

CONTEXT + DESIGN DIRECTION + DESIGN PRINCIPLES

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The site of the proposed residential development (3 Pigeon Mountain Road) is located in Half Moon Bay, a coastal residential suburb in East Auckland.

LOCATION
 Half Moon Bay is situated on the western side of a peninsula between the Tamaki River and the Tamaki Strait. It is dominated by the Ohuiarangi / Pigeon Mountain volcanic cone (53m high) in its centre.

GEOGRAPHY+ HISTORICAL CONTEXT
 Ohuiarangi is predominantly covered by an Auckland Council Outstanding Natural Features Overlay (Pigeon Mountain scoria cone, ID 156). Ohuiarangi holds cultural significance for the local iwi Ngāi Tai ki Tamaki and is considered wāhi tapu (sacred place).

HOUSING
 The Western/Eastern and Southern edges of the site comprise of stand alone residential housing. The northern edge of the site connects to Ara tai reserve and beyond to the Half Moon Bay Marina which includes a mix of retail and commercial use. The site is located within the Mixed Housing Suburban Zone of the Auckland Unitary Plan.

TRANSPORT
 The site has good connectivity to public transport with bus stops (B) along Ara-Tai Road. The Half Moon Bay Ferry provides regular passenger services to downtown Auckland and vehicular/passenger ferries to Waiheke Island.

RECREATION
 There are a number of recreational reserves and walkways within close proximity of the site.

EDUCATION
 The suburb is served by Pigeon Mountain Primary School and Bucklands Beach Intermediate School.



The urban design principles for the semi-public realm focus on creating high-quality, inclusive, and functional spaces that support community interaction, legibility, and have a strong connection to the coastal context. Creating a community development that encourages social connection, accessibility, safety, and environmental responsibility. This includes providing shared public spaces, walkable streets, access to services such as schools and shops, and schools.

CHARACTER

The contextual character of the site is that of coastal community. Accordingly, a palette of soft, light materials is proposed, complemented by a mix of native and exotic coastal planting. Internal streetscapes within the development include canopy street trees and palms to reinforce the coastal identity. Along Compass Point Way, Nikau palms are incorporated in the entry to relate to the existing street tree planting. The central linear park running north-south establishes visual connections between Compass Point Way and the sea, reinforcing the site's coastal setting.

ARRIVAL EXPERIENCE

Careful consideration has been given to creating a high-quality arrival experience. Key elements include a stone entry wall, site signage, and a framed view corridor connecting views towards the marina and sea beyond. High-quality materials and coordinated plantings are proposed throughout the primary roading goal and pedestrian spaces to create a cohesive and welcoming entry sequence.

LINEAR PARK

The central linear park is designed around the principles of connectivity and legibility. This open space corridor provides a strong green link throughout the development and is important as pedestrian link and visual spine through the site.

COMMUNITY POCKET PARK

A centrally located community pocket park forms the social heart of the development. This space provides opportunities for informal gathering, recreation, and social interaction, creating a vibrant and high-quality communal environment for residents.

ACTIVATED SEMI-PUBLIC INTERFACES

The design promotes community interaction through activated edges. Buildings are oriented to overlook streets and public spaces, creating passive surveillance while encouraging engagement between private dwellings and the public realm.

CONNECTIONS, WAY FINDING, AND ACCESSIBILITY

The semi-public realm is designed to be easy to navigate and well integrated with the wider urban network. Landmarks, clear signage, and intuitive spatial layouts assist users in orienting themselves while supporting accessible movement throughout the site.



