

85 PENNEY AVENUE

MT ROSKILL

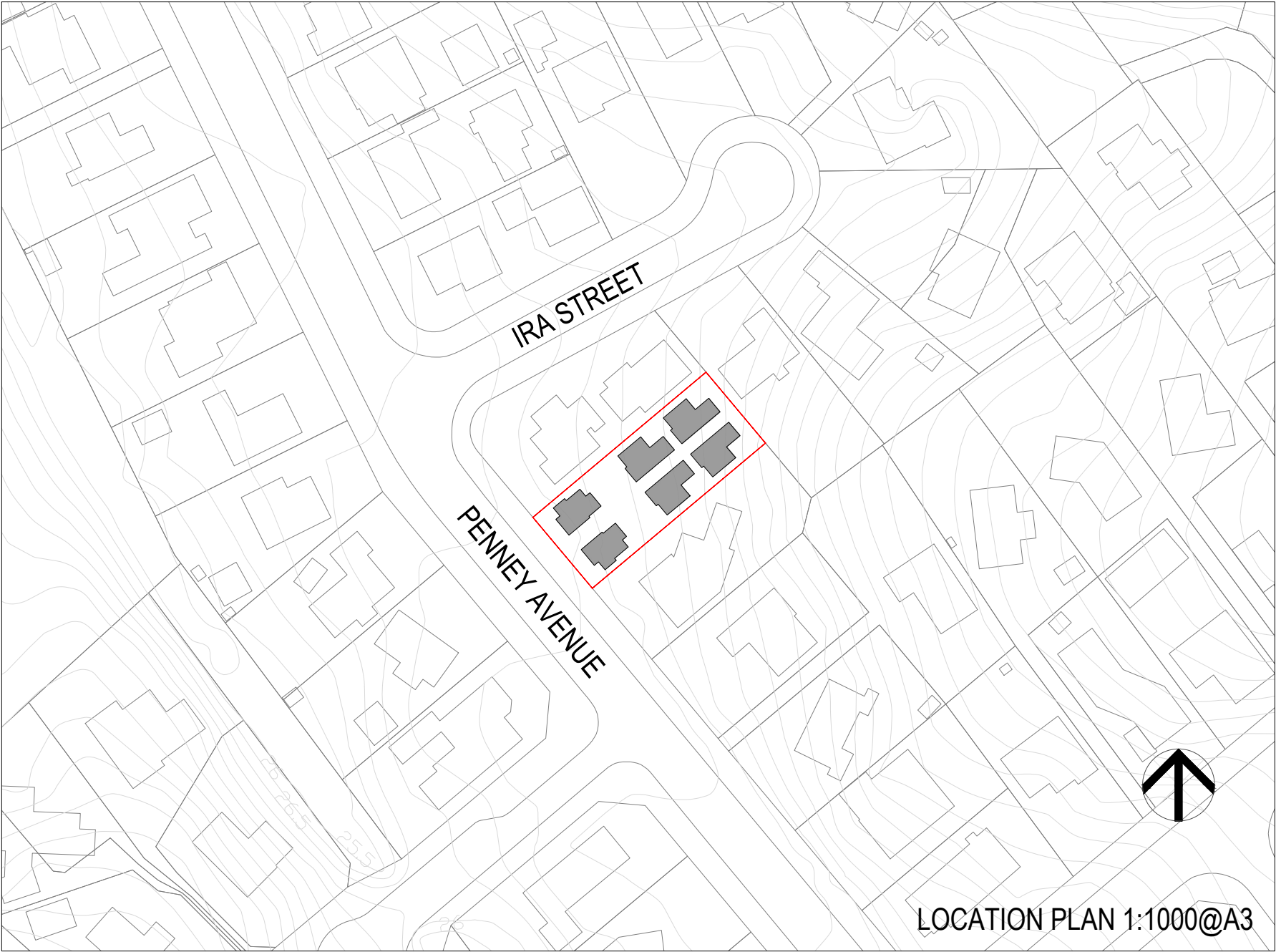
ISSUED FOR:
RESOURCE CONSENT

ISSUE DATE:
MAY 2021

REVISION:
A



KPC ARCHITECTURAL
WWW.KPCCONSULTANTS.CO.NZ

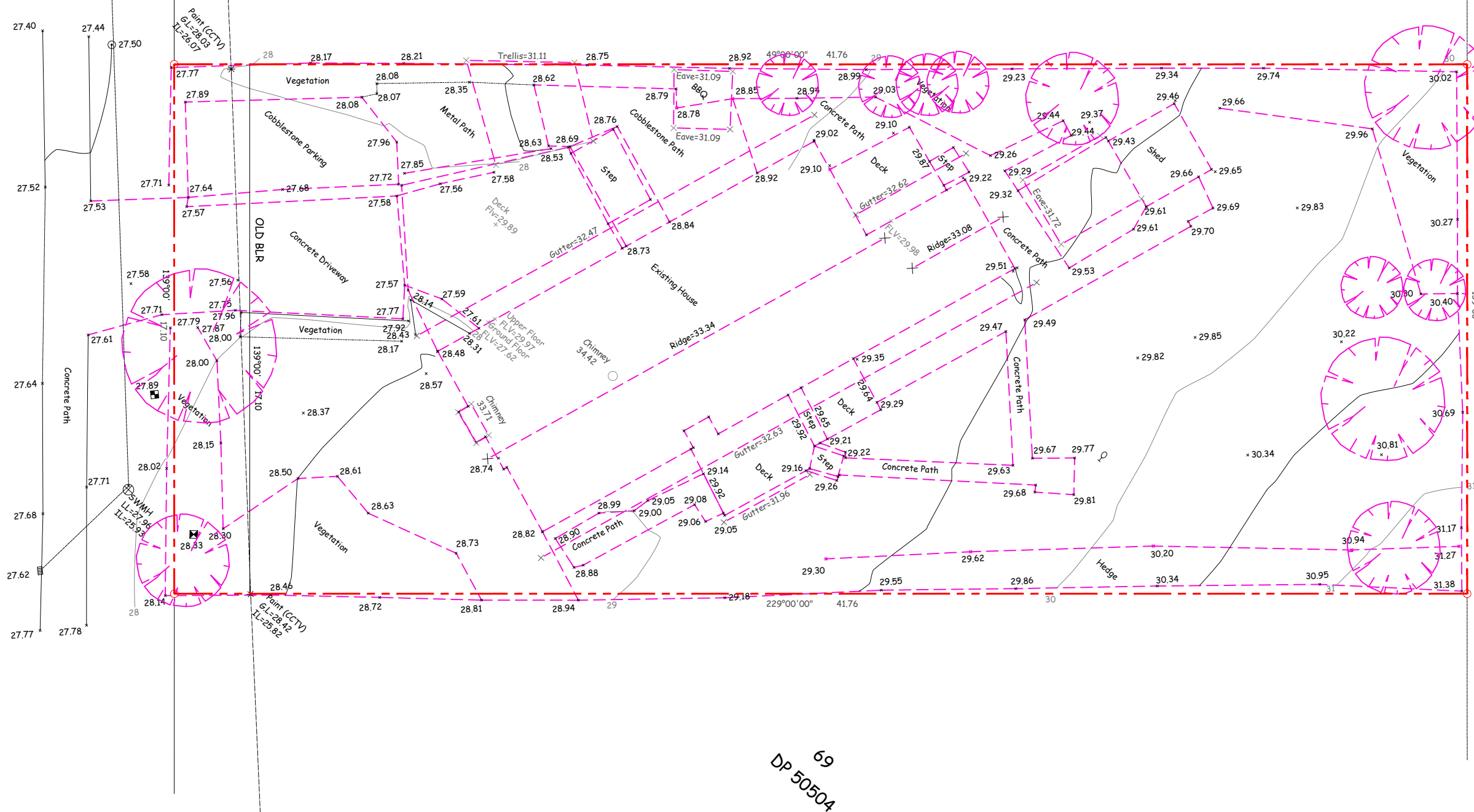
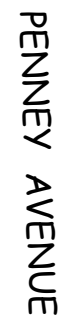


