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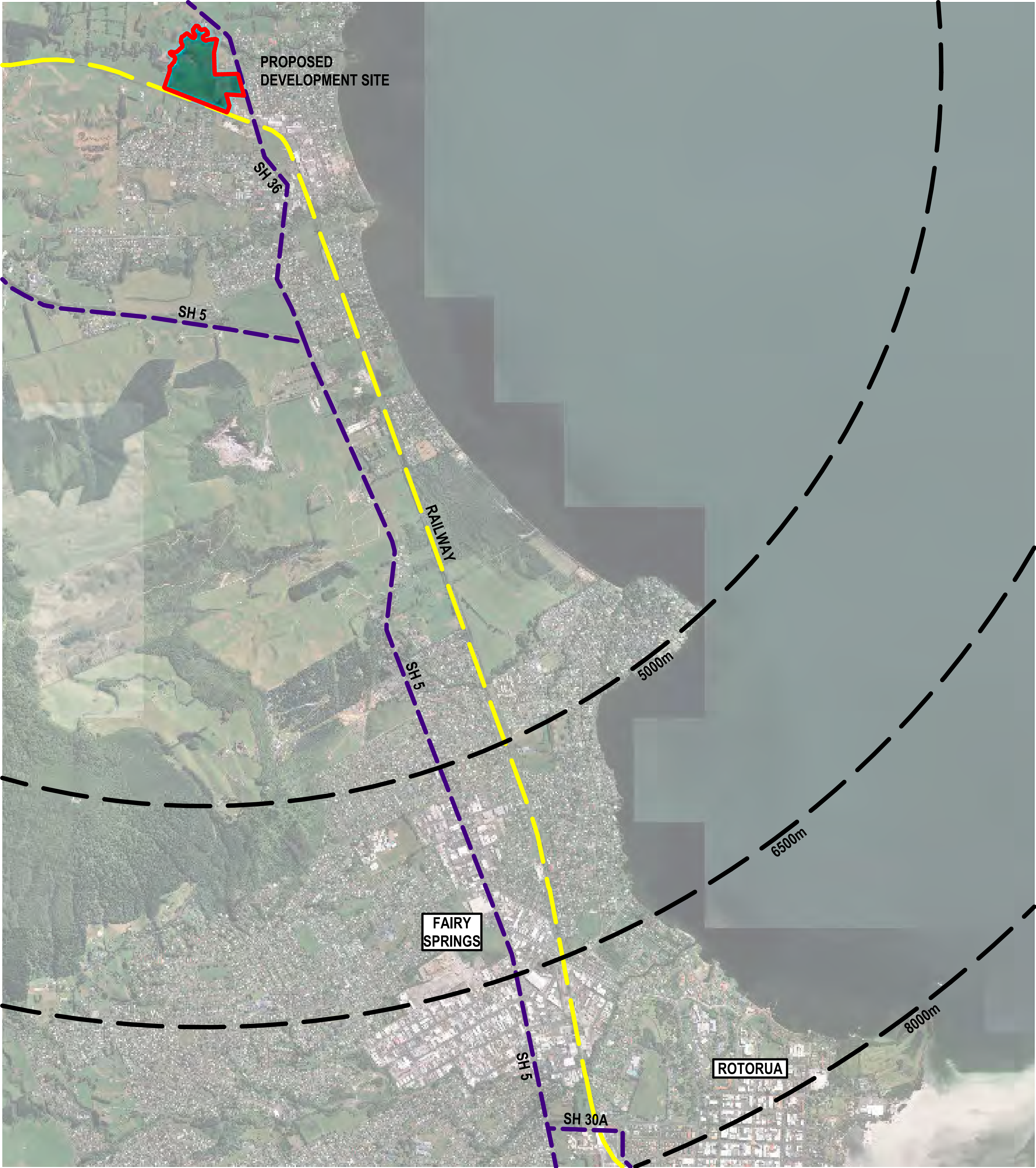
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Ngongotaha Development - Fast Track Referral

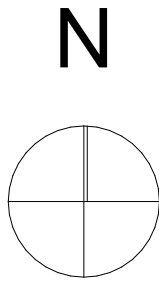
PROJECT ADDRESS: 31 Ngongotaha Road Rotorua 3010

JOB NUMBER: 2567

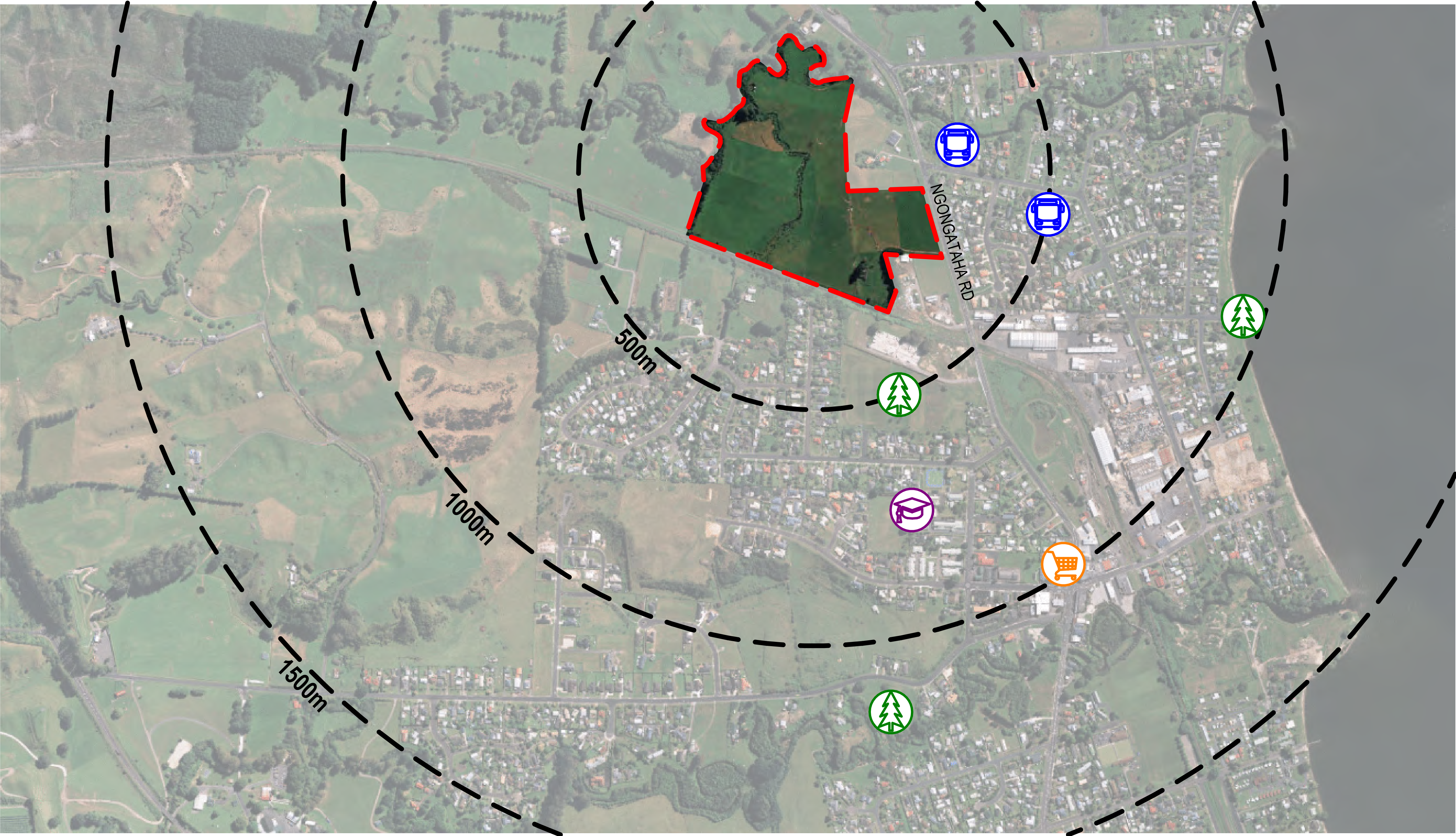
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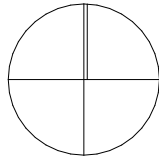
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Site Location Plan		
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SITE PLAN LEGEND

-  PUBLIC OPEN SPACE
-  SHOPPING CENTRES
-  BUS STOP
-  SCHOOLS

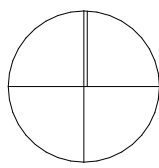
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Aerial Site Map

Ngongotaha Development
16/12/2022
Scale: 1:2000

Job # 2567

00-03
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1 LOOKING WEST TOWARDS 31 NGONGOTAHA ROAD ON NGONGOTAHA ROAD.



