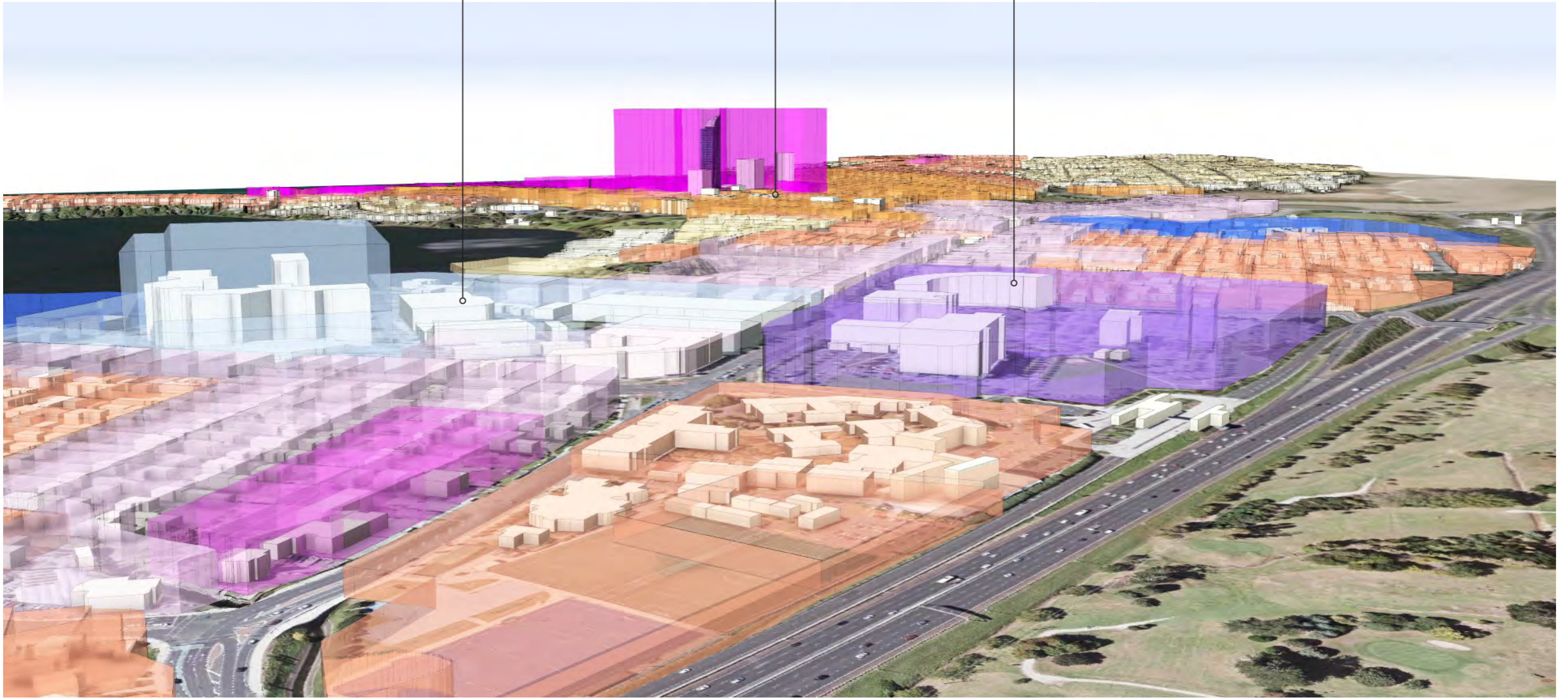
View from North-West



North Shore Hospital

Takapuna

Smales Farm



View from North-West

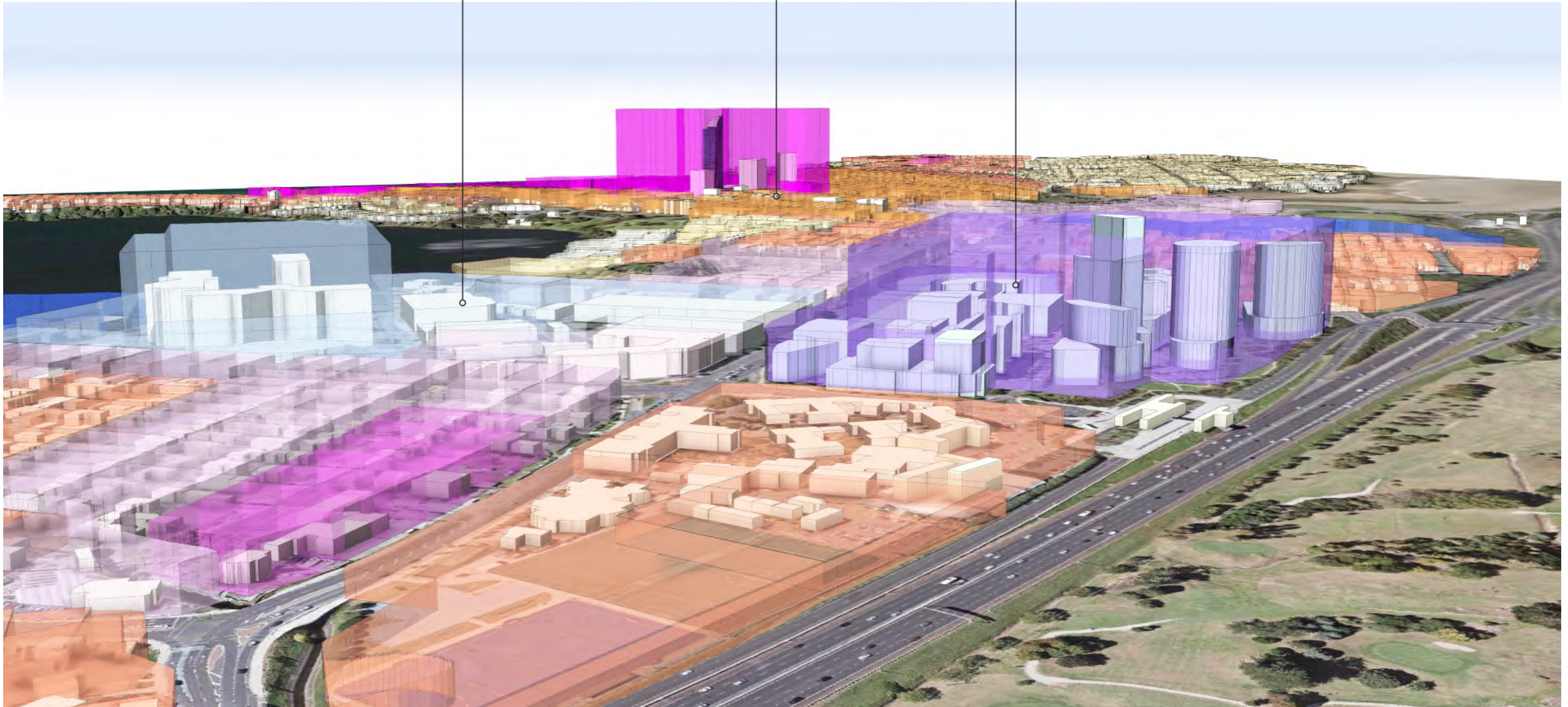




North Shore Hospital

