

PROPOSED PROJECT -  
**POST CONSENT AMENDMENT**

**5 Units Terraced House  
 Development  
 96 Innes Road, St Albans,  
 Christchurch**

**SHEET INDEX**

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 Unit 2/105 Gasson Street, Sydenham Christchurch 8011 bud@sublimearchitecture.co.nz	job title: <i>5 Units Terraced House Development</i>	drawing title: <i>COVER SHEET</i>	legal description: <i>96 Innes Road, St Albans, Christchurch</i>	notes: <small>This project has been designed for the client and remains copyrighted to Sublime Architecture Ltd. All dimensions, materials, and treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not. The position of all services to site must be confirmed prior to construction. Designer should be consulted rather than assume a certain height or dimension if it can not be ascertained from architectural drawings.</small>	date of issue: 26/02/2025 status: Concept version: 1D designer: BC draughtsperson: WF	scale: job number: 25002 checked by: BC Interiors: Landscape:	revision log: <table border="1"> <thead> <tr> <th>RevID</th> <th>Change Name</th> <th>Transmittal Set Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	RevID	Change Name	Transmittal Set Date													RevID: - sheet: <b>01</b> of:
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**SITE NOTES**

Territorial Authority: Christchurch city council  
 Planning Zone: Residential Suburban Density Transition Zone

Site Area: 819m<sup>2</sup>  
 Floor Area: 348.67m<sup>2</sup> (area over framing)  
 348.67m<sup>2</sup> (area over foundation)

Site Coverage Area: 367.80m<sup>2</sup> (Over cladding and overhangs bigger than 600mm)

Site Coverage: 44.90%  
 Site Coverage permitted: 40%

Maximum Building Height: 8m

Wind Zone: Medium  
 Earthquake Zone: 2  
 Snow zone: 0.9kPa  
 Corrosion Zone: C

Set backs required:  
 - street: 4.5m  
 - internal boundaries: 1.0m

Recession planes: Yes  
 Easements / Waterways affecting site: No  
 Outdoor living Requirement: Yes 30m<sup>2</sup> min dimension 4.0m  
 Max driveway width: 4.5m

Geotech / Soil Report: TBC  
 Geotech / Soil Report findings: TBC  
 TC Zone type: TBC  
 Foundation type: TBC

Note this may not be the FFL, refer to Site Plan & Foundation Plan for the determined FFL.

φ = Indicates 75x50mm colorsteel downpipes (55m<sup>2</sup> per dp)

ht + Indicates hose tap location (confirm with client)

□gt Indicates gully trap location

Landscaping: This is indicative only purely for presentation purposes. Landscaping to be confirmed by the client. All Fencing to comply with the relevant Covenants.

Visibility Splay Area: Transport 7.5.9 (CHCH ONLY) To be kept clear of obstructions in all cases for visibility reasons. Landscaping or other features may be contained within splayarea as long as it does not exceed 0.5m in height.

General: Concept subject to TA rules and regulations. All dimensions to be confirmed on site. Boundary Dimensions and bearings subject to confirmation. Site Levels subject to confirmation.

**FLOOR FRAMING AREAS**

UNIT 1  
 Ground - 67.54m<sup>2</sup>  
 First - 66.48 m<sup>2</sup>  
**Total - 134.02m<sup>2</sup>**

UNIT 2  
 Ground - 66.66m<sup>2</sup>  
 First - 64.42 m<sup>2</sup>  
**Total -131.08m<sup>2</sup>**

UNIT 3  
 Ground - 62.86m<sup>2</sup>  
 First - 65.98m<sup>2</sup>  
**Total -128.84m<sup>2</sup>**

UNIT 4  
 Ground - 63.01m<sup>2</sup>  
 First - 66.06m<sup>2</sup>  
**Total -129.07m<sup>2</sup>**

UNIT 5  
 Ground - 79.16m<sup>2</sup>  
 First - 48.74m<sup>2</sup>  
**Total -127.9m<sup>2</sup>**

**FLOOR NET AREAS**

UNIT 1  
 Ground - 46.38m<sup>2</sup>  
 First - 56.61m<sup>2</sup>  
**Total - 102.99m<sup>2</sup>**

UNIT 2  
 Ground - 45.14m<sup>2</sup>  
 First - 57.97m<sup>2</sup>  
**Total -103.11m<sup>2</sup>**

