

- LYALL BAY APARTMENTS -

SCHEDULE OF ARCHITECTURAL DRAWINGS

- A-0.01 . . . SITE LOCALITY PLAN & DRAWING REGISTER
- A-0.02 . . . EXISTING SITE PLAN
- A-0.03 . . . PROPOSED SITE PLAN
- A-1.01 . . . PROPOSED BASEMENT LEVEL PLAN
- A-1.02 . . . PROPOSED GROUND LEVEL PLAN
- A-1.03 . . . PROPOSED FIRST LEVEL PLAN
- A-1.04 . . . PROPOSED SECOND LEVEL PLAN
- A-1.05 . . . PROPOSED THIRD LEVEL PLAN
- A-1.06 . . . PROPOSED FOURTH LEVEL PLAN
- A-1.07 . . . PROPOSED FIFTH LEVEL PLAN
- A-1.08 . . . PROPOSED ROOF LEVEL PLAN
- A-2.01 . . . PROPOSED ELEVATIONS A & B
- A-2.02 . . . PROPOSED ELEVATIONS C & D



1:2000 @ A3 **1** Site Locality Plan

LYALL BAY APARTMENTS

Project: Lyall Bay Apartments
 Location: 57-59 Kingsford Smith Street, Lyall Bay
 Client: KSS PROPERTIES LTD

Rev.	Date	Description
01	09/06/2017	RESOURCE CONSENT
02	18/05/2017	PREPARE FOR CONSENT MEETING
03	18/05/2017	CONSULTANT INFORMATION
04	18/05/2017	CONSULTANT INFORMATION

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Sheet Title
SITE LOCALITY PLAN & DRAWING REGISTER

Sheet No. **A-0.01** Rev No. **D**
 Job No. 1718
 Scale 1:1000 @ A1 / 1:2000 @ A3

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Lot 18
DP 21360
0.2223

Lot 19
DP 21360
0.2223

Mcgregor Street



Kingsford Smith Street

Tirangi Road

Lyllal Parade

Outline of existing building
on site shown hatched
to be demolished

1:500 @ A3

2

Existing Site Plan

LYALL BAY APARTMENTS

Project
Location: 57-59 Kingsford Smith Street, Lyall Bay
Client
KSS PROPERTIES LTD

Rev.	Date	Description
01	03/06/2017	RESOURCE CONSENT
02	16/05/2017	PRE-APPLICATION MEETING
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EXISTING SITE PLAN

Sheet No. **A-0.02** Rev No. **D**
Job No. **1718**
Scale **1:250 @ A1 / 1:500 @ A3**

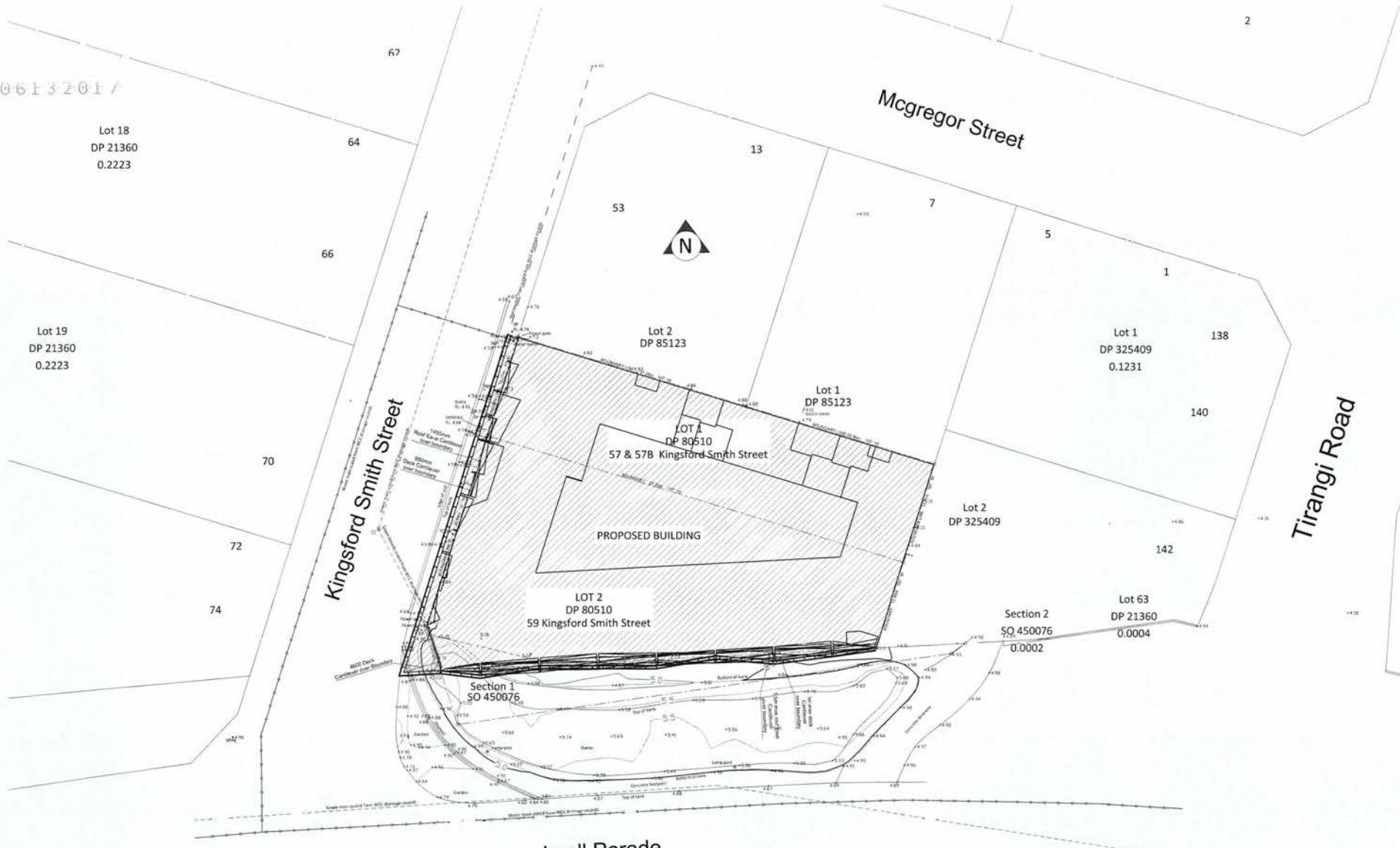
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Lot 18
DP 21360
0.2223

Lot 19
DP 21360
0.2223



1:500 @ A3

3

Proposed Site Plan

LYALL BAY APARTMENTS

Project
Location: 57-59 Kingsford Smith Street, Lyaal Bay
Client: KSS PROPERTIES LTD

Rev.	Date	Description
01	05/06/2017	RESOURCE CONSENT
02	16/05/2017	PRE-APPLICATION MEETING
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PROPOSED SITE PLAN

