

HDS-7-15 Church Street, Ashburton - AR109524

7-15 Church Street,
Hampstead,
Ashburton 7700

General Arrangement Sheet List	
No.	Name
0-00.00	Cover Sheet
0-11.01	Existing Site Plan
0-11.02	Axonometric View
0-11.03	Bulk and Location Plan - Ground Floor
0-11.04	Bulk and Location Plan - First Floor
0-16.01	General Arrangement Elevations
0-16.02	General Arrangement Elevations



Status: **RESOURCE CONSENT**

Hierarchy Group.

Issue Date: 11/08/23

Drawn By: KTC Checked By: LH

Scale: @ A1 Project No: H1259-060

Sheet Name:

Cover Sheet

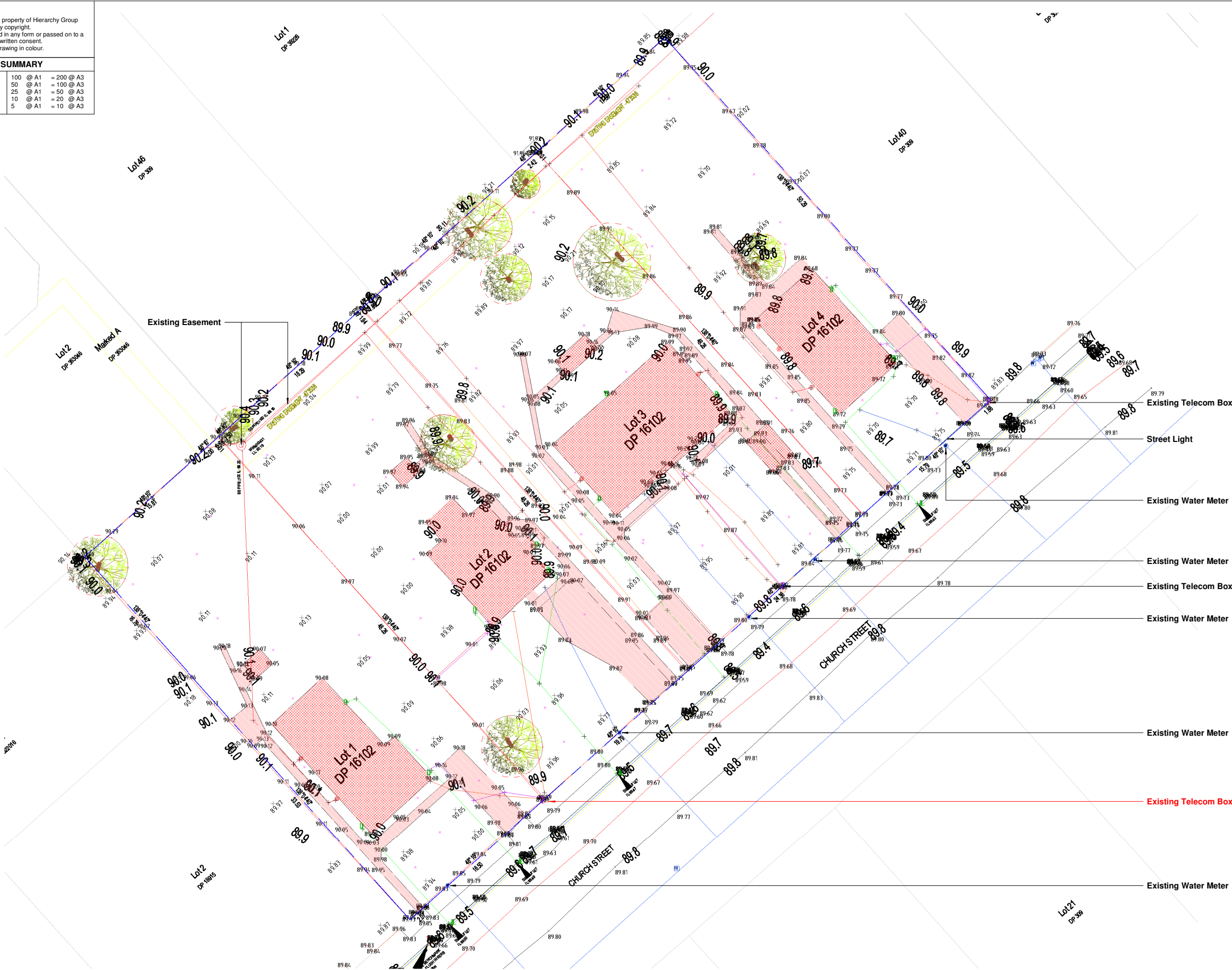
Sheet No: 0-00.00

Rev No: A

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SCALE SUMMARY

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150 @ A1	= 300 @ A3	5 @ A1	= 10 @ A3



