



**TALLWOOD**  
MANUFACTURED BUILDINGS



# **TALLWOOD APARTMENTS**

PRE-FEASIBILITY GUIDE

# TALLWOOD APARTMENTS



This document has been prepared by Tall Wood as a pre-feasibility guide for clients when evaluating sites to create suburban apartment buildings. The drawings shown for each example are set up to illustrate a potential response to different site shapes, layouts and conditions and are based on Tall Wood's apartment building plans. Each site will require specific design by Tall Wood and a restricted discretionary resource consent application to achieve the indicated density potential of each site.

## GENERAL DESIGN PRINCIPLES

1. Consider Street Activation
2. Address Building Identity and Context
3. Address Orientation for Solar Access
4. Minimising visual impact of carparks
5. Landscaping

## MIXED HOUSING SUBURBAN

### KEY PLANNING CONSIDERATIONS

1. Building Height: 8m maximum
2. Yards: Front 3m, Side & Rear 1m, Riparian 10m, Lakeside 30m and Coastal Protection Yard 10m
3. Maximum impervious area: Must not exceed 60 per cent of the site area
4. Building Coverage: Maximum building coverage must not exceed 40 per cent of net site area
5. Landscaped Area: Minimum landscaped area must be at least 40 per cent of the net site area
6. Outlook Space and daylighting are critical to factor into the design

## MIXED HOUSING URBAN

### KEY PLANNING CONSIDERATIONS

1. Building Height: 11m maximum
2. Yards: Front 2.5m, Side & Rear 1m, Riparian 10m, Lakeside 30m and Coastal Protection Yard 10m
3. Maximum impervious area: Must not exceed 60 per cent of the site area
4. Building Coverage: Maximum building coverage must not exceed 45 per cent of net site area
5. Landscaped Area: Minimum landscaped area must be at least 35 per cent of the net site area
6. Outlook Space and daylighting is critical to factor into the design

## TERRACE HOUSING & APARTMENT BUILDINGS ZONE

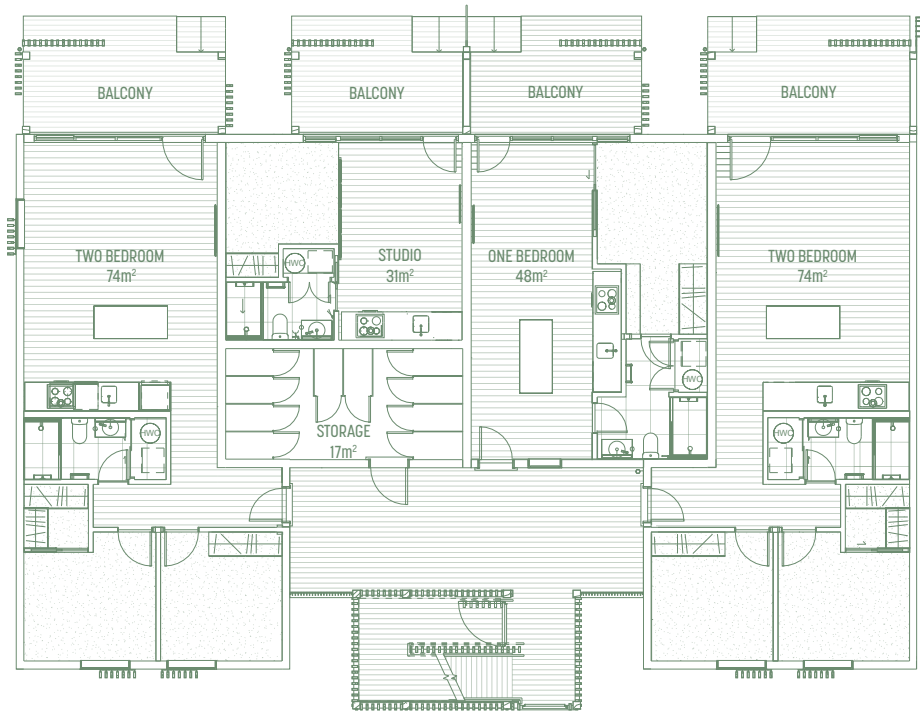
### KEY PLANNING CONSIDERATIONS

1. Building Height: 16m maximum
2. Yards: Front 1.5m, Side & Rear 1m, Riparian 10m, Lakeside 30m and Coastal Protection Yard 10m
3. Maximum impervious area: Must not exceed 70 per cent of site area
4. Building Coverage: Maximum building coverage must not exceed 50 per cent of the net site area
5. Landscaped Area: Minimum landscaped area must be at least 30 per cent of the net site area
6. Outlook Space and daylighting is critical to factor into the design

