



TOA

TĀMAKI MAKĀURAU OFFICE ARCHITECTURE LTD

NEW HOME & STUDIO at 28 LAINGHOLM DRIVE
28 LAINGHOLM DRIVE, LAINGHOLM, AUCKLAND

DESIGN PRESENTATION
December 2023

28 LAINGHOLM DR - DESIGN PRESENTATION

1.0 SITE CONTEXT

1.1 CULTURAL & LANDSCAPE



28 LAINGHOLM DR - DESIGN PRESENTATION

1.0 SITE CONTEXT

1.1 CULTURAL & LANDSCAPE

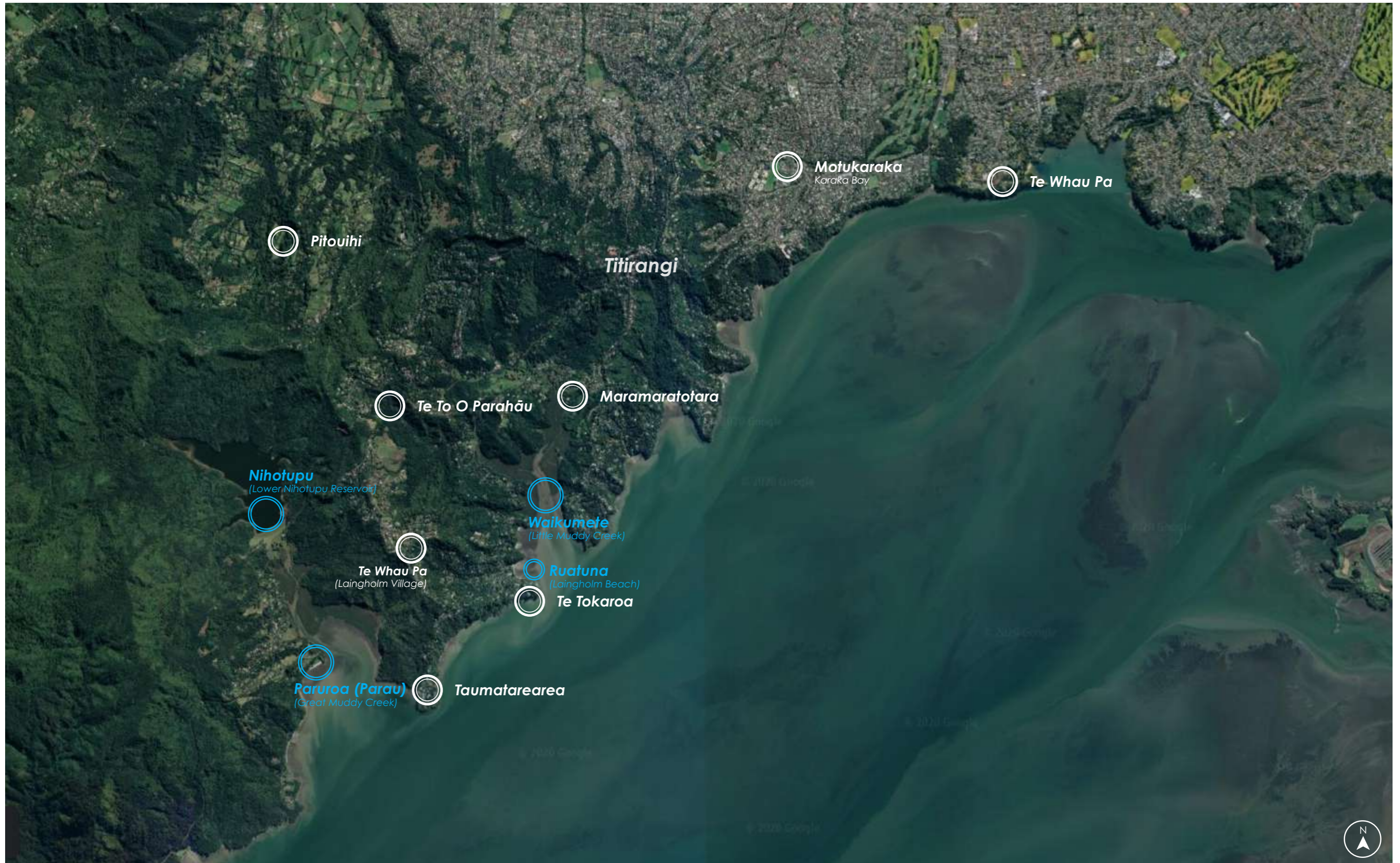


Reference: The isthmus of Auckland with its extinct volcanoes by Dr Ferdinand von Hochstetter (1859), Urban and Landscape Design Framework, NZTA (2016)

