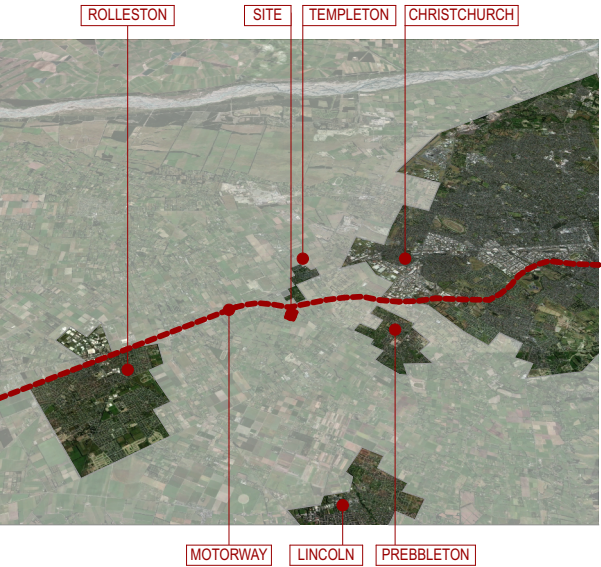


517 HAMPTONS ROAD

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 100m2	
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

1:5000



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

Motorway

EARTHWORKS

Maximim

50,000m3

EXISTING STRUCTURE COVERAGE

Site area

61,457m²

Existing structures

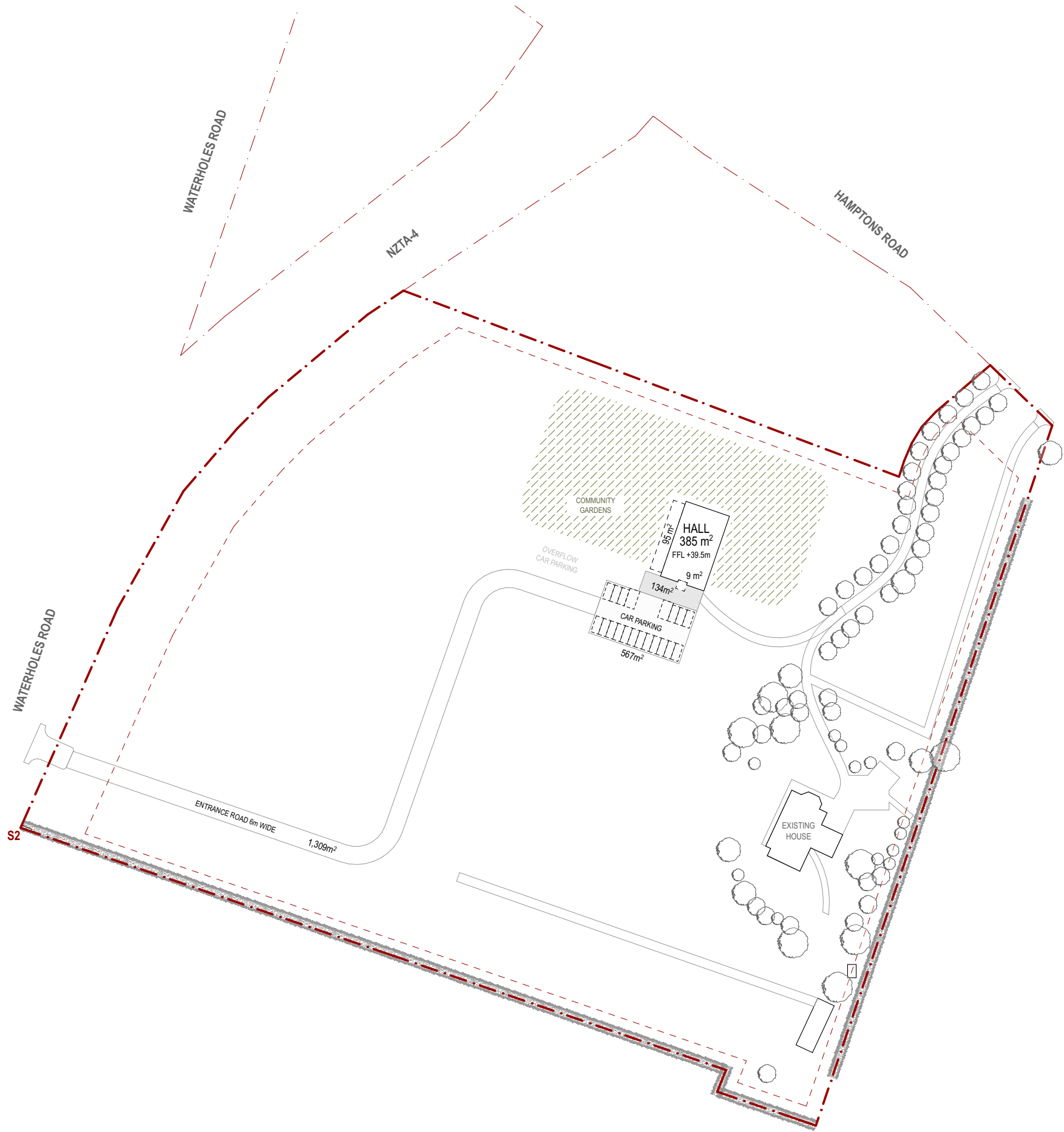
House, farm buildings

Structure coverage

Approx 124 + 343 = 467m² <1%



KEY - PROPOSED	
<div></div>	Site boundary
<div></div>	District plan boundary setbacks
<div></div>	Proposed building
<div></div>	Existing planting
<div></div>	Landscape area
<div></div>	Hard surfacing
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	Motorway
EARTHWORKS	
Maximim	50,000m3
PROPOSED STRUCTURE COVERAGE	
Site area	61,457m ²
Existing structures	Approx 124 + 343 = 467m ²
Proposed hall	489m ²
Total coverage	956m ²
Structure coverage	<1%
CARPARKING	
No minimum car-parking spaces required by district plan. Main & accessible car-parking to be provided as required by the community & in accordance with Novo Group Integrated Traffic Assessment dated 29 July 2024. Spaces given as indication only. All accessible parking to be on hard surfacing, all main parking to be on shingle surfacing	
Main spaces	2.5 x 5.0m
Accessible spaces	3.6 x 5.0m
Aisle width	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 Floor 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)	



KEY - PROPOSED

Site boundary

District plan boundary setbacks

Proposed building

Existing planting

Landscape area

Hard surfacing

CARPARKING

