

Before the Gisborne District Council

In the matter of the Resource Management Act 1991

And

In the matter of An application by NZHG Gisborne Limited to construct eight dwellings and create an eight-lot fee simple subdivision of the property at 99A Stanley Road, Gisborne and pursuant to Regulation 10 of the National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health

**STATEMENT OF EVIDENCE OF SOL ATKINSON
FOR NZHG GISBORNE LIMITED**

Dated 6 September 2024

INTRODUCTION

- 1 My name is Sol Atkinson. I am a Registered Architect at Atkinson Harwood Architecture Limited.

- 2 I hold a Bachelor of Architecture (Hons) from Victoria University (2007). I have been a Registered Architect (NZRAB 4946) since 2014. I am also a Homestar Designer and a Homestar Assessor, having completed the assessment process for Homestar certification in 2014.

CODE OF CONDUCT

- 3 I confirm that I have read and agree to comply with the 'Expert Witnesses Code of Conduct' contained in the Environment Court of New Zealand Practice Note 2023. My evidence has been prepared in compliance with that Code in the same way as if I was giving evidence in the Environment Court. In particular, unless I state otherwise, this evidence is within my sphere of expertise, and I have not omitted to consider material facts known to me that might alter or detract from the opinions I express.

PURPOSE AND SCOPE OF EVIDENCE

- 4 In my evidence, I will:
 - 4.1 Provide an overview of the design process followed for this development;
 - 4.2 Respond to matters raised in the Section 42A Report; and
 - 4.3 Respond to matters raised by submitters.

DESIGN PROCESS OVERVIEW & CONSIDERATIONS

- 5 My evidence should be read together with the Design Process Overview provided as Appendix 8 of the application lodged with the Gisborne District Council. The Design Process Overview summarises the key design iterations and inputs that have occurred as part of Design Drawing stages of 5, 15 & 30% design.
- 6 Prior to the Design Drawing stages, several Bulk & Location (**B&L**) Site designs were prepared which considered the mix of dwellings, access provision and positioning of outdoor living spaces and yard setbacks. One B&L option considered an option with two standalone 3 bedroom houses however the resulting lot size non-compliances informed the proposal that a duplex /adjoined dwelling design was more suitable for this project.
- 7 The 5, 15 & 30% Design iterations outlined in Appendix 8 demonstrate a thorough summary of the design process. The design development through each of these iterations involved critique from Kainga Ora (**KO**) Urban Design and Landscaping professionals, which resulted in the design development meeting their acceptance and KO Design Requirements.
- 8 Of particular focus through these reviews was the provision/orientation of the outdoor living space, provision of maintenance of the planting (exterior storage) along with refining the Services area to ensure functionality. Vehicle access and the dwelling engagement with the Street were also extensively discussed with the design submitted for resource consent being the KO preferred solution.

- 9 Subsequent to the lodgement of the Resource Consent Application, various changes have been made to the design for this development, which the Reporting Officer summarised in Paragraph 31 of the Section 42A Report. Other updates not listed include the following:
- 9.1 The adjoined Dwelling for Lot 1 & 2 was rotated and redesigned to have vehicle access from the JOAL.
 - 9.2 Solar studies were provided at 9am, 12pm and 3pm for Mid-Winter (worst case), Mid-Summer (best case) and Equinox. Additional Solar studies at 5-minute increments were undertaken to inform the design revisions.
 - 9.3 Review of roof gable ends to determine if their removal resulted in a notable shading reduction. As it did not, the gables were retained to align with Urban Planner guidance. This was assessed using 5-minute incremental solar study videos.

RESPONSE TO MATTERS RAISED IN THE SECTION 42A REPORT

- 10 I have reviewed the Section 42A Report issued on 30 August 2024. Matters relating to Architectural Design are addressed primarily in sections 5.1, 5.2.3, 5.2.6, 5.2.7 and 5.2.8 of that report.
- 8 The Reporting Officer disputes the credibility of a permitted baseline assessment in paragraphs 58 – 63 of the Section 42A Report. The key areas of her concern were:
- 8.1 Assumed compliance size of each minor / dwelling
 - 8.2 Compliance with yard setbacks, site coverage and recession planes
 - 8.3 Vehicle Manoeuvrability
 - 8.4 The dimensions of the site could not host several conjoined dwellings with no internal separation, whilst achieving 320m² net per dwelling attached on one side (either side of the conjoined dwellings) and 250m² net for the dwellings attached on two sides.

- 9 To address the above points of doubt, I have developed a permitted baseline design to respond to these points. It is attached to my evidence. The permitted baseline includes 2x 320m²+ lots adjoined on one side, 1x 250m²+ lot adjoined on two sides, and one 400m²+ lot. The incorporated dwellings include 3 & 4-bedroom, two-storey primary dwellings with two 1-bedroom (49m²) and one 2-bedroom minor dwellings. This results in a total of 7 dwellings with a total of 18 bedrooms - which is the same occupancy as the proposed development. The dwelling areas and sizes are based on existing standard design areas needed for the number of bedrooms stated and building heights that match the proposed application.
- 10 Without accounting for a portion of the JOAL (a portion of which can contribute to the rear site coverage area), the 35% site coverage requirement is met and all yard setbacks comply.
- 11 The total baseline building footprint is approximately 455m². While this is lower than the proposed application total coverage of 518m², this only reflects the choice to include a single-storey dwelling on proposed Lots 7&8, rather than repeating a two-storey 3-bedroom equivalent.
- 12 Vehicle manoeuvrability has also been demonstrated as per TRMP requirements and is able to be achieved within this design using the same JOAL positioning as the proposed application.
- 13 The permitted baseline includes a 3D mock-up of building forms reflecting the same height as those in the proposed application. This has been developed to demonstrate compliance with HIRB for the external site boundaries and the internal boundaries in relation to the two-storey buildings, which comply.
- 14 The permitted baseline demonstrates that the site can host several compliant conjoined dwellings along the length of the southern boundary.
- 15 From my experience with this project type, if this design was developed further, compliance with internal and external boundaries HIRB requirements would still be achieved either as currently shown in the permitted baseline or through detailed design site adjustments and dwelling

customisation where required. While not shown on the plan, 15m² service areas for each site could be easily accommodated within each site. In my opinion, this permitted baseline exercise demonstrates that the proposed application is consistent with the density and scale parameters permitted by TRMP.

- 16 In paragraph 105, the Reporting Officer stated, 'I consider reduced yard distances, in conjunction with recession plane and site size infringements, create decreased provision of privacy, provision of sunlight, protection from perceived increase on noise and opportunity for natural vegetation.' Reduced yards and recession plane infringements (**HIRB**) are present only in relation to the JOAL boundary, with all other internal and external yards and HIRB complying (with the exception of common walls). While duplex/adjoined dwellings, yards, and abutting HIRBs do not comply, this is to be expected with adjoined dwelling types and is not applicable (as noted by the Reporting Officer in Figure 1 of the report). Reduced privacy due to proximity to the JOAL is considered minor as only the kitchen window is located in this frontage. To improve the privacy of the kitchen, the kitchen windowsill has been raised to be 1.2m above the dwelling floor level. This adjustment, combined with the footpath being ~0.3m below floor level and set back from the frontage, resolves inward privacy concerns.
- 17 In addition to all other yard setbacks and HIRB compliance, to further address perceived overlooking, the first-floor window glazing on windows on the side facades and to the south (except frosted bathroom and high-level stairwell windows) is to be 1.65m above floor levels. This height is marginally above a typical eye level (Males 1.635m /Female 1.545mm), reducing passive overlooking and increasing privacy protection.
- 18 The impact of shading as a result of the JOAL yard and HIRB encroachments has been considered through solar studies and alternative roof forms with the current proposal being the preferred solution. It is believed that due to the JOAL being open space, without the potential for building to occur, the relevance of the HIRB and yard infringement to shading is minor.

- 12 Similar points are raised by the Reporting Officer in Paragraphs 114 – 116 regarding privacy and shading concerns due to the JOAL yard and HIRB encroachments.
- 13 Concern that first-floor windows overlook the JOAL are believed to be misplaced and overlooking of shared space provides improved passive surveillance and security of a shared space where privacy is not assumed. While the sill of the first-floor bedroom window fronting the JOAL could be raised, it is not considered to provide any benefit to the proposal. Privacy to proposed dwellings' outdoor areas has been improved through the raising of first-floor windows to those elevations.
- 14 The Reporting Officer raises the site coverage exceedance of Lots 7 & 8 in paragraph 124 and yard distance and HIRB in paragraph 125. Similar to the other dwellings, the only yard infringement is to the JOAL and the JOAL HIRB infringement is minimal and would otherwise be permitted with adjoining owner permission.
- 15 The increase in site coverage is a result of the preferred dwelling mix including single-storey and more accessible dwelling options. While two-storey three-bedroom duplex dwellings (similar to that adopted for the permitted baseline comparison) could be located on Lot 7 & 8, this would negatively affect the development accommodation mix, as well as extend the perceived privacy and shading concerns. The exceedance of site coverage for Lots 7 & 8 is believed to be minor and is due to the preference for single-storey dwellings rather than two-storey dwellings.
- 16 Where the site coverage for Lots 7 & 8 exceeds compliance, it is indicative of the TRMP's comparatively low site coverage requirements (35%), no height limits and large yard setback requirements which is likely to result in two-storey, lesser footprint, lower site coverage dwellings being constructed. If the dwellings on Lot 7 & 8 were changed to two-storey options, the combined site coverage would be comparable to that demonstrated in the permitted baseline.

