






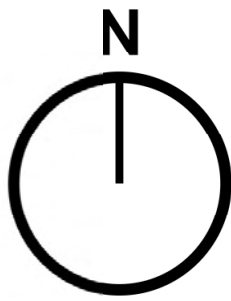


SCALE 1:16000 @A1

SITE PLAN LEGEND

-  Public Open Space
-  Shopping Centres
-  Bus Stop
-  Ferry Terminal
-  Schools
-  Pre-school / Learning Centres
-  Medical Centre

SCALE 1:5000 @A3



Rev.	Issue Date

Project Stage



2 Enfield Street, Mt Eden
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Site Context Plan

PROJECT NAME?

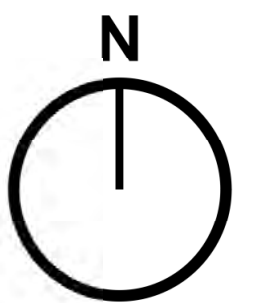
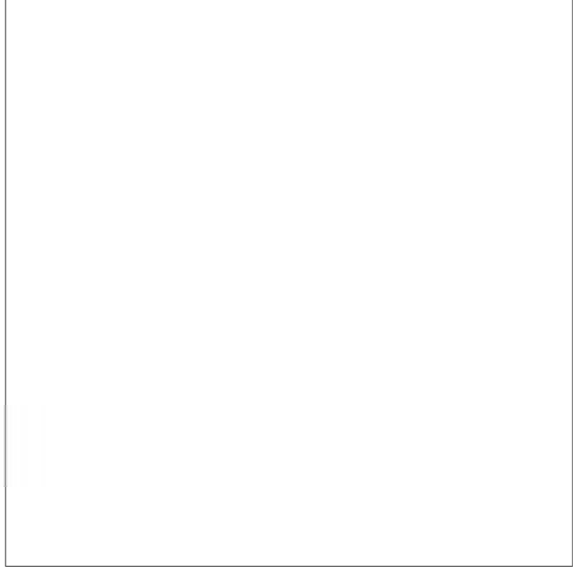
24/09/2021

Scale:

Job # 24##

00-03

Rev:



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Aerial Site Map 1:1000 Scale

PROJECT NAME?

24/09/2021

Scale:

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00-04

Rev:



1. LOOKING NORTH - WEST TOWARDS RIDDELL ROAD.



2. LOOKING DIRECTLY AT 819 RIDDELL ROAD ST HELIERS AUCKLAND 1071.



3. LOOKING DIRECTLY AT 819 RIDDELL ROAD EXISTING NEIGHBOURING SITE.



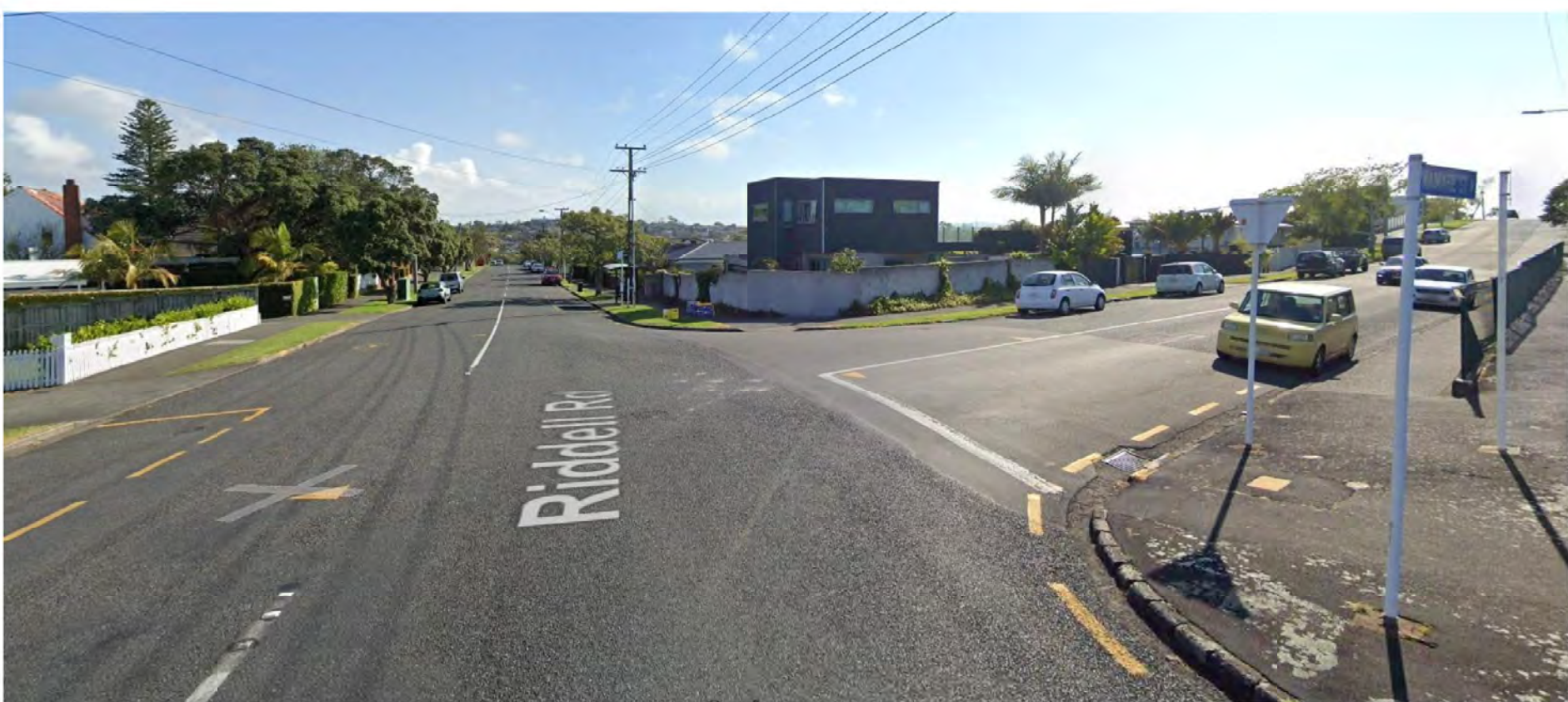
4. LOOKING AT AN EXISTING CATHOLIC CHURCH ACROSS THE PROPOSED SITE.



5. LOOKING SOUTH - WEST TOWARDS RIDDELL ROAD.



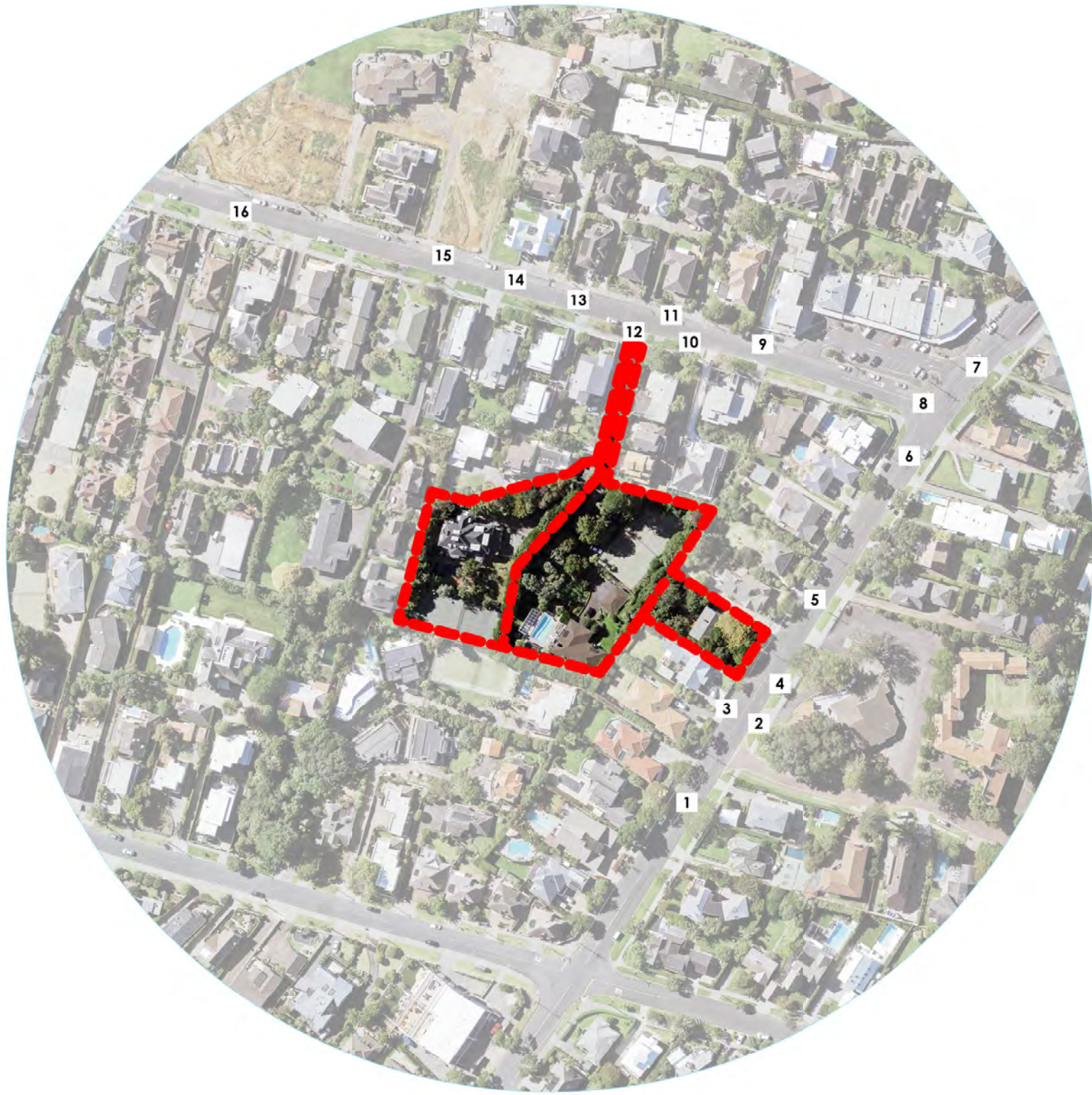
6. LOOKING NORTH - EAST AT INTERSECTION OF RIDDELL ROAD AND WAIMARIE STREET.



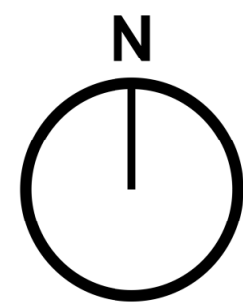
7. LOOKING SOUTH - WEST AT INTERSECTION OF RIDDELL ROAD AND WAIMARIE STREET.



8. LOOKING NORTH - WEST AT WAIMARIE STREET SHOWING EXISTING ESTABLISHMENTS.



SITE KEY PLAN



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Existing Site Context

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24/09/2021

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00-05

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9. LOOKING NORTH - WEST ON EXISTING BUILDINGS ON NEARBY BUSINESS AREA.



