

SITE INFORMATION

11 FLEET STREET, EDEN TERRACE,
AUCKLAND 1021
Lot 91 Deeds Reg 1331
335m²

13 FLEET STREET, EDEN TERRACE,
AUCKLAND 1021
Lot 90, Deeds Reg 1331
337m²

PROPERTY AREA (COMBINED): 672m²
(MORE OR LESS)

PLANNING/AUP
H13: BUSINESS MIXED USE

OVERLAYS:
NATURAL HERITAGE: REGIONALLY
SIGNIFICANT VOLCANIC VIEWSHAFTS &
HEIGHT

SENSITIVE AREAS OVERLAY (RCP/DP) - E20,
MT EDEN, VIEWSHAFTS

CONTROLS:
CENTRE FRINGE OFFICE CONTROL

MACROINVERTEBRATE COMMUNITY INDEX -
URBAN

MAX HEIGHT: 16m +2m

HIRB CONTROLS:
NONE BASED ON MIXED USE NEIGHBOURS

YARDS:
NONE

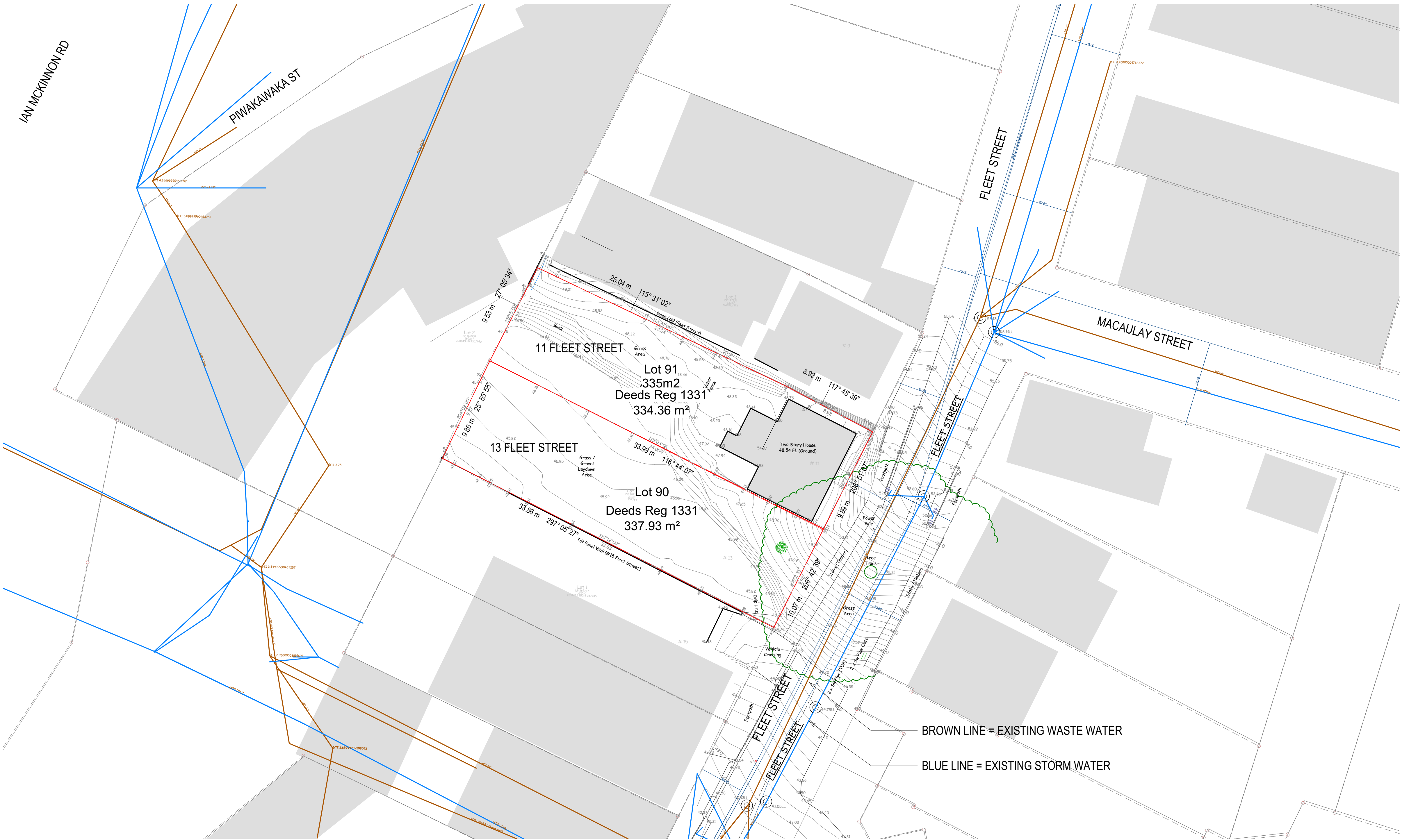
SPECIAL:
FLOOD PRONE AREA

OVERLAND FLOWPATH
2000m² TO 4000m²

OUTLOOK/BUILDING SEPERATION:
PRINCIPAL OUTLOOK: 6mx4m
SECONDARY OUTLOOK: 3mx3m

PRIVATE OUTDOOR LIVING SPACE:
NO REQUIREMENT

MIN DWELLING SIZE:
STUDIO: 30m²
1 OR MORE BED: 45m²



EXISTING SITE
1 : 200



HYDROLOGY CONTEXT



PLANNING CONTEXT

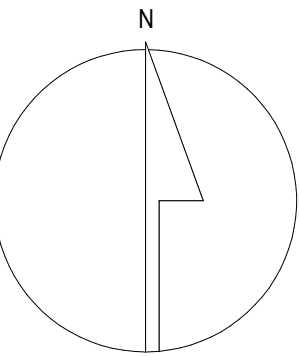


VOLCANIC VIEW SHAFT

EXISTING SITE

The information and design contained in this bulk and location is in relation to architectural intent only.
PB&A Ltd recommends the client confirms, with all relevant experts, any implications of council assets, conditions on title inclusive of instruments, easements and regulatory considerations.

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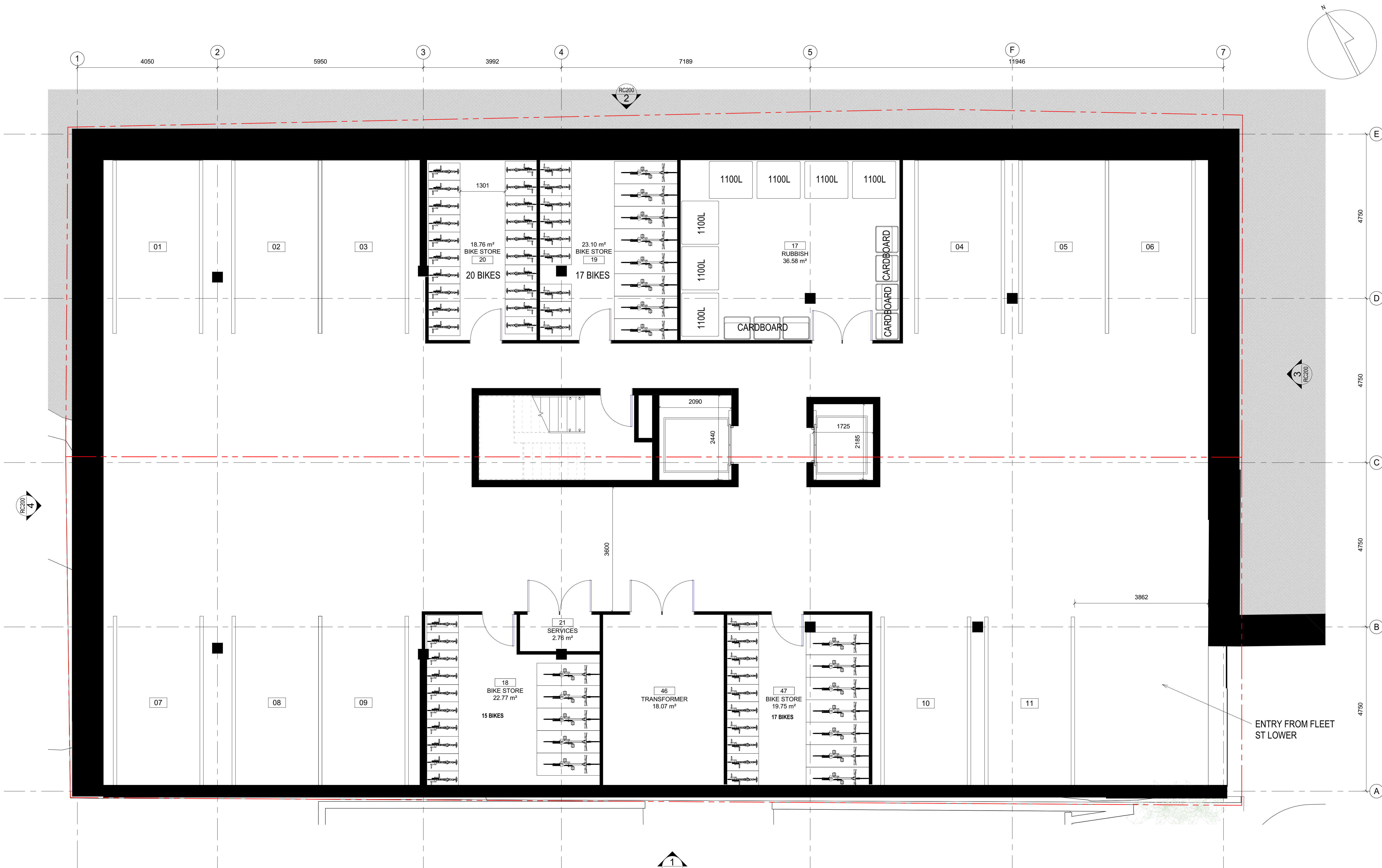


