NEW DEVELOPMENT - 387 KARORI ROAD, KARORI, WELLINGTON

RESOURCE CONSENT - Preliminary Design - Sheet 1.1

Friday, 19 July 2019

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Content

1.3	**Land Surveyor Plan**	
1.4	**Existing Site Plan**	- with views
1.5	**Proposed Site Plan**	- Proposed Subdivisional Plan
1.6		- Proposed Subdivisional Plan
1.7	**Floor Plans and Elevations**	- Lot.2 / House.1
1.8		- Lot.2 / House.1
1.9		- Lot.3 / House.2
1.10		- Lot.3 / House.2
1.11		- Lot.4 / House.3
1.12		- Lot.4 / House.3
1.13	**Sections**	- All Houses (East to West)
1.14		- All Houses (North to South)
1.15	**Proposed Site Plan**	- Outdoor Living
1.16		- Proposed Driveway
1.17	**Turning Circles**	- Cars
1.18	**Turning Circles**	- Trucks
1.19	**Cut and Fill Plan**	
1.20	**Cut and Fill Perspective**	
1.21	**Perspectives**	- South East with Sun Access Plane
1.22	**Perspectives**	- All Houses
1.23		- All Houses
1.24	**Visual Impact Comparison**	- 35% Bulk Forms
1.25		- 35% Bulk Forms
1.26		- 35% Bulk Forms
1.27	**Visual Impact Comparison**	- 35% Bulk Form
1.28	(if subdivision only includes two lots)	- 35% Bulk Form
1.29		- 35% Bulk Form
1.30		- 35% Bulk Form

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PT **LOT 8 DP 4463**

N

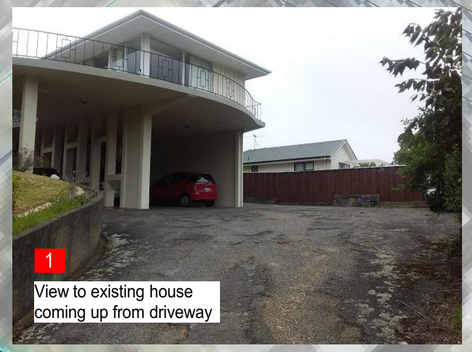
Land Surveyor Plan / Aerial Photo
Scale 1:250

NEW DEVELOPMENT - 387 KARORI ROAD, KARORI, WELLINGTON
RESOURCE CONSENT - Preliminary Design - Sheet 1.3

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1
View to existing house coming up from driveway



2
View from top of site, towards Karori Park



4
Existing driveway, from back of existing house



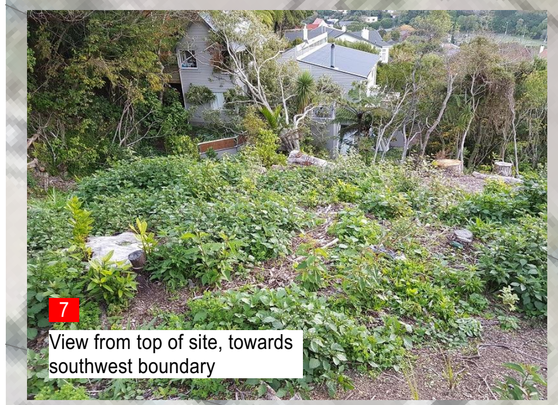
3
View from top of site, towards southeast boundary



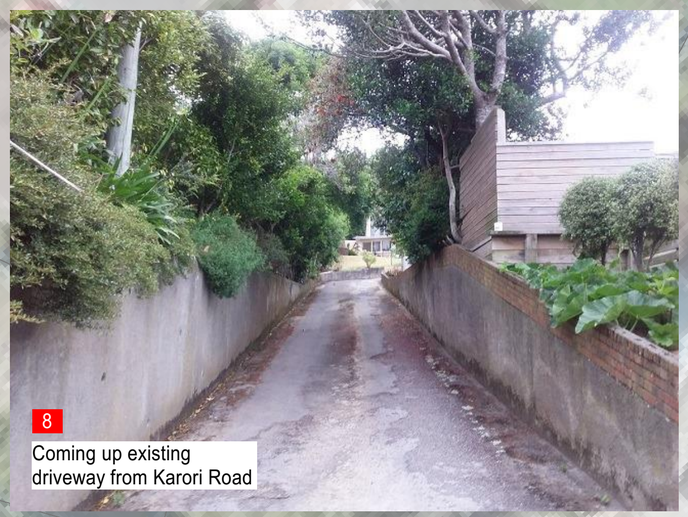
5
Existing driveway, on west side boundary



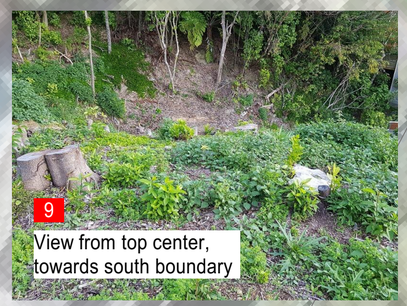
6
View from existing house, towards top of south east boundary



7
View from top of site, towards southwest boundary



8
Coming up existing driveway from Karori Road



9
View from top center, towards south boundary

Site Plan Existing
Scale 1:250

N

NEW DEVELOPMENT - 387 KARORI ROAD, KARORI, WELLINGTON
RESOURCE CONSENT - Preliminary Design - Sheet 1.4

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LEGEND
LOT 8 DP 4163

Existing Site Area:	**2111m²**
Exsiting House Owners:	**Hocheol Chung & Yongju Son**
Proposed Lot.1 Area:	**768.61m²** (Site Area) 264.82m² (Building Coverage Area) **Site Coverage Area: 34.45%**
Proposed Lot.2 Area:	**422.73m²** (Site Area) 139.03m² (Building Coverage Area) **Site Coverage Area: 32.89%**
Proposed Lot.3 Area:	**446.92m²** (Site Area) 137.99m² (Building Coverage Area) **Site Coverage Area: 30.88%**
Proposed Lot.4 Area:	**473.25m²** (Site Area) 141.12m² (Building Coverage Area) **Site Coverage Area: 29.82%**

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

- **Front Yard (5.1.3.2.3):** A mininmum 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 45º 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%

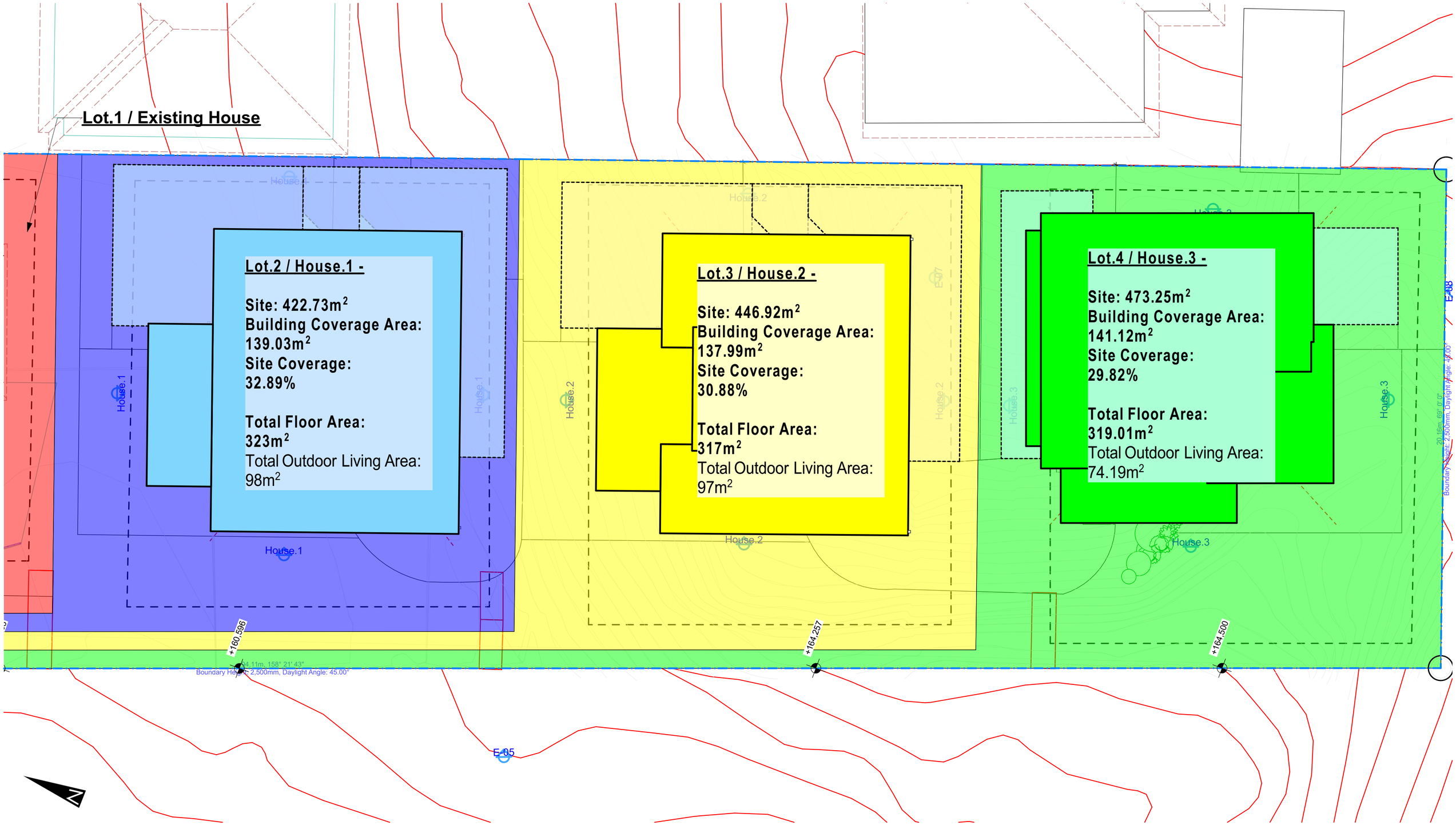
5.10m, 95° 19' 48"
Boundary Height: 2,500mm, Daylight Angle: 45.00°
34.76m, 158° 59' 00"
Boundary Height: 2,500mm, Daylight Angle: 45.00°
14.49m, 68° 21' 0"
Boundary Height: 2,500mm, Daylight Angle: 45.00°
Boundary Height: 2,500mm, Daylight Angle: 45.00°
128.94m, 158° 59' 24"
Boundary Height: 2,500mm, Daylight Angle: 45.00°
94.11m, 158° 21' 43"
Boundary Height: 2,500mm, Daylight Angle: 45.00°
20.76m, 69° 0' 0"
Boundary Height: 2,500mm, Daylight Angle: 45.00°

Existing House
LOT.1
House.1
LOT.2
House.2
LOT.3
House.3
LOT.4

N

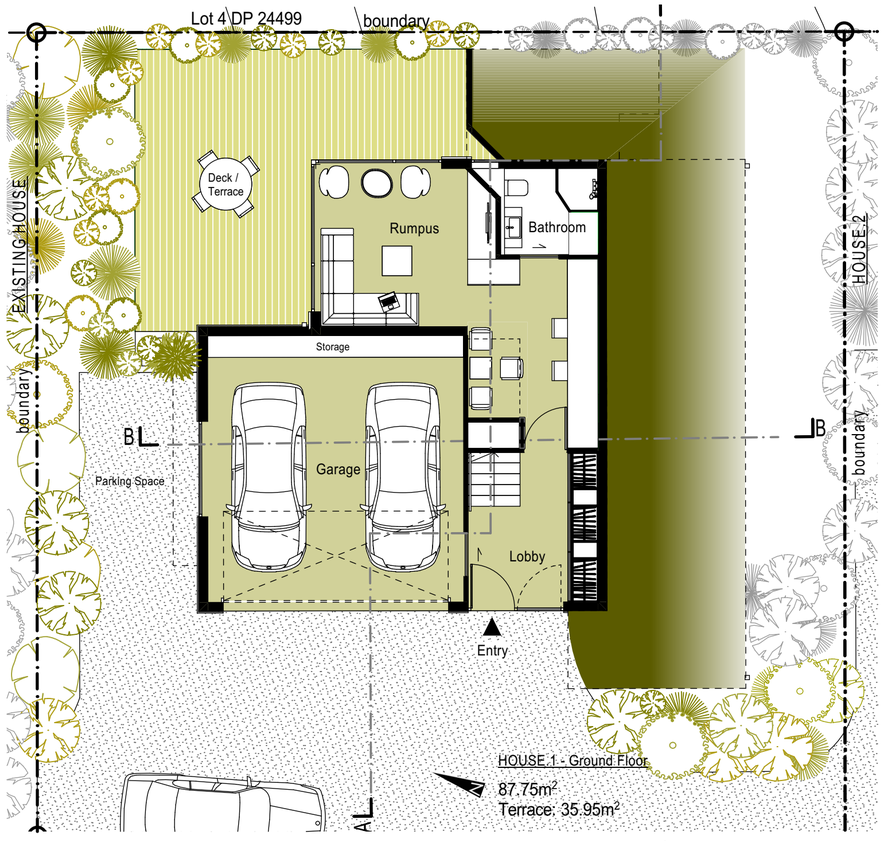
Site Plan - Proposed Subdivisional Plan
Scale 1:250

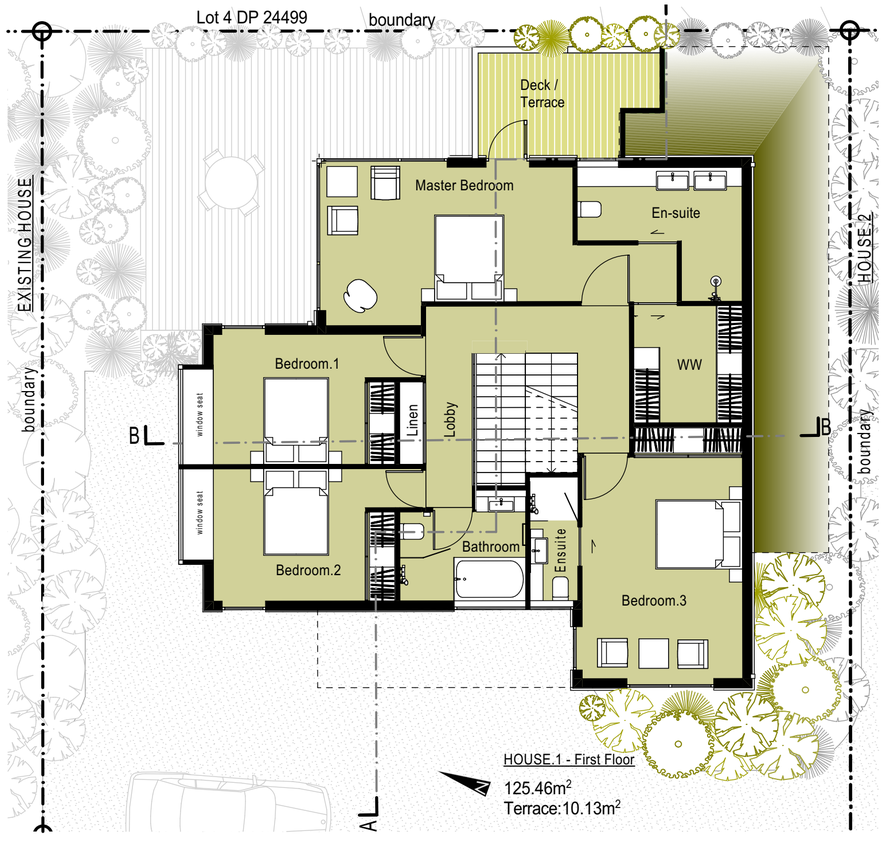
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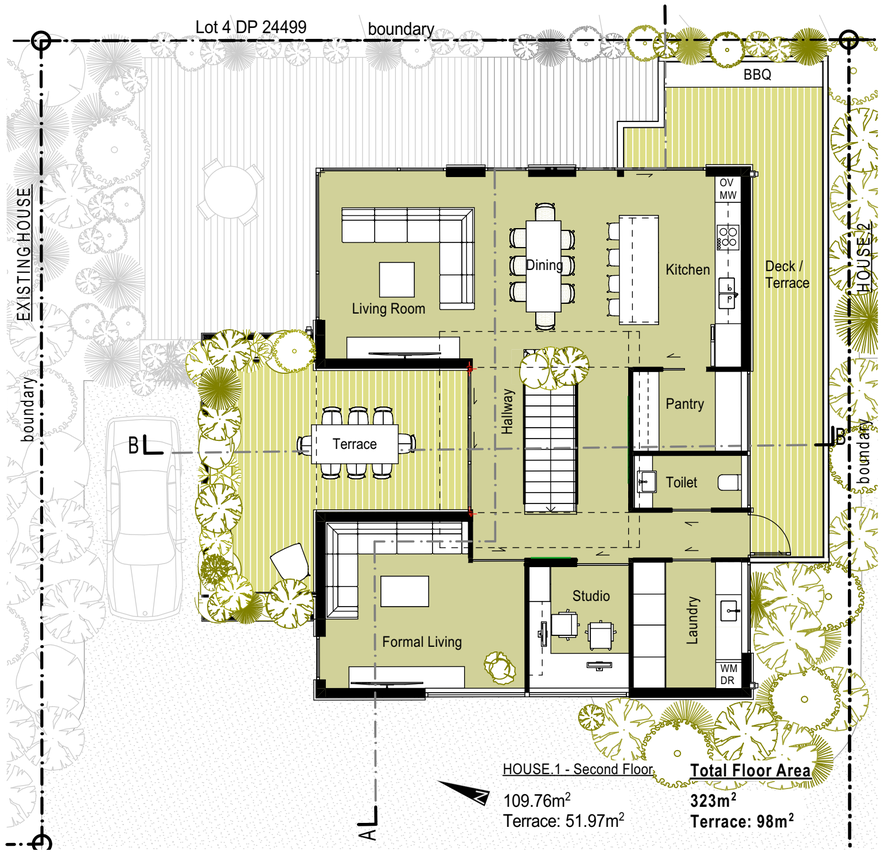