11. LOOKING NORTH - EAST AT EXISTING RESIDENCE ON WAIMARIE STREET OPPOSITE PROPOSED SITE.



13. LOOKING DIRECTLY SOUTH - EAST TOWARDS WAIMARIE STREET.



15. LOOKING NORTH - WEST AT A NEARBY CONSTRUCTION SITE WAIMARIE STREET WITHIN 500M OF THE PROPOSED SITE.



10. LOOKING NORTH - WEST AT EXISTING NEIGHBOURING BUILDINGS ON 45 WAIMARIE STREET.



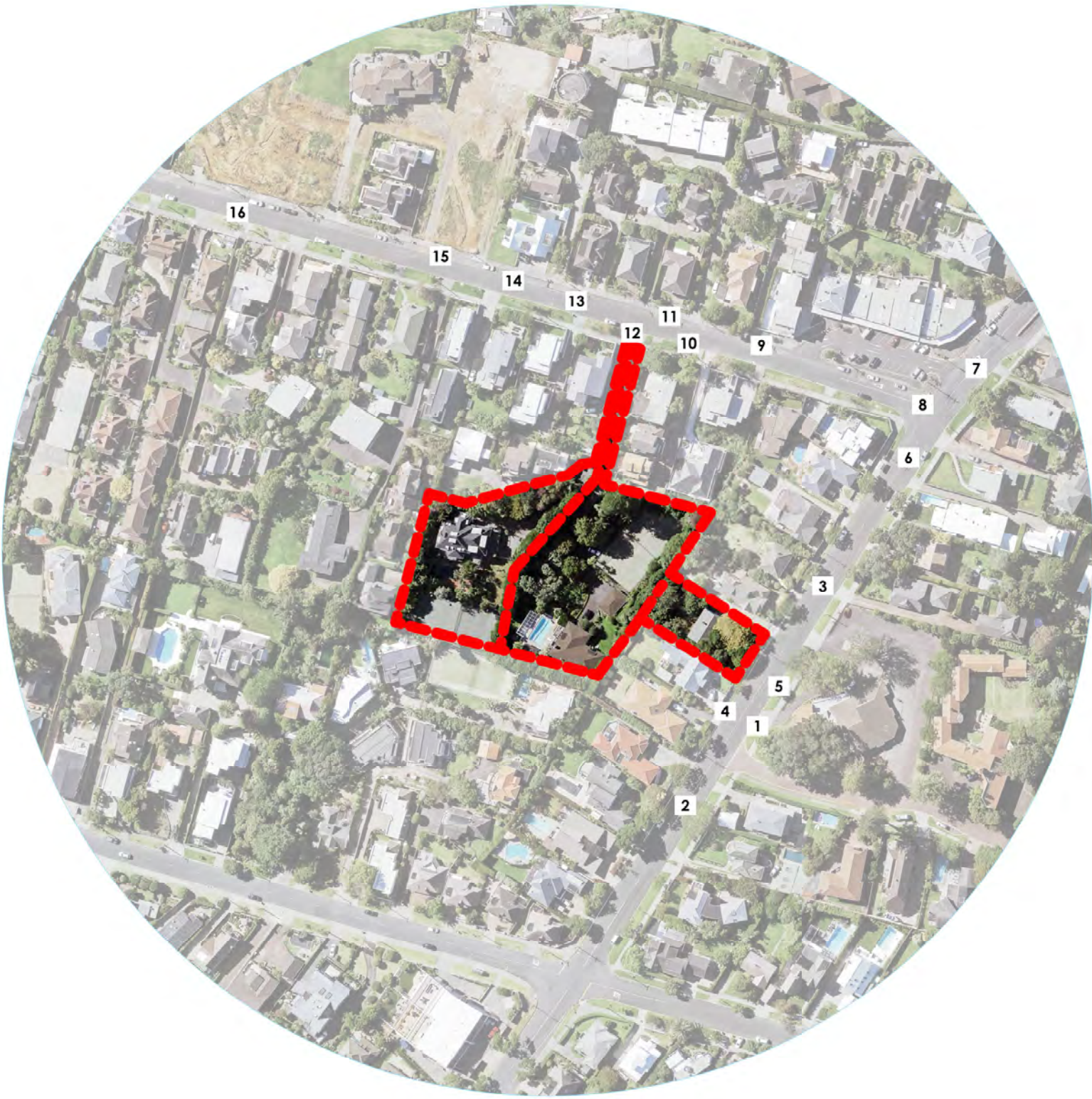
12. LOOKING SOUTH - WEST AT ENTRY OF PROPOSED SITE OF 45 WAIMARIE STREET.



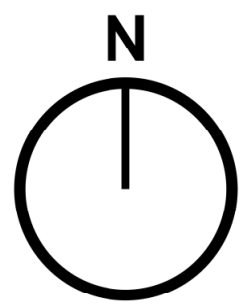
14. LOOKING NORTH - WEST AT NEIGHBOURING BUILDINGS DIRECTLY ACROSS THE PROPOSED SITE.



16. LOOKING SOUTH - WEST AT EXISTING BUILDINGS WITHIN 500M OF THE PROPOSED SITE AND THE NEARBY VIEW OF THE ST. HELIERS BAY.



SITE KEY PLAN



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Existing Site Context

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00-06

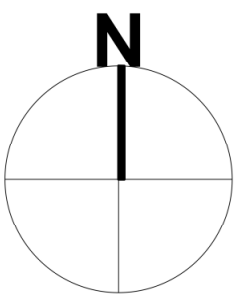
Rev:



EXISTING SITE CONDITIONS NTS

LEGEND

PROPOSED SITE BOUNDARY

COASTAL BOUNDARY LINE**ZONES****EXISTING SITE SERVICES**

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Existing Site Conditions



LEGEND

- OUTLOOK FROM EXISTING PROPERTY
- PREVAILING WIND
- ELEVATED VIEWS TO WAIMARIE STREET
- SUN PATH
- OVERHEAD POWER LINES
- MAJOR PEDESTRIAN CONNECTION
- MINIMUM FRONT YARD SET BACK
- POTENTIAL OVERSHADOWING FROM MORNING SUN
- EXISTING ONE STOREY DWELLING
- EXISTING TWO STORY DWELLING
- EXISTING THREE STORY DWELLING
- EXISTING SITE ACCESS
- EXISTING ASSOCIATED TREES/PLANTS
- PRIVATE OPEN SPACE OF EXISTING PROPERTY
- EXISTING BUILDING SETBACK

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ZONING	
Residential	Rural
Residential - Large Lot Zone	Rural - Rural Production Zone
Residential - Rural and Coastal Settlement Zone	Rural - Mixed Rural Zone
Residential - Single House Zone	Rural - Rural Coastal Zone
Residential - Mixed Housing Suburban Zone	Rural - Rural Conservation Zone
Residential - Mixed Housing Urban Zone	Rural - Countryside Living Zone
Residential - Terrace Housing and Apartment Buildings Zone	Rural - Waitakere Foothills Zone
	Rural - Waitakere Ranges Zone
Business	Future Urban
Business - City Centre Zone	Future Urban Zone
Business - Metropolitan Centre Zone	Green Infrastructure Corridor
Business - Town Centre Zone	Infrastructure
Business - Local Centre Zone	Special Purpose Zone - Airports & Airfields
Business - Neighbourhood Centre Zone	Cemetery
Business - Mixed Use Zone	Quarry
Business - General Business Zone	Healthcare Facility & Hospital
Business - Business Park Zone	Tertiary Education
Business - Heavy Industry Zone	Māori Purpose
Business - Light Industry Zone	Major Recreation Facility
	School
Open space	Strategic Transport Corridor Zone
Open Space - Conservation Zone	Coastal
Open Space - Informal Recreation Zone	Coastal - General Coastal Marine Zone [rcp]
Open Space - Sport and Active Recreation Zone	Coastal - Marina Zone [rcp/dp]
Open Space - Civic Spaces Zone	Coastal - Mooring Zone [rcp]
Open Space - Community Zone	Coastal - Minor Port Zone [rcp/dp]
Water [l]	Coastal - Ferry Terminal Zone [rcp/dp]
	Coastal - Defence Zone [rcp]
	Coastal - Coastal Transition Zone

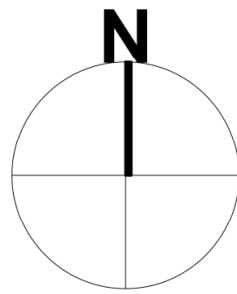
PROPOSED SITE

SPECIFIC PERMITTED PLANNING ANALYSIS - SINGLE HOUSE ZONE	
STANDARD	ACTIVITY STATUS
(A3) ONE DWELLING PER SITE	P
H3.6.6 BUILDING HEIGHT	8m HEIGHT LIMIT EXCEPT THAT 50% OF A BUILDINGS ROOF IN ELEVATION MEASURED VERTICALLY FROM THE JUNCTION BETWEEN WALL AND ROOF, MAY EXCEED THIS HEIGHT BY 1m WHERE THE ENTIRE ROOF SLOPES 15 DEGREES OR MORE.
H3.6.7 HEIGHT IN RELATION TO BOUNDARY	BUILDINGS MUST NOT PROJECT BEYOND A 45-DEGREE RECESSION PLANE MEASURED FROM A 2.5m VERTICALLY ABOVE GROUND LEVEL ALONG SIDE AND REAR BOUNDARIES.
H3.6.8 YARDS	FRONT YARD: 3m; SIDE YARD: 1m; REAR YARD: 1m
H3.6.9 MAXIMUM IMPERVIOUS AREAS	THE MAXIMUM IMPERVIOUS AREA MUST NOT EXCEED 60% OF THE SITE AREA.
H3.6.10 BUILDING COVERAGE	THE MAXIMUM BUILDING COVERAGE MUST NOT EXCEED 35% OF NET SITE AREA.
H3.6.11 LANDSCAPED AREA	THE MINIMUM LANDSCAPED AREA MUST BE AT LEAST 40% OF THE NET SITE AREA. AT LEAST 50% OF THE AREA OF THE FRONT YARD MUST COMPRISE LANDSCAPE AREA.
H3.6.12 FRONT, SIDE AND REAR FENCES AND WALLS	FRONT YARD: 1.4m HIGH SOLID FENCE OR 1.8m HIGH 50% VISUALLY OPEN. SIDE & REAR YARD: 2m HIGH SOLID FENCE.
(A5) MINOR DWELLINGS	P
(A6) MORE THAN ONE DWELLING PER SITE	NC
(A7) HOME OCCUPATIONS	P
(A16) DAIRIES UP TO 100m² GROSS FLOOR AREA PER SITE	RD
(A17) RESTAURANTS AND CAFES UP TO 100m² GROSS FLOOR AREA PER SITE.	D
(A23) COMMUNITY FACILITIES	D
(A32) DEMOLITION OF BUILDINGS	P
(A33) ACCESSORY BUILDINGS	P

