



RC DRAWING LIST

(0)001	TITLE SHEET
(0)011	EXISTING SITE PLAN
(0)012	SITE AND LOCATION PLAN
(1)001	REFERENCE PLAN - LEVEL -2
(1)002	REFERENCE PLAN - LEVEL -1
(1)003	REFERENCE PLAN - GROUND FLOOR
(1)004	REFERENCE PLAN - LEVEL 1
(1)005	REFERENCE PLAN - LEVEL 2
(1)006	REFERENCE PLAN - LEVEL 3
(1)007	REFERENCE PLAN - LEVEL 4
(1)008	REFERENCE PLAN - LEVEL 5
(1)009	REFERENCE PLAN - LEVEL 6
(1)010	REFERENCE PLAN - LEVEL 7
(1)011	REFERENCE PLAN - LEVEL 8
(1)012	REFERENCE PLAN - LEVEL 9
(1)013	REFERENCE PLAN - ROOF
(2)001	ELEVATION - NORTH
(2)002	ELEVATION - EAST
(2)003	ELEVATION - SOUTH
(2)004	ELEVATION - WEST
(2)011	SECTION A
(2)012	SECTION B
(2)013	SECTION C
(2)014	SECTION D
(9)001	NLA SCHEDULE
(9)002	GFA SCHEDULE

REV	DATE	DESCRIPTION
A	01.11.2023	Resource Consent Issue
B	29.02.2024	S92 response
C	26.07.2024	Resource Consent Redesign

FEARON HAY
AUCKLAND LOS ANGELES

PROJECT
538 Karangahape Road
Auckland Central
Auckland

CLIENT
James Kirkpatrick Group Ltd

CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
Services Eng. - cCubed Building Workshop Ltd
Fire Eng. - Crossfire Ltd / Jenson Hughes
Traffic Eng. - Commute Transp. Consultants Ltd

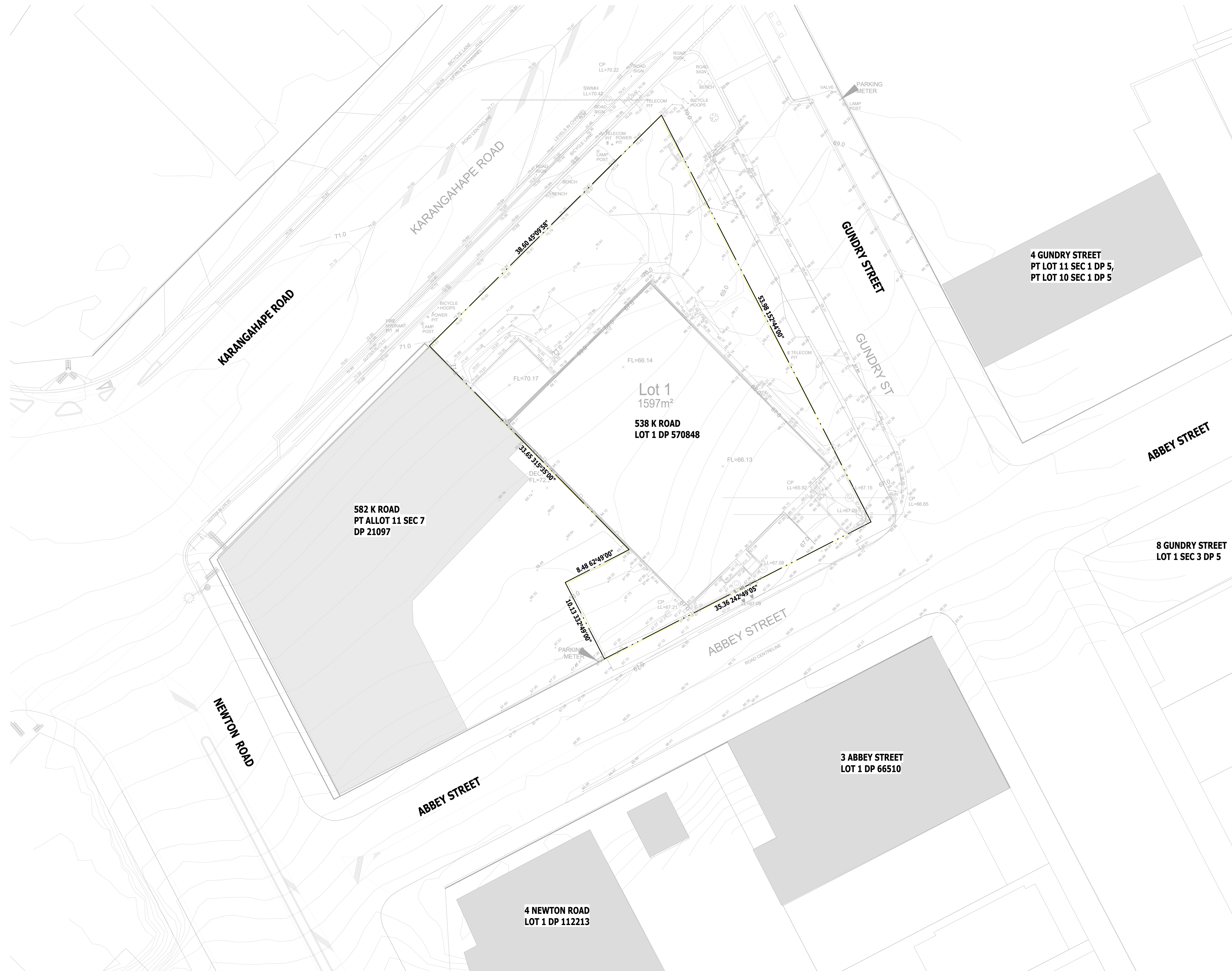
DRAWING TITLE
TITLE SHEET

SCALE
PLOT DATE 24/07/2024 4:49:58 pm
REF NO 2301

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SHEET (0)001 **REV** C



582 K ROAD
PT ALLOT 11 SEC 7
DP 21097

Lot 1
1597m²
538 K ROAD
LOT 1 DP 570848

4 GUNDRY STREET
PT LOT 11 SEC 1 DP 5,
PT LOT 10 SEC 1 DP 5

8 GUNDRY STREET
LOT 1 SEC 3 DP 5

3 ABBEY STREET
LOT 1 DP 66510

4 NEWTON ROAD
LOT 1 DP 112213

REV	DATE	DESCRIPTION
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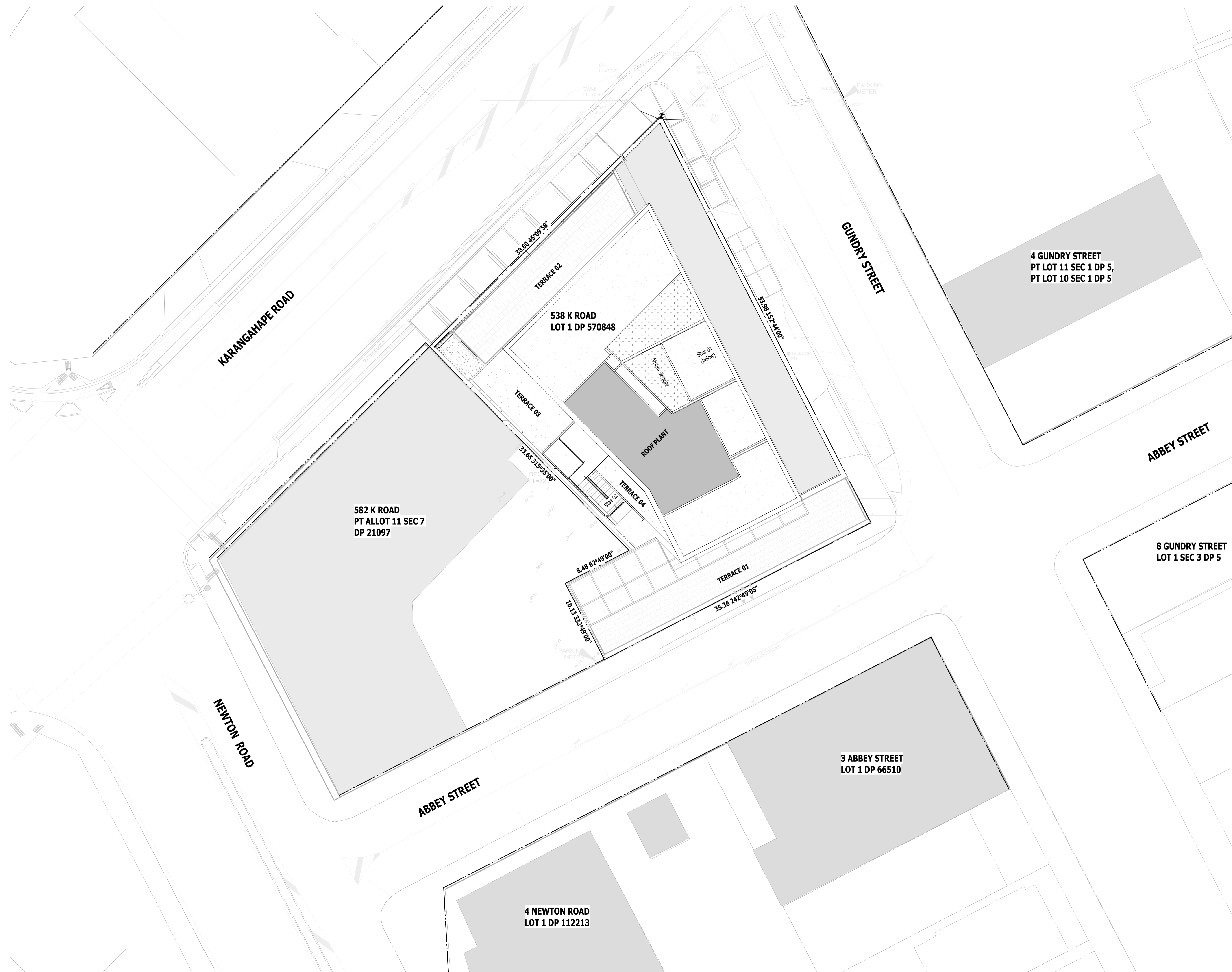
CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
Services Eng. - cCubed Building Workshop Ltd
Fire Eng. - Crossfire Ltd / Jenson Hughes
Traffic Eng. - Commute Transp. Consultants Ltd

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EXISTING SITE PLAN

SCALE 1:200@A1
PLOT DATE 24/07/2024 4:50:14 pm
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SHEET (0)011
REV B



REV	DATE	DESCRIPTION
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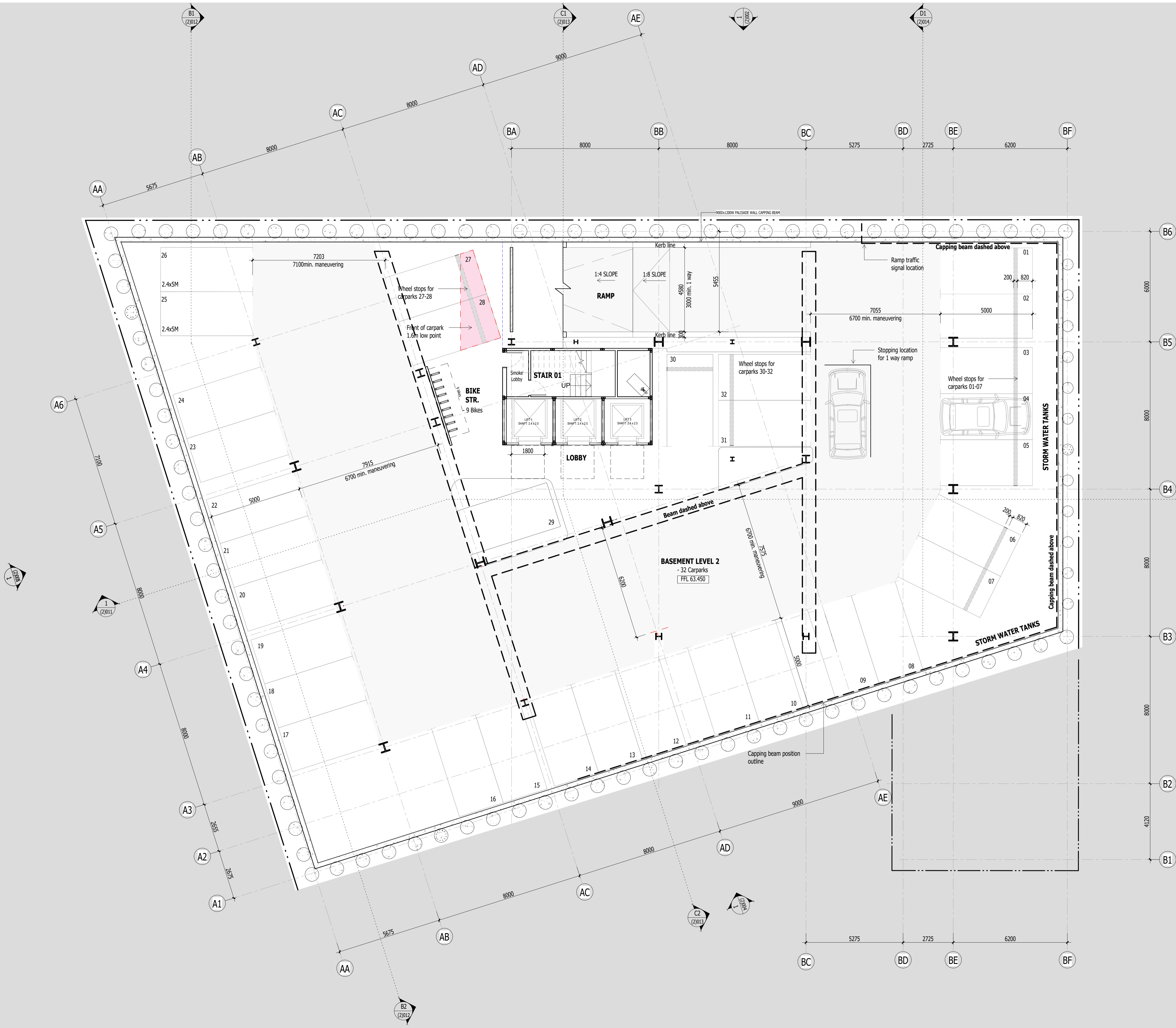
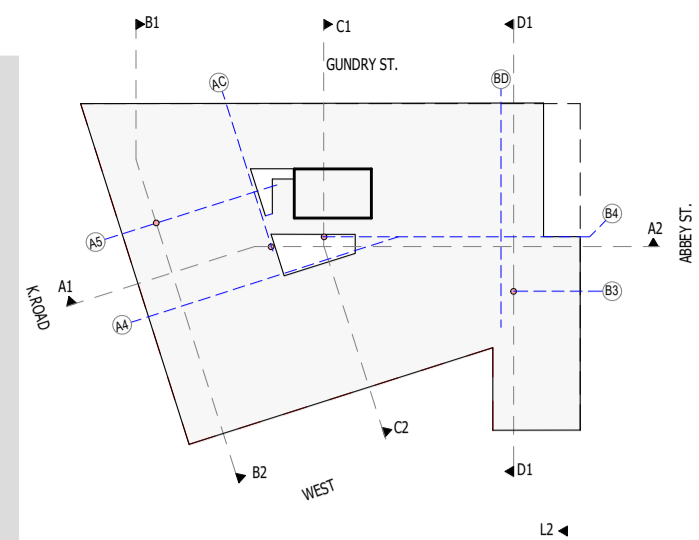
CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
Services Eng. - cCubed Building Workshop Ltd
Fire Eng. - Crossfire Ltd / Jenson Hughes
Traffic Eng. - Commute Transp. Consultants Ltd

DRAWING TITLE
SITE AND LOCATION PLAN

SCALE 1:200@A1
PLOT DATE 24/07/2024 4:50:45 pm
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SHEET (0)012 **REV** B



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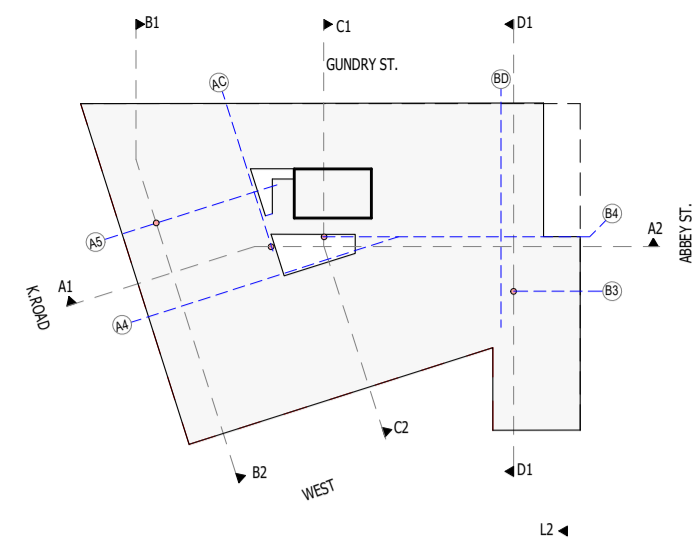
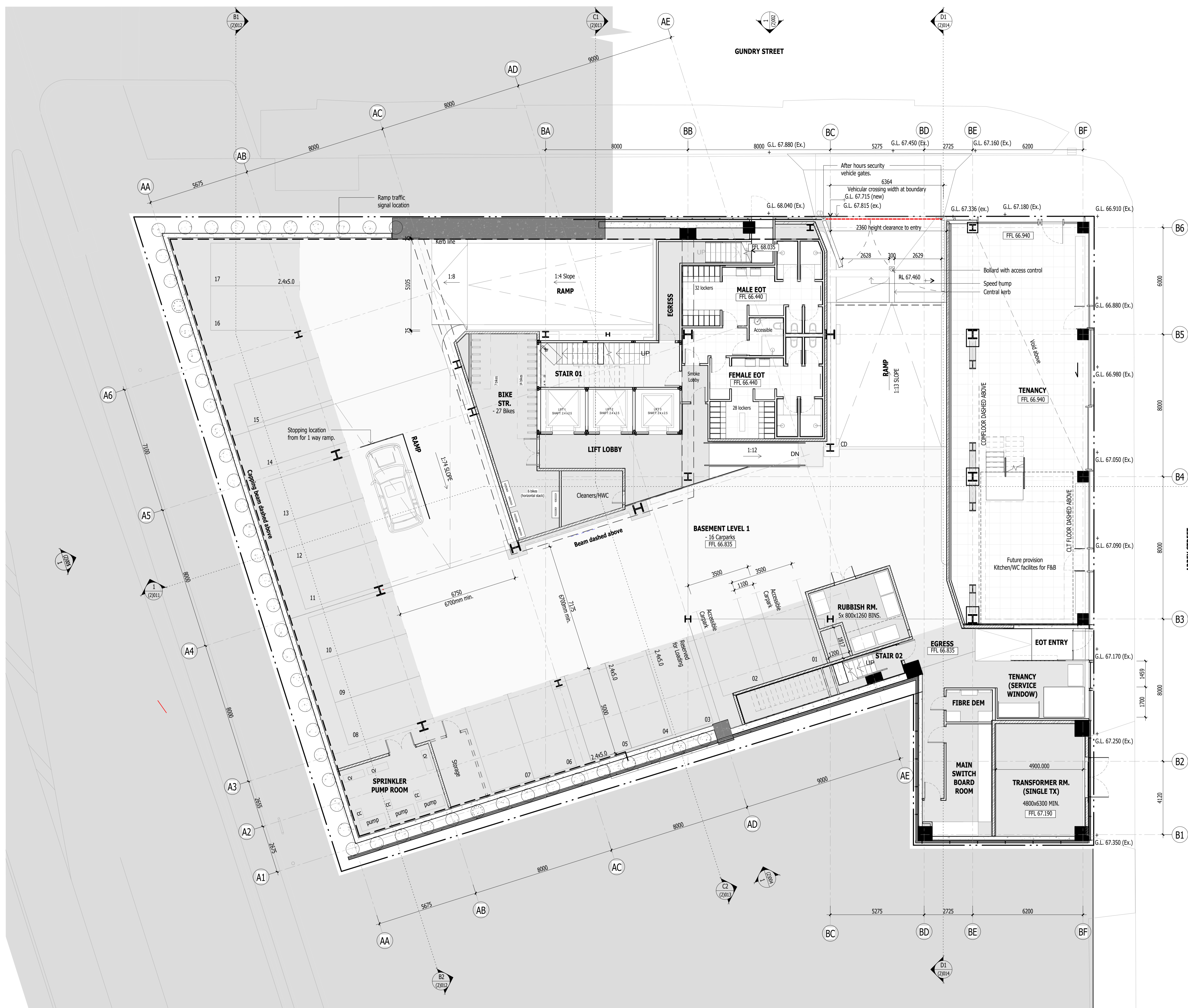
CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
Services Eng. - cCubed Building Workshop Ltd
Fire Eng. - Crossfire Ltd / Jenson Hughes
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REFERENCE PLAN - LEVEL -2

SCALE 1:100@A1
PLOT DATE 24/07/2024 4:51:09 pm
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SHEET (1)001 **REV** B



