



THE BAYHILL

CAROLINE BAY, TIMARU

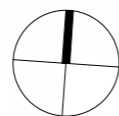
RESOURCE CONSENT SUBMISSION JULY, 2016

**3.0
PROPOSED DRAWING SET**



EXISTING SITE PLAN

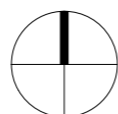
SK-0101



THE BAY HILL - MIXED USE DEVELOPMENT, TIMARU
THE BUCHAN GROUP

NOVEMBER 2015

THE BUCHAN GROUP



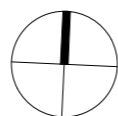
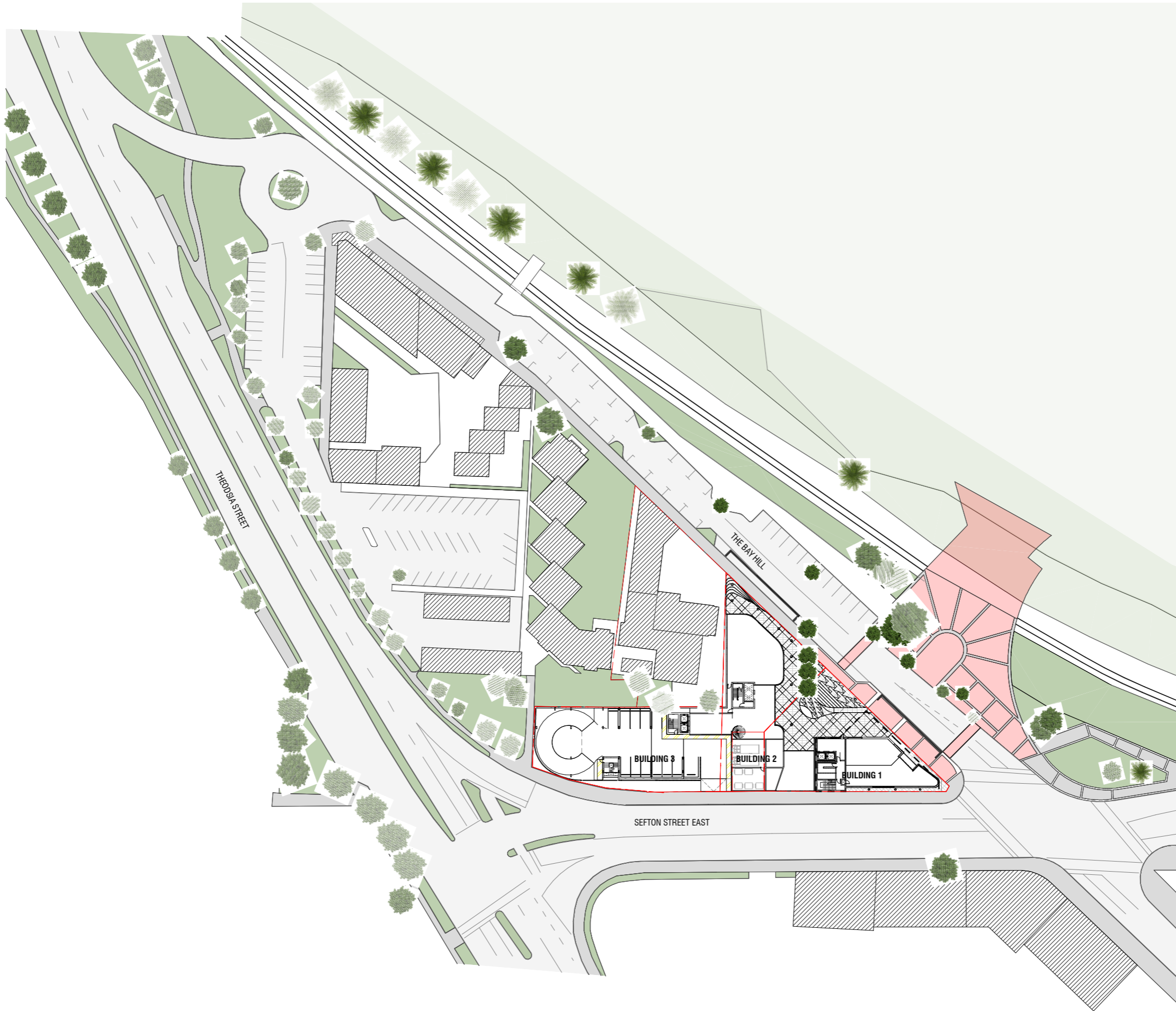
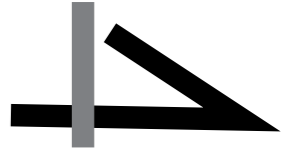
EXISTING SITE PLAN

