



WM WARREN AND MAHONEY®

360 Dominion Road

Draft Architectural Statement
April 2021

Presented by Warren and Mahoney

Prepared For

Foodstuffs North Island and Silk Road

Document Control

Prepared & Approved by:
Warren and Mahoney Architects New Zealand Limited

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Architectural Statement

Contact

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Context



Location

This site, at 360 Dominion Road, sits centrally within the Auckland isthmus. Dominion Rd is part of a regular road network that defines the suburbs on the flat land between Mt Eden and Mt Albert, and Mt Roskill to Grey Lynn.

The suburban grid is roughly orientated to north and is divided regularly by more significant roads including Valley Road to the north and Balmoral Road to the south of the site.

Our client has identified a market for a demographic who are interested in living within the city fringe and having direct access to the city centre.

Dominion Road’s history as being a commercial spine, once supported by a light rail route, has led to commercial and retail uses being built along its length, to varying scales. This site is near the southern end of an area of greater commercial intensity. Whilst this site is larger than typical Dominion Road sites, it shares a relationship with the existing single house typologies set back from the main road.

KEY	
City centre	1
Countdown	2
Balmoral School	3
Ballantyne Square	4
Eden Park	5
Site	6



Existing buildings and ownership

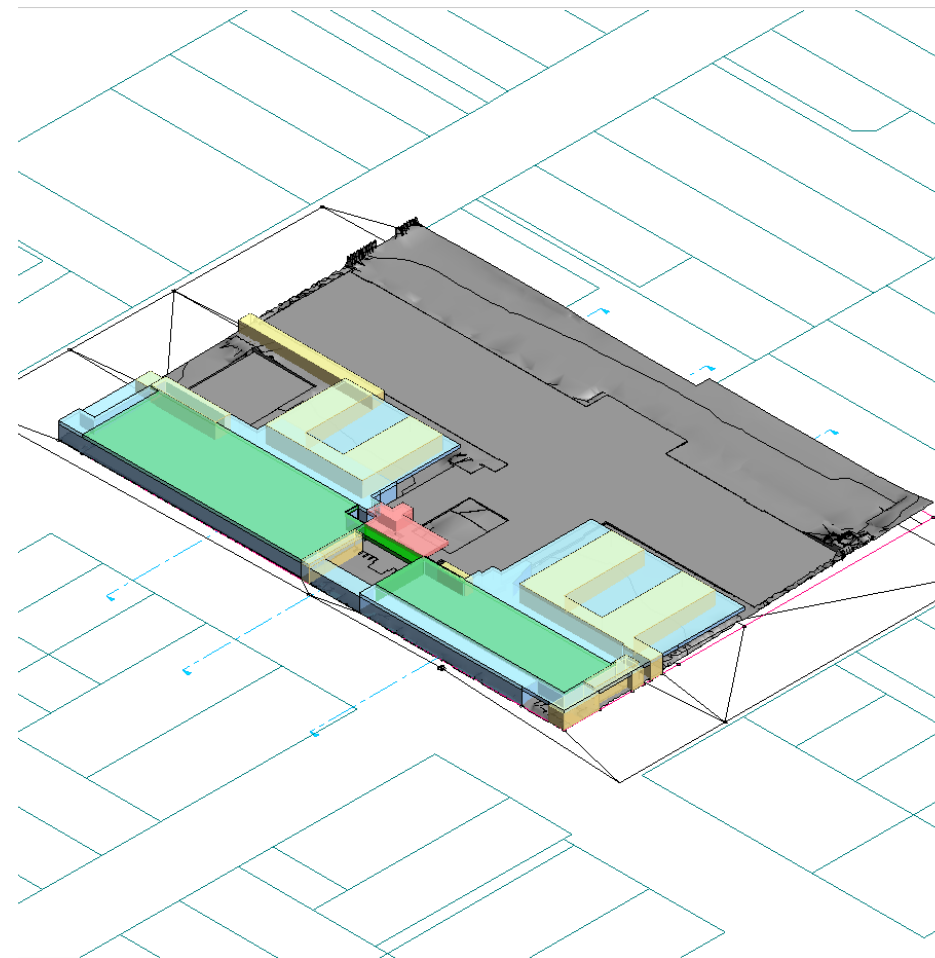
The nature of ownership across the site is complex in terms of geometry with Lot 2 owning space above and around Lot 1. Easements provide Lot 2 some rights for development within Lot 1. Multiple easements exist, including the ability to pass services through and under each lot, as well as vehicular access. Fire separations are expected between lots.

The Retail Shops (legally described as Lot 1) are held in separate Unit Title ownership, consisting of PU's, AU's and Common Areas (between RL54.8 and RL55.6 – single level at ground, also land below RL54.8) and are indicated by the cross hatch on the adjacent site plan.

The balance of the site (in 3 dimensions) comprises Lot 2 (the subject property). The image below illustrates the Lot 1 ownership as well as the easements and common property.

The net effect of this ownership structure is that in developing Lot 2, the project is limited in its footprint along Dominion Road. Further, the interior layout of the design has been influenced by its effect on the common property. There is an opportunity to engage with Dominion Rd within a small frontage at the centre of the site.

Some early commentary on the project has encouraged development closer to Dominion Road itself. However, structural limitations, and the lack of ability to pass structure through Lot 1 has mean that this is not possible.



↑ Visualisation of Lot 1 ownership, easements and common area.



↑ Ownership diagram at ground level

Design Response



Design Principles

The development of this project has been guided by six key guiding principles.

These core principles underpinned the design ethos the architectural team employed when creating the proposed layout and footprint of the Dominion Road Development. These principles ensure the complex will be livable and as unintrusive as possible for local residents, while balancing the effect of the development on the existing Mt Eden community and the unique heritage of one of Auckland's most iconic locations.



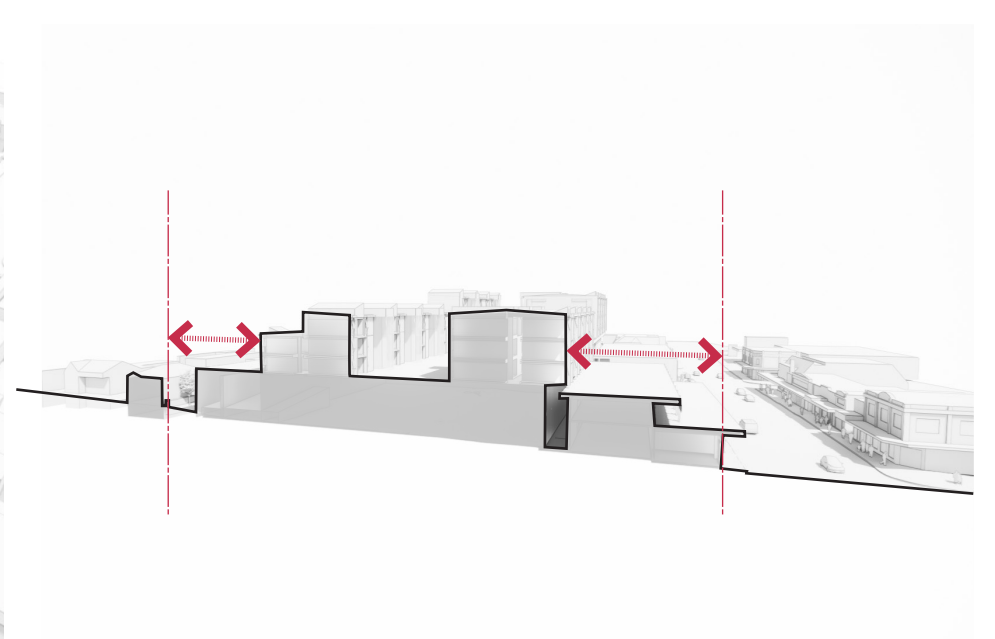
Sleeving

The bulk of the supermarket will be concealed from the main thoroughfare of Dominion Road with residential, amenity and commercial spaces that are sympathetic to the heritage and character of Auckland's iconic Dominion Road.



Community courtyard

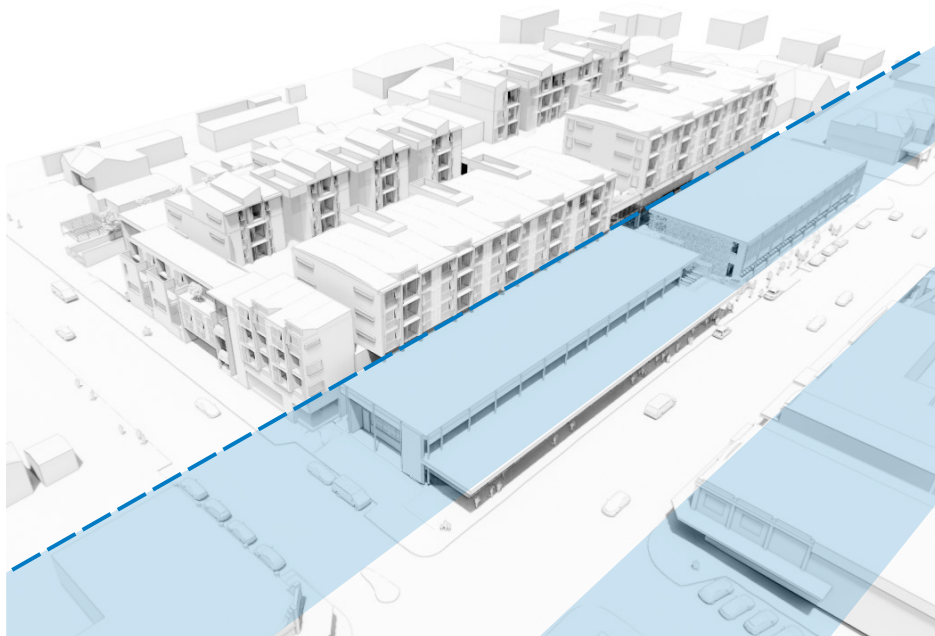
The residential apartments will be centered around a podium courtyard core, providing a green outlook, gardens and community space for gatherings. The ends of the courtyard are connected to the street via a lobby and access core.



Sympathetic massing

Higher floors of the development are concentrated within the centre of complex to reduce the impact on surrounding residences, Dominion Road streetscape and retailers.

Design Principles



Streetscape

Immediately adjacent at street-level, the height of the development will remain low, complementing the special character and heritage of the area, and resembling the surrounding retailers and facades on Dominion Road.



Broken form and fine grain

The development will be broken into smaller buildings that mimic and complement the surrounding area. In particular, the design of the structure that fronts on Prospect Terrace and Grange Road will be highly textured and incorporate as much as possible new residential terraced houses to blend in with the residential side streets.



Legibility

The site is organised in a clear manner, where visitors will know where to go and can easily navigate to and through buildings with ease.

Design Strategies

Height and massing

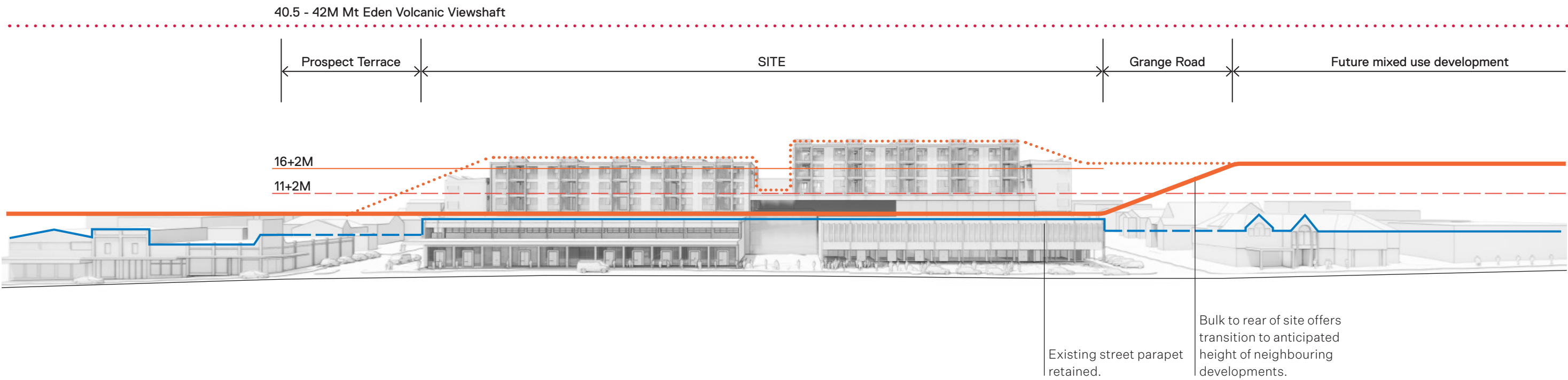
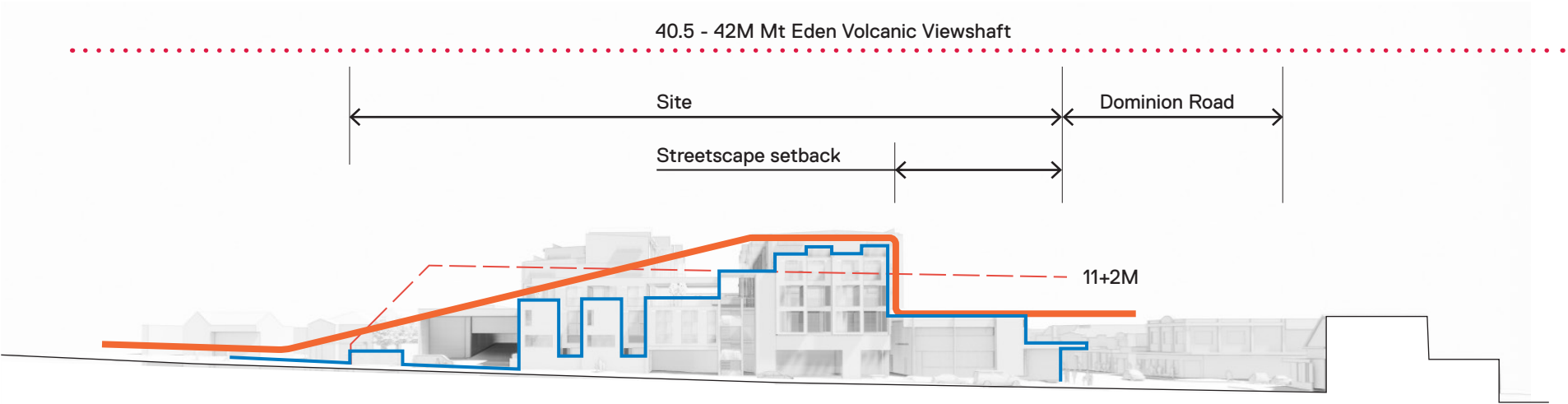
The height of the building has been carefully considered to enable the desired scale and form of development on site, while being sympathetic to the surrounding area.

This site is situated from the city centre approximately a third of the way along Dominion Road.

The site is located in an area immediately adjacent to existing buildings that reach up to 18 metres high and a short distance to the south the new Eden View apartments extend up to 21 metres on a natural high point of Dominion Road.

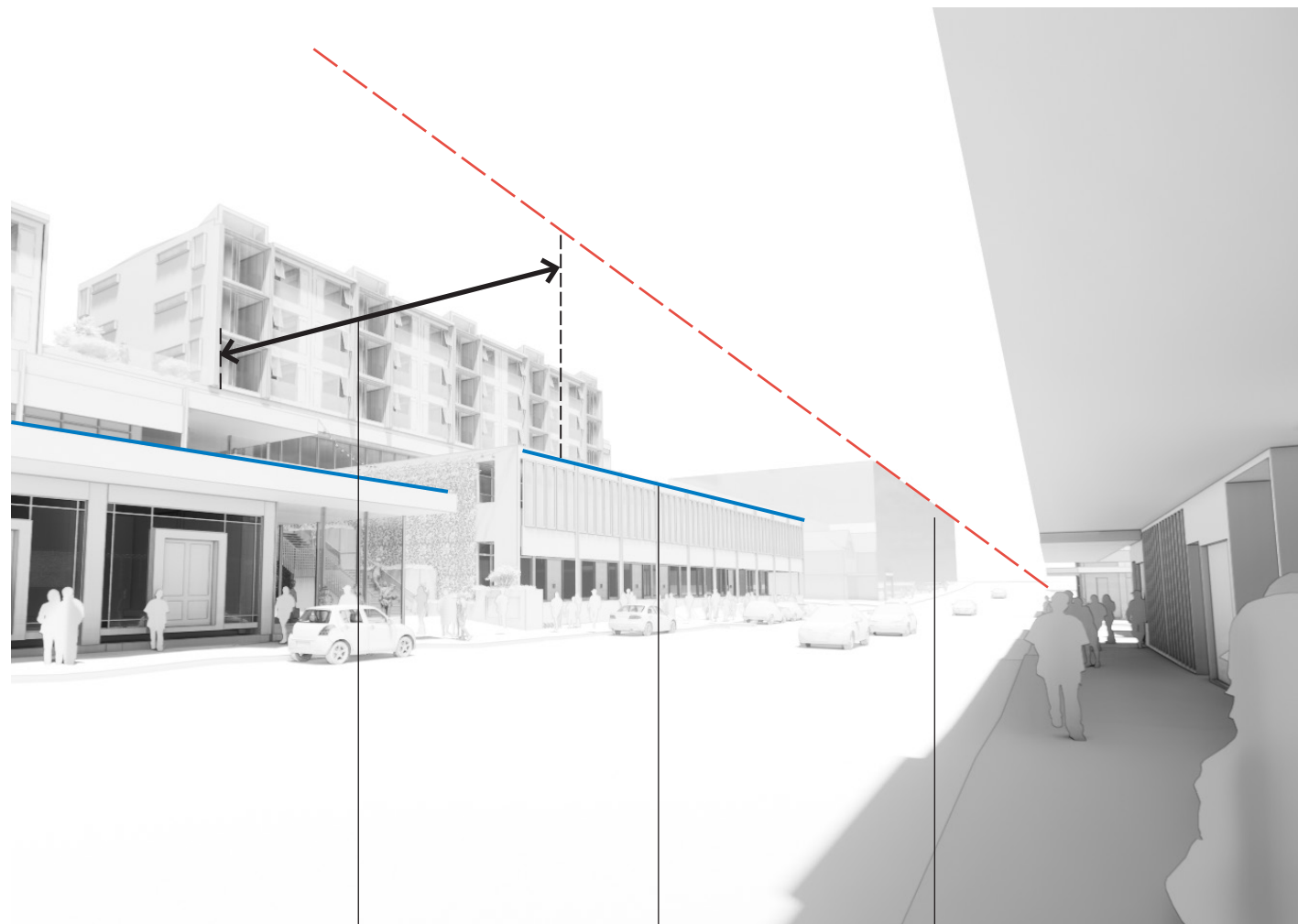
The higher levels of the proposed development will be set back from Dominion Road, allowing for a seamless transition between the higher buildings to the south and the existing heritage structures to the north (and west), while maintaining the character of the surrounding area.

