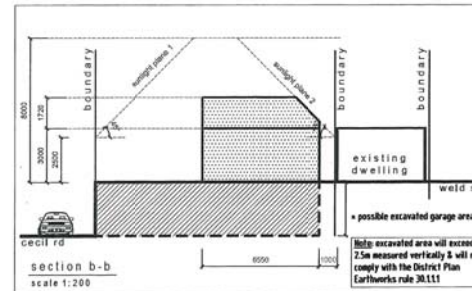
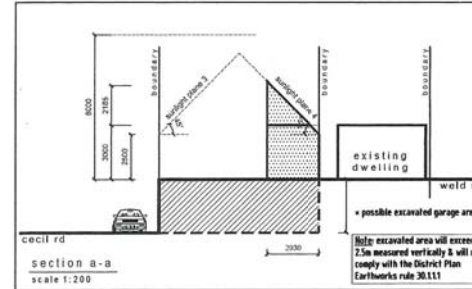


site plan
scale 1:200

	Hatched area indicates existing garage accessed from Cecil Road. The area of encroachment (10.0m ²) have been deducted from all site calculations.		Hatched area = 37.0m ² indicates the 'usable' site area after rule 5.6.23 'Open Space' has been considered (position of area on site indicative only). Note: only 33.6m ² of this area can be used if the development is to comply with the District Plan rule 5.6.24 'Site Coverage'.	SITE AREA UNDER CONSIDERATION = 106.0m ²
	1 metre must be maintained between buildings to comply with District Plan 'side and back yard rule 5.6.22.5'			EXISTING GARAGE ON PROPOSED SITE = 10.0m ²
				REVISED SITE AREA = 96.0m ²
				ALLOWABLE SITE COVERAGE OF 35% = 33.6m ²

LEGEND

NOTE: These drawings are indicative only and are not offered as being sufficient for resource consent



Resource Consent Constraints
District Plan rules affecting the site include but are not limited to the following:

Plan Change no.72

- rule 5.6.1.6 Site Access
- rule 5.6.1.4 Vehicle Access
A maximum width of any vehicle access is 6.0metres.
- rule 5.6.2.2 Yards
- rule 5.6.2.21 Front Yard - no requirement
- rule 5.6.2.25 Side and Back Yard - no requirement except that a min. width of 1metre must be maintained between buildings
- rule 5.6.2.28 Decks Terraces or Balconies - with a finished floor of 15 metres or more are required to be set back 2 metres from the boundary.
- rule 5.6.2.3 Ground Level Open Space 50 sq metres per unit (minimum dimension 4 metres)
- rule 5.6.2.4 Site Coverage To be a maximum of 35%
- rule 5.6.2.6 Maximum Height To be a maximum of 8 metres
- rule 5.6.2.8 Building Recession Planes Measured 2.5 metres vertical from ground level at the boundary & then 45°

Earthworks

rule 30.11.1 The cut height does not exceed 2.5 metres measured vertically.

This is an indicative guide only. Refer to the District Plan for further detail.

ALL DIMENSIONS TO BE CHECKED ON SITE BY CONSTRUCTOR BEFORE FABRICATION OF SHOP DRAWINGS OR CONSTRUCTION
REFER ALL DIMENSIONS TO THE PROJECT ARCHITECT
DO NOT SCALE FROM THIS DRAWING

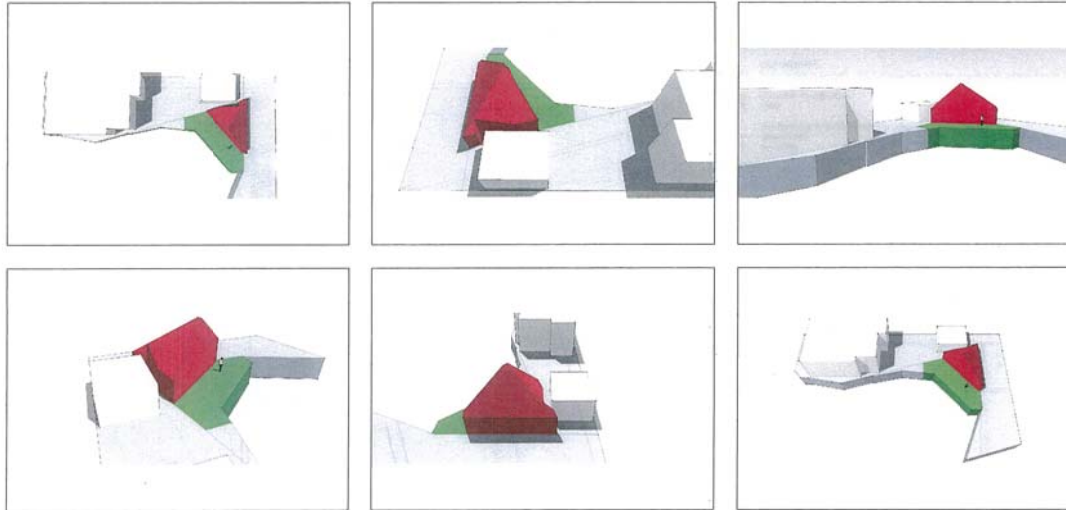


ISSUED FOR INFORMATION ONLY
0 FOR INFORMATION 18.07.11
SCALE REVISION DATE

Bulk & Height Feasibility Study
62 Waig Street
Wellington

JOB NUMBER: 11-25718	CONTRACT NO: 1-200 @ AS
SCALE: 1:200	PSD
DRAWN BY: MGL	CREATED BY: PSD
DRAWING TITLE: SITE PLAN	
SHEET NO: 2316-01	REV: 0

NOTE: These drawings are indicative only and are not offered as being sufficient for resource consent



bulk & height study
not to scale

LEGEND

■ Indicates revised site area after existing garage encroachment (8.8m²) has been deducted from site calculation

■ Indicates the 'usable' site area after rule 5.4.2.3 'Open Space' has been considered (position of area on site indicative only).
Note: only 13.6m² of this area can be used if the development is to comply with the District Plan rule 5.6.24 'Site Coverage'

SITE AREA UNDER CONSIDERATION = 106.0m²
 EXISTING GARAGE ON PROPOSED SITE = 10.0m²
 REVISED SITE AREA = 96.0m²
 ALLOWABLE SITE COVERAGE OF 35% = 33.6m²

ALL DIMENSIONS TO BE
 CHECKED ON SITE BY
 CONTRACTOR BEFORE
 COMMENCEMENT OF WORK
 AND BEFORE ANY
 SHEDDING OR
 CONSTRUCTION

REFER ALL
 DISCREPANCIES TO THE
 PROJECT MANAGER

DO NOT SCALE FROM
 THIS DRAWING



ISSUED FOR
 INFORMATION ONLY
 D. FOR INFORMATION 18.07.11
 SHEET NUMBER 1

Bulk & Height
 Feasibility Study
 62 Wairua Street
 Waiwairua
 Wellington

JOB NUMBER: 11-2218	CONTRACT NO: 10218-5048
DATE: 18.07.11	SCALE: PSD
DRAWN BY: JMB	CHECKED BY: PSD
DRAWING TITLE: BULK & HEIGHT STUDY	
SHEET NO: 2316-02	REV: 0