



PERSPECTIVE FROM CORNER OF SANDSPIT ROAD AND TRELAWN PLACE



PERSPECTIVE FROM CORNER OF SANDSPIT ROAD AND REYDON PLACE



PERSPECTIVE FROM TRELAWN PLACE



PERSPECTIVE FROM SANDSPIT ROAD

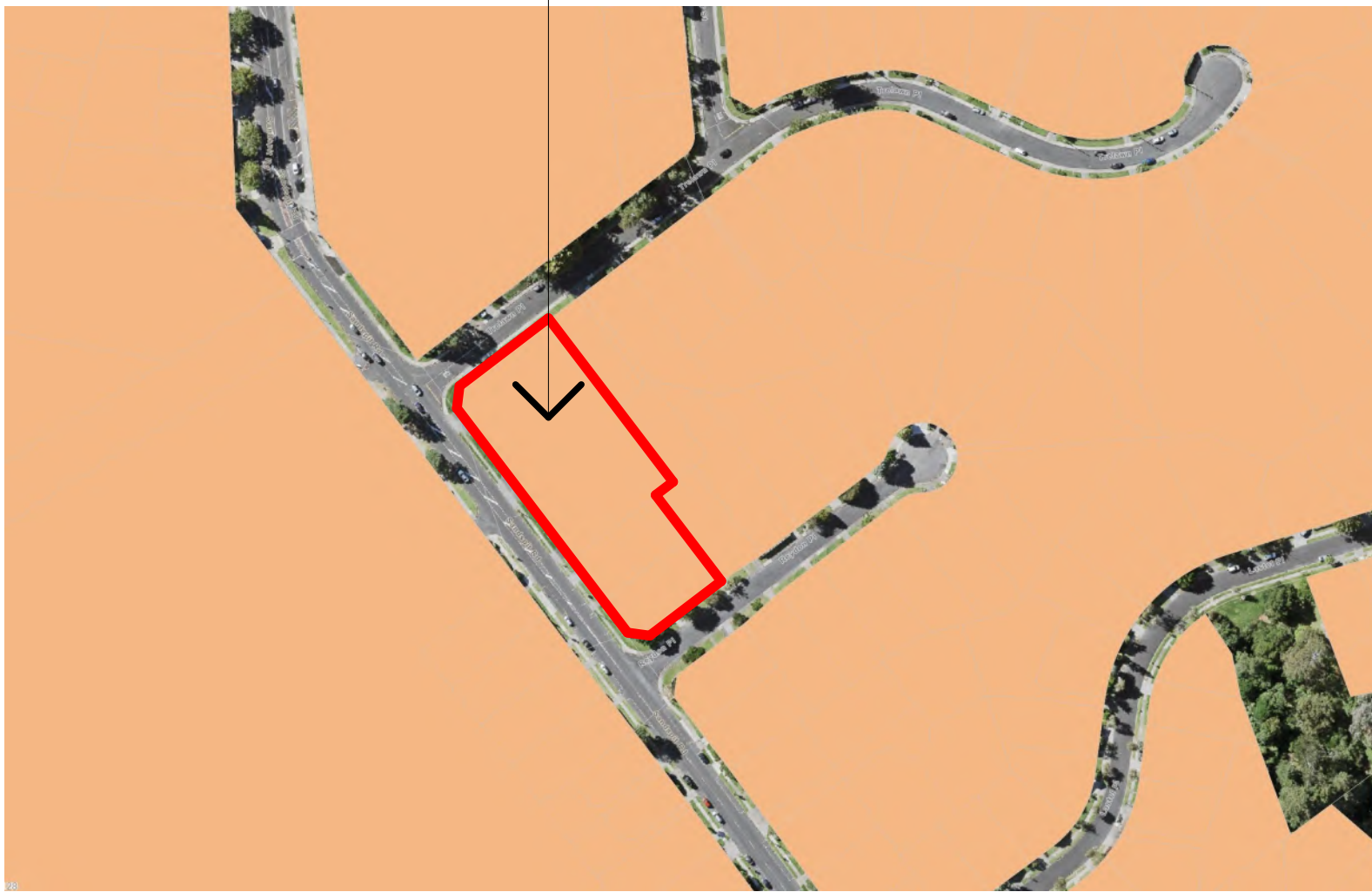


SITE LOCATION PLAN



CONTEXT AERIAL PHOTO

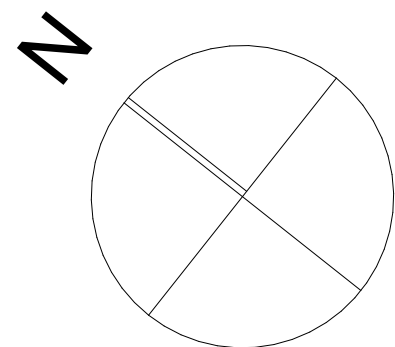
PROPOSED DEVELOPMENT
SITE (5417m²)



PROPOSED ZONING UNDER THE MEDIUM DENSITY RESIDENTIAL STANDARDS (MDRS)

- Residential Zones
- Residential - Large Lot Zone
 - Residential - Rural and Coastal Settlement Zone
 - Two-Storey Single Dwelling Residential Area
 - Two-Storey Medium Density Residential Area
 - Residential - Single House Zone
 - Residential - Mixed Housing Suburban Zone
 - Residential - Mixed Housing Urban Zone - Modified
 - Residential - Terrace Housing and Apartment Building Zone - Modified

MEDIUM DENSITY RESIDENTIAL STANDARDS (MDRS) LEGEND



NOT SCALE DRAWING. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK



1 | SITE COVERAGE PLAN
SCALE 1:200

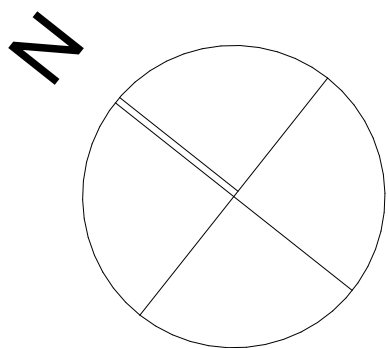
	PROPOSED BUILDING FOOTPRINT	2,669.8m ²
	EXTENT OF PODIUM HIGHER THAN 1.5m ABOVE NATURAL GROUND	27.0m ²
	HARD LANDSCAPING SURFACES	449.8m ²
PERMEABLE SURFACES		
	LANDSCAPED AREAS (INCLUDING PLANTED PODIUM)	1,491.5m ²
	PAVING (OPEN JOINTED LANDSCAPE)	407.2m ²
	TIMBER DECKING OVER FREE DRAINING GROUND	261.4m ²
	ARTIFICIAL LAWN (PERMEABLE SURFACE)	18.4m ²
	PERMEABLE PAVING TO CAR PARKING (PERMEABLE SURFACE)	156.0m ²

SITE COVERAGE	
SITE AREA	5,417.0m ²
BUILDING FOOTPRINT (permitted 50%)	
INCLUDES POOL - 37.6m ²	
INCLUDES PODIUM HIGHER THAN 1.5m - 27.0m ²	
(PERCENTAGE OF SITE AREA)	(49.8%)

IMPERVIOUS AREA	
BUILDING FOOTPRINT (EXCLUDES POOL)	2,632.2m ²
HARD LANDSCAPING	449.8m ²
TOTAL IMPERVIOUS AREA (60% Maximum)	
(PERCENTAGE OF SITE AREA)	(56.9%)

PERMEABLE AREA	
LANDSCAPED AREAS	1,518.5m ²
OPEN JOINTED LANDSCAPE	342.9m ²
TIMBER DECKING	261.4m ²
ARTIFICIAL LAWN	18.4m ²
PERMEABLE PAVING CARPARKING	156.0m ²
POOL	37.6m ²
TOTAL PERMEABLE AREA	
(PERCENTAGE OF SITE AREA)	(43.1%)

LANDSCAPED AREA	
PERMEABLE PLANTING	1,518.5m ²
OPEN JOINTED PAVING	342.9m ²
ARTIFICIAL LAWN	18.4m ²
PERMEABLE PAVING CARPARKING	156.0m ²
TOTAL LANDSCAPE AREA (minimum 20%)	
(PERCENTAGE OF SITE AREA)	(37.6%)





1 | AVERAGE HEIGHT CALCULATION
SCALE 1:200

AVERAGE GROUND LEVEL CALCULATION - RESIDENTIAL BUILDING 1

52.520	51.965	54.589	54.166
52.521	51.940	54.585	54.261
52.470	51.929	54.582	54.434
52.398	51.967	54.573	54.454
52.333	51.966	54.562	54.422
52.298	51.987	54.552	54.410
52.319	52.050	54.579	54.400
52.247	52.174	54.572	54.385
52.175	52.215	54.562	54.170
52.107	52.321	54.552	54.100
52.000	52.483	54.541	53.977
52.017	52.645	54.531	53.838
51.992	52.800	54.546	53.836
51.922	52.783	54.564	53.856
51.924	52.981	54.574	53.743
51.923	54.240	54.568	53.639
51.923	54.312	54.558	53.455
51.894	54.145	54.548	53.549
51.867	54.200	54.537	53.455
51.867	54.291	54.534	53.390
51.872	54.382	54.505	53.136
51.877	54.461	54.493	52.235
51.920	54.509	54.479	53.136
51.922	54.567	54.467	53.091
51.934	54.579	54.445	53.037
51.940	54.512	54.447	52.984
51.951	54.519	54.435	52.930
51.952	54.528	54.413	52.874
51.954	54.537	54.412	52.812
51.957	54.546	54.425	52.750
51.926	54.602	54.440	52.679
51.932	54.633	54.422	52.590
52.597	54.556		

TOTAL = 6941.908
AVERAGE = 53.399

AVERAGE GROUND LEVEL METHOD

6941.908 / 130 = 53.390

+111M HEIGHT RESTRICTION = **RL 64.390**

AVERAGE GROUND LEVEL CALCULATION - TERRACE HOUSING 2

49.379	49.281	49.769	51.221	51.789	51.493	49.418
49.348	49.289	49.772	51.326	51.813	51.375	49.418
49.318	49.314	49.768	51.410	51.838	51.338	
49.287	49.359	49.769	51.492	51.800	51.253	
49.280	49.404	49.832	51.562	51.205	51.169	
49.307	49.449	49.931	51.692	51.200	51.005	
49.355	49.585	49.996	51.791	51.152	50.826	
49.404	49.540	49.992	51.611	51.213	49.976	
49.358	49.585	50.063	51.358	51.397	49.885	
49.377	49.630	50.146	51.210	51.582	49.802	
49.358	49.675	50.225	51.141	51.640	49.711	
49.340	49.706	50.301	51.173	51.640	49.641	
49.322	49.717	50.351	51.340	51.800	49.640	
49.303	49.735	50.776	51.525	51.728	49.574	
49.285	49.754	50.993	51.701	51.610	49.487	

TOTAL = 4,634.356
AVERAGE = 50.313

AVERAGE GROUND LEVEL METHOD

4,634.356 / 92 = RL 50.373

+111M HEIGHT RESTRICTION = **RL 61.373M**

AVERAGE GROUND LEVEL CALCULATION - RESIDENTIAL BUILDING 2

51.929	51.943	53.671	54.000	54.230
51.941	51.952	53.719	53.993	54.207
51.952	51.959	53.842	53.967	54.200
51.911	51.965	53.903	53.973	54.281
51.915	51.970	53.966	53.970	54.272
51.953	51.958	54.032	53.965	54.263
51.957	51.939	54.005	53.737	54.196
51.967	51.920	54.069	53.562	54.104
51.967	51.913	54.046	53.346	54.125
51.943	51.856	54.104	53.348	54.192
51.943	51.879	54.276	53.352	54.165
51.941	52.013	54.289	53.356	54.120
51.938	52.239	54.388	53.363	54.074
51.935	53.000	54.290	53.376	54.002
51.956	53.066	54.138	53.394	53.999
51.954	53.177	54.000	53.405	52.862
51.948	53.202	54.000	53.416	52.747
51.946	54.441	54.019	53.445	52.632
51.945	53.590	54.031	53.679	52.677
51.906	53.644	54.020	53.709	52.601
51.923	53.486	54.018	53.955	52.473
51.922	53.385	53.868	53.964	52.331
51.921	53.358	53.711	54.338	52.182
51.920	53.239	53.699	54.474	52.174
51.938	53.253	53.644	54.368	51.992
51.938	53.540	53.586	54.620	51.953
51.877	53.404	53.482	54.614	51.959
51.815	53.534	53.462	54.612	
51.876	53.568	53.416	54.610	
51.846	53.605	53.362	54.608	
51.888	53.646	53.347	54.532	
51.942	53.721	53.384	54.332	
51.941	53.772	53.775	54.443	

TOTAL = 8456.014
AVERAGE = 53.183

AVERAGE GROUND LEVEL METHOD

8456.014 / 159 = RL 53.183

+111M HEIGHT RESTRICTION = **RL 64.183M**

AVERAGE GROUND LEVEL CALCULATION - RESIDENTIAL BUILDING 3

53.051	53.863	54.391	54.236
53.024	53.843	54.383	54.163
53.057	53.874	54.382	54.138
53.081	53.864	54.435	54.091
53.100	53.885	54.488	54.038
53.160	53.898	54.570	53.981
53.153	53.905	54.567	53.982
53.204	53.930	54.561	53.965
53.228	54.032	54.554	53.923
53.265	54.170	54.547	53.807
53.306	54.313	54.541	53.864
53.347	54.393	54.465	53.854
53.388	54.361	54.416	53.815
53.340	54.368	54.358	53.796
53.388	54.425	54.258	53.819
53.436	54.456	54.272	53.818
53.482	54.478	54.292	53.800
53.485	54.495	54.290	53.747
53.520	54.494	54.318	53.737
53.677	54.533	54.423	53.724
53.729	54.566	54.383	53.710
53.766	54.605	54.353	53.675
53.814	54.605	54.328	53.638
53.862	54.596	54.304	53.479
53.910	54.579	54.279	53.275
53.941	54.562	54.241	53.241
53.955	54.548	54.402	
53.947	54.521	54.378	
53.935	54.489	54.354	
53.895	54.458	54.338	
53.883	54.433	54.290	
53.885	54.400	54.243	

TOTAL = 6806.319
AVERAGE = 54.018

AVERAGE GROUND LEVEL METHOD

6806.319 / 126 = RL 54.018

+111M HEIGHT RESTRICTION = **RL 65.018M**

RESOURCE
CONSENT

FAST TRACK CONSENTING
TEAM ENDORSEMENT ISSUE

FOR INFORMATION

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AVERAGE HEIGHT
CALCULATION

SCALE : 1:200 @ A1

DATE : 26/10/2022

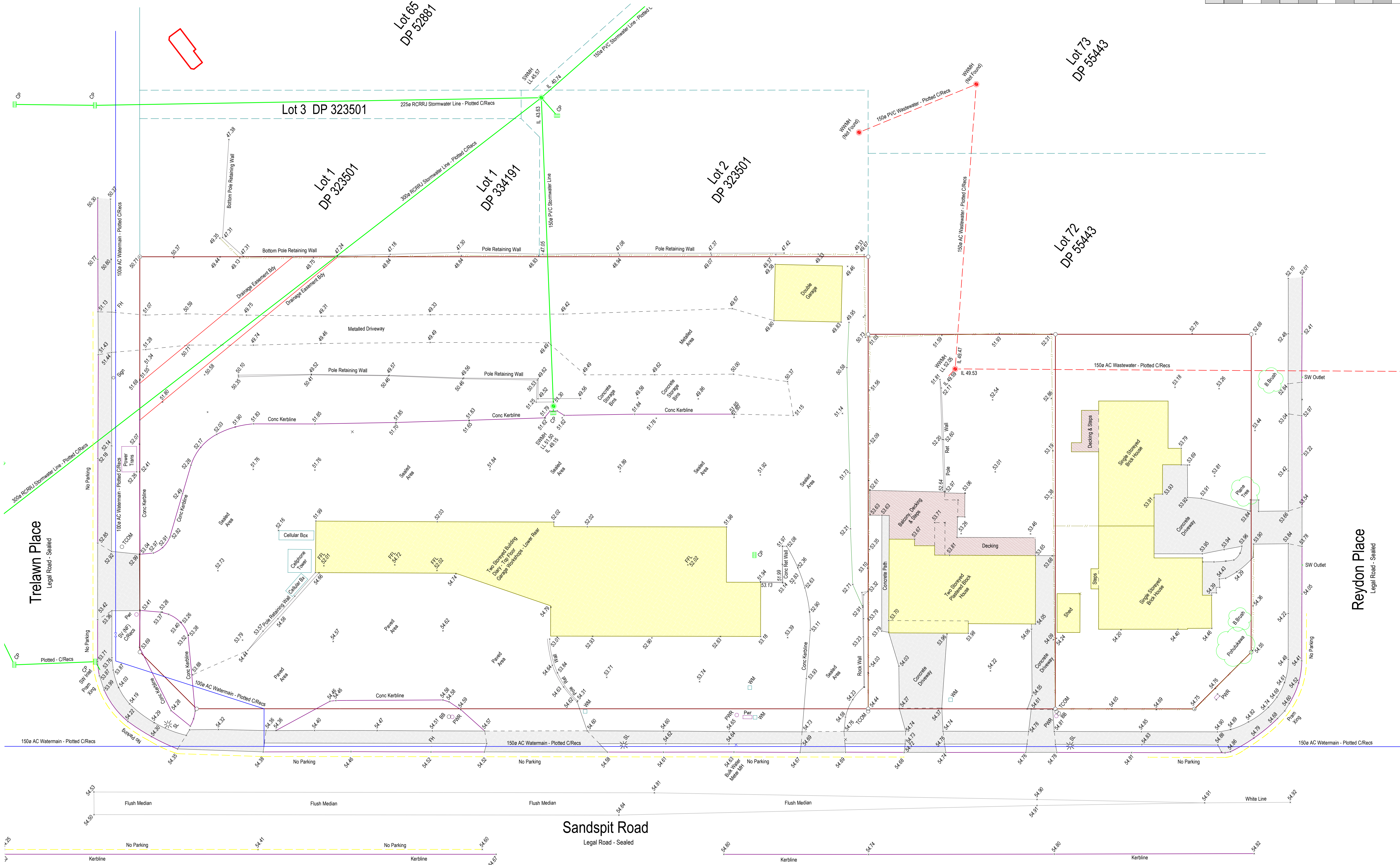
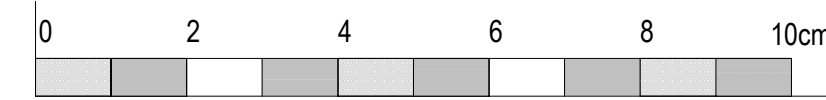
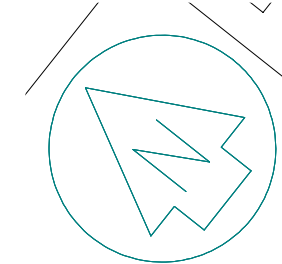
PROJECT No: 9540

