

# **APPENDIX 15**

## **CHARACTER BUILDING AT 2-38 NUFFIELD STREET**





## CHARACTER BUILDING AT 2-38 NUFFIELD STREET

In relation to the character building identified at 2-38 Nuffield Street (as identified on the Newmarket Growth Area Structure Plan diagram in Appendix B to the planning maps D09-62), where development of that character building is undertaken in general accordance with the diagrams in Appendix 15 of the District Plan then such development shall be considered to satisfy the criteria set out in clauses G.2.2.1 (iv), G.2.2.2(i), G.2.2.2(iii), G.2.2.2(iv) of additional limitation D09-62 to an appropriate extent. For clarity, these diagrams include retention of the Remuera Road/Nuffield Street corner element and the elliptical control room at the Nuffield Street/Balm Street intersection. The redevelopment of the existing building in between respects the form, mass, proportion, rhythm, scale and continuity of the streetscape, subject to more detailed assessment under clause G.2.1 of additional limitation D09-62.

For the avoidance of doubt, a proposal other than in accordance with the diagrams in Appendix 15 of the Plan may still be considered in light of the assessment criteria in additional limitation D09-62.

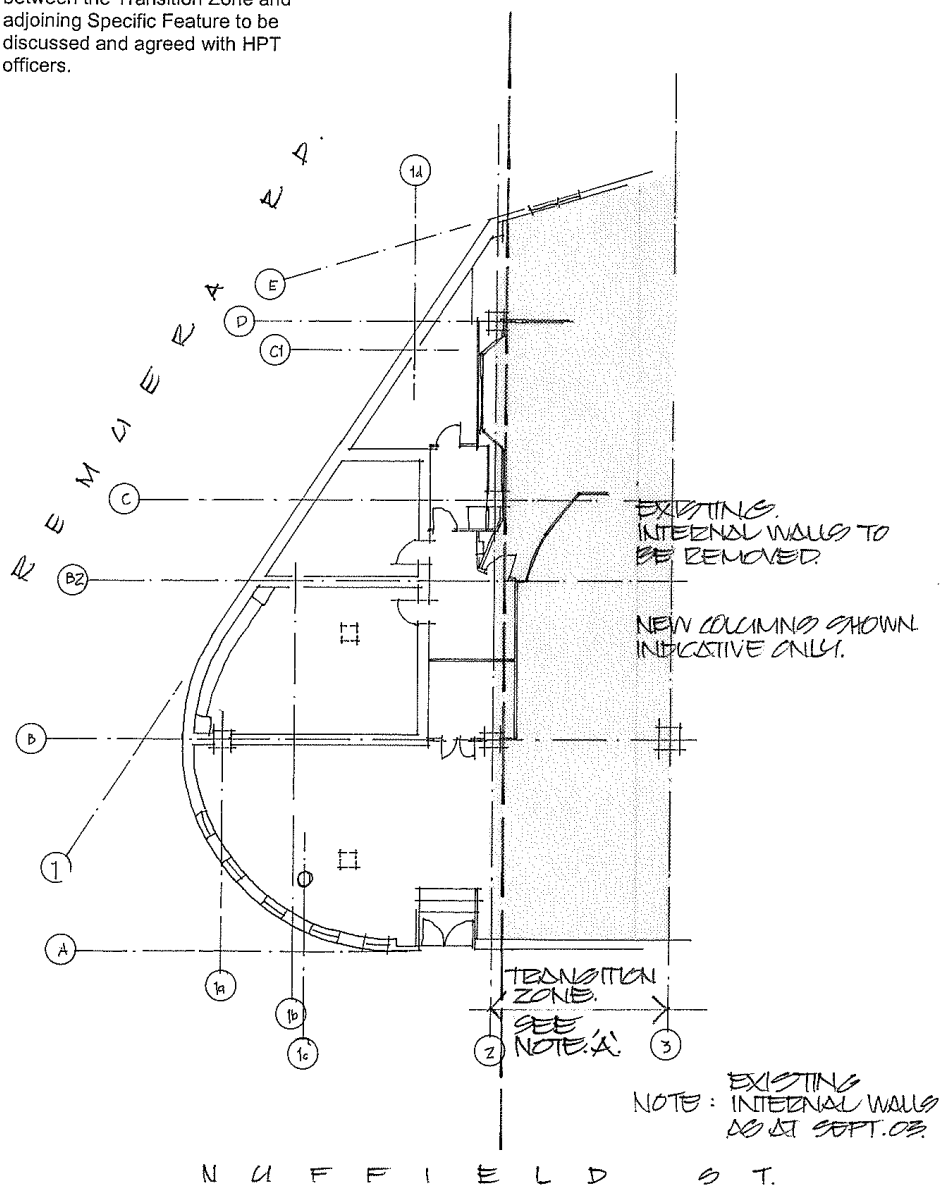


## AEPB - 1

## NOTE A:

Between gridlines 2 and 3:

1. Existing building to be removed
2. Nuffield St façade to be retained
3. Floor structure integration between the Transition Zone and adjoining Specific Feature to be discussed and agreed with HPT officers.



