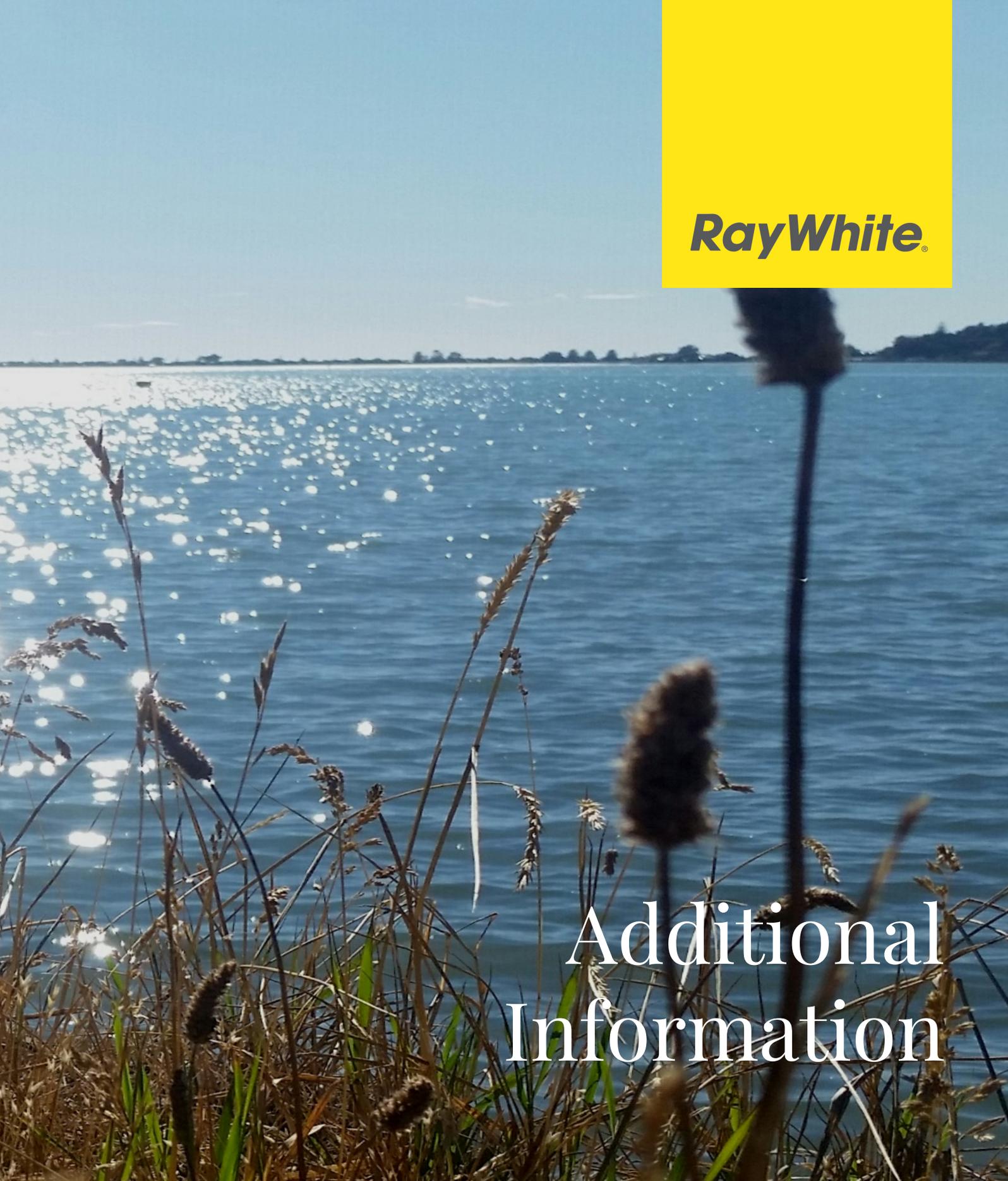




RayWhite[®]



Additional Information

This information pertained hereafter has been supplied by the vendor or the vendor's agents.

Statement of passing over information.
Accordingly, Prier Manson Limited is merely passing over information as supplied to use by the vendor or the vendor's agents. We cannot guarantee its accuracy and reliability as we have not audited or reviewed the information. All intending purchasers are advised to conduct their own due diligence investigation into this information. To the maximum extent permitted by the law Prier Manson Limited does not accept any responsibility to any person for the accuracy or use of the information herein.