2 LOOKING WEST TOWARDS 31 NGONGOTAHA ROAD ON WIKARAKA STREET.



3 LOOKING SOUTH-WEST TOWARDS 31 NGONGOTAHA ROAD ON NGONGOTAHA ROAD.



4 LOOKING SOUTH-WEST TOWARDS 31 NGONGOTAHA ROAD ON WAITETI ROAD.



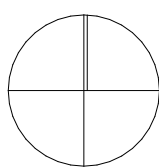
5 LOOKING SOUTH TOWARDS 1 HAMURANA ROAD ON HAMURANA ROAD.



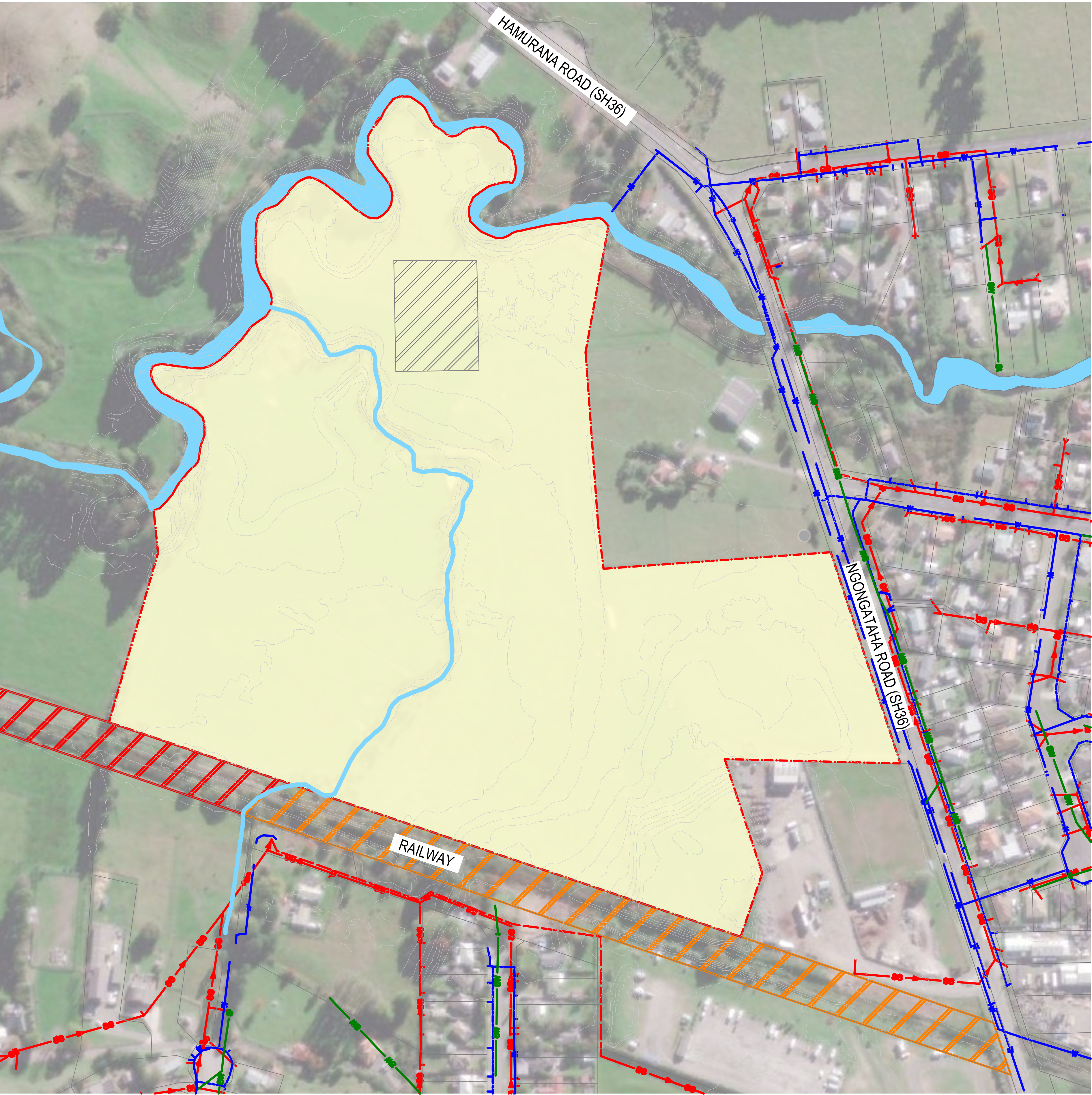
6 LOOKING NORTH TOWARDS 31 NGONGOTAHA ROAD ON BRUCE ST.



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Existing Context		
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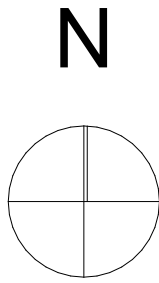


LEGEND

PROPOSED SITE BOUNDARY

RIVERS AND PERMANENT STREAMS**ZONES**RURAL 2 ZONE - RURAL LIFESTYLE ZONE**EXISTING SITE SERVICES**STORMWATER LINEWASTEWATER LINEWATERMAINS LINE

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Existing Site Conditions

Ngongotaha Development

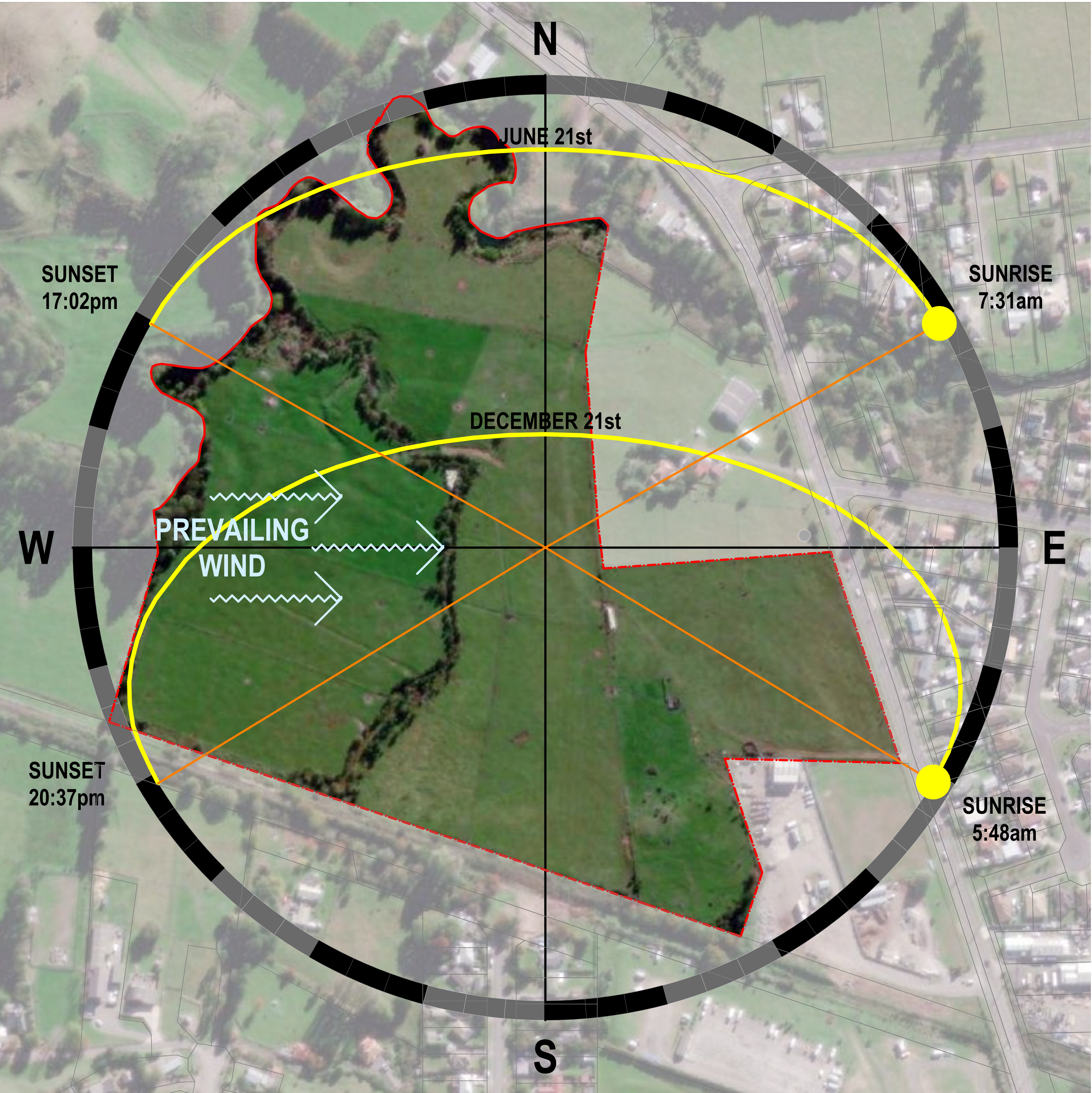
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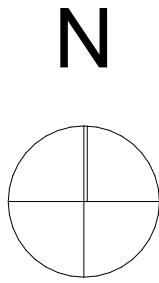
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Existing Site Conditions - Sun Study		
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Illustration 1 - West Elevation looking towards Northern Lot Frontages

