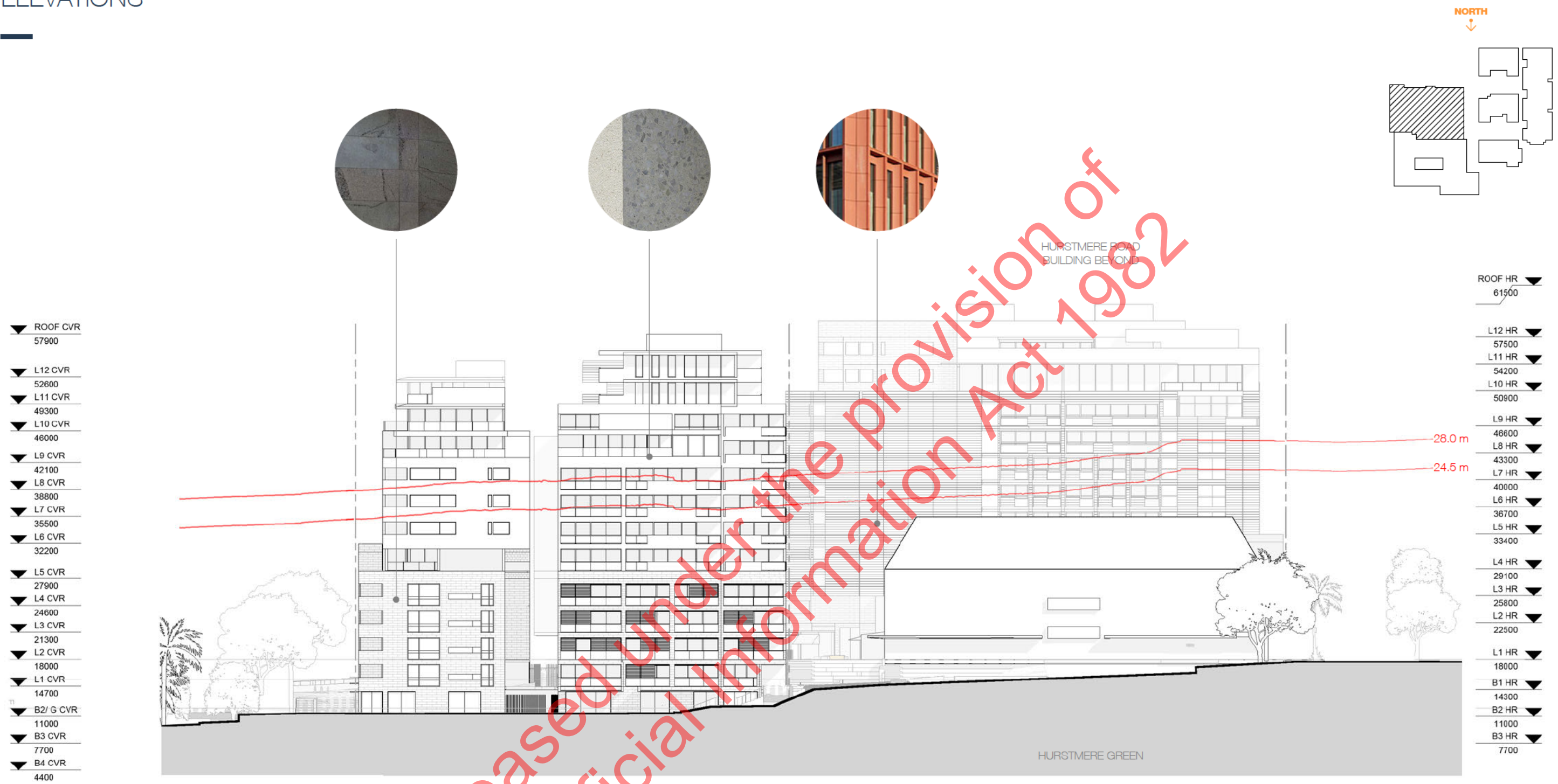


ELEVATIONS

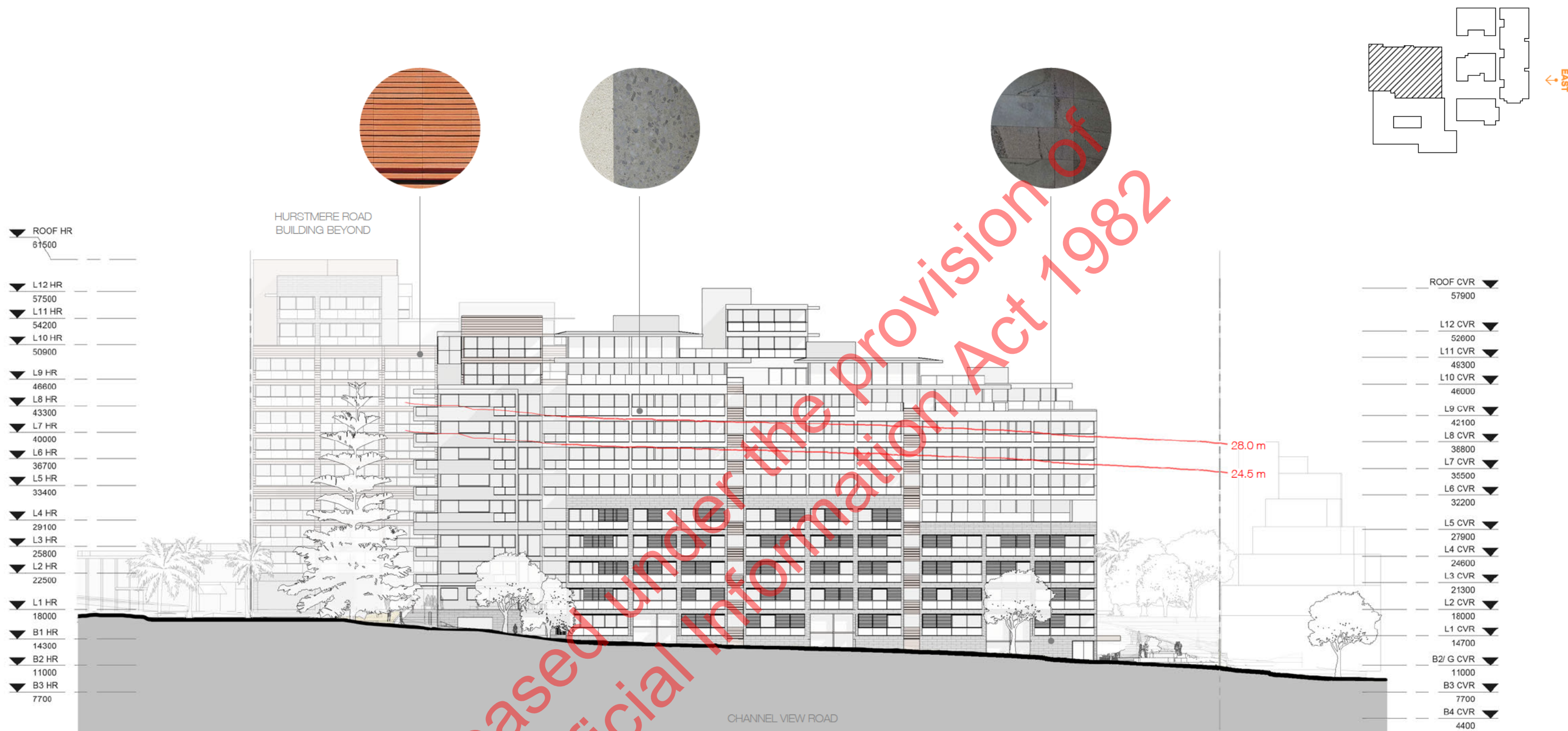


NORTH ELEVATION
1:500 @A3

NOTE:

- The site has been modelled using the survey information as provided by ARCLAB (dated December 2020).
- All site levels, Height in Relation to Boundary markers, and Height Limit markers have been taken from the (above) survey information.
- The rolling height method has been employed, where height is measured as the vertical distance between ground level at any point and the highest part of the building or structure immediately above that point as per Figure J1.4.2 Height – rolling height method below.

