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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

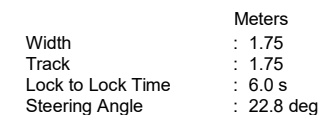
1. Max. height = 14m above Ground Level

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

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39-41 Molesworth St, New Plymouth
Resource Consent



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



Document Set ID: 9330940
Version: 1, Version Date: 29/08/2024

Architectural floor plan of Level 0 showing various rooms and areas. The plan includes a Carport (25 m²), Garage (33 m²), Tenancy 1 (168 m²), Store (93 m²), Entry (25 m²), Lift 1, Stair 1, Stair 2, Comms, ACC wc/shr, WC 1, WC 2, and Clr 1. The plan also shows existing windows, a north boundary, and building edges.

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	

Scale 1 : 100 (A3)

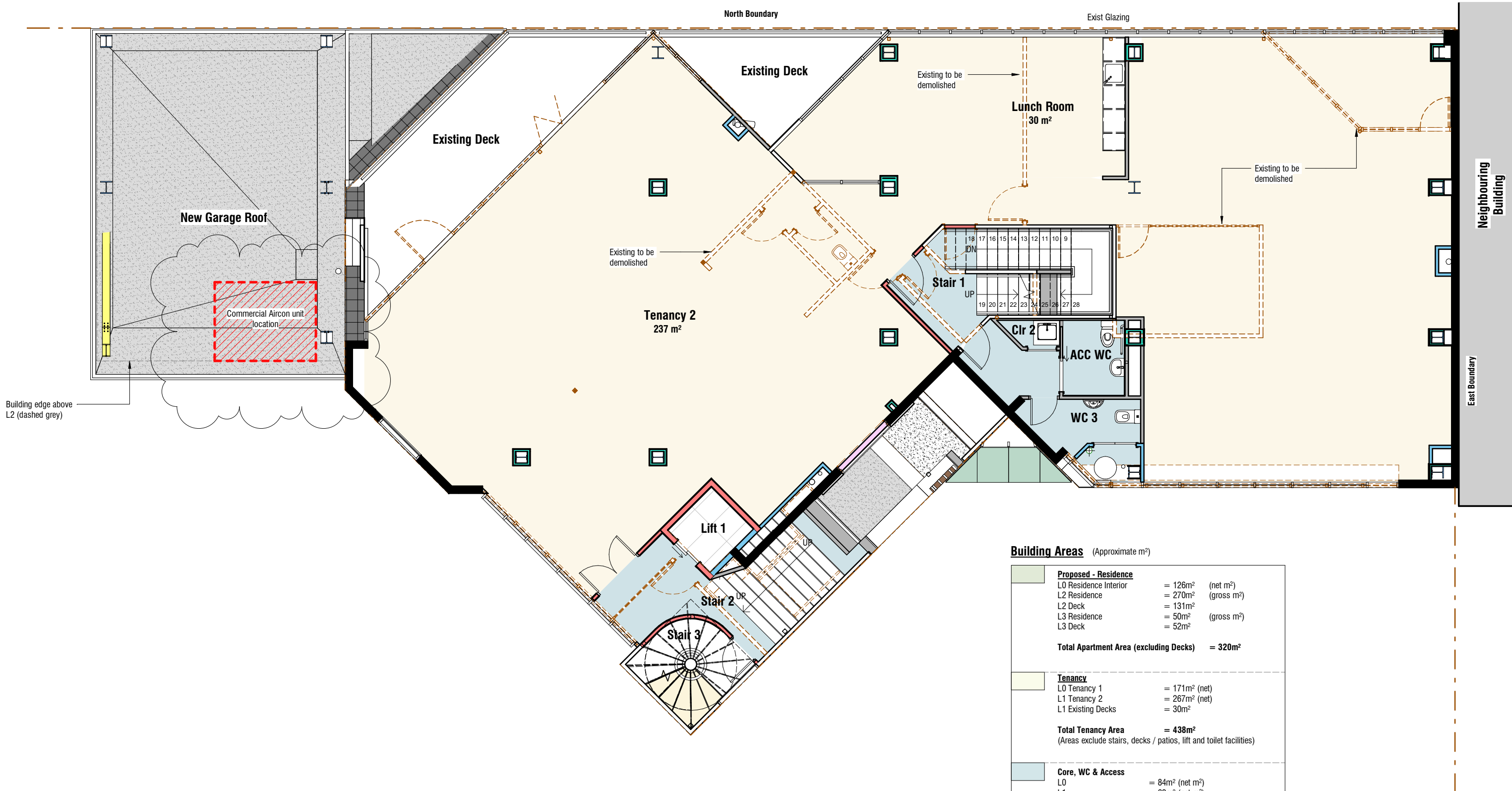
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Job No.	Scale [A3]	Drawing No.	Rev	Issue Date	Drawing Title	Print Date
6801	1 : 100	SK2.01	A	September 2023	Floor Plans (Proposed)	7/09/2023 11:01:56 am



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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
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)		

L1 Proposed Floor Plan (Office) RC

Scale 1 : 100 (A3)

