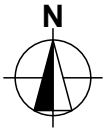




Artist impression only  
 RESOURCE CONSENT FOR ONE HOUSE & ONE DUPLEX (THREE DWELLINGS)  
 ON LOT 53 DPS 4127  
 62 Queenwood Avenue Hamilton / REF:16134







DRAWING LIST

OVERALL PLANS	1	COVER PAGE
	2	LOCALITY PLAN
	3	EXISTING SITE SURVEY
PROPOSED PLANS	4	EXISTING SITE SURVEY & PROPOSED BUILDING
	5	PROPOSED SITE PLAN
SECTIONS & ELEVATIONS	6	PROPOSED ROOF SITE PLAN
	7	SITE ELEVATIONS
LANDSCAPE PLANS	8	SITE SECTION, SUN STUDY & H.I.R.B.
	9	SITE INFORMATION
	10	LANDSCAPE PLAN - PLANTING
	11	LANDSCAPE PLAN - HARDSCAPE & FENCING

LOCALITY PLAN

Amendment:	Description:
<b>NOTES:</b> 1. Areas and distances are subject to survey. 2. Total RT area: 1012m <sup>2</sup>	
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RESOURCE CONSENT FOR ONE HOUSE & ONE DUPLEX (THREE DWELLINGS)  
ON LOT 53 DPS 4127

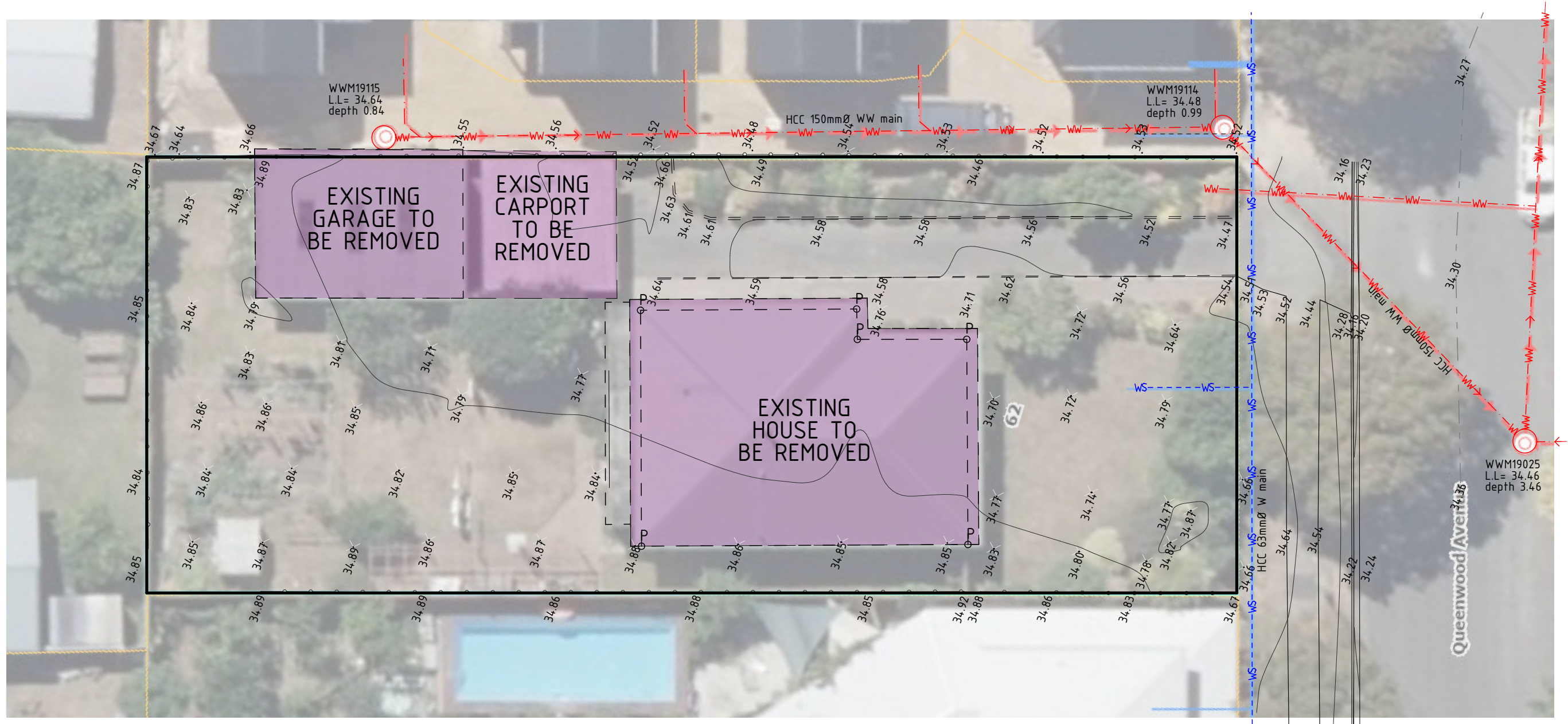
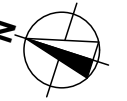
Prepared for: Queenwood Developmments Ltd.      Comprised in R.T. SA1288/74      Address: 62 Queenwood Avenue Hamilton



PLANNING  
SURVEYING  
ARCHITECTURE

A: 7 Hardley street, P.O. Box 9379, Hamilton 3240 T: (07) 839 1335 E-mail: mgltld@mgsi.co.nz    W: www.mgsi.co.nz		
Design: M.S	Date: 04 September 2020	Sheet 2 of 11
Drawn: M.A	Scale: 1:500 @ A3	Ref.: 16134
Checked: M.S		





- LEGEND:
- Property Boundary
  - Adjoining Property
  - Kerb
  - WW Wastewater pipe
  - WS Water Supply pipe
  - SW Stormwater pipe
  - Building/Garage to be removed
  - Retaining Wall
  - Higher / Lower ground

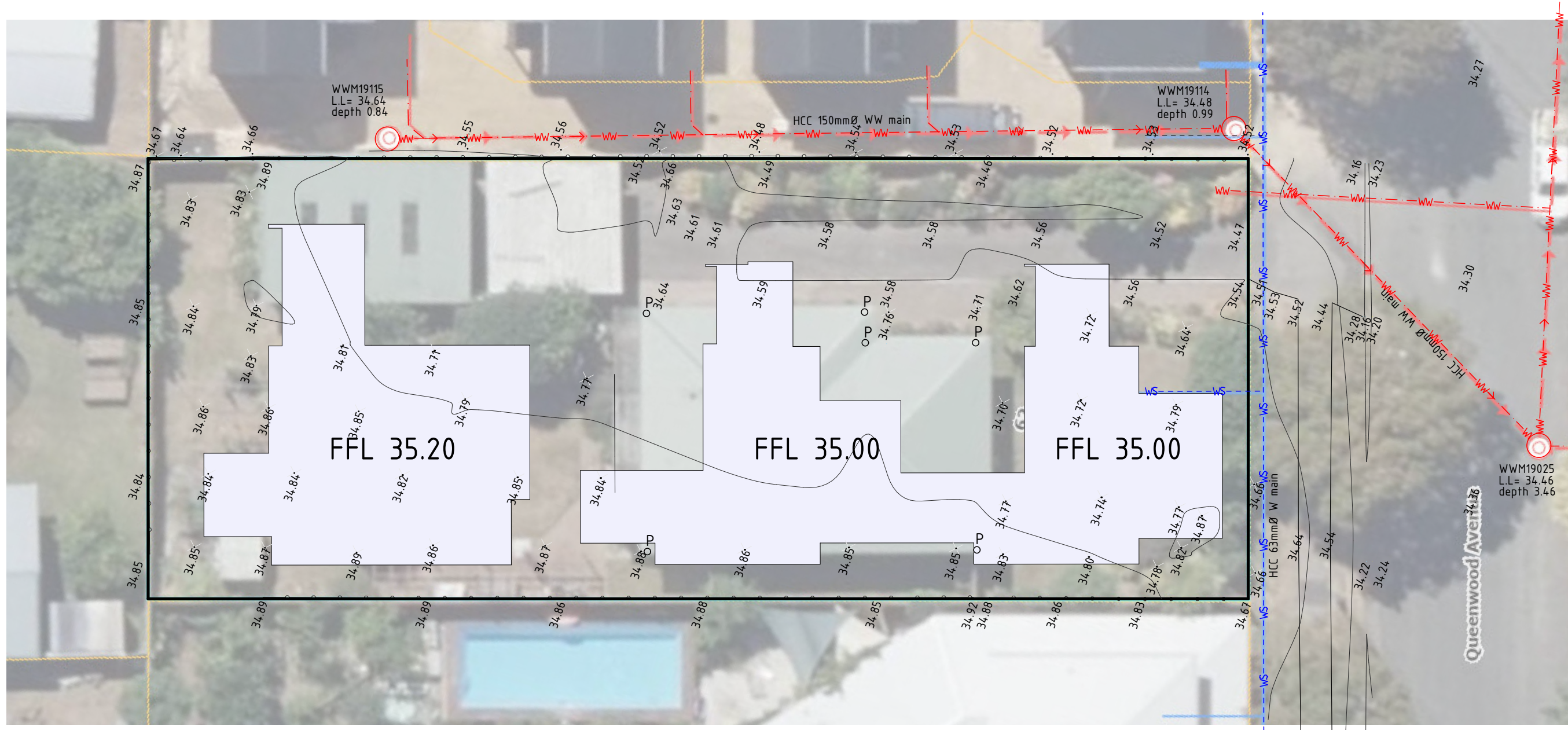
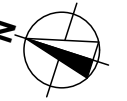
INFORMATION COMPILED BY MGSL

Datum: Geodetic 2000  
Mt. Eden Circuit Co-ordinates  
Origin Mt. Eden 800,00mN  
400,00mE  
Levels: Moturiki Datum (metrer)

## EXISTING SITE SURVEY

Amendment:		Description:		<div><div><div></div><div>MG</div><div>SOLUTIONS</div><div>PLANNING SURVEYING ARCHITECTURE</div></div><div><div>A: 7 Hardley street, P.O. Box 9379, Hamilton 3240 T: (07) 839 1335 E-mail: mgltd@mgsl.co.nz    W: www.mgsl.co.nz</div><div><table><tr><td>Design: M.S</td><td>Date: 04 September 2020</td><td>Sheet 3 of 11</td></tr><tr><td>Drawn: M.A</td><td rowspan="2">Scale: 1:200 @ A3</td><td rowspan="2">Ref.: 16134</td></tr><tr><td>Checked: M.S</td></tr></table></div></div></div>	Design: M.S	Date: 04 September 2020	Sheet 3 of 11	Drawn: M.A	Scale: 1:200 @ A3	Ref.: 16134	Checked: M.S
Design: M.S	Date: 04 September 2020	Sheet 3 of 11									
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RESOURCE CONSENT FOR ONE HOUSE & ONE DUPLEX (THREE DWELLINGS) ON LOT 53 DPS 4127											
Prepared for: Queenwood Developmments Ltd.		Comprised in R.T. SA1288/74	Address: 62 Queenwood Avenue Hamilton								






- LEGEND:
- Property Boundary
  - Adjoining Property
  - Kerb
  - WW Wastewater pipe
  - WS Water Supply pipe
  - SW Stormwater pipe
  - Proposed building
  - Retaining Wall
  - Higher / Lower ground

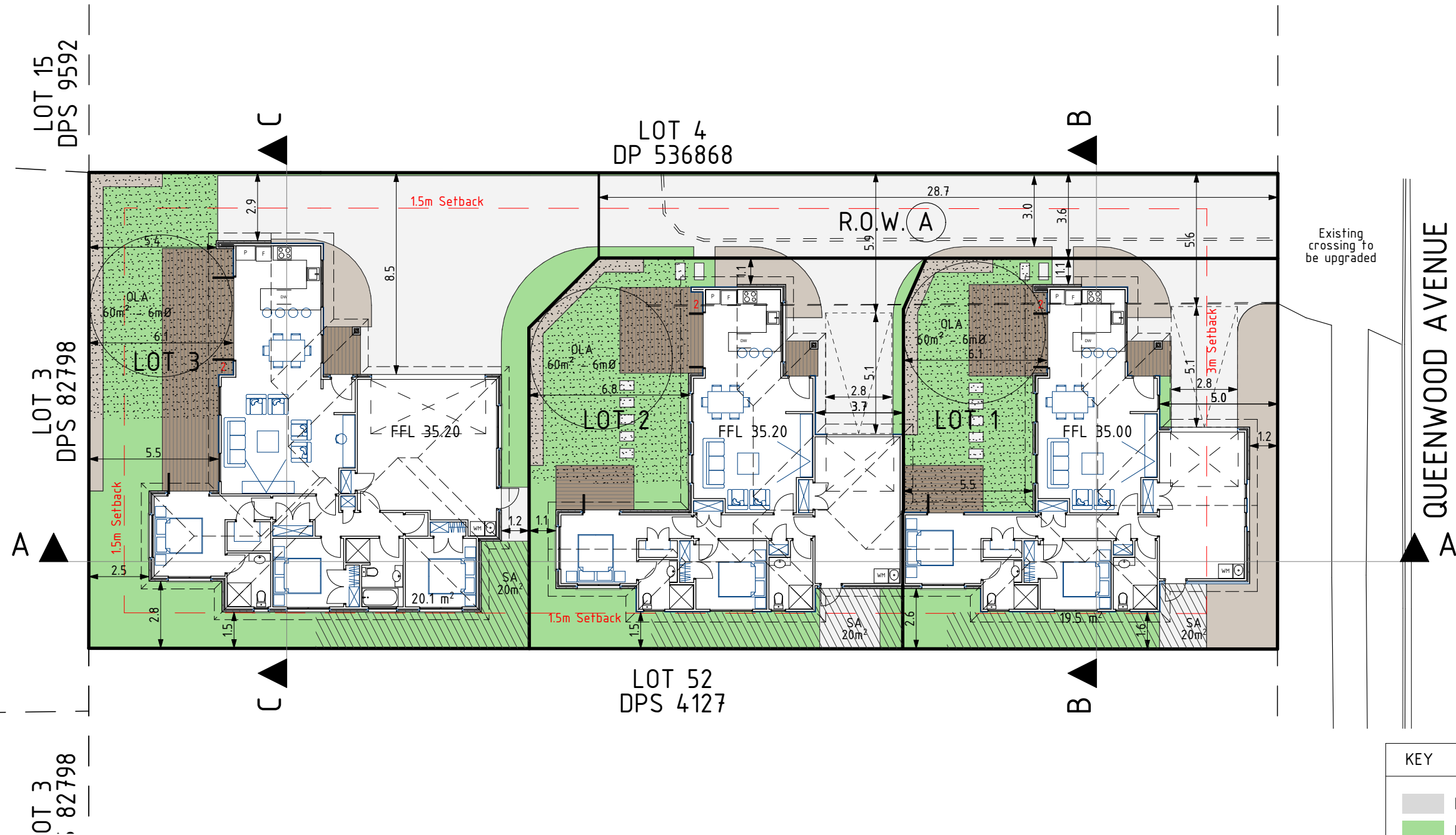
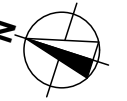
INFORMATION COMPILED BY MGSL

Datum: Geodetic 2000  
Mt. Eden Circuit Co-ordinates  
Origin Mt. Eden 800,00mN  
400,00mE  
Levels: Moturiki Datum (metrer)

## EXISTING SITE SURVEY & PROPOSED BUILDING

Amendment:		Description:		RESOURCE CONSENT FOR ONE HOUSE & ONE DUPLEX (THREE DWELLINGS) ON LOT 53 DPS 4127			 PLANNING SURVEYING ARCHITECTURE	A: 7 Hardley street, P.O. Box 9379, Hamilton 3240 T: (07) 839 1335 E-mail: mgltld@mgsl.co.nz    W: www.mgsl.co.nz		
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						Drawn: M.A		Scale: 1:200 @ A3	Ref.: 16134	
						Checked: M.S				





KEY

Paved area

Permeable area

Permeable bark

Wooden Deck

OLA (Outdoor Living Area)

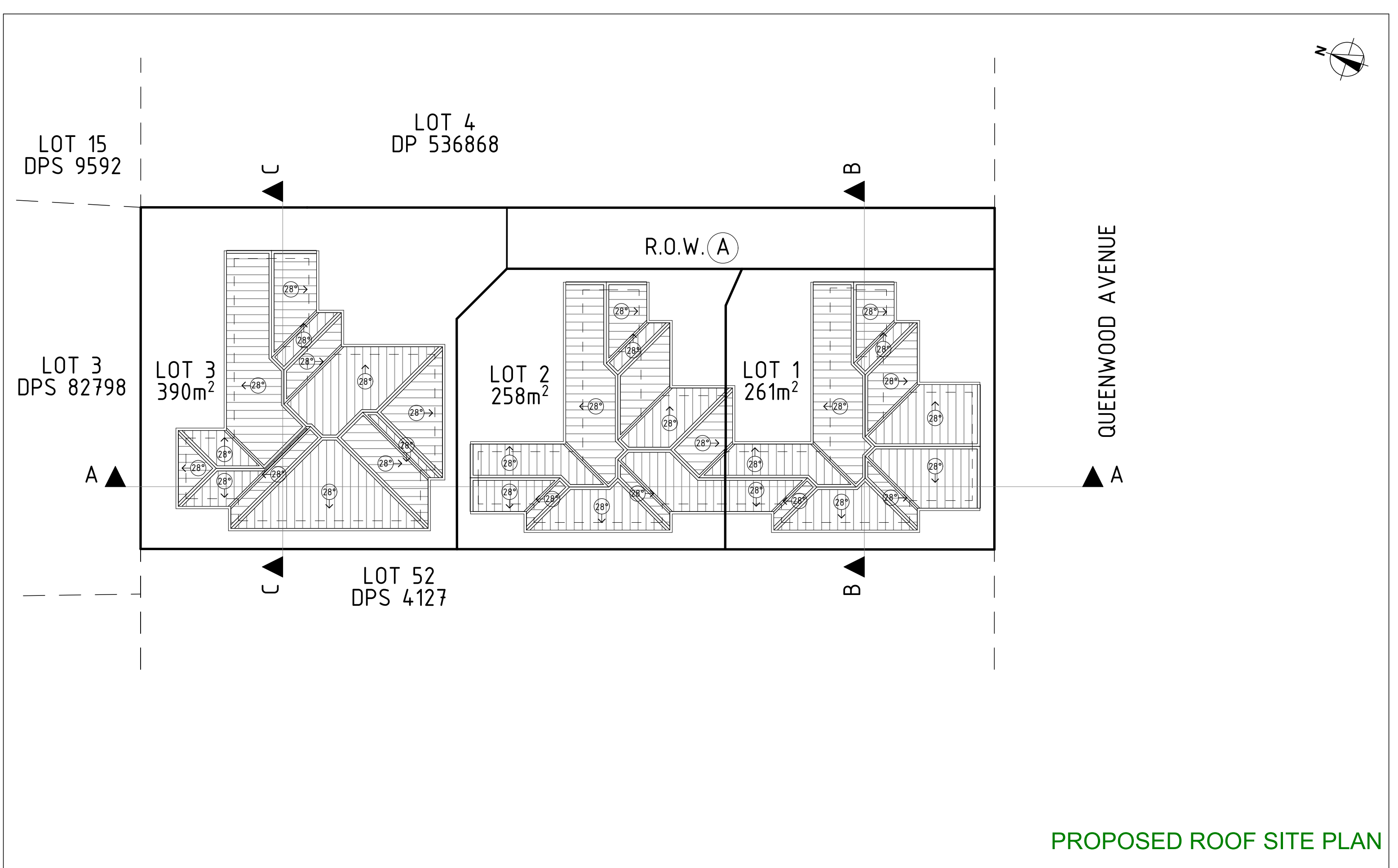
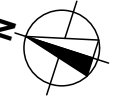
SA (Service Court)

NOTE: Dimensions to cladding


PROPOSED SITE PLAN

Amendment:		Description:		<div><div><div></div><div>MG</div><div>SOLUTIONS</div><div>PLANNING SURVEYING ARCHITECTURE</div></div><div><div>A: 7 Hardley street, P.O. Box 9379, Hamilton 3240 T: (07) 839 1335 E-mail: mgltd@mgsl.co.nz    W: www.mgsl.co.nz</div><div><table><tr><td>Design: M.S</td><td>Date: 04 September 2020</td><td>Sheet 5 of 11</td></tr><tr><td>Drawn: M.A</td><td rowspan="2">Scale: 1:200 @ A3</td><td rowspan="2">Ref.: 16134</td></tr><tr><td>Checked: M.S</td></tr></table></div></div></div> <div>Original Sheet size A3 (420/297)</div>	Design: M.S	Date: 04 September 2020	Sheet 5 of 11	Drawn: M.A	Scale: 1:200 @ A3	Ref.: 16134	Checked: M.S
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Prepared for: Queenwood Developmprnts Ltd.		Comprised in R.T. SA1288/74		Address: 62 Queenwood Avenue Hamilton							





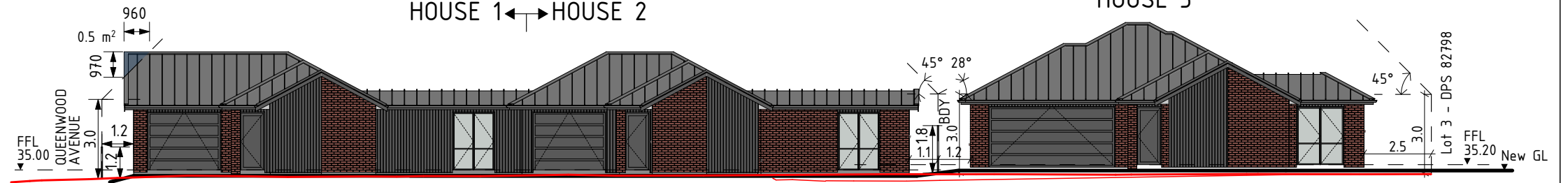
PROPOSED ROOF SITE PLAN

Amendment:		Description:		RESOURCE CONSENT FOR ONE HOUSE & ONE DUPLEX (THREE DWELLINGS) ON LOT 53 DPS 4127			 <div>PLANNING SURVEYING ARCHITECTURE</div>	A: 7 Hardley street, P.O. Box 9379, Hamilton 3240 T: (07) 839 1335 E-mail: mgltld@mgsi.co.nz    W: www.mgsi.co.nz							
NOTES: 1. Areas and distances are subject to survey. 2. Total RT area: 1012m²															
COPYRIGHT The information on this plan is the property of MG Solutions Ltd M.G.S.L. acknowledges the supply of some base data from the relevant Local Authorities    and L.I.N.Z. in the preparation of this plan.															
Prepared for: Queenwood Developmments Ltd.		Comprised in R.T. SA1288/74		Address: 62 Queenwood Avenue Hamilton		<table><tr><td>Design: M.S</td><td>Date: 04 September 2020</td><td>Sheet 6 of 11</td></tr><tr><td>Drawn: M.A</td><td rowspan="2">Scale: 1:200 @ A3</td><td rowspan="2">Ref.: 16134</td></tr><tr><td>Checked: M.S</td></tr></table>			Design: M.S	Date: 04 September 2020	Sheet 6 of 11	Drawn: M.A	Scale: 1:200 @ A3	Ref.: 16134	Checked: M.S
Design: M.S	Date: 04 September 2020	Sheet 6 of 11													
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Checked: M.S															
Original Sheet size A3 (420/297)															





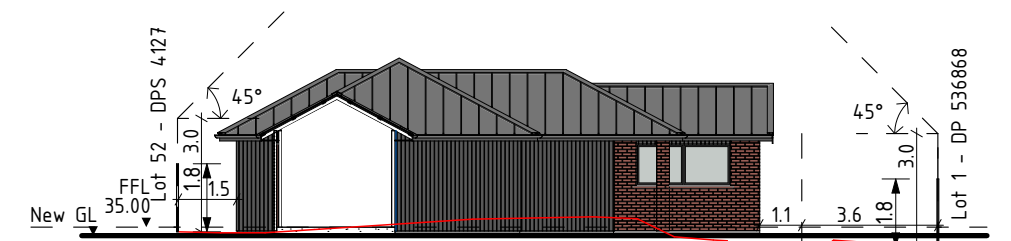
HOUSE 3



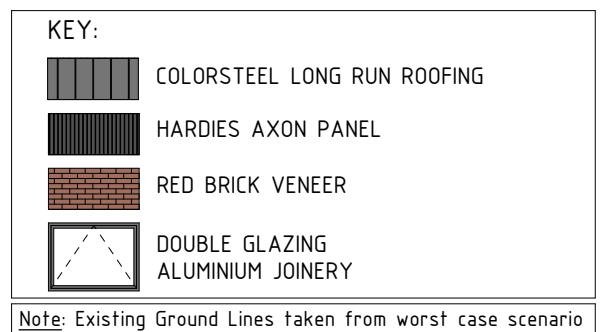
House 1-3\_East Elevation



House 1\_Part North Elevation



House 2\_Pert South Elevation



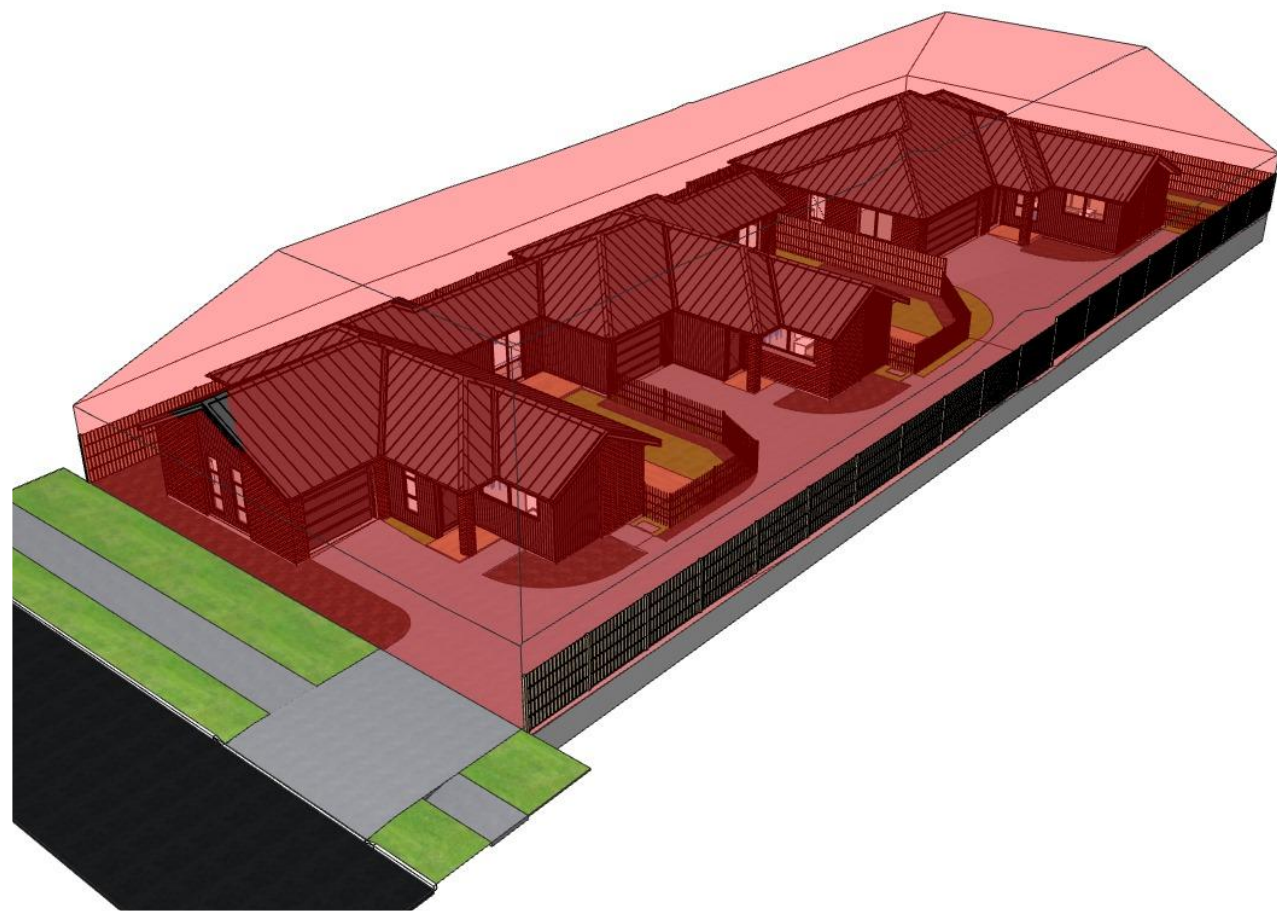
House 1-3\_ West Elevation

## SITE ELEVATIONS

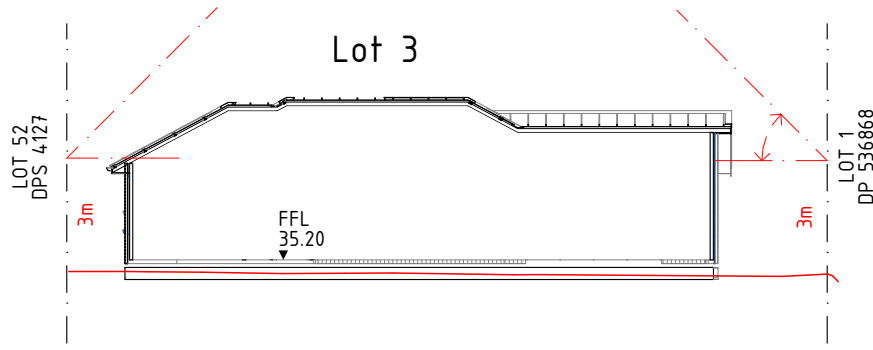
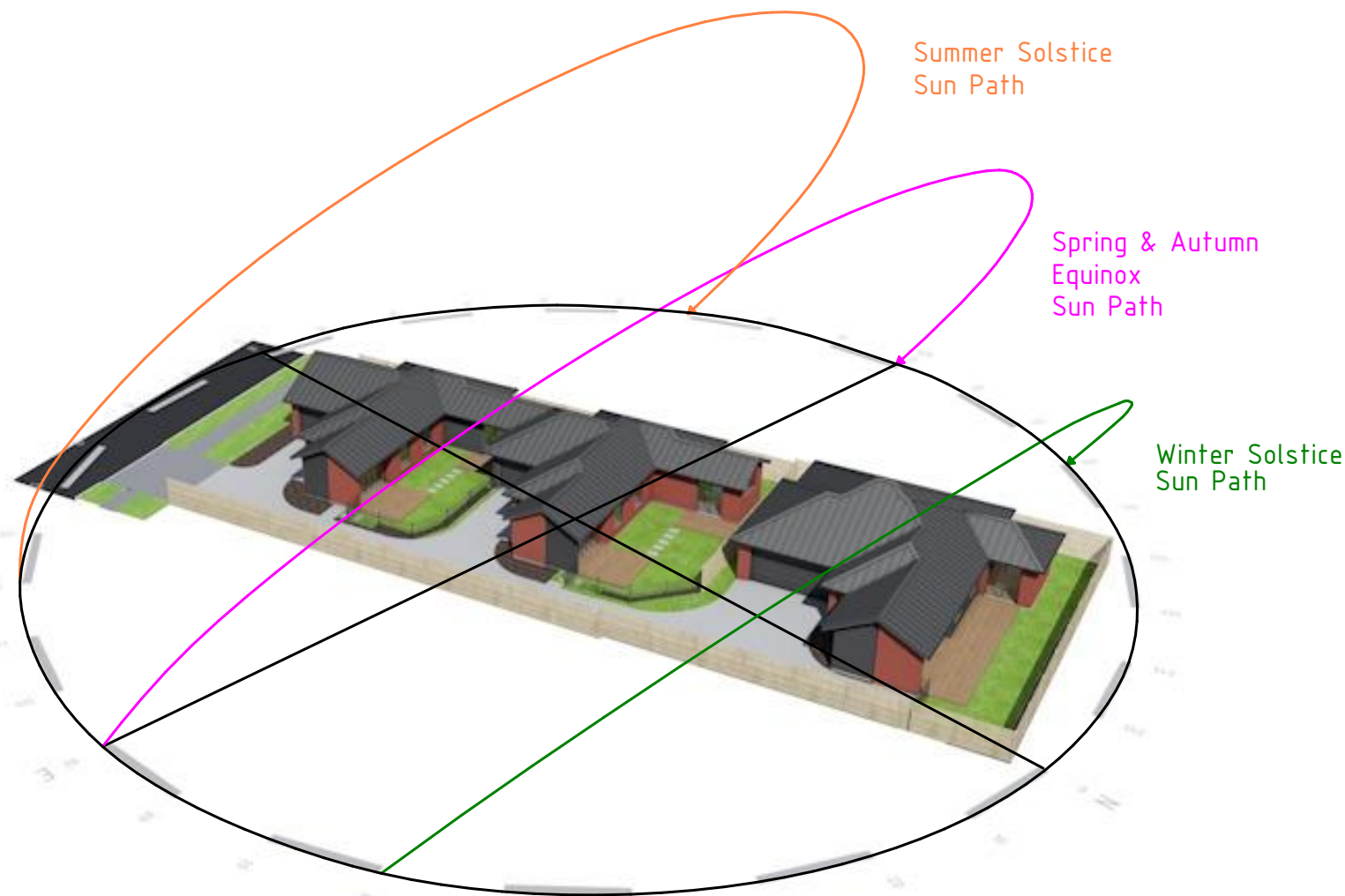
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Prepared for: Queenwood Developmments Ltd.		Comprised in R.T. SA1288/74	Address: 62 Queenwood Avenue Hamilton			

Original Sheet size A3 (420/297)

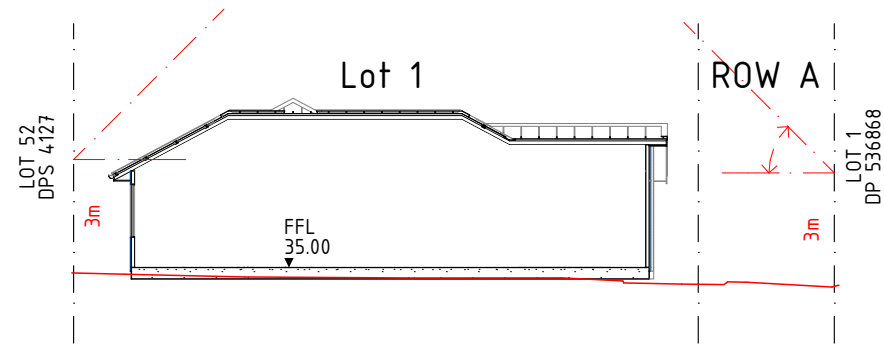




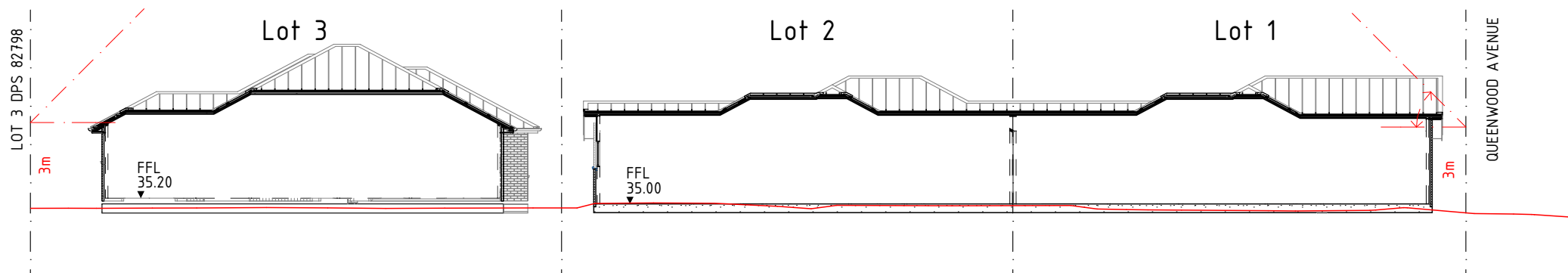
BUILDING ENVELOPE



SECTION C-C



SECTION B-B



SECTION A-A

## SITE SECTION, SUN STUDY & H.I.R.B.

Amendment:	Description:
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## RESOURCE CONSENT FOR ONE HOUSE & ONE DUPLEX (THREE DWELLINGS) ON LOT 53 DPS 4127

Prepared for: Queenwood Developments Ltd.

Comprised in R.T. SA1288/74

Address: 62 Queenwood Avenue Hamilton



A: 7 Hardley street, P.O. Box 9379, Hamilton 3240  
T: (07) 839 1335  
E-mail: mgltld@mgsl.co.nz W: www.mgsl.co.nz

Design: M.S	Date: 04 September 2020	Sheet 8 of 11
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Original Sheet size A3 (420/297)

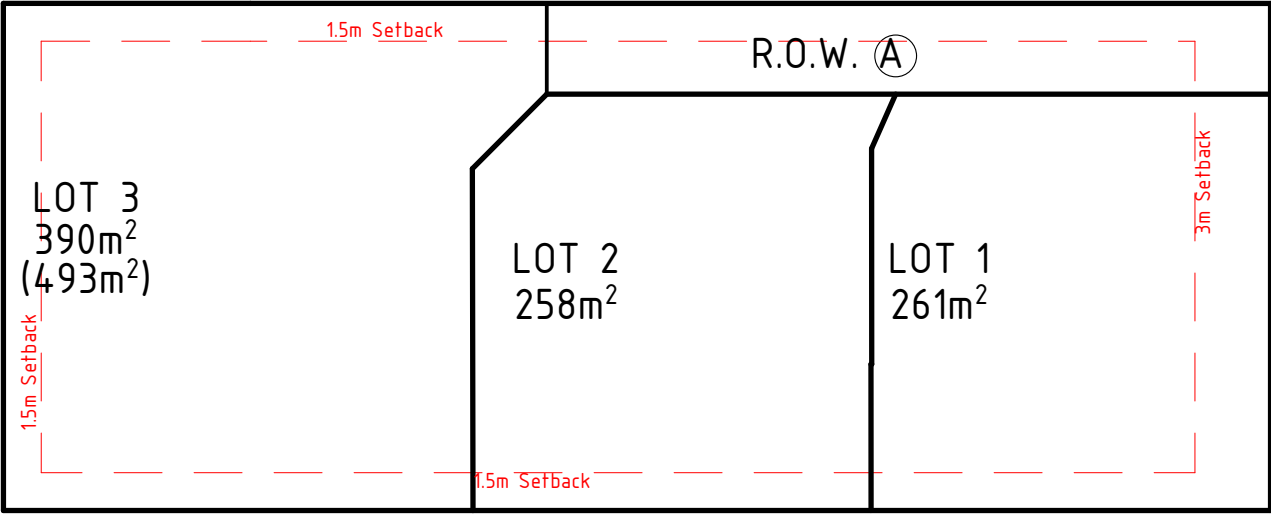


QUEENWOOD AVENUE

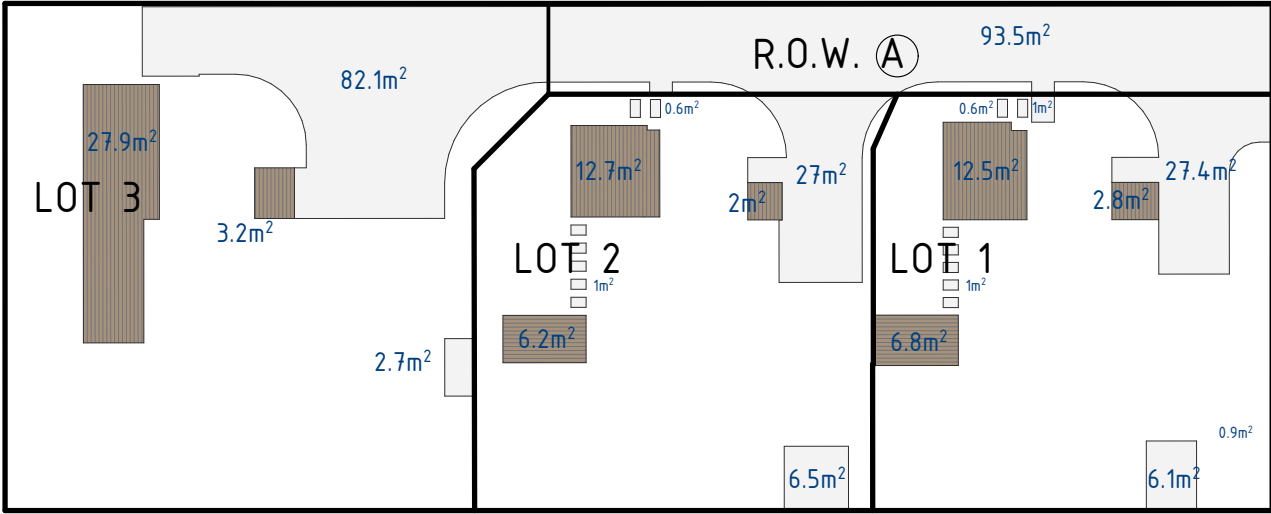
QUEENWOOD AVENUE

QUEENWOOD AVENUE

QUEENWOOD AVENUE

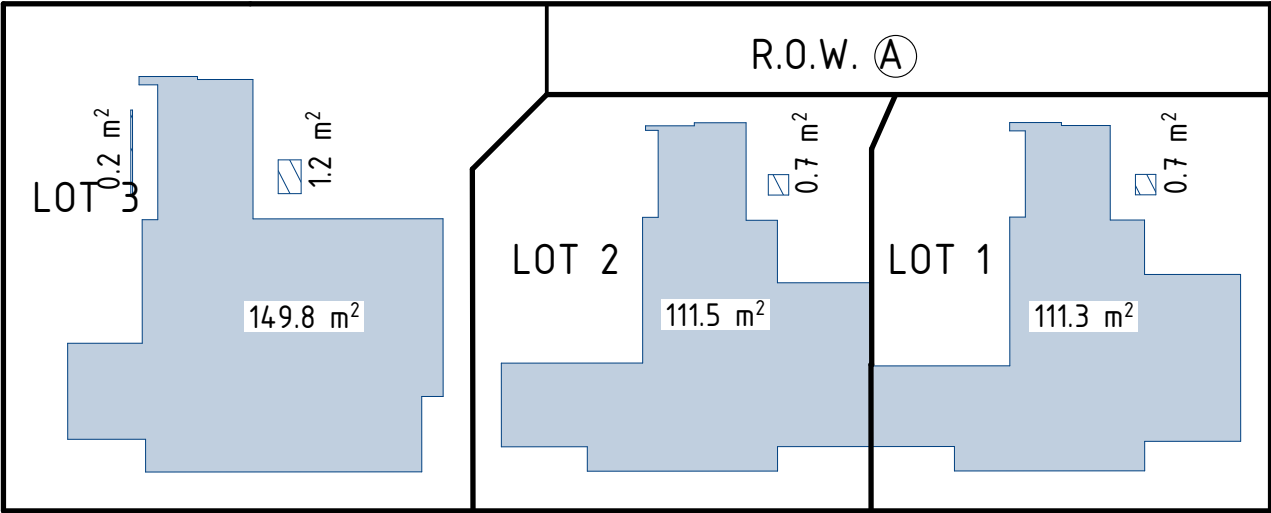


Site Area - Lots

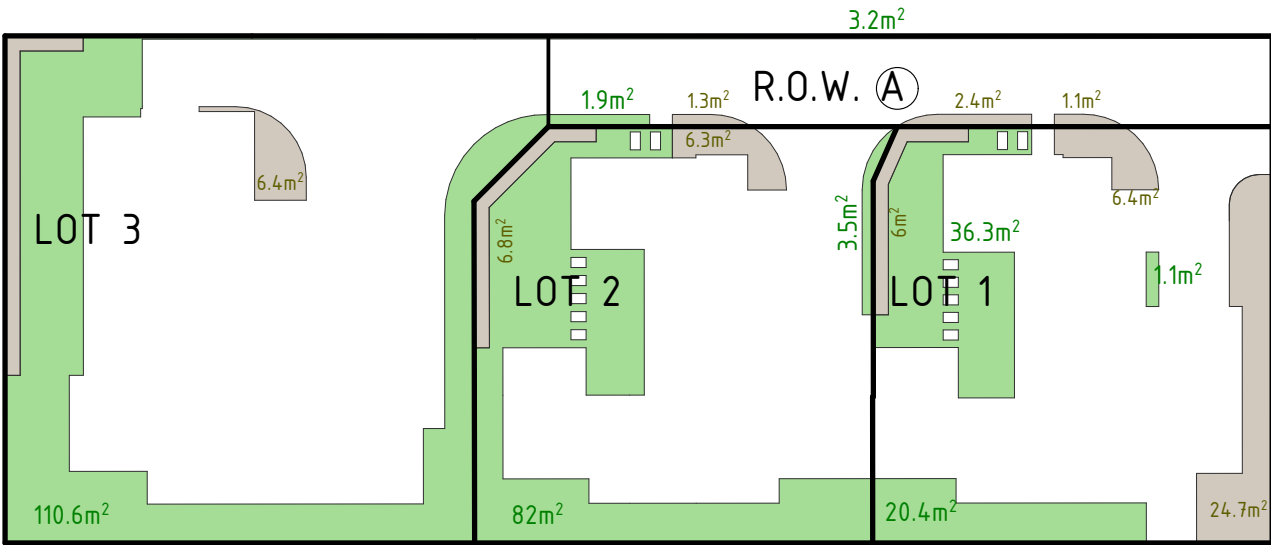


Impervious Area - Lots

Wooden deck ■ Standard concrete □



Building Coverage - Lots



Landscaped Area - Lots

Permeable lawn area ■ Permeable black bark area ■

HOUSE 1 - 2 BED 1 STOREY	
NET SITE AREA:	261m²
GF AREA = 111.3m²+0.7m²(extra eaves)=	112m²
MAX BUILDING COVERAGE 40% OF NET SITE -	104.4m²
BUILDING COVERAGE OF NET SITE AREA:	112.2m² = 42.9%
PERMEABLE SURFACES COVERAGE NET SITE AREA:	93.9m² = 36.4%
FRONTAGE PERMEABLE:	
NET AREA:	49.2m²
PERMEABLE AREA:	24.6m² = 50%

HOUSE 2 - 2 BED 1 STOREY	
NET SITE AREA:	258m²
GF AREA = 111.5m²+0.7m²(extra eaves)=	112.2m²
MAX BUILDING COVERAGE 40% OF NET SITE -	103.2m²
BUILDING COVERAGE OF NET SITE AREA:	112.2m² = 43.5%
PERMEABLE SURFACES COVERAGE NET SITE AREA:	98.6m² = 38.2%

HOUSE 3 - 3 BED 1 STOREY	
NET SITE AREA:	390m²
GF AREA = 149.8m²+1.4m²(extra eaves)=	151.2m²
MAX BUILDING COVERAGE 40% OF NET SITE -	156m²
BUILDING COVERAGE OF NET SITE AREA:	151.2m² = 38.8%
PERMEABLE SURFACES COVERAGE NET SITE AREA:	126.6m² = 32.5%

TOTAL SITE	
GROSS SITE AREA =	1012m²
TOTAL GF AREA = 909m² NSA (Excluding 103m² R.O.W)	
MAX BUILDING COVERAGE 40% OF NET SITE -	363.6m²
BUILDING COVERAGE OF NET SITE AREA:	375.4m² = 41.3% NSA
PERMEABLE SURFACES COVERAGE GROSS SITE AREA:	330m² = 36.3% NSA

## SITE INFORMATION

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## RESOURCE CONSENT FOR ONE HOUSE & ONE DUPLEX (THREE DWELLINGS) ON LOT 53 DPS 4127

Prepared for: Queenwood Developmments Ltd.

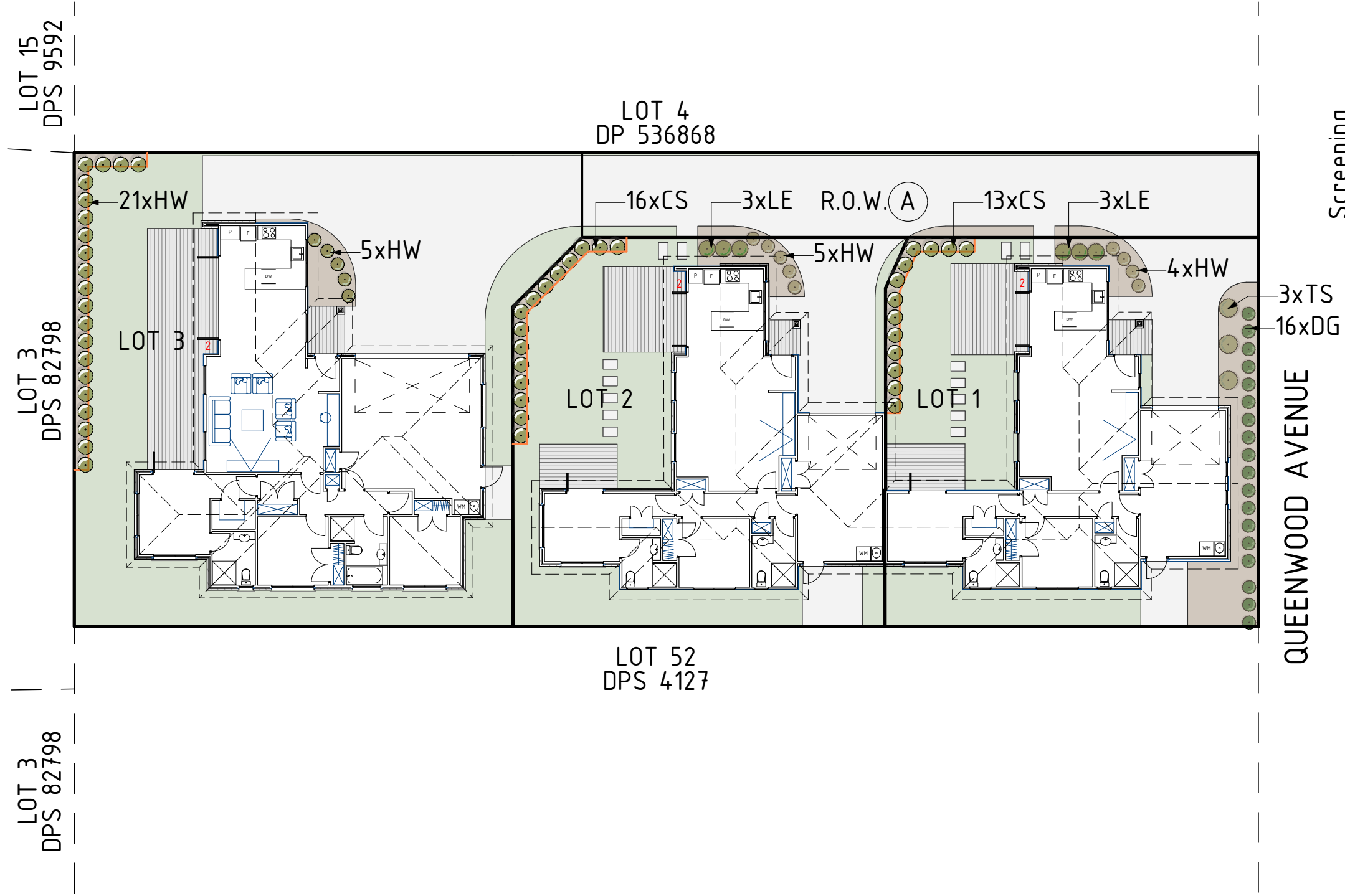
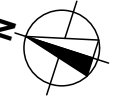
Comprised in R.T. SA1288/74

Address: 62 Queenwood Avenue Hamilton


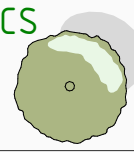

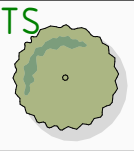


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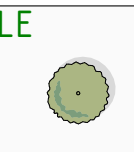


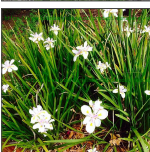





Screening  
Bushes

		Common name: Camellia Sasanqua Name: Camellia Setsugekka Sasanqua Spacing: 750mm
		Common name: American Arborvitae Name: Thuja Smaragd - PB45 Spacing: To developers specification

Low Planting

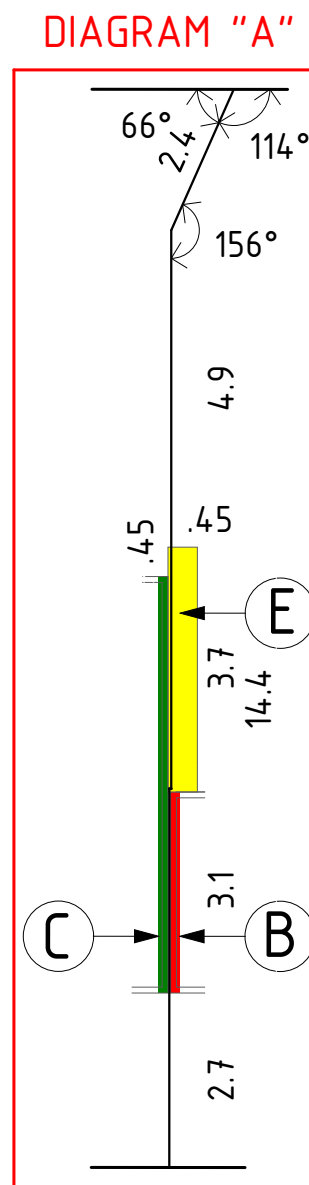
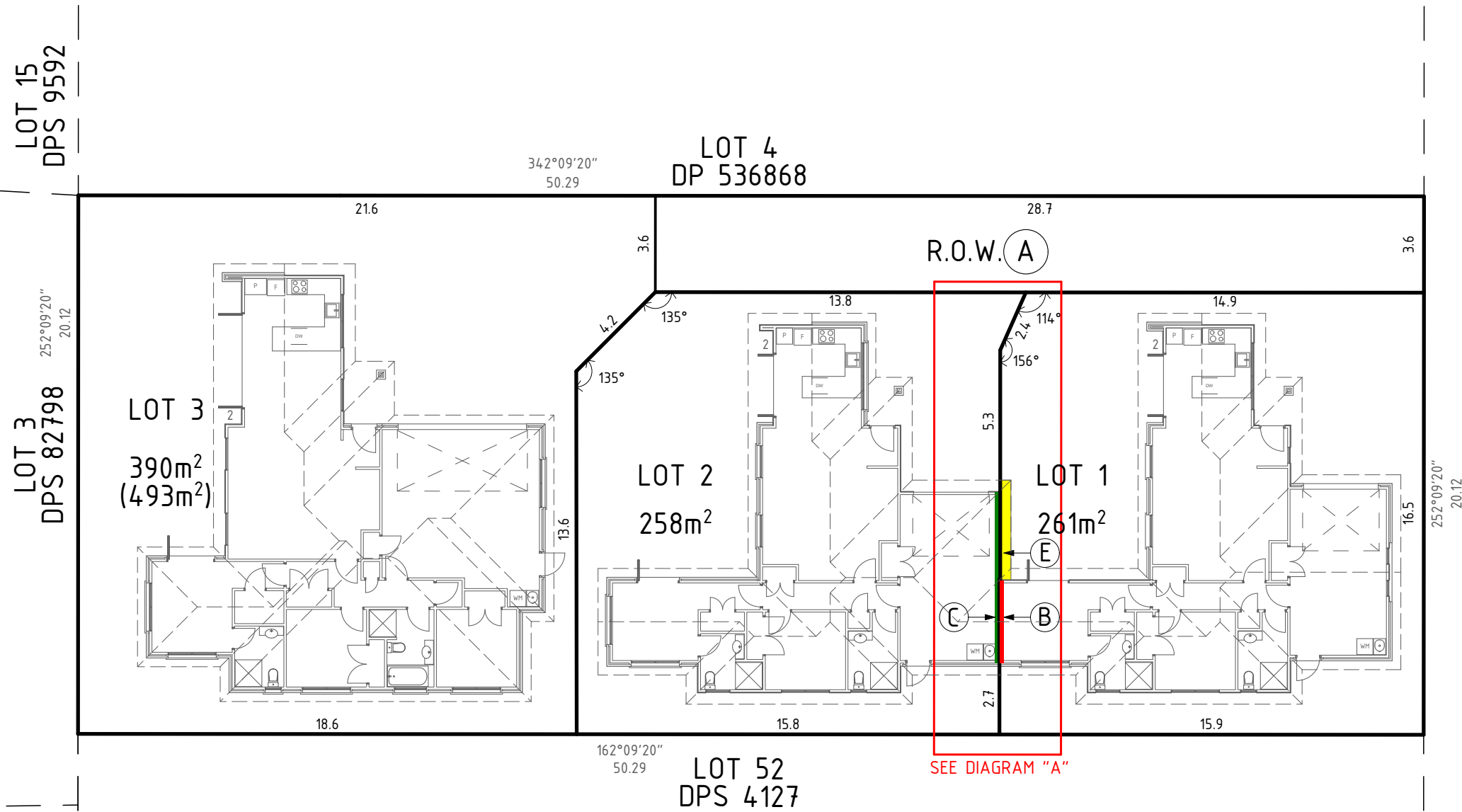
		Common name: Lomandra Name: Lomandra evergreen baby Spacing: 750mm
		Common name: Hebe Wiri Name: ?? Spacing: 750mm
		Common name: Dietes Grandiflora Name: ?? Spacing: 750mm

## LANDSCAPE PLAN - PLANTING









MEMORANDUM OF EASEMENTS			
Purpose	Shown	Serv. Tenement (Burdened land)	Dom. Tenement (Benefited land)
Right-Of-Way, Right to drain; water, sewerage Right to convey; water, gas, telecommunications, electricity & computer media	Ⓐ	Lot 3 Hereon	Lots 1&2 Hereon
Party Wall Easement	Ⓑ	Lot 1 Hereon	Lot 2 Hereon
	Ⓒ	Lot 2 Hereon	Lot 1 Hereon
Eave Overhang Easement	Ⓔ	Lot 1 Hereon	Lot 2 Hereon

# SUBDIVISION PLAN

Amendment:		Description:		<div>SUBDIVISION FOR ONE HOUSE &amp; ONE DUPLEX (THREE DWELLINGS) ON LOT 53 DPS 4127</div>	<div><div><div></div><div>MG</div><div>SOLUTIONS</div><div>PLANNING SURVEYING ARCHITECTURE</div></div><div>A: 7 Hardley street, P.O. Box 9379, Hamilton 3240 T: (07) 839 1335 E-mail: mglttd@mgsi.co.nz    W: www.mgsi.co.nz</div></div>								
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