



# How to deliver award winning projects

– Ascot Waters, Harbour Rise & Jindee



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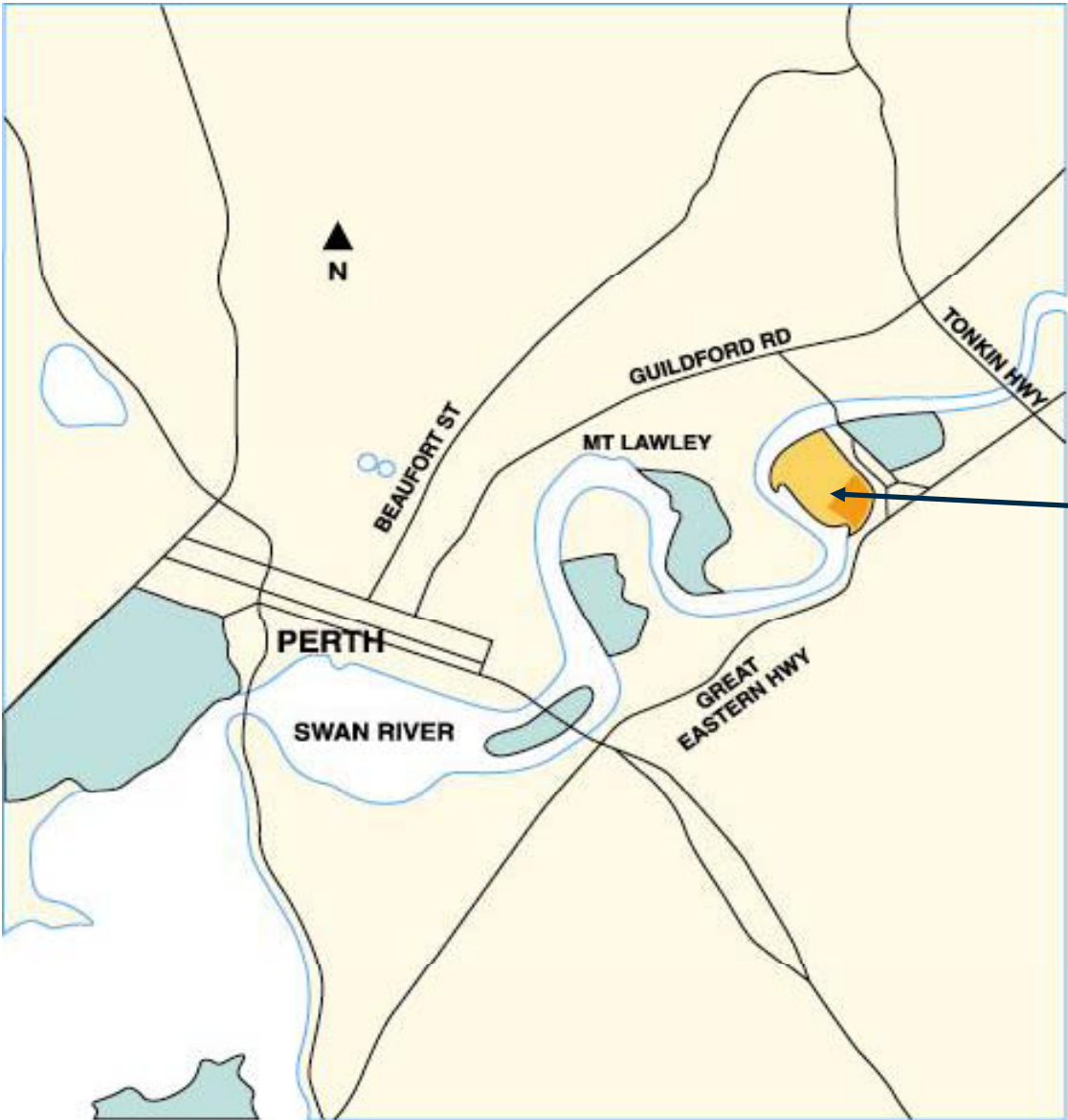


