

BUILDING REGULATION REQUIREMENTS

DISTRICT PLAN ZONE:	RESIDENTIAL
DISTRICT PLAN POLICY AREA:	N/A
MAXIMUM SITE COVERAGE:	43% MAX
SITE IMPERMEABLE AREA:	70% MAX
HEIGHT IN RELATION TO BOUNDARY:	3.0m & 45° (28° TO SOUTHERN BOUNDARY)
MAXIMUM BUILDING HEIGHT:	10.0m
BOUNDARY SETBACKS:	3.0m TRANSPORT CORRIDOR, 1.5m ALL OTHER BOUNDARIES

UNIT 1	
FLOOR AREA	94.3m²
SITE AREA	213.60m²
SITE COVERAGE	95.4m² or 44.6%
PERMEABLE AREA	64.3m² OR 30.2%

UNIT 2	
FLOOR AREA	89.82m²
SITE AREA	211.6m²
SITE COVERAGE	91.6m² or 43.3%
PERMEABLE AREA	67.8m² OR 32%

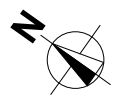
UNIT 3	
FLOOR AREA	105.54m²
SITE AREA	247.04m²
SITE COVERAGE	107.42m² or 43.4%
PERMEABLE AREA	89.1m² OR 36%

UNIT 4	
FLOOR AREA	105.69m²
SITE AREA	246.13m²
SITE COVERAGE	107.7m² or 34.8%
PERMEABLE AREA	84.4m² OR 34.3%

SITE KEY

- 1.5M HIGH TIMBER FENCE TYPICALLY (OR UNLESS OTHERWISE NOTED) - 1.2m WHERE TAPERED DOWN AS NOTED. 100X100 H4 POSTS & 2m CRS MAX IN 250dia X 800mm DEEP 20MPA CONCRETE FOOTINGS. 100X50 H3.2 RAILS X 3 WITH HDG BATTEN SCREW TO POSTS. 150X25 H3.2 PAULINGS WITH 5mm MAX GAPS.
- POWDERCOATED ALUMINIUM VERTICAL FENCE INSTALLED TO MANUFACTURERS RECOMMENDATIONS. HEIGHT NOTED ON PLANS. TOP MOUNT TO CONCRETE / TIMBER. SEE BOUNDARYLINE DURAPANEL TITAN DETAILS & PS1 IN SPEC.
- PATHS, PATIOS & A/C CONCRETE PADS (100m² TOTAL). FIRTH MANORFIELD 100mm THICK 20MPA CONCRETE. ACID WASH & SEAL WITH SOLVENT BORNE SEALER. FORM FALLS AWAY FROM DWELLING WHERE APPLICABLE. EXPANSION CUTS @ 4m CRS MAX EACH WAY. FORM ON A 75mm COMPACTED GAP20 ON A COMPACTED SUBGRADE OF CBR>10
- DRIVEWAY (211.81m² TOTAL). FIRTH MANORFIELD 150mm THICK 20MPA CONCRETE WITH 665 MESH. ACID WASH & SEAL WITH SOLVENT BORNE SEALER. FORM FALLS AWAY FROM DWELLING & TOWARDS CATCHPIT WHERE APPLICABLE. EXPANSION CUTS @ 4m CRS MAX EACH WAY. FORM ON A 75mm COMPACTED GAP20 ON A COMPACTED SUBGRADE OF CBR>10
- GARDEN AREAS AS INDICATED - BLACK RE-HARVEST MULCH, PLANTING A MIX OF LOMANDRA LIME TUFFED, PB8, 0.7m SPACINGS. LIBERTIA, PB8, 0.4m SPACINGS. COPROSMA HAWERA, PB8, 1m SPACINGS. LOROPETALUM "CHINA PINK", PB8, 1.2m SPACINGS.
- PERMEABLE AREA LAWN OVER 100mm MIN OF TOPSOIL
- GRISSELINIA HEDGE, 0.9m SPACINGS, PB 8, 0.6m HIGH PLANTED, 1.5m HIGH MATURE
- LIVING COURT
- SERVICE COURT

SITE PLAN 1:100



LOT: 5 DP: 8474
4 DUNCAN ROAD HAMILTON

SITE GROSS AREA: 1131m²

SITE NET AREA: 1031m²

TOTAL SITE COVERAGE OF GROSS SITE AREA	402.12m² or 35.6%
TOTAL PERMEABLE AREA OF GROSS SITE AREA	305.6m² or 27%
TOTAL SITE COVERAGE OF NET SITE AREA	402.12m² or 39%
TOTAL PERMEABLE AREA OF NET SITE AREA	305.6m² or 33%

