

Groynes Park
 Project number: P16-061
 For: Groynes Development (2012) Ltd
 Lots 501 & 502 Groynes Park
 Christchurch

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501 RENDER



502 RENDER



501 RENDER



502 RENDER

RESOURCE CONSENT
 05/12/16



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North Elevation (Laneway)

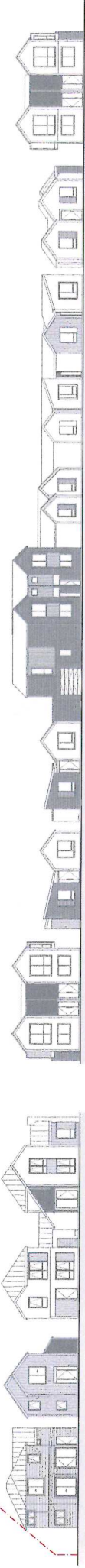
Lot 502

Road (NTS)

Lot 501



200% Perspective View



South Elevation (Street)

Road (NTS)

Lot 502

PLAN LEGEND

- Proposed dwelling footprint
- Indicative paved area
- Indicative deck (open slated)
- Indicative lawn
- Indicative planting

TREES
 Screening to gardens and laneways. Small fruit trees such as lemon, apple and apricot are proposed within courtyard gardens. An option of a row of tall magnolia trees, Libertia trees or ficus (to provide canopy) to front, yard and laneway landscaping.

LOW LEVEL PLANTING
 Low level planting creates semi-private buffer zones to the front and back of individual residences. Planting beds within private gardens may be left to the home owners selection or as a vegetable garden. Native species to be selected based on location and soil. Species to include areas of ferns, grasses and flowering plants such as Anellia, Blechnum, Carex, Kawakawa, Libertia, Rongarongara and Sweet Fern.

SCREENING AND FENCES
 Wall and fences are designed to provide some transparency to streets and laneways through a mix of solid elements and lattice screens / railings (to gates and openings opposite windows). Generally fences to these private gardens are to be 1.8m high and finished with a mix of timber and metal. Fencing and railings, numbering and mail boxes are provided to Emerald Drive.

PRIVATE OUTDOOR SPACE
 Private outdoor space to each house is provided in the form of courtyard gardens. Generally the minimum dimension of these spaces is 6m and they are to be fully paved up private outside entertaining areas with growing space and planting.



RESOURCE CONSENT
 B 06/17/18
 A 17/18/18
 Client: Team for Innovation

Rev: Issue date: Notes

Drawn: [Name]
 Checked: [Name]
 Approved: [Name]
 These plans are conditional and are not to be discussed or signed off without the approval of the Resource Consent Authority.
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Groynes Park

Lots 501 & 502 Groyne Park
 Christchurch

Client: Groyne Development (2012) Ltd

Contractor: Structural Engineer
 Services Engineer
 Planning Consultant
 Project Management
 Geotechnical




Proposed Masterplan & Street Elevations

Resource Consent
 1:500 @ A1
 P16-061 A1001
 B



Proposed Full Site Plan

SITE LANDSCAPING LEGEND

-  Tree (1m min. mature height and 2m min. at line of planting)
-  Low level planting / hedge (maintained to 1m max. height at vehicle crossings to a depth of 2m from boundary)
-  Low level planting/therm



RESPONSE CONSENT - A11

A

Site: **The Groynes - Stage 1A**
 Lot: **502**

Client: **Groynes Park (2012) Development LTD**

Contractors:
 Structural Engineer
 Quantity Surveyor
 Planning Consultant
 Geotechnical

Resource Consent:
 1:100 @ A1

Project No: **P16-061** Consent No: **A1005** Plot: **A**

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- ELEVATION LEGEND**
- Profiled metal roof
 - White render or white render brick
 - Dark render or dark brick
 - Timber cladding / screening

SITE LANDSCAPING LEGEND

- Tree (5m min. mature height and 2m min. at time of planting)
- Low level planting / hedge (maintained to 1m max. height and 2m min. at time of planting)
- Low level planting / hedge (maintained to a depth of 2m from boundary)
- Low level planting / hedge
- Solid fencing (max. height as indicated)
- Staked fencing (max. height as indicated)
- Vehicle crossing visibility splay (2m x 1.5m)

143 PROPOSED LOT INFORMATION

Site area 145.0 m²
 Total GFA 402.7 m²
 Site coverage 47.1%
 Outdoor space 174.4 m²