At the northern and southern ends of the site, the lower height of the buildings allows for a stepped transition alongside the existing residential buildings.



Design Strategies

Height and massing



↑ Massing to Dominion Rd

20m setback

Existing street parapet retained.

Anticipated eave line of 18m buildings beyond.



↑ Massing to Prospect Terrace

Height in relation to boundary control, and 11+2m height plane

Street edge parapet steps up toward Dominion Rd before stepping down, 20m from the road frontage.

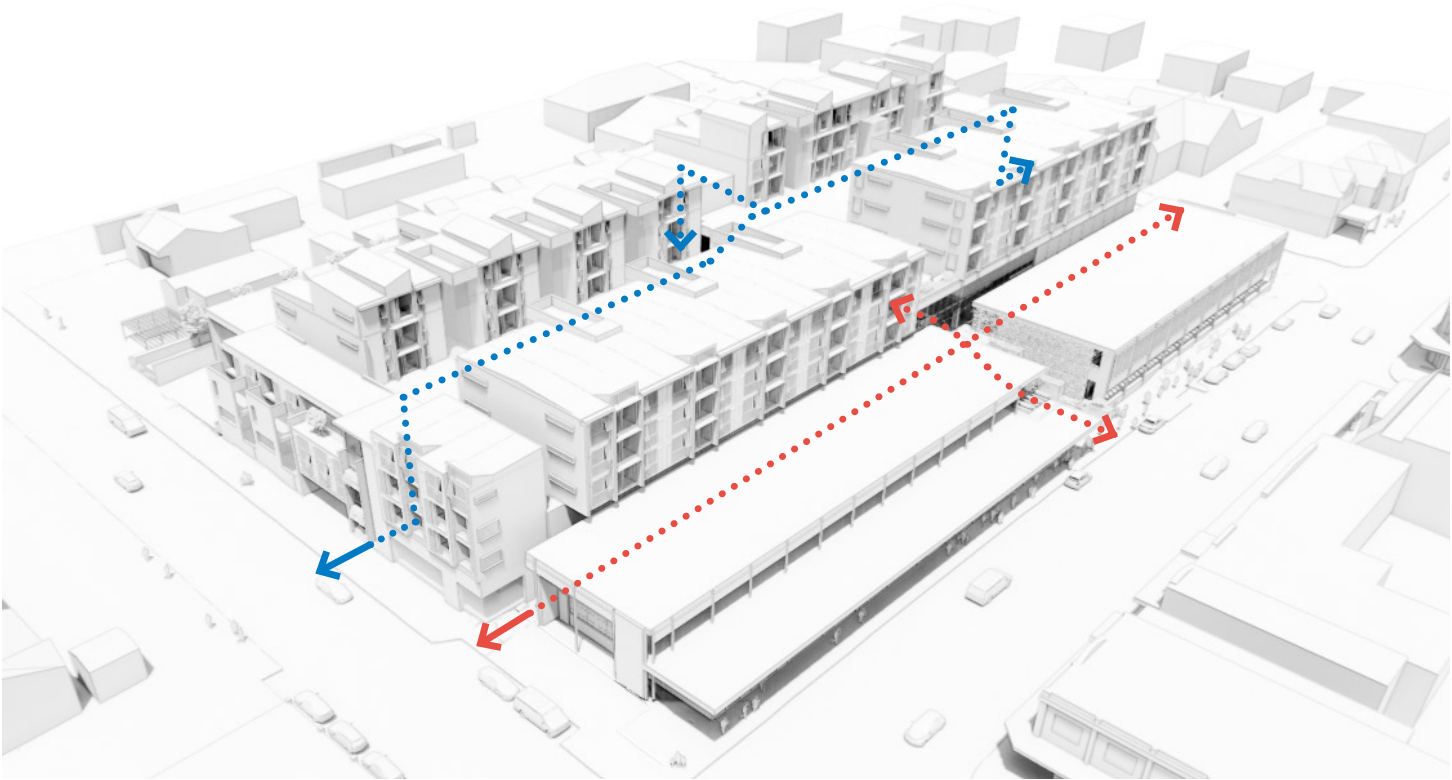
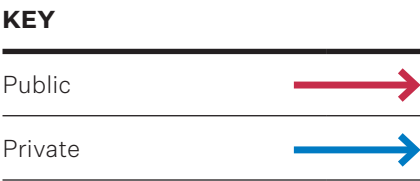
Design Strategies

Pedestrian access

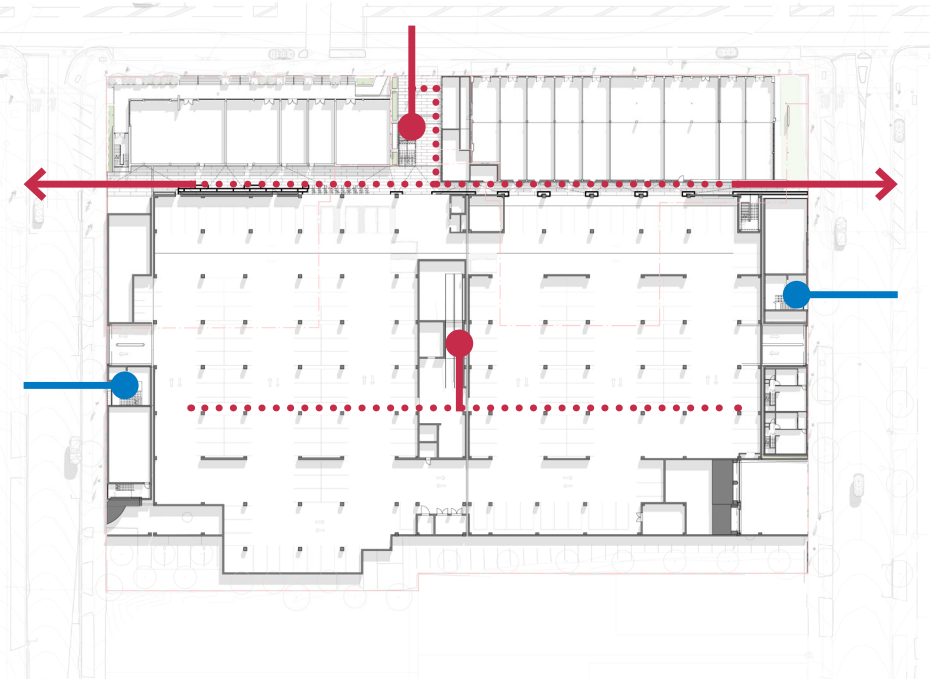
Given the site’s proximity to public transport and the availability of buses, bikes and scooters, pedestrian access has been a key consideration within the design.

Access to the residential areas of the development will be located at the northern and southern ends of the site on the residential side streets. Each access core will include a staircase and lift allowing residents to easily access the building from the street and bring bikes into the courtyard.

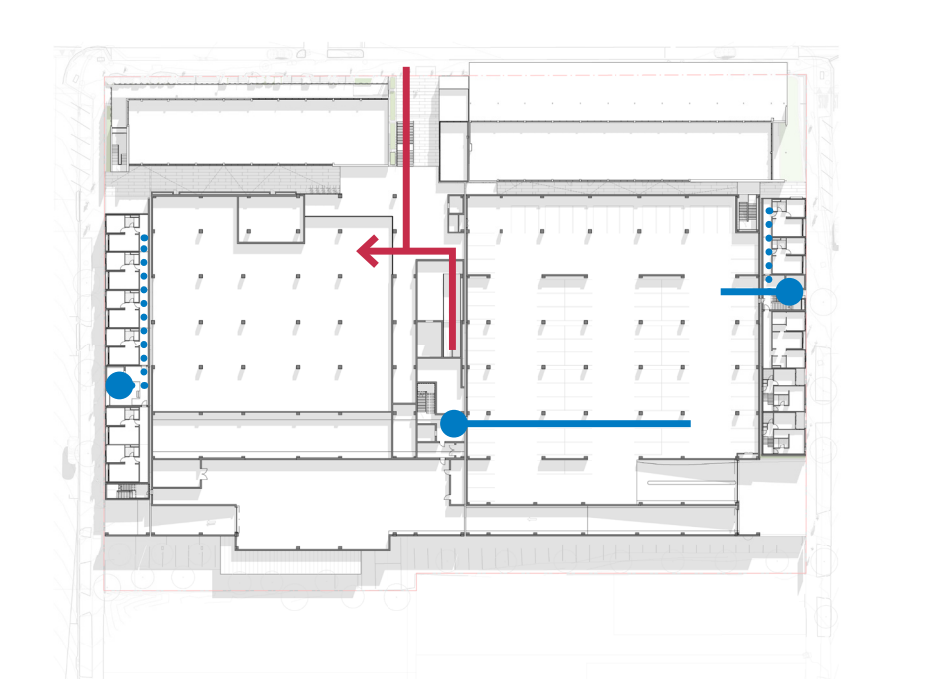
Shoppers will be able to enter the site from Dominion Road or via either end of the new laneway that is to be situated at the rear of the existing Dominion Road retail shops and the main level of carparking accessed from either Prospect Terrace or Grange Road.



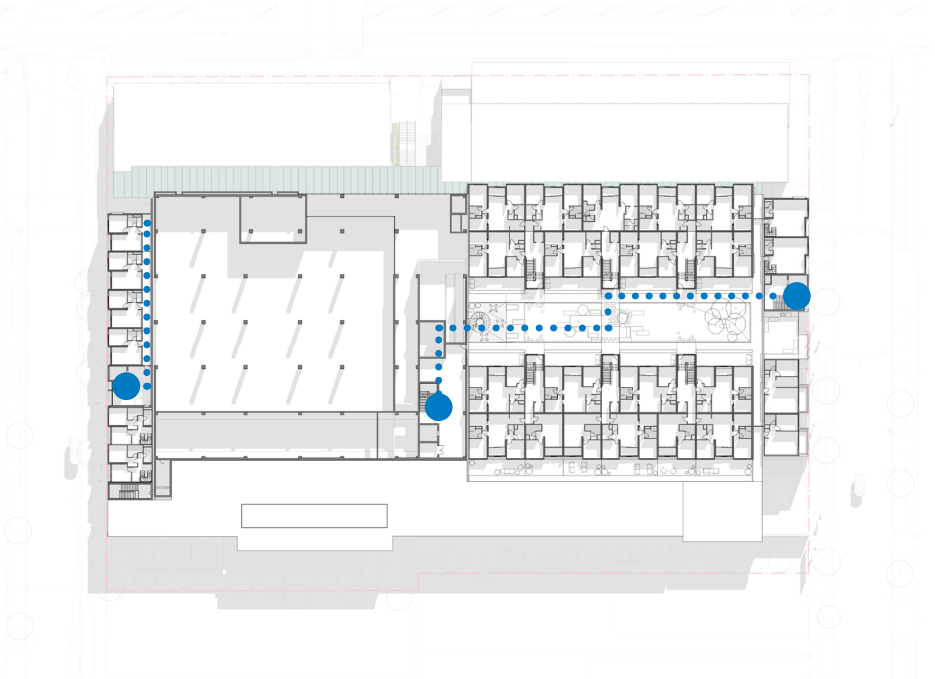
Level 00



Level 01



Level 02



Design Strategies

Vehicle access

The project has been designed to provide intuitive traffic and pedestrian access into and throughout the site. All car and truck access is provided from Grange Road and Prospect Terrace, with no vehicle access from Dominion Road.

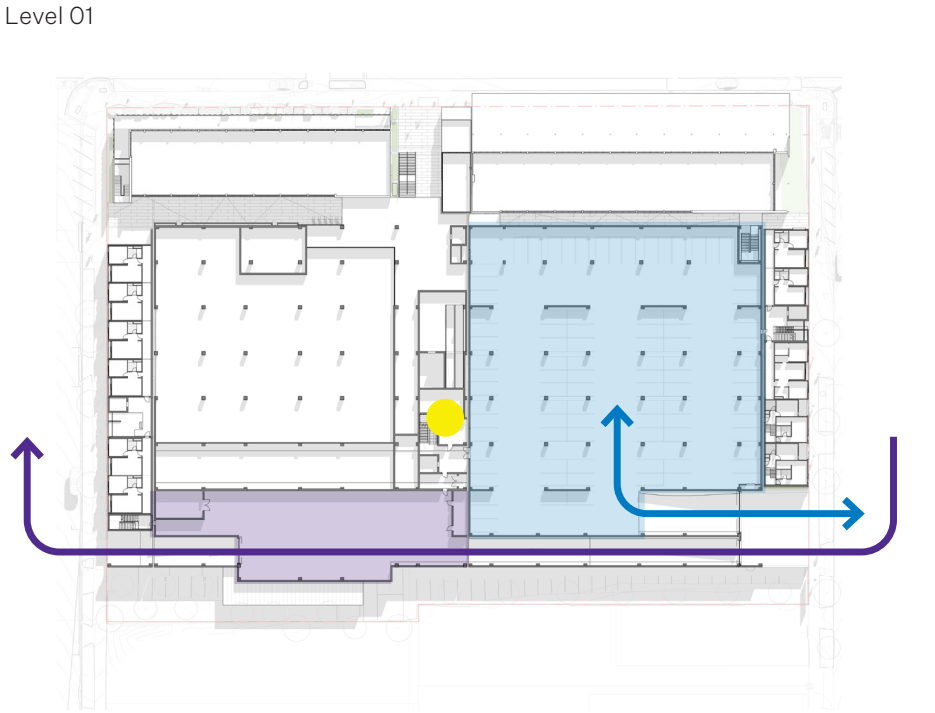
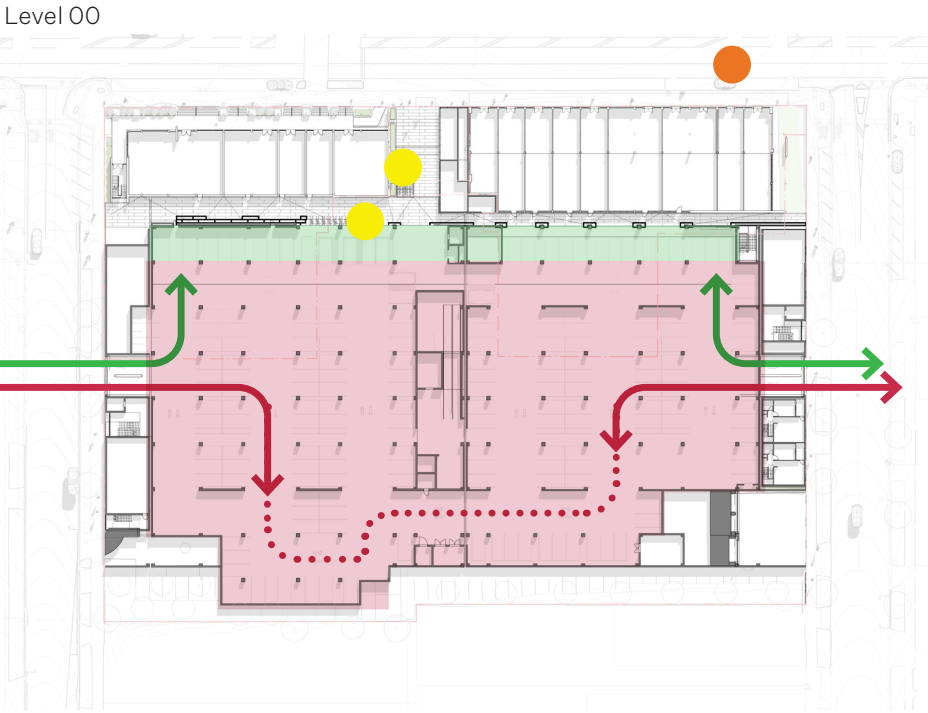
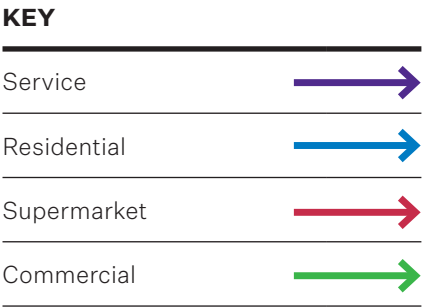
Pedestrian access has been focused on Dominion Road with secondary entry points from both Grange Road and Prospect Terrace to the Laneway.

Retail shoppers and commercial tenants arriving by car can enter and exit either from Grange Road or Prospect Terrace close to Dominion Road and a safe distance from the Laneway entrance. Once inside, parking has been arranged intuitively with supermarket and commercial spaces separated across a main aisle. All accessible car parks will be located at ground level close to the primary passenger lift.

Private residents cars can access the site from a dual entry/ exit ramp on Prospect Terrace close to the eastern side of the development immediately adjacent to a separate entry for access to the rear service lane. The service lane is fully enclosed and provides access to the supermarket loading bay and communal refuse collection point. Vehicles using the service lane exit onto Grange; and all access/ egress points to the service lane and residents carpark have roll-a-shutter doors with smart access controls.

Space and charging points for personal vehicles, including scooters and bikes, will be available at ground floor and Level O1. Passenger lifts within the residential access cores located off Prospect Terrace and Grange Road will be practically sized to allow easy access for residents whether bring bikes up to the courtyard level or bring in furniture and appliances when moving in or out.

Bus stops on Dominion Road immediately outside the main pedestrian entrance and across Dominion Road just north of Burnley Terrace provide immediate access to public transport options.



Design Strategies

Facade materiality

The choice of materials and architectural features for the exterior façades of the building reflect the design principles, and in particular the ability to ensure privacy for both those living within the complex, and local residents around the development.

The choice of material has been informed by several factors including:

- Local heritage
- Design of the existing community residential properties on Prospect Terrace and Grange Road
- Construction methodology
- Screening of activity to residential backyards immediately to the east of the site to avoid overlooking issues
- The retention of the character and feel of Dominion Road

Many existing properties on Dominion Road largely resemble the character of the surrounding area, and the design response as part of this development has been to reflect those features and materials.