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PROPOSED SITE PLAN

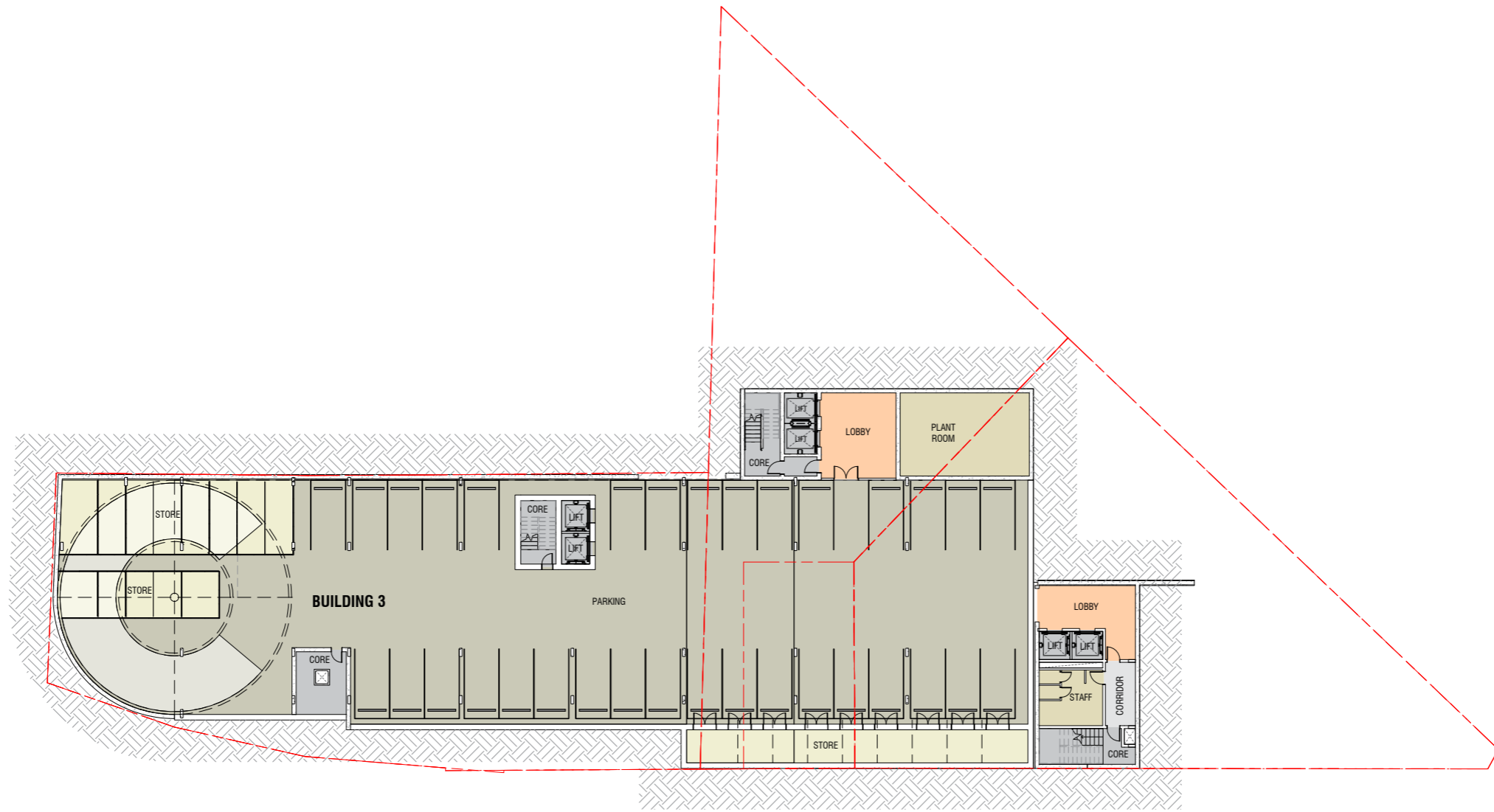
THE BAY HILL - MIXED USE DEVELOPMENT, TIMARU
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0110

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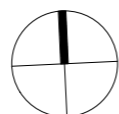


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APARTMENT	FOOD + BEVERAGE	OUTDOOR
APARTMENT BALCONY	HOTEL ROOM	PARKING
BOH	LOBBY	RETAIL
CIRCULATION	OFFICE	STORE
CORE	OFFICE BALCONY	WC

1 B1 + B2 + B3 - BASEMENT PLAN
1:200



B1 + B2 + B3- BASEMENT PLAN

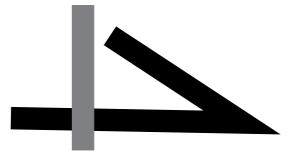
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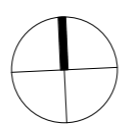


APARTMENT	FOOD + BEVERAGE	OUTDOOR
APARTMENT BALCONY	HOTEL ROOM	PARKING
BOH	LOBBY	RETAIL
CIRCULATION	OFFICE	STORE
CORE	OFFICE BALCONY	WC

1 B1 + B2 + B3 - GF PLAN
1:200

B1 + B2 + B3- GF PLAN

SK- 1101



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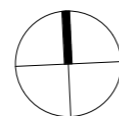
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- | | | |
|-------------------|-----------------|---------|
| APARTMENT | FOOD + BEVERAGE | OUTDOOR |
| APARTMENT BALCONY | HOTEL ROOM | PARKING |
| BOH | LOBBY | RETAIL |
| CIRCULATION | OFFICE | STORE |
| CORE | OFFICE BALCONY | WC |

1 B1 + B2 + B3 - 1F PLAN
2001 1:200



B1 + B2 + B3 - 1F PLAN

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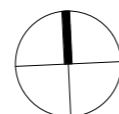


APARTMENT	FOOD + BEVERAGE	OUTDOOR
APARTMENT BALCONY	HOTEL ROOM	PARKING
BOH	LOBBY	RETAIL
CIRCULATION	OFFICE	STORE
CORE	OFFICE BALCONY	WC

1 B1 + B2 + B3 - 2F PLAN
2001 1:200

B1 + B2 + B3 - 2F PLAN

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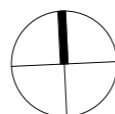


- | | | |
|-------------------|-----------------|---------|
| APARTMENT | FOOD + BEVERAGE | OUTDOOR |
| APARTMENT BALCONY | HOTEL ROOM | PARKING |
| BOH | LOBBY | RETAIL |
| CIRCULATION | OFFICE | STORE |
| CORE | OFFICE BALCONY | WC |

1 B1 + B2 + B3 - 3F PLAN
2001 1:200

B1 + B2 + B3 - 3F PLAN

SK- 1105



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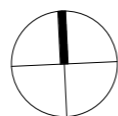
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APARTMENT	FOOD + BEVERAGE	OUTDOOR
APARTMENT BALCONY	HOTEL ROOM	PARKING
BOH	LOBBY	RETAIL
CIRCULATION	OFFICE	STORE
CORE	OFFICE BALCONY	WC