# Ascot Waters Estate & Marina



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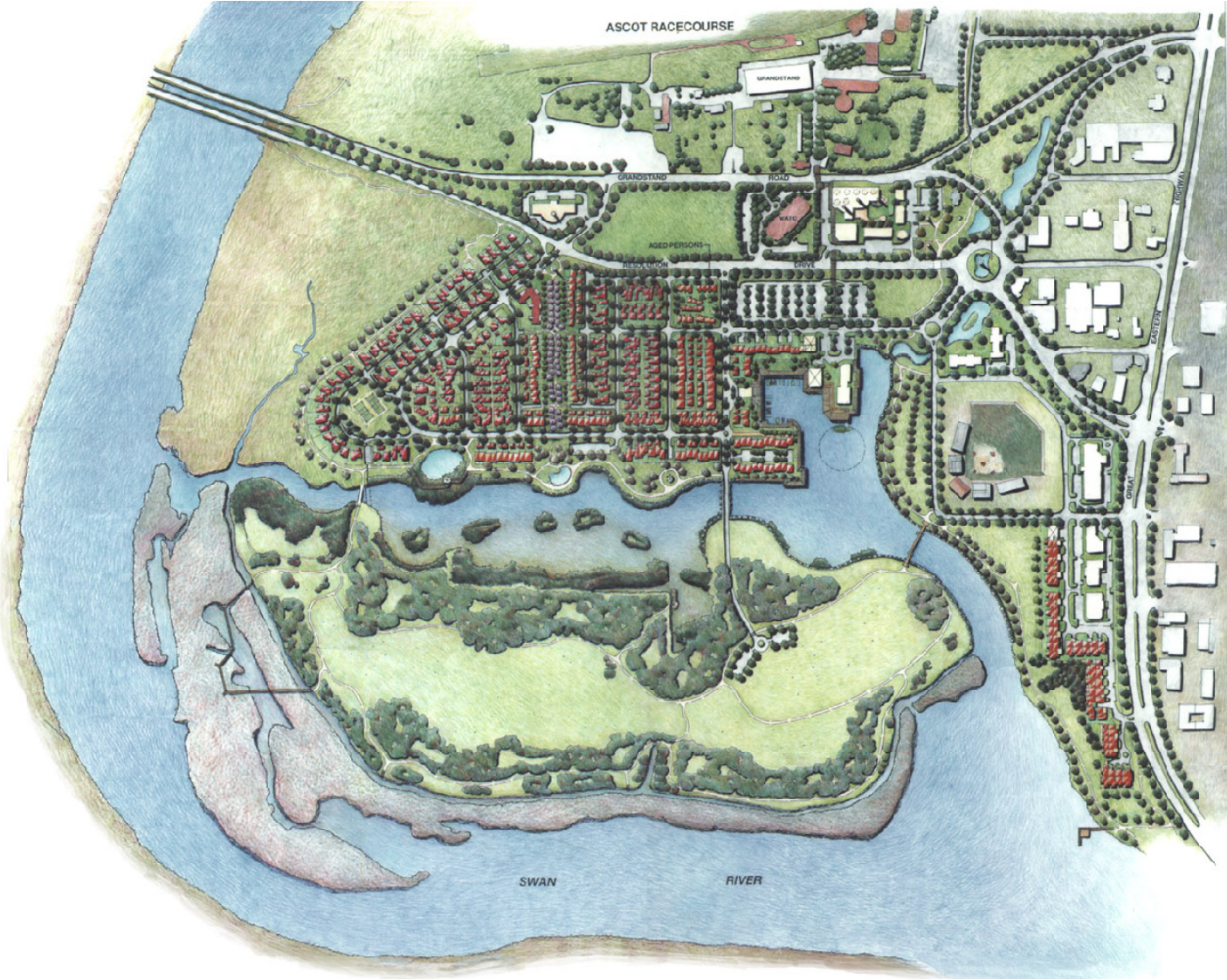
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**ASCOT  
WATERS  
ESTATE  
& MARINA**