- 17 To provide context for the Officer's comments about the development's yard infringements I attach an aerial photograph showing the site and the adjacent properties. Many of the buildings on those properties do not comply with the yard setbacks. The red dotted lines show the yard setbacks for the sites and the blue lines show the extent of the dwellings and other buildings constructed on those properties.
- 18 The Reporting Officer considered the combined lot size, yard and recession planes infringements indicates a 'lack of open space for each dwelling' (paragraph 125 of the Section 42A Report). As there are no definitive requirements for open space in the TRMP, the KO Design Requirements have been adopted to ensure adequate open space is provided for each Lot in addition to the 15m² service area. The KO Design Requirements for open space is 20m² for two-bedroom dwellings & 35m² for three-bedroom dwellings. This is Open space requirement achieved across all sites. Open space positioning, along with patio, grass and planting area (including the ability to maintain planting) have been incorporated into the proposal and has been reviewed and accepted by KO Urban Design and Landscaping personnel.
- 19 The Reporting Officers discusses the proposed landscaping in paragraphs 150 – 160 stating 'Overall, I do not consider the proposed landscaping will assist to mitigate the visual effects of combined impervious surface area and dense building coverage'. While landscaping or impermeable landscape area is not considered as part of the permitted baseline, the impermeable JOAL and vehicle movement would be similar. Exterior patios and service areas are typically impermeable as timber decking is impractical due to its need for additional ground clearance. Compared to no landscaping/planting for a permitted baseline, the proposal includes notable street-front planted landscaping and a single dwelling fronting Stanley Road. Through design reviews and landscaping input from KO personnel, a softening of the JOAL, where possible, has been proposed while being conscious of the maintenance requirements of the shared space. The larger trees are considered through the design process; however, the impact on shading, maintenance and potential impact on building or civil structures means

larger specimens are typically excluded. Planting within site areas is typically not visible to external sites or the street due to fencing. Landscaping placement and storage provision to undertake maintenance have been incorporated to a level acceptable to KO Urban and Landscape personnel.

- 20 The TMRP does not specify a minimum number of car parks for developments. Onsite parking provision was established using the KO Design Requirements of one per dwelling, with increased parking widths for dwelling accessibility provisions (Lot 7). Additional car park are provided to both of the 3-bedroom dwelling. No further additional parking was incorporated due to the close walkable proximity to public transport and on street cycle ways.

RESPONSE TO MATTERS RAISED IN SUBMISSIONS

- 21 I have read the submissions received from neighbours in response to this application. A number of submitters have raised concerns about:

21.1 Density of the proposed development

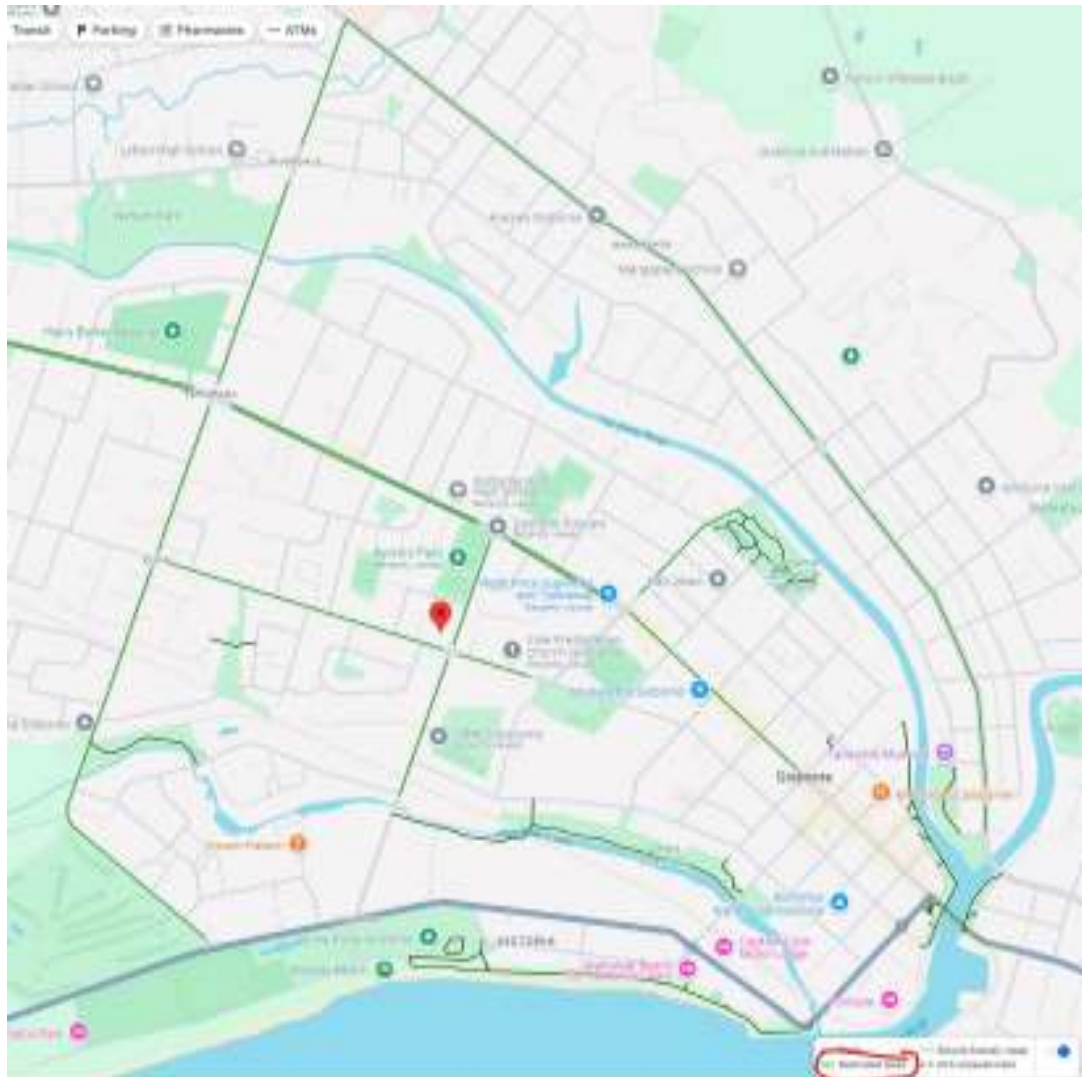
21.2 Privacy

21.3 Access to sunlight.

- 22 As demonstrated by the permitted baseline, the proposed application's site density and resulting occupancy are comparable and therefore not "High density" or inappropriate. The bulk of the proposal, with three separate two-storey building forms to the southern boundary, provides a significantly better outcome than the permitted single building block, which contains several dwellings across the majority of the southern boundary. Based on the TRMP Rules of comparatively low site coverage, large yards, large vehicle movement requirements and specific allowances for adjoining site typologies, developments of this type will become intrinsically the norm in order to meet these planning requirements.

- 23 The Reporting Officer acknowledges in paragraph 161-165 that "high-density may be appropriate, such as adjoining a public reserve or with

walking proximity to amenity reserves or to social infrastructure” and while small number of available amenities are listed these are then disregarded as the distances listed (a maximum of 550m) are inappropriate. As established with the permitted baseline, the proposal is comparable to the density and occupancy to an outcome the TRMP enables. The walkability to amenities is considered to be within 800m of the site and a



notable consideration within a Homestar Assessment. The project site exceeds the number of walkable public amenities required for full points of the relevant Homestar section, which includes on-road dedicated cycleways, food, education, medical and social/cultural facilities, the majority of which are 550m or less. The availability of public transport within 800m also has notable value. An on-road cycle lane is located immediately in front of the site which connects the site to the Gisborne city centre and other Suburbs such as Lynton West.

- 24 Privacy concerns raised by a submitter are shared by the Reporting Officer (Paragraphs 135-137 & 139). As covered above, the yard setback and HIRB compliance on all elevations, excluding the JOAL, means the proposal aligns key TRMP mechanisms for protecting privacy. With the addition of raising of the first-floor window sills to exclude passive overlooking, the submitter's perceived privacy concerns are addressed.
- 25 At Paragraph 147-149 the Reporting Officer signals Solar / Shading modelling is needed. Solar shading diagrams were provided in the Resource Consent drawing update (referenced in Paragraph 31 of the Section 42A Report), along with video solar studies which were used to inform design adjustments.
- 26 The positioning of the outdoor living and service areas while accommodating vehicle parking have been extensively reviewed through the design process and has the support of KO and their Urban Design Personnel.

