



R24009 - CDL Development
162-164 Esplanade Kaikoura
Resource Consent

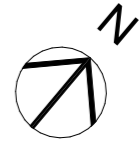
**Three
Sixty
Architecture**



Three Sixty Architecture
Level 1, The Yard
173 St Asaph Street
Christchurch 8140

03 366 3349

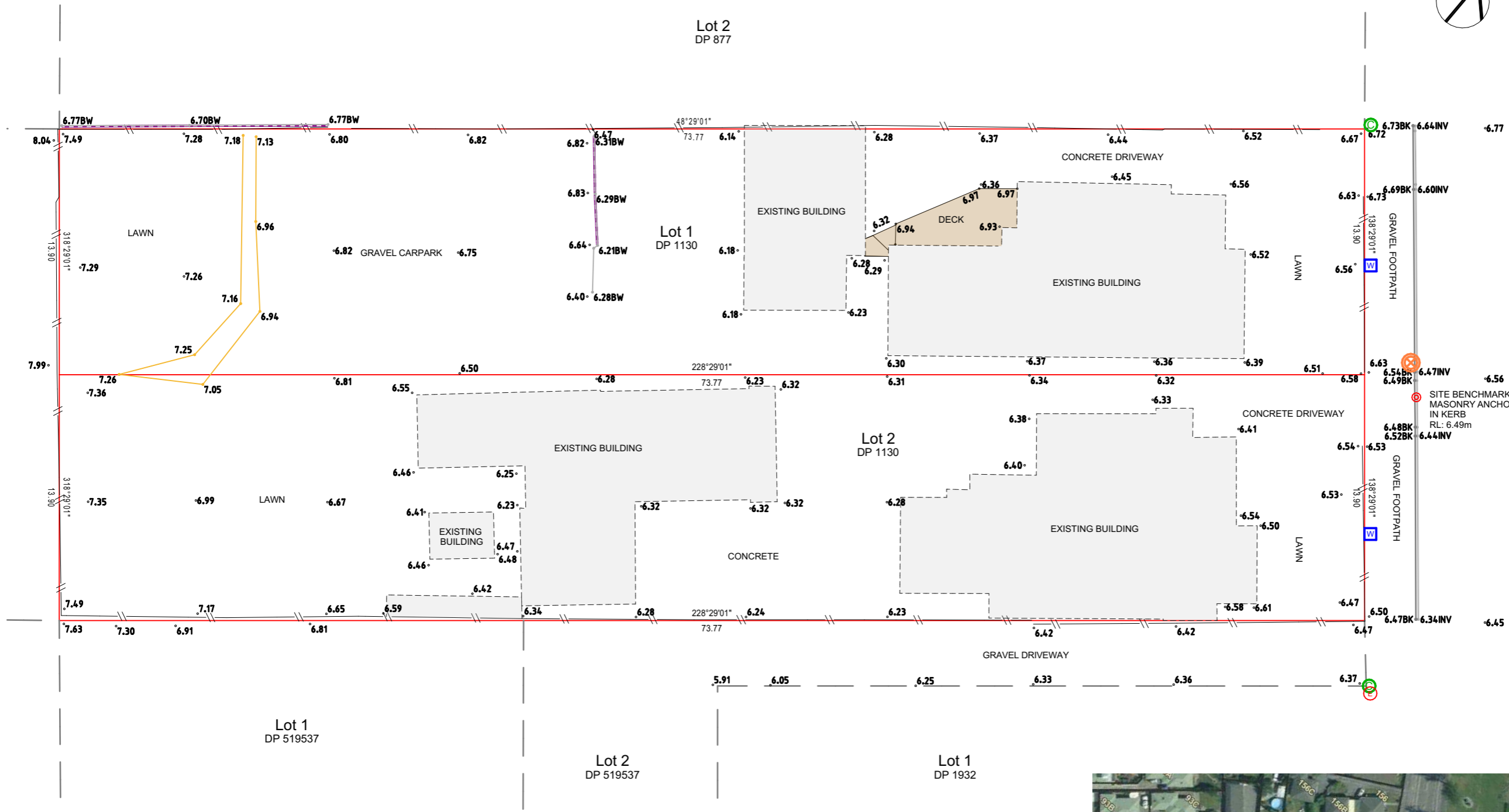
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Notes:
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All work must comply with NZS 3604:2011 and the New Zealand Building Code.

Rev:	Date:	Issue:
A	4/11/2024	Resource Consent



ESPLANADE

1. Existing Site Plan
Scale 1:250

Site Information / Planning Notes

Address: 162-164 Esplanade Kaikoura
 Legal Description: Lot 1&2 DP 1130
 Wind Zone: SED
 Earthquake Zone: 3
 Corrosion Zone: C
 Climate Zone: 3
 Rainfall Intensity: 40-50 mm



Location Plan
Scale NTS.

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162-164 Esplanade
Kaikoura

Existing Site Plan

Scale @ A3	1:250
File No.	R24009
Date	4/11/2024
Revision	A

Sheet No. **RC01**

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A	4/11/2024	Resource Consent

Lot 2
DP 877



ESPLANADE

Lot 1
DP 519537

Lot 2
DP 519537

Lot 1
DP 1932

1. Site & Ground Floor Plan

Scale 1:250

Site Information / Planning Notes

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 Legal Description: Lot 1&2 DP 1130
 Wind Zone: SED
 Earthquake Zone: 3
 Corrosion Zone: C
 Climate Zone: 3
 Rainfall Intensity: 40-50 mm

Planning Zone

Kaikoura District Council
 Medium Density Residential Zone
 - Liquefaction assessment overlay

Site Area: 2051 m².
 Building Footprint: 765 m².

Site Coverage
 Maximum allowed: 35%
 Proposed: 37.5%

Max height: 5.5m
 Recession planes: 2.5m above GL appendix 3

Internal boundary setback: 2.0m
 Road boundary setback: 4.5m

Balcony setback:
 "unenclosed balconies may intrude into the setback by no more than 0.9m provided that the balcony does not exceed 1.8m in length"

Outdoor living space required: 70m²
 Minimum dimension: 5.0m

Landscape treatment:
 - 2.0m minimum width along road boundaries
 - Minimum 1 tree / 10m road frontage min. height 1.5m or aged 3yrs
 - 1.0m minimum width along the boundary of an adjoining site which contains a reserve or residential activity, such that the building is screened from the adjoining site at landscape maturity.

