

DESIGNGROUP
STAPLETON ELLIOTT

designgroupstapletonelliott.co.nz

THAMES PACIFIC
RESIDENTIAL DEVELOPMENT

99/103 STATE HIGHWAY 1, WAIKANAЕ
CONCEPT

27 JUNE 2022

LOCALITY PLAN



District Plan Rules:
• *General Residential Zone*

Maximum Building Height:
• *8m for habitable buildings*

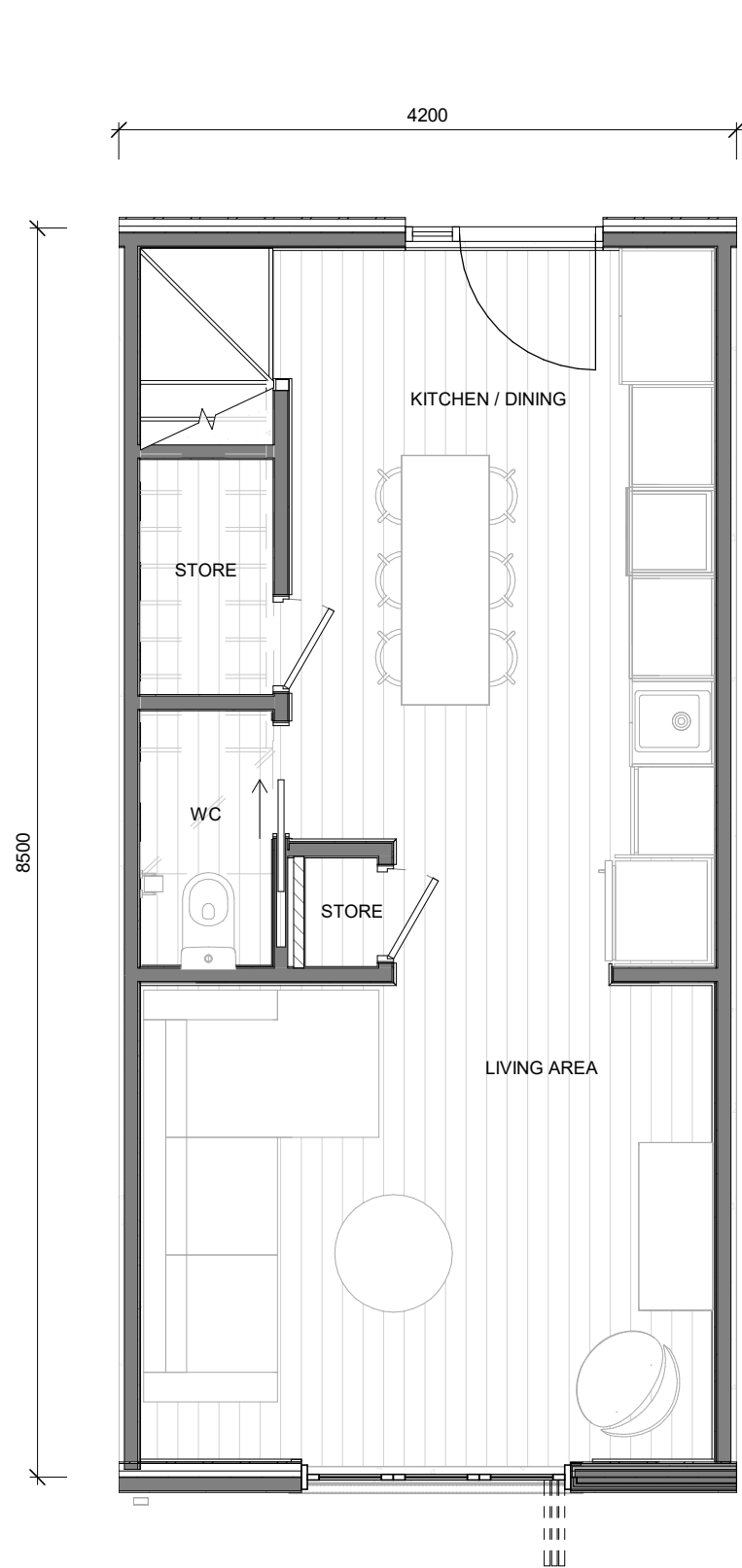
• *height in relation to boundary envelope;
recession plane commences 2.1m vertical,
inclines inward at a 45° angle from boundary.*