1 B1 + B2 + B3 - 4F PLAN
2001 1:200



B1 + B2 + B3 - 4F PLAN

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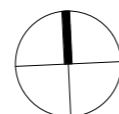


APARTMENT	FOOD + BEVERAGE	OUTDOOR
APARTMENT BALCONY	HOTEL ROOM	PARKING
BOH	LOBBY	RETAIL
CIRCULATION	OFFICE	STORE
CORE	OFFICE BALCONY	WC

1 B1 + B2 + B3 - 5F PLAN
2001 1:200

B1 + B2 + B3 - 5F PLAN

SK- 1107

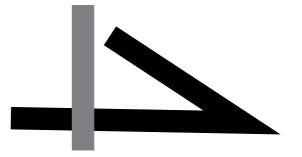


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APARTMENT	FOOD + BEVERAGE	OUTDOOR
APARTMENT BALCONY	HOTEL ROOM	PARKING
BOH	LOBBY	RETAIL
CIRCULATION	OFFICE	STORE
CORE	OFFICE BALCONY	WC

1 B1 + B2 + B3 - 6F PLAN
2001 1:200



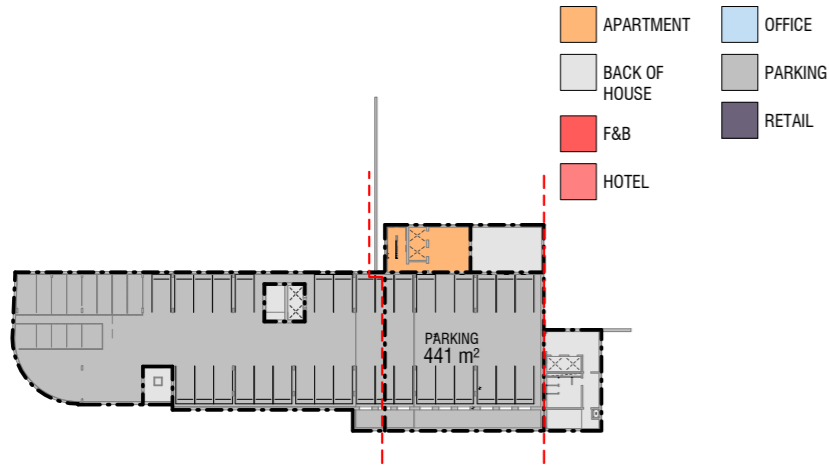
B1 + B2 + B3 - 6F PLAN

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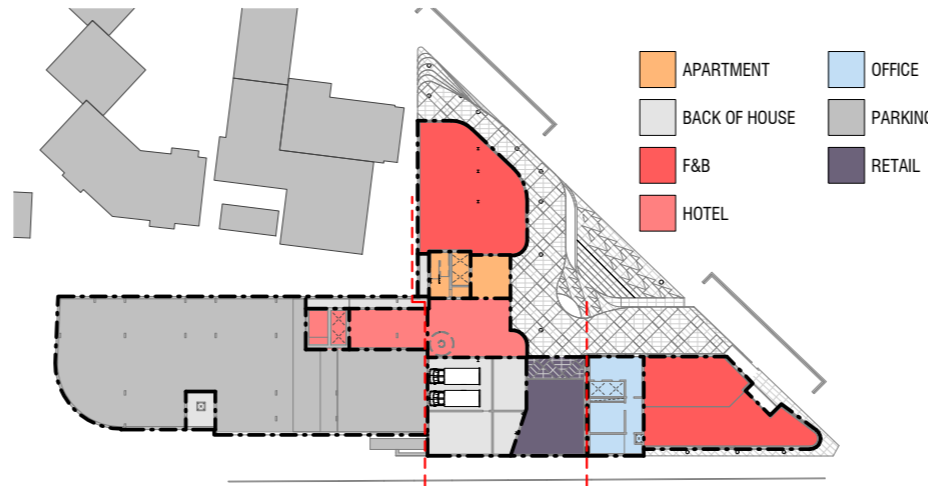
2 AREA PLAN - LEVEL 0B



