Roskill South 37B

For Mike Greer Commercial

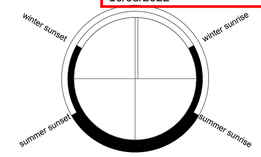
Tuesday, 24 May 2022

Auckland Council

BUN60386958

Approved Resource Consent Plan

16/08/2022



No.	Rev	Sheet Name	Issued Date
Set RC Resource Consent Set			
RC01	3	Cover Page	24/05/22, 2:38 …
RC02	1	Overview Render	22/11/21, 3:14 PM
RC03	1	Site Bulk & Location	22/11/21, 3:14 PM
RC04	2	AUP Compliance Schedule	28/01/22, 8:50 AM
RC05	1	Sanft Ave Renders	22/11/21, 3:14 PM
RC06	4	Site Plan - Ground Floor	24/05/22, 2:38 …
RC07	-	Site Plan - First Floor	10/08/21, 8:36 AM
RC08	-	Site Plan - Roofs	10/08/21, 8:36 AM
RC09	-	Site Plan A	10/08/21, 8:36 AM
RC10	-	Site Plan A	10/08/21, 8:36 AM
RC11	1	Site Plan B	22/11/21, 3:14 PM
RC12	-	Site Plan B	10/08/21, 8:36 AM
RC13	1	Site Plan C	22/11/21, 3:14 PM
RC14	-	Site Plan C	10/08/21, 8:36 AM
RC15	-	Site Plan C	10/08/21, 8:36 AM
RC16	1	Site Plan D	22/11/21, 3:14 PM
RC17	-	Site Plan D	10/08/21, 8:36 AM
RC18	-	Site Plan D	10/08/21, 8:36 AM
RC19	1	Site Plan E	22/11/21, 3:14 PM
RC20	-	Site Plan E	10/08/21, 8:36 AM
RC21	-	Site Plan E	10/08/21, 8:36 AM
RC22	1	Site Elevations	22/11/21, 3:14 PM
RC23	1	Site Sections	22/11/21, 3:14 PM
RC24	1	Site Sections	22/11/21, 3:14 PM
RC25	1	Site Sections	22/11/21, 3:14 PM
RC26	1	HIRTB Diagram & Site Sun Studies	22/11/21, 3:14 PM

5

Roskill South Development
Typology Summary for Mike Greer Commercial
Date: October 2020

SGA Project No	Lot	Land Area (m2)	Storey	Kiwibuild/ Open Market	Floor Area Estimate (m2) LL	UL	Total	No. Bedrooms	No. Bathrooms	No. Car parks
	1	182	2	Open Market	44.16	41.13	**85.29**	2	1	1
	2	153	2	Open Market	44.16	41.13	**85.29**	2	1	1
	3	157	2	Open Market	44.16	41.13	**85.29**	2	1	1
	4	160	2	Open Market	44.16	41.13	**85.29**	2	1	1
	5	157	2	Open Market	44.16	41.13	**85.29**	2	1	1
	6	163	2	Open Market	44.16	41.13	**85.29**	2	1	1
	7	193	2	Open Market	51.46	53.22	**104.68**	3	2.5	1
	8	126	2	Open Market	49.61	49.90	**99.51**	3	1.5	1
	9	125	2	Open Market	49.61	49.90	**99.51**	3	1.5	1
	10	123	2	Open Market	49.61	49.78	**99.39**	3	1.5	1
	11	122	2	Open Market	49.61	49.78	**99.39**	3	1.5	1
	12	120	2	Open Market	49.61	49.73	**99.34**	3	1.5	1
	13	201	2	Open Market	52.72	53.20	**105.92**	3	2.5	1
	14	243	2	Open Market	53.33	52.81	**106.14**	3	2.5	1
	15	166	2	Open Market	49.45	49.72	**99.17**	3	1.5	1
	16	180	2	Open Market	49.45	49.72	**99.17**	3	1.5	1
2023	17	304	2	Open Market	53.33	52.81	**106.14**	3	2.5	1
	18	239	2	Kiwibuild	40.87	39.16	**80.03**	3	1.5	1
	19	106	2	Kiwibuild	32.00	32.76	**64.76**	2	1	1
	20	103	2	Kiwibuild	32.00	32.76	**64.76**	2	1	1
	21	99	2	Kiwibuild	32.00	32.76	**64.76**	2	1	1
	22	148	2	Kiwibuild	40.53	39.16	**79.69**	3	1.5	1
	23	148	2	Kiwibuild	40.87	39.19	**80.06**	3	1.5	1
	24	96	2	Kiwibuild	32.00	32.52	**64.52**	2	1	1
	25	96	2	Kiwibuild	32.00	32.52	**64.52**	2	1	1
	26	133	2	Kiwibuild	40.53	39.19	**79.72**	3	1.5	1
	27	137	2	Kiwibuild	42.42	39.41	**81.83**	3	1.5	1
	28	90	2	Kiwibuild	32.45	32.66	**65.11**	2	1	1
	29	90	2	Kiwibuild	32.45	32.66	**65.11**	2	1	1
	30	90	2	Kiwibuild	32.45	32.66	**65.11**	2	1	1
	31	131	2	Kiwibuild	42.42	39.41	**81.83**	3	1.5	1
	32	165	2	Kiwibuild	31.74	32.22	**63.96**	2	1	1
	33	163	2	Kiwibuild	31.74	32.22	**63.96**	2	1	1

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Client
Mike Greer Comerical

Project No.
2023

Project Name / Location
Mt Roskill Development, Sanft Ave, Mt Roskill, Auckland

Date	Description	ID	Rev
10/08/21			-
22/11/21	RFI changes	1	1
28/01/22	Coverages update	3	2
24/05/22	Civils Updates - FFL+services	5	3

Drawing Title
RS37B
Cover Page

Created
24/05/22

Stage
Resource Consent

Drawing Number
RS37B
RC01

Page
1 of 26

Scale
@ A1

Revision Number
4

Auckland Council
BUN60386958
Approved Resource Consent Plan
16/08/2022

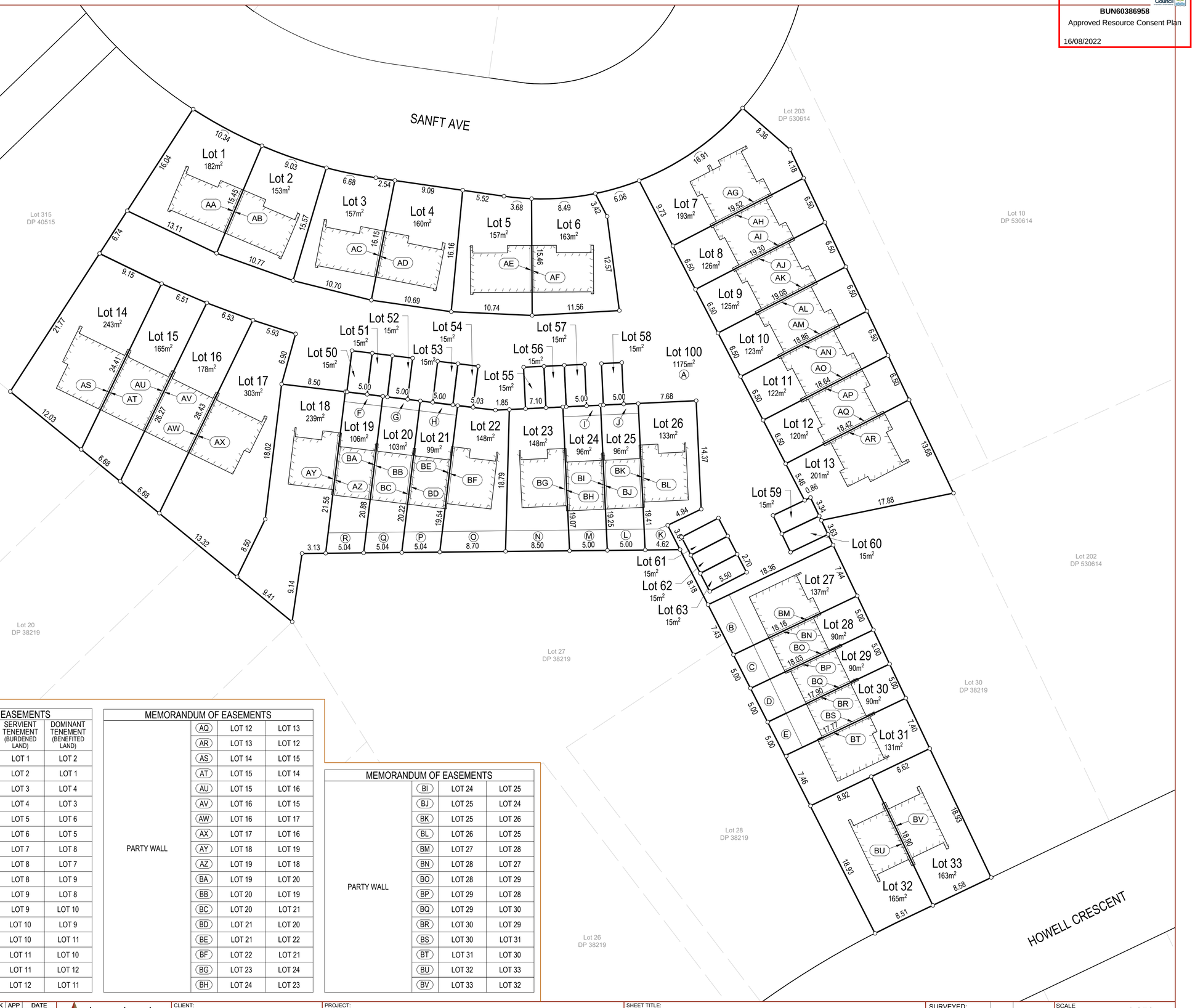
LAND DISTRICT: NORTH AUCKLAND
COMPRISED IN: RT 904040
TOTAL RT AREA: 6269m² (MORE OR LESS)
LOCAL AUTHORITY: AUCKLAND COUNCIL
LEGAL DESCRIPTION: LOT 11 DP530614

