

SITE INFORMATION

13 WOOD STREET
MANGAWHAI HEADS
MANGAWHAI

LEGAL DESCRIPTION:

LOT 42
DP 39205
CT NA260 / 521

SITE AREA: 994m²

1

SITE INFORMATION

SCALE N/A

PROPOSED LOTS

LOT FOR HOUSE 1	430 m²
LOT FOR HOUSE 2	564 m²
TOTAL SITE AREA:	994 m²

ALTERATION NOTES

BUILDING LINES HAVE BEEN OBTAINED FROM EXISTING DRAWINGS, COUNCIL RECORDS AND OR SITE PHOTOGRAPHS OR INFORMATION SUPPLIED BY OWNER. IT IS THEREFORE ESSENTIAL FOR THE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS AND ANGLES ON SITE PRIOR TO COMMENCING ANY WORK. SHOULD THERE BE ANY VARIATION THE DRAUGHTPERSON AND CLIENT MUST BE MADE AWARE IMMEDIATELY. ALL WORK SHALL COMPLY WITH NZS 3604 2011 NZS 4229 2013 AND NEW ZEALAND BUILDING CODE AND APPROVED DOCUMENTS

DO NOT SCALE FROM THE DRAWINGS USE DIMENSIONS ONLY.

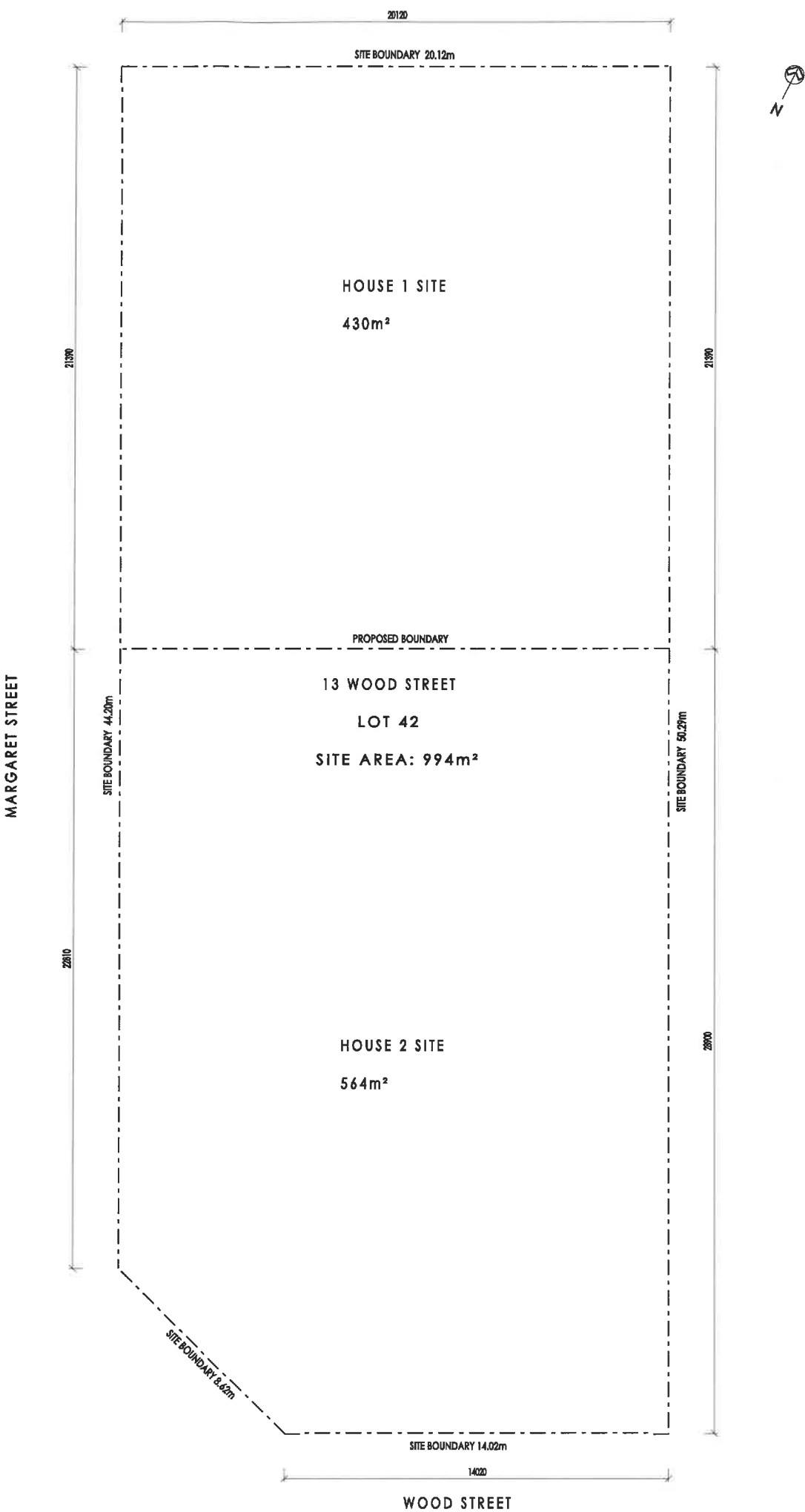
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2