SITE PLAN
1 : 200

PROPOSED SITE
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SCHEDULE OF ACCOMODATION			
TYPE	NO OF BEDS	COUNT	AREA
APT A1	1 (studio)	14	45.45m ²
APT A2	1 (studio)	13	45.13m ²
APT B1	1	8	45.70m ²
APT B2	1	8	46.81m ²
APT C	2	14	70.75m ²
TOTAL		57	
SCHEDULE OF PARKS (CAR & BIKE)			
TYPE		COUNT	
5000 x 2500mm - 90 deg		11	



L00 GA PLAN
1 : 50

L00 - GROUND FLOOR PLAN

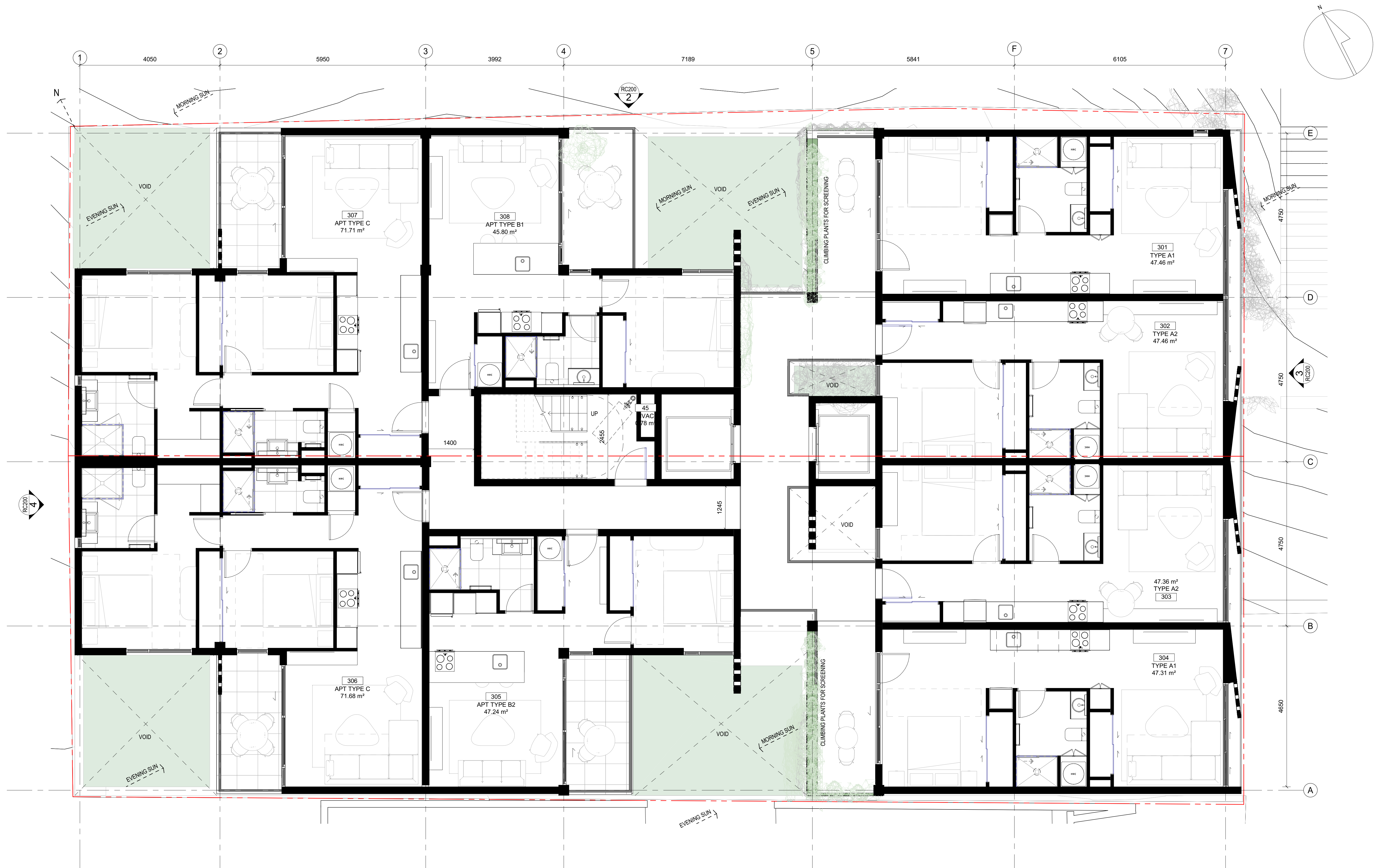


L01 GA PLAN
1 : 50

L01 - FIRST FLOOR PLAN
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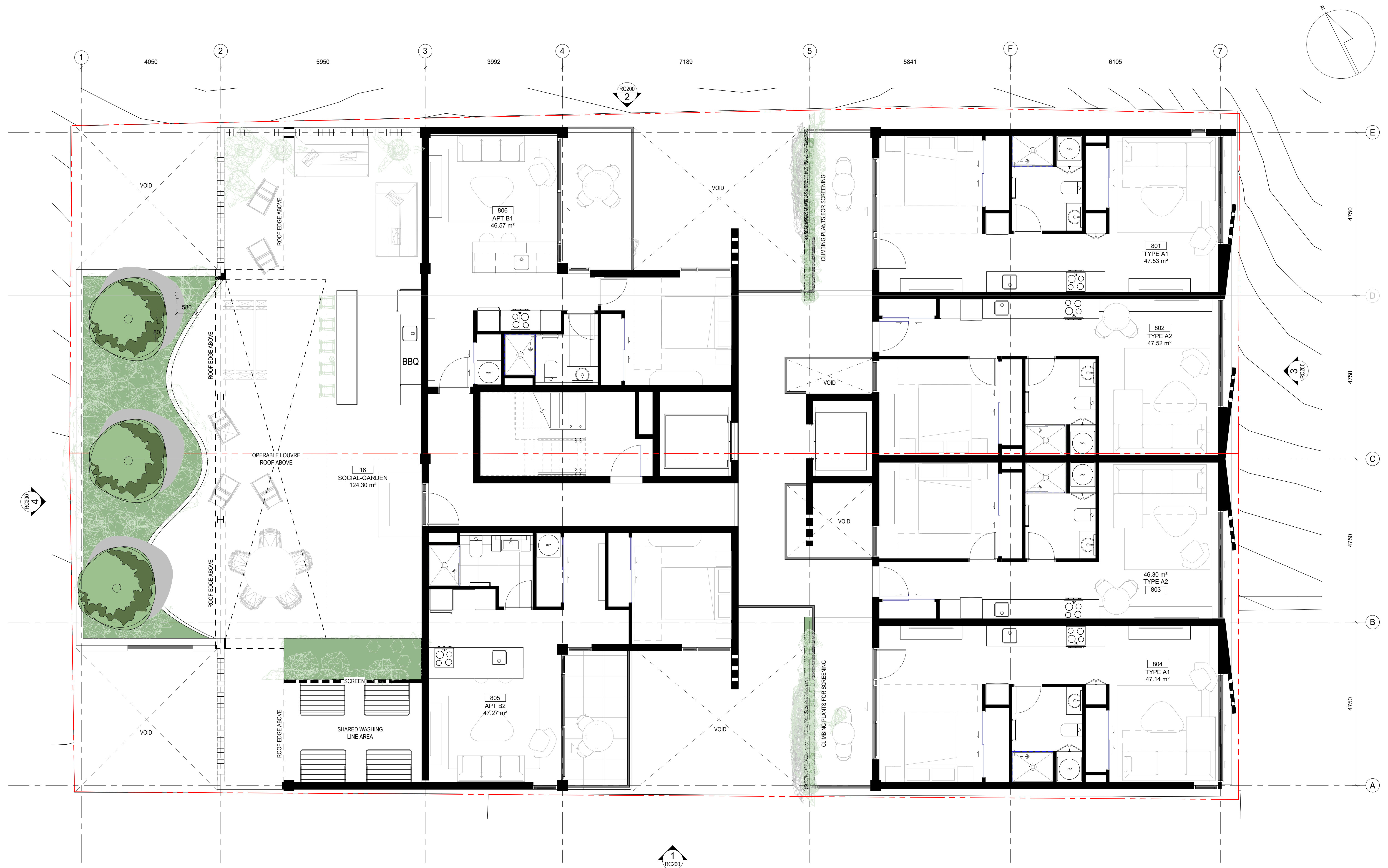


