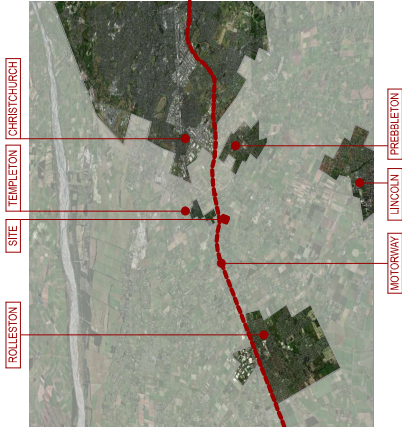


Appendix 4: Site and Building Plans

517 HAMPTONS ROAD

PROPOSAL Community hall for 280 pax, ancillary rooms and associated infrastructure	
SITE INFORMATION	
Site Address	517 Hamptons Road & 860 Waterholes Road Rolleston, 7276
Legal Description	LOT 2 DP 580320 Section 1 Survey Office Plan 559834 SO
Easements	Refer to title for various easements Proposed building area unaffected
Area	61,457m ²
DISTRICT PLAN	
Authority	Selwyn District Council
Zones	Inner Plains Zone
Proposed building is a non-residential, non-rural activity in excess of 100m ²	
NZ BUILDING CODE	
Climate Zone	5
Earthquake Zone	2
Exposure Zone	B
Lee Zone	No
Rainfall Zone	40-50mm/hr (BRANZ)
Wind Region	A
Wind Zone	High
Building Importance Level	2
CONSULTANTS	
Survey	-
Geotechnical Engineering	-
Town Planning	Baseline Group