JOY ARCHITECTS
DRAWN BY - 61
DATE DRAWN - SEPT 02
AS - BLOCK PLAN
SCALE 1:200
REVISION
A: NOV 2002
B: DEC 2002



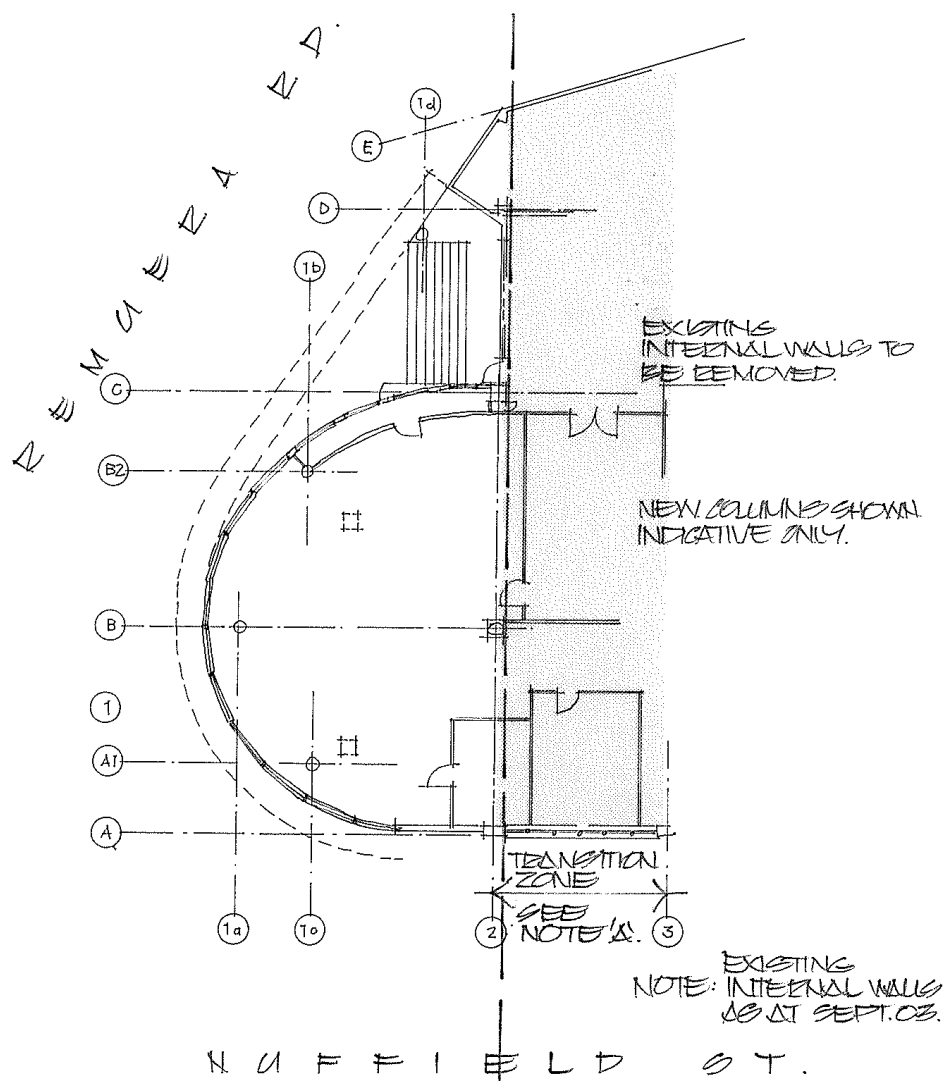
Mercury Energy

NEWMARKET DEPOT  
A BLOCK GND. FLOOR

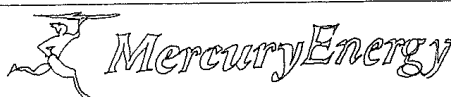


## AEPB - 2

1. Existing building to be removed
2. Nuffield St façade to be retained
3. Floor structure integration between the Transition Zone and adjoining Specific Feature to be discussed and agreed with HPT officers.



JCY ARCHITECTS  
 DRAWN BY - GJ  
 DATE DRAWN - SEPT 03  
 AS - BUILT PLAN  
 SCALE 1:200  
 REVISION  
 A1 NOV 2003  
 B1 FEB 2003