NOTES:
- ALL AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY.
- THE BOUNDARIES OF LOT 11 DP 530614 HAVE BEEN CALCULATED USING DP 530614 & OLD MARKS FOUND ON SITE.
- ALL OTHER BOUNDARY DATA IS SOURCED FROM LAND INFORMATION NEW ZEALAND LANDONLINE GIS AND IS INDICATIVE ONLY.

AMALGAMATION CONDITIONS:

- THAT LOT 100 HERON (LEGAL ACCESS) BE HELD AS TO TWENTY FIVE UNDIVIDED ONE-TWENTY FIFTH SHARES BY THE OWNERS OF LOTS 7-31 HEREON AS TENANTS IN COMMON IN THE SAID SHARE AND THAT INDIVIDUAL RECORD OF TITLES BE ISSUED IN ACCORDANCE THEREWITH.

- THAT LOT 18 AND LOT 50 BE HELD IN SAME RECORD OF TITLE.
- THAT LOT 19 AND LOT 51 BE HELD IN SAME RECORD OF TITLE.
- THAT LOT 20 AND LOT 52 BE HELD IN SAME RECORD OF TITLE.
- THAT LOT 21 AND LOT 53 BE HELD IN SAME RECORD OF TITLE.
- THAT LOT 22 AND LOT 54 BE HELD IN SAME RECORD OF TITLE.
- THAT LOT 23 AND LOT 55 BE HELD IN SAME RECORD OF TITLE.
- THAT LOT 24 AND LOT 56 BE HELD IN SAME RECORD OF TITLE.
- THAT LOT 25 AND LOT 57 BE HELD IN SAME RECORD OF TITLE.
- THAT LOT 26 AND LOT 58 BE HELD IN SAME RECORD OF TITLE.
- THAT LOT 27 AND LOT 59 BE HELD IN SAME RECORD OF TITLE.
- THAT LOT 28 AND LOT 60 BE HELD IN SAME RECORD OF TITLE.
- THAT LOT 29 AND LOT 61 BE HELD IN SAME RECORD OF TITLE.
- THAT LOT 30 AND LOT 62 BE HELD IN SAME RECORD OF TITLE.
- THAT LOT 31 AND LOT 63 BE HELD IN SAME RECORD OF TITLE.



MEMORANDUM OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	GRANTEE
RIGHT TO CONVEY TELECOMMUNICATIONS	Ⓐ	LOT 100	CHORUS NEW ZEALAND LIMITED
RIGHT TO CONVEY ELECTRICITY			VECTOR LIMITED

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT (BENEFITED LAND)
RIGHT OF WAY, RIGHT TO DRAIN SEWAGE & WATER, RIGHT TO CONVEY WATER, ELECTRICITY & TELECOMMUNICATIONS	Ⓐ	LOT 100	LOT 7-31
RIGHT OF PEDESTRIAN ACCESS	Ⓑ	LOT 27	LOT 28-31
	Ⓒ	LOT 28	LOT 29-31
	Ⓓ	LOT 29	LOT 30 & 31
	Ⓔ	LOT 30	LOT 31
	Ⓕ	LOT 19	LOT 18
	Ⓖ	LOT 20	LOT 18,19, 21 & 22
	Ⓗ	LOT 21	LOT 18-20 & 22
	Ⓘ	LOT 24	LOT 23,25 & 26
	Ⓙ	LOT 25	LOT 23, 24 & 26
RIGHT OF ACCESS FOR MAINTENANCE	Ⓚ	LOT 26	LOT 18-25
	Ⓛ	LOT 25	LOT 18-24
	Ⓜ	LOT 24	LOT 18-23
	Ⓝ	LOT 23	LOT 18-22
	Ⓞ	LOT 22	LOT 18-21
	Ⓟ	LOT 21	LOT 18-20
	Ⓠ	LOT 20	LOT 18 & 19
	Ⓡ	LOT 19	LOT 18

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT (BENEFITED LAND)
PARTY WALL	Ⓐⓐ	LOT 1	LOT 2
	Ⓐⓑ	LOT 2	LOT 1
	Ⓐⓒ	LOT 3	LOT 4
	Ⓐⓓ	LOT 4	LOT 3
	Ⓐⓔ	LOT 5	LOT 6
	Ⓐⓕ	LOT 6	LOT 5
	Ⓐⓖ	LOT 7	LOT 8
	Ⓐⓗ	LOT 8	LOT 7
	Ⓐⓘ	LOT 8	LOT 9
	Ⓐⓙ	LOT 9	LOT 8
	Ⓐⓚ	LOT 9	LOT 10
	Ⓐⓛ	LOT 10	LOT 9
	Ⓐⓜ	LOT 10	LOT 11
	Ⓐⓝ	LOT 11	LOT 10
	Ⓐⓞ	LOT 11	LOT 12
	Ⓐⓟ	LOT 12	LOT 11

MEMORANDUM OF EASEMENTS			
	Ⓐⓠ	LOT 12	LOT 13
	Ⓐⓡ	LOT 13	LOT 12
	Ⓐⓢ	LOT 14	LOT 15
	Ⓐⓣ	LOT 15	LOT 14
	Ⓐⓤ	LOT 15	LOT 16
	Ⓐⓥ	LOT 16	LOT 15
	Ⓐⓦ	LOT 16	LOT 17
	Ⓐⓧ	LOT 17	LOT 16
PARTY WALL	Ⓐⓨ	LOT 18	LOT 19
	Ⓐⓩ	LOT 19	LOT 18
	Ⓑⓐ	LOT 19	LOT 20
	Ⓑⓑ	LOT 20	LOT 19
	Ⓑⓒ	LOT 20	LOT 21
	Ⓑⓓ	LOT 21	LOT 20
	Ⓑⓔ	LOT 21	LOT 22
	Ⓑⓕ	LOT 22	LOT 21
	Ⓑⓖ	LOT 23	LOT 24
	Ⓑⓗ	LOT 24	LOT 23

MEMORANDUM OF EASEMENTS			
	Ⓑⓘ	LOT 24	LOT 25
	Ⓑⓙ	LOT 25	LOT 24
	Ⓑⓚ	LOT 25	LOT 26
	Ⓑⓛ	LOT 26	LOT 25
	Ⓑⓜ	LOT 27	LOT 28
	Ⓑⓝ	LOT 28	LOT 27
	Ⓑⓞ	LOT 28	LOT 29
PARTY WALL	Ⓑⓟ	LOT 29	LOT 28
	Ⓑⓠ	LOT 29	LOT 30
	Ⓑⓡ	LOT 30	LOT 29
	Ⓑⓢ	LOT 30	LOT 31
	Ⓑⓣ	LOT 31	LOT 30
	Ⓑⓤ	LOT 32	LOT 33
	Ⓑⓥ	LOT 33	LOT 32