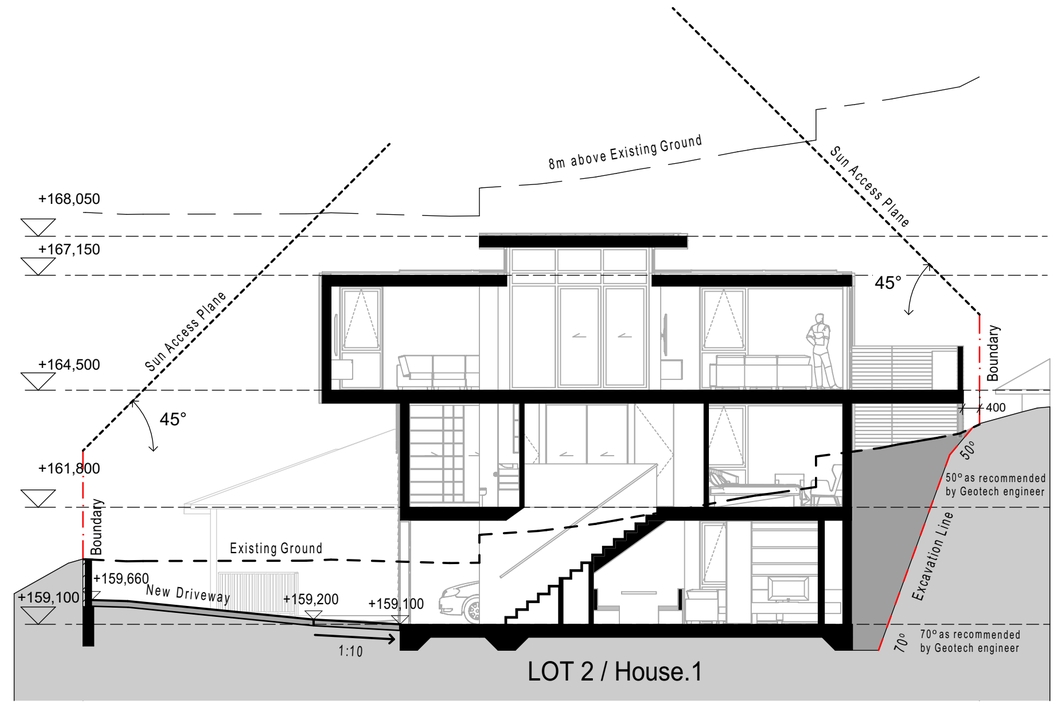
Site Plan - Proposed Subdivisional Plan
Scale 1:100

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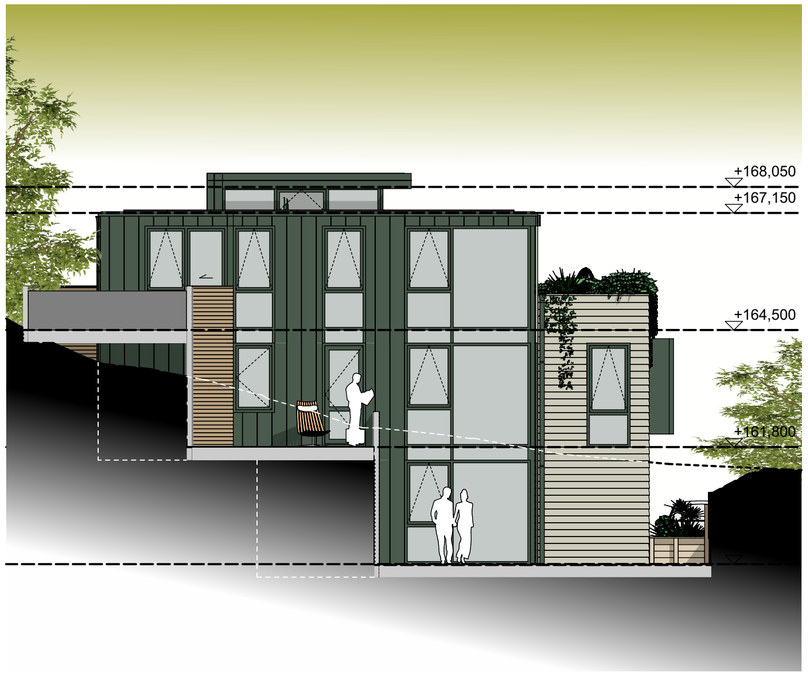




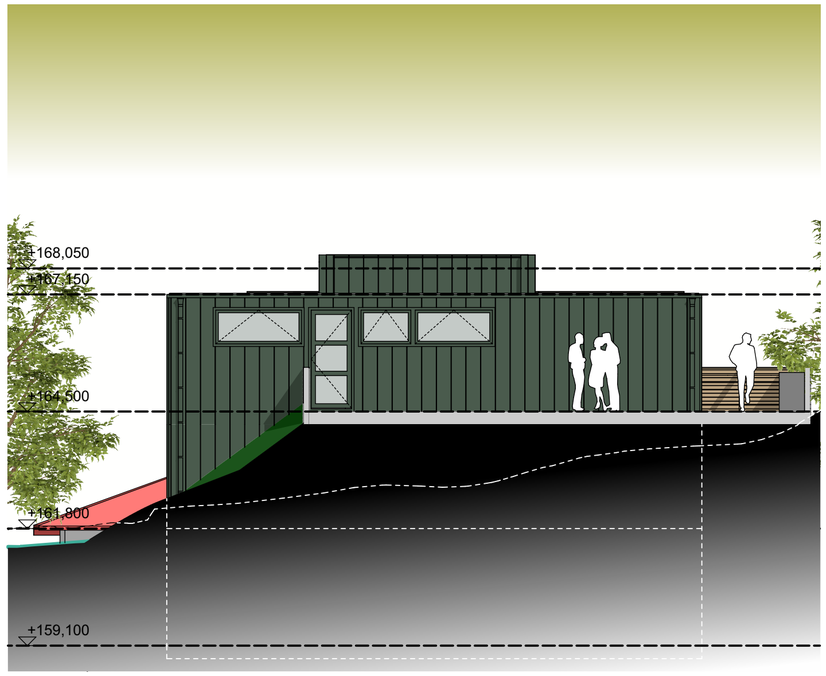


House.1 - East to West Section 1:100

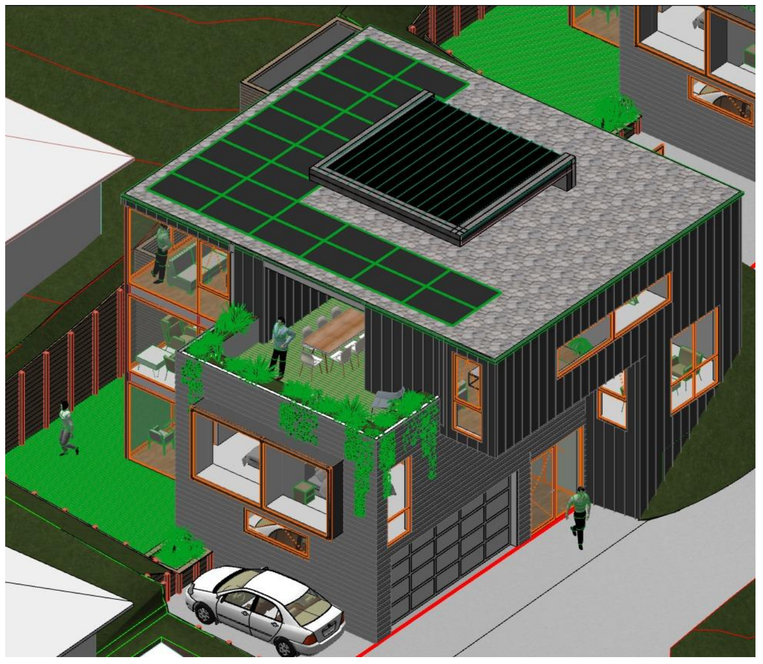
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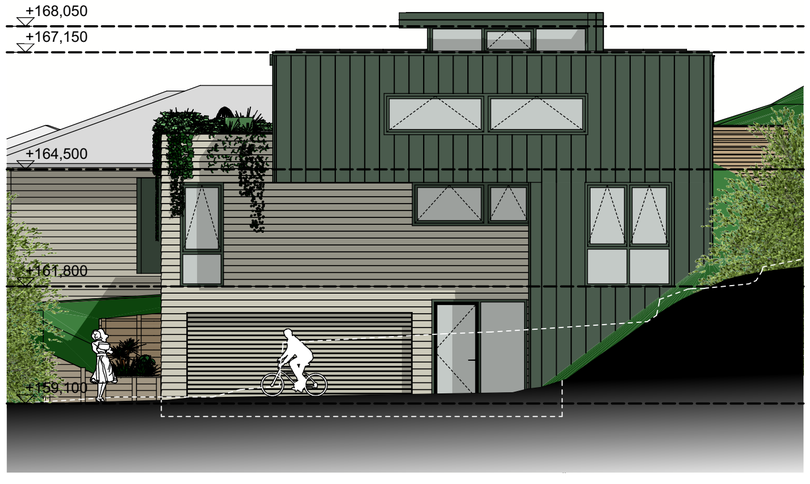
House.1 East Elevation 1:100



House.1 South Elevation 1:100



House.1 Perspective

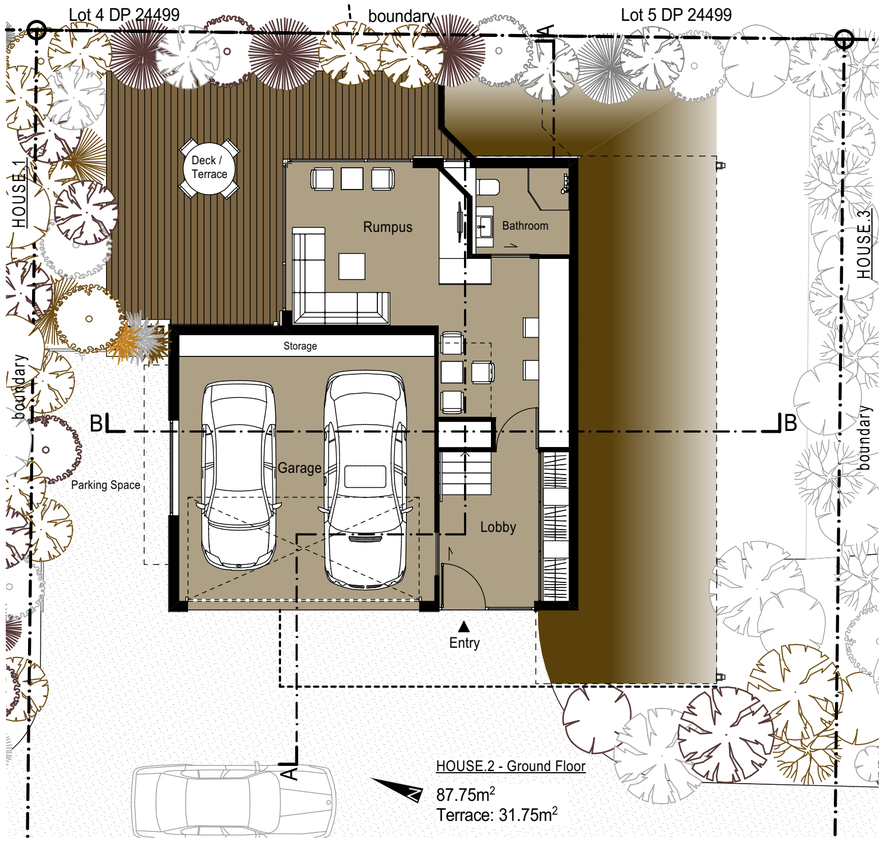


House.1 West Elevation 1:100



House.1 North Elevation 1:100

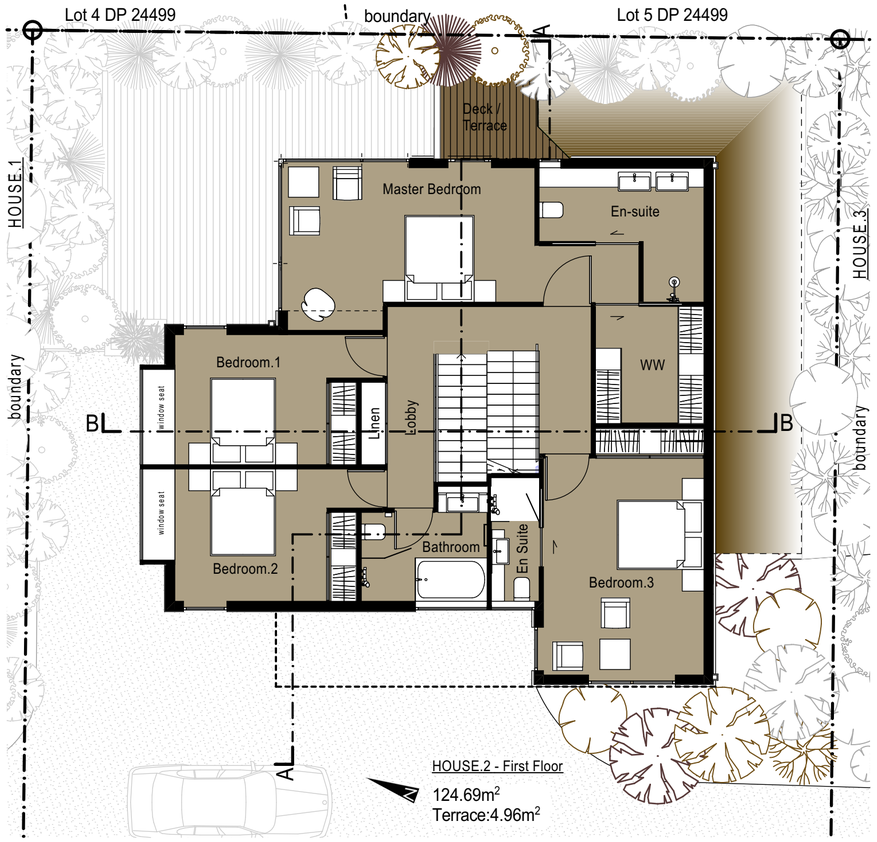
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HOUSE.2 - Ground Floor

