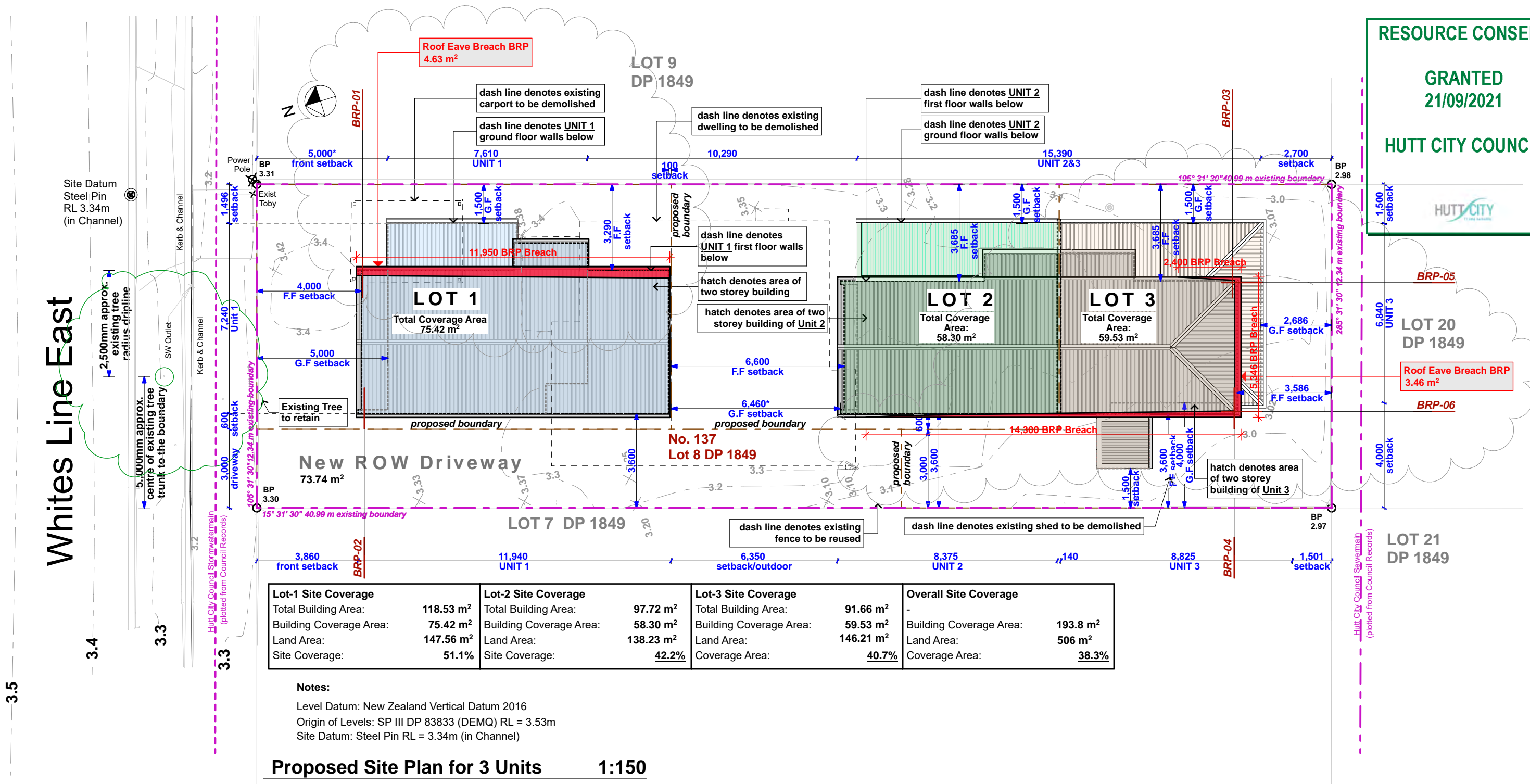


Whites Line East

RESOURCE CONSENT

GRANTED
21/09/2021

HUTT CITY COUNCIL



Lot-1 Site Coverage	Lot-2 Site Coverage	Lot-3 Site Coverage	Overall Site Coverage
Total Building Area: 118.53 m ²	Total Building Area: 97.72 m ²	Total Building Area: 91.66 m ²	-
Building Coverage Area: 75.42 m ²	Building Coverage Area: 58.30 m ²	Building Coverage Area: 59.53 m ²	Building Coverage Area: 193.8 m ²
Land Area: 147.56 m ²	Land Area: 138.23 m ²	Land Area: 146.21 m ²	Land Area: 506 m ²
Site Coverage: 51.1%	Site Coverage: 42.2%	Coverage Area: 40.7%	Coverage Area: 38.3%

Notes:
 Level Datum: New Zealand Vertical Datum 2016
 Origin of Levels: SP III DP 83833 (DEM) RL = 3.53m
 Site Datum: Steel Pin RL = 3.34m (in Channel)

Proposed Site Plan for 3 Units 1:150

CONCEPT DESIGN

Planning Context

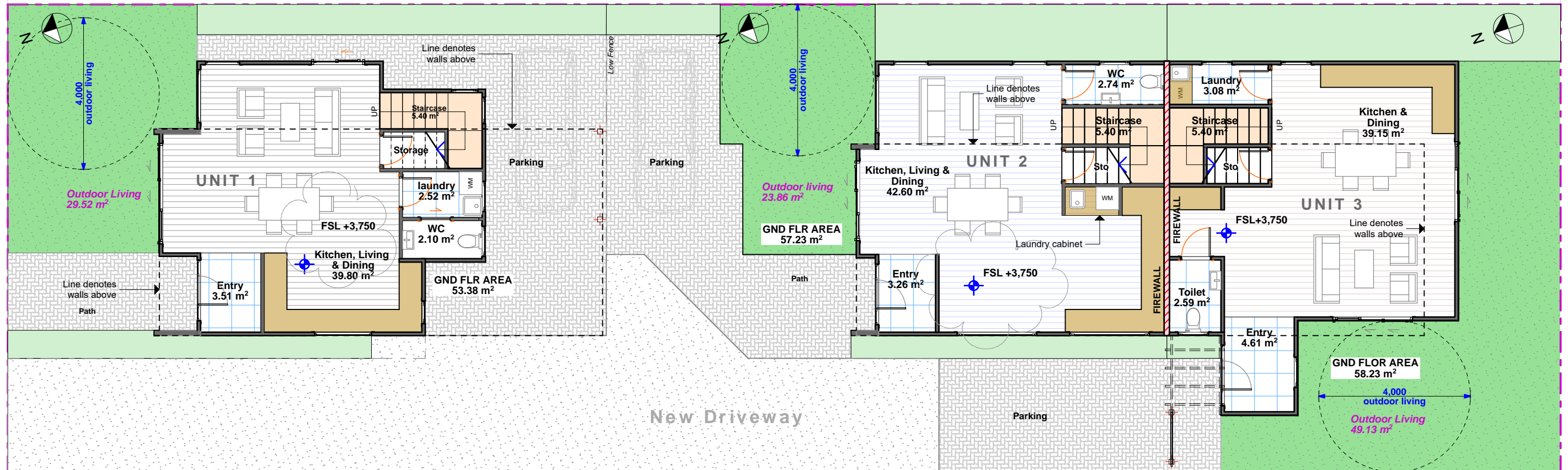
Although the site is zoned as general residential, However neighbouring site started from 117 Whites Line East is zoned as medium density residential development facilitated by zone provisions and supported by transport networks, community facilities and infrastructure of surrounding environment. Arguably, the project location comparative to 117 Whites Line East with planning context. Based on the surrounding built environment analysis, the proposed subdivision shows a positive response to its environment surrounding. And carefully manages the effects within the site, avoid/minimise/mitigating any effects on privacy and amenity. All buildings are located at a good distance away from shared boundaries, and in between proposed dwellings avoiding overshadow onto adjoining private yards. Height limit will facilitate two-storey dwellings. Which will be required to reduce building(s) footprints in order to provide a decent amount of private open space, site coverage and permeable surface controls.

