

# Ventnor Townhouses



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## Summary

**Zone -** Mixed housing Suburban

### 13 Units Total

- 3x 3 Bed Unit @ 94.63m<sup>2</sup> with carpark
- 3x 3 Bed Unit @ 94.56m<sup>2</sup> with carpark
- 3x 3 Bed Unit @ 106.11m<sup>2</sup> with carpark
- 4x 2 Bed Unit @ 79.2m<sup>2</sup> with carpark

Project:

## Ventnor Townhouses

For: 44 Ventnor Ltd

At: 44 Ventnor Road Remuera Auckland

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Drawing:

Cover

Stage of Documentation:

Resource Consent

Project number: 24

**2034**

Drawing number / Issue:

**RC.01**

November 2020



Project:

**Ventnor Townhouses**

For: 44 Ventnor Ltd

At: 44 Ventnor Road Remuera Auckland

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Drawing:

Location Plan

Stage of Documentation:

Resource Consent

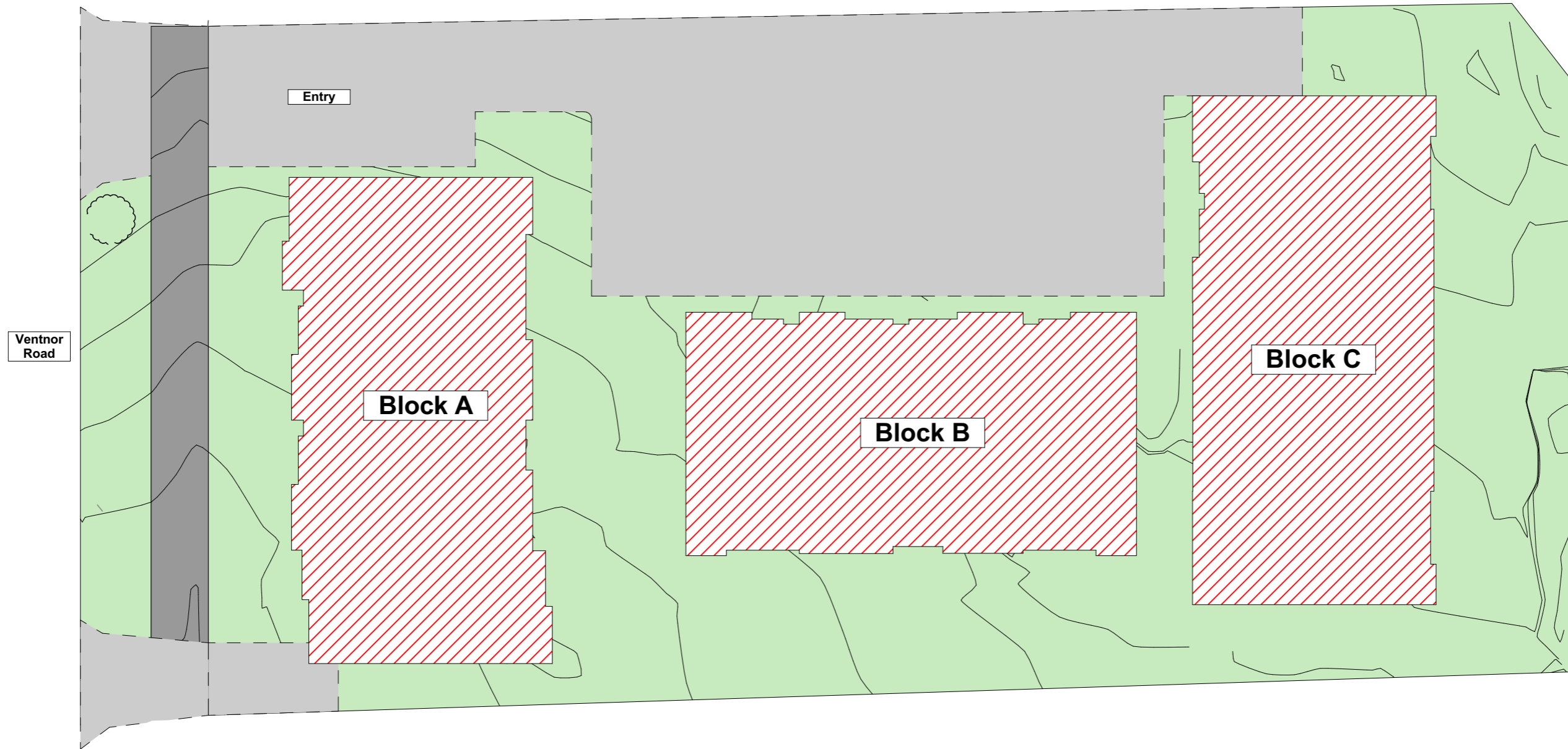
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**2034**

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**RC.02/**

TUESDAY, 24  
 November 2020



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Drawing:

Site Plan

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Resource Consent

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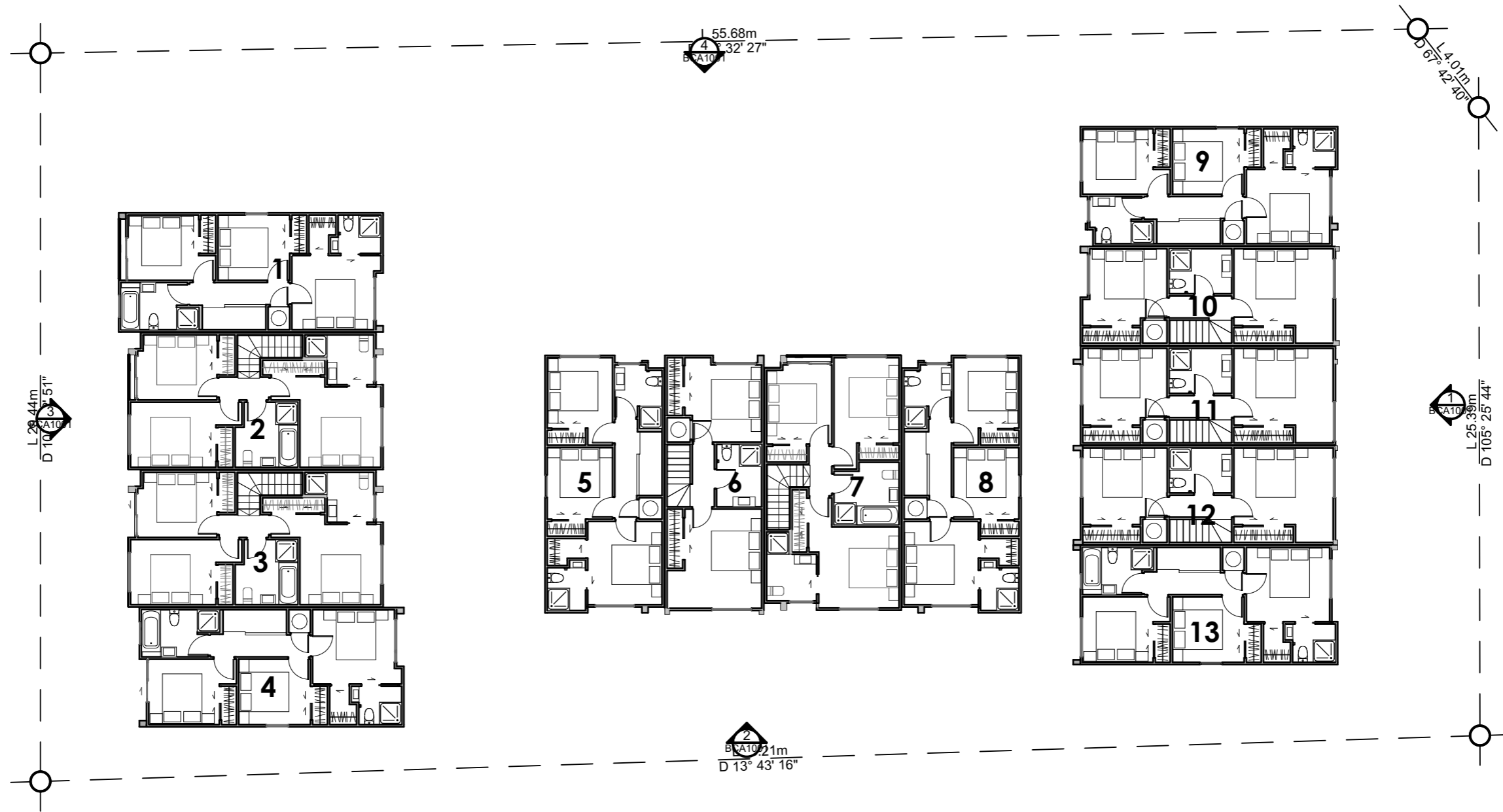
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Drawing:

Floor Plan level 1

Stage of Documentation:

Resource Consent

Project number:

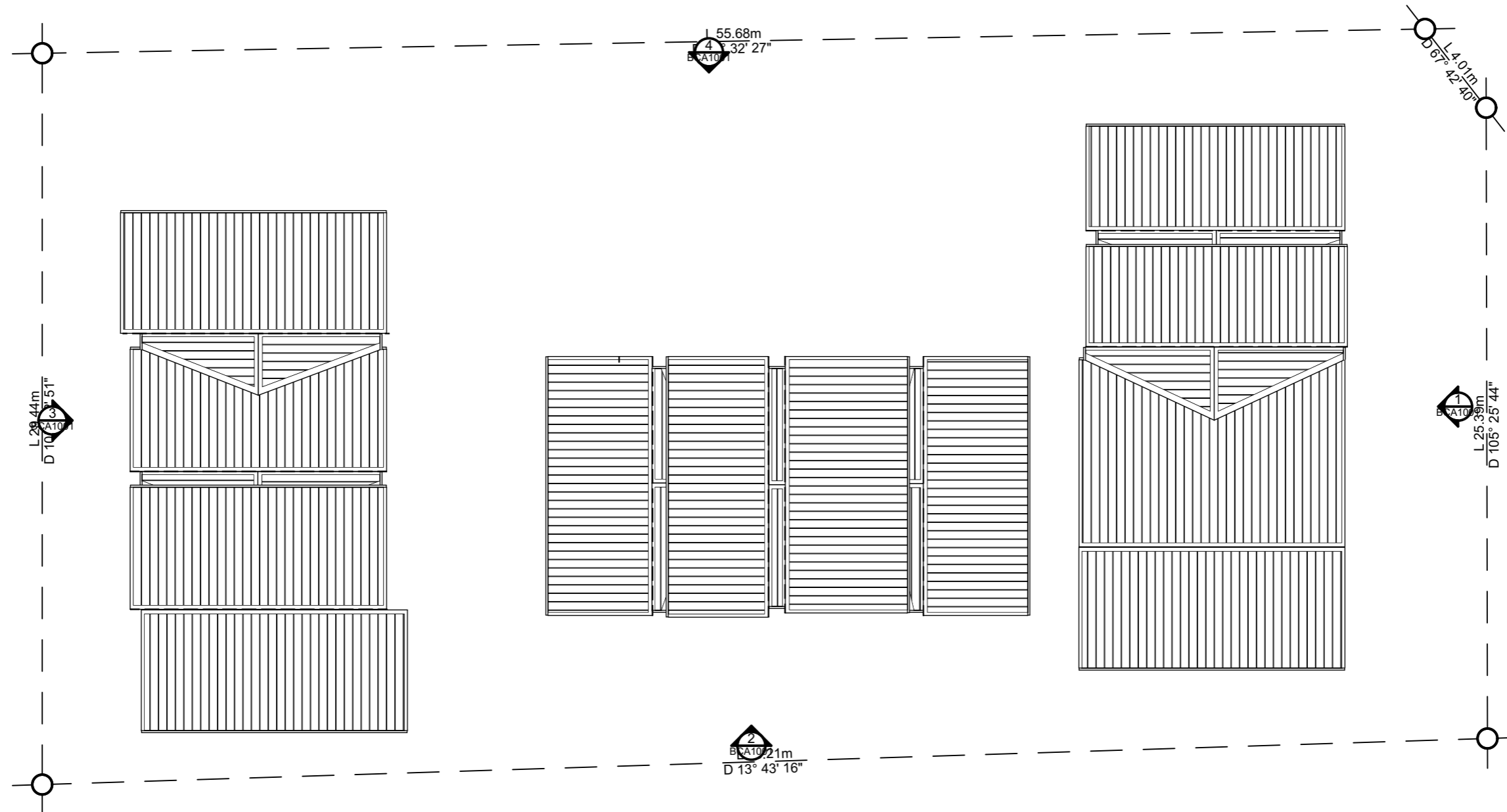
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Drawing:

Streetscape Perspective

Stage of Documentation:

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Project number / Issue:

**2034**

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Drawing:

**Aerial Perspective**

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Drawing:

Courtyard Perspective 1

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Drawing:

Courtyard Perspective 2

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**RC.10**

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<p><b>A</b> Roof/Wall - Roof &amp; Walls - Steel profile metal or Similar Roofing Colour: White/Light Grey</p> 	<p><b>B1</b> Cladding - Vertical Western Cedar Weatherboard same or similar to Herman Pacific HP53, 2 different stain finishes as per elevation</p> 	<p><b>B2</b> Cladding - Vertical Western Cedar Weatherboard same or similar to Herman Pacific HP53, 2 different stain finishes as per elevation</p> 	<p><b>C</b> Fascia Board - Fibre Cement Colour: White Profile: James Hardie Accent Fascia</p> 
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- OTHER**
- All fences in pine
  - All retaining walls a combination of pine and concrete block
  - Pedestrian accessways including steps, brushed white concrete finish.
  - Driveway surface, asphalt
  - Driveway breaks, exposed aggregate concrete finish

**FENCE SCHEDULE**

Street Fence	1.4m High
Internal Fence	1.7m High

Please note: all colours are subject to review by Gibbons and Co. Development.

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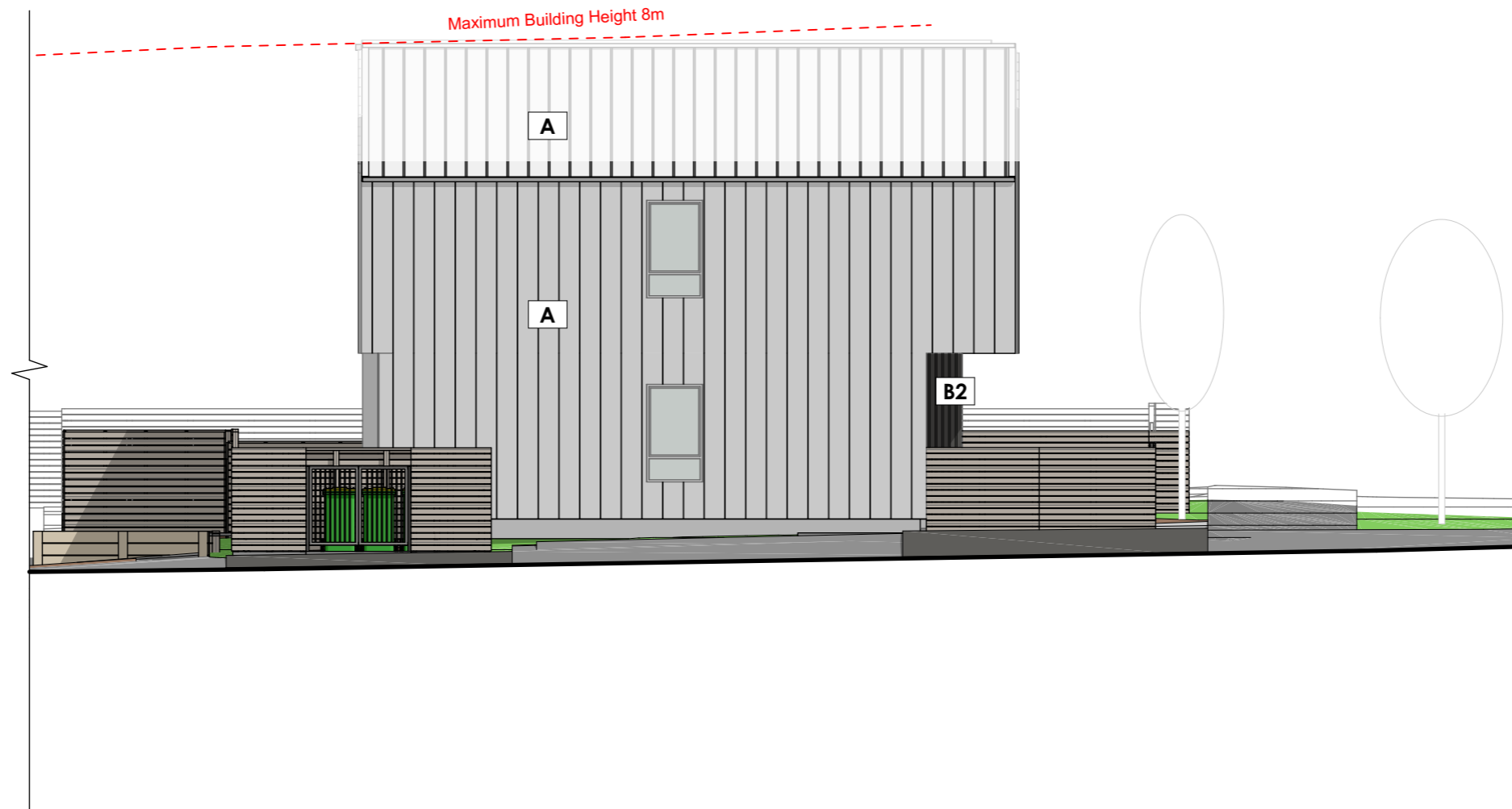
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Drawing:  
**South Elevation**  
Stage of Documentation:  
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Project number:  
**2034**  
Drawing number / Issue:  
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November 2020



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Drawing:

West Elevation Block A

Stage of Documentation:

Resource Consent

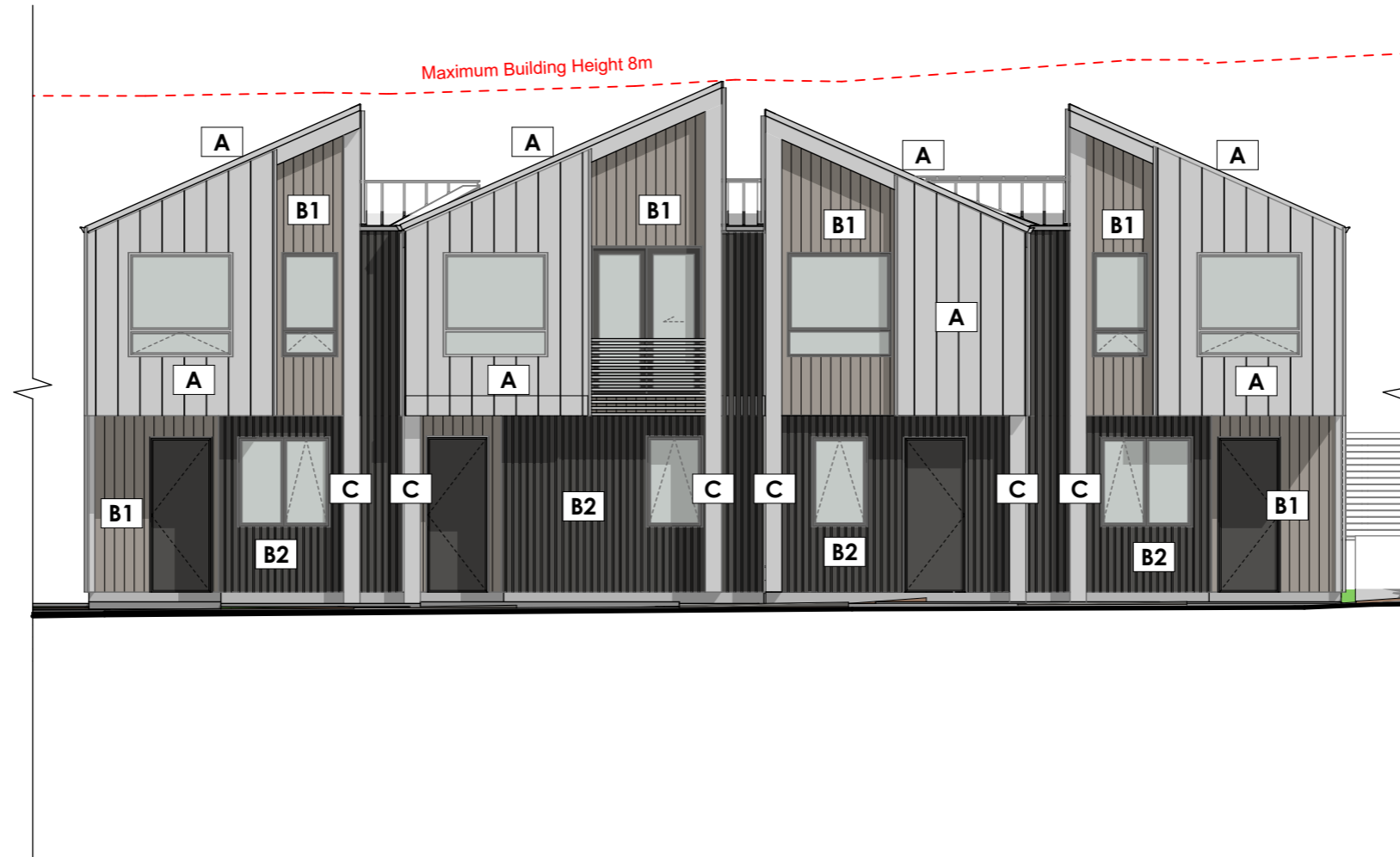
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Drawing:

West Elevation Block B

Stage of Documentation:

Resource Consent

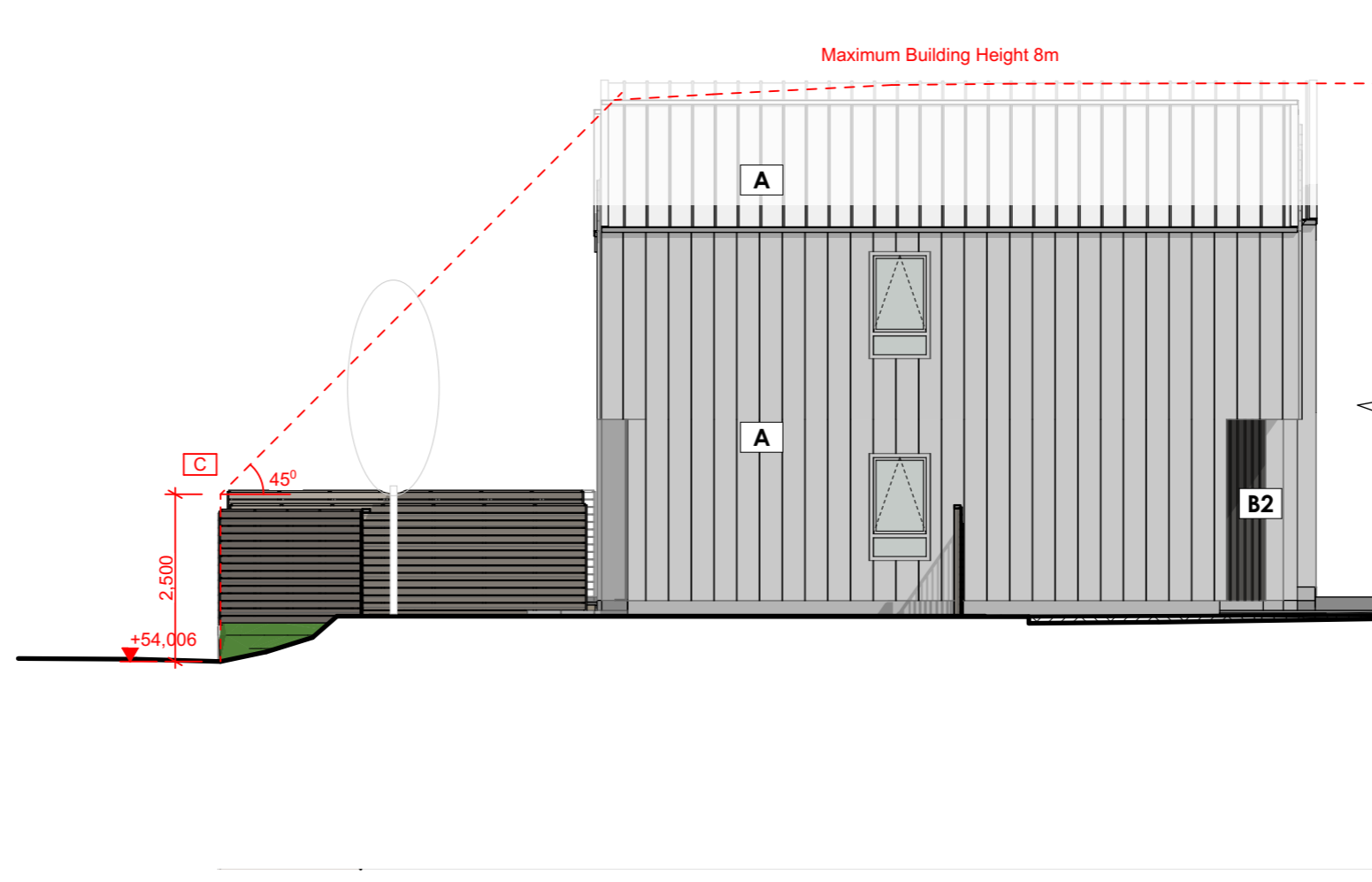
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**RC.13/**

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Drawing:

West Elevation Block C

Stage of Documentation:

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**2034**

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**RC.14**

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Drawing:

North Elevation

Stage of Documentation:

Resource Consent

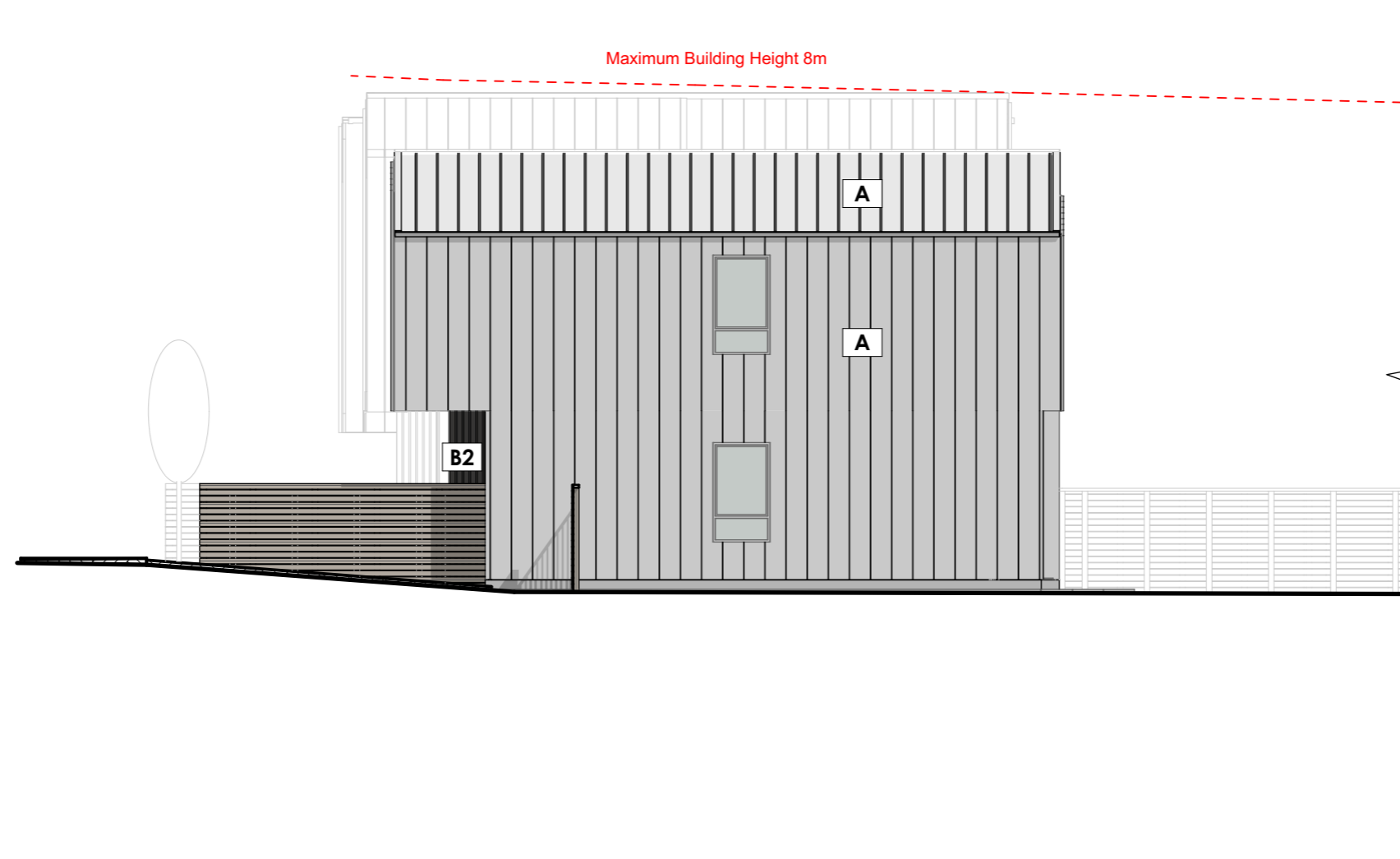
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Drawing:

East Elevation Block A

Stage of Documentation:

Resource Consent

Project number / Issue:

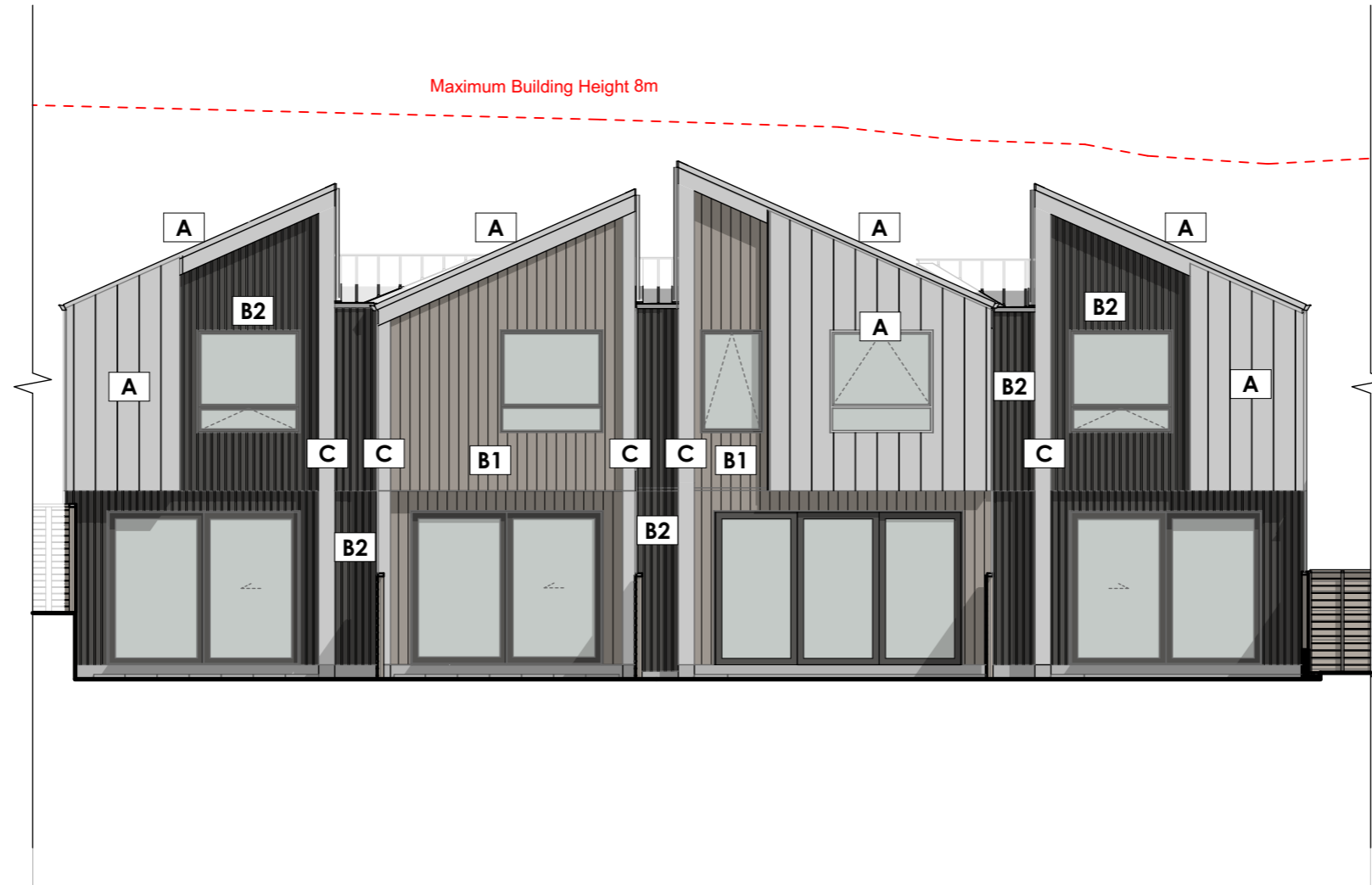
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Drawing:

East Elevation Block B

Stage of Documentation:

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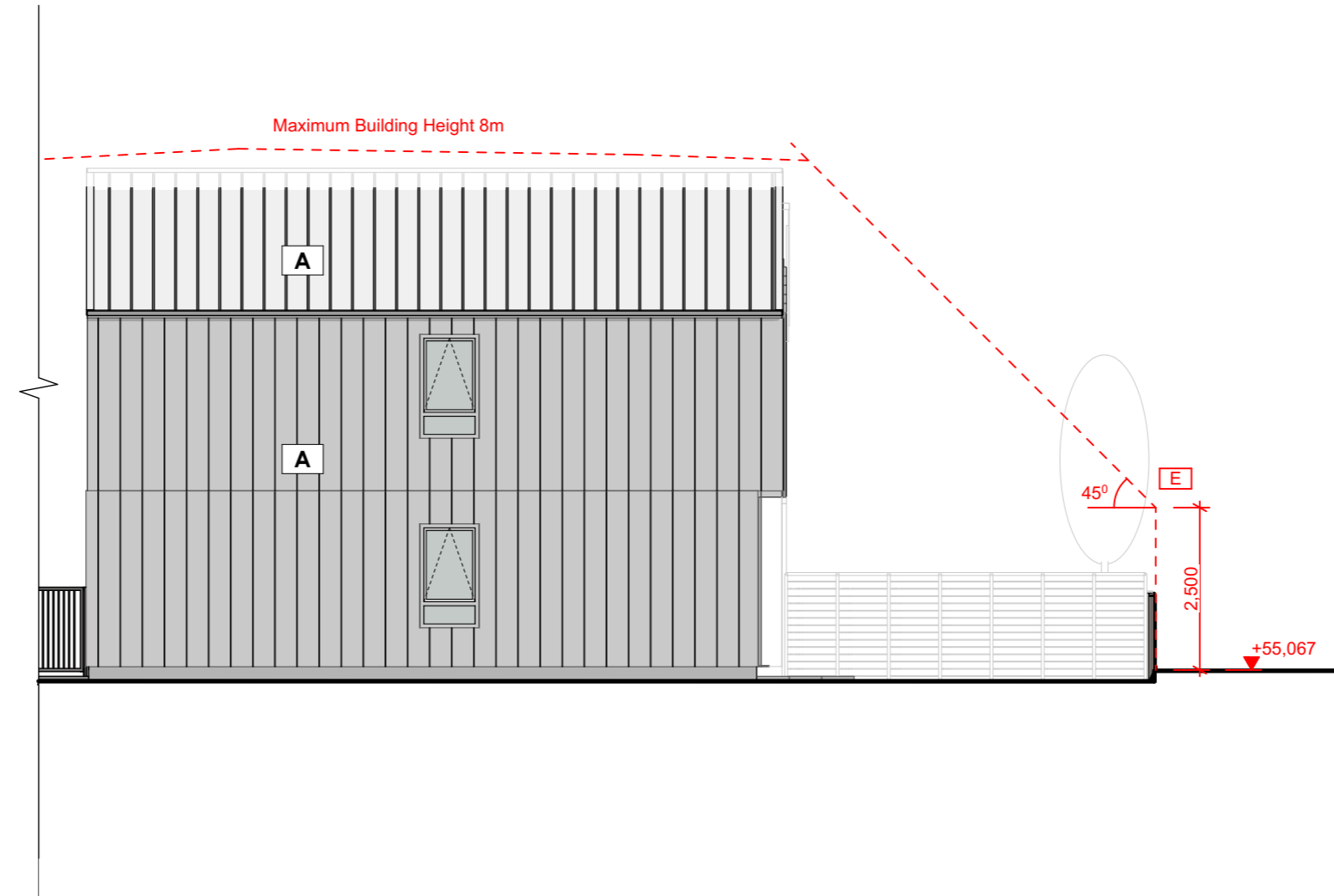
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Drawing:

East Elevation Block C

Stage of Documentation:

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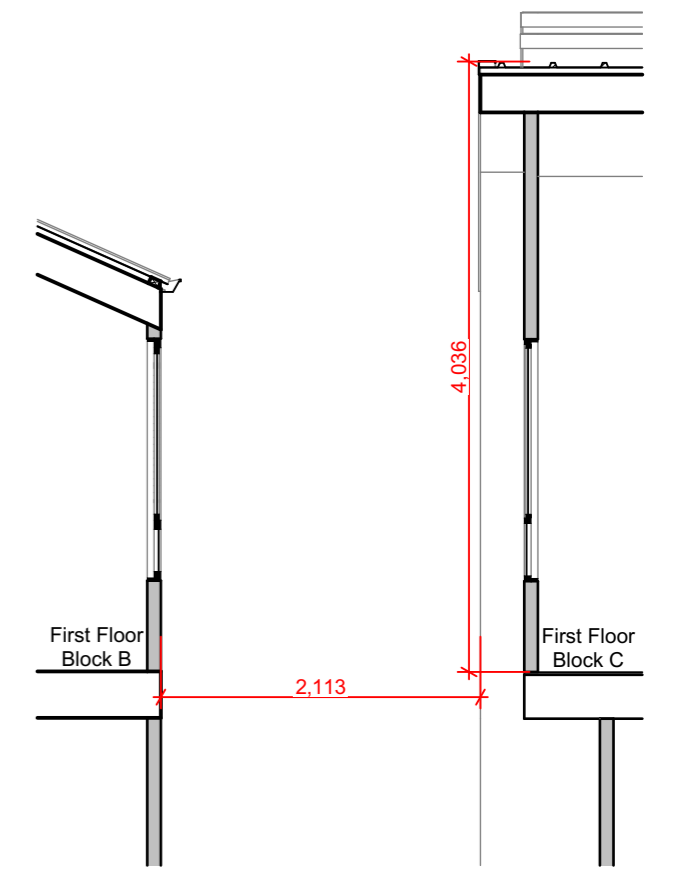
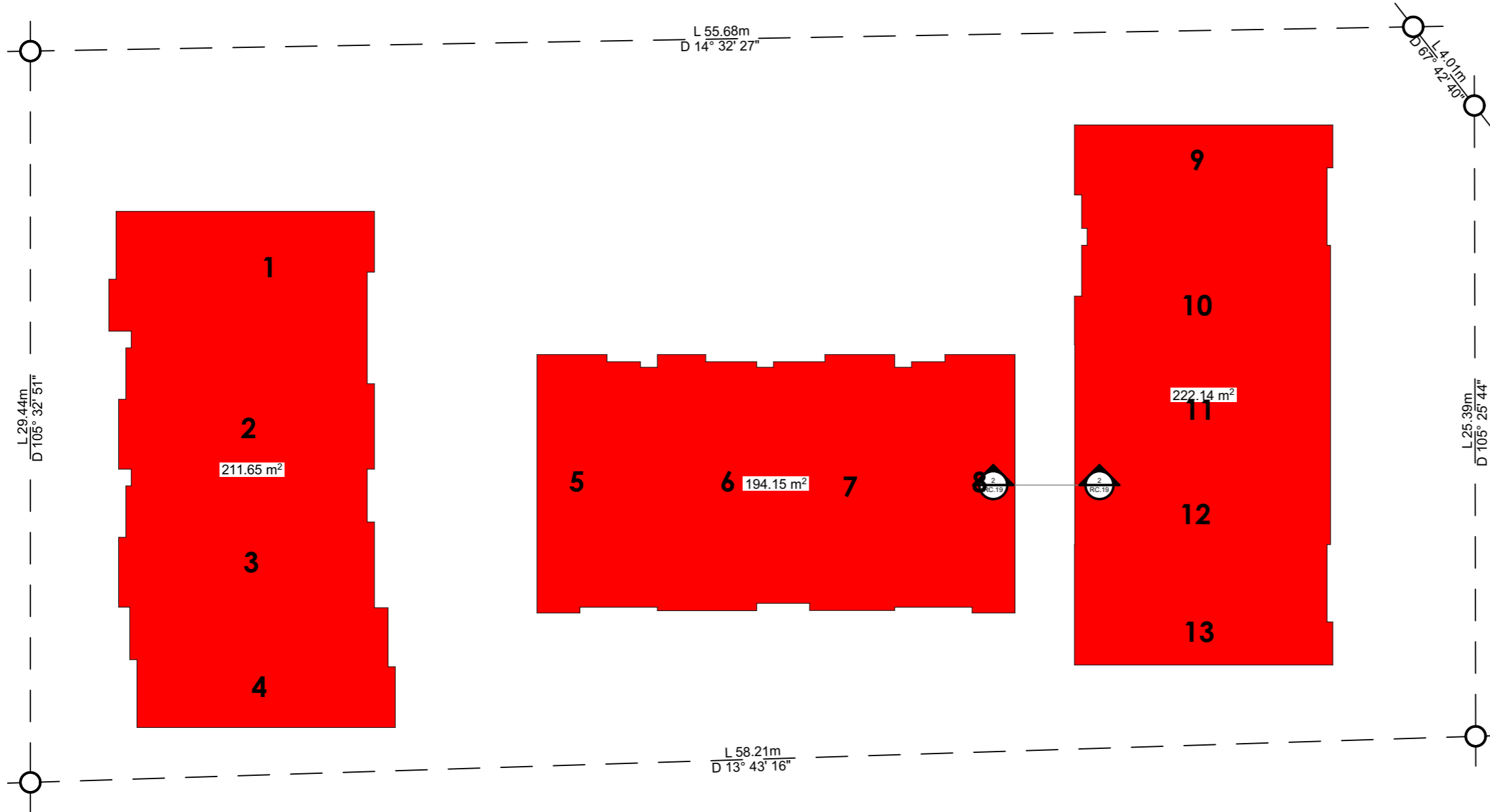
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**RC.18/**

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2 Section A 1:50  
**Daylight Separation - Complies**

■ Building Coverage

**Building Coverage Area Complies**

Total 627.94m<sup>2</sup> / 1,683.89m<sup>2</sup> = 37.3%

Maximum allowable is 40%  
Total site area is 1,683.89m<sup>2</sup>



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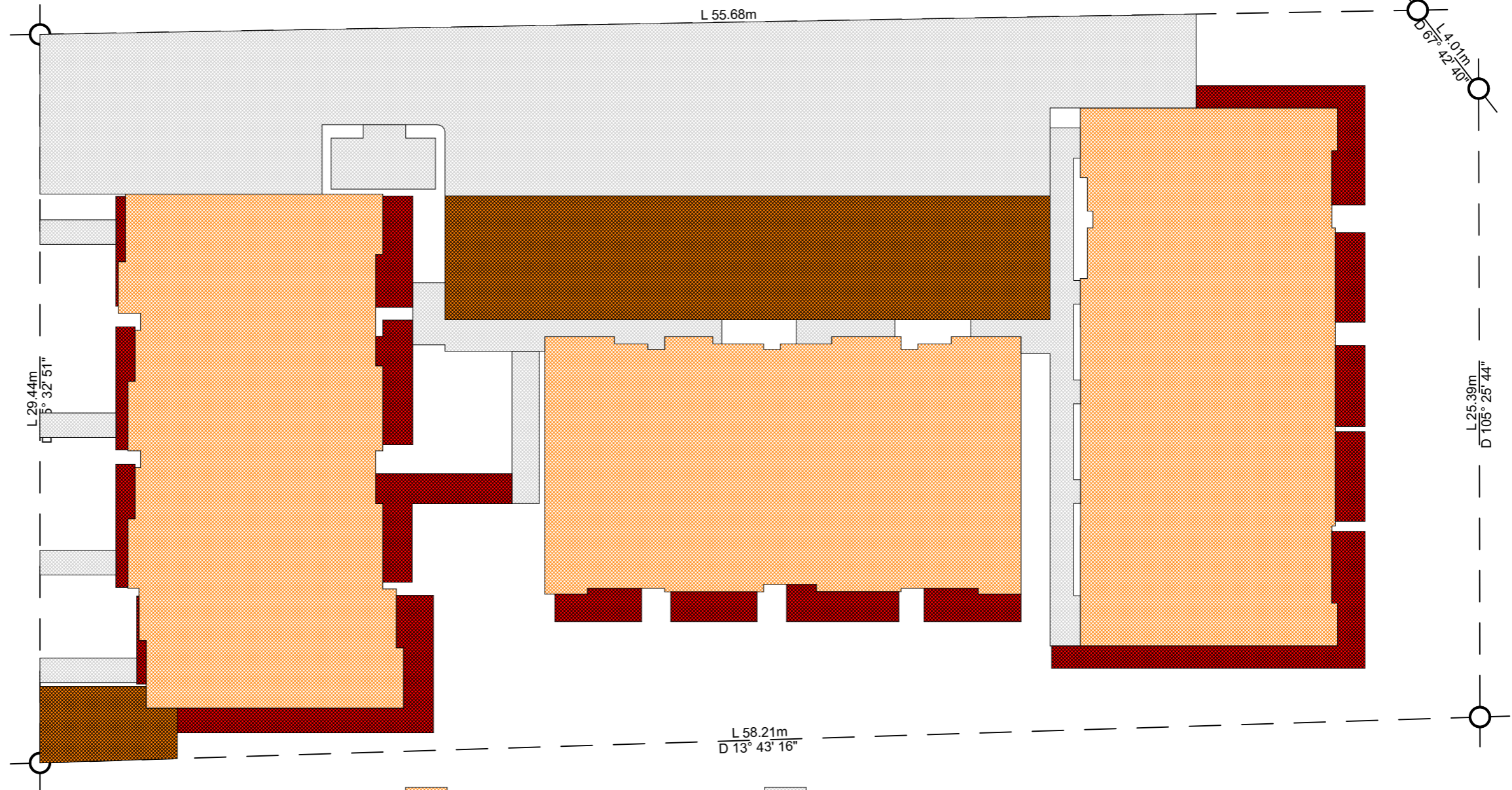
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Drawing:  
**Building Coverage Plan**  
Stage of Documentation:  
Resource Consent