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Proposed Site Render		
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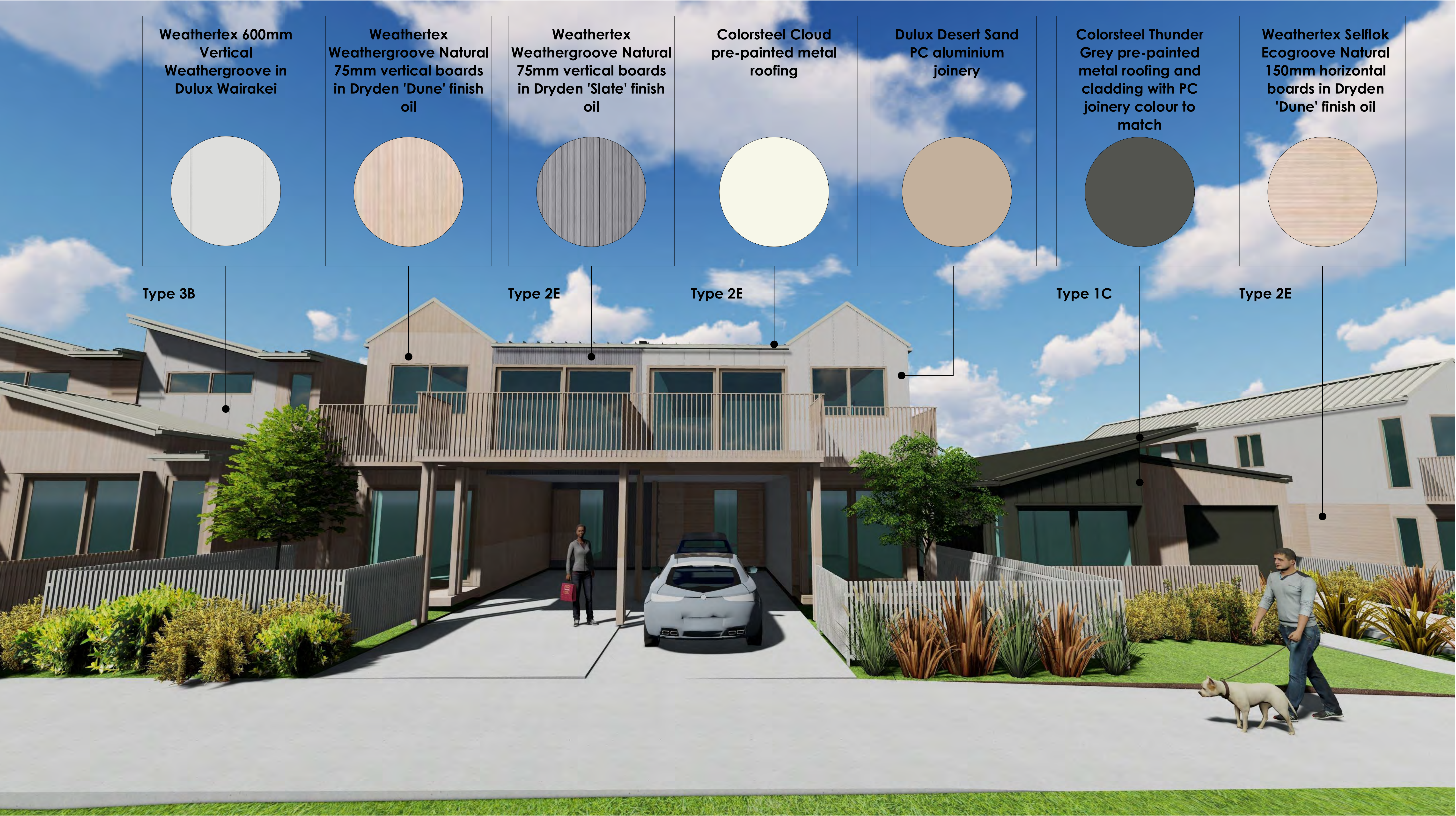
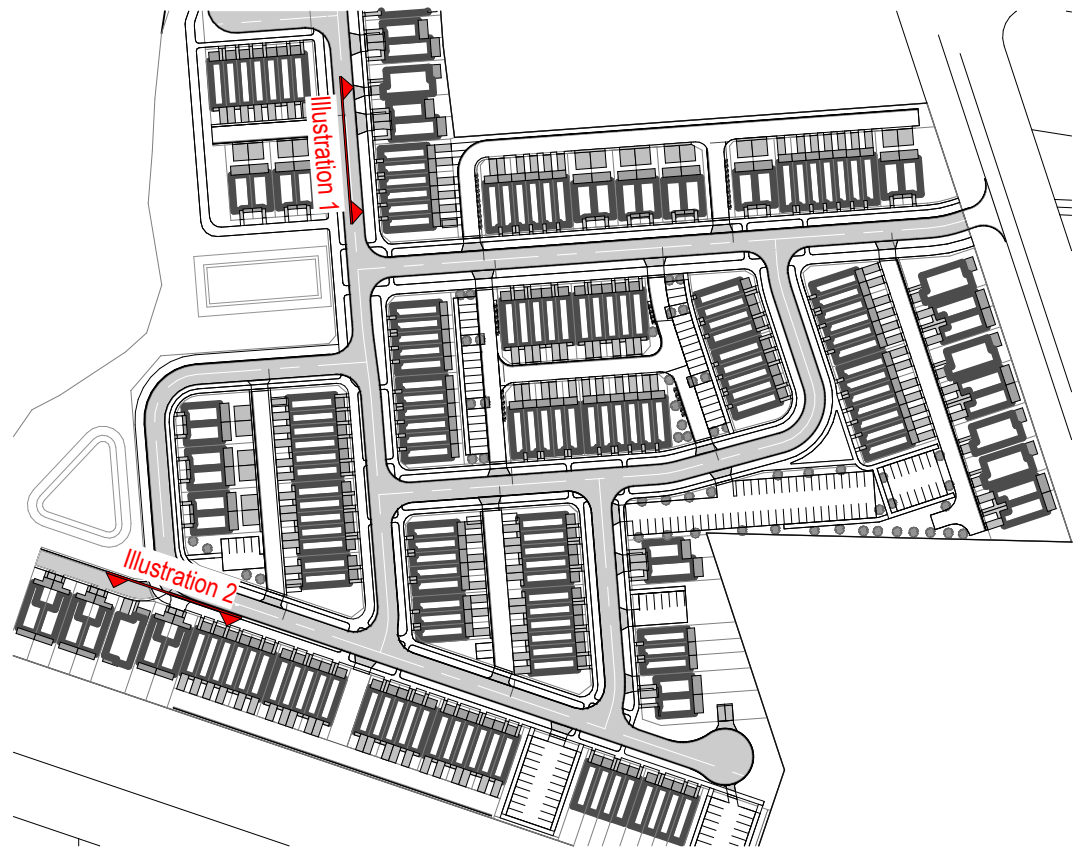


Illustration 2 - North Elevation looking towards Southern Lot Frontages

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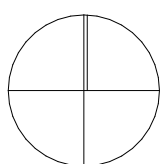
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Proposed Colour & Material Palette		
Ngongotaha Development		
16/12/2022	Job # 2567	00-08
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		Area
Building Coverage	Building Footprint	
		14,559.3

	Area
---	100.2
Building Footprint	14,559.3
Car Park	3,522.9
Driveway	2,542.5
Footpath	5,400.3
Public Driveway	8,868.8
Rear Lane	3,920.4
	38,914.4 m²

Address	31 Ngongotaha Road, Rotorua
Proposed Zone	Medium Density Residential Standard (MDRS)

	m2	%	Rule
Total Site Area	69000		
Building Coverage	14559	21.10%	max. 50%
Impervious	38911	56.39%	max. 80%
Landscape	30089	43.61%	min. 20%