ELEVATIONS

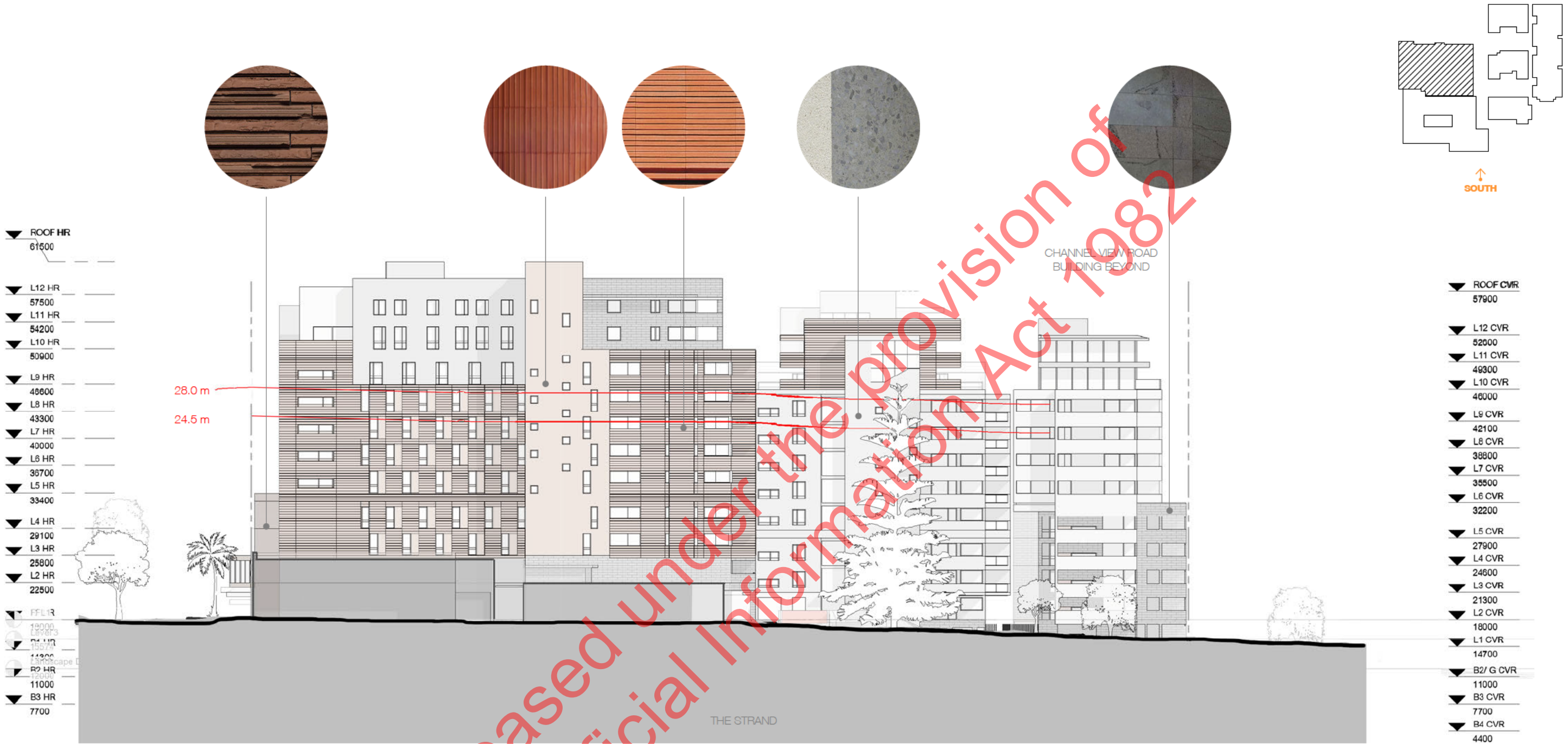


EAST ELEVATION
1:500 @A3

NOTE:

- The site has been modelled using the survey information as provided by ARCLAB (dated December 2020).
- All site levels, Height in Relation to Boundary markers, and Height Limit markers have been taken from the (above) survey information.
- The rolling height method has been employed, where height is measured as the vertical distance between ground level at any point and the highest part of the building or structure immediately above that point as per Figure J1.4.2 Height – rolling height method below.