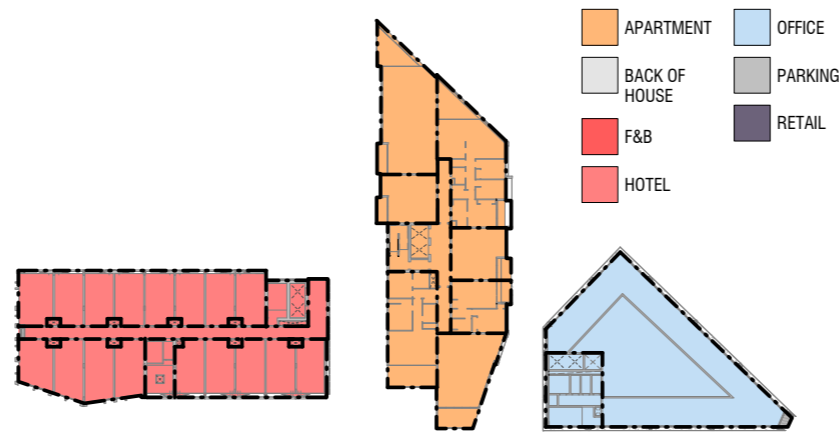
4 AREA PLAN - LEVEL 02



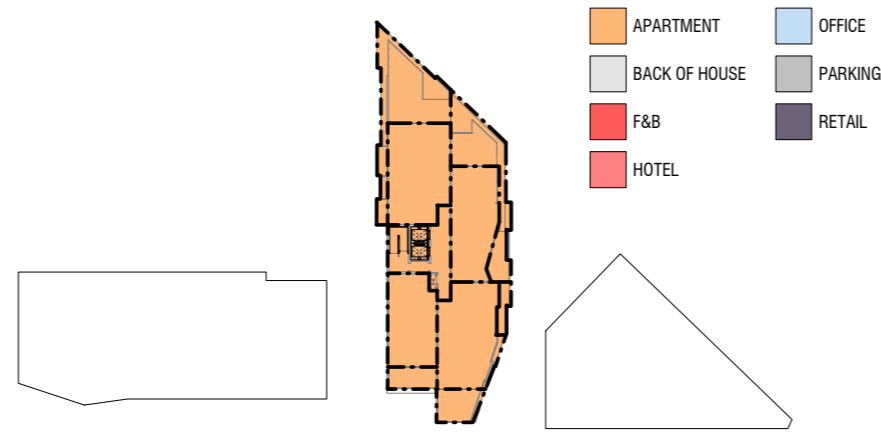
7 AREA PLAN - LEVEL 05



1 AREA PLAN - GROUND FLOOR



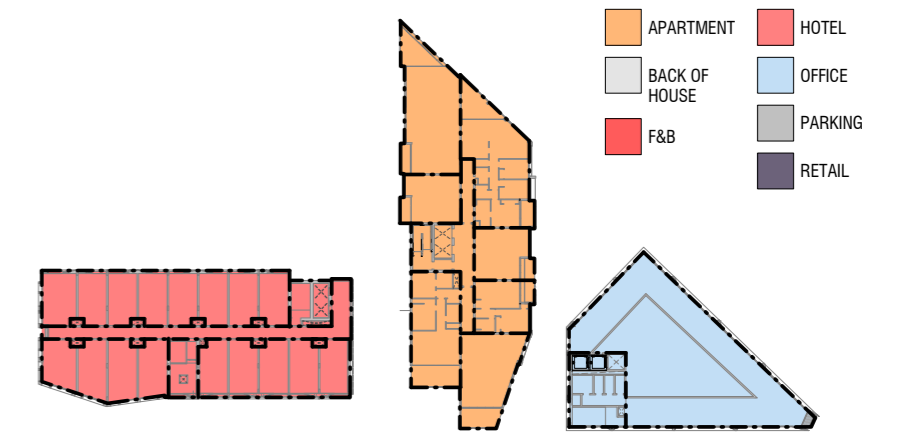
5 AREA PLAN - LEVEL 03



8 AREA PLAN - LEVEL 06



3 AREA PLAN - LEVEL 01



6 AREA PLAN - LEVEL 04

BUILDING 1 - OFFICE			BUILDING 2 - APARTMENTS			BUILDING 3 - HOTEL		
Level	AREA NAME	Area	Level	AREA NAME	Area	Level	AREA NAME	Area
Not Placed	OFFICE	0 m ²	LEVEL 0B	APARTMENT	71 m ²	LEVEL 0B	BACK OF HOUSE	140 m ²
LEVEL 0B	BACK OF HOUSE	102 m ²	LEVEL 0B	BACK OF HOUSE	81 m ²	LEVEL 0B	PARKING	829 m ²
LEVEL 0G	F&B	210 m ²	LEVEL 0B	PARKING	441 m ²	LEVEL 0G	BACK OF HOUSE	46 m ²
LEVEL 0G	OFFICE	68 m ²	LEVEL 0G	APARTMENT	84 m ²	LEVEL 0G	HOTEL	97 m ²
LEVEL 01	OFFICE	454 m ²	LEVEL 0G	BACK OF HOUSE	172 m ²	LEVEL 0G	PARKING	735 m ²
LEVEL 02	OFFICE	454 m ²	LEVEL 0G	F&B	219 m ²	LEVEL 01	HOTEL	97 m ²
LEVEL 03	OFFICE	454 m ²	LEVEL 0G	HOTEL	92 m ²	LEVEL 01	PARKING	679 m ²
LEVEL 04	OFFICE	454 m ²	LEVEL 0G	RETAIL	111 m ²	LEVEL 02	HOTEL	671 m ²
LEVEL 05	OFFICE	384 m ²	LEVEL 01	APARTMENT	35 m ²	LEVEL 03	HOTEL	671 m ²
Grand total: 14		2808 m ²	LEVEL 01	HOTEL	314 m ²	LEVEL 04	HOTEL	671 m ²
			LEVEL 01	RETAIL	303 m ²	LEVEL 05	HOTEL	671 m ²
			LEVEL 02	APARTMENT	684 m ²	Grand total: 68		5204 m ²
			LEVEL 03	APARTMENT	684 m ²			
			LEVEL 04	APARTMENT	684 m ²			
			LEVEL 05	APARTMENT	684 m ²			
			LEVEL 06	APARTMENT	677 m ²			
			Grand total: 55		5295 m ²			

GROSS BUILDING AREA

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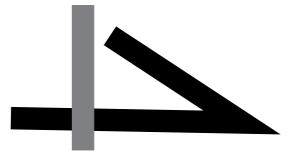
LEVEL		AREAS									GROSS SUMMARY		
BUILDING ONE		RETAIL	F&B	APARTMENTS		OFFICE	HOTEL	NETT LETTABLE	PARKING	BOH	TOTAL AREA	GROSS AREA	NETT TO GROSS
		6								0		0	0
5						307		307		89	396	396	78%
4						365		365		89	454	454	80%
3						365		365		89	454	454	80%
2						365		365		89	454	454	80%
1						365		365		89	454	454	80%
G			243			0		243		89	332	575	42%
B								0		102	102	102	0%
TOTAL		0	243	0	0	1767	0	2010	0	636	2646	2889	70%