- Each Lot will incorporate 1 parking spaces on-site
- On front site boundary to provide building form with gable shaped roof
- Determine fence height and boundary set-backs to give a streetscape character
- Control a clear separation of dwellings with variation of sizes, height and building form setbacks reflecting the house size in the neighbourhood
- Offering a sense of openness and independence

REVISION #: B	SHEET: DS02
	DRAWN BY:
	ISSUED: 30/07/21



Whites Line East



NOTE: Plan is to demonstrate the outdoor living area and relation to the site purpose only, Refer Align's Landscape plan for detailed design

Proposed Site overall

1:110

Site Layout

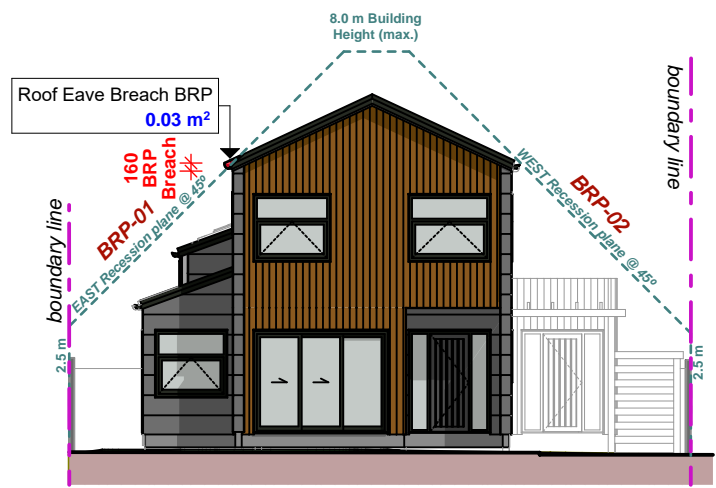
Each dwelling is designed with living and majority bedroom spaces that are oriented towards north-west to capture the maximum amount of natural sunlight throughout the day. There is a good balance of landscaping area on the site to ensure good permeability and quality of outdoor living.

Vehicle Access

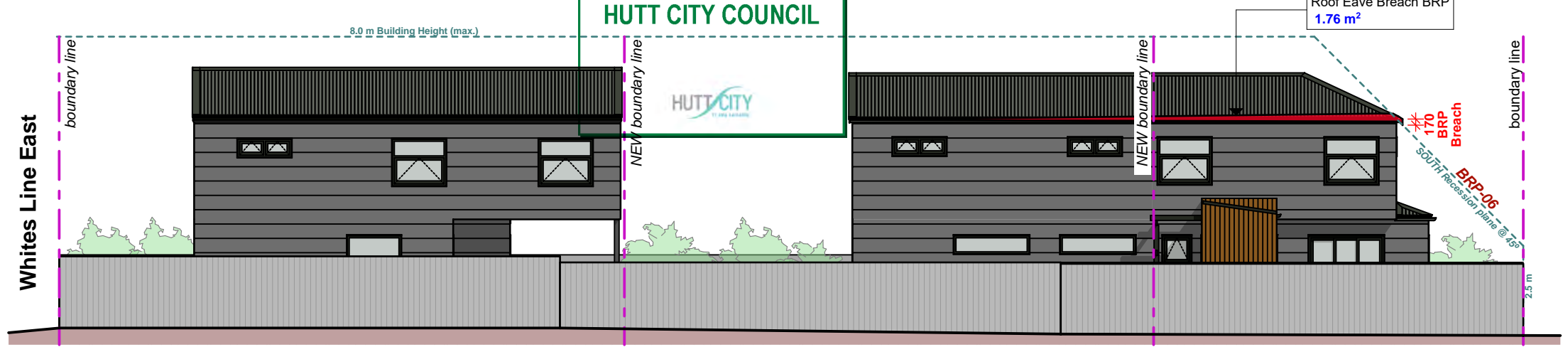
Vehicle access is located along the west boundary, and will be paved with concrete to withstand vehicular loading.

REVISION #: A	SHEET: DS04
	DRAWN BY:
	ISSUED: 30/07/21

RESOURCE CONSENT
 GRANTED
 21/09/2021
 HUTT CITY COUNCIL



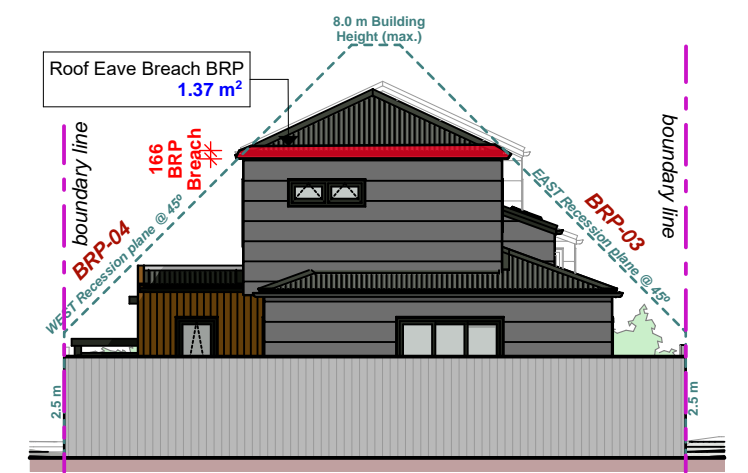
North Elevation
 (Facing Whites Line East) 1:150