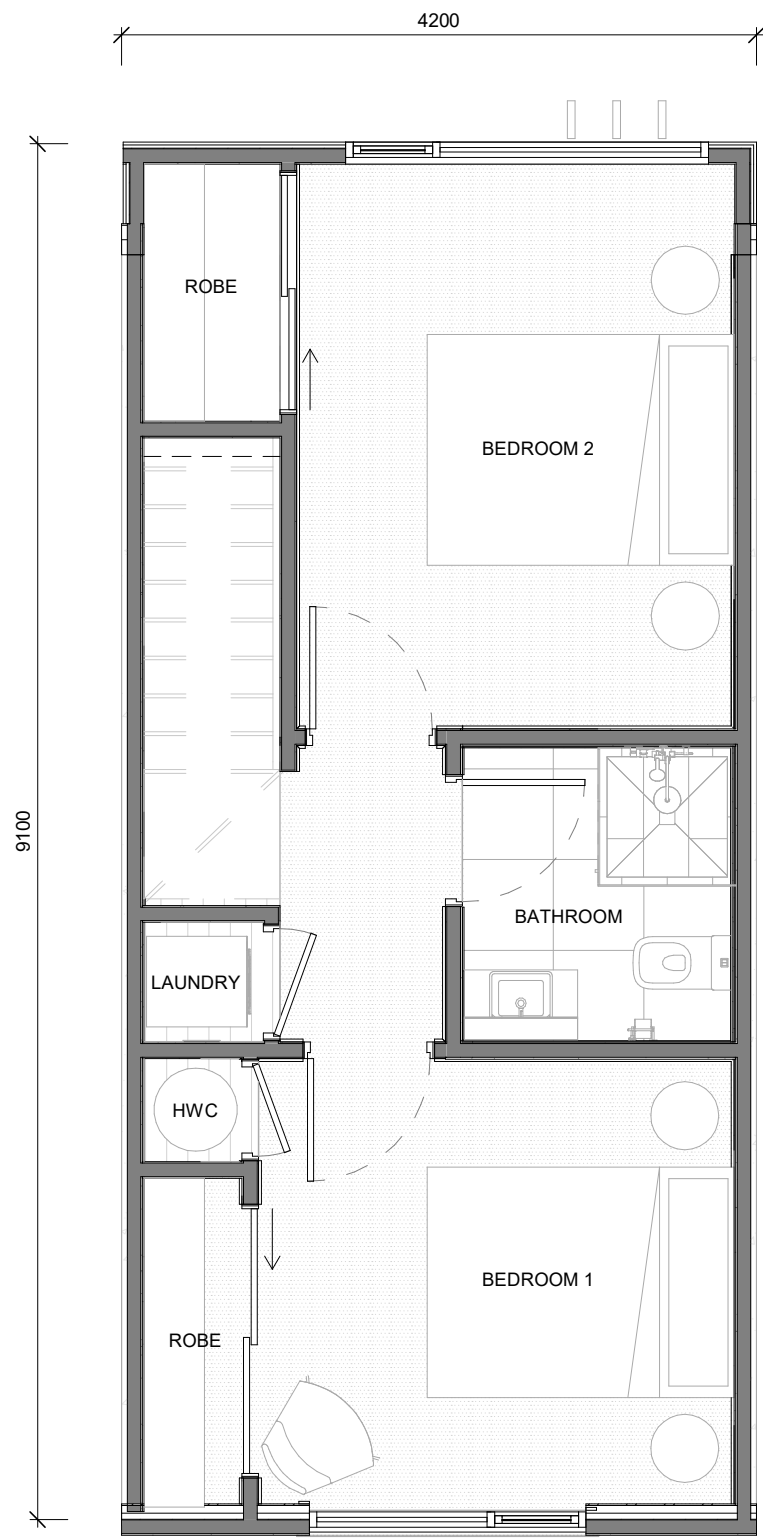
MASTERPLAN



2 BEDROOM UNIT - TYPE A



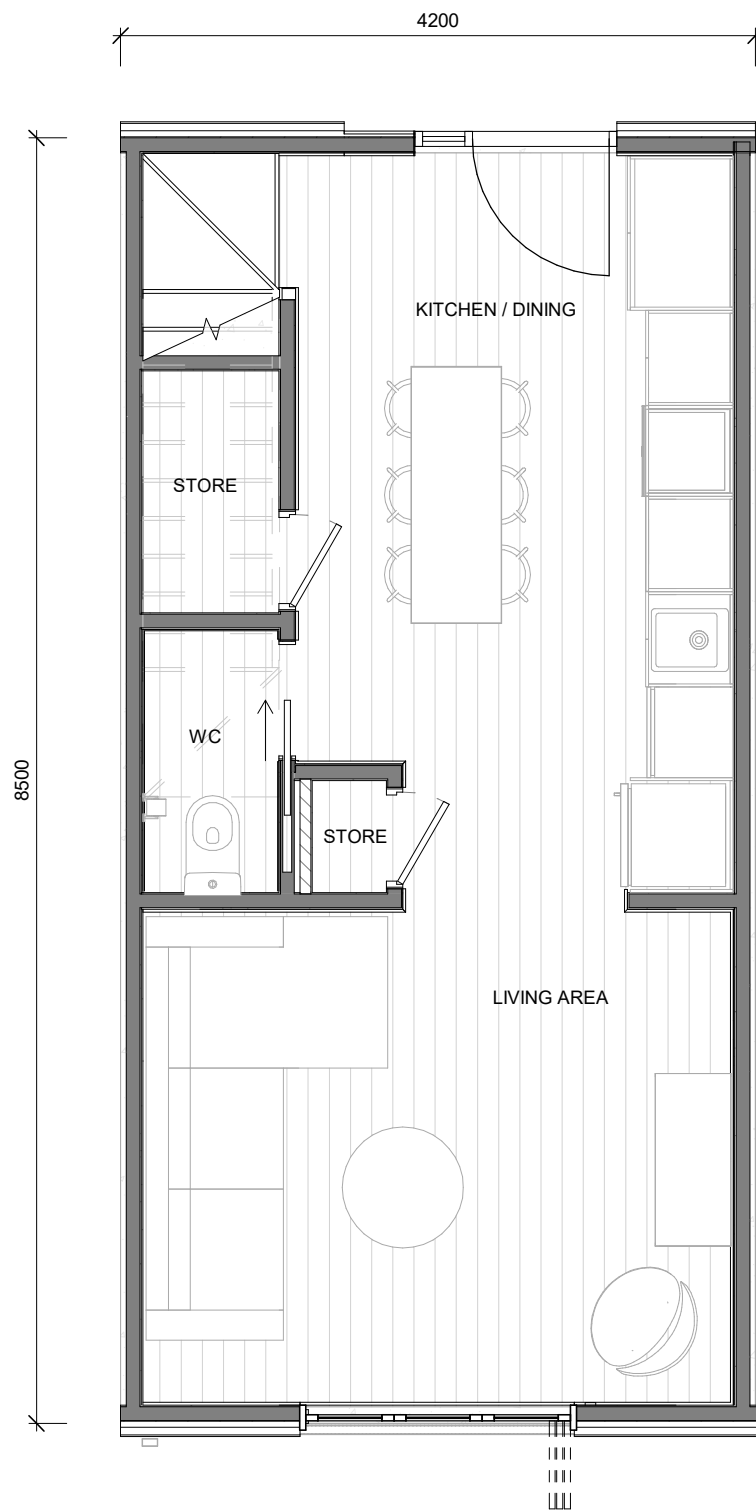
2 Bed - Ground Floor - Type A
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