DRAWING INDEX

NO.	TITLE	SIZE	REV.
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A1-02	PROPOSED SITE PLAN	A3	A
A1-03	GROUND FLOOR PLAN	A3	A
A1-04	FIRST FLOOR PLAN	A3	A
A1-05	ROOF PLAN	A3	A
A1-06	SITE COVERAGE CALCULATION PLAN	A3	A
A2-01	OVERALL ELEVATIONS 01	A3	A
A2-02	OVERALL ELEVATIONS 02	A3	A
A2-03	INTERNAL ELEVATIONS 01	A3	A
A2-04	INTERNAL ELEVATIONS 02	A3	A
A3-01	SPRING EQUINOX SHADING ANALYSIS 1	A3	A
A3-02	SPRING EQUINOX SHADING ANALYSIS 2	A3	A
A4-01	3D VISUALIZATION	A3	A
A4-02	3D VISUALIZATION	A3	A
A4-03	3D VISUALIZATION	A3	A
A4-04	3D VISUALIZATION	A3	A

EXISTING FEATURES TO BE DEMOLISHED

67
DP 50504



69
DP 50504

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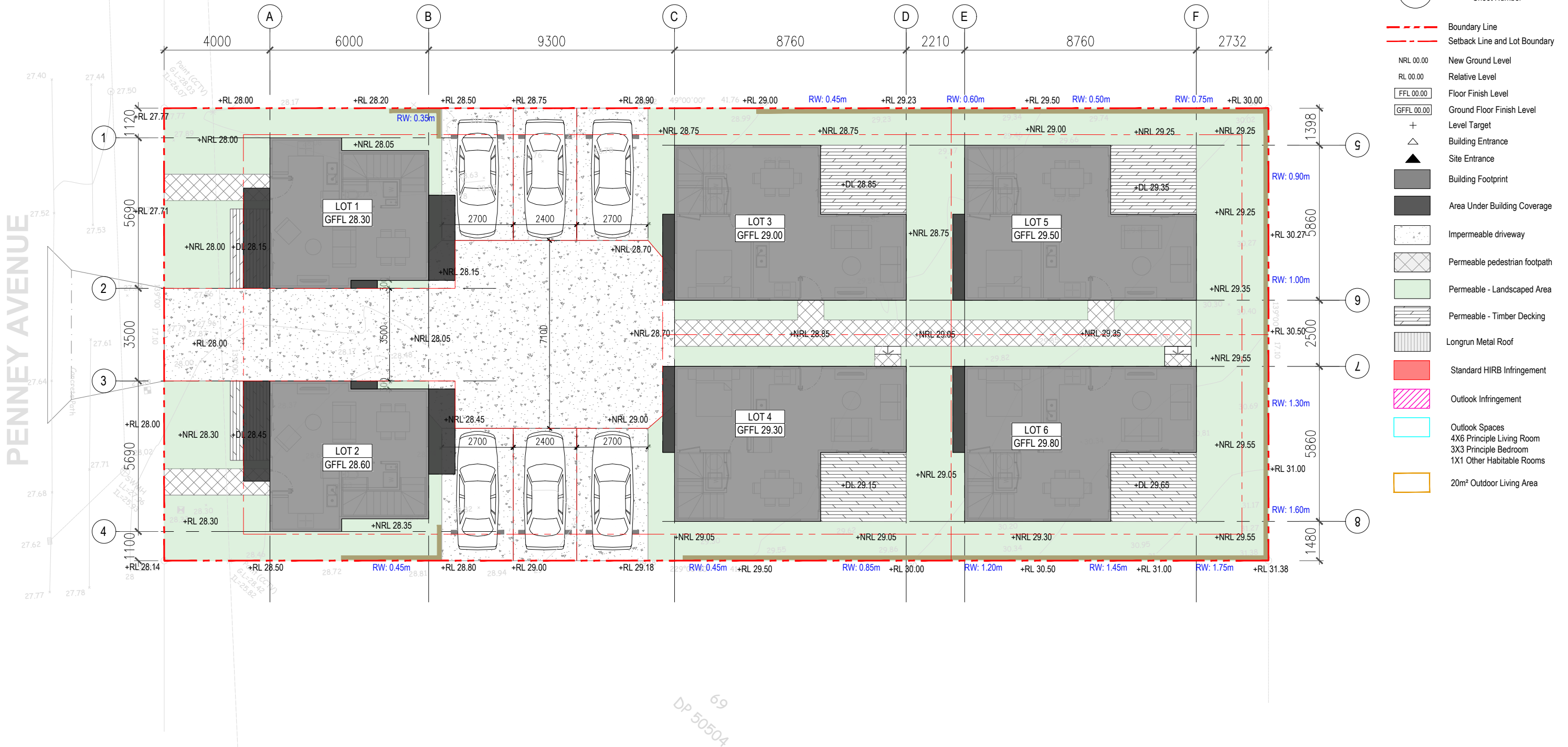
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<div><div>KPC</div><div>KPC ARCHITECTURAL</div><div>A 33 Settlers Avenue, Hobsonville, Auckland 0618</div><div>E admin@kpcconsultants.co.nz P +09 21 87997</div></div>	CHETAN PANDYA CJL CONSTRUCTION LTD.	85 PENNY AVENUE, MT ROSKILL	EXISTING SITE PLAN	A	RESOURCE CONSENT	05/17/21	APPROVED	SWZ	21153	
							DESIGNER	YX	DRAWING NO.	REV
							DRAWN	YX	A1-01	A
							SCALE	1:150@A3		

ADDRESS	85 PENNEY AVENUE, MT ROSKILL
LEGAL DESCRIPTION	LOT 68 DP 50504
ZONING	MIXED HOUSING SUBURBAN
GROSS SITE AREA (SQM)	713
TOTAL NUMBER OF NEW UNITS	6
TOTAL GFA (SQM, NEW BUILDING)	433
TOTAL NEW CAR PARKS	6