SPECIFIC PERMITTED PLANNING ANALYSIS - MIXED HOUSING SUBURBAN	
STANDARD	ACTIVITY STATUS
(A3) UP TO THREE DWELLINGS PER SITE	P
H4.6.4 BUILDING HEIGHT	8m HEIGHT LIMIT EXCEPT THAT 50% OF A BUILDINGS ROOF IN ELEVATION MEASURED VERTICALLY FROM THE JUNCTION BETWEEN WALL AND ROOF, MAY EXCEED THIS HEIGHT BY 1m WHERE THE ENTIRE ROOF SLOPES 15 DEGREES OR MORE.
H4.6.5 HEIGHT IN RELATION TO BOUNDARY	BUILDINGS MUST NOT PROJECT BEYOND A 45-DEGREE RECESSION PLANE MEASURED FROM A 2.5m VERTICALLY ABOVE GROUND LEVEL ALONG SIDE AND REAR BOUNDARIES.
H4.6.7 YARDS	FRONT YARD: 3m; SIDE YARD: 1m; REAR YARD: 1m
H4.6.8 MAXIMUM IMPERVIOUS AREAS	THE MAXIMUM IMPERVIOUS AREA MUST NOT EXCEED 60% OF THE SITE AREA.
H4.6.10 BUILDING COVERAGE	THE MAXIMUM BUILDING COVERAGE MUST NOT EXCEED 40% OF NET SITE AREA.
H4.6.10 LANDSCAPED AREA	THE MINIMUM LANDSCAPED AREA MUST BE AT LEAST 40% OF THE NET SITE AREA. AT LEAST 50% OF THE AREA OF THE FRONT YARD MUST COMPRISE LANDSCAPE AREA.
H4.6.11 OUTLOOK SPACE	PRINCIPAL LIVING ROOM: 6m DEPTH AND 4m WIDTH; PRINCIPAL BEDROOM: 3m DEPTH AND 3m WIDTH; ALL OTHER HABITABLE ROOMS: 1m DEPTH AND 1m WIDTH
H4.6.12 DAYLIGHT	REFER TABLE H4.6.12.1 FOR MAX HEIGHT OF THAT PART OF A BUILDING WITHIN A SITE; REFER FIGURE H4.6.12.1 REQUIRED SETBACK FOR DAYLIGHT; REFER H4.6.12.2 REQUIRED SETBACKS FOR DAYLIGHT.
H4.6.13 OUTDOOR LIVING SPACE	A DWELLING AT GROUND LEVEL: MIN. 20m²; A DWELLING ABOVE GROUND FLOOR LEVEL: FORM OF BALCONY, PATIO OR ROOF TERRACE. 5m² 1 BEDROOM, 8m² 2+ BEDROOM AND MIN. 1.8m DIMENSION. SPACE MUST BE ACCESSIBLE FROM THE DWELLING.
H4.6.14 FRONT, SIDE AND REAR FENCES AND WALLS	FRONT YARD: 1.4m HIGH SOLID FENCE OR 1.8m HIGH 50% VISUALLY OPEN. SIDE & REAR YARD: 2m HIGH SOLID FENCE.
(A4) FOUR OR MORE DWELLINGS PER SITE	RD
(A6) HOME OCCUPATIONS	P
(A15) DAIRIES UP TO 100m² GROSS FLOOR AREA PER SITE	RD
(A16) RESTAURANTS AND CAFES UP TO 100m² GROSS FLOOR AREA PER SITE.	D
(A20) COMMUNITY FACILITIES	RD
(A29) DEMOLITION OF BUILDINGS	P
(A33) ACCESSORY BUILDINGS	P

SPECIFIC PERMITTED PLANNING ANALYSIS - MIXED HOUSING URBAN ZONE	
STANDARD	ACTIVITY STATUS
(A3) ONE DWELLING PER SITE	P
H5.6.4 BUILDING HEIGHT	11m HEIGHT LIMIT EXCEPT THAT 50% OF A BUILDINGS ROOF IN ELEVATION MEASURED VERTICALLY FROM THE JUNCTION BETWEEN WALL AND ROOF, MAY EXCEED THIS HEIGHT BY 1m WHERE THE ENTIRE ROOF SLOPES 15 DEGREES OR MORE.
H5.6.5 HEIGHT IN RELATION TO BOUNDARY	BUILDINGS MUST NOT PROJECT BEYOND A 45-DEGREE RECESSION PLANE MEASURED FROM A 3m VERTICALLY ABOVE GROUND LEVEL ALONG SIDE AND REAR BOUNDARIES.
H5.6.8 YARDS	FRONT YARD: 2.5m; SIDE YARD: 1m; REAR YARD: 1m
H5.6.9 MAXIMUM IMPERVIOUS AREAS	THE MAXIMUM IMPERVIOUS AREA MUST NOT EXCEED 60% OF THE SITE AREA.
H5.6.10 BUILDING COVERAGE	THE MAXIMUM BUILDING COVERAGE MUST NOT EXCEED 45% OF NET SITE AREA.
H5.6.11 LANDSCAPED AREA	THE MINIMUM LANDSCAPED AREA MUST BE AT LEAST 35% OF THE NET SITE AREA. AT LEAST 50% OF THE AREA OF THE FRONT YARD MUST COMPRISE LANDSCAPE AREA.
H5.6.12 OUTLOOK SPACE	PRINCIPAL LIVING ROOM: 6m DEPTH AND 4m WIDTH; PRINCIPAL BEDROOM: 3m DEPTH AND 3m WIDTH; ALL OTHER HABITABLE ROOMS: 1m DEPTH AND 1m WIDTH
H5.6.13 DAYLIGHT	REFER TABLE H5.6.13.1 FOR MAX HEIGHT OF THAT PART OF A BUILDING WITHIN A SITE; REFER FIGURE H4.6.13.1 REQUIRED SETBACK FOR DAYLIGHT; REFER H4.6.13.2 REQUIRED SETBACKS FOR DAYLIGHT.
H5.6.14 OUTDOOR LIVING SPACE	A DWELLING AT GROUND LEVEL: MIN. 20m²; A DWELLING ABOVE GROUND FLOOR LEVEL: FORM OF BALCONY, PATIO OR ROOF TERRACE. 5m² 1 BEDROOM, 8m² 2+ BEDROOM AND MIN. 1.8m DIMENSION. SPACE MUST BE ACCESSIBLE FROM THE DWELLING.
H5.6.15 FRONT, SIDE AND REAR FENCES AND WALLS	FRONT YARD: 1.4m HIGH SOLID FENCE OR 1.8m HIGH 50% VISUALLY OPEN. SIDE & REAR YARD: 2m HIGH SOLID FENCE.
(A4) FOUR OR MORE DWELLINGS PER SITE	RD
(A6) HOME OCCUPATIONS	P
(A15) DAIRIES UP TO 100m² GROSS FLOOR AREA PER SITE	RD
(A16) RESTAURANTS AND CAFES UP TO 100m² GROSS FLOOR AREA PER SITE.	D
(A20) COMMUNITY FACILITIES	RD
(A29) DEMOLITION OF BUILDINGS	P
(A31) ACCESSORY BUILDINGS	P

FOR COUNCIL USE ONLY



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Project Stage



Unitary Site Plan

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PROJECT NAME?

24/09/2021

Scale:

Job # 24##

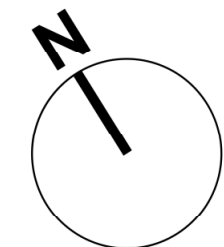
00-09

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TYPOLOGY		TOTAL
<div></div> TYPE A:	3 BED; 2 BATH; 2 LEVEL; GFA: 130m ²	2 UNITS
<div></div> TYPE B:	3 BED; 2 BATH; 2 LEVEL; GFA: 106m ²	2 UNITS
<div></div> TYPE C:	2 BED; 2 BATH; 2.5 LEVEL; 8m ² BALCONY; GFA: 87m ²	11 UNITS
<div></div> TYPE D:	3 BED; 2 BATH; 2.5 LEVEL; GFA: 95m ²	10 UNITS
<div></div> TYPE E:	2 BED; 2 BATH; GARAGE; 2.5 LEVEL; GFA: 118m ²	12 UNITS
<div></div> TYPE F:	4 BED; 2 BATH; 3 LEVEL; GFA: 115m ²	8 UNIT
<div></div> TYPE G:	3 BED; 2.5 BATH; 2.5 LEVEL; GFA: 92m ²	5 UNIT
<div></div> TYPE H:	3 BED; 3 BATH; GARAGE; 10m ² BALCONY; GFA: 145m ²	6 UNITS
<div></div> TYPE I:	2 BED; 1.5 BATH; 2 LEVEL; GFA: 70m ²	2 UNITS

TOTAL:	58 UNITS
CAR PARKS:	38 CAR PARKS
GARAGES:	20 GARAGES
TOTAL DEVELOPMENT GFA:	6,185m ²
BUILDING COVERAGE:	2,355m ² (34% - COMPLIES)



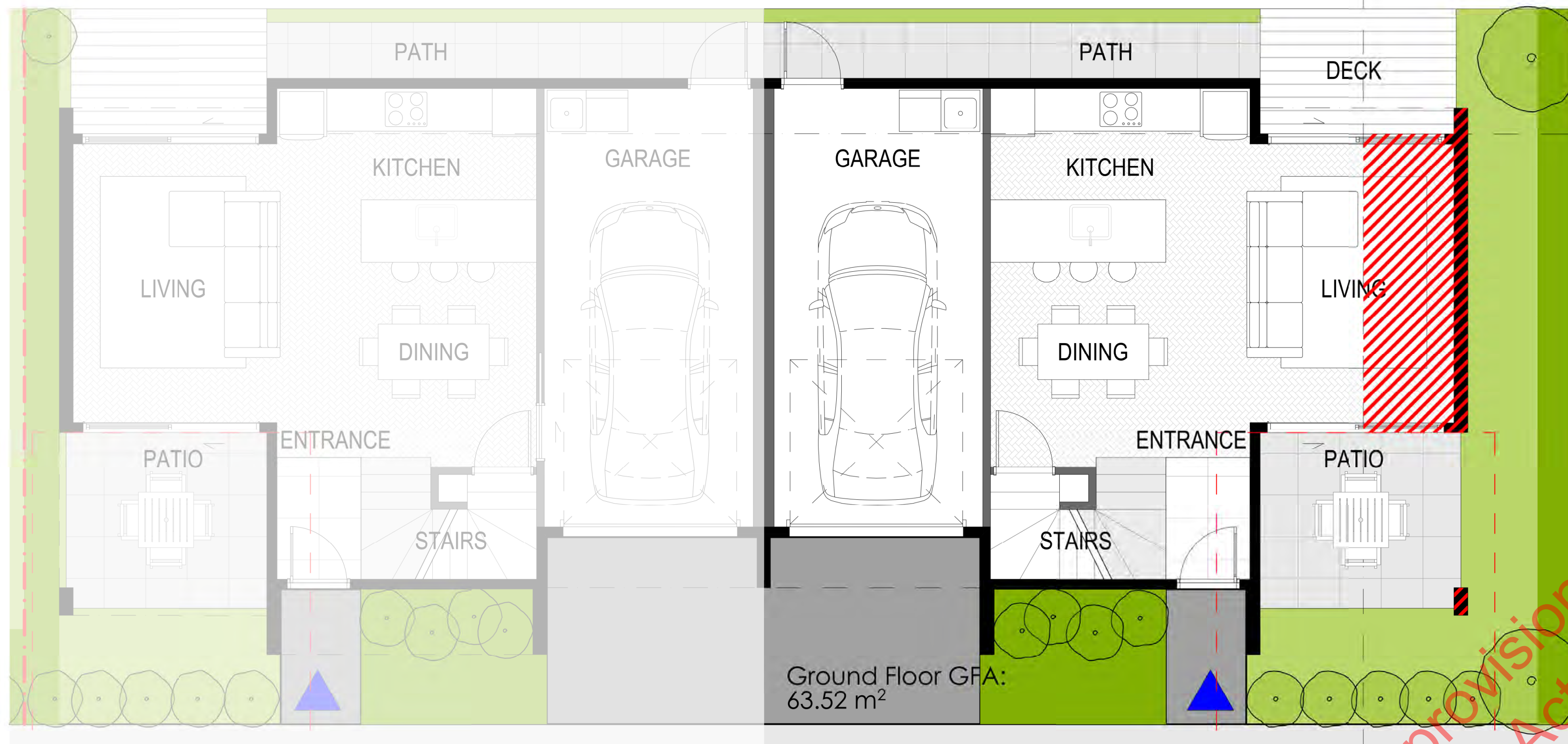
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BULK AND LOCATION