Project number:  
**2034**  
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**RC.19/**  
November 2020



627.94m<sup>2</sup> Impervious building

359.31m<sup>2</sup> Impervious paving

Pervious paving  
*not included in calculation*

Pervious carparking  
*not included in calculation*

## Impervious Area Complies

Total 987.25m<sup>2</sup> / 1,683.89m<sup>2</sup> = 58.6%

Maximum allowable is 60%  
Total site area is 1,683.89m<sup>2</sup>

Unit #	Site Area + Carpark + Share of common area	Building Coverage (m2)	Building Coverage (%)	Impervious Area (m2)	Impervious Area (%)	Landscaped Area (m2)	Landscaped Area (%)
1	112.99	50.16	44.39%	84.65	74.9%	28.34	25.1%
2	137.86	55.65	40.37%	94.79	68.8%	43.07	31.2%
3	147.86	55.65	37.64%	80.65	54.5%	54.21	36.7%
4	162.39	50.17	30.89%	76.96	47.4%	68.72	42.3%
5	117.92	48.81	41.39%	74	62.8%	30.92	26.2%
6	105.77	40.88	38.65%	67.52	63.8%	25.25	23.9%
7	127.65	55.66	43.60%	81.31	63.7%	33.84	26.5%
8	115.2	48.81	42.37%	74	64.2%	28.7	24.9%
9	163.39	48.8	29.87%	95.04	58.2%	68.35	41.8%
10	104.83	80.89	77.16%	67.41	64.3%	24.42	23.3%
11	104.83	41.46	39.55%	67.38	64.3%	24.45	23.3%
12	104.33	41.46	39.74%	67.41	64.6%	24.42	23.4%
13	174.04	49.54	28.46%	73.83	42.4%	87.71	50.4%

Project:

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Impervious Area Plan

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Outdoor Living Space minimum dimension

Outdoor Living space

## Outdoor Living Space Complies



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### Ventnor Townhouses

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Drawing:

### Outdoor Living Area

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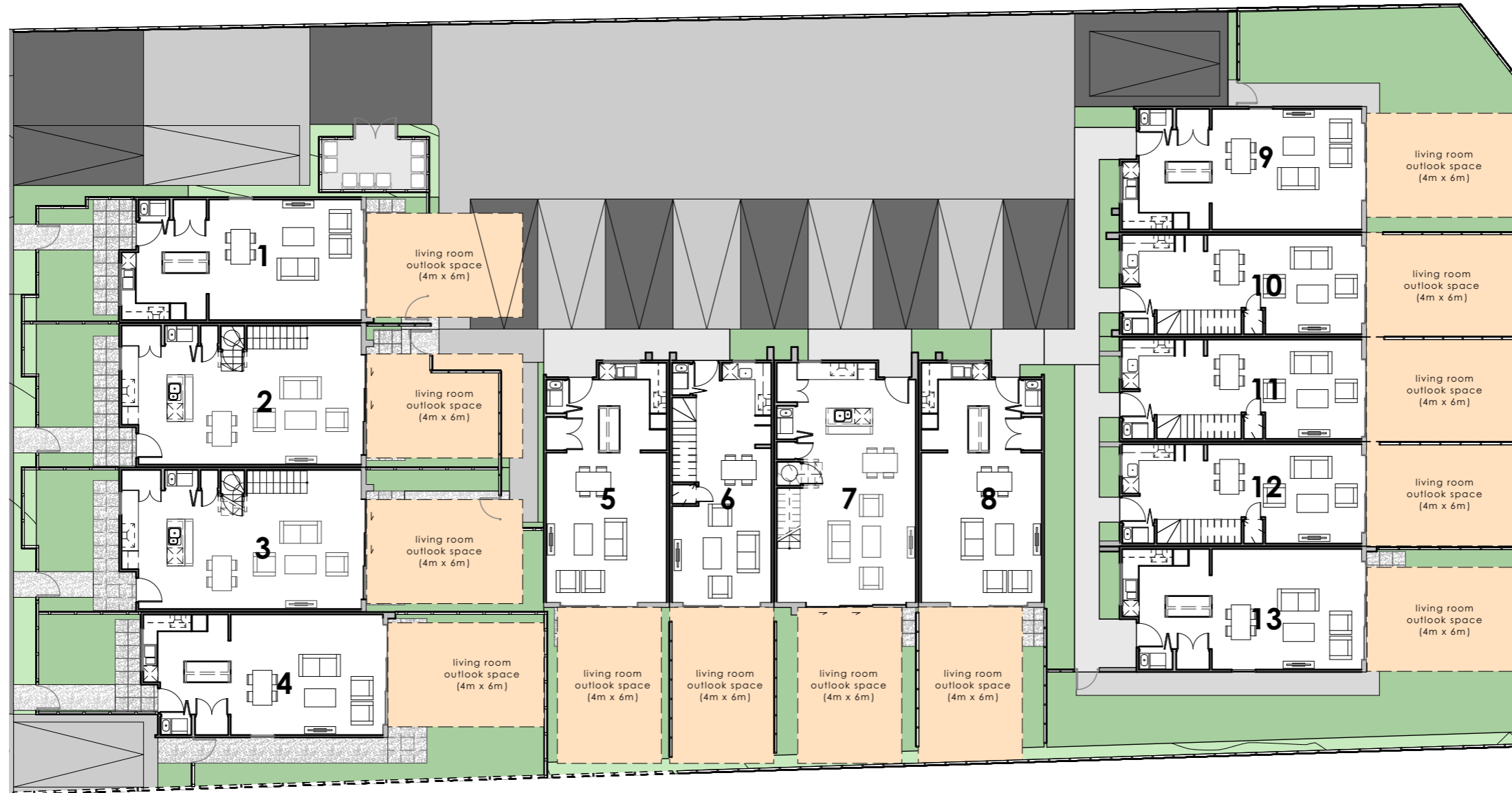
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November 2020



 Outlook Space

## Outlook Space Ground Floor Complies

Principle living - 6mx4m  
 Principal Bedroom - 3mx3m  
 Secondary habitable rooms - 1mx1m



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### Ventnor Townhouses

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ISSUE: Date: Comments:

Scale: 1:200

Original size: A3

Designed | Drawn: SN | RW

File Reference:

N:\2020\2034 Ventnor Road\3.0 Drawings\3.1 - ArchCAD\RC\201104 Ventnor Rd RCW - 2020.11.12 16:00.ppt

Drawing:

Outlook Space Ground Floor

Stage of Documentation:

Resource Consent

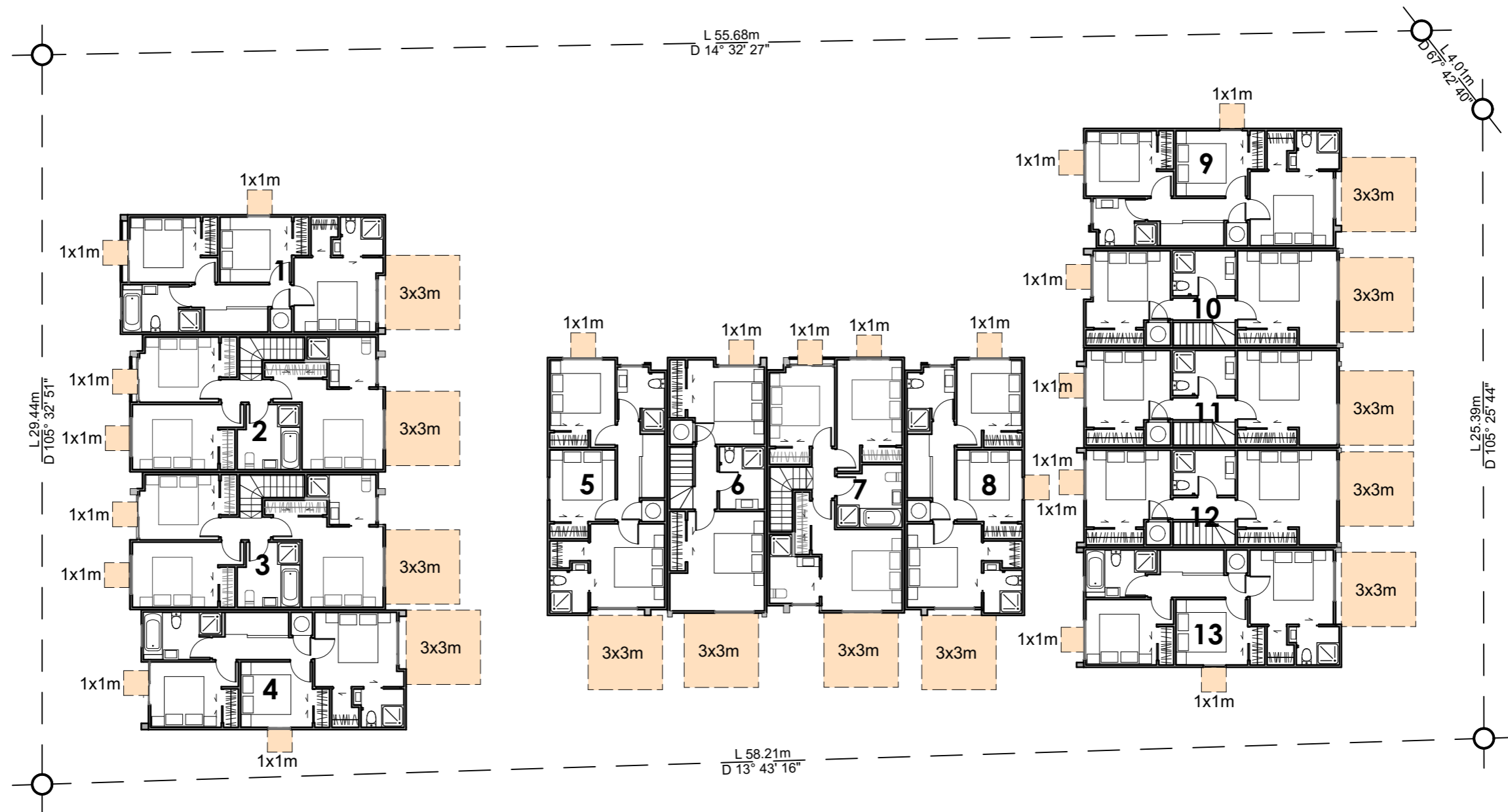
Project number:


**2034**

Drawing number / Issue:

**RC.22**

TUESDAY, 24 November 2020



 Outlook Space

### Outlook Space First Floor Complies

Principle living - 6mx4m  
 Principal Bedroom - 3mx3m  
 Secondary habitable rooms - 1mx1m



Project:  
**Ventnor Townhouses**

For: 44 Ventnor Ltd  
 At: 44 Ventnor Road Remuera Auckland

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File Reference:  
 N:\2020\2034 Ventnor Road\3.0 Drawings\3.1 - ArchCAD\RC\201104 Ventnor Rd RCW - 2020.11.12 16:00.ppt

Drawing:

Outlook Space First Floor

Stage of Documentation:

Resource Consent

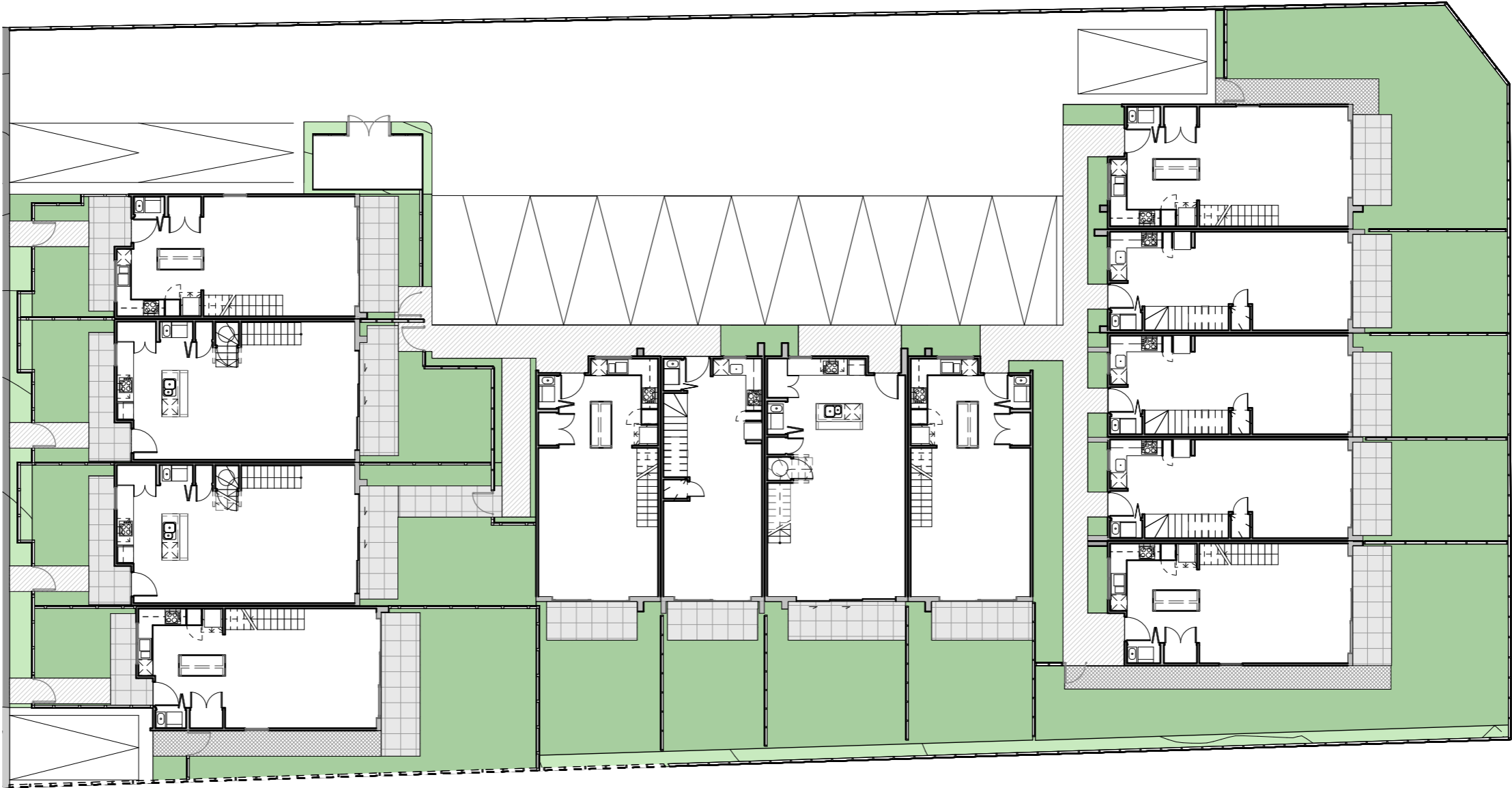
Project number:

**2034**





Drawing number / Issue:

**RC.23/**

November 2020



**Landscaped Area**

467.49m <sup>2</sup>		Grassed / planted	75.39m <sup>2</sup>		Concrete
26.96m <sup>2</sup>		Permeable Chip Paving	106.64m <sup>2</sup>		Unit Pavers

Total 676.48m<sup>2</sup> / 1,683.89m<sup>2</sup> = 40.2%

Minimum allowable is 40%



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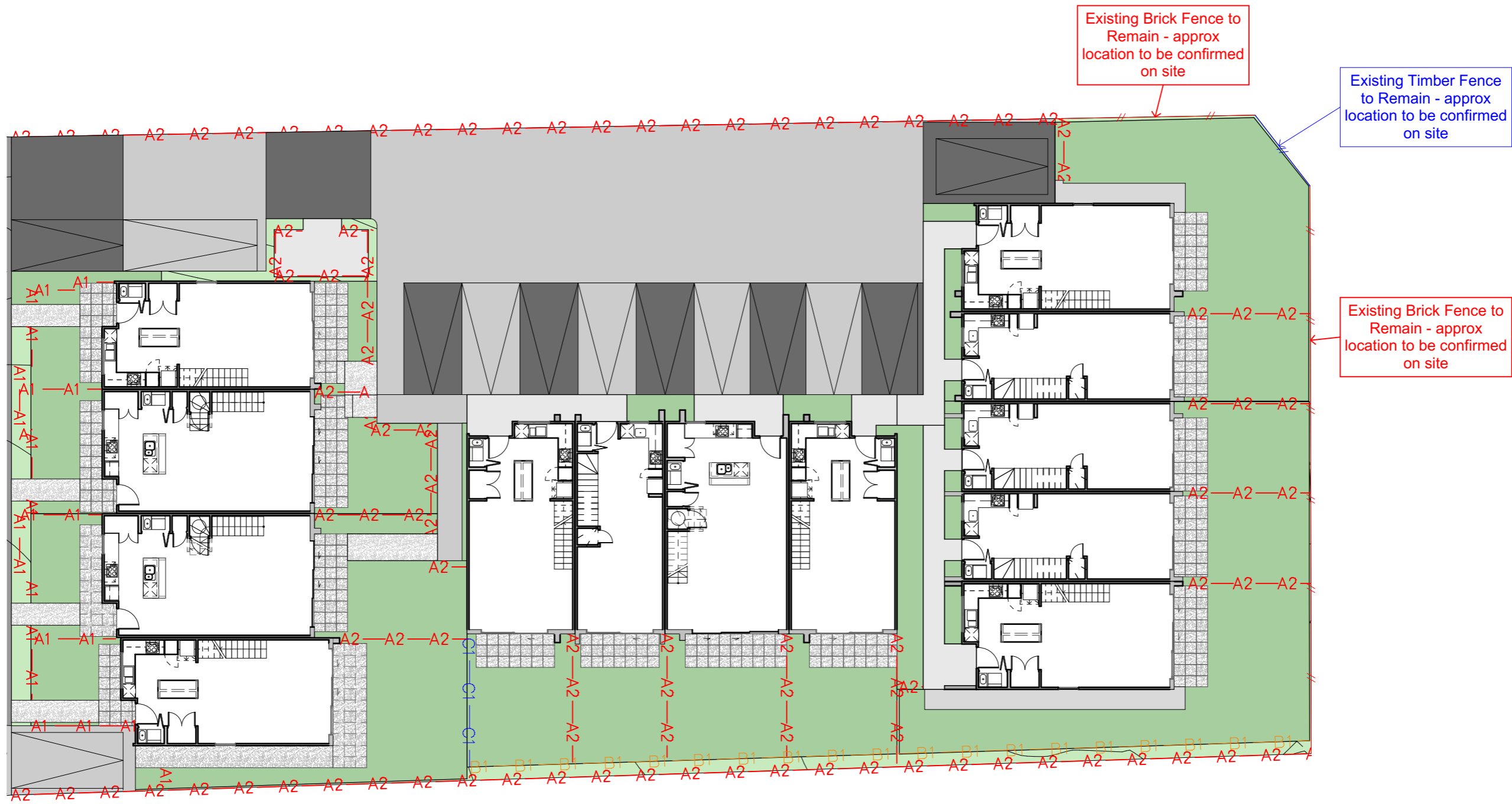
ISSUE:      Date:      Comments:

Scale: 1:200  
 Original size: A3  
 Designed | Drawn: SN | RW  
 File Reference:  
N:\2020\2034 Ventnor Road\3.0-Drawings\3.1-ArchCAD\RC\201104 Ventnor Rd RCtw - 2020.11.12 16:00.pln

Drawing:  
**Landscaped Area**  
 Stage of Documentation:  
 Resource Consent

Project number:  
**2034**  
 Drawing number / Issue:  
**RC.24**  
November 2020





**Ventnor Townhouses**

Project:  
For: 44 Ventnor Ltd  
At: 44 Ventnor Road Remuera Auckland

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Scale: 1:200

Original size: A3

Designed | Drawn: SN | RW

File Reference:  
N:\2020\2034 Ventnor Road\3.0 Drawings\3.1 - ArchCAD\RC\201104  
Ventnor Rd RCW - 2020.11.12 16:00.pln

Drawing:

**Retaining Walls and Fencing Plan**

Stage of Documentation:

Resource Consent

Project number / Issue:

**2034**

Drawing number / Issue:

**RC.25/**

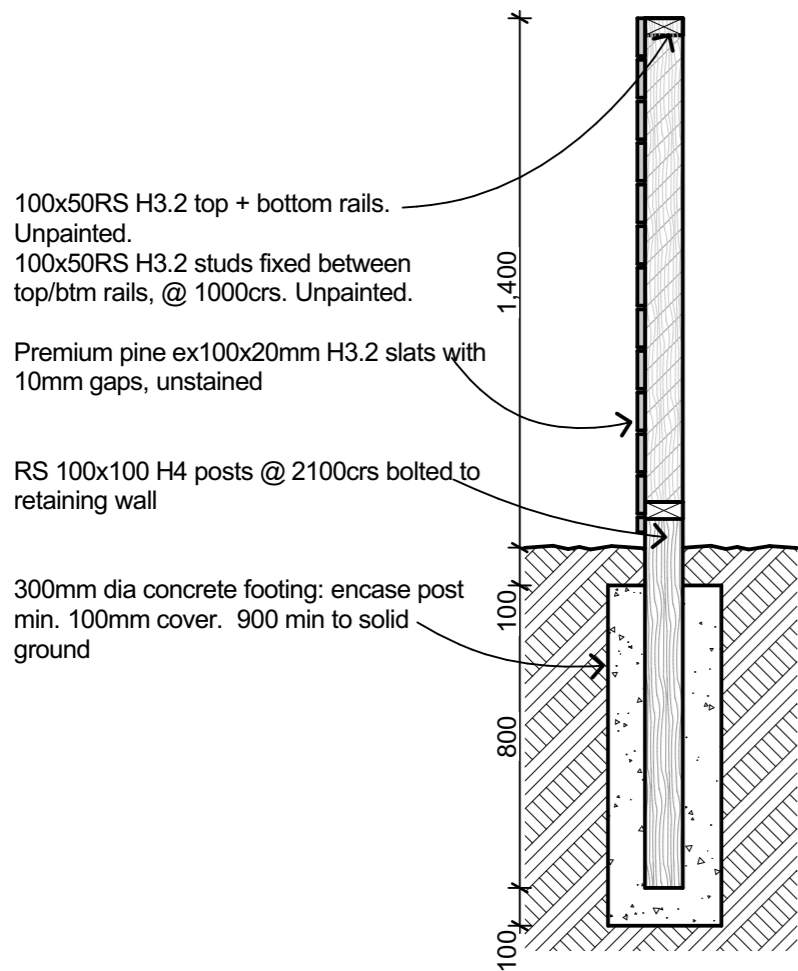
PRINTED: Tuesday, 24 November 2020



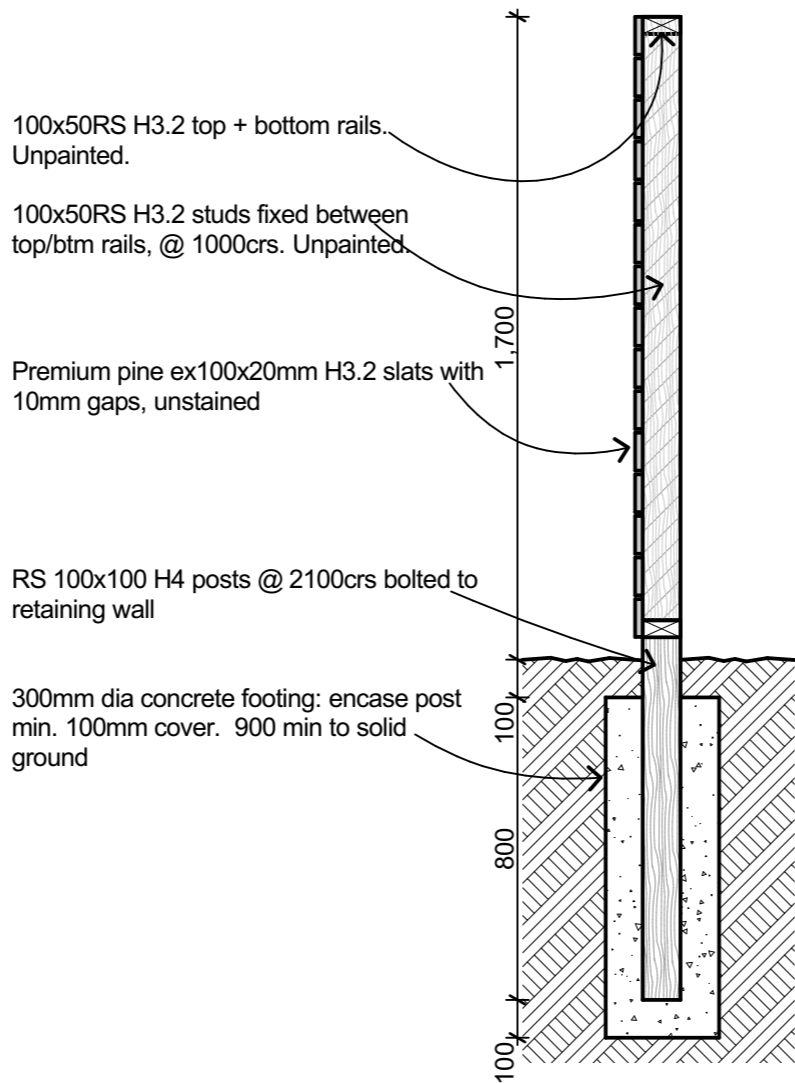
Type A2 Fencing



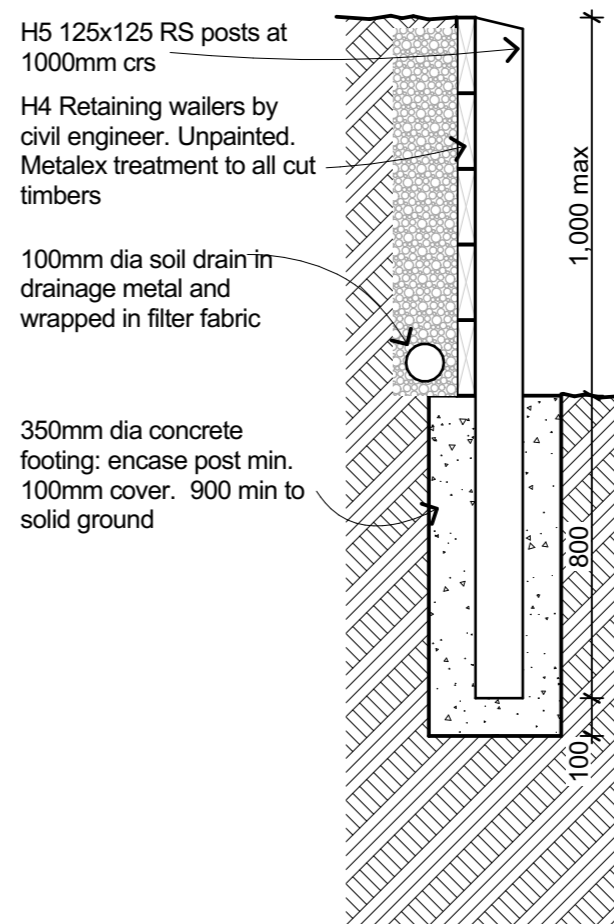
Type B1 Retaining



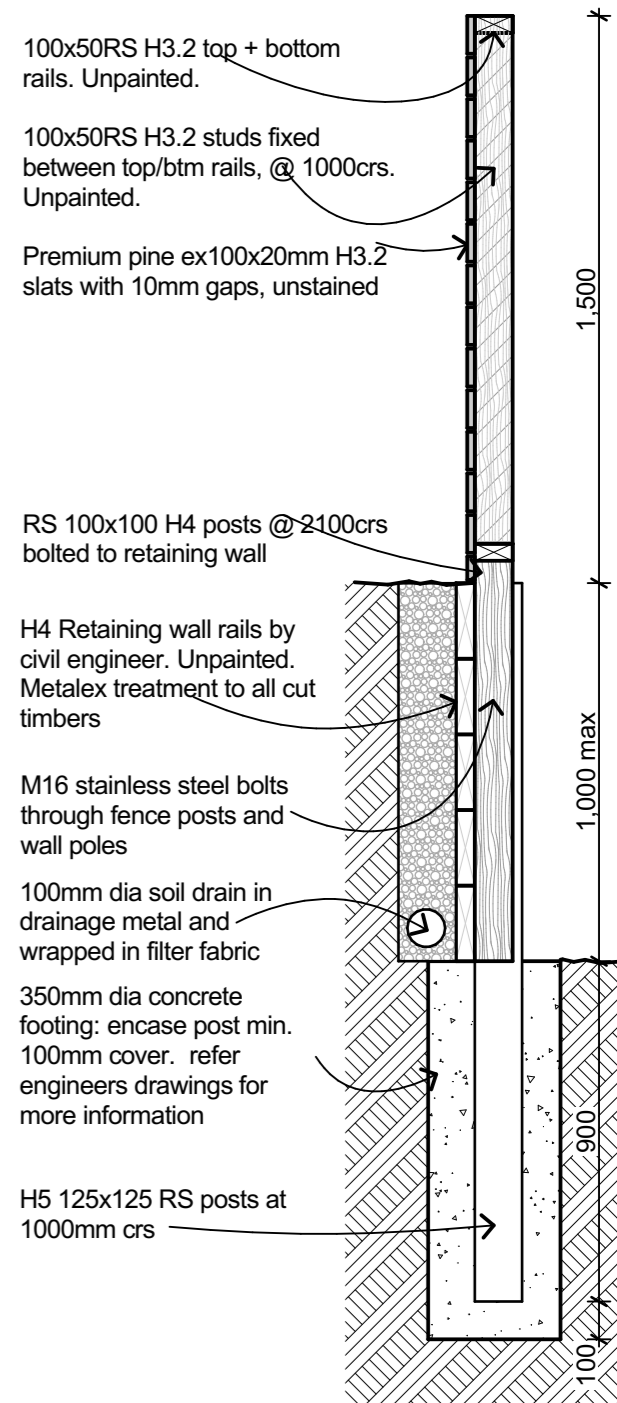
**A1 FENCE TYPE**



**A2 FENCE TYPE**



**B1 FENCE TYPE**



**C1 FENCE TYPE**

Project:

**Ventnor Townhouses**

For: 44 Ventnor Ltd

At: 44 Ventnor Road Remuera Auckland

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Scale: 1:20, 1:9.9560, 1:10.0826

Original size: A3

Designed | Drawn: SN | RW

File Reference:  
N:\2020\2034 Ventnor Road\3.0 Drawings\3.1-ARCH\CAD\RC\201104  
Ventnor Rd RCW - 2020.11.12 16:00.ppt

Drawing: Retaining Walls and Fencing

Details

Stage of Documentation:

Resource Consent

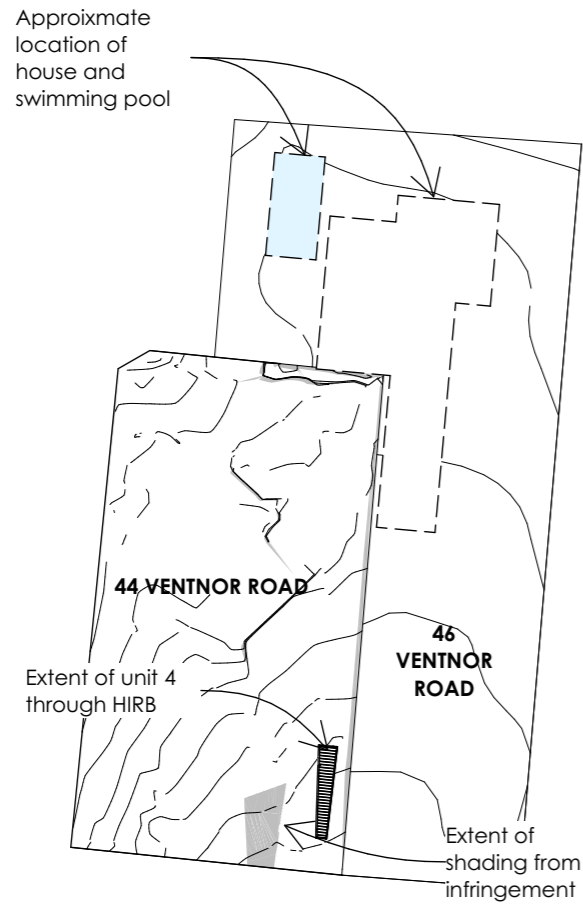
Project number:

**2034**

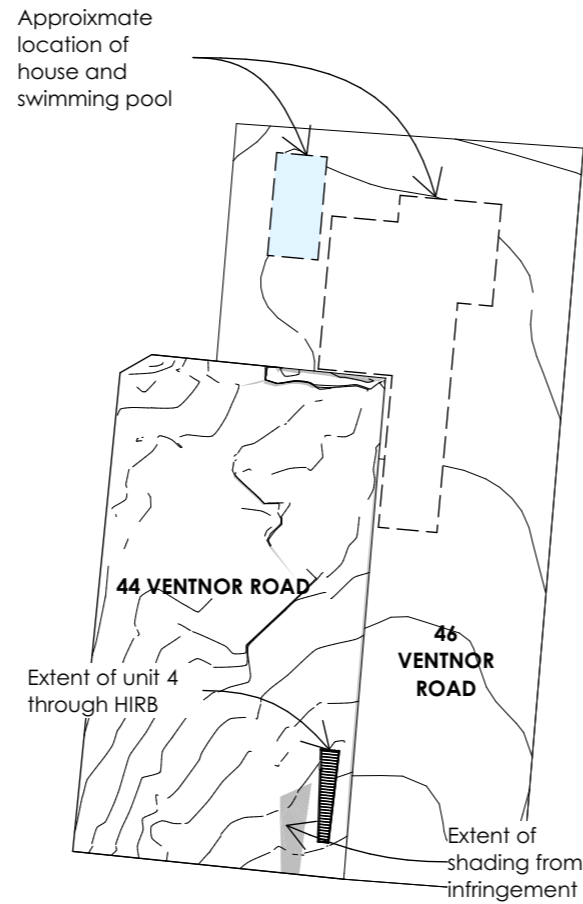
Drawing number / Issue:

**RC.26/**

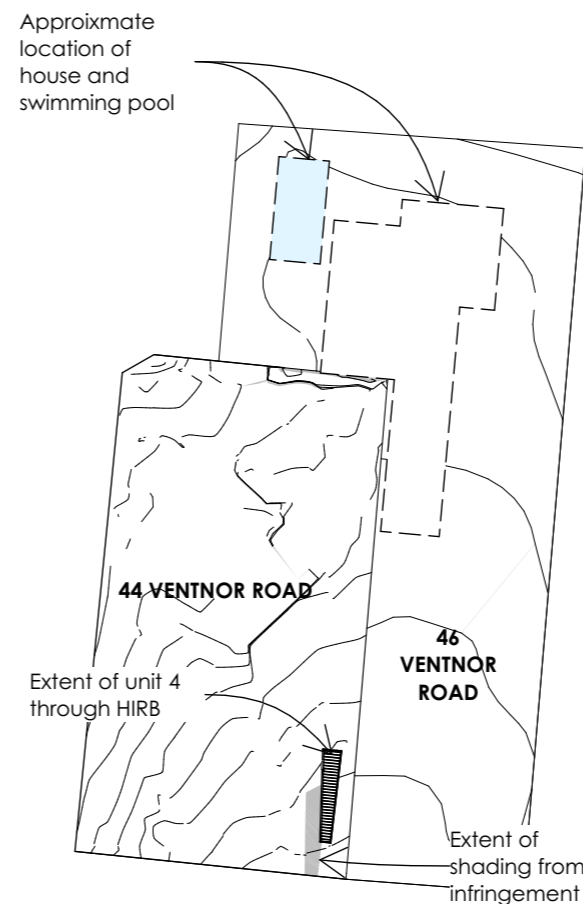
November 2020



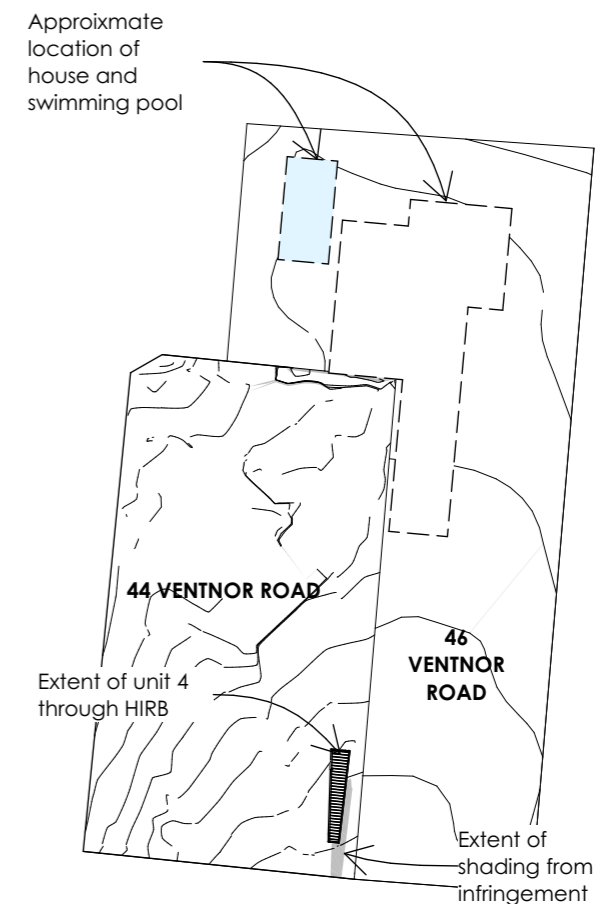
September 22nd 9am



September 22nd 10am



September 22nd 11am



September 22nd 12pm

Project:

**Ventnor Townhouses**

For: 44 Ventnor Ltd

At: 44 Ventnor Road Remuera Auckland

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Original size: A3

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 N:\2020\2034 Ventnor Road\3.0-Drawings\3.1-ArchCAD\RC\201104  
 Ventnor Rd RCtw - 2020.11.12 16:00.ppt

Drawing:

**Sunlight Studies**

Stage of Documentation:

Resource Consent

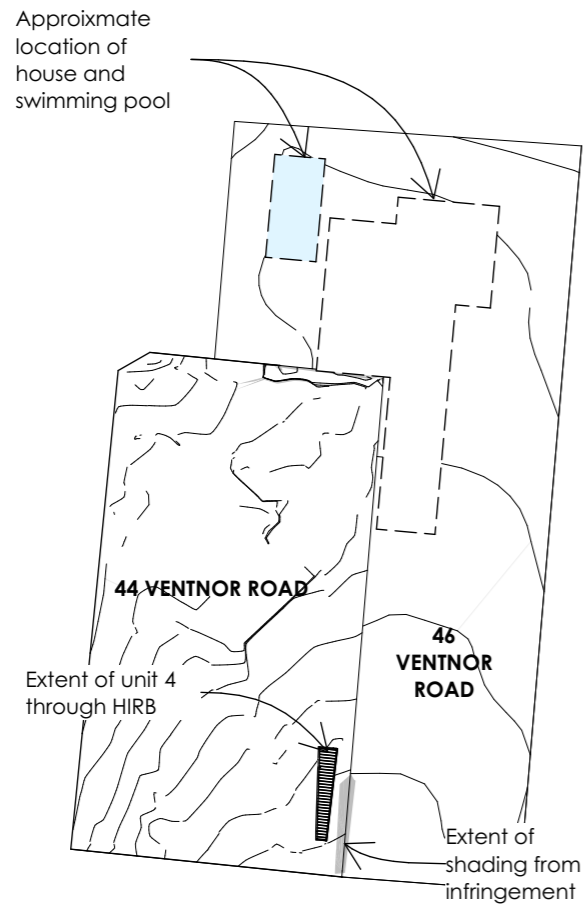
Project number:

**2034**

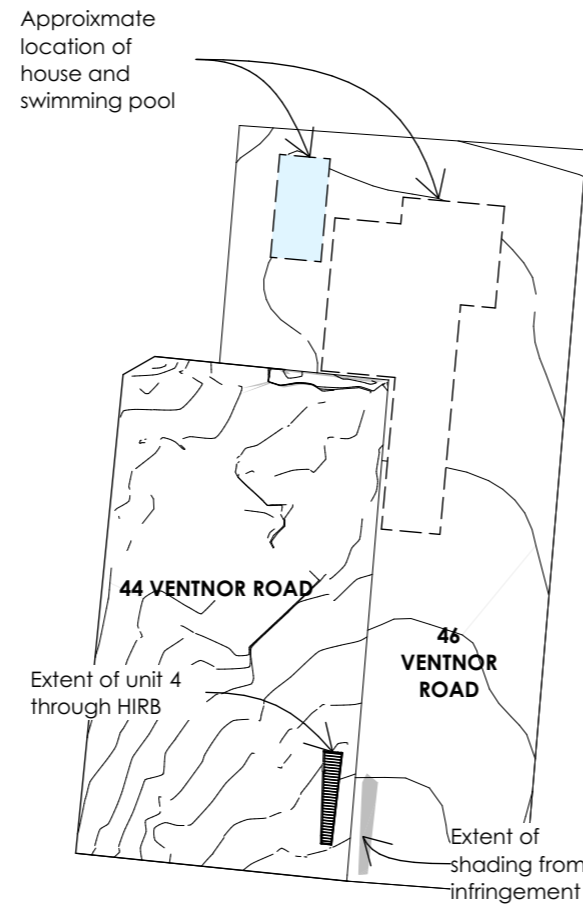
Drawing number / Issue:

**RC.27/**

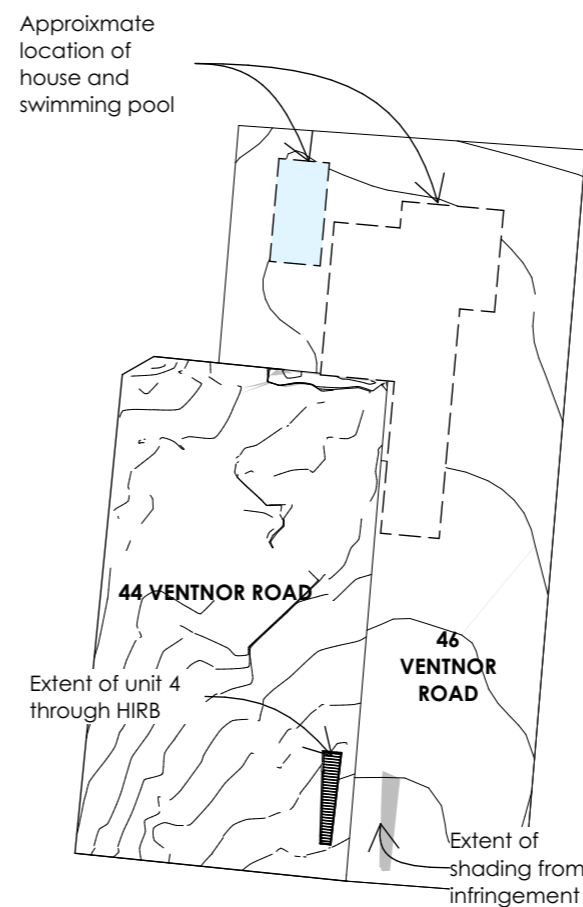
November 2020



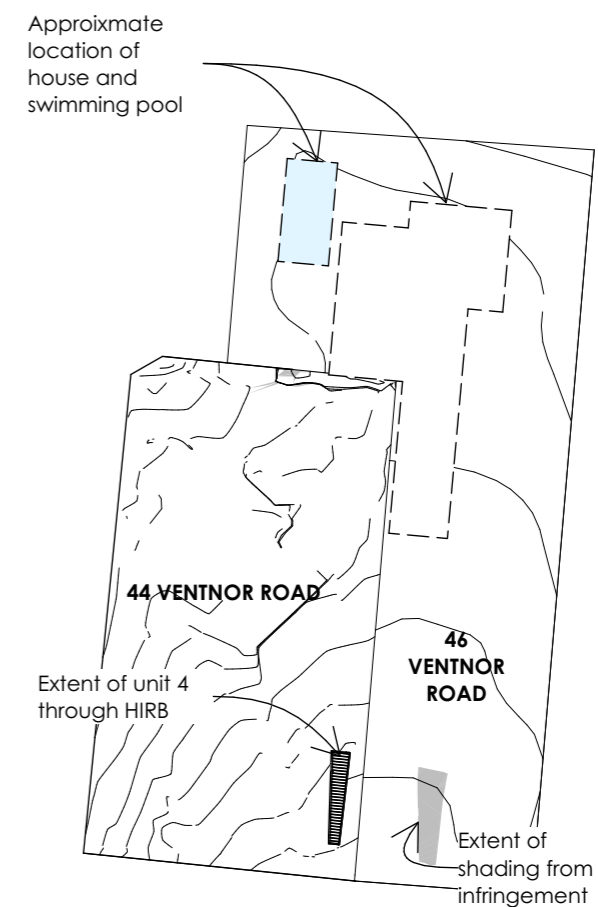
September 22nd 1pm



September 22nd 2pm



September 22nd 3pm



September 22nd 4pm

Project:

**Ventnor Townhouses**

For: 44 Ventnor Ltd

At: 44 Ventnor Road Remuera Auckland

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File Reference:  
 N:\2020\2034 Ventnor Road\3.0-Drawings\3.1-ArchCAD\RC\201104  
 Ventnor Rd RCtw - 2020.11.12 16:00.ppt

Drawing:

Sunlight Studies

Stage of Documentation:

Resource Consent

Project number / Issue:

**2034**

Drawing number / Issue:

**RC.28**

PRINTED: 24 November 2020