West Elevation
 (Facing Neighbour 135 Whites Line East) 1:150



East Elevation
 (Facing Neighbour 139 Whites Line East) 1:150



South Elevation
 (Facing Neighbor 9 Heath Grove) 1:150

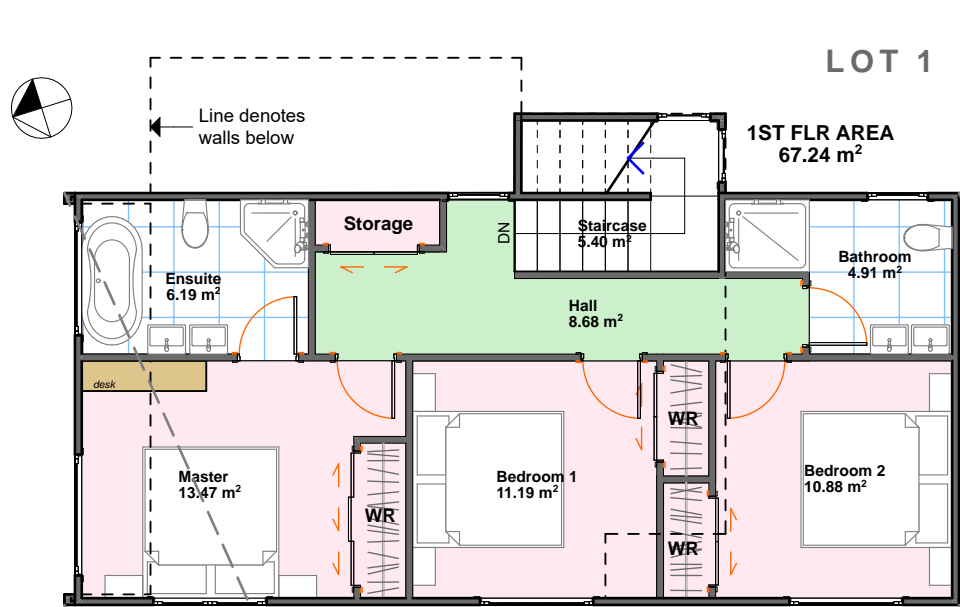
Streetscape Character

The elevations have a consistent gentle gradient hip or gable roof form. Building setbacks are consistent and range between 1.5m from side/back boundaries and 5.0m from the front boundary. Front yards are generally landscaped for outdoor living or partially paved for parking and footpath. The predominant character of the surrounding neighbourhood is mixture of two storey building with timber weatherboards (Shiplap & Rusticated) with profile steel or tile roofing on Gable or hipped roofs and that gives strong visual character for its streetscape.

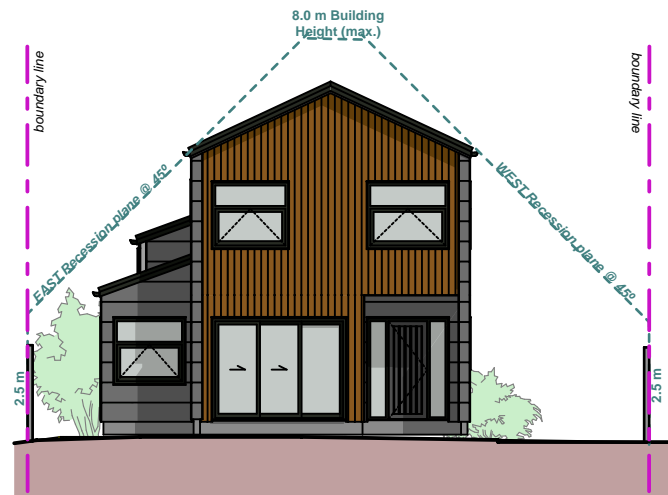
Proposed Design Concept

Building height is no more than two storeys high-consistent with existing housings in the area. Allowing similar building setback to maintain the character of the existing streetscape. **Unit 1** is positioned at the North-west facing the street, and giving the Living/Dining a window facing street frontage. The carpark is along the driveway side and beside the dwelling. The dwelling orientation is the same with **Unit 2** with a carpark at the front. This will allow to have a good distance to **Unit 1** and more sunlight to Living/Dining and Masters Bedroom upstairs. **Units 2 & 3** are separated with Firewall and low fences. **Unit 3** is located at the back of the site and will have a carpark with a good entry to the dwelling with trellis or similar for feature.

