



HOLLY LEA VILLAGE BUILDING D

Issue	RESOURCE CONSENT
Date	Work in Progress
Revision	01 - WIP



RC DOCUMENT TRANSMITTAL				
Subset ID and Name	Layout ID	Layout Name	Current Revision ID	Issued Date
RC RESOURCE CONSENT	RC00	COVER PAGE	01 - WIP	-
	RC01	DRAWING TRANSMITTAL PAGE	01 - WIP	-
RC02 LOCATION AND SITE PLANS	RC02-1	LOCATION PLAN	01 - WIP	-
	RC02-2	SITE PLAN - EXISTING	01 - WIP	-
	RC02-3	SITE PLAN - PROPOSED	01 - WIP	-
RC03 CONCEPT FLOOR PLANS	RC03-1	CONCEPT PLAN - LEVEL 1	01 - WIP	-
	RC03-2	CONCEPT PLAN - LEVEL 2	01 - WIP	-
	RC03-3	CONCEPT PLAN - LEVEL 3	01 - WIP	-
	RC03-4	CONCEPT PLAN - ROOF	01 - WIP	-
RC04 ELEVATIONS	RC04-1	ELEVATIONS	01 - WIP	-
	RC04-2	STREET VIEW ELEVATIONS	01 - WIP	-
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RC05 SECTIONS	RC05-1	SITE SECTION 1	01 - WIP	-
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	RC05-3	SITE SECTION 3	01 - WIP	-
	RC05-4	SITE SECTION 4	01 - WIP	-
RC06 SHADING DIAGRAMS	RC06-0	BASELINE BUILDING FORM	01 - WIP	-
	RC06-1	SHADING DIAGRAM - MARCH 22 2023 (9AM)	01 - WIP	-
	RC06-2	SHADING DIAGRAM - MARCH 22 2023 (12PM)	01 - WIP	-
	RC06-3	SHADING DIAGRAM - MARCH 22 2023 (3PM)	01 - WIP	-
	RC06-4	SHADING DIAGRAM - JUNE 22 2023 (9AM)	01 - WIP	-
	RC06-5	SHADING DIAGRAM - JUNE 22 2023 (12PM)	01 - WIP	-
	RC06-6	SHADING DIAGRAM - JUNE 22 2023 (3PM)	01 - WIP	-
	RC06-7	SHADING DIAGRAM - SEPTEMBER 22 2023 (9AM)	01 - WIP	-
	RC06-8	SHADING DIAGRAM - SEPTEMBER 22 2023 (12PM)	01 - WIP	-
	RC06-9	SHADING DIAGRAM - SEPTEMBER 22 2023 (3PM)	01 - WIP	-
	RC06-10	SHADING DIAGRAM - DECEMBER 22 2023 (9AM)	01 - WIP	-
	RC06-11	SHADING DIAGRAM - DECEMBER 22 2023 (12PM)	01 - WIP	-
RC07 RENDERERS	RC06-12	SHADING DIAGRAM - DECEMBER 22 2023 (3PM)	01 - WIP	-
	RC07-1	ARTISTIC BUILDING RENDER - VIEWPOINT 1	01 - WIP	-
	RC07-2	ARTISTIC BUILDING RENDER - VIEWPOINT 2	01 - WIP	-
	RC07-3	ARTISTIC BUILDING RENDER - VIEWPOINT 3	01 - WIP	-
	RC07-4	ARTISTIC BUILDING RENDER - VIEWPOINT 4	01 - WIP	-
	RC07-5	ARTISTIC BUILDING RENDER - STREET VIEW	01 - WIP	-



SITE INFORMATION

HOLLY LEA RETIREMENT VILLAGE
123 FENDALTON ROAD
FENDALTON, CHCH

21 Tui Street
Parcel ID: 3391296
Appellation: Lot 16 DP 2528

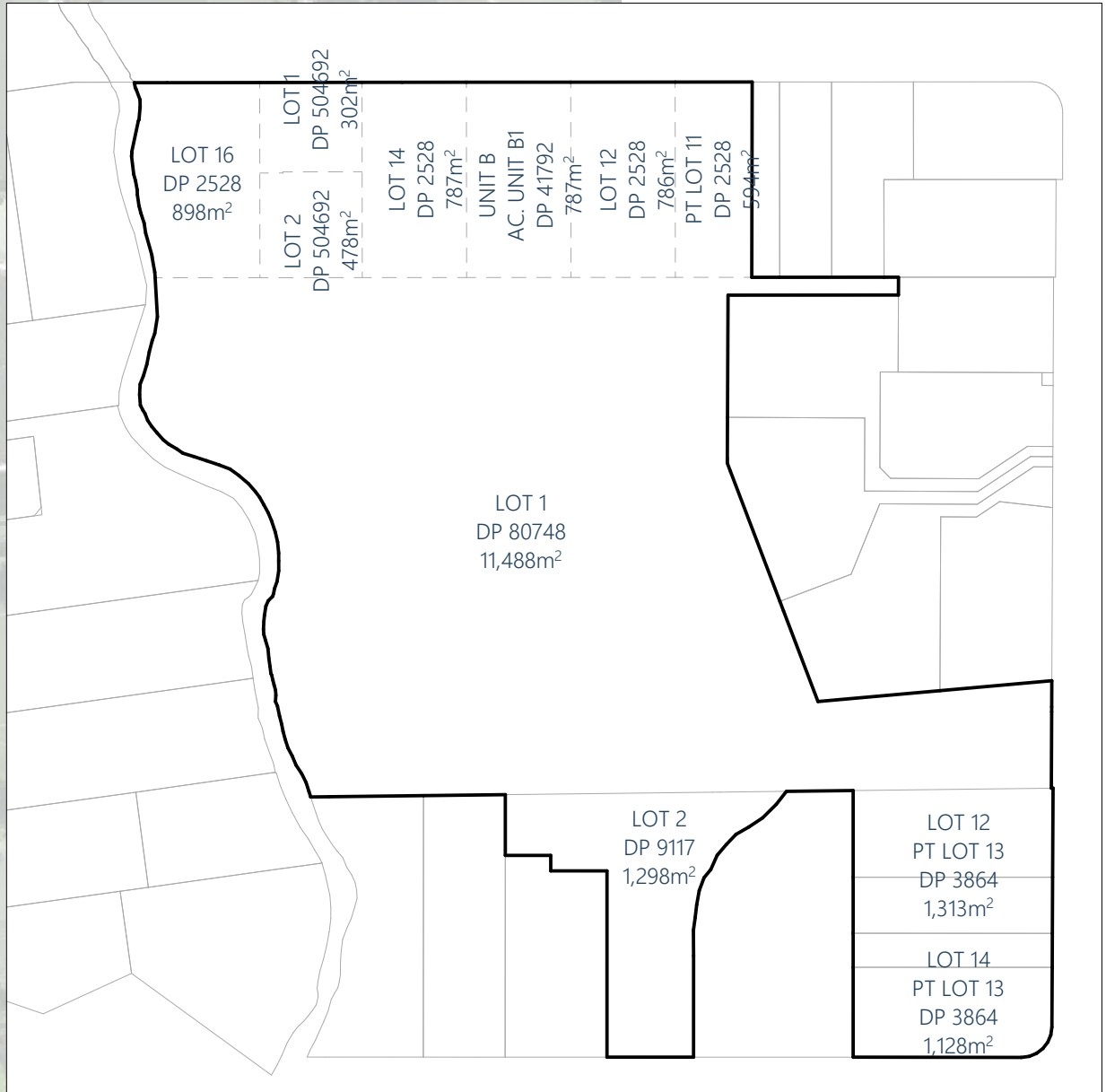
19 Tui Street
Parcel ID: 7812076
Appellation: Lot 1 DP 504692

19A Tui Street
Parcel ID: 7812077
Appellation: Lot 2 DP 504692

Climate Zone: 3
Earthquake Zone: Zone 2
Exposure Zone: Zone C
Lee Zone: No
Rainfall Range: 40 - 50
Wind Region: A
Wind Zone: Low

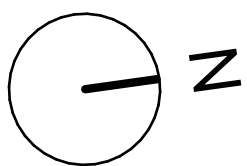
SITE METRICS

SITE AREA
Lot 1 DP 80748 (11,488m²)
Lot 2 DP 9117 (1,298m²)
Lot 1 DP 504692 (302m²)
Lot 2 DP 504692 (478m²)
PT Lot 11, Lot 12, Lot 14, & Lot 16 DP 2528 (3,065m²)
Unit B and Ac. Unit B1 Deposited Plan 41792 (767m²)
Lot 12 and Part Lot 13 DP 3864 (1313m²)
Lot 14 and Part Lot 13 DP 3864 (1128m²)
Total Site Area: 19,859m²