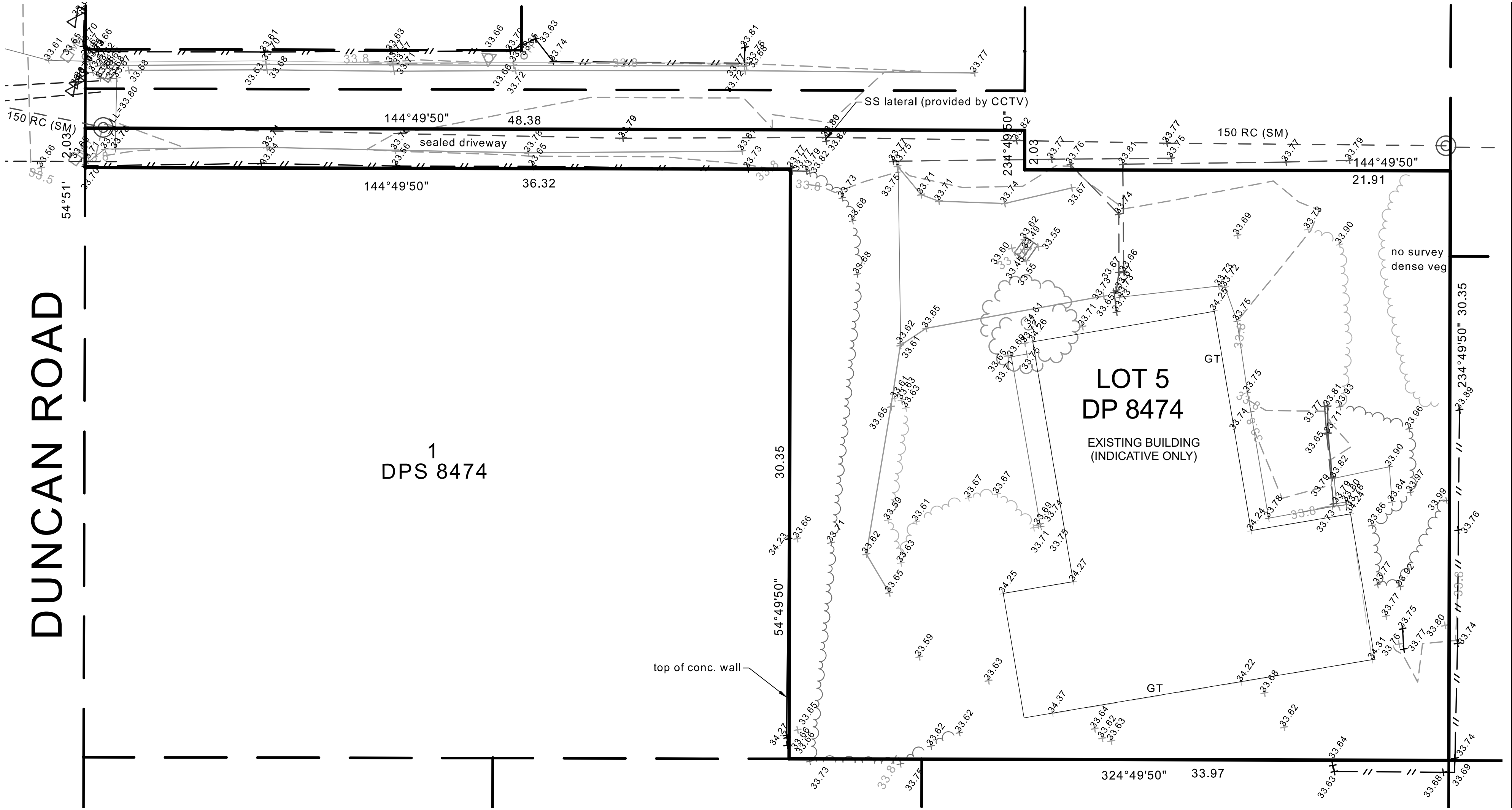
- ALL CONSTRUCTION IN ACCORDANCE WITH NZS3604 & RELATED NZBC DOCUMENTS INCLUDING E2 AS1
- ALL TIMBER TO COMPLY WITH NZS3602
- ALL CONCRETE WORK TO COMPLY WITH NZS3109 & NZS3124
- ALL MASONRY WORK TO COMPLY WITH NZS4210 & NZS4229
- ALL MATERIALS TO BE FIXED IN ACCORDANCE WITH MANUFACTURERS WRITTEN INSTRUCTIONS
- CHECK ALL DIMENSIONS ON SITE
- CHECK WITH DESIGNER IF IN ANY DOUBT
P: 07 849 3074 E: KRIS@DESIGNHOUSE.CO.NZ



DUNCAN ROAD DUPLEX'S
4 DUNCAN ROAD
HAMILTON

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SHEET	A101	ISSUED:	29/06/2021
REV		DRAWN BY:	HK
TITLE:		SITE PLAN	
PROJECT STATUS:		LAND USE CONSENT	



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SITE PLAN N.T.S.



LOT: 5 DP: 8474
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SITE AREA: 1131m²