79 Harrow Street PROPOSED DEVELOPMENT

LOT: 31 DP: 2909

ISSUE RC01 / RESOURCE CONSENT

15/03/2024

SHEET:	TITLE:	REVISION:
RC.01	Cover Sheet	01
RC.02	Site Survey Plan	01
RC.03	Site Plan	01
RC.04	Earthworks and Surfaces Plan	01
RC.05	Landscape Plan	01
RC.06	Ground Floor Plan	01
RC.07	First Floor Plan	01
RC.08	Roof Plan	01
RC.09	Exterior Elevations	01
RC.10	Exterior Elevations	01



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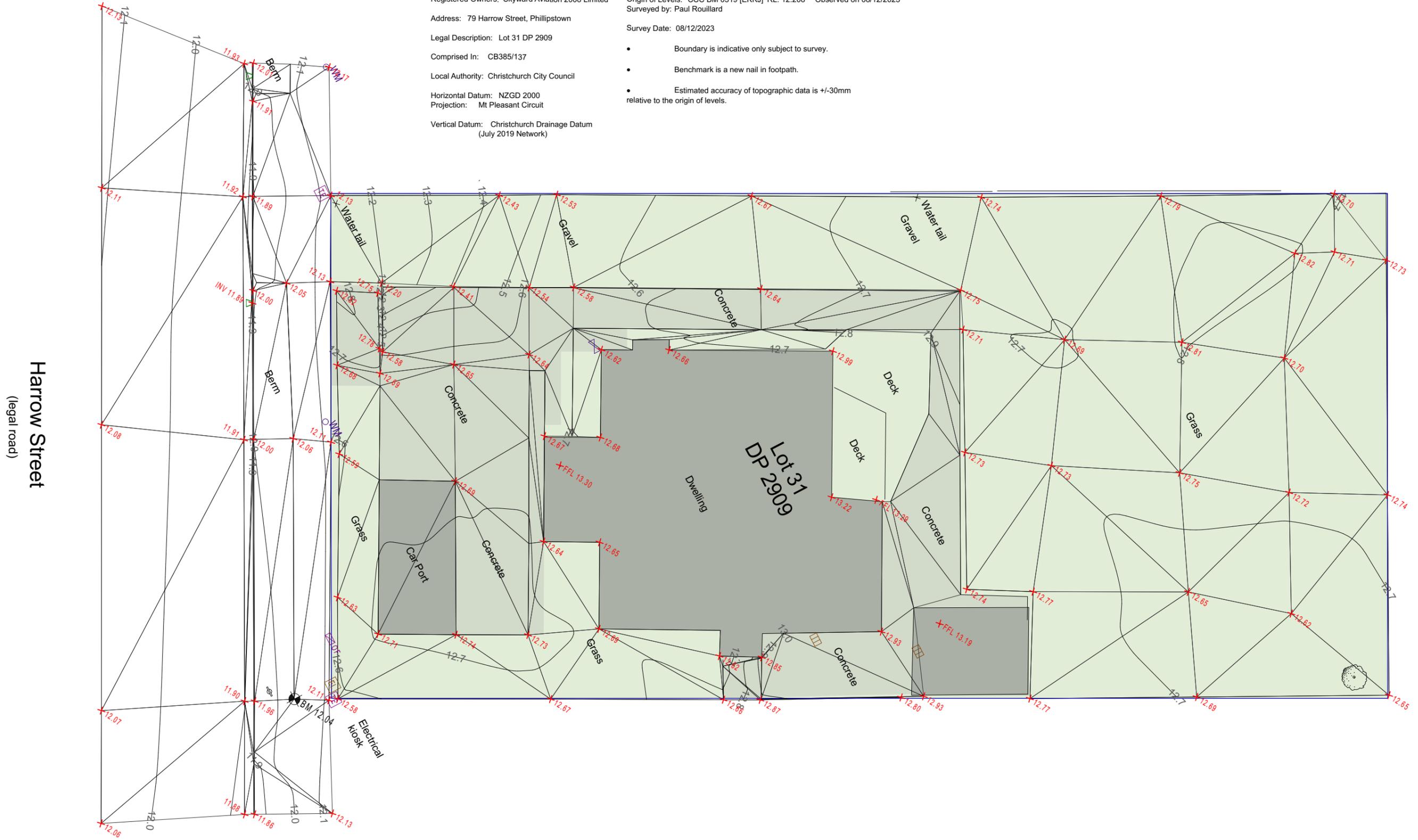
| Studio |

SURVEY NOTES

Registered Owners: Skyward Aviation 2008 Limited
 Address: 79 Harrow Street, Phillipstown
 Legal Description: Lot 31 DP 2909
 Comprised In: CB385/137
 Local Authority: Christchurch City Council
 Horizontal Datum: NZGD 2000
 Projection: Mt Pleasant Circuit
 Vertical Datum: Christchurch Drainage Datum (July 2019 Network)

Origin of Levels: CCC BM 0319 [EKKJ] RL: 12.208 Observed on 08/12/2023
 Surveyed by: Paul Rouillard
 Survey Date: 08/12/2023

- Boundary is indicative only subject to survey.
- Benchmark is a new nail in footpath.
- Estimated accuracy of topographic data is +/-30mm relative to the origin of levels.