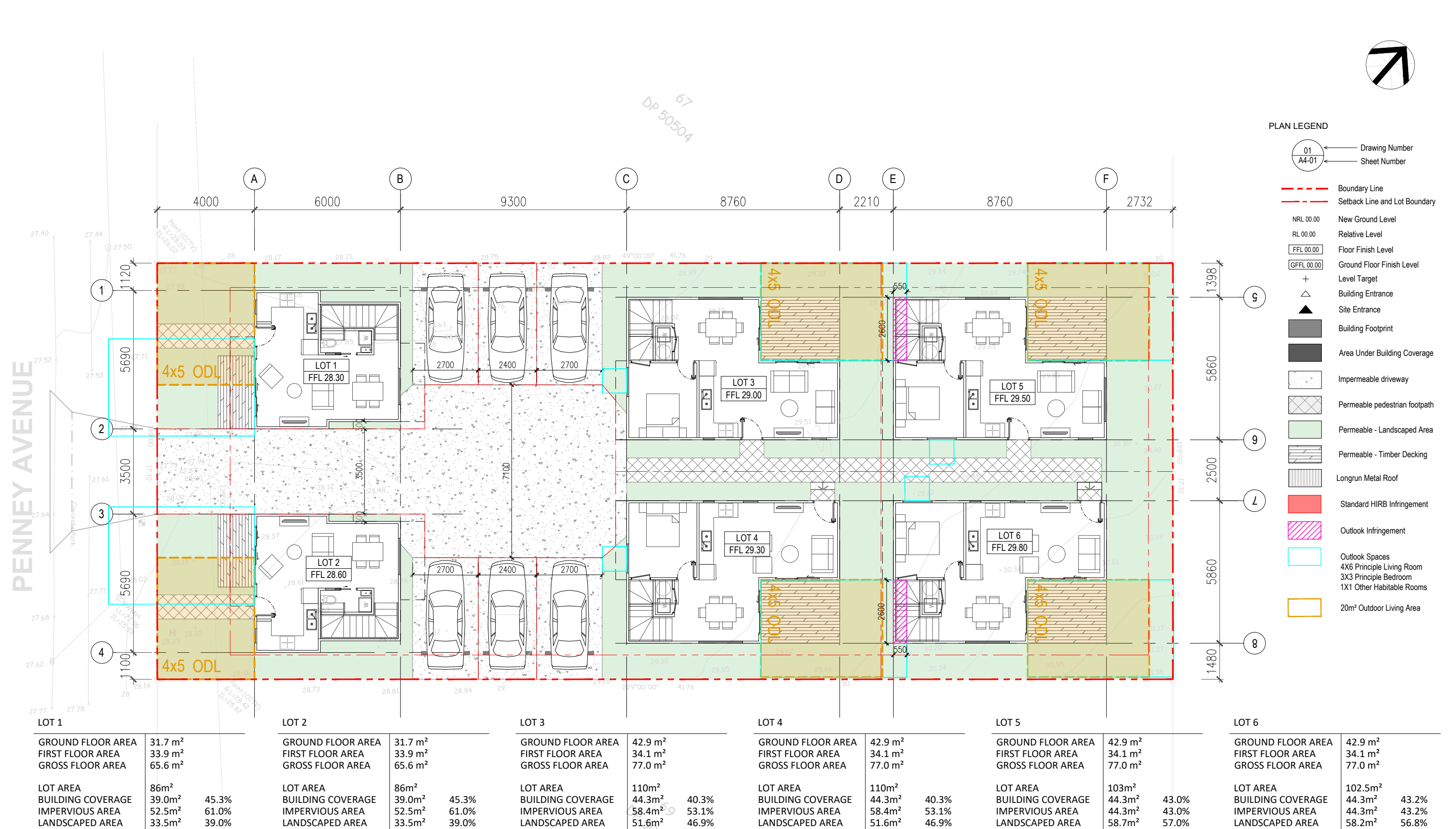
01 ← Drawing Number

A4-01 ← Sheet Number



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Important Notes:

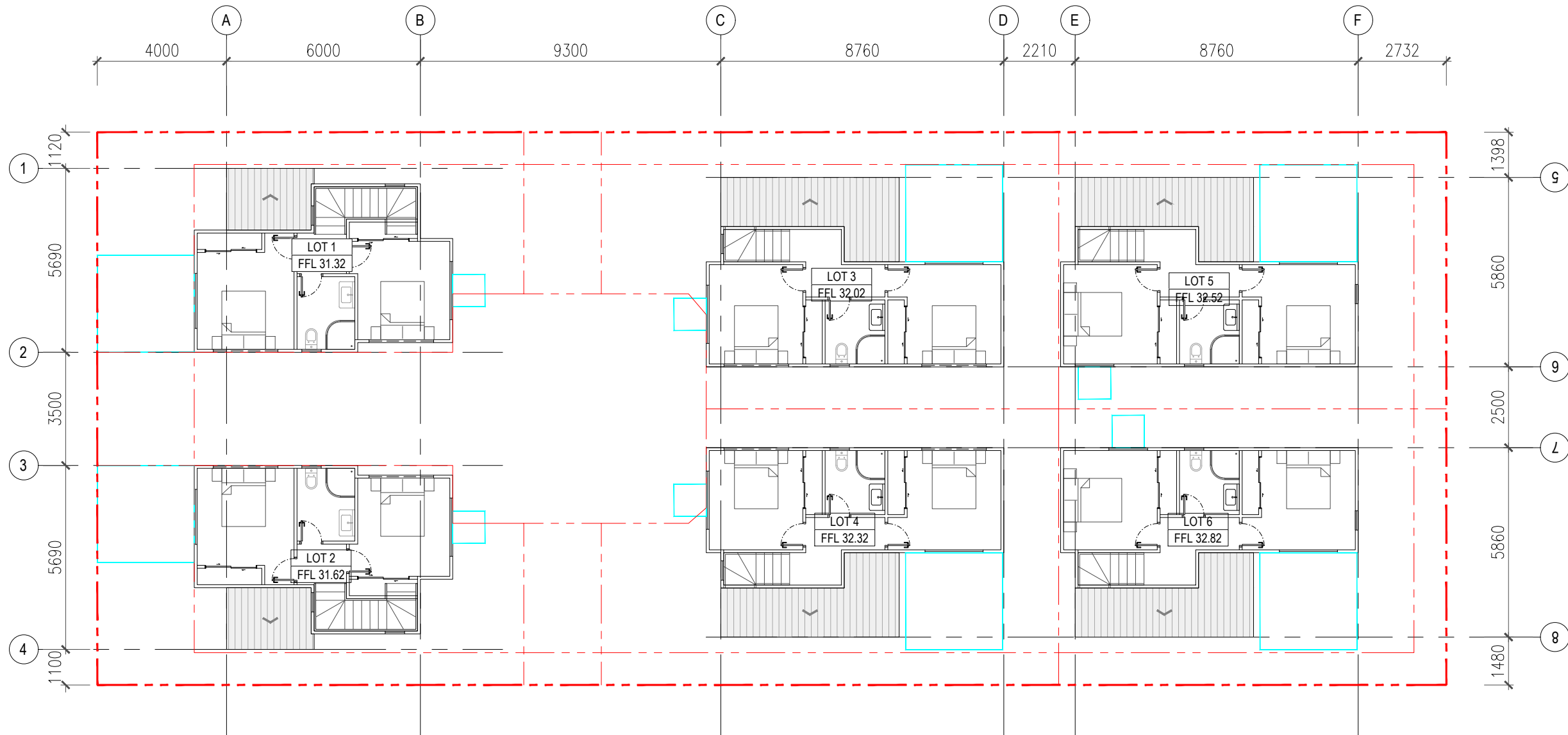
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							SCALE	1:150@A3		



PLAN LEGEND

- 01 Drawing Number
A4-01 Sheet Number
- Boundary Line
--- Setback Line and Lot Boundary
- NRL 00.00 New Ground Level
RL 00.00 Relative Level
FFL 00.00 Floor Finish Level
GFFL 00.00 Ground Floor Finish Level
+ Level Target
△ Building Entrance
▲ Site Entrance
- Building Footprint
■ Area Under Building Coverage
- Impermeable driveway
■ Permeable pedestrian footpath
■ Permeable - Landscaped Area
■ Permeable - Timber Decking
■ Longrun Metal Roof
- Standard HIRB Infringement
■ Outlook Infringement
- Outlook Spaces
4X6 Principle Living Room
3X3 Principle Bedroom
1X1 Other Habitable Rooms
■ 20m² Outdoor Living Area



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							DESIGNER	YX	DRAWING NO.	
							DRAWN	YX	A1-04	
							SCALE	1:150@A3	A	

PT 1
RL AT BOUNDARY: 28.72
DISTANCE TO BOUNDARY: 1.58m
PROPOSED HEIGHT: 34.05m
ALLOWABLE HEIGHT(AHIRB): 34.23m
CLEARANCE: 0.18 m
ALLOWABLE HEIGHT (HIRB): 32.80m
CLEARANCE: -1.25m