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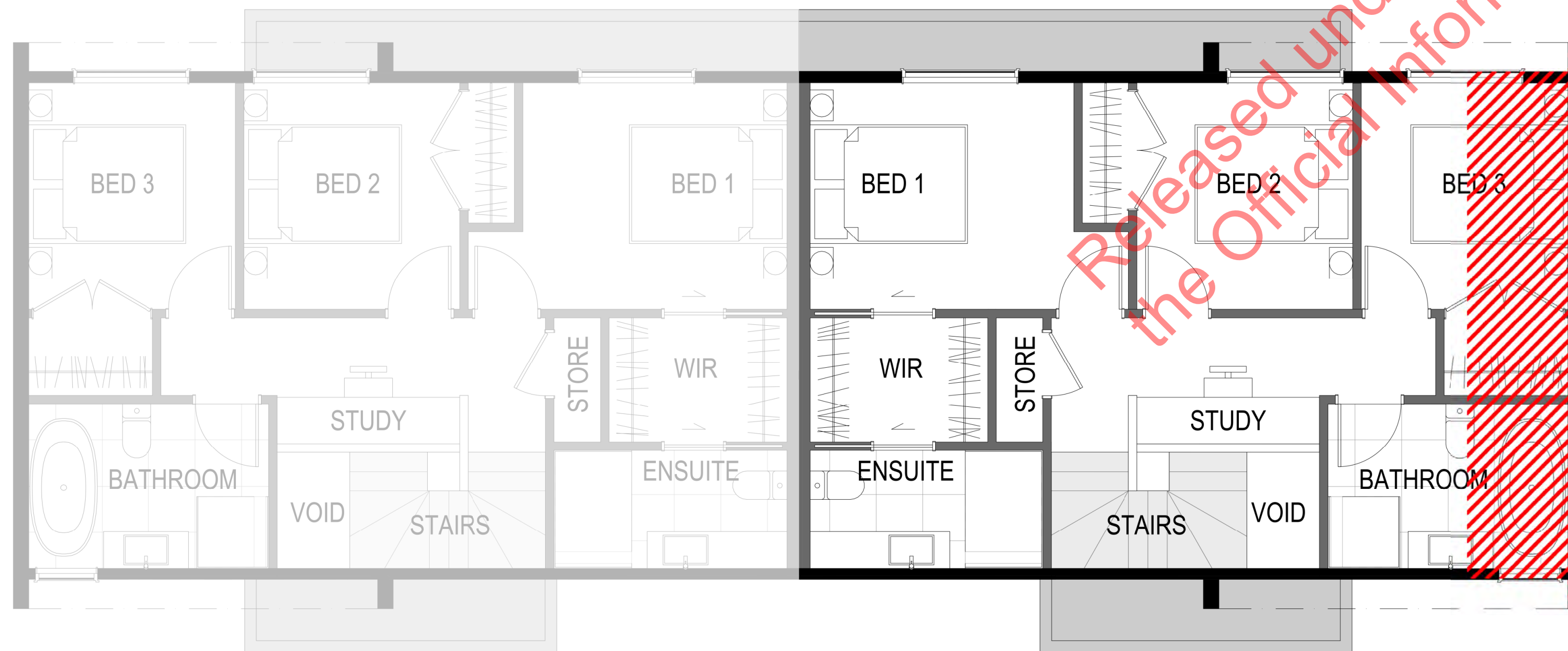
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PROPOSED SITE PLAN



Typology A - Ground Floor

SCALE 1:50 @A1, 1:100 @A3



Typology A - First Floor

SCALE 1:50 @A1, 1:100 @A3



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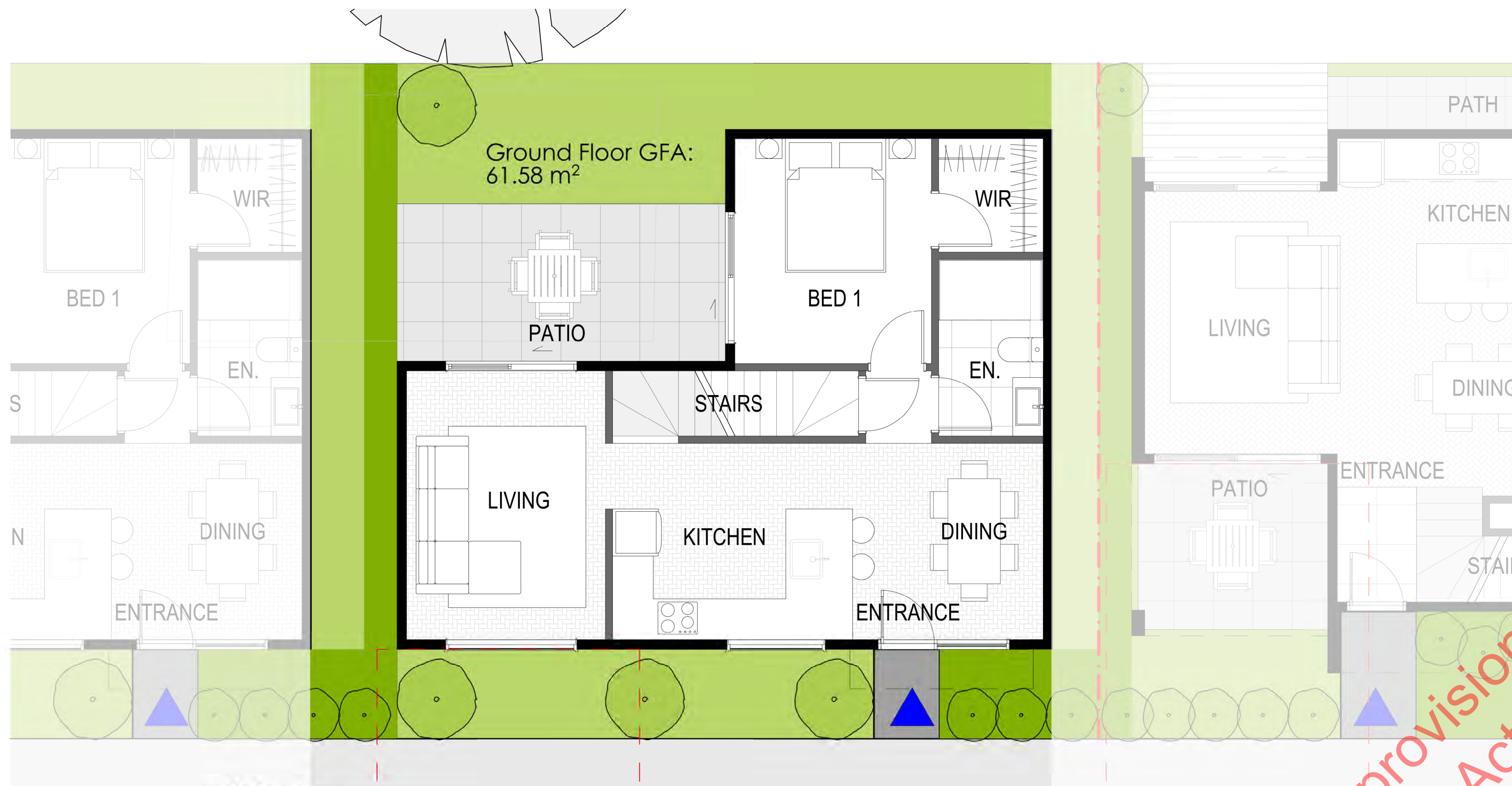
BULK AND LOCATION

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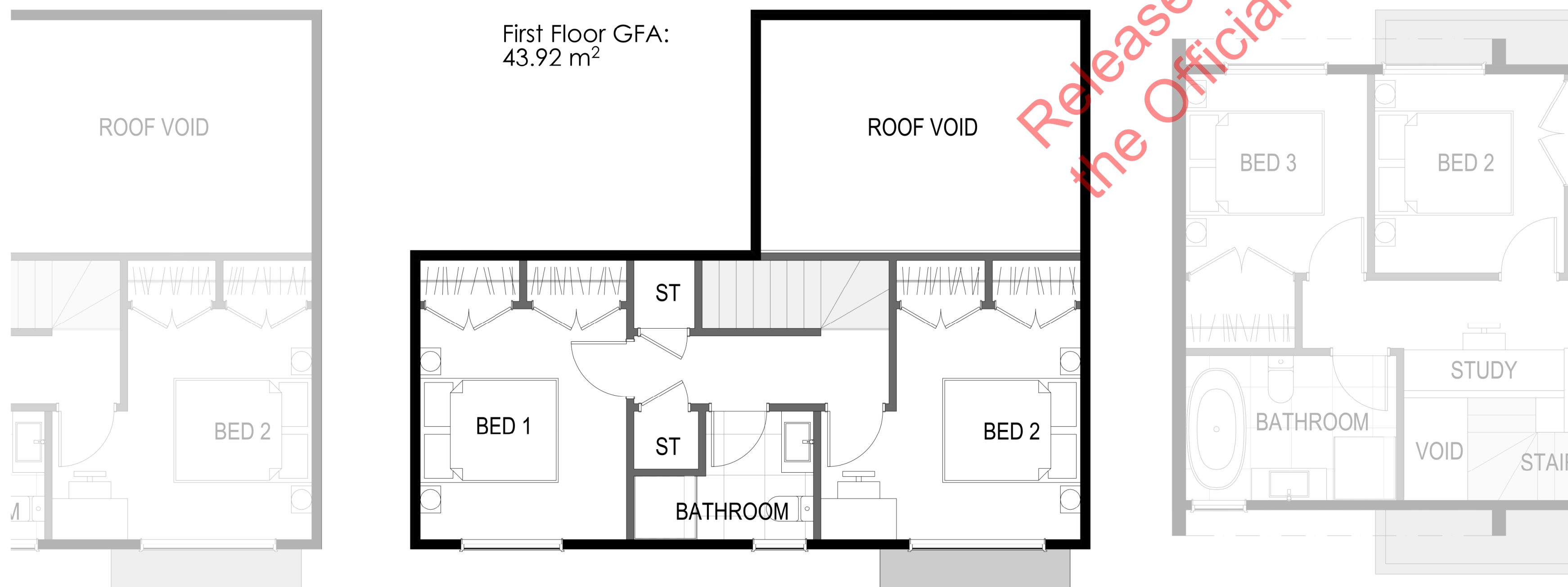
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Typology A Plan