Transmittal Set Name	
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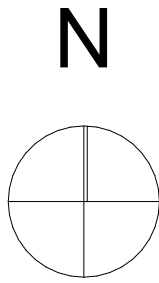
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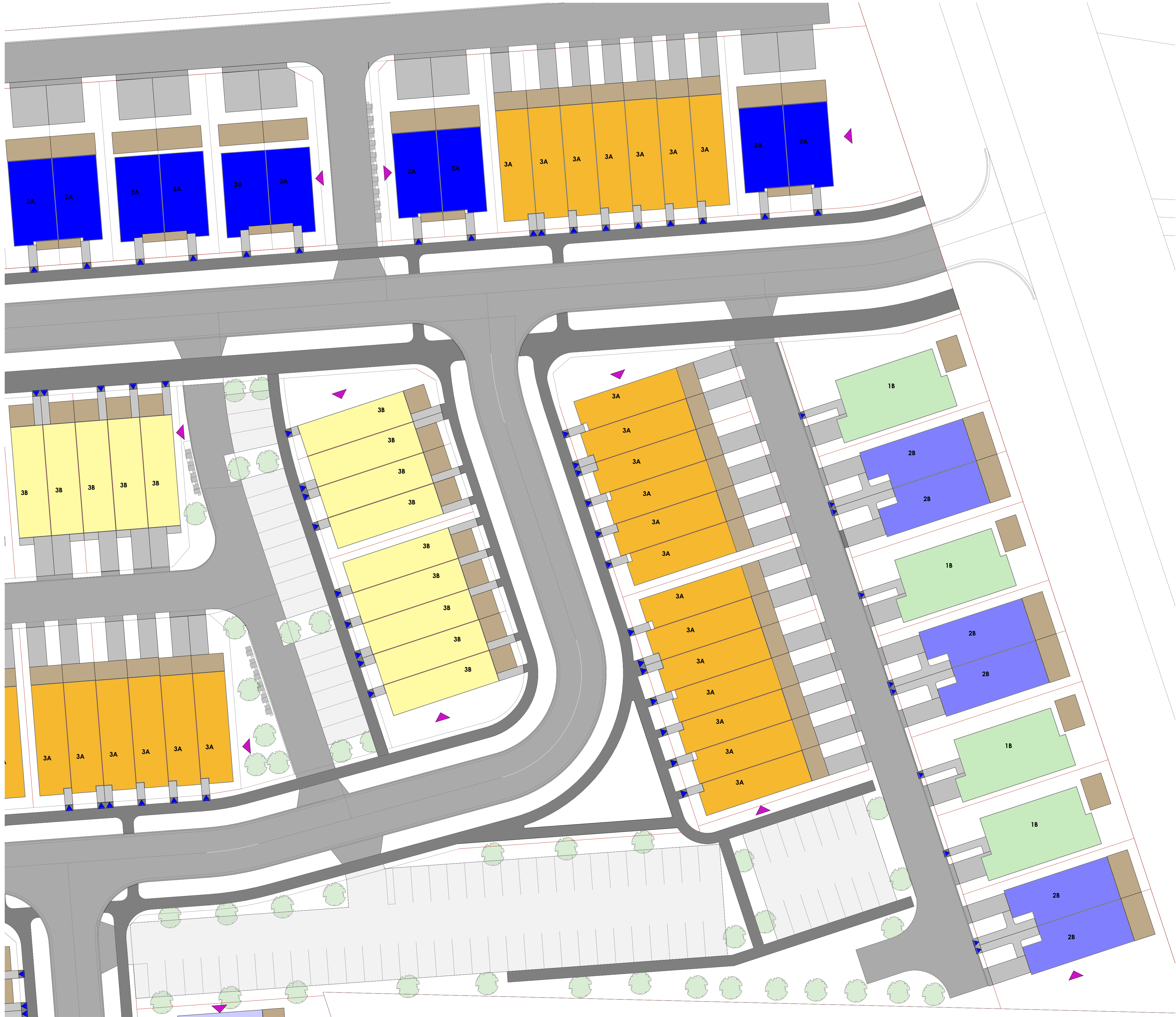
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16/12/2022 Job # 2567 10-01
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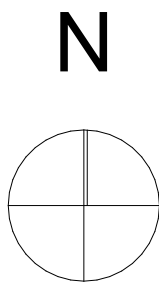
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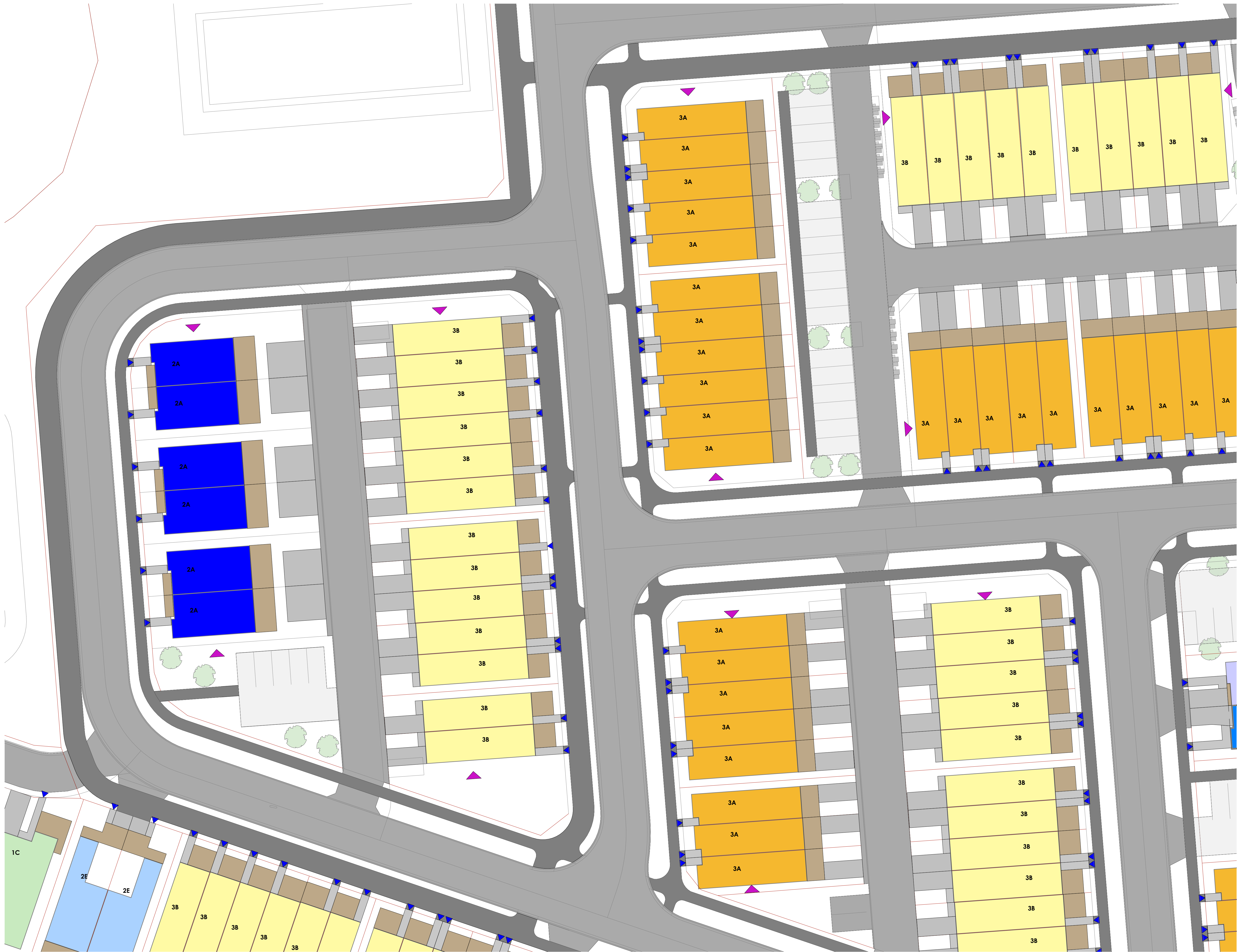
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Site Plan Pt 1		
Ngongotaha Development		
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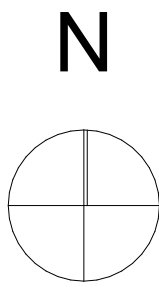
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Site Plan Pt 2		
Ngongotaha Development		
16/12/2022	Job # 2567	10-03
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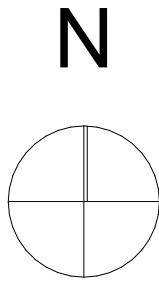