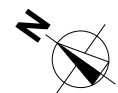
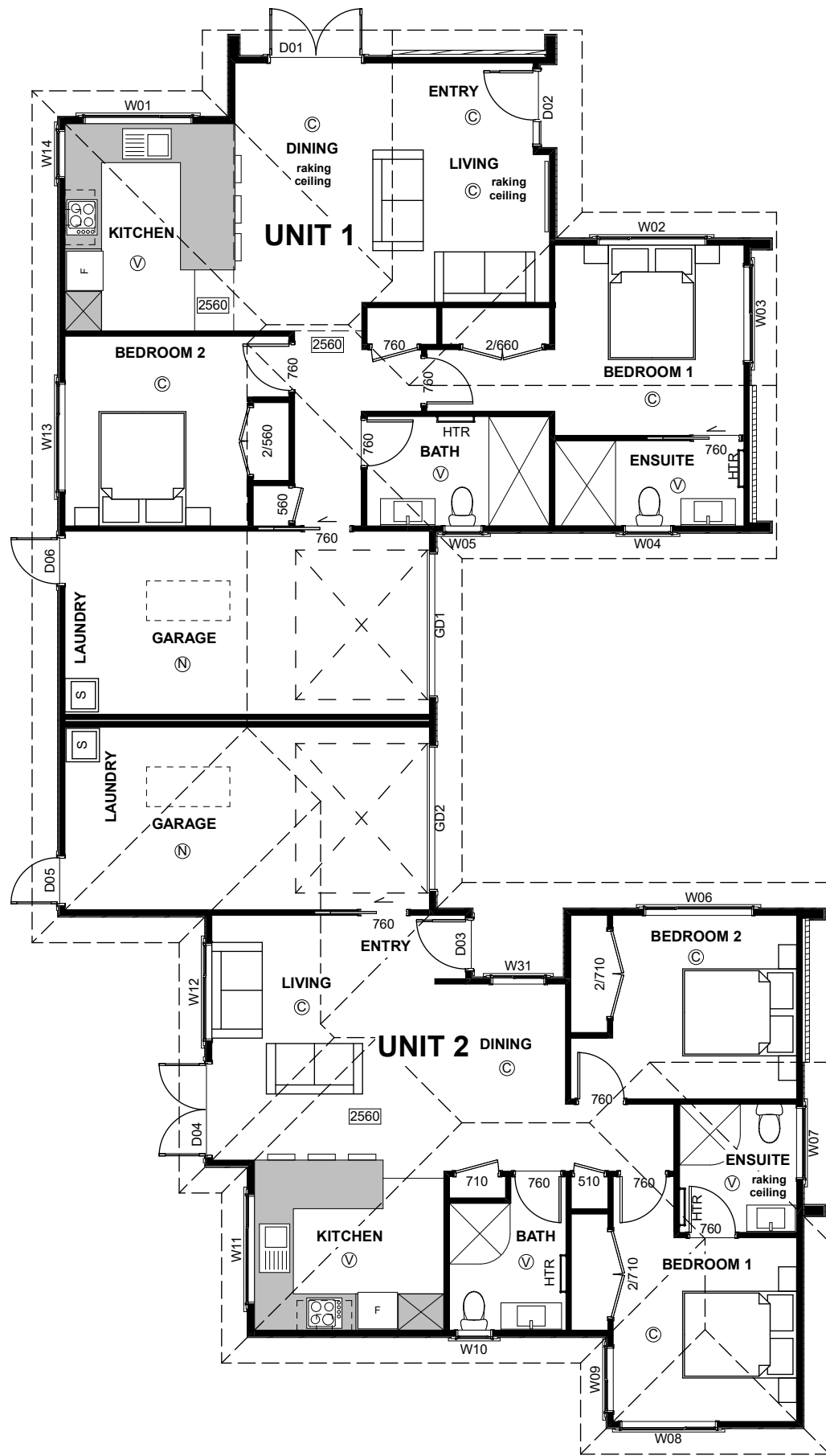
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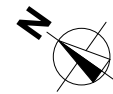
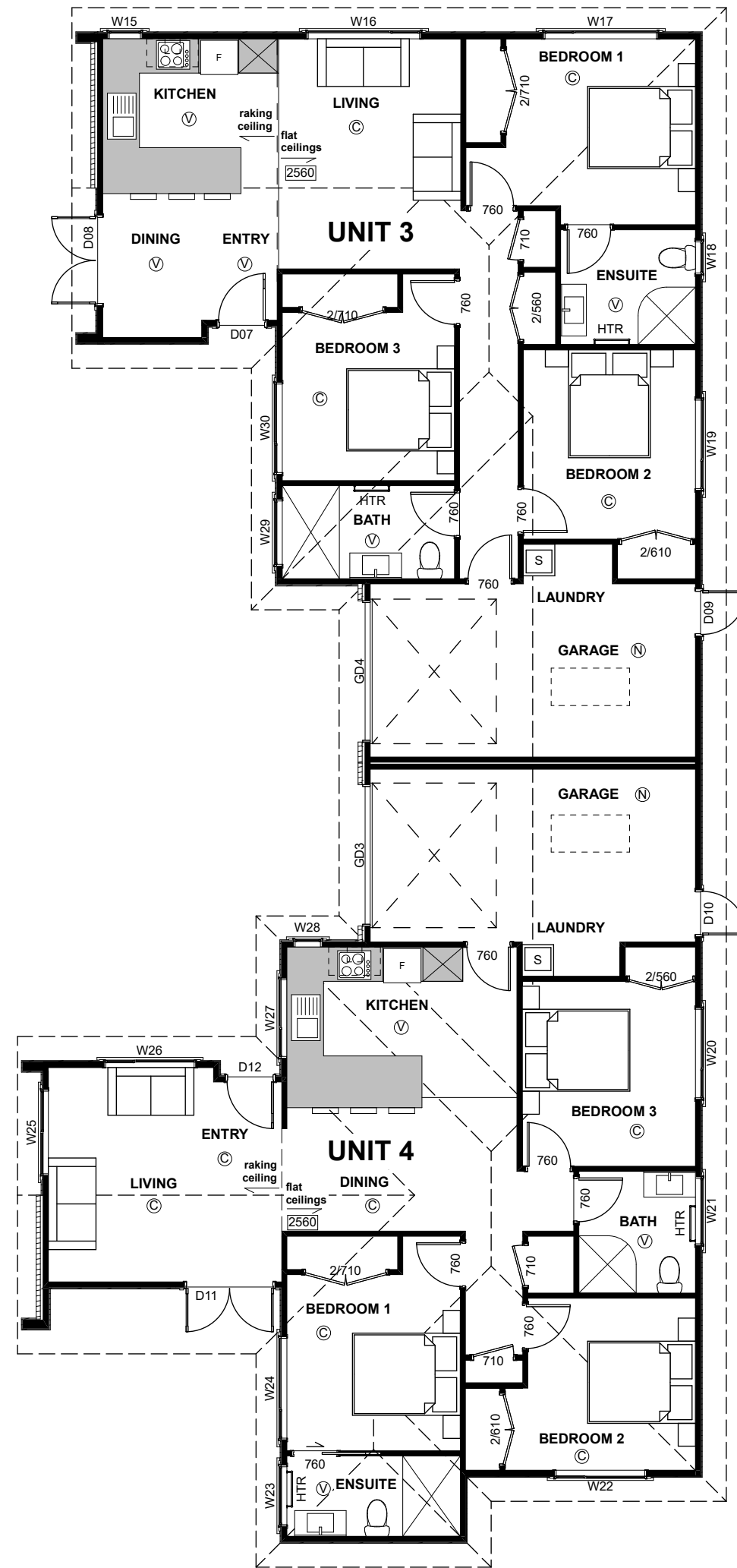
REV / SHEET	A102	ISSUED:	29/06/2021
		DRAWN BY:	HK
TITLE:	EXISTING SITE LEVELS PLAN		
PROJECT STATUS:	LAND USE CONSENT		