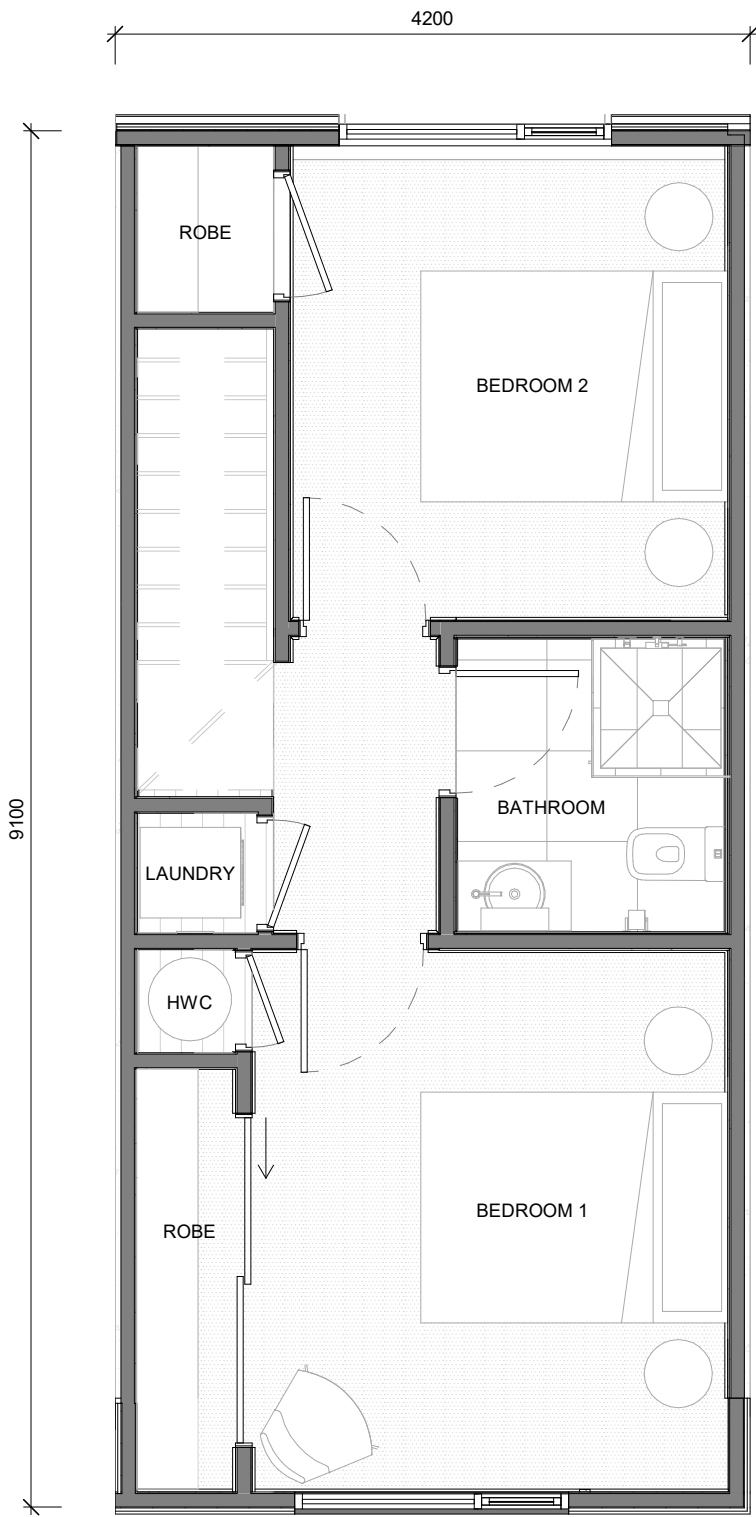
2 Bed - First Floor - Type A
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



2 BEDROOM UNIT - TYPE B