SITE INFORMATION

Address: 79 Harrow Street
 Lot Number: LOT: 31
 Deposited Plan: DP: 2909

Territorial Authority: CCC
 Planning Zone: RSTD
 Wind Zone: Low
 Exposure Zone: C
 Lee Zone: No
 Earthquake Zone: 2
 Snow Zone: N4
 Climate Zone: Zone 5

RESIDENTIAL SUBURBAN DENSITY TRANSITION ZONE

BUILT FORM STANDARD

Max Building Height: 8m Compliant
 Site Coverage: 40% Non-Compliant
 Outdoor Living Space:
 Minimum area: 30m² Compliant
 Minimum dimension: 4m Compliant

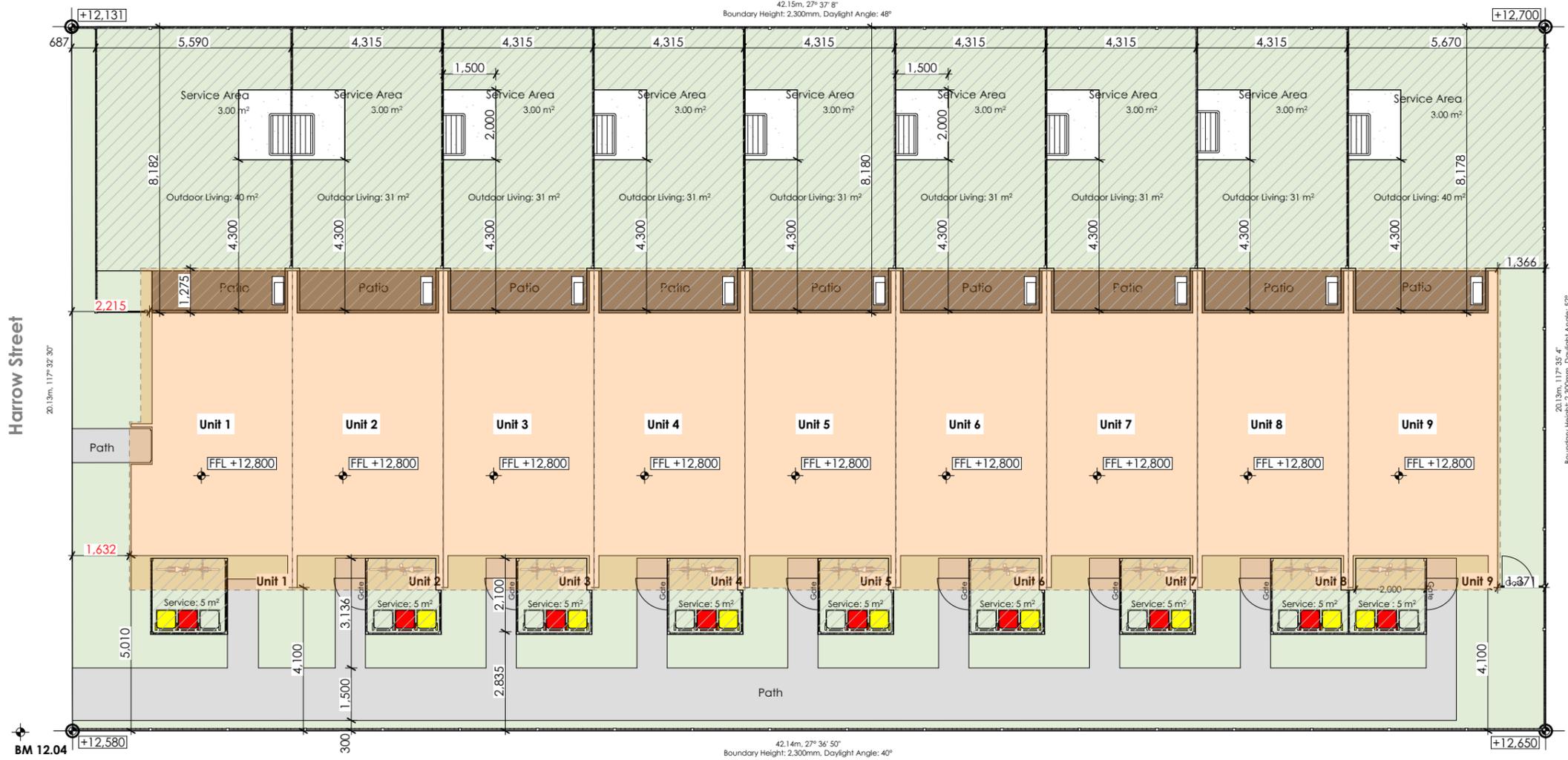
Service, Storage and Waste Management:

Waste Management: 2.25m² Compliant
 Washing: 3m² Compliant
 Internal setback: 1m Compliant
 Living area window setback: 4m Compliant
 Road frontage setback for dwellings: 4.5m Non-Compliant

Recession planes:
 Note permitted stairwell intrusion in accordance with 14.16.2 (4.) Compliant

GENERAL NOTES

Site area: 848.34m²
 Ground Floor Area : 283.71 m²
 First Floor Area : 359.35 m²
 Site Coverage Area: 359.35 m²
 Site Coverage: 42.35 %



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Revisions:
15/03/2024

Job Title:
79 Harrow Street
 Legal:
79 Harrow Street
Linwood
Christchurch
 LOT: 31
DP: 2909
 Layout Name:
Site Plan



Issue: RESOURCE CONSENT
 Date: 15/03/2024
 Drawn by: AD
 Scale: 1:150
 Revision: 01
 Sheet: **RC.03**
 Job No: 2385

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Symbol	Species
	Shrubs & Groundcover planting, species including: - Arthropodium "Matapouri Bay" Rengarenga Lily - Brachyglottis Greyi Resin Bush - Carex Testacea Sedge - Chionchloa Falvicans - Hebe "Wiri Mist" Hebe - Euphorbia Glauca Shore Spurge - Haloragis Erecta 'purpurea' Toatoa - Lomandra 'Lime Tuff' - Muehlenbeckia Astonii - Myosotidium Hortensia Chatham Island
	Hedge planting, maintained 800-900mm high, species options include: - Corokia Geentys Green - Green Corokia - Pittosporum hedgehog - Hebe 'Oratia Beauty' Hebe - Prunus Lusitanica - Portuguese Laurel
	Proposed Trees, minimum 1.5m at time of planting, species options include: - Acer palmatum Japanese Maple - Cornus 'Eddies White Wonder' Dogwood - Hoheria angustifolia Laceback - Magnolia Grandiflora 'Little Gem' Magnolia - Plagianthus Autumnalis 'Southern Gem' Flowering cherry - Sophora Microphylla Southern Kowhai - Thuja occidentalis 'Smaragd' Emerald Cedar

LANDSCAPING PERCENTAGES			
Zone Name	Legend	Area (m2)	%
Landscaping (Lawn)		189.58	22.37
Landscaping (planted)		184.54	21.75
Site Area		848.34	100.00

Landscaping:
- A minimum of 20% of the site shall be provided for landscaping.
- At least 50% of the landscaping shall be trees and shrubs.
- A minimum of one tree for every 250m2 of gross site area (prior to subdivision), or part thereof, is included within the landscaping, and
- At least one tree shall be planted adjacent to the road boundary;
- All trees required by this rule shall be not less than 1.5 metres high at the time of planting;
Important note: All landscaping, planting, lighting, and fencing is shown for imaging purposes only.
Refer to building contract and "Fixtures and Fittings" for landscaping inclusions.

Steps & Paths:
A Step/s or appropriate landscaping is to be provided if drop from external doors is greater than 190mm from FFL to FGL. All access routes must provide a non-slip surface in accordance to NZBC D1/AS Table 2. Convey surface water from sealed drive to an appropriate approved outfall.

Fencing:
1.8m Timber paling fence to boundary. Note: 1.8m Fencing to road boundary shall be 50% visually transparent. Where less than 50% of the fence structure is visually transparent the fence shall be no more than 1m high.



