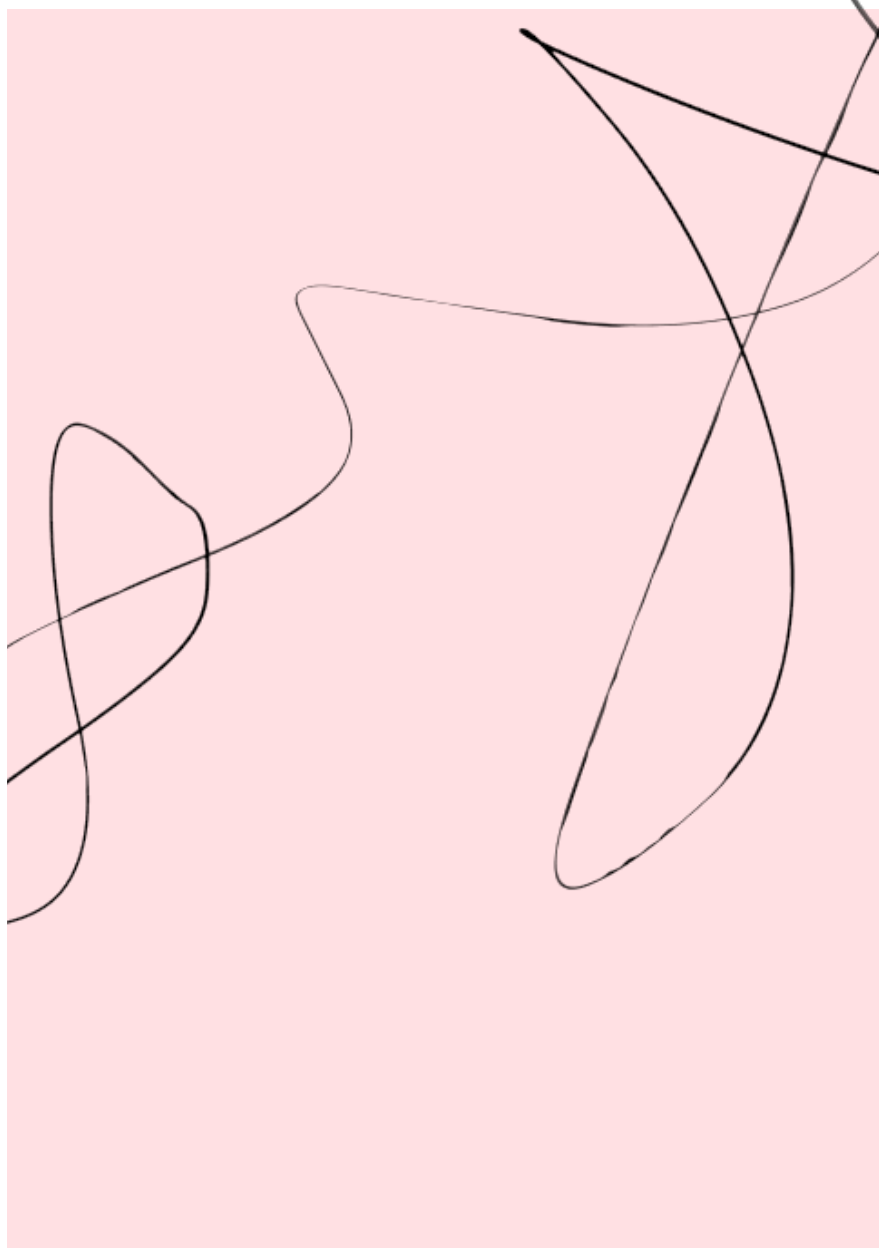


# Outline



**Land for sale:**

**Six development sites with resource consent.**

**Freehold.**

**Urban.**

**North-facing.**

**Multi-use.**

**Development-ready.**

**For purchase.**

**From \$450k + gst.**



↑ Dominion Road and Kings Road corner. Artist's impression of the completed development.

Outline is about opportunity. The original one was our purchase of the property at 956-958 Dominion Road, an opportunity we seized upon. There was so much on offer. A new zoning under the Auckland Unitary Plan, a corner site fronting Dominion Road, a long north-facing frontage to the tree-lined suburban Kings Road. And there was a well established village of shops and the promise of more investment for light rail coming.

Building a large apartment block on the property was one option. But we chose instead to design a commercial mixed-use building on the Dominion Road frontage, and create separate lots along the Kings Road frontage, as an opportunity for others. And now they are for sale.

It's part of our contribution to the conversation about new urban living in Auckland: we think that it's not just about apartment buildings but also affordable, adaptable, freehold development land like this.

We have created the land and the framework – an outline – for purchasers. It allows for choices to be made for use and layout and detail over the top of a consented development scheme. We believe that the choices and input of individual purchasers will more properly reflect the texture, richness, and diversity of the neighbourhood and the village atmosphere of this property.

These lots will appeal to a wide range of purchasers. First time buyers (or their parents) looking to obtain an affordable freehold piece of land in a metropolitan area. Investors and developers looking for a different kind of project. Families looking for an opportunity to explore multi-generational living.

Take a look at [outline.net.nz](http://outline.net.nz) and see if the opportunity is right for you. Then use this sketch book to explore what you'd do with that opportunity.

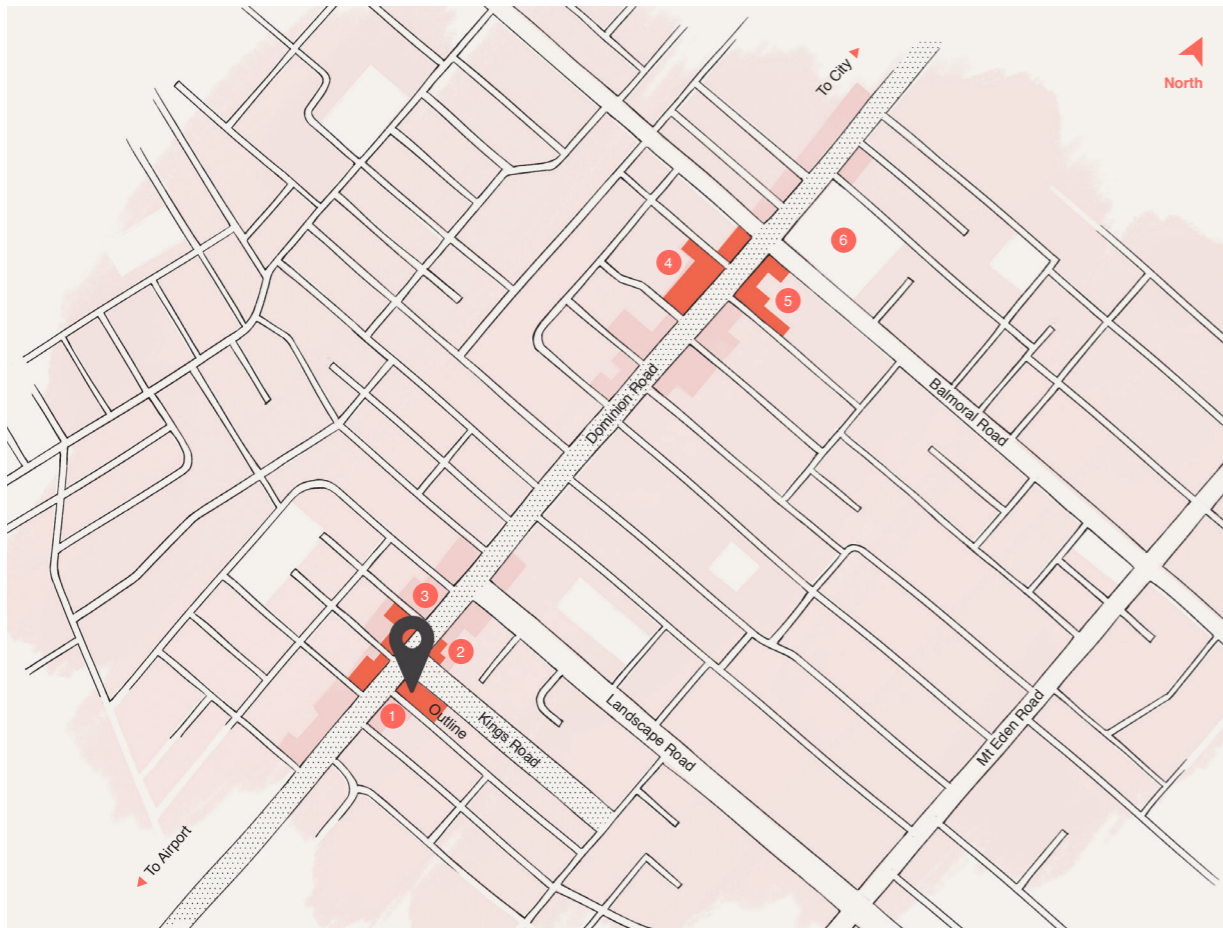


Each lot is approximately 95m<sup>2</sup> with access from Kings Road and a new rear laneway. This gives each lot a double aspect, north-facing on the street frontage and facing south over the lane, which opens up interesting design possibilities. With a Fearon Hay Architects design for the corner building as a benchmark, buyers have a unique opportunity to create something from scratch.

Six 95m<sup>2</sup> freehold lots are available for purchase as part of the Outline project. With resource consent to build four levels and a roof living space, each lot can accommodate approximately 300m<sup>2</sup> of floor area. With this much room, the variations are almost limitless. One spacious urban home. Living and working. Living and earning. Sharing with extended family. The outline is here. How you fill it is up to you.

↑ Site Plan

- 1 A landmark commercial corner building, designed by Fearon Hay Architects.
- 2 Pedestrian entrance to the front of all the lots, accessed off Kings Road.
- 3 Rear access to your lot via a private laneway off Kings Road.



The six north-facing Outline development sites are on Kings Road, on the border of Mount Eden and Mount Roskill, in an area still visibly rich in history and heritage. Dominion Road, with its planned light rail connection to the central city and Auckland Airport, is on the doorstep and the South Western Motorway is 1500m away to the south. And adjacent Dominion Road has some of the most colourful and bustling neighbourhood village centres in Auckland.

