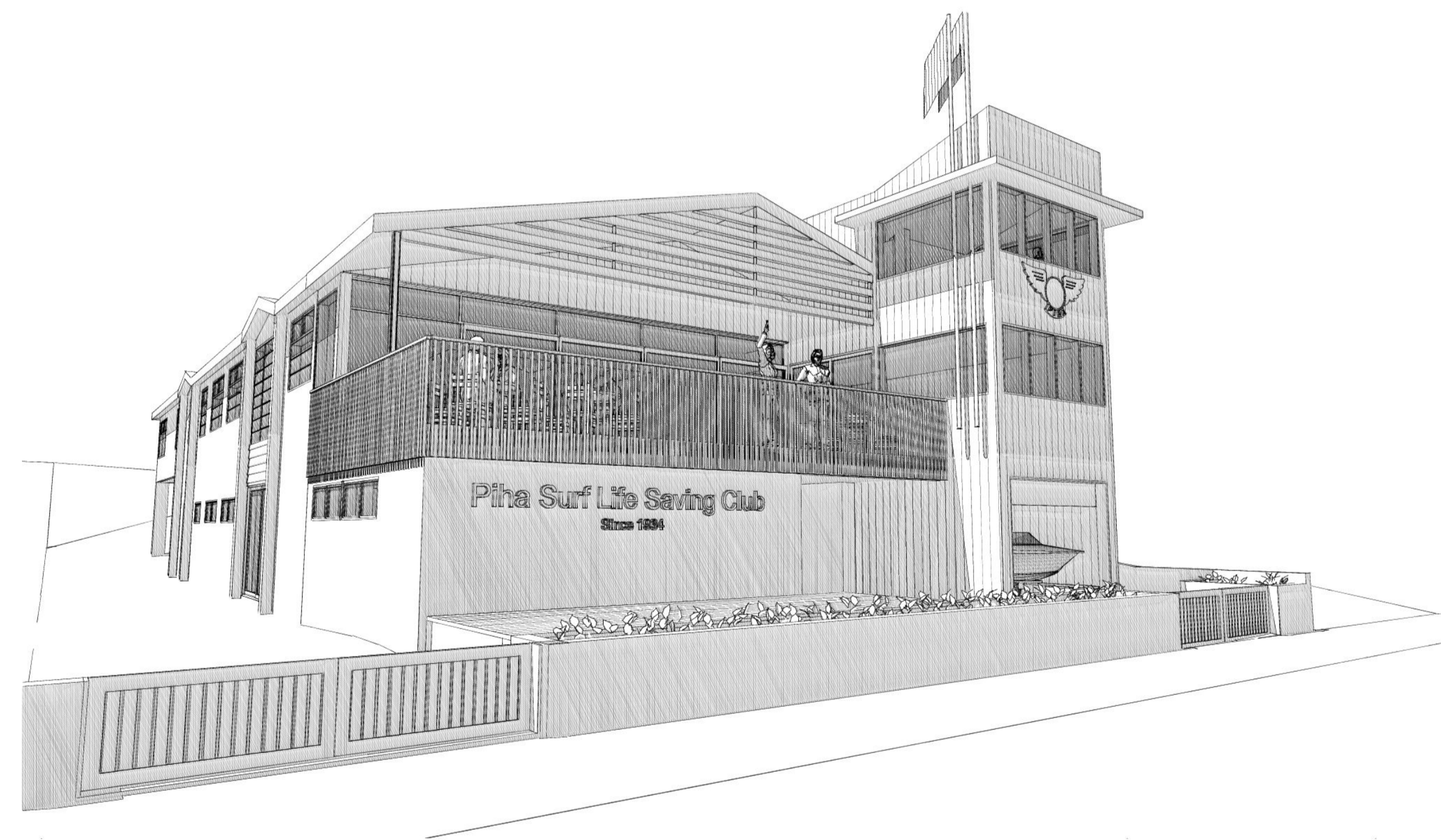


Resource Consent	
#	Name
RC01	Site Plan
RC02	existing plans
RC03	existing elevations
RC04	proposed ground floor plan
RC05	proposed first floor plan
RC06	proposed tower plan
RC07	north & west elevations
RC08	south & east elevations

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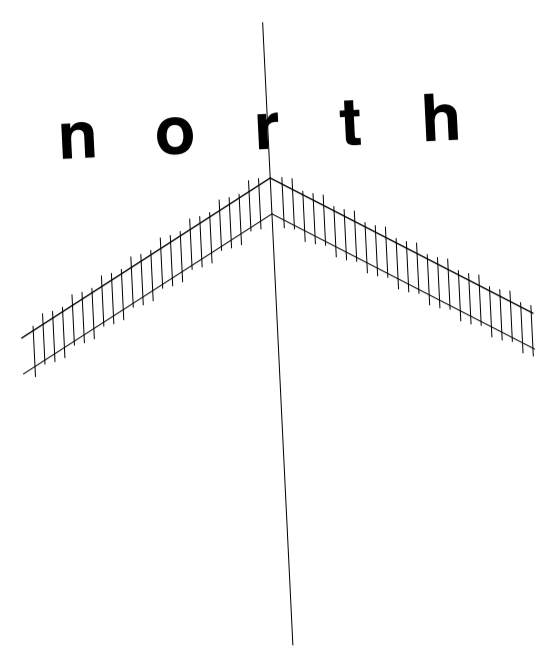
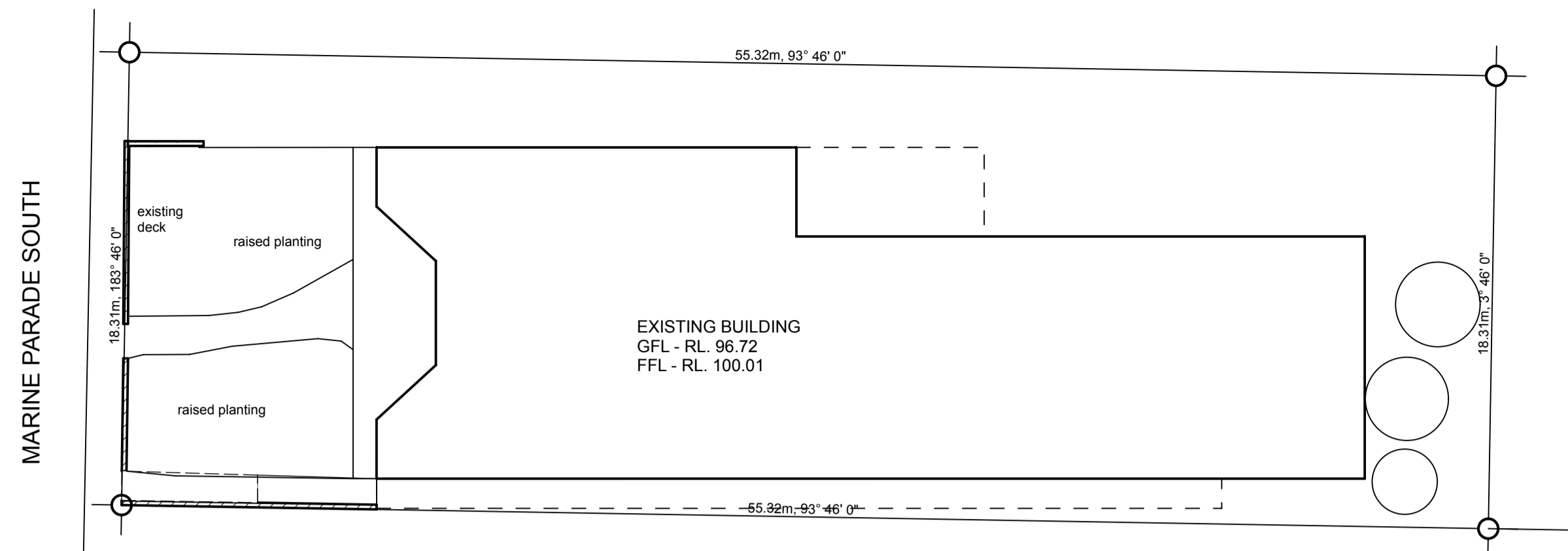
23 marine parade south - piha