1 URBAN CONTEXT



2 LOCATION PLAN

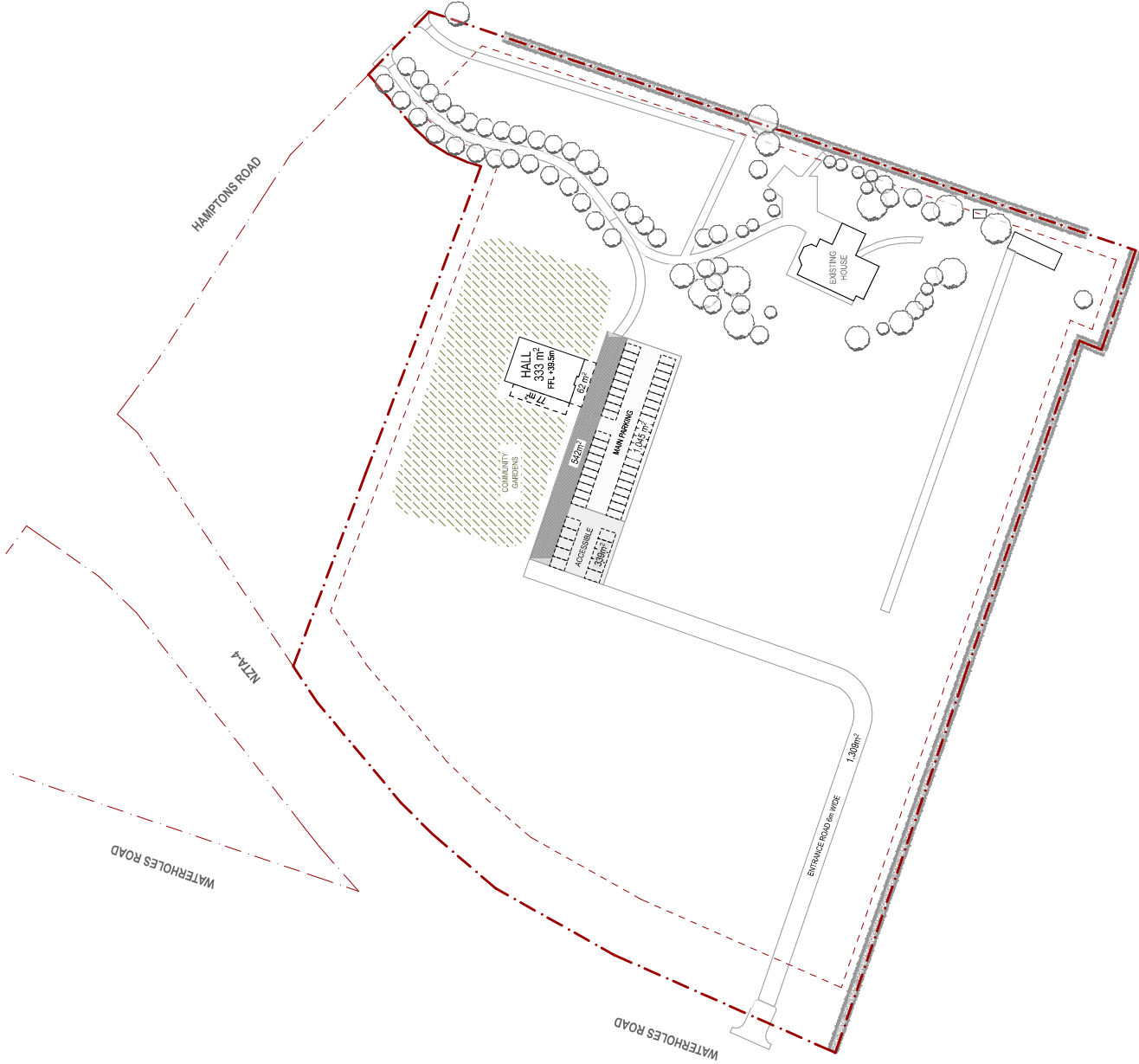
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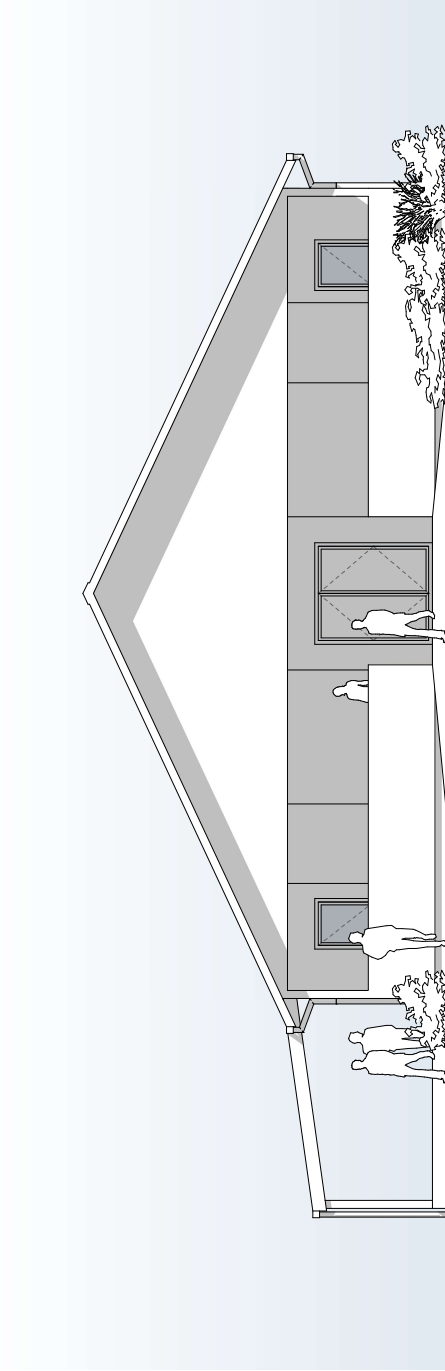


KEY - EXISTING & DEMOLITION	
	Subject site boundary
	Adjacent site boundary in same ownership
	Existing building to be demolished
	Existing building to be retained
	Existing planting
	Existing vehicle access
DISTRICT PLAN	
Authority	Selwyn District Council
Zone	Inner Plains Zone
OPERATIVE DISTRICT PLAN BUILT FORM RULES	
Structure coverage	5%
Maximum building height	8m
Road boundary setback	20m
Internal boundary setback	5m
OVERLAYS	
Overlays Airport Noise	50dBA Contour
ROADING	
Hamptons Road	Arterial
Waterholes Road	Arterial
NZTA-4	Motoway
EARTHWORKS	
Maximum	50,000m ³
EXISTING STRUCTURE COVERAGE	
Site area	61,457m ²
Existing structures	Houses, farm buildings
Structure coverage	Approx 124 + 343 = 467m ² <1%