↑ Map

- 1 Outline
- 2 Local Sports Shop
- 3 French Bakery
- 4 Restaurants & Eateries
- 5 Capitol Cinema
- 6 Potters Park

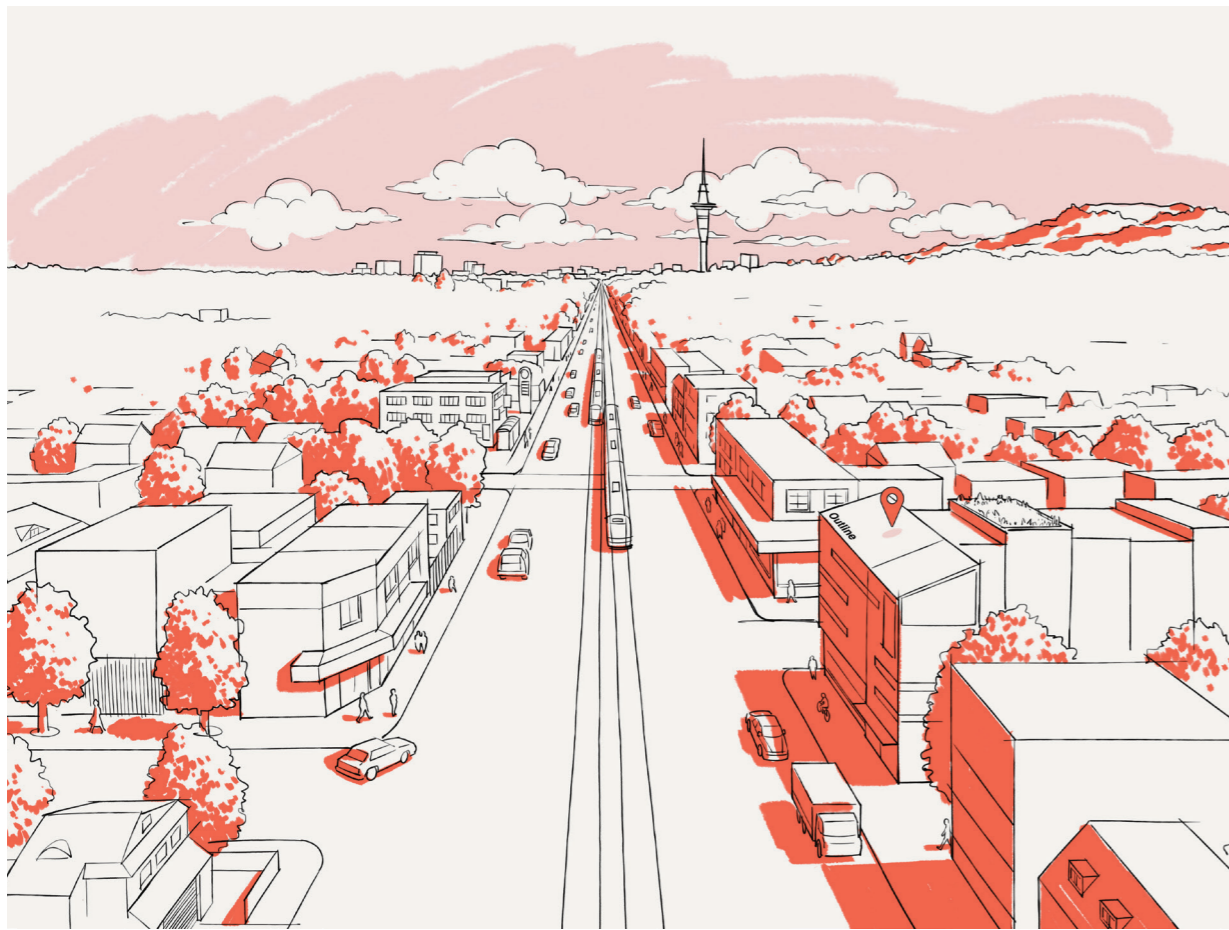
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Outline

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7

Outline



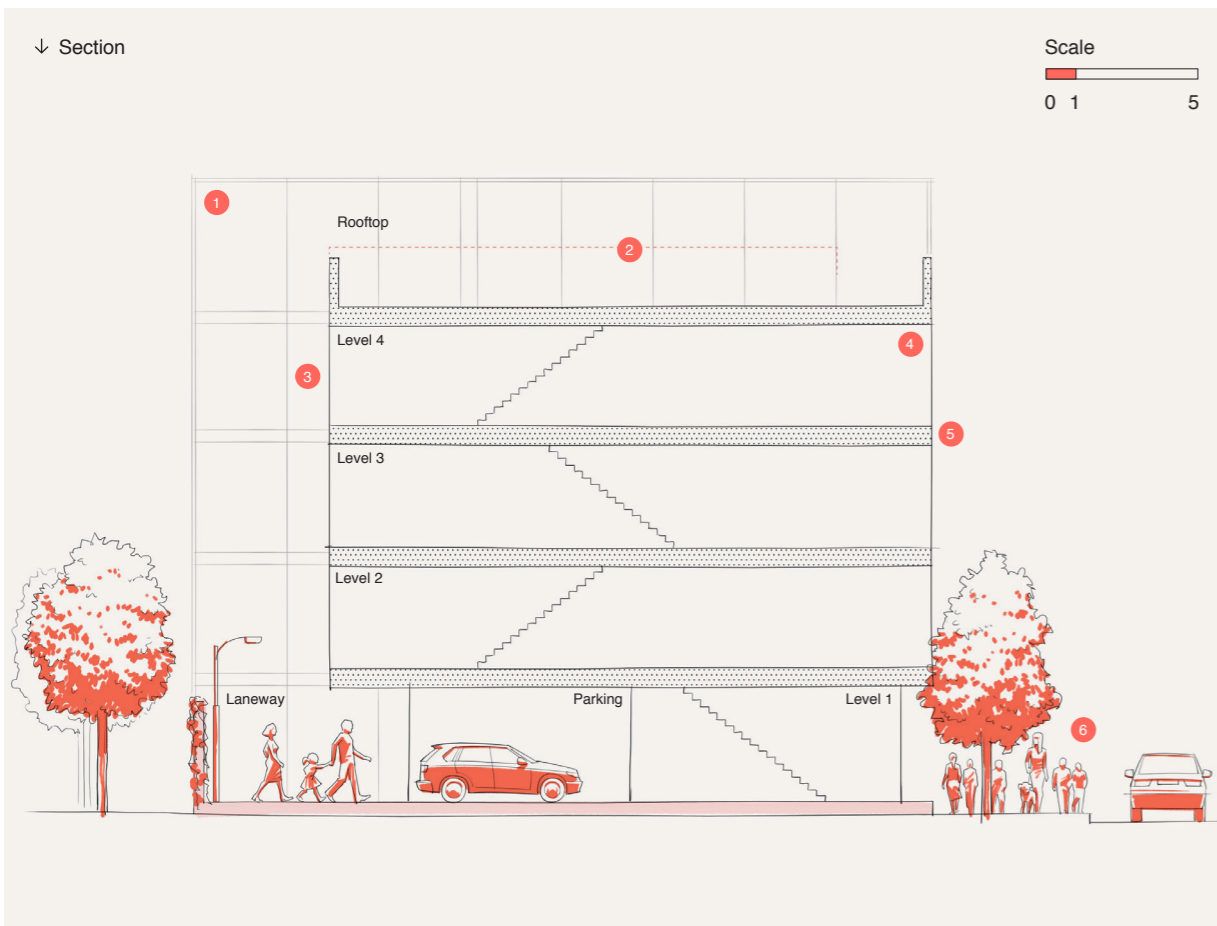
**In the area, Art Deco homes, classic bungalows and post-war expansion meets the new and vibrant city. Flavours and colour explode from an array of Asian eateries. Locals queue for the freshest French baking. Shopkeepers know their regulars by name. People of every age and culture come together at nearby Potters Park. Home to established families and fresh arrivals, proud of its past and excited about its future, Dominion Road is Auckland at its most alive. Turn the page and explore some of the local landmarks and attractions.**

↑ Illustrated view back to city along Dominion Road. Artist's impression of completed development.



- ↑ Flavours of the neighbourhood.
- Local Arthouse Cinema.
- Shooting hoops at Potters Park.
- ↘ A diverse part of town.





## The Process

### Select a Lot

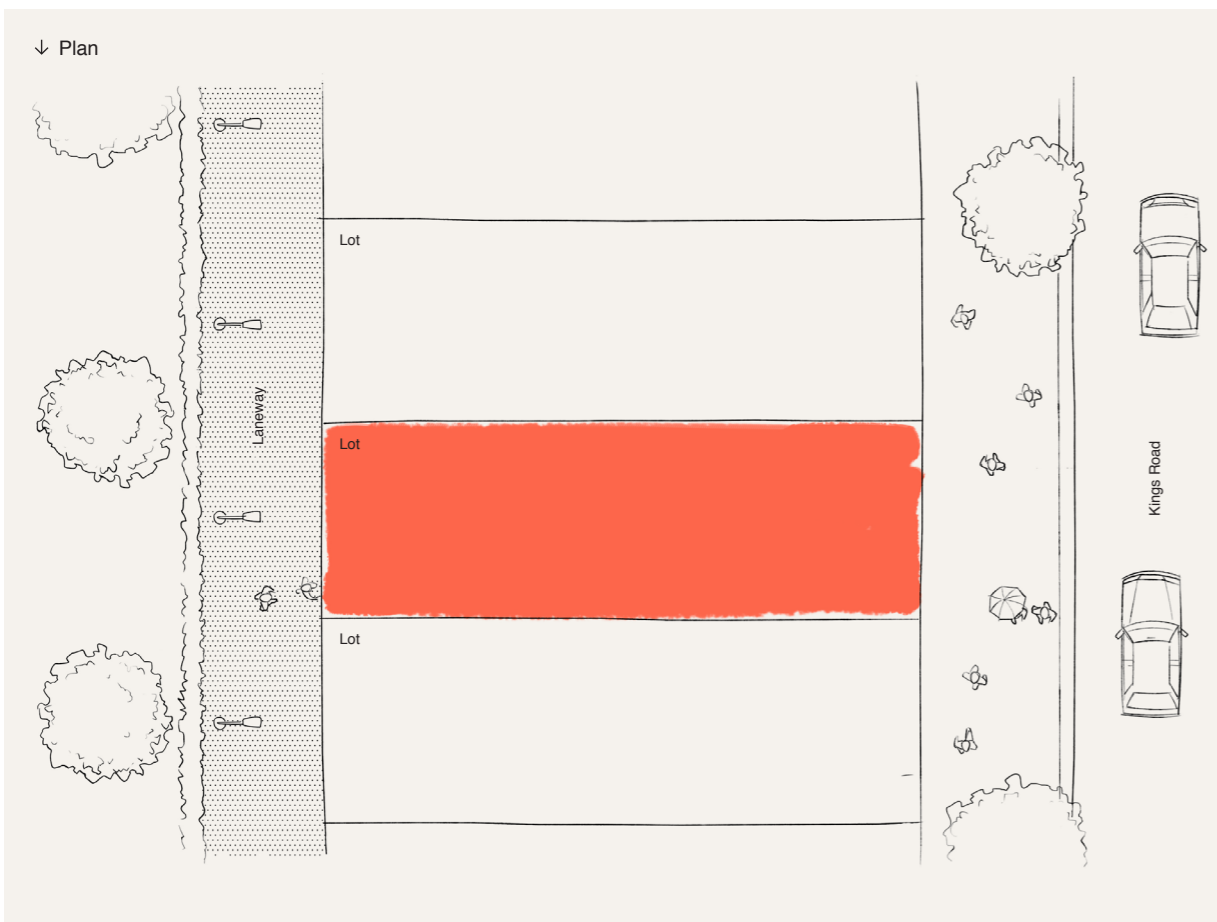
Review the site plan and decide which lot is right for you. Make sure to visit [outline.net.nz](http://outline.net.nz) first to check its availability.

### Design

At the back of this book is a sketch pad for you to start developing your ideas. Work with your own architect or ask us to introduce you to one.

### Start Building

With a design established, you're ready to go. We know plenty of partners who'd be eager to help you bring your vision to life; just ask.



- 1 In the background, the commercial corner building, designed by Fearon Hay.
- 2 The Resource Consent allows for rooftop occupation. Your new summer deck or vege garden.
- 3 Double aspect for maximum natural light and cross ventilation.
- 4 Build up to four levels with about 70m<sup>2</sup> of floor area on each upper level.
- 5 North-facing orientation to capture natural sunlight and warmth.
- 6 Pedestrian entrance to the front of all the lots, accessed off Kings Road.



↑ Kings Road frontages – possible outcomes. Artist's impression of completed development.

While Fearon Hay are designing the corner commercial building, the other six sites are a blank canvas. They are your opportunity to explore a design of your own that responds to and co-exists with the other facades. While the possibilities are limitless, considered design choices will create a vibrant palette of materials and architectural forms that work cohesively.



↑ Dominion Road and Kings Road corner. Artist's impression of the completed development.

