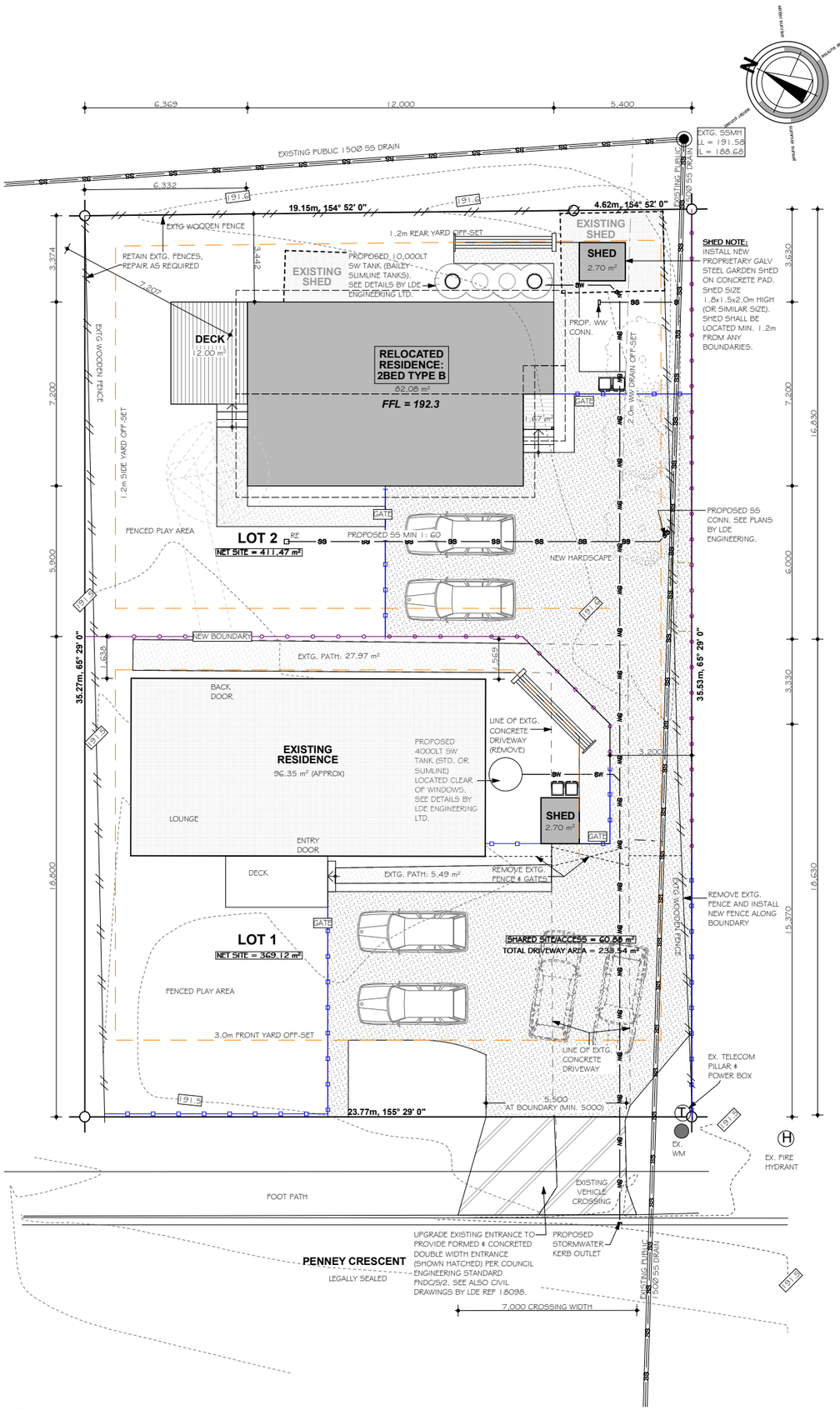


EARTHWORKS:

MINIMAL EARTHWORKS PROPOSED TO PREPARE SITE BEING APPROX.
100-200mm TOPSOIL SCRAPE OVER BLDG. CURTILAGE AREA AND DRIVEWAY.

ALL CUT MATERIAL TO REMAIN ON SITE.

IF CUT MATERIAL IS PLACED BENEATH THE PROPOSED BUILDING FOOTPRINTS, IT IS RECOMMENDED TO INSTALL THE HOUSE PILES FIRST AND THEN PLACE THE SOILS AROUND. THIS IS TO ENSURE THE CORRECT FOOTING EMBEDMENT DEPTH WHICH MUST BE FROM THE ORIGINAL/EXISTING SOIL LEVEL.

DO NOT PLACE SOILS ONLY AROUND THE OUTSIDE OF THE HOUSE FOOTPRINT TO AVOID FORMING A HOLLOW BENEATH HOUSE.

PROPOSED EARTHWORKS:
VOLUME: APPROX. MAX. 70m³
AREA: APPROX. 350m² (PROPOSED BLDG AREAS & DRIVEWAY)
CUT HEIGHT: MAX. 0.2m
FILL HEIGHT: 0m

NOTE: BLDG. AREAS HAVE BEEN INCLUDED AS A WORST CASE SCENARIO AS THE TIMBER SUBFLOOR FOUNDATIONS MAY GO INTO THE GROUND WITHOUT THE REMOVAL OF THE TOPSOIL PER NZS3604:2011 SECTION 3.5.2.

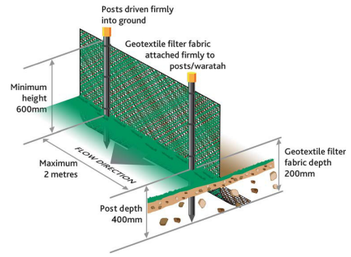
SILT CONTROL:

INSTALL SILT CONTROL MEASURES AS REQUIRED BY COUNCIL AROUND PROPOSED WORKS TO ENSURE ANY SEDIMENTS FROM STORMWATER RUNOFF REMAINS ON SITE. USE 600h GEOTEXTILE FABRIC SILT CONTROL FENCE (200mm INTO GROUND) WITH STEEL WARATAHS OR SIMILAR SUPPORTS AT 2m CENTRES.

Silt fences

Proper silt fence installation is critical to its performance. It needs to:

- be installed in a trench 200mm deep by 100mm wide
- have waratahs or posts hammer-staked at least 400mmm deep on the downhill side of the fabric, no more than 2m apart
- be 600mm high above ground, with an additional 200mm of cloth below ground in the trench
- have each end of the fence return up the slope roughly 2m to prevent water going around the edges
- be anchored by backfilling the trench and placing soil on top of the fabric.



Stabilise entranceways

Keep vehicles off exposed soil and clay – build a stabilised entranceway with geotextile cloth and large washed aggregate.

How?

- The minimum set-up for your entranceway should be at least:
  - a 150mm thick layer of 65-100mm aggregate
  - 4m wide with a geotextile base
  - long enough for your site with 'wings' (to allow for vehicles cutting corners).
- Don't use materials like sand, crushed concrete or asphalt to make your entranceway.
- Mud should be swept back on to site (not on to the road).

Why?

- A stabilised entranceway prevents vehicles tracking mud and clay on to the road (which is a common source of complaints to council).
- Mud and contaminants can make a road slippery and dangerous. They can be washed into the stormwater system by the rain or create a dust nuisance when it's dry.
- It is your responsibility to ensure that the road is clean of mud and sediment. **Failure to do so can result in a fine or prosecution.**


Placing geotextile material under aggregate prevents the stones sinking into mud, and stops mud rising back up through the applied aggregate.


Be prepared to shift your silt fence and bunds as you move through different stages of your project. **Don't use haybales** – they don't work.

GAP 65 placed on top of geotextile material. If you do this properly, the entranceway will work better and last longer.

LEGAL DESCRIPTION & SITE DETAILS

10 PENNEY CRESCENT,
KAIKOHE

TERRITORIAL AUTHORITY-
FAR NORTH DISTRICT COUNCIL

LOT 16	DP 77264
SITE AREA	841m²

SITE DETAILS PER BRANZ MAPS

CLIMATE ZONE	1
CORROSION ZONE	ZONE B (OUTSIDE SEASPRAY)
EARTHQUAKE ZONE	ZONE 1
RAINFALL INTENSITY	80-90mm
WIND REGION	A
WIND ZONE	MEDIUM

LEGEND

- PROPOSED 1.2m FENCE
- PROPOSED 1.8m FENCE
- EXISTING FENCE
- SW EXTG STORMWATER DRAIN
- SW NEW STORMWATER DRAIN
- SS EXTG WASTE WATER DRAIN
- SS NEW WASTE WATER DRAIN
- YARD OR DRAIN SETBACK

FENCING NOTES:

ALL FENCING PER KAINGA ORA M-245 HOUSING STANDARD - BUILD DOCUMENT PG 3.

SAFTEY FENCING
1.2m HIGH VISUALLY PERMEABLE HOT DIPPED GALV. FENCE IN BLACK.

PRIVACY FENCING
1.8m HIGH RADIATA PINE TIMBER FENCE, PALINGS NON LAPPED

WORK-SITE BARRIERS
PROVIDE 2.0m HIGH SITE FENCING IN ACCORDANCE WITH F5/AS1 OF THE BUILDING CODE WHERE REQUIRED FOR THE DURATION OF THE WORKS.

SCOPE OF WORKS:

- RELOCATE HOUSE ONTO SITE WITH PILES & FOOTINGS.

- INSTALL SPOUTING & DOWN PIPES & CONNECT INTO NEW SW DRAIN. DIRECT SW DRAIN TO NEW DETENTION TANK WHICH DISCHARGES TO PUBLIC SW MAIN.

- CONNECT PLUMBING INTO NEW WW DRAIN TO CONNECT INTO PUBLIC WW MAIN.

- CONNECT ALL ELECTRICAL, PHONE & WATER SERVICES.

- CONSTRUCT NEW DECKS WITH BARRIERS & STEPS, PLUS ASSOCIATED CONCRETE PATHS.

- ENCLOSE SUBFLOOR & CONSTRUCT ACCESS HATCH.

RESOURCE CONSENT

REFER ALSO TO APPROVED LAND USE CONSENT AND SUBDIVISION CONSENT 2300657-RMACOM

PLANNING REQUIREMENTS:

PLANNING ZONE - RESIDENTIAL

7.6.5.1.2 RESIDENTIAL INTENSITY
MINIMUM SITE AREA (SEWERED SITES) - 600m² PER DWELLING UNIT
RESTRICTED DISCRETIONARY ACTIVITY - 300m² PER DWELLING UNIT

7.6.5.1.4 BUILDING HEIGHT = MAX 8m
7.6.5.1.5 SUNLIGHT = 2.0m & 45deg
7.6.5.1.6 IMPERVIOUS AREA = 50% OF SITE (420.50m²)
SEALED DRIVEWAY = 233.54m²
BUILDING COVERAGE (PER BELOW) = 183.83m²
TOTAL PATHS =53.16m²
TOTAL IMPERVIOUS AREA = 470.53m²
= 55.95% (OVER WHOLE SITE, SEE SITE SETOUT PLAN FOR PROPOSED LOT 1&2 CALCULATIONS)

7.6.5.1.7 SETBACKS = 3.0m FRONT, 1.2m SIDE & REAR
7.6.5.1.17 BUILDING COVERAGE = MAX. 45%
HOUSE COVERAGE = 82.08m² 96.35m²
GARDEN SHED = 2.70m² +2.70m²
PROPOSED BLD COVERAGE = 183.83m²
= 21.86% (OVER WHOLE SITE, SEE SITE SETOUT PLAN FOR PROPOSED LOT 1&2 CALCULATIONS)

7.6.5.1.1 RELOCATED BUILDINGS

RE-ERECTION OF SECOND-HAND DWELLING UNITS TO COMPLY WITH ABOVE RULES. ALL WORK REPAIRS/REINSTATEMENT COMPLETED WITHIN 6 MONTHS OF BUILDING DELIVERED TO SITE.

15.1.6B.1.5(B) STACKED PARKING PERMITTED FOR RESIDENTIAL UNIT
15.1.6B.1.5(C) RESIDENTIAL PARKING, VEHICLE CROSSING, ACCESSWAYS & MANOEUVRING AREAS SHALL BE FORMED WITH AN ALL WEATHER SURFACE & DRAINED.
APPENDIX 3B-1: PRIVATE ACCESS CARRIAGEWAY WIDTH - MIN. 3.0m
APPENDIX 3C: MIN. 2 CARPARKS PER RESIDENTIAL UNIT

MANOEUVRING AREA: VEHICLES MUST BE ABLE TO ENTER & EXIT IN FOWARD DIRECTION.

SURFACES:

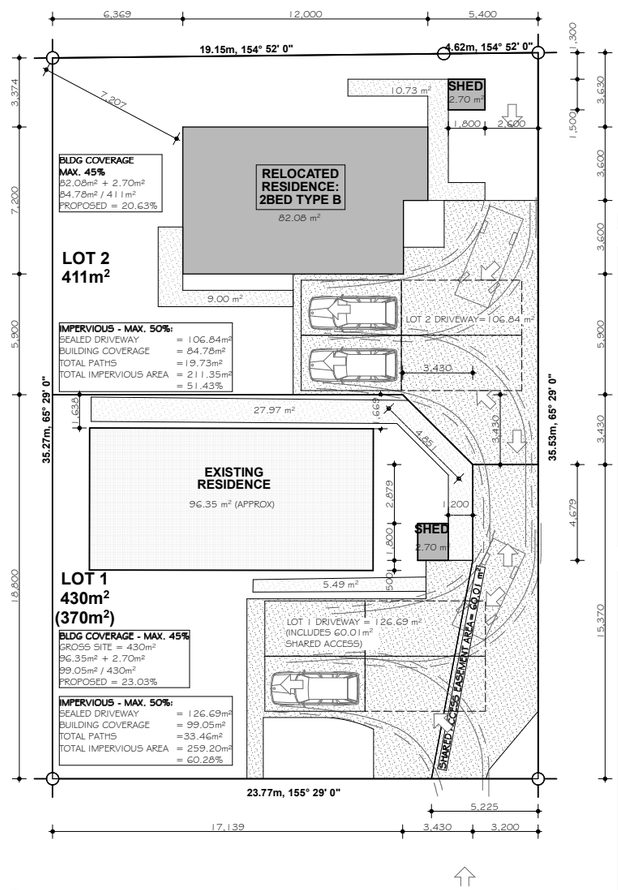
SINGLE SITE VEHICLE CROSSING & ACCESSWAY: MINIMUM 3.0m WIDE
2 DWELLINGS: MIN ACCESSWAY WIDTH 5.0m WITH 3.0m CARRIAGEWAY

PARKING: 2 SPACES PER RESIDENTIAL DWELLING UNIT

CIVIL DESIGN:

THESE PLANS ARE INDICATIVE OF CIVIL DESIGN PLANS & CALCULATIONS BY LDE LAND DEVELOPMENT & ENGINEERING LTD, REF 18098 DATED OCT 2021. THIS INCLUDES STORMWATER DESIGN, PROPOSED WASTE WATER SYSTEM EXTENSION AND PROPOSED VEHICLE CROSSING DETAILS. THESE DOCUMENTS SHALL BE READ IN CONJUNCTION WITH THESE PLANS & FORM A PART OF THE CONSENT DOCUMENTATION.

Consent Number: CKO2100764
Date: 07/12/2021
APPROVED
CONSENTIUM Building Consent Authority



RELOCATION SITE PLAN
SCALE AT A1 = 1:100

SITE SETOUT PLAN
SCALE AT A1 = 1:150

Kāinga Ora Homes and Communities

RevID	ChID	Revision	Date

CLIENT
KAINGA ORA - HOMES & COMMUNITIES

ADDRESS
10 PENNEY CRESCENT
KAIKOHE
FAR NORTH DISTRICT COUNCIL

PROJECT
PROPOSED RELOCATION - KO REF: - DHS 2BED TYPE B

CTM ARCHITECTURAL Ltd

CTM ARCHITECTURAL LTD
18 SWEETCORN PLACE,
PUKEKOHE, 2120

PO Box 547
PUKEKOHE, 2340
ph/fax- 09 238 4414
web- www.ctm.net.nz
e-mail- info@ctm.net.nz

LICENSED BUILDING PRACTITIONERS BUILDING CONFIDENCE www.dbh.govt.nz

WORK TO N.Z.B.C. AND RELEVANT CODES
DIMENSIONS SUPERSEDE SCALE
CHECK AND VERIFY ALL LEVELS AND DIMENSIONS ON SITE BEFORE STARTING ANY WORK.

ISSUE
BUILDING CONSENT

DRAWN: AMY	SCALE: AS SHOWN	A01	
DATE: 8/11/2021	SHT FORMAT: A1		
JOB REF: 20-064	TOTAL SHTS: 04	SHEET	REVISION