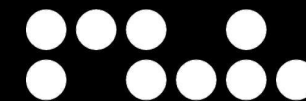


NEW DEVELOPMENT - KARORI ROAD, KARORI, WELLINGTON
FEASIBILITY / CONCEPT STUDY



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Content - Option.2:

1.03 Existing Site Plan

1.04 Proposed Site Plan

1.05 Proposed Site Plan

1.06 Floor Plans - Lot.2 / House.1 - Ground Floor and First Floor

1.07 - Lot.2 / House.1 - Second Floor

1.08 - Lot.3 / House.2 - Ground Floor and First Floor

1.09 - Lot.3 / House.2 - Second Floor

1.10 - Lot.4 / House.3 - Ground and First Floor

1.11 - Lot.4 / House.3 - Second Floor

1.12 Sections - Proposed Driveway

1.13 - Lot.2 / House.1

1.14 - Lot.3 / House.2

1.15 - Lot.4 / House.3

1.16 Turning Circles - Turning Circles

1.17 - Proposed Maneuvering during Construction

1.18 - Proposed Maneuvering for Cars

1.19 Cut and Fills - Perspectives

1.20 - Perspectives

1.21 Perspectives - South East

1.22 - South East with Sun Access Plane

1.23 - East

1.24 - North East

1.25 - South West

1.26 - Views from Top Floors





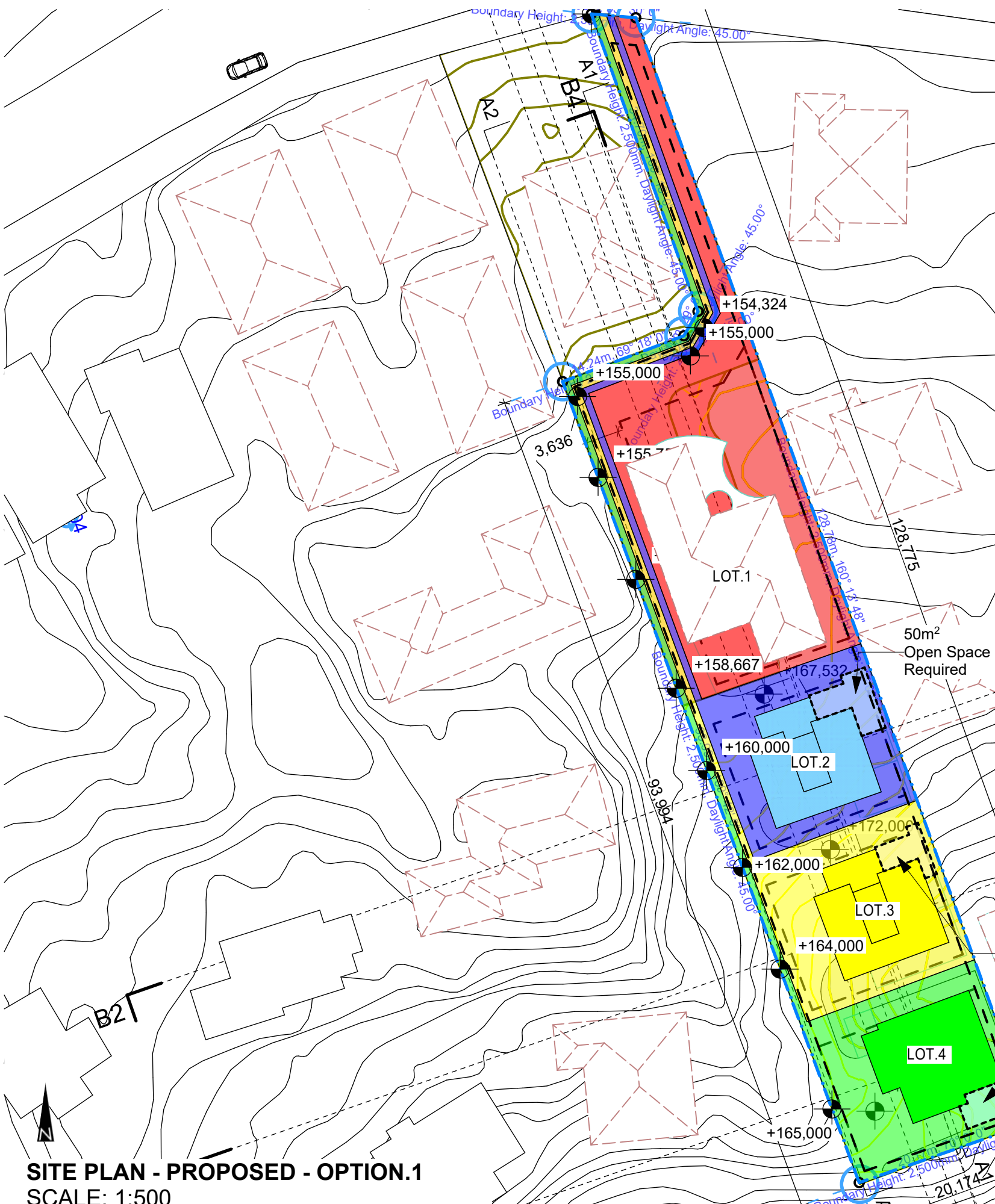
EXISTING SITE PLAN
SCALE: 1:500

NEW DEVELOPMENT - KARORI ROAD, KARORI, WELLINGTON
FEASIBILITY / CONCEPT STUDY - Sheet 1.3



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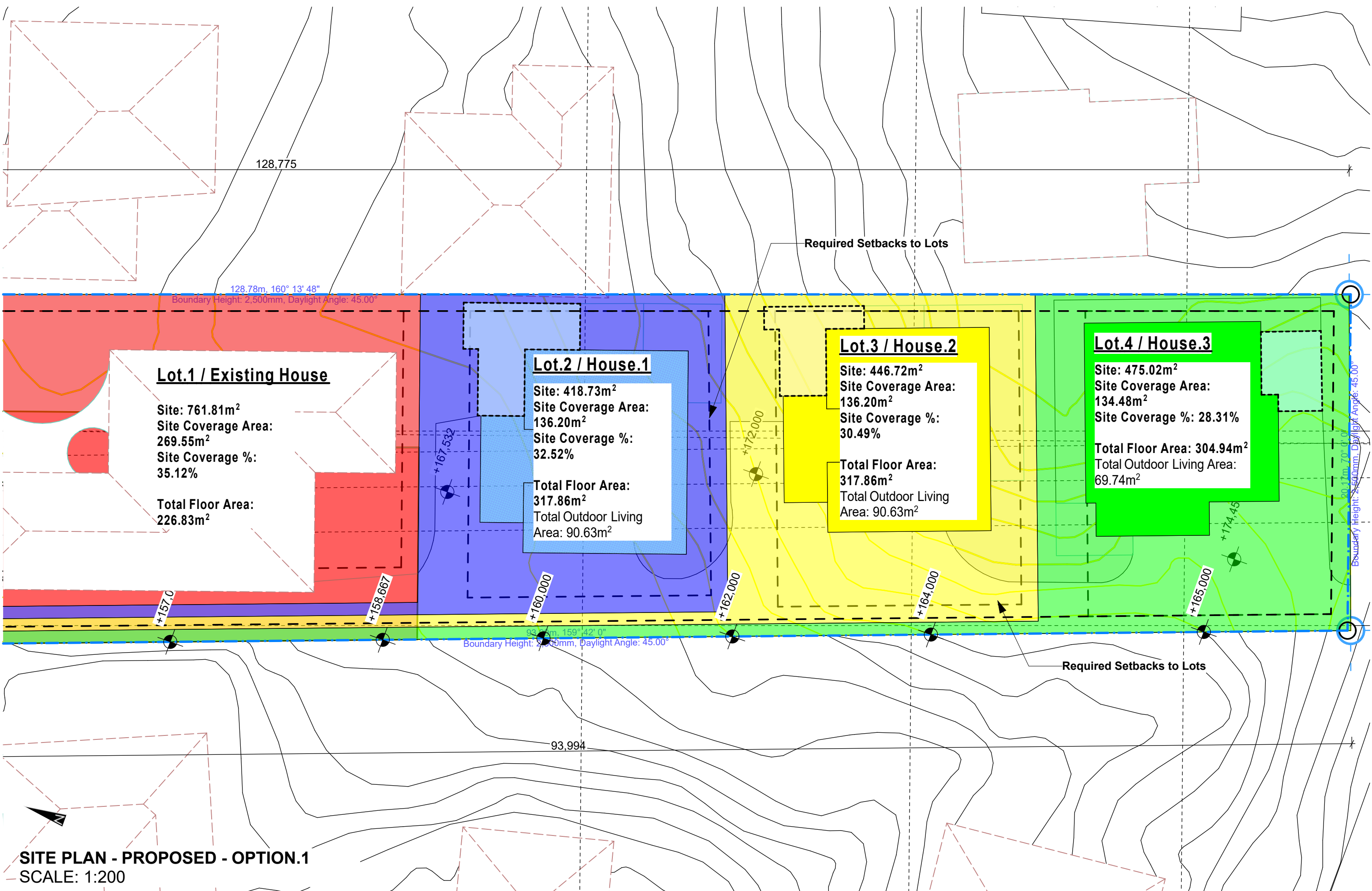
LEGEND
LOT 8 DP 4163

Existing Site Area:	2102m ²
Existing House Owners:	Undisclosed
Existing Site Coverage:	373m ² (17.7% of allowed 35%)
Proposed Subdivision Area:	1340.47m ² (Excluding Lot.1)
Proposed Lot.1 Area:	761.81m ² (Site Coverage Area: 269.55m ² , Site Coverage%: 35.12%)
Proposed Lot.2 Area:	418.73m ² (Site Coverage Area: 136.20m ² , Site Coverage%: 32.52%)
Proposed Lot.3 Area:	446.72m ² (Site Coverage Area: 136.20m ² , Site Coverage%: 30.49%)
Proposed Lot.4 Area:	475.02m ² (Site Coverage Area: 134.48m ² , Site Coverage%: 28.31%)

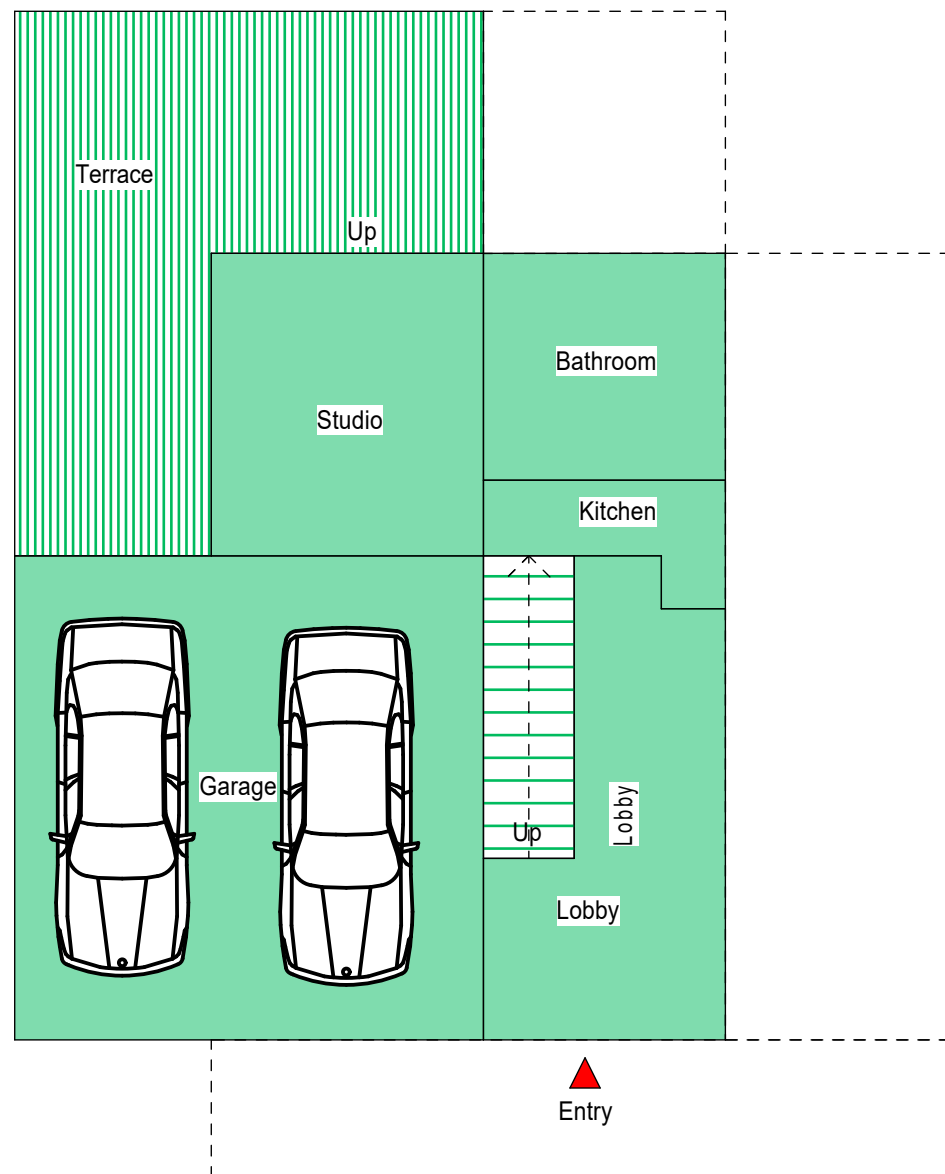
Applied Outer Residential Rules
according to Wellington City Council District Plan
(Revised PC56 Provisions):