ARRIVAL EXPERIENCE



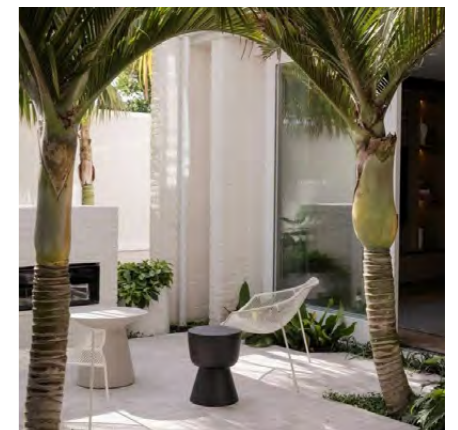
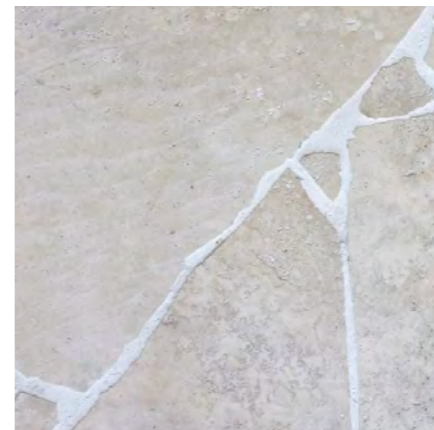
LINEAR PARK - PATHWAY TO THE SEA



COMMUNITY POCKET PARK



ACTIVATED EDGES



The urban design principles for the private realm landscape spaces focus on creating comfortable, functional, and visually appealing outdoor areas for residents. These spaces provide privacy, safety, and a strong connection to nature while supporting everyday activities such as relaxation, gardening, and small gatherings. Key principles include using planting, fences, or walls to create privacy; designing clear and accessible pathways; providing shade and seating; and selecting sustainable materials and plants suited to the local climate. Well-designed private landscape areas enhance residents' wellbeing and create a calm, personal outdoor environment connected to the home.

RESIDENTS ARRIVAL EXPERIENCE

Driveways are carefully articulated to create a multifunctional threshold between the public street and private dwellings. Where possible, garages are stepped back from the front facade to reduce visual dominance and enhance the streetscape, allowing landscaping and pedestrian-focused elements to define the frontage. Clear pedestrian entryways are easily located and house numbers will be well located to ensure clear way finding.

FRONT FENCES AND WALLS

Front fences and walls are designed as integrated landscape elements. Low garden walls, permeable fencing, and letterboxes are incorporated where appropriate to clearly define the transition between public and private spaces while maintaining visual openness and connection to the street.

COMMUNITY LIVING AND PASSIVE SURVEILLANCE

The development encourages community interaction through the design of active frontages. Dwellings are oriented to overlook streets and shared spaces, providing passive surveillance and creating "eyes on the street," which enhances safety and supports a sense of community.

VARIETY

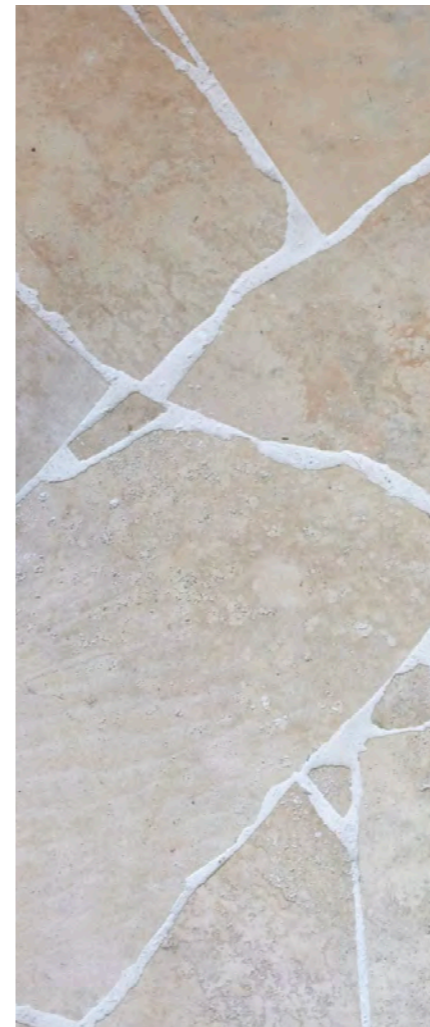
A diverse range of dwelling typologies are proposed to create visual interest and architectural variation within the development. Differences in form, materials, colour palettes, and planting will create individuality allowing for variety, choice, and specific site conditions while contributing to a cohesive overall character.

