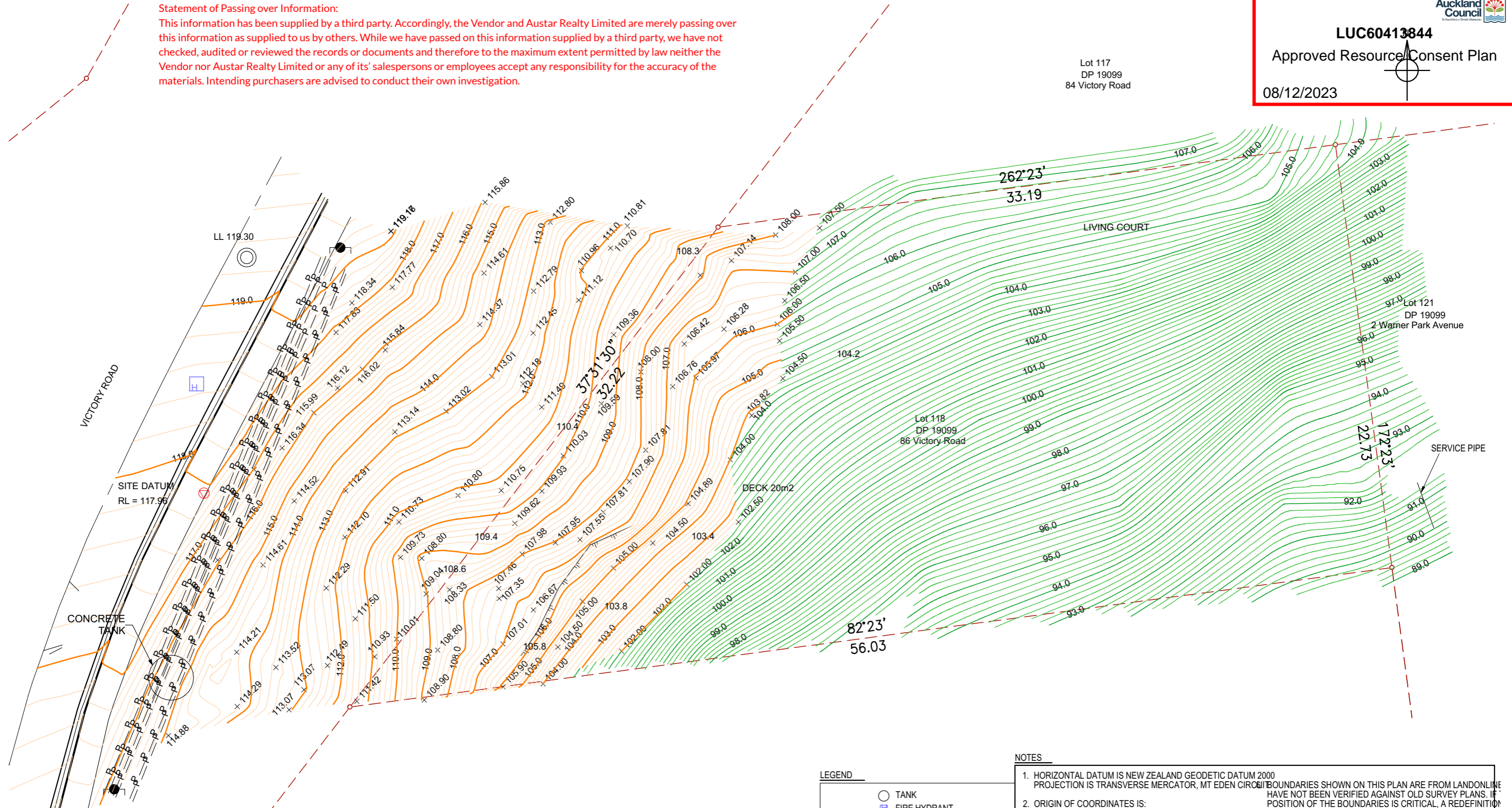


Statement of Passing over Information:

This information has been supplied by a third party. Accordingly, the Vendor and Austar Realty Limited are merely passing over this information as supplied to us by others. While we have passed on this information supplied by a third party, we have not checked, audited or reviewed the records or documents and therefore to the maximum extent permitted by law neither the Vendor nor Austar Realty Limited or any of its' salespersons or employees accept any responsibility for the accuracy of the materials. Intending purchasers are advised to conduct their own investigation.