FLOOR PLAN UNITS 1&2 1:100

UNIT 1 FLOOR AREA	94.3m ²
UNIT 2 FLOOR AREA	89.8m ²
UNIT 3 FLOOR AREA	105.5m ²
UNIT 4 FLOOR AREA	105.7m ²

TOTAL GROSS FLOOR AREA 395.3m²



FLOOR PLAN UNITS 3&4 1:100

UNIT 1 FLOOR AREA	94.3m ²
UNIT 2 FLOOR AREA	89.8m ²
UNIT 3 FLOOR AREA	105.5m ²
UNIT 4 FLOOR AREA	105.7m ²

TOTAL GROSS FLOOR AREA 395.3m²

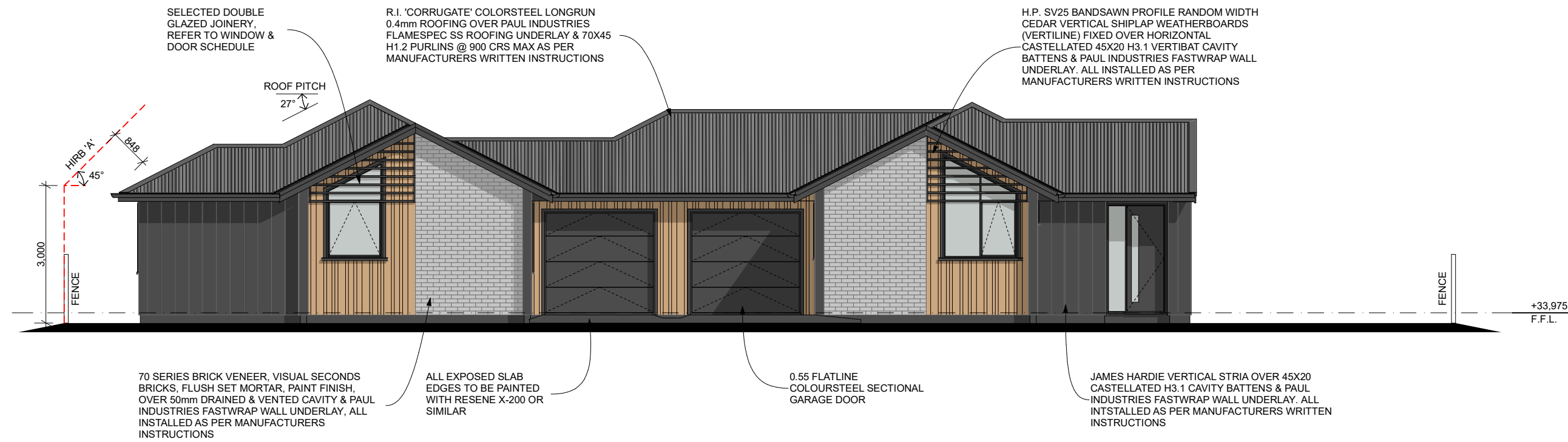
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- ALL TIMBER TO COMPLY WITH NZS3602