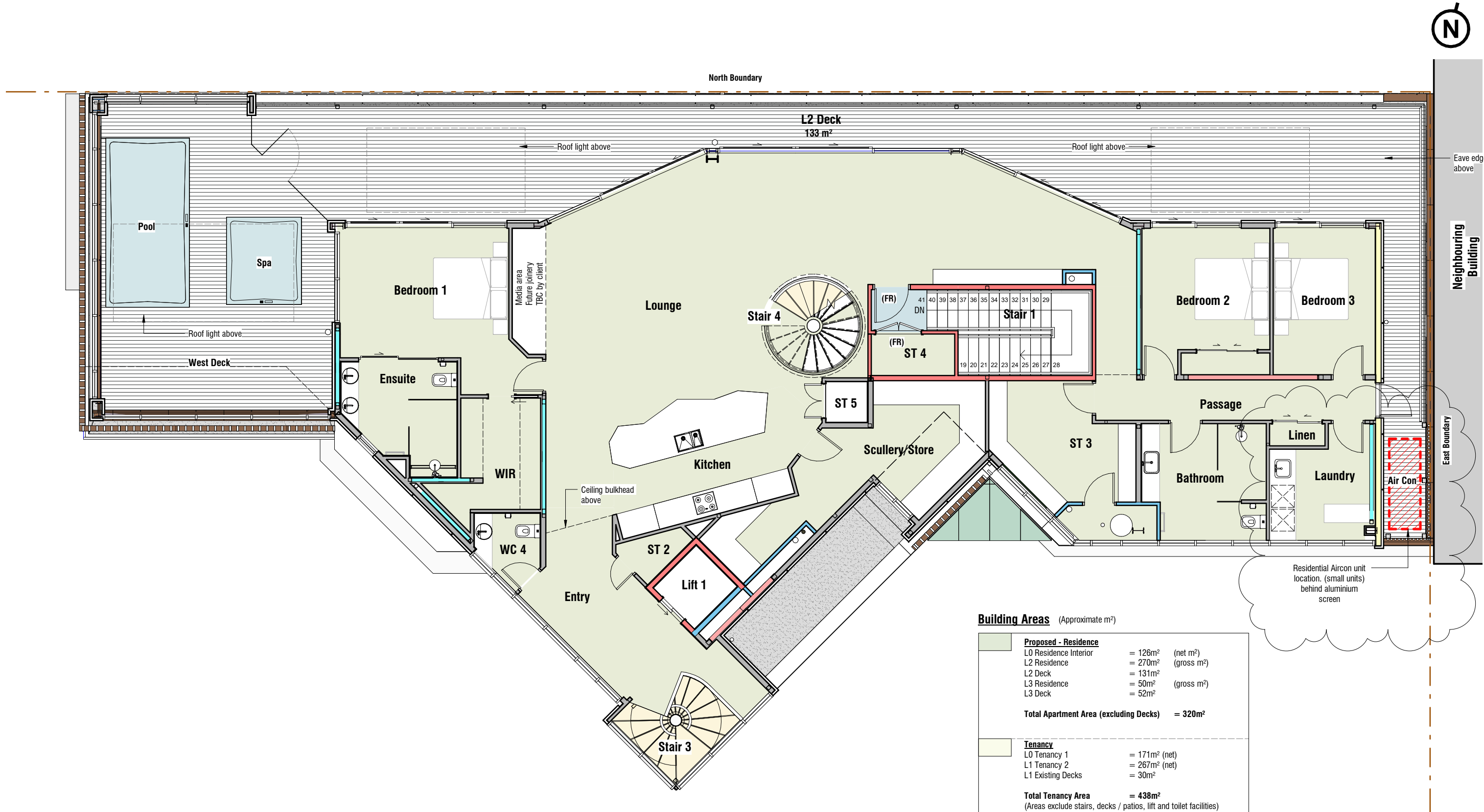
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Building Areas (Approximate m²)

Proposed - Residence		
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
Tenancy		
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)		
Core, WC & Access		
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 m ² only)		

L2 Proposed Floor Plan (House) RC

Scale 1 : 100 (A3)

