

# HALF MOON BAY



## Design Statement

Aratai Rise represents a thoughtful new chapter for this prominent waterfront site - one shaped by a commitment to setting a higher benchmark. Set above the marina, our reimagining of the development is guided by a sense of balance, refinement, and permanence. It is an approach that prioritizes community, space, connection, and architectural integrity that is thoughtfully attuned to the character and context of Half Moon Bay.

Shaped by its coastal context, the masterplan opens itself to light, air, and long views to the water, allowing the natural character of the site to lead. Drawing its essence from the name Aratai—a Māori expression meaning “pathway to the sea”—this idea is woven into the spatial structure of the development, where the arrival sequence, architectural layout, central green, and layered landscape create a natural, meandering progression toward the marina. Buildings are carefully positioned to step with the terrain, reducing visual bulk while maximizing outlook towards the water and preserving privacy. Through this choreography of movement, and the careful balance of public, private, and open space, the design establishes a quiet yet enduring connection between land and water.

Architecturally, the development embraces a refined, contemporary coastal expression. Clean, sculpted forms are softened by vertical screens, natural stone, and lush planting, creating a rhythm of light and shadow that evolves throughout the day. These homes are designed to feel grounded and enduring—with materials that are natural and timeless.

Landscape is integral, not ornamental. Palm-lined streets connect the development to the surrounding context. Layered planting, and shared green spaces establish a calm, resort-like atmosphere while reinforcing a sense of arrival and identity. The threshold between public and private is carefully choreographed, creating a neighborhood that feels both secure and welcoming.

At its core, Aratai Rise is about delivering a well-considered development that is seamlessly integrated into its locale. This is more than a redesign—it is a transformation that aims to establish a new benchmark for coastal living in not only half moon bay, but the wider Auckland area.





ENTRANCE  
SUN



ENTRANCE  
SIGN





| Sheet Number | Sheet Name                                     | Sheet Number | Sheet Name                               | Sheet Number | Sheet Name                            |
|--------------|--|--------------|--|--------------|---------------------------------------|
| <b>A1</b>    | <b>Overall Plans</b>                           | <b>A5</b>    | <b>Elevations - Height Infringements</b> | <b>A8</b>    | <b>Typologies</b>                     |
| A1.01        | Proposed Lot Layout                            | A5.01        | Block A - Height Infringements           | A8.01        | Unit Typology - Type A1               |
| A1.02        | Proposed Site Plan                             | A5.02        | Block A - Height Infringements           | A8.02        | Unit Typology Elevation - Type A1     |
| A1.03        | Proposed Basement Floor Plan                   | A5.03        | Block B - Height Infringements           | A8.03        | Unit Typology - Type A2               |
| A1.04        | Proposed Ground Floor Plan                     | A5.04        | Block B - Height Infringements           | A8.04        | Unit Typology Elevation - Type A2     |
| A1.05        | Proposed First Floor Plan                      | A5.05        | Block C - Height Infringements           | A8.05        | Unit Typology - Type A2-M             |
| A1.06        | Proposed Roof Plan                             | A5.06        | Block C - Height Infringements           | A8.06        | Unit Typology Elevation - Type A2-M   |
| A1.07        | Proposed Platform Level Plan                   | A5.07        | Block D - Height Infringements           | A8.07        | Unit Typology - Type A3               |
| A1.08        | Proposed Deck Levels                           | A5.08        | Block D - Height Infringements           | A8.08        | Unit Typology Elevation - Type A3     |
| A1.09        | Proposed Retaining Wall Plan                   | A5.09        | Block D - Height Infringements           | A8.09        | Unit Typology - Type A4               |
| A1.10        | Proposed Waste Collection Plan                 | A5.10        | Block H - Height Infringements           | A8.10        | Unit Typology Elevation - Type A4     |
| A1.11        | Proposed Primary Pedestrian Routes             | A5.11        | Block H - Height Infringements           | A8.11        | Unit Typology - Type A5               |
| A1.12        | Proposed Parking Spaces                        | A5.12        | Block H - Height Infringements           | A8.12        | Unit Typology Elevation - Type A5     |
|              |  | A5.13        | Block J - Height Infringements           | A8.13        | Unit Typology - Type B1               |
| <b>A2</b>    | <b>Planning Controls</b>                       | A5.14        | Lot 11 - Height Infringements            | A8.14        | Unit Typology Elevation - Type B1     |
| A2.01        | Building Coverage Area                         | A5.15        | Average Level Calculations Block A & B   | A8.15        | Unit Typology - Type B2-A / B3-A      |
| A2.02        | Impervious Area                                | A5.16        | Average Level Calculations Block H & J   | A8.16        | Unit Typology - Type B2-A / B3-A      |
| A2.03        | Landscape Area                                 | A5.17        | Average Level Calculations Block C & D   | A8.17        | Unit Typology - Type B2-A / B3-A      |
| A2.04        | Front Yard (Ground Floor)                      |              |  | A8.18        | Unit Typology Elevation - B2-A / B3-A |
| A2.05        | Front Yard (First Floor)                       | <b>A6</b>    | <b>Sections</b>                          | A8.19        | Unit Typology - Type B2-B / B3-B      |
| A2.06        | Outdoor Living Area                            | A6.01        | Overall Site Section                     | A8.20        | Unit Typology - Type B2-B / B3-B      |
| A2.07        | Outdoor Living Area Calculations               | A6.02        | Overall Site Section                     | A8.21        | Unit Typology - Type B2-B / B3-B      |
| A2.08        | Outdoor Living Area (Balcony)                  | A6.03        | Overall Site Section                     | A8.22        | Unit Typology Elevation - B2-B / B3-B |
| A2.09        | Outlook Plans (Basement)                       |              |  | A8.23        | Unit Typology - Type B4               |
| A2.10        | Outlook Plans (Ground)                         | <b>A7</b>    | <b>Sun Studies</b>                       | A8.24        | Unit Typology - Type B4               |
| A2.11        | Outlook Plans (First)                          | A7.01        | Sun Shading - Spring Equinox             | A8.25        | Unit Typology - Type B4               |
| <b>A3</b>    | <b>Elevations</b>                              | A7.02        | Sun Shading - Spring Equinox             | A8.26        | Unit Typology Elevation - B4          |
| A3.01        | Elevations - Overall Site                      | A7.03        | Sun Shading - Spring Equinox             | A8.27        | Unit Typology - Type C1               |
| A3.02        | Elevations - Block A                           | A7.04        | Sun Shading - Spring Equinox             | A8.28        | Unit Typology - Type C1               |
| A3.03        | Elevations - Block A                           | A7.05        | Sun Shading - Summer Solstice            | A8.29        | Unit Typology Elevation - C1          |
| A3.04        | Elevations - Block B                           | A7.06        | Sun Shading - Summer Solstice            | A8.30        | Unit Typology - Type C2               |
| A3.05        | Elevations - Block B                           | A7.07        | Sun Shading - Summer Solstice            | A8.31        | Unit Typology Elevation - C2          |
| A3.06        | Elevations - Block C                           | A7.08        | Sun Shading - Summer Solstice            | A8.32        | Unit Typology - Type C3               |
| A3.07        | Elevations - Block C                           | A7.09        | Sun Shading - Autumn Equinox             | A8.33        | Unit Typology Elevation - C3          |
| A3.08        | Elevations - Block D                           | A7.10        | Sun Shading - Autumn Equinox             | A8.34        | Unit Typology - Type D1               |
| A3.09        | Elevations - Block D                           | A7.11        | Sun Shading - Autumn Equinox             | A8.35        | Unit Typology - Type D1               |
| A3.10        | Elevations - Block H                           | A7.12        | Sun Shading - Autumn Equinox             | A8.36        | Unit Typology Elevation - Type D1     |
| A3.11        | Elevations - Block H                           | A7.13        | Sun Shading - Winter Solstice            | A8.37        | Unit Typology - Type D2               |
| A3.12        | Elevations - Block J                           | A7.14        | Sun Shading - Winter Solstice            | A8.38        | Unit Typology - Type D2               |
| A3.13        | Elevations - Block J                           | A7.15        | Sun Shading - Winter Solstice            | A8.39        | Unit Typology Elevation - Type D2     |
| A3.14        | Elevations - Block K                           | A7.16        | Sun Shading - Winter Solstice            | A8.40        | Unit Typology - Type E1/E2            |
| A3.15        | Elevations - Block K                           |              |  | A8.41        | Unit Typology - Type E1/E2            |
| A3.16        | Elevations - Block P                           |              |  | A8.42        | Unit Typology Elevation - E1/E2       |
| A3.17        | Elevations - Block Q                           |              |  | A8.43        | Unit Typology - Type F1               |
| A3.18        | Elevations - Block Q                           |              |  | A8.44        | Unit Typology - Type F1               |
| <b>A4</b>    | <b>Elevations - Retaining Walls and Fences</b> |              |  | A8.45        | Unit Typology Elevation - F1          |
| A4.01        | Elevations - Western Retaining Wall            |              |  |              |                                       |
| A4.02        | Elevations - Retaining Wall                    |              |  |              |                                       |
| A4.03        | Elevations - Retaining Wall                    |              |  |              |                                       |
| A4.04        | Elevations - Retaining Wall                    |              |  |              |                                       |





**Typology Legend**

|   |  |
|---|--|
| <span style="color: #4682B4;">■</span> A1   | <span style="color: #8B0000;">■</span> C1-Q  |
| <span style="color: #0000FF;">■</span> A2   | <span style="color: #D2B48C;">■</span> C1-Q2 |
| <span style="color: #483D8B;">■</span> A2-M | <span style="color: #FF0000;">■</span> C1-R1 |
| <span style="color: #9370DB;">■</span> A3   | <span style="color: #A52A2A;">■</span> C1-R2 |
| <span style="color: #6A5ACD;">■</span> A4   | <span style="color: #FF8C00;">■</span> C2    |
| <span style="color: #ADD8E6;">■</span> A5   | <span style="color: #FF69B4;">■</span> C3    |
| <span style="color: #008000;">■</span> B1   | <span style="color: #FFFF00;">■</span> D1    |
| <span style="color: #90EE90;">■</span> B2-A | <span style="color: #FFFF00;">■</span> D2    |
| <span style="color: #3CB371;">■</span> B2-B | <span style="color: #7FFFD4;">■</span> E1    |
| <span style="color: #90EE90;">■</span> B3-A | <span style="color: #00CED1;">■</span> E2    |
| <span style="color: #66CDAA;">■</span> B3-B | <span style="color: #D3D3D3;">■</span> F1    |
| <span style="color: #2E8B57;">■</span> B4   |  |

**Bedroom Quantity Schedule**

| Bedroom Quantity | Type | Unit Quantity |
|------------------|------|---------------|
| 3                | E1   | 3             |
|                  | E2   | 2             |
|                  |      | Total: 5      |

| Bedroom Quantity | Type | Unit Quantity |
|------------------|------|---------------|
| 4.5              | B2-A | 4             |
|                  | B3-A | 2             |
|                  |      | Total: 6      |

| Bedroom Quantity | Type | Unit Quantity |
|------------------|------|---------------|
| 3.5              | B2-B | 2             |
|                  | B3-B | 2             |
|                  | B4   | 2             |
|                  | F1   | 6             |
|                  |      | Total: 12     |

| Bedroom Quantity | Type | Unit Quantity |
|------------------|------|---------------|
| 5                | A3   | 1             |
|                  | A5   | 1             |
|                  | B1   | 1             |
|                  | D1   | 4             |
|                  | D2   | 1             |
|                  |      | Total: 8      |

| Bedroom Quantity | Type  | Unit Quantity |
|------------------|-------|---------------|
| 4                | A1    | 2             |
|                  | A2    | 4             |
|                  | A2-M  | 2             |
|                  | A4    | 1             |
|                  | C1-Q  | 4             |
|                  | C1-Q2 | 1             |
|                  | C1-R1 | 12            |
|                  | C1-R2 | 3             |
|                  | C2    | 1             |
|                  | C3    | 1             |
|                  |       | Total: 31     |

**Property Schedule**

| Block A    |      |                   |
|------------|------|-------------------|
| Lot        | Type | Site Area         |
| Lot 19     | B2-A | 143m <sup>2</sup> |
| Lot 20     | B2-A | 151m <sup>2</sup> |
| Lot 21     | B2-B | 151m <sup>2</sup> |
| Lot 22     | B2-B | 151m <sup>2</sup> |
| Lot 23     | B2-A | 151m <sup>2</sup> |
| Lot 24     | B2-A | 221m <sup>2</sup> |
| Block A: 6 |      | 968m <sup>2</sup> |

| Block D    |       |                    |
|------------|-------|--------------------|
| Lot        | Type  | Site Area          |
| Lot 34     | C1-R2 | 143m <sup>2</sup>  |
| Lot 35     | C1-R2 | 142m <sup>2</sup>  |
| Lot 36     | C1-R2 | 142m <sup>2</sup>  |
| Lot 37     | C1-R1 | 142m <sup>2</sup>  |
| Lot 38     | C1-R1 | 142m <sup>2</sup>  |
| Lot 39     | C1-R1 | 142m <sup>2</sup>  |
| Lot 40     | C1-R1 | 142m <sup>2</sup>  |
| Lot 41     | C2    | 253m <sup>2</sup>  |
| Block D: 8 |       | 1248m <sup>2</sup> |

| Block K    |      |                    |
|------------|------|--------------------|
| Lot        | Type | Site Area          |
| Lot 1      | A5   | 363m <sup>2</sup>  |
| Lot 2      | A1   | 180m <sup>2</sup>  |
| Lot 3      | A1   | 183m <sup>2</sup>  |
| Lot 4      | A2   | 187m <sup>2</sup>  |
| Lot 5      | A2   | 188m <sup>2</sup>  |
| Lot 6      | A2   | 188m <sup>2</sup>  |
| Lot 7      | A2   | 211m <sup>2</sup>  |
| Block K: 7 |      | 1500m <sup>2</sup> |

| Block B    |      |                    |
|------------|------|--------------------|
| Lot        | Type | Site Area          |
| Lot 12     | B1   | 278m <sup>2</sup>  |
| Lot 13     | B4   | 126m <sup>2</sup>  |
| Lot 14     | B4   | 144m <sup>2</sup>  |
| Lot 15     | B3-B | 144m <sup>2</sup>  |
| Lot 16     | B3-B | 145m <sup>2</sup>  |
| Lot 17     | B3-A | 145m <sup>2</sup>  |
| Lot 18     | B3-A | 128m <sup>2</sup>  |
| Block B: 7 |      | 1110m <sup>2</sup> |

| Block H    |      |                    |
|------------|------|--------------------|
| Lot        | Type | Site Area          |
| Lot 58     | D1   | 205m <sup>2</sup>  |
| Lot 59     | D1   | 207m <sup>2</sup>  |
| Lot 60     | D1   | 207m <sup>2</sup>  |
| Lot 61     | D1   | 207m <sup>2</sup>  |
| Lot 62     | D2   | 240m <sup>2</sup>  |
| Block H: 5 |      | 1066m <sup>2</sup> |

| Block P    |      |                   |
|------------|------|-------------------|
| Lot        | Type | Site Area         |
| Lot 56     | F1   | 147m <sup>2</sup> |
| Lot 57     | F1   | 147m <sup>2</sup> |
| Block P: 2 |      | 294m <sup>2</sup> |

| Block C    |       |                    |
|------------|-------|--------------------|
| Lot        | Type  | Site Area          |
| Lot 25     | C3    | 210m <sup>2</sup>  |
| Lot 26     | C1-R1 | 142m <sup>2</sup>  |
| Lot 27     | C1-R1 | 142m <sup>2</sup>  |
| Lot 28     | C1-R1 | 142m <sup>2</sup>  |
| Lot 29     | C1-R1 | 142m <sup>2</sup>  |
| Lot 30     | C1-R1 | 142m <sup>2</sup>  |
| Lot 31     | C1-R1 | 142m <sup>2</sup>  |
| Lot 32     | C1-R1 | 142m <sup>2</sup>  |
| Lot 33     | C1-R1 | 142m <sup>2</sup>  |
| Block C: 9 |       | 1346m <sup>2</sup> |

| Block J    |      |                    |
|------------|------|--------------------|
| Lot        | Type | Site Area          |
| Lot 47     | E1   | 95m <sup>2</sup>   |
| Lot 48     | E1   | 80m <sup>2</sup>   |
| Lot 49     | E1   | 96m <sup>2</sup>   |
| Lot 50     | E2   | 96m <sup>2</sup>   |
| Lot 51     | E2   | 94m <sup>2</sup>   |
| Lot 52     | F1   | 140m <sup>2</sup>  |
| Lot 53     | F1   | 140m <sup>2</sup>  |
| Lot 54     | F1   | 140m <sup>2</sup>  |
| Lot 55     | F1   | 140m <sup>2</sup>  |
| Block J: 9 |      | 1022m <sup>2</sup> |

| Block Q    |       |                    |
|------------|-------|--------------------|
| Lot        | Type  | Site Area          |
| Lot 8      | A2-M  | 187m <sup>2</sup>  |
| Lot 9      | A2-M  | 186m <sup>2</sup>  |
| Lot 10     | A4    | 182m <sup>2</sup>  |
| Lot 11     | A3    | 304m <sup>2</sup>  |
| Lot 42     | C1-Q2 | 160m <sup>2</sup>  |
| Lot 43     | C1-Q  | 154m <sup>2</sup>  |
| Lot 44     | C1-Q  | 162m <sup>2</sup>  |
| Lot 45     | C1-Q  | 177m <sup>2</sup>  |
| Lot 46     | C1-Q  | 188m <sup>2</sup>  |
| Block Q: 9 |       | 1700m <sup>2</sup> |



