





RC DRAWING SCHEDULE

	COVER
RC01	NEW NORTH ROAD
RC02	WESTERN SPRINGS ROAD
RC03	STREET ELEVATION
RC04	SITE CONTEXT
RC05	PROPOSED BASEMENT 02
RC06	PROPOSED BASEMENT 01
RC07	PROPOSED GROUND
RC08	PROPOSED LEVEL 01 & 02
RC09	PROPOSED LEVEL 03 - 06
RC10	PROPOSED LEVEL 07
RC11	PROPOSED LEVEL 08
RC12	NORTH & SOUTH ELEV
RC13	ELEV 01 & 02
RC14	ELEV 03 & 04
RC15	SECTION A
RC16	UNIT AREA SCHEDULE
RC17	LEVEL 03 - 06 OUTLOOK
RC18	LEVEL 07 OUTLOOK
RC19	NNR GROUND FLOOR 1:50
RC20	SURVEY



VIEW FROM NEW NORTH ROAD

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NEW NORTH
ROAD

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DWG No.	REV	SCALE
RC01	A	N.T.S. @ A3



VIEW FROM WESTERN SPRINGS ROAD

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WESTERN
SPRINGS ROAD

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DWG No.	REV	SCALE
RC02	A	N.T.S. @ A3



NEW NORTH ROAD ELEVATION



PRECEDENT IMAGES OF RETAIL/FOYER SPACES

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STREET
ELEVATION

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DWG No.	REV	SCALE
RC03	A	N.T.S. @ A3



SITE PLAN
1:500 @ A3



LOCATION PLAN
NTS



SITE INFORMATION

ADDRESS:	617 NEW NORTH ROAD, KINGSLAND, AUCKLAND
LEGAL DESCRIPTION:	LOT 2 DP 72255
SITE AREA :	943m ²
ZONE:	BUSINESS - LOCAL CENTRE ZONE

PLANNING CONTROLS

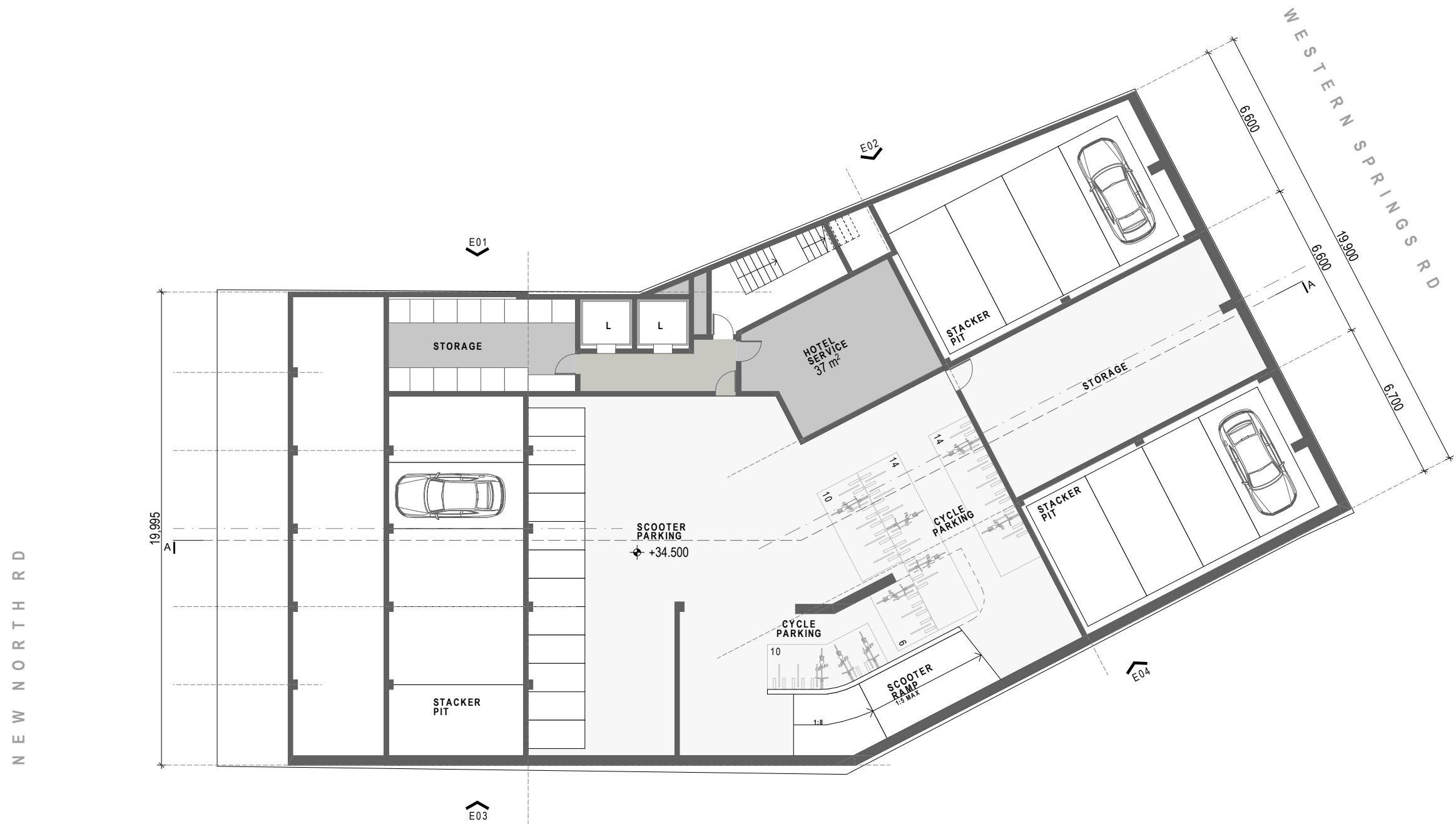
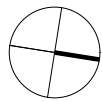
	ALLOWED	ACHIEVED
MAXIMUM HEIGHT:	16m (+2M ROOF FORM)	N
HIRB:	SOUTH 4.5M + 45° NORTH 8M + 60°	Y
OUTLOOK - PRINCIPAL LIVING ROOMS	6M X 4M	N
OUTLOOK - PRINCIPAL BEDROOMS/HABITABLE ROOMS	3M X 3M	N
MINIMUM DWELING SIZE:		
- STUDIO DWELLINGS	30M ²	Y
- ONE OR MORE BEDROOM DWELINGS	45M ²	Y

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SITE CONTEXT

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DWG No.	REV	SCALE
RC04	A	1:500 @ A3



BASEMENT 02
1:200 @ A3

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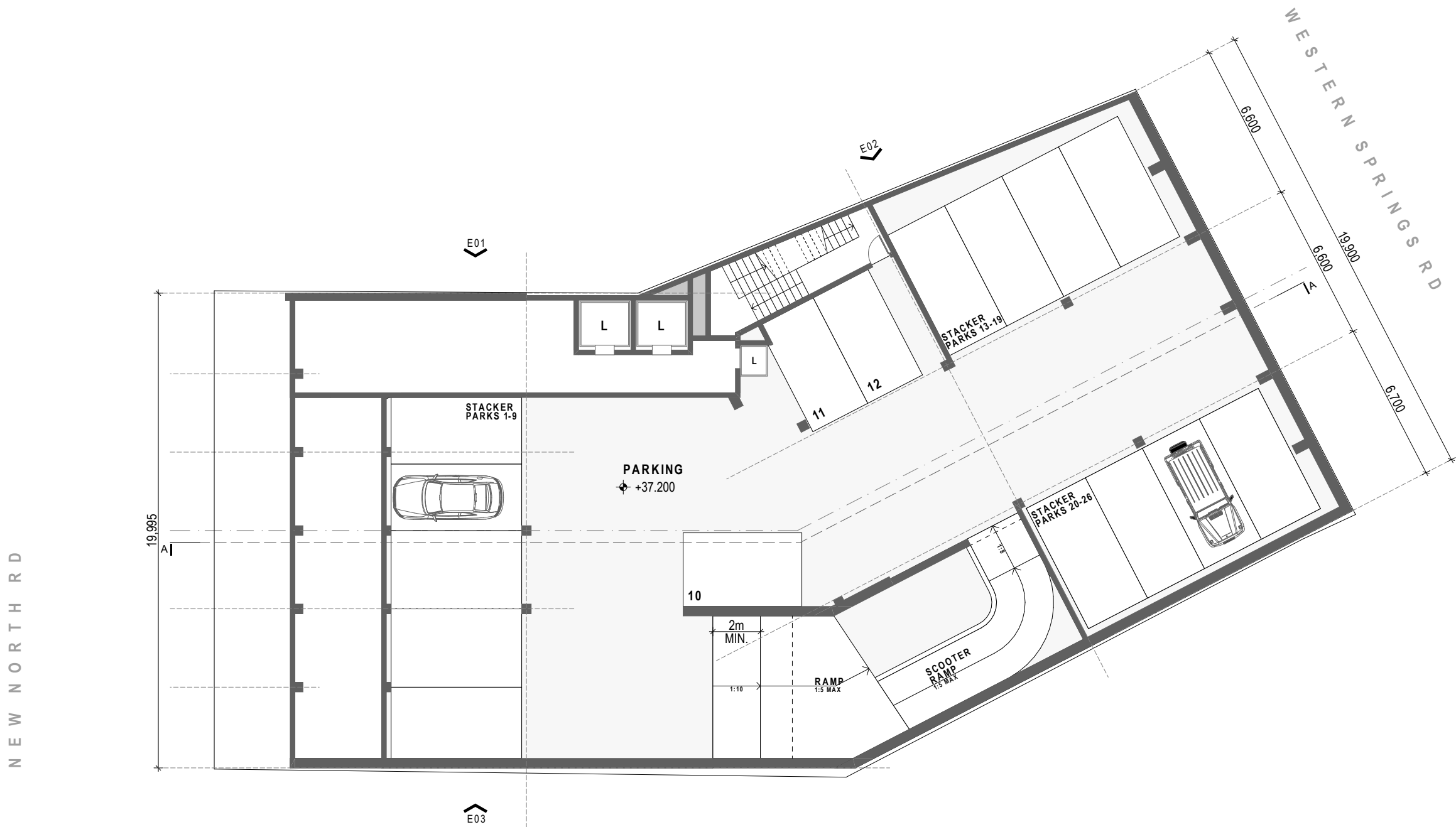
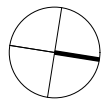
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BASEMENT 02**

