

**PROPOSED LOT 1  
BUILDING COVERAGE**

350m<sup>2</sup> (AREA)  
MAX 35% OF 350m<sup>2</sup> = 122.5m<sup>2</sup>

ACTUAL RESIDENCE 'A'  
EXISTING = 95.8m<sup>2</sup>  
FUTURE CARPORT = 20.0m<sup>2</sup>

TOTAL UNDER BY: = 115.8m<sup>2</sup> (33.08%)  
1.42%

**IMPERMEABLE COVERAGE**

350m<sup>2</sup> (AREA)  
MAX 60% OF 350m<sup>2</sup> = 210.0m<sup>2</sup> MAX

ACTUAL - RESIDENCE 'A'  
EXISTING = 95.8m<sup>2</sup>  
FUTURE CARPORT = 20.0m<sup>2</sup>  
DRIVEWAY = 10m<sup>2</sup>

TOTAL UNDER BY: = 125.8m<sup>2</sup> (35.93%)  
24.1%

**PROPOSED LOT 2  
BUILDING COVERAGE**

351m<sup>2</sup> (GROSS)  
258.2m<sup>2</sup> (NET)  
MAX 35% OF 258.2m<sup>2</sup> = 90.37m<sup>2</sup>  
ACTUAL PROPOSED COVERAGE OVER GROSS SITE 90.4m<sup>2</sup> = 35%

ACTUAL RESIDENCE 'B'  
EXISTING = 64.2m<sup>2</sup>  
ADDITION = 26.2m<sup>2</sup>  
FUTURE CARPORT = 20.0m<sup>2</sup>

TOTAL OVER BY: = 110.4m<sup>2</sup> (42.75%)  
7.75%

**IMPERMEABLE COVERAGE**

MAX 60% GROSS AREA  
60% OF 351m<sup>2</sup> = 210.60m<sup>2</sup> MAX

ACTUAL - RESIDENCE 'B'  
EXISTING = 64.2m<sup>2</sup>  
ADDITION = 26.2m<sup>2</sup>  
FUTURE CARPORT = 20.0m<sup>2</sup>  
DRIVEWAY = 42.8m<sup>2</sup>

TOTAL UNDER BY: = 203.2m<sup>2</sup> (57.9%)  
2.1%

**SITE COVERAGE (LOT 93)  
OVERALL BUILDING COVERAGE**

701m<sup>2</sup> (AREA)  
MAX 35% OF 701m<sup>2</sup> = 245.35m<sup>2</sup> MAX

ACTUAL RESIDENCE 'A'  
EXISTING = 95.8m<sup>2</sup>  
FUTURE CARPORT = 20.0m<sup>2</sup>

ACTUAL RESIDENCE 'B'  
EXISTING = 64.2m<sup>2</sup>  
ADDITION = 26.2m<sup>2</sup>  
FUTURE CARPORT = 20.0m<sup>2</sup>

TOTAL UNDER BY: = 226.2m<sup>2</sup> (32.27%)  
2.73%

**OVERALL IMPERMEABLE COVERAGE**

701m<sup>2</sup> (AREA)  
MAX 60% OF 701m<sup>2</sup> = 420.60m<sup>2</sup> MAX

ACTUAL - RESIDENCE 'A'  
EXISTING = 95.8m<sup>2</sup>  
FUTURE CARPORT = 20.0m<sup>2</sup>  
DRIVEWAY = 10m<sup>2</sup>

ACTUAL - RESIDENCE 'B'  
EXISTING = 64.2m<sup>2</sup>  
ADDITION = 26.2m<sup>2</sup>  
FUTURE CARPORT = 20.0m<sup>2</sup>  
DRIVEWAY = 42.8m<sup>2</sup>