REV	REVISION DETAILS	DRN	CHK	APP	DATE
A	DRAFT FOR RC	CHS	DVS	CWI	9/08/2021
B	ISSUE FOR RC	CHS	CWI	CWI	20/08/2021
C	RESPONSE TO RFI DATED 27 OCTOBER 2021	CHS	DVS	CWI	29/03/2022

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CLIENT:

PROJECT:
SUPERLOT HOUSING DEVELOPMENT,
RS-37B SANFT AVE (DOG) , MT ROSKILL

SHEET TITLE:
SCHEME PLAN

SURVEYED:			SCALE (ORIGINAL SIZE A1) 1:250
DESIGNED:	CHS	20/08/2021	
DRAWN:	CHS	20/08/2021	DATE ISSUED 11/08/2022
DRAWING CHECK:	CWI	20/08/2021	
DESIGN CHECK:	SJC	06/08/2021	JOB NO 9464-1 / SHEET 2 OF 19 / REV. D
APPROVED:	CWI	20/08/2021	

Last Edited by: CheckA on 15/08/2022 11:00:36 am

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Auckland Council
BUN60386958
Approved Resource Consent Plan
16/08/2022

A Overview Perspective

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Client
Mike Greer Comerical

Project No.
2023

Project Name / Location
Mt Roskill Development, Sanft Ave, Mt Roskill, Auckland

	Date	Description	ID	Rev
	10/08/21			-
	22/11/21	Retaining Wall Updates	2	1

Drawing Title
RS37B
Overview Render

Created 25/11/21
Stage Resource Consent
Drawing Number RS37B RC02
Page 2 of 26
Scale @ A1
Revision Number 1

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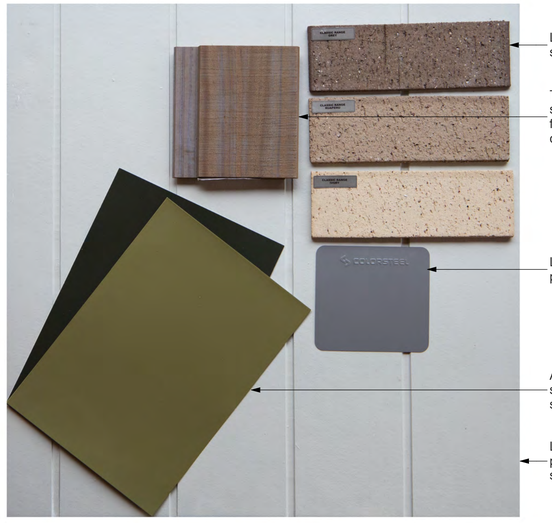
16/08/2022

6 View up Walkway off Sanft Ave

2 View up COAL from Sanft Ave

2



Light brick options, secondary cladding.

Timber cladding with selected light stain finish, secondary cladding.

Light corrugate or similar profile roof cladding.

Accent paint finish on secondary cladding systems.

Light paint finish on primary cladding systems.

Dark paint finish on primary cladding systems.

Accent paint finish on secondary cladding systems.

Dark corrugate or similar profile roof cladding.

Dark brick options, secondary cladding.

Material Palette

1 Sanft Ave Streetscape

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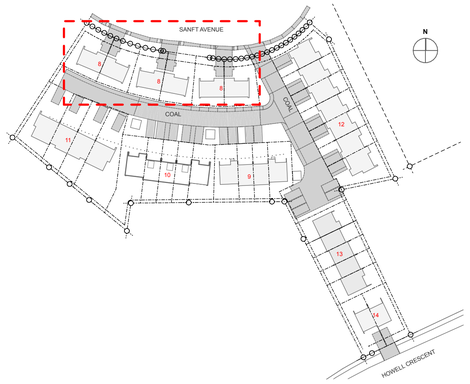
	Date	Description	ID	Rev
	10/08/21			-
	22/11/21	Retaining Wall Updates	2	1

Drawing Title
RS37B
Sanft Ave Renders

Created 25/11/21
Stage Resource Consent
Drawing Number RS37B RC05
Page 5 of 26
Scale @ A1
Revision Number 1



Thumbnail Key Plan 1:1000

1 Sanft Ave Streetscape

Auckland Council

BUN60386958

Approved Resource Consent Plan

16/08/2022

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Project No.
2023

Project Name / Location
Mt Roskill Development, Sanft Ave, Mt Roskill, Auckland

Date	Description	ID	Rev
10/08/21			-

Drawing Title
RS37B
Site Plan A

Created	Stage	Drawing Number
25/11/21	Resource Consent	RS37B RC09
Page	**Scale**	**Revision Number**
9 of 26	1:100 @ A1	-

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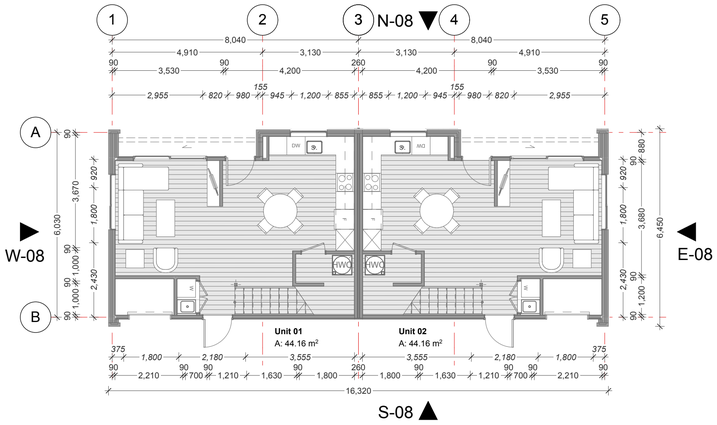
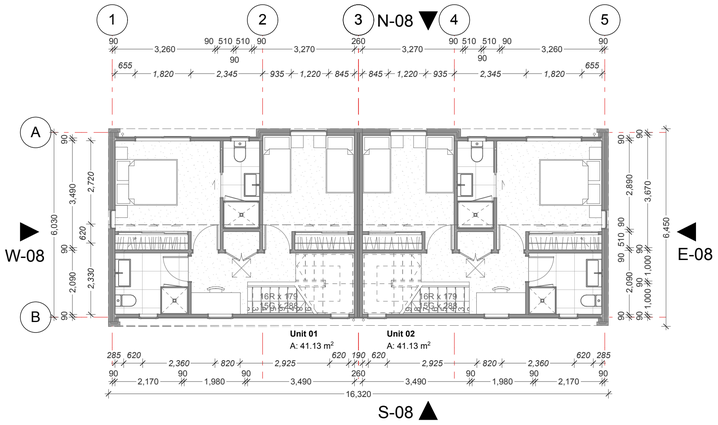
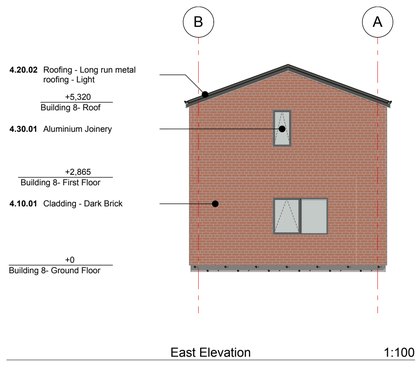
BUN60386958
Approved Resource Consent Plan
16/08/2022