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Revisions:
15/03/2024

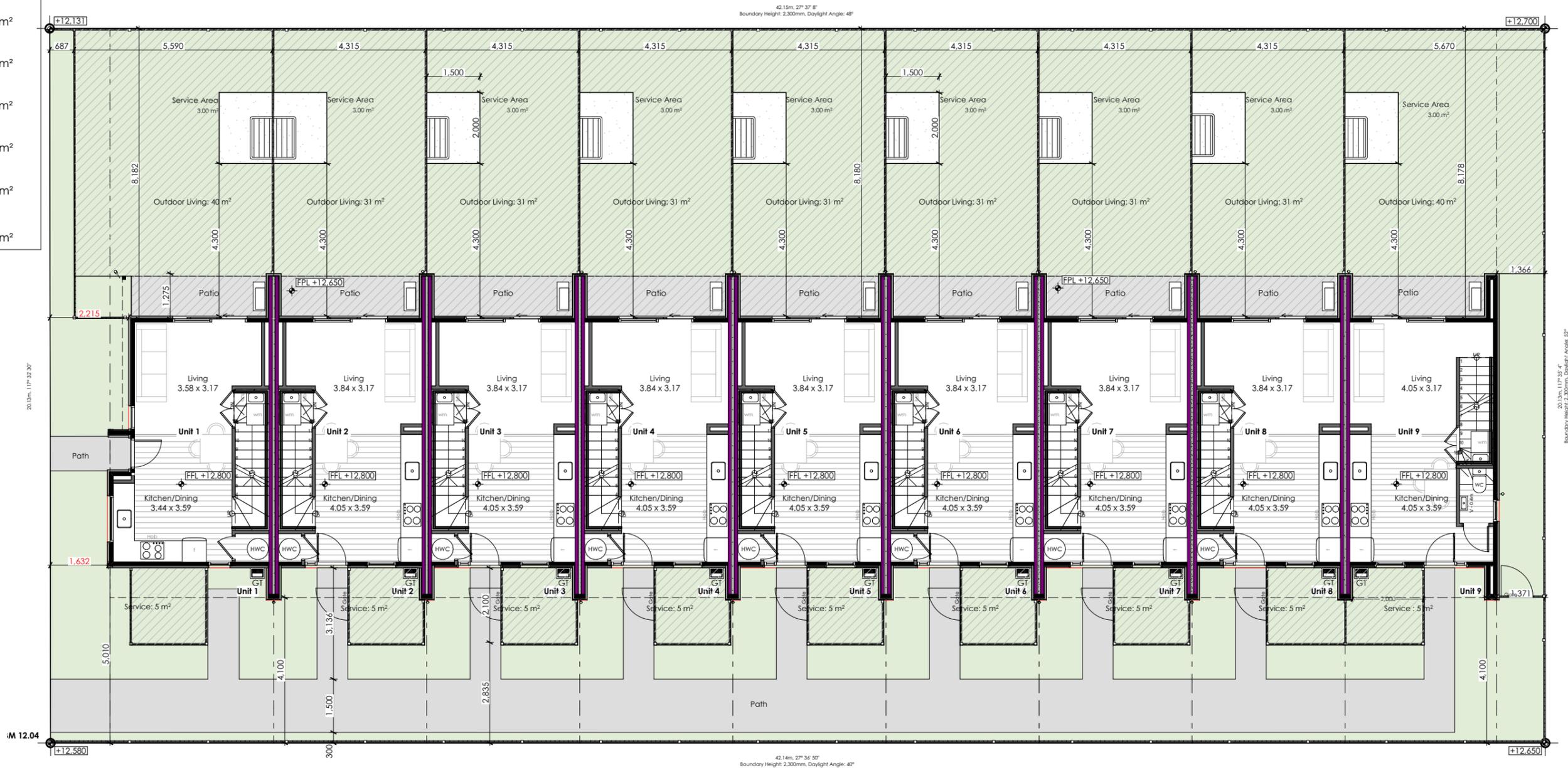
Job Title:
79 Harrow Street
Legal:
79 Harrow Street
Linwood
Christchurch
LOT: 31
DP: 2909
Layout Name:
Landscape Plan



Issue: RESOURCE CONSENT
Date: 15/03/2024
Drawn by: AD
Scale: 1:150
Revision: 01
Sheet: **RC.05**
Job No: 2385

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FIRST FLOOR AREA UNIT 1	41.48
GROUND FLOOR AREA UNIT 1	31.68
FIRST FLOOR AREA UNIT 2	73.16 m ²
GROUND FLOOR AREA UNIT 2	39.70
FIRST FLOOR AREA UNIT 3	31.48
GROUND FLOOR AREA UNIT 3	71.18 m ²
FIRST FLOOR AREA UNIT 4	39.70
GROUND FLOOR AREA UNIT 4	31.48
FIRST FLOOR AREA UNIT 5	71.18 m ²
GROUND FLOOR AREA UNIT 5	39.70
FIRST FLOOR AREA UNIT 6	31.48
GROUND FLOOR AREA UNIT 6	71.18 m ²
FIRST FLOOR AREA UNIT 7	39.70
GROUND FLOOR AREA UNIT 7	31.48
FIRST FLOOR AREA UNIT 8	71.18 m ²
GROUND FLOOR AREA UNIT 8	39.70
FIRST FLOOR AREA UNIT 9	31.48
GROUND FLOOR AREA UNIT 9	72.10 m ²



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Revisions:
15/03/2024

Job Title:
79 Harrow Street

Legal:
79 Harrow Street
Linwood
Christchurch

LOT: 31
DP: 2909

Layout Name:
Ground Floor Plan



Issue:	RESOURCE CONSENT	Revision:	01	Job No:	2385
Date:	15/03/2024	Sheet:	RC.06		
Drawn by:	AD				
Scale:	1:125				