HOLLY LEA VILLAGE
BUILDING D
123 Fendalton Road

LOCATION PLAN



01 - WIP Work in Progress RESOURCE CONSENT

Job # 2217

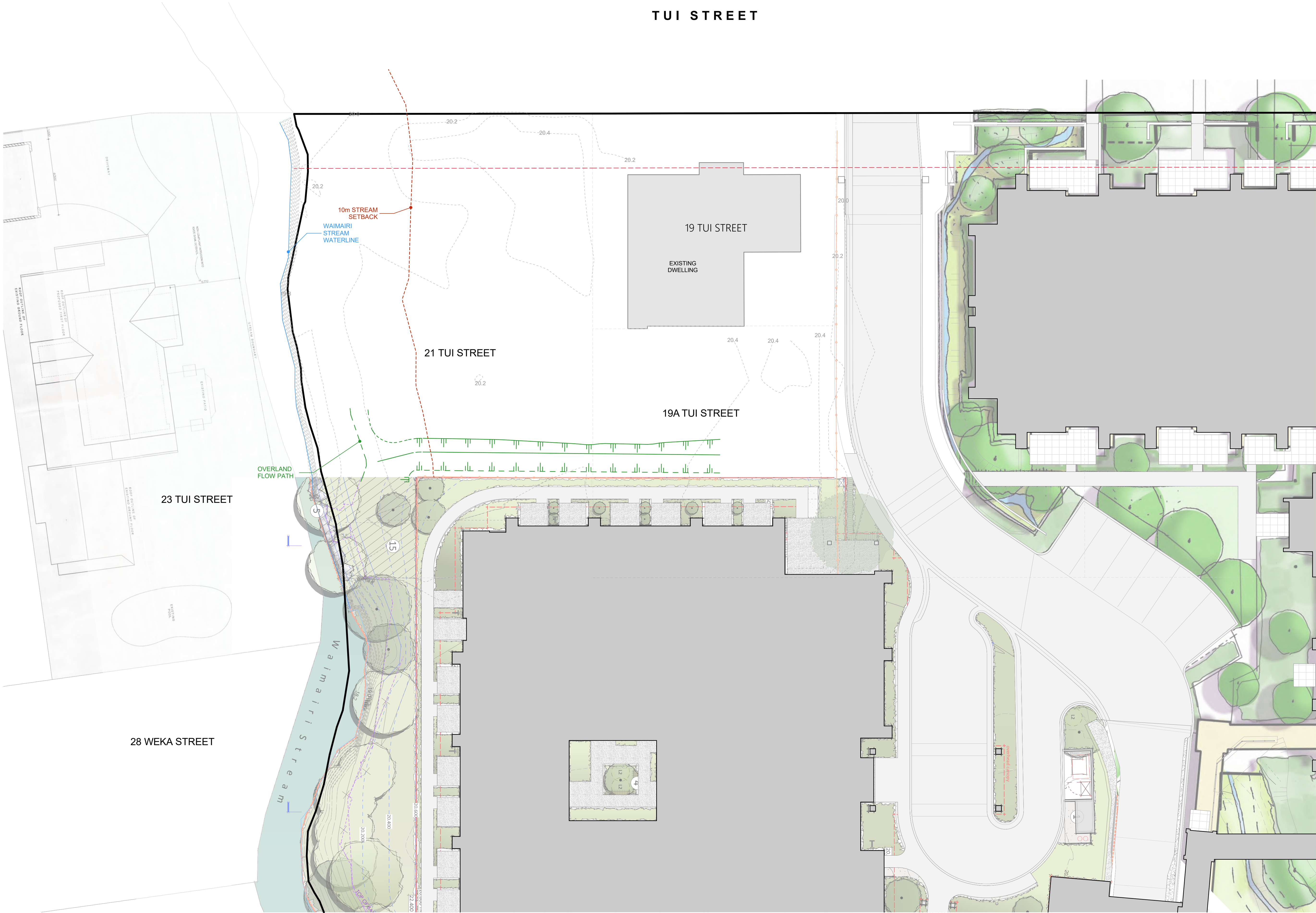
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Sheet #

Revision

RC02-1

01 - WIP



SITE INFORMATION

HOLLY LEA RETIREMENT VILLAGE
123 FENDALTON ROAD
FENDALTON, CHCH

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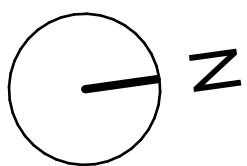
SITE METRICS

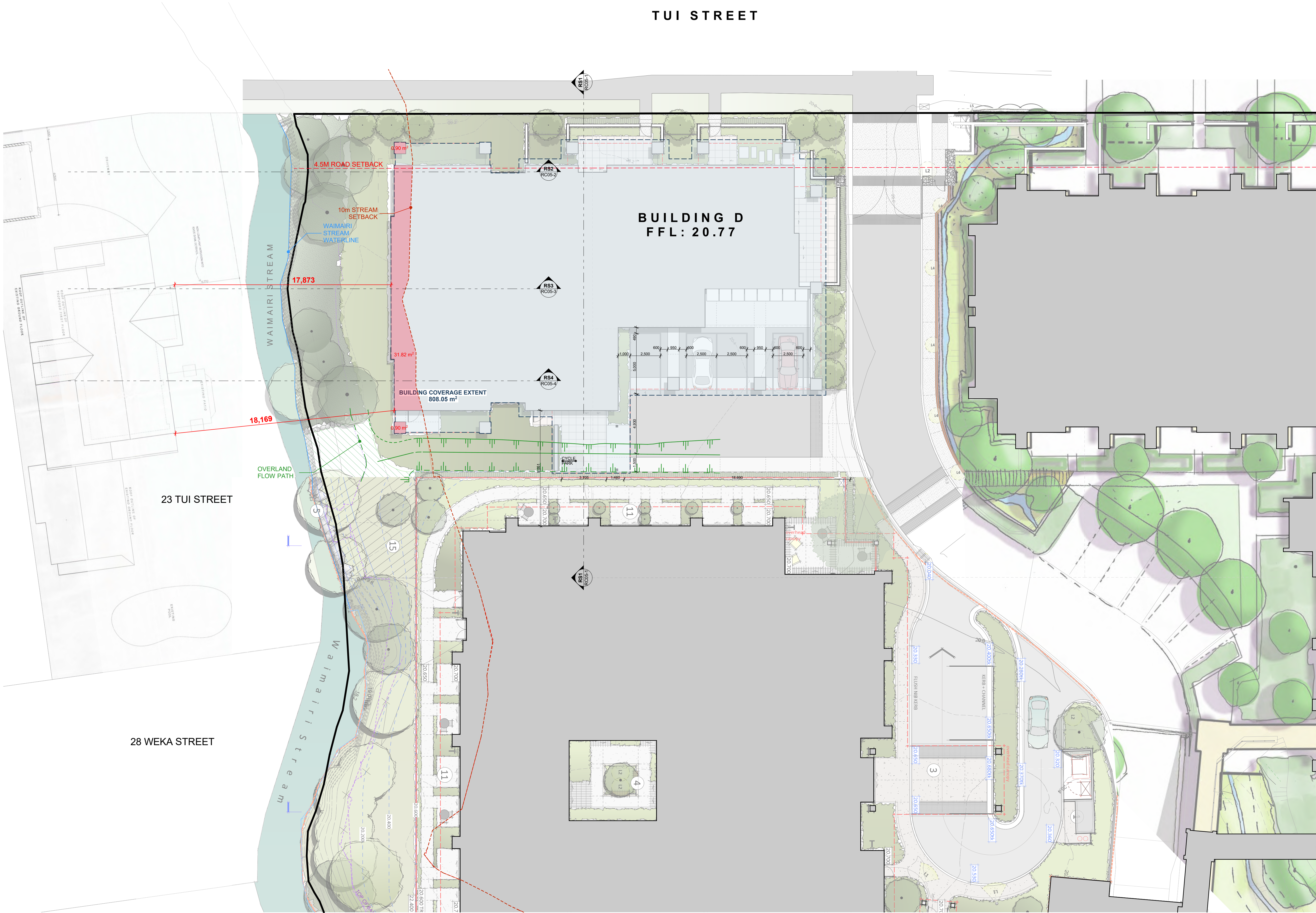
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Total Site Area: 19,859m²

SITE COVERAGE
Existing Building Coverage: 6,948m²
Existing Site Coverage: 34.9%

SITE LEGEND

EXISTING FENCING





SITE INFORMATION

HOLLY LEA RETIREMENT VILLAGE
123 FENDALTON ROAD
FENDALTON, CHCH

21 Tui Street
Parcel ID: 3391296
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Total Site Area: 19,859m²

SITE COVERAGE
Existing Building Coverage: 6,948m²
Existing Site Coverage: 34.9%

Proposed Building D: 808.05m²
Proposed Building E: 1,213.26m²
Total Proposed Building Coverage Area: 2,021.31m²
Total Site Building Coverage Area: 8,969.31m²
Proposed Site Coverage: 45.2%