PLANTING

Tree planting within front yards contributes to the overall streetscape character and reinforces the landscape framework of the development. This planting enhances visual amenity, provides shade, and strengthens the coastal identity of the neighborhood. Planting within the private courtyard has been developed to create high amenity private social spaces for the residents with good indoor outdoor flow.



ARRIVAL EXPERIENCE



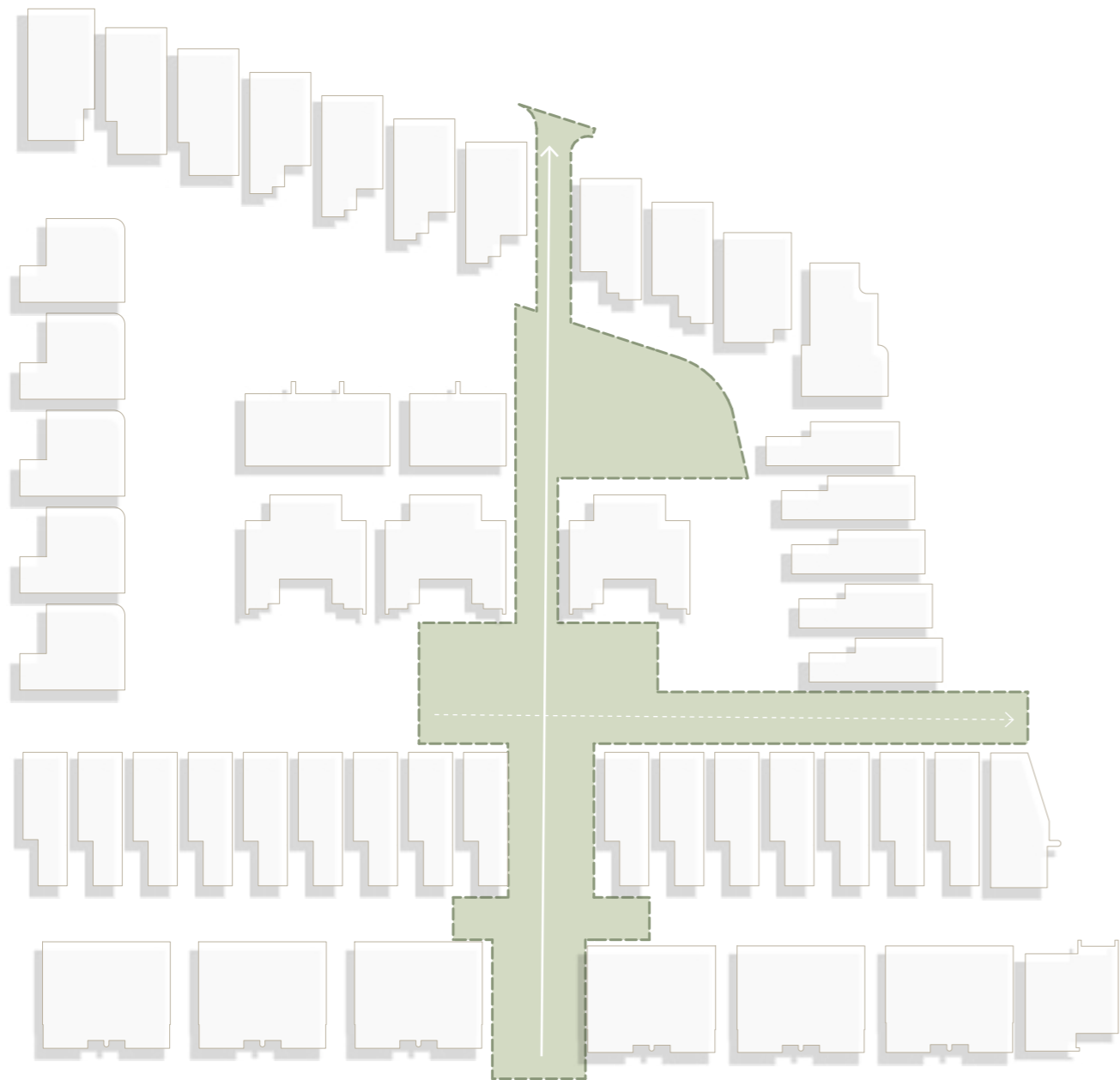
VARIETY



CONNECTION

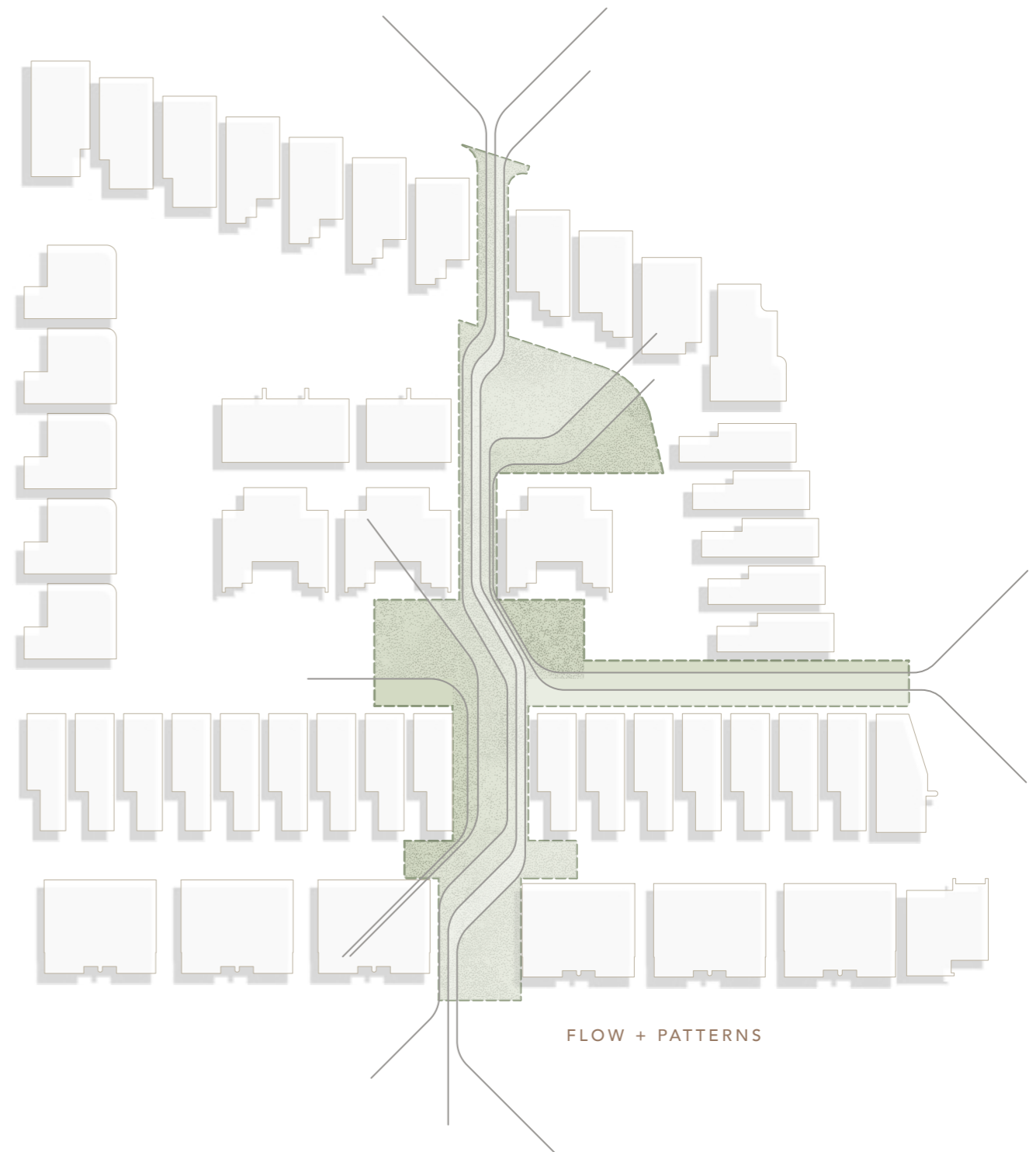


PLANTING



LINEAR PARK

THE LINEAR PARK
"PATHWAY TO THE SEA"