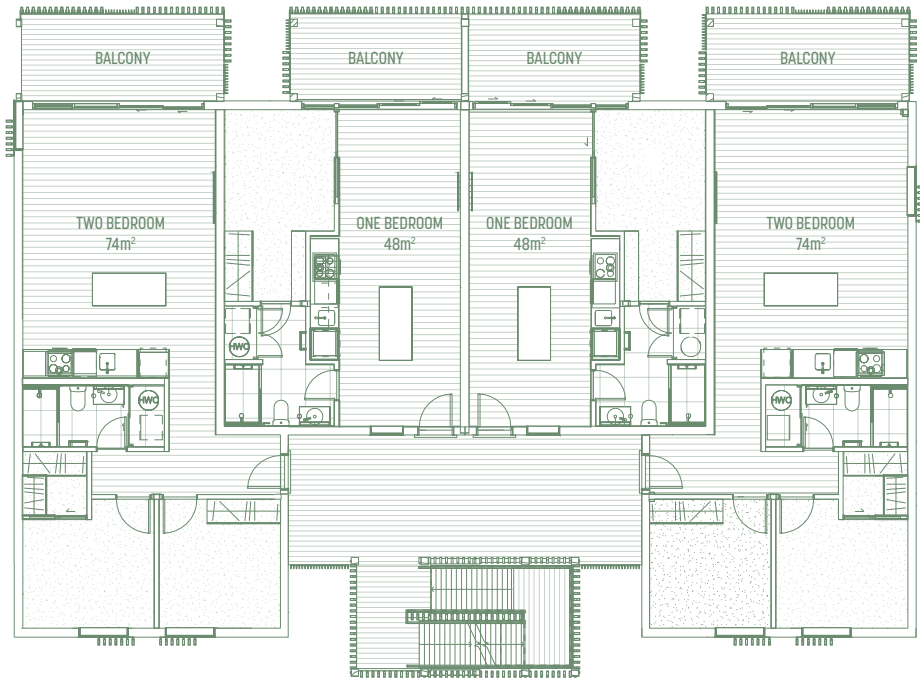
\*Note: Designs shown place buildings to avoid standard H.I.R.B infringements. Some sites may require infringements. An alternative H.I.R.B rule, which is more flexible is currently under appeal as part of the Unitary Plan finalisation.

# TALLWOOD APARTMENTS EXAMPLE

THE GROUNDS, HOBSONVILLE POINT

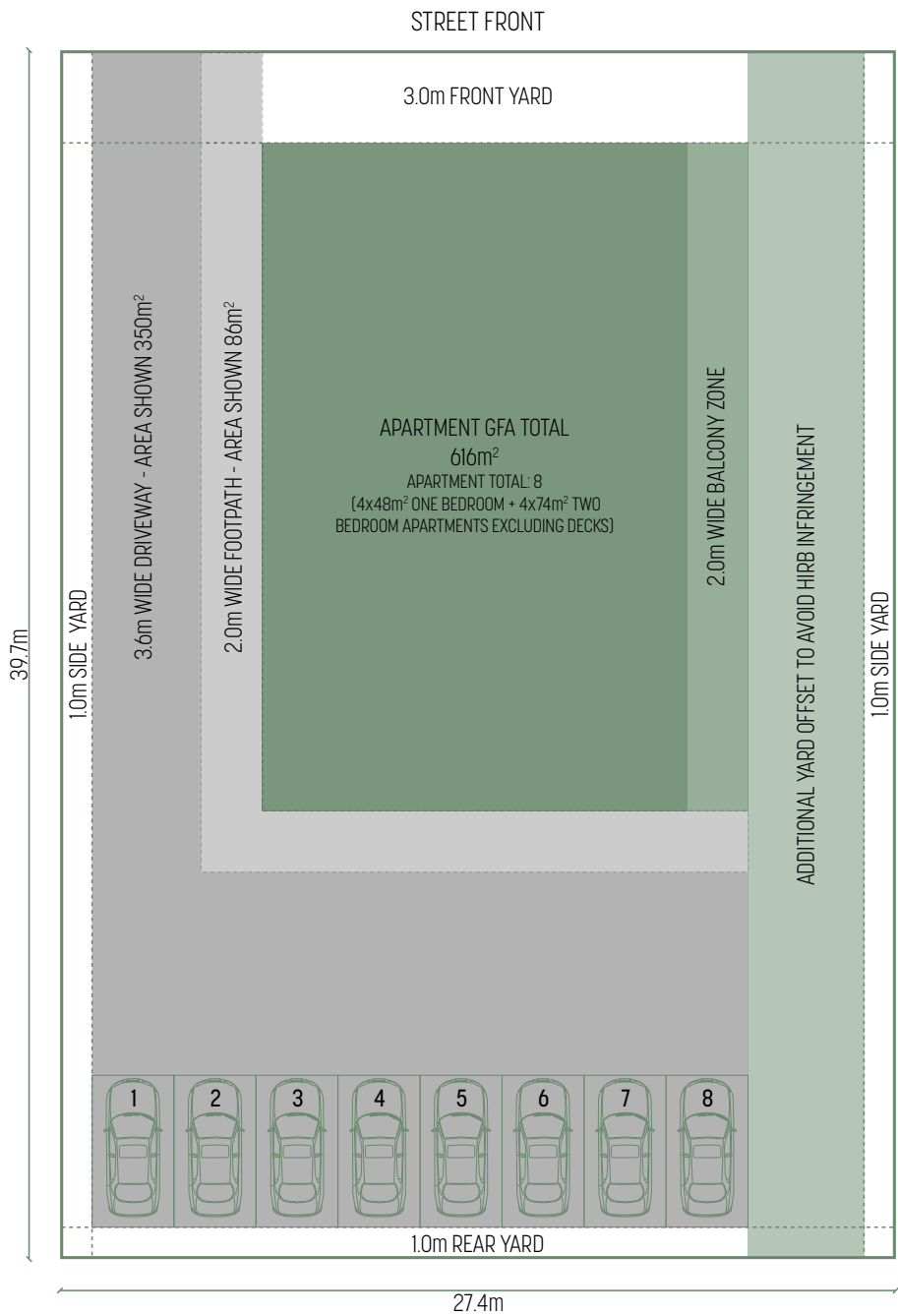
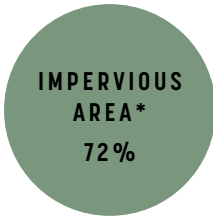
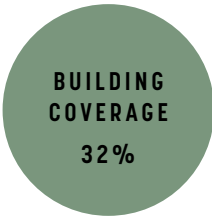