- **Front Yard (5.1.3.2.3):** A minimum of 3m, or 10m less half the width of the road, or whichever is the lesser
- **Side and Rear Yards (5.1.3.2.5):** Minimum width of 1m must be maintained between buildings where a residential building (other than an accessory building) on an adjoining site is sited less than 1m from the boundary)
- **Sunlight Access (5.3.1.5.8):** All parts of a building [or structure, including a fence or wall,] shall be contained within a 45° plane commencing at a point 2.5m above ground level inclined inwards at right angles in plan from all parts of the site's boundaries
- **Maximum Height (5.1.3.5 and 5.1.3.60):** Maximum Height is 8m
- **Open Space (5.1.3.2B.6):** On-site ground level open space shall be provided at a minimum of 50m² per household unit
- **Site Coverage (5.1.3.3.2):** Maximum coverage is 35%

SITE PLAN - PROPOSED - OPTION.1
SCALE: 1:500

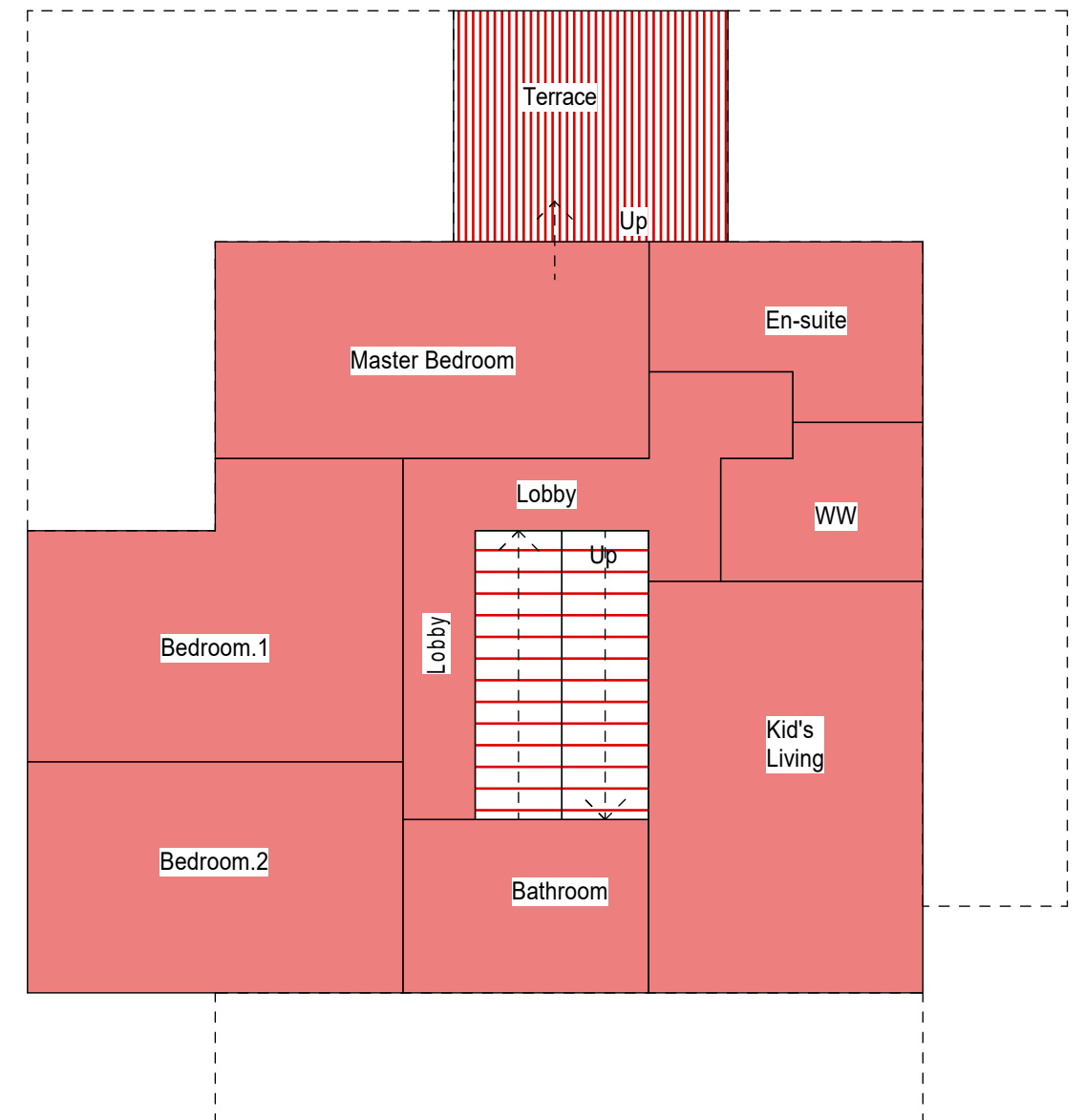