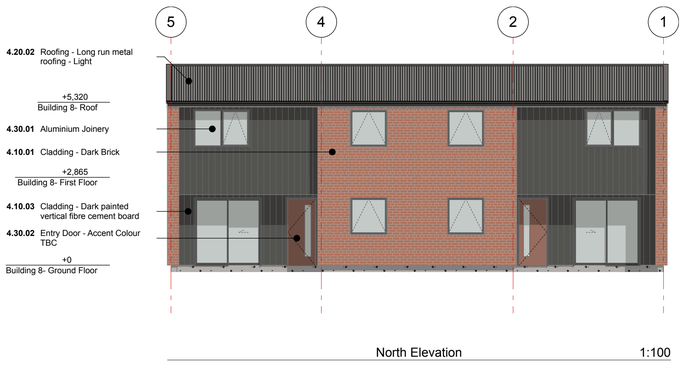
Building 8 - Ground Floor Plan 1:100



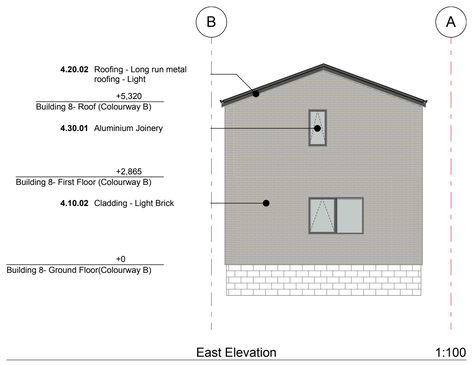
Building 8- First Floor Plan 1:100



East Elevation 1:100



North Elevation 1:100



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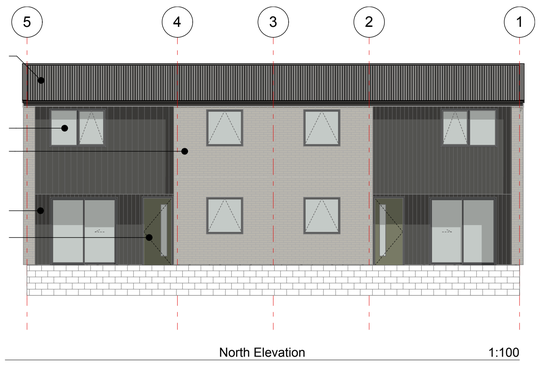
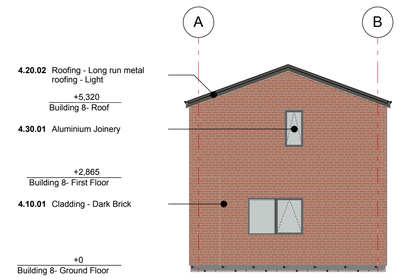


North Elevation 1:100



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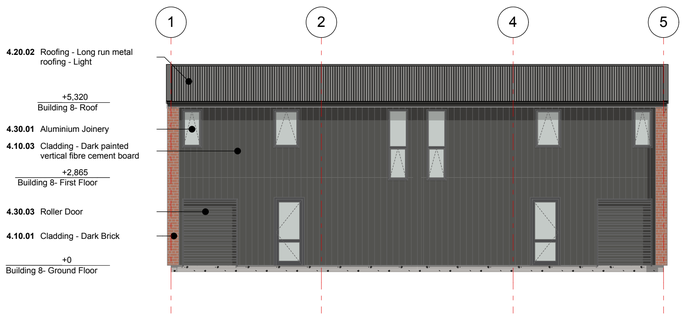
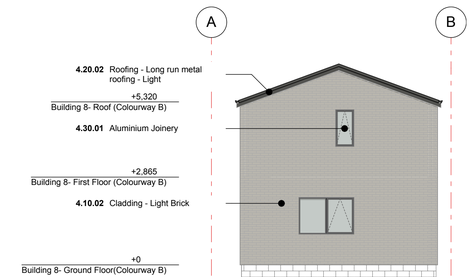
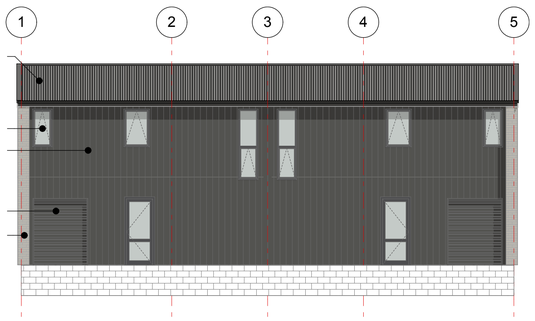


South Elevation 1:100



West Elevation 1:100



South Elevation 1:100

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Project No.
2023

Project Name / Location
Mt Roskill Development, Sanft Ave, Mt Roskill, Auckland

Date	Description	ID	Rev
10/08/21			-

Drawing Title
RS37B
Site Plan A

Created 25/11/21
Stage Resource Consent
Drawing Number RS37B RC10
Page 10 of 26
Scale 1:100, 1:1 @ A1
Revision Number -

Auckland Council
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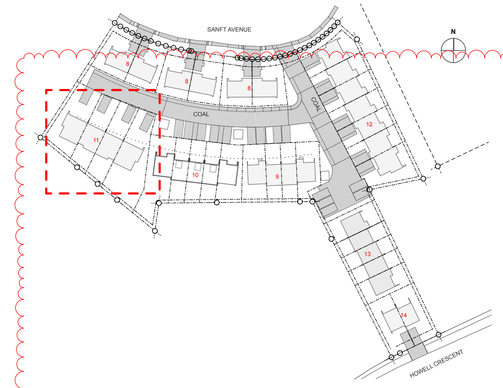
16/08/2022



Thumbnail Key Plan 1:1000

3 End of COAL Lot 14-17

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Mike Greer Comerical

Project No.
2023

Project Name / Location
Mt Roskill Development, Sanft Ave, Mt Roskill, Auckland

Date	Description	ID	Rev
10/08/21	-	-	-
22/11/21	Retaining Wall Updates	2	1

Drawing Title
RS37B
Site Plan B

Created 25/11/21
Stage Resource Consent
Drawing Number RS37B RC11
Page 11 of 26
Scale 1:100 @ A1
Revision Number 1

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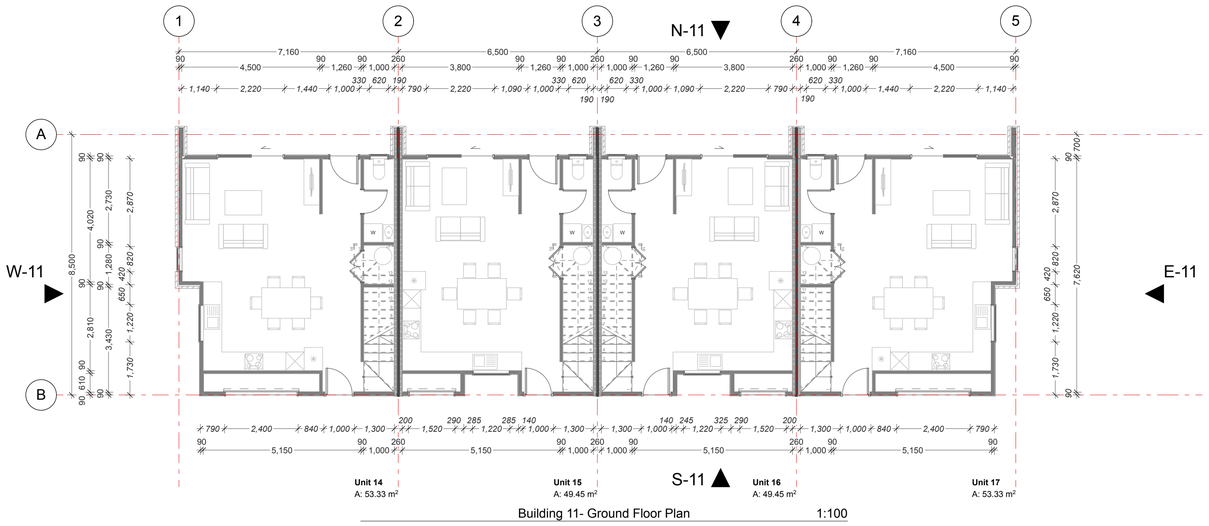

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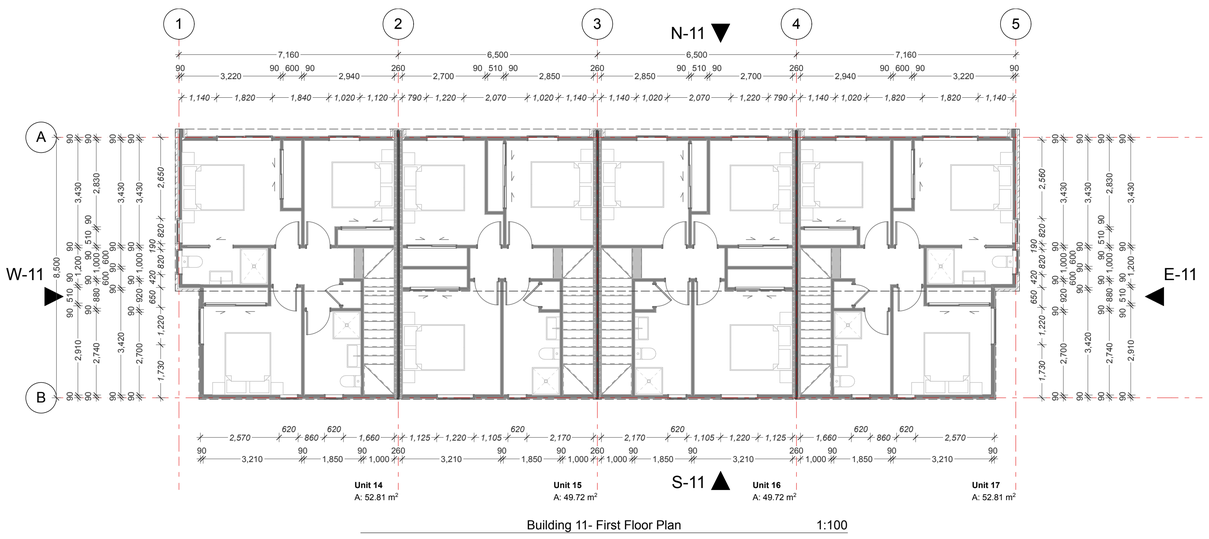