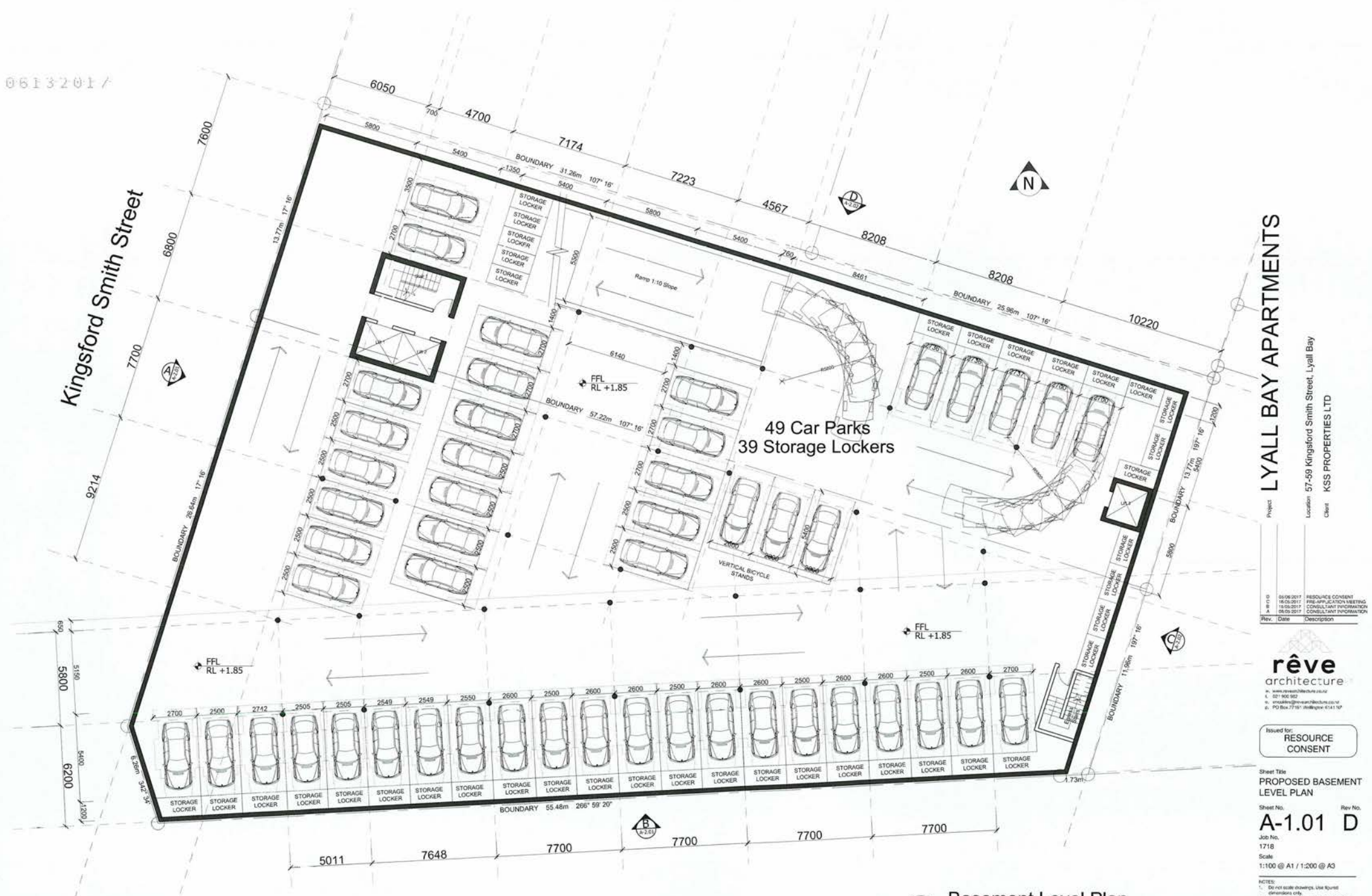
Sheet No. **A-0.03** Rev No. **D**
Job No. **1718**
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Kingsford Smith Street



49 Car Parks
39 Storage Lockers



LYALL BAY APARTMENTS

Project Location 57-59 Kingsford Smith Street, Lyall Bay
Client KSS PROPERTIES LTD

Rev.	Date	Description
01	08/06/2017	RESOURCE CONSENT
02	18/08/2017	PRE-APPLICATION MEETING
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Sheet Title: **PROPOSED BASEMENT LEVEL PLAN**

Sheet No. **A-1.01 D** Rev No. **D**

Job No. **1718**

Scale: **1:100 @ A1 / 1:200 @ A3**

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Lyall Parade

1:200 @ A3 **4** Basement Level Plan

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Kingsford Smith Street



LYALL BAY APARTMENTS

Project: Lyall Bay
Location: 57-59 Kingsford Smith Street, Lyall Bay
Client: KSS PROPERTIES LTD

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Sheet Title: PROPOSED FIRST LEVEL PLAN

Sheet No. A-1.02 D
Job No. 1718
Scale: 1:100 @ A1 / 1:200 @ A3

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Lyall Parade

1:200 @ A3 5 Ground Level Plan

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Kingsford Smith Street

7600
6800
7700

6050
700
4700
7174
7223
4567
8208
8208
10220



5800
6200

5011
7648
7700
7700
7700
7700

Lyall Parade

1:200 @ A3

6 First Level Plan

LYALL BAY APARTMENTS

Project Location Client
57-59 Kingsford Smith Street, Lyall Bay
KSS PROPERTIES LTD

Rev	Date	Description
01/06/2017		RESOURCE CONSENT
16/05/2017		PRE-APPLICATION MEETING
15/05/2017		CONSULTANT INFORMATION
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13/05/2017		CLIENT INFORMATION
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08/05/2017		CONSULTANT INFORMATION

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PROPOSED FIRST LEVEL PLAN

Sheet No. Rev No.
A-1.03 G

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Kingsford Smith Street

LYALL BAY APARTMENTS

Project Location: 57-59 Kingsford Smith Street, Lyall Bay
Client: KSS PROPERTIES LTD



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1	06/06/2017	RESOURCE CONSENT
2	16/06/2017	PRE-APPLICATION MEETING
3	13/08/2017	CONSULTANT INFORMATION
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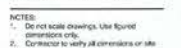
Sheet Title:
PROPOSED SECOND LEVEL PLAN

Sheet No. **A-1.04** Rev No. **F**

Job No. 1718

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Lyall Parade

1:200 @ A3 **7** Second Level Plan

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Kingsford Smith Street



LYALL BAY APARTMENTS

Project Location: 57-59 Kingsford Smith Street, Lyall Bay
Client: KSS PROPERTIES LTD

Rev.	Date	Description
F	05/06/2017	RESOURCE CONSENT
E	16/08/2017	PRE-APPLICATION MEETING
A	18/08/2017	CONSULTANT INFORMATION COUNCIL CORRESPONDENCE
A	08/09/2017	CLIENT INFORMATION COUNCIL CORRESPONDENCE
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Sheet Title: **PROPOSED THIRD LEVEL PLAN**

Sheet No. **A-1.05** Rev No. **F**
Job No. 1718
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Lyall Parade

1:200 @ A3

8

Third Level Plan



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Kingsford Smith Street

LYALL BAY APARTMENTS

Project Location: 57-59 Kingsford Smith Street, Lyall Bay
Client: KSS PROPERTIES LTD

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15/05/2017		CONSULTANT INFORMATION
15/05/2017		COUNCIL CORRESPONDENCE
15/05/2017		CLIENT INFORMATION
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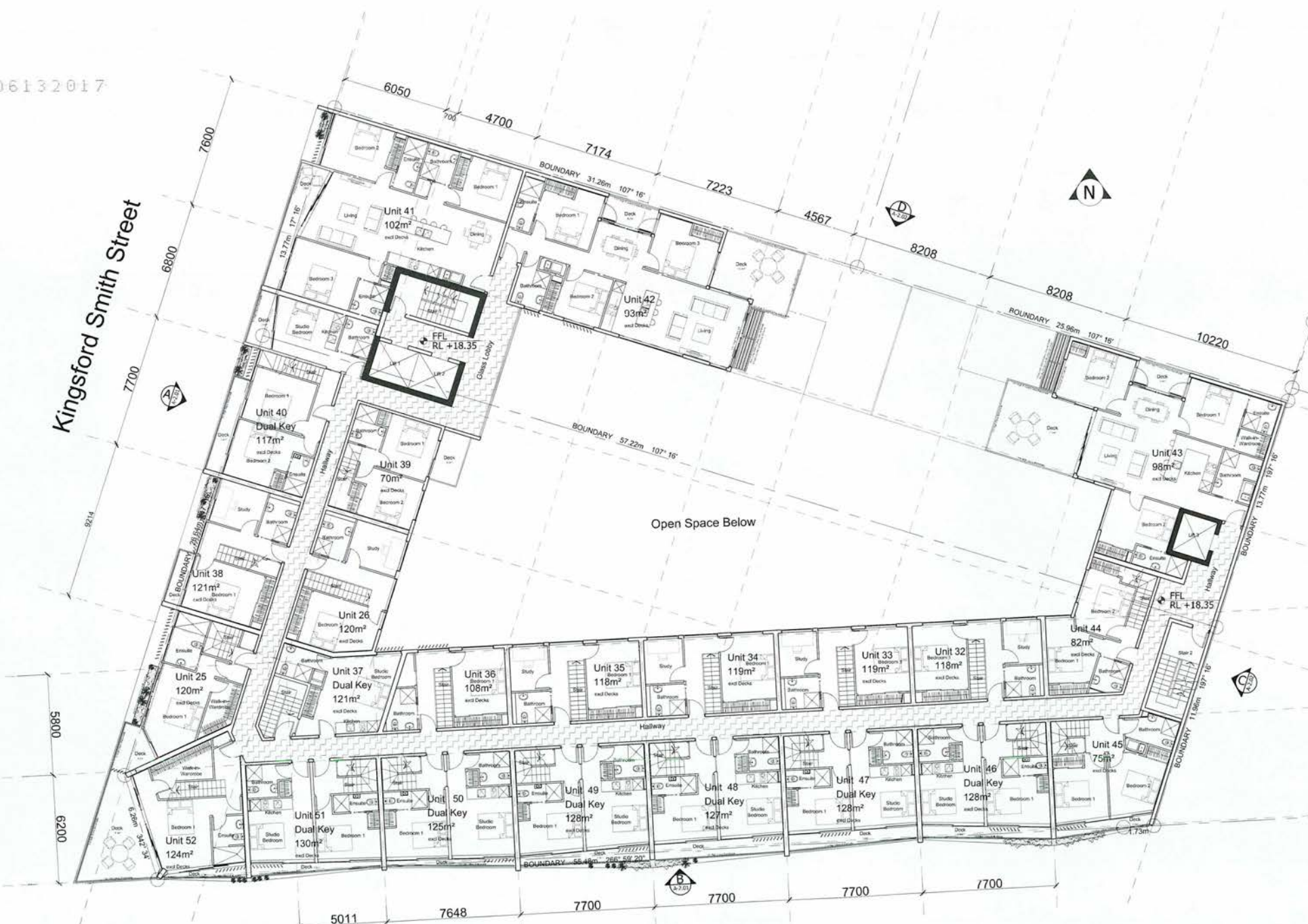
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Sheet Title:
PROPOSED FOURTH LEVEL PLAN