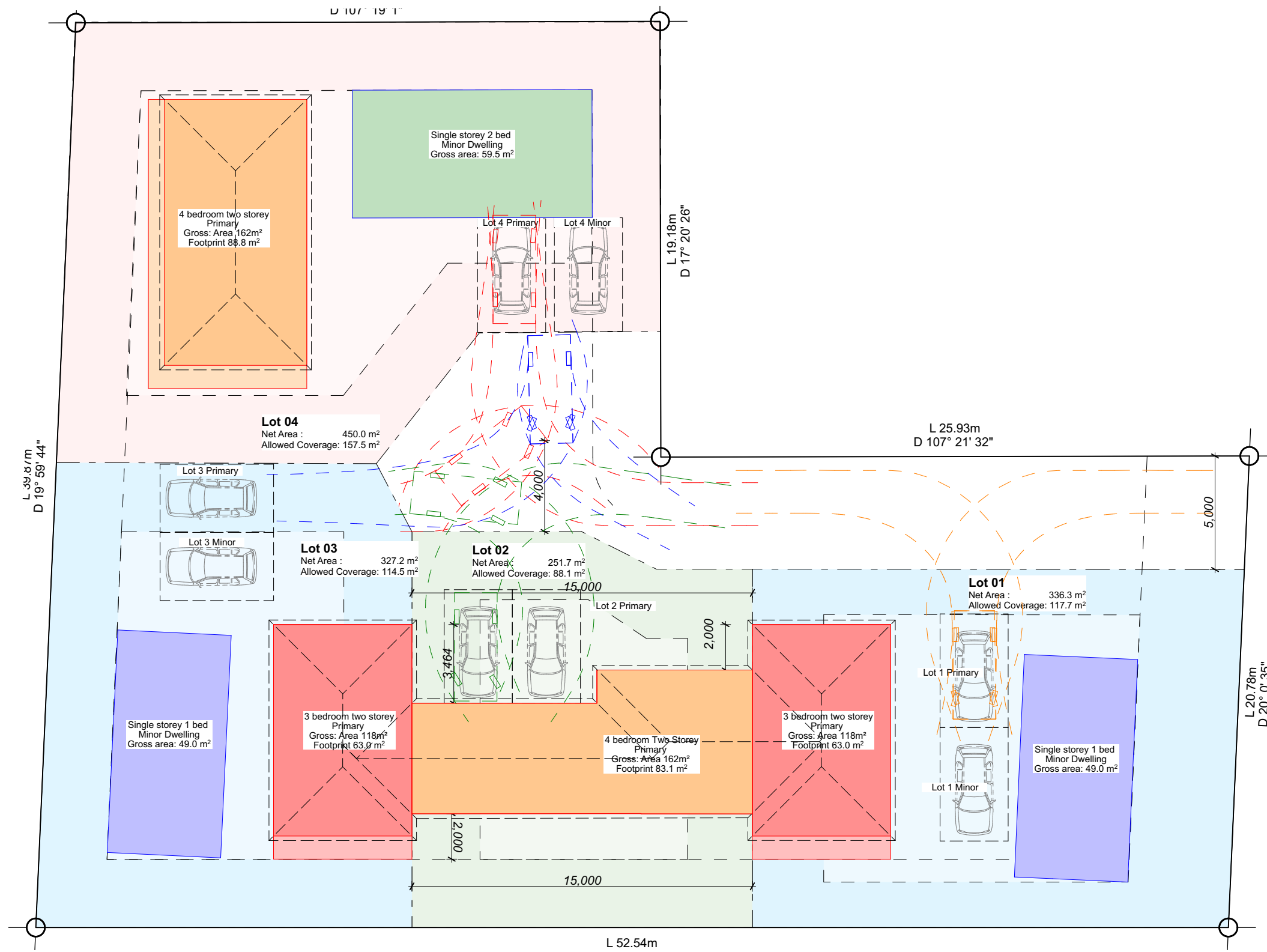
CONCLUSIONS AND RECOMMENDATIONS

- 27 Based on my review of the Section 42A Report, I believe that the issues raised are either addressed by design improvements undertaken in response to the Reporting Officer's comments or supported by the KO Design Requirements and the rigorous reviews undertaken with KO Urban Design and Landscaping personnel.
- 28 The external sites' perceived impacts have been addressed through compliance with external yards and HIRB requirements, along with improvements in privacy design.
- 29 Internal site non-compliances have been addressed through the design and utilisation of KO Design Requirements to ensure suitable provision of outdoor space and access to natural light.
- 30 The TRMP anticipates the two-storey adjoined dwellings and compliance with yard setbacks, and the HIRB addresses privacy and shading of external sites.

31 The comparison to a permitted baseline confirms that the proposal's scale, bulk and density is appropriate and in line with the TRMP.

A handwritten signature in cursive script that reads "Sol Atkinson". The signature is written in black ink on a white background.

Sol Atkinson



Rev	Revision	Date

Permitted Baseline

Resource Consent

NZHG Stanley Road
99a Stanley Road

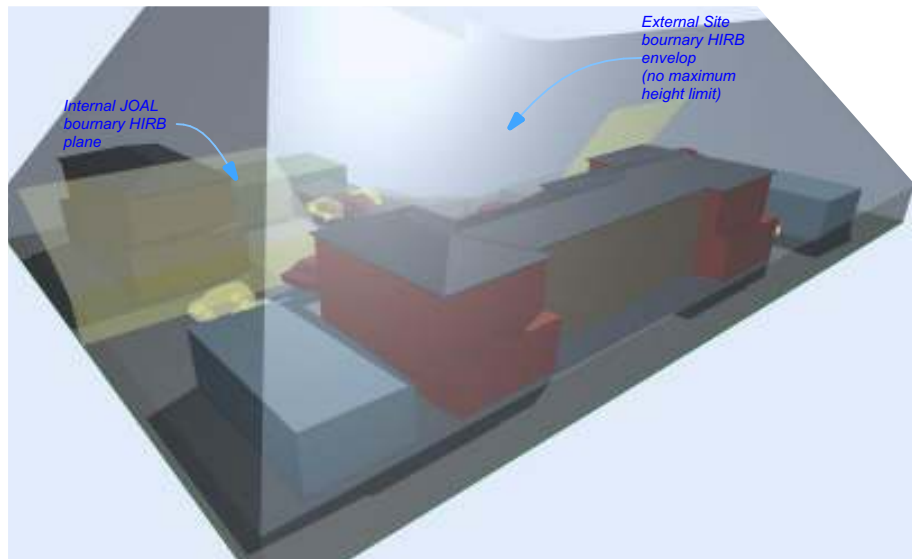
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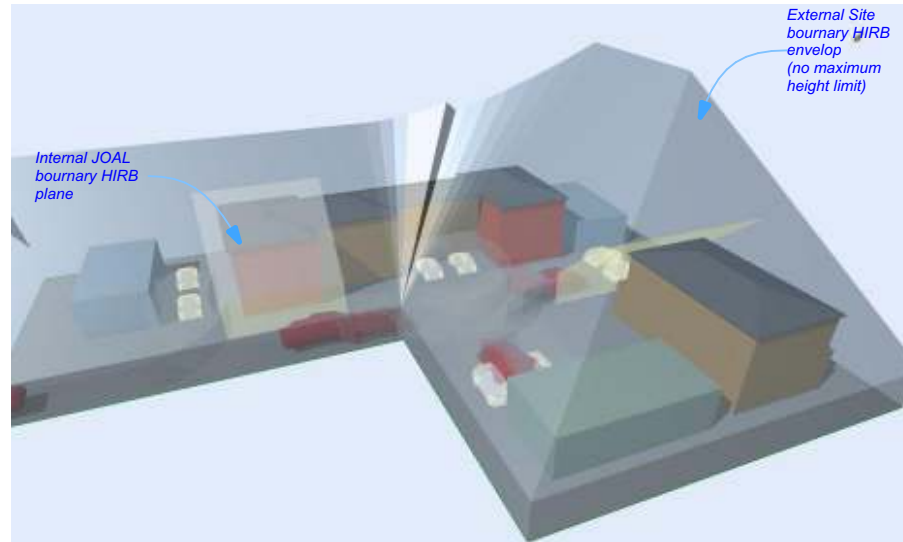
Date Issued: 6/09/2024

e: sol@atkinsonharwood.co.nz

p: 027 465 9236



Baseline 3d Site envelope mock up



Baseline 3d Site envelope mock up



Baseline JOAL HIRB check



Rev	Revision	Date

Development Context Plan

Resource Consent

NZHG Stanley Road
99a Stanley Road

Revision:

Scale at A3: 1:300

Date Issued: 6/09/2024

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Sheet Index

La outID	La outName	Status Code
02	Site Aerial and Existing Plan	RC
03	Neighbourhood Context	RC
04	Proposed Site Plan	RC
05	Unit Plan & Coverage	RC
06	Site Fencing & Landscaping	RC
07	Proposed Floor Plans	RC
08	Site Outer Elevations	RC
09	Site Inner Elevations	RC
10	3D Images	RC
11	Solar Study	RC

Change List

ID	Name
01	Bollard lightng added
02	Service area, washing line position chnaged to increase winter sunlight. Fence added to screen service area from Patio
03	Gable changed to hip
04	Exterior service area and storage revised
05	Entry paths extended
06	Intergrated exterior storage added
07	Window sills / Glazing raised for privacy



