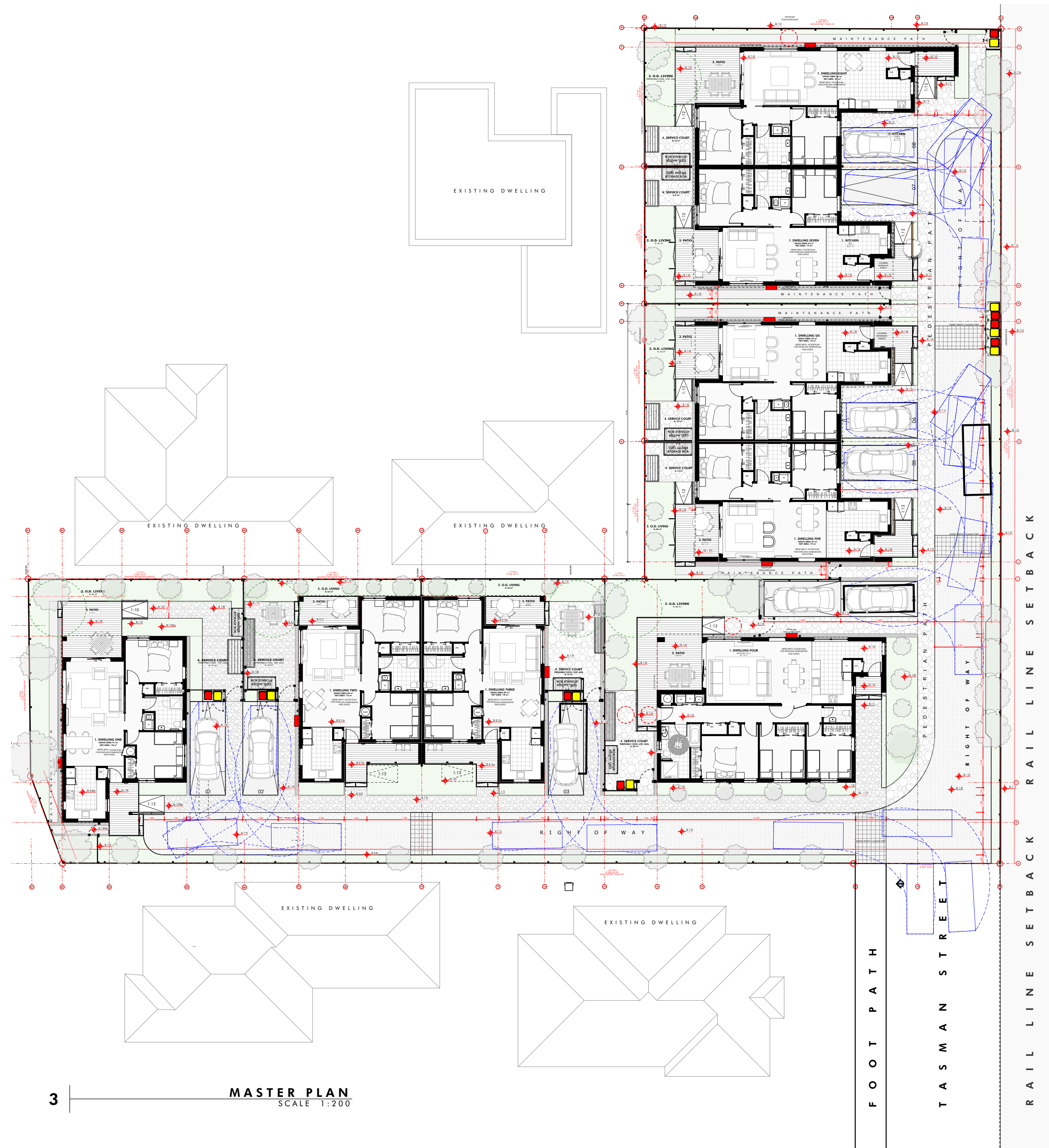




MASTER PLAN
SCALE 1:200

AREA SCHEDULE				
DWELLING NUMBER	ZONE NAME	NET AREA [m2]	GROSS AREA [m2]	SPECIFICATION REQUIREMENT
01	1. DWELLING ONE	78	91	70m ²
	2. O.D. LIVING	63	63	20m ²
	3. PATIO	17	17	10m ²
	4. SERVICE COURT	15	15	
02	1. DWELLING TWO	76	89	70m ²
	2. O.D. LIVING	31	32	20m ²
	3. PATIO	8	8	10m ²
	4. SERVICE COURT	19	19	
03	1. DWELLING THREE	78	89	70m ²
	2. O.D. LIVING	32	33	20m ²
	3. PATIO	8	8	10m ²
	4. SERVICE COURT	19	19	
04	1. DWELLING FOUR	114	134	95m ²
	2. O.D. LIVING	69	69	35m ²
	3. PATIO	23	24	10m ²
	4. SERVICE COURT	20	20	
05	1. DWELLING FIVE	79	94	
	2. O.D. LIVING	30	30	20m ²
	3. PATIO	11	11	10m ²
	4. SERVICE COURT	10	10	
06	1. DWELLING SIX	79	94	70m ²
	2. O.D. LIVING	32	33	20m ²
	3. PATIO	11	11	10m ²
	4. SERVICE COURT	10	10	
07	1. DWELLING SEVEN	79	93	70m ²
	2. O.D. LIVING	41	42	20m ²
	3. PATIO	11	11	10m ²
	4. SERVICE COURT	9	9	
08	1. DWELLING EIGHT	81	96	70m ²
	2. O.D. LIVING	41	42	20m ²
	3. PATIO	17	18	10m ²
	4. SERVICE COURT	10	10	

LEGEND

- 4 METRE DIA. PLANNING CIRCLE- O.D.L. MIN.
- 1200mm DIA. ACCESSIBILITY PLANNING CIRCLE
- ALL AREAS AREAS SCHEDULED ARE EXCLUSIVE OF STORAGE
- ALL DWELLINGS ARE F.U.D. UNLESS STATED OTHERWISE
- DO NOT SCALE: REFER ARCH. FLOOR PLANS FOR DWELLING DIMENSIONS AND LEVELS

ALL DIMENSIONS AND LEVELS MUST BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO COMMENCING WORK
DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATION
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ABBREVIATIONS

T	LAUNDRY TUB
W	WASHING MACHINE
D	DRYER
HWC	HOT WATER CYLINDER
P	PANTRY
F	FRIDGE
O	ELEC. OVEN
TAP	GARDEN TAP
R.O.	ROUGH OPENING
FGL	FINISHED GROUND LEVEL
FFL	FINISHED FLOOR LEVEL
CL	CEILING LEVEL LEVEL
RL	REDUCED LEVEL RELATIVE TO CCC DATUM
SG	SAFTEY GLAZING

APPELLATION	LOT 24 DP 462838
SITE	2328m ²
SITE COVERAGE	33%
AVERAGE GROUND LEVEL	RL 7.48m
MIN. GROUND LEVEL	RL 7.85m
MAX. GROUND LEVEL	RL 7.14m
SITE ZONES	
CLIMATE ZONE	4
EQ. ZONE	ZONE 3
EXPOSURE ZONE	ZONE D
LEE ZONE	NO
RAINFALL INTENSITY RANGE	80-90mm/HR 2% AEP
WIND REGION	A
WIND ZONE	MEDIUM
AREAS	NET AREA GROSS AREA
DWELLINGS 1	78m ² 90m ²
DWELLINGS 2-3	155m ² 179m ²
DWELLINGS 4	116m ² 136m ²
DWELLINGS 5-6	158m ² 188m ²
DWELLINGS 7-8	161m ² 190m ²
TOTAL GROSS FLOOR AREA	783m²
IMPERVIOUS SITE WORKS	667m²
SITE- RIGHT OF WAY	390m ²
SITE - FOOT PATHS	74m ²
CARPARKS	195m ²
PERMEABLE SITE WORKS	907m²
PATIOS	193m ²
LANDSCAPING + PATHS	624m ²
SERVICE COURTS	90m ²

Rev. ID	Name	Date
A	RESOURCE CONSENT	18/04/2024

TASMAN STREET
DEVELOPMENT
18 TASMAN STREET GREYMOUTH

DRAWING NAME
MASTERPLAN

DRAWING STAGE
CONCEPT

JOB REF:	329
SHEET ISSUE DATE:	18/04/2024
SCALE:	AS DRAWN @ A2
DRAWN:	DK

A107



KEY:

- PROPOSED TREES
- PROPOSED LANDSCAPING - 374M²
- CONCRETE SURFACING FOR CARPARKING AREAS/UTILITY AREAS
- ASPHALT SURFACE FOR DRIVEWAY
- PERMEABLE PAVING/EXPOSED AGGREGATE FOR PEDESTRIAN WALKWAY
- TIMBER DECKING WITH NON SLIP SURFACE TREATMENT
- SELECTED STORAGE SHED - FIRE RATED
- CLOTHESLINE ATTACHED TO FENCE (AUSTRAL RANGE COMPACT 2.4 X 0.94M)
- BIN STORAGE AREA
- 1800MM HIGH STANDARD TIMBER BOUNDARY FENCE
- 1500MM HIGH SEMI PRIVATE FENCE
- 1500MM HIGH VISUALLY PERMEABLE GATE (LOCKABLE/SELF CLOSING)

GENERAL NOTES:

TREES, SHRUBS AND PLANTINGS ARE INDICATIVE SPECIES TO DEMONSTRATE EXPECTED COLOUR, TEXTURE AND HEIGHT. SPECIES CHOICE IS BASED ON AVAILABILITY, AND COULD BE REPLACED WITH A SPECIES OF SIMILIAR SIZE, AS REQUIRED.

THE CONCEPT PLAN IS BASED ON INFORMATION PROVIDED ON BEHALF OF/ BY THE CLIENT.

THE PLANS HAVE BEEN PREPARED TO ACCOMPANY THE RESOURCE CONSENT. THE PLANS ARE TO BE READ IN CONJUNCTION WITH ALL ASSOCIATED DOCUMENTS.

INTENDED SOLELY FOR THE USE OF THE CLIENT IN ACCORDANCE WITH THE AGREED SCOPE OF WORKS.

INFORMATION CONTAINED WITHIN THIS DRAWING IS THE SOLE COPYRIGHT OF NOVO GROUP AND IS NOT TO BE REPRODUCED WITHOUT THEIR PERMISSION.