REV	DATE	DESCRIPTION
A	01.11.2023	Resource Consent Issue
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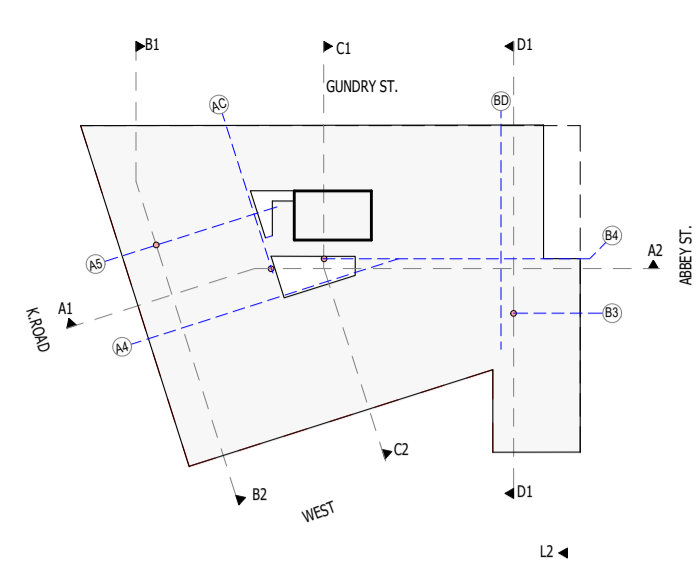
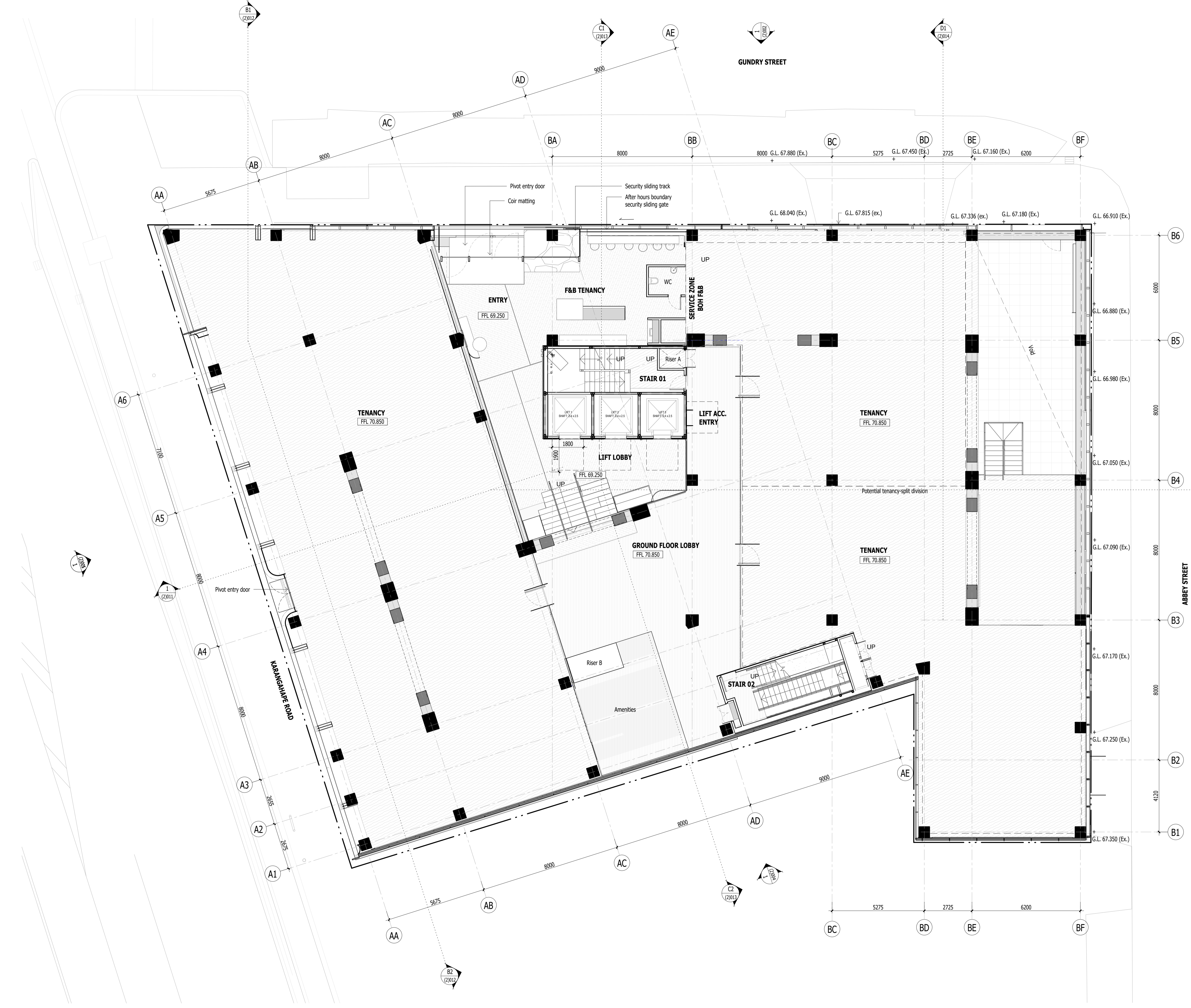
CLIENT
James Kirkpatrick Group Ltd

CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
Services Eng. - cCubed Building Workshop Ltd
Fire Eng. - Crossfire Ltd / Jenson Hughes
Traffic Eng. - Commute Transp. Consultants Ltd

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REFERENCE PLAN - LEVEL -1

SCALE 1:100@A1
PLOT DATE 24/07/2024 4:51:33 pm
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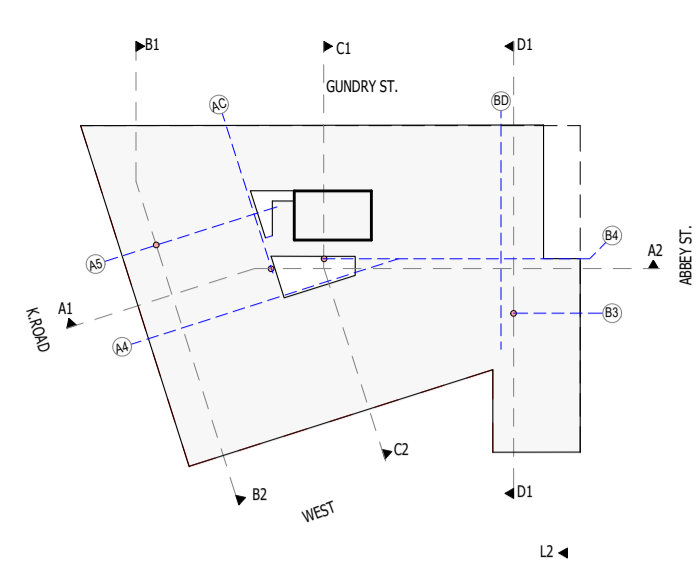
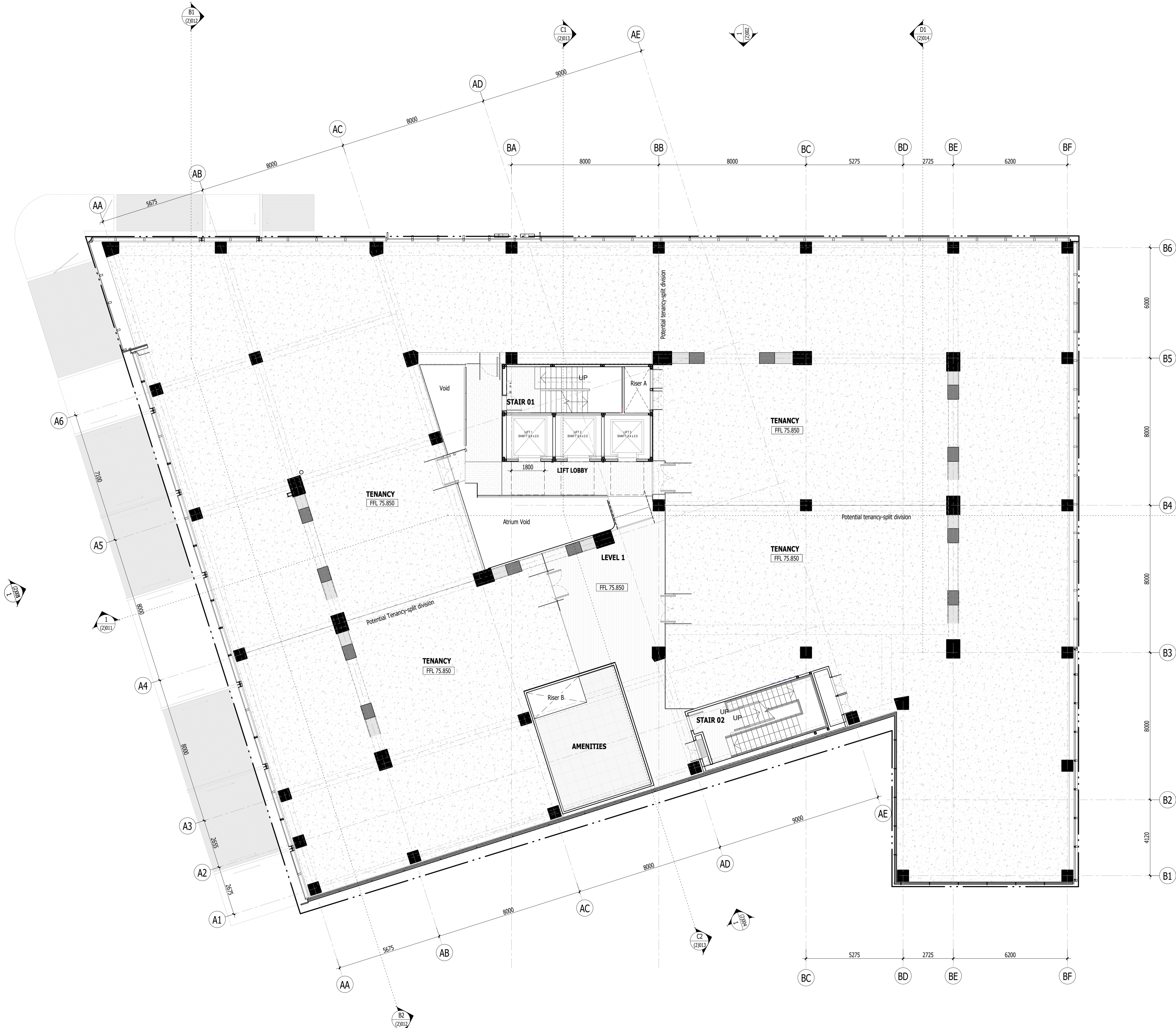
CONSULTANTS
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Geotech Eng. - Soil & Rock Consultants Ltd
Services Eng. - cCubed Building Workshop Ltd
Fire Eng. - Crossfire Ltd / Jenson Hughes
Traffic Eng. - Commute Transp. Consultants Ltd

DRAWING TITLE
REFERENCE PLAN - GROUND FLOOR

SCALE 1:100@A1
PLOT DATE 24/07/2024 4:52:03 pm
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SHEET (1)003 **REV** B



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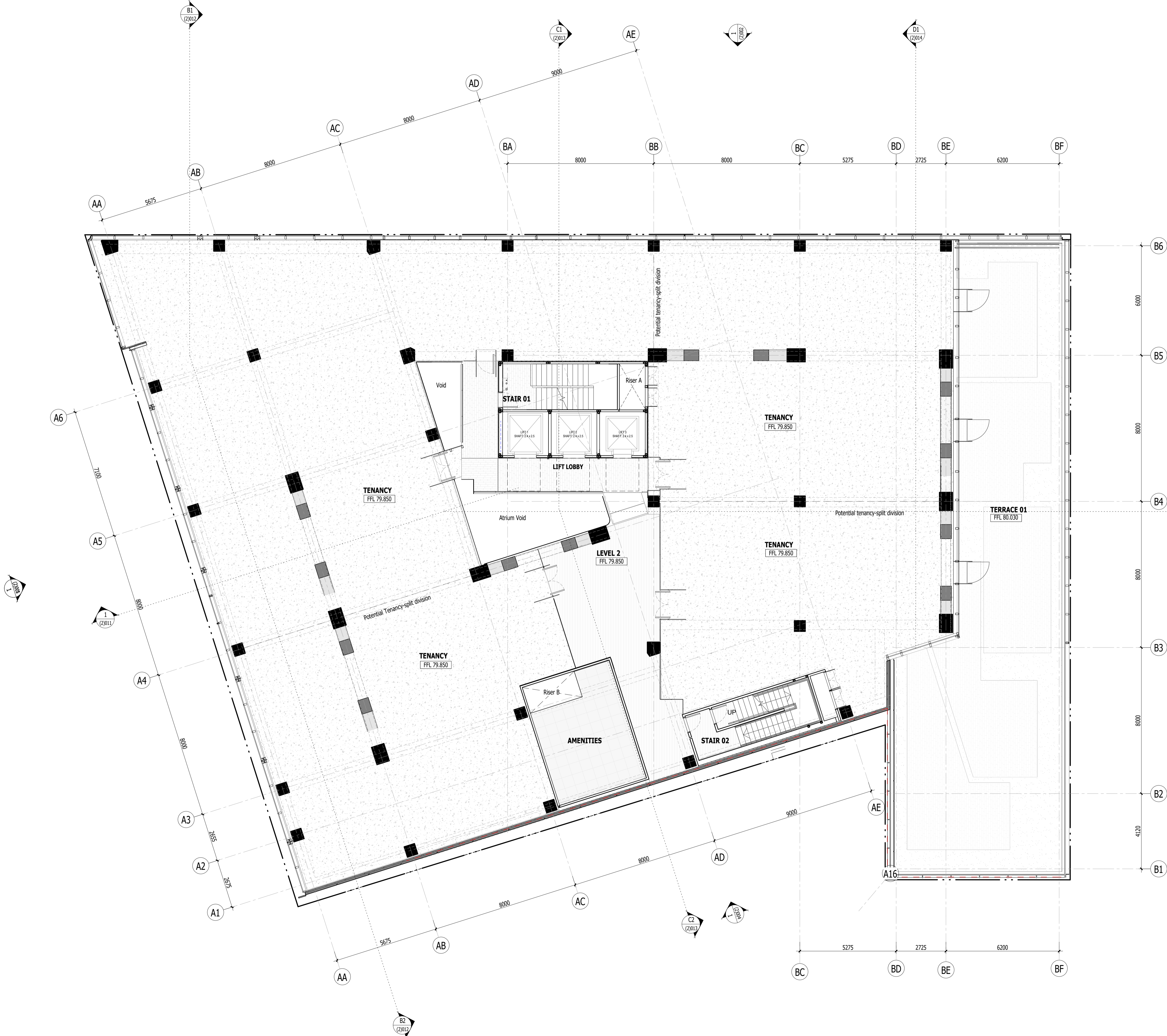
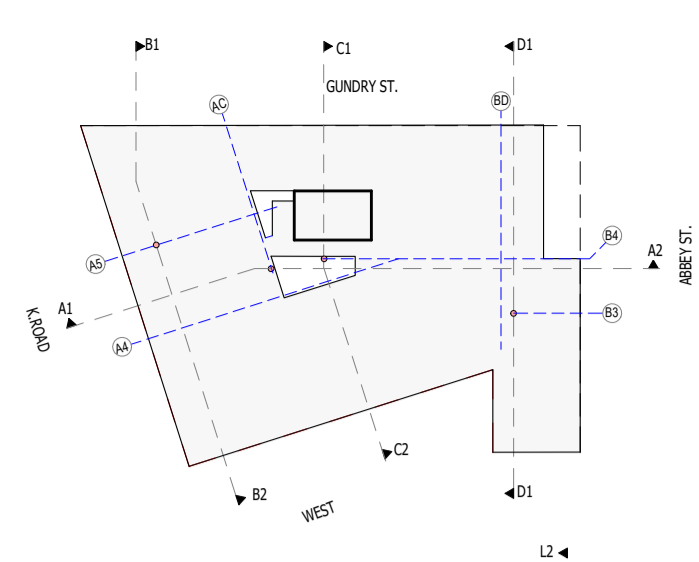
CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
Services Eng. - cCubed Building Workshop Ltd
Fire Eng. - Crossfire Ltd / Jenson Hughes
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DRAWING TITLE
REFERENCE PLAN - LEVEL 1

SCALE 1:100@A1
PLOT DATE 24/07/2024 4:52:36 pm
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SHEET (1)004 **REV** B



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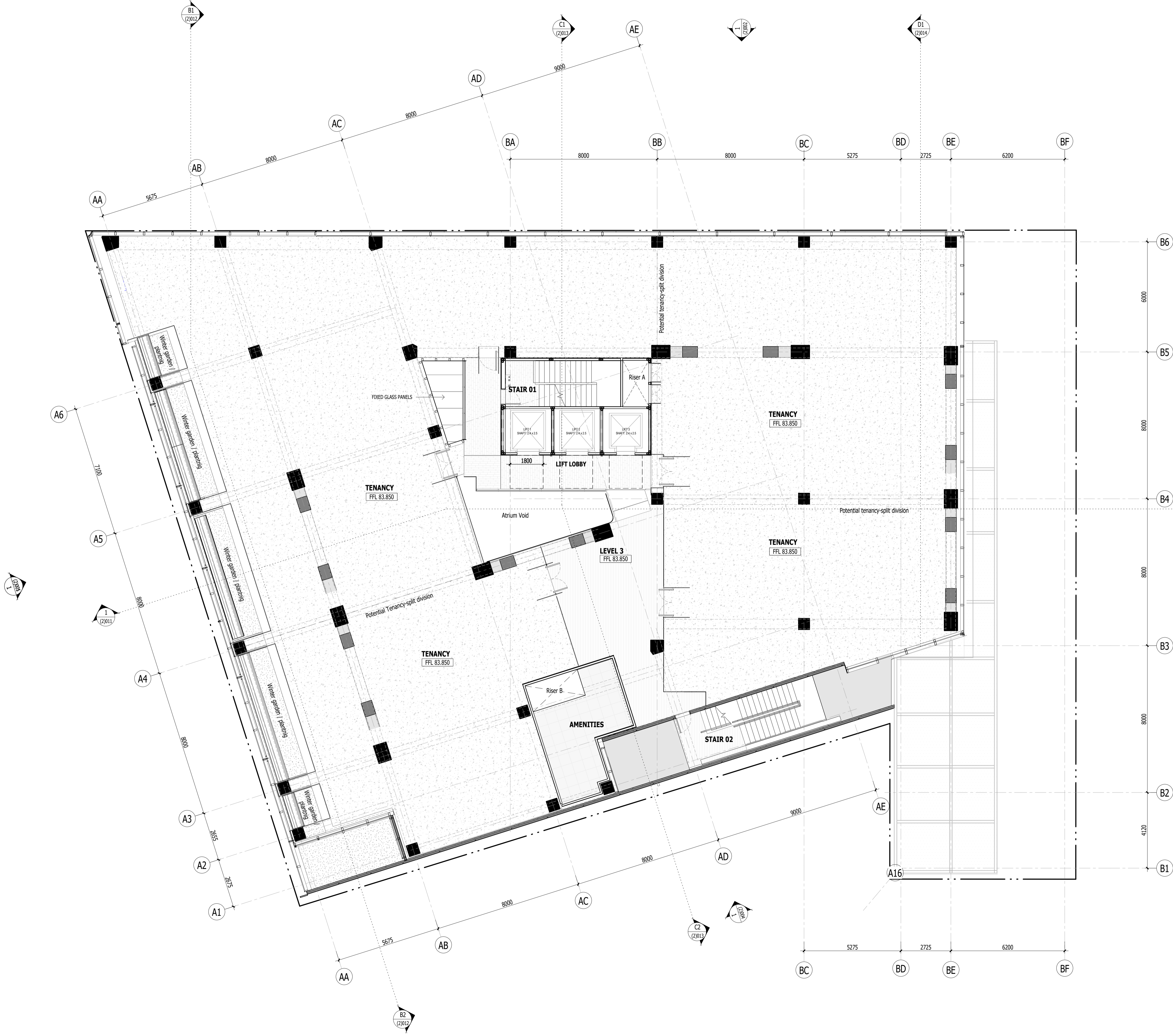
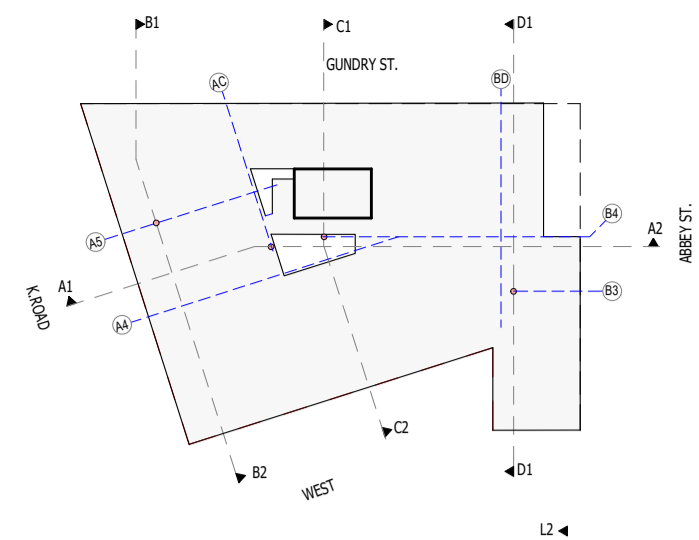
CLIENT
James Kirkpatrick Group Ltd

CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
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REFERENCE PLAN - LEVEL 2

