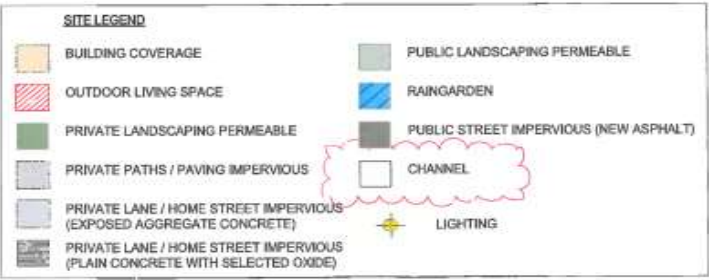


TOWN PLANNING ANALYSIS - OVERALL SITE				
ZONE	MIXED HOUSING SUBURBAN P/MP (MHS) & SINGLE HOUSE ZONE (SHZ)			
SITE AREA	19220.00 m ²			
	ALLOWABLE	CERTING	PROPOSED	COMPLIES
IMPERVIOUS (MAXIMUM)	60%	10843 m ² (56.4%)	10843 m ² (56.4%)	OK
BUILDING COVERAGE (MAXIMUM)	50% (MHS) 35% (SHZ)	3197.25 m ² 0 m ²	4150.25 m ² 825 m ²	OK
LANDSCAPING (MINIMUM)	30%	7137.25 m ² (37.15%)	8250.00 m ² (42.92%)	OK
UNIVERSAL ACCESS	2%	NA	11m ²	OK



TOWN PLANNING ANALYSIS / HTB

TOWN PLANNING ANALYSIS - LOTS			
BUILDING COVERAGE (MAXIMUM)	50% (MHS) or 35% (SHZ)	REFER TO SPREADSHEET DWG 10-08	
IMPERVIOUS (MAXIMUM)	60%	REFER TO SPREADSHEET DWG 10-08	
LANDSCAPING (MINIMUM)	30%	REFER TO SPREADSHEET DWG 10-08	
OUTDOOR LIVING SPACE	40m ² (MHS) or 60m ² (SHZ)	REFER TO SPREADSHEET DWG 10-08	
ZONE			
FRONT YARD	4m (MHS) or 5m (SHZ)	REFER TO HOUSING TYPOLOGY PLANS & DWG 10-04	
GARAGE SET-BACK	3m (MHS)	REFER TO HOUSING TYPOLOGY PLANS & DWG 10-04	
SIDE YARD	3m (MHS)	REFER TO HOUSING TYPOLOGY PLANS & DWG 10-04	
REAR YARD	3m (MHS)	REFER TO HOUSING TYPOLOGY PLANS & DWG 10-04	
HBB	ALTERNATIVE (MHS)	REFER TO HOUSING TYPOLOGY ELEVATIONS & H.T. & SECTIONS DWG 20-06	
MAXIMUM HEIGHT	2.5m + 45° (SHZ)	REFER TO HOUSING TYPOLOGY ELEVATIONS & H.T. & SECTIONS DWG 20-06	
OUTLOOK			
OUTLOOK FROM LIVING	6m DEEP BY 1m WIDE	REFER TO HOUSING TYPOLOGY PLANS	
OUTLOOK FROM PRINCIPAL BEDROOM	1m DEEP BY 1m WIDE	REFER TO HOUSING TYPOLOGY PLANS	
OUTLOOK FROM OTHER HABITABLE ROOMS	1m DEEP BY 1m WIDE	REFER TO HOUSING TYPOLOGY PLANS	
GLAZING FRONT FACADES FRONTING STREET	30% min (MHS)	REFER TO HOUSING TYPOLOGY ELEVATIONS	
BUILDING LENGTH CONTROL (MAXIMUM)	20 metres	REFER TO HOUSING TYPOLOGY ELEVATIONS	
GARAGE DOOR FRONTAGE (MAXIMUM)	45%	REFER TO HOUSING TYPOLOGY ELEVATIONS	



NOTE:
ALL HOUSE TYPES AND LOTS ARE SUBJECT TO AUCKLAND COUNCIL CONSENT & MAY VARY FROM THIS DOCUMENT SET.

NOTE:
REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR ALL LANDSCAPE INFORMATIONS.



Rev	Date	Notes
1	10/03/2016	ISSUED FOR CONSENT
2	11/04/2016	ISSUED FOR CONSENT

PROPOSED RESIDENTIAL DEVELOPMENT
8 KIRKBRIDE ROAD MANGERE BRIDGE
AUSTIN MANAGEMENT LTD

TOWN PLANNING ANALYSIS / H.T.B.

HPO CONSENT	
Project No:	15037
Scale @ A1:	1:500
Scale @ A2:	1:200
Date:	4/03/2016
Sheet No:	D

Figure One: Location and Layout of new Road off Kirkbride Road, Mangere