1 Existing Site and Demolition Plan
Scale 1 : 200 @ A1

GENERAL DEMOLITION NOTES

1. The demolition drawings are to be read in conjunction with the relevant specification sections.

2. All demolition work is to be carried out in accordance with NZDAA best practice guidelines for demolition.

3. All existing building information is to be read in conjunction with the surveyors drawings.

4. All demolition work is to be carried out in accordance with any of the local council conditions. The main contractor is to check and verify conditions that may apply prior to the commencement of demolition.

5. The words 'demolish' and 'demolition' means to pull or knock down and clear off the site completely the parts of the building required to be pulled or knocked down.

6. Ensure all existing services are located and identified prior to commencing demolition. All services that are not required to be maintained during the demolition work shall be properly disconnected and sealed off before any demolition work commences.

7. Remove all redundant services associated accessories/cap/make good all redundant drainage associated with demolition works.

8. Additional demolition work may be required to be carried out that has not been identified in red in the demolition drawings in order to construct the new works. The tenderer/contractor to visit the site to confirm the exact scope of demolition work required to be carried out and any additional work is to be included in the tender price. The demolition drawings are to be read in conjunction with the drawings associated with the proposed works.

9. Contractor to notify superintendent immediately in the event of finding materials suspected to contain asbestos.

10. Security fences shall be provided and all required precautionary measures taken as may be necessary to prevent unauthorized entry to the demarcated area of works. Notices displaying the words DANGER DEMOLITION IN PROGRESS or similar shall be be fixed to the fencing at appropriate places to warn the public. Provision shall be made for ready access to the site by emergency services personnel in the event of fire or accident. Contractor to confirm precautionary measures prior to commencement of demolition.

11. The effects of vibration and dust shall be minimized, as far as practicable, by selecting demolition methods and equipment appropriate to the circumstances.

12. No part of any structure shall be left unsupported or unattended in such a condition that it may collapse or become dangerous. Precautions shall be taken to ensure that the stability of all parts of the structure and the safety of persons on and outside the site will be maintained in the event of sudden and severe weather changes.

13. Walls shall not be laterally loaded by accumulated debris or rubble, to the extent that they are in danger of collapse.

14. Dust generated during stripping, or during the breaking down of the building fabric to removable sized pieces, shall be kept damp until it is removed from the site or can be otherwise contained.

15. Precautions shall be taken to minimize the spreading of mud and debris by vehicles entering and leaving the site. Contractor to take adequate measures to minimize noise levels as part of the construction process.

16. The exact extent of landscaping (both hard (concrete etc.) and soft (vegetation etc.)) to be demolished or cut down and removed from site is to be determined on site. The extent of the hard landscaping is to be determined on site. The extent and quantum indicated on this drawing is indicative.

DEMOLITION LEGEND

Extent of building demolition	
Extent of paving demolition	
Extent of vegetation removed	

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Hierarchy Group.

Client:

Kāinga Ora

Homes and Communities

NORTH

Project:

HDS-7-15 Church Street, Ashburton - AR109524

Address:

7-15 Church Street, Hampstead, Ashburton 7700

No:

H1259-060

Revision Schedule

Rev.	Description	Date
A	Resource Consent	11/08/23

Status:

RESOURCE CONSENT

Issue Date:

11/08/23

Drawn By:

KTC

Checked By:

LH

Scale:

As indicated @ A1

Sheet Name:

Existing Site Plan

Sheet No:

0-11.01

Rev No:

A

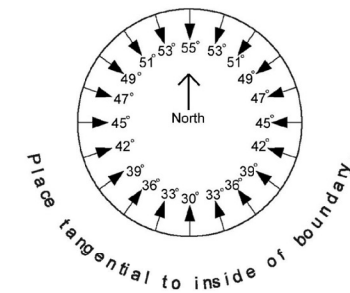
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Recession Planes	
Elevation	Description
East Elevation	2.3m + 50 ° East Recession Plane
North Elevation	2.3m + 50 ° North Recession Plane
South Elevation	3m - Street Setback
West Elevation	2.3m + 38 ° West Recession Plane

COMPLIANCE WITH RECESSION PLANES	
House 1-13	Yes



1 Axometric View 1
Scale NTS



2 Axometric View 2
Scale @ A1

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LINE TYPES LEGEND

	Site Boundary
	Existing Boundary
	Setbacks

NOTE:

Exposed aggregate. Finishes to be crushed aggregate and compliant with Slip Resistance requirements of D1

Site levels for reference only.
Refer to Civil Engineers documentation for grading and site levels.

Refer to Kamo Marsh drawing set
For all hard and soft landscaping setout and plant species.

HANDRAILS AND RAMPS NOTES

All external steps for FUD to have a maximum riser of 180mm and a minimum tread of 310mm with a clear width of 1200mm, and have the ability to install handrails in the future if required. All steps will require handrails where the change in level is more than 500mm high.

Accessible ramps are to be set at a maximum slope of 1:12 with a clear width of 1200mm.
Where the surface of an accessible route is more than 25mm above the adjacent ground, protection is to be provided by a 75 mm high ramp edge.

Handrails to be between 0.9m and 1m max. high Juralco VIKING balustrade system as per specification.

LEGAL DESCRIPTION

Address: 7 Church Street, Ashburton, Canterbury, 7700

Lot / DP / CB 1.2,3&4 / DP 16102

ZONING INFO:

Wind Region:	A
Earthquake Zone:	1
Exposure:	B
Wind Zone:	Medium
Planning Zone:	C
Flood Management Zone:	NO

GENERAL NOTES:

All dimensions are nominal and are to be checked on site before commencing work.

Dimensions are showing to cladding face.

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 Areas:	
Refuse Bins:	
Timber Decking:	
Clotheslines (Fold out): 1.2m above FFL	
Letter Boxes:	
New Water Meters:	
Visibility splay: 2m x 1.5m	
Lighting Bollard:	

Kainga Ora Typology Legend		
Unit Number	Building Name	GFA
1	H.05.01.01.UD	135.0m²
2	RH.04.01.01.UD	106.4m²
3	E.05.01.01	112.97m²
4	RF.04.01.01.UD	81.5m²
5	RF.04.01.01.UD	81.5m²
6	O.05.01.01	131.16m²
7	RF-M.04.01.01.UD	81.5m²
8	RF-M.04.01.01.UD	81.5m²
9	O.05.01.01	131.16m²
10&11	B.05.01.01	79.25m² per unit
12&13	B.05.01.01	79.25m² per unit