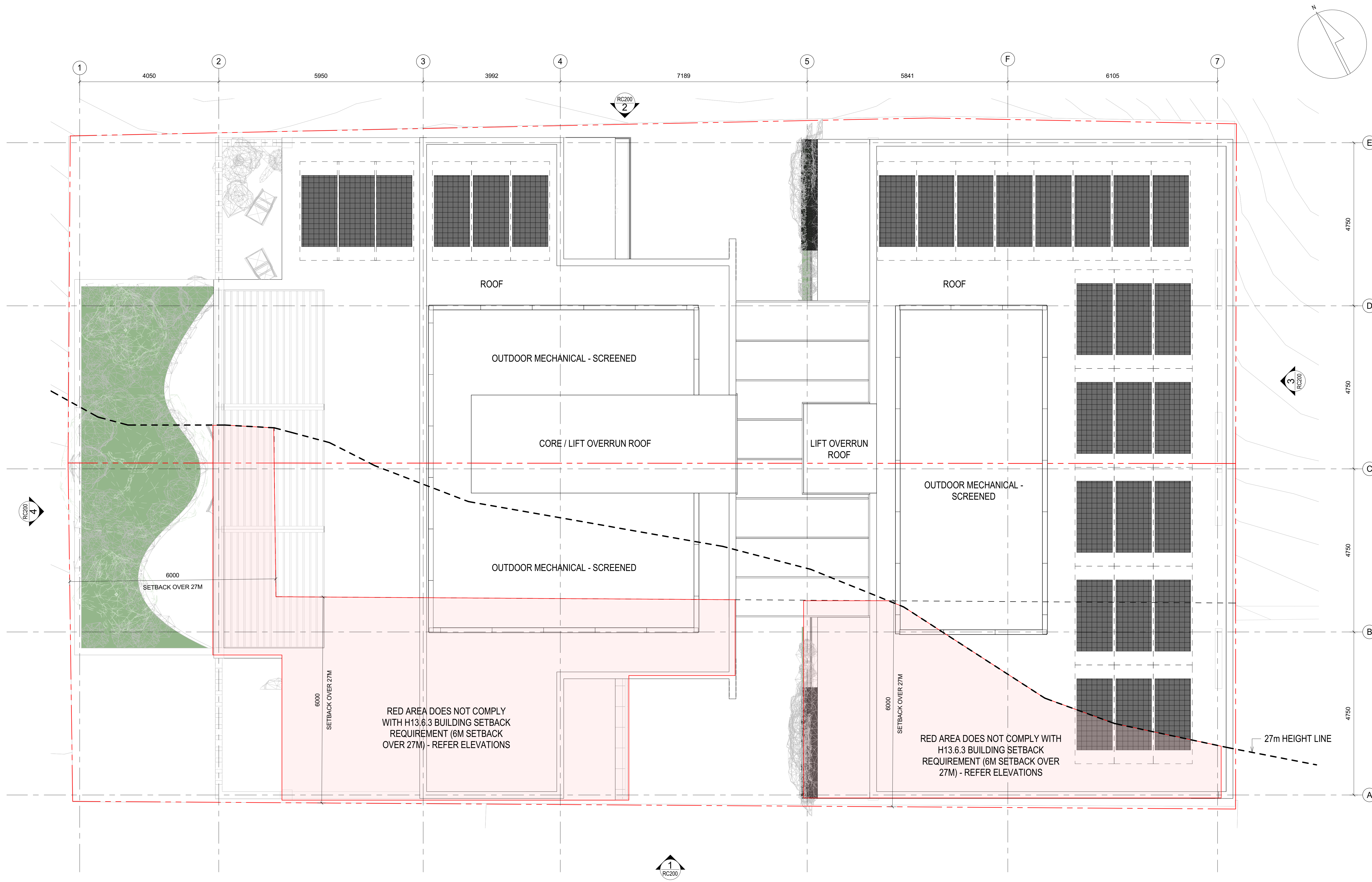
L03 GA PLAN
1 : 50

L03-L07 - TYPICAL FLOOR PLAN

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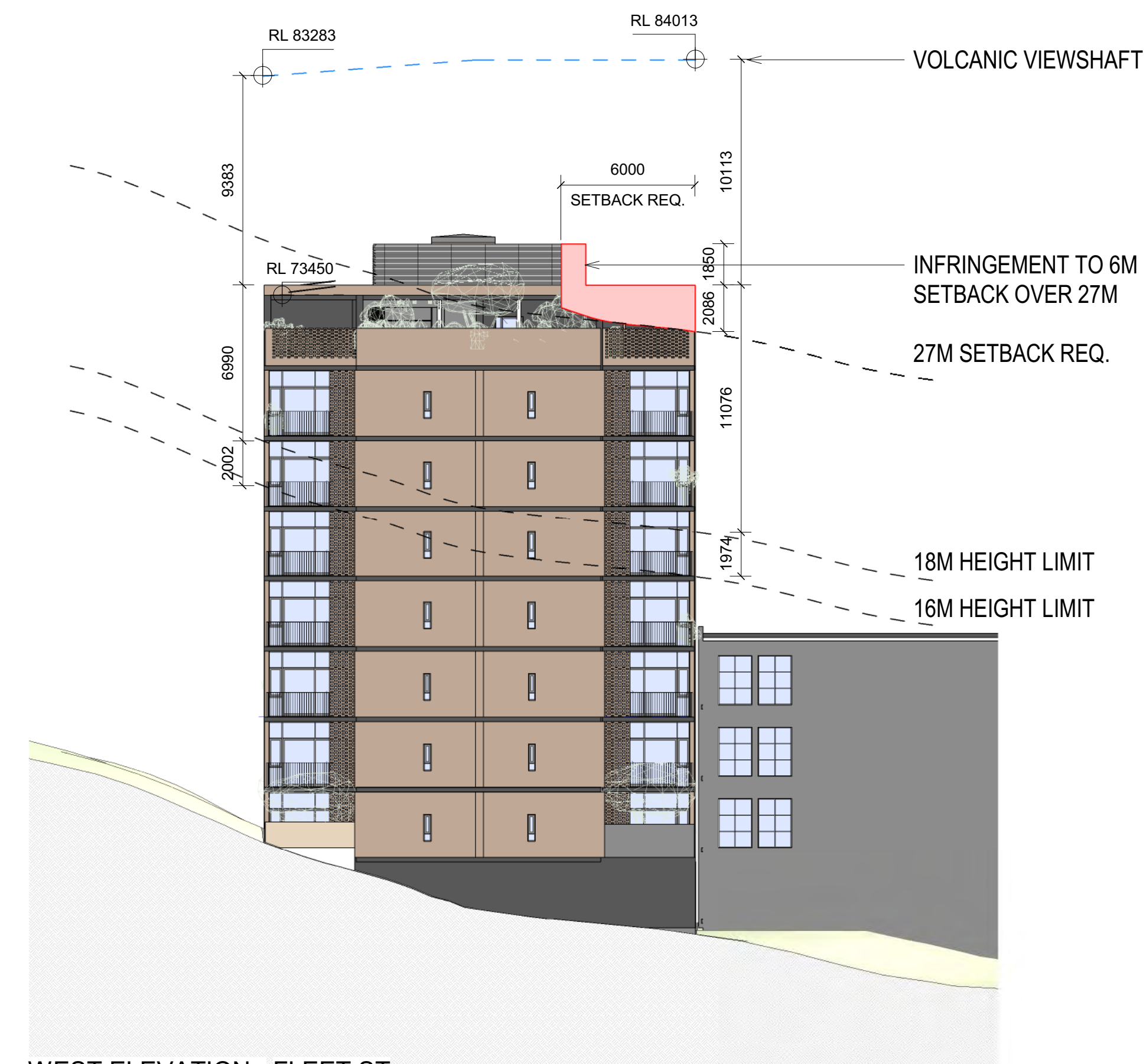




L09 - ROOF PLAN



EAST ELEVATION - FLEET ST
1 : 200



WEST ELEVATION - FLEET ST
1 : 200



SOUTH ELEVATION - FLEET ST
1 : 200



NORTH ELEVATION - FLEET ST
1 : 200

ELEVATIONS

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SECTION - EAST / WEST
1 : 100



SECTION - NORTH / SOUTH
1 : 100

SECTIONS

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