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HEIGHT IN RELATION TO BOUNDARY

Point ID	A	B	C	D	E	F	G
Existing Ground Level	96.47	96.47	96.59	96.18	96.43	96.41	96.39
Vertical Height	2.50	2.50	2.50	2.50	2.50	2.50	2.50
Horizontal Distance	9.58	6.74	4.32	7.16	4.06	4.18	3.10
Recession Plane Multiplier	1.41	1.41	0.70	0.70	1.00	1.00	1.00
Total Height Allowed	112.47	108.47	102.11	103.69	102.99	103.09	101.99
Gutter Height AFL	2.63	2.63	3.95	3.95	2.63	4.52	3.95
Highest FL Allowed	109.84	105.84	98.16	99.74	100.36	98.58	98.04
FL Specified	100.01	100.01	102.24	102.24	100.01	100.01	102.24
Difference	9.83	5.83	-4.07	-2.49	0.35	-1.44	-4.20
Complies	YES	YES	NO	NO	YES	NO	NO



location plan n.t.s.

existing site plan 1:200

LEGAL

CT: 659/263
 Lot: 173
 D.P.: 24231
 Net Site Area: 1012 m²
 Access/ROW Strip: 0 m²
 Total Gross Site Area: 1012 m²

TOWNPLANNING

Zone: coastal village permitted
 Activity:
 Max. Height: 10 m
 Density:
 Building Coverage: 15% = 151.8 m²
 52.8% Existing = 534.1 m²
 Removed = -28.4 m²
 Added = 73.0 m²
 Proposed: 57.2% = 578.7 m²

Earthworks:

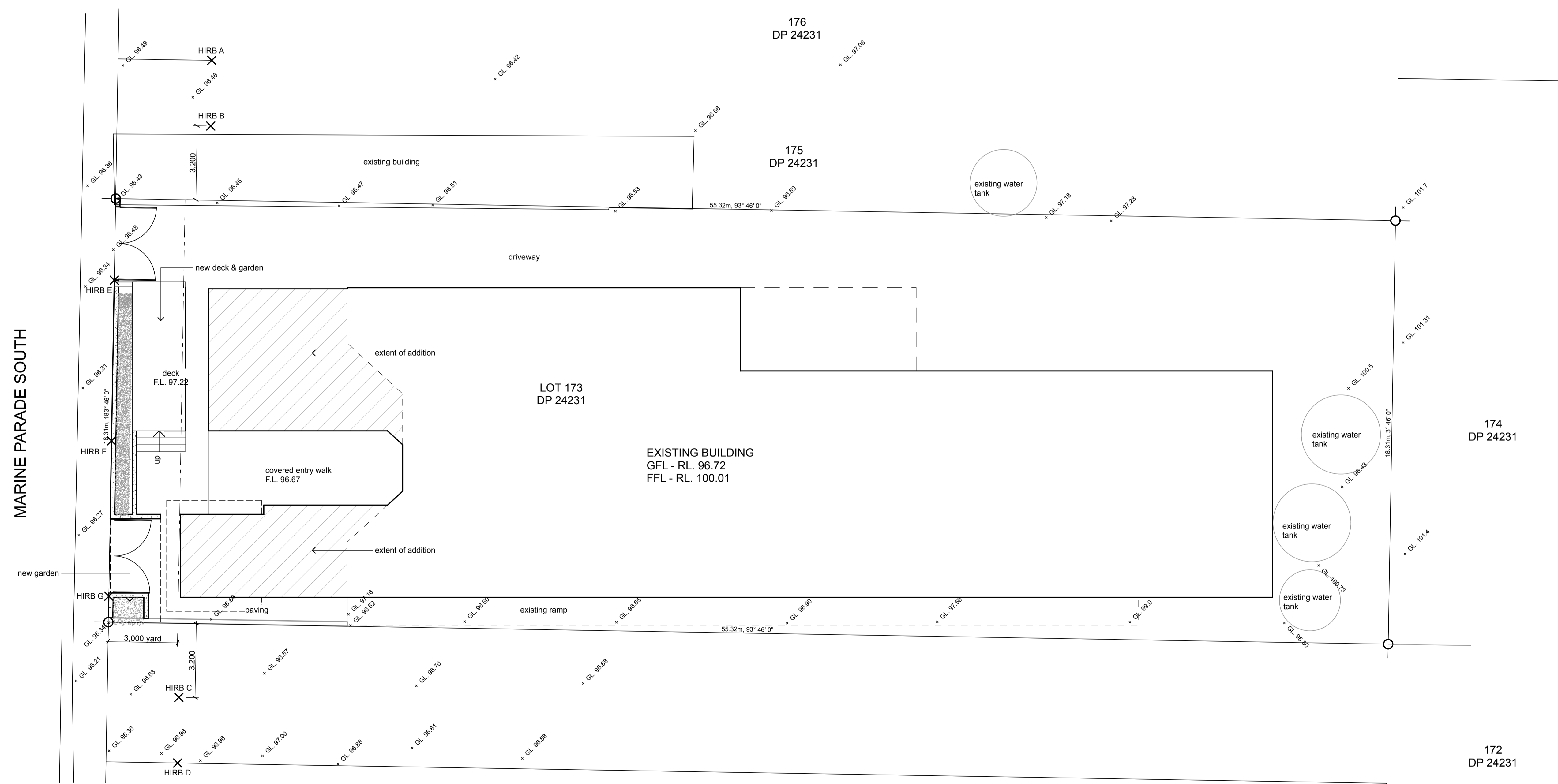
Cuts: Area = 72.5 m²
 Volume = 32.6 m³
 Fills: Area = 0.0 m²
 Volume = 0.0 m³

FLOOR AREAS

Existing Ground Floor 437.3 m²
 Removed Ground Floor 0.0 m²
 Added Ground Floor 73.0 m²
Total Ground Floor 510.3 m²