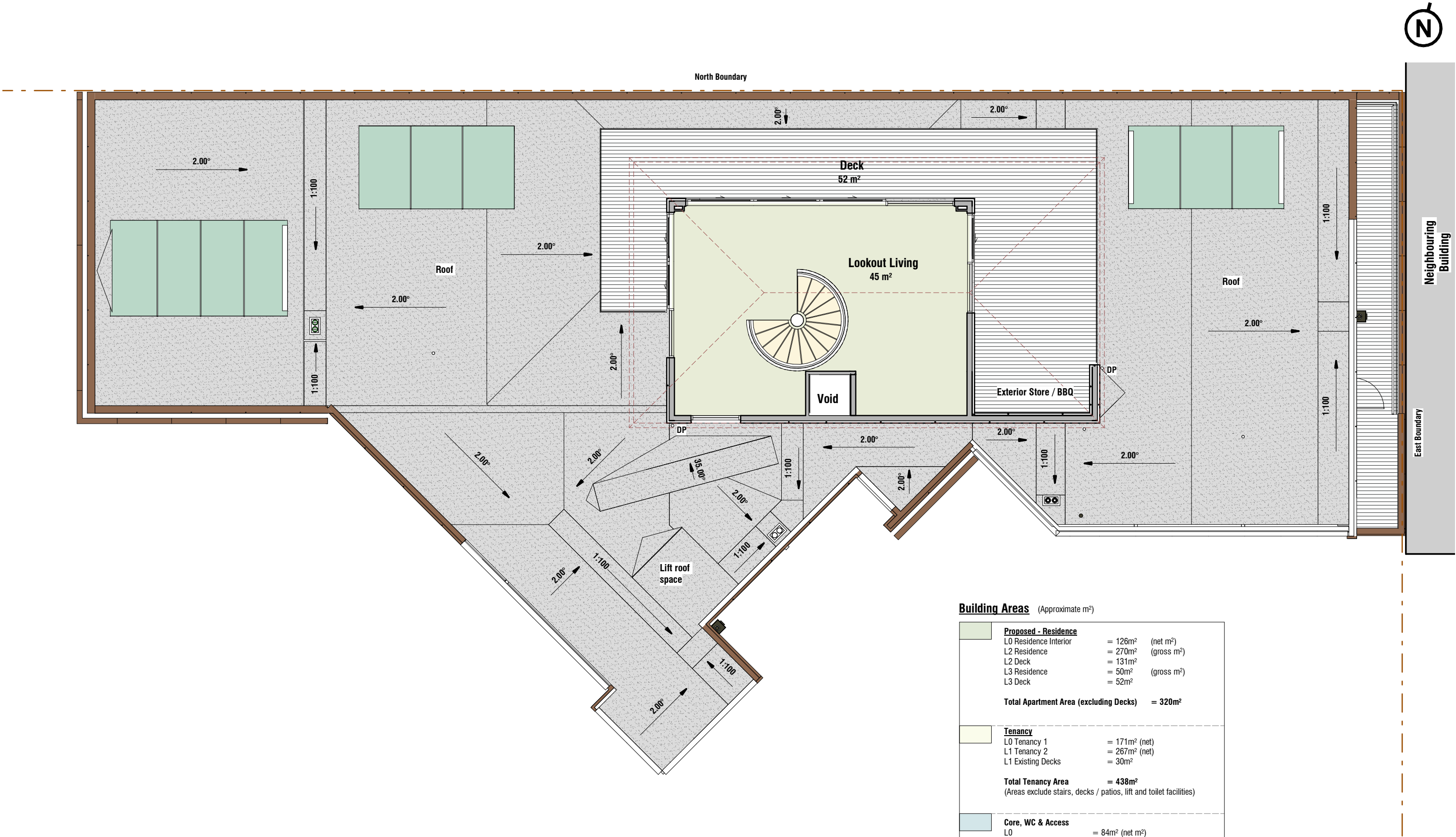
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Job No.	Scale [A3]	Drawing No.	Rev	Issue Date	Drawing Title	Print Date
6801	1 : 100	SK2.03	B	08th February 2024	Floor Plans (Proposed)	20/02/2024 10:56:39 am

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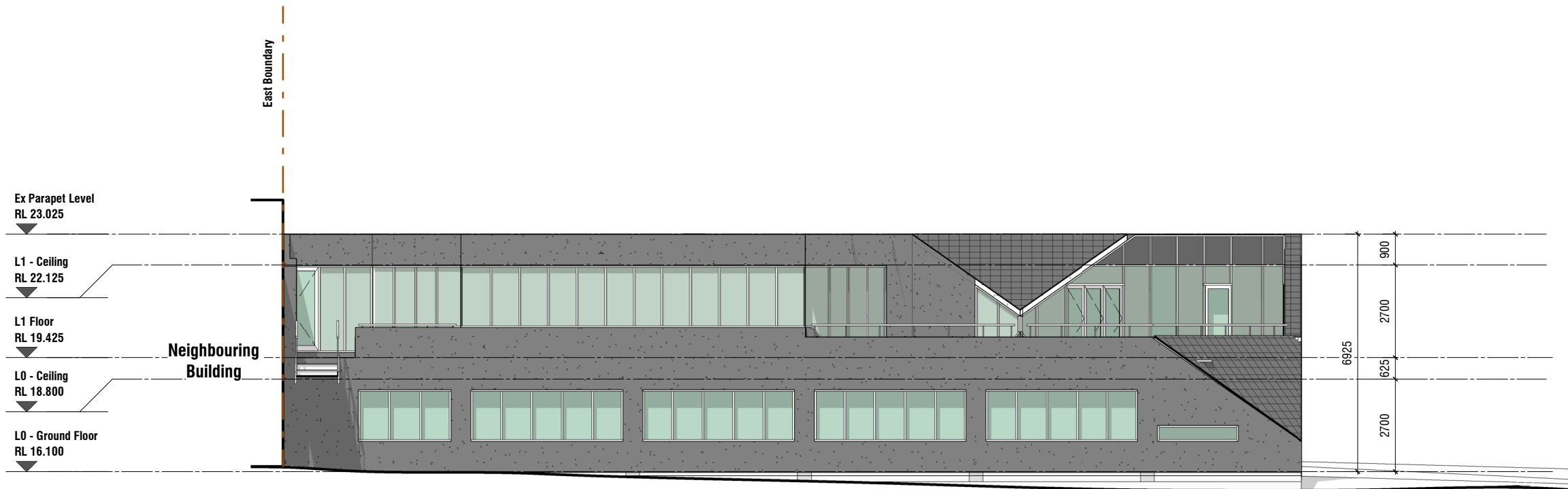
Building Areas (Approximate m²)		
	Proposed - Residence	
	L0 Residence Interior	= 126m² (net m²)
	L2 Residence	= 270m² (gross m²)
	L2 Deck	= 131m²
	L3 Residence	= 50m² (gross m²)
	L3 Deck	= 52m²
Total Apartment Area (excluding Decks)		= 320m²
	Tenancy	
	L0 Tenancy 1	= 171m² (net)
	L1 Tenancy 2	= 267m² (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)