UNIT 3  
 Ground - 44.73m<sup>2</sup>  
 First - 55.52m<sup>2</sup>  
**Total -100.25m<sup>2</sup>**

UNIT 4  
 Ground - 44.73m<sup>2</sup>  
 First - 56.37m<sup>2</sup>  
**Total -101.1m<sup>2</sup>**

UNIT 5  
 Ground - 55.97m<sup>2</sup>  
 First - 40.30m<sup>2</sup>  
**Total -96.27m<sup>2</sup>**

**LANDSCAPING 14.5.2.2:**

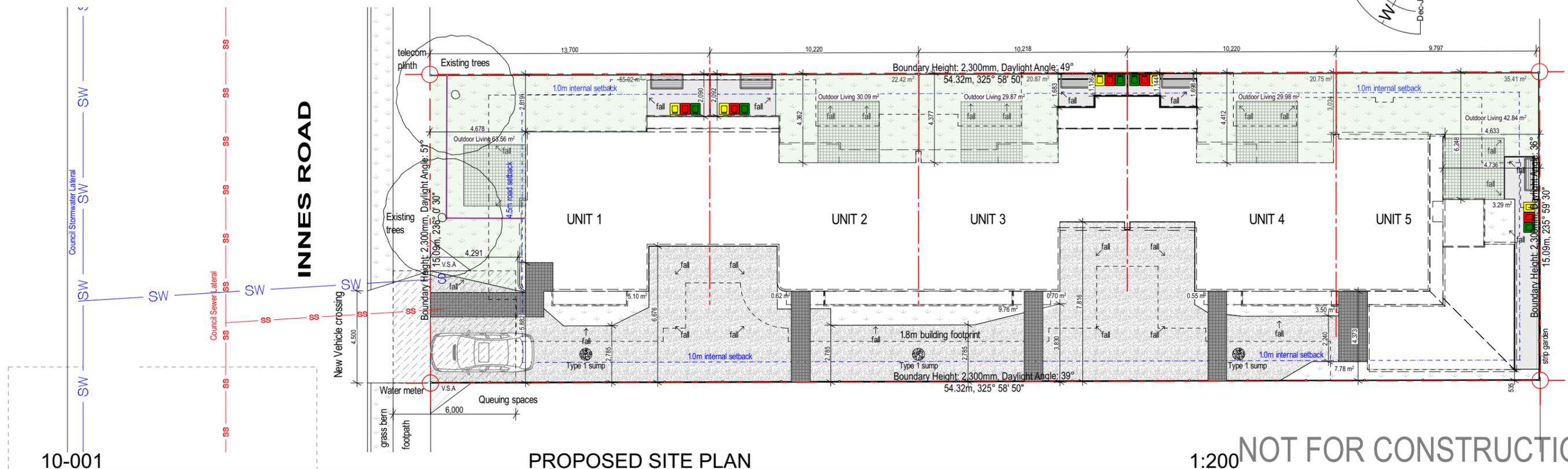
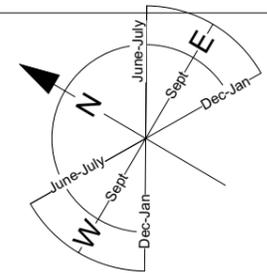
10% Plants and shrubs  
**Total : 133.56m<sup>2</sup>**  
 Site Area: 819m<sup>2</sup>  
 16.30% of the site, Therefore compliant

Lawn : 58.89m<sup>2</sup>  
 Required 20% Site landscaping  
**Total: 185.77m<sup>2</sup>**  
 Site Area: 819m<sup>2</sup>  
 22.6% of site, therefore compliant

One tree required by 250m<sup>2</sup>

**NON COMPLIANCES REQUIRING RESOURCE CONSENT:**

1. 40% Site Coverage allowed is exceeded.
2. Outdoor Living area under 30m<sup>2</sup> on Unit 3 and Unit 4.
3. Intrusion on Recession Plan East by the Unit 5 Parapet wall.
4. Intrusion on Recession Plan North by gutter of Unit 1,2,3, and Unit 4, unit 5 Parapet wall.
5. Intrusion by Architectural feature on 4.5m Setback road boundary.
6. Intrusion on Recession Plan South by parapet of Unit 1,2,3, 4 and Unit 5, unit 5 lower roof, parapet garage unit 5.