APARTMENT METRICS

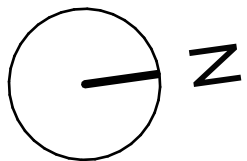
APARTMENTS
2 BED 10
TOTAL 10

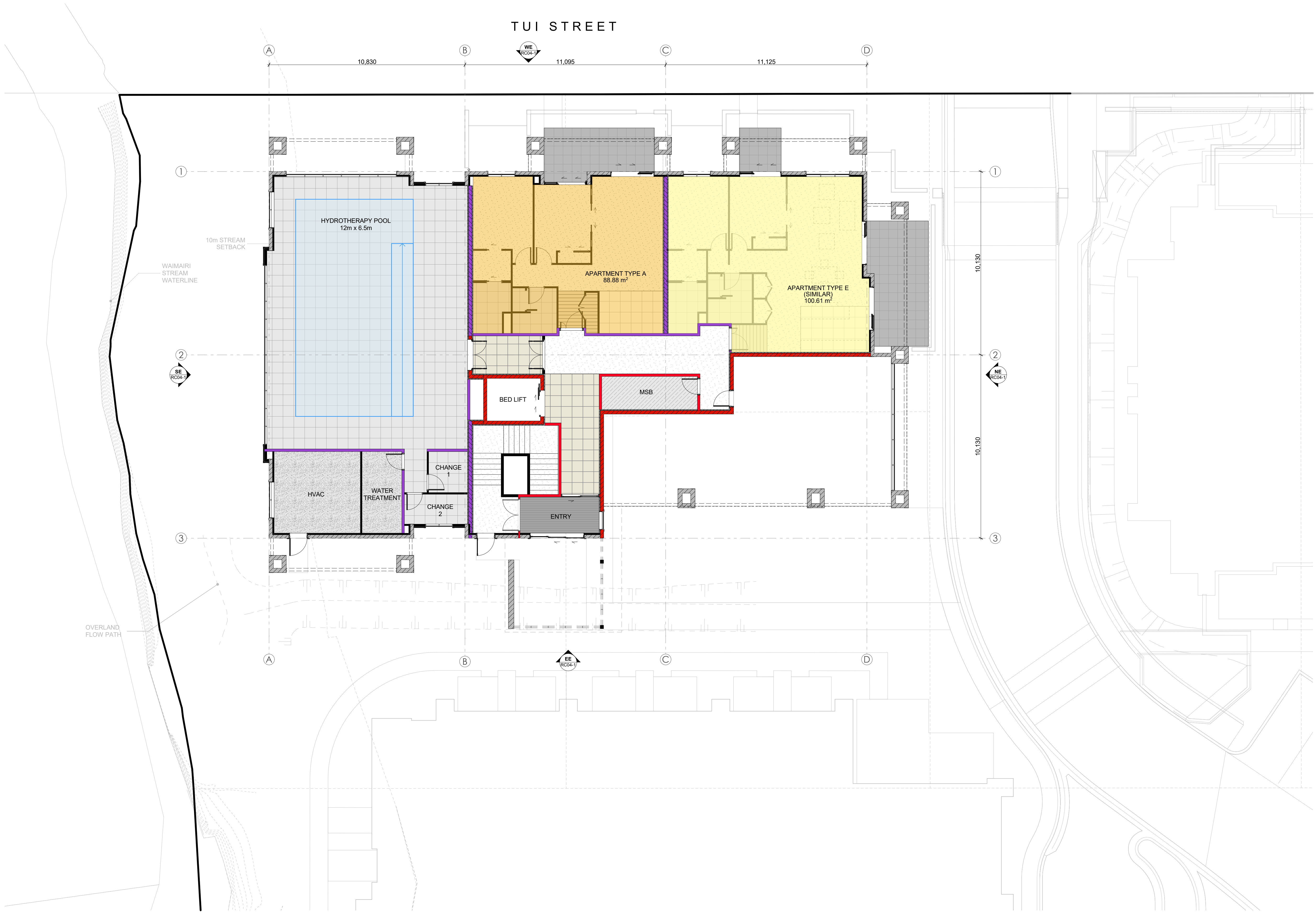
GROSS FLOOR AREA
D - LEVEL 1 559.68m²
D - LEVEL 2 636.99m²
D - LEVEL 3 393.43m²
TOTAL 1,590.1m²

EXCLUDES BALCONIES
INCLUDES LEVEL 1 & 2 PLASTER/COLUMNS
LIFT ONLY IN LEVEL 1 AREA CALCULATION

SITE LEGEND

EXISTING FENCING





APARTMENT METRICS

APARTMENTS	
2 BED	10
TOTAL	10

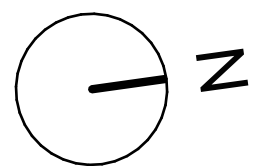
GROSS FLOOR AREA	
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BUILDING D**
123 Fendalton Road

CONCEPT PLAN - LEVEL 1



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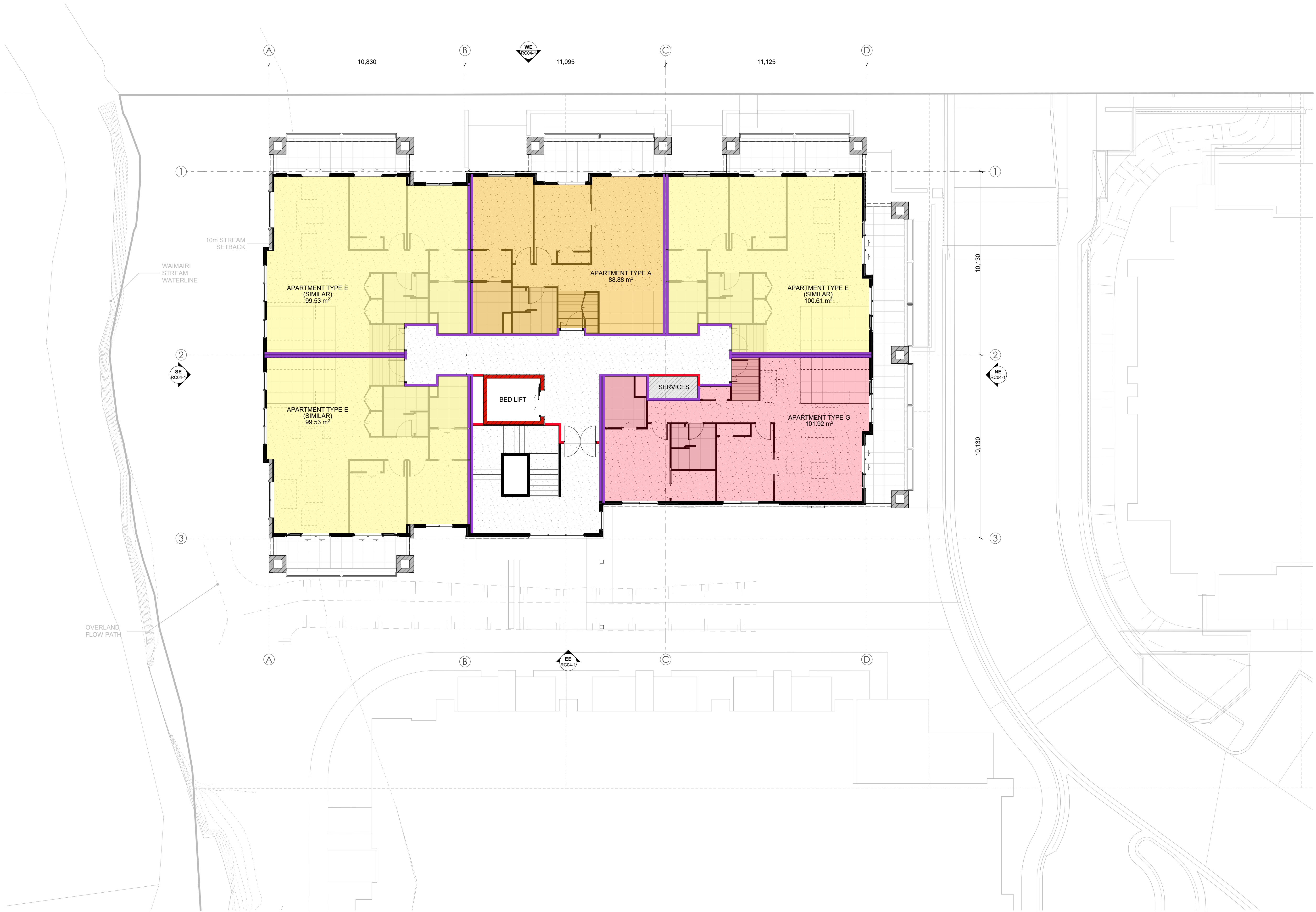
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01 - WIP