Sheet No. **A-1.06 F**
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Lyall Parade

1:200 @ A3 **9** Fourth Level Plan

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Kingsford Smith Street

LYALL BAY APARTMENTS

Project Location 57-59 Kingsford Smith Street, Lyall Bay Client KSS PROPERTIES LTD

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C	14.05.2017	CONSULTANT INFORMATION
D	15.05.2017	COUNCIL CORRESPONDENCE
E	05.06.2017	CLIENT INFORMATION
F	08.05.2017	CONSULTANT INFORMATION

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Sheet Title: **PROPOSED FIFTH LEVEL PLAN**

Sheet No. **A-1.07 F**
Job No. 1718
Scale 1:100 @ A1 / 1:200 @ A3

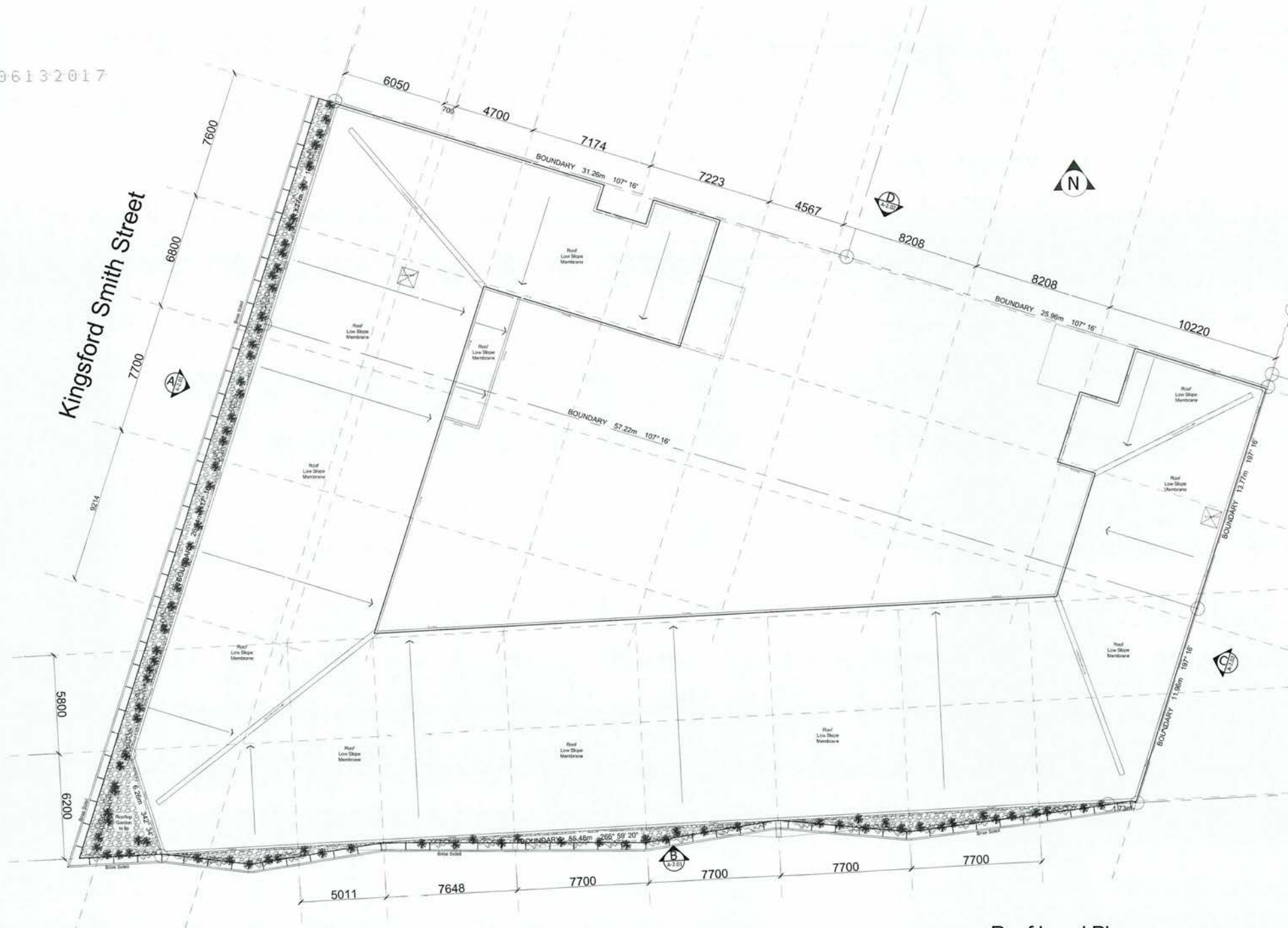
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Lyall Parade

1:200 @ A3 **10** Fifth Level Plan

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Kingsford Smith Street

Lyall Parade

1:200 @ A3 11

Roof Level Plan



LYALL BAY APARTMENTS

Project: LYALL BAY APARTMENTS
 Location: 57-59 Kingsford Smith Street, Lyall Bay
 Client: KSS PROPERTIES LTD

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A	05/08/2017	RESOURCE CONSENT PRE-APPLICATION MEETING
B	16/08/2017	CONSULTANT INFORMATION
C	28/08/2017	CONSULTANT INFORMATION

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Sheet Title: **PROPOSED ROOF LEVEL PLAN**

