

**From:** s 9(2)(a)  
**Bcc:**  
**Subject:** RE: Iwi Engagement for 182-184 Kapa Road, Orakei Apartments  
**Date:** Wednesday, 22 December 2021 11:50:00 am  
**Attachments:** s 9(2)(a)  
image001.png  
image003.png  
s 9(2)(a)

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Kia ora,

I would like to please follow up again on my email to you below in relation to this proposal. We wish to request:

1. A cultural impact assessment, subject to fee agreement; **or**
2. If a cultural impact assessment is not required, a statement of any reasons for not providing that assessment.

Thank you very much for your time.

Nga mihi,  
Sandy

**Sandy Hsiao** | **CIVIX** | **Senior Planner** | M s 9(2)(a) | W [www.civix.co.nz](http://www.civix.co.nz)



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**From:** Sandy Hsiao  
**Sent:** Monday, 22 November 2021 2:57 pm  
**Subject:** RE: Iwi Engagement for 182-184 Kapa Road, Orakei Apartments

Kia ora,

I would like to please follow up on my email to you below in relation to this proposal. We wish to request:

1. A cultural impact assessment, subject to fee agreement; **or**
2. If a cultural impact assessment is not required, a statement of any reasons for not providing that assessment.

Thank you very much for your time.

Nga mihi,

Sandy

**Sandy Hsiao** | **CIVIX** | **Senior Planner** | **M** s 9(2)(a) | **W** [www.civix.co.nz](http://www.civix.co.nz)

---

**From:** Sandy Hsiao

**Sent:** Thursday, 11 November 2021 3:25 pm

**Subject:** Iwi Engagement for 182-184 Kapa Road, Orakei Apartments

Kia ora,

Civix Ltd is assisting Sanctum Projects Ltd with a proposed development to construct two apartment buildings comprising 49 422 residential units at 182 & 184 Kapa Road, and 8 Kurahaupo Street, Orakei.

Please refer to the attached letter and plans, which we would greatly appreciate your time to review and provide a response to.

Please contact me if you have any questions, and I look forward to working with you.

Nga mihi,  
Sandy

**Sandy Hsiao**

**Senior Planner**

**M** s 9(2)(a) | **W** [www.civix.co.nz](http://www.civix.co.nz)

**A** Level 8, 99 Albert Street, Auckland

**P** PO Box 5204 Victoria Street West, Auckland 1142

**CIVIX** PLANNING  
ENGINEERING  
SURVEYING

11 November 2021

**Proposed Fast-track consent under Covid 19 Recovery (Fast-track consenting) Act 2020  
Residential development at No. 182 & 184 Kepa Road, and 8 Kurahaupo Street, Auckland**

## 1.0 Introduction

We act for Sanctum Projects Ltd (**"the Applicant"**), who are in the preliminary states of preparing a fast-track referral application under the Covid-19 Recovery (Fast-track Consenting) Act 2020 (**"FTCA"**) for a residential development located at 182 & 184 Kepa Road, and 8 Kurahaupo Street.

The purpose of this letter is to provide a broad overview of the proposal, and to request from the relevant iwi authorities, pursuant to clause 9(5) of Schedule 6 of the FTCA, either:

1. A cultural impact assessment, subject to fee agreement; **or**
2. If a cultural impact assessment is not required, a statement of any reasons for not providing that assessment.

We can also arrange to meet on site to discuss the proposal within the locational context of the site and surrounds should this be of assistance.

## 2.0 Subject Site

The site comprises three contiguous sites in the Auckland suburb of Orakei. 184 Kepa Road is a corner site, and 182 Kepa Road and 8 Kurahaupo Street are front sites. 184 Kepa Road is reasonably flat, while 182 Kepa Road and 8 Kurahaupo Street have moderately sloped topography.

The site is not subject to any controls, precincts or overlays, except for the standard Macroinvertebrate Community Index – Urban control.

The sites are not shown to be affected by flooding based on Council's Geomaps.

Site Addresses:	<ul style="list-style-type: none"> <li>• 182 Kepa Road, Orakei</li> <li>• 184 Kepa Road, Orakei</li> <li>• 8 Kurahaupo Street, Orakei</li> </ul>
Legal Description:	<ul style="list-style-type: none"> <li>• Sec 744 Town of Orakei</li> <li>• Sec 745 Town of Orakei</li> <li>• Lot 169A DP 50580</li> </ul>
Property Area:	<ul style="list-style-type: none"> <li>• 673m<sup>2</sup></li> <li>• 718m<sup>2</sup></li> <li>• 860m<sup>2</sup></li> </ul> <p>Total: 2,251m<sup>2</sup></p>
District Plan:	Auckland Unitary Plan – Operative in Part 2016 (updated 23 <sup>rd</sup> September 2021)
Appeals/Modification:	-
Zoning:	Business – Mixed House Zone ('MUZ') Residential – Terrace Housing and Apartment Building Zone ('THAB')
Overlays/Precinct	-
Controls	Macroinvertebrate Community Index - Urban
Designations	-

Table 1: Relevant Features and Notations of the Auckland Unitary Plan (AUP) relating to the site.







Figure 1: Aerial photography of the site (Auckland Council Geomaps)



Figure 2: Site zoning





### 3.0 Proposal

The applicant intends to remove all existing buildings and structures on the subject site to enable the construction of two residential apartment buildings (Block A and B) with two basement levels that span beneath the two apartment blocks (the basement levels are subject to more detailed analysis from geotechnical, structural and traffic). Block A is located along Kepa Road and will be a total of seven storeys, while Block B next to 10 Kurahaupo Street will be five storeys. The proposal will comprise a total of 49 units ranging from one to three bedrooms (Block A – 29 units, Block B – 20 units). The basements will contain a total of 60 car parks (B1 – 23 parks, B2 – 37 parks) and ancillary spaces for waste and storage/bicycle parking.

Vehicle access to the site will be provided via a new two-way vehicle crossing and access to the basements, which is to be constructed adjacent to the north-eastern boundary of 8 Kurahaupo Street. A separate pedestrian access will also be provided to Kurahaupo Street from the east boundary of 184 Kepa Road.

While detailed plans and planning assessment are still to be prepared, the anticipated reasons for consent for the proposal are provided in the following section. Monk Mackenzie have prepared preliminary *Architectural Drawings* for the development and are attached as **Appendix 1**, which are intended to show bulk and massing and overall architectural intent.

### 4.0 Reasons for Consent

The final architectural plans are still being developed. However, at this stage, the following reasons for consent have been identified:

#### District Land Use Consent (s9(3))

##### Auckland Unitary Plan (Operative in Part)

##### *Business – Mixed Use Zone*

- New buildings in the MUZ is a **restricted discretionary** activity under rule H13.4.1(A45).
- Development that does not comply with the following standards applying to that activity is a **restricted discretionary** activity under rule C1.9(2):
  - H13.6.1 Building height: The maximum 18m building height will be exceeded by approximately 5m.

##### *Residential – Terrace Housing and Apartment Building Zone*

- Dwellings in the THAB zone are a **restricted discretionary** activity under rule H6.4.1(A3).
- New buildings which do not comply with H6.6 Height in relation to boundary but comply with H6.6.7 Alternative height in relation to boundary is a **restricted discretionary** activity under rule H6.4.1(A34).
- New buildings have the same activity status as the land use activity and is a **restricted discretionary** activity under rule H6.4.1(A35).
- Use and development that does not comply with the following standards applying to that activity is a **restricted discretionary** activity under rule C1.9(2):
  - H6.6.5 Building height: The maximum 16m building height will be exceeded.
  - H6.6.6 Height in relation to boundary: The 3m plus 45 degree recession plane will be exceeded.



## *Land Disturbance – District*

- Land disturbance exceeding 2,500m<sup>2</sup> in area and 2,500m<sup>3</sup> in volume requires consent as a **restricted discretionary** activity under rules E12.4.1(A6) and (A10) respectively.

## *Transport*

- Parking, loading and access which is an accessory activity but which does not comply with the standards for parking, loading and access is a **restricted discretionary** activity under rule E27.4.1(A3).

## *Noise and Vibration*

- Construction noise and vibration that do not comply with permitted activity standards is a **restricted discretionary** activity under rule E25.4.1(A2).

## **Groundwater Permit (s14)**

### Auckland Unitary Plan (Operative in Part)

#### *Taking, using, damming and diversion of water*

- Dewatering or groundwater level control associated with a groundwater diversion authorised as a restricted discretionary activity under the Unitary Plan, not meeting permitted activity standards or is not otherwise listed, is a **restricted discretionary** activity under rule E7.4.1(A20).
- Diversion of groundwater caused by any excavation that does not meet the permitted activity standards or not otherwise listed is a **restricted discretionary** activity under rule E7.4.1(A28).

## 5.0 Fast-track Consenting

The fast-track consenting process under FTCA involves two stages:

**Stage 1** is an application to the Ministry for the Environment for consideration of whether the application can be referred to the Environmental Protection Authority (the consenting authority).

**Stage 2** is an application to the Environmental Protection Authority, who will refer the application to an expert panel for consideration of the merits of the application and make a decision on the application.

We are currently at the early stages of “Stage 1”. As such, the project has not yet been formally lodged with the Ministry for the Environment for consideration by the Minister for the Environment.

If the Minister for the Environment refers the project to an Expert Consenting Panel then, at Stage 2, in order to comply with the requirements of the FTCA, the fast-track resource consent application to the Environmental Protection Authority **must** include either:

- A cultural impact assessment prepared by or on behalf of the relevant iwi authority; **or**
- If a cultural impact assessment is not provided, a statement of any reasons given by the relevant iwi authority for not providing that assessment.

The Environmental Protection Authority will not confirm an application as complete until this requirement has been satisfied. As such, we seek to commence early engagement with the relevant iwi authorities to request either:

1. A cultural impact assessment prepared by or on behalf of the relevant iwi authority. We are happy





- to discuss a fee arrangement for this; **or**
2. If a cultural impact assessment is not provided, a statement of any reasons given by the relevant iwi authority for not providing that assessment. Preferably this will be provided in a letter format on letterhead.

## 6.0 Conclusion

Thank you for taking the time to review and consider this proposal and our request for a cultural impact assessment. We look forward to receiving your response.

Please also advise whether you would like to attend a meeting on site to discuss this proposal in the context of the site and surrounds. We will also follow up with you as the application progresses.

Kind regards

A handwritten signature in blue ink, appearing to read "Sandy Hsiao", is written over a light blue horizontal line.

**Sandy Hsiao**  
Senior Planner  
Civix Limited – Planning and Engineering

s 9(2)(a)

s 9(2)(a)





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## *Appendix 1 – Architectural Drawings*

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ARCHITECT

—  
**MONK MACKENZIE.**

LEVEL 3, 23 O'CONNELL STREET  
PO BOX 3457, SHORTLAND STREET  
AUCKLAND 1010  
AOTEAROA NEW ZEALAND  
T +64 9 600 3335



**DRAFT**

# KEPA ROAD APARTMENTS

## CONCEPT DESIGN

20.10.21



# MONK MACKENZIE.

LEVEL 3, 23 O'CONNELL STREET  
PO BOX 3457, SHORTLAND STREET  
AUCKLAND 1010  
AOTEAROA NEW ZEALAND  
T +64 9 600 3335

PROJECT INFORMATION



KEPA ROAD APARTMENTS  
182 & 184 KEPA ROAD , 8 KURAHAUPO STREET, AUCKLAND

CLIENT INFORMATION



CLIENT NAME

FILE INFORMATION



FILE LOCATION \\mm-aki-nas\projects\2021\_0260\_Kepa Road\A0 3D\0.3 Revit\211020  
Kepa Road\_Resource Consent\_HIRB SET BACK.rvt