REVISION #: B	SHEET: DS06
	DRAWN BY:
	ISSUED: 17/09/21



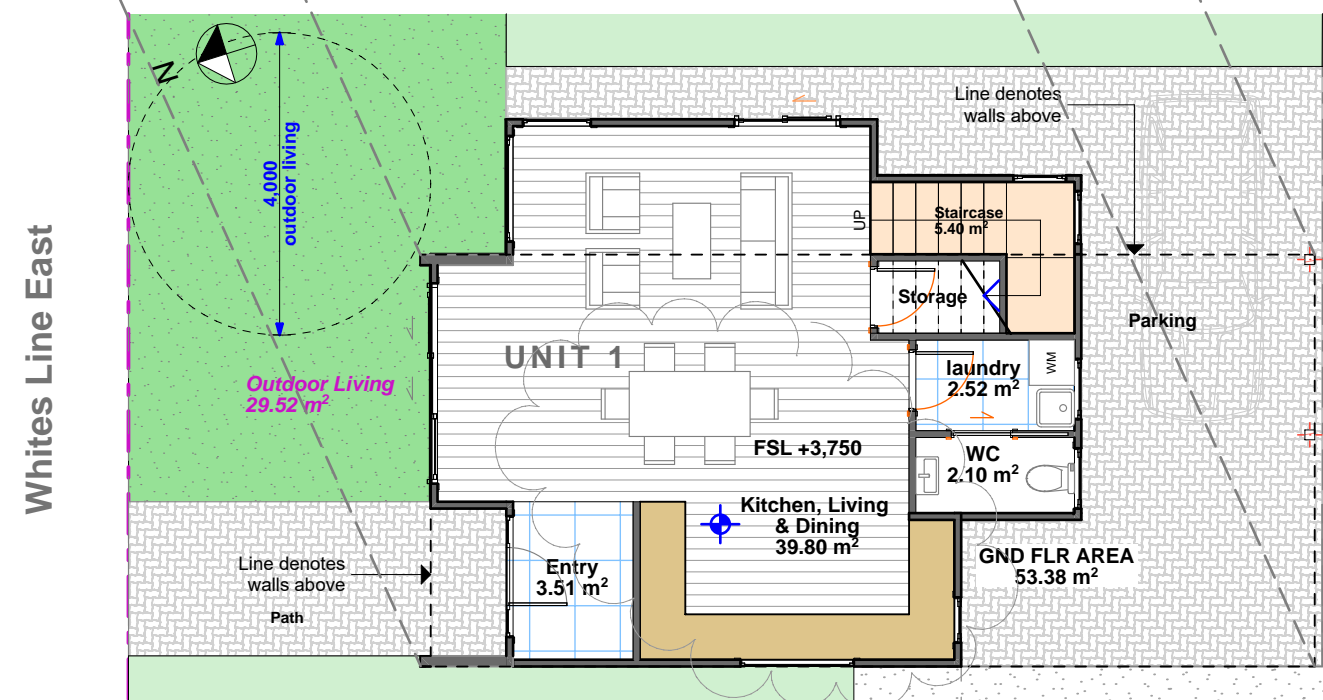
Proposed First Floor: UNIT 1 1:100



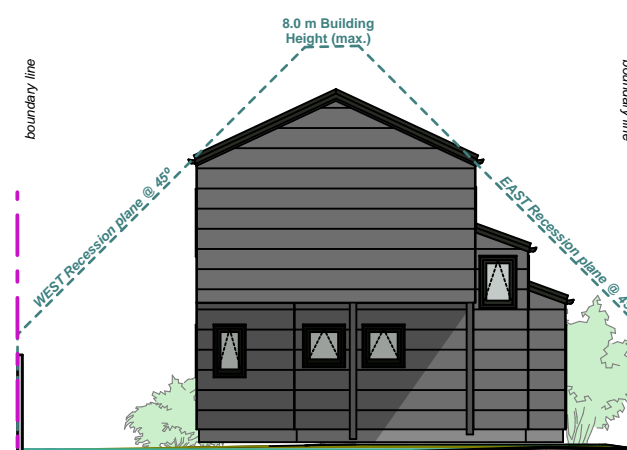
LOT 1: North Elevation 1:150



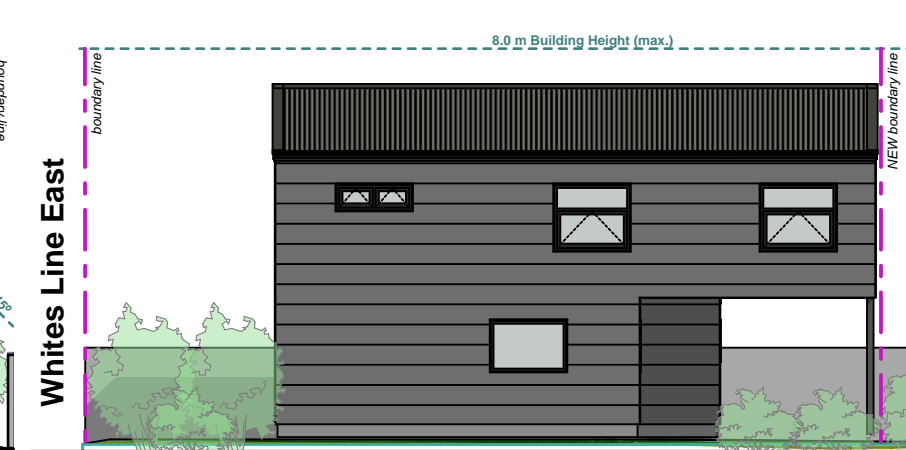
LOT 1: East Elevation 1:150



Proposed Ground Floor: UNIT 1 1:100



LOT 1: South Elevation 1:150



LOT 1: West Elevation 1:150

RESOURCE CONSENT
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21/09/2021
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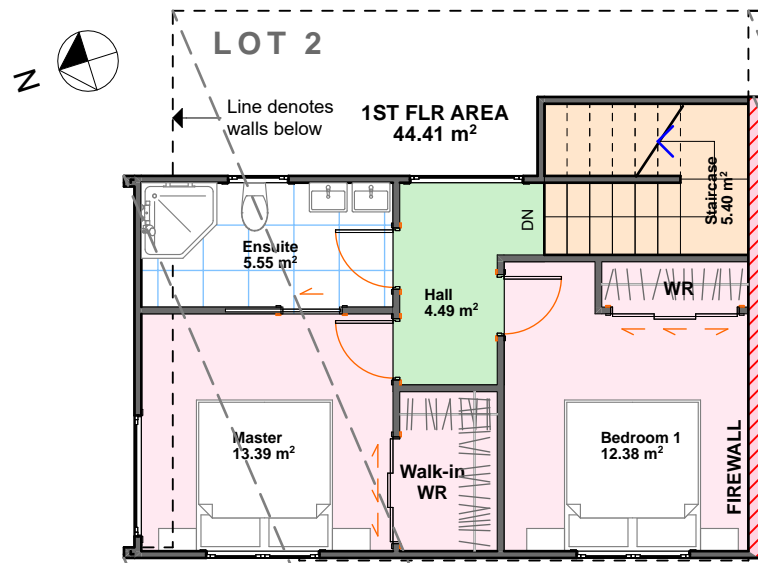



LOT 1 - PROPOSED DWELLING CONCEPT

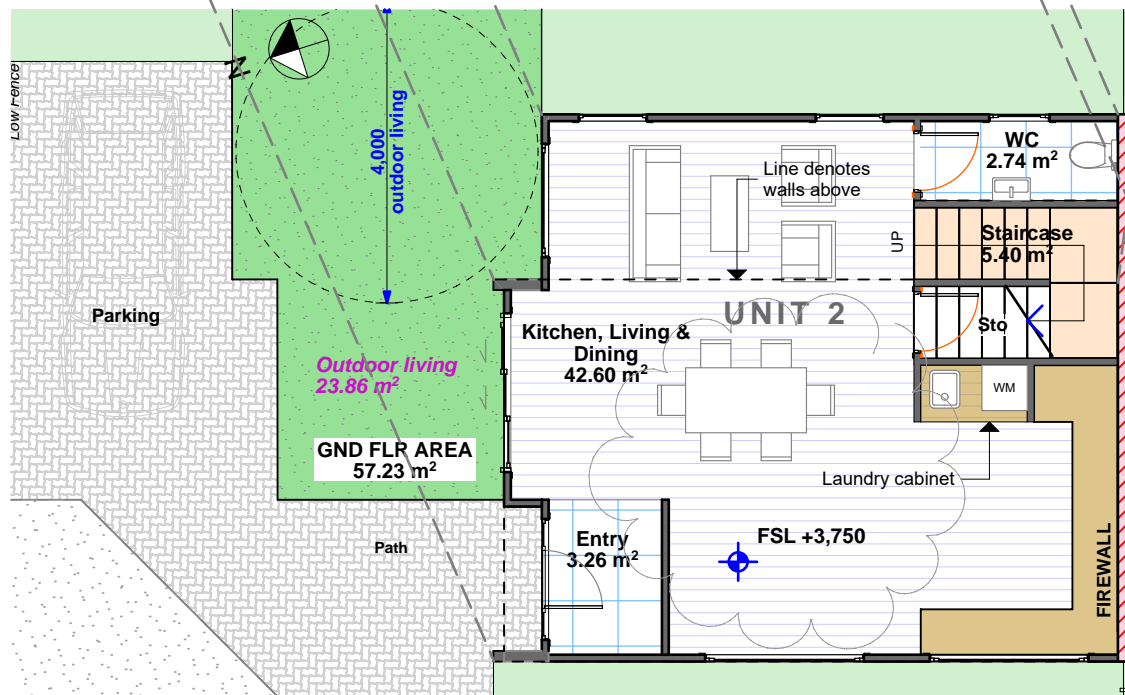
- Key Statistics**
- Bedrooms: 3
 - Bathrooms: 2
 - Toilet: 1
 - Carpark: 1
 - Total Building Area: 120.62 m²