PROPOSED LOT SITE PLAN

A111 SCALE 1:100 @ A1 / 1:200 @ A3



10.12.2020	RC	ISSUE FOR RESOURCE CONSENT
27.07.2020	PRELIM	ISSUE FOR CLIENT VIEWING
date	issue	amendment

Outline 21
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client
JULIAN HARRISON-TUBB

project
13 WOOD STREET
MANGAWHAI HEADS

drawing
PROPOSED LOT SITE
PLAN

date	scale
DECEMBER 2020	A1 - 1:100 A3 - 1:200

job no	issue	sheet
20119	RC	A001

CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. USE FIGURED DIMENSIONS AS DRAWN DO NOT SCALE FROM DRAWINGS

drawn by
date
check

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1 SITE INFORMATION
SCALE N/A

SITE COVERAGE LEGEND

- BUILDING COVERAGE
- IMPERMEABLE COVERAGE
- PERMEABLE COVERAGE

SITE COVERAGE CALCULATIONS

TOTAL SITE AREA = 994m²

MAXIMUM BUILDING COVERAGE - 35% = 347.9m²

PROPOSED BUILDING COVERAGE = 202m² - 20.3% COMPLIES

HOUSE 1 - 72.3m²

HOUSE 2 - 129.7m²

MAXIMUM IMPERMEABLE AREA - 40% = 397.6m²

PROPOSED TOTAL IMPERMEABLE AREA - 394.8m² - 39.7% COMPLIES

HOUSE 1 - HOUSE - 72.3m²

HOUSE 1 - DRIVEWAY & PARKS - 86.9m²

HOUSE 1 - WATER TANK - 10.1m²

HOUSE 2 - HOUSE - 129.7m²

HOUSE 2 - DRIVEWAY & PARKS - 85.9m²

HOUSE 2 - WATER TANK - 9.9m²

MINIMUM PERMEABLE AREA - 25% = 248.5m²

PROPOSED PERMEABLE AREA = 599.2m² - 60.3% COMPLIES

HOUSE 1

TOTAL HOUSE 1 SITE AREA = 430m²

MAXIMUM BUILDING COVERAGE - 35% = 150.5m²

PROPOSED BUILDING COVERAGE = 72.3m² - 16.8% COMPLIES

MAXIMUM IMPERMEABLE AREA - 40% = 172m²

PROPOSED TOTAL IMPERMEABLE AREA - 169.3m² - 39.4% COMPLIES

HOUSE 1 - HOUSE - 72.3m²

HOUSE 1 - DRIVEWAY & PARKS - 86.9m²

HOUSE 1 - WATER TANK - 10.1m²

MINIMUM PERMEABLE AREA - 25% = 107.5m²

PROPOSED PERMEABLE AREA = 260.7m² - 60.6% COMPLIES

HOUSE 2

TOTAL HOUSE 2 SITE AREA = 564m²

MAXIMUM BUILDING COVERAGE - 35% = 197.4m²

PROPOSED BUILDING COVERAGE = 129.7m² - 22.9% COMPLIES

MAXIMUM IMPERMEABLE AREA - 40% = 225.6m²

PROPOSED TOTAL IMPERMEABLE AREA - 225.5m² - 39.9% COMPLIES

HOUSE 2 - HOUSE - 129.7m²

HOUSE 2 - DRIVEWAY & PARKS - 85.9m²

HOUSE 2 - WATER TANKS - 9.9m²

MINIMUM PERMEABLE AREA - 25% = 141m²

PROPOSED PERMEABLE AREA = 338.5m² - 60.1% COMPLIES

NOTE:

TIMBER SLATTED DECKS FOR ALL SITES ARE ALL LESS THAN 1m HIGH AND PATHS ARE MAXIMUM 0.9m WIDE AND ARE INCLUDED IN THE LANDSCAPED PERMEABLE AREA

2 PROPOSED SITE COVERAGE CALCULATIONS
SCALE N/A

PRIVATE OPEN SPACE CALCULATIONS

HOUSE 1	
HOUSE FLOOR AREA	72.3m ²
50% OF GROSS FLOOR AREA	36.15m ²
HOUSE 1 PRIVATE OPEN SPACE	COMPLIES
HOUSE 2	
HOUSE FLOOR AREA	129.7m ²
50% OF GROSS FLOOR AREA	67.85m ²
HOUSE 2 PRIVATE OPEN SPACE	COMPLIES

EARTHWORKS

THE EARTHWORKS VOLUME IS ONLY REQUIRED IN RELATION TO THE DRIVEWAYS. THERE WILL BE A 75mm SCRAPE OVER 172.8m² AND EXTENDS TO A VOLUME OF APPROXIMATELY 12.9 m³

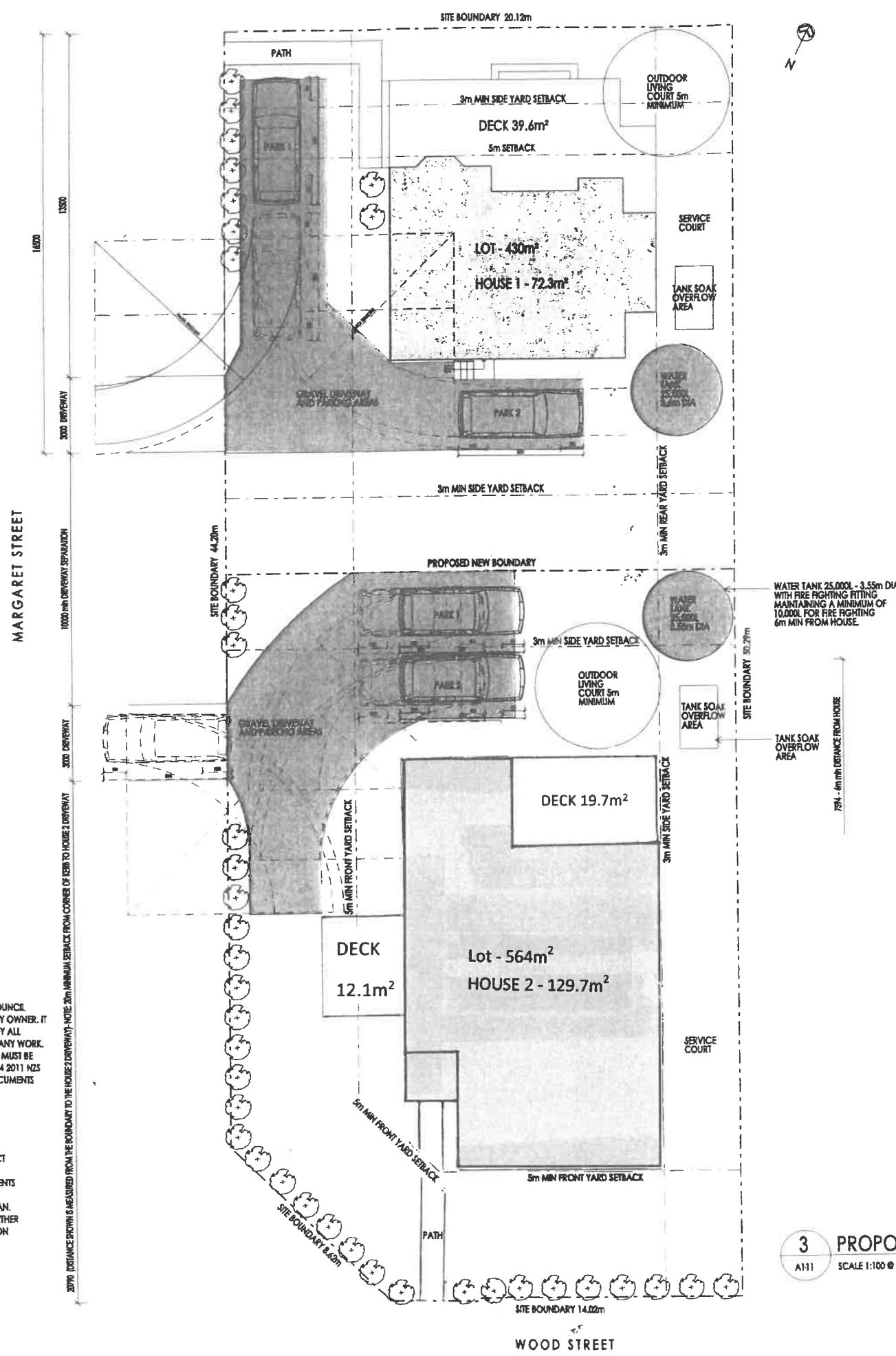
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3 PROPOSED SITE PLAN
A111 SCALE 1:100 @ A1 / 1:200 @ A3