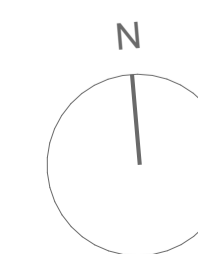
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 Client  
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Title  
 Proposed Lot Layout  
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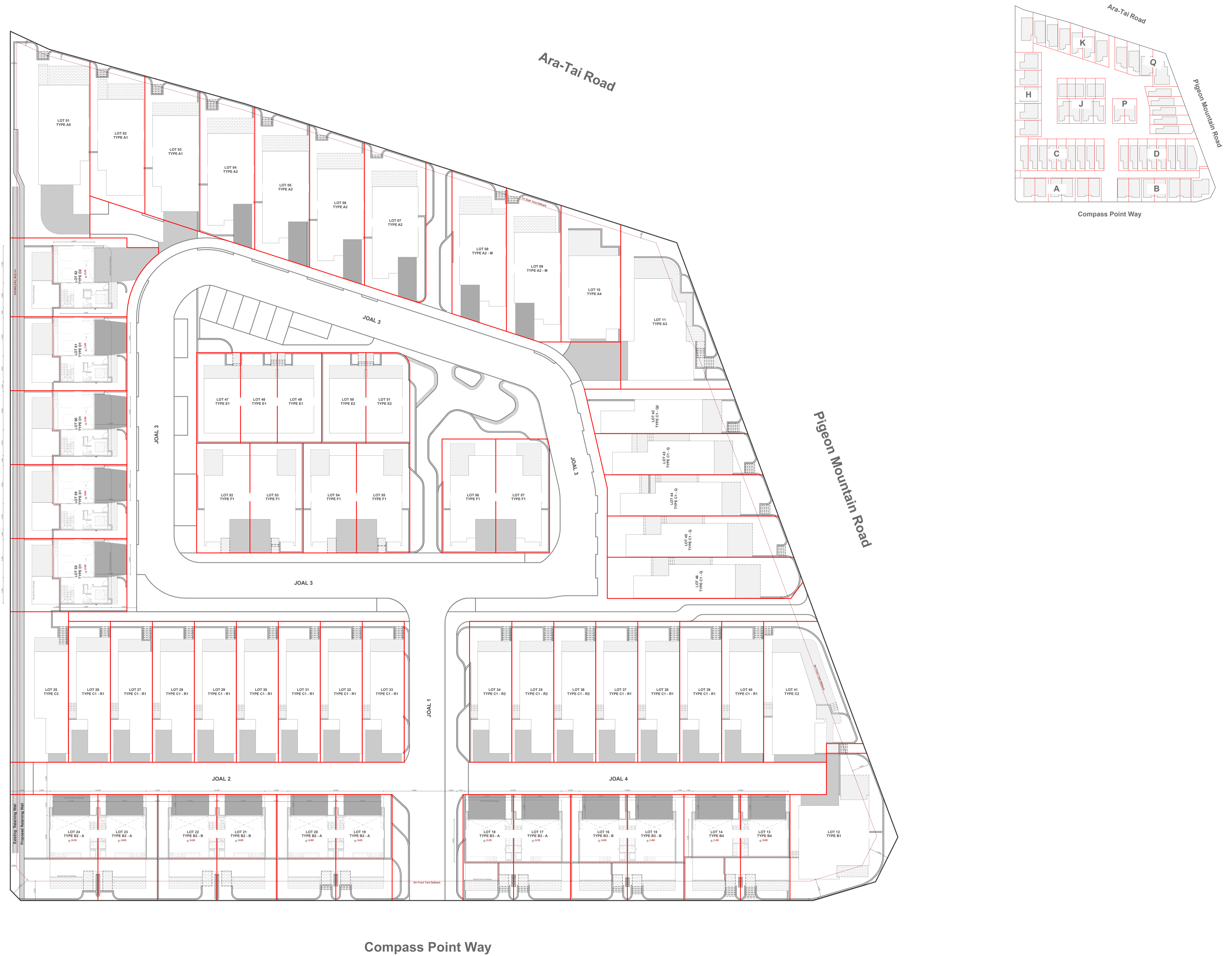
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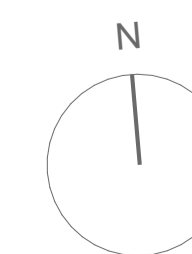
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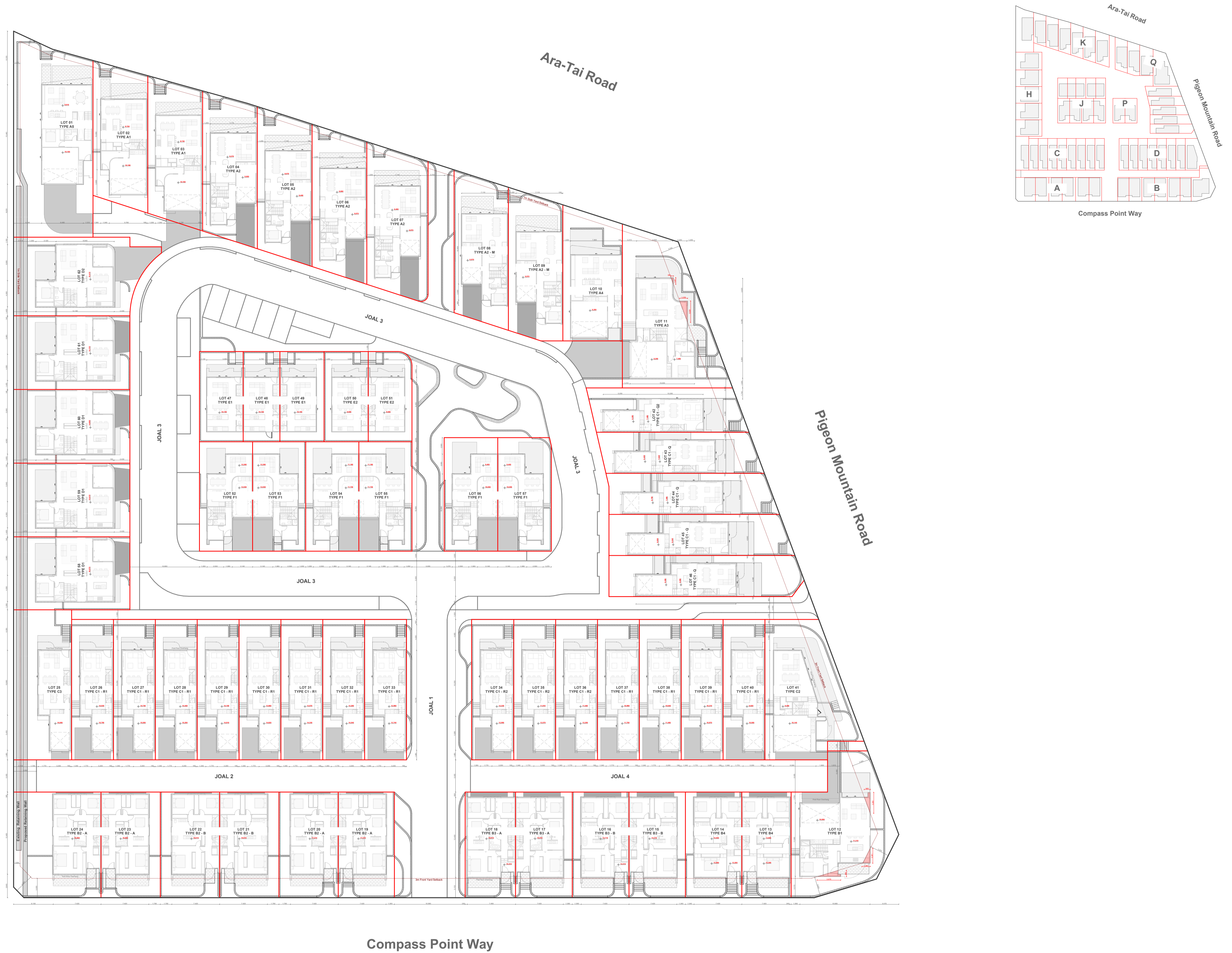
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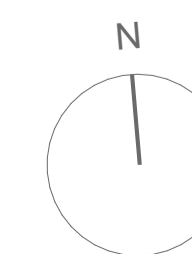
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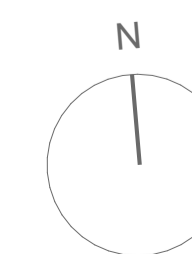
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Title  
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 Drawing Number  
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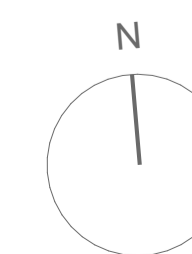
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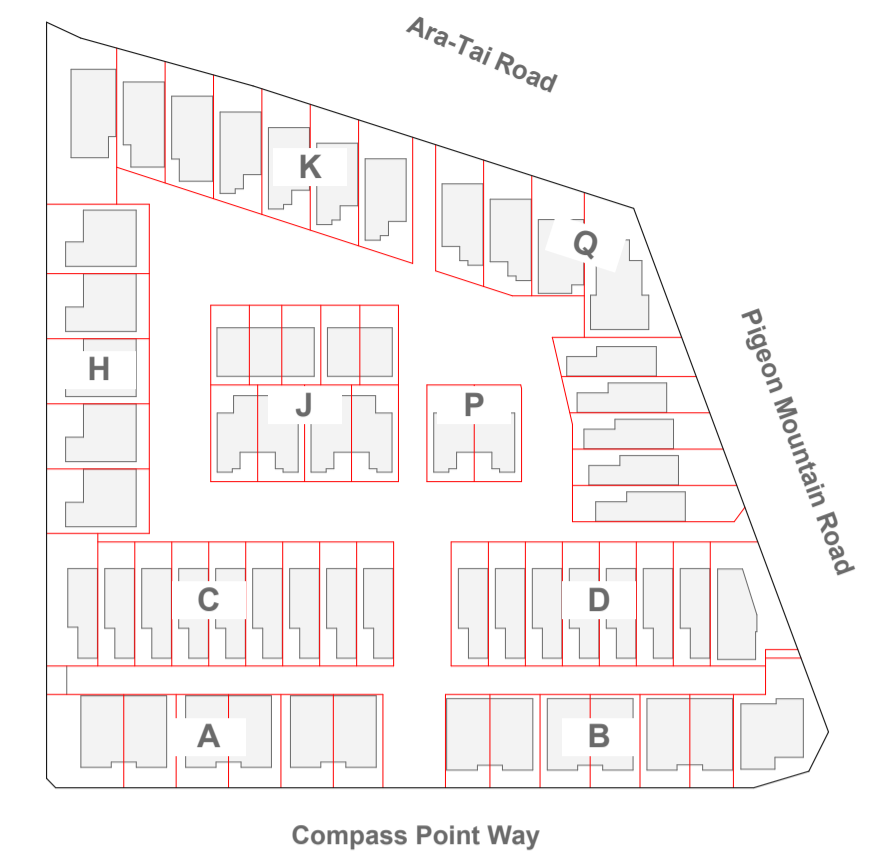
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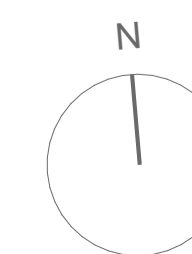
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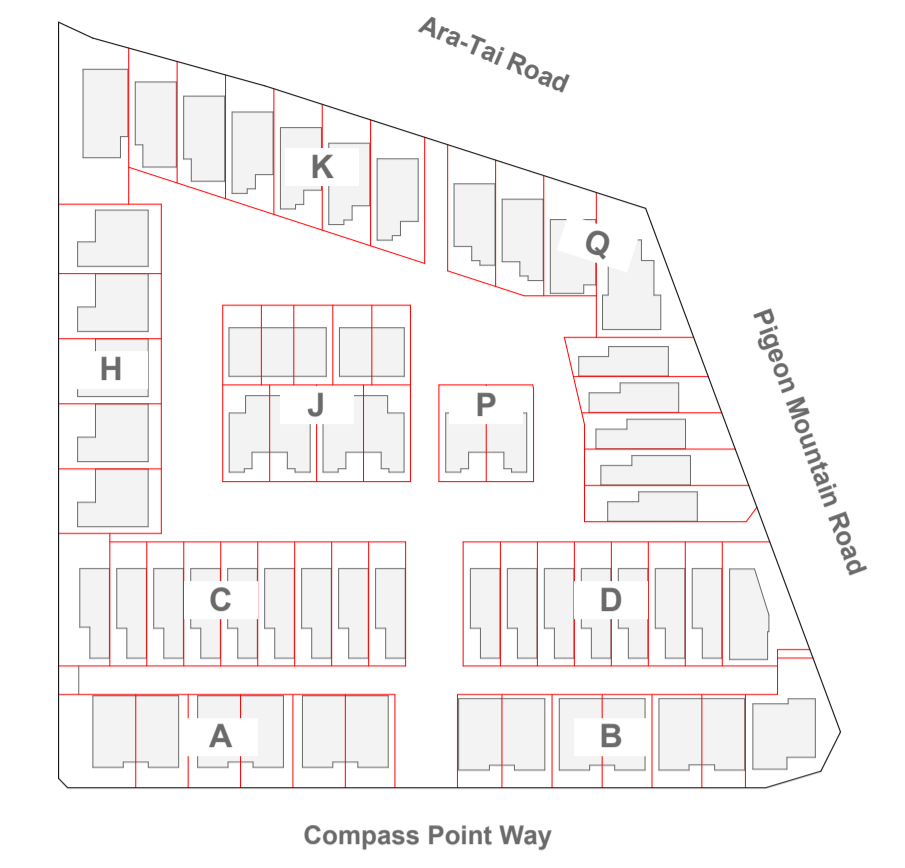
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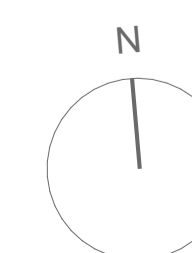
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 021 202 3393  
 han@shapearchitects.co.nz  
 www.shapearchitects.co.nz  
 Suite 105, 100 Parnell Road, Parnell

Project Name  
 3 Pigeon Mountain Road  
 Address  
 3 Pigeon Mountain Road, Auckland  
 Client  
 HND HMB Limited