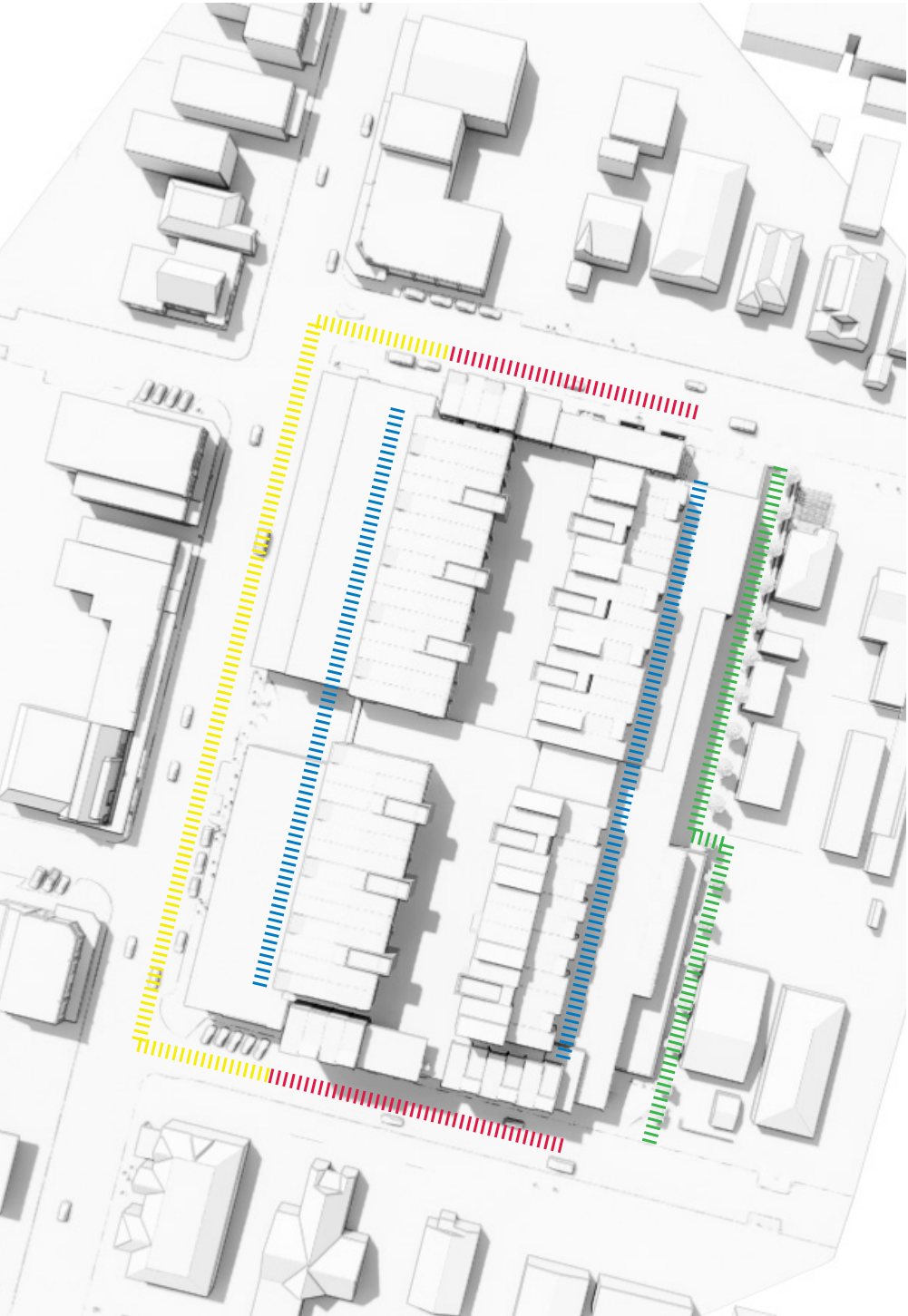
The northern and southern building elevations to Prospect Terrace and Grange Road, which face the adjacent residential neighbours, will be treated with a brick façade that offers a softer tone similar to the existing built fabric.

The eastern side of the development between the proposed complex and residential neighbours includes an appropriately planted area including the Overland Flow path, which will offer a landscaped buffer. In some places this landscaping could be scaled up textured walls to offer additional texture to the facades.

The upper floors of the complex utilise a light-weight facade construction to reduce the load on the structure. This light-weight façade, which will be made of aluminum sheet and glazing, will be softened by terracotta detailing and window hoods, providing shadow and texture.

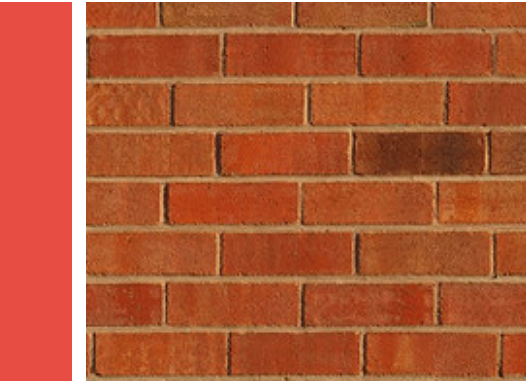
The following plans and images give a good idea of what these architectural features might look like in the finished development. .

KEY	
Retained	
Heavy weight	
Light weight	
Landscaped	



Design Strategies

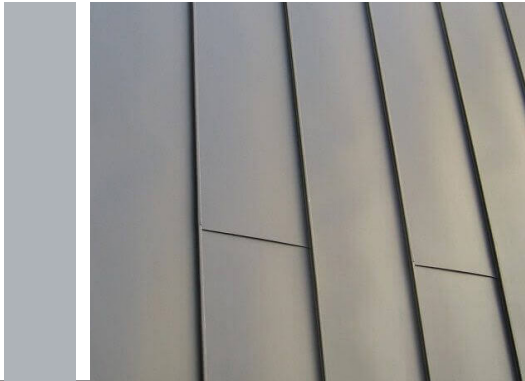
Facade materiality



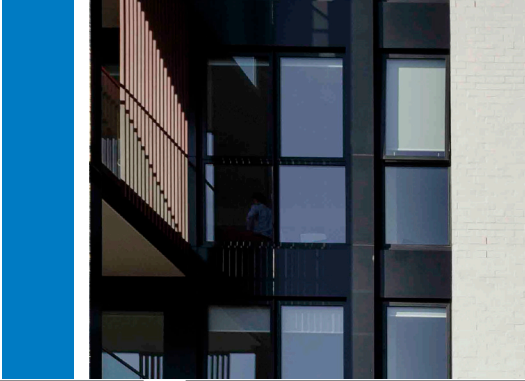
Brick



Terracotta



Standing Seam



Panelised Glazed Units



Landscaped Interface

Design Strategies

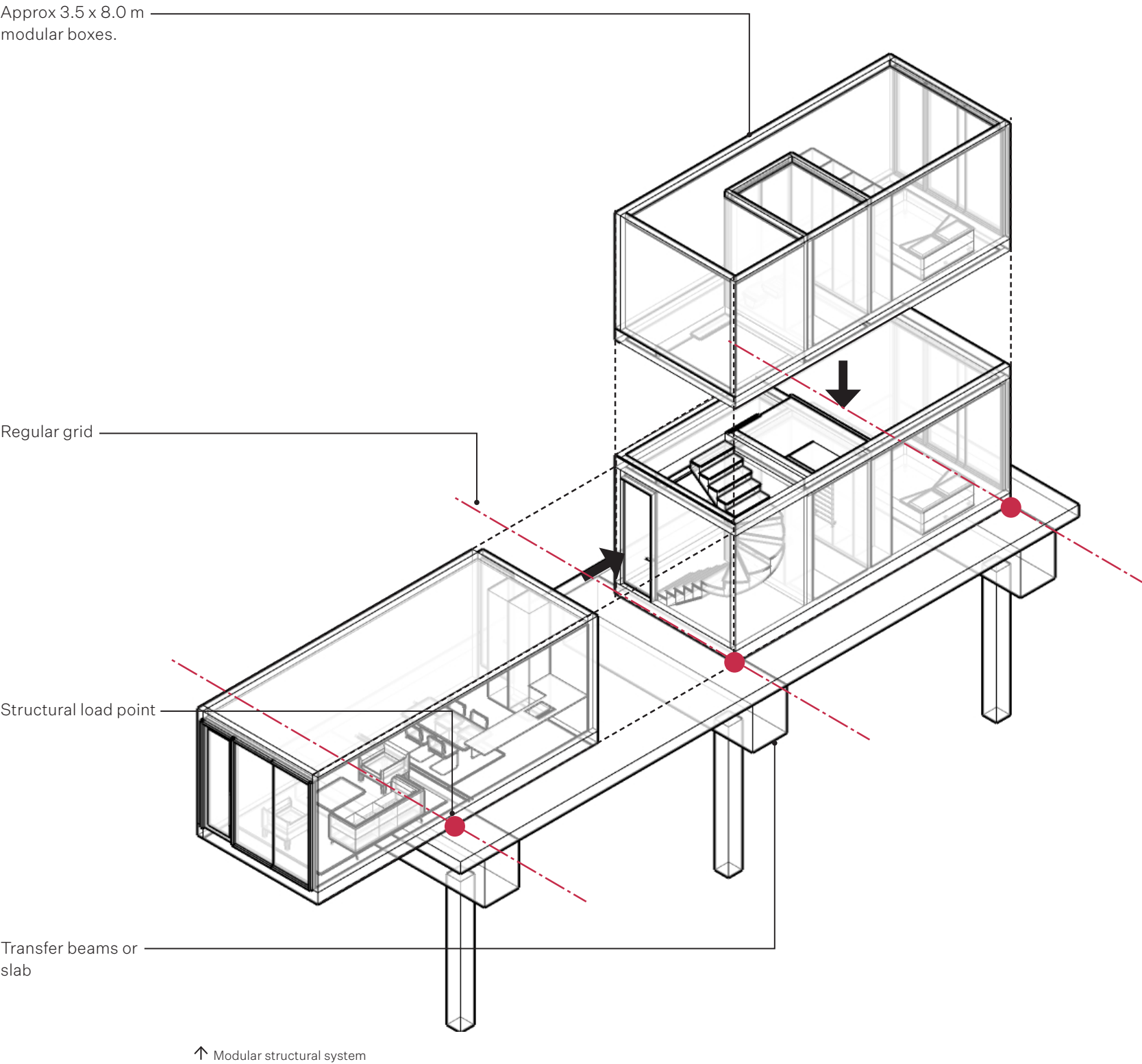
Modular construction and structural efficiency

This project incorporates the use of modular, or volumetric construction. This construction methodology seeks efficiency in terms of speed and accuracy by manufacturing parts of the building in a factory and transporting them to site.

This brings with it certain constraints including the size of the modules (for transportation purposes) and weight (for lifting them into location). The volumetric option being pursued also places demands on the primary structural system, requiring specific load paths and structural grids.