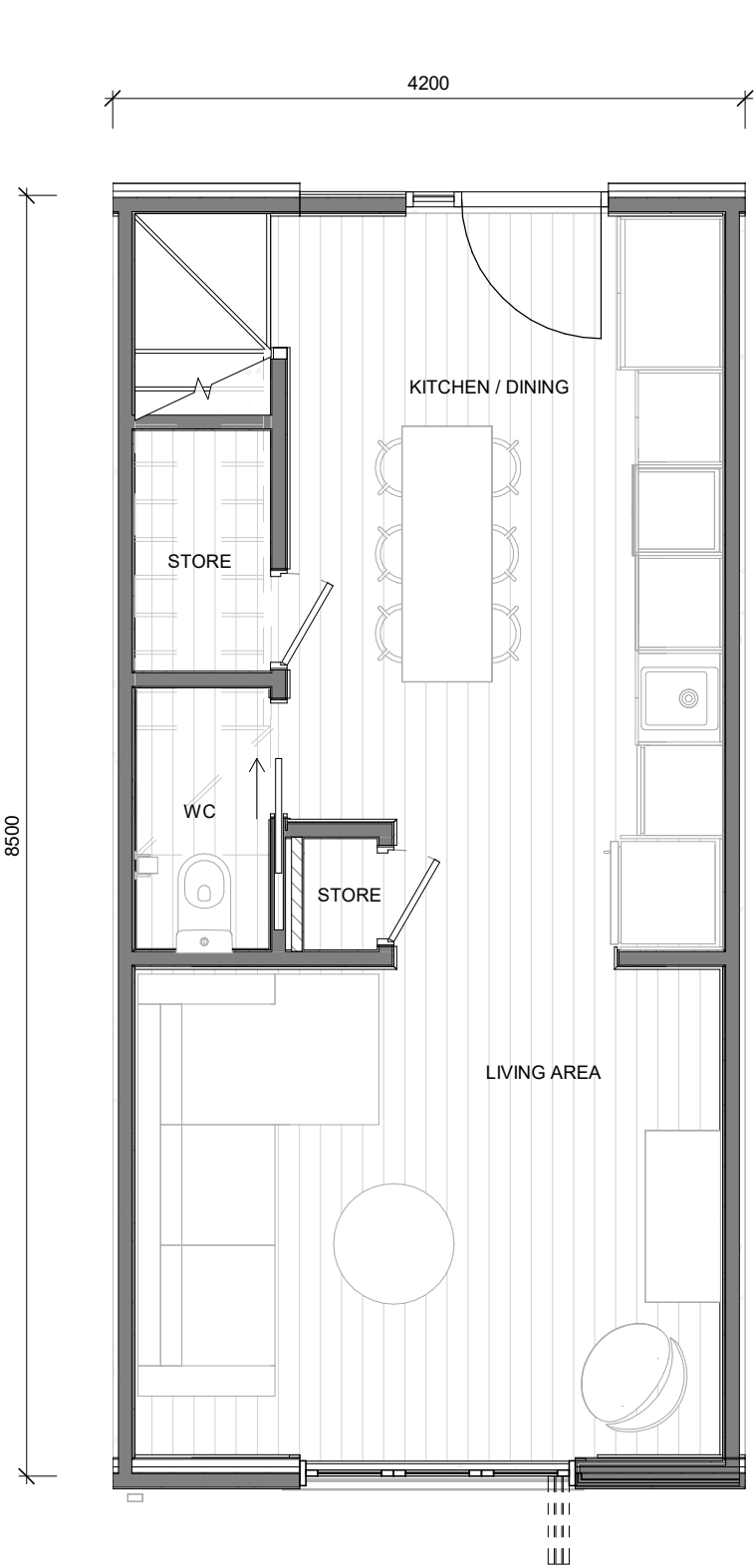
2 Bed - Ground Floor - Type B
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