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RC05	A	1:200 @ A3





BASEMENT 01
1:200 @ A3

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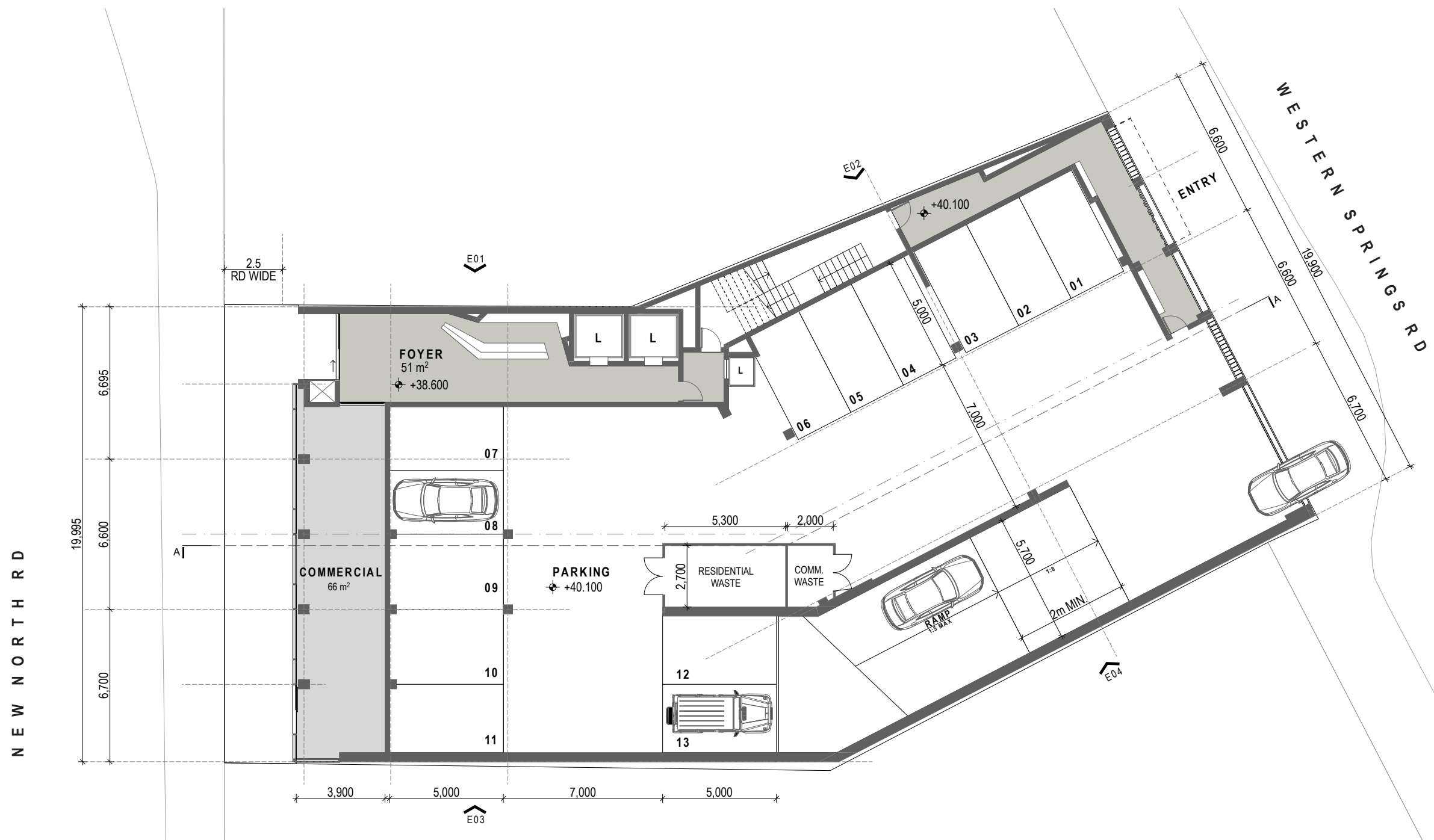
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**PROPOSED
BASEMENT 01**

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DWG No.	REV	SCALE
RC06	A	1:200, 1:50 @ A3





GROUND
VISITOR ACCOMODATION PARKING
1:200 @ A3

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PROPOSED
GROUND

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DWG No.	REV	SCALE
RC07	A	1:200 @ A3



LEVEL 01 & 02
1:200 @ A3

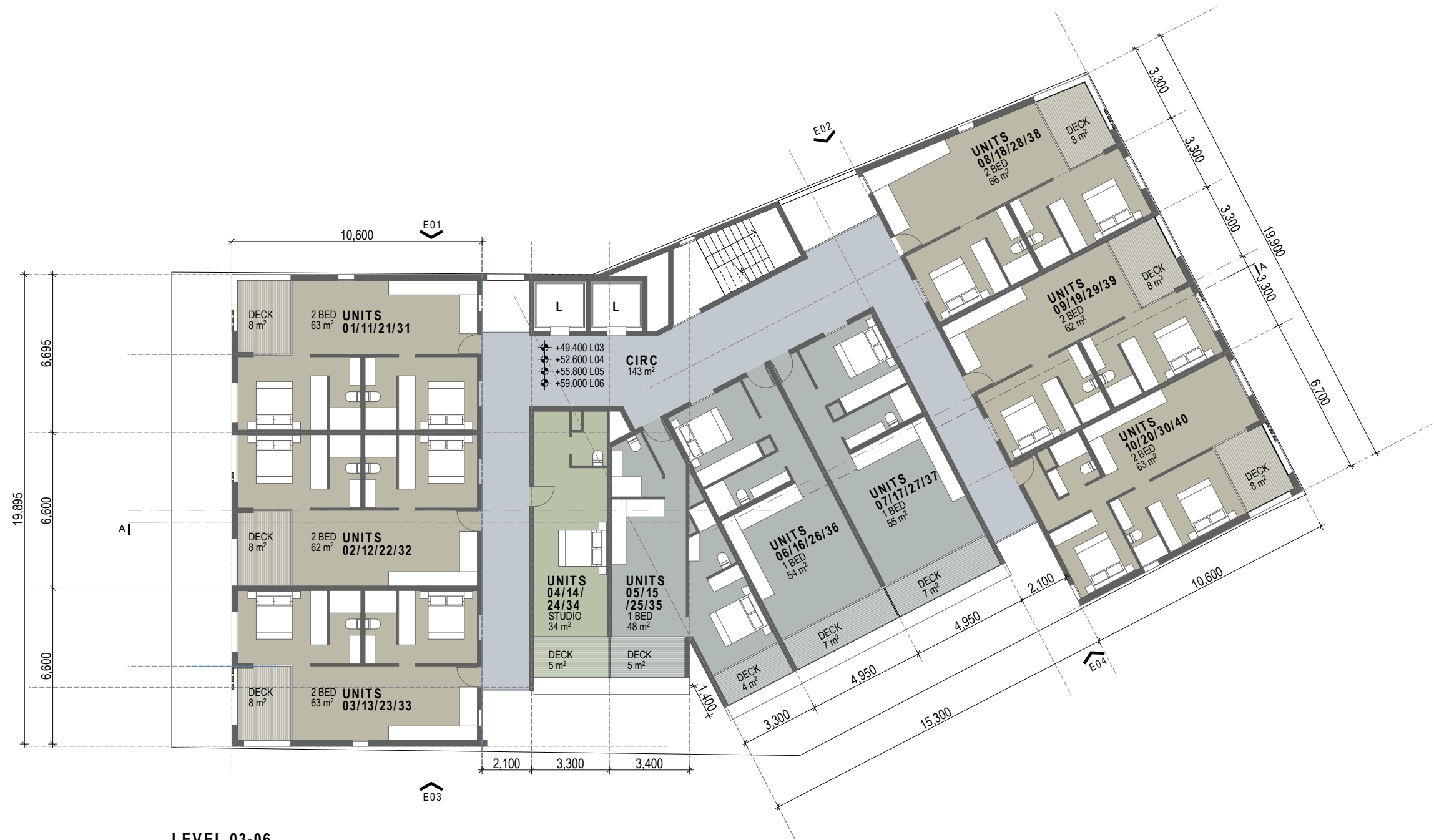
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PROPOSED
LEVEL 01 & 02

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DWG No.	REV	SCALE
RC08	A	1:200 @ A3