SITE PLAN - PROPOSED - OPTION.1
SCALE: 1:200



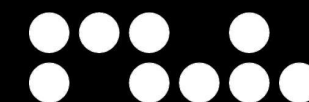
UNIT 1 - Ground Floor

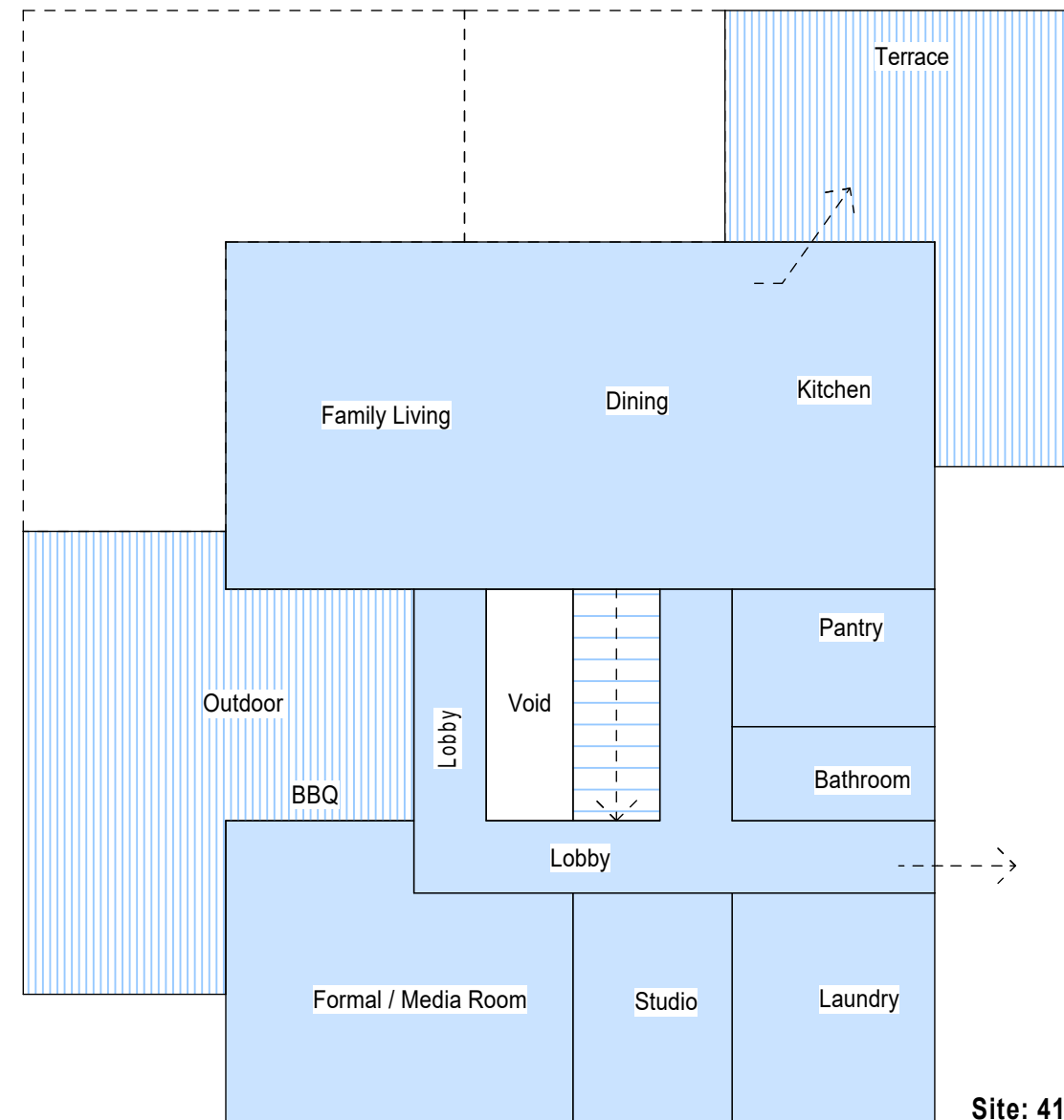
87.36m²
Terrace: 30.24m²



UNIT 1 - First Floor

119.26m²
Terrace: 12.26m²



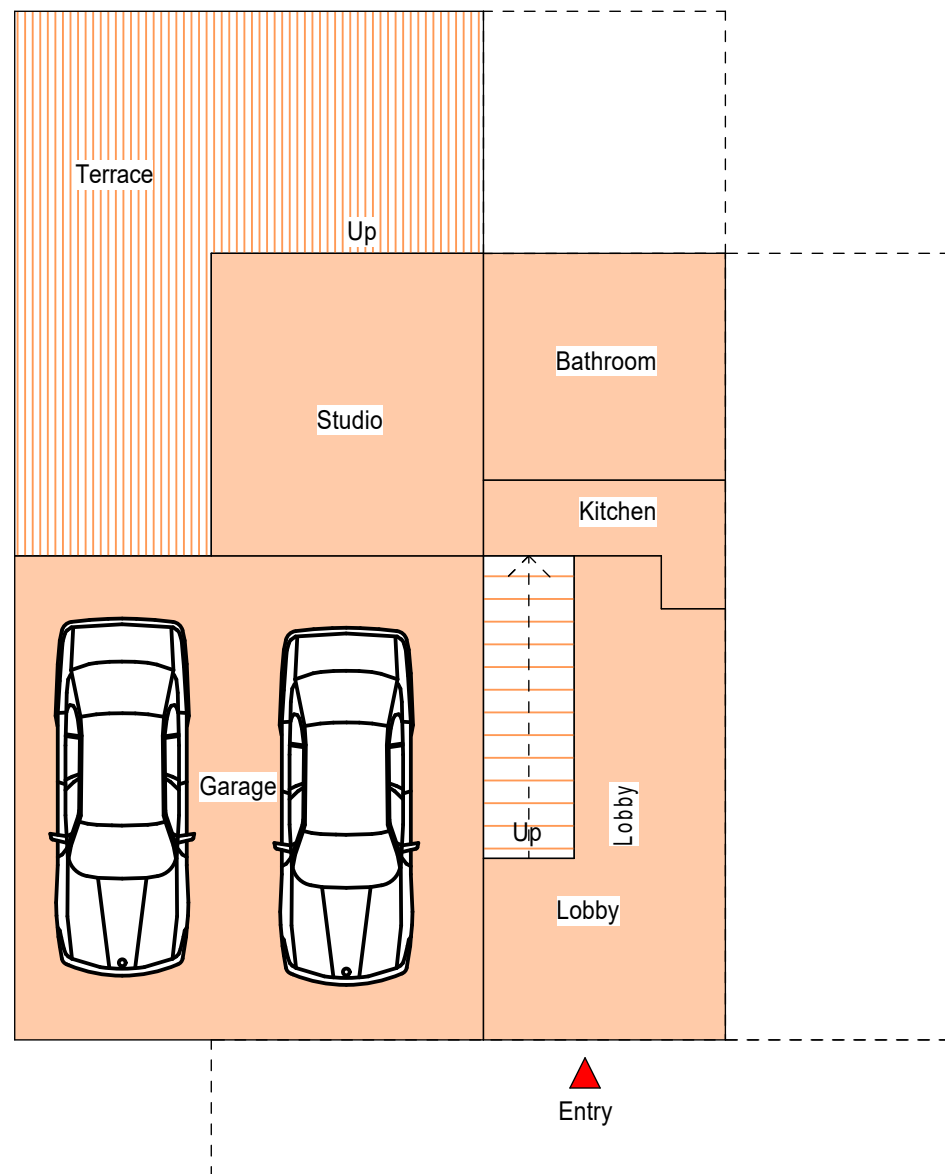


UNIT 1 - Second Floor

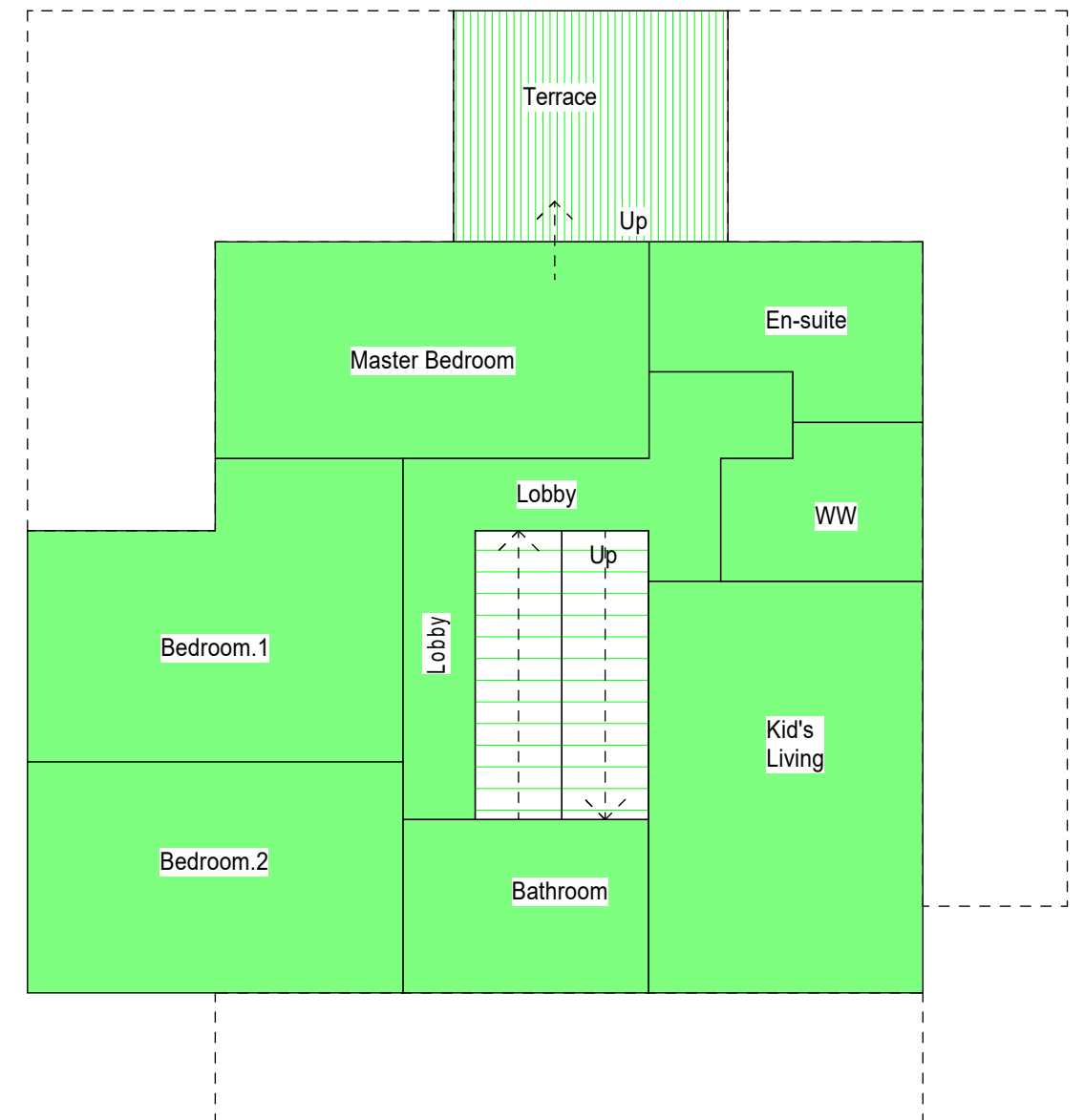
111.24m²
Total: 317.86m²
 Terrace: 21.89m²
 Roof Terrace: 26.24m²

Site: 418.73m²
Site Coverage Area: 136.20m²
Site Coverage %: 32.52%

Total Floor Area: 317.86m²
Total Outdoor Living Area: 90.63m²

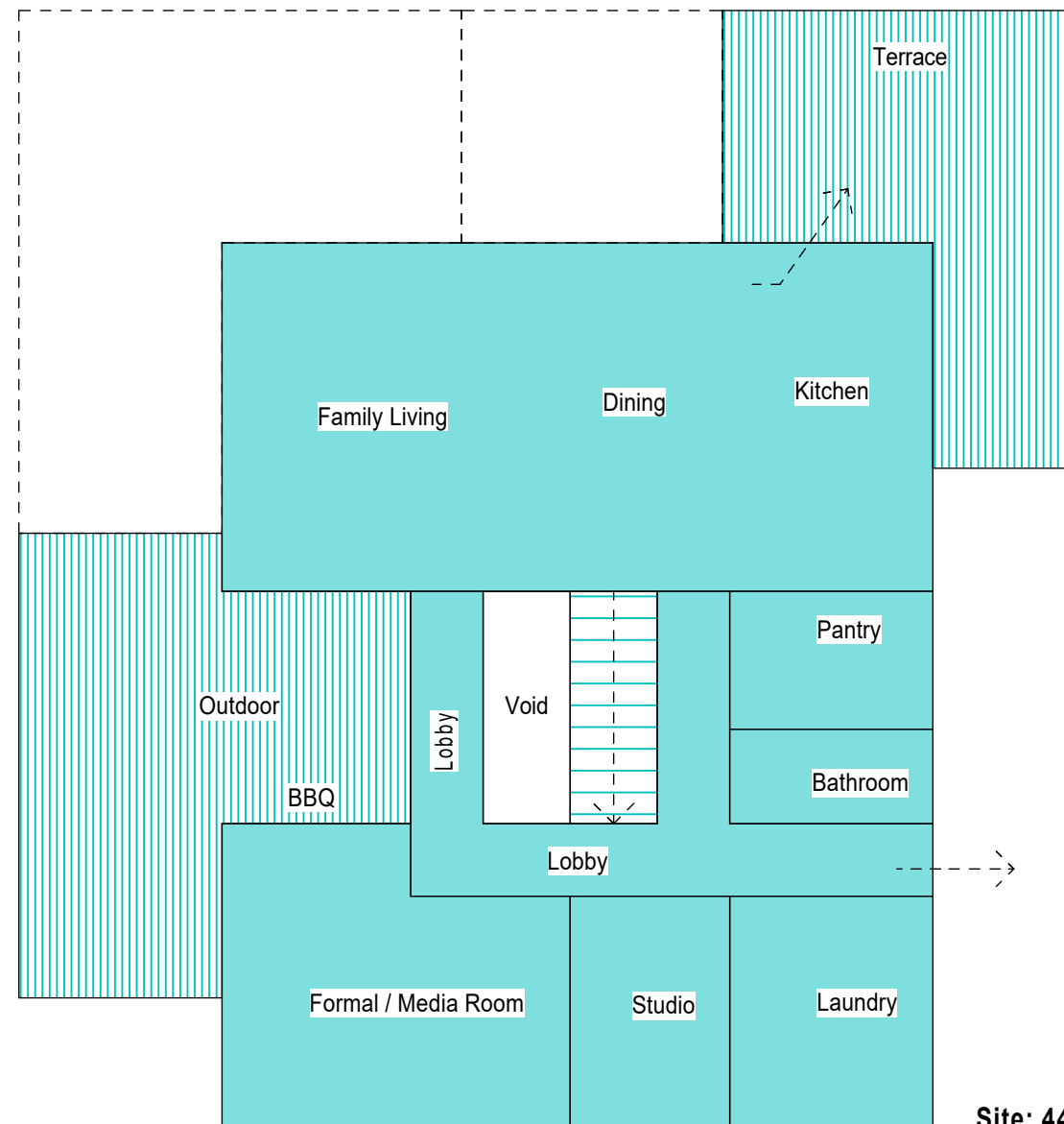


UNIT 2 - Ground Floor
 87.36m²
 Terrace: 30.24m²



UNIT 2 - First Floor
 119.26m²
 Terrace: 12.26m²





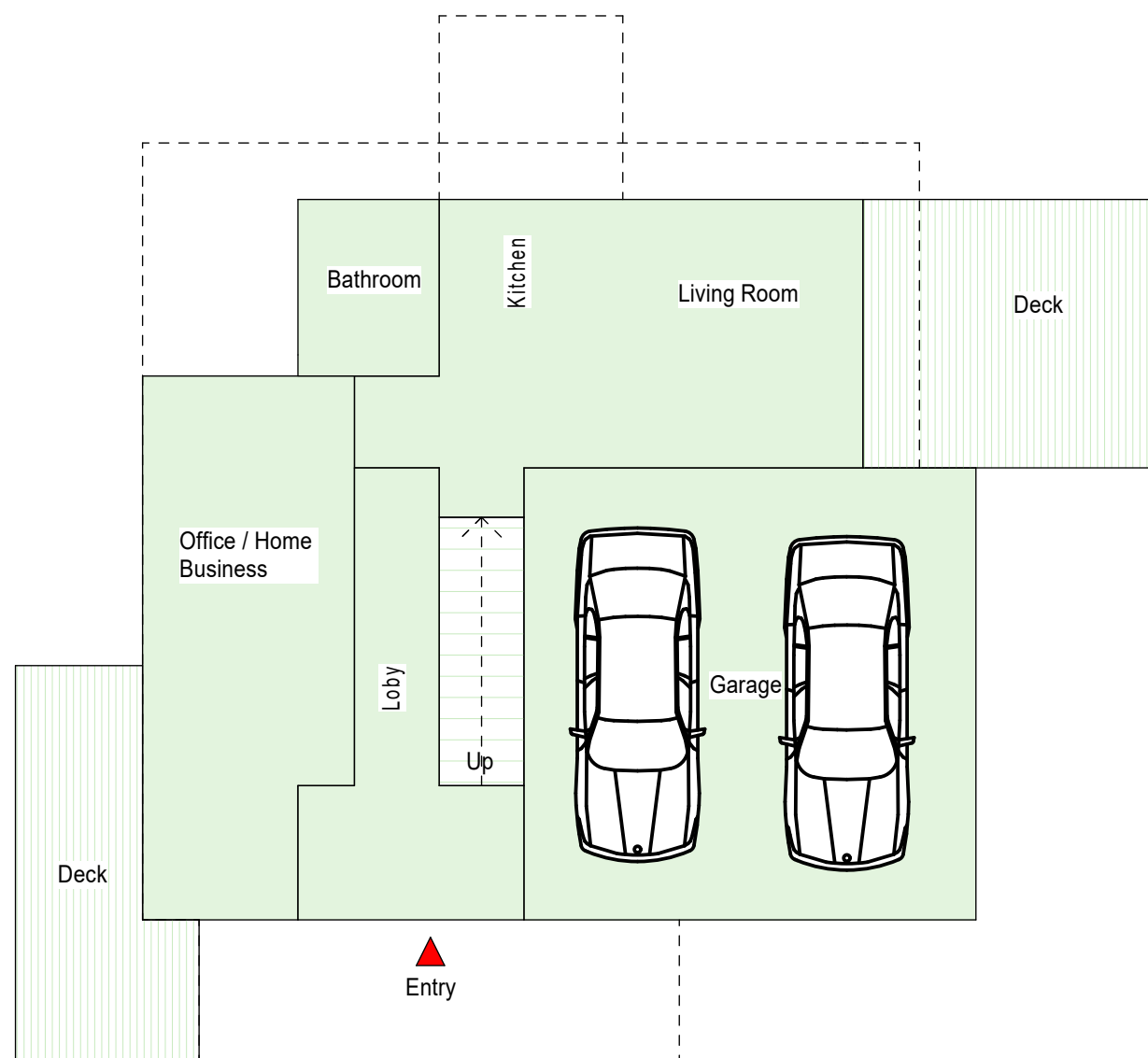
UNIT 2 - Second Floor

111.24m²
Total: 317.86m²
 Terrace: 21.89m²
 Roof Terrace: 26.24m²

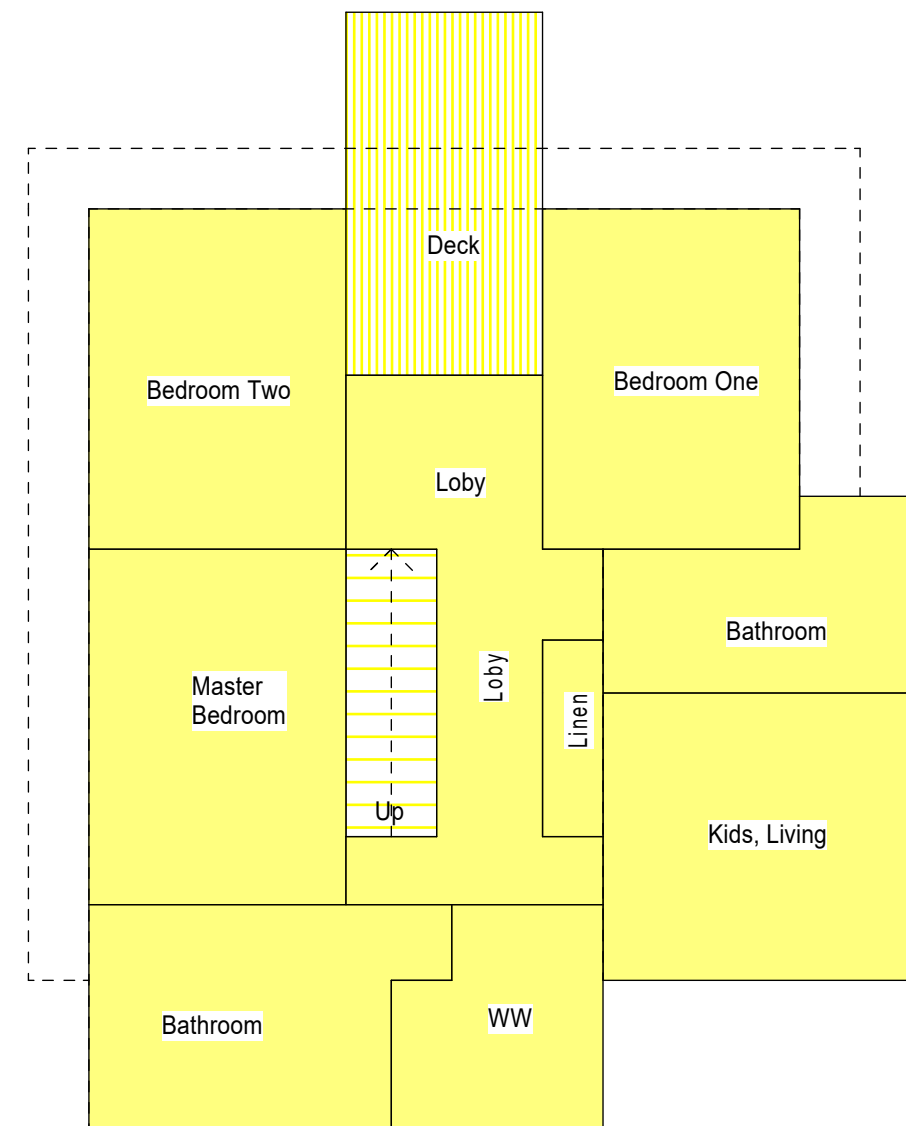
Site: 446.72m²
Site Coverage Area: 136.20m²
Site Coverage %: 30.49%