TYPICAL FLOOR PLAN 1



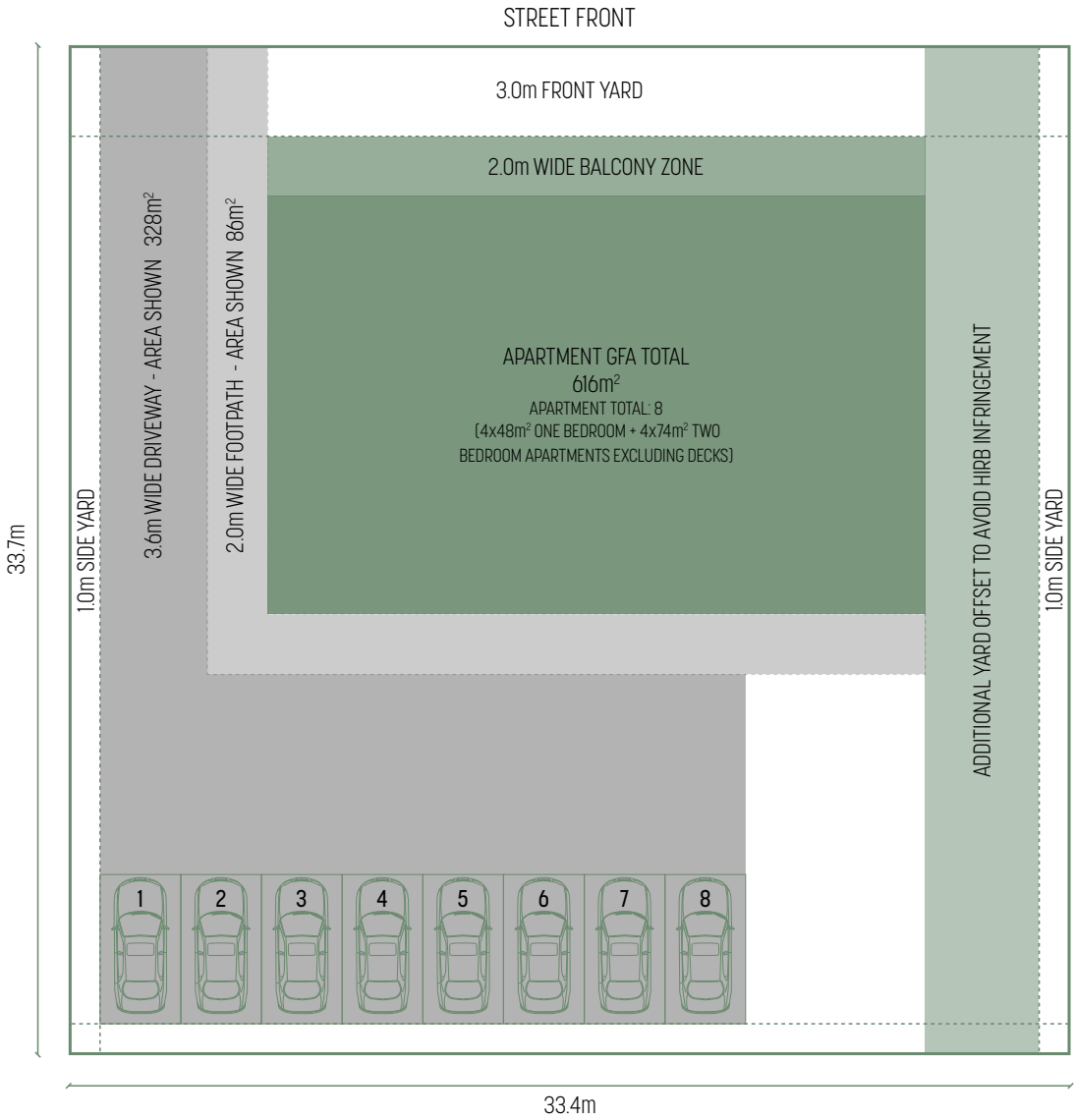
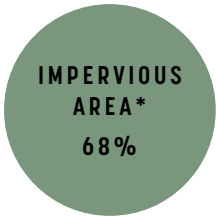
TYPICAL FLOOR PLAN 2