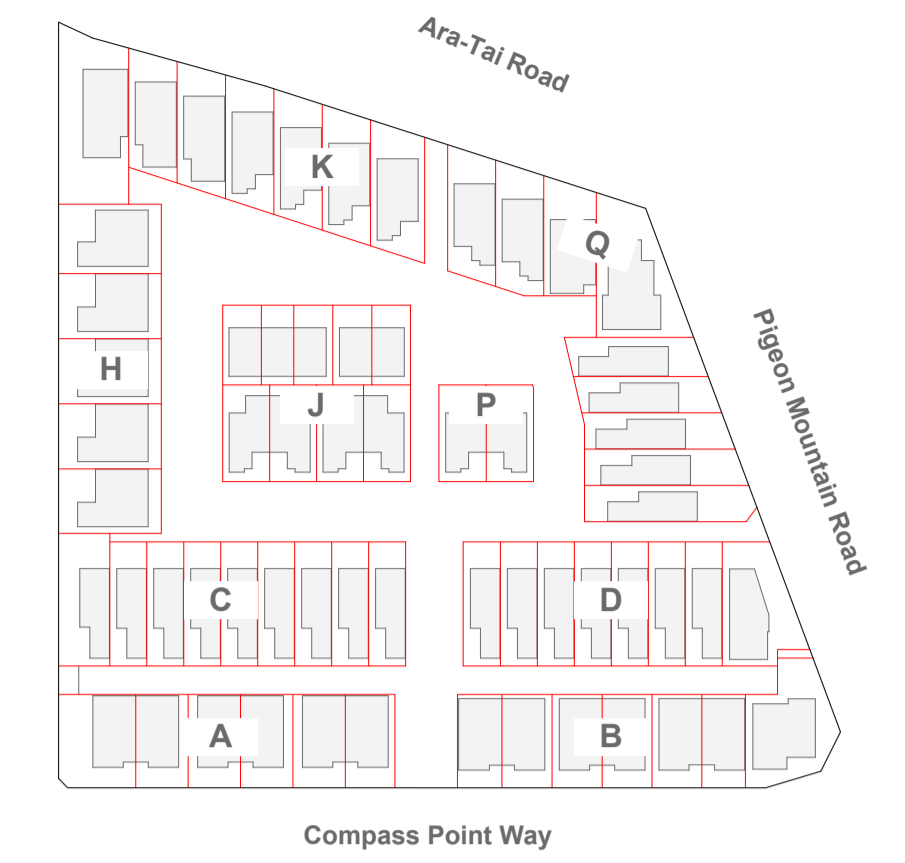
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 Drawing Number  
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 Scale  
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Project Number  
 207  
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**Indicative Retaining Legend**

- Western Retaining Wall**
- Existing Timber Retaining Wall
- Proposed Timber Retaining Wall <2.0m
- Proposed Timber Retaining Wall 2.0 - 3.0m
- Proposed Timber Retaining Wall 3.0 - 4.0m
- Retaining Wall**
- Proposed Block Retaining Wall <1.2m
- Proposed Block Retaining Wall 1.2 - 1.4m
- Proposed Block Retaining Wall 1.4 - 1.6m
- Proposed Block Retaining Wall 1.6 - 1.8m
- Proposed Block Retaining Wall 2.0 - 3.0m
- Proposed Step Wall (within building structure)
- Proposed Block Fence



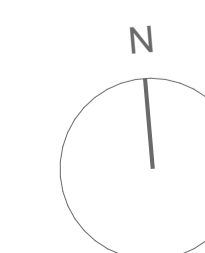
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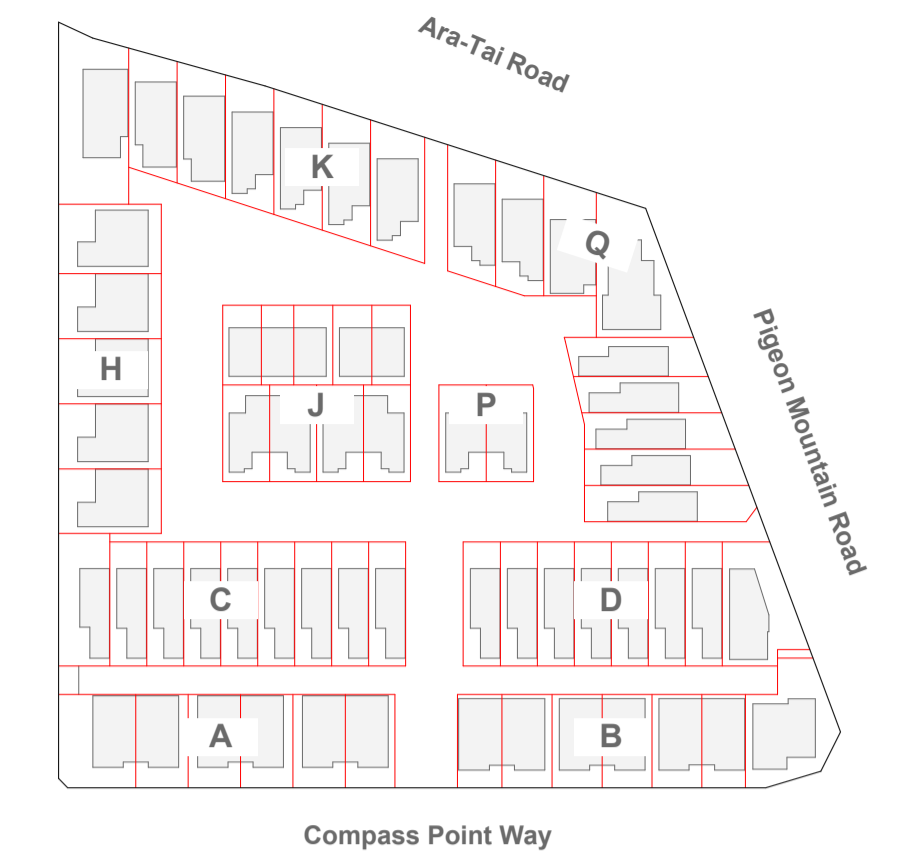
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**Bin Location Legend**

- LOT NO. Bin Collection Point 0.6 x 1.7 = 1.02m<sup>2</sup>
- LOT NO. Bin Storage 0.7 x 2 = 1.4m<sup>2</sup>
- Bin Routes (Length / Gradient)



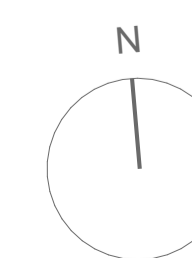
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Title  
 Proposed Waste Collection Plan  
 Drawing Number  
 A 1.10  
 Scale  
 1:300 AT A1

Project Number  
 207  
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**Proposed Parking Spaces**

| Block A |               |     |       |
|---------|---------------|-----|-------|
| Lot     | PS1           | PS2 | Total |
| Lot 19  | Double Garage | N/A | 2     |
| Lot 20  | Double Garage | N/A | 2     |
| Lot 21  | Double Garage | N/A | 2     |
| Lot 22  | Double Garage | N/A | 2     |
| Lot 23  | Double Garage | N/A | 2     |
| Lot 24  | Double Garage | N/A | 2     |

| Block B |               |     |       |
|---------|---------------|-----|-------|
| Lot     | PS1           | PS2 | Total |
| Lot 12  | Double Garage | N/A | 2     |
| Lot 13  | Double Garage | N/A | 2     |
| Lot 14  | Double Garage | N/A | 2     |
| Lot 15  | Double Garage | N/A | 2     |
| Lot 16  | Double Garage | N/A | 2     |
| Lot 17  | Double Garage | N/A | 2     |
| Lot 18  | Double Garage | N/A | 2     |

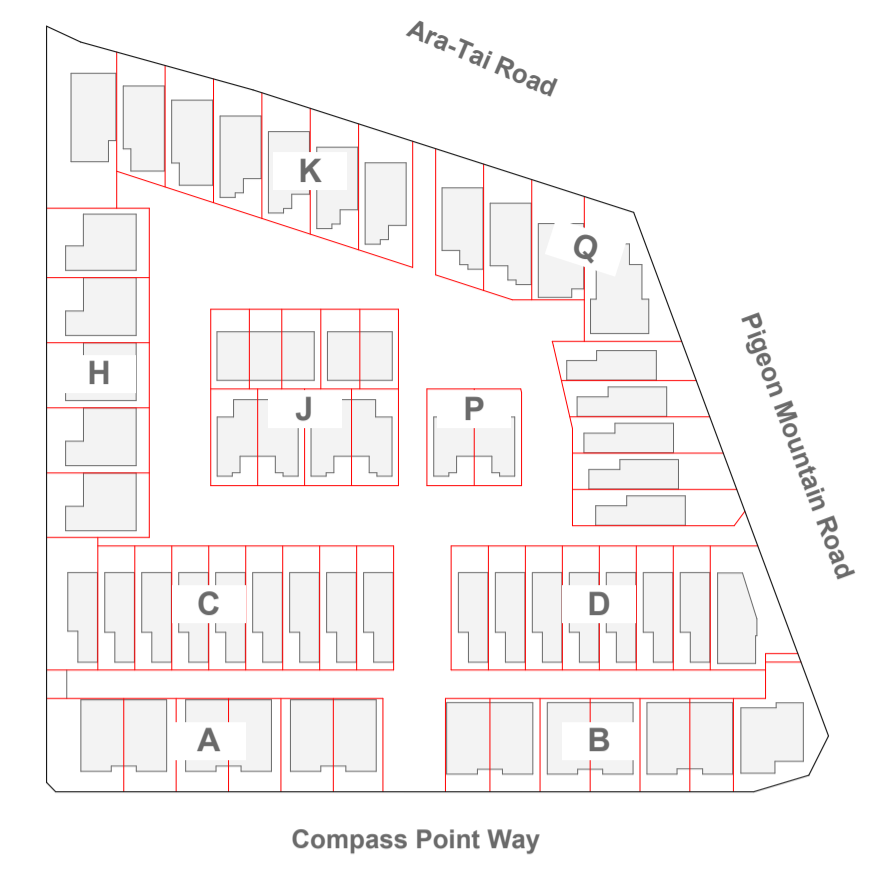
| Block C |               |                      |       |
|---------|---------------|----------------------|-------|
| Lot     | PS1           | PS2                  | Total |
| Lot 25  | Single Garage | N/A                  | 1     |
| Lot 26  | Single Garage | External Parking Pad | 2     |
| Lot 27  | Single Garage | External Parking Pad | 2     |
| Lot 28  | Single Garage | External Parking Pad | 2     |
| Lot 29  | Single Garage | External Parking Pad | 2     |
| Lot 30  | Single Garage | External Parking Pad | 2     |
| Lot 31  | Single Garage | External Parking Pad | 2     |
| Lot 32  | Single Garage | External Parking Pad | 2     |
| Lot 33  | Single Garage | External Parking Pad | 2     |

| Block D |               |                      |       |
|---------|---------------|----------------------|-------|
| Lot     | PS1           | PS2                  | Total |
| Lot 34  | Single Garage | External Parking Pad | 2     |
| Lot 35  | Single Garage | External Parking Pad | 2     |
| Lot 36  | Single Garage | External Parking Pad | 2     |
| Lot 37  | Single Garage | External Parking Pad | 2     |
| Lot 38  | Single Garage | External Parking Pad | 2     |
| Lot 39  | Single Garage | External Parking Pad | 2     |
| Lot 40  | Single Garage | External Parking Pad | 2     |
| Lot 41  | Double Garage | N/A                  | 2     |

| Block H |               |     |       |
|---------|---------------|-----|-------|
| Lot     | PS1           | PS2 | Total |
| Lot 58  | Double Garage | N/A | 2     |
| Lot 59  | Double Garage | N/A | 2     |
| Lot 60  | Double Garage | N/A | 2     |
| Lot 61  | Double Garage | N/A | 2     |
| Lot 62  | Double Garage | N/A | 2     |

| Block J |                   |                      |       |
|---------|-------------------|----------------------|-------|
| Lot     | PS1               | PS2                  | Total |
| Lot 47  | External Car Park | N/A                  | 1     |
| Lot 48  | External Car Park | N/A                  | 1     |
| Lot 49  | External Car Park | N/A                  | 1     |
| Lot 50  | External Car Park | External Car Park    | 2     |
| Lot 51  | External Car Park | External Car Park    | 2     |
| Lot 52  | Single Garage     | External Parking Pad | 2     |
| Lot 53  | Single Garage     | External Parking Pad | 2     |
| Lot 54  | Single Garage     | External Parking Pad | 2     |
| Lot 55  | Single Garage     | External Parking Pad | 2     |

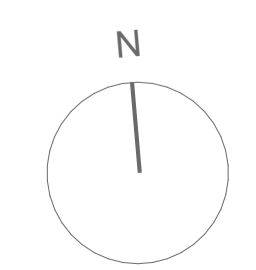
| Block K |               |                      |       |
|---------|---------------|----------------------|-------|
| Lot     | PS1           | PS2                  | Total |
| Lot 1   | Double Garage | N/A                  | 2     |
| Lot 2   | Double Garage | N/A                  | 2     |
| Lot 3   | Double Garage | N/A                  | 2     |
| Lot 4   | Single Garage | External Parking Pad | 2     |
| Lot 5   | Single Garage | External Parking Pad | 2     |
| Lot 6   | Single Garage | External Parking Pad | 2     |
| Lot 7   | Single Garage | External Parking Pad | 2     |



| Block P |               |                      |       |
|---------|---------------|----------------------|-------|
| Lot     | PS1           | PS2                  | Total |
| Lot 56  | Single Garage | External Parking Pad | 2     |
| Lot 57  | Single Garage | External Parking Pad | 2     |

| Block Q |               |                      |       |
|---------|---------------|----------------------|-------|
| Lot     | PS1           | PS2                  | Total |
| Lot 8   | Single Garage | External Parking Pad | 2     |
| Lot 9   | Single Garage | External Parking Pad | 2     |
| Lot 10  | Double Garage | N/A                  | 2     |
| Lot 11  | Double Garage | N/A                  | 2     |
| Lot 42  | Single Garage | External Car Park    | 2     |
| Lot 43  | Single Garage | N/A                  | 1     |
| Lot 44  | Single Garage | N/A                  | 1     |
| Lot 45  | Single Garage | N/A                  | 1     |
| Lot 46  | Single Garage | N/A                  | 1     |

**Compass Point Way**





### Building Coverage

| Block A |                      |
|---------|----------------------|
| Lot     | Coverage Area        |
| Lot 19  | 96.58m <sup>2</sup>  |
| Lot 20  | 96.58m <sup>2</sup>  |
| Lot 21  | 96.58m <sup>2</sup>  |
| Lot 22  | 96.58m <sup>2</sup>  |
| Lot 23  | 96.58m <sup>2</sup>  |
| Lot 24  | 96.58m <sup>2</sup>  |
| Total   | 579.48m <sup>2</sup> |

| Block K |                      |
|---------|----------------------|
| Lot     | Coverage Area        |
| Lot 1   | 125.61m <sup>2</sup> |
| Lot 2   | 108.98m <sup>2</sup> |
| Lot 3   | 108.98m <sup>2</sup> |
| Lot 4   | 98.54m <sup>2</sup>  |
| Lot 5   | 98.54m <sup>2</sup>  |
| Lot 6   | 98.54m <sup>2</sup>  |
| Lot 7   | 98.54m <sup>2</sup>  |
| Total   | 737.73m <sup>2</sup> |

| Block B |                      |
|---------|----------------------|
| Lot     | Coverage Area        |
| Lot 12  | 133.87m <sup>2</sup> |
| Lot 13  | 96.61m <sup>2</sup>  |
| Lot 14  | 96.61m <sup>2</sup>  |
| Lot 15  | 96.58m <sup>2</sup>  |
| Lot 16  | 96.58m <sup>2</sup>  |
| Lot 17  | 96.58m <sup>2</sup>  |
| Lot 18  | 97.47m <sup>2</sup>  |
| Total   | 714.30m <sup>2</sup> |

| Block P |                      |
|---------|----------------------|
| Lot     | Coverage Area        |
| Lot 56  | 76.63m <sup>2</sup>  |
| Lot 57  | 76.63m <sup>2</sup>  |
| Total   | 153.26m <sup>2</sup> |

