

Note:
The block modelled are in Upper Hutt; however, they are appropriate to illustrate the difference in building envelope options. Block of a similar size (approximately 80x160m) in Lower Hutt, but with different orientation and lot sizes, are located on Puriri Street with Ngaio Crescent.

Disclaimer:
SketchUp 3D model created using LINZ data (parcels) and standards from PC56 and Kainga Ora submissions. Site location data included in the SketchUp model and no adjustment for daylight saving. Images generated from the 3D model with no specific scale. This images are in perspective, therefore not suitable for measuring.



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Tabled 26/4/13
Kainga Ora
Mr Ray
Urban Design

SITES INFORMATION

BULK ANALYSIS
Kainga Ora

SK01
Rev 0



PC56 HDRAA - 50% site coverage (gross site area)



KO HDRAA - 50% site coverage (gross site area)

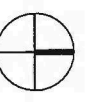
BUILDING COVERAGE - HDRAA - PC56 VS KAINGA ORA

BULK ANALYSIS

Kainga Ora

SK02

Rev 0



North

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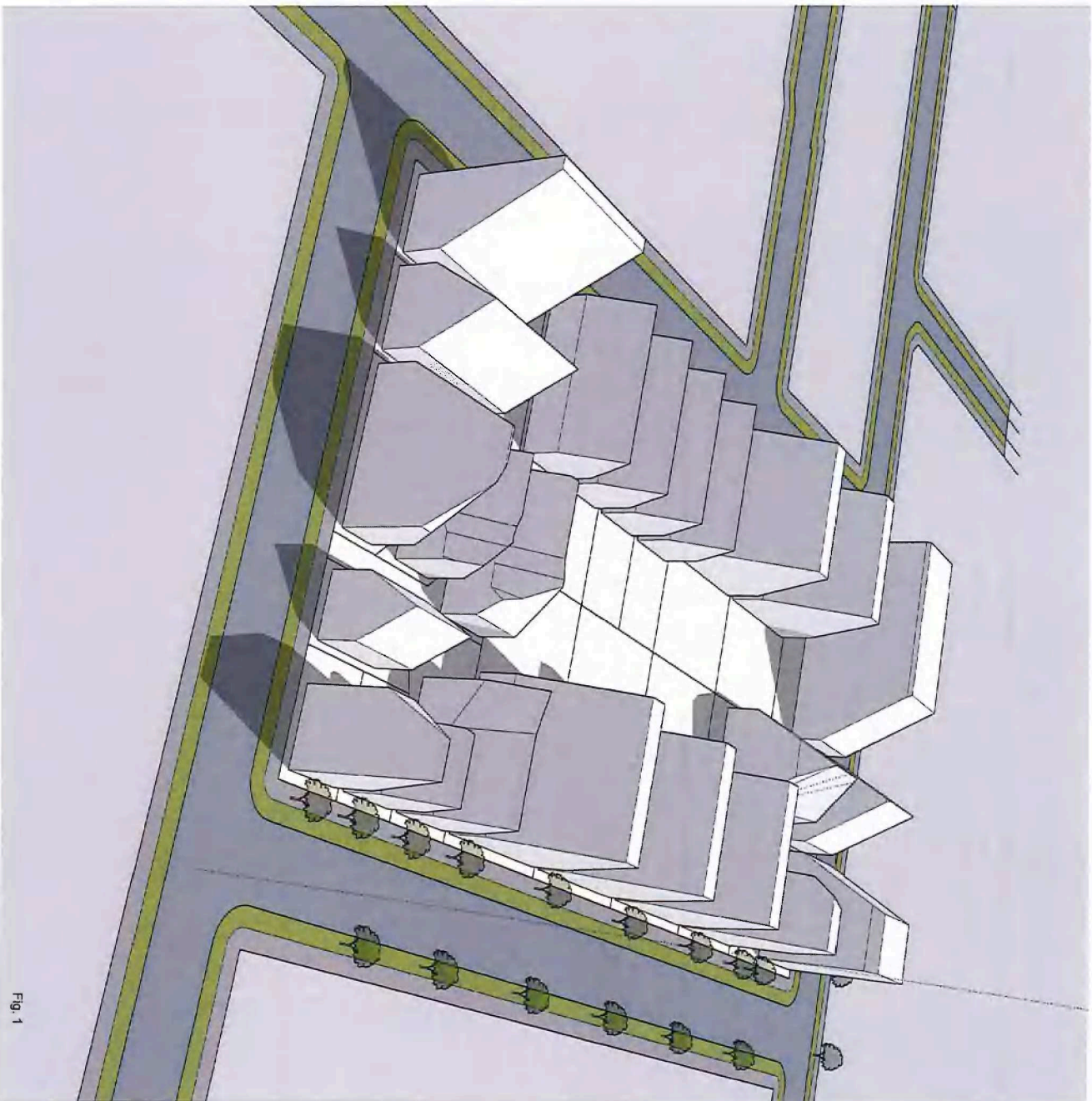