28 LAINGHOLM DR - DESIGN PRESENTATION

1.0 SITE CONTEXT

1.1 CULTURAL & LANDSCAPE

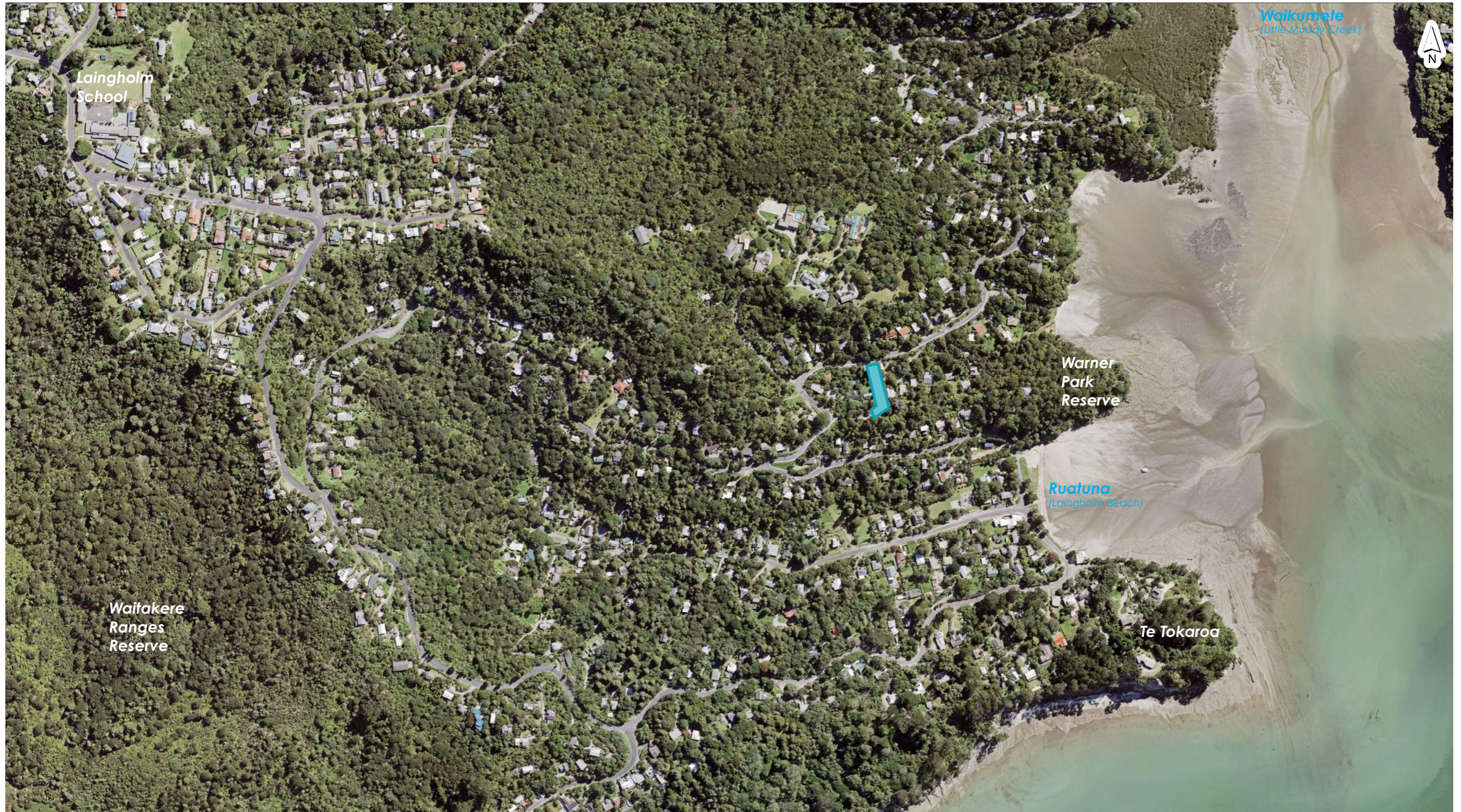


28 LAINGHOLM DR - DESIGN PRESENTATION

1.0 SITE CONTEXT

1.2 SITE ANALYSIS - NATURAL & BUILT ENVIRONMENT

AERIAL SITE PLAN - 1:5000



28 LAINGHOLM DR - DESIGN PRESENTATION
1.0 SITE CONTEXT
1.2 SITE ANALYSIS - NATURAL & BUILT ENVIRONMENT
AERIAL SITE PLAN - 1:1000