RC0.04

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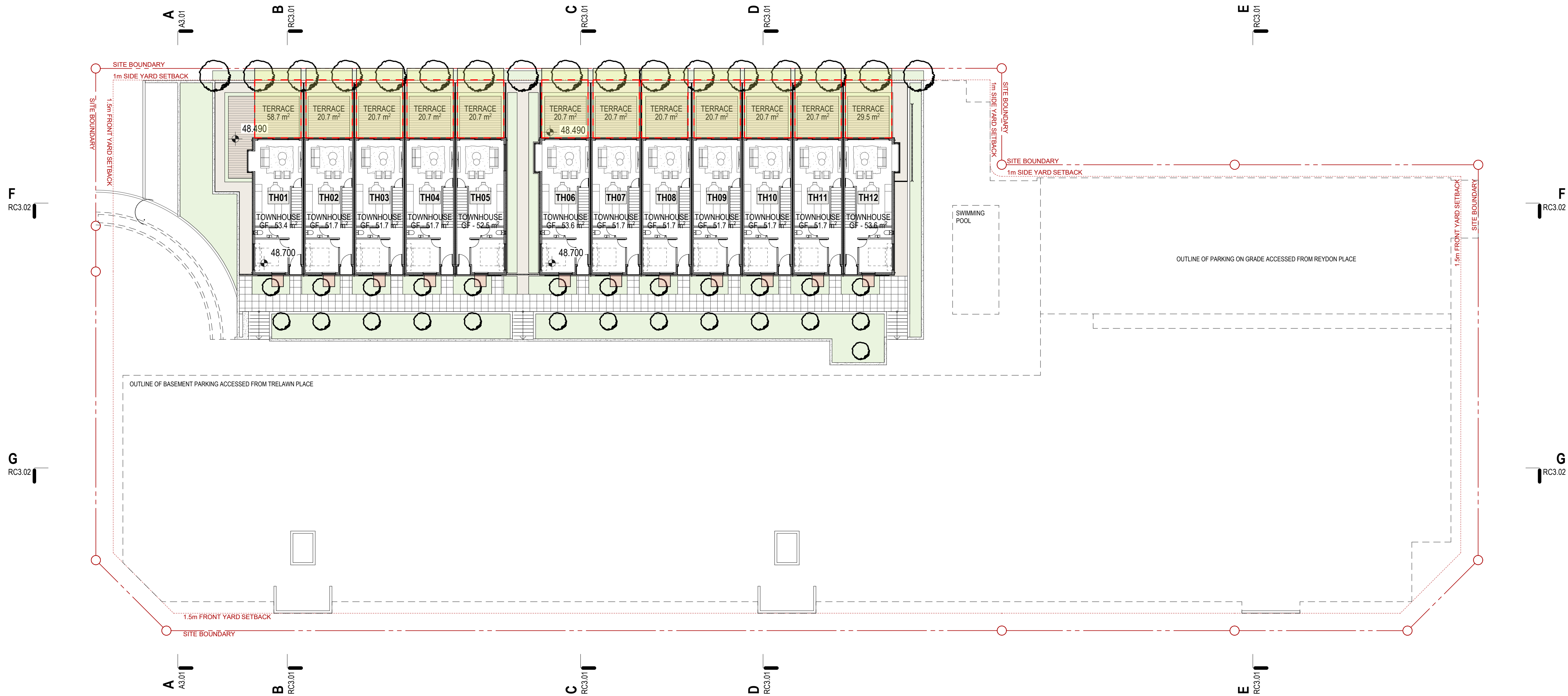
SURVEY
SCALE : @ A1
DATE : 26/10/2022
PROJECT No: 9540

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OUTLOOK SPACE - PRINCIPAL LIVING ROOM
6x4m (DxW)

OUTLOOK SPACE - PRINCIPAL BEDROOM
3x3m (DxW)

OUTLOOK SPACE - HABITABLE ROOM
1x1m (DxW)

NON COMPLIANCE

GROUND LEVEL OUTDOOR LIVING SPACE - 20m²
MINIMUM DIMENSION (W/D) - 4m

ABOVE GROUND LEVEL OUTDOOR LIVING SPACE TWO+ BEDROOMS - 8m²
MINIMUM DIMENSION (W/D) - 1.8m

ABOVE GROUND LEVEL OUTDOOR LIVING SPACE SINGLE BEDROOM - 5m²
MINIMUM DIMENSION (W/D) - 1.8m

NON COMPLIANCE

TERRACE HOUSES LOWER
SCALE 1:200

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TERRACE HOUSES LOWER

SCALE : 1:200 @ A1

DATE : 26/10/2022

PROJECT No: 9540

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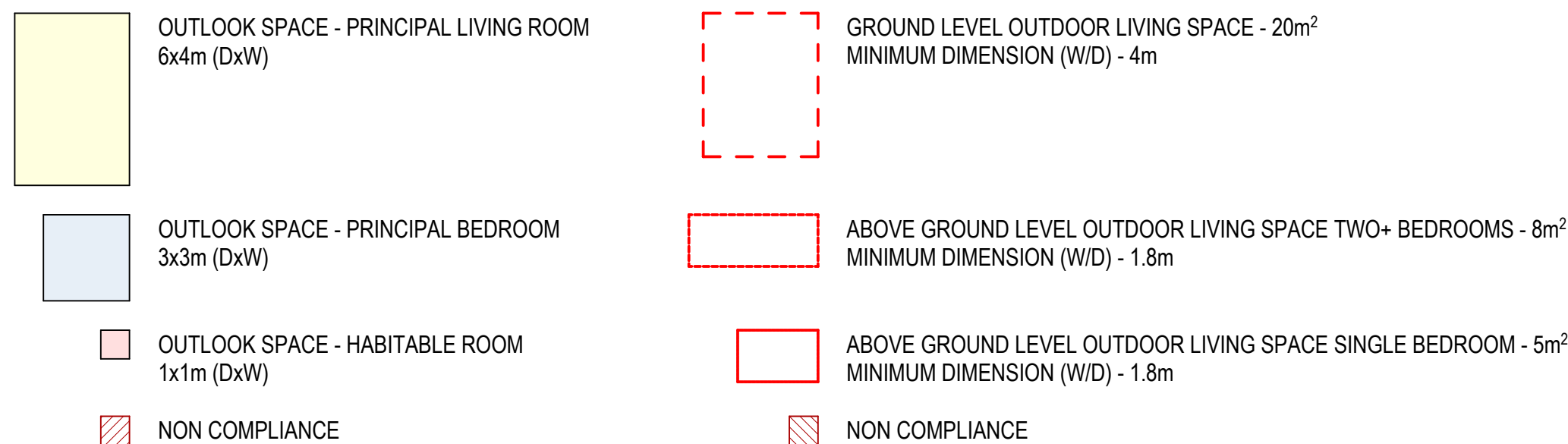
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TERRACE HOUSES UPPER / BASEMENT
SCALE 1:200

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TERRACE HOUSES UPPER +
PARKING

SCALE : 1:200 @ A1

DATE : 26/10/2022

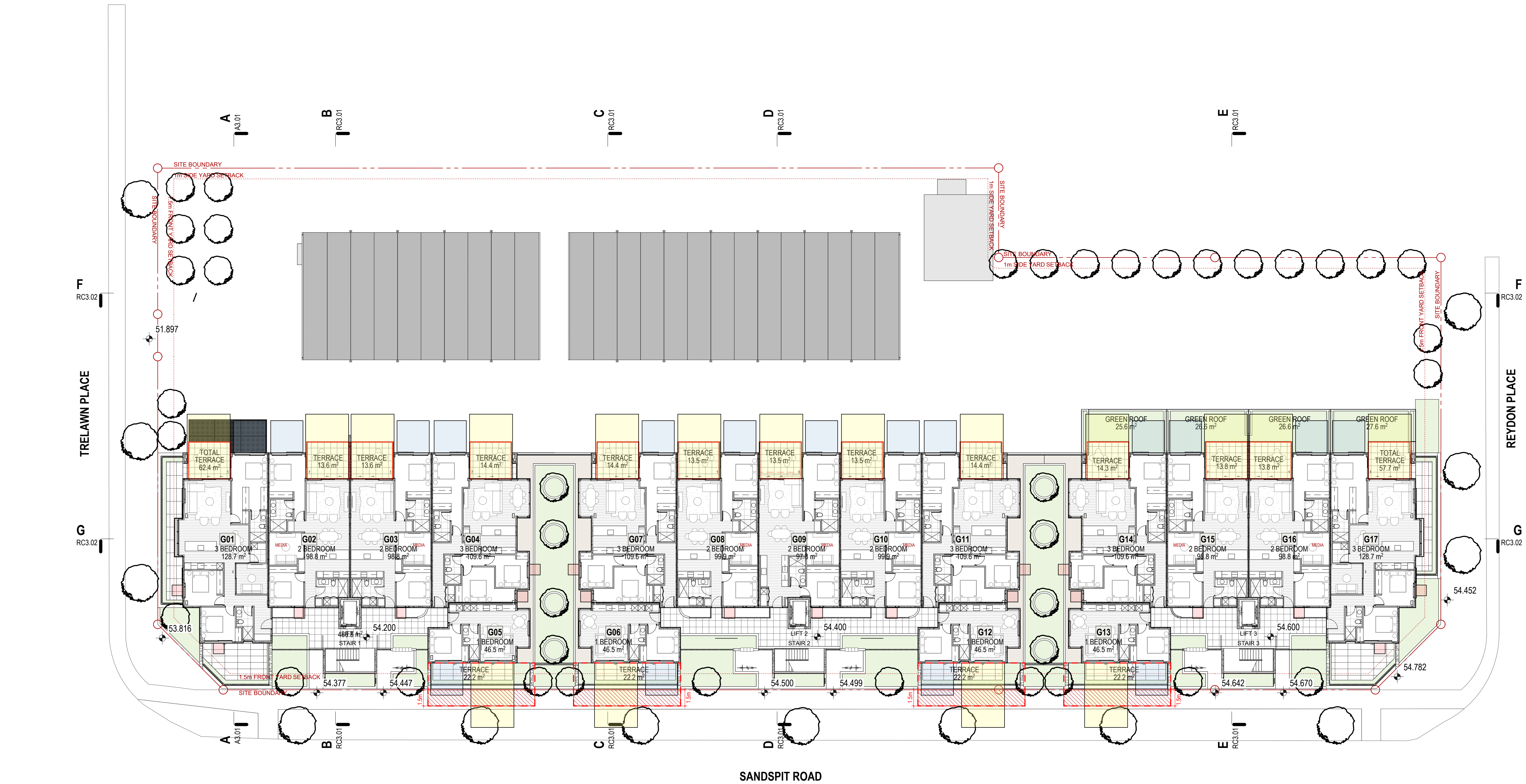
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6x4m (DxW)

OUTLOOK SPACE - PRINCIPAL BEDROOM
3x3m (DxW)

OUTLOOK SPACE - HABITABLE ROOM
1x1m (DxW)

 NON COMPLIANCE

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MINIMUM DIMENSION (W/D) - 4m

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MINIMUM DIMENSION (W/D) - 1.8m

 ABOVE GROUND LEVEL OUTDOOR LIVING SPACE SINGLE BEDROOM - 5m²
MINIMUM DIMENSION (W/D) - 1.8m

 NON COMPLIANCE

GROUND FLOOR
SCALE 1:200

RESOURCE CONSENT

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GROUND FLOOR PLAN

SCALE : 1:200 @ A1

DATE : 26/10/2022

PROJECT No: 9540

RC1.02

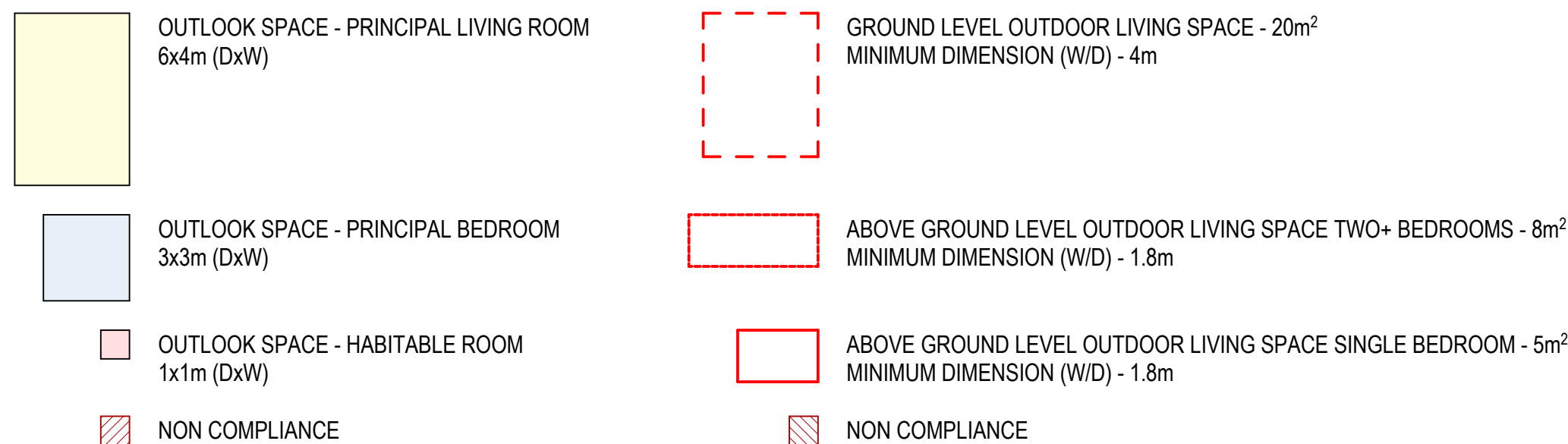
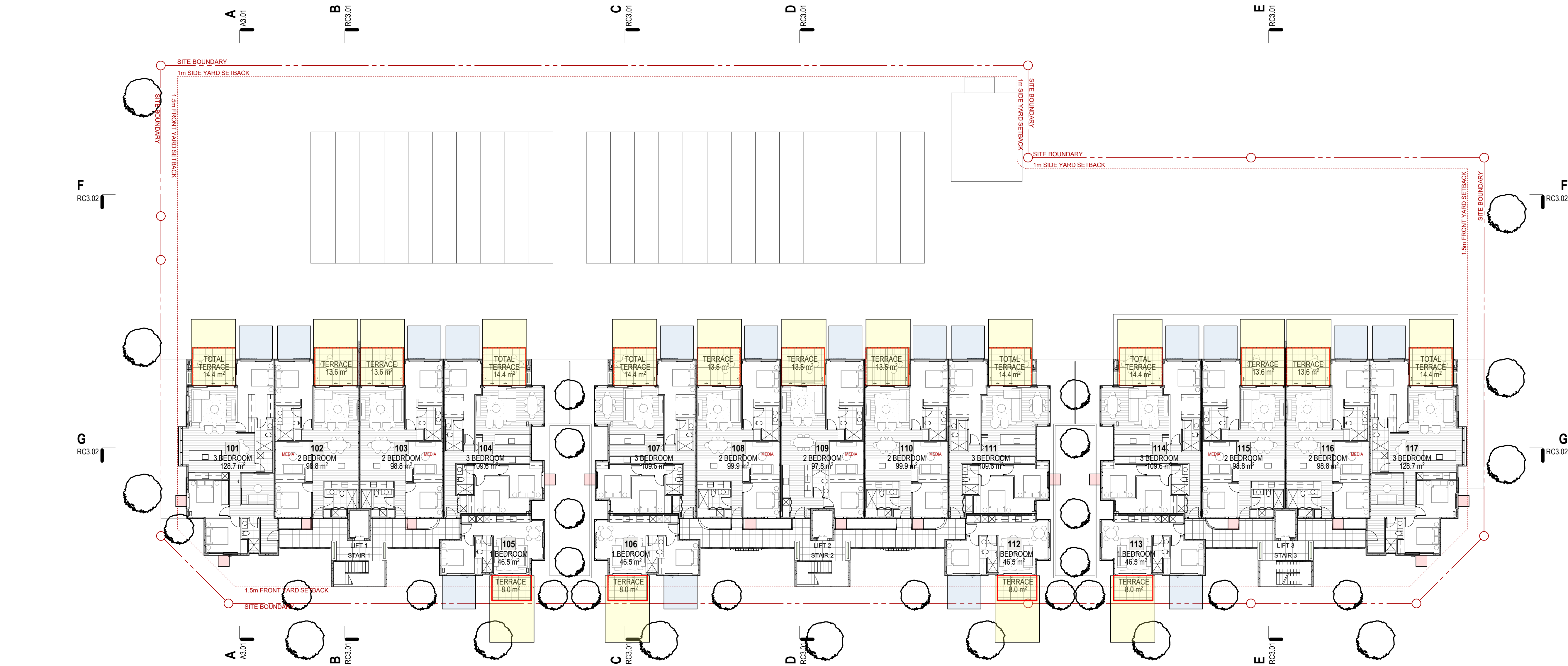
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FOR INFORMATION
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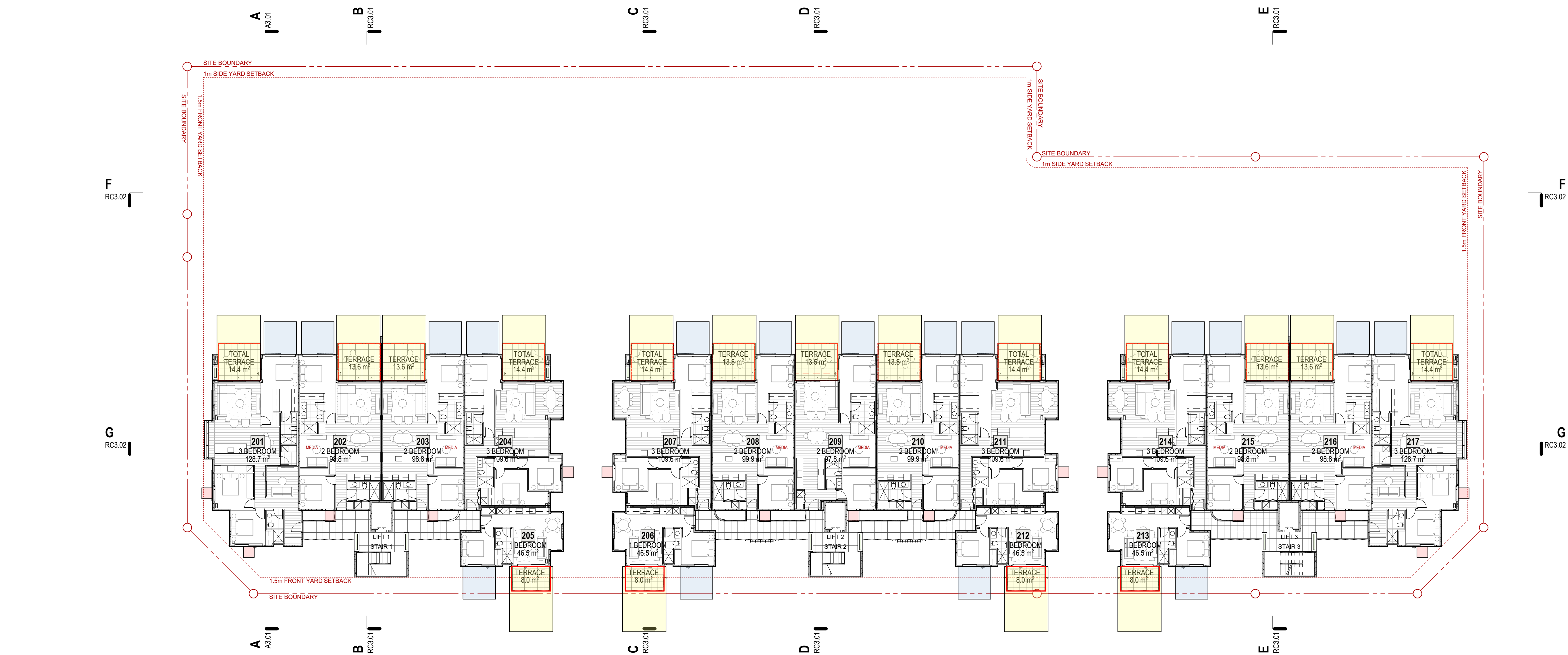
FIRST FLOOR PLAN
SCALE : 1:200 @ A1
DATE : 26/10/2022
PROJECT No: 9540