**Take your next step. Visit [outline.net.nz](http://outline.net.nz) to check the availability and pricing of each lot and you're well on your way to building your four level vision of the new urban lifestyle. The website contains lots more resources and additional information, including a comprehensive FAQ section.**

**At [outline.net.nz](http://outline.net.nz) you can:**

**Register your interest**

**Contact us**

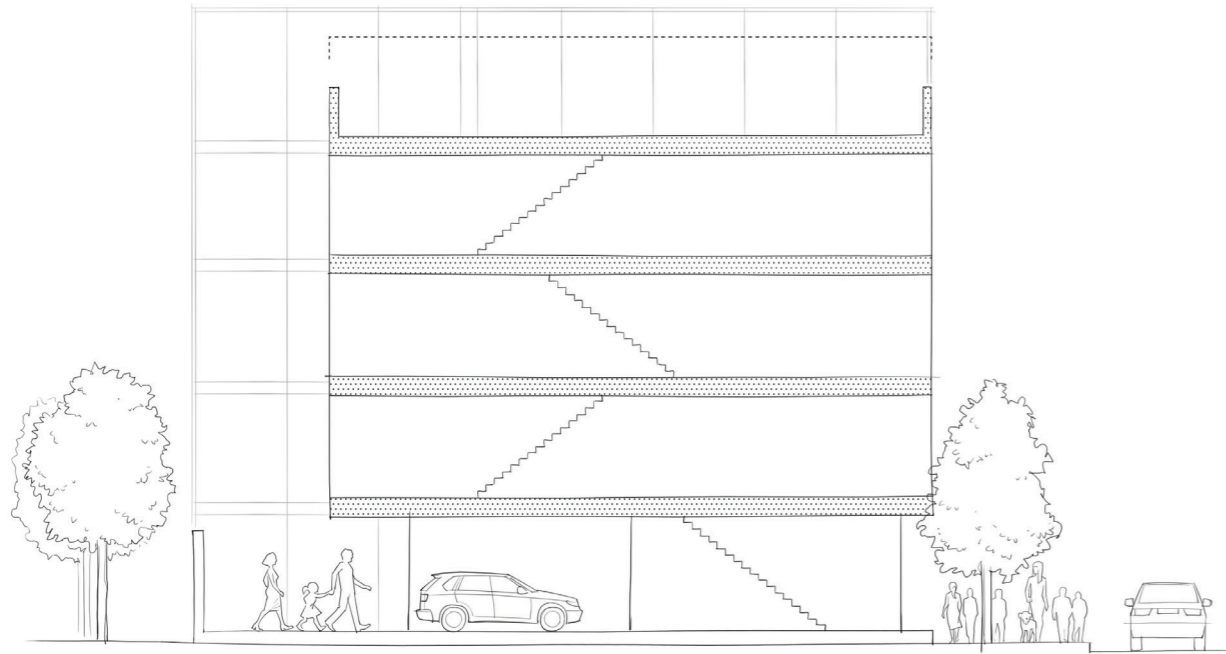
**Read the common questions**

**View the location video and photo gallery**

**Explore the interactive diagrams**

**Use the templates on the following pages to sketch out what you would do with a lot at Outline. We've given you a side elevation and a site plan to sketch out your ideas. Each upper level has about 70m<sup>2</sup> of available floor space to play with.**