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Site Plan Pt 3		
Ngongotaha Development		
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1 Site Plan Part 4
Scale 1:250

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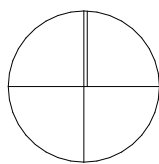


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Site Plan Pt 4		
Ngongotaha Development		
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Site Plan Pt 5

Ngongotaha Development
16/12/2022
Scale:

Job # 2567
10-06
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		KO Minimums	Complees
Gross Floor Area:	130.97m ²	95m ² (1 storey)	Yes (37.9% over)
Kitchen/Living/Dining Area:	46.58m ²	46m ²	Yes
Main Bedroom Area:	11.26m ²	10m ² (excl. wardrobes)	Yes
Bedroom Area:	9m ² min	9m ² (excl. wardrobes)	Yes
Laundry Area:	3.95m ²	3m ²	Yes
Laundry Tub:	560mm W	560mm W	Yes
Washing Machine:	850x700mm WxD	850x700mm (WxD)	Yes
Storage Area:	6.98m ²	3m ² (incl. wardrobes)	Yes (233% over)
WCs:	2	2	Yes
Bathtub:	1	1	Yes
Kitchen Wet Bench:	2260mm	1650x600mm D	Yes
Kitchen Dry Bench:	2600mm	2400x600mm D	Yes
Pantry:	900x600x2000mm	600x600x2000mm (WxDxH)	Yes
Fridge:	750x850x2000mm	700x850x2000mm (WxDxH)	Yes
Typical Site Area:	287.50m ²		
Typical Building Coverage:	134.62m ² (46.8%)		
Typical Impervious Area:	159.70m ² (55.5%)		
Typical Landscaped Area:	127.80m ² (44.5%)		

1 Type 1A - 3 Bed Standalone - Front Entry and Parking
Scale 1:50

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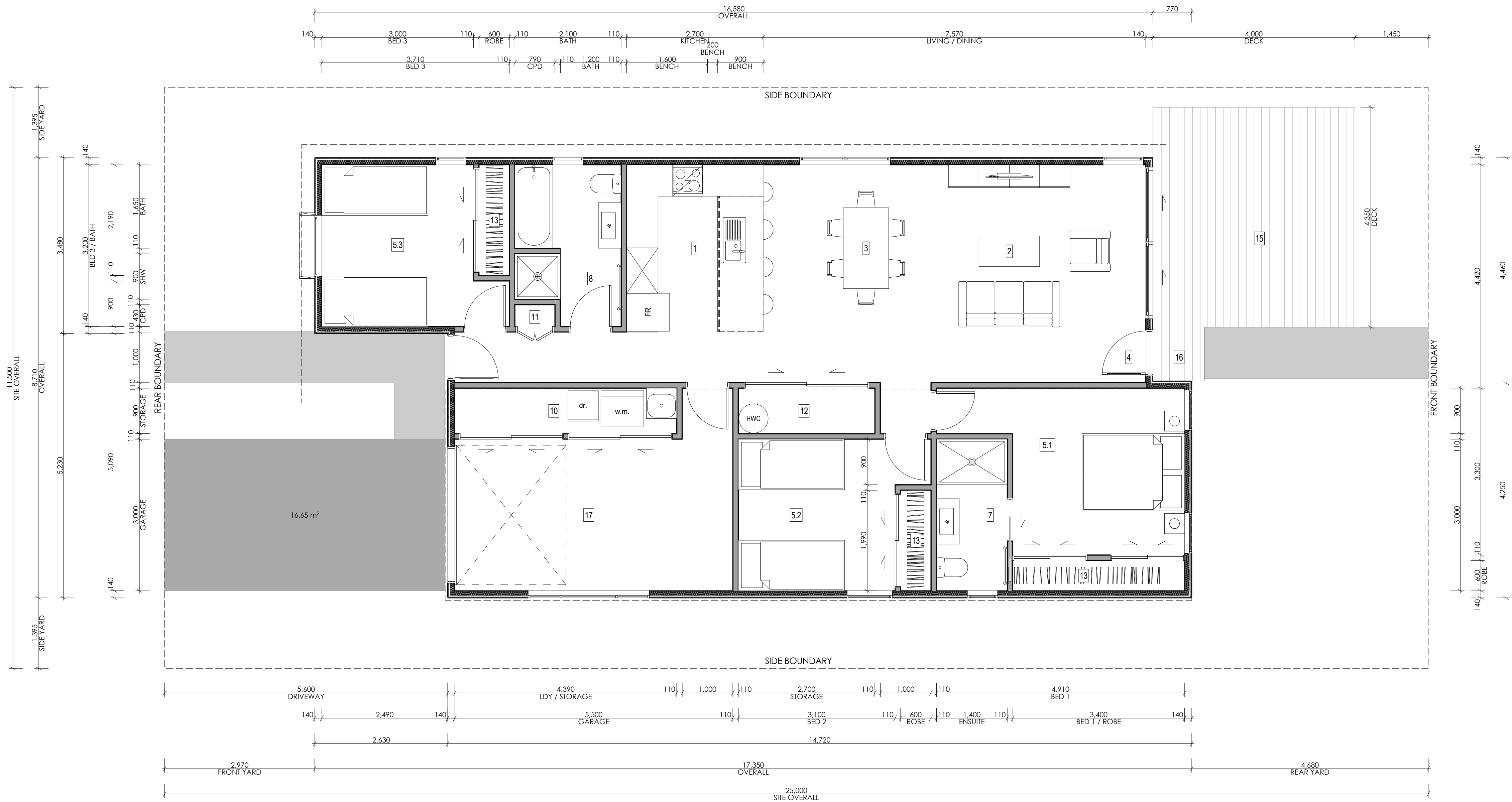
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Type 1A - 3 Bed Standalone - Front Entry and Parking

Ngongotaha Masterplan
16/12/2022
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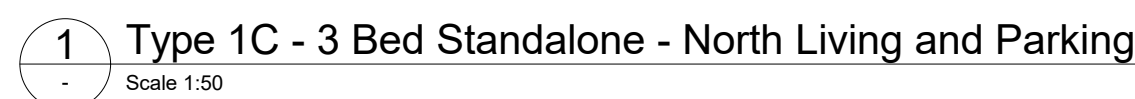
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20-01
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1 Type 1B - 3 Bed Standalone - Dual Entry
Scale 1:50

Gross Floor Area:	131.88m ²	KO Minimums	95m ² (1 storey)	Complies	Yes (38.8% over)
Kitchen/Living/Dining Area:	46.58m ²		46m ²		Yes
Main Bedroom Area:	12.58m ²		10m ² (excl. wardrobes)		Yes
Bedroom Area:	9m ² min		9m ² (excl. wardrobes)		Yes
Laundry Area:	3.95m ²		3m ²		Yes
Laundry Tub:	560mm W		560mm W		Yes
Washing Machine:	850x700mm WxD		850x700mm (WxD)		Yes
Storage Area:	7.31m ²		3m ² (incl. wardrobes)		Yes (244% over)
WCs:	2		2		Yes
Bathtub:	1		1		Yes
Kitchen Wet Bench:	2260mm		1650x600mm D		Yes
Kitchen Dry Bench:	2600mm		2400x600mm D		Yes
Pantry:	900x600x2000mm		600x600x2000mm (WxDxH)		Yes
Fridge:	750x850x2000mm		700x850x2000mm (WxDxH)		Yes
Typical Site Area:	287.50m ²				
Typical Building Coverage:	135.59m ² (47.2%)				
Typical Impervious Area:	162.20m ² (56.4%)				
Typical Landscaped Area:	125.30m ² (43.6%)				