REVISION #: A	SHEET: DS07
	DRAWN BY:
	ISSUED: 30/07/21



Proposed First Floor: UNIT 2 1:100



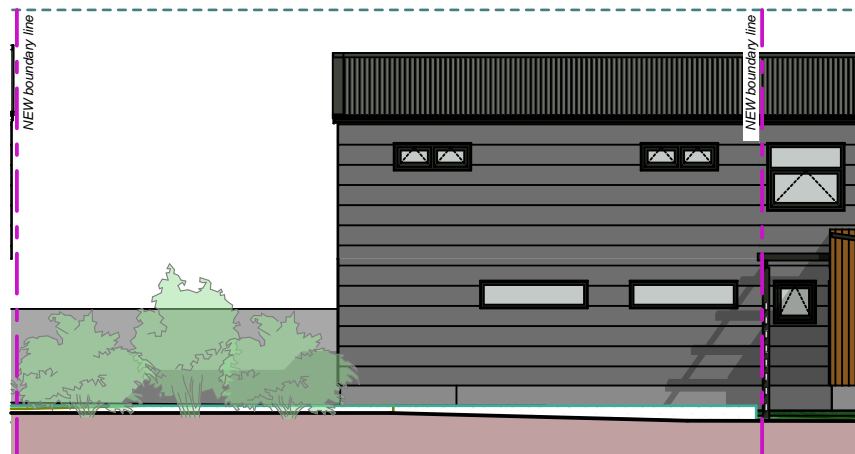
Proposed Ground Floor: UNIT 2 1:100



LOT 2: North Elevation 1:150



LOT 2: East Elevation 1:150



LOT 2: West Elevation 1:150

RESOURCE CONSENT
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21/09/2021
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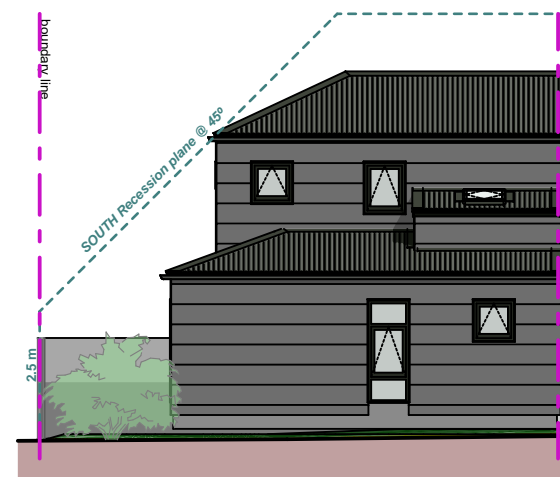
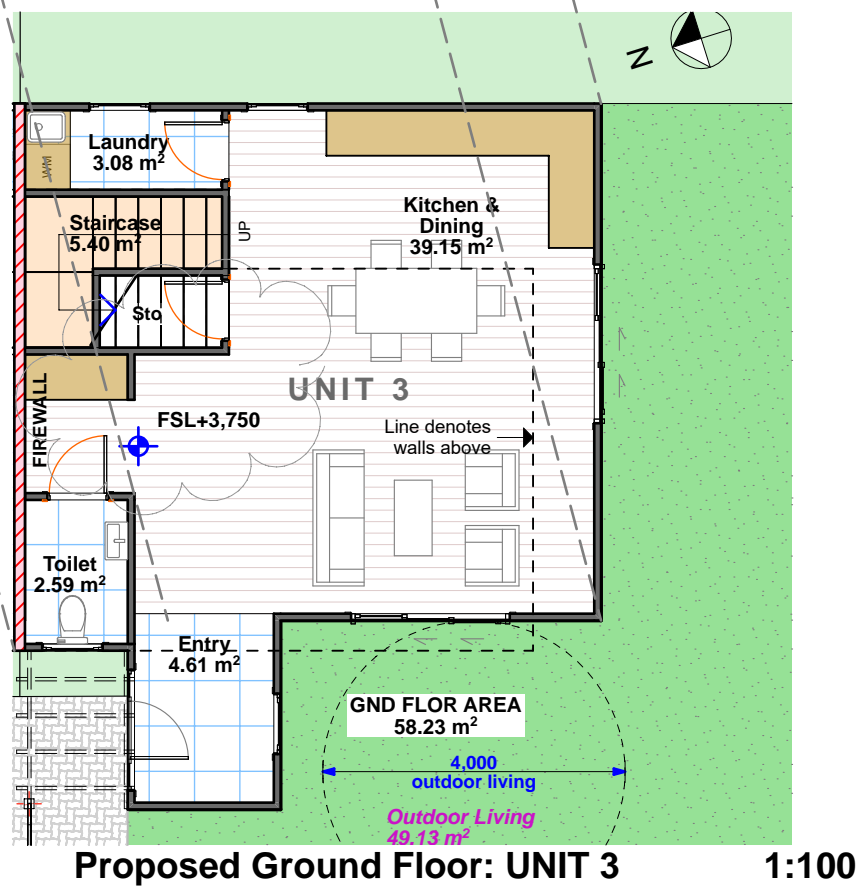
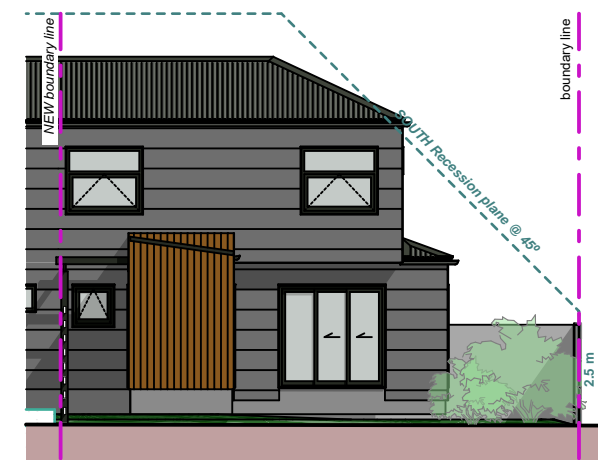
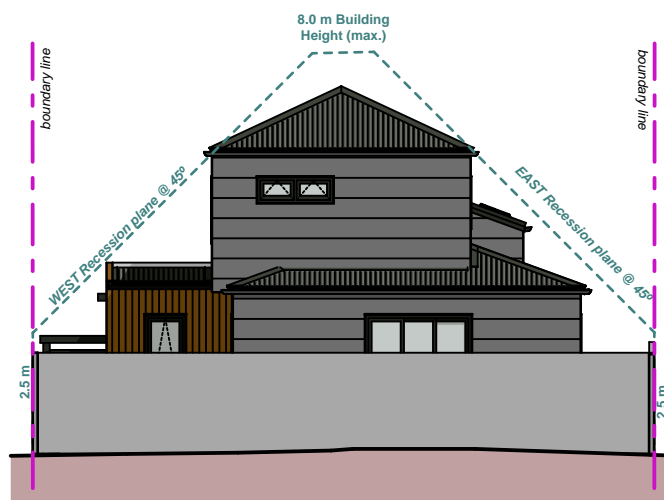
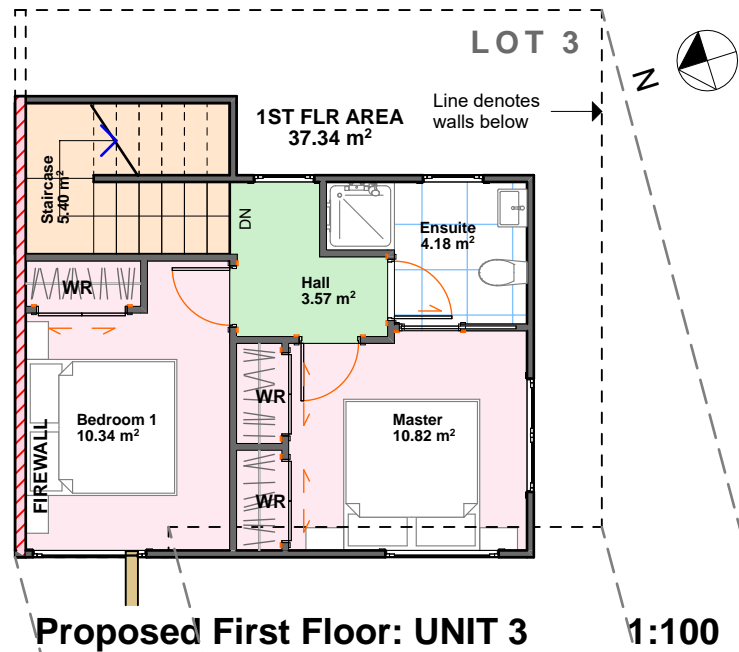