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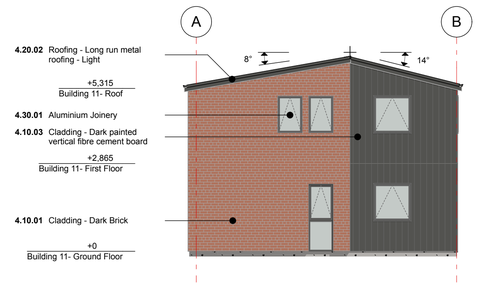

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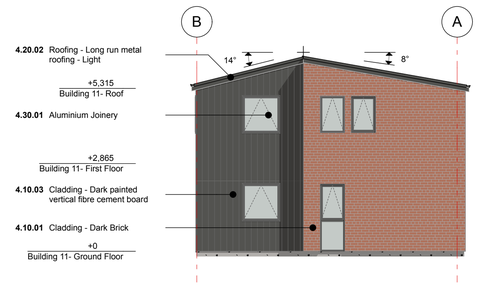

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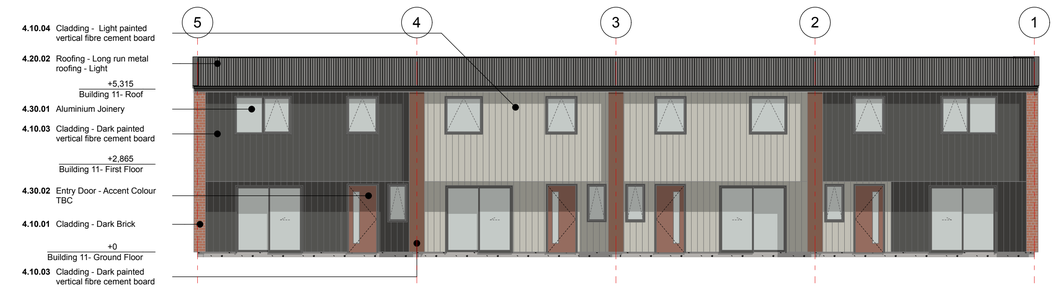

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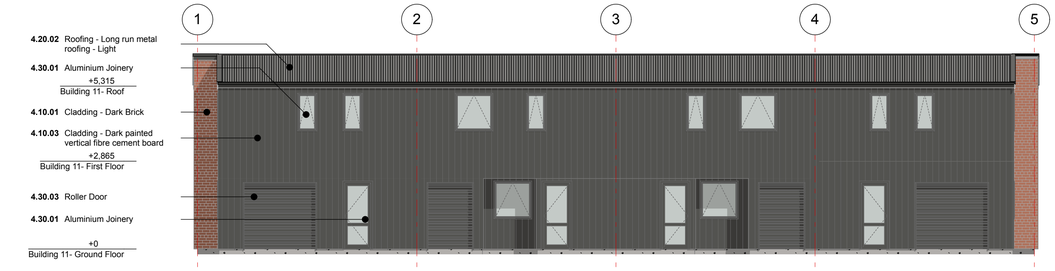

South Elevation 1:100

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Project No. 2023	

Drawing Title	Created	Stage	Drawing Number
RS37B **Site Plan B**	10/08/21	Resource Consent	RS37B RC12
	Page 12 of 24	**Scale** 1:100 @ A1	**Revision Number** -

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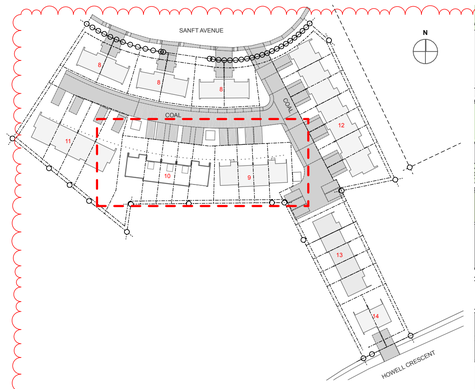

Thumbnail Key Plan 1:1000

N

4 COAL Lot 23-26

5 COAL Lot 18-22

2

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Client	Mike Greer Comerical
Project No.	2023
Project Name / Location	Mt Roskill Development, Sanft Ave, Mt Roskill, Auckland

Date	Description	ID	Rev
10/08/21	-	-	-
22/11/21	Retaining Wall Updates	2	1

Drawing Title	**Created**	**Stage**	**Drawing Number**
RS37B **Site Plan C**	25/11/21	Resource Consent	RS37B RC13
	Page	**Scale**	**Revision Number**
	13 of 26	1:100 @ A1	1

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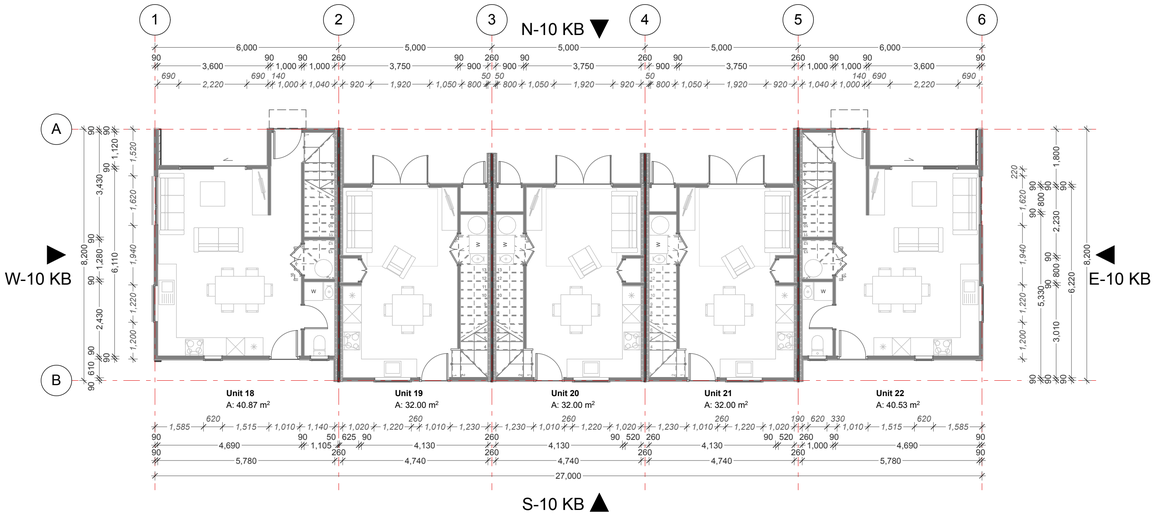

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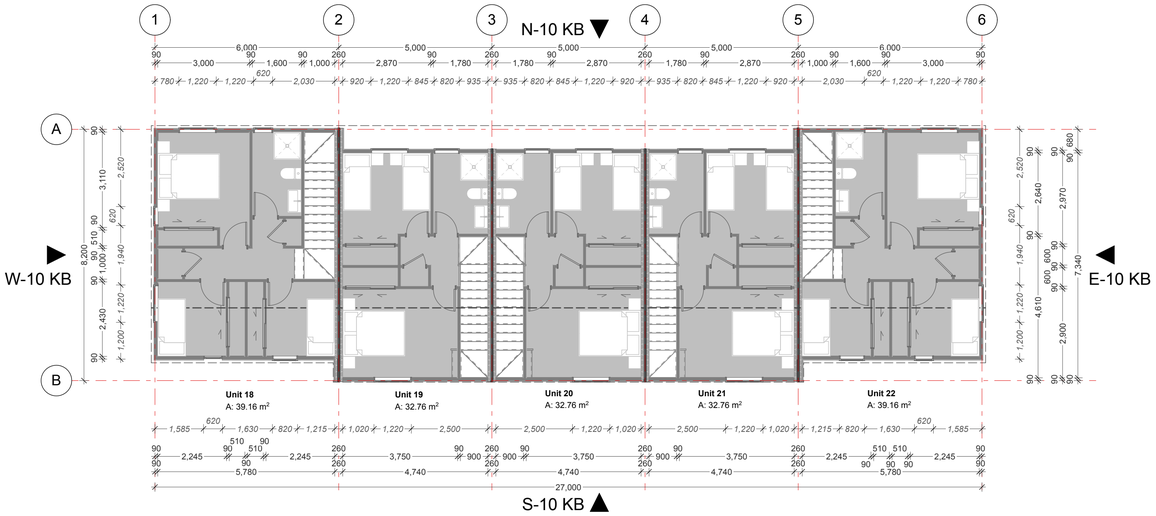