CONSTRUCTION DRAWINGS AND SPECIFICATION ARE NOT INCLUDED AS PART OF THIS STAGE OF WORKS.

LANDSCAPE PLAN

TASMAN STREET

REVISION
B 29/11/2023

DRAWING RESOURCE CONSENT	DRAWN NR
SCALE 1:300	DATE 16/11/2023
JOB NO. 925024	SHEET NO. DWG - 1.00



B



Plant Schedule

Plant ID	Botanical Name	Common Name	Mature Height	Size/Grade	Qty (approx)
MIX 1	<i>Phormium cookianum</i> 'Sweet Mist'	Dwarf Flax	0.4m	2.5L	75.2m2
	<i>Liriope muscari</i> 'Munroe White'	White Liriope	0.2m	2L	
	<i>Poa cita</i>	Silver Tussock	0.7m	0.5L	
	<i>Coprosma acerosa</i> 'Hawera'	Groundcover coprosma	0.2m	PB5	
MIX 2	<i>Libertia peregrinans</i>	Mikoikoi/ Iris	0.5m	2.5L	46.3m2
	<i>Dianella</i> 'Revelation'	Tasmanian Flax Lily	0.6m	1.5L	
	<i>Muehlenbeckia axillaris</i>	Creeping Wire Vine	0.2m	2.5L	
MIX 3	<i>Astelia fragrans</i>	Bush Flax	1m	PB5	206m2
	<i>Arthropodium</i> 'Matapouri Bay'	Renga Renga/ NZ Rock Lily	0.6m	PB5	
	<i>Corokia</i> 'Geentys Green'	Green Corokia	3m	PB5	
	<i>Viburnum tinus</i> 'Eve Price'	Virburnum	1.5m	2.5L	
	<i>Carex testacea</i>	Orange Sedge	0.5m	PB5	
	<i>Muehlenbeckia axillaris</i>	Creeping Wire Vine	0.2m	2.5L	
MIX 4	<i>Pittosporum</i> 'Golf Ball' Green	Dwarf Pittosporum	1m	2.5L	58.2m2
	<i>Carex testacea</i>		0.5m	PB5	
	<i>Phormium cookianum</i> 'Emerald Green'	Dwarf Flax	0.8m	PB5	
	<i>Muehlenbeckia axillaris</i>	Creeping Wire Vine	0.2m	2.5L	

Tree Schedule

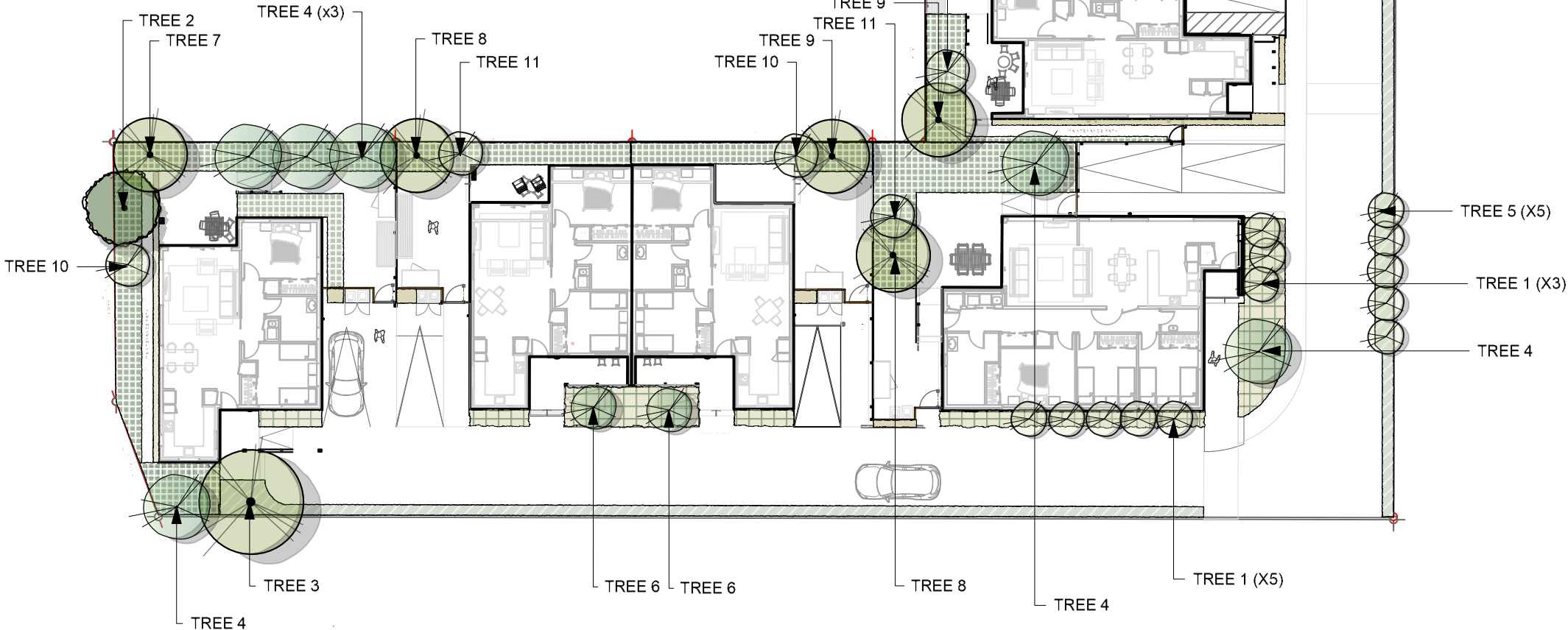
ID/Code	Botanical Name	Common Name	Height	Size/Grade	Quantity
Tree 1	<i>Pseudopanax crassifolius</i>	Lancewood	12m	10L	8
Tree 2	<i>Magnolia grandiflora</i> 'Little Gem'	Evergreen Magnolia	5m	45L	1
Tree 3	<i>Pittosporum tenuifolium</i>	Black Matipo	6m	2.5L	2
Tree 4	<i>Hoheria angustifolia</i>	Narrow-leaved Lacebark	6m	10L	7
Tree 5	<i>Plagianthus regius</i>	Ribbonwood	12m	10L	8
Tree 6	<i>Pseudopanax</i> 'Dark Star'	Pseudopanax	2m	5L	2
Tree 7	<i>Apricot</i> 'Aprigold'	Apricot Tree	2m	20L	3
Tree 8	<i>Apple tree sp</i>	Apple Tree	4m	20L	3
Tree 9	<i>Pear tree</i>	Pear tree	4m	20L	2
Tree 10	<i>Citrus - lemon</i>	Lemon Tree	2m	20L	4
Tree 11	<i>Citrus - lime</i>	Lime Tree	2m	20L	4
Total =					44

KEY:

- PROPOSED TREES
- PROPOSED LANDSCAPING

GENERAL NOTES:

- A. THE PLANT SCHEDULES SHOWN OUTLINES A LIST OF PLANT SPECIES THAT ARE APPROPRIATE FOR EACH PLANTING BED/AREA/LOCATION AS SPECIFIED IN THE PLANTING PLAN (IE. FENCE LINES/ BESIDE WINDOWS ETC) AND THEREFORE ONLY PLANTS FROM THESE LISTS SHOULD BE APPLIED IN EACH BED
- B. THE PLANT PALETTE MIXES (MIX TYPE 1 ETC) OUTLINES A RANGE OF SPECIES TO BE CHOSEN FROM BY THE CLIENT, DEPENDING ON AVAILABILITY IE. ALL OR A MIX OF SOME. HOWEVER A MIX OF AT LEAST 3X SPECIES FROM EACH 'MIX TYPE' IS TO BE PLANTED TO ENSURE PLANT VARIETY AND TEXTURE IS MAINTAINED
- C. PLANTING IS TO BE IMPLEMENTED AT THE VERY LEAST 1M DENSITY / SPACINGS TO ENSURE ADEQUATE COVERAGE OF PLANT BEDS
- D. ALL TREES ARE TO BE PLANTED AS SPECIFIED, VARIEGATA CHANGE IS TO BE UPON ADVICE FROM A LANDSCAPE ARCHITECT IF REQUIRED



PLANTING PLAN
TASMAN STREET

DRAWING RESOURCE CONSENT	DRAWN NR
SCALE 1:300	DATE 16/11/2023
JOB NO. 925024	SHEET NO. DWG - 2.00

REVISION
B 29/11/2023





ABBREVIATIONS

- T

W

D

HWC

P

F

O

TAP

R.O.