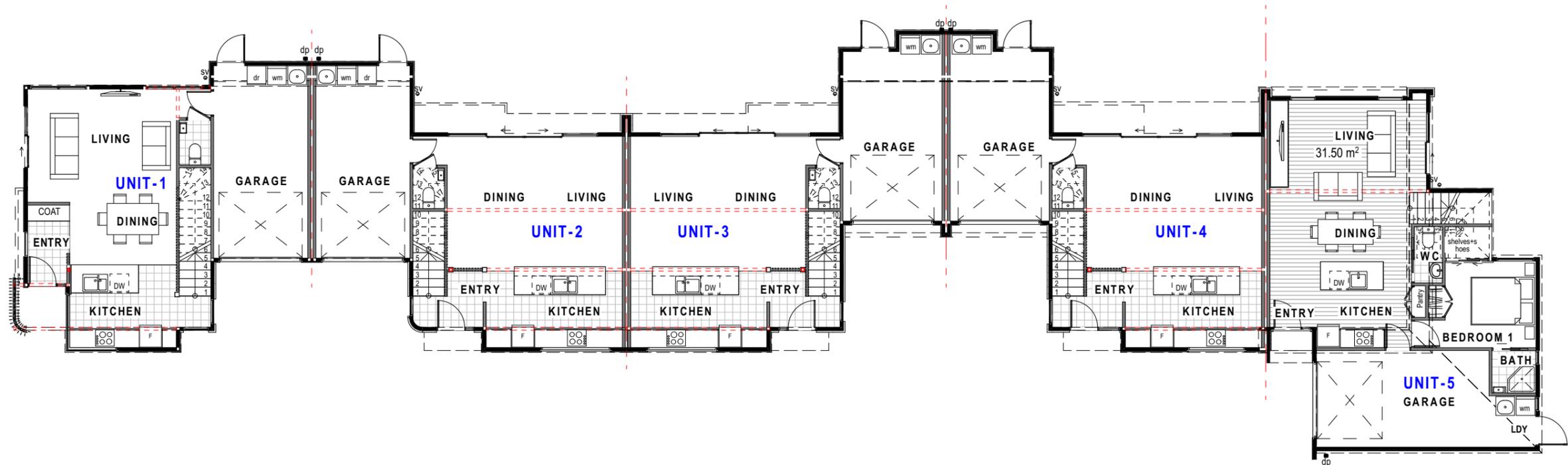


PROPOSED SITE PLAN

1:200 NOT FOR CONSTRUCTION

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<p>Unit 2/105 Gasson Street, Sydenham                  Christchurch 8011                  bud@sublimearchitecture.co.nz</p>	job title:	drawing title:	legal description:	notes:	date of issue:	scale:	revision log:	ReVID: - sheet: <b>10-001</b> of:						
	5 Units Terraced House Development	SITE PLAN	96 Innes Road, St Albans, Christchurch	This project has been designed for the client and remains copyrighted to Sublime Architecture Ltd. All dimensions, materials, and treatments are to be confirmed prior to construction. All work must be in accordance with the NZ Building Code, and relevant NZ Standards whether referenced in this documentation or not. The position of all services to site must be confirmed prior to construction. Designer should be consulted rather than assume a certain height or dimension if it can not be ascertained from architectural drawings.	26/02/2025	1:200	<table border="1"> <tr> <th>ReVID</th> <th>Change Name</th> <th>Transmittal Set Date</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>		ReVID	Change Name	Transmittal Set Date			
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				designer: BC	Interiors:									
				draughtsperson: WF	Landscape:									



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 Unit 2/105 Gasson Street, Sydenham  
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job title:  
**5 Units Terraced House  
 Development**