Sheet No. **A-1.08** Rev No. **D**

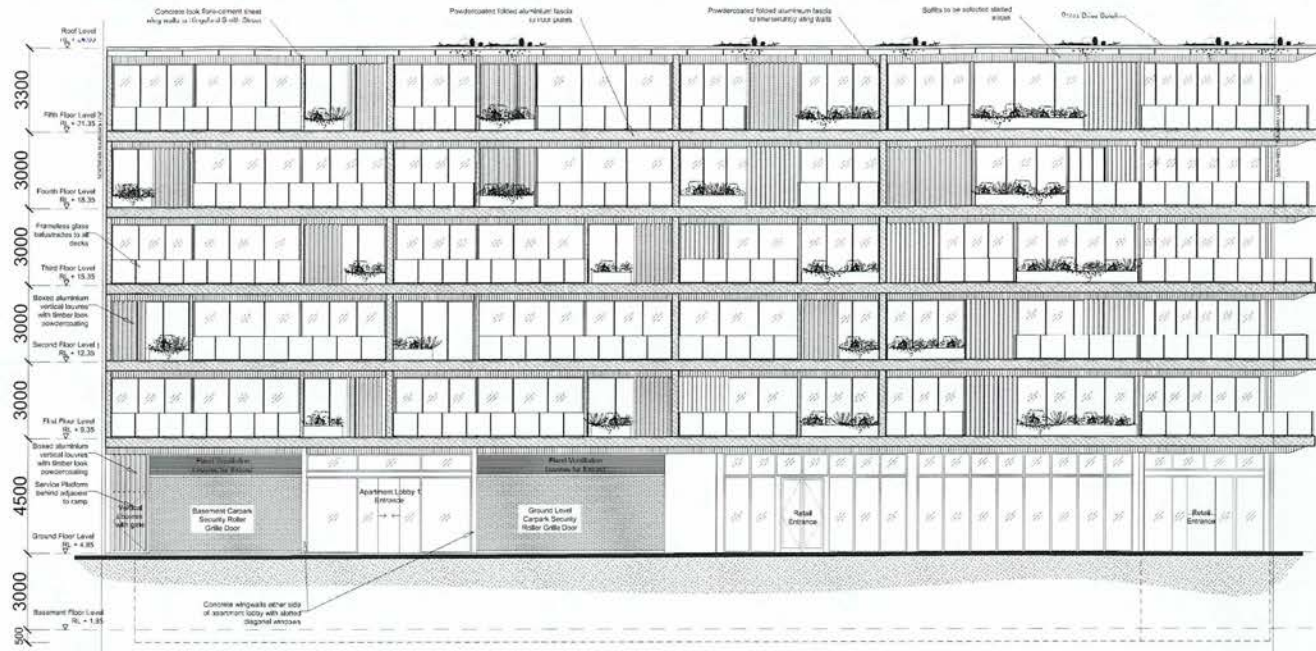
Job No. 1718

Scale: 1:100 @ A1 / 1:200 @ A3

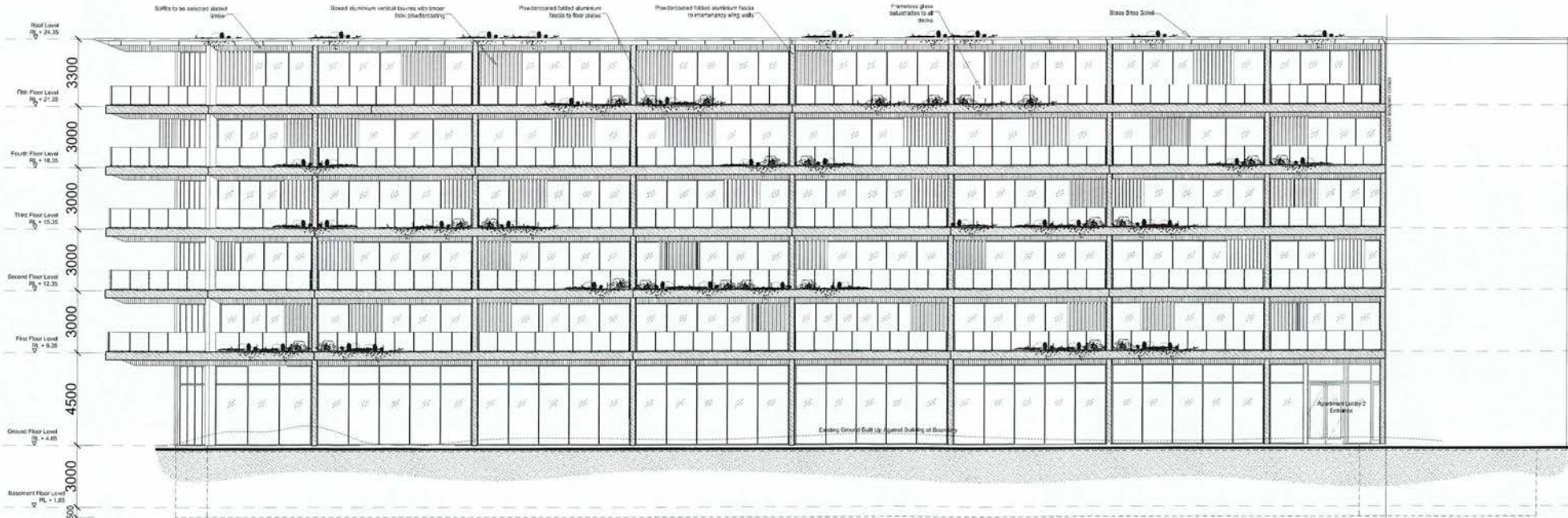
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1:200 @ A3 **12** Elevation A
Kingsford Smith Street Elevation



1:200 @ A3 **13** Elevation B
Lyall Parade Elevation

LYALL BAY APARTMENTS

Project Location: 57-59 Kingsford Smith Street, Lyall Bay
Client: KSS PROPERTIES LTD

Rev	Date	Description
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B	16/03/2019	PRE-APPLICATION MEETING

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Sheet Title: **PROPOSED ELEVATIONS A & B**
Sheet No.: **A-2.01** Rev No.: **B**
Job No.: 1718
Scale: 1:100 @ A1 / 1:200 @ A3

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Street-scape and Public Interface

The proposed apartment development sits on the eastern corner of the Lyall Parade and Kingsford Smith Street intersection [Refer WA drawing L1.00], replacing an existing single storey light industrial warehouse type building. At ground level the southern boundary of the site interfaces with an existing vegetated dune, the development's western boundary interfaces with the Kingsford Smith St existing footpath, the eastern and northern boundaries interface with buildings and yards on neighbouring sites. Along the western boundary, reinstatement of the existing asphalt footpath is proposed, in keeping with the existing character of Kingsford Smith Street.

Along the development's southern boundary a new timber boardwalk is proposed to facilitate public access along the building's facade into the ground floor retail units supporting an active street frontage. As well as access, the varying width of the boardwalk provides flexible outdoor-cafe-style seating opportunities and opportunities to sit within close proximity of the dune environment. The proposed boardwalk is set to be level with the building's ground floor FFL and extends 4.0m[max] beyond the site boundary to the south into the adjacent Reserve land and adjoining Road Reserve. The boardwalk's tessellated southern edge accommodates intermittent raised seating edges (500mm high) at the dune interface, providing public seating and providing some restraint of sand movement onto the boardwalk surface. The boardwalk's varying width and tessellated edges engage with the existing dune and proposed new planting, presenting a visually playful interface between built form and landscape. Meeting the boardwalk from Lyall Pde's public footpath, two informal paths across the dune are proposed, they are intended to be of a similar quality to the existing informal path that traverses the Reserve land east to west.



IMAGE: Site Aerial. Source: LINZ <https://data.linz.govt.nz/layer/1871-wellington-01m-urban-aerial-photos-2012-2013/>

Planting of dune mix species [Refer WA drawing L1.00 and Planting Selection L3.02] is proposed within the dune environment to augment the existing dune planting and to make good the interface between the dune and the construction zone. Two species from this same mix, *Ficinia nodosa* and *Carex testacea* is proposed to be planted in pockets adjacent the building, drawing the dune landscape into the site.

Private & Communal Landscape Spaces

Private and communal landscape spaces within the development comprise the large central courtyard on level 1, private balcony spaces associated with each apartment and building's roof top.

The proposed courtyard landscape [Refer WA drawing L1.01] provides a balance of privacy for residents with shared amenity within the courtyard spaces. The exterior courtyard complements the interior layout and function of the apartment building, and employs a considered and diverse range of native coastal planting species.

The apartment courtyard is an exploration in translating the characteristics of Wellington's coastal margins in a contemporary urban setting. The landscape proposal complements the building's architectural detailing and proportions providing a sequence of spaces that afford a variety of social, entertaining, and passive recreational opportunities its residents.

The courtyard comprises four primary zones:

- Private Terrace Gardens;
- Courtyard Circulation;
- The Northern Terrace; and
- The Central Lawn.