# Ascot Waters Masterplan 1994





# Ascot Waters under construction 1998



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# Ascot Waters Marina – Artist impression



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# Ascot Waters Marina in 2010 – The Promise Delivered



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# HARBOUR RISE

HILLARYS

ABOVE IT ALL

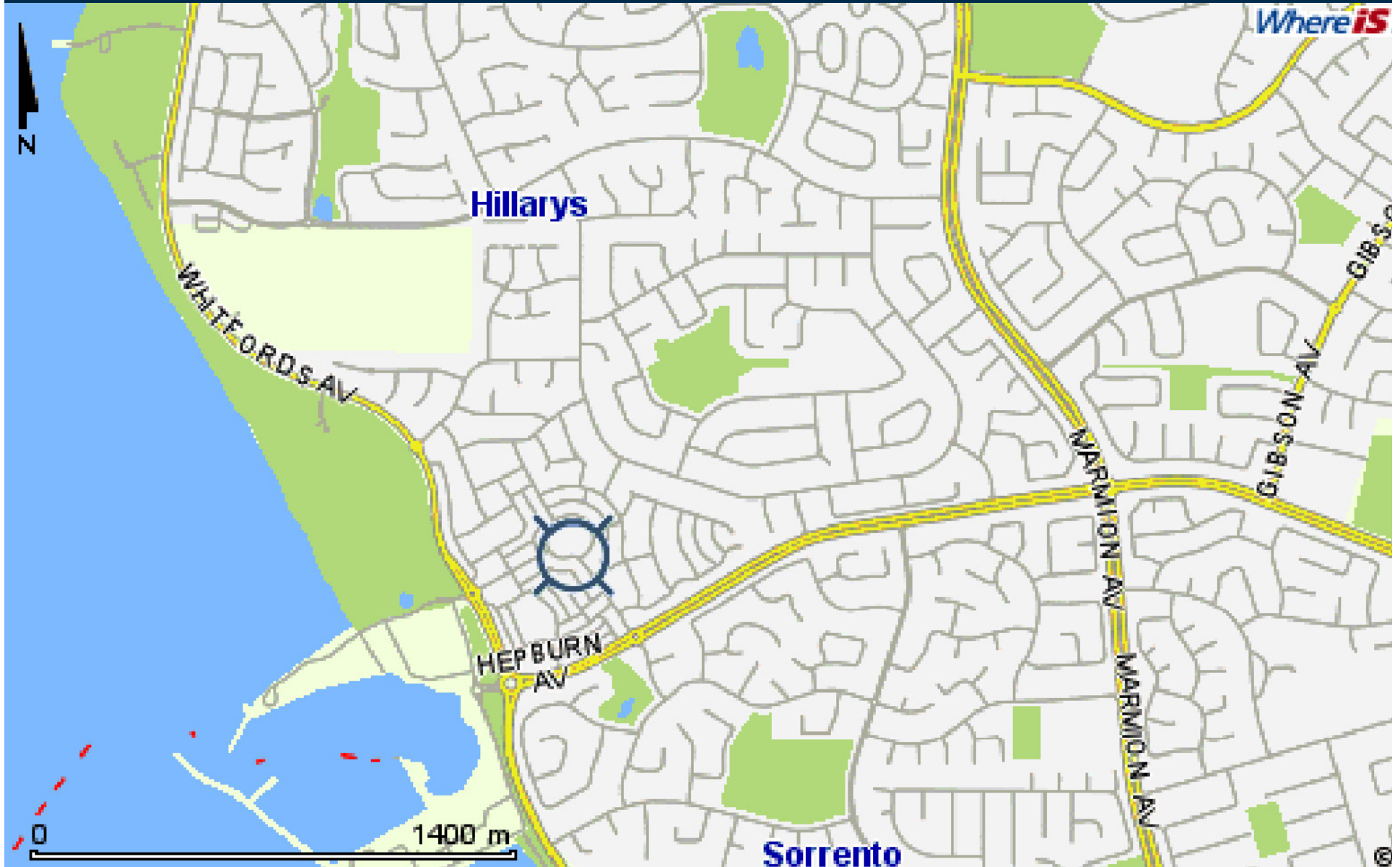
# Harbour Rise Location Plan



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Where IS



# Harbour Rise Masterplan 1997



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# Harbour Rise aerial view 2007