drawing title:  
**OVERALL GROUND  
 FLOOR PLAN**

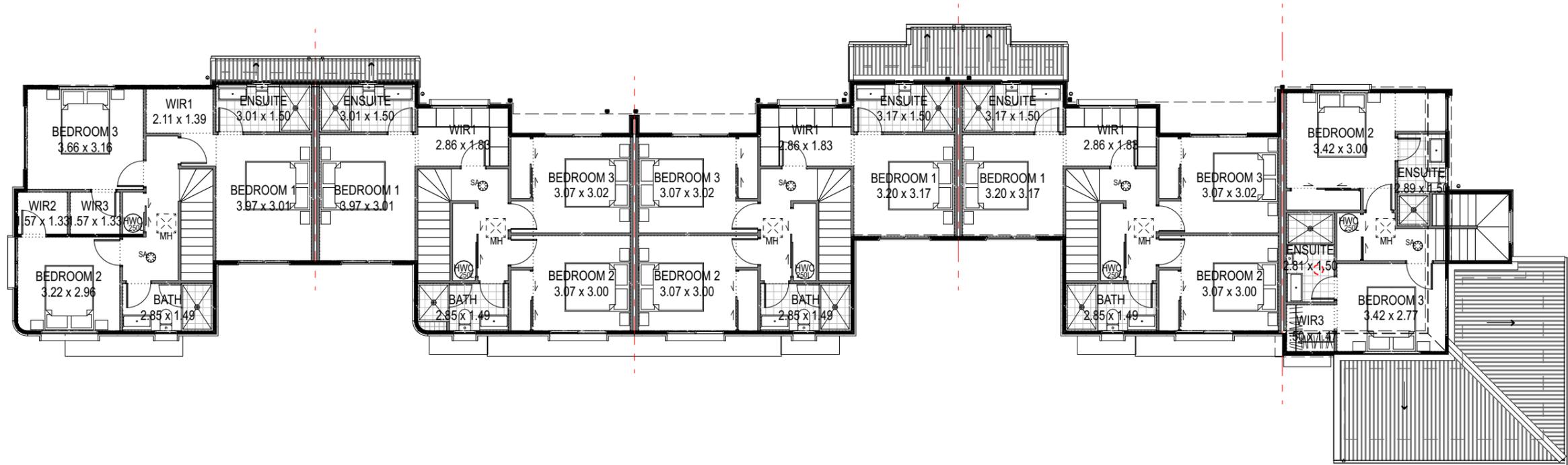
legal description:  
**96 Innes Road, St  
 Albans, Christchurch**

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version:	1D	checked by:	BC
designer:	BC	Interiors:	
draughtsperson:	WF	Landscape:	

revision log:		
RevID	Change Name	Transmittal Set Date

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**30-002**  
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Christchurch 8011

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job title:  
**5 Units Terraced House  
Development**

drawing title:  
**OVERALL FIRST FLOOR  
PLAN**

legal description:  
**96 Innes Road, St  
Albans, Christchurch**

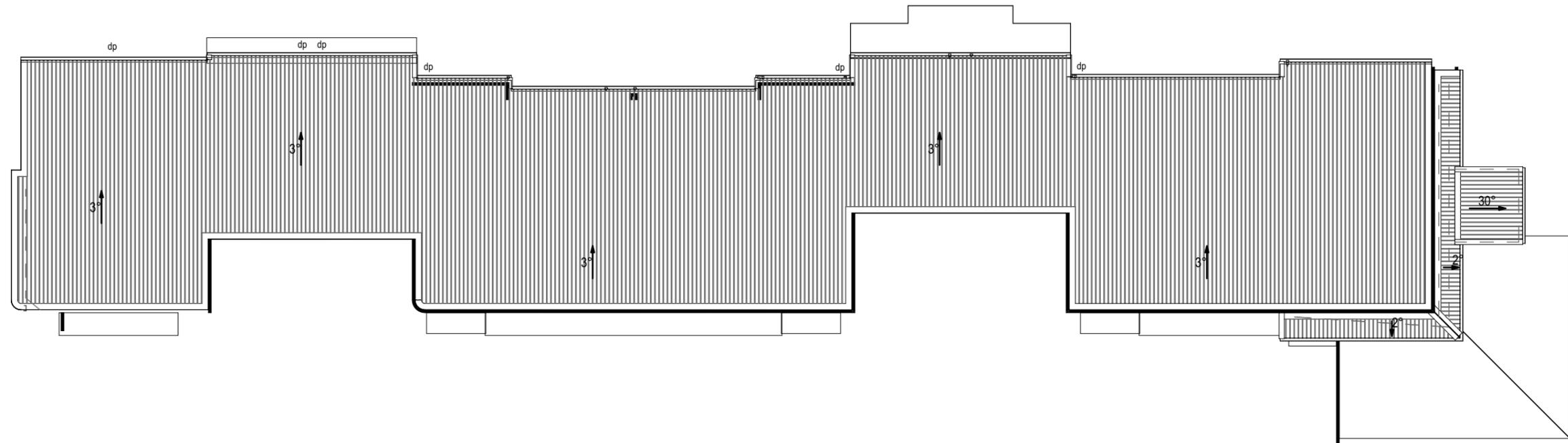
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draughtsperson: WF

scale: 1:150  
job number: 25002  
checked by: BC  
Interiors:  
Landscape:

revision log:		
RevID	Change Name	Transmittal Set Date

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job title:  
*5 Units Terraced House  
 Development*

drawing title:  
*ROOF PLAN*

legal description:  
*96 Innes Road, St  
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draughtsperson:	WF	Landscape:	