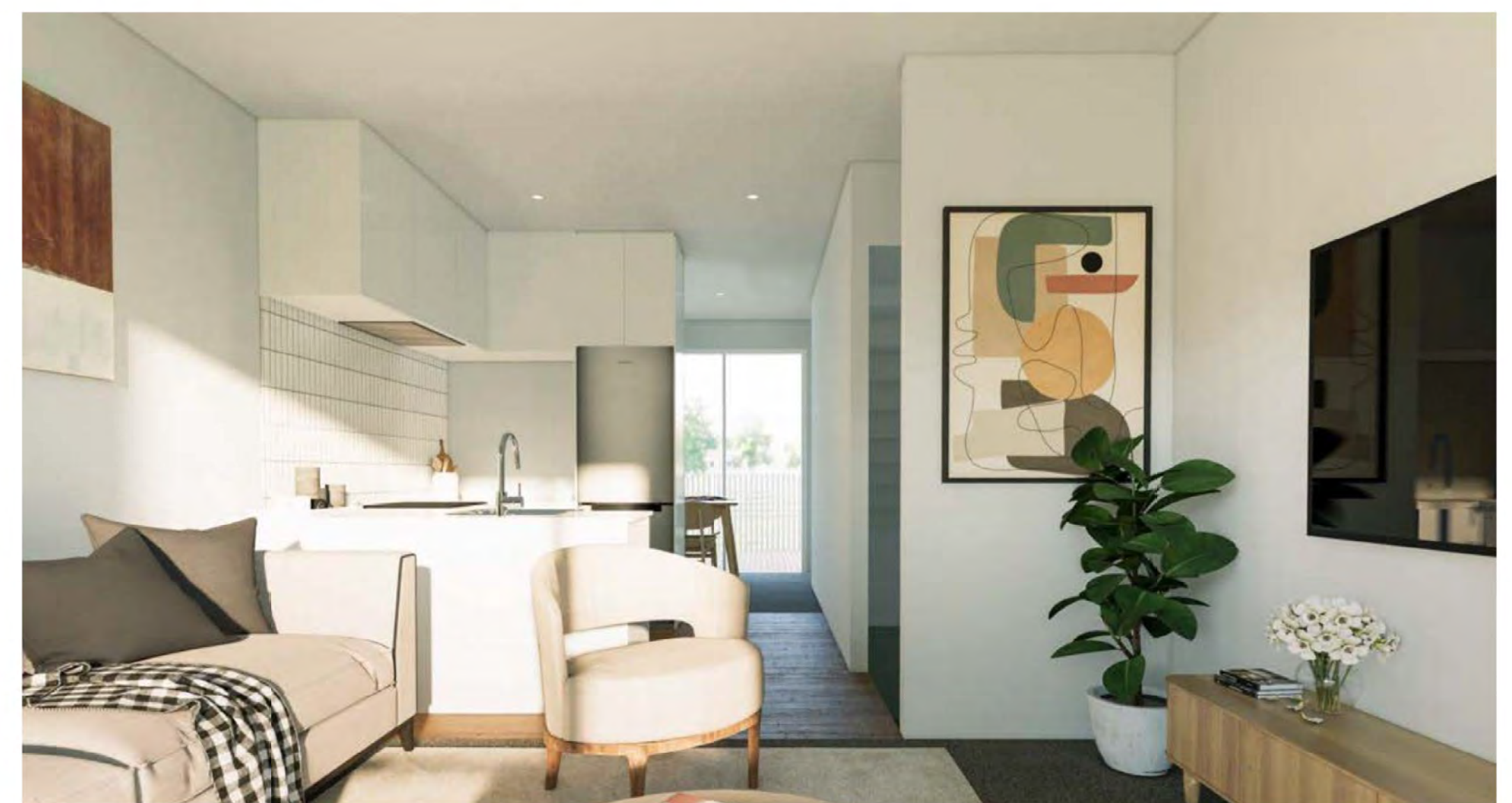
45 Waimarie St & 819 Riddell Rd
17/09/2021 Job # 2499 20-01
Scale:1:50, 1:1.15, 1:1.52, 1:1.33 Rev:



Typology B - Ground Floor
SCALE 1:50 @A1, 1:100 @A3



Typology B - First Floor
SCALE 1:50 @A1, 1:100 @A3



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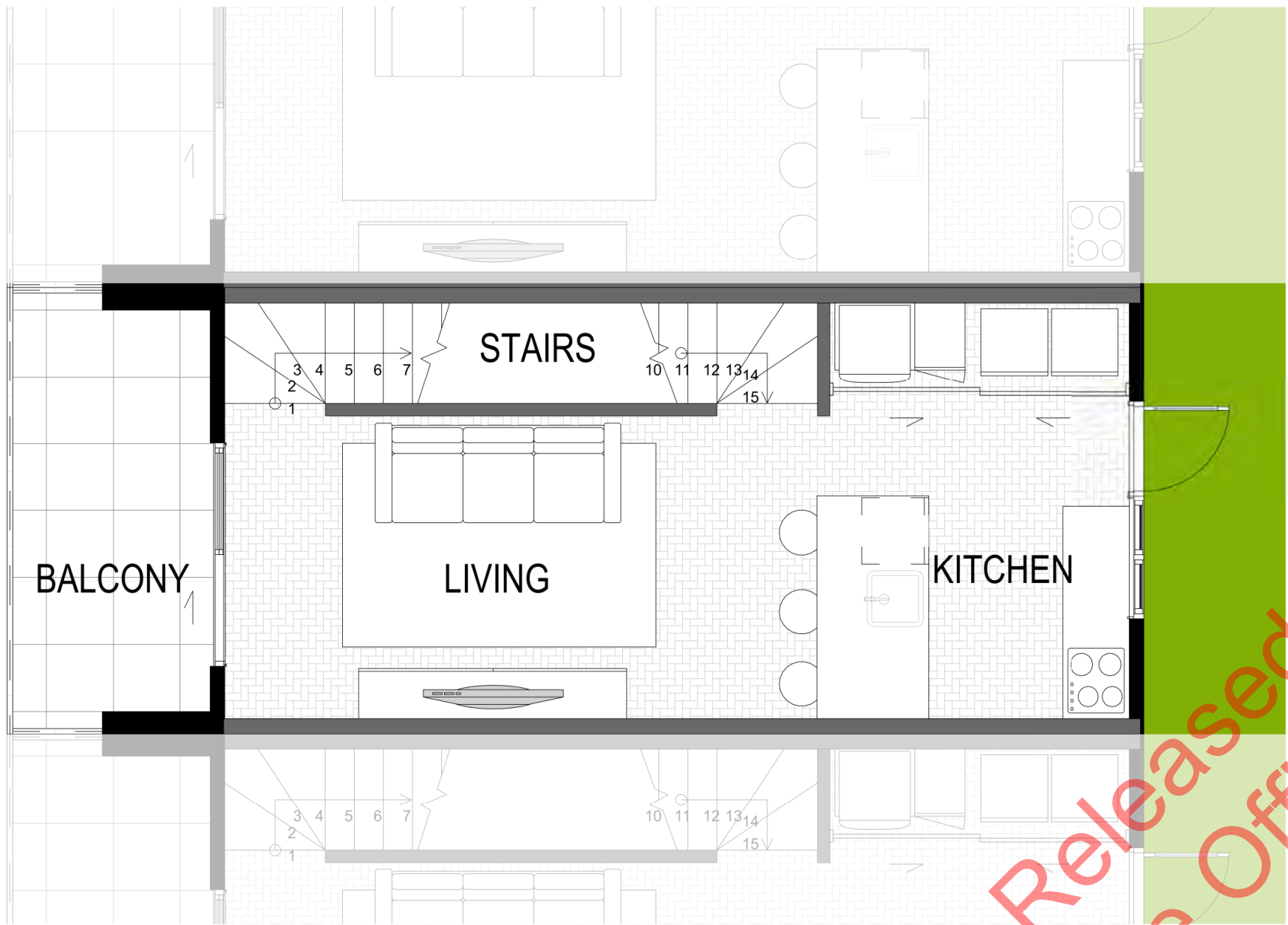
Typology B Plan

45 Waimarie St & 819 Riddell Rd
17/09/2021 Job # 2499 20-02
Scale: 1:50, 1:1, 1:1.42, 1:0.99 Rev:



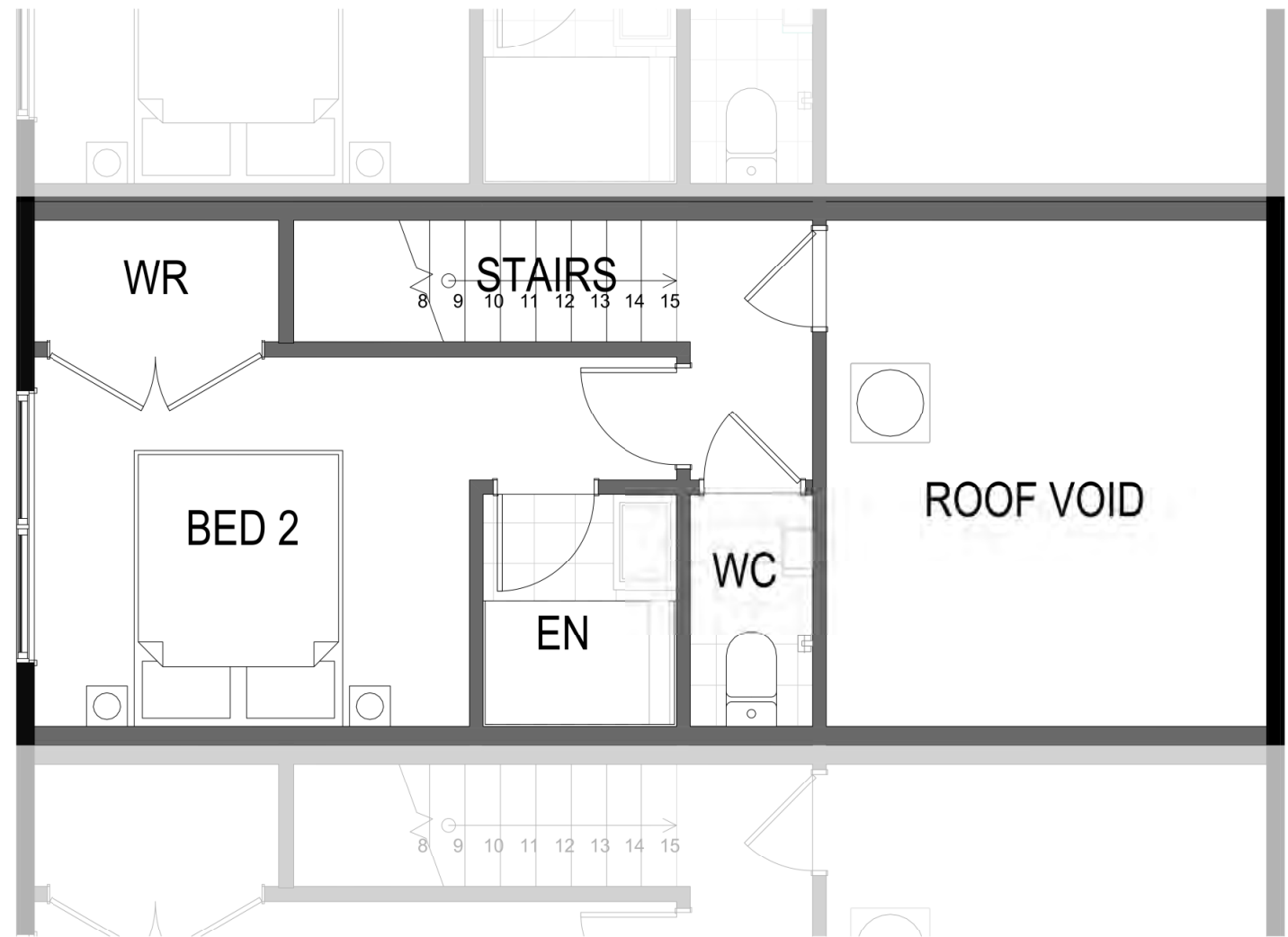
Typology C - Ground Floor
SCALE 1:50 @A1, 1:100 @A3