Resource Consent

Issue Date: 6/09/2024
99a Stanley Road
Gisborne
New Zealand

NZHG Stanley Road



ATKINSON HARWOOD
ARCHITECTURE

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SITE INFORMATION

Site Address: 99a Stanley Road
 Gisborne
 New Zealand

Site Legal: Lot 1 DP 5799

ZONE

General Residential

WIND ZONE

Medium

EXPOSURE ZONE

Zone C

EARTHQUAKE ZONE

Zone 3

SOIL TYPE

Refer Geotech

RAINFALL INTENSITY

60 - 70

SITE AREA

1,590m²

EXISTING SERVICES

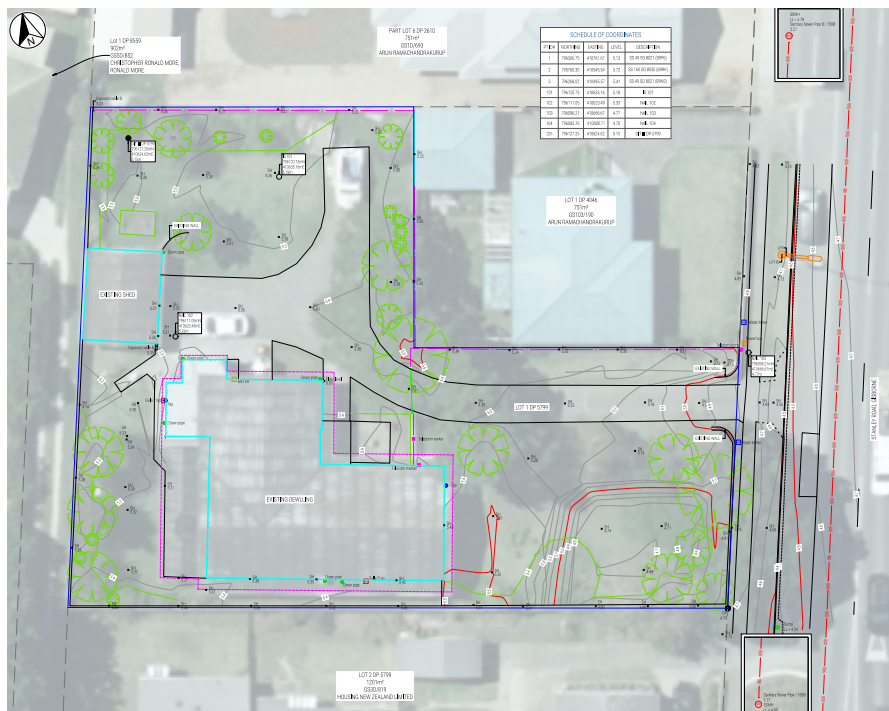
- SS — Sewer
- SW — Stormwater
- WM — Water Supply



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ARCHITECTURE



Site Aerial



Existing Site Survey Plan



Existing Site Plan

Scale 1:300

Rev	Revision	Date

Site Aerial and Existing Plan

Resource Consent

NZHG Stanley Road

99a Stanley Road

Revision:

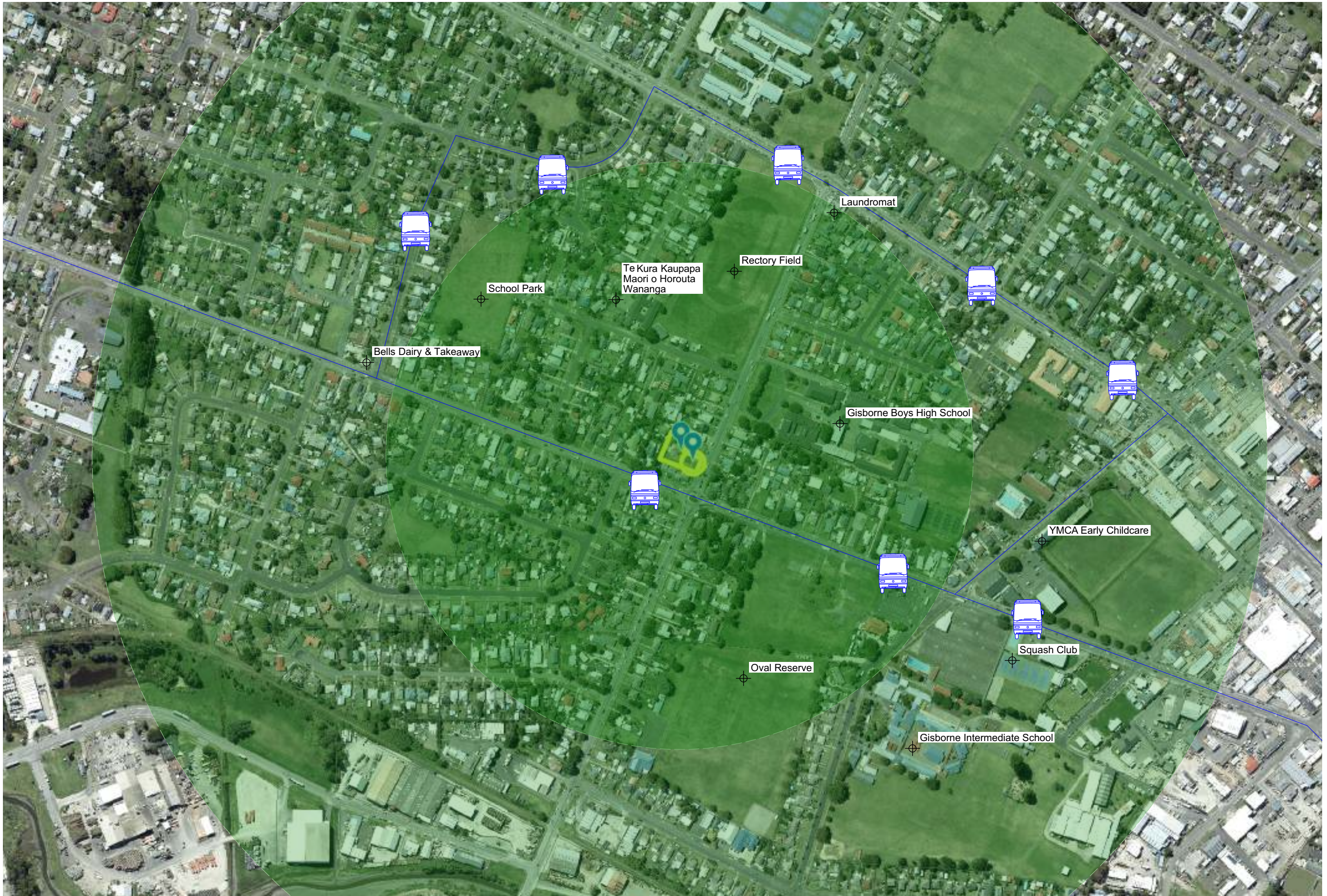
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Rev	Revision	Date

Neighbourhood Context

Resource Consent

NZHG Stanley Road
99a Stanley Road

Revision:
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Date Issued: 6/09/2024

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Indicates bus stop

Fence Ke	
2D Plan Preview	Element ID
	#1. 1.2m Timber Batten Fence 50% visually permeable
	#4 1.8m Timber Pailing Fence
	#5. 1.8m Timber Fence including 300mm visually permeable upper section
	Gate - 1.2m Aluminium
	Gate - 1.8m Timber Pailing on Metal frame
	New or existing 1.8m high timber Boundary fence

Site Works	
2D Plan	Element ID
	Concrete Paving (Broom Finish with 4% Oxide)
	Concrete Private Carpark (Broom Finished with Sawcuts)
	Concrete Service Court (Broom Finish)
	Garden Bed with Mulch
	Shared Driveway - refer Civil

Site Features	
2D Plan Preview	Element ID
	28m Washing Line
	2000L APD Tank
	Garden Master Shed 1.53 x 0.785
	Misc: Letter Box
	Rubbish Bins

T pologies		
ID	Typology	GF Area (m ²)
Lot 1	I2 Two-story Duplex	90.2
Lot 2	I2 Two-story Duplex	90.2
Lot 3	I2 Two-story Duplex	90.2
Lot 4	I2 Two-story Duplex	90.2
Lot 5	I2 Two-story Duplex	90.2
Lot 6	I2 Two-story Duplex	90.2
Lot 7	Z3 Duplex FUD	113.7
Lot 8	Z3 Duplex	112.8