LOT 2 - PROPOSED DWELLING CONCEPT

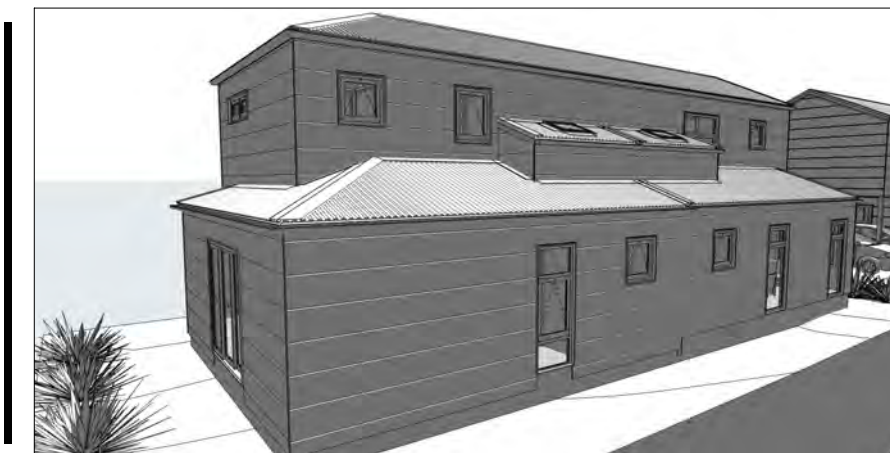
Key Statistics

- Bedrooms: 2
- Bathrooms: 1
- Toilet: 1
- Carpark: 1
- Total Building Area: 101.61 m²

REVISION #: A	SHEET: DS08
	DRAWN BY:
	ISSUED: 30/07/21



RESOURCE CONSENT
GRANTED
21/09/2021
HUTT CITY COUNCIL

LOT 2 - PROPOSED DWELLING CONCEPT

- Key Statistics**
- Bedrooms: 2
 - Bathrooms: 1
 - Toilet: 1
 - Carpark: 1
 - Total Building Area: 95.61 m²

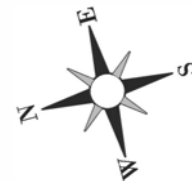


REVISION #: A	SHEET: DS09
	DRAWN BY:
	ISSUED: 30/07/21

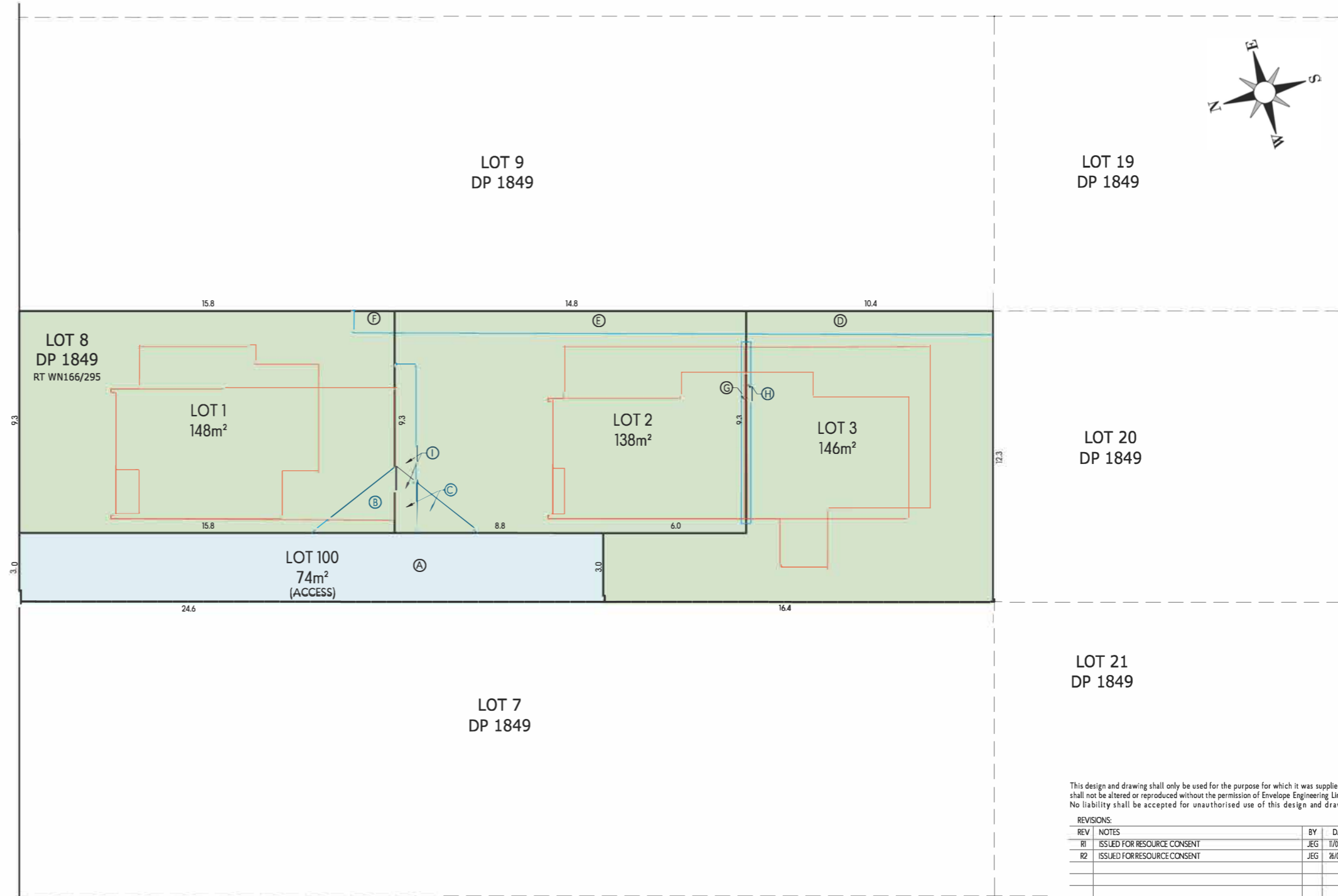
RESOURCE CONSENT

GRANTED
21/09/2021

HUTT CITY COUNCIL

WHITES LINE EAST



This design and drawing shall only be used for the purpose for which it was supplied and shall not be altered or reproduced without the permission of Envelope Engineering Limited. No liability shall be accepted for unauthorised use of this design and drawing.