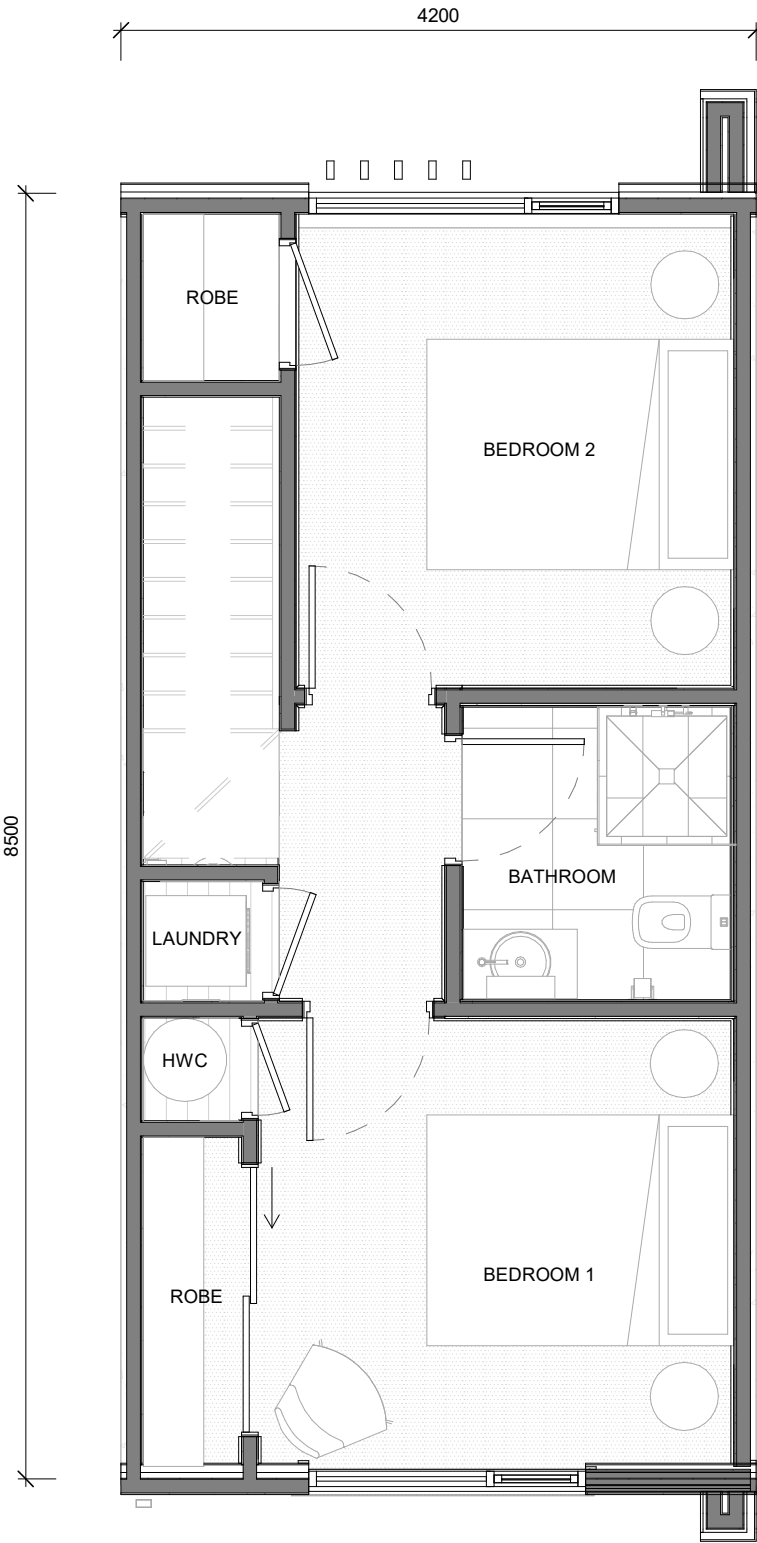
2 Bed - First Floor - Type B
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