PT 2
RL AT BOUNDARY: 29.30
DISTANCE TO BOUNDARY: 3.00m
PROPOSED HEIGHT: 35.14m

ALLOWABLE HEIGHT (HIRB): 34.80m
CLEARANCE: -0.34m

PT 3
RL AT BOUNDARY: 30.20
DISTANCE TO BOUNDARY: 3.00m
PROPOSED HEIGHT: 35.64m

ALLOWABLE HEIGHT (HIRB): 35.70m
CLEARANCE: 0.06m

PT 4
RL AT BOUNDARY: 30.90
DISTANCE TO BOUNDARY: 2.72m
PROPOSED HEIGHT: 35.82m

ALLOWABLE HEIGHT (HIRB): 36.12m
CLEARANCE: 0.30m

PT 5
RL AT BOUNDARY: 30.60
DISTANCE TO BOUNDARY: 2.73m
PROPOSED HEIGHT: 36.33m

ALLOWABLE HEIGHT (HIRB): 35.83m
CLEARANCE: -0.5m

PT 6
RL AT BOUNDARY: 30.40
DISTANCE TO BOUNDARY: 2.73m
PROPOSED HEIGHT: 36.03m

ALLOWABLE HEIGHT (HIRB): 35.62m
CLEARANCE: -0.41m

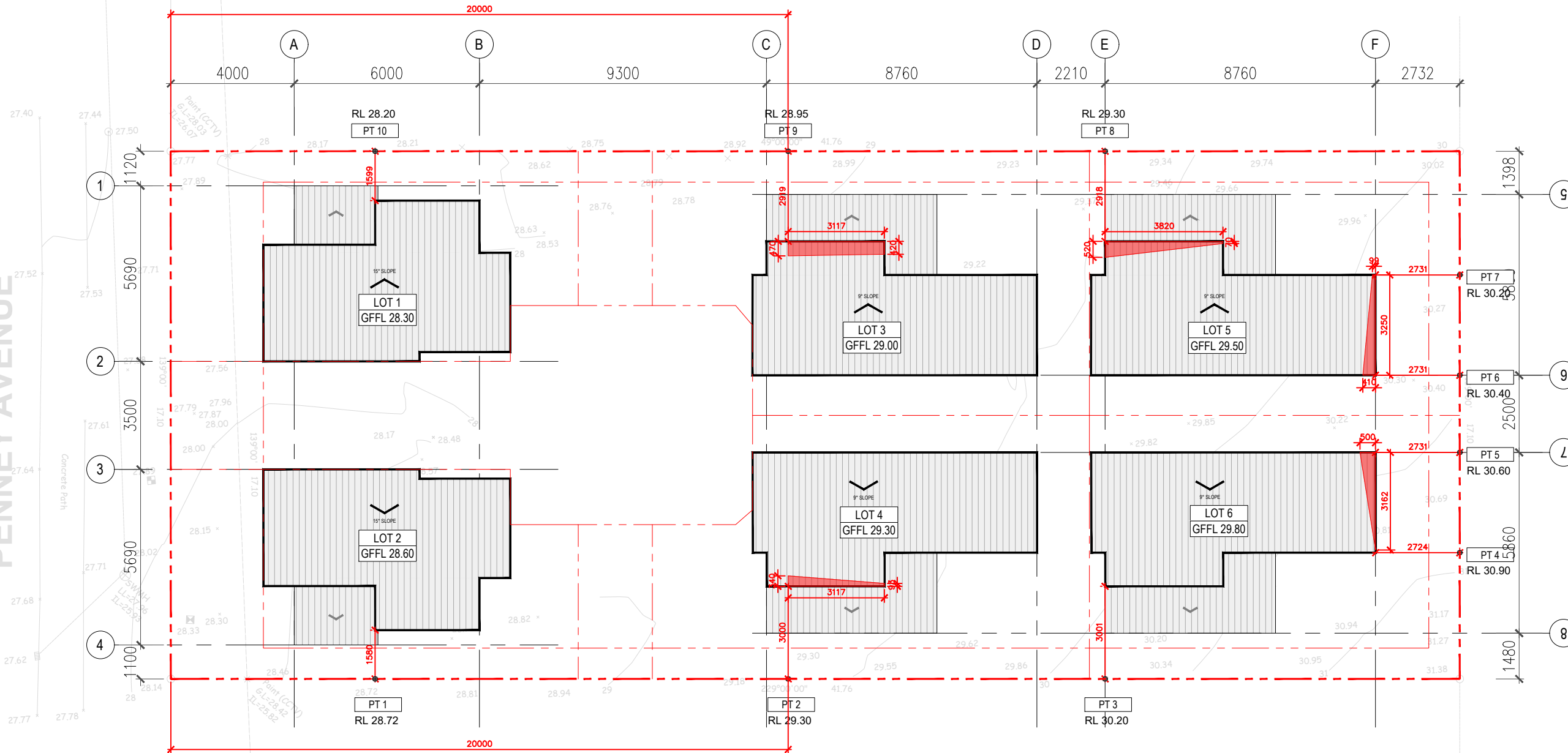
PT 7
RL AT BOUNDARY: 30.20
DISTANCE TO BOUNDARY: 2.73m
PROPOSED HEIGHT: 35.52m

ALLOWABLE HEIGHT (HIRB): 35.42m
CLEARANCE: -0.10m

PLAN LEGEND

- 01 Drawing Number
A4-01 Sheet Number
- Boundary Line
--- Setback Line and Lot Boundary
- NRL 00.00 New Ground Level
RL 00.00 Relative Level
FFL 00.00 Floor Finish Level
GFFL 00.00 Ground Floor Finish Level
+ Level Target
△ Building Entrance
▲ Site Entrance
■ Building Footprint
■ Area Under Building Coverage
■ Impermeable driveway
■ Permeable pedestrian footpath
■ Permeable - Landscaped Area
■ Permeable - Timber Decking
■ Longrun Metal Roof
■ Standard HIRB Infringement
■ Outlook Infringement
■ Outlook Spaces
4X6 Principle Living Room
3X3 Principle Bedroom
1X1 Other Habitable Rooms
■ 20m² Outdoor Living Area

PENNEY AVENUE



PT 8
RL AT BOUNDARY: 29.30
DISTANCE TO BOUNDARY: 2.92m
PROPOSED HEIGHT: 35.24m

ALLOWABLE HEIGHT (HIRB): 34.72m
CLEARANCE: -0.52m

PT 9
RL AT BOUNDARY: 28.95
DISTANCE TO BOUNDARY: 2.92m
PROPOSED HEIGHT: 34.84m

ALLOWABLE HEIGHT (HIRB): 34.37m
CLEARANCE: -0.47m

PT 10
RL AT BOUNDARY: 28.20
DISTANCE TO BOUNDARY: 1.60m
PROPOSED HEIGHT: 33.75m
ALLOWABLE HEIGHT(AHIRB): 33.78m
CLEARANCE: 0.03 m
ALLOWABLE HEIGHT (HIRB): 32.30m
CLEARANCE: -1.45m

Important Notes:

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							DRAWN	YX	A1-05	A
							SCALE			

SITE COVERAGE CALCULATIONS (AUP-OIP:MIXED HOUSING SUBURBAN ZONE)					
GROSS SITE AREA	713 m²				
	PERMITTED		PROPOSED		
	%	sqm	%	sqm	
BUILDING COVERAGE	Max. 40%	285.2	35.8	255.4	COMPLY
BUILDING FOOTPRINT				234.9	
BUILDING CANTILEVER				20.5	
IMPERMEABLE AREA	Max. 60%	427.8	59.9	427.4	COMPLY
BUILDING COVERAGE				255.4	
IMPERMEABLE DRIVEWAY				172.0	
LANDSCAPED AREA	Min. 40%	285.2	40.1	285.6	COMPLY
SOFTSCAPE AREA				219.2	
HARDSCAPE AREA	MAX. 25% OF GROSS LANDSCAPE AREA		23.2	66.4	COMPLY
Front yard Landscape	50% of front yard	25.7	79.2	40.8	COMPLY
FRONT YARD TOTAL	51.3				