Existing First Floor 456.0 m²
 Removed First Floor 0.0 m²
 Added First Floor 84.3 m²
Total First Floor 540.2 m²
Total Area 1050.5 m²

existing verandah 28.4 m²
 proposed verandah 44.3 m²



proposed site plan 1:100



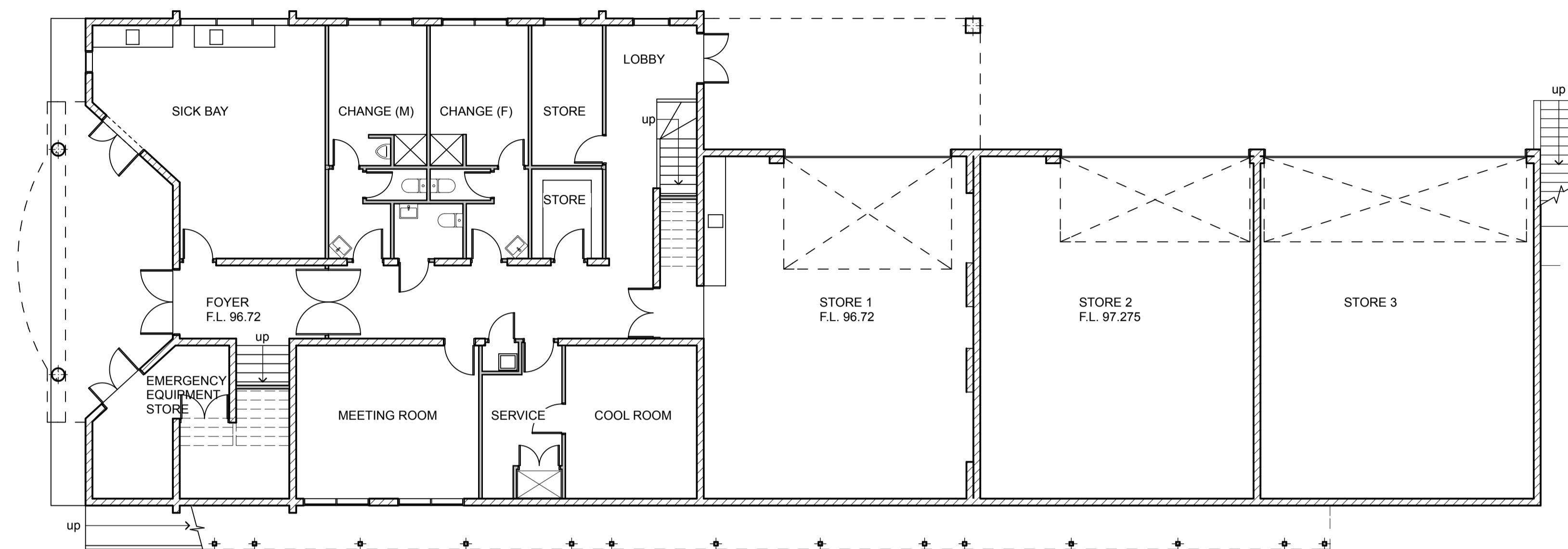
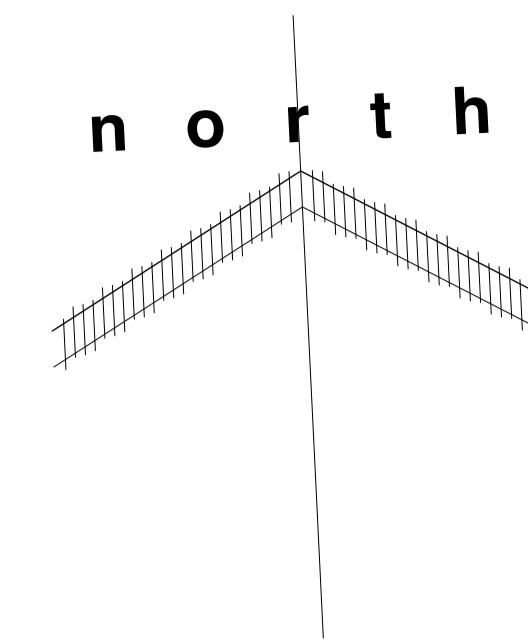
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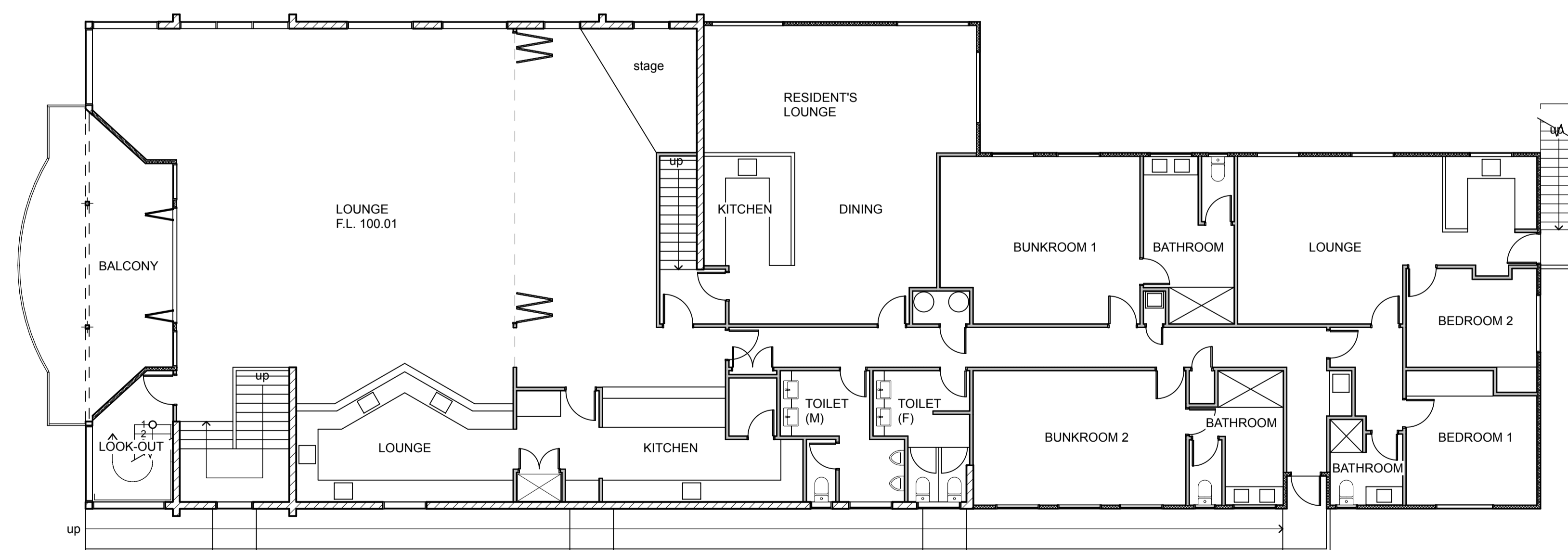
piha surf life saving club	ISSUE	preliminary	DRAWN	HAL
23 marine parade south	DATE	01/09/14	CHECKED	HAL
piha	SCALES	1:100, 1:1, 1:200	@A1	

Site Plan
4798
RC01

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 Notify the architect of any discrepancies. If in doubt ask.
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existing ground floor plan 1:100



existing first floor plan 1:100

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CHECKED	HAL
SCALES	as shown @A1 double scale @A3

