

***Housing, urban
planning and
visualisation**















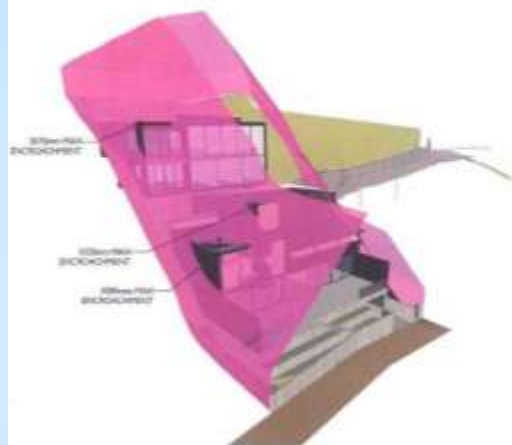








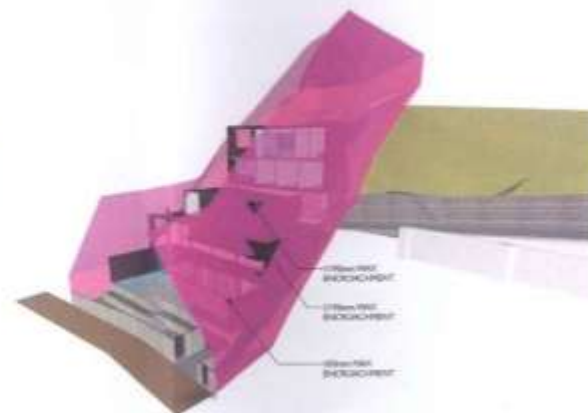
visualisation



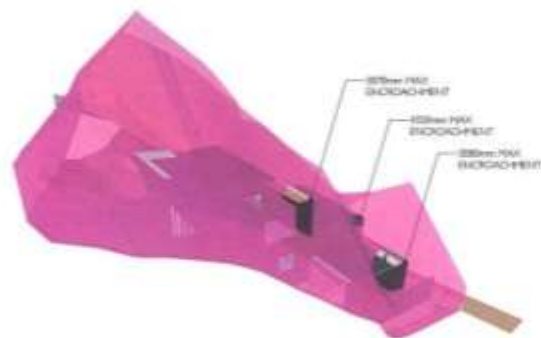
VIEW FROM NORTH WEST CORNER



VIEW FROM WEST



VIEW FROM SOUTH WEST CORNER



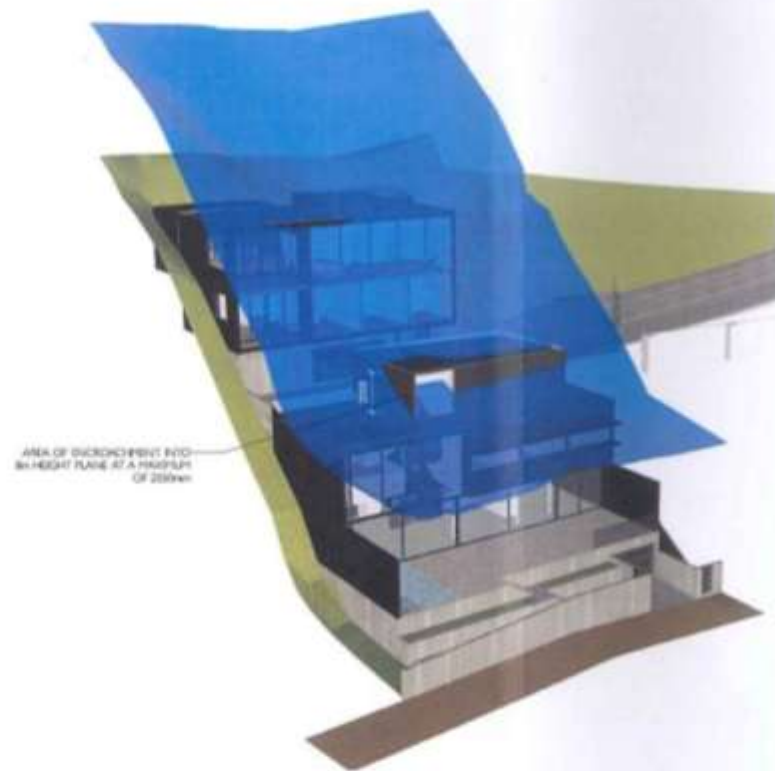
VIEW FROM NORTH EAST CORNER



VIEW FROM SOUTH



45° EARTHWORKS PLANE



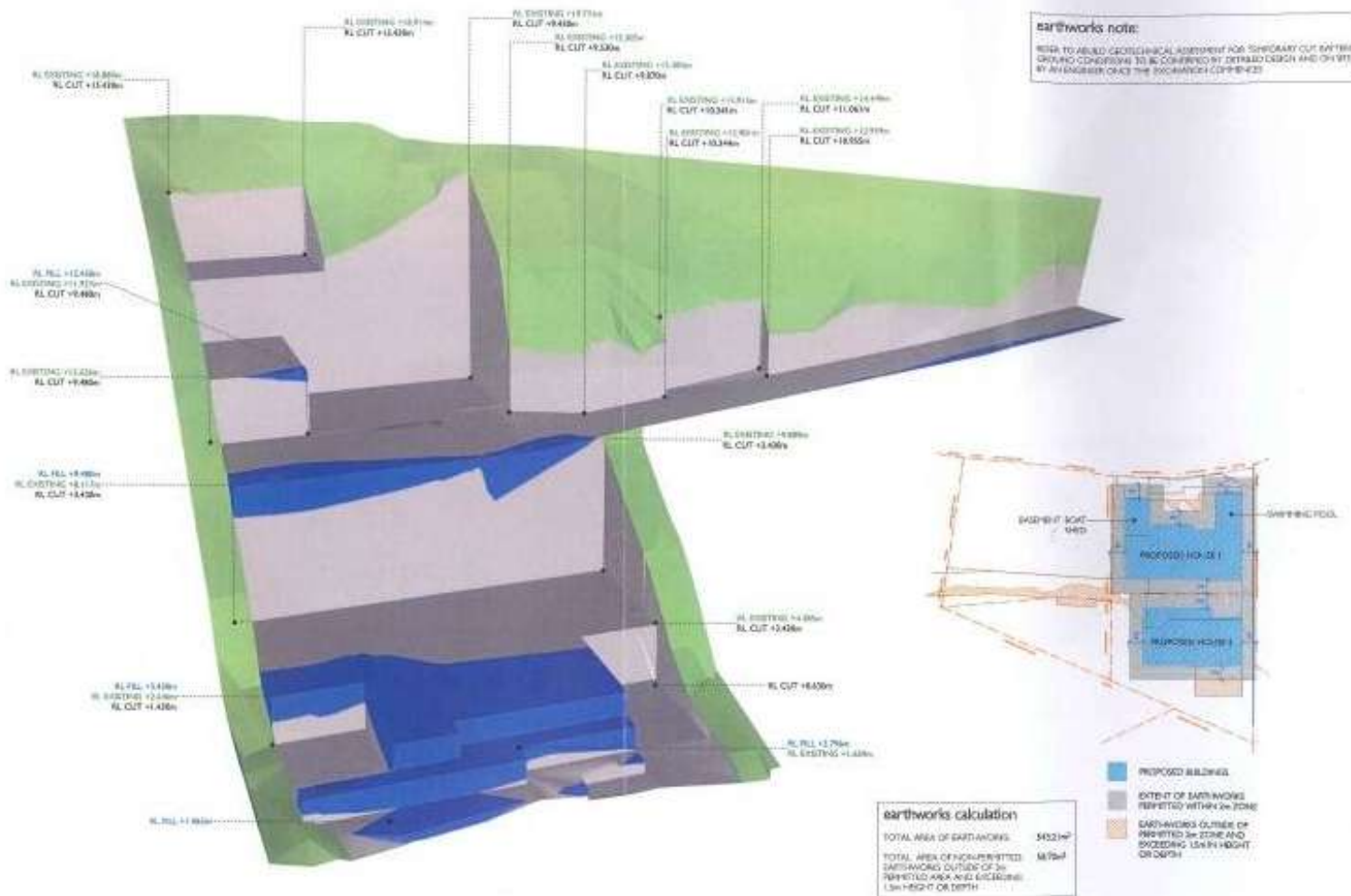
8m HEIGHT PLANE

project

drawing name

drawing no.

revision





VIEW 2: OPTION B

VIEW LOOKING EAST ALONG A REALIGNED RUSSELL AVE TOWARDS A CENTRAL SHARED SPACE



VIEW 6: OPTION B

VIEW LOOKING NORTH FROM ARIMU ROAD TOWARDS THE CENTRAL SHARED SPACE



existing situation : view looking west



roof option : view looking west



existing situation : view looking east



roof option : view looking east

before

after

Karaka Lakes Subdivision

possible pumpstation alternatives APRIL 2009



No	AMENDMENT	NAME	DATE

NOTES:

ALL AREAS AND DIMENSIONS ARE SUBJECT TO ALTERATION UPON FINAL LAND TRANSFER SURVEY. THIS PLAN IS FOR THE PURPOSE OF RESOURCE CONSENT ONLY, NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE AUTHORITY OF LUCAS SURVEYS.

LOCATION OF EXISTING SERVICES TAKEN FROM COUNCIL RECORDS, TO BE VERIFIED ON SITE.

DATUM: LEVELS ARE IN TERMS OF AN ASSUMED DATUM



TOTAL AREA = 4260m²

LUCAS SURVEYS
Land Surveyors

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CLIENT PAR FAMILY TRUST,
TAYLOR-MALLON
RAINE TAYLOR PROPERTIES LTD
BECTAR RESIDENTIAL LTD

JOB

PROPOSED SUBDIVISION OF
Nos.96,98,108,110 & 112
GEAR TERRACE
RANUI HEIGHTS
PORIRUA

SCALE 1:250

FIELDWORK	NAME	DATE	DRAWING NUMBER
DESIGNED	ICR	4/12	2135SCH15
DRAWN	ICR	4/12	
CHECKED			SHEET 1 OF 1 SHEETS

PROPOSED EASEMENTS			
PURPOSE	SHOWN	SERV.TEN.	DOM.TEN./GRANT
RIGHT OF WAY	(A)	LOT 4	LOTS 2,3,5-8
WATER SUPPLY	(B)	LOT 4	LOTS 5&6
TELECOMMUNICATIONS	(C)	LOT 1	P.C.C.
SEWAGE DRAINAGE	(D)	LOT 8	LOTS 2-7
WATER DRAINAGE	(E)	LOT 9	P.C.C.
ELECTRICITY SUPPLY	(F)	LOT 10	P.C.C.
GAS SUPPLY	(G)	LOT 10	P.C.C.
WATER SUPPLY	(A)	LOT 4	P.C.C.
SEWAGE DRAINAGE	(B)	LOT 8	P.C.C.
WATER DRAINAGE	(C)	LOT 9	P.C.C.