

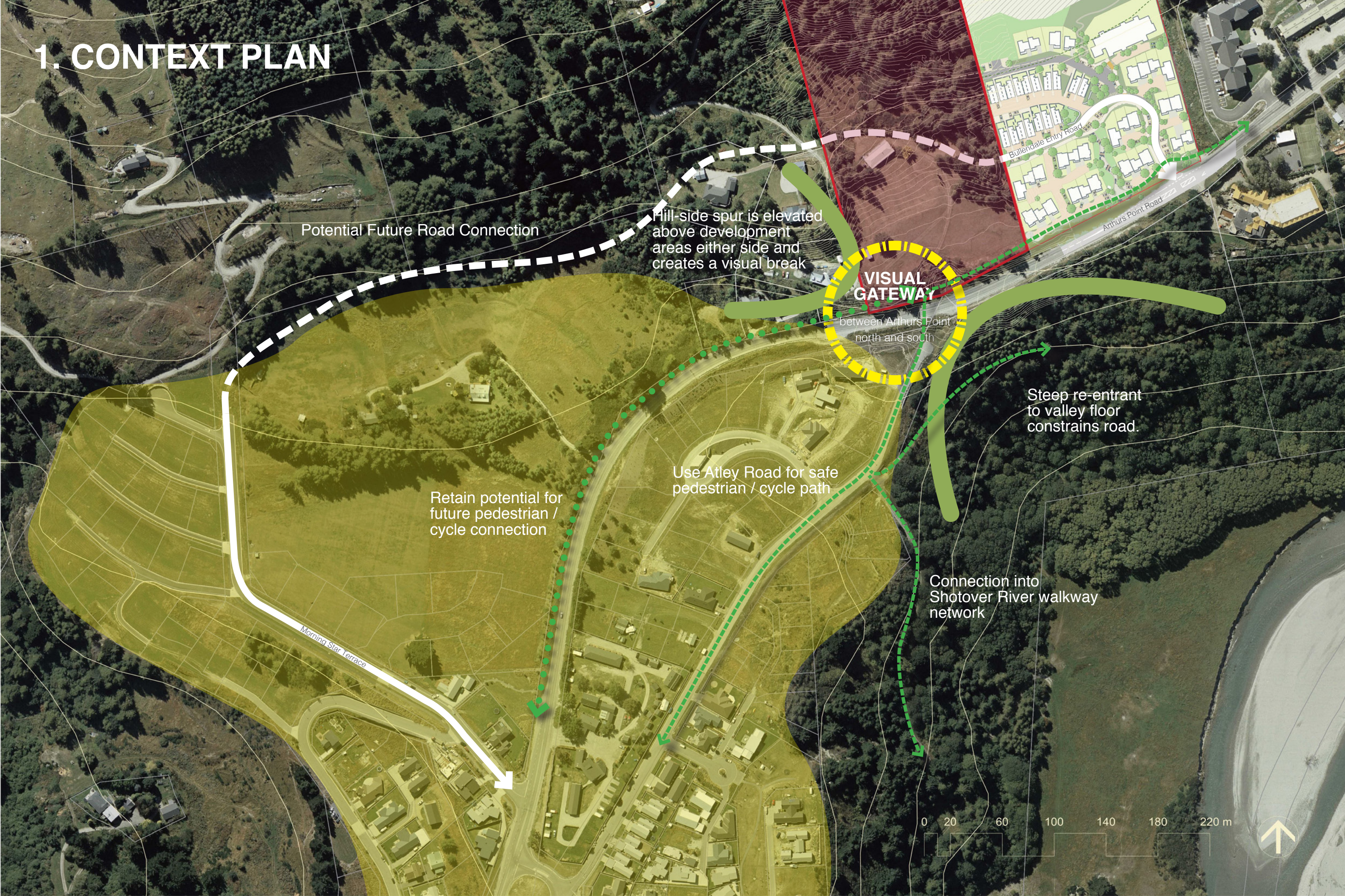
ARTHURS POINT SHA TOMASI EXTENSION



FOR:

Riverton Queenstown Ltd
3 November 2017

1. CONTEXT PLAN



2. FRAMEWORK PLAN



Potential Future Road Connection to Morning Star Terrace

Recreational pathway network entr 'village' area between hillside housing clusters.

Extension of walk-up terraced apartment development to optimise lower hillside slope.

Shared lane provides direct and legible pedestrian connection to other Arthurs Point amenities up the road,

Building set-back line from Arthurs point Road.

Defined crossing point on Arthurs Point Road with high visibility – connects to Atley Road and recreational networks along the Shotover River.