FGL

FFL

CL

RL

SG
- LAUNDRY TUB

WASHING MACHINE

DRYER

HOT WATER CYLINDER

PANTRY

FRIDGE

ELEC. OVEN

GARDEN TAP

ROUGH OPENING

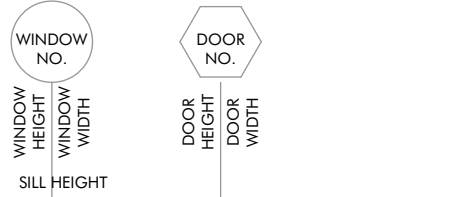
FINISHED GROUND LEVEL

FINISHED FLOOR LEVEL

CEILING LEVEL LEVEL

REDUCED LEVEL RELATIVE TO
CCC DATUM

SAFTEY GLAZING



Rev. ID	Name	Date
A	RESOURCE CONSENT	18/04/2024

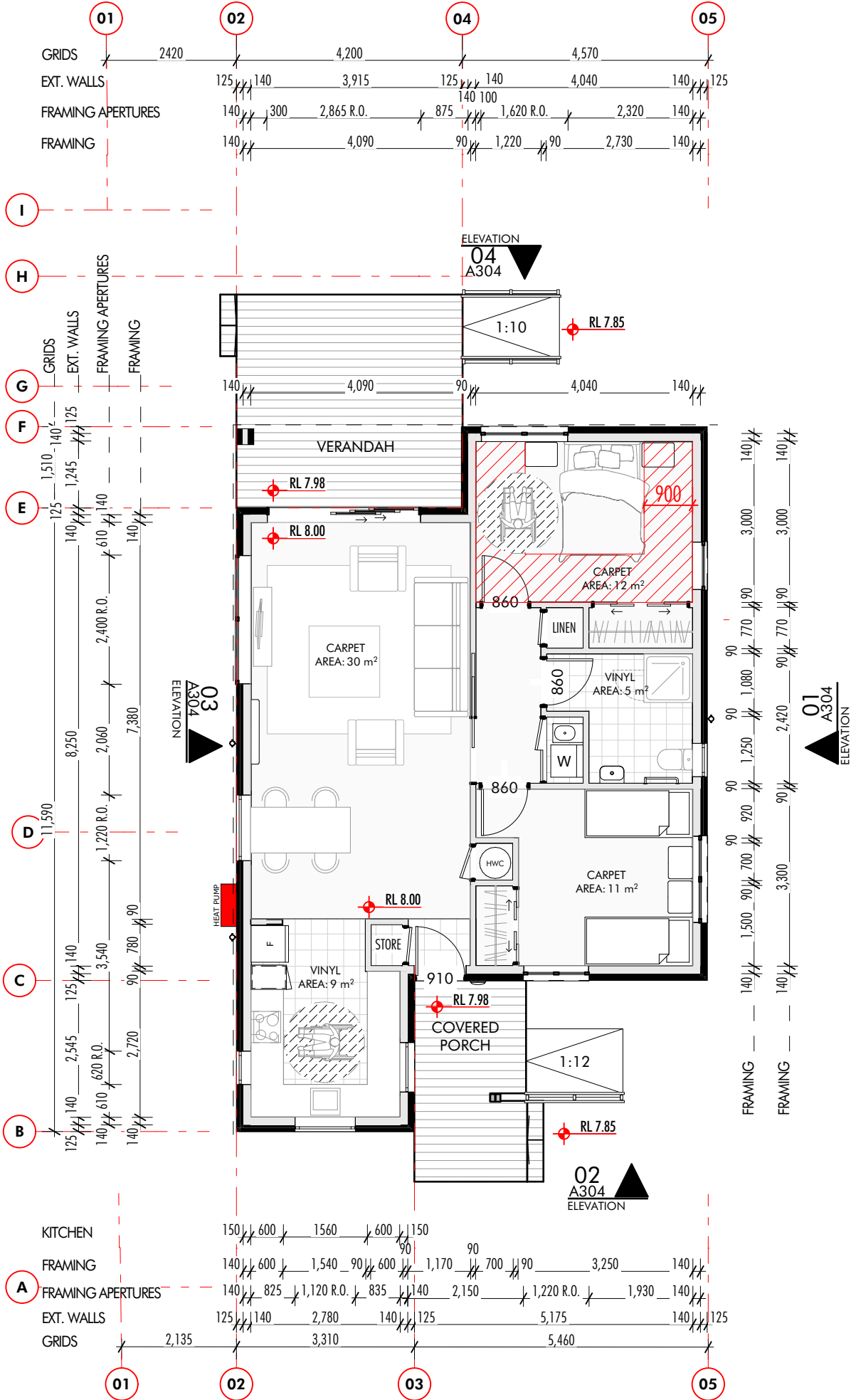
TASMAN STREET
DEVELOPMENT
18 TASMAN STREET GREYMOUTH

DRAWING NAME
**FLOOR PLANS DWELLINGS
1,2,3**
DRAWING STAGE
CONCEPT

JOB REF: **329**
SHEET ISSUE DATE: **18/04/2024**
SCALE: **AS DRAWN @ A2**
DRAWN: **DK**

A201

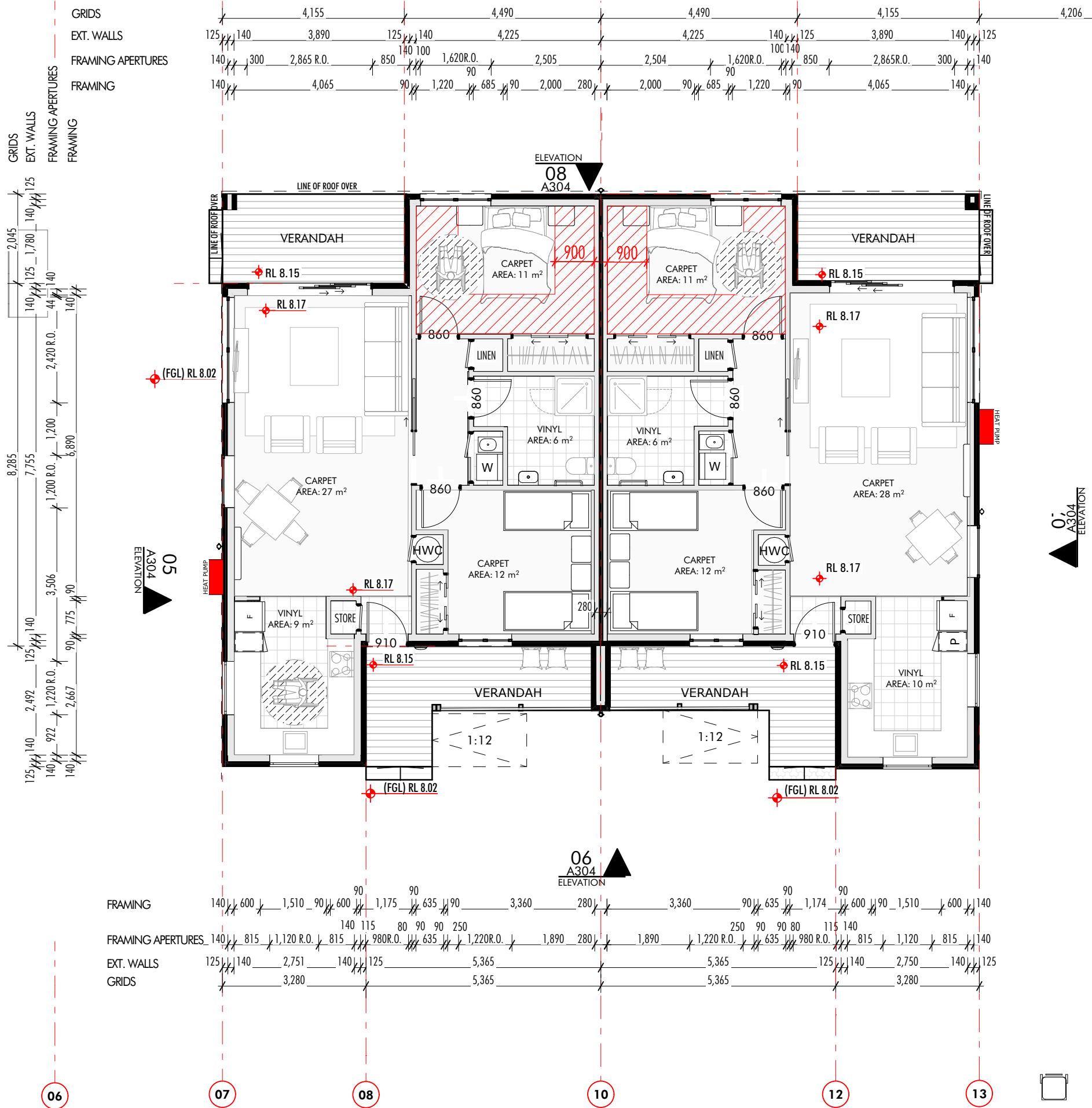
A



01

FLOOR PLAN - DWELLING 01
SCALE 1:100

DWELLING	NAME	NET AREA	REQUIREMENT
01	1. KITCHEN	9	K/D/L 36m ²
	2. SITTING & DINING	30	K/D/L 36m ²
	3. BEDROOM	11	9m ²
	3. BEDROOM	12	F.U.D. 12m ²
	4. ABLUTIONS	5	F.U.D. 4m ² per NZBC G1/AS1



04

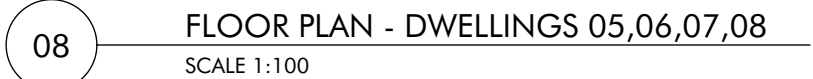
FLOOR PLAN - DWELLINGS 02+03
SCALE 1:100

DWELLING	NAME	NET AREA	REQUIREMENT
01	1. KITCHEN	9	K/D/L 36m ²
	2. SITTING & DINING	30	K/D/L 36m ²
	3. BEDROOM	11	9m ²
	3. BEDROOM	12	F.U.D. 12m ²
	4. ABLUTIONS	5	F.U.D. 4m ² per NZBC G1/AS1
02	1. KITCHEN	9	K/D/L 36m ²
	2. SITTING & DINING	27	K/D/L 36m ²
	3. BEDROOM	11	F.U.D. 12m ²
	3. BEDROOM	12	9m ²
	4. ABLUTIONS	6	F.U.D. 4m ² per NZBC G1/AS1



DWELLING	NAME	NET AREA	REQUIREMENT
03			
	1. KITCHEN	10	K/D/L 36m ²
	2. SITTING & DINING	28	K/D/L 36m ²
	3. BEDROOM	11	F.U.D. 12m ²
	3. BEDROOM	12	9m ²
	4. ABLUTIONS	6	F.U.D. 4m ² per NZBC G1/AS1
04			
	1. KITCHEN	12	K/D/L 46m ²
	2. SITTING & DINING	32	K/D/L 46m ²
	3. BEDROOM	10	9m ²
	3. BEDROOM	10	10m ²
	3. BEDROOM	13	F.U.D. 12m ²
	4. ABLUTIONS	9	F.U.D. 4m ² per NZBC G1/AS1 + N.P.H.W. TABLE B2.4-3
5. LAV.	2	N.P.H.W. TABLE B2.4-3	
05			
	1. KITCHEN	11	K/D/L 36m ²
	2. SITTING & DINING	29	K/D/L 36m ²
	3. BEDROOM	11	9m ²
	3. BEDROOM	12	F.U.D. 12m ²
	4. ABLUTIONS	6	F.U.D. 4m ² per NZBC G1/AS1

DWELLING	NAME	NET AREA	REQUIREMENT
06			
	1. KITCHEN	11	K/D/L 36m ²
	2. SITTING & DINING	29	K/D/L 36m ²
	3. BEDROOM	11	9m ²
	3. BEDROOM	12	F.U.D. 12m ²
	4. ABLUTIONS	6	F.U.D. 4m ² per NZBC G1/AS1
07			
	1. KITCHEN	11	K/D/L 36m ²
	2. SITTING & DINING	28	K/D/L 36m ²
	3. BEDROOM	11	9m ²
	3. BEDROOM	12	F.U.D. 12m ²
	4. ABLUTIONS	5	F.U.D. 4m ² per NZBC G1/AS1
08			
	1. KITCHEN	17	K/D/L 36m ²
	2. SITTING & DINING	25	K/D/L 36m ²
	3. BEDROOM	11	9m ²
	3. BEDROOM	12	F.U.D. 12m ²
	4. ABLUTIONS	6	F.U.D. 4m ² per NZBC G1/AS1