10.12.2020 RC ISSUE FOR RESOURCE CONSENT
27.07.2020 PRELIM ISSUE FOR CLIENT VIEWING
date issue amendment

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JULIAN HARRISON-TUBB

project
13 WOOD STREET
MANGAWHAI HEADS

drawings
PROPOSED SITE PLAN

date	scale	
DECEMBER 2020	A1 - 1:100 A3 - 1:200	
job no	issue	sheet
20119	RC	A002

CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. USE FIGURED DIMENSIONS AS DRAWN DO NOT SCALE FROM DRAWINGS

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PROPOSED PERMEABLE AREA = 260.7m² - 60.6% COMPLIES

2 HOUSE 1 SITE COVERAGE CALCULATIONS
SCALE N/A

EARTHWORKS

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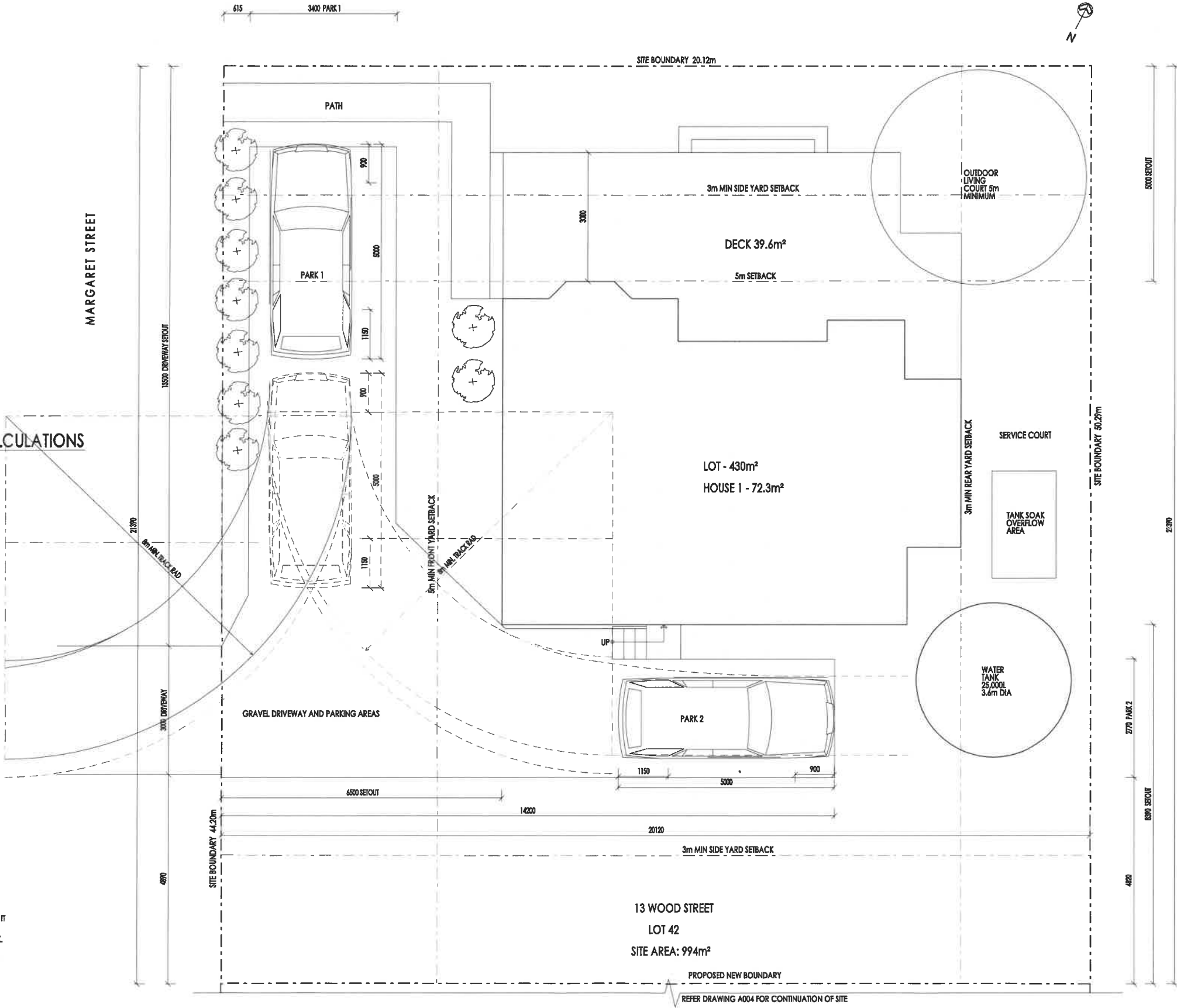
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3 HOUSE 1 PROPOSED SITE PLAN
A002 SCALE: 1:50 @ A1 / 1:100 @ A3

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JULIAN HARRISON-TUBB

project

13 WOOD STREET
MANGAWHAI HEADS

drawing

PROPOSED SITE PLAN
HOUSE 1

date

DECEMBER 2020

scale

A1 - 1:50
A3 - 1:100

job no

20119

issue

RC

sheet

A003

CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. USE FIGURED DIMENSIONS AS DRAWN DO NOT SCALE FROM DRAWINGS

HOUSE 2

TOTAL HOUSE 2 SITE AREA = 564m²

MAXIMUM BUILDING COVERAGE - 35% = 197.4m²

PROPOSED BUILDING COVERAGE = 129.7m² - 22.9% COMPLIES

MAXIMUM IMPERMEABLE AREA - 40% = 225.6m²

PROPOSED TOTAL IMPERMEABLE AREA = 225.5m² - 39.9% COMPLIES

HOUSE 2 - HOUSE - 129.7m²

HOUSE 2 - DRIVEWAY & PARKS - 85.9m²

HOUSE 2 - WATER TANKS - 9.9m²

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SCALE N/A

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LOT 42

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LOT - 564m²

HOUSE 3 - 129.7m²

DECK 19.7m²

A002 SCALE: 1:50 ● A1 / 1:100 ● A3

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WATER TANK 4m MINIMUM AWAY FROM HOUSE

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protec

13 WOOD STREET
MANGAWHAI HEADS

drawing:

PROPOSED SITE PLAN
HOUSE 2

date	scale
DECEMBER 2020	A1 - 1:50 A3 - 1:100

job no	issue	sheet
20119	RC	A004

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WATER SUPPLY

KAPARA POLICY SURROUNDING NZBC - G12 IS THAT A MINIMUM 20 MICRON FILTER OR FIRST FLUSH DIVERTER IS REQUIRED

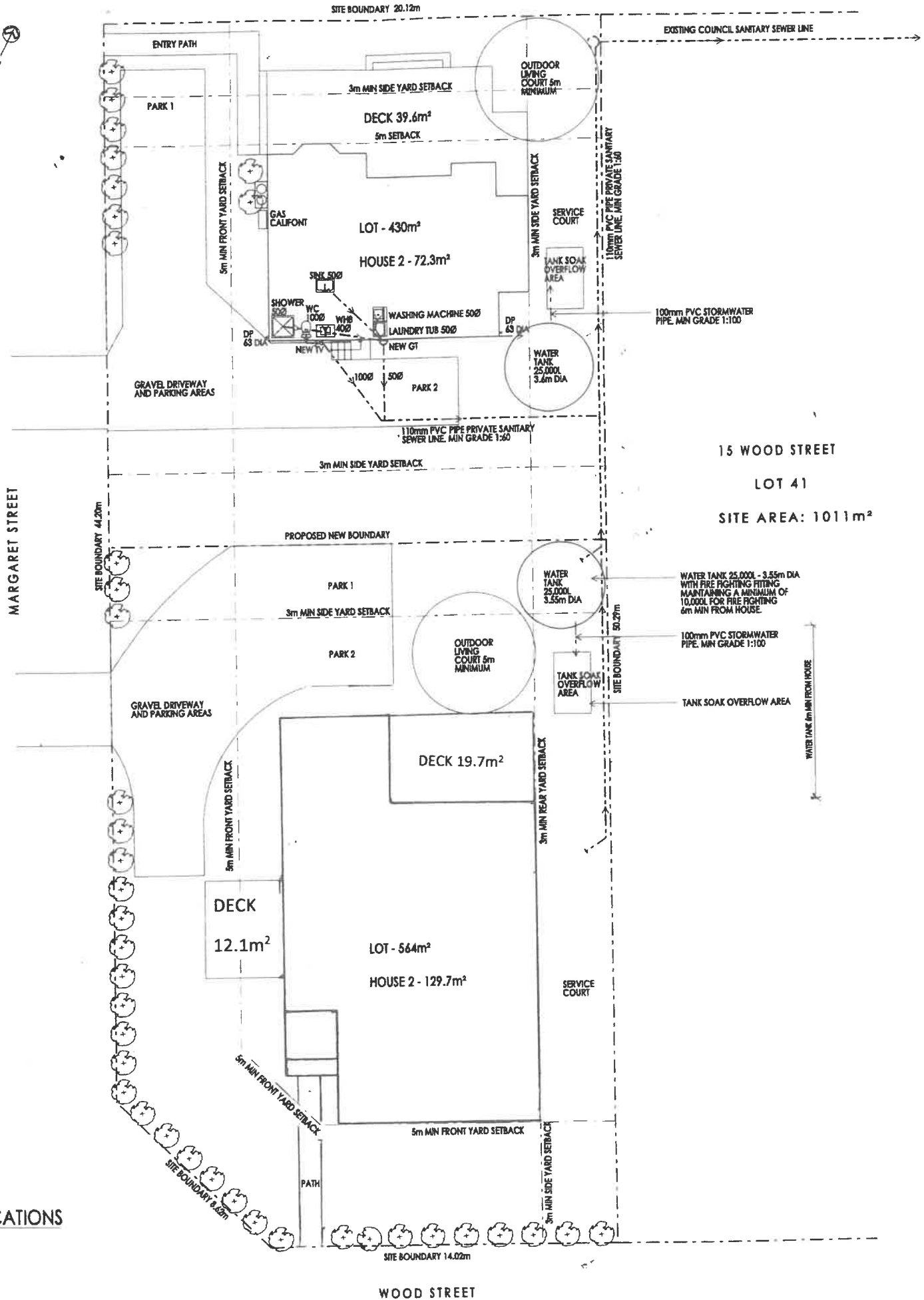
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drawing

PROPOSED SITE SERVICES
WATER TANK AND
SOAKHOLE LOCATIONS

date scale
DECEMBER 2020 A1 - 1:100
A3 - 1:200

job no issue sheet
20119 RC A005

CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. USE FIGURED DIMENSIONS AS DRAWN DO NOT SCALE FROM DRAWINGS

drawn by
date
check

2 PROPOSED SITE SERVICES, WATER TANK AND SOAKHOLE LOCATIONS
SCALE 1:100 @ A1 / 1:200 @ A3