

14 INGRAM ROAD DEVELOPMENT

14 Ingram Road Remuera Auckland 1050

LEGAL DESCRIPTION:

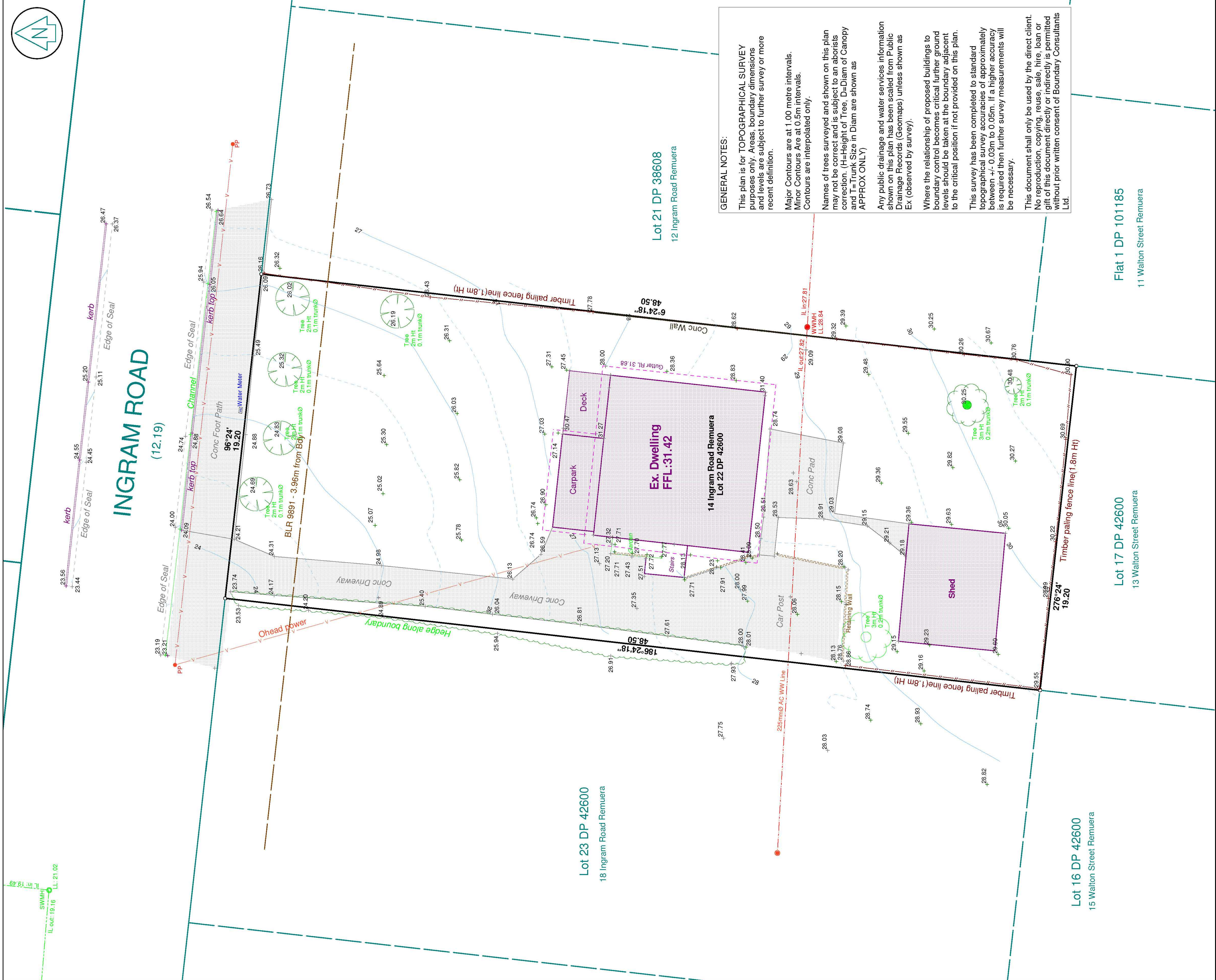
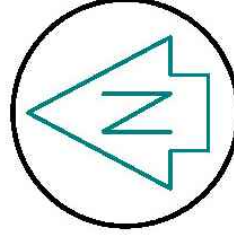
LOT 22 DP 42600

GROSS SITE AREA: 931.03 sqm

RESOURCE CONSENT SET



SN	SHEET TITLE	ISSUE DATE		REV
		ISSUED BY	2020-07-16 HH	
A0-01	EXISTING SITE PLAN	A1	1:100	A
A1-01	STREET PERSPECTIVE 1	A1	NTS	A
A1-02	STREET PERSPECTIVE 2	A1	NTS	A
A1-03	STREET PERSPECTIVE 3	A1	NTS	A
A1-04	STREET PERSPECTIVE 4	A1	NTS	A
A2-01	SITE PLAN, LOCATION PLAN, HIRB CALCULATIONS	A1	AS SHOWN	A
A2-02	SITE COVERAGE CALCULATIONS	A1	1:100	A
A2-03	DETAILED DEVELOPMENT CONTROL	A1	NTS	A
A3-01	SITE RETAINING WALL PLAN	A1	1:100	A
A3-02	LOWER GROUND FLOOR PLAN	A1	1:100	A
A3-03	GROUND FLOOR PLAN	A1	1:100	A
A3-04	FIRST FLOOR PLAN	A1	1:100	A
A3-05	ROOF PLAN	A1	1:100	A
A3-06	AVERAGE GROUND LEVEL	A1	1:100	A
A4-01	BLOCK A ELEVATIONS	A1	1:100	A
A4-02	BLOCK B ELEVATIONS	A1	1:100	A
A4-03	BLOCK C ELEVATIONS	A1	1:100	A
A4-04	BLOCK D ELEVATIONS	A1	1:100	A
A4-05	BLOCK E ELEVATIONS	A1	1:100	A
A4-06	EAST AND WDST ELEVATIONS	A1	1:100	A
A5-01	SECTIONS A-A-B-B-C-C	A1	1:100	A
A5-02	SECTIONS D-D-E-E-F-F	A1	1:100	A
A6-01	TYPICAL UNIT LAYOUT	A1	1:50	A
A6-02	TYPICAL UNIT LAYOUT	A1	1:50	A
A6-03	TYPICAL UNIT LAYOUT	A1	1:50	A
A6-04	TYPICAL UNIT LAYOUT	A1	1:50	A
A6-05	TYPICAL UNIT LAYOUT	A1	1:50	A
A6-06	TYPICAL UNIT LAYOUT	A1	1:50	A
A7-01	SEPTEMBER SHADING DIAGRAM 1	A1	AS SHOWN	A
A7-02	SEPTEMBER SHADING DIAGRAM 2	A1	AS SHOWN	A



INGRAM ROAD (12.19)

Lot 23 DP 42600
18 Ingram Road Remuera

Lot 21 DP 38608
12 Ingram Road Remuera

14 Ingram Road Remuera
Lot 22 DP 42600
Ex. Dwelling
FFL:31.42

Lot 16 DP 42600
15 Walton Street Remuera

Lot 17 DP 42600
13 Walton Street Remuera

Flat 1 DP 101185
11 Walton Street Remuera

GENERAL NOTES:

This plan is for TOPOGRAPHICAL SURVEY purposes only. Areas, boundary dimensions and levels are subject to further survey or more recent definition.

Major Contours are at 1.00 metre intervals. Minor Contours are at 0.5m intervals. Contours are interpolated only.

Names of trees surveyed and shown on this plan may not be correct and is subject to an arborists correction. (H=Height of Tree, D=Diam of Canopy and T=Trunk Size in Diam are shown as APPROX ONLY)

Any public drainage and water services information shown on this plan has been scaled from Public Drainage Records (Geomaps) unless shown as Ex (observed by survey).

Where the relationship of proposed buildings to boundary control becomes critical further ground levels should be taken at the boundary adjacent to the critical position if not provided on this plan.

This survey has been completed to standard topographical survey accuracies of approximately between +/- 0.03m to 0.05m. If a higher accuracy is required then further survey measurements will be necessary.

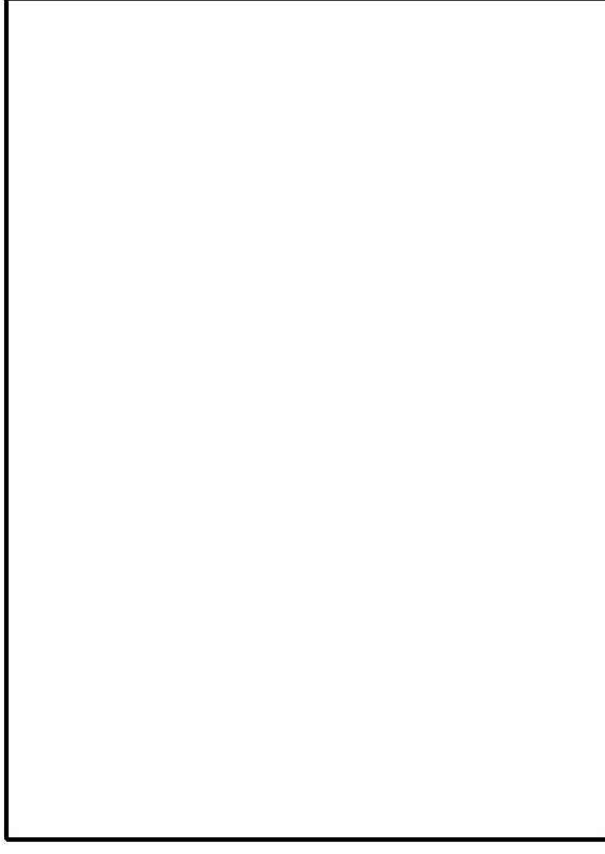
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Surveyed	Name	Date
Designed	RY	10/03/2020
Drawn	RY	10/03/2020
Checked	PG	10/03/2020

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This plan and the accompanying report(s) have been prepared for the purpose of Topographical Survey information. Use of this plan or the information on it for any other purpose is at the user's risk

Local Authority: Auckland City
Zone: Residential - Mixed Housing Suburban Zone
Total Area: 930 m²
Comprised in CT NA17A/25
Areas and measurements are subject to survey
Bearing and Coordinate Datum: Mount Eden 2000
Levels are in terms of Lands & Survey Datum Auckland 1946. M 883.50 48316
Origin of Levels: RL 39.19
Site Datum: Ex. Dwelling FFL:31.42



Boundary Consultants
Licensed Surveyors

Henderson: (09) 838 9108
Sturgeson: (09) 838 7108
Email: survey@boundary.co.nz

1/22 Mosselle Avenue,
Henderson, Auckland 0610

Client: **Gavin Zhang**
Site Address: **14 Ingram Road, Remuera**
Project Description: **Lot 22 DP 42600**

Drawing Title: **Topographical Plan**

Original Scale	Date	Revision No	02
1:100	A1 03/06/2020	Drawing No	TP1
CAD File & Directory		Job No	
		17572	

NOTES:
 LANDSCAPE PLANTING AND DESIGN SHALL BE ACCORDING TO PLANS AND DRAWINGS FROM
 LANDSCAPE ARCHITECT



REV.	DATE	DESCRIPTION
A	JULY 2020	RC SUBMISSION

CONSULTANTS

Planner	Sentinel Planning
Surveyor	Boundary
Civil Engineer	Tss
Traffic Engineer	Stantec
Landscape Architect	SOLA
Geotech Engineer	ENGO

PROJECT TITLE
14 INGRAM ROAD DEVELOPMENT

PROJECT ADDRESS
 14 Ingram Road Remuera Auckland 1050

LOT number	22	DP number	42600
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CLIENT
 Gavin Zhang

ARCHITECT & LEAD DESIGN CONSULTANT
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ISSUE STATUS

RESOURCE CONSENT				
Scale	Designed	Drawn	Checked	Approved
NTS	JL	MJS	HH	SP

DRAWING TITLE
 STREET PERSPECTIVE 1

Job No.	Drawing No.	Rev.
OZAC20108	A1-01	A

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CONSULTANTS	
Planner	Sentinel Planning
Surveyor	Boundary
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Traffic Engineer	Stantec
Landscape Architect	SOLA
Geotech Engineer	ENGEO

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DRAWING TITLE
 STREET PERSPECTIVE 2

Job No.	Drawing No.	Rev.
OZAC20108	A1-02	A

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CONSULTANTS		
Planner		Sentinel Planning
Surveyor		Boundary
Civil Engineer		Tss
Traffic Engineer		Stantec
Landscape Architect		SOLA
Geotech Engineer		ENGO

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DRAWING TITLE
 STREET PERSPECTIVE 3

Job No.	Drawing No.	Rev.
OZAC20108	A1-03	A

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NOTE: SCALE @ A1 AS SHOWN @ A3 50% AS SCALE SHOWN

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DRAWING TITLE
STREET PERSPECTIVE 4

Job No.	Drawing No.	Rev.
OZAC20108	A1-04	A

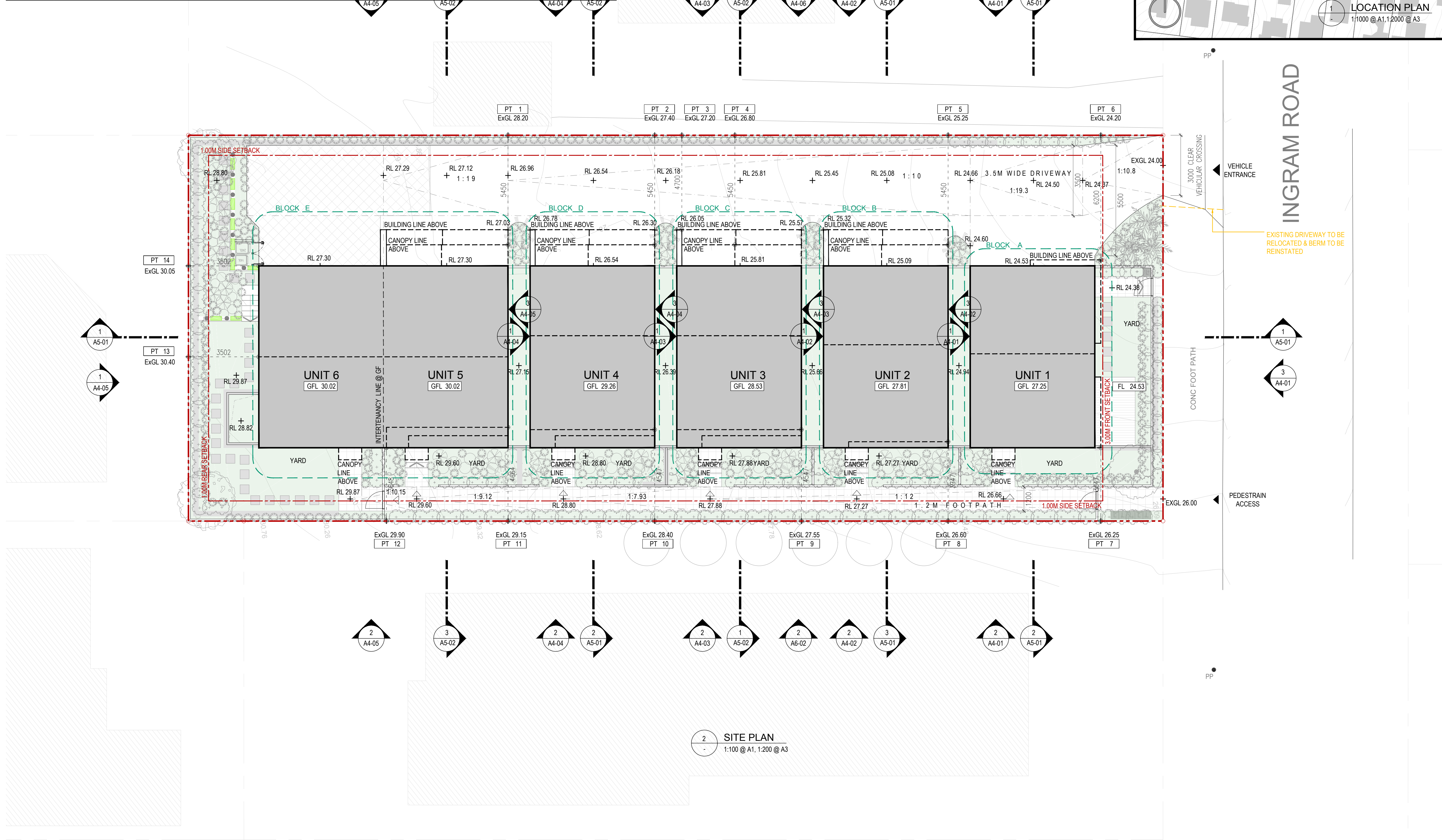
HEIGHT IN RELATION TO BOUNDARY CALCULATION														
	PT 1	PT 2	PT 3	PT 4	PT 5	PT 6	PT 7	PT 8	PT 9	PT 10	PT 11	PT 12	PT 13	PT 14
GROUND LEVEL AT BOUNDARY	28.20	27.40	27.20	26.80	25.25	24.20	26.25	26.60	27.55	28.40	29.15	29.90	30.40	30.05
DISTANCE TO BOUNDARY (m)	5.450	5.450	4.700	5.450	5.450	6.200	3.647	3.947	4.547	4.547	4.663	3.647	3.502	3.502
ACTUAL HEIGHT	35.84	35.08	34.31	34.35	33.63	33.07	33.07	33.65	34.35	35.08	35.96	35.90	36.14	35.90
VERTICAL RECEPTION	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
HORIZONTAL RECEPTION	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RECESSION ANGLE	45	45	45	45	45	45	45	45	45	45	45	45	45	45
MAX PERMITTED HEIGHT	36.150	35.350	34.400	34.750	33.200	32.900	32.397	33.047	34.597	35.447	36.313	36.047	36.402	36.052
CLEARANCE	0.310	0.270	0.090	0.400	-0.430	-0.170	-0.673	-0.603	0.247	0.367	0.353	0.147	0.262	0.152

DEVELOPMENT SUMMARY	
TOTAL GFA	1011.90
TOTAL NUMBER OF UNITS:	6 UNITS
3-BEDROOMS	1
4-BEDROOMS	5
TOTAL PARKING LOTS:	6
VEHICLE LOTS	6

LEGAL DESCRIPTION	
Address	LOT 22 DP 42600 14 Ingram Road Remuera Auckland 1050
Gross Site Area	931.03 sqm
Wind Area	LOW WIND ZONE
Zoning	Residential - Mixed Housing Suburban Zone



PLAN LEGEND	
01	Drawing Number
A4-01	Sheet Number
---	Boundary Line
---	Building Setback Restrict Line
---	Existing site feature to be removed
---	Existing Ground Level
ExGL	Existing Ground Level
RL	Relative Level
FL	Floor Level
+	Level Target
▲	Building Entrance
▲	Site Entrance
■	Building Footprint @ GF
---	Building line Above
---	Existing Neighboring Structures
---	Permeable - Lawn Area
---	Permeable - Timber Decking
---	Impermeable - Driveway
---	Permeable Paving
---	Impermeable - Decking
---	Metal Roof



2 SITE PLAN
1:100 @ A1, 1:200 @ A3

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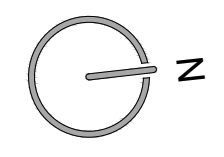
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AS SHOWN	JL	MJS	HH	SP

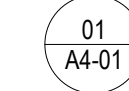




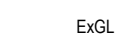
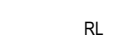
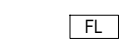
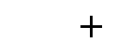
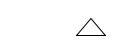



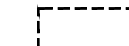
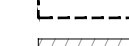



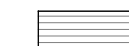


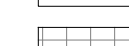
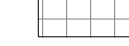
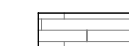



DRAWING TITLE
SITE PLAN, LOCATION PLAN,
HIRB CALCULATIONS

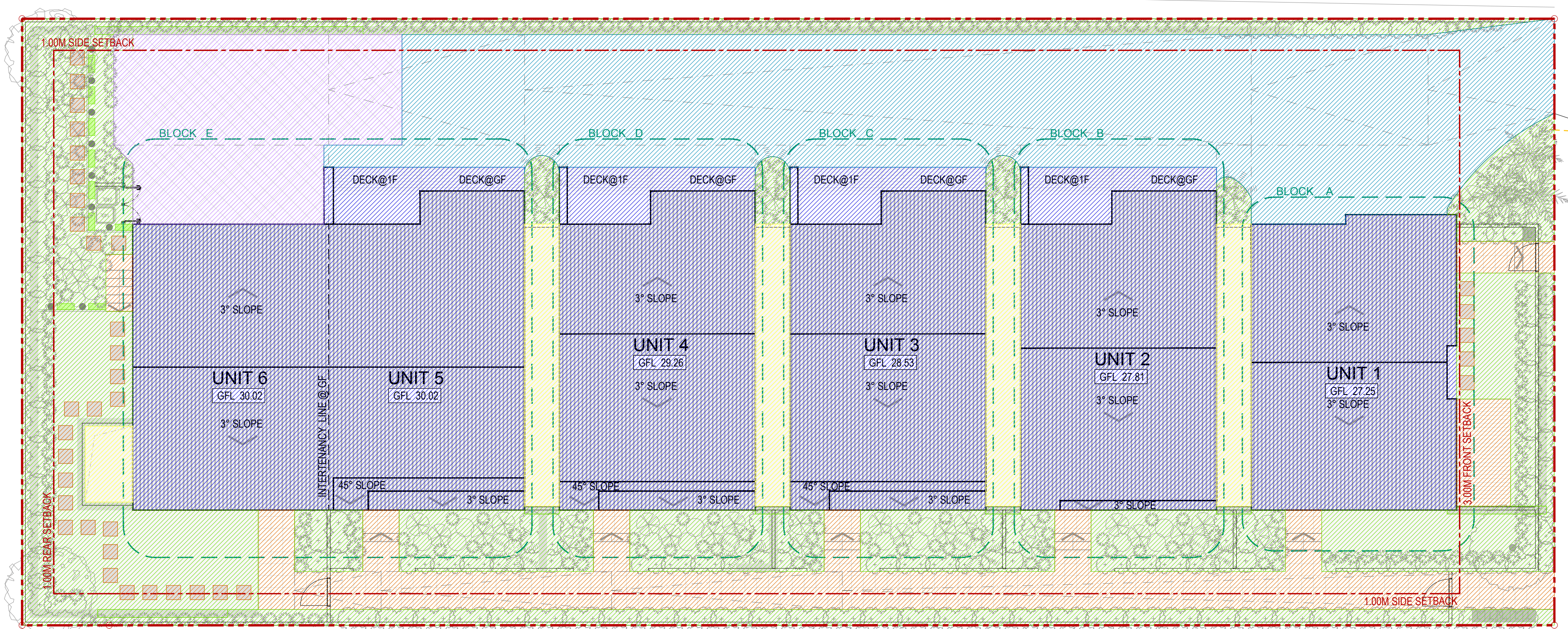
Job No.	Drawing No.	Rev.
OZAC20108	A2-01	A

	Net Site Area(sqsm)		931.03	
	PERMITTED %	sqm	PROPOSED %	sqm
A. IMPERMEABLE AREA (B + C)	60%	GROSS AREA 558.62	59.02%	549.52
B. BUILDING COVERAGE	40%	NET AREA 372.41	41.39%	385.34
C. IMPERMEABLE SURFACES (C1)				164.18
C1. IMPERMEABLE VEHICLE ACCESSWAY				164.18
D. PERMEABLE PAVED AREA FOR VEHICLE PARKING AND MANOEUVRING (NON-LANDSCAPE)				47.23
E. TOTAL LANDSCAPE AREA (E1+E2+E3)	40%	NET AREA 372.41	35.90%	334.28
E1. LANDSCAPE AREA COVERED BY VEGETATION			63.13%	211.02
E2. PERMEABLE HARDSCAPE SURFACE UNDER J1 LANDSCAPE AREA (1) (2) (3) (4)			24.05%	80.39
E3. PERMEABLE ARTIFICIAL LAWN			12.82%	42.87
F. FRONT YARD LANDSCAPE	50%	YARD AREA 28.80	80.12%	46.14

-  A. IMPERMEABLE AREA (B + C)
-  C1. IMPERMEABLE VEHICLE ACCESSWAY
-  D. PERMEABLE PAVED AREA FOR VEHICLE PARKING AND MANOEUVRING (NON-LANDSCAPE)
-  E1. LANDSCAPE AREA COVERED BY VEGETATION
-  E2. PERMEABLE HARDSCAPE SURFACE UNDER J1 LANDSCAPE AREA (1) (2) (3) (4)
-  E3. PERMEABLE ARTIFICIAL LAWN



- PLAN LEGEND
-  Drawing Number
 -  Sheet Number
 -  Boundary Line
 -  Building Setback Restrict Line
 -  Existing site feature to be removed
 -  Existing Ground Level
 -  Existing Ground Level
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REV.	DATE	DESCRIPTION
A	JULY 2020	RC SUBMISSION

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Planner	Sentinel Planning
Surveyor	Boundary
Civil Engineer	Tss
Traffic Engineer	Stantec
Landscape Architect	SOLA
Geotech Engineer	ENGO

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ISSUE STATUS

Scale	Designed	Drawn	Checked	Approved
1:100 @ A1	JL	MJS	HH	SP
1:200 @ A3				

DRAWING TITLE
SITE COVERAGE CALCULATIONS

Job No.	Drawing No.	Rev.
OZAC20108	A2-02	A

1 SITE COVERAGE CALCULATIONS
1:100 @ A1, 1:200 @ A3

UNIT DEVELOPMENT CONTROL									
	GFA		Net Internal Floor Area		Outdoor Living Space			Outlook Space	
	Area (sqm)	Area (sqm)			Dim (m)	Area (sqm)			
UNIT 1	3 bedrooms, 3 bathrooms, 1wc								
LGF	56.11	46.32	[min dim ≥ 4m, gradient ≥ 1/20]	2.90	NC	44.93	C		
GF	50.75	39.50	[area ≥ 8 sqm, min dim ≥ 1.8m]	1.46	NC	8.07	C	LIVING ROOM	4 x 6 C
1F	59.88	40.95						BEDROOM	3 x 3 C
TOTAL	166.74	126.77	C	[area ≥ 20 sqm]		53.00	C		
UNIT 2	3 bedrooms, 3 bathrooms, 1wc								
LGF	56.11	47.40	[min dim ≥ 4m, gradient ≥ 1/20]	1.90	NC	14.21	NC	OTHER ROOM	1 x 1 C
GF	56.11	44.95	[area ≥ 8 sqm, min dim ≥ 1.8m]	1.80	C	10.71	C	LIVING ROOM	4 x 6 C
1F	58.10	40.94				4.79		BEDROOM	3 x 3 C
TOTAL	170.32	133.29	C	[area ≥ 20 sqm]		29.71	C		
UNIT 3	3 bedrooms, 3 bathrooms, 1wc								
LGF	56.11	47.40	[min dim ≥ 4m, gradient ≥ 1/20]	1.90	NC	14.21	NC	OTHER ROOM	1 x 1 C
GF	56.11	44.95	[area ≥ 8 sqm, min dim ≥ 1.8m]	1.80	C	10.71	C	LIVING ROOM	4 x 6 C
1F	56.62	39.59				4.79		BEDROOM	3 x 3 C
TOTAL	168.84	131.94	C	[area ≥ 20 sqm]		29.71	C		
UNIT 4	3 bedrooms, 3 bathrooms, 1wc								
LGF	56.11	47.40	[min dim ≥ 4m, gradient ≥ 1/20]	1.90	NC	14.21	NC	OTHER ROOM	1 x 1 C
GF	56.11	44.95	[area ≥ 8 sqm, min dim ≥ 1.8m]	1.80	C	10.71	C	LIVING ROOM	4 x 6 C
1F	56.62	39.59				4.79		BEDROOM	3 x 3 C
TOTAL	168.84	131.94	C	[area ≥ 20 sqm]		29.71	C		
UNIT 5	3 bedrooms, 3 bathrooms, 1wc								
LGF	56.11	47.40	[min dim ≥ 4m, gradient ≥ 1/20]	1.90	NC	13.20	NC	OTHER ROOM	1 x 1 C
GF	56.11	44.95	[area ≥ 8 sqm, min dim ≥ 1.8m]	1.80	C	10.89	C	LIVING ROOM	4 x 6 C
1F	56.62	39.59				4.97		BEDROOM	3 x 3 C
TOTAL	168.84	131.94	C	[area ≥ 20 sqm]		29.06	C		
UNIT 6	3 bedrooms, 3 bathrooms, 1wc								
LGF	56.11	47.40						OTHER ROOM	1 x 1 C
GF	56.11	44.95	[min dim ≥ 4m, gradient ≥ 1/20]	3.00	NC	36.08	C	LIVING ROOM	4 x 6 C
1F	56.11	38.11						BEDROOM	3 x 3 C
TOTAL	168.33	130.46	C	[area ≥ 20 sqm]		36.08	C		

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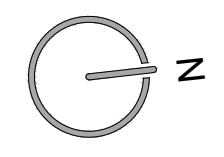
ISSUE STATUS

RESOURCE CONSENT

Scale	Designed	Drawn	Checked	Approved
NTS	JL	MJS	HH	SP

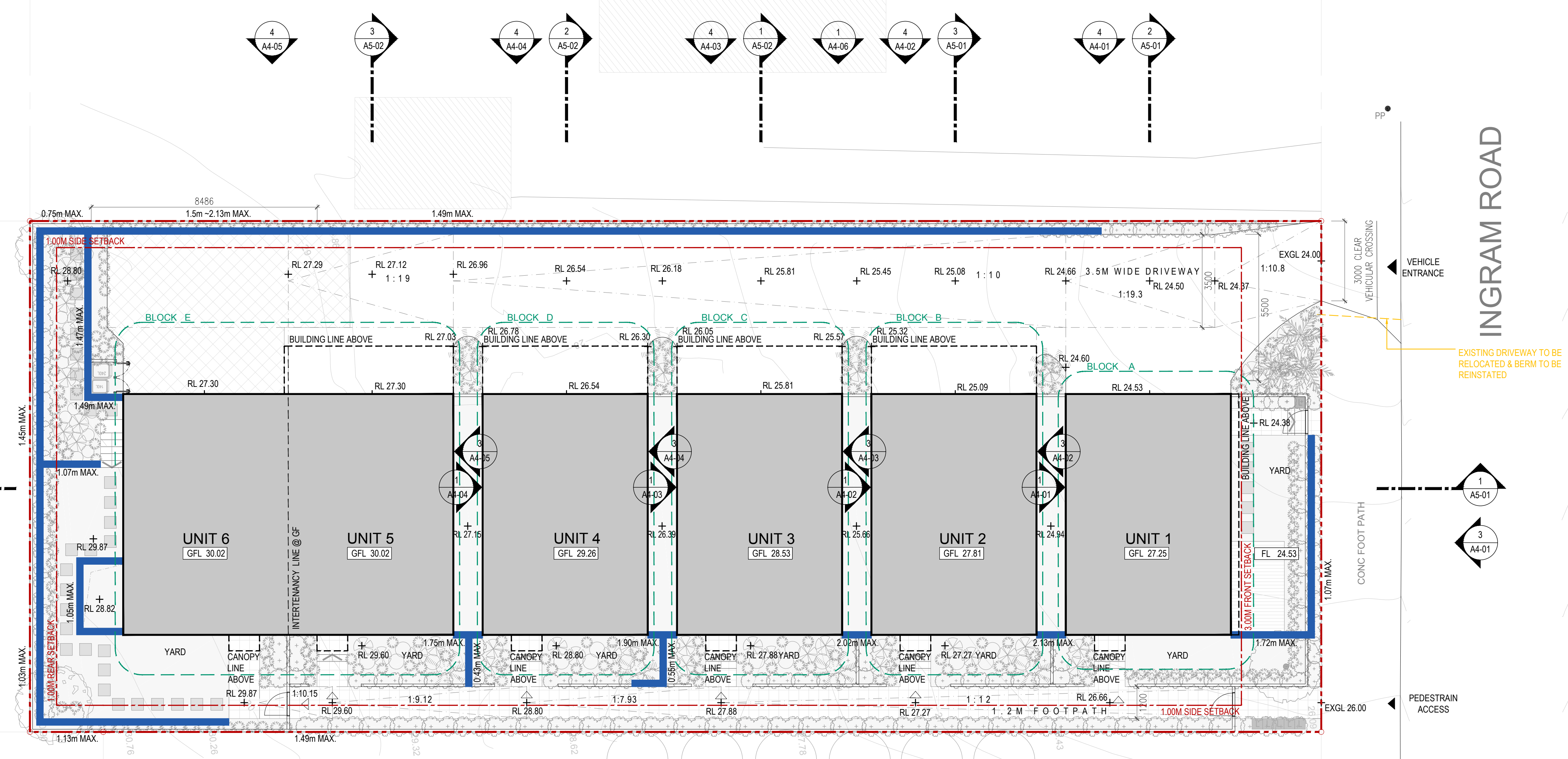
DRAWING TITLE
PROPOSED DETAILED DEVELOPMENT CONTROL

Job No.	Drawing No.	Rev.
OZAC20108	A2-03	A



PLAN LEGEND

- 01 Drawing Number
- A4-01 Sheet Number
- Boundary Line
- Building Setback Restrict Line
- - - Existing site feature to be removed
- Existing Ground Level
- ExGL Existing Ground Level
- RL Relative Level
- FL Floor Level
- + Level Target
- △ Building Entrance
- ▲ Site Entrance
- Building Footprint @ GF
- Building line Above
- Existing Neighboring Structures
- Permeable - Lawn Area
- Permeable - Timber Decking
- Impermeable - Driveway
- Permeable Paving
- Impermeable - Decking
- Metal Roof



A	JULY 2020	RC SUBMISSION
REV.	DATE	DESCRIPTION
CONSULTANTS		
Planner		Sentinel Planning
Surveyor		Boundary
Civil Engineer		Tss
Traffic Engineer		Stantec
Landscape Architect		SOLA
Geotech Engineer		ENGEO

PROJECT TITLE
14 INGRAM ROAD DEVELOPMENT

PROJECT ADDRESS
14 Ingram Road Remuera Auckland 1050

LOT number	22	DP number	42600
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CLIENT

Gavin Zhang

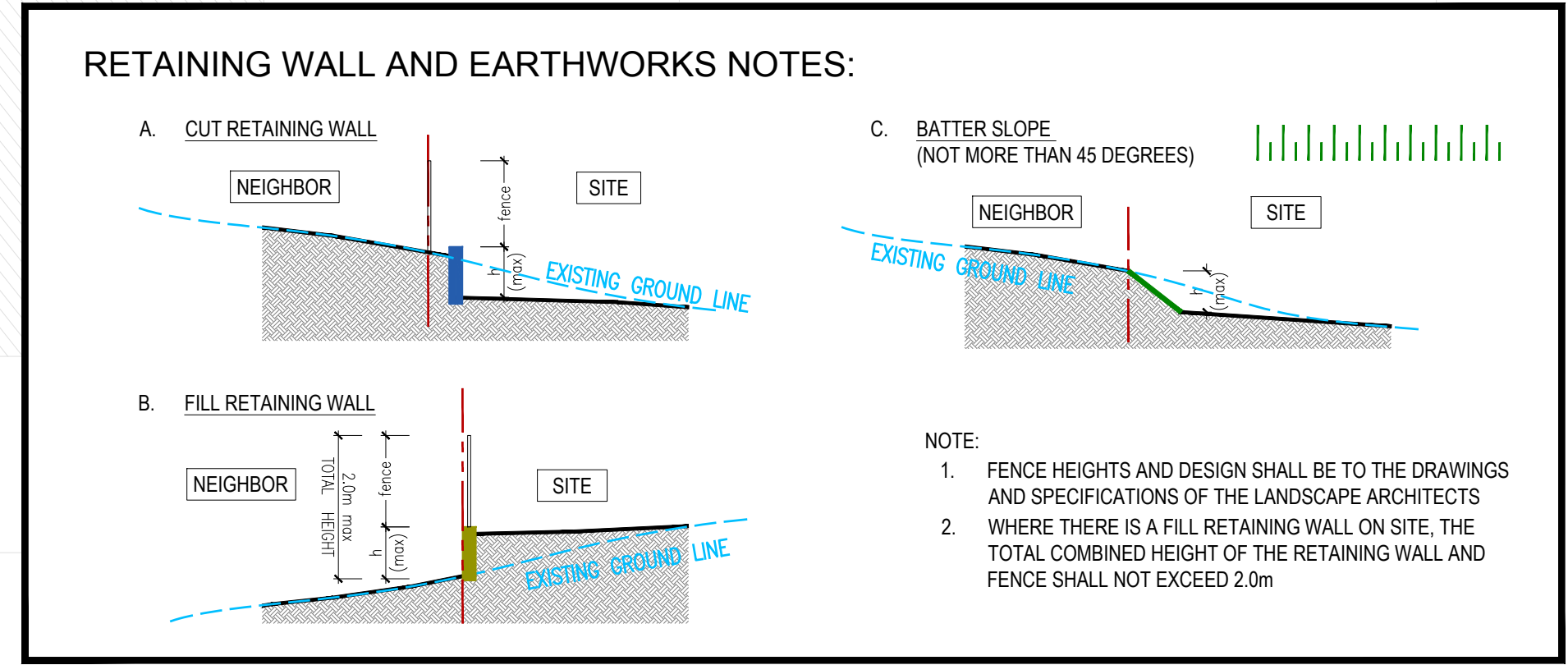
ARCHITECT & LEAD DESIGN CONSULTANT

OZAC

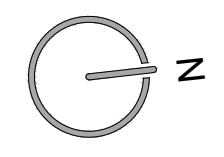
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ISSUE STATUS

RESOURCE CONSENT				
Scale	Designed	Drawn	Checked	Approved
1:100 @ A1 1:200 @ A3	JL	MJS	HH	SP
DRAWING TITLE				
RETAINING WALL PLAN				
Job No.	Drawing No.	Rev.		
OZAC20108	A3-01	A		