RC1.03

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- OUTLOOK SPACE - PRINCIPAL LIVING ROOM
6x4m (DxW)
- OUTLOOK SPACE - PRINCIPAL BEDROOM
3x3m (DxW)
- OUTLOOK SPACE - HABITABLE ROOM
1x1m (DxW)
- NON COMPLIANCE
- GROUND LEVEL OUTDOOR LIVING SPACE - 20m²
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MINIMUM DIMENSION (W/D) - 1.8m
- ABOVE GROUND LEVEL OUTDOOR LIVING SPACE SINGLE BEDROOM - 5m²
MINIMUM DIMENSION (W/D) - 1.8m
- NON COMPLIANCE

LEVEL 2
SCALE 1:200

RESOURCE
CONSENT

FAST TRACK CONSENTING
TEAM ENDORSEMENT ISSUE

FOR INFORMATION

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

SECOND FLOOR PLAN

SCALE : 1:200 @ A1

DATE : 26/10/2022

PROJECT No: 9540

RC1.04

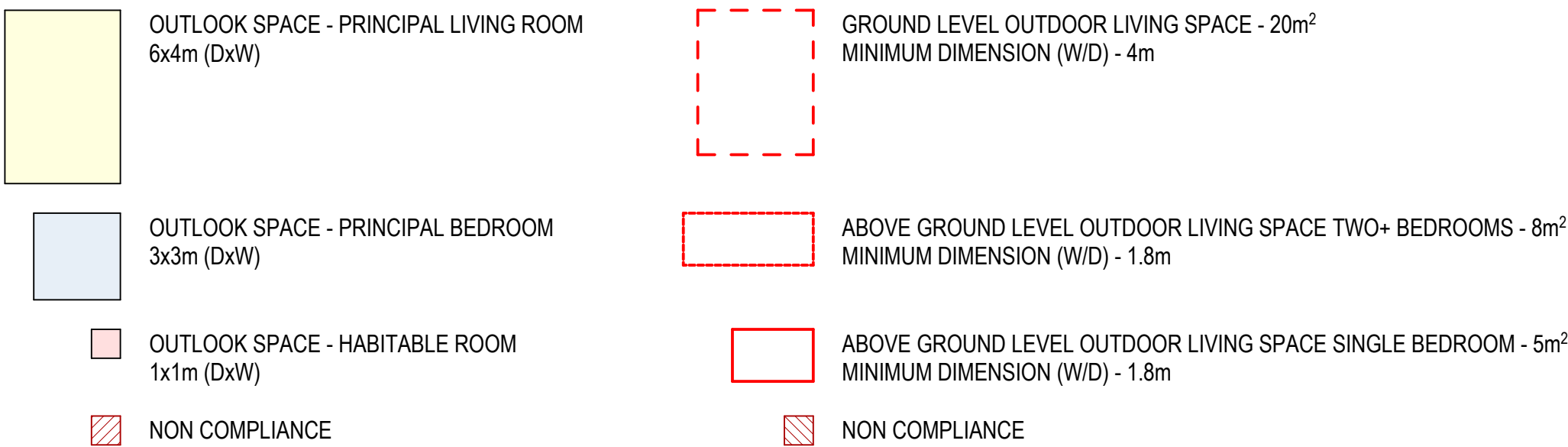
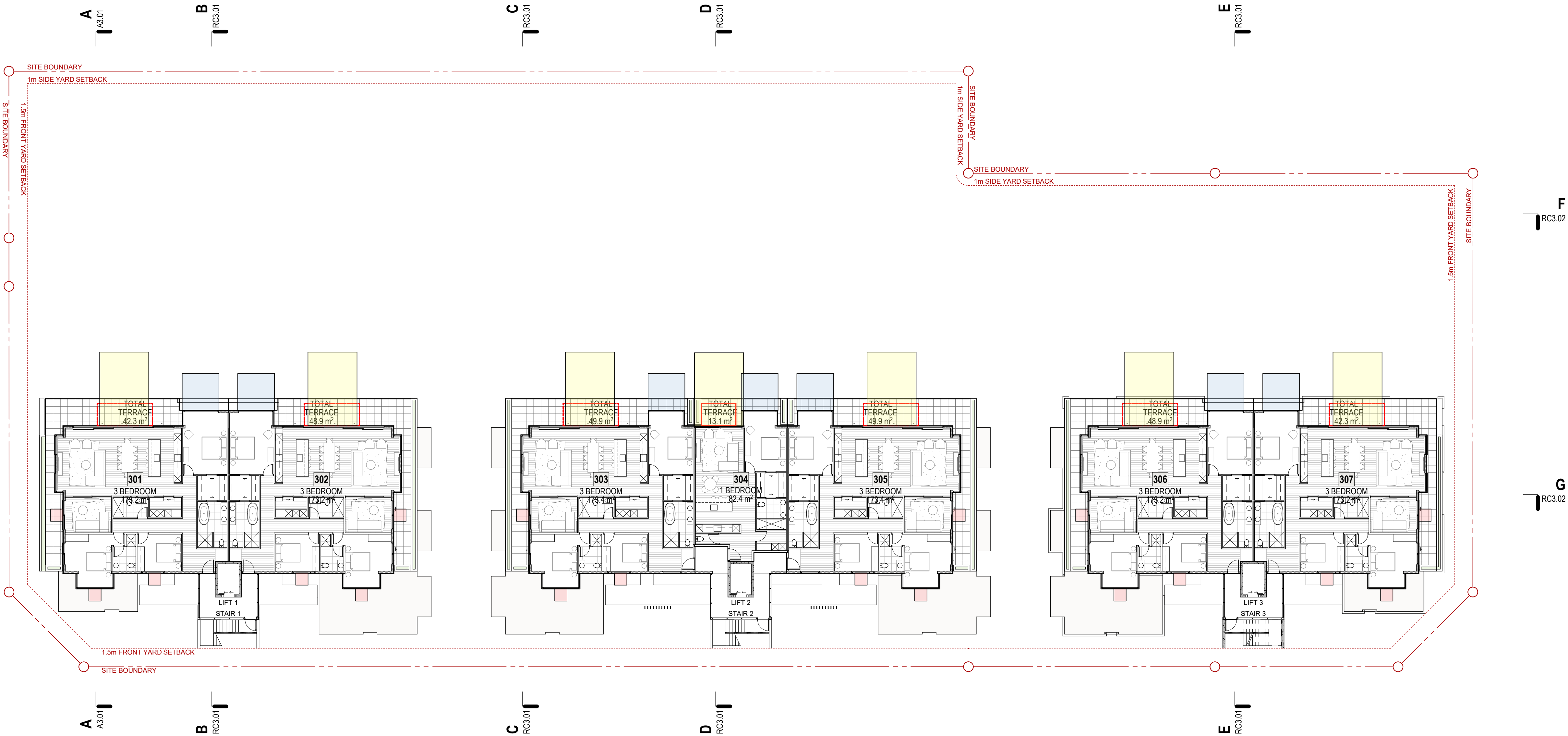
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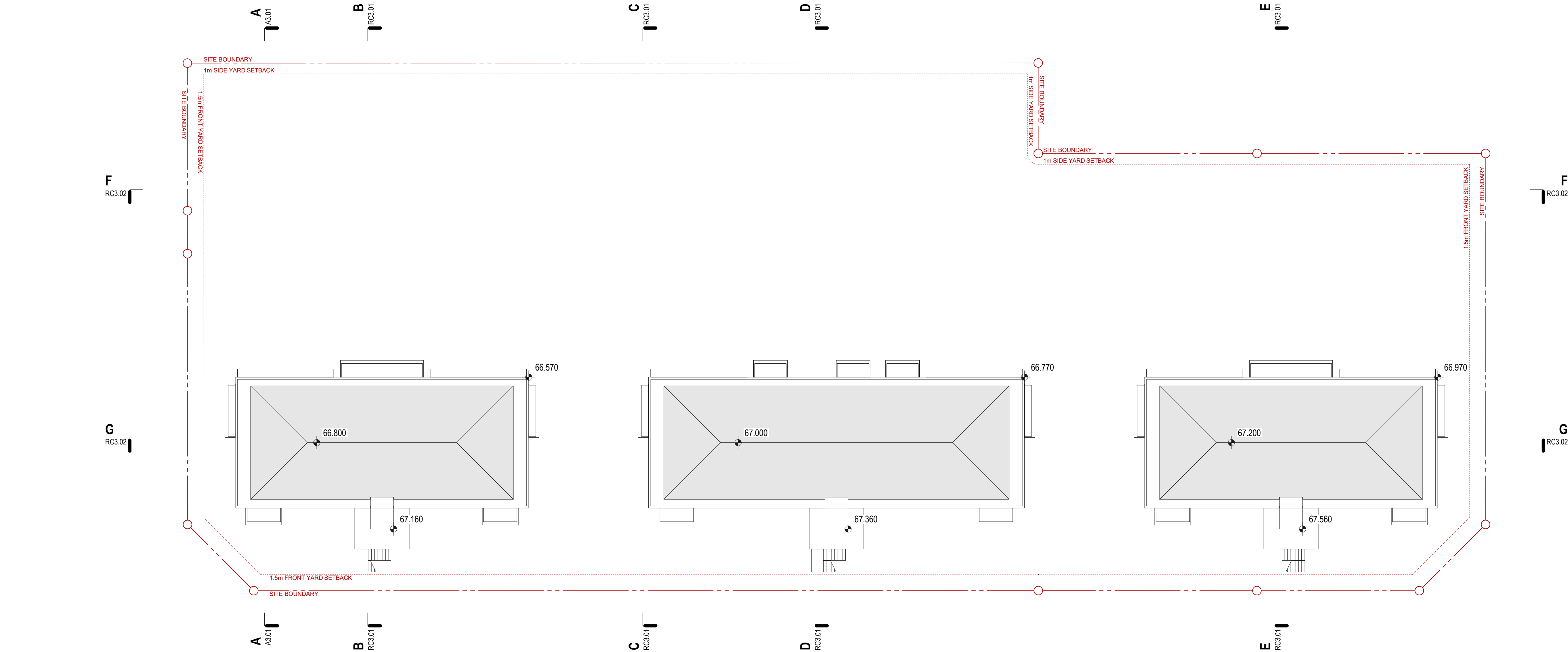
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RESOURCE
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FAST TRACK CONSENTING
TEAM ENDORSEMENT ISSUE