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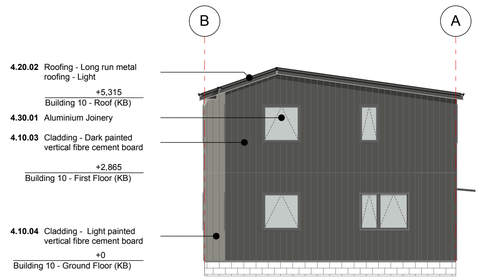

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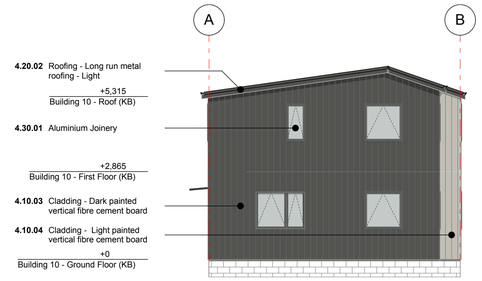

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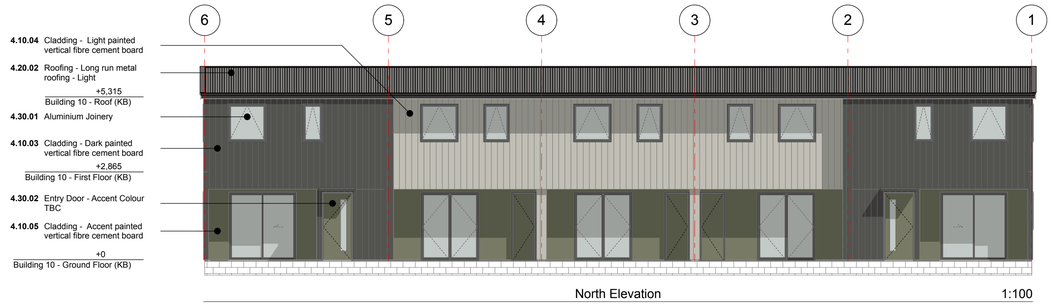

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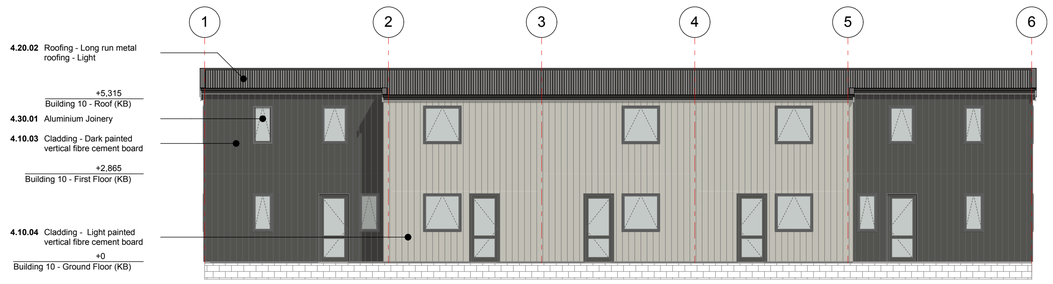

South Elevation 1:100

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Client
Mike Greer Comerical

Project No.
2023

Project Name / Location
Mt Roskill Development, Sanft Ave, Mt Roskill, Auckland

Drawing Title
RS37B
Site Plan C

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Stage Resource Consent
Drawing Number RS37B RC14
Page 14 of 24
Scale 1:100 @ A1
Revision Number -

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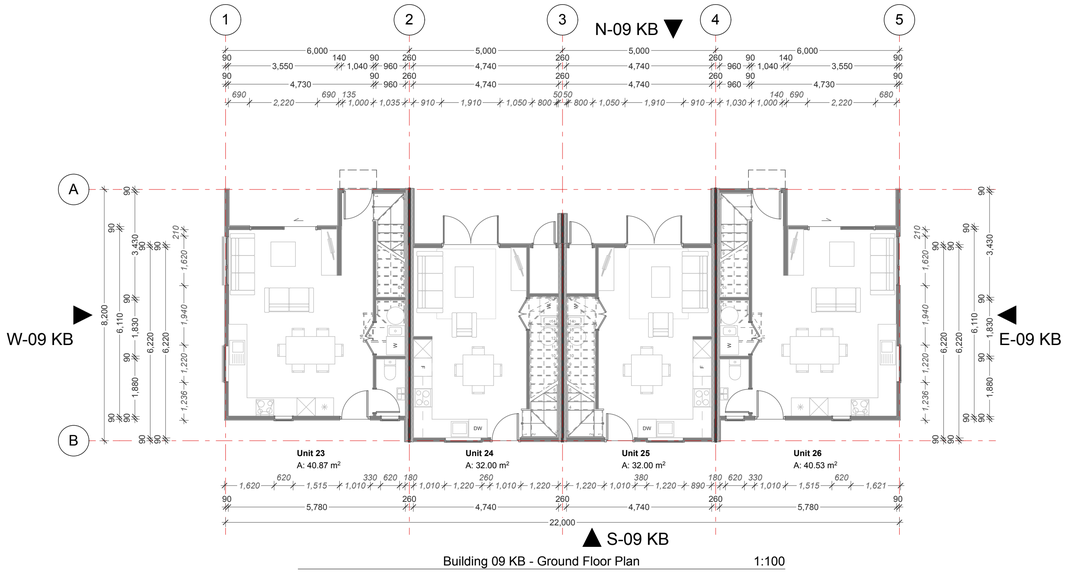
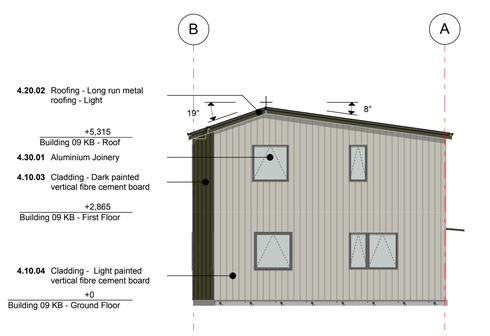


Building 09 KB - Ground Floor Plan 1:100

Building 09 KB - First Floor Plan 1:100



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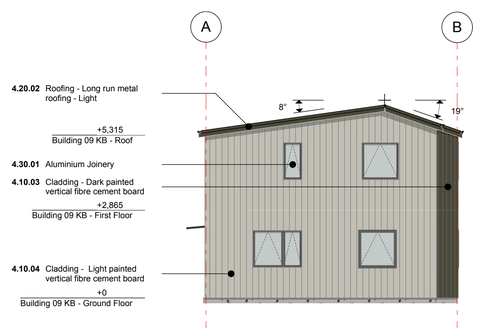

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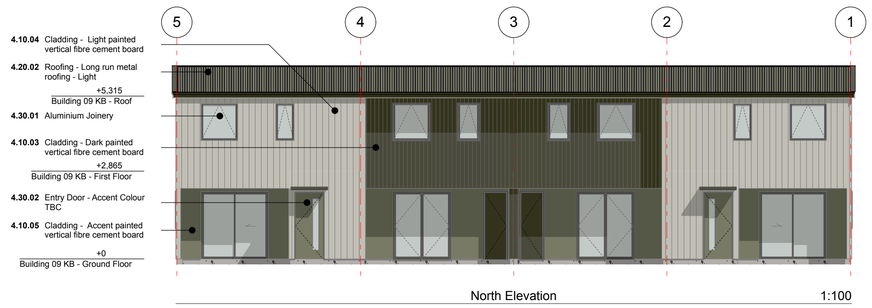

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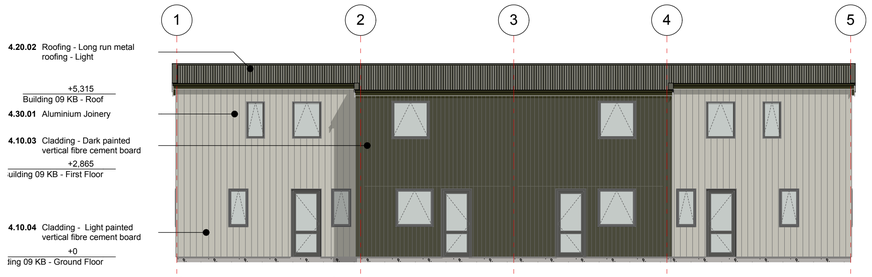