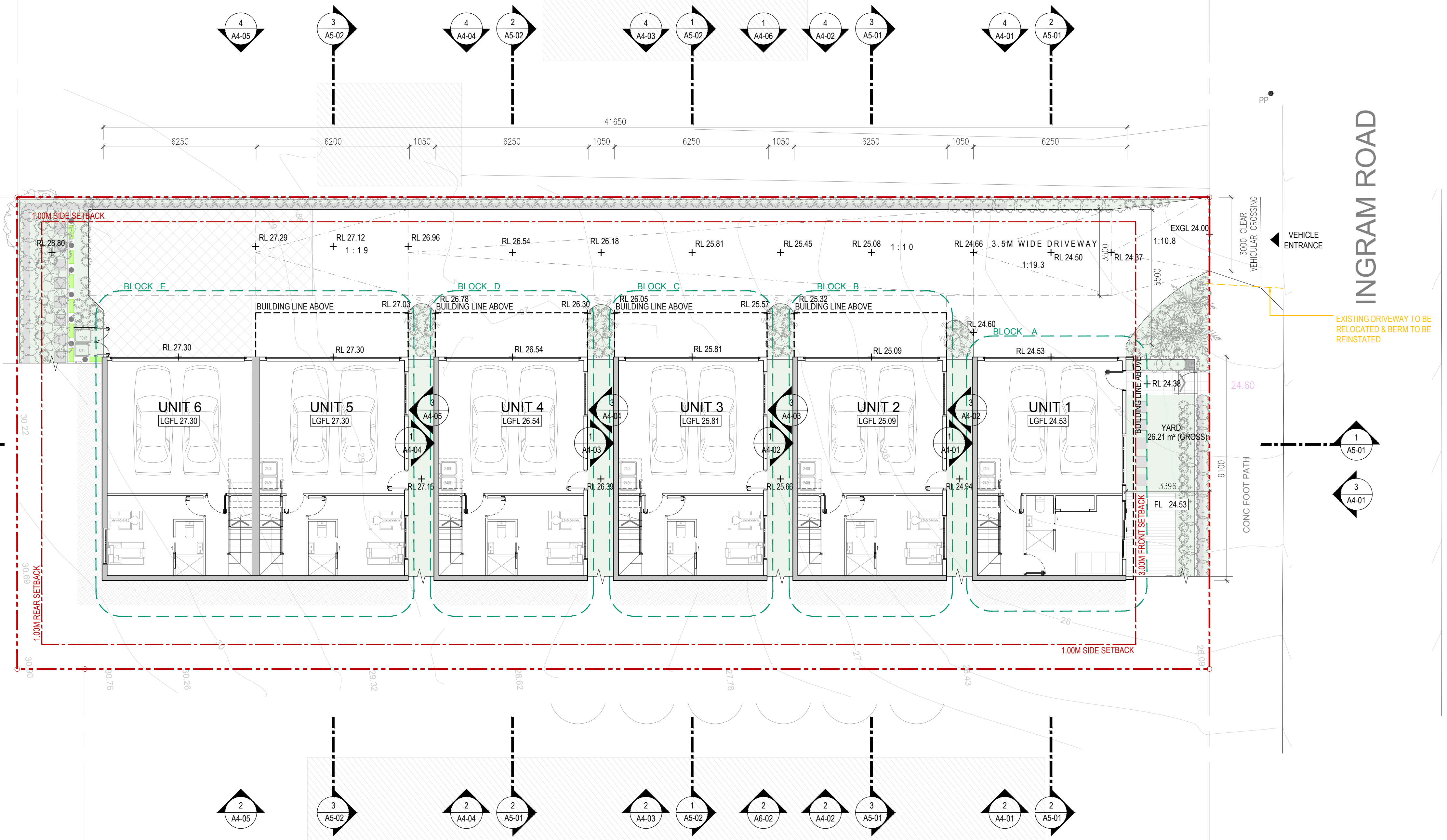


1 RETAINING WALL PLAN
1:100 @ A1, 1:200 @ A3



PLAN LEGEND

- 01 Drawing Number
- A4-01 Sheet Number
- Boundary Line
- - - Building Setback Restrict Line
- - - Existing site feature to be removed
- - - Existing Ground Level
- ExGL Existing Ground Level
- RL Relative Level
- FL Floor Level
- + Level Target
- △ Building Entrance
- ▲ Site Entrance
- Building Footprint @ GF
- - - Building line Above
- ▨ Existing Neighboring Structures
- Permeable - Lawn Area
- ▨ Permeable - Timber Decking
- Impermeable - Driveway
- ▨ Permeable Paving
- ▨ Impermeable - Decking
- ▨ Metal Roof



1 LOWER GROUND FLOOR PLAN
 1:100 @ A1, 1:200 @ A3

A	JULY 2020	RC SUBMISSION
REV.	DATE	DESCRIPTION
CONSULTANTS		
Planner		Sentinel Planning
Surveyor		Boundary
Civil Engineer		Tss
Traffic Engineer		Stantec
Landscape Architect		SOLA
Geotech Engineer		ENGE0

PROJECT TITLE
14 INGRAM ROAD DEVELOPMENT

PROJECT ADDRESS
 14 Ingram Road Remuera Auckland 1050

LOT number	22	DP number	42600
CLIENT			

Gavin Zhang

ARCHITECT & LEAD DESIGN CONSULTANT

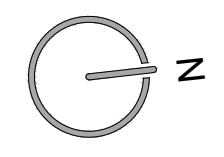
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ISSUE STATUS

Scale	Designed	Drawn	Checked	Approved
1:100 @ A1 1:200 @ A3	JL	MJS	HH	SP

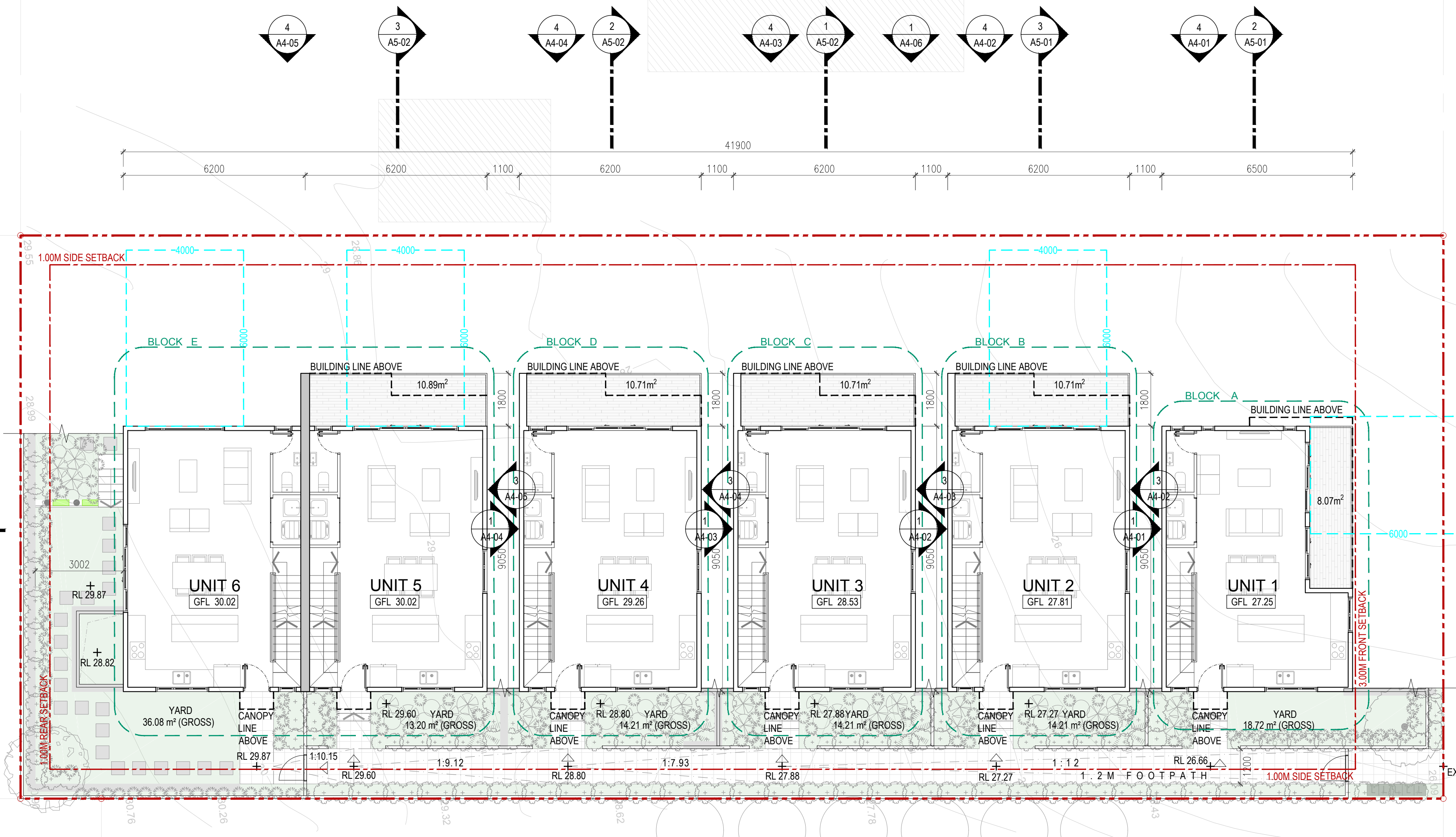
DRAWING TITLE
 LOWER GROUND FLOOR PLAN

Job No.	Drawing No.	Rev.
OZAC20108	A3-02	A



PLAN LEGEND

- 01 Drawing Number
- A4-01 Sheet Number
- Boundary Line
- - - Building Setback Restrict Line
- - - Existing site feature to be removed
- - - Existing Ground Level
- ExGL Existing Ground Level
- RL Relative Level
- FL Floor Level
- + Level Target
- △ Building Entrance
- ▲ Site Entrance
- Building Footprint @ GF
- - - Building line Above
- ▨ Existing Neighboring Structures
- Permeable - Lawn Area
- ▨ Permeable - Timber Decking
- Impermeable - Driveway
- ▨ Permeable Paving
- ▨ Impermeable - Decking
- ▨ Metal Roof



1 GROUND FLOOR PLAN
1:100 @ A1, 1:200 @ A3

A	JULY 2020	RC SUBMISSION
REV.	DATE	DESCRIPTION
CONSULTANTS		
Planner		Sentinel Planning
Surveyor		Boundary
Civil Engineer		Tss
Traffic Engineer		Stantec
Landscape Architect		SOLA
Geotech Engineer		ENGE0

PROJECT TITLE
14 INGRAM ROAD DEVELOPMENT

PROJECT ADDRESS
14 Ingram Road Remuera Auckland 1050

LOT number	22	DP number	42600
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CLIENT
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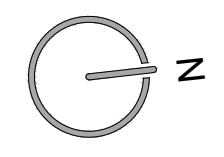
ISSUE STATUS

Scale	Designed	Drawn	Checked	Approved
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1:200 @ A3				

DRAWING TITLE

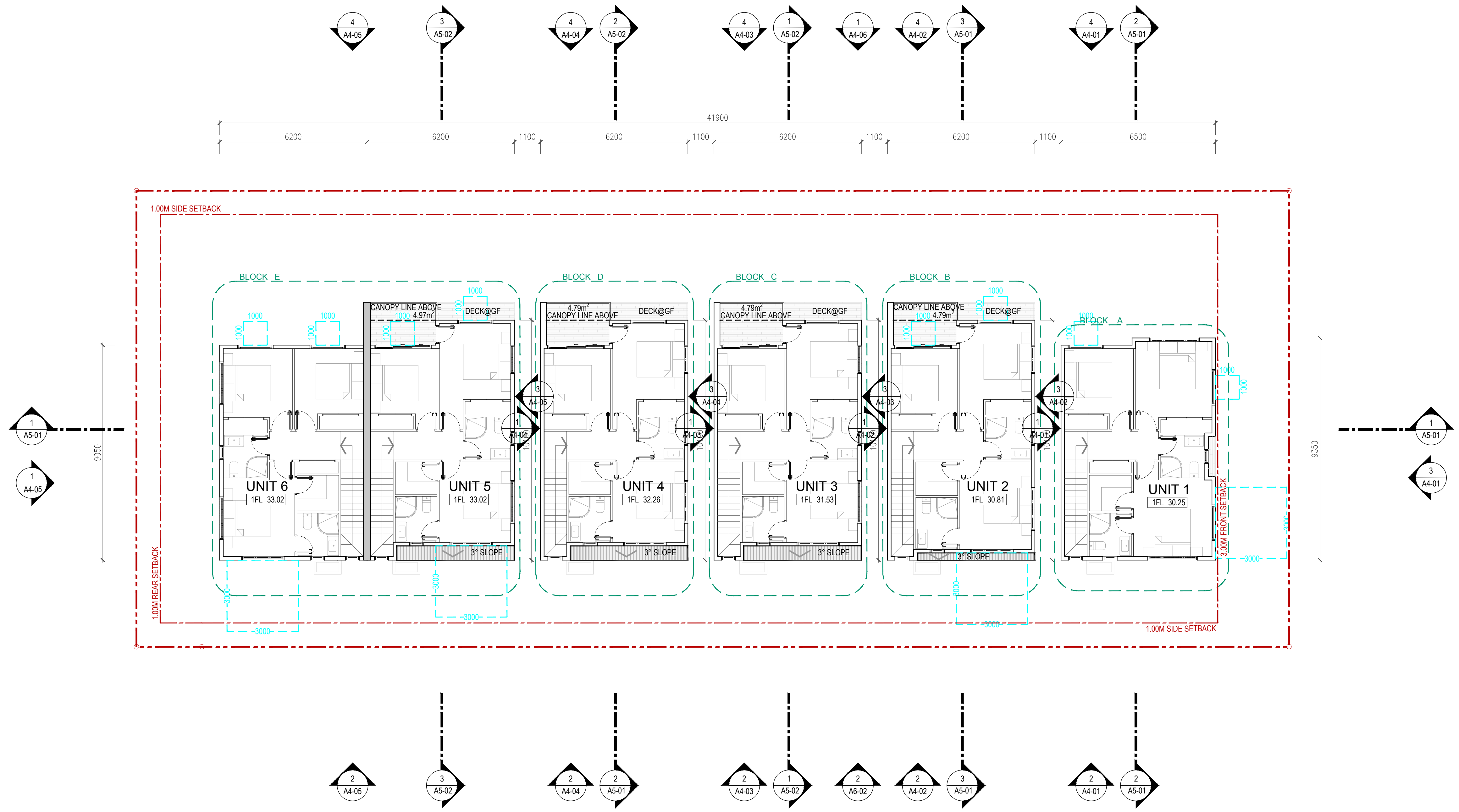
GROUND FLOOR PLAN		
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Job No.	Drawing No.	Rev.
OZAC20108	A3-03	A



PLAN LEGEND

- 01 Drawing Number
- A4-01 Sheet Number
- Boundary Line
- Building Setback Restrict Line
- Existing site feature to be removed
- Existing Ground Level
- ExGL Existing Ground Level
- RL Relative Level
- FL Floor Level
- +
 Level Target
- △ Building Entrance
- ▲ Site Entrance
- Building Footprint @ GF
- Building line Above
- Existing Neighboring Structures
- Permeable - Lawn Area
- Permeable - Timber Decking
- Impermeable - Driveway
- Permeable Paving
- Impermeable - Decking
- Metal Roof



1 FIRST FLOOR PLAN
1:100 @ A1, 1:200 @ A3

A	JULY 2020	RC SUBMISSION
REV.	DATE	DESCRIPTION
CONSULTANTS		
Planner		Sentinel Planning
Surveyor		Boundary
Civil Engineer		Tss
Traffic Engineer		Stantec
Landscape Architect		SOLA
Geotech Engineer		ENGE0

PROJECT TITLE
14 INGRAM ROAD DEVELOPMENT

PROJECT ADDRESS
14 Ingram Road Remuera Auckland 1050

LOT number	22	DP number	42600
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CLIENT
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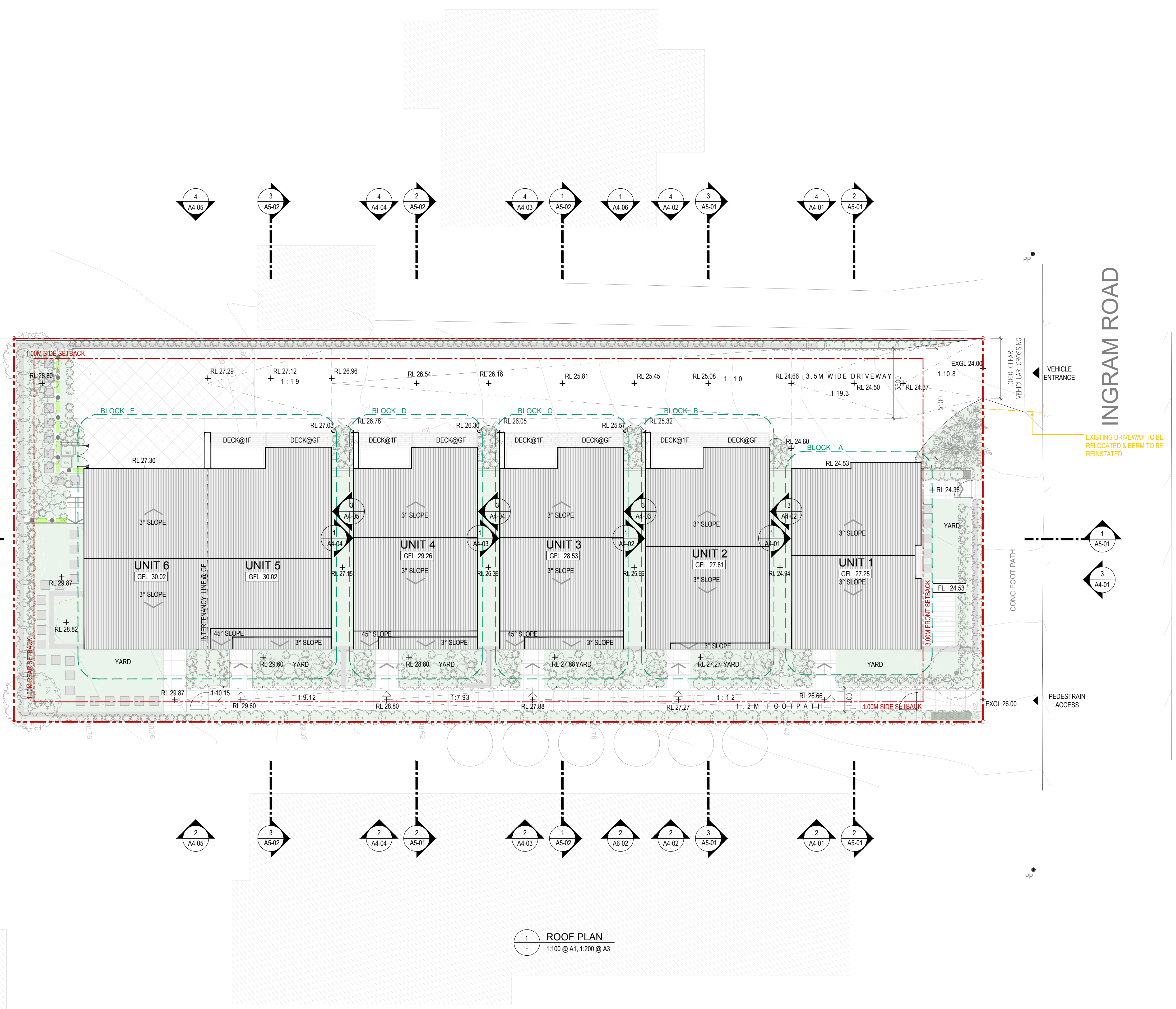
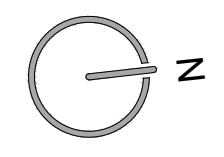
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ISSUE STATUS
RESOURCE CONSENT

Scale	Designed	Drawn	Checked	Approved
1:100 @ A1	JL	MJS	HH	SP
1:200 @ A3				

DRAWING TITLE
FIRST FLOOR PLAN

Job No.	Drawing No.	Rev.
OZAC20108	A3-04	A



PLAN LEGEND

- 01 Drawing Number
- A4-01 Sheet Number
- Boundary Line
- - - Building Setback Restrict Line
- - - Existing site feature to be removed
- 11.0 Existing Ground Level
- ExGL Existing Ground Level
- RL Relative Level
- FL Floor Level
- + Level Target
- △ Building Entrance
- ▲ Site Entrance
- Building Footprint @ GF
- - - Building line Above
- ▨ Existing Neighboring Structures
- Permeable - Lawn Area
- ▨ Permeable - Timber Decking
- Impermeable - Driveway
- ▨ Permeable Paving
- ▨ Impermeable - Decking
- ▨ Metal Roof

A	JULY 2020	RC SUBMISSION
REV.	DATE	DESCRIPTION
CONSULTANTS		
Planner		Sentinel Planning
Surveyor		Boundary
Civil Engineer		Tss
Traffic Engineer		Stantec
Landscape Architect		SOLA
Geotech Engineer		ENGE0

PROJECT TITLE
14 INGRAM ROAD DEVELOPMENT

PROJECT ADDRESS
14 Ingram Road Remuera Auckland 1050

LOT number	22	DP number	42600
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CLIENT
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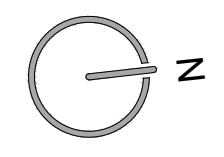
RESOURCE CONSENT

Scale	Designed	Drawn	Checked	Approved
1:100 @ A1	JL	MJS	HH	SP
1:200 @ A3				

DRAWING TITLE
ROOF PLAN

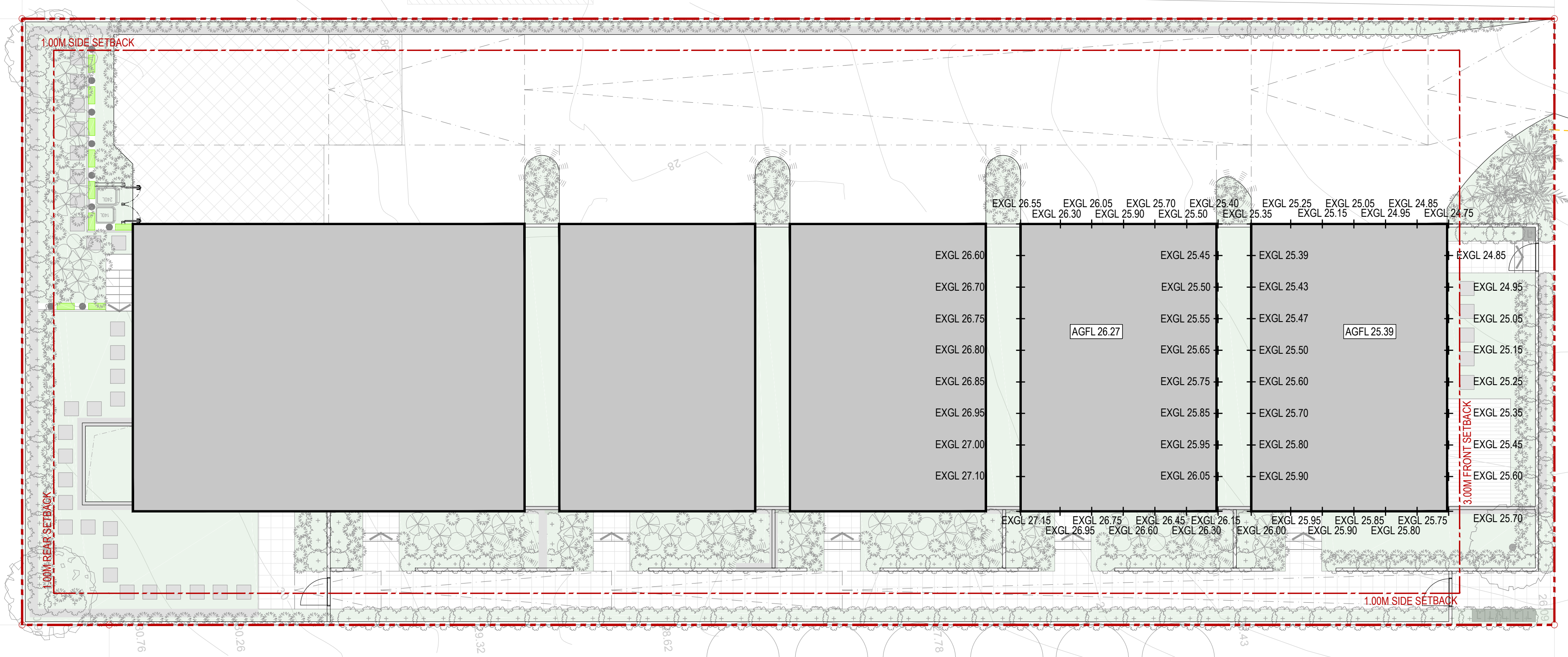
Job No.	Drawing No.	Rev.
OZAC20108	A3-05	A

1 ROOF PLAN
 1:100 @ A1, 1:200 @ A3



PLAN LEGEND

- 01 Drawing Number
- A4-01 Sheet Number
- Boundary Line
- Building Setback Restrict Line
- Existing site feature to be removed
- Existing Ground Level
- EXGL Existing Ground Level
- RL Relative Level
- FL Floor Level
- + Level Target
- △ Building Entrance
- ▲ Site Entrance
- Building Footprint @ GF
- Building line Above
- Existing Neighboring Structures
- Permeable - Lawn Area
- Permeable - Timber Decking
- Impermeable - Driveway
- Permeable Paving
- Impermeable - Decking
- Metal Roof



1 AVERAGE GROUND LEVEL
1:100 @ A1, 1:200 @ A3

A JULY 2020 RC SUBMISSION		
REV.	DATE	DESCRIPTION
CONSULTANTS		
Planner		Sentinel Planning
Surveyor		Boundary
Civil Engineer		Tss
Traffic Engineer		Stantec
Landscape Architect		SOLA
Geotech Engineer		ENGL

PROJECT TITLE
14 INGRAM ROAD DEVELOPMENT

PROJECT ADDRESS
14 Ingram Road Remuera Auckland 1050

LOT number	22	DP number	42600
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CLIENT
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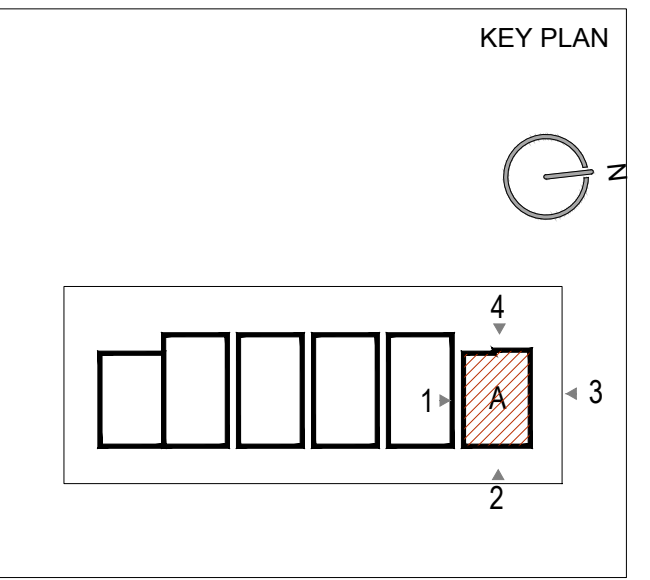
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ISSUE STATUS

RESOURCE CONSENT				
Scale	Designed	Drawn	Checked	Approved
1:100 @ A1	JL	MJS	HH	SP
1:200 @ A3				

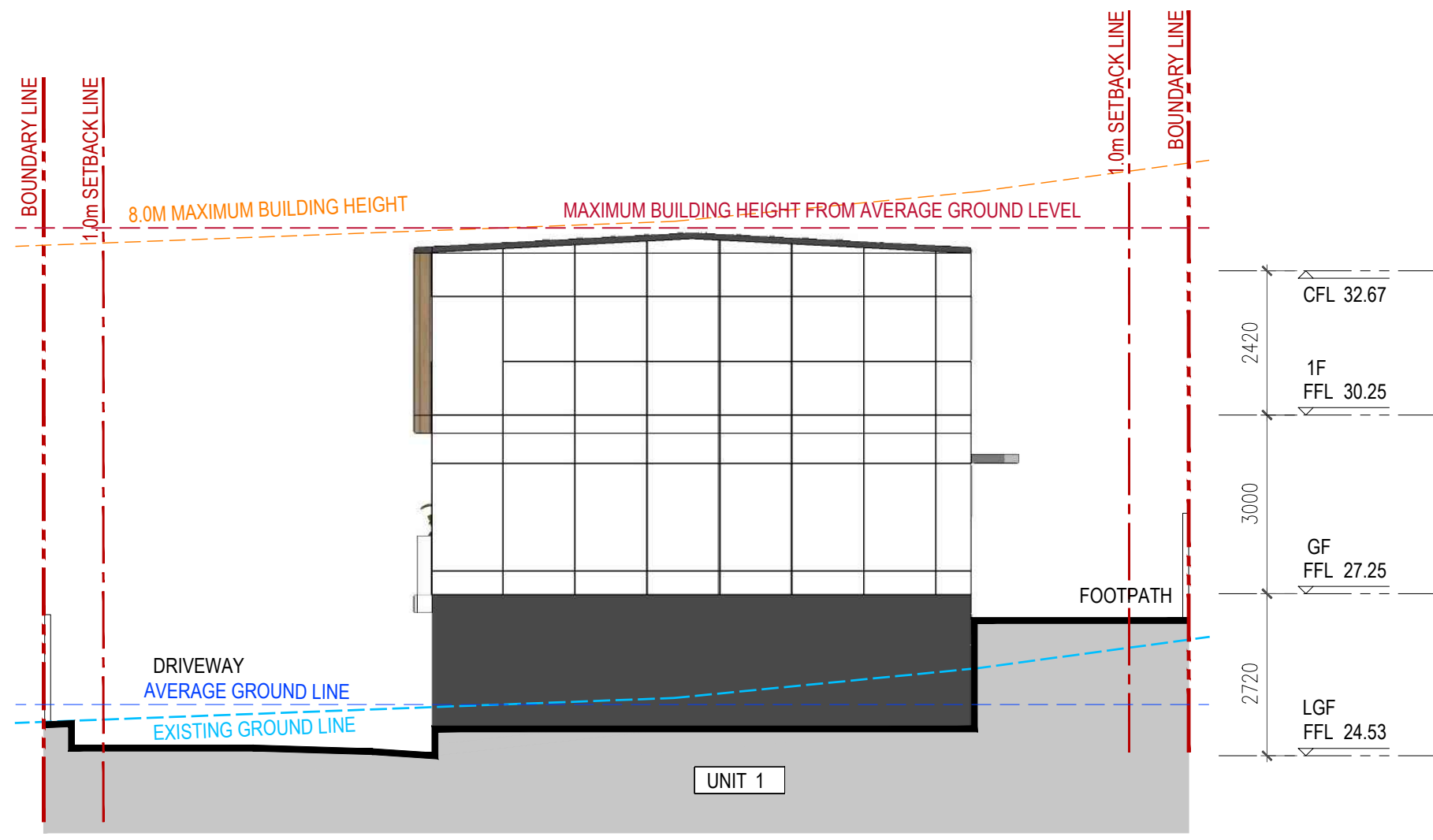
DRAWING TITLE
AVERAGE GROUND LEVEL

Job No.	Drawing No.	Rev.
OZAC20108	A3-06	A

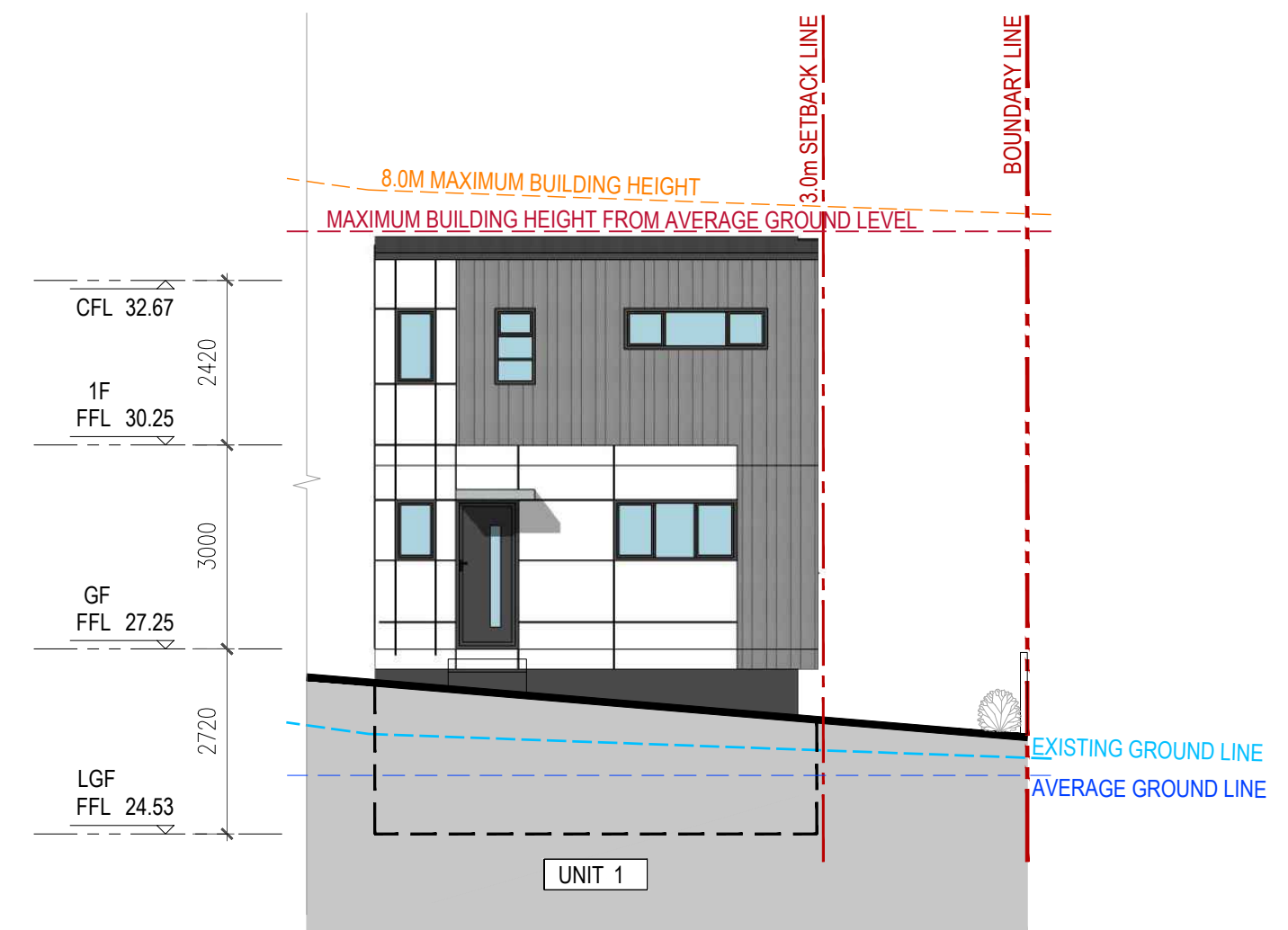


ELEVATION & SECTION LEGEND

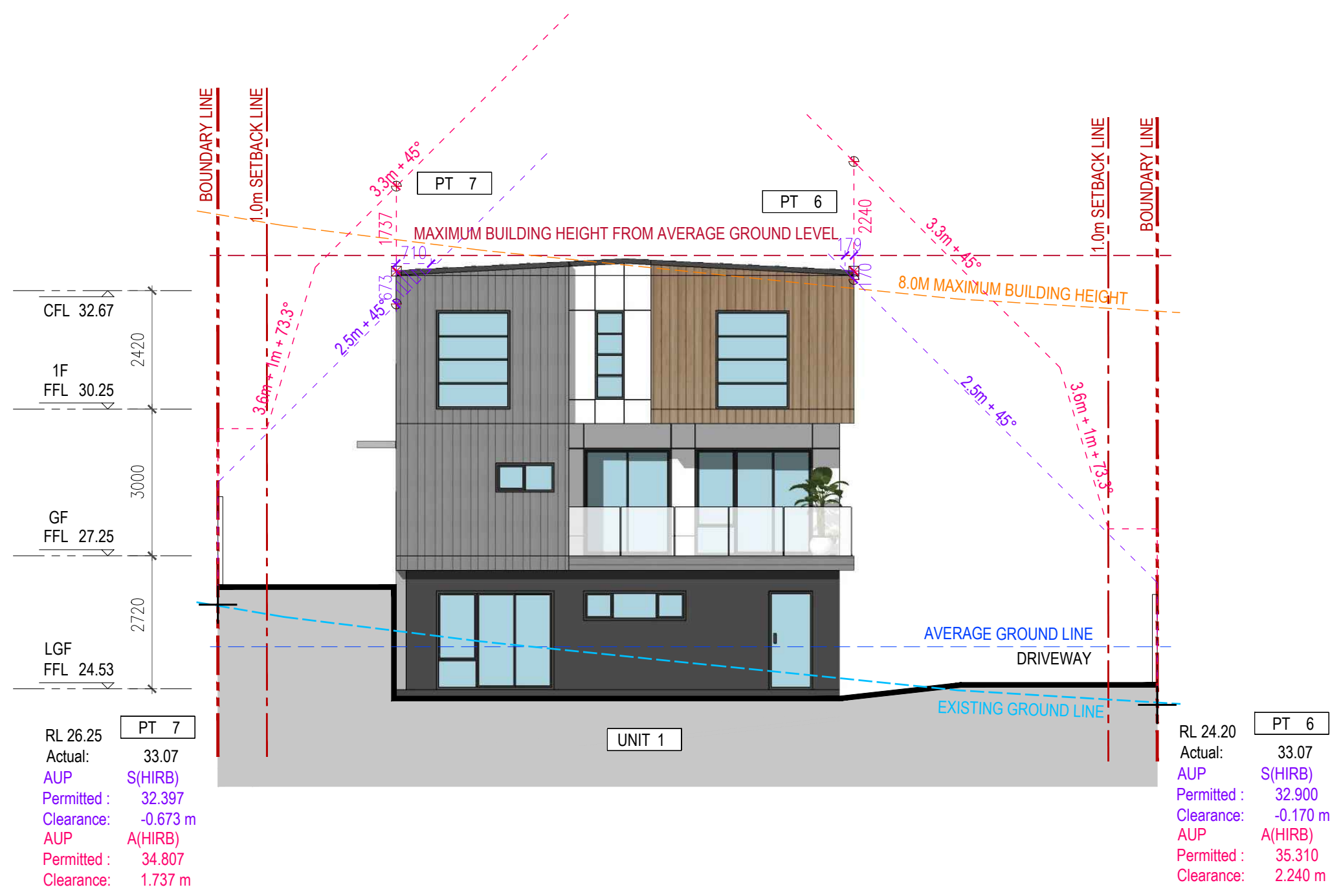
- 01 Drawing Number
- A4-01 Sheet Number
- Boundary Line
- - - Building Setback
- - - Existing Ground Line
- - - Height Limit
- Metal Roof
- Titan board -White
- Fibre Cement -Grey
- Fibre Cement -Timber appearance
- Frosted Glazing
- PT 00 Critical Point
- +_{RL 00.00} Level Target
- ⊠ Actual Height at Critical Point
- ⊕ HIRB Maximum Allowable Height