28 LAINGHOLM DR - DESIGN PRESENTATION

2.0 DESIGN PROPOSAL

2.1 SITE LOCATION
AERIAL SITE PLAN

1:500



RESOURCE CONSENT - SEVENTH ISSUE 07 - RESPONSE TO 507 ACC FEIS - 21/09/2023

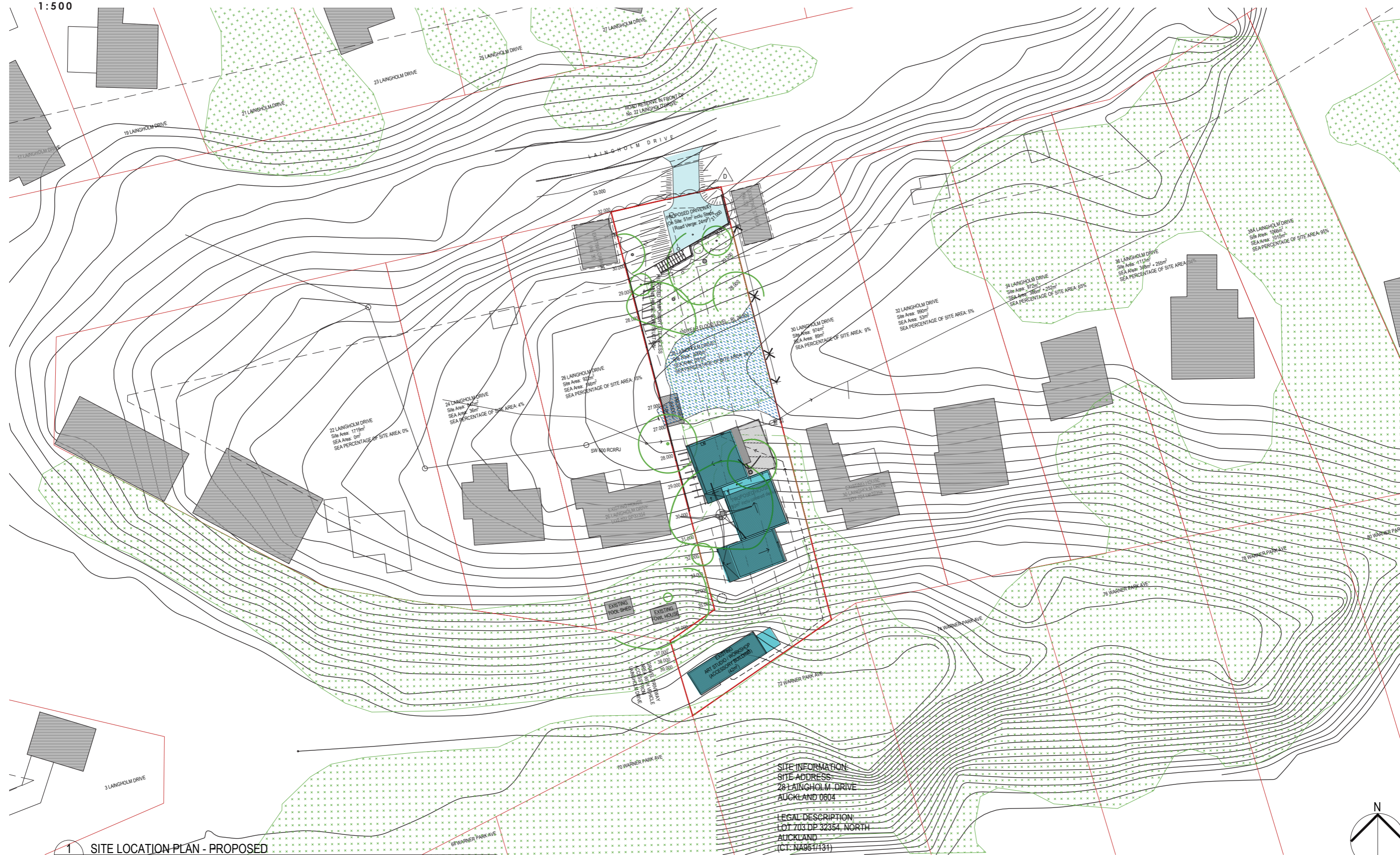
28 LAINGHOLM DR - DESIGN PRESENTATION

2.0 DESIGN PROPOSAL

2.1 SITE LOCATION

PLAN

1:500

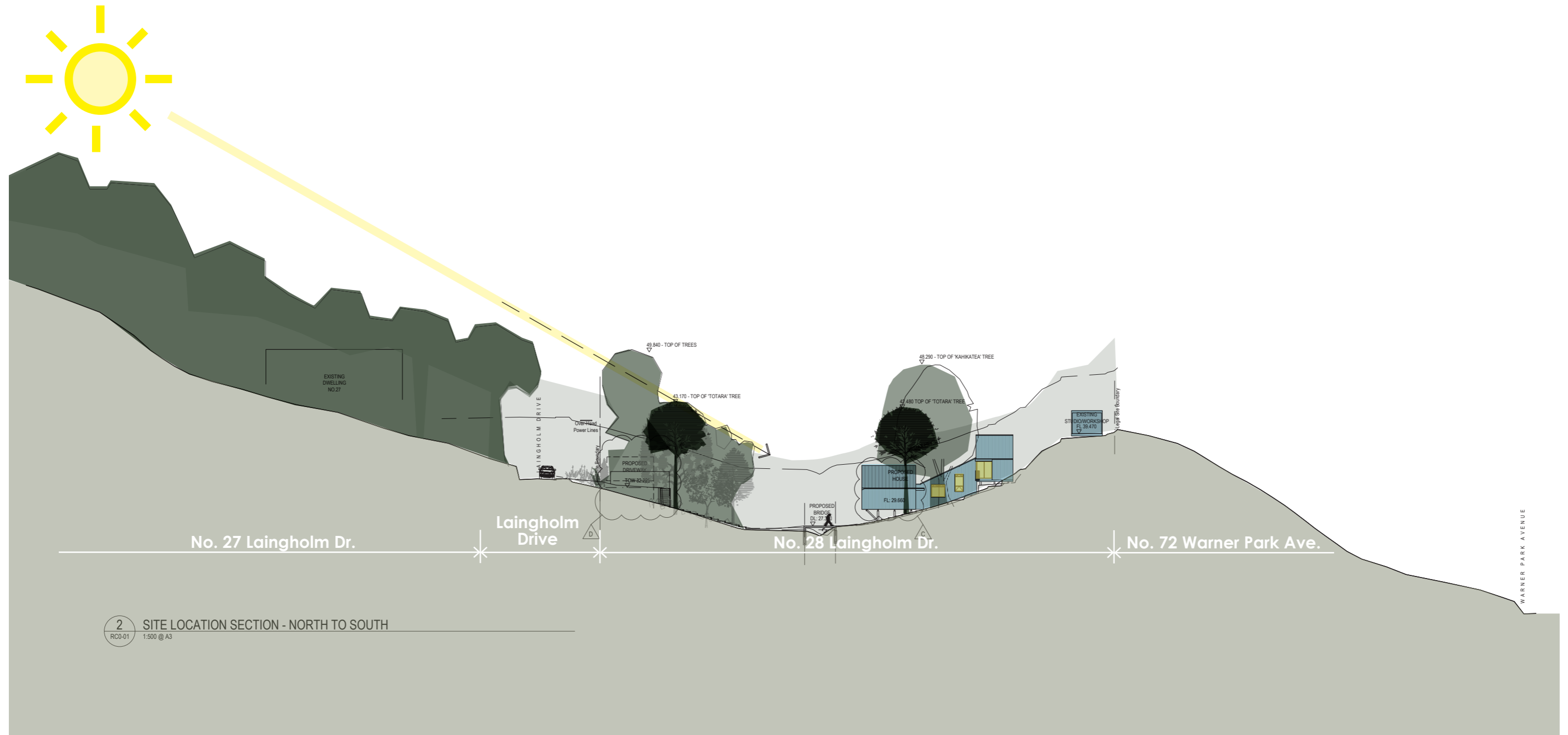


1 SITE LOCATION PLAN - PROPOSED
RC0-01 1:500 @ A3

SITE INFORMATION
 SITE ADDRESS:
 28 LAINGHOLM DRIVE
 AUCKLAND 0604
LEGAL DESCRIPTION:
 LOT 703 DP 32354, NORTH
 AUCKLAND
 (C.T. NA951/131)