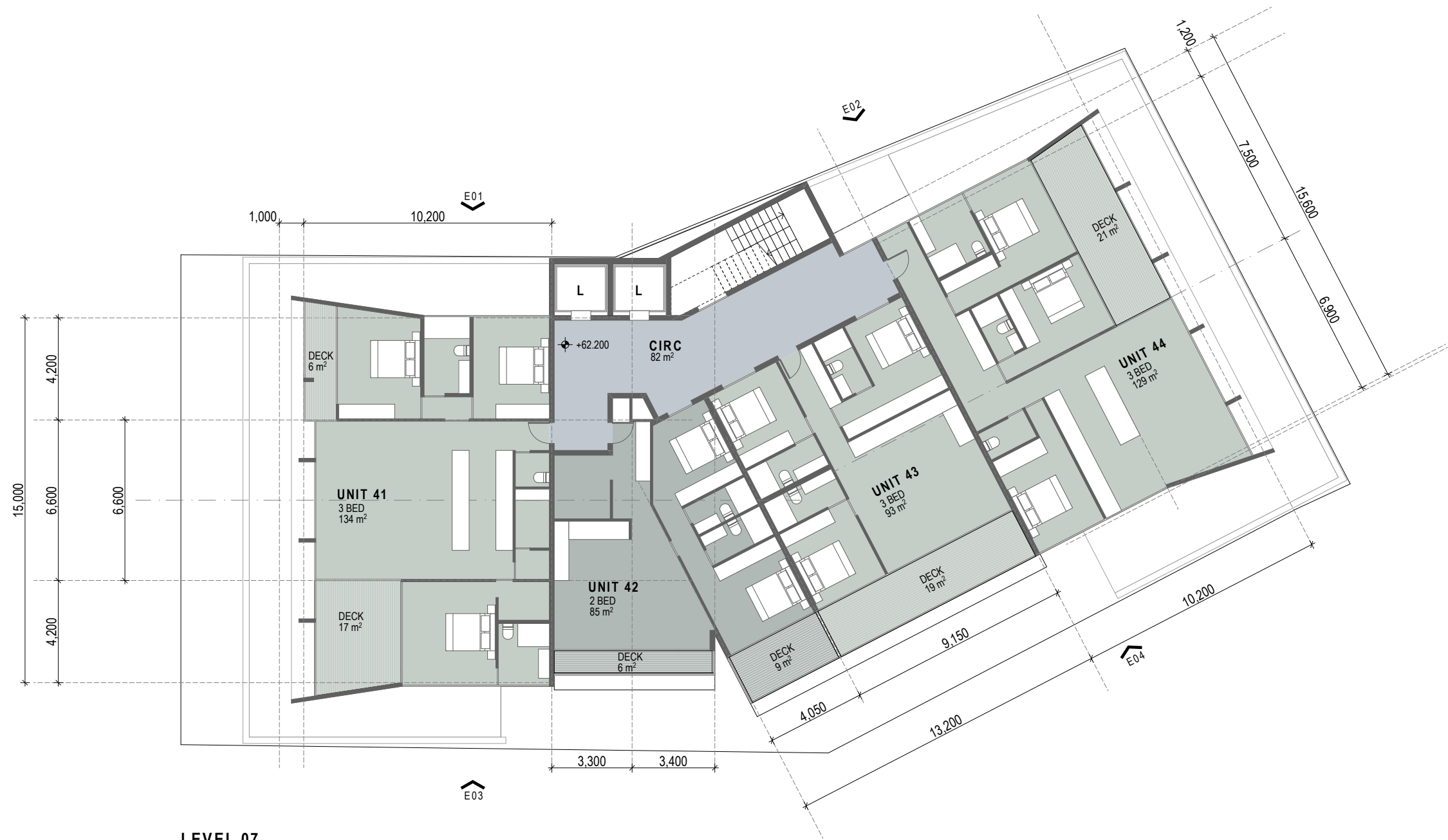
LEVEL 03-06
1:200 @ A3

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PROPOSED
LEVEL 03 - 06

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DWG No. REV SCALE
RC09 A 1:200 @ A3



LEVEL 07
1:200 @ A3

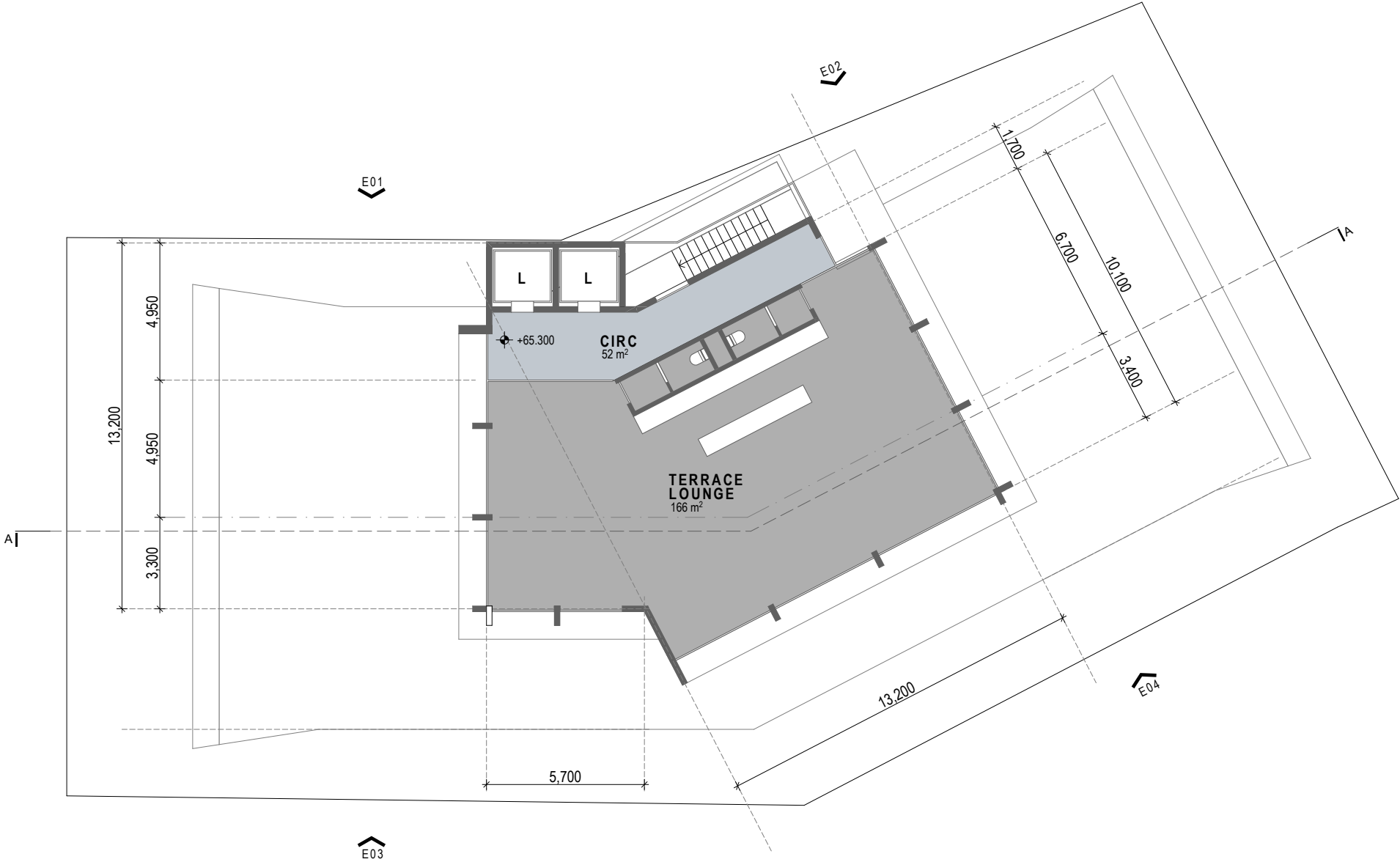
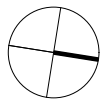
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LEVEL 07**

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DWG No.	REV	SCALE
RC10	A	1:200 @ A3