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GROUND FLOOR AREA UNIT 1	31.68
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GROUND FLOOR AREA UNIT 2	31.48
FIRST FLOOR AREA UNIT 3	39.70
GROUND FLOOR AREA UNIT 3	71.18 m ²
FIRST FLOOR AREA UNIT 4	39.70
GROUND FLOOR AREA UNIT 4	71.18 m ²
FIRST FLOOR AREA UNIT 5	39.70
GROUND FLOOR AREA UNIT 5	71.18 m ²
FIRST FLOOR AREA UNIT 6	39.70
GROUND FLOOR AREA UNIT 6	71.18 m ²
FIRST FLOOR AREA UNIT 7	39.70
GROUND FLOOR AREA UNIT 7	71.18 m ²
FIRST FLOOR AREA UNIT 8	39.70
GROUND FLOOR AREA UNIT 8	71.18 m ²
FIRST FLOOR AREA UNIT 9	39.97
GROUND FLOOR AREA UNIT 9	72.10 m ²



R B A

Studio

Revisions:
15/03/2024

Job Title:
79 Harrow Street

Legal:
79 Harrow Street
Linwood
Christchurch

LOT: 31
DP: 2909

Layout Name:
First Floor Plan



Issue: RESOURCE CONSENT

Date: 15/03/2024

Drawn by: AD

Scale: 1:125, 1:1

Revision: 01

Job No: 2385

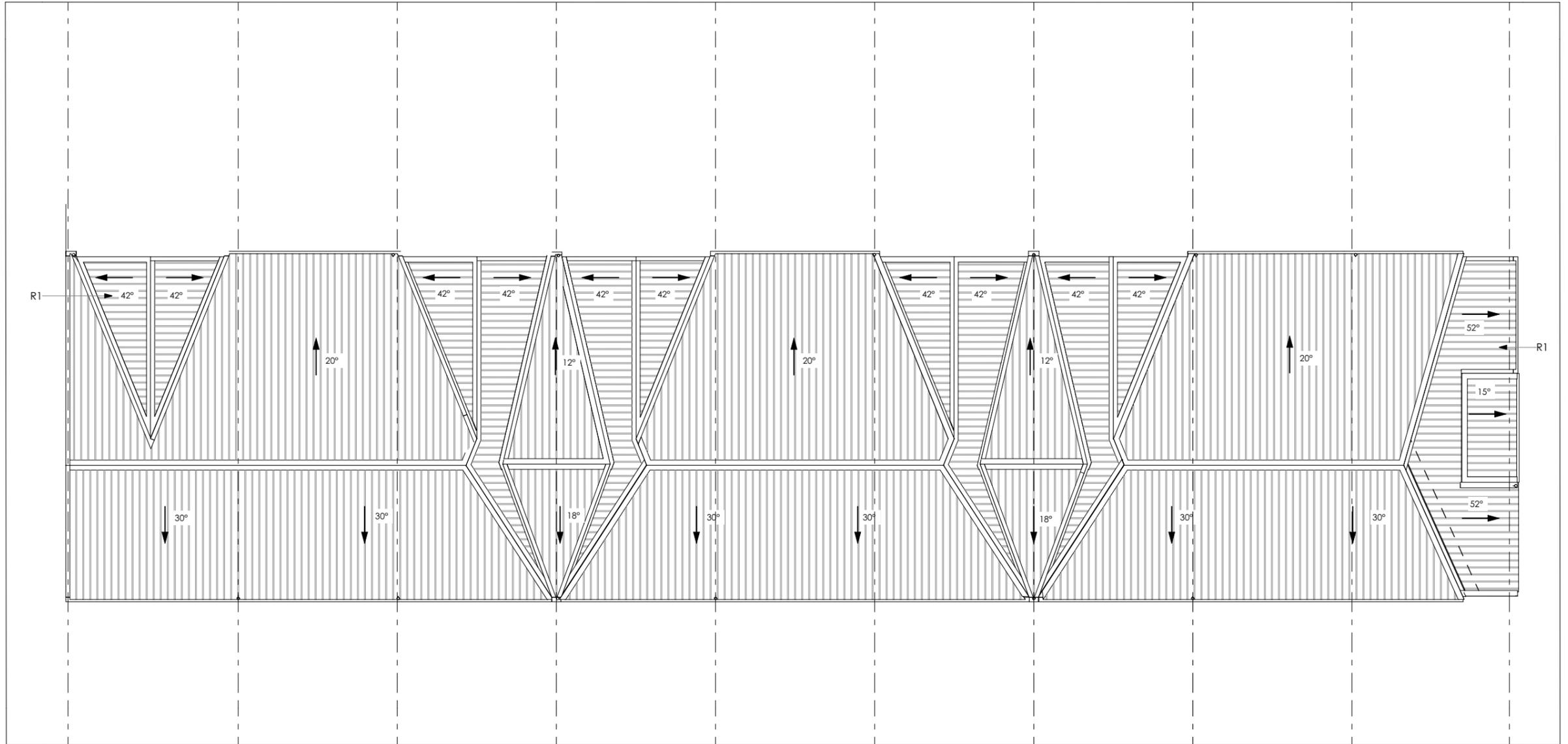
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GENERAL NOTES - ROOF

Area Over Roof (on flat) to face of fascia: 361.81 m²

R1 0.40mm BMT trapezoidal roofing over Self-supporting roof underlay over H1.2 70x45mm purlins @ 600mm crs. top and bottom, 900crs max. to body. Fix to trusses with 1/14g x 100mm self-drilling screw.



