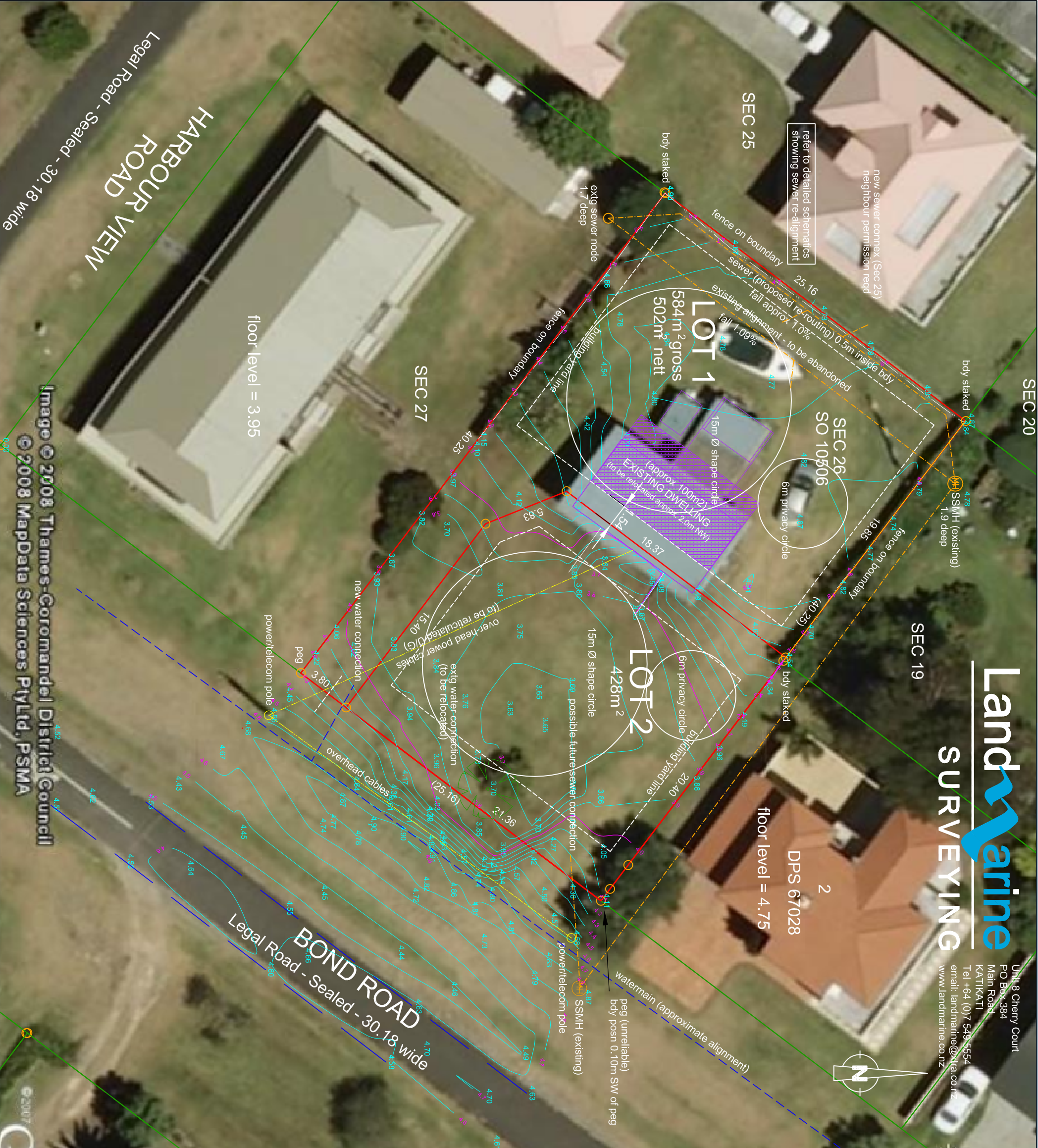


# Landmarine SURVEYING

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**Datum Note:**

Horizontal: NZGD 2000 / Mt Eden Circuit  
Vertical: Approx. MSL - based on BUGM (5.205m)

**Owners / Applicants :** JL & EM WATTERS & P & LC SKIFFINGTON

**LINZ Pre-Allocated References:**

Plan Number: DP 413784

CT Refs:  
Lot 1 451480  
Lot 2 451481

**Notes:**

- 1) Sanitary Sewer line at rear of property to be re-aligned as shown. A separate drainage works permit will be obtained - gradients comply with 1.0% minimum. Note adjoining owner's consents needed to execute site works.
- 2) Minimum site level is approx. 3.4m. This is 0.7m above the unofficial minimum floor level recognised by TCDC for this location. It is unlikely that site filling will be required for this development on the basis that the soils are free-draining and onsite stormwater disposal will be possible & dealt with under any building consent.
- 3) Each Lot to have its own exclusive access and service corridors. No easements are necessary provided all services are trunked within each individual lot.
- 4) The existing water connection to the property can be used for Lot 2. A separate connection can be installed for Lot 1 at the road boundary to that lot.
- 5) U/G services are to be laid for electricity, water, & telecommunications via the access corridor to Lot 1. This will not need to be a condition of subdivision as the owners will have full access to this land at any time.
- 6) Relocation or removal of the existing dwelling that straddles both lots will be required as a condition of subdivision. It is recommended that this work be done prior to embarking on building work on Lot 2 to aid access for this operation. The displacement required to achieve a 1.5m yard is approximately 2.0m in a north-west direction.
- 7) A new sewer connection for Lot 2 shall be installed as a condition of subdivision. This connection can be grade direct to the SSMH close to the NE road boundary corner of the property.
- 8) No formal entrances onto Bond Road will be necessary as this road is not kerbed.
- 9) There is a pronounced roadside bund that appears to prevent stormwater from the road running into the low area of Lot 2. It is recommended that this bund be retained if possible.
- 10) All contractors shall be responsible for the proper relocation of existing services prior to commencing any construction work.
- 11) Contractors to document fully all services laid

DWG REF.: 0646 - Watters / Skiffington RC



**TITLE**  
Proposed Subdivision of Section 26  
Whangamata Township - # 201 Bond  
Road - Whangamata

ZONING / AREA  
TCDC - Housing Zone  
Total Area = 1012m<sup>2</sup>

SCALE  
Scale: 1:250  
CERTIFICATE OF TITLE REF  
SA799150

REVISION	DATE	DISCLAIMER
REV A	31/10/08	This drawing and its contents are the property of Landmarine and its use for any purpose other than that for which it was prepared is prohibited.

Legal Road - Sealed - 30.18 wide  
HARBOUR ROAD VIEW  
floor level = 3.95

SEC 25  
SEC 27  
LOT 1  
584m<sup>2</sup> gross  
502m<sup>2</sup> nett  
EXISTING DWELLING  
(to be relocated approx 2.0m NW)  
LOT 2  
428m<sup>2</sup>  
SEC 26  
SO 10506  
SEC 19  
SEC 20  
DPS 67028  
2  
floor level = 4.75

Legal Road - Sealed - 30.18 wide  
BOND ROAD  
floor level = 3.95  
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