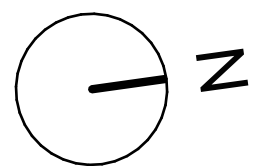


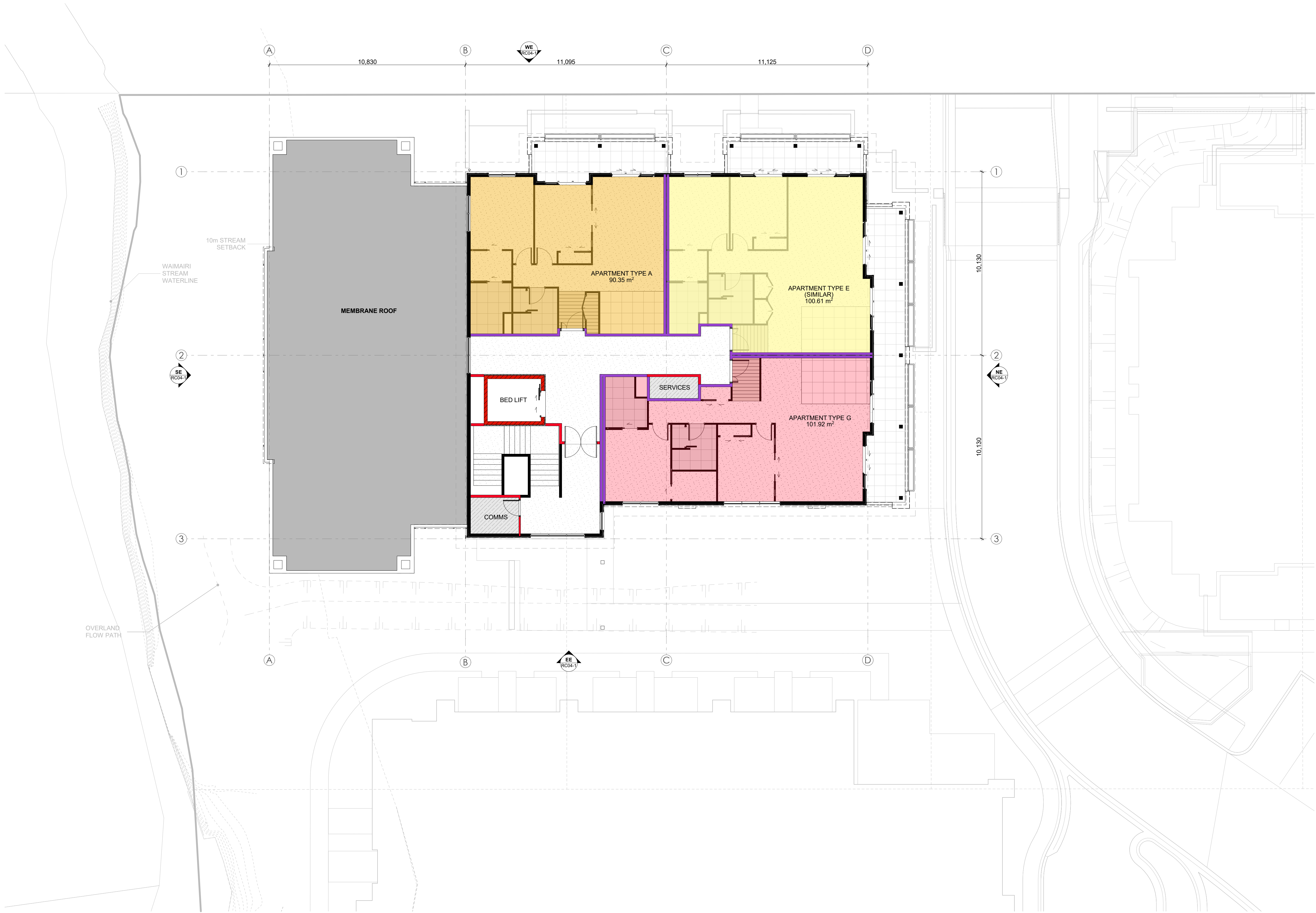
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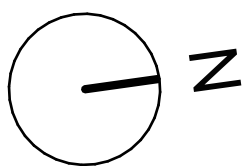


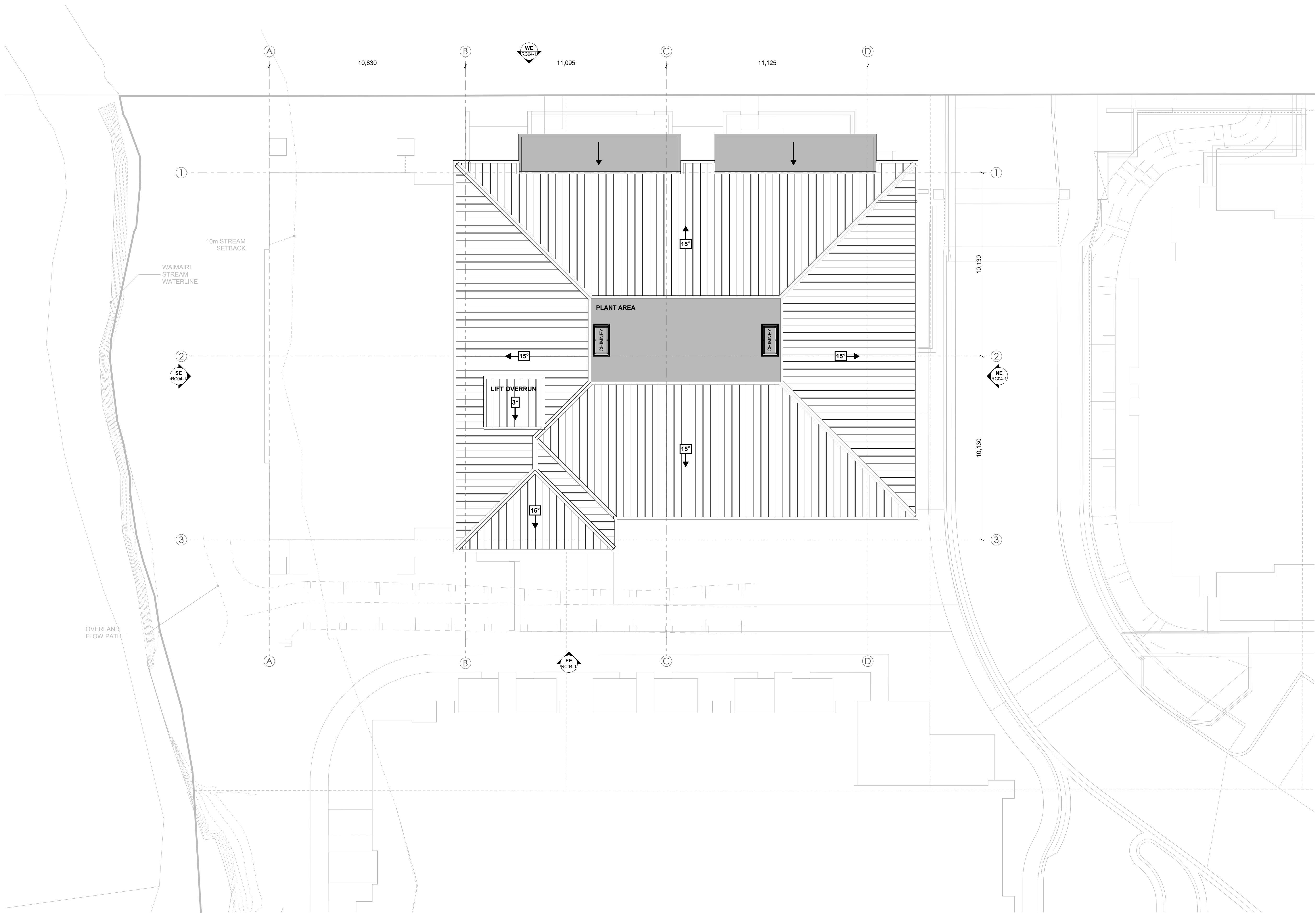
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LIFT ONLY IN LEVEL 1 AREA CALCULATION

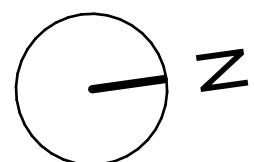




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**HOLLY LEA VILLAGE
BUILDING D**
123 Fendalton Road

CONCEPT PLAN - ROOF



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01 - WIP



WE
SCALE: 1:100
WEST ELEVATION



NE
SCALE: 1:100
NORTH ELEVATION







SE
SCALE: 1:100
SOUTH ELEVATION



EE
SCALE: 1:100
EAST ELEVATION

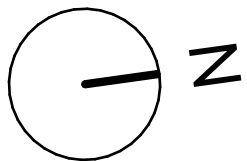
EXTERIOR CLADDINGS

-  FIBRE CEMENT WEATHERBOARDS WITH PAINT FINISH AS SPECIFIED.
-  RESENE BAGGED RENDER WITH PAINT FINISH AS SPECIFIED.
-  RESENE BAGGED RENDER WITH PAINT FINISH AS SPECIFIED.
-  FIBRE CEMENT WEATHERBOARDS WITH PAINT FINISH AS SPECIFIED.
-  FIBRE CEMENT PANEL WITH PAINT FINISH AS SPECIFIED.
-  SOLID TIMBER COLUMN WITH PAINT FINISH AS SPECIFIED.
-  EXTERNAL LOUVRES
-  PROFILED METAL ROOFING WITH COLORSTEEL ENDURA FINISH AS SPECIFIED.