LEVEL		NETT AREAS									GROSS SUMMARY		
BUILDING TWO		RETAIL	F&B	APARTMENTS		OFFICE	HOTEL	NETT LETTABLE	PARKING	BOH	TOTAL NETT AREA	GROSS AREA	NETT TO GROSS
		6				486				486			677
5				563				563			684	684	82%
4				563				563			684	684	82%
3				563				563			684	684	82%
2				563				563			684	684	82%
1		303		35			314	652			652	652	100%
G		112	219				147	478		172	650	650	74%
B				71				71			573	573	
TOTAL		415	219	2844		0	461	3939	441	233	5288	5288	74%

LEVEL		NETT AREAS									GROSS SUMMARY		
BUILDING THREE		RETAIL	F&B	APARTMENTS		OFFICE	HOTEL	NETT LETTABLE	PARKING	BOH	TOTAL NETT AREA	GROSS AREA	NETT TO GROSS
		6								0			0
5							453	453		218	671	671	68%
4							453	453		218	671	671	68%
3							453	453		218	671	671	68%
2							453	453		218	671	671	68%
1							97	97	679		776	776	13%
G							87	87	735	46	868	868	10%
B								0	829	46	875	875	
TOTAL		0	0	0	0	0	1996	1996	2243	964	5203	5203	38%

	CAR PARKS (no.)	NETT RETAIL (sqm)	NETT F&B (sqm)	APARTMENTS			NETT OFFICE (sqm)	HOTEL		
				NETT AREA (sqm)	1	2		3	NETT AREA	STD.
6				486						
5				563	3	3	1			
4				563	3	3	1	310	453	0
3				563	3	3	1	375	453	0
2				563	3	3	1	375	453	0
1	18	288		563	3	3	1	375	212	0
G	12	112	417					375	147	0
B	33									
TOTAL	63	400	417	2738	12	12	8	1810	2171	68

Notes:
Excludes back of house, corridor, parking areas, loading etc.
Excludes public realm etc.



1 PLANNING SECTION - OVERALL (B1 + B2 + B3)
1104 A

- | | | |
|--|---|---|
| APARTMENT | HOTEL ROOM | OUTDOOR |
| APARTMENT BALCONY | LOBBY | PARKING |
| BOH | OFFICE | RETAIL |
| CIRCULATION | OFFICE BALCONY | STORE |
| CORE | | WC |