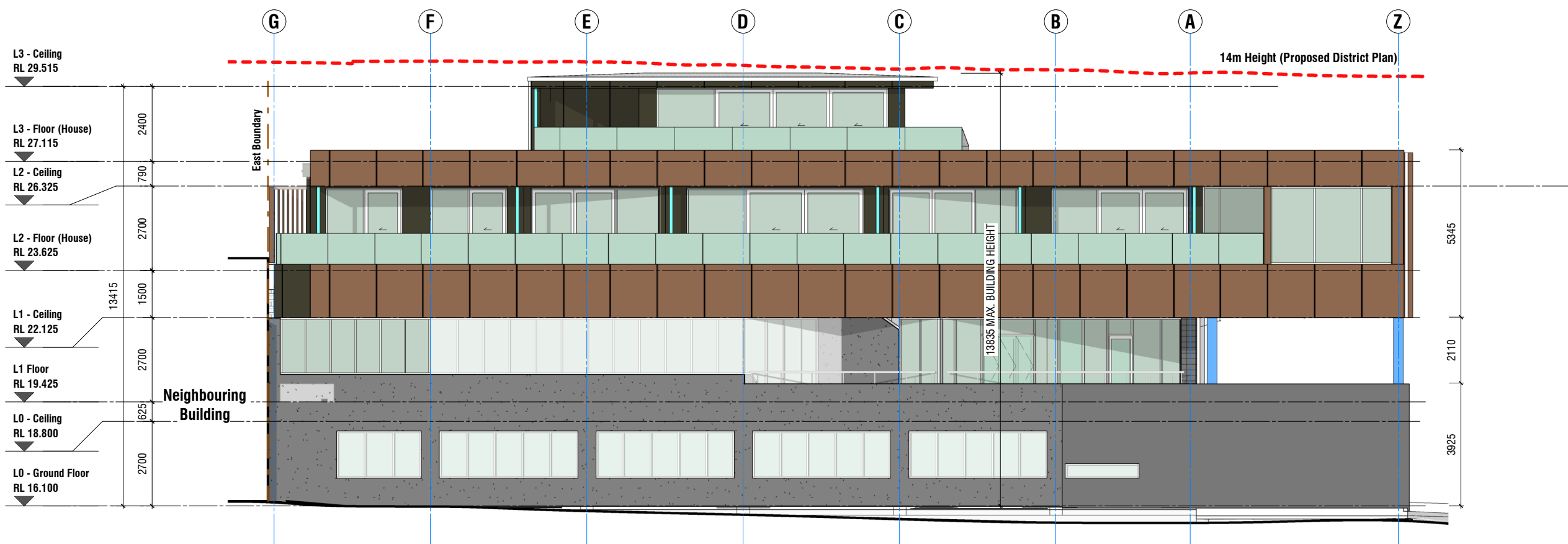
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B Elevation (North) - Existing RC
Scale1 : 150 (A3)



B Elevation (North) - RC
Scale1 : 150 (A3)

NOTE: NEW GLAZING TO BE DARK TINT, NO MIRROR

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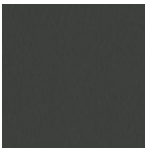
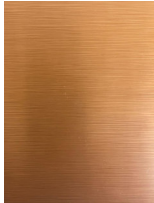
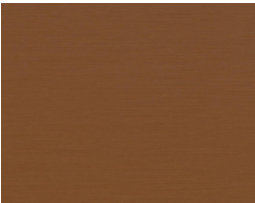
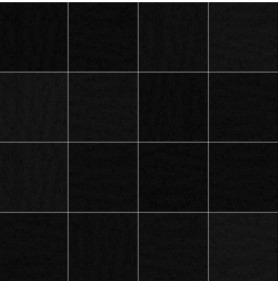
Job No.	Scale [A3]	Drawing No.	Rev	Issue Date	Drawing Title	Print Date
6801	1 : 150	SK3.02	A	September 2023	Elevations	7/09/2023 11:02:41 am