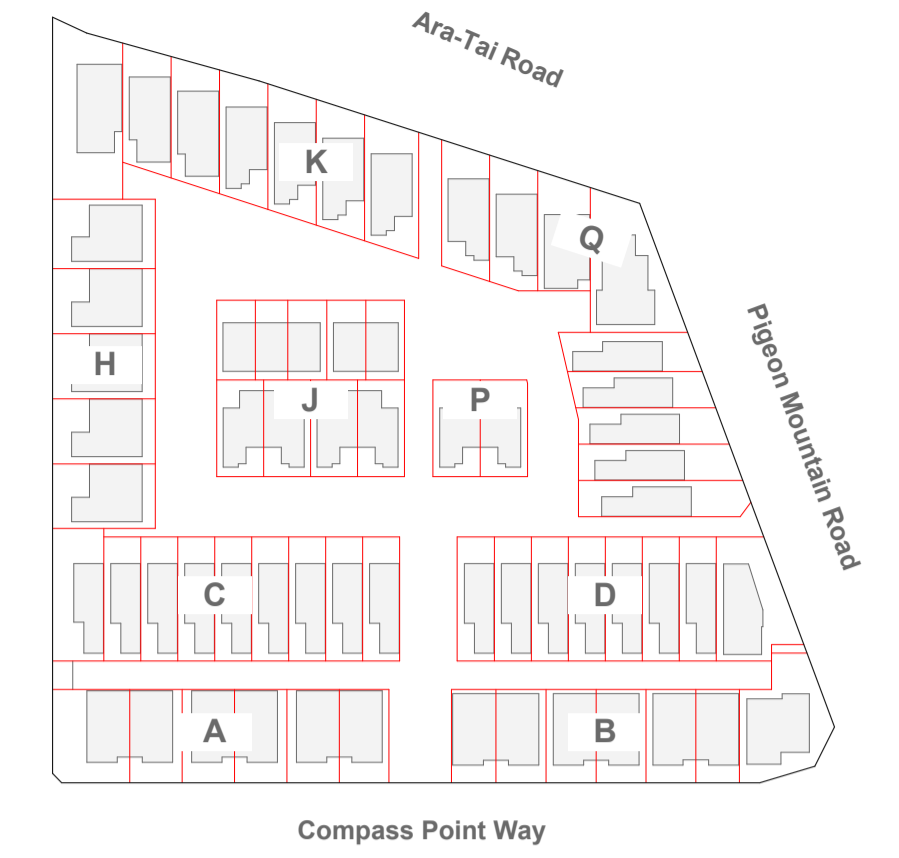
| Block C |                      |
|---------|----------------------|
| Lot     | Coverage Area        |
| Lot 25  | 78.11m <sup>2</sup>  |
| Lot 26  | 78.11m <sup>2</sup>  |
| Lot 27  | 78.11m <sup>2</sup>  |
| Lot 28  | 78.11m <sup>2</sup>  |
| Lot 29  | 78.11m <sup>2</sup>  |
| Lot 30  | 78.11m <sup>2</sup>  |
| Lot 31  | 78.11m <sup>2</sup>  |
| Lot 32  | 78.11m <sup>2</sup>  |
| Lot 33  | 78.11m <sup>2</sup>  |
| Total   | 702.99m <sup>2</sup> |

| Block Q |                      |
|---------|----------------------|
| Lot     | Coverage Area        |
| Lot 8   | 98.54m <sup>2</sup>  |
| Lot 9   | 98.54m <sup>2</sup>  |
| Lot 10  | 108.97m <sup>2</sup> |
| Lot 11  | 132.02m <sup>2</sup> |
| Lot 42  | 77.87m <sup>2</sup>  |
| Lot 43  | 77.75m <sup>2</sup>  |
| Lot 44  | 77.75m <sup>2</sup>  |
| Lot 45  | 77.75m <sup>2</sup>  |
| Lot 46  | 77.75m <sup>2</sup>  |
| Total   | 826.94m <sup>2</sup> |

| Block D |                      |
|---------|----------------------|
| Lot     | Coverage Area        |
| Lot 34  | 78.11m <sup>2</sup>  |
| Lot 35  | 78.11m <sup>2</sup>  |
| Lot 36  | 78.11m <sup>2</sup>  |
| Lot 37  | 78.11m <sup>2</sup>  |
| Lot 38  | 78.11m <sup>2</sup>  |
| Lot 39  | 78.11m <sup>2</sup>  |
| Lot 40  | 78.11m <sup>2</sup>  |
| Lot 41  | 112.88m <sup>2</sup> |
| Total   | 659.65m <sup>2</sup> |

| Block H |                      |
|---------|----------------------|
| Lot     | Coverage Area        |
| Lot 58  | 107.02m <sup>2</sup> |
| Lot 59  | 107.02m <sup>2</sup> |
| Lot 60  | 107.02m <sup>2</sup> |
| Lot 61  | 107.02m <sup>2</sup> |
| Lot 62  | 104.73m <sup>2</sup> |
| Total   | 532.81m <sup>2</sup> |

| Block J |                      |
|---------|----------------------|
| Lot     | Coverage Area        |
| Lot 47  | 54.50m <sup>2</sup>  |
| Lot 48  | 54.43m <sup>2</sup>  |
| Lot 49  | 54.50m <sup>2</sup>  |
| Lot 50  | 54.40m <sup>2</sup>  |
| Lot 51  | 54.40m <sup>2</sup>  |
| Lot 52  | 76.63m <sup>2</sup>  |
| Lot 53  | 76.63m <sup>2</sup>  |
| Lot 54  | 76.63m <sup>2</sup>  |
| Lot 55  | 76.63m <sup>2</sup>  |
| Total   | 578.75m <sup>2</sup> |

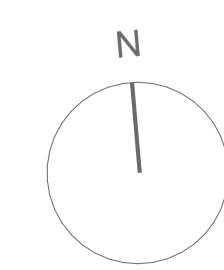


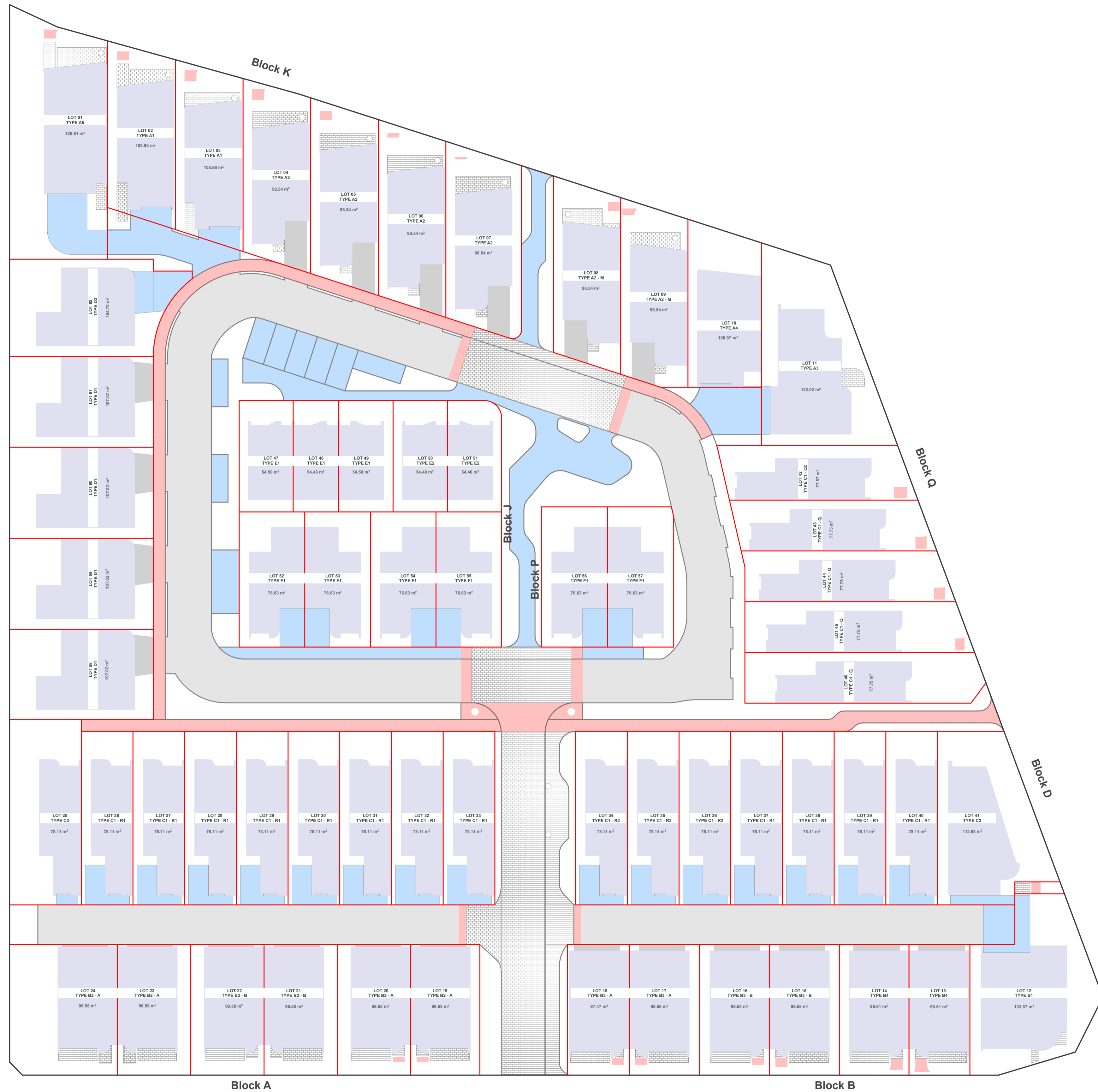
### Area Legend

- Building
- JOAL
- Driveway
- Footpaths & Stairs
- Permeable Concrete
- Impervious Pavers
- Landscape Area
- Decked Area (Category 1a,b,c)
- Paved Area (Category 1a,b,c)
- Concrete Pavers
- 1.4m<sup>2</sup> Bin Storage

### Building Coverage Calculation

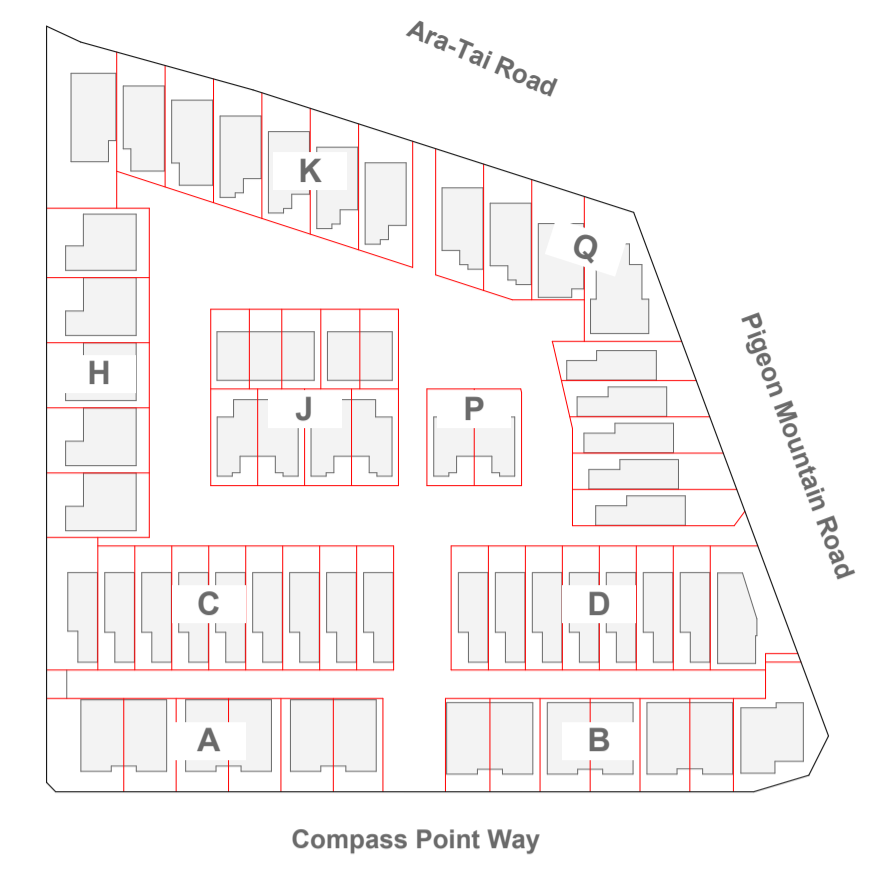
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|-------------------------------|------------------------|-------|
| 3 Pigeon Mountain Total Area: | 14,070m <sup>2</sup>   |       |
| Proposed Coverage:            | 5,485.91m <sup>2</sup> | 38.9% |
| Allowable Coverage:           | 5628m <sup>2</sup>     | 40%   |
| Compliance                    | Yes                    |       |





**Impervious Area**

| Item               | Area                         |
|--------------------|------------------------------|
| Building           | 5,485.91m <sup>2</sup>       |
| JOAL               | 1,456.86m <sup>2</sup>       |
| Carparks           | 0.00m <sup>2</sup>           |
| Driveway           | 177.26m <sup>2</sup>         |
| Footpath & Stairs  | 443.80m <sup>2</sup>         |
| Impermeable Pavers | 842.00m <sup>2</sup>         |
| <b>Total</b>       | <b>8,405.83m<sup>2</sup></b> |

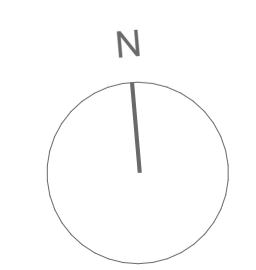


**Area Legend**

- Building
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- Driveway
- Footpaths & Stairs
- Permeable Concrete
- Impermeable Pavers
- Landscape Area
- Decked Area (Category 1a,b,c)
- Paved Area (Category 1a,b,c)
- Concrete Pavers
- 1.4m<sup>2</sup> Bin Storage

**Coverage Calculation**

|                               |                        |       |
|-------------------------------|------------------------|-------|
| 3 Pigeon Mountain Total Area: | 14,070m <sup>2</sup>   |       |
| Proposed Impervious Area:     | 8,405.83m <sup>2</sup> | 59.7% |
| Allowable Area:               | 8,442m <sup>2</sup>    | 60%   |
| Compliance                    | Yes                    |       |



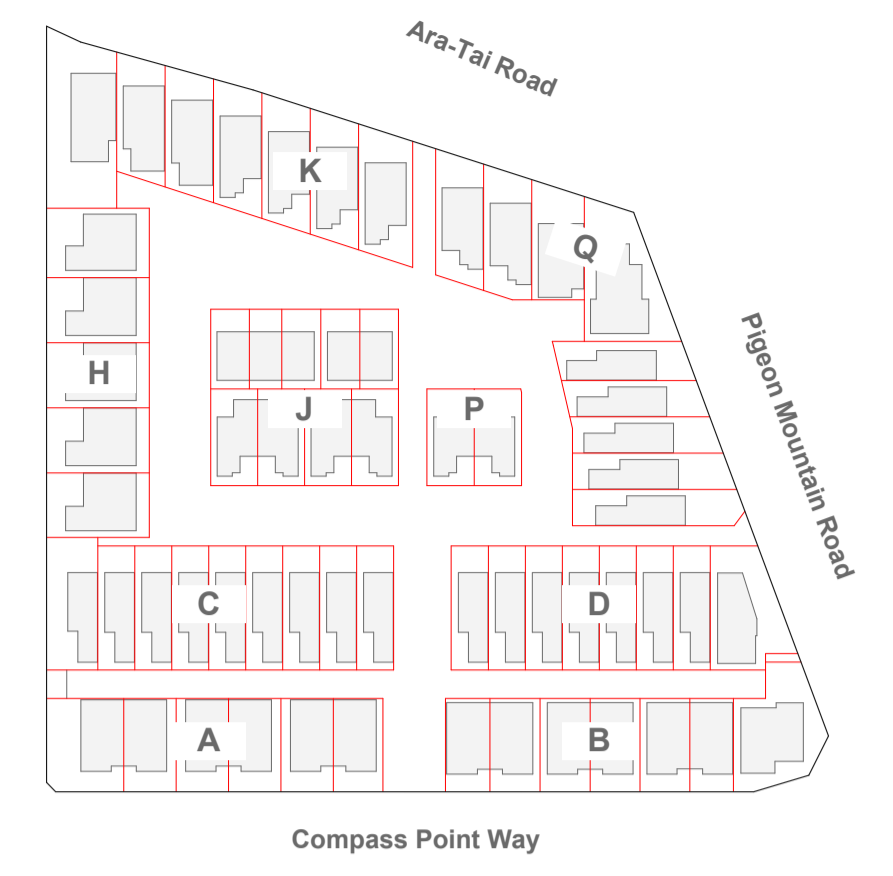


**Landscape Area**

| Item           | Area                   |
|----------------|------------------------|
| Landscape Area | 5,288.59m <sup>2</sup> |

| Category 1a,b,c  | Area                         |
|------------------|------------------------------|
| Ornamental Pools | 0.00m <sup>2</sup>           |
| Pavers           | 739.97m <sup>2</sup>         |
| Deck             | 581.99m <sup>2</sup>         |
| <b>Total</b>     | <b>1,321.96m<sup>2</sup></b> |