South Elevation 1:100

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Mike Greer Comerical	Mt Roskill Development, Sanft Ave, Mt Roskill, Auckland	RS37B **Site Plan C**	10/08/21	Resource Consent	RS37B RC15
Project No. 2023			**Page** 15 of 24	**Scale** 1:100 @ A1	**Revision Number** -

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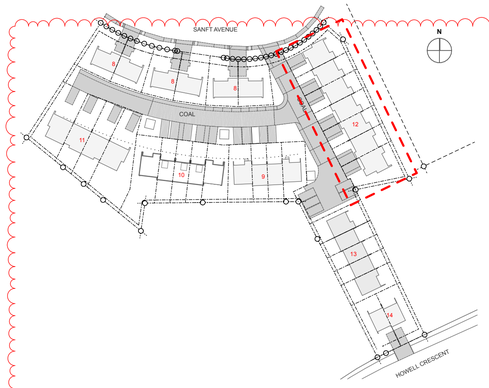
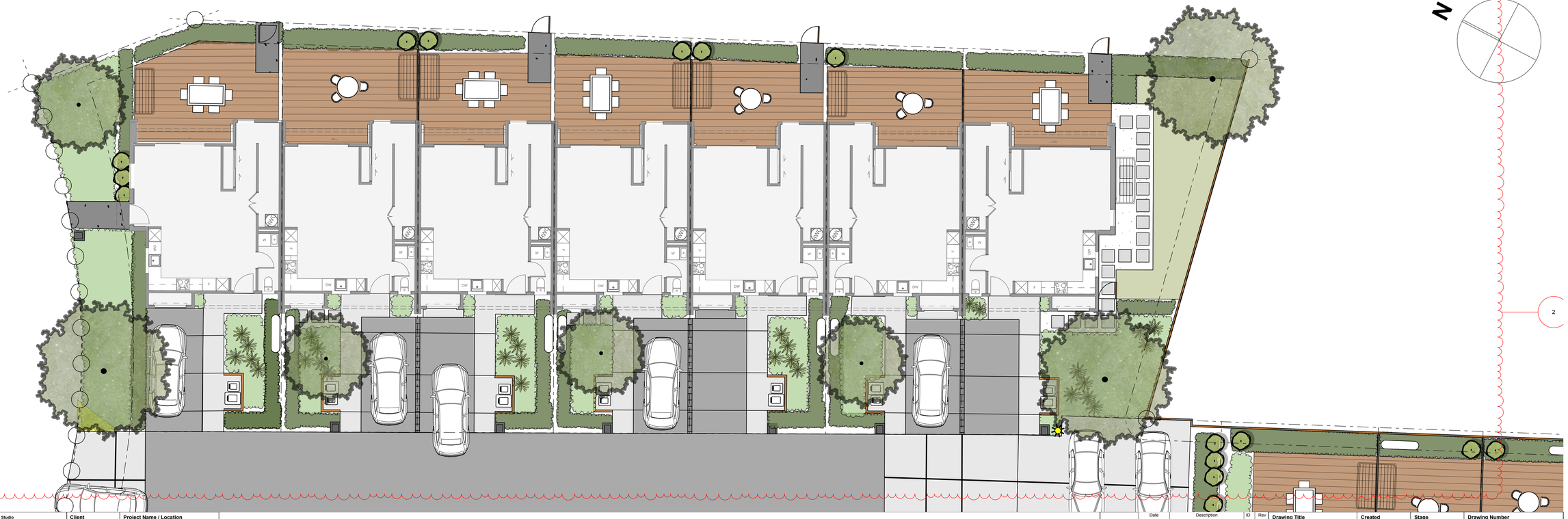


Thumbnail Key Plan 1:1000

6 Walkway View Lots 7-13



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10/08/21	Retaining Wall Updates	2	-	RS37B	25/11/21	Resource Consent	RS37B RC16
22/11/21			1	**Site Plan D**	Page 16 of 26	Scale 1:100 @ A1	Revision Number 1

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Client Mike Greer Comerical

Project No. 2023

Project Name / Location Mt Roskill Development, Sanft Ave, Mt Roskill, Auckland

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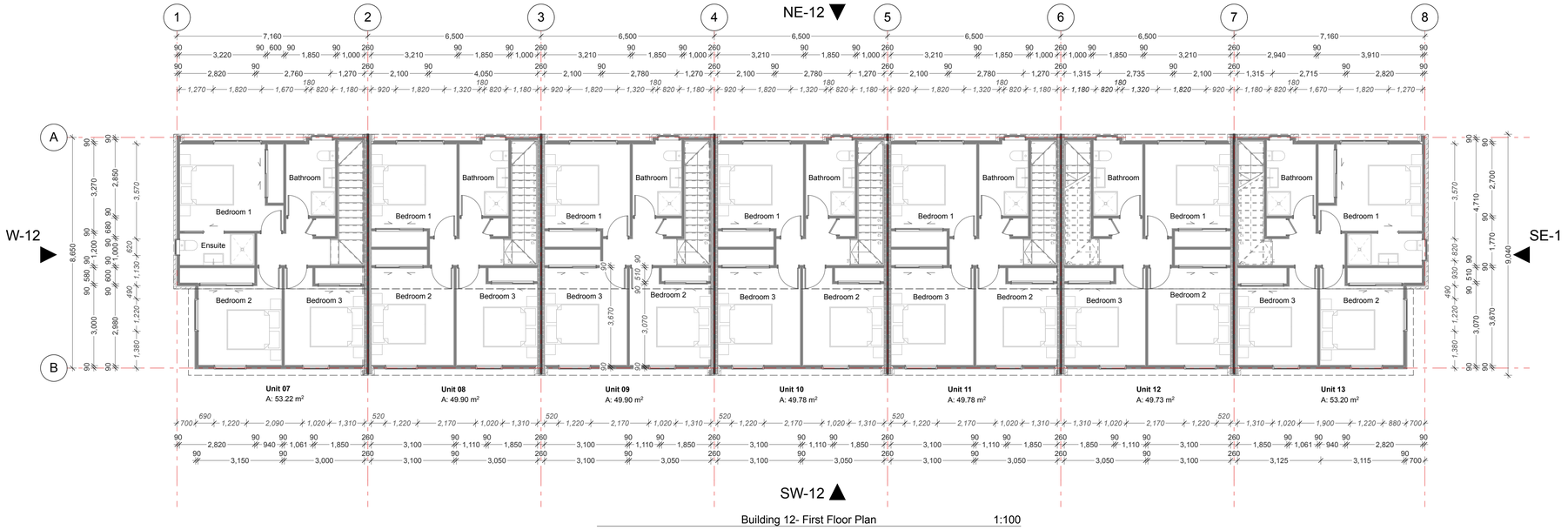

Building 12- First Floor Plan 1:100

Building 12- Ground Floor Plan 1:100

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Project No. 2023	

mikegreercommercial
BUILDING FOR COMMUNITIES

Drawing Title	Created	Stage	Drawing Number
RS37B **Site Plan D**	10/08/21	Resource Consent	RS37B RC17
	Page 17 of 24	**Scale** 1:100 @ A1	**Revision Number** -

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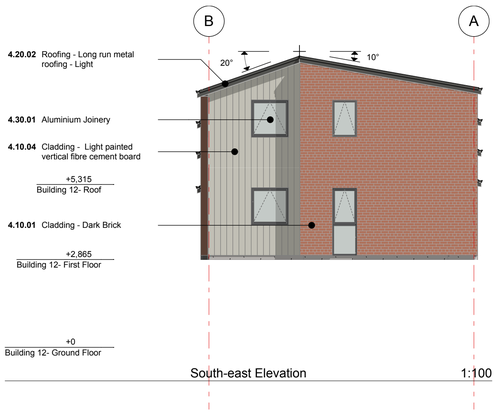