Total Floor Area: 317.86m²
Total Outdoor Living Area: 90.63m²

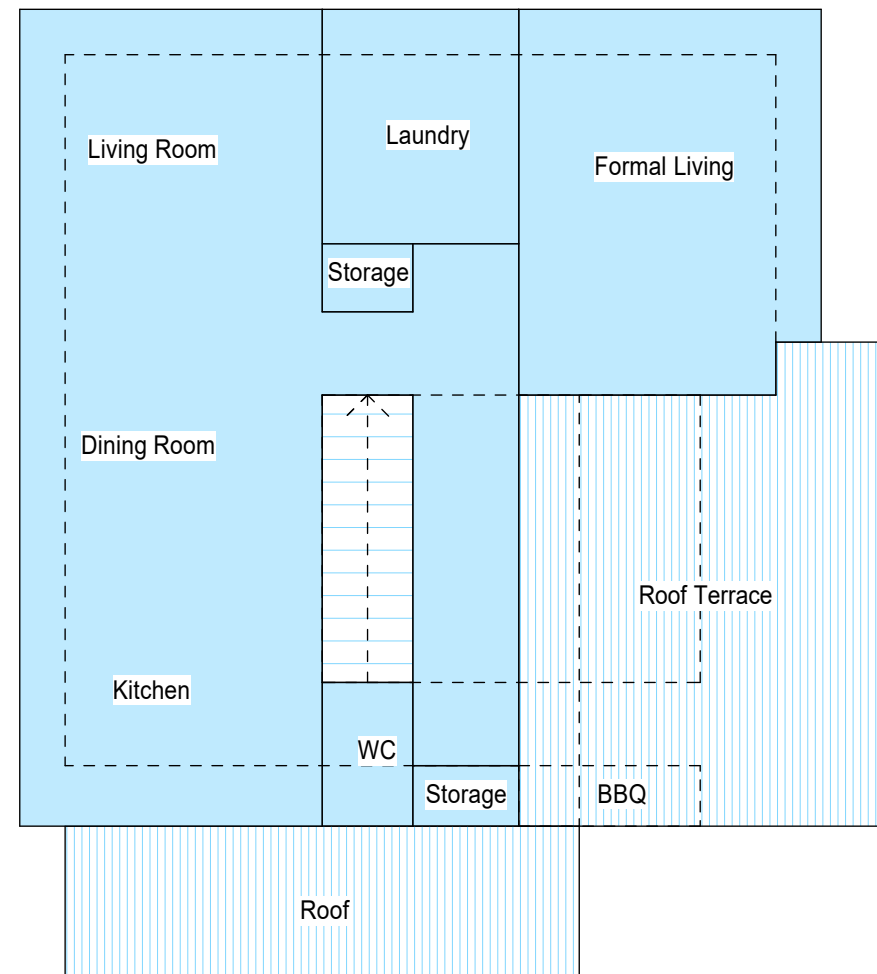




UNIT 3 - Ground Floor
 108.78m²
 Terrace: 27.64m²



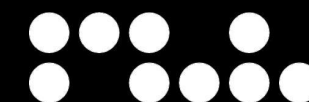
UNIT 3 - First Floor
 104.90m²
 Terrace: 12.48m²

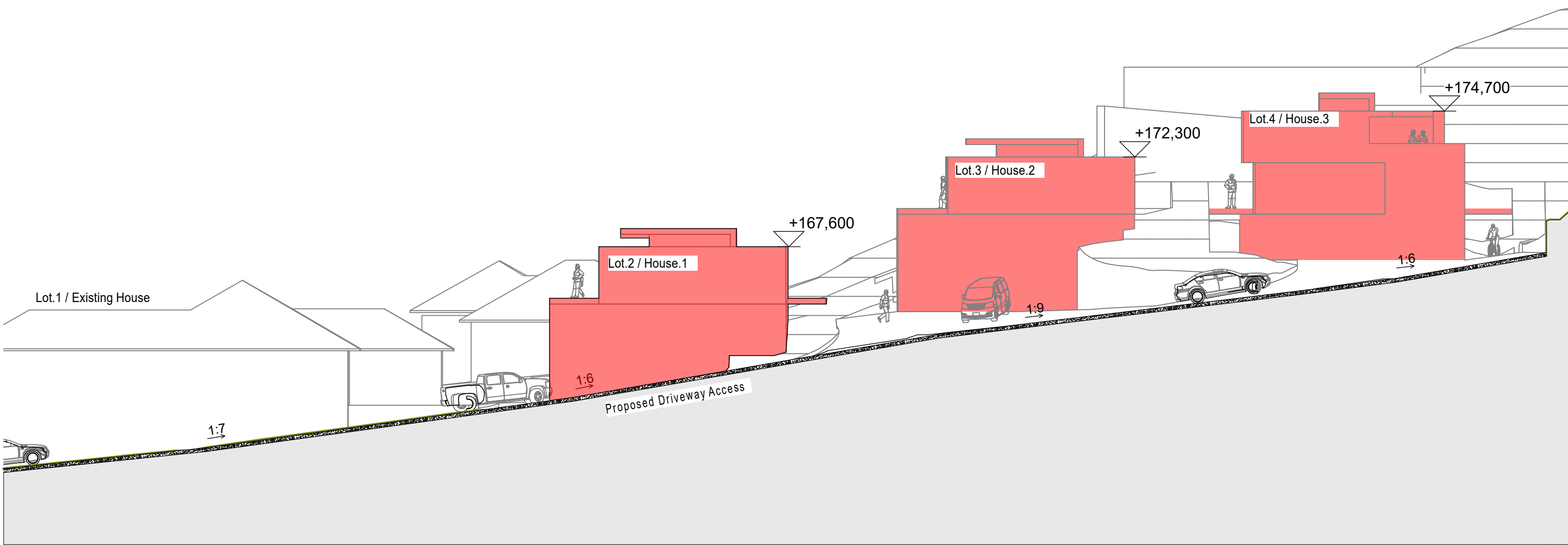


UNIT 3 - Second Floor
 91.26m²
Total: 319.28m²
 Terrace: 29.62m²

Site: 475.02m²
Site Coverage Area: 134.48m²
Site Coverage %: 28.31%

Total Floor Area: 304.94m²
Total Outdoor Living Area: 69.74m²

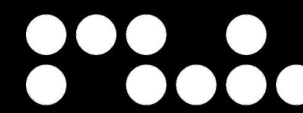


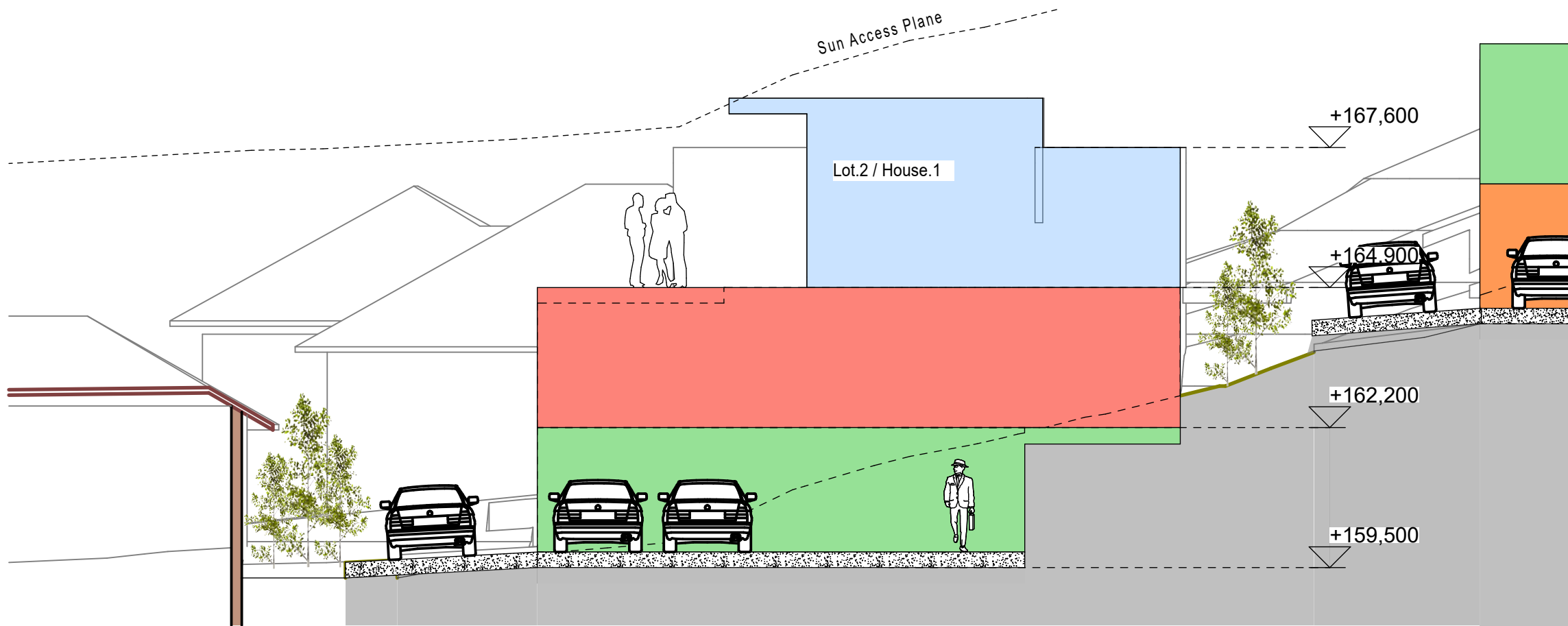
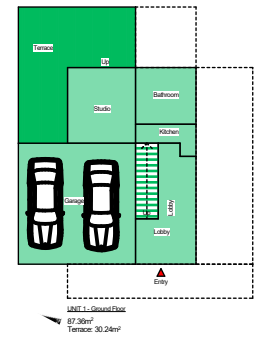
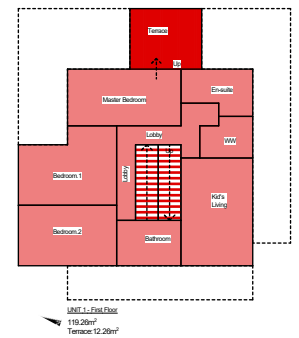
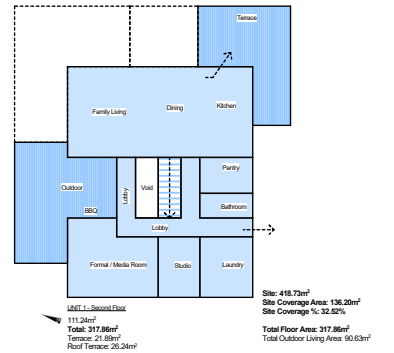
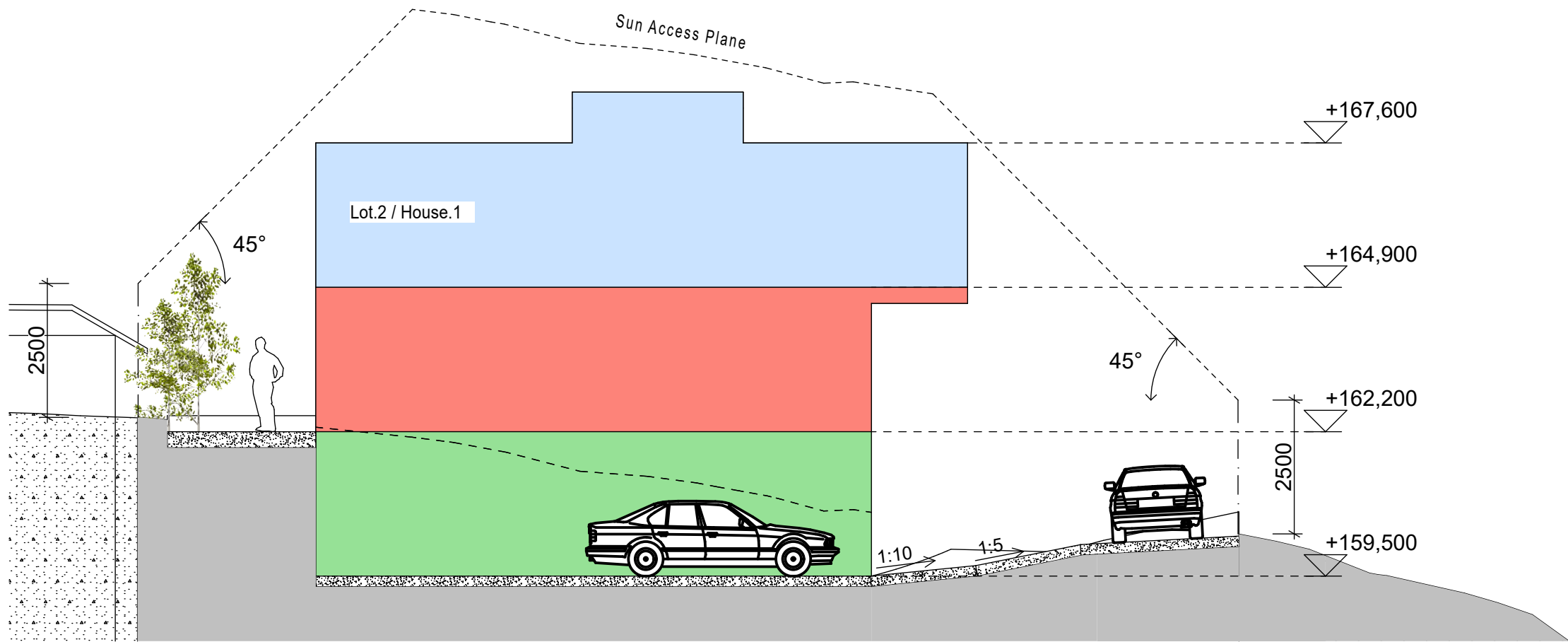