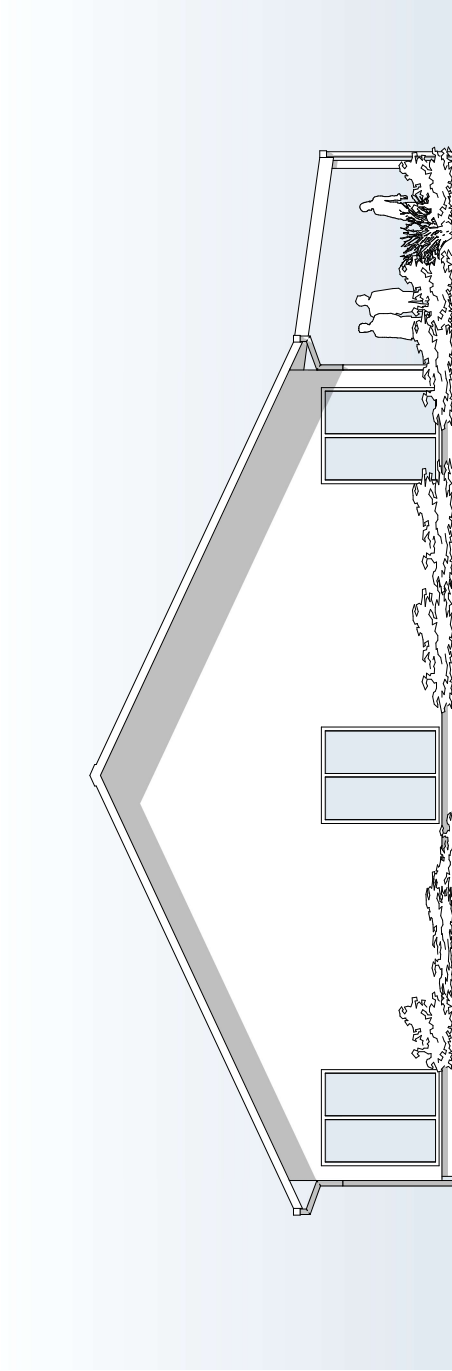


KEY - PROPOSED Site boundary District plan boundary setbacks Existing building to be retained Existing planting Landscape area Hard surfacing	
DISTRICT PLAN Authority Zone	Selwyn District Council Inner Plains Zone
OPERATIVE DISTRICT PLAN BUILT FORM RULES Structure coverage Maximum building height Road boundary setback Internal boundary setback	5% 8m 20m 5m
OVERLAYS Overlays Airport Noise	50dBA Contour
ROADING Hamptons Road Waterholes Road NZTA-4	Arterial Arterial Motorway
EARTHWORKS Maximum	50,000m ³
PROPOSED STRUCTURE COVERAGE Site area Existing structures Proposed hall Total coverage Structure coverage	61,457m ² Approx 124 + 343 = 467m ² 447m ² 914m ² <1%
CARPARKING No minimum car-parking spaces required by district plan. Main & accessible car-parking to be provided as required by the community & spaces given as indication only. All accessible parking to be on hard surfacing, all main parking to be on shingle surfacing Main spaces Accessible spaces Aisle width	2.5 x 5.0m 3.6 x 5.0m 7.0m (min 6.6m)
SITE SERVICES Wastewater, stormwater and water supply to be determined. Specialist advise & engineering design will be required	
FLOOD MANAGEMENT Refer to eCAN Flood Hazard Assessment dated 20 February 2024 - No high hazard areas on property - New building is a permitted activity where the FFL is at least 300mm above the 200 year ARI floor level - LIDAR data in proposed location - Existing GL between +38.5 to +39.3m - Selwyn District 200 year ARI map for water depth above GL - No water depth identified in proposed building location - Proposed FFL +39.5m (250mm above EGL)	