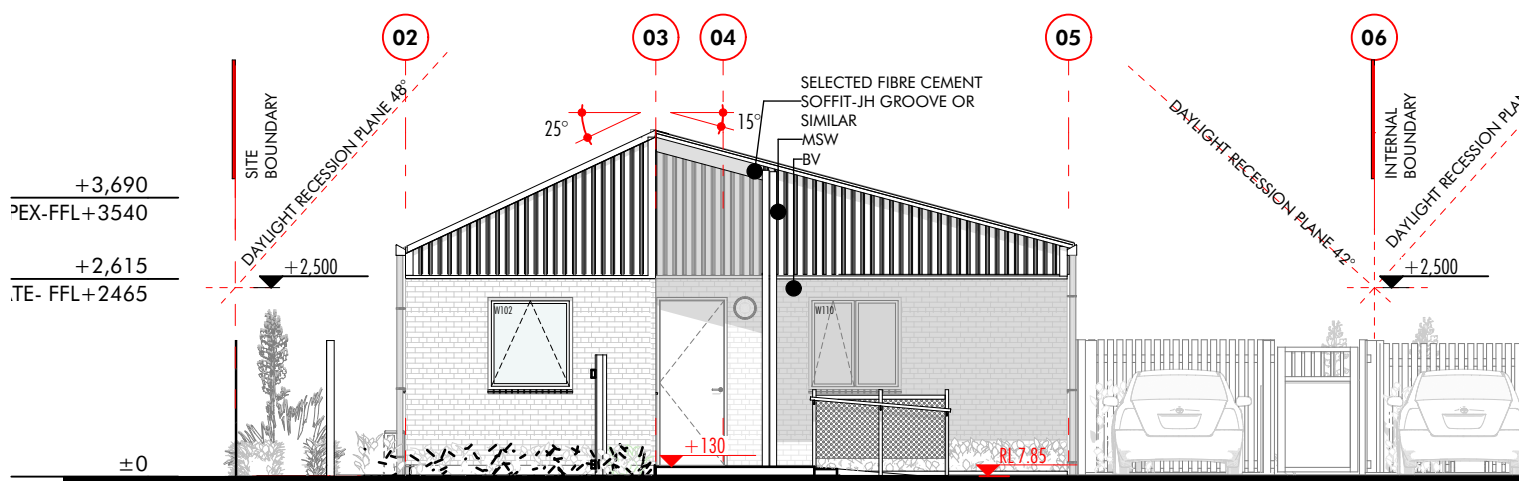
DOOR HEIGHT	DOOR NO.
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178	169
179	170

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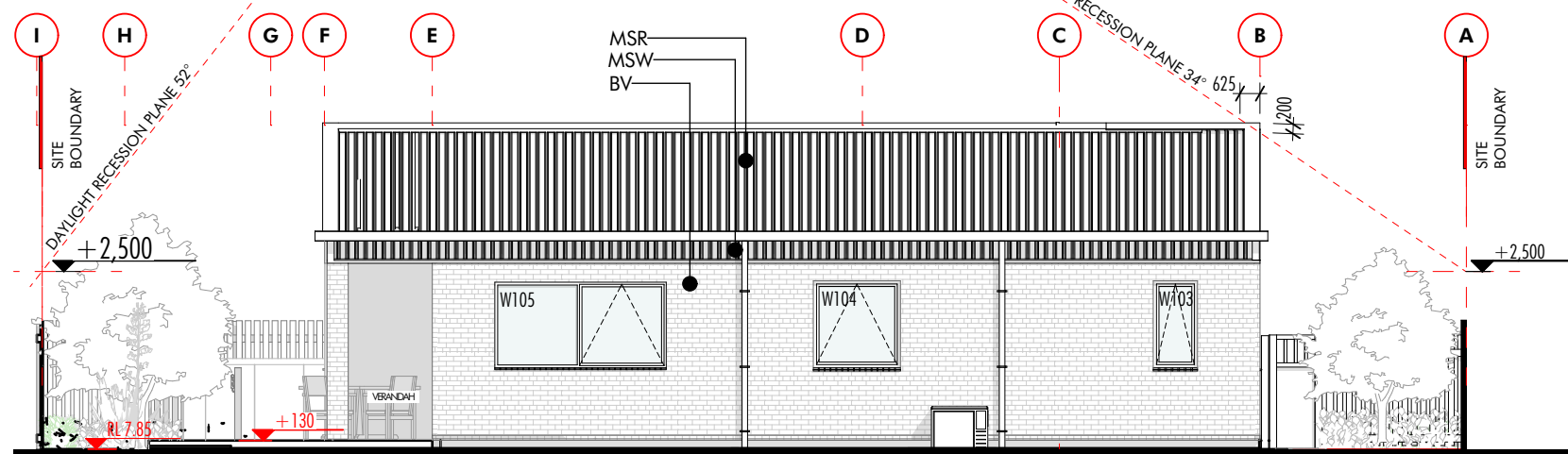
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40 CARMEN ROAD
P.O. BOX 16363
HORNBY,
CHRISTCHURCH

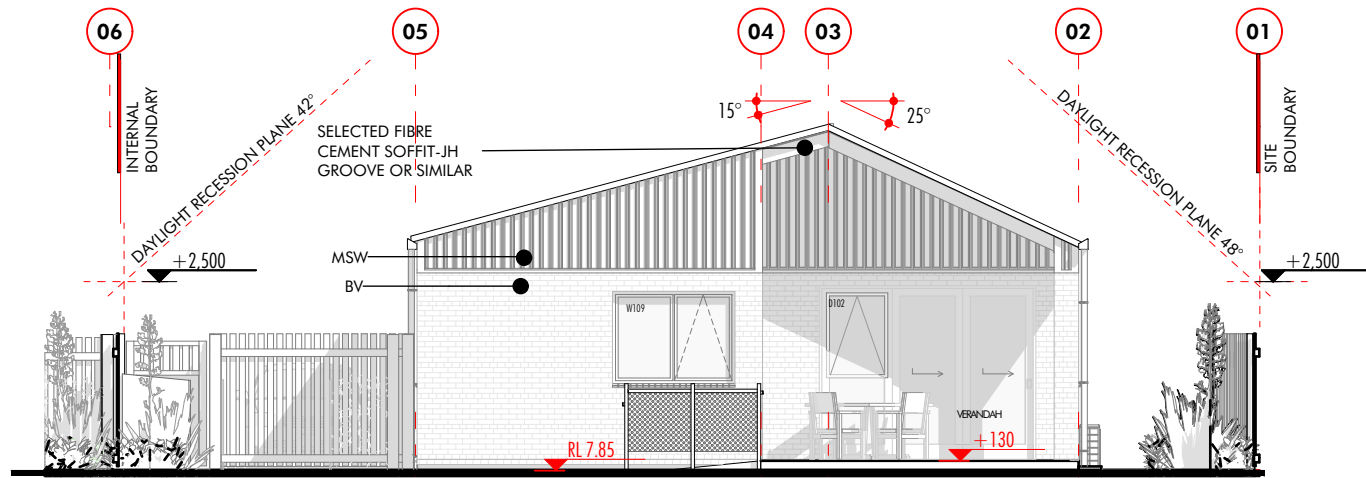
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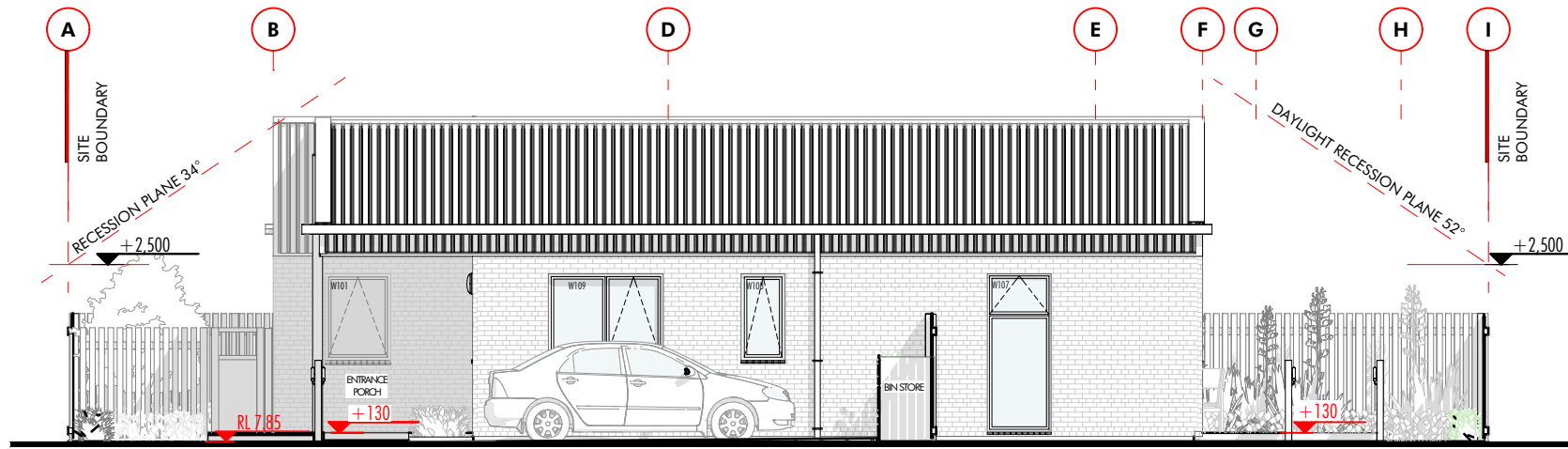
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SCALE 1:100