First Floor GFA:
40.72 m²



Typology C - First Floor
SCALE 1:50 @A1, 1:100 @A3

Second Floor GFA:
23.83 m²



Typology C - Second Floor
SCALE 1:50 @A1, 1:100 @A3

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BULK AND LOCATION



Typology C Plan



Typology D - Ground Floor
SCALE 1:50 @A1, 1:100 @A3



Typology D - First Floor
SCALE 1:50 @A1, 1:100 @A3



Typology D - Second Floor
SCALE 1:50 @A1, 1:100 @A3

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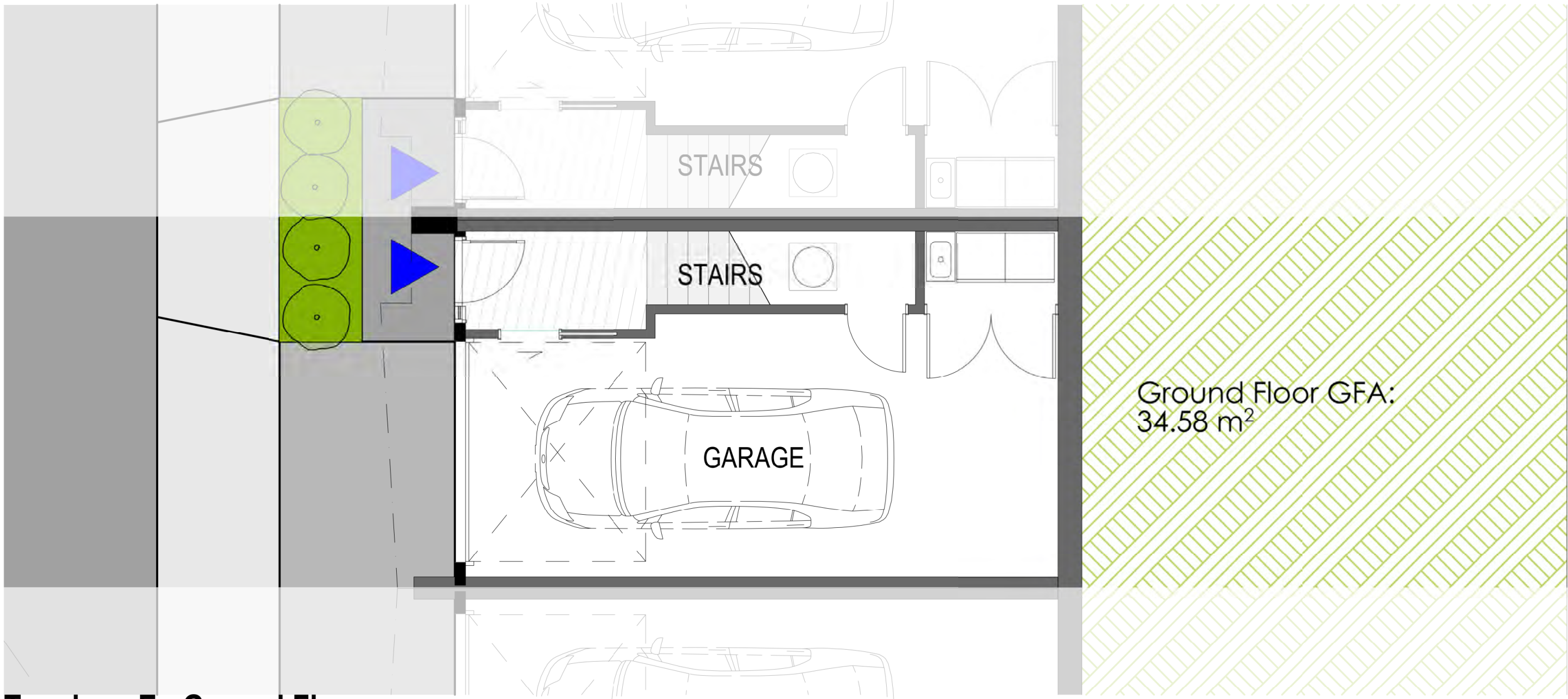


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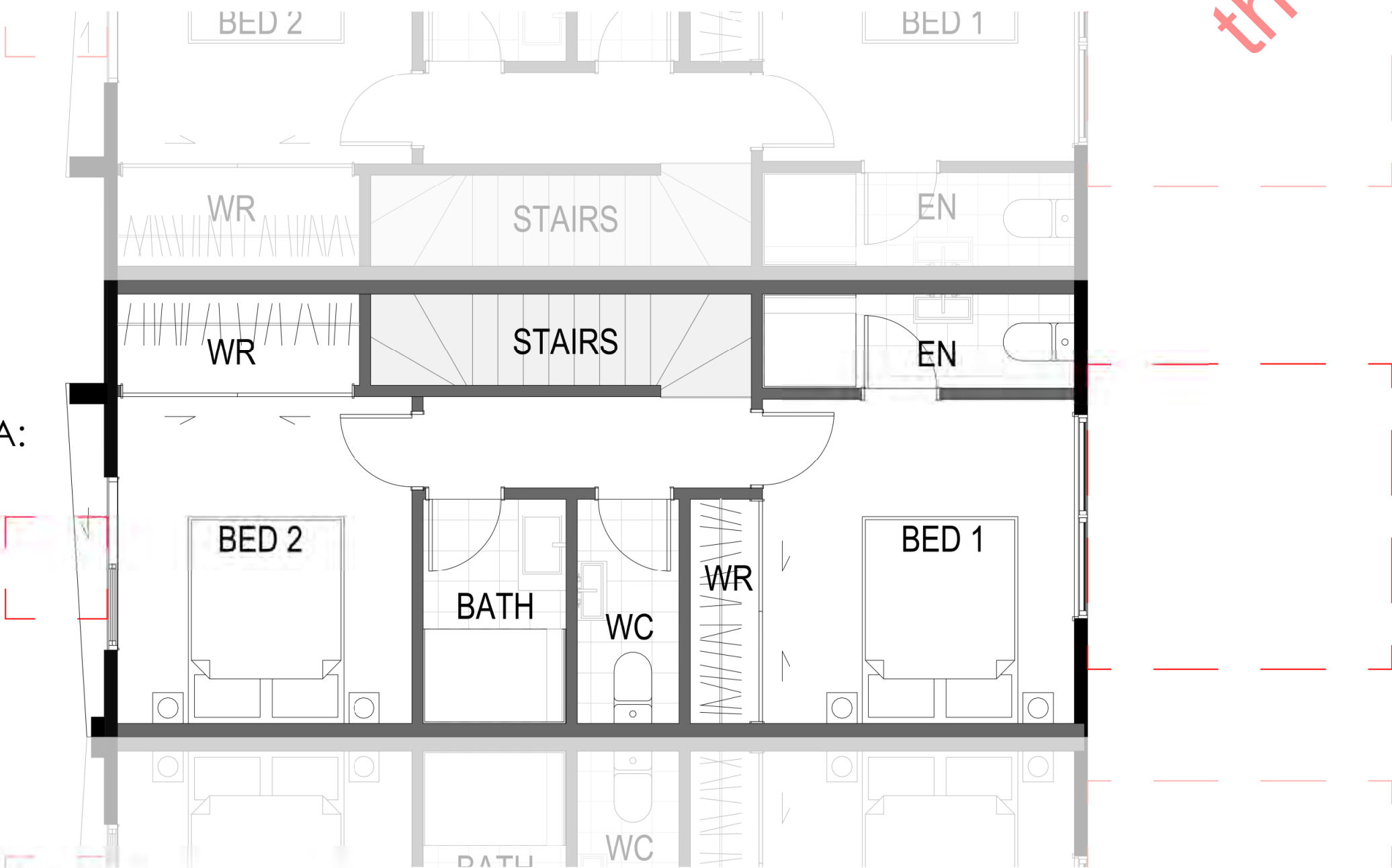
Typology D Plan