1
1.6, 1.4, 1.5

Proposed Driveway Access

1:200



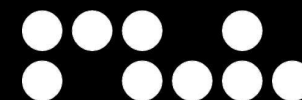


1
 1.6, 1.4, 1.5

Lot.2 / House.1

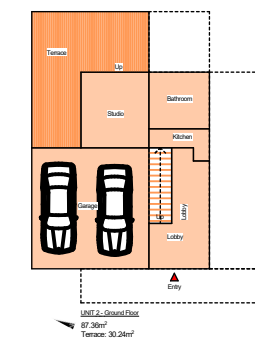
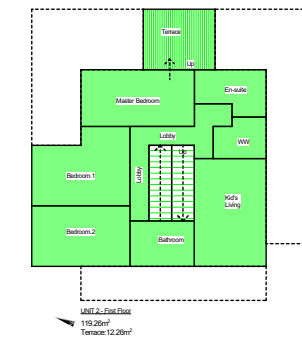
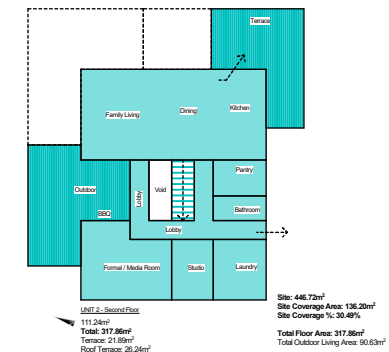
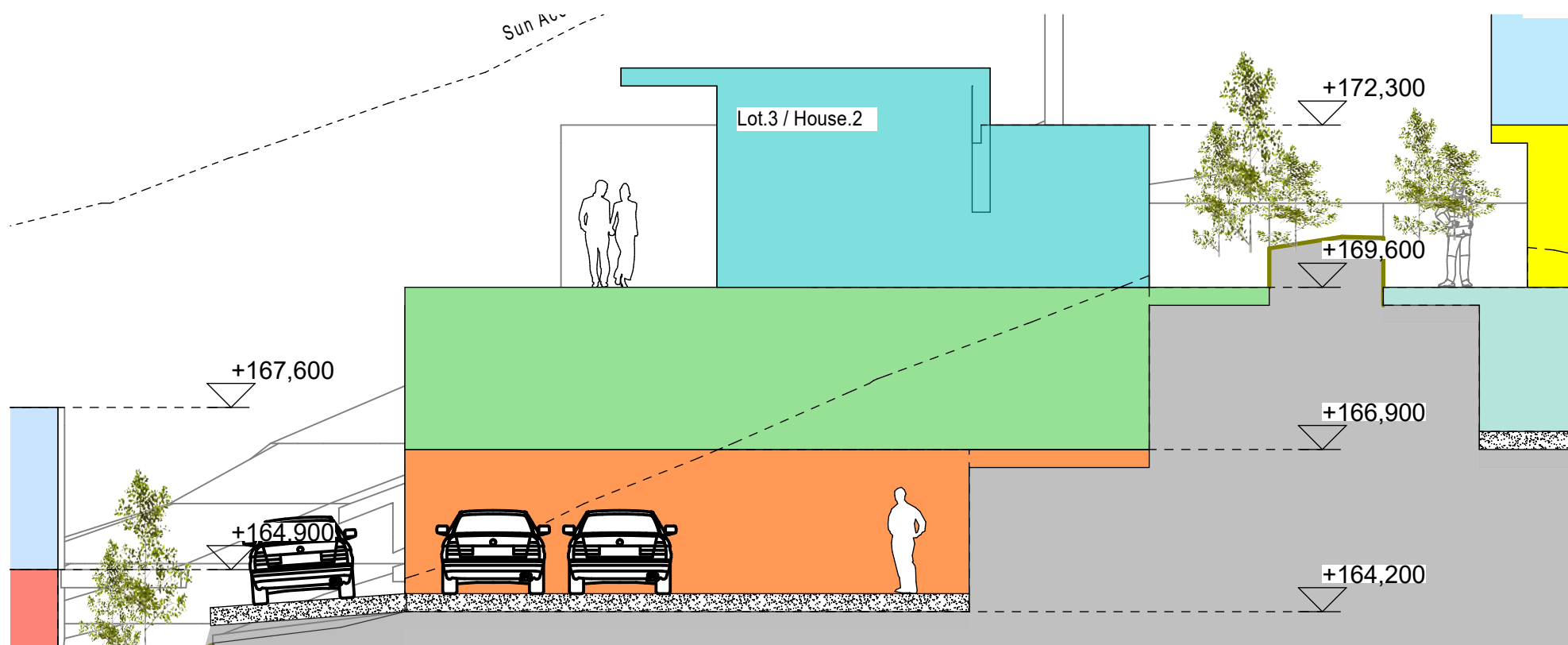
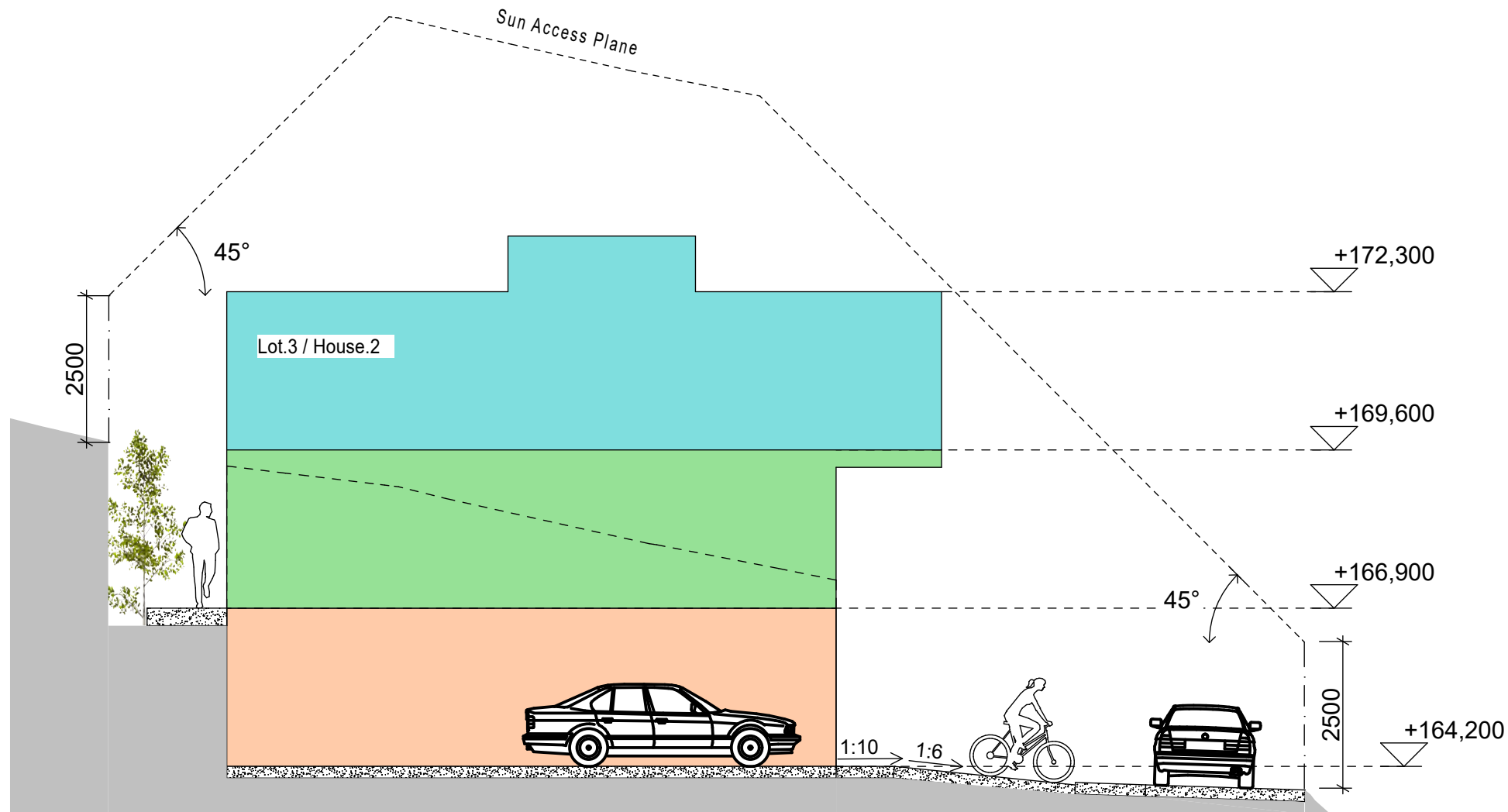
1:100