SV.E
SCALE: 1:150

STREET VIEW ELEVATION

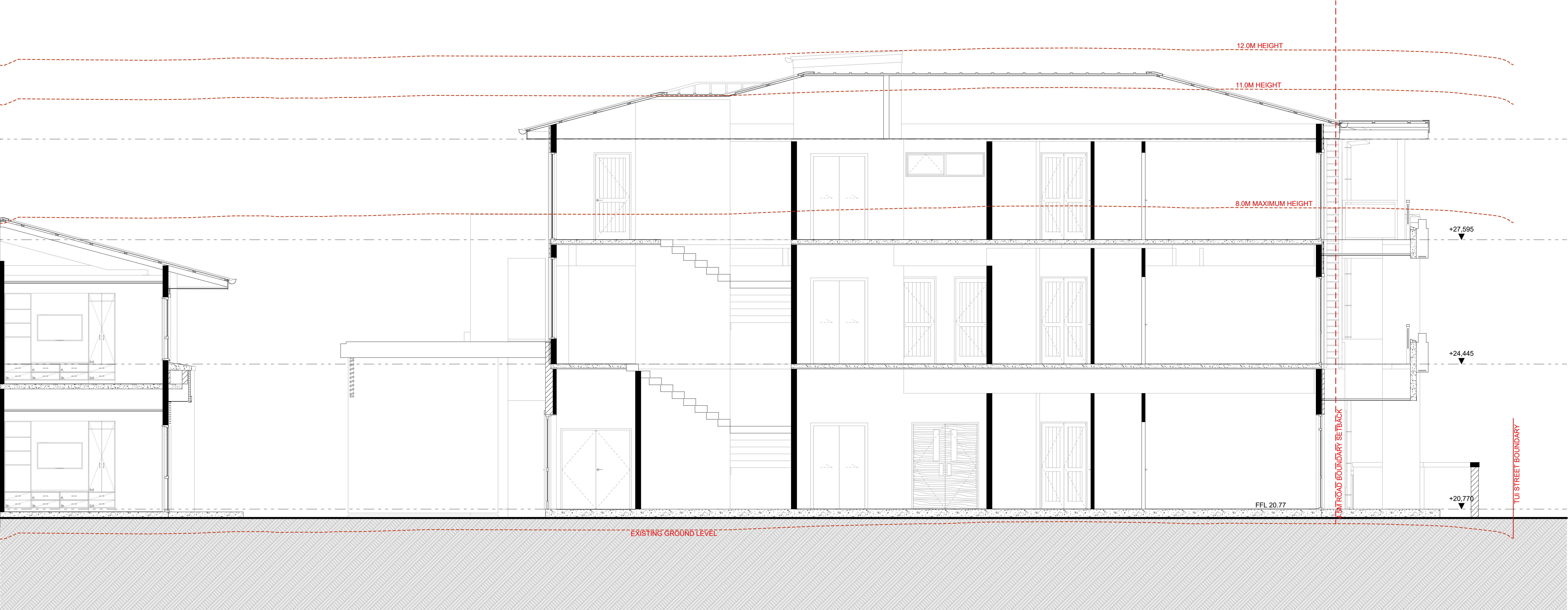




WE
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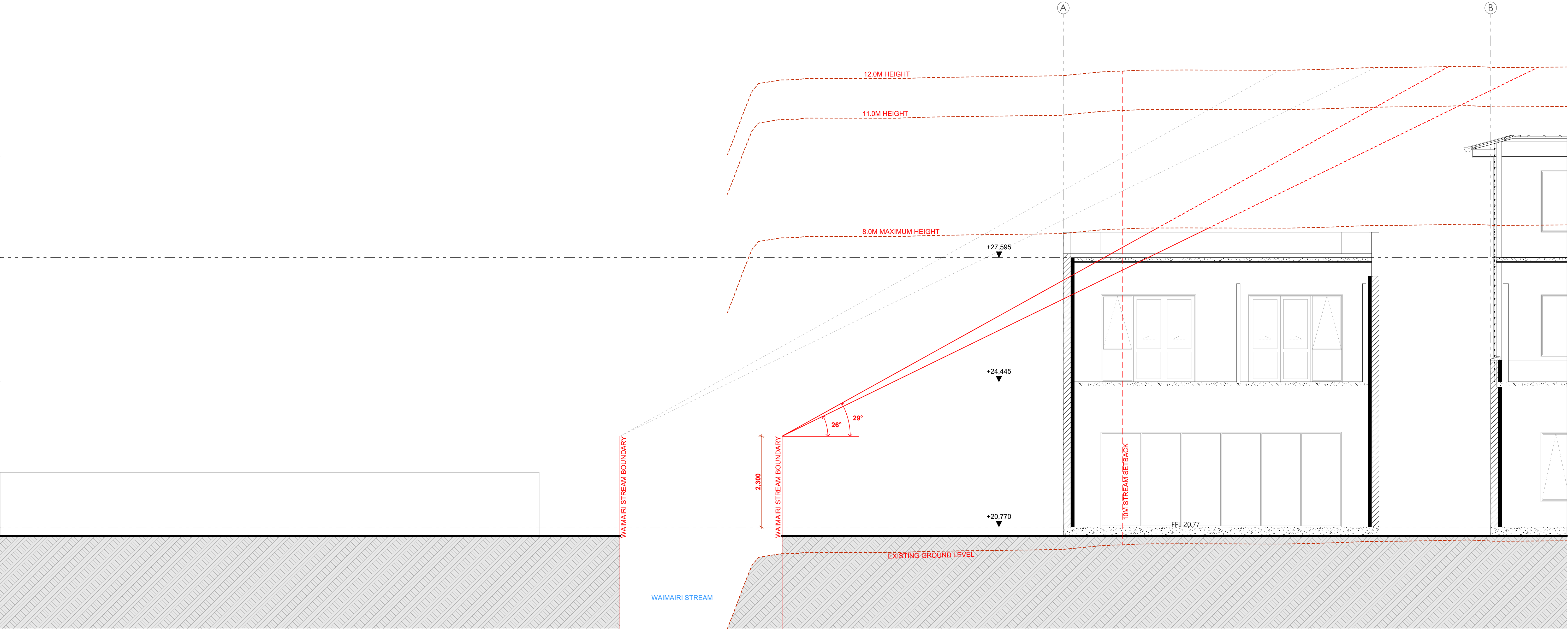
TUI STREET GLAZING AREA
FACADE GLAZING: 36%