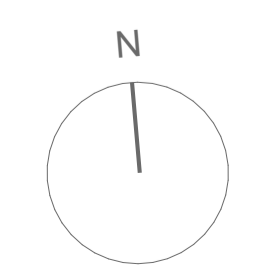


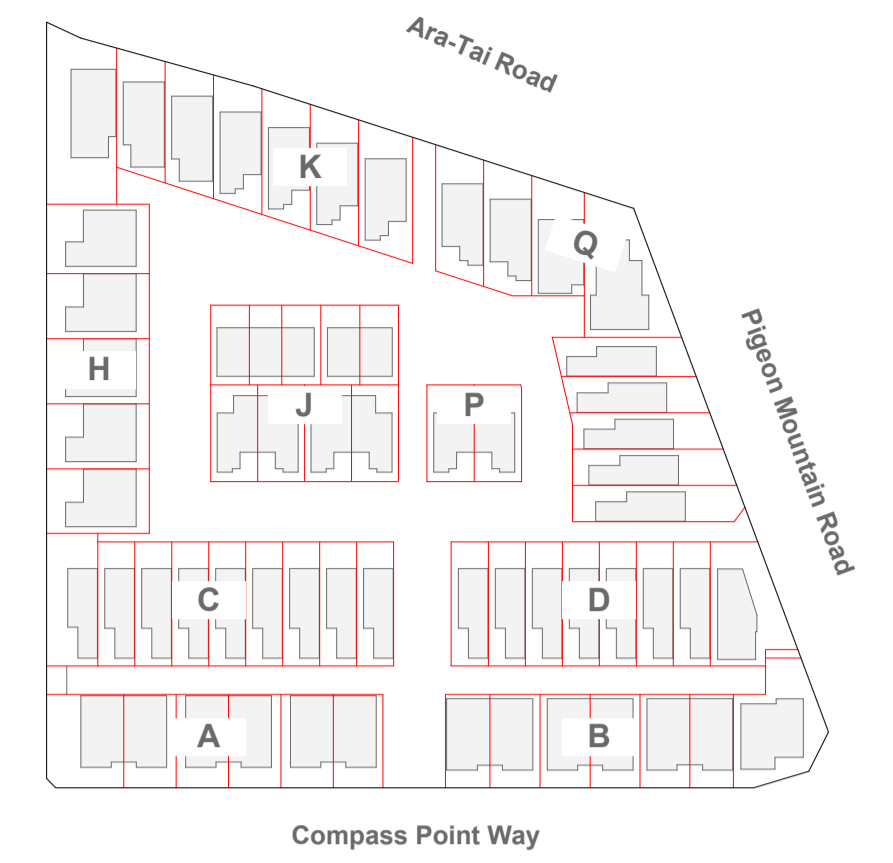
**Area Legend**

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- Driveway
- Footpaths & Stairs
- Permeable Concrete
- Impermeable Pavers
- Landscape Area
- Decked Area (Category 1a,b,c)
- Paved Area (Category 1a,b,c)
- Concrete Pavers
- 1.4m<sup>2</sup> Bin Storage

**Coverage Calculation**

|                               |                        |        |
|-------------------------------|------------------------|--------|
| 3 Pigeon Mountain Total Area: | 14,070m <sup>2</sup>   |        |
| Proposed Landscape Area:      | 5,288.59m <sup>2</sup> | 37.59% |
| Minimum Area:                 | 5,628m <sup>2</sup>    | 40%    |
| Compliance                    | No                     |        |
| Category 1a, b, c Area:       | 1,321.96m <sup>2</sup> | 24.9%  |
| Max Area:                     | 1,322.15m <sup>2</sup> | 25%    |





Compass Point Way



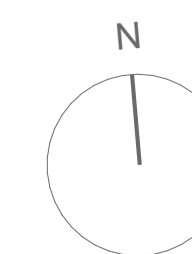
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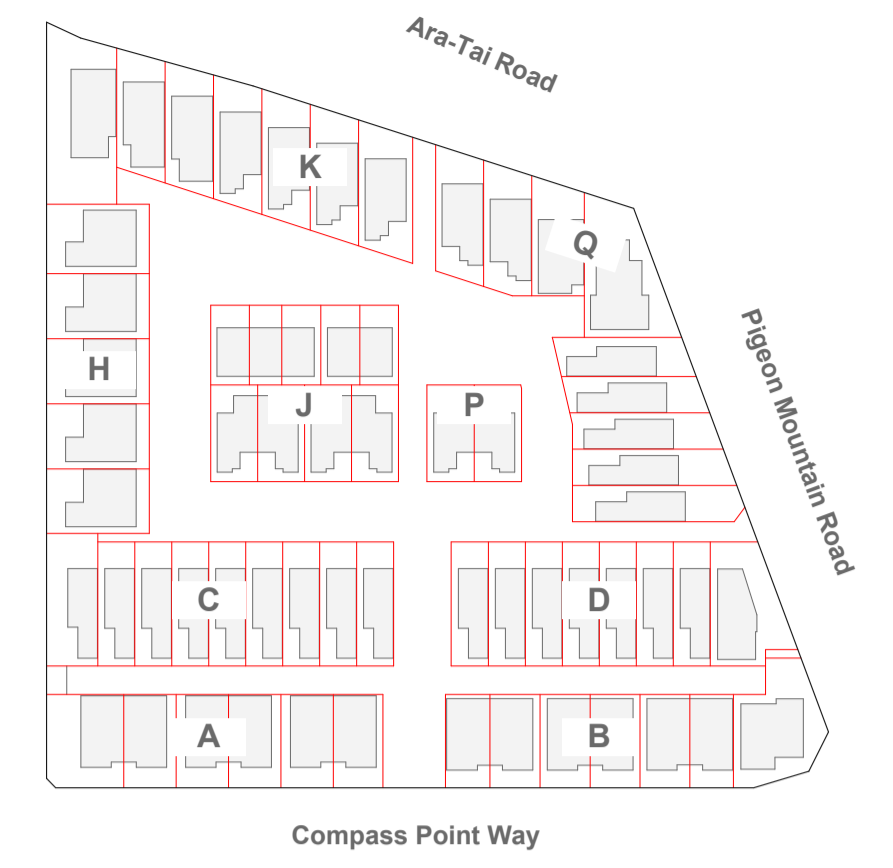
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 Scale  
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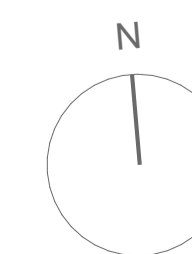
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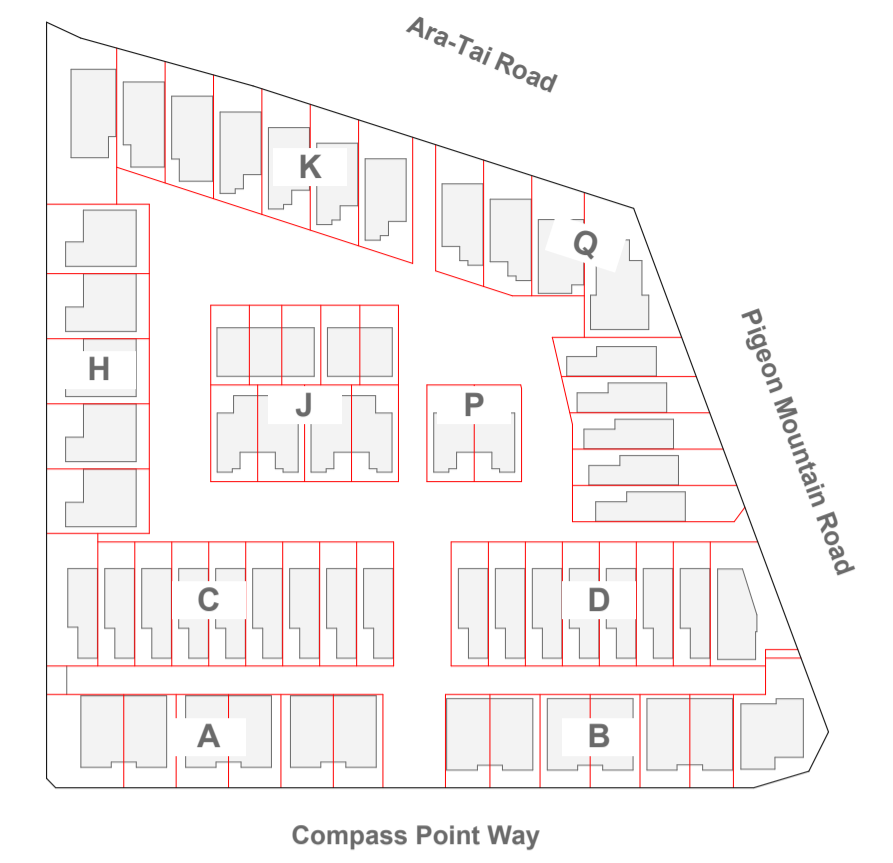
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 Scale  
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**Outdoor Living Space**

- Yard
- 5m x 4m Outdoor Living Space
- Upper Level Balcony

**Note**

The 20m<sup>2</sup> outdoor living space has a maximum gradient of 1:20 (5%).



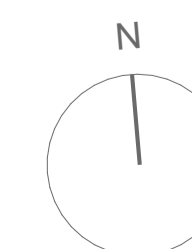
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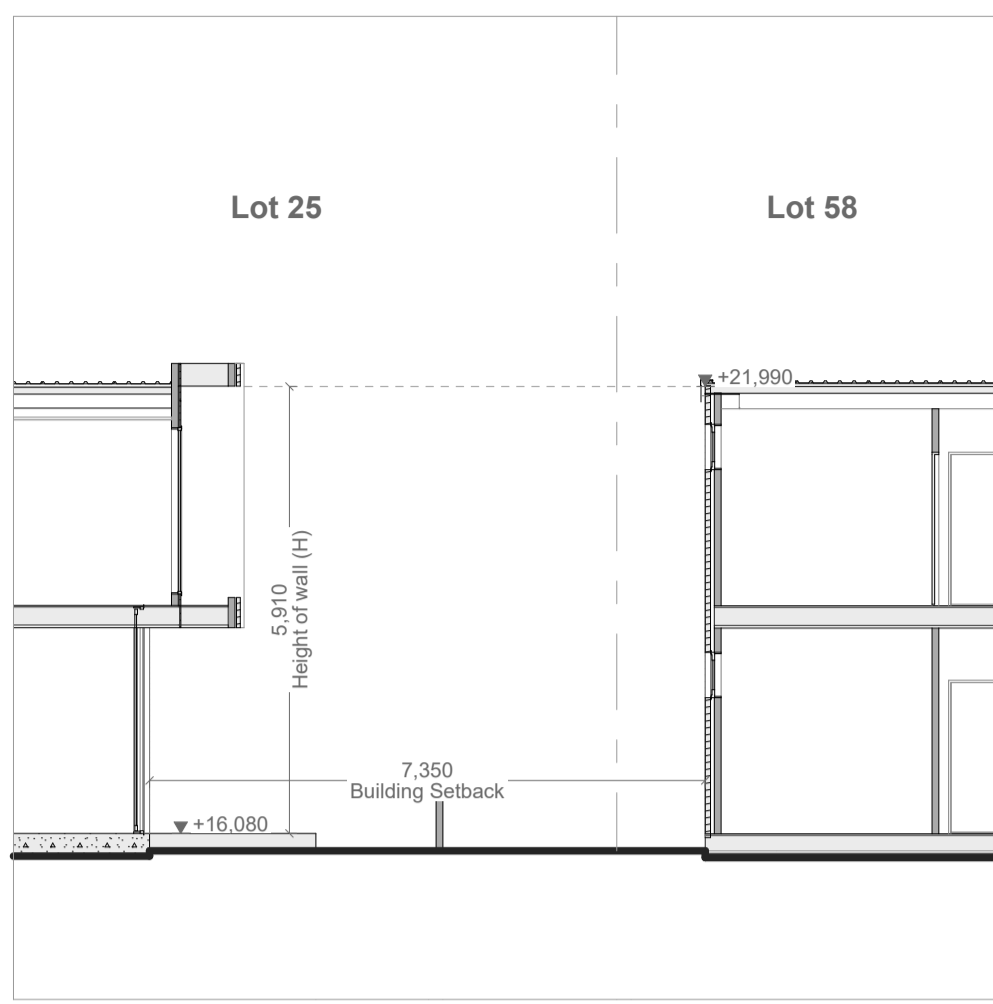
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Project Number  
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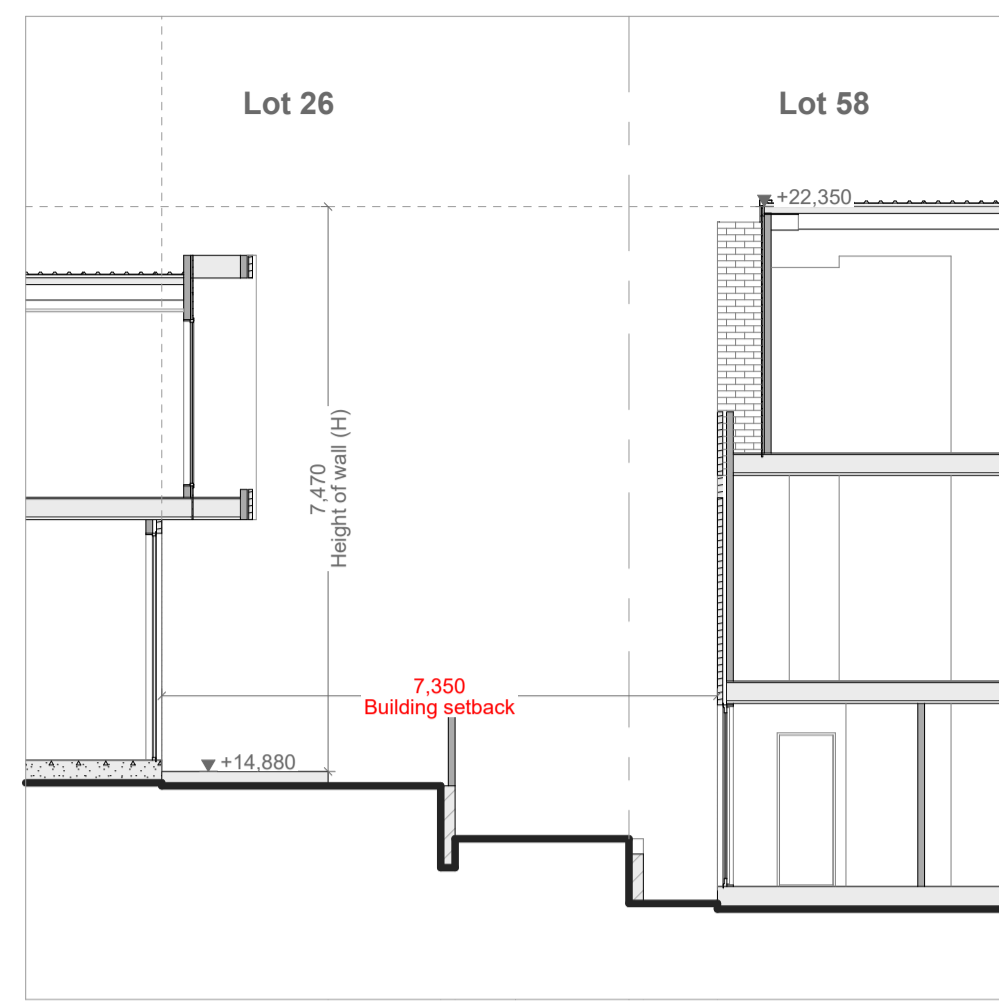
Issue Status  
 Resource Consent