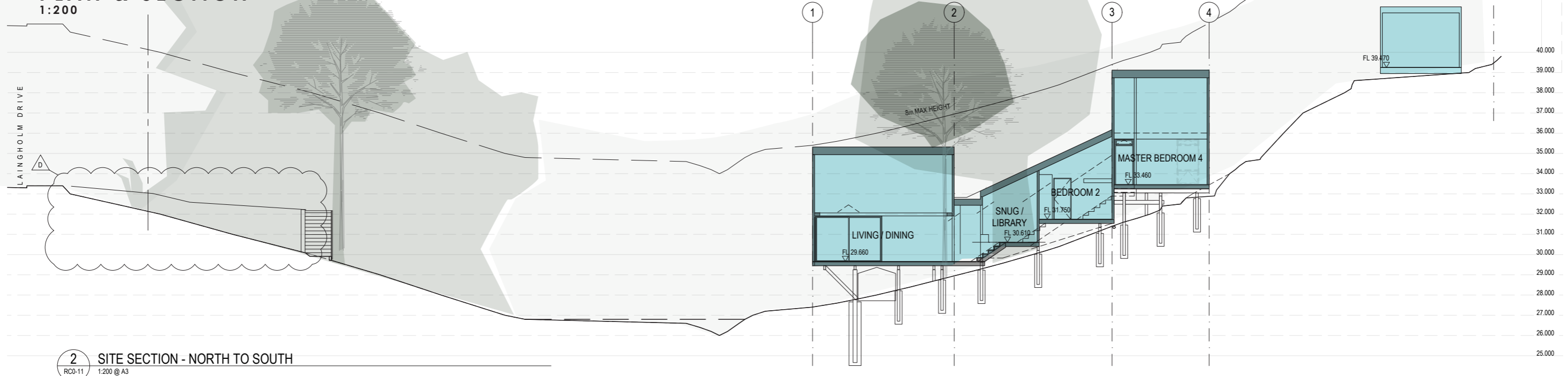
REFER SITE PLAN - RC0-11 FOR
 FURTHER PLANNING INFORMATION

28 LAINGHOLM DR - DESIGN PRESENTATION
2.0 DESIGN PROPOSAL
2.1 SITE LOCATION SECTION
1:500

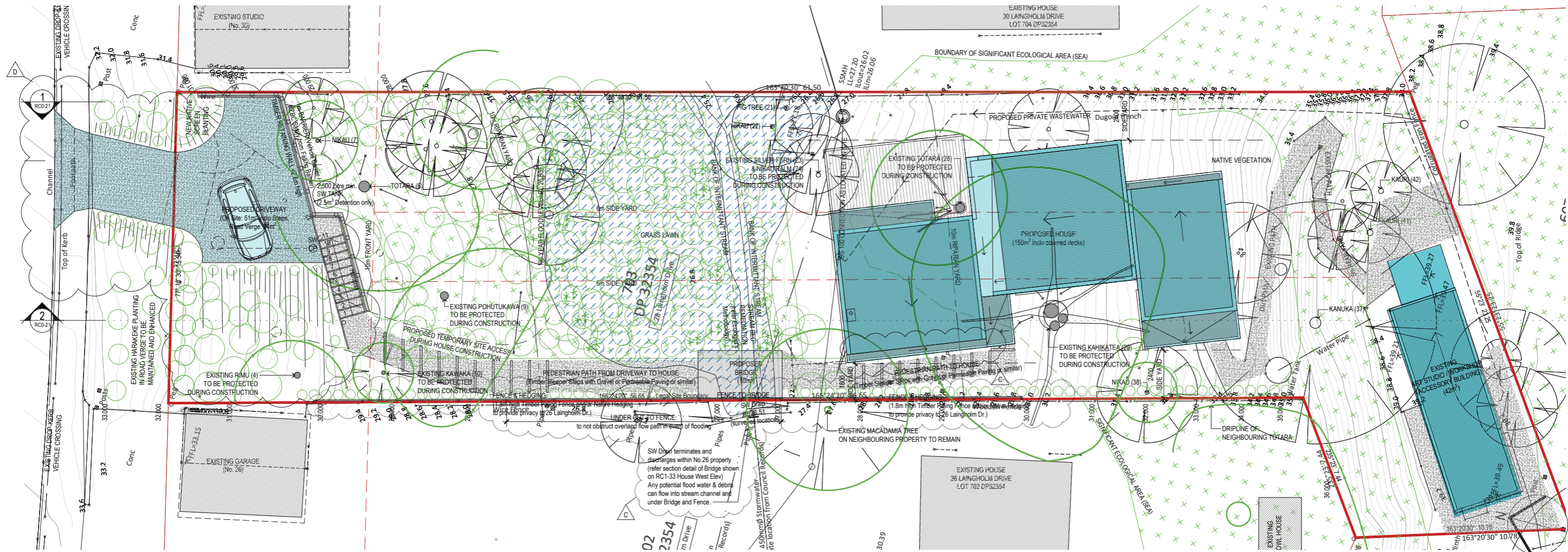


2 SITE LOCATION SECTION - NORTH TO SOUTH
RC0-01 1:500 @ A3