SITE INFORMATION

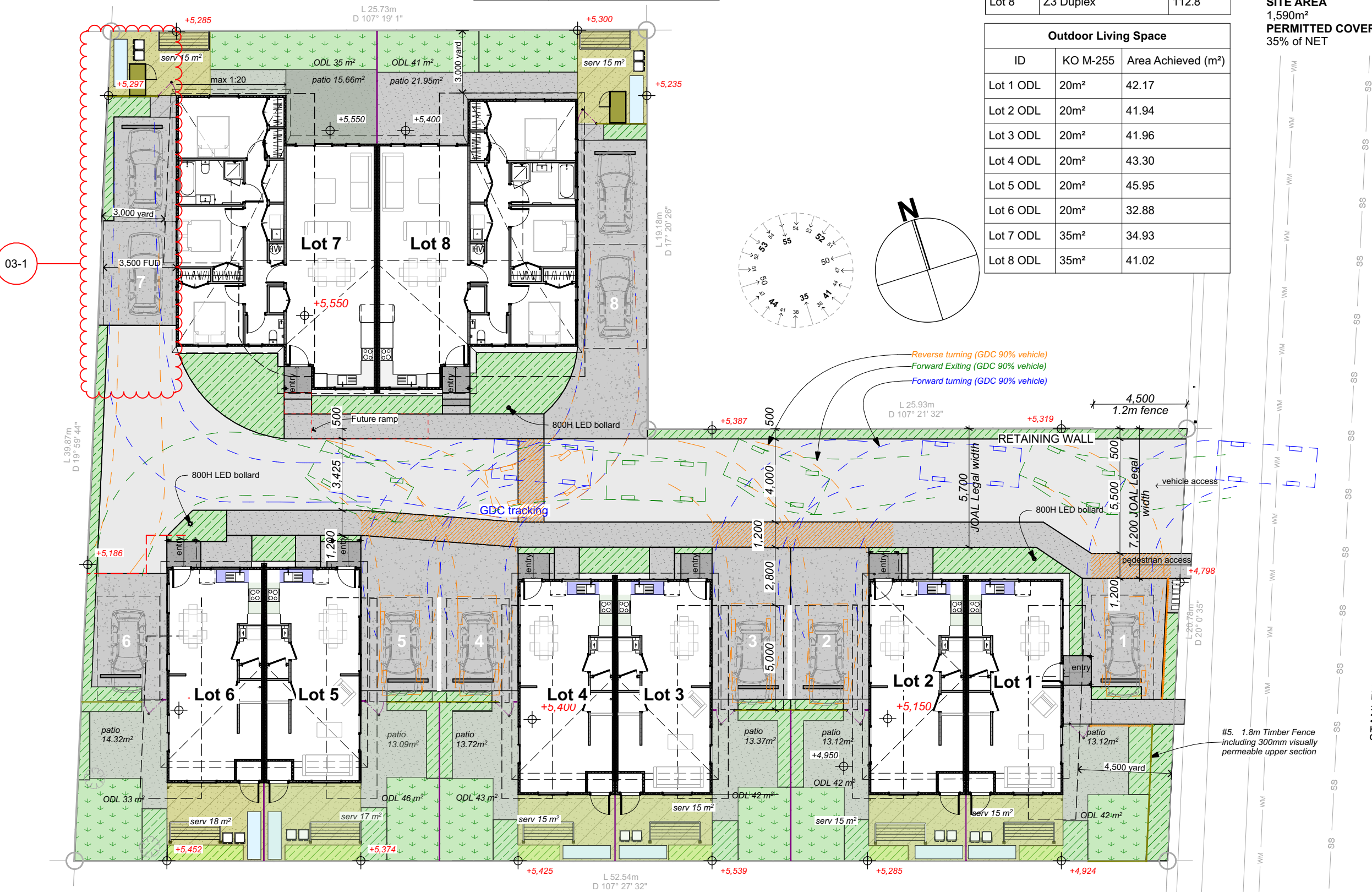
Site Address: 99a Stanley Road
 Gisborne
 New Zealand
 Lot 1 DP 5799

Site Legal:
ZONE
 General Residential
WIND ZONE
 Medium
EXPOSURE ZONE
 Zone C
EARTHQUAKE ZONE
 Zone 3
SOIL TYPE
 Refer Geotech
RAINFALL INTENSITY
 60 - 70
SITE AREA
 1,590m²
PERMITTED COVERAGE
 35% of NET



ATKINSON HARWOOD
 ARCHITECTURE

Outdoor Living Space		
ID	KO M-255	Area Achieved (m ²)
Lot 1 ODL	20m ²	42.17
Lot 2 ODL	20m ²	41.94
Lot 3 ODL	20m ²	41.96
Lot 4 ODL	20m ²	43.30
Lot 5 ODL	20m ²	45.95
Lot 6 ODL	20m ²	32.88
Lot 7 ODL	35m ²	34.93
Lot 8 ODL	35m ²	41.02



Rev	Revision	Date
01-2	Service area, washing line position changed to increase winter sunlight. Fence added to screen service area from Patio	10/04/2024
02-1	Exterior service area and storage revised	31/07/2024
02-2	Entry paths extended	
03-1	JOAL head adjusted for improved turning	6/09/2024

Proposed Site Plan

Resource Consent

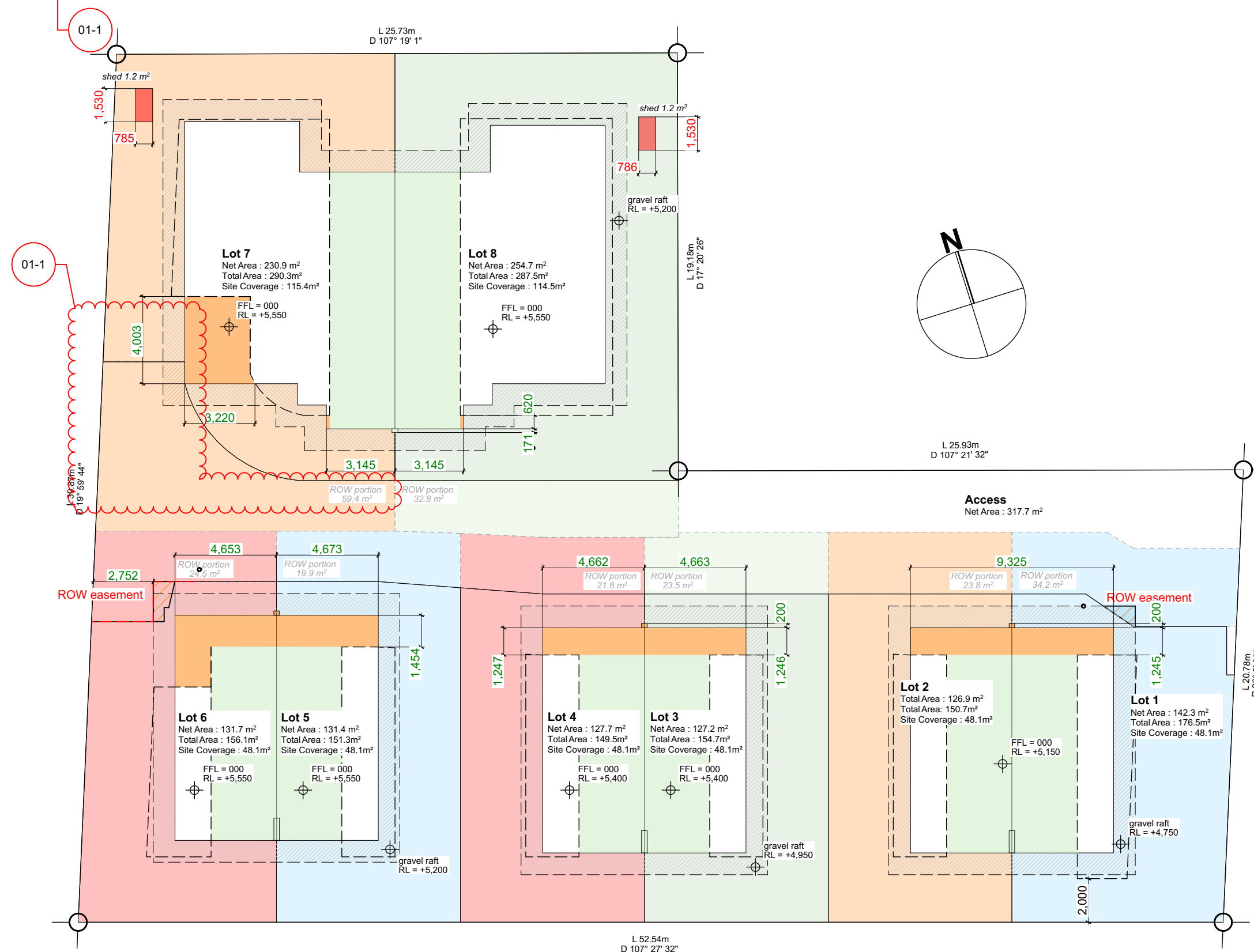
NZHG Stanley Road
 99a Stanley Road

Revision: 03
 Scale at A3: 1:200
 Date Issued: 6/09/2024

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Lot Si esand HDC Site Coverage - 35% allowed					
Lot	Lot Area (m ²)	Total Area inc. ROW portion (m ²)	35% GDC Coverage (m ²)	Proposed Building Coverage (m ²)	Proposed Site Coverage (%)
Lot 1	142.26	176.5	61.78	48.1	27.3
Lot 2	126.89	159.6	52.75	48.1	30.1
Lot 3	127.19	154.7	54.1	48.1	31.1
Lot 4	127.73	149.5	52.3	48.1	32.2
Lot 5	131.42	151.3	54.3	48.1	31.7
Lot 6	131.68	156.1	55.9	48.1	30.8
Lot 7	230.87	290.3	99.6	115.4	39.6
Lot 8	254.69	287.5	98.9	114.5	39.9

Total site coverage: 518.5m²
 Total site area: 1,590.4m²
Overall Site Coverage: 32.6%



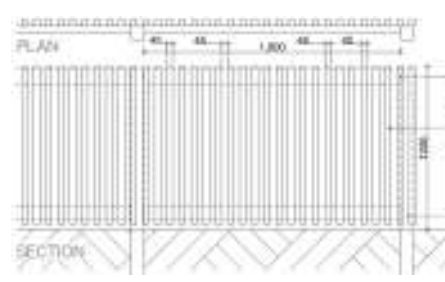
Rev	Revision	Date
01-1	JOAL head adjusted for improved turning	6/09/2024