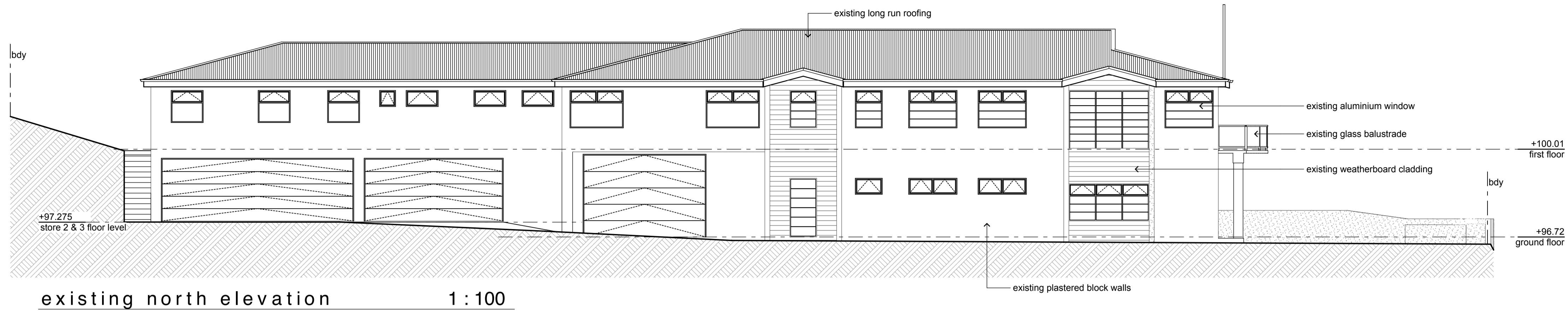
existing plans

4798 RC02

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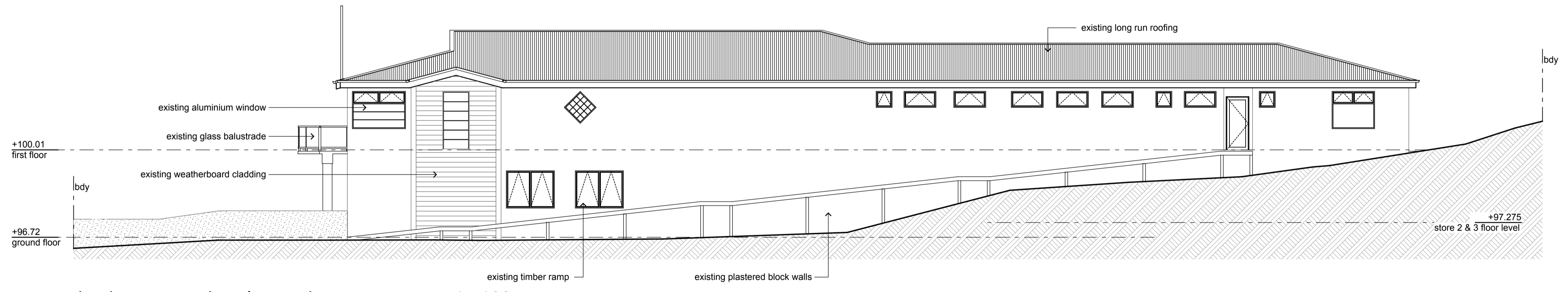
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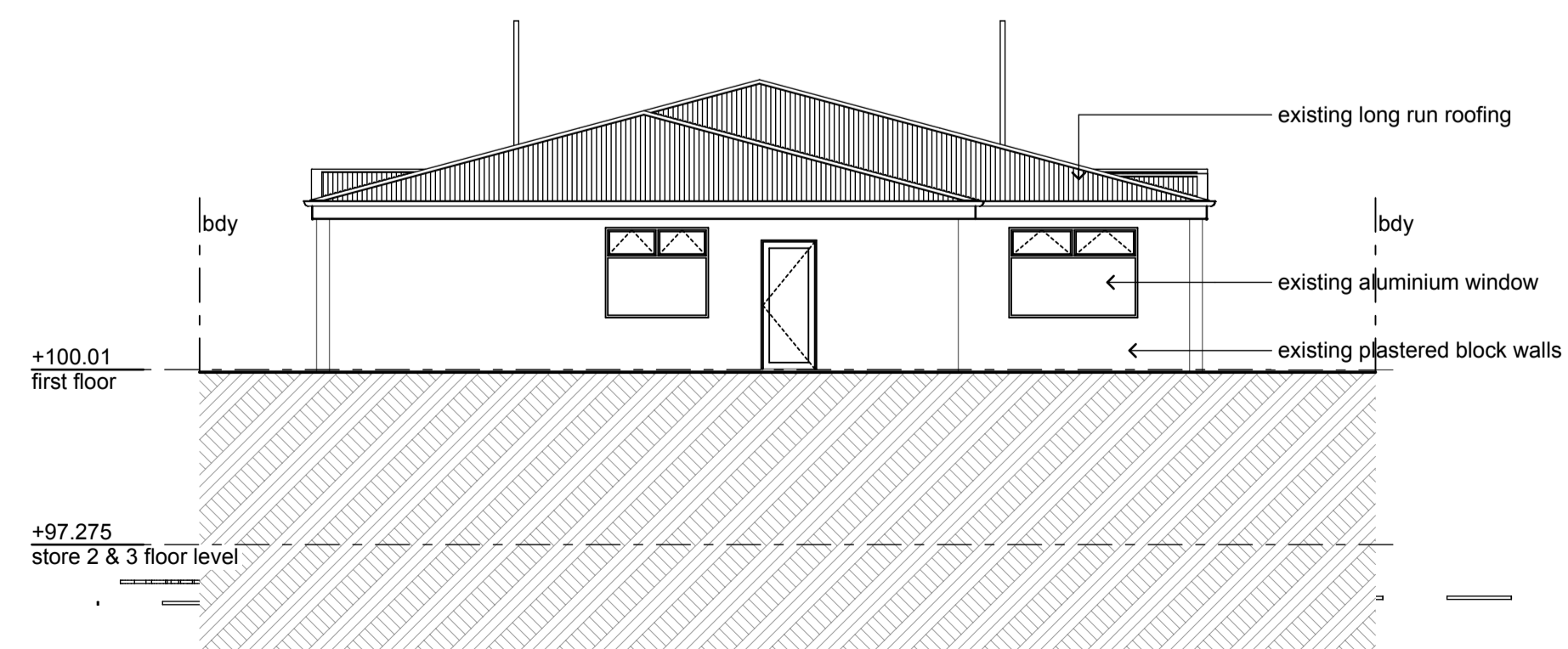
existing north elevation 1:100



