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KD - Molesworth St Alterations - Stage 2

39-41 Molesworth St, New Plymouth

Issued For:
Resource Consent
September 2023



Contents		
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SK0.02	A	Existing Location Plan
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SK0.05	A	Proposed Site Plan
SK2.01	A	Floor Plans (Proposed)
SK2.02	A	Floor Plans (Proposed)
SK2.03	A	Floor Plans (Proposed)
SK2.04	A	Floor Plans (Proposed)
SK3.01	A	Elevations
SK3.02	A	Elevations
SK3.03	A	Elevations

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Site Description

LOT 1 & 2 DP 17052
Central City, New Plymouth
Zone: City Centre Zone (Area B)
Wind Zone at Level 0 & Level 1: Very High.
Wind Zone at Level 2 & Level 3: Extra High.
Maximum Wind Calculations at 13.85m: 1.65kPa (ULS). 52.5m/s
Earthquake Zone: 1
Exposure Zone: D
Lee Zone: No
Rainfall Range: 90-100mm
Wind Region: A
Climate Zone: 2

Site Coverage

Site area: LOT 1 = 380m²
Site area: LOT 2 = 511m²
Total area: 891m²

Existing Site Coverage = 402m²
Proposed Site Coverage = 466m²

Line to perimeter of site indicates construction demarcation line. Construction confined to within this area.

NPDC Planning Rules

City Centre Zone - Business Area B Coastal frontage site

1. Max. height = 14m above Ground Level

Location Plan - Existing (RC)
Scale 1 : 500 (A3)

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Job No.	Scale [A3]	Drawing No.	Rev	Issue Date	Drawing Title	Print Date
6801	As indicated	SK0.02	A	September 2023	Existing Location Plan	7/09/2023 11:01:06 am

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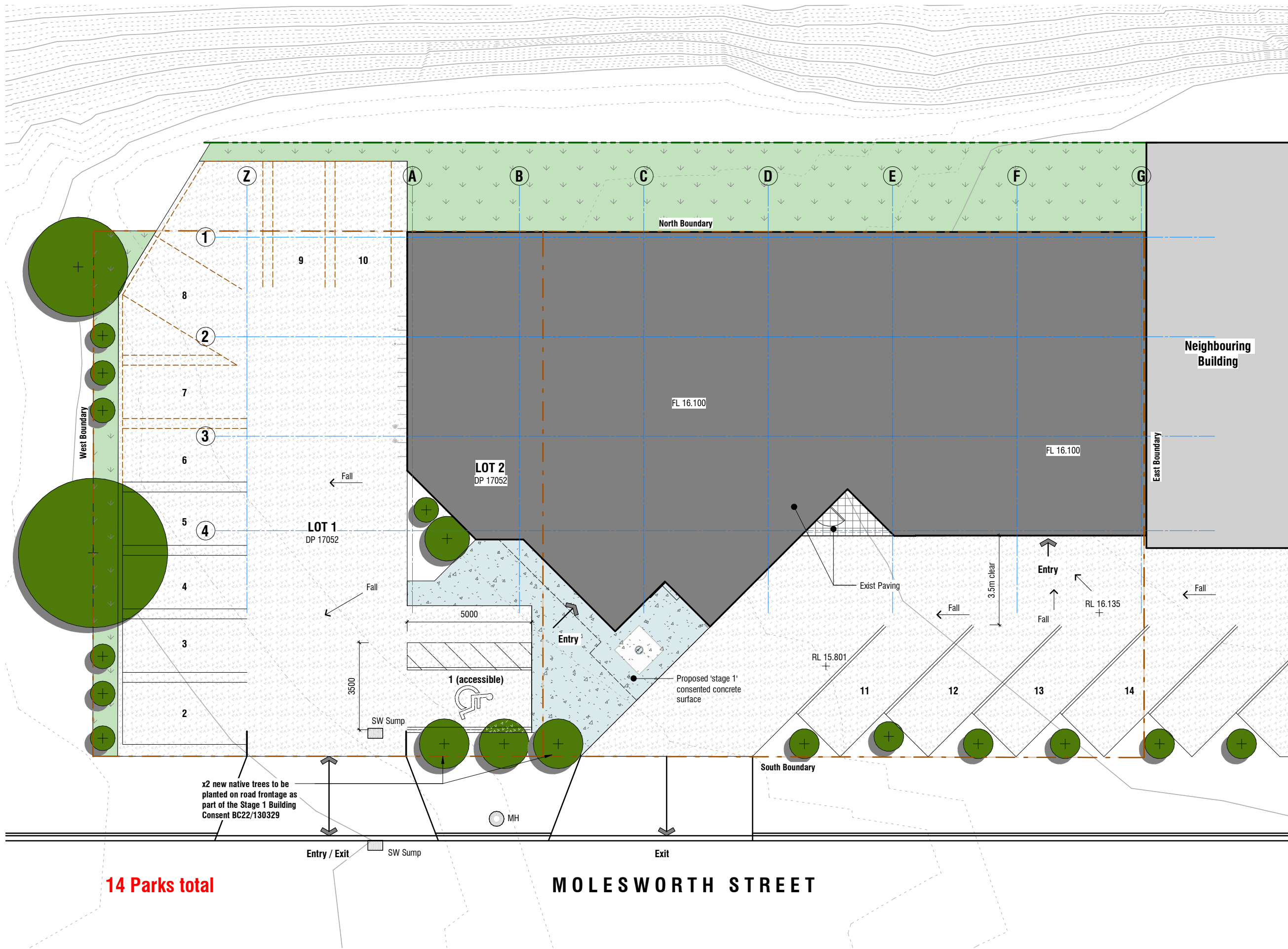
Location Plan - Proposed (RC)
Scale 1 : 500 (A3)

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Job No.	Scale [A3]	Drawing No.	Rev	Issue Date	Drawing Title	Print Date
6801	As indicated	SK0.03	A	September 2023	Proposed Location Plan	7/09/2023 11:01:45 am