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# Harbour Rise Streetscape



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# Harbour Rise Landscape



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JINDEE



# The Site and Surrounding Developments



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# The Site and Surrounding Developments



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# Jindee Beach



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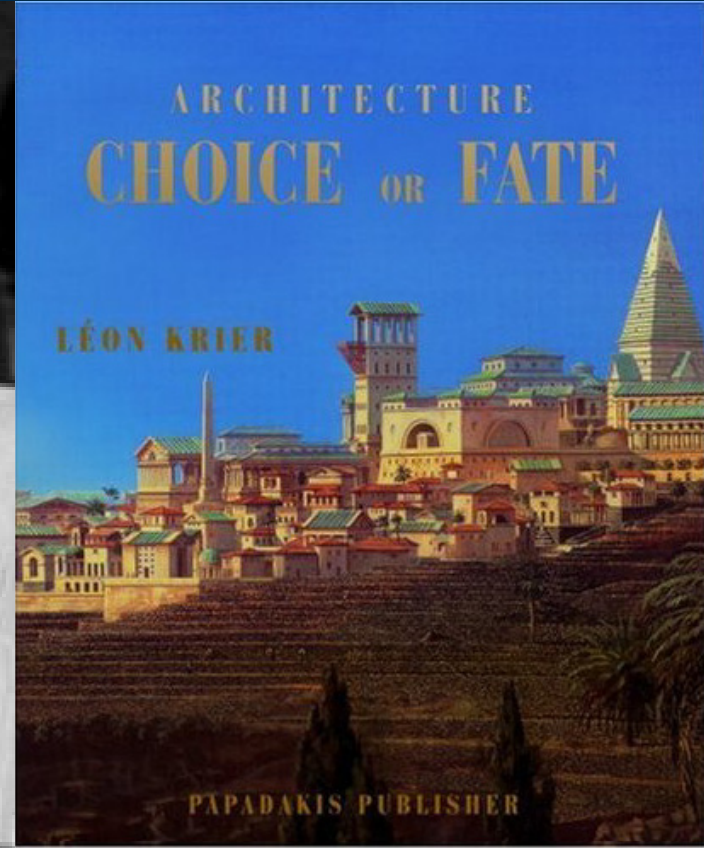
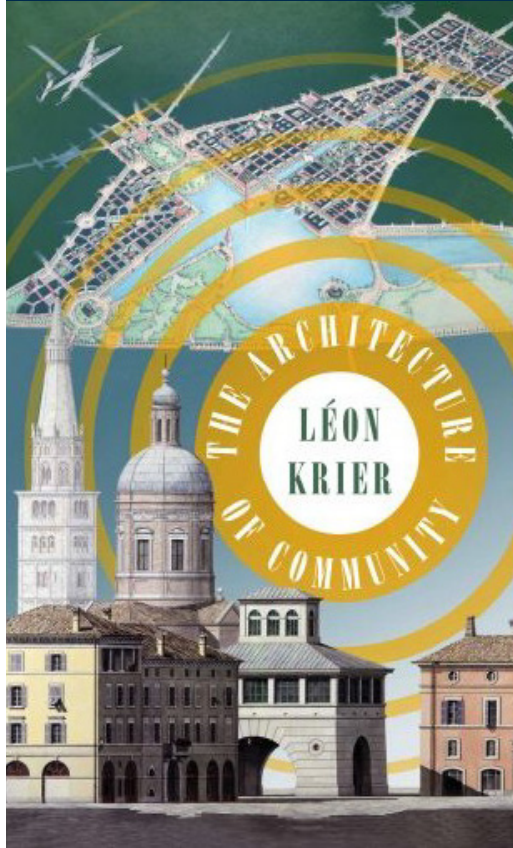
# The Transect – Europe