NEWMARKET DEPOT  
 A BLOCK 1ST FLOOR

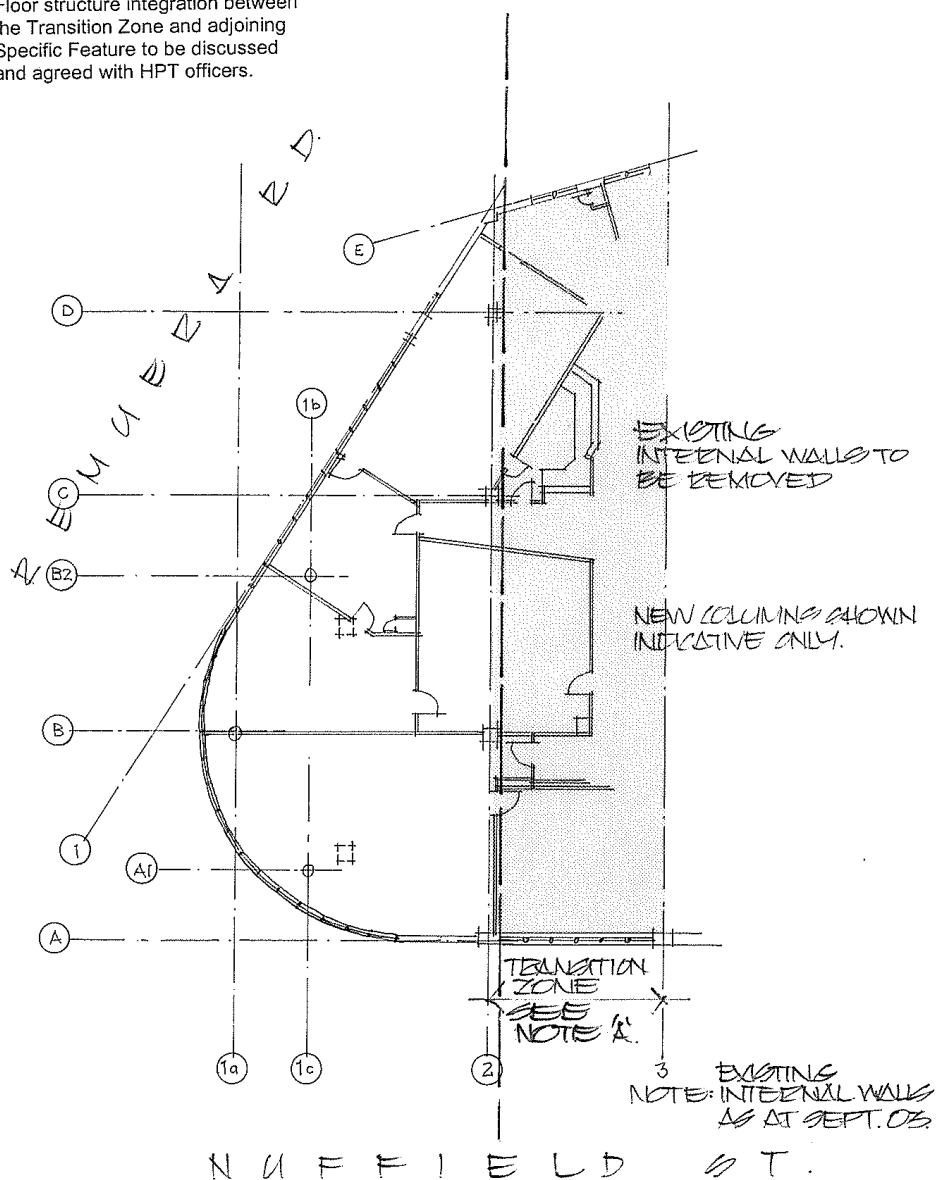


## AEPB - 3

## NOTE A:

Between gridlines 2 and 3:

1. Existing building to be removed
2. Nuffield St façade to be retained
3. Floor structure integration between the Transition Zone and adjoining Specific Feature to be discussed and agreed with HPT officers.