LEVEL 08
1:200 @ A3

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PROPOSED
LEVEL 08

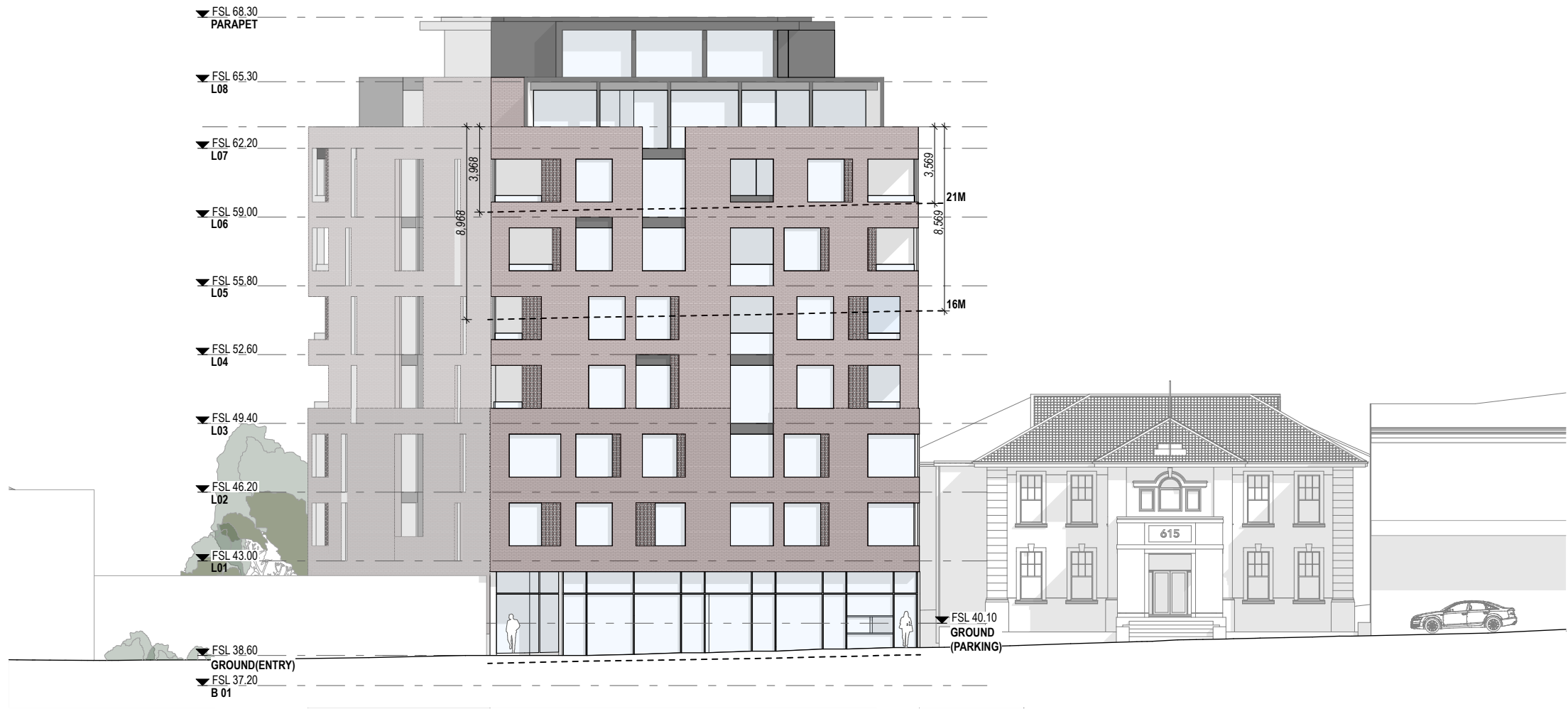
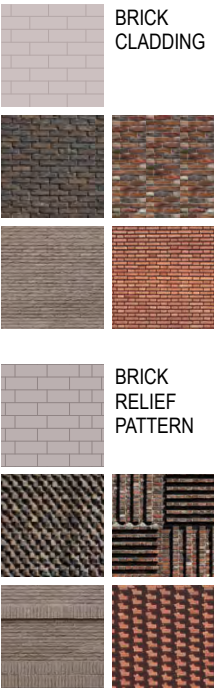
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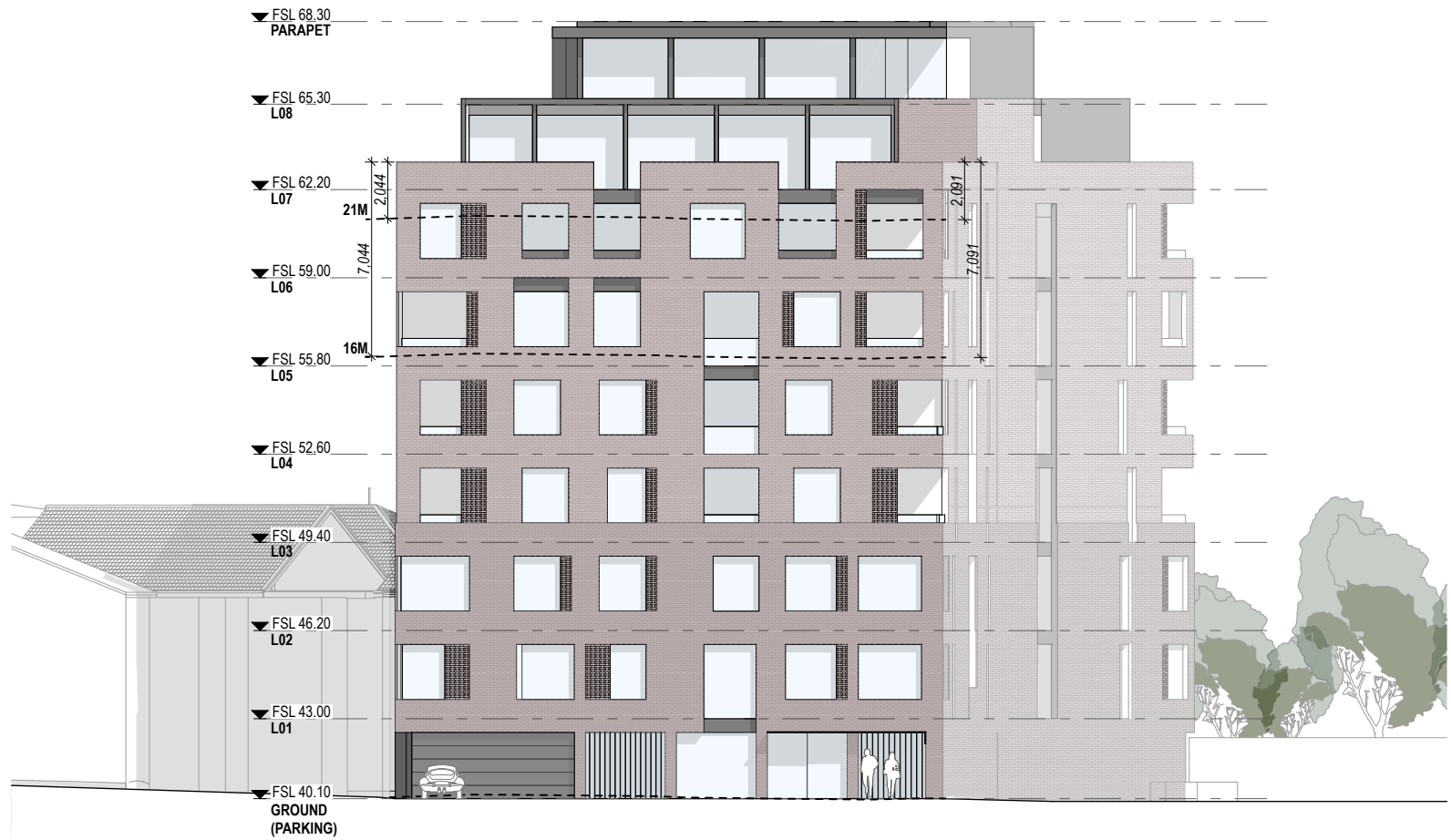




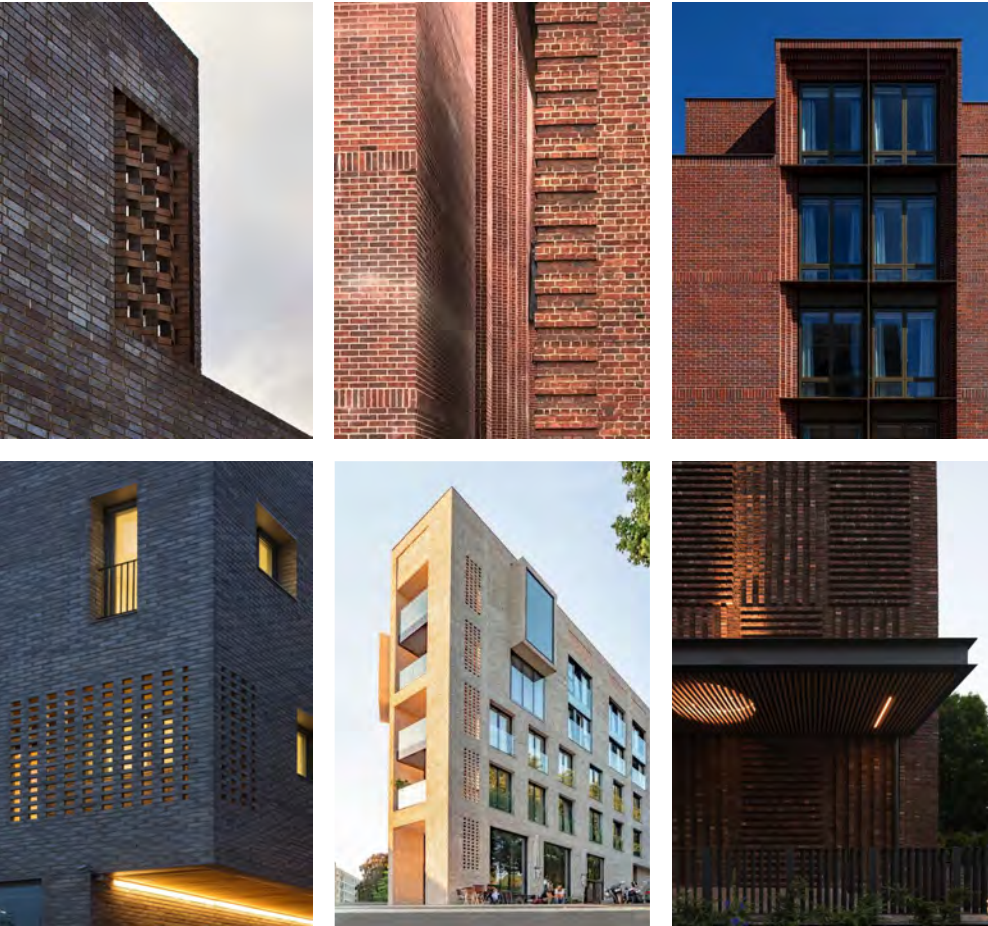
EXTERNAL FINISHES
LEGEND



SOUTH
1:250 @ A3



NORTH



PRECEDENT IMAGES OF BRICK PATTERN

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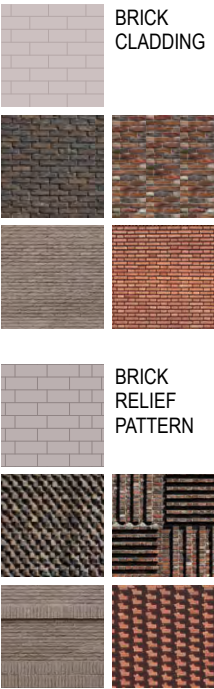
**NORTH & SOUTH
ELEV**