ELEVATIONS

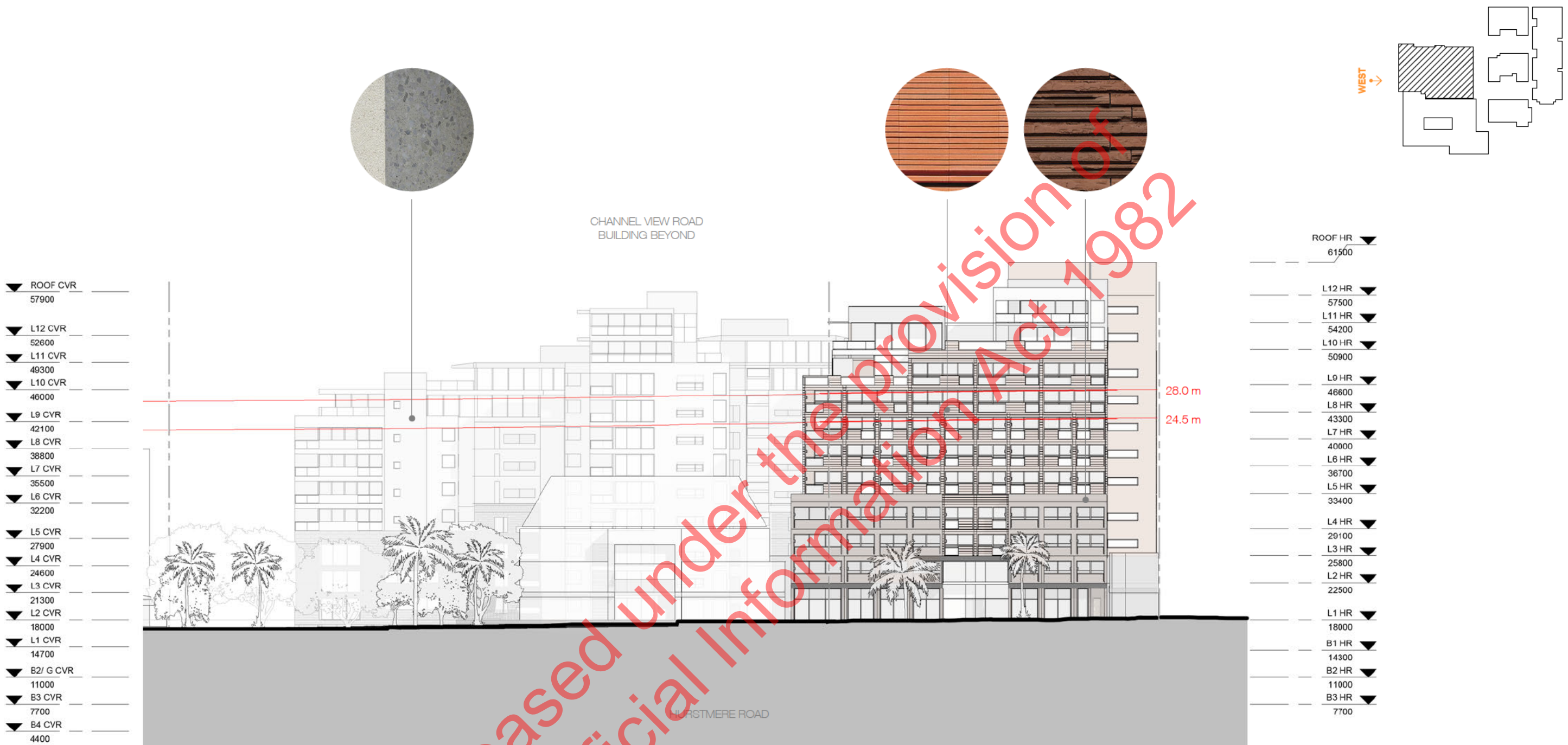


SOUTH ELEVATION
1:500 @A3

NOTE:

- The site has been modelled using the survey information as provided by ARCLAB (dated December 2020).
- All site levels, Height in Relation to Boundary markers, and Height Limit markers have been taken from the (above) survey information.
- The rolling height method has been employed, where height is measured as the vertical distance between ground level at any point and the highest part of the building or structure immediately above that point as per Figure J1.4.2 Height – rolling height method below.