FLOW + PATTERNS

THE LINEAR PARK
"PATHWAY TO THE SEA"



PLAN LEGEND

- A ENTRY SIGNAGE + CONNECTION TO COMPASS POINT WAY
- B PRIMARY ACCESS WAY (JOAL 1)
- C SERVICE LANE (JOAL 2 + 4)
- D RUBBISH BIN COLLECTION AREA
- E PEDESTRIAN CONNECTION TO PIGEON MOUNTAIN ROAD
- F LOADING ZONE
- G PARKING BAYS
- H VISITOR BIKE PARKING (4 OF)
- I SECONDARY ACCESS WAY (JOAL 3)
- J LINEAR PARK
- K COMMUNITY POCKET PARK
- L OVER-LAND FLOW PATH
- M PEDESTRIAN CONNECTION TO ARA TAI ROAD
- N ARA TAI RESERVE
- O EXISTING POHUTUKAWA'S









01 COMPASS POINT WAY ELEVATION
12 1:200 @ A3 - 1:400 @ A3



01 PIGEON MOUNTAIN ROAD ELEVATION
13 1:200 @ A3 - 1:400 @ A3



01 ARA-TAI ROAD ELEVATION
14 1:200 @ A3 - 1:400 @ A3



01 LINEAR PARK NORTH-SOUTH ELEVATION
15 1:200 @ A3 - 1:400 @ A3



01 JOAL 3 EAST-WEST ELEVATION
16 1:200 @ A3 - 1:400 @ A3



17 ARRIVAL FROM COMPASS POINT WAY 3D VIEW
3 PIGEON MOUNTAIN ROAD, HALF MOON BAY
12 MARCH 2026_REVA



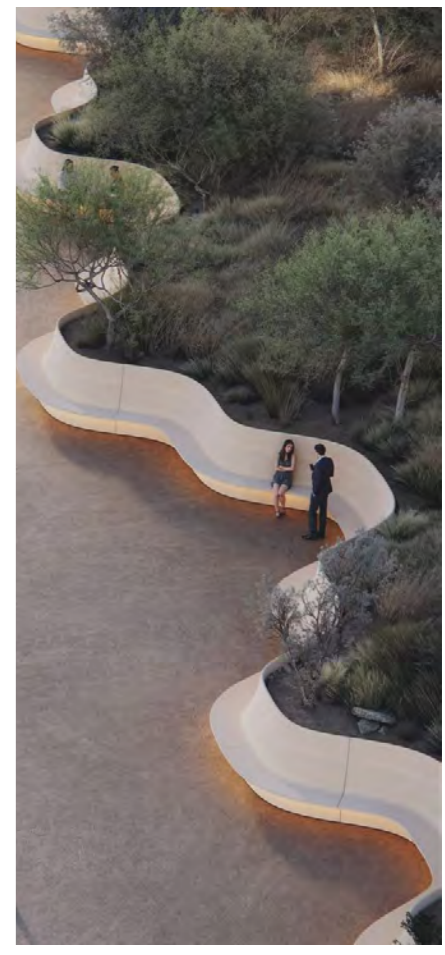
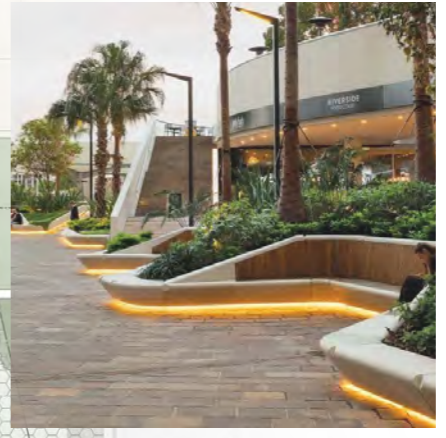
18 ENTRANCE FEATURE SIGNAGE + PLANTERS 3D VIEW
3 PIGEON MOUNTAIN ROAD, HALF MOON BAY
12 MARCH 2026_REVA