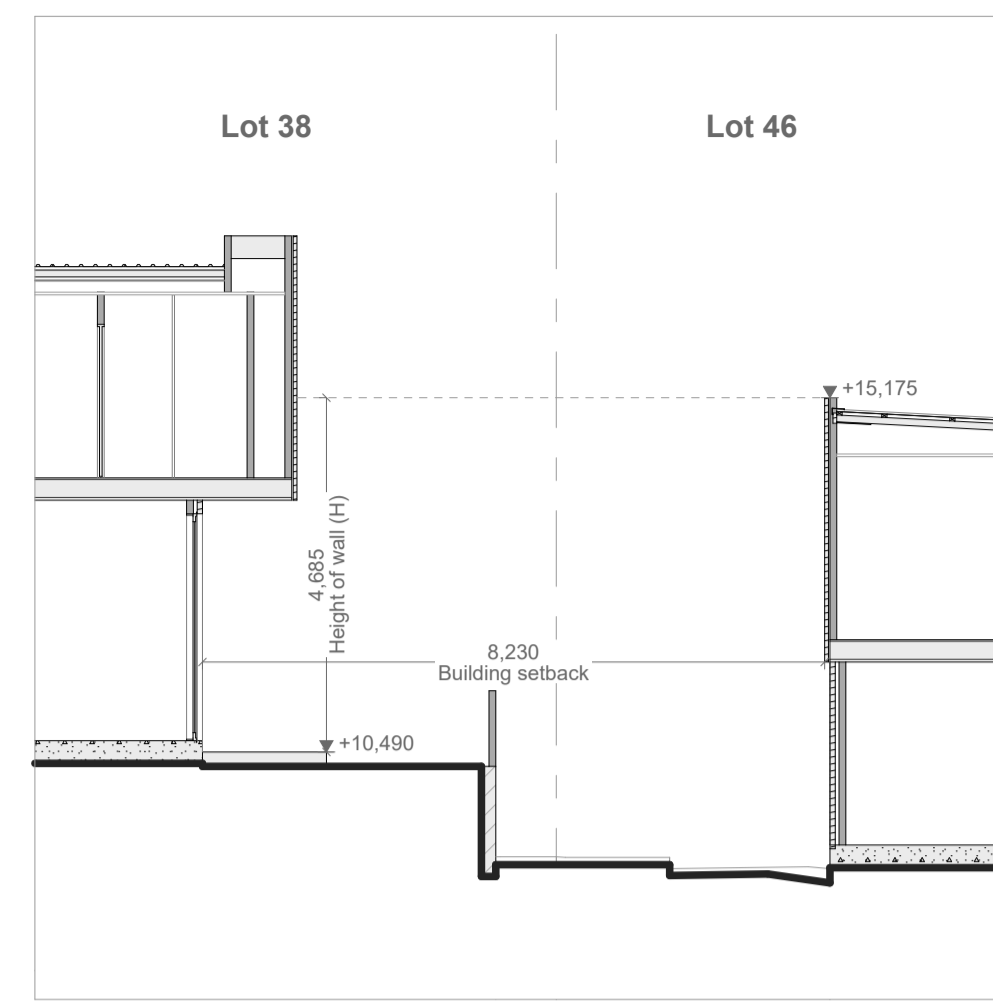
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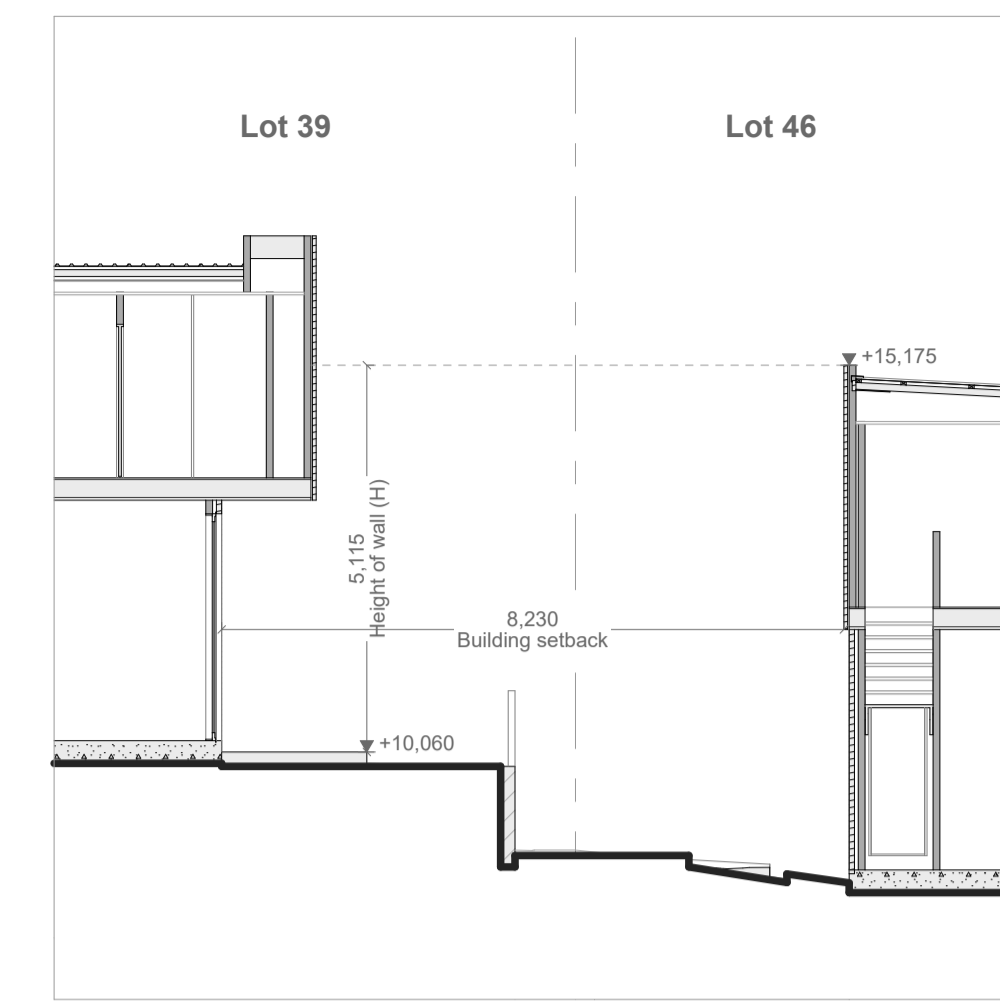
1 Lot 25 - Section 1:100



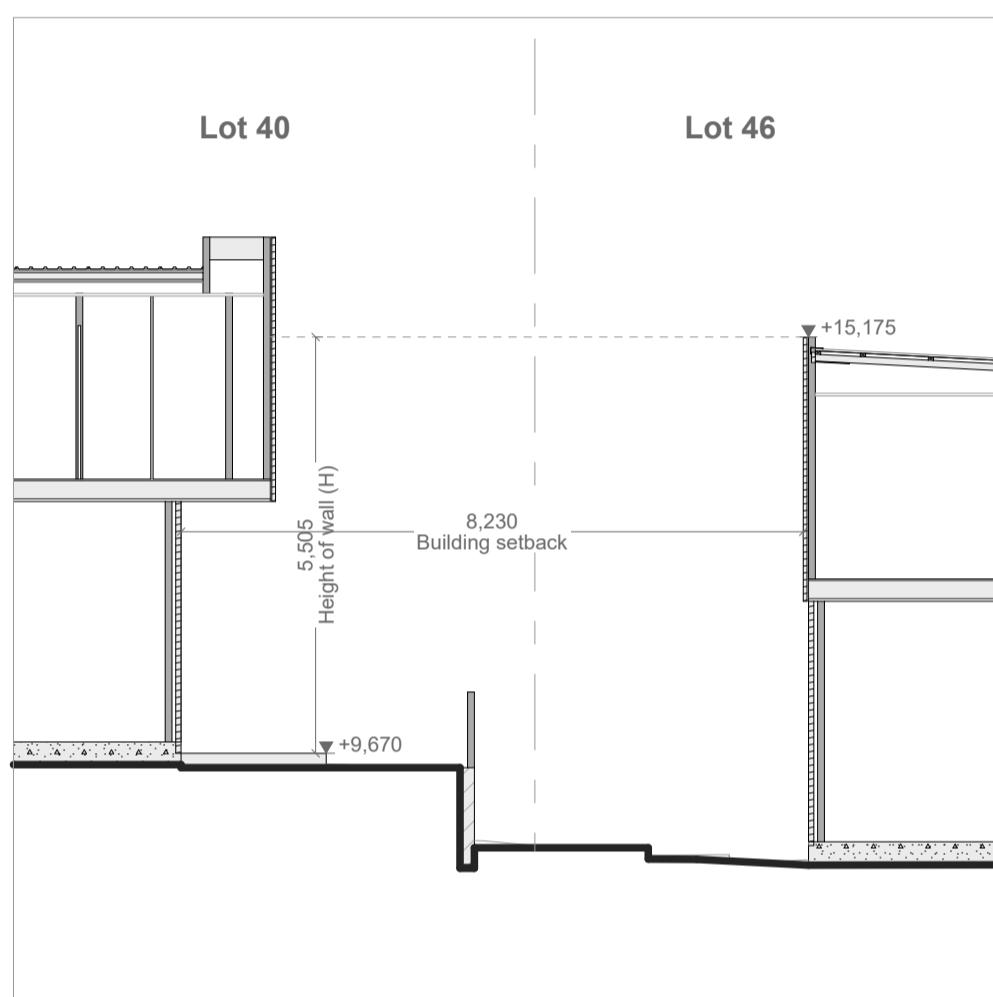
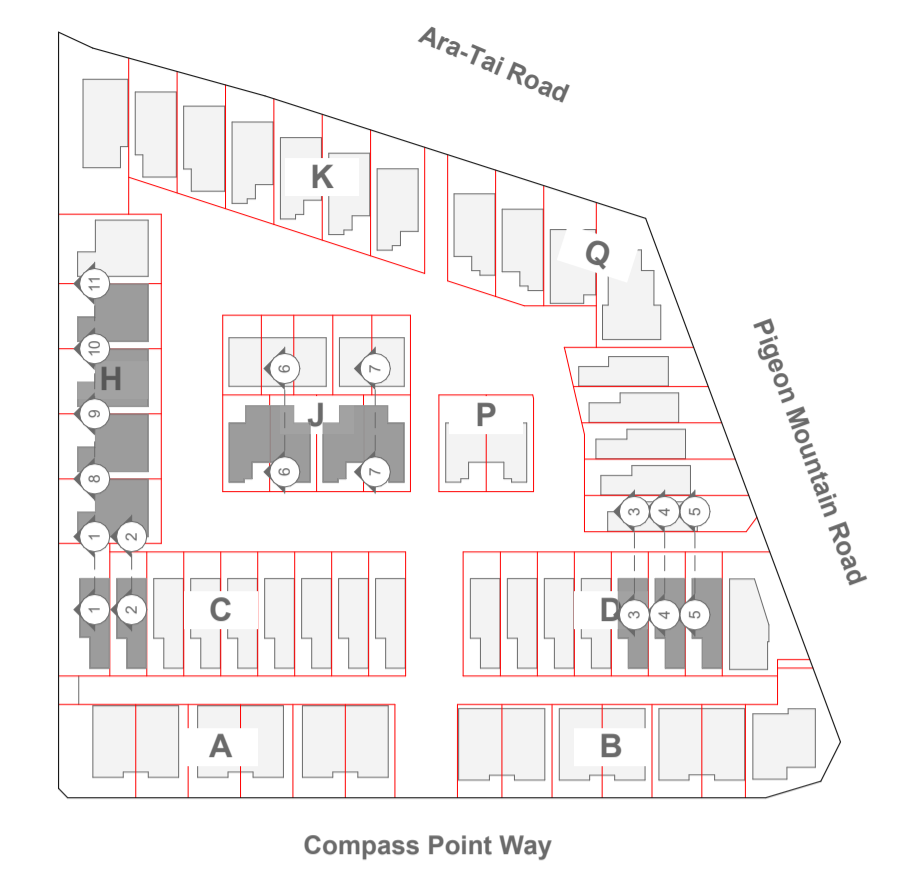
2 Lot 26 - Section 1:100