87.75m²

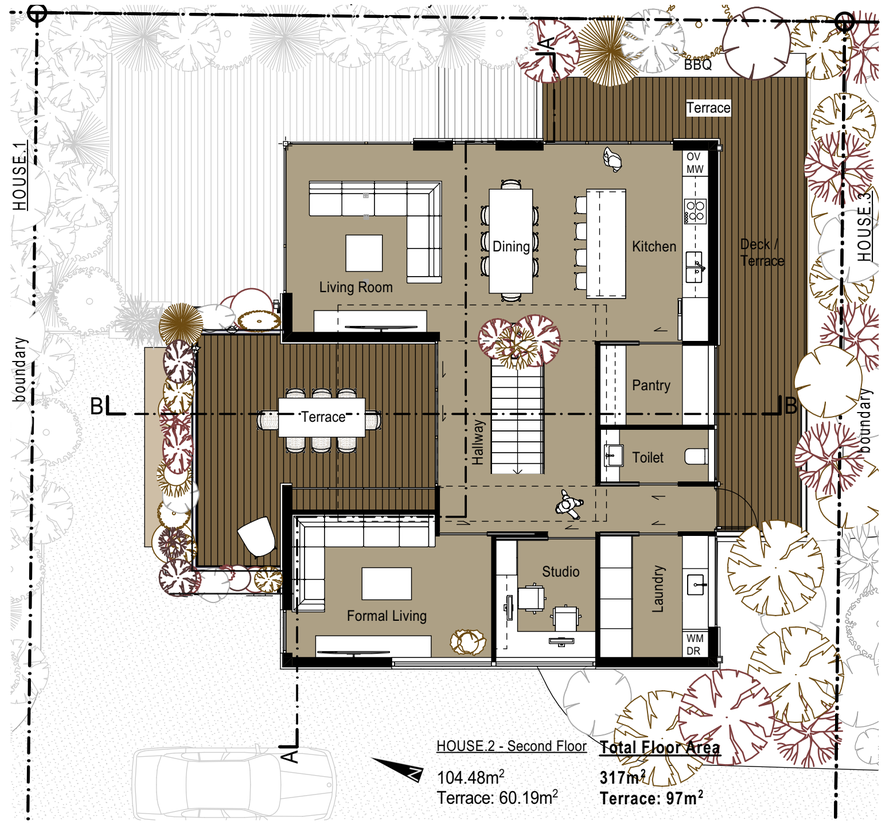
Terrace: 31.75m²



HOUSE.2 - First Floor

124.69m²

Terrace:4.96m²



HOUSE.2 - Second Floor

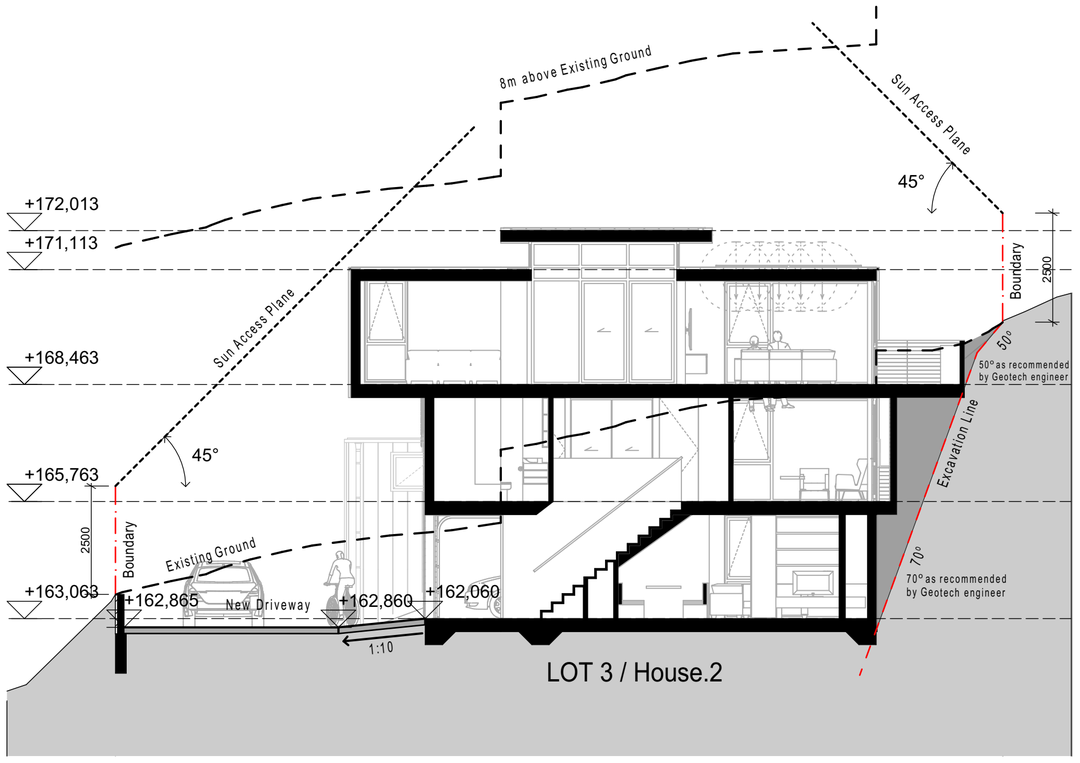
104.48m²

Terrace: 60.19m²

Total Floor Area

317m²

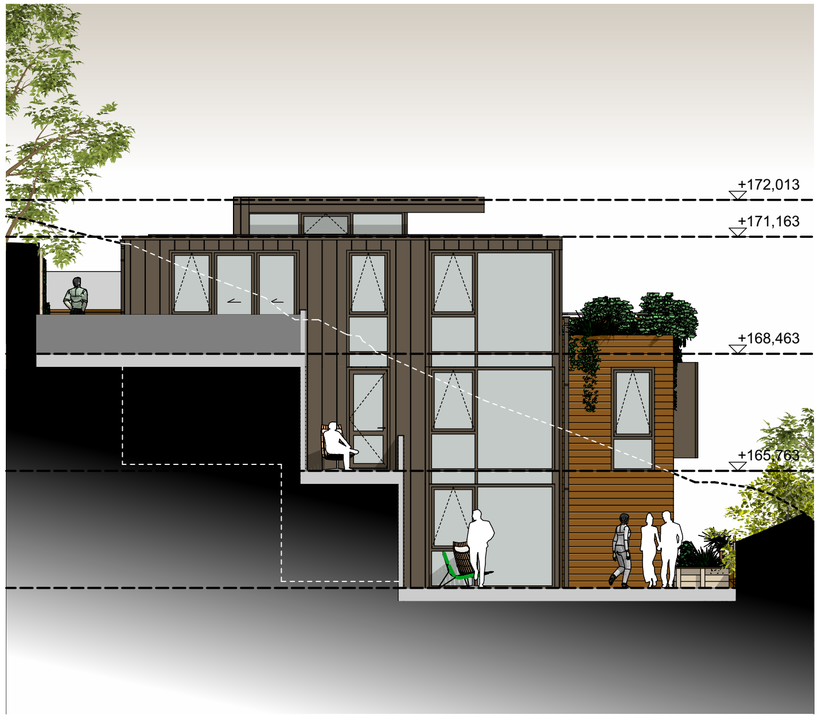
Terrace: 97m²



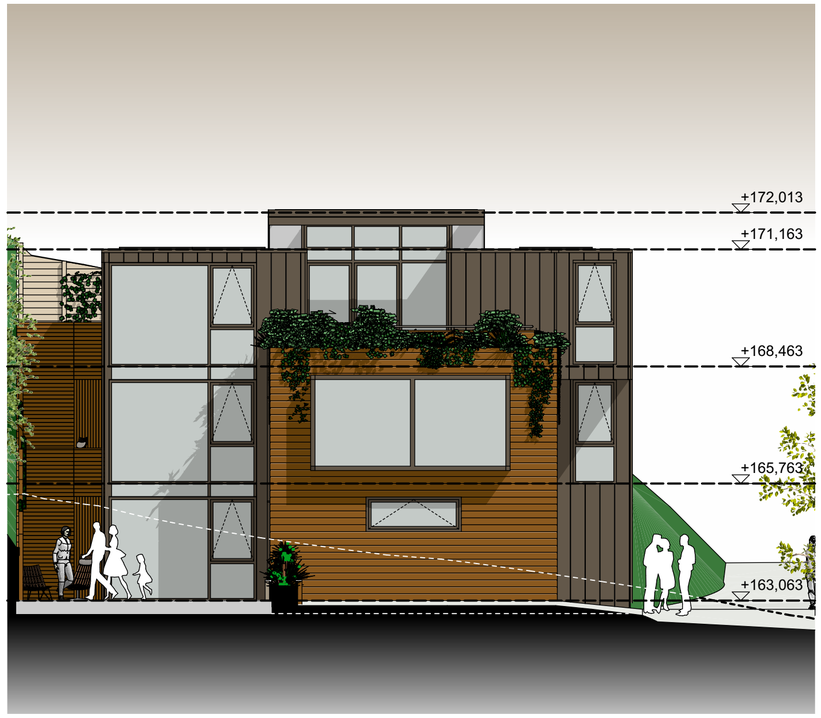
House.2 - East to West Section 1:100

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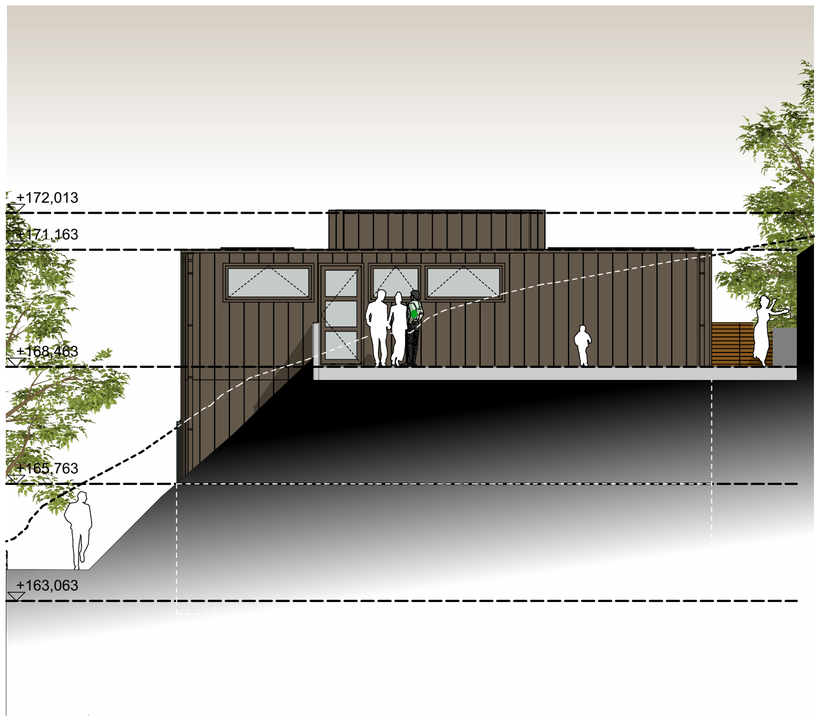
House.2 East Elevation 1:100



House.2 North Elevation 1:100



House.2 Perspective

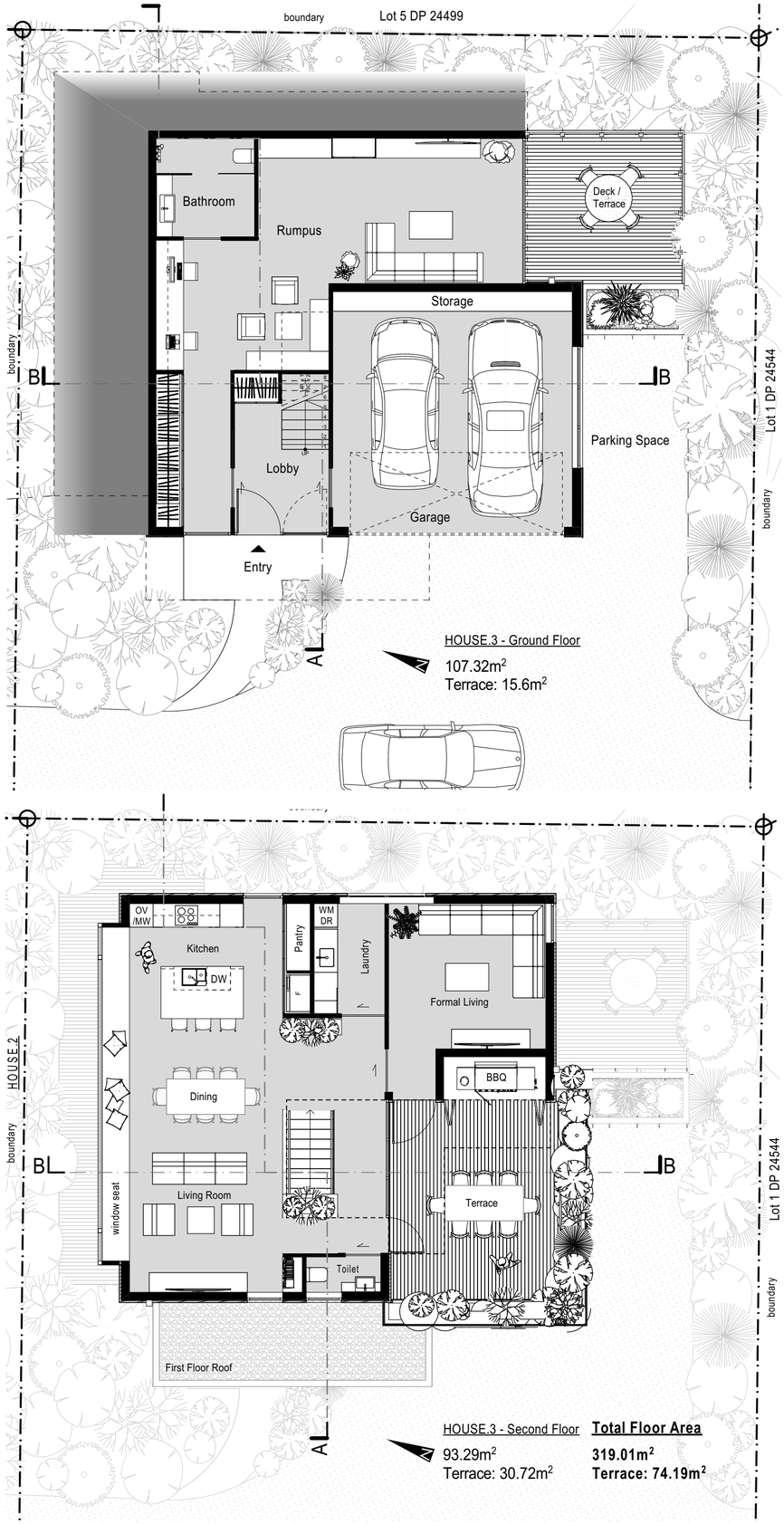


House.2 South Elevation 1:100



House.2 West Elevation 1:100

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HOUSE.3 - Ground Floor

107.32m²

Terrace: 15.6m²

HOUSE.3 - Second Floor

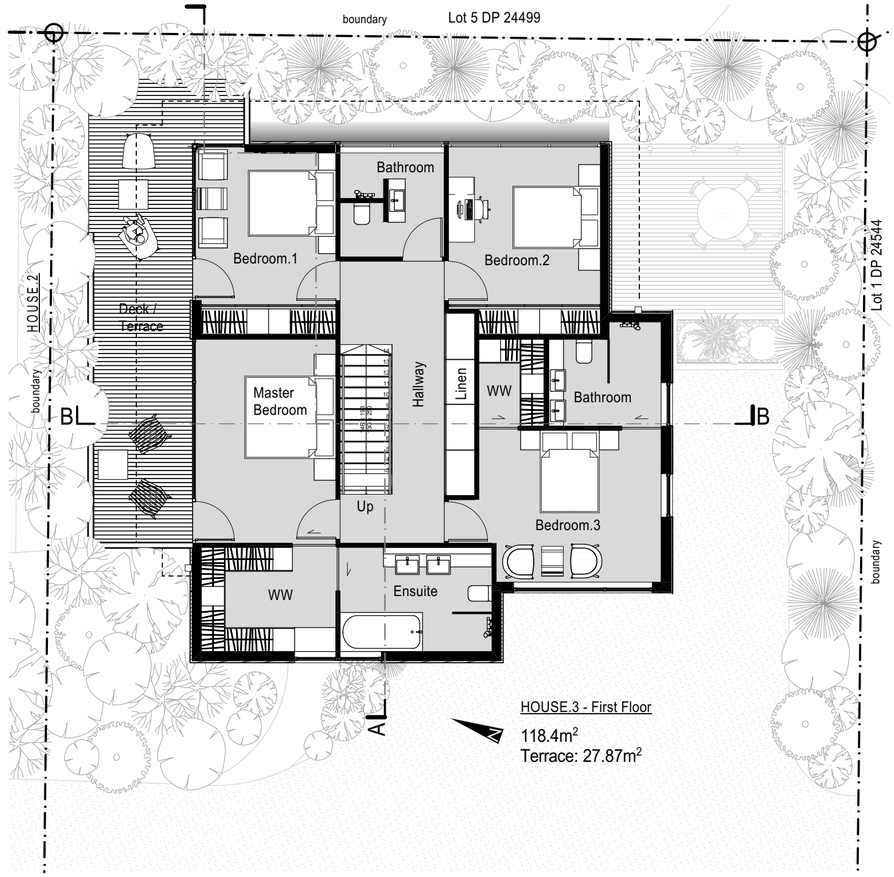
93.29m²

Terrace: 30.72m²

Total Floor Area

319.01m²

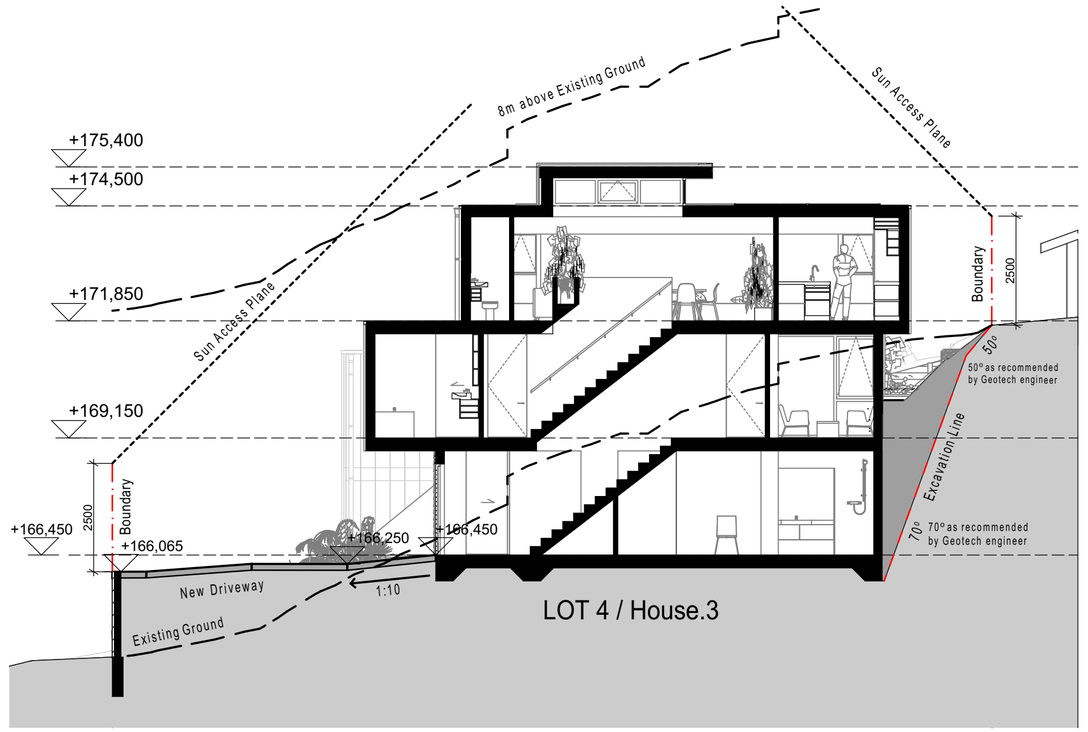
Terrace: 74.19m²



HOUSE.3 - First Floor

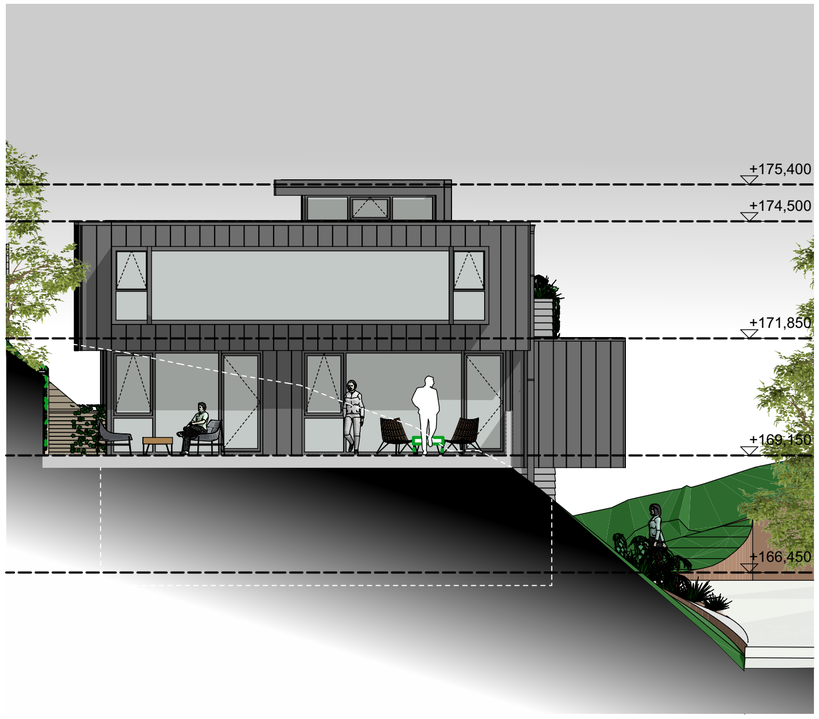
118.4m²

Terrace: 27.87m²



House.3 - East to West Section 1:100

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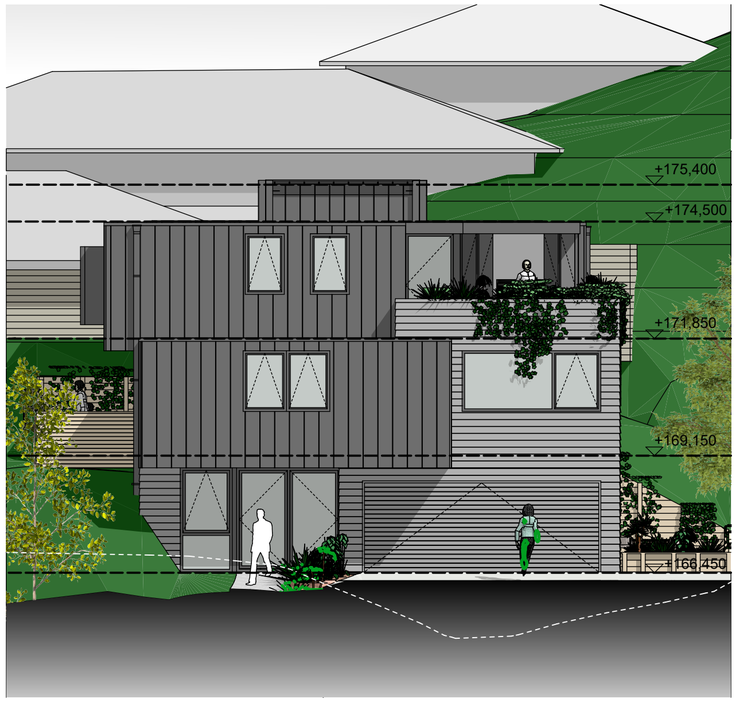
House.3 North Elevation 1:100