SCALE 1:100@A1
PLOT DATE 24/07/2024 4:53:08 pm
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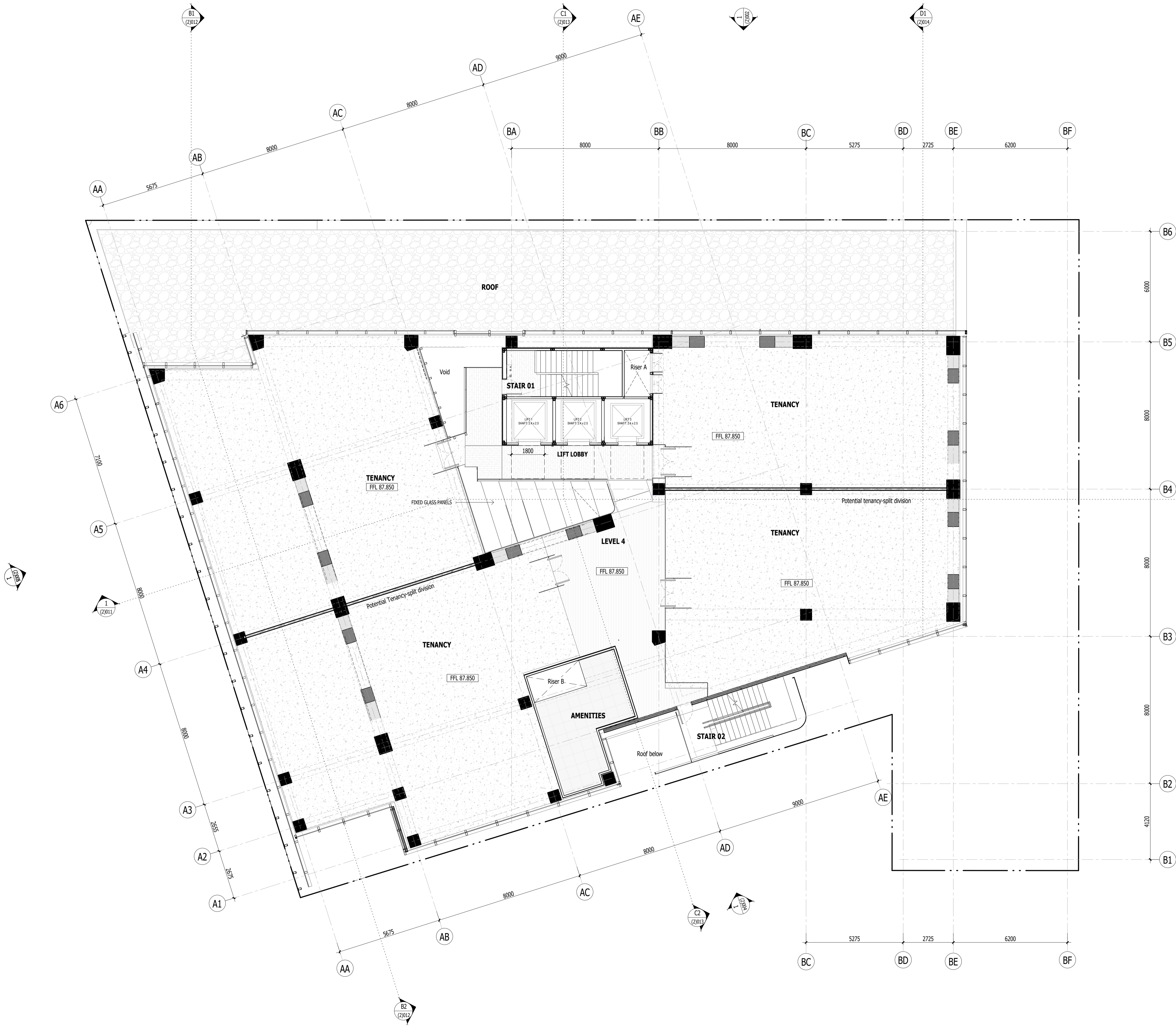
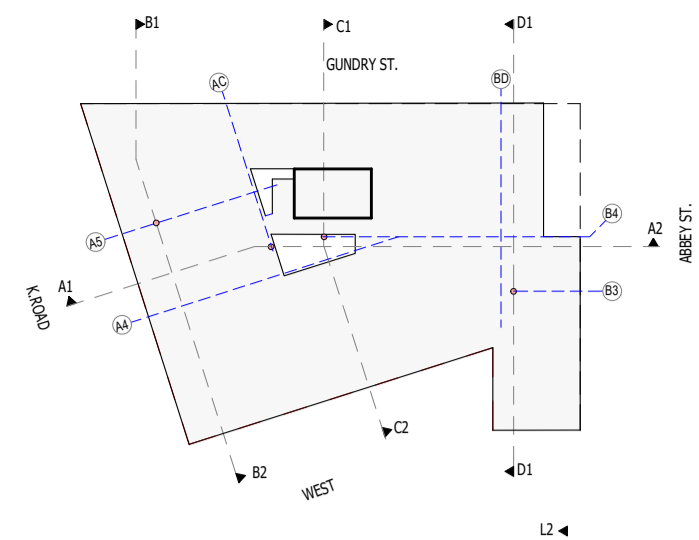
CLIENT
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CONSULTANTS
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Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
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REFERENCE PLAN - LEVEL 3

SCALE 1:100@A1
PLOT DATE 24/07/2024 5:24:59 pm
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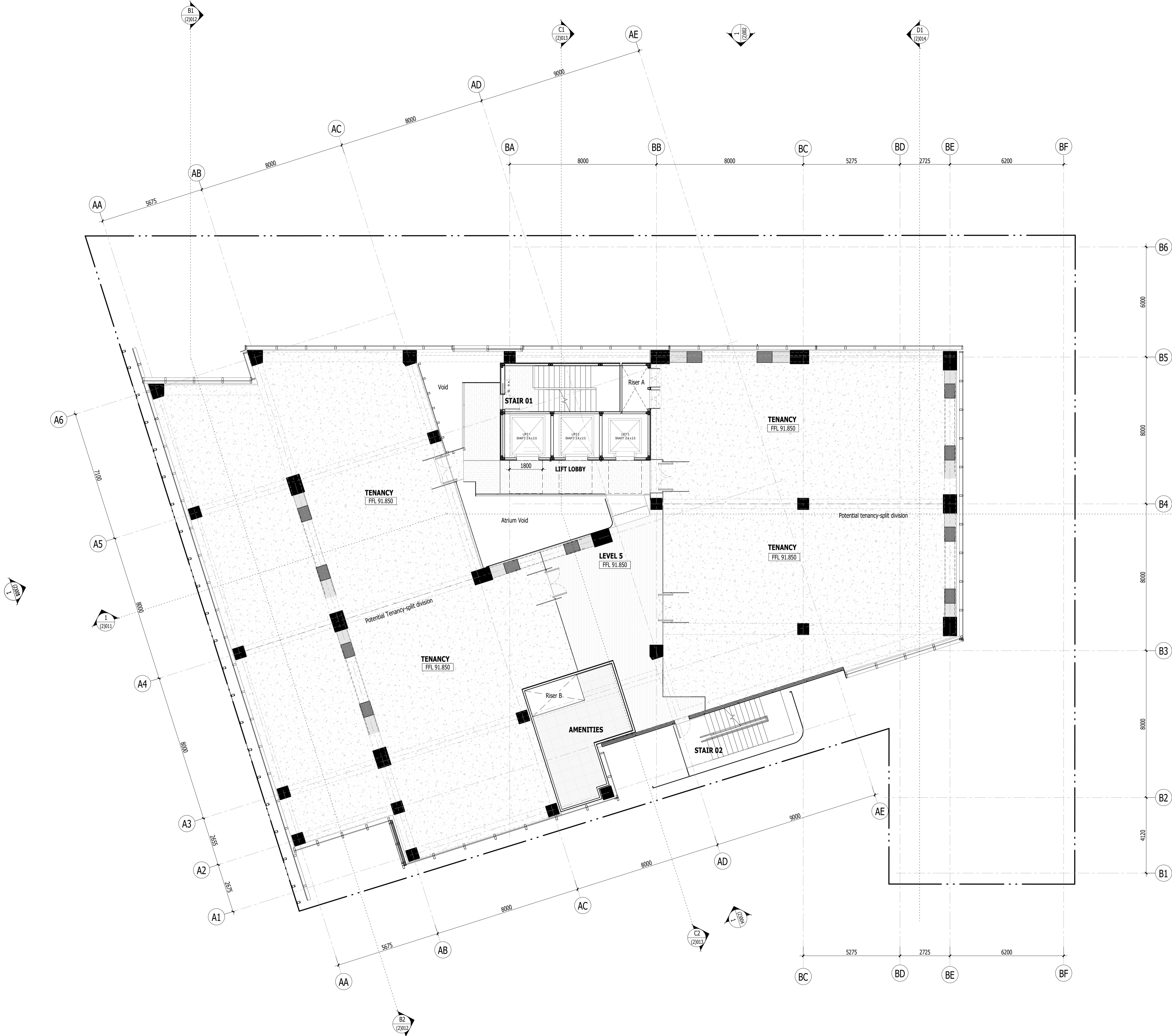
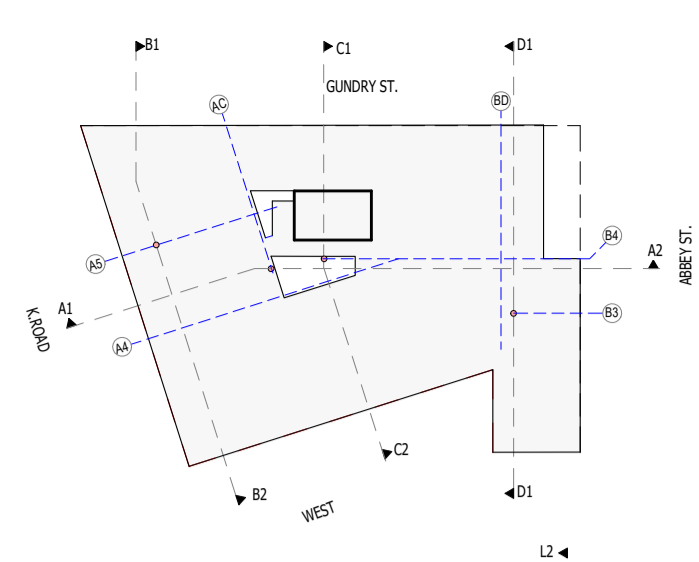
CLIENT
James Kirkpatrick Group Ltd

CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
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Traffic Eng. - Commute Transp. Consultants Ltd

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REFERENCE PLAN - LEVEL 4

SCALE 1:100@A1
PLOT DATE 24/07/2024 4:53:39 pm
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REV	DATE	DESCRIPTION
A	01.11.2023	Resource Consent Issue
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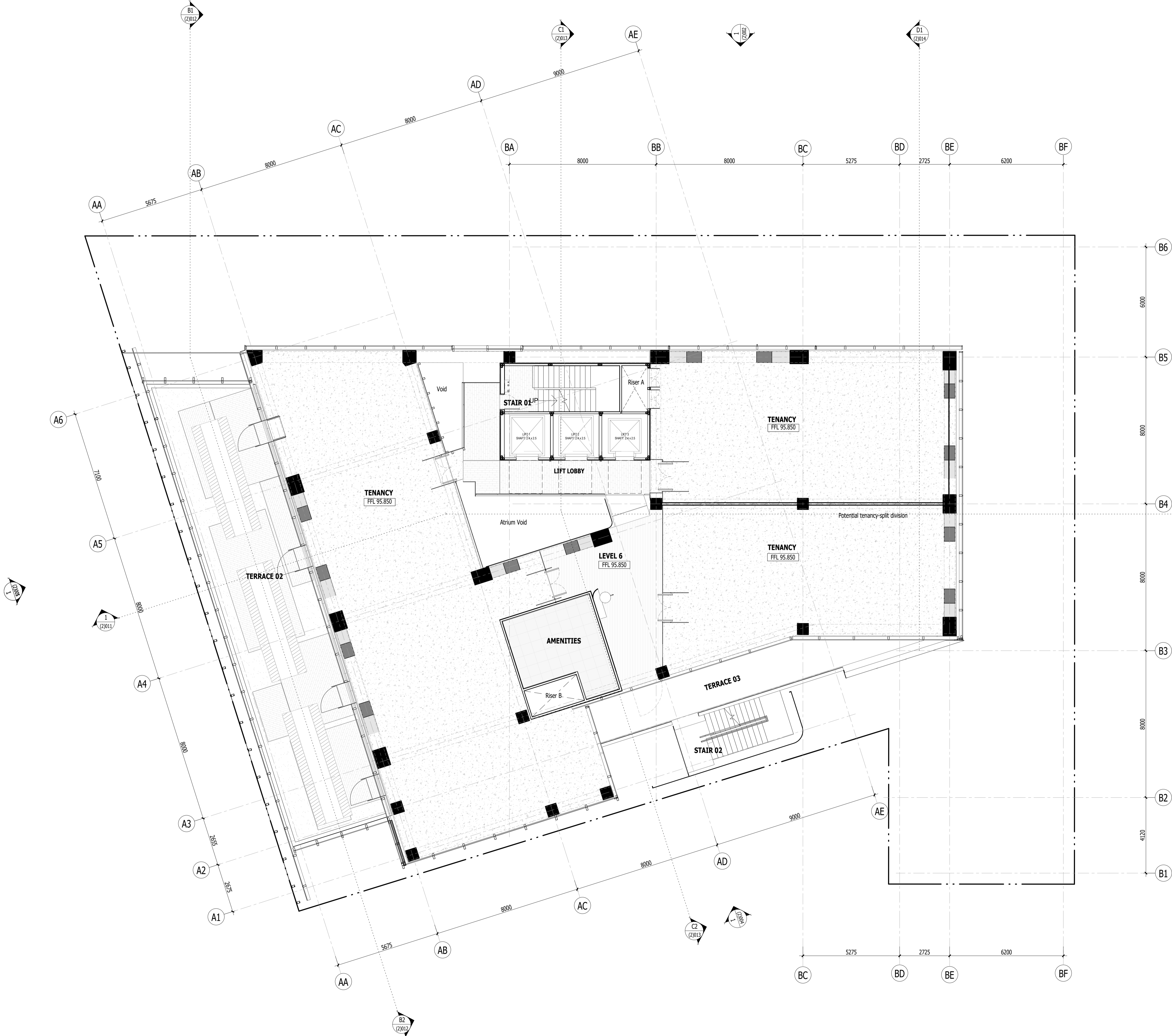
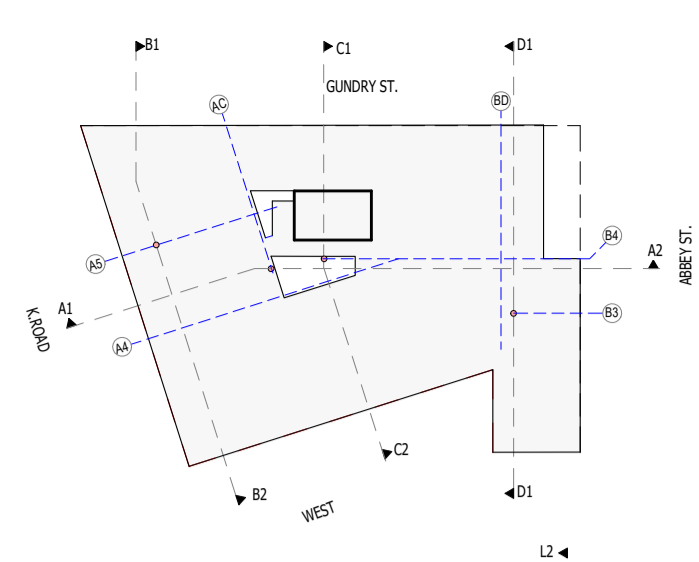
CLIENT
James Kirkpatrick Group Ltd

CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
Services Eng. - cCubed Building Workshop Ltd
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REFERENCE PLAN - LEVEL 5

SCALE 1:50@A1
PLOT DATE 24/07/2024 4:54:01 pm
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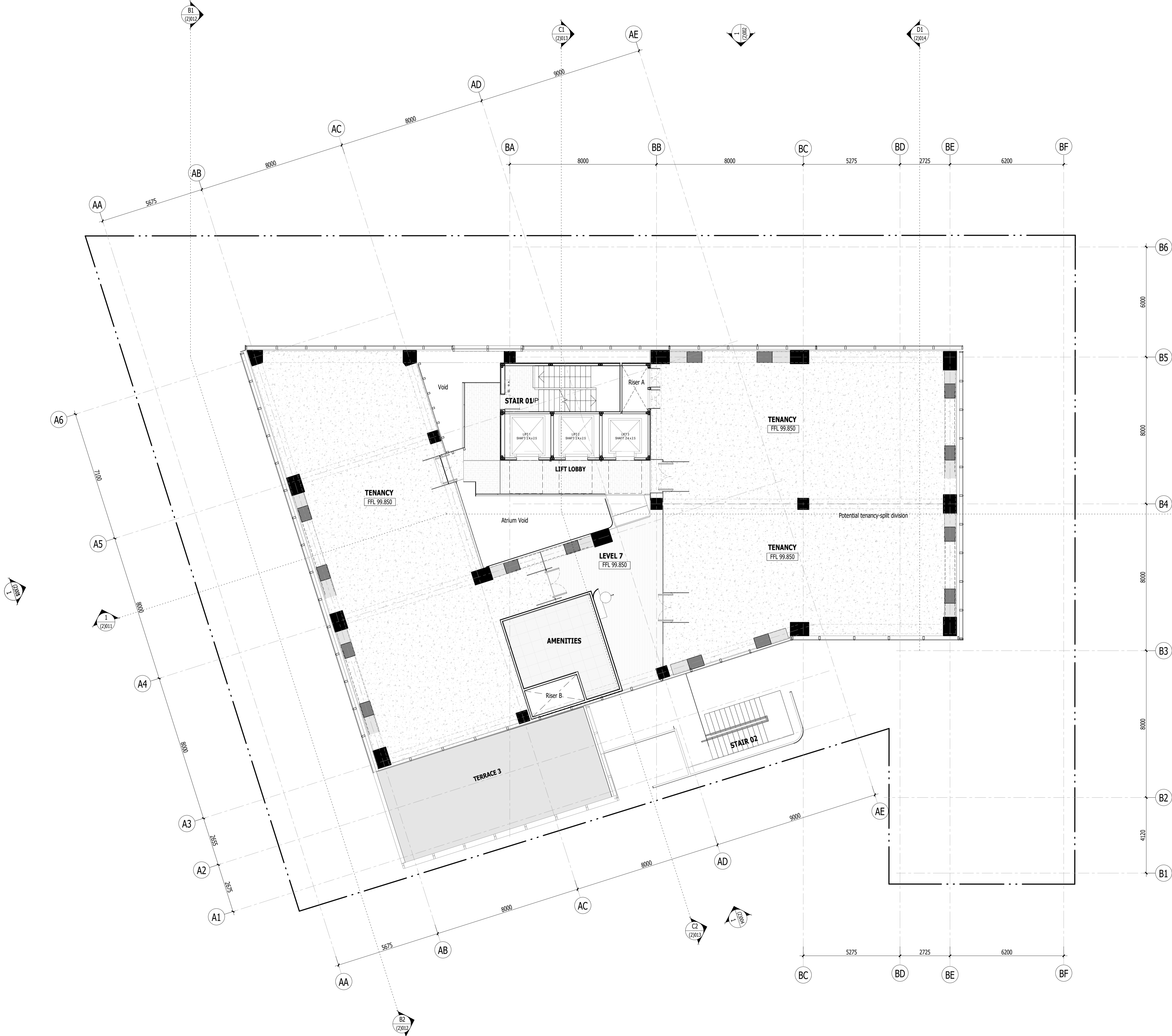
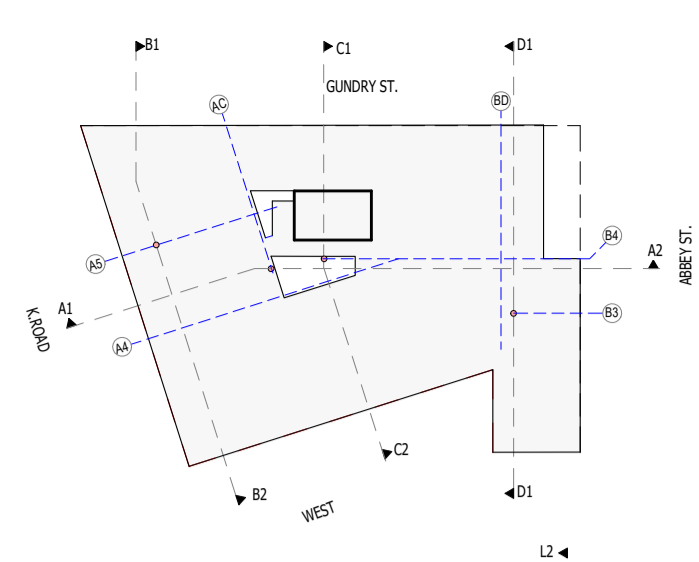
CLIENT
James Kirkpatrick Group Ltd

CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
Services Eng. - cCubed Building Workshop Ltd
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DRAWING TITLE
REFERENCE PLAN - LEVEL 6