Unit Plan & Coverage

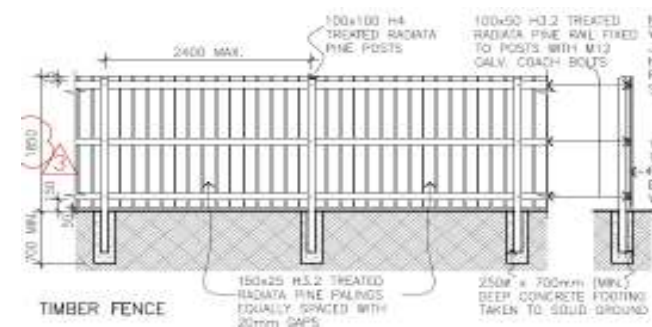
Resource Consent
 NZHG Stanley Road
 99a Stanley Road
 Revision: 01
 Scale at A3: 1:200
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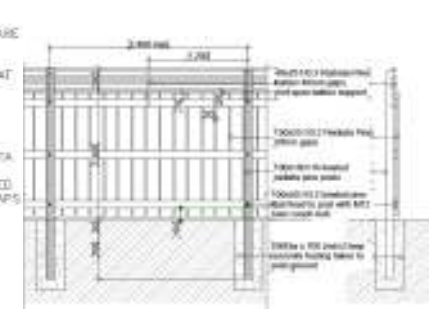
- YARDS**
 2m side and rear yards, 4.5m front yard for front sites
 3m all yards for rear sites
- █ Indicates external site yard infringement
 - █ Indicates yard infringement with adjoining duplex wall
 - █ Indicates Internal yard infringement within sub (Adjoining owner Approval provided by applic



#1 1.2m Timber Batten Fence
- 50% visual permeable



#4 1.8m Timber Paling Fence



#5 Fence 1.8m Timber Fence with
visual permeable upper section
- 1.55m Timber Paling Fence
- 300mm high Timber Battens to top

Fence Ke	
2D Plan Preview	Element ID
	#1. 1.2m Timber Batten Fence 50% visually permeable
	#4 1.8m Timber Paling Fence
	#5. 1.8m Timber Fence including 300mm visually permeable upper section
	Gate - 1.2m Aluminium
	Gate - 1.8m Timber Paling on Metal frame
	New or existing 1.8m high timber Boundary fence

Rev	Revision	Date

Site Planting							
2D Plan Preview	Element ID	Common Name	PB Size	Clearance / Spacing	Mature (H)	Mature (W)	Sun or Shade
	Large Underplant: Pittosporum Tenuifolium	Pittosporum	3	750	500	500	Full sun
	Large Underplant: Trachelospermum Jasminoides	Star Jasmine	3	600	Climbing	5,000	Full sun / part shade
	Large Underplant: Arthropodium Cirratum	Rengarenga	3	600	1,000	1,000	Part shade / full shade
	Large Underplant: Astelia Nervosa	Mountain Astelia	3	600	1,000	1,000	Full sun / part shade
	Large Underplant: Dietes Grandiflora	Wild Iris	3	750	1,000	600	Full sun
	Large Underplant: Hebe Topiara	Hebe	3	600	1,000	1,000	Full sun
	Large Underplant: Lomandra Longifolia	Lomandra	3	750	400 - 900	400 - 900	Full sun / part shade / shade
	Large Underplant: Phormium Cookianum 'Emerald Green'	Dwarf Mountain Flax	3	750	800	800	Part shade / full shade
	Large Underplant: Phormium Cookianum 'Emerald Green'	Mountain Astelia	3	600	1,000	1,000	Full sun / part shade
	Large Underplanting: Coprosma Repens 'Middlemore'	Mirror Plant	3	750	1500	1000	Part Shade

Site Planting							
2D Plan Preview	Element ID	Common Name	PB Size	Clearance / Spacing	Mature (H)	Mature (W)	Sun or Shade
	Small Underplant: Carex Dissita	Forest Sedge	3	500	500	500	Part shade / full shade
	Small Underplant: Carex Dissita	Forest Sedge	3	500	500	500	Part shade / full
	Small Underplant: Libertia Peregrinans	Tukauki	3	500	500	500	Full sun / part shade / full shade
	Small Underplant: Phormium Tenax 'Sweet Mist'	Sweet Mist	3	400	400	400	Full sun / part shade
	Specimen Tree: Citrus 'Harwoods Late'	Orange	40	750	2,000	2,000	Full sun / part shade
	Specimen Tree: Citrus x meyeri	Meyer Lemon	40	1,000	2,000	2,000	Full sun / part shade
	Specimen Tree: Meryta sinclairii 'Puka'	Puka	95	1,500	4,000	2,000	Full sun / part shade (evergreen)
	Specimen tree: Pyrus Candelabra	Ornamental Pear	95	1,500	6,000	4,000	Full sun
	Specimen Tree: Sophora Fulvida 'West Coast K whai'	West Coast K whai	95	1,000	4,000	2,000	Full sun / part shade (deciduous)

Site Fencing & Landscaping

Resource Consent

NZHG Stanley Road
99a Stanley Road

Revision:

Scale at A3: 1:227.2727
Date Issued: 6/09/2024

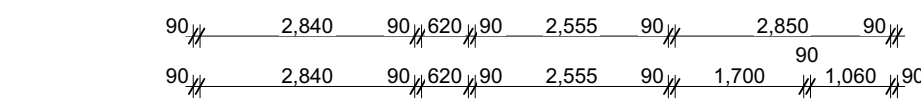
e: sol@atkinsonharwood.co.nz
p: 027 465 9236



Areas		
Space Name	Area (m ²)	
Footprint Per Unit		
First Floor Footprint	43.4	
Ground Floor Footprint	46.8	
	90.2 m ²	
Unit 1		
Bath	4.1	
Bedroom 1	12.1	
Bedroom 2	9.0	
Circ.	1.4	
Covered Entry	1.4	
Hall	5.3	
HWC	0.7	
LDY	1.9	
Liner	0.7	
Living / Dining / Kitchen	36.0	
Stair Void	5.2	
Store	1.0	
Store	0.6	
Str.	0.4	
WR 1	0.7	
WR 2	1.3	
	79.9 m ²	
Unit 2		
Bath	4.1	
Bedroom 1	10.0	
Bedroom 2	9.2	
Circ.	1.4	
Covered Entry	1.4	
Hall	5.3	
HWC	0.7	
LDY	1.9	
Liner	0.7	
Living / Dining / Kitchen	36.0	
Stair Void	5.2	
Store	0.6	
Store	1.0	
Str.	0.4	
WR 1	0.7	
WR 2	1.3	
	79.9 m ²	