Leon Krier



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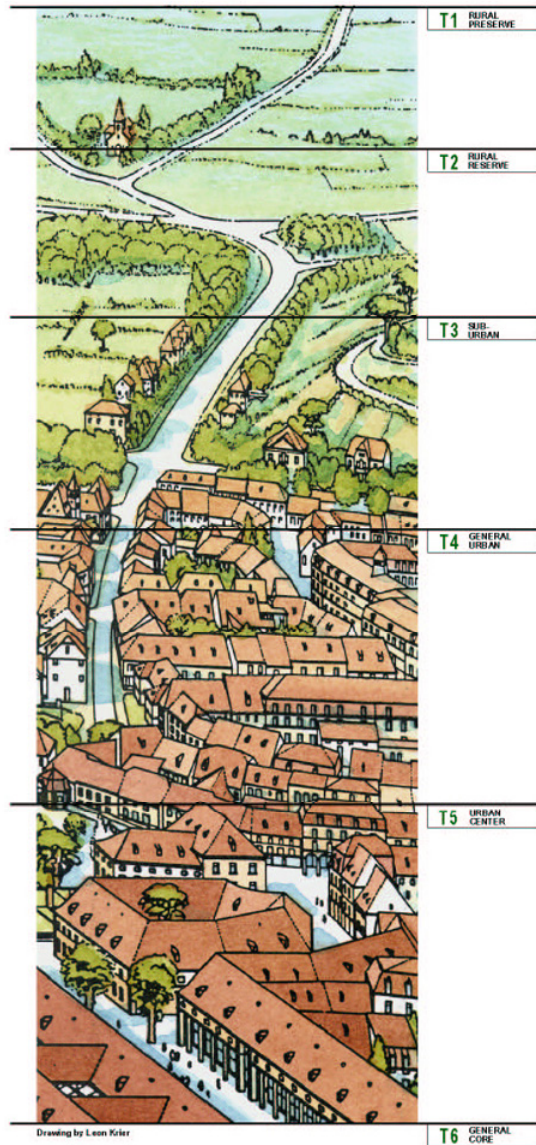
# The Transect – Europe

## Echternach, Luxembourg



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This illustration is from the early plan for Echternach in Luxembourg. It is a vignette extracted from a full drawing that is eight times this width.

The T-zone assignments were subsequently applied by Duany Plater-Zyberk & Company