Lot 117  
DP 19099  
84 Victory Road



SCHEDULE OF EASEMENTS IN GROSS

PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	CREATED BY
DRAINAGE	LOT 118 DP 19099	LOT 118 DP 19099	TRANSFER 215494

LEGEND

- TANK
- FIRE HYDRANT
- UNKNOWN MANHOLE
- POWER POLE
- P — P — OVERHEAD POWERLINE
- TOP OF BANK
- - - XML BOUNDARYS
- SERVECE PIPE
- 24.0 CONTOUR MAJOR
- 24.2 CONTOUR MINOR
- 24.0 CONTOUR MAJOR GIS
- 24.2 CONTOUR MINOR GIS

NOTES

- HORIZONTAL DATUM IS NEW ZEALAND GEODETIC DATUM 2000 PROJECTION IS TRANSVERSE MERCATOR, MT EDEN CIRCUMMERSION. BOUNDARIES SHOWN ON THIS PLAN ARE FROM LANDONLINE HAVE NOT BEEN VERIFIED AGAINST OLD SURVEY PLANS. IF POSITION OF THE BOUNDARIES IS CRITICAL, A REDEFINITION SURVEY SHOULD BE UNDERTAKEN.
- ORIGIN OF COORDINATES IS:  
IS IIA SO 68264 [ERPJ] (5/3V)  
790563.65MN  
387988.93ME  
RL = 132.16
- SITE DATUM  
ROAD NAIL IN FOOTPATH  
790537.01mN  
388060.22mE  
RL = 117.96
- HEIGHT DATUM IS AUCKLAND VERTICAL DATUM 1946 (MEAN SEA LEVEL). CONTOURS SHOWN ON THIS PLAN HAVE BEEN ELECTRICALLY COMPUTED, THEY MAY NOT REPRESENT ACCURATE GROUND LEVELS.
- CONTOUR INTERVAL IS 0.2M
- LEGAL DESCRIPTION: LOT 118 DP 19099  
COMPRISED IN: RT NA75B/734  
TOTAL AREA: 1014m<sup>2</sup>(TITLE)  
UNITARY PLAN ZONE: RESIDENTIAL: LARGE LOT ZONE

**WON ARCHITECTURE**  
13 Greta Green  
Browns Bay, Auckland 0630  
T 021 913 133  
E wonarchitecture@gmail.com

NOTES:  
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No	RevID	Date

PROJECT:  
**KIM'S NEW HOUSE**  
86 VICTORY ROAD, LAINGHOLM AUCKLAND

DRAWING TITLE:  
**EXISTING SITE PLAN**

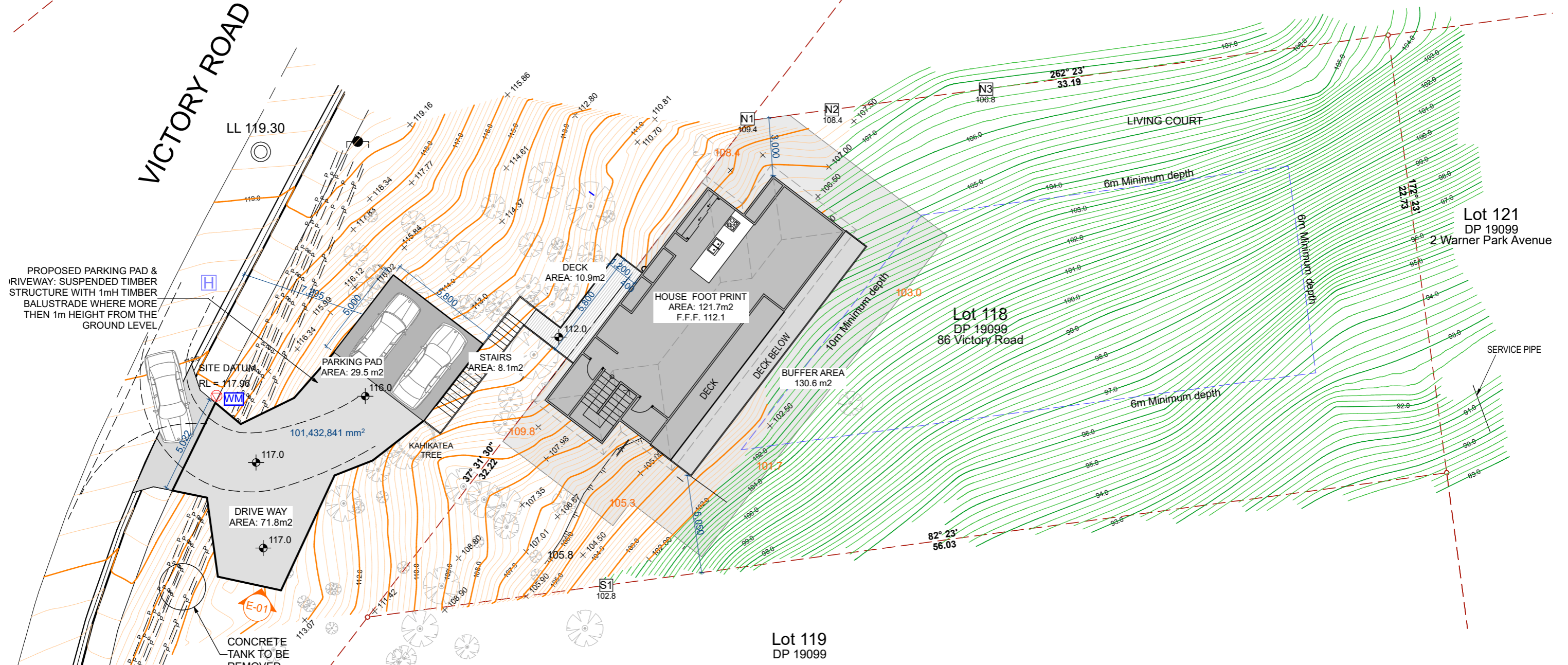
SCALE:  
1:200 @A3  
DATE:  
MAY 2023  
DRAWN BY:  
A.L.