OVERALL SECTIONS

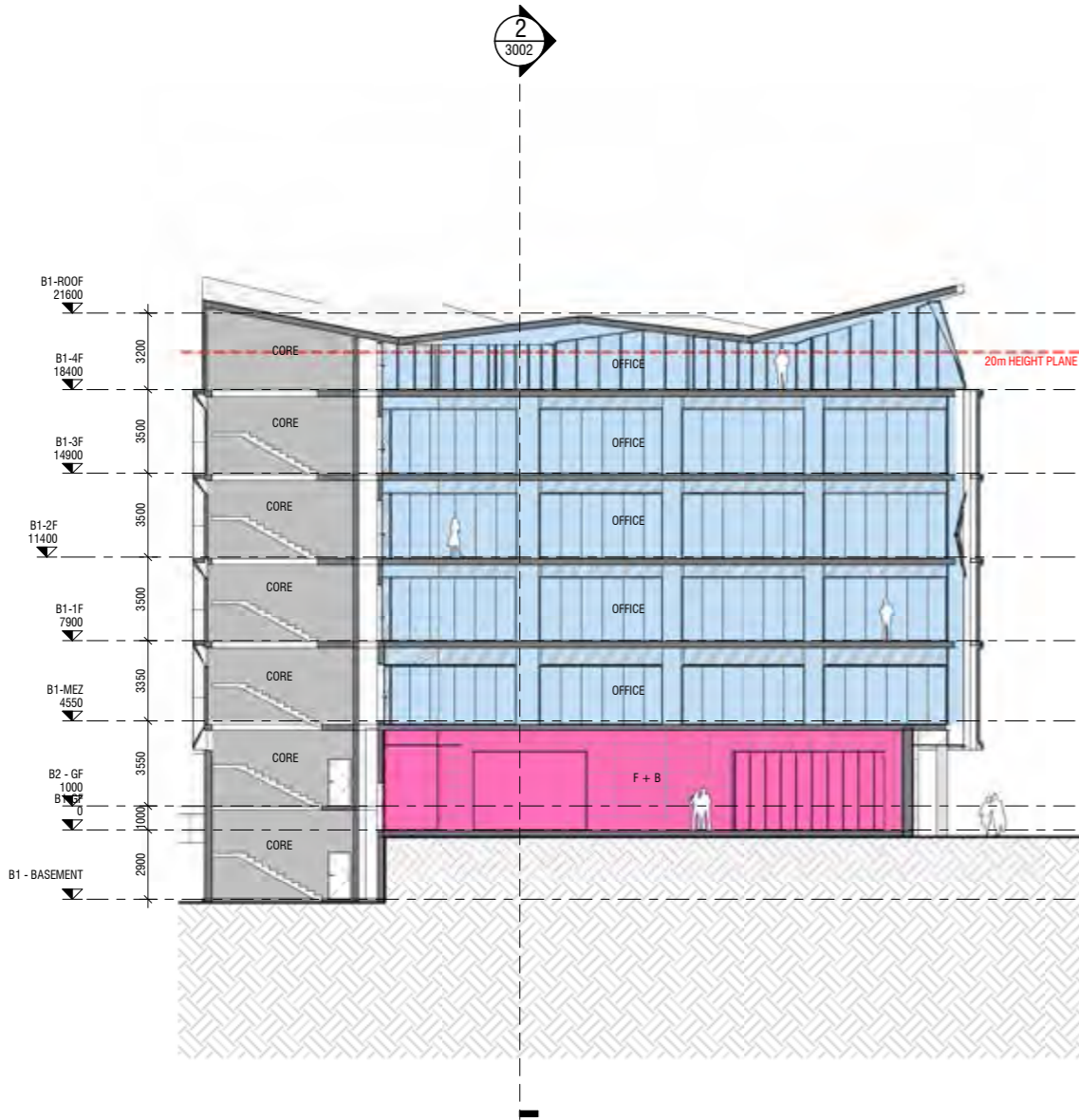


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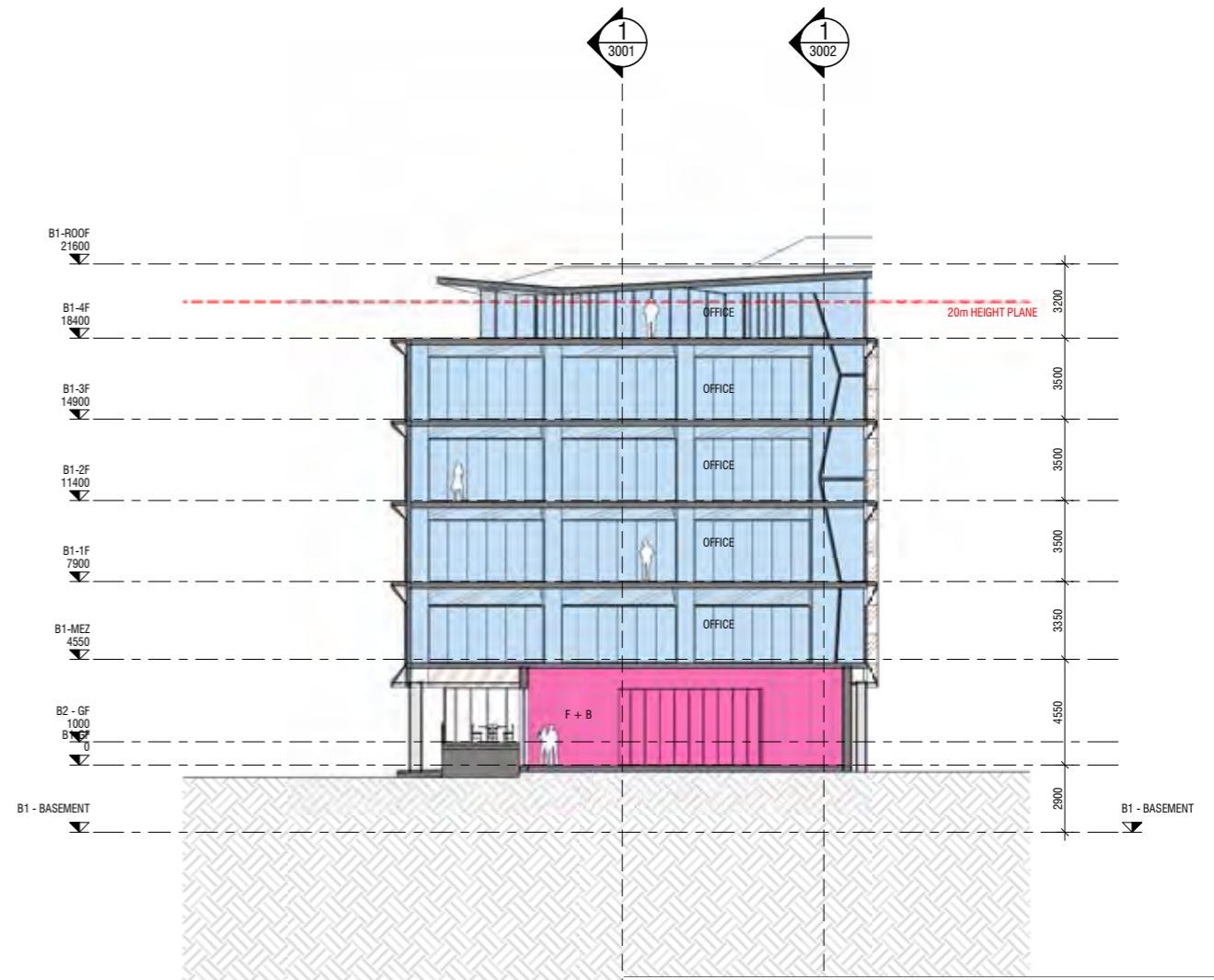
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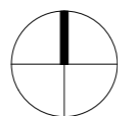


1 B1 - PLANNING SECTION 1
1104 A



2 B1 - PLANNING SECTION 2
1104 A

- | | | |
|-------------------|-----------------|---------|
| APARTMENT | FOOD + BEVERAGE | OUTDOOR |
| APARTMENT BALCONY | HOTEL ROOM | PARKING |
| BOH | LOBBY | RETAIL |
| CIRCULATION | OFFICE | STORE |
| CORE | OFFICE BALCONY | WC |



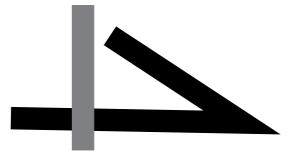
BUILDING 1 SECTIONS

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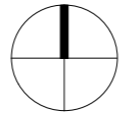
1 B2 - PLANNING SECTION 1
1104 A



2 B2 - PLANNING SECTION 2
1104 A

APARTMENT	FOOD + BEVERAGE	OUTDOOR
APARTMENT BALCONY	HOTEL ROOM	PARKING
BOH	LOBBY	RETAIL
CIRCULATION	OFFICE	STORE
CORE	OFFICE BALCONY	WC