MIXED HOUSING SUBURBAN  
SITE CONDITION 1



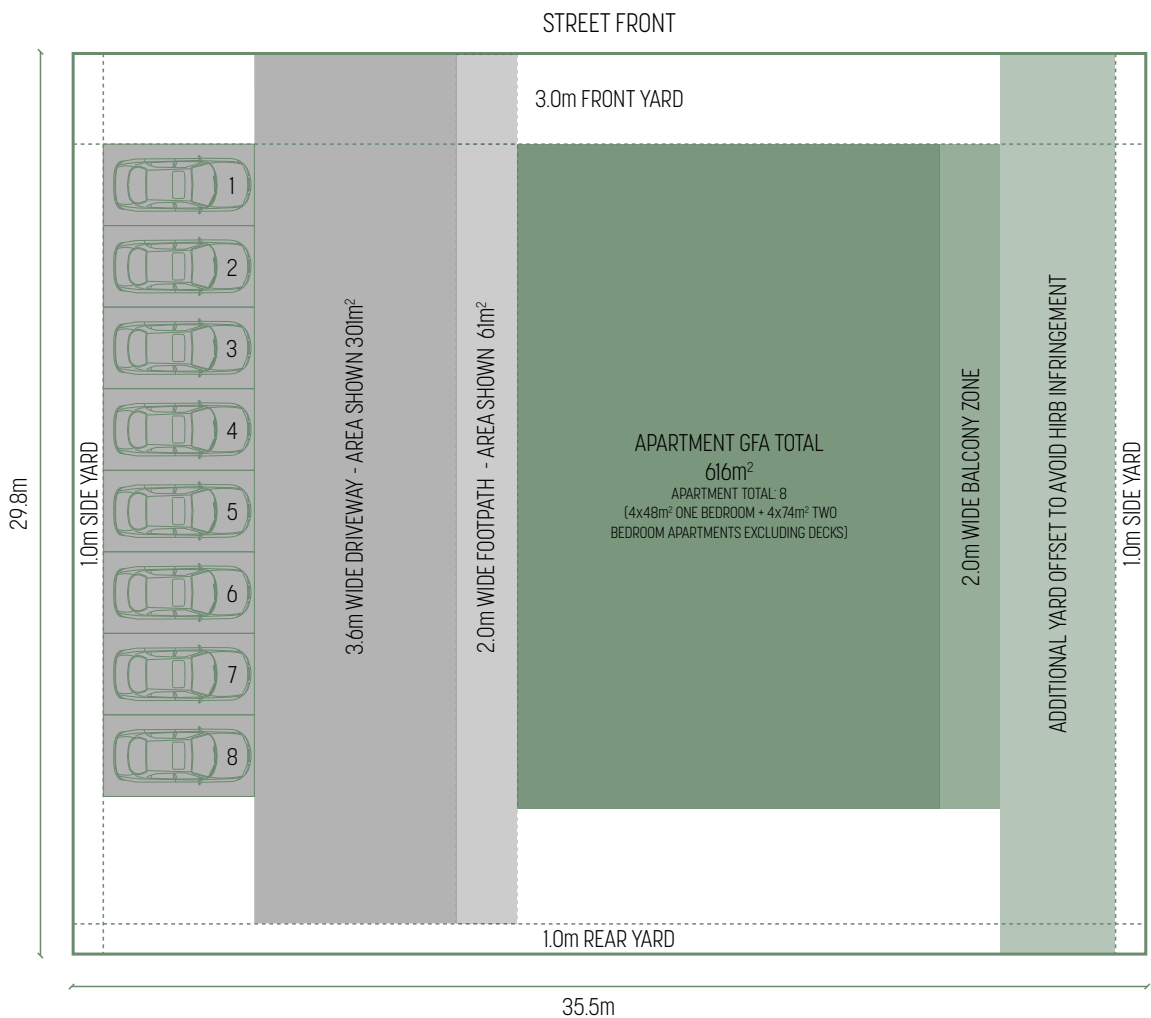
\*IMPERVIOUS AREA: PERMITTED ACTIVITY 60% SHOWN - 72%