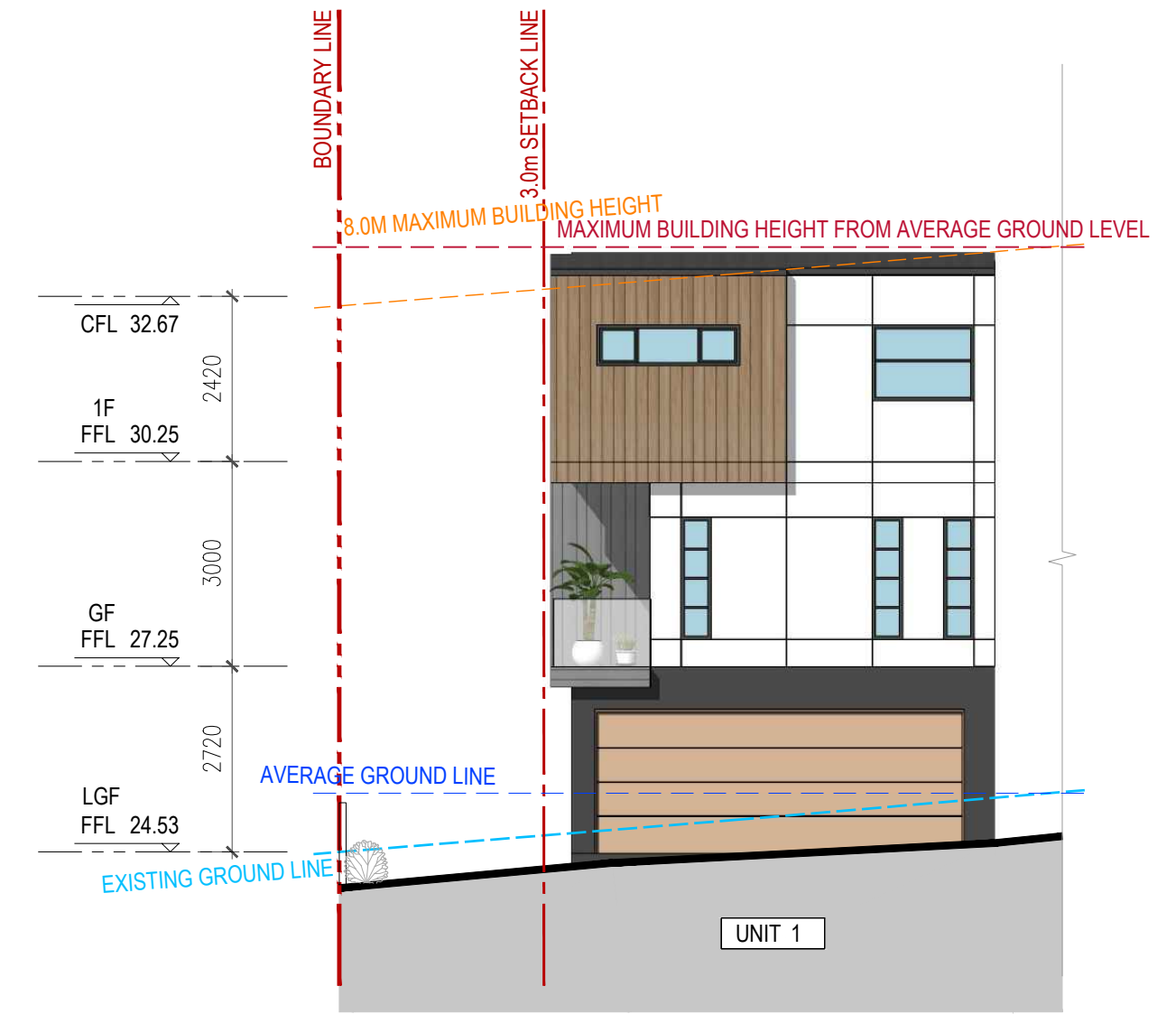
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1:100 @ A1, 1:200 @ A3



2 BLOCK A EAST ELEVATION
1:100 @ A1, 1:200 @ A3



3 BLOCK A NORTH ELEVATION
1:100 @ A1, 1:200 @ A3



4 BLOCK A WEST ELEVATION
1:100 @ A1, 1:200 @ A3

REV.	DATE	DESCRIPTION
A	JULY 2020	RC SUBMISSION

CONSULTANTS

Planner	Sentinel Planning
Surveyor	Boundary
Civil Engineer	Tss
Traffic Engineer	Stantec
Landscape Architect	SOLA
Geotech Engineer	ENGO

PROJECT TITLE
14 INGRAM ROAD DEVELOPMENT

PROJECT ADDRESS
14 Ingram Road Remuera Auckland 1050

LOT number	22	DP number	42600
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CLIENT

Gavin Zhang

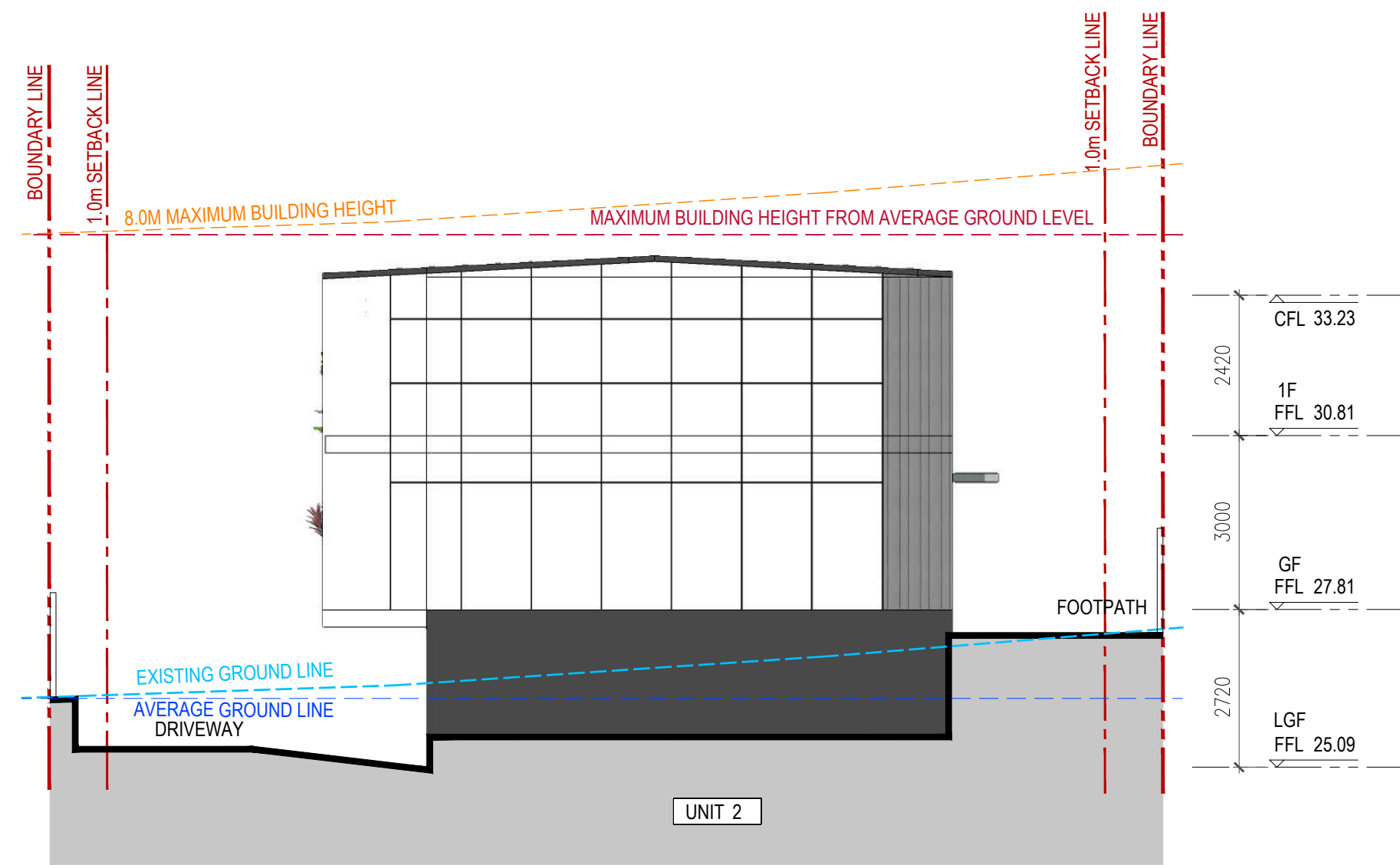
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ISSUE STATUS

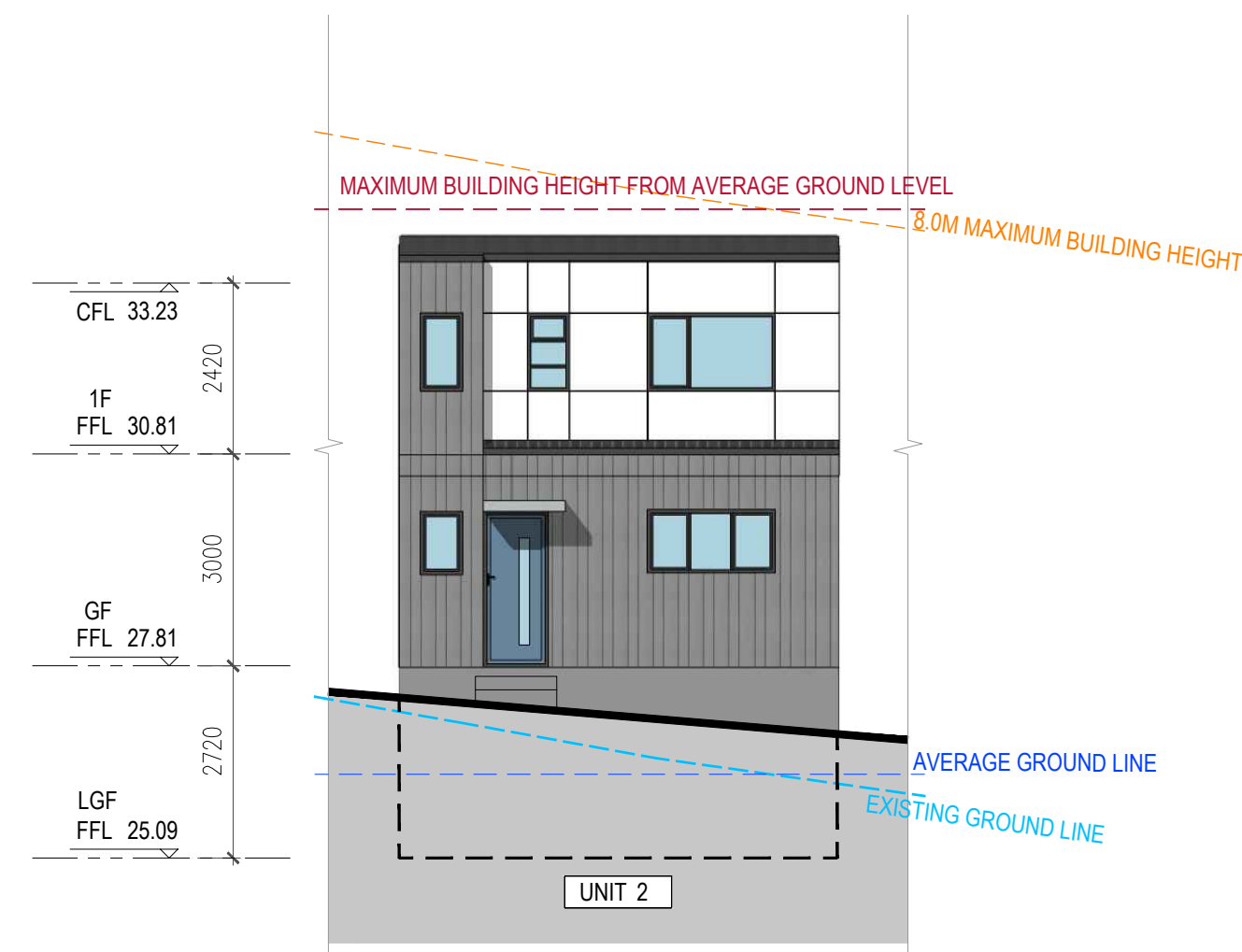
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1:100 @ A1 1:200 @ A3	JL	MJS	HH	SP

DRAWING TITLE
BLOCK A ELEVATIONS

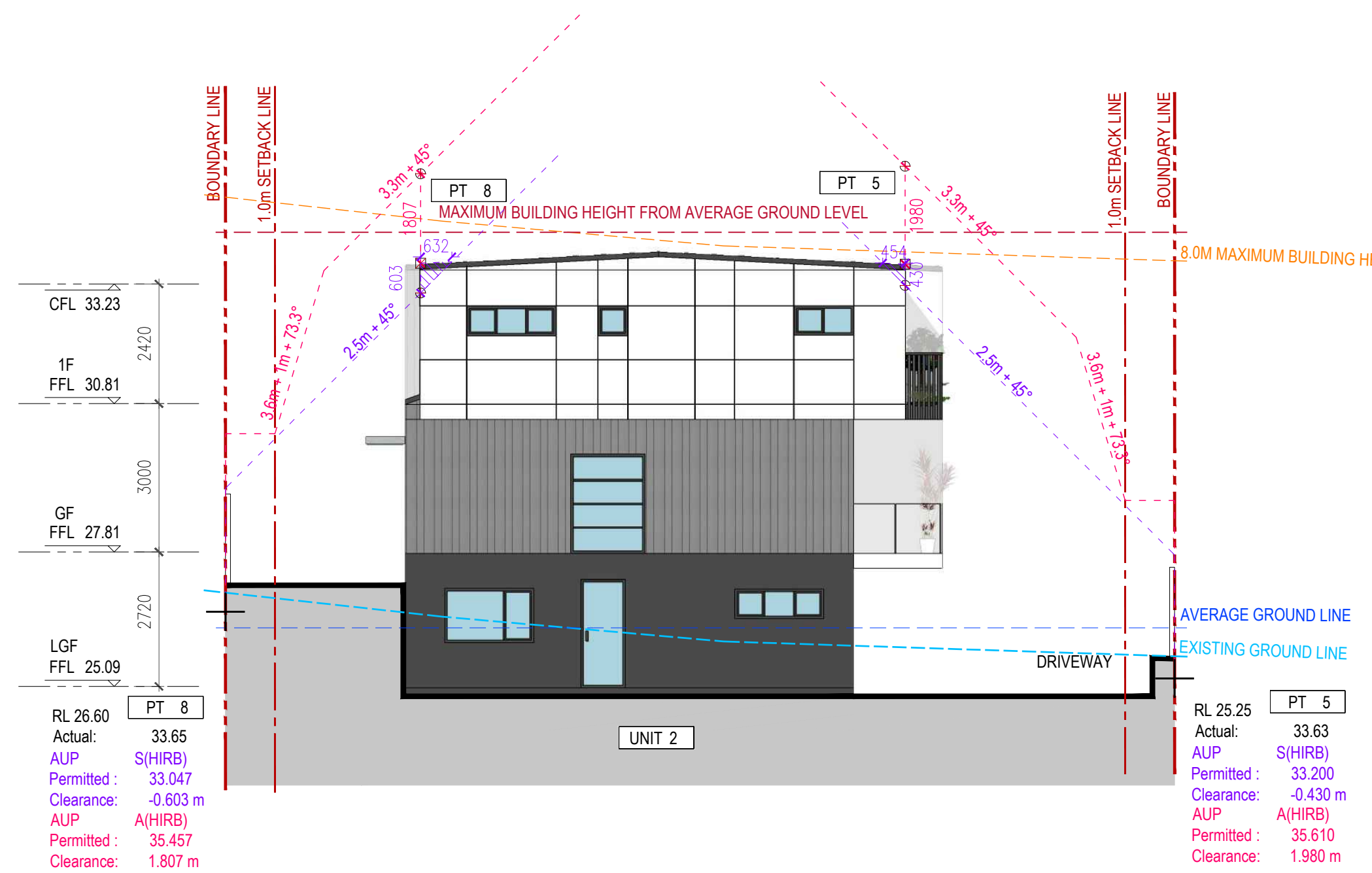
Job No.	Drawing No.	Rev.
OZAC20108	A4-01	A



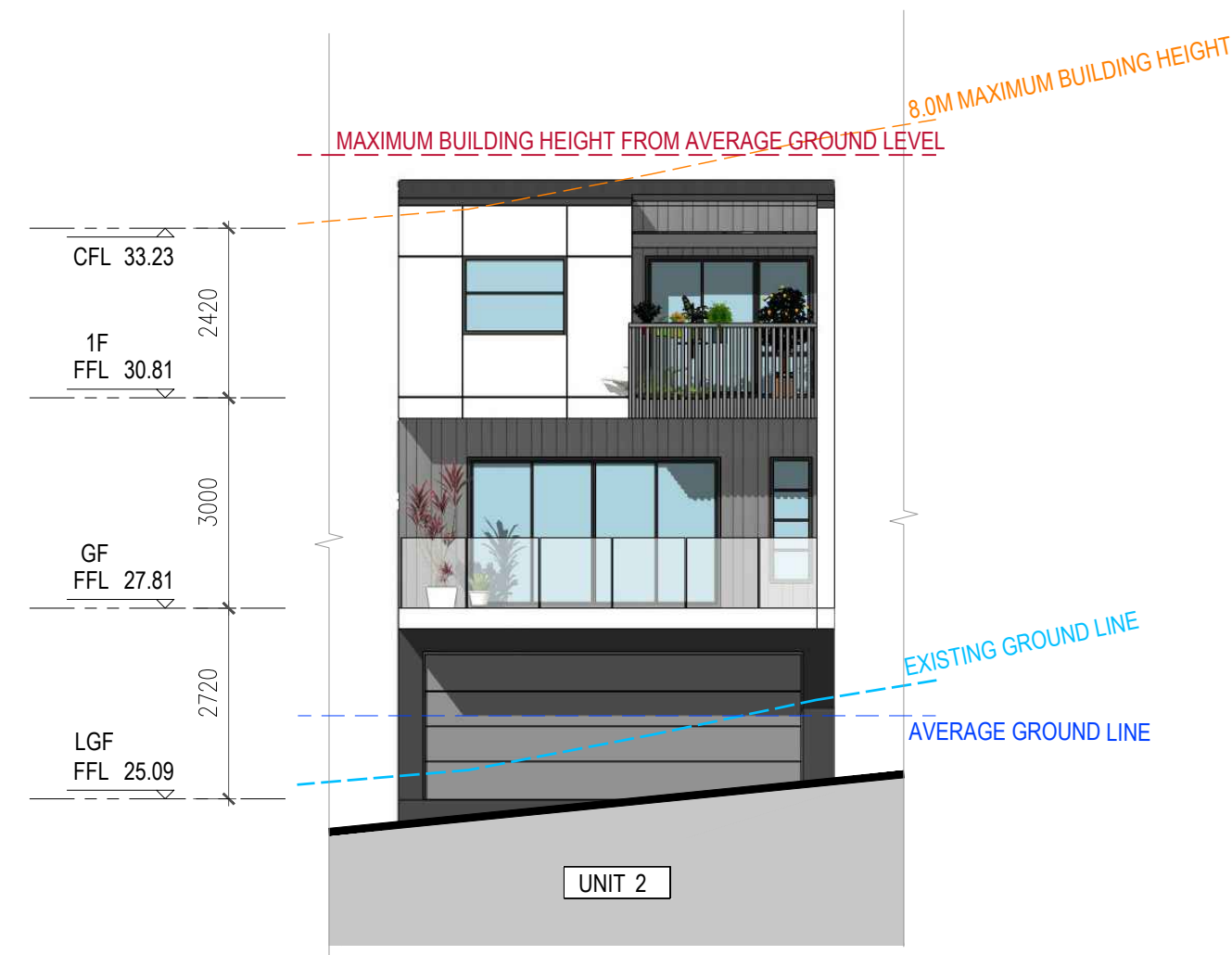
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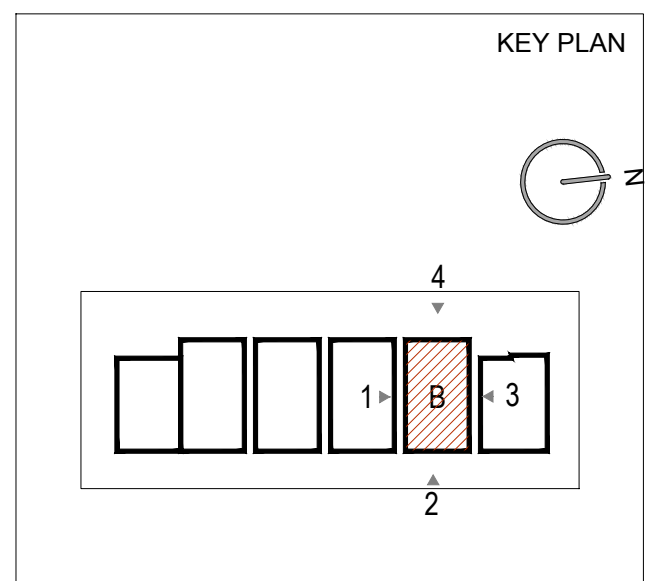
2 BLOCK B EAST ELEVATION
1:100 @ A1, 1:200 @ A3



3 BLOCK B NORTH ELEVATION
1:100 @ A1, 1:200 @ A3



4 BLOCK B WEST ELEVATION
1:100 @ A1, 1:200 @ A3



ELEVATION & SECTION LEGEND

- 01 Drawing Number
- A4-01 Sheet Number
- Boundary Line
- Building Setback
- Existing Ground Line
- Height Limit
- Metal Roof
- Titan board -White
- Fibre Cement -Grey
- Fibre Cement -Timber appearance
- Frosted Glazing
- PT 00 Critical Point
- +_{RL} 00.00 Level Target
- ⊗ Actual Height at Critical Point
- ⊕ HIRB Maximum Allowable Height

A JULY 2020 RC SUBMISSION

REV.	DATE	DESCRIPTION

CONSULTANTS	
Planner	Sentinel Planning
Surveyor	Boundary
Civil Engineer	Tss
Traffic Engineer	Stantec
Landscape Architect	SOLA
Geotech Engineer	ENGEO

PROJECT TITLE

14 INGRAM ROAD DEVELOPMENT

PROJECT ADDRESS

14 Ingram Road Remuera Auckland 1050

LOT number	22	DP number	42600
CLIENT	Gavin Zhang		

CLIENT

Gavin Zhang

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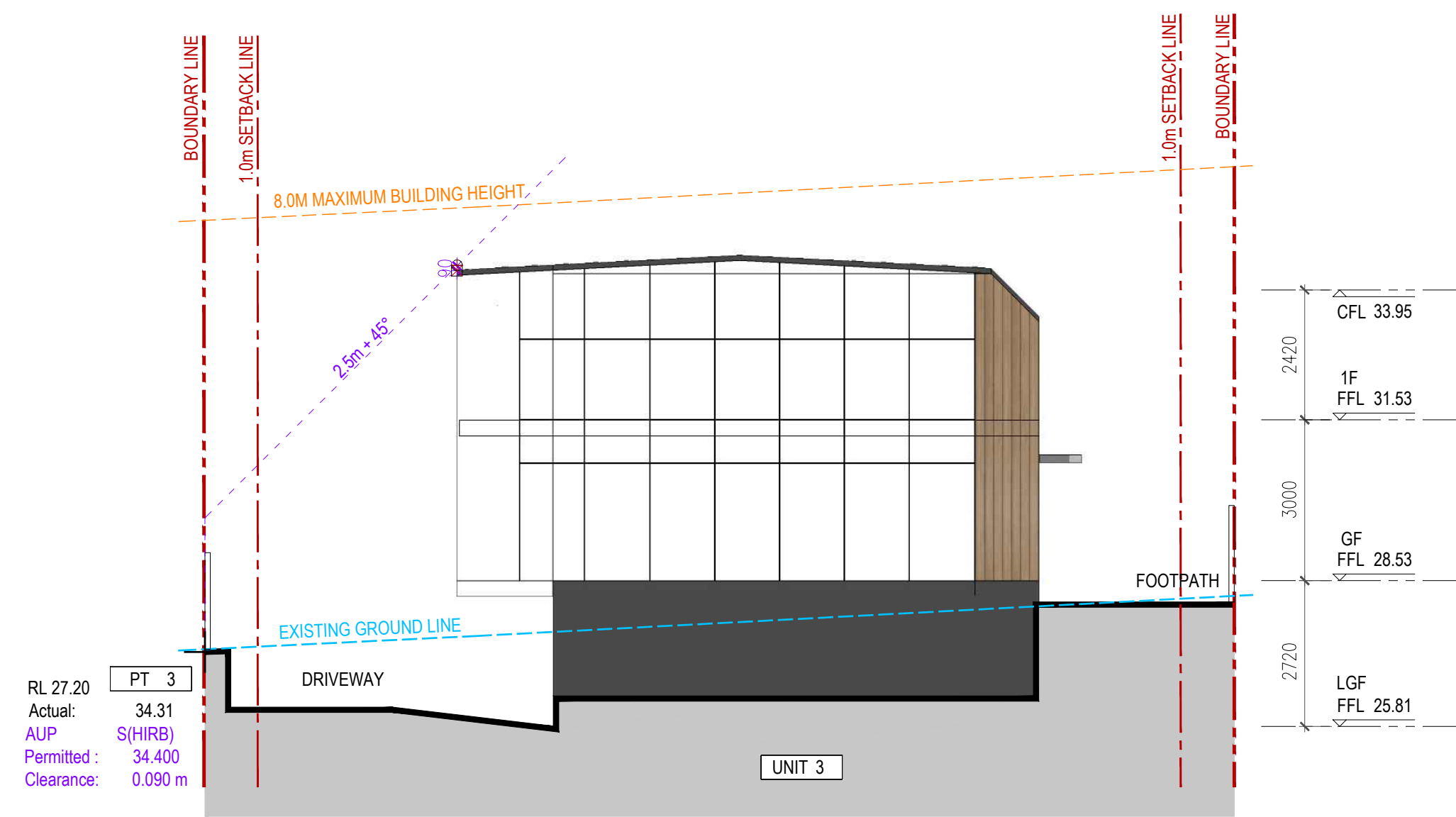
RESOURCE CONSENT

Scale	Designed	Drawn	Checked	Approved
1:100 @ A1 1:200 @ A3	JL	MJS	HH	SP

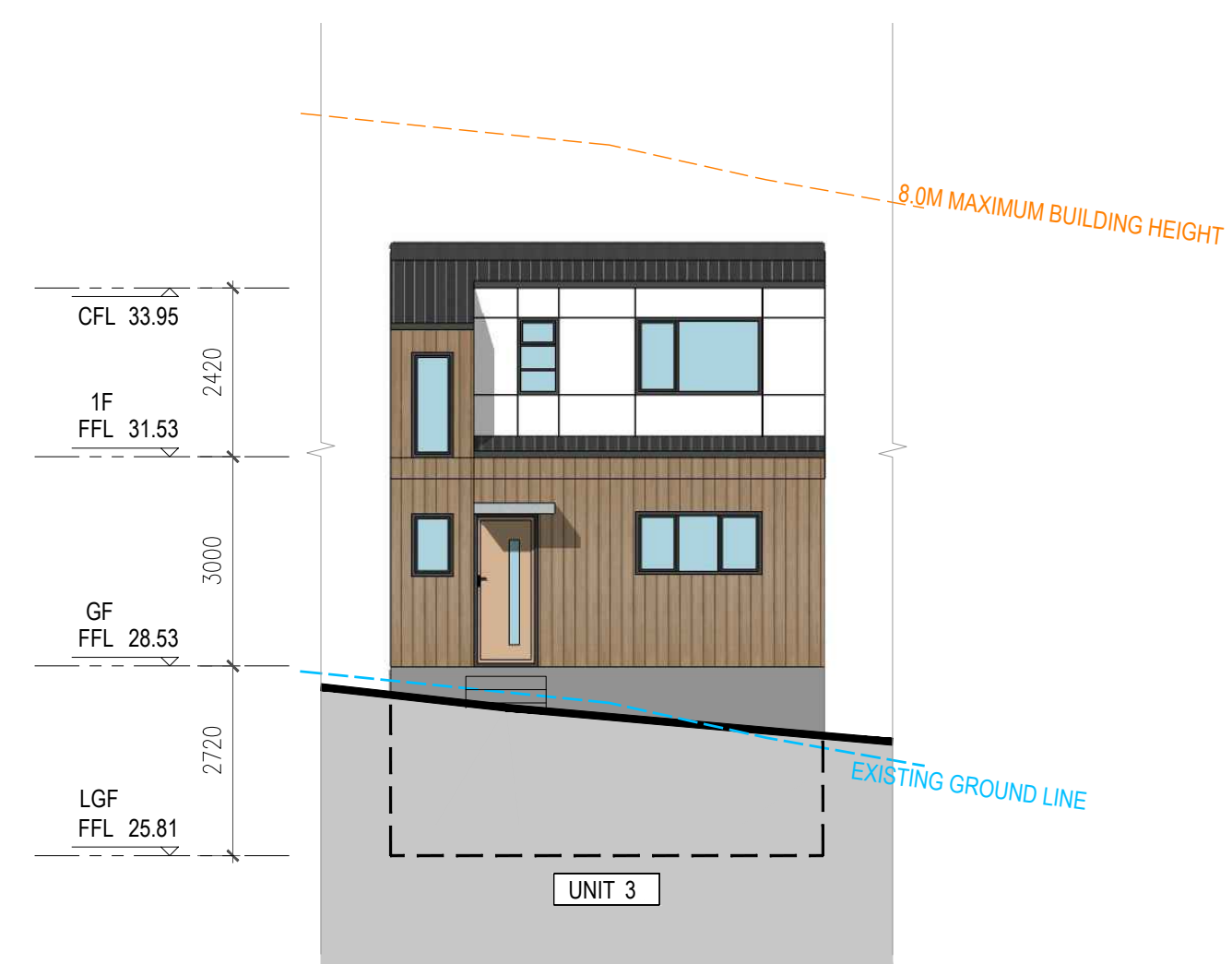
DRAWING TITLE

BLOCK B ELEVATIONS

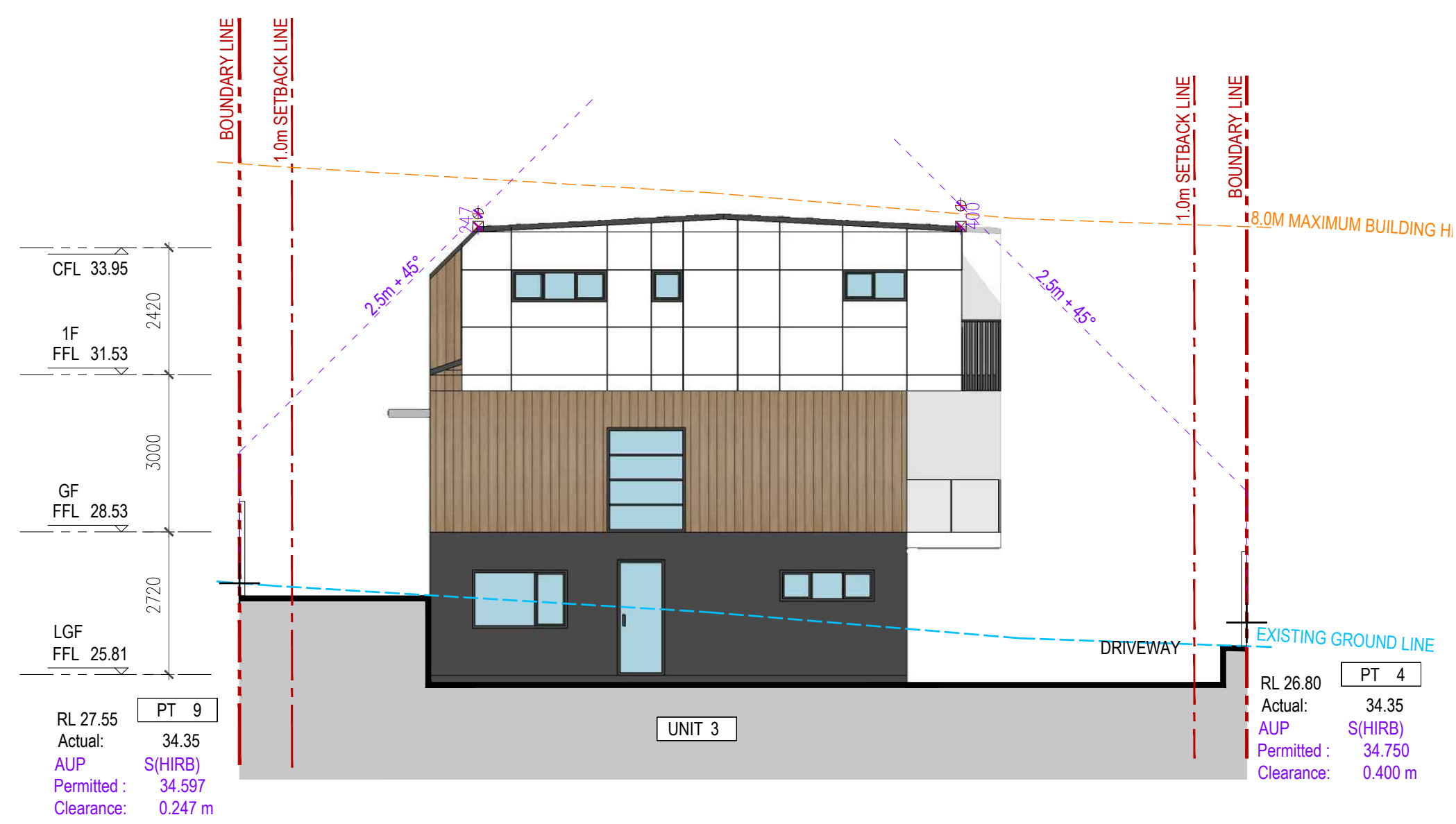
Job No.	Drawing No.	Rev.
OZAC20108	A4-02	A



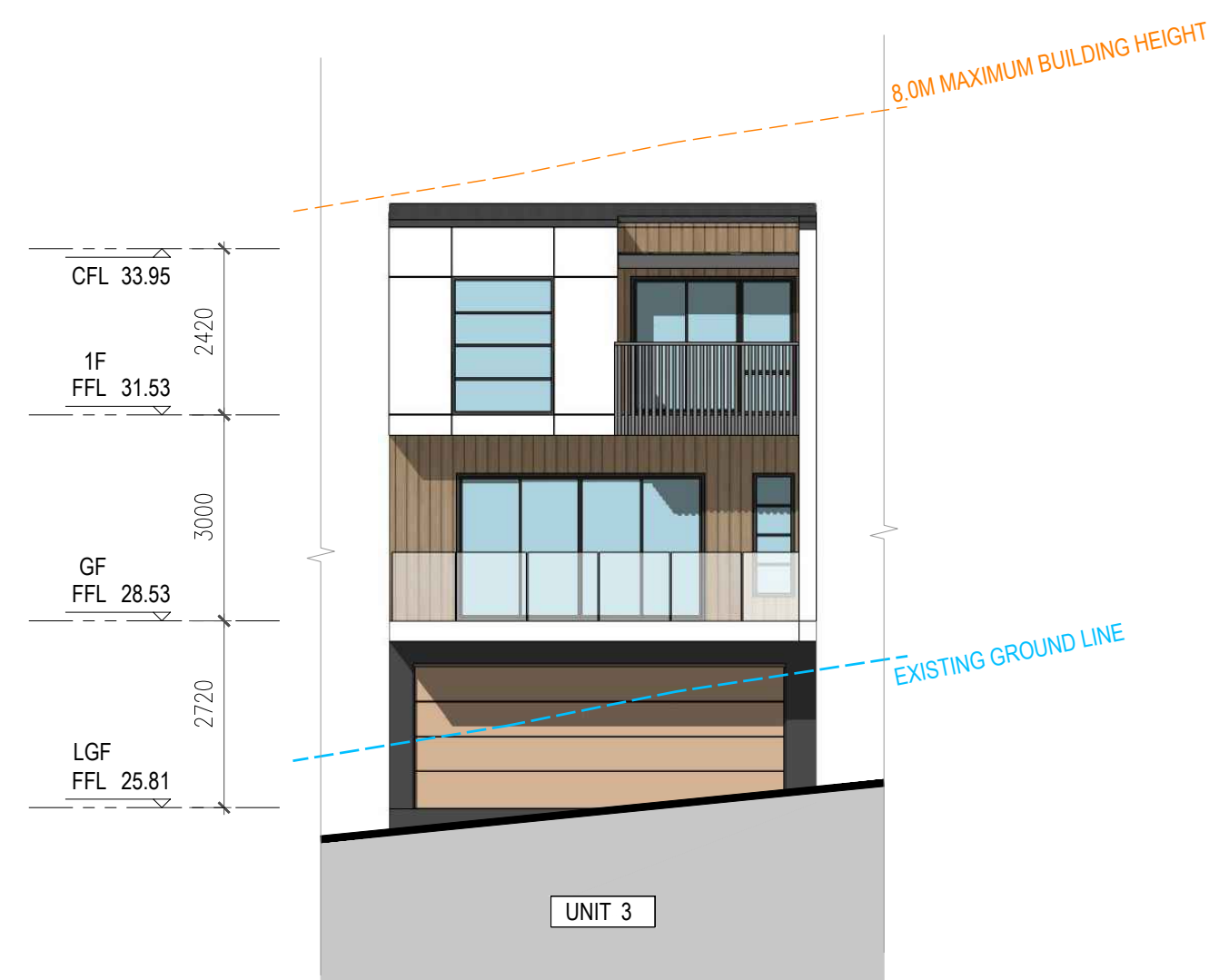
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1:100 @ A1, 1:200 @ A3