↑ Volumetric construction being delivered to site

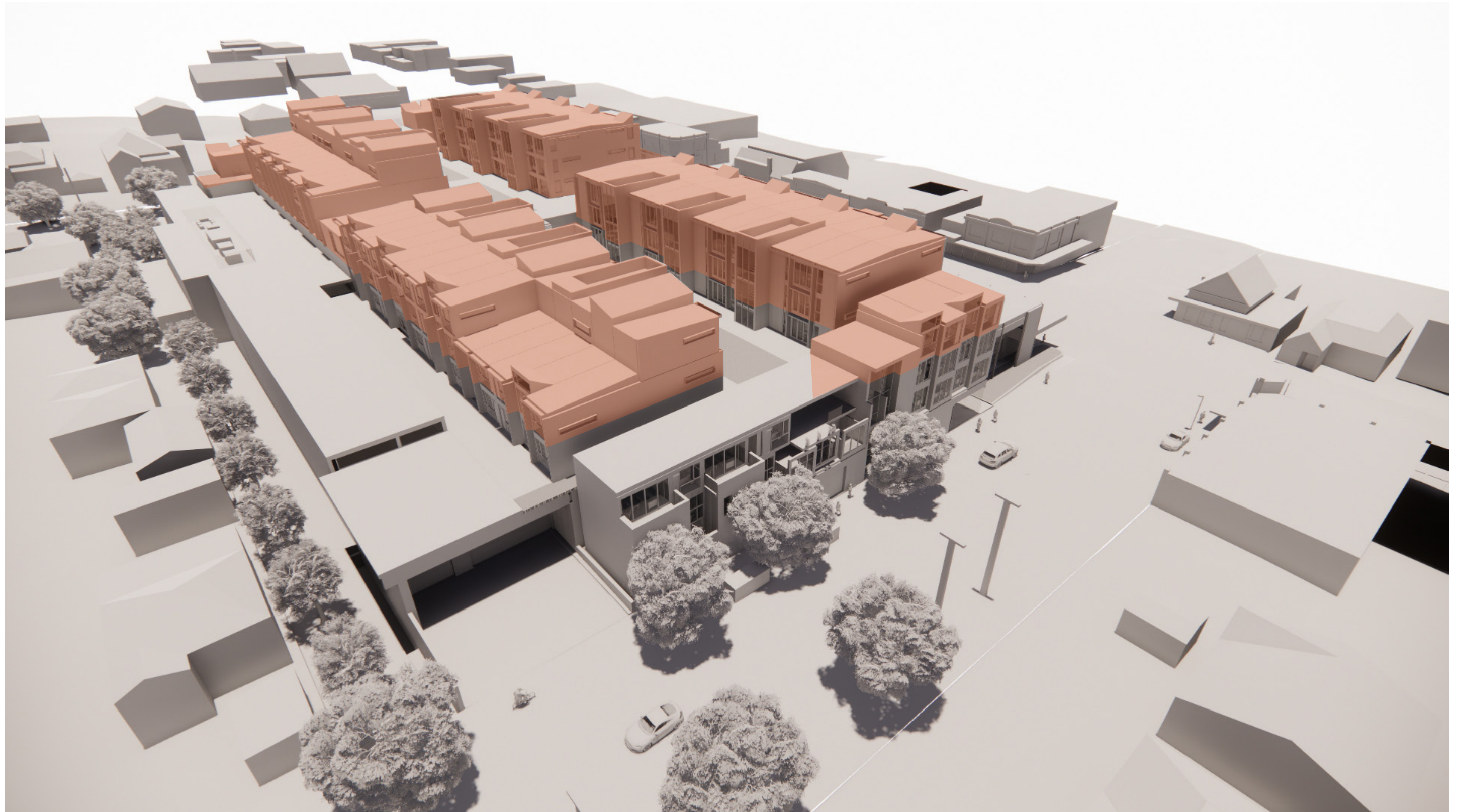


Appendix



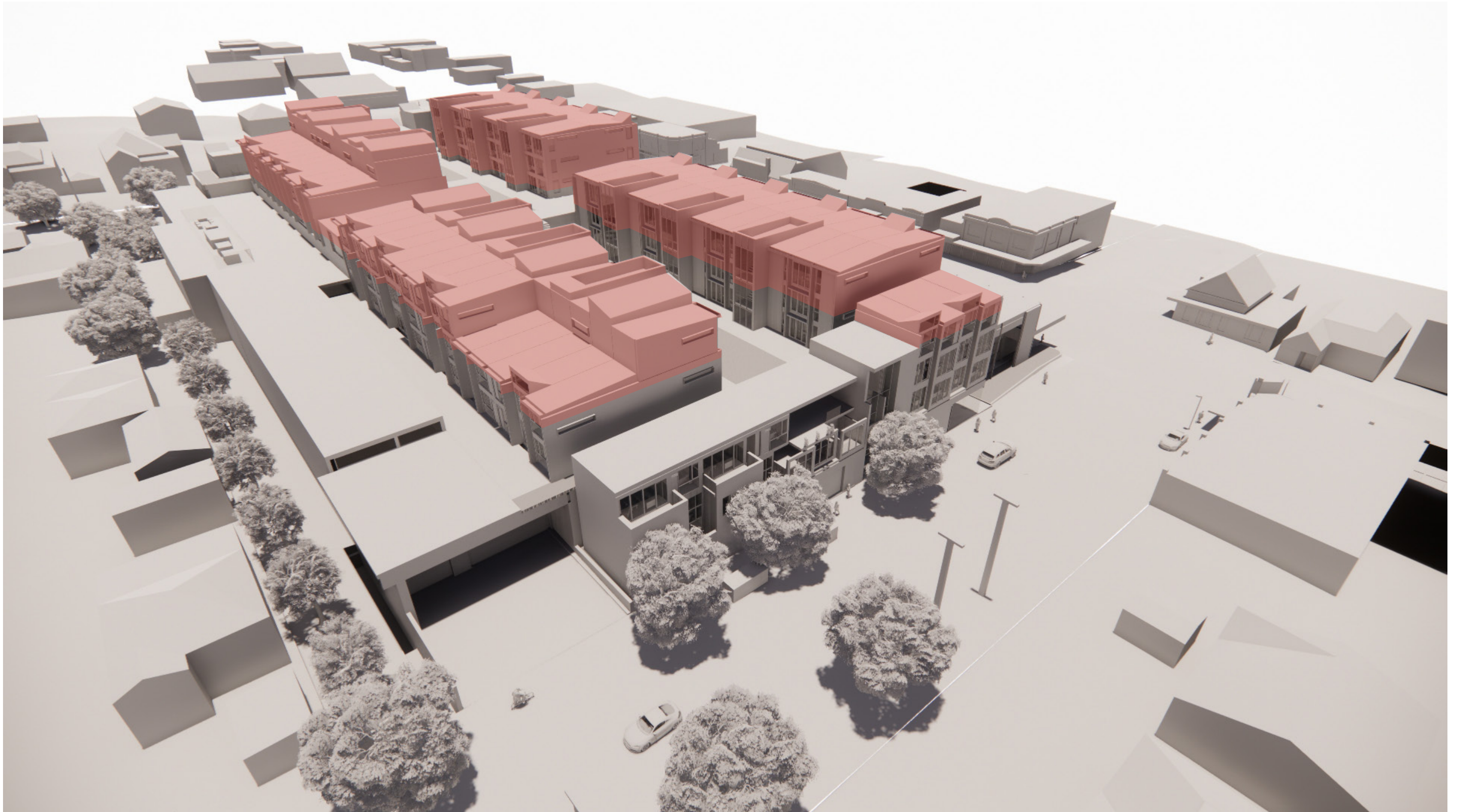
Height Study

Northeast view 11m height plane



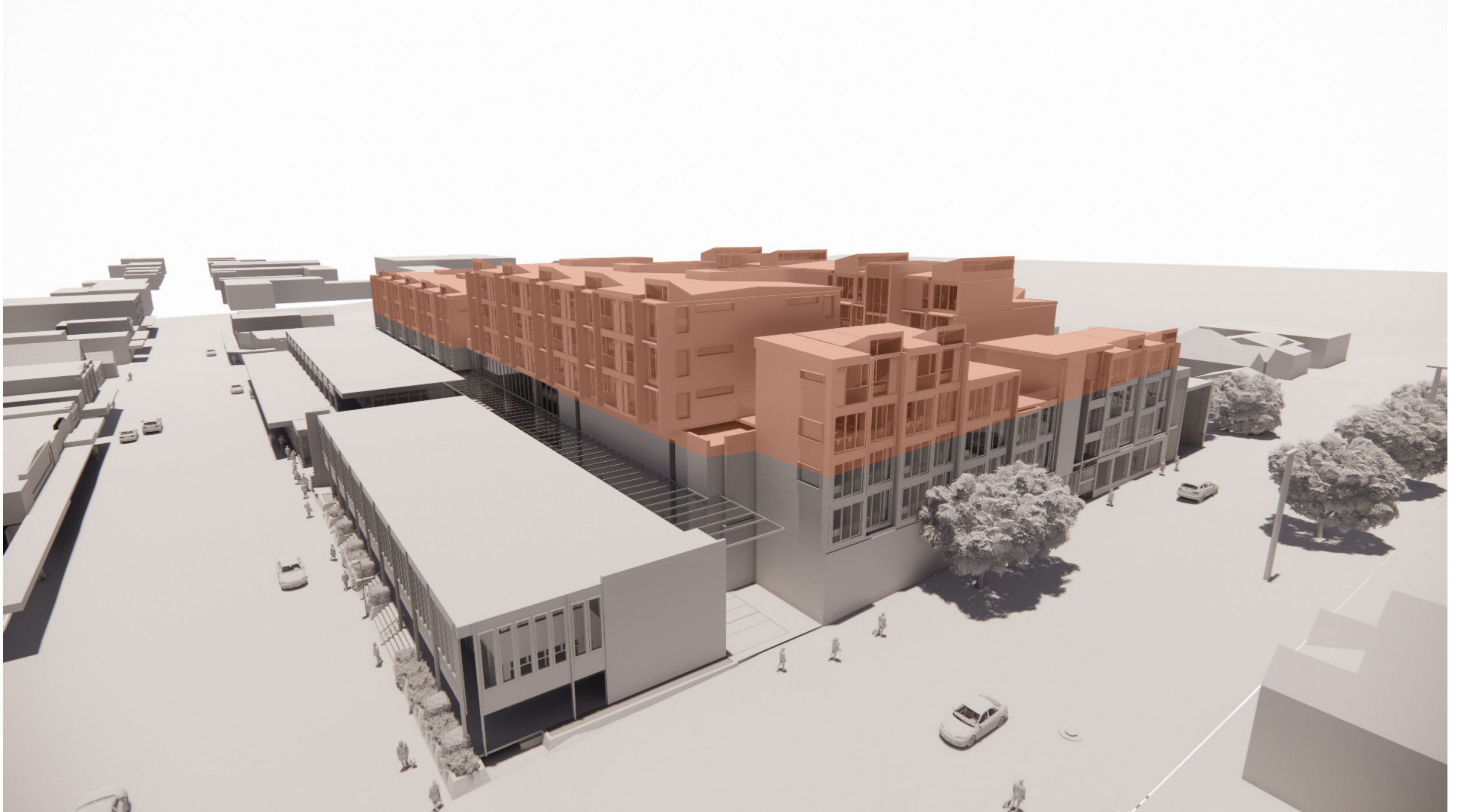
Height Study

Northeast view 13m height plane



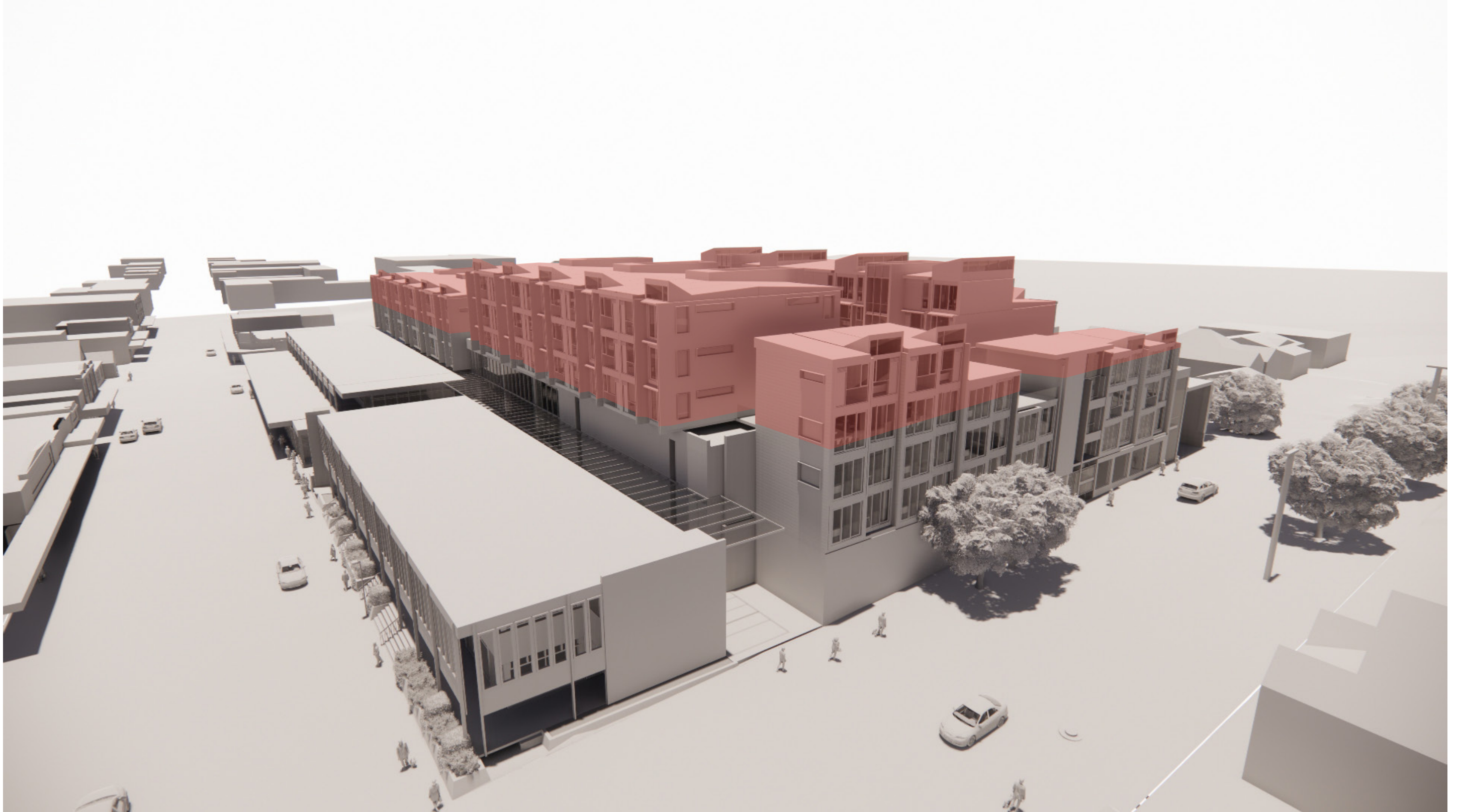
Height Study

Southwest view 11m height plane



Height Study

Southwest view 13m height plane



Height Study

Southwest view 18m + 6m setback opposite residential uses



Shading Study

Equinox 23/September

- Shading by Proposed Built form to 13m
- Shading by 13m Maximum Buildable Envelope
- Shading by Proposed Built Form above 13m Maximum Buildable Envelope



9:00



10:00



11:00



12:00



13:00



14:00



15:00

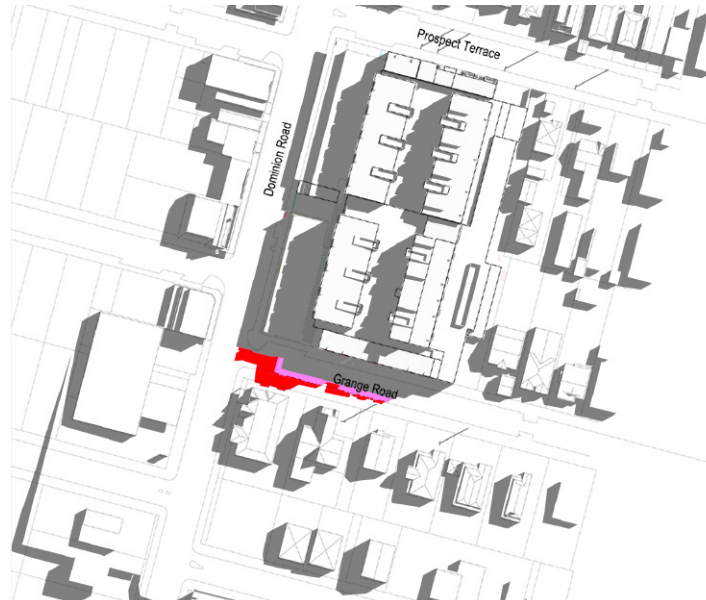


16:00

Shading Study

Equinox 23/September

- Shading by Proposed Built Form to 11m Height Plane
- Shading by Proposed Built Form above 11m Height Plane
- Shading by Proposed Built Form above 13m Height Plane



9:00



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14:00



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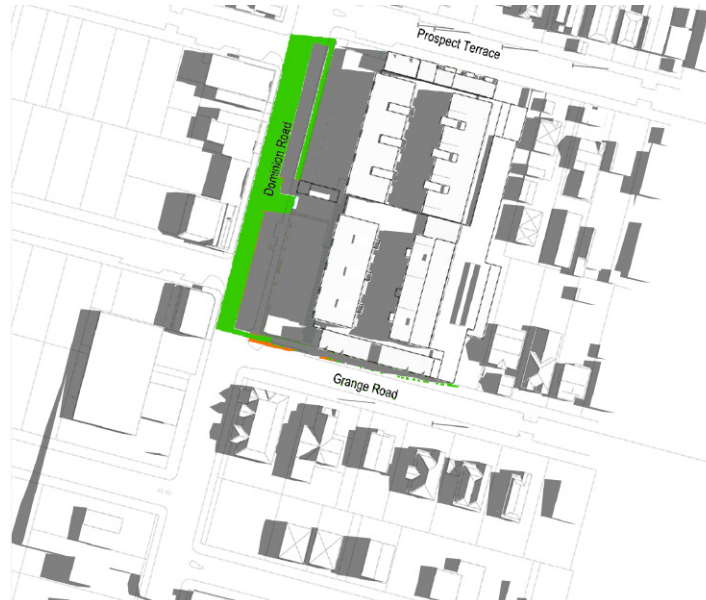


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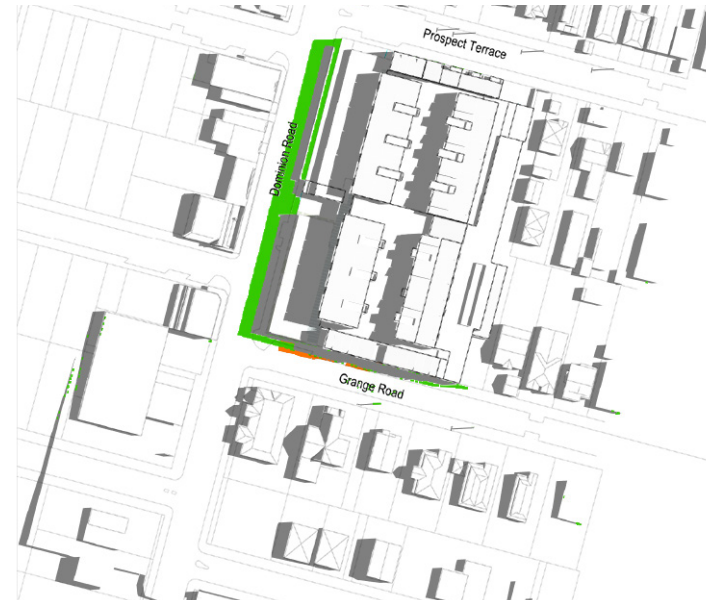
Shading Study

Summer Solstice 22/December

- Shading by Proposed Built form to 13m
- Shading by 13m Maximum Buildable Envelope
- Shading by Proposed Built Form above 13m Maximum Buildable Envelope



9:00



10:00



11:00



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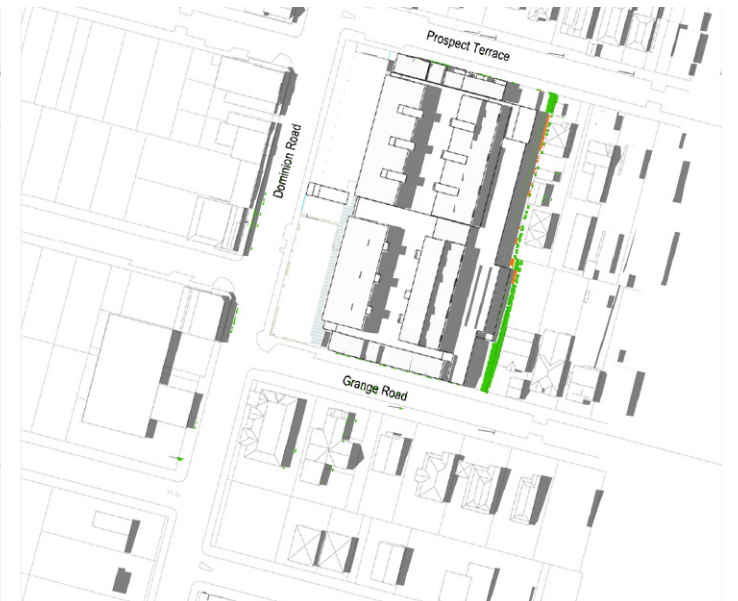
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Shading Study

Summer Solstice 22/December

- Shading by Proposed Built Form to 11m Height Plane
- Shading by Proposed Built Form above 11m Height Plane
- Shading by Proposed Built Form above 13m Height Plane



9:00



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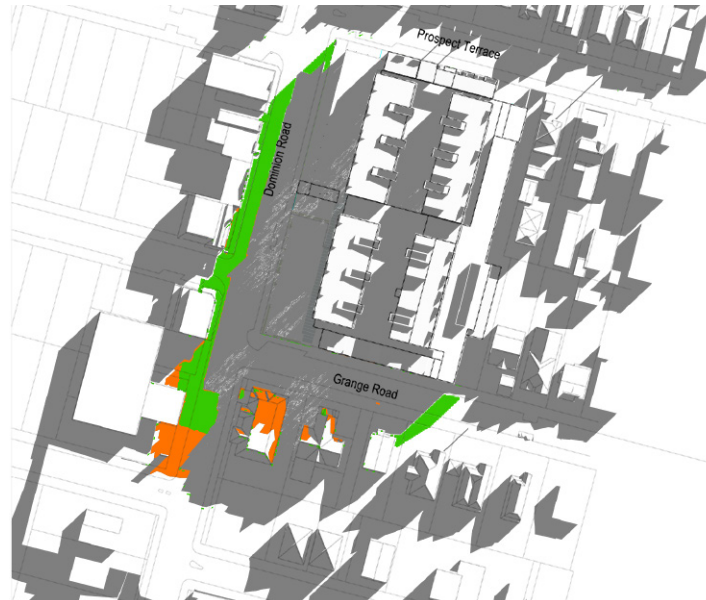


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Shading Study

Winter Solstice 22/June

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- Shading by 13m Maximum Buildable Envelope
- Shading by Proposed Built Form above 13m Maximum Buildable Envelope



9:00



10 :00



11:00



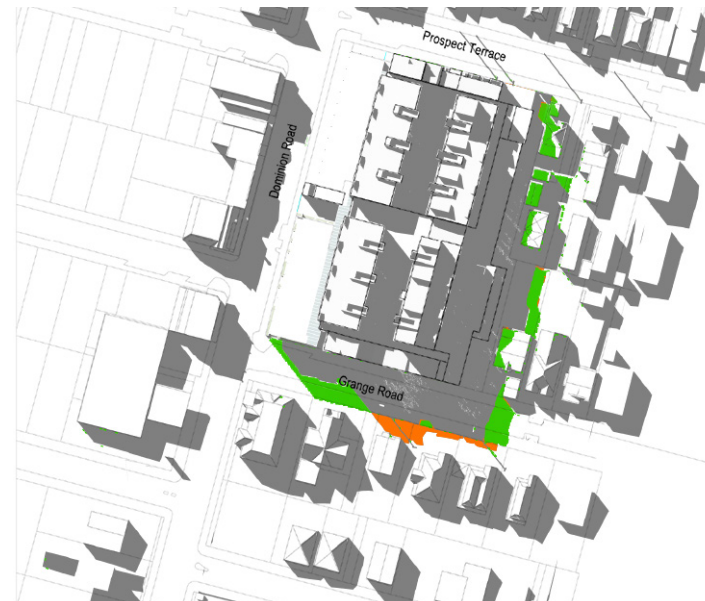
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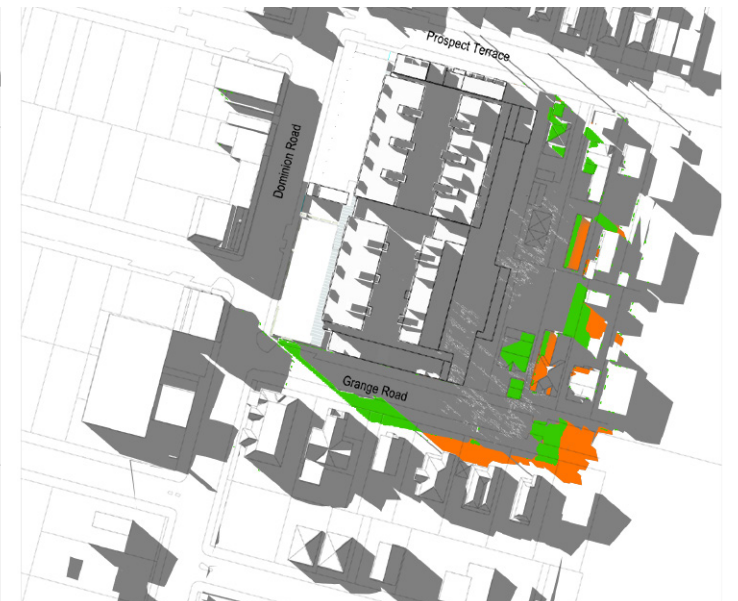
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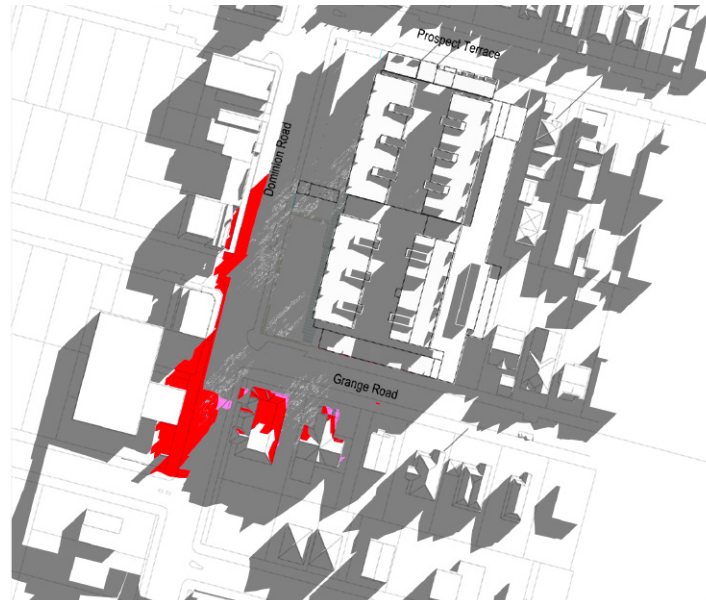