REVISIONS:

REV	NOTES	BY	DATE
R1	ISSUED FOR RESOURCE CONSENT	JEG	17/05/2021
R2	ISSUED FOR RESOURCE CONSENT	JEG	26/05/2021

PROJECT:
1
TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION

LEGEND

	PROPOSED LOT BOUNDARY
	EXISTING LOT BOUNDARY
	EASEMENT BOUNDARY
	RESIDENTIAL LOT
	ACCESS LOT
	PROPOSED BUILDING OUTLINE

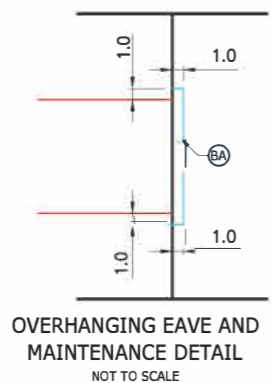
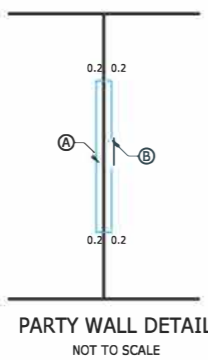
PROPOSED AMALGAMATION CONDITIONS
LOT 100 (ACCESS) HEREON TO BE HELD AS TO THREE UNDIVIDED ONE THIRD SHARES BY THE OWNERS OF LOTS 1, 2 & 3 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	BENEFITED LAND (DOMINANT TENEMENT)
RIGHT OF WAY, RIGHT TO DRAIN STORMWATER, RIGHT TO CONVEY WATER, ELECTRICITY, GAS AND TELECOMMUNICATIONS	A	LOT 100 HEREON	LOTS 2 & 3 HEREON
RIGHT OF WAY, RIGHT TO CONVEY ELECTRICITY, GAS AND TELECOMMUNICATIONS			LOT 1 HEREON
RIGHT OF WAY (UPPER HEIGHT LIMIT 100mm BELOW UNDERSIDE OF LEV EL. 1 OF DWELLING ON LOT 1)	B	LOT 1 HEREON	LOT 2 HEREON
RIGHT OF WAY	C	LOT 2 HEREON	LOT 1 HEREON
RIGHT TO DRAIN WASTEWATER	D	LOT 3 HEREON	LOTS 1 & 2 HEREON
	E	LOT 2 HEREON	LOTS 1 & 3 HEREON
	F	LOT 1 HEREON	LOTS 2 & 3 HEREON
PARTY WALL	G	LOT 2 HEREON	LOT 3 HEREON
	H	LOT 3 HEREON	LOT 2 HEREON
MAINTENANCE	i	LOT 2 HEREON	LOT 1 HEREON

NOTES:

- THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
- ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
- THIS PLAN IS ISSUED FOR A SPECIFIC PROJECT AND MAY NOT BE ALTERED OR USED FOR ANY OTHER PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF ENVELOPE ENGINEERING.
- PROPOSED BUILDING OUTLINES SHOWN HEREON ARE FROM TADWORKS PLAN DS02 ISSUE 7/04/21.
- EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-12-2020) AND HAVENOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
- THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN
- LEGAL DESCRIPTION:
LOT 8 DP 1849
RT WN166/295
506m²



RESOURCE CONSENT
GRANTED
21/09/2021
HUTT CITY COUNCIL



WHITES LINE EAST



LEGEND

	PROPOSED LOT BOUNDARY
	EXISTING LOT BOUNDARY
	EASEMENT BOUNDARY
	RESIDENTIAL LOT
	ACCESS LOT
	PROPOSED BUILDING OUTLINE

PROPOSED AMALGAMATION CONDITIONS
 LOT 100 (ACCESS) HEREON TO BE HELD AS TO THREE UNDIVIDED ONE THIRD SHARES BY THE OWNERS OF LOTS 1, 2 & 3 AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL CERTIFICATES OF TITLE TO BE ISSUED IN ACCORDANCE THEREWITH.

MEMORANDUM OF EASEMENTS

PURPOSE	SHOWN	BURDENED LAND (SERVIENT TENEMENT)	BENEFITED LAND (DOMINANT TENEMENT)
RIGHT OF WAY, RIGHT TO DRAIN STORMWATER, RIGHT TO CONVEY WATER, ELECTRICITY, GAS AND TELECOMMUNICATIONS	A	LOT 100 HEREON	LOTS 2 & 3 HEREON
RIGHT OF WAY, RIGHT TO CONVEY ELECTRICITY, GAS AND TELECOMMUNICATIONS			LOT 1 HEREON
RIGHT OF WAY (UPPER HEIGHT LIMIT 100mm BELOW UNDERSIDE OF LEVEL 1 OF DWELLING ON LOT 1)	B	LOT 1 HEREON	LOT 2 HEREON
RIGHT OF WAY	C	LOT 2 HEREON	LOT 1 HEREON
	D	LOT 3 HEREON	LOTS 1 & 2 HEREON
RIGHT TO DRAIN WASTEWATER	E	LOT 2 HEREON	LOTS 1 & 3 HEREON
	F	LOT 1 HEREON	LOTS 2 & 3 HEREON
PARTY WALL	G	LOT 2 HEREON	LOT 3 HEREON
	H	LOT 3 HEREON	LOT 2 HEREON
MAINTENANCE	i	LOT 2 HEREON	LOT 1 HEREON

- NOTES:**
- THIS PLAN HAS BEEN PREPARED FOR RESOURCE CONSENT PURPOSES ONLY. NO DETAILED DESIGN SHOULD BE UNDERTAKEN UTILISING THIS DATA.
 - ALL AREAS, EASEMENTS AND DIMENSIONS SHOWN ARE SUBJECT TO A FULL LEGAL SURVEY AND APPROVAL BY LAND INFORMATION NZ.
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 - PROPOSED BUILDING OUTLINES SHOWN HEREON ARE FROM TADWORKS PLAN DS02 ISSUE 7/04/21.
 - EXISTING BOUNDARIES SHOWN ON THIS PLAN ARE FROM LAND INFORMATION DCDB (02-12-2020) AND HAVE NOT BEEN SURVEYED. A BOUNDARY DEFINITION SURVEY SHOULD BE CARRIED OUT TO ESTABLISH EXACT BOUNDARY POSITIONS ON SITE.
 - THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN
 - LEGAL DESCRIPTION:
 LOT 8 DP 1849
 RT WN166/295
 506m²

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REVISIONS:

REV	NOTES	BY	DATE
R1	ISSUED FOR RESOURCE CONSENT	JEG	11/05/2021
R2	ISSUED FOR RESOURCE CONSENT	JEG	26/05/2021

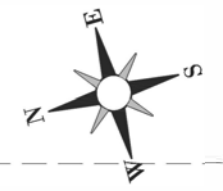
PROJECT:
 TITLE:
SCHEME PLAN OF PROPOSED SUBDIVISION WITH AERIAL IMAGERY



DESIGNED: JEG
 CHECKED: EFC
 SCALE: 1:100
 STATUS: RESOURCE CONSENT
 PROJECT No: 1554-01

DRAWN: JEG
 DATE: 26-May-2021
 SCALE A3: 1:200
 DRAWING No: 101

REVISION: R2



RESOURCE CONSENT

GRANTED
21/09/2021

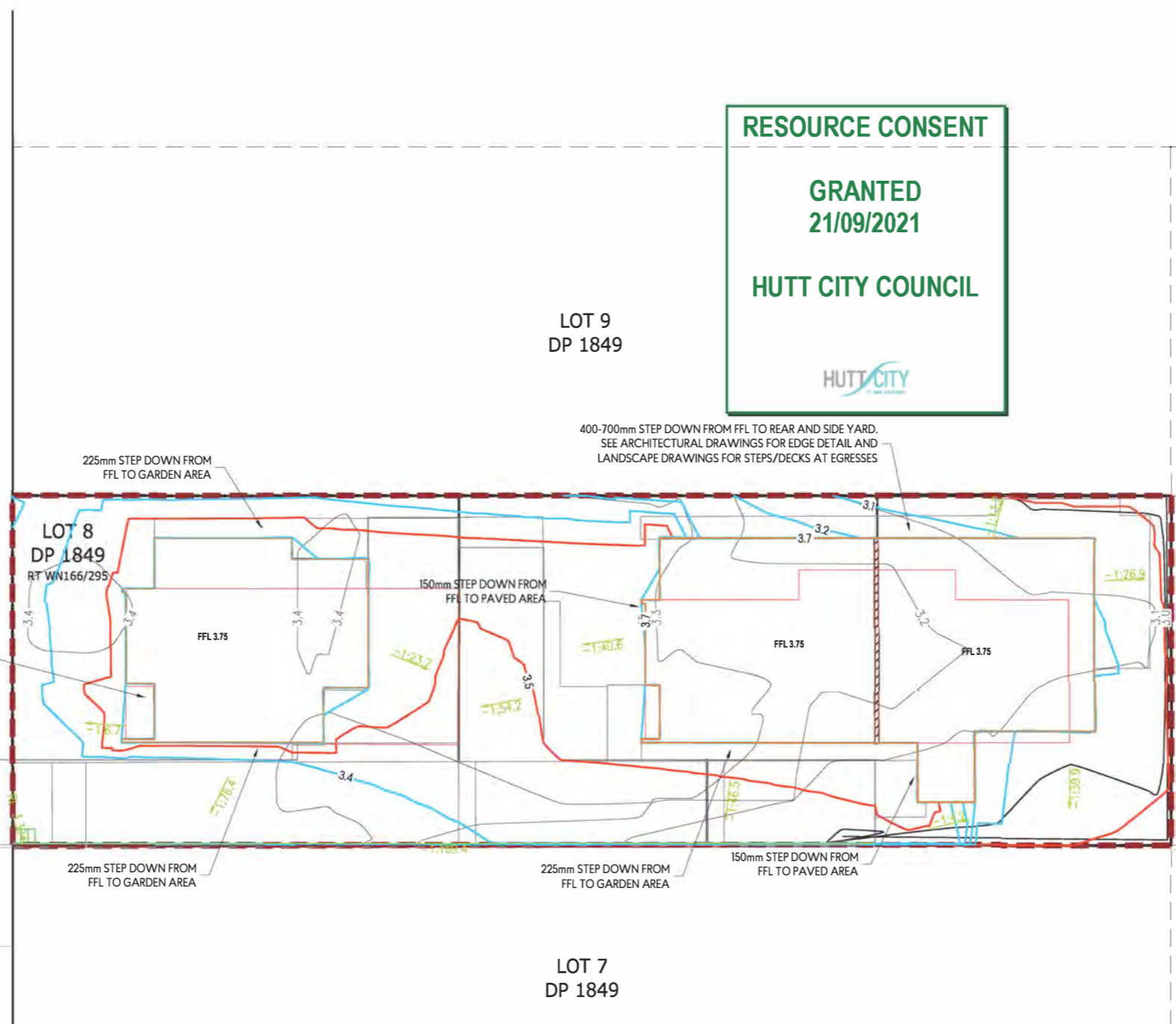
HUTT CITY COUNCIL

LEGEND:

- INDICATES EXISTING CONTOURS SHOWN AT 0.1m INTERVALS
- INDICATES PROPOSED CONTOURS SHOWN AT 0.1m INTERVALS
- INDICATES EXTENT OF PROPOSED EARTHWORK

NOTES:

1. EXISTING CONTOURS ARE SHOWN TO EXISTING GROUND LEVEL. ALLOW 100-150mm FOR TOPSOIL STRIP AND REMOVAL OF EXISTING BUILDINGS
2. PROPOSED CONTOURS SHOWN ARE FINISHED SURFACE LEVELS. SUBGRADE SHALL BE 350mm LESS UNDER BUILDING AND DRIVEWAY, 100mm LESS IN LANDSCAPE AREAS.
3. PLAN TO BE READ IN CONJUNCTION WITH ARCHITECTURAL AND LANDSCAPE DRAWINGS



WHITES LINE EAST

LOT 20 DP 1849
 LOT 19 DP 1849
 LOT 9 DP 1849
 LOT 8 DP 1849
 LOT 7 DP 1849

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REVISIONS:

REV	NOTES	BY	DATE
RC1	RESOURCE CONSENT	AH	11-03-21
RC2	RESOURCE CONSENT	AH	12-03-21
RC3	RESOURCE CONSENT	AH	13-08-21

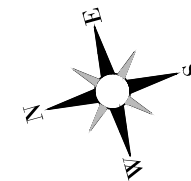
PROJECT:

TITLE:

FINISHED CONTOUR PLAN



DESIGNED: DRAWN: AH
 CHECKED: DATE: 13-Aug-2021
 SCALE A1: 1:100 SCALE A3: 1:200
 STATUS: RESOURCE CONSENT
 PROJECT No: 1554-01 DRAWING No: 200 REVISION: RC3



LEGEND:

- SITE BOUNDARY
- PROPOSED WATER CONNECTIONS
- PROPOSED LV
- PROPOSED GAS
- PROPOSED CHORUS
- PROPOSED STORMWATER
- PROPOSED WASTEWATER
- PROPOSED RETAINING WALL
- EXISTING SERVICES TO BE ABANDONED
- PROPOSED DRIVEWAY
- PROPOSED CONCRETE CARPARK
- EXISTING DRIVEWAY
- PROPOSED 2000L MINIMUM STORMWATER TANK

NOTES:

1. EXISTING SERVICES HAVE BEEN OBTAINED BY SITE SURVEY WHERE POSSIBLE. INFORMATION ON UNDERGROUND ASSETS HAVE BEEN OBTAINED FROM BEFOREUDIG AND HCC GIS. ALL BURIED SERVICES TO BE CONFIRMED ON-SITE.

RESOURCE CONSENT

GRANTED

21/09/2021

HUTT CITY COUNCIL

LEGEND

- LINZ BOUNDARIES
- KERBLINES
- BUILDING OUTLINES

EXISTING SERVICES

- GAS MAIN
- GAS SERVICE LINE
- CHORUS
- VODAFONE
- ELECTRICITY U/G (LV)
- ELECTRICITY U/G (HV)
- ELECTRICITY O/H (LV)
- SEWER
- SEWER LATERAL
- STORMWATER
- STORMWATER LATERAL
- WATERMAIN
- WATER LEAD
- XXXXXXXXXXXXXXXXXXXX ABANDONED SERVICE
- MANHOLE
- LHCE
- SUMP
- HYDRANT
- ⊗ VALVE
- ⊕ TOBY / MANIFOLD
- ⊘ METER
- STREET LIGHT
- POWER POLE
- BOLLARD

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REVISIONS:

REV	NOTES	BY	DATE
RC1	RESOURCE CONSENT	AH	11/05/2021
RC2	RESOURCE CONSENT	AH	13/08/2021

PROJECT:

W
L
TITLE:

ROADING, DRAINAGE & SERVICES PLAN

ENVELOPE
 LEVEL 1, 68 DIXON STREET, TE ARO, WELLINGTON 6011
 W W W . E N V E L O P E - E N G . C O . N Z

DESIGNED: AH	DRAWN: LM
CHECKED: RR	DATE: 13-Aug-2021
SCALE A1: 1:100	SCALE A3: 1:200
STATUS: RESOURCE CONSENT	
PROJECT No: 1554-01	DRAWING No: 400
	REVISION: RC2