SCALE 1:100@A1
PLOT DATE 24/07/2024 4:54:25 pm
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A	01.11.2023	Resource Consent Issue
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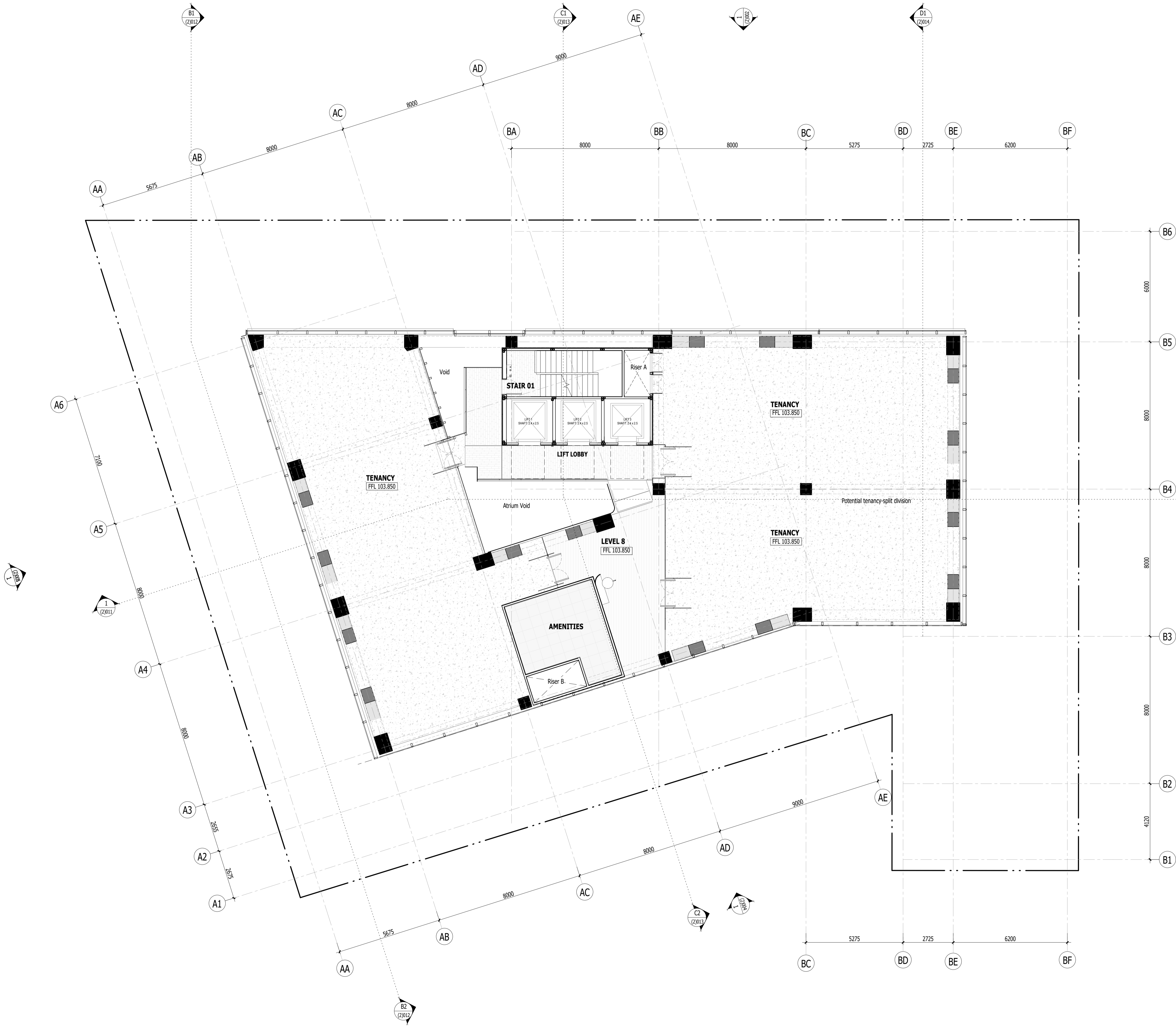
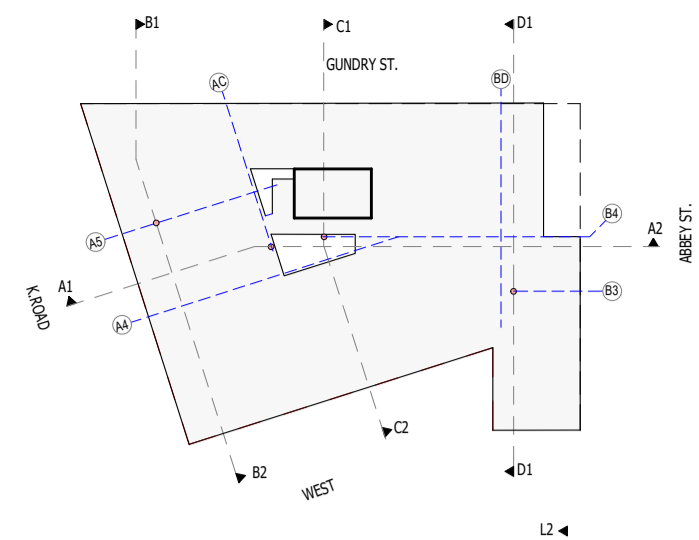
CLIENT
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CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
Services Eng. - cCubed Building Workshop Ltd
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DRAWING TITLE
REFERENCE PLAN - LEVEL 7

SCALE 1:100@A1
PLOT DATE 24/07/2024 4:54:47 pm
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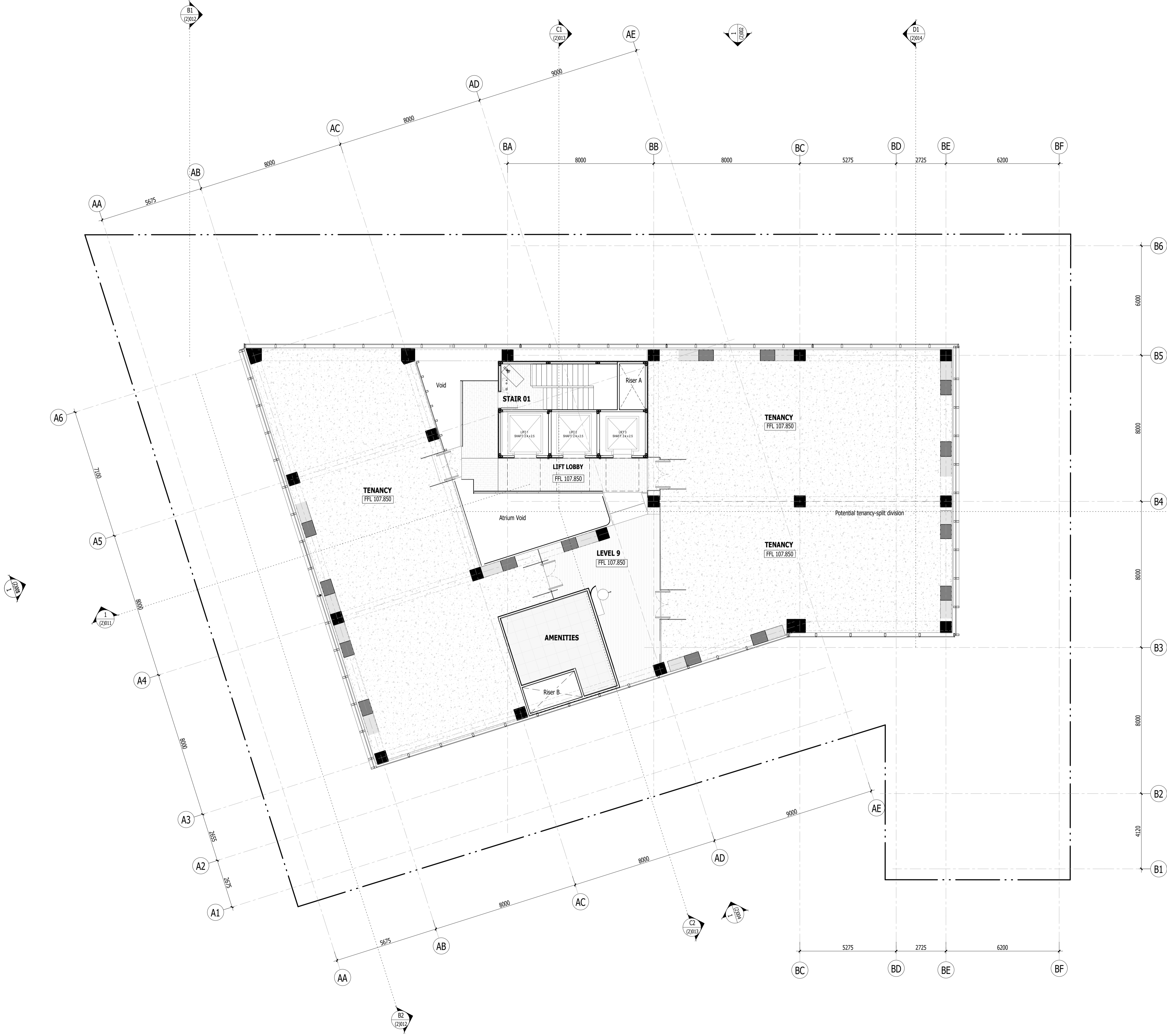
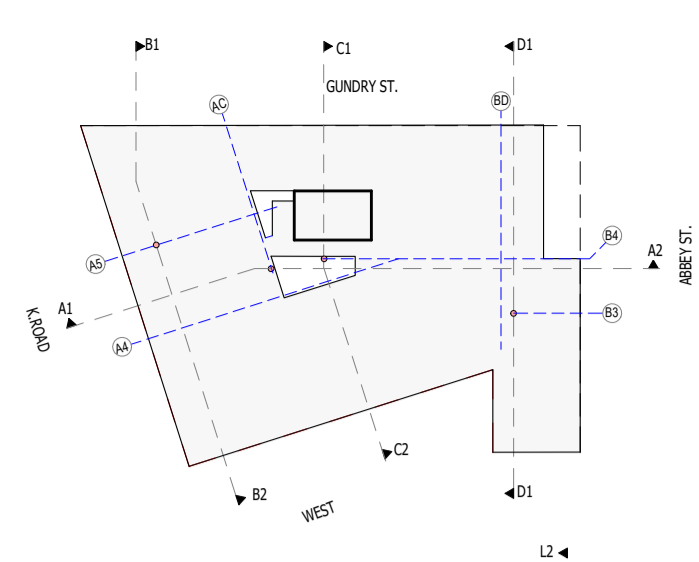
CLIENT
James Kirkpatrick Group Ltd

CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
Services Eng. - cCubed Building Workshop Ltd
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Traffic Eng. - Commute Transp. Consultants Ltd

DRAWING TITLE
REFERENCE PLAN - LEVEL 8

SCALE 1:50@A1
PLOT DATE 24/07/2024 4:55:06 pm
REF NO 2301

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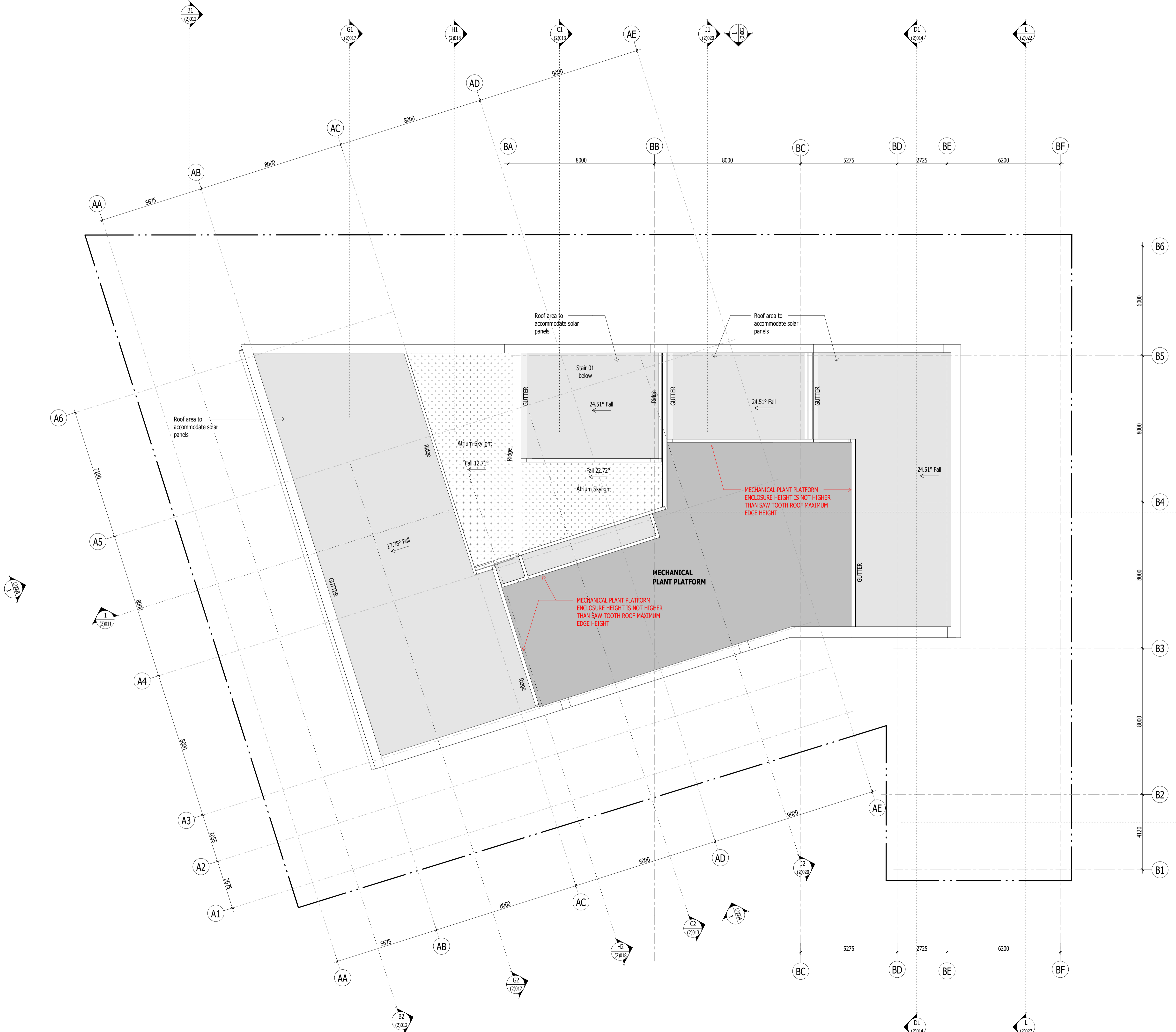
CLIENT
James Kirkpatrick Group Ltd

CONSULTANTS
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Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
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DRAWING TITLE
REFERENCE PLAN - LEVEL 9

SCALE 1:50@A1
PLOT DATE 24/07/2024 4:55:25 pm
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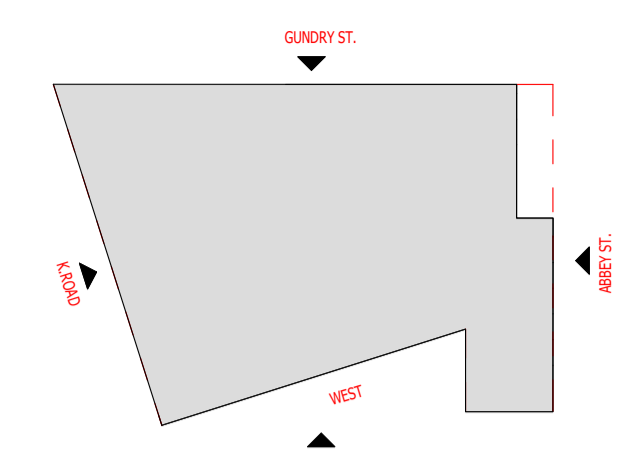
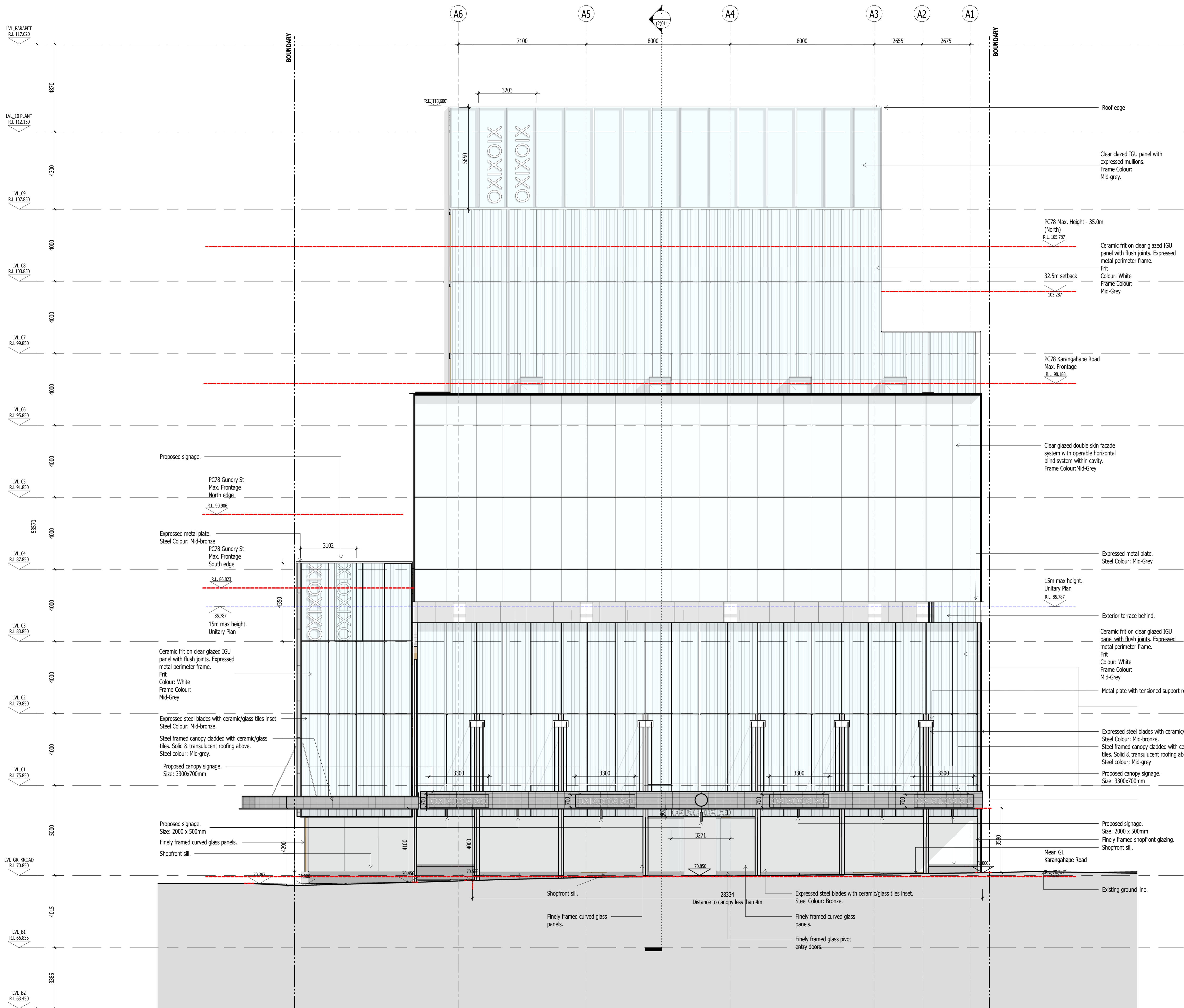
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DRAWING TITLE
REFERENCE PLAN - ROOF

SCALE 1:50@A1
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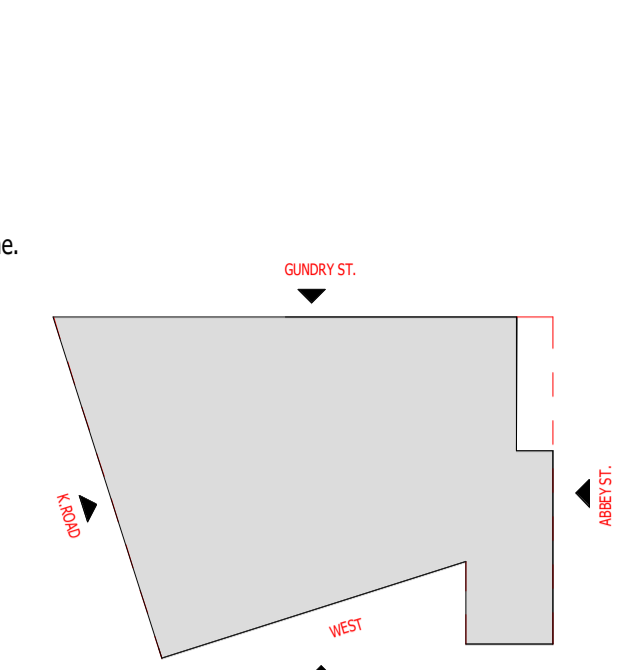
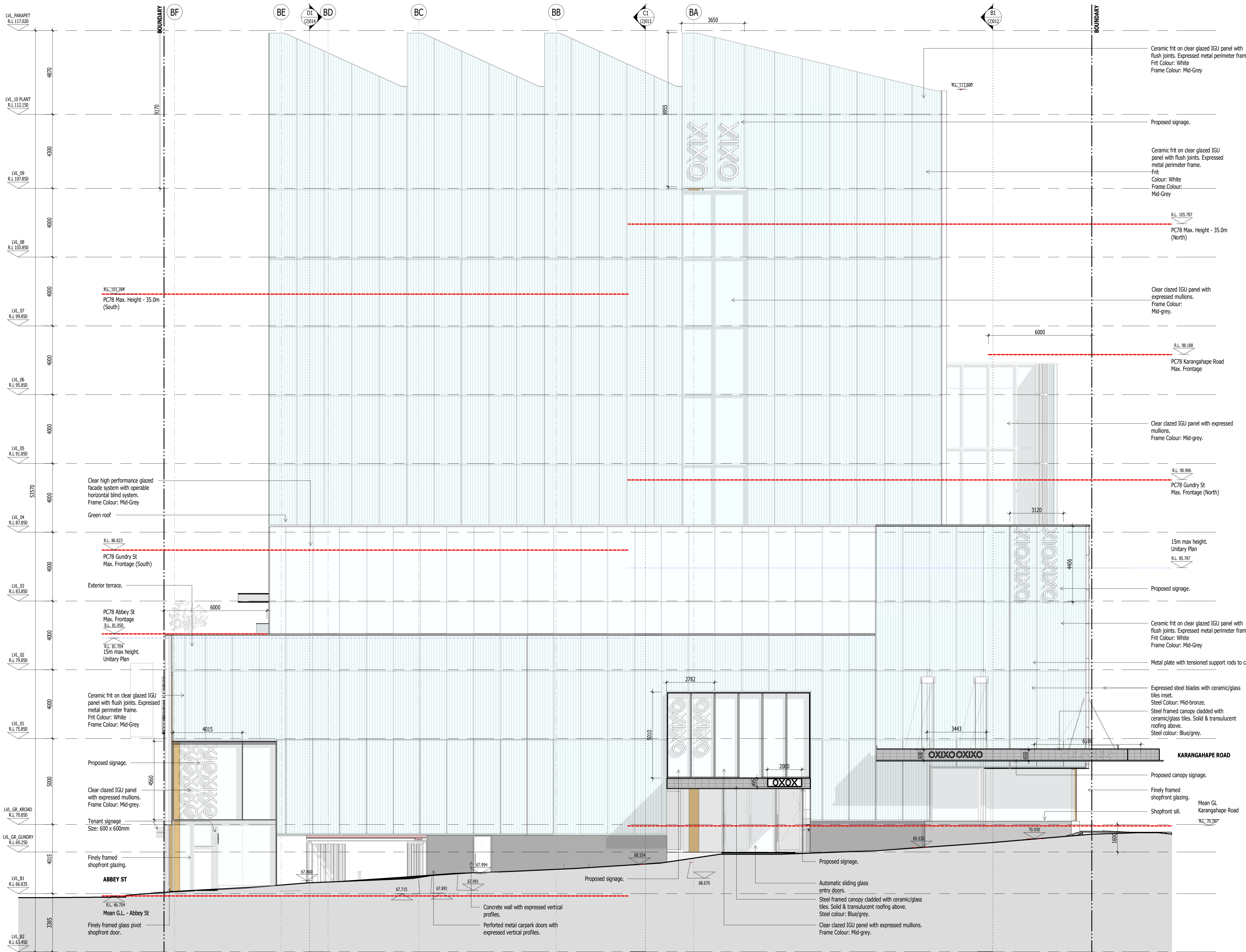
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Fire Eng. - Crossfire Ltd / Jenson Hughes
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DRAWING TITLE
ELEVATION - NORTH