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Site Finishes Key

- Existing Building
- Neighbouring Building
- Existing Asphalt Parking
- Site planting
- Grass
- Existing Exterior Pavers (60mm cobblestones on 25mm compacted sand)
- Existing Concrete Surface
- New Concrete Surface
- Site Boundary

Site Plan - Existing_RC

Scale1 : 150 (A3)

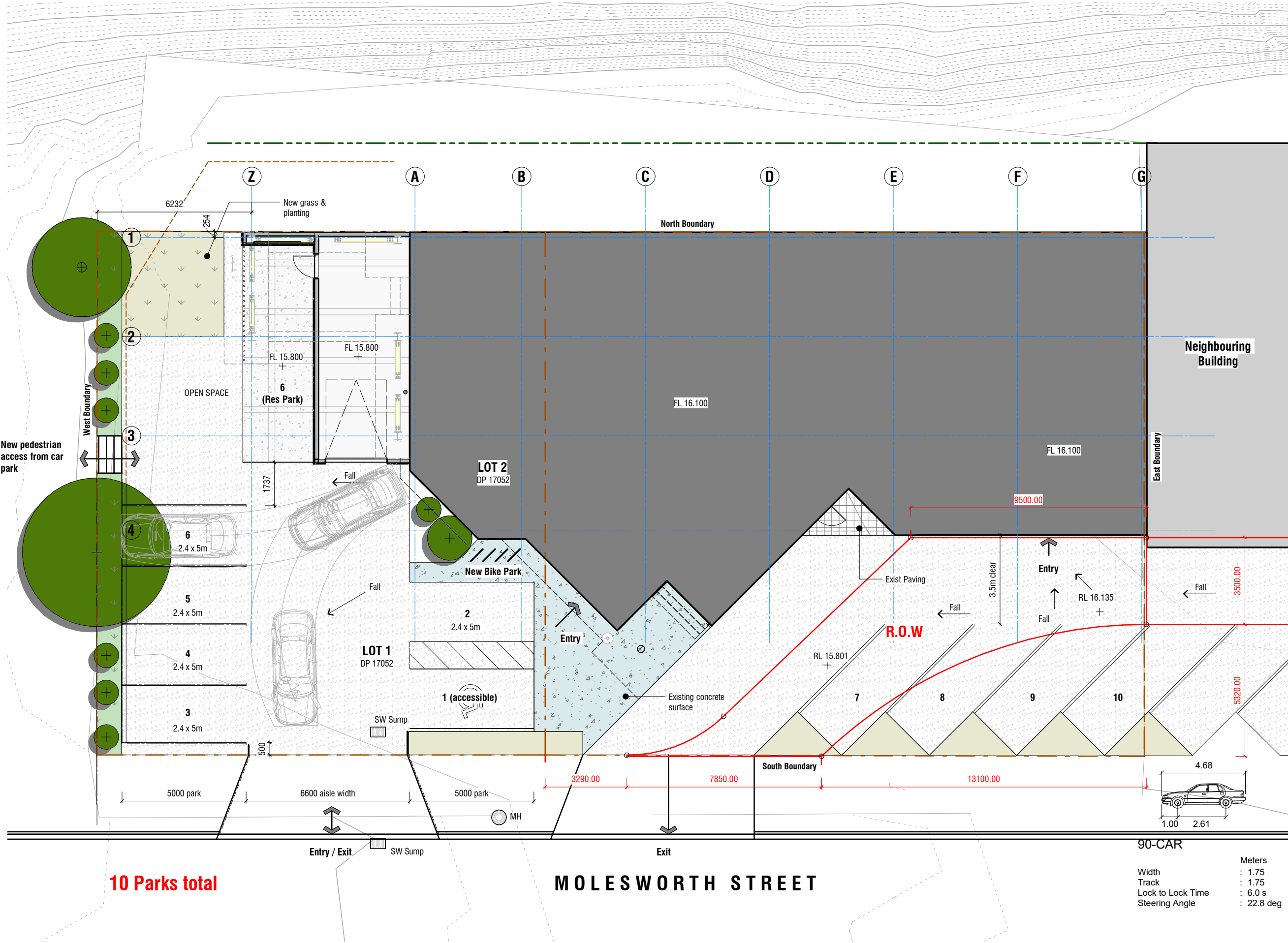
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Job No.	Scale [A3]	Drawing No.	Rev	Issue Date	Drawing Title	Print Date
6801	As indicated	SK0.04	A	September 2023	Existing Site Plan	7/09/2023 11:01:49 am

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- New Concrete Surface
- Site Boundary

Site Plan - Proposed_RC

Scale1 : 150 (A3)

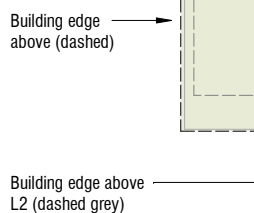
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

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Job No.	Scale [A3]	Drawing No.	Rev	Issue Date	Drawing Title	Print Date
6801	As indicated	SK0.05	A	31st January 2024	Proposed Site Plan	8/02/2024 9:28:20 am

A diagram showing a rectangular domain with a light green background. A dark green semi-circular region is attached to the left boundary. The semi-circle has a center marked with a cross. Five grey arrows point downwards from the top boundary into the green region, indicating a downward flow or vector field.



<u>Building Areas</u>		(Approximate m ²)
	<u>Proposed - Residence</u>	
	L0 Residence Interior	= 126m ² (net m ²)
	L2 Residence	= 270m ² (gross m ²)
	L2 Deck	= 131m ²
	L3 Residence	= 50m ² (gross m ²)
	L3 Deck	= 52m ²
Total Apartment Area (excluding Decks)		= 320m²
	<u>Tenancy</u>	
	L0 Tenancy 1	= 171m ² (net)
	L1 Tenancy 2	= 267m ² (net)
	L1 Existing Decks	= 30m ²
Total Tenancy Area		= 438m²
(Areas exclude stairs, decks / patios, lift and toilet facilities)		
	<u>Core, WC & Access</u>	
	L0	= 84m ² (net m ²)
	L1	= 60m ² (net m ²)
	L2	= 11m ² (net m ²)
Total Area		= 155m²
Total Internal Floor Area (excluding Decks) = 913m² (Approximate m² only)		