BUILDING FOOTPRINT = 234.9 m²

BUILDING CANTILEVER = 20.5 m²

IMPERMEABLE DRIVEWAY = 172.0 m²

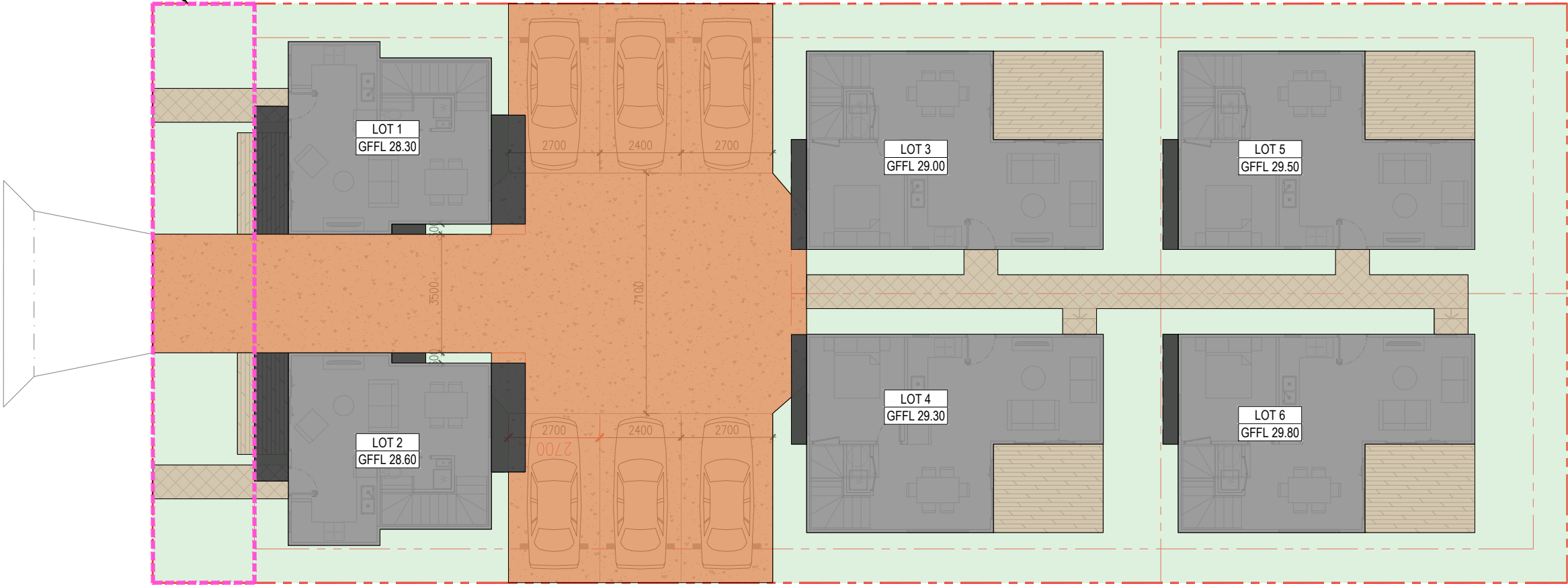
PERMEABLE PAVER = 0 m²

SOFTSCAPE AREA = 219.2 m²

HARDSCAPE AREA = 66.4 m²

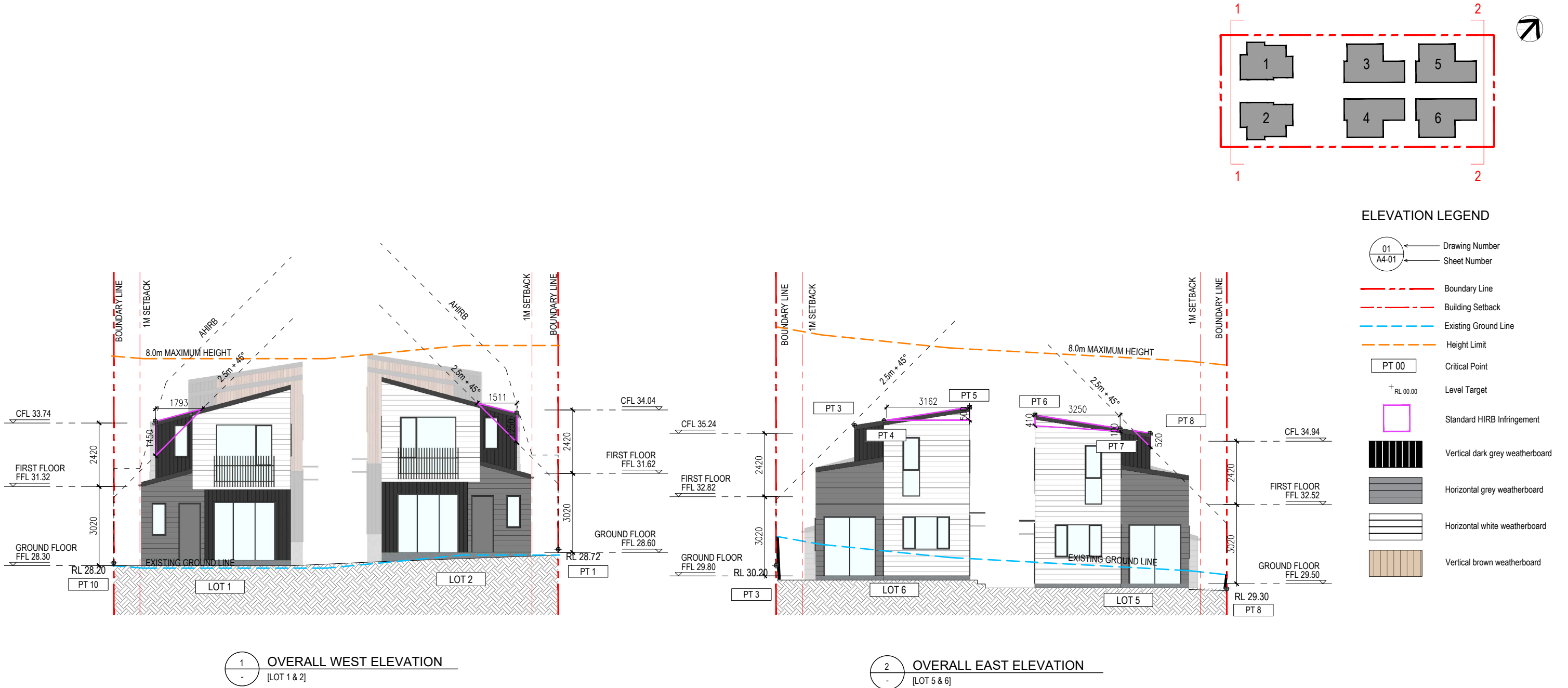


FRONT YARD AREA 51.3m²



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							SCALE	1:150@A3		