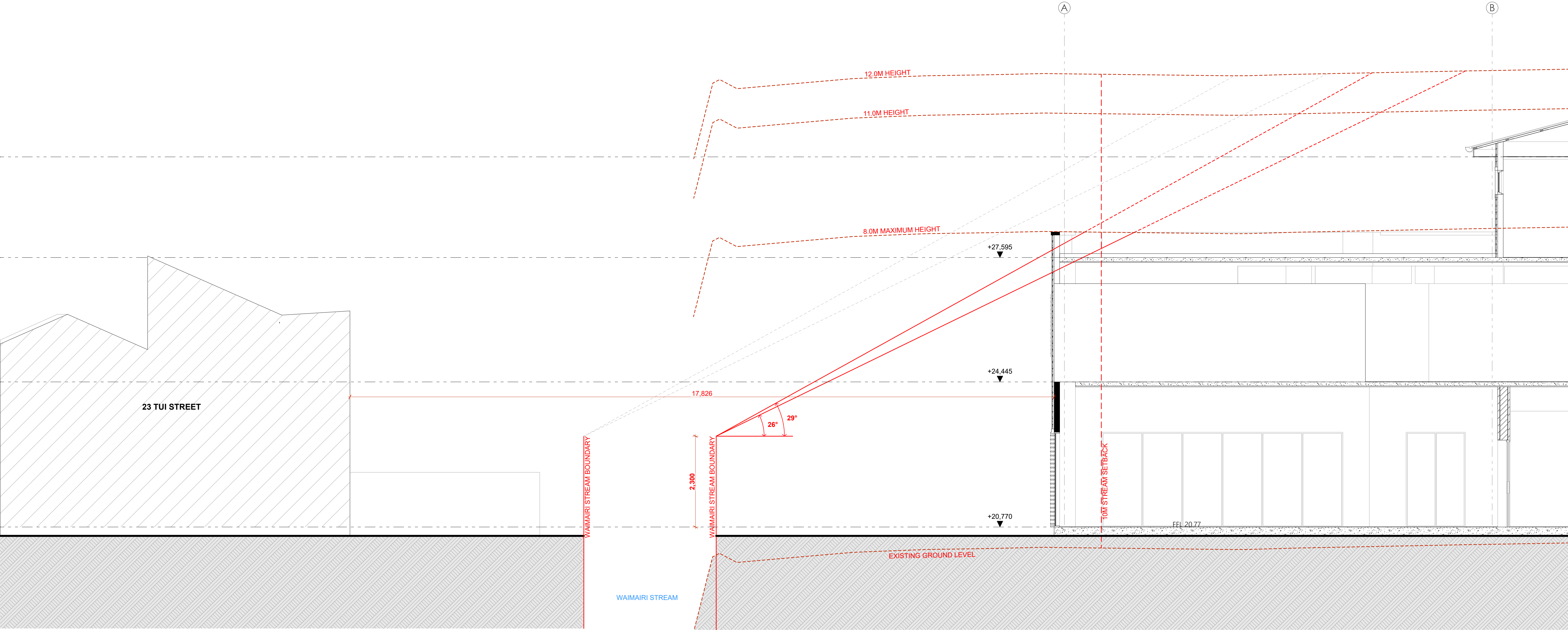


S1
SCALE: 1:50

SITE SECTION 1

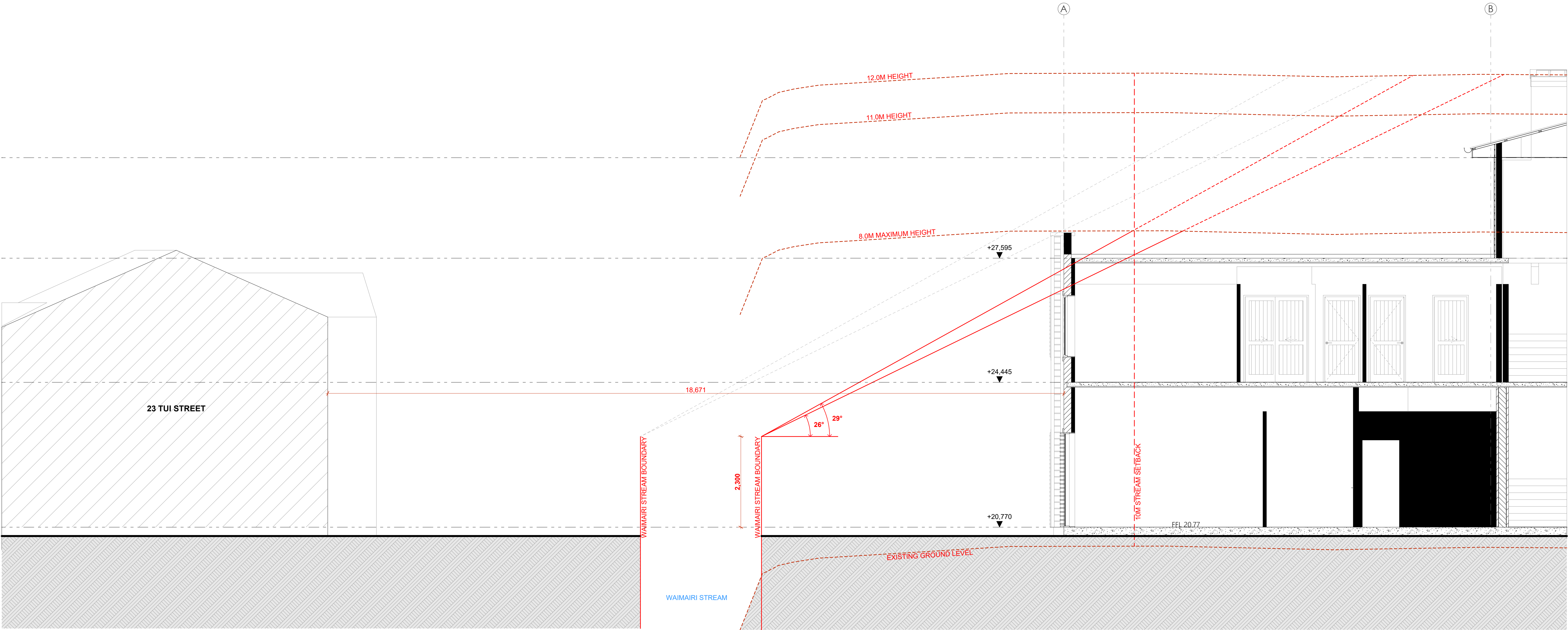


S2
SCALE: 1:50



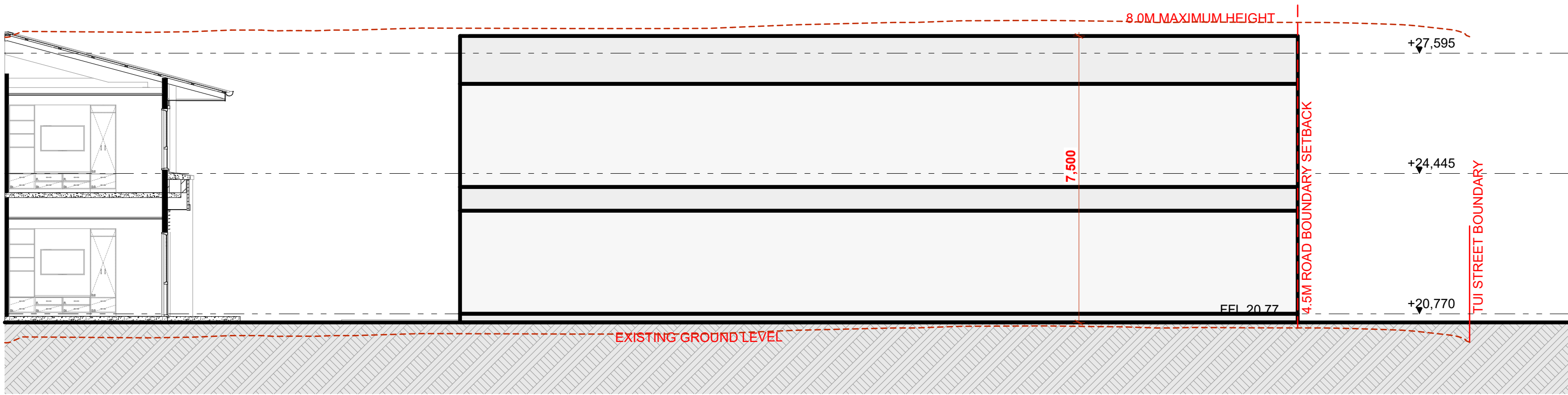
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SITE SECTION 3



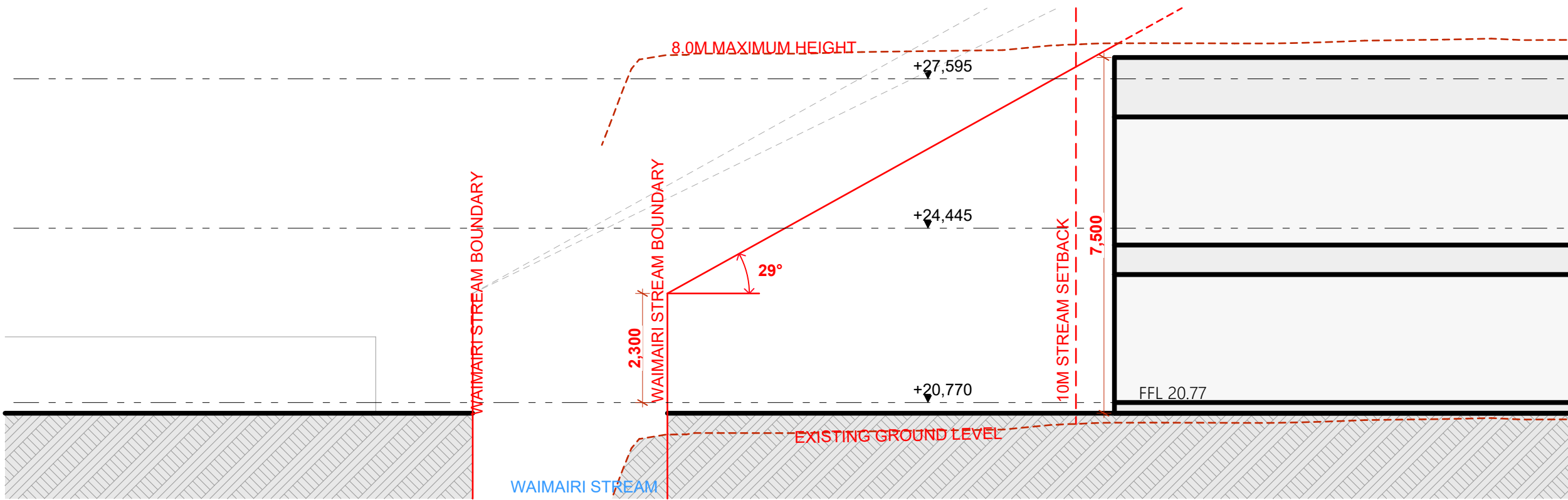
S4
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SITE SECTION 4