DATE STAMP 20/10/2021 4:49:44 PM

ISSUE NOTES



DOCUMENT REVISION INFORMATION



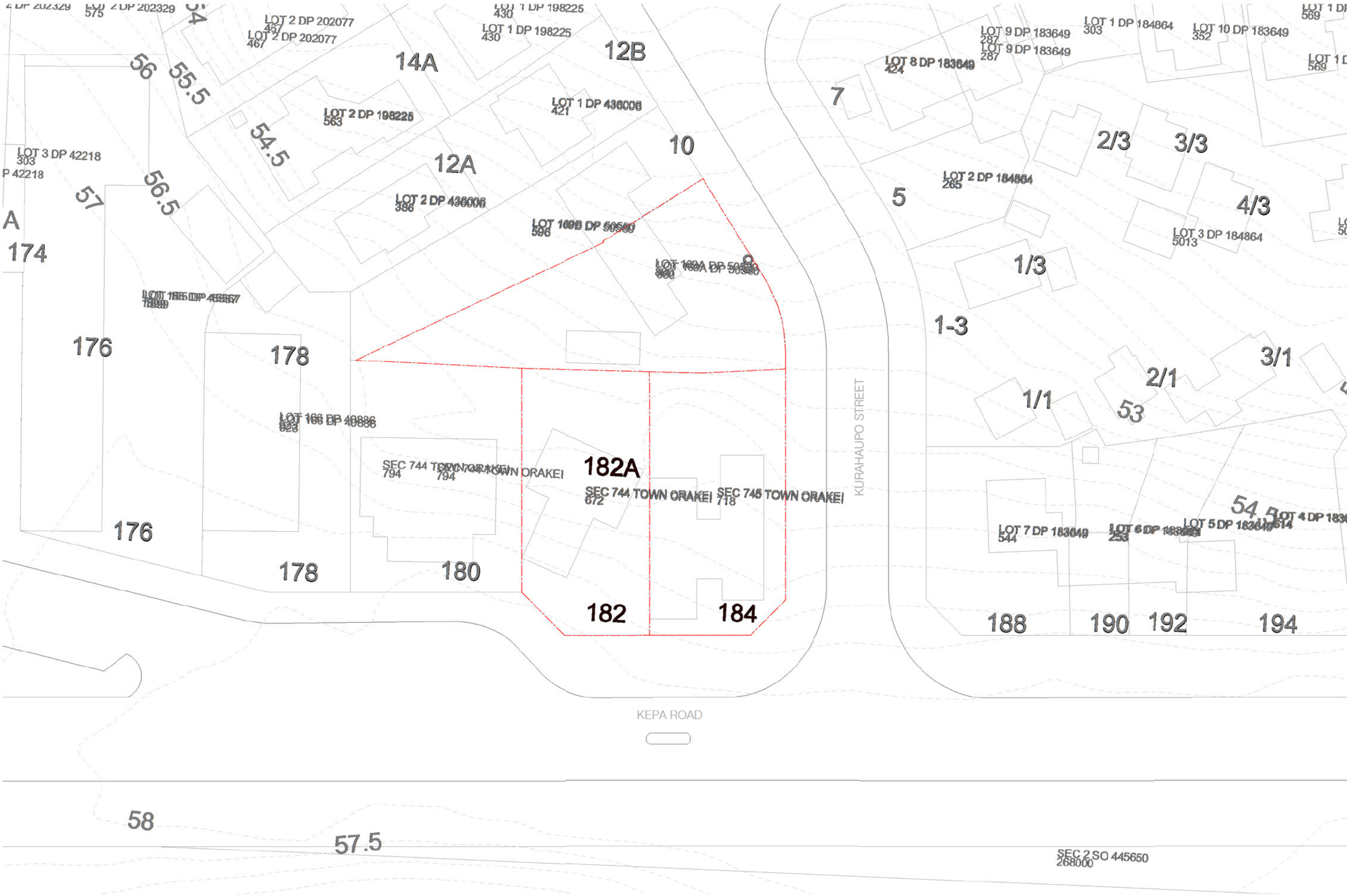
REVISION SCHEDULE		
ID	DATE	DESCRIPTION



SHEET NUMBER	SHEET NAME	CURRENT REVISION
RC000	COVER	
RC001	PROJECT DETAILS	
RC104	SITE METRICS	
RC109	MASTERPLAN - BASEMENT B2	
RC116	MASTERPLAN - L8	
RC118	MASTERPLAN - METRIC	
RC901	VISUALIZATION - 3D MODEL SHOT	
0.SITE		
RC100	LOCATION PLAN	
RC101	SITE SURVEY	
RC102	SITE DEMOLITION + EXCAVATION PLAN	
RC103	SITE PLAN	
1.PLAN		
RC110	MASTERPLAN - BASEMENT B1	
RC111	MASTERPLAN - L1	
RC112	MASTERPLAN - L2	
RC113	MASTERPLAN - L3 & L4	
RC114	MASTERPLAN - L5	
RC115	MASTERPLAN - L6 & L7	
RC117	MASTERPLAN - ROOF PLAN	
RC900	VISUALIZATION - 3D MODEL SHOT	
2.ELEVATIONS		
RC200	ELEVATIONS - NORTH & SOUTH	
RC201	ELEVATIONS - EAST & WEST	
3.SECTIONS		
RC300	SECTIONS - NORTH SOUTH SECTION	
RC301	SECTIONS - WEST EAST SECTION (BLOCK A)	
RC302	SECTIONS - WEST EAST SECTION (BLOCK B)	
7.PLANNING		
RC700	PLANNING - OUTDOOR LIVING	
RC701	PLANNING - OUTDOOR LIVING	
RC702	PLANNING - OUTLOOK	
RC703	PLANNING - OUTLOOK	
RC710	SHADOW STUDIES - EQUINOX (23 SEP & 20 MARCH)	
RC711	SHADOW STUDIES - SUMMER SOLSTICE ( 22 DEC)	
RC712	SHADOW STUDIES - WINTER SOLSTICE ( 21 JUN )	







1 | SITE - LOCATION PLAN

**MONK MACKENZIE.**

LEVEL 3, 23 O'CONNELL STREET  
AUCKLAND, NEW ZEALAND  
MONKMACKENZIE.COM  
+64 9 550 5333

CLIENT NAME

CLIENT:

KEPA ROAD APARTMENTS

PROJECT:

182 & 184 KEPA ROAD, 8 KURAHAPU  
STREET, AUCKLAND

LOCATION:

**DRAFT**

CONCEPT DESIGN

ALL CONSULTANTS AND CONTRACTORS TO VERIFY ALL DIMENSIONS, ANGLES, SITE MEASUREMENTS  
AND CONDITIONS BEFORE ANY FABRICATION OR CONSTRUCTION BEGINS.  
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LOCATION PLAN

SHEET TITLE:

ID	REVISION DESCRIPTION	DATE
20.10.21		RC100
DATE:		
SHEET SIZE:	A1	REV. SIGN:
		SHEET NUMBER:



NOTE:  
PLEASE REFER TO THE TOPOGRAPHIC SURVEY DONE BY C.V.X.

1 | SITE - SURVEY PLAN

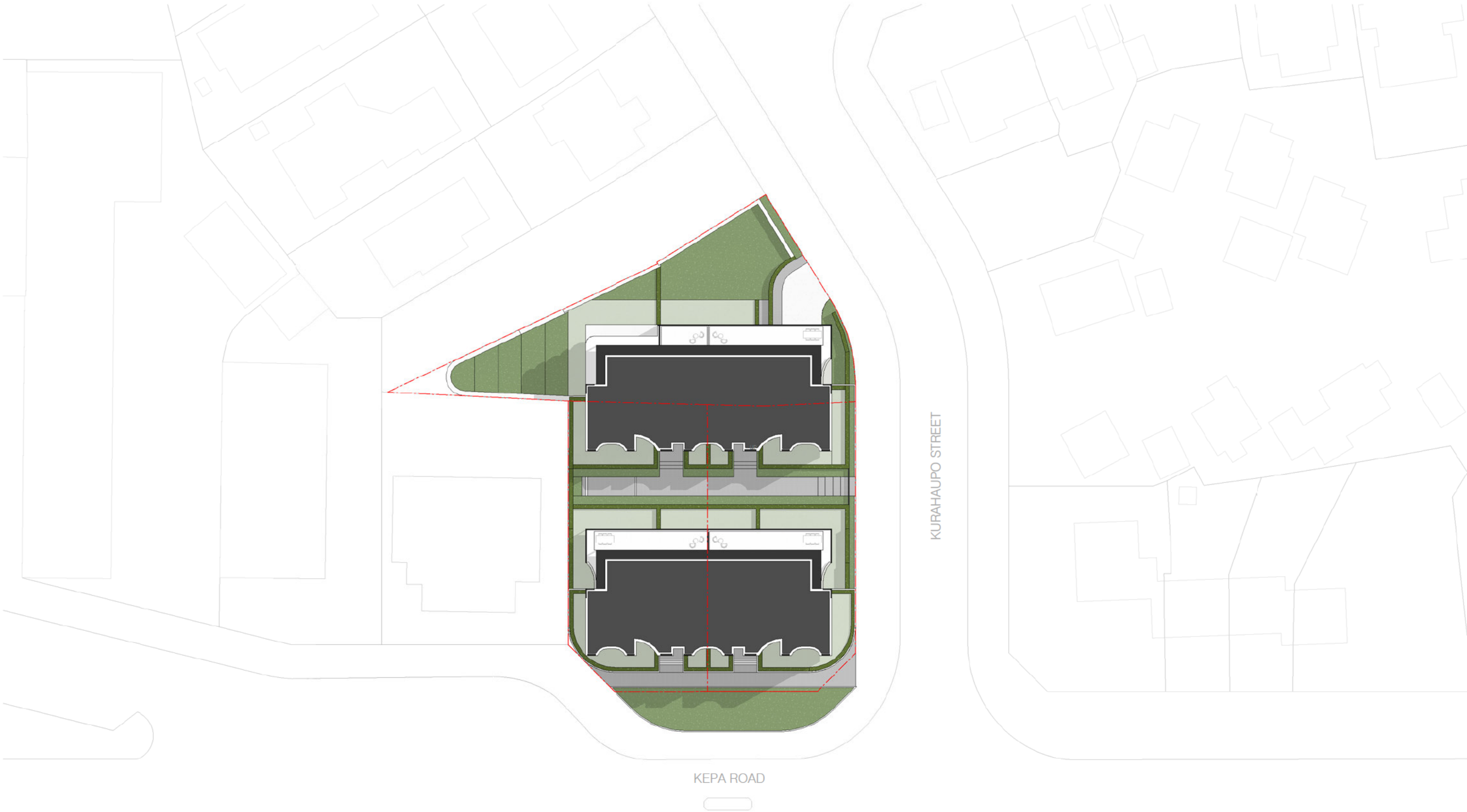
MONK MACKENZIE.

LEVEL 3, 23 O'CONNELL STREET  
AUCKLAND, NEW ZEALAND  
MONKMACKENZIE.COM  
+64 9 550 5335

CLIENT NAME	PROJECT	LOCATION	CONCEPT DESIGN	SITE SURVEY	DATE	REVISION DESCRIPTION	DATE
CLIENT:	PROJECT:	LOCATION:	ALL CONSULTANTS AND CONTRACTORS TO VERIFY ALL DIMENSIONS, ANGLES, SITE MEASUREMENTS AND CONDITIONS BEFORE ANY FABRICATION OR CONSTRUCTION BEGINS. COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF MONK MACKENZIE ARCHITECTS LTD.	SHEET TITLE:	20.10.21		RC101
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					SHEET SIZE:	A1	SHEET NUMBER:

DRAFT

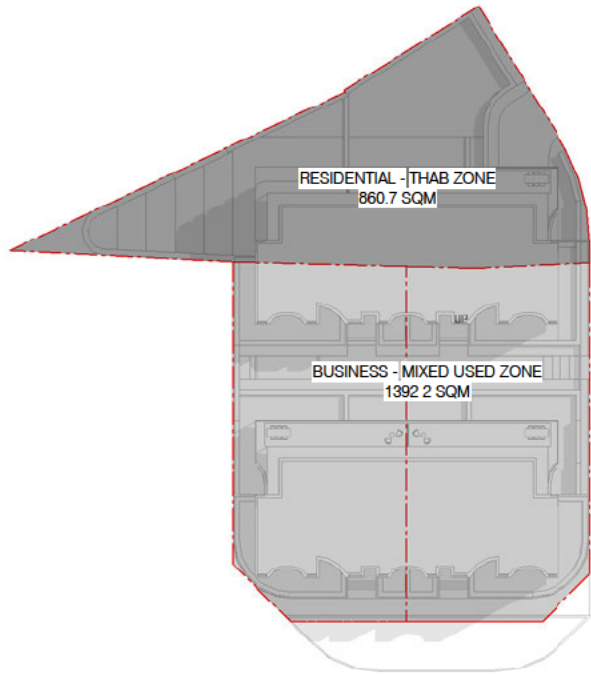




CLIENT NAME		KEPA ROAD APARTMENTS		182 & 184 KEPA ROAD , 8 KURAHAUPO STREET, AUCKLAND		CONCEPT DESIGN		SITE PLAN		ID	REVISION DESCRIPTION	DATE
CLIENT:		PROJECT:		LOCATION:		ALL CONSULTANTS AND CONTRACTORS TO VERIFY ALL DIMENSIONS, ANGLES, SITE MEASUREMENTS AND CONDITIONS BEFORE ANY FABRICATION OR CONSTRUCTION BEGINS. COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF MONK MACKENZIE ARCHITECTS LTD.		SHEET TITLE:		20.10.21		RC103
										DATE:		
										SHEET SIZE:	A1	SHEET NUMBER:

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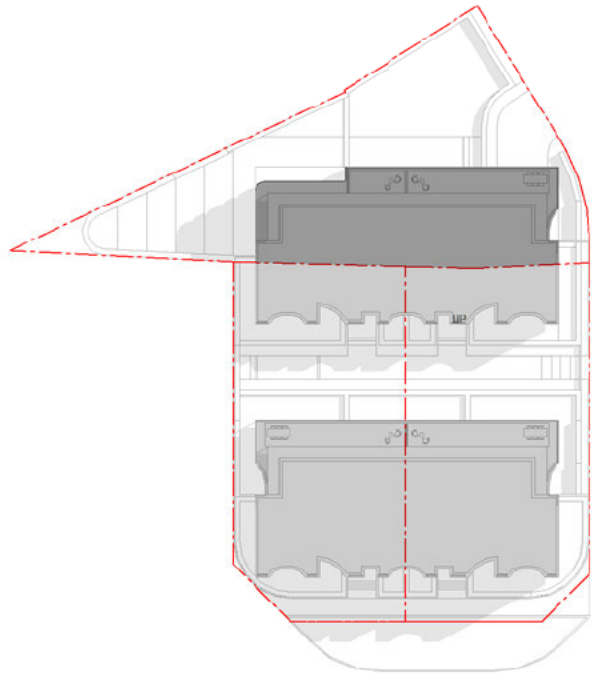




1 | METRIC - SITE AREA

RESIDENTIAL - THAB ZONE AREA | 860.7 SQM

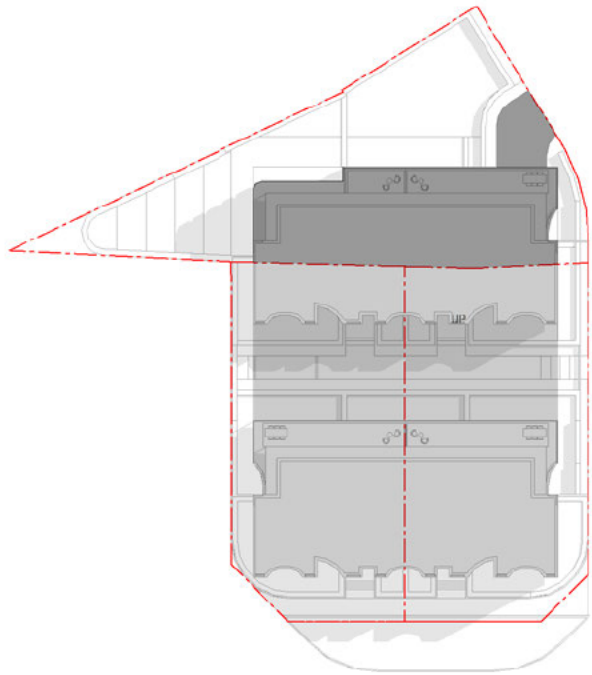
BUSINESS - MIXED USED ZONE AREA | 1392.2 SQM