Scale 1 : 100 (A3)

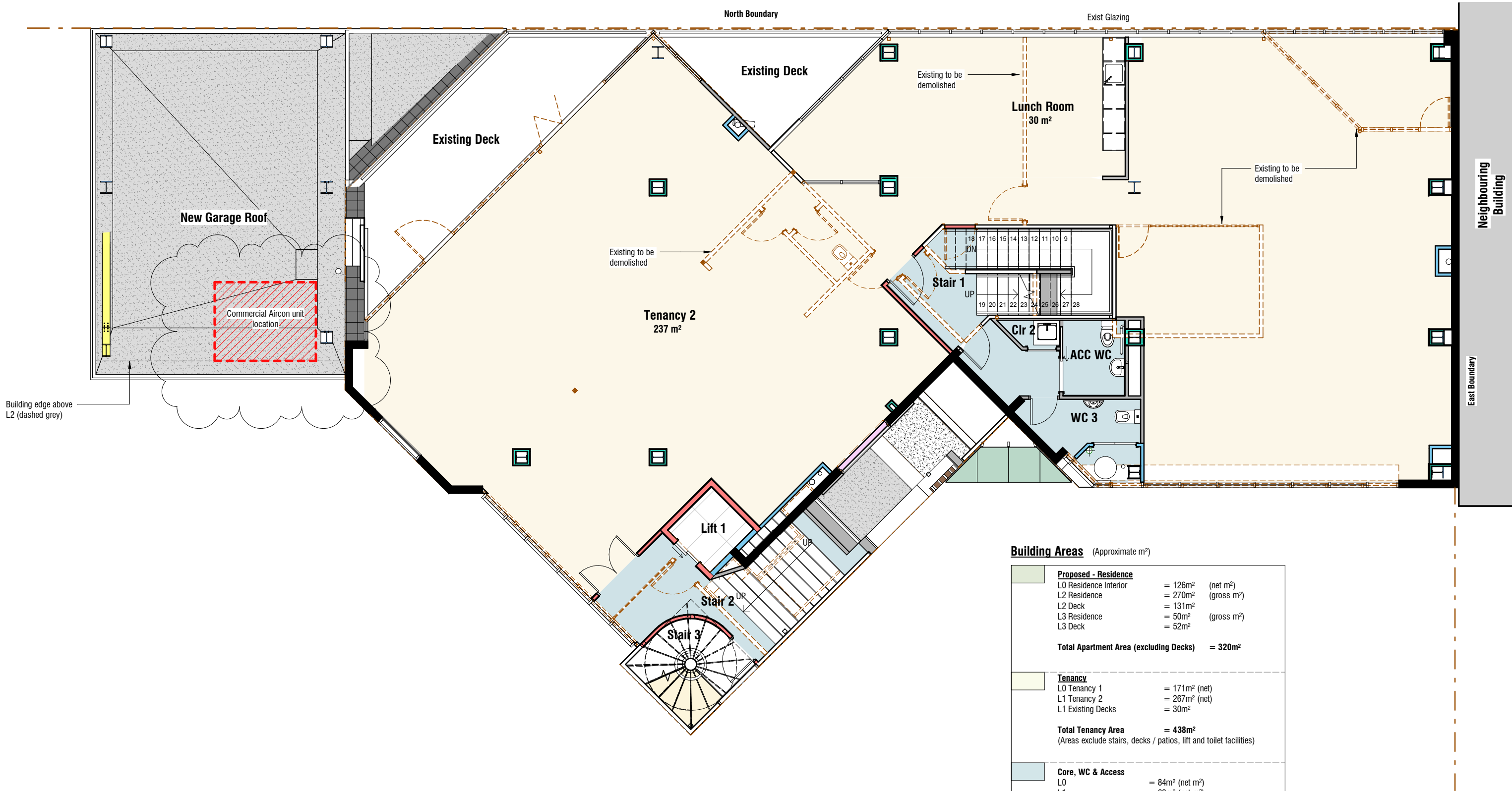
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Job No.	Scale [A3]	Drawing No.	Rev	Issue Date	Drawing Title	Print Date
6801	1 : 100	SK2.01	A	September 2023	Floor Plans (Proposed)	7/09/2023 11:01:56 am



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Building Areas (Approximate m²)

Proposed - Residence		
L0 Residence Interior	= 126m²	(net m²)
L2 Residence	= 270m²	(gross m²)
L2 Deck	= 131m²	
L3 Residence	= 50m²	(gross m²)
L3 Deck	= 52m²	
Total Apartment Area (excluding Decks)		= 320m²
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L0	= 84m²	(net m²)
L1	= 60m²	(net m²)
L2	= 11m²	(net m²)
Total Area		= 155m²
Total Internal Floor Area (excluding Decks) = 913m² (Approximate m² only)		

L1 Proposed Floor Plan (Office) RC

Scale 1 : 100 (A3)