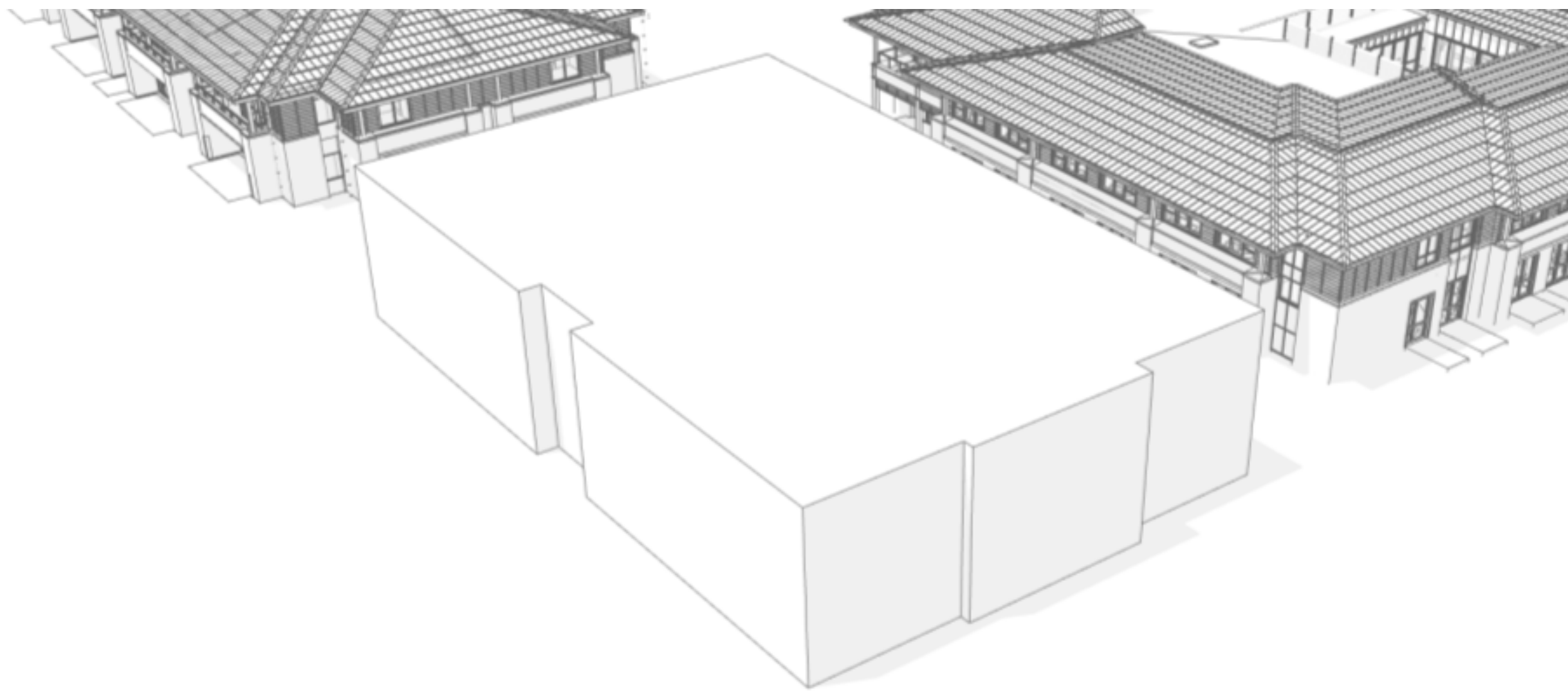
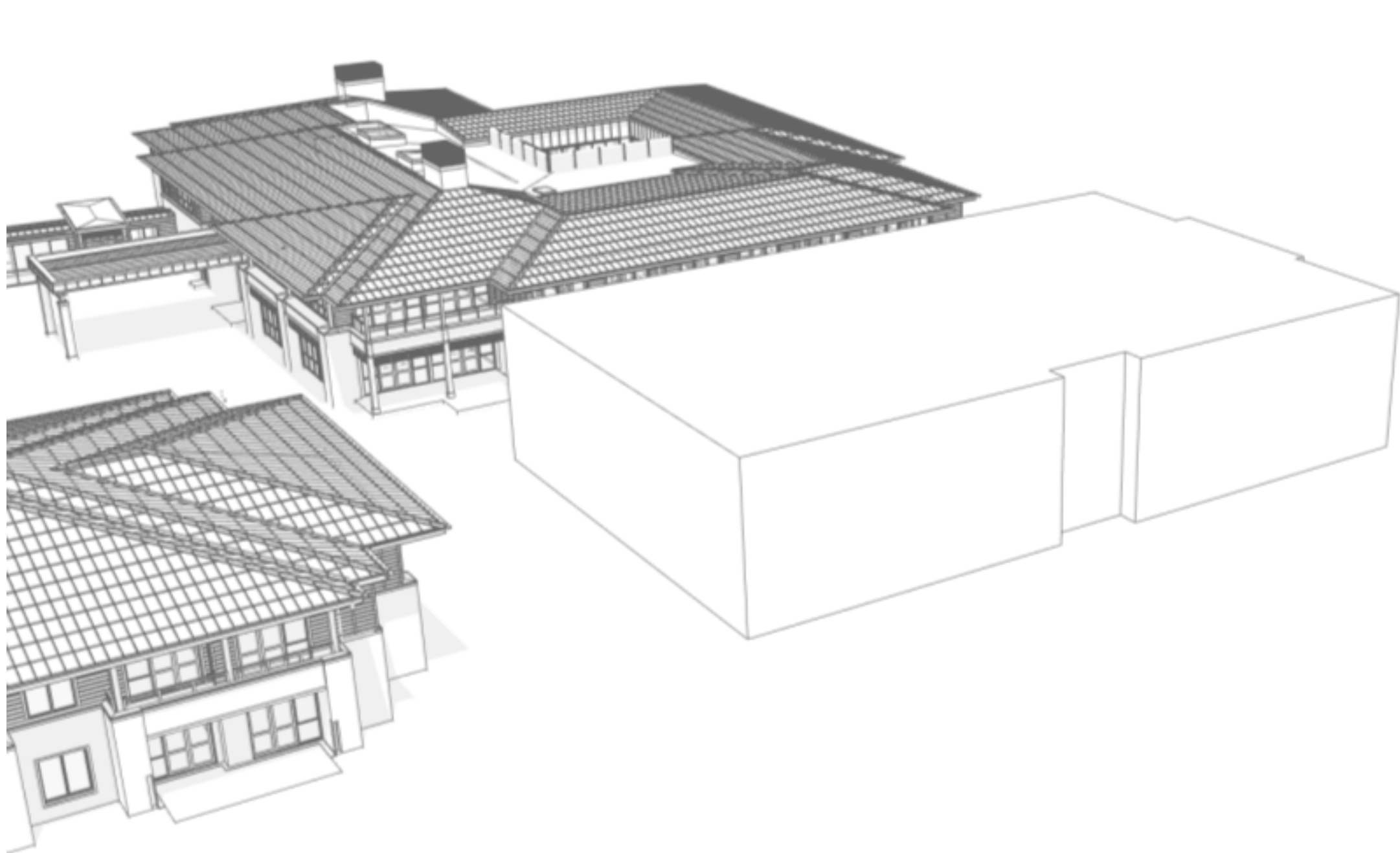
RS1
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BASELINE SECTION 1



RS2
SCALE: 1:100

BASELINE SECTION 2





- LEGEND
- BASELINE FORM OUTLINE
8M HIGH FORM WITHIN BOUNDARY
SETBACK, RECESSION PLANE, AND SITE
COVERAGE LIMITATIONS.
 - - - OUTLINE OF BASELINE FORM SHADOW
 - - - OUTLINE OF PROPOSED
BUILDING D SHADOW

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**HOLLY LEA VILLAGE
BUILDING D**
123 Fendalton Road

SHADING DIAGRAM - MARCH 22 2023 (9AM)

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Job # 2217

Scale @ A1 1:250

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RC06-1

01 - WIP



- LEGEND
- BASELINE FORM OUTLINE
8M HIGH FORM WITHIN BOUNDARY
SETBACK, RECESSION PLANE, AND SITE
COVERAGE LIMITATIONS.
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HOLLY LEA VILLAGE
BUILDING D
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SHADING DIAGRAM - MARCH 22 2023
(12PM)

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SHADING DIAGRAM - MARCH 22 2023 (3PM)

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Job # 2217

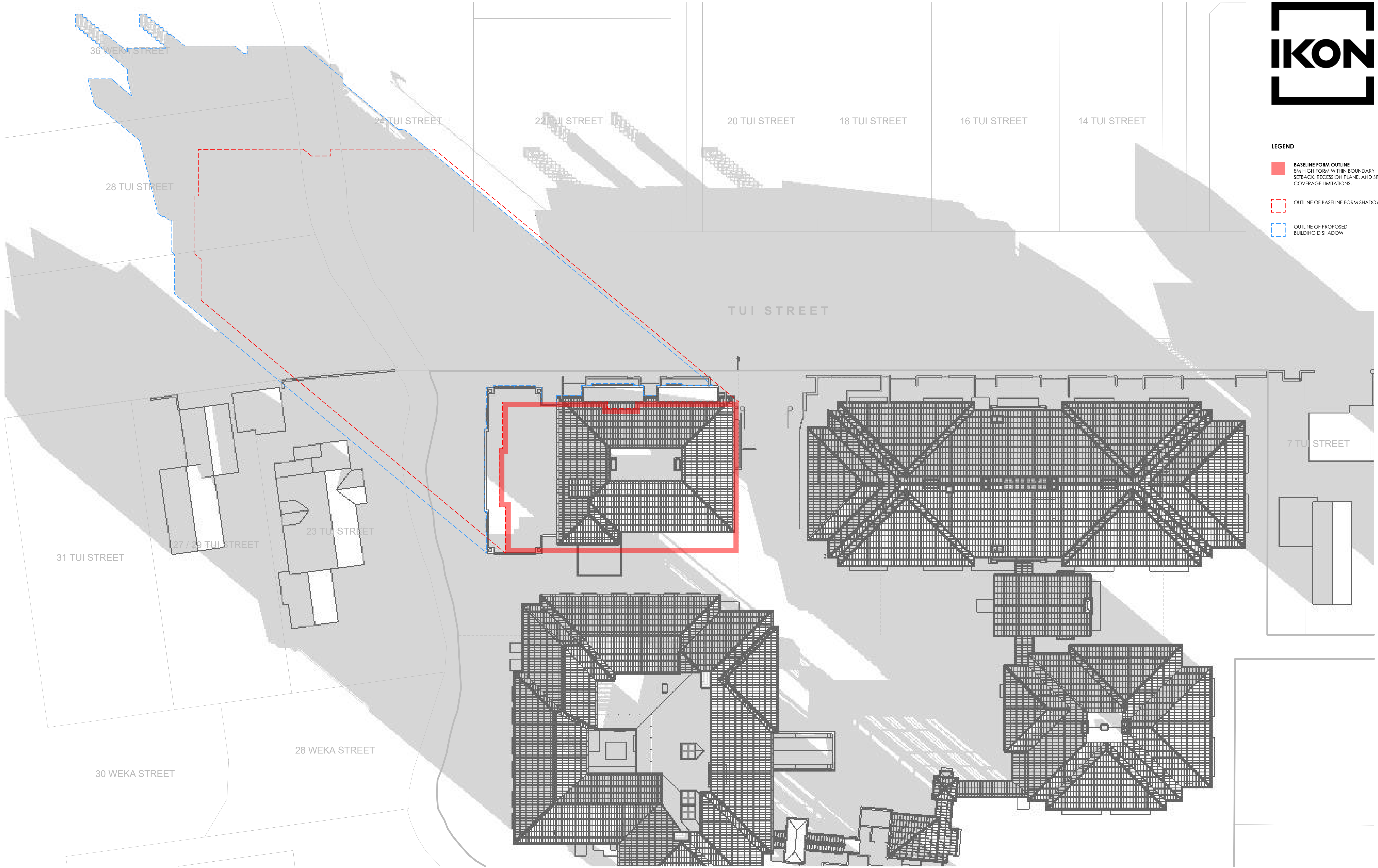
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Revision