28 LAINGHOLM DR - DESIGN PRESENTATION
 2.0 DESIGN PROPOSAL
 2.2 SITE
 PLAN & SECTION
 1:200



2 SITE SECTION - NORTH TO SOUTH
 RC0-11 1:200 @ A3

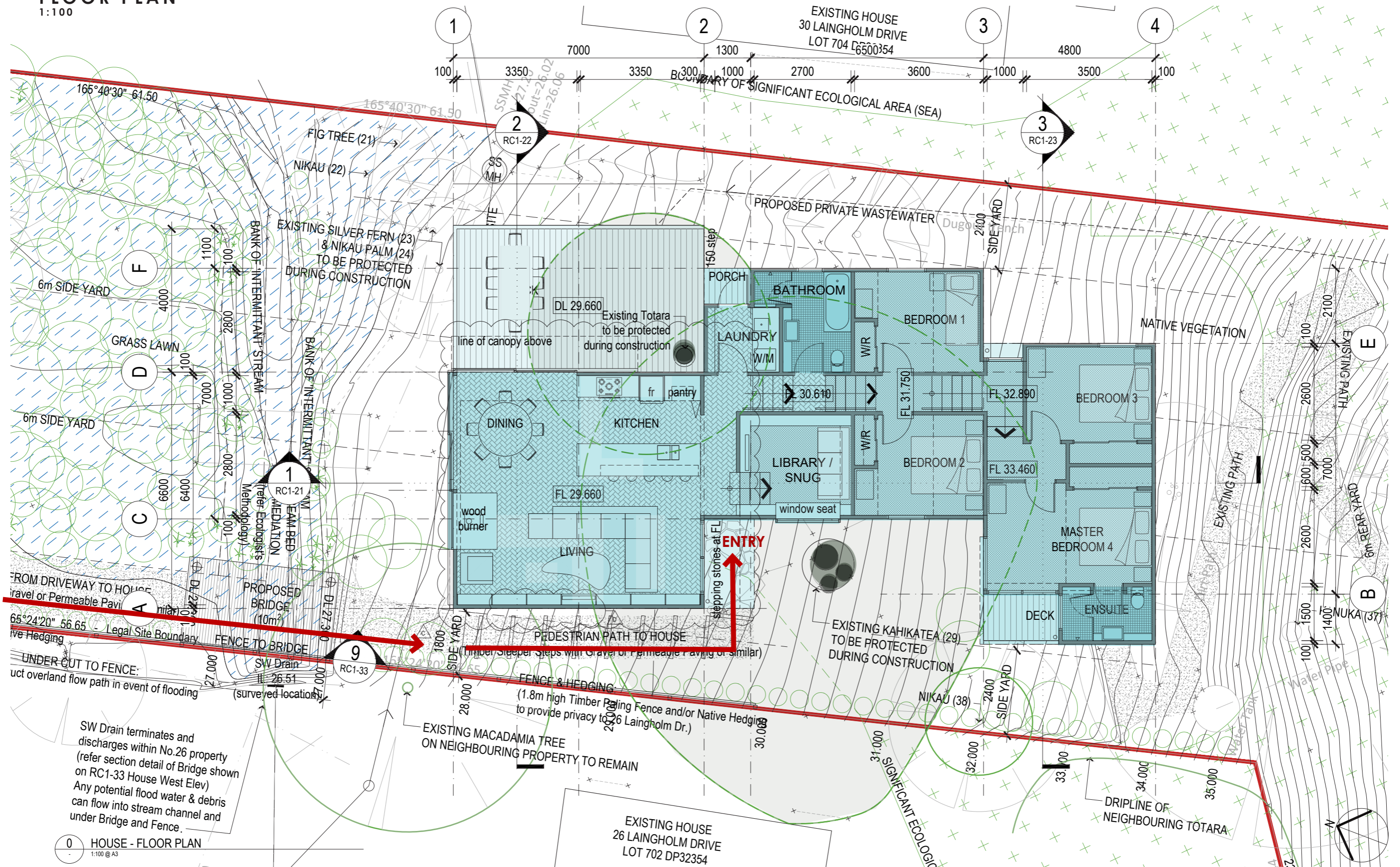


28 LAINGHOLM DR - DESIGN PRESENTATION

2.0 DESIGN PROPOSAL

2.3 HOUSE FLOOR PLAN

1:100

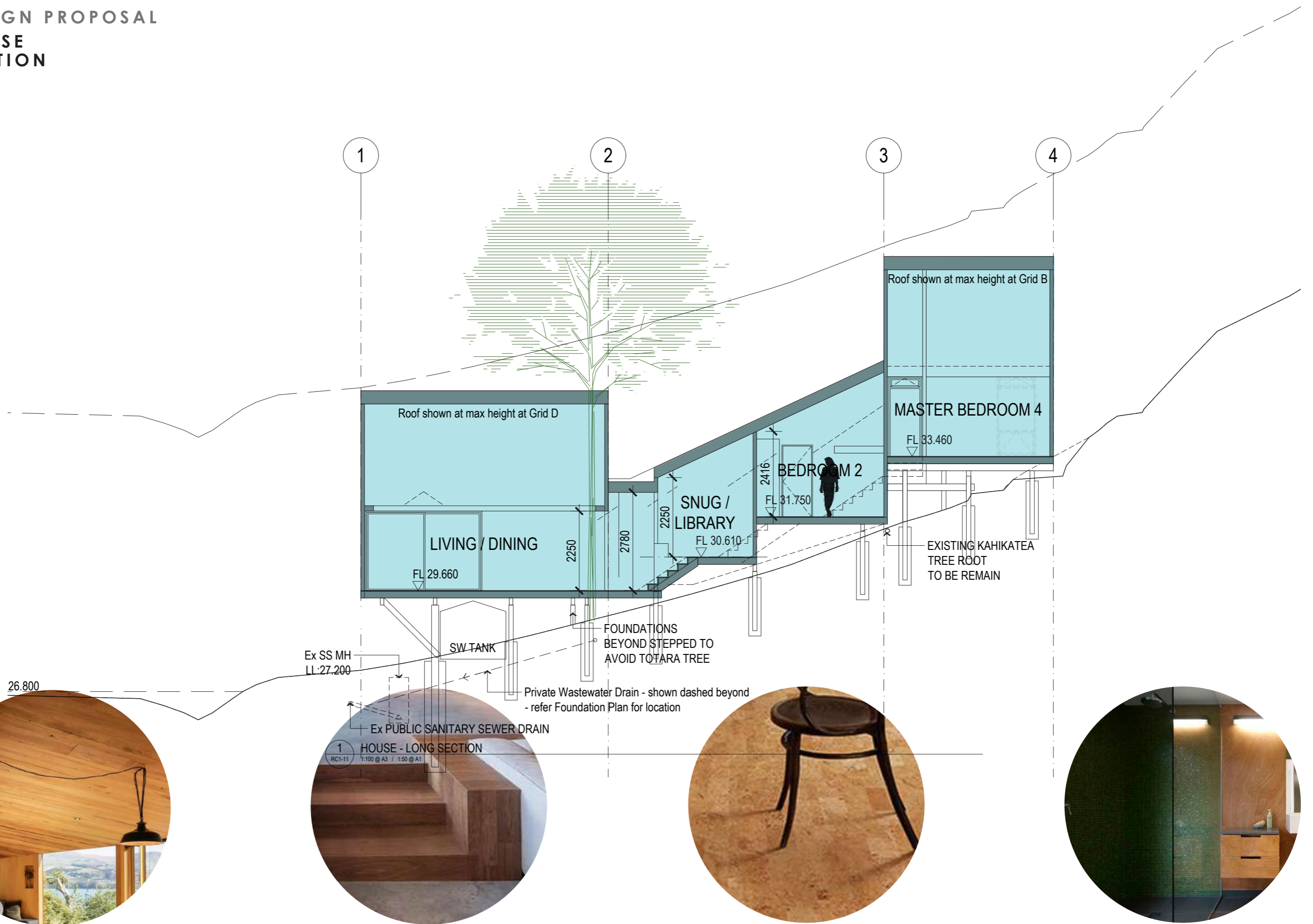