Typology E - Ground Floor
SCALE 1:50 @A1, 1:100 @A3



Typology E - First Floor
SCALE 1:50 @A1, 1:100 @A3



Typology E - Second Floor
SCALE 1:50 @A1, 1:100 @A3

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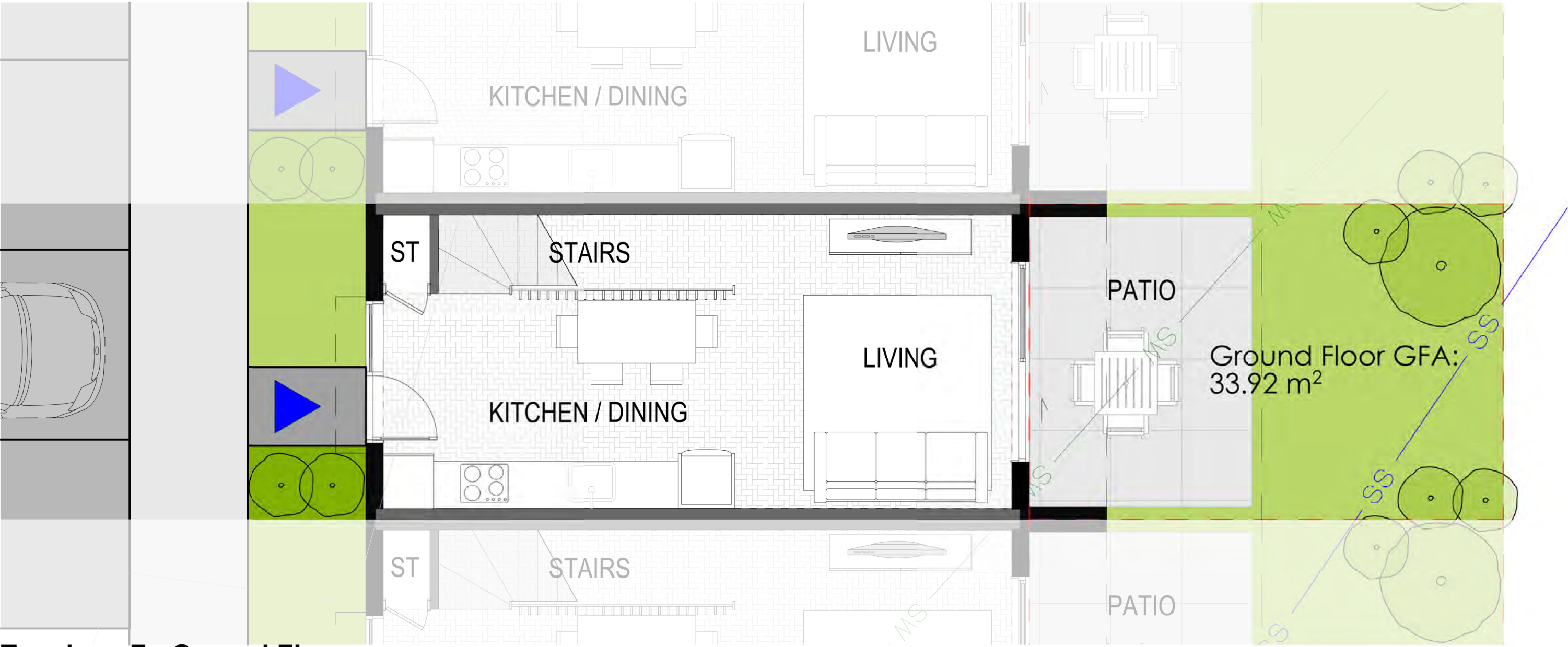


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Typology E Plan

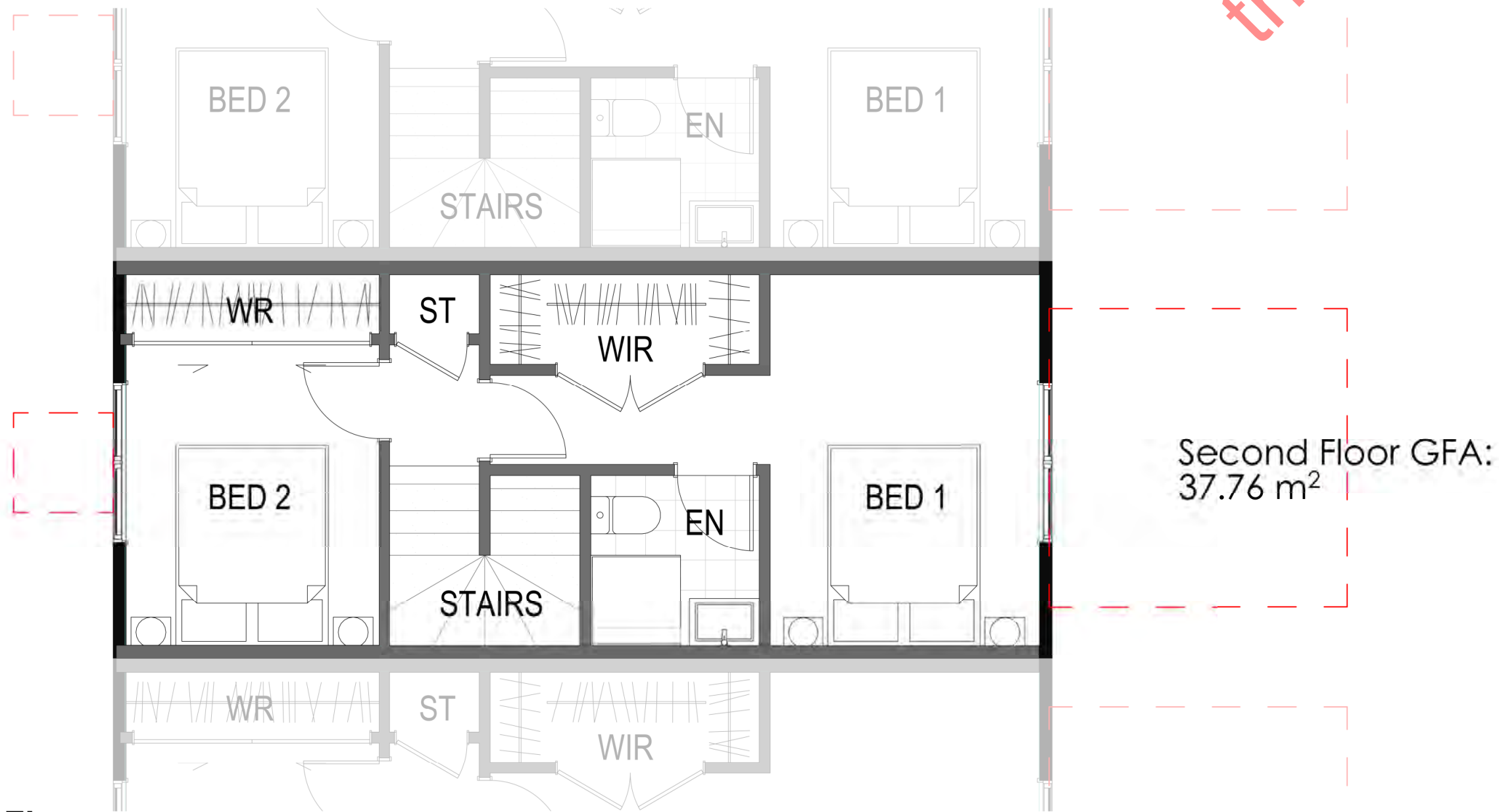
45 Waimarie St & 819 Riddell Rd
20/09/2021 Job # 2499 20-05
Scale:1:50, 1:1.45, 1:1.84, 1:1.24 Rev:



Typology F - Ground Floor
SCALE 1:50 @A1, 1:100 @A3



Typology F - First Floor
SCALE 1:50 @A1, 1:100 @A3



Typology F - Second Floor
SCALE 1:50 @A1, 1:100 @A3

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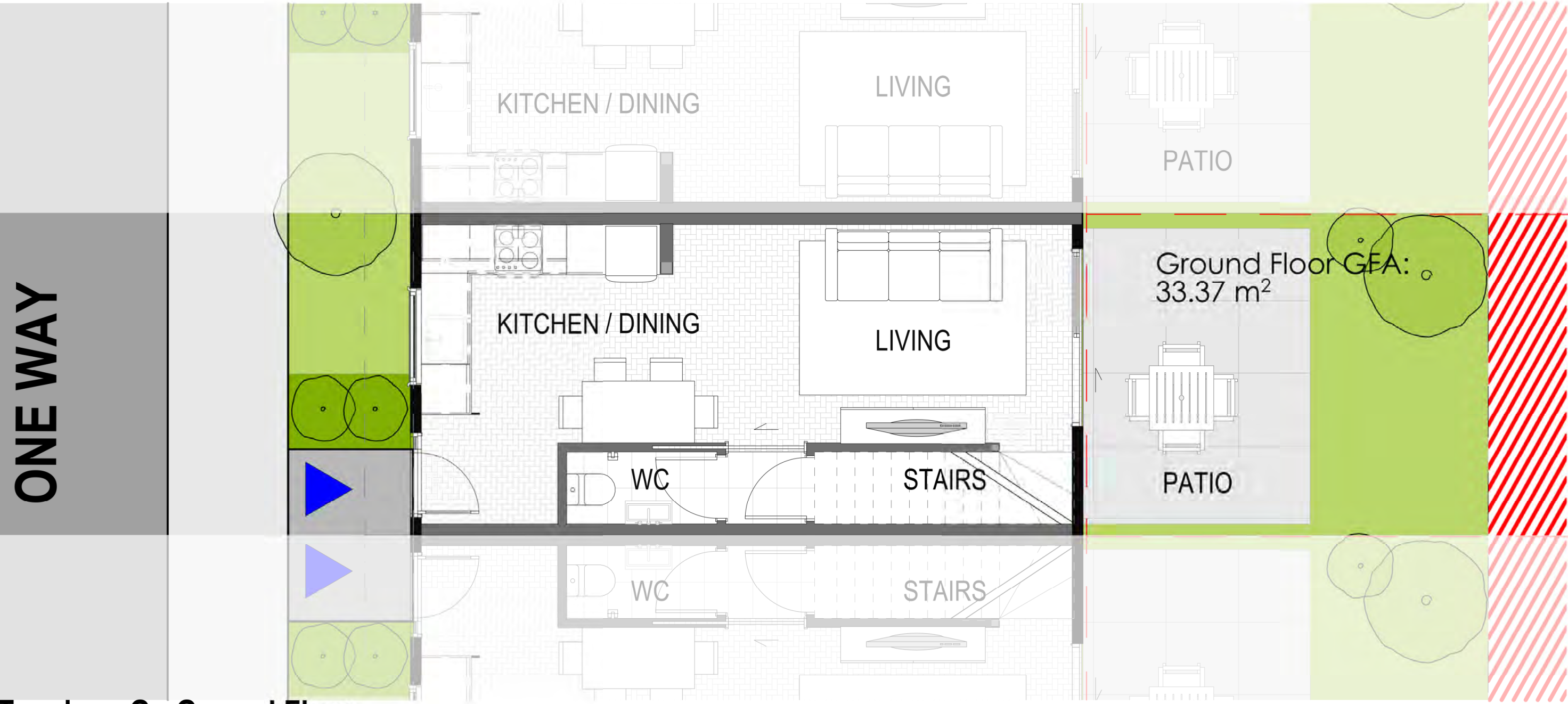


