

14-12-2023



# Surrey Crescent, Grey Lynn Information Session

Central East Auckland  
Community, Engagement and  
Partnerships



— *Our Vision* —

**Building better,  
brighter homes,  
communities  
and lives.**

**He oranga kāinga,  
he oranga hapori,  
he oranga tāngata.**

Kāinga Ora is focused on delivering quality urban developments that connect homes with jobs, transport, open spaces and the facilities that communities need.



# Location Plan

**LEGEND**

- Arterial Road
- Cycle Path
- Retail
- Reserve/Park
- Bus Stop within 10min. walk
- Supermarket



# 32 – 36 Surrey Crescent

Grey Lynn

Plans



# Site Analysis



Existing



Zoning



Existing



Existing Apartments

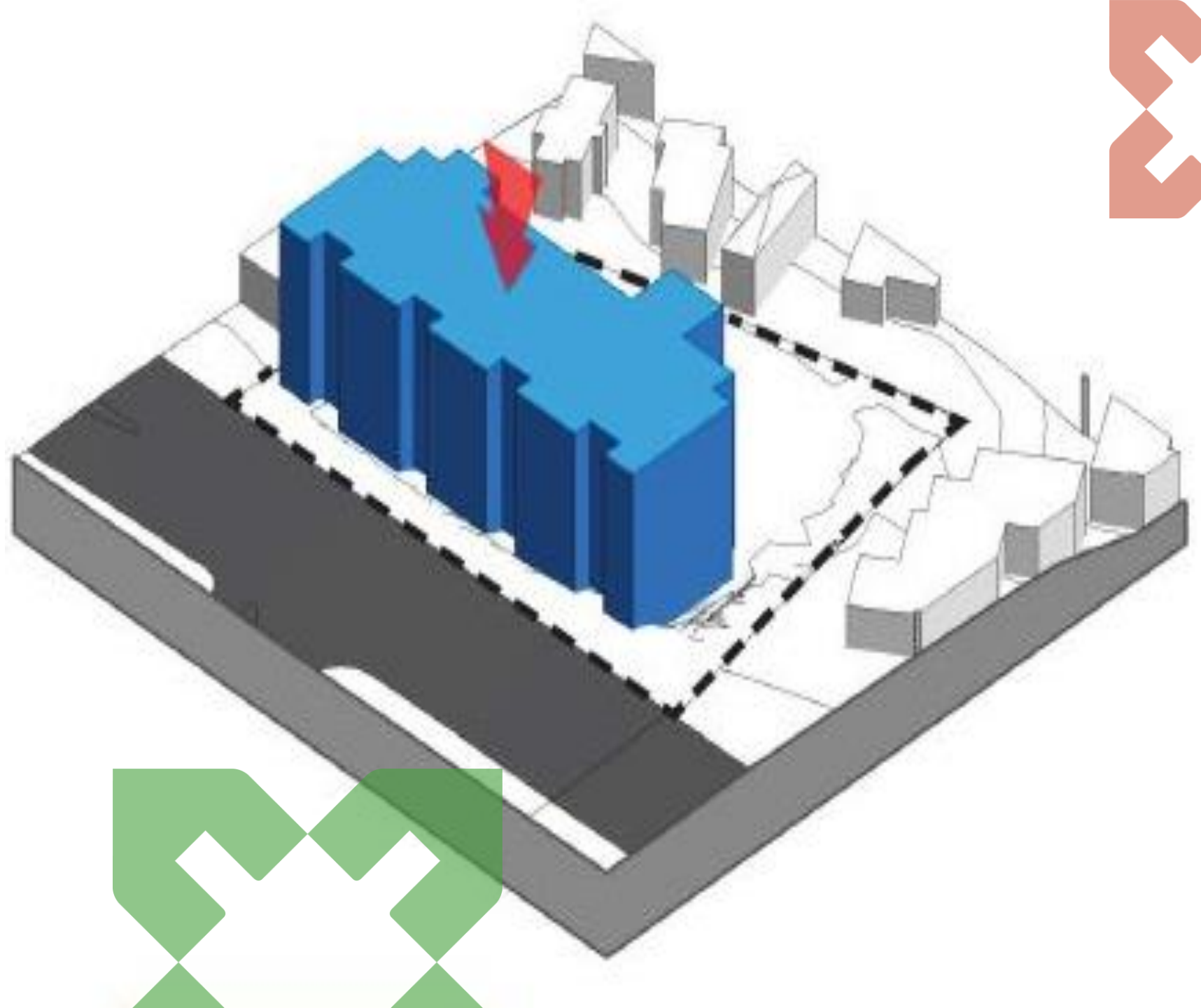
## Proposed Form

### Design Statement

The existing site is occupied by 3 blocks of duplex flats. The blocks are set back from the street down a short bank and are obscured by planting and fencing.

The proposed form steps the façade with cantilevered balconies that breaks up the bulk of the building.

The massing of the building is to be further mitigated / enhanced through the materials strategy.



