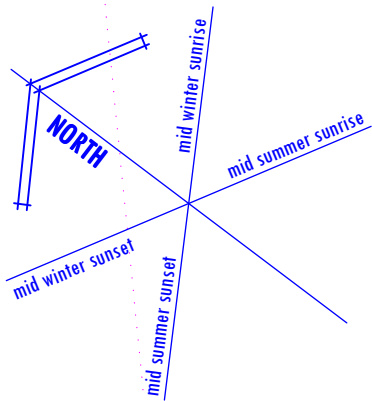


Glade Place



1
DP17435

2
DP80447

3
DP17435

Hinemoa Street

Rugby Road

LEVELS PROVIDED BY:



REGISTERED PROFESSIONAL SURVEYORS,
LAND DEVELOPMENT PLANNING
& ENGINEERING

184 Hibiscus Coast Highway
Orewa
PO Box 84
Red Beach
Hibiscus Coast 0945

Ph (09) 427 0003
Ph (09) 423 9132
Fax (09) 426 8835
Mob (027) 484 8574
e-mail stuart@fluker.co.nz

Note: Levels in terms of an LINZ Datum

COVERAGE NOTES:

BUILDING COVERAGE	281.4sq.m or	34.1%	35 %MAX
IMPERMEABLE	136.7sq.m or	16.6%	25 %MAX
PERMEABLE	407.2sq.m or	49.3%	40 %MIN
NET SITE AREA	825.3sq.m or	100%	

IMPERVIOUS AREA CALC - RESIDENTIAL

SMA 1	50%	SMF	80%	SITE AREA	825.3SQM
SMA 2	60%	SMF	70%	SITE SMA	2
SMA 3	60%	SMF	60%		
SMA 4	70%	SMF	100%		
SMA 5	70%	SMF	0%		
		EXISTING	NEW	TOTAL	
ROOF-DWELLING		249.20	0.00	249.20	
SWIMMING POOL		28.3	0.00	28.3	
POOL PAVILION		0.00	32.0	32.0	
WOODEN DECKS		13.60	0.00	13.60	
PAVING		43.35	0.00	43.35	
DRIVEWAY / PARKING AREAS		46.79	0.00	46.89	
TOTAL IMPERVIOUS AREA		381.24SQM	32.0SQM	413.24SQM	
ACTUAL % OF 825.3 SITE		46.25%	+3.75%	50%	
SMA ALLOWANCE 60%				<10%	

DEVELOPMENT CONTROL NOTES:

AUCKLAND COUNCIL	3C
ZONE	CONTROLLED ACTIVITY / BUILT HERITAGE
RESIDENTIAL ACTIVITY	CONTROLLED ACTIVITY / BUILT HERITAGE
EXTERNAL ALTERATIONS	1 UNIT/ 600 sqm
DENSITY	8.0M ROLLING / MGL
HEIGHT.	EW 2.5M+45deg
HIRTB.	N 2.5M+45deg
	S 2.5M+45deg
COVERAGE.	35%-SEE CALCULATION
PERMEABLE	40% MIN
IMPERMEABLE	25%
FRONT YARD.	3.0M OR LINE OF SITE
SIDE YARD.	1.2M
REAR YARD.	3.0M
LIVING COURT	80 SQ METRES 4M MIN DIMENSION INCL 6.0M CIRCLE
SERVICE COURT	20 SQ M. 3M MIN
EARTHWORKS.	NONE: <300SQM OK
PARKING.	EXISTING: 2 VEHICLES
WIND ZONE	V HIGH
SEA SPRAY ZONE	YES
SMA	2 = 60%
FENCING	EXISTING: 1200H MAX FRONT & SIDES TO FACADE OF BUILDING

revision | date | description

GIBSON
ARCHITECTS LTD

P:(09)419 6640 M:(027)475 3863
www.gibsonarchitects.co.nz

design	date
	December 2013
drawn	scale
JG	1:200@A3
checked	job no.
JG	13-027
job title	
McMEIKEN POOL HOUSE	
107 HINEMOA STREET	
BIRKENHEAD 0626	

sheet title
SITE PLAN
DEVELOPMENT CONTROLS

sheet no | revision

A1.02

PRINT: 19 March 2014

© Copyright to GA Ltd