JCY ARCHITECTS
DRAWN BY: -GJ
DATE DRAWN: SEPT 03
AS-BUILT PLAN
SCALE 1:200
REVISION
A: NOV 2003



Mercury Energy

NEWMARKET DEPOT  
A BLOCK 2ND FLOOR

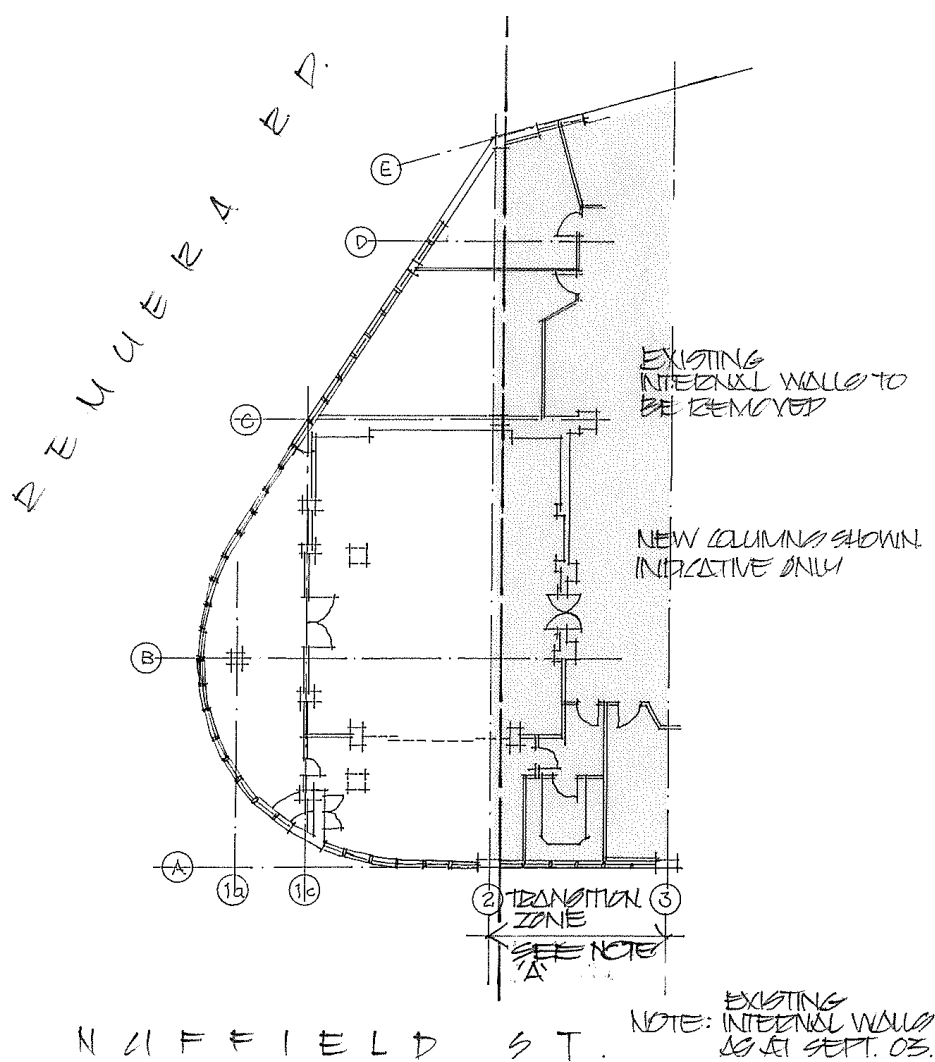


## AEPB - 4

## NOTE A:

Between gridlines 2 and 3:

1. Existing building to be removed
2. Nuffield St façade to be retained