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Shading Study

Winter Solstice 22/June

- Shading by Proposed Built Form to 11m Height Plane
- Shading by Proposed Built Form above 11m Height Plane
- Shading by Proposed Built Form above 13m Height Plane



9:00



10 :00



11 :00



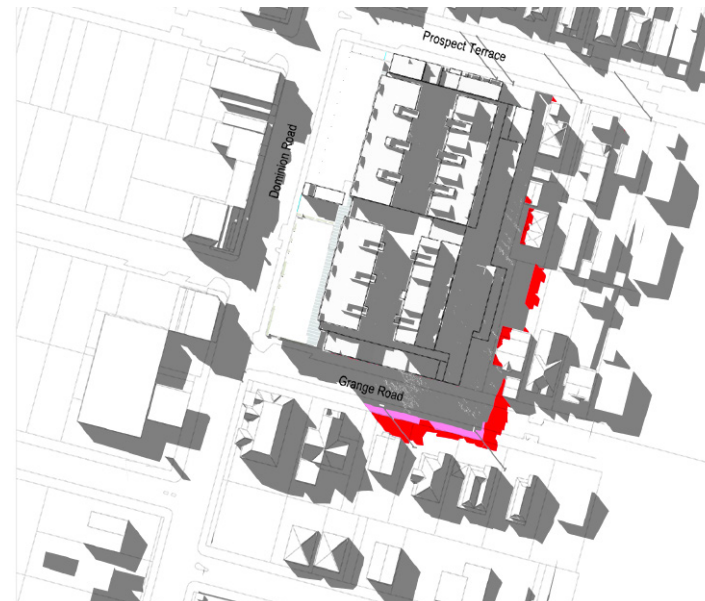
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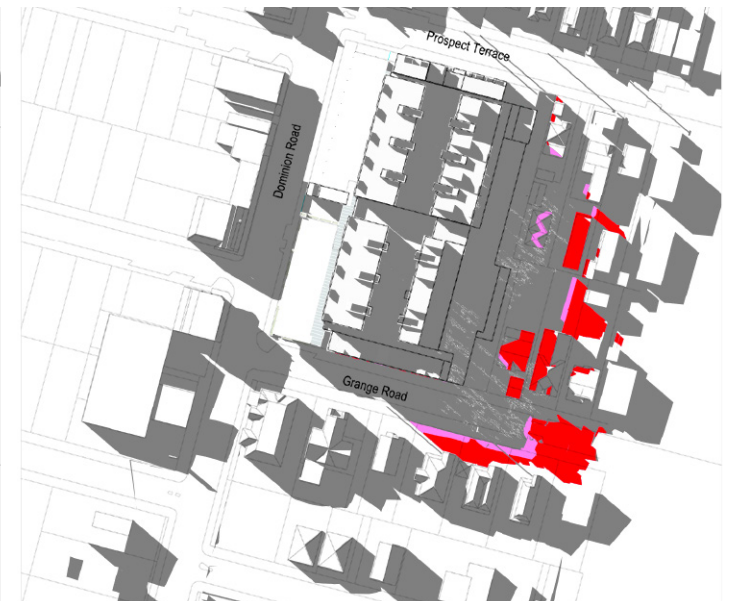
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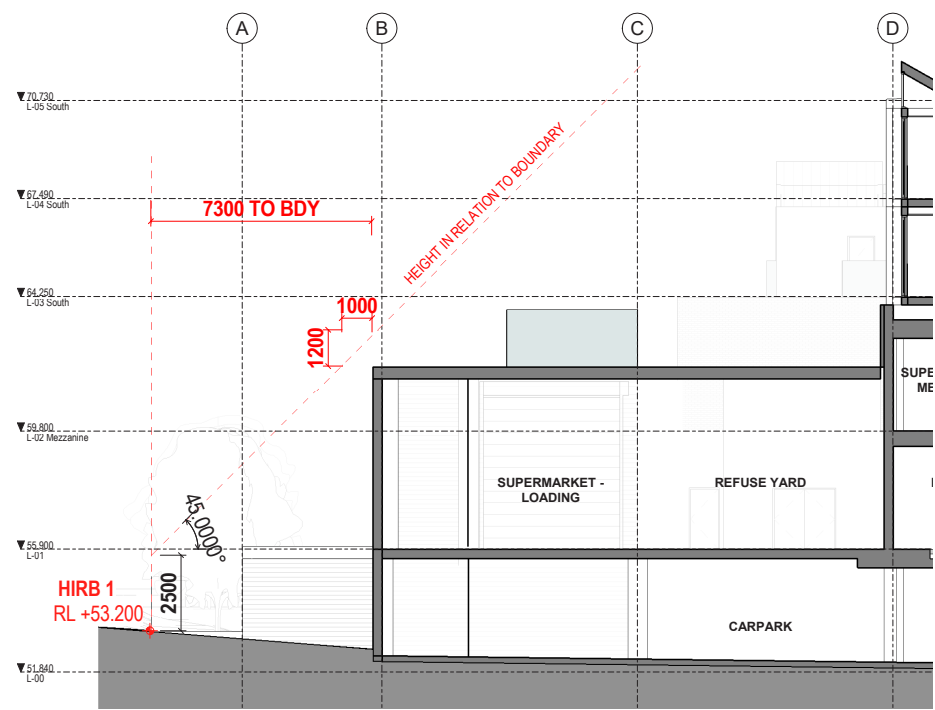
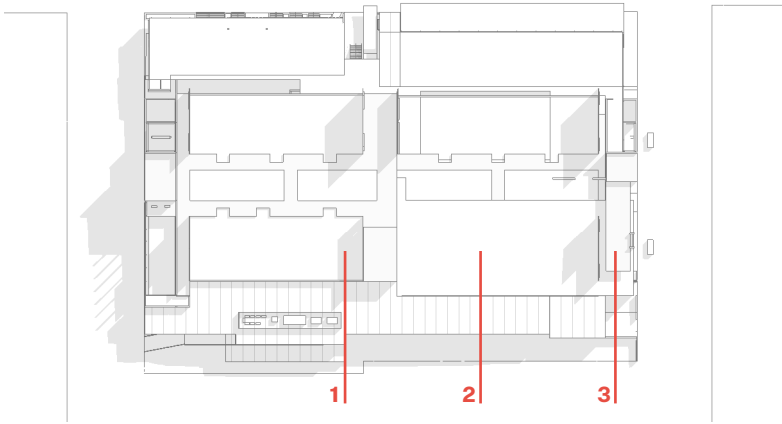
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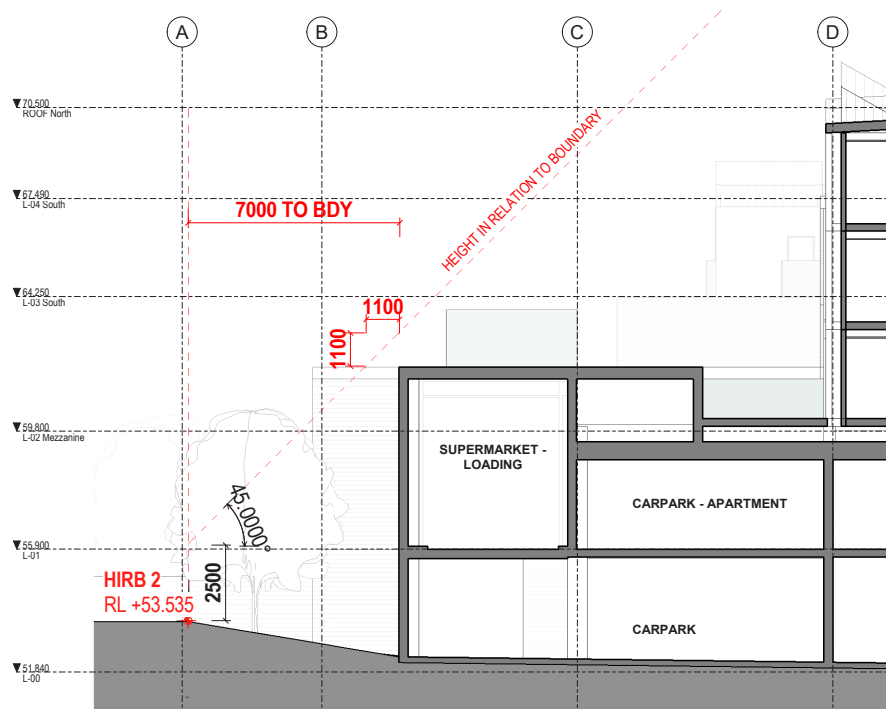
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Planning controls

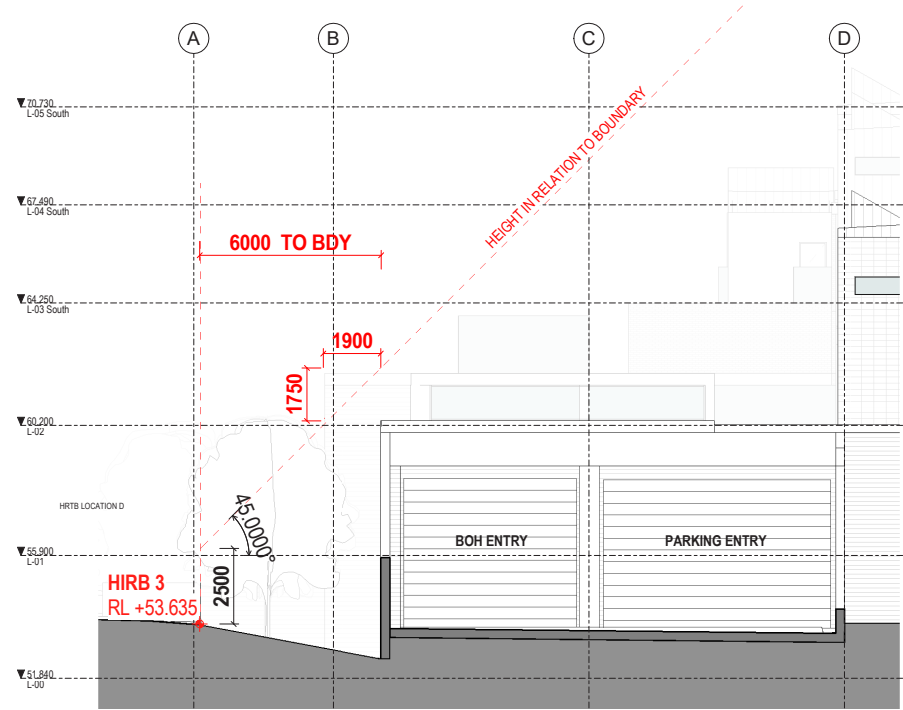
Height in Relation to Boundary control



Section 1



Section 2



Section 3

Key metrics

APARTMENT AREAS (m²)					GFA		NSA	
	Apartment Type Code	Description	Levels	No.	Per Apartment	TOTAL	Per Apartment	TOTAL
TLC MODULAR	1A	1 Bed Apartment	1	5	56.59	282.95	51.31	256.55
	1B	1 Bed Apartment	1	4	61.25	245.00	56.04	224.16
	1C	1 Bed Apartment	1	13	59.56	774.28	54.28	705.64
	2A	2 Bed Apartment	1	11	90.10	991.10	83.48	918.28
	2C	2 Bed Apartment	1	21	87.13	1829.73	80.51	1690.71
	2D	2 Bed Apartment	1	31	91.87	2847.97	85.40	2647.40
	2E	2 Bed Apartment	2	7	122.50	857.50	112.08	784.56
	2F	2 Bed Apartment	1	6	90.16	540.96	83.54	501.24
	3A	3 Bed Apartment	1	1	127.96	127.96	119.74	119.74
TERRACES (BOOKENDS)	T1A	1 Bed Apartment	1	2	58.25	116.50	46.66	93.32
	T1B	1 Bed Apartment	1	1	55.86	55.86	50.82	50.82
	T2A	2 Bed Apartment	2	4	111.72	446.88	101.64	406.56
	T2B	2 Bed Apartment	2	3	111.72	335.16	101.64	304.92
	T3A	3 Bed Apartment	2	3	125.35	376.05	108.96	326.88
	TSA	Studio Apartment	1	10	42.31	423.10	38.46	384.60
	TOTALS			122		10251.00		9415.38

MAIN BUILDING GFA (m²)

Supermarket - Retail & BOH	2017.30
Supermarket - Mezzanine	376.60
Supermarket - Loading Bay	292.60
Supermarket - Click & Collect	100.80
Supermarket Total	2787.30

Retail	347
Commercial	228
Co Working	1257
Car Parking	9900

TOTAL GFA OF ENTIRE DEVELOPMENT	34231
---------------------------------	-------

CAR PARKING NUMBERS

Use	Level	Number
Supermarket	L00	110
Existing Retail	L00	31
Commercial/Retail/Other	L00	47
Residential	L01	89
TOTAL		277

(45 of these car parks are licenced off the Lot 1 BC)

(Includes a total of 7 accessible car parks which are shared for Supermarket and Retail)





Architectural Drawings





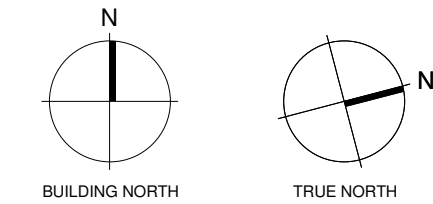
All dimension to be verified on site before producing shop drawings or commencing any work. Do not scale. The copyright of this drawing remains with Warren and Mahoney Architects Ltd.

Revisions

A 27/04/2021 RESOURCE CONSENT

Notes

REFER TO DRAWING A80.002 DEVELOPMENT OVERLAY PLAN, WHICH OVERLAYS THE FOLLOWING: AERIAL, EASEMENTS, EXISTING & PROPOSED DEVELOPMENT



Consultants

Project Manager
ROBERT BIRD GROUP
Structural Engineer
BABBAGE CONSULTANTS LTD
Mechanical Engineer
CROSSFIRE
Fire Engineer

Electrical Engineer

Client

SILKROAD FUND

Warren and Mahoney Architects
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Ground Floor, Mason Bros.
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Wynyard Quarter
Auckland 1010
New Zealand
Phone + 64 9 309 4894

Registered Architects and Designers
www.warrenandmahoney.com

Project Title

ABC194

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Drawing Title

LOCATION PLAN

Drawing Status

RESOURCE
CONSENT

Drawing Details

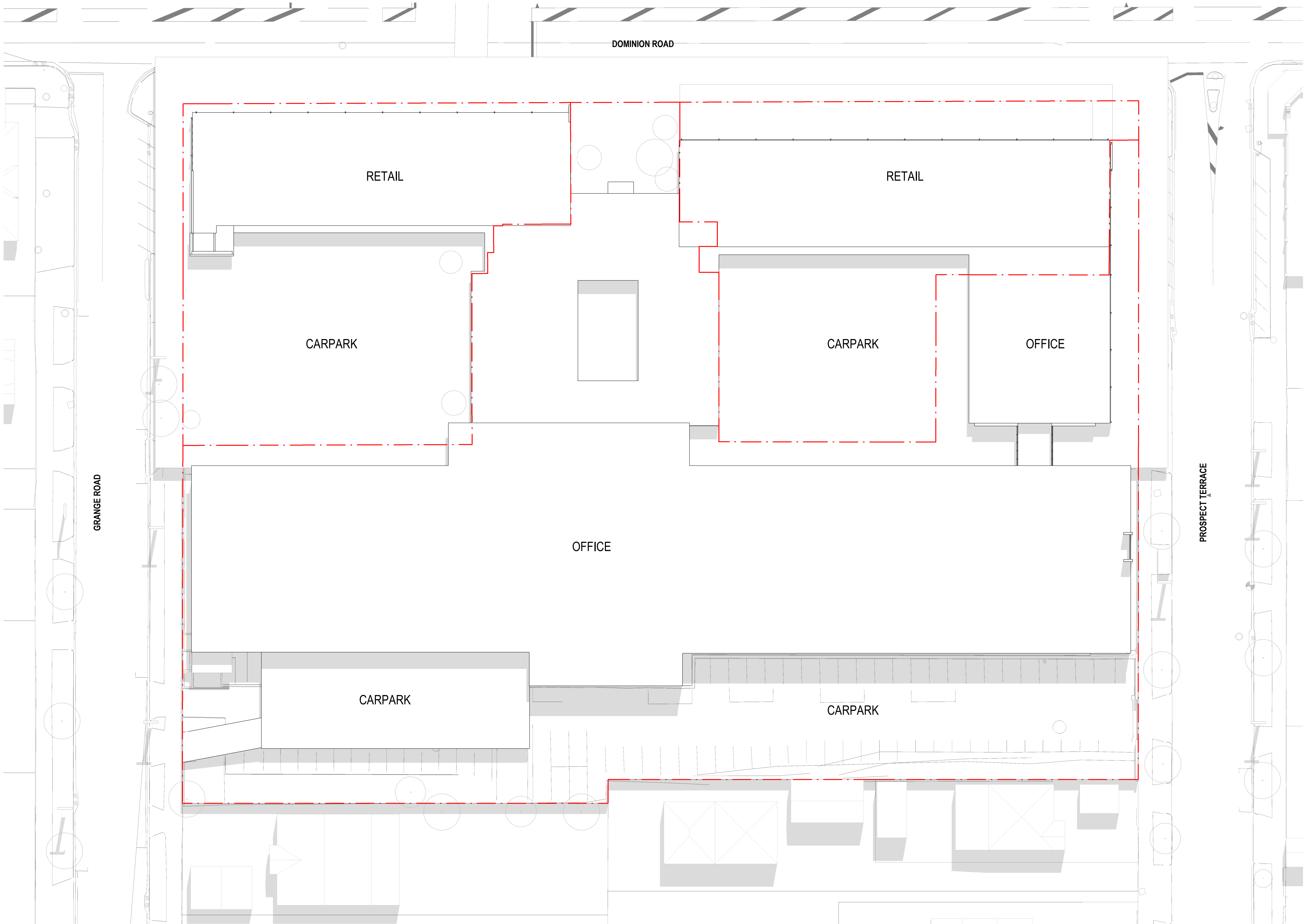
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Drawn	WM
Checked	MB

Drawing No

A01.001

Revision

A



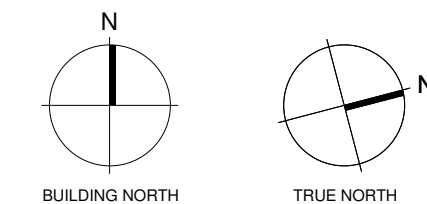
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Consultants