0 HOUSE - FLOOR PLAN
1:100 @ A3

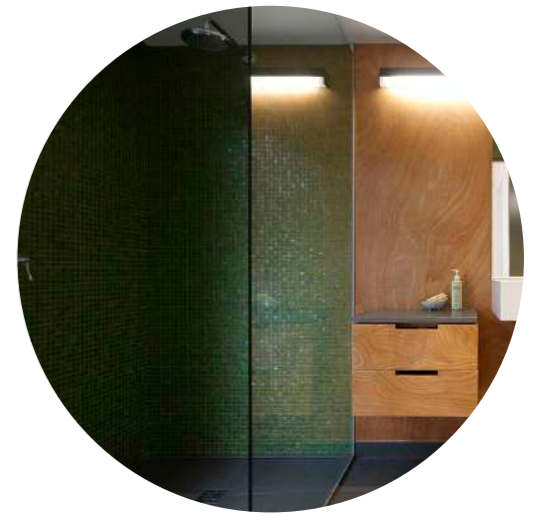
28 LAINGHOLM DR - DESIGN PRESENTATION

2.0 DESIGN PROPOSAL

2.3 HOUSE SECTION
1:100



1 HOUSE - LONG SECTION
RC1-11 1:100 @ A3 / 1:50 @ A1

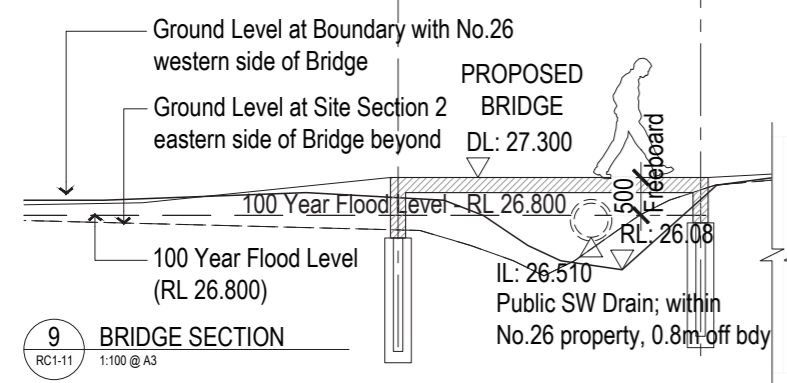
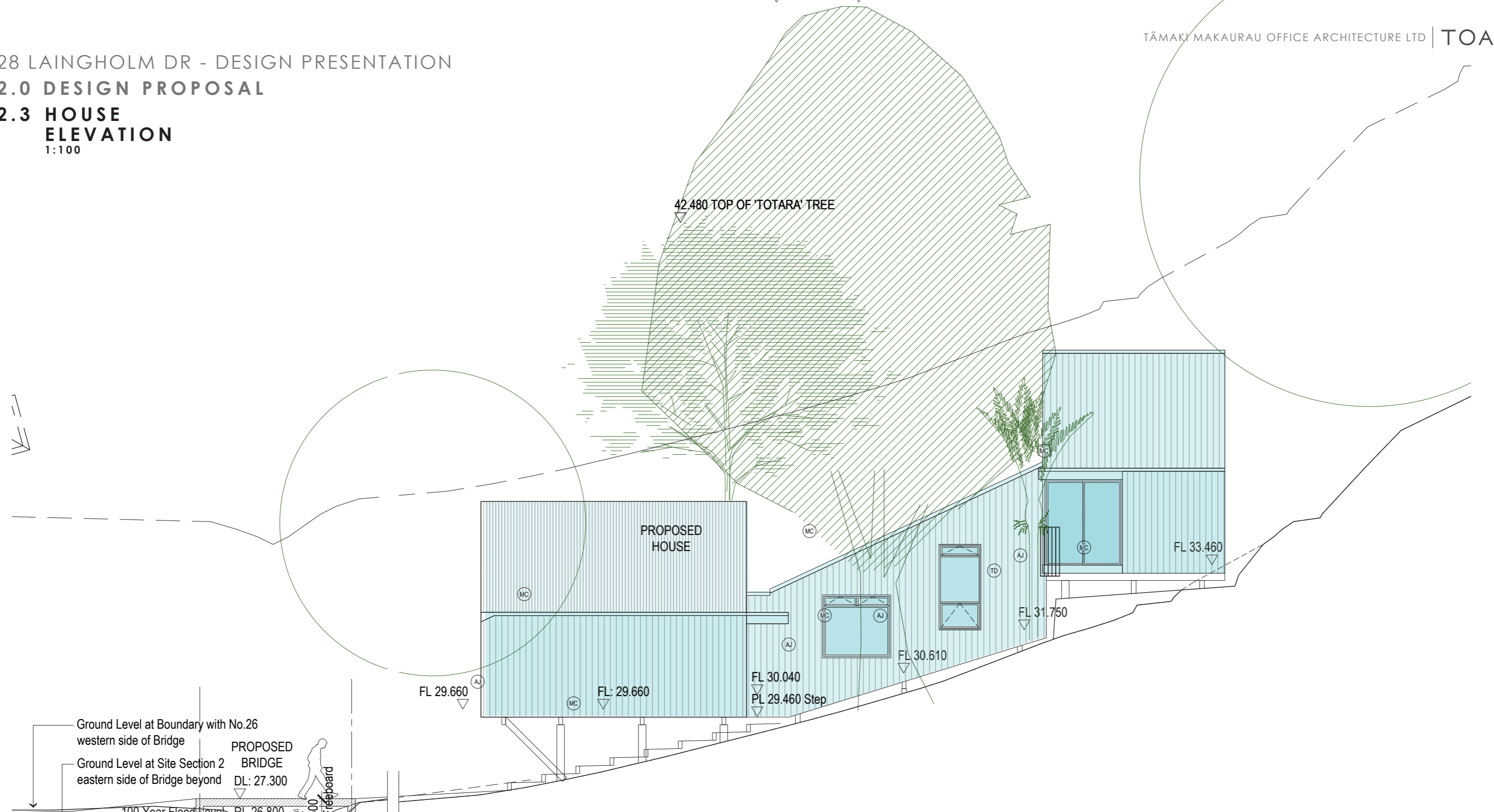