SHEET NO:  
**A.01**

Lot 117  
DP 19099  
84 Victory Road



VICTORY ROAD



PROPOSED PARKING PAD & DRIVEWAY: SUSPENDED TIMBER BALUSTRADE WHERE MORE THAN 1m HEIGHT FROM THE GROUND LEVEL

**ENCROACHMENT AREA:**  
DECK: 10.9 m<sup>2</sup>  
STAIRS: 8.1 m<sup>2</sup>  
PARKING PAD: 29.5 m<sup>2</sup>  
DRIVEWAY: 71.8 m<sup>2</sup>  
TOTAL AREA: 120.3 m<sup>2</sup>

**SURVEY LEGEND**

- TANK
- FIRE HYDRANT
- UNKNOWN MANHOLE
- POWER POLE
- OVERHEAD POWERLINE
- TOP OF BANK
- XML BOUNDARIES
- SERVICE PIPE
- 24.0 CONTOUR MAJOR
- 24.2 CONTOUR MINOR
- 24.0 CONTOUR MAJOR GIS
- 24.2 CONTOUR MINOR GIS

**LEGEND**

- Ø100 STORM WATER LINE
- Ø100 SEWAGE DRAIN LINE
- UTILITY LINE (POWER, TELEPHONE, WATER)
- WATER METRE BOX

**LEGAL DESCRIPTION**

LOT 118, DP 19099  
C/T NUMBER: NA75B/734  
ZONE: LARGE LOT ZONE  
WIND ZONE: EXTRA HIGH

SITE AREA: 1,014 m<sup>2</sup>  
PROPOSED HOUSE AREA: 112.3 m<sup>2</sup>

TOTAL BUILDING COVERAGE: 112.3 m<sup>2</sup> (11.0%)

**IMPERVIOUS AREA:**  
HOUSE AREA: 112.3 m<sup>2</sup>  
PAVING AREA: 0 m<sup>2</sup>

TOTAL IMPERVIOUS AREA: 112.3 m<sup>2</sup> (11.0%)  
TOTAL LANDSCAPED AREA: 901.7 m<sup>2</sup> (88.9%)  
3m BUFFER AREA: 130.6 m<sup>2</sup>

**WON ARCHITECTURE**  
13 Gretna Green  
Browns Bay, Auckland 0630  
T 021 913 133  
E wonarchitecture@gmail.com

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No	RevID	Date

PROJECT:  
**KIM'S NEW HOUSE**  
86 VICTORY ROAD, LAINGHOLM AUCKLAND

DRAWING TITLE:  
**PROPOSED SITE PLAN**

SCALE:  
1:200 @A3

DATE:  
MAY 2023

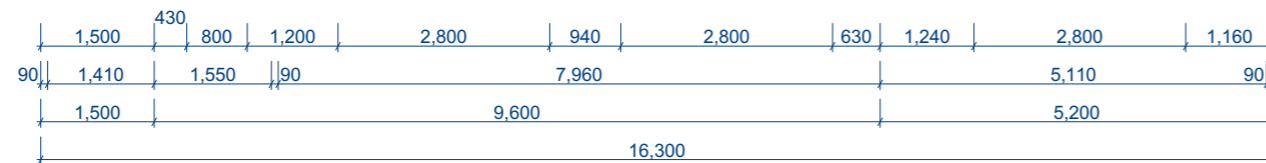
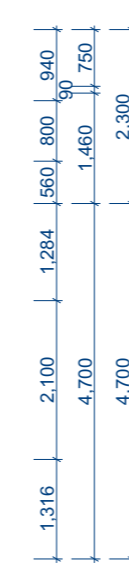
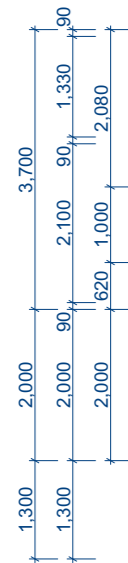