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 162-164 Esplanade
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Site & Ground Floor Plan

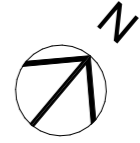
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File No.	R24009
Date	4/11/2024
Revision	A

Sheet No. **RC02**

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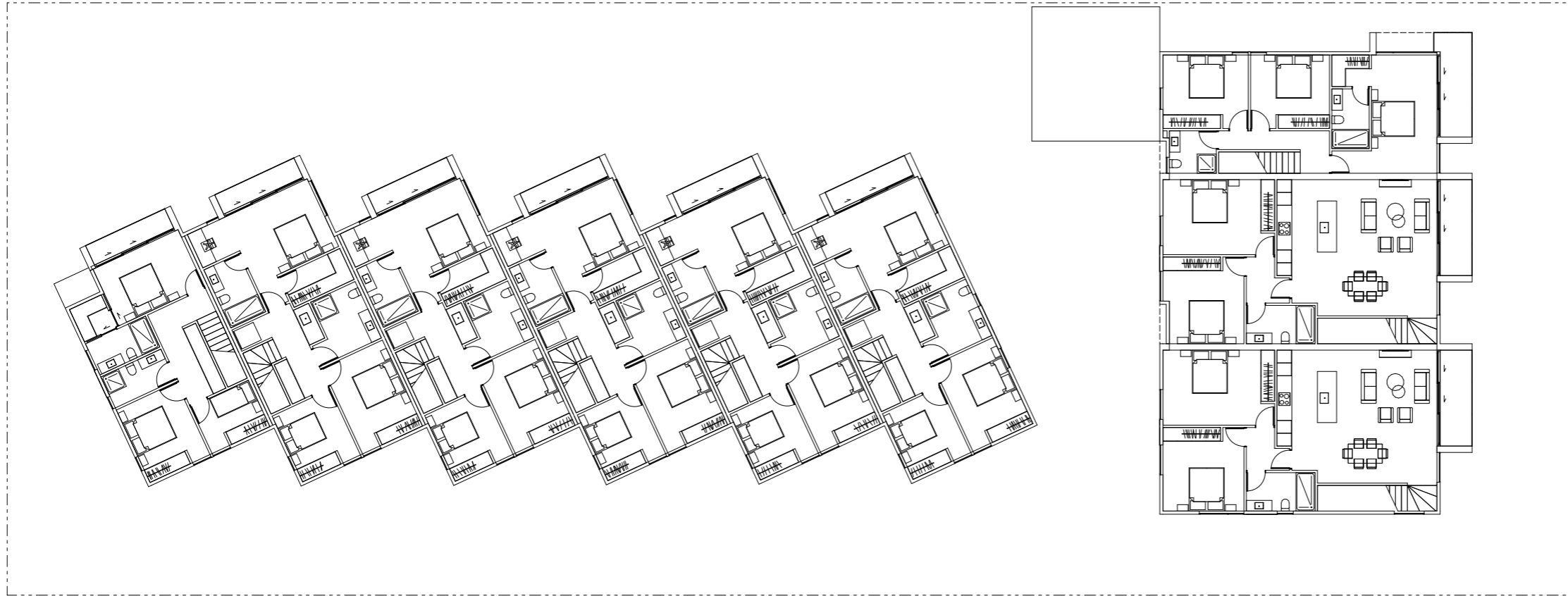
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Rev:	Date:	Issue:
A	4/11/2024	Resource Consent



2. First Floor Plan
Scale 1:250

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162-164 Esplanade
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First Floor Plan

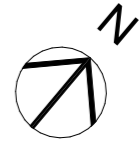
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File No. R24009
Date 4/11/2024
Revision A

Sheet No. **RC03**

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A	4/11/2024	Resource Consent



3. Roof Plan

Scale 1:250

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162-164 Esplanade
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Roof Plan

Scale @ A3	1:250
File No.	R24009
Date	4/11/2024
Revision	A

Sheet No. **RC04**

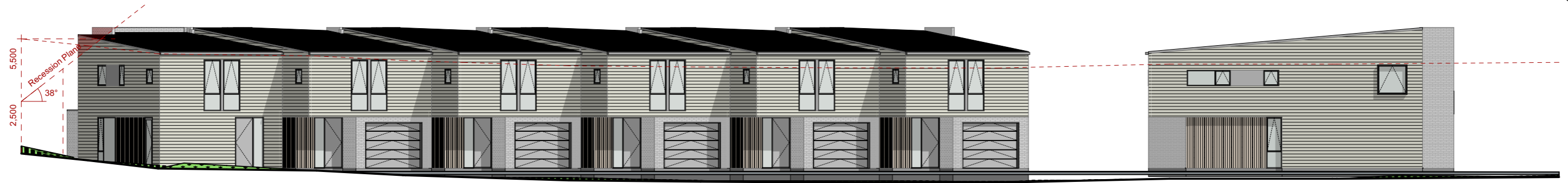
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South East Elevation

Scale 1:200



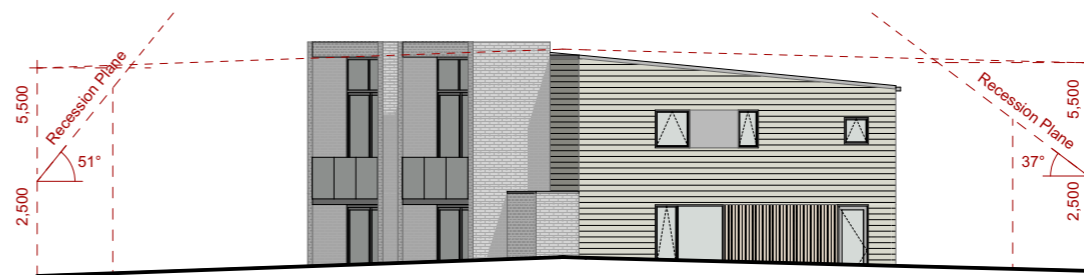
North West Elevation

Scale 1:200



North East Elevation

Scale 1:200



South West Elevation

Scale 1:200



Cladding legend

- C.01 Brick veneer cladding
- C.02 Cemintel cement horizontal cladding (Teak colour)
- C.03 Cemintel cement vertical cladding (Limed Colour)
- C.04 Aluminium composite panels
- C.05 Colorsteel profiled metal roofing
- C.06 Double glazed thermally broken aluminium joinery