existing west elevation 1:100



existing south elevation 1:100



existing east elevation 1:100

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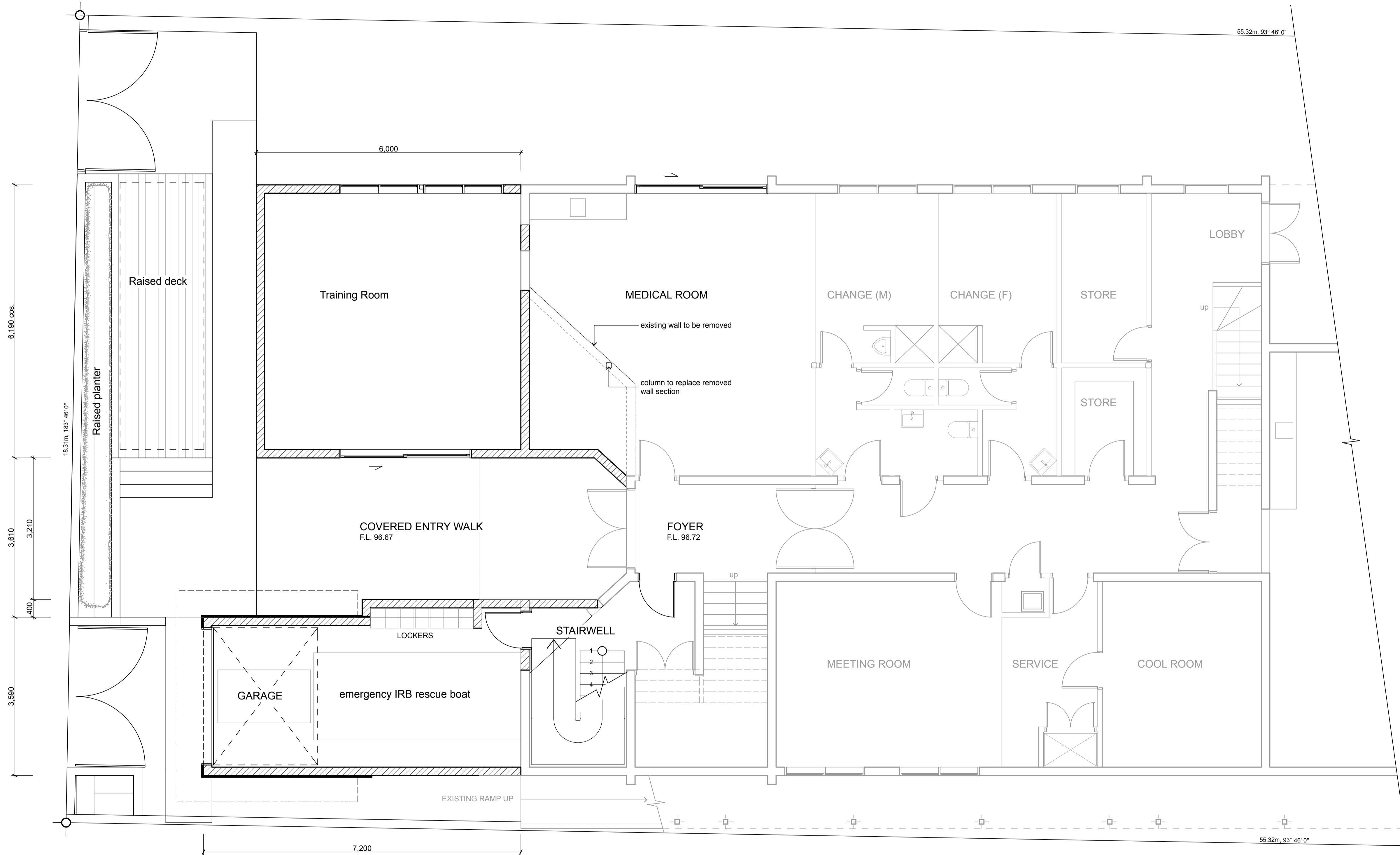
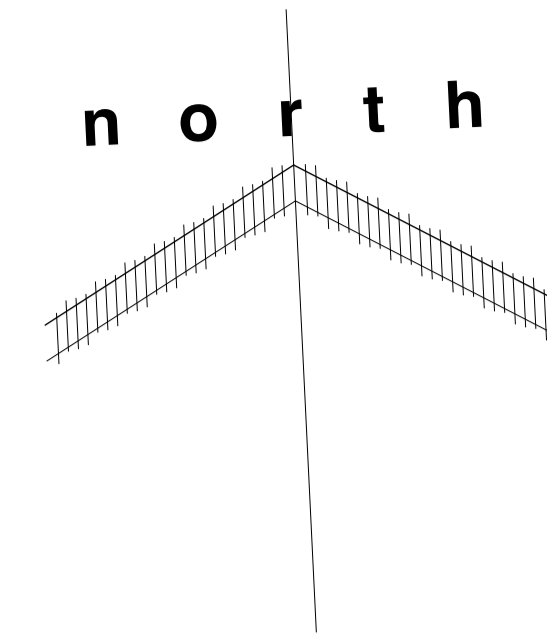
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SCALES	as shown @A1 double scale @A3

existing elevations

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**proposed ground floor
plan**

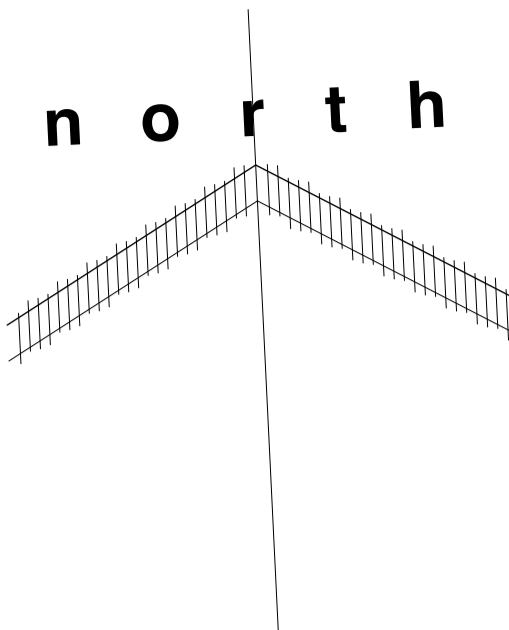
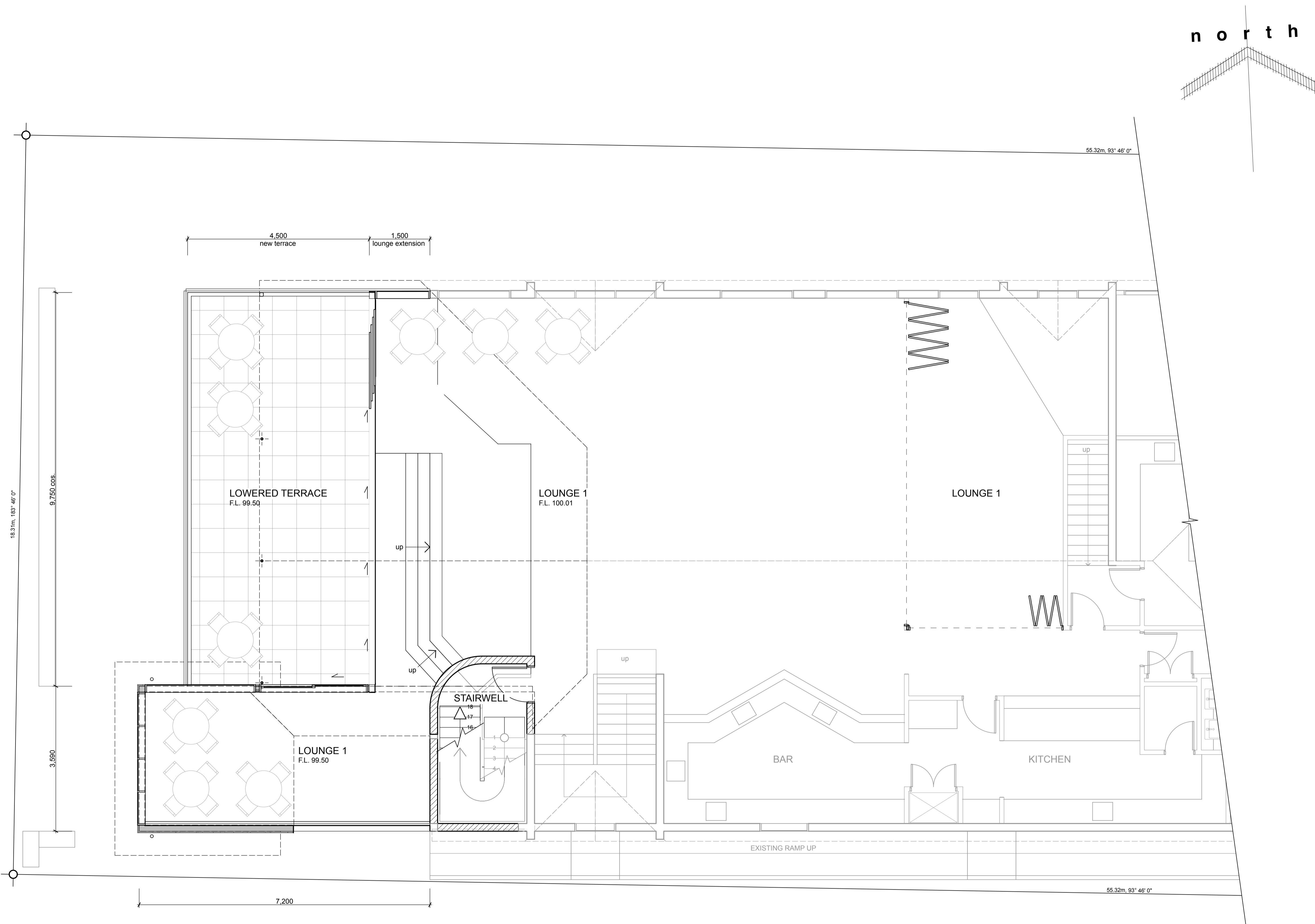
4798 RC04