- ALL CONCRETE WORK TO COMPLY WITH NZS3109 & NZS3124
- ALL MASONRY WORK TO COMPLY WITH NZS4210 & NZS4229
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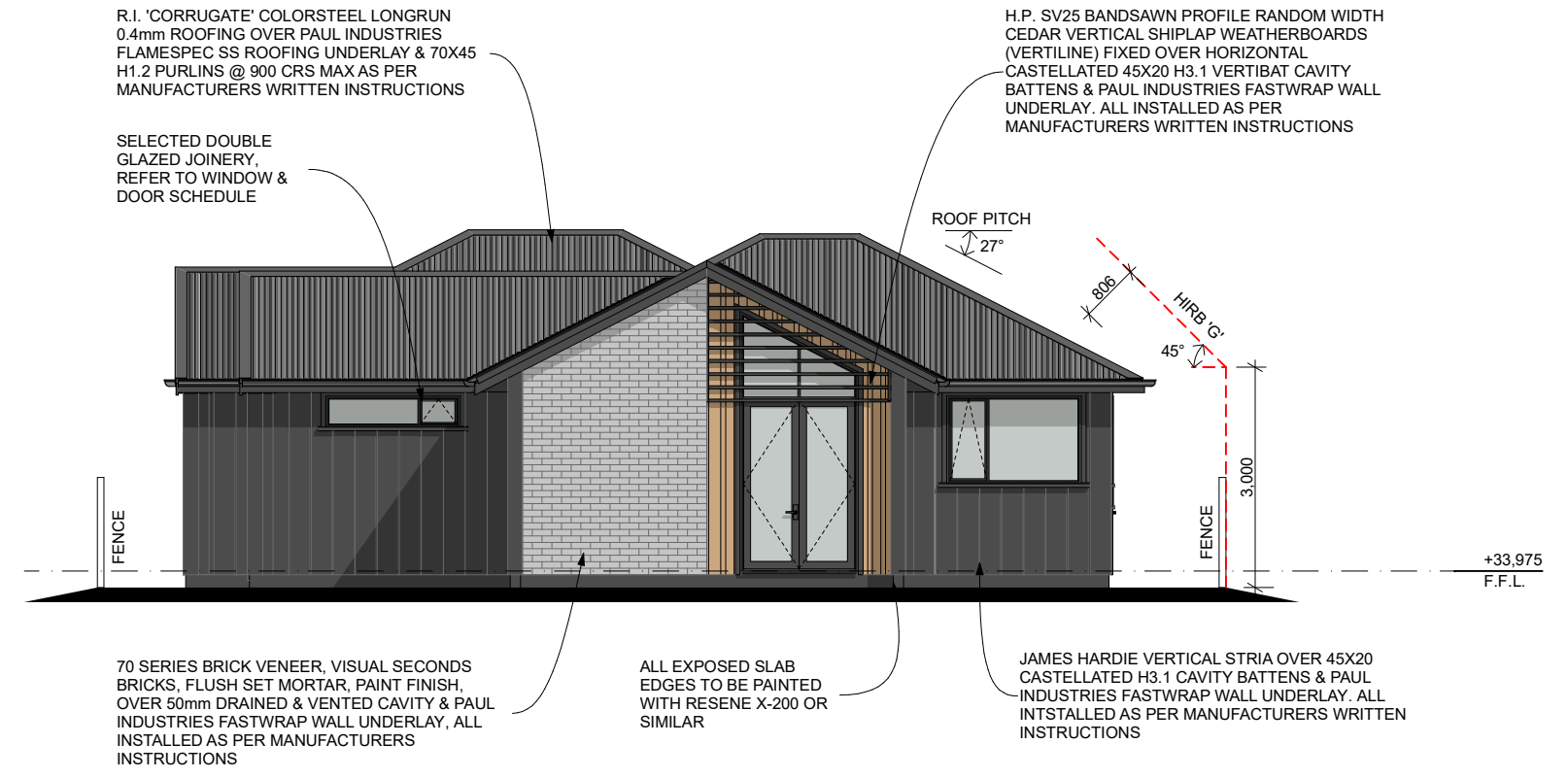
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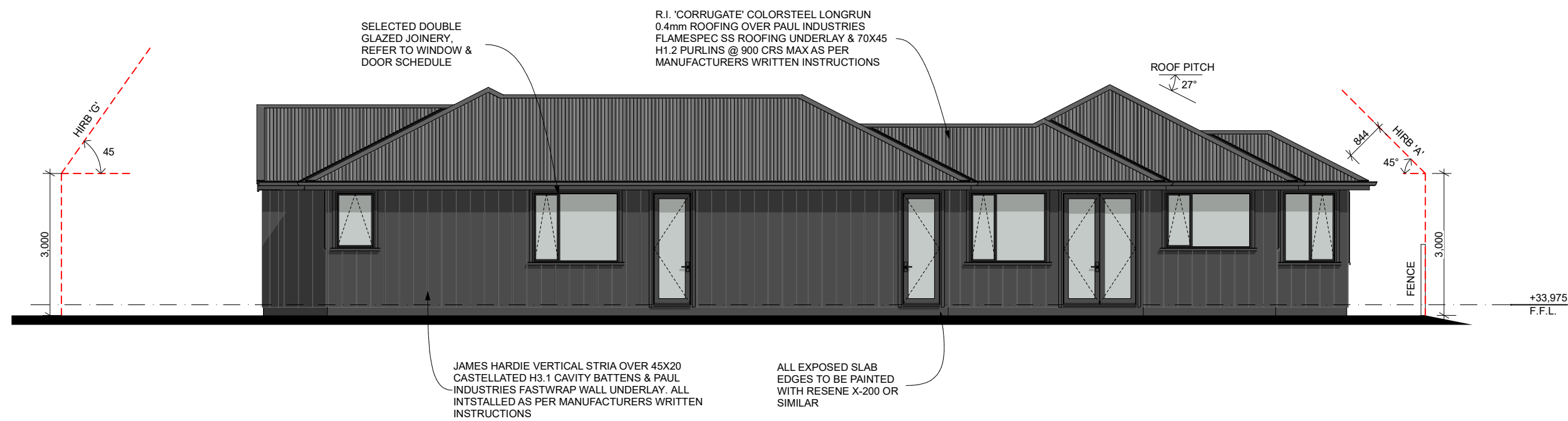
REV	SHEET	A104	ISSUED:	29/06/2021
			DRAWN BY:	HK
TITLE:			FLOOR PLANS	
PROJECT STATUS:			LAND USE CONSENT	