MIXED HOUSING SUBURBAN  
SITE CONDITION 2



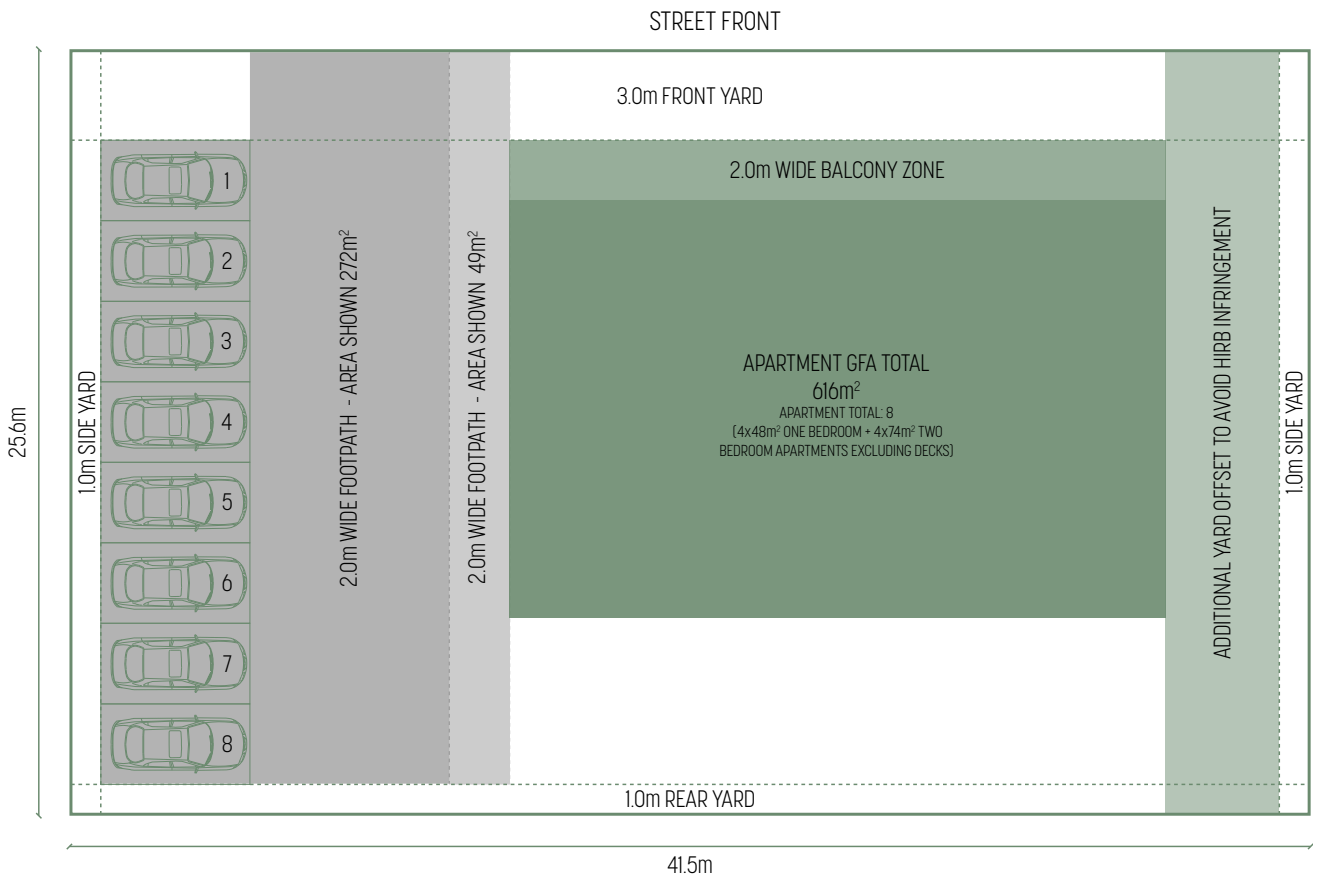
\*IMPERVIOUS AREA: PERMITTED ACTIVITY 60% SHOWN - 68%

