

**LOCALITY PLAN**

1 : 5000

**OPERATIVE DISTRICT PLAN  
OPEN SPACE Activity Rules**

46.3.1 Activities Generally:	Sport and Recreation	Permitted
46.3.2 Hazardous Substances:	None	N/A
46.3.3 Parking Spaces:	Chapter 47	Permitted
46.3.4 Signs:	TBC	Permitted

**OPEN SPACE Building Rules**

46.4.1 Building Height:	<8m	Permitted
46.4.2 Building Setbacks:	>4.5m	Permitted
46.4.3 Setbacks from Water Bodies:	>27m from MHWS	Permitted
46.4.5 Daylight Angles:	<45°	Permitted
46.4.6 Coastal Min Floor Level:	>2.5m	Permitted

**DECISION DISTRICT PLAN**

**SPORT AND ACTIVE RECREATION Activity Rules**

SARZ-R1 Activities Generally:	Sport and Recreation	Permitted
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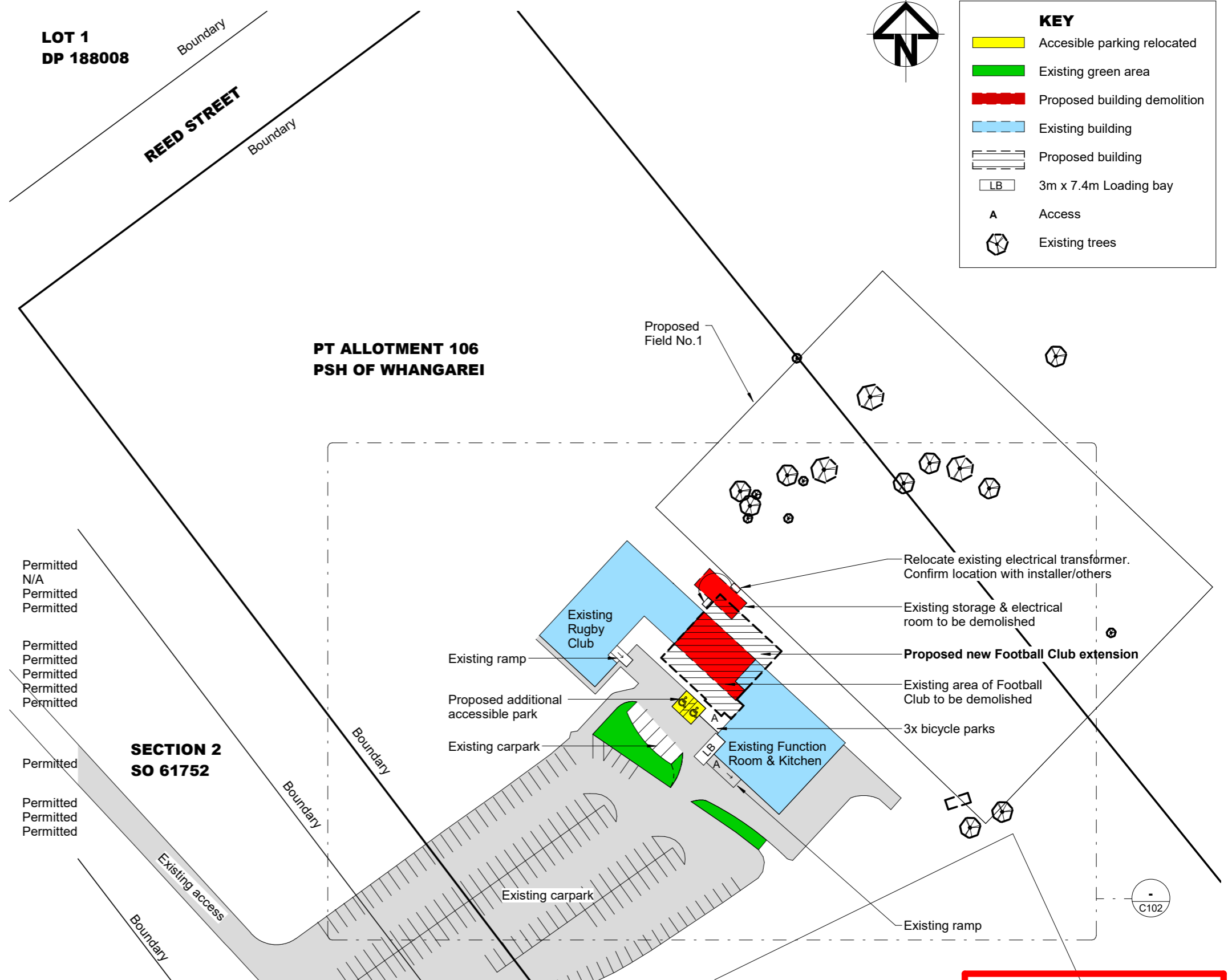
**SPORT AND ACTIVE RECREATION Building Rules**

SARZ-R4 Building Height:	<10m	Permitted
SARZ-R5 Building Setbacks:	>4.5m	Permitted
SARZ-R5 Setbacks from Water Bodies:	>27m from MHWS	Permitted

**Site Coverage**

Site Area:	50491 m <sup>2</sup>
Existing building Ground Floor footprint:	1354 m <sup>2</sup>
Proposed building Ground Floor footprint:	1465 m <sup>2</sup>
Proposed building First Floor:	401 m <sup>2</sup>
Proposed First Floor Terrace:	109 m <sup>2</sup>
<b>Total Site Coverage of proposed building:</b>	<b>1494m<sup>2</sup> = 2.90%</b>
Existing building GFA:	1354 m <sup>2</sup>
Proposed building GFA:	1866 m <sup>2</sup>
<b>Total proposed increase in GFA:</b>	<b>512 m<sup>2</sup></b>
Wind Zone:	High

Refer to Approved Resource Consent: LU2100033 / P082688



**PROPOSED OVERALL SITE PLAN**

1 : 1000

**NOTE:**  
Site information adapted from Survey drawings provided by Cato Bolam Reference 44382-DR-SU-1000 and Boundary Hunter Reference TIKI019. Existing contours shown. All information must be confirmed on site.

**THIS DRAWING WAS PRODUCED IN COLOUR. DO NOT USE FOR CONSTRUCTION PURPOSES IF THIS NOTE IS IN BLACK & WHITE**

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CLIENT **TIKIPUNGA AFC INC.**

PROJECT **PROPOSED BUILDING ALTERATIONS  
48 REED ST, TIKIPUNGA**

DRAWING **SITE PLAN - GENERAL ARRANGEMENT**

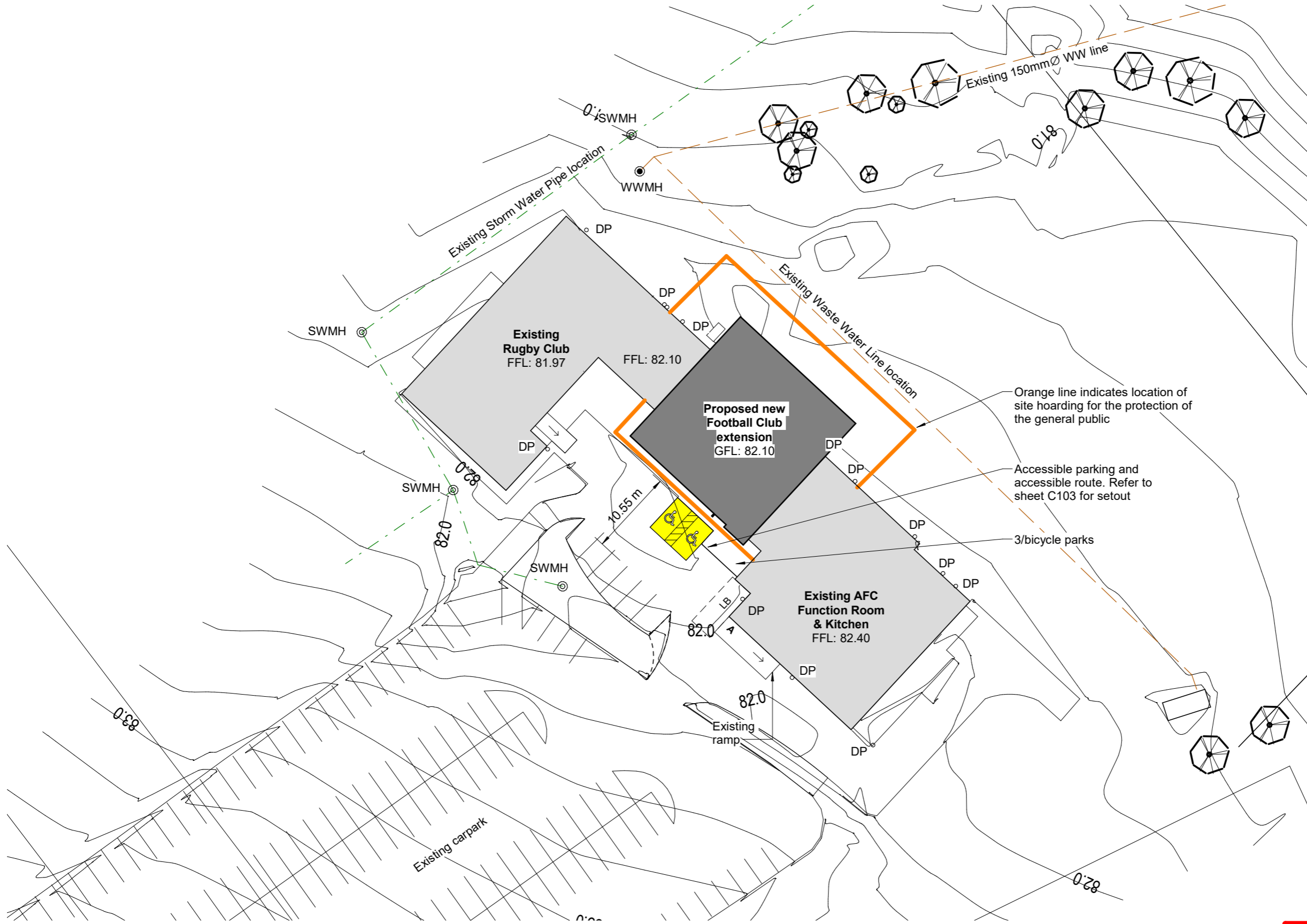
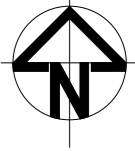
B1	ISSUE FOR BUILDING CONSENT	HP	05/11/21
REV.	REVISION DETAILS	BY	DATE

**BUILDING CONSENT** SCALE @ A3 AS SHOWN

DRAWN: BCY  
CHECKED: [Signature]  
APPROVED: PHILIP HIGHAM

PROJECT No. **10635-2**

SHEET **C101** REV. **B1**



Orange line indicates location of site hoarding for the protection of the general public

Accessible parking and accessible route. Refer to sheet C103 for setout

3/bicycle parks

**PROPOSED SITE PLAN**

1 : 500

**NOTE:**  
 Site information adapted from Survey drawings provided by Cato Bolam Reference 44382-DR-SU-1000 and Boundary Hunter Reference TIKI019. Existing contours shown. All information must be confirmed on site.

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CLIENT **TIKIPUNGA AFC INC.**

PROJECT **PROPOSED BUILDING ALTERATIONS**

**48 REED ST, TIKIPUNGA**

DRAWING **SITE PLAN**

B1	ISSUE FOR BUILDING CONSENT	HP	05/11/21
REV.	REVISION DETAILS	BY	DATE

**BUILDING CONSENT** SCALE @ A3 AS SHOWN

DRAWN BCY

CHECKED [Signature]

APPROVED PHILIP HIGHAM [Signature]

PROJECT No. **10635-2**

SHEET **C102** REV. **B1**



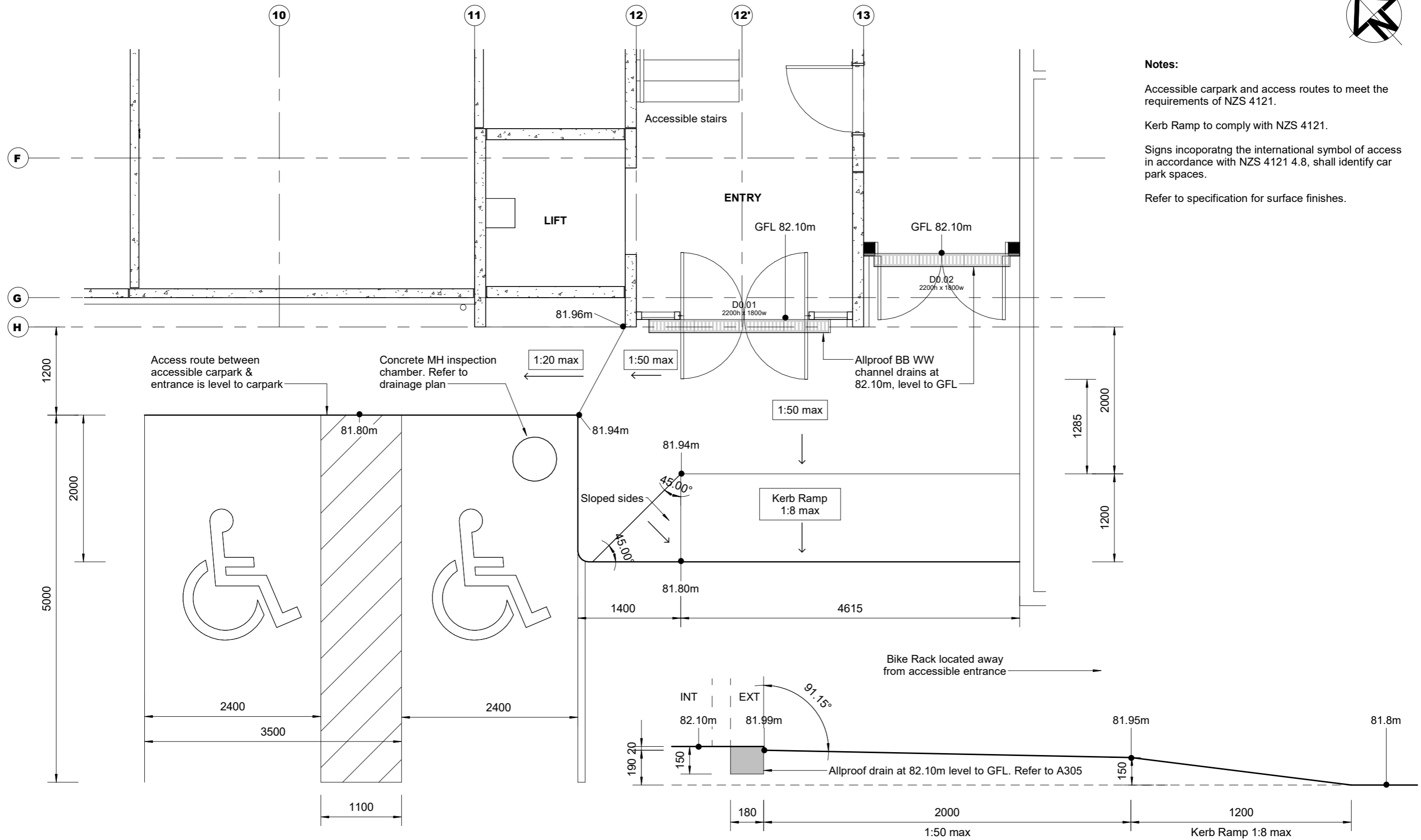
**Notes:**

Accessible carpark and access routes to meet the requirements of NZS 4121.

Kerb Ramp to comply with NZS 4121.

Signs incorporating the international symbol of access in accordance with NZS 4121 4.8, shall identify car park spaces.

Refer to specification for surface finishes.



**GROUND FLOOR ENTRANCE & ACCESSIBILITY**

1 : 50

**KERB RAMP ACC PARKING**

1 : 20

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CLIENT **TIKIPUNGA AFC INC.**  
 PROJECT **PROPOSED BUILDING ALTERATIONS**  
**48 REED ST, TIKIPUNGA**  
 DRAWING **ACCESSIBLE CARPARK & ENTRANCE**

B1	ISSUE FOR BUILDING CONSENT	HP	05/11/21
REV.	REVISION DETAILS	BY	DATE

**BUILDING CONSENT** SCALE @ A3 AS SHOWN

DRAWN SZ AUG 2021 PROJECT No. **10635-2**

CHECK' *PH* APPROVED PHILIP HIGHAM SHEET **C103** REV. **B1**