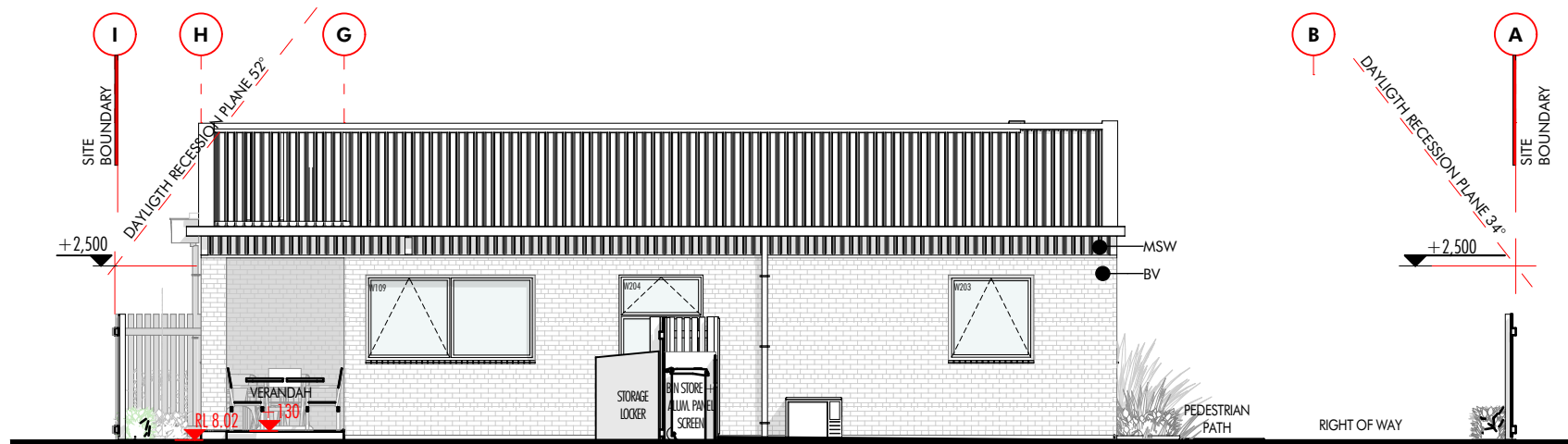
03 DWELLING 01 WEST ELEV.
SCALE 1:100



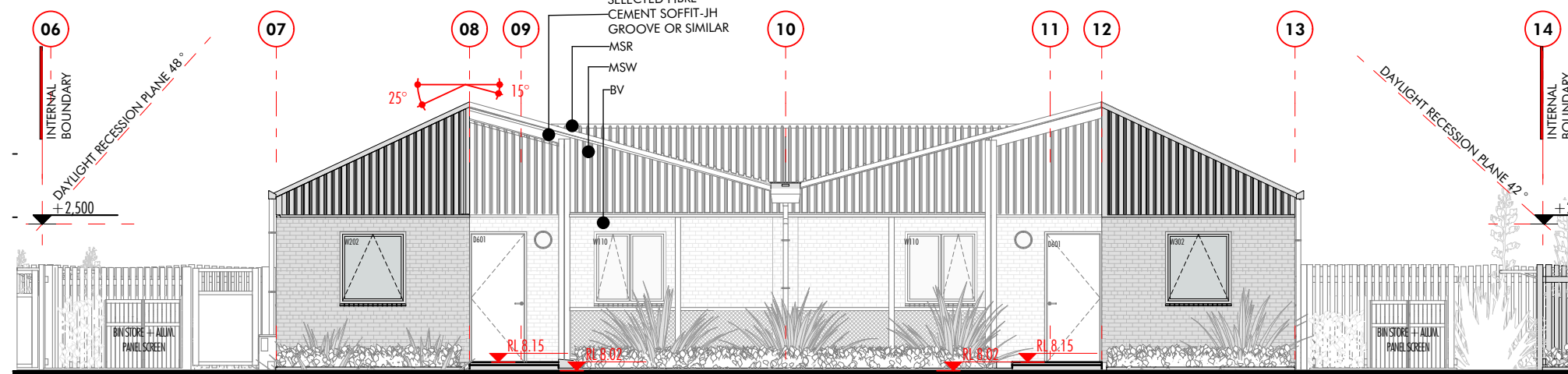
04 DWELLING 01 NORTH ELEV.
SCALE 1:100



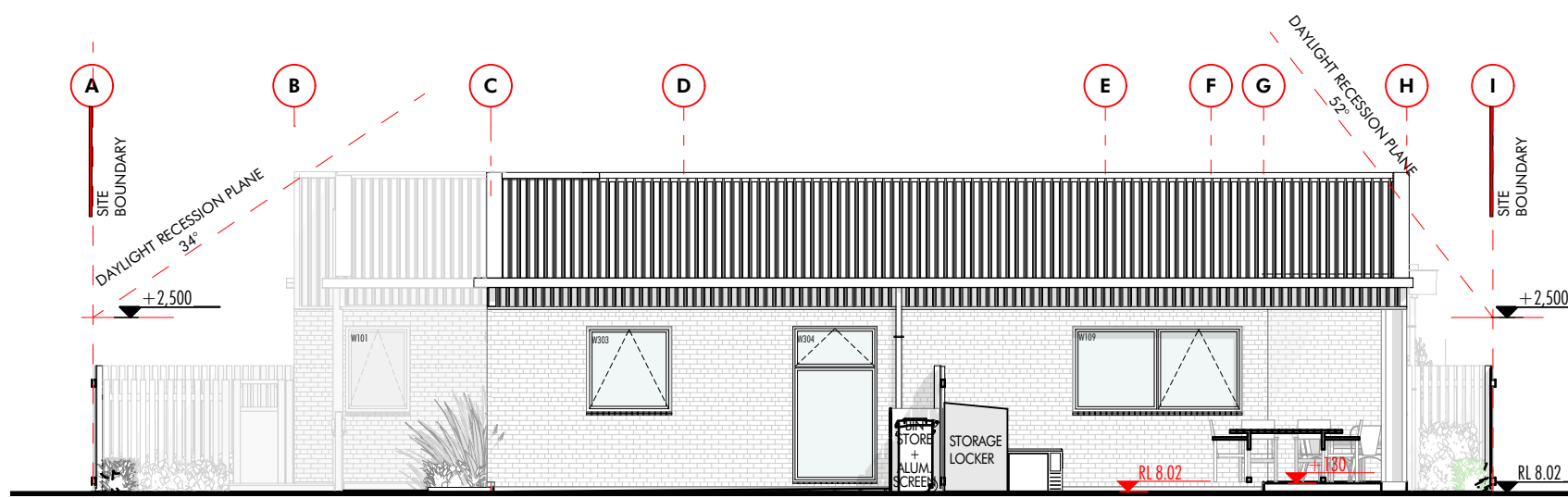
01 DWELLING 01 EAST ELEV.
SCALE 1:100



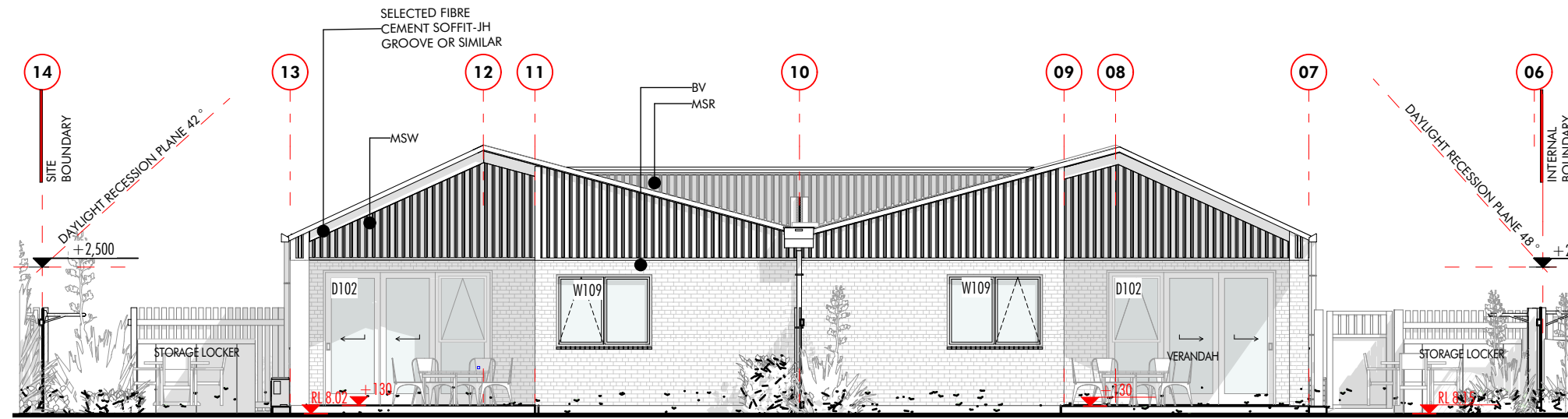
05 DWELLING 02 WEST ELEV.
SCALE 1:100



06 DWELLING 02+03 SOUTH ELEV.
SCALE 1:100



07 DWELLINGS 3 WEST ELEV.
SCALE 1:100



08 DWELLING 02+03 NORTH ELEV.
SCALE 1:100

ROOF MATERIAL + CONSTRUCTION KEY

MSR METAL SHEET - ROOF
0.55BMT CORRUGATE (OR SIMILAR PROFILE)
METAL SHEET. PREPAINTED WITH COLOURSTEEL ENDURA SURFACE TREATMENT IN SELECTED COLOUR. -REFER ARCH. SPECIFICATION FOR COLOUR SELECTION.-REFER ROOF PLANS FOR FURTHER SYSTEM BUILDUP NOTATION.

WALL MATERIAL + CONSTRUCTION KEY

BV BRICK VENEER
70mm BRICK VENEER CLADDING- 70x72x230mm
50mm DRAINED & VENTED CAVITY
SYNTHETIC VAPOUR PERMEABLE WALL UNDERLAY
140x45mm H1.2 TIMBER FRAME WITH STUDS @600CRS MAX.
140x45mm H1.2 TIMBER FRAME WITH STUDS @600CRS MAX. + DWANGS @800CRS.
R3.6 INSULATION -MAMMOTH POLYESYTER BLANKETS FITTED TO FRAMING CAVITIES.
10mm PAPERFACED PLASTERBOARD INTERIOR WALL LINING -STOPPED +PAINTED TO LEVEL 4 FINISH
NOTE: REFER BRACING PLAN FOR AREA SPECIFIC REQUIREMENTS.
40x10mm PAINTED P.RAD SKIRTING.