2 | METRIC - BUILDING COVERAGE

RESIDENTIAL - THAB ZONE BUILDING COVERAGE AREA | 317.9 SQM  
THAB ZONE AREA % | 36.9% (MAX 50% | COMPLY)

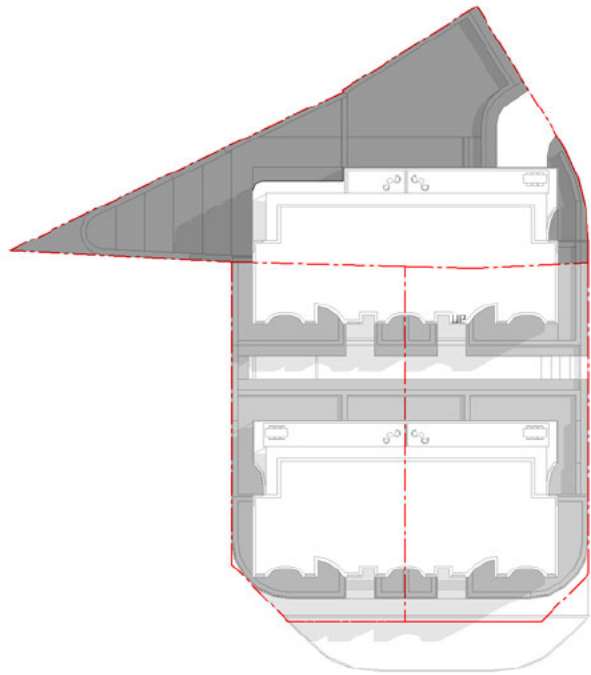
BUSINESS - MIXED USED ZONE BUILDING COVERAGE AREA | 694.7 SQM  
MIXED USED ZONE % | 49.9% (N/A)



3 | METRIC - IMPERVIOUS AREA

RESIDENTIAL - THAB ZONE IMPERVIOUS AREA | 355.3 SQM  
THAB ZONE AREA % | 41.3% (MAX 70% | COMPLY)

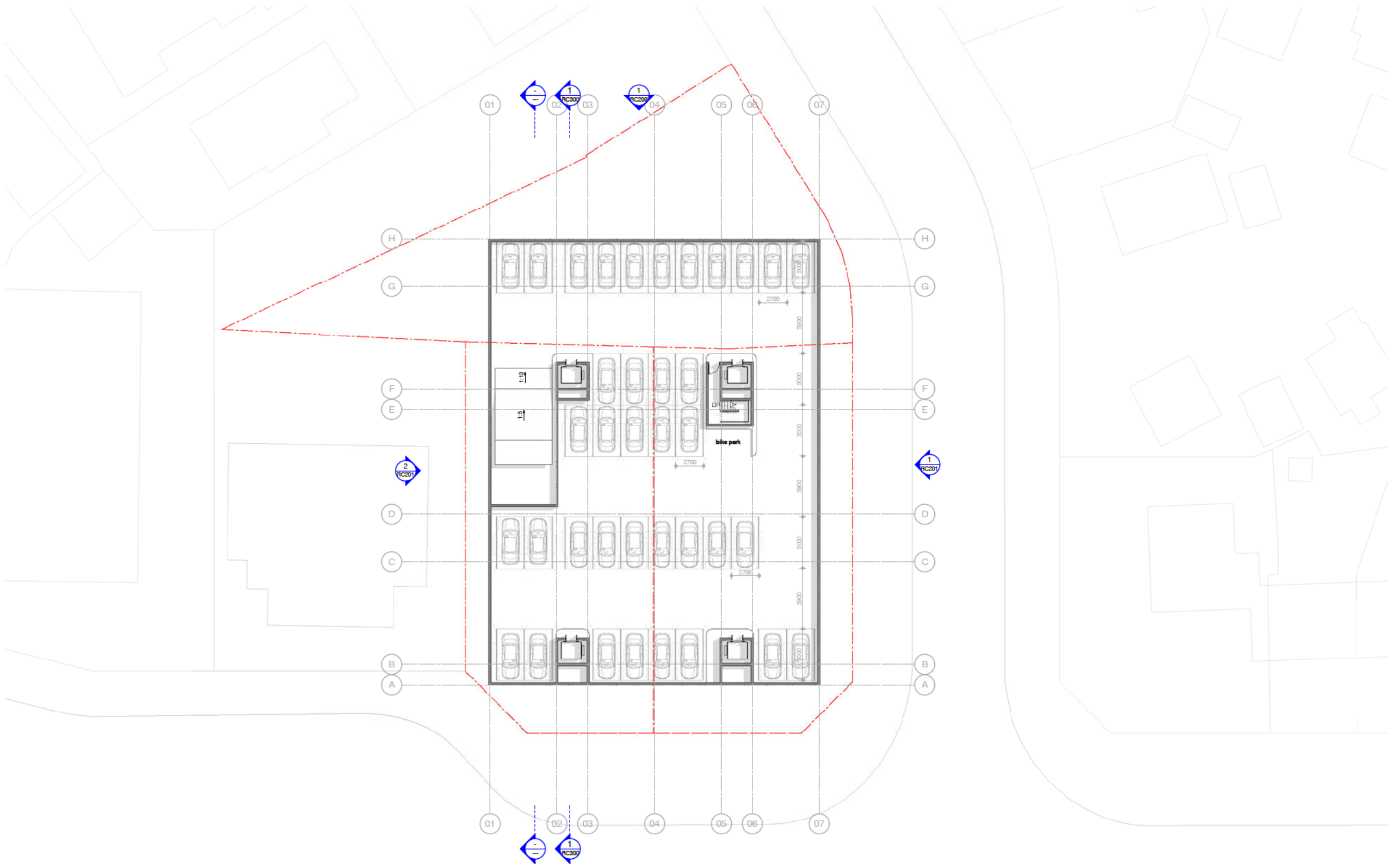
BUSINESS - MIXED USED ZONE IMPERVIOUS AREA | 1040.9 SQM  
MIXED USED ZONE % | 74.7% (N/A)



4 | METRIC - LANDSCAPE AREA

RESIDENTIAL - THAB ZONE LANDSCAPE AREA | 505.4 SQM  
THAB ZONE AREA % | 58.7% (MIN 30% | COMPLY)

BUSINESS - MIXED USED ZONE LANDSCAPE AREA | 489.9 SQM  
MIXED USED ZONE % | 35.2% (N/A)



AREA SCHEDULE (GFA) - BASEMENT B2	
UNIT ID	Area
BASEMENT B2	
BASEMENT	
CARPARK	1244.25 m²
CIRC.	
CIRCULATION	10.50 m²
CIRCULATION	25.95 m²
CIRCULATION	13.50 m²
CIRCULATION	13.50 m²



1 | BASEMENT B2

MONK MACKENZIE.

LEVEL 3, 23 O'CONNELL STREET  
AUCKLAND, NEW ZEALAND  
MONKMACKENZIE.COM  
+ 649 690 5335

CLIENT NAME

CLIENT:

KEPA ROAD APARTMENTS

PROJECT:

182 & 184 KEPA ROAD , 8 KURAHAPU  
STREET, AUCKLAND

LOCATION:

CONCEPT DESIGN

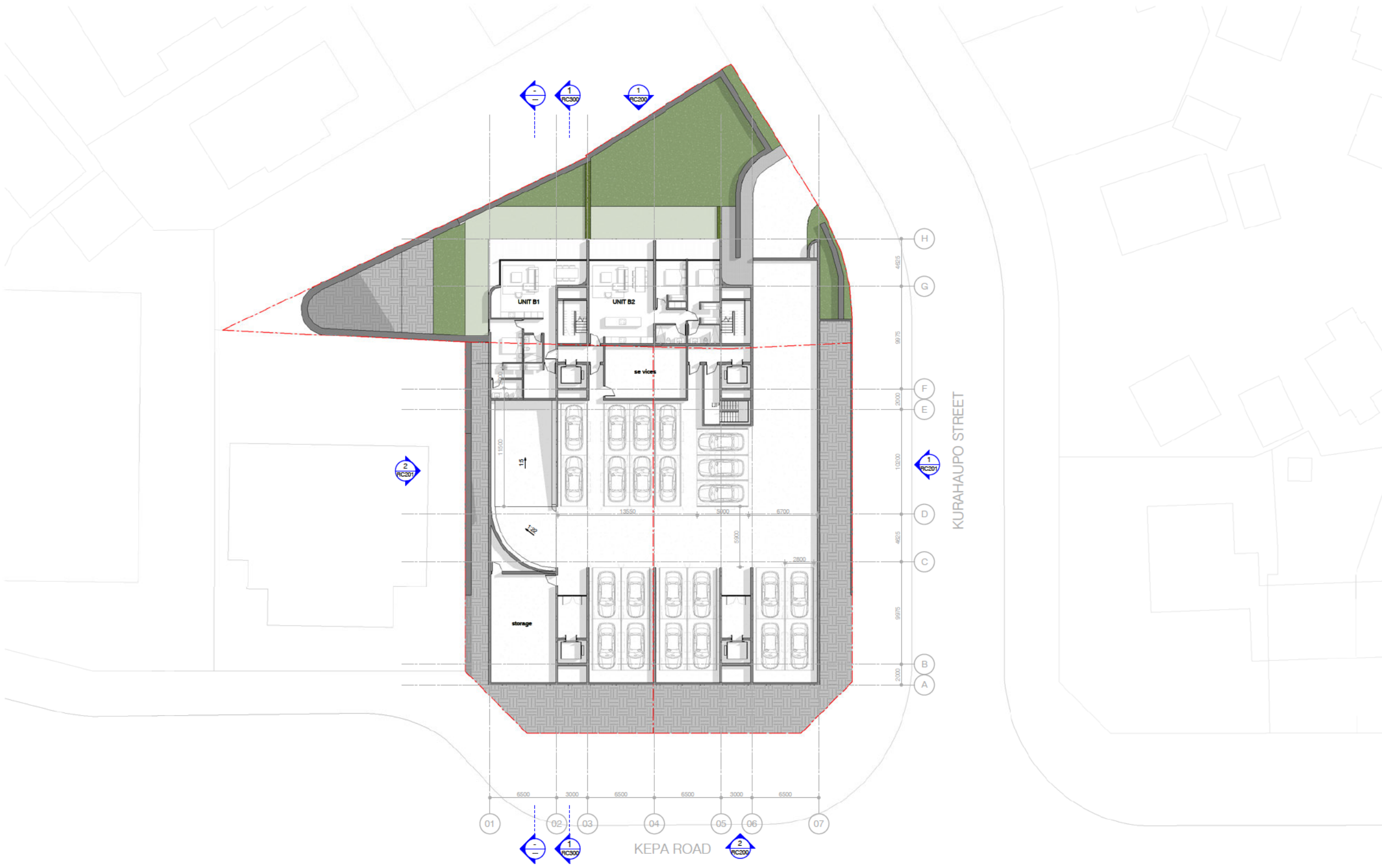
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MASTERPLAN - BASEMENT B2

SHEET TITLE:

ID	REVISION DESCRIPTION	DATE
20.10.21		RC109
DATE:		
SHEET SIZE: A1	REV SIGN:	SHEET NUMBER:

DRAFT



AREA SCHEDULE (GFA) - BASEMENT B1	
UNIT ID	Area
BASEMENT B1	
CARPARK	854.52 m <sup>2</sup>
CIRC.	
CIRCULATION	26.06 m <sup>2</sup>
CIRCULATION	26.06 m <sup>2</sup>
CIRCULATION	35.80 m <sup>2</sup>
CIRCULATION	57.23 m <sup>2</sup>
SERVICE	
SERVICE	82.11 m <sup>2</sup>
SERVICE	43.17 m <sup>2</sup>
UNIT B1	
APARTMENT	95.78 m <sup>2</sup>
GARDEN	214.10 m <sup>2</sup>
PATIO	21.45 m <sup>2</sup>
UNIT B2	
APARTMENT	109.87 m <sup>2</sup>
PATIO	12.25 m <sup>2</sup>
PATIO	12.25 m <sup>2</sup>
GARDEN	195.53 m <sup>2</sup>



1 | BASEMENT B1

MONK MACKENZIE.