Private terrace gardens provide exterior yard space for Level 1 apartment dwellers, they provide a private threshold into the building's southern and western courtyard exterior. Each terrace space is arranged to provide good solar access into level 1 apartments, space for outdoor furniture and access to the courtyard's communal spaces. A degree of privacy is afforded by the arrangement of planting and visually porous timber screens that demarcate the transition between private and public space. Framed by the courtyard's circulation network, the terrace gardens contribute visual amenity and an active frontage to the courtyard's communal space. Stair access to Level 2 apartments is provided from the courtyard's southern access path. Proposed side screens and climbing plants either side of stairways are configured to prevent overlook into the private terrace spaces below as well as providing a visually attractive vertical boundary between garden spaces.

The materiality and composition of the site's circulation network provides a transitional interplay between public and private; coastal garden and lawn, and thoroughfare and gathering, whilst providing unimpeded access to circumnavigate the courtyard. Paved and timber pathways are set flush to adjoining terrace and lawn surfaces contributing visual texture and ensuring universal access between circulation and gathering spaces.

The Northern Terrace is a generously broad paved space punctuated by shade tolerant coastal gardens. This terrace space provides a direct route between the building's two lift/stair cores, access to and from the building's communal facilities and a sheltered exterior gathering space. The configuration of paving and garden insertions playfully abstracts the informality of a natural coastal edge. Fixed seating and barbecue facilities along the terrace's southern edge take advantage of the paving/lawn interface.

Sitting within the courtyard's core is the Central Lawn. A flexible social and gathering space, the flat open lawn is fringed with fixed seating opportunities, low-level coastal gardens and a specimen tree. The tessellated lawn edge forms small spatial alcoves offering a level of separation from the larger open space. A raised garden sits in the lawn's northwest corner accommodating seating and a specimen Kowhai tree, forming a focal point and complementing the surrounding building scale, the tree provides seasonal interest and light shade.

A neutral palette of large format concrete or cut stone, timber, gravel mulch and lawn is proposed for the courtyard's surfacing, complemented by a highly textured collection of coastal plant species into the courtyard's garden spaces [Refer WA drawings L2.00 for details]. The courtyard planting is divided into two broad collections – coastal species, endemic to the Wellington Region, for north facing garden spaces and forest margin species, that are shade tolerant, for south facing garden spaces [Refer WA drawings L3.00 to L3.03 for details]. Native climbing plants, *Clematis fosterii*, *Tecomanthe speciosa* and *Muehlenbeckia complexa* are proposed to cover the side screens of level 2 access stairways.

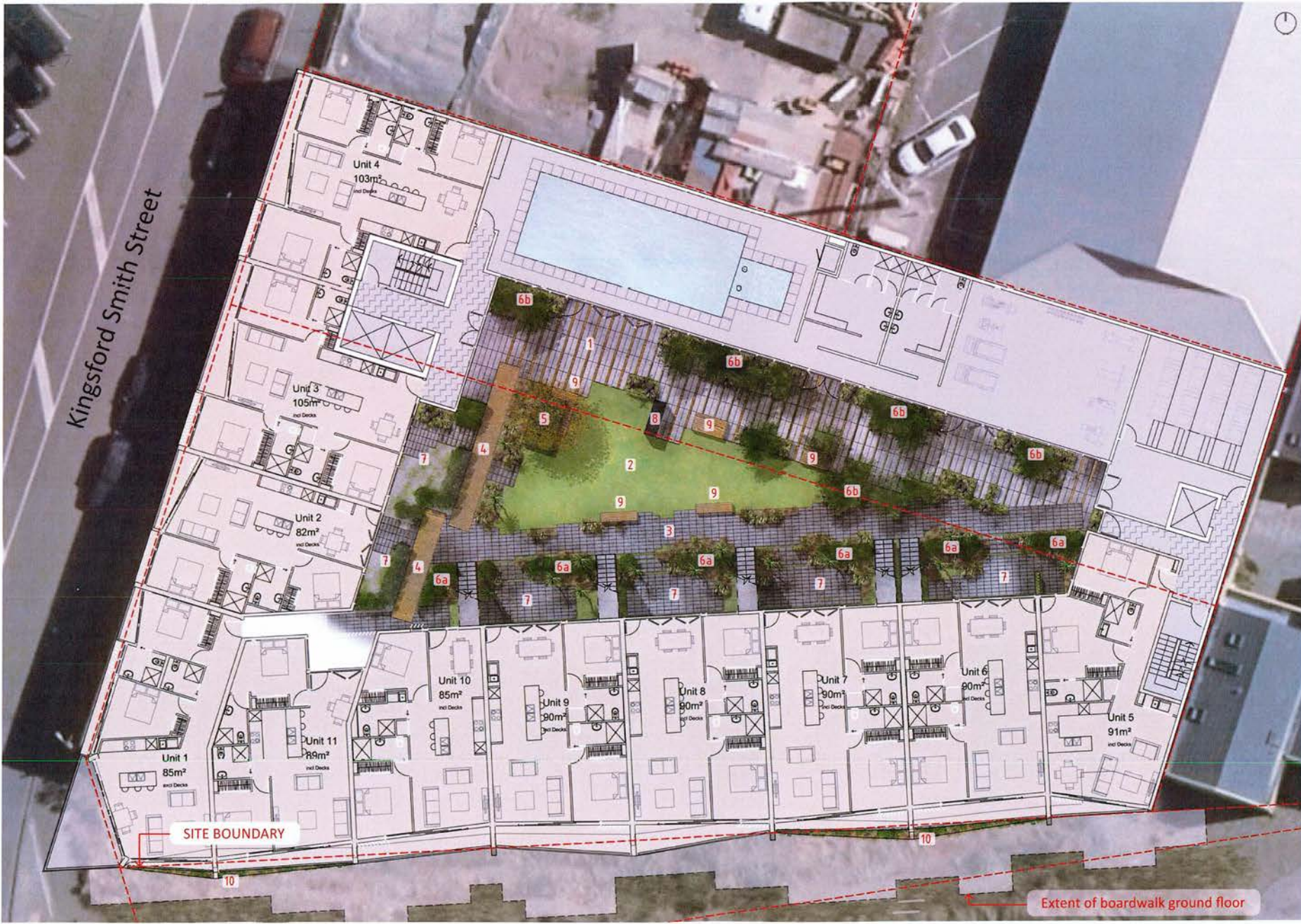
Along the building's exterior balconies, intermittent raised planters will frame portions of the outside face of balcony balustrades, providing texture and colour across the building's façade. A mixture of native flowering species is proposed as well as native climbing plants supported on tensioned cables fixed to the soffit structure above.

The outer edge of the building's roof line is proposed to accommodate a small automatically irrigated and drained rooftop planter. Hardy Wellington coastal species *Muehlenbeckia complexa* is proposed to be planted.

0615



- Key
- A Timber Boardwalk with wide decking and slip resistant treatment, reminiscent of large driftwood sleepers
 - B Dune mix planting to marry in with existing
 - C Raised seating edge
 - D Informal dune paths



- Key
- 1 Northern terrace: large format concrete or stone paving
 - 2 Central Lawn
 - 3 Resident's path
 - 4 Flush timber path 'Boardwalk'
 - 5 Raised garden + feature tree
 - 6a Coastal garden
 - 6b Forest Margin garden
 - 7 Private Terrace Garden: hedge and low level planting configured to define boundary between public and private.
 - 8 Communal BBQ
 - 9 Fixed Seating
 - 10 Balcony planting