SCALE 1:100@A1
PLOT DATE 27/07/2024 12:57:47 pm
REF NO 2301

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SHEET (2)001
REV C



REV	DATE	DESCRIPTION
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AUCKLAND LOS ANGELES

PROJECT
538 Karangahape Road
Auckland Central
Auckland

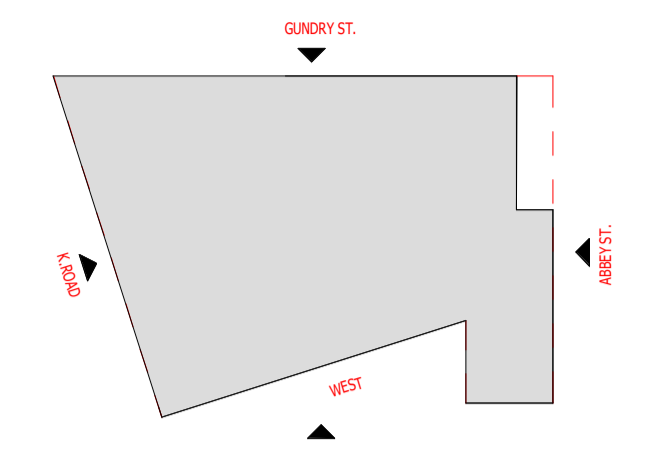
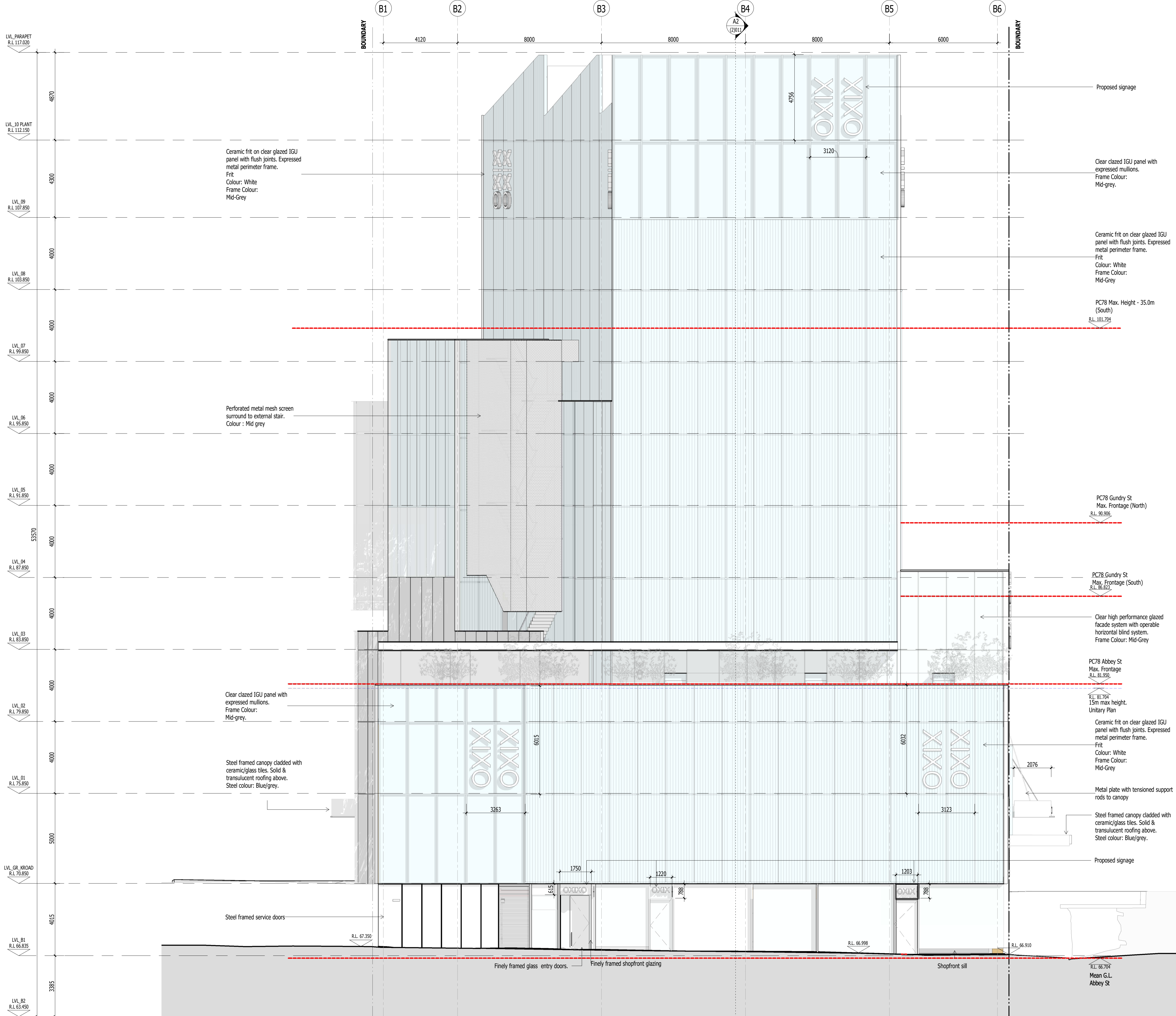
CLIENT
James Kirkpatrick Group Ltd

CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
Services Eng. - eCubed Building Workshop Ltd
Fire Eng. - Crossfire Ltd / Jenson Hughes
Traffic Eng. - Commute Transp. Consultants Ltd

DRAWING TITLE
ELEVATION - EAST

SCALE 1:100@A1
PLOT DATE 26/07/2024 5:28:57 PM
REF NO 2301

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Telephone +649 309 0128
www.fearonhay.com



REV	DATE	DESCRIPTION
A	01.11.2023	Resource Consent Issue
B	29.02.2024	S92 response
C	26.07.2024	Resource Consent Redesign

FEARON HAY
AUCKLAND LOS ANGELES

PROJECT
538 Karangahape Road
Auckland Central
Auckland

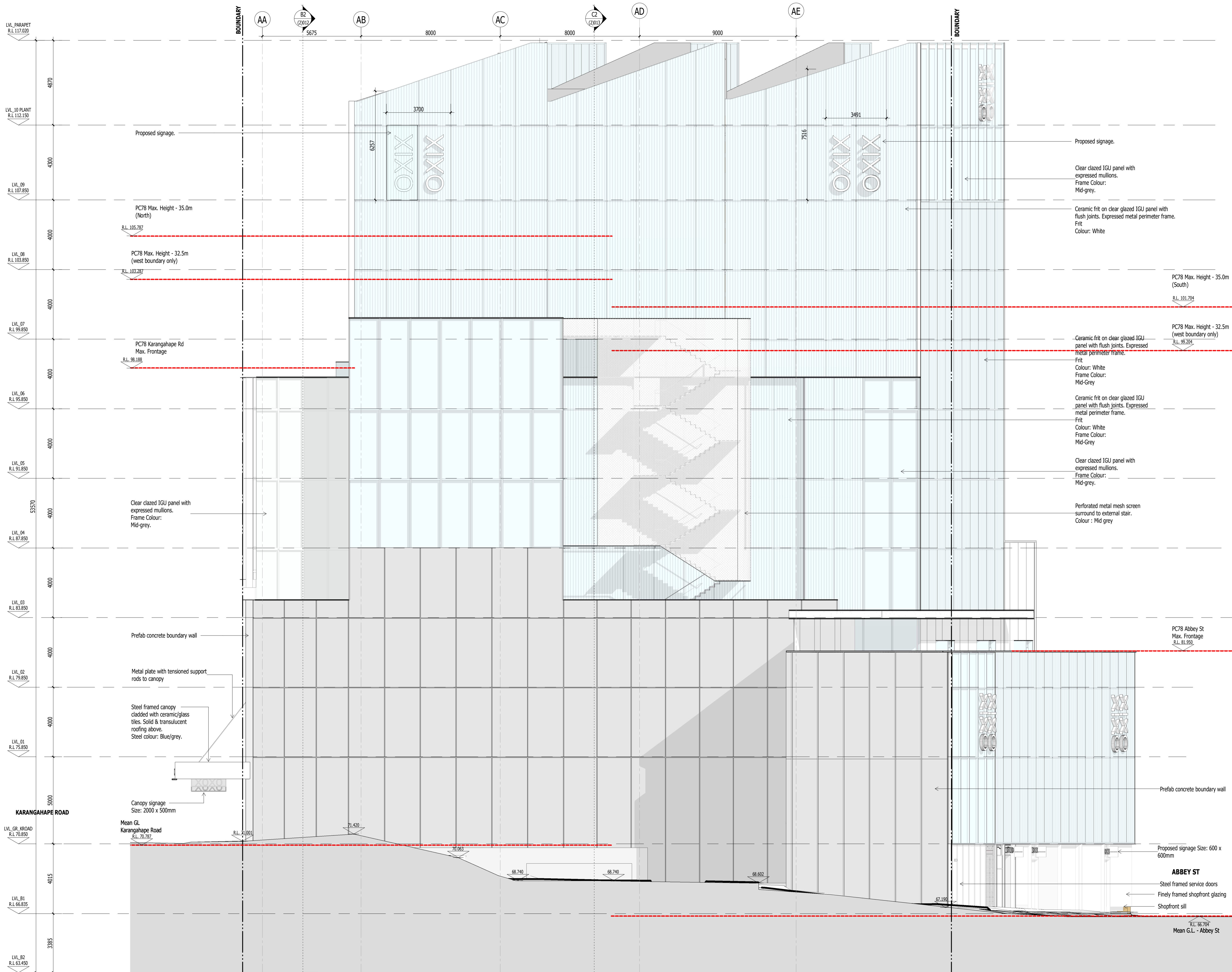
CLIENT
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Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
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DRAWING TITLE
ELEVATION - SOUTH

SCALE 1:100@A1
PLOT DATE 26/07/2024 5:28:22 PM
REF NO 2301

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- Proposed signage.
- Clear glazed IGU panel with expressed mullions.
Frame Colour: Mid-grey.
- Ceramic frit on clear glazed IGU panel with flush joints. Expressed metal perimeter frame.
Frit Colour: White
- PC78 Max. Height - 35.0m (North)
- PC78 Max. Height - 32.5m (west boundary only)
- PC78 Max. Height - 35.0m (South)
- PC78 Max. Height - 32.5m (west boundary only)
- Ceramic frit on clear glazed IGU panel with flush joints. Expressed metal perimeter frame.
Frit Colour: White
Frame Colour: Mid-Grey
- Ceramic frit on clear glazed IGU panel with flush joints. Expressed metal perimeter frame.
Frit Colour: White
Frame Colour: Mid-Grey
- Clear glazed IGU panel with expressed mullions.
Frame Colour: Mid-grey.
- Perforated metal mesh screen surround to external stair.
Colour: Mid grey

REV	DATE	DESCRIPTION
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AUCKLAND LOS ANGELES

PROJECT
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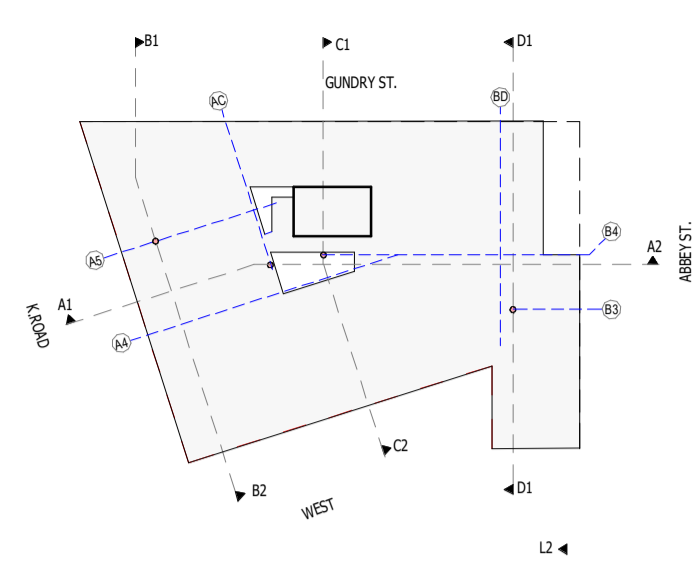
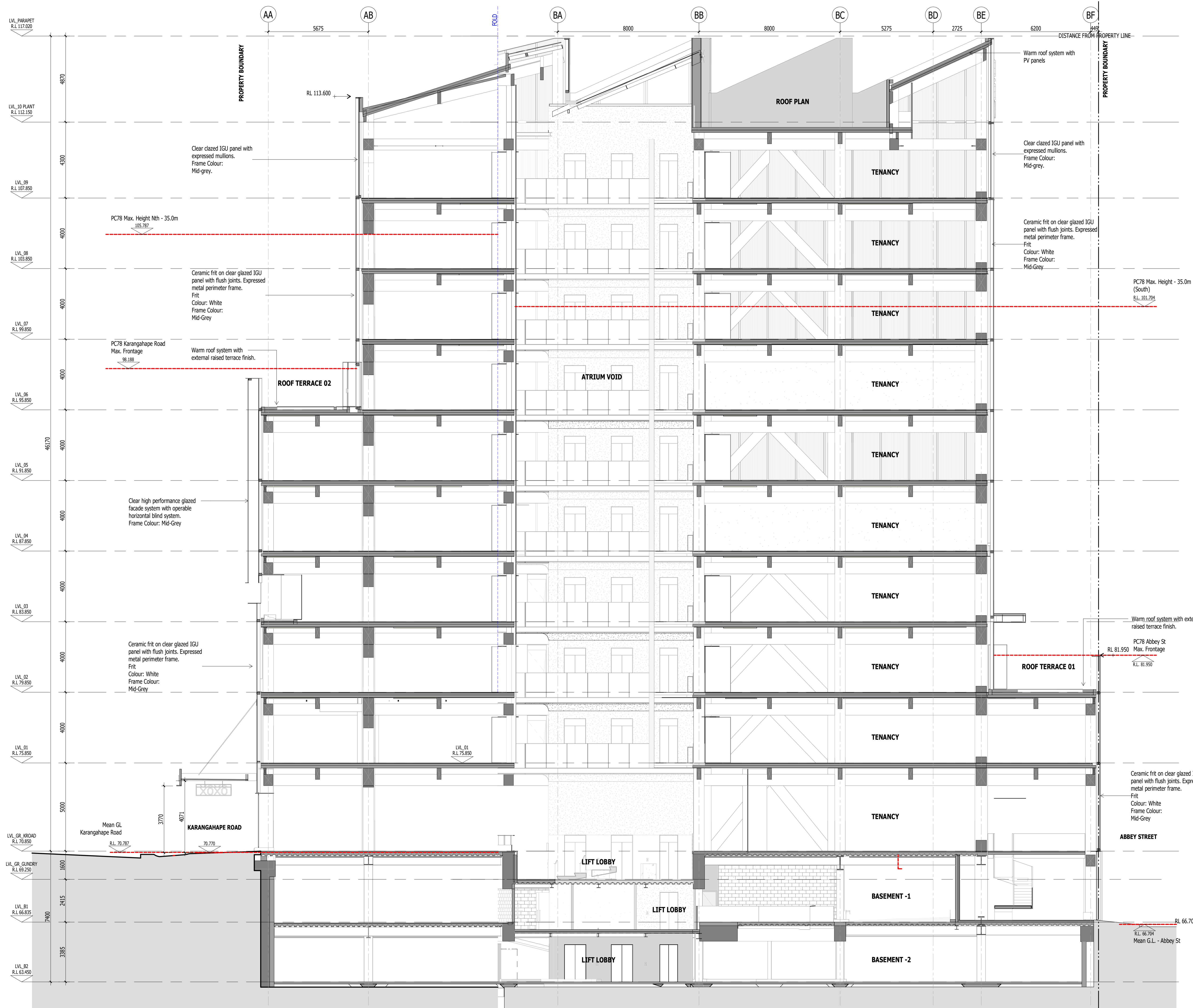
CLIENT
James Kirkpatrick Group Ltd

CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
Services Eng. - eCubed Building Workshop Ltd
Fire Eng. - Crossfire Ltd / Jenson Hughes
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DRAWING TITLE
ELEVATION - WEST

SCALE 1:100@A1
PLOT DATE 26/07/2024 5:27:54 PM
REF NO 2301

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AUCKLAND LOS ANGELES

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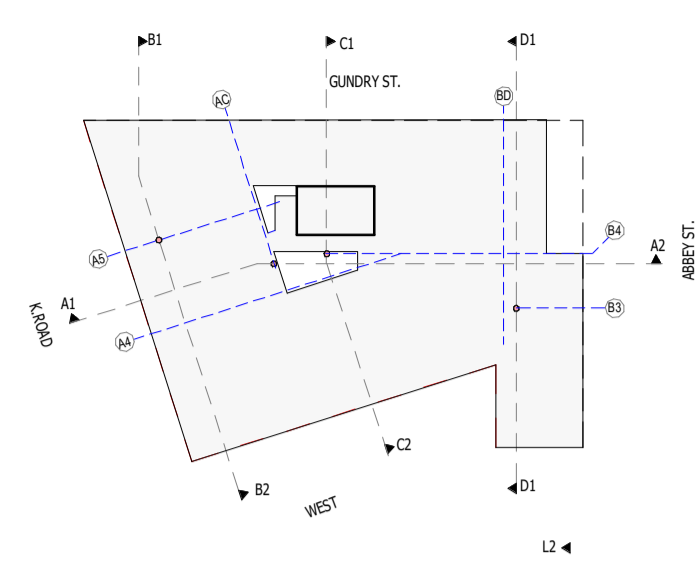
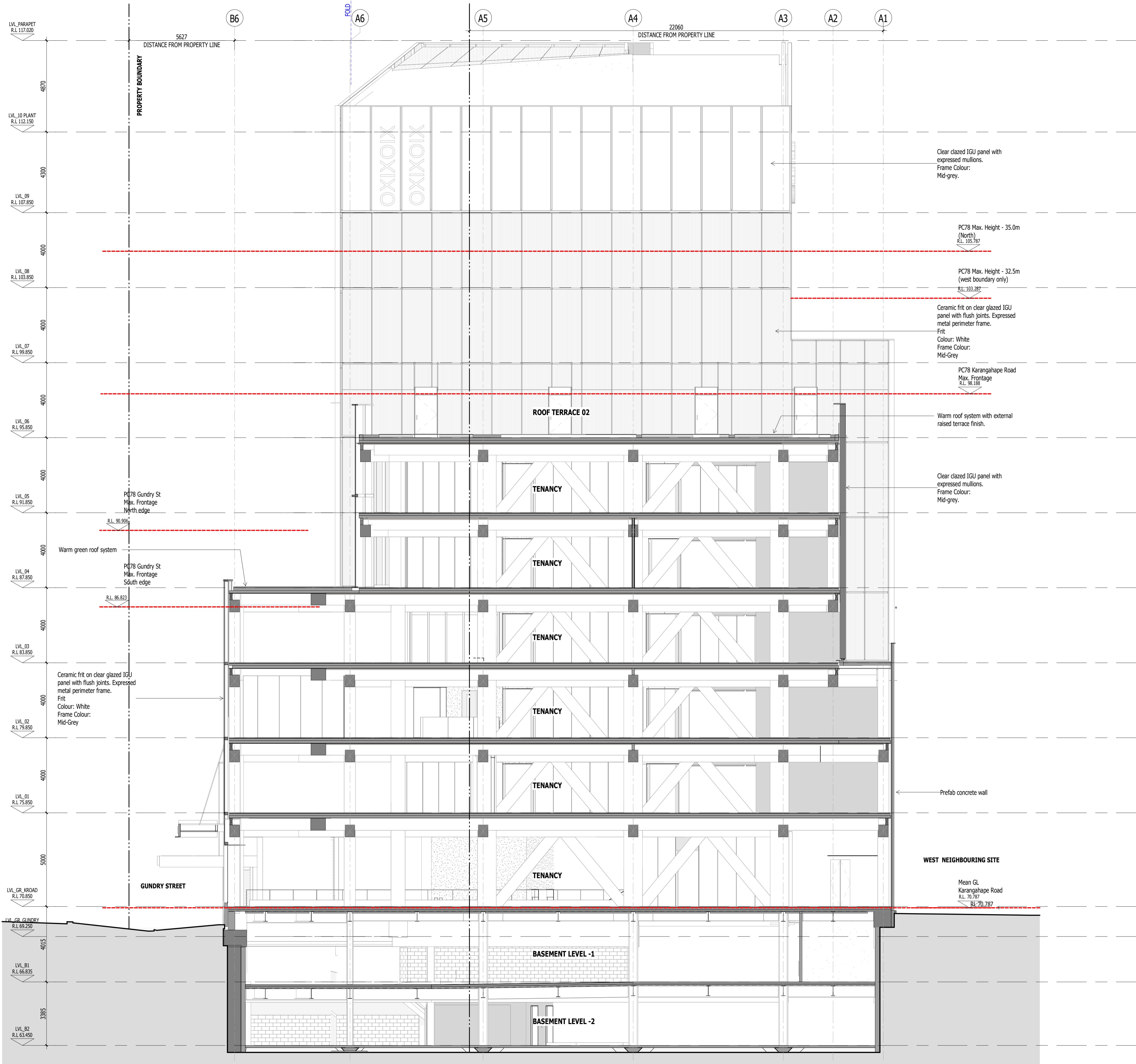
CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
Services Eng. - eCubed Building Workshop Ltd
Fire Eng. - Crossfire Ltd / Jenson Hughes
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DRAWING TITLE
SECTION A