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Elevations

Scale @ A3	1:200
File No.	R24009
Date	4/11/2024
Revision	A

Sheet No. **RC05**

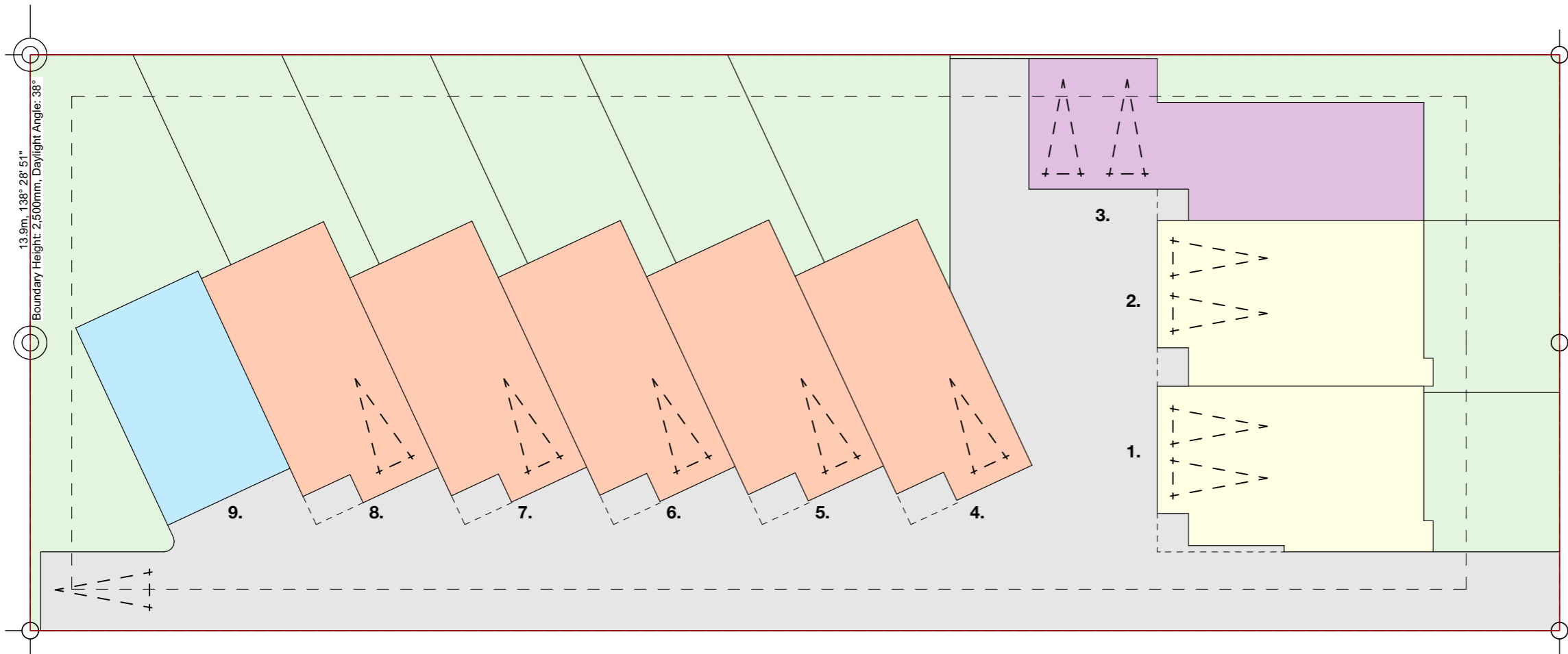
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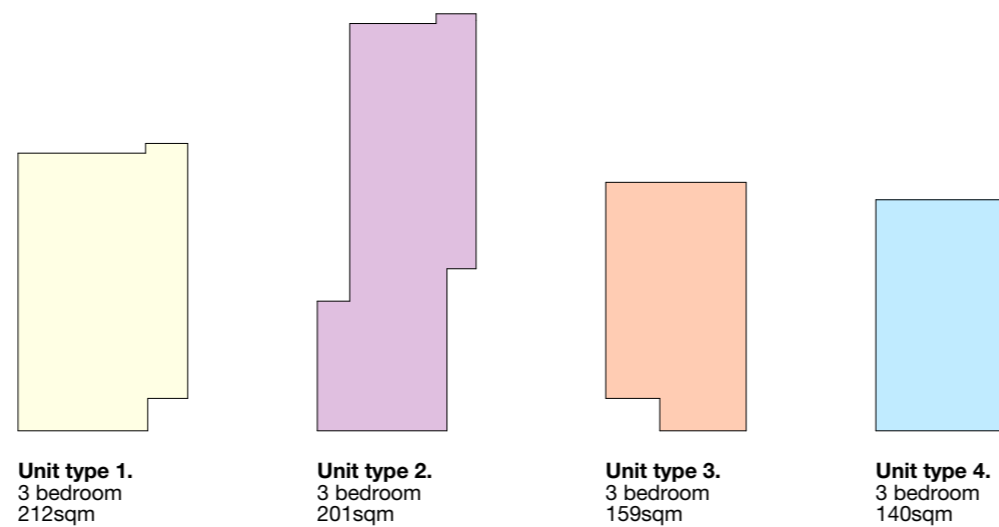
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Rev:	Date:	Issue:
A	4/11/2024	Resource Consent