- PT 00 Critical Point

+_{RL} 00.00 Level Target

Standard HIRB Infringement

Vertical dark grey weatherboard

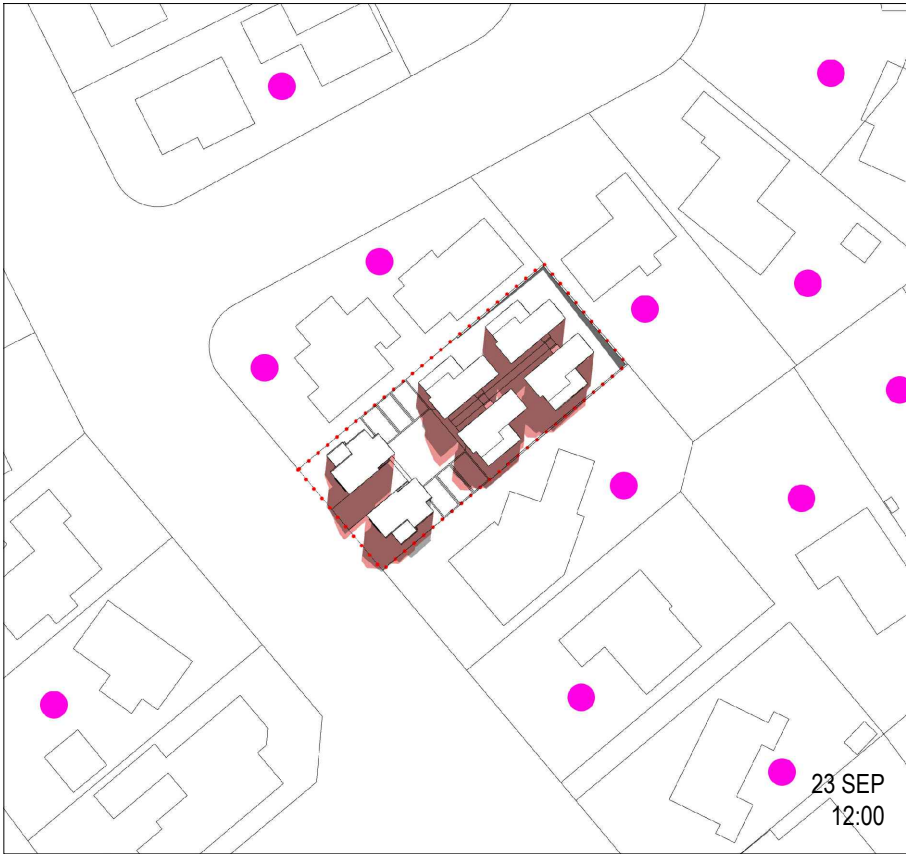
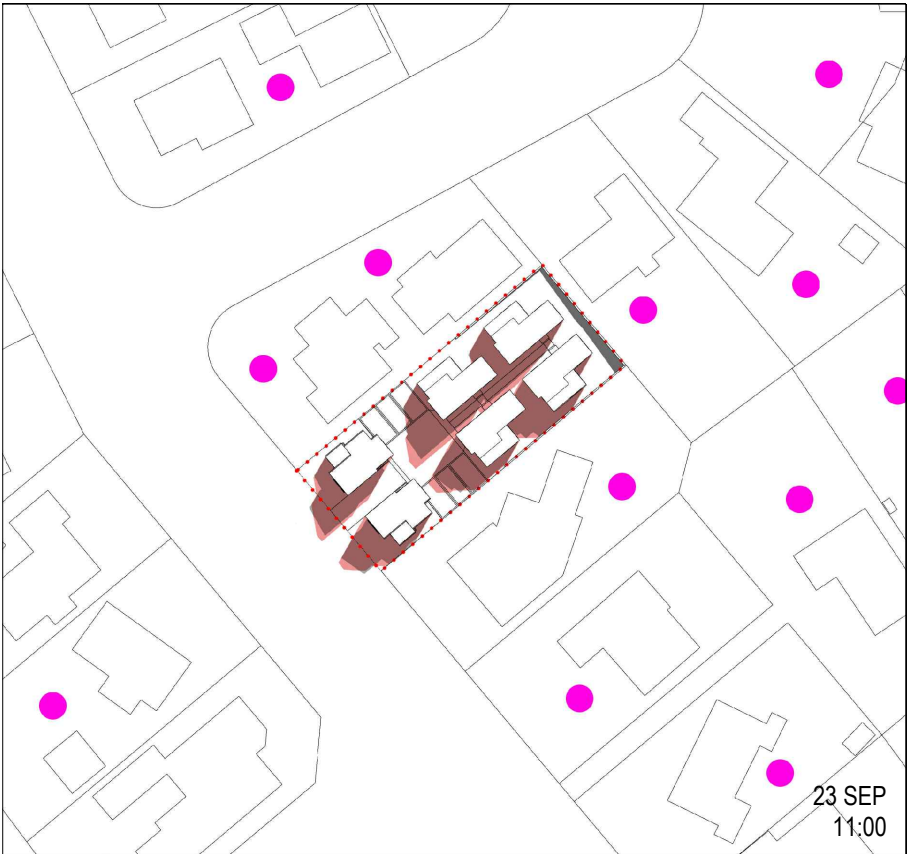
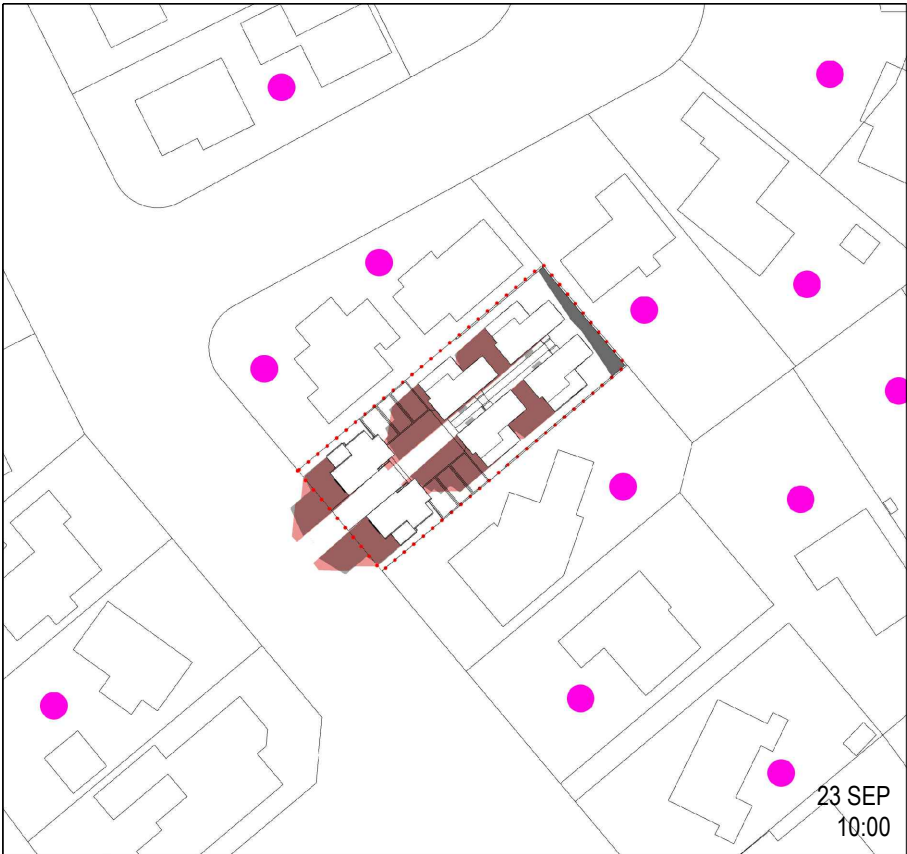
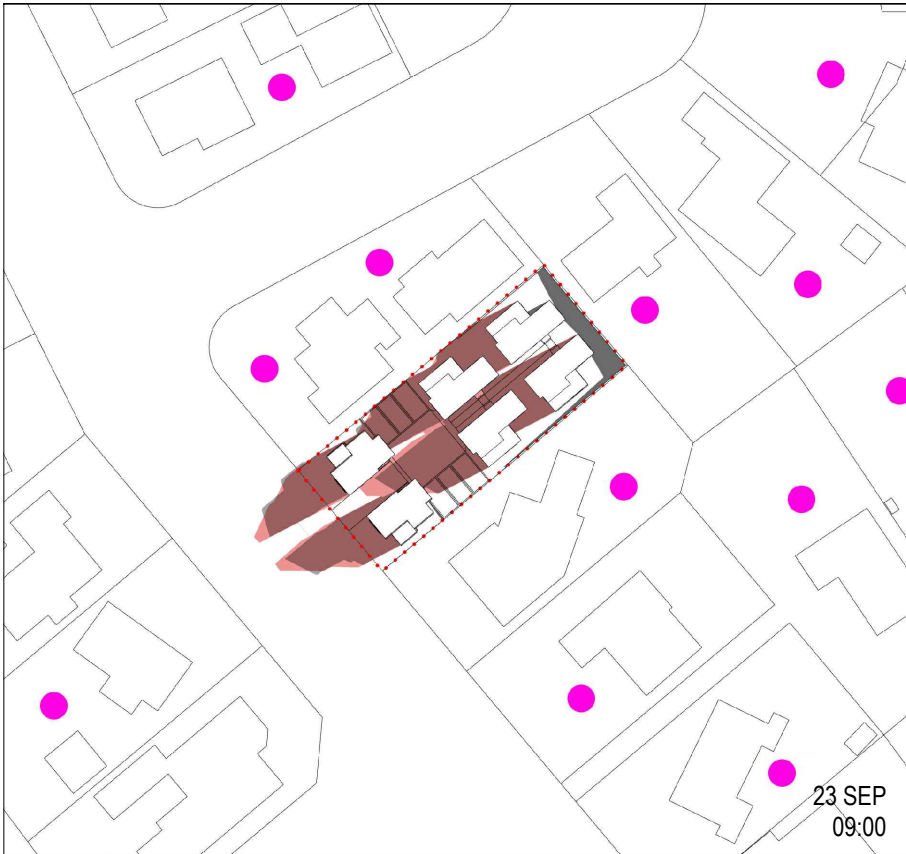
Horizontal grey weatherboard