RC06-3

01 - WIP



- LEGEND
- BASELINE FORM OUTLINE
8M HIGH FORM WITHIN BOUNDARY
SETBACK, RECESSION PLANE, AND SITE
COVERAGE LIMITATIONS.
 - OUTLINE OF BASELINE FORM SHADOW
 - OUTLINE OF PROPOSED
BUILDING D SHADOW

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HOLLY LEA VILLAGE BUILDING D

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SHADING DIAGRAM - JUNE 22 2023 (9AM)

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Revision

RC06-4

01 - WIP



- LEGEND
- BASELINE FORM OUTLINE
8M HIGH FORM WITHIN BOUNDARY
SETBACK, RECESSION PLANE, AND SITE
COVERAGE LIMITATIONS.
 - OUTLINE OF BASELINE FORM SHADOW
 - OUTLINE OF PROPOSED
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BUILDING D**
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SHADING DIAGRAM - JUNE 22 2023 (12PM)

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HOLLY LEA VILLAGE
BUILDING D
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SHADING DIAGRAM - JUNE 22 2023 (3PM)

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Scale @ A1 1:250

Sheet #

Revision

RC06-6

01 - WIP



- LEGEND
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8M HIGH FORM WITHIN BOUNDARY
SETBACK, RECESSION PLANE, AND SITE
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BUILDING D SHADOW

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**HOLLY LEA VILLAGE
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SHADING DIAGRAM - SEPTEMBER 22 2023
(9AM)

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RC06-7

01 - WIP



- LEGEND
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HOLLY LEA VILLAGE
BUILDING D
123 Fendalton Road

SHADING DIAGRAM - SEPTEMBER 22 2023
(12PM)

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- LEGEND
- BASELINE FORM OUTLINE
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SETBACK, RECESSION PLANE, AND SITE
COVERAGE LIMITATIONS.
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BUILDING D SHADOW

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**HOLLY LEA VILLAGE
BUILDING D**
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SHADING DIAGRAM - DECEMBER 22 2023
(9AM)

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Scale @ A1 1:250

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RC06-10

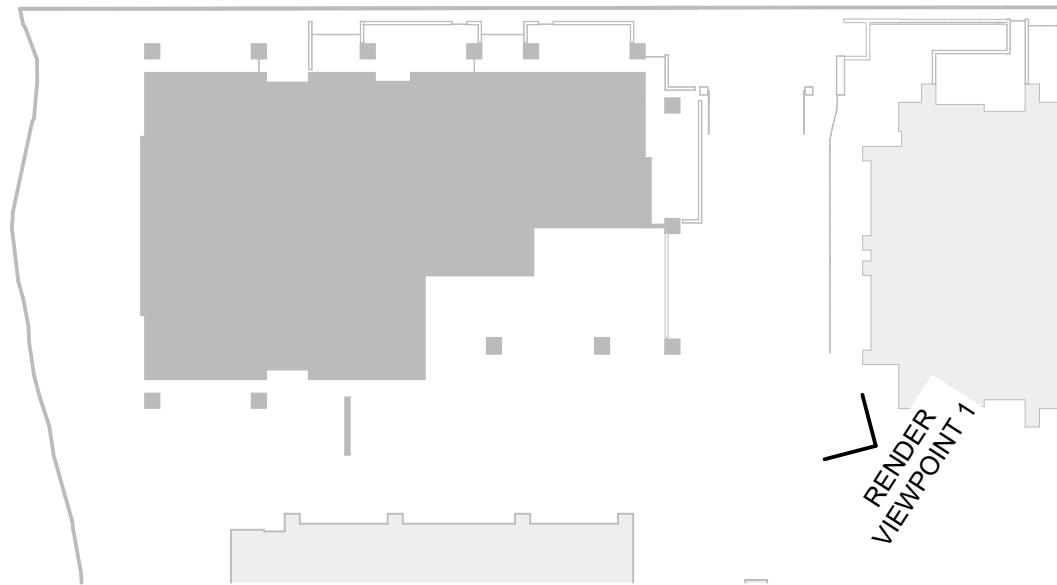
01 - WIP



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SITE PLAN (1:500)



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BUILDING D**
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ARTISTIC BUILDING RENDER - VIEWPOINT 1
TO BE READ IN CONJUNCTION WITH LANDSCAPE ARCHITECT PLANS

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SITE PLAN (1:500)



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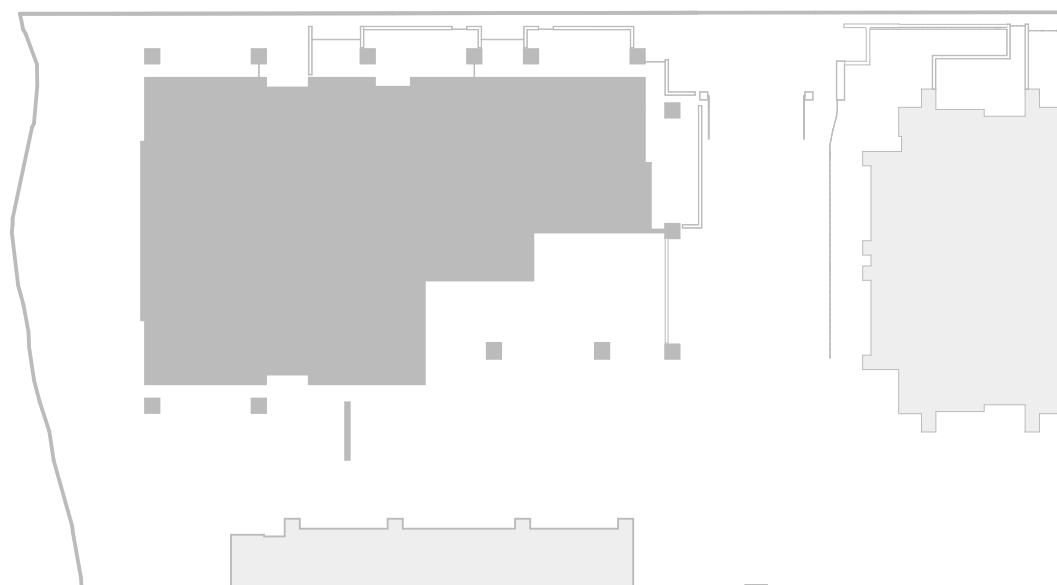
**HOLLY LEA VILLAGE
BUILDING D**
123 Fendalton Road

ARTISTIC BUILDING RENDER - VIEWPOINT 2
TO BE READ IN CONJUNCTION WITH LANDSCAPE ARCHITECT PLANS

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RENDER
VIEWPOINT 3



SITE PLAN (1:500)



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ARTISTIC BUILDING RENDER - VIEWPOINT 3
TO BE READ IN CONJUNCTION WITH LANDSCAPE ARCHITECT PLANS

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RC07-3

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**HOLLY LEA VILLAGE
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ARTISTIC BUILDING RENDER - VIEWPOINT 4
TO BE READ IN CONJUNCTION WITH LANDSCAPE ARCHITECT PLANS

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Job # 2217

Scale @ A1 1:500

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RC07-4

01 - WIP



STREET VIEW RENDER



Original Photo



Viewpoint Location Map



Photo Montage



Original Photo



Viewpoint Location Map



Photo Montage



Original Photo



Viewpoint Location Map



Photo Montage