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proposed ground floor plan 1:50



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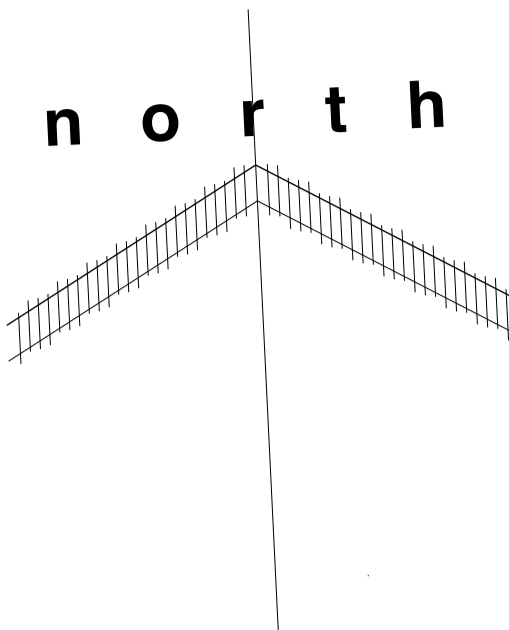
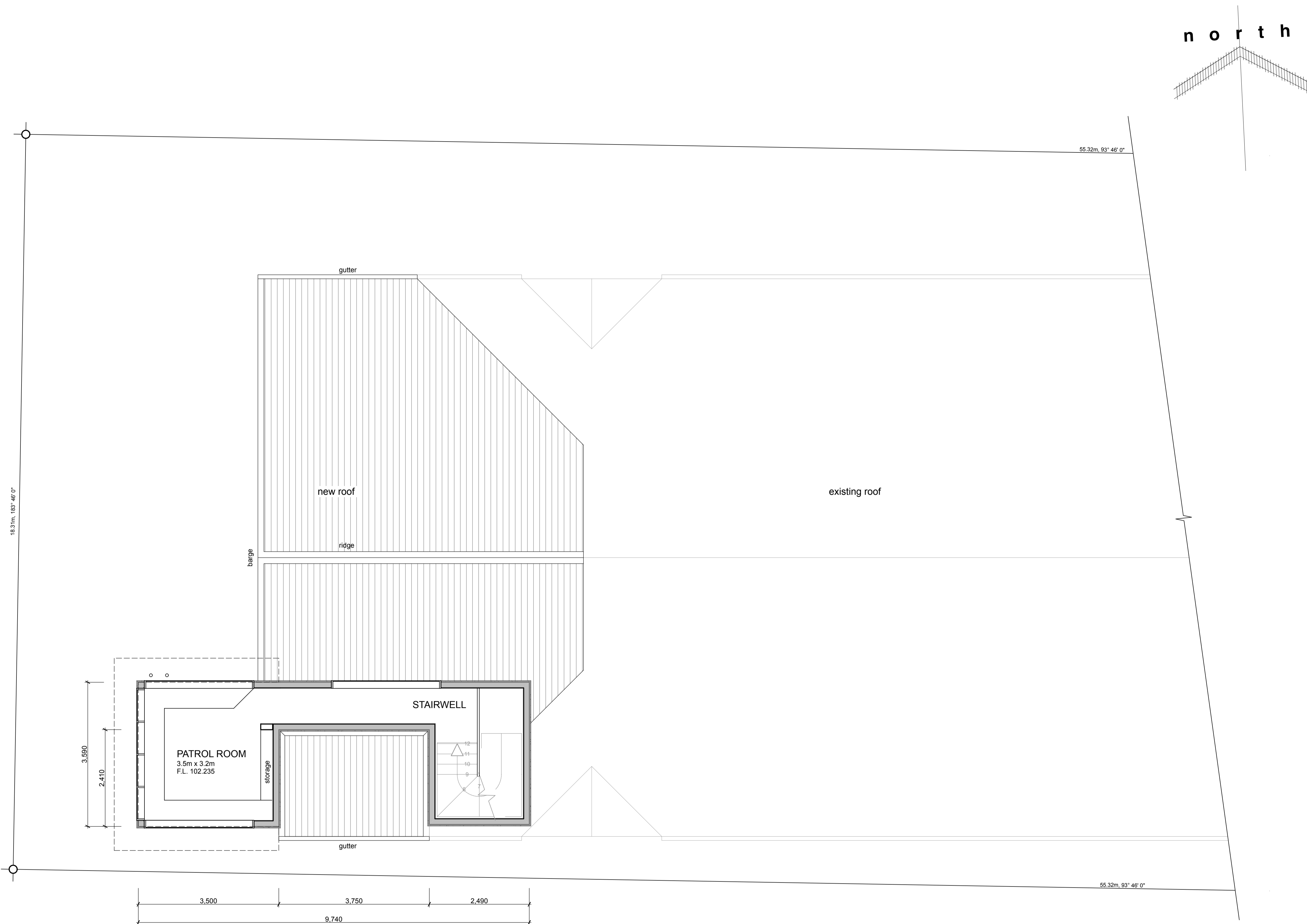
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SCALES	as shown @A1 double scale @A3

**proposed first floor
plan**

4798 RC05

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proposed first floor plan 1:50