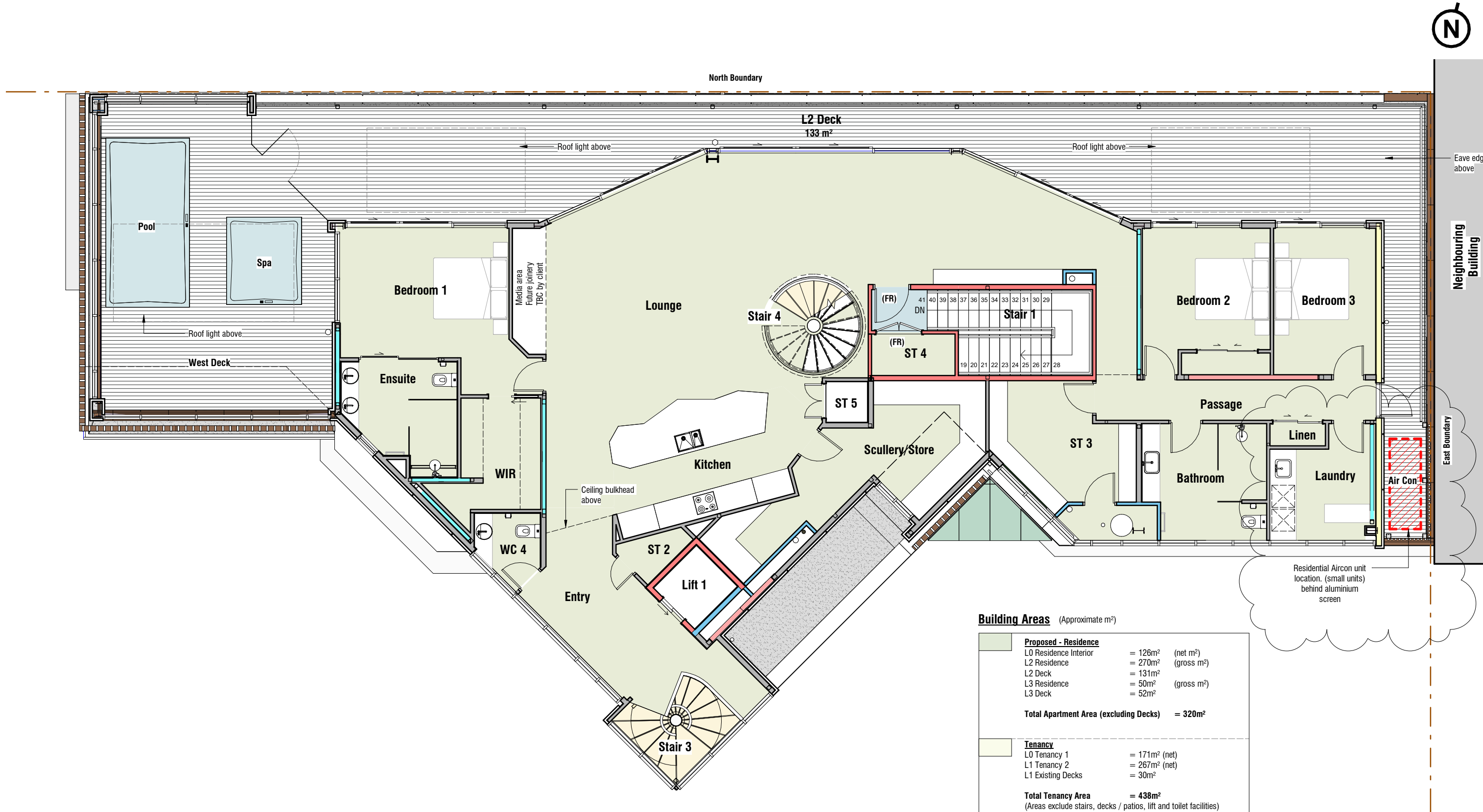
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L2 Proposed Floor Plan (House) RC

Scale 1 : 100 (A3)

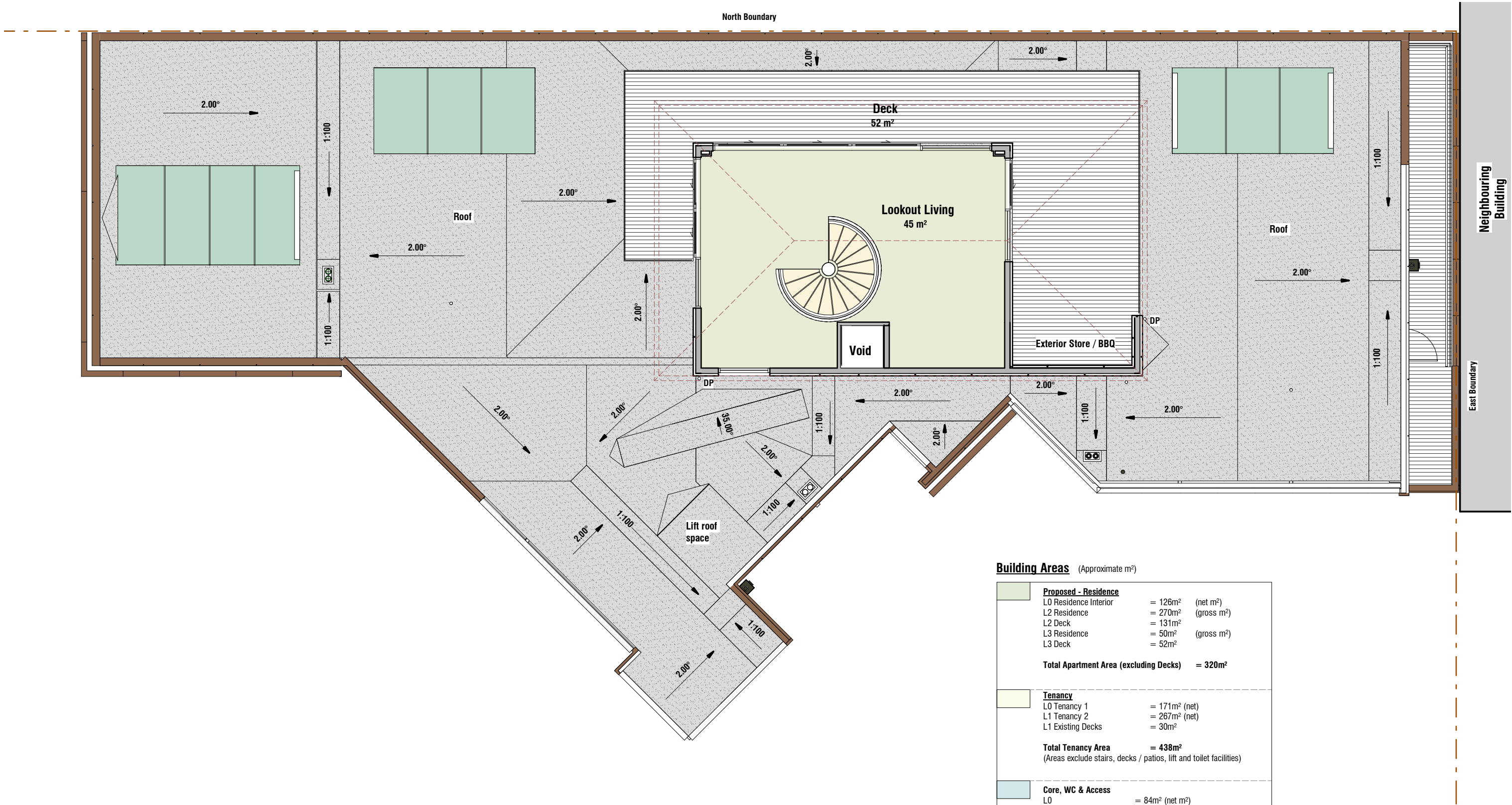
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Job No.	Scale [A3]	Drawing No.	Rev	Issue Date	Drawing Title	Print Date
6801	1 : 100	SK2.03	B	08th February 2024	Floor Plans (Proposed)	20/02/2024 10:56:39 am



