

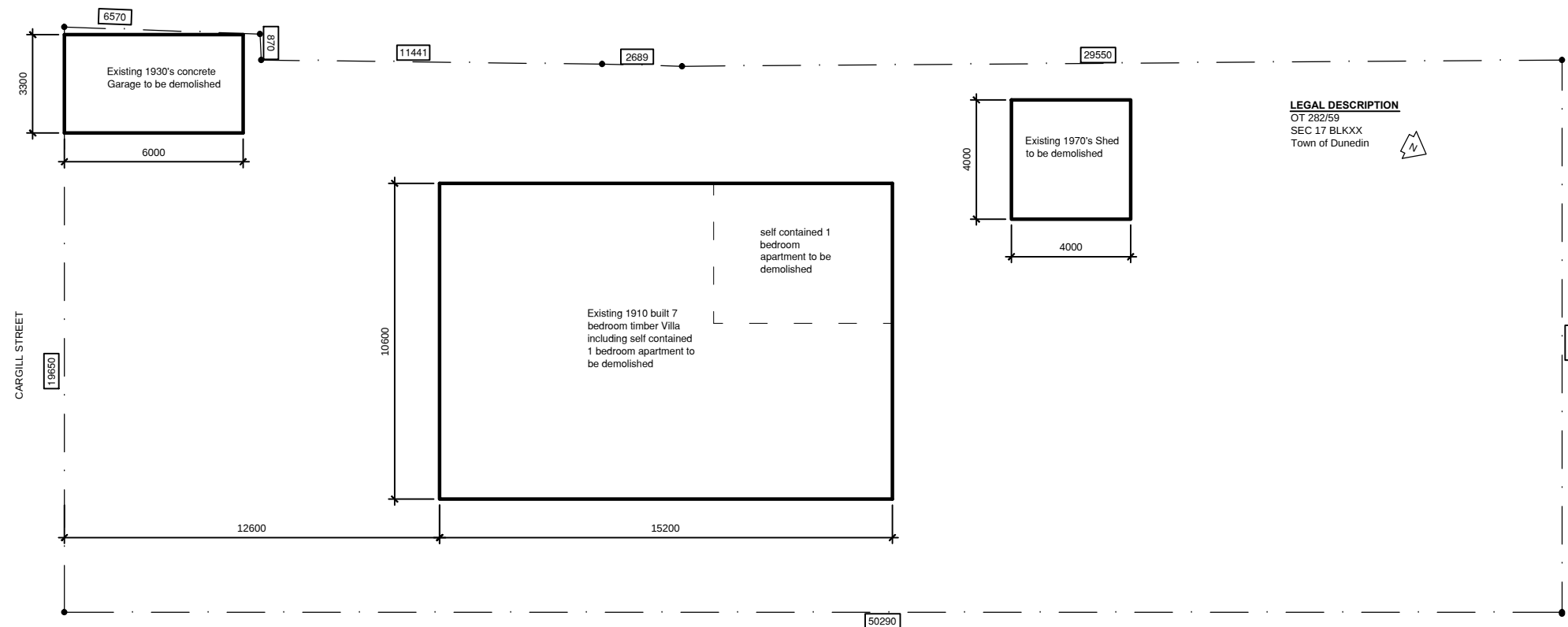


LAND USE RESOURCE CONSENT

- LUC 1 Site / Demolition Plan
- LUC 2 Earthworks Plan
- LUC 3 Site Location Plan
- LUC 4 Retaining Walls Plan
- LUC 5 Floor Plan Layout Unit 1 & 2
- LUC 6 Floor Plan Layout Unit 3 & 4
- LUC 7 Elevation ref to Height - Res 4
- LUC 8 Sections Thru Grid A - C2
- LUC 9 Sections Thru Grid C3 - E3
- LUC 10 Sections Thru Grid F
- LUC 11 Under Ground Services Plan
- LUC 12 Outside Lighting Locations
- LUC 13 Shading Effects Height Breach

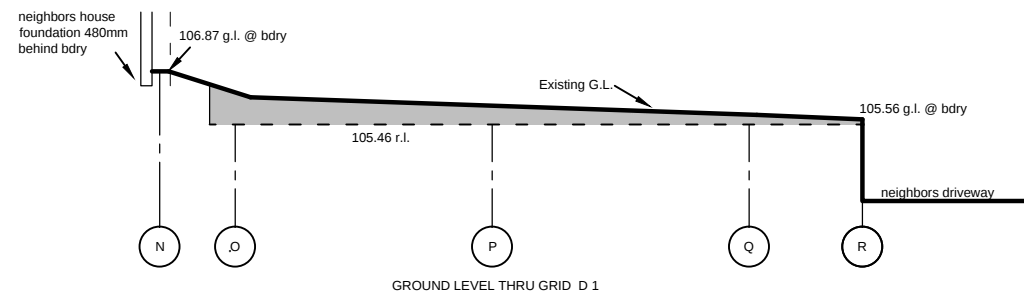
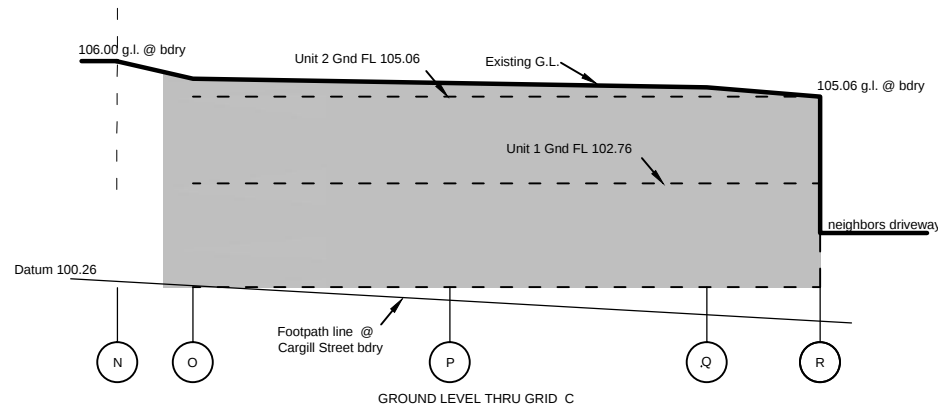
PROPOSED RESIDENTIAL ACCOMMODATION UNITS

43 CARGILL STREET, DUNEDIN.

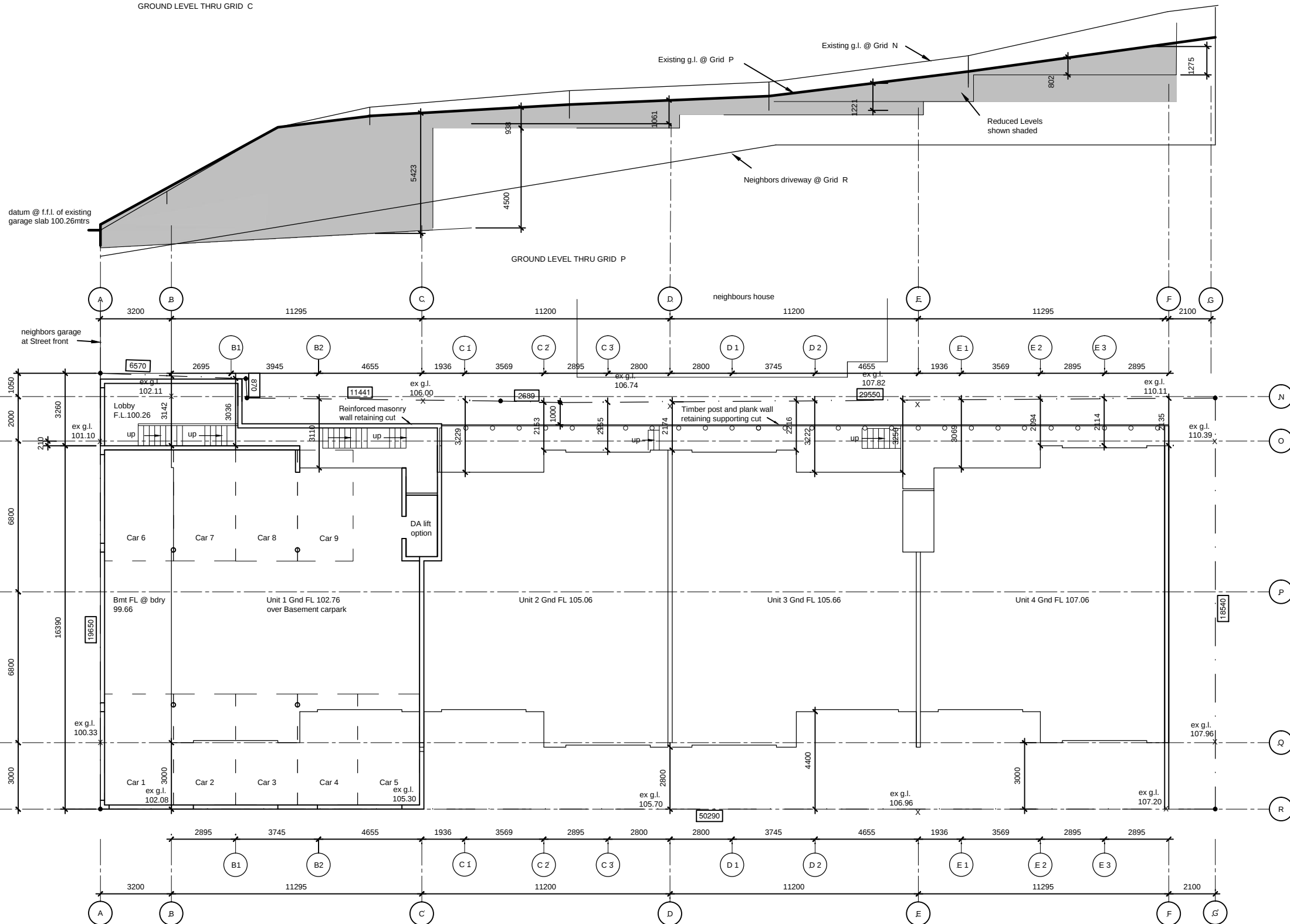


SITE DEMOLITION PLAN

PROPOSED RESIDENTIAL ACCOMMODATION UNITS AT 43 CARGILL STREET, DUNEDIN.



LEGAL DESCRIPTION
 OT 282/59
 SEC 17 BLKXX
 Town of Dunedin

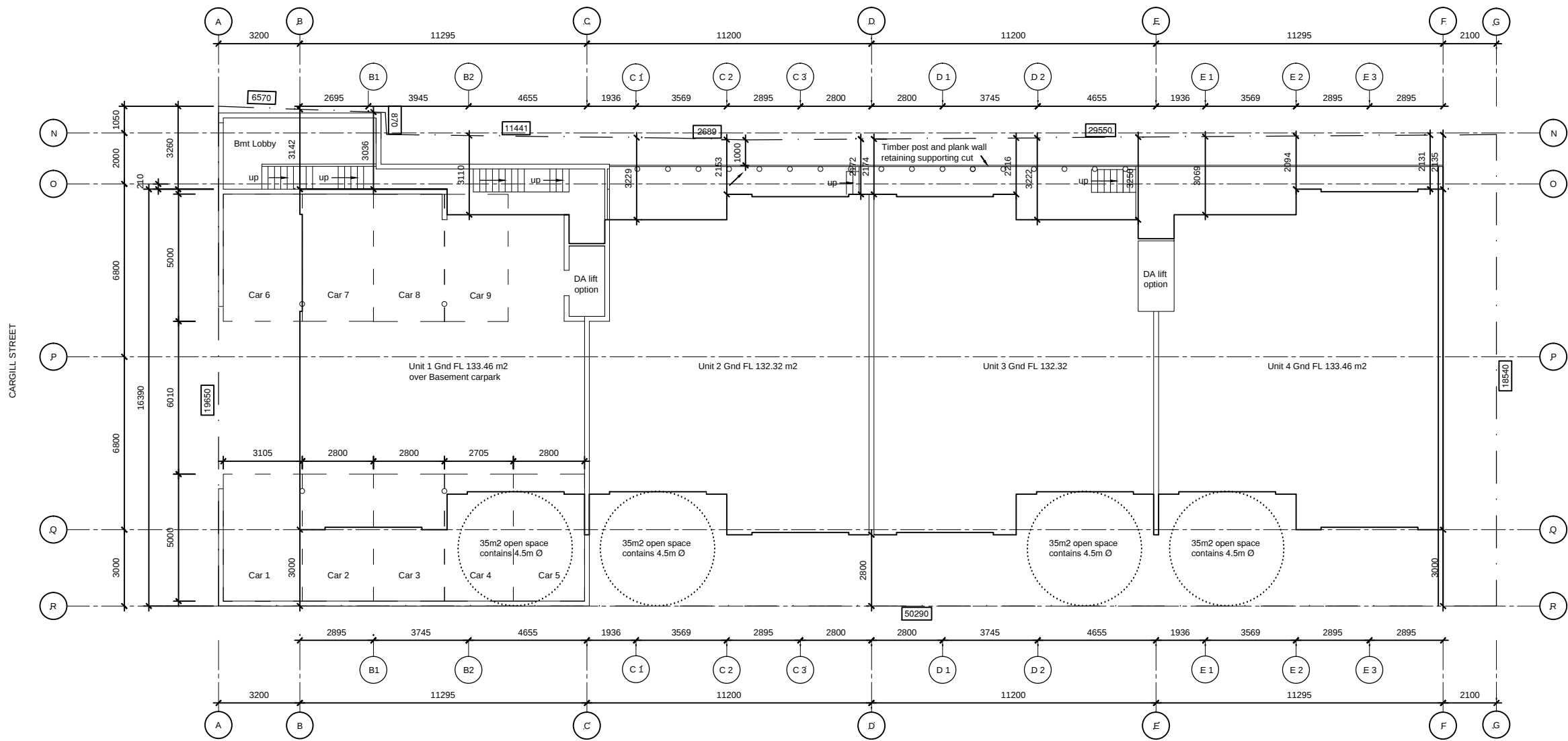


Site Excavation Quantities

Cut to waste off site	1,200
basement	90
access drive	430
top site levels	20
footing trenches	10
service trenches	10
post bores (30)	10
	1,760 m3
Metal AP40	
drive & backfill	110 m3
Dust under slab	33 m3
Demolition	
garage & shed (concrete)	
house (timber)	

SITE EARTHWORKS PLAN

PROPOSED RESIDENTIAL ACCOMMODATION UNITS AT 43 CARGILL STREET, DUNEDIN.



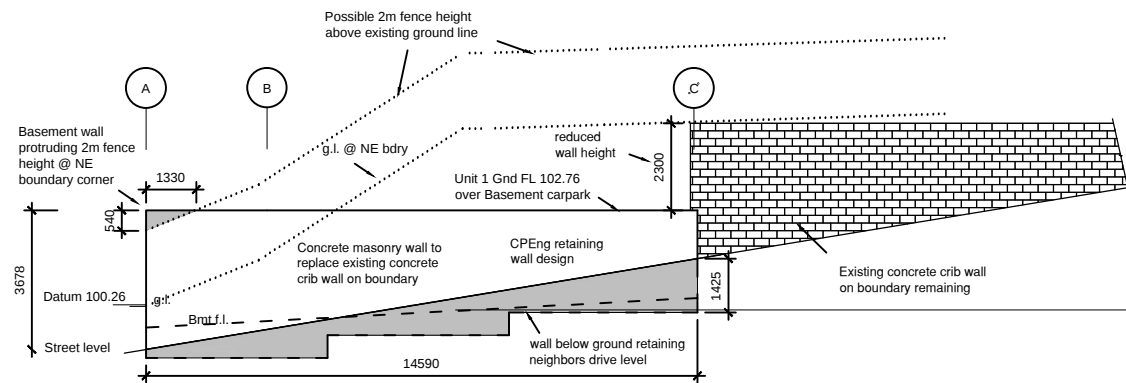
SITE REFERENCE LAYOUT PLAN

LEGAL DESCRIPTION

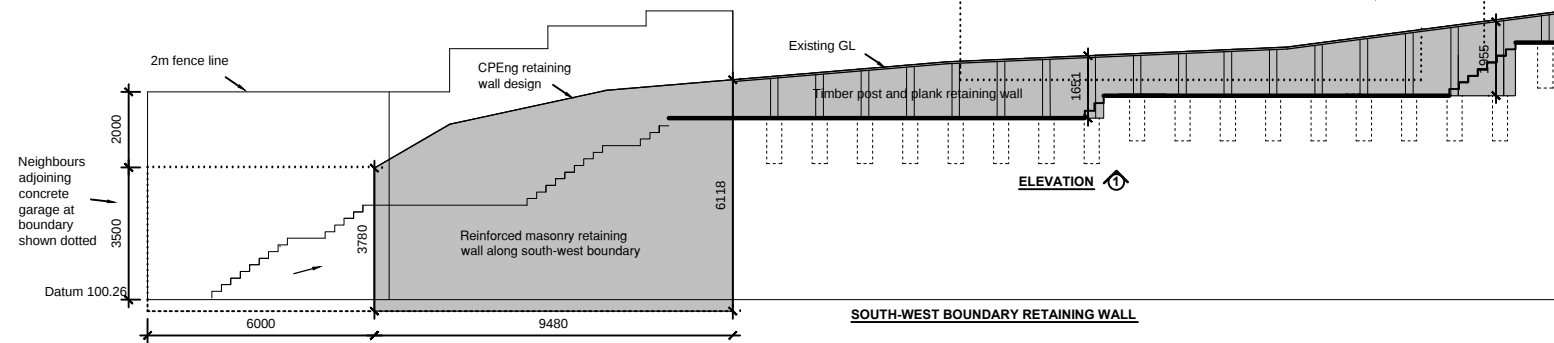
OT 282/59
SEC 17 BLKXX
Town of Dunedin



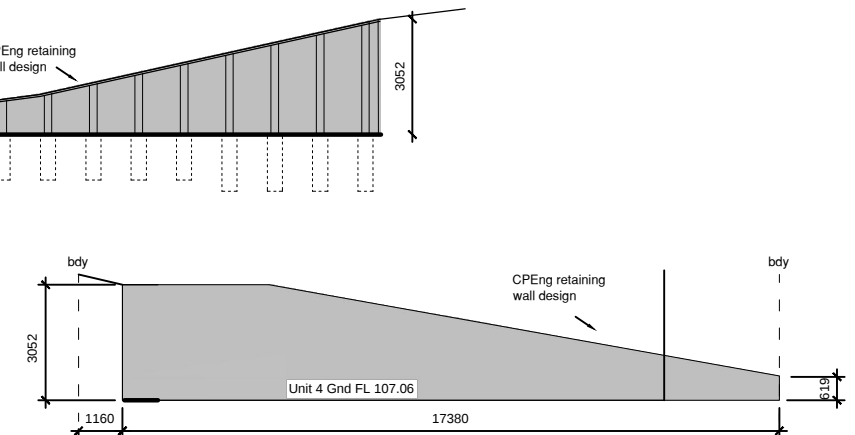
Site area	0.0934 Ha
Density minimum requirement 4 res units not less than 200 m2	800 m2
Maximum Site coverage 934 m2 @ 60%	560.40 m2
Site coverage calculated @ ground level ;	
Unit 1=133.46 m2	
Unit 2=132.32 m2	
Unit 3=132.32 m2	
Unit 4=133.46 m2	
Site coverage Total	531.56 m2



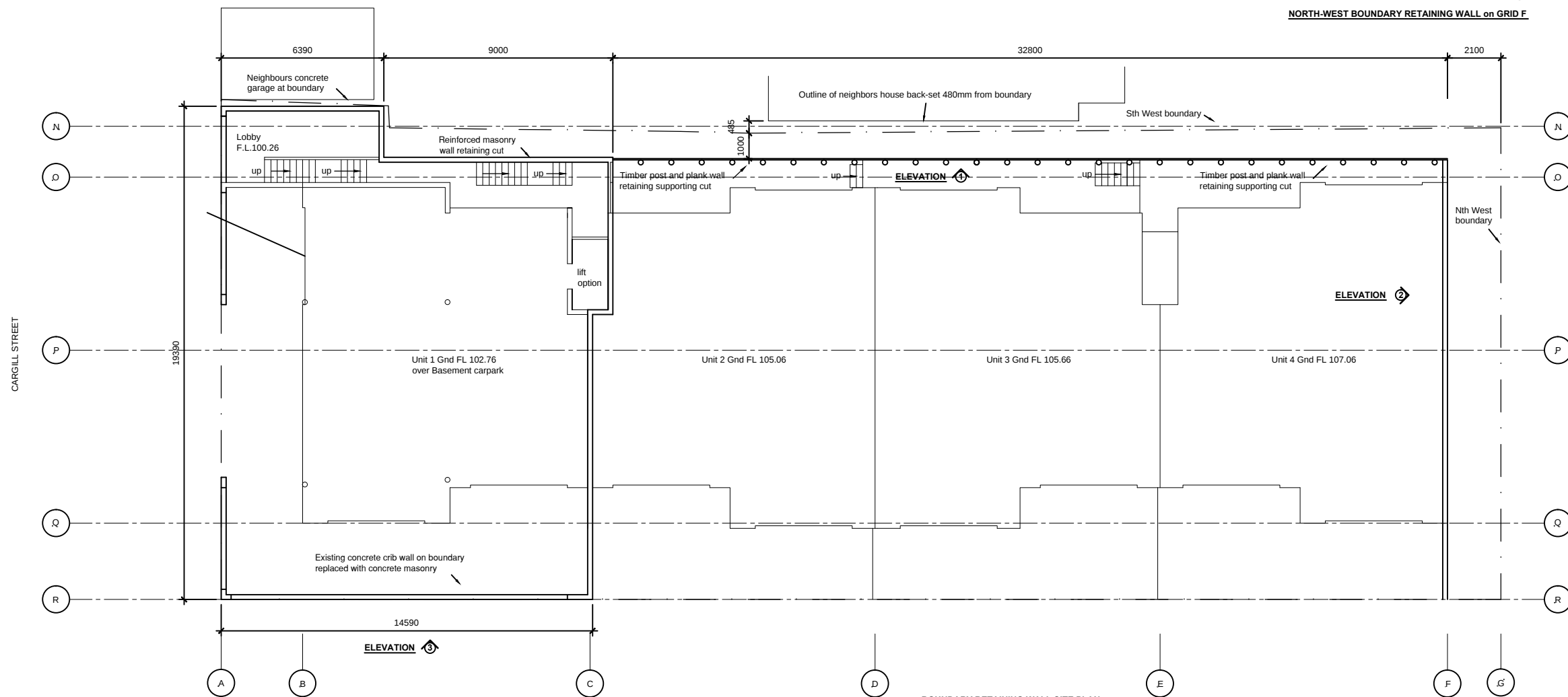
ELEVATION ③
BASEMENT CARPARK NORTH-EAST BOUNDARY RETAINING WALL on GRID R



ELEVATION ①
SOUTH-WEST BOUNDARY RETAINING WALL

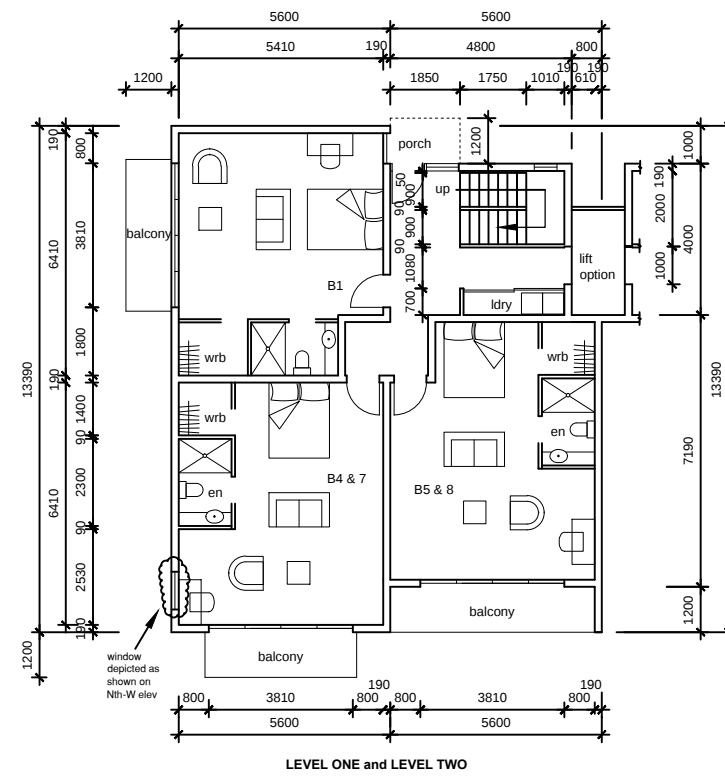
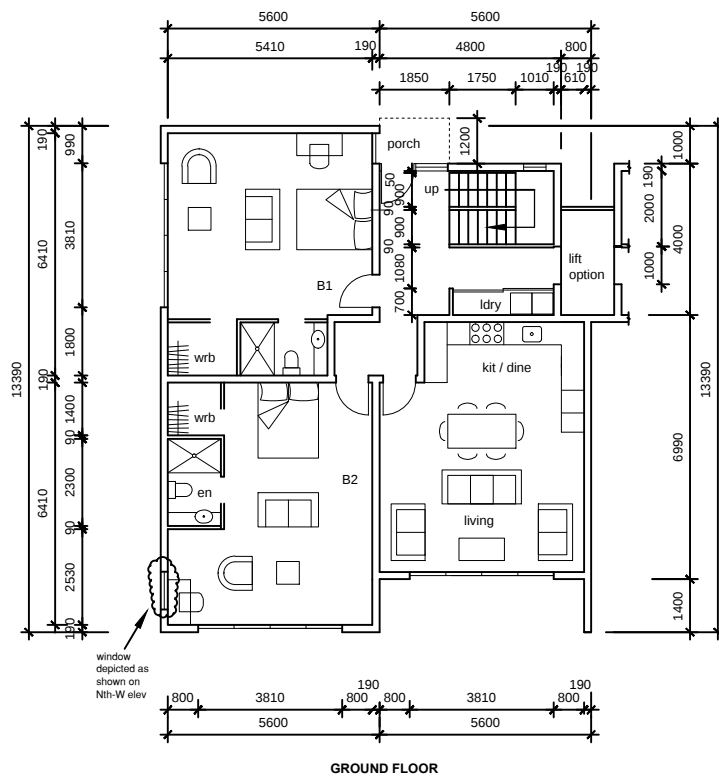


ELEVATION ②
NORTH-WEST BOUNDARY RETAINING WALL on GRID F

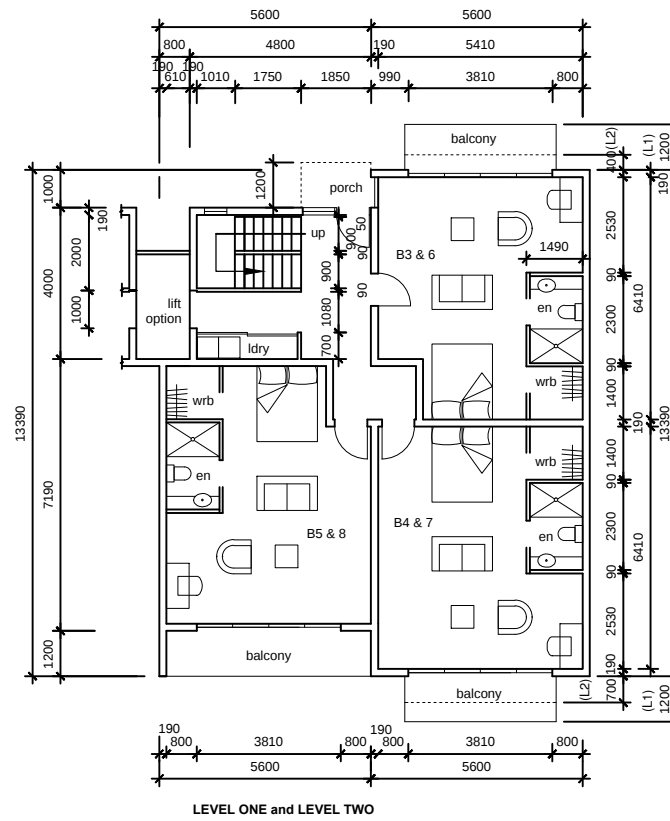
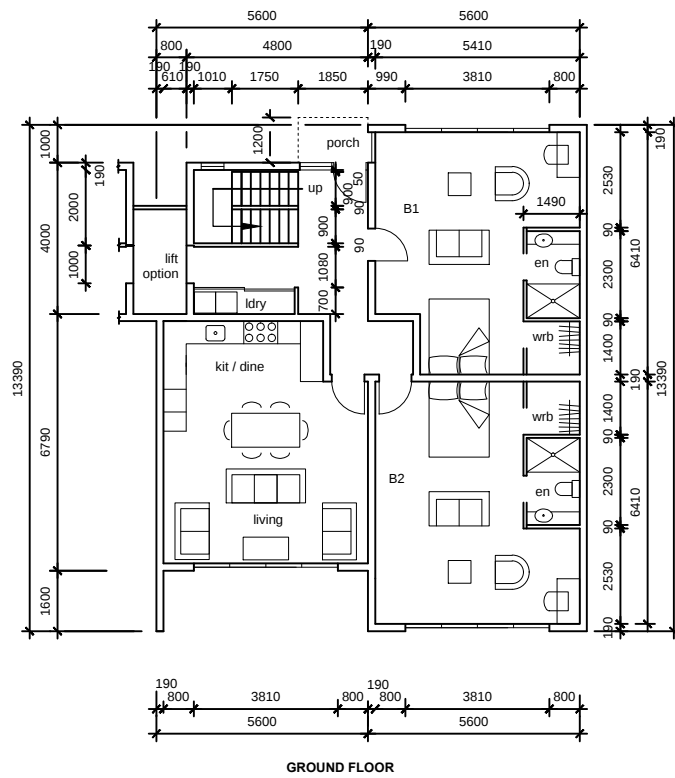
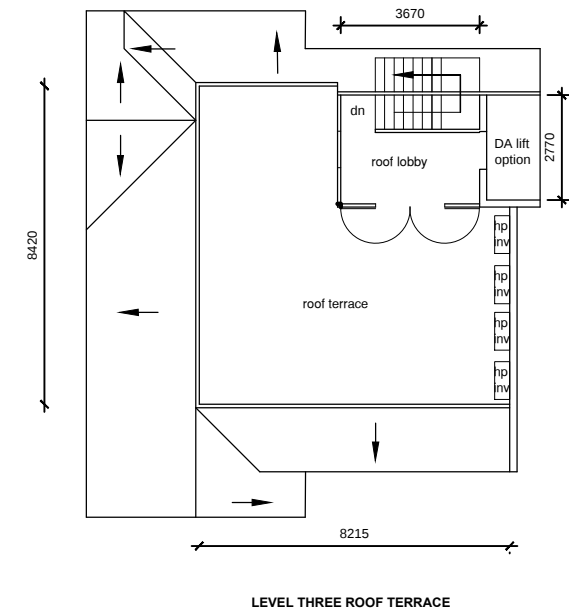


ELEVATION ④
BOUNDARY RETAINING WALL SITE PLAN

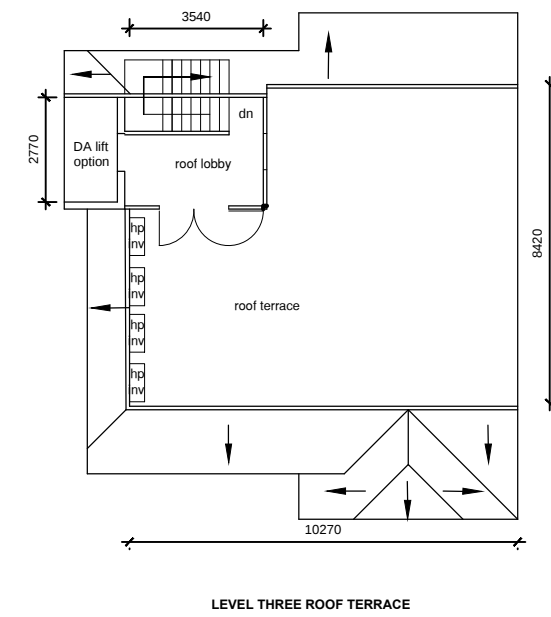
PROPOSED RESIDENTIAL ACCOMMODATION UNITS AT 43 CARGILL STREET, DUNEDIN.



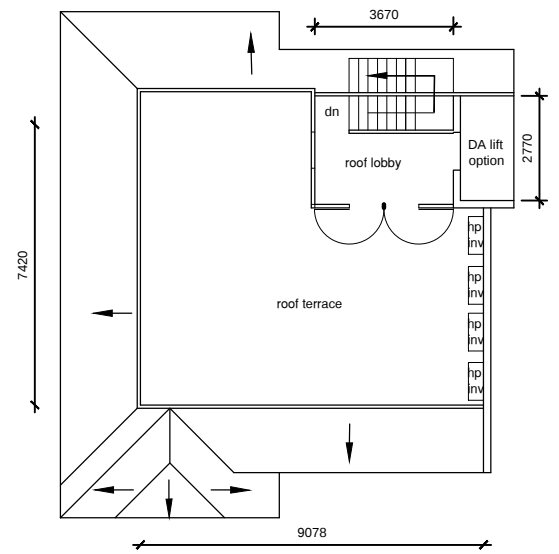
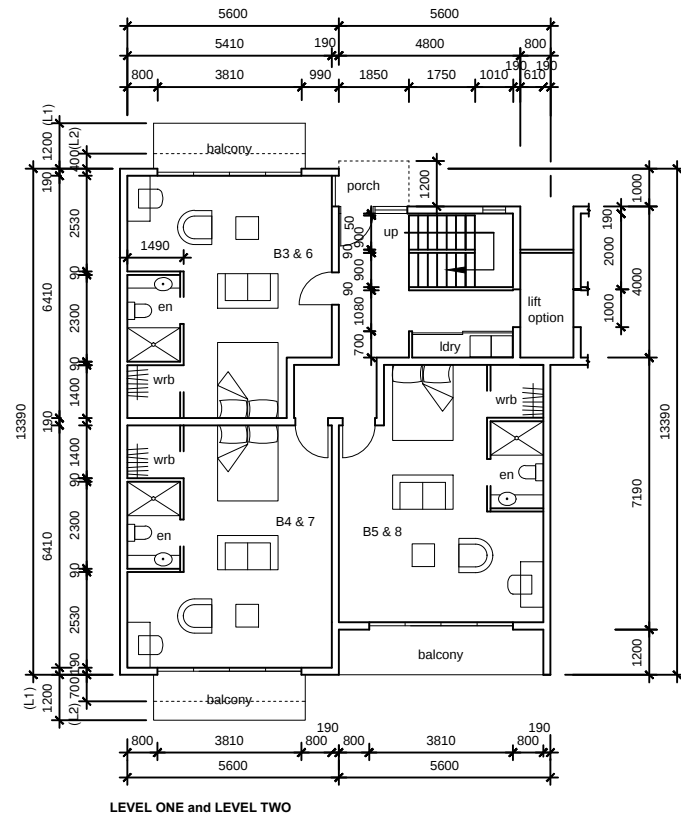
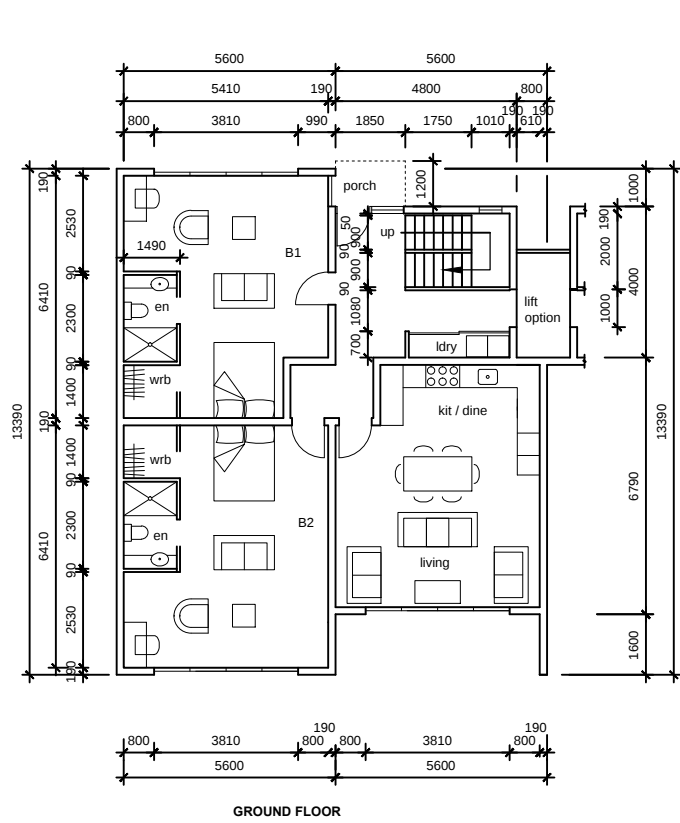
UNIT ONE FLOOR PLAN LAYOUT



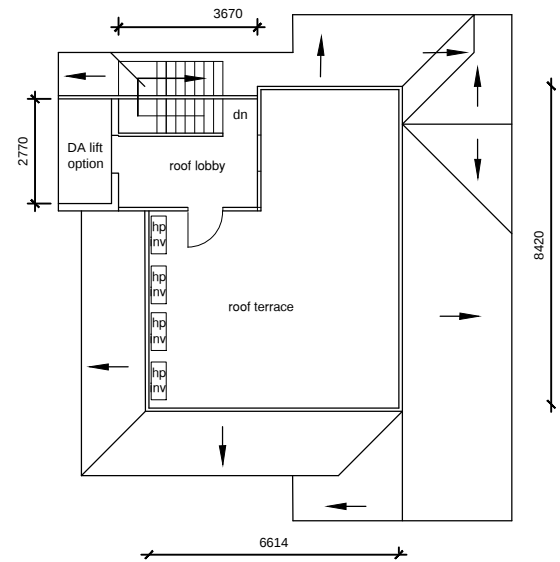
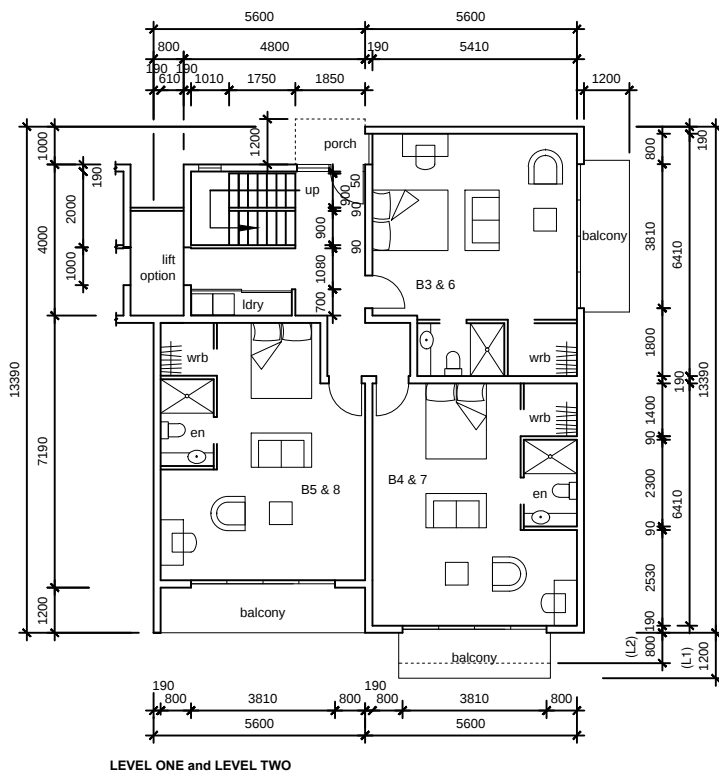
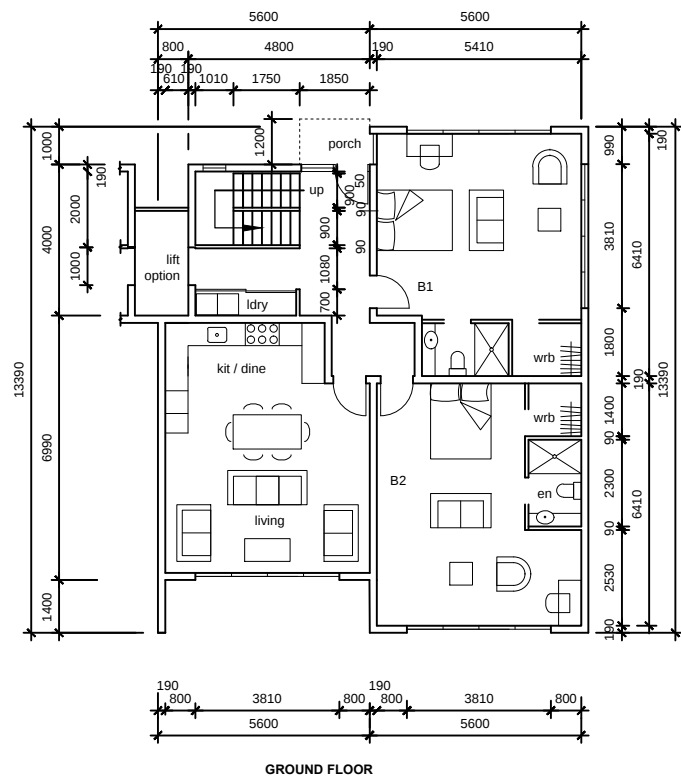
UNIT TWO FLOOR PLAN LAYOUT



PROPOSED RESIDENTIAL ACCOMMODATION UNITS AT 43 CARGILL STREET, DUNEDIN.

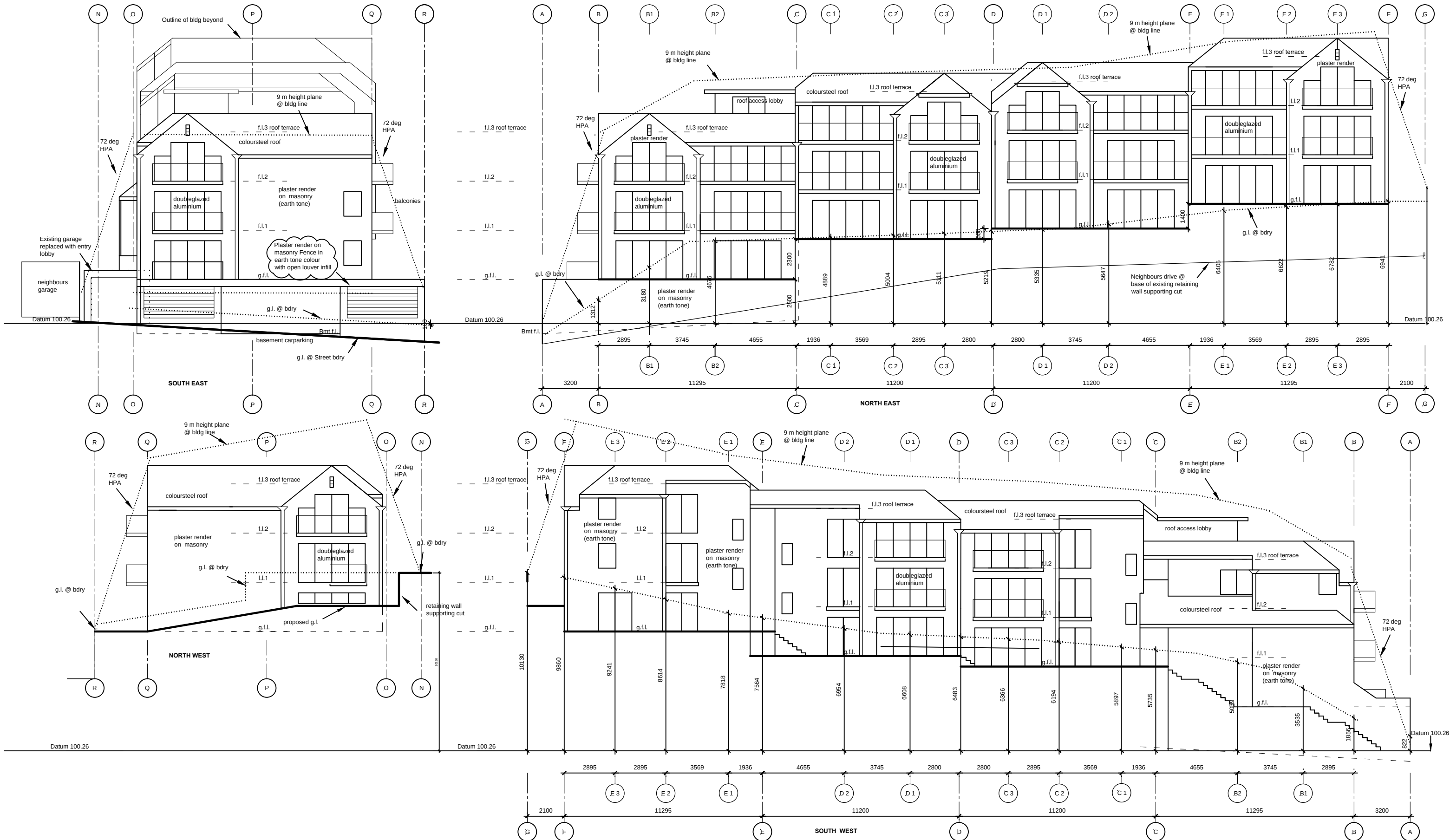


UNIT THREE FLOOR PLAN LAYOUT

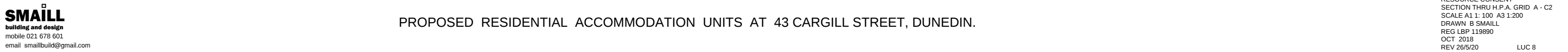


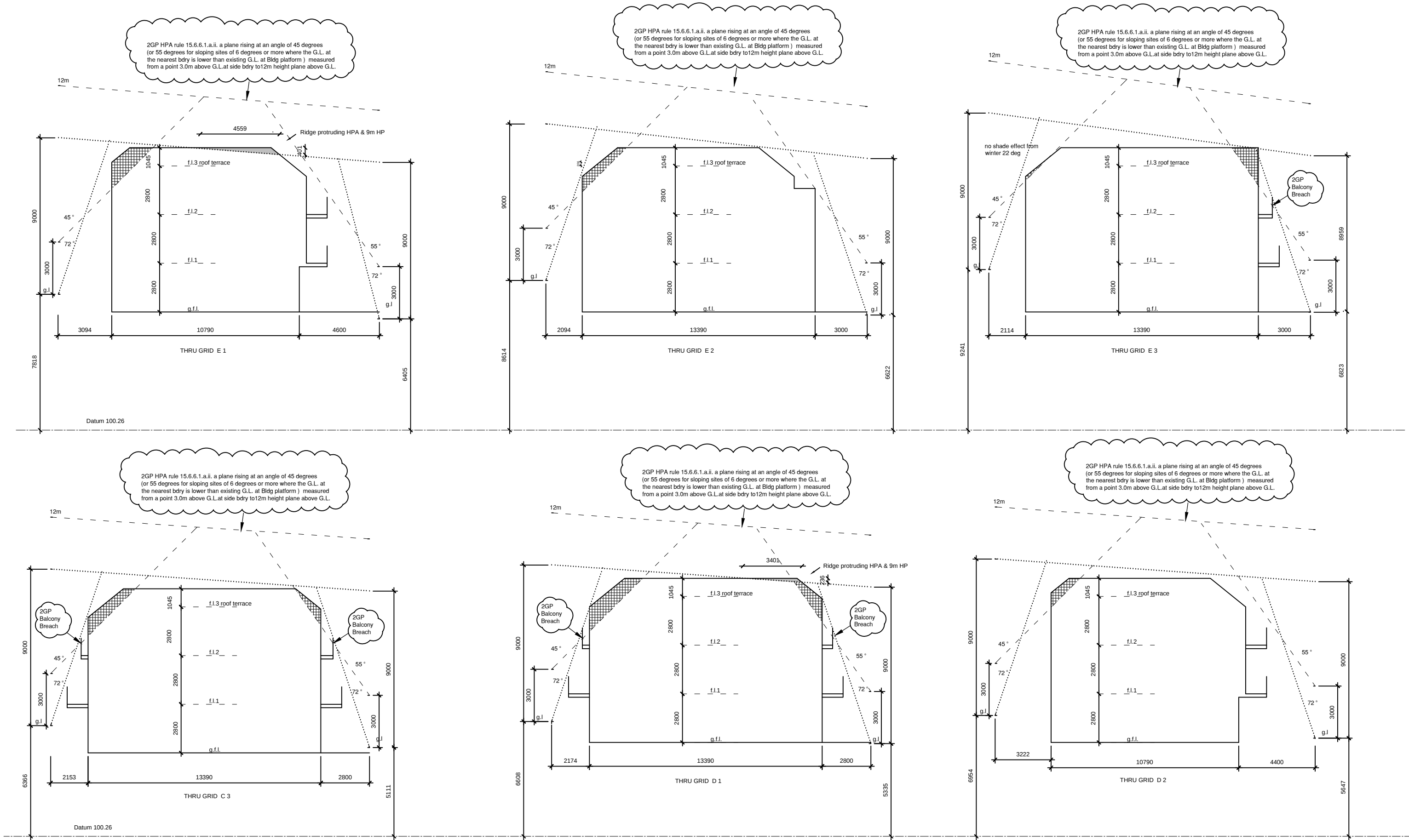
UNIT FOUR FLOOR PLAN LAYOUT

PROPOSED RESIDENTIAL ACCOMMODATION UNITS AT 43 CARGILL STREET, DUNEDIN.



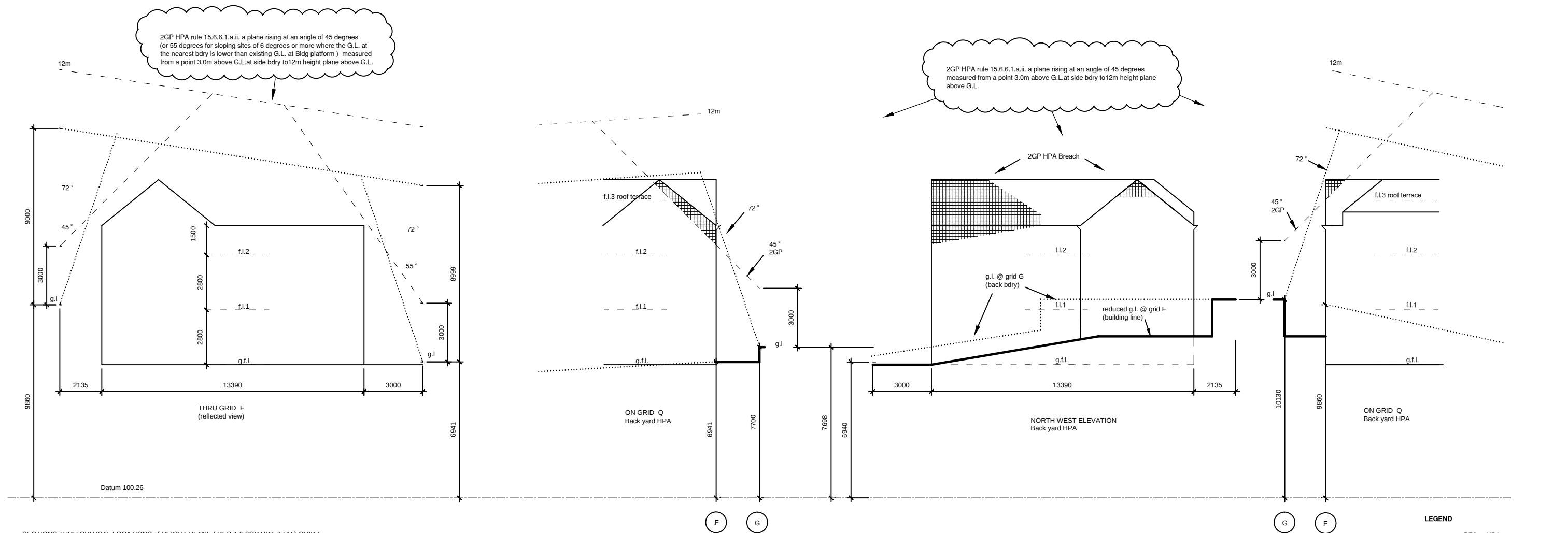
ELEVATION REFERENCE LAYOUT PLAN





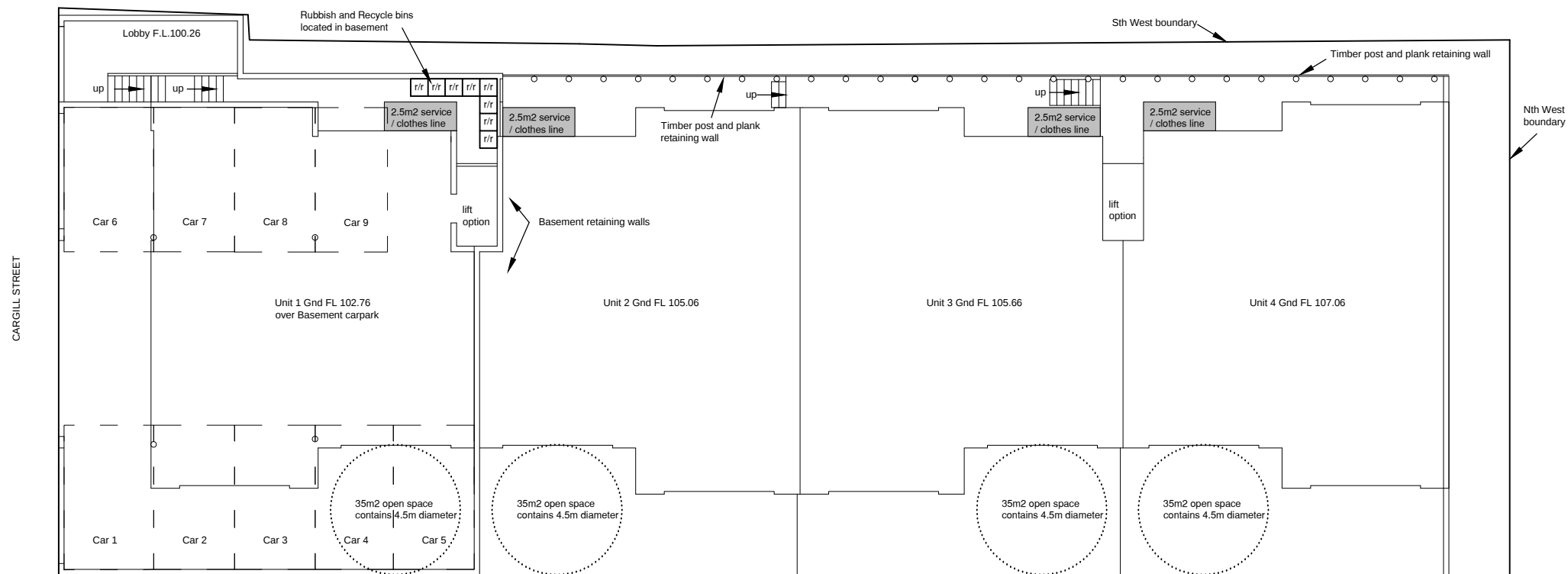
SECTIONS THRU CRITICAL LOCATIONS of HEIGHT PLANE (RES 4 & 2GP HPA & HP) GRID C3 to CE3
REFERENCE LOCATION; LUC PLAN 3

- LEGEND**
- RES 4 HPA
 - RES 4 HPA non-complying breach
 - 2GP HPA
 - 2GP HPA non-complying breach

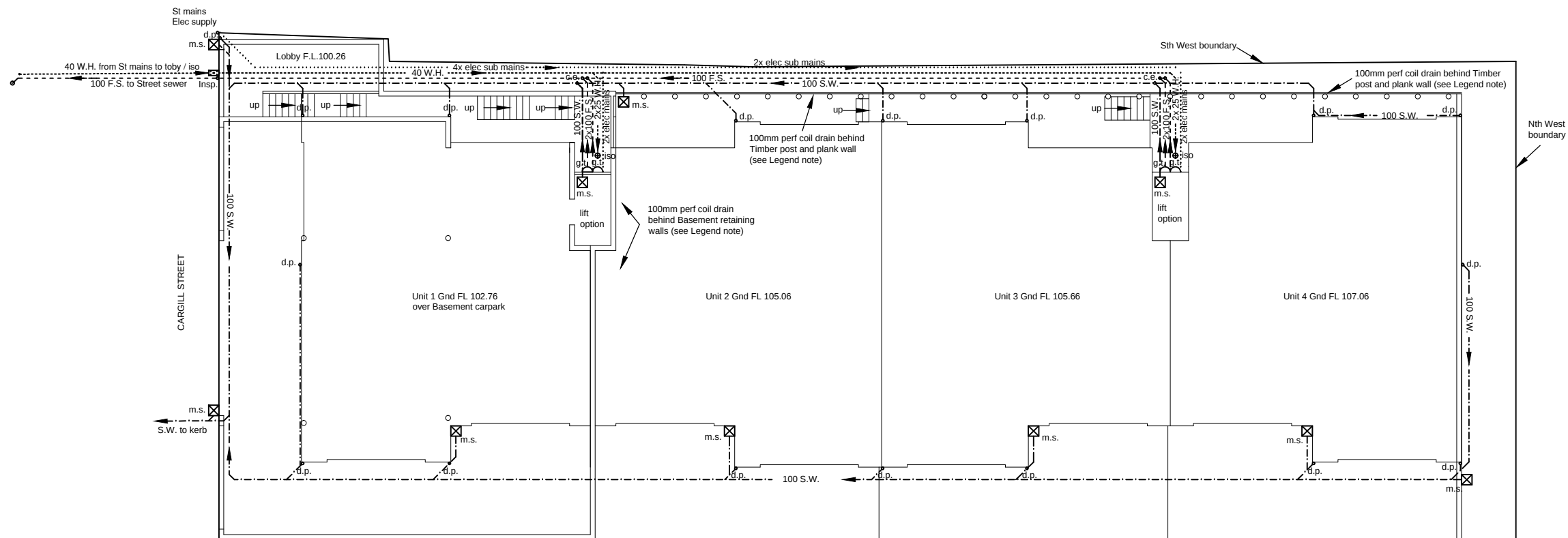


SECTIONS THRU CRITICAL LOCATIONS OF HEIGHT PLANE (RES 4 & 2GP HPA & HP) GRID F
REFERENCE LOCATION; LUC PLAN 3

LEGEND	
.....	RES 4 HPA
	RES 4 HPA non-complying breach
- - -	2GP HPA
	2GP HPA non-complying breach

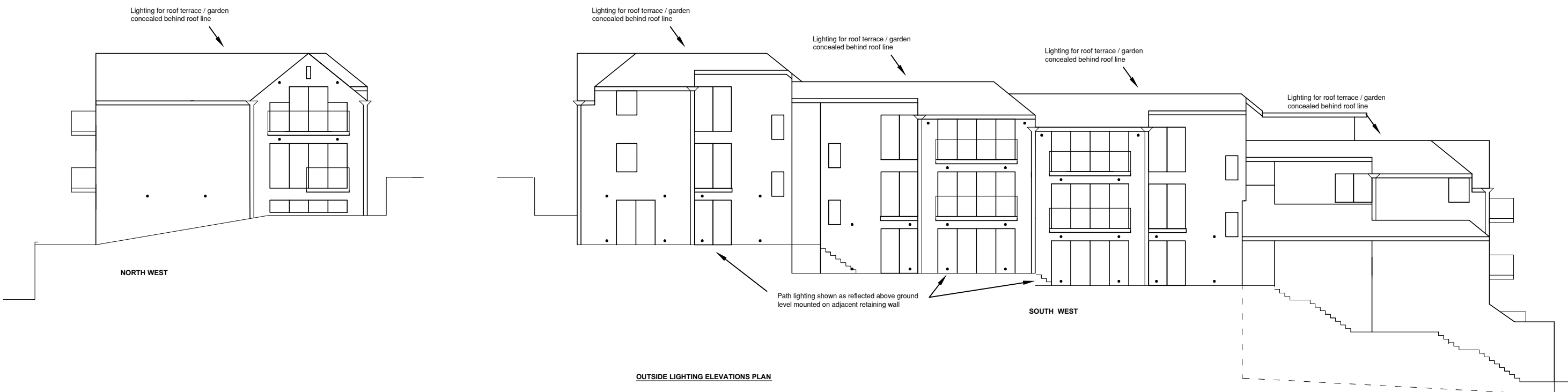
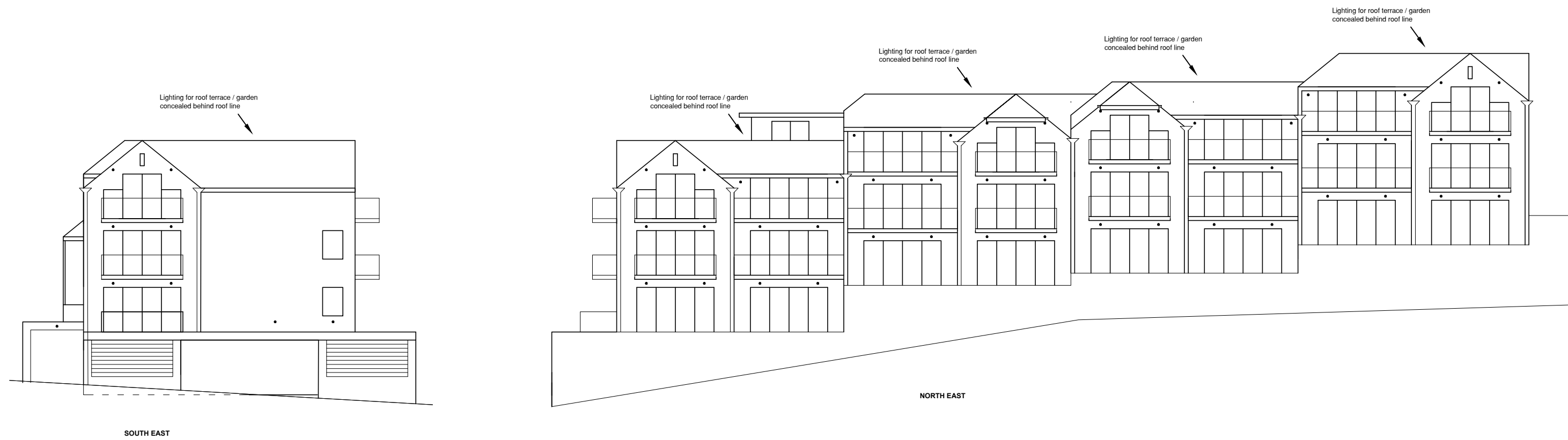


AMENITIES & SERVICES SITE PLAN (also see note reference for Amenity space on LUC 5 & 6)



DRAINAGE & UNDERGROUND SERVICES SITE PLAN

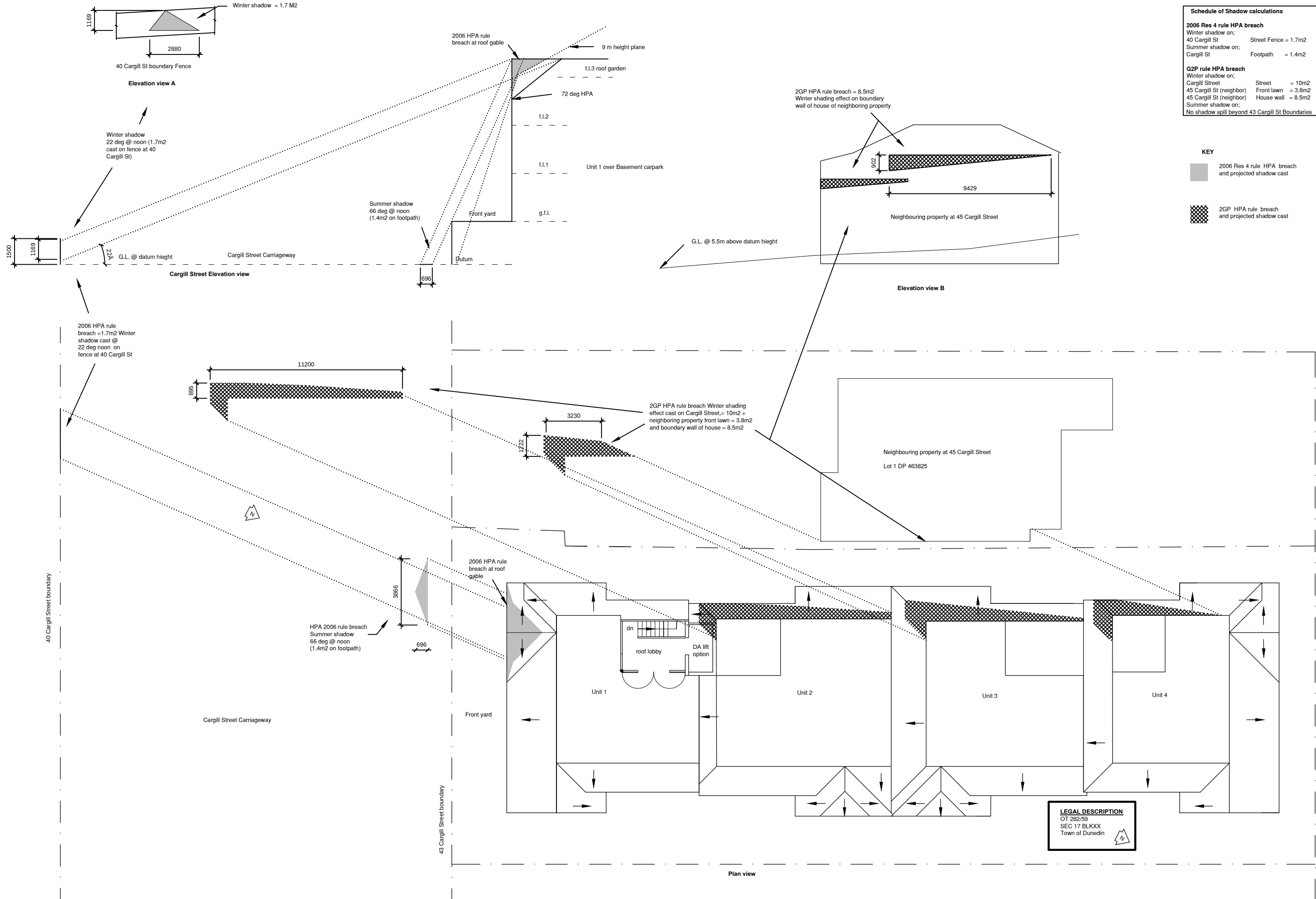
PROPOSED RESIDENTIAL ACCOMMODATION UNITS AT 43 CARGILL STREET, DUNEDIN.



OUTSIDE LIGHTING ELEVATIONS PLAN

LEGEND

- Outside light > 150 watts LED shield for back lit wall wash style



Schedule of Shadow calculations

2006 Res 4 rule HPA breach

Winter shadow on;	Street Fence = 1.7m2
40 Cargill St	
Summer shadow on;	Footpath = 1.4m2
Cargill St	

G2P rule HPA breach

Winter shadow on;	Street = 10m2
Cargill Street	
45 Cargill St (neighbor)	Front lawn = 3.8m2
45 Cargill St (neighbor)	House wall = 8.5m2
Summer shadow on;	
No shadow spill beyond 43 Cargill St Boundaries	

KEY

	2006 Res 4 rule HPA breach and projected shadow cast
	2GP HPA rule breach and projected shadow cast