1. Overall Typology Plan

Scale 1:250



Unit type 1.
 3 bedroom
 212sqm

Unit type 2.
 3 bedroom
 201sqm

Unit type 3.
 3 bedroom
 159sqm

Unit type 4.
 3 bedroom
 140sqm

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Typology Plan

Scale @ A3	1:250, 1:350
File No.	R24009
Date	4/11/2024
Revision	A

Sheet No. **RC06**

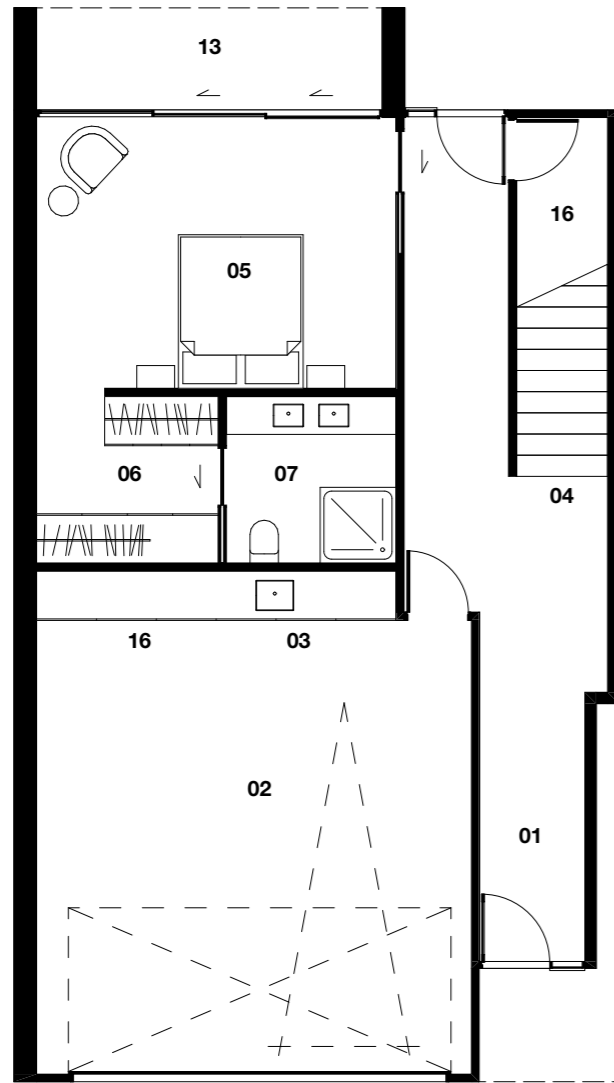
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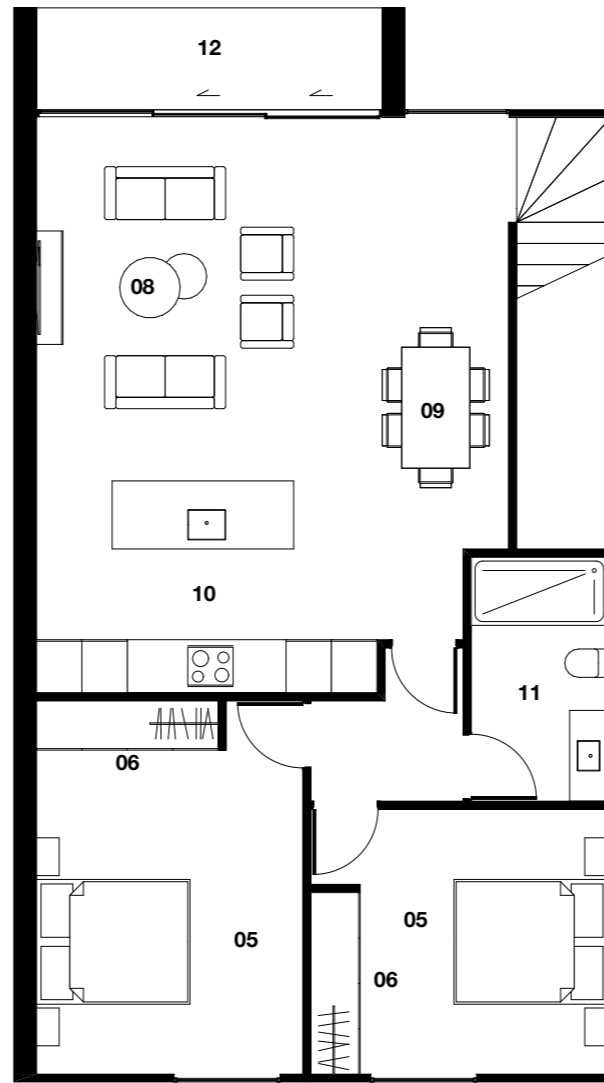
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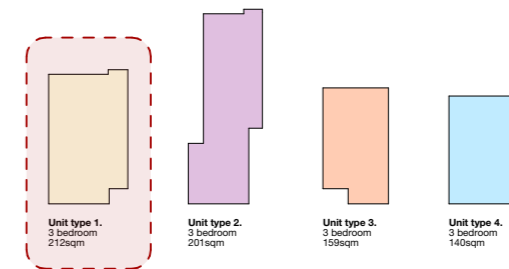
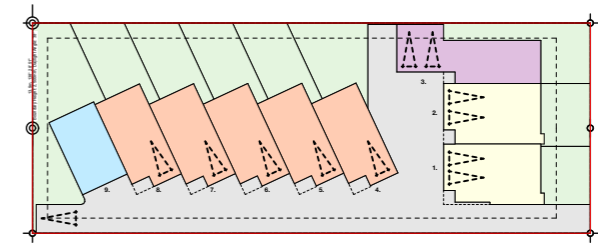
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1. Ground Floor Plan
 Scale 1:100



2. First Floor Plan
 Scale 1:100



Legend

- 01 Entrance
- 02 Garage
- 03 Laundry
- 04 Stairs
- 05 Bedroom
- 06 Wardrobe
- 07 Ensuite
- 08 Living
- 09 Dining
- 10 Kitchen
- 11 Bathroom
- 12 Balcony
- 13 Outdoor Courtyard
- 14 WC
- 15 Pantry
- 16 Storage
- 17 Study

Total Areas

Ground Floor	92sqm
First Floor	95.5sqm
Balcony	6sqm
Overall	193.5sqm

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CDL Development
 162-164 Esplanade
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Unit Type 1 - Floor Plans

