



FRONT YARD LANDSCAPING:

ROAD FRONTAGE (20.22x5)	101.0m ²
NET FRONT YARD SETBACK x 50% - 20%	40.44m ²
AREA OF FRONT YARD L' SCAPED	49.95m ²

LEGEND:

- - - PROPOSED BOUNDARY.
- ==== 1.8 HIGH FENCE.
- ==== FENCE ABOVE RET. WALL TO MAX. COMBINED HEIGHT OF 2.0m.
- x A POINTS SHOW H.R.B. ON ELEVATIONS.
- 00.00 EXISTING GROUND LEVELS.
- x 00.00 PROPOSED GROUND LEVELS.

ALL CESSPITS ARE TO FITTED WITH ENVIPODS

CARPARKING

A GROSS TOTAL FLOOR AREA	672 m ²
B LOADING DOCKS	74 m ²
C NET FLOOR AREA (A-B)	598 m ²
D AREA FOR WAREHOUSE (1/100)	345 m ² 3
E AREA FOR INDUSTRY (1/45)	241 m ² 5
G AREA FOR OFFICE (NOT TO PUBLIC) (1/40)	12 m ² 0
H # PEOPLE EMPLOYED	4
CARPARKS REQUIRED	12
CARPARKS PROVIDED	12

TOWN PLANNING

TERRITORIAL AUTHORITY	PAPAKURA DISTRICT COUNCIL
ZONING	URBAN INDUSTRIAL 3.
MINIMUM FLOOR LEVEL	R.L. 9.60
LANDSCAPING STRIP	2.0m
LANDSCAPING SETBACK	5.0m- 50%-20% LANDSCAPED
BULK EXCAVATION	450m ³

FRONT LANDSCAPE SPECIES:

- MEDIUM SIZED TREES (1.6 HIGH AT PLANTING)
 - 1 LIQUIDAMBAR STYRACIFLUA P895
- SMALL SIZE TREES (1.6 HIGH AT PLANTING)
 - 2 PITTOSPORUM TENUPOLIUM P895
- * SMALL SHRUBS AND GROUND COVER INCLUDING SPECIES SUCH AS:
 - AJUGA REPTENS (BUNGLE) P83-P84
 - DIANELLA 'LITTLE JESS' P83-P84
 - DIANELLA CACILIA 'BREEZE' P83-P84
 - OPHIPOGON NIGRESCENS BLACK MONDO P83-P84

PROTECTION OF PROTECTED TREE

- THE TREE AND IT'S ADJACENT ROOT STRUCTURE SHALL BE PROTECTED AT ALL TIMES.
- ERECT TEMPORARY FENCE CLEAR OF THE DRIP LINE TO PROTECT TREE.
- THE TREE CONDITION SHALL BE MONITORED AT ALL TIMES DURING CONSTRUCTION. ANY CHANGES IN THE TREE CONDITION SHALL BE BROUGHT TO THE ATTENTION OF A SUITABLY QUALIFIED ARBORIST.
- NO WORK IS TO TAKE PLACE WITHIN THE DRIP LINE OF THE TREE, EXCEPT FOR THE EXCAVATION OF THE FOUNDATIONS AND THE CARPARKING SHOWN ON THIS DRAWING.
- NO HEAVY MACHINERY SHALL PASS UNDER THE TREE WHICH MAY CAUSE COMPRESSION OF THE GROUND AND OR THE ROOT STRUCTURE.
- NO SOIL SHALL BE STOCK PILED AROUND THE TREES.
- DURING CONSTRUCTION THE TREES SHALL BE KEPT WELL WATERED AND FED WITH THE APPROPRIATE FERTILIZER ON COMPLETION.

LANDSCAPING:

- ALL LANDSCAPING SHALL BE IMPLEMENTED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPING PLAN WITHIN THE FIRST PLANTING SEASON FOLLOWING THE COMPLETION OF THE WORKS ON SITE.
- CONSTRUCT ALL GARDEN BEDS TO CONTOURS WITH APPROPRIATE DRAINAGE, SOIL, KERBS AND BOARDERS.
- LAY WEED MAT TO ALL GARDEN AREAS.
- PREPARE ALL GARDENS READY FOR PLANTING.
- PROVIDE AUTOMATIC DRIPPER LINE IRRIGATION TO ALL GARDEN AREAS.
- PLANT OUT GARDENS WITH APPROPRIATE SPECIES IN POSITIONS INDICATED.
- DRESS ALL GARDENS WITH FINE MULCH.
- IRRIGATE AND FERTILIZE INDIVIDUAL PLANTS AS REQUIRED.
- SOW APPROPRIATE GRASS IN POSITIONS INDICATED.

MAINTENANCE SCHEDULE:

- ALL LANDSCAPING SHALL BE MAINTAINED FOR A MINIMUM OF TWO PLANTING SEASONS OR THREE YEARS, WHICH EVER IS LONGER.
- IRRIGATE AND FERTILIZE INDIVIDUAL PLANTS AND LAWNS AS REQUIRED.
- TRIM EDGES, MOW LAWNS AND SPRAY FOR WEEDS.
- PRUNE AND TIDY GARDENS AND REMOVE RUBBISH.
- REPLACE ANY DISEASED OR DYING TREES AS REQUIRED.
- SPECIMEN TREES SHALL BE TRIMMED TO MAINTAIN A HEIGHT OF 3.5m.
- HEAVY WATERING OF PLANTS AS REQUIRED.
- SPRAY WEEDS (SMALL) OR HAND REMOVAL OF LARGER WEEDS AS APPARENT.
- SPRAY FOR INSECTS AND FUNGAL DISEASE.
- SHRUBS WILL HAVE A LIGHT PRUNE EITHER LATE WINTER OR AFTER FLOWERING.
- MULCH WILL BE REPLISHED AS REQUIRED.
- TREE STAKES AND TIES WILL BE ADJUSTED AS NECESSARY AND ARE TO BE MONITORED FORTNIGHTLY.
- THE GARDENS WILL HAVE AN APPLICATION OF GRANULAR FERTILIZER AROUND EACH SHRUB OR TREE. GRANULES TO BE RAKED INTO THE MULCH.

LEGAL:
 LOT 2
 DP 84913
 AREA 1017m²

SITE PLAN 1:200
 ALL LEVELS IN TERMS OF LNZ

R.C. APPLICATION

#	DATE	REVISION

HILL DESIGN ENGINEERING LTD
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PROJECT: PROPOSED DEVELOPMENT at 34 CREEK STREET DRURY for SUMMERVILLE BROS TRUST

DRAWING TITLE: SITE PLAN		DWG. No: 1	REVISION:
DESIGNED: SWC	CHECKED: -	SCALE: A1 1:100 A3 1:200	DATE: OCT. '06
DATE: P. JAMESON	DATE: OCT. '06	JOB No: 06-2147	