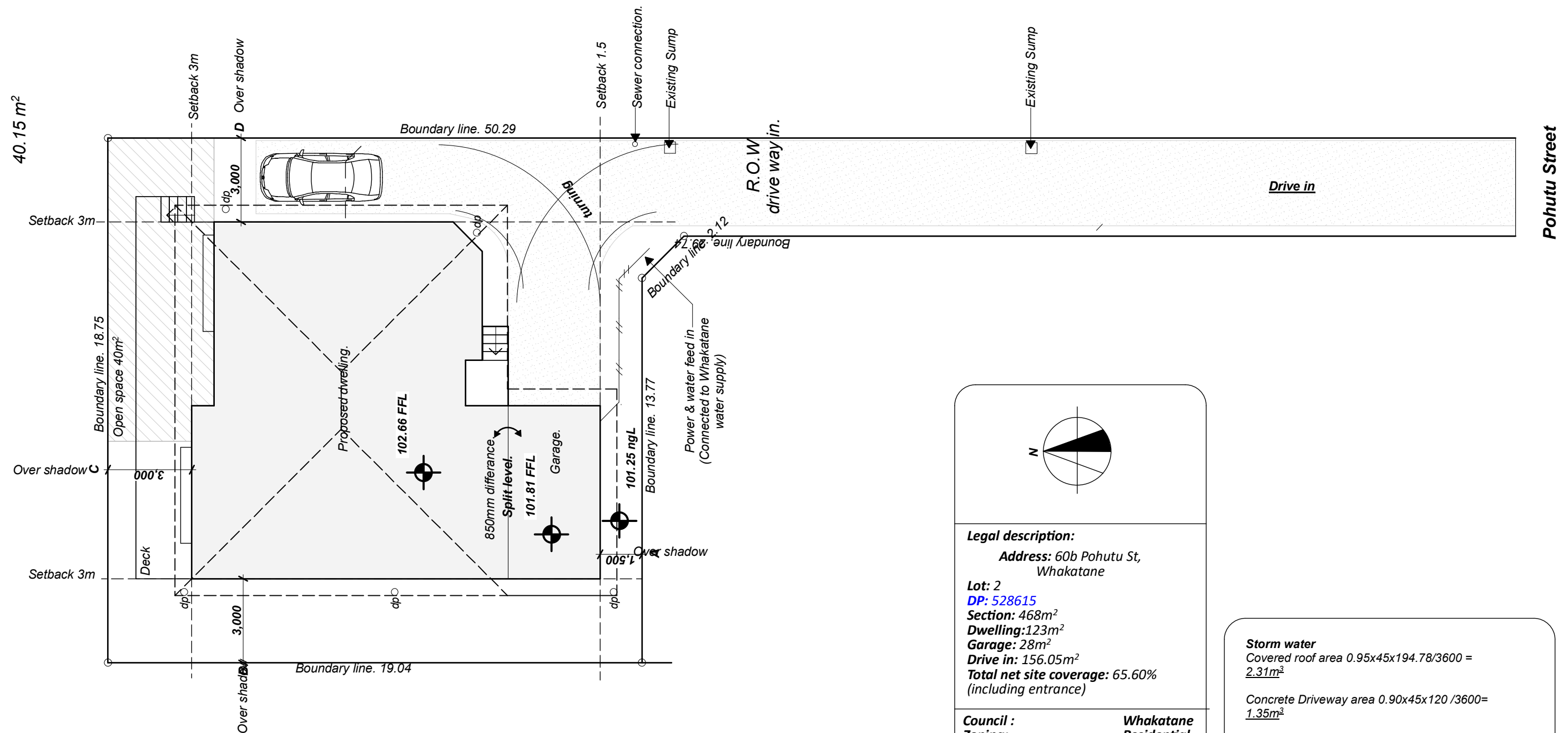
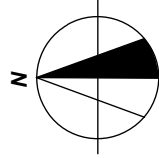




This livable out door area is breached by the deck. Will need Resource Consent for breach of rule. Rule 4.2.7.1 (a)iii
Site coverage rule is breached by driveway - will require resource consent. Rule 4.2.10.3 (b)



Legal description:
Address: 60b Pohutu St,
Whakatane
Lot: 2
DP: 528615
Section: 468m²
Dwelling: 123m²
Garage: 28m²
Drive in: 156.05m²
Total net site coverage: 65.60%
(including entrance)

Council :	Whakatane
Zoning:	Residential
Wind Zone:	High
Earthquake Zone:	2
Durability Zone:	C

Storm water
Covered roof area 0.95x45x194.78/3600 =
2.31m³
Concrete Driveway area 0.90x45x120 /3600=
1.35m³
2.31+1.35 = 3.46m³
Surface Water runoff

Need correct legal description for this site

the DRAUGHTSMAN dream it • draw it • build it Steven Bilyard 31 McAlister Street, Whakatane Ph 07 312 9675 Email: steve@thedraughtsman.co.nz	Notes copyright remains the property of The Draughtsman Ltd unless specified in writing All dimensions are in millimetres unless otherwise stated All construction to comply with NZBC/NZ 3604 : 2011, along side current standards alike. All built up members mentioned for bearers, lintels, stringers and alike are to be nailed in accordance with NZS 3604 2.4.4.7 All timber to be SG8 unless specified otherwise. ALL DIMENSIONS TO BE VERIFIED ON SITE DO NOT SCALE OFF PLANS.	Job Title Proposed new home for Barry Raynes 60b Pohutu Street, Whakatane.	Design Steven Bilyard	Drawing Title Site Plan	Scale 1:300
	Drawn Geoff Bilyard				
	Checked				
	Revision Date				
	Plot Date 16/11/2020				
					Drawing Number 101