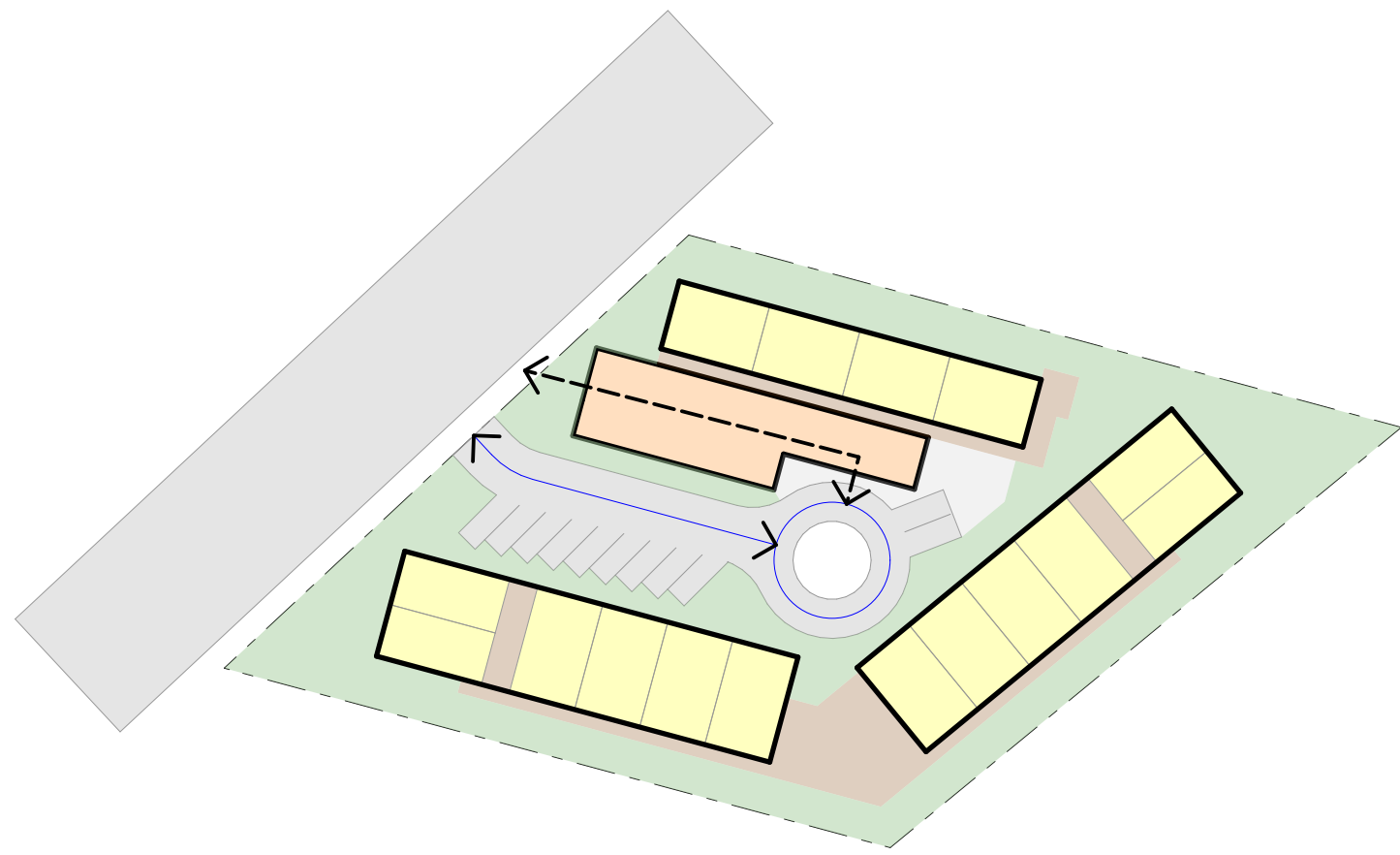


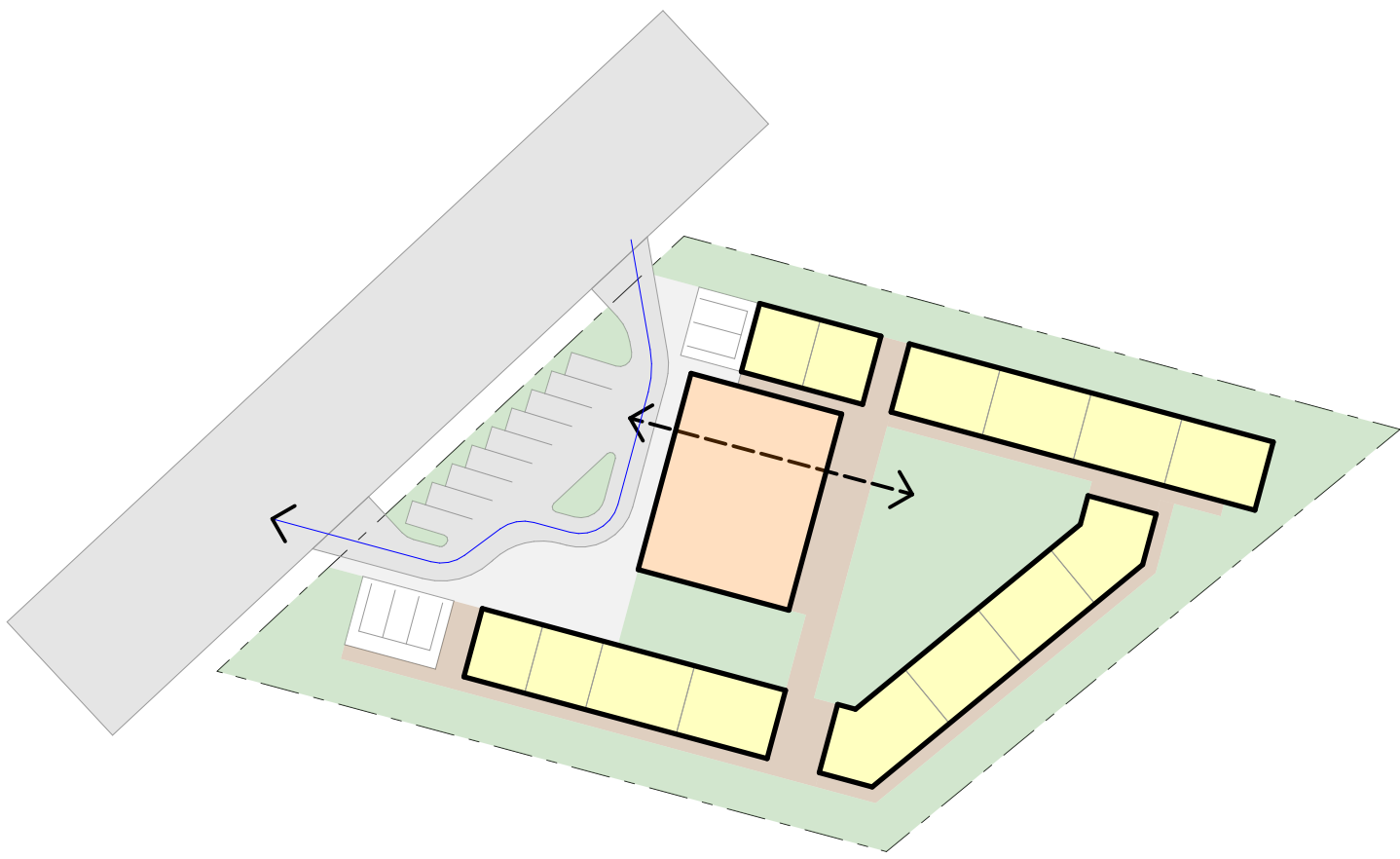


INITIAL SCHEME

YIELD = 48

Cons:

- Open Space dominated by car
- Limited private green/open space
- Compromised street edge/presence

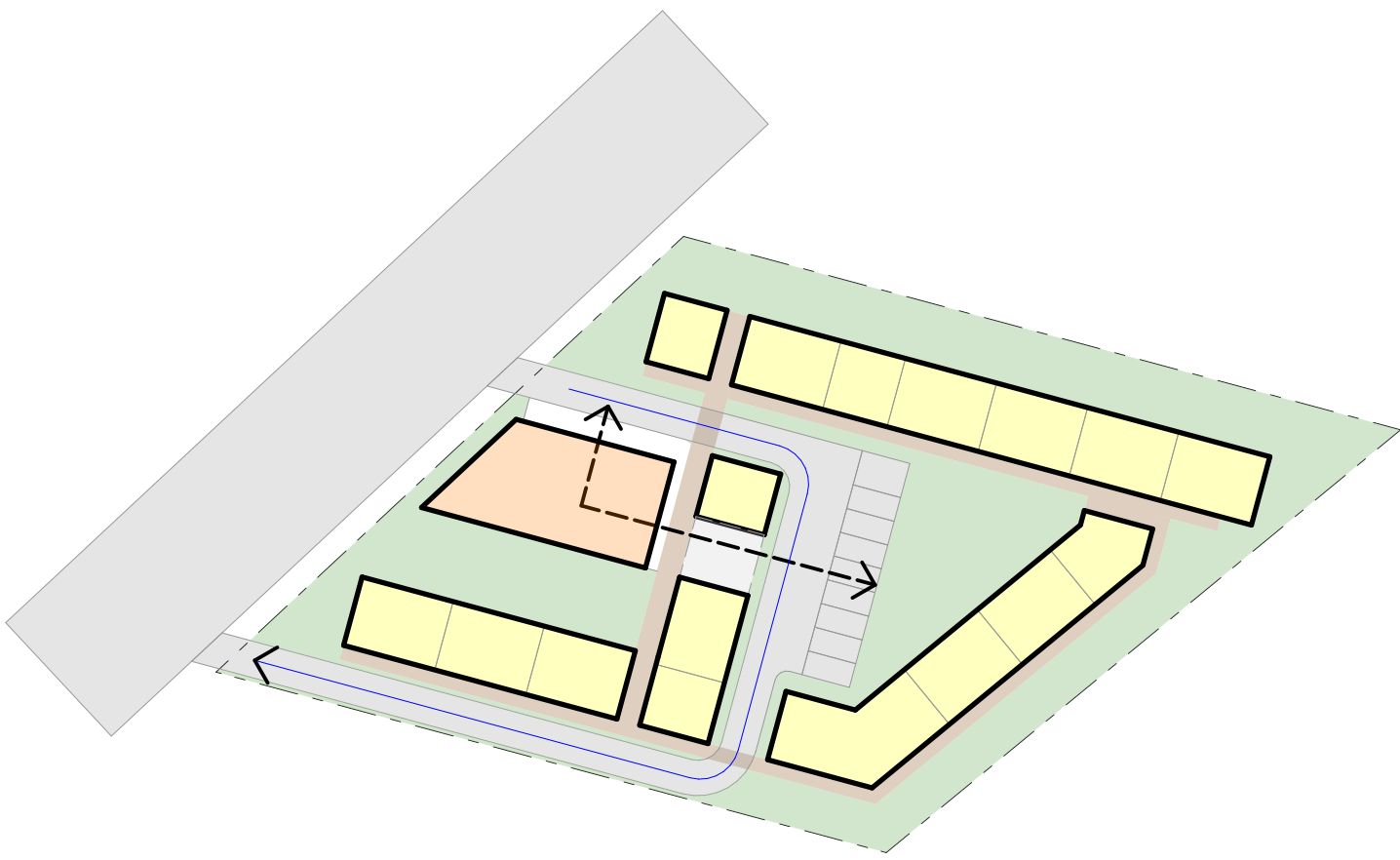


ALTERNATIVE 01

YIELD = 51

Cons:

- Street edge dominated by cars
- Limited public access to Amenities

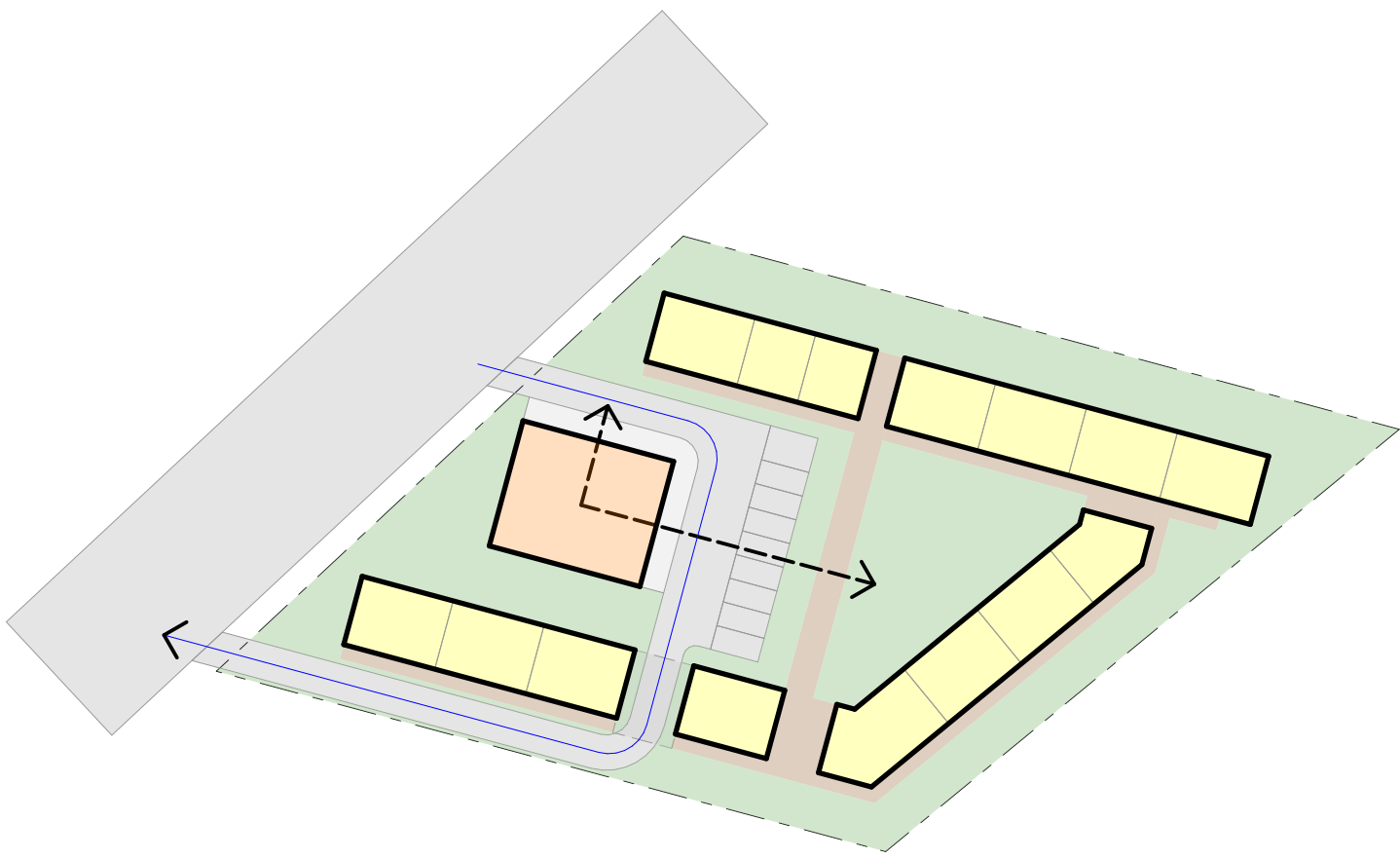


ALTERNATIVE 02

YIELD EFFECT = aprox. +2

Cons:

- Cafe/Amenities isolated from apartments
- Limited access from amenities to courtyard
- Potential traffic circulation constraints

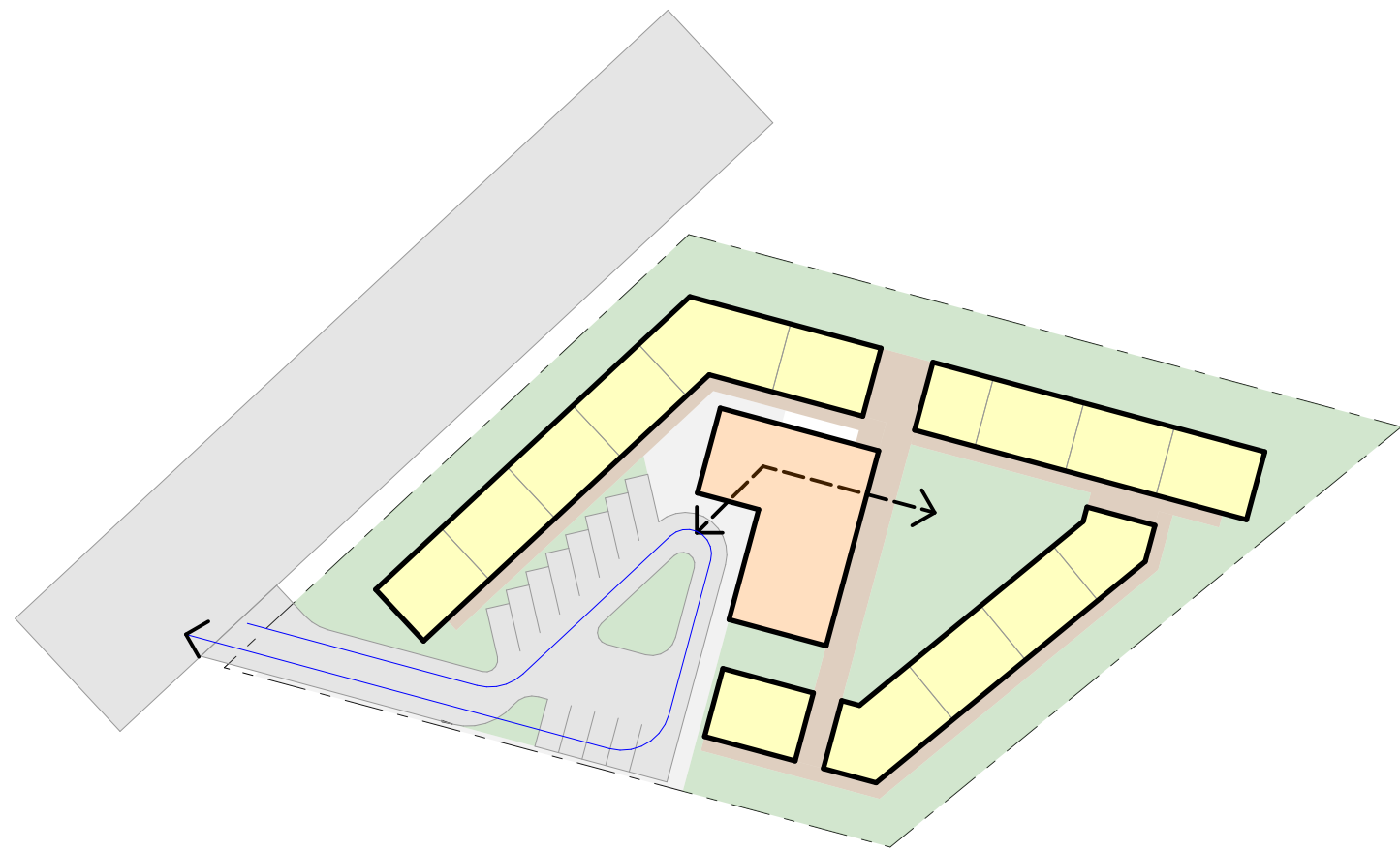


ALTERNATIVE 03

YIELD EFFECT = aprox. -6

Cons:

- Cafe/Amenities isolated from apartments
- Limited access from amenities to courtyard
- Potential traffic circulation constraints

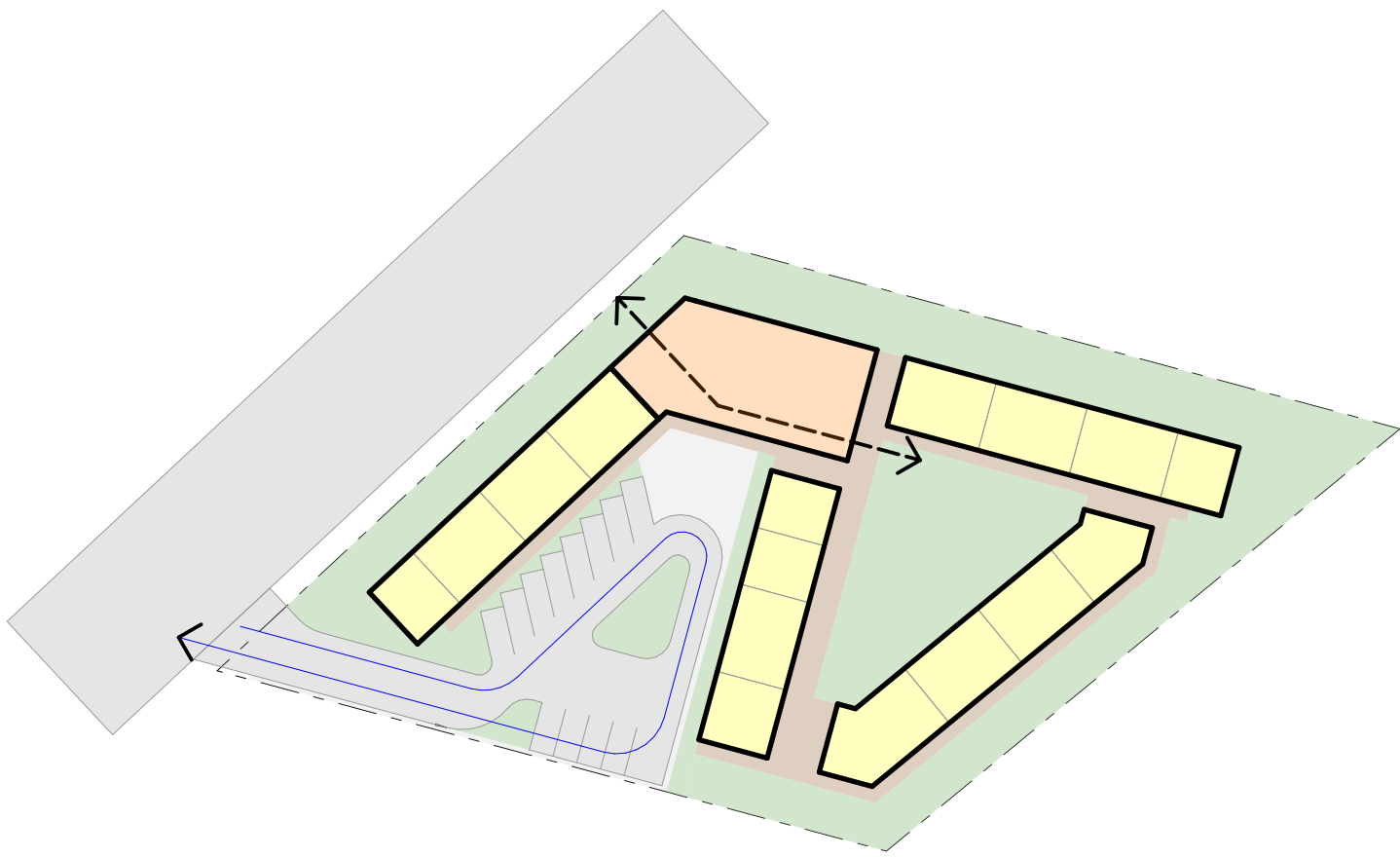


ALTERNATIVE 04

YIELD EFFECT = aprox. -2

Cons:

- Compromised public access to Amenities
- Potential traffic circulation constraints
- Lower Yield without improved public amenities



ALTERNATIVE 05

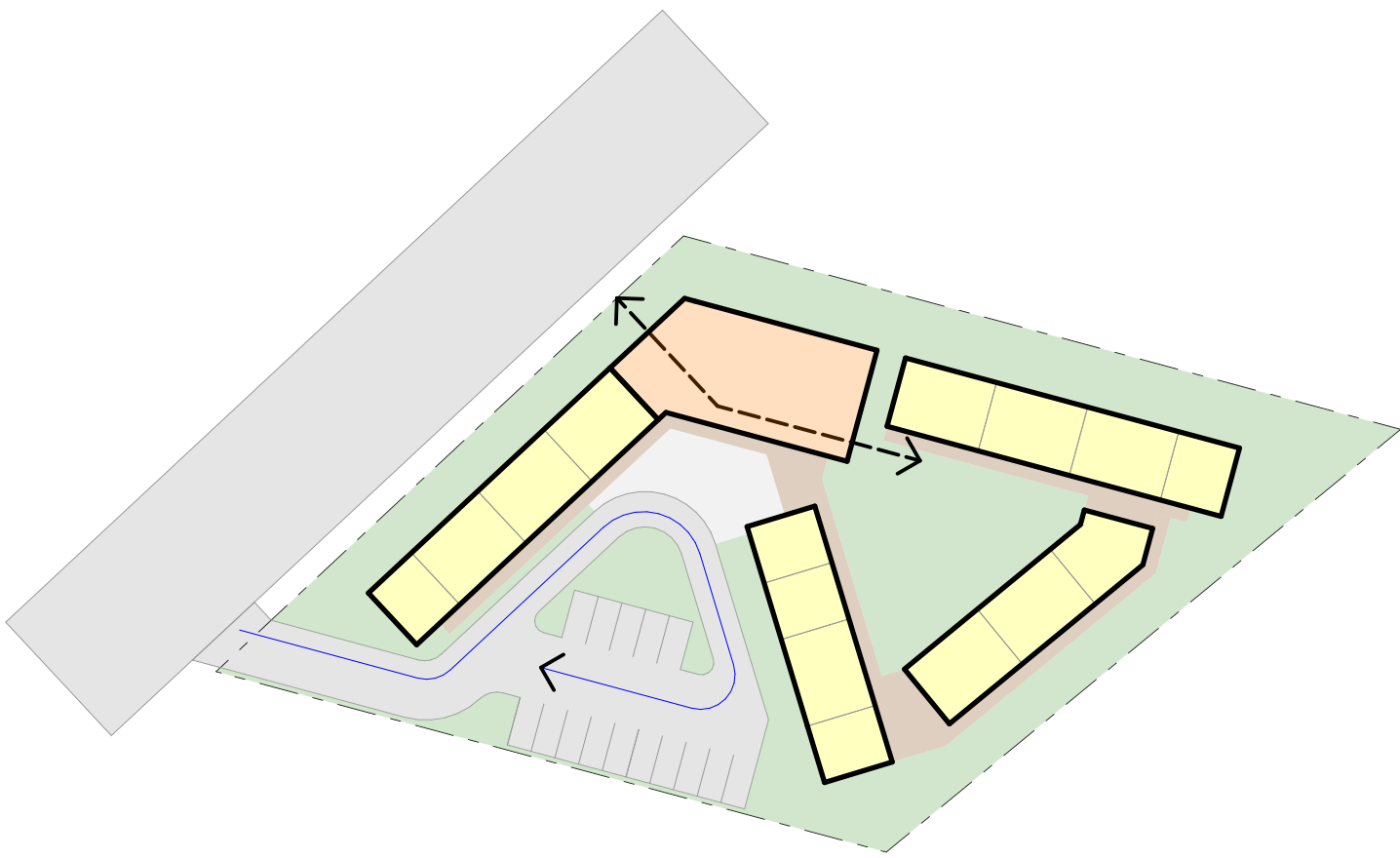
YIELD EFFECT = aprox. +3

Pros:

- Improved Yield
- Well defined Street presence
- Direct Public access to amenities
- Improved break in building mass

Cons:

- Potential traffic circulation constraints
- Less favourable connection from Cafe through to courtyard

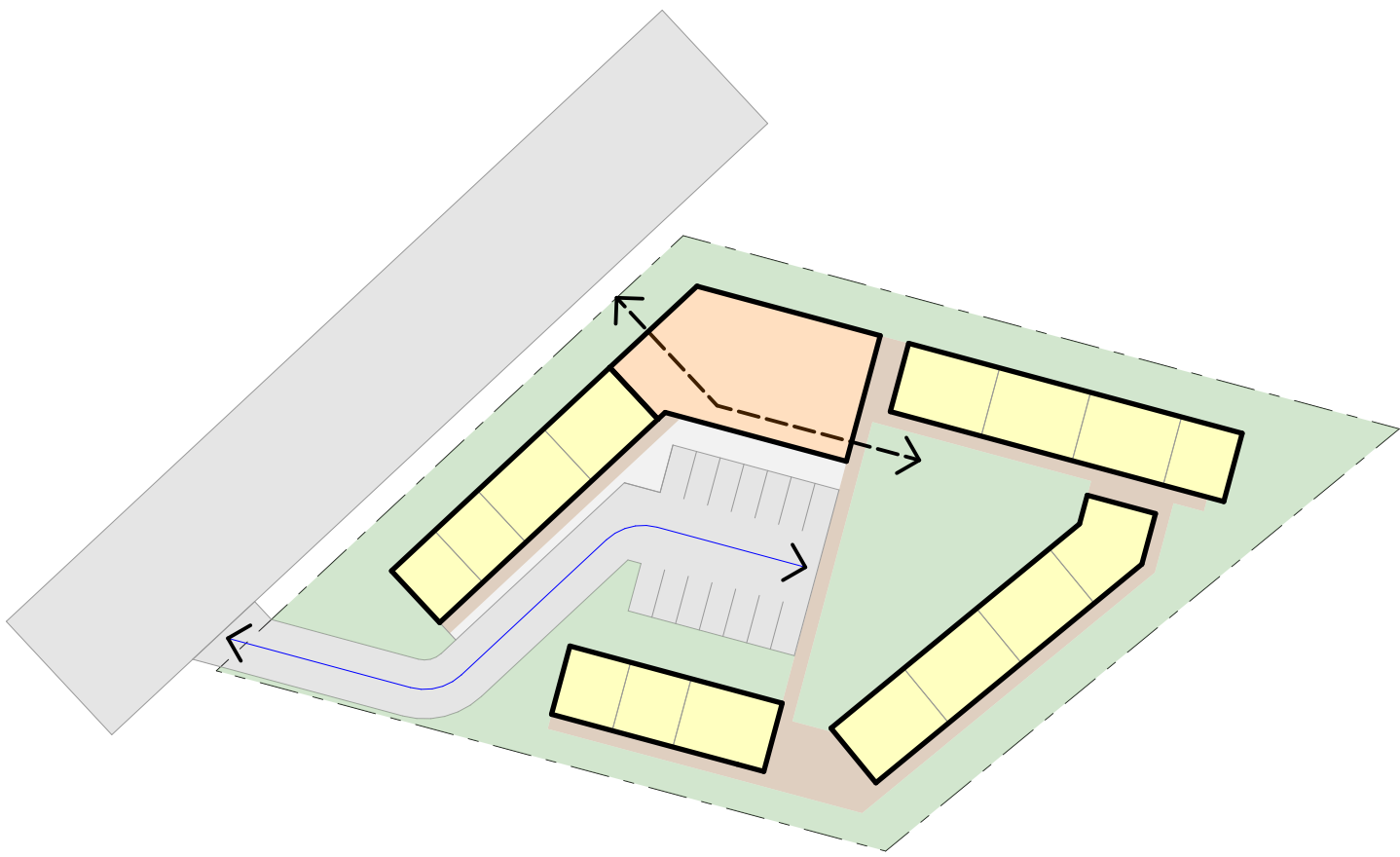


ALTERNATIVE 06

YIELD EFFECT = 0

Pros:

- Well defined Street presence
- Direct Public access to amenities
- Improved break in building mass (less intrusive to neighbours)



PROPOSED

YIELD EFFECT = 0

Pros:

- Well defined Street presence
- Direct Public access to amenities
- Improved break in building mass (less intrusive to neighbours)

Friday, 26 August 2022 @ 12:27 pm N:\Data\2025 Windsor Management - Ropata RV106 Drawings\Ropata Village 780 - jhm - Marc

		Ground	Level 1	Level 2	Totals	Apt.Area
Gross Floor Area (m2)		1733.52	1440.22	1511.8	4685.54	
Carparks		14				
Optional Car Parks		0				
2 BED	Apartment A	68	9	10	10	29
						1975
1 BED	Apartment B	46	4	5	4	9
	Apartment C	55		1	1	2
						111
3 BED	Apartment D	97	1	1	1	3
	Apartment E	97		1	1	1
						290
						97
		14	17	17	48	2887

	m2	%
Site Area	4030.0	
Gross Floor Area	4685.5	
FSR (Ratio)	1.2	116%
Building Coverage	1883.2	47%
Hard Landscaping (Road, Paving & Decks)	1182.8	29%
Green Open Space	1113.7	28%



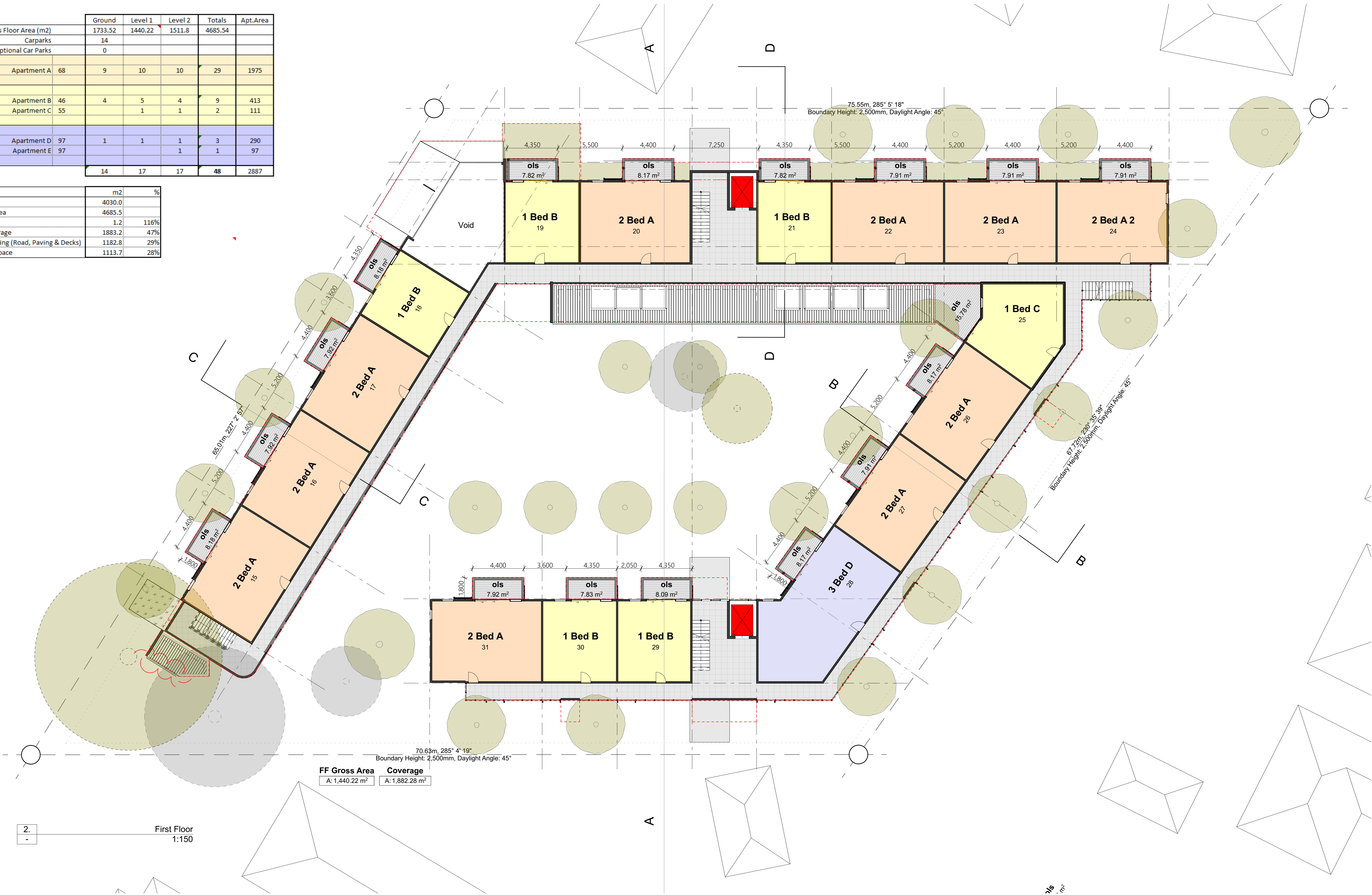
1. Site Plan
1:200

	m2	%
Site Area	4030.0	
Gross Floor Area	4685.5	
FSR (Ratio)	1.2	116%
Building Coverage	1883.2	47%
Hard Landscaping (Road, Paving & Decks)	1182.8	29%
Green Open Space	1113.7	28%



		Ground	Level 1	Level 2	Totals	Apt.Area
Gross Floor Area (m2)		1733.52	1440.22	1511.8	4685.54	
Carparks		14				
Optional Car Parks		0				
2 BED	Apartment A	68	9	10	29	1975
1 BED	Apartment B	46	4	5	9	413
	Apartment C	55		1	2	111
3 BED	Apartment D	97	1	1	3	290
	Apartment E	97		1	1	97
		14	17	17	48	2887

	m2	%
Site Area	4030.0	
Gross Floor Area	4685.5	
FSR (Ratio)	1.2	116%
Building Coverage	1883.2	47%
Hard Landscaping (Road, Paving & Decks)	1182.8	29%
Green Open Space	1113.7	28%



2. First Floor
1:150

FF Gross Area
A: 1,440.22 m²

Coverage
A: 1,882.28 m²

Friday, 26 August 2022 @ 12:27 pm N:\Data\2085 Windsor Management - Ropata RV106 Drawings\Ropata Village 760 .pht Marc

		Ground	Level 1	Level 2	Totals	Apt.Area
Gross Floor Area (m2)		1733.52	1440.22	1511.8	4685.54	
Carparks		14				
Optional Car Parks		0				
2 BED	Apartment A	68	9	10	29	1975
1 BED	Apartment B	46	4	5	9	413
	Apartment C	55		1	2	111
3 BED	Apartment D	97	1	1	3	290
	Apartment E	97		1	1	97
		14	17	17	48	2887

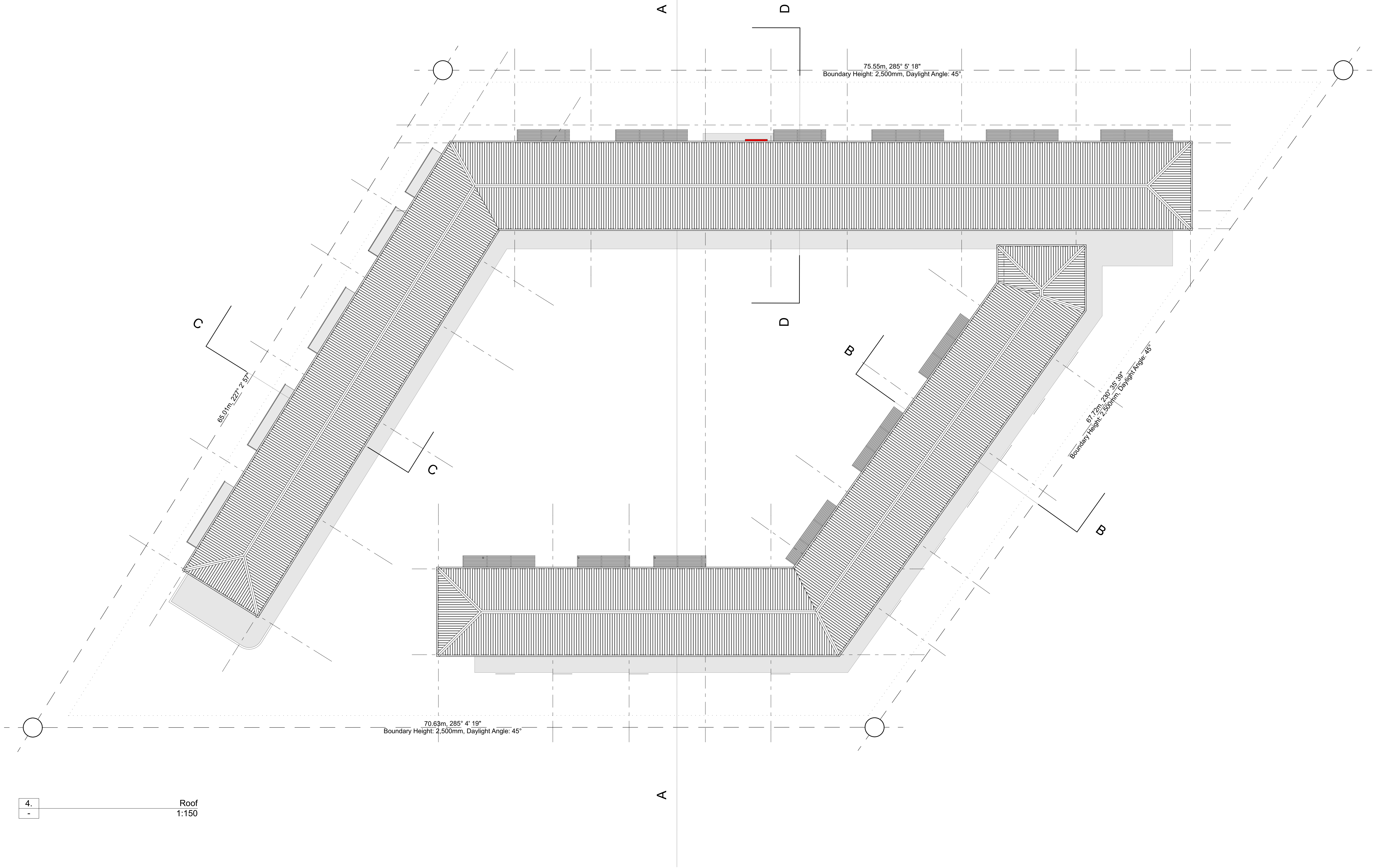
	m2	%
Site Area	4030.0	
Gross Floor Area	4685.5	
FSR (Ratio)	1.2	116%
Building Coverage	1883.2	47%
Hard Landscaping (Road, Paving & Decks)	1182.8	29%
Green Open Space	1113.7	28%

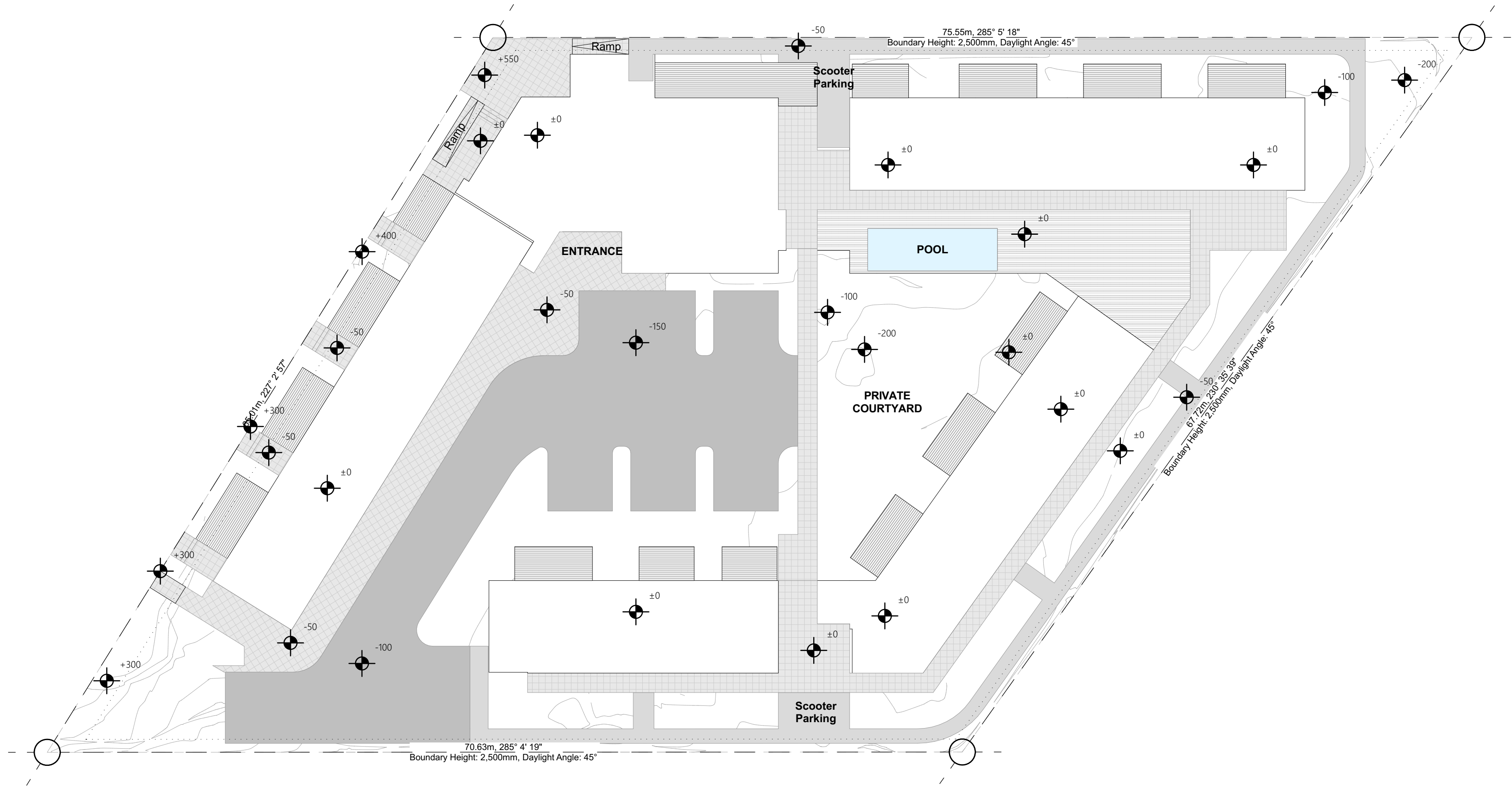


SF Gross Area
A: 1,511.81 m²

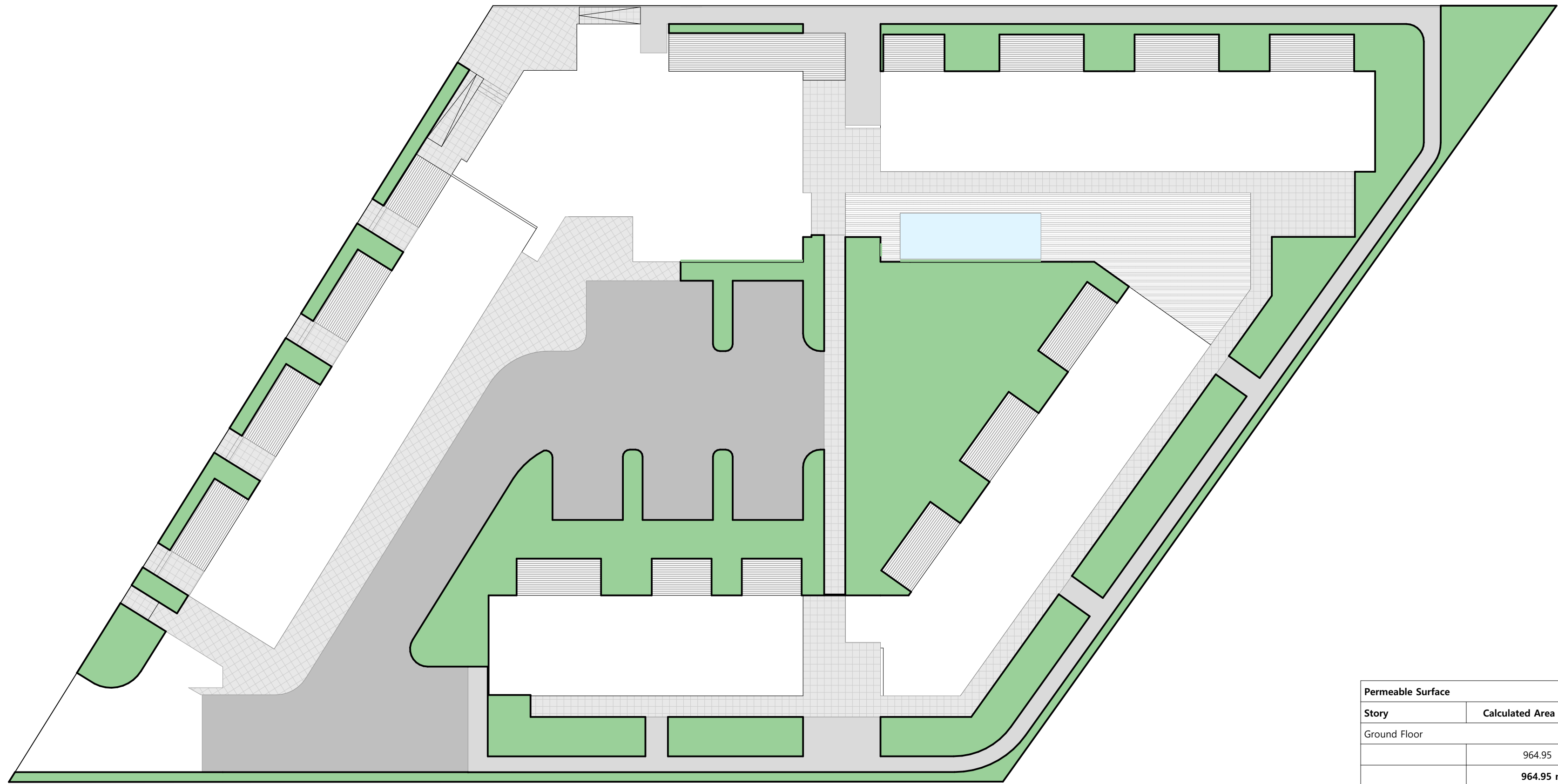
3. Second Floor
1:150

Friday, 26 August 2022 @ 12:27 pm N:\Data\2085 Windsor Management - Ropata RV106 Drawings\Ropata Village 760 .pht Marc





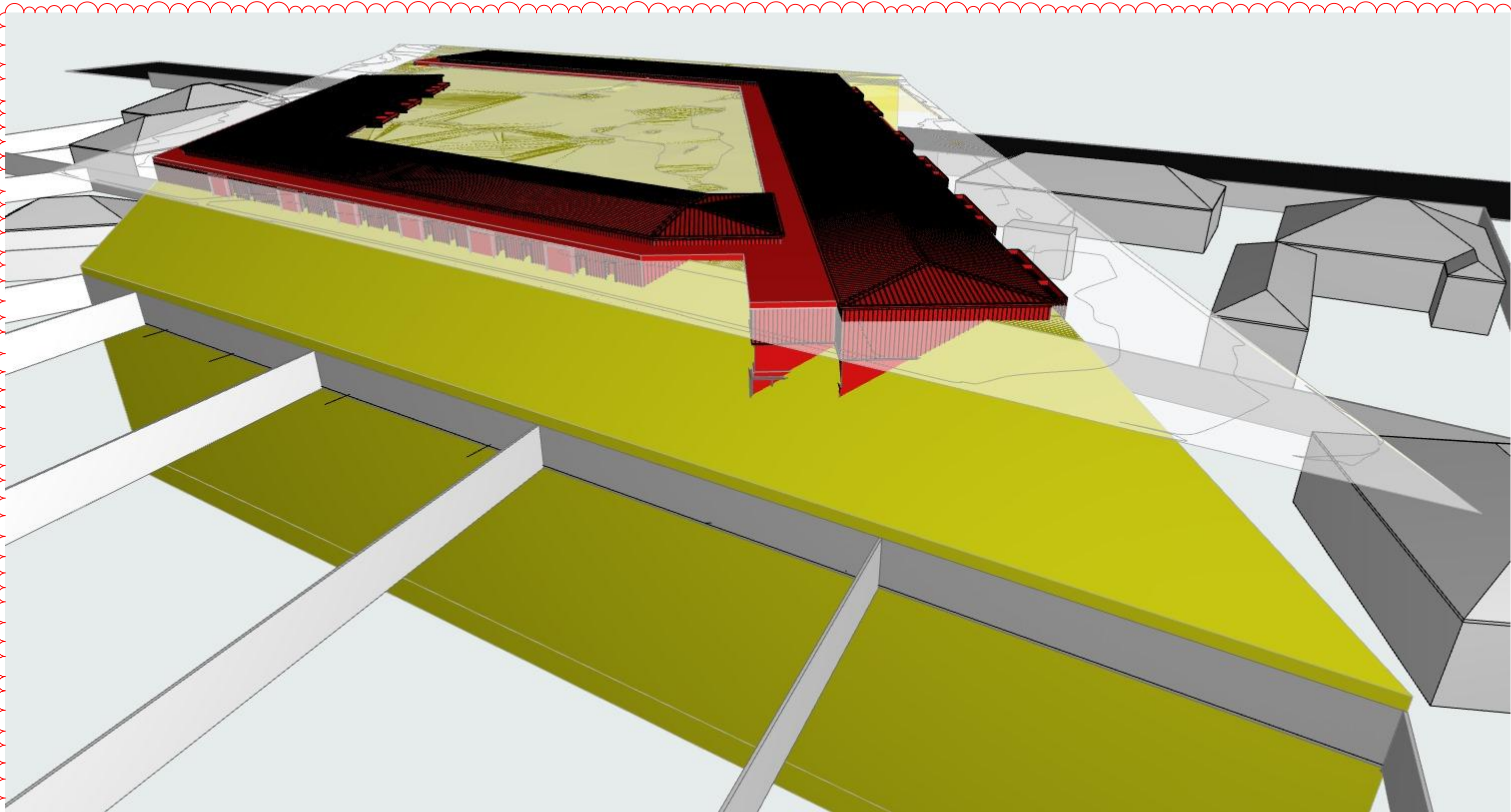
1. Ground Floor (Spot Heights)
1:250



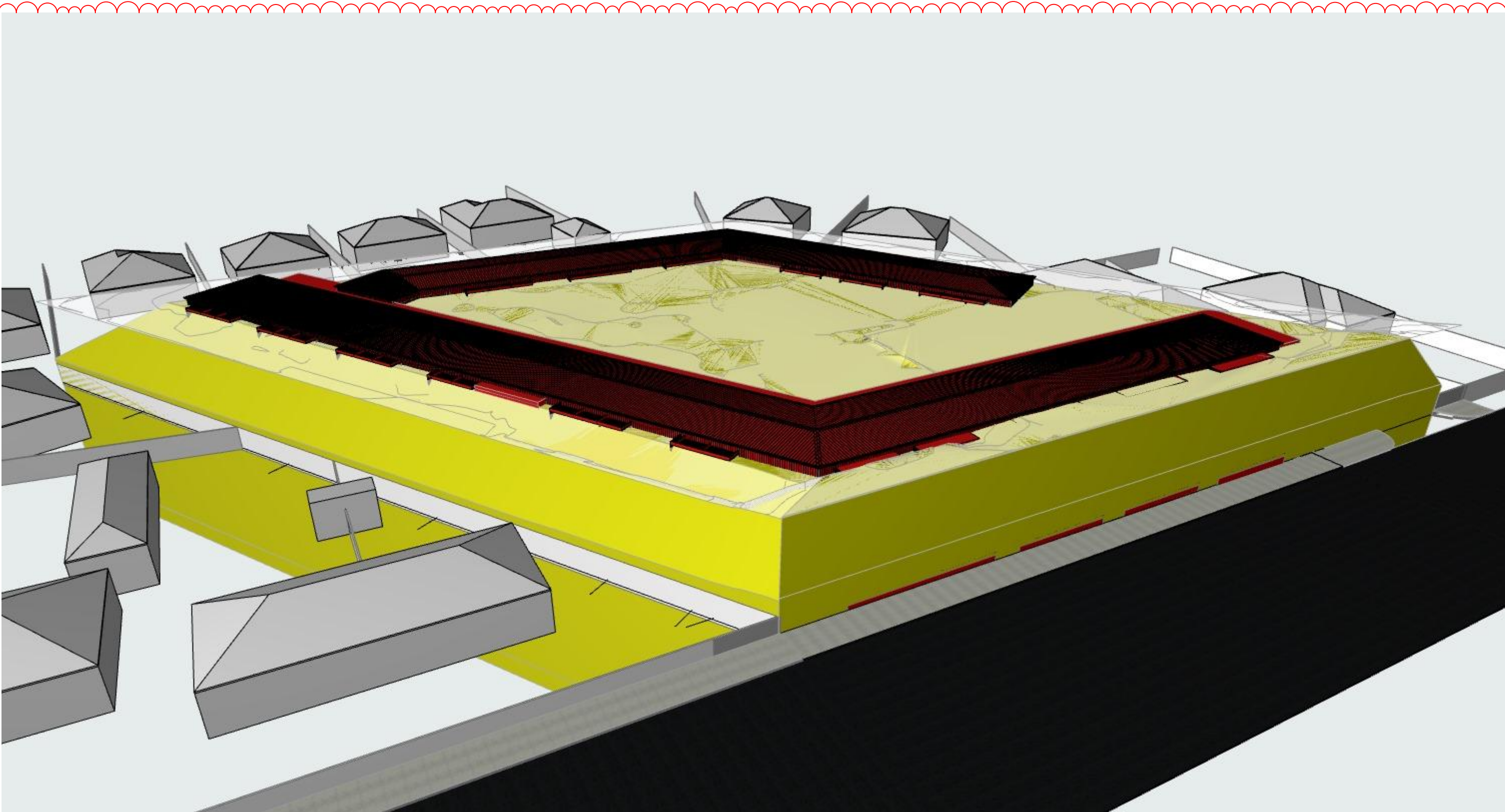
1. Ground Floor (Permeable Surface)
1:250

Permeable Surface	
Story	Calculated Area
Ground Floor	
	964.95
	964.95 m²

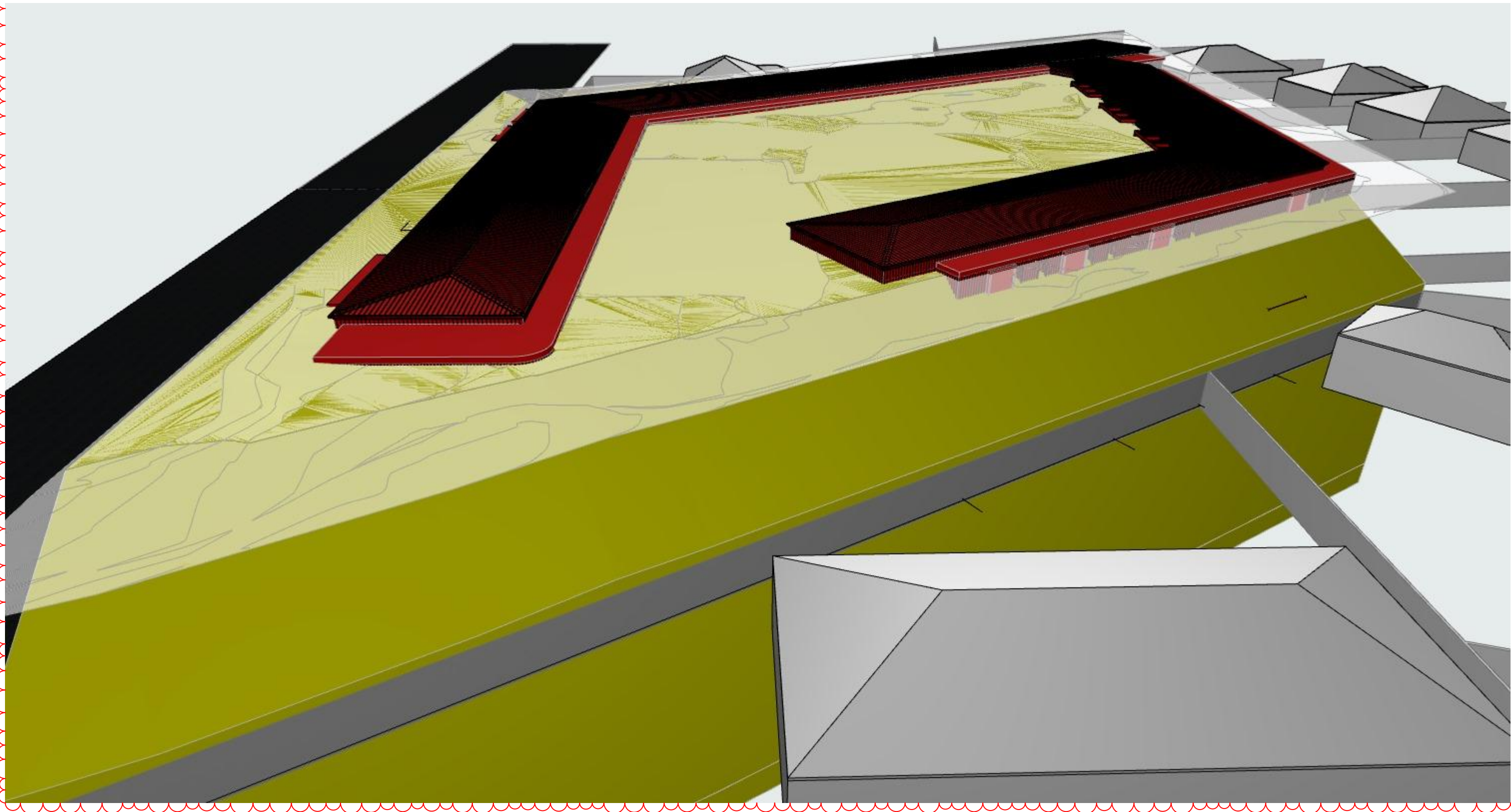
Friday, 26 August 2022 @ 12:27 pm N:\Data\2085 Windsor Management - Ropata RV\06 Drawings\Ropata Village 780 .pht Marc



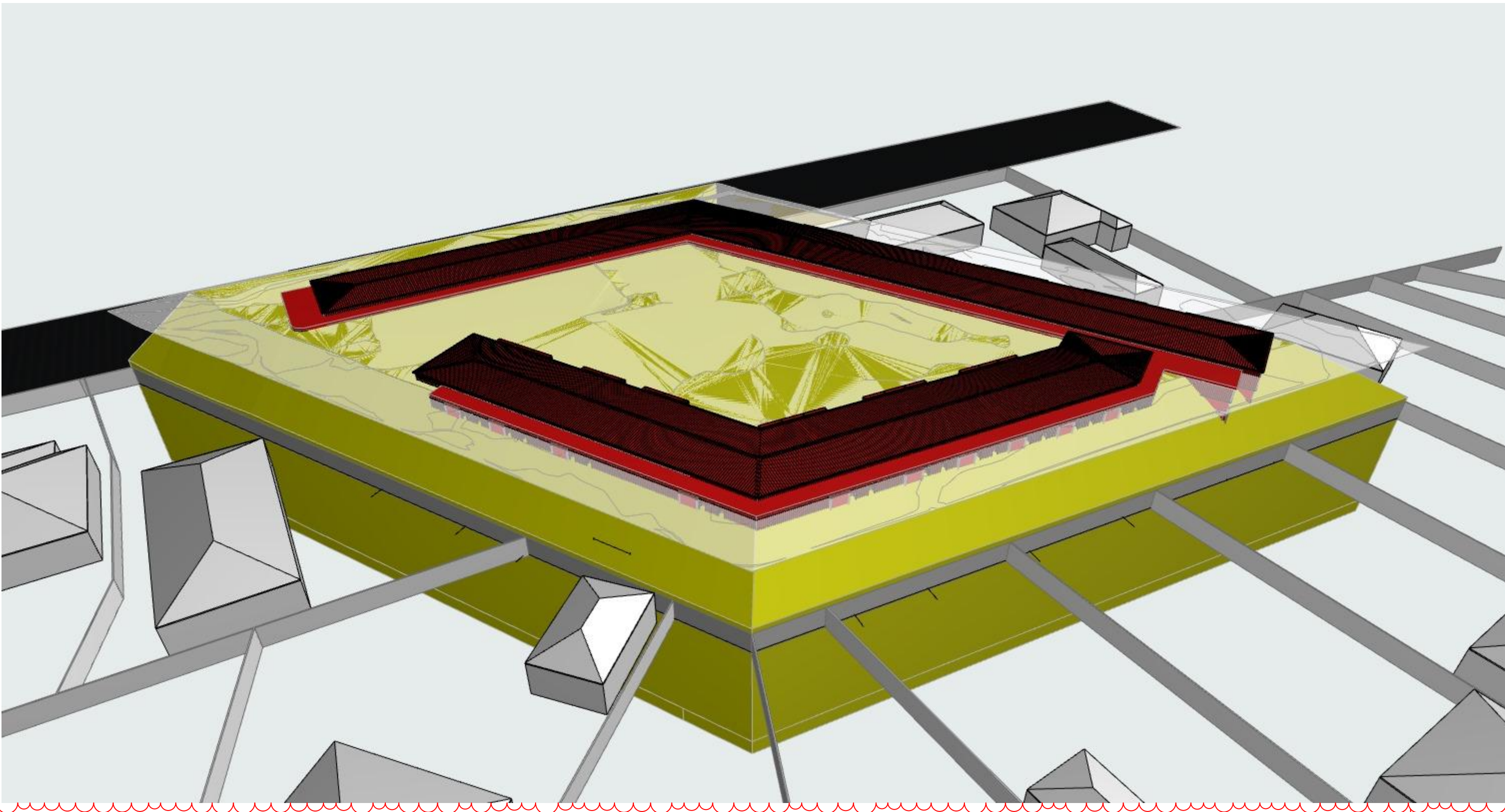
3D Tent - NE



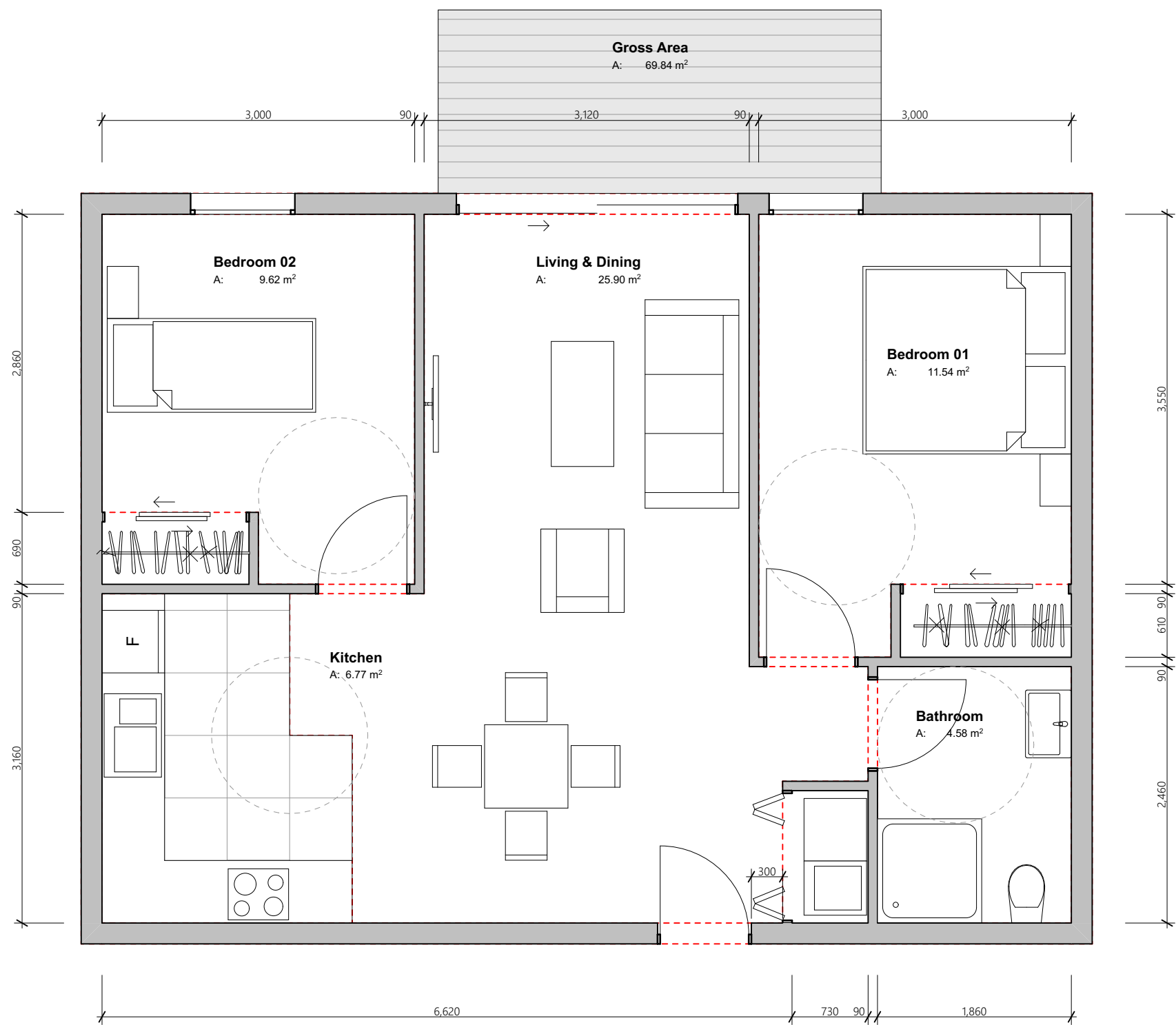
3D Tent - NW



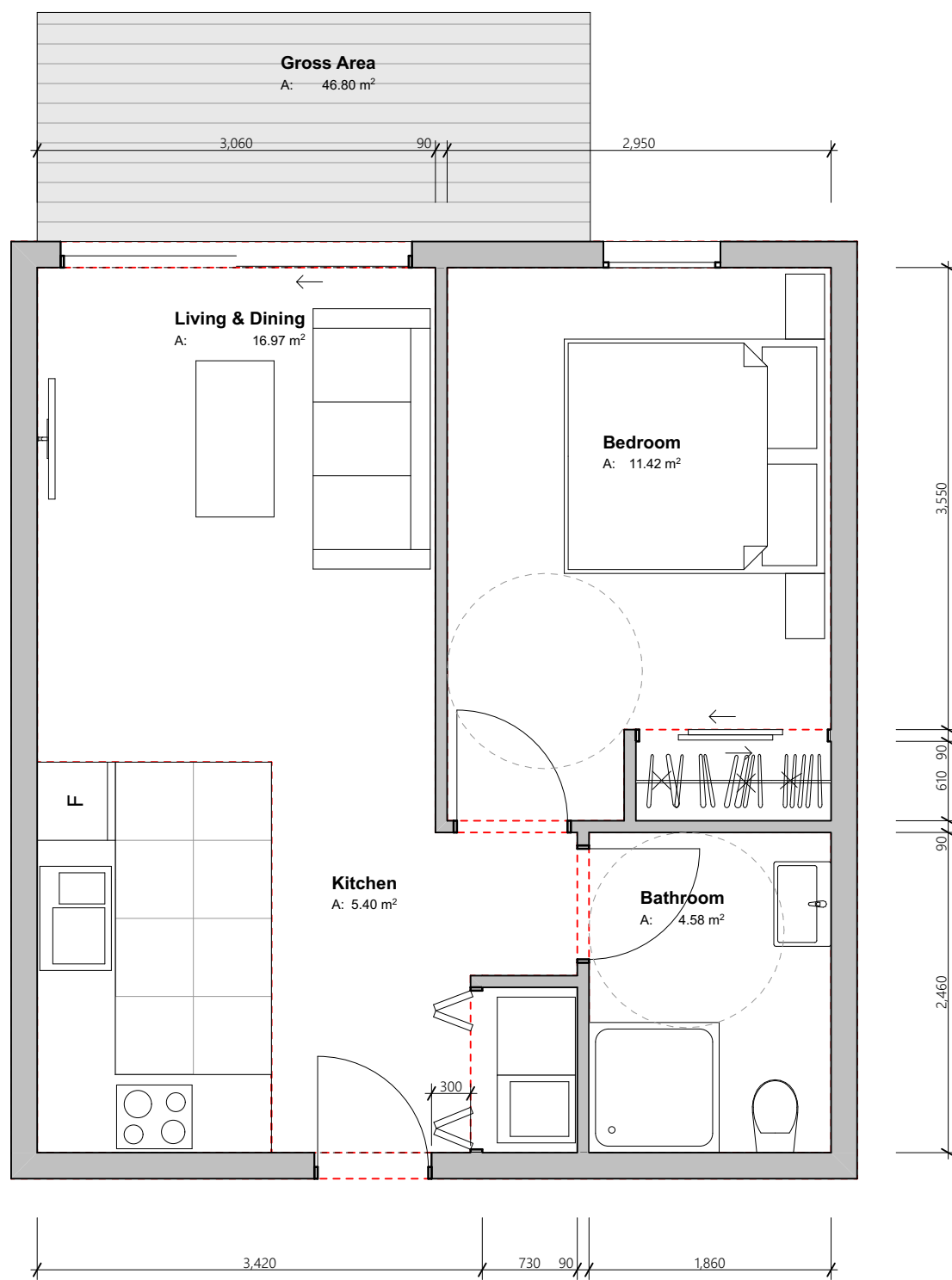
3D Tent - SW



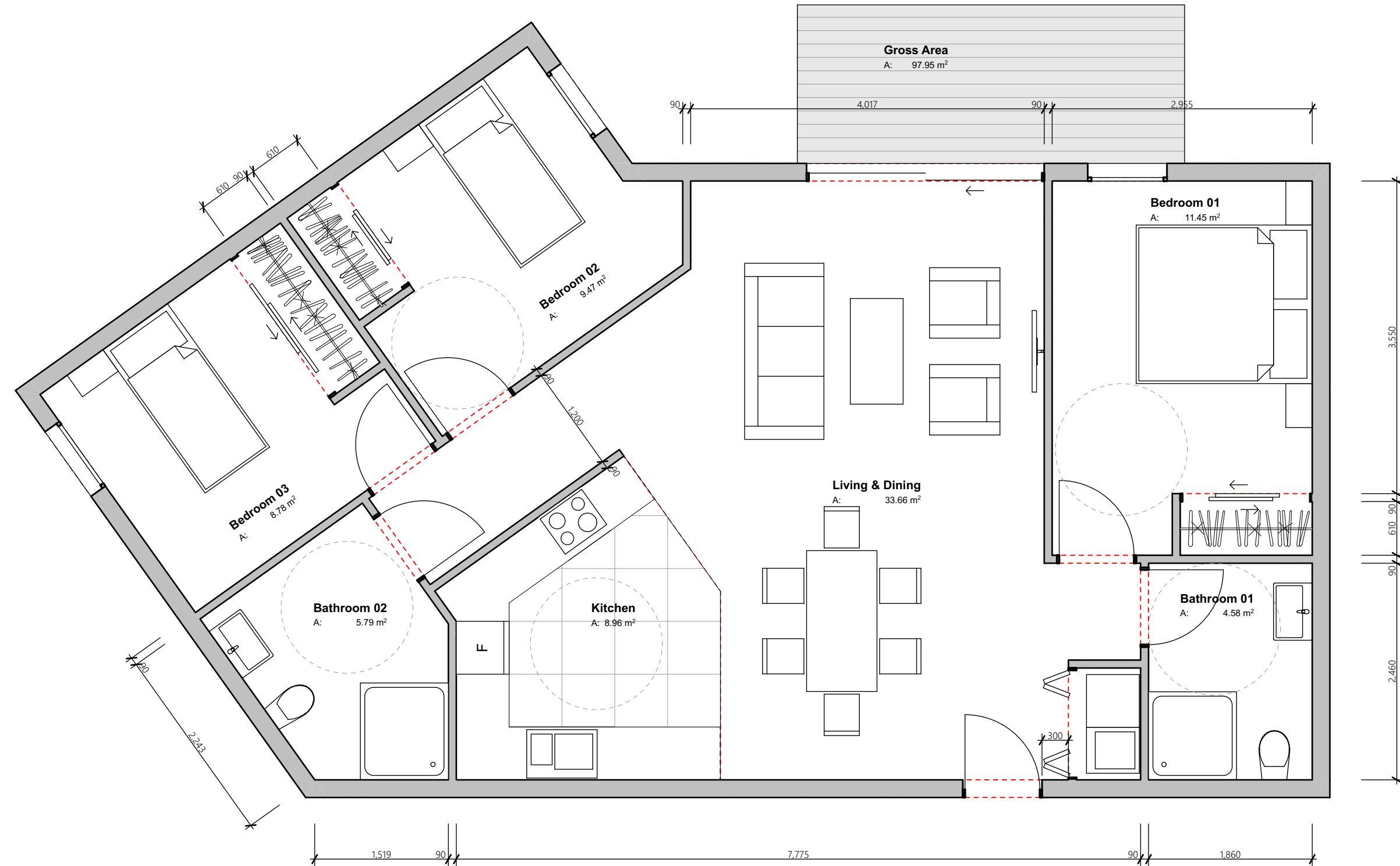
3D Tent - SE



1. 2 Bed Type A (Accessible)
1:50



1. 1 Bed Type B (Accessible)
1:50

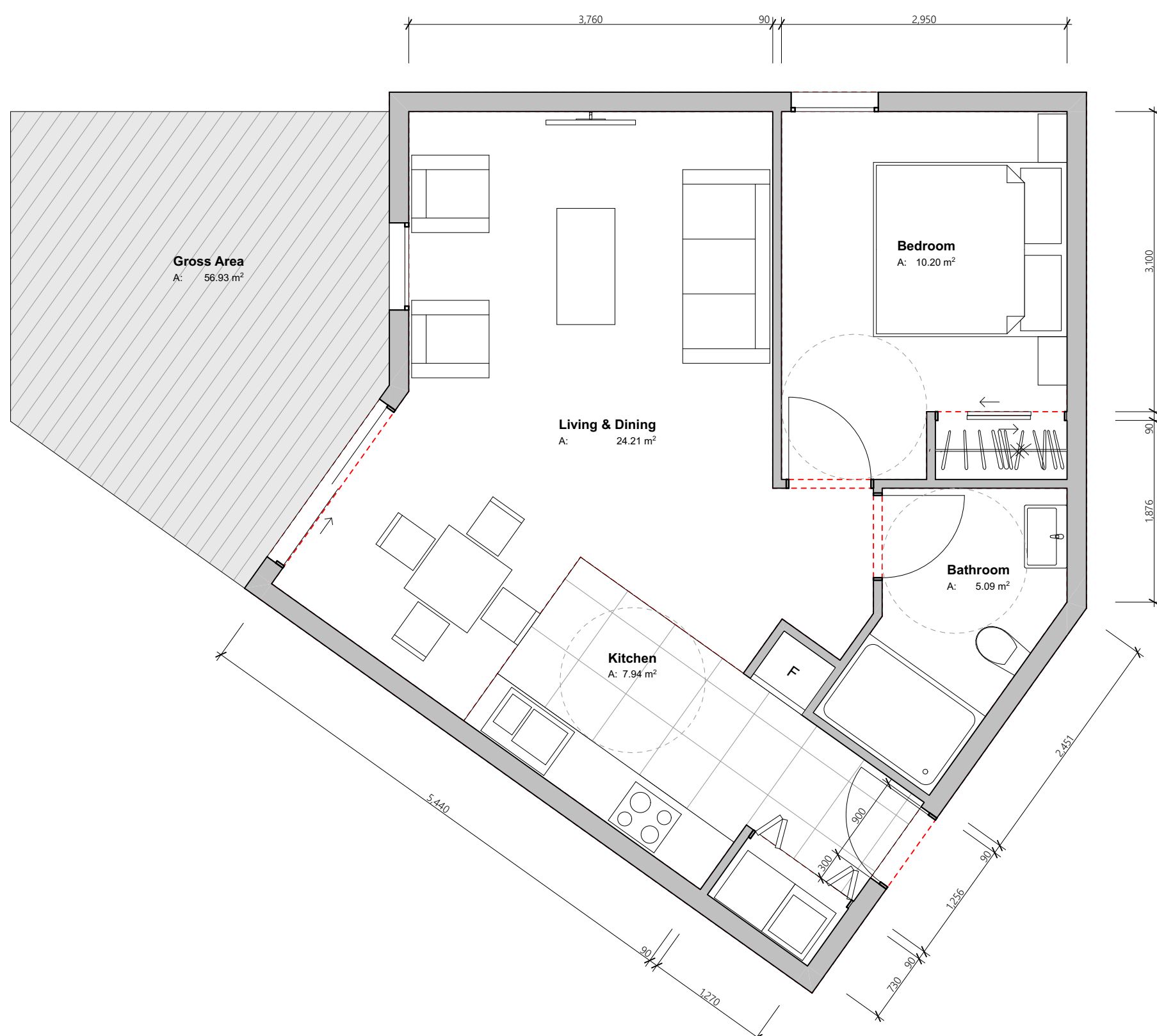


1. 3 Bed Type D (Accessible)
1:50

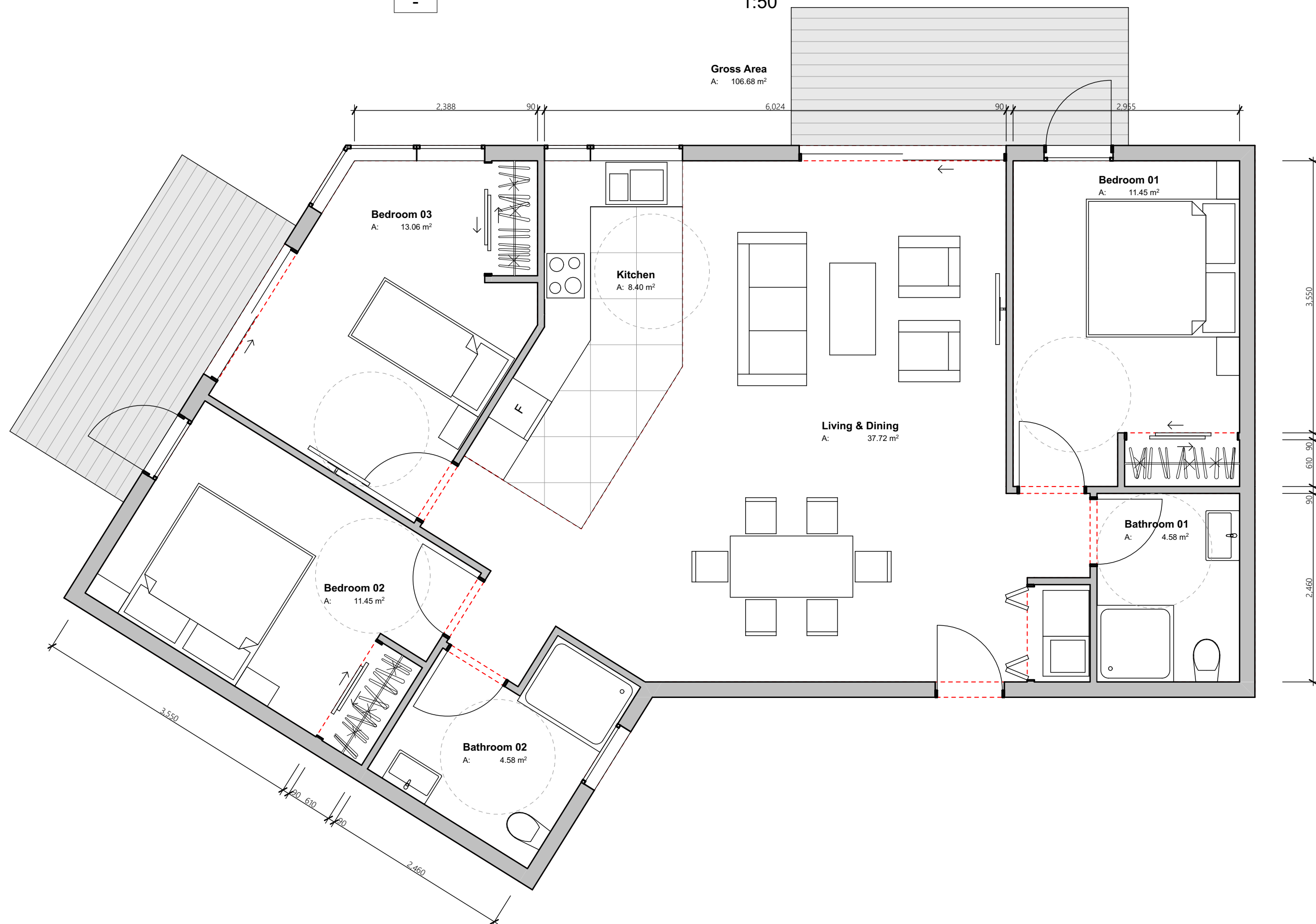
Lifemark Design Notes:

- All pathways to dwelling entrances are minimum 1200mm wide with max slope of 1:16
- All internal corridors provide a minimum (finished) clear width of 1200mm
- All entrance doors provide a minimum clear opening of 810mm (door leaf 860mm), with maximum threshold of 20mm
- Doorways to all rooms on the entry living level provides a level transition and threshold with maximum floor material change of 20mm
- All internal doors provide a minimum clear opening of 810mm (door leaf 860mm)

Further consideration will be given during design development to comply with Lifemark Standard.



1. 1 Bed Type C (Accessible)
1:50



1. 3 Bed Type E (Accessible)
1:50



1. Road Layout Plan
- 1:100

Friday, 26 August 2022 @ 12:27 pm N:\Data\2085 Windsor Management - Ropata RV\06 Drawings\Ropata Village 760 Jim Marc

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tocker +
barron

NZIA
PRACTICE

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AUCKLAND | WELLINGTON | NELSON | CHRISTCHURCH

Name and address

Ropata Village

758 High Street Boulcott Lower Hutt Wellington 5011

Project

Job number2085

Check all dimensions on site
Do not scale from plans
If in doubt consult the architect
Read in conjunction with the architectural specification and all consultant documentation

Site

Wind zoneHigh
Exposure zoneZone C
Earthquake zoneZone 3

Revision

RevID	CHD	Transmitted Set Date	Issue Details

Drawing

Road Layout Plan

Status

B&L Concept

Revision

01

Number

A16

A1 Drawing