1. Primary road extends and follows gentle contour to natural connection point with neighbouring property.
2. Top Road extends and connection to Primary Road with a landscape feature to terminate.
3. Lower 'loop street provides a safe low-speed environment for pedestrians and parking.
4. Small park space on lower edge helps create a gateway feature and defines location for a safe pedestrian crossing of Arthurs Point Road.
5. Shared lanes provide good direct linkages between roads and to pedestrian amenity areas plus cross-block connectivity.
6. Higher intensity building response around park space.
7. Lower density clusters on hillside to create transition from 'urban' to countryside.

KEY

- | | |
|---------------------------|---------------------------------------|
| Primary Road (20m) | Higher Density Walk-up Terraces |
| Low-speed Road (12m+) | 'Village' Intensity - compact housing |
| Internal Street | Clustered 'hillside' housing |
| Shared Surface Lane (6m+) | Park / Amenity Area |
| Pedestrian / cycle path | |

3. CONCEPT PLAN

Potential Future Road Connection

Arthurs Point Road

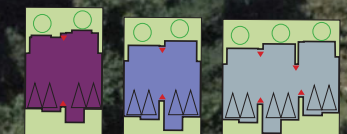
0 20 40 60 80 100 m

4. PROPOSED TYPOLOGY PLAN

Potential Future Road Connection

Arthurs Point Road

Terrace Apartments: 50 dwellings



Houses: 41 dwellings



0 20 40 60 80 100 m



5. YIELDS AND BREAKDOWN

Site: 41,200m² (4.12ha)

Development

Area: 23,000m²
56% of Total Site

Of Developable Area	m ²	% of Development Area
Roads	5,560	25%
Park / Open Space	1,510	7%
Net Developable Area	15,840	68%

LOW LEVEL DWELLINGS

Description	Type	Beds	Lot Size (m2)	GFA (m²)	Levels		Car Parks		Number	
					Floors	Height (m)	Dedicated Space Per Dwelling	Total		
Uber Urban	A+	2	150-180	90	2	7	1	5	5	5%
Compact T-House	A	2	170-225	105	2	7	2	28	14	18%
Basic Villa	B	3	200-300	135	2	8	2	20	10	13%
Pop-out Villa	C	3	250-325	145	2	8	2	12	6	6%
Long House	D	3.5	250-350	165	2	8	2	8	4	4%
							73		39	46%

DUAL KEY WALK-UP TERRACED APARTMENTS

		Number Per Building	Number of Buildings	Lot Size (m2)	GFA (m²)	Levels		Car Parks		Number	
		Type 1	4			3	11				
Double	Type 1		4	325–400							
2 Bed		2	2		95–109			2	16	8	
3 Bed		2	3		132–141			2	16	6	
		4									
Double	Type 2		4	325–400		3	11				
1 Bed		2	1		53–60			1	8	6	
2 Bed		4	2		95–109			2	32	12	
		6									
Triple	Type 3		3	450–550		3	11				
1 Bed		1	1		53–60			1	3	3	
2 Bed		4	2		95–109			2	24	12	
3 Bed		2	3		132–141			2	12	6	
		7									
Summary Apartments											
1 Bed										9	9%
2 Bed										32	34%
3 Bed										12	13%
										53	56%

SUMMARY

TOTAL YIELD	92	
Houses	39	46%
Apartments	53	56%

Summary By Bedrooms		
1 Bed	9	10%
2 Beds	51	55%
3 Beds	28	30%
3+ Beds	4	4%

Total car parks (excluding visitor/street)	184
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6. ROADS TO BE VESTED

Total area of roads:
5,560m²
25% of Developable Area

- Local Road
Minimum Reserve: 15m
Target Operating Speed: 40km/hr
- Lane
Minimum Reserve: 9m
Target Operating Speed: 20km/hr



7. OPEN SPACE

Proposed to be Vested



Walkway/ Cyclepath: 900m²

Park 600m²

Total: 1,500m²

7% of Developable Area



9. FUTURE CONTEXT

Future Road links to Morning Star Terrace and provide another alternate vehicle route for emergencies plus another safe pedestrian and cycling route.

North and south neighbourhoods are naturally defined by topographical features and reinforced with landscape treatment

Arthurs Point South lower slopes will be developed for low density residential

Development pathways link across to Shotover River walkway and reserves – supporting an extensive, connected recreational network

0 20 60 100 140 180 220 m



APPENDIX

BULLENDALE IMAGERY

HOUSES



Overview of Stage 1 houses from the north.



Front elevation.



Rear living court 1.



Rear living court 2. Note the dual-aspect living area.



Artist impression of Walk-up Terraced Apartments



Walk-up Terraced Apartments - Internal lane



Walk-up Terraced Apartments - Presenting a human scale to street frontages