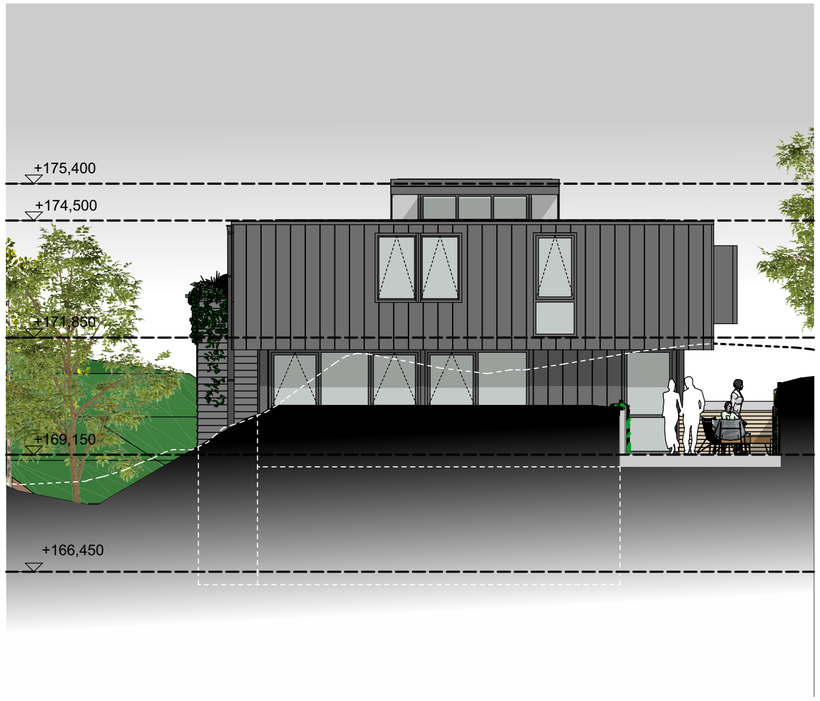
House.3 South Elevation 1:100



House.3 Perspective

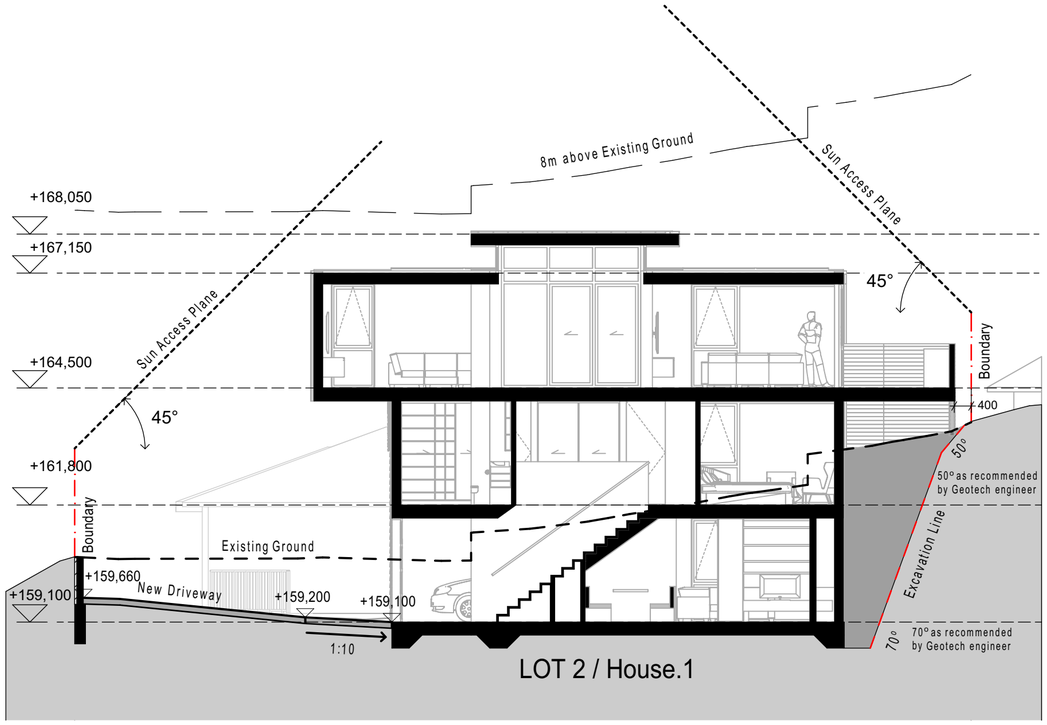


House.3 West Elevation 1:100

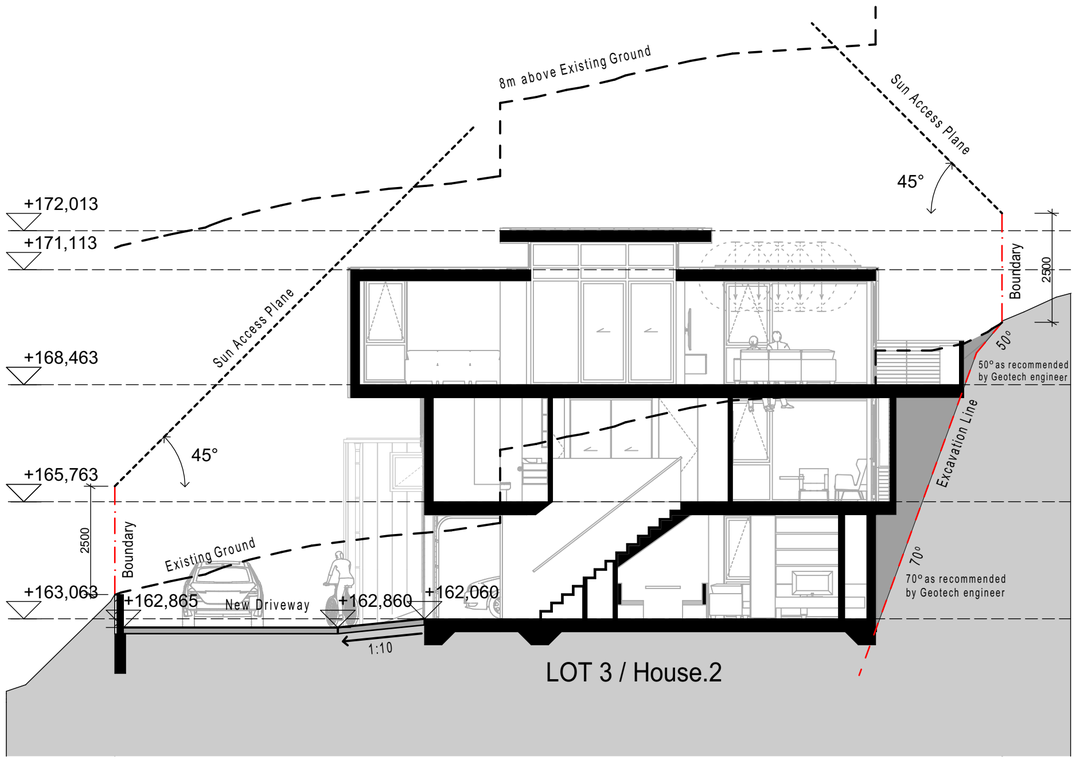


House.3 East Elevation 1:100

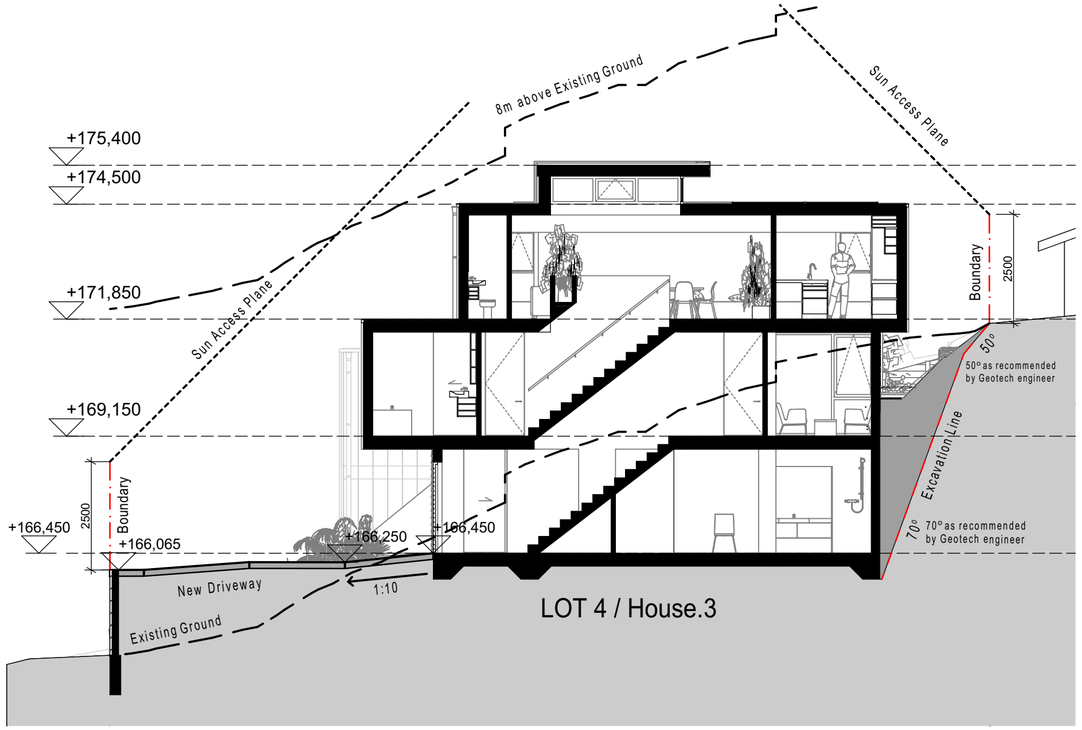
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House.1 - East to West Section 1:100

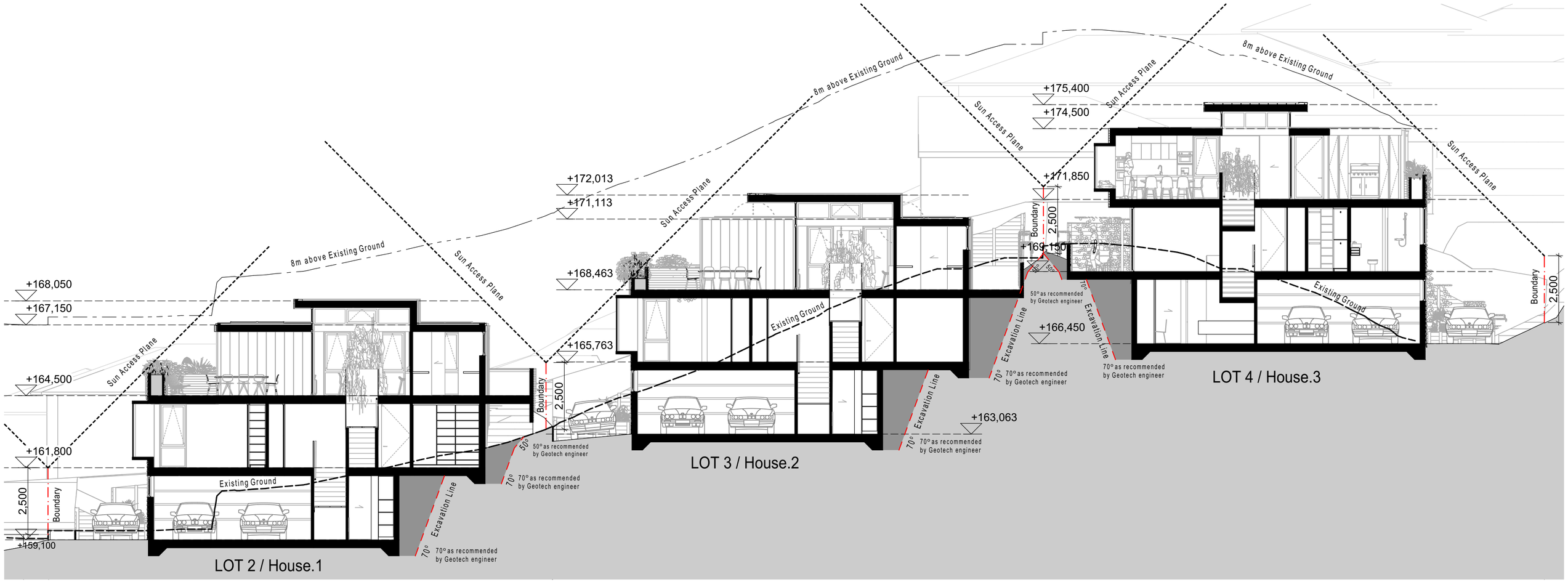


House.2 - East to West Section 1:100



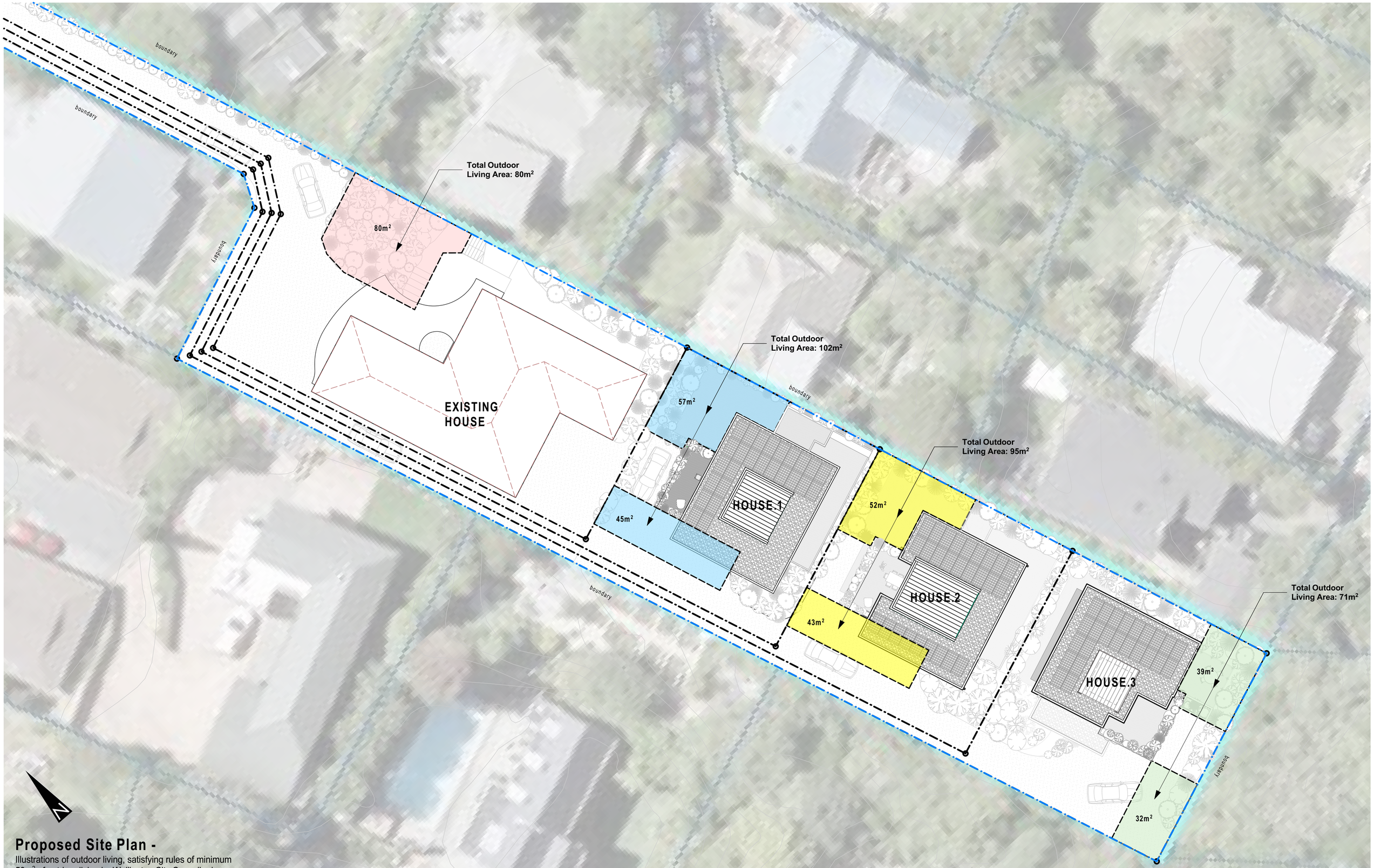
House.3 - East to West Section 1:100

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All Houses North to South Section 1:100

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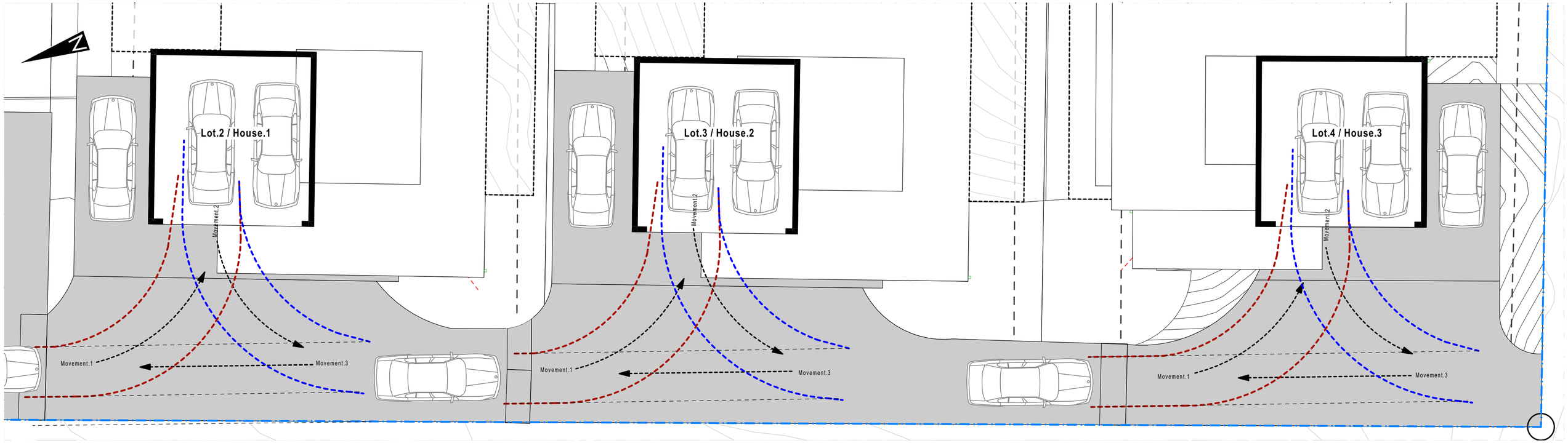
Proposed Site Plan -

Illustrations of outdoor living, satisfying rules of minimum 50m² of outdoor living by Wellington City Council rules

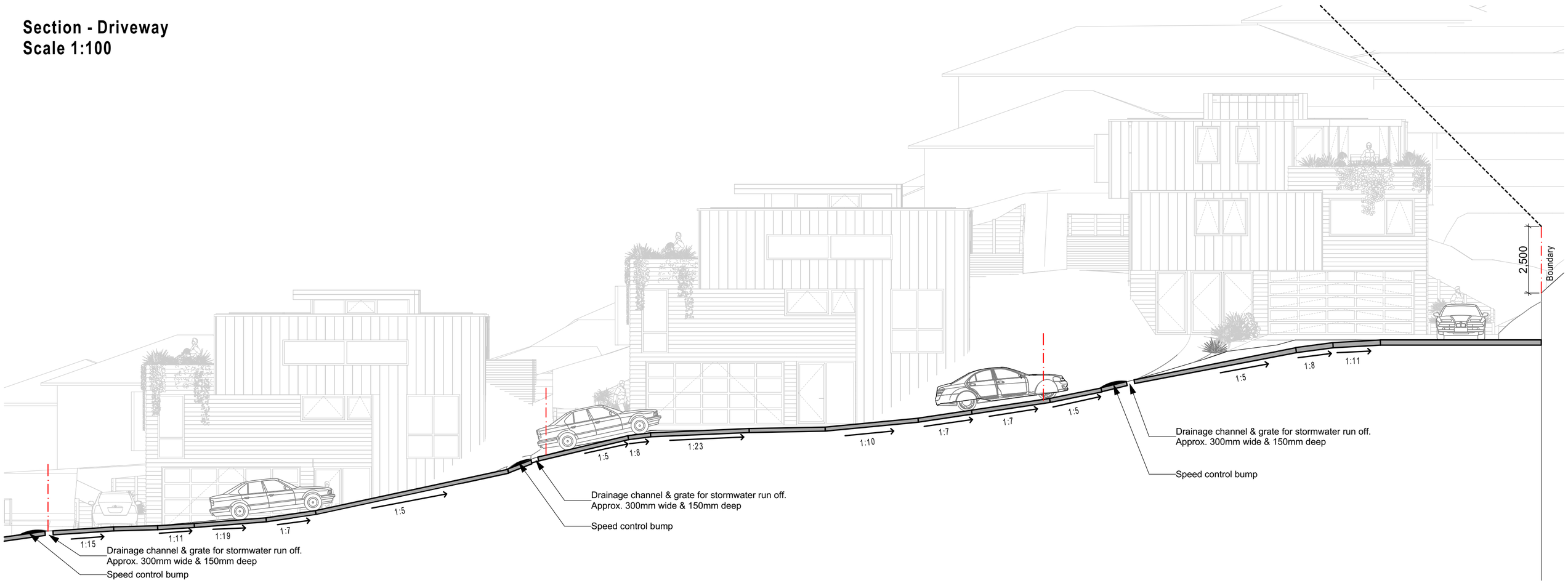
Scale 1:200

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Section - Driveway
Scale 1:100



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RESOURCE CONSENT - Preliminary Design - Sheet 1.16

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Car waiting area prior to entering site

Speed Bump

3.555

Traffic control mirror

Waiting Area when car approaching from Karori Road

6300

8.200

Turning area for trucks during construction

128.910

Car waiting area

Driveway slope max 1:16

Parking and turning area for existing house

Driveway slope max 1:16

3.390

Traffic control mirror

Speed Bumps and storm water downhill speed reduction

3.270

Movement.1

Movement.2

Movement.3

Speed Bumps and storm water downhill speed reduction

93.995

Speed Bumps and storm water downhill speed reduction

20.120

N

Turning Circles for cars
Scale 1:250

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128,909

Waiting Area when car approaching from Karori Road

Turning area for trucks during construction if required

6300

8,200

Driveway slope max 1:16

R 10.000

Traffic control mirror

N

Turning Circles for trucks
Scale 1:100

NEW DEVELOPMENT - 387 KARORI ROAD, KARORI, WELLINGTON

RESOURCE CONSENT - Preliminary Design - Sheet 1.18

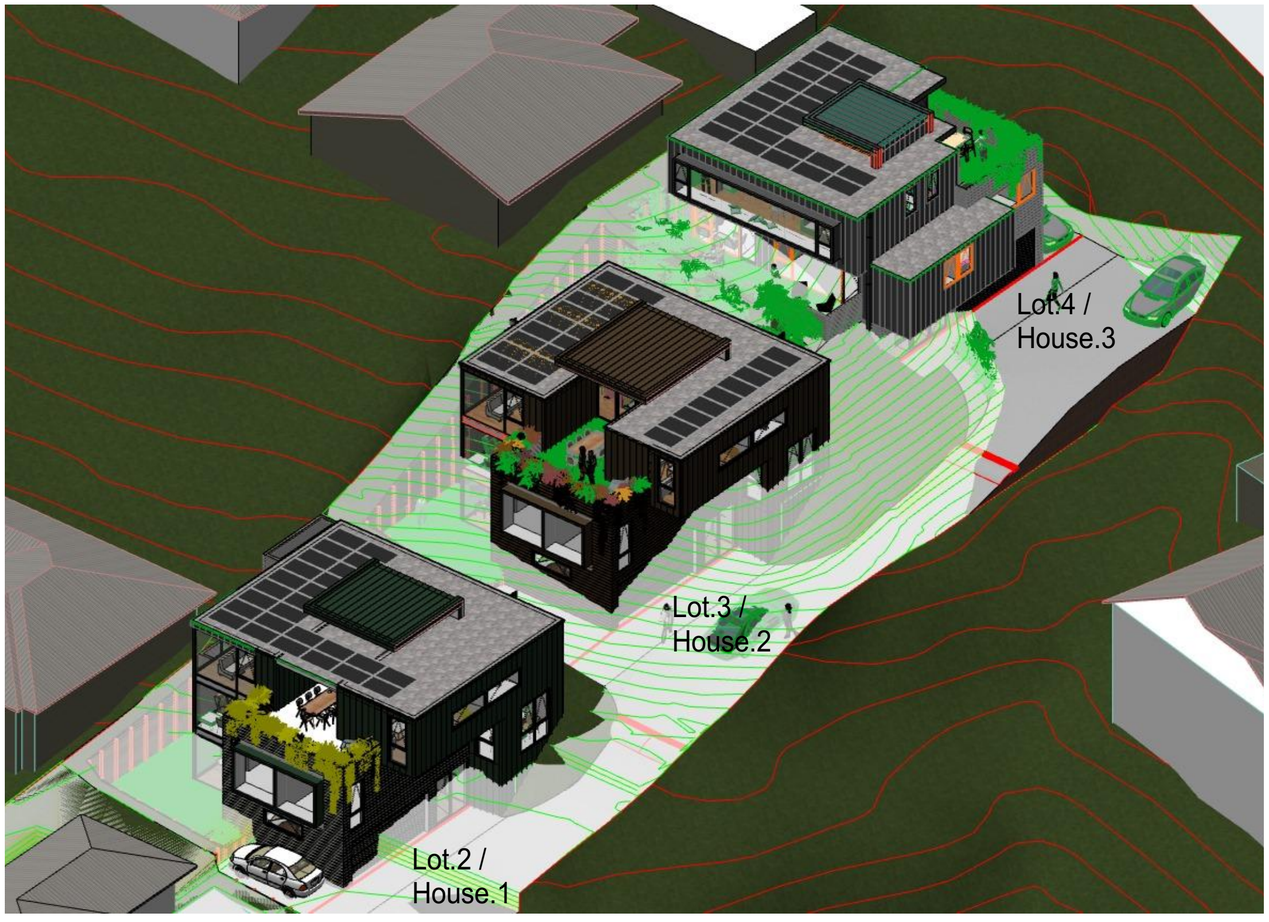
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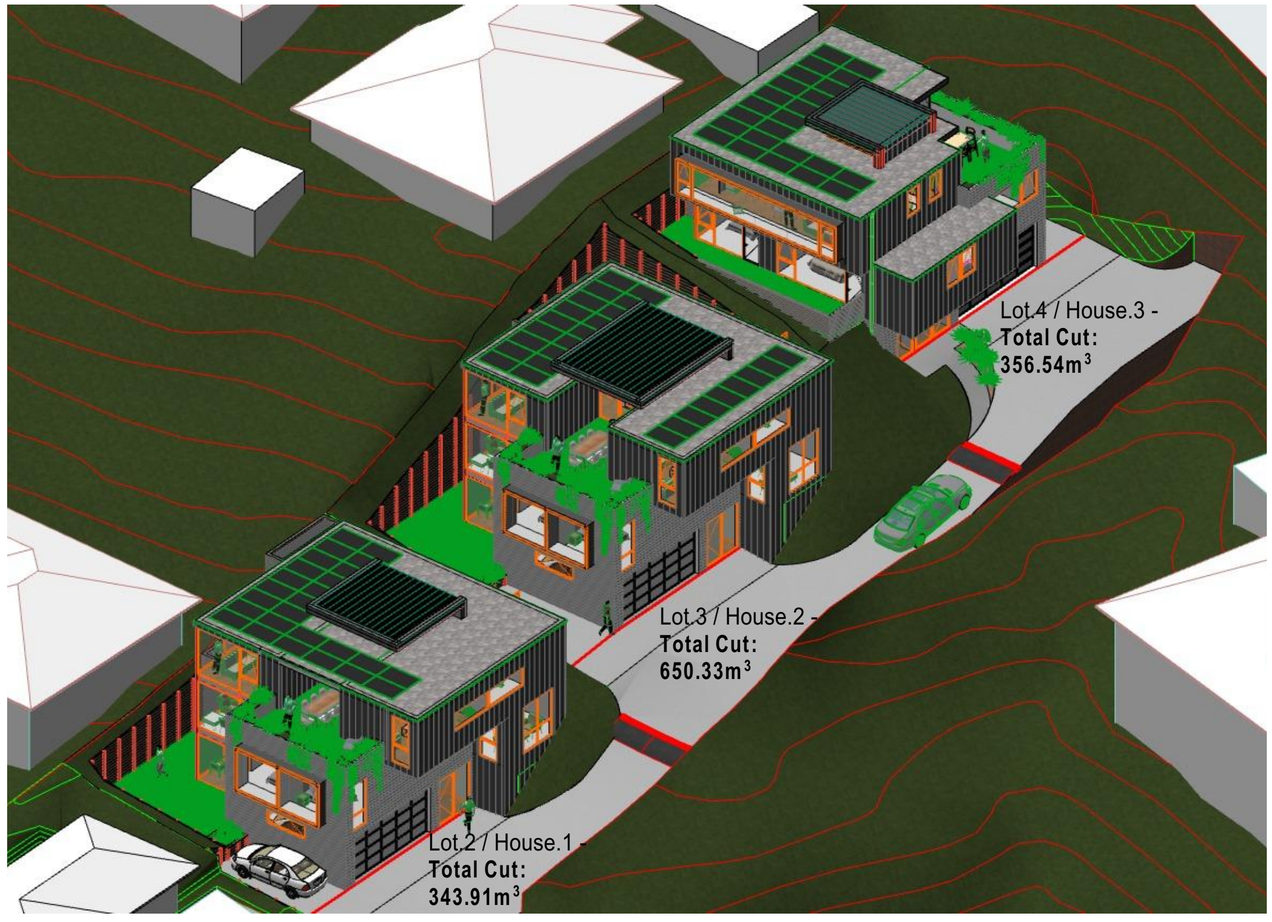


All Houses Cut and Fill

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Cut and Fill Before

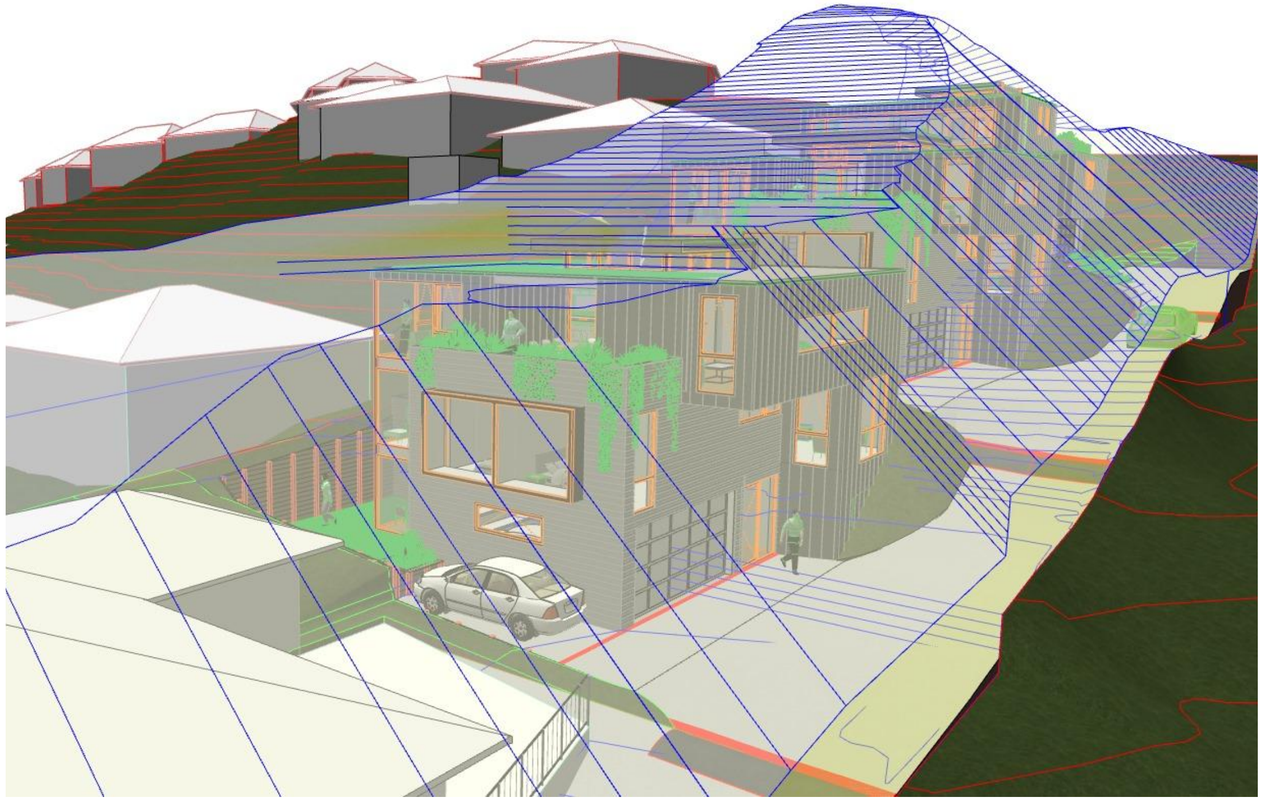


Cut and Fill After

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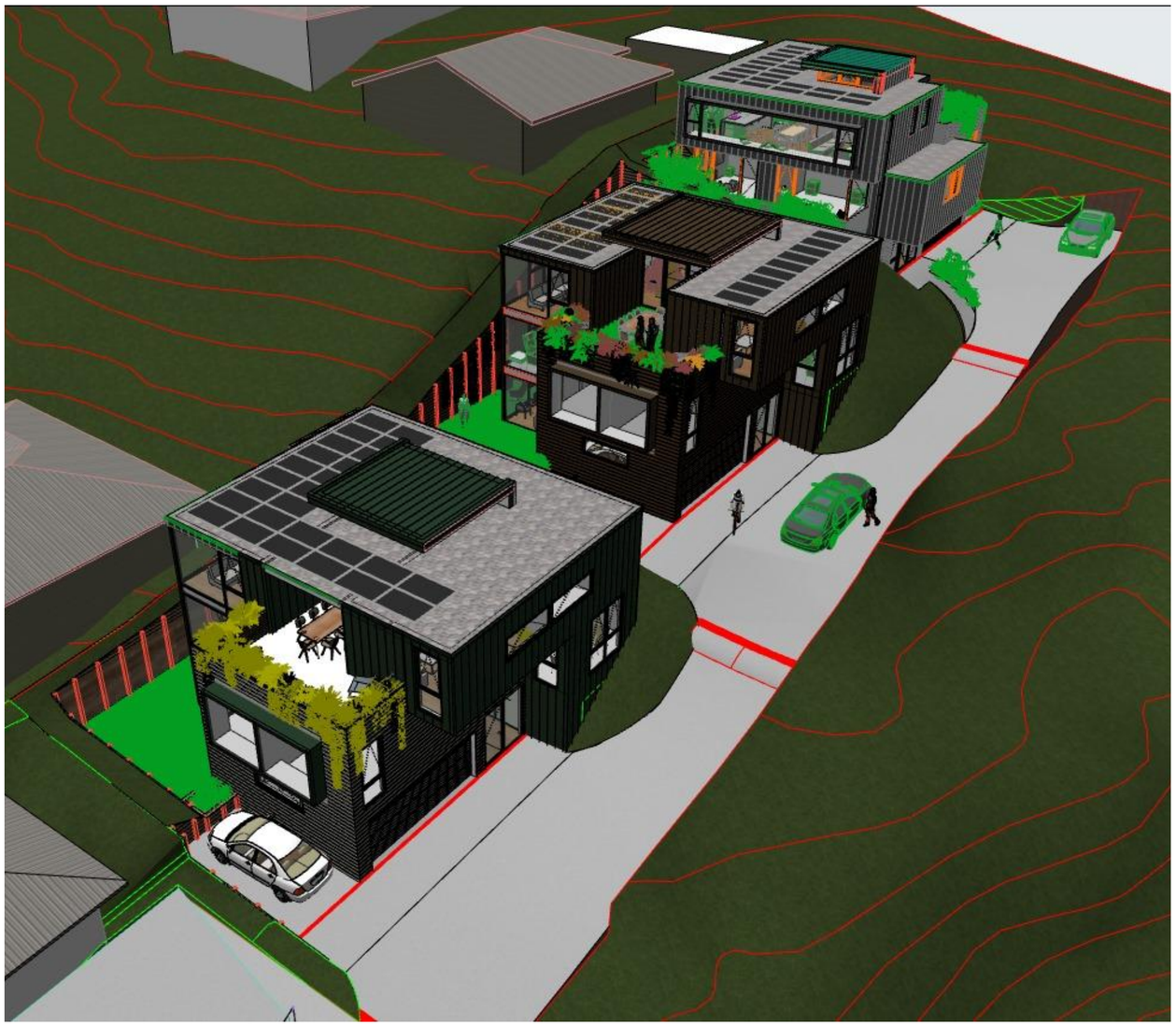


Perspective without Sun Access Plane

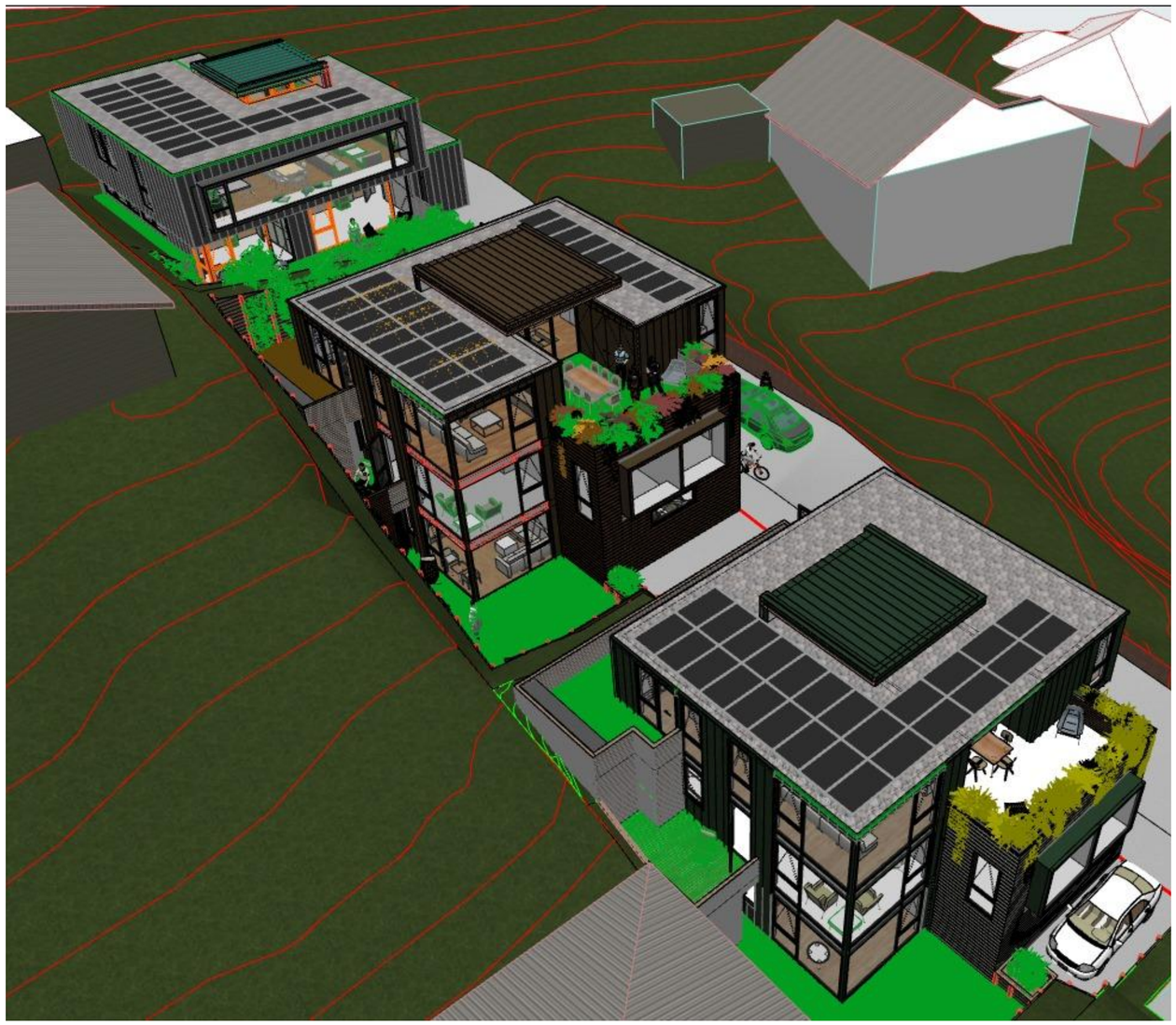


Perspective with Sun Access Plane

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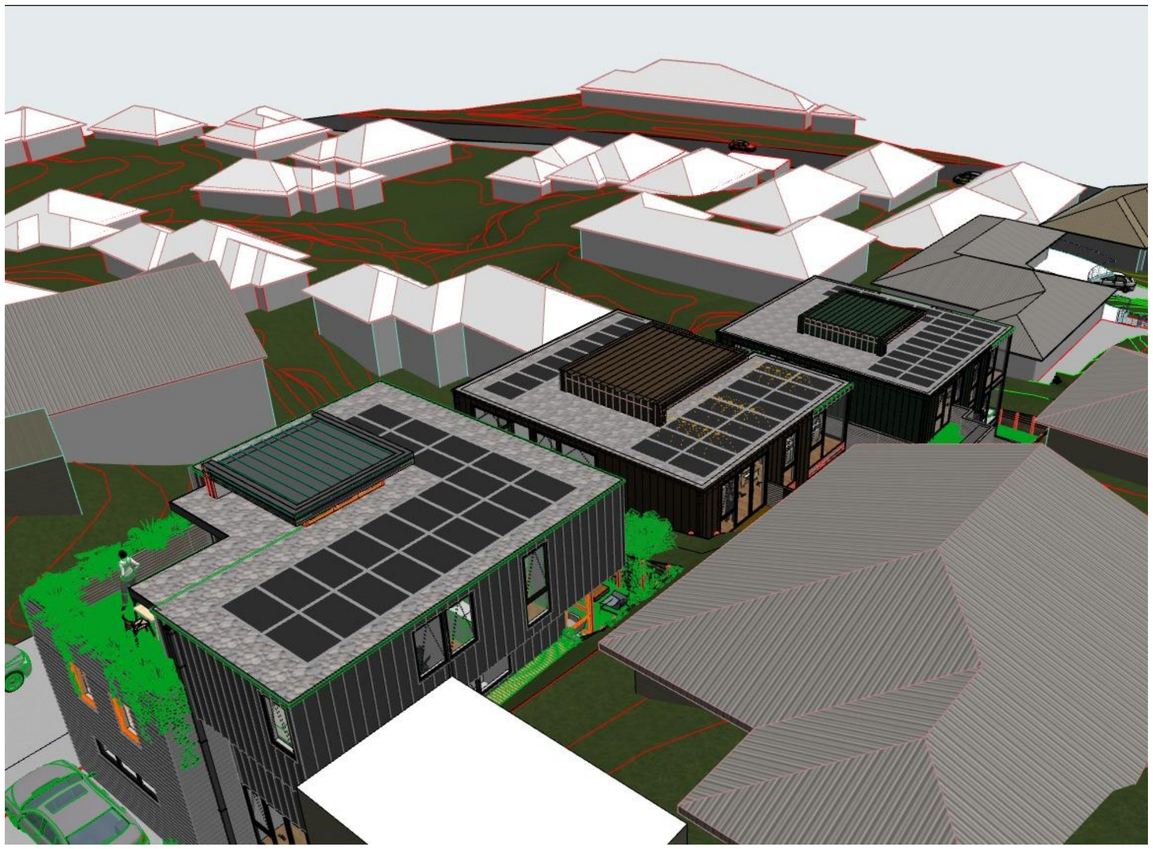


General Perspective



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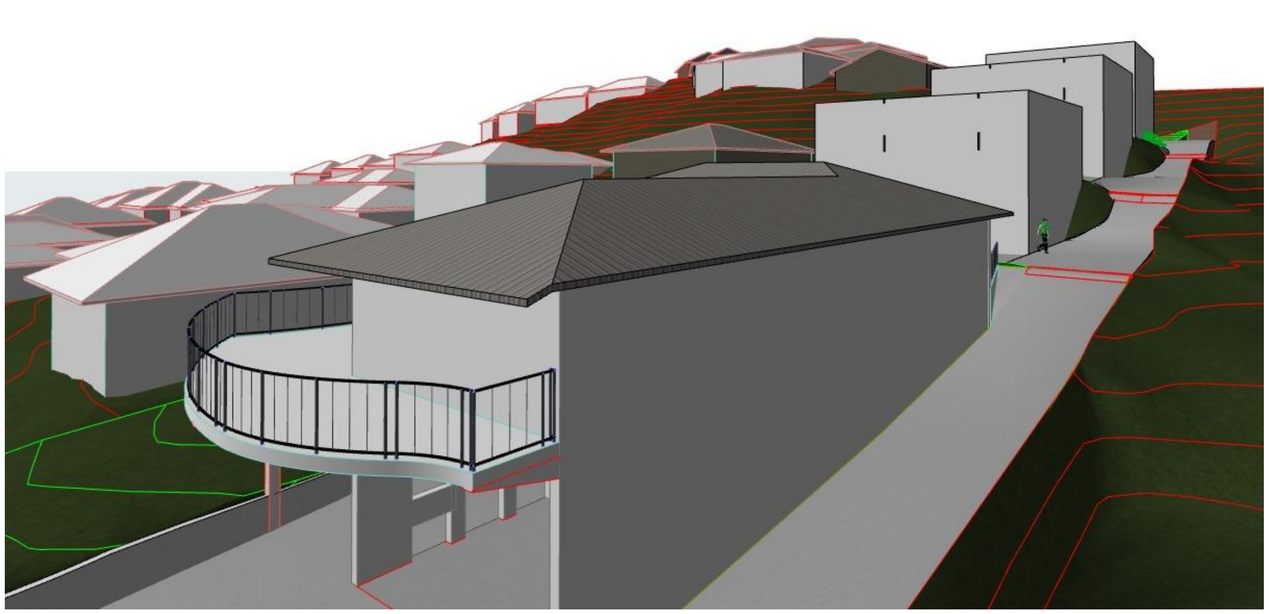


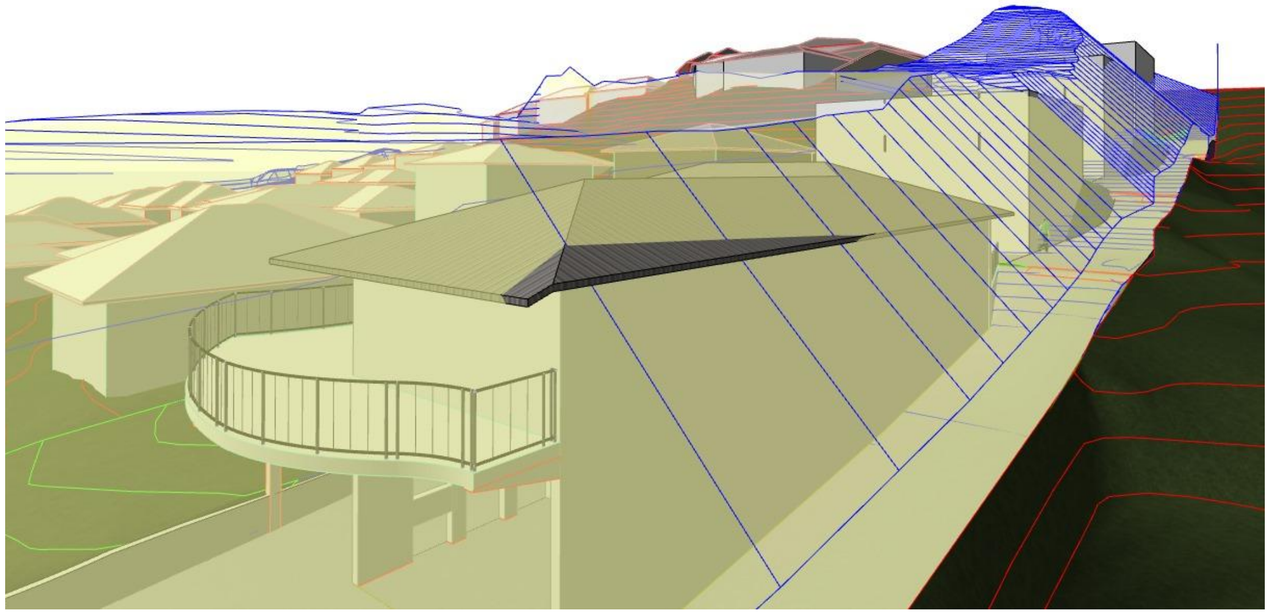
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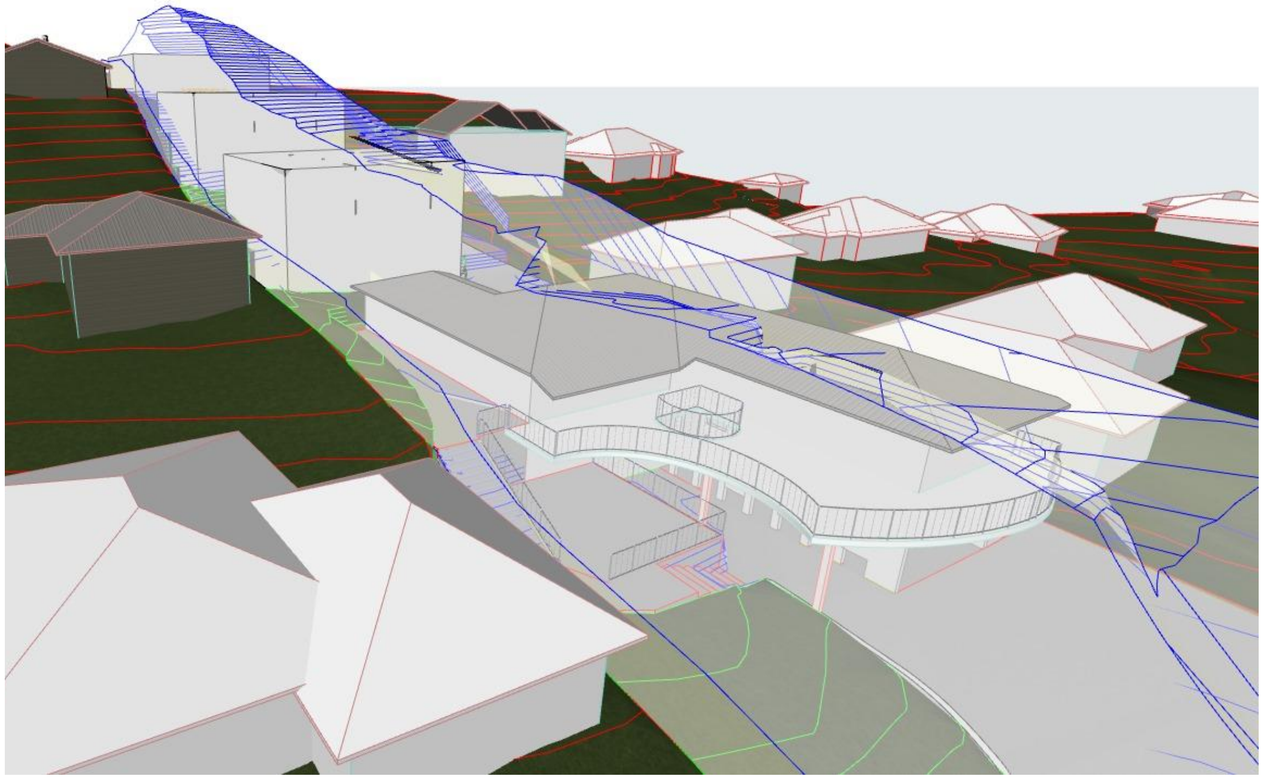


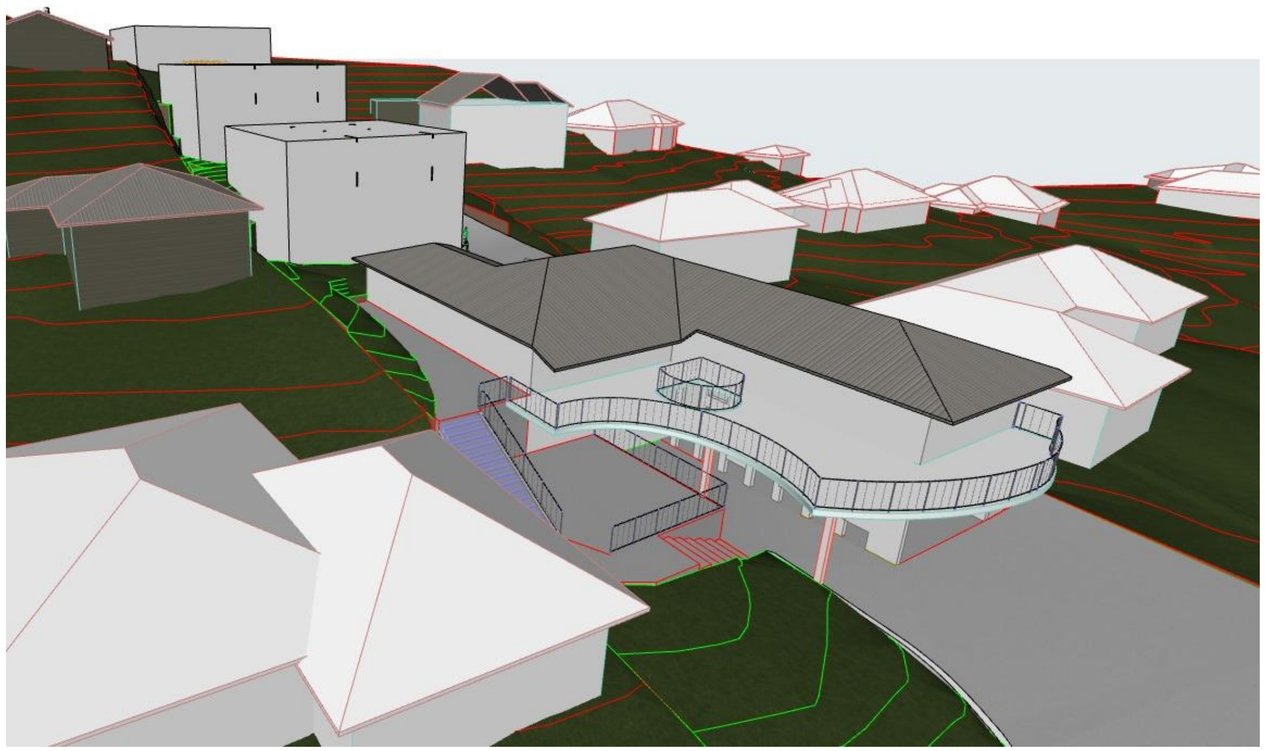


Visual Impact Comparison

Note: Visual impact of 35% bulk form as permitted activity by Wellington City Council planning rules.

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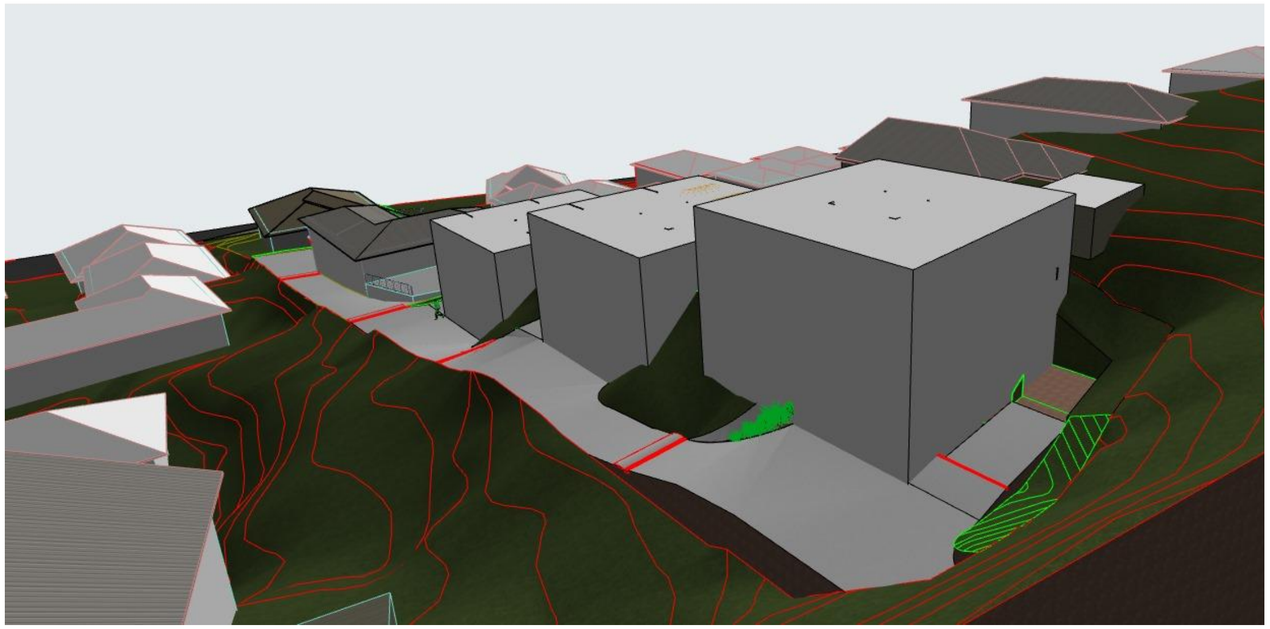


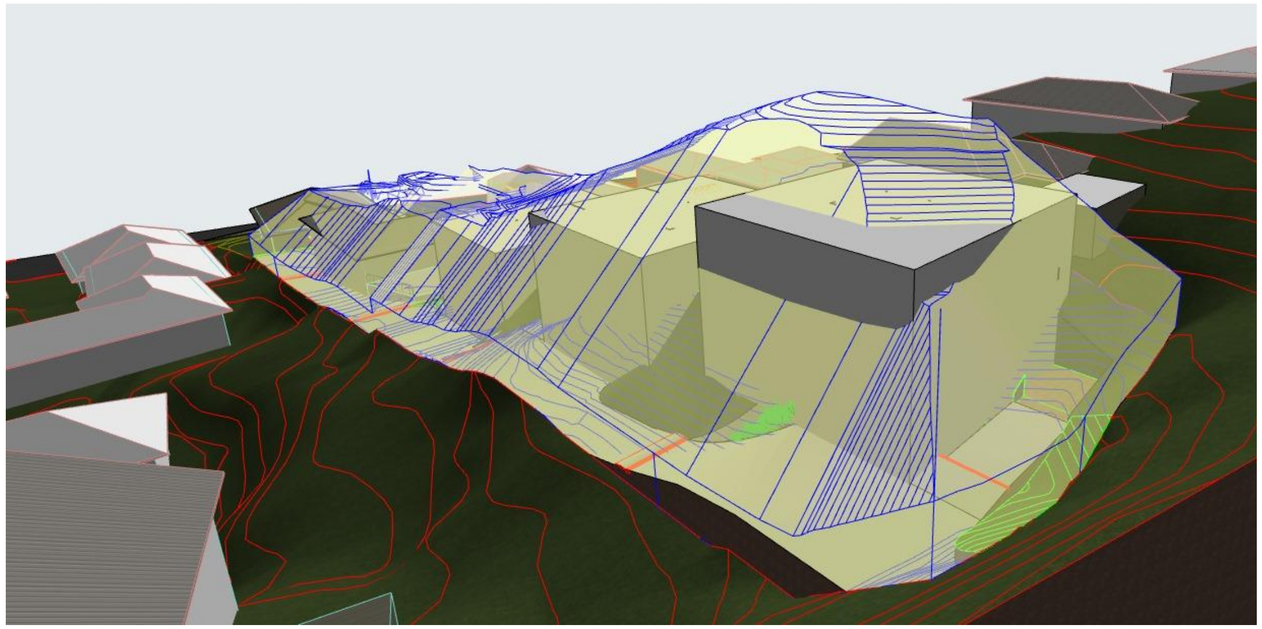


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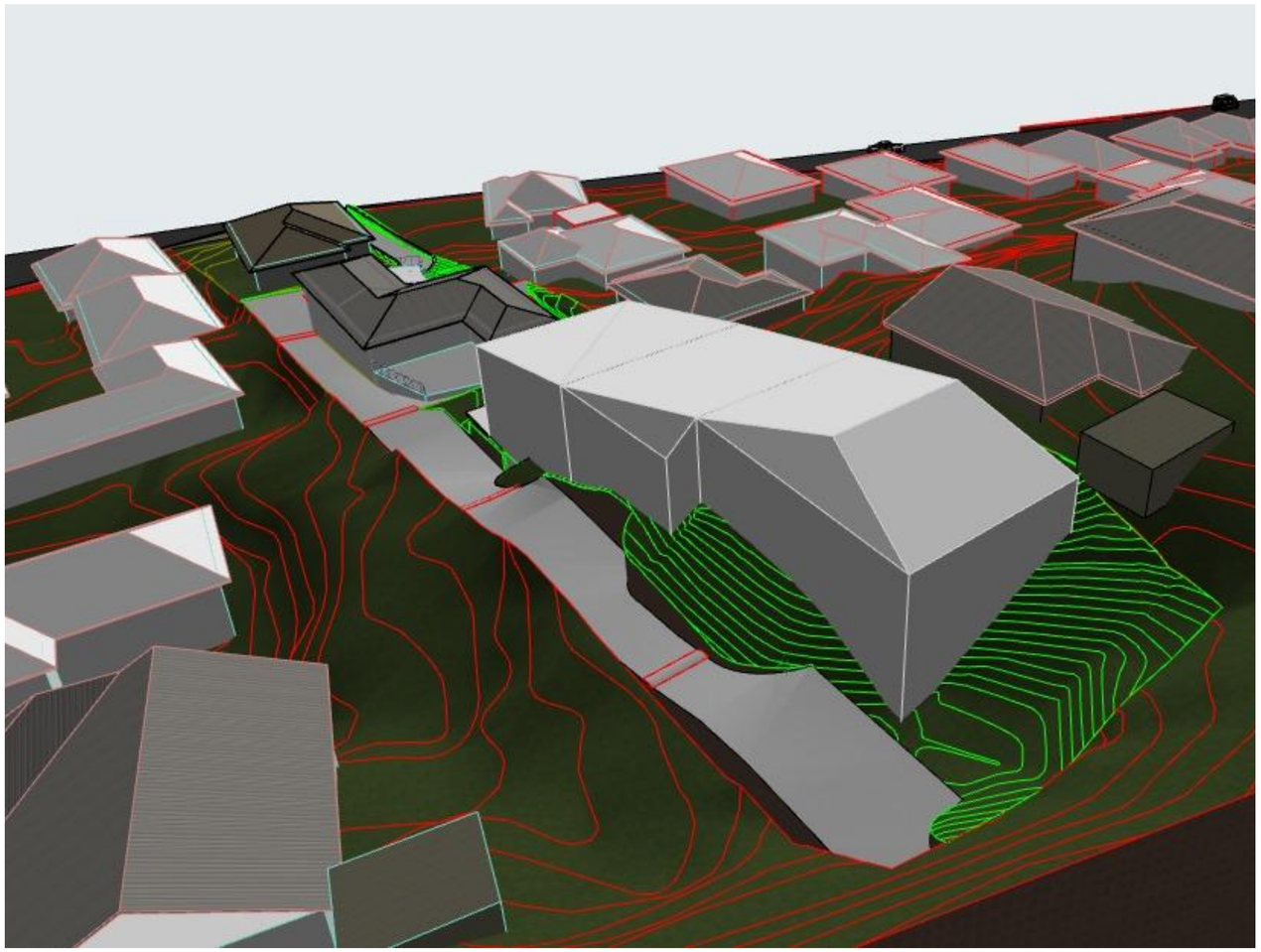


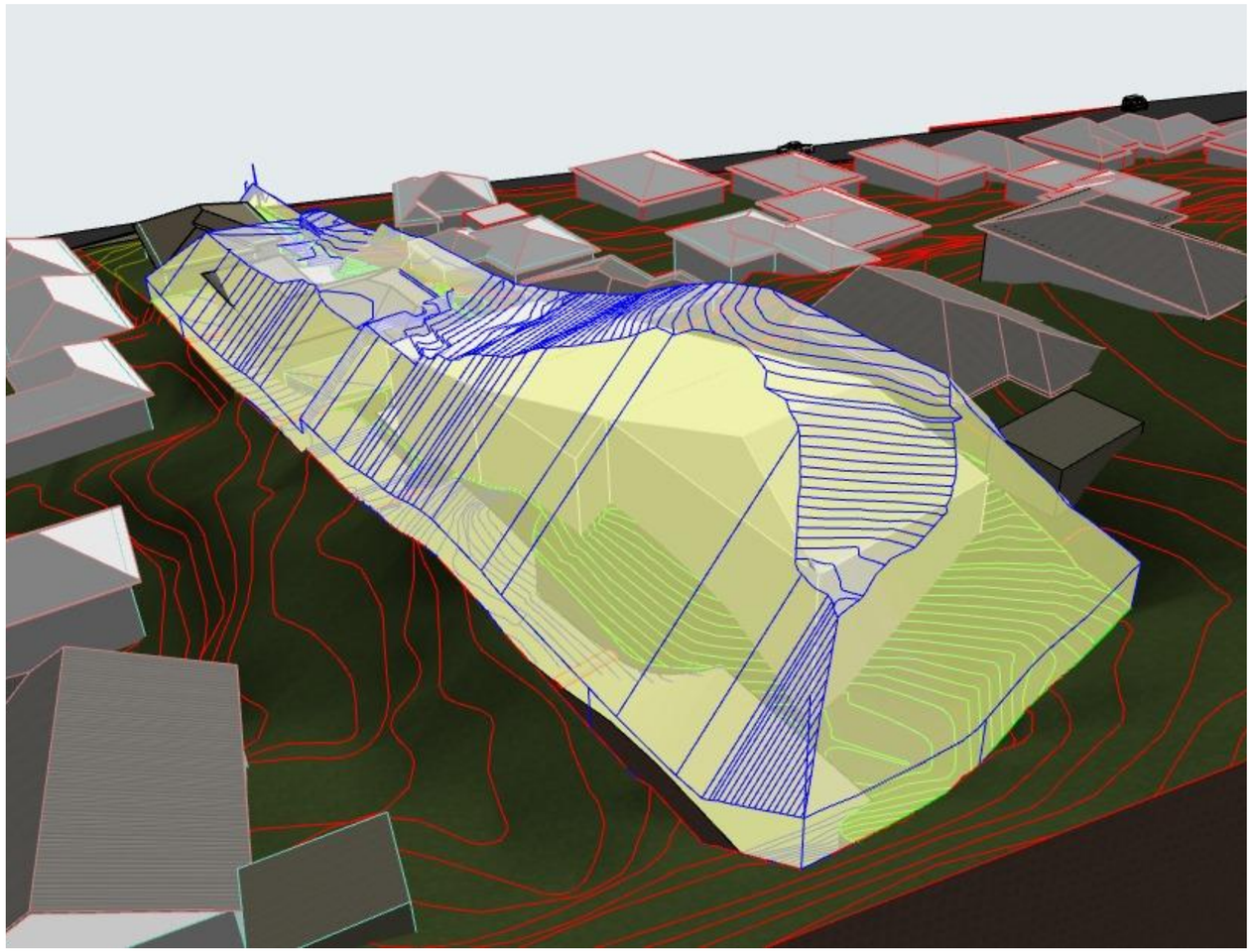


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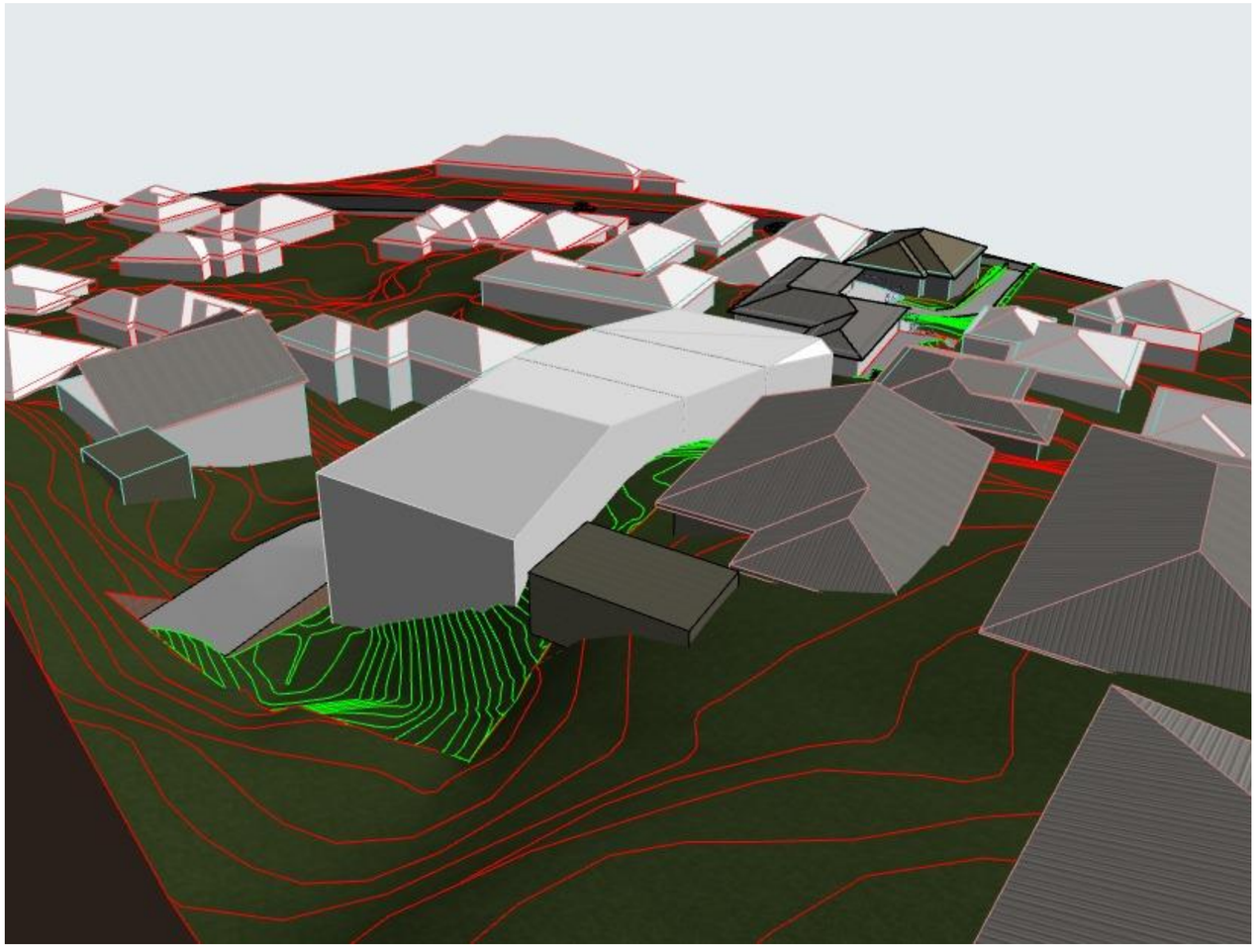


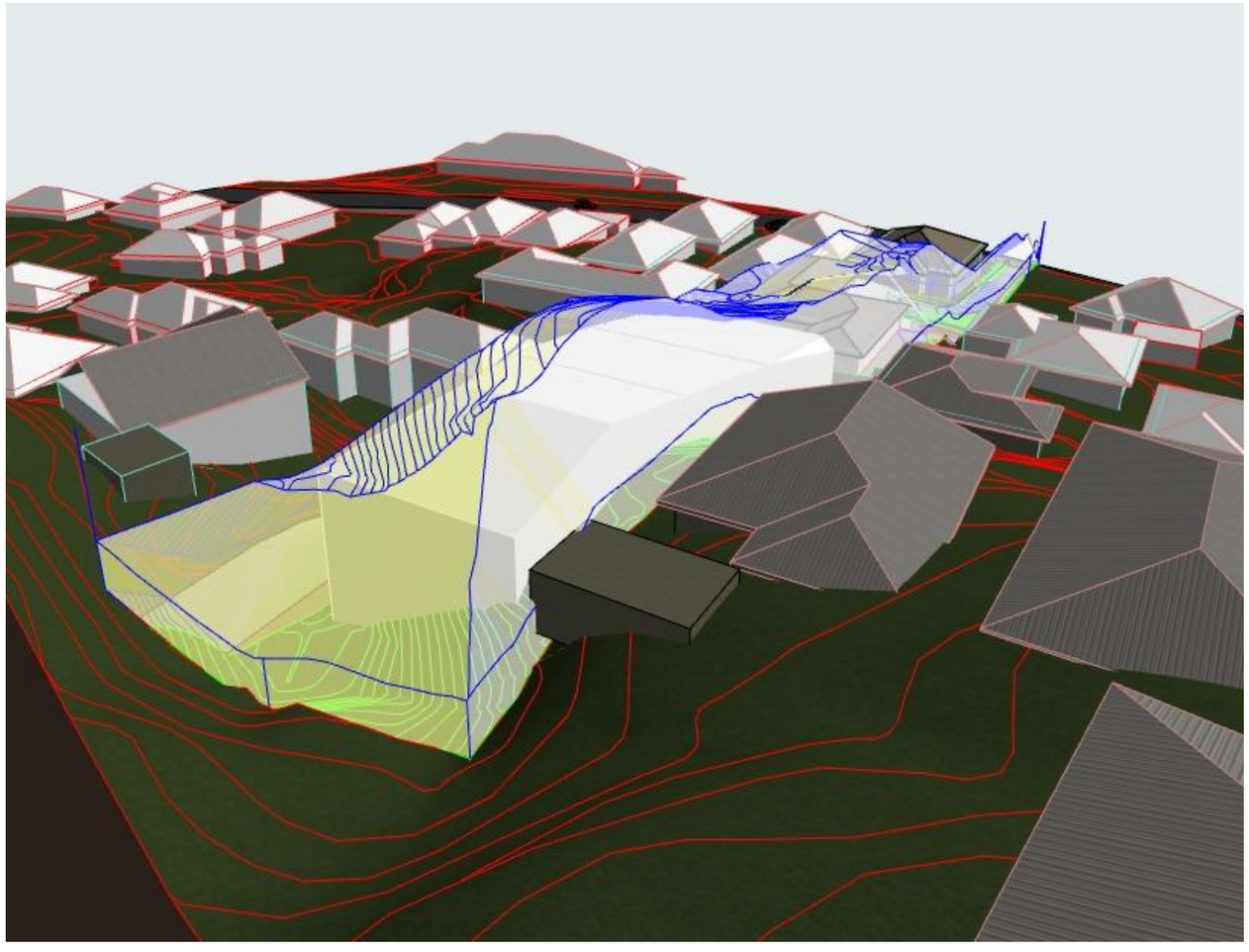


Visual Impact Comparison

Note: Visual impact of 35% bulk form as permitted activity by Wellington City Council planning rules if subdivision will include only two lots / big new house at the back site.

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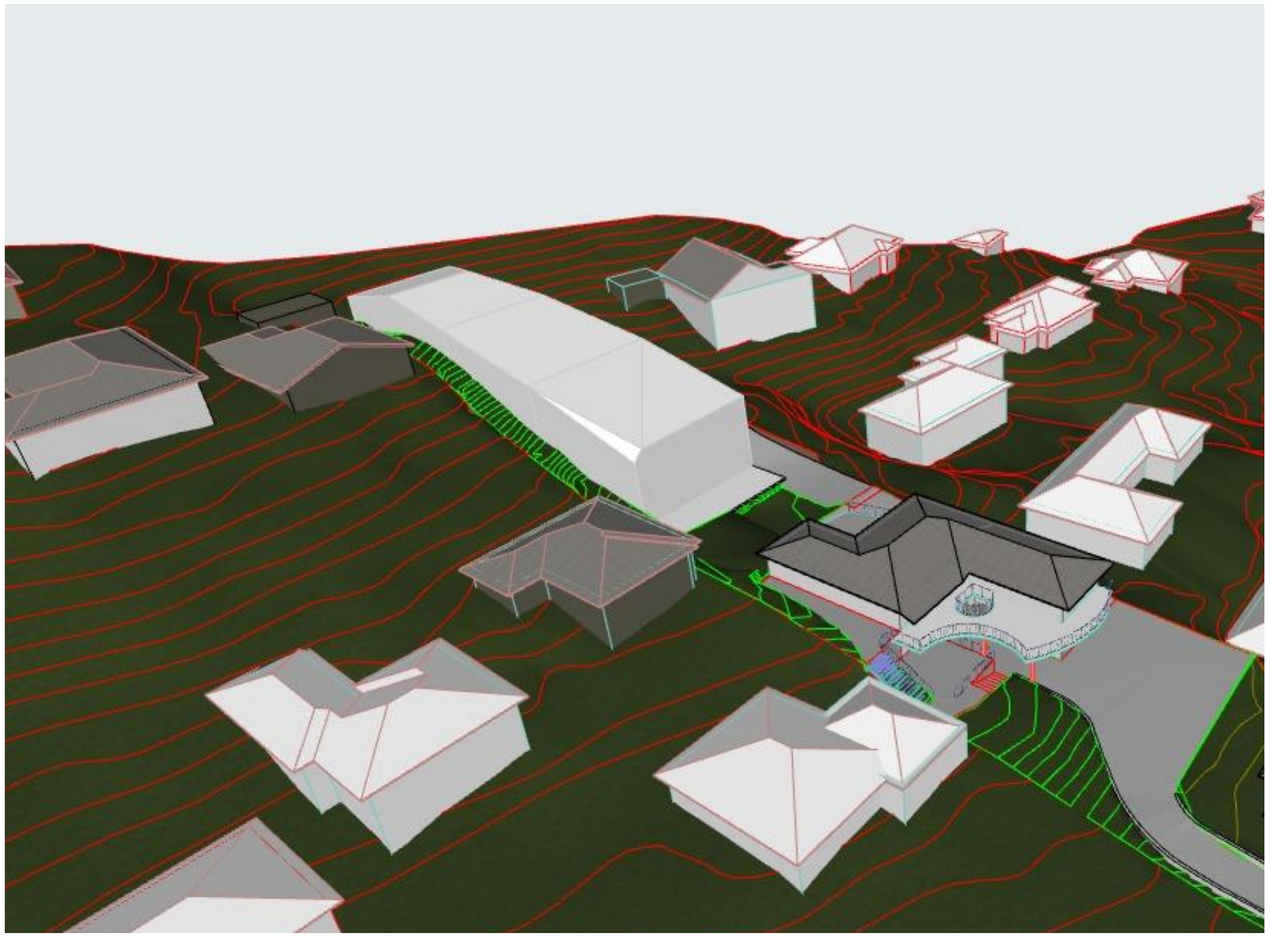


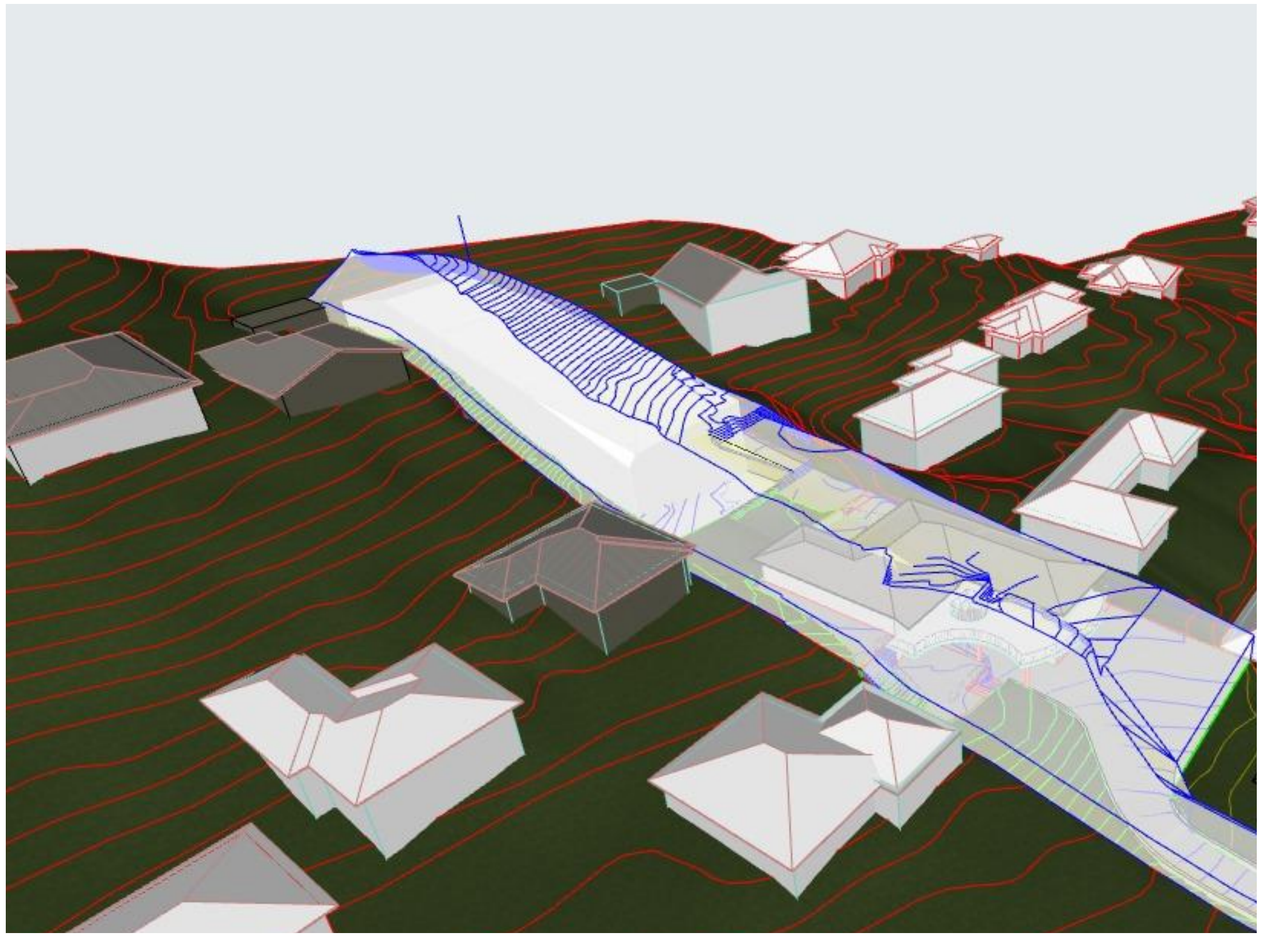


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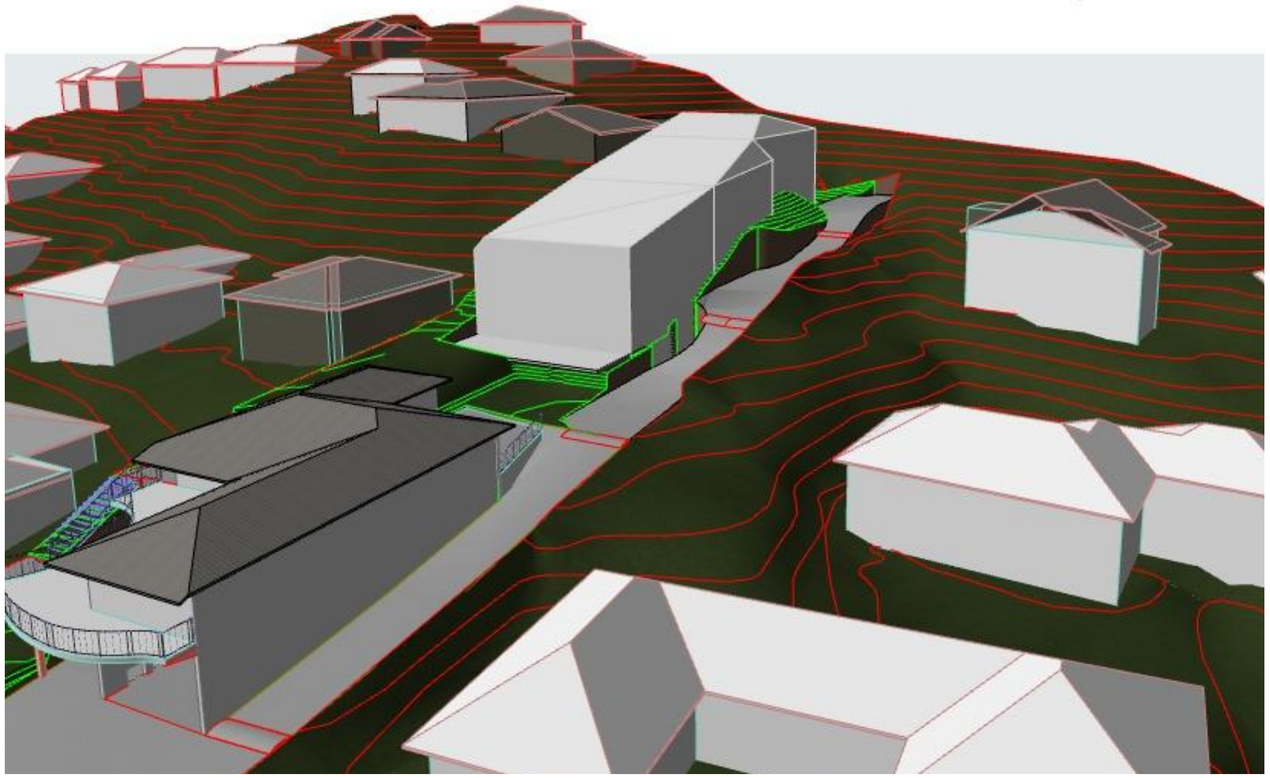


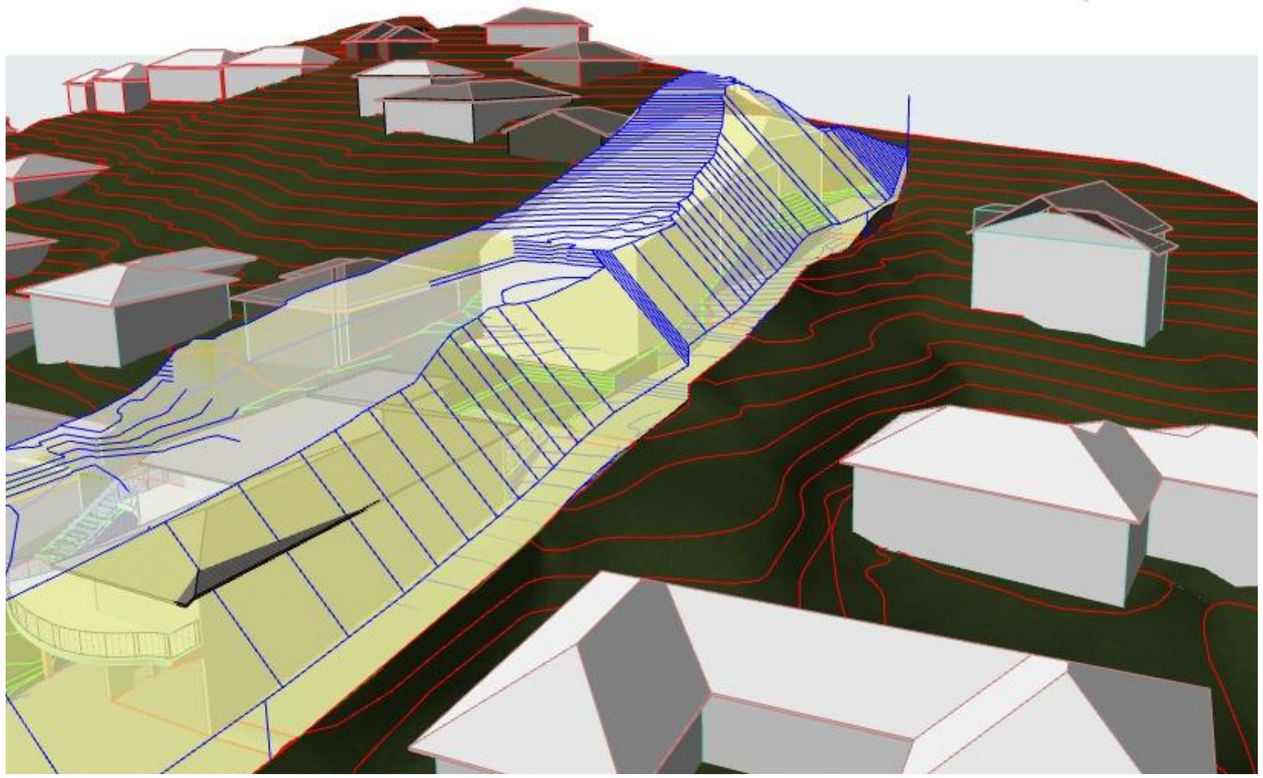


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