FOR INFORMATION

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

ROOF PLAN

SCALE : 1:200 @ A1

DATE : 26/10/2022

PROJECT No: 9540

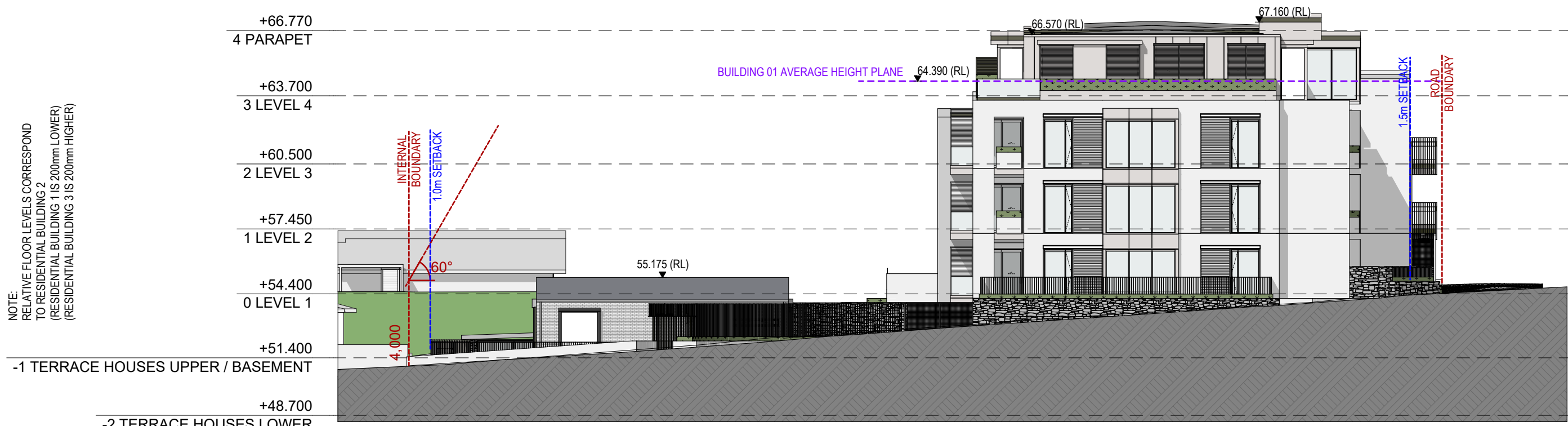
RC1.06



1 | NORTH EAST ELEVATION
SCALE 1:200



2 | SOUTH WEST ELEVATION
SCALE 1:200



3 | NORTH WEST ELEVATION
SCALE 1:200



4 | SOUTH EAST ELEVATION
SCALE 1:200

RESOURCE
CONSENT

FAST TRACK CONSENTING
TEAM ENDORSEMENT ISSUE

FOR INFORMATION

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

ELEVATIONS

SCALE : 1:200 @ A1

DATE : 26/10/2022

PROJECT No: 9540

RC2.01

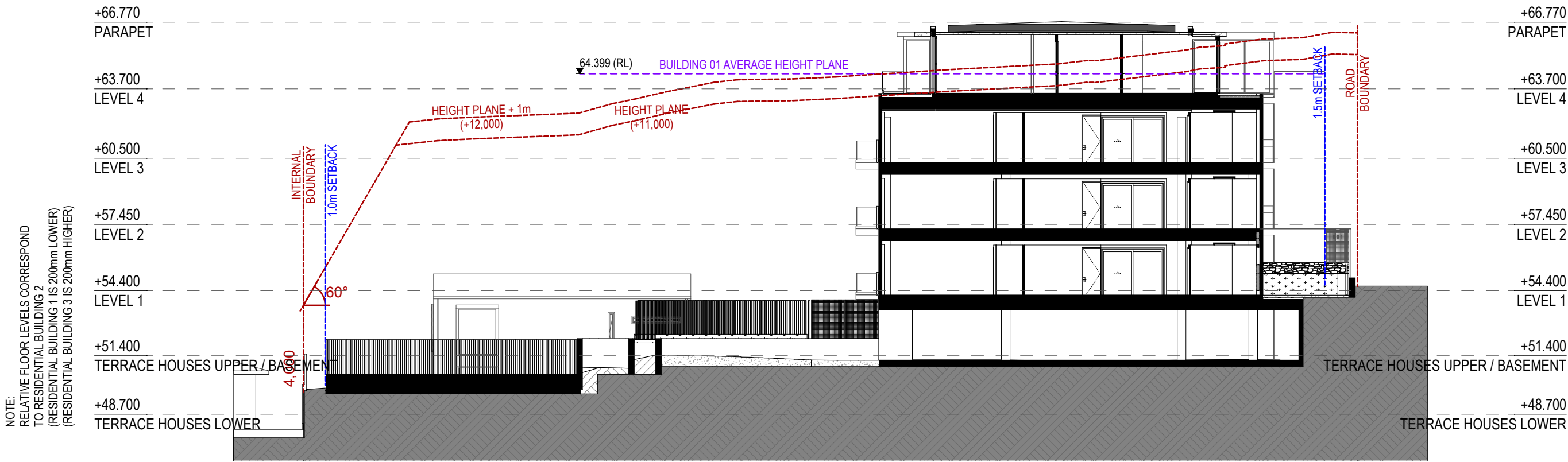
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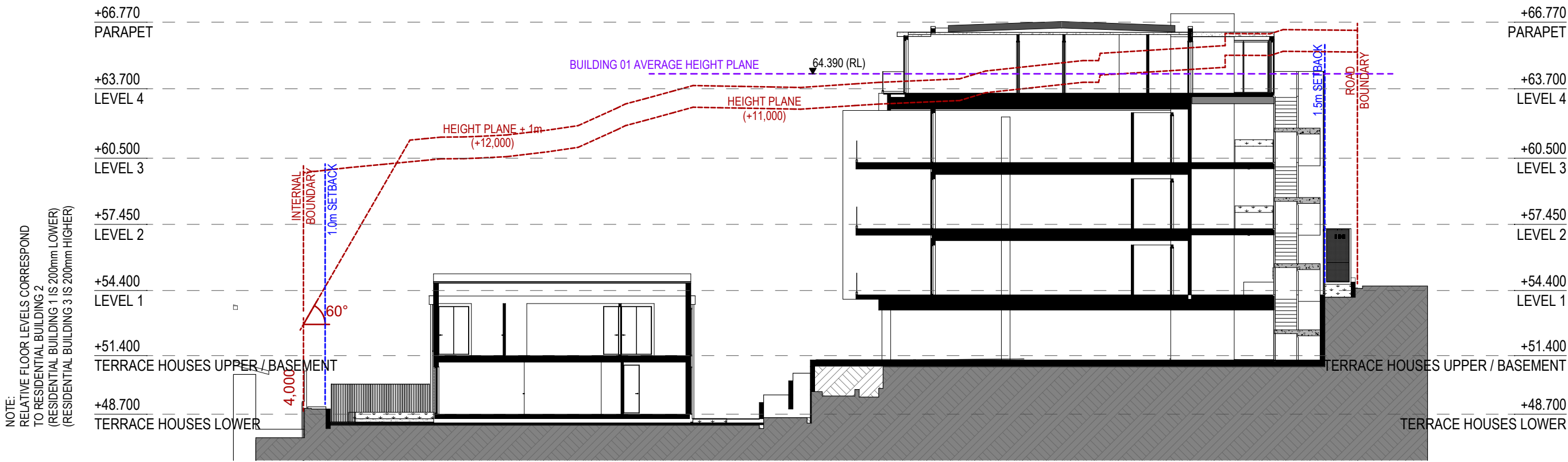
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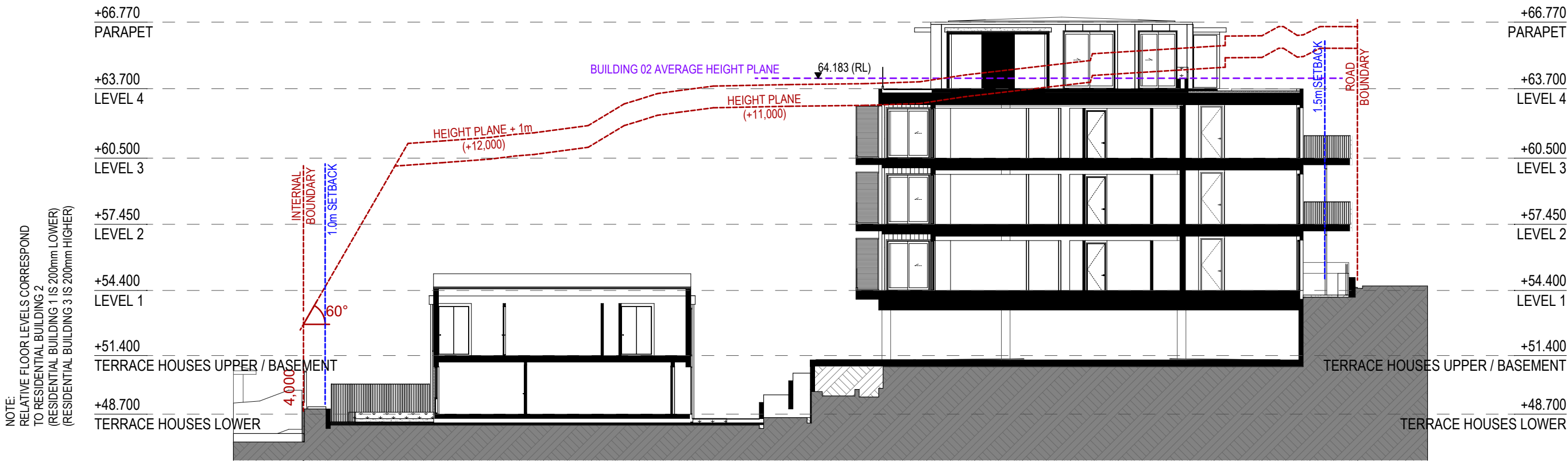
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SCALE 1:200



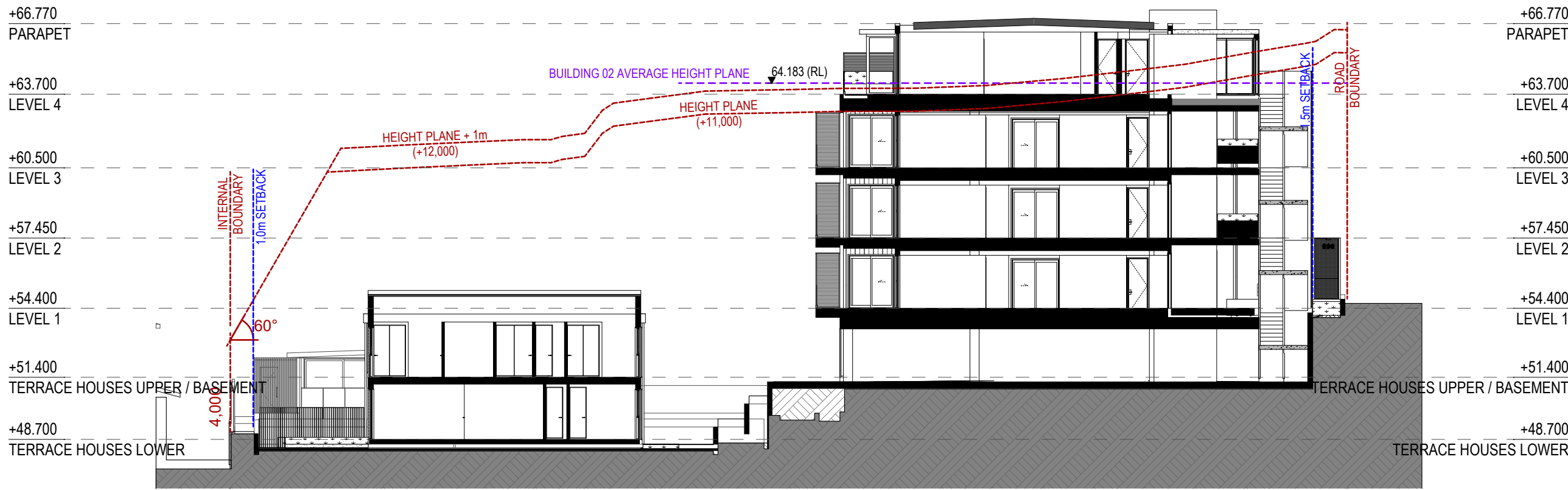
2 | CROSS SECTION B - RC

SCALE 1:200



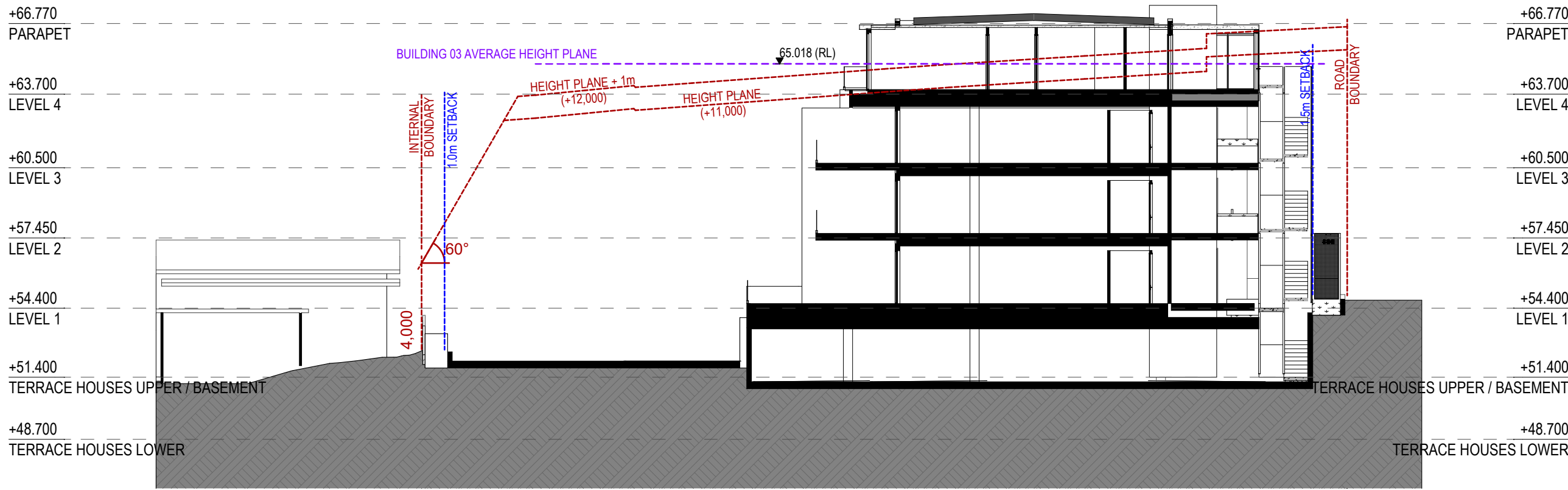
3 | CROSS SECTION C - RC

SCALE 1:200



4 | CROSS SECTION D - RC

SCALE 1:200



5 | CROSS SECTION E - RC

SCALE 1:200

RESOURCE
CONSENT

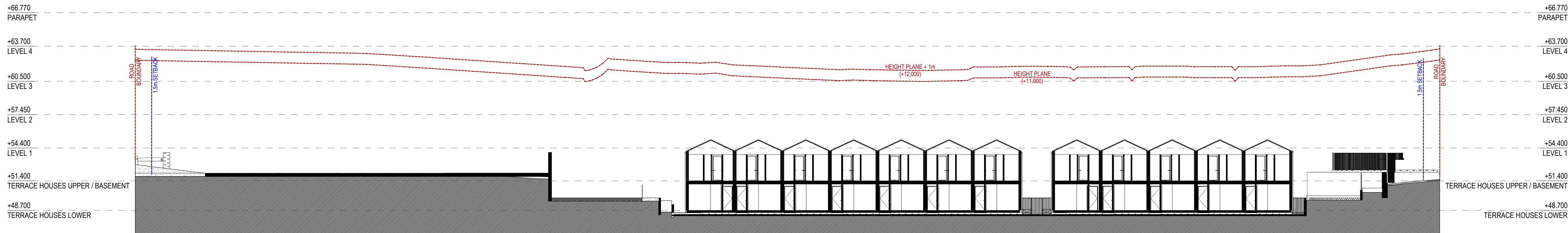
FAST TRACK CONSENTING
TEAM ENDORSEMENT ISSUE

FOR INFORMATION

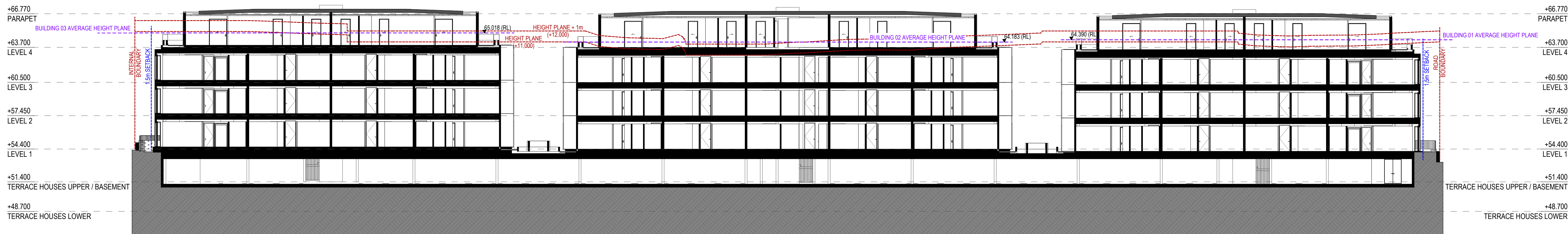
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SECTIONS	
SCALE :	1:200 @ A1
DATE :	26/10/2022
PROJECT No:	9540

RC3.01



1 | CROSS SECTION F - RC
SCALE 1:200



7 | CROSS SECTION G - RC
SCALE 1:200

RESOURCE
CONSENT

FAST TRACK CONSENTING
TEAM ENDORSEMENT ISSUE

FOR INFORMATION
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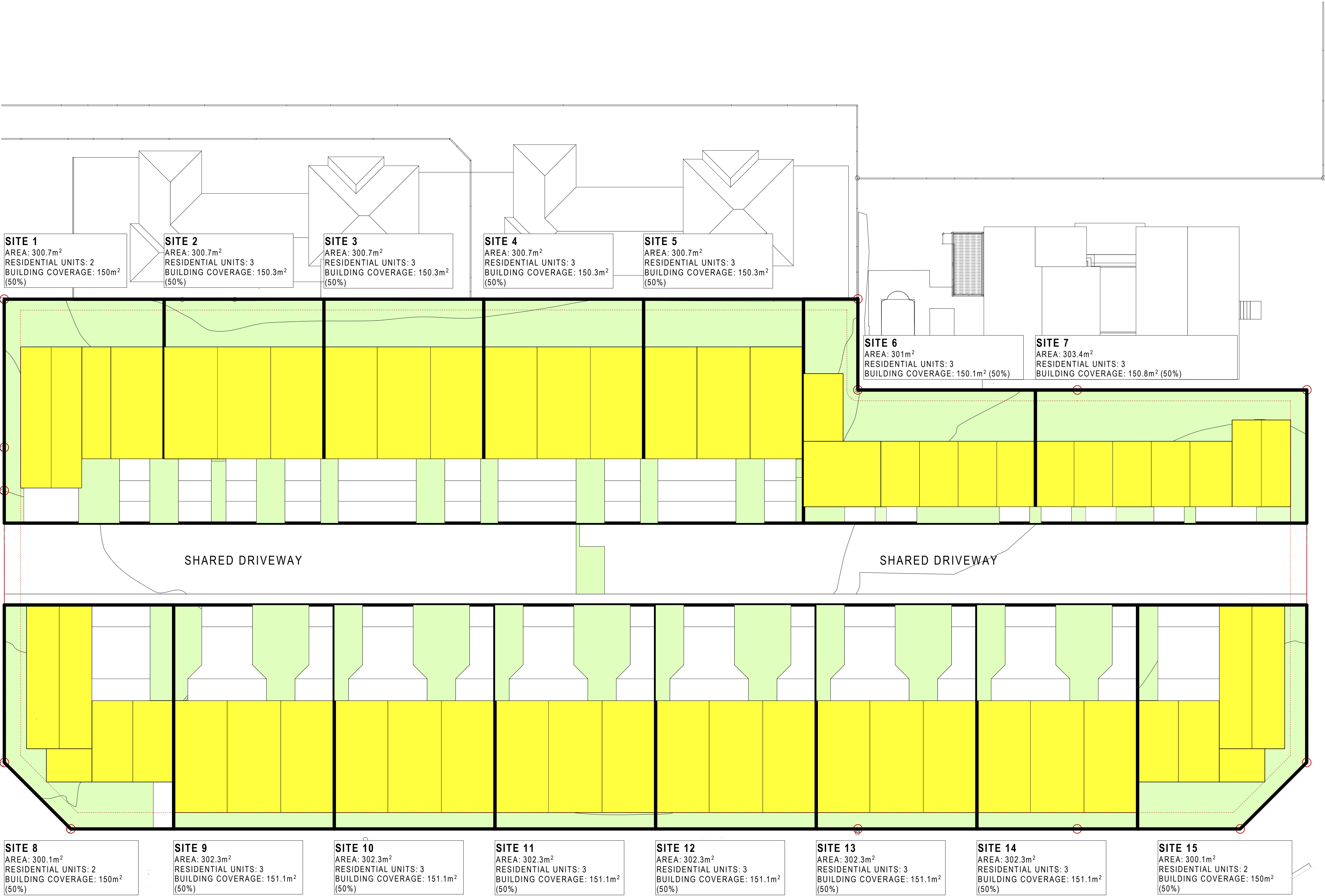
SECTIONS
SCALE : 1:200 @ A1
DATE : 26/10/2022
PROJECT No: 9540