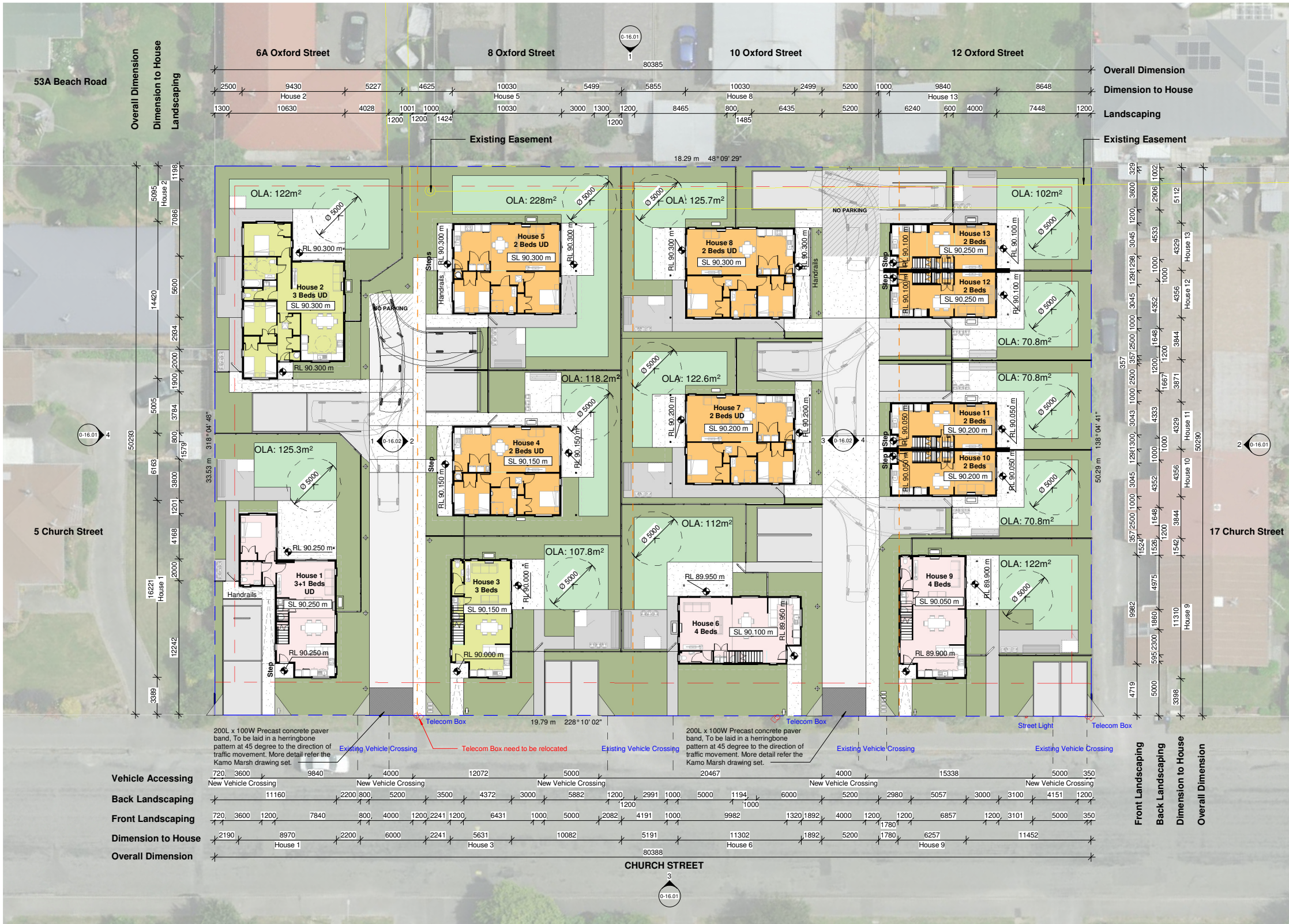
BULK & LOCATION

Address: 7-15 Church Street, Ashburton

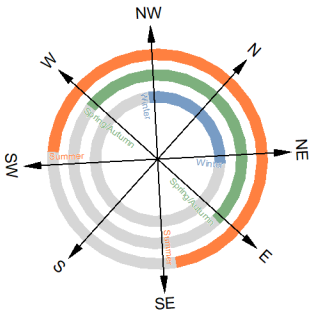
Total Site Area: 4042.7 m²

Building Coverage:

	Provided	Required/Maximum
House 1:	84m²	m²
House 2:	113.8m²	m²
House 3:	60.7m²	m²
House 4&5:	98m² each	m²
House 6&9:	70m² each	m²
House 7&8:	98m² each	m²
House 10&11:	43.2m² each	m²
House 12&13:	43.2m² each	m²
Total:	963.3m²	m² max (35%)
Parking:	13 bays	13 bays
Bicycle Parks:	1 (In Shed)	(1 per House)
Building Setback:	>1.8m	1.8m
Road Setback:	3m	3m
Building Height:	<8m	8m



1 Ground Floor
Scale 1 : 200 @ A1



Hierarchy Group.