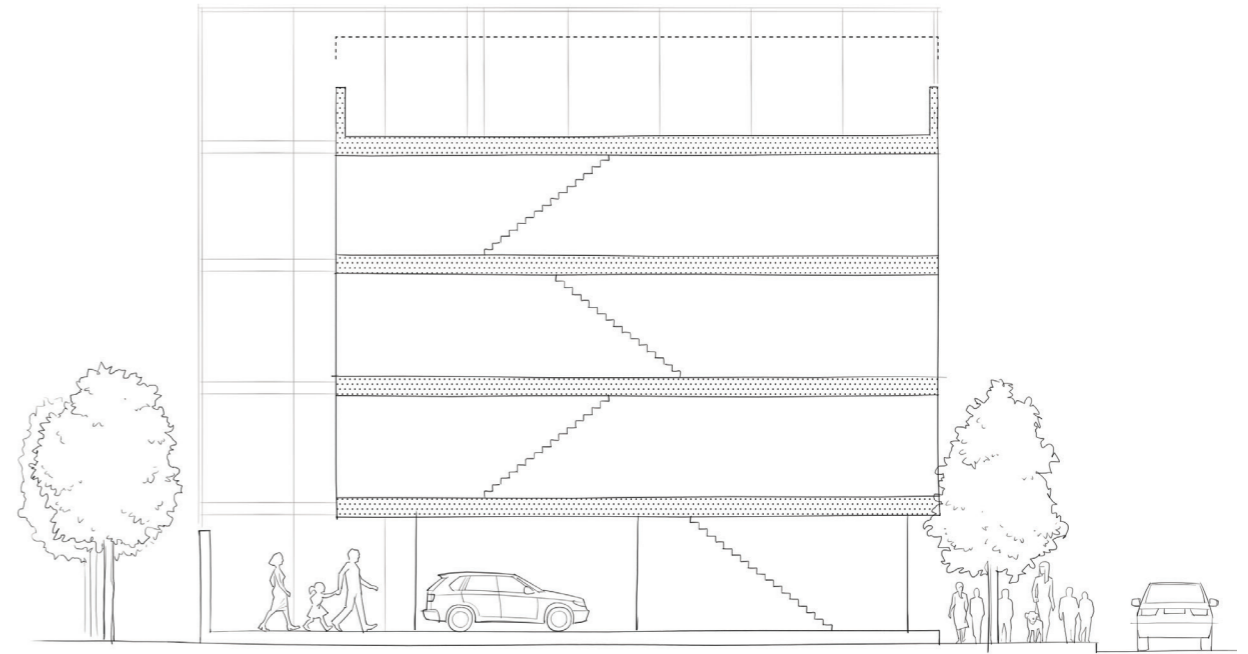
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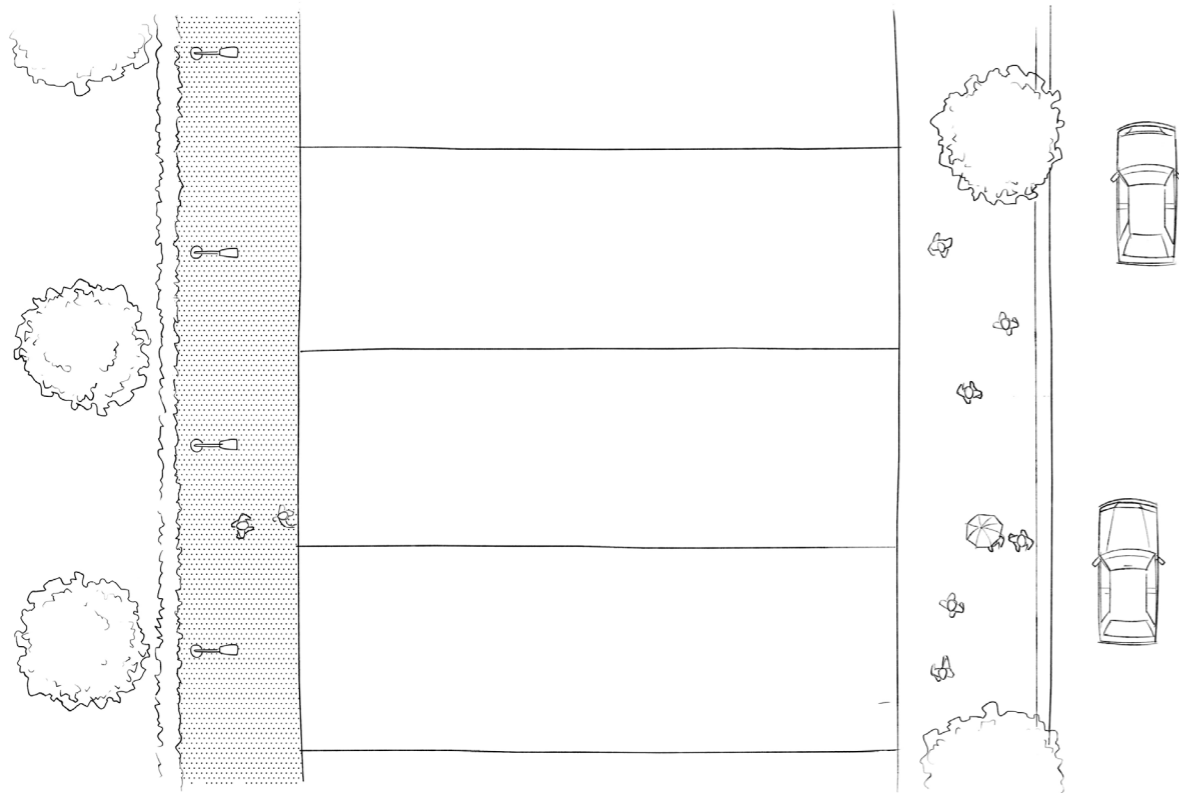
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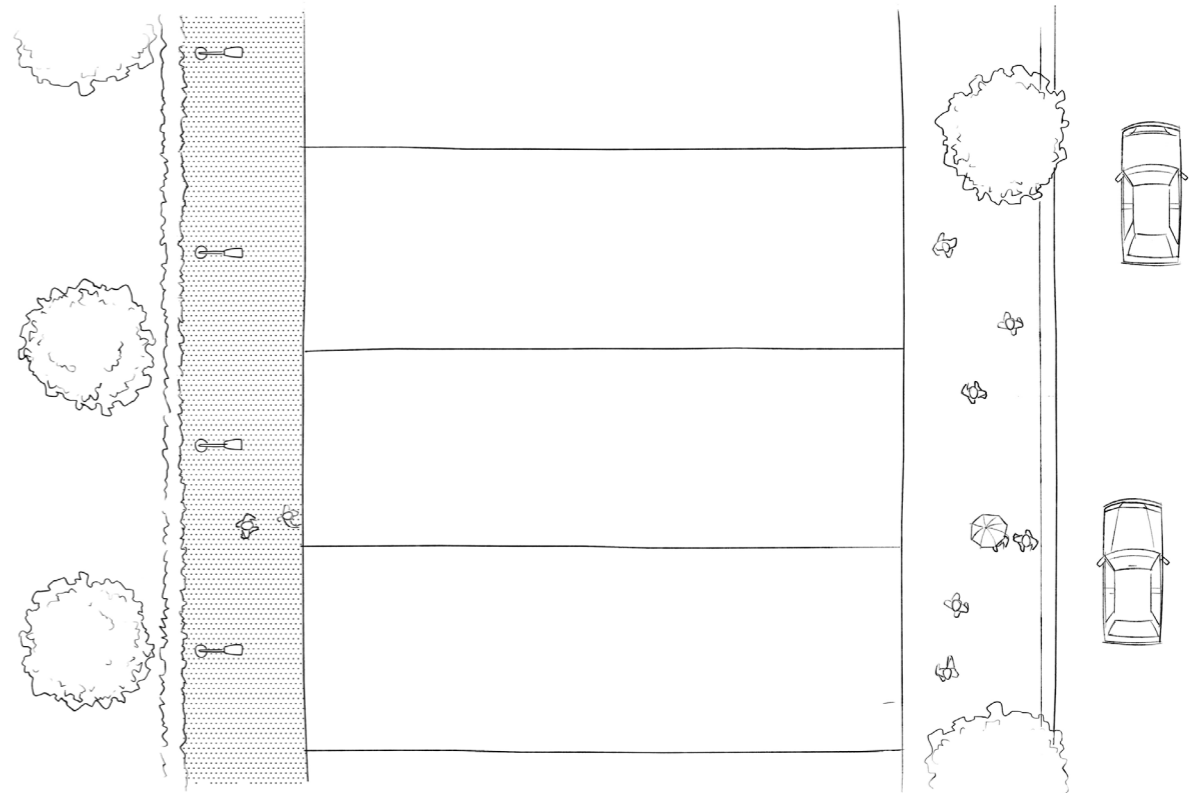
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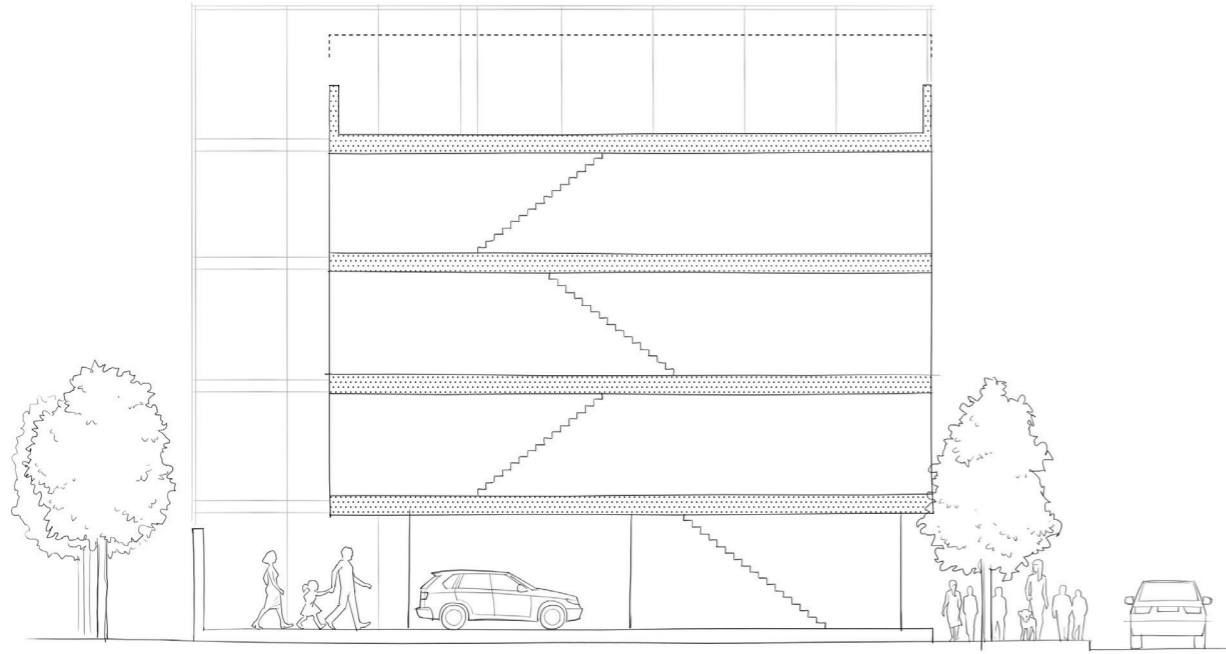
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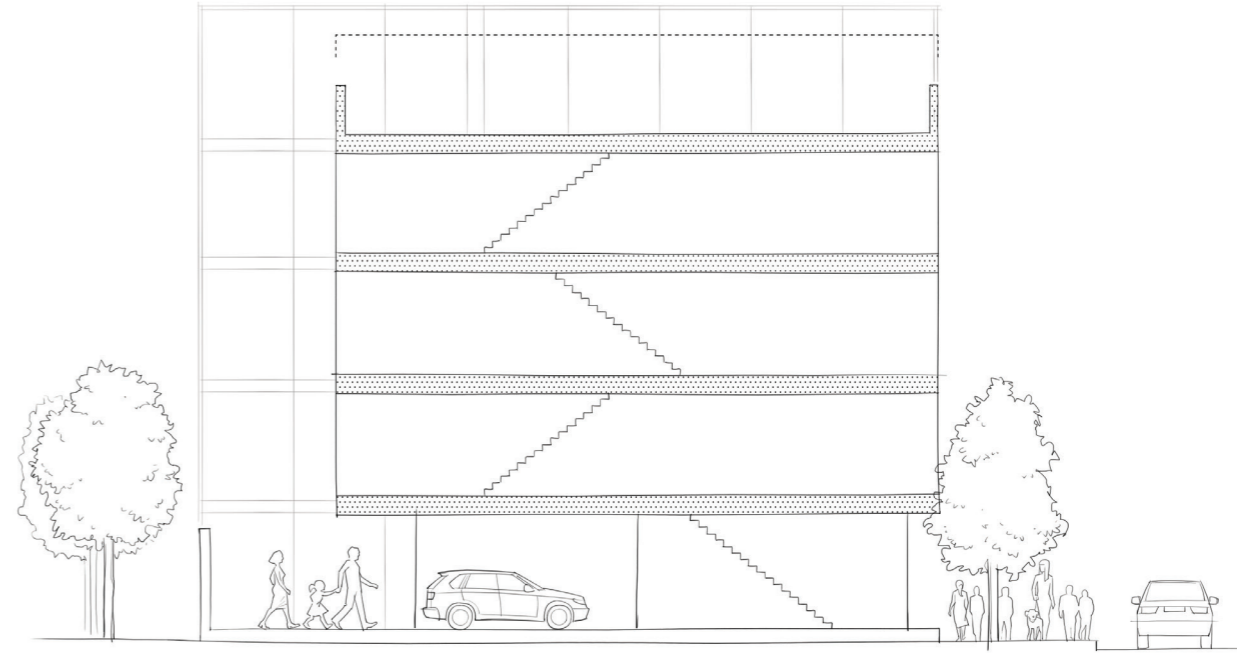
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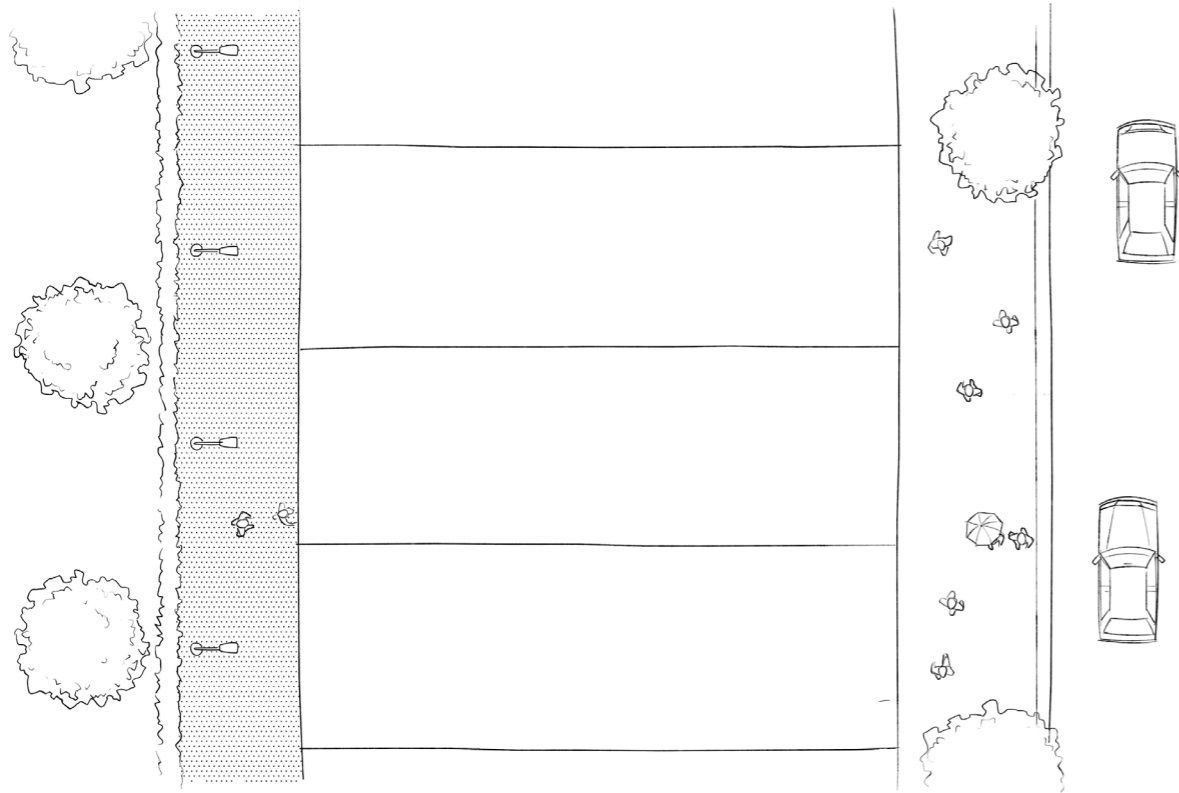
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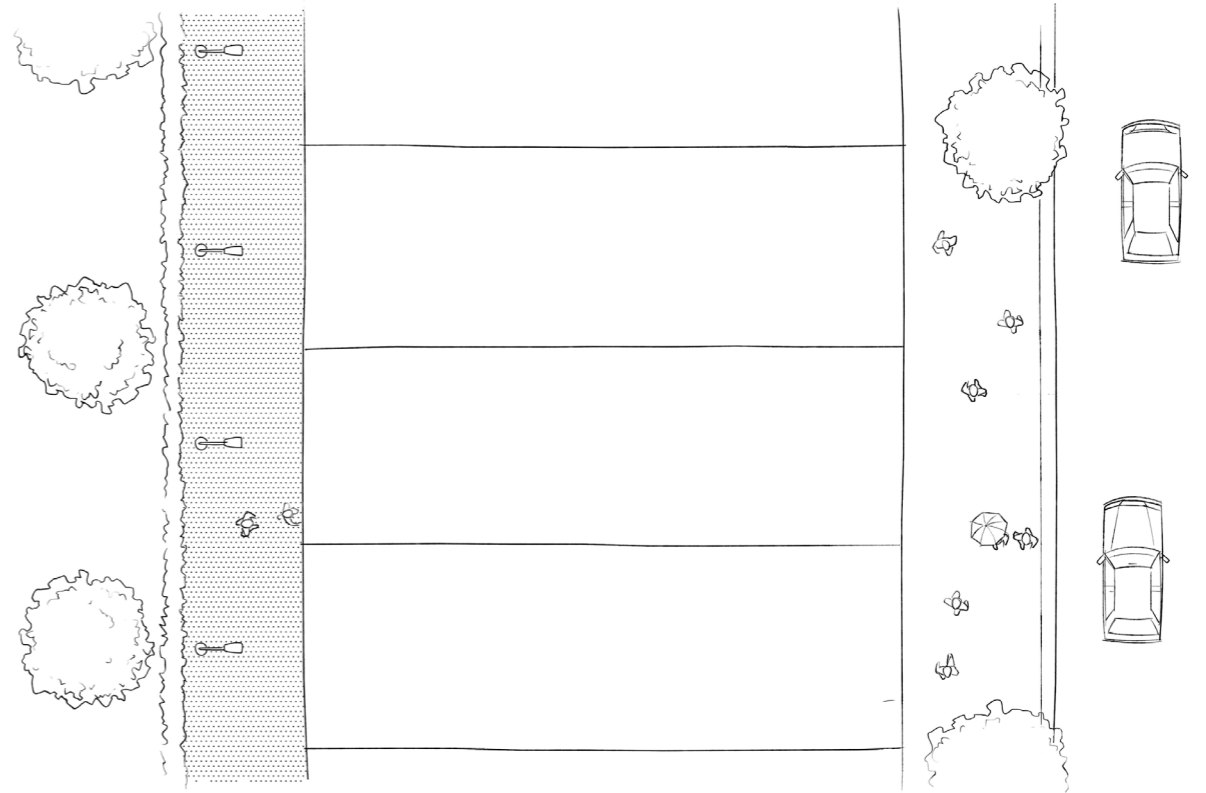