LEVEL 3, 23 O'CONNELL STREET  
AUCKLAND, NEW ZEALAND  
MONKMACKENZIE.COM  
+649 650 5335

CLIENT NAME

CLIENT:

KEPA ROAD APARTMENTS

PROJECT:

182 & 184 KEPA ROAD, 8 KURAHAPU  
STREET, AUCKLAND

LOCATION:

DRAFT

CONCEPT DESIGN

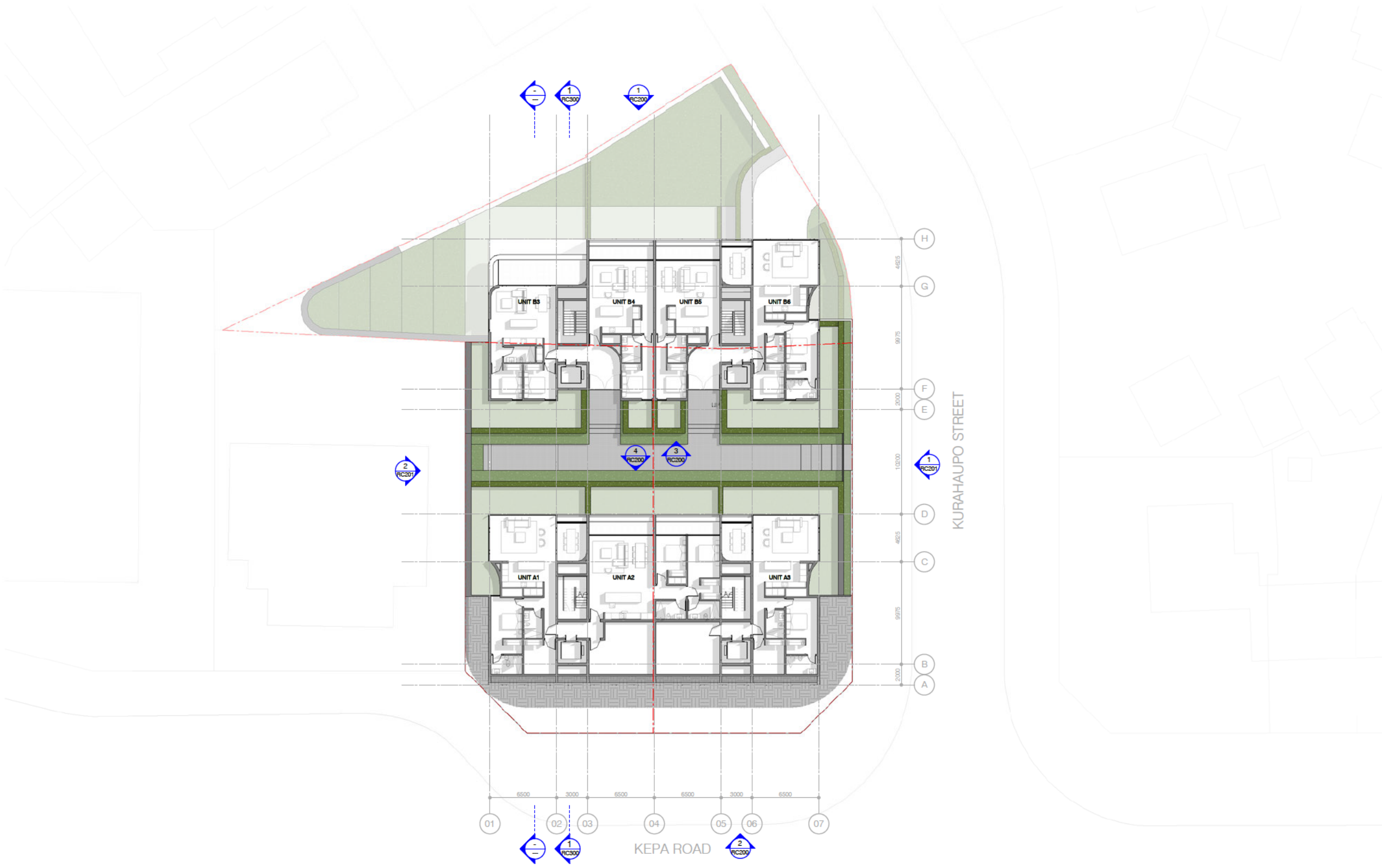
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MASTERPLAN - BASEMENT B1

SHEET TITLE:

ID	REVISION DESCRIPTION	DATE
20.10.21		RC110
DATE:		
SHEET SIZE: A1	REV SIGN:	SHEET NUMBER:





AREA SCHEDULE (GFA) _LEVEL 1	
UNIT ID	Area
LEVEL 1	
CIRC.	44.58 m <sup>2</sup>
CIRCULATION	44.59 m <sup>2</sup>
CIRCULATION	36.35 m <sup>2</sup>
CIRCULATION	33.47 m <sup>2</sup>
SERVICE	
SERVICE	67.64 m <sup>2</sup>
UNIT A1	
APARTMENT	101.09 m <sup>2</sup>
GARDEN	59.53 m <sup>2</sup>
PATIO	11.80 m <sup>2</sup>
UNIT A2	
APARTMENT	109.40 m <sup>2</sup>
PATIO	8.00 m <sup>2</sup>
PATIO	8.00 m <sup>2</sup>
GARDEN	41.60 m <sup>2</sup>
UNIT A3	
APARTMENT	101.09 m <sup>2</sup>
GARDEN	59.56 m <sup>2</sup>
PATIO	11.80 m <sup>2</sup>
UNIT B3	
APARTMENT	75.16 m <sup>2</sup>
GARDEN	53.49 m <sup>2</sup>
PATIO	28.14 m <sup>2</sup>
UNIT B4	
APARTMENT	72.41 m <sup>2</sup>
PATIO	8.00 m <sup>2</sup>
GARDEN	9.76 m <sup>2</sup>
UNIT B5	
APARTMENT	72.49 m <sup>2</sup>
PATIO	8.00 m <sup>2</sup>
GARDEN	9.76 m <sup>2</sup>
UNIT B6	
APARTMENT	101.19 m <sup>2</sup>
GARDEN	58.05 m <sup>2</sup>
PATIO	11.80 m <sup>2</sup>

1 | LEVEL 1  
P. 01 - 0.000 ON 11.1.2020 ON 11.1.2020 ON 11.1.2020

MONK MACKENZIE.

LEVEL 3, 23 O'CONNELL STREET  
AUCKLAND, NEW ZEALAND  
MONKMACKENZIE.COM  
+649 650 5535

CLIENT NAME  
CLIENT:

KEPA ROAD APARTMENTS  
PROJECT:

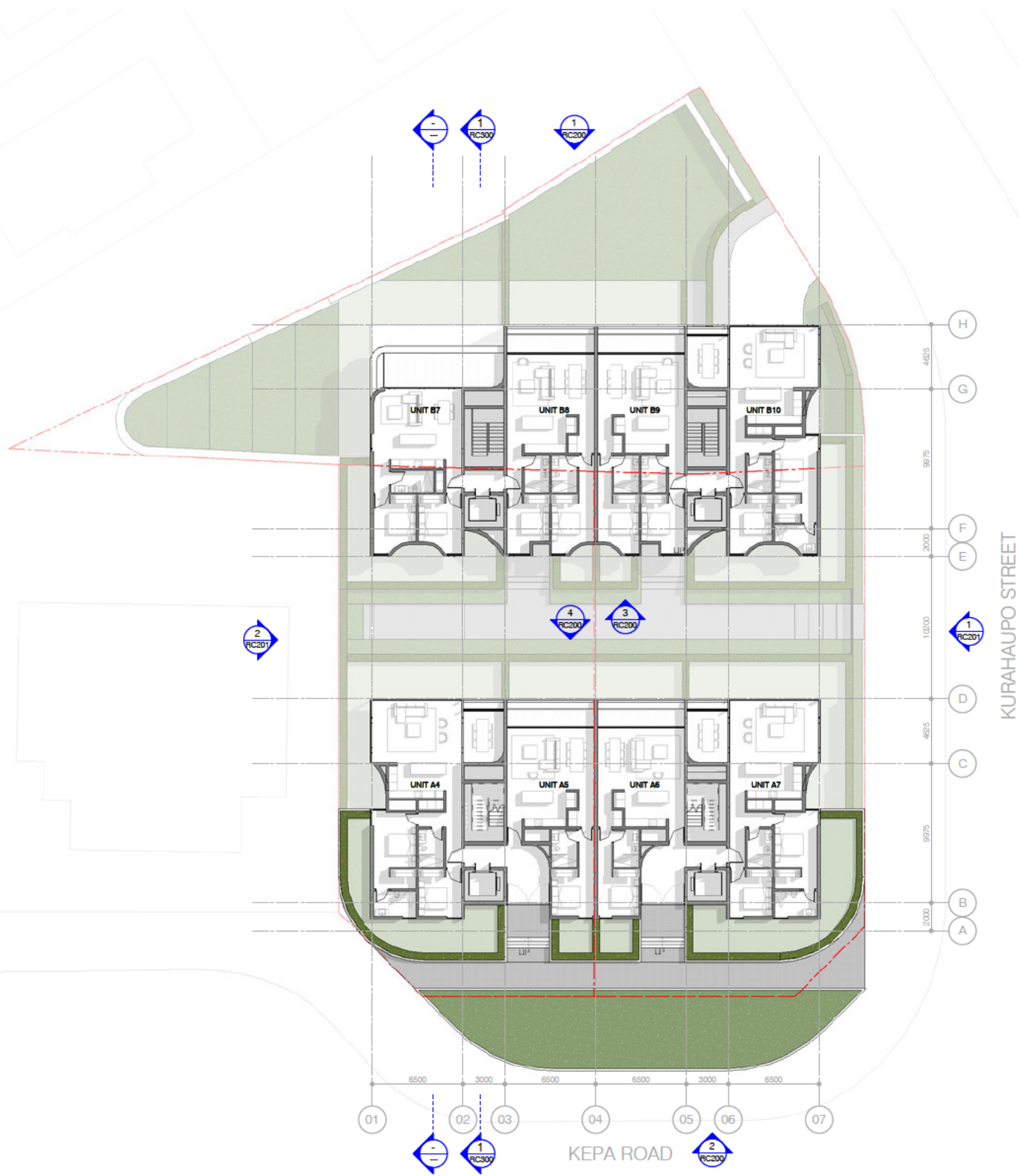
182 & 184 KEPA ROAD , 8 KURAHAPU  
STREET, AUCKLAND  
LOCATION:

DRAFT

CONCEPT DESIGN  
ALL CONSULTANTS AND CONTRACTORS TO VERIFY ALL DIMENSIONS, ANGLES, SITE MEASUREMENTS  
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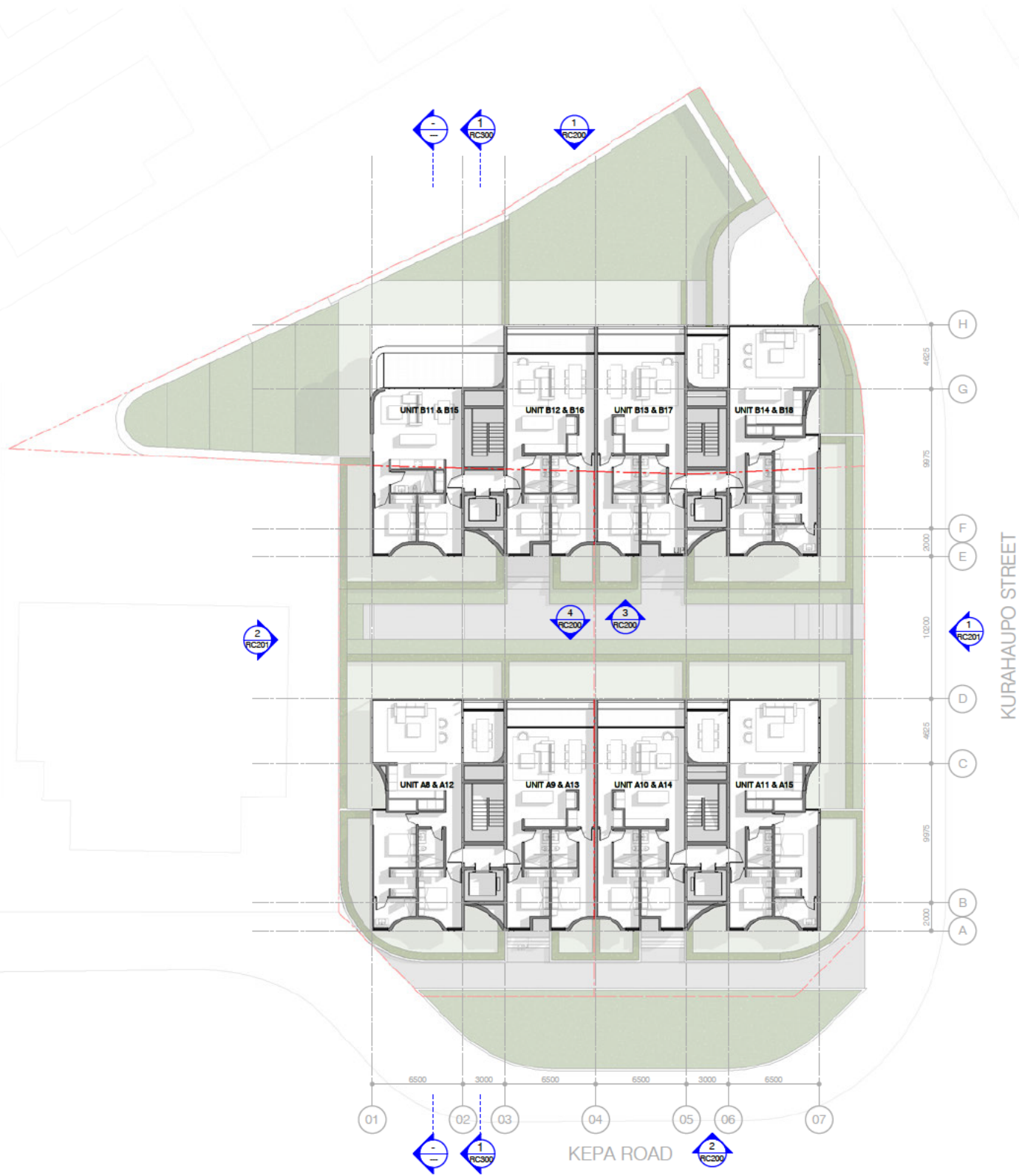
MASTERPLAN - L1  
SHEET TITLE:

ID	REVISION DESCRIPTION	DATE
20.10.21		RC111
DATE:		
SHEET SIZE: A1	REV. SIGN:	SHEET NUMBER:



AREA SCHEDULE (GFA) _LEVEL 2	
UNIT ID	Area
LEVEL 2	
CIRC.	
CIRCULATION	44.58 m <sup>2</sup>
CIRCULATION	44.59 m <sup>2</sup>
CIRCULATION	32.17 m <sup>2</sup>
CIRCULATION	32.17 m <sup>2</sup>
UNIT A4	
APARTMENT	101.21 m <sup>2</sup>
GARDEN	46.35 m <sup>2</sup>
PATIO	11.80 m <sup>2</sup>
UNIT A5	
APARTMENT	72.41 m <sup>2</sup>
PATIO	8.00 m <sup>2</sup>
GARDEN	9.29 m <sup>2</sup>
UNIT A6	
APARTMENT	72.49 m <sup>2</sup>
PATIO	8.00 m <sup>2</sup>
GARDEN	9.29 m <sup>2</sup>
UNIT A7	
APARTMENT	101.19 m <sup>2</sup>
GARDEN	55.80 m <sup>2</sup>
PATIO	11.80 m <sup>2</sup>
UNIT B7	
APARTMENT	78.48 m <sup>2</sup>
PATIO	28.14 m <sup>2</sup>
UNIT B8	
APARTMENT	93.17 m <sup>2</sup>
PATIO	8.00 m <sup>2</sup>
UNIT B9	
APARTMENT	93.17 m <sup>2</sup>
PATIO	8.00 m <sup>2</sup>
UNIT B10	
APARTMENT	104.43 m <sup>2</sup>
PATIO	11.80 m <sup>2</sup>

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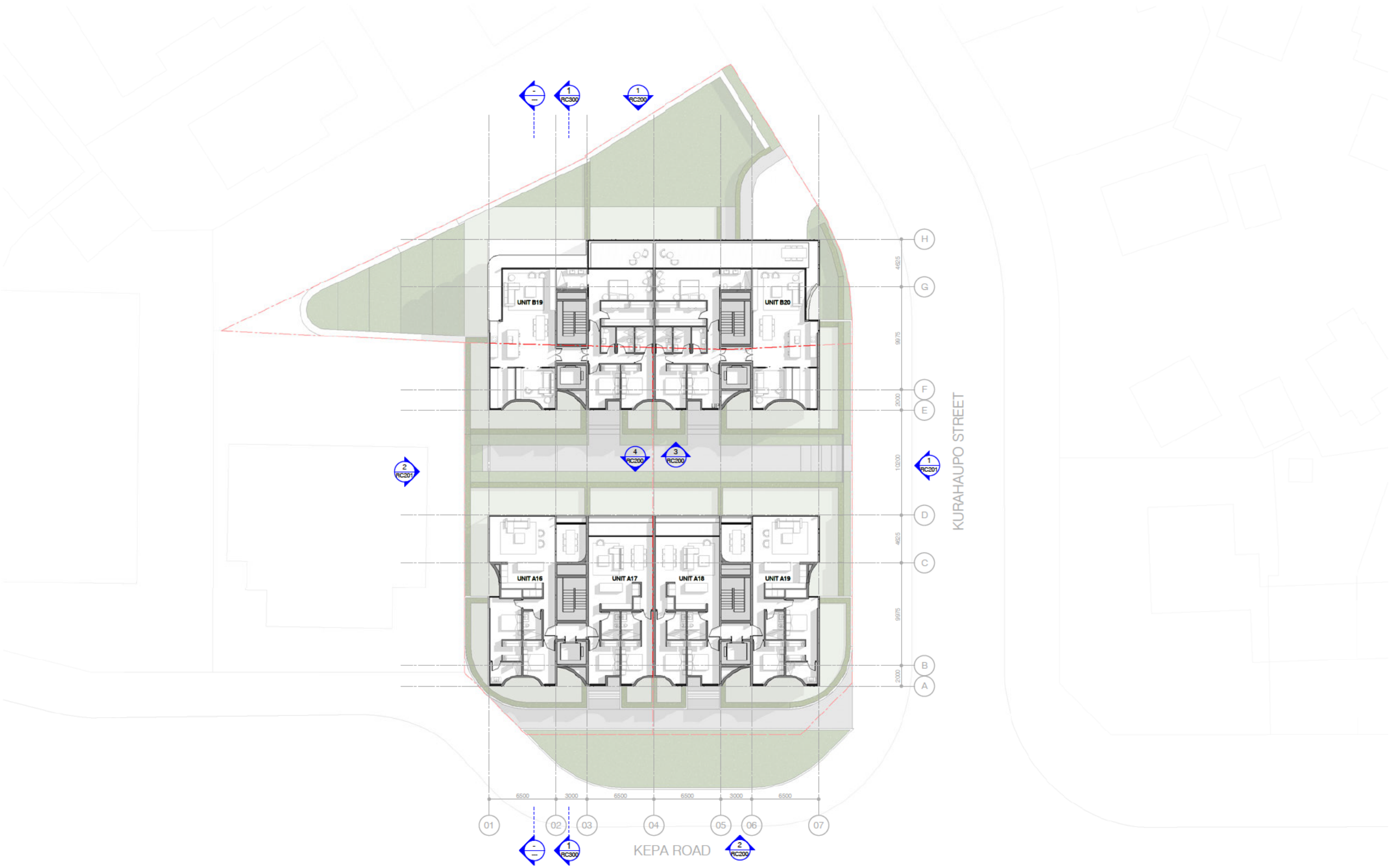


AREA SCHEDULE (GFA) _LEVEL 3	
UNIT ID	Area
LEVEL 3	
CIRC.	
CIRCULATION	32.17 m <sup>2</sup>
CIRCULATION	32.17 m <sup>2</sup>
CIRCULATION	32.17 m <sup>2</sup>
CIRCULATION	32.17 m <sup>2</sup>
UNIT A8	
APARTMENT	104.52 m <sup>2</sup>
PATIO	11.80 m <sup>2</sup>
UNIT A9	
APARTMENT	93.17 m <sup>2</sup>
PATIO	8.00 m <sup>2</sup>
UNIT A10	
APARTMENT	93.17 m <sup>2</sup>
PATIO	8.00 m <sup>2</sup>
UNIT A11	
APARTMENT	104.49 m <sup>2</sup>
PATIO	11.80 m <sup>2</sup>
UNIT B11	
APARTMENT	78.48 m <sup>2</sup>
PATIO	28.14 m <sup>2</sup>
UNIT B12	
APARTMENT	93.17 m <sup>2</sup>
PATIO	8.00 m <sup>2</sup>
UNIT B13	
APARTMENT	93.17 m <sup>2</sup>
PATIO	8.00 m <sup>2</sup>
UNIT B14	
APARTMENT	104.49 m <sup>2</sup>
PATIO	11.80 m <sup>2</sup>

AREA SCHEDULE (GFA) _LEVEL 4	
UNIT ID	Area
LEVEL 4	
CIRC.	
CIRCULATION	32.17 m <sup>2</sup>
CIRCULATION	32.17 m <sup>2</sup>
CIRCULATION	32.17 m <sup>2</sup>
CIRCULATION	32.17 m <sup>2</sup>
UNIT A12	
APARTMENT	104.52 m <sup>2</sup>
PATIO	11.80 m <sup>2</sup>
UNIT A13	
APARTMENT	93.17 m <sup>2</sup>
PATIO	8.00 m <sup>2</sup>
UNIT A14	
APARTMENT	93.17 m <sup>2</sup>
PATIO	8.00 m <sup>2</sup>
UNIT A15	
APARTMENT	104.49 m <sup>2</sup>
PATIO	11.80 m <sup>2</sup>
UNIT B15	
APARTMENT	78.48 m <sup>2</sup>
PATIO	28.14 m <sup>2</sup>
UNIT B16	
APARTMENT	93.17 m <sup>2</sup>
PATIO	8.00 m <sup>2</sup>
UNIT B17	
APARTMENT	93.17 m <sup>2</sup>
PATIO	8.00 m <sup>2</sup>
UNIT B18	
APARTMENT	104.49 m <sup>2</sup>
PATIO	11.80 m <sup>2</sup>

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AREA SCHEDULE (GFA) _LEVEL 5	
UNIT ID	Area
LEVEL 5	
CIRC	
CIRCULATION	32.17 m <sup>2</sup>
CIRCULATION	32.17 m <sup>2</sup>
CIRCULATION	30.97 m <sup>2</sup>
CIRCULATION	30.97 m <sup>2</sup>
UNIT A16	
APARTMENT	104.52 m <sup>2</sup>
PATIO	11.80 m <sup>2</sup>
UNIT A17	
APARTMENT	93.17 m <sup>2</sup>
PATIO	8.00 m <sup>2</sup>
UNIT A18	
APARTMENT	93.17 m <sup>2</sup>
PATIO	8.00 m <sup>2</sup>
UNIT A19	
APARTMENT	104.49 m <sup>2</sup>
PATIO	11.80 m <sup>2</sup>
UNIT B19	
APARTMENT	176.53 m <sup>2</sup>
PATIO	17.96 m <sup>2</sup>
UNIT B20	
APARTMENT	176.46 m <sup>2</sup>
PATIO	48.50 m <sup>2</sup>

1 | LEVEL 5

MONK MACKENZIE.

LEVEL 3, 23 O'CONNELL STREET  
AUCKLAND, NEW ZEALAND  
MONKMACKENZIE.COM  
+ 649 690 5335

CLIENT NAME

CLIENT:

KEPA ROAD APARTMENTS

PROJECT:

182 & 184 KEPA ROAD , 8 KURAHAPUO STREET, AUCKLAND

LOCATION:

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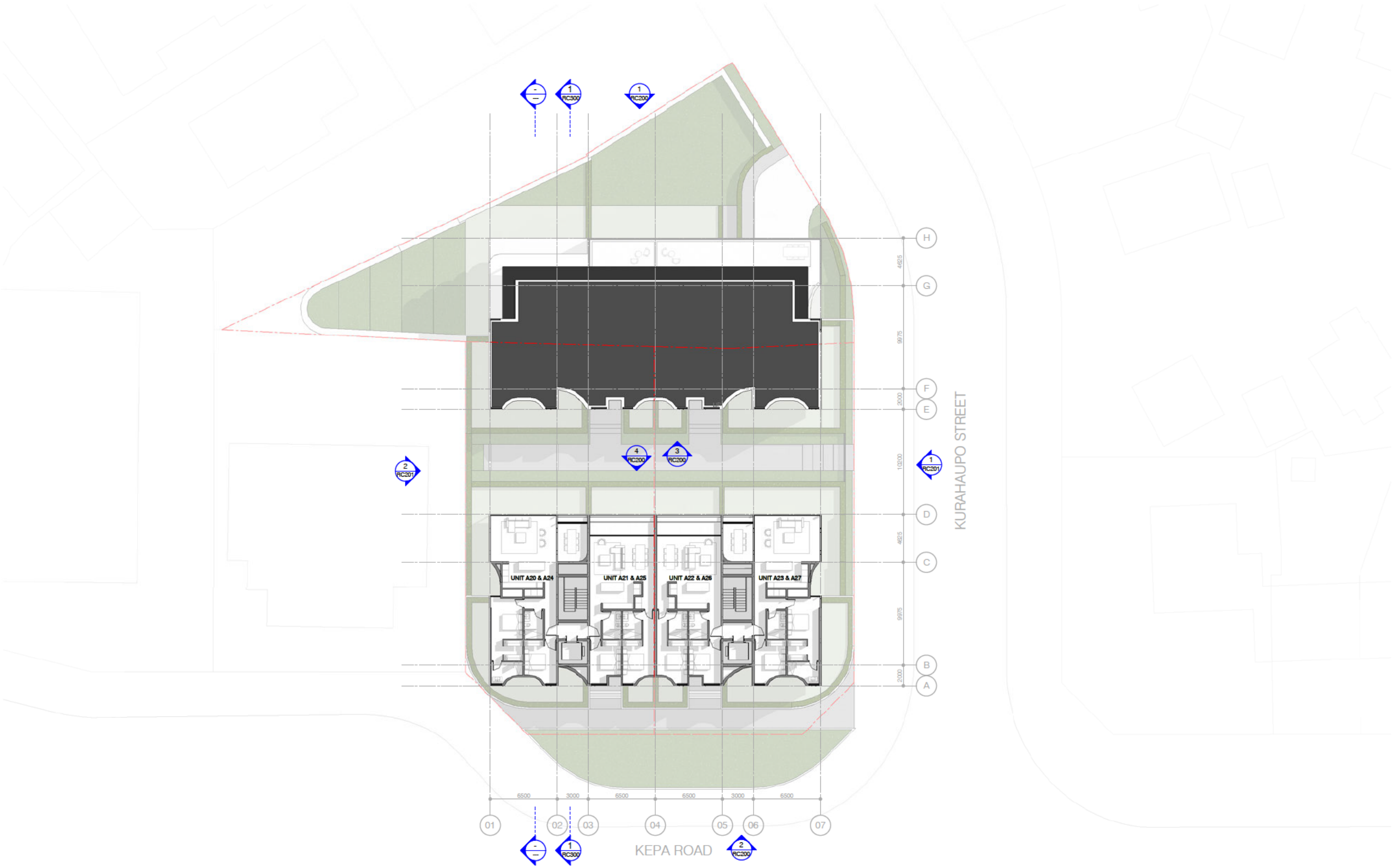
CONCEPT DESIGN

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MASTERPLAN - L5

SHEET TITLE:

ID	REVISION DESCRIPTION	DATE
20.10.21		RC114
DATE:		
SHEET SIZE: A1	REV SIGN:	SHEET NUMBER:



AREA SCHEDULE (GFA) _LEVEL 6	
UNIT ID	Area
LEVEL 6	
CIRC.	
CIRCULATION	32.17 m <sup>2</sup>
CIRCULATION	32.17 m <sup>2</sup>
UNIT A20	
APARTMENT	104.52 m <sup>2</sup>
PATIO	11.80 m <sup>2</sup>
UNIT A21	
APARTMENT	93.17 m <sup>2</sup>
PATIO	8.00 m <sup>2</sup>
UNIT A22	
APARTMENT	93.17 m <sup>2</sup>
PATIO	8.00 m <sup>2</sup>
UNIT A23	
APARTMENT	104.49 m <sup>2</sup>
PATIO	11.80 m <sup>2</sup>

AREA SCHEDULE (GFA) _LEVEL 7	
UNIT ID	Area
LEVEL 7	
CIRC.	
CIRCULATION	32.17 m <sup>2</sup>
CIRCULATION	32.17 m <sup>2</sup>
UNIT A24	
APARTMENT	104.52 m <sup>2</sup>
PATIO	11.80 m <sup>2</sup>
UNIT A25	
APARTMENT	93.17 m <sup>2</sup>
PATIO	8.00 m <sup>2</sup>
UNIT A26	
APARTMENT	93.17 m <sup>2</sup>
PATIO	8.00 m <sup>2</sup>
UNIT A27	
APARTMENT	104.49 m <sup>2</sup>
PATIO	11.80 m <sup>2</sup>

1 | LEVEL 6 & LEVEL 7

MONK MACKENZIE.