Kāinga Ora
Homes and Communities



Project: HDS-7-15 Church Street, Ashburton - AR109524
Address: 7-15 Church Street, Hampstead, Ashburton 7700

No: H1259-060

Revision Schedule		
Rev.	Description	Date
A	Resource Consent	11/08/23

RESOURCE CONSENT

Status: 11/08/23

Issue Date: 11/08/23

Drawn By: KTC Checked By: LH

Scale: As indicated @ A1

Sheet Name:

Bulk and Location Plan - Ground Floor

Sheet No:

0-11.03

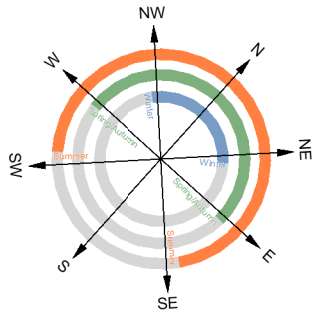
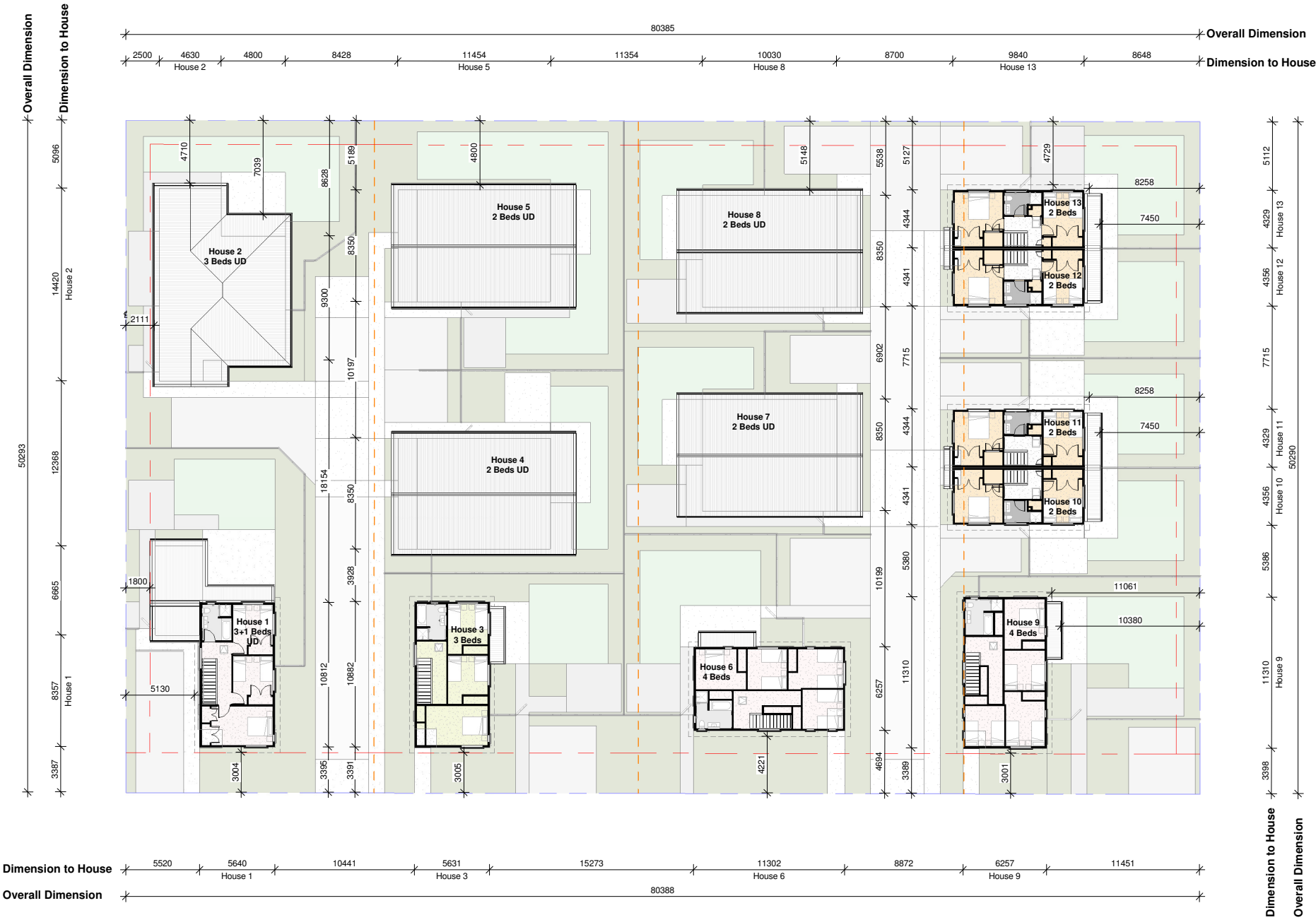
Rev No:

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Exposure: B
Wind Zone: Medium
Planning Zone: C
Flood Management Zone: NO

GENERAL NOTES:
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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 Areas:	
Refuse Bins:	
Timber Decking:	
Clotheslines (Fold out): 1.2m above FFL	
Letter Boxes:	
New Water Meters:	
Visibility splay: 2m x 1.5m	
Lighting Bollard	

BULK & LOCATION		
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	Provided	Required/Maximum
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House 2:	113.8m ²	m ²
House 3:	60.7m ²	m ²
House 4&5:	98m ² each	m ²
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House 7&8:	98m ² each	m ²
House 10&11:	43.2m ² each	m ²
House 12&13:	43.2m ² each	m ²
Total:	963.3m ²	m ² max (35%)
Parking:	13 bays	13 bays
Bicycle Parks:	1 (In Shed)	(1 per House)
Building Setback:	>1.8m	1.8m
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6	O.05.01.01	131.16m ²
7	RF-M.04.01.01.UD	81.5m ²
8	RF-M.04.01.01.UD	81.5m ²
9	O.05.01.01	131.16m ²
10&11	B.05.01.01	79.25m ² per unit
12&13	B.05.01.01	79.25m ² per unit

LINE TYPES LEGEND	
	Site Boundary
	Existing Boundary
	Setbacks

NOTE:
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Scale:

As indicated @ A1

Status:

RESOURCE CONSENT

Issue Date:

11/08/23

Drawn By:

KTC

Checked By:

LH

Scale:

As indicated @ A1

Sheet Name:

Bulk and Location Plan - First Floor

Sheet No:

0-11.04

Rev No:

A

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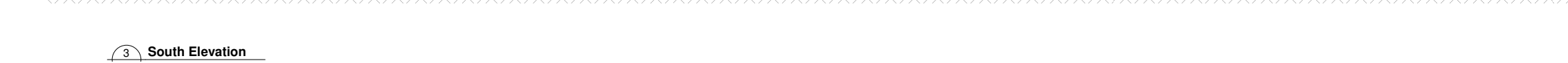
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







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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	
NOTE:	
<u>Exposed aggregate</u> Finishes to be crushed aggregate and compliant with Slip Resistance requirements of D1	
Site levels for reference only.	
Refer to Civil Engineers documentation for grading and site levels.	
<u>Refer to Kamo Marsh drawing set</u>	
For all hard and soft landscaping setout and plant species.	

ELEVATION LEGEND HOUSE 100

ELEVATION LEGEND HOUSE 2, 4, 6, 7 & 8		
Wall Cladding 1 Colour:	Weatherboard Cladding Dulux Glinks Gully	
Wall Boxed Conner	Dulux Mt Aspiring 1/4	
Roof Cladding Colour:	Colorsteel Corrugated Roofing Colorsteel Sandstone Grey	
Timber Post Colour:	Sandstone Grey	
Aluminium Joinery Colour:	Sandstone Grey Matt	
Soffit & Trims Colour:	Sandstone Grey	
Timber Colour:	Fences Colour Resene Shadow Match	

ELEVATION LEGEND HOUSE 6&9		
Wall Cladding 1 Colour:	Weatherboard Cladding Dulux Basset Brown	
Wall Cladding 2 Colour:	Board and Batten Cladding Dulux Glinks Gully	
Roof Cladding Colour:	Colorsteel Corrugated Roofing Colorsteel Sandstone Grey	
Timber Post Colour:	Dulux Glinks Gully	
Aluminium Joinery Colour:	Sandstone Grey Matt	
Soffit & Trims Colour:	Sandstone Grey	
Timber Colour:	Fences Colour Resene Shadow Match	