R B A

Studio

Revisions:
15/03/2024

Job Title:
79 Harrow Street

Legal:
79 Harrow Street
Linwood
Christchurch

LOT: 31
DP: 2909

Layout Name:
Roof Plan



Issue: RESOURCE CONSENT

Date: 15/03/2024

Drawn by: AD

Scale: 1:125

Revision: 01 Job No: 2385

Sheet:
RC.08

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- R1** 0.40mm BMT trapezoidal roofing over Self-supporting roof underlay over H1.2 70x45mm purlins @ 600mm crs. top and bottom, 900crs max. to body. Fix to trusses with 1/14g x 100mm self-drilling screw.
- C1** 50mm Resene Integra panel on 20mm cavity battens installed to manufacturers specification.
- C11** Metal trapezoidal profile tray cladding on 20mm cavity.
- J1** Selected colour aluminium joinery with all glazing to comply with NZS 4223.



North Elevation
SCALE 1:125 @A3



South Elevation
SCALE 1:125 @A3

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Studio

Revisions:
15/03/2024

Job Title:
79 Harrow Street

Legal:
79 Harrow Street
Linwood
Christchurch

LOT: 31
DP: 2909

Layout Name:
Exterior Elevations

Issue: RESOURCE CONSENT

Date: 15/03/2024

Drawn by: AD

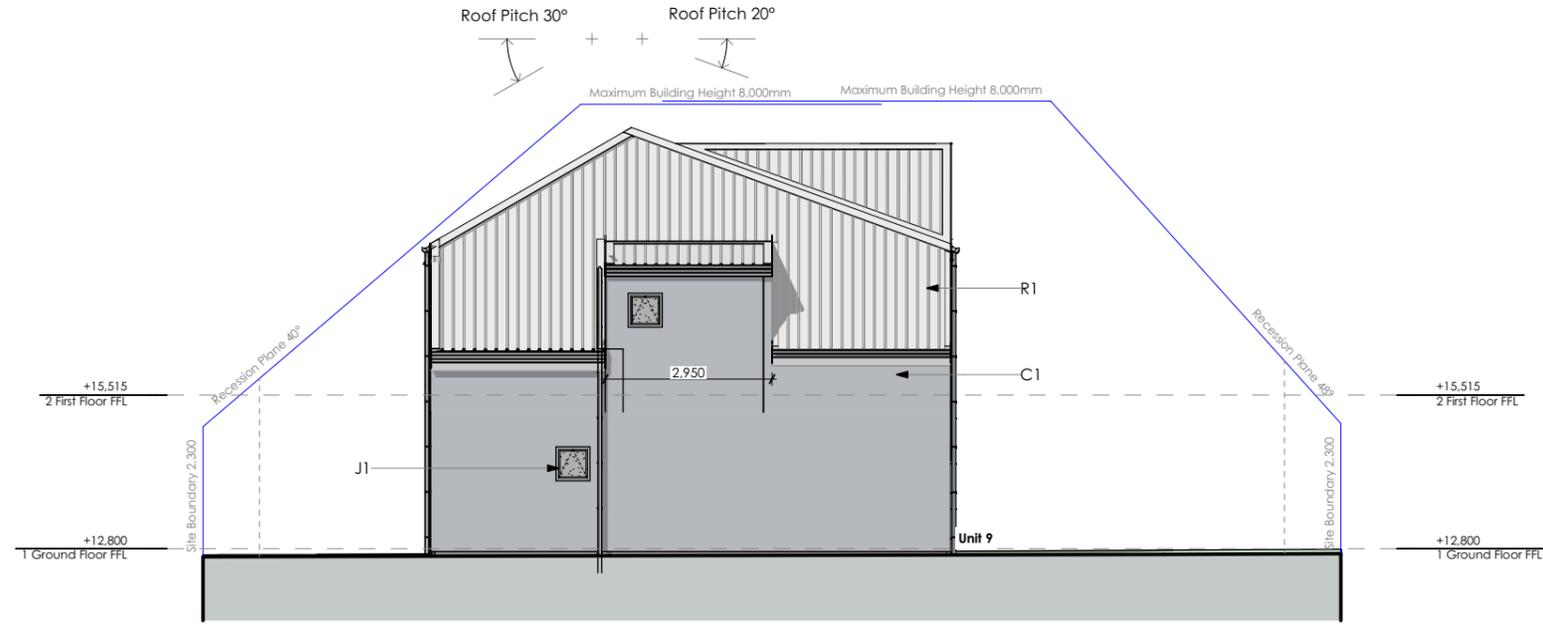
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Revision: 01 Job No: 2385