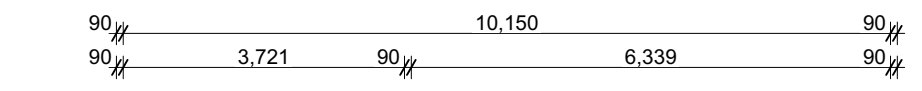
Lot 1 & 2 I2 Duplex Ground Floor Plan

Scale 1:100

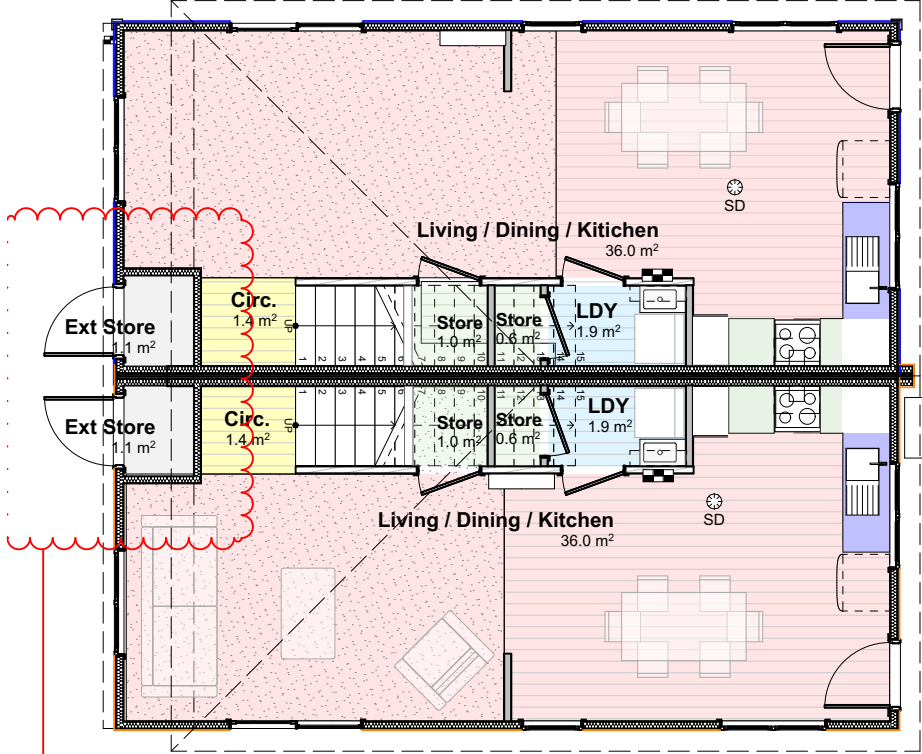


Z3 Duplex Floor Plan: Lot 7 FUD

Scale 1:150



Lot 5-6 side doors



01-1

I2 Duplex Ground Floor Plan

Scale 1:100



I2 Duplex First Floor Plan

Scale 1:100

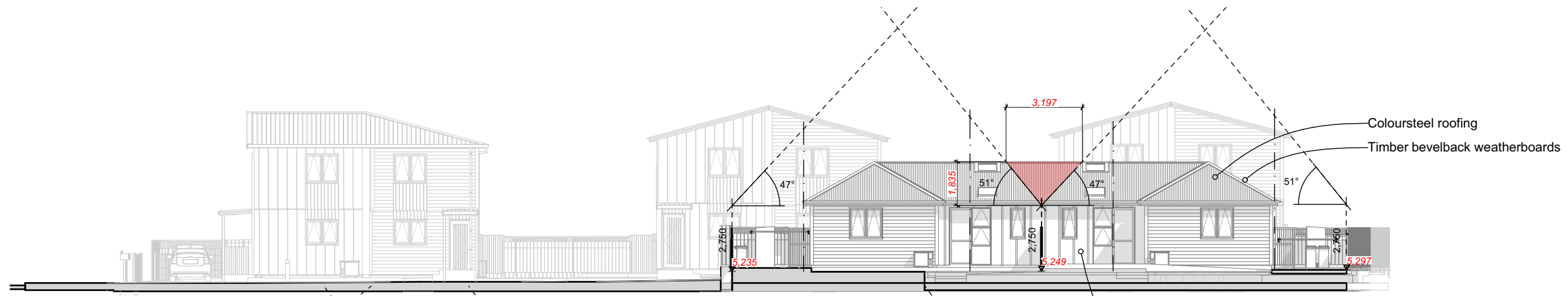
Proposed Floor Plans

Resource Consent

NZHG Stanley Road
 99a Stanley Road
 Revision: 01
 Scale at A3: 1:150,
 1:100, 1:1.2500
 Date Issued: 6/09/2024

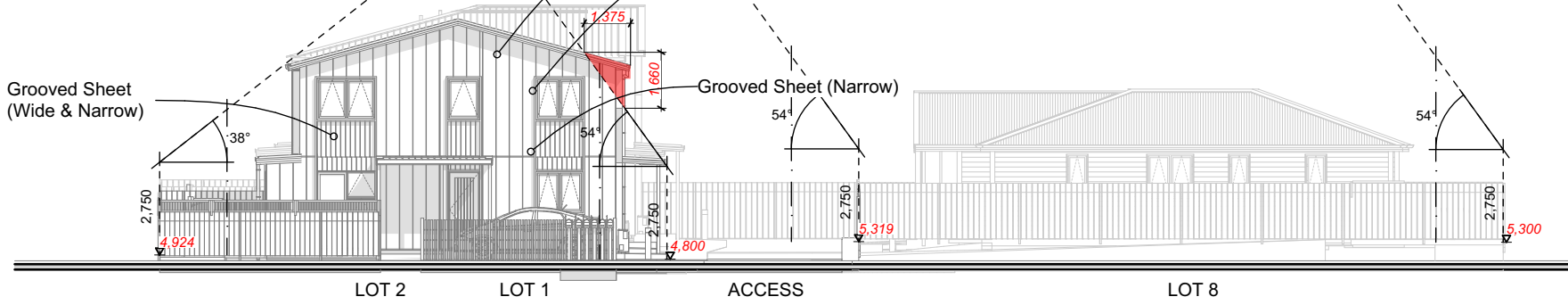
e: sol@atkinsonharwood.co.nz
 p: 027 465 9236

Rev	Revision	Date
01-1	Integrated exterior storage added	31/07/2024



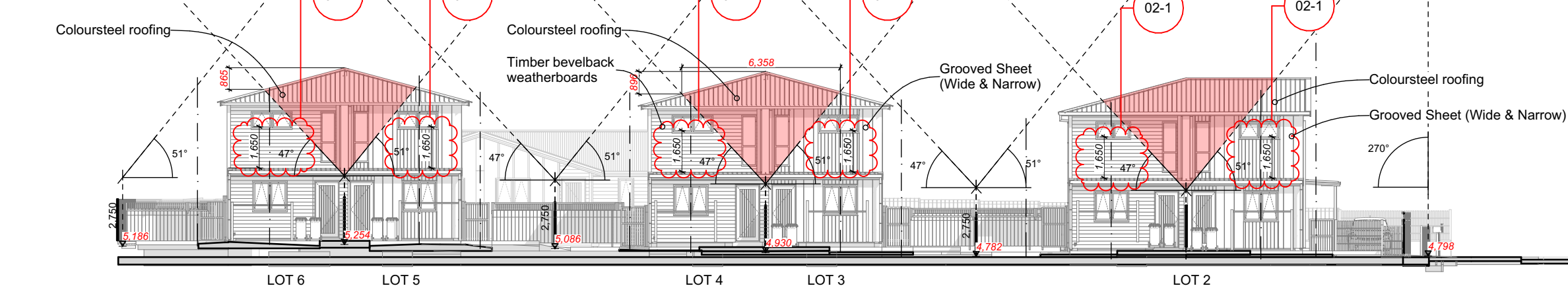
North Elevation

Scale 1:200



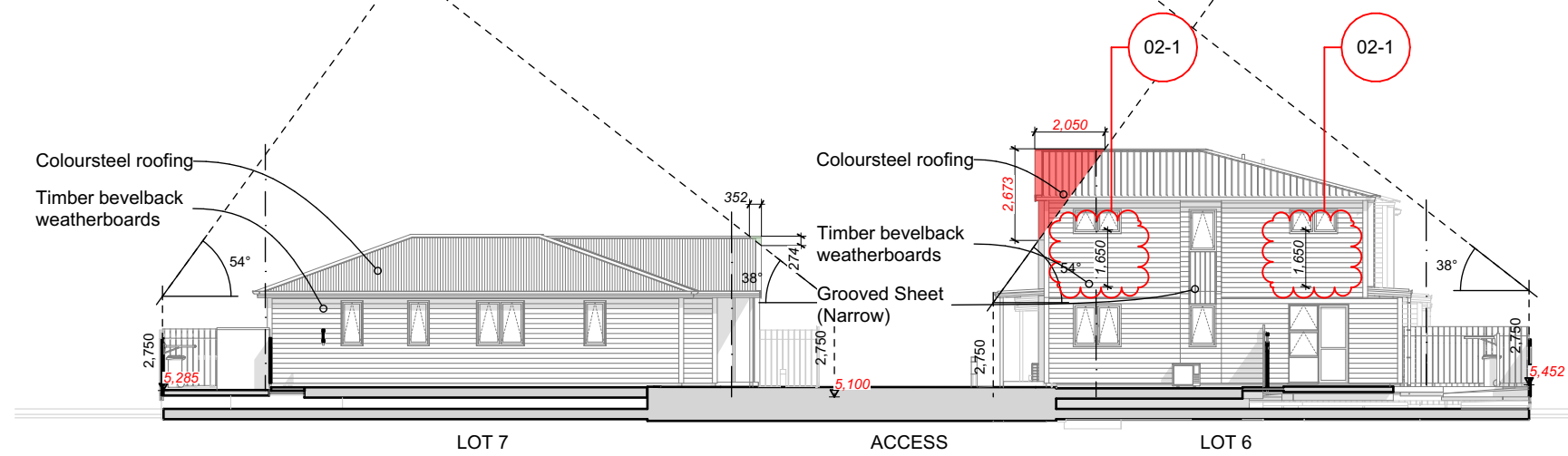
East Elevation

Scale 1:200



South Elevation

Scale 1:200



West Elevation

Scale 1:200

Rev	Revision	Date
01-1	Gable changed to hip	10/04/2024
02-1	Window sills / Glazing raised for privacy	6/09/2024