Takapuna

Smales Farm



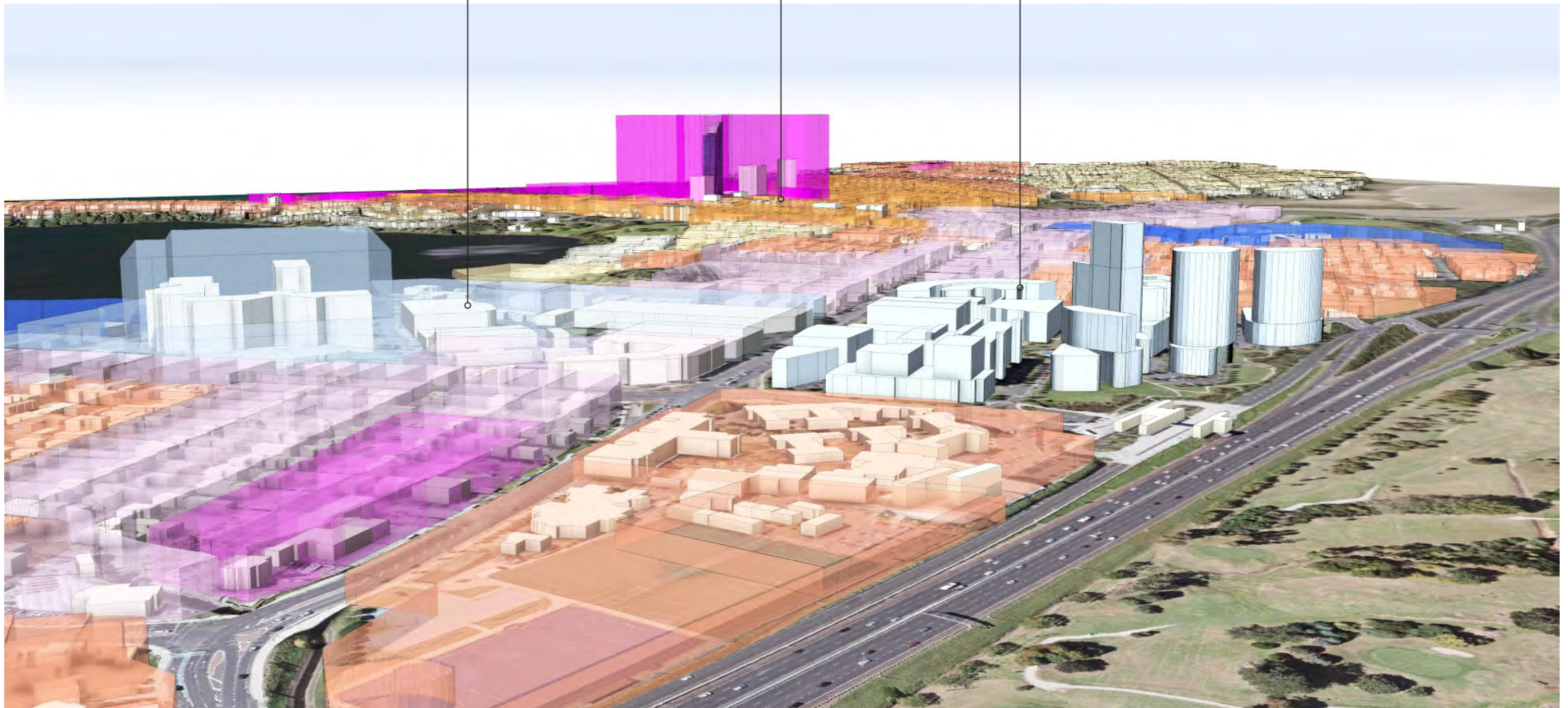
View from North-West



North Shore Hospital

Takapuna

Smales Farm



View from North-West





View from North-East