19 COMPASS POINT WAY/PIGEON MOUNTAIN ROAD CRN 3D VIEW
3 PIGEON MOUNTAIN ROAD, HALF MOON BAY
12 MARCH 2026_REVA



20 ARRIVAL FROM ARA TAI ROAD 3D VIEW
3 PIGEON MOUNTAIN ROAD, HALF MOON BAY
12 MARCH 2026_REVA



- PLAN LEGEND**
- A LINEAR PARK TO COMPASS POINT ROAD
 - B SPECIMEN CANOPY TREES
 - C SIGNAGE
 - D SEATING
 - E COMMUNITY POCKET PARK
 - F PAVING THRESHOLD
 - G PEDESTRIAN CONNECTION TO ARA TAI ROAD

21 COMMUNITY POCKET PARK PLAN 1:150@A3
 3 PIGEON MOUNTAIN ROAD, HALF MOON BAY
 12 MARCH 2026_REVA



22 COMMUNITY POCKET PARK 3D VIEW
3 PIGEON MOUNTAIN ROAD, HALF MOON BAY
12 MARCH 2026_REVA



A. BRONZE STEEL SIGNAGE ON WALLS



C. BRONZE STEEL HOUSE NUMBERS ON WALLS AT EACH UNIT



A. BRONZE STEEL SIGNAGE ON ENTRY WALLS + PARK - 300mm X 2500mm APPROX



B. STEEL FREE STANDING BLADE SIGNAGE - ROADS/WAY FINDING -300MM X 1m-1.6m HIGH

ACCESS WAY HIERARCHY

JOAL 1 - Primary Arrival Road from Compass Point Way - High amenity to streetscape including cobble thresholds, paved roading and footpath, and stone and plaster planters. Large specimen palms and feature planting to streetscape.

JOAL 3 - Secondary Ring Road with cobble and paved thresholds to linear park pedestrian access and to slow vehicle speed. Canopy street trees and clusters of palms to streetscape. Footpath access, concrete parking bays and grass block bin collection areas.

JOAL 2 + 4 - Service Service JOAL laneway to rear garaging. Asphalt roading with driveways defined in concrete finish with saw cuts. Palms to streetscape and low planting where space allows. Screening of utility spaces.