Project Manager
ROBERT BIRD GROUP
Structural Engineer
BABBAGE CONSULTANTS LTD
Mechanical Engineer
CROSSFIRE
Fire Engineer

Electrical Engineer

Client

SILKROAD FUND

Warren and Mahoney Architects
New Zealand Ltd

Ground Floor, Mason Bros.
139 Pakenham Street West
Wynyard Quarter
Auckland 1010
New Zealand
Phone + 64 9 309 4894

Registered Architects and Designers
www.warrenandmahoney.com

Project Title

ABC194

Enter address here

Drawing Title

EXISTING SITE PLAN

Drawing Status

RESOURCE
CONSENT

Drawing Details

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Date	27/04/2021
Job No	9187
Drawn	WM
Checked	MB

Drawing No

A02.001

Revision

A



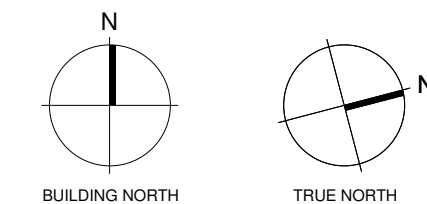
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A 27/04/2021 RESOURCE CONSENT

Notes

REFER TO DRAWING A03.002 DEVELOPMENT OVERLAY PLAN, WHICH OVERLAYS THE FOLLOWING: AERIAL, EASEMENTS, EXISTING & PROPOSED DEVELOPMENT



Consultants

Project Manager
ROBERT BIRD GROUP
Structural Engineer
BABBAGE CONSULTANTS LTD
Mechanical Engineer
CROSSFIRE
Fire Engineer

Electrical Engineer

Client

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Project Title

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Drawing Title

PROPOSED SITE
PLAN

Drawing Status

RESOURCE
CONSENT

Drawing Details

Scale	1 : 250@ A1
Date	27/04/2021
Job No	9187
Drawn	WM
Checked	MB

Drawing No

A03.001

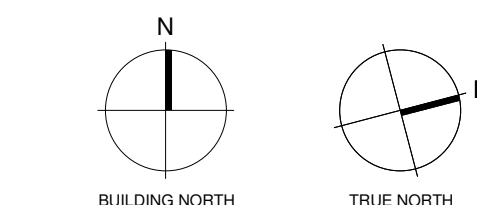
Revision

A

Revisions

A 16/04/2021 RESOURCE CONSENT
B 27/04/2021 RESOURCE CONSENT

Notes



Consultants

Project Manager
ROBERT BIRD GROUP
Structural Engineer
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Fire Engineer

Electrical Engineer

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Drawing Title

MASTER FLOOR
PLAN LEVEL 00

Drawing Status

RESOURCE
CONSENT

Drawing Details

Scale 1 : 250@ A1
Date 27/04/2021
Job No 9187
Drawn WM
Checked MB

Drawing No

A09B.000

Revision

B



THIS DRAWING HAS BEEN PREPARED TO ILLUSTRATE THE EFFECT OF AN ALTERNATIVE PARKING LAYOUT. STRUCTURAL, CIVIL, SERVICES AND ARCHITECTURAL COORDINATION IS REQUIRED.

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—
MASTER FLOOR
PLAN LEVEL 01

A

Revisions

A 27/04/2021 RESOURCE CONSENT

Notes

Consultants

Project Manager
ROBERT BIRD GROUP
Structural Engineer
BABBAGE CONSULTANTS LTD
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Project Title

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Drawing Title

MASTER FLOOR
PLAN LEVEL 02

Drawing Status

RESOURCE
CONSENT

Drawing Details

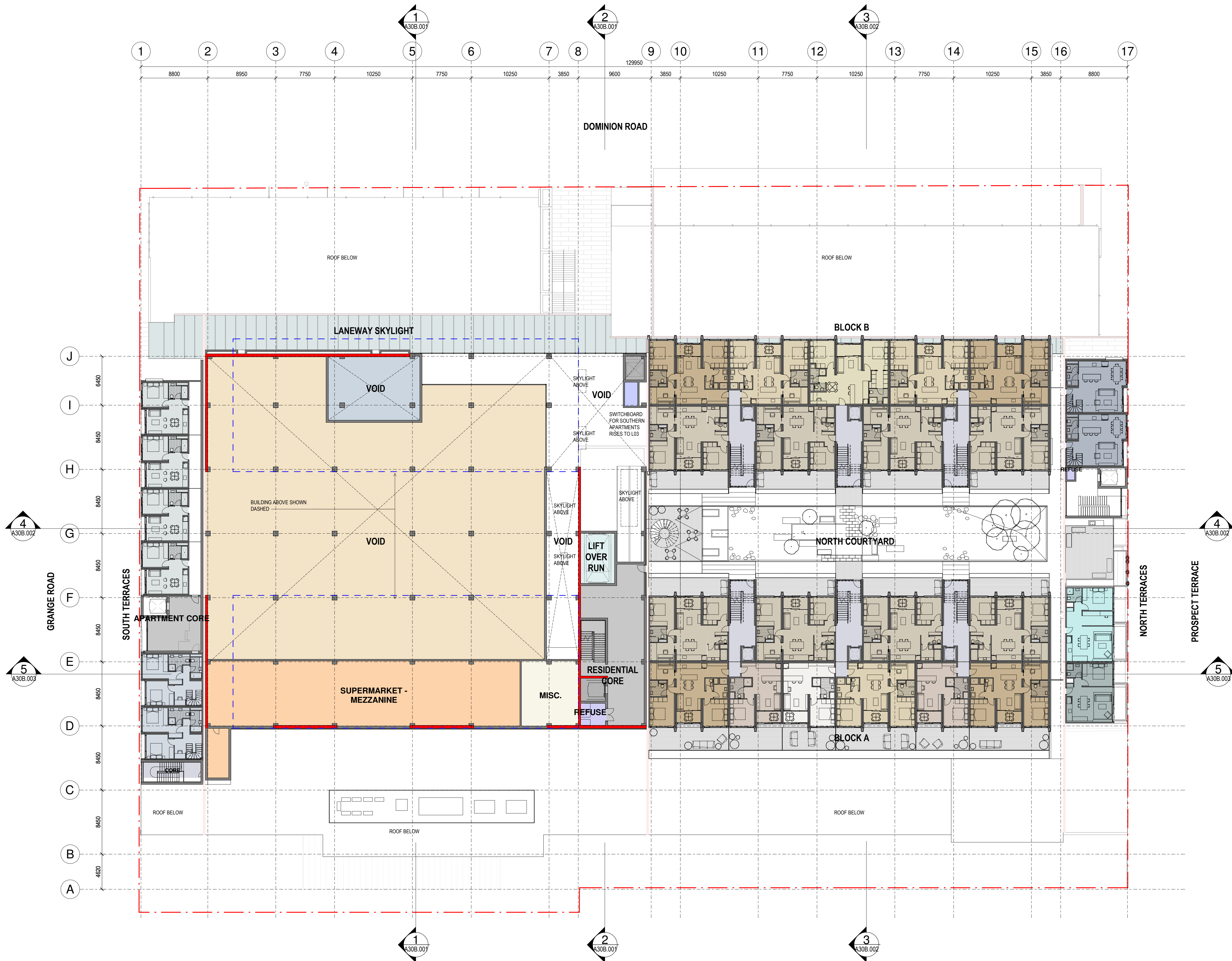
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Date 27/04/2021
Job No 9187
Drawn WM
Checked MB

Drawing No

A09B.020

Revision

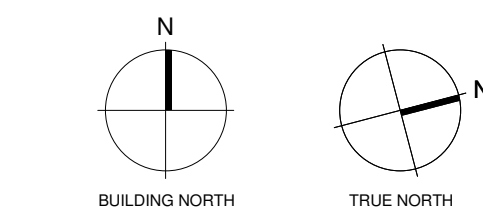
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Revisions

A 27/04/2021 RESOURCE CONSENT

Notes



Consultants

Project Manager
ROBERT BIRD GROUP
Structural Engineer
BABBAGE CONSULTANTS LTD
Mechanical Engineer
CROSSFIRE
Fire Engineer

Electrical Engineer

Client

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Project Title

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Drawing Title

MASTER FLOOR
PLAN LEVEL 03

Drawing Status

RESOURCE
CONSENT

Drawing Details

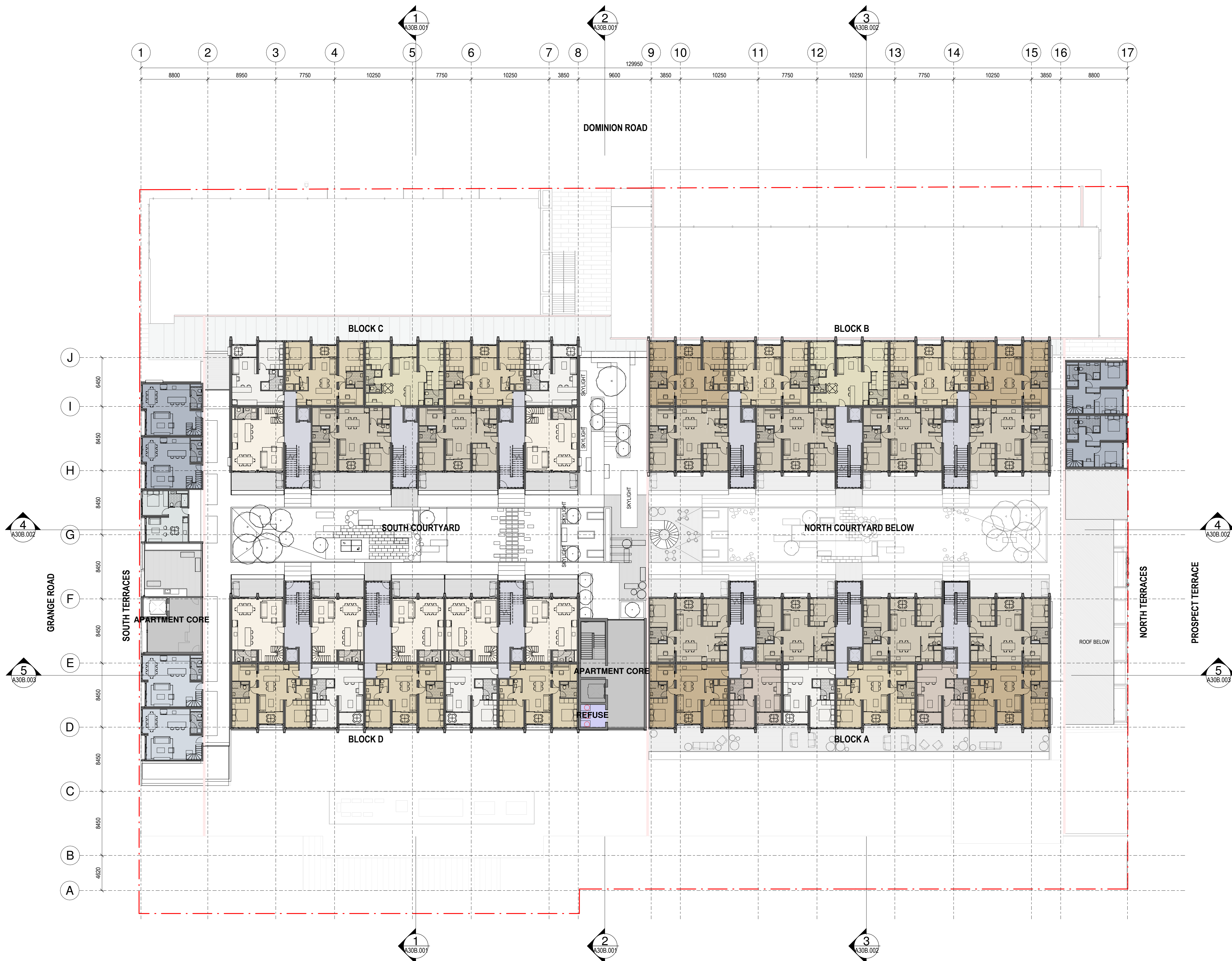
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Job No 9187
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Checked MB

Drawing No

A09B.030

Revision

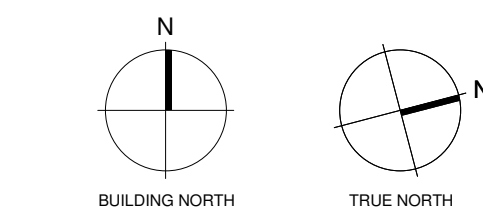
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Revisions

A 27/04/2021 RESOURCE CONSENT

Notes



Consultants

Project Manager
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Structural Engineer
BABBAGE CONSULTANTS LTD
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CROSSFIRE
Fire Engineer

Electrical Engineer

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Drawing Title

MASTER FLOOR
PLAN LEVEL 04

Drawing Status

RESOURCE
CONSENT

Drawing Details

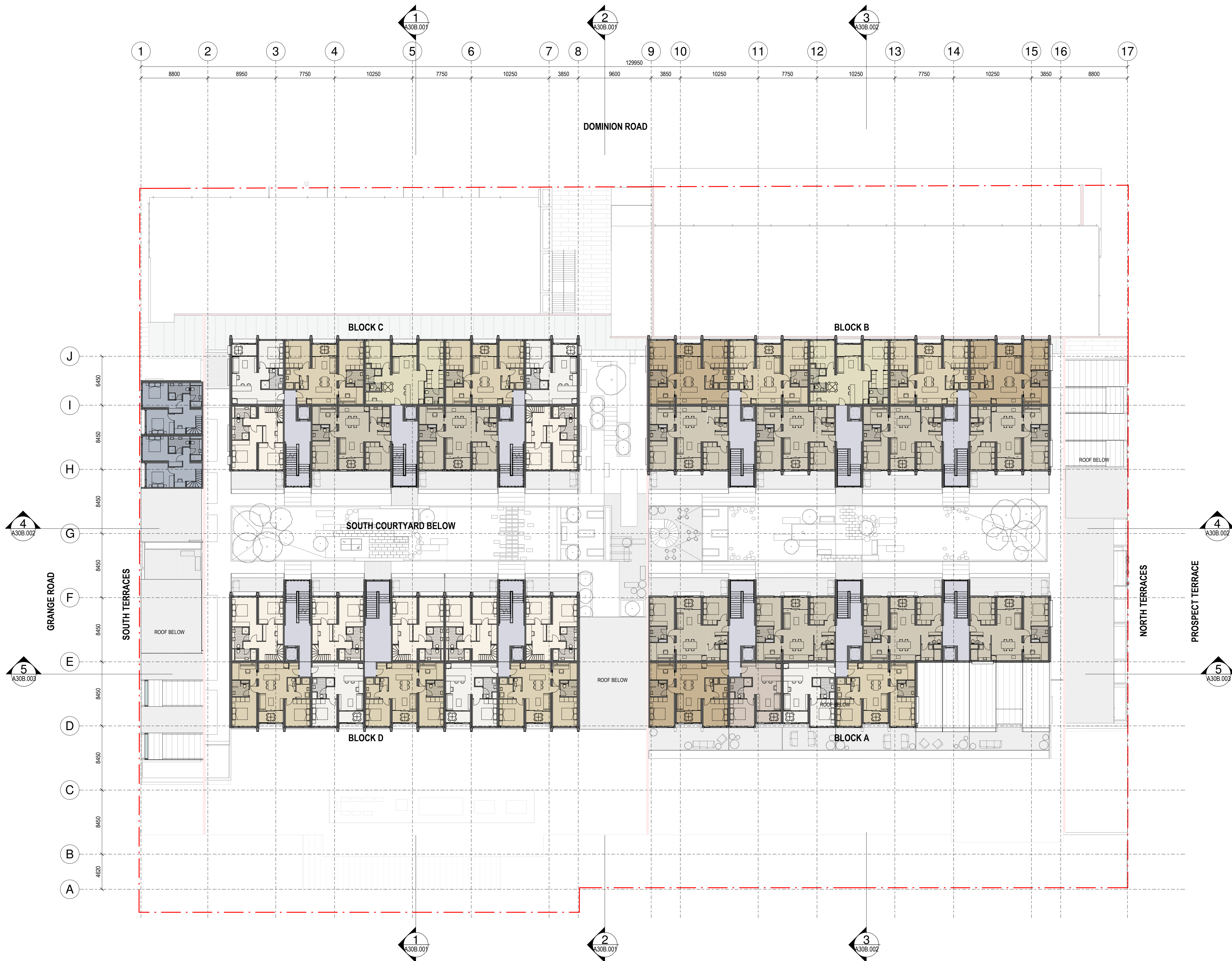
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Date 27/04/2021
Job No 9187
Drawn WM
Checked MB

Drawing No

A09B.040

Revision

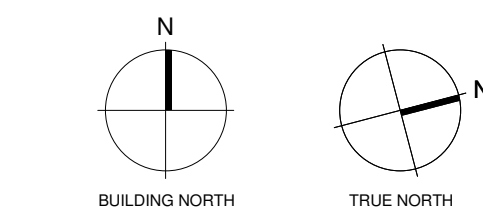
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Revisions