View from North-East





View from North-East



View from North-East





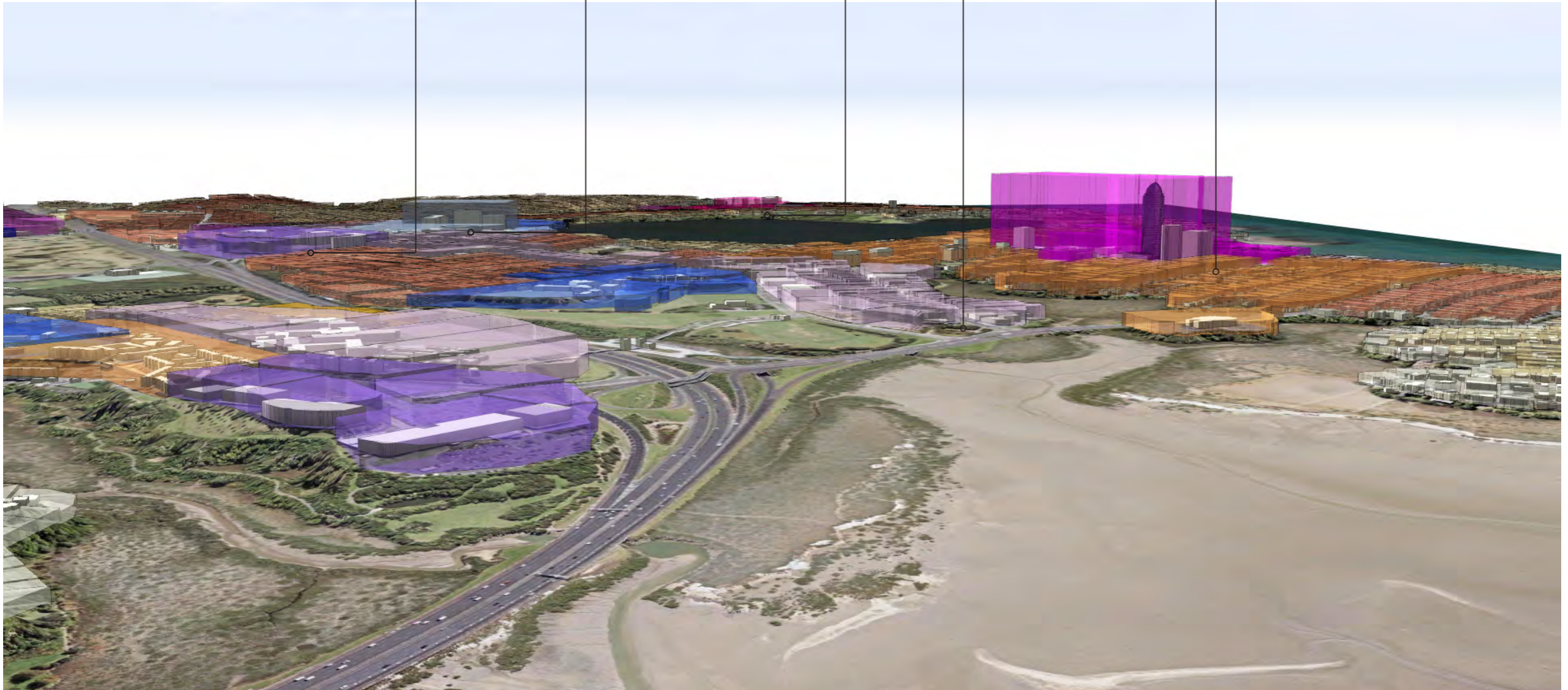
Smales Farm North Shore Hospital Milford Barrys Point Road Takapuna



