

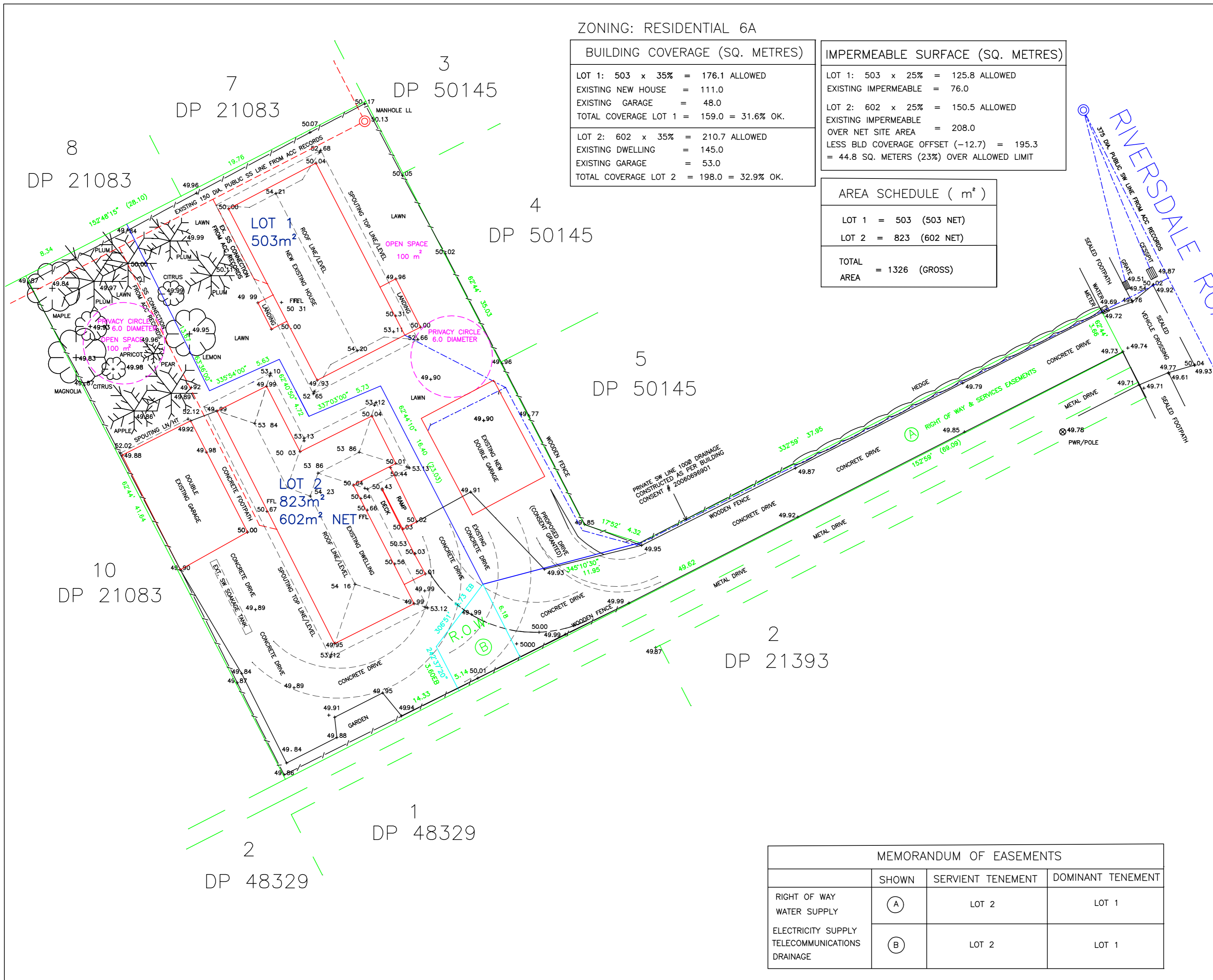
LOCALITY MAP
(NOT TO SCALE)

ZONING: RESIDENTIAL 6A

BUILDING COVERAGE (SQ. METRES)	
LOT 1: 503 x 35% =	176.1 ALLOWED
EXISTING NEW HOUSE =	111.0
EXISTING GARAGE =	48.0
TOTAL COVERAGE LOT 1 =	159.0 = 31.6% OK.
LOT 2: 602 x 35% =	210.7 ALLOWED
EXISTING DWELLING =	145.0
EXISTING GARAGE =	53.0
TOTAL COVERAGE LOT 2 =	198.0 = 32.9% OK.

IMPERMEABLE SURFACE (SQ. METRES)	
LOT 1: 503 x 25% =	125.8 ALLOWED
EXISTING IMPERMEABLE =	76.0
LOT 2: 602 x 25% =	150.5 ALLOWED
EXISTING IMPERMEABLE OVER NET SITE AREA =	208.0
LESS BLD COVERAGE OFFSET (-12.7) =	195.3
=	44.8 SQ. METERS (23%) OVER ALLOWED LIMIT

AREA SCHEDULE (m ²)	
LOT 1 =	503 (503 NET)
LOT 2 =	823 (602 NET)
TOTAL AREA =	1326 (GROSS)



THE PLAN HAS BEEN PREPARED FOR THE PURPOSES OF SUBDIVISION AND LANDUSE CONSENTS UNDER THE RESOURCE MANAGEMENT ACT 1991 AND SHOULD NOT BE USED FOR ANY OTHER PURPOSES. BUILDING OR OTHER APPROPRIATE CONSENTS SHALL BE UPLIFTED WHERE NECESSARY PRIOR TO ANY CONSTRUCTION

- NOTES:
1. ALL SPOTS LEVELS SHOWN ARE ASSUMED. TO CONVERT TO AUCKLAND (MSL) 1946 APPLY -33.61m.
 2. AREAS AND DIMENSIONS ARE SUBJECT TO LT SURVEY
 3. ALL EXISTING DRAINAGE DETAILS ARE FROM ACC RECORDS
 4. THIS PLAN DOES NOT NECESSARILY SHOW ALL EXISTING SERVICES. IT IS THE DUTY OF THE CONTRACTOR TO ACCURATELY LOCATE AND PROTECT ALL EXISTING SERVICES BEFORE EXCAVATION
 5. ALL DIMENSIONS, LEVELS & UNDERGROUND SERVICES LOCATIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ALL WORKS
 6. ALL DISCONNECTED PRIVATE DRAINAGE PIPES TO BE EITHER GROUT FILLED OR REMOVED.

No	Issue	Date	Appd

AFFORDABLE MOBILE SURVEYORS LTD
CONSULTING LAND SURVEYORS
1st Floor, 18 Delta Avenue
New Lynn, Auckland
Private Bag MBE N388, Auckland
Ph 09 826 5668 Fax 09 826 5662
Email ams@landsurvey.co.nz

Designed	Checked SP
Drawn SP	Date DECEMBER-2007

G MCLEOD
RIVERSDALE ROAD
AVONDALE

**SITE PLAN OF
PROPOSED SUBDIVISION**

LOT 6 DP 21083
CT NA474/289

SCALE: 1: 200 @ A2
DRAWING STATUS : FOR CONSENT

DRAWING # PS172/02-A

MEMORANDUM OF EASEMENTS			
	SHOWN	SERVIENT TENEMENT	DOMINANT TENEMENT
RIGHT OF WAY WATER SUPPLY	(A)	LOT 2	LOT 1
ELECTRICITY SUPPLY TELECOMMUNICATIONS DRAINAGE	(B)	LOT 2	LOT 1