Scale @ A3 1:100
 File No. R24009
 Date 4/11/2024
 Revision A

Sheet No. **RC07**

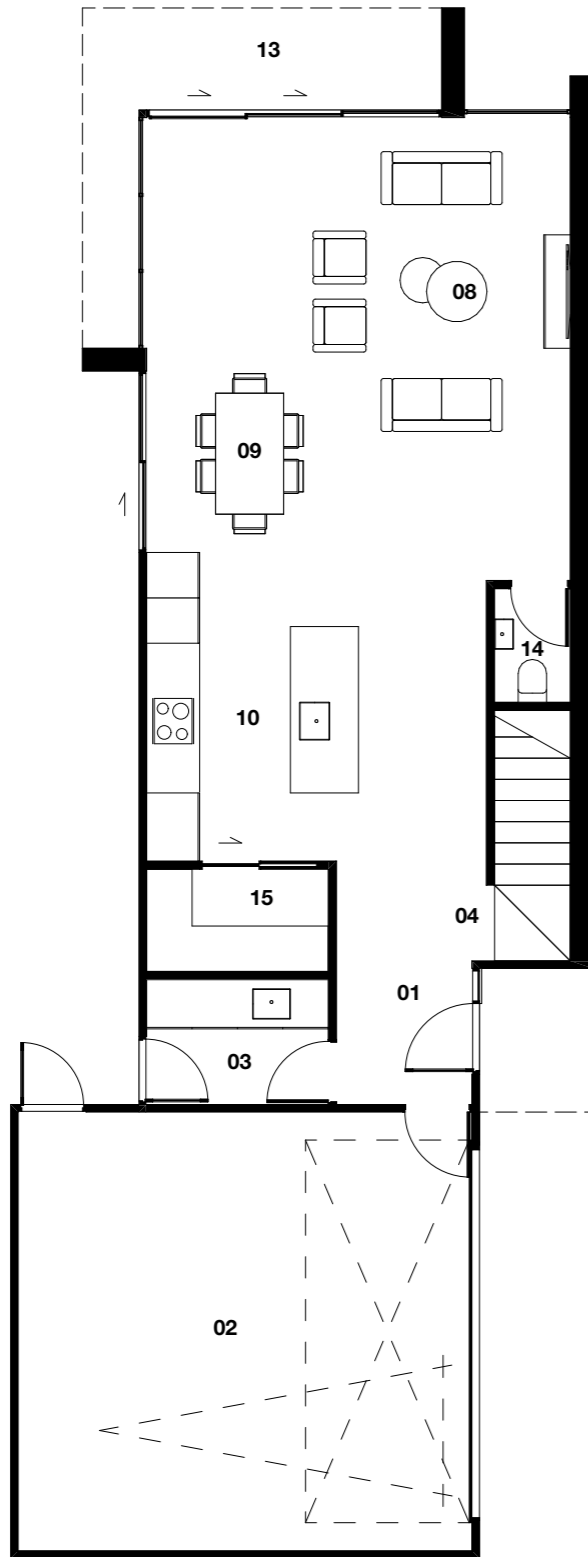
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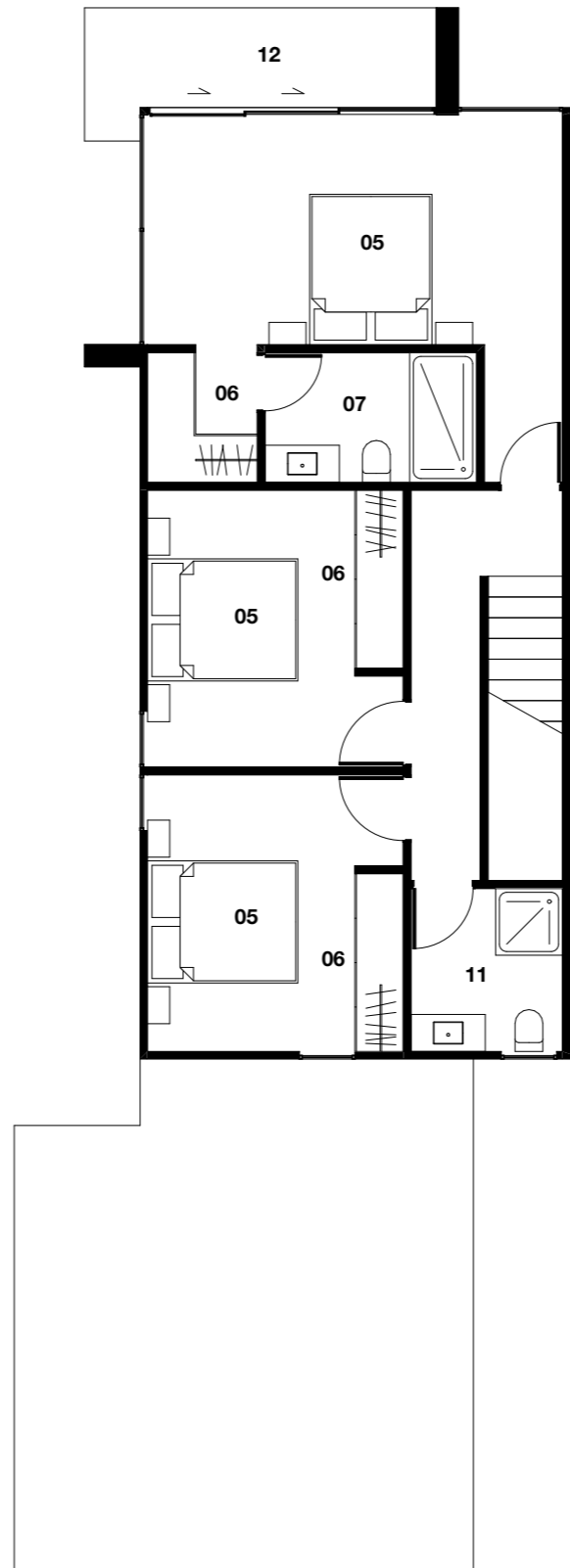
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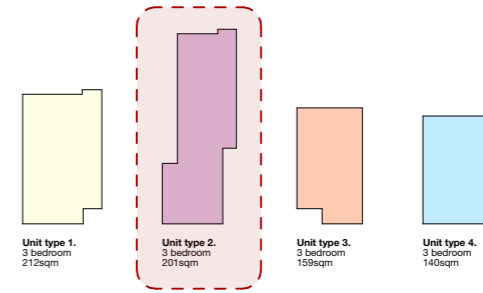
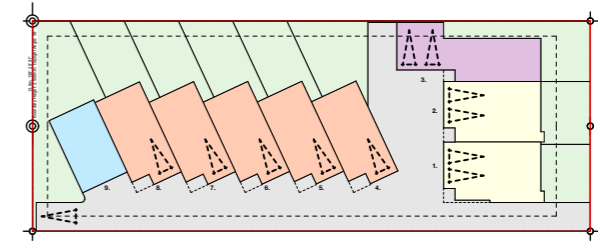
Rev: A Date: 4/11/2024 Issue: Resource Consent



1. Ground Floor Plan
 Scale 1:100



2. First Floor Plan
 Scale 1:100



Legend

- 01 Entrance
- 02 Garage
- 03 Laundry
- 04 Stairs
- 05 Bedroom
- 06 Wardrobe
- 07 Ensuite
- 08 Living
- 09 Dining
- 10 Kitchen
- 11 Bathroom
- 12 Balcony
- 13 Outdoor Courtyard
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- 15 Pantry
- 16 Storage
- 17 Study

Total Areas

Ground Floor	106sqm
First Floor	71sqm
Balcony	7sqm
Overall	184sqm

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 162-164 Esplanade
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Unit Type 2 - Floor Plans

Scale @ A3 1:100
 File No. R24009
 Date 4/11/2024
 Revision A

Sheet No. **RC08**

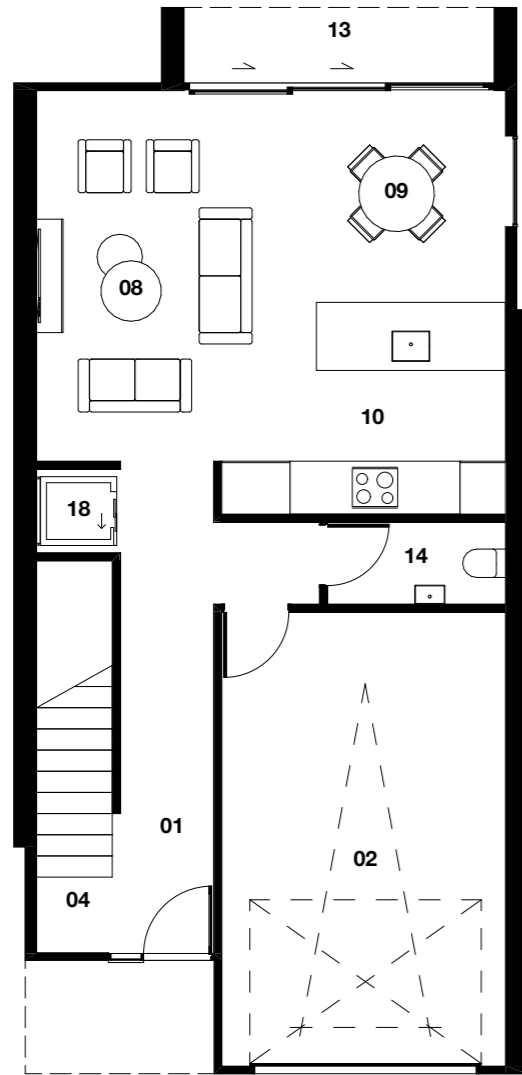
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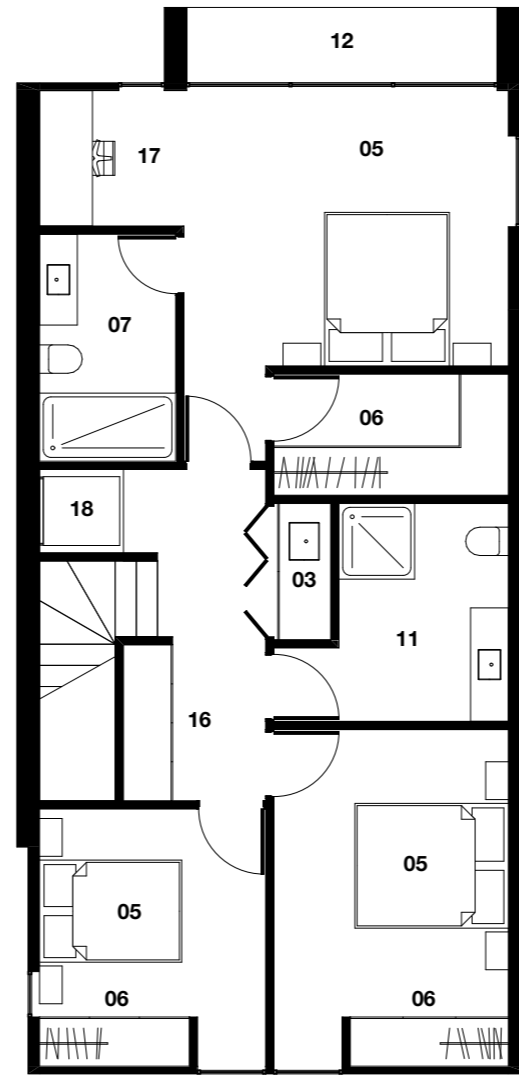
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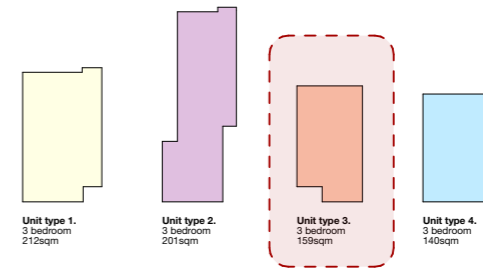
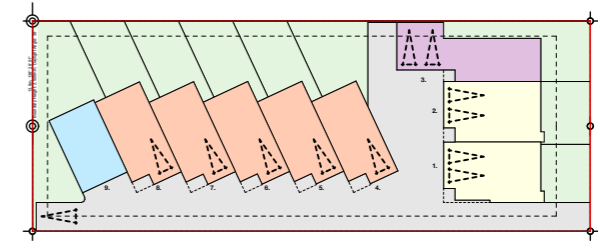
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A	4/11/2024	Resource Consent