No minimum car-parking spaces required by district plan. Main & accessible car-parking to be provided as required by the community & in accordance with Novo Group Integrated Traffic Assessment dated 29 July 2024. Spaces given as indication only. All accessible parking to be on hard surfacing, all main parking to be on shingle surfacing

PARTIALLY OPERATIVE DISTRICT PLAN

TRANZ-TABLE 10

Minimum requirements for medium term, 90 deg/perpendicular car parking

Standard parking

2.5m x 5.4m

Mobility parking

3.6m x 6.1m

Aisle width

5.8

The site plan illustrates the layout of the proposed hall and its associated parking and landscape areas. The proposed hall, labeled 'PROPOSED HALL FFL +39.5m', is a large rectangular structure. To its left is a parking area with a central '6,000 Aisle width' and two rows of parking spaces. The top row includes two '6,100 Mobility park' spaces marked with wheelchair icons. The bottom row consists of '5,500 Standard park' spaces. Dimensions for the parking area include a total width of 31,200 and a total length of 18,200. A '7,000 Forecourt' is located between the hall and the parking area. The site is bounded by a 'Site boundary' (dashed red line) and 'District plan boundary setbacks' (dashed red line). The plan also shows 'Existing planting' (circles), 'Landscape area' (hatched), and 'Hard surfacing' (grey). A north arrow is located in the bottom left corner of the plan.

2316

517 HAMPTONS ROAD
DEG TEGH FATEH SIKH SOCIETY

META ARCHITECTS LTD
CHRISTCHURCH NEW ZEALAND
T | 022 044 2176
E | studio@metaarchitects.co.nz
DO NOT SCALE DRAWING. DRAWINGS TO BE
PRINTED IN COLOUR. CONTRACTOR TO VERIFY ALL
DIMENSIONS PRIOR TO COMMENCING WORK.

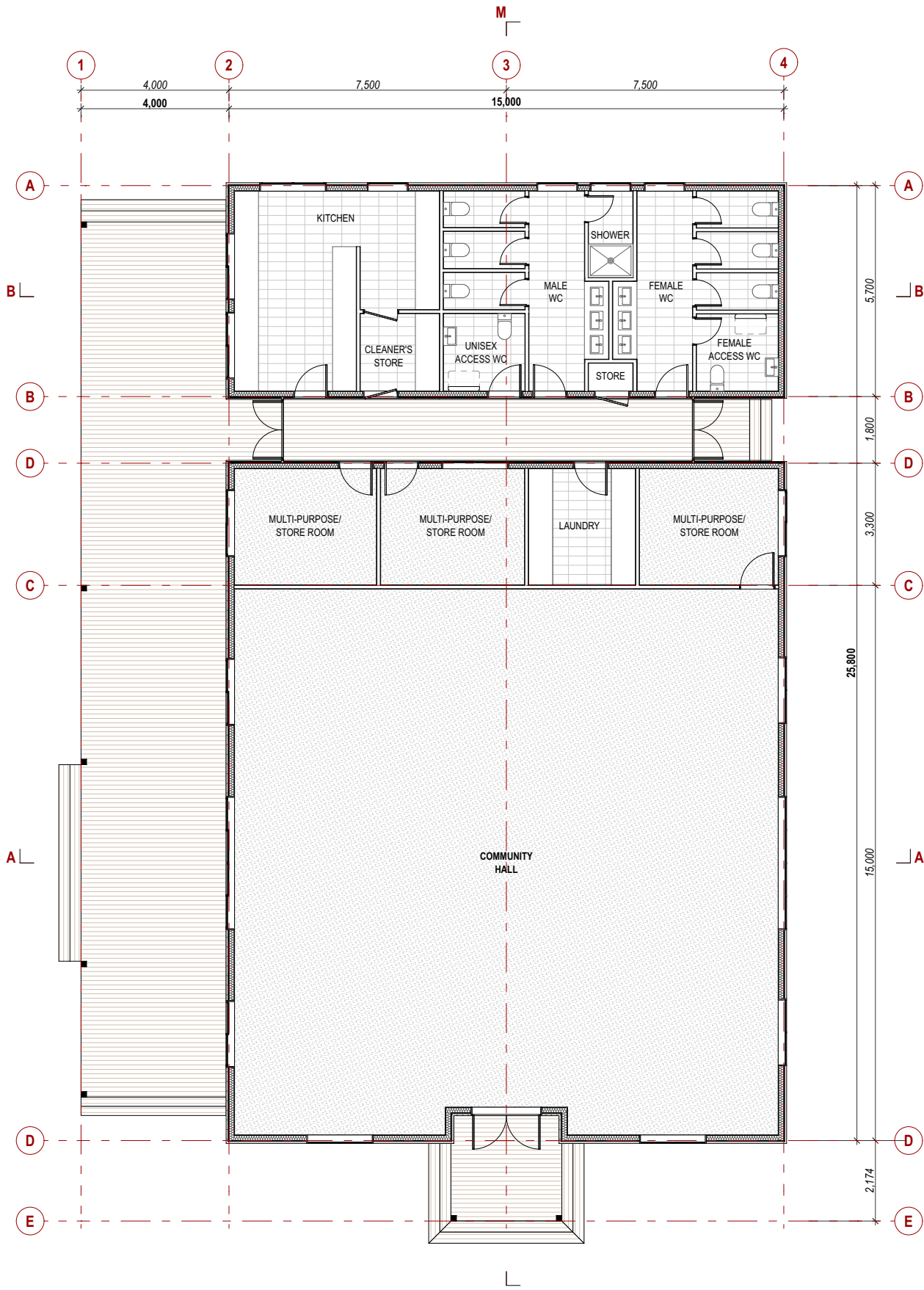
PROJECT DETAILS
SITE 517 HAMPTONS ROAD, ROLLESTON 7676
CLIENT DEG TEGH FATEH SIKH SOCIETY

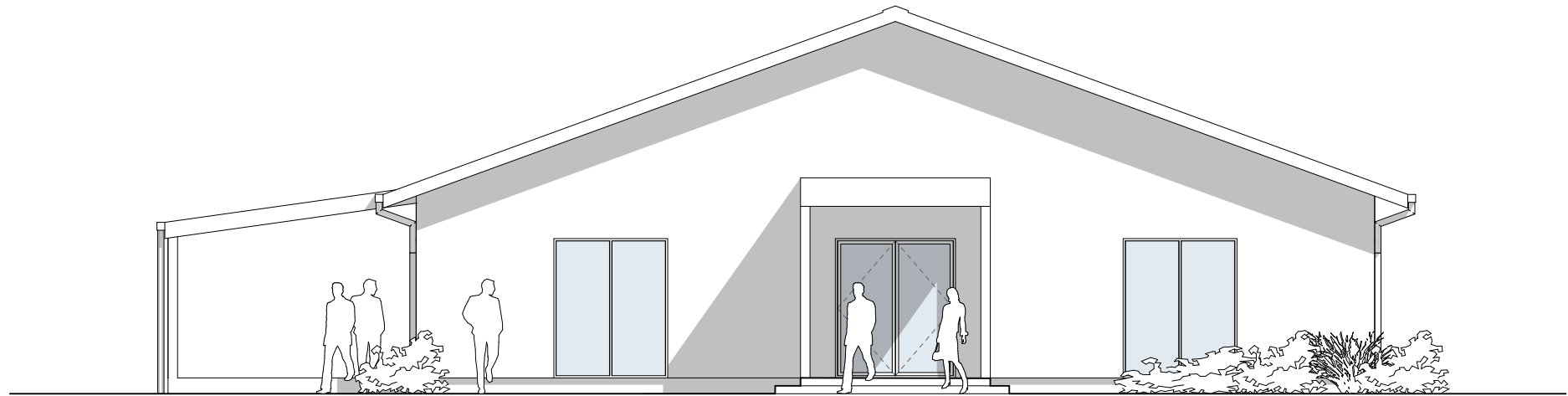
DATE	DESCRIPTION
MAY 2024	RESOURCE CONSENT
MAY 2024	PRELIMINARY DESIGN
AUG 2024	RESOURCE CONSENT
OCT 2024	RESOURCE CONSENT
DEC 2024	RESOURCE CONSENT

SCALE 1:250 @ A3
DATE 2/12/24

SITE PLAN
A1-005

PROPOSAL Community hall for 280 pax, ancillary rooms and associated infrastructure	
AREA SCHEDULE	
INTERNAL AREAS	
Main hall	214m2
Multipurpose & laundry	45m2
Kitchen & WCs	79m2
GROSS FLOOR AREA	
Building	357m2
Covered areas	129m2
Total coverage	489m2
NZ BUILDING CODE	
Key elements at concept design stage. Further design to be completed at building consent stage	
B STABILITY	
IMPORTANCE LEVEL 2	
IL-2 applies to all buildings & facilities expect those listed in IL 1, 3, 4 & 5	
IL-3 does not applies, as the proposal is not;	
- Building where more than 300 people congregate in 1 area	
- Building with educational facility with a capacity more than 250 people	
C FIRE	
Risk Group	CA (Congregate, group activities)
Importance level	IL2
Occupant density (Table 1.2)	
Space with loose seating	0.8 x 232m2 = 290 persons
Multipurpose/store	Intermittent use
Total	290 persons
Sprinklers	
Not required (<5,000 persons)	
Escape routes from firecell	2
Escape route width (all)	7mm/person, min 1,000mm
Door width (all)	7mm/person, min 875mm
Total door width required	2,030mm
Per door	1,015mm
Provided	2x approx 1,800mm
E MOISTURE	
E1 surface drainage - On site management required	
G SERVICE & FACILITIES	
G1 Personal hygiene - Accessible WC design to G1/AS1 Figures 6 & 7, minimum size 1,600 x 1,900mm	
G12 Water supplies - On site management required	
G13 Drainage - On site management required	

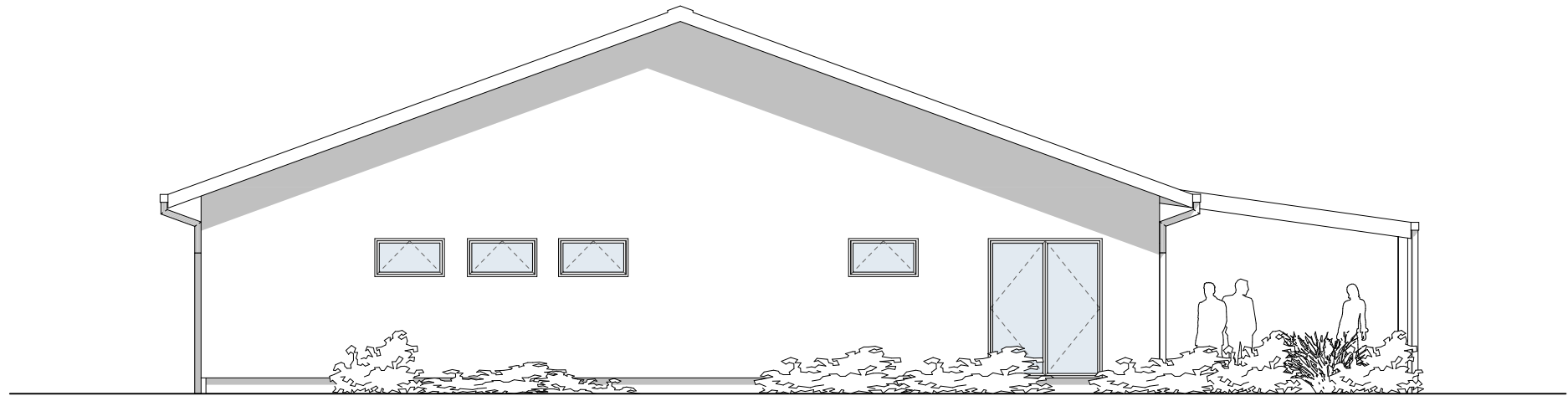




1

SOUTH (FRONT) ELEVATION

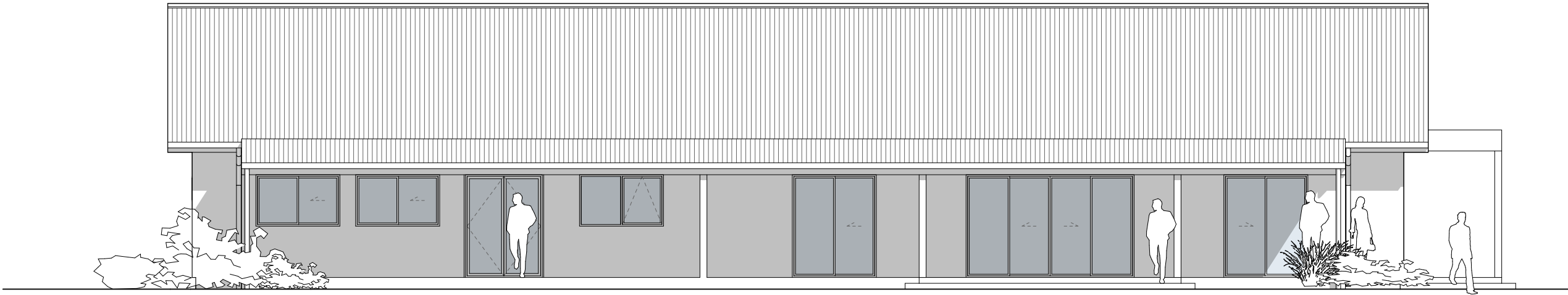
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2

NORTH (REAR) ELEVATION

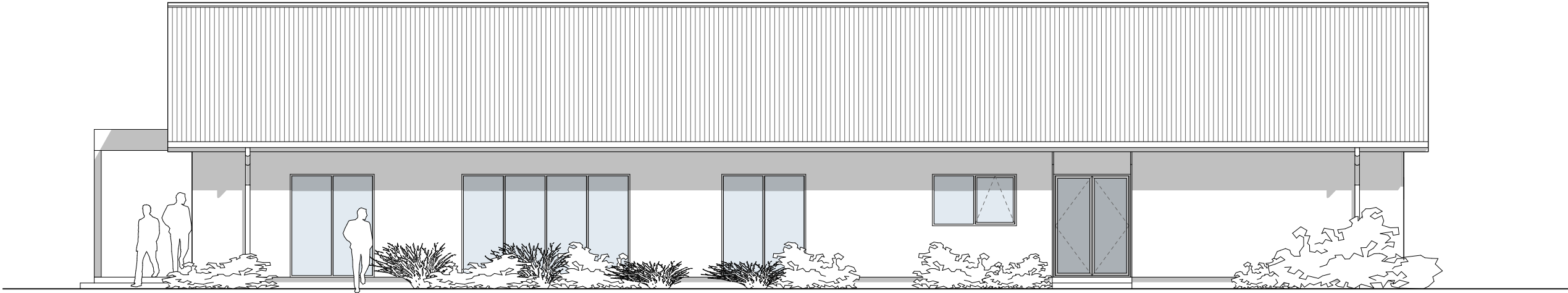
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1

WEST ELEVATION

1:100



2

EAST ELEVATION

1:100