NEW DEVELOPMENT - KARORI ROAD, KARORI, WELLINGTON FEASIBILITY / CONCEPT STUDY - Sheet 1.13



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1
1.6, 1.4, 1.5

Lot.3 / House.2

1:100

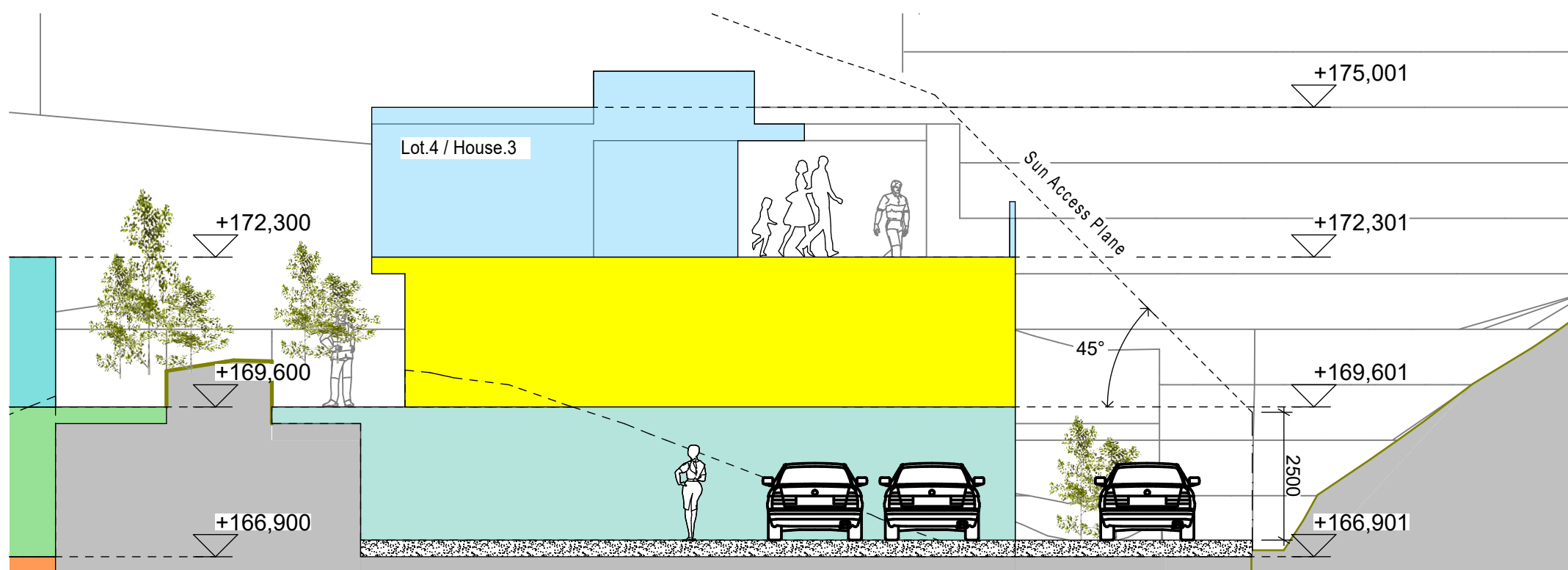
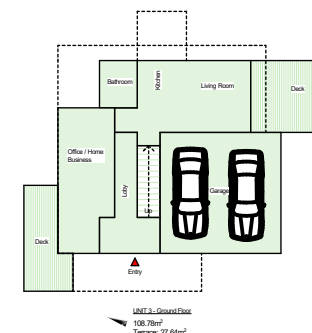
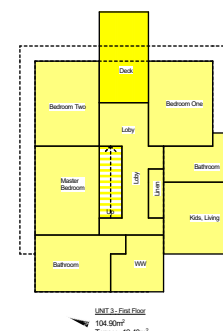
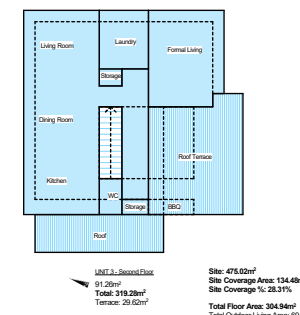
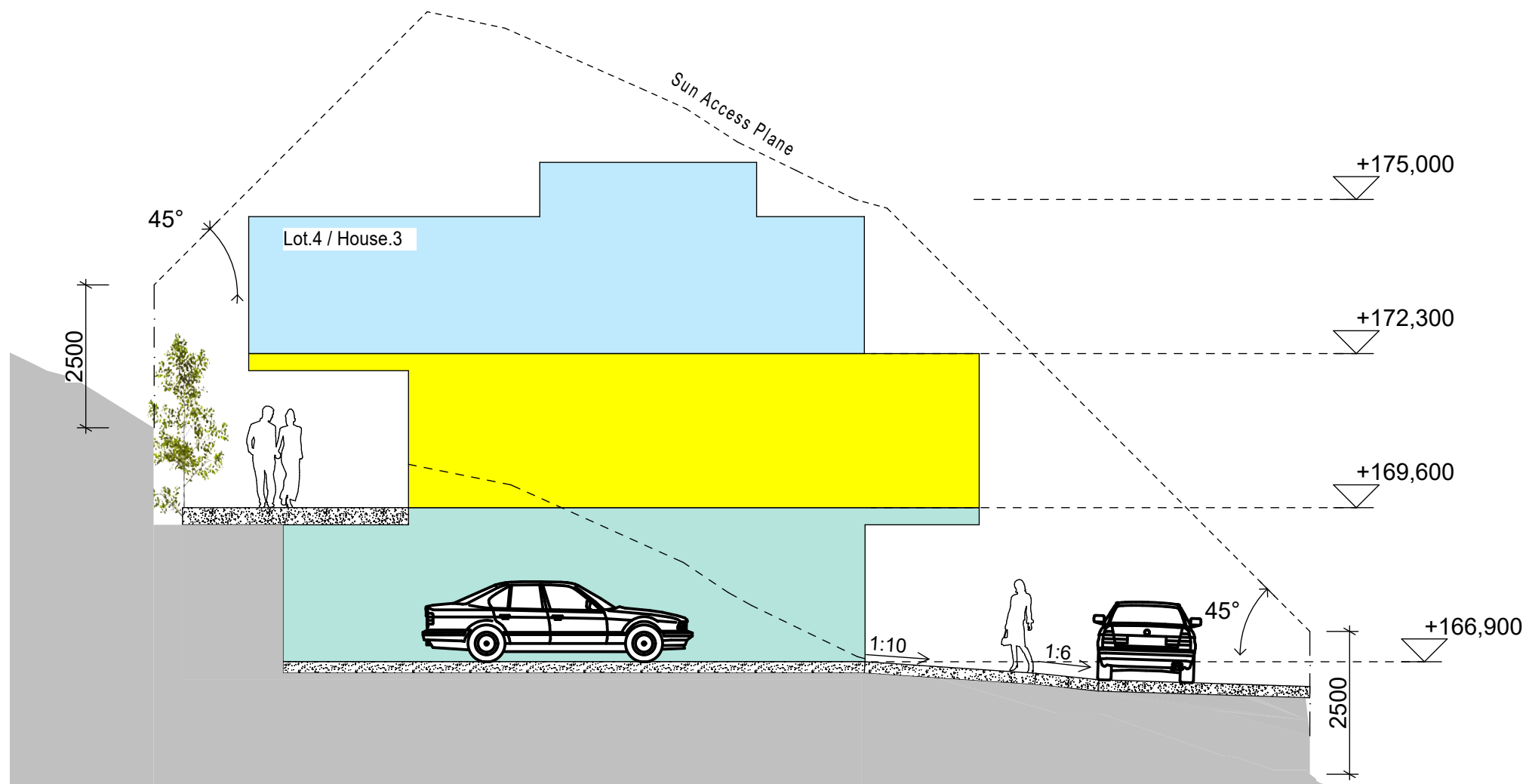
NEW DEVELOPMENT - KARORI ROAD, KARORI, WELLINGTON

FEASIBILITY / CONCEPT STUDY - Sheet 1.14



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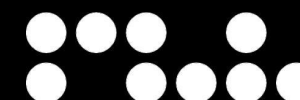


1
1.6, 1.4, 1.5

Lot.4 / House.3

1:100

NEW DEVELOPMENT - KARORI ROAD, KARORI, WELLINGTON FEASIBILITY / CONCEPT STUDY - Sheet 1.15



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Amendments to Sheet 1.18 - 22.10.2018 Monday

Lot.1 /
Existing
House

Ground Floor Garage
6.4m x 6.4m

Lot.2 /
House.1

Lot.3 /
House.2

Lot.4 /
House.3

Movement.2

Movement.2

Movement.2

Movement.1

Movement.1

Movement.1

Turning Circles required

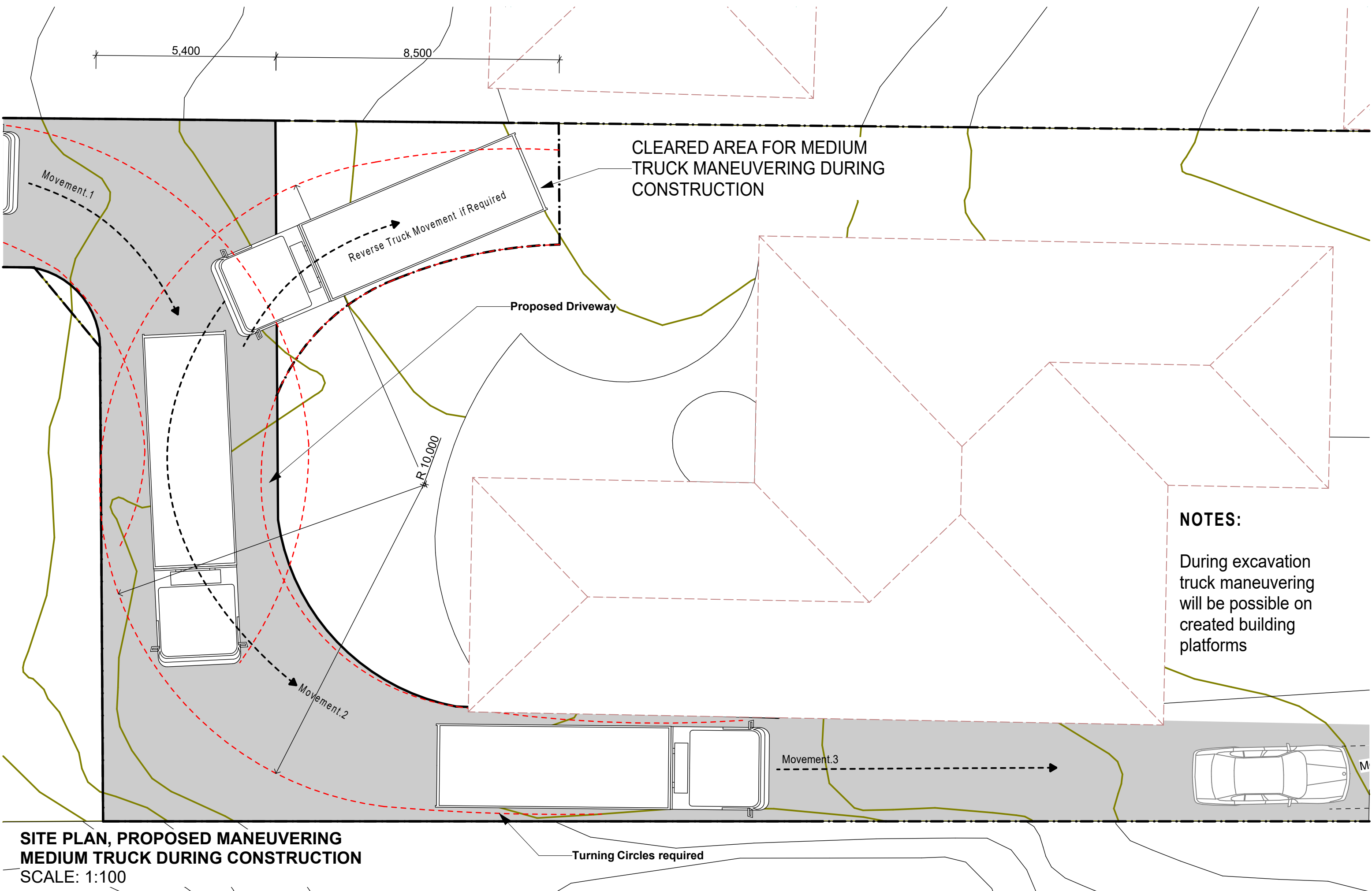
SITE PLAN, TURNING CIRCLES - PROPOSED
SCALE: 1:200

NEW DEVELOPMENT - KARORI ROAD, KARORI, WELLINGTON
FEASIBILITY / CONCEPT STUDY - Sheet 1.16

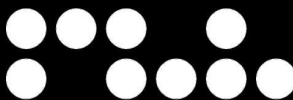


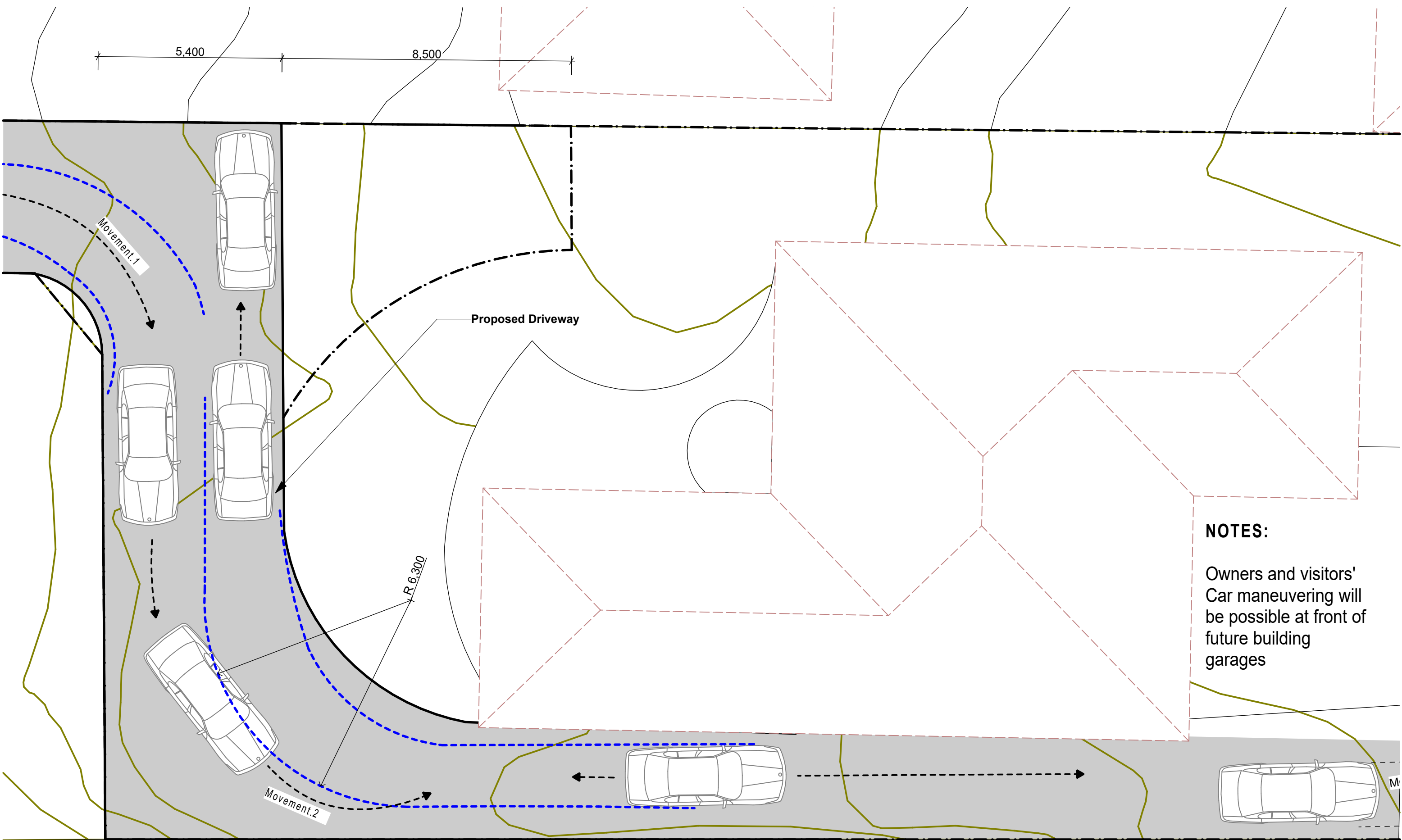
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**SITE PLAN, PROPOSED MANEUVERING
MEDIUM TRUCK DURING CONSTRUCTION**
SCALE: 1:100