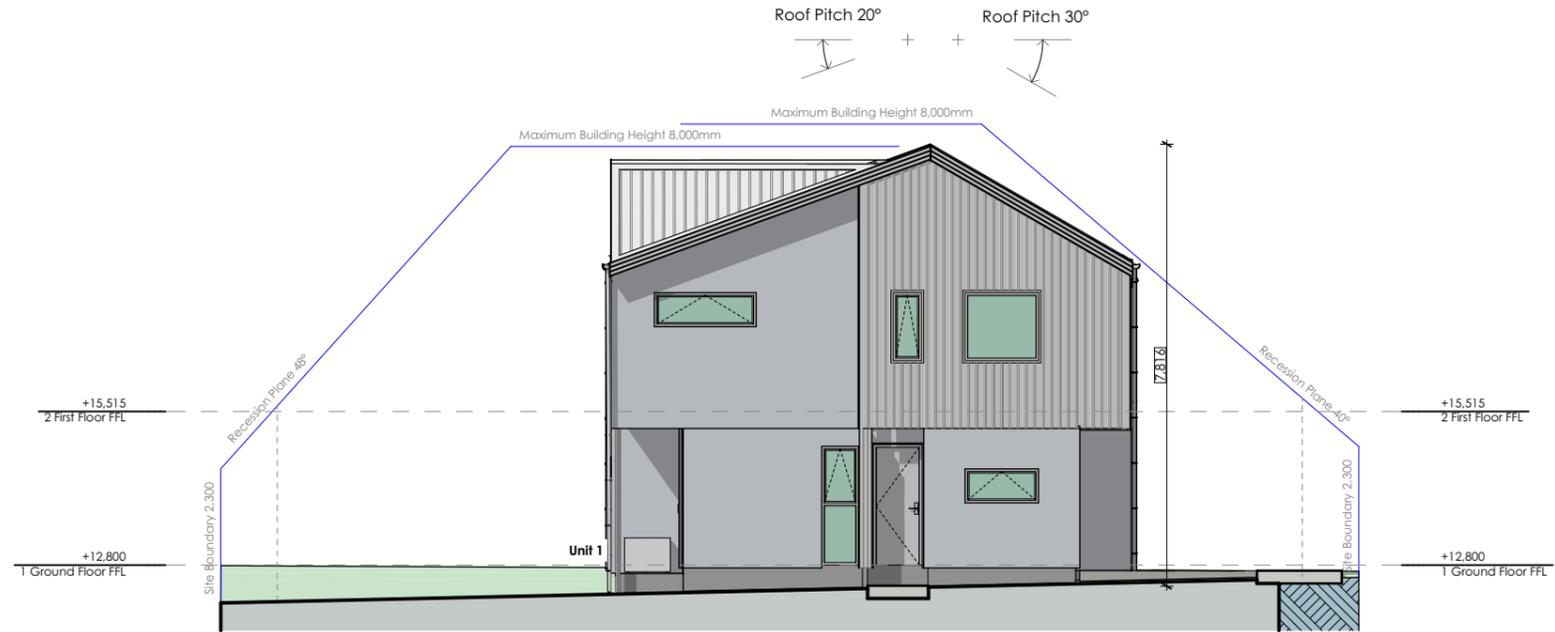
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- R1** 0.40mm BMT trapezoidal roofing over Self-supporting roof underlay over H1.2 70x45mm purlins @ 600mm crs. top and bottom, 900crs max. to body. Fix to trusses with 1/14g x 100mm self-drilling screw.
- C1** 50mm Resene Integra panel on 20mm cavity battens installed to manufacturers specification.
- J1** Selected colour aluminium joinery with all glazing to comply with NZS 4223.



East Elevation
SCALE 1:125 @A3



West Elevation
SCALE 1:125 @A3

R B A

Studio

Revisions:
15/03/2024

Job Title:
79 Harrow Street

Legal:
79 Harrow Street
Linwood
Christchurch

LOT: 31
DP: 2909

Layout Name:
Exterior Elevations

Issue: RESOURCE CONSENT

Date: 15/03/2024

Drawn by: AD

Scale: 1:125

Revision: 01 Job No: 2385

Sheet:
RC.10

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