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Notes



Consultants

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Drawing Title

MASTER FLOOR
PLAN LEVEL 05

Drawing Status

RESOURCE
CONSENT

Drawing Details

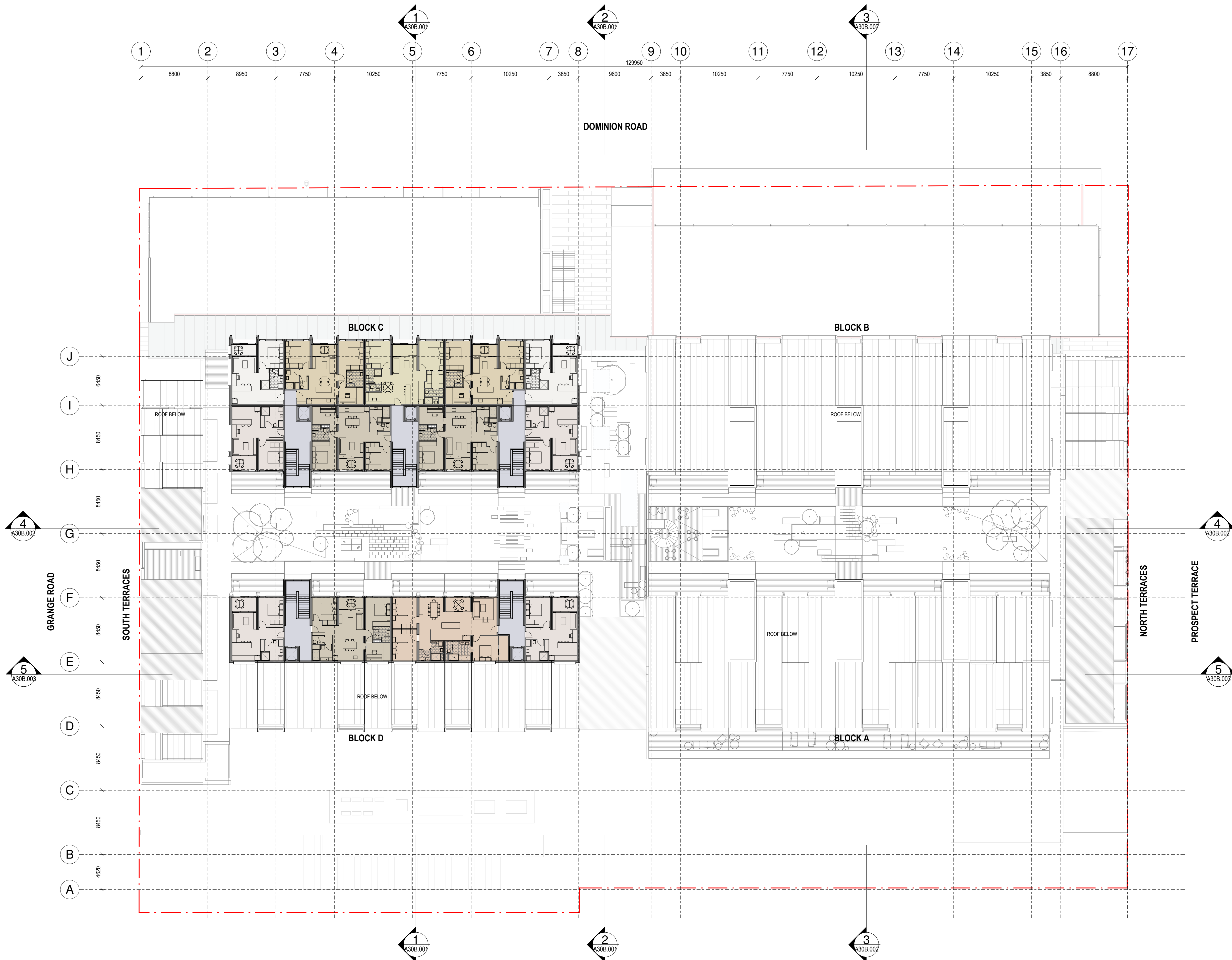
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Job No 9187
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Checked MB

Drawing No

A09B.050

Revision

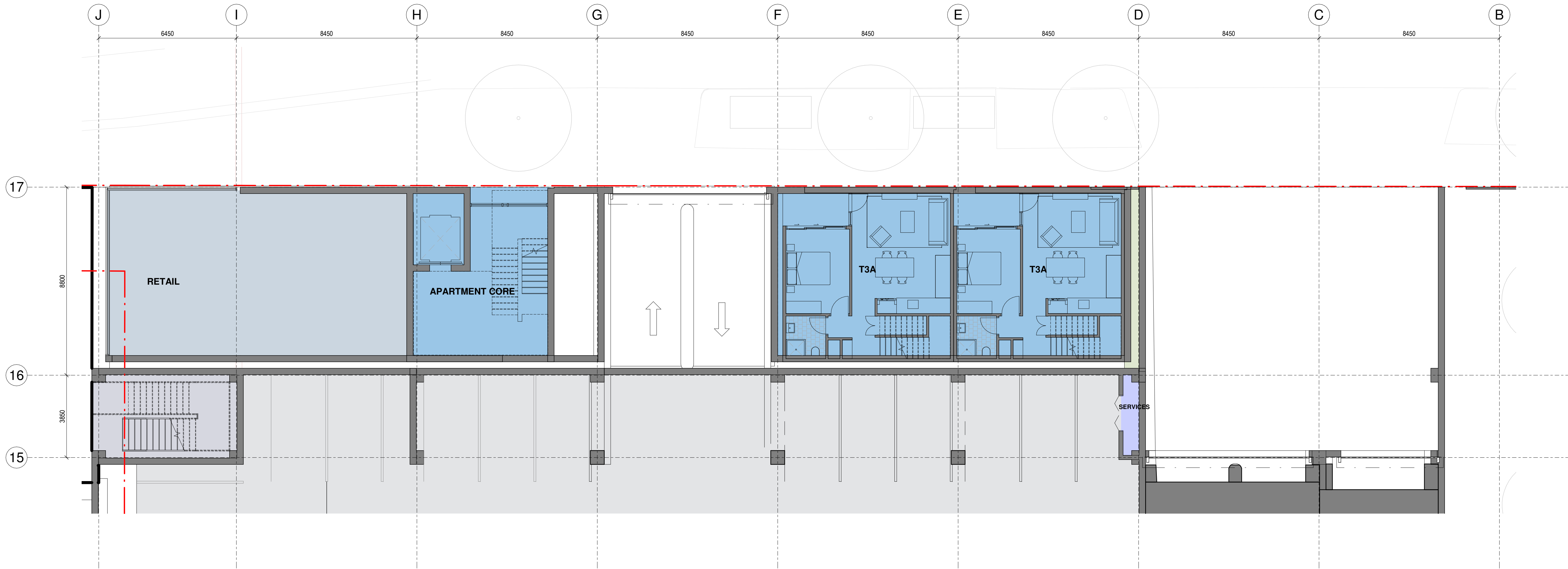
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Revisions

A 27/04/2021 RESOURCE CONSENT

Notes



Consultants

Project Manager
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Drawing Title

APARTMENT PLAN
NORTH TERRACES
LEVEL 00

Drawing Status

RESOURCE
CONSENT

Drawing Details

Scale 1 : 100@ A1
Date 27/04/2021
Job No 9187
Drawn WM
Checked MB

Drawing No

A19B.400

Revision

A

Revisions

A 27/04/2021 RESOURCE CONSENT

Notes



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Structural Engineer
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Electrical Engineer

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Drawing Title

APARTMENT PLAN
NORTH TERRACES
LEVEL 01

Drawing Status

RESOURCE
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Drawing Details

Scale 1 : 100@ A1
Date 27/04/2021
Job No 9187
Drawn WM
Checked MB

Drawing No

A19B.410

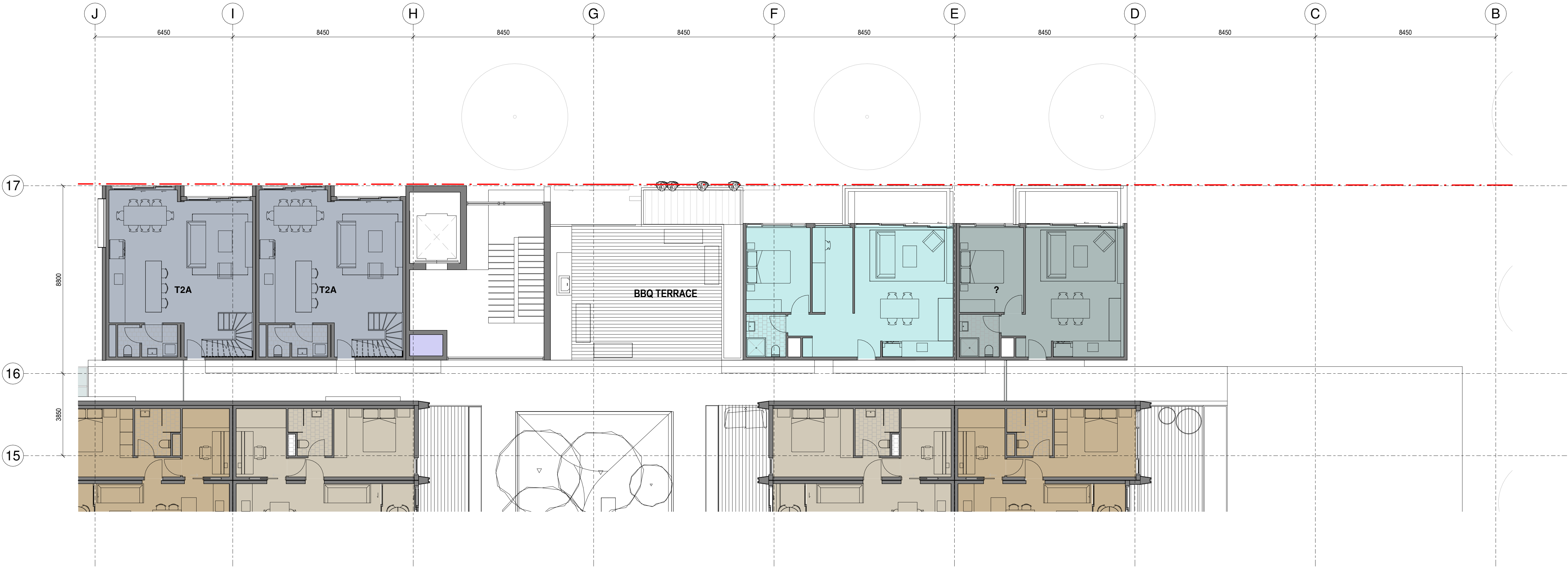
Revision

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Revisions

A 27/04/2021 RESOURCE CONSENT

Notes



Consultants

Project Manager
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Drawing Title

APARTMENT PLAN
NORTH TERRACES
LEVEL 02

Drawing Status

RESOURCE
CONSENT

Drawing Details

Scale 1 : 100@ A1
Date 27/04/2021
Job No 9187
Drawn WM
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Drawing No

A19B.420

Revision

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Revisions

A 27/04/2021 RESOURCE CONSENT

Notes



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Project Manager
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Drawing Title

APARTMENT PLAN
NORTH TERRACES
LEVEL 03

Drawing Status

RESOURCE
CONSENT

Drawing Details

Scale 1 : 100@ A1
Date 27/04/2021
Job No 9187
Drawn WM
Checked MB

Drawing No

A19B.430

Revision

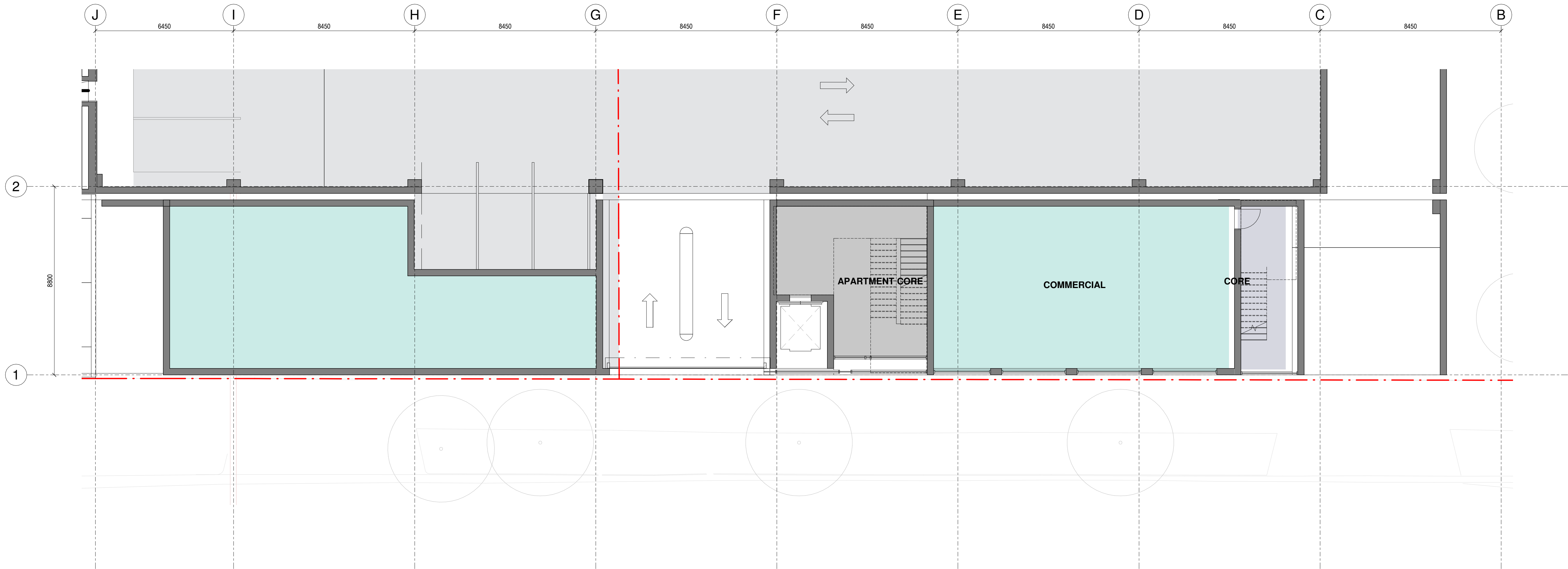
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Consultants

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Drawing Title

APARTMENT PLAN
SOUTH TERRACES
LEVEL 00

Drawing Status

RESOURCE
CONSENT

Drawing Details

Scale 1 : 100@ A1
Date 27/04/2021
Job No 9187
Drawn WM
Checked MB

Drawing No

A19B.500

Revision

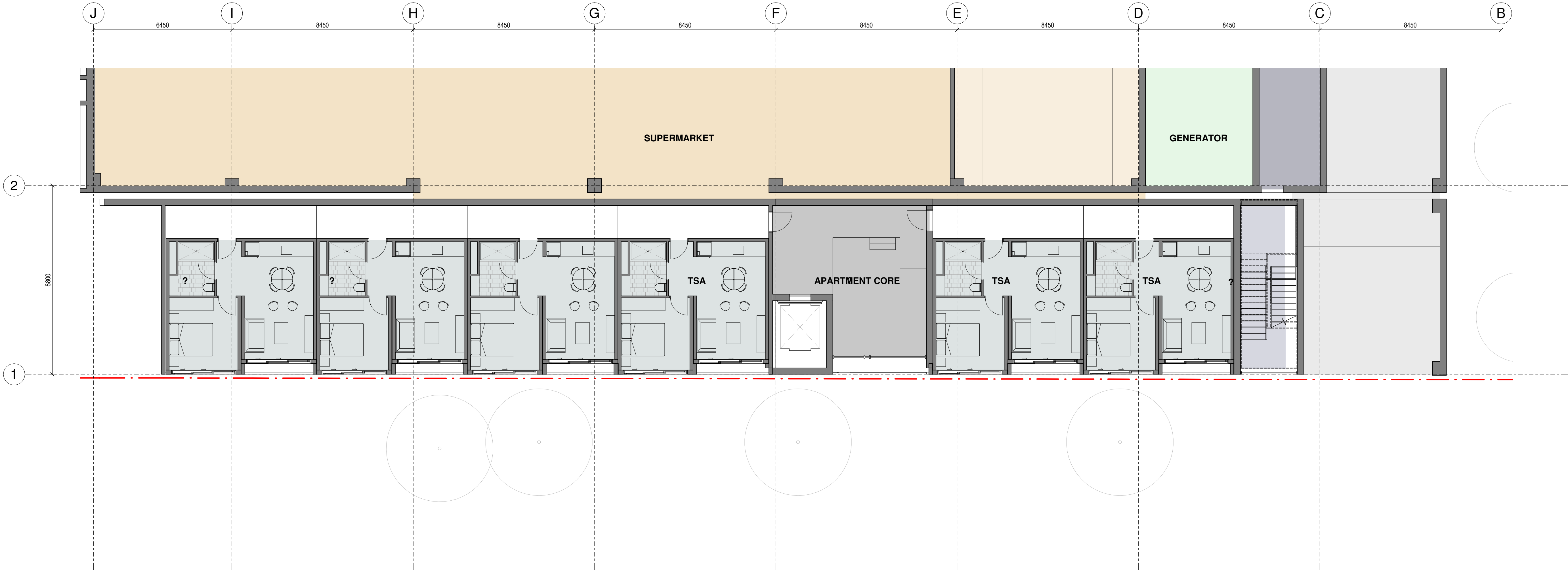
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Consultants

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Drawing Title

APARTMENT PLAN
SOUTH TERRACES
LEVEL 01

Drawing Status

RESOURCE
CONSENT

Drawing Details

Scale 1 : 100@ A1
Date 27/04/2021
Job No 9187
Drawn WM
Checked MB

Drawing No

A19B.510

Revision

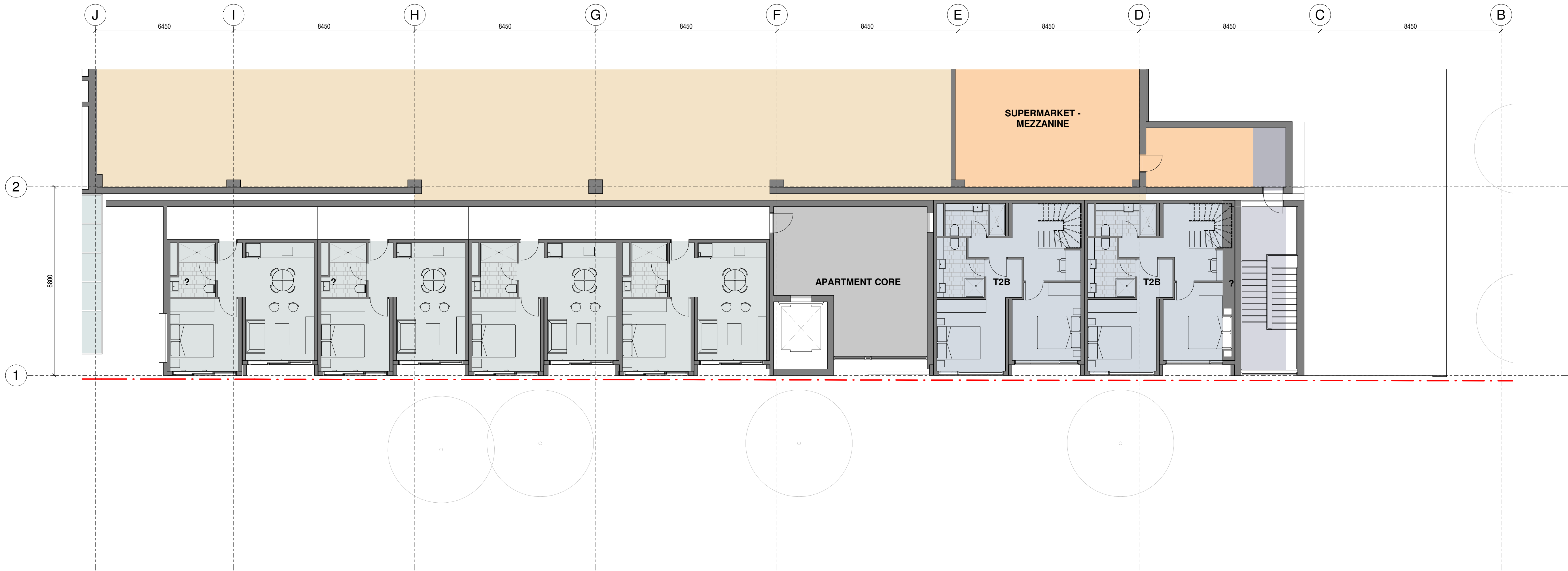
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Consultants