Horizontal white weatherboard

Vertical brown weatherboard

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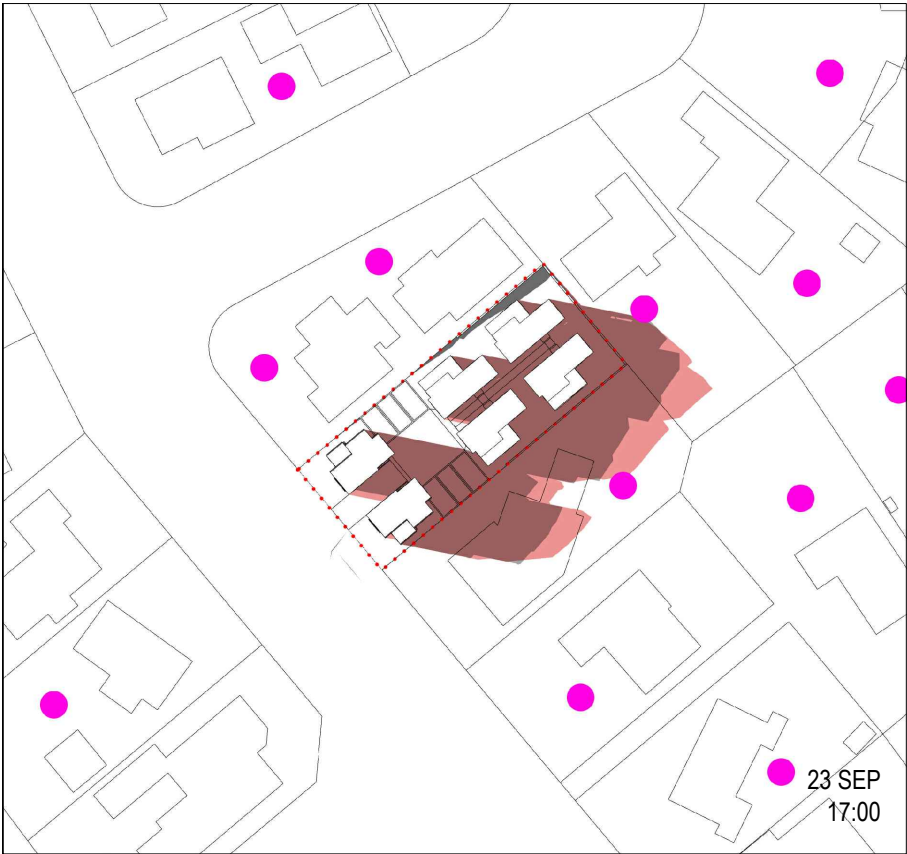
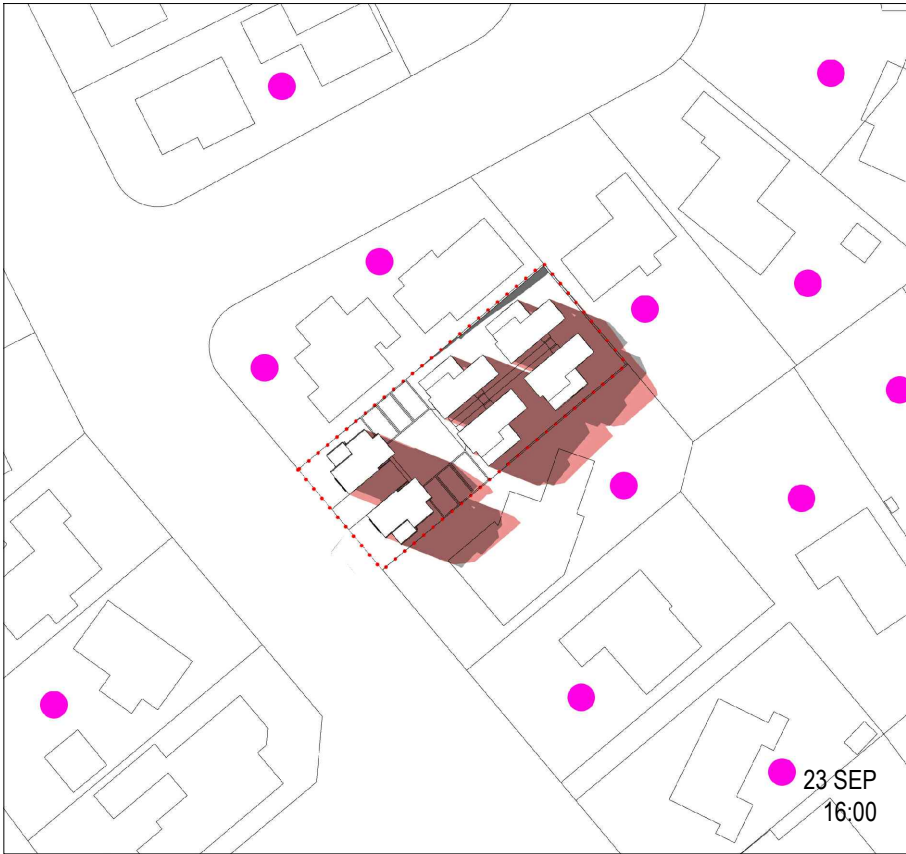
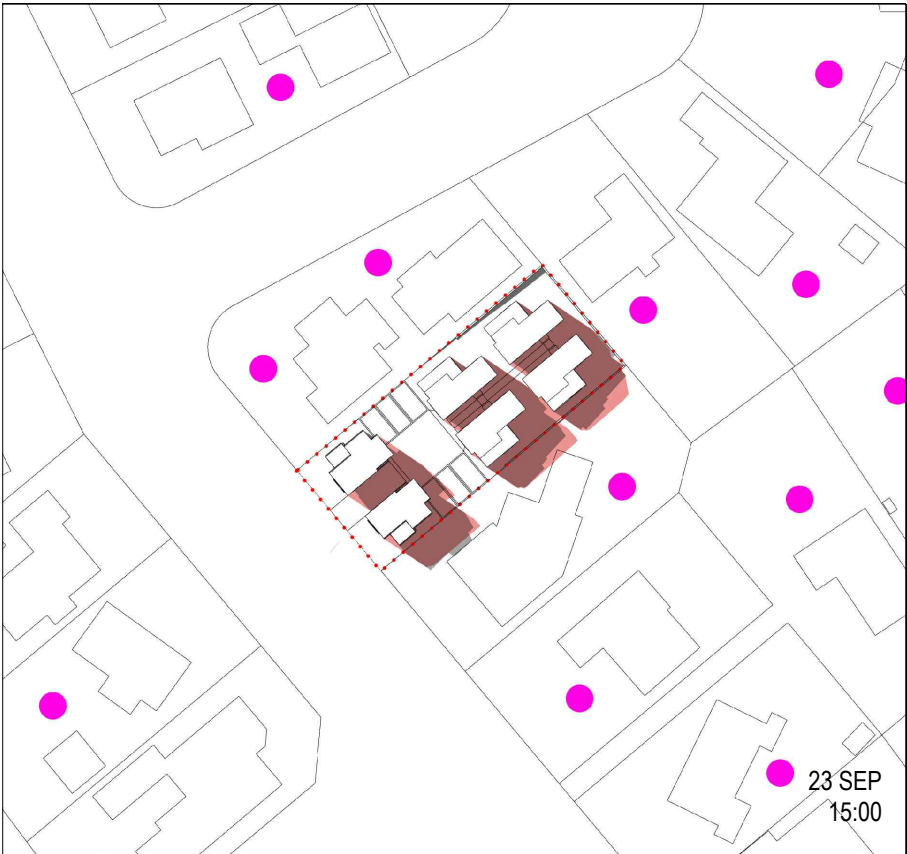
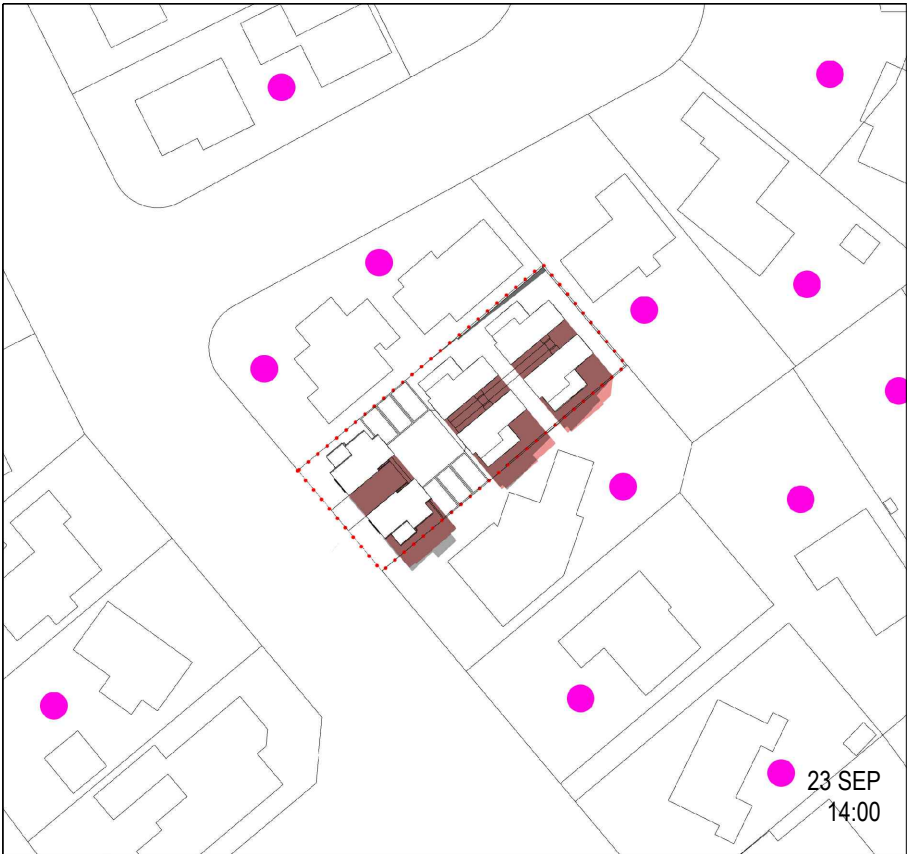
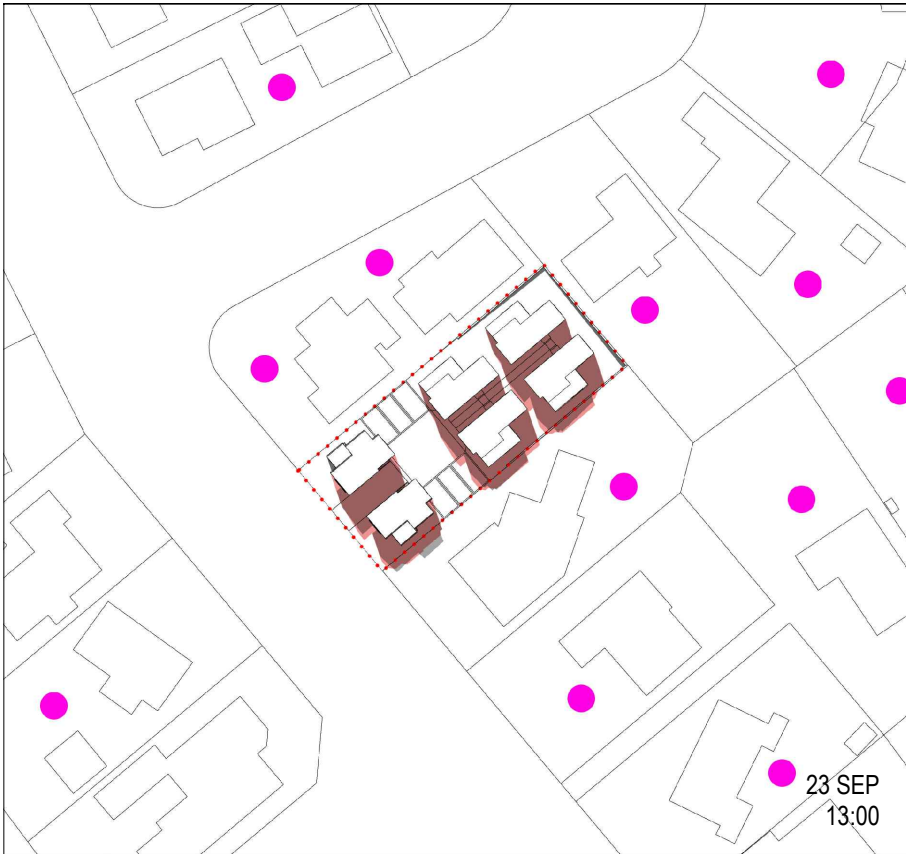


- NEIGHBOR'S OUTDOOR LIVING SPACE
- SHADOW CAST BY PERMITTED BULK ONLY
- SHADOW CAST BY BOTH PERMITTED BULK AND PROPOSED BUILDING
- SHADOW CAST BY PROPOSED BUILDING



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							DRAWN	YX	A3-01	
							SCALE	N/A	A	



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- SHADOW CAST BY PERMITTED BULK ONLY
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<div>KPC</div> <div>KPC ARCHITECTURAL</div> <div>A 33 Settlers Avenue, Hobsonville, Auckland 0618</div> <div>E admin@kpcconsultants.co.nz P +09 21 87997</div>	CHETAN PANDYA CJL CONSTRUCTION LTD.	85 PENNY AVENUE, MT ROSKILL	3D VISUALIZATION	A	RESOURCE CONSENT	05/17/21	APPROVED	SWZ	21153	
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