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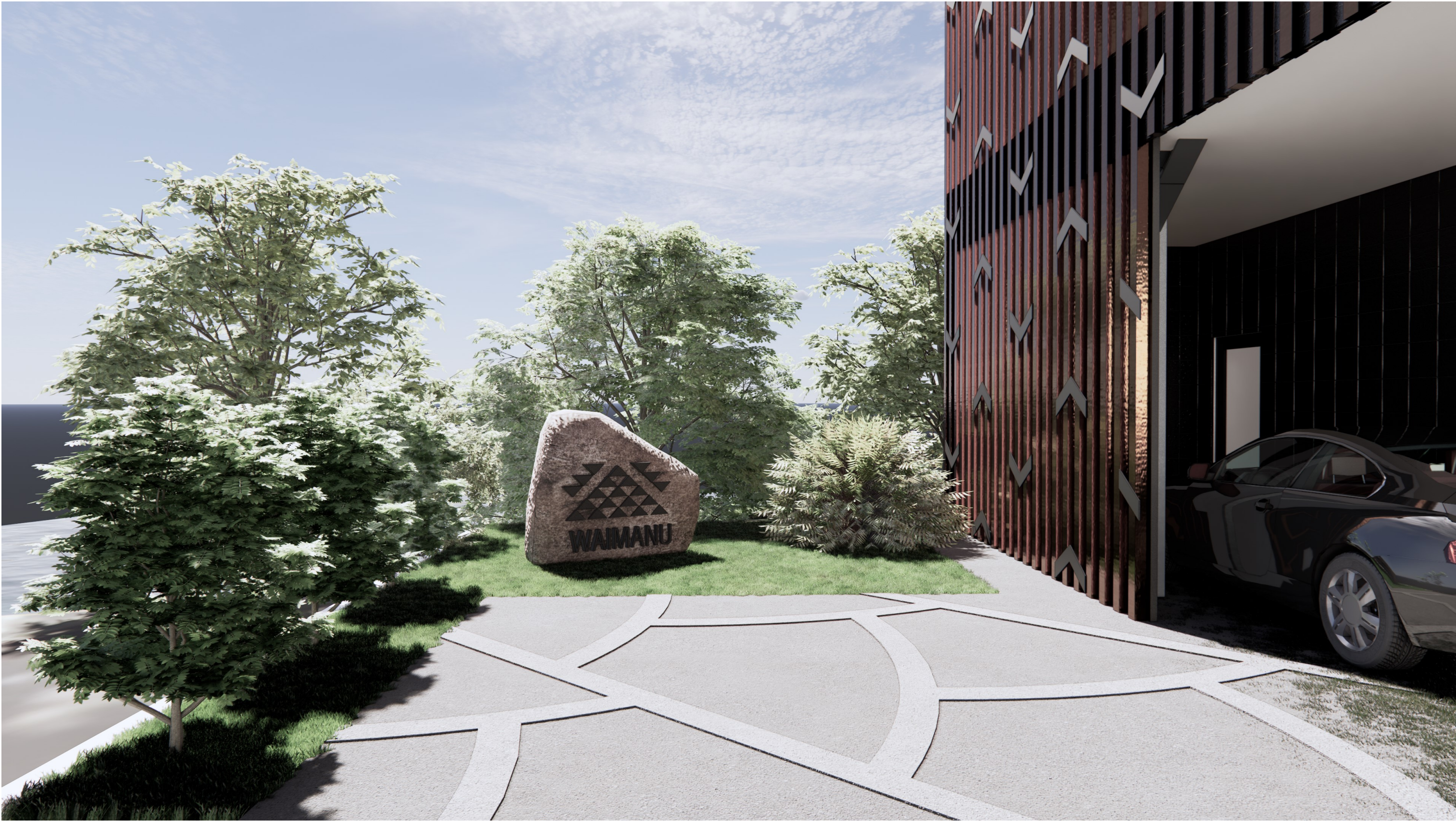
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Material Key

Scale 1 : 1 (A3)

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





Landscape Paving & Konatu Stone (non-negotiable)

FOR REVIEW

3D Views - Cultural Narrative

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Status:

Review

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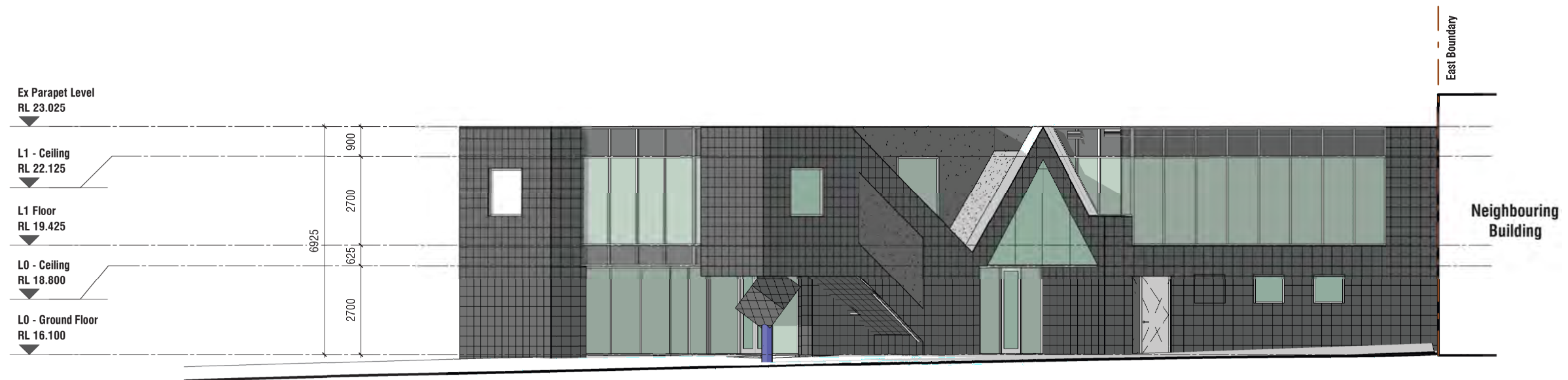
Job No.	Scale [A3]	Drawing No.	Rev	Address
6801	1 : 1	SK4.17		39-41 Molesworth St, New Plymouth