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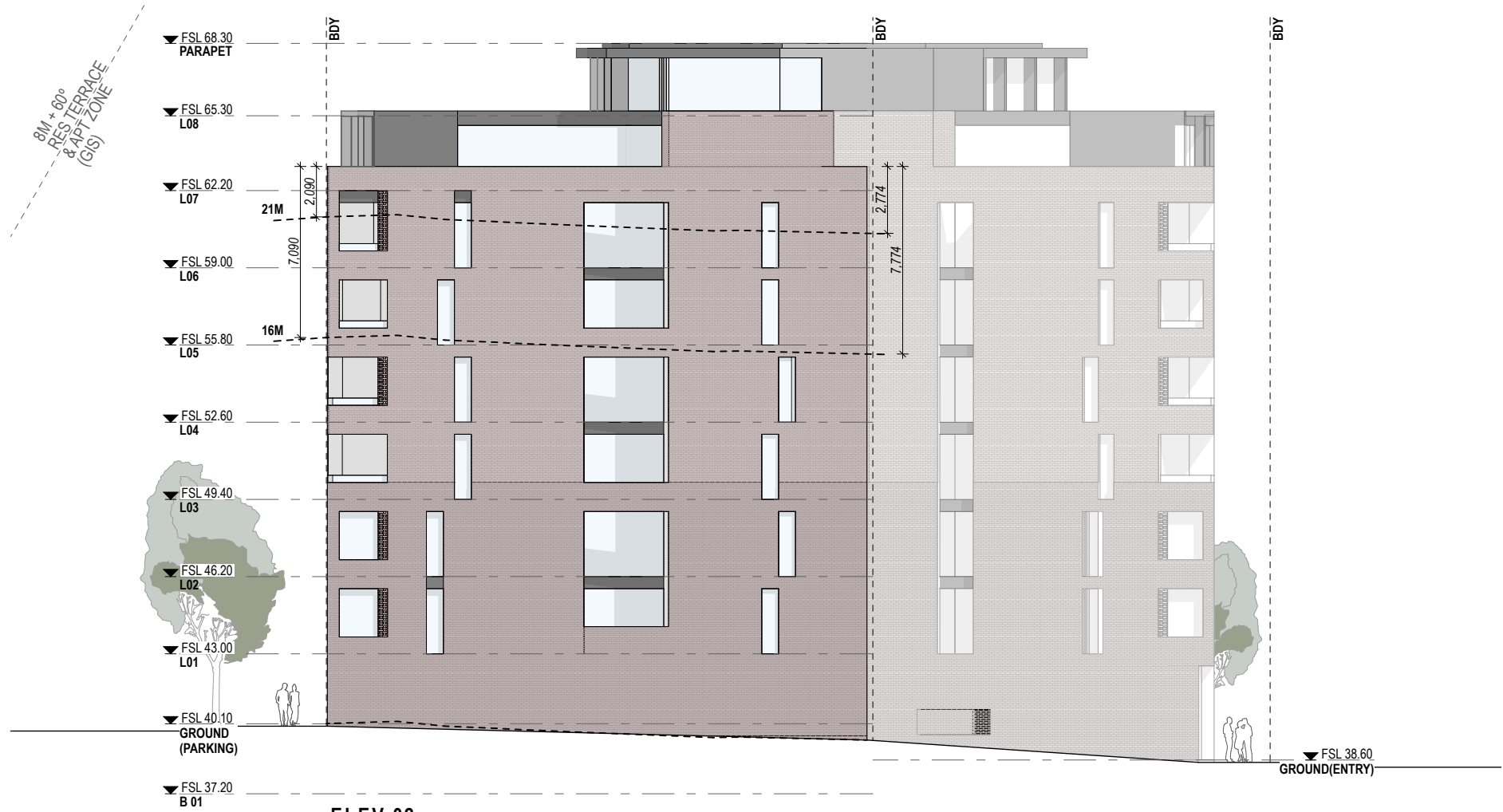
DWG No. REV SCALE
RC12 A 1:250 @ A3



EXTERNAL FINISHES
LEGEND



ELEV 01
1:250 @ A3



ELEV 02

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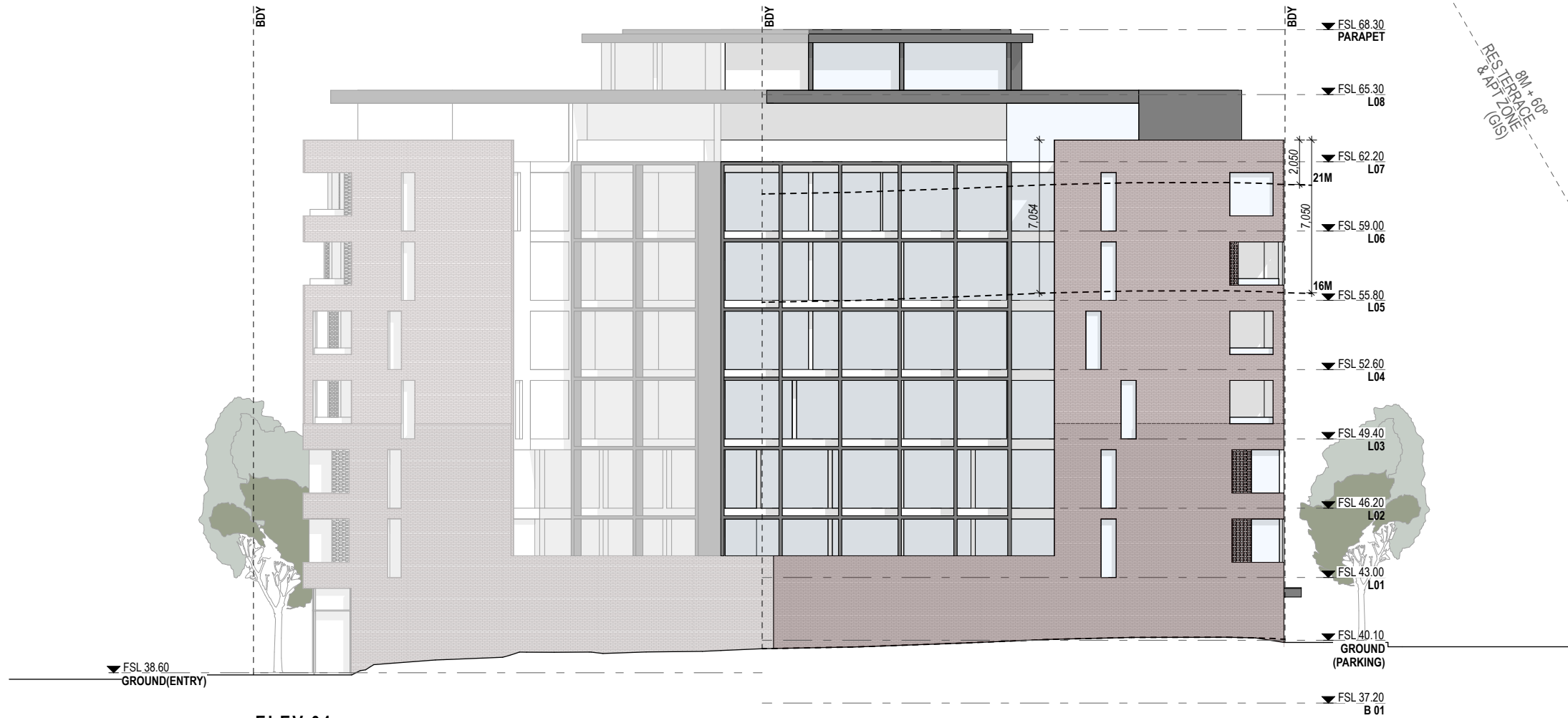
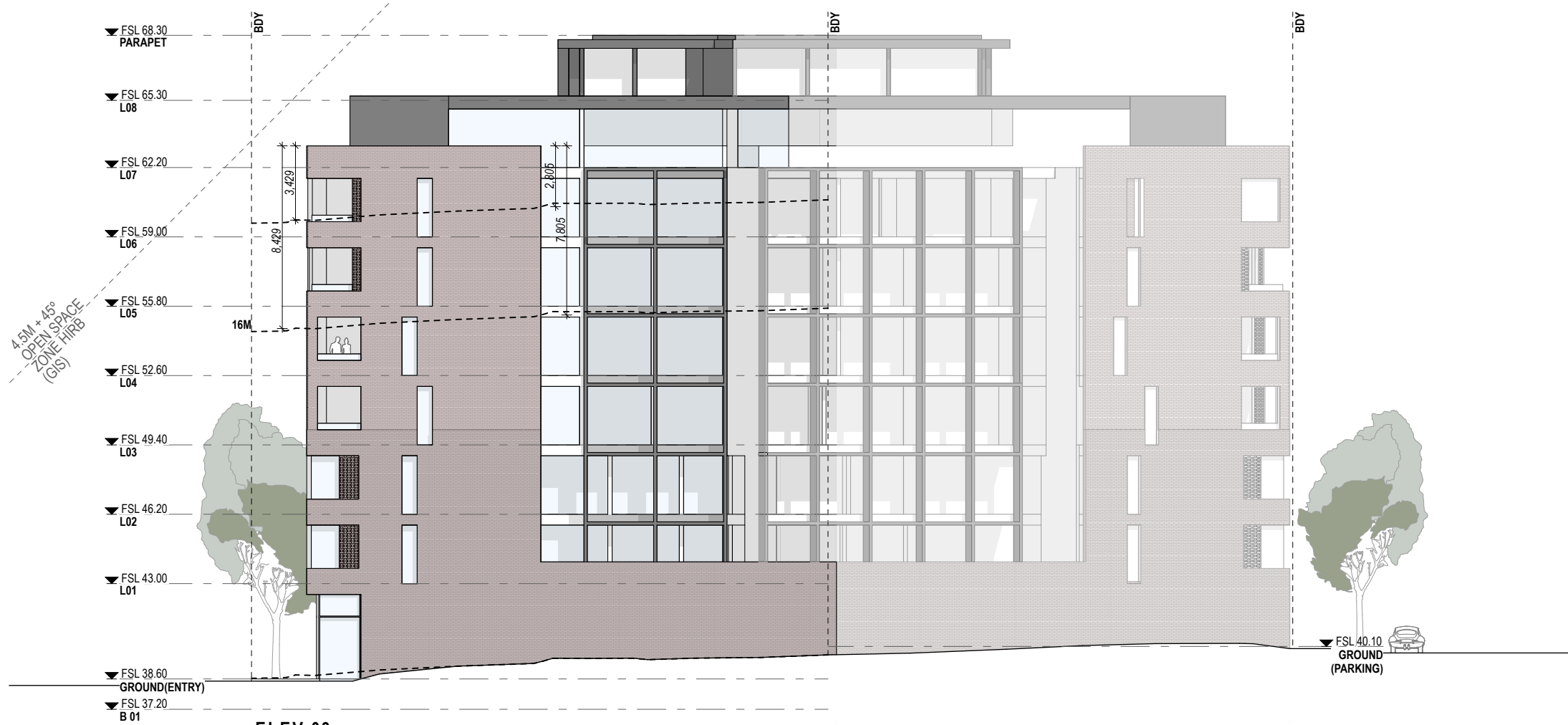
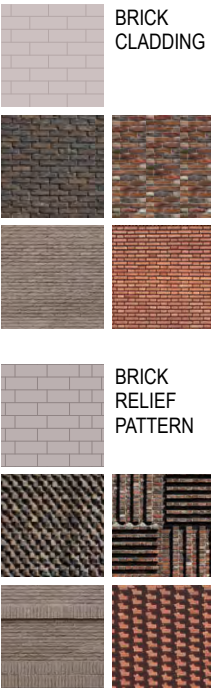
ELEV 01 & 02