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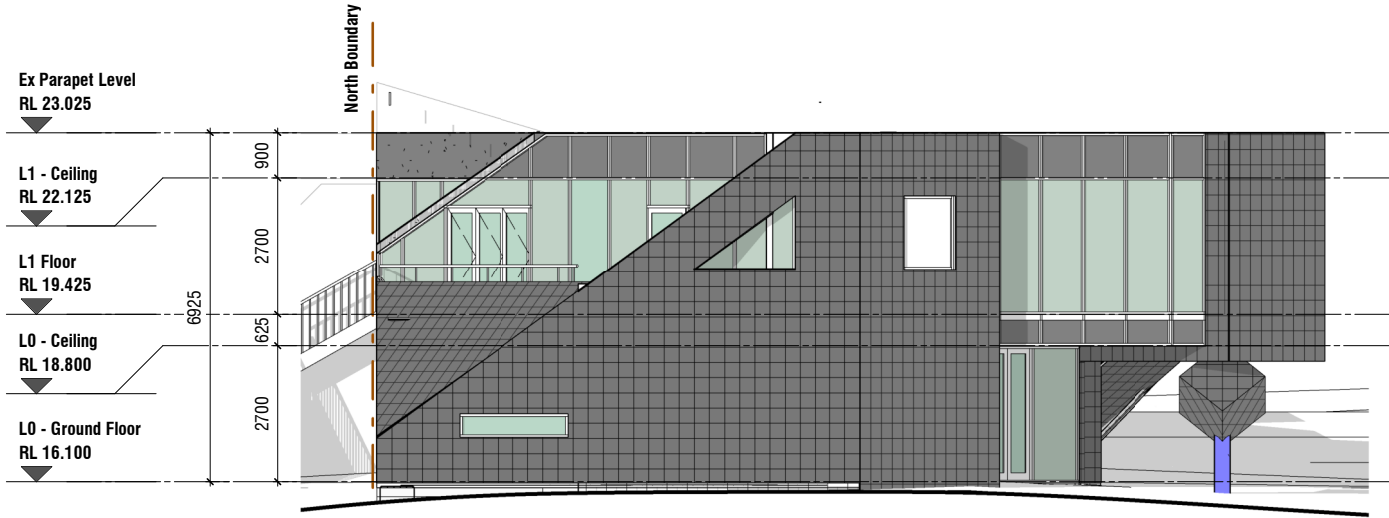
Building Areas (Approximate m²)		
	Proposed - Residence	
	L0 Residence Interior	= 126m² (net m²)
	L2 Residence	= 270m² (gross m²)
	L2 Deck	= 131m²
	L3 Residence	= 50m² (gross m²)
	L3 Deck	= 52m²
Total Apartment Area (excluding Decks)		= 320m²
	Tenancy	
	L0 Tenancy 1	= 171m² (net)
	L1 Tenancy 2	= 267m² (net)
	L1 Existing Decks	= 30m²
Total Tenancy Area		= 438m²
(Areas exclude stairs, decks / patios, lift and toilet facilities)		
	Core, WC & Access	
	L0	= 84m² (net m²)
	L1	= 60m² (net m²)
	L2	= 11m² (net m²)
Total Area		= 155m²
Total Internal Floor Area (excluding Decks) = 913m² (Approximate m² only)		

L3 Proposed Floor Plan (House) RC
Scale 1 : 100 (A3)