28 LAINGHOLM DR - DESIGN PRESENTATION

2.0 DESIGN PROPOSAL

2.3 HOUSE ELEVATION

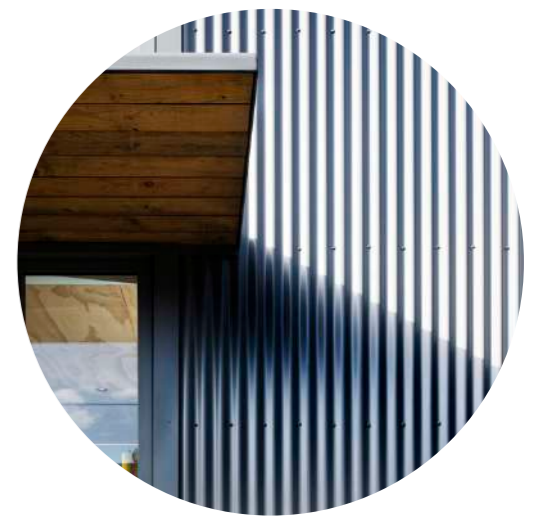
1:100



9 BRIDGE SECTION
RC1-11 1:100 @ A3



W HOUSE - ELEVATION WEST
RC1-11 1:100 @ A3



28 LAINGHOLM DR - DESIGN PRESENTATION
2.0 DESIGN PROPOSAL
2.3 HOUSE
EXTERIOR PERSPECTIVE



Artist's Impression - note design does not exactly match Approved RC Drawings

28 LAINGHOLM DR - DESIGN PRESENTATION
2.0 DESIGN PROPOSAL
2.3 HOUSE
EXTERIOR PERSPECTIVE



Artist's Impression - note design does not exactly match Approved RC Drawings

28 LAINGHOLM DR - DESIGN PRESENTATION
2.0 DESIGN PROPOSAL
2.3 HOUSE
INTERIOR PERSPECTIVE

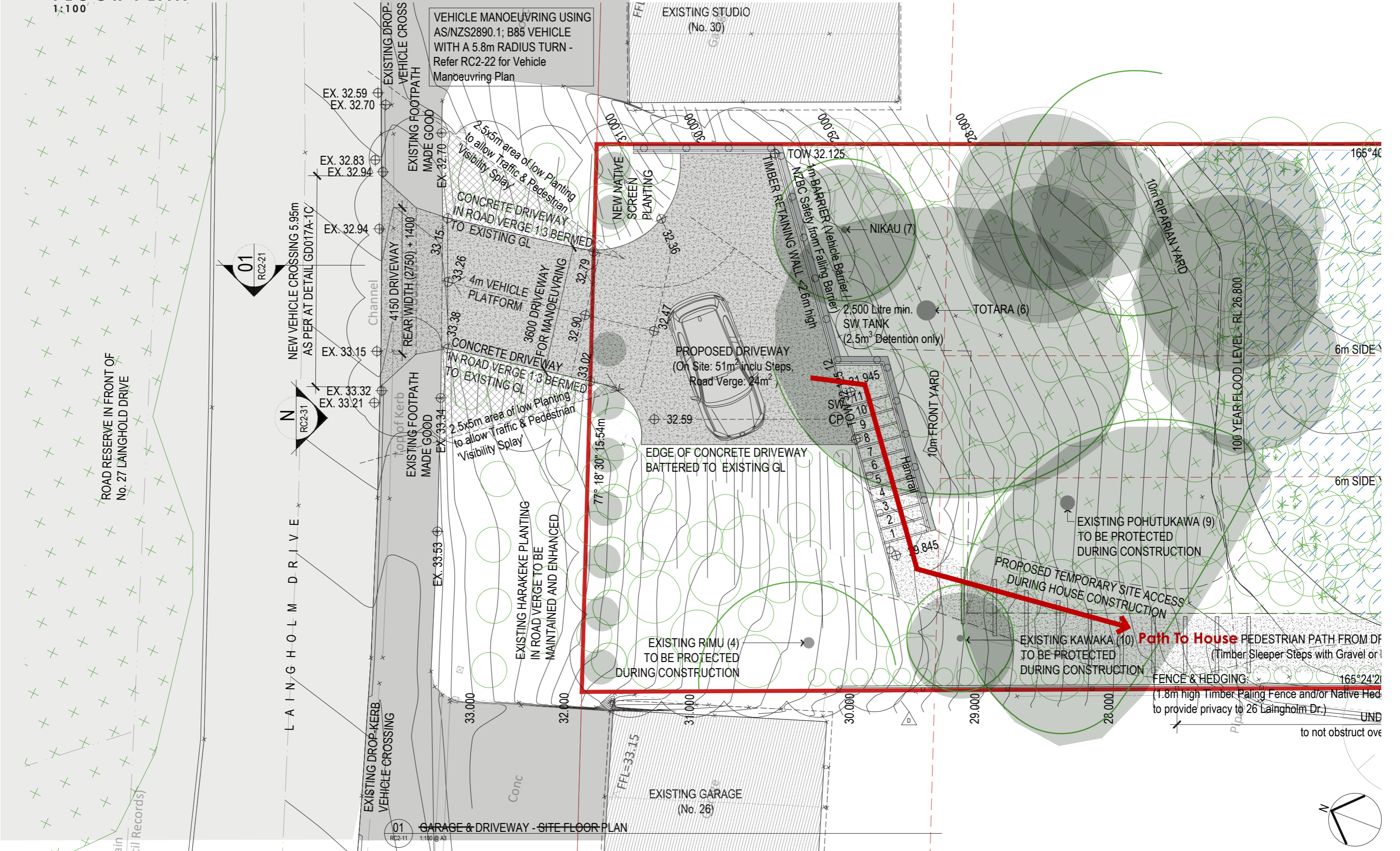