1. Ground Floor Plan
 Scale 1:100



2. First Floor Plan
 Scale 1:100



Legend

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- 02 Garage
- 03 Laundry
- 04 Stairs
- 05 Bedroom
- 06 Wardrobe
- 07 Ensuite
- 08 Living
- 09 Dining
- 10 Kitchen
- 11 Bathroom
- 12 Balcony
- 13 Outdoor Courtyard
- 14 WC
- 15 Pantry
- 16 Storage
- 17 Study
- 18 Lift

Total Areas

Ground Floor	76sqm
First Floor	80sqm
Balcony	4sqm
Overall	160sqm

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 162-164 Esplanade
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Unit Type 3 - Floor Plans
 (Lift option)

Scale @ A3	1:100
File No.	R24009
Date	4/11/2024
Revision	A

Sheet No. **RC09**

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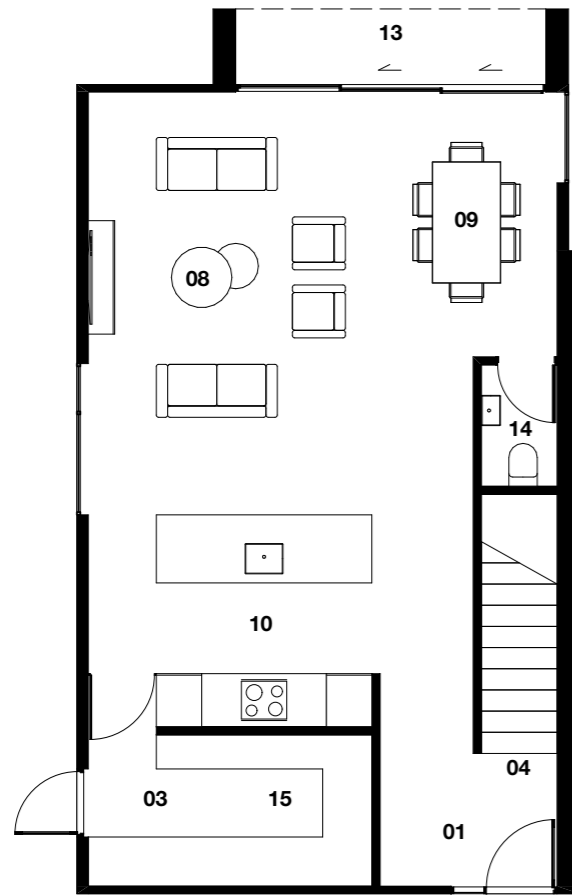
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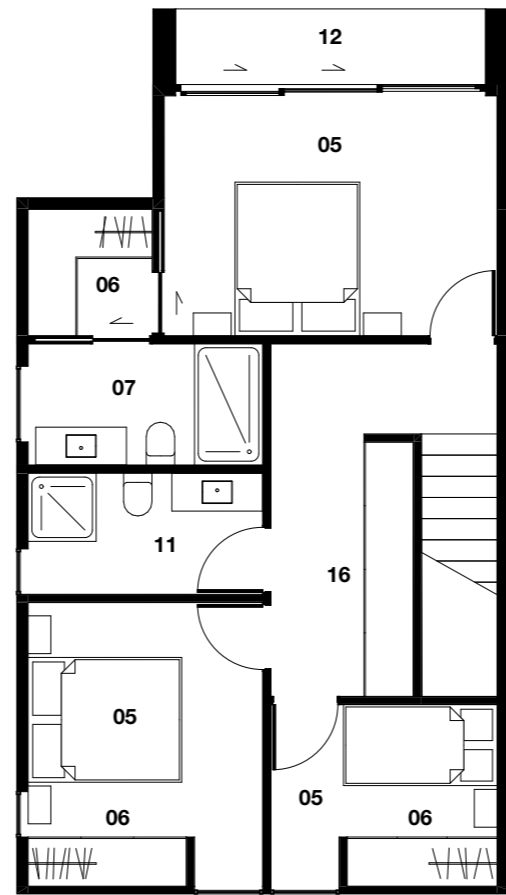
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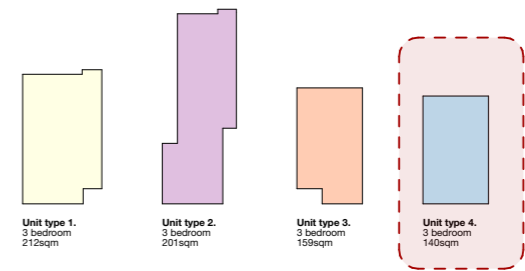
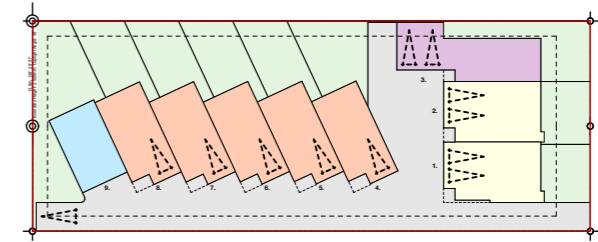
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A	4/11/2024	Resource Consent