RC3.02

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TOTAL SITE AREA 5417m²
PERMITTED SITE COVERAGE 50%
PROPOSED BUILDING COVERAGE 2,255m² (41.6%)
MINIMUM LANDSCAPED AREA 20%
PROPOSED LANDSCAPED AREA 1,447.1m² (26.7%)

ANTICIPATED CONSENTABLE ENVIRONMENT DIAGRAM



CONSULTANTS		
DETAILS	DATE	REV

MDRS Density Standard*
3 dwellings per site
11m (+1m for roof form)
4m and 60 degrees entire side and rear boundary.
Front – 1.5m Side and rear – 1m
N/A
50%
20% but can include tree canopy cover over impervious area 4m x 4m from principal living room.
1m x 1m from other habitable rooms
20m ² for ground floor units
8m ² for above ground floor units

RESOURCE CONSENT

FAST TRACK CONSENTING
TEAM ENDORSEMENT ISSUE

FOR INFORMATION	
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT	
ANTICIPATED CONSENTABLE ENVIRONMENT	
SCALE :	1:200 @ A1
DATE :	26/10/2022
PROJECT No:	9540

RC4.01



1 | GROUND FLOOR
SCALE 1:350



2 | FIRST FLOOR
SCALE 1:350

TOTAL SITE AREA 5417m²
PERMITTED SITE COVERAGE 50%
PROPOSED BUILDING COVERAGE 2,255m² (41.6%)
MINIMUM LANDSCAPED AREA 20%
PROPOSED LANDSCAPED AREA 1,447.1m² (26.7%)

ANTICIPATED CONSENTABLE ENVIRONMENT DIAGRAMS

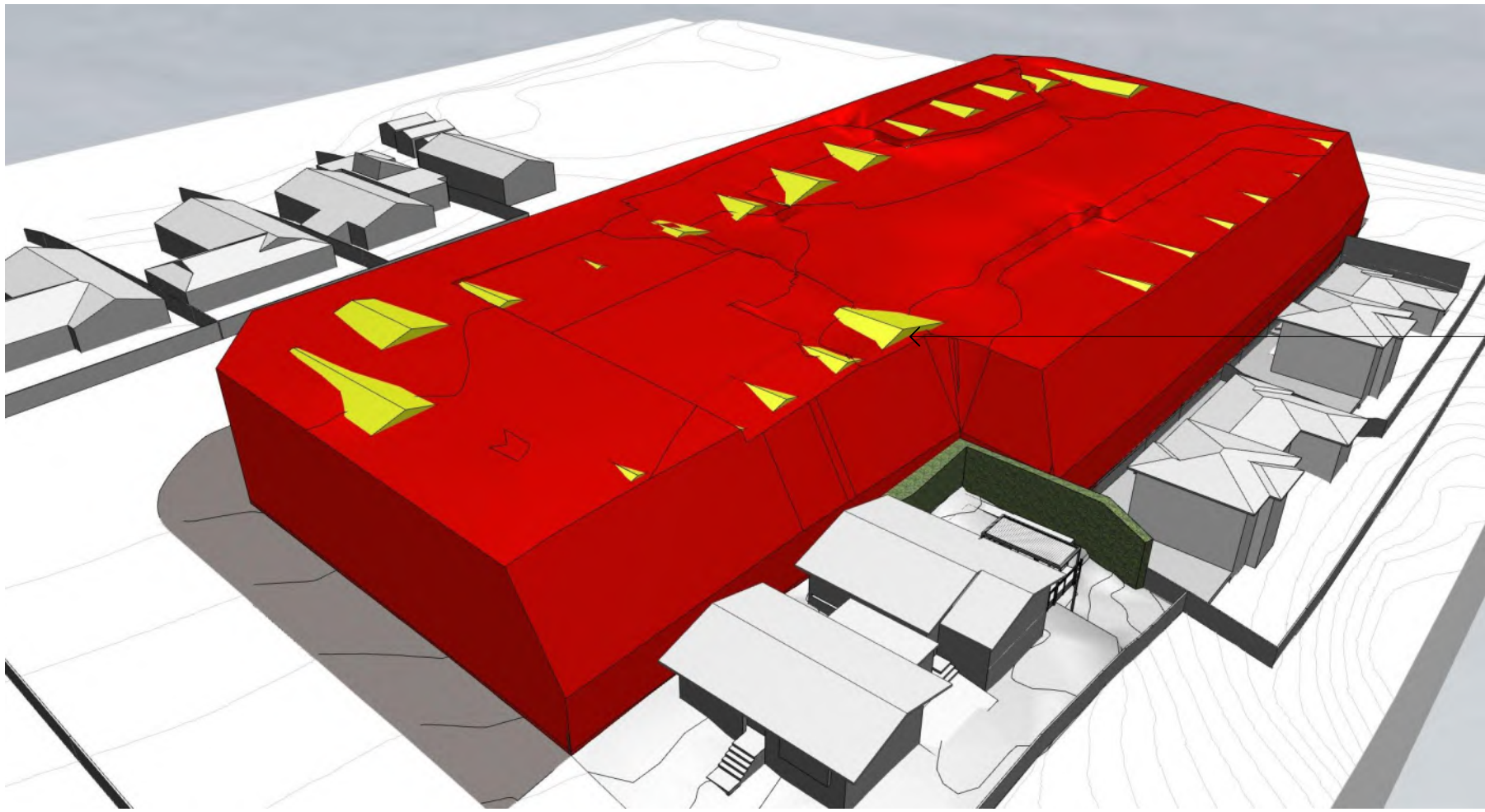


3 | SECOND FLOOR
SCALE 1:350



4 | AERIAL (SE)

'ANTICIPATED CONSENTABLE ENVIRONMENT' SCHEME
COMPLYING WITH THE MEDIUM DENSITY STANDARDS OF
THE 'MIXED HOUSING URBAN ZONE'



5 | AERIAL (SE) WITH RMB HIRB

THE RED FORM DEMONSTRATES THE CONTAINMENT
ENVELOP OF THE MIXED HOUSING URBAN ZONE 4m + 60
DEGREE HIRB AND 11m ROLLING HEIGHT PLANE

ALL PITCHED ROOF INTRUSIONS THROUGH THE 11m
ROLLING HEIGHT PLANE ARE LESS THAN 1m HIGH TO
COMPLY WITH THE MDRS DENSITY STANDARD.

NOTE: THE PROPOSED ANTICIPATED CONSENTABLE
ENVIRONMENT IS FULLY COMPLIANT WITH THE HIRB
CONTROLS UNDER THE MDRS DENSITY STANDARD.

MDRS Density
Standard*

3 dwellings per site

11m (+1m for roof
form)

4m and 60 degrees
entire side and rear
boundary.

Front – 1.5m
Side and rear – 1m

N/A

50%

20% but can include
tree canopy cover
over impervious area
4m x 4m from
principal living room.

1m x 1m from other
habitable rooms

20m² for ground floor
units

8m² for above ground
floor units

RESOURCE
CONSENT

FAST TRACK CONSENTING
TEAM ENDORSEMENT ISSUE

FOR INFORMATION
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ANTICIPATED
CONSENTABLE
ENVIRONMENT

SCALE : 1:350 @ A1

DATE : 26/10/2022

PROJECT No: 9540

RC4.02

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1 | AERIAL (N E)



2 | AERIAL (N W)



3 | AERIAL (S W)



4 | AERIAL (S E)

AERIAL PERSPECTIVES OF THE PROPOSED DEVELOPMENT

RESOURCE CONSENT

FAST TRACK CONSENTING
TEAM ENDORSEMENT ISSUE

FOR INFORMATION
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

AERIAL PERSPECTIVES (PROPOSED)

SCALE : @ A1

DATE : 26/10/2022

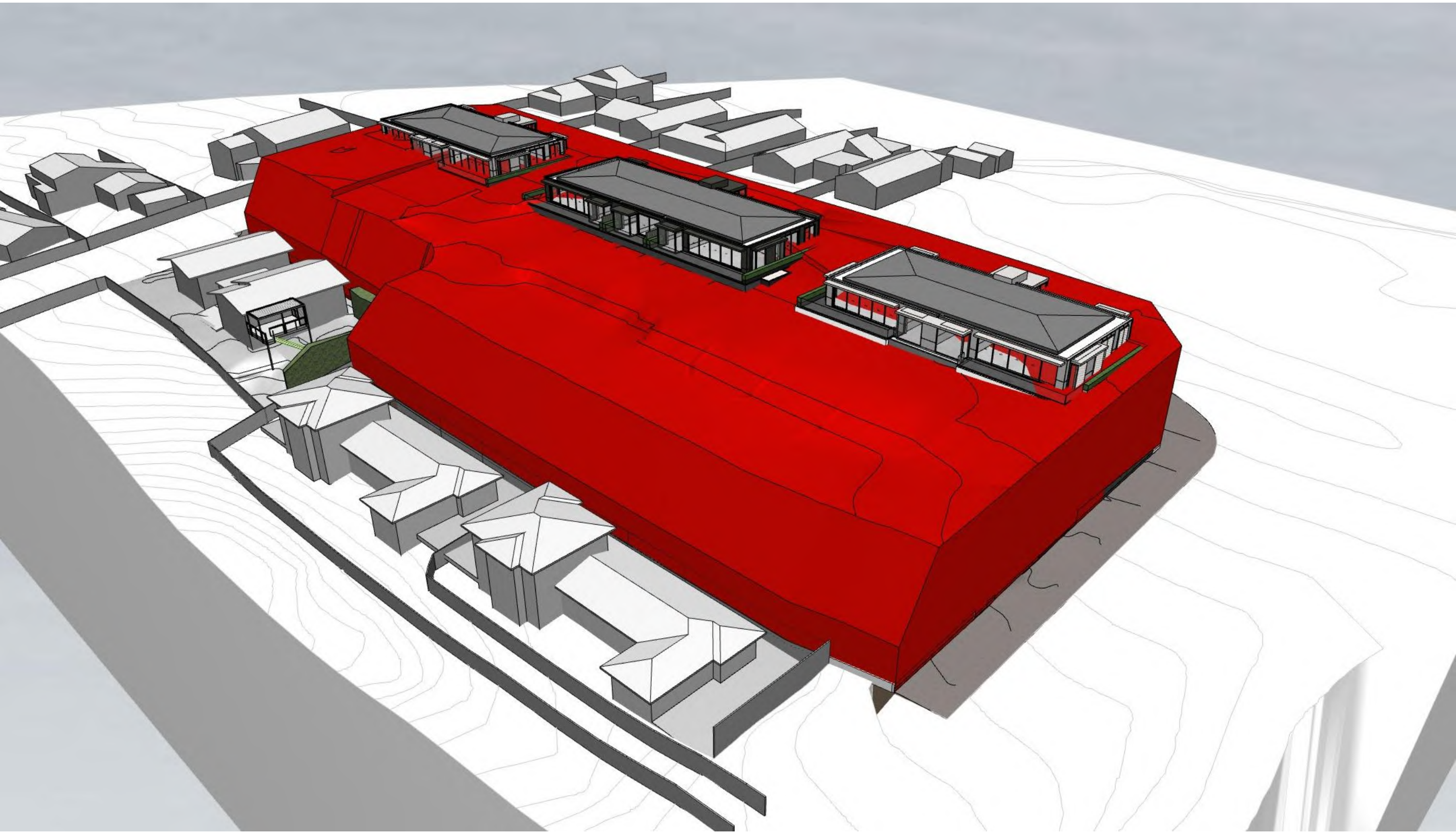
PROJECT No: 9540

RC4.03

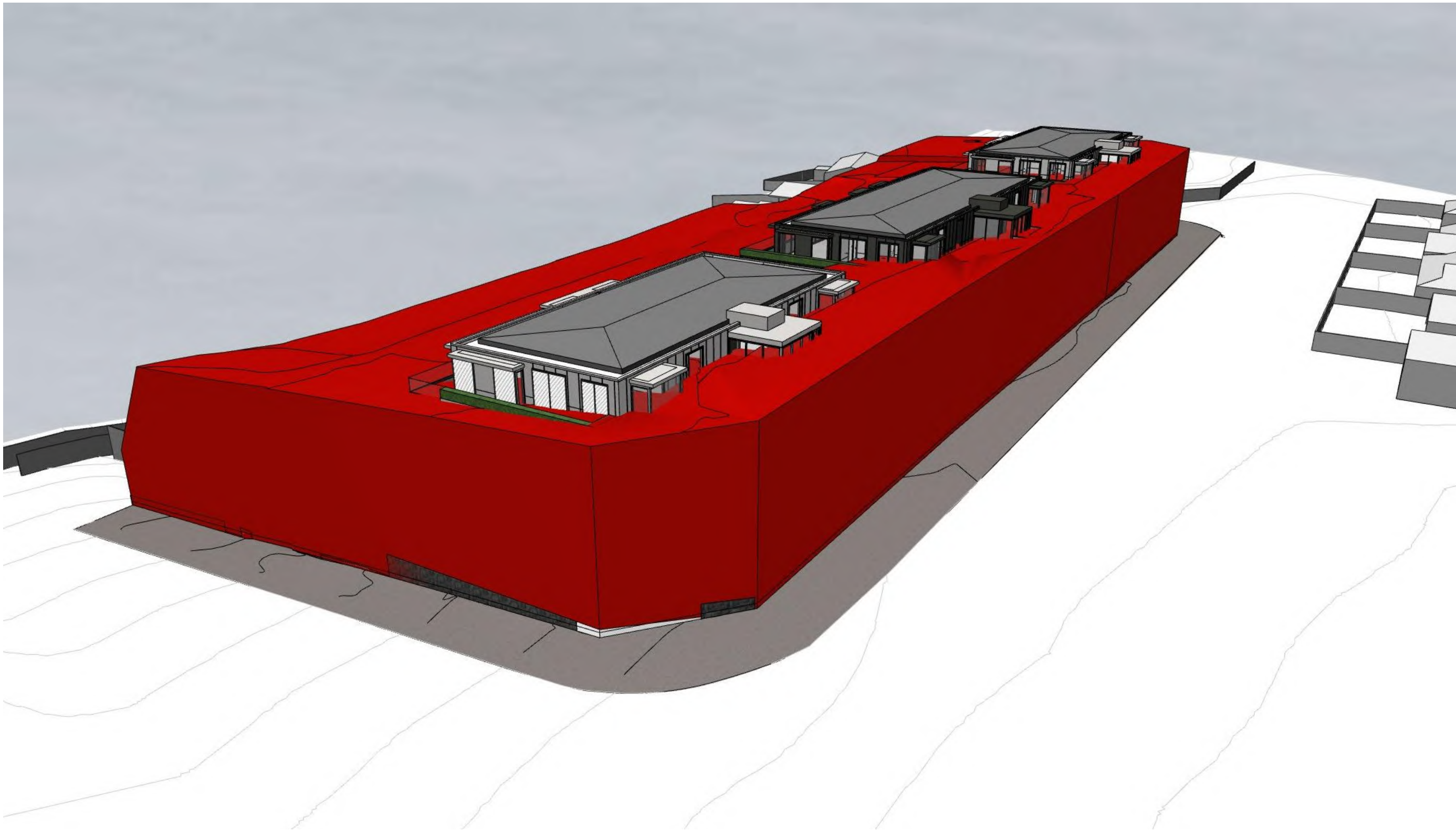
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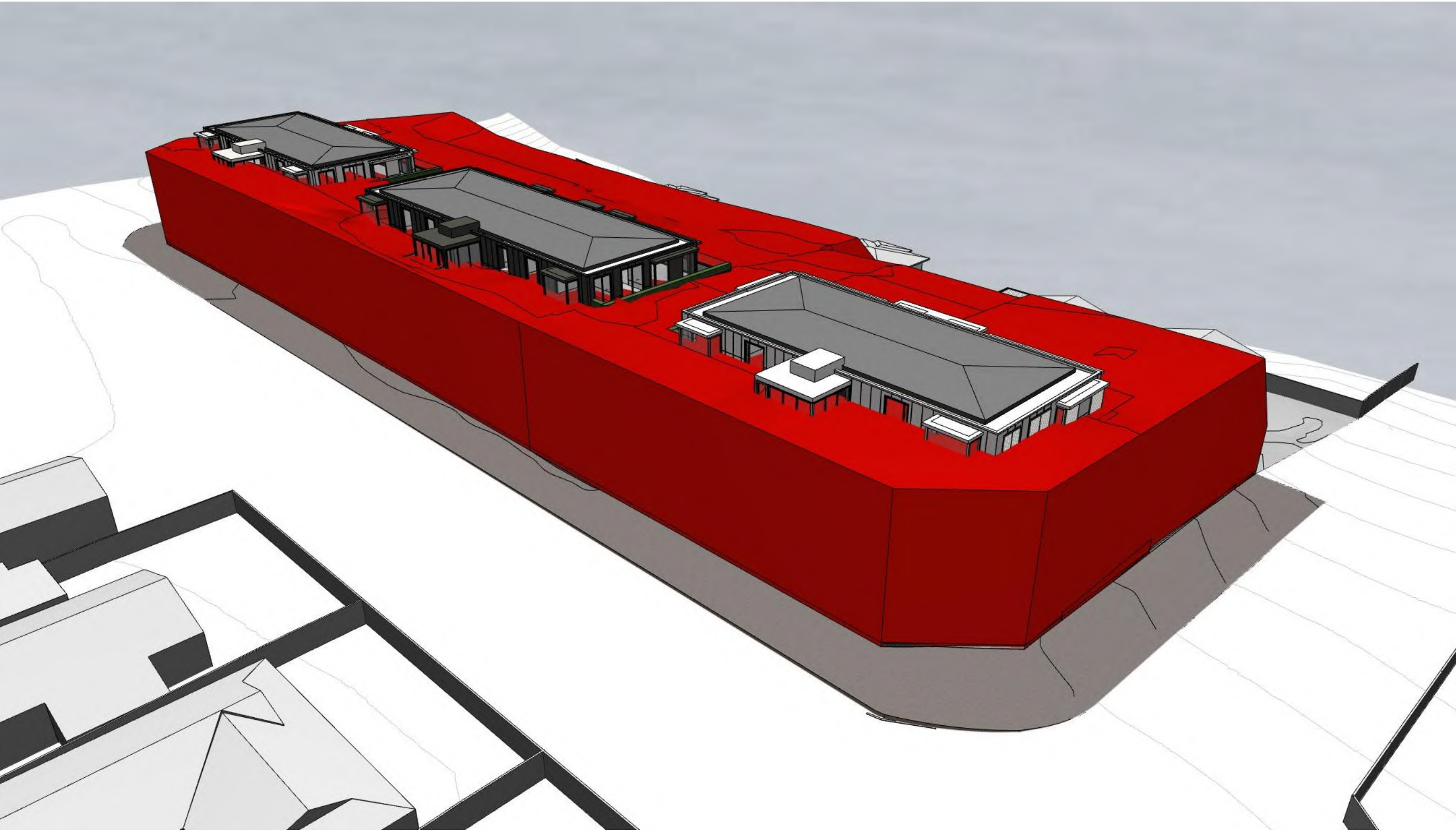
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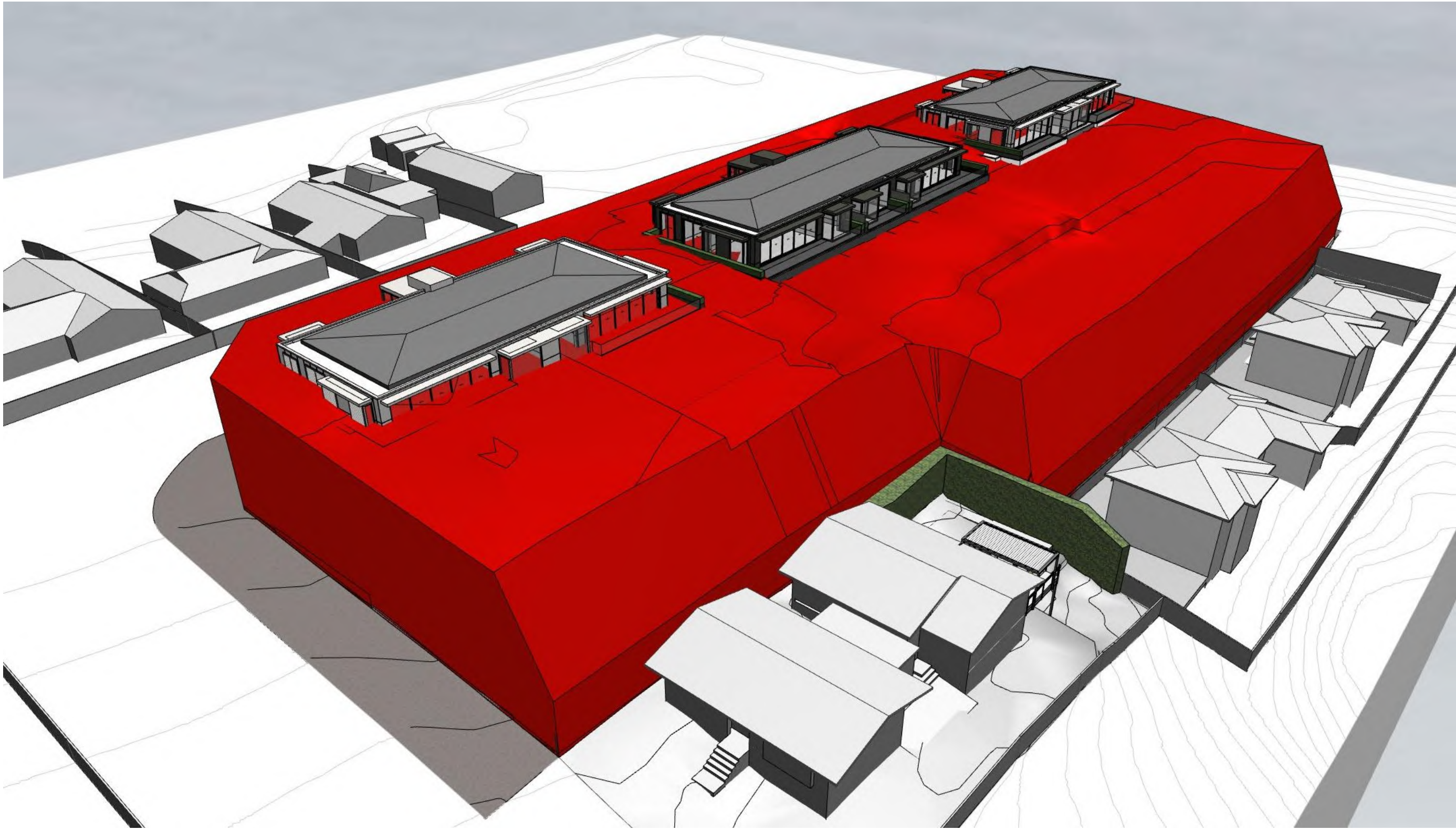
1 | AERIAL (N E)