23 WAY FINDING + ACCESS WAY HIERARCHY

3 PIGEON MOUNTAIN ROAD, HALF MOON BAY
12 MARCH 2026_REVA





GROUNDCOVERS



UTILITY SPACES - 13MM
CREAM GRAVEL CHIP



BIN COLLECTION AREA -
GRASS BLOCKS



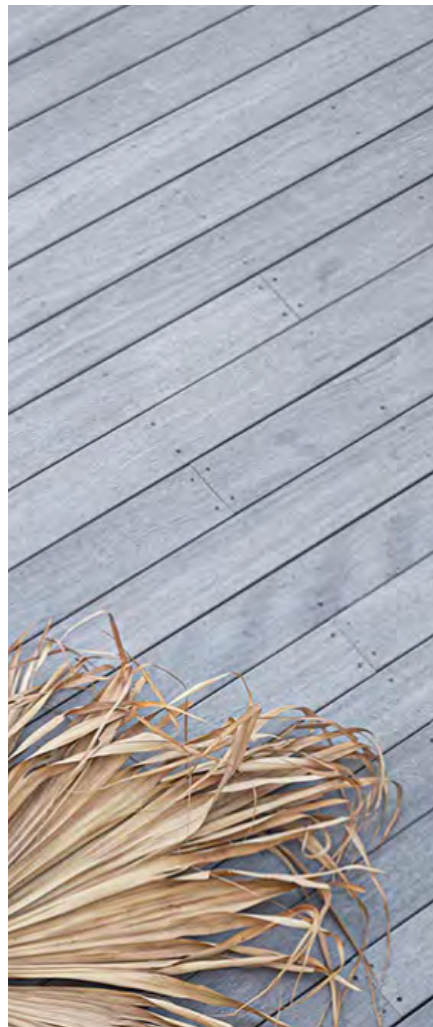
PEDESTRIAN PATHS - CONCRETE
WITH CREAM OXIDE, BRUSHED
FINISH



THRESHOLDS - LIMESTONE IN-
SPIRED SETTS 100mm X 100mm



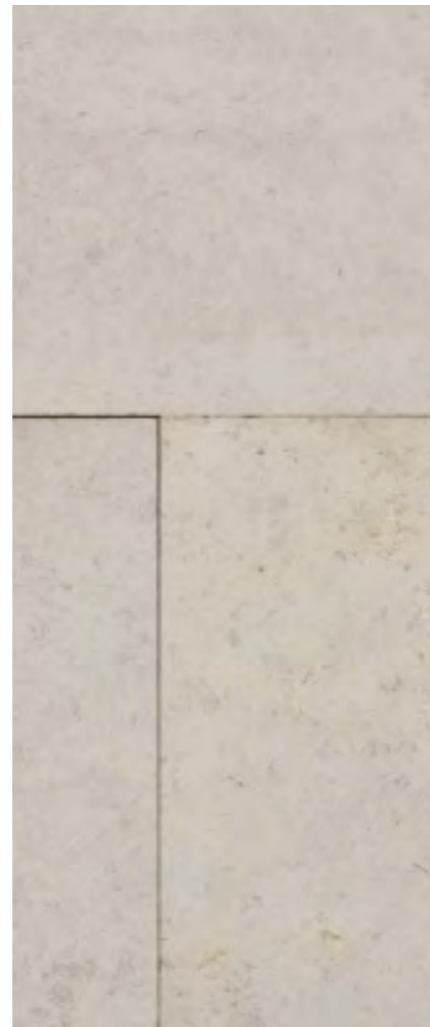
PUBLIC ROADS - ASPHALT



PRIVATE COURTYARDS -
HARDWOOD DECKING



PRIVATE COURTYARDS - LIME-
STONE/TRAVERTINE CRAZY
PAVING



PRIVATE COURTYARDS - LIME-
STONE PAVERS 600mm X
400mm



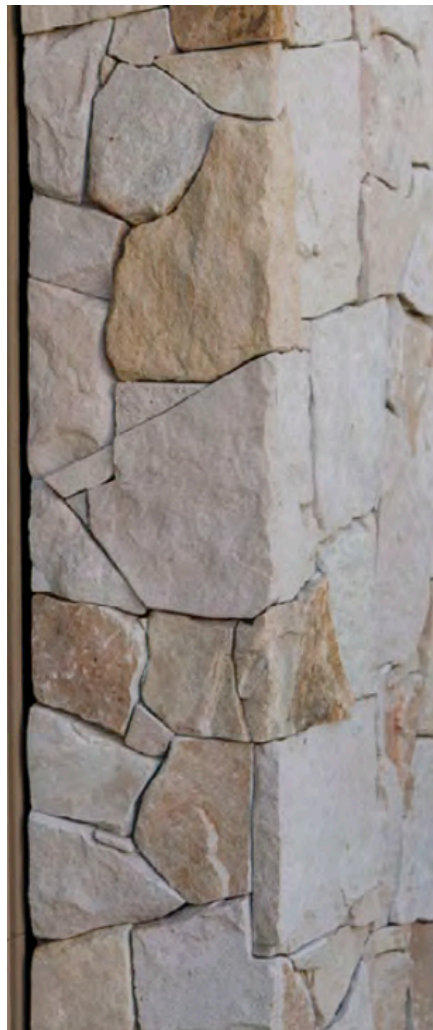
PUBLIC FEATURE PAVING -
CREMA VENETO/PASTELLI
CONCRETE PAVERS 600mm X
300mm