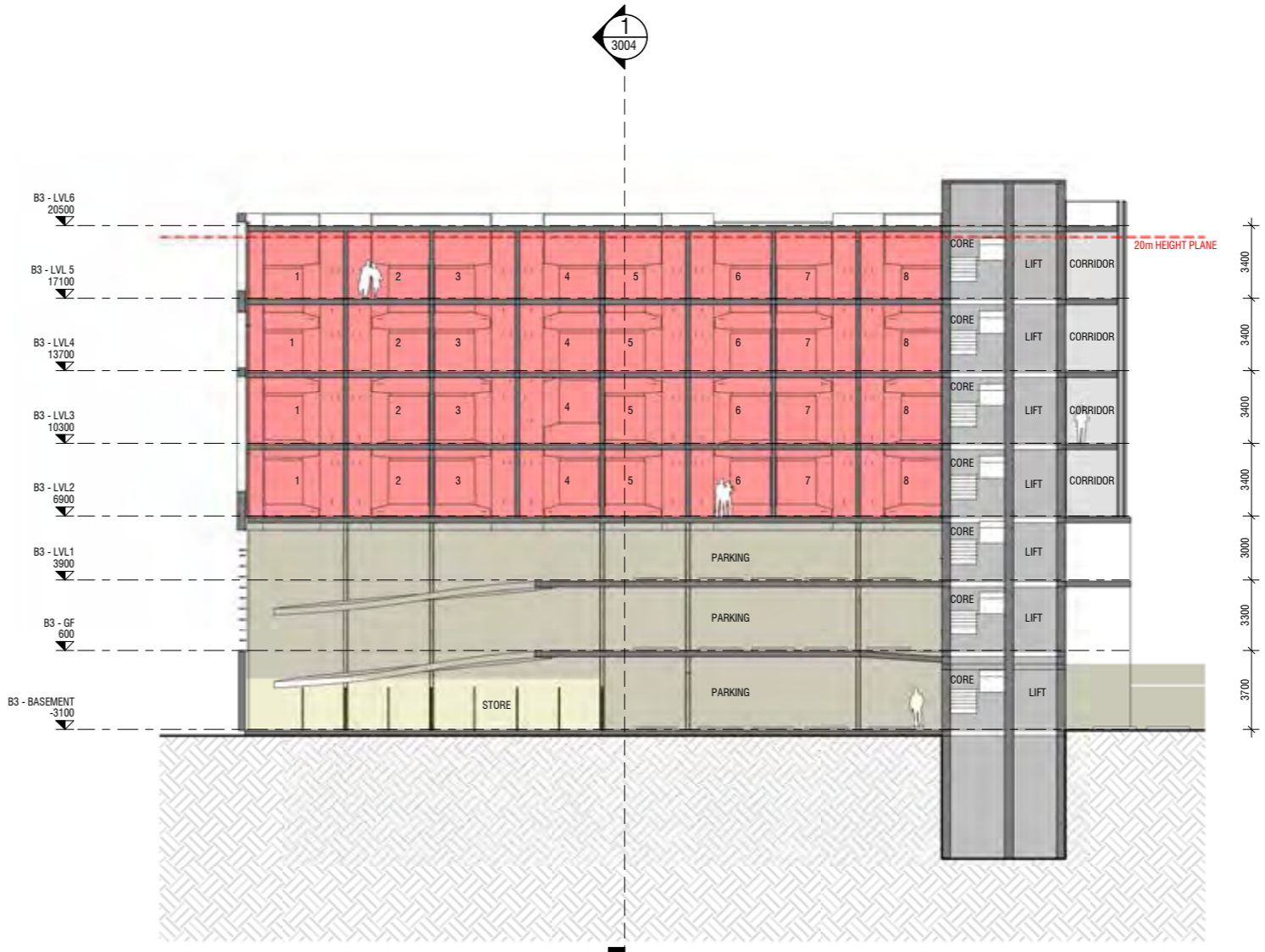
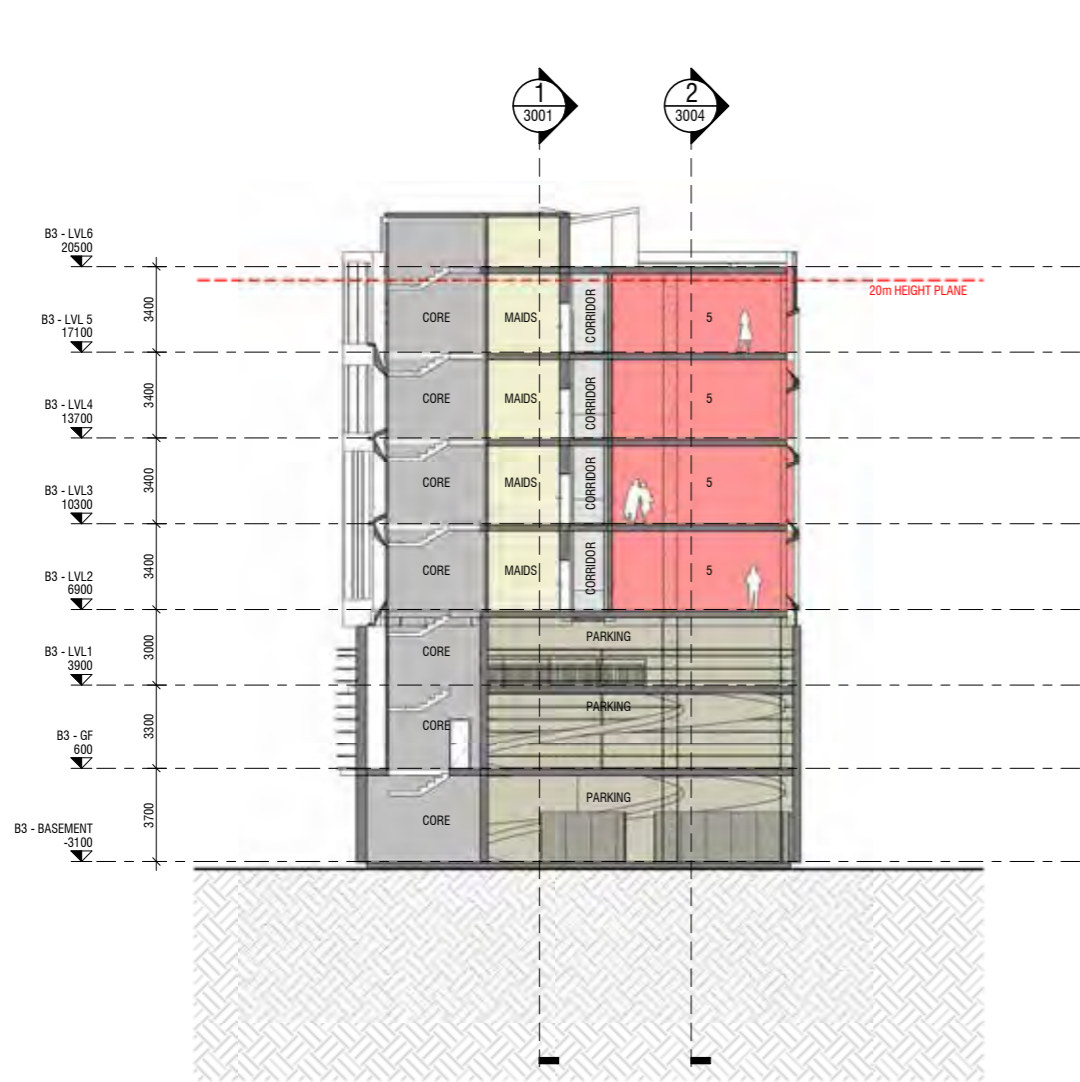
BUILDING 2 SECTIONS