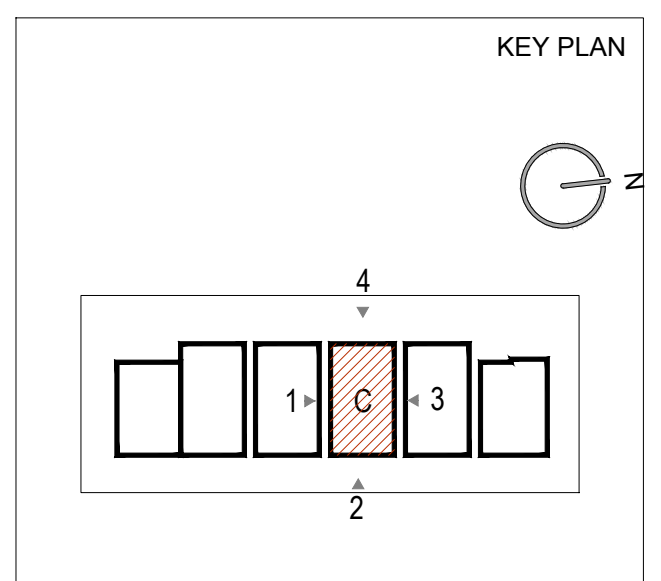
2 BLOCK C EAST ELEVATION
1:100 @ A1, 1:200 @ A3



3 BLOCK C NORTH ELEVATION
1:100 @ A1, 1:200 @ A3



4 BLOCK C WEST ELEVATION
1:100 @ A1, 1:200 @ A3



ELEVATION & SECTION LEGEND

- 01 Drawing Number
- A4-01 Sheet Number
- Boundary Line
- - - Building Setback
- - - Existing Ground Line
- - - Height Limit
- Metal Roof
- Titan board -White
- Fibre Cement -Grey
- Fibre Cement -Timber appearance
- Frosted Glazing
- PT 00 Critical Point
- +_{RL 00.00} Level Target
- ⊗ Actual Height at Critical Point
- ⊕ HIRB Maximum Allowable Height

REV.	DATE	DESCRIPTION
A	JULY 2020	RC SUBMISSION

CONSULTANTS

Planner	Sentinel Planning
Surveyor	Boundary
Civil Engineer	Tss
Traffic Engineer	Stantec
Landscape Architect	SOLA
Geotech Engineer	ENGEO

PROJECT TITLE
14 INGRAM ROAD DEVELOPMENT

PROJECT ADDRESS
14 Ingram Road Remuera Auckland 1050

LOT number	22	DP number	42600
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CLIENT

Gavin Zhang

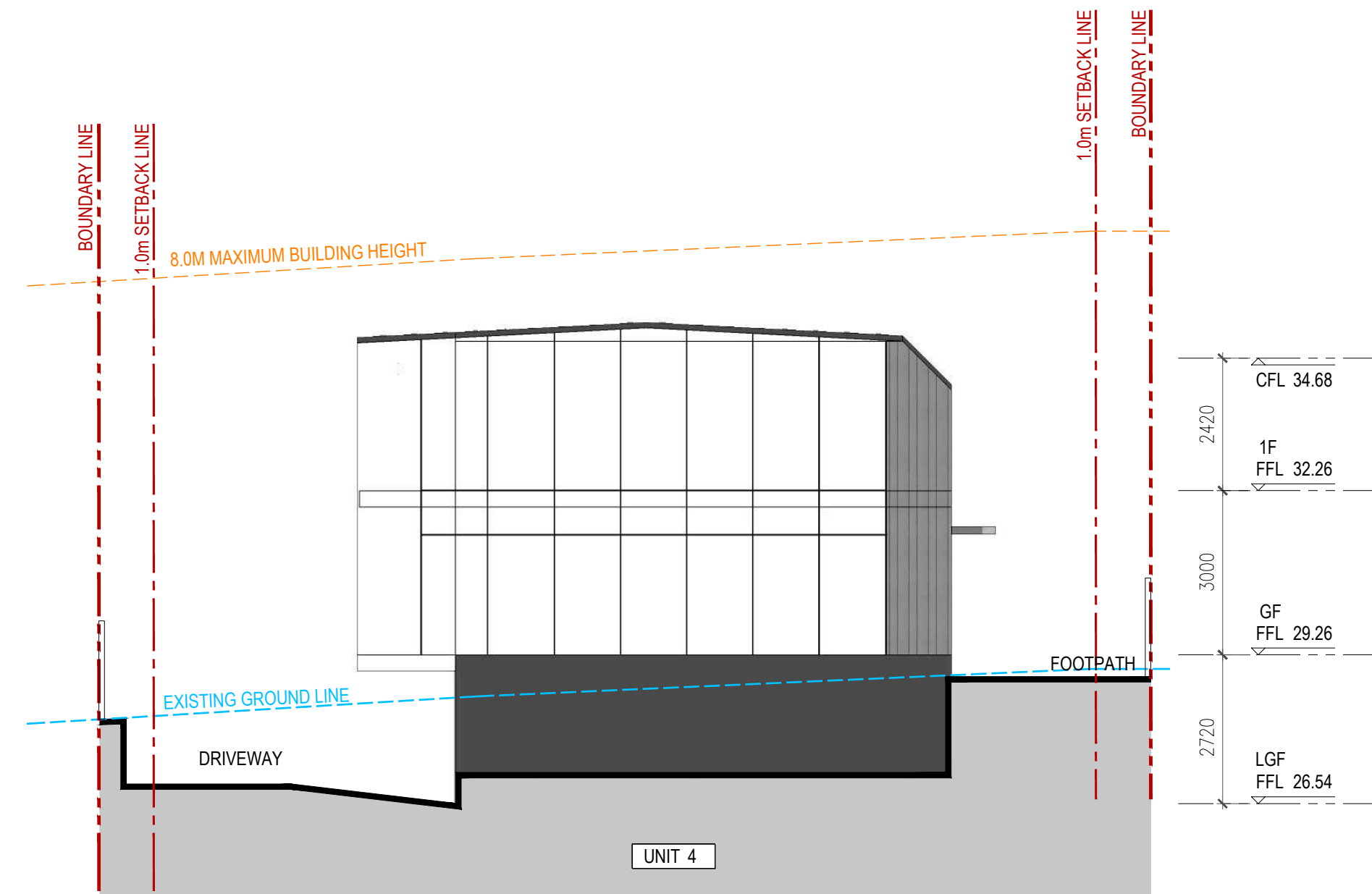
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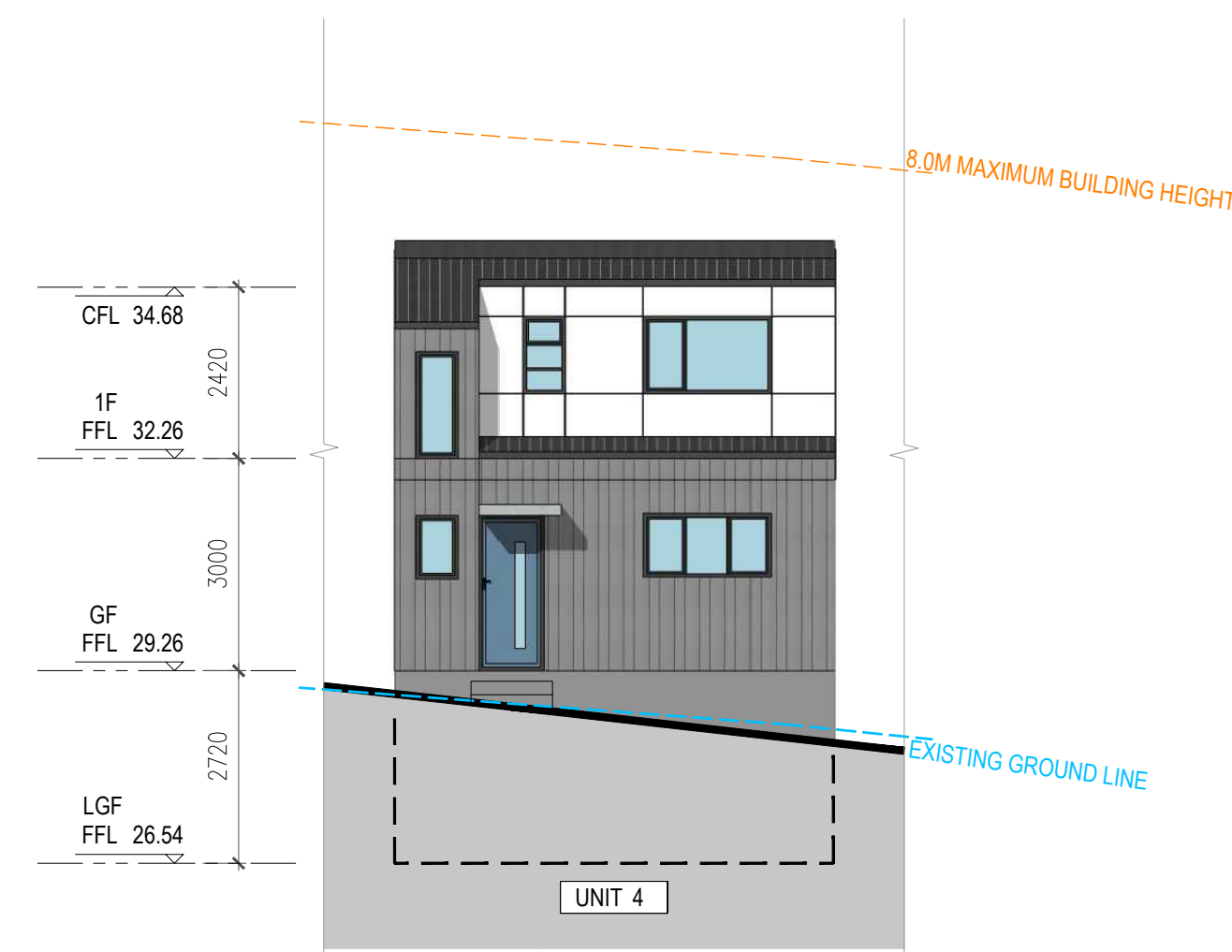
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1:100 @ A1 1:200 @ A3	JL	MJS	HH	SP

DRAWING TITLE
BLOCK C ELEVATIONS

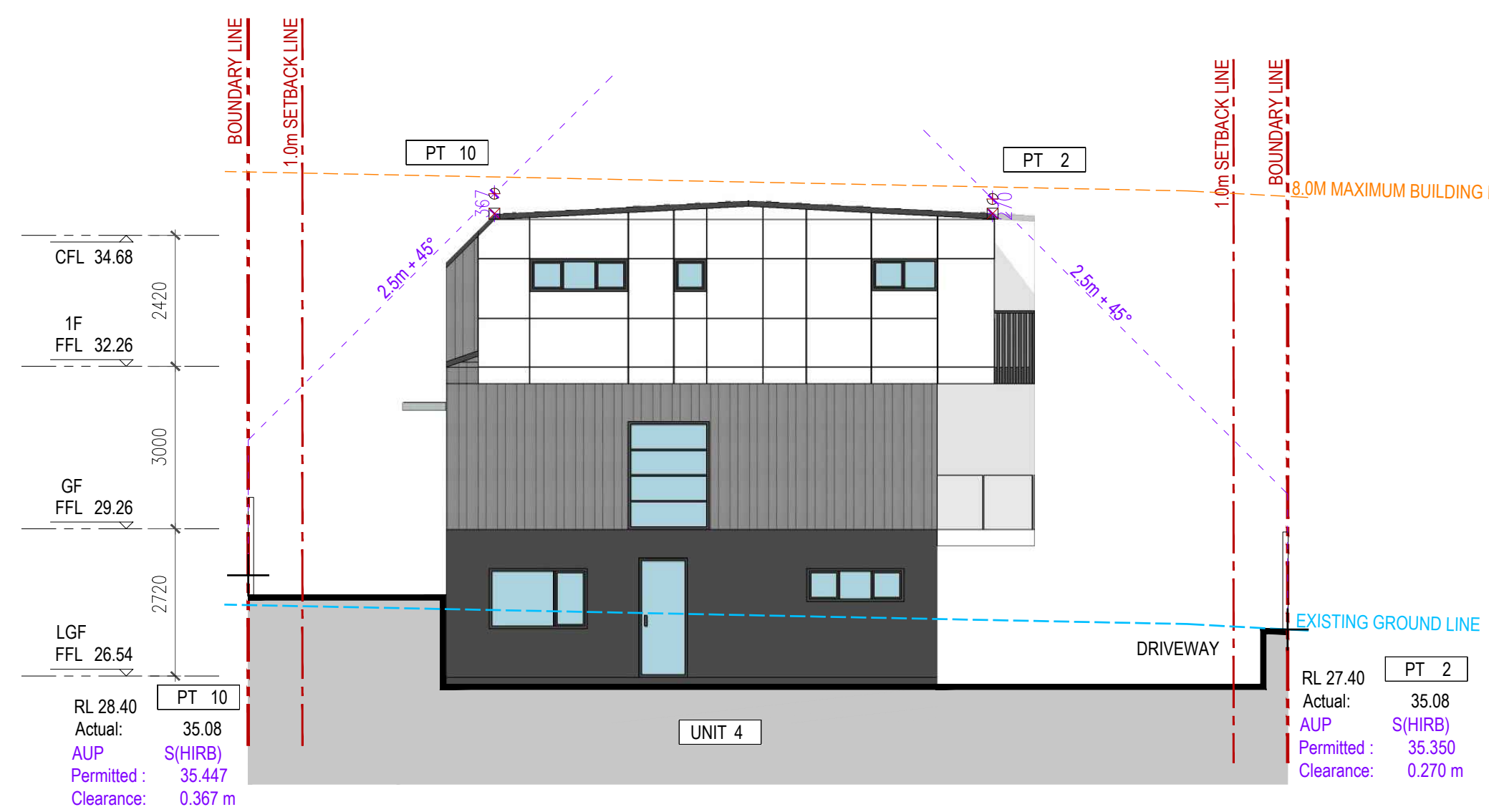
Job No.	Drawing No.	Rev.
OZAC20108	A4-03	A



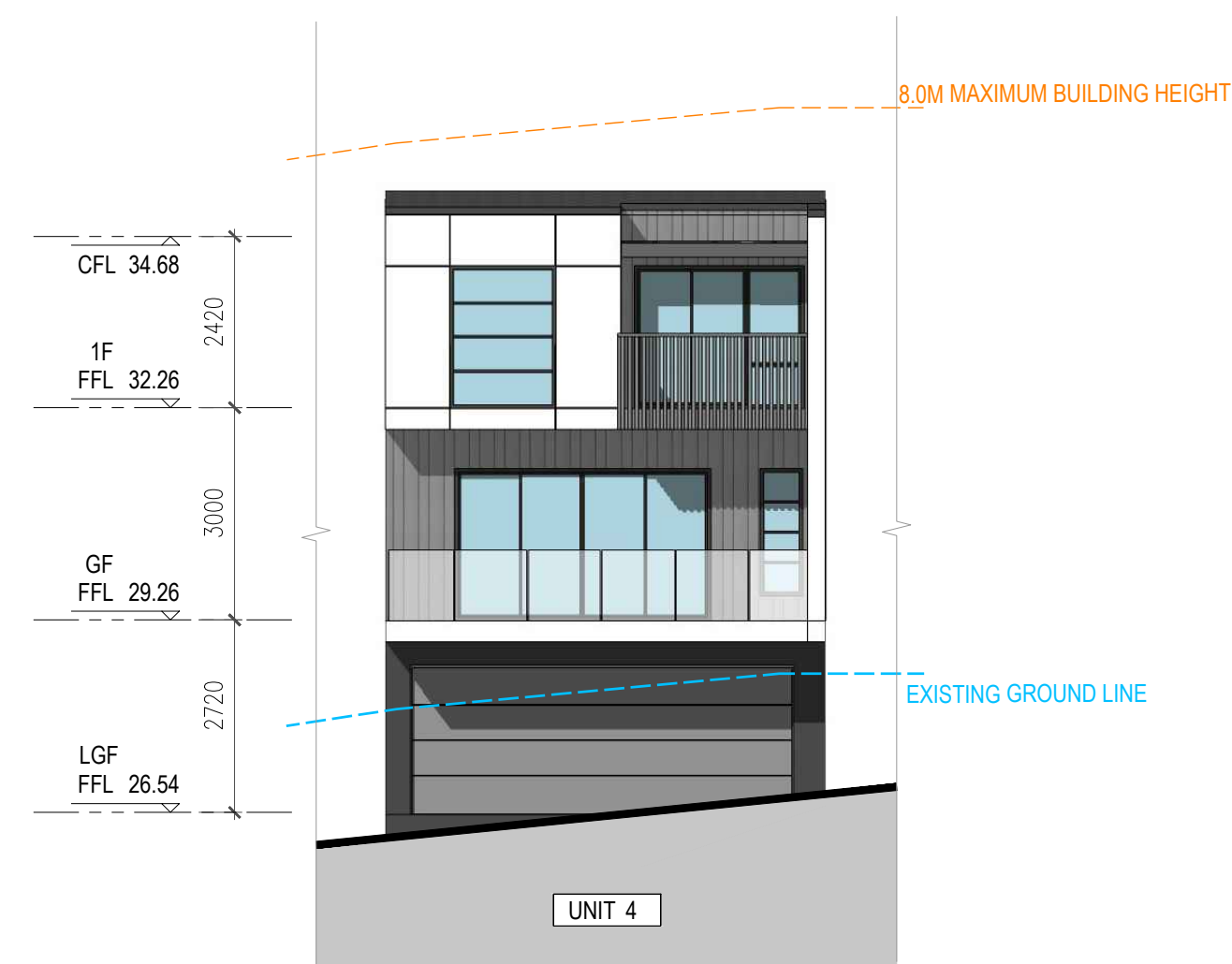
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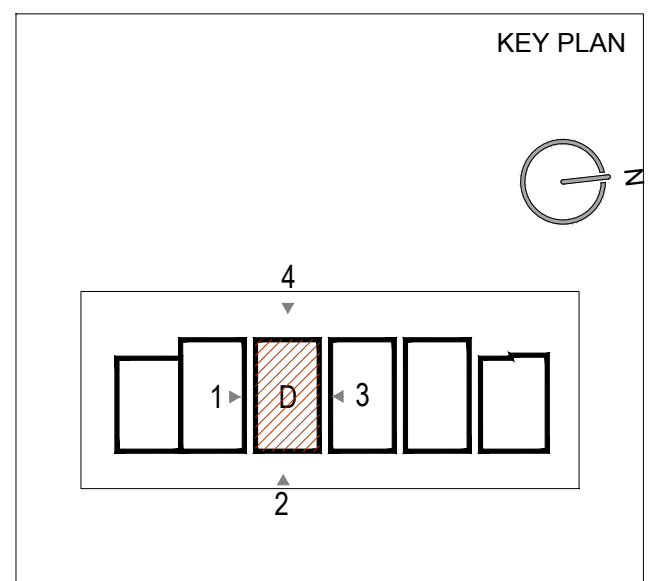
2 BLOCK D EAST ELEVATION
1:100 @ A1, 1:200 @ A3



3 BLOCK D NORTH ELEVATION
1:100 @ A1, 1:200 @ A3



4 BLOCK D WEST ELEVATION
1:100 @ A1, 1:200 @ A3



ELEVATION & SECTION LEGEND

- 01 Drawing Number
- A4-01 Sheet Number
- Boundary Line
- Building Setback
- Existing Ground Line
- Height Limit
- Metal Roof
- Titan board -White
- Fibre Cement -Grey
- Fibre Cement -Timber appearance
- Frosted Glazing
- PT 00 Critical Point
- +_{RL 00.00} Level Target
- ⊗ Actual Height at Critical Point
- ⊕ HIRB Maximum Allowable Height

REV.	DATE	DESCRIPTION
A	JULY 2020	RC SUBMISSION

CONSULTANTS

Planner	Sentinel Planning
Surveyor	Boundary
Civil Engineer	Tss
Traffic Engineer	Stantec
Landscape Architect	SOLA
Geotech Engineer	ENGEO

PROJECT TITLE		
14 INGRAM ROAD DEVELOPMENT		
PROJECT ADDRESS		
14 Ingram Road Remuera Auckland 1050		
LOT number	22	DP number 42600
CLIENT		

Gavin Zhang

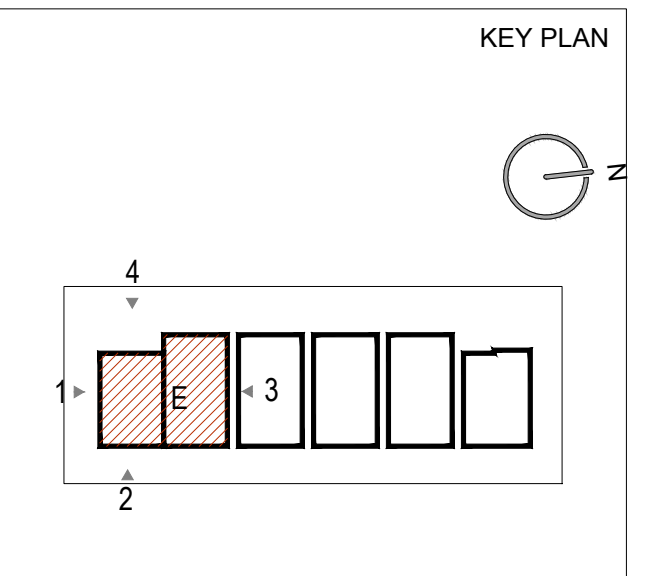
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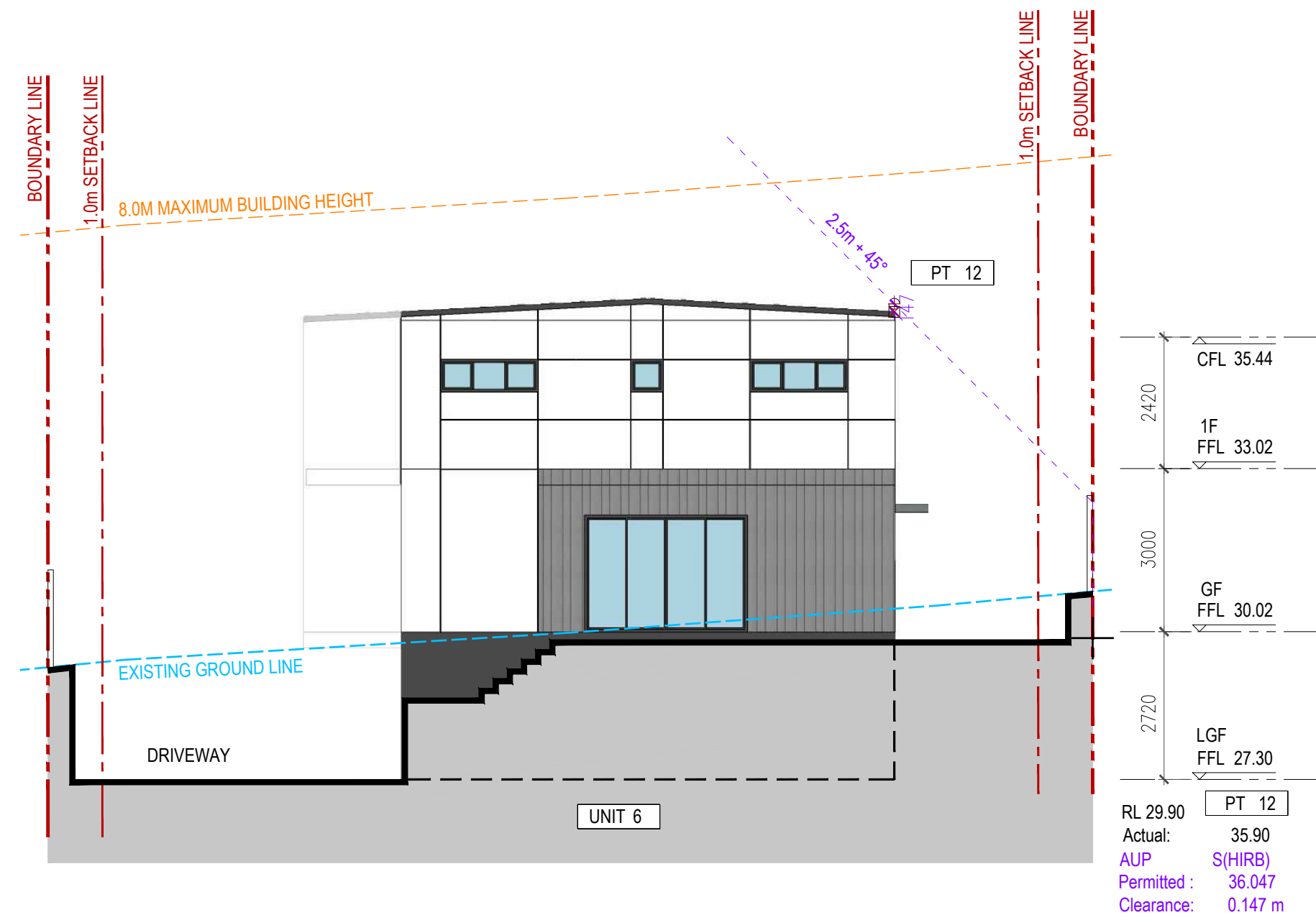
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1:100 @ A1	JL	MJS	HH	SP
1:200 @ A3				

DRAWING TITLE		
BLOCK D ELEVATIONS		
Job No.	Drawing No.	Rev.
OZAC20108	A4-04	A

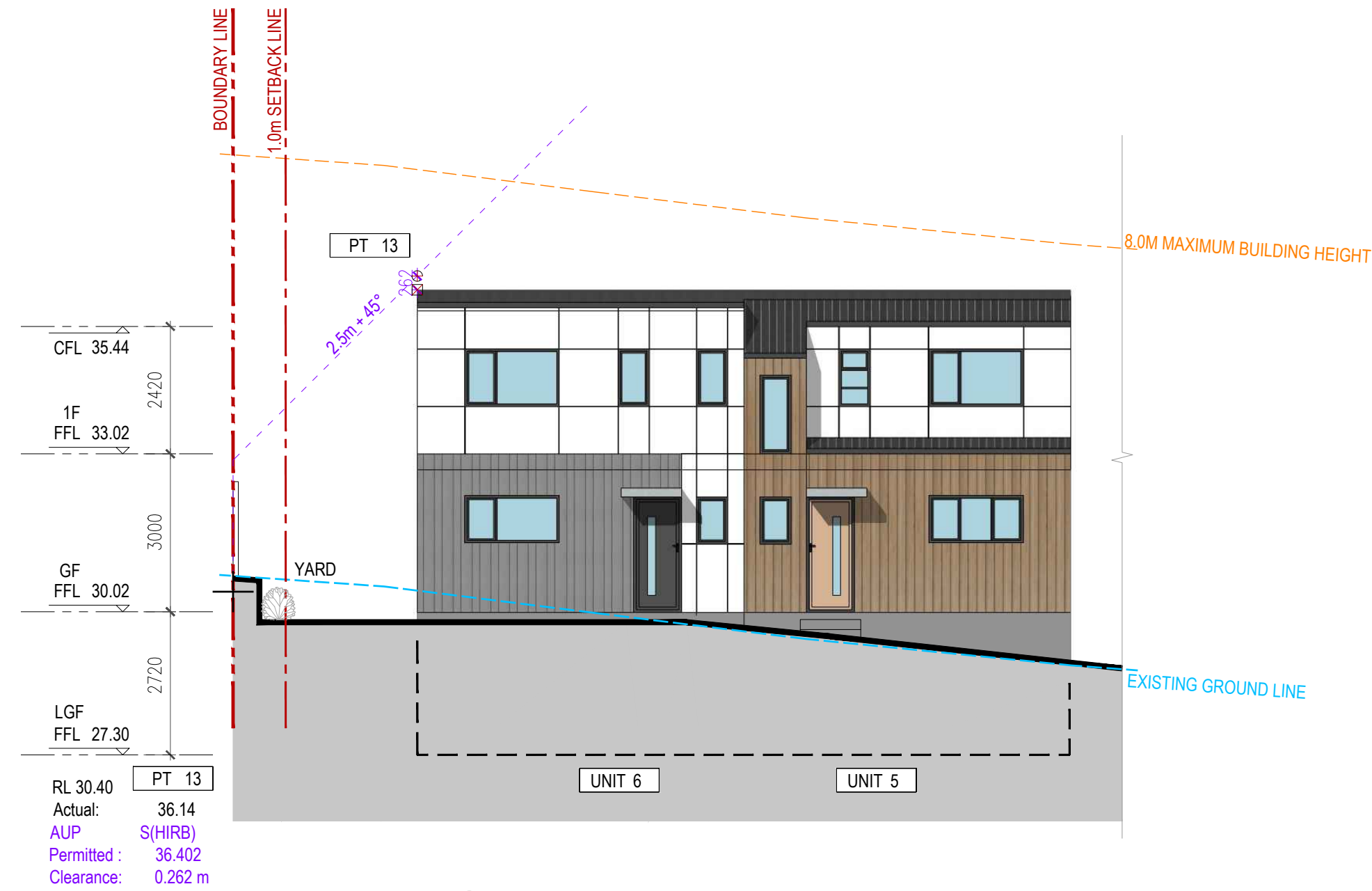


ELEVATION & SECTION LEGEND

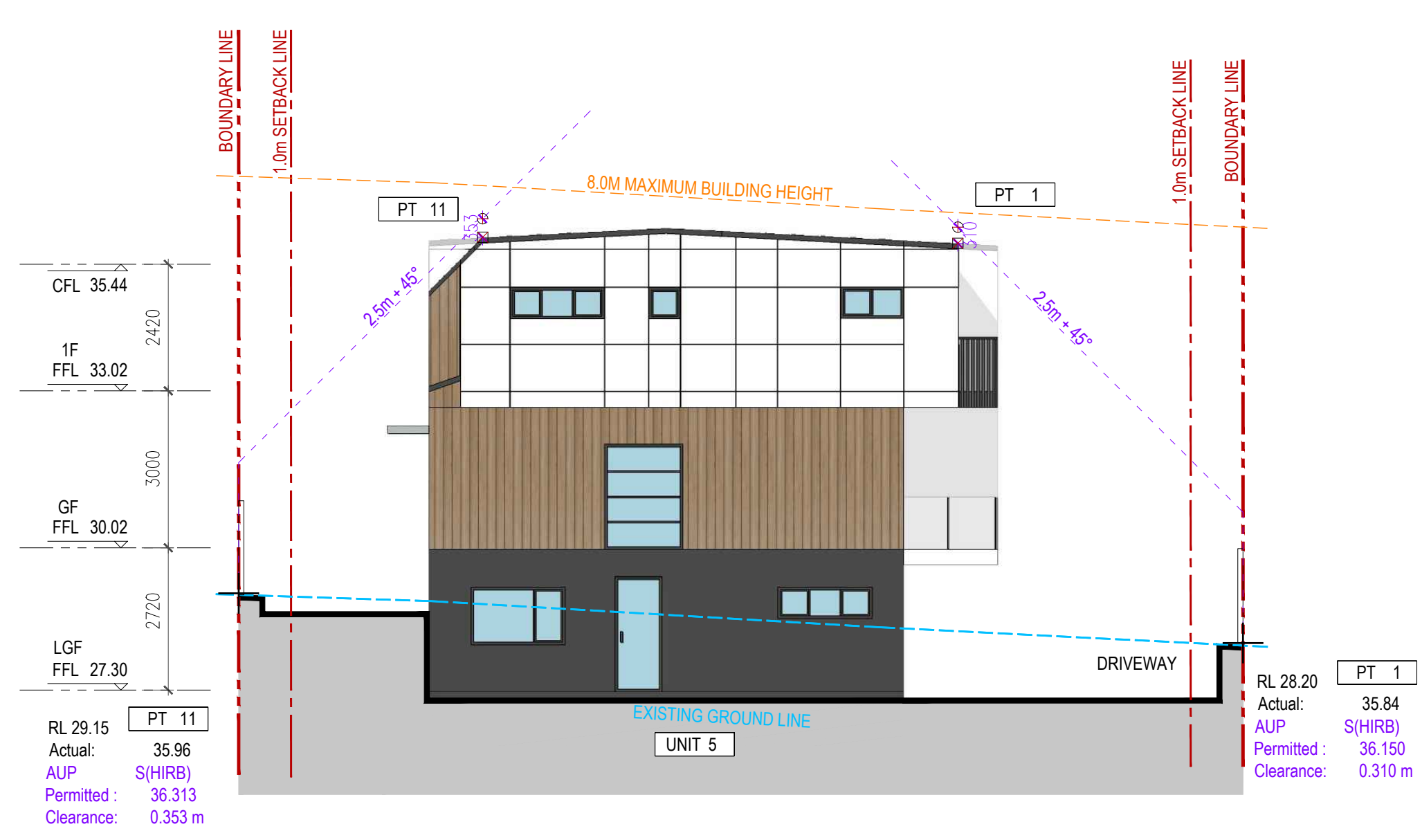
- 01 Drawing Number
- A4-01 Sheet Number
- Boundary Line
- - - Building Setback
- - - Existing Ground Line
- - - Height Limit
- Metal Roof
- Titan board -White
- Fibre Cement -Grey
- Fibre Cement -Timber appearance
- Frosted Glazing
- PT 00 Critical Point
- +_{RL 00.00} Level Target
- ⊗ Actual Height at Critical Point
- ⊕ HIRB Maximum Allowable Height



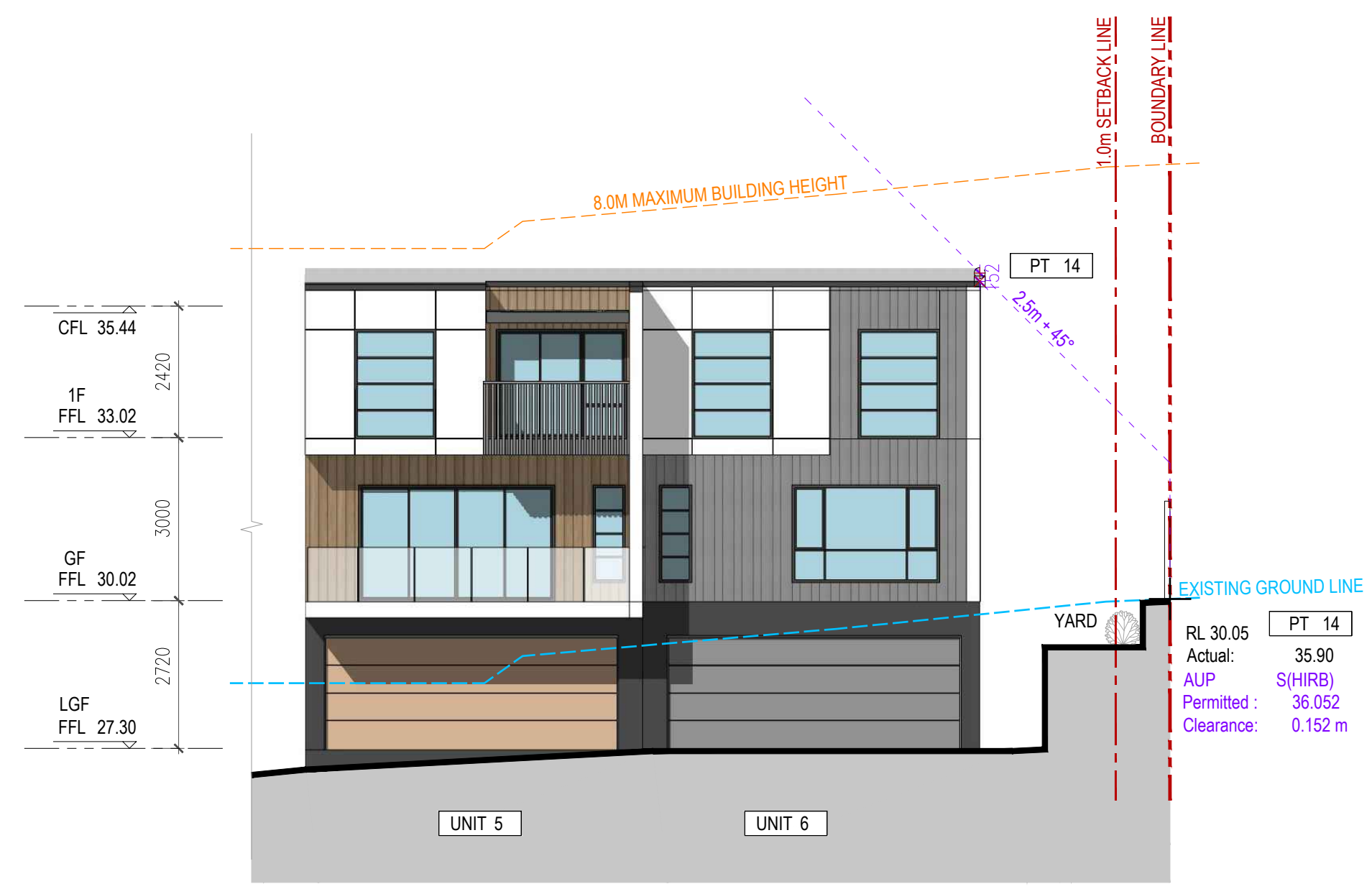
1 BLOCK E SOUTH ELEVATION
1:100 @ A1, 1:200 @ A3