LEVEL 3, 23 O'CONNELL STREET  
AUCKLAND, NEW ZEALAND  
MONKMACKENZIE.COM  
+ 649 690 5535

CLIENT NAME  
CLIENT:

KEPA ROAD APARTMENTS  
PROJECT:

182 & 184 KEPA ROAD , 8 KURAHAPU  
STREET, AUCKLAND  
LOCATION:

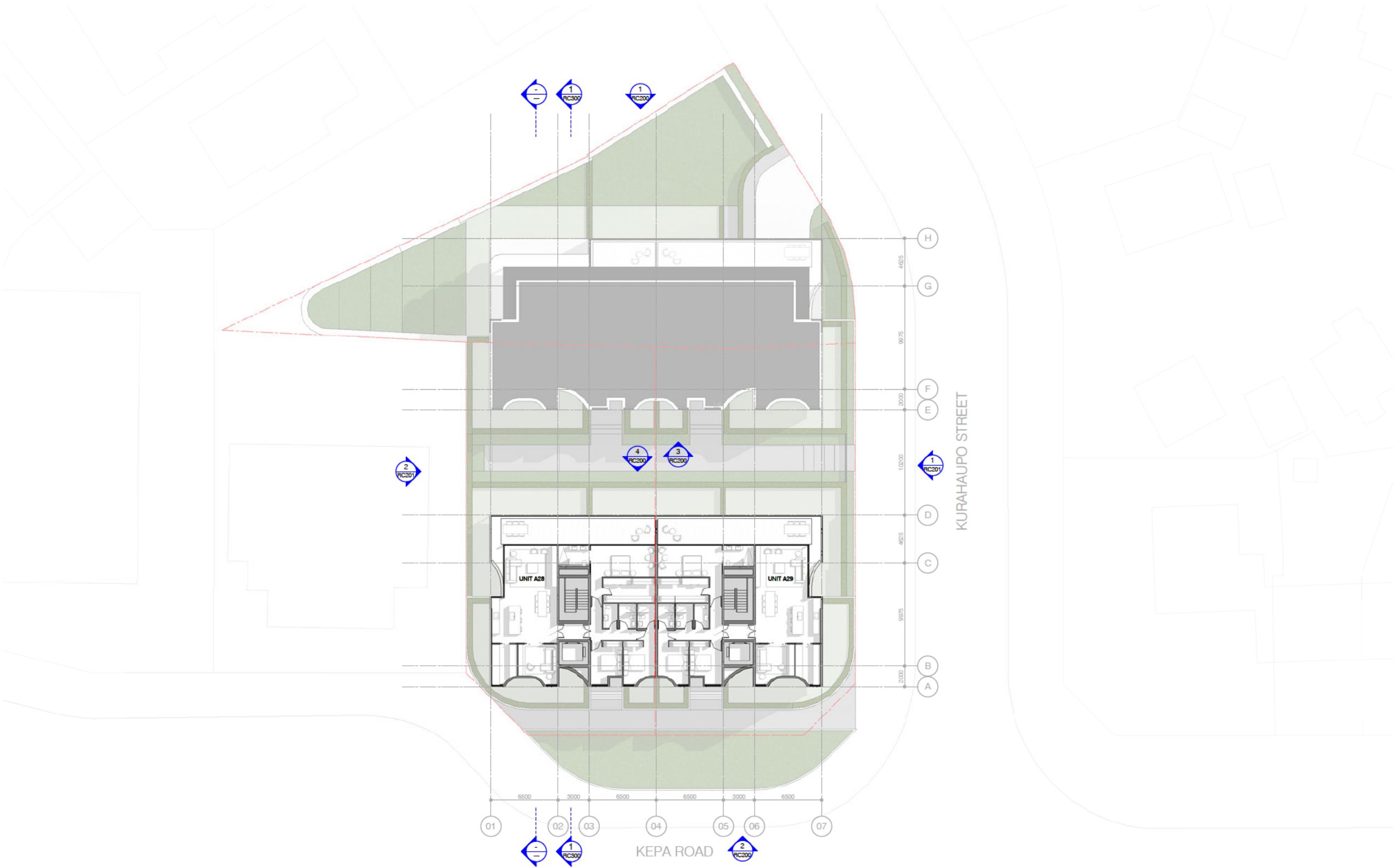
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MASTERPLAN - L6 & L7  
SHEET TITLE:

ID	REVISION DESCRIPTION	DATE
20.10.21		RC115
DATE:		
SHEET SIZE: A1	REV. SIGN:	SHEET NUMBER:





AREA SCHEDULE (GFA) _LEVEL 8	
UNIT ID	Area
LEVEL 8	
CIRC	30.97 m <sup>2</sup>
CIRCULATION	30.97 m <sup>2</sup>
UNIT A28	
APARTMENT	176.53 m <sup>2</sup>
PATIO	48.49 m <sup>2</sup>
UNIT A29	
APARTMENT	176.48 m <sup>2</sup>
PATIO	48.50 m <sup>2</sup>

1 | LEVEL 8

MONK MACKENZIE.

LEVEL 3, 23 O'CONNELL STREET  
AUCKLAND, NEW ZEALAND  
MONKMACKENZIE.COM  
+649 690 5535

CLIENT NAME

CLIENT:

KEPA ROAD APARTMENTS

PROJECT:

182 & 184 KEPA ROAD , 8 KURAHAUPO  
STREET , AUCKLAND

LOCATION:

CONCEPT DESIGN

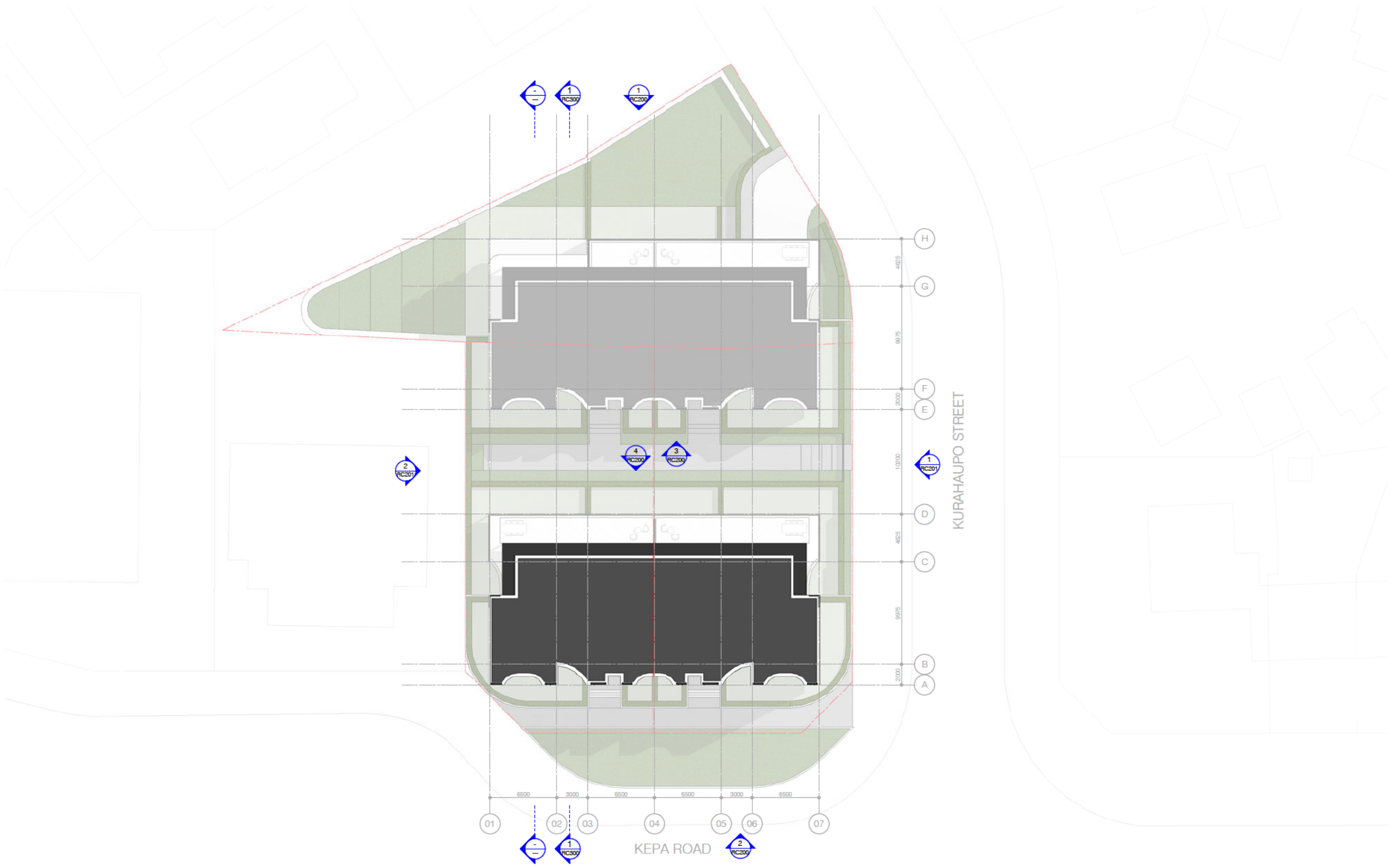
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MASTERPLAN - L8

SHEET TITLE:

ID	REVISION DESCRIPTION	DATE
20.10.21		RC116
DATE:		
SHEET SIZE: A1	REV SIGN:	SHEET NUMBER:

DRAFT



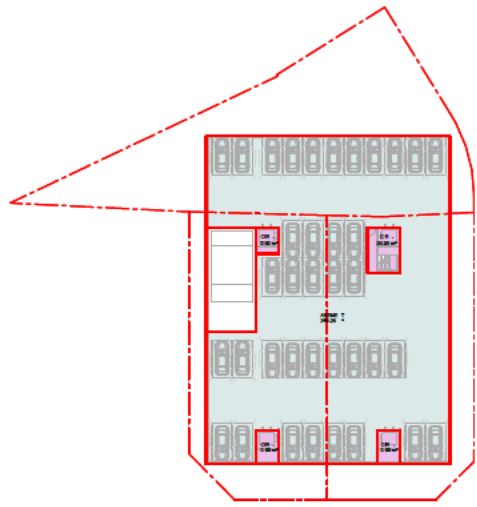
1 | LEVEL ROOF

MONK MACKENZIE.

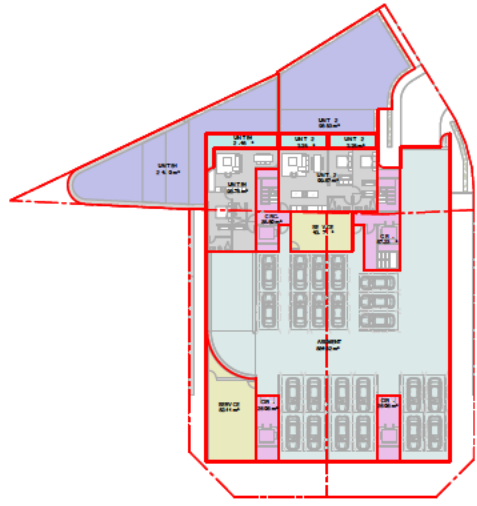
LEVEL 3, 23 O'CONNELL STREET  
AUCKLAND, NEW ZEALAND  
MONKMACKENZIE.COM  
+ 649 690 3333

CLIENT NAME	PROJECT	LOCATION	CONCEPT DESIGN	MASTERPLAN - ROOF PLAN	ID	REVISION DESCRIPTION	DATE
KEPA ROAD APARTMENTS	182 & 184 KEPA ROAD , 8 KURAHAUPO STREET , AUCKLAND	CONCEPT DESIGN	MASTERPLAN - ROOF PLAN	20.10.21	RC117		
CLIENT:	PROJECT:	LOCATION:	ALL CONSULTANTS AND CONTRACTORS TO VERIFY ALL DIMENSIONS, ANGLES, SITE MEASUREMENTS AND CONDITIONS BEFORE ANY FABRICATION OR CONSTRUCTION BEGINS. COPYRIGHT OF THESE DRAWINGS IS THE PROPERTY OF MONK MACKENZIE ARCHITECTS LTD.	SHEET TITLE:	SHEET SIZE: A1	REVISION:	SHEET NUMBER:

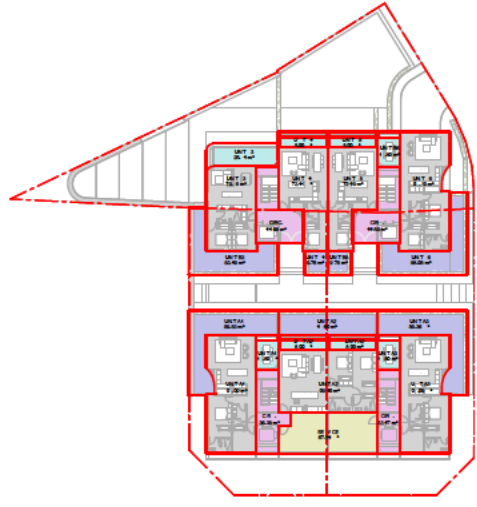
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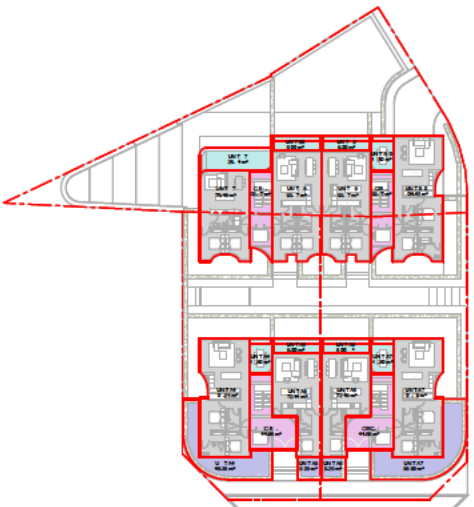
10 | BASEMENT B2  
PLAN - SCALE 1:500 ON A1: 880 ON A3