3. Floor structure integration between the Transition Zone and adjoining Specific Feature to be discussed and agreed with HPT officers.



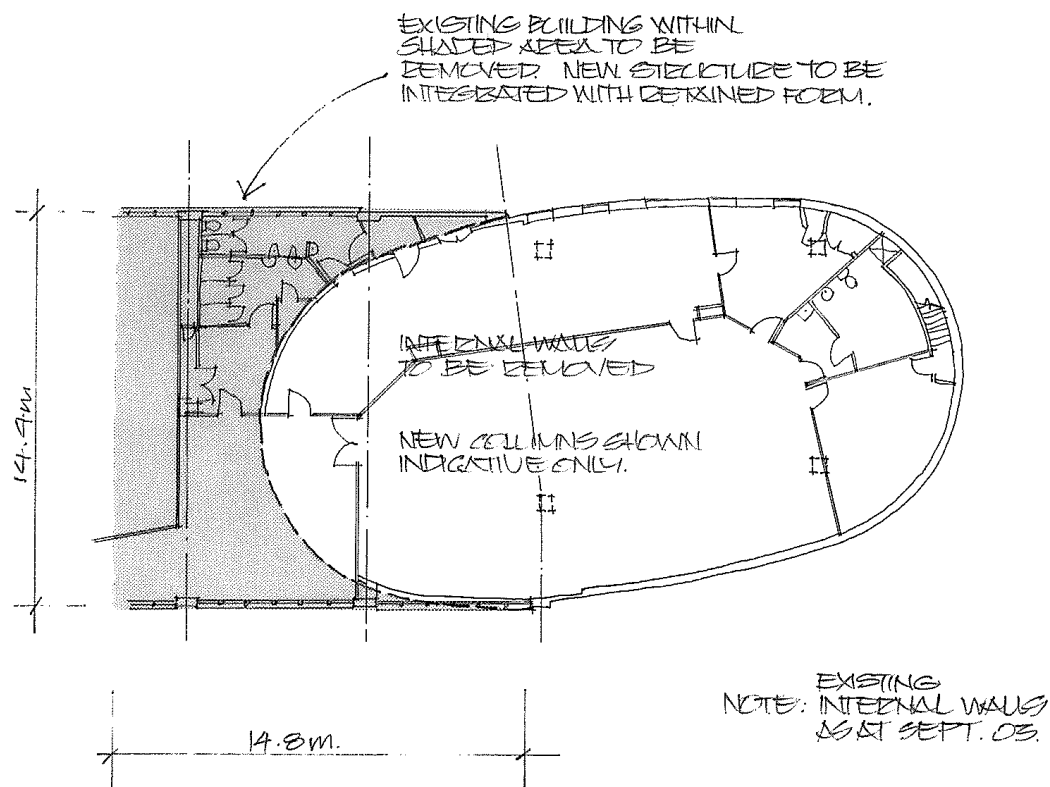
JCY ARCHITECTS  
DRAWN BY: JCY  
DATE DRAWN: SEPT 03  
AS-BUILT PLAN  
SCALE 1:200  
REVISION  
A: NOV 2003