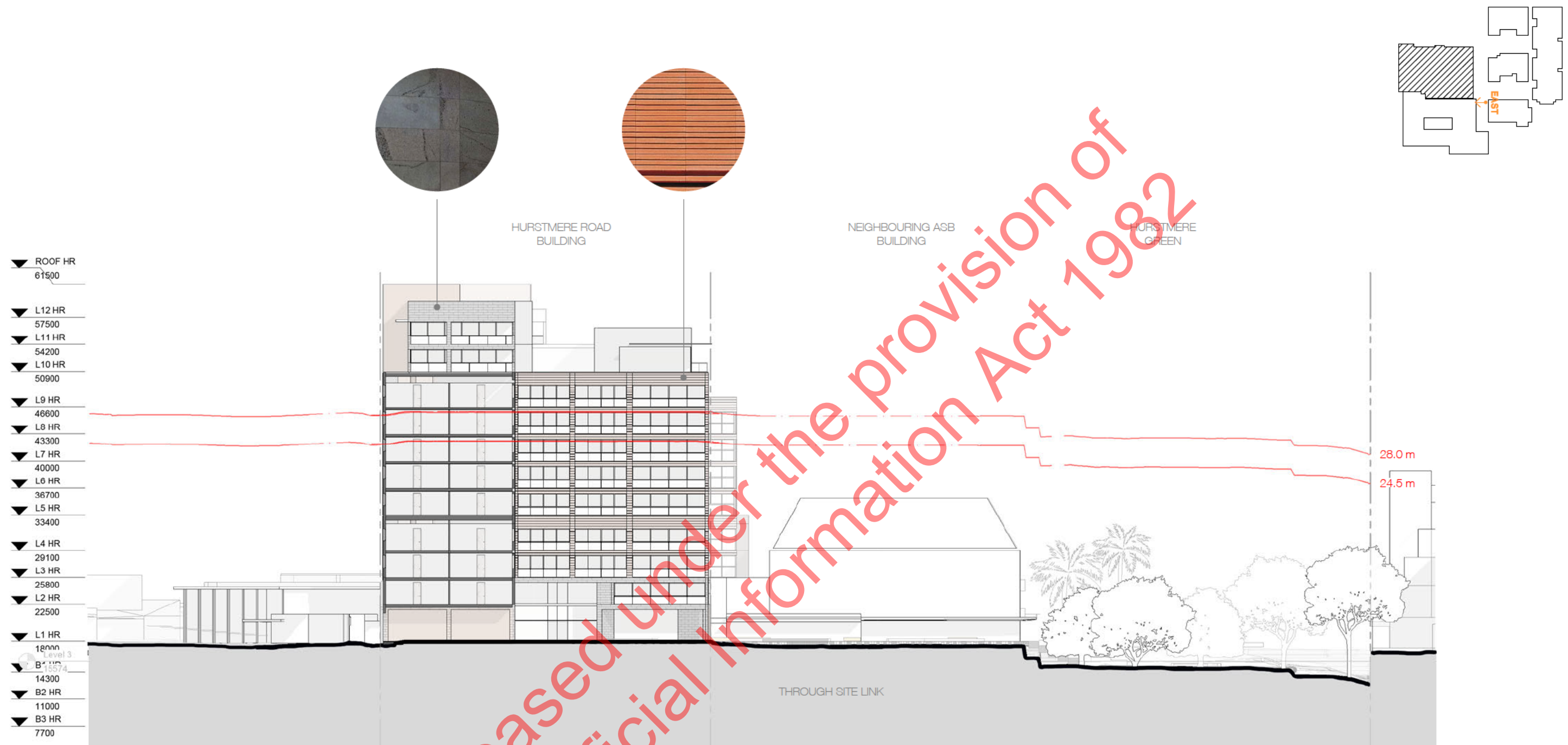
ELEVATIONS



WEST ELEVATION
1:500 @A3

NOTE:

- The site has been modelled using the survey information as provided by ARCLAB (dated December 2020).
- All site levels, Height in Relation to Boundary markers, and Height Limit markers have been taken from the (above) survey information.
- The rolling height method has been employed, where height is measured as the vertical distance between ground level at any point and the highest part of the building or structure immediately above that point as per Figure J1.4.2 Height – rolling height method below.