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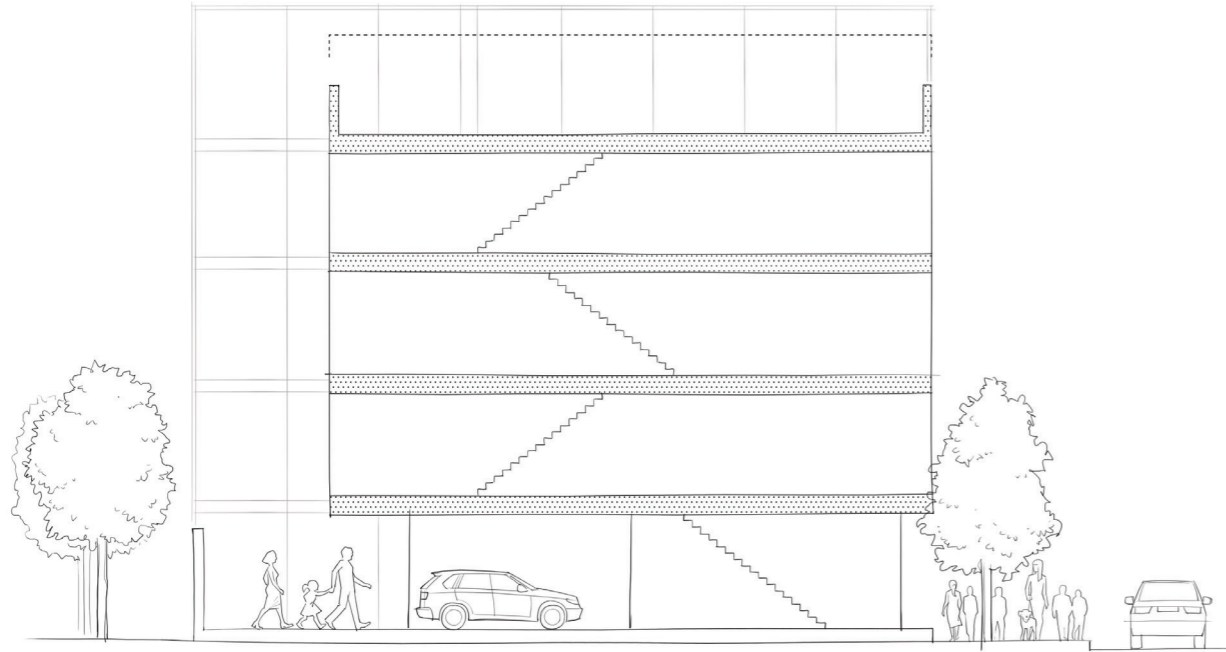
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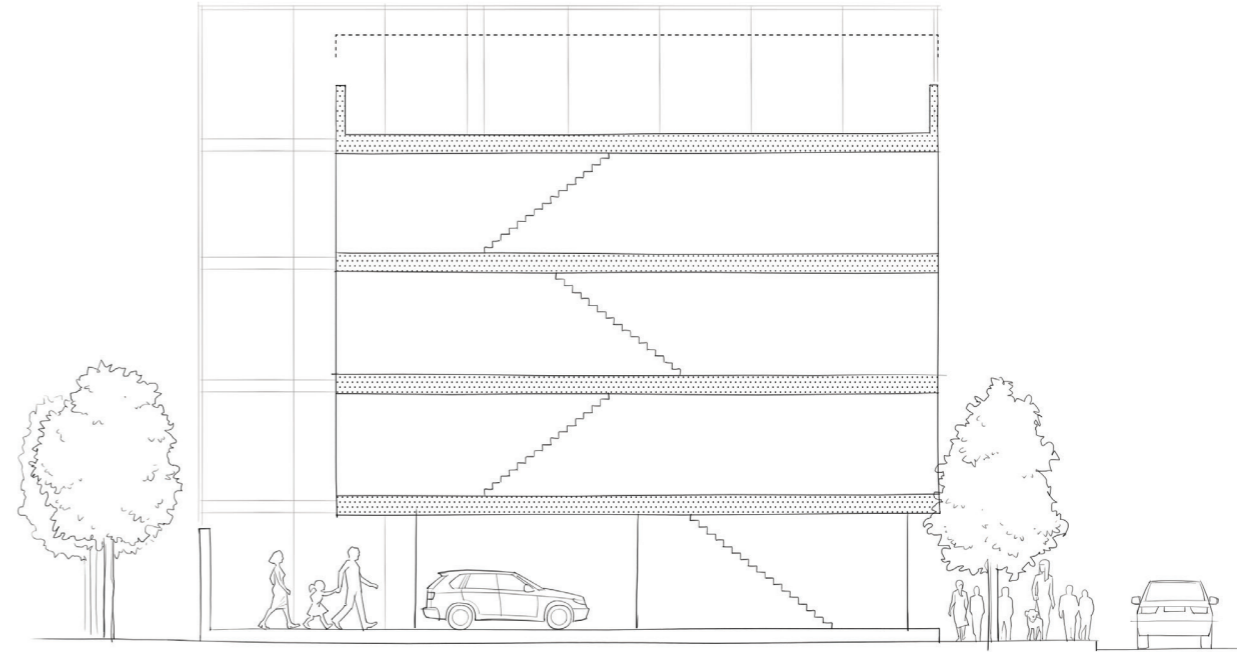
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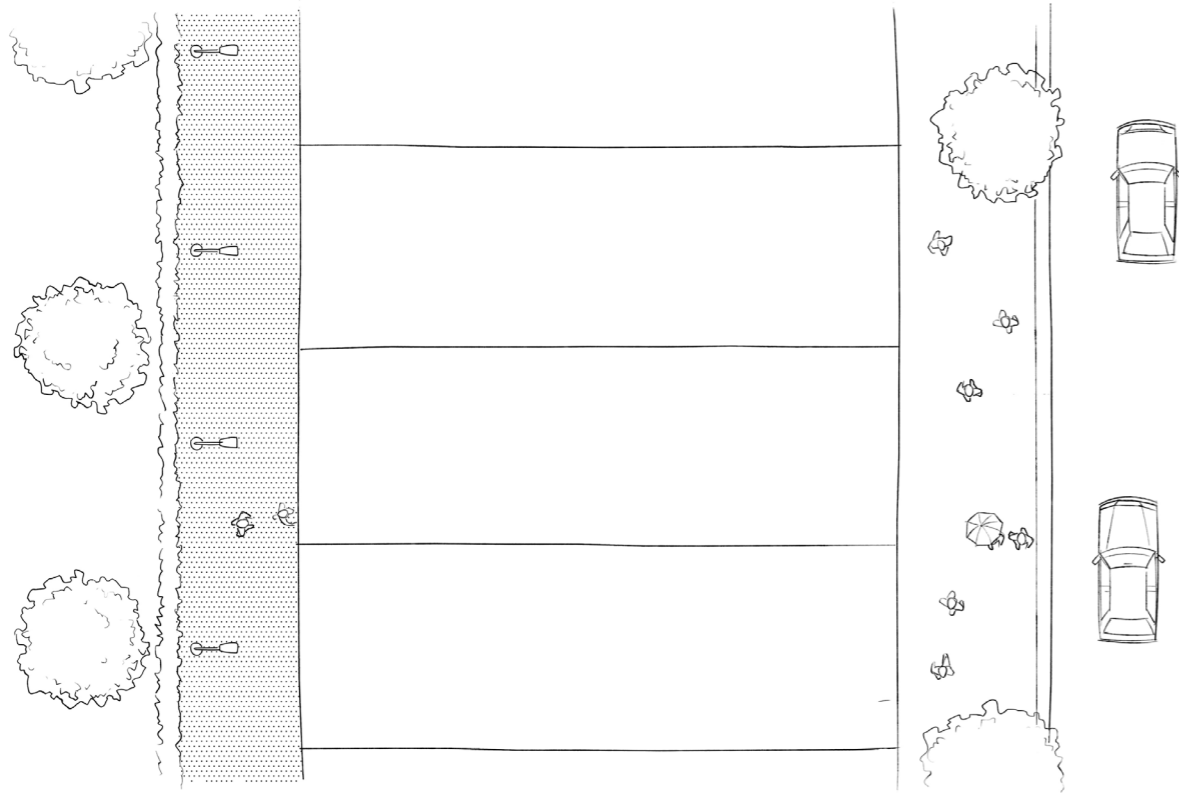
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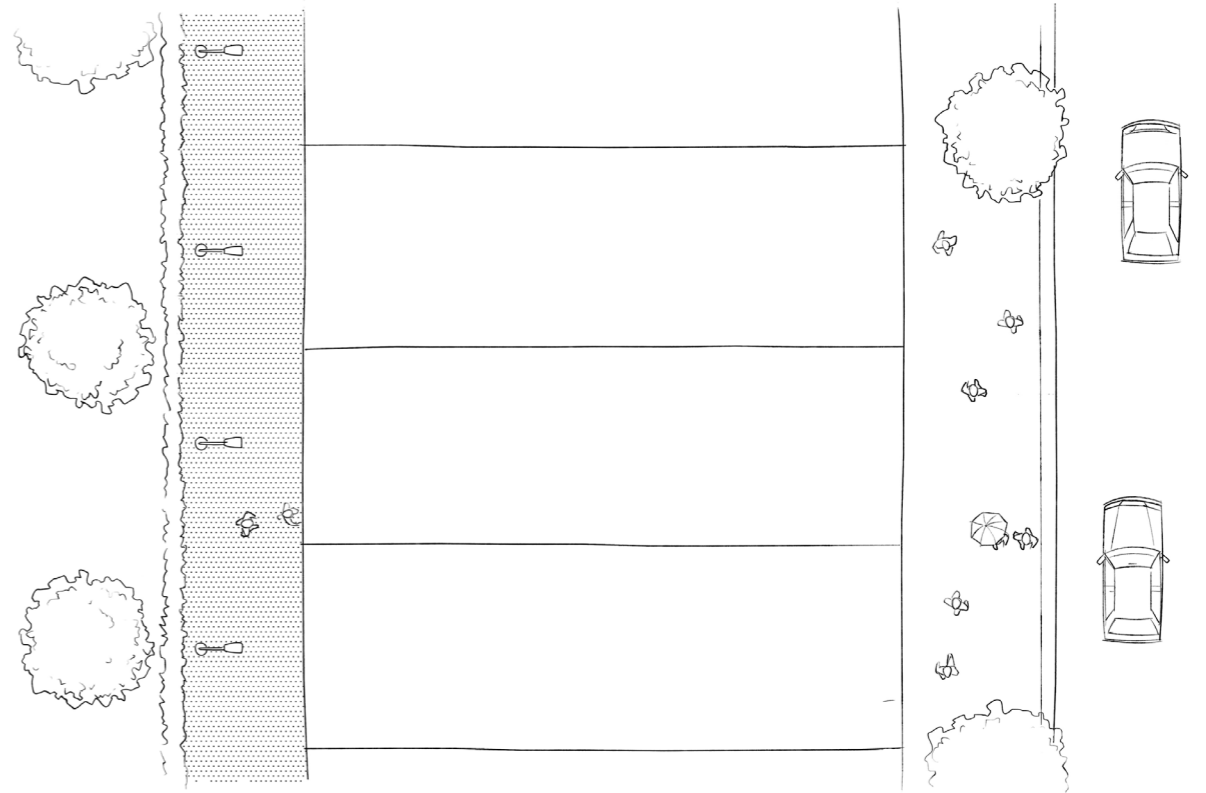
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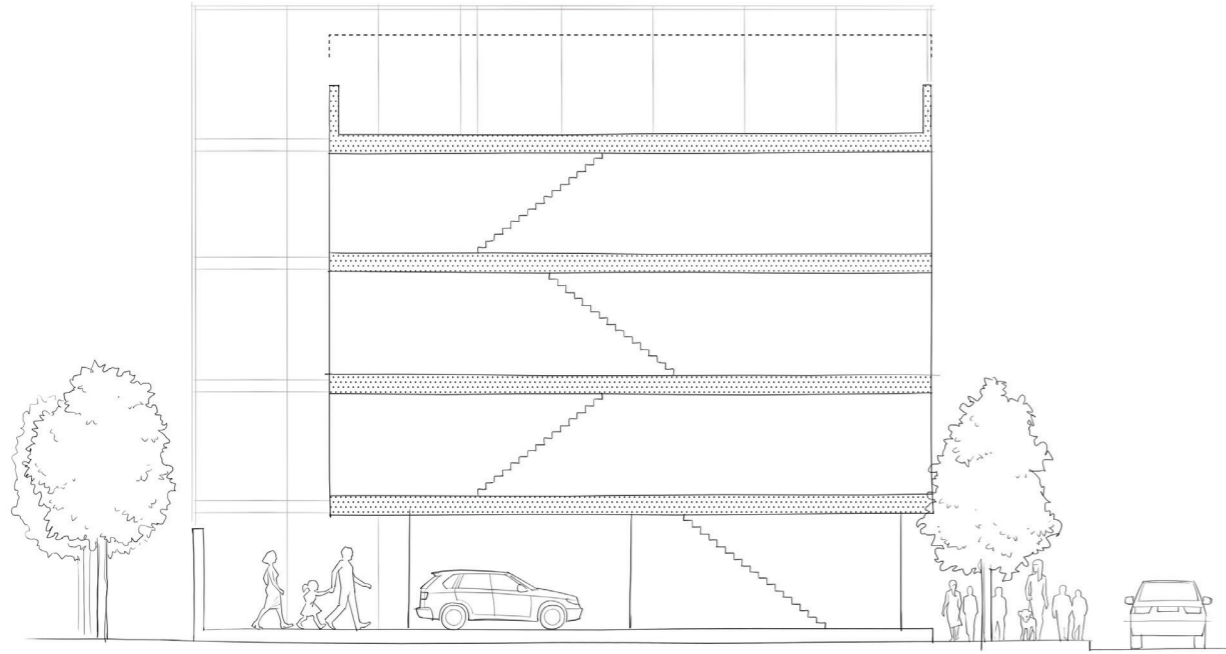
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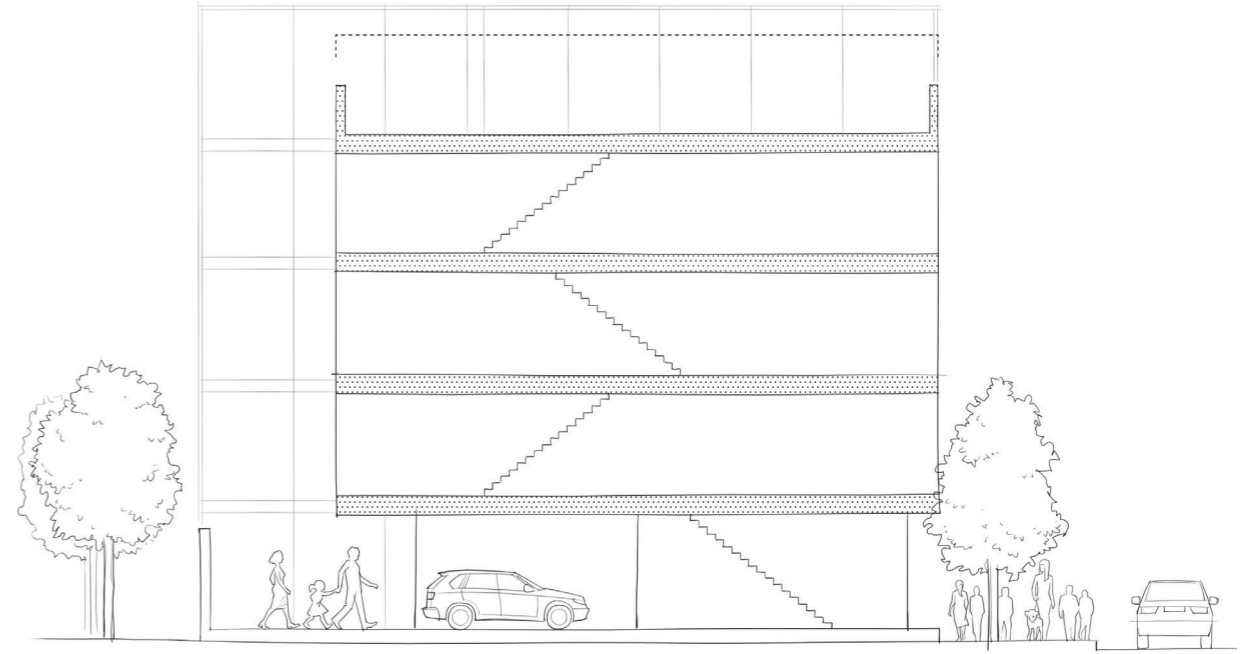
