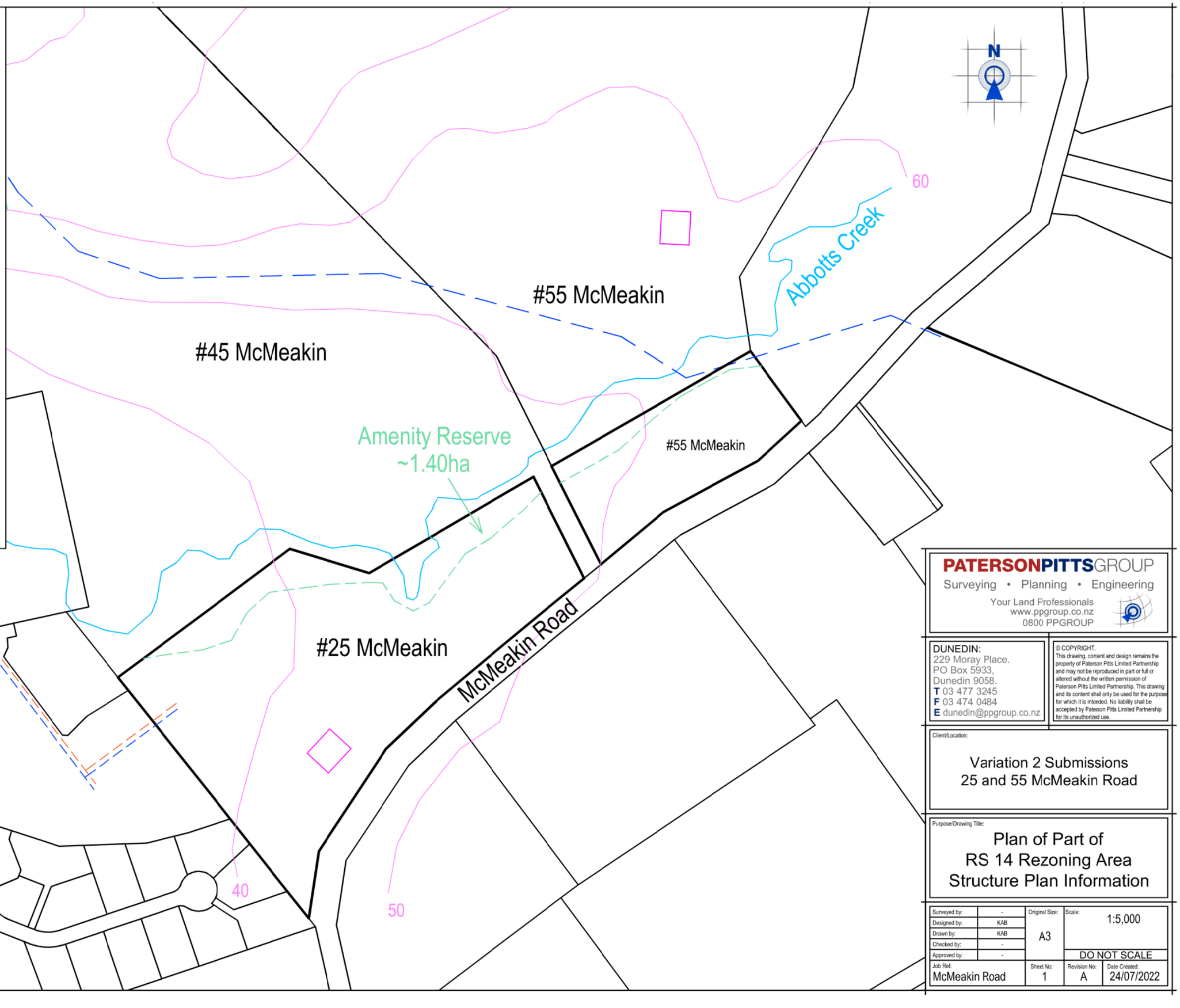
LEGEND:

- Existing Dwelling
- Existing Property Boundaries (External)
- Existing Watermain (City Trunk Main)
- Planned Watermain (Reticulation)
- Planned Foul Sewer
- Abbotts Creek
- ORC Flood Risk Region
- 10m Contour Lines
- Proposed GR1 Rezoning Land
- Proposed Non-Residential Areas (see plan labels)

NOTES:

1. The total area of land to be rezoned at 25 McMeakin Road is 2.66ha.
   This comprises the following land use regions-
   - Roading: 0.45ha (~17%)
   - Reserves: 0.40ha (~15%)
   - GR1 Zone: 1.810ha (~68%)
2. The yield of residential sites from the rezoned land at 25 McMeakin Road is calculated at-
   - Maximum (allowing 400m² sites): 45
   - Realistic (allowing 650m² sites): 27
1. The total area of land to be rezoned at 55 McMeakin Road is 0.75ha.
   This comprises the following land use regions-
   - Roading: 0.09ha (~12%)
   - Reserves: 0.09ha (~12%)
   - GR1 Zone: 0.57ha (~76%)
2. The yield of residential sites from the rezoned land at 55 McMeakin Road is calculated at-
   - Maximum (allowing 400m² sites): 14
   - Realistic (allowing 650m² sites): 8
3. The rezoning boundary that splits the property at 55 McMeakin Road has been designed as an extension of the rezoning land at 25 McMeakin Road.
4. The area shown as an Amenity Reserve generally follows the region of highest risk as indicated by the Mount Grand Dam Break map. Other areas of risk from a dam break event (not shown hereon) are expected to be able to be managed through appropriate design.



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Client/Location:

Variation 2 Submissions
25 and 55 McMeakin Road

Purpose/Drawing Title:

Plan of Part of
RS 14 Rezoning Area
Structure Plan Information

Surveyed by:	-	Original Size: A3	Scale: 1:5,000
Designed by:	KAB		
Drawn by:	KAB		
Checked by:	-		DO NOT SCALE
Approved by:	-		
Job Ref: McMeakin Road		Sheet No: 1	Revision No: A
			Date Created: 24/07/2022

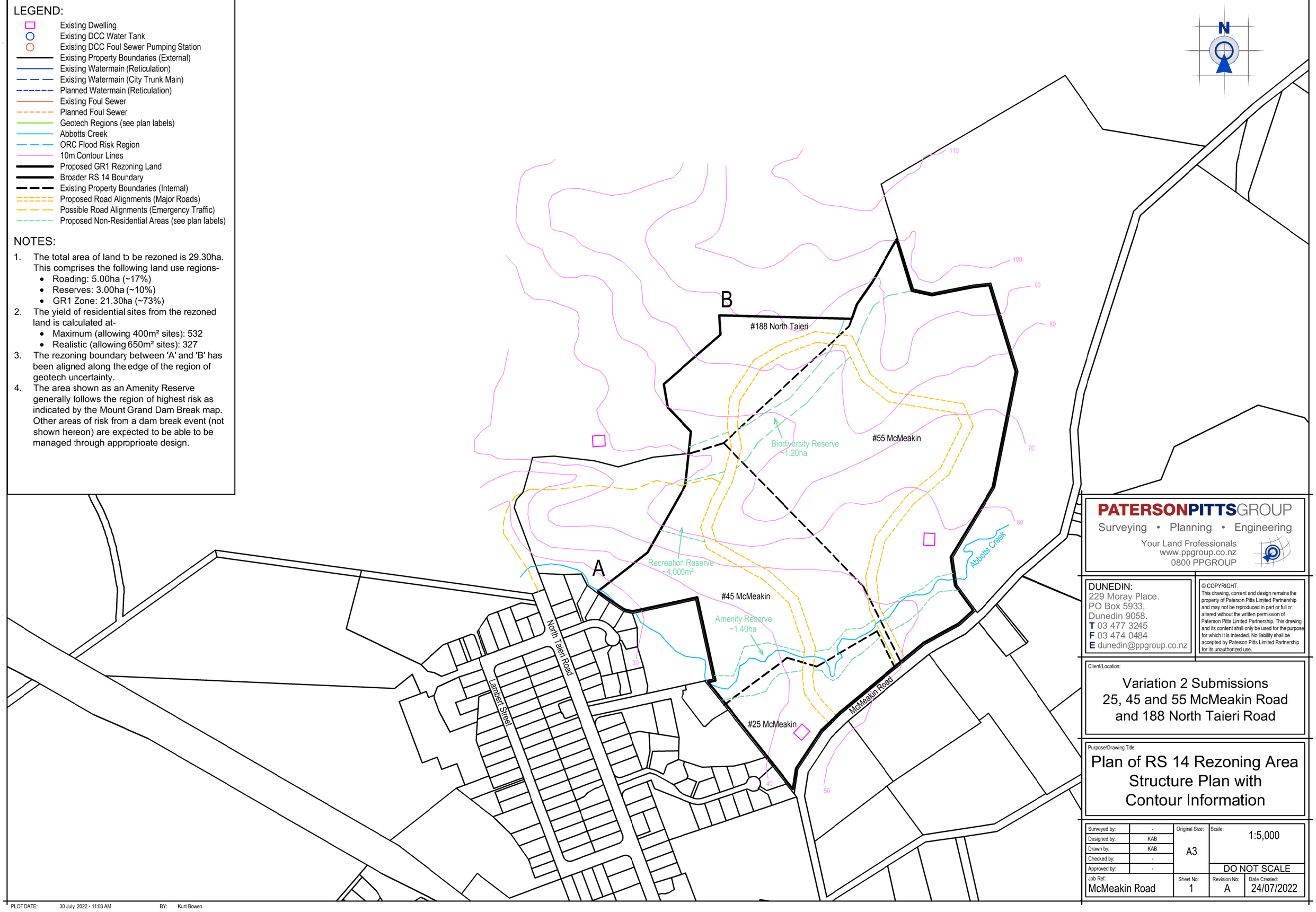
PLOT DATE: 01 August, 2022 - 12:07 PM BY: Kurt Bowen

LEGEND:

- Existing Dwelling
- Existing DCC Water Tank
- Existing DCC Foul Sewer Pumping Station
- Existing Property Boundaries (External)
- Existing Watermain (Reticulation)
- Existing Watermain (City Trunk Main)
- Planned Watermain (Reticulation)
- Existing Foul Sewer
- Planned Foul Sewer
- Geotech Regions (see plan labels)
- Abbotts Creek
- ORC Flood Risk Region
- 10m Contour Lines
- Proposed GR1 Rezoning Land
- Broader RS 14 Boundary
- Existing Property Boundaries (Internal)
- Proposed Road Alignments (Major Roads)
- Possible Road Alignments (Emergency Traffic)
- Proposed Non-Residential Areas (see plan labels)

NOTES:

1. The total area of land to be rezoned is 29.30ha. This comprises the following land use regions-
   - Roading: 5.00ha (~17%)
   - Reserves: 3.00ha (~10%)
   - GR1 Zone: 21.30ha (~73%)
2. The yield of residential sites from the rezoned land is calculated at-
   - Maximum (allowing 400m² sites): 532
   - Realistic (allowing 650m² sites): 327
3. The rezoning boundary between 'A' and 'B' has been aligned along the edge of the region of geotech uncertainty.
4. The area shown as an Amenity Reserve generally follows the region of highest risk as indicated by the Mount Grand Dam Break map. Other areas of risk from a dam break event (not shown hereon) are expected to be able to be managed through appropriate design.



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Client/Location:

Variation 2 Submissions
25, 45 and 55 McMeakin Road
and 188 North Taieri Road

Purpose/Drawing Title:

Plan of RS 14 Rezoning Area
Structure Plan with
Contour Information

Surveyed by:	-	Original Size: A3	Scale: 1:5,000
Designed by:	KAB		
Drawn by:	KAB		
Checked by:	-		DO NOT SCALE
Approved by:	-		
Job Ref: McMeakin Road		Sheet No: 1	Revision No: A / Date Created: 24/07/2022

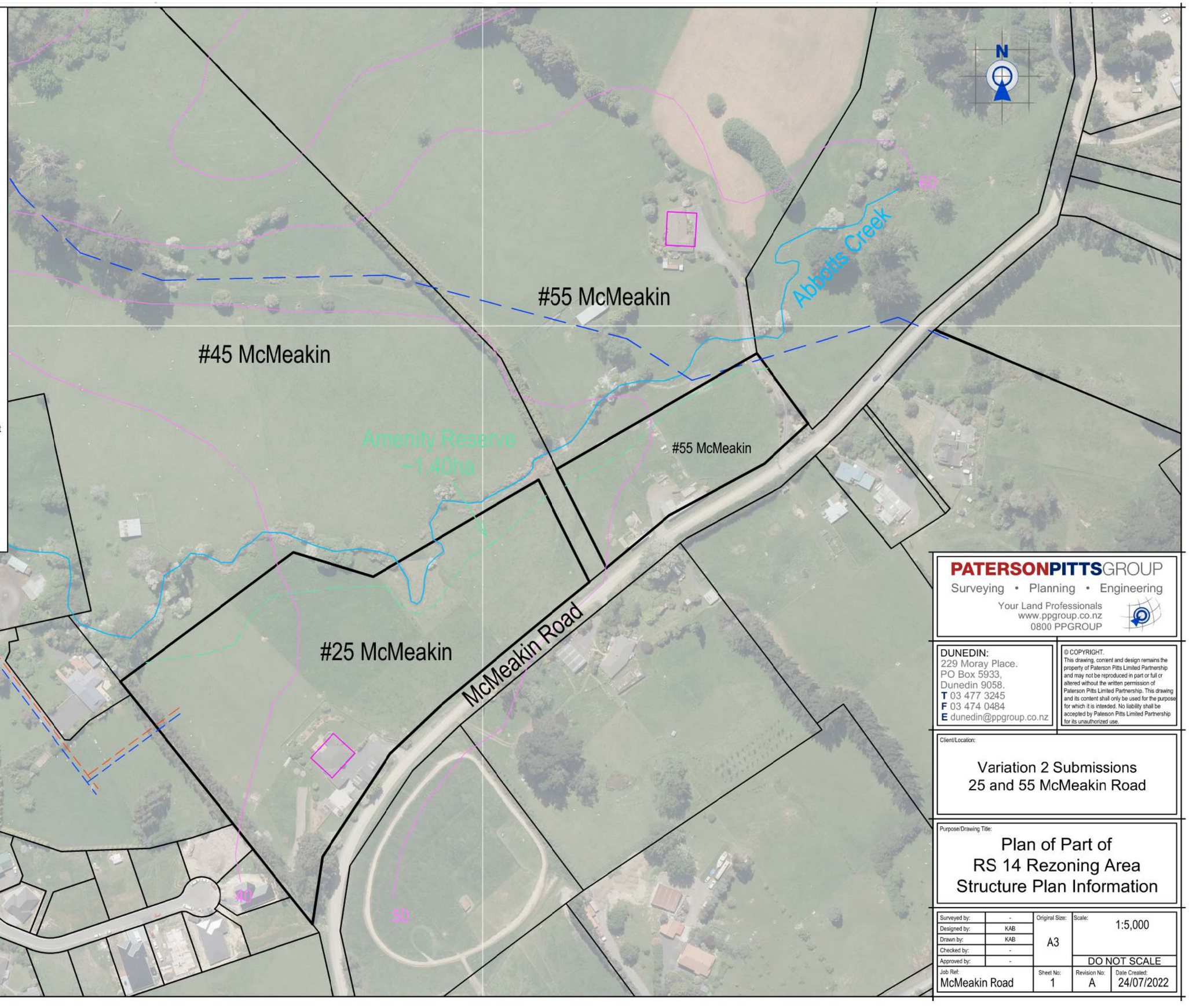
PLOT DATE: 30 July 2022 - 11:03 AM BY: Kurt Bowen

LEGEND:

- Existing Dwelling
- Existing Property Boundaries (External)
- Existing Watermain (City Trunk Main)
- Planned Watermain (Reticulation)
- Planned Foul Sewer
- Abbotts Creek
- ORC Flood Risk Region
- 10m Contour Lines
- Proposed GR1 Rezoning Land
- Proposed Non-Residential Areas (see plan labels)

NOTES:

1. The total area of land to be rezoned at 25 McMeakin Road is 2.66ha.
   This comprises the following land use regions-
   - Roading: 0.45ha (~17%)
   - Reserves: 0.40ha (~15%)
   - GR1 Zone: 1.810ha (~68%)
2. The yield of residential sites from the rezoned land at 25 McMeakin Road is calculated at-
   - Maximum (allowing 400m² sites): 45
   - Realistic (allowing 650m² sites): 27
1. The total area of land to be rezoned at 55 McMeakin Road is 0.75ha.
   This comprises the following land use regions-
   - Roading: 0.09ha (~12%)
   - Reserves: 0.09ha (~12%)
   - GR1 Zone: 0.57ha (~76%)
2. The yield of residential sites from the rezoned land at 55 McMeakin Road is calculated at-
   - Maximum (allowing 400m² sites): 14
   - Realistic (allowing 650m² sites): 8
3. The rezoning boundary that splits the property at 55 McMeakin Road has been designed as an extension of the rezoning land at 25 McMeakin Road.
4. The area shown as an Amenity Reserve generally follows the region of highest risk as indicated by the Mount Grand Dam Break map. Other areas of risk from a dam break event (not shown hereon) are expected to be able to be managed through appropriate design.



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Client/Location:

Variation 2 Submissions
25 and 55 McMeakin Road

Purpose/Drawing Title:

Plan of Part of RS 14 Rezoning Area Structure Plan Information

Surveyed by:	-	Original Size: A3	Scale: 1:5,000
Designed by:	KAB		
Drawn by:	KAB		
Checked by:	-		DO NOT SCALE
Approved by:	-		
Job Ref: McMeakin Road		Sheet No: 1	Revision No: A
			Date Created: 24/07/2022

PLOT DATE: 04 August, 2022 - 8:26 PM BY: Kurt Bowen