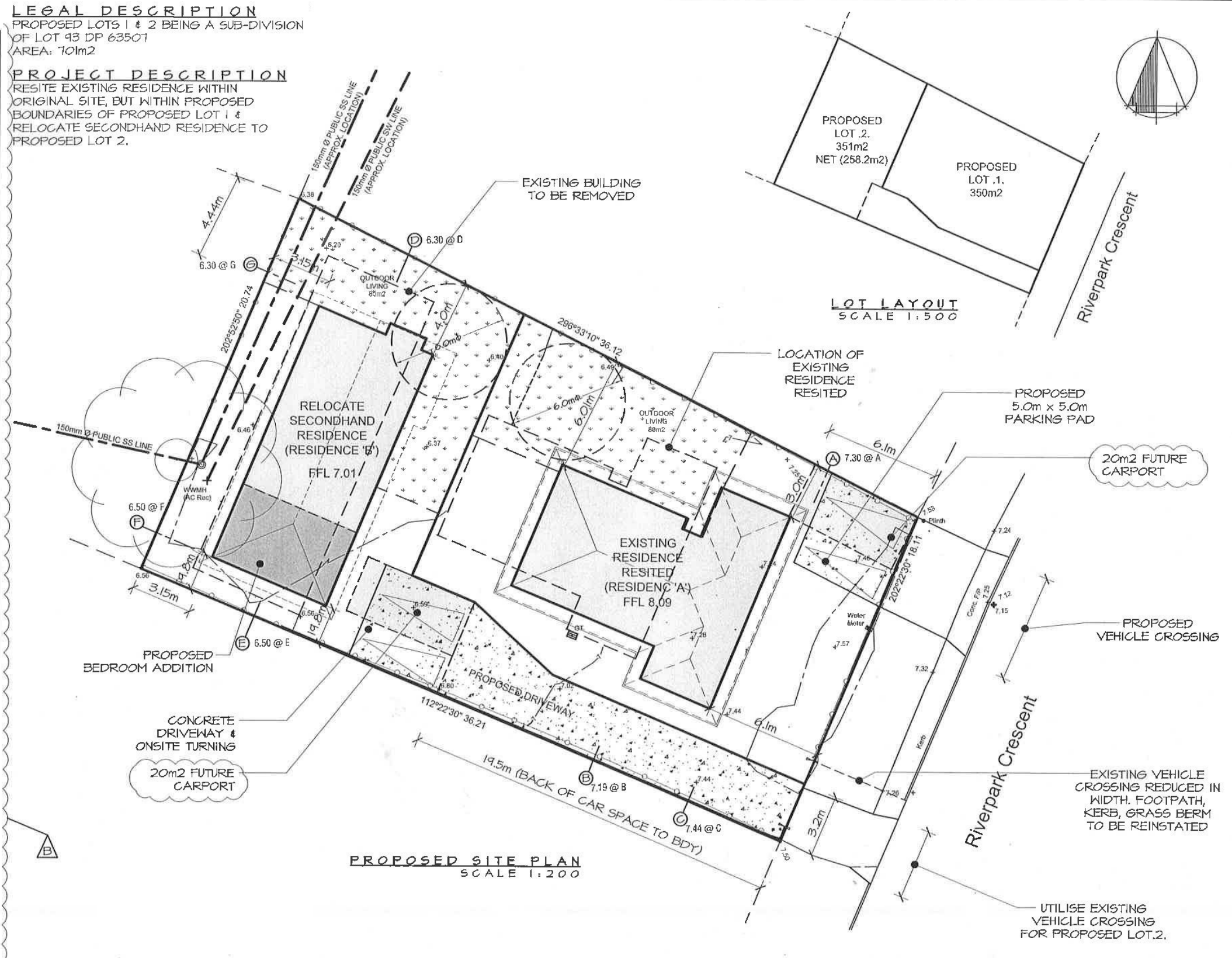
TOTAL UNDER BY: = 329.0m<sup>2</sup> (46.93%)  
13.07%

**LEGAL DESCRIPTION**

PROPOSED LOTS 1 & 2 BEING A SUB-DIVISION  
OF LOT 93 DP 63507  
AREA: 701m<sup>2</sup>

**PROJECT DESCRIPTION**

RESITE EXISTING RESIDENCE WITHIN  
ORIGINAL SITE, BUT WITHIN PROPOSED  
BOUNDARIES OF PROPOSED LOT 1 &  
RELOCATE SECONDHAND RESIDENCE TO  
PROPOSED LOT 2.



RE-SITE EXISTING RESIDENCE WITHIN SITE  
& RELOCATE SECONDHAND RESIDENCE  
TO 36 RIVERPARK CRES, HENDERSON: FOR MILANO PROPERTIES

# FLOOR PLAN KEY

— EXISTING TIMBER FRAMED WALLS

## EXTERNAL WALLS:

— NEW 90 x 45 SGB H1.2 TIMBER FRAMED WALLS STUDS @ 600mm CRS, NOGS @ 800mm CRS LINED WITH 10mm GIB BOARD

## INTERNAL WALLS:

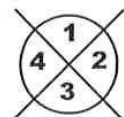
— NEW 70 x 45 SGB H1.2 TIMBER FRAMED WALLS STUDS @ 600mm CRS, NOGS @ 800mm CRS LINED WITH 10mm GIB BOARD

□ □ □ EXISTING TIMBER FRAMED WALLS TO BE REMOVED/DEMOLISH

⊗ S.D. - NEW SMOKE DETECTOR POSITIONED TO SATISFY NZBC REQUIREMENTS  
\* THESE ARE ONLY A GUIDE. ADDITIONAL SMOKE DETECTORS MAY BE INSTALLED

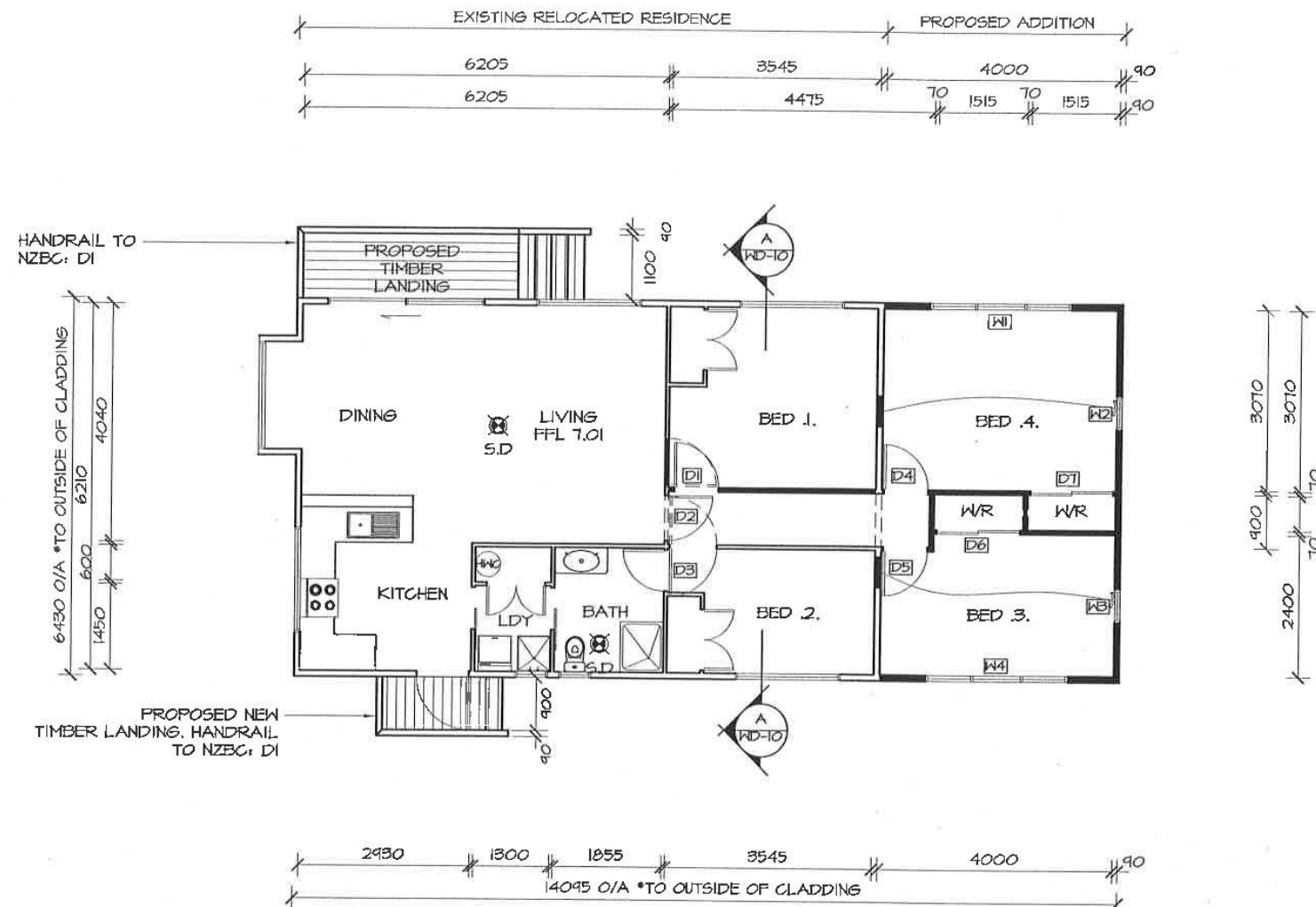
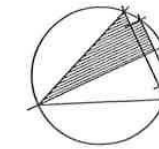
## DOOR & WINDOW SCHEDULE

- [D1] EXISTING INTERNAL HOLLOW-CORE DOOR MOVED TO NEW POSITION
- [D2] \*NEW 760 w x 2000 h INTERNAL HOLLOW-CORE DOOR
- [D3] EXISTING INTERNAL HOLLOW-CORE DOOR REVERSE SWING
- [D4] \*NEW 760 w x 2000 h INTERNAL HOLLOW-CORE DOOR
- [D5] \*NEW 760 w x 2000 h INTERNAL HOLLOW-CORE DOOR
- [D6] \*NEW 2/100 w x 2000 h WARDROBE SLIDERS
- [D7] \*NEW 2/100 w x 2000 h WARDROBE SLIDERS
- [W1] \*NEW 2400 w x 1240 h ALUMINIUM WINDOW
- [W2] EXISTING ALUMINIUM WINDOW MOVED TO NEW POSITION
- [W3] EXISTING ALUMINIUM WINDOW MOVED TO NEW POSITION
- [W4] \*NEW 2400 w x 1240 h ALUMINIUM WINDOW



FLOOR AREA  
EXISTING 64.2m<sup>2</sup>  
PROPOSED 26.2m<sup>2</sup>  
TOTAL 90.4m<sup>2</sup>

\*NOTE:  
OVERALL MEASUREMENTS ARE  
TO OUTSIDE OF  
WEATHERBOARDS



PROPOSED FLOOR PLAN  
SCALE 1:100

RESIDENCE 'B'

RE-SITE EXISTING RESIDENCE WITHIN SITE  
& RELOCATE SECONDHAND RESIDENCE  
TO 36 RIVERPARK CRES, HENDERSON: FOR MILANO PROPERTIES

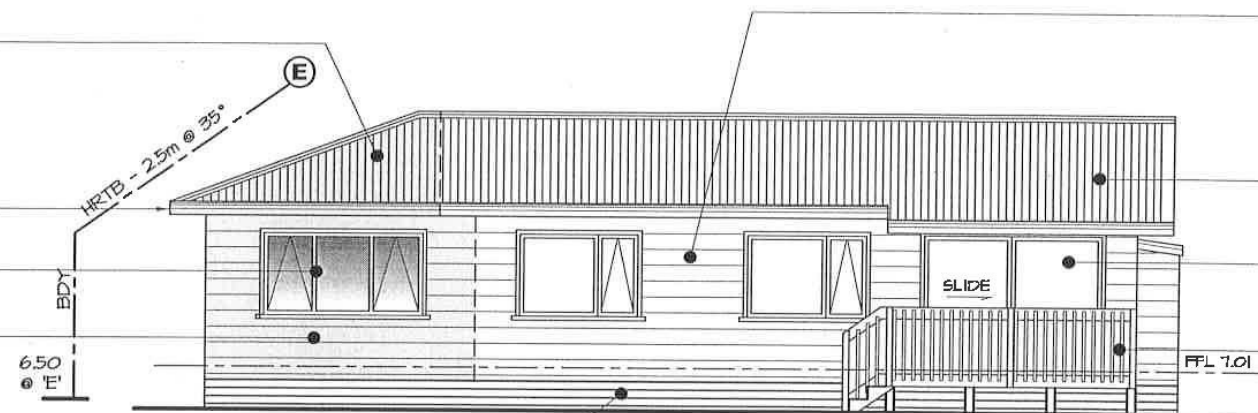
NEW COLORSTEEL ROOFING TO  
MATCH EXISTING

NEW UPVC GUTTER OVER  
TIMBER FASCIA

NEW ALUMINIUM WINDOW JOINERY  
TO MATCH EXISTING

NEW FIBER CEMENT  
WEATHER BOARDS TO  
MATCH EXISTING

NEW H3.2 HORIZONTAL  
BASE BOARDS WITH 20mm  
GAP AS PER NZS3604:2011



EXISTING FIBER CEMENT  
WEATHER BOARDS

EXISTING COLORSTEEL  
ROOFING

EXISTING ALUMINIUM DOOR  
JOINERY

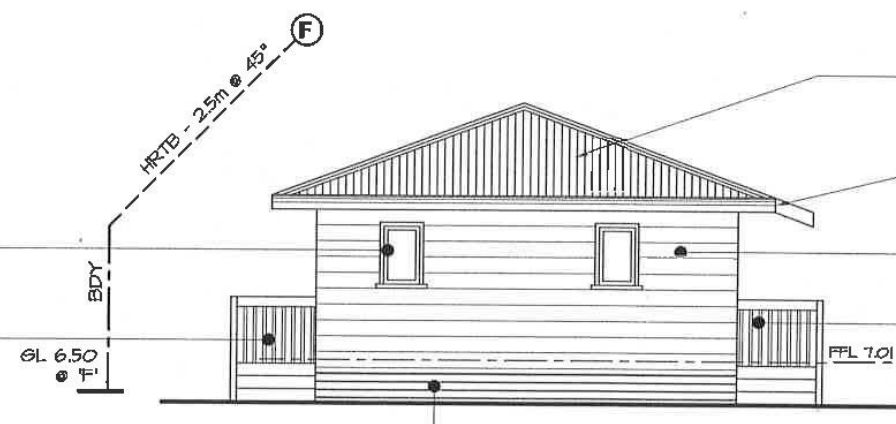
NEW TIMBER DECK  
& STEPS

**SOUTH-EASTERN ELEVATION .1.**  
SCALE 1:100

EXISTING ALUMINIUM  
WINDOW JOINERY (MOVED  
TO NEW POSITION)

NEW TIMBER LANDING AND  
STAIRS

NEW H3.2 HORIZONTAL  
BASE BOARDS WITH 20mm  
GAP AS PER NZS3604:2011



NEW COLORSTEEL  
ROOFING TO MATCH  
EXISTING

NEW UPVC GUTTER OVER  
TIMBER FASCIA

NEW FIBER CEMENT WEATHER  
BOARDS TO MATCH EXISTING

NEW TIMBER LANDING AND  
STAIRS

**SOUTH-WESTERN ELEVATION .2.**  
SCALE 1:100

**DECKS & STAIRS**

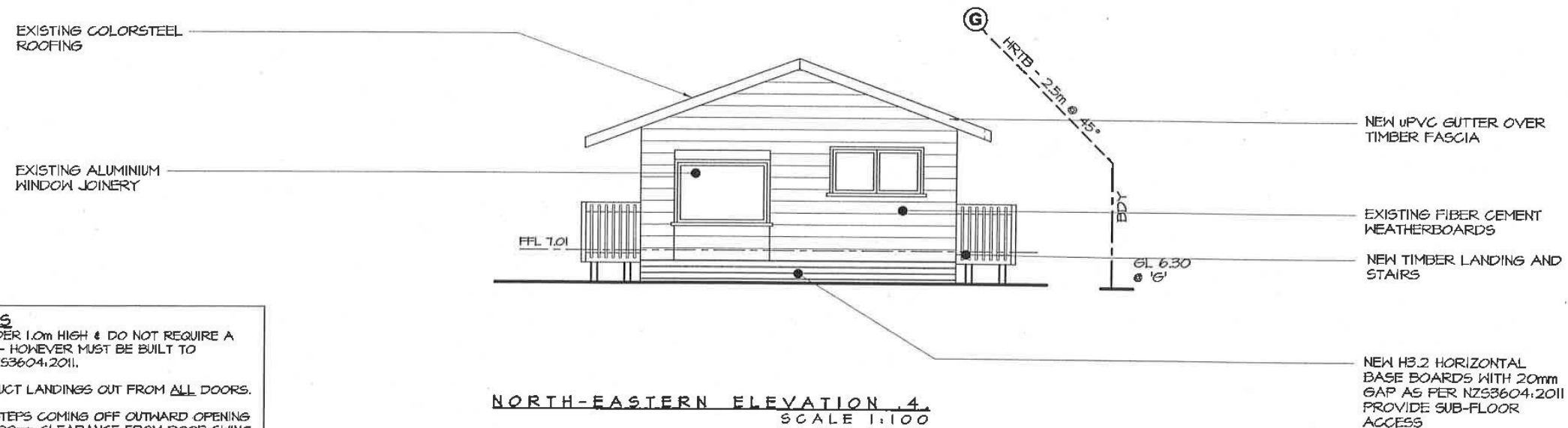
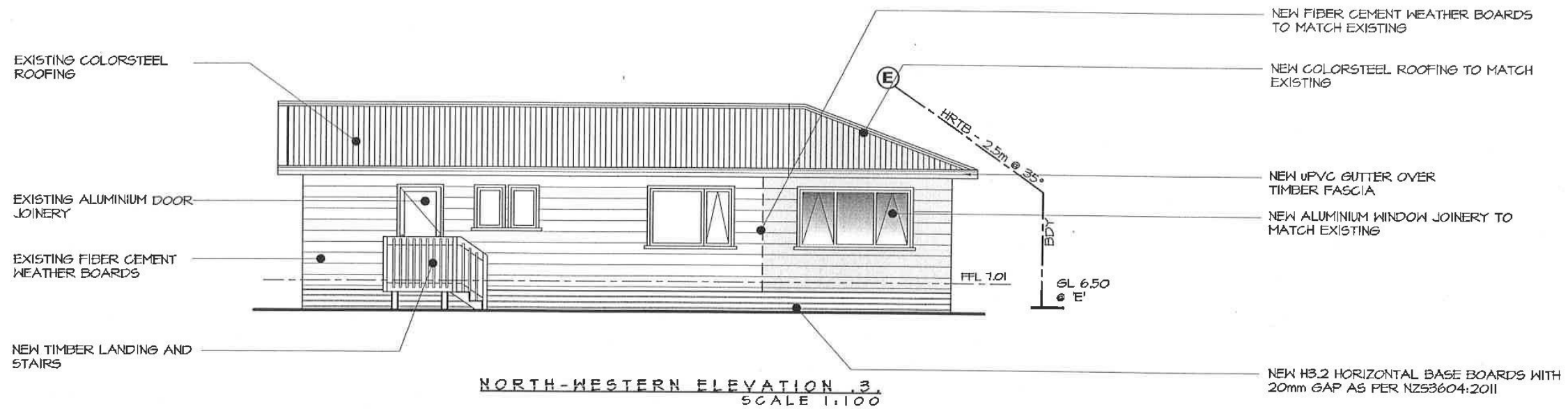
ALL ARE TO BE UNDER 1.0m HIGH & DO NOT REQUIRE A  
BUILDING CONSENT - HOWEVER MUST BE BUILT TO  
SATISFY NZBC & NZS3604:2011.

ENSURE TO CONSTRUCT LANDINGS OUT FROM ALL DOORS.

- IF THERE ARE STEPS COMING OFF OUTWARD OPENING  
DOORS, THEN 400mm CLEARANCE FROM DOOR SWING  
TO STEPS IS REQUIRED.
- IF THERE ARE 3 OR MORE RISERS, ENSURE TO  
PROVIDE HANDRAIL TO NZBC REQUIREMENTS.
- TREADS = MIN. 280mm / RISERS = MAX. 190mm

**RESIDENCE 'B'**

RE-SITE EXISTING RESIDENCE WITHIN SITE  
& RELOCATE SECONDHAND RESIDENCE  
TO 36 RIVERPARK CRES, HENDERSON: FOR MILANO PROPERTIES



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