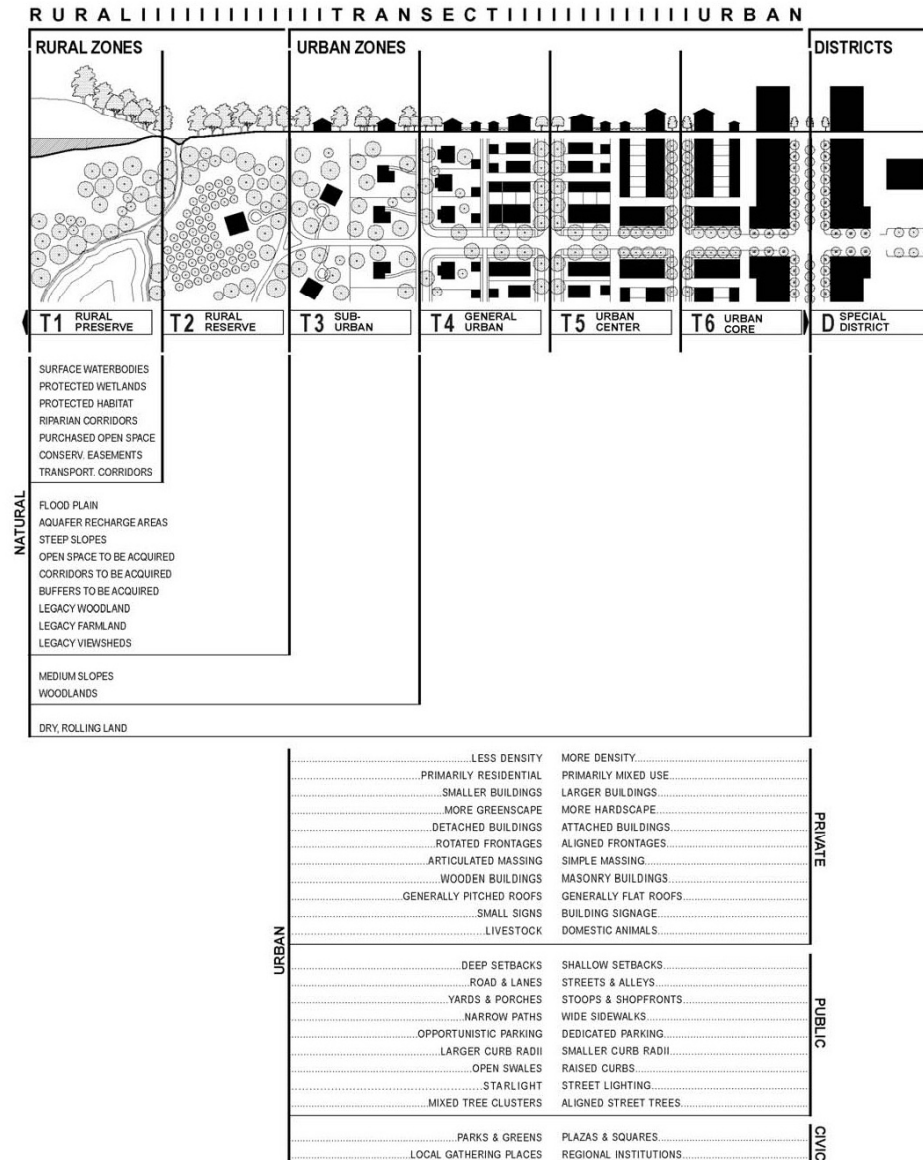
# The Transect – America

## Physical characteristics of the transect



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This diagram from a SmartCode shows that virtually every element that comprises the natural and the cultural, may be put into relative order by the rural-urban transect.