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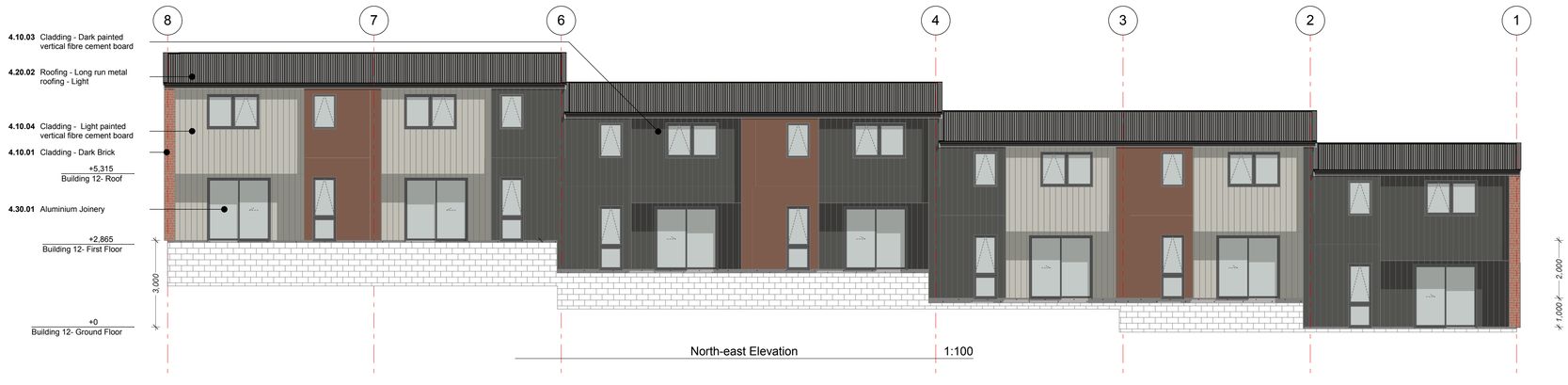

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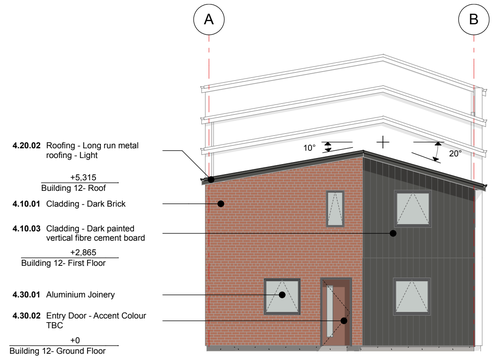
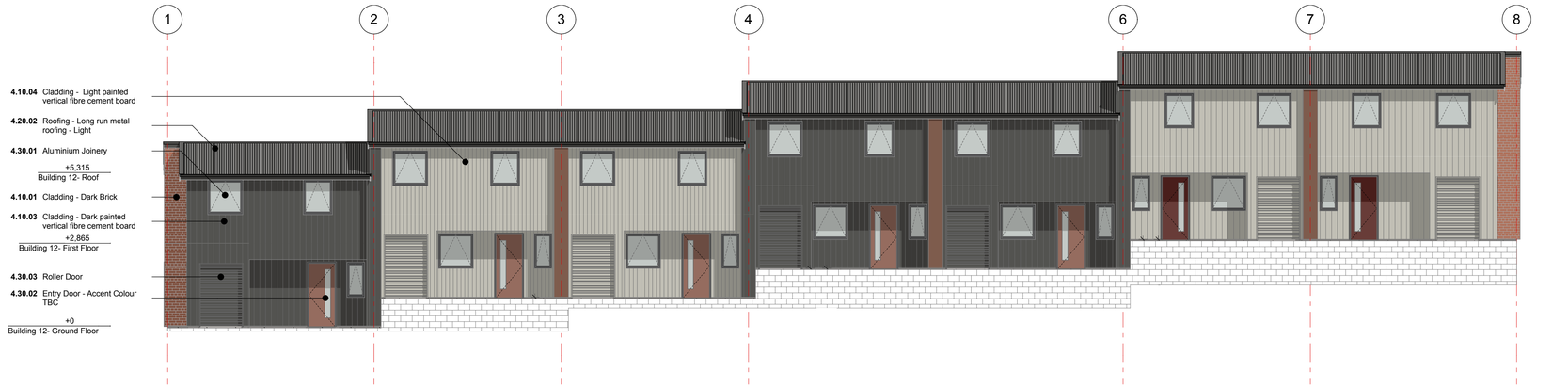


North-west Elevation 1:100



South-west Elevation 1:100

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Project No. 2023	

mikegreercommercial
BUILDING FOR COMMUNITIES

Drawing Title	Created	Stage	Drawing Number
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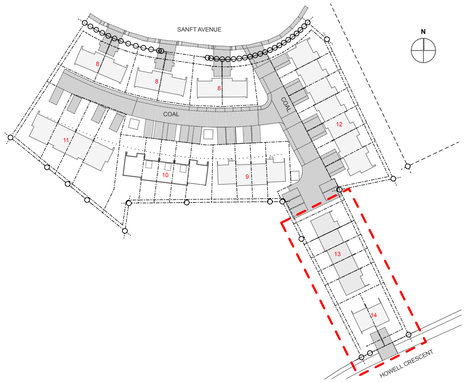
	Page 18 of 24	**Scale** 1:100 @ A1	**Revision Number** -



Thumbnail Key Plan 1:1000

7 View up to Lot 27-31

8 Howell Crescent View

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Client	Project Name / Location
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Project No. 2023	

Drawing Title	Created	Stage	Drawing Number
RS37B **Site Plan E**	25/11/21	Resource Consent	RS37B RC19
	Page 19 of 26	**Scale** 1:100 @ A1	**Revision Number** 1

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Paver band to separate adjacent car parks next to each other.

Climbers to be planted at the bottom of the retaining walls to mitigate the effects of the retaining walls.

Large statement specimen tree proposed at the end of the driveway.

Shared driveway and car parks to be coloured concrete. Standard concrete to be used on threshold and pathways to define pedestrian and vehicle movement.

3X Communal bin storage area - to be detailed by architect.

All patios to be exposed aggregate concrete with black oxide additive and decorative saw cuts as shown.

Planting on top of the retaining wall to include native and fruiting plant species with a gravel path/area. Lots 14-18 retained garden to be privately owned with Ladder to access - refer to architectural plans for detail.

All planting next to driveways to be low for vehicle visibility.

Adjoining patios to have climbers and screening species to grow on fence line for privacy.

Lot 14-26 Service areas to be gravel chip and pavers with washing line, shed and retention tank.

Planting at the top of the retaining wall to be low maintenance, native planting. The dense planting will screen the development from the neighboring properties. A small maintenance path of gravel chip will be located along the boundary and accessed from the walk-up apartment car parks. A lock code will be needed for access. Lots 19-26 to be maintained by Body Corp.

Path to walk up apartments, planting to consist of low planting for viability to the path from the kitchen windows.

Predominant corner site adjacent to public walkway, to have a generous depth of vegetation on top of the retaining wall.

Units facing the pedestrian path to have open railing fence and screening species for passive surveillance. A small section of solid fence will be used to screen the washing lines.

Private access to pedestrian walkway on selected units.

Hardwood timber deck - refer to architects plan set.

Private bin storage areas for lots 1-13 remaining are to use the communal bins.

Letterboxes to be located inside the COAL 1 per unit.

Letterbox bank for apartments.

Planting to the end of the deck line.

Hardwood timber deck - refer to architect plan set.

MT ROSKILL DEVELOPMENT
FINAL STAGE 2

ADDRESS
MOUNT ROSKILL SOUTH, AUCKLAND

CLIENT
MIKE GREET COMMERCIAL

LANDSCAPE MASTERPLAN
RS - 37B

RESOURCE CONSENT

NOTES
1. Confirm set out of all dimensions on site prior to commencing work.
2. Do not scale off drawings.
3. Refer to SGA plan set for all retaining wall details.
4. Refer to Team Cabling lighting plans for details.

LEGEND
FFL Finished Floor Level

- Proposed specimen trees
- Proposed planting
- Proposed screening planting
- Exposed aggregate with black oxide, decorative cuts as shown
- Coloured concrete with black oxide, decorative cuts as shown
- Standard concrete, broom finish, decorative cuts as shown
- Lawn
- Decorative Gravel chip
- Precast concrete pavers
- Decking
- Bin location
- Fold down washing lines
- Shed indicative location
- Retention tank
- Gate
- Letterbox location
- Precast paver band strip
- Visibility splay

REV	DATE	BY	ISSUE
C	24/11/21	SG	RC RFI'S
B	5/08/21	SC	RC REV
A	30/07/21	SC	RESOURCE CONSENT

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Design EH/SG
Drawn SC
Check EH
Date 24/11/2021
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REF. NO. 5066
PAGE P-101
REVISION C