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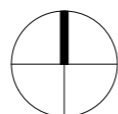




1 B3 - PLANNING SECTION 1
1104 A

2 B3 - PLANNING SECTION 2
1104 A

APARTMENT	FOOD + BEVERAGE	OUTDOOR
APARTMENT BALCONY	HOTEL ROOM	PARKING
BOH	LOBBY	RETAIL
CIRCULATION	OFFICE	STORE
CORE	OFFICE BALCONY	WC



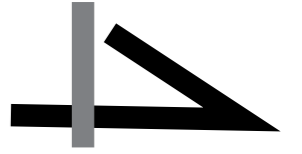
BUILDING 3 SECTIONS

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1 EAST ELEVATION
Scale: 1:150

EAST ELEVATION

SK- 2000

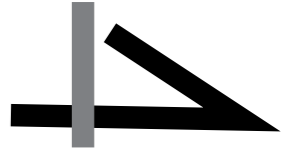


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1:100 at A1 & 1:200 at A3



1 SOUTH ELEVATION
Scale 1 : 150

SOUTH ELEVATION

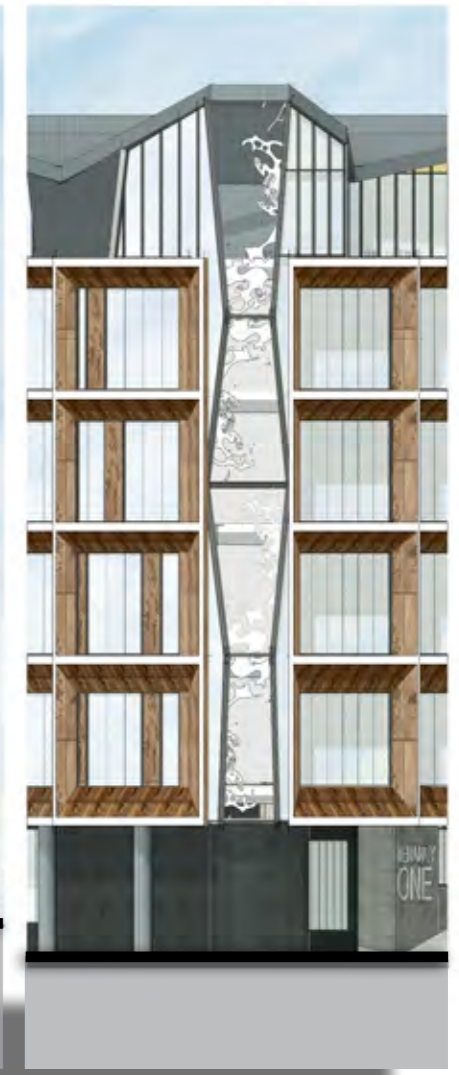
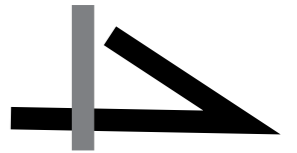


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1 B1 - SOUTH ELEVATION
Scale: 1 : 100

2 B1 - WEST ELEVATION
Scale: 1 : 100

3 B1 - SOUTH EAST ELEVATION
1102

B1 - EAST & WEST ELEVATION

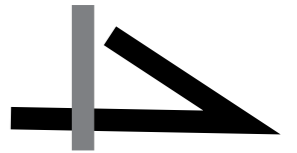


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1 B1 - ELEVATION 2
Scale: 1:100



2 B1 - ELEVATION 1
Scale: 1:100

B1 - ELEVATION 1 & 2



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1 B2 - ELEVATION 1
Scale: 1:100



2 B2 - NORTH ELEVATION
Scale: 1:100

B2 - NORTH ELEVATIONS

SK- 2000

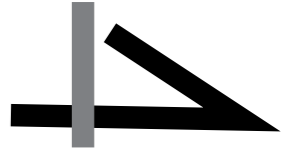


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1:100 at A1 & 1:200 at A3



1 B2 - EAST ELEVATION
Scale: 1:100

B2 - EAST ELEVATION

SK- 2001



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1 B2 - WEST ELEVATION
Scale: 1:100

B2 - WEST ELEVATION

SK- 2003



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