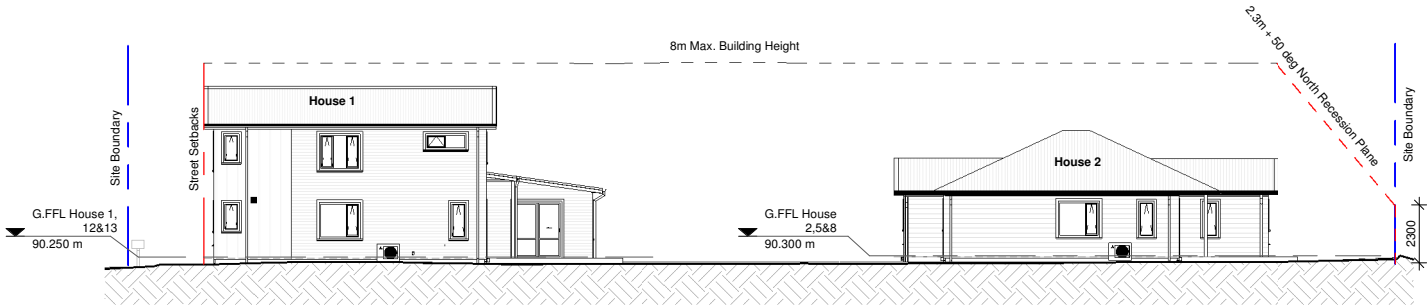
Sheet Name:
General Arangement Elevations

Sheet No: **0-16.01** | Rev No: **A**

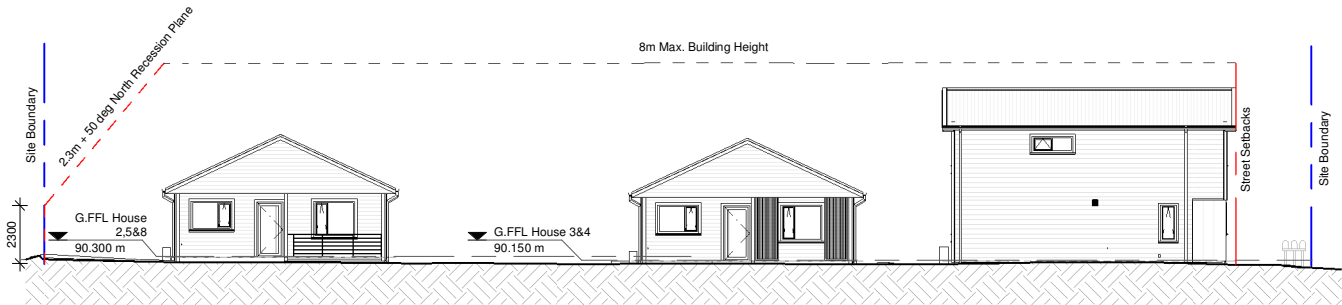
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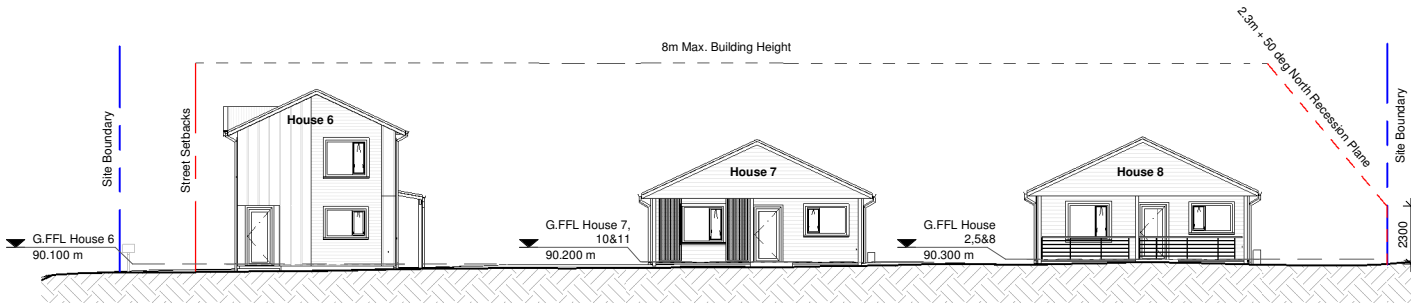
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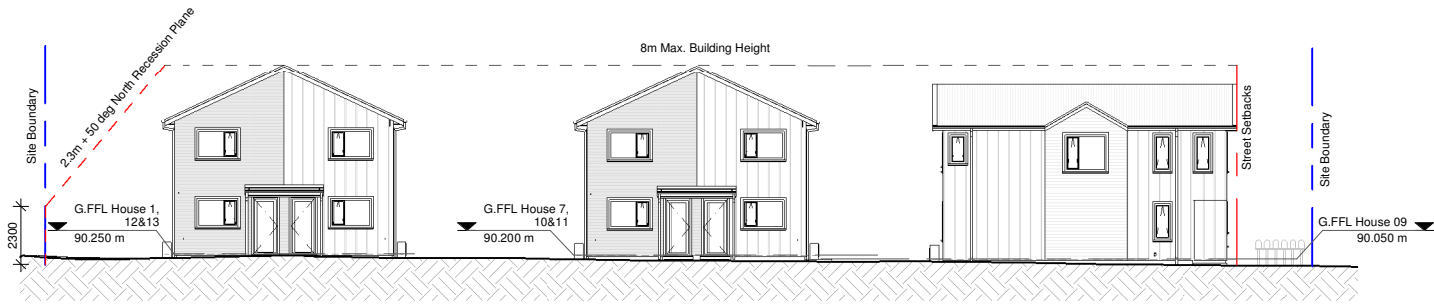
1 Elevation a
0-11.03 Scale 1 : 150 @ A1