NEWMARKET DEPOT  
A BLOCK 3RD FLOOR



**AEPB - 5**



JOY ARCHITECTS  
DRAWN BY: --93  
DATE DRAWN: 08/05/03  
AP - BUILD PLAN  
SCALE 1:200  
REVISION:  
A: NOV 2003

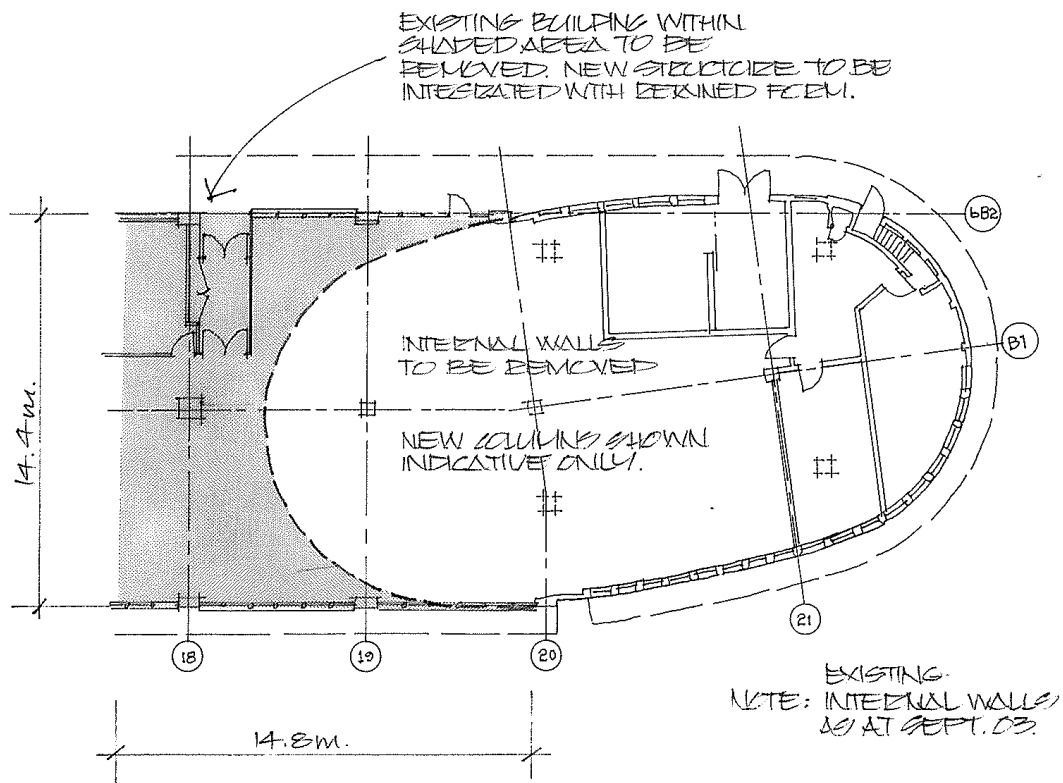


NEWMARKET DEPOT  
B BLOCK 1ST FLOOR





## AEPB - 6



JCY ARCHITECTS  
DRAWN BY: BT  
DATE DRAWN: SEPT 03  
AS - BUILD PLAN  
SCALE 1:200  
REVISION  
A: NOV 2003  
B: DEC 2003



MercuryEnergy

NEWMARKET DEPOT  
B BLOCK GND. FLOOR