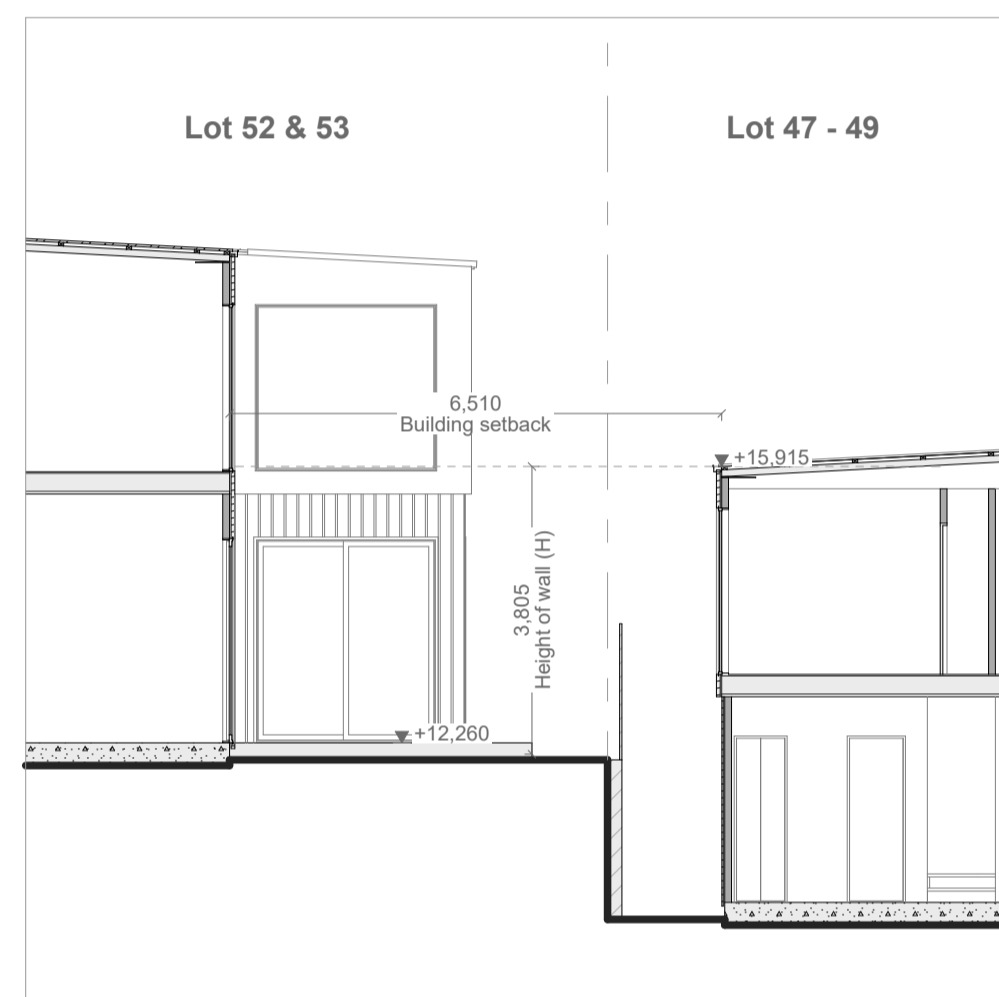
3 Lot 38 - Section 1:100



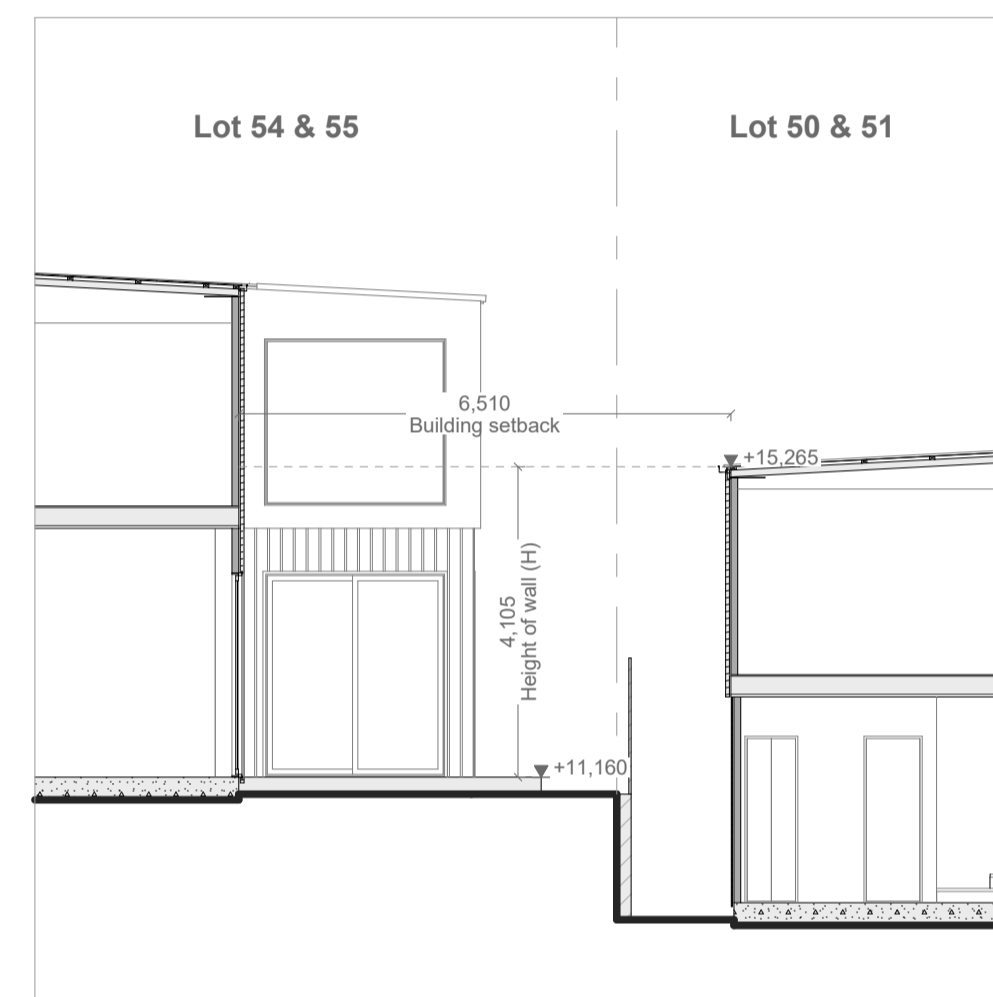
4 Lot 39 - Section 1:100



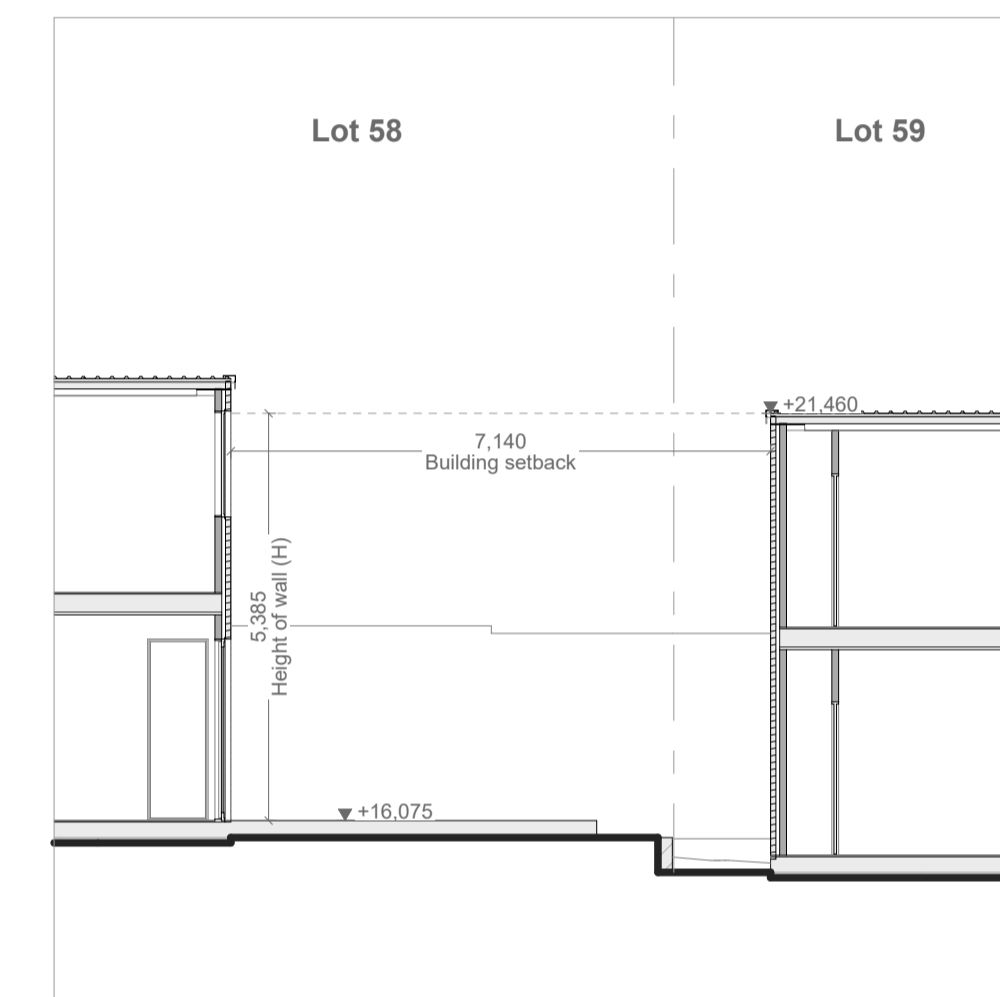
5 Lot 40 - Section 1:100



6 Lot 52 & 53 - Section 1:100

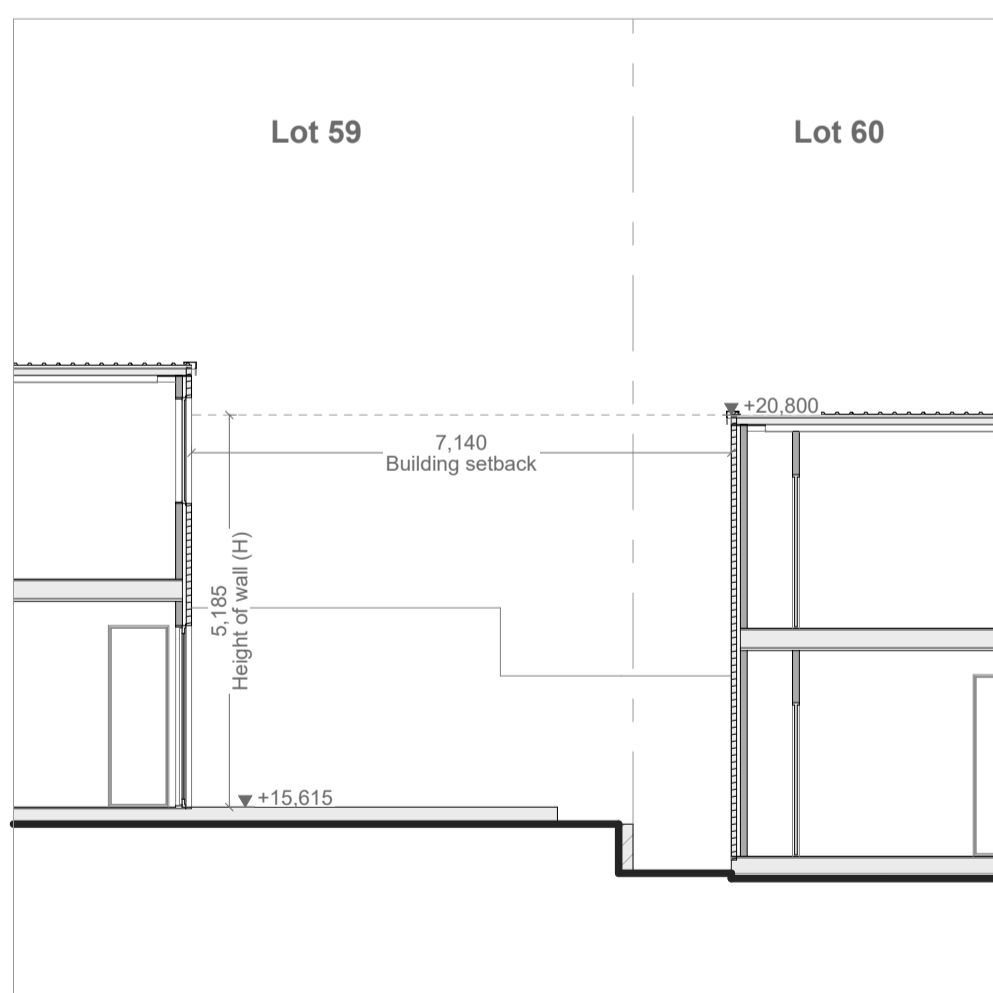


7 Lot 54 & 55 - Section 1:100

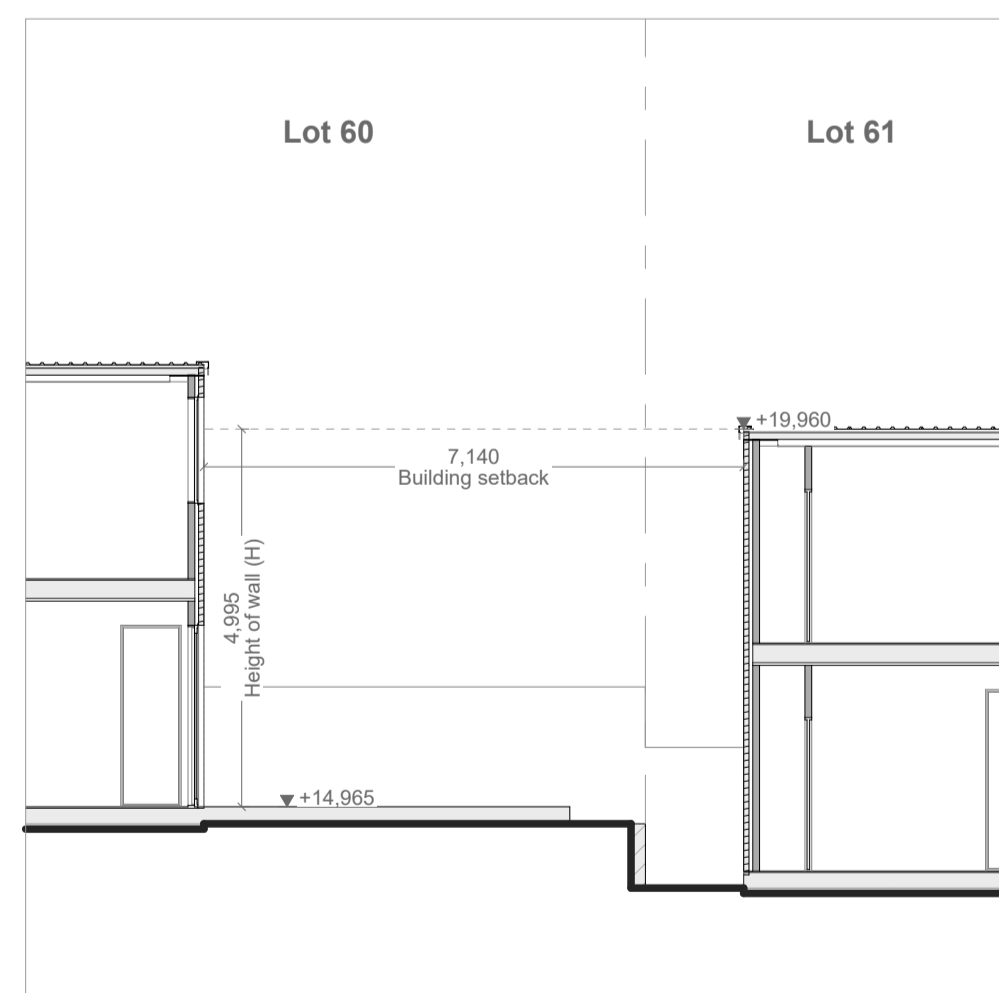


9 Lot 58 - Section 1:100

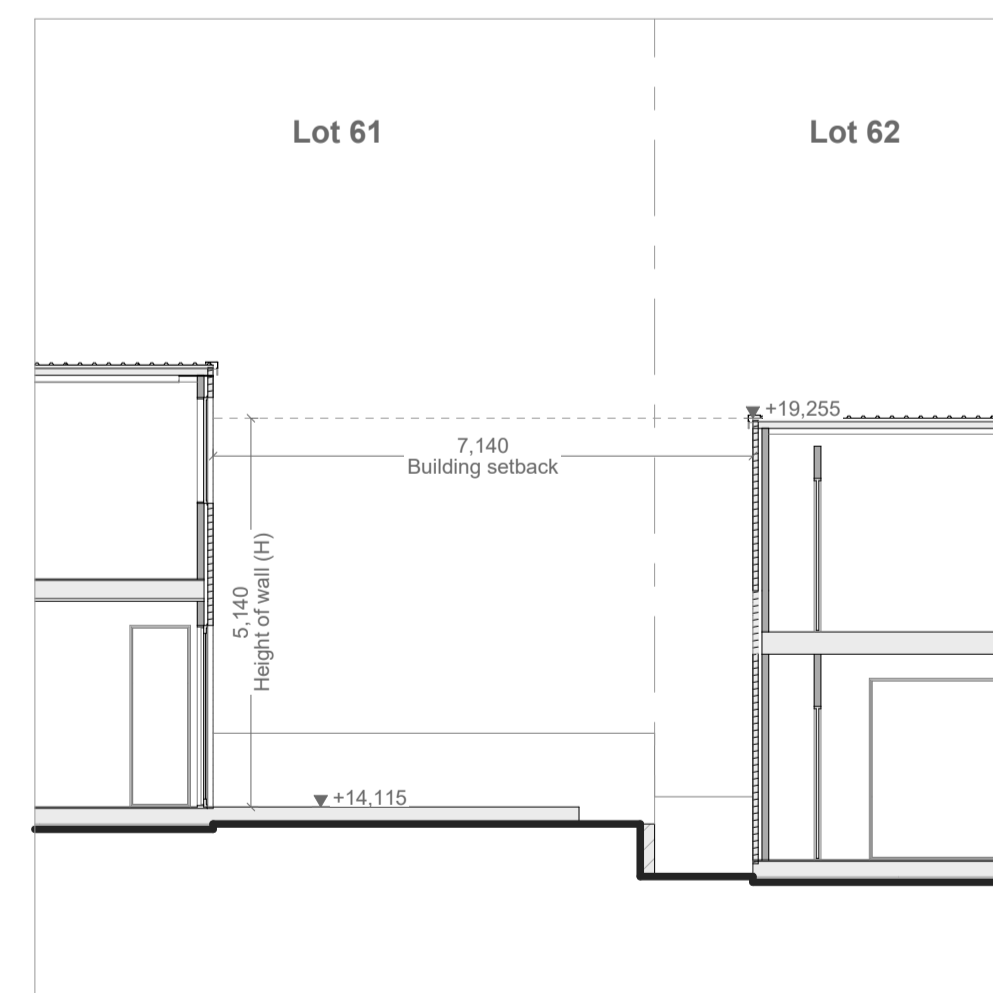
| H4.6.13(3) Calculations |                        |         |            |  |
|-------------------------|------------------------|---------|------------|--|
| Lot no.                 | 2 + 0.9(h)             | Setback | Compliance |  |
| 25                      | 2 + 0.9(5910) = 7319   | 7350    | Y          |  |
| 26                      | 2 + 0.9(7470) = 8723   | 7350    | N          |  |
| 38                      | 2 + 0.9(4685) = 6216.5 | 8420    | Y          |  |
| 39                      | 2 + 0.9(5115) = 6603.5 | 8420    | Y          |  |
| 40                      | 2 + 0.9(5505) = 6954.5 | 8420    | Y          |  |
| 52                      | 2 + 0.9(3805) = 5424.5 | 6510    | Y          |  |
| 53                      | 2 + 0.9(3805) = 5424.5 | 6510    | Y          |  |
| 54                      | 2 + 0.9(4255) = 5829.5 | 6510    | Y          |  |
| 55                      | 2 + 0.9(4255) = 5829.5 | 6510    | Y          |  |
| 58                      | 2 + 0.9(5385) = 6846.5 | 7140    | Y          |  |
| 59                      | 2 + 0.9(5185) = 6666.5 | 7140    | Y          |  |
| 60                      | 2 + 0.9(4995) = 6495.5 | 7140    | Y          |  |
| 61                      | 2 + 0.9(5140) = 6626   | 7140    | Y          |  |