Print Date

31/05/2024 3:47:57 pm

A/ 131 Courtenay St, New Plymouth
4310, New Zealand

P/ 06 757 3200
E/ office@boon.co.nz
W/ boon.co.nz



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



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

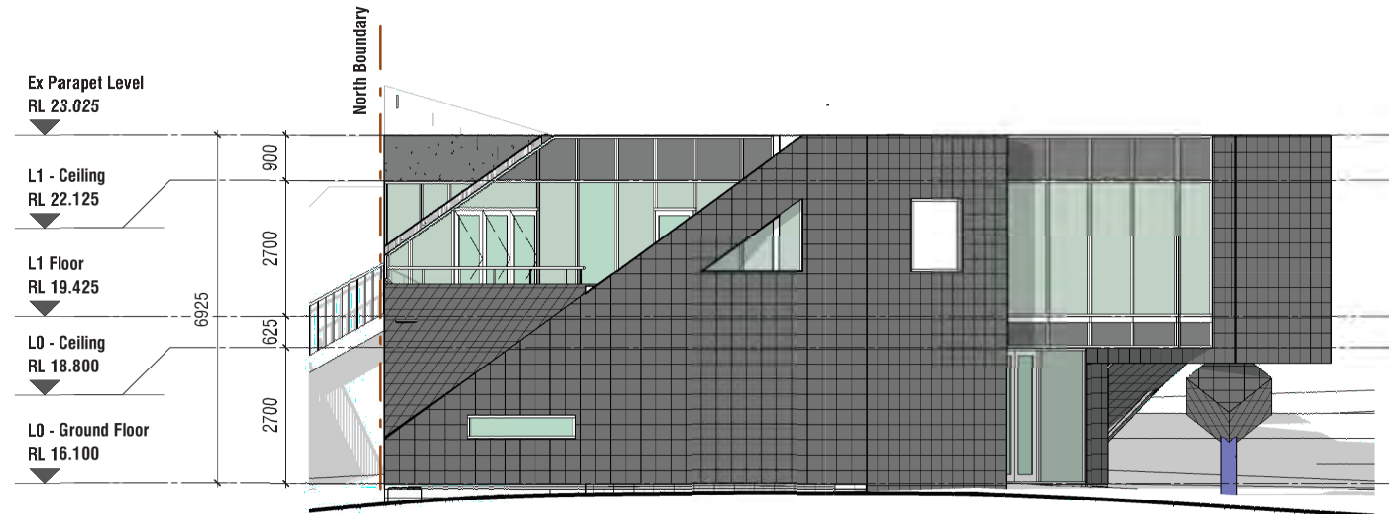
NOTE: NEW GLAZING TO BE DARK TINT, NO MIRROR