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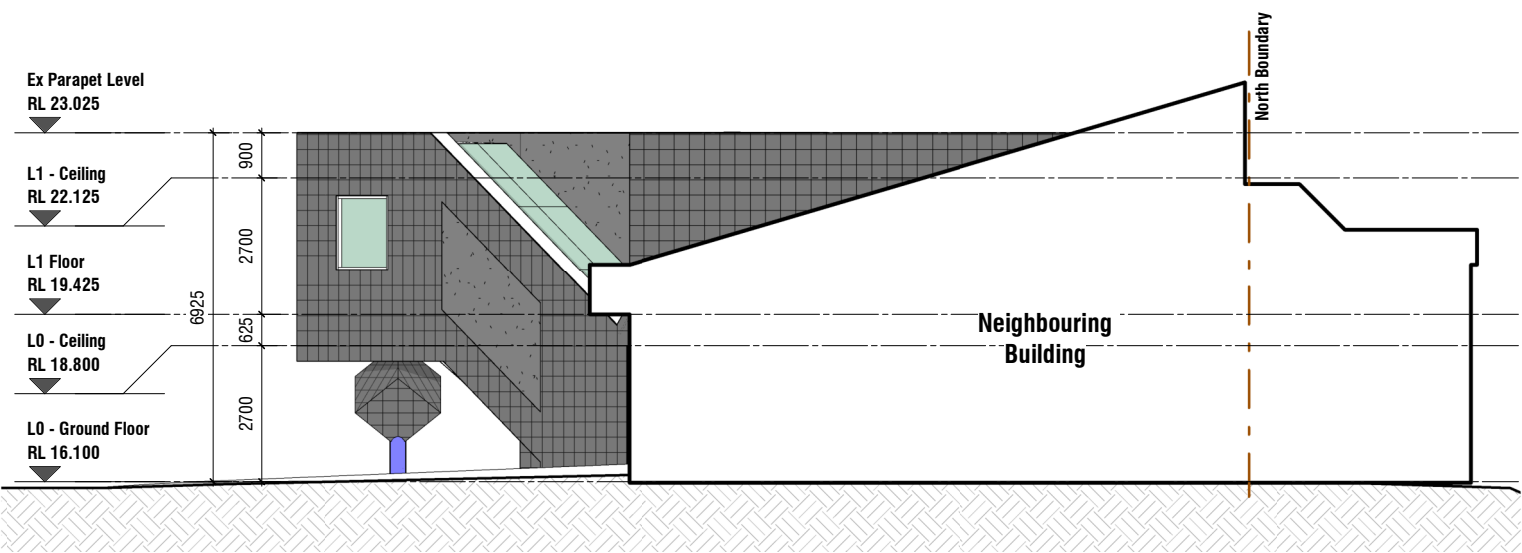
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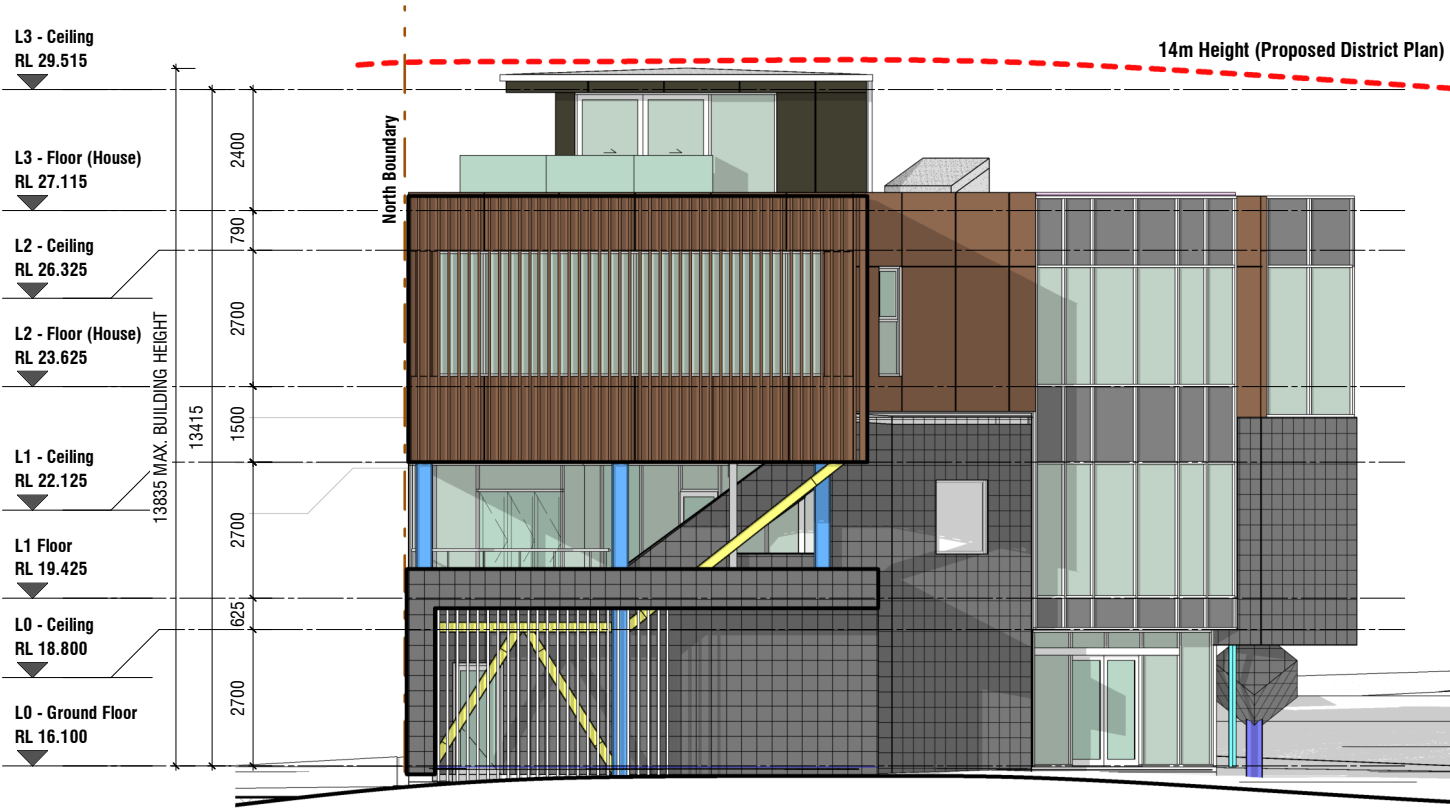
D Elevation (West) - Existing RC

Scale1 : 150 (A3)