2 | AERIAL (N W)



3 | AERIAL (S W)



4 | AERIAL (S E)

AERIAL PERSPECTIVES OF THE PROPOSED DEVELOPMENT
WITH THE MIXED HOUSING URBAN ZONE CONTAINMENT ENVELOPE

THE RED FORM DEMONSTRATES THE CONTAINMENT
ENVELOPE OF THE MIXED HOUSING URBAN ZONE 4m + 60
DEGREE HIRB AND 11m ROLLING HEIGHT PLANE

MAP

BOX PROPERTY INVESTMENTS LTD

30 to 40 SANDSPIT ROAD,
2 + 4 REYDON PLACE
HOWICK

CONSULTANTS

DETAILS

DATE

REV

RESOURCE CONSENT

FAST TRACK CONSENTING
TEAM ENDORSEMENT ISSUE

FOR INFORMATION

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

AERIAL PERSPECTIVES
(PROPOSED + HIRB)

SCALE : @ A1

DATE : 26/10/2022

PROJECT No: 9540

RC4.04

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1 | AERIAL (N E)



2 | AERIAL (N W)



3 | AERIAL (S W)



4 | AERIAL (S E)

THE BLUE 'PLANES' DEMONSTRATE THE POSITION OF THE
AVERAGE HEIGHT PLANES RELATIVE TO THE PROPOSED
DEVELOPMENT

AERIAL PERSPECTIVES OF THE PROPOSED DEVELOPMENT
WITH THE AVERAGE HEIGHT PLANES

RESOURCE
CONSENT

FAST TRACK CONSENTING
TEAM ENDORSEMENT ISSUE

FOR INFORMATION
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

AERIAL PERSPECTIVES
(PROPOSED + AVERAGE
HEIGHT PLANES)

SCALE : @ A1

DATE : 26/10/2022

PROJECT No: 9540

RC4.05

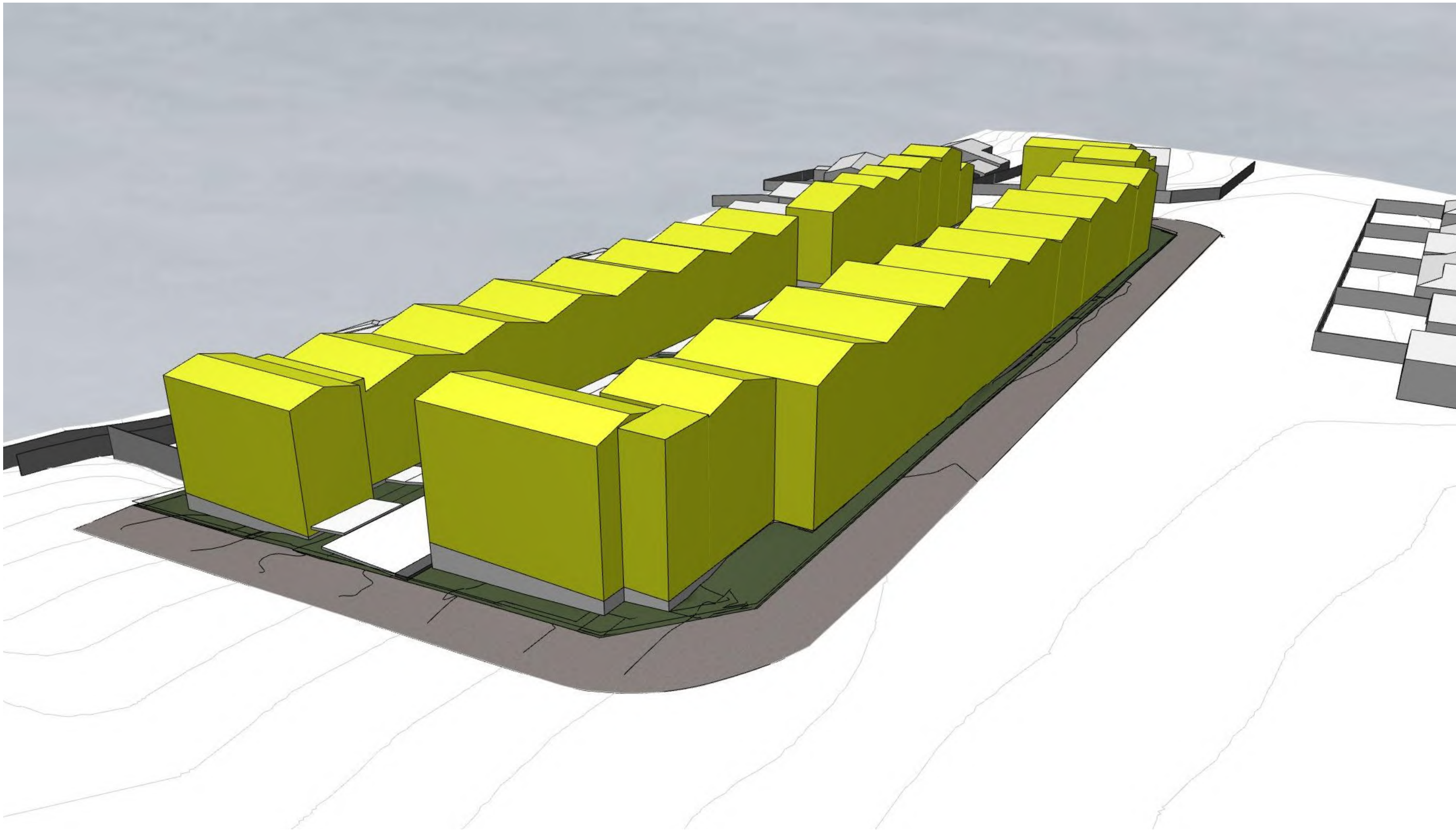
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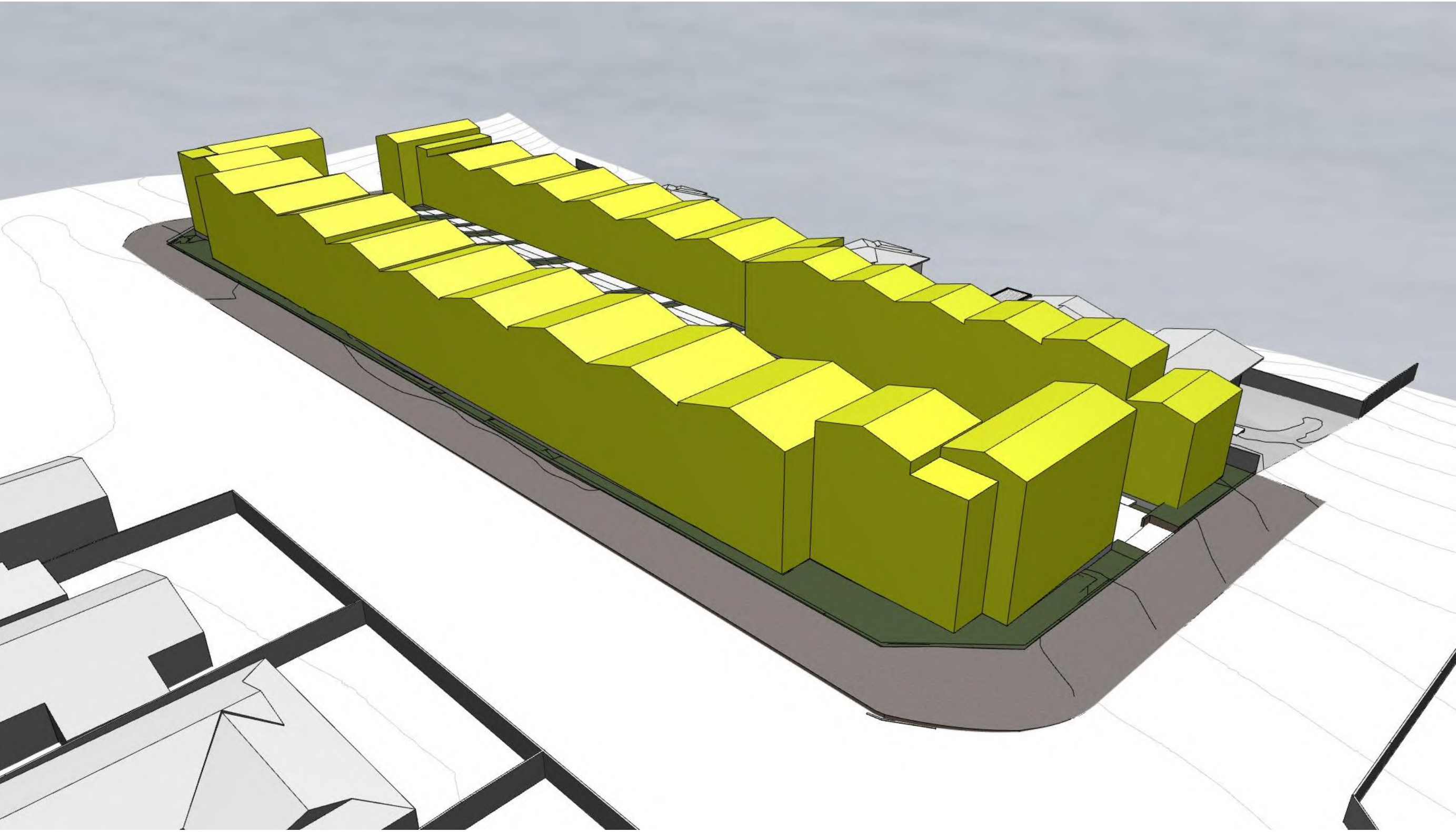
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1 | AERIAL (N E)



2 | AERIAL (N W)



3 | AERIAL (S W)



4 | AERIAL (S E)

'ANTICIPATED CONSENTABLE ENVIRONMENT' SCHEME
COMPLYING WITH THE MEDIUM DENSITY STANDARDS OF
THE 'MIXED HOUSING URBAN ZONE'

AERIAL PERSPECTIVES OF THE ANTICIPATED CONSENTABLE ENVIROMENT
(TERRACE HOUSE) BULK AND LOCATION

MAP

BOX PROPERTY INVESTMENTS LTD

30 to 40 SANDSPIT ROAD,
2 + 4 REYDON PLACE
HOWICK

CONSULTANTS

DETAILS DATE REV

RESOURCE CONSENT

FAST TRACK CONSENTING
TEAM ENDORSEMENT ISSUE

FOR INFORMATION

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AERIAL PERSPECTIVE (ACE)

SCALE : @ A1

DATE : 26/10/2022

PROJECT No: 9540

RC4.06

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1 | AERIAL (N E)



2 | AERIAL (N W)



3 | AERIAL (S W)



4 | AERIAL (S E)

AERIAL PERSPECTIVES OF THE PROPOSED DEVELOPMENT WITH
THE ANTICIPATED CONSENTABLE ENVIROMENT OVERLAID

CONSULTANTS		
DETAILS	DATE	REV

**RESOURCE
CONSENT**
FAST TRACK CONSENTING
TEAM ENDORSEMENT ISSUE

FOR INFORMATION
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**AERIAL PERSPECTIVES
(PROPOSED + ACE)**
SCALE : @ A1
DATE : 26/10/2022
PROJECT No: 9540