EXTERIOR ELEVATIONS

KDH PROPERTY GROUP
MOLESWORTH STREET
ALTERATIONS - STAGE 2
39-41 MOLESWORTH STREET, NEW PLYMOUTH

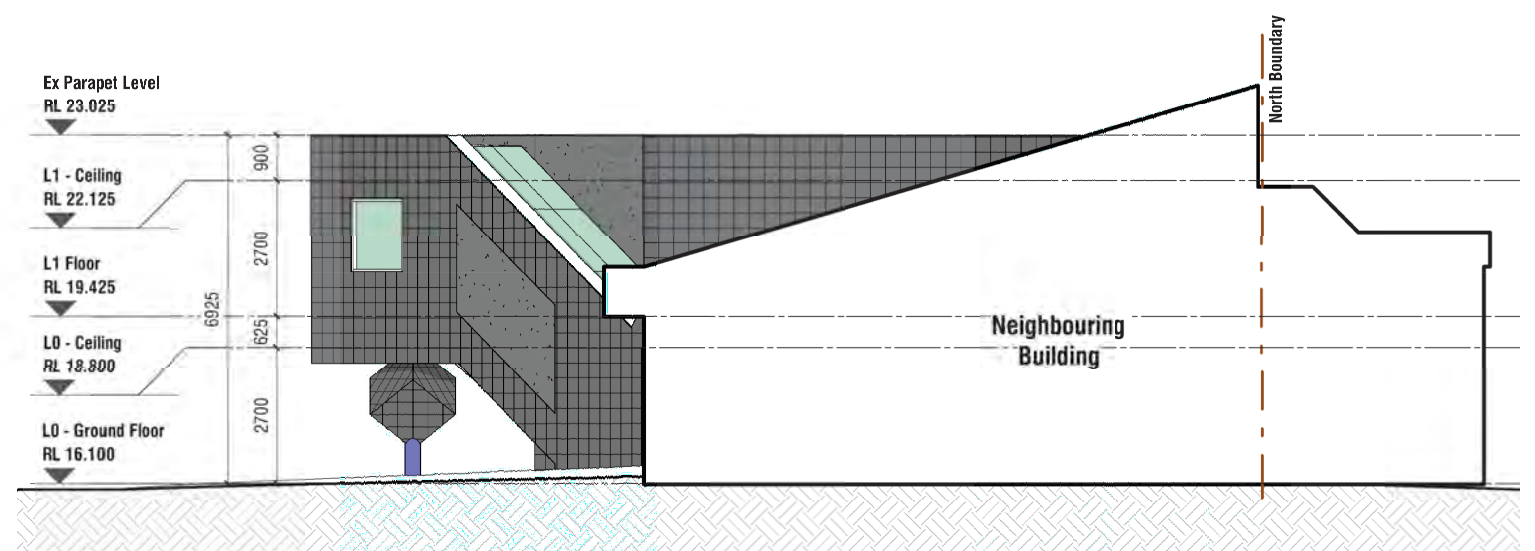
SCALE
1:150 @ A3
DATE
05/08/2024

DRAWING No.
SK5-1



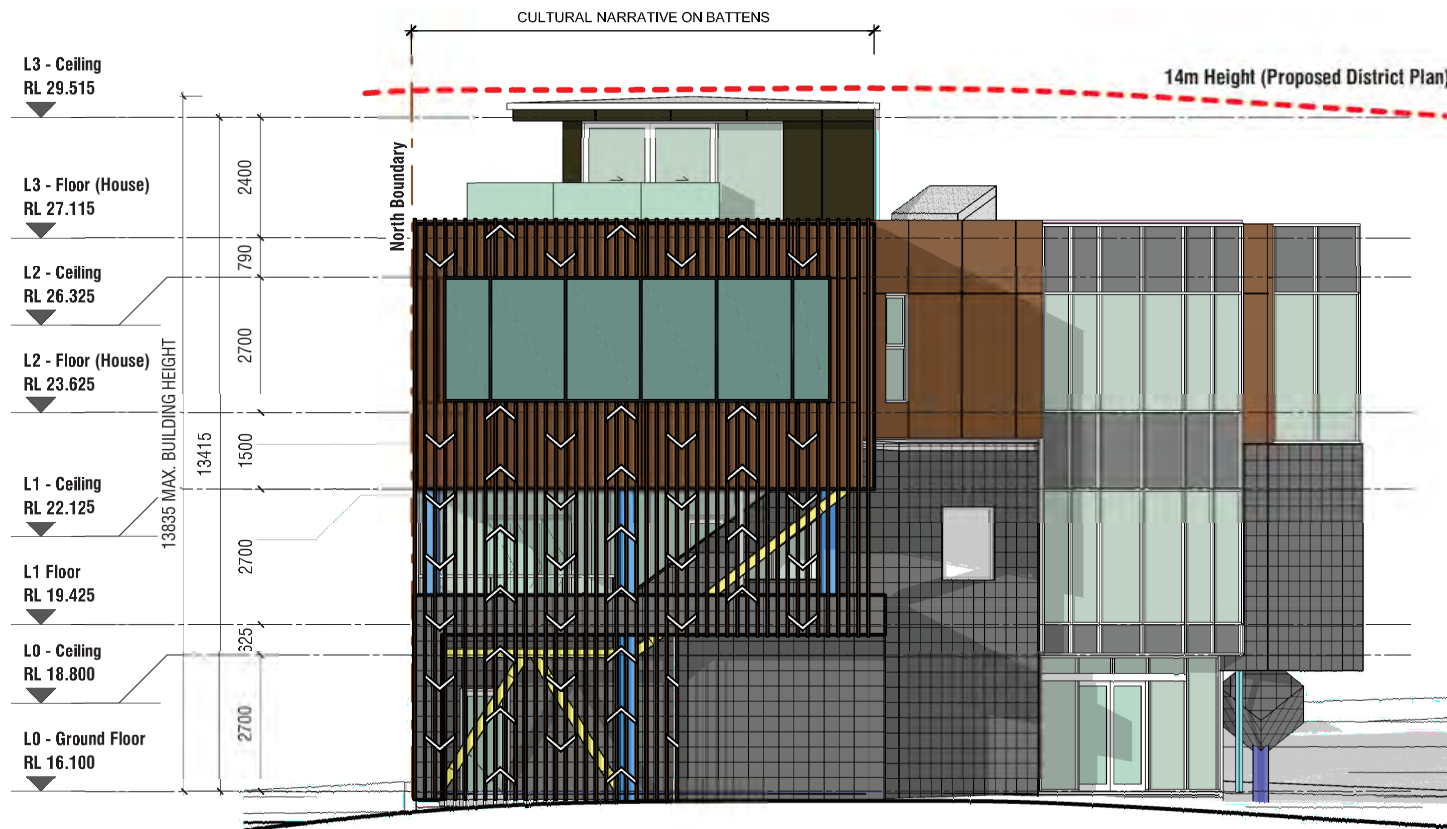
D Elevation (West) - Existing RC

Scale1 : 150 (A3)