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DWG No. RC13 REV A SCALE 1:250 @ A3



EXTERNAL FINISHES
LEGEND

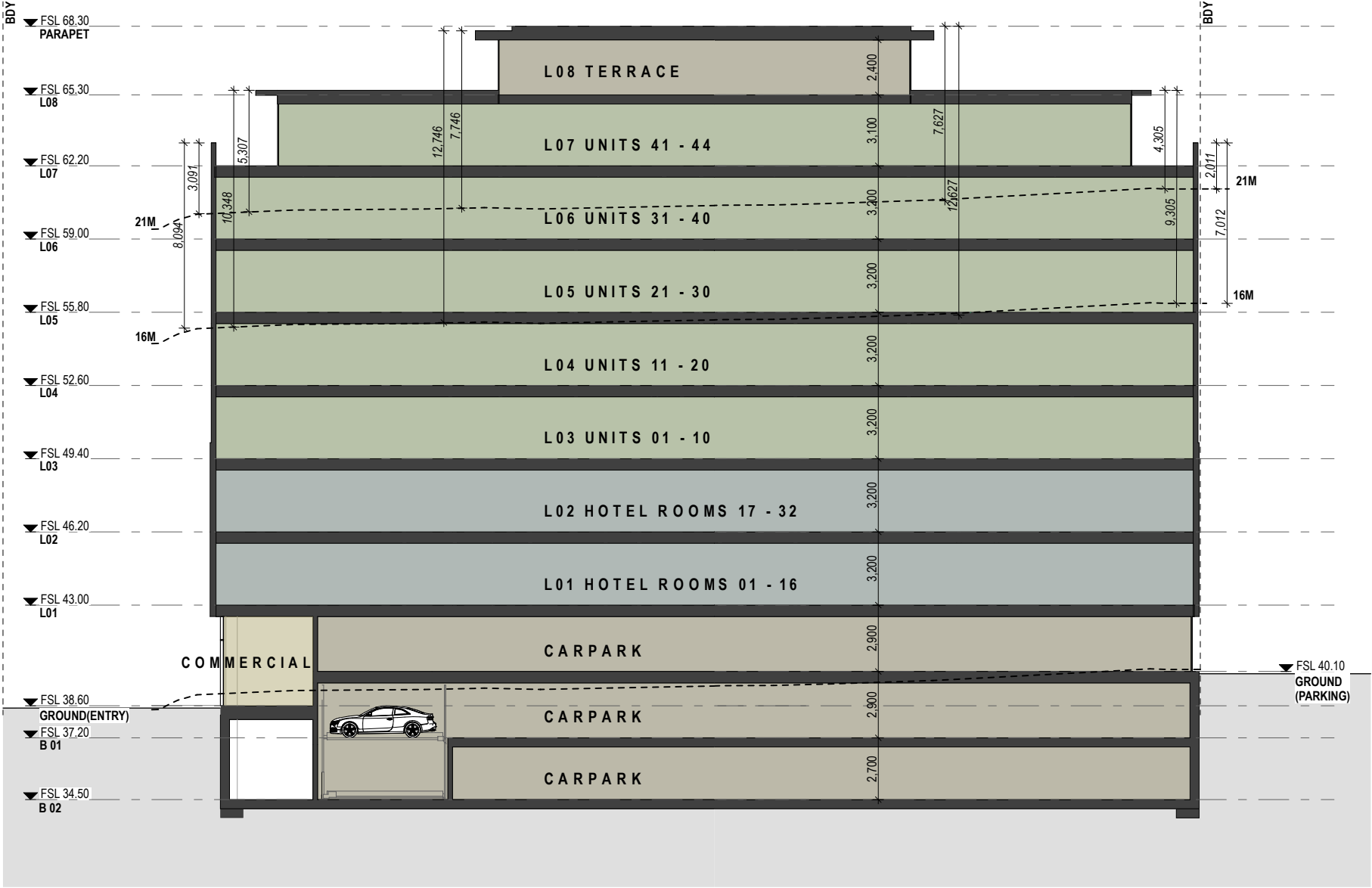


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ELEV 03 & 04

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DWG No. RC14 REV A SCALE 1:250 @ A3



SECTION A
1:250 @ A3

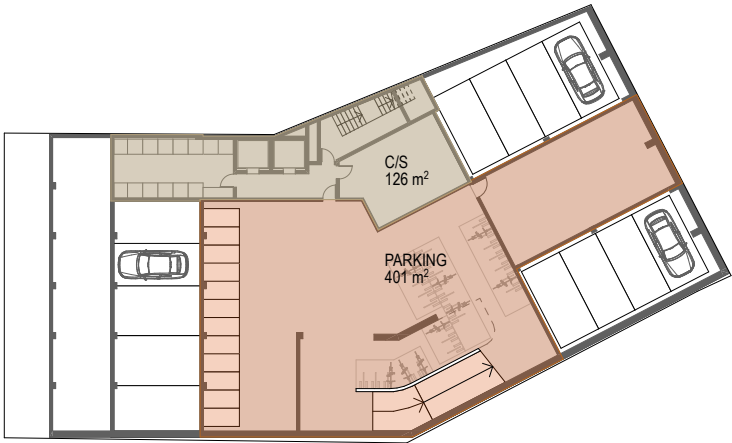
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SECTION A

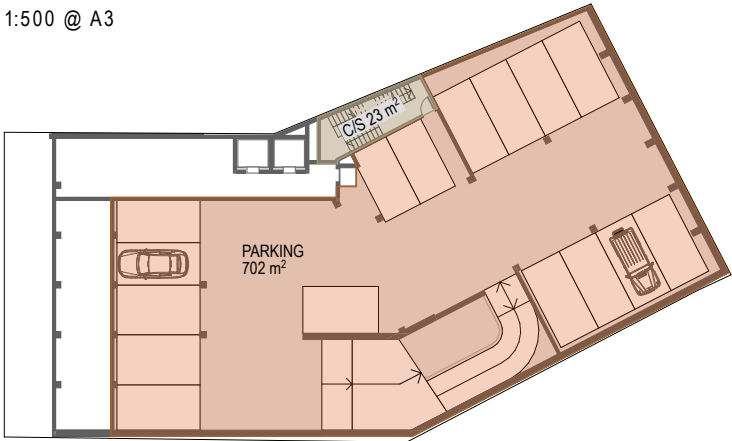
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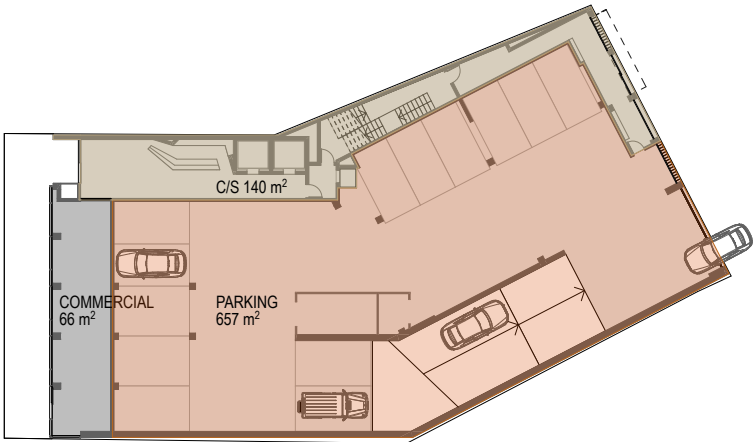