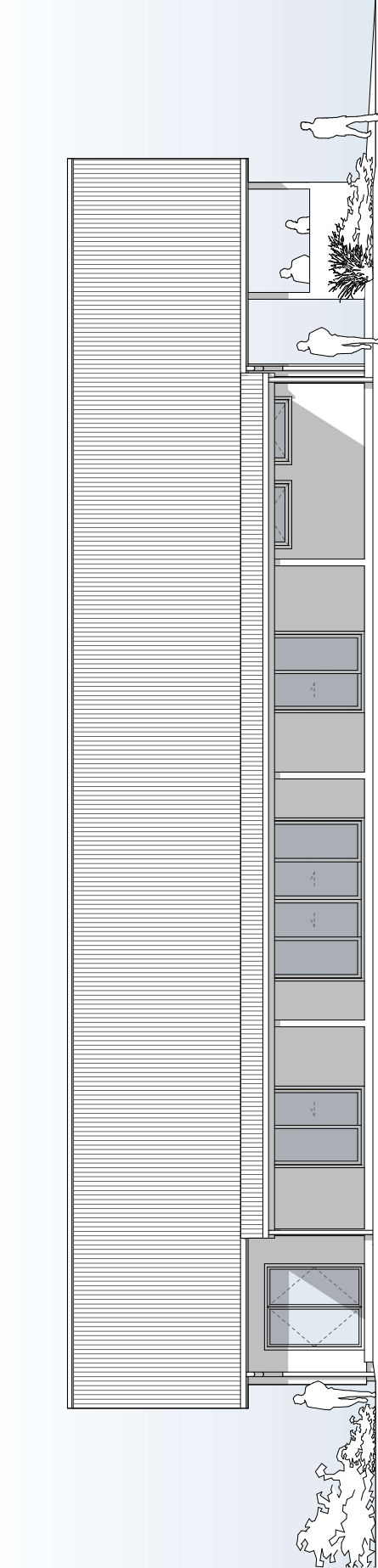




1 SOUTH (FRONT) ELEVATION 1:100



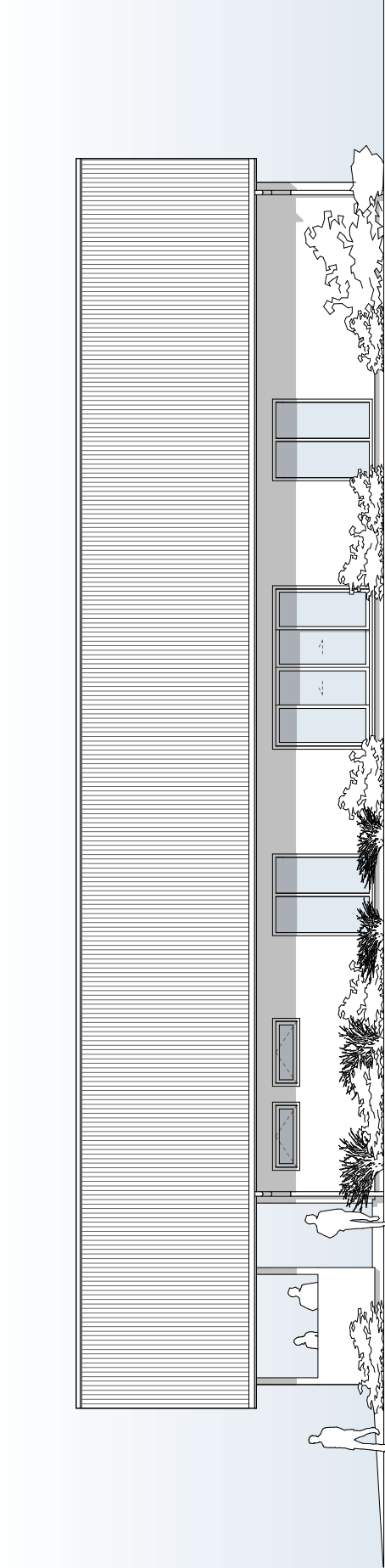
2 NORTH (REAR) ELEVATION 1:100



1:100

WEST ELEVATION

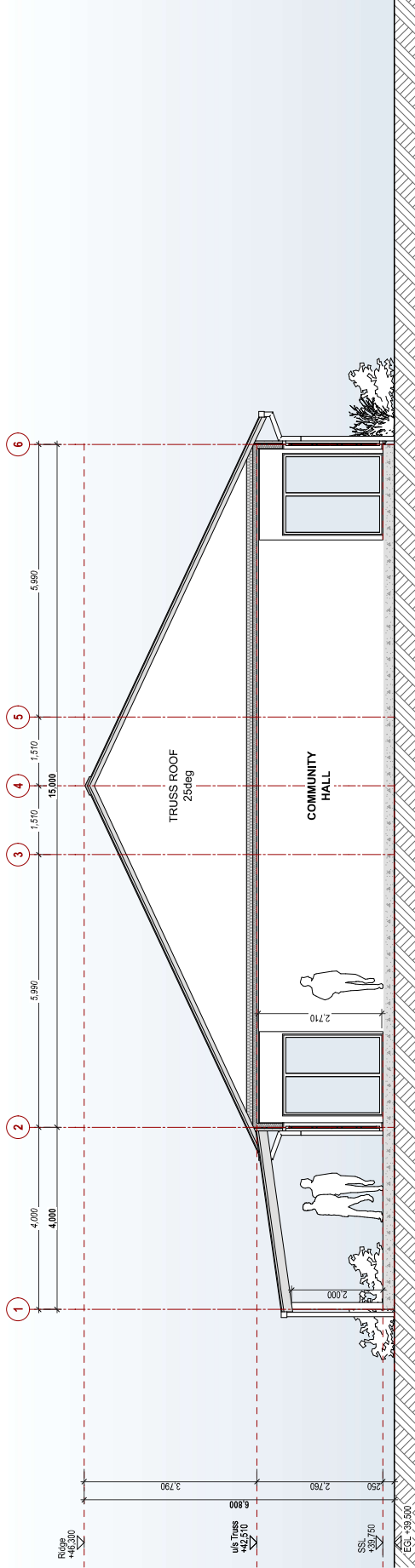