2 BEDROOM UNIT - TYPE C



2 Bed - Ground Floor - Type C
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



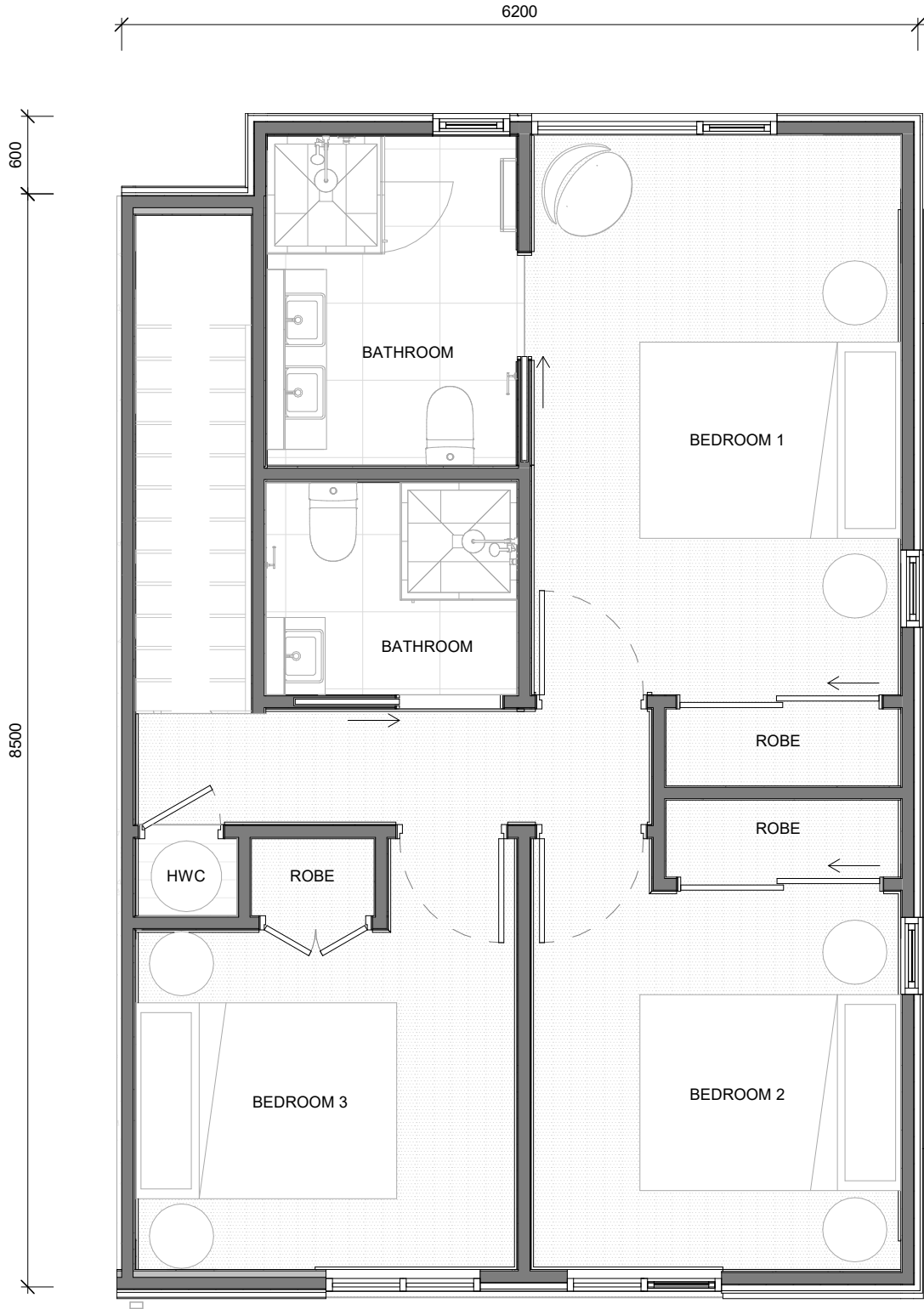
2 Bed - First Floor - Type C
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