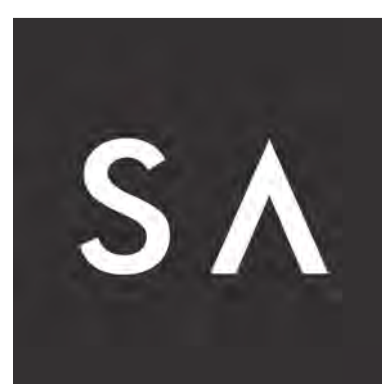
10 Lot 59 - Section 1:100



11 Lot 60 - Section 1:100



12 Lot 61 - Section 1:100



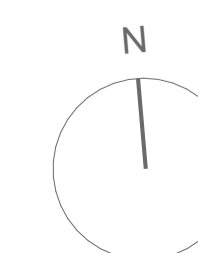
SHAPE ARCHITECTS LTD  
021 202 3393  
han@shapearchitects.co.nz  
www.shapearchitects.co.nz  
Suite 105, 100 Parnell Road, Parnell

Project Name  
3 Pigeon Mountain Road  
Address  
3 Pigeon Mountain Road, Auckland  
Client  
HND HMB Limited

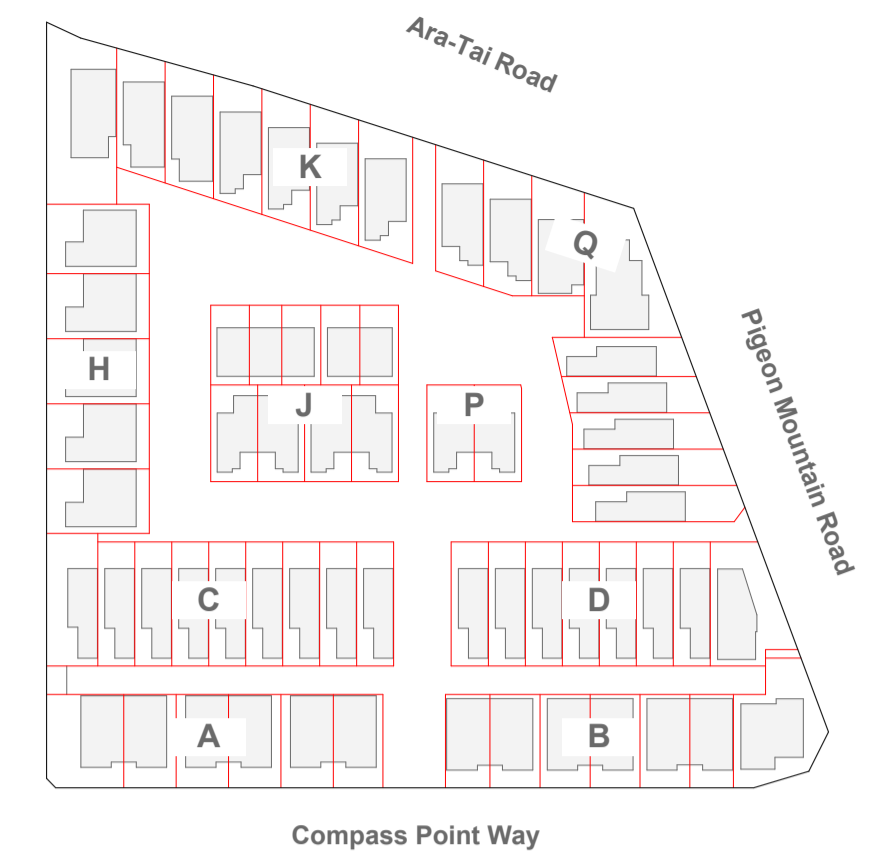
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Outdoor Living Area Calculations  
Drawing Number  
A 2.07  
Scale  
1:100 AT A1

Project Number  
207  
Date  
4/7/2026  
Drawn By  
HC

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**Outdoor Living Space**

- Yard
- 5m x 4m Outdoor Living Space
- Upper Level Balcony



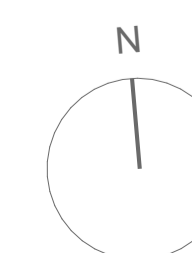
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 han@shapearchitects.co.nz  
 www.shapearchitects.co.nz  
 Suite 105, 100 Parnell Road, Parnell

Project Name  
 3 Pigeon Mountain Road  
 Address  
 3 Pigeon Mountain Road, Auckland  
 Client  
 HND HMB Limited

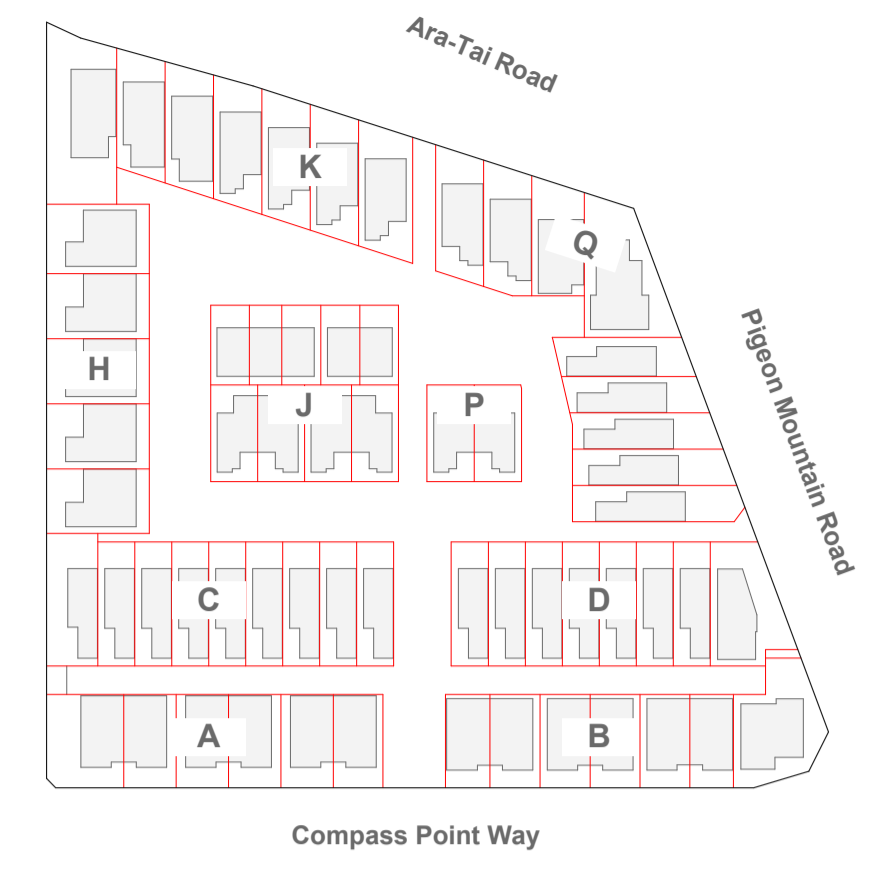
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 Drawing Number  
 A 2.08  
 Scale  
 1:300 AT A1

Project Number  
 207  
 Date  
 4/7/2026  
 Drawn By  
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**Outlook Legend**

- 1m x 1m Outlook Space
- 3m x 3m Outlook Space
- 6m x 4m Outlook Space

**Compass Point Way**

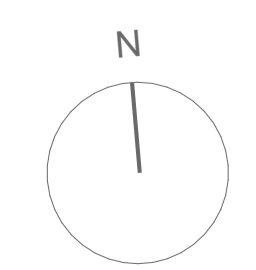
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Project Name  
3 Pigeon Mountain Road  
 Address  
3 Pigeon Mountain Road, Auckland  
 Client  
HND HMB Limited

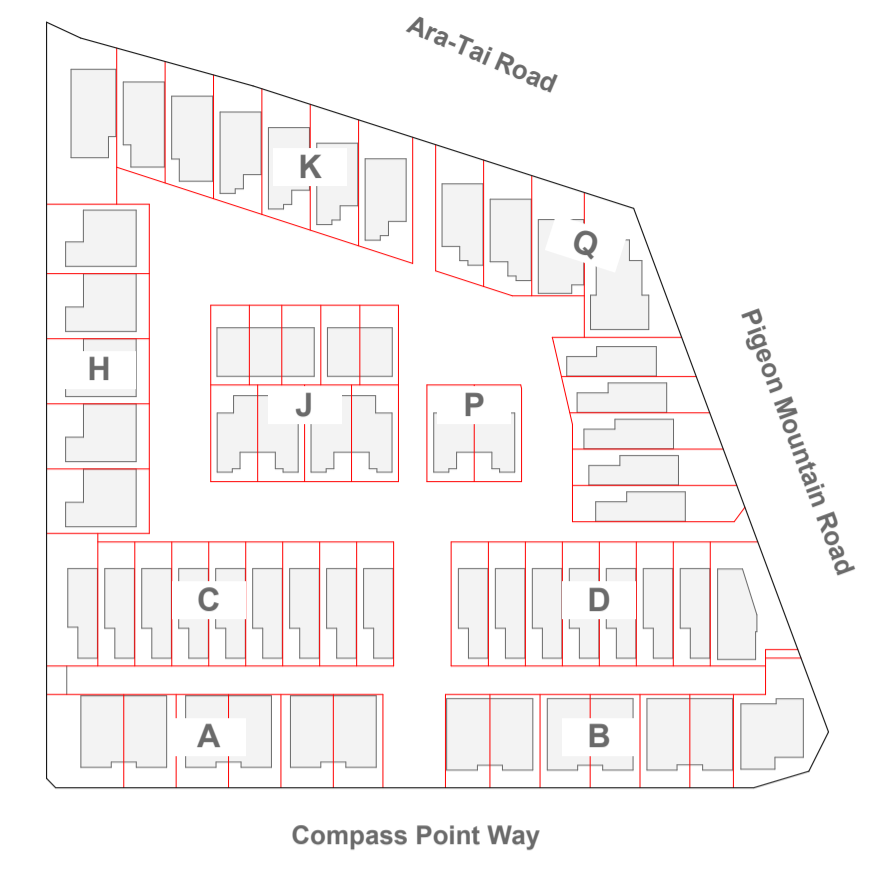
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 Drawing Number  
A 2.09  
 Scale  
1:300 AT A1

Project Number  
207  
 Date  
4/7/2026  
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**Outlook Legend**

- 1m x 1m Outlook Space
- 3m x 3m Outlook Space
- 6m x 4m Outlook Space

Compass Point Way



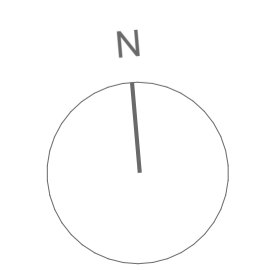
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 Suite 105, 100 Parnell Road, Parnell

Project Name  
3 Pigeon Mountain Road  
 Address  
3 Pigeon Mountain Road, Auckland  
 Client  
HND HMB Limited

Title  
Outlook Plans (Ground Floor)  
 Drawing Number  
A 2.10  
 Scale  
1:300 AT A1

Project Number  
207  
 Date  
4/7/2026  
 Drawn By  
HC

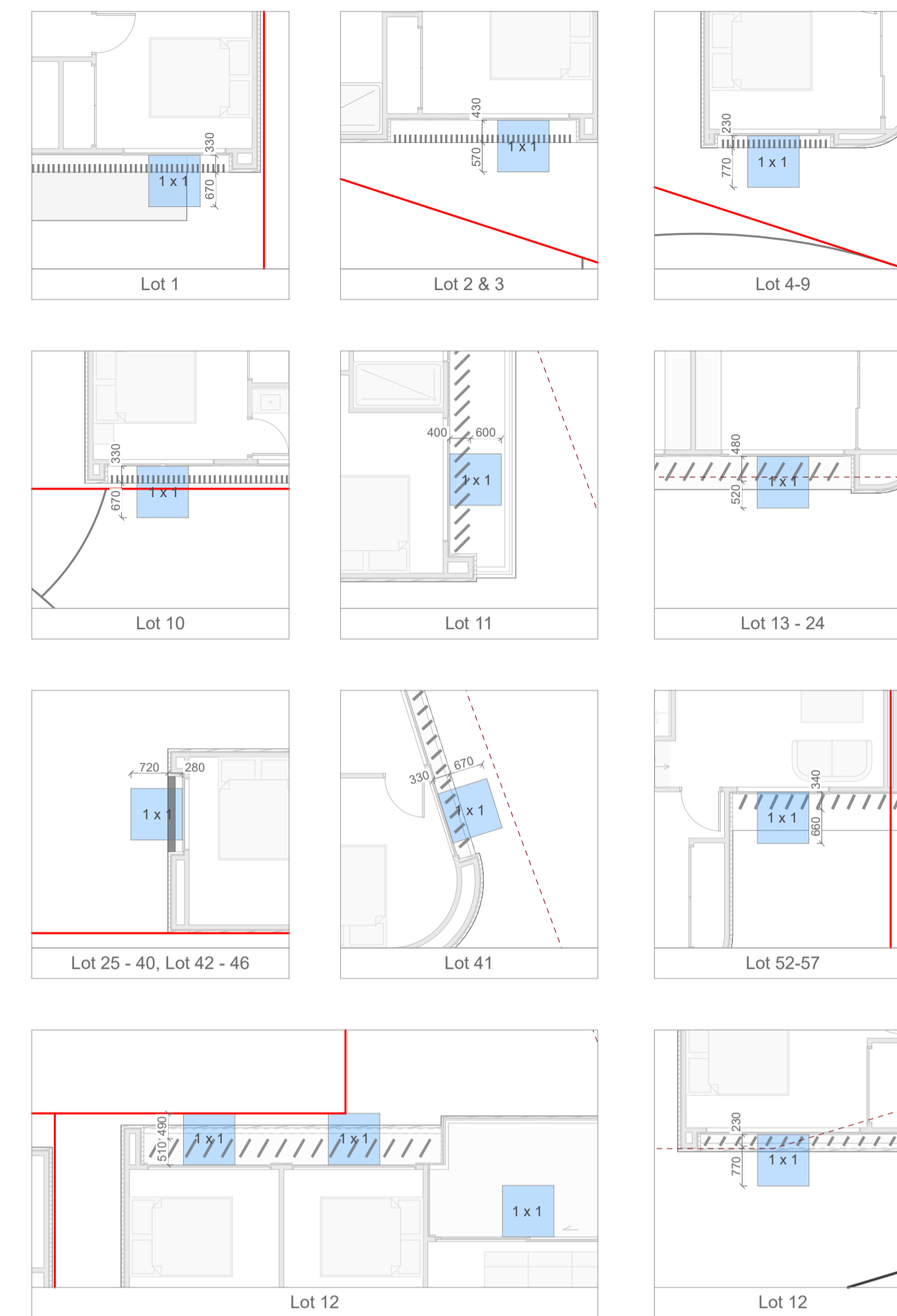
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Outlook Spaces Affected by Louvres

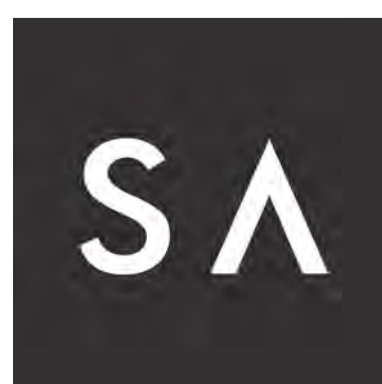


Compass Point Way

Outlook Legend

- 1m x 1m Outlook Space
- 3m x 3m Outlook Space
- 6m x 4m Outlook Space

Compass Point Way



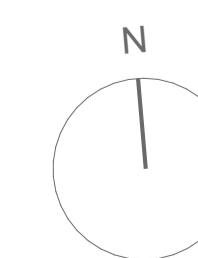
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Project Name  
 3 Pigeon Mountain Road  
 Address  
 3 Pigeon Mountain Road, Auckland  
 Client  
 HND HMB Limited

Title  
 Outlook Plans (First Floor)  
 Drawing Number  
 A 2.11  
 Scale  
 1:300 AT A1

Project Number  
 207  
 Date  
 4/7/2026  
 Drawn By  
 HC

Issue Status  
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