RC4.07



1 | VIEW FROM NORTH WEST



2 | VIEW FROM NORTH EAST



3 | VIEW ROM SOUTH WEST



4 | VIEW FROM SOUTH EAST

CONTEXTUAL PERSPECTIVES OF THE PROPOSED DEVELOPMENT

CONSULTANTS			

DETAILS	DATE	REV

RESOURCE
CONSENT

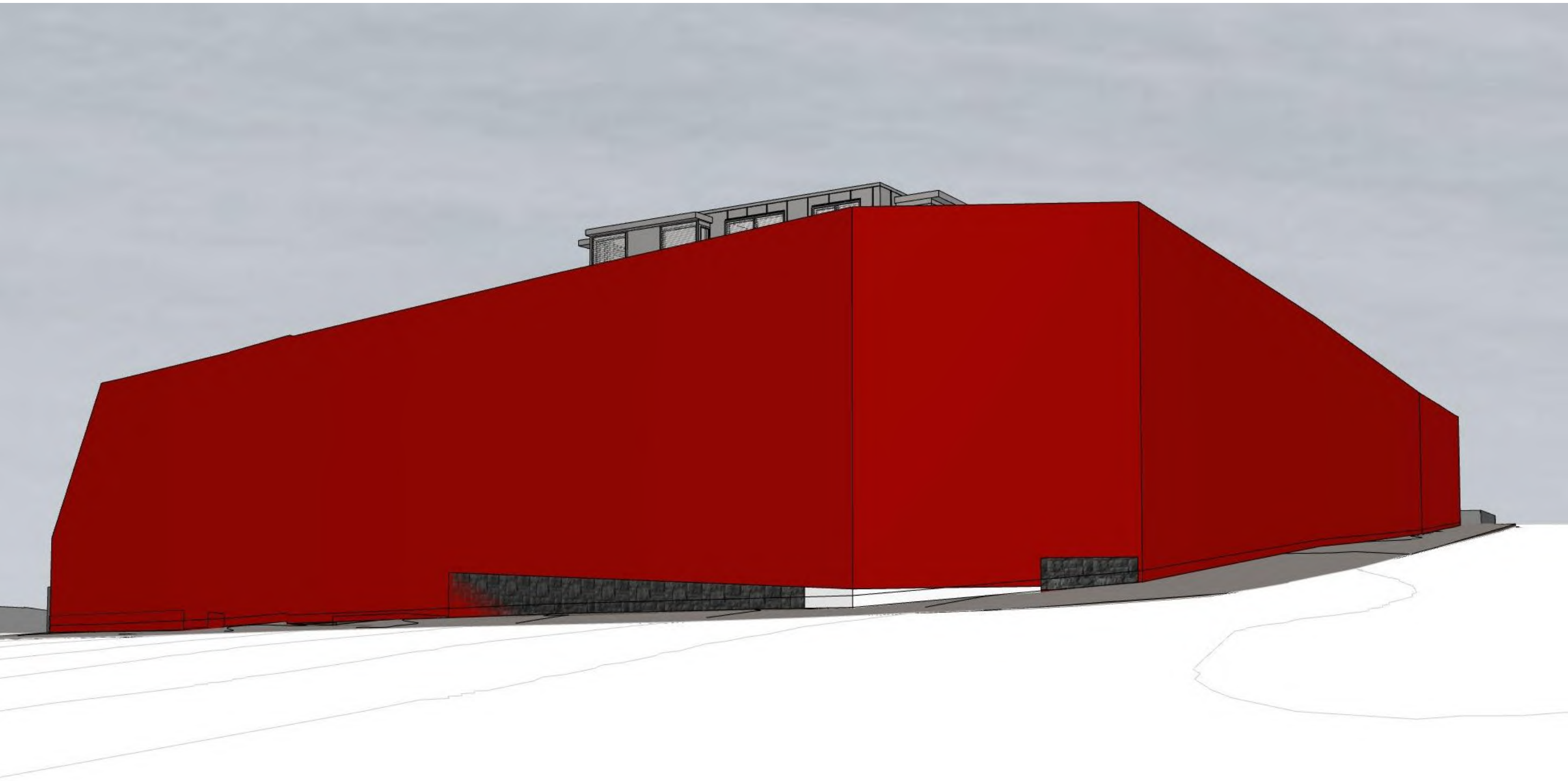
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TEAM ENDORSEMENT ISSUE

FOR INFORMATION

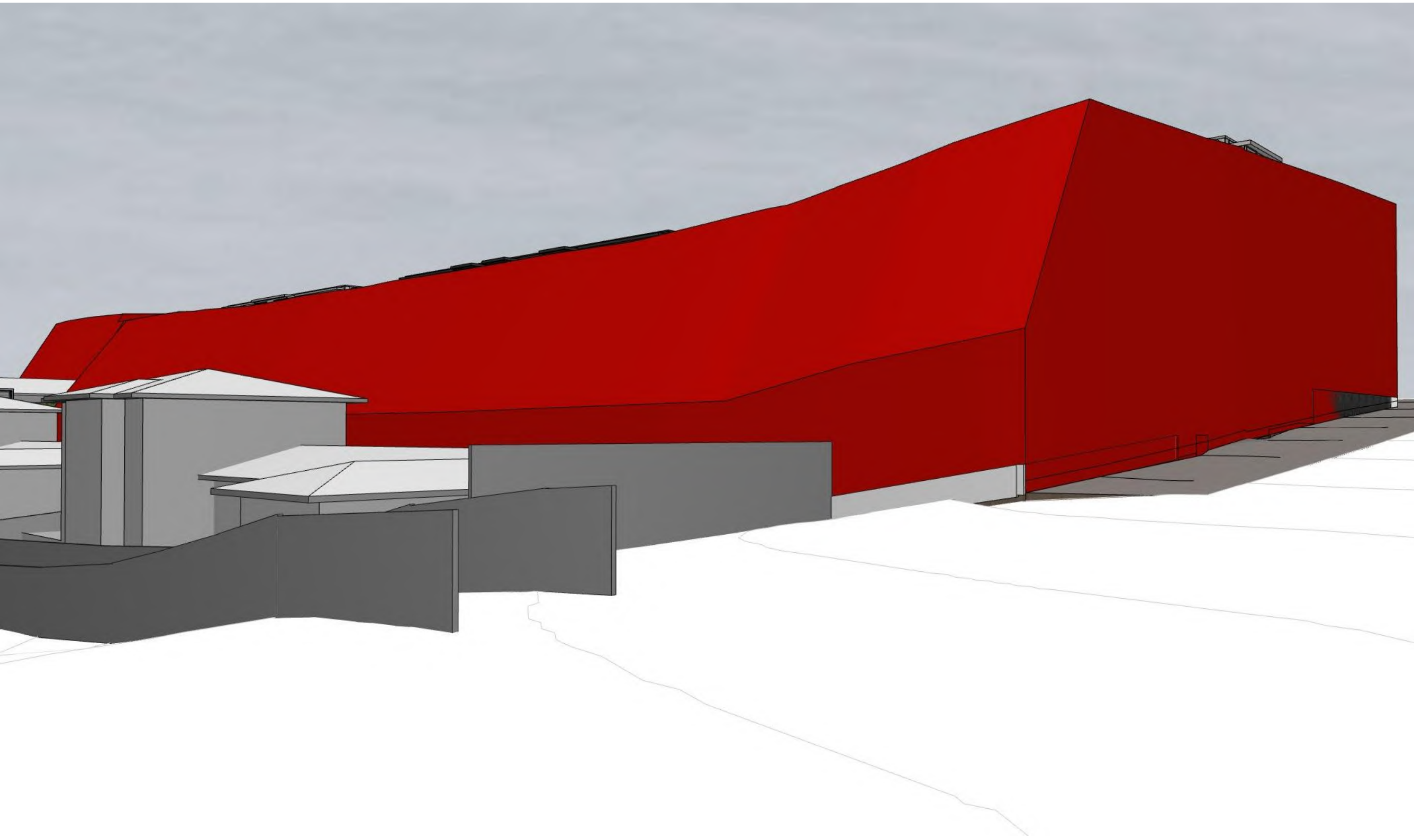
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PERSPECTIVES FROM CONTEXT (PROPOSED)	
SCALE :	@ A1
DATE :	26/10/2022
PROJECT No:	9540

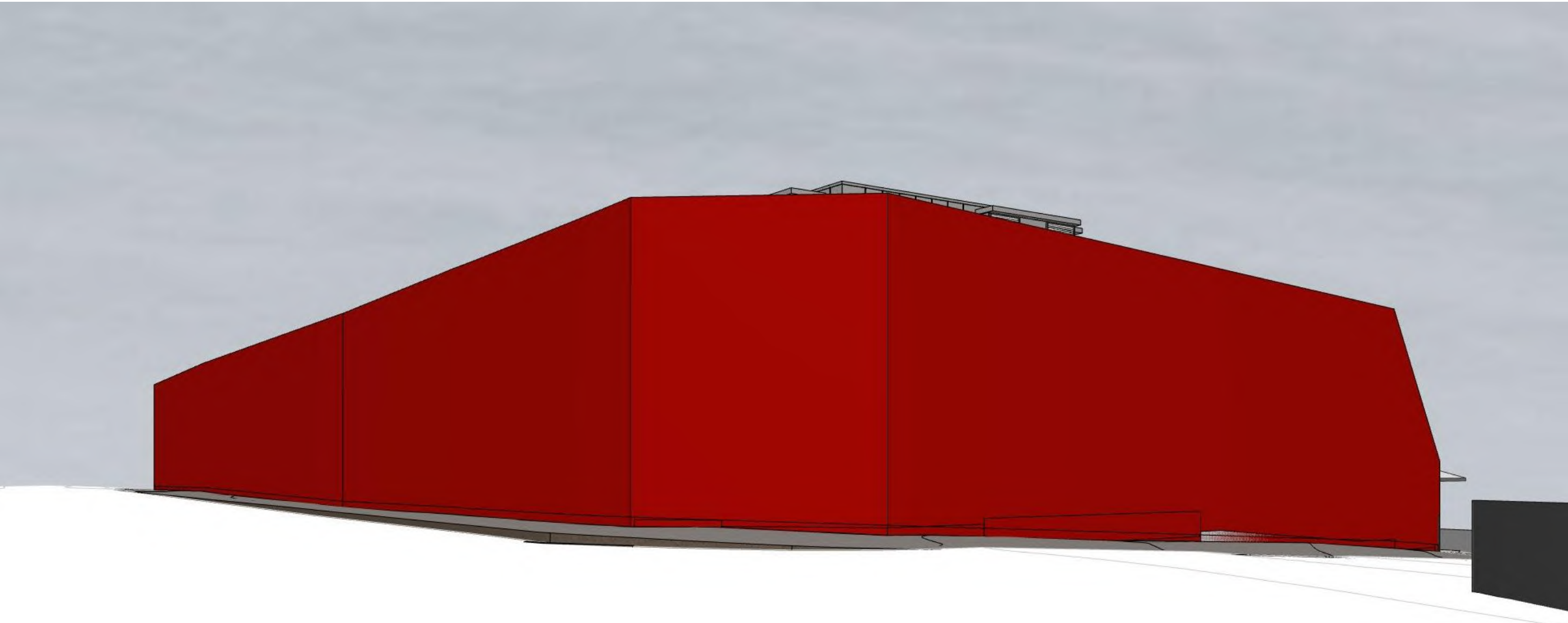
RC4.08



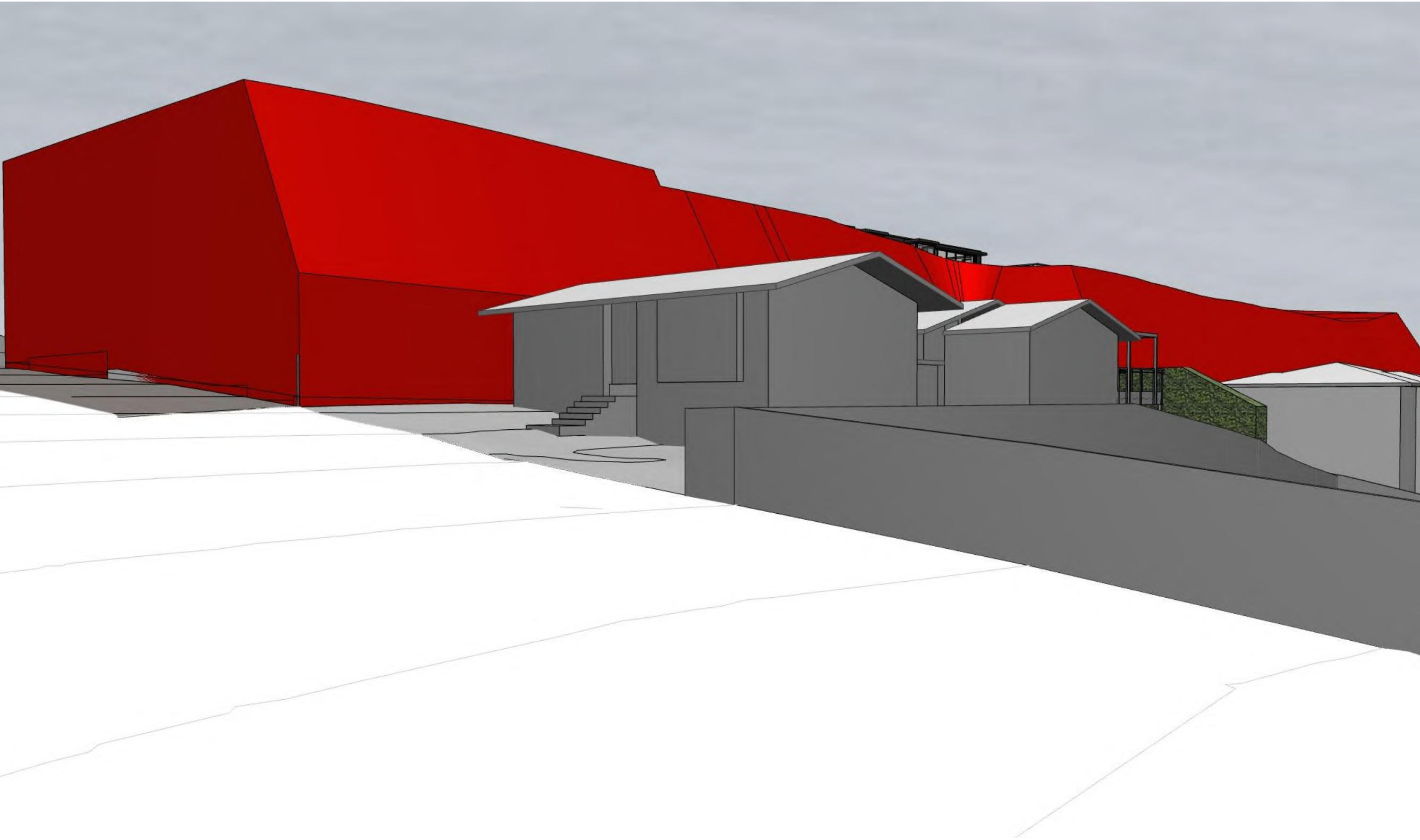
1 | VIEW FROM NORTH WEST



2 | VIEW FROM NORTH EAST



3 | VIEW FROM SOUTH WEST



4 | VIEW FROM SOUTH EAST

THE RED FORM DEMONSTRATES THE CONTAINMENT
ENVELOP OF THE MIXED HOUSING URBAN ZONE 4m + 60
DEGREE HIRB AND 11m ROLLING HEIGHT PLANE

CONTEXTUAL PERSPECTIVES OF THE PROPOSED DEVELOPMENT
WITH THE MIXED HOUSING URBAN ZONE CONTAINMENT ENVELOPE

CONSULTANTS		

DETAILS	DATE	REV
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RESOURCE
CONSENT

FAST TRACK CONSENTING
TEAM ENDORSEMENT ISSUE

FOR INFORMATION		
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT		
PERSPECTIVES FROM CONTEXT (PROPOSED + HIRB)		
SCALE :		@ A1
DATE :	26/10/2022	
PROJECT No:	9540	