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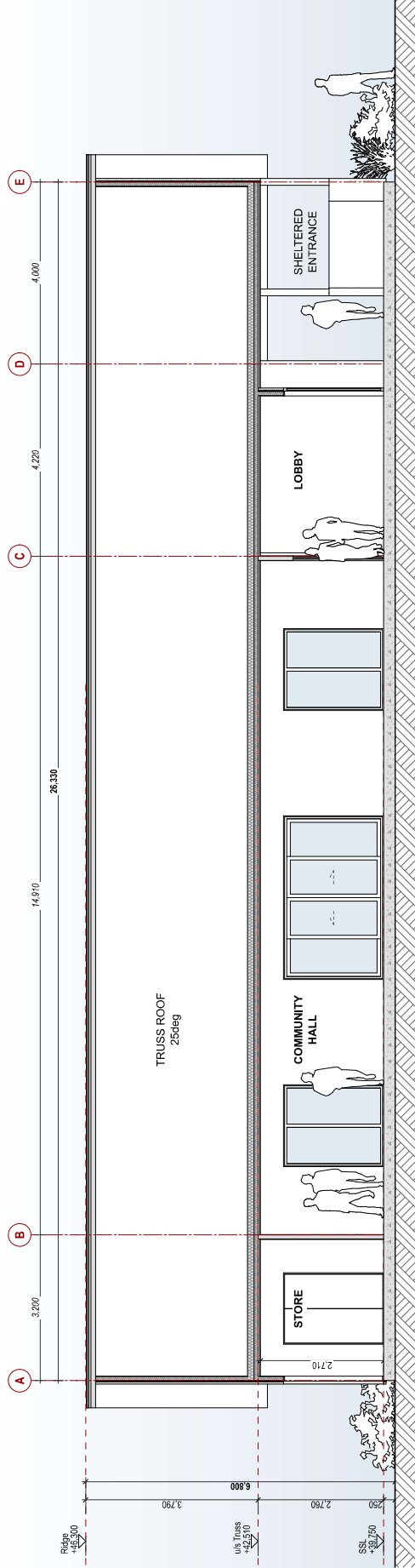
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EAST ELEVATION

2



Section A 1:100



Section M 1:100