2 BLOCK E EAST ELEVATION
1:100 @ A1, 1:200 @ A3



3 BLOCK E NORTH ELEVATION
1:100 @ A1, 1:200 @ A3



4 BLOCK E WEST ELEVATION
1:100 @ A1, 1:200 @ A3

REV.	DATE	DESCRIPTION
A	JULY 2020	RC SUBMISSION

CONSULTANTS

Planner	Sentinel Planning
Surveyor	Boundary
Civil Engineer	Tss
Traffic Engineer	Stantec
Landscape Architect	SOLA
Geotech Engineer	ENGEO

PROJECT TITLE
14 INGRAM ROAD DEVELOPMENT

PROJECT ADDRESS
14 Ingram Road Remuera Auckland 1050

LOT number	22	DP number	42600
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CLIENT

Gavin Zhang

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ISSUE STATUS

Scale	Designed	Drawn	Checked	Approved
1:100 @ A1 1:200 @ A3	JL	MJS	HH	SP

DRAWING TITLE
BLOCK E ELEVATIONS

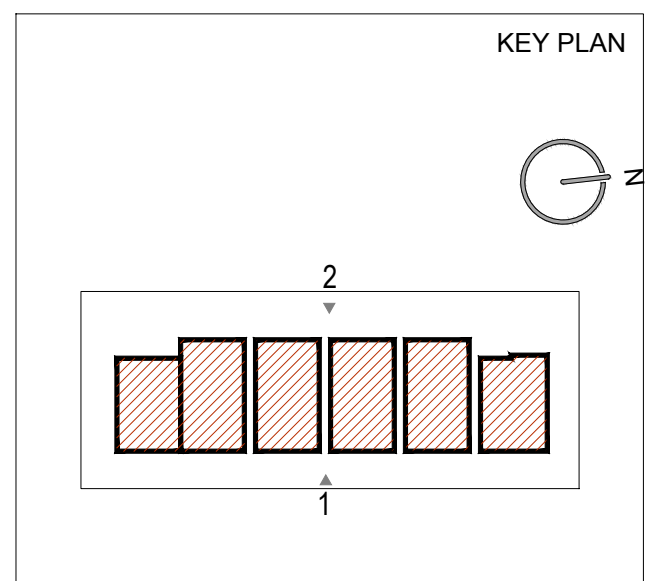
Job No.	Drawing No.	Rev.
OZAC20108	A4-05	A



1 EAST ELEVATION
1:100 @ A1, 1:200 @ A3



2 WEST ELEVATION
1:100 @ A1, 1:200 @ A3



ELEVATION & SECTION LEGEND

- 01 Drawing Number
- A4-01 Sheet Number
- Boundary Line
- Building Setback
- Existing Ground Line
- Height Limit
- Metal Roof
- Titan board -White
- Fibre Cement -Grey
- Fibre Cement -Timber appearance
- Frosted Glazing
- PT 00 Critical Point
- +_{RL} 00.00 Level Target
- ⊗ Actual Height at Critical Point
- ⊕ HIRB Maximum Allowable Height

REV.	DATE	DESCRIPTION
A	JULY 2020	RC SUBMISSION

CONSULTANTS

Planner	Sentinel Planning
Surveyor	Boundary
Civil Engineer	Tss
Traffic Engineer	Stantec
Landscape Architect	SOLA
Geotech Engineer	ENGEO

PROJECT TITLE
14 INGRAM ROAD DEVELOPMENT

PROJECT ADDRESS
14 Ingram Road Remuera Auckland 1050

LOT number	22	DP number	42600
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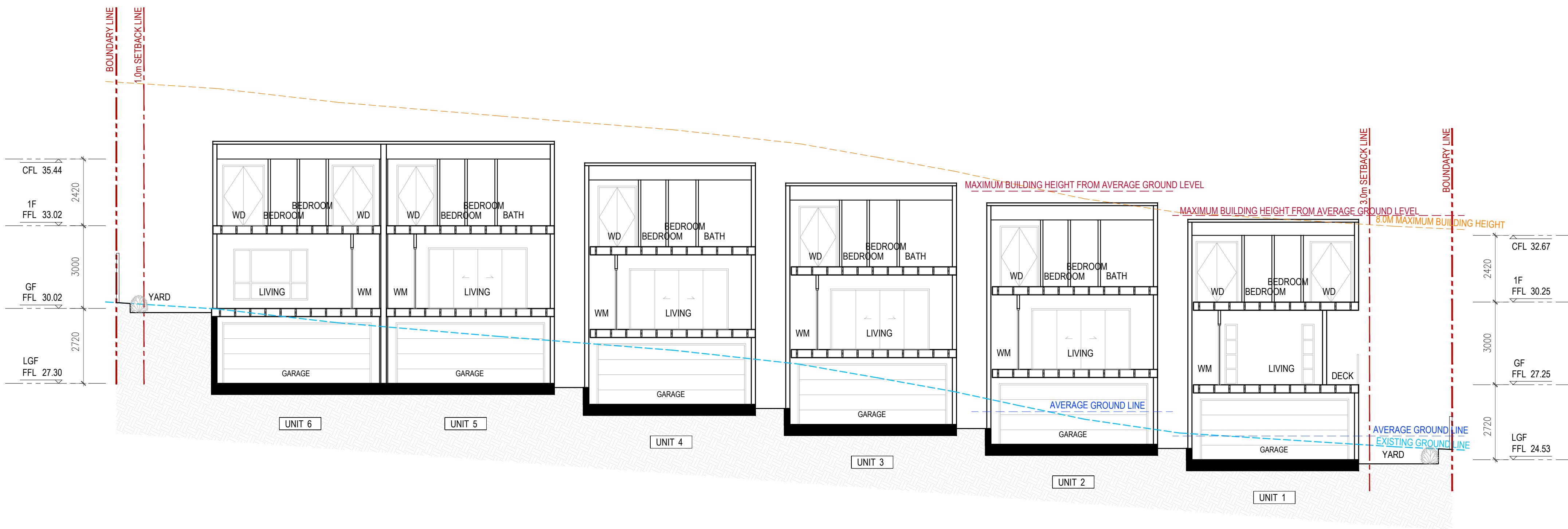
ISSUE STATUS

RESOURCE CONSENT

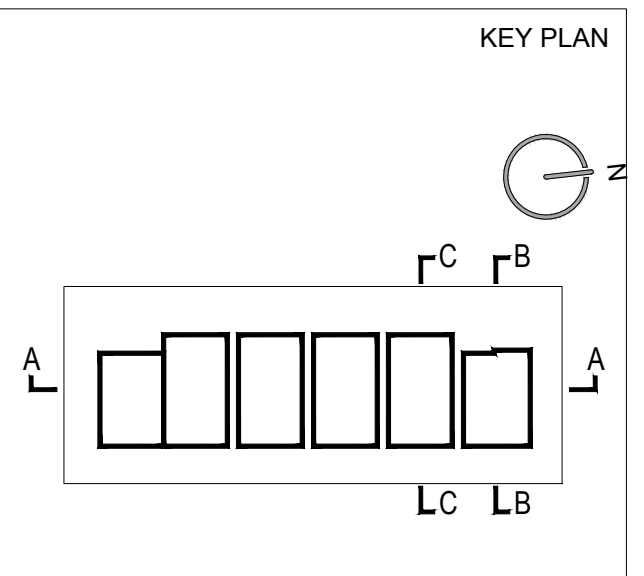
Scale	Designed	Drawn	Checked	Approved
1:100 @ A1	JL	MJS	HH	SP
1:200 @ A3				

DRAWING TITLE
EAST AND WEST ELEVATIONS

Job No.	Drawing No.	Rev.
OZAC20108	A4-06	A

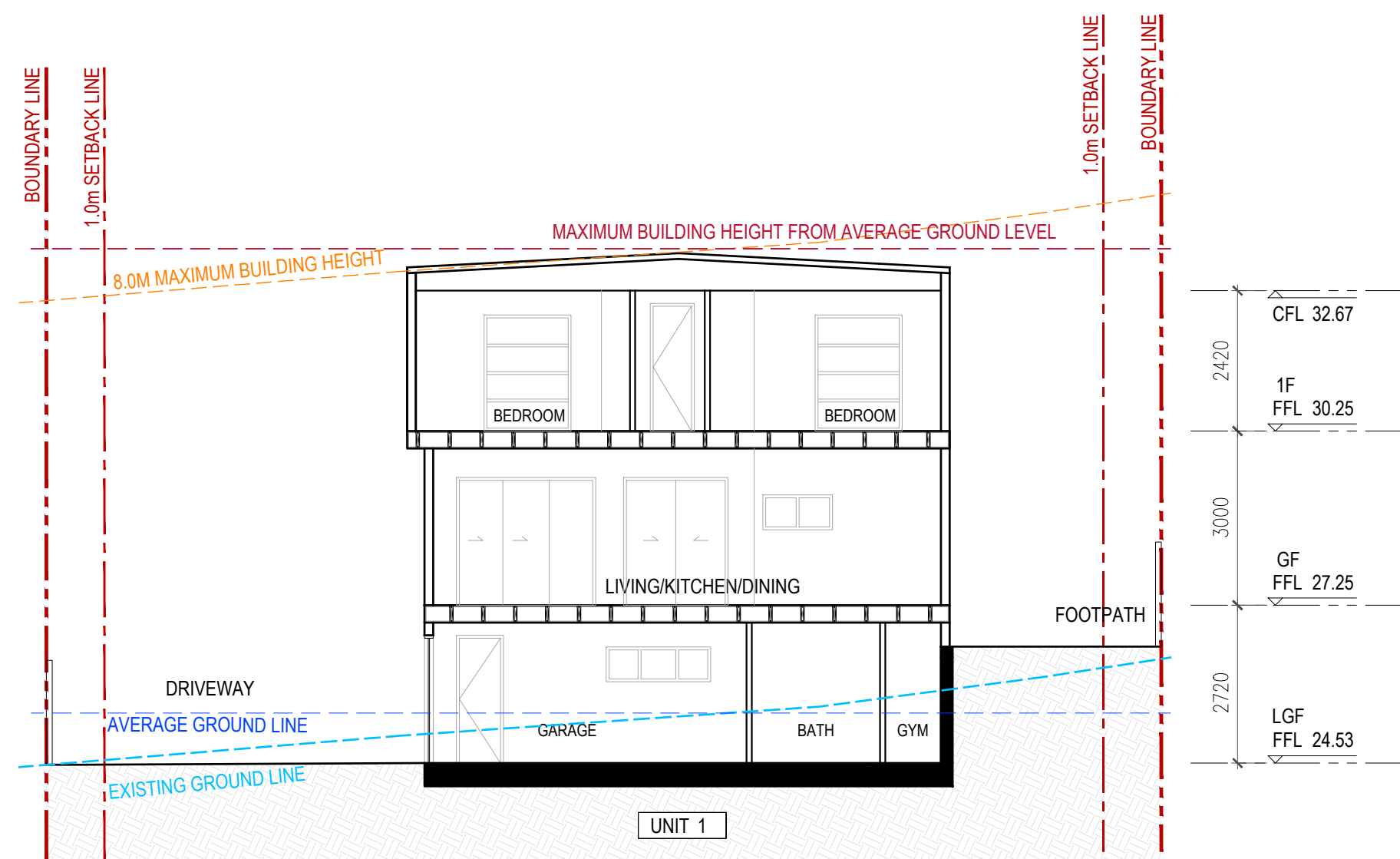


1 SECTION A-A
1:50 @ A1,1:100 @ A3

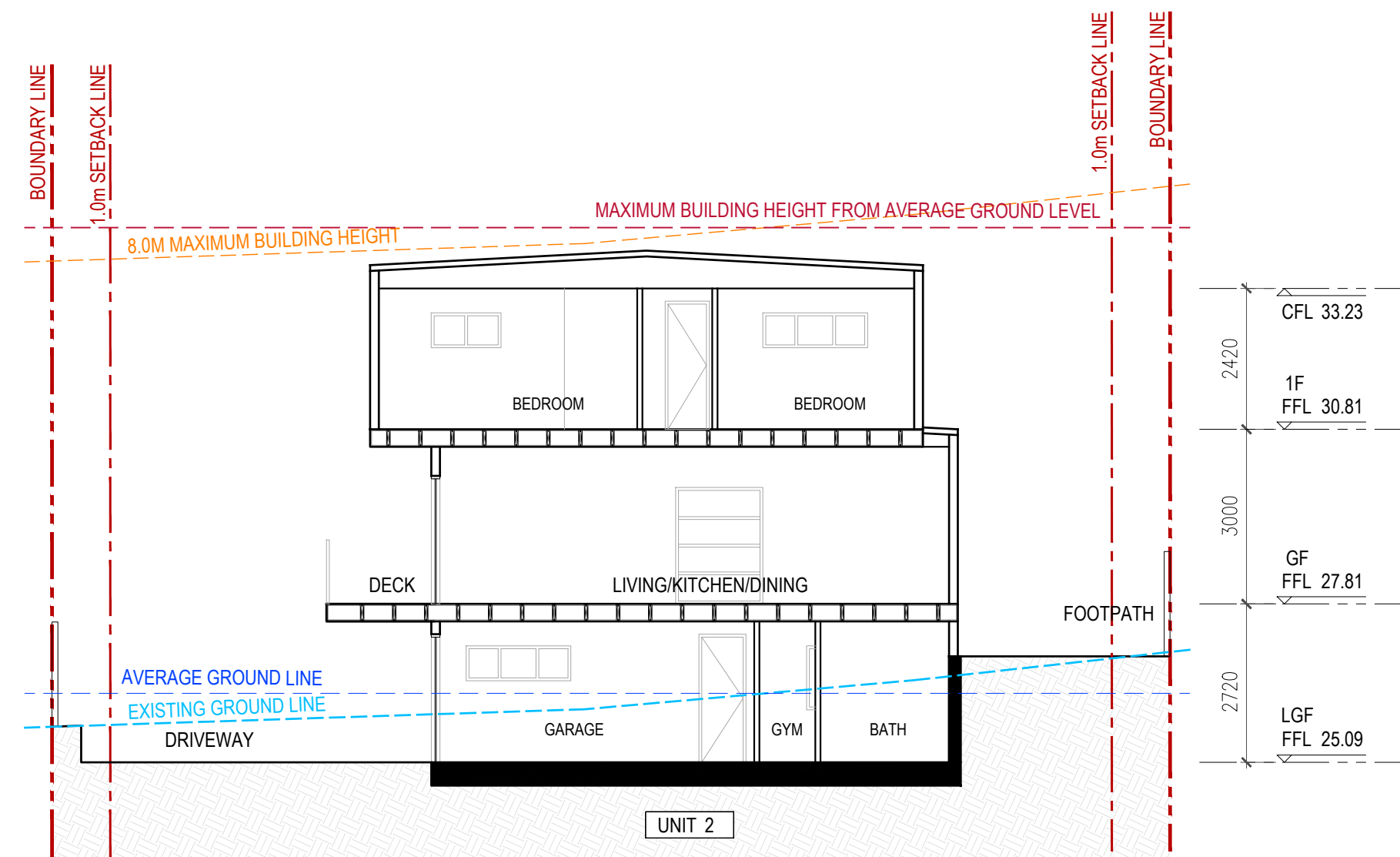


ELEVATION & SECTION LEGEND

- 01 Drawing Number
- A4-01 Sheet Number
- Boundary Line
- Building Setback
- Existing Ground Line
- Height Limit
- Metal Roof
- Titan board -White
- Fibre Cement -Grey
- Fibre Cement -Timber appearance
- Frosted Glazing
- PT 00 Critical Point
- +_{RL} 00.00 Level Target
- Actual Height at Critical Point
- HIRB Maximum Allowable Height



2 SECTION B-B
1:50 @ A1,1:100 @ A3



3 SECTION C-C
1:50 @ A1,1:100 @ A3

REV.	DATE	DESCRIPTION
A	JULY 2020	RC SUBMISSION

CONSULTANTS

Planner	Sentinel Planning
Surveyor	Boundary
Civil Engineer	Tss
Traffic Engineer	Stantec
Landscape Architect	SOLA
Geotech Engineer	ENGEO

PROJECT TITLE
14 INGRAM ROAD DEVELOPMENT

PROJECT ADDRESS
14 Ingram Road Remuera Auckland 1050

LOT number	22	DP number	42600
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ISSUE STATUS

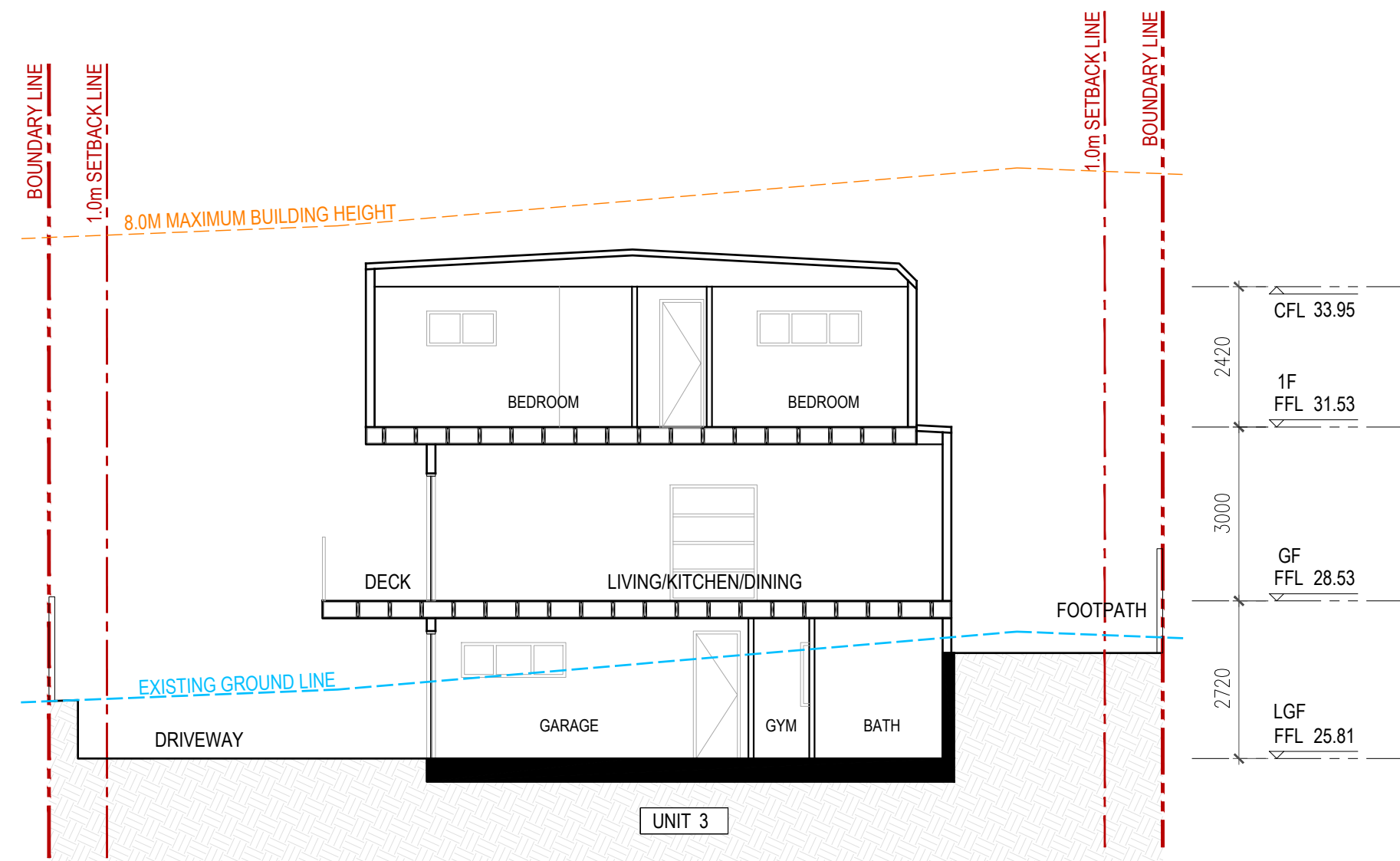
RESOURCE CONSENT

Scale	Designed	Drawn	Checked	Approved
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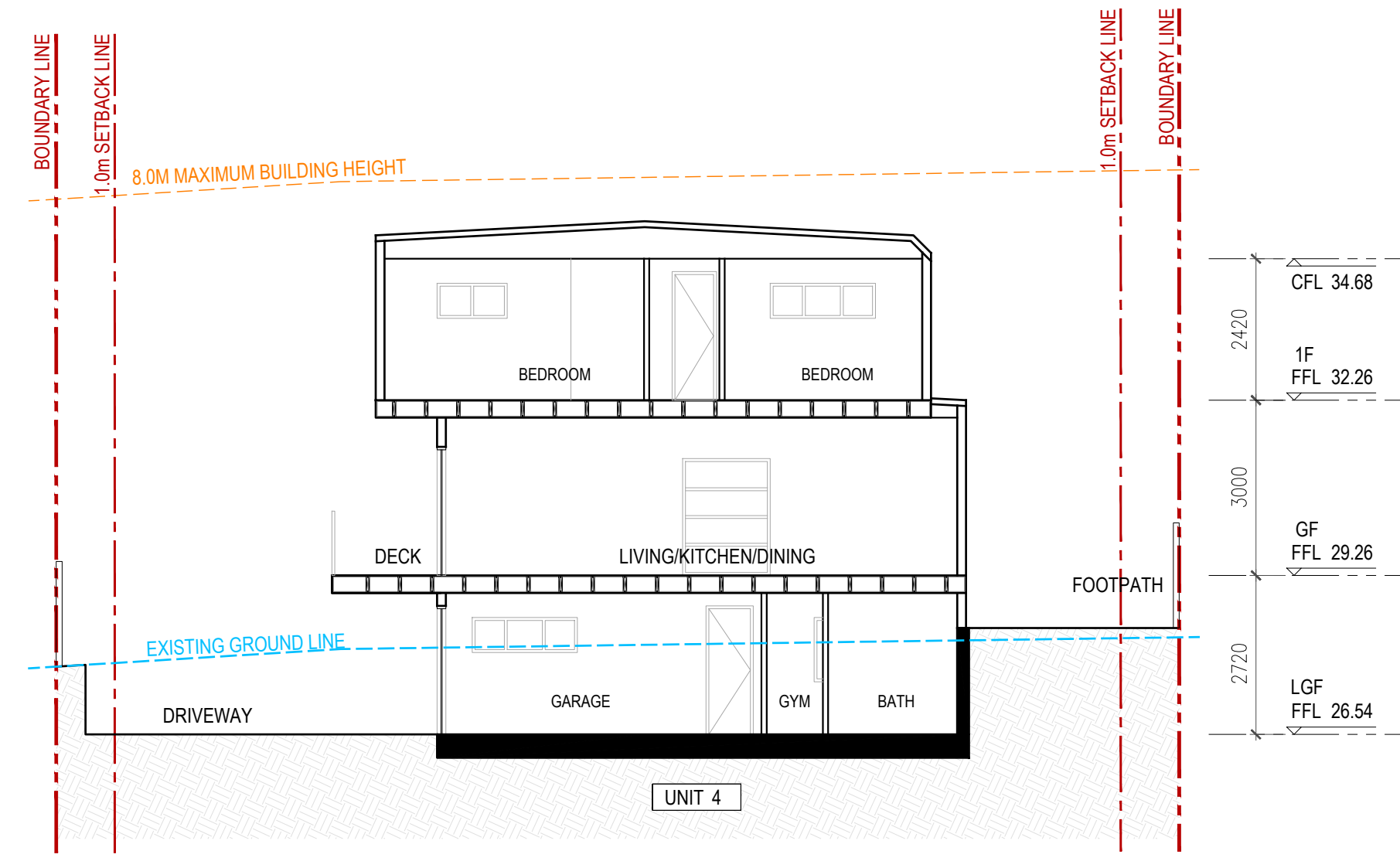
DRAWING TITLE

SITE SECTIONS A-A,B-B,C-C

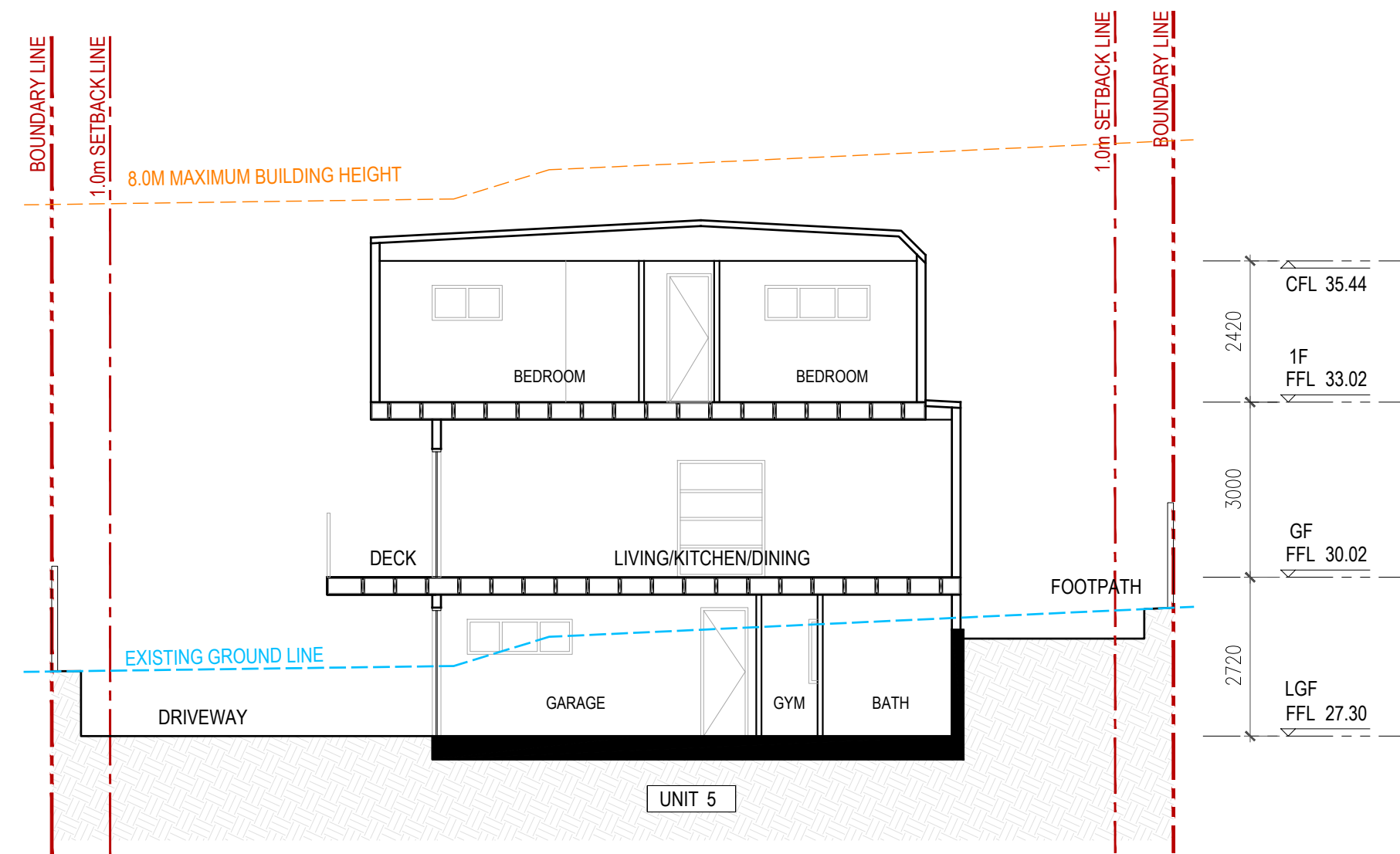
Job No.	Drawing No.	Rev.
OZAC20108	A5-01	A



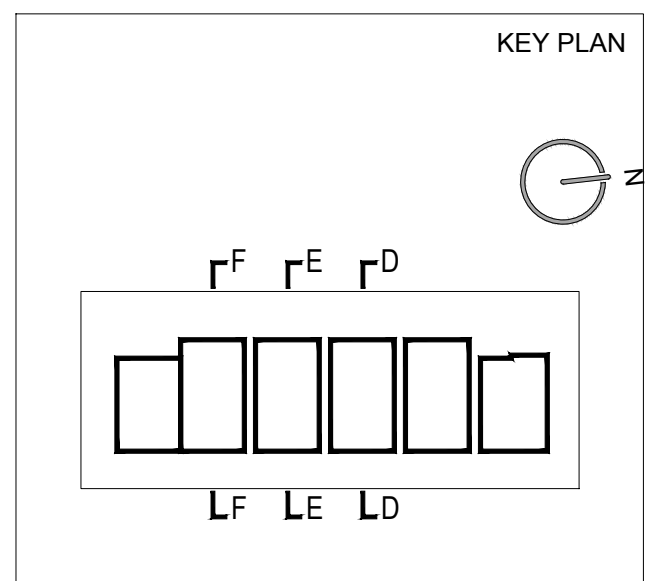
1 SECTION D-D
1:50 @ A1, 1:100 @ A3



2 SECTION E-E
1:50 @ A1, 1:100 @ A3



3 SECTION F-F
1:50 @ A1, 1:100 @ A3



ELEVATION & SECTION LEGEND

- 01 Drawing Number
- A4-01 Sheet Number
- Boundary Line
- Building Setback
- Existing Ground Line
- Height Limit
- Metal Roof
- Titan board -White
- Fibre Cement -Grey
- Fibre Cement -Timber appearance
- Frosted Glazing
- PT 00 Critical Point
- +_{RL 00.00} Level Target
- ⊗ Actual Height at Critical Point
- ⊕ HIRB Maximum Allowable Height

REV.	DATE	DESCRIPTION
A	JULY 2020	RC SUBMISSION

CONSULTANTS

Planner	Sentinel Planning
Surveyor	Boundary
Civil Engineer	Tss
Traffic Engineer	Stantec
Landscape Architect	SOLA
Geotech Engineer	ENGEO

PROJECT TITLE
14 INGRAM ROAD DEVELOPMENT

PROJECT ADDRESS
14 Ingram Road Remuera Auckland 1050

LOT number	22	DP number	42600
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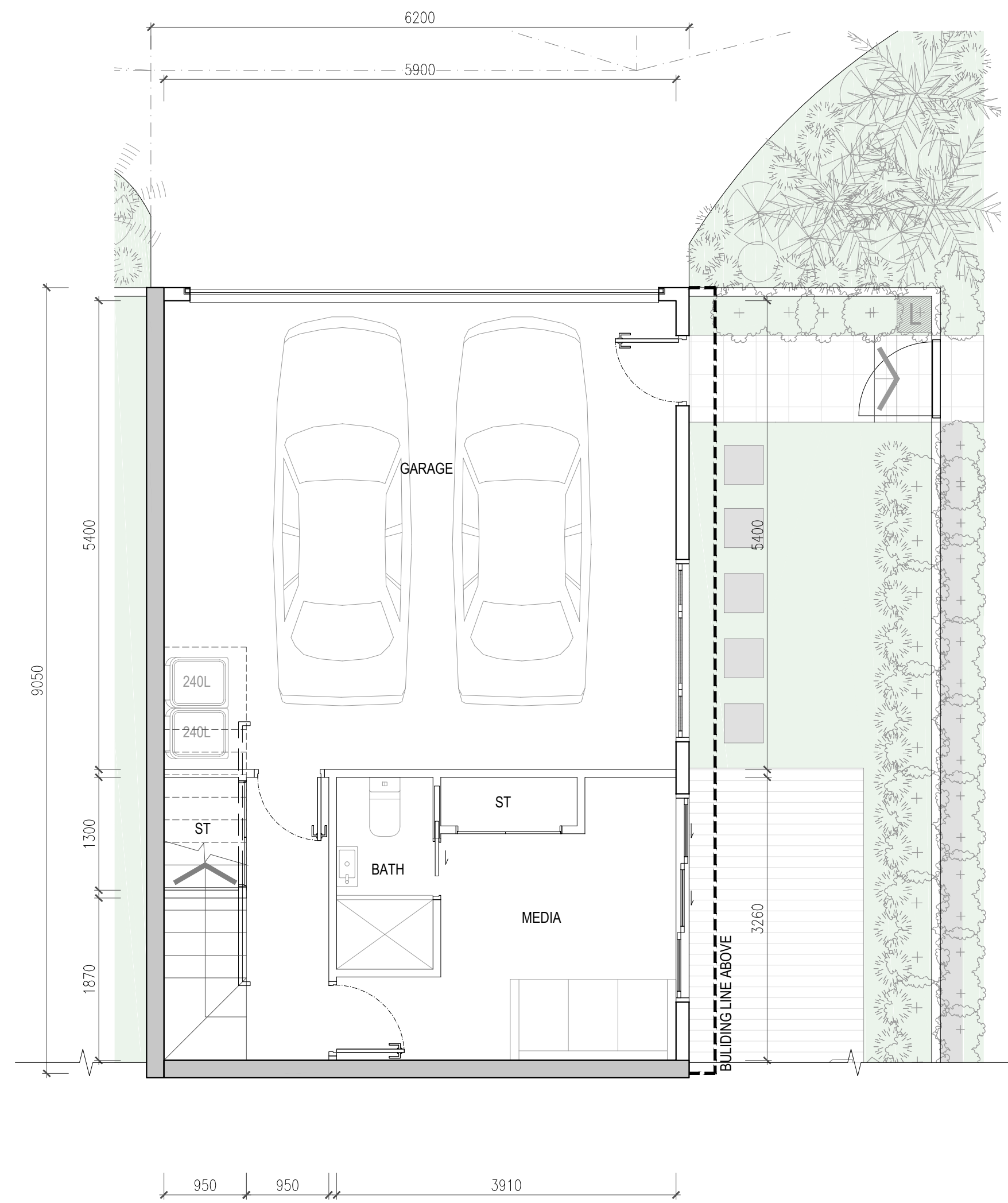
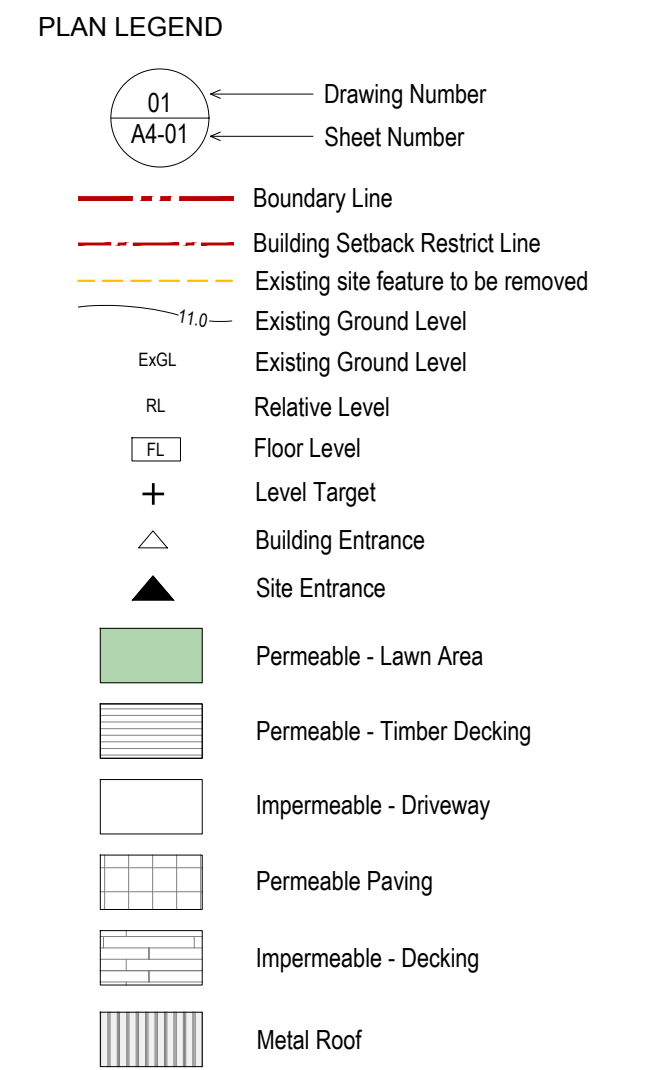
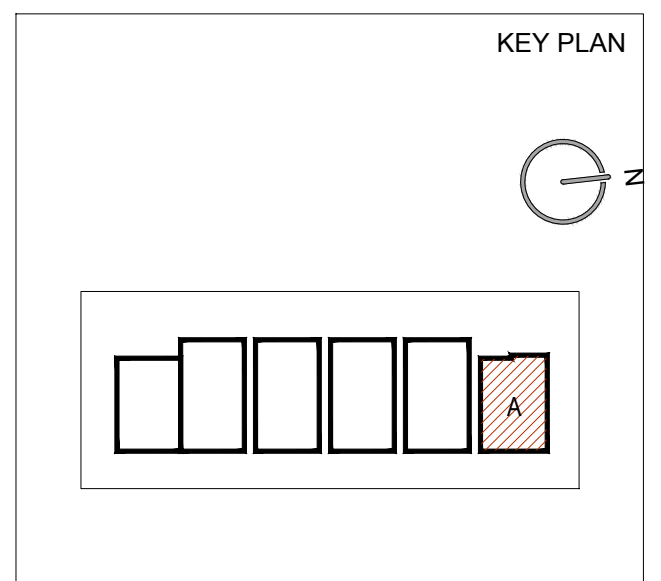
ISSUE STATUS