Artist's Impression - note design does not exactly match Approved RC Drawings

28 LAINGHOLM DR - DESIGN PRESENTATION

2.0 DESIGN PROPOSAL

2.4 GARAGE FLOOR PLAN



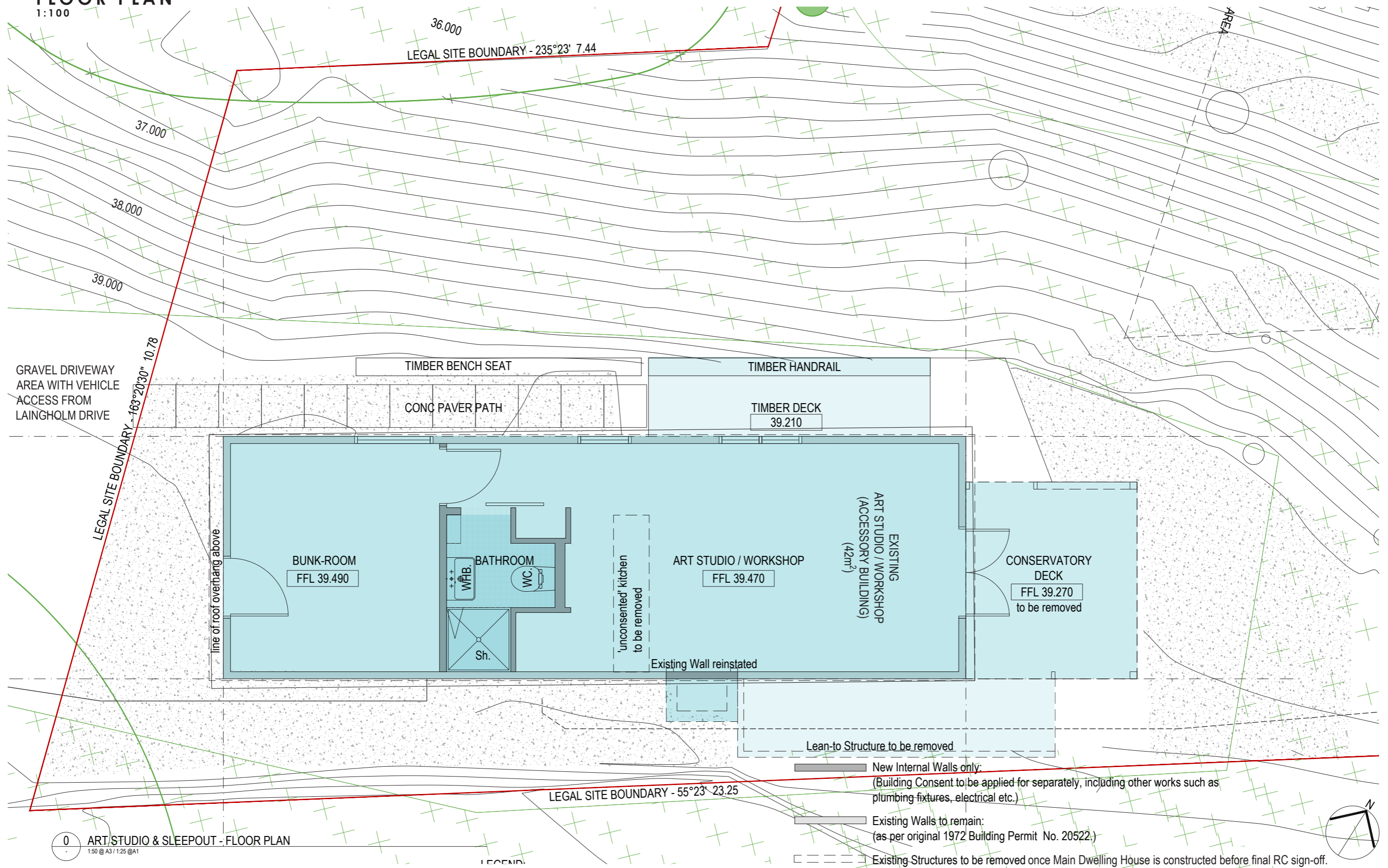
28 LAINGHOLM DR - DESIGN PRESENTATION

2.0 DESIGN PROPOSAL

2.5 ART STUDIO / SLEEP OUT (Existing Shed partially converted)

FLOOR PLAN

1:100



0 ART/STUDIO & SLEEPOUT - FLOOR PLAN
1:50 @ A3 / 1:25 @ A1

LEGEND:

- New Internal Walls only:
(Building Consent to be applied for separately, including other works such as plumbing fixtures, electrical etc.)
- Existing Walls to remain:
(as per original 1972 Building Permit No. 20522.)
- Existing Structures to be removed once Main Dwelling House is constructed before final RC sign-off.