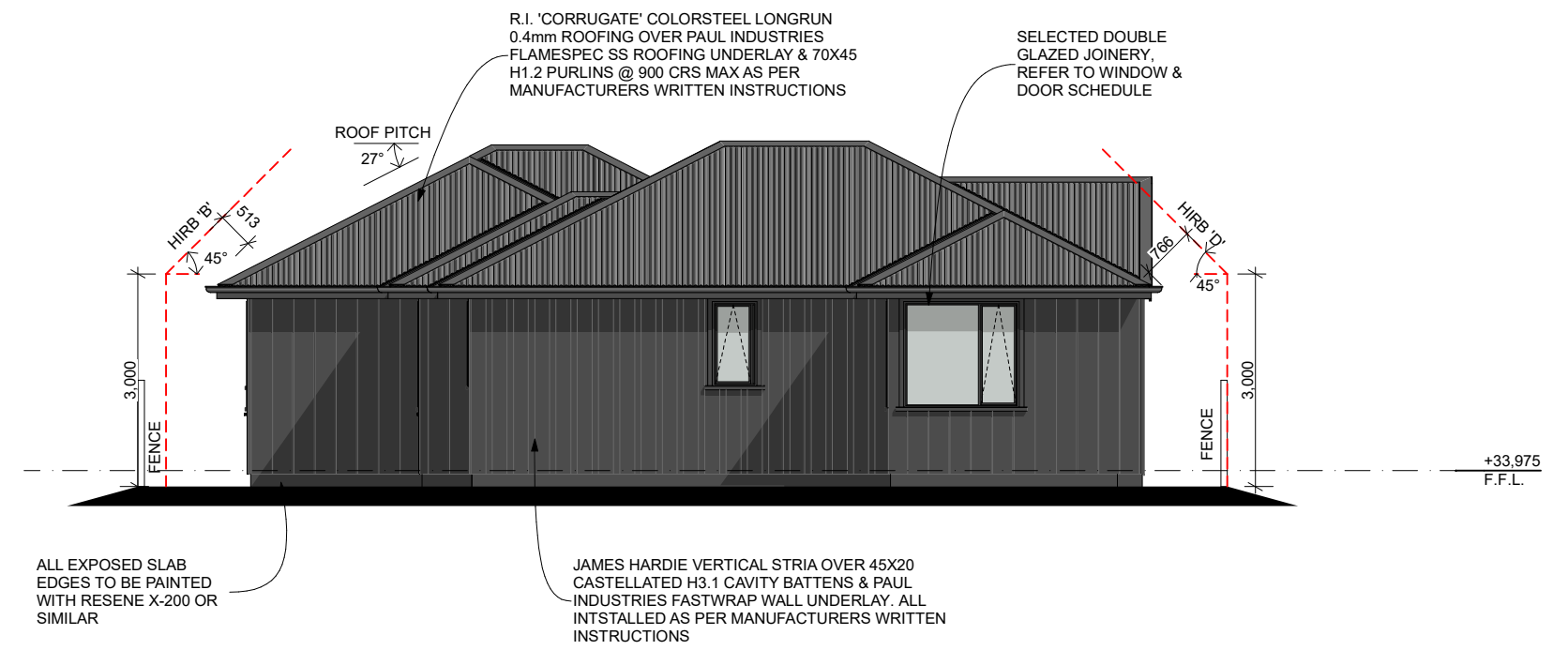
UNITS 1&2 NORTH WEST ELEVATIONS 1:100



UNITS 1&2 SOUTH WEST ELEVATIONS 1:100



UNITS 1&2 SOUTH EAST ELEVATIONS 1:100



UNITS 1&2 NORTH EAST ELEVATIONS 1:100

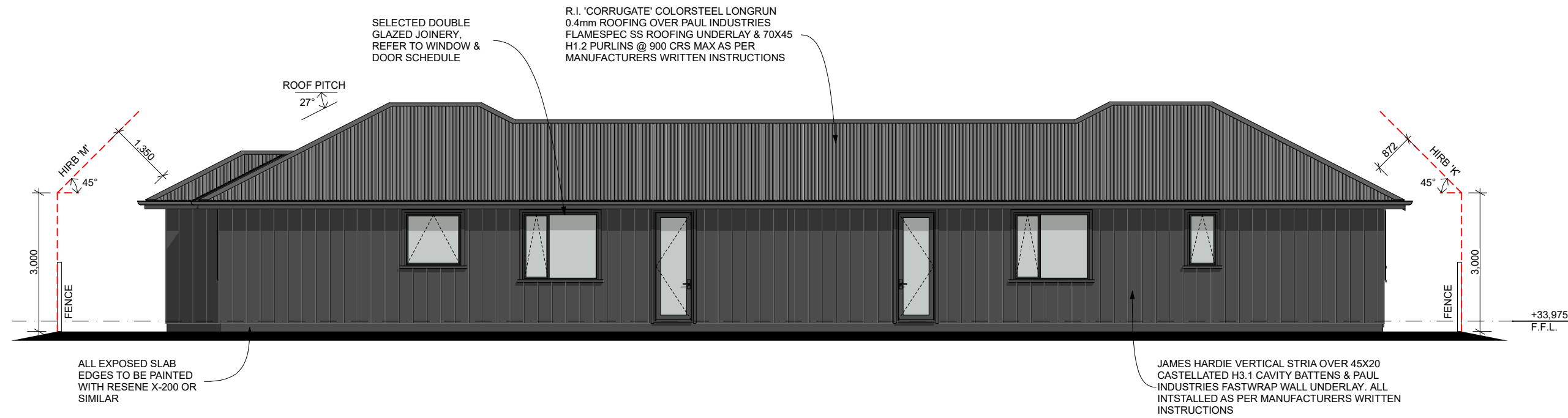
- ALL CONSTRUCTION IN ACCORDANCE WITH NZS3604 & RELATED NZBC DOCUMENTS INCLUDING E2 AS1
- ALL TIMBER TO COMPLY WITH NZS3602
- ALL CONCRETE WORK TO COMPLY WITH NZS3109 & NZS1124
- ALL MASONRY WORK TO COMPLY WITH NZS4210 & NZS4229
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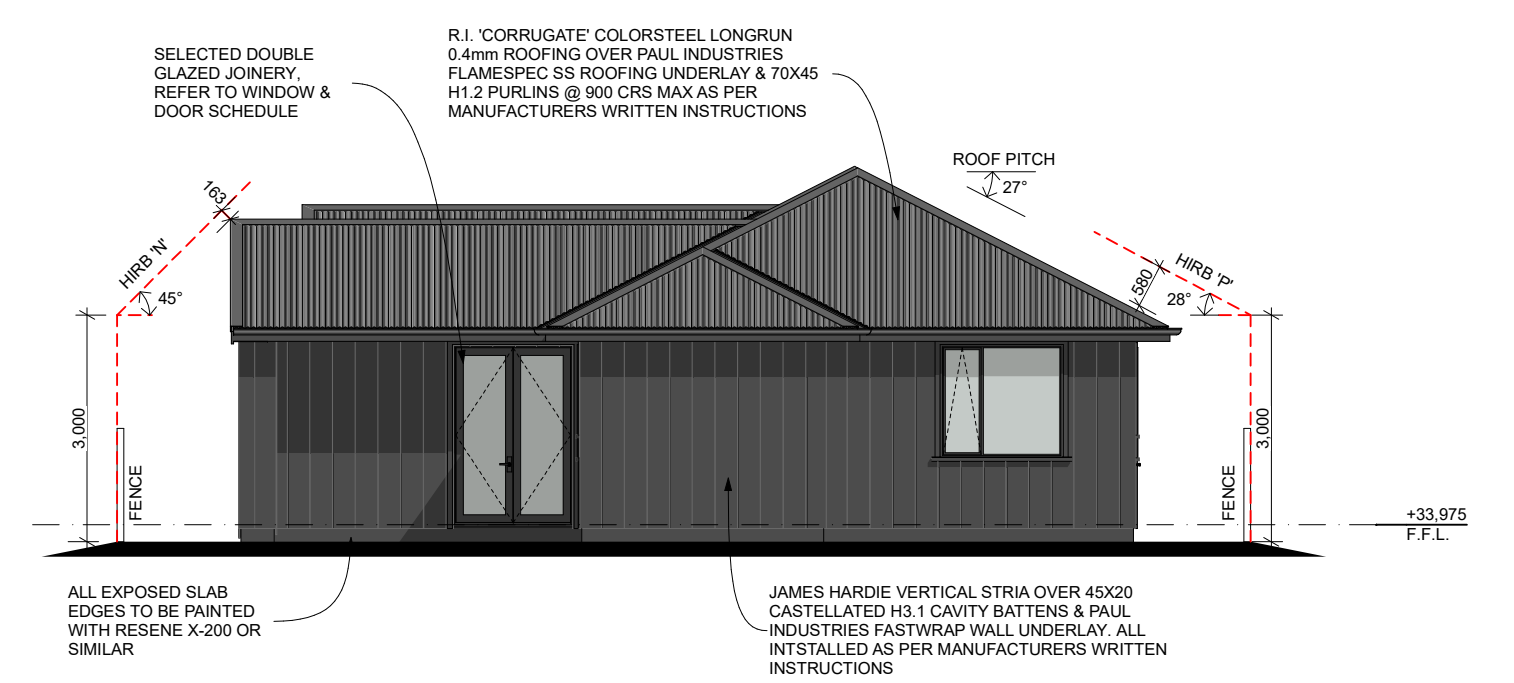
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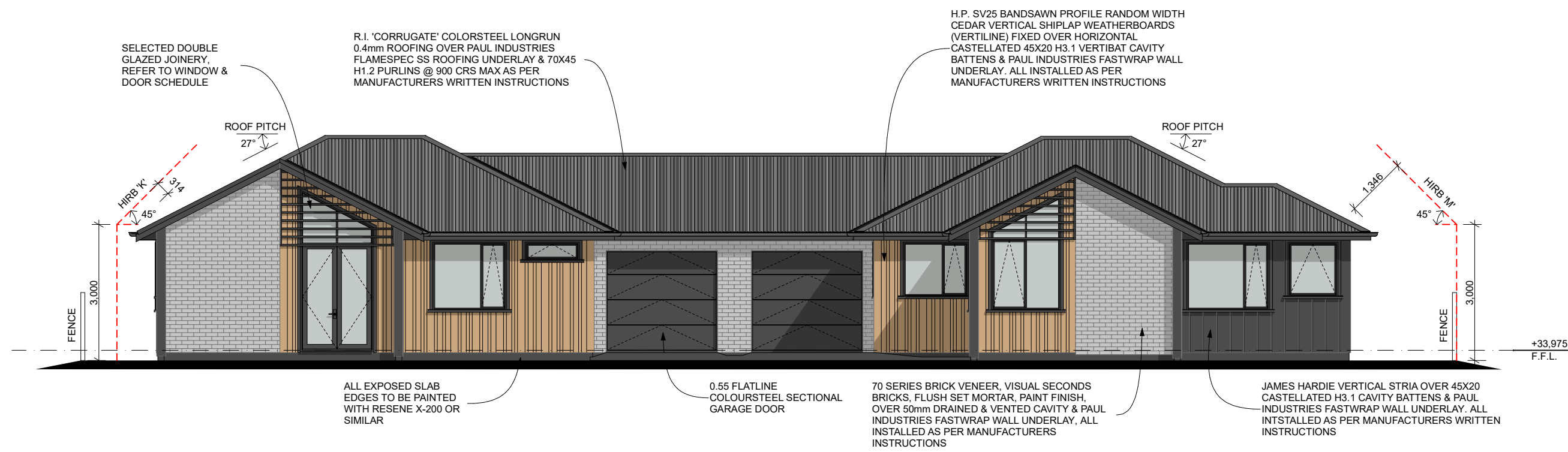
REV	SHEET	A201	ISSUED:	29/06/2021
			DRAWN BY:	HK
TITLE: UNIT 1 & 2 ELEVATIONS				
PROJECT STATUS: LAND USE CONSENT				



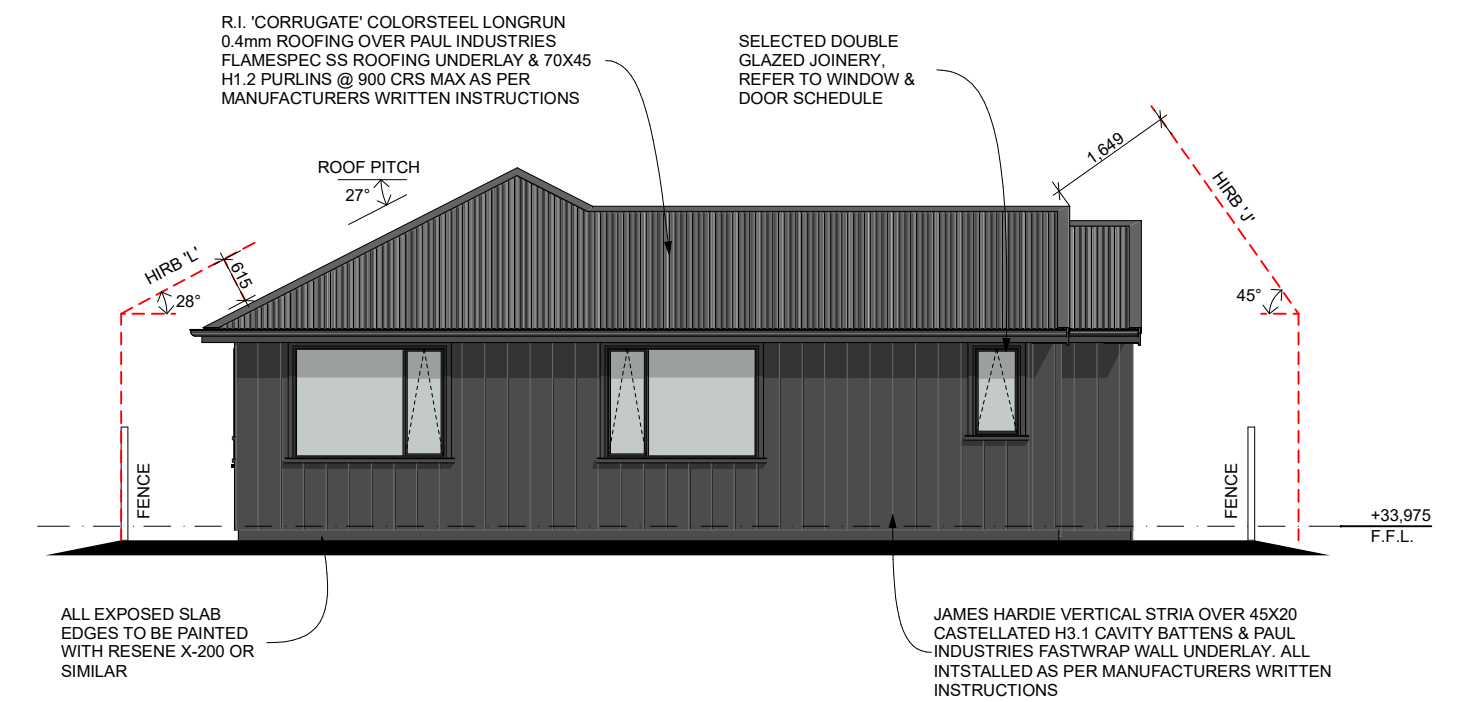
UNITS 3&4 NORTH WEST ELEVATIONS 1:100



UNITS 3&4 NORTH EAST ELEVATIONS 1:100



UNITS 3&4 SOUTH EAST ELEVATIONS 1:100



UNITS 3&4 SOUTH WEST ELEVATIONS 1:100

- ALL CONSTRUCTION IN ACCORDANCE WITH NZS3604 & RELATED NZBC DOCUMENTS INCLUDING E2 AS1
 - ALL TIMBER TO COMPLY WITH NZS9002
 - ALL CONCRETE WORK TO COMPLY WITH NZS3109 & NZS3124
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REV SHEET
 A202
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 PROJECT STATUS: LAND USE CONSENT