EAST ELEVATION AT THROUGH-SITE LINK
1:500 @A3

NOTE:

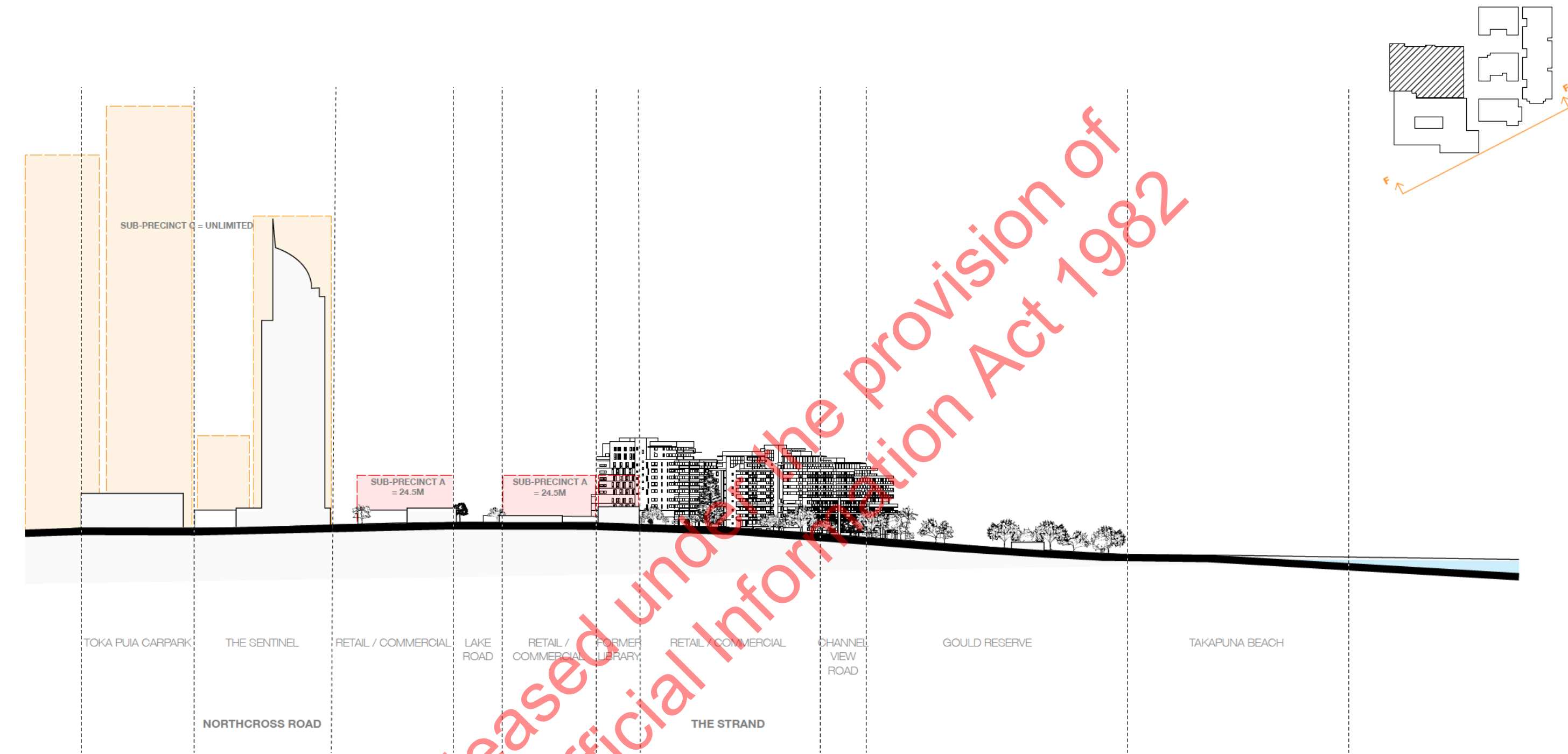
- The site has been modelled using the survey information as provided by ARCLAB (dated December 2020).
- All site levels, Height in Relation to Boundary markers, and Height Limit markers have been taken from the (above) survey information.
- The rolling height method has been employed, where height is measured as the vertical distance between ground level at any point and the highest part of the building or structure immediately above that point as per Figure J1.4.2 Height – rolling height method below.