SCALE 1:100@A1
PLOT DATE 26/07/2024 5:27:18 PM
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SHEET (2)011 **REV** C



REV	DATE	DESCRIPTION
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AUCKLAND LOS ANGELES

PROJECT
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Auckland

CLIENT
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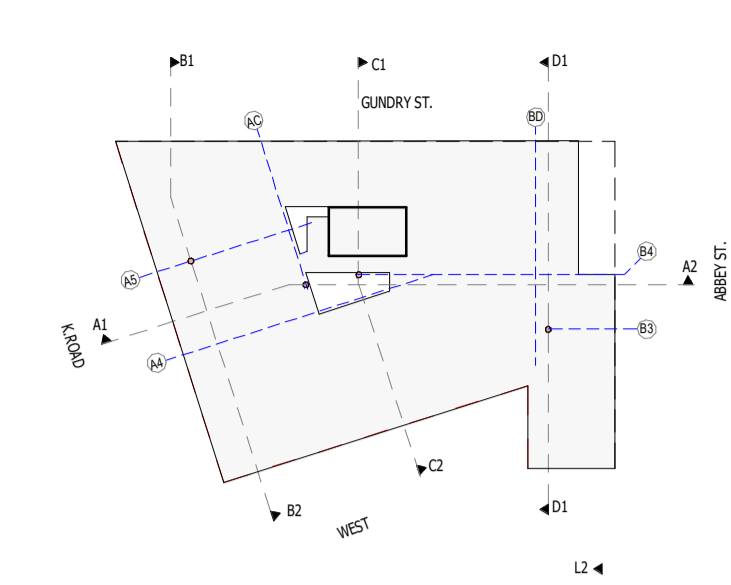
CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
Geotech Eng. - Soil & Rock Consultants Ltd
Services Eng. - eCubed Building Workshop Ltd
Fire Eng. - Crossfire Ltd / Jenson Hughes
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SECTION B

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PLOT DATE 26/07/2024 5:27:14 PM
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SHEET 2301
REV B
(2)012 B



REV	DATE	DESCRIPTION
A	01.11.2023	Resource Consent Issue
B	26.07.2024	Resource Consent Redesign

FEARON HAY
AUCKLAND LOS ANGELES

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 538 Karangahape Road
 Auckland Central
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 Geotech Eng. - Soil & Rock Consultants Ltd
 Services Eng. - eCubed Building Workshop Ltd
 Fire Eng. - Crossfire Ltd / Jenson Hughes
 Traffic Eng. - Commute Transp. Consultants Ltd

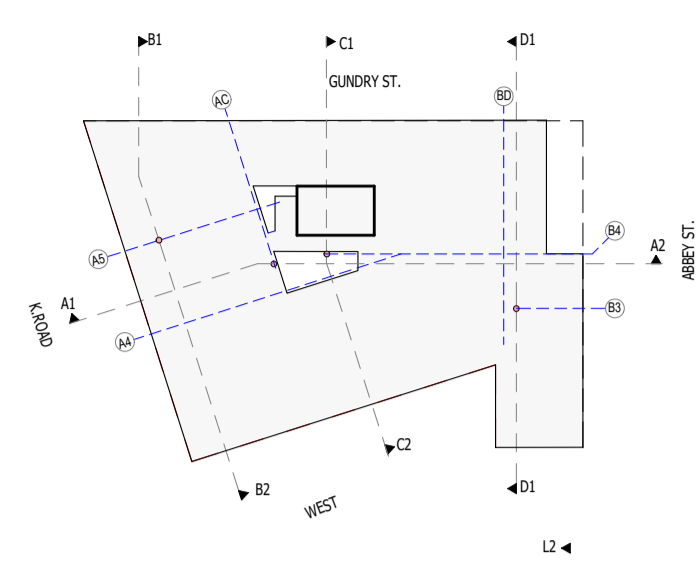
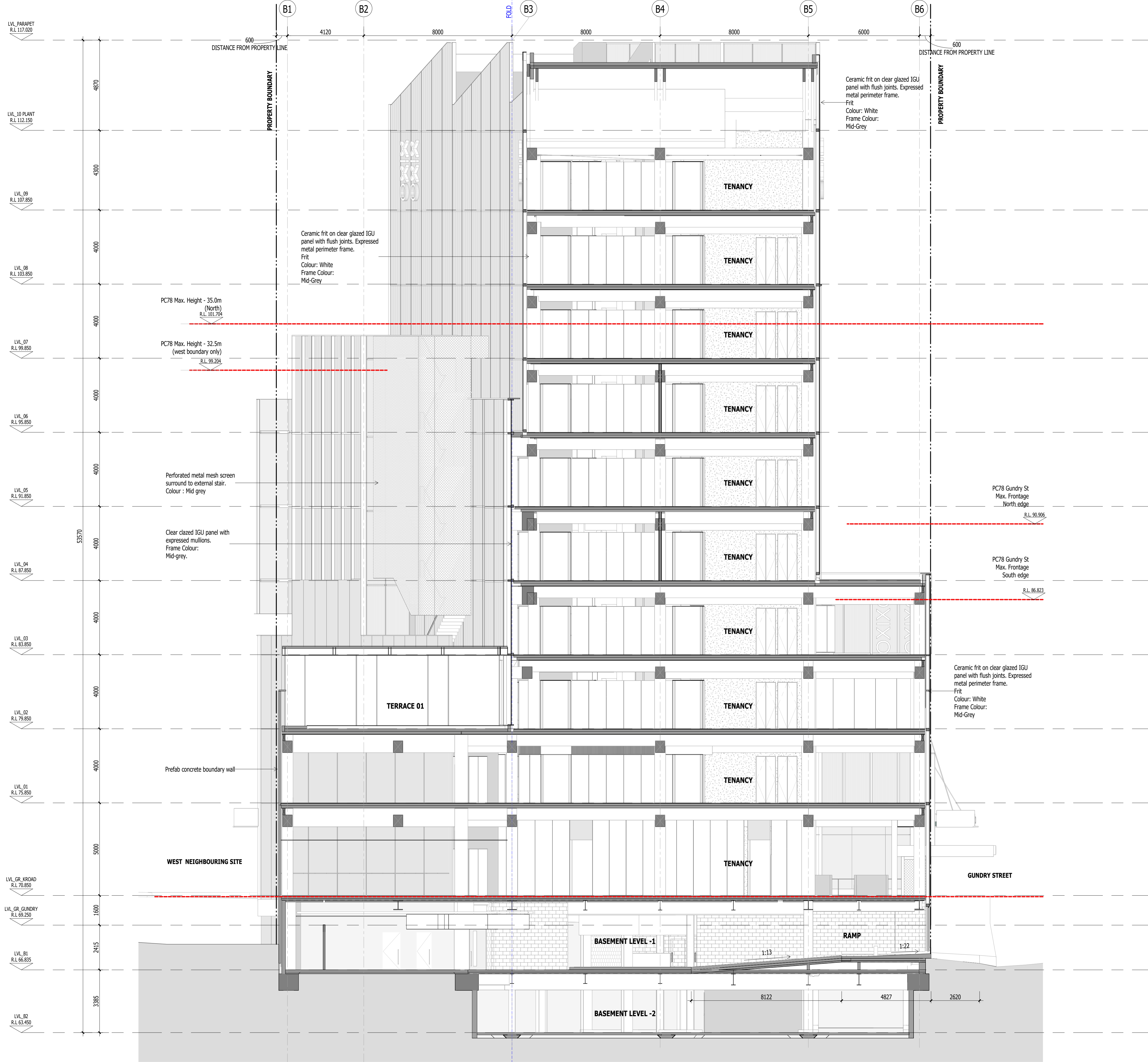
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 SECTION C

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PLOT DATE 26/07/2024 5:27:11 PM
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SHEET REF
(2)013 B



REV	DATE	DESCRIPTION
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PROJECT
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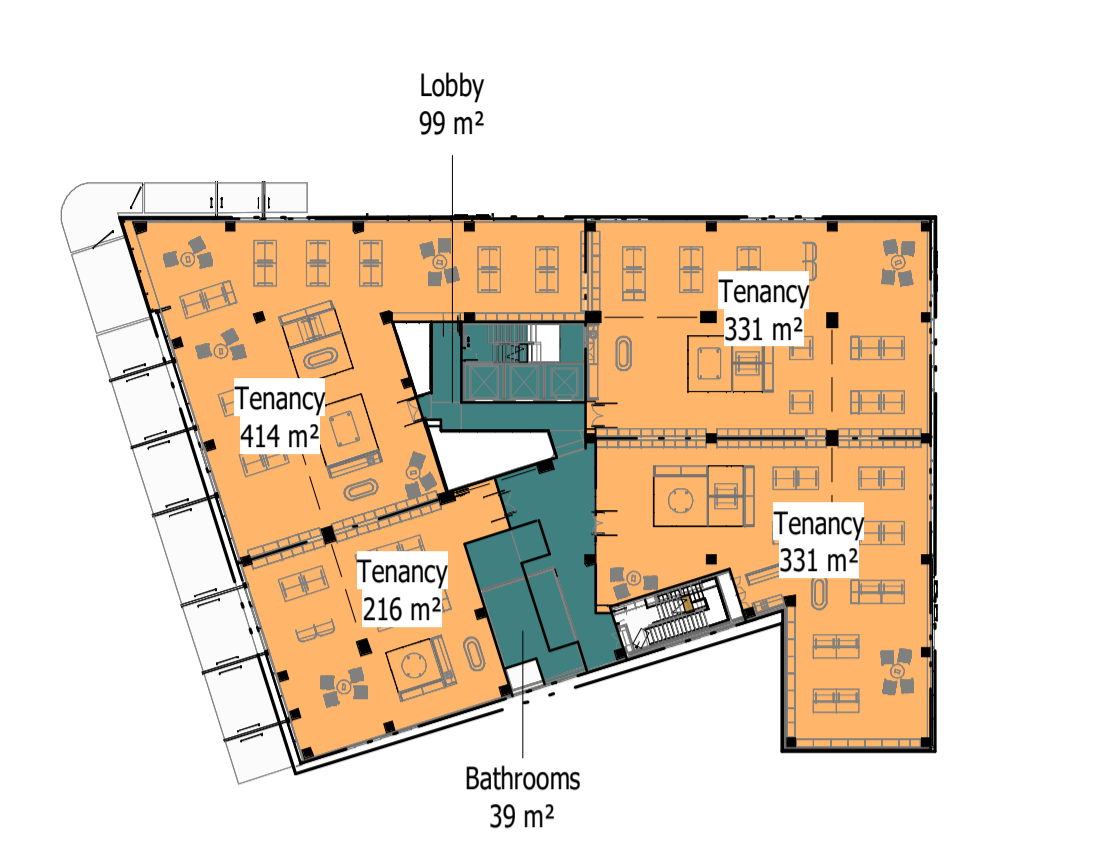
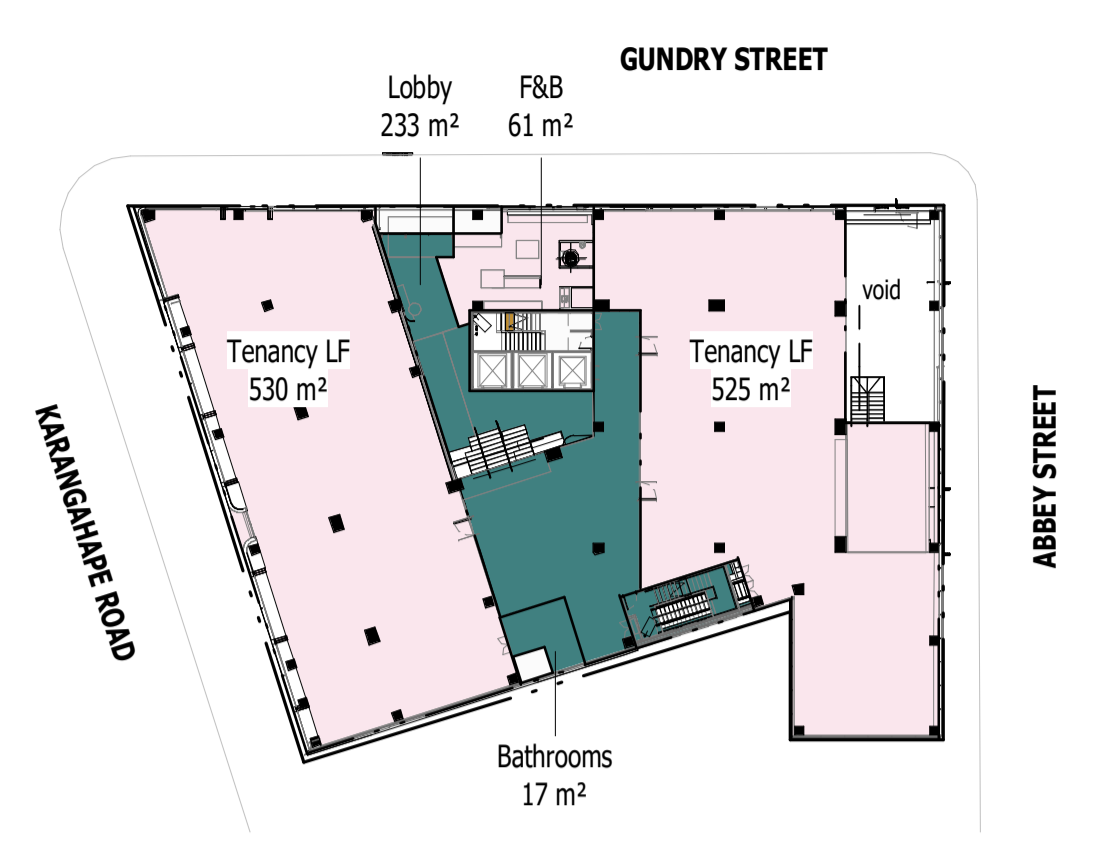
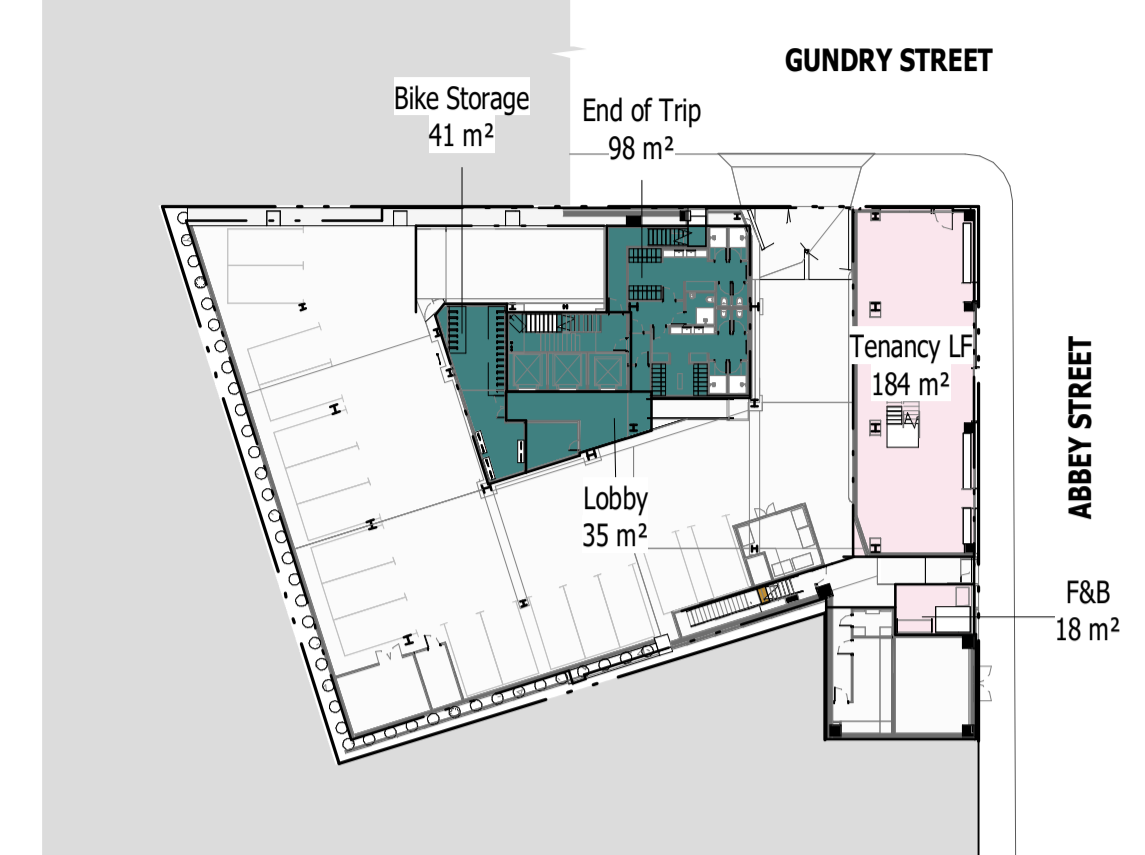
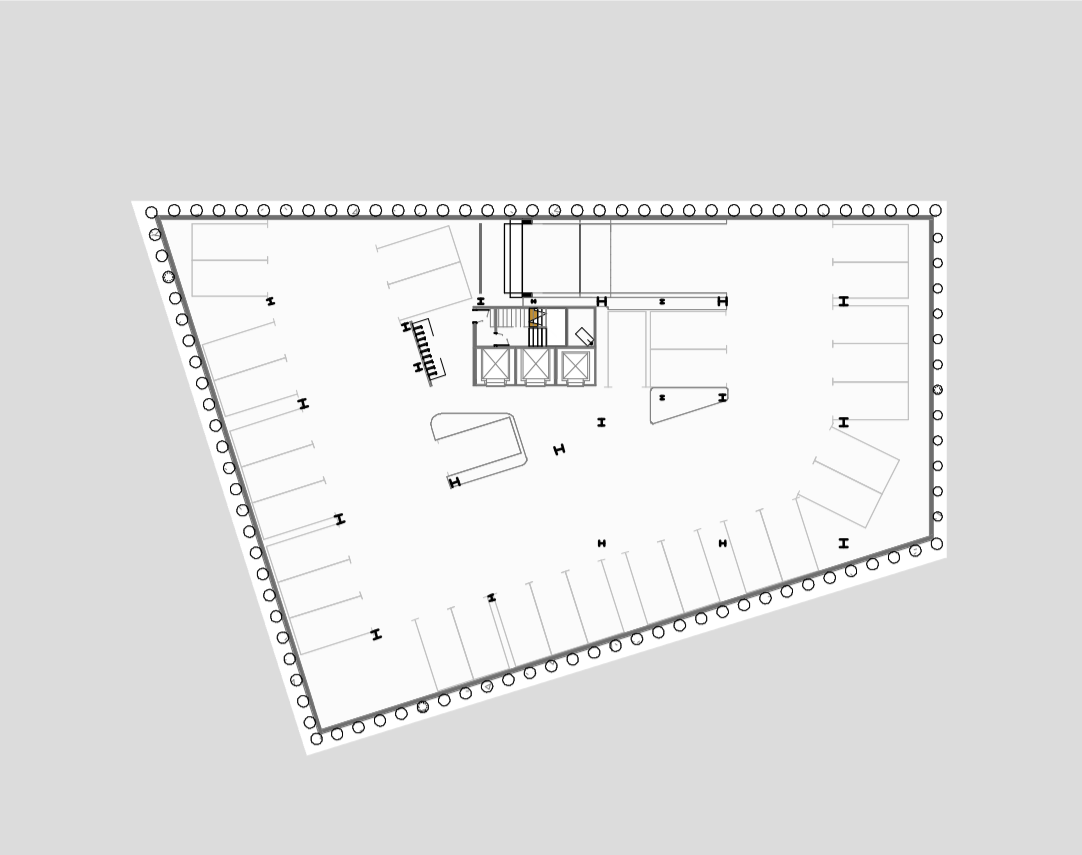
DRAWING TITLE
 SECTION D