1. Ground Floor Plan
 Scale 1:100



2. First Floor Plan
 Scale 1:100



Legend

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- 06 Wardrobe
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- 08 Living
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- 12 Balcony
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- 14 WC
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- 16 Storage
- 17 Study

Total Areas

Ground Floor	65sqm
First Floor	62sqm
Balcony	4sqm
Overall	131sqm

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Unit Type 4 - Floor Plans

Scale @ A3	1:100
File No.	R24009
Date	4/11/2024
Revision	A

Sheet No. **RC10**

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3D Perspective

Scale @ A3
File No. R24009
Date 4/11/2024
Revision A

Sheet No. **RC11**

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3D Perspective

Scale @ A3
File No. R24009
Date 4/11/2024
Revision A

Sheet No. **RC12**

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3D Perspective

Scale @ A3
File No. R24009
Date 4/11/2024
Revision A

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Rev:	Date:	Issue:
A	4/11/2024	Resource Consent



Spring Equinox - 9am

Scale 1:800

Black outline - Shadow of proposed building
 Blue outline - Shadow of proposed building @ 5.5m height line



Spring Equinox - 12pm

Scale 1:800

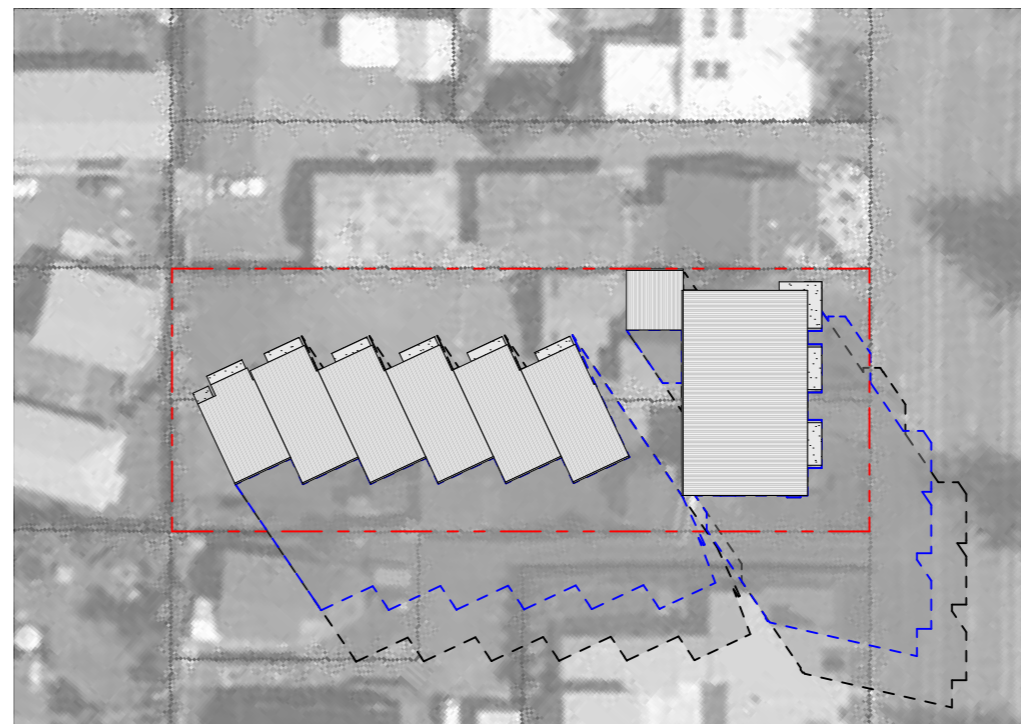
Black outline - Shadow of proposed building
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Spring Equinox - 3pm

Scale 1:800

Black outline - Shadow of proposed building
 Blue outline - Shadow of proposed building @ 5.5m height line



Spring Equinox - 6pm

Scale 1:800

Black outline - Shadow of proposed building
 Blue outline - Shadow of proposed building @ 5.5m height line

Three Sixty Architecture



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Sun Study - Spring

Scale @ A3	1:800
File No.	R24009
Date	4/11/2024
Revision	A

Sheet No. **RC14**

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Summer Equinox - 9am

Scale 1:800

Black outline - Shadow of proposed building
 Blue outline - Shadow of proposed building @ 5.5m height line



Summer Equinox - 12pm

Scale 1:800

Black outline - Shadow of proposed building
 Blue outline - Shadow of proposed building @ 5.5m height line



Summer Equinox - 3pm

Scale 1:800

Black outline - Shadow of proposed building
 Blue outline - Shadow of proposed building @ 5.5m height line



Summer Equinox - 6pm

Scale 1:800

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Sun Study - Summer

Scale @ A3	1:800
File No.	R24009
Date	4/11/2024
Revision	A

Sheet No. **RC15**

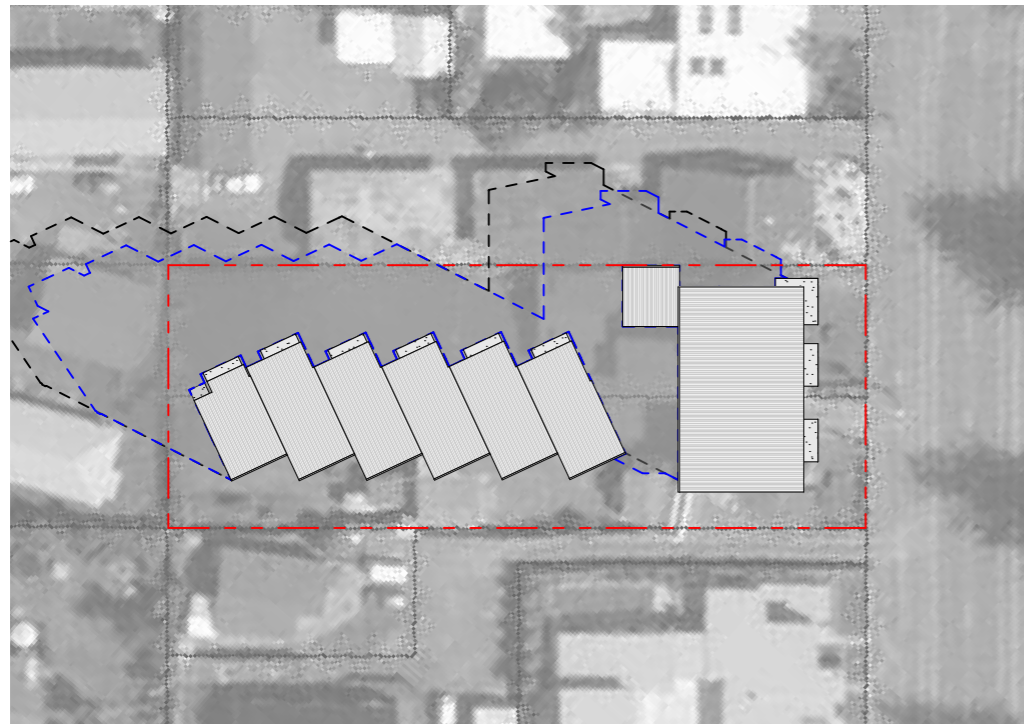
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Autumn Equinox - 9am