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RevID: -  
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**30-011**  
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001

PROPOSED NORTH ELEVATION

1:150



003

PROPOSED EAST ELEVATION

1:100

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council approval stamp  
 job title:  
**5 Units Terraced House Development**

drawing title:  
**PROPOSED NORTH EAST ELEVATION**

legal description:  
**96 Innes Road, St Albans, Christchurch**

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draughtsperson:	WF	Landscape:	

revision log:		
Revid	Change Name	Transmittal Set Date

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004 PROPOSED WEST ELEVATION 1:100



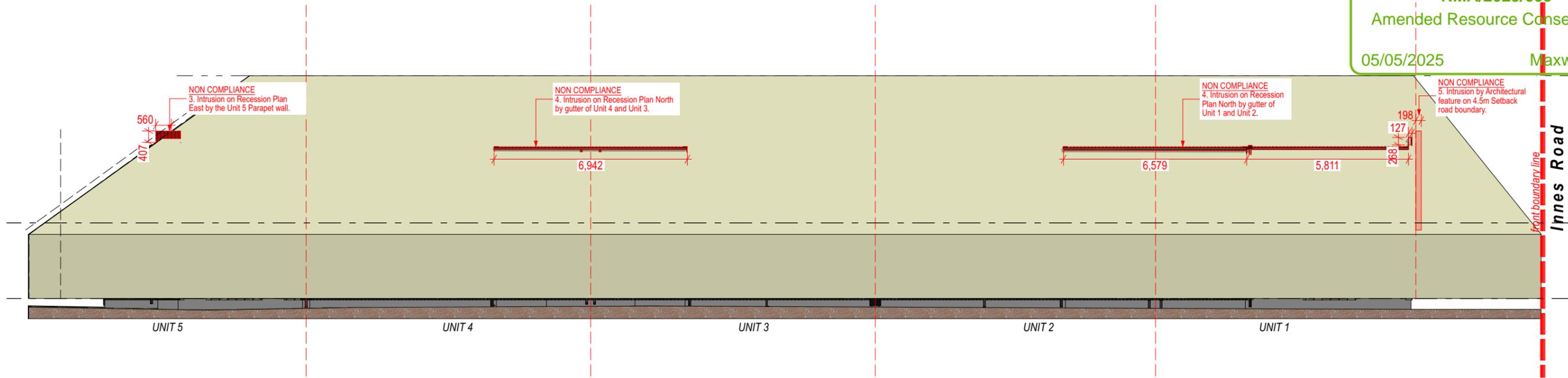
003 PROPOSED SOUTH WEST ELEVATION 1:150

**NOT FOR CONSTRUCTION**

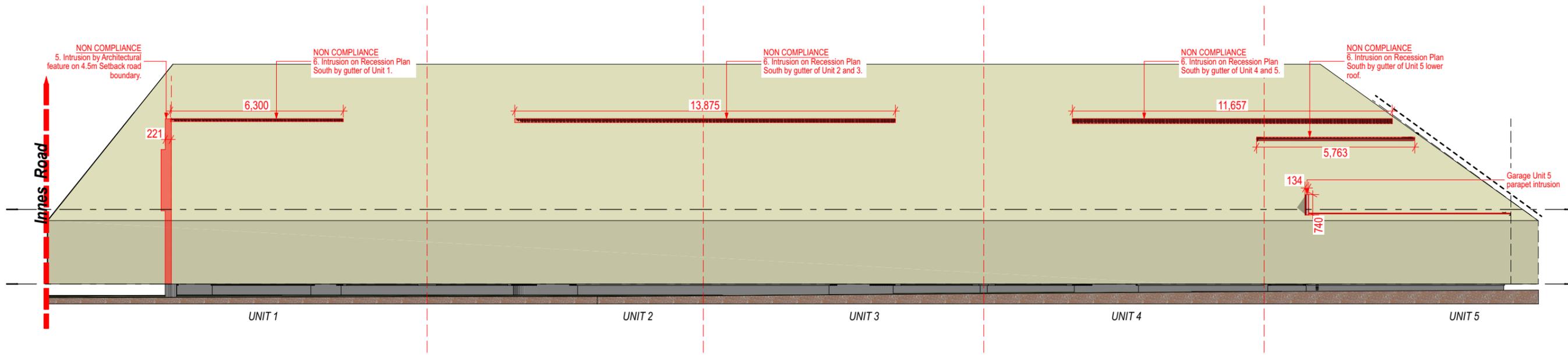
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					version:	1D	checked by:	BC			of:
					designer:	BC	Interiors:				
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3 RP INTRUSION PROPOSED NORTH ELEVATION 1:150