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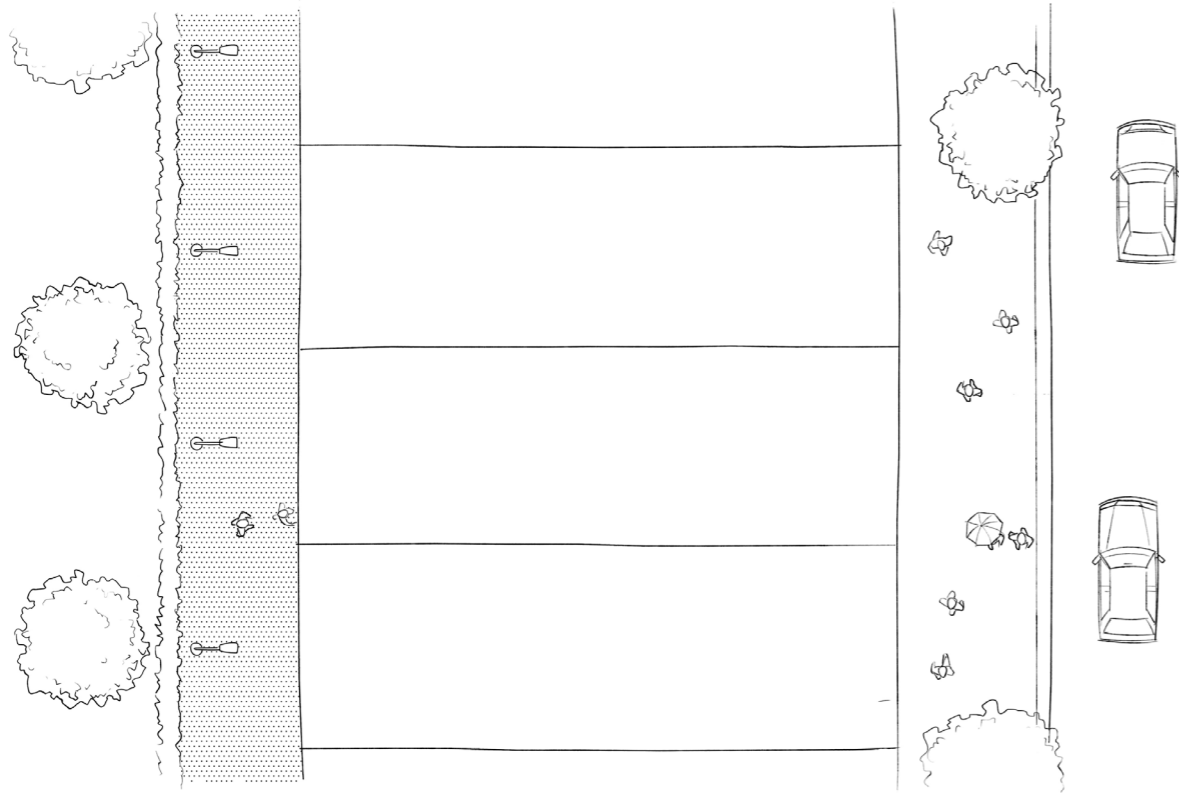
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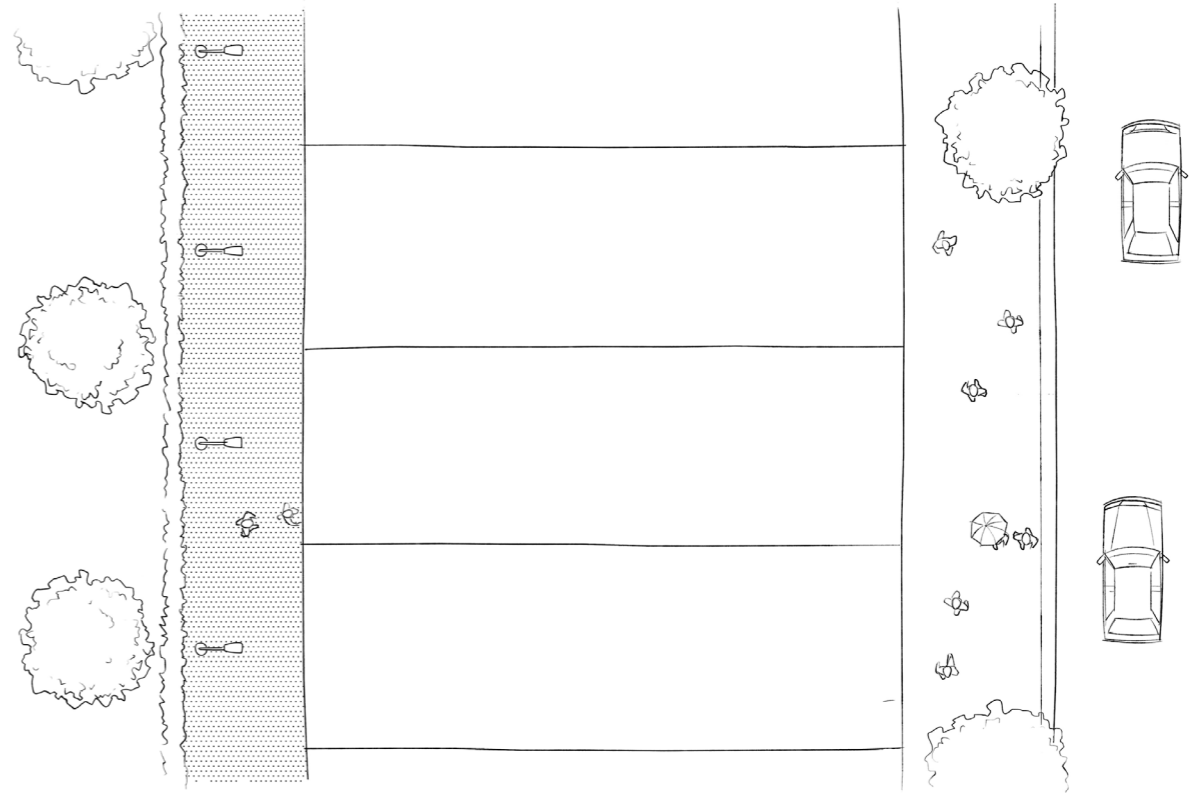
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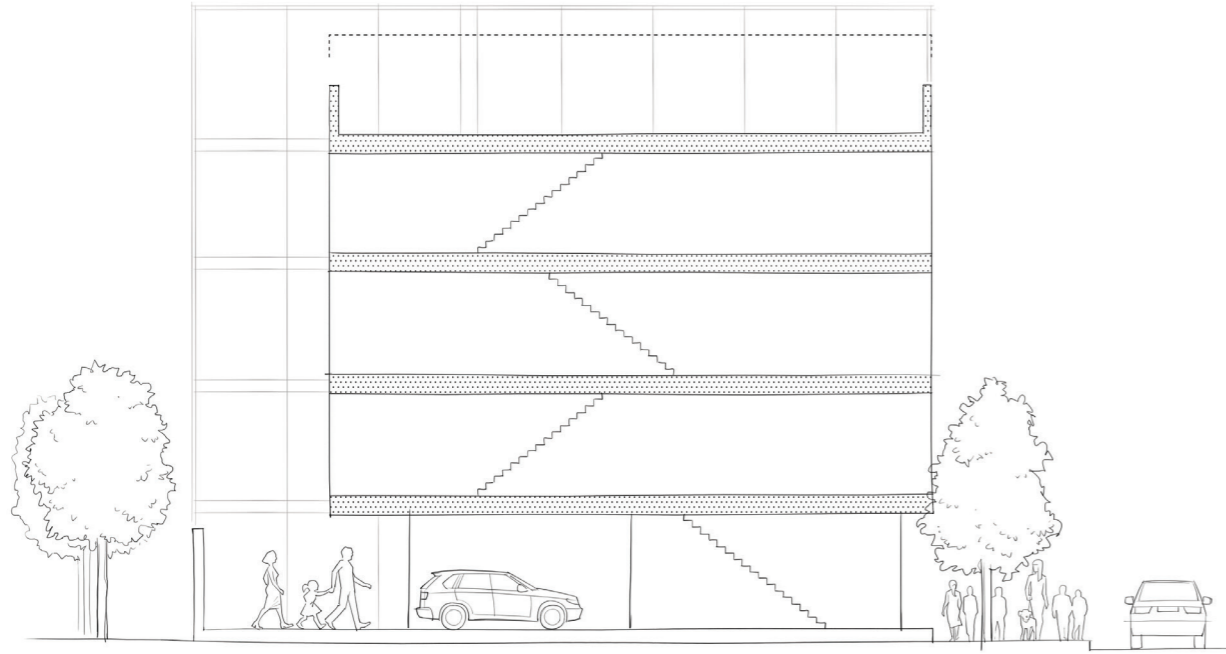
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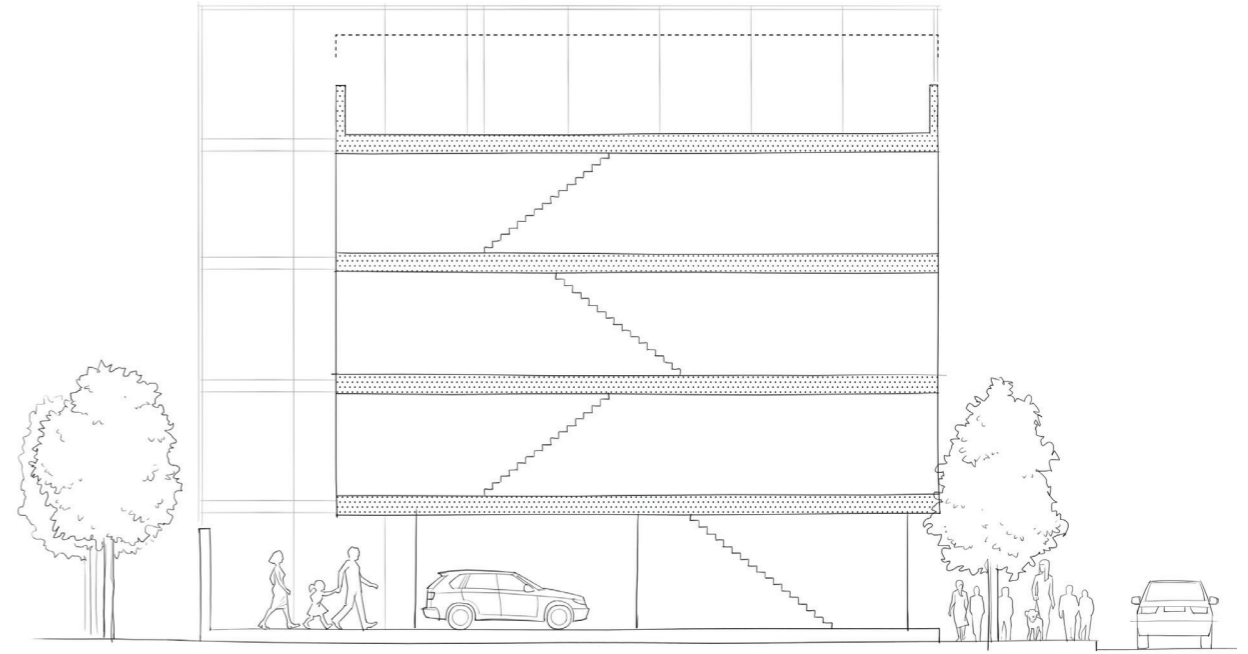
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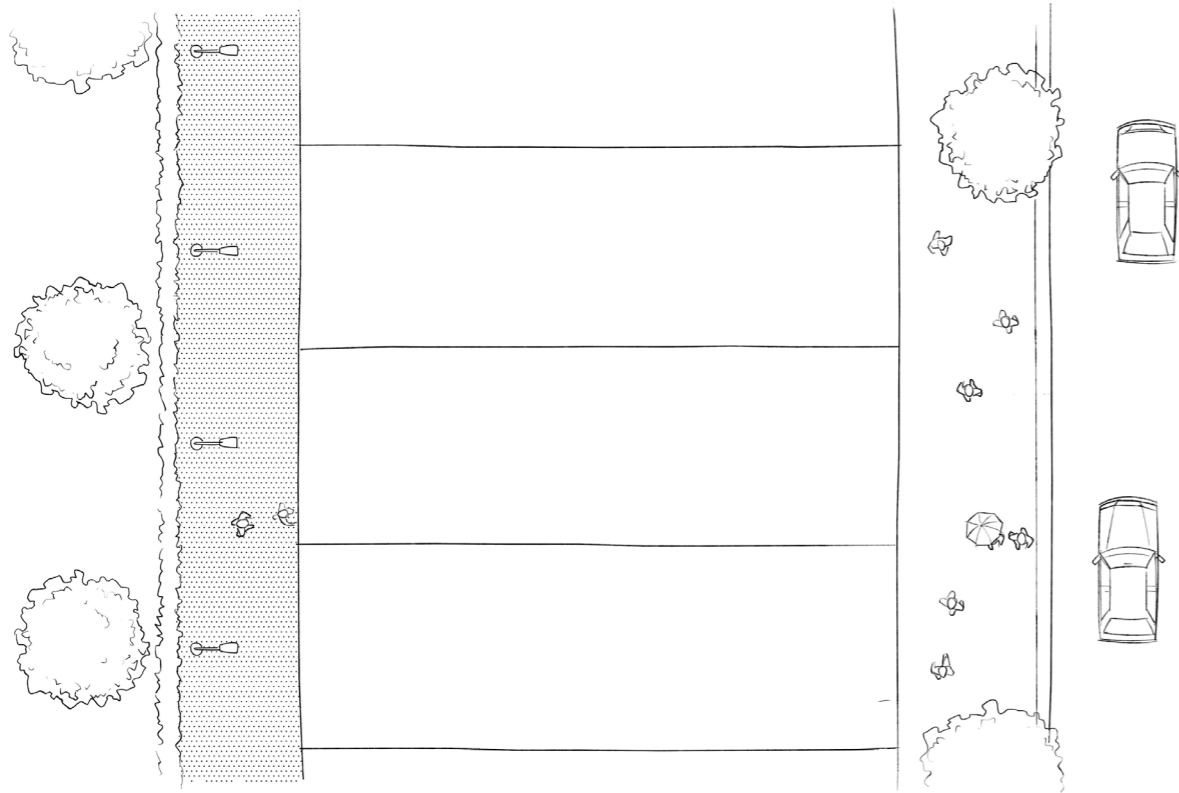
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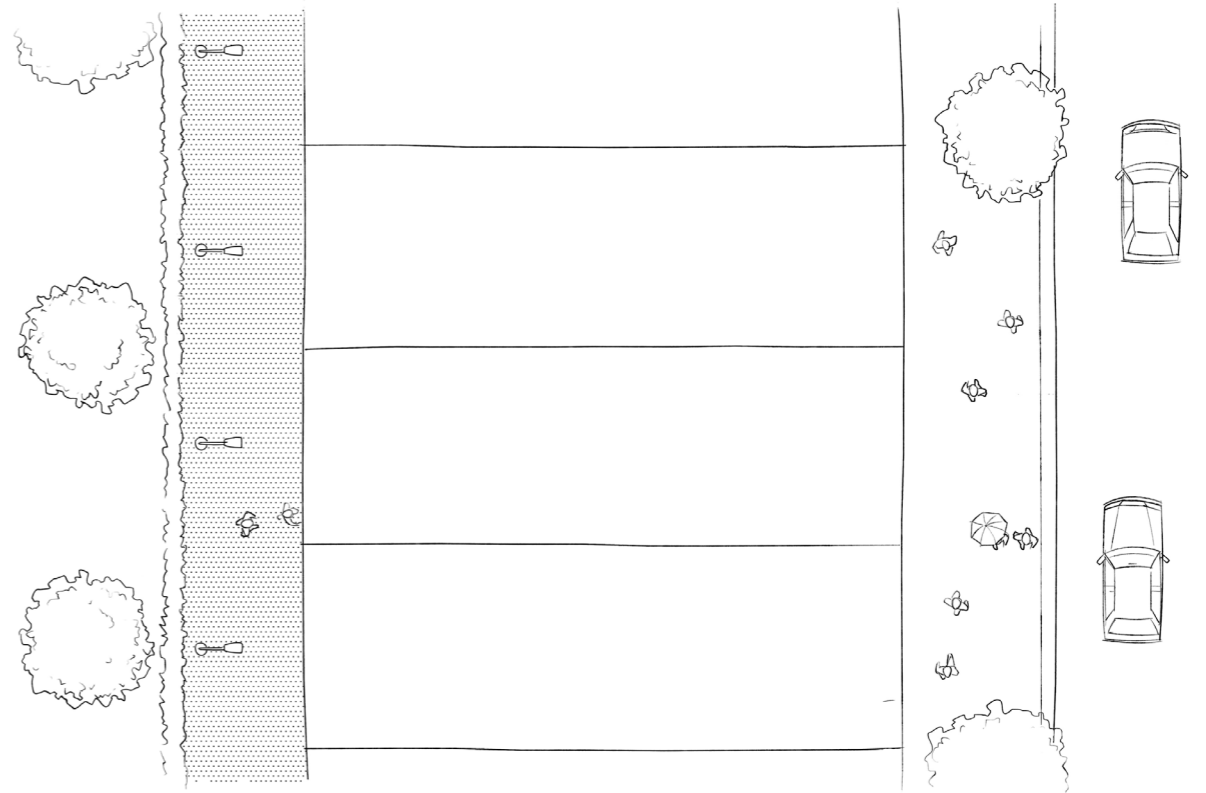