Scale	Designed	Drawn	Checked	Approved
1:100 @ A1	JL	MJS	HH	SP
1:200 @ A3				

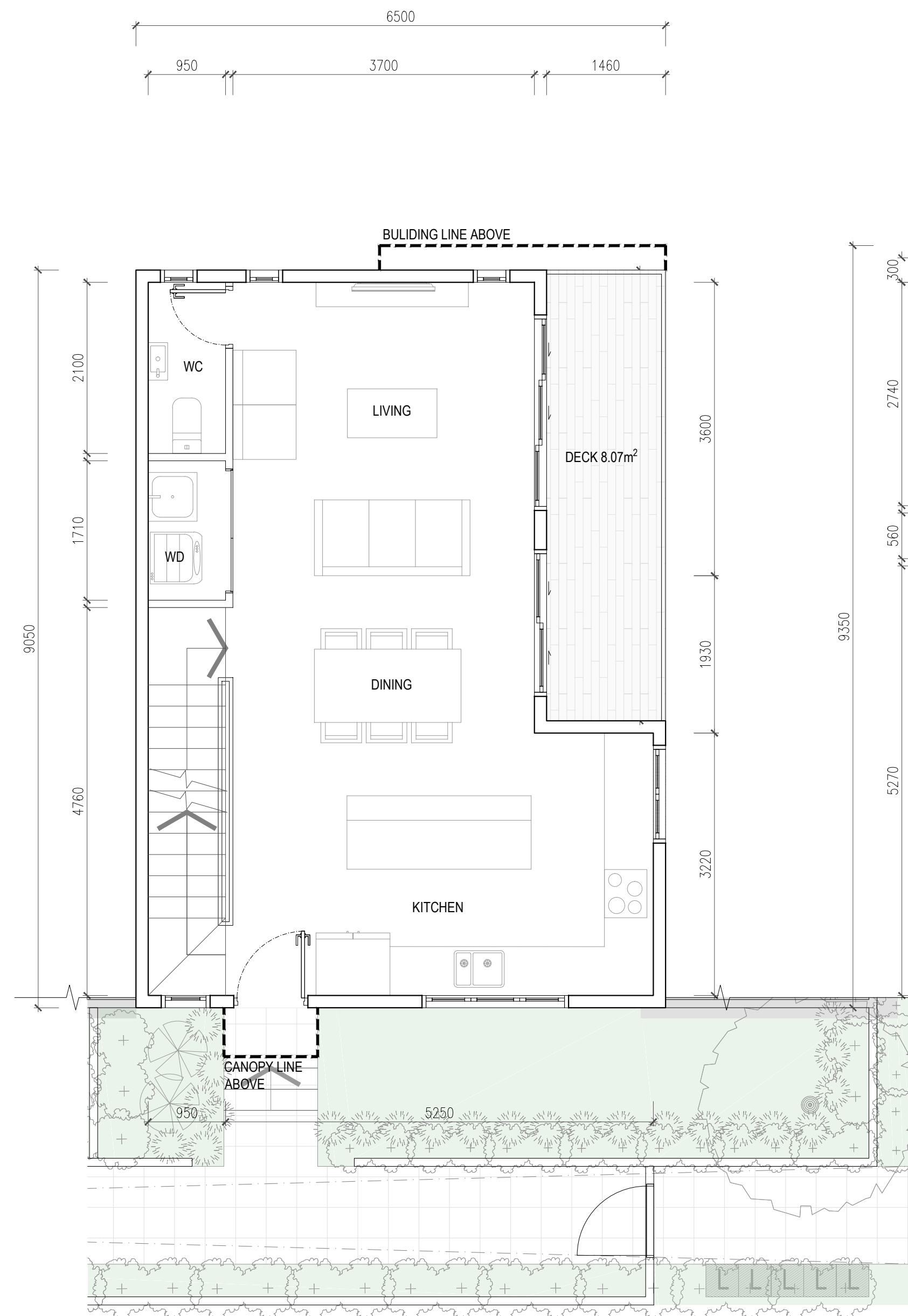
DRAWING TITLE
SITE SECTIONS D-D, E-E, F-F

Job No.	Drawing No.	Rev.
OZAC20108	A5-02	A

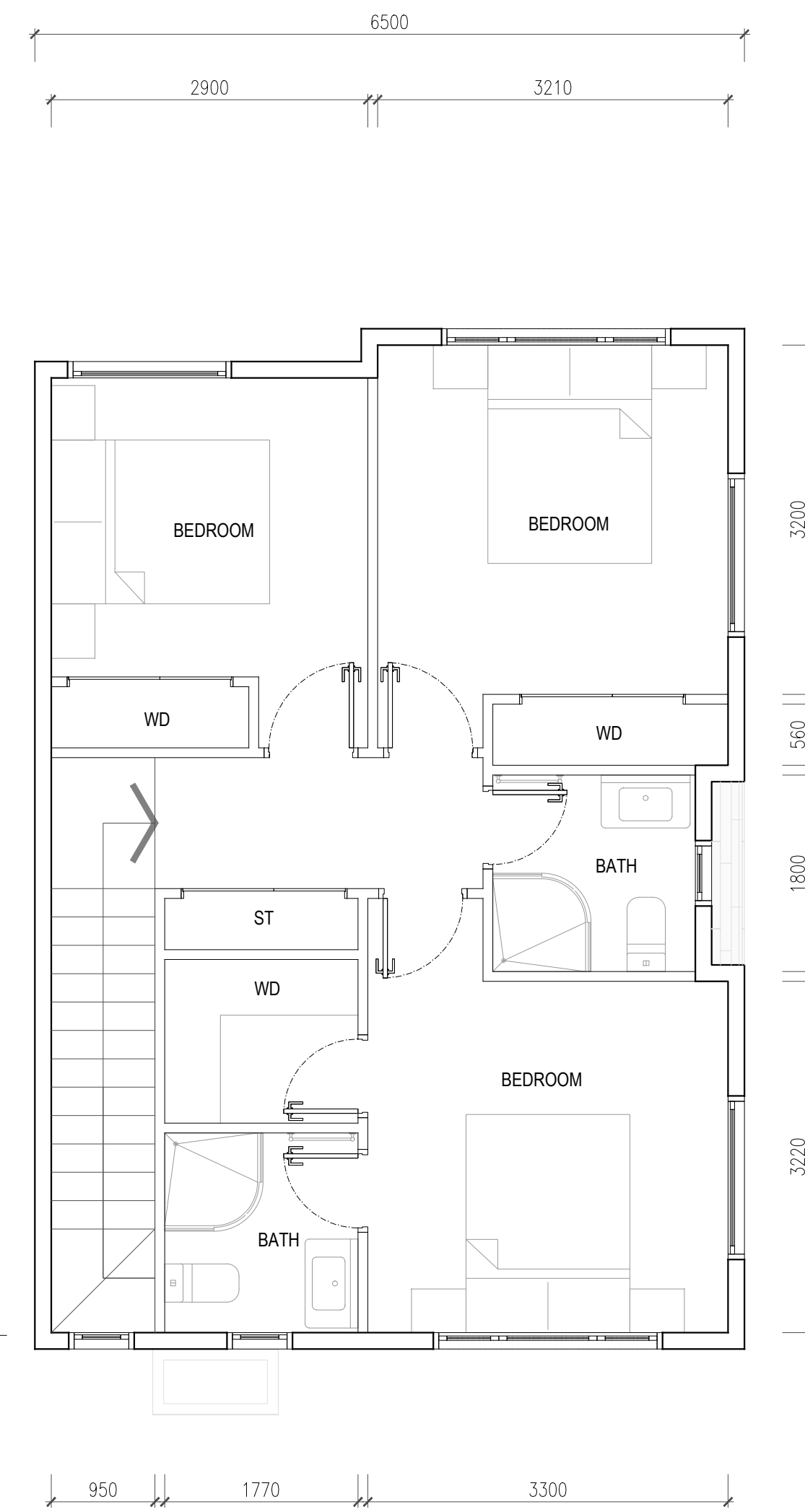
NOTE:
 1. YARD LANDSCAPE AND OUTDOOR LIVING AREAS MAY VARY SLIGHTLY FROM EACH TYPICAL UNIT.
 2. WINDOW/DOOR TYPES HAVE SLIGHT VARIATIONS BETWEEN TYPICAL UNITS. PLEASE REFER TO OVERALL FLOOR PLANS FOR DETAILS.
 3. REFER TO OVERALL GROUND FLOOR PLAN DRAWINGS AND SITE COVERAGE CALCULATION SHEET(A2-02) FOR INDIVIDUAL LOT CALCULATIONS.



1 UNIT 1
 TYPE A LOWER GROUND FLOOR LAYOUT
 1:50 @ A1, 1:100 @ A3



2 UNIT 1
 TYPE A GROUND FLOOR LAYOUT
 1:50 @ A1, 1:100 @ A3



3 UNIT 1
 TYPE A FIRST FLOOR LAYOUT
 1:50 @ A1, 1:100 @ A3
 GROSS FLOOR AREA 166.74m²

REV.	DATE	DESCRIPTION
A	JULY 2020	RC SUBMISSION

CONSULTANTS

Planner	Sentinel Planning
Surveyor	Boundary
Civil Engineer	Tss
Traffic Engineer	Stantec
Landscape Architect	SOLA
Geotech Engineer	ENGE0

PROJECT TITLE
 14 INGRAM ROAD DEVELOPMENT

PROJECT ADDRESS
 14 Ingram Road Remuera Auckland 1050

LOT number	22	DP number	42600
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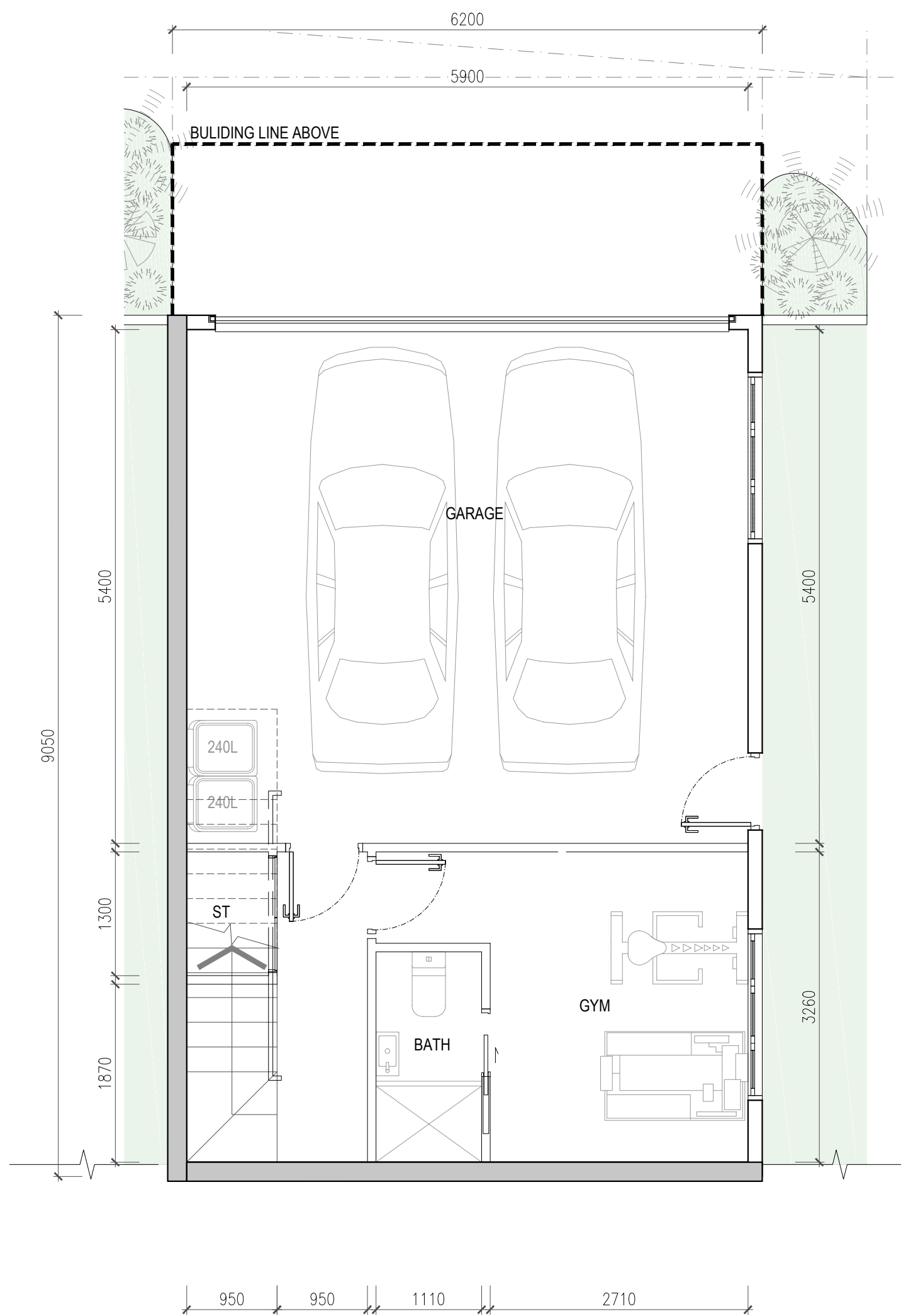
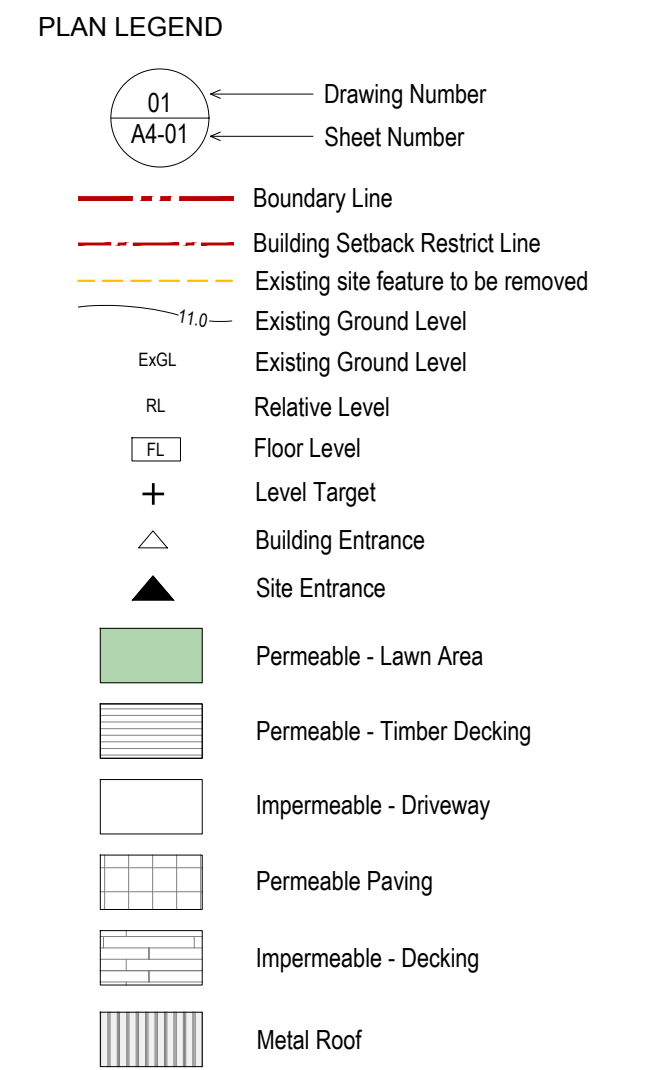
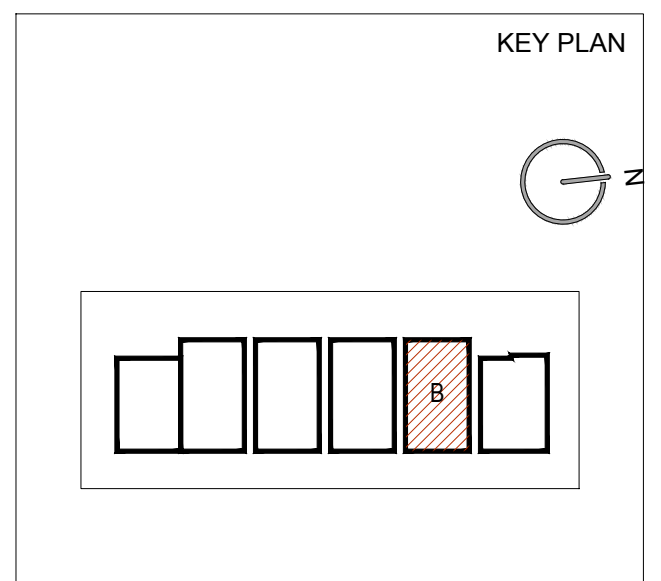
ISSUE STATUS

Scale	Designed	Drawn	Checked	Approved
1:50 @ A1	JL	MJS	HH	SP
1:100 @ A3				

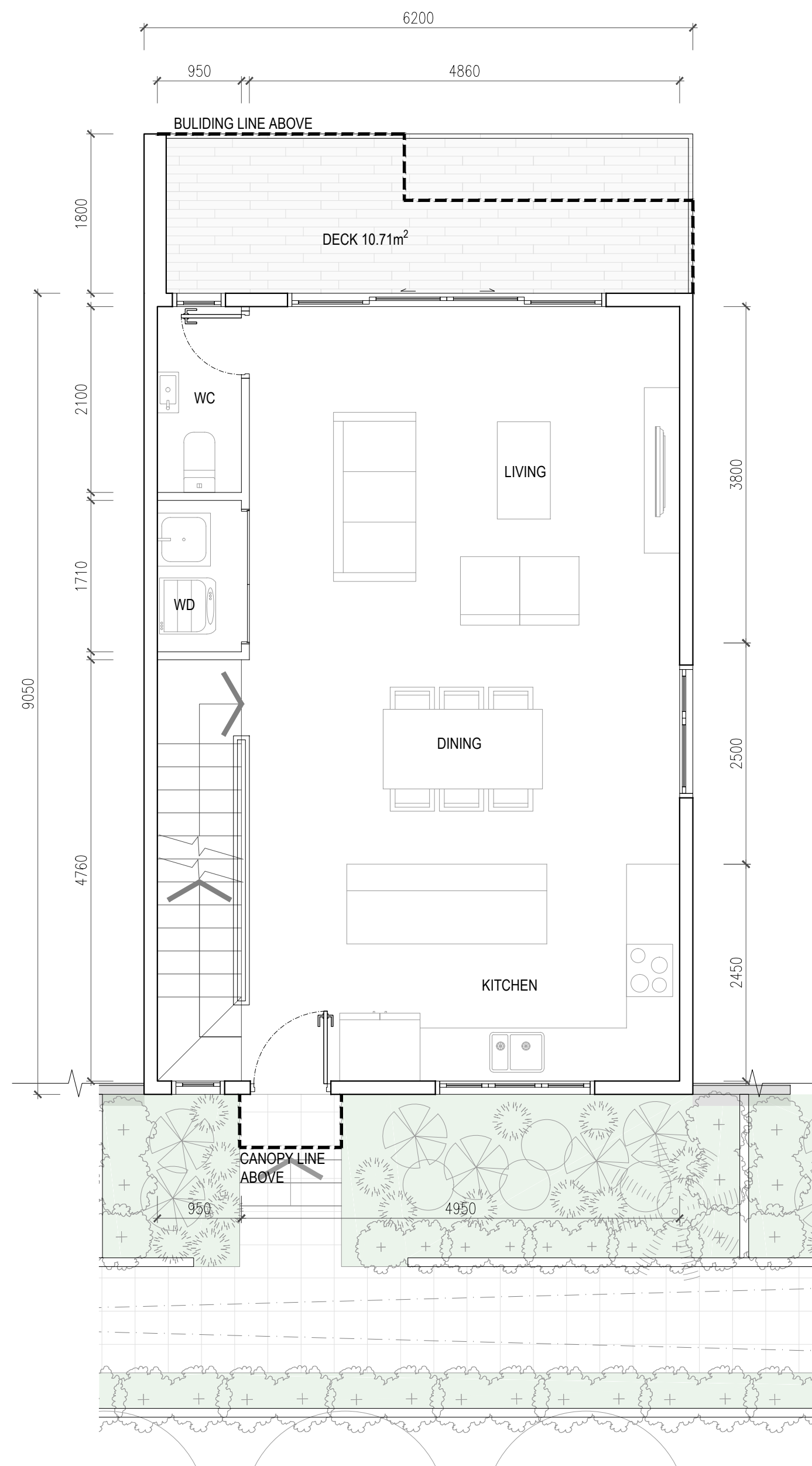
DRAWING TITLE
 TYPICAL UNIT LAYOUT

Job No.	Drawing No.	Rev.
OZAC20108	A6-01	A

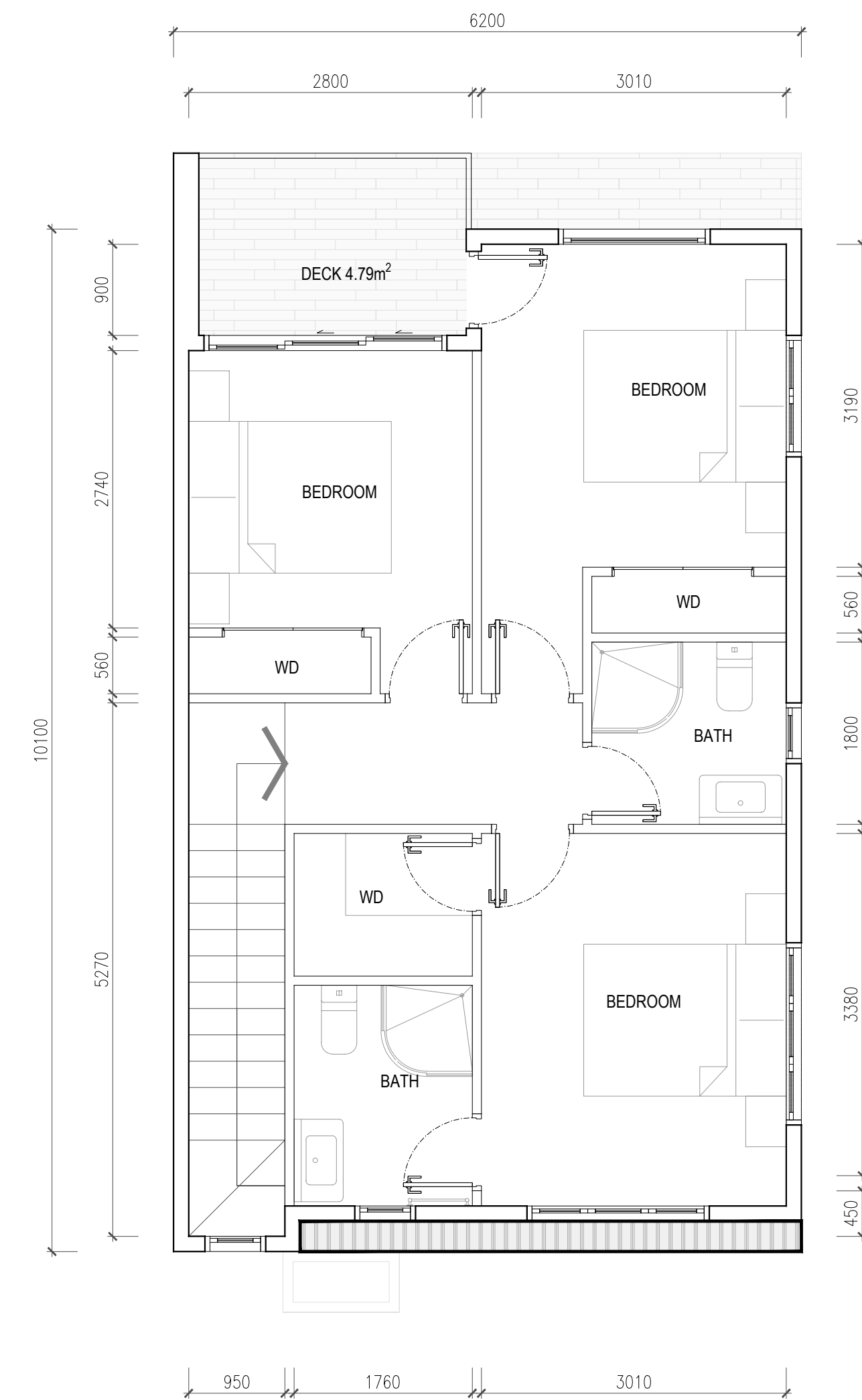
NOTE:
 1. YARD LANDSCAPE AND OUTDOOR LIVING AREAS MAY VARY SLIGHTLY FROM EACH TYPICAL UNIT.
 2. WINDOW/DOOR TYPES HAVE SLIGHT VARIATIONS BETWEEN TYPICAL UNITS. PLEASE REFER TO OVERALL FLOOR PLANS FOR DETAILS.
 3. REFER TO OVERALL GROUND FLOOR PLAN DRAWINGS AND SITE COVERAGE CALCULATION SHEET(A2-02) FOR INDIVIDUAL LOT CALCULATIONS.



1 UNIT 2
 TYPE B LOWER GROUND FLOOR LAYOUT
 1:50 @ A1, 1:100 @ A3



2 UNIT 2
 TYPE B GROUND FLOOR LAYOUT
 1:50 @ A1, 1:100 @ A3



3 UNIT 2
 TYPE B FIRST FLOOR LAYOUT
 1:50 @ A1, 1:100 @ A3
 GROSS FLOOR AREA 170.32m²

REV.	DATE	DESCRIPTION
A	JULY 2020	RC SUBMISSION

CONSULTANTS

Planner	Sentinel Planning
Surveyor	Boundary
Civil Engineer	Tss
Traffic Engineer	Stantec
Landscape Architect	SOLA
Geotech Engineer	ENGE0

PROJECT TITLE
 14 INGRAM ROAD DEVELOPMENT

PROJECT ADDRESS
 14 Ingram Road Remuera Auckland 1050

LOT number	22	DP number	42600
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CLIENT

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ARCHITECT & LEAD DESIGN CONSULTANT

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ISSUE STATUS

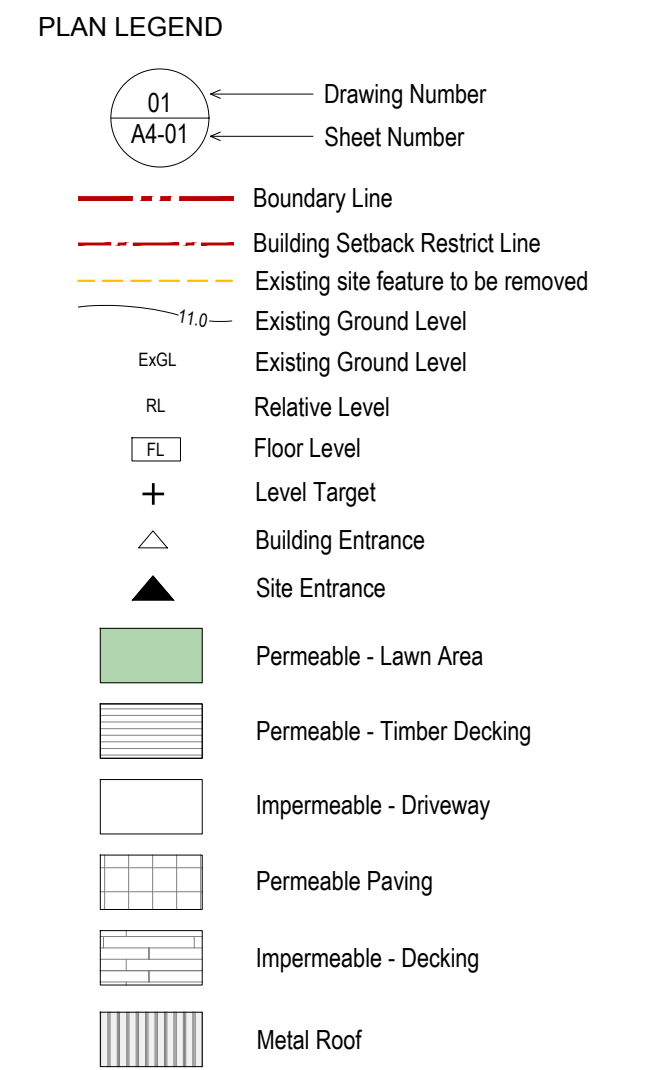
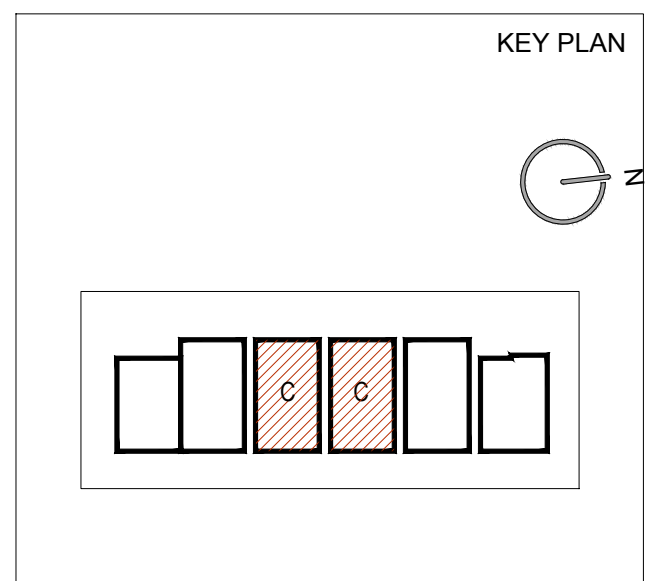
RESOURCE CONSENT

Scale	Designed	Drawn	Checked	Approved
1:50 @ A1 1:100 @ A3	JL	MJS	HH	SP

DRAWING TITLE
 TYPICAL UNIT LAYOUT

Job No.	Drawing No.	Rev.
OZAC20108	A6-02	A

NOTE:
 1. YARD LANDSCAPE AND OUTDOOR LIVING AREAS MAY VARY SLIGHTLY FROM EACH TYPICAL UNIT.
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 3. REFER TO OVERALL GROUND FLOOR PLAN DRAWINGS AND SITE COVERAGE CALCULATION SHEET(A2-02) FOR INDIVIDUAL LOT CALCULATIONS.



REV.	DATE	DESCRIPTION
A	JULY 2020	RC SUBMISSION

CONSULTANTS

Planner	Sentinel Planning
Surveyor	Boundary
Civil Engineer	Tss
Traffic Engineer	Stantec
Landscape Architect	SOLA
Geotech Engineer	ENGE0

PROJECT TITLE
14 INGRAM ROAD DEVELOPMENT

PROJECT ADDRESS
14 Ingram Road Remuera Auckland 1050

LOT number	22	DP number	42600
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CLIENT

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ARCHITECT & LEAD DESIGN CONSULTANT

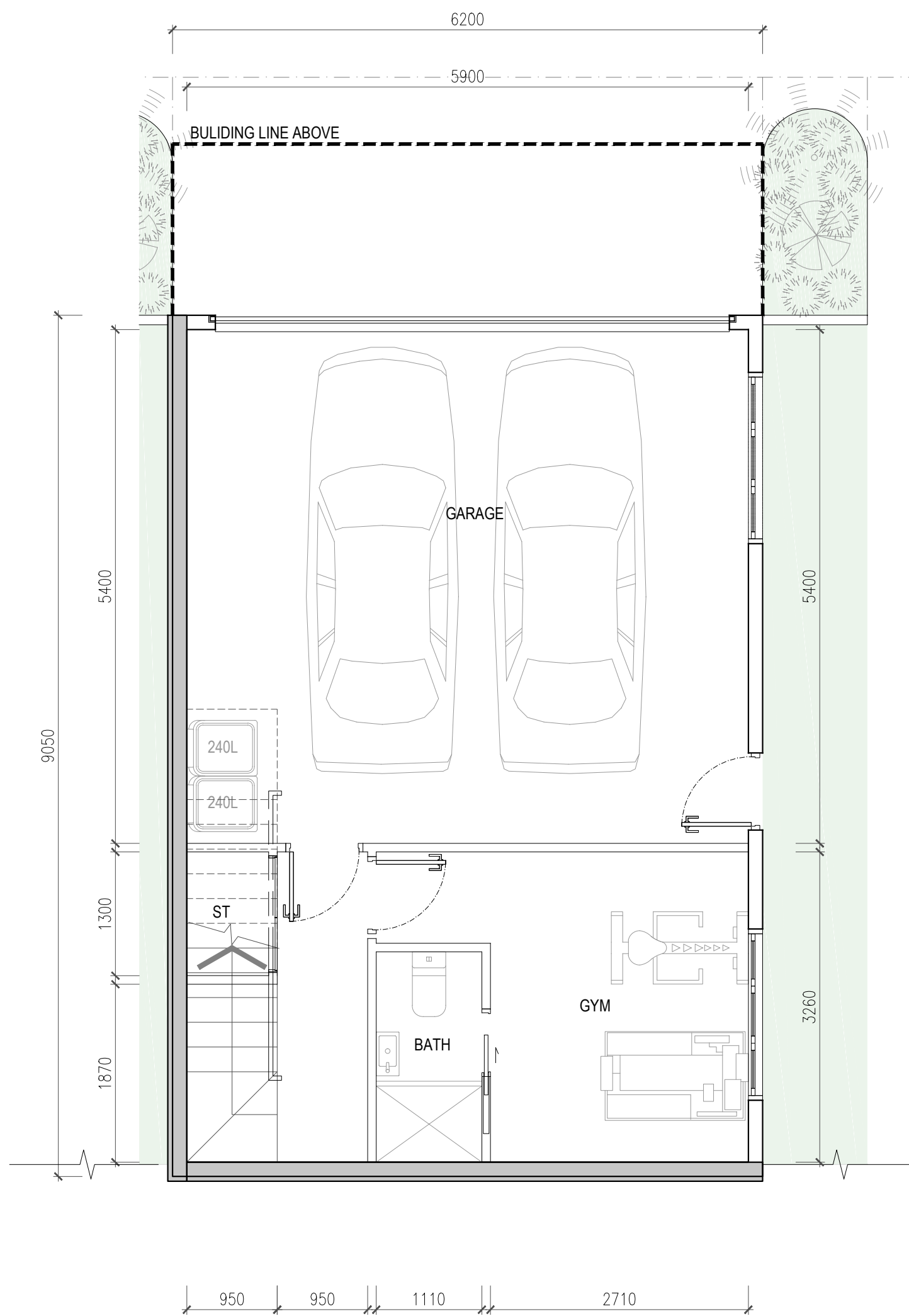
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ISSUE STATUS

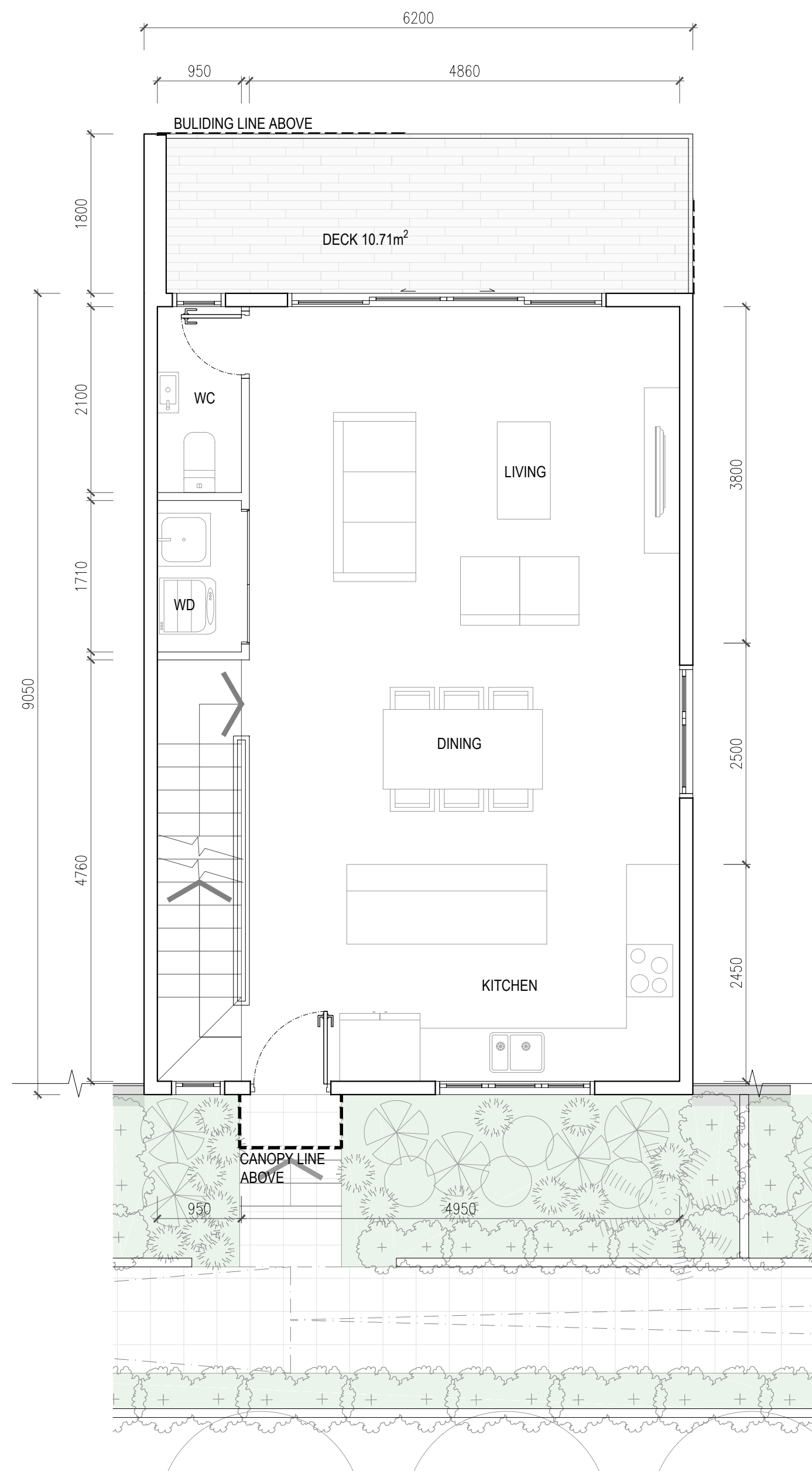
Scale	Designed	Drawn	Checked	Approved
1:50 @ A1 1:100 @ A3	JL	MJS	HH	SP