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Type 1B - 3 Bed Standalone - Dual Entry		
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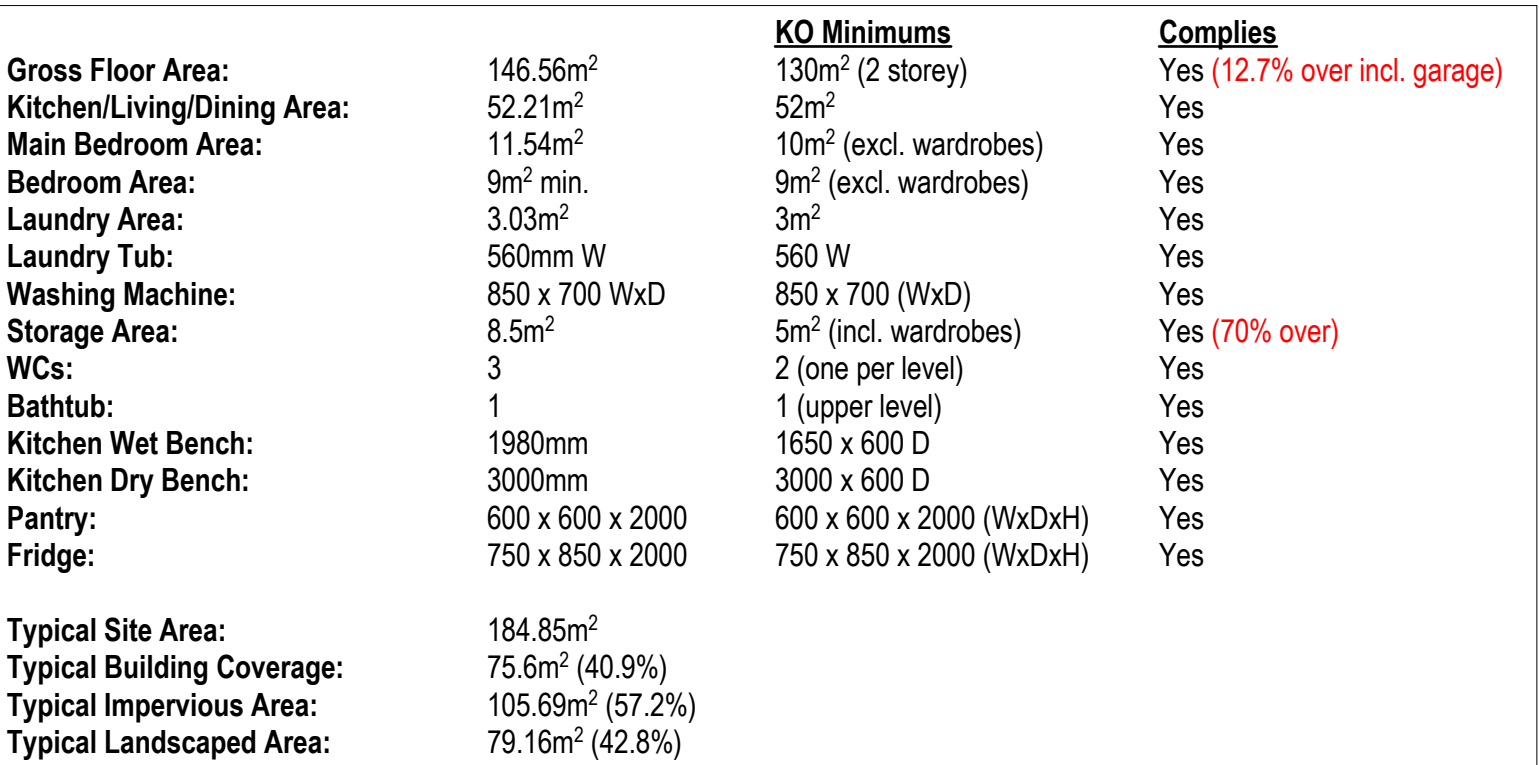
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Type 1C - 3 Bed Standalone - North Living and Parking

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11,870

1,095

140

2,950

BED 1 / ENSUITE

110

2,900

BED 2

110

1,700

BATHROOM

110

3,710

BED 3

140

1,000

110

1,790

ROBE

600

110

3,000

ROBE

BED 3



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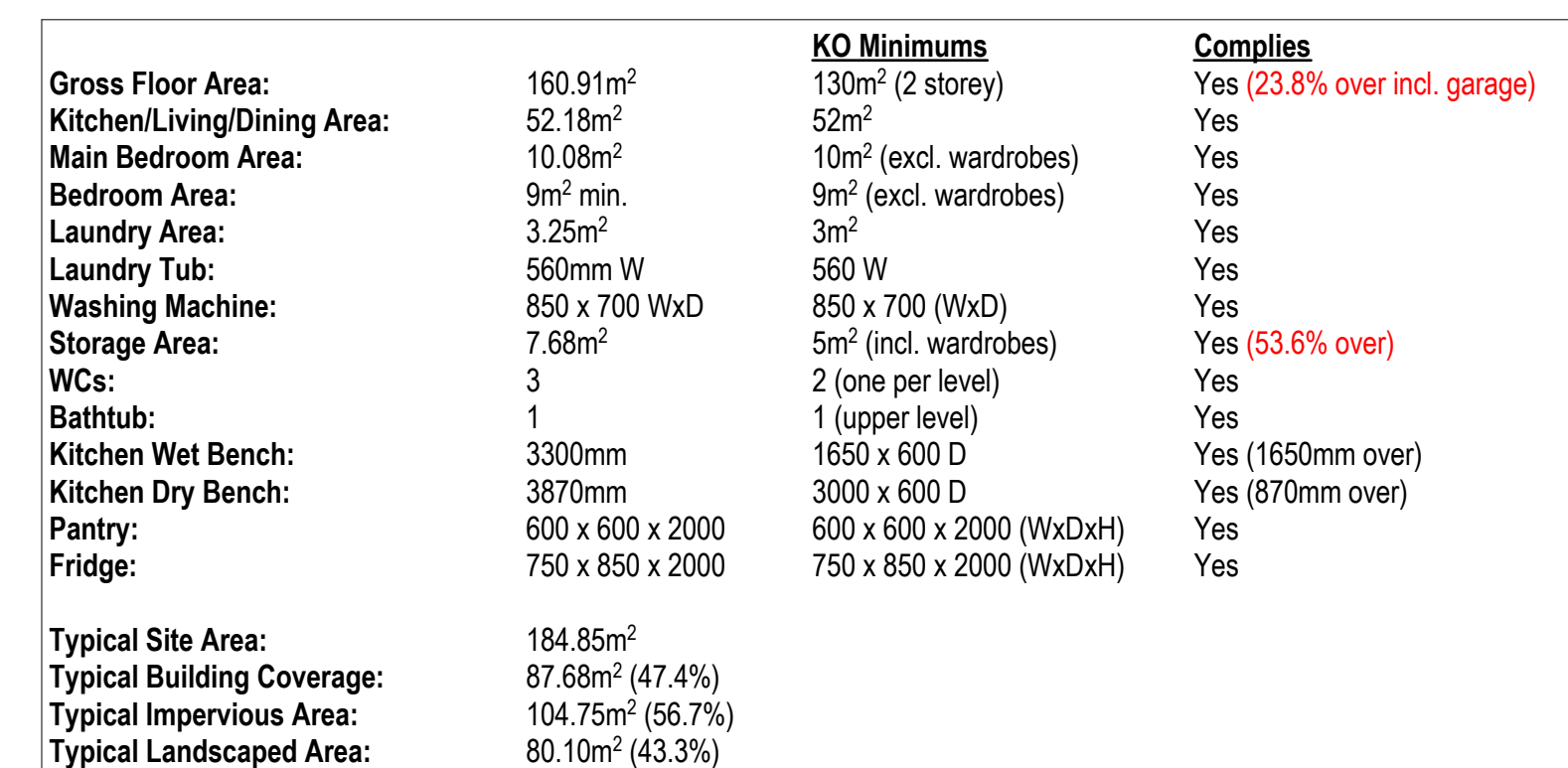
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Type 2A - 4 Bed Duplex - Rear Living & Parking

Ngongotaha Masterplan

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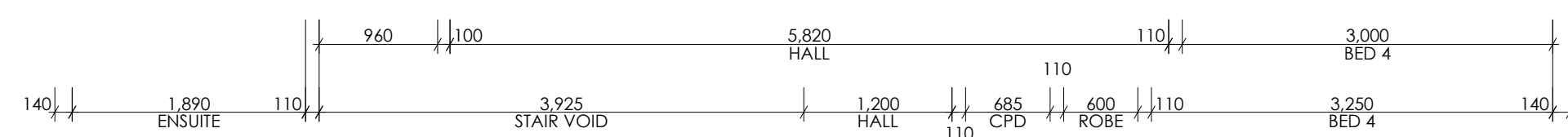