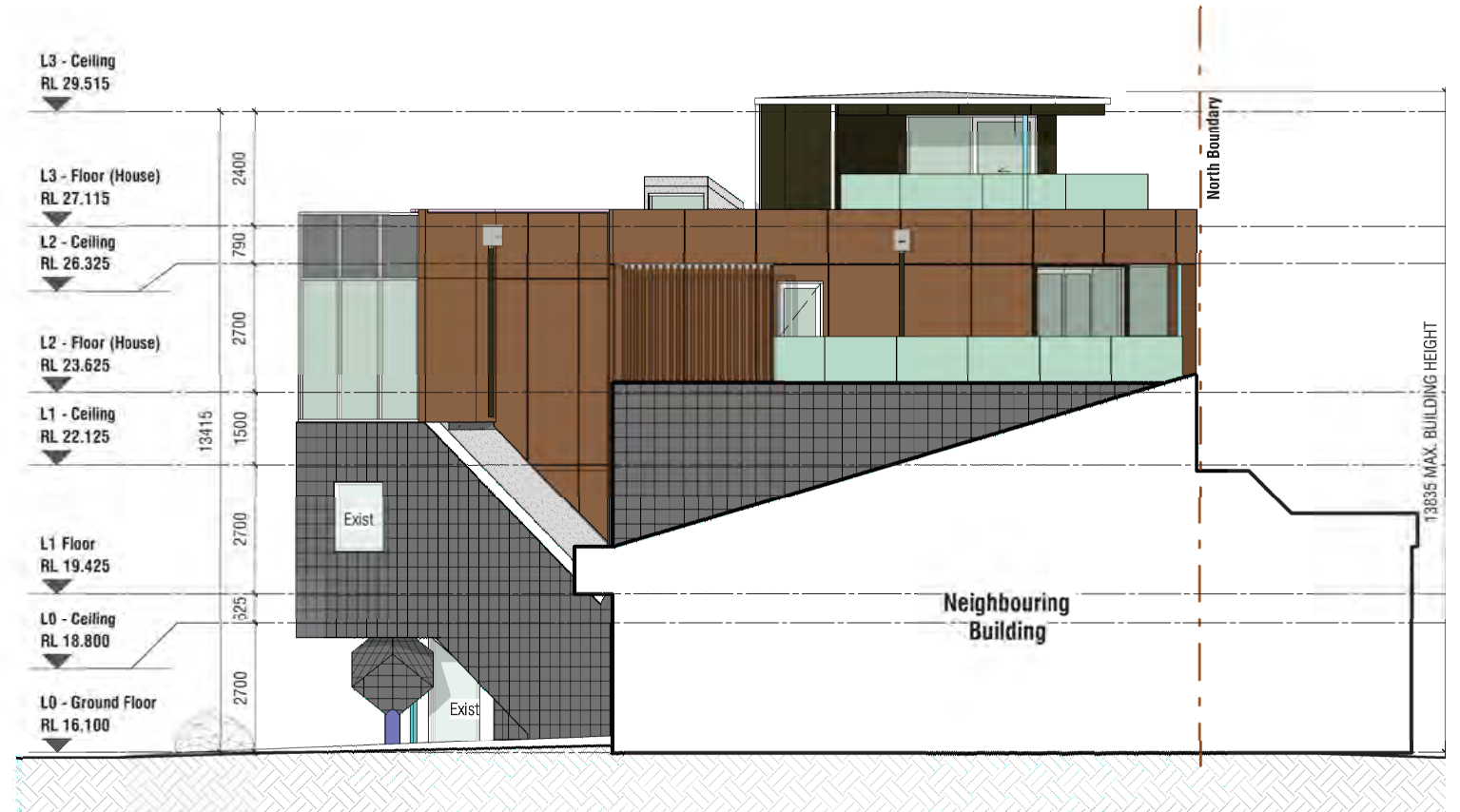
A Elevation (East) - Existing RC

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

DRAWING

EXTERIOR ELEVATIONS



MOLESWORTH STREET
ALTERATIONS - STAGE 2
39-41 MOLESWORTH STREET, NEW PLYMOUTH

SCALE
1:150 @ A3
DATE
05/08/2024

DRAWING No.

SK5-2



DRAWING

3D VIEW 1

CULTURAL
NARRATIVE



MOLESWORTH STREET
ALTERATIONS - STAGE 2
39-41 MOLESWORTH STREET, NEW PLYMOUTH

SCALE
1:150 @ A3
DATE
05/08/2024

DRAWING No.

SK5-4



DRAWING

3D VIEW 2 CULTURAL NARRATIVE



MOLESWORTH STREET
ALTERATIONS - STAGE 2
39-41 MOLESWORTH STREET, NEW PLYMOUTH

SCALE
1:150 @ A3
DATE
05/08/2024

DRAWING No.

SK5-3



DRAWING

3D VIEW 3

CULTURAL
NARRATIVE



MOLESWORTH STREET
ALTERATIONS - STAGE 2
39-41 MOLESWORTH STREET, NEW PLYMOUTH

SCALE
1:150 @ A3
DATE
05/08/2024

DRAWING No.

SK5-5