3 BEDROOM UNIT - TYPE D



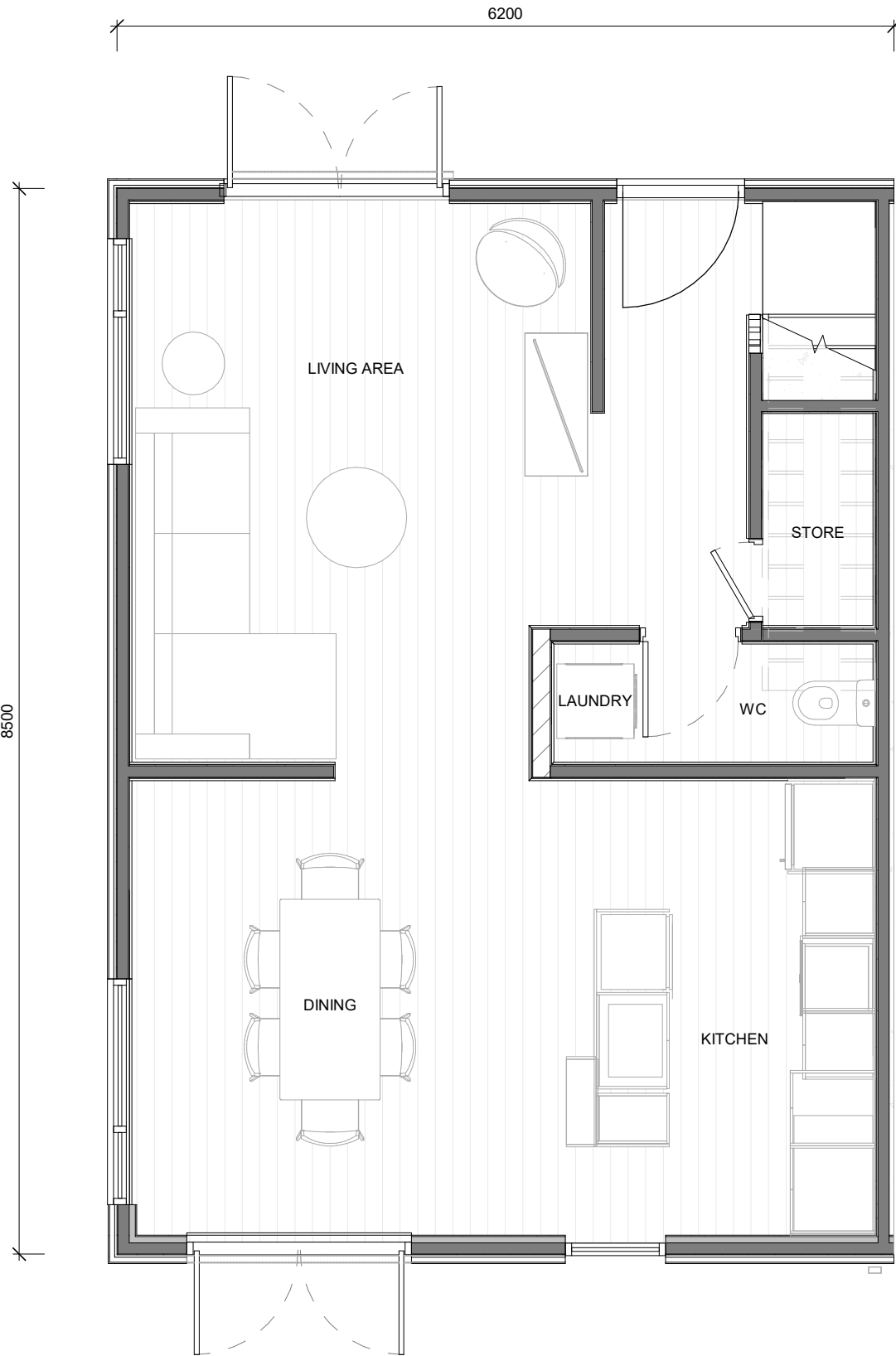
3 Bed - Ground Floor - Type D
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