12,270 OVERALL

140

2,950 BED 1 110 2,900 BED 2 110 1,700 BATHROOM 110 4,110 BED 3 140

2,000 ENSUITE 950 1,000 110 1,790 ROBE 600 110 3,400 BED 3



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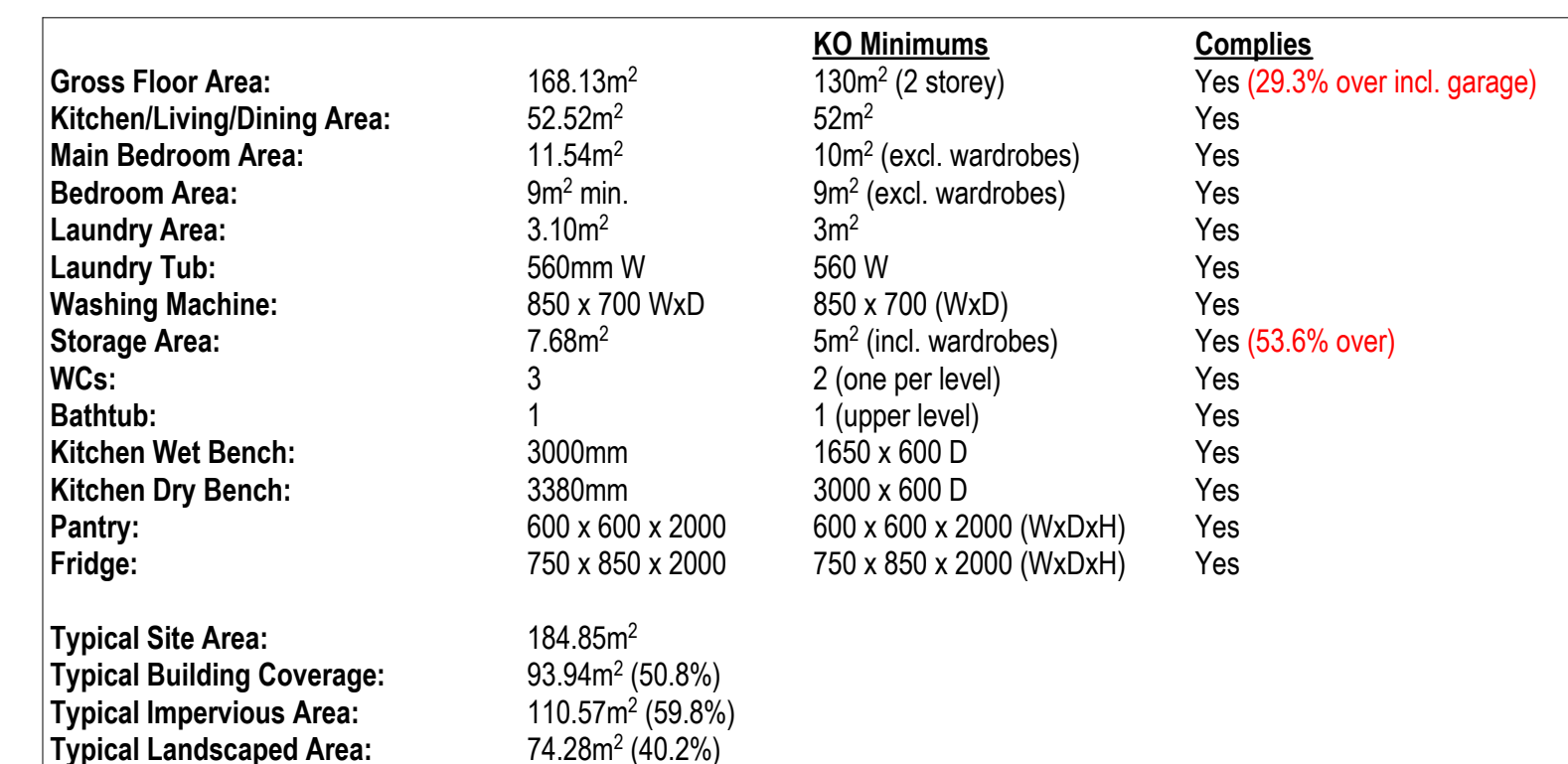
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Type 2B - 4 Bed Duplex - JOAL Entry

Ngongotaha Masterplan

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Note:
2C and 2D are always paired in order to
avoid double garage at street frontage.

Floor plan of the first floor with the following dimensions and room labels:

- Overall width: 11.870
- Overall depth: 1.095
- Room 1 (left): 140 (width) x 2.950 (depth), labeled "BED 1 / ENSUITE".
- Room 2 (middle-left): 110 (width) x 2.900 (depth), labeled "BED 2".
- Room 3 (middle-right): 110 (width) x 1.700 (depth), labeled "BATHROOM".
- Room 4 (right): 110 (width) x 3.710 (depth), labeled "BED 3".
- Room 5 (bottom-left): 1.000 (width) x 1.790 (depth), labeled "ROBE".
- Room 6 (bottom-right): 600 (width) x 3.000 (depth), labeled "ROBE".



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Type 2C - 4 Bed Duplex - Front Garage Rear Living

Ngongotaha Masterplan

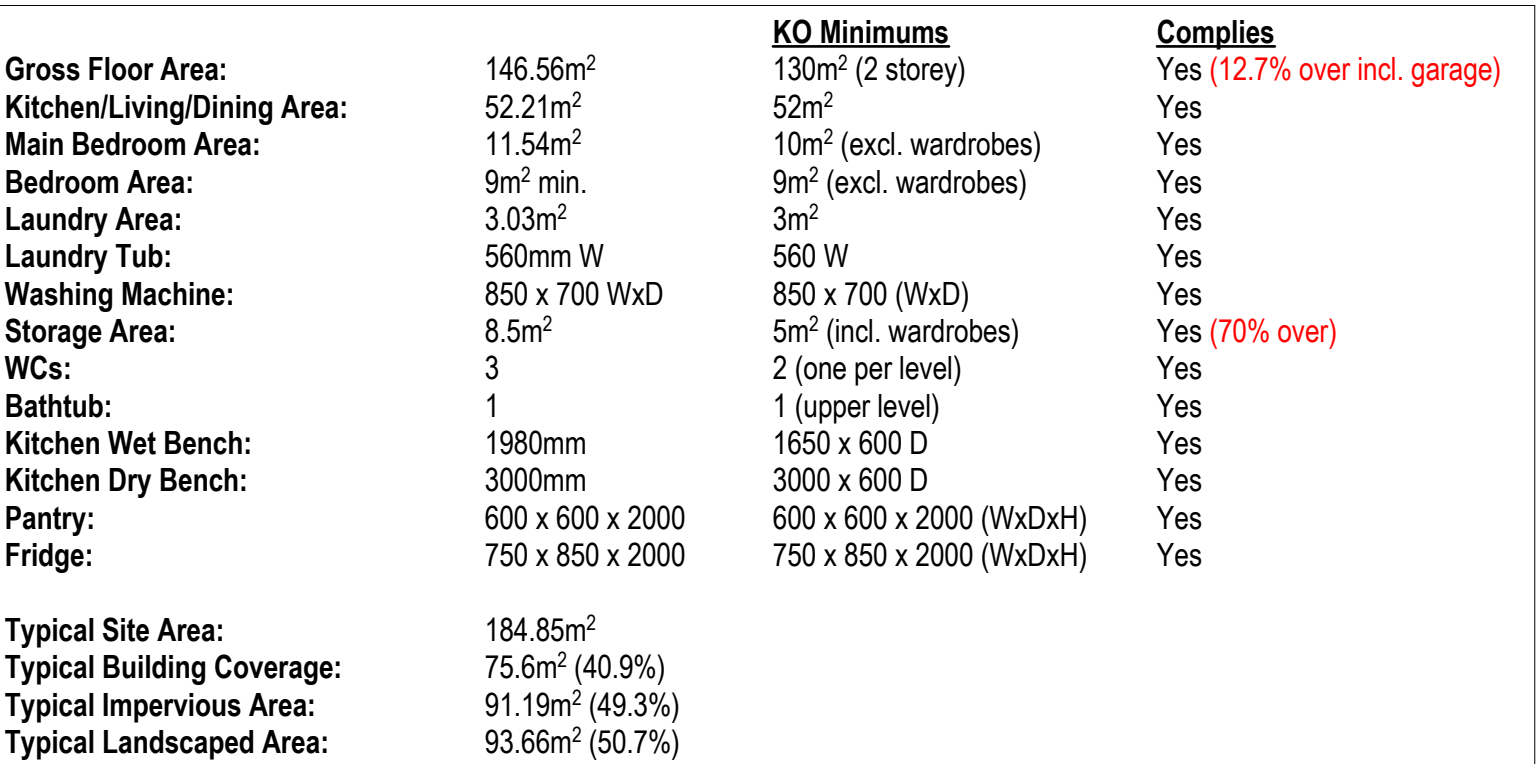
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20-06

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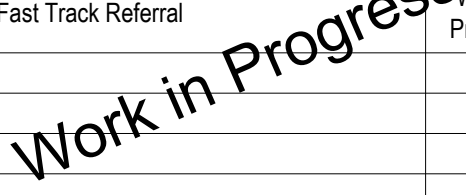


Note:
2C and 2D are always paired in order to
avoid double garage at street frontage.