DRAWING TITLE

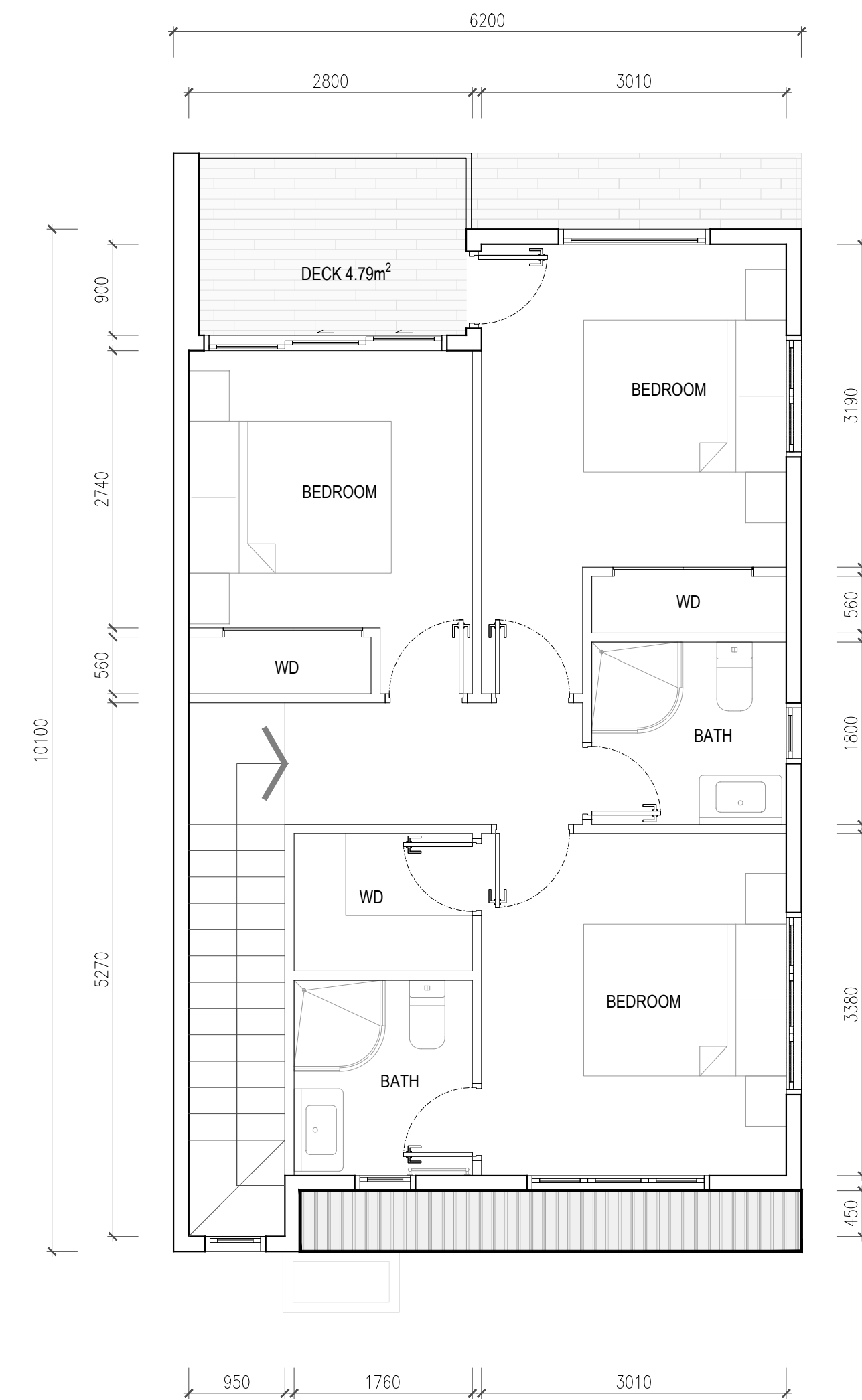
Job No.	Drawing No.	Rev.
OZAC20108	A6-03	A



UNIT 3.4
1 TYPE C LOWER GROUND FLOOR LAYOUT
 1:50 @ A1, 1:100 @ A3

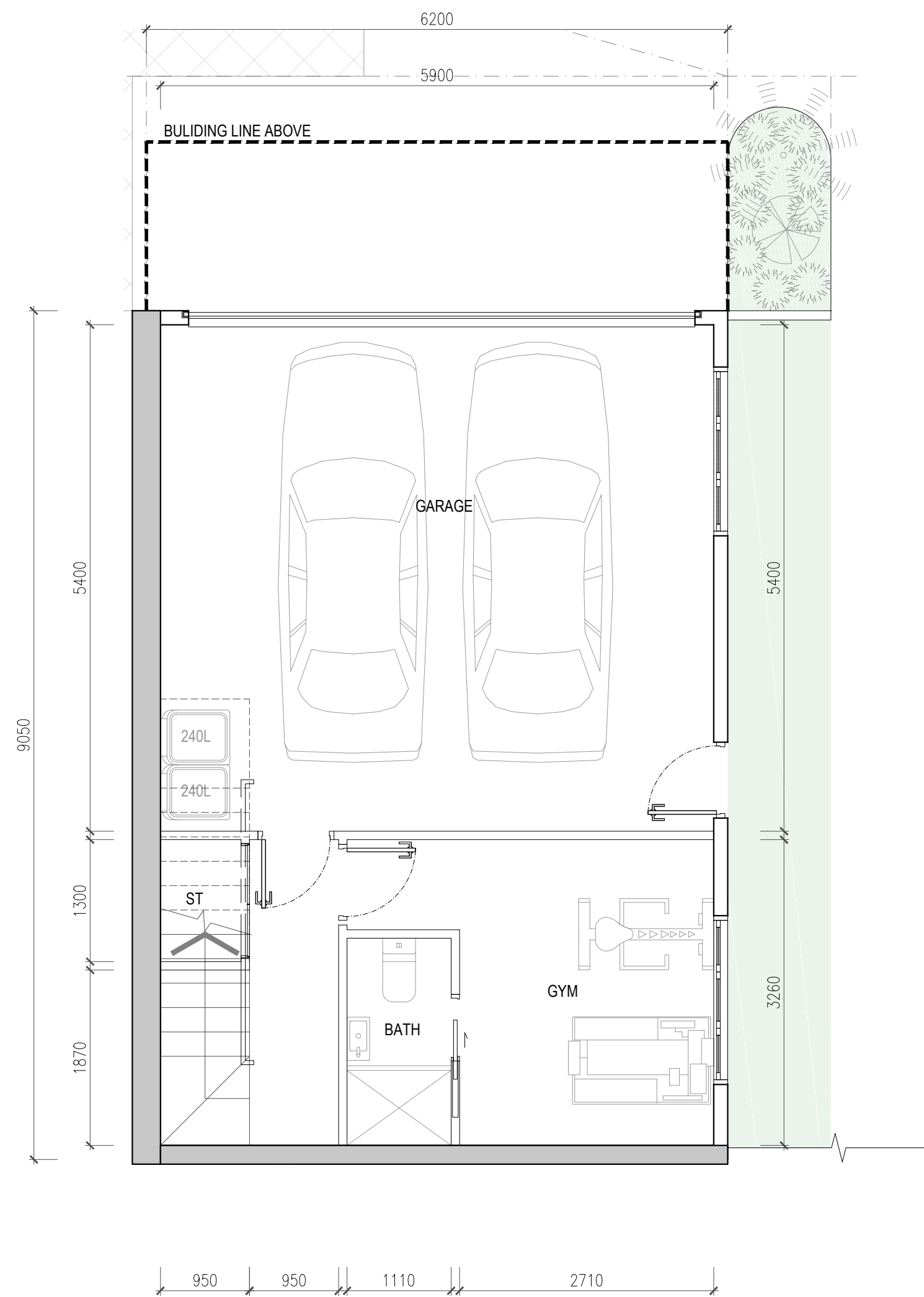
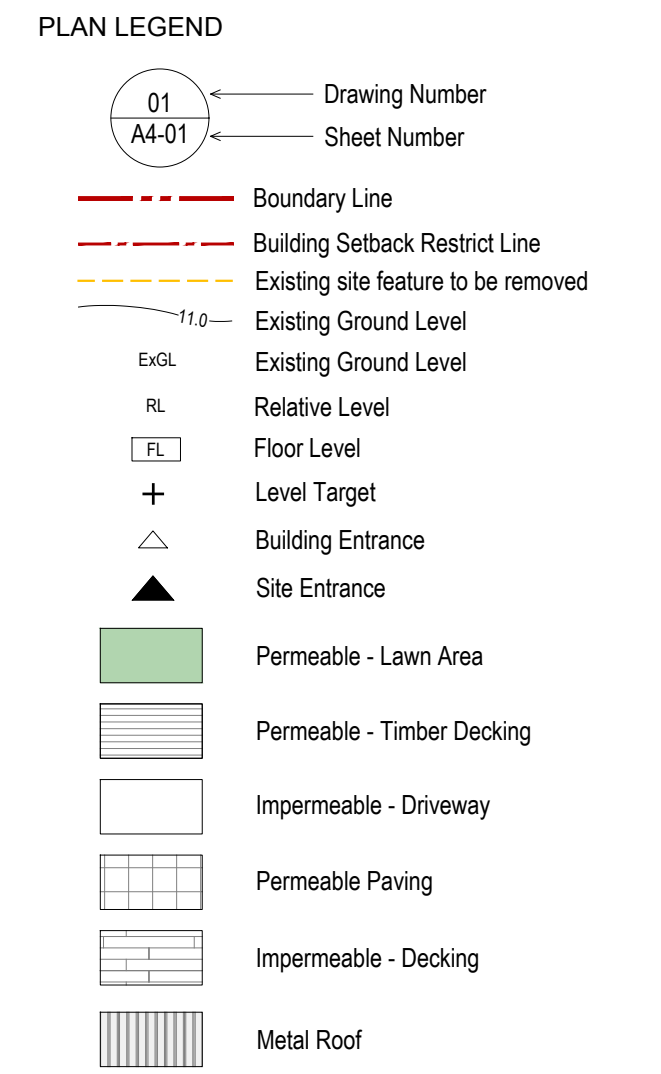
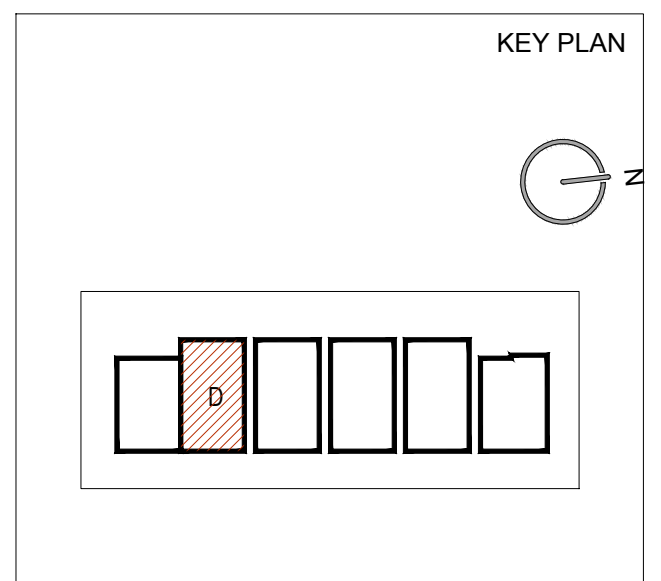


UNIT 3.4
2 TYPE C GROUND FLOOR LAYOUT
 1:50 @ A1, 1:100 @ A3

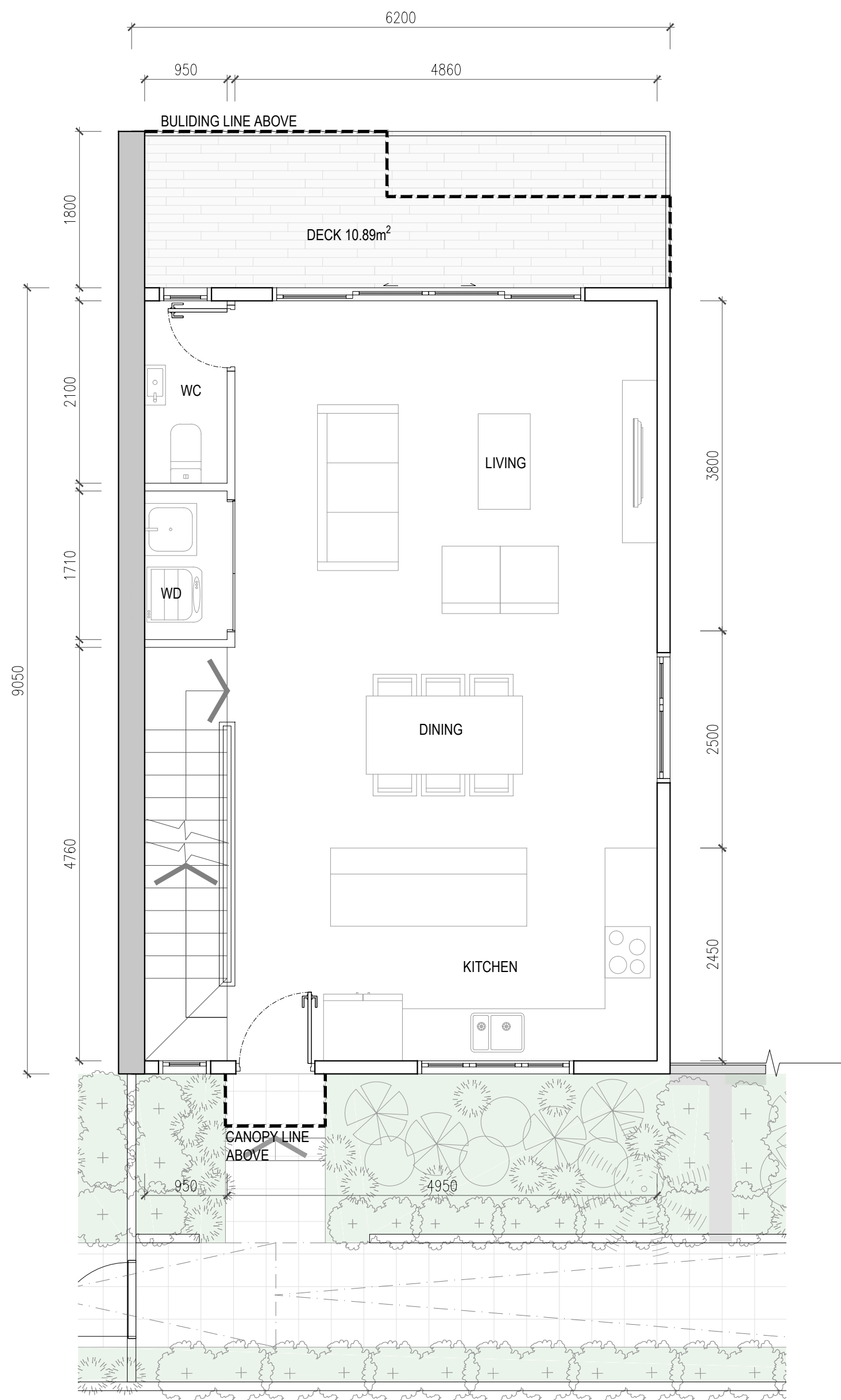


UNIT 3.4
3 TYPE C FIRST FLOOR LAYOUT
 1:50 @ A1, 1:100 @ A3
 GROSS FLOOR AREA 168.84m²

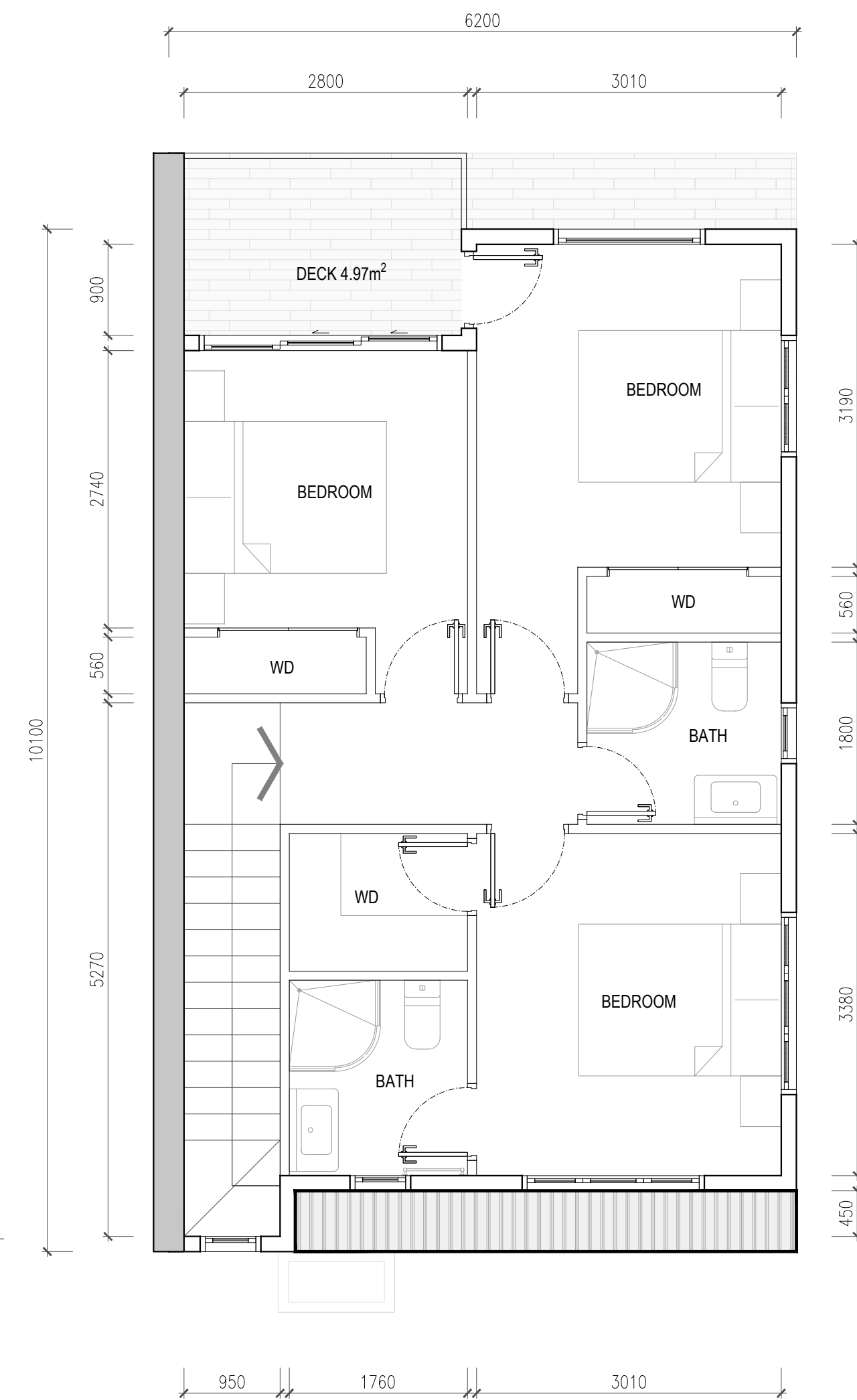
NOTE:
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 3. REFER TO OVERALL GROUND FLOOR PLAN DRAWINGS AND SITE COVERAGE CALCULATION SHEET(A2-02) FOR INDIVIDUAL LOT CALCULATIONS.



1 UNIT 5
 TYPE D LOWER GROUND FLOOR LAYOUT
 1:50 @ A1, 1:100 @ A3



2 UNIT 5
 TYPE D GROUND FLOOR LAYOUT
 1:50 @ A1, 1:100 @ A3



3 UNIT 5
 TYPE D FIRST FLOOR LAYOUT
 1:50 @ A1, 1:100 @ A3
 GROSS FLOOR AREA 166.74m²

REV.	DATE	DESCRIPTION
A	JULY 2020	RC SUBMISSION

CONSULTANTS

Planner	Sentinel Planning
Surveyor	Boundary
Civil Engineer	Tss
Traffic Engineer	Stantec
Landscape Architect	SOLA
Geotech Engineer	ENGE0

PROJECT TITLE
 14 INGRAM ROAD DEVELOPMENT

PROJECT ADDRESS
 14 Ingram Road Remuera Auckland 1050

LOT number	22	DP number	42600
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ISSUE STATUS

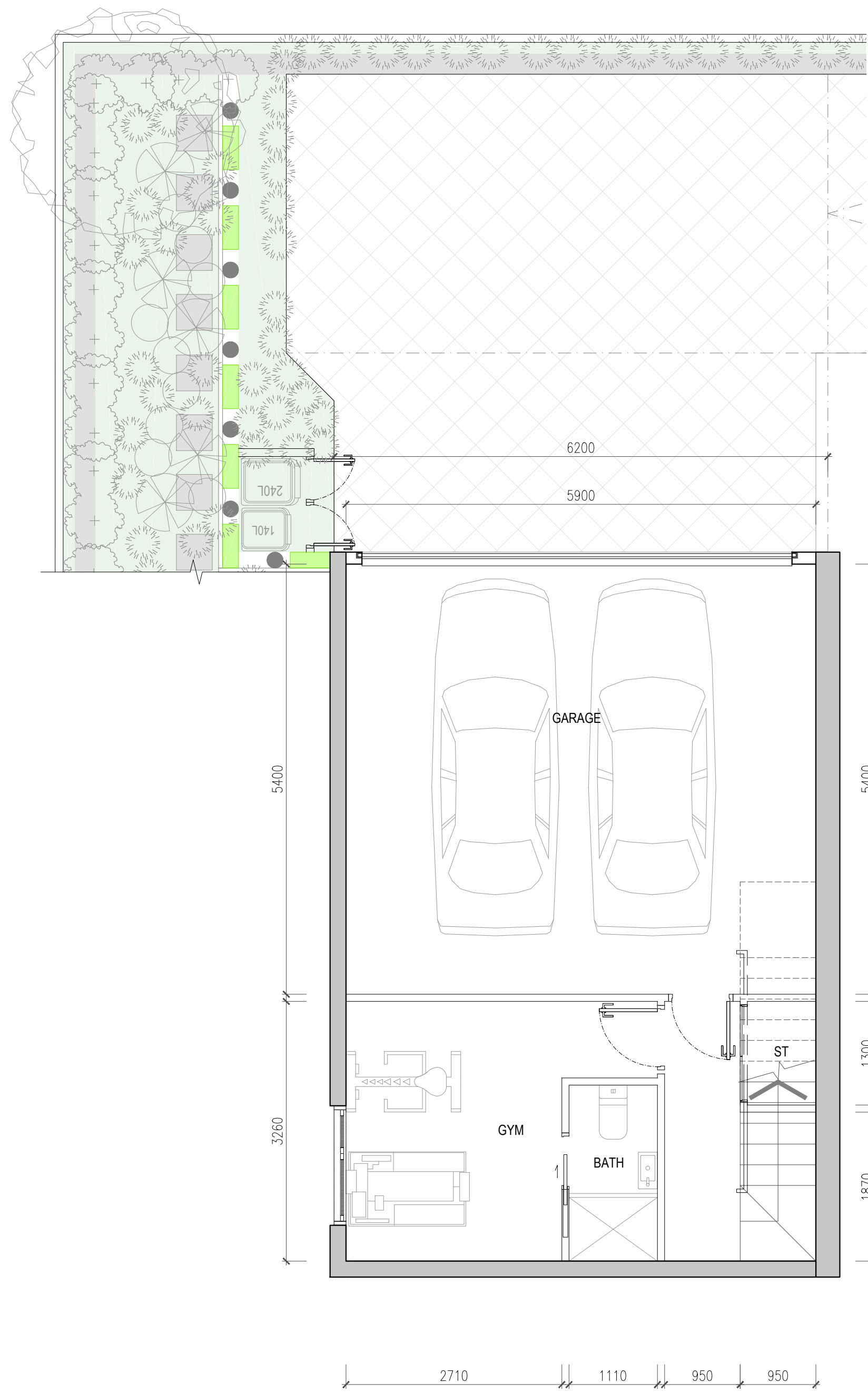
RESOURCE CONSENT

Scale	Designed	Drawn	Checked	Approved
1:50 @ A1 1:100 @ A3	JL	MJS	HH	SP

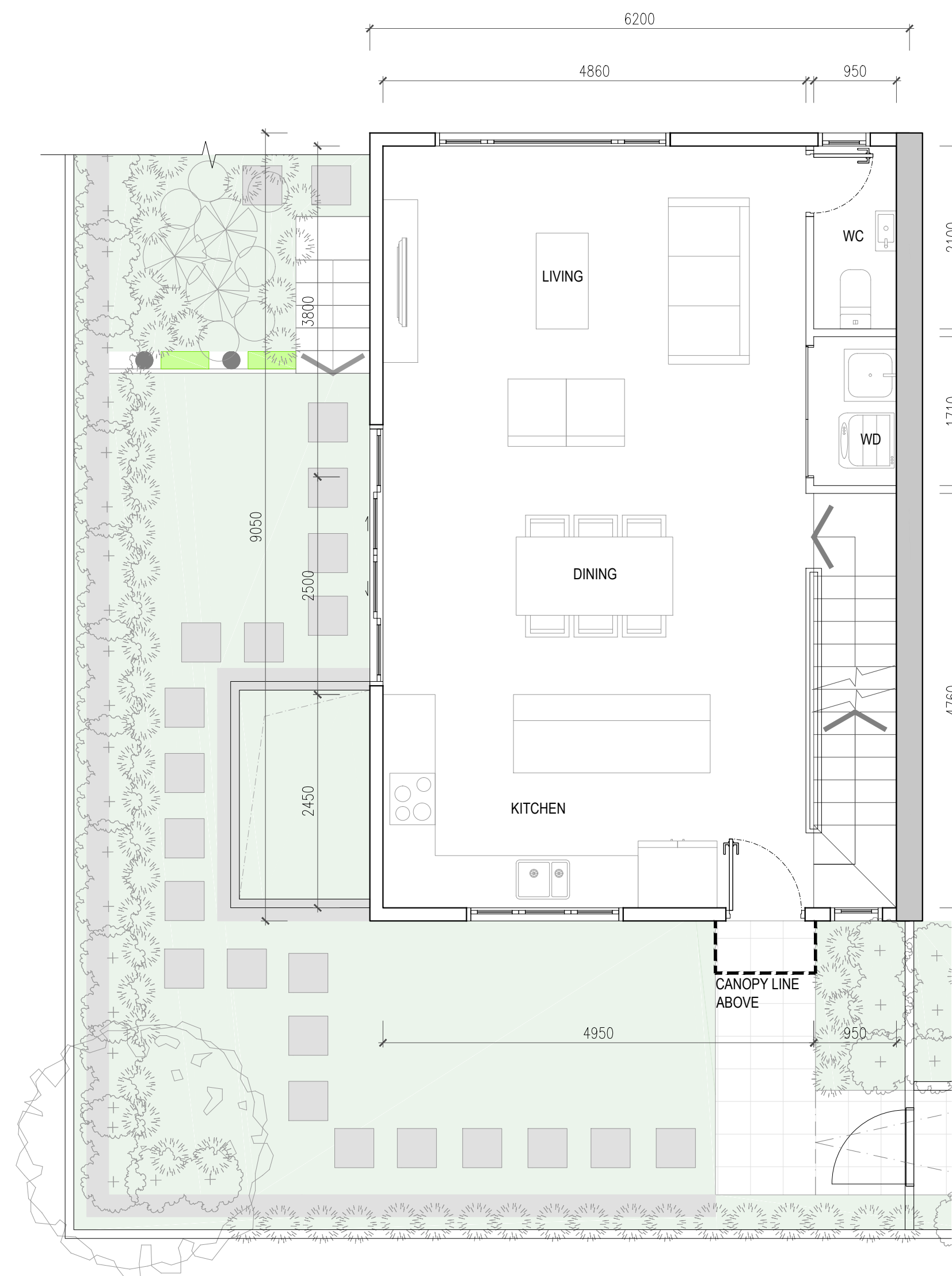
DRAWING TITLE
 TYPICAL UNIT LAYOUT

Job No.	Drawing No.	Rev.
OZAC20108	A6-04	A

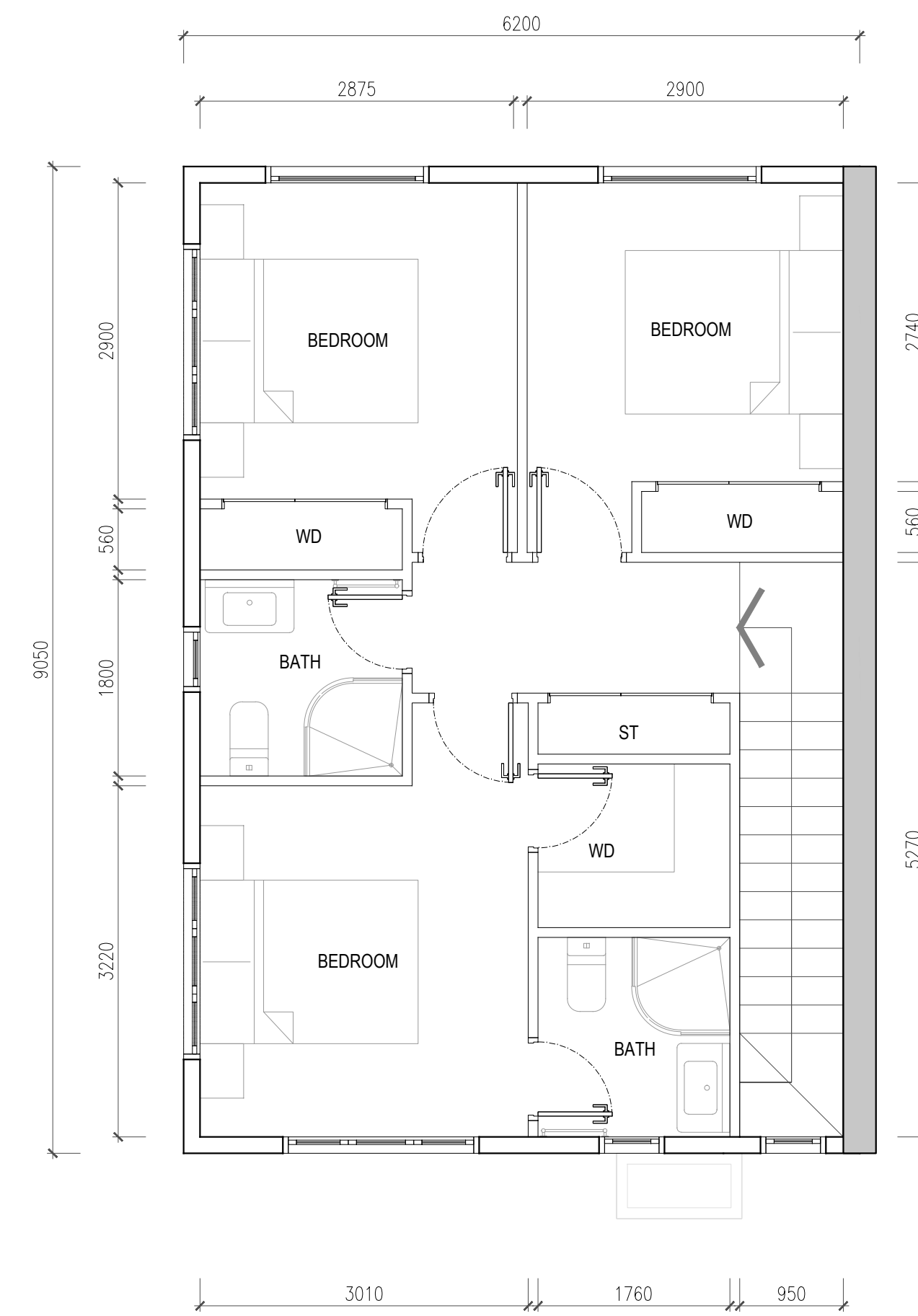
NOTE:
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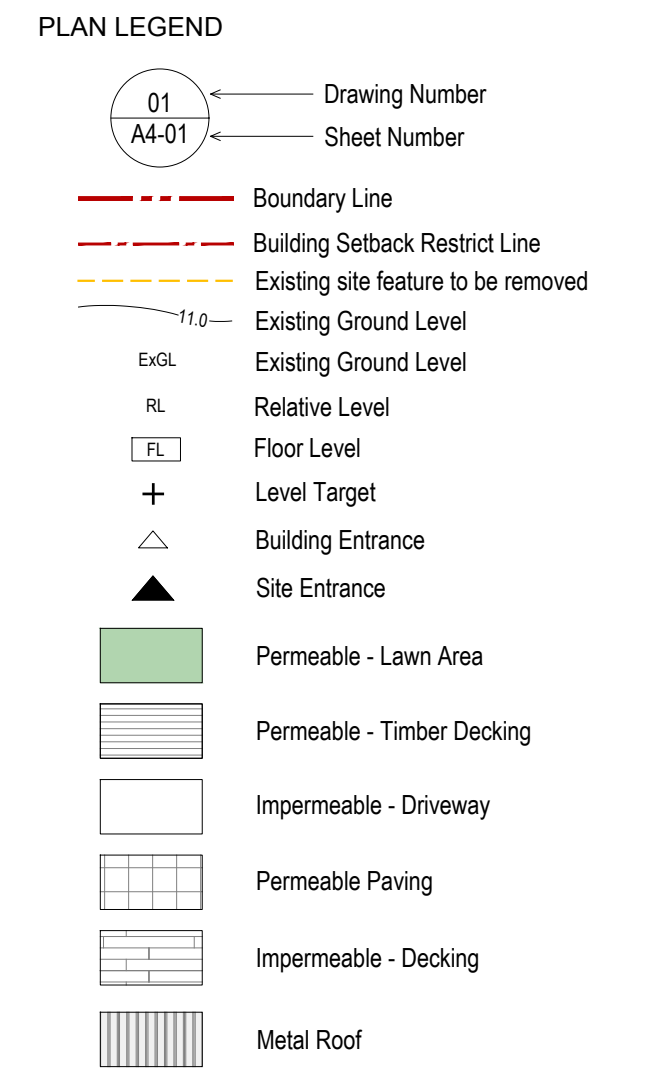
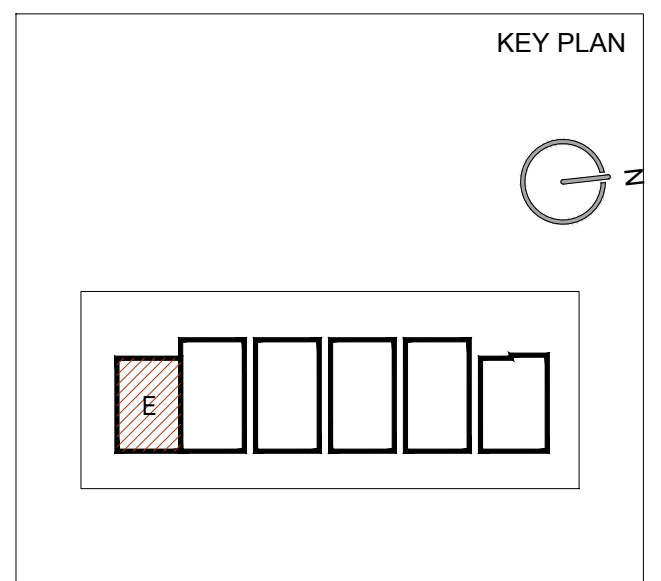
1 UNIT 6
 TYPE E LOWER GROUND FLOOR LAYOUT
 1:50 @ A1, 1:100 @ A3



2 UNIT 6
 TYPE E GROUND FLOOR LAYOUT
 1:50 @ A1, 1:100 @ A3



3 UNIT 6
 TYPE E FIRST FLOOR LAYOUT
 1:50 @ A1, 1:100 @ A3
 GROSS FLOOR AREA 168.33m²



REV.	DATE	DESCRIPTION
A	JULY 2020	RC SUBMISSION

CONSULTANTS

Planner	Sentinel Planning
Surveyor	Boundary
Civil Engineer	Tss
Traffic Engineer	Stantec
Landscape Architect	SOLA
Geotech Engineer	ENGEO

PROJECT TITLE
 14 INGRAM ROAD DEVELOPMENT

PROJECT ADDRESS
 14 Ingram Road Remuera Auckland 1050

LOT number	22	DP number	42600
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CLIENT
 Gavin Zhang

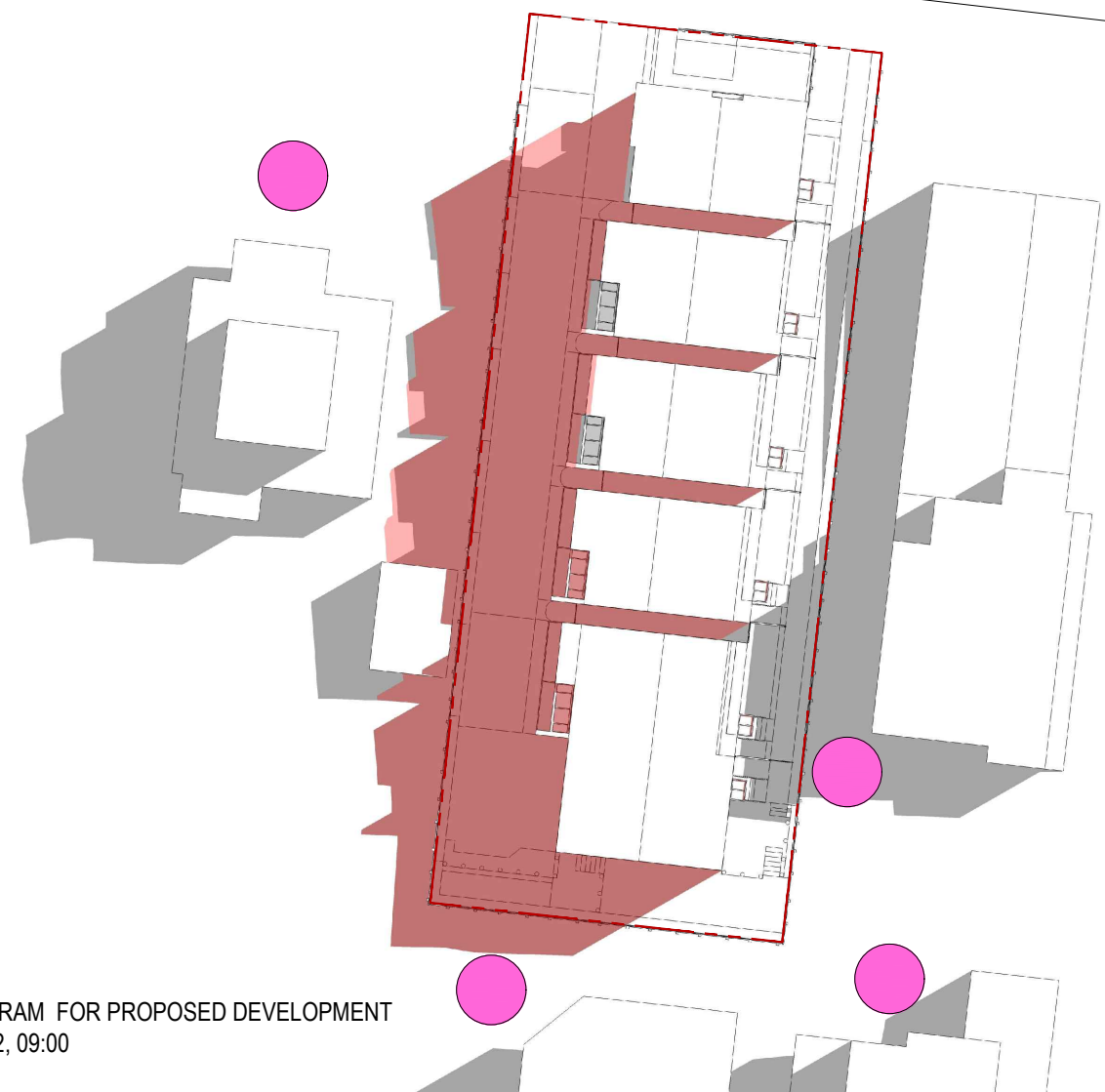
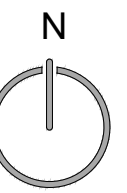
ARCHITECT & LEAD DESIGN CONSULTANT
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 W www.ozac.co.nz T +64 9 5226824 E admin@ozac.co.nz