0.5M 1.0M 2.0M 5.0M

Lyall Parade to the South

LANDSCAPE MATERIALS PALETTE



Climbing plants on tension cable



Concrete / stone large format paving with garden inserts



Gravel coastal garden



Entry markers



Flush timber and concrete pathway



Balcony planting



Arthropodium cirratum
Rengarenga Lily



Astelia fragrans
Bush Lily



Blechnum novae zelandiae
Kiokio



Fuchsia perscandens
Scrambling Fuschia



Libertia ixioides
Mikoikoi



Lobelia angulata
Panakenake



Pseudopanax ferox
Lancewood



Tecomanthe speciosa
Three Kings Vine



Clematis forsteri
Forster's Clematis



Muehlenbeckia complexa
Pohuehue



Acaena pallida
Sand Piripiri, Bidibidi



Coprosma acerosa
Sand Coprosma



Coprosma crassifolia



Coprosma propinqua
Mingimingi



Euphorbia glauca
Waiuatua, NZ Sea Spurge



Festuca multinodis
Creeping Fescue



Hebe stricta var. macroura
Koromiko



Linum monogynum
Rauhuia



Libertia ixioides
Mikoikoi



Libertia peregrinans
Mikoikoi



Muehlenbeckia astonii
Shrubby Tororaro



Muehlenbeckia axillaris
Creeping Wire Vine



Phormium cookianum (low var.)
Wharaiki



Pimelea prostrata
Pinatoro



Poa cita
Silver Tussock



Raoulia hookeri
Scabweed



Pachystegia insignis
Marlborough Rock Daisy



Sophora microphylla
Kowhai



Ficinia spiralis
Pingao



Carex testacea
Sand Tussock



Ficinia nodosa
Wiwi



LITTORAL FOREST GARDEN COLLECTION



NORTH + WEST FACING BALCONY COLLECTION



COASTAL GARDEN COLLECTION



SOUTH FACING BALCONY COLLECTION

LOT 1 & LOT 2 DP 80510 KINGSFORD SMITH STREET

SUPPLEMENTARY SHEETS:

SHOWING OF SUN SHADING:
EASTERN, WESTERN AND SOUTHERN VIEWS ON
JUNE 21ST OVER THE COURSE OF THE DAY

ISSUE DATE: 31/05/2017

CO-ORDINATES:

Longitude: 174.801

Latitude: -41.328



EAST VIEW

SOUTH VIEW

WEST VIEW

	EAST VIEW	SOUTH VIEW	WEST VIEW
8AM			
9AM			
10AM			
11AM			
12PM			

LOT 1 & LOT 2 DP 80510 KINGSFORD SMITH STREET

SUPPLEMENTARY SHEETS:

SHOWING OF SUN SHADING:
EASTERN, WESTERN AND SOUTHERN VIEWS ON
JUNE 21ST OVER THE COURSE OF THE DAY

CO-ORDINATES:

Longitude: 174.801
Latitude: -41.328



ISSUE DATE: 31/05/2017

EAST VIEW

SOUTH VIEW

WEST VIEW

	EAST VIEW	SOUTH VIEW	WEST VIEW
1PM			
2PM			
3PM			
4PM			

LOT 1 & LOT 2 DP 80510 KINGSFORD SMITH STREET

SUPPLEMENTARY SHEETS:
SHOWING OF SUN SHADING:
EASTERN, WESTERN AND SOUTHERN VIEWS ON
SEPTEMBER 21ST OVER THE COURSE OF THE DAY

CO-ORDINATES:
Longitude: 174.801
Latitude: -41.328



ISSUE DATE: 31/05/2017

EAST VIEW

SOUTH VIEW

WEST VIEW

	EAST VIEW	SOUTH VIEW	WEST VIEW
8AM			
9AM			
10AM			
11AM			
12PM			

LOT 1 & LOT 2 DP 80510 KINGSFORD SMITH STREET



SUPPLEMENTARY SHEETS:
SHOWING OF SUN SHADING:
EASTERN, WESTERN AND SOUTHERN VIEWS ON
SEPTEMBER 21ST OVER THE COURSE OF THE DAY

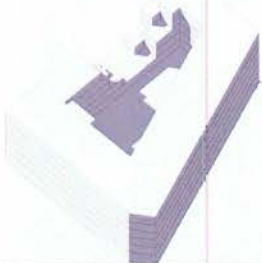


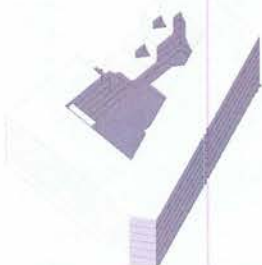


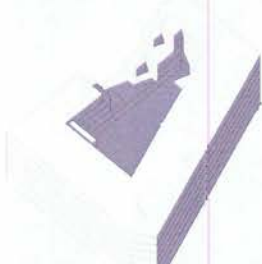

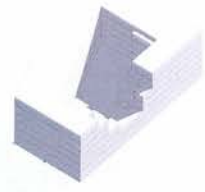
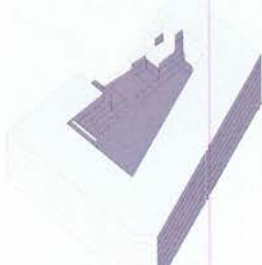
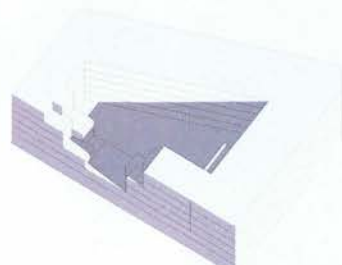
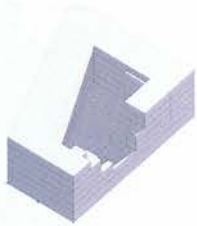

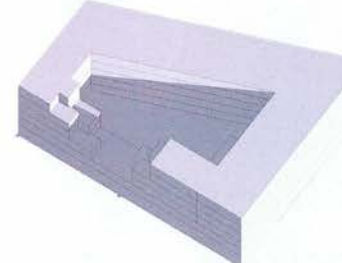
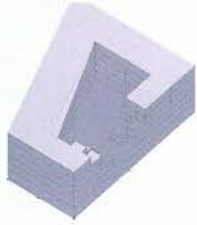
CO-ORDINATES:
Longitude: 174.801
Latitude: -41.328

ISSUE DATE: 31/05/2017

EAST VIEW

SOUTH VIEW

WEST VIEW

1PM 		
2PM 		
3PM 		
4PM 		
5PM 		

LOT 1 & LOT 2 DP 80510 KINGSFORD SMITH STREET



SUPPLEMENTARY SHEETS:
SHOWING OF SUN SHADING:
EASTERN, WESTERN AND SOUTHERN VIEWS ON
DECEMBER 21ST OVER THE COURSE OF THE DAY

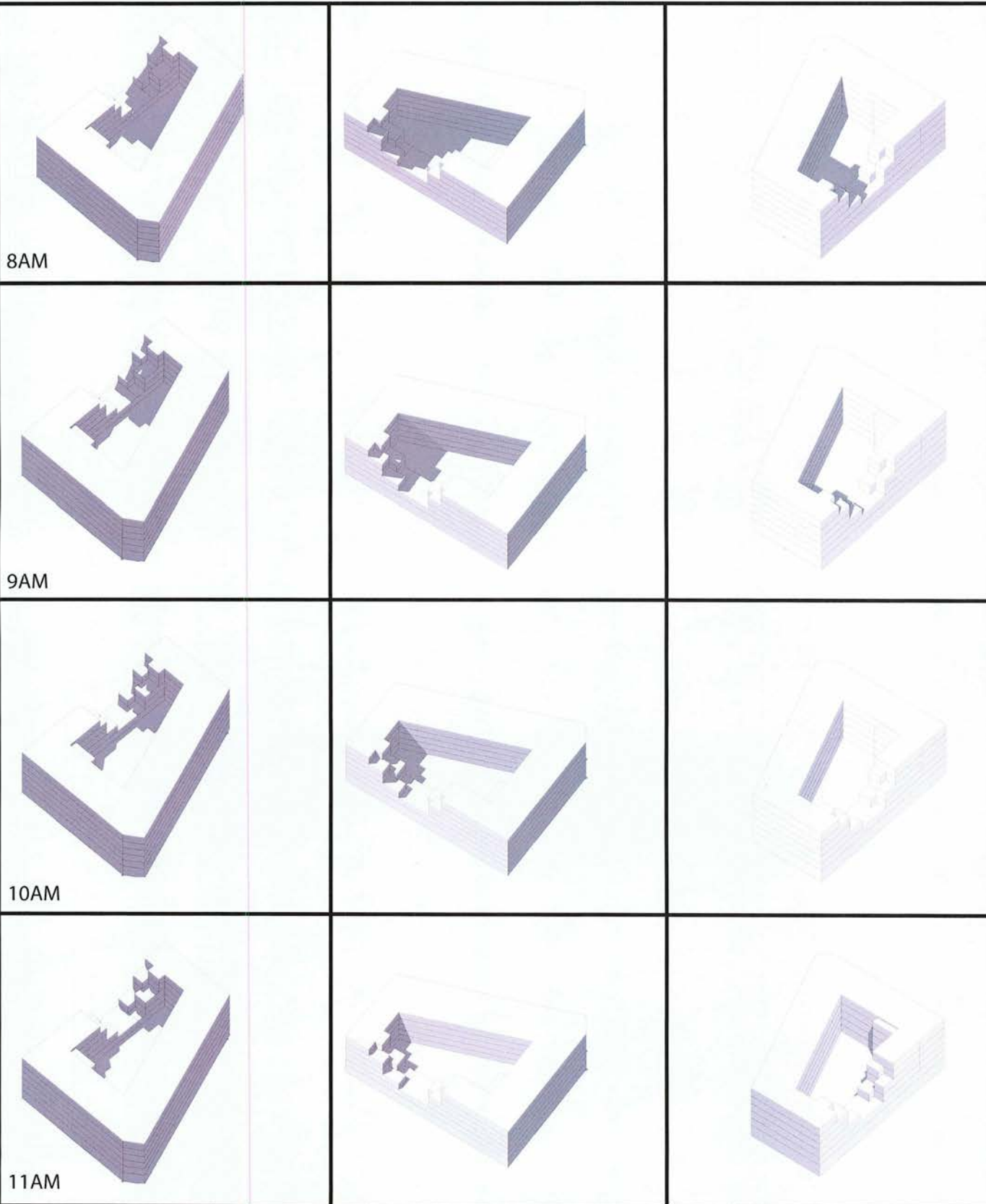
CO-ORDINATES:
Longitude: 174.801
Latitude: -41.328