142 PROPOSED LOT INFORMATION

Site area 145.0 m²
 Total GFA 352.0 m²
 Site coverage 47.1%
 Outdoor space 170.8 m²

138 PROPOSED LOT INFORMATION

Site area 145.0 m²
 Total GFA 352.0 m²
 Site coverage 47.1%
 Outdoor space 170.8 m²

137 PROPOSED LOT INFORMATION

Site area 316.8 m²
 Total GFA 483.6 m²
 Site coverage 48.9%
 Outdoor space 115.8 m²



C	09/12/18	RESOURCE CONSENT - RFI1
A	11/10/18	Client Issue for Information
Rev	Issue date	Notes

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The Groynes - Stage 1A

Lot 502

Groynes Park (2012) Development LTD

Contractors

Structural Engineer

Services Engineer

Planning Consultant

Project Management

Construction

Resource Consent

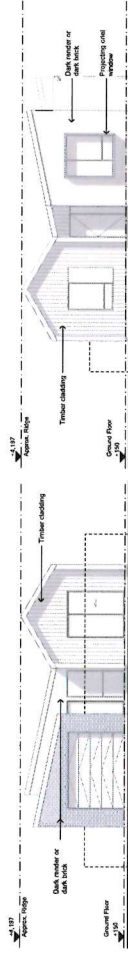
100 @ A1

P16-061

A1108

C

'Black' Variant - Lots 142 & 143



E05 North Elevation (Laneway) 'Black' - Mirrored

E07 South Elevation (Street) 'Black' - Mirrored

E08 East Elevation 'Black' (Mirrored)

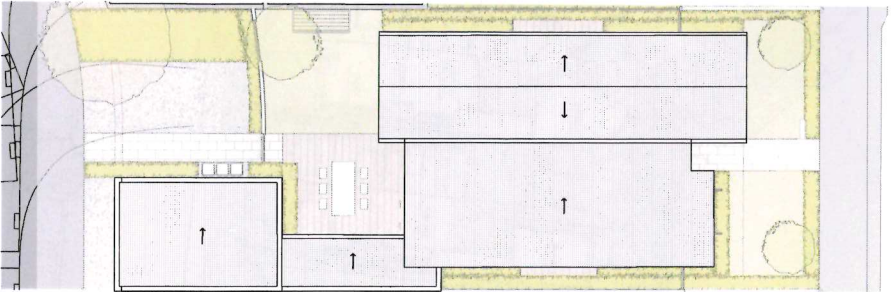
E06 West Elevation 'Black' (Mirrored)



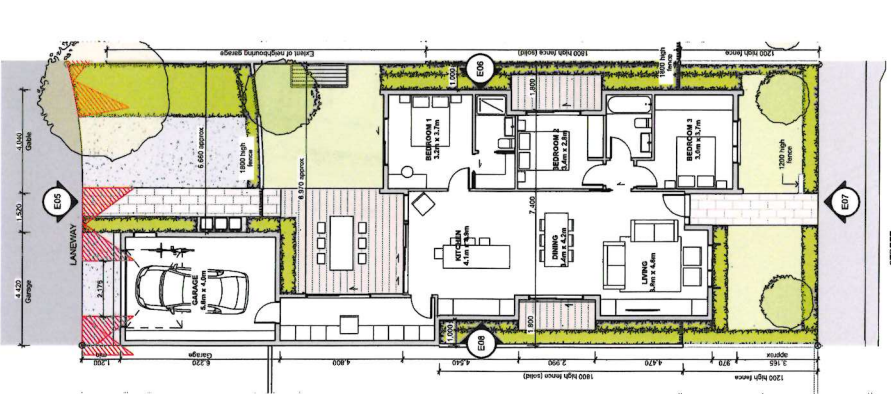
View from Laneway



View from Street

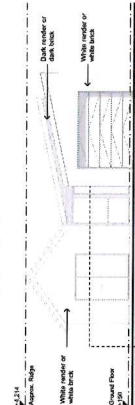


House Type C - Roof Plan



House Type C - Ground Floor Plan

'White' Variant - Lots 137 & 138
 NB Alternate garage with parapet roof to lot 137



E05 North Elevation (Laneway) 'White'

E07 South Elevation (Street) 'White'

E08 East Elevation 'White'

E06 West Elevation 'White'



View from Laneway



View from Street