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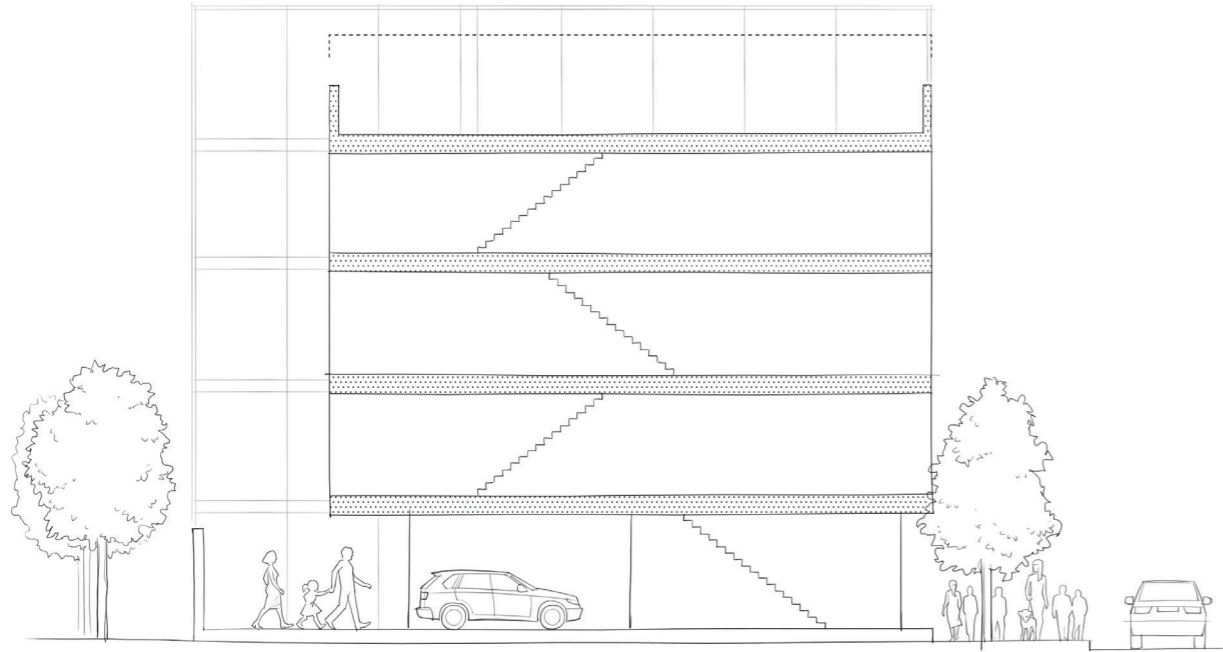
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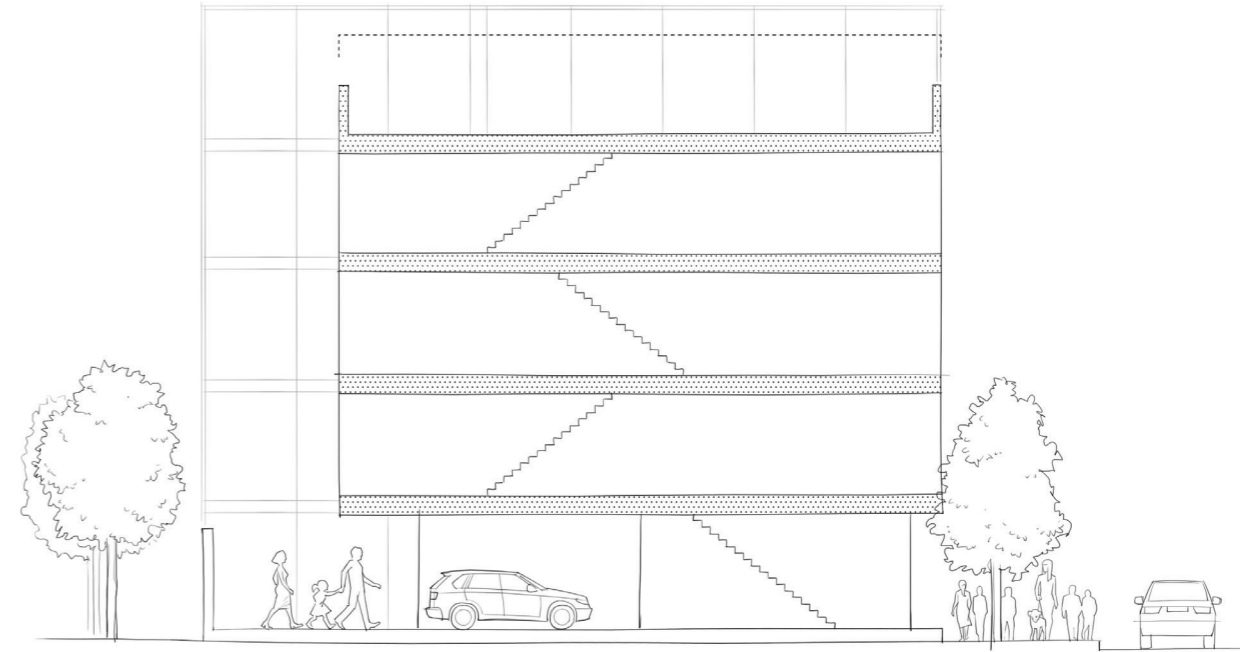
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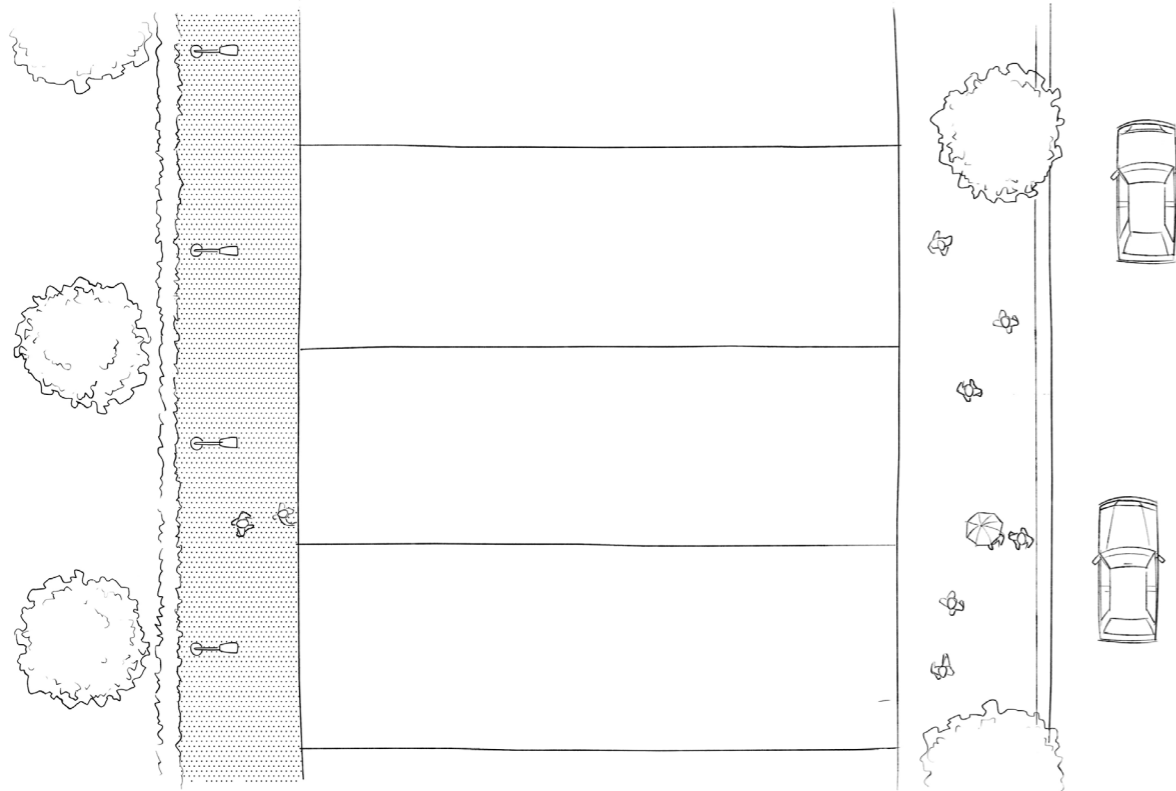
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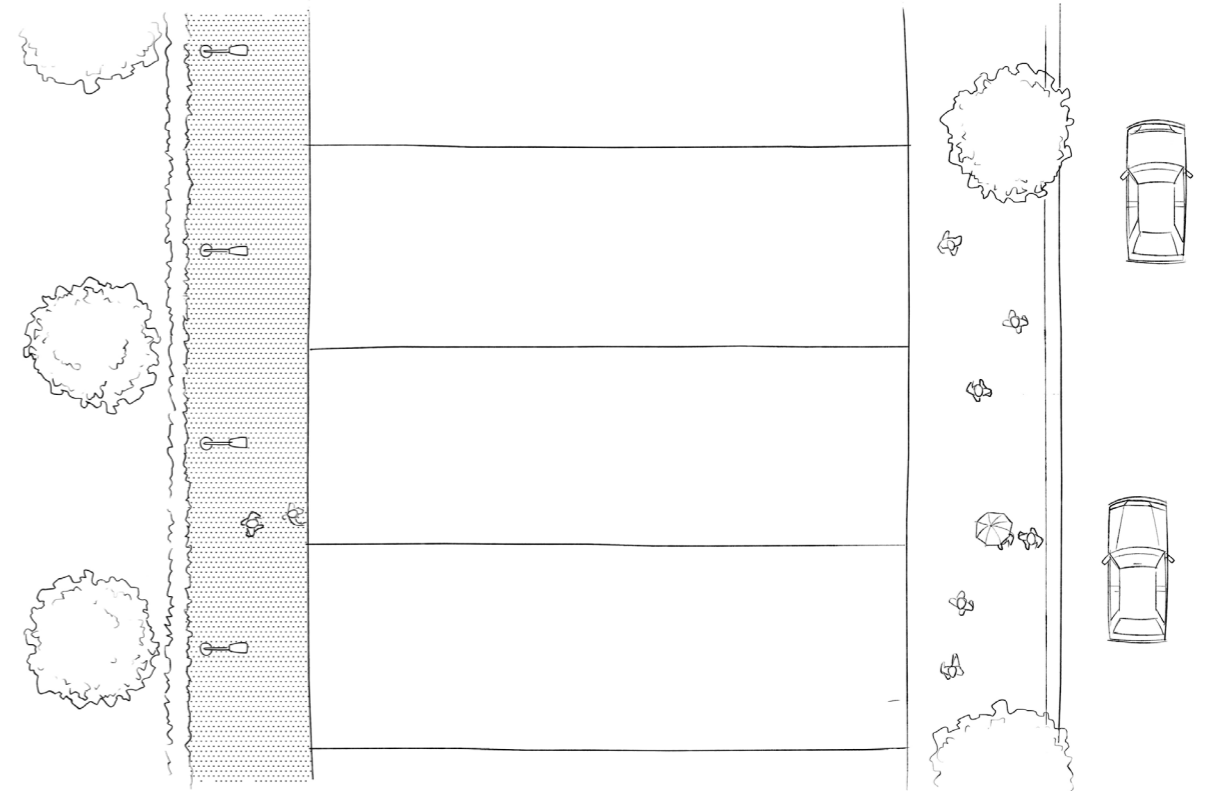
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The information provided in this Sketch Book is preliminary information prepared prior to issue of resource consent and commencement of any development of the land. It has been prepared in reliance on information supplied by the vendor and third party suppliers to the project. It contains selective information, and prospective purchasers should seek independent advice and verification and not rely solely on the information provided here to make a purchase decision. All visuals are artist's impressions, which together with dimensions and areas shown, are subject to change. All information and pricing is for guidance only, is subject to change and does not form part of any contract.

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