RC4.09



1 | VIEW FROM NORTH WEST



2 | VIEW FROM NORTH EAST



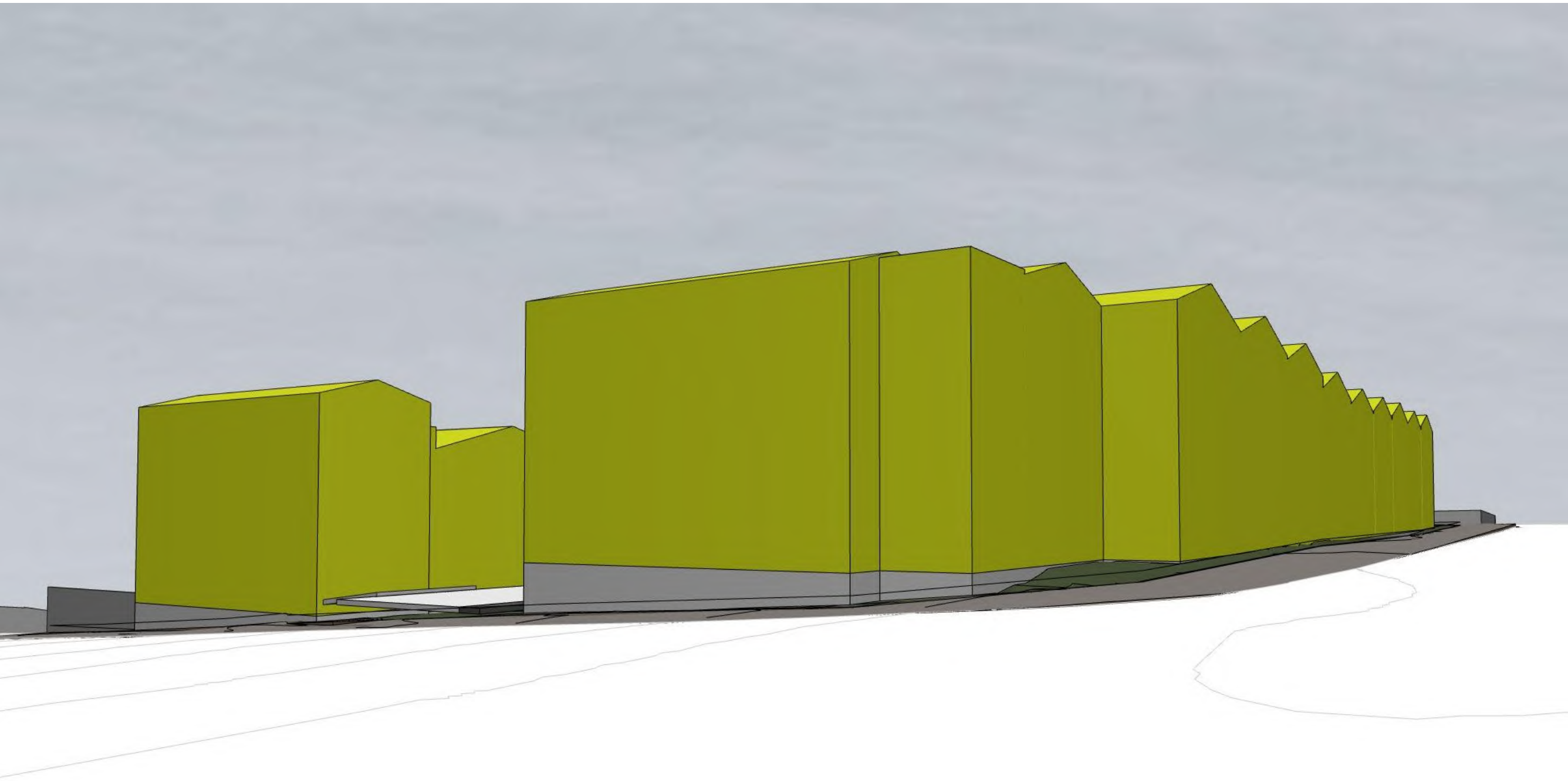
3 | VIEW FROM SOUTH WEST



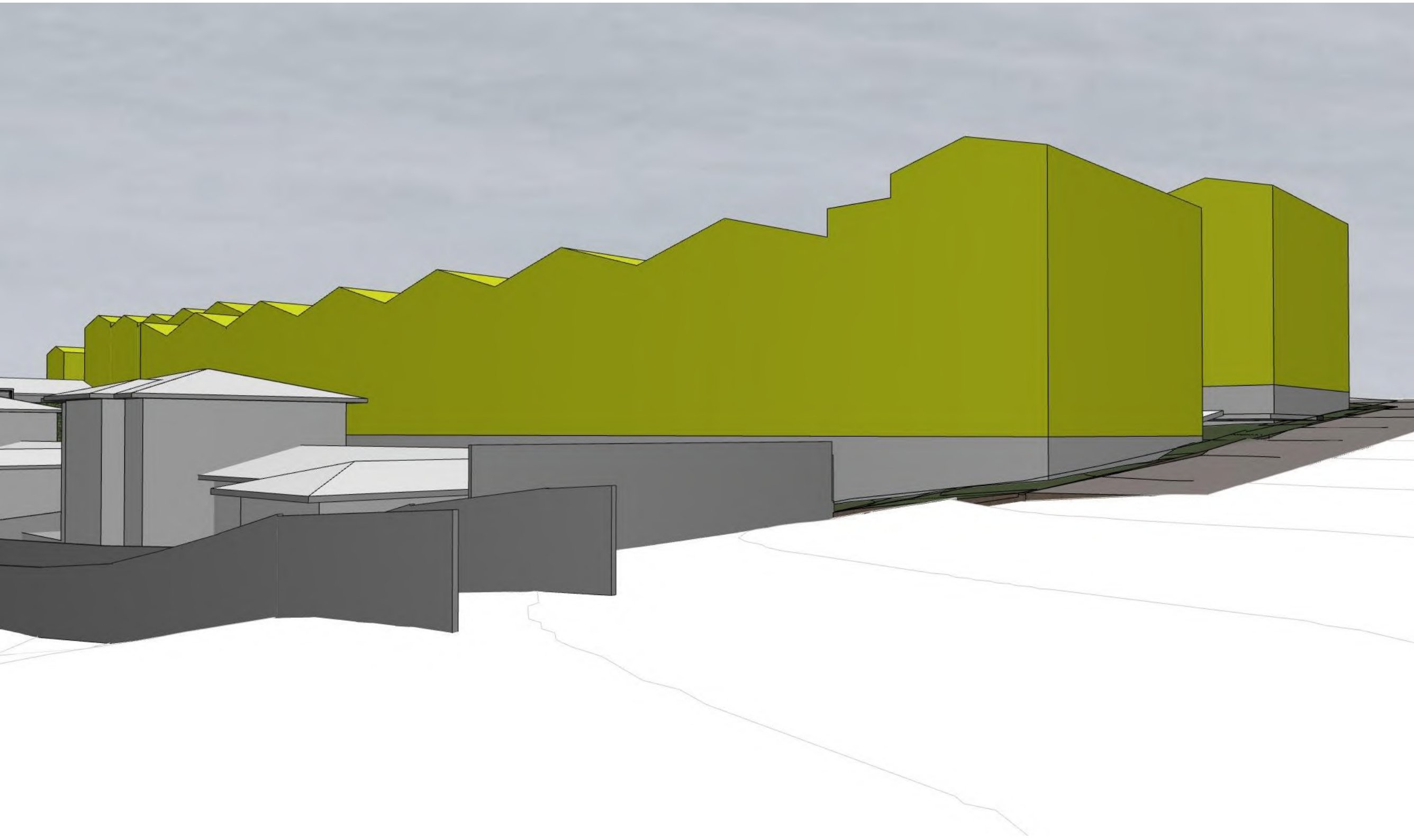
4 | VIEW FROM SOUTH EAST

CONTEXTUAL PERSPECTIVES OF THE PROPOSED DEVELOPMENT
WITH THE AVERAGE HEIGHT PLANES

THE BLUE 'PLANES' DEMONSTRATE THE POSITION OF THE
AVERAGE HEIGHT PLANES RELATIVE TO THE PROPOSED
DEVELOPMENT



1 | VIEW FROM NORTH WEST



2 | VIEW FROM NORTH EAST



3 | VIEW ROM SOUTH WEST



4 | VIEW FROM SOUTH EAST

'ANTICIPATED CONSENTABLE ENVIRONMENT' SCHEME
COMPLYING WITH THE MEDIUM DENSITY STANDARDS OF
THE 'MIXED HOUSING URBAN ZONE'

CONTEXTUAL PERSPECTIVES OF THE ANTICIPATED CONSENTABLE ENVIROMENT
(TERRACE HOUSE) BULK AND LOCATION

CONSULTANTS		

DETAILS	DATE	REV
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RESOURCE
CONSENT

FAST TRACK CONSENTING
TEAM ENDORSEMENT ISSUE

FOR INFORMATION

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PERSPECTIVES FROM CONTEXT (ACE)		
SCALE :		@ A1
DATE :	26/10/2022	
PROJECT No:	9540	

RC4.11



CONTEXTUAL PERSPECTIVES OF THE PROPOSED DEVELOPMENT WITH THE ANTICIPATED CONSENTABLE ENVIROMENT OVERLAID

RESOURCE CONSENT

**FAST TRACK CONSENTING
TEAM ENDORSEMENT ISSUE**

FOR INFORMATION

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**PERSPECTIVES FROM
CONTEXT (PROPOSED +
ACE)**

SCALE : @ A1

DATE : 26/10/2022

PROJECT No: 9540

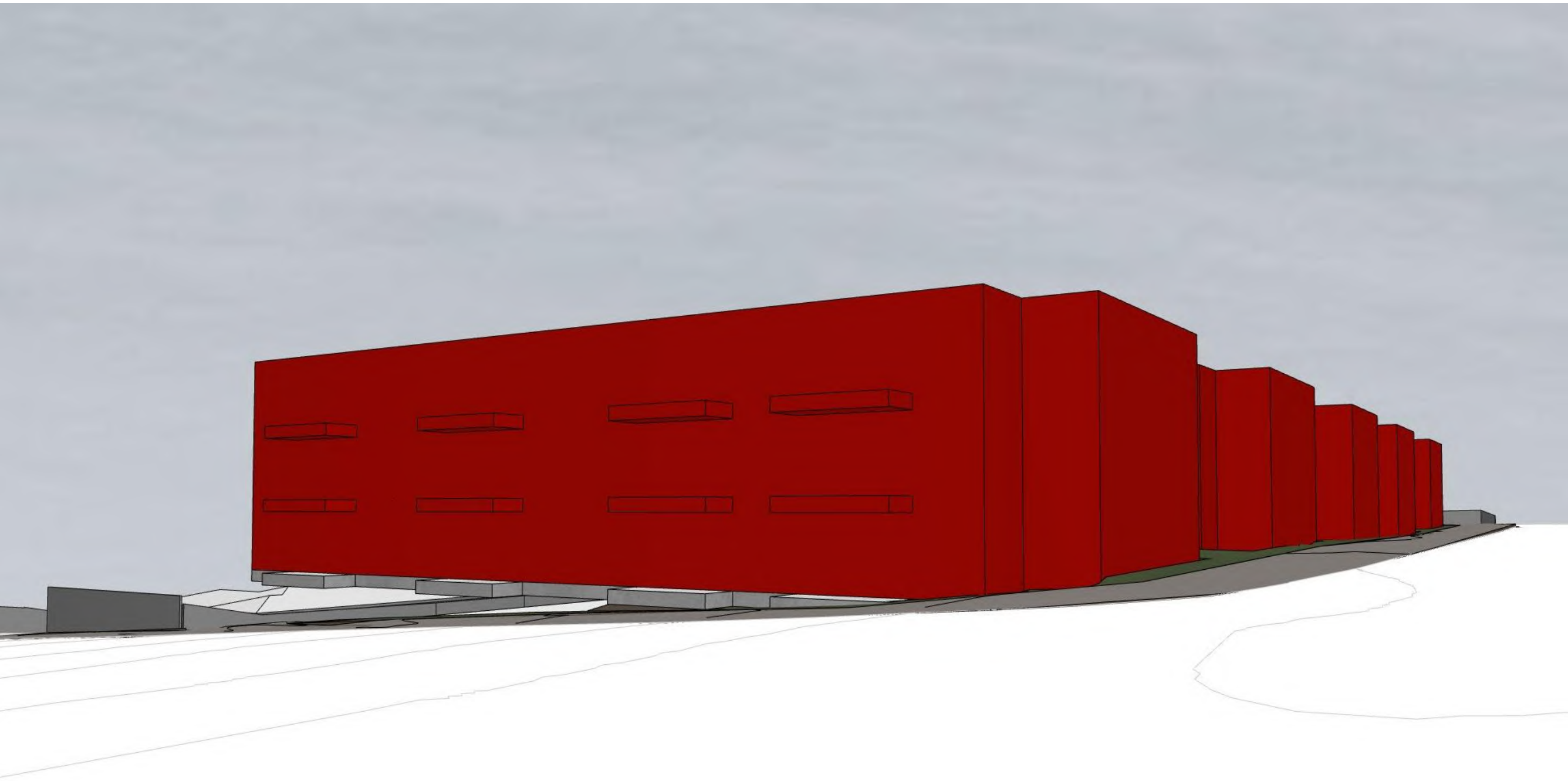
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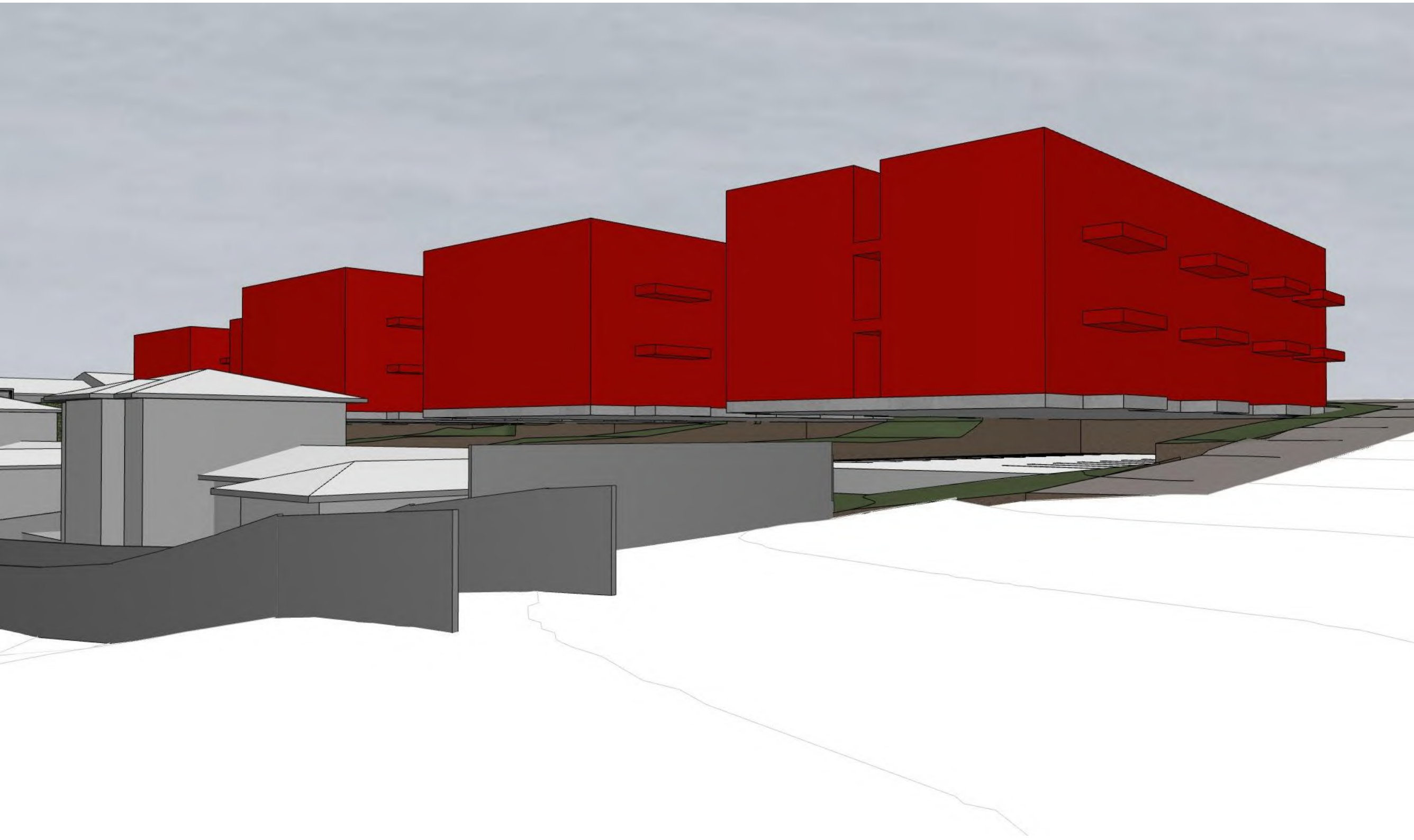
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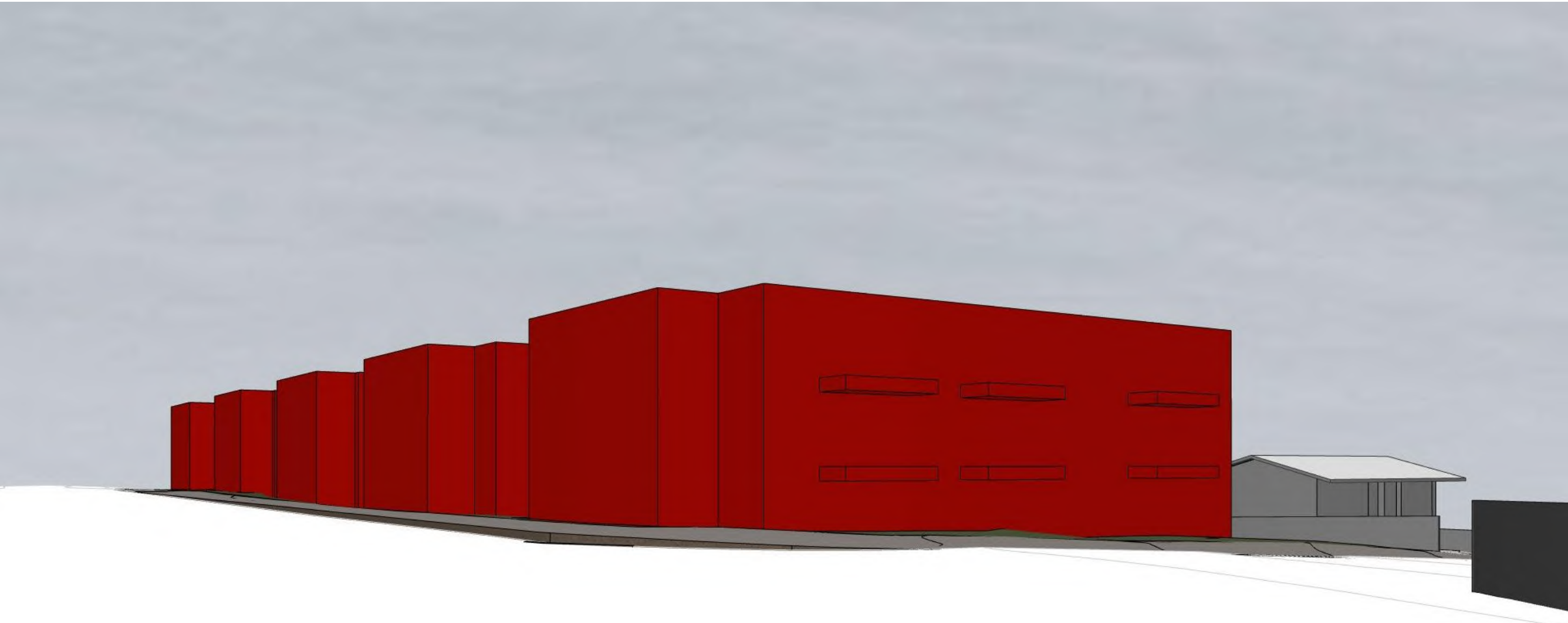
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1 | VIEW FROM NORTH WEST



2 | VIEW FROM NORTH EAST



3 | VIEW FROM SOUTH WEST



4 | VIEW FROM SOUTH EAST

CONTEXTURAL PERSPECTIVES OF A DIAGRAMATIC APARTMENT
DEVELOPMENT FULLY COMPLYING WITH ALL BULK AND
LOCATION CONTROLS OF THE MIXED HOUSING URBAN ZONE

CONSULTANTS		

DETAILS	DATE	REV

RESOURCE
CONSENT

FAST TRACK CONSENTING
TEAM ENDORSEMENT ISSUE

FOR INFORMATION		
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT		
PERSPECTIVES FROM CONTEXT (COMPLYING APARTMENT SCHEME)		
SCALE :		@ A1
DATE :	26/10/2022	
PROJECT No:	9540	

RC4.14