SCALE 1:100 @ A1
PLOT DATE 27/07/2024 1:08:42 pm
REF NO 2301

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D1 SECTION D1
 (1)001 SCALE: 1 : 100 @ A1

SHEET (2)014
REV C

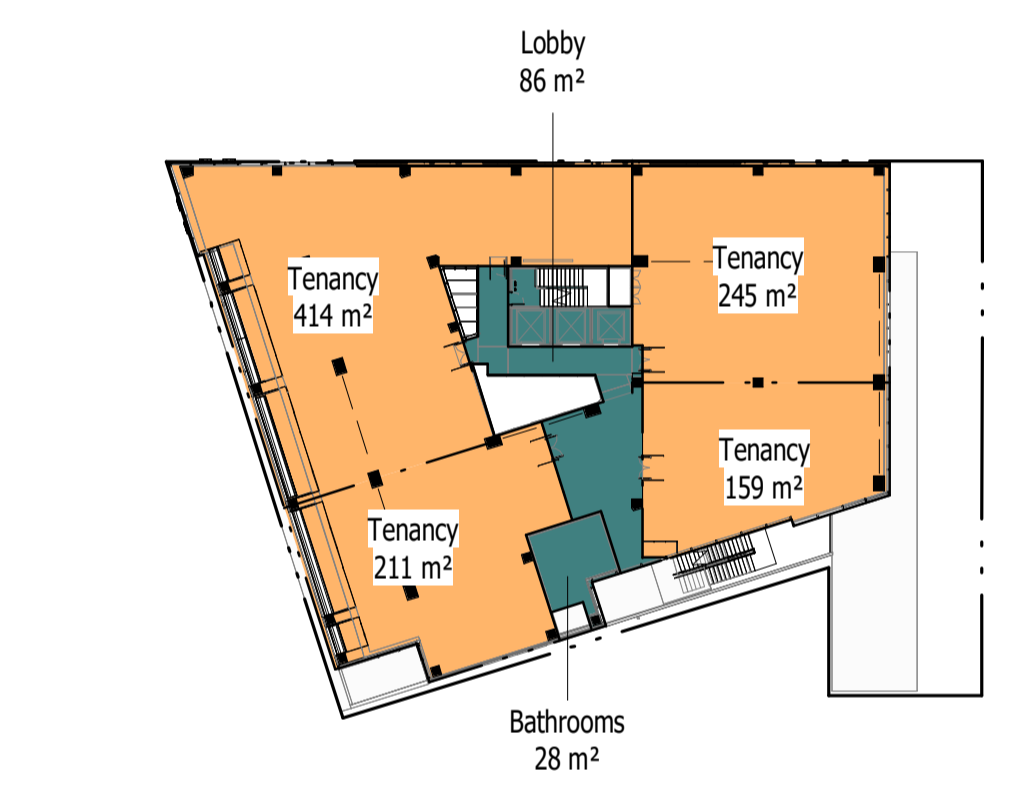


1 **NLA BASEMENT 02**
(2)001 SCALE: 1 : 500 @ A1

2 **NLA BASEMENT 01**
(2)001 SCALE: 1 : 500 @ A1

3 **NLA GROUND FLOOR**
(2)001 SCALE: 1 : 500 @ A1

4 **NLA LEVEL 01**
(2)001 SCALE: 1 : 500 @ A1

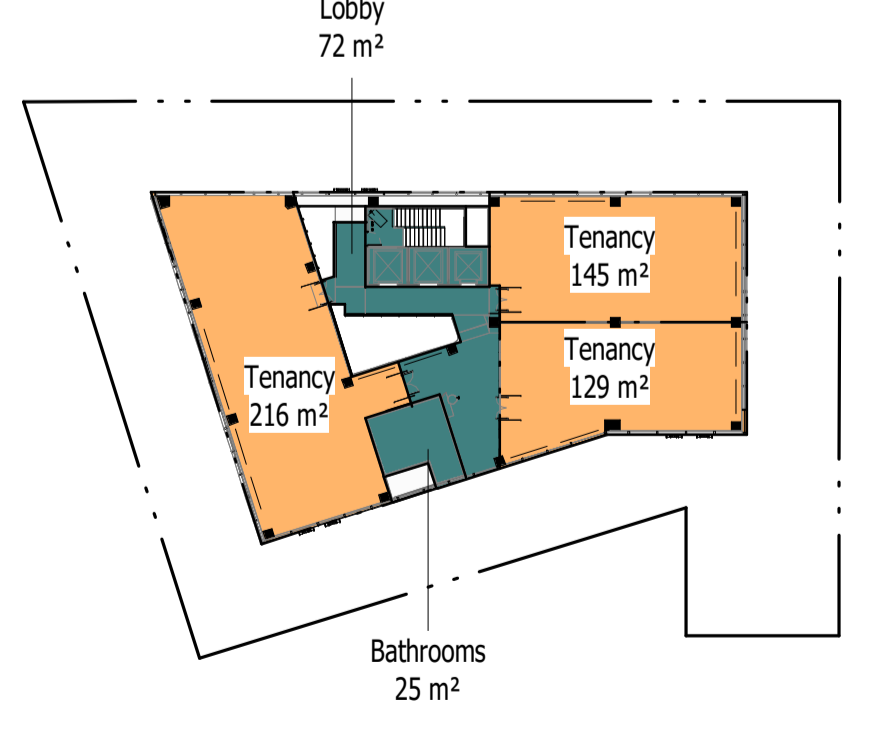
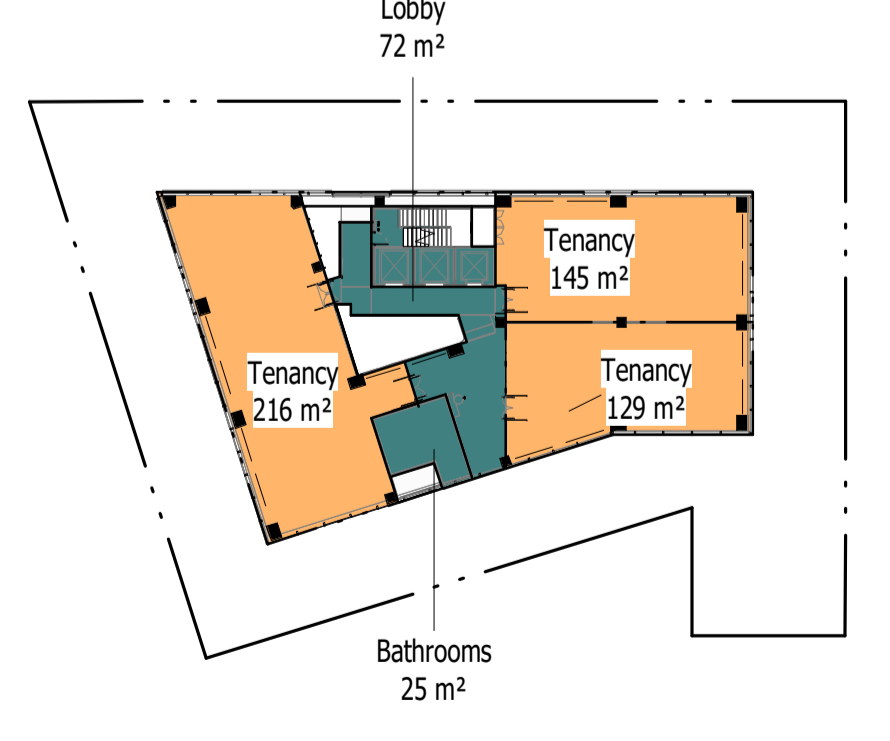
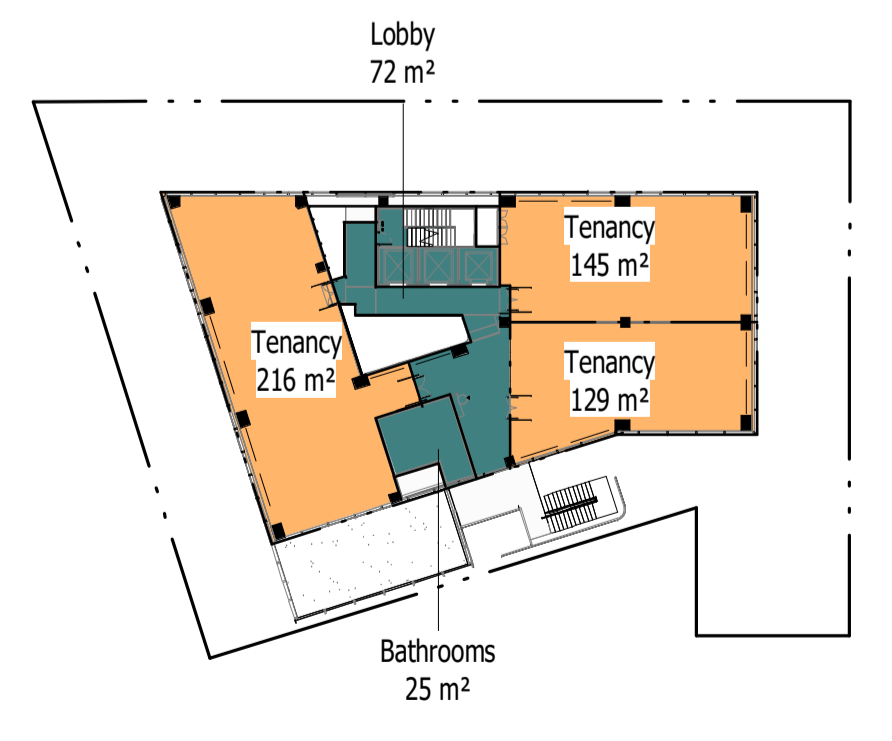
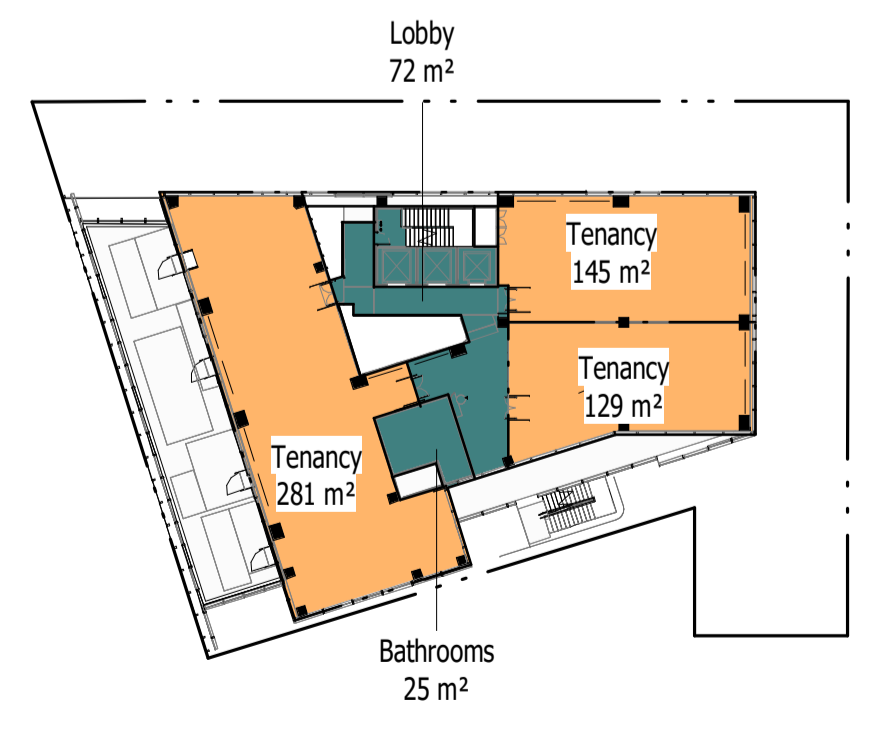


5 **NLA LEVEL 02**
(2)001 SCALE: 1 : 500 @ A1

6 **NLA LEVEL 03.**
(2)001 SCALE: 1 : 500 @ A1

7 **NLA LEVEL 04.**
(2)001 SCALE: 1 : 500 @ A1

8 **NLA LEVEL 05.**
(2)001 SCALE: 1 : 500 @ A1



9 **NLA LEVEL 06.**
(2)001 SCALE: 1 : 500 @ A1

10 **NLA LEVEL 07.**
(2)001 SCALE: 1 : 500 @ A1

11 **NLA LEVEL 08.**
(2)001 SCALE: 1 : 500 @ A1

12 **NLA LEVEL 09.**
(2)001 SCALE: 1 : 500 @ A1

Area Schedule Tenancy (NLA)	
Name	Area

LVL_B1	
F&B	18 m ²
Tenancy LF	184 m ²
	202 m ²
LVL_GR_KROAD	
F&B	61 m ²
Tenancy LF	525 m ²
Tenancy LF	530 m ²
	1116 m ²
LVL_01	
Tenancy	414 m ²
Tenancy	331 m ²
Tenancy	216 m ²
Tenancy	331 m ²
	1292 m ²

LVL_02	
Tenancy	414 m ²
Tenancy	216 m ²
Tenancy	246 m ²
Tenancy	165 m ²
	1040 m ²

LVL_03	
Tenancy	414 m ²
Tenancy	159 m ²
Tenancy	211 m ²
Tenancy	245 m ²
	1030 m ²

LVL_04	
Tenancy	160 m ²
Tenancy	215 m ²
Tenancy	210 m ²
Tenancy	145 m ²
	729 m ²

LVL_05	
Tenancy	158 m ²
Tenancy	145 m ²
Tenancy	210 m ²
Tenancy	215 m ²
	727 m ²

LVL_06	
Tenancy	281 m ²
Tenancy	145 m ²
Tenancy	129 m ²
	556 m ²

LVL_07	
Tenancy	216 m ²
Tenancy	129 m ²
Tenancy	145 m ²
	491 m ²

LVL_08	
Tenancy	129 m ²
Tenancy	145 m ²
Tenancy	216 m ²
	491 m ²

LVL_09	
Tenancy	129 m ²
Tenancy	145 m ²
Tenancy	216 m ²
	491 m ²
Grand total:	37 8163 m ²

Commerical Tenancies (NLA)	
Name	Area

LVL_B1	
F&B	18 m ²
Tenancy LF	184 m ²
	202 m ²

LVL_GR_KROAD	
F&B	61 m ²
Tenancy LF	525 m ²
Tenancy LF	530 m ²
	1116 m ²
Grand total:	5 1317 m ²

Area Schedule (NLA) Bathrooms		
Level	Name	Area

LVL_GR_KROAD	Bathrooms	17 m ²
LVL_01	Bathrooms	39 m ²
LVL_02	Bathrooms	39 m ²
LVL_03	Bathrooms	28 m ²
LVL_04	Bathrooms	28 m ²
LVL_05	Bathrooms	28 m ²
LVL_06	Bathrooms	25 m ²
LVL_07	Bathrooms	25 m ²
LVL_08	Bathrooms	25 m ²
LVL_09	Bathrooms	25 m ²
Grand total:	10	277 m ²

Area Schedule (NLA) Common Areas		
Level	Name	Area

Not Placed	Lobby	Not Placed
LVL_B1	Bike Storage	41 m ²
LVL_B1	Core	43 m ²
LVL_B1	End of Trip	98 m ²
LVL_B1	Lobby	35 m ²
LVL_GR_KROAD	Core	29 m ²
LVL_GR_KROAD	Lobby	233 m ²
LVL_01	Core	44 m ²
LVL_01	Lobby	99 m ²
LVL_02	Core	39 m ²
LVL_02	Core	23 m ²
LVL_02	Lobby	101 m ²
LVL_03	Core	39 m ²
LVL_03	Core	Not Enclosed
LVL_03	Lobby	86 m ²
LVL_04	Core	39 m ²
LVL_04	Lobby	83 m ²
LVL_05	Core	39 m ²
LVL_05	Lobby	85 m ²
LVL_06	Core	39 m ²
LVL_06	Lobby	72 m ²
LVL_07	Core	39 m ²
LVL_07	Lobby	72 m ²
LVL_08	Core	39 m ²
LVL_08	Lobby	72 m ²
LVL_09	Core	39 m ²
LVL_09	Lobby	72 m ²
Grand total:	27	1602 m ²

REV	DATE	DESCRIPTION
A	01.11.2023	Resource Consent Issue
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FEARON HAY
AUCKLAND LOS ANGELES

PROJECT
538 Karangahape Road
Auckland Central
Auckland

CLIENT
James Kirkpatrick Group Ltd

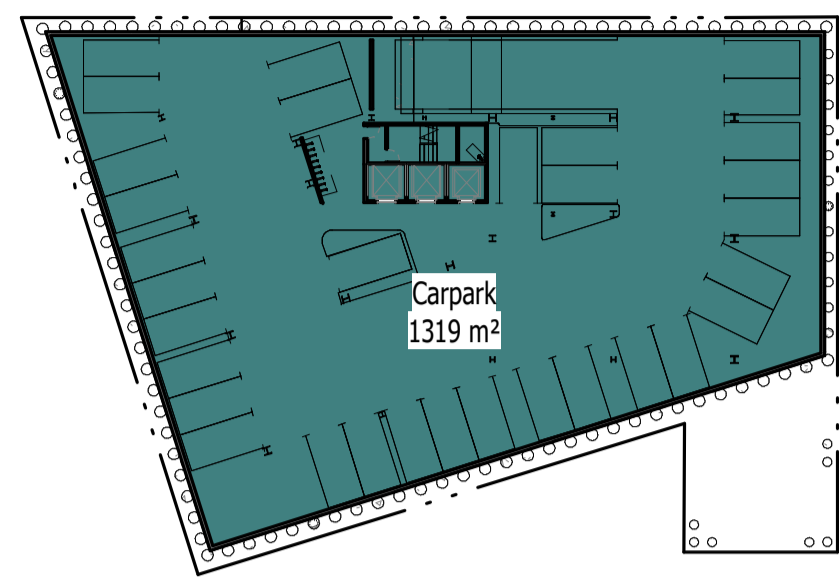
CONSULTANTS
Planner - Mt Hobson Group Ltd
Struct. Eng. - Enovate Ltd
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Services Eng. - eCubed Building Workshop Ltd
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DRAWING TITLE
NLA SCHEDULE