MSW METAL SHEET- WALL
0.55BMT CORRUGATE (OR SIMILAR PROFILE)
METAL SHEET. PREPAINTED WITH COLOURSTEEL ENDURA SURFACE TREATMENT IN SELECTED COLOUR. -REFER ARCH. SPECIFICATION FOR COLOUR SELECTION.
40mm CASTELLATED CAVITY BATTENS- H3.2 EZYSCRIBE OR SIMILAR
SYNTHETIC VAPOUR PERMEABLE WALL UNDERLAY
140x45mm H1.2 TIMBER FRAME WITH STUDS @600CRS MAX.
140x45mm H1.2 TIMBER FRAME WITH STUDS @600CRS MAX. + DWANGS @800CRS.
R3.6 INSULATION -MAMMOTH POLYESYTER BLANKETS FITTED TO FRAMING CAVITIES.
10mm PAPERFACED PLASTERBOARD INTERIOR WALL LINING -STOPPED +PAINTED TO LEVEL 4 FINISH
NOTE: REFER BRACING PLAN FOR AREA SPECIFIC REQUIREMENTS.
40x10mm PAINTED P.RAD SKIRTING.

ALL DIMENSIONS AND LEVELS MUST BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO COMMENCING WORK
DRAWINGS TO BE READ IN CONJUNCTION WITH STRUCTURAL ENGINEERS DRAWINGS AND SPECIFICATION

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ABBREVIATIONS

T	LAUNDRY TUB
W	WASHING MACHINE
D	DRYER
HWC	HOT WATER CYLINDER
P	PANTRY
F	FRIDGE
O	ELEC. OVEN
TAP	GARDEN TAP
R.O.	ROUGH OPENING
FGL	FINISHED GROUND LEVEL
FFL	FINISHED FLOOR LEVEL
CL 00.00	CEILING LEVEL LEVEL
RL	REDUCED LEVEL RELATIVE TO CCC DATUM
SG	SAFTEY GLAZING

B

Rev. ID	Name	Date
A	RESOURCE CONSENT	18/04/2024

TASMAN STREET
DEVELOPMENT
18 TASMAN STREET GREYMOUTH

DRAWING NAME
ELEVATIONS DWELLINGS
1+2+3
DRAWING STAGE
CONCEPT

JOB REF: 329
SHEET ISSUE DATE: 18/04/2024
SCALE: AS DRAWN @ A2
DRAWN: DK

A304

A

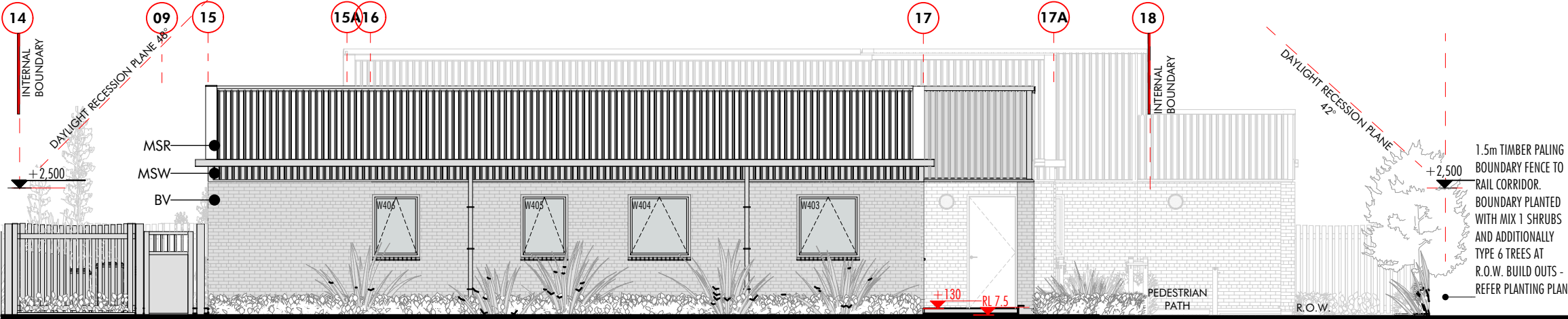
p. 021 755 172
e. dan@krc.co.nz

40 CARMEN ROAD
P.O. BOX 16363
HORNBY,
CHRISTCHURCH

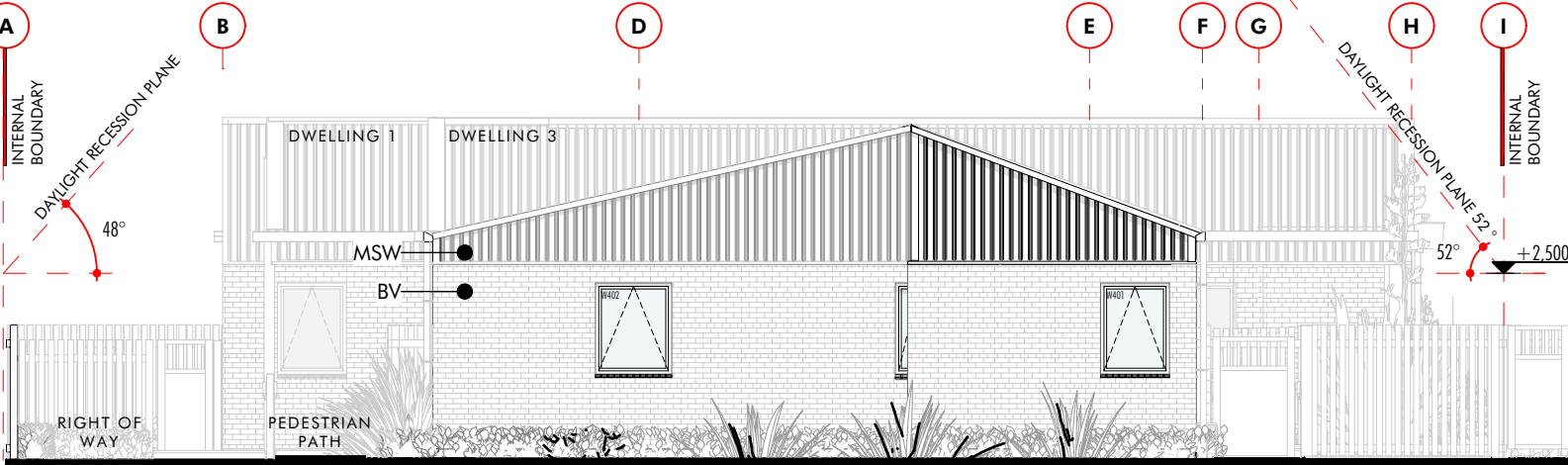


ABBREVIATIONS

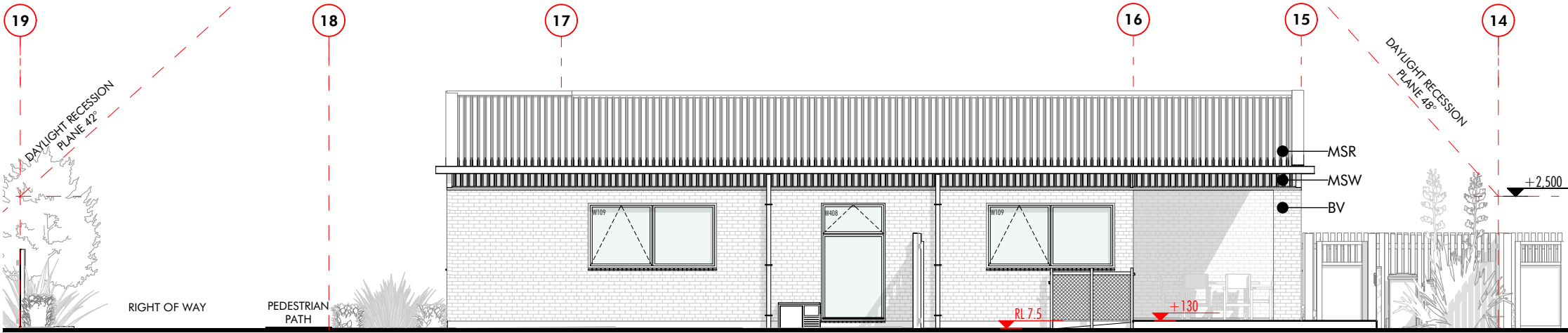
T	LAUNDRY TUB
W	WASHING MACHINE
D	DRYER
HWC	HOT WATER CYLINDER
P	PANTRY
F	FRIDGE
O	ELEC. OVEN
TAP	GARDEN TAP
R.O.	ROUGH OPENING
FGL	FINISHED GROUND LEVEL
FFL	FINISHED FLOOR LEVEL
CL	CEILING LEVEL LEVEL
RL	REDUCED LEVEL RELATIVE TO CCC DATUM
SG	SAFETY GLAZING