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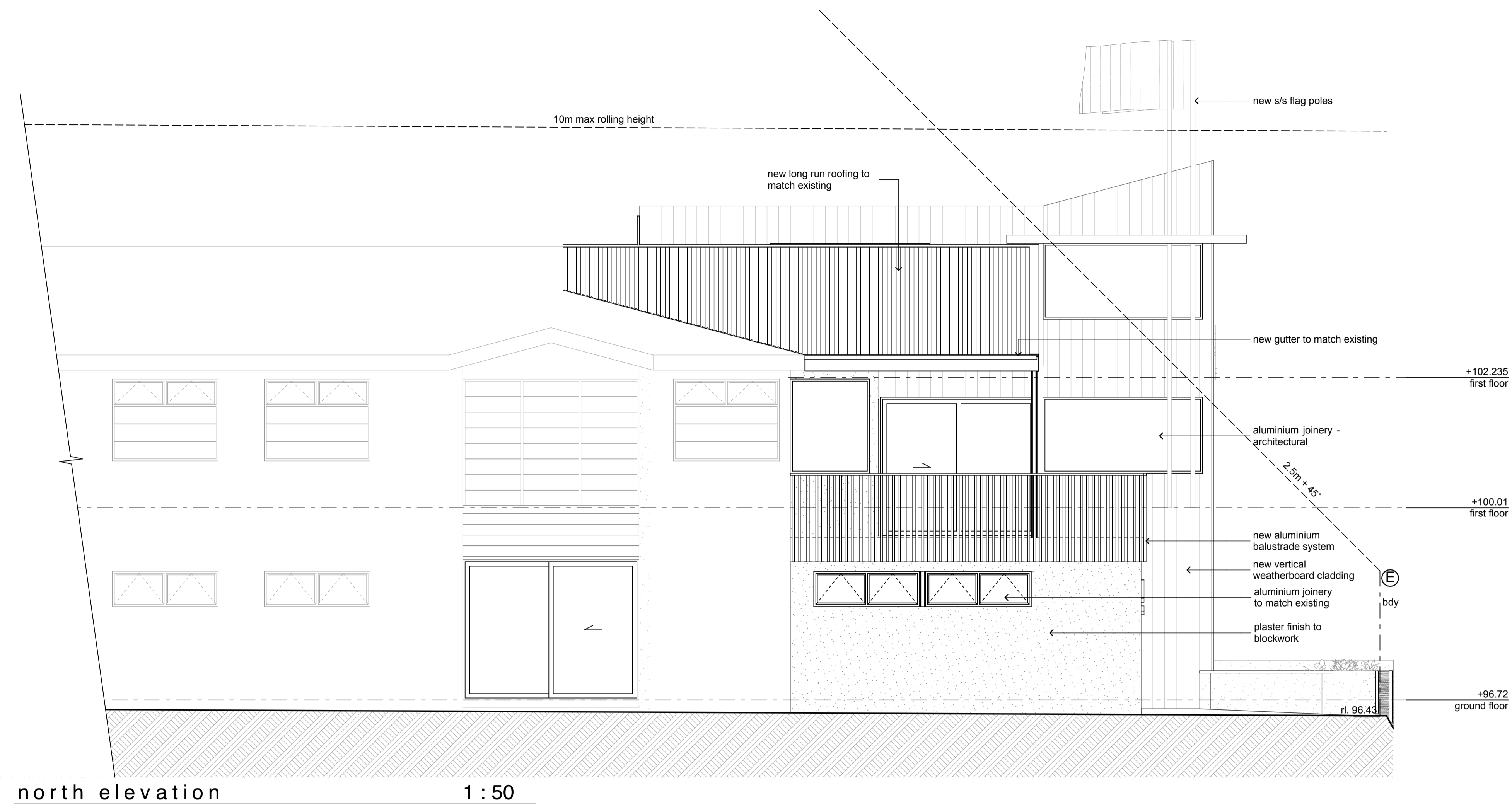
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SCALES	as shown @A1 double scale @A3

proposed tower plan

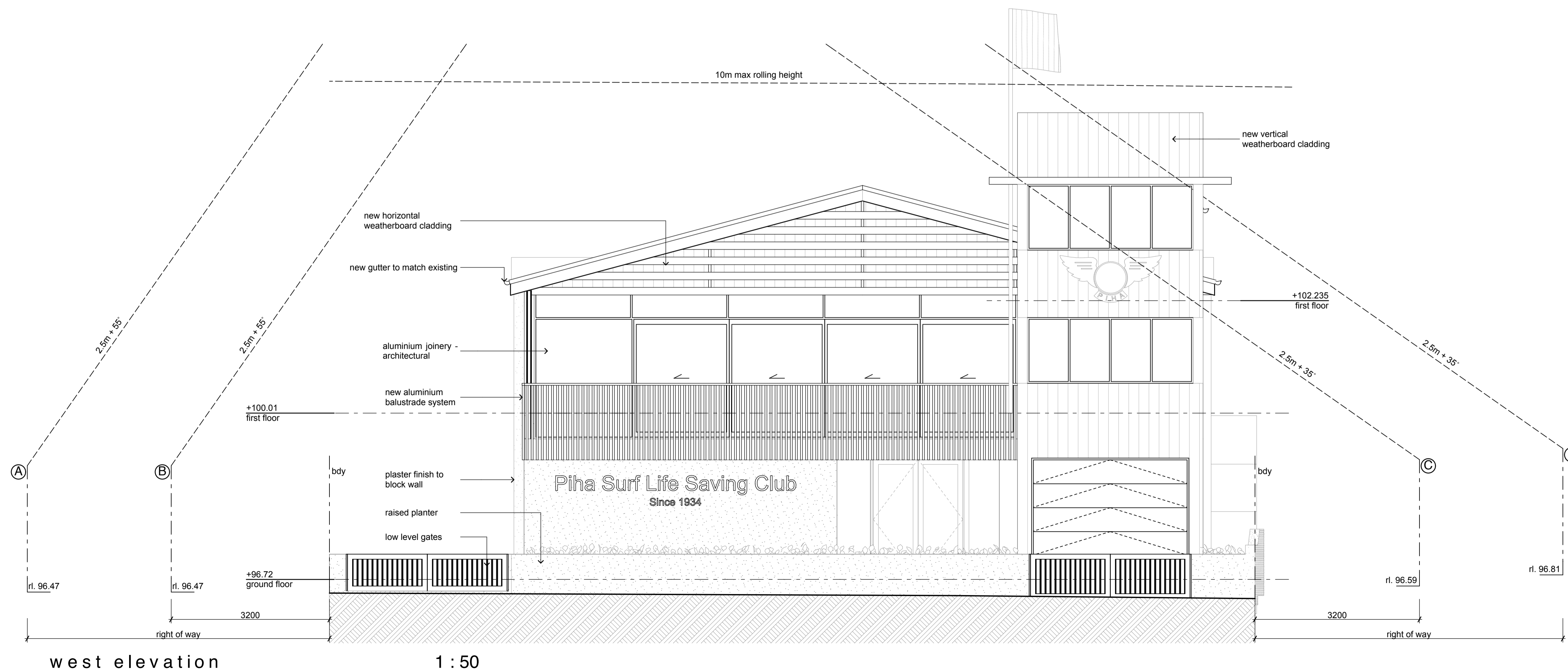
4798 RC06

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proposed tower floor plan 1:50