View from South



Smales Farm North Shore Hospital Milford Barrys Point Road Takapuna

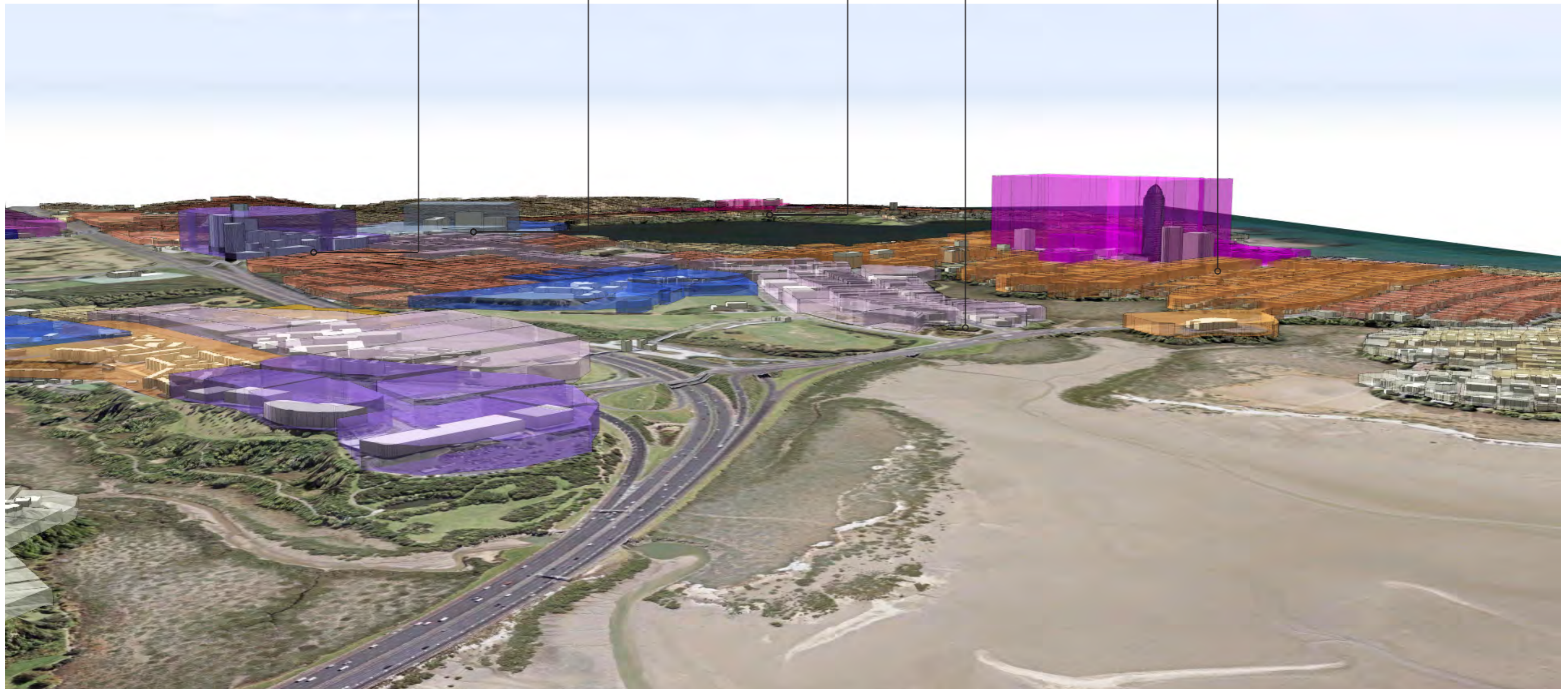


View from South





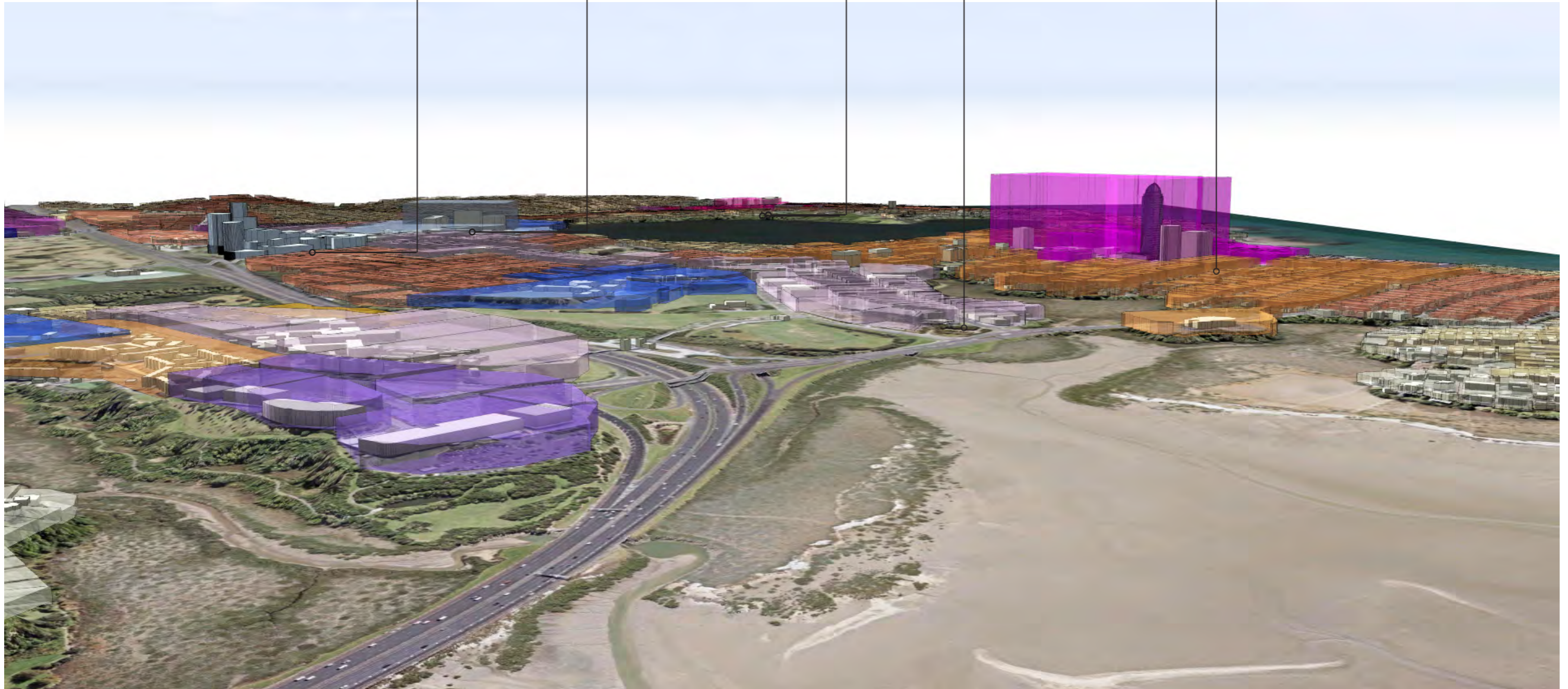
Smales Farm North Shore Hospital Milford Barrys Point Road Takapuna



View from South



Smales Farm North Shore Hospital Milford Barrys Point Road Takapuna



View from South