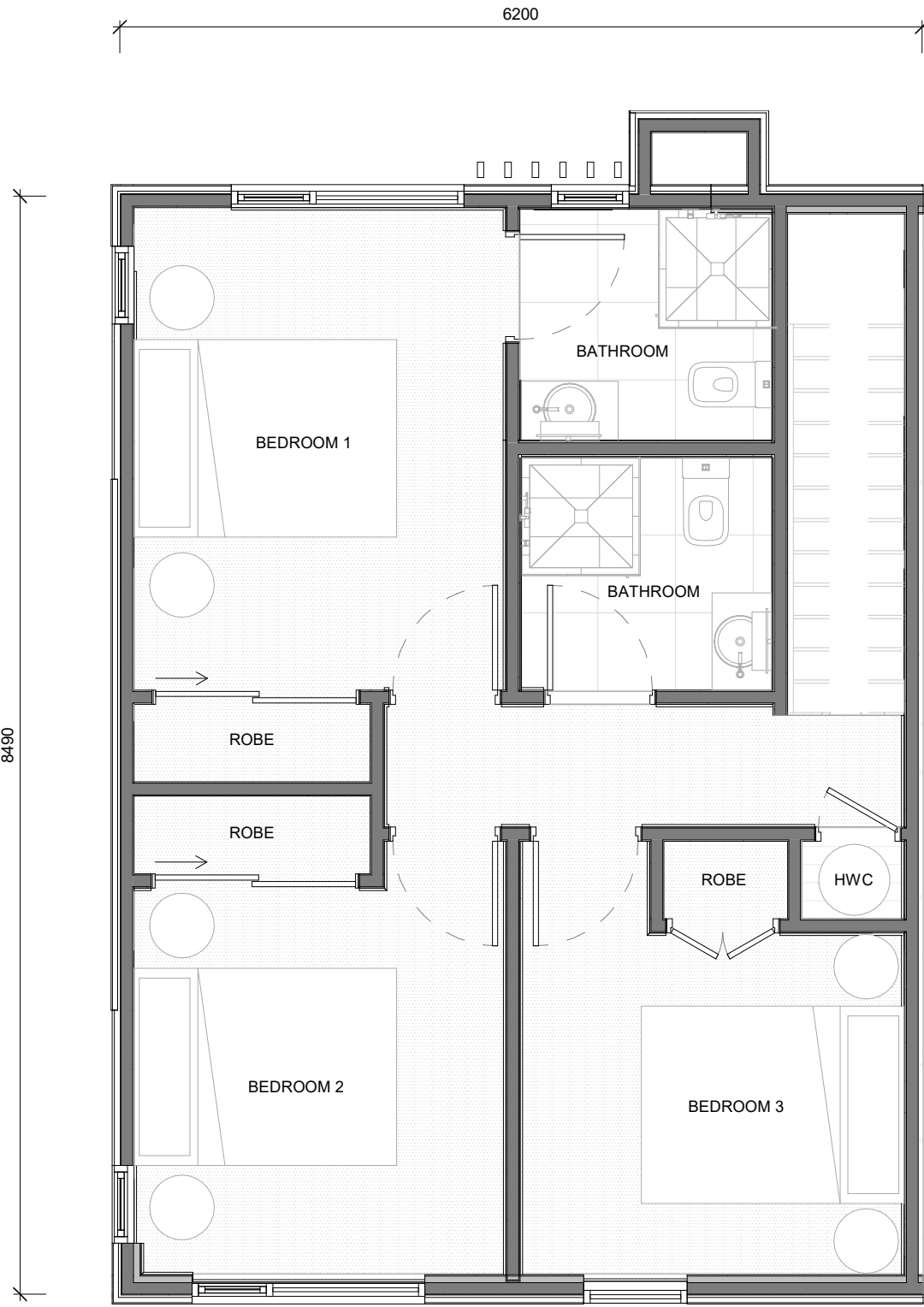
3 Bed - First Floor - Type D
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



3 BEDROOM UNIT - TYPE E



3 Bed - Ground Floor - Type E
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



3 Bed - First Floor - Type E
SCALE @ A3 - 1 : 50 | SCALE @ A1 - DOUBLE SCALE



PRECEDENTS



PRECEDENTS