BASEMENT 02
1:500 @ A3



BASEMENT 01

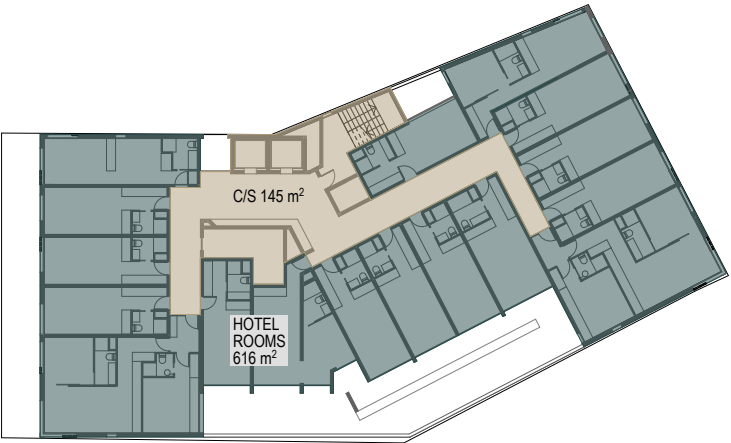


GROUND

AREA SCHEDULE

BASEMENT 02	
CIRC / SERVICES	126 m ²
PARKING	401 m ²
SUB TOTAL	527 m ²
BASEMENT 01	
CIRC / SERVICES	23 m ²
PARKING	702 m ²
SUB TOTAL	725 m ²
GROUND	
COMMERCIAL	66 m ²
PARKING	657 m ²
CIRC / SERVICES	140 m ²
SUB TOTAL	863 m ²

LEVEL 01 - 02	
HOTEL ROOMS	616 m ²
CIRC / SERVICES	145 m ²
SUB TOTAL	761 m ²
LEVEL 03 - 06	
UNITS	568 m ²
DECKS	77 m ²
CIRC / SERVICES	143 m ²
SUB TOTAL	788 m ²
LEVEL 07	
UNITS	440 m ²
DECKS	77 m ²
CIRC / SERVICES	82 m ²
SUB TOTAL	599 m ²



LEVEL 01 - 02

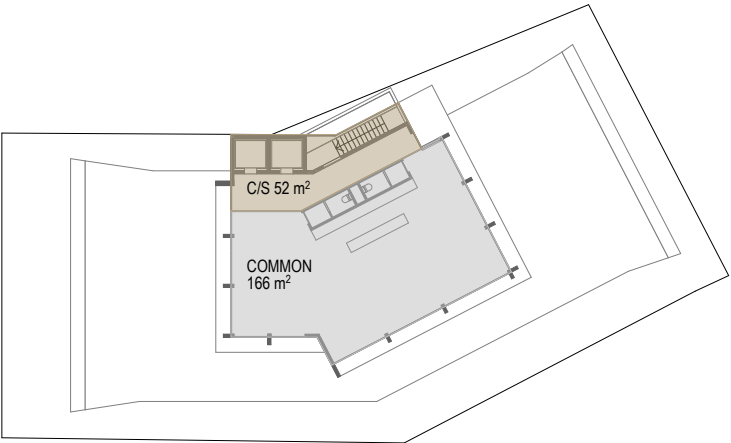


LEVEL 03 - 06



LEVEL 07

LEVEL 08	
COMMON AREA	166 m ²
CIRC / SERVICES	52 m ²
SUB TOTAL	218 m ²
TOTAL	
PARKING	1760 m ²
RETAIL	41 m ²
HOTEL ROOMS	1232 m ²
UNITS	2712 m ²
DECKS	385 m ²
COMMON AREA	166 m ²
CIRC / SERVICES	1310 m ²
TOTAL	7606 m ²



LEVEL 08

UNIT SCHEDULE

BASEMENT 02	
CARPARKS	27
GROUND	
CARPARKS	14
RETAIL	1
LEVEL 01	
HOTEL	
1 BED	3
2 BED	2
STUDIO	12
LEVEL 02	
HOTEL	
1 BED	3
2 BED	2
STUDIO	12
LEVEL 03	
1 BED	3
2 BED	6
STUDIO	1
LEVEL 04	
1 BED	3
2 BED	6
STUDIO	1
LEVEL 05	
1 BED	3
2 BED	6
STUDIO	1
LEVEL 06	
1 BED	3
2 BED	6
STUDIO	1
LEVEL 07	
2 BED	1
3 BED	3
TOTAL	
PARKINGS	41
RETAIL	1
HR 1 BED	6
HR 2 BED	4
HR STUDIO	24
1 BED	12
2 BED	25
3 BED	3
STUDIO	4
TOTAL HR	34
TOTAL UNITS	44

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UNIT AREA SCHEDULE

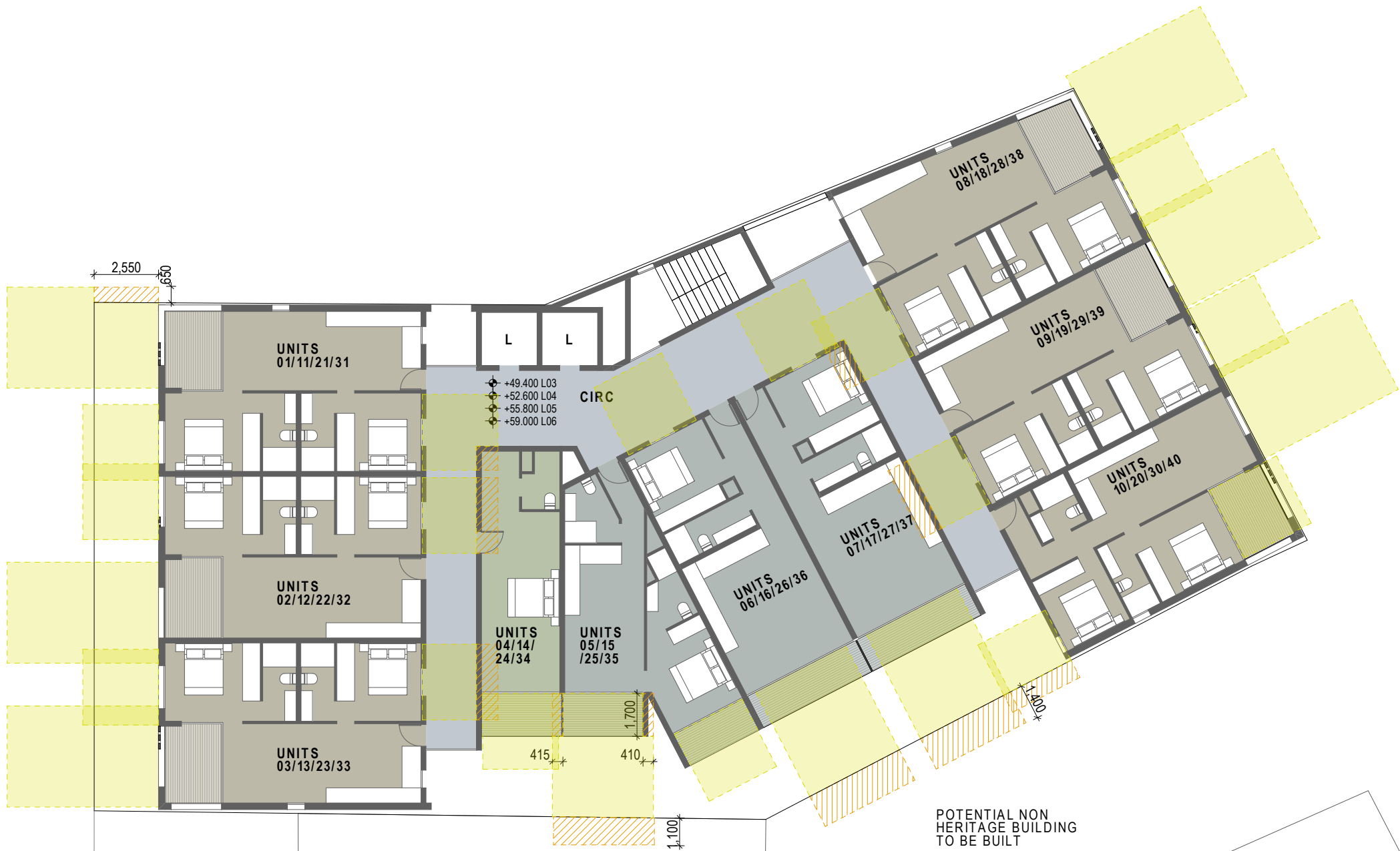
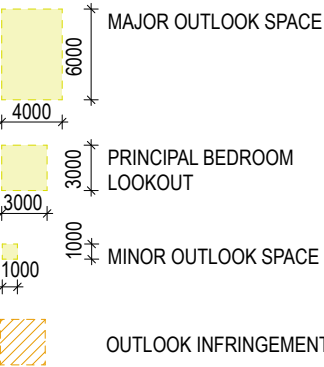
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DWG No. RC16 REV A SCALE 1:500 @ A3





OUTDOOR LIVING/
OUTLOOK LEGEND



LEVELS 03 - 06
1:200 @ A3

EXISTING BUILDING

POTENTIAL NON
HERITAGE BUILDING
TO BE BUILT

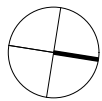
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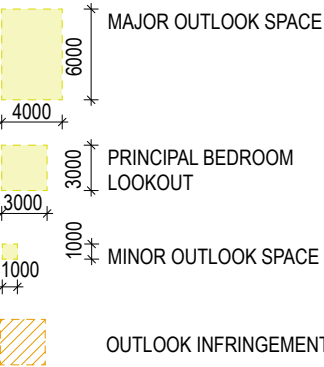
LEVEL 03 - 06
OUTLOOK