ELEVATIONS



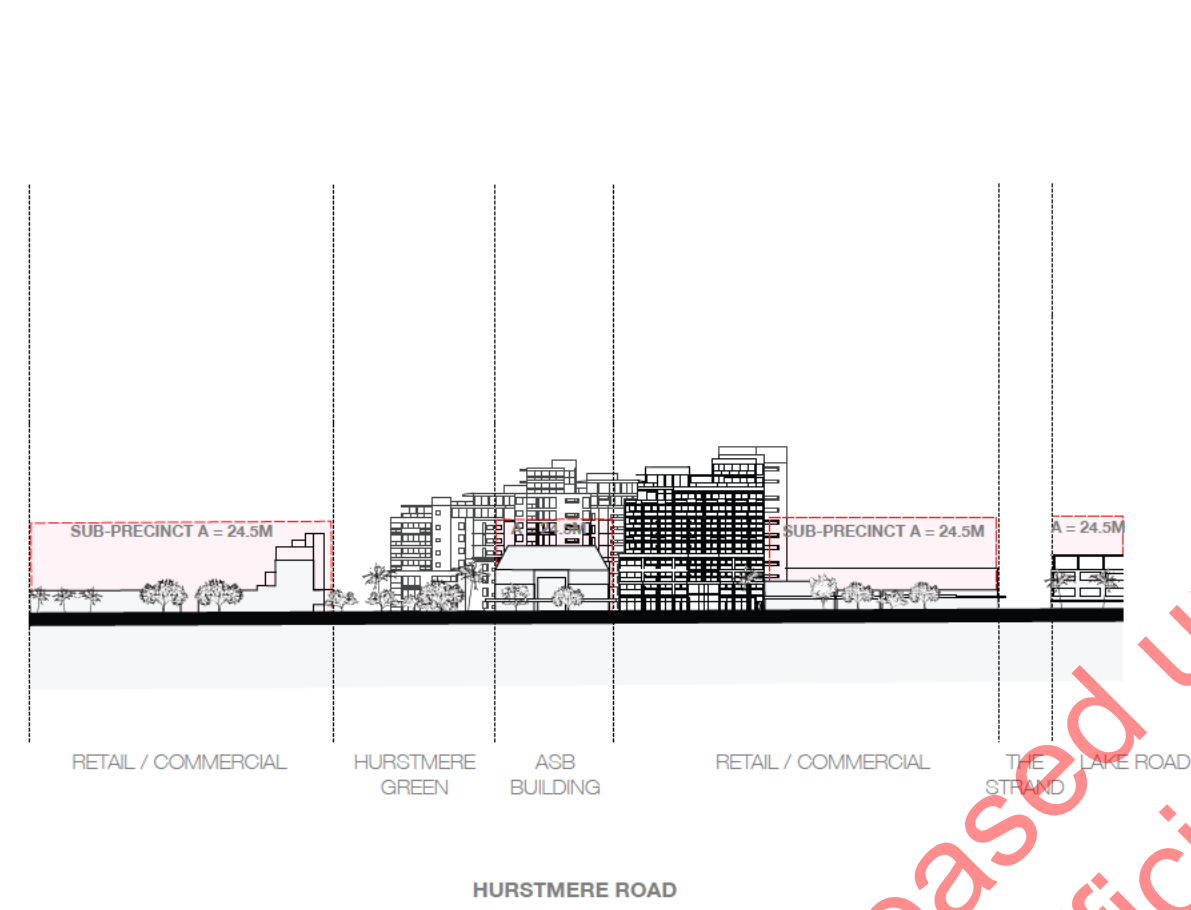
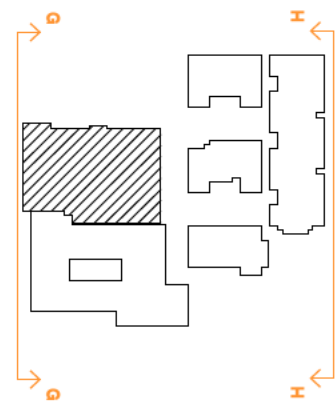
WEST ELEVATION AT THROUGH-SITE LINK
1:500 @A3