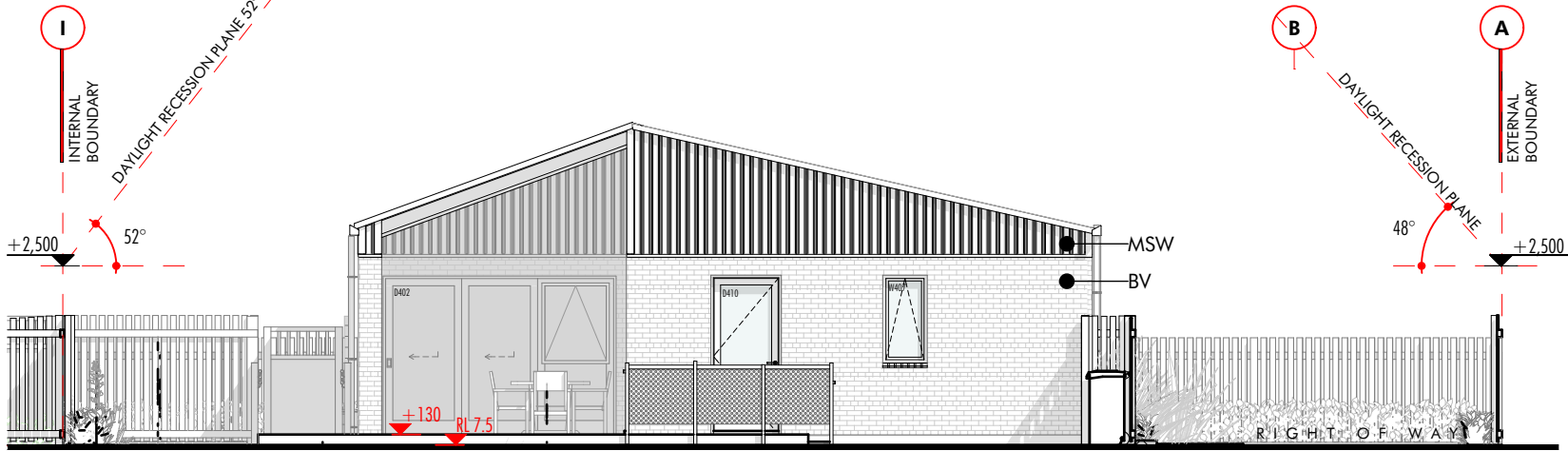
09 DWELLING 04 SOUTH ELEV.
SCALE 1:100



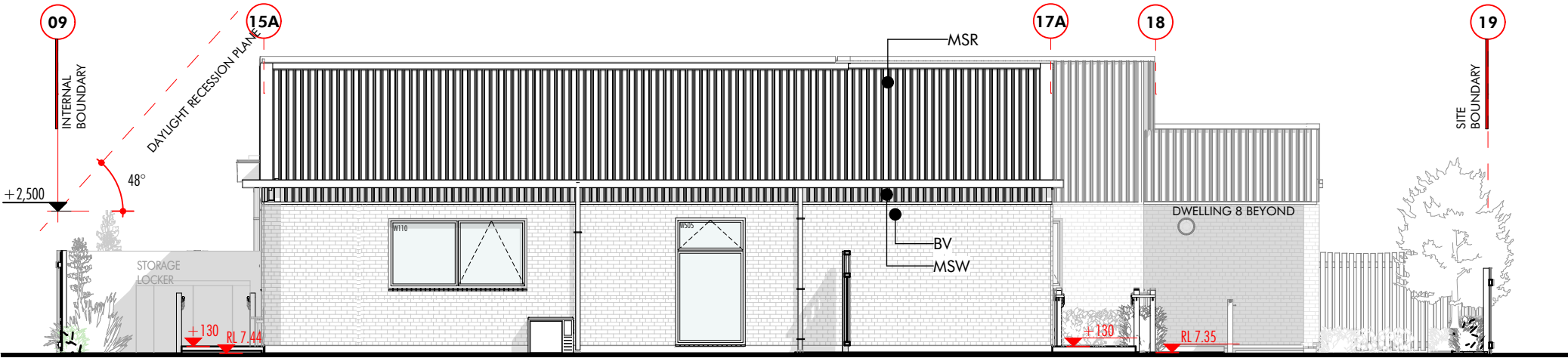
10 DWELLING 04 WEST ELEV.
SCALE 1:100



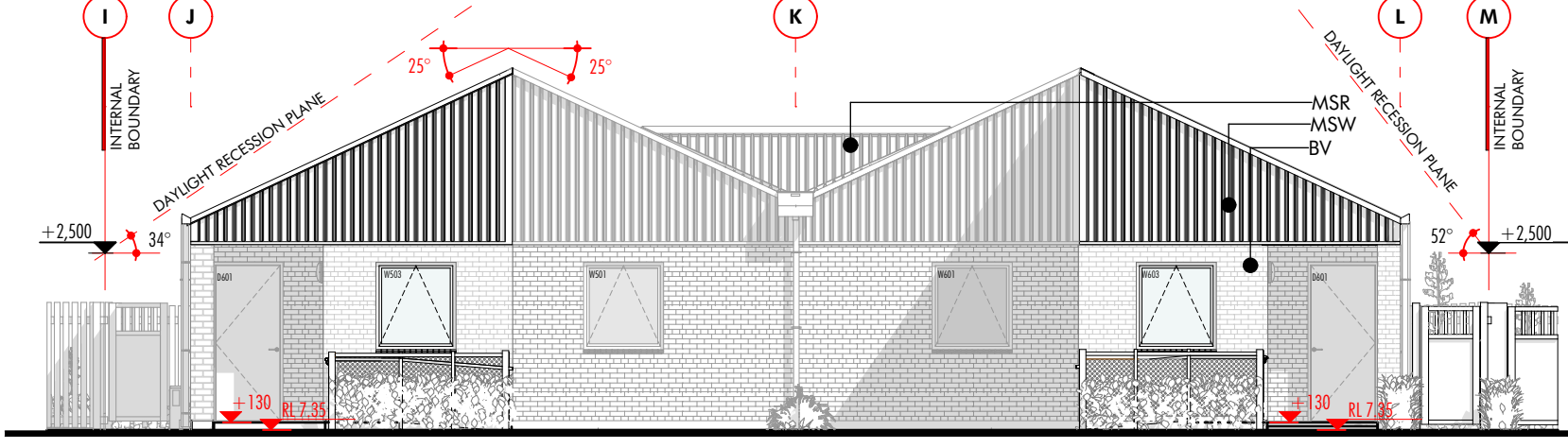
11 DWELLING 04 NORTH ELEV.
SCALE 1:100



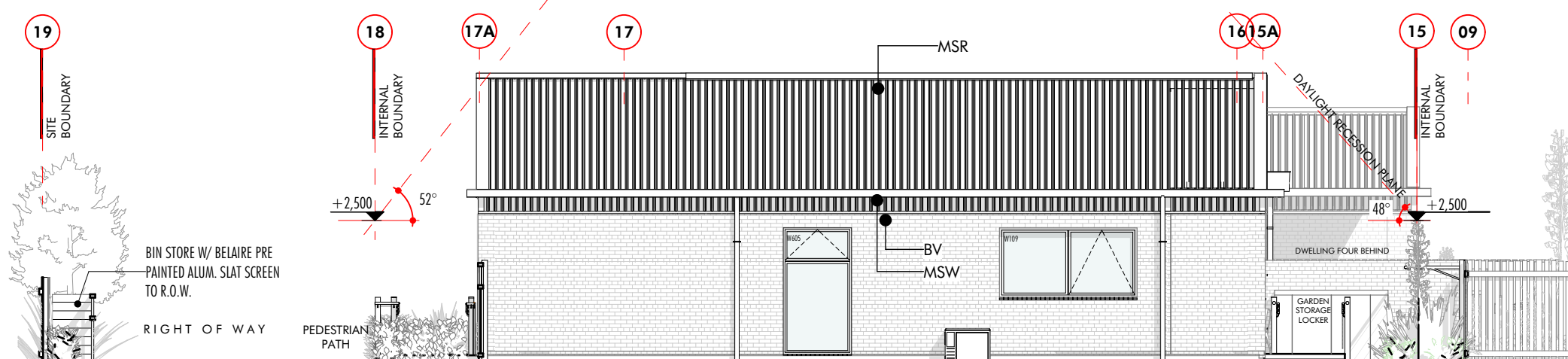
12 DWELLING 04 WEST ELEV.
SCALE 1:100



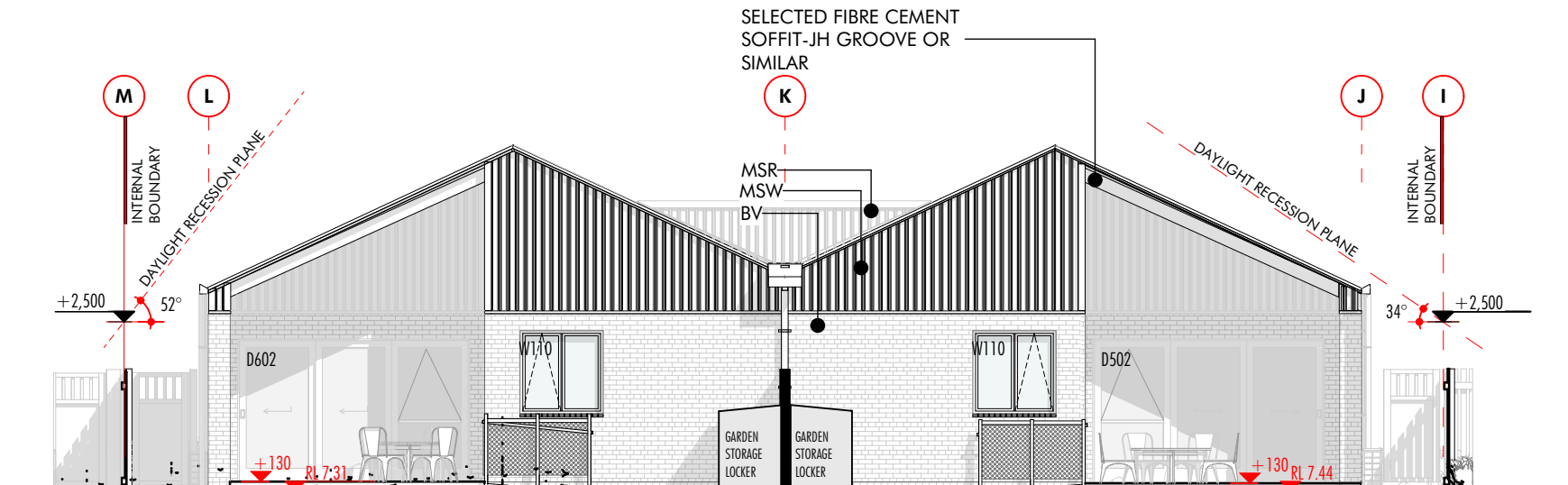
13 DWELLING 05 SOUTH ELEV.
SCALE 1:100



14 DWELLINGS 5+6 WEST ELEVATION
SCALE 1:100



15 DWELLING 06 NORTH ELEV.
SCALE 1:100



16 DWELLING 05+06 WEST ELEV.
SCALE 1:100

B

Rev. ID	Name	Date
A	RESOURCE CONSENT	18/04/2024

TASMAN STREET
DEVELOPMENT
18 TASMAN STREET GREYMOUTH

DRAWING NAME
ELEVATION -DWELLINGS
4+5+6
DRAWING STAGE
CONCEPT

JOB REF: 329
SHEET ISSUE DATE: 18/04/2024
SCALE: AS DRAWN @ A2
DRAWN: DK

A305

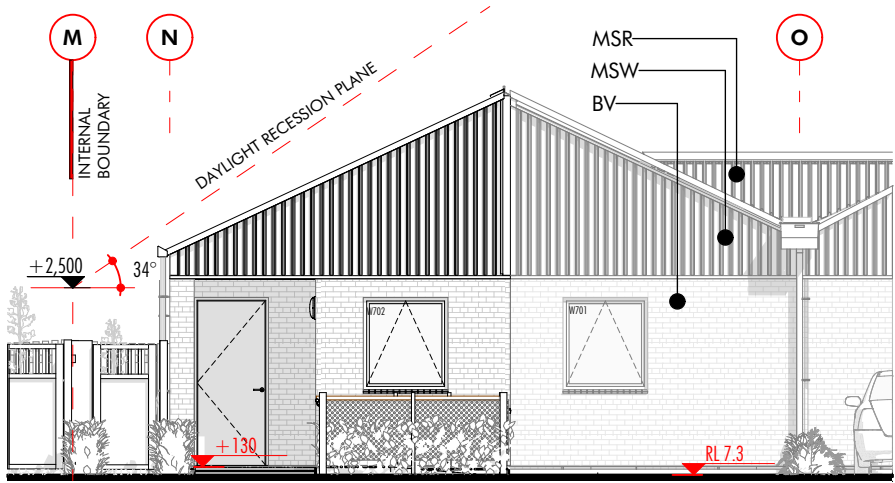
A



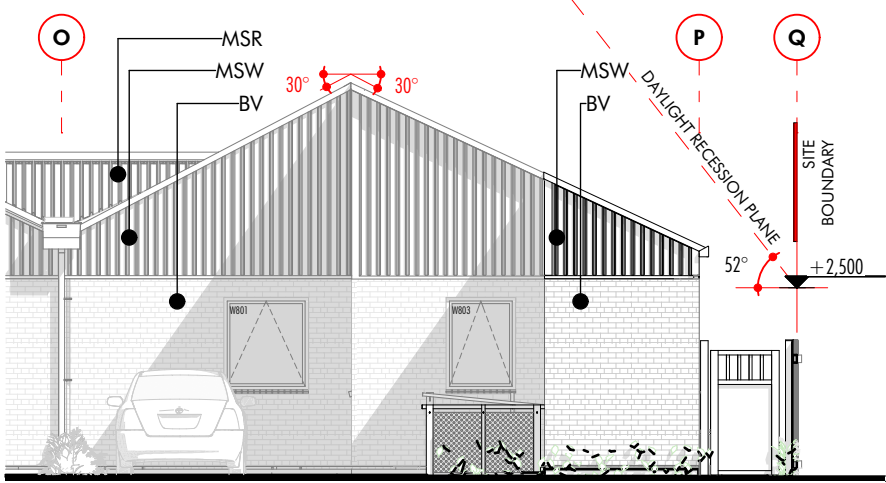
ABBREVIATIONS

T	LAUNDRY TUB