ISSUE DATE: 31/05/2017

EAST VIEW

SOUTH VIEW

WEST VIEW



8AM

9AM

10AM

11AM

LOT 1 & LOT 2 DP 80510 KINGSFORD SMITH STREET

SUPPLEMENTARY SHEETS:
SHOWING OF SUN SHADING:
EASTERN, WESTERN AND SOUTHERN VIEWS ON
DECEMBER 21ST OVER THE COURSE OF THE DAY

CO-ORDINATES:
Longitude: 174.801
Latitude: -41.328



ISSUE DATE: 31/05/2017

EAST VIEW

SOUTH VIEW

WEST VIEW

	EAST VIEW	SOUTH VIEW	WEST VIEW
12PM			
1PM			
2PM			
3PM			

LOT 1 & LOT 2 DP 80510 KINGSFORD SMITH STREET



SUPPLEMENTARY SHEETS:
SHOWING OF SUN SHADING:
EASTERN, WESTERN AND SOUTHERN VIEWS ON
DECEMBER 21ST OVER THE COURSE OF THE DAY

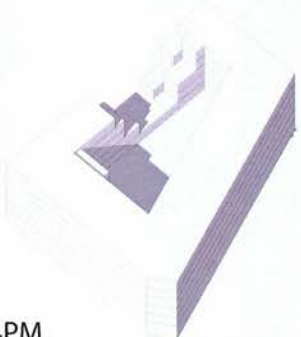
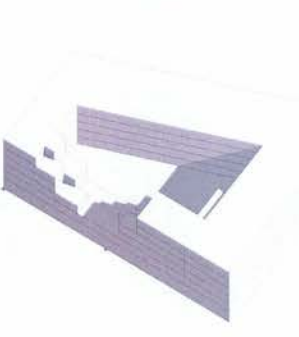
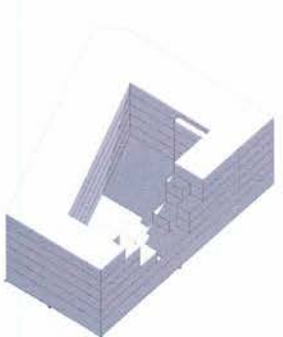


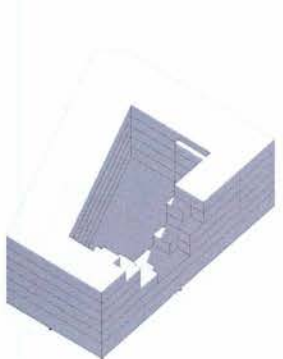
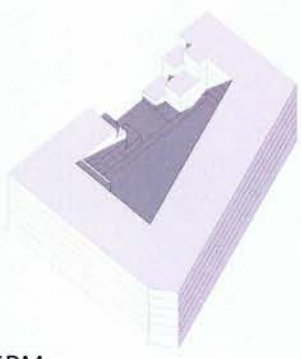
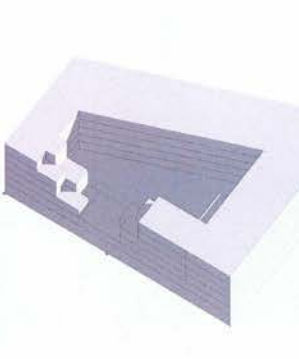
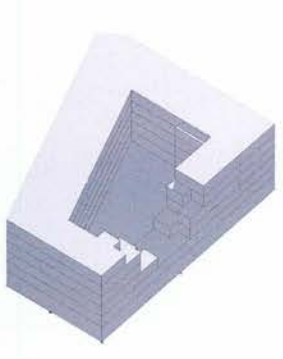
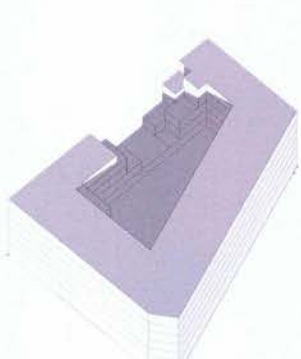
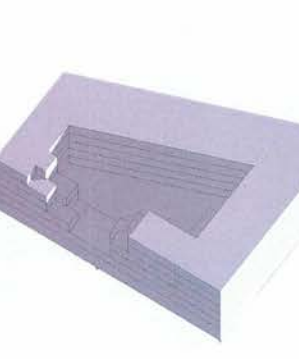
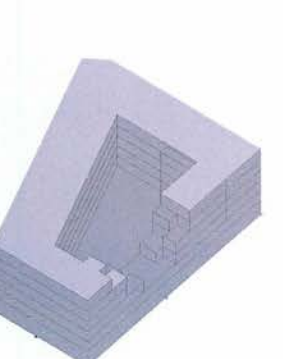
CO-ORDINATES:
Longitude: 174.801
Latitude: -41.328