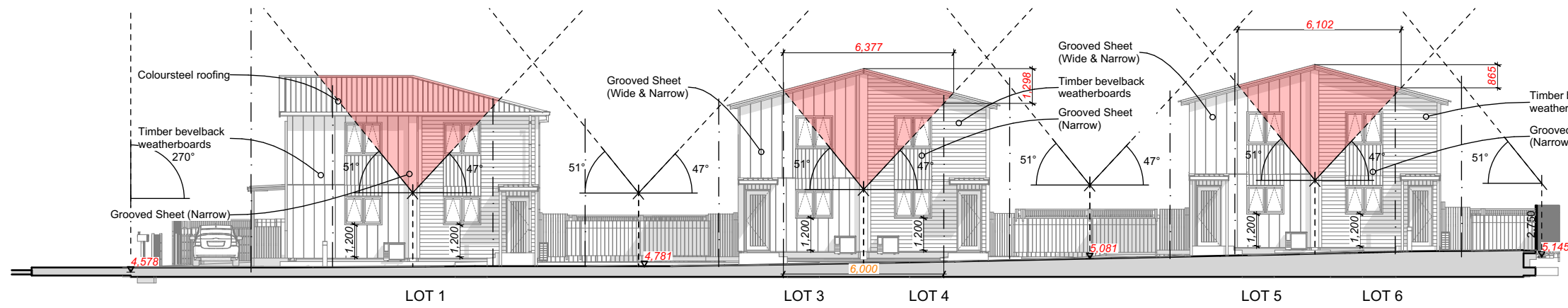
Site Outer Elevations

Resource Consent

NZHG Stanley Road
99a Stanley Road

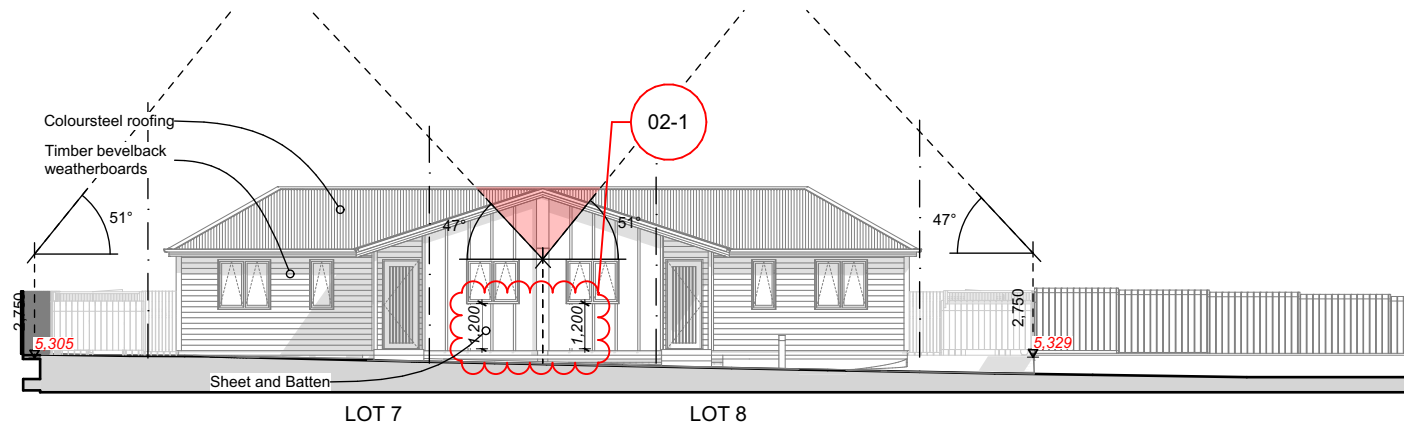
Revision: 02
Scale at A3: 1:200
Date Issued: 6/09/2024

e: sol@atkinsonharwood.co.nz
p: 027 465 9236



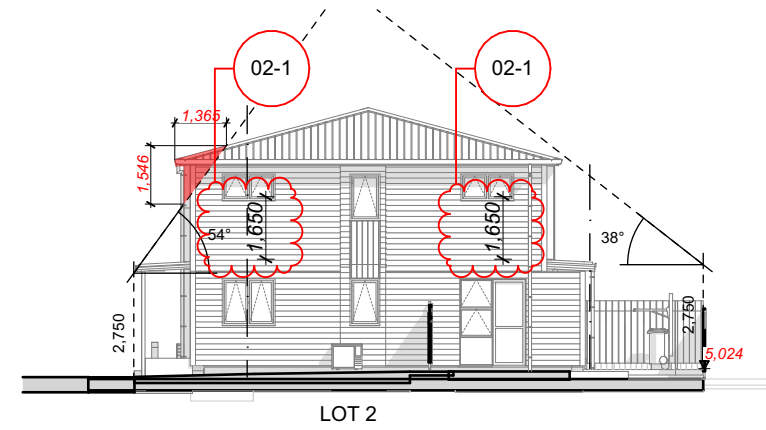
North Inner Elevation

Scale 1:200



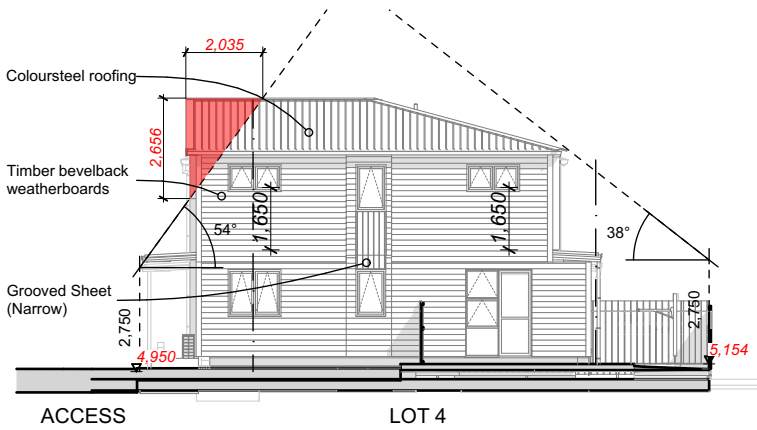
South Inner Elevation

Scale 1:200



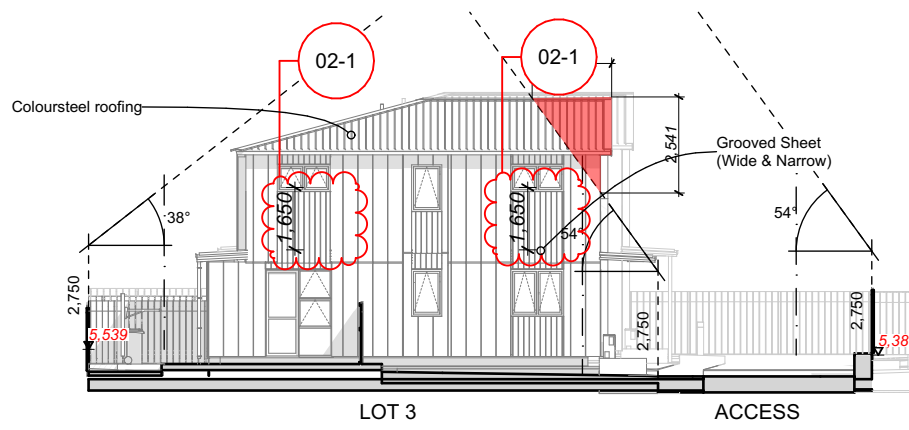
West Elevation Lot 2

Scale 1:200



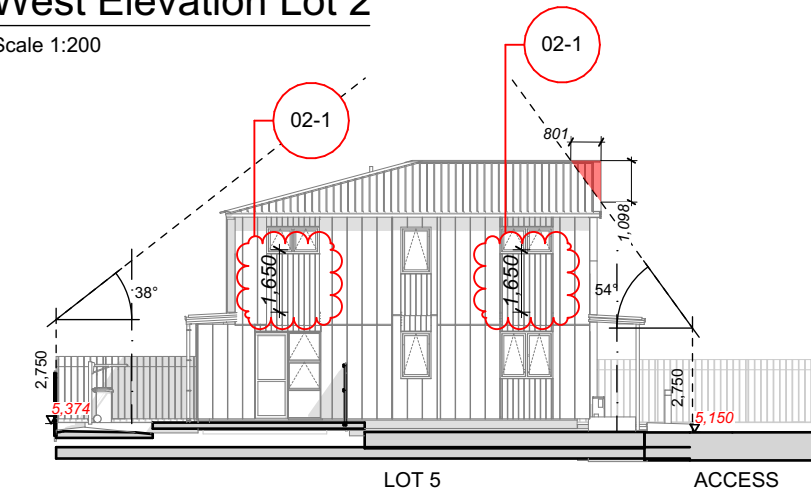
West Elevation Lot 4

Scale 1:200



East Elevation Lot 3

Scale 1:200



East Elevation Lot 5

Scale 1:200

Rev	Revision	Date
01-1	Gable changed to hip	10/04/2024
02-1	Window sills / Glazing raised for privacy	6/09/2024

Site Inner Elevations

Resource Consent

NZHG Stanley Road
99a Stanley Road

Revision: 02
Scale at A3: 1:200
Date Issued: 6/09/2024

e: sol@atkinsonharwood.co.nz
p: 027 465 9236

PROPOSED COLOUR SCHEME

Lot 01 & 02

Gull Grey



Roof: Gull Grey
Joiner: Matt Appliance White
Joinery: Double Sea Fog
Front Door: Matt Flaxpod
Bevelback Weatherboard: Double Sea Fog
Sheet Cladding: Pale Leaf

Lot 03 & 04

Gull Grey



Roof: Gull Grey
Joiner: Matt Appliance White
Joinery: Double Sea Fog
Front Door: Matt Flaxpod
Bevelback Weatherboard: Double Sea Fog
Sheet Cladding: Dingley

Lot 05 & 06

Gull Grey



Roof: Gull Grey
Joiner: Matt Appliance White
Joinery: Double Sea Fog
Front Door: Scoria
Bevelback Weatherboard: Double Sea Fog
Sheet Cladding: Coral Tree

Lot 07 & 08

Gull Grey



Roof: Gull Grey
Joiner: Matt Appliance White
Joinery: Double Sea Fog
Front Door: New Denim Blue
Bevelback Weatherboard: Double Sea Fog
Sheet Cladding Lot 7: Yuma
Sheet Cladding Lot 8: Streetwise



ARTISTIC IMPRESSION ONLY, REFER ELEVATIONS FOR PROPOSED COLOURS



ARTISTIC IMPRESSION ONLY, REFER ELEVATIONS FOR PROPOSED COLOURS

Rev	Revision	Date

3D Images

Resource Consent

NZHG Stanley Road
99a Stanley Road

Revision:

Scale at A3:

Date Issued: 6/09/2024

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p: 027 465 9236

9AM

12PM

3PM

AHA

ATKINSON HARWOOD ARCHITECTURE

WINTER



SUMMER



EQUINOX



Rev	Revision	Date

Solar Study

Resource Consent

NZHG Stanley Road
99a Stanley Road

Revision:

Scale at A3:

Date Issued: 6/09/2024

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