2 Elevation b
0-11.03 Scale 1 : 150 @ A1



3 Elevation c
0-11.03 Scale 1 : 150 @ A1



4 Elevation d
0-11.03 Scale 1 : 150 @ A1

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	Colorsteel Corrugated Roofing	Refer to material specifications

Recession Planes	
Elevation	Description
East Elevation	2.3m + 50 ° East Recession Plane
North Elevation	2.3m + 50 ° North Recession Plane
South Elevation	3m - Street Setback
West Elevation	2.3m + 38 ° West Recession Plane

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*District Plan Rule: 4.9.3 - Height of Buildings	

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For all hard and soft landscaping setout and plant species.

ELEVATION LEGEND HOUSE 1&3		
Wall Cladding 1 Colour:	Weatherboard Cladding Dulux Glinks Gully	
Wall Cladding 2 Colour:	Board and Batten Cladding Dulux Mt Aspiring 1/4	
Roof Cladding Colour:	Colorsteel Corrugated Roofing Colorsteel Sandstone Grey	
Timber Post Colour:	Dulux Glinks Gully	
Aluminium Joinery Colour:	Sandstone Grey Matt	
Soffit & Trims Colour:	Sandstone Grey	
Timber Colour:	Fences Colour Resene Shadow Match	

ELEVATION LEGEND HOUSE 2, 4, 6, 7&8		
Wall Cladding 1 Colour:	Weatherboard Cladding Dulux Glinks Gully	
Wall Boxed Conner	Dulux Mt Aspiring 1/4	
Roof Cladding Colour:	Colorsteel Corrugated Roofing Colorsteel Sandstone Grey	
Timber Post Colour:	Sandstone Grey	
Aluminium Joinery Colour:	Sandstone Grey Matt	
Soffit & Trims Colour:	Sandstone Grey	
Timber Colour:	Fences Colour Resene Shadow Match	

ELEVATION LEGEND HOUSE 10&11, 12&13		
Wall Cladding 1 Colour:	Weatherboard Cladding Dulux Basset Brown	
Wall Cladding 2 Colour:	Board and Batten Cladding Dulux Mt Aspiring 1/4	
Roof Cladding Colour:	Colorsteel Corrugated Roofing Colorsteel Sandstone Grey	
Timber Post Colour:	Sandstone Grey	
Aluminium Joinery Colour:	Sandstone Grey Matt	
Soffit & Trims Colour:	Sandstone Grey	
Timber Colour:	Fences Colour Resene Shadow Match	

ELEVATION LEGEND HOUSE 6&9		
Wall Cladding 1 Colour:	Weatherboard Cladding Dulux Basset Brown	
Wall Cladding 2 Colour:	Board and Batten Cladding Dulux Glinks Gully	
Roof Cladding Colour:	Colorsteel Corrugated Roofing Colorsteel Sandstone Grey	
Timber Post Colour:	Dulux Glinks Gully	
Aluminium Joinery Colour:	Sandstone Grey Matt	
Soffit & Trims Colour:	Sandstone Grey	
Timber Colour:	Fences Colour Resene Shadow Match	