Scale 1:800

Black outline - Shadow of proposed building
Blue outline - Shadow of proposed building @ 5.5m height line



Autumn Equinox - 12pm

Scale 1:800

Black outline - Shadow of proposed building
Blue outline - Shadow of proposed building @ 5.5m height line



Autumn Equinox - 3pm

Scale 1:800

Black outline - Shadow of proposed building
Blue outline - Shadow of proposed building @ 5.5m height line



Autumn Equinox - 6pm

Scale 1:800

Black outline - Shadow of proposed building
Blue outline - Shadow of proposed building @ 5.5m height line

Three Sixty Architecture



CDL Development
162-164 Esplanade
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Sun Study - Autumn

Scale @ A3	1:800
File No.	R24009
Date	4/11/2024
Revision	A

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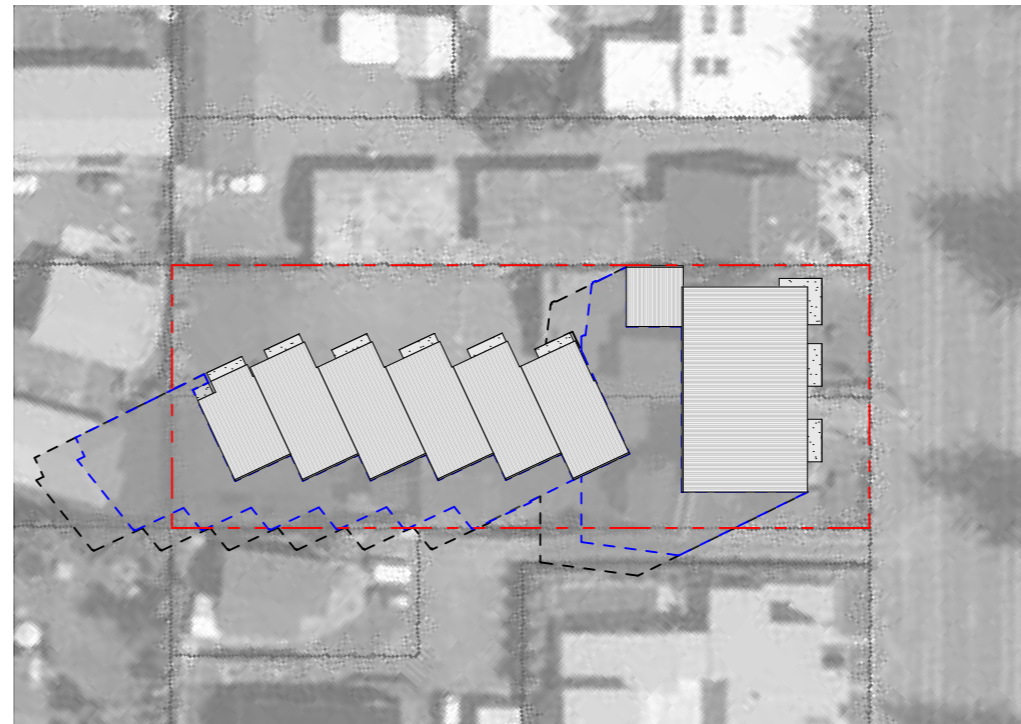
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Winter Equinox - 10am

Scale 1:800

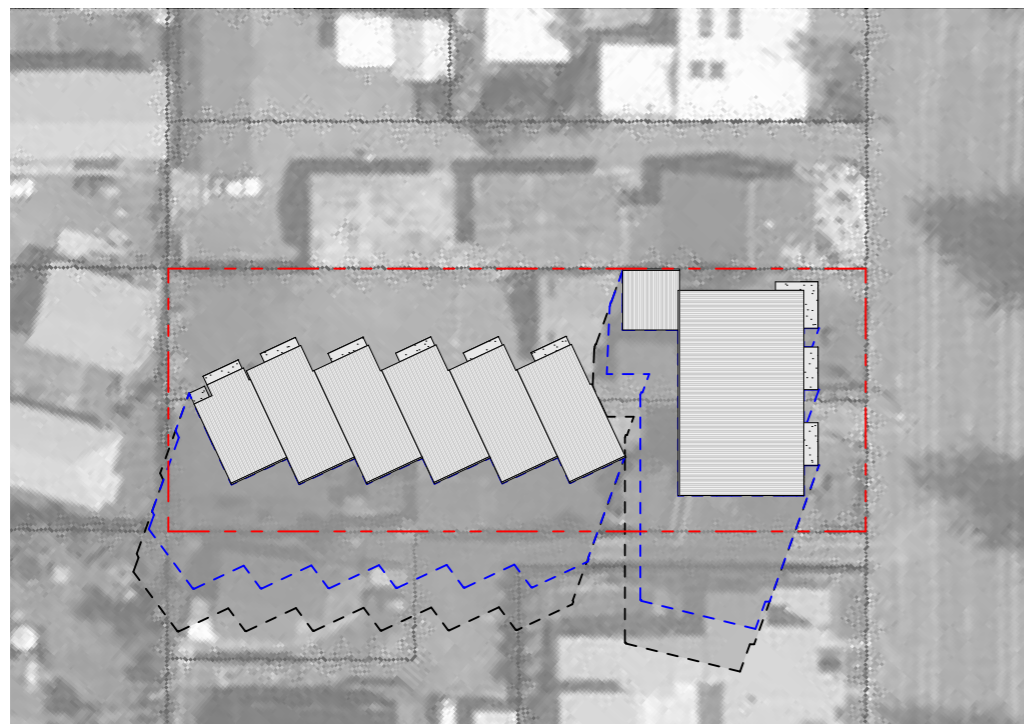
Black outline - Shadow of proposed building
Blue outline - Shadow of proposed building @ 5.5m height line



Winter Equinox - 12pm

Scale 1:800

Black outline - Shadow of proposed building
Blue outline - Shadow of proposed building @ 5.5m height line



Winter Equinox - 3pm

Scale 1:800

Black outline - Shadow of proposed building
Blue outline - Shadow of proposed building @ 5.5m height line



Winter Equinox - 5pm

Scale 1:800

Black outline - Shadow of proposed building
Blue outline - Shadow of proposed building @ 5.5m height line

Three Sixty Architecture



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Sun Study - Winter

Scale @ A3	1:800
File No.	R24009
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