- NOTE:
- The site has been modelled using the survey information as provided by ARCLAB (dated December 2020).
 - All site levels, Height in Relation to Boundary markers, and Height Limit markers have been taken from the (above) survey information.
 - The rolling height method has been employed, where height is measured as the vertical distance between ground level at any point and the highest part of the building or structure immediately above that point as per Figure J1.4.2 Height – rolling height method below.



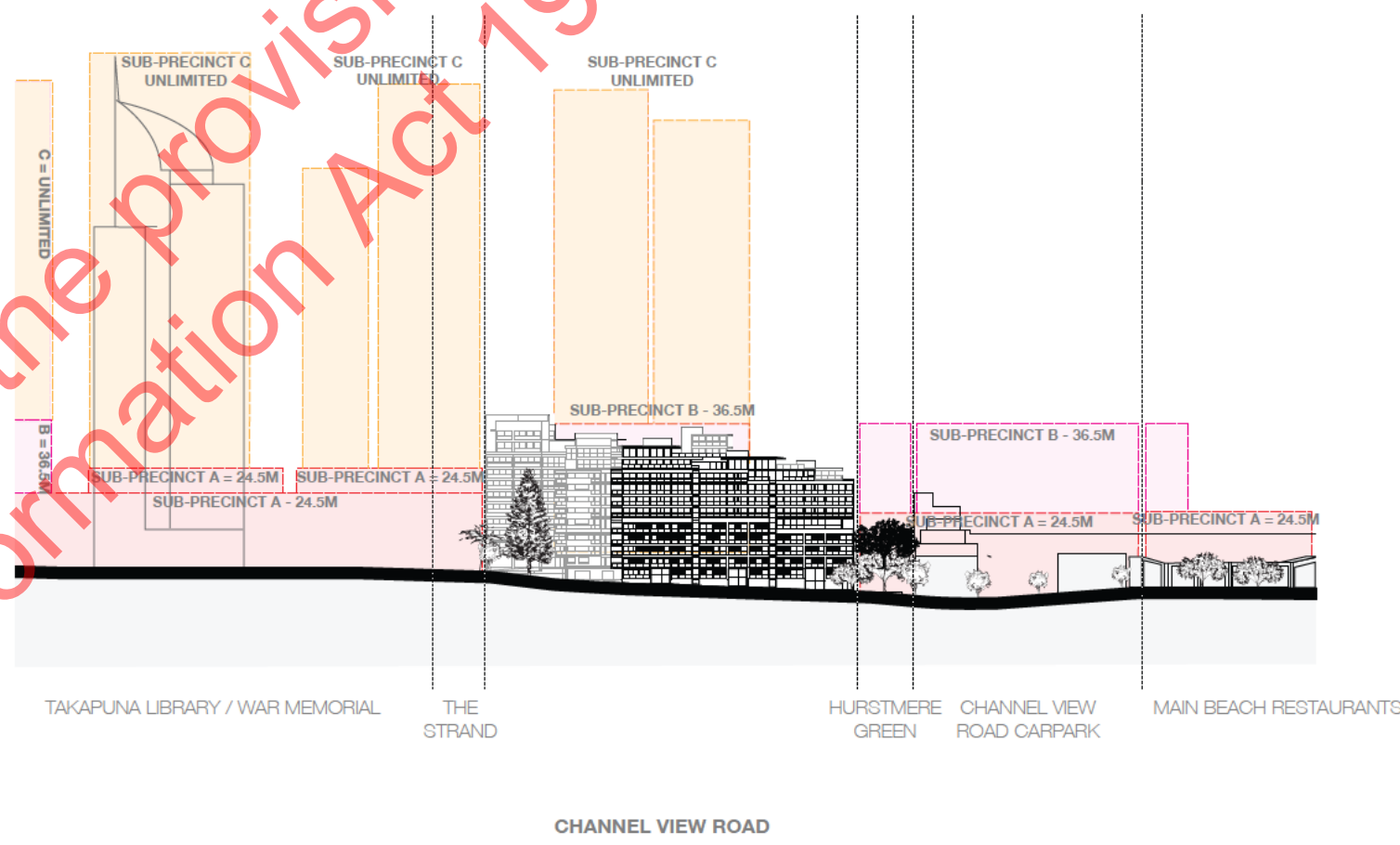
SECTION F-F
1:2000 @A3

- NOTE:
- The site has been modelled using the survey information as provided by ARCLAB (dated December 2020).
 - All site levels, Height in Relation to Boundary markers, and Height Limit markers have been taken from the (above) survey information.



SECTION G-G
1:2000 @A3

- NOTE:
- The site has been modelled using the survey information as provided by ARCLAB (dated December 2020).
 - All site levels, Height in Relation to Boundary markers, and Height Limit markers have been taken from the (above) survey information.



SECTION H-H
1:2000 @A3

PUBLIC REALM CONCEPT PLAN

LEGEND

- 1 KERB BUILD OUT & FOOTPATH REINSTATEMENT TO
- 2 ACCESSIBLE PEDESTRIAN ENTRANCE TO PUBLIC LANEWAY
- 3 STRUCTURAL ROOT ZONE OF EXISTING NORFOLK ISLAND PINE PROTECTED IN GARDEN BED. EXISTING LEVELS AROUND TRUNK MAINTAINED
- 4 LOWER SPACE FOR CAFE SPILLOUT & RESIDENT ENTRANCE TO BUILDING. LEVELS AGAINST UPPER FOOTPATH MANAGED THROUGH STAIRCASE &
- 5 THE PRIVATE COURTYARDS & INTERNAL LANE ARE FENCED & GATED ALLOWING FOR ACCESS CONTROL
- 6 PUBLIC LANEWAY CONSISTING OF RAISED TIMBER BLEACHERS, STEEL PLANTERS & STONE PAVING TO ASSIST FOOD & BEVERAGE SPILL OUT SPACES
- 7 WESTERN PUBLIC LANEWAY CONNECTING TO HURSTMERE ROAD
- 8 PRIVATE COURTYARDS CONSISTING OF RAISED STEEL PLANTERS & TIMBER BATTEN STRUCTURES ABOVE SEATING AREA. COURTYARDS ARE FENCED FROM THE PUBLIC LANEWAY WITH SWIPE ACCESS FOR RESIDENTS. SKYLIGHT ABOVE GYM IN NORTHERN COURTYARD
- 9 CONCRETE STAIRCASE & TIMBER BLEACHERS CONNECT PUBLIC LANEWAY WITH HURSTMERE GREEN THROUGH CONSISTENT MATERIALS
- 10 INTERNAL LANE WITH RAISED STEEL PLANTERS ON THE EASTERN EDGE TO PROVIDE PRIVACY FOR GROUND FLOOR APARTMENTS
- 11 ACCESSIBLE PUBLIC CONNECTION FROM HURSTMERE GREEN TO TAKAPUNA BEACH ALONG THE 'RANGITOTO AXIS'
- 12 NORTHERN SPACE PROVIDES SPILL OUT AREAS FOR GROUND FLOOR FOOD & BEVERAGE OPTIONS. LEVELS ARE MANAGED THROUGH TERRACED STEPS
- 13 CHANNEL VIEW ROAD UPGRADE WIDENS FOOTPATH ALONG BUILDING EDGE, PROVIDES STREET PLANTING & INCLUDES RAISED TABLE CROSSING ALONG 'RANGITOTO AXIS'
- 14 RAISED TABLE CROSSING ALONG 'RANGITOTO AXIS' ON THE STRAND
- 15 BIKE RACKS POSITIONED AROUND THE BUILDING & AT ENTRANCE POINTS



UDP I



UDP 2 — CURRENT



UDP I



UDP 2 — CURRENT



UDP I



UDP 2 — CURRENT



UDP I



UDP 2 — CURRENT



UDP I



UDP 2 — CURRENT