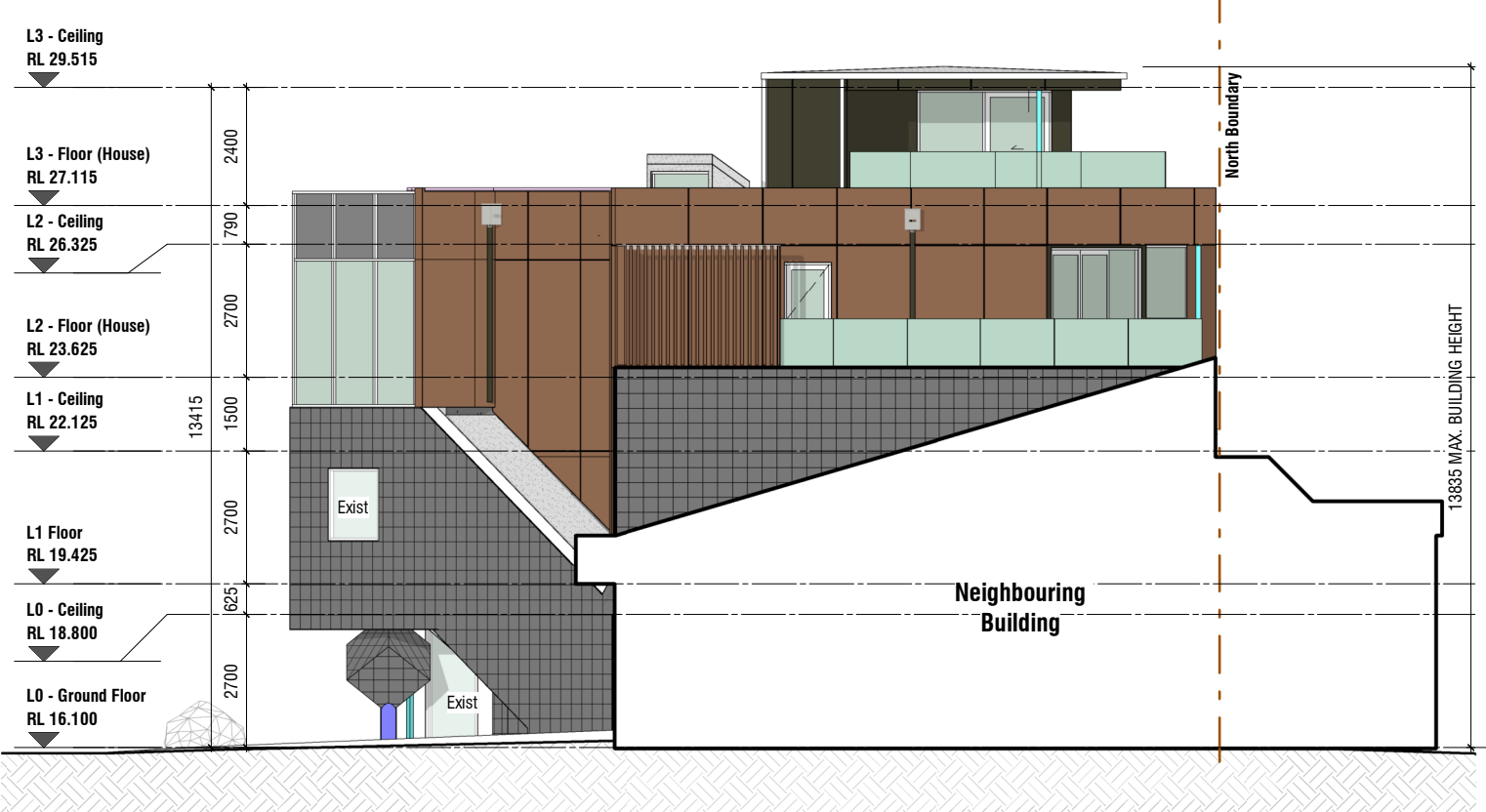
A Elevation (East) - Existing RC

Scale1 : 150 (A3)



D Elevation (West) - RC

Scale1 : 150 (A3)



A Elevation (East) - RC

Scale1 : 150 (A3)

NOTE: NEW GLAZING TO BE DARK TINT, NO MIRROR

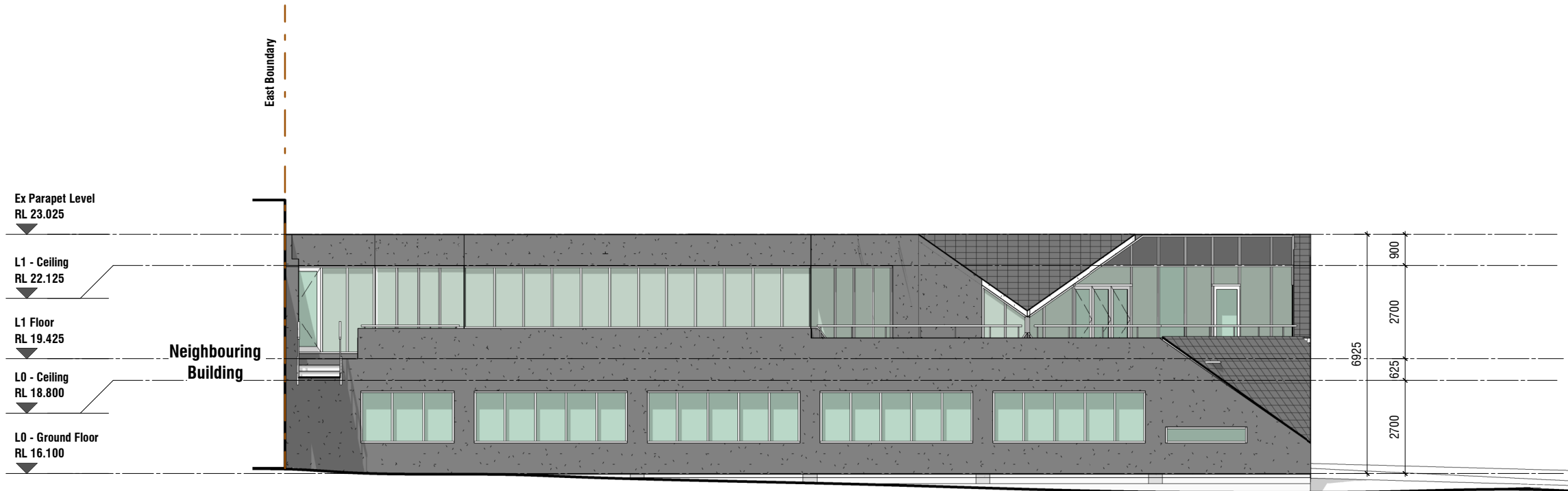
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Job No.	Scale [A3]	Drawing No.	Rev	Issue Date	Drawing Title
6801	1 : 150	SK3.01	A	September 2023	Elevations