Fig. 1

PC56 HDRAA

Height 22m
 Building Coverage 50%
 Yards 1.5m (front), 1m (side and rear)
 HIRB 4m+60°

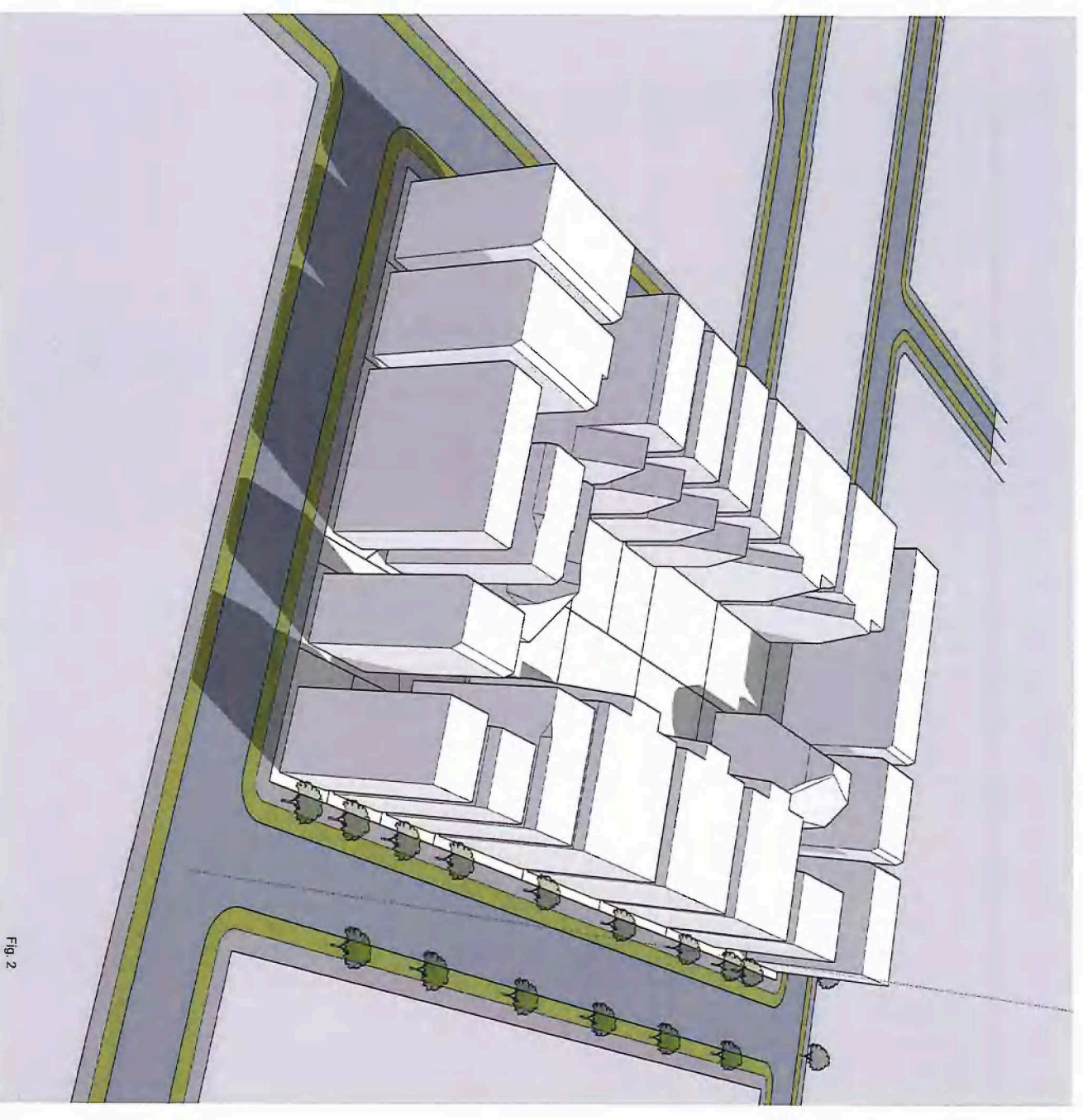


Fig. 2

KO HDRAA

Height 22m
 Building Coverage 50%
 Yards 1.5m (front), 1m (side and rear)
 HIRB 19m+60° (21.5m) - 8+60°

Note:

The two models illustrate the options recommended by the Reporting Planner and Mr Rae for the HDRAA. These have been built form focused to the front of the site, and with no site amalgamation as one example. There is no height overlay applied, or consideration of outlook space or outdoor living space which may further reduce built form outcomes.

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