north elevation 1:50



west elevation 1:50

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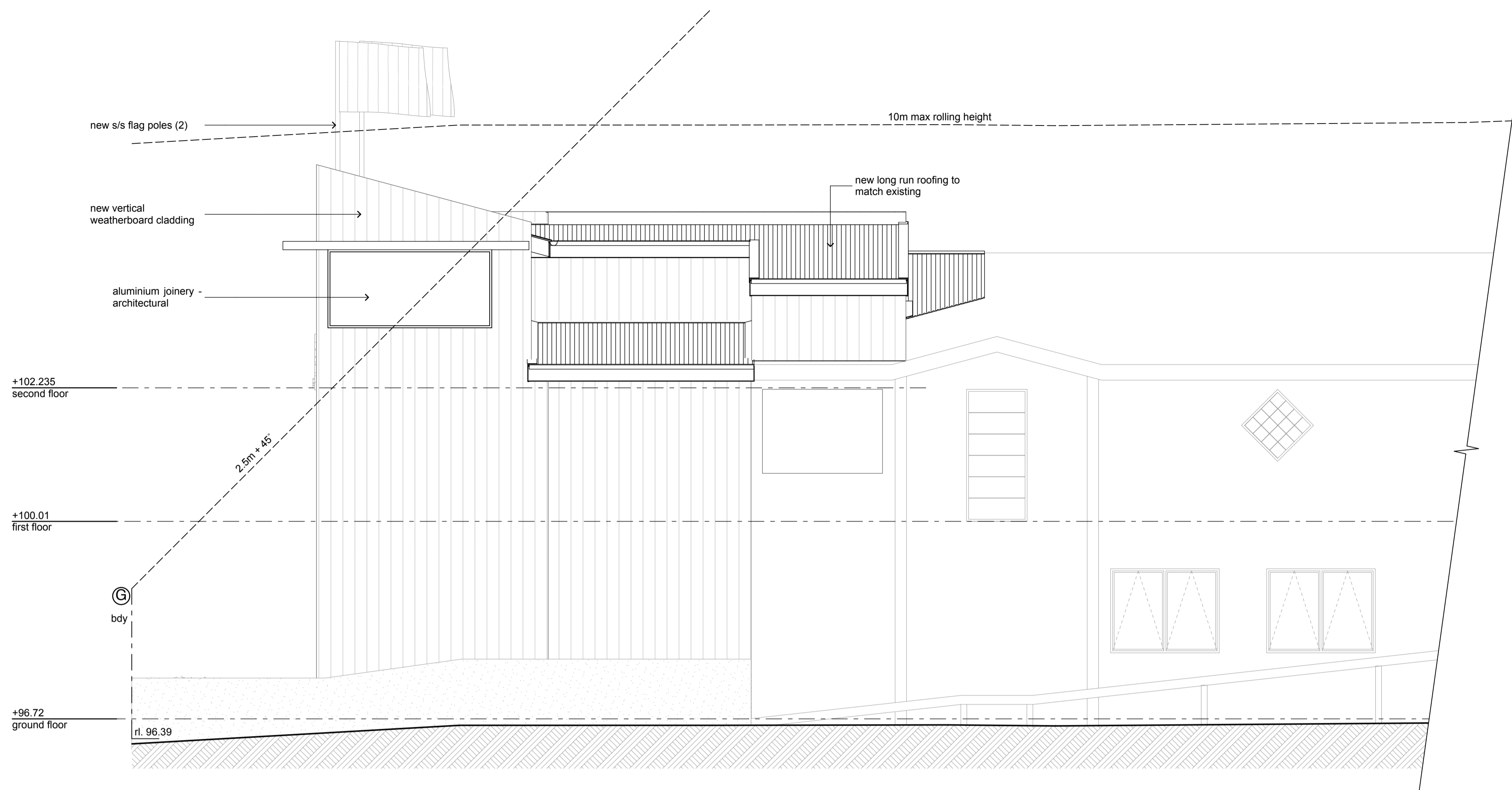
**north & west
elevations**

4798 RC07

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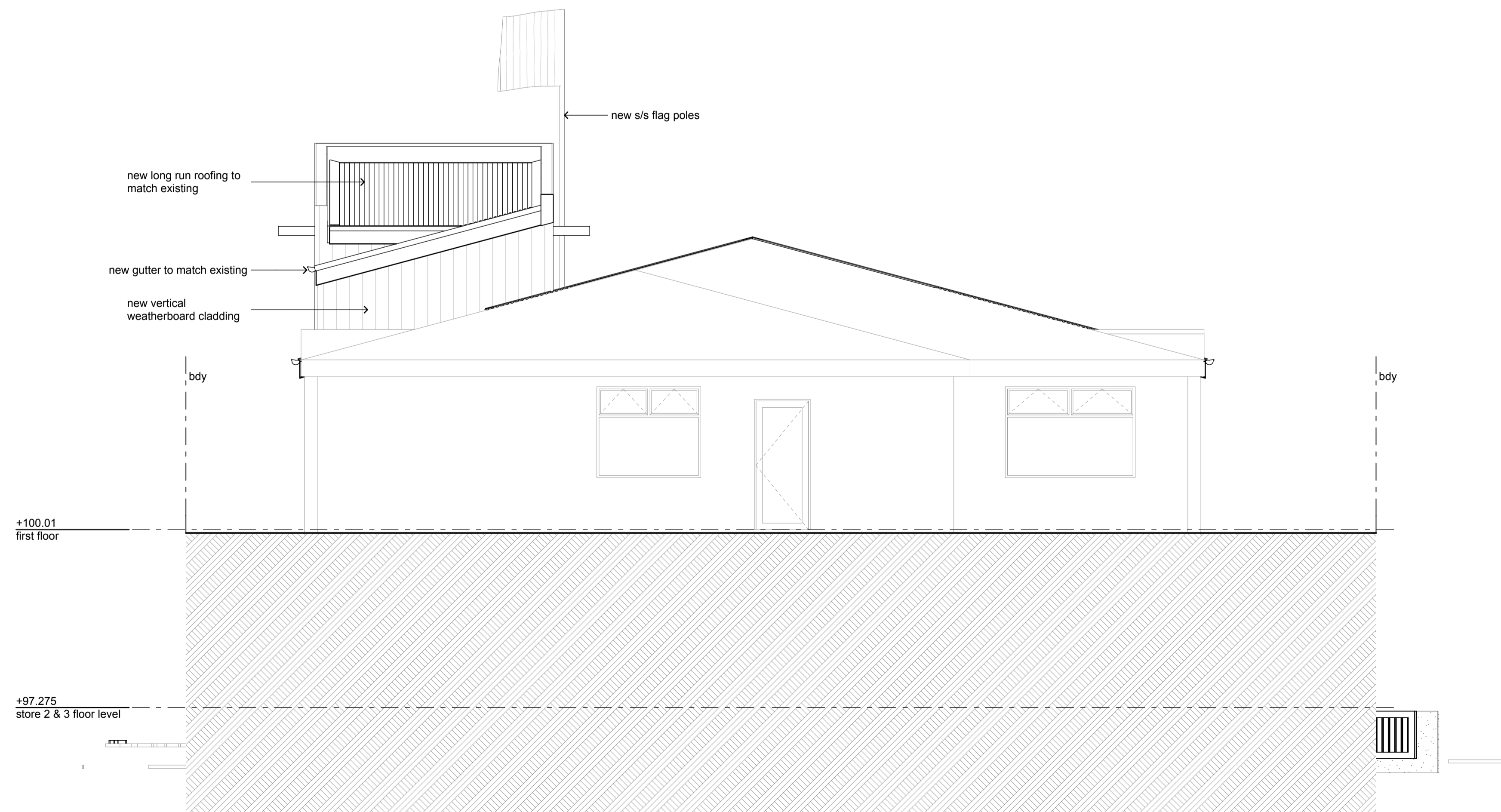
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south elevation

1 : 50



east elevation

1 : 50

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**south & east
elevations**

4798 RC08

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