Project Manager
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Client

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Drawing Title

APARTMENT PLAN
SOUTH TERRACES
LEVEL 02

Drawing Status

RESOURCE
CONSENT

Drawing Details

Scale 1 : 100@ A1
Date 27/04/2021
Job No 9187
Drawn WM
Checked MB

Drawing No

A19B.520

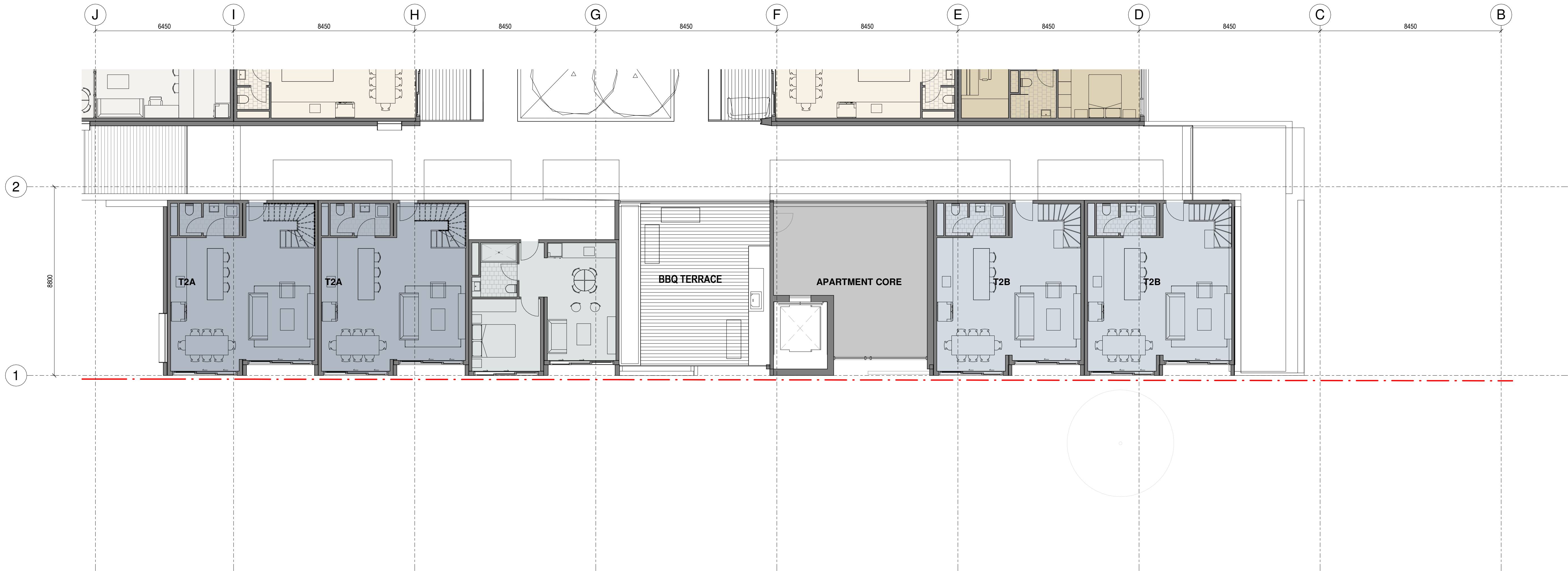
Revision

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Revisions

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Notes



Consultants

Project Manager
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CROSSFIRE
Fire Engineer

Electrical Engineer

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Drawing Title

APARTMENT PLAN
SOUTH TERRACES
LEVEL 03

Drawing Status

RESOURCE
CONSENT

Drawing Details

Scale 1 : 100@ A1
Date 27/04/2021
Job No 9187
Drawn WM
Checked MB

Drawing No

A19B.530

Revision

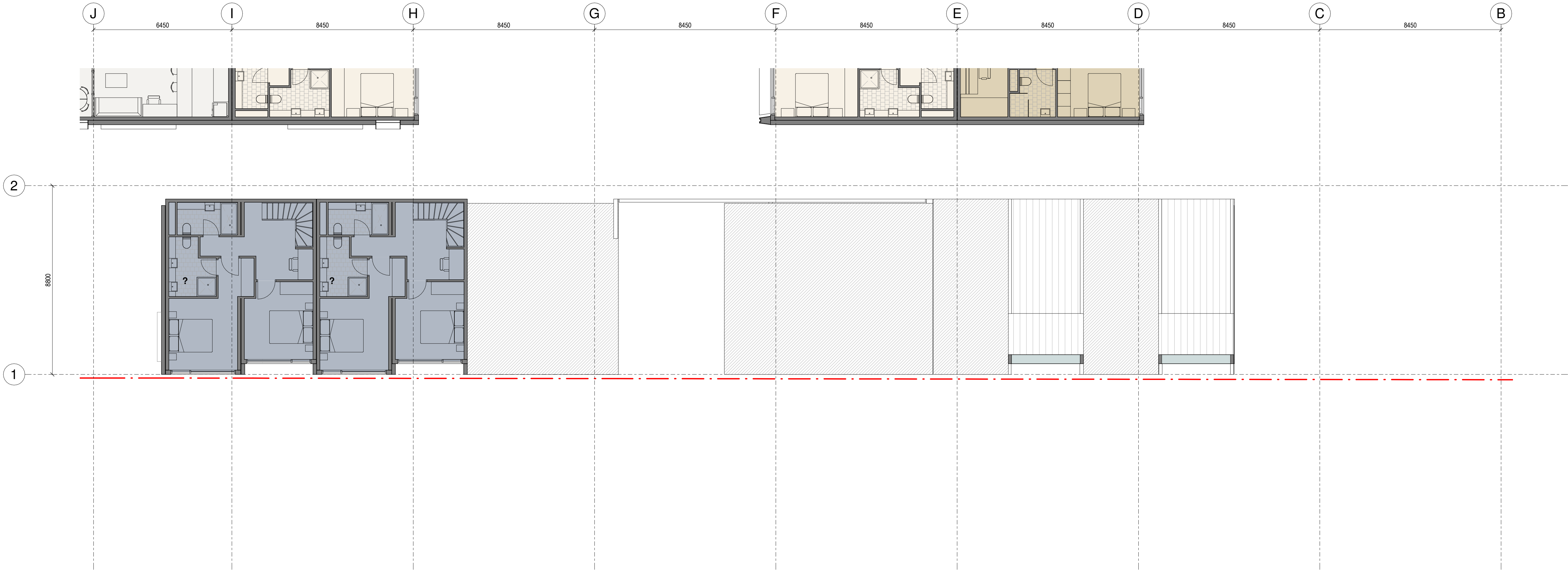
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Electrical Engineer

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Drawing Title

APARTMENT PLAN
SOUTH TERRACES
LEVEL 04

Drawing Status

RESOURCE
CONSENT

Drawing Details

Scale 1 : 100@ A1
Date 27/04/2021
Job No 9187
Drawn WM
Checked MB

Drawing No

A19B.540

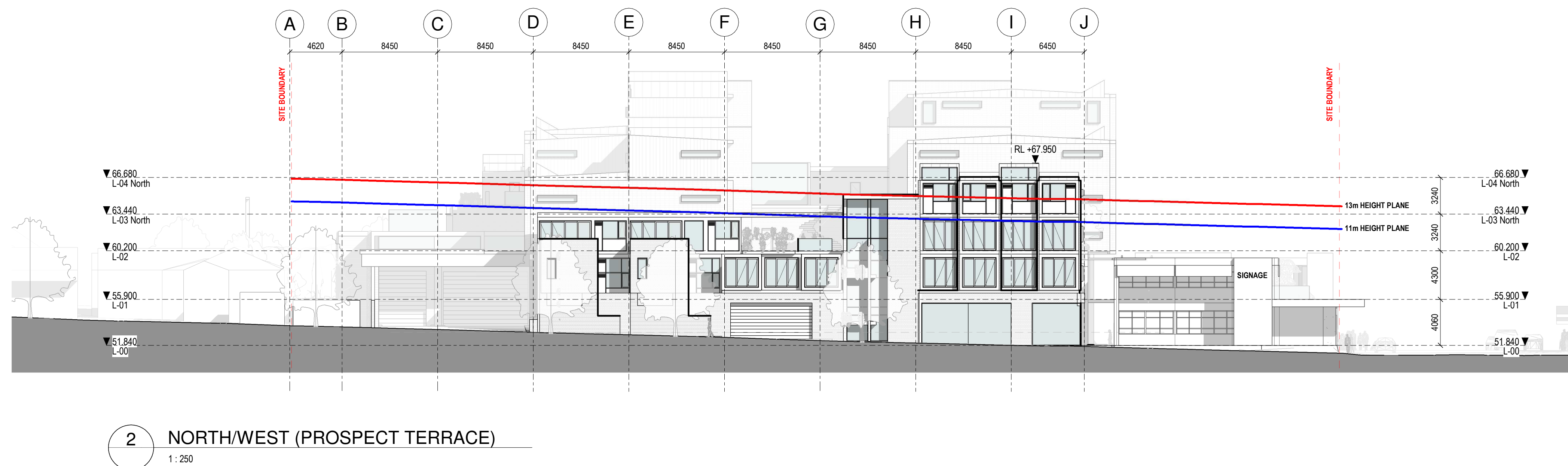
Revision

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Revisions

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Notes



Consultants

Project Manager
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Structural Engineer
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Electrical Engineer

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Drawing Title

EXTERNAL
ELEVATIONS

Drawing Status

RESOURCE
CONSENT

Drawing Details

Scale 1 : 250@ A1
Date 27/04/2021
Job No 9187
Drawn WM
Checked MB

Drawing No

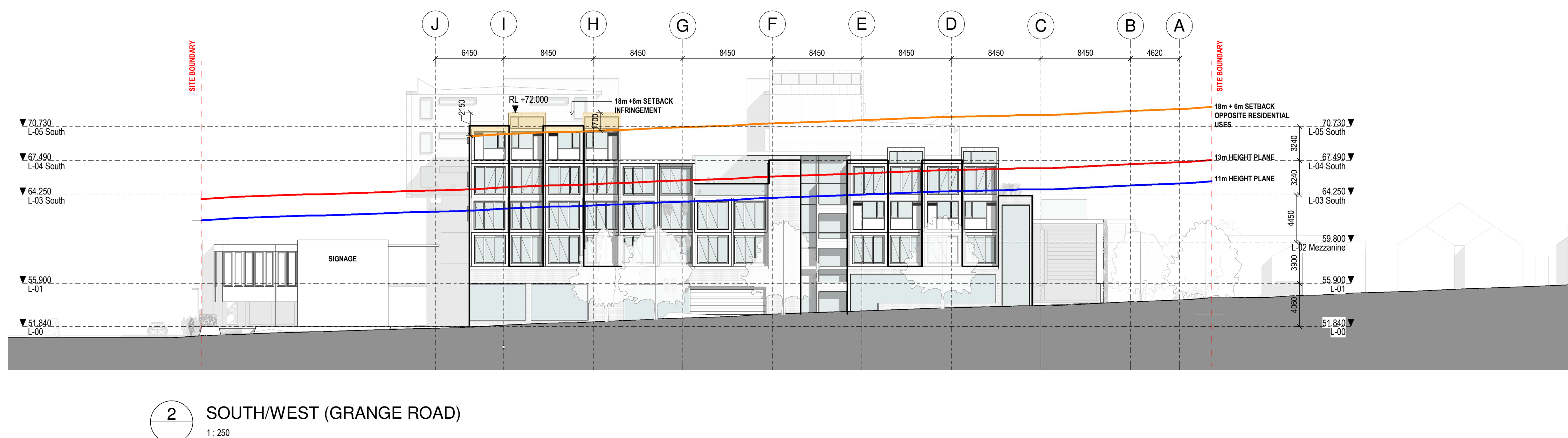
A20B.001

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Notes



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Electrical Engineer

Project Title

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Drawing Title
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TYPICAL SECTIONS

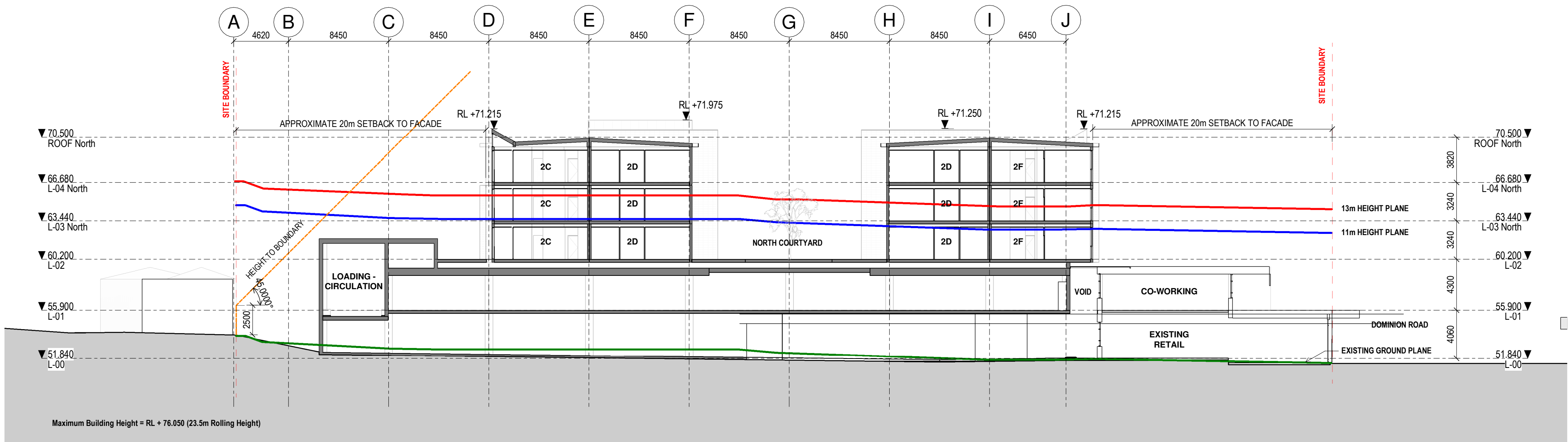
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Date	27/04/202
Job No	918
Drawn	WM
Checked	ME

Drawing No. Revision
A30B.001 (A)

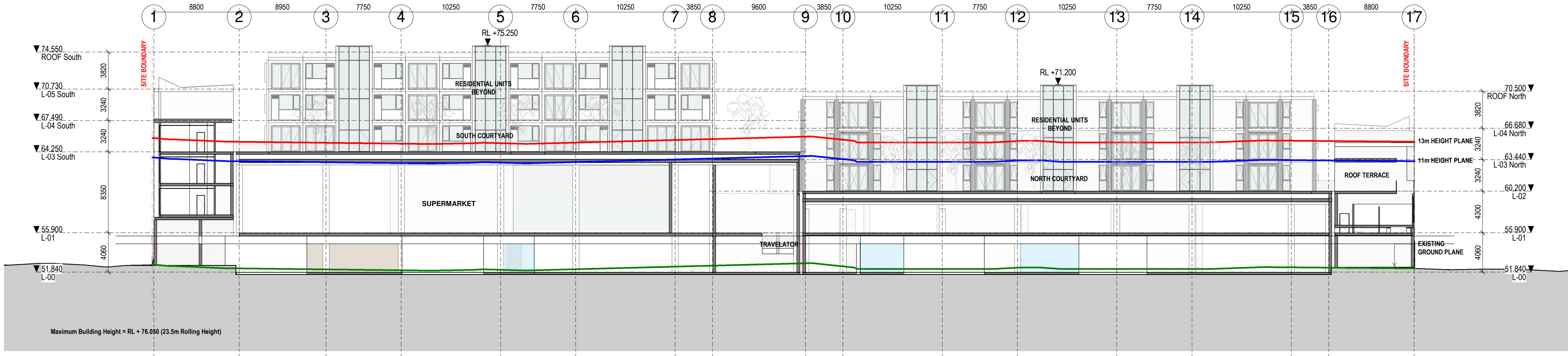
Revisions

A 27/04/2021 RESOURCE CONSENT

Notes



3 SECTION 03
A09B.000 1 : 250



4 SECTION 04
A09B.000 1 : 250

Consultants

Project Manager
ROBERT BIRD GROUP
Structural Engineer
BABBAGE CONSULTANTS LTD
Mechanical Engineer
CROSSFIRE
Fire Engineer

Electrical Engineer

Client

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TYPICAL SECTIONS

Drawing Status

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Drawing Details

Scale 1 : 250@ A1
Date 27/04/2021
Job No 9187
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Drawing No

A30B.002

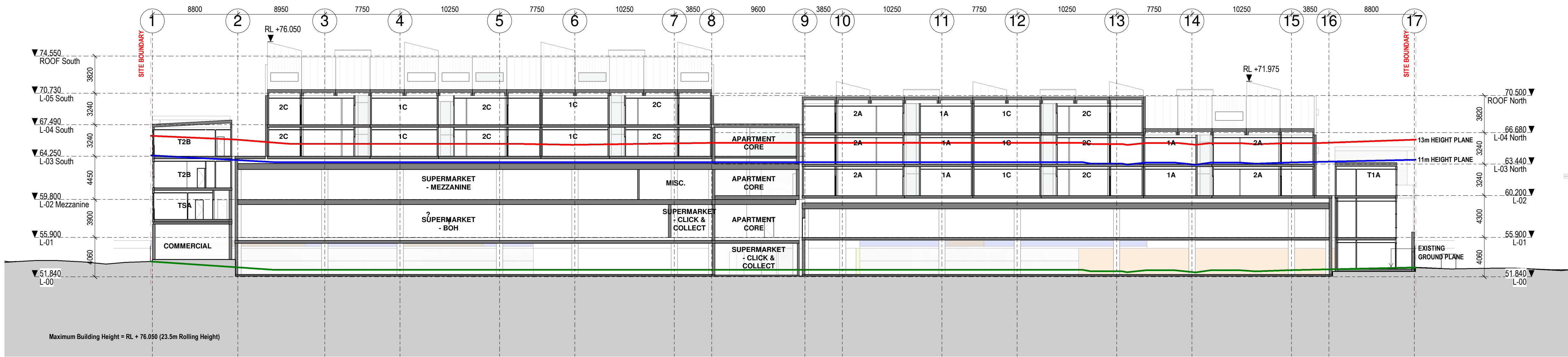
Revision

A

Revisions

A 27/04/2021 RESOURCE CONSENT

Notes



5 SECTION 05
A09B.000 1 : 250

Consultants

Project Manager
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TYPICAL SECTIONS

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Drawing Details

Scale 1 : 250@ A1
Date 27/04/2021
Job No 9187
Drawn WM
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Drawing No

A30B.003

Revision

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