ISSUE DATE: 31/05/2017

EAST VIEW

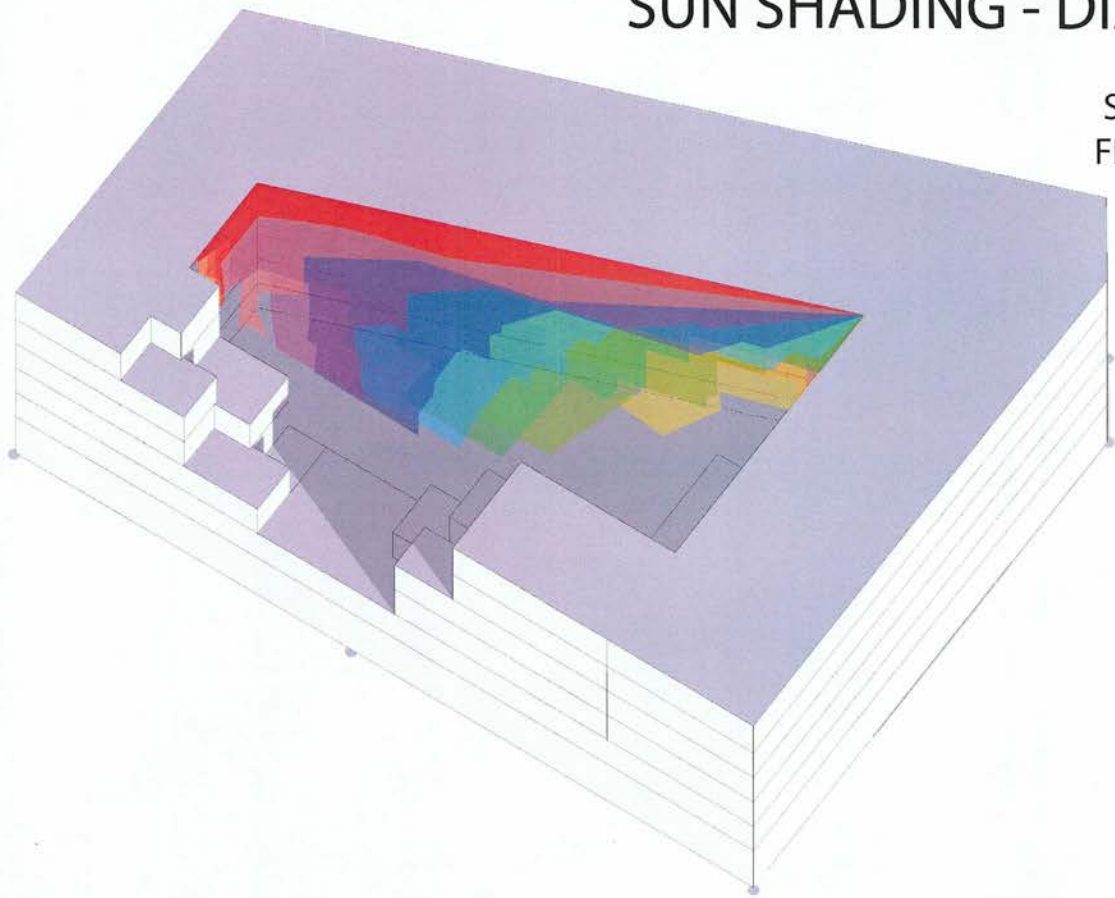
SOUTH VIEW

WEST VIEW

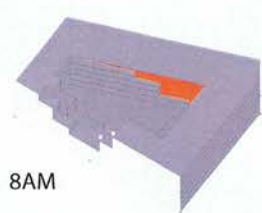
 <p>4PM</p>		
 <p>5PM</p>		
 <p>6PM</p>		
 <p>7PM</p>		

SUN SHADING - DIAGRAM 1

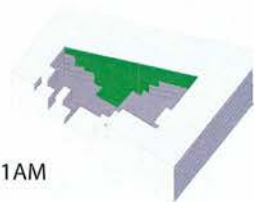
JUNE 21ST
SOUTHERN VIEW
FROM 8AM - 4PM



8AM	
9AM	
10AM	
11AM	
12PM	
1PM	
2PM	
3PM	
4PM	



8AM



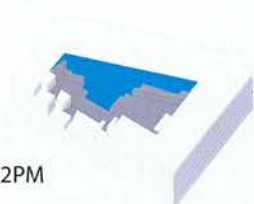
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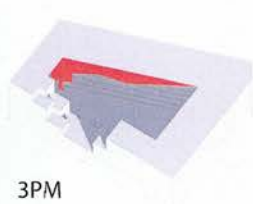
2PM



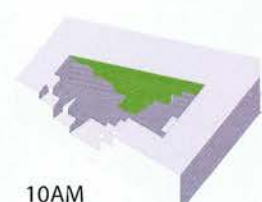
9AM



12PM



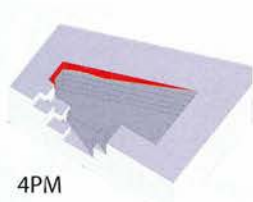
3PM



10AM

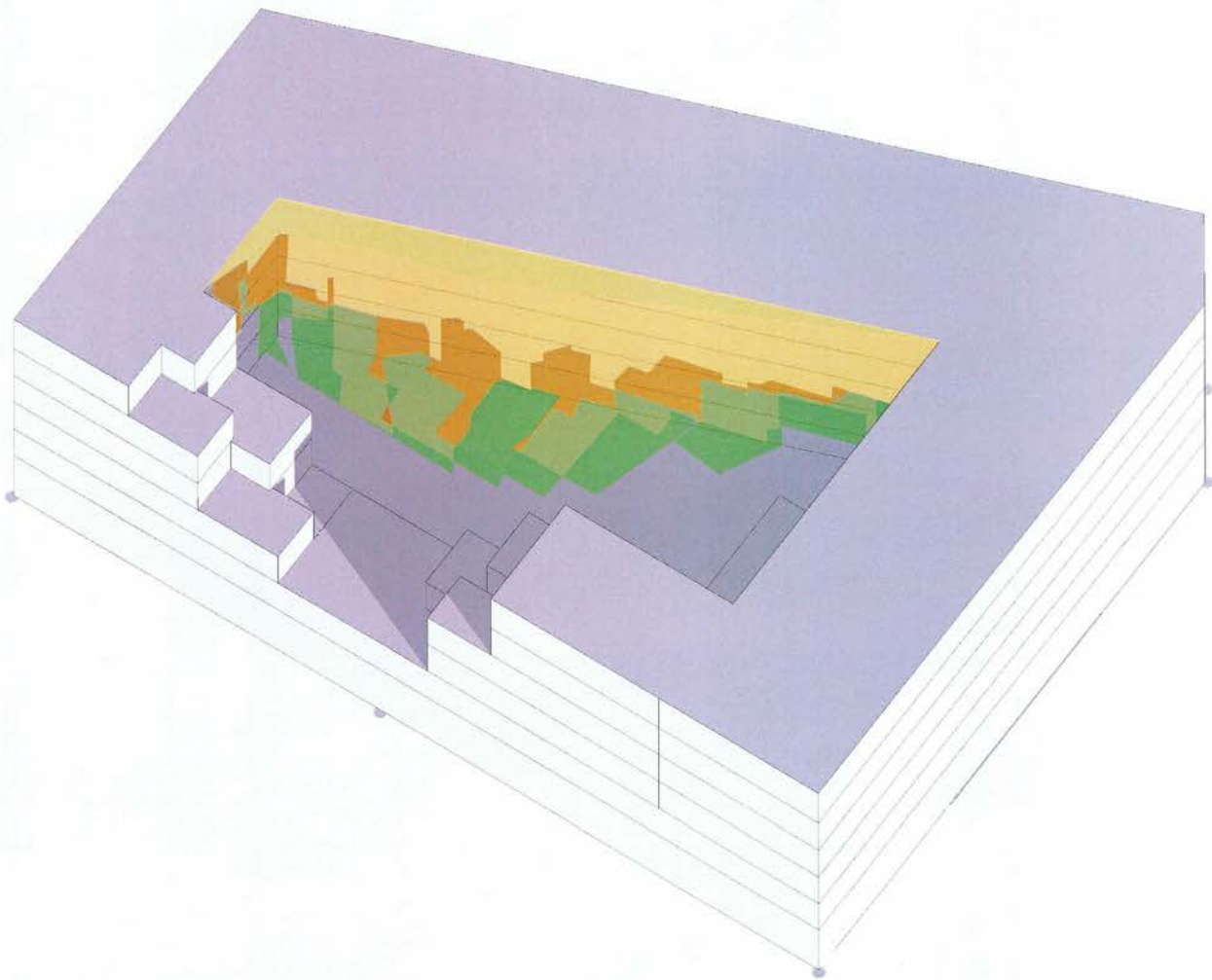


1PM



4PM





SUN SHADING - DIAGRAM 2

JUNE 21ST

SOUTHERN VIEW

COLOURS SHOW WHICH PARTS OF THE BUILDING THROUGH OUT THE WINTER SOLTICE RECIEVES

- 4 HOURS OF SUN
- 3 HOURS OF SUN
- 2 HOURS OF SUN
- 1 HOUR OF SUN

DIAGRAM 1 :

DEPICTS THE LIGHT RECIEVED BY APARTMENTS FROM 8AM - 4PM ON THE WINTER SOLTICE. LIGHT CASTED AT EACH HOUR IS RECORDED AND THEN OVERLAPPED TO REVEAL WHICH APARTMENTS RECIEVE MORE THAN 4 HOURS OF SUN AND THE ONES THAT RECIEVE LESS THAN 4 HOURS OF SUN.

DIAGRAM 2 :

DERIVED FROM THE INFORMATION GATHERED FROM DIAGRAM 1; DIAGRAM 2 HAS OUTLINED AND HIGHLIGHTED THE AREAS THAT RECIEVE 4 HOURS OF SUN, 3 HOURS OF SUN, 2 HOURS OF SUN, AND 1 HOUR OF SUN, FOR CLEARER UNDERSTANDING