W	WASHING MACHINE
D	DRYER
HWC	HOT WATER CYLINDER
P	PANTRY
F	FRIDGE
O	ELEC. OVEN
TAP	GARDEN TAP
R.O.	ROUGH OPENING
FGL	FINISHED GROUND LEVEL
FFL	FINISHED FLOOR LEVEL
CL	CEILING LEVEL LEVEL
RL	REDUCED LEVEL RELATIVE TO CCC DATUM
SG	SAFTEY GLAZING

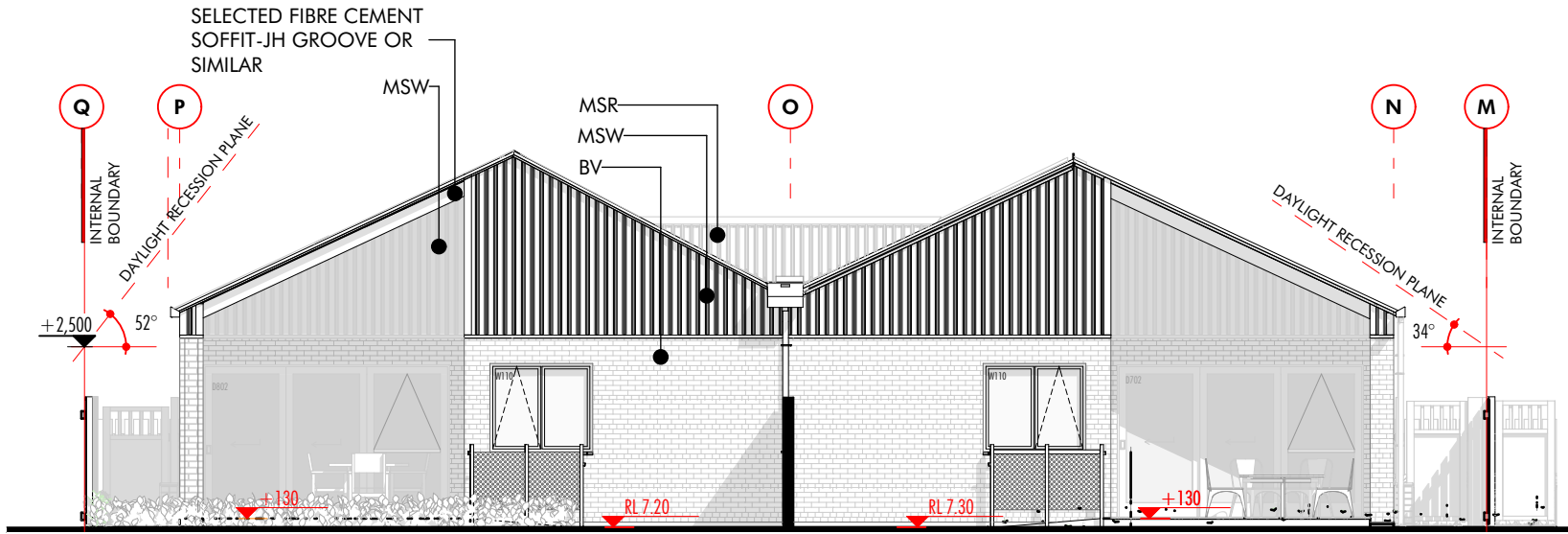
WINDOW NO.	DOOR NO.
WINDOW HEIGHT	DOOR HEIGHT
WINDOW WIDTH	DOOR WIDTH
SILL HEIGHT	



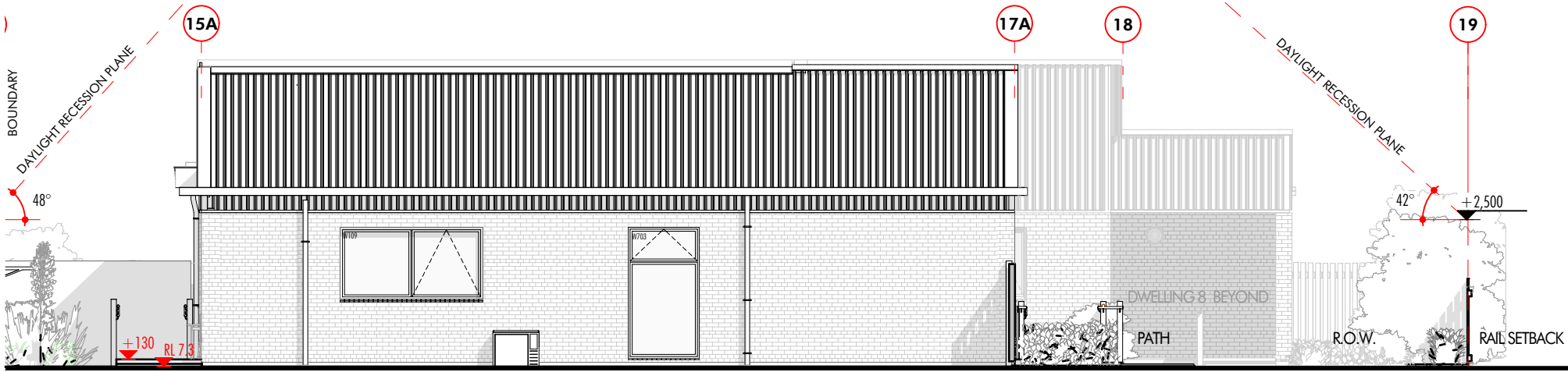
1 7 DWELLING 07 EAST ELEV.
SCALE 1:100



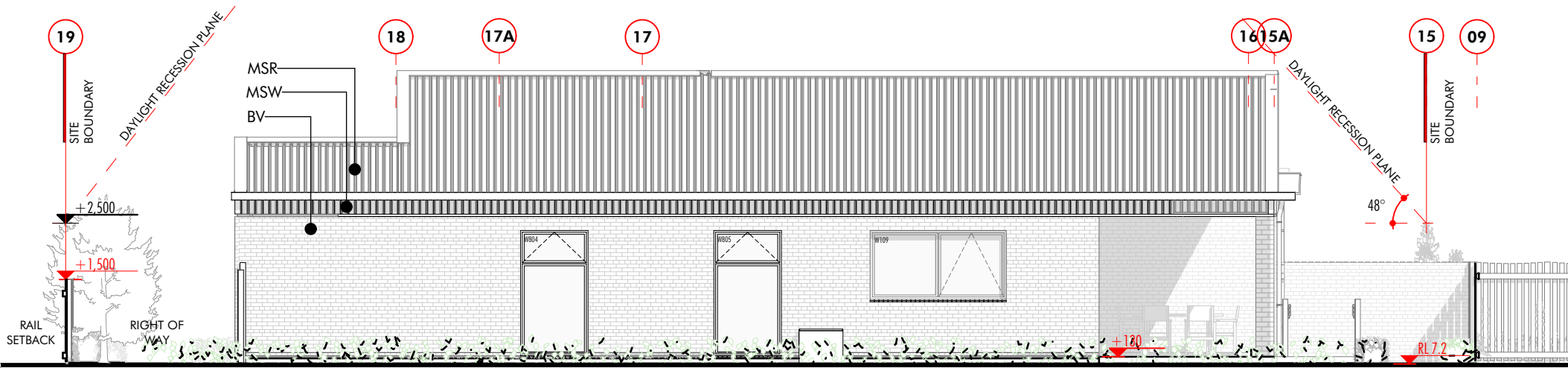
1 8 DWELLING 08 SOUTH ELEV.
SCALE 1:100



1 9 DWELLING 07+08 WEST ELEV.
SCALE 1:100



2 0 DWELLING 07 SOUTH ELEV.
SCALE 1:100



2 1 DWELLING 08 NORTH ELEV.
SCALE 1:100

Rev. ID	Name	Date
A	RESOURCE CONSENT	18/04/2024

TASMAN STREET
DEVELOPMENT
18 TASMAN STREET GREYMOUTH

DRAWING NAME
ELEVATION - DWELLING 8

DRAWING STAGE
CONCEPT

JOB REF:	329
SHEET ISSUE DATE:	18/04/2024
SCALE:	AS DRAWN @ A2
DRAWN:	DK

A306

A