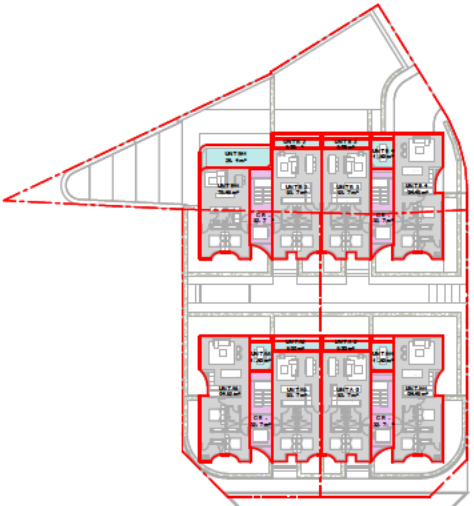
1 | BASEMENT B1  
PLAN - SCALE 1:500 ON A1: 880 ON A3



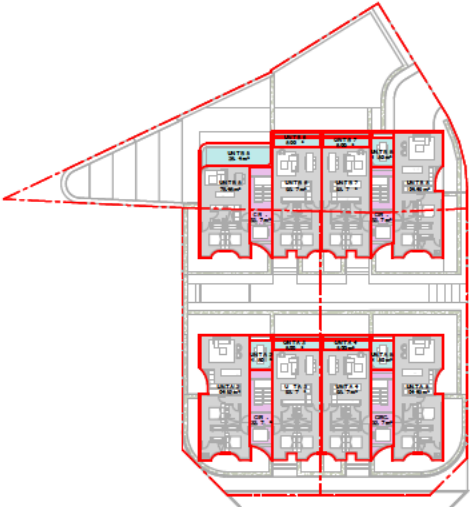
2 | LEVEL 1  
PLAN - SCALE 1:500 ON A1: 880 ON A3



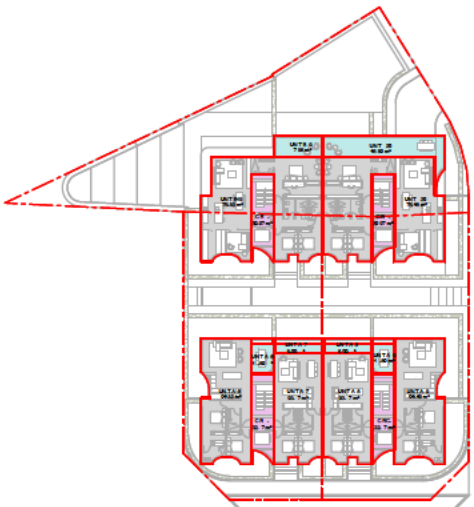
3 | LEVEL 2  
PLAN - SCALE 1:500 ON A1: 880 ON A3



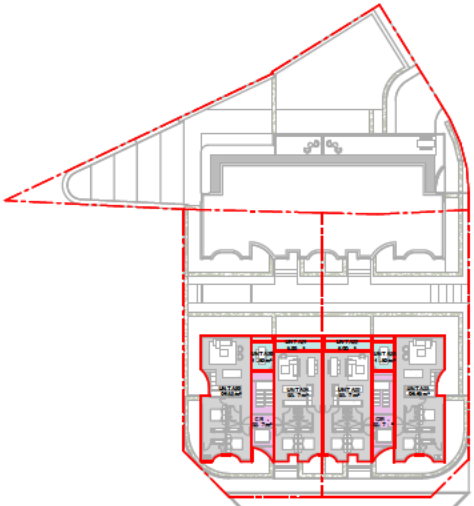
4 | LEVEL 3  
PLAN - SCALE 1:500 ON A1: 880 ON A3



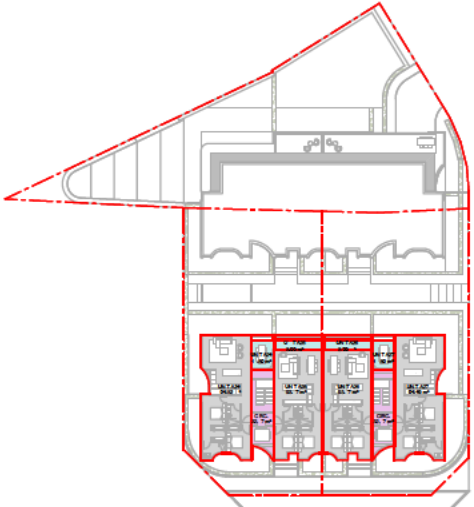
8 | LEVEL 4  
PLAN - SCALE 1:500 ON A1: 880 ON A3



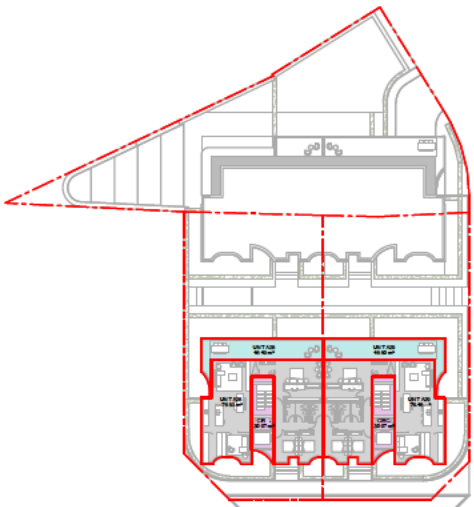
5 | LEVEL 5  
PLAN - SCALE 1:500 ON A1: 880 ON A3



6 | LEVEL 6  
PLAN - SCALE 1:500 ON A1: 880 ON A3



9 | LEVEL 7  
PLAN - SCALE 1:500 ON A1: 880 ON A3



7 | LEVEL 8  
PLAN - SCALE 1:500 ON A1: 880 ON A3

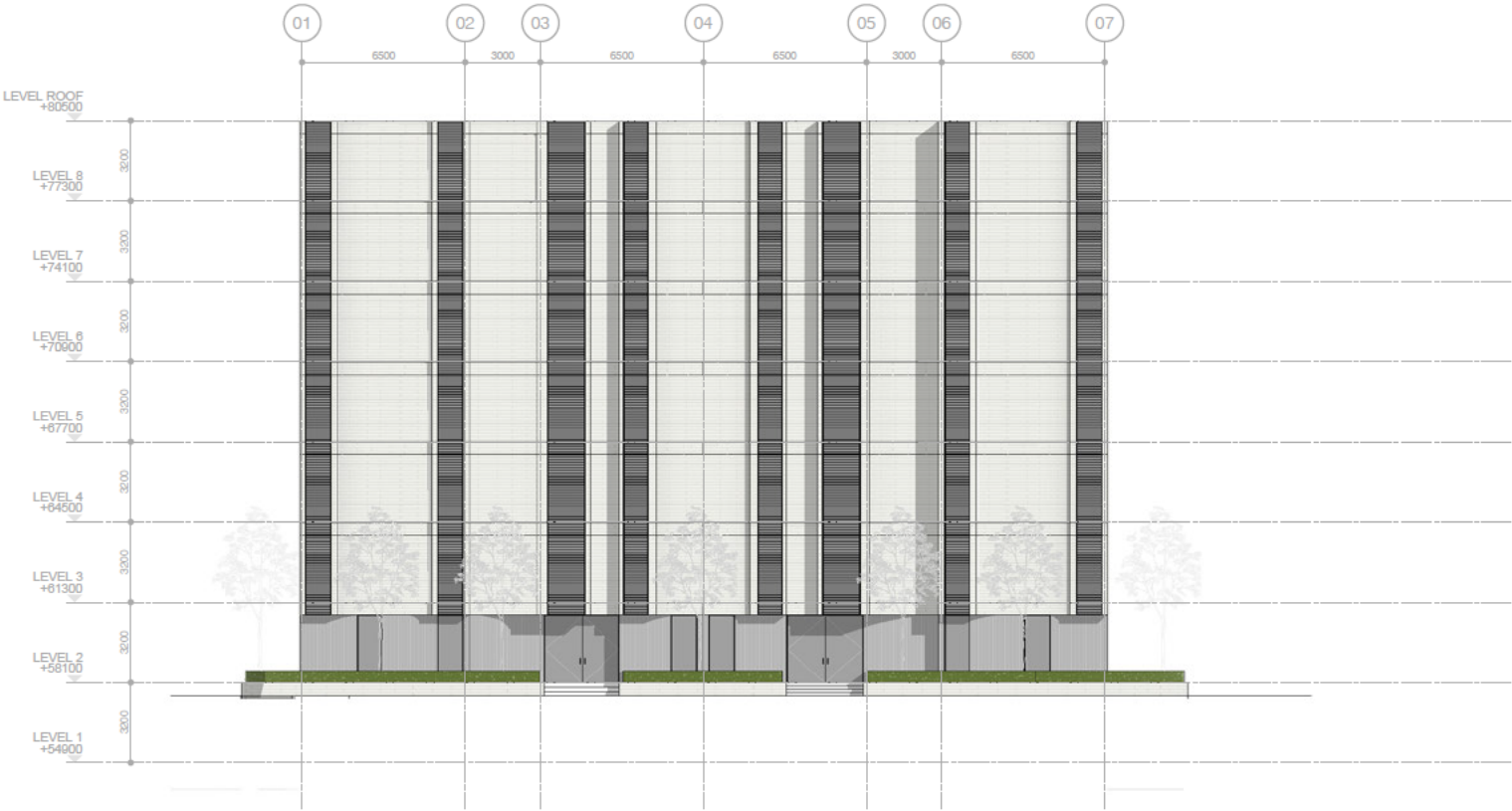
AREA SCHEDULE (GFA)		
UNIT D	Area	
BASEMENT B2		
BASEMENT		
CARPARK	1244.25 m <sup>2</sup>	
CIRC.		
CIRCULATION	10.50 m <sup>2</sup>	
CIRCULATION	25.95 m <sup>2</sup>	
CIRCULATION	13.50 m <sup>2</sup>	
CIRCULATION	13.50 m <sup>2</sup>	
BASEMENT B1		
BASEMENT		
CARPARK	864.52 m <sup>2</sup>	
CIRC.		
CIRCULATION	26.06 m <sup>2</sup>	
CIRCULATION	26.06 m <sup>2</sup>	
CIRCULATION	35.80 m <sup>2</sup>	
CIRCULATION	57.23 m <sup>2</sup>	
SERVICE		
SERVICE	82.11 m <sup>2</sup>	
SERVICE	43.17 m <sup>2</sup>	
UNIT B1		
APARTMENT	95.78 m <sup>2</sup>	
GARDEN	214.10 m <sup>2</sup>	
PATIO	21.45 m <sup>2</sup>	
UNIT B2		
APARTMENT	109.87 m <sup>2</sup>	
PATIO	12.25 m <sup>2</sup>	
PATIO	12.25 m <sup>2</sup>	
GARDEN	195.53 m <sup>2</sup>	
LEVEL 1		
CIRC.		
CIRCULATION	44.68 m <sup>2</sup>	
CIRCULATION	44.59 m <sup>2</sup>	
CIRCULATION	36.35 m <sup>2</sup>	
CIRCULATION	33.47 m <sup>2</sup>	
SERVICE		
SERVICE	67.64 m <sup>2</sup>	
UNIT A1		
APARTMENT	101.09 m <sup>2</sup>	
GARDEN	59.53 m <sup>2</sup>	
PATIO	11.80 m <sup>2</sup>	
UNIT A2		
APARTMENT	109.40 m <sup>2</sup>	
PATIO	8.00 m <sup>2</sup>	
PATIO	8.00 m <sup>2</sup>	
GARDEN	41.60 m <sup>2</sup>	
UNIT A3		
APARTMENT	101.09 m <sup>2</sup>	
GARDEN	59.36 m <sup>2</sup>	
PATIO	11.80 m <sup>2</sup>	
UNIT B3		
APARTMENT	75.16 m <sup>2</sup>	
GARDEN	53.49 m <sup>2</sup>	
PATIO	28.14 m <sup>2</sup>	
UNIT B4		
APARTMENT	72.41 m <sup>2</sup>	
PATIO	8.00 m <sup>2</sup>	
GARDEN	9.76 m <sup>2</sup>	
UNIT B5		
APARTMENT	72.49 m <sup>2</sup>	
PATIO	8.00 m <sup>2</sup>	
GARDEN	9.76 m <sup>2</sup>	
UNIT B6		
APARTMENT	101.19 m <sup>2</sup>	
GARDEN	58.05 m <sup>2</sup>	
PATIO	11.80 m <sup>2</sup>	
LEVEL 2		
CIRC.		
CIRCULATION	44.68 m <sup>2</sup>	
CIRCULATION	44.59 m <sup>2</sup>	
CIRCULATION	32.17 m <sup>2</sup>	
CIRCULATION	32.17 m <sup>2</sup>	
UNIT A4		
APARTMENT	101.21 m <sup>2</sup>	
GARDEN	46.35 m <sup>2</sup>	
PATIO	11.80 m <sup>2</sup>	
UNIT A5		
APARTMENT	72.41 m <sup>2</sup>	
PATIO	8.00 m <sup>2</sup>	
GARDEN	9.29 m <sup>2</sup>	
UNIT A6		
APARTMENT	72.49 m <sup>2</sup>	
PATIO	8.00 m <sup>2</sup>	
GARDEN	9.29 m <sup>2</sup>	
UNIT A7		
APARTMENT	101.19 m <sup>2</sup>	
GARDEN	55.80 m <sup>2</sup>	
PATIO	11.80 m <sup>2</sup>	
UNIT B7		
APARTMENT	78.48 m <sup>2</sup>	
PATIO	28.14 m <sup>2</sup>	
UNIT B8		
APARTMENT	93.17 m <sup>2</sup>	
PATIO	8.00 m <sup>2</sup>	