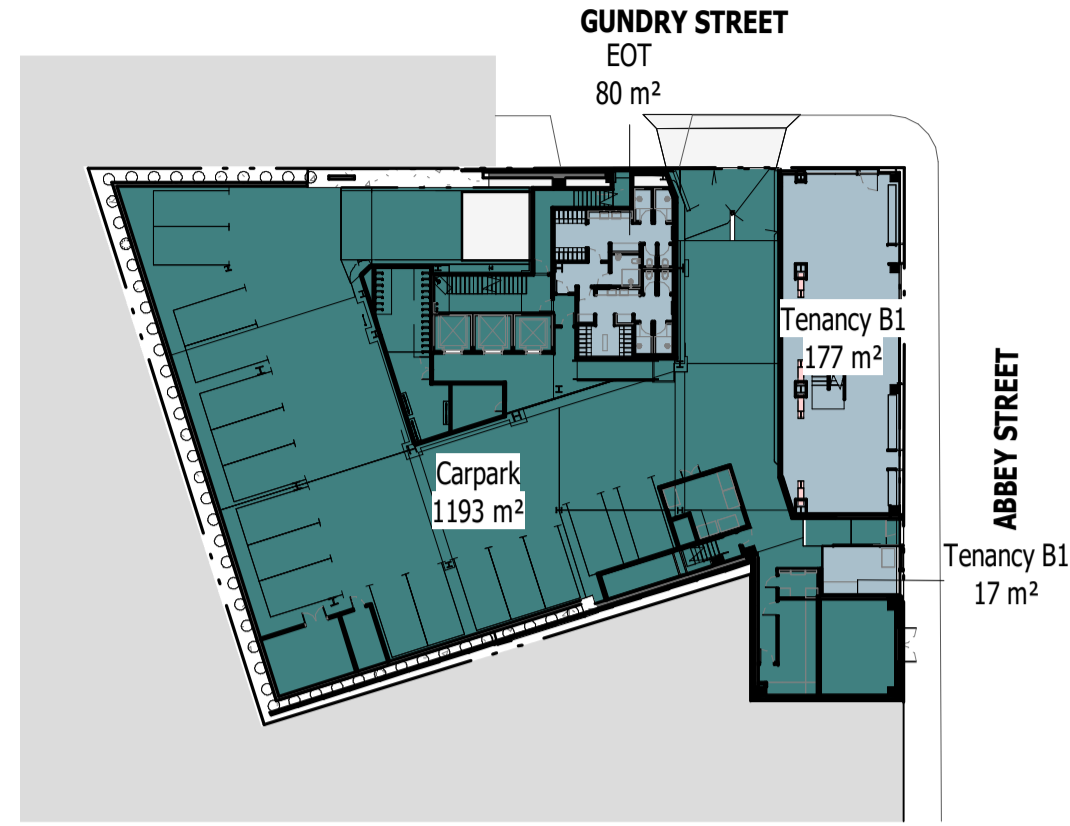
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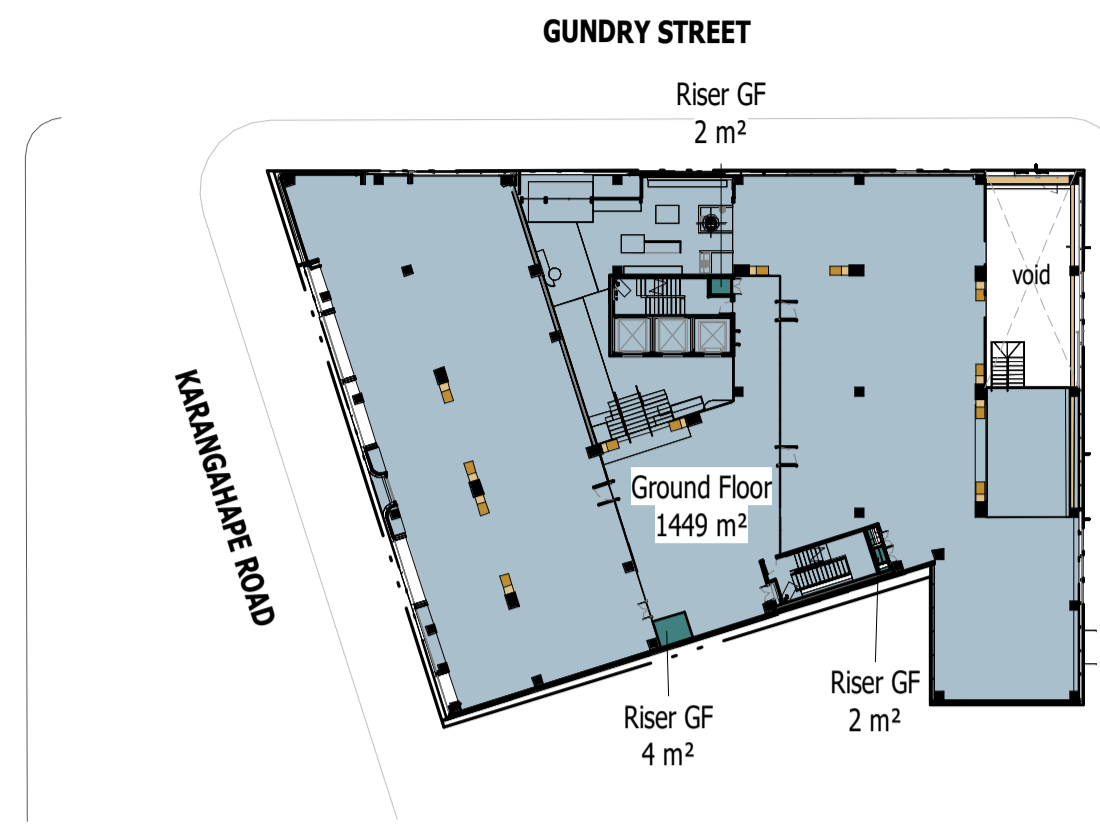
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REV C



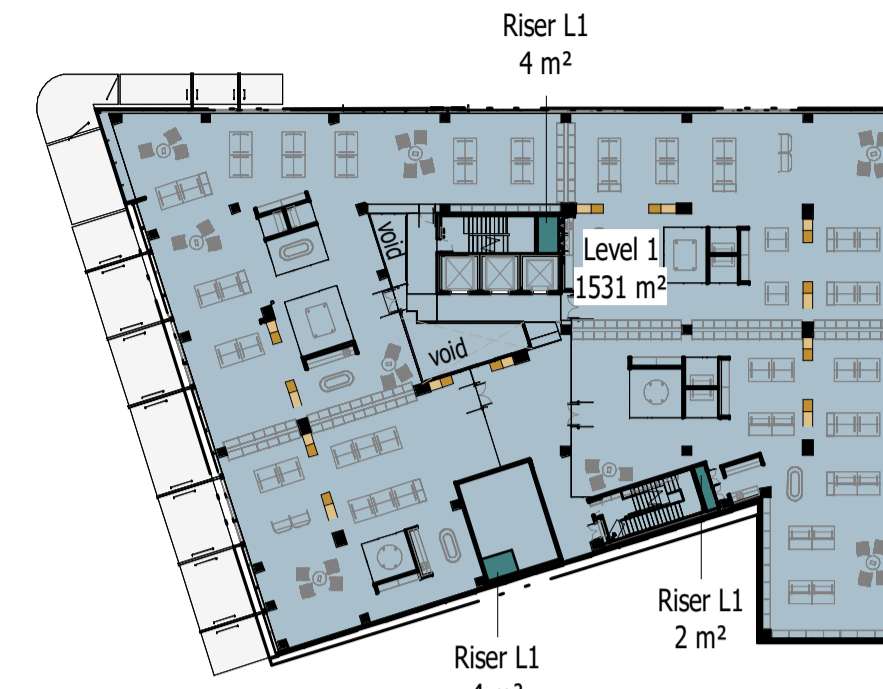
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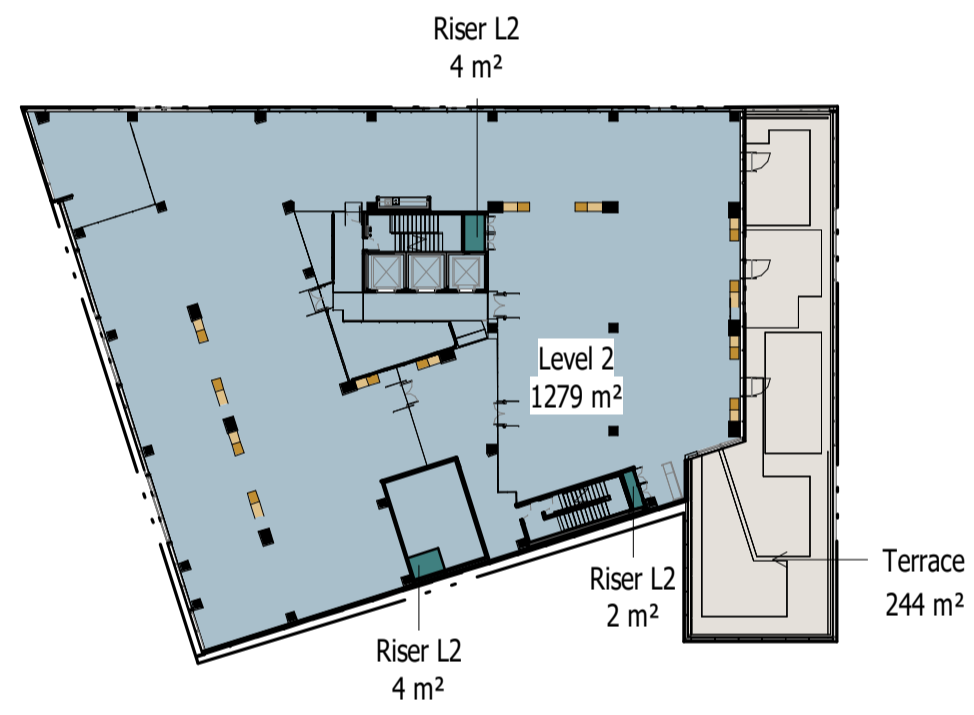
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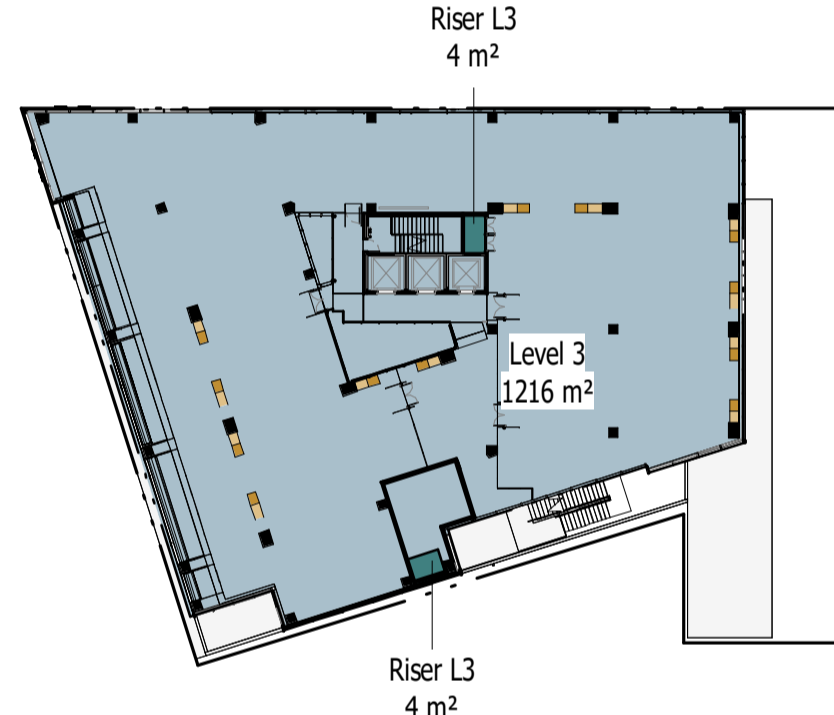
3 GROUND FL
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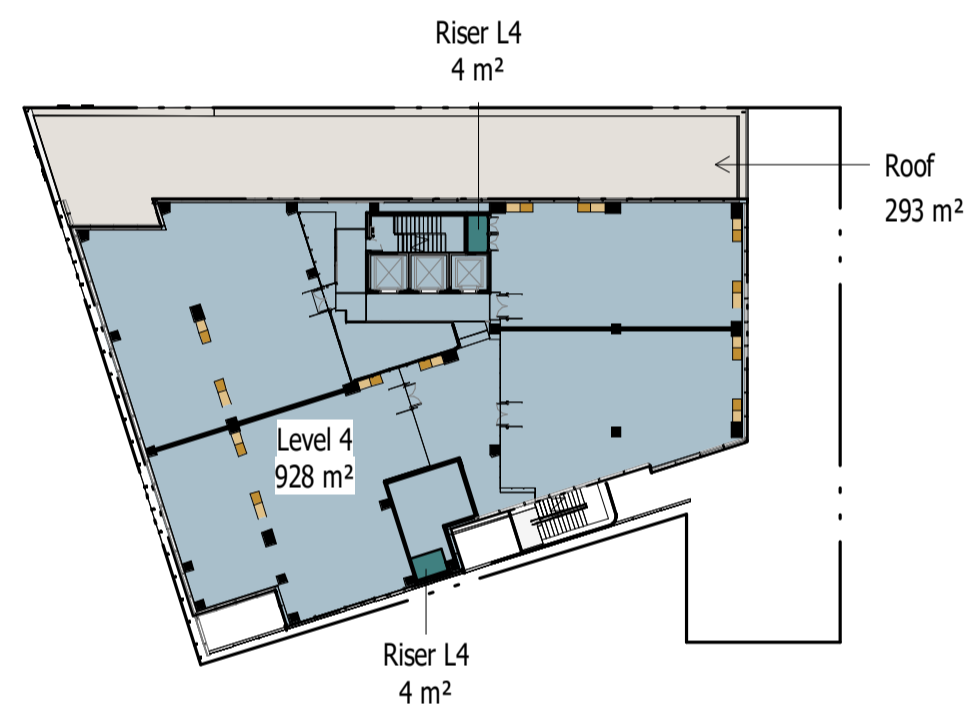
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(2)001 SCALE: 1 : 500 @ A1



5 LEVEL 02
(2)001 SCALE: 1 : 500 @ A1



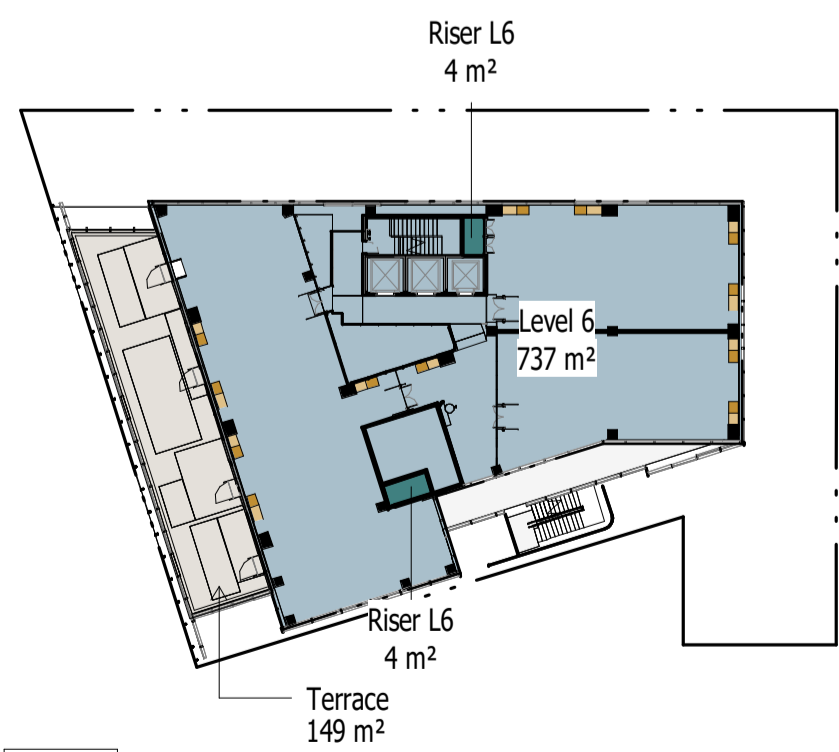
6 LEVEL 03
(2)001 SCALE: 1 : 500 @ A1



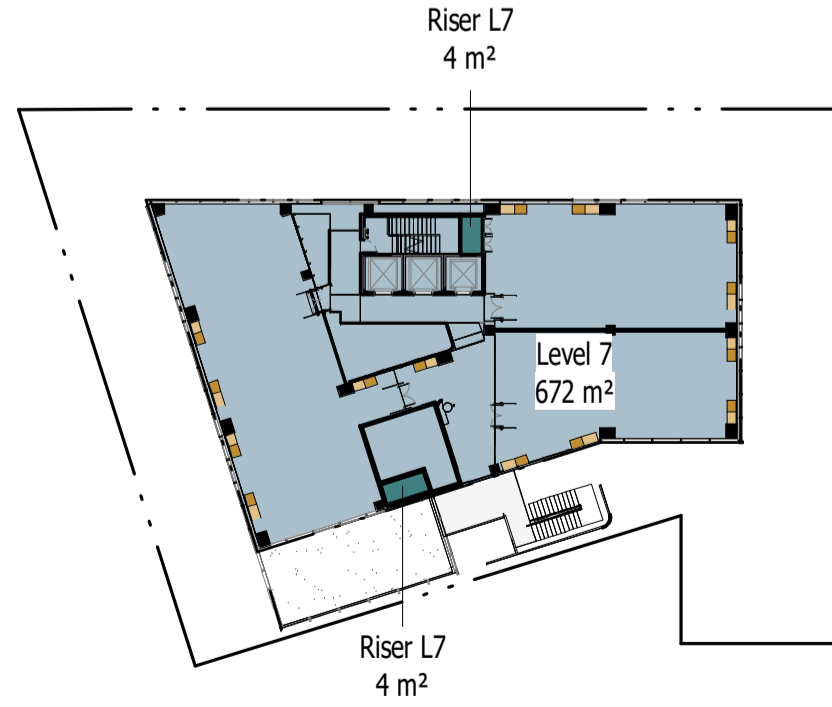
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(2)001 SCALE: 1 : 500 @ A1



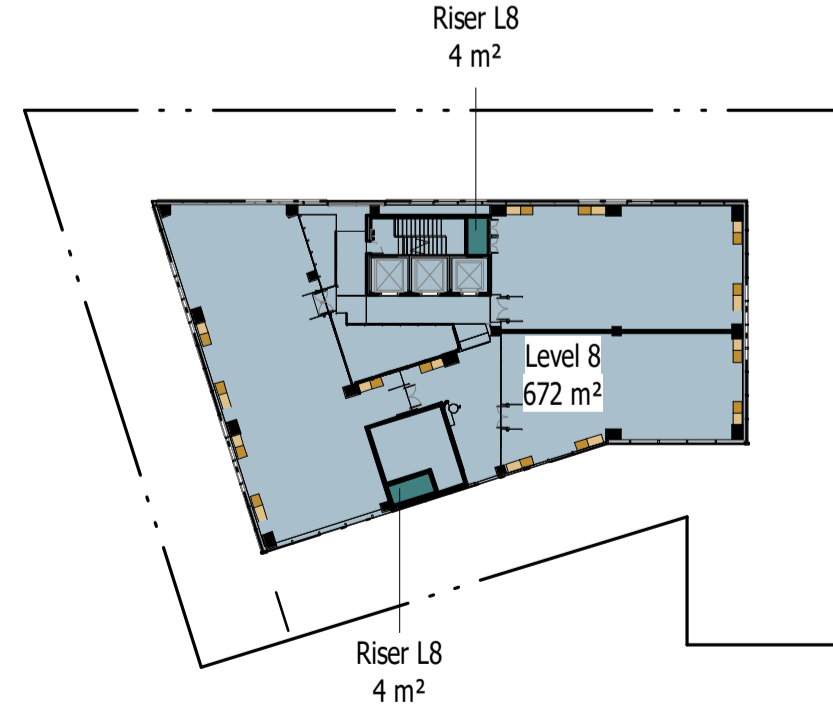
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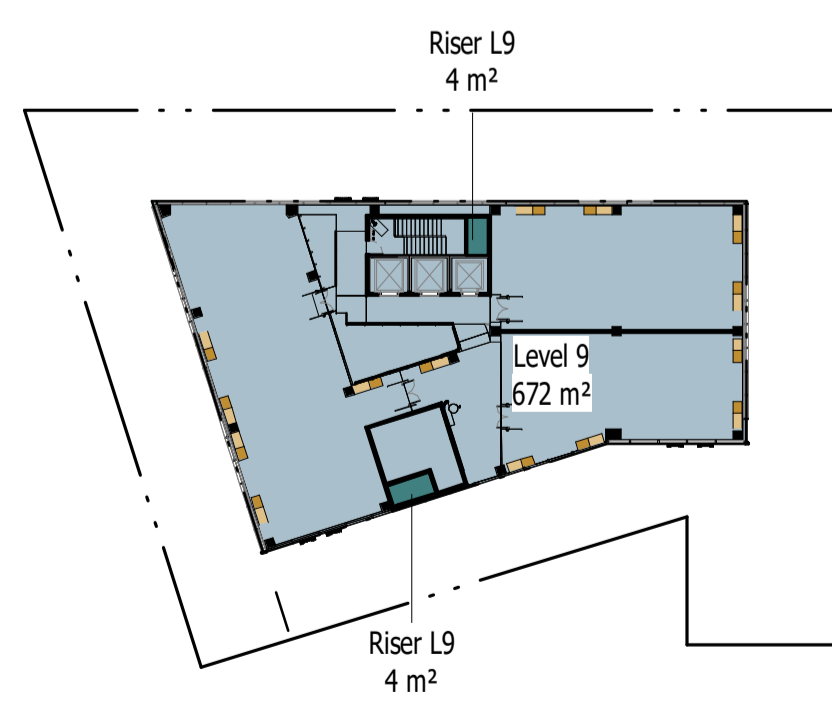
9 LEVEL 06
(2)001 SCALE: 1 : 500 @ A1



10 LEVEL 07
(2)001 SCALE: 1 : 500 @ A1



11 LEVEL 08
(2)001 SCALE: 1 : 500 @ A1



12 LEVEL 09
(2)001 SCALE: 1 : 500 @ A1

GFA FOR AUP			
LEVEL	NAME	GFA / EXCLUSION	TOTAL AREA

LVL_B2			
LVL_B2	Carpark	EXCLUSION	1319 m²
			1319 m²

LVL_B1			
LVL_B1	Carpark	EXCLUSION	1193 m²
LVL_B1	EOT	GFA	80 m²
LVL_B1	Tenancy B1	GFA	194 m²
			1468 m²

LVL_GR_KROAD			
LVL_GR_KROAD	Ground Floor	GFA	1449 m²
LVL_GR_KROAD	Riser GF	EXCLUSION	8 m²
			1457 m²

LVL_01			
LVL_01	Level 1	GFA	1531 m²
LVL_01	Riser L1	EXCLUSION	10 m²
			1541 m²

LVL_02			
LVL_02	Level 2	GFA	1279 m²
LVL_02	Riser L2	EXCLUSION	10 m²
			1288 m²

LVL_03			
LVL_03	Level 3	GFA	1216 m²
LVL_03	Riser L3	EXCLUSION	8 m²
			1223 m²

LVL_04			
LVL_04	Level 4	GFA	928 m²
LVL_04	Riser L4	EXCLUSION	8 m²
			936 m²

LVL_05			
LVL_05	Level 5	GFA	928 m²
LVL_05	Riser L5	EXCLUSION	8 m²
			936 m²

LVL_06			
LVL_06	Level 6	GFA	737 m²
LVL_06	Riser L6	EXCLUSION	8 m²
			745 m²

LVL_07			
LVL_07	Level 7	GFA	672 m²
LVL_07	Riser L7	EXCLUSION	8 m²
			680 m²

LVL_08			
LVL_08	Level 8	GFA	672 m²
LVL_08	Riser L8	EXCLUSION	8 m²
			680 m²

LVL_09			
LVL_09	Level 9	GFA	672 m²
LVL_09	Riser L9	EXCLUSION	8 m²
			680 m²
Grand total			12952 m²

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DRAWING TITLE
GFA SCHEDULE

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PLOT DATE 26/07/2024 4:00:45 PM
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SHEET (9)002
REV B