# The Transect – Australia



N A T U R A L I I I I I I I I I I I I T R A N S E C T I U R B A N



T-1 REGIONAL RESERVE	T-2 NATURAL RESERVE	T-3 SUB-URBAN	T-4 GENERAL URBAN	T-5 URBAN CENTRE	T-6 URBAN CORE
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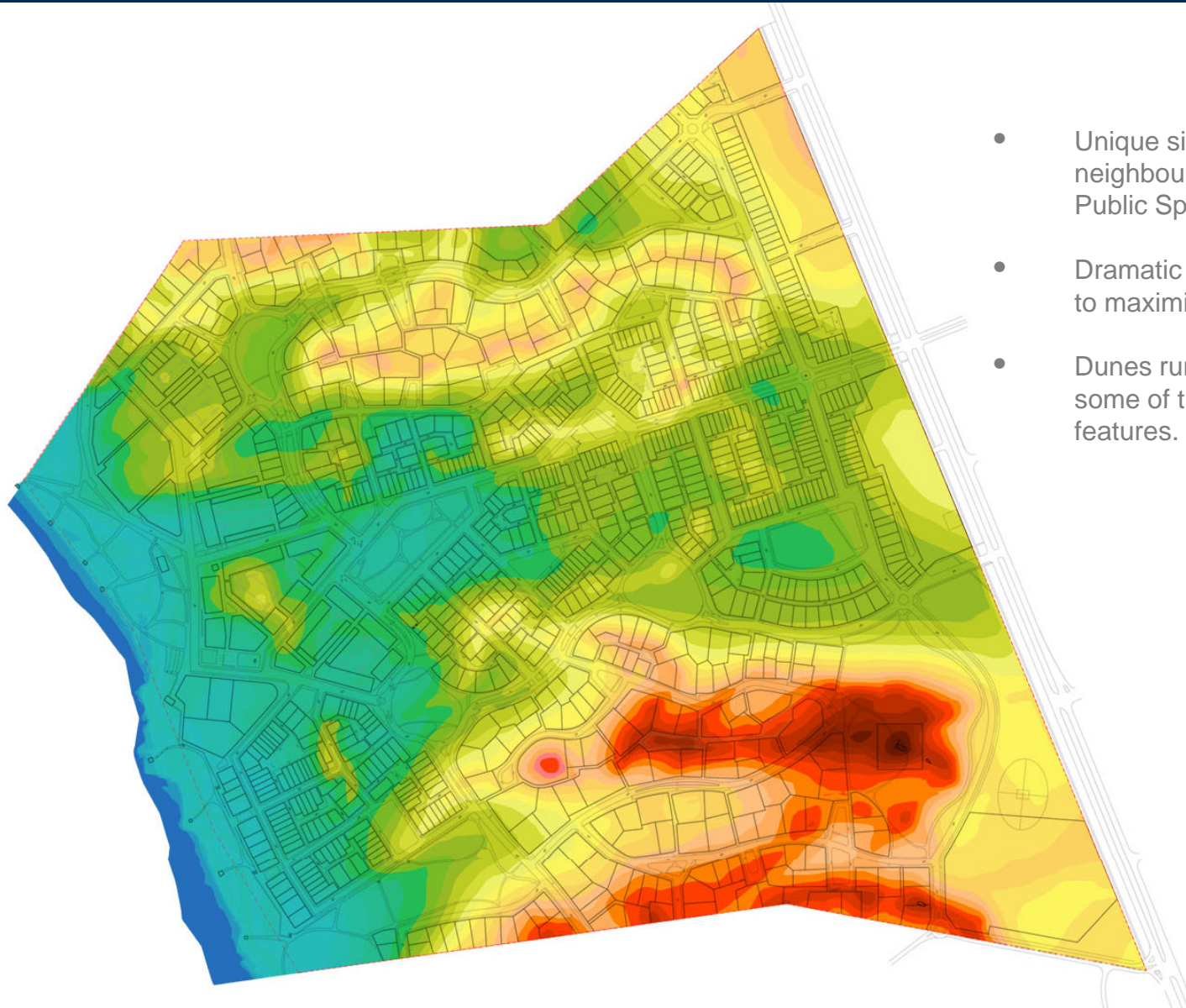


# Jindee – Site Conditions



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- Unique site topography gives form to neighbourhoods, Roads, Streets and Public Spaces.
- Dramatic heights provide opportunity to maximize ocean views.
- Dunes running East to West create some of the site's main natural features.



# On-site design meeting at Jindee 2010



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# The Transect – Australia

## Transect Zones Plan



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# The Transect – Australia

## T-1 Natural Reserve



- T-1 consists of natural reserve and regional reserve areas of greenways and corridors.
- Including parks and recreation areas within the Metropolitan Regional Scheme.
- Building are limited to civic functions.
- T1 Zones may be adjacent to all the Transect Zones.



# The Transect – Australia

## T-1 Natural Reserve



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# The Transect – Australia

## T-2 Natural Living



- Natural vegetation is retained where ever possible.
  - Larger lots along the North and South ridges running East to West across the site.
  - Planting is naturalistic and setbacks vary from shallow to relatively deep.
  - Blocks are larger and Roads irregular to accommodate natural conditions.
  - Roads have naturalistic swales and footpaths.
  - Building types are freestanding and front loaded. Ancillary Buildings and Restricted Retail, Lodging and Office Functions are allowed.
- T-2 Zones may be adjacent to Transect Zones One (T-1), Three (T-3) and/or Four (T-4).