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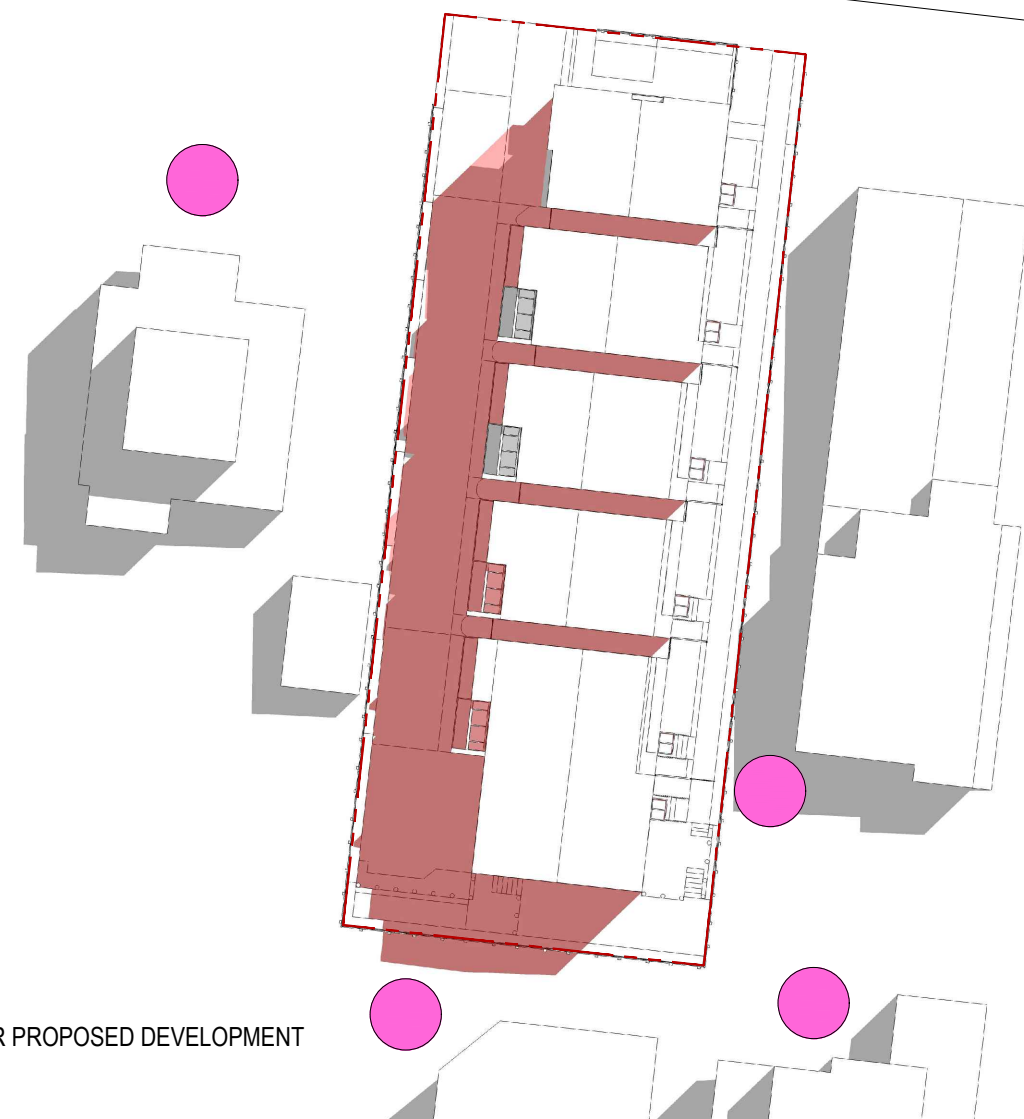
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1:50 @ A1	JL	MJS	HH	SP
1:100 @ A3				

DRAWING TITLE
 TYPICAL UNIT LAYOUT

Job No.	Drawing No.	Rev.
OZAC20108	A6-05	A



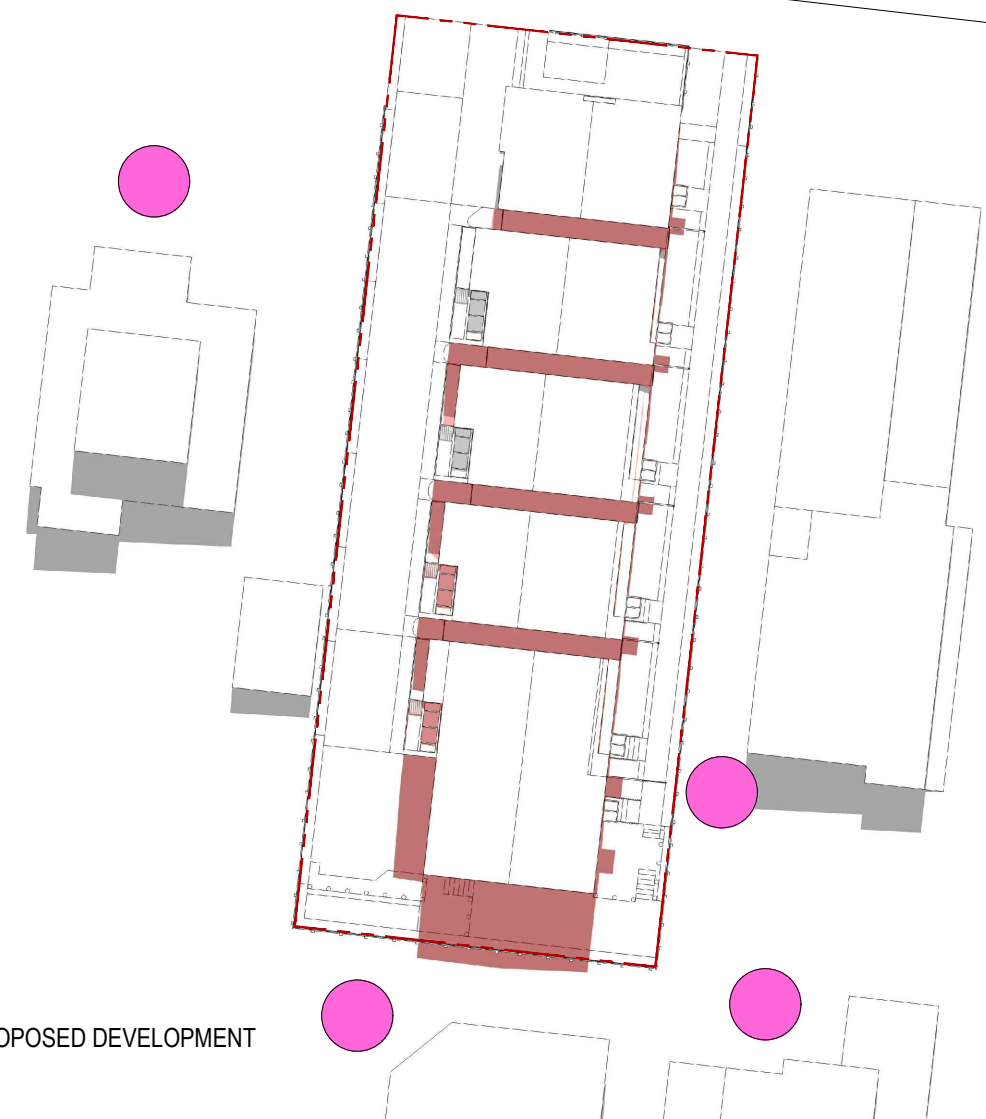
SHADOW DIAGRAM FOR PROPOSED DEVELOPMENT
SEPTEMBER 22, 09:00
1:400 MTS



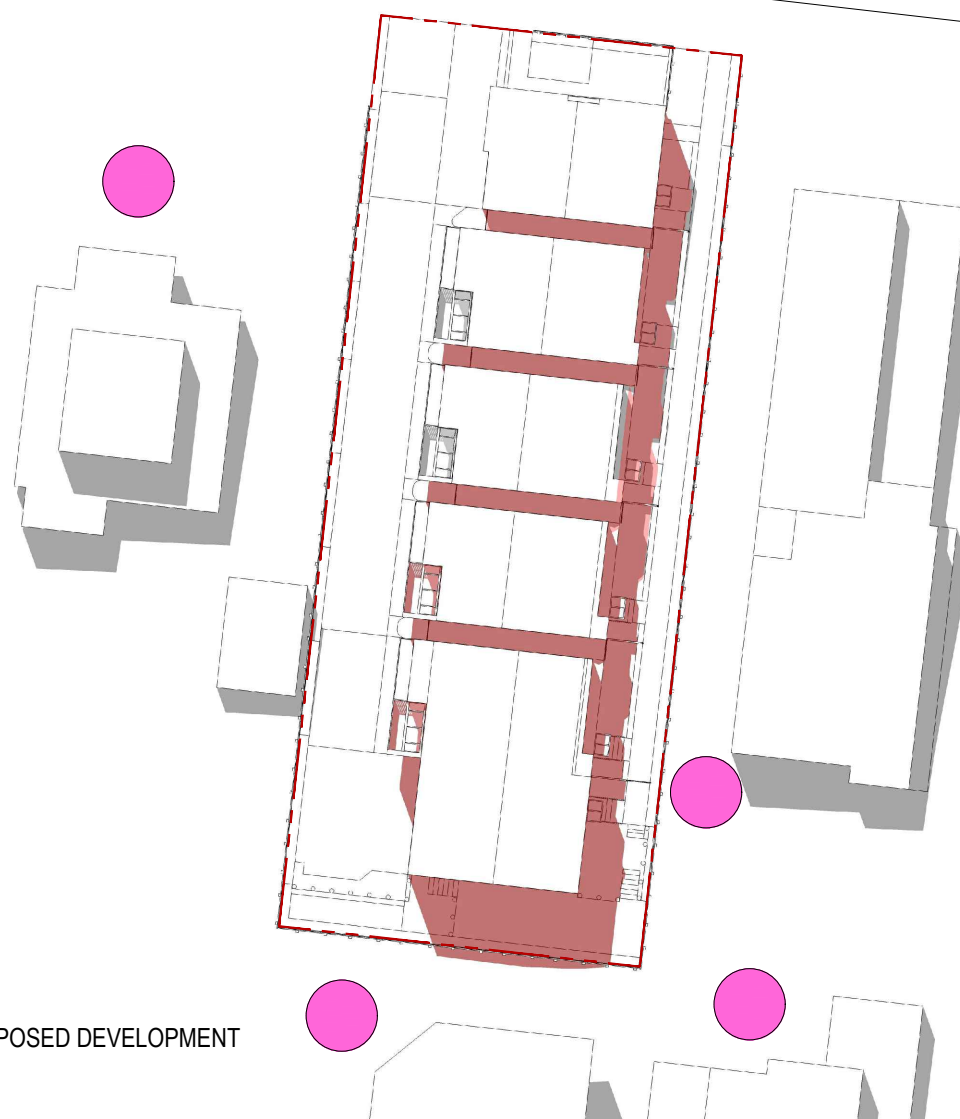
SHADOW DIAGRAM FOR PROPOSED DEVELOPMENT
SEPTEMBER 22, 10:00
1:400 MTS



SHADOW DIAGRAM FOR PROPOSED DEVELOPMENT
SEPTEMBER 22, 11:00
1:400 MTS



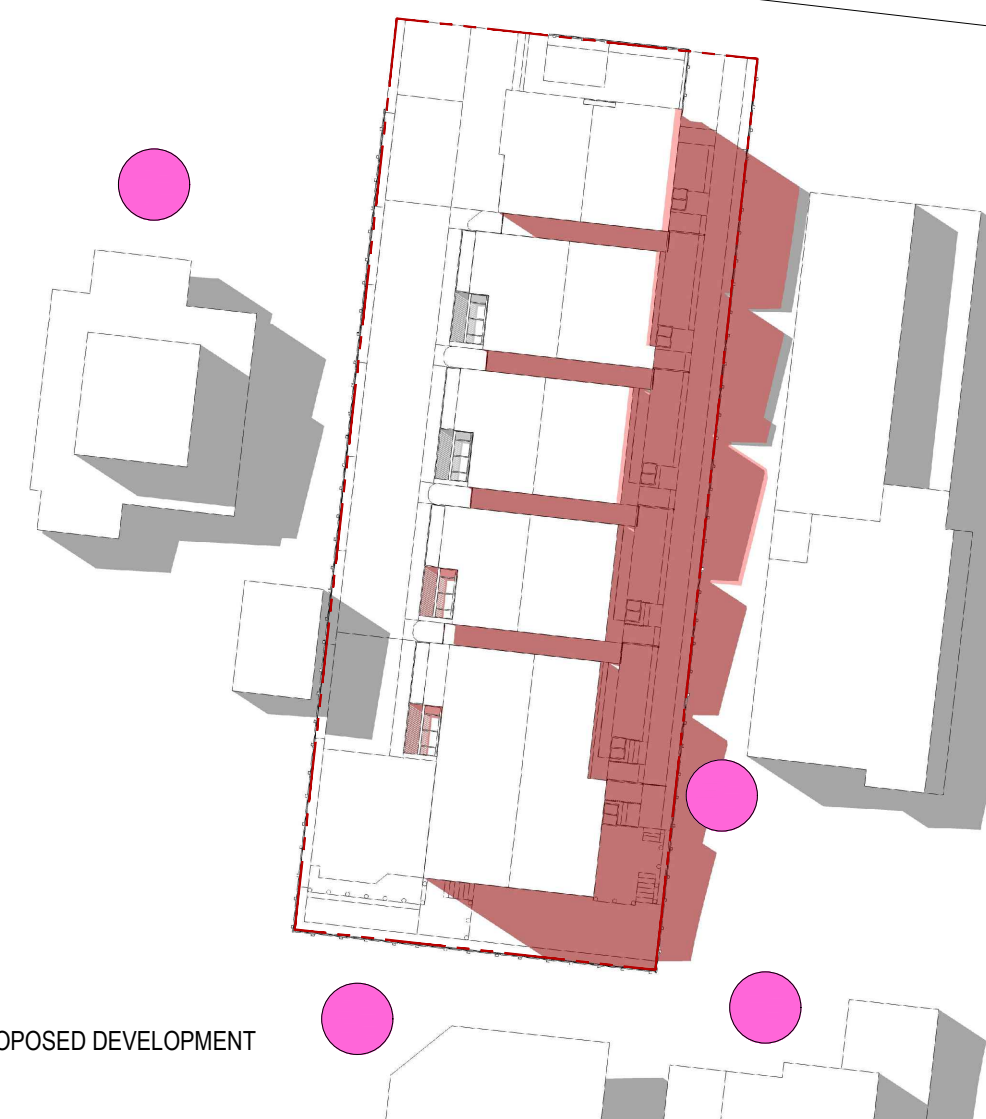
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SEPTEMBER 22, 12:00
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SHADOW DIAGRAM FOR PROPOSED DEVELOPMENT
SEPTEMBER 22, 13:00
1:400 MTS



SHADOW DIAGRAM FOR PROPOSED DEVELOPMENT
SEPTEMBER 22, 14:00
1:400 MTS



SHADOW DIAGRAM FOR PROPOSED DEVELOPMENT
SEPTEMBER 22, 15:00
1:400 MTS



SHADOW DIAGRAM FOR PROPOSED DEVELOPMENT
SEPTEMBER 22, 16:00
1:400 MTS

- LEGEND:
- SHADOW CAST BY MAX. BUILDING BULK COMPLYING WITH STANDARD HIRB
 - SHADOW CAST BY PROPOSED DESIGN
 - SHADOW OVERLAPS
 - NEIGHBOUR'S OUTDOOR LIVING SPACE

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NOTE: SCALE @ A1 AS SHOWN @ A3 50% AS SCALE SHOWN

REV.	DATE	DESCRIPTION
A	JULY 2020	RC SUBMISSION

CONSULTANTS

Planner	Sentinel Planning
Surveyor	Boundary
Civil Engineer	Tss
Traffic Engineer	Stantec
Landscape Architect	SOLA
Geotech Engineer	ENGEO

PROJECT TITLE
14 INGRAM ROAD DEVELOPMENT

PROJECT ADDRESS
14 Ingram Road Remuera Auckland 1050

LOT number	22	DP number	42600
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Gavin Zhang

ARCHITECT & LEAD DESIGN CONSULTANT

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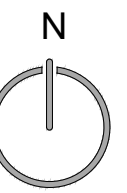
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ISSUE STATUS
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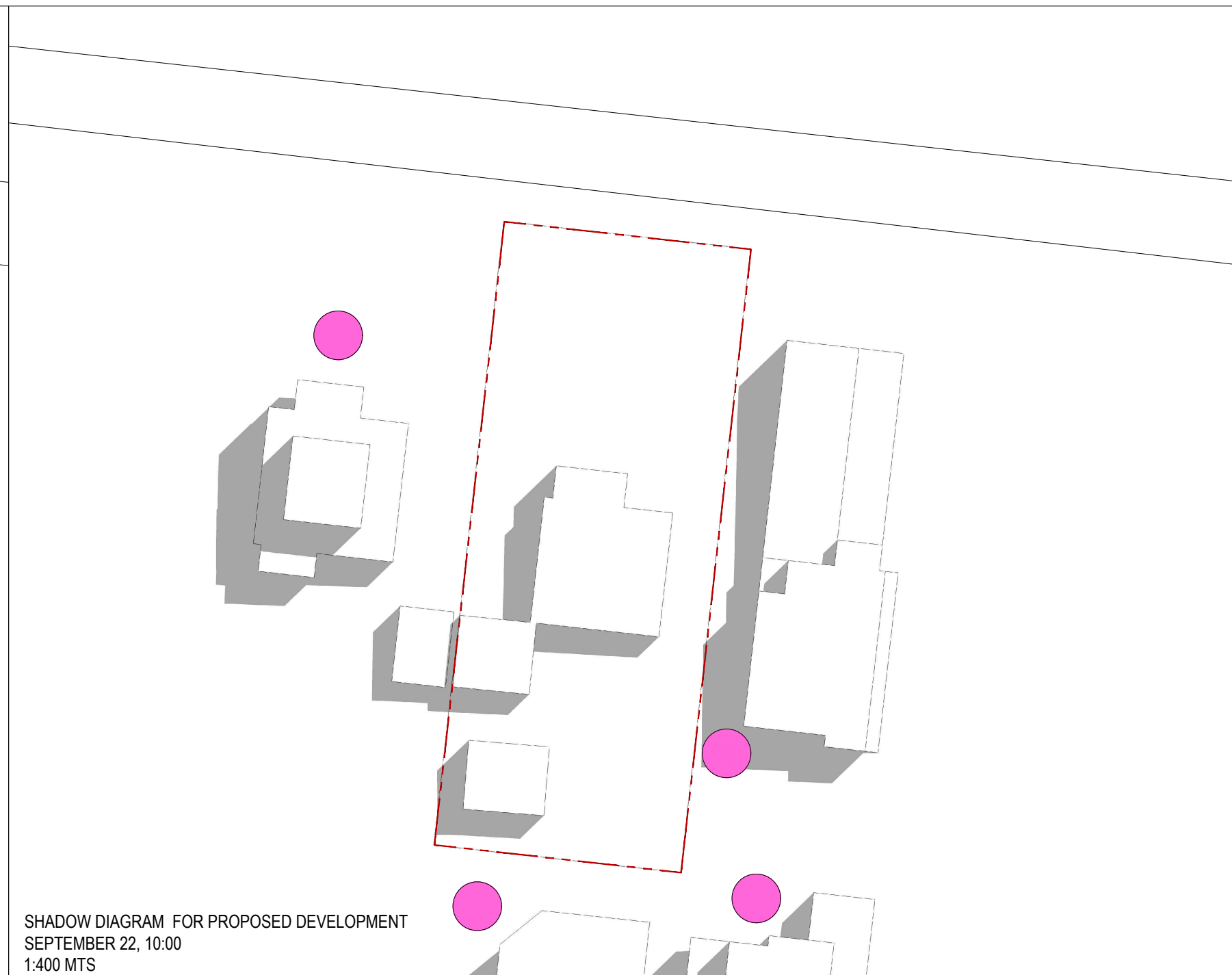
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AS SHOWN	JL	MJS	HH	SP

DRAWING TITLE
SEPTEMBER SHADOW DIAGRAM 1

Job No.	Drawing No.	Rev.
OZAC20108	A7-01	A



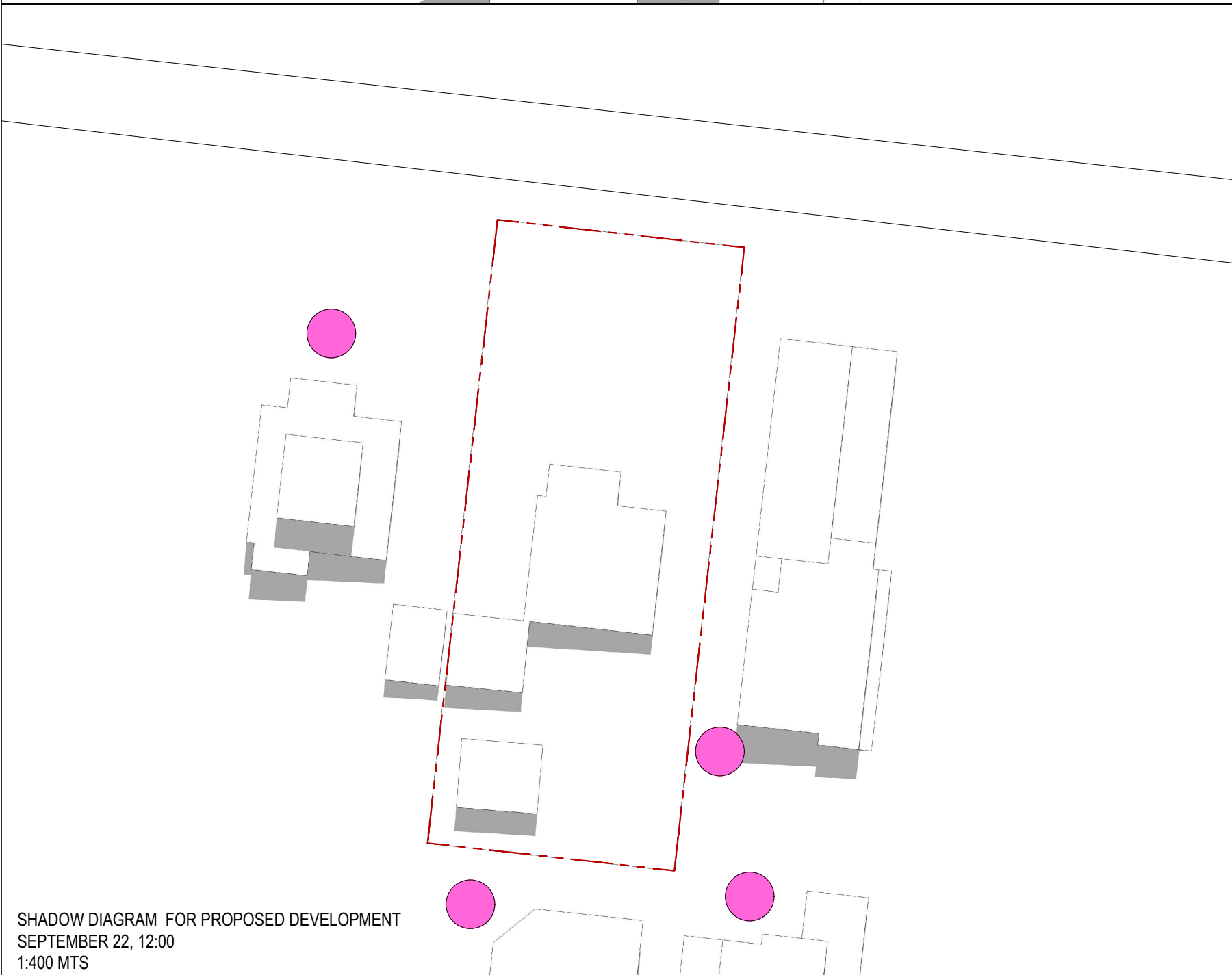
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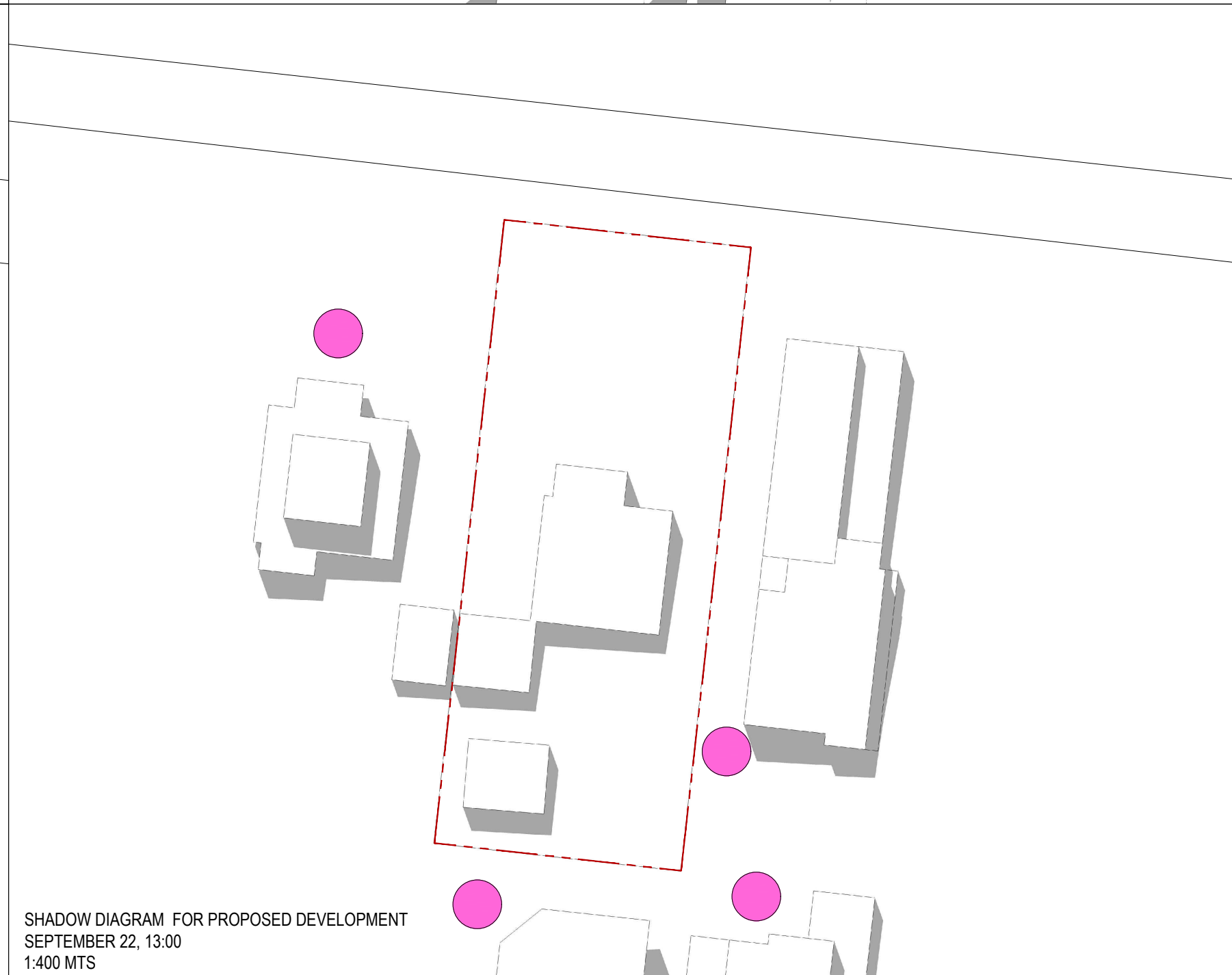
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SEPTEMBER 22, 10:00
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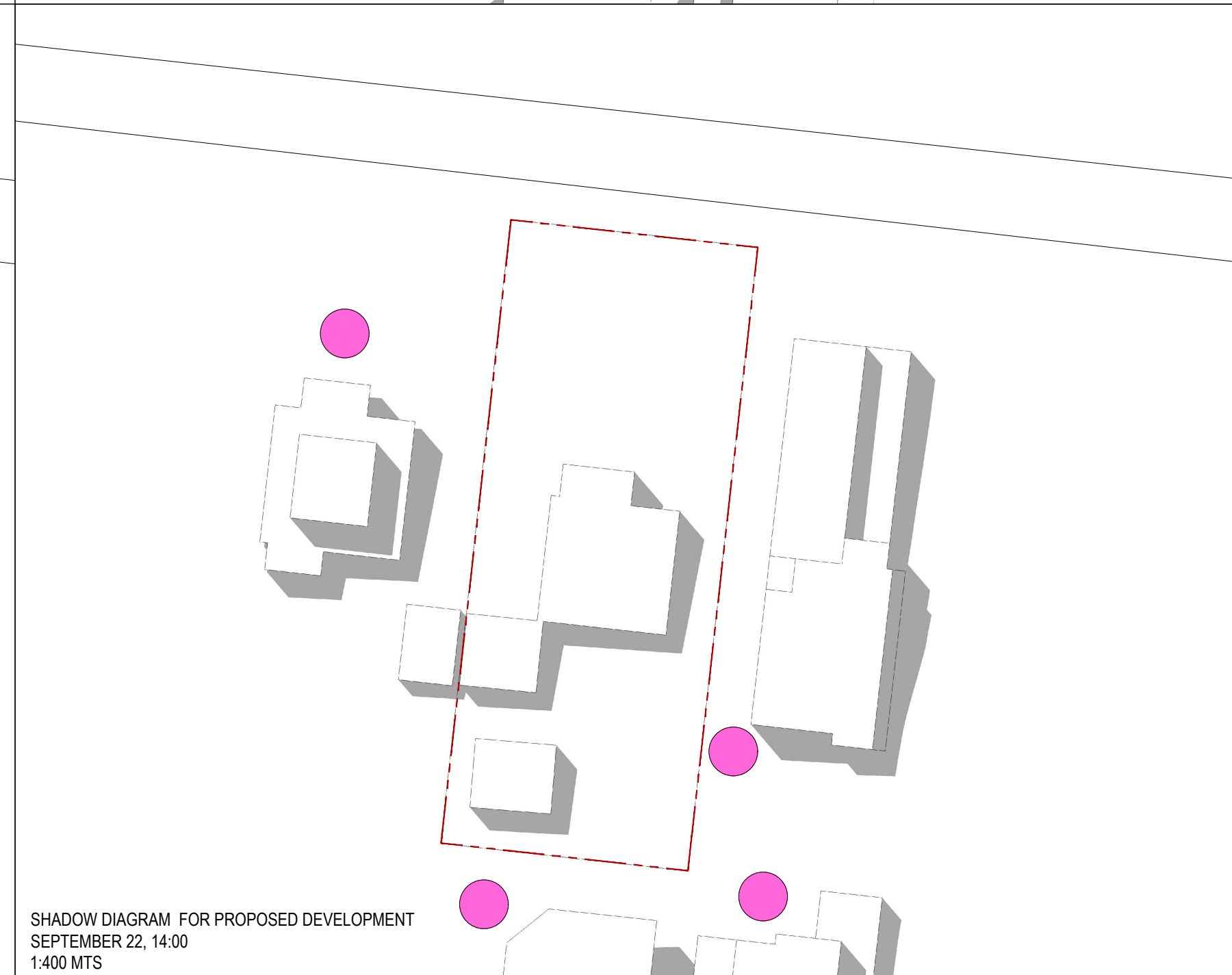
SHADOW DIAGRAM FOR PROPOSED DEVELOPMENT
SEPTEMBER 22, 11:00
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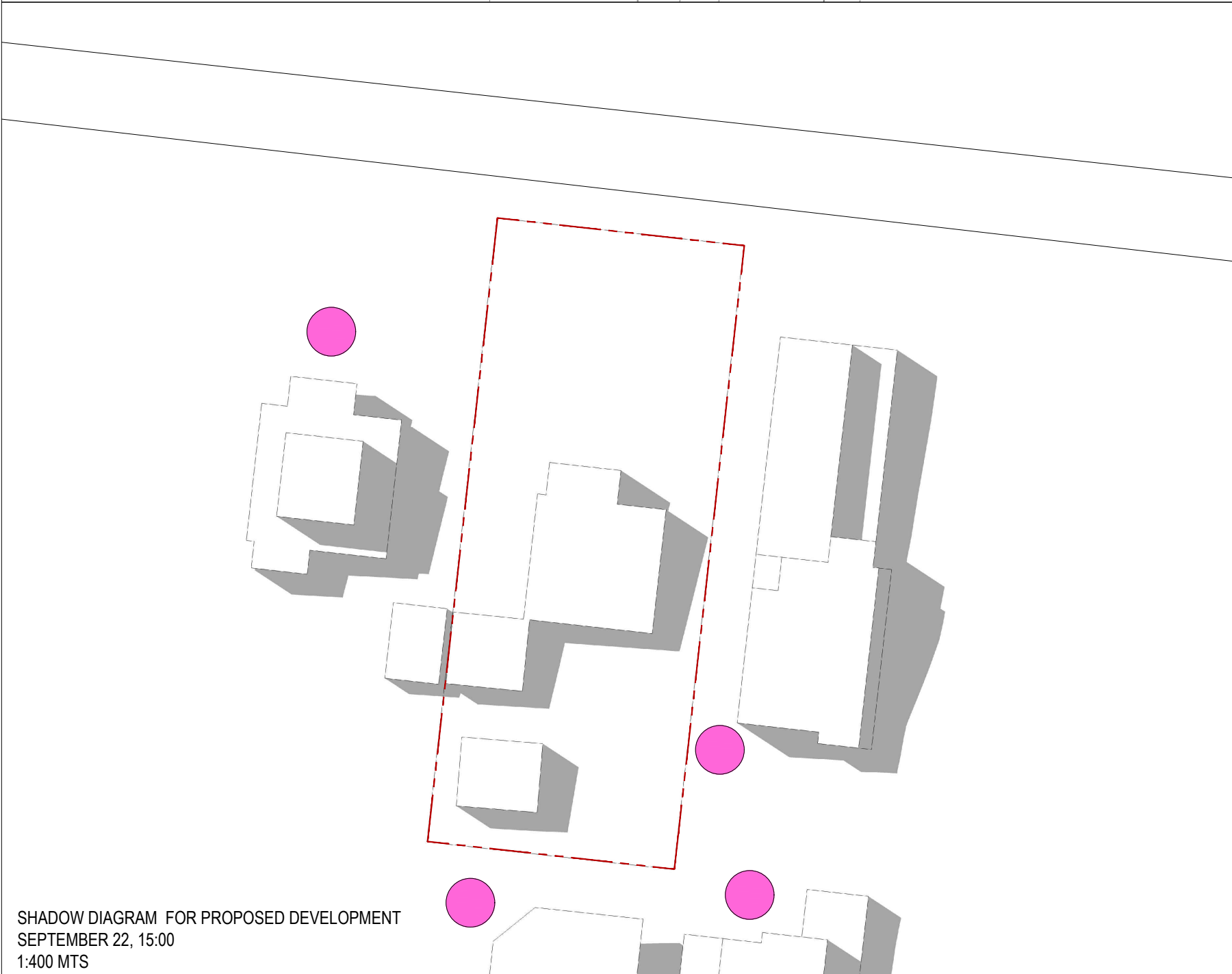
SHADOW DIAGRAM FOR PROPOSED DEVELOPMENT
SEPTEMBER 22, 12:00
1:400 MTS



SHADOW DIAGRAM FOR PROPOSED DEVELOPMENT
SEPTEMBER 22, 13:00
1:400 MTS



SHADOW DIAGRAM FOR PROPOSED DEVELOPMENT
SEPTEMBER 22, 14:00
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SHADOW DIAGRAM FOR PROPOSED DEVELOPMENT
SEPTEMBER 22, 15:00
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14 INGRAM ROAD DEVELOPMENT

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14 Ingram Road Remuera Auckland 1050

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ISSUE STATUS
RESOURCE CONSENT

Scale	Designed	Drawn	Checked	Approved
AS SHOWN	JL	MJS	HH	SP

DRAWING TITLE
SEPTEMBER SHADOW DIAGRAM 2

Job No.	Drawing No.	Rev.
OZAC20108	A7-02	A