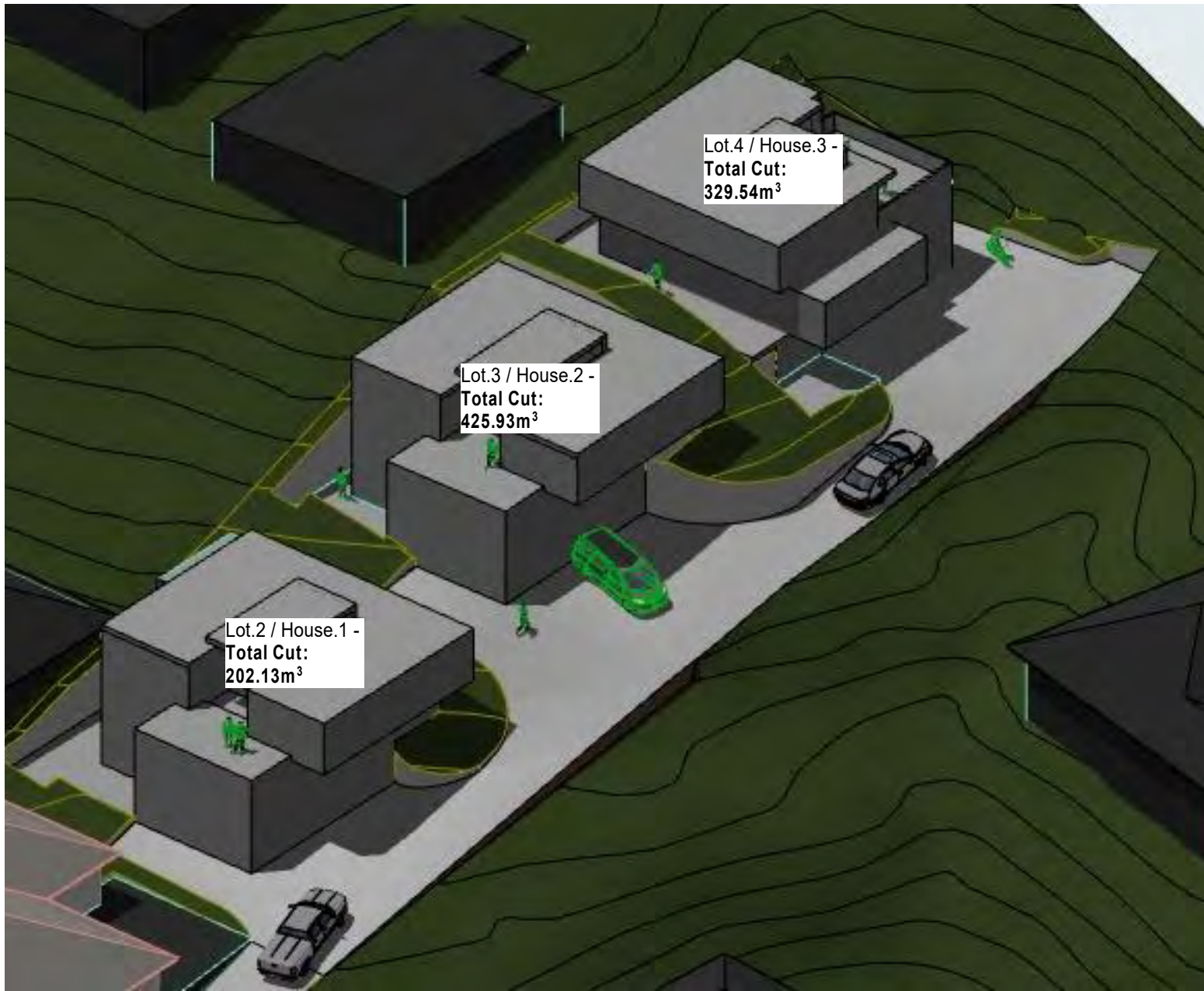




**SITE PLAN, PROPOSED
MANEUVERING FOR CARS
SCALE: 1:100**

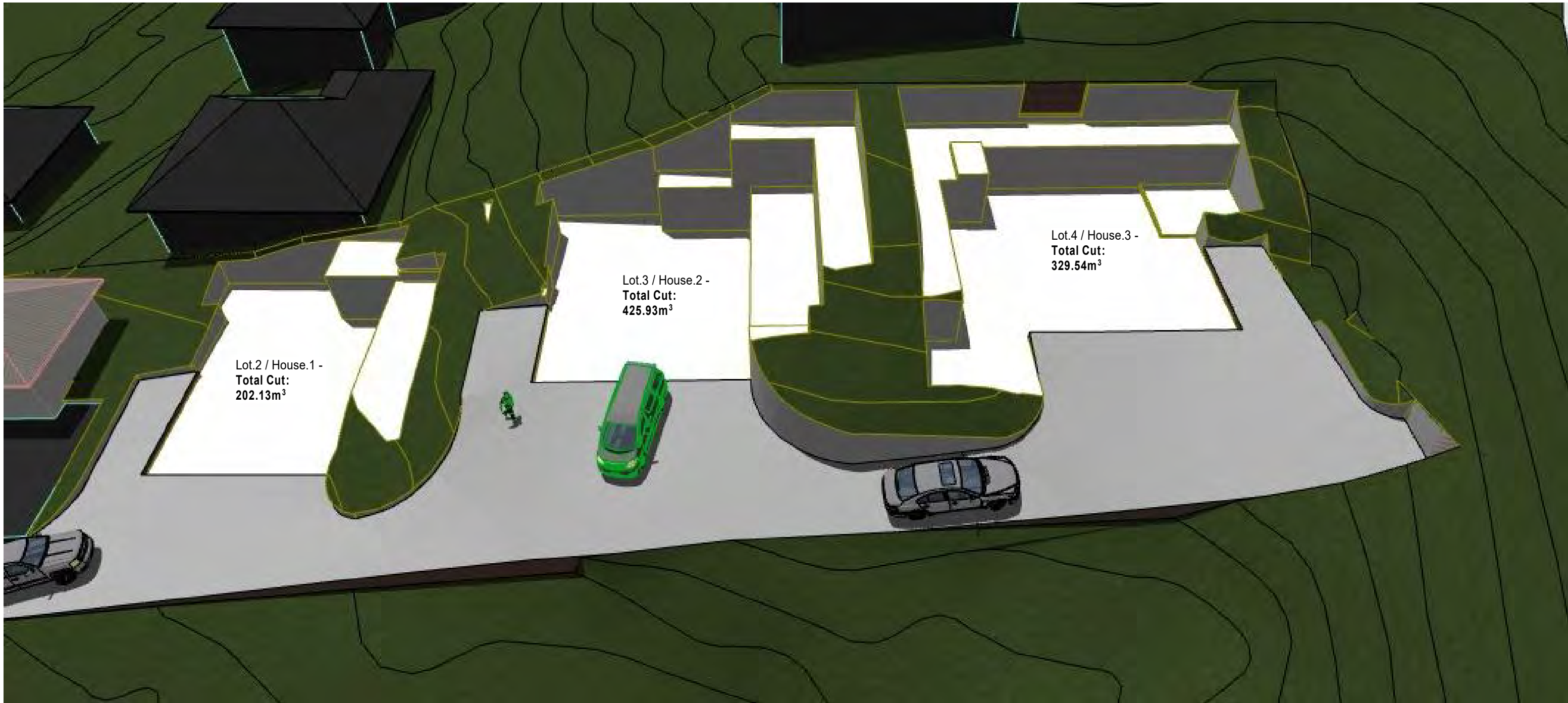


Perspective - Before Cut and Fill

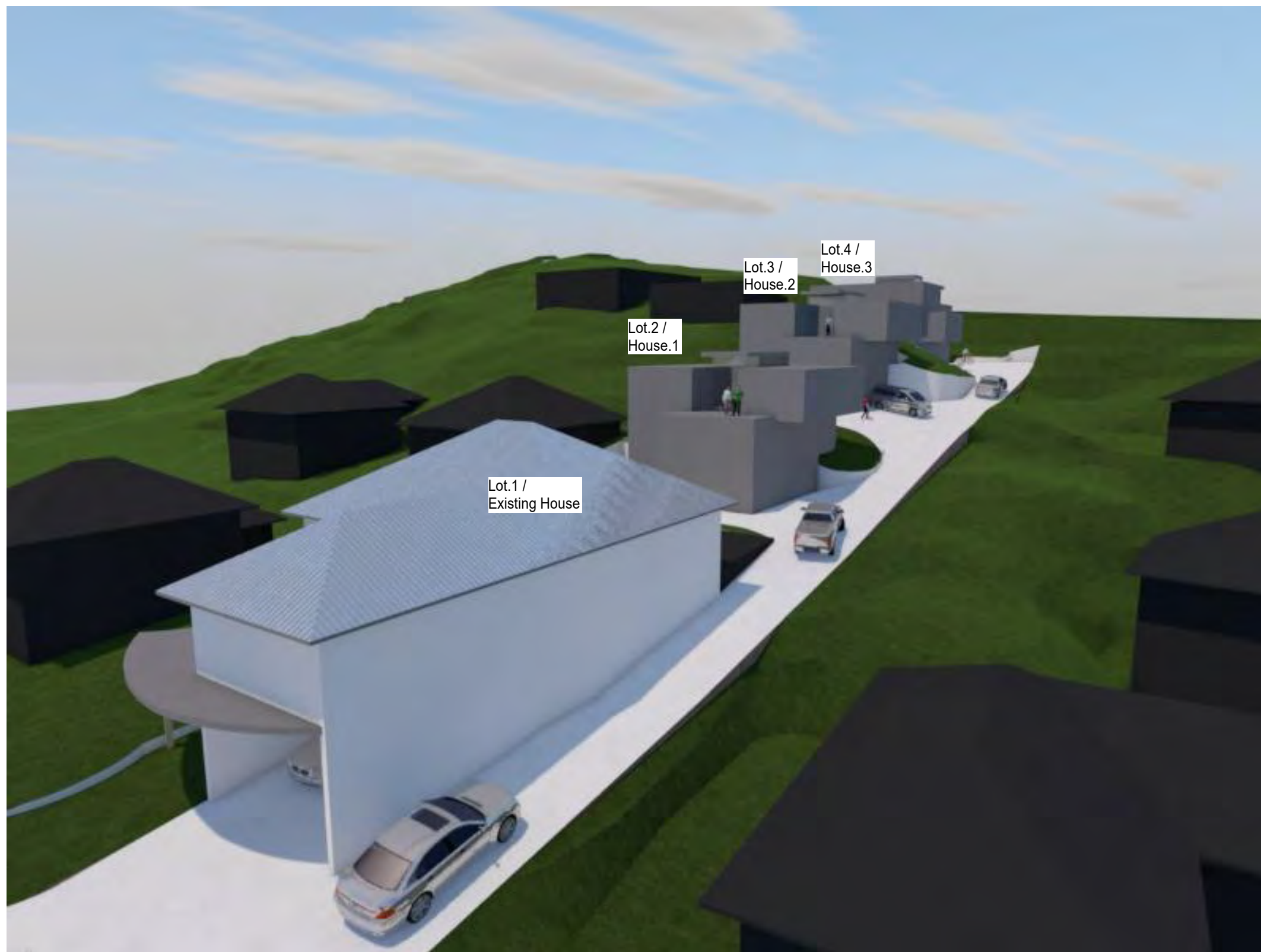


Perspective - After Cut and Fill

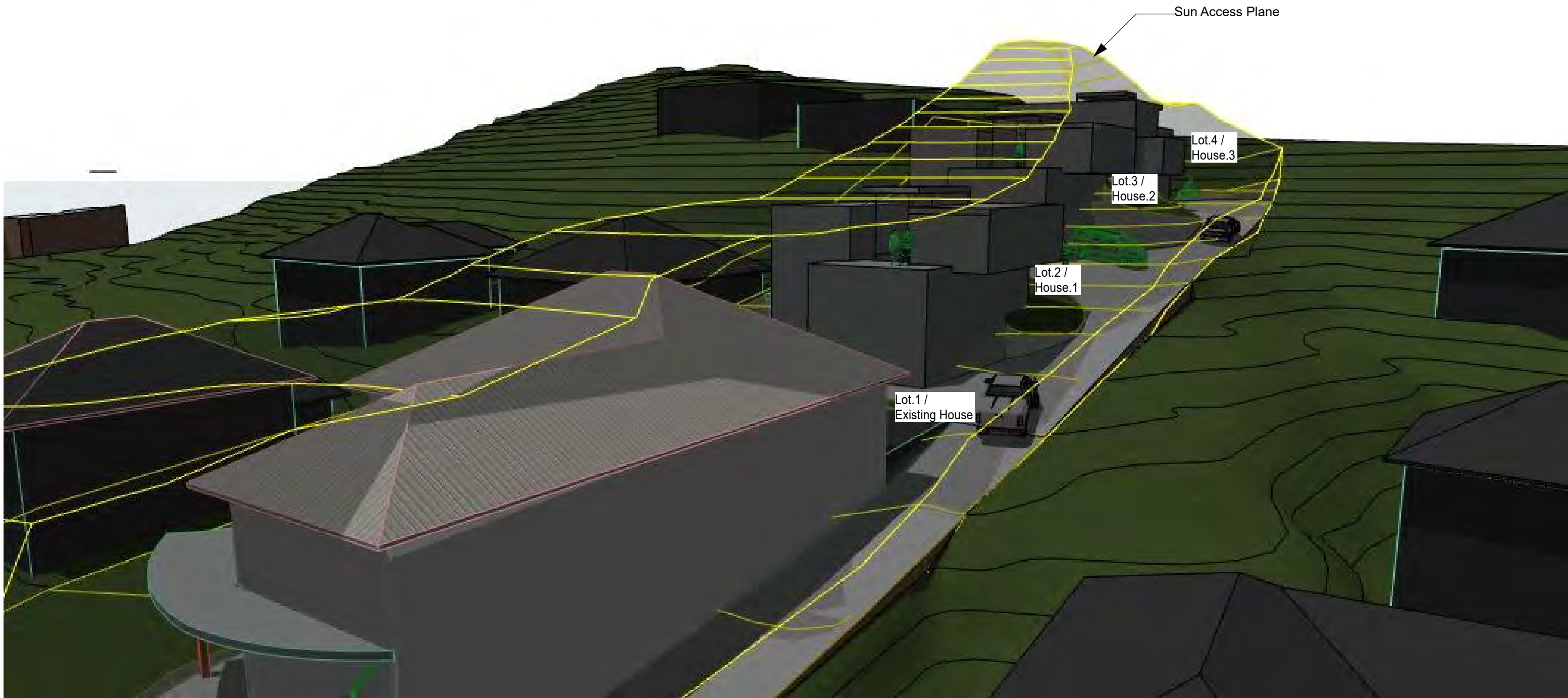




Perspective - Cut and Fill



South East Perspective