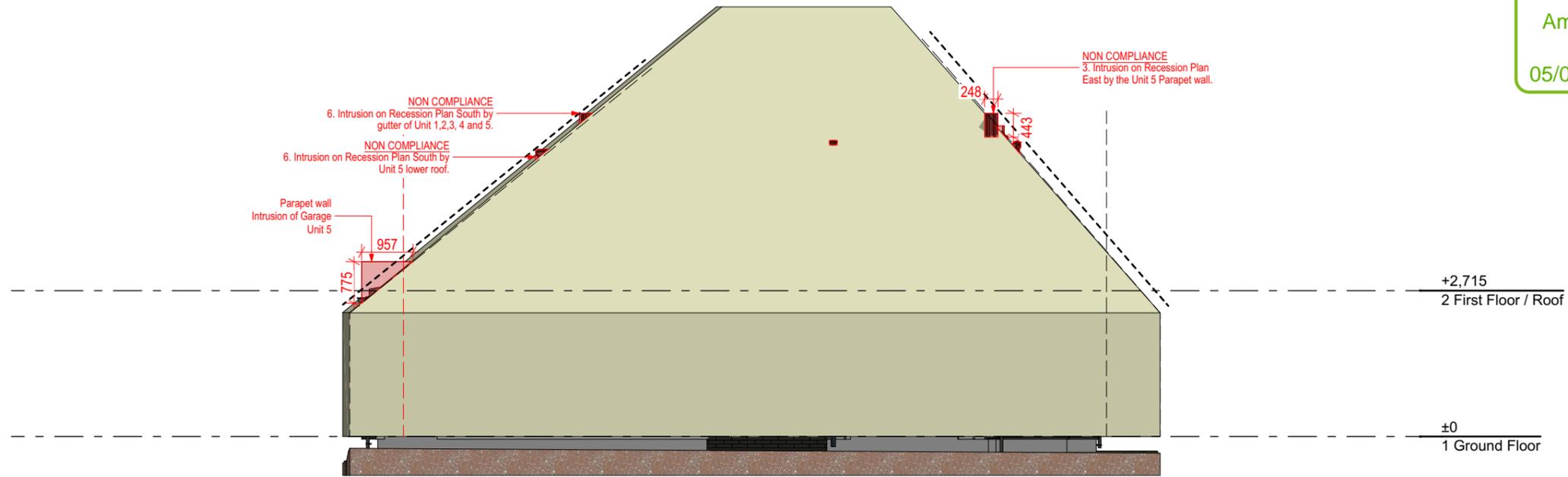
RC RC INTRUSION PROPOSED SOUTH ELEVATION 1:150

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	<b>5 Units Terraced House Development</b>	<b>RECESSION PLANE INTRUSION</b>	<b>96 Innes Road, St Albans, Christchurch</b>		status:	Concept	job number:	25002	RevID	Change Name	Transmittal Set Date	sheet:
					version:	1D	checked by:	BC				<b>40-006</b>
					designer:	BC	Interiors:				of:	
					draughtsperson:	WF	Landscape:					



RC RC INTRUSION PROPOSED EAST ELEVATION 1:100

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job title:  
*5 Units Terraced House Development*