# Material Development

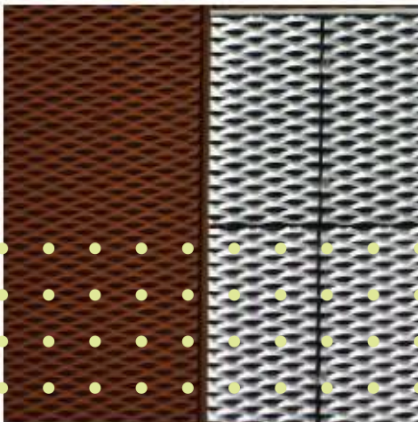
## Surrounding Context



## Conceptual Imagery



## Proposed Palette



CONCRETE BALUSTRADES & RAILING

EXPANDED STEEL MESH

CORTEN PLANTERS

COMPOSITE TIMBER SOFFIT



## Site Plan



# Ground Floor Plan



# Street Elevation



East Elevation



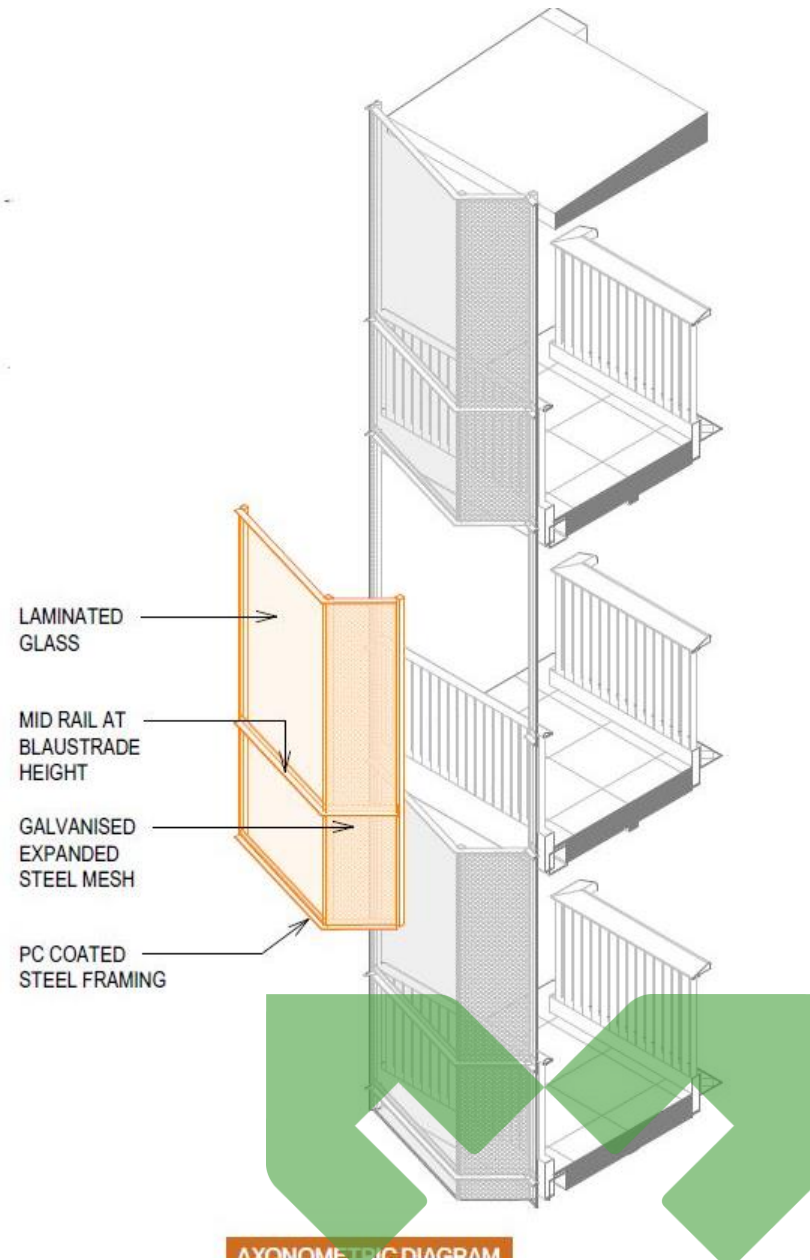
South Elevation

## Breezeway Plan

The breezeway features modular triangular screens that step in and out, offering a glazed face in the SW direction and an expanded mesh in the SE direction promoting airflow.

Balustrades are 1100 AFFL with sloping rails for safety, and stainless-steel fall netting is installed in light wells.

This design balances natural light and views while ensuring weather protection.



Accessibility Units & Full Universal Design

# Working Together to Embrace and Lead Accessibility

## WHAT IS ACCESSIBILITY?

Giving people of all abilities the opportunity to participate in everyday life.



## Homestar 6 rating



# Landscape Plan

## KEY:

- ① OUTDOOR COMMUNAL SPACE
- ② OUTDOOR COMMUNAL & PLAY SPACE
- ③ DRIVEWAY
- ④ RESIDENT'S ENTRANCE
- ⑤ PRIVATE PATIO / GARDEN
- ⑥ PEDESTRAIN CIRCULATION
- ⑦ BIN STORE
- ⑧ SPECIMEN TREES
- ⑨ AMENITY PLANTING
- ⑩ RAMPED ACCESS
- ⑪ STEPS
- ⑫ LIFT ACCESS
- ⑬ FOOTPATH NETWORK
- ⑭ RESIDENT'S CARPARKS
- ⑮ LETTERBOXES
- ⑯ SPRINKLER VALVE ROOM
- ⑰ TRANSFORMER



Great North Road , Grey Lynn



EXAMPLE ONLY



# 430-432 Great North Rd, Grey Lynn

LAND SIZE	4,196m <sup>2</sup>
EXISTING	7 buildings with 25 units
PLANNING ZONE	Residential Terrace Housing and Apartment Building
TYPE	Apartments <b>59 units:</b> <ul style="list-style-type: none"><li>• 49 x 2 bedroom</li><li>• 10 x 1 Bedroom</li></ul>
ESTIMATED COMPLETION	Second half of 2025



**SITE PLAN**

## Our Values

**Manaakitanga**  
*People at the Heart*



**Mahi Tahī**  
*Better Together*



**Whanake**  
*Be Bold*



Community, Engagement and  
Partnership Team – Central East  
Auckland

And Construction and Innovation – Team 2

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