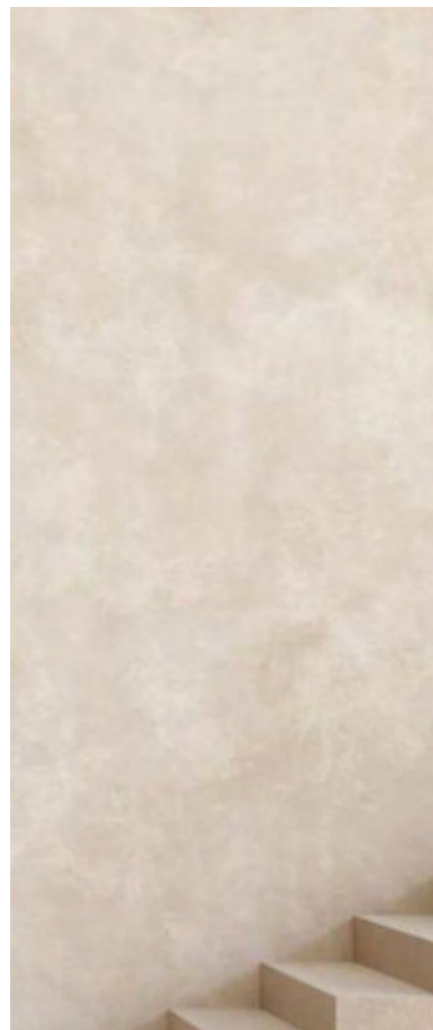
PUBLIC PERMEABLE PAVING -
WAIPAVE OFF-WHITE PAVERS
600mm X 300mm



DRIVEWAYS - CONCRETE WITH
CREAM AGGREGATE/OXIDE,
LIGHT EXPOSED FINISH



BLOCK WALL -
STONE FEATURE FINISH



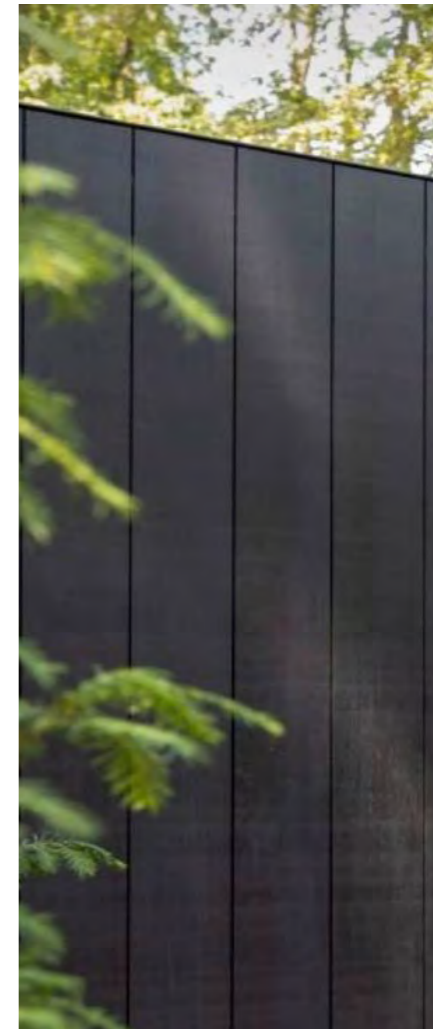
BLOCK WALL -
PLASTERED FINISH CREAM



TIMBER/ALUMINUM BAT-
TEN FENCE - TIMBER LOOK/
BRONZE/WHITE



HEDGE



ALUMINIUM/WPC SOLID PANEL
FENCE - BRONZE/TIMBER LOOK/
WHITE FINISH



ALUMINIUM BALUSTRADE -
BRONZE/WHITE FINISH