drawing title:  
*RECESSION PLANE INTRUSION*

legal description:  
*96 Innes Road, St Albans, Christchurch*

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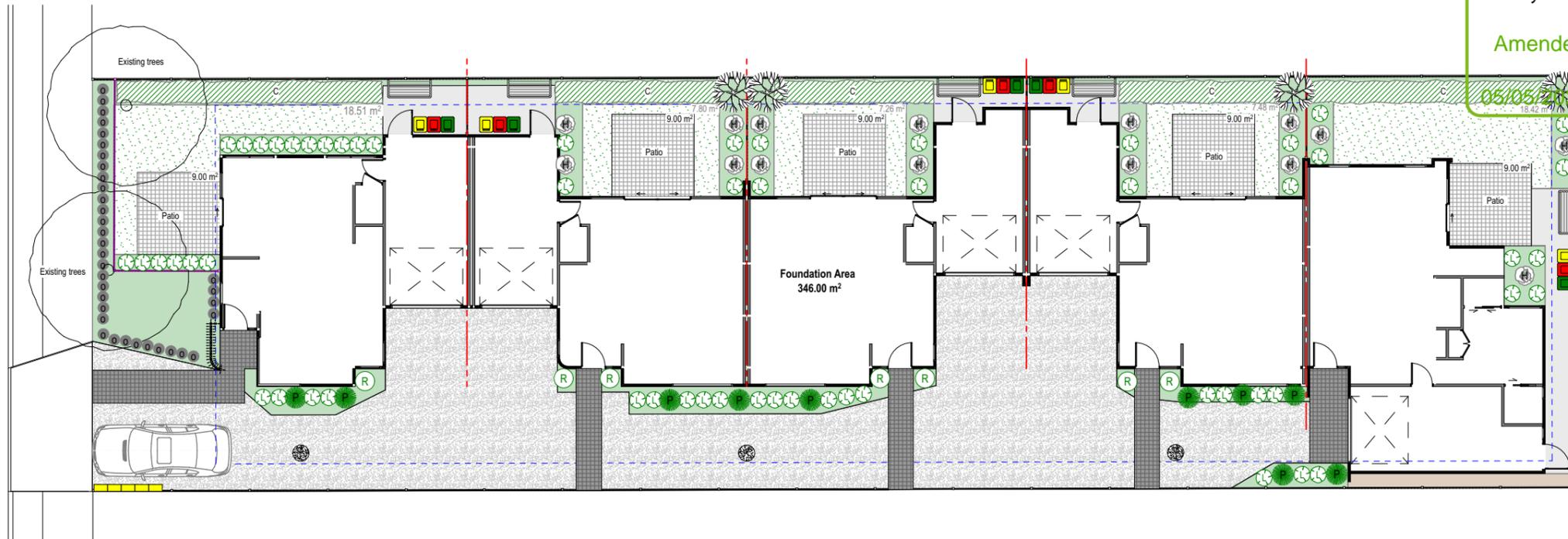
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**LANDSCAPING**

1:200

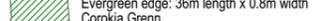
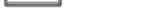
**PERMEABLE SURFACES**

-  Lawn 52.21m<sup>2</sup>
  -  Garden Beds and Planting 133.56m<sup>2</sup>
- Total : 185.77m<sup>2</sup> = 22.6% of site**

**IMPERMEABLE SURFACES**

-  Pedestrian Feature Paving
  -  Patio
  -  Driveway
  -  Utilities areas
  -  Foundation area 346.69m<sup>2</sup>
- Total : 633.23m<sup>2</sup> = 77.4% of site**

**PLANTING LEGEND**

-  11m length x 0.7m width or 15 units Hydrangea Paniculata Candlelight 3.3L
-  8m length x 0.8m width or 10 units Pseudopanax crassifolius 25L 6m TBC
-  36m length x 0.6m width or 58 units Libertia Grandiflora
-  4.9m length x 0.7m width or 7 units Rhododendron Princess Alice 2.5L
-  11m length x 0.8m width or 35 units Ophiopogon japonicus
-  Bark and mulch: 8.3m length x 0.5m width
-  Evergreen edge: 36m length x 0.8m width Corokia Grenn
-  Existing trees
-  Specimen tree type Magnolia stellata Waterlilly
-  5 Mail box
-  Foldable clotheslines
-  1.8 m high open style palling fence
-  1.8 m high solid timber fence

**NOTES**

- Trees to be planted at min. 2.0m tall. (TBC)
- All plants shall be planted with a slow release fertiliser.
- All planting area shall have a bark mulch at a min 100mm deep to retain the moisture.
- If any tree or plant shall die or become diseased it shall be replaced during the following planting season.
- All trees centrally with nearby windows and doors where possible.
- 5 Letterboxes fixed to the fence. Product and arrangement TBC.

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job title:  
**5 Units Terraced House Development**

drawing title:  
**LANDSCAPE**

legal description:  
**96 Innes Road, St Albans, Christchurch**

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