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Rev.	Issue Date			

BULK AND LOCATION



Typology F Plan



Typology G - Ground Floor
SCALE 1:50 @A1, 1:100 @A3



Typology G - First Floor
SCALE 1:50 @A1, 1:100 @A3



Typology G - Second Floor
SCALE 1:50 @A1, 1:100 @A3

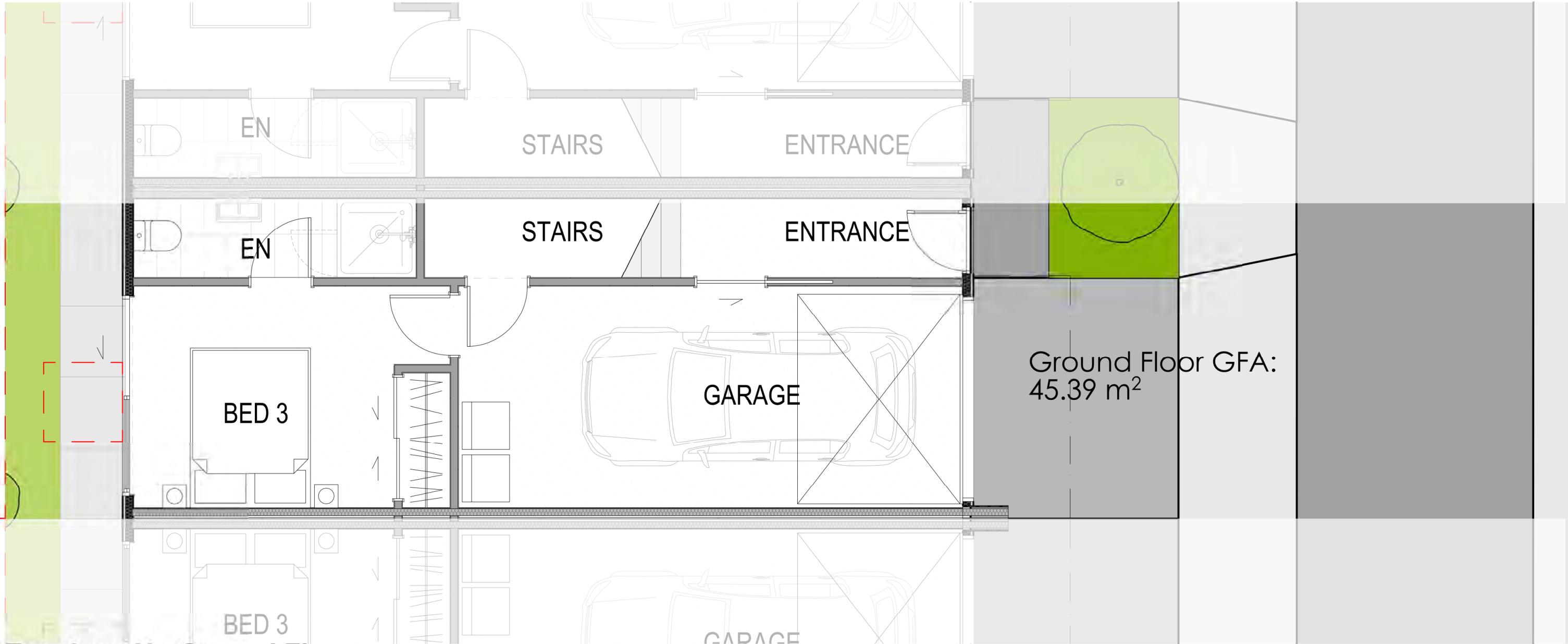
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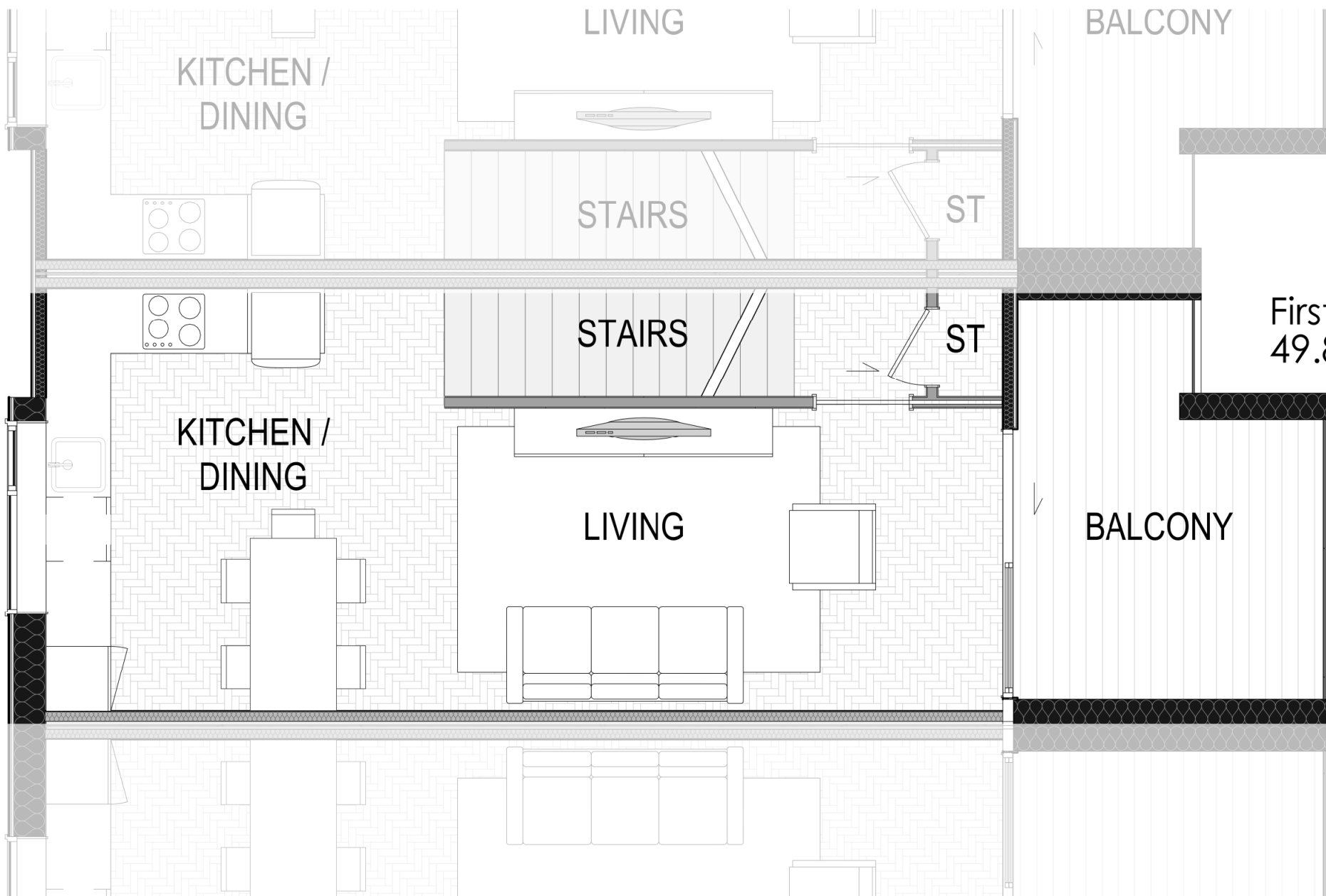
BULK AND LOCATION
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Typology G Plan
45 Waimarie St & 819 Riddell Rd
21/09/2021 Job # 2499 20-07
Scale:1:50, 1:1.40, 1:2.22, 1:2.89 Rev:



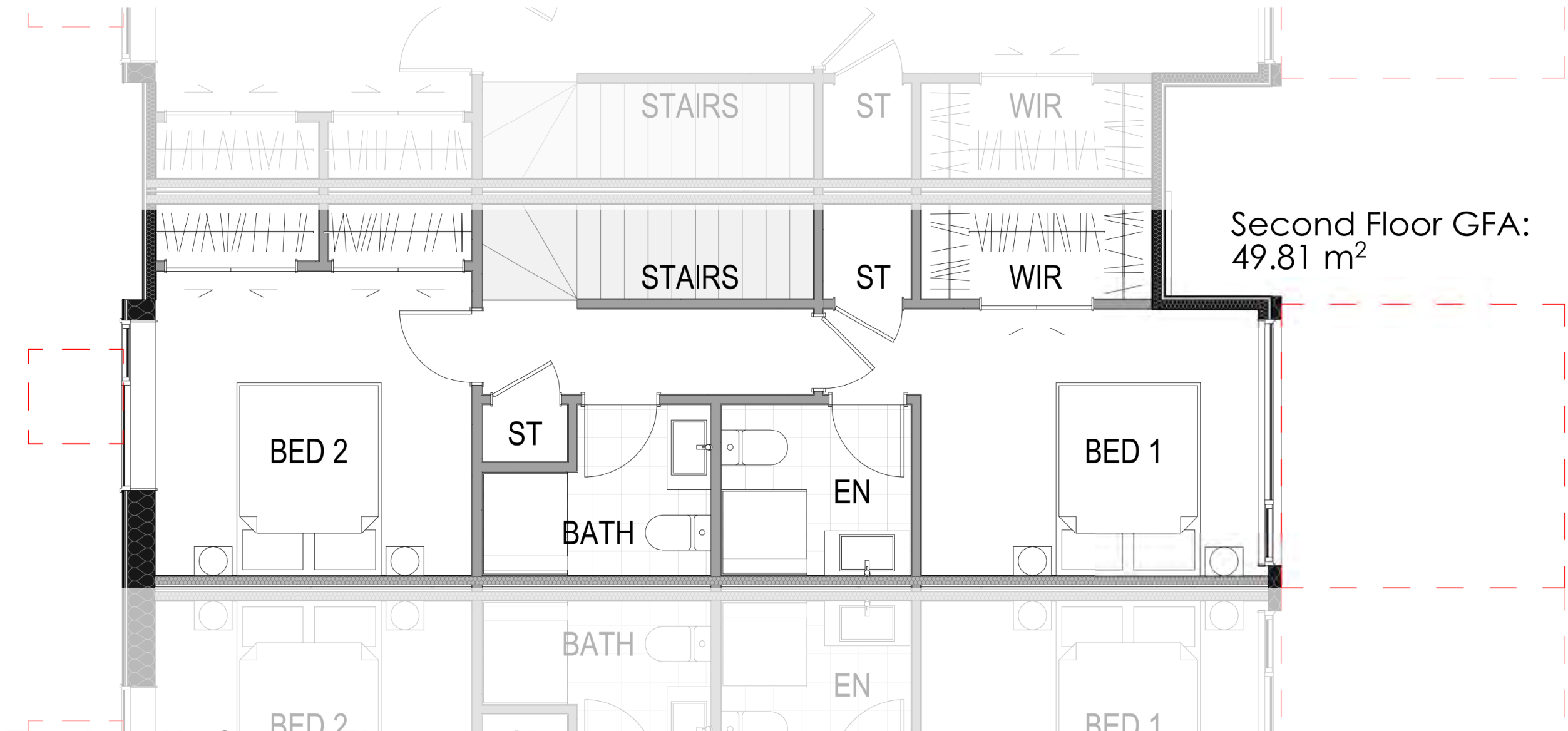
Typology H - Ground Floor

SCALE 1:50 @A1, 1:100 @A3



Typology H - First Floor

SCALE 1:50 @A1, 1:100 @A3



Typology H - Second Floor

SCALE 1:50 @A1, 1:100 @A3

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BULK AND LOCATION



Typology H Plan



Typology I - Ground Floor
SCALE 1:50 @A1, 1:100 @A3



Typology I - First Floor
SCALE 1:50 @A1, 1:100 @A3

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Typology I Plan
45 Waimarie St & 819 Riddell Rd
21/09/2021 Job # 2499 20-09
Scale:1:50, 1:2.22, 1:2.89 Rev: