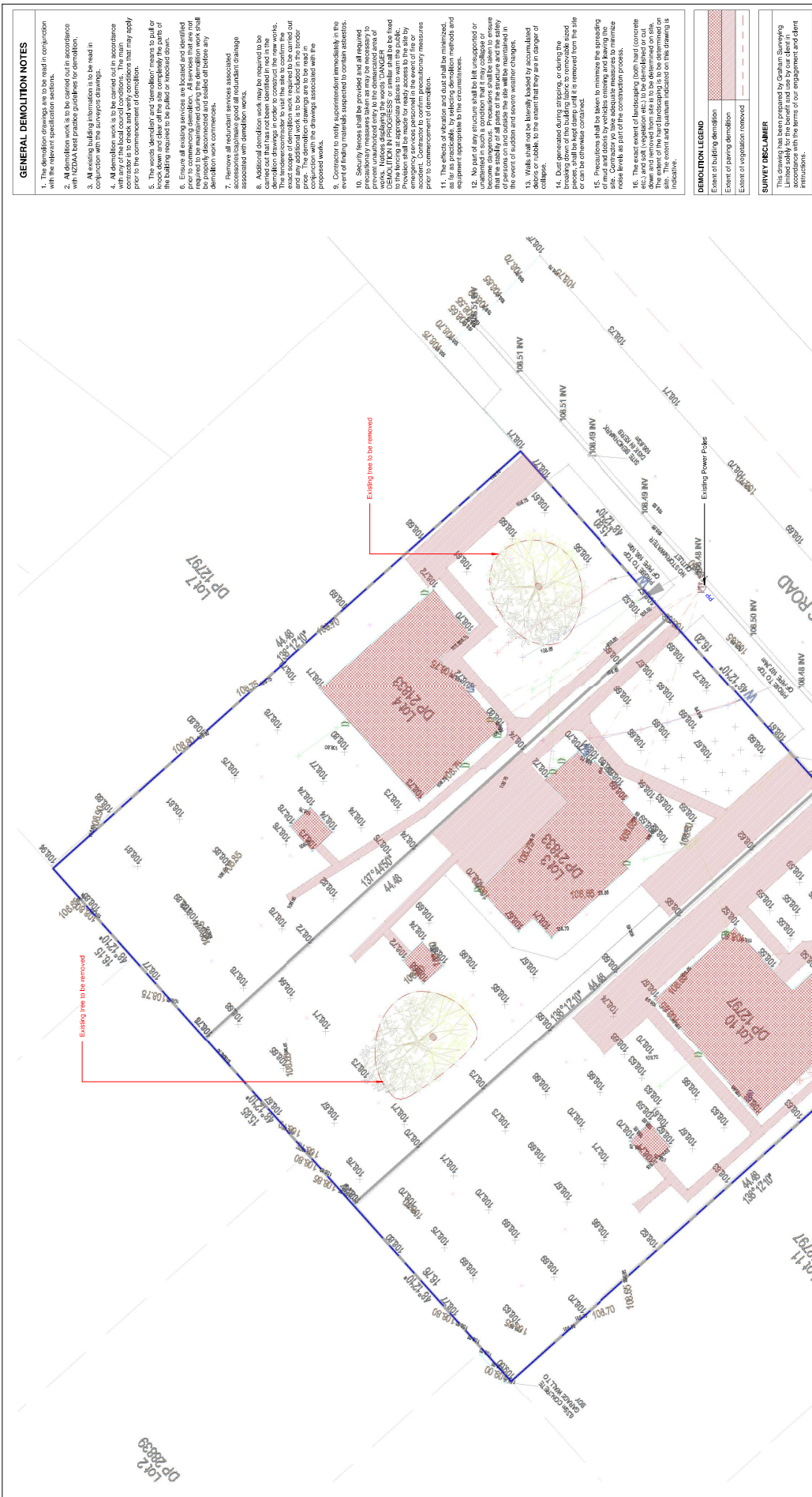


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SCALE SUMMARY

1000 @ A1	= 3000 @ A3	500 @ A1	= 1500 @ A3
500 @ A1	= 1500 @ A3	250 @ A1	= 750 @ A3
250 @ A1	= 750 @ A3	150 @ A1	= 450 @ A3
150 @ A1	= 450 @ A3	100 @ A1	= 300 @ A3



1 Existing Site and Demolition Plan
Scale 1:150 @ A1

Hierarchy Group. Kāinga Ora Homes and Communities	Client: NORTH	Project: HDS - 43-47 Allens Road - AR 112275 Address: 43-47 Allens Road, Allenton, Ashburton 7700	No: H1259-047	Rev. A	Revision Schedule Description Resource Consent	Status: RESOURCE CONSENT	Issue Date: 03/05/23	Drawn By: KTC	Checked By: MP	Scale: As indicated @ A1	Sheet No: 0-11.01	Rev No: A	Sheet Name Existing Site Plan	Sheet Name Existing Site Plan

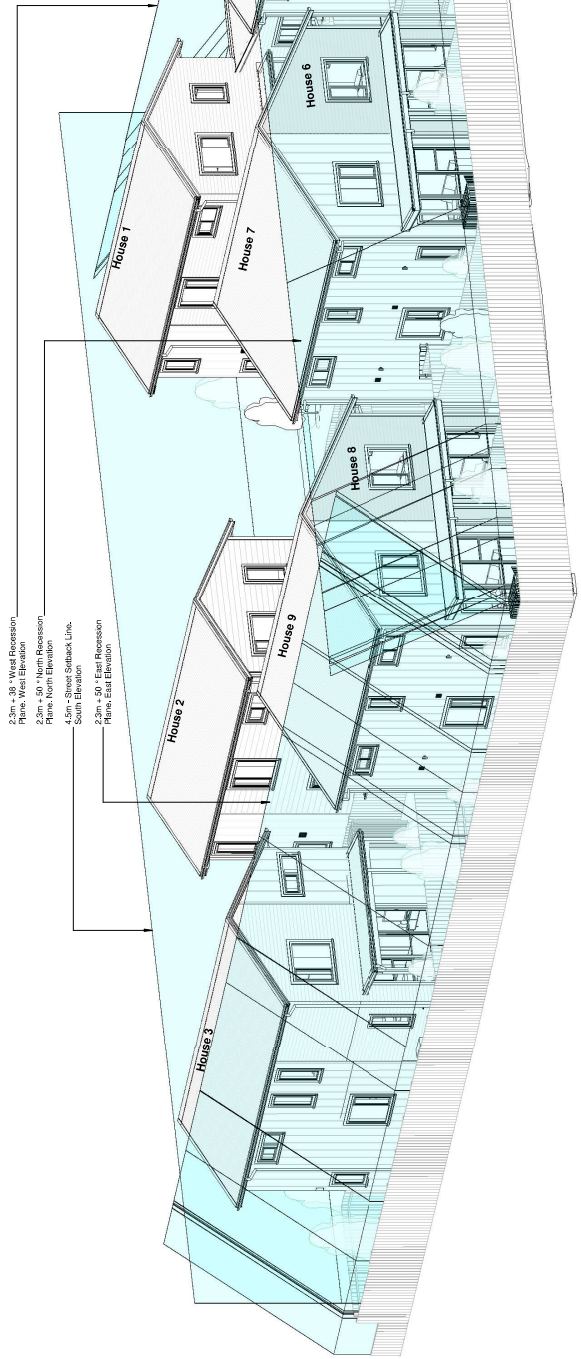
Recession Planes	
Elevation	Description
South Elevation	4.5m - Street Setback Line
East Elevation	2.3m - 50° East Recession Plane
North Elevation	2.3m - 50° North Recession Plane
West Elevation	2.3m - 38° West Recession Plane

COMPLIANCE WITH RECESSION PLANES	
House 1	Yes - 3m Street Setback
House 2	Yes
House 3	Yes
House 4/5	Yes
House 6/7	Yes
House 8/9	Yes



1 Axonometric View 1
Scale 1:15

2.3m - 38° West Recession Plane, West Elevation
2.3m - 50° North Recession Plane, North Elevation
4.5m - Street Setback Line
2.3m - 50° East Recession Plane, East Elevation

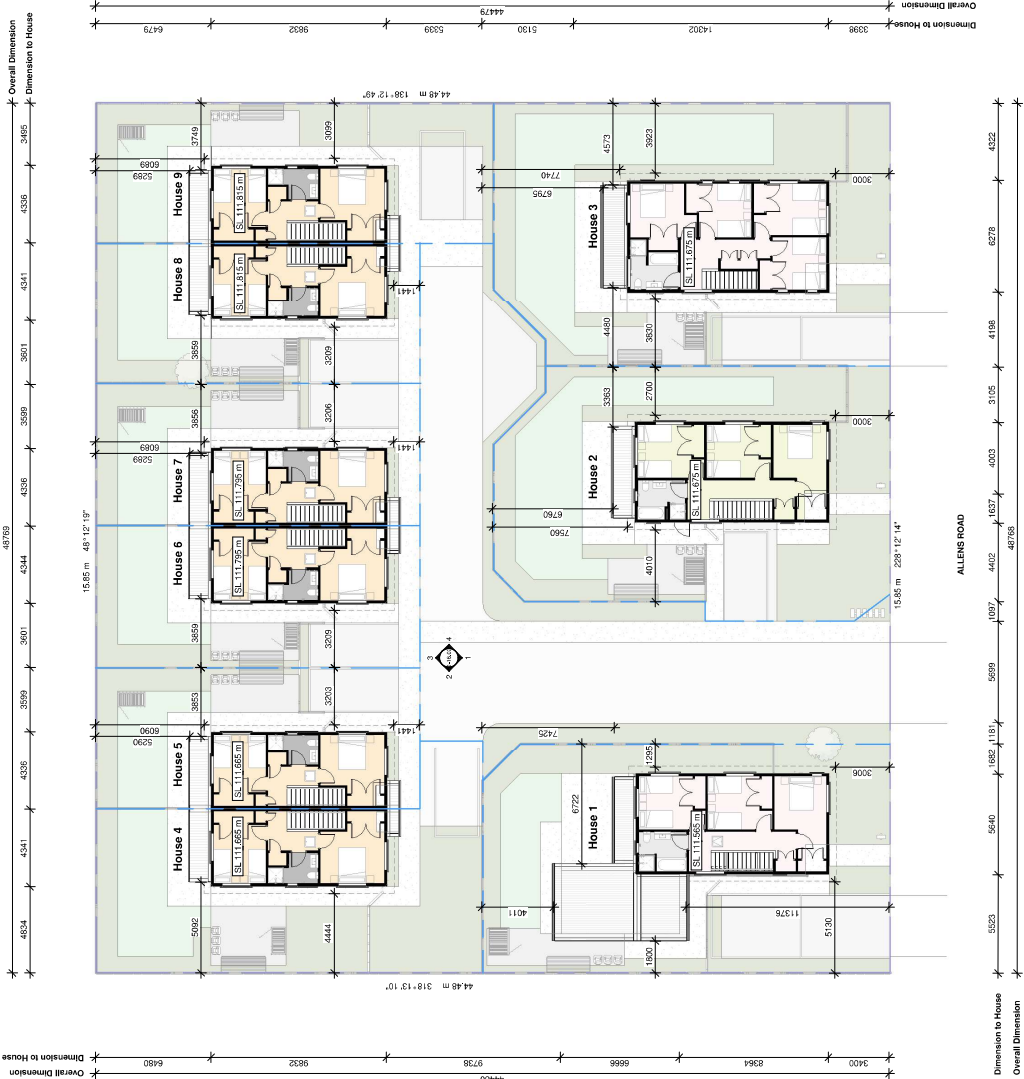


2 Axonometric View 2
Scale 1:15

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SCALE SUMMARY

100% @ A1	= 3000 @ A3	50% @ A1	= 1500 @ A3
50% @ A1	= 1500 @ A3	25% @ A1	= 750 @ A3
25% @ A1	= 750 @ A3	12.5% @ A1	= 375 @ A3
12.5% @ A1	= 375 @ A3	6.25% @ A1	= 187.5 @ A3



LEGAL DESCRIPTION	
Address:	43-47 Allens Road, Allenton, Ashburton 7700 27292
Lot / DP / CB	10.2.4 / 21853
ZONING INFO:	
Wind Region:	A
Earthquake Zone:	1
Exposure:	B
Wind Zone:	Medium
Wind Risk Zone:	C
Flood Management Zone:	No
GENERAL NOTES:	
All dimensions are nominal and are to be checked on site.	
All work to comply with the relevant section of the New Zealand Building Code.	
Location of water supply power & phone to be confirmed.	

MASTERPLANNING LEGEND	
1 Bedroom House:	
2 Bedroom House:	
3 Bedroom House:	
4 Bedroom House:	
5 Bedroom House:	
Driveway:	
Footpath:	
Lawn Area:	
Landscaping:	
Waste & Recycle Area:	
Refuse Bin:	
Timber Decking:	
Chimneys (Fold out: 1.2m above FFL)	
Letter Boxes:	
New Water Meters:	
Visibility splay 2m x 1.5m	
BULK & LOCATION	
Address:	43-47 Allens Road, Ashburton 7700
Total Site Area:	2170 m ²

Building Coverage	
House 1:	60.4m ²
House 2:	67.2m ²
House 3:	78.4m ²
House 4:	48.4m ²
House 5:	48.4m ²
House 6:	48.4m ²
House 7:	48.4m ²
House 8:	48.4m ²
House 9:	48.4m ²
Total:	508.2m ² 798.5m ² max (35%)
Parking:	11 bays
Storage:	9 (in shed)
Building Setback:	> 1.8m
Road Setback:	3m
Building Height:	< 8m

Kainga Ora Typology Legend			
Unit Number	Typology	GFA	Net FA
1	1 (1 per House)	11.5m ²	11.5m ²
2	2 (2 per House)	11.5m ²	11.5m ²
3	3 (3 per House)	11.5m ²	11.5m ²
4	4 (4 per House)	11.5m ²	11.5m ²
5	5 (5 per House)	11.5m ²	11.5m ²
6	6 (6 per House)	11.5m ²	11.5m ²
7	7 (7 per House)	11.5m ²	11.5m ²
8	8 (8 per House)	11.5m ²	11.5m ²
9	9 (9 per House)	11.5m ²	11.5m ²
10	10 (10 per House)	11.5m ²	11.5m ²
11	11 (11 per House)	11.5m ²	11.5m ²
12	12 (12 per House)	11.5m ²	11.5m ²
13	13 (13 per House)	11.5m ²	11.5m ²
14	14 (14 per House)	11.5m ²	11.5m ²
15	15 (15 per House)	11.5m ²	11.5m ²
16	16 (16 per House)	11.5m ²	11.5m ²
17	17 (17 per House)	11.5m ²	11.5m ²
18	18 (18 per House)	11.5m ²	11.5m ²
19	19 (19 per House)	11.5m ²	11.5m ²
20	20 (20 per House)	11.5m ²	11.5m ²
21	21 (21 per House)	11.5m ²	11.5m ²
22	22 (22 per House)	11.5m ²	11.5m ²
23	23 (23 per House)	11.5m ²	11.5m ²
24	24 (24 per House)	11.5m ²	11.5m ²
25	25 (25 per House)	11.5m ²	11.5m ²
26	26 (26 per House)	11.5m ²	11.5m ²
27	27 (27 per House)	11.5m ²	11.5m ²
28	28 (28 per House)	11.5m ²	11.5m ²
29	29 (29 per House)	11.5m ²	11.5m ²
30	30 (30 per House)	11.5m ²	11.5m ²
31	31 (31 per House)	11.5m ²	11.5m ²
32	32 (32 per House)	11.5m ²	11.5m ²
33	33 (33 per House)	11.5m ²	11.5m ²
34	34 (34 per House)	11.5m ²	11.5m ²
35	35 (35 per House)	11.5m ²	11.5m ²
36	36 (36 per House)	11.5m ²	11.5m ²
37	37 (37 per House)	11.5m ²	11.5m ²
38	38 (38 per House)	11.5m ²	11.5m ²
39	39 (39 per House)	11.5m ²	11.5m ²
40	40 (40 per House)	11.5m ²	11.5m ²
41	41 (41 per House)	11.5m ²	11.5m ²
42	42 (42 per House)	11.5m ²	11.5m ²
43	43 (43 per House)	11.5m ²	11.5m ²
44	44 (44 per House)	11.5m ²	11.5m ²
45	45 (45 per House)	11.5m ²	11.5m ²
46	46 (46 per House)	11.5m ²	11.5m ²
47	47 (47 per House)	11.5m ²	11.5m ²
48	48 (48 per House)	11.5m ²	11.5m ²
49	49 (49 per House)	11.5m ²	11.5m ²
50	50 (50 per House)	11.5m ²	11.5m ²
51	51 (51 per House)	11.5m ²	11.5m ²
52	52 (52 per House)	11.5m ²	11.5m ²
53	53 (53 per House)	11.5m ²	11.5m ²
54	54 (54 per House)	11.5m ²	11.5m ²
55	55 (55 per House)	11.5m ²	11.5m ²
56	56 (56 per House)	11.5m ²	11.5m ²
57	57 (57 per House)	11.5m ²	11.5m ²
58	58 (58 per House)	11.5m ²	11.5m ²
59	59 (59 per House)	11.5m ²	11.5m ²
60	60 (60 per House)	11.5m ²	11.5m ²
61	61 (61 per House)	11.5m ²	11.5m ²
62	62 (62 per House)	11.5m ²	11.5m ²
63	63 (63 per House)	11.5m ²	11.5m ²
64	64 (64 per House)	11.5m ²	11.5m ²
65	65 (65 per House)	11.5m ²	11.5m ²
66	66 (66 per House)	11.5m ²	11.5m ²
67	67 (67 per House)	11.5m ²	11.5m ²
68	68 (68 per House)	11.5m ²	11.5m ²
69	69 (69 per House)	11.5m ²	11.5m ²
70	70 (70 per House)	11.5m ²	11.5m ²
71	71 (71 per House)	11.5m ²	11.5m ²
72	72 (72 per House)	11.5m ²	11.5m ²
73	73 (73 per House)	11.5m ²	11.5m ²
74	74 (74 per House)	11.5m ²	11.5m ²
75	75 (75 per House)	11.5m ²	11.5m ²
76	76 (76 per House)	11.5m ²	11.5m ²
77	77 (77 per House)	11.5m ²	11.5m ²
78	78 (78 per House)	11.5m ²	11.5m ²
79	79 (79 per House)	11.5m ²	11.5m ²
80	80 (80 per House)	11.5m ²	11.5m ²
81	81 (81 per House)	11.5m ²	11.5m ²
82	82 (82 per House)	11.5m ²	11.5m ²
83	83 (83 per House)	11.5m ²	11.5m ²
84	84 (84 per House)	11.5m ²	11.5m ²
85	85 (85 per House)	11.5m ²	11.5m ²
86	86 (86 per House)	11.5m ²	11.5m ²
87	87 (87 per House)	11.5m ²	11.5m ²
88	88 (88 per House)	11.5m ²	11.5m ²
89	89 (89 per House)	11.5m ²	11.5m ²
90	90 (90 per House)	11.5m ²	11.5m ²
91	91 (91 per House)	11.5m ²	11.5m ²
92	92 (92 per House)	11.5m ²	11.5m ²
93	93 (93 per House)	11.5m ²	11.5m ²
94	94 (94 per House)	11.5m ²	11.5m ²
95	95 (95 per House)	11.5m ²	11.5m ²
96	96 (96 per House)	11.5m ²	11.5m ²
97	97 (97 per House)	11.5m ²	11.5m ²
98	98 (98 per House)	11.5m ²	11.5m ²
99	99 (99 per House)	11.5m ²	11.5m ²
100	100 (100 per House)	11.5m ²	11.5m ²

Note: Kainga Ora drawing set for hand and soil.
Note: Kainga Ora drawing set for hand and soil.
Note: Kainga Ora drawing set for hand and soil.

Hierarchy Group.

Client:

Kāinga Ora
Homes and Communities

Project:

HDS - 43-47 Allens Road - AR 112275

Address:

43-47 Allens Road,
Allenton,
Ashburton 7700

No:

H1259-047

Revision Schedule

Rev.

A

Description

Resource Consent

Status:

RESOURCE CONSENT

Issue Date:

03/05/23

Drawn By:

KTC

Checked By:

MP

Scale:

As indicated @ A1

Sheet No:

0-11.04

Rev No:

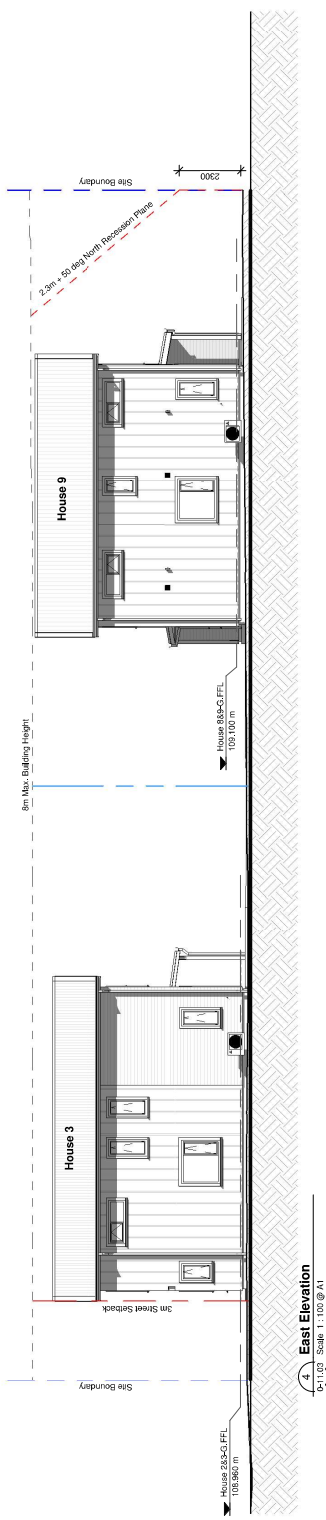
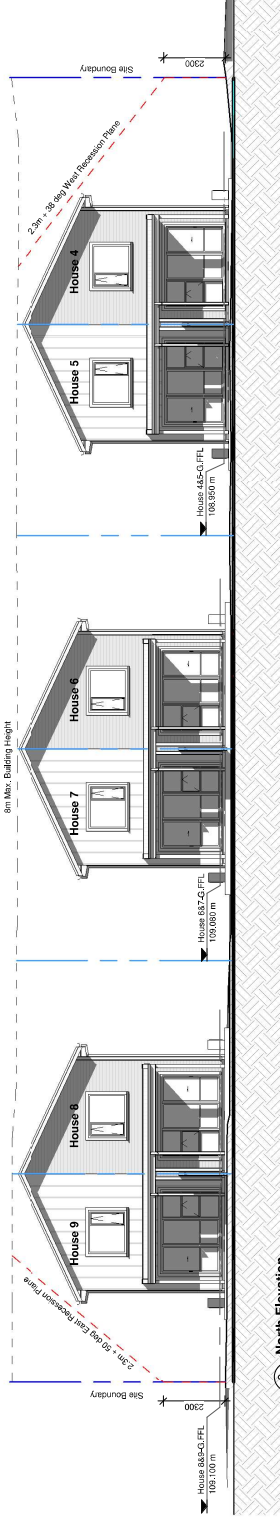
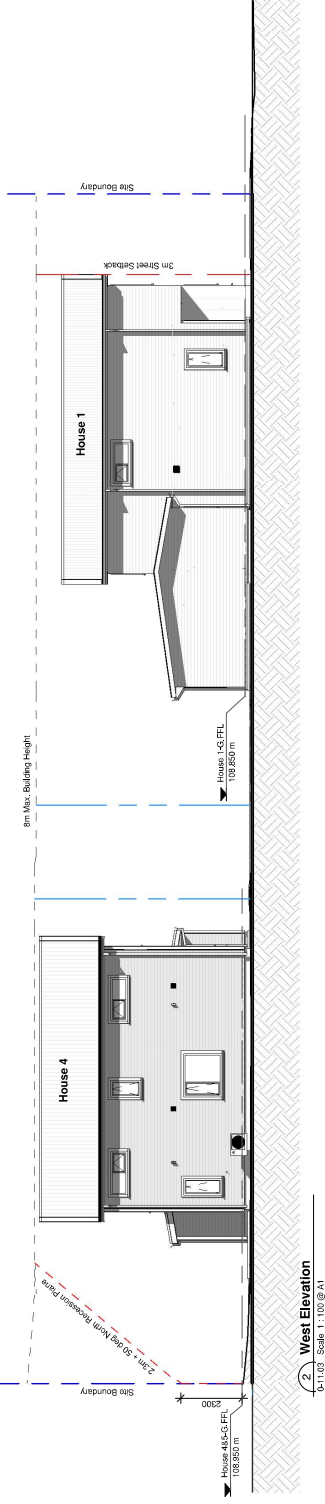
A

Sheet Name:

Bulk and Location Plan - First Floor

C:\Users\stuart.Douglas\Documents\HDS\H1259-047\AR\112275\ARC-BULK_Ora_Kainga_Ora_hierarchy.v4

SCALE SUMMARY			
1000 @ A1	= 2000 @ A3	100 @ A1	= 200 @ A3
500 @ A1	= 1000 @ A3	50 @ A1	= 100 @ A3
250 @ A1	= 500 @ A3	25 @ A1	= 50 @ A3
200 @ A1	= 100 @ A3	10 @ A1	= 20 @ A3
150 @ A1	= 300 @ A3	5 @ A1	= 10 @ A3



ELEVATION LEGEND	
Wall Cladding 1 Colour	Fibre Cement Weatherboard Refer to material specifications
Wall Cladding 2 Colour	Board and Batten Cladding Refer to material specifications
Roof Cladding Colour	Coleseal Composite Roofing Refer to material specifications

LINE TYPES LEGEND			
			
			
			

MAXIMUM HEIGHT	
Maximum Height	8.0 Meters*

*District Plan Rule: 4.9.3- Height of Buildings

NOTE
Clothes lines, Garden Sheds, Rubbish Bins and Vehicles are excluded from views.

DECKING NOTE	All decking shall have adequate slip-resistant walking surfaces under all conditions of normal use in accordance to D1/AST section 2.1.1 Slip Resistance.
	Deck exempt from Building Consent proprietary balustrade system as per specification

COMPLIANCE WITH RECESSION PLANS	
House 1	Yes - 3m Street Seaback
House 2	Yes
House 3	Yes
House 485	Yes
House 637	Yes
House 639	Yes

ELEVATION LEGEND HOUSE 1	
Wall Cladding 1 Colour:	Weatherboard Cladding Dulux Whisper White
Wall Cladding 2 Colour:	Board and Batten Cladding Dulux Colonial Stone
Roof Cladding Colour:	Corrugated Concretised Roofing Dulux Matt Inaccessible
Timber Colour:	Perpetua Fences Intergran Mid Oak Stain
Aluminium Joinery Colour:	Off White Matt

ELEVATION LEGEND HOUSE 2	
Wall Cladding 1 Colour:	Weatherboard Cladding Dulux Whisper White
Wall Cladding 2 Colour:	Board and Batten Cladding Dulux Lichen
Roof Cladding Colour:	Corrugated Corrugated Roofing Dulux Matt Inaccessible
Timber Colour:	Pergolas/Fences Integrain Mid Oak Stain
Aluminium Jernrey Colour:	Off White Matt

ELEVATION LEGEND HOUSE 3	
Wall Cladding 1 Colour:	Weatherboard Cladding Colour: Lichen
Wall Cladding 2 Colour:	Board and Batten Cladding Colour: Whisper White
Roof Cladding Colour:	Corrugated Corrugated Roofing Colour: Mt Inaccessible
Timber Colour:	Pergolas/Fences Intergran Mid Oak Stain
Aluminium Joinery Colour:	Off White Matt

ELEVATION LEGEND HOUSE 4-9	
Wall Cladding 1 Colour:	Weatherboard Cladding Dulux Slate Mt Aspiring 1/4
Wall Cladding 2 Colour:	Board and Batten Cladding Dulux Onal
Roof Cladding Colour:	Corrugated Corrugated Roofing Dulux Mt Inaccessible
Timber Colour:	Pergolas/Fences Intergrip Mid Oak Stain
Aluminium Journey Colour:	Off White Matt

		Client: Kainga Ora Homes and Communities	Project: HDS - 43-47 Allens Road - AR 112275 Address: 43-47 Allens Road, Allenton, Ashburton 7700	Rev.: A	Revision Schedule Description Resource Consent	Issue Date: 03/05/23 Date 03/05/23	Issue Date: 03/05/23 Date 03/05/23	Issue Date: 03/05/23 Date 03/05/23
					Resource Consent	Issue Date: 03/05/23 Date 03/05/23	Issue Date: 03/05/23 Date 03/05/23	Issue Date: 03/05/23 Date 03/05/23

ELEVATION LEGEND	
Wall Cladding 1	Fire Cement Weatherboard
Colour	Refer to material specifications
Wall Cladding 2	Board and Batten Cladding
Colour	Refer to material specifications
Roof Cladding	Coloured Corrugated Roofing
Colour	Refer to material specifications

MAXIMUM HEIGHT	
Maximum Height	5.0 Metres
District Plan Rule 4.3.3 - Height of Buildings	

NOTE	
Gables, Eaves, Garden Sheds, Rubbish Bins and Vehicles are excluded from this rule.	

DECORATIVE NOTE	
All cladding shall have adequate slip-resistant walking surfaces. The use of materials or normal uses in accordance to NZS 4201:2001 (Slip, Trip and Fall) shall be considered. Each external wall building consent proprietary ballustrade system as per specification.	

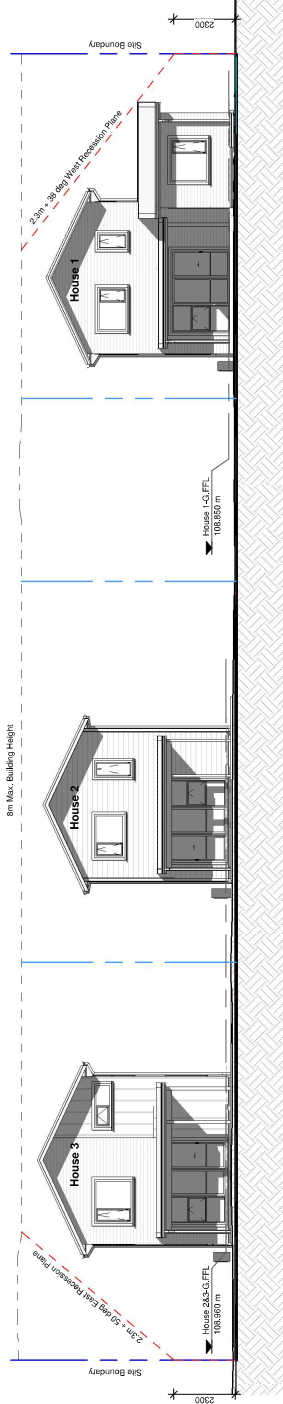
RECESSION PLANES	
Elevation	Description
South Elevation	1.5m - 50m West Recession Plane
East Elevation	2.3m - 50m East Recession Plane
North Elevation	2.3m - 50m North Recession Plane
West Elevation	2.3m - 50m West Recession Plane

ELEVATION LEGEND HOUSE 1	
Wall Cladding 1	Weatherboard Cladding
Colour	Dulux Whisper White
Wall Cladding 2	Board and Batten Cladding
Colour	Dulux Whisper White
Roof Cladding	Coloured Corrugated Roofing
Colour	Dulux M1 Inaccessible
Timber	Poplar Process
Colour	Integrating Mid Oak Stain
Aluminium	Aluminium
Joinery Colour	Off White Matt

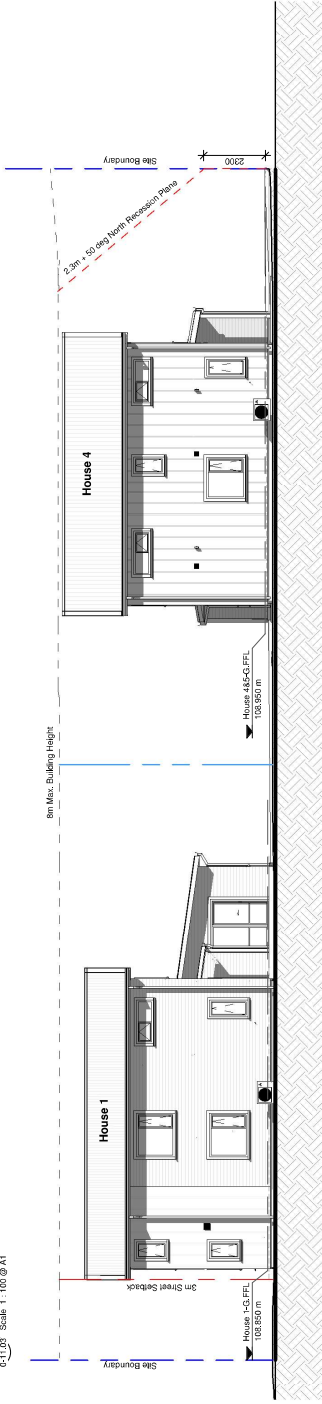
ELEVATION LEGEND HOUSE 2	
Wall Cladding 1	Weatherboard Cladding
Colour	Dulux Whisper White
Wall Cladding 2	Board and Batten Cladding
Colour	Dulux Whisper White
Roof Cladding	Coloured Corrugated Roofing
Colour	Dulux M1 Inaccessible
Timber	Poplar Process
Colour	Integrating Mid Oak Stain
Aluminium	Aluminium
Joinery Colour	Off White Matt

ELEVATION LEGEND HOUSE 3	
Wall Cladding 1	Weatherboard Cladding
Colour	Dulux Whisper White
Wall Cladding 2	Board and Batten Cladding
Colour	Dulux Whisper White
Roof Cladding	Coloured Corrugated Roofing
Colour	Dulux M1 Inaccessible
Timber	Poplar Process
Colour	Integrating Mid Oak Stain
Aluminium	Aluminium
Joinery Colour	Off White Matt

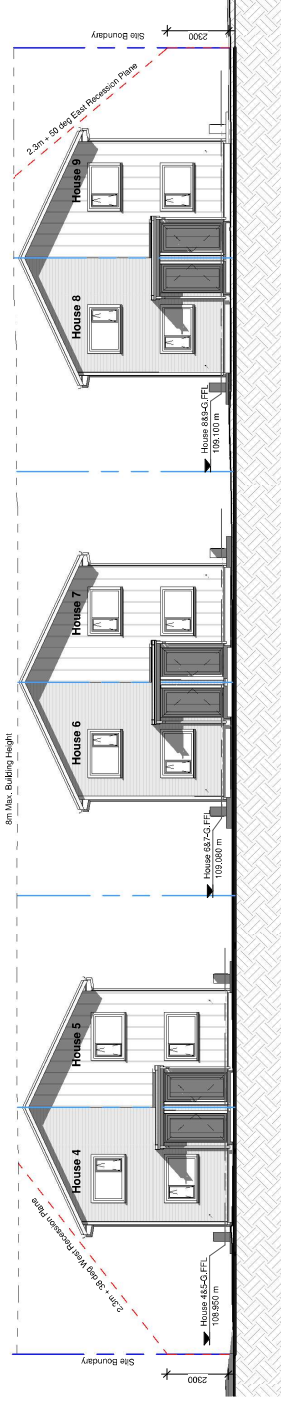
ELEVATION LEGEND HOUSE 4	
Wall Cladding 1	Weatherboard Cladding
Colour	Dulux Whisper White
Wall Cladding 2	Board and Batten Cladding
Colour	Dulux Whisper White
Roof Cladding	Coloured Corrugated Roofing
Colour	Dulux M1 Inaccessible
Timber	Poplar Process
Colour	Integrating Mid Oak Stain
Aluminium	Aluminium
Joinery Colour	Off White Matt



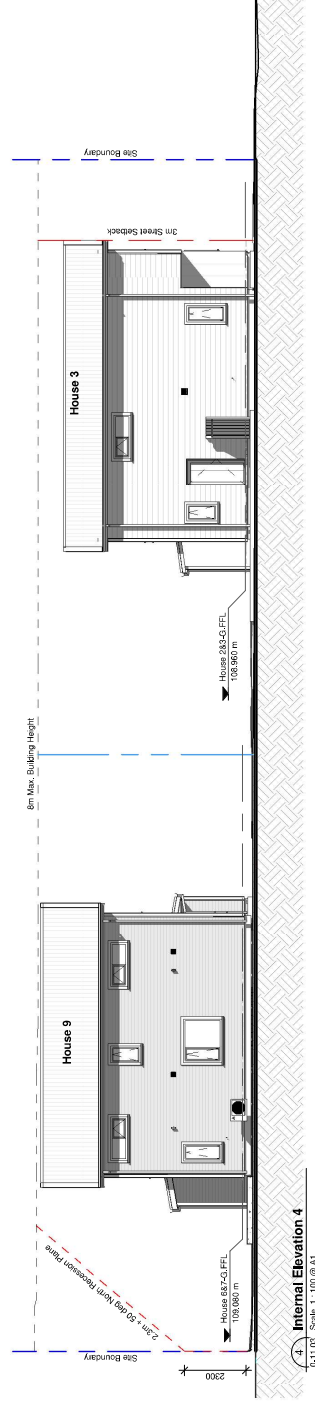
1 Internal Elevation 1
Scale 1:100 @ A1



2 Internal Elevation 2
Scale 1:100 @ A1



3 Internal Elevation 3
Scale 1:100 @ A1



4 Internal Elevation 4
Scale 1:100 @ A1