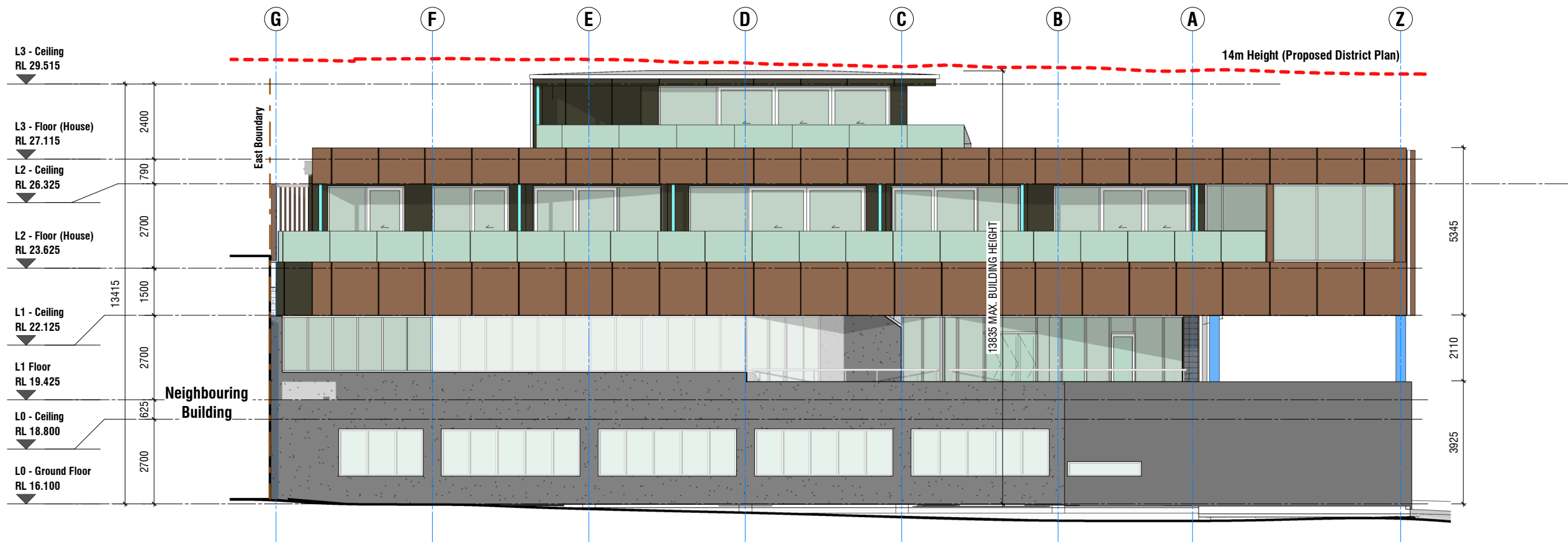
Print Date
7/09/2023 11:02:34 am

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B Elevation (North) - Existing RC

Scale1 : 150 (A3)



B Elevation (North) - RC

Scale1 : 150 (A3)

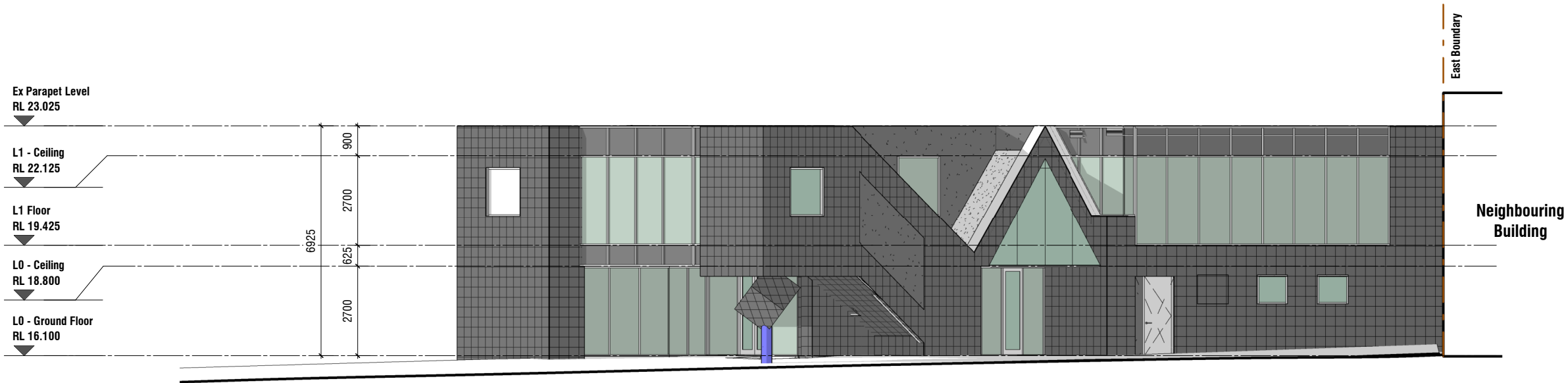
NOTE: NEW GLAZING TO BE DARK TINT, NO MIRROR

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Job No.	Scale [A3]	Drawing No.	Rev	Issue Date	Drawing Title	Print Date
6801	1 : 150	SK3.02	A	September 2023	Elevations	7/09/2023 11:02:41 am

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C Elevation (South) - Existing RC
Scale1 : 150 (A3)



C Elevation (South) - RC
Scale1 : 150 (A3)

NOTE: NEW GLAZING TO BE DARK TINT, NO MIRROR

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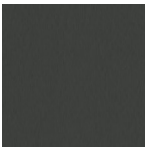
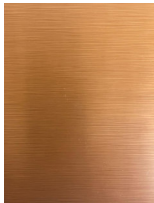
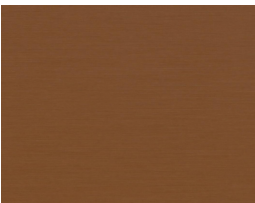
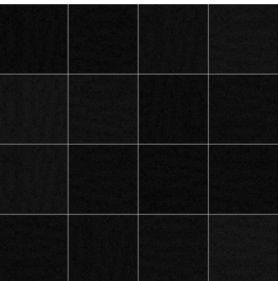
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Job No.	Scale [A3]	Drawing No.	Rev	Issue Date	Drawing Title	Print Date
6801	1 : 150	SK3.03	A	September 2023	Elevations	7/09/2023 11:02:47 am

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Material Key

Scale 1 : 1 (A3)

PROPOSED LOOKOUT		Aluminium - Dark (Topsoil)
PROPOSED APARTMENT	 	Copper (Clay)
EXISTING OFFICE		Black Tiles (Black sand, rocks)