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OUTDOOR LIVING/
OUTLOOK LEGEND

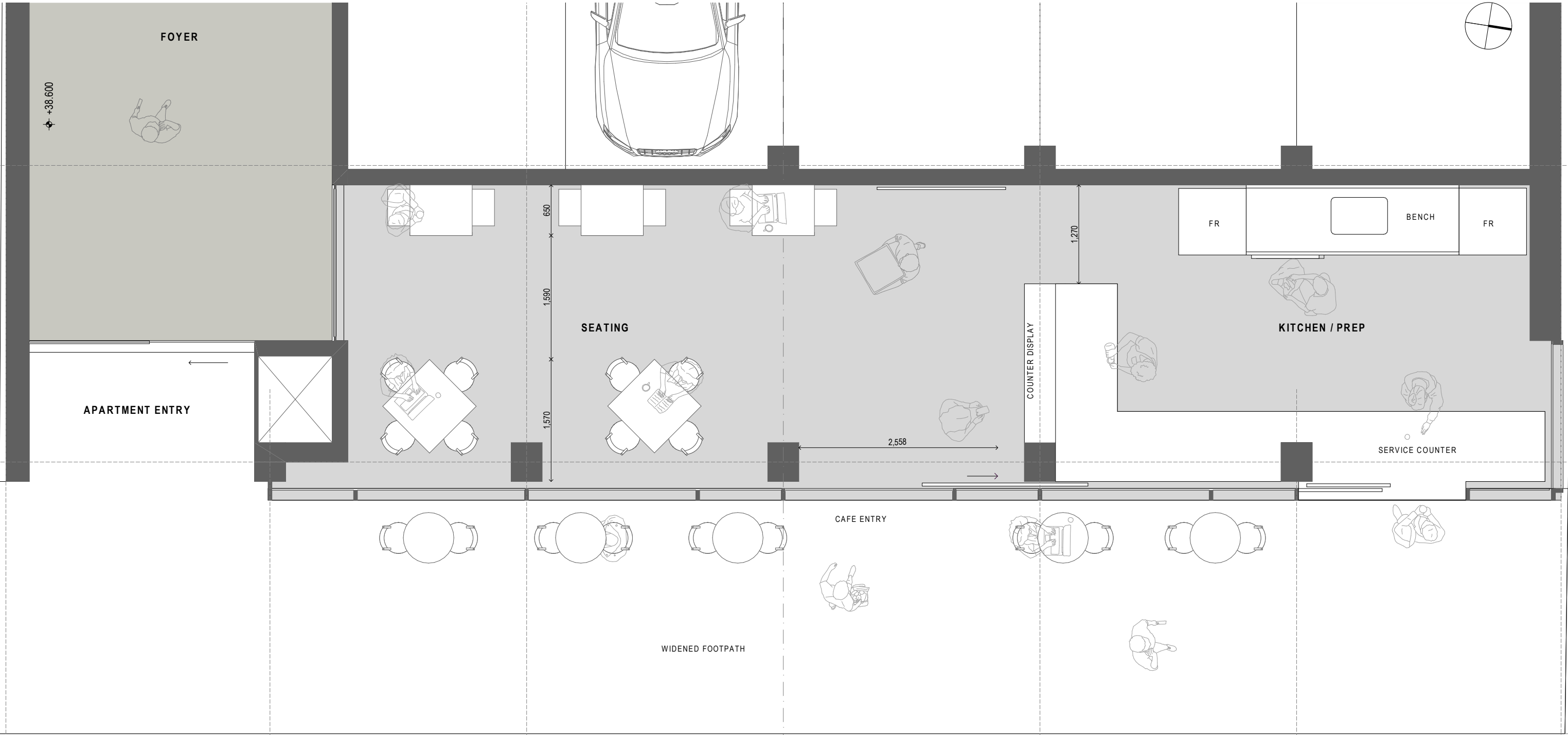


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LEVEL 07
OUTLOOK

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DWG No. RC18 REV A SCALE 1:200 @ A3



NEW NORTH ROAD STREET ELEV FLOOR PLAN
1:50 @ A3



EXISTING FOOTPATH

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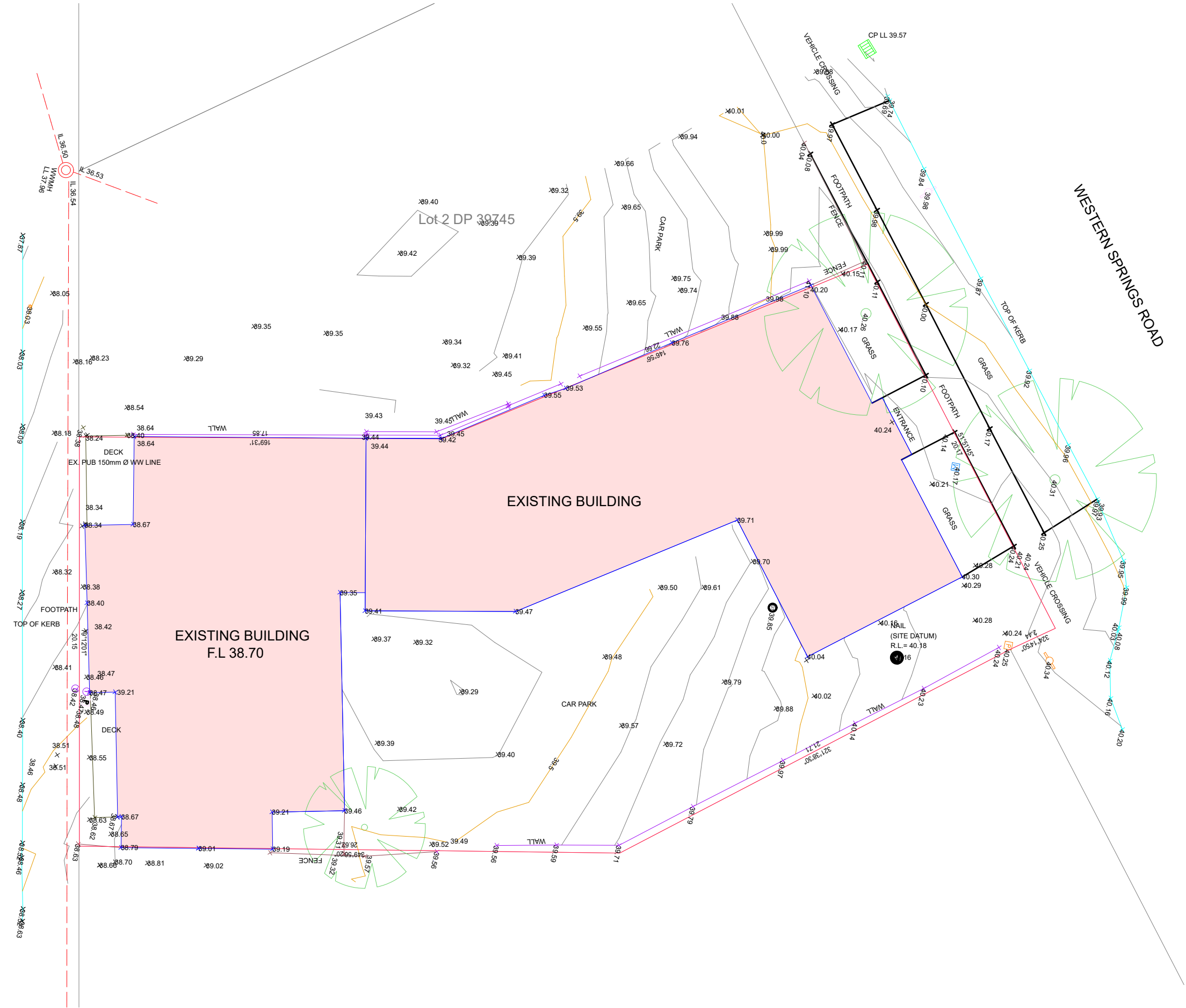
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NNR FLOOR
PLAN

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DWG No. RC19 REV A SCALE 1:50 @ A3





LEGEND	
	EX. STORMWATER LINE
	EX. SANITARY SEWER LINE
	WATERMAIN/RIDERMAIN
	BANK
	FENCE
	GAS LINE
	TELECOM
	POWER
	DUCT
	WATER COURSE - CREEK
	RETAINING WALL
	EX. STORMWATER MANHOLE
	EX. SANITARY SEWER MANHOLE
	CESSPIT
	WATER METER
	FIRE HYDRANT
	VALVE
	GAS BOX
	STEEL LID - CHAMBER
	POWER BOX
	TELECOM PLINTH
	LANTERN
	STREET LIGHT
	POWER POLE
	RUBBISH BINS
	PARKING METER
	BOREHOLE
	SIGN POST

NOTES:
1.BEARING AND COORDINATE DATUM -
NEW ZEALAND GEODETIC DATUM 2000
MT EDEN CIRCUIT 2000
2.LEVELS ARE IN TERMS OF AUCKLAND
VERTICAL DATUM 1946.
3. ORIGIN OF LEVELS - M 80 SO 48224 (CJTH)
800701.49mN
397876.58mE
R.L. = 54.61
4.TOTAL AREA = 943m²
5.RECORD OF TITLE - NA28C/1235
6.PUBLIC DRAINAGE PLOTTED FROM
COUNCIL GEOMAPS UNLESS OTHERWISE
SHOWN.
CCTV REQUIRED TO DETERMINE PIPE
LOCATIONS.

SURVEY BY SURVEY WORX.
DATED 10/12/21.

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SURVEY

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DWG No.	REV	SCALE
RC20	A	1:200 @ A3