South East Perspective

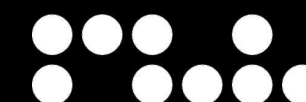


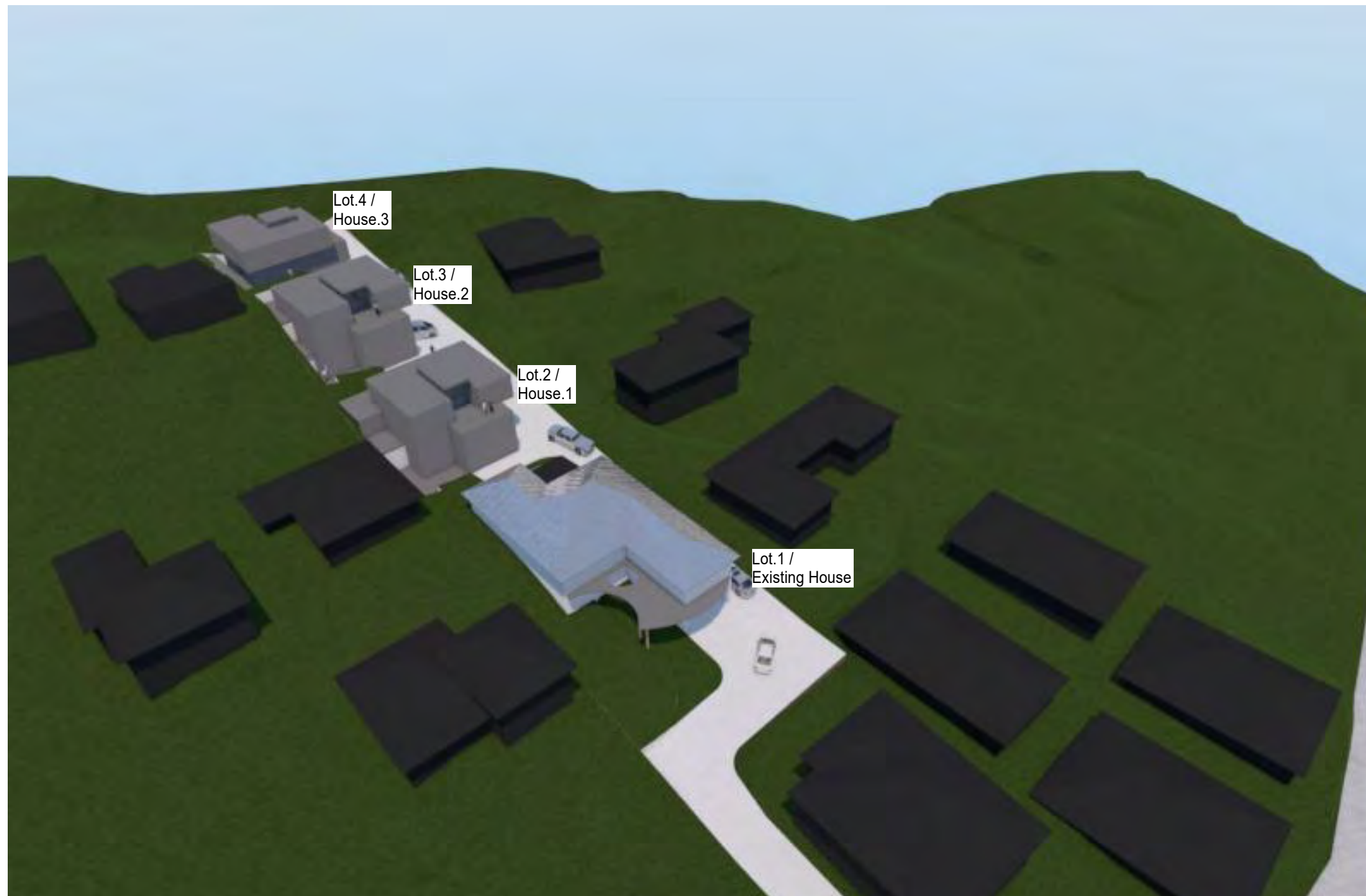


East Perspective

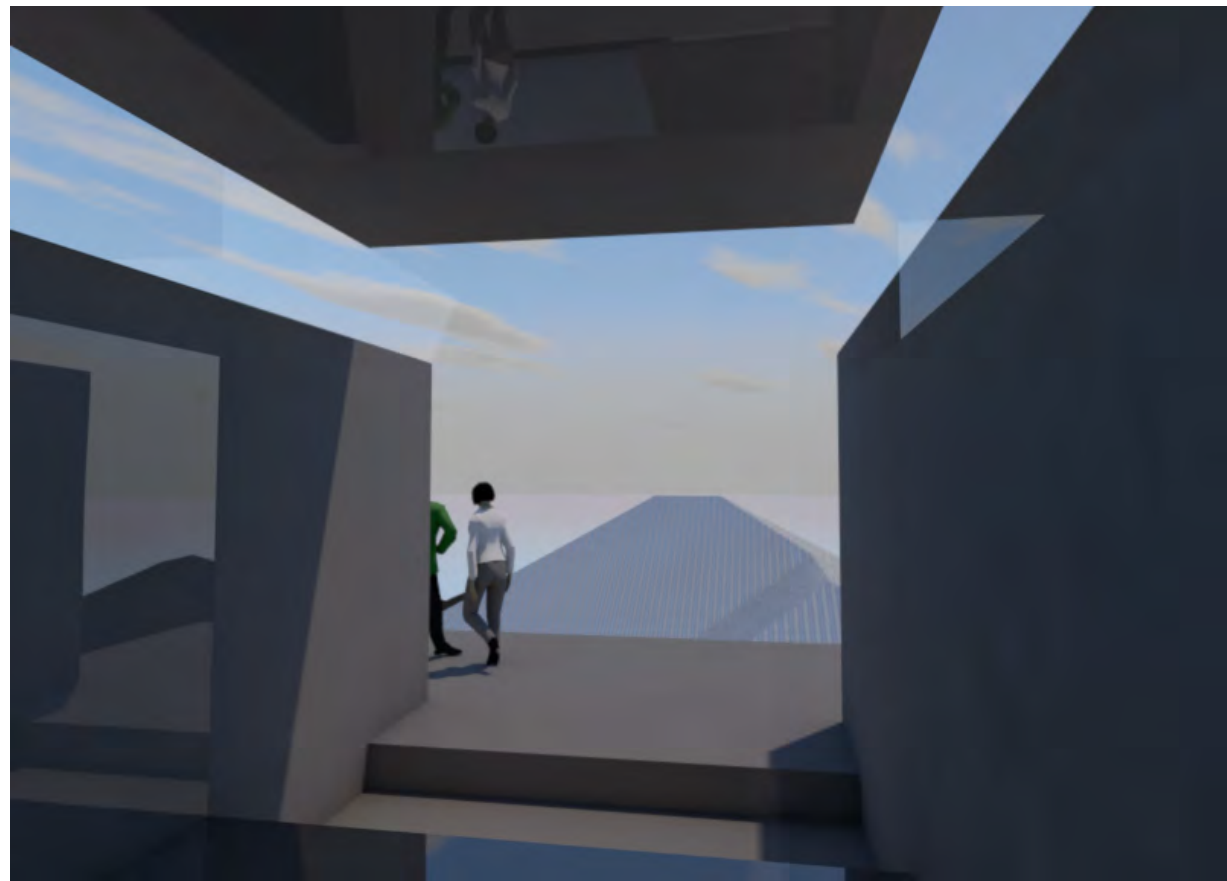


North East Perspective

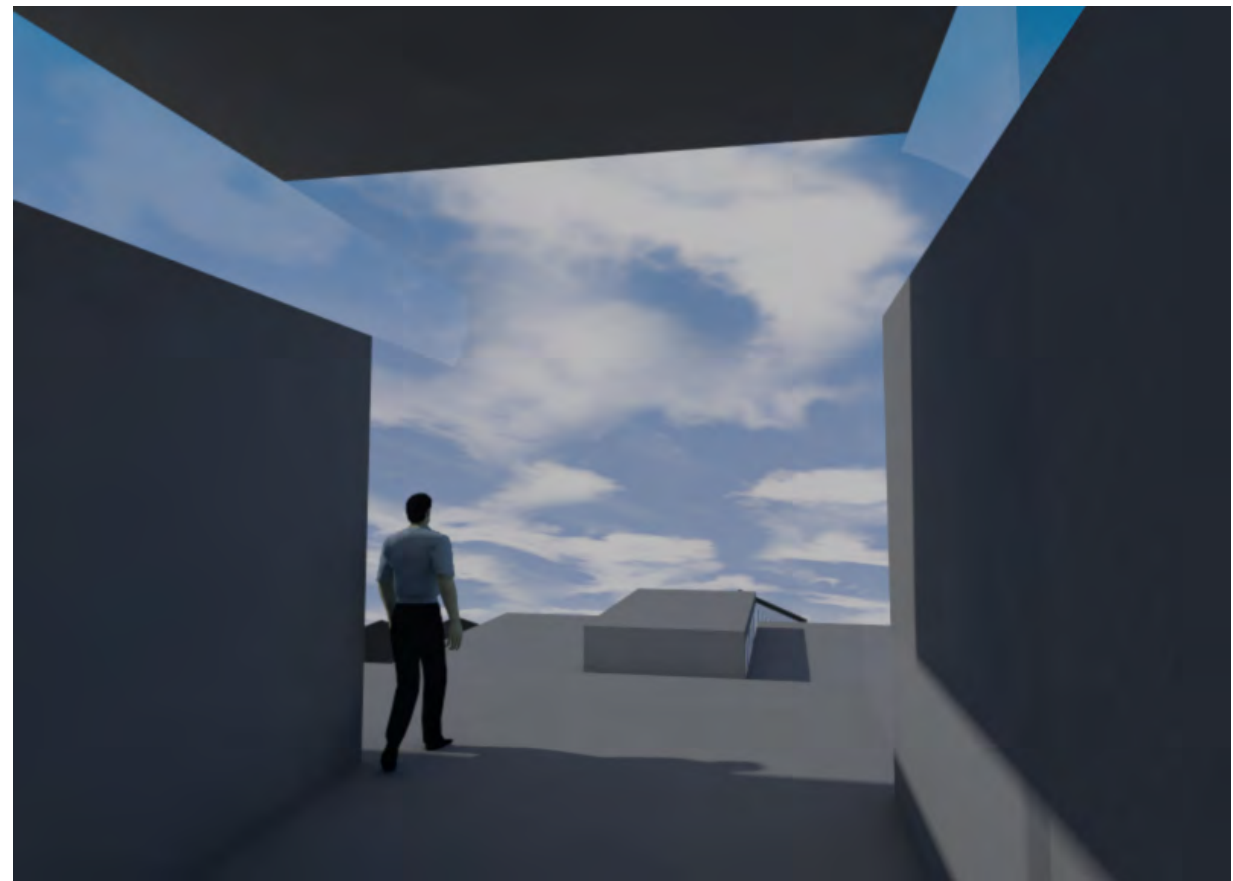




South West Perspective



Unit.1 Second Floor Perspective



Unit.2 Second Floor Perspective



Unit.3 Second Floor Perspective