Architectural floor plan of a three-story residential building. The plan shows a symmetrical layout with a central hallway (14) and stairs (13) connecting the three levels. The top floor includes three bedrooms (BED 1/ENSUITE, BED 2, BED 3), a bathroom, and a robe. The middle floor features a large living area (5.1, 5.2, 5.3, 5.4), a kitchen (7), a dining area (8), and a central staircase (13). The bottom floor contains a large living area (12), a kitchen (13), a bathroom (12), and a central staircase (14). Dimensions are provided for various rooms and overall measurements. A 'PARTY WALL' is indicated along the bottom edge of the main living area.

Dimensions (mm):

- Top edge: 140, 2,950, 110, 2,900, 110, 1,700, 110, 3,710, 140, 1,095
- Top floor labels: BED 1/ ENSUITE, BED 2, BATHROOM, BED 3
- Top floor dimensions: 1,000, 110, 1,790, 600, 110, 3,000
- Top floor labels: ROBE, BED 3
- Bottom edge: 140, 2,950, 110, 670, 110, 1,400, 3,725, 110, 600, 110, 2,900, 140
- Bottom floor labels: BED 1/ ROBE, CPD, HALL, STAIR, ROBE, BED 4
- Bottom floor dimensions: 4,820, 1,085, 710
- Bottom floor overall: 12,965, 12,965, OVERALL

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Type 2D - 4 Bed Duplex - Front Parking Rear Living

Ngongotaha Masterplan

16/12/2022 Job # 0000 20-07

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14,775 (OVERALL)

1,500 DECK 140

6,500 LIVING / DINING 110

1,700 BATHROOM 110

2,965 BED 3 110

3,000 BED 4 140

1,245 ROBE 110 1,000 HALL 110 3,610 BED 4



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Work in Progress

Resource Consent



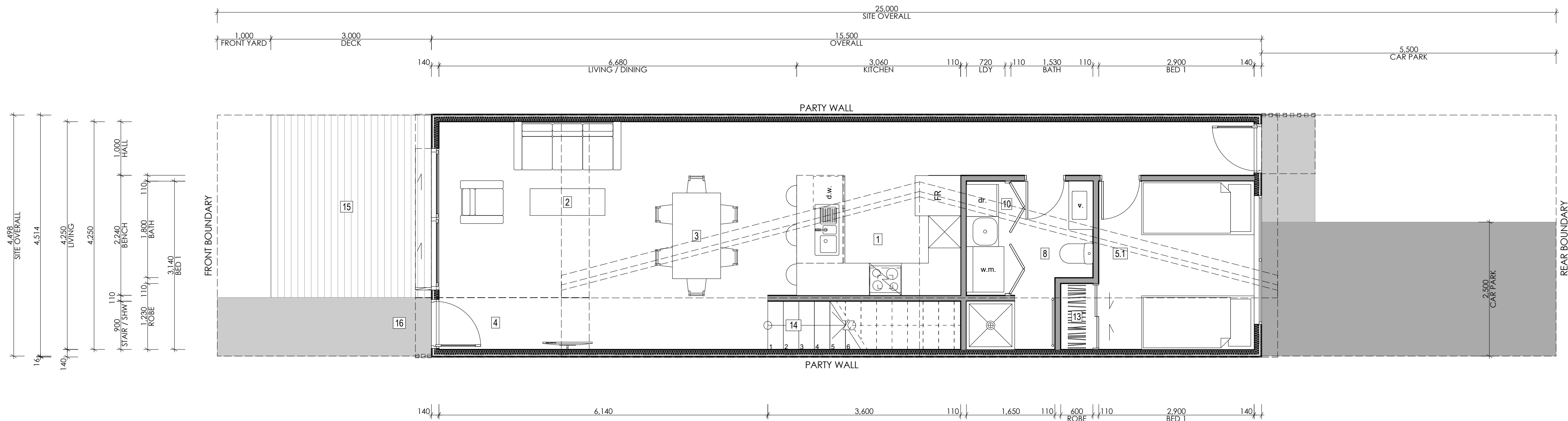
Level 3, 117 Saint Georges Bay Road,
 Parnell, Auckland, 1052
 PO Box 8577
www.bdgarchitects.co.nz

Type 2E - 4 Bed Duplex - Front Parking Upstairs Living

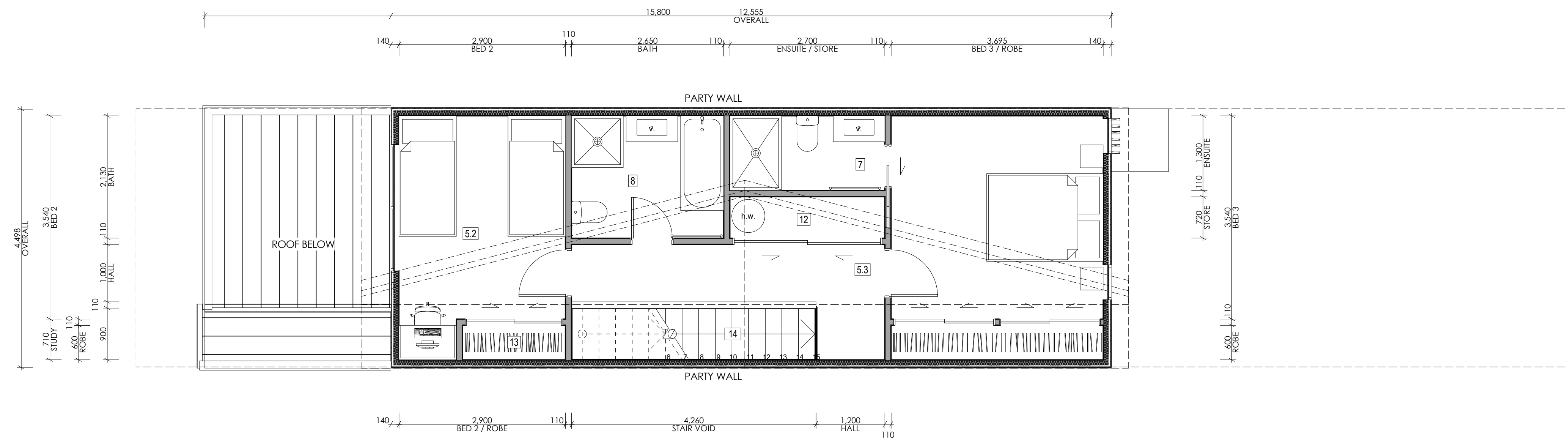
Ngongotaha Masterplan

16/12/2022
Job # 0000
20-08

Scale: Rev: A - WIP



1 Type 3B - 3 Bed Terrace - North Frontage - Ground Floor
Scale 1:50



2 Type 3B - 3 Bed Terrace - North Frontage - First Floor
Scale 1:50

Rev.	Transmittal Set Name	Date
A - WIP	Fast Track Referral	Work in Progress
Resource Consent		
BDG ARCHITECTS Level 3, 117 Saint Georges Bay Road, Parnell, Auckland, 1052 PO Box 8577 www.bdgarchitects.co.nz		
Type 3B - 3 Bed Terrace Rear Access Northern Frontage		
Ngongotaha Masterplan		
16/12/2022	Job # 0000	20-10
Scale:		Rev: A - WIP



Type 3B

Type 3B

Type 3B

Type 2E

Type 2E

Type 1C

1 Elevation A-A
Scale 1:50



Type 3A

Type 3A

Type 3A

Type 3A

Type 3A

Type 3A

Type 3A

Type 2A

2 Elevation B-B
Scale 1:50

ALL MATERIAL SELECTIONS, PAINT REPRESENTATION, LIGHTING AND FENCING IS SHOWN FOR IMAGING PURPOSES ONLY & IS CONSIDERED INDICATIVE ONLY



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Work in Progress		
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Proposed Elevations		
Ngongotaha Development		
16/12/2022	Job # 2567	30-01
Scale:		Rev: A - WIP



Type 2D

Type 2C

Type 1A

Type 2D

Type 2C

1 Elevation C-C
Scale 1:50



Type 3B

Type 3B

Type 3B

Type 3B

Type 3B

2 Elevation D-D
Scale 1:50



Type 2B

Type 2B

3 Elevation E-E
Scale 1:50

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Rev.	Transmittal Set Name	Date
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Work in Progress		
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Proposed Elevations		
Ngongotaha Development		
16/12/2022	Job # 2567	30-02
Scale:		Rev: A - WIP