# The Transect – Australia

## T-2 Natural Living



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# The Transect – Australia

## T-3 Sub-Urban



- Low density residential areas, adjacent to higher zones.
- Planting is naturalistic and setbacks vary from shallow to relatively deep.
- Blocks are large and roads irregular to accommodate natural conditions.
- Roads have naturalistic swales and footpaths.
- Building types are freestanding.
- Both front and rear-loaded, Ancillary Buildings and Restricted Retail, Lodging and Office Functions are allowed.
- T-3 Zones may be adjacent to Transect Zones Two (T-2), Four (T-4) and/or Five (T-5).



# The Transect – Australia

## T-3 Sub-Urban



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# The Transect – Australia

## T-4 General Urban



- Medium density residential areas, adjacent to lower and/or higher zones.
- Building types are freestanding and attached.
- All Buildings sites are rear-loaded.
- Landscaping is regular and setbacks are shallow.
- Wider range of building types.
- Ancillary buildings, restricted retail, lodging and office functions are allowed.
- Streets with kerbs and footpaths define medium-sized blocks.
- T-4 Urban General Zones may transition overtime into T-5 Urban Centre along any given corridor on a main Thoroughfare.



# The Transect – Australia

## T-4 General Urban



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# The Transect – Australia

## T-5 Urban Centre



- Higher density Mixed Use buildings that accommodate retail, offices and residential.
- It has a tight network of streets, with kerbs, wide footpaths, steady street tree planting and mostly attached buildings set close to footpaths.
- T-5 Urban Centre Zones may transition overtime into T-6 Urban Core along any given corridor on a main thoroughfare.



# The Transect – Australia

## T-5 Urban Centre



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# The Transect – Australia

## T-6 Urban Core



- Highest density Mixed Use buildings that accommodate retail, offices and residential.
- It has a tight network of streets, with kerbs, wide footpaths, steady street tree planting and mostly attached buildings set close to footpaths.
- T-6 Zones may be adjacent to Transect Zones Four (T-4) and/or Five (T-5).



# The Transect – Australia

## T-6 Urban Core



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# The Transect – Australia Masterplan



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# The Transect – Australia

Computer generated vision



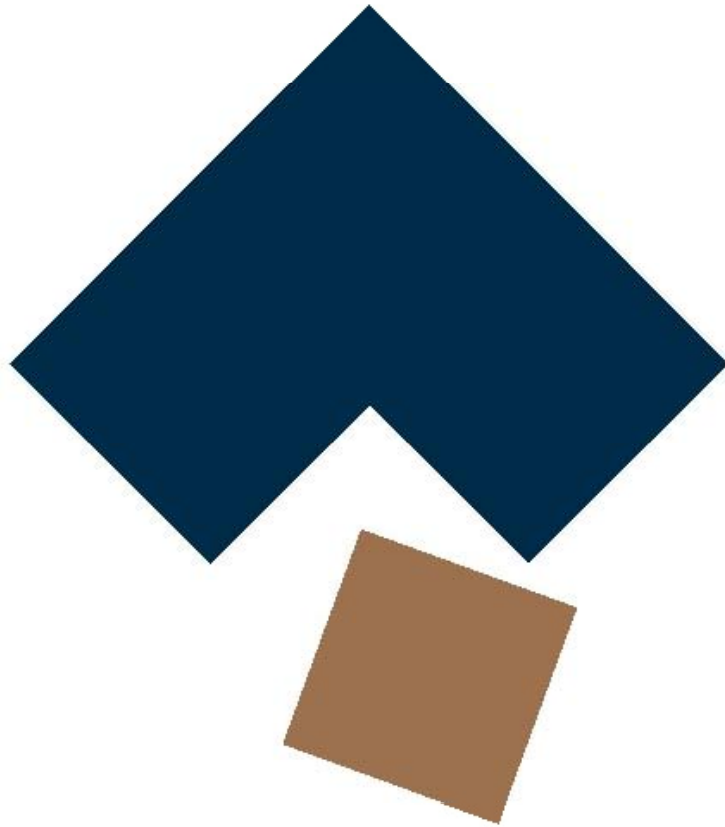
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