AREA SCHEDULE (GFA)		
UNIT ID	Area	
UNIT B9		
APARTMENT	93.17 m <sup>2</sup>	
PATIO	8.00 m <sup>2</sup>	
UNIT B10		
APARTMENT	104.49 m <sup>2</sup>	
PATIO	11.80 m <sup>2</sup>	
LEVEL 3		
CIRC.		
CIRCULATION	32.17 m <sup>2</sup>	
CIRCULATION	32.17 m <sup>2</sup>	
CIRCULATION	32.17 m <sup>2</sup>	
CIRCULATION	32.17 m <sup>2</sup>	
UNIT A8		
APARTMENT	104.52 m <sup>2</sup>	
PATIO	11.80 m <sup>2</sup>	
UNIT A9		
APARTMENT	93.17 m <sup>2</sup>	
PATIO	8.00 m <sup>2</sup>	
UNIT A10		
APARTMENT	93.17 m <sup>2</sup>	
PATIO	8.00 m <sup>2</sup>	
UNIT A11		
APARTMENT	104.49 m <sup>2</sup>	
PATIO	11.80 m <sup>2</sup>	
UNIT B11		
APARTMENT	78.48 m <sup>2</sup>	
PATIO	28.14 m <sup>2</sup>	
UNIT B12		
APARTMENT	93.17 m <sup>2</sup>	
PATIO	8.00 m <sup>2</sup>	
UNIT B13		
APARTMENT	93.17 m <sup>2</sup>	
PATIO	8.00 m <sup>2</sup>	
UNIT B14		
APARTMENT	104.49 m <sup>2</sup>	
PATIO	11.80 m <sup>2</sup>	
LEVEL 4		
CIRC.		
CIRCULATION	32.17 m <sup>2</sup>	
CIRCULATION	32.17 m <sup>2</sup>	
CIRCULATION	32.17 m <sup>2</sup>	
CIRCULATION	32.17 m <sup>2</sup>	
UNIT A12		
APARTMENT	104.52 m <sup>2</sup>	
PATIO	11.80 m <sup>2</sup>	
UNIT A13		
APARTMENT	93.17 m <sup>2</sup>	
PATIO	8.00 m <sup>2</sup>	
UNIT A14		
APARTMENT	93.17 m <sup>2</sup>	
PATIO	8.00 m <sup>2</sup>	
UNIT A15		
APARTMENT	104.49 m <sup>2</sup>	
PATIO	11.80 m <sup>2</sup>	
UNIT B15		
APARTMENT	78.48 m <sup>2</sup>	
PATIO	28.14 m <sup>2</sup>	
UNIT B16		
APARTMENT	93.17 m <sup>2</sup>	
PATIO	8.00 m <sup>2</sup>	
UNIT B17		
APARTMENT	93.17 m <sup>2</sup>	
PATIO	8.00 m <sup>2</sup>	
UNIT B18		
APARTMENT	104.49 m <sup>2</sup>	
PATIO	11.80 m <sup>2</sup>	
LEVEL 5		
CIRC.		
CIRCULATION	32.17 m <sup>2</sup>	
CIRCULATION	32.17 m <sup>2</sup>	
CIRCULATION	30.97 m <sup>2</sup>	
CIRCULATION	30.97 m <sup>2</sup>	
UNIT A16		
APARTMENT	104.52 m <sup>2</sup>	
PATIO	11.80 m <sup>2</sup>	
UNIT A17		
APARTMENT	93.17 m <sup>2</sup>	
PATIO	8.00 m <sup>2</sup>	
UNIT A18		
APARTMENT	93.17 m <sup>2</sup>	
PATIO	8.00 m <sup>2</sup>	
UNIT A19		
APARTMENT	104.49 m <sup>2</sup>	
PATIO	11.80 m <sup>2</sup>	

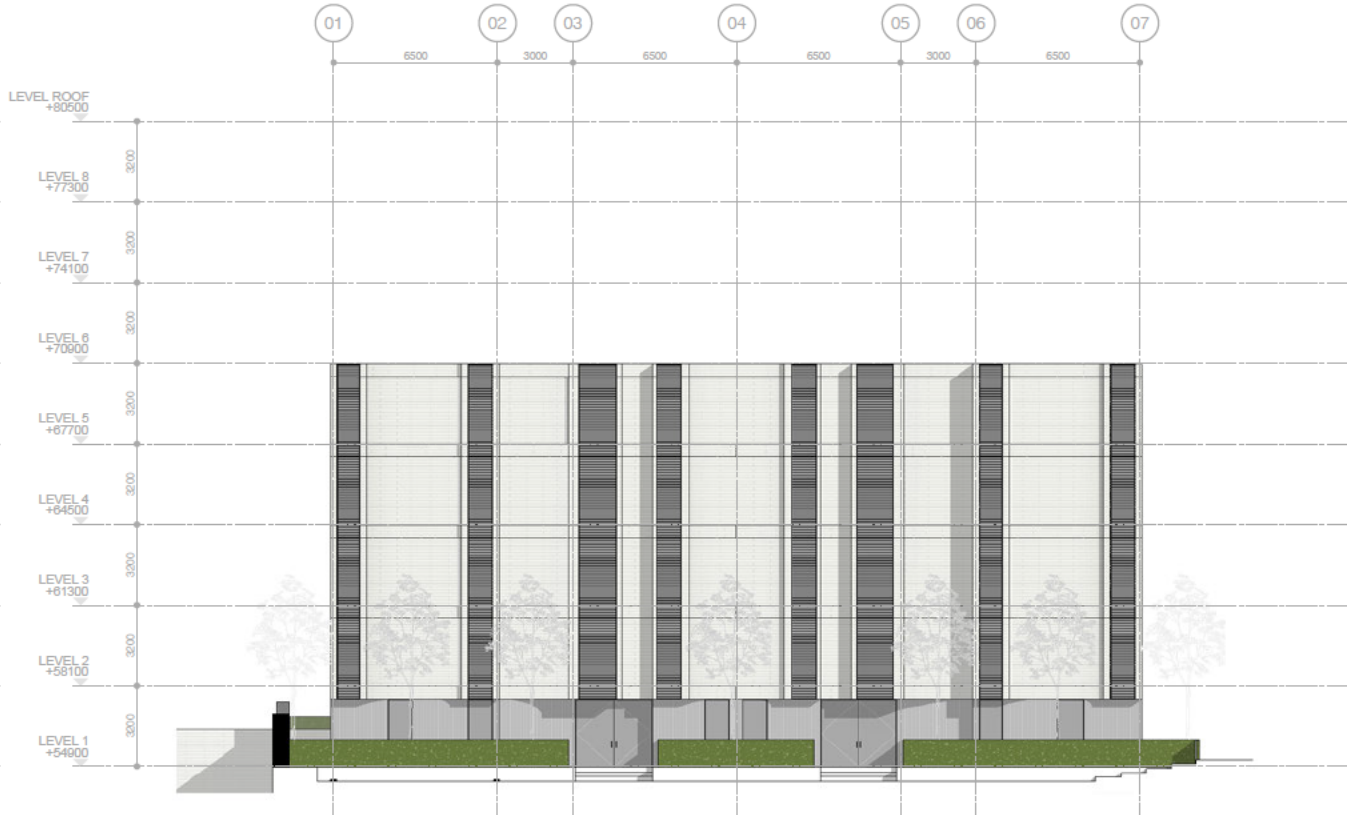
AREA SCHEDULE (GFA)		
UNIT D	Area	
UNIT B19		
APARTMENT	176.53 m <sup>2</sup>	
PATIO	17.96 m <sup>2</sup>	
UNIT B20		
APARTMENT	176.48 m <sup>2</sup>	
PATIO	48.50 m <sup>2</sup>	
LEVEL 6		
CIRC.		
CIRCULATION	32.17 m <sup>2</sup>	
CIRCULATION	32.17 m <sup>2</sup>	
UNIT A20		
APARTMENT	104.52 m <sup>2</sup>	
PATIO	11.80 m <sup>2</sup>	
UNIT A21		
APARTMENT	93.17 m <sup>2</sup>	
PATIO	8.00 m <sup>2</sup>	
UNIT A22		
APARTMENT	93.17 m <sup>2</sup>	
PATIO	8.00 m <sup>2</sup>	
UNIT A23		
APARTMENT	104.49 m <sup>2</sup>	
PATIO	11.80 m <sup>2</sup>	
LEVEL 7		
CIRC.		
CIRCULATION	32.17 m <sup>2</sup>	
CIRCULATION	32.17 m <sup>2</sup>	
UNIT A24		
APARTMENT	104.52 m <sup>2</sup>	
PATIO	11.80 m <sup>2</sup>	
UNIT A25		
APARTMENT	93.17 m <sup>2</sup>	
PATIO	8.00 m <sup>2</sup>	
UNIT A26		
APARTMENT	93.17 m <sup>2</sup>	
PATIO	8.00 m <sup>2</sup>	
UNIT A27		
APARTMENT	104.49 m <sup>2</sup>	
PATIO	11.80 m <sup>2</sup>	
LEVEL 8		
CIRC.		
CIRCULATION	30.97 m <sup>2</sup>	
CIRCULATION	30.97 m <sup>2</sup>	
UNIT A28		
APARTMENT	176.53 m <sup>2</sup>	
PATIO	48.49 m <sup>2</sup>	
UNIT A29		
APARTMENT	176.48 m <sup>2</sup>	
PATIO	48.50 m <sup>2</sup>	

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2 | ELEVATION - SOUTH 01



3 | ELEVATION - SOUTH 02

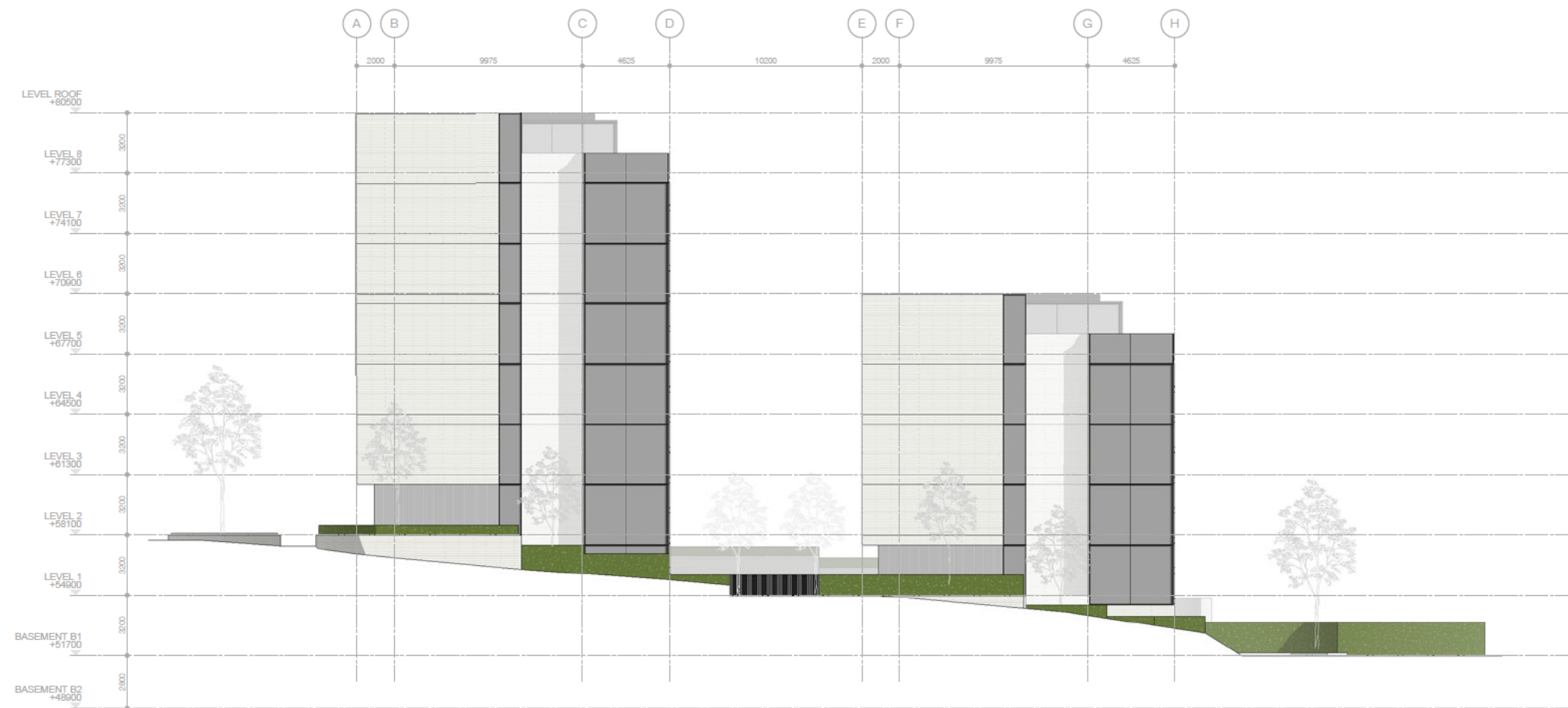


1 | ELEVATION - NORTH 01



4 | ELEVATION - NORTH 02

DRAFT



1 | ELEVATION - EAST



2 | ELEVATION - WEST

MONK MACKENZIE.

LEVEL 3, 23 O'CONNELL STREET  
AUCKLAND, NEW ZEALAND  
MONKMACKENZIE.COM  
+649 690 5555

CLIENT NAME

CLIENT:

KEPA ROAD APARTMENTS

PROJECT:

182 & 184 KEPA ROAD, 8 KURAHAPU  
STREET, AUCKLAND

LOCATION:

CONCEPT DESIGN

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ELEVATIONS - EAST & WEST

SHEET TITLE:

ID	REVISION DESCRIPTION	DATE
20.10.21		RC201
DATE:		
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