MIXED HOUSING SUBURBAN  
SITE CONDITION 3



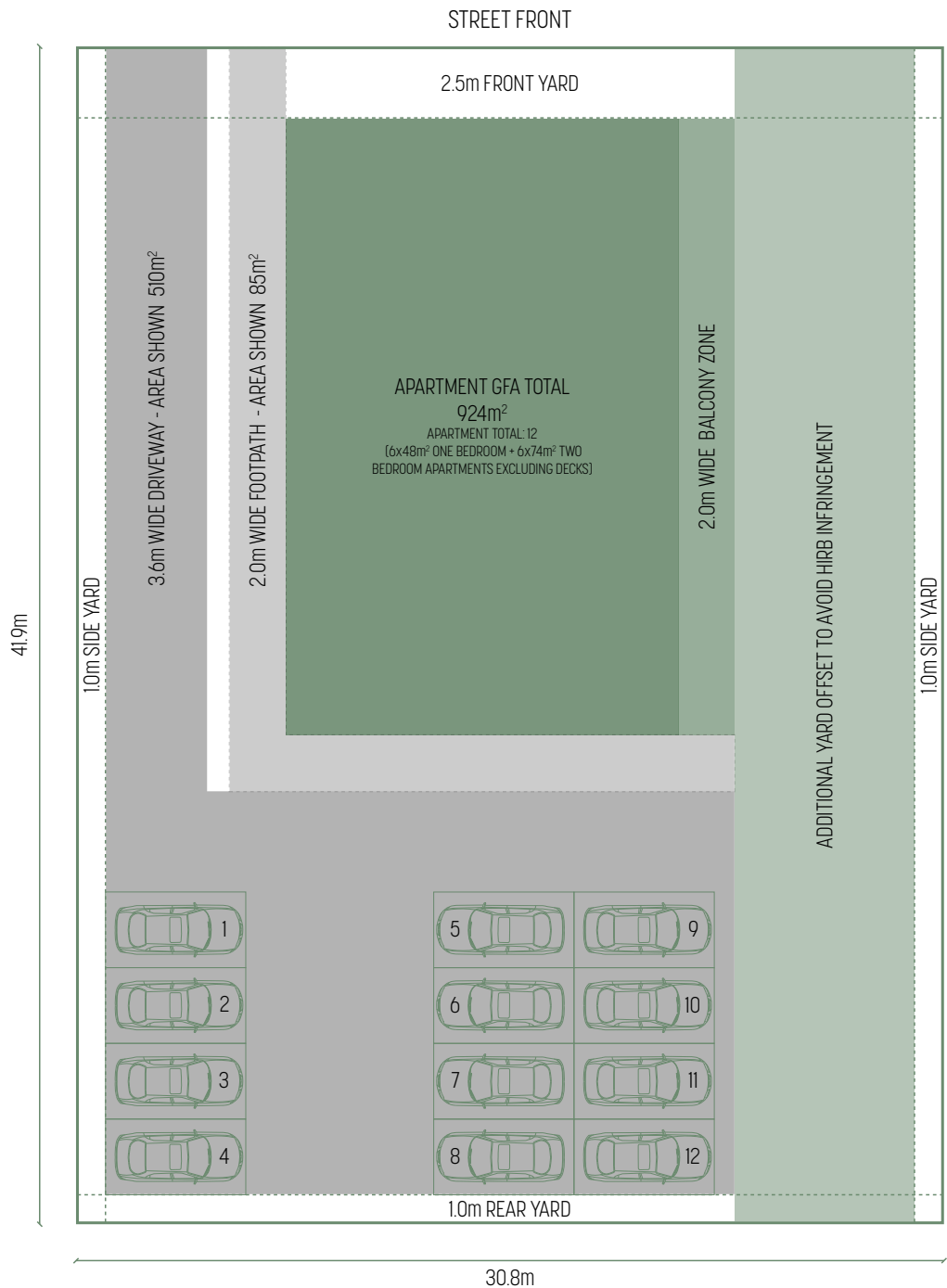
\*IMPERVIOUS AREA: PERMITTED ACTIVITY 60% SHOWN - 67%

MIXED HOUSING SUBURBAN  
SITE CONDITION 4



\*IMPERVIOUS AREA: PERMITTED ACTIVITY 60% SHOWN - 63%

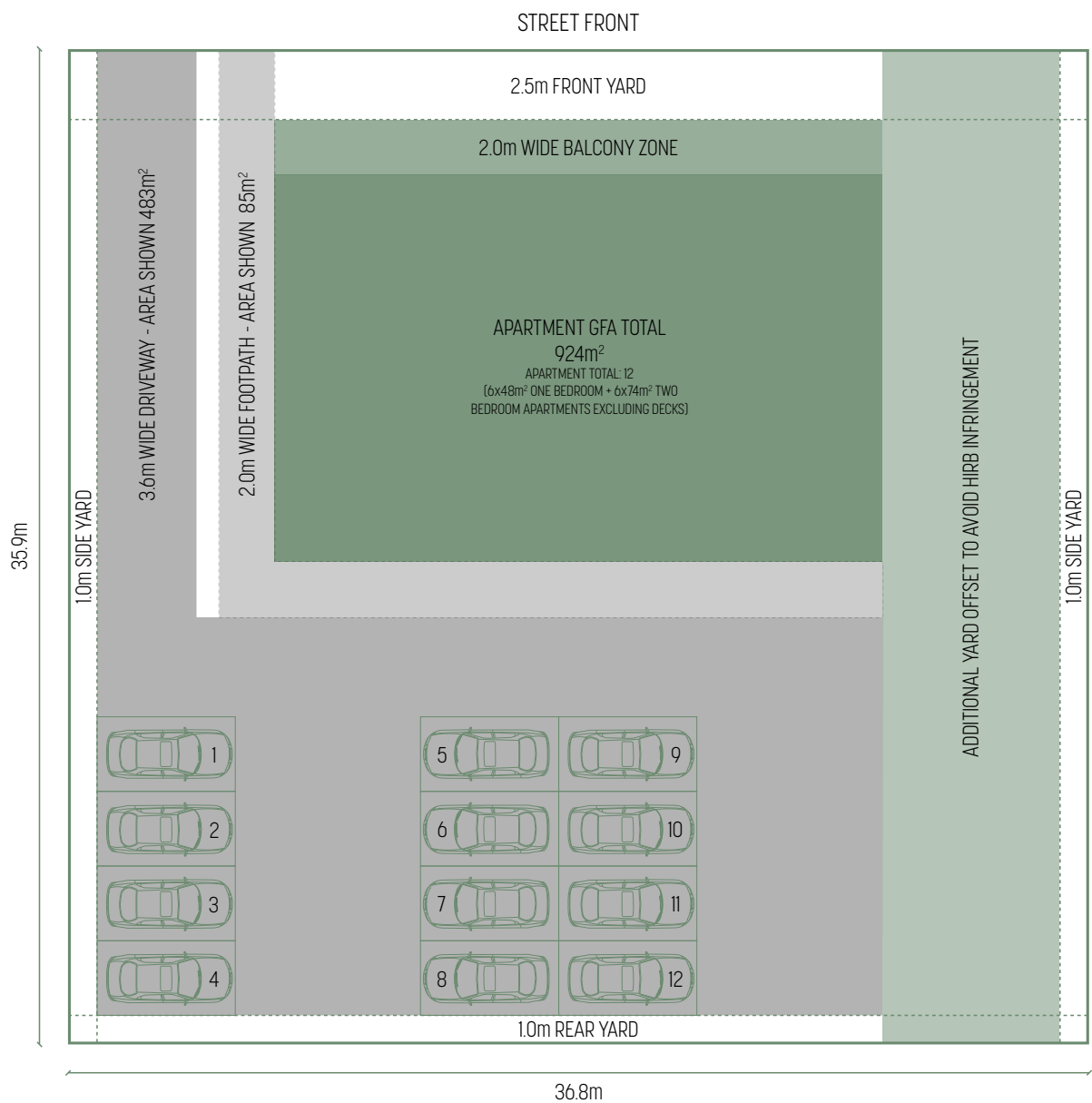
MIXED HOUSING URBAN  
SITE CONDITION 1



\*IMPERVIOUS AREA: PERMITTED ACTIVITY 60% SHOWN - 73%

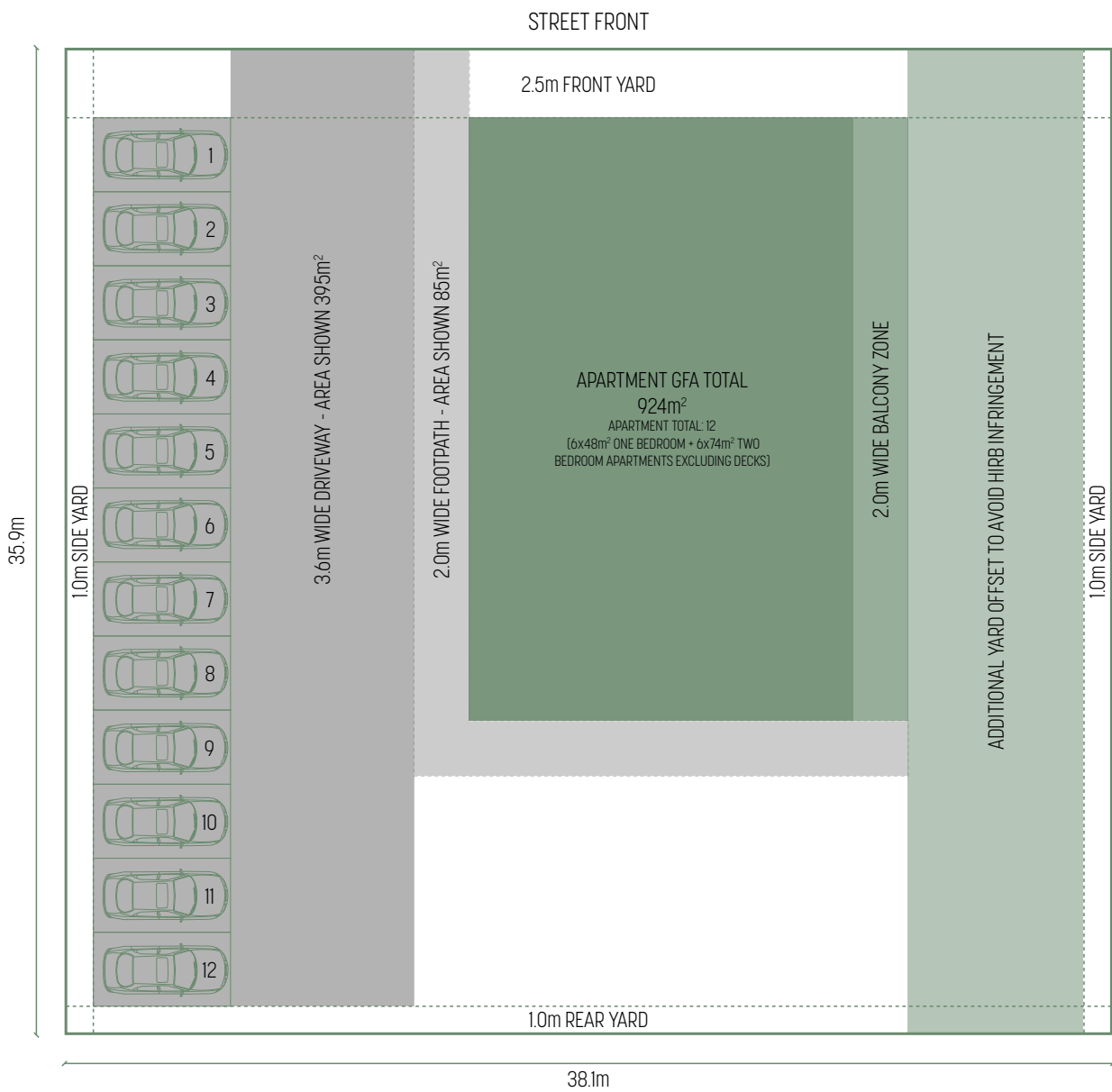


MIXED HOUSING URBAN  
SITE CONDITION 2



\*IMPERVIOUS AREA: PERMITTED ACTIVITY 60% SHOWN - 69%

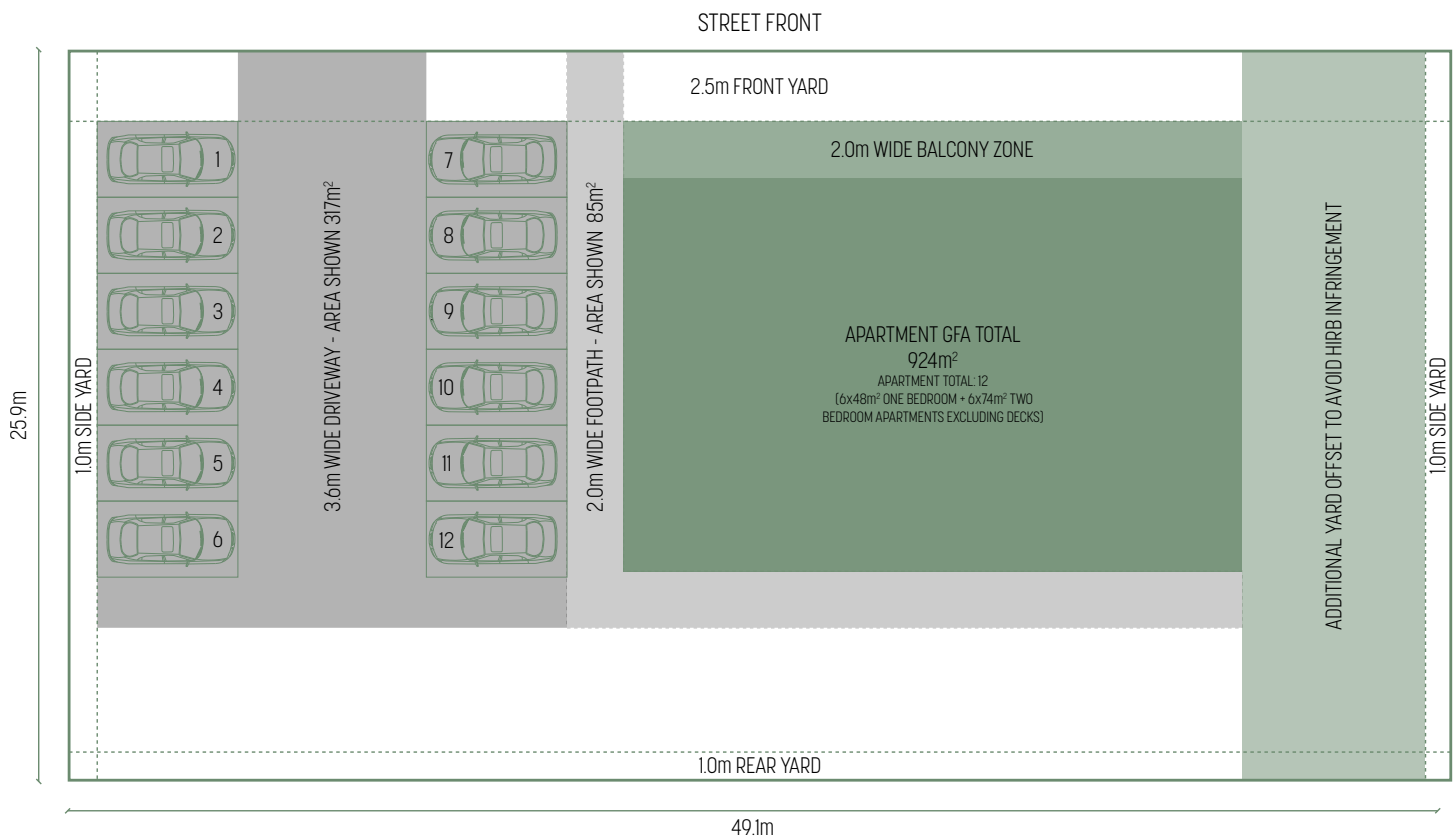
MIXED HOUSING URBAN  
SITE CONDITION 3



\*IMPERVIOUS AREA: PERMITTED ACTIVITY 60% SHOWN - 60%

# MIXED HOUSING URBAN

## SITE CONDITION 4



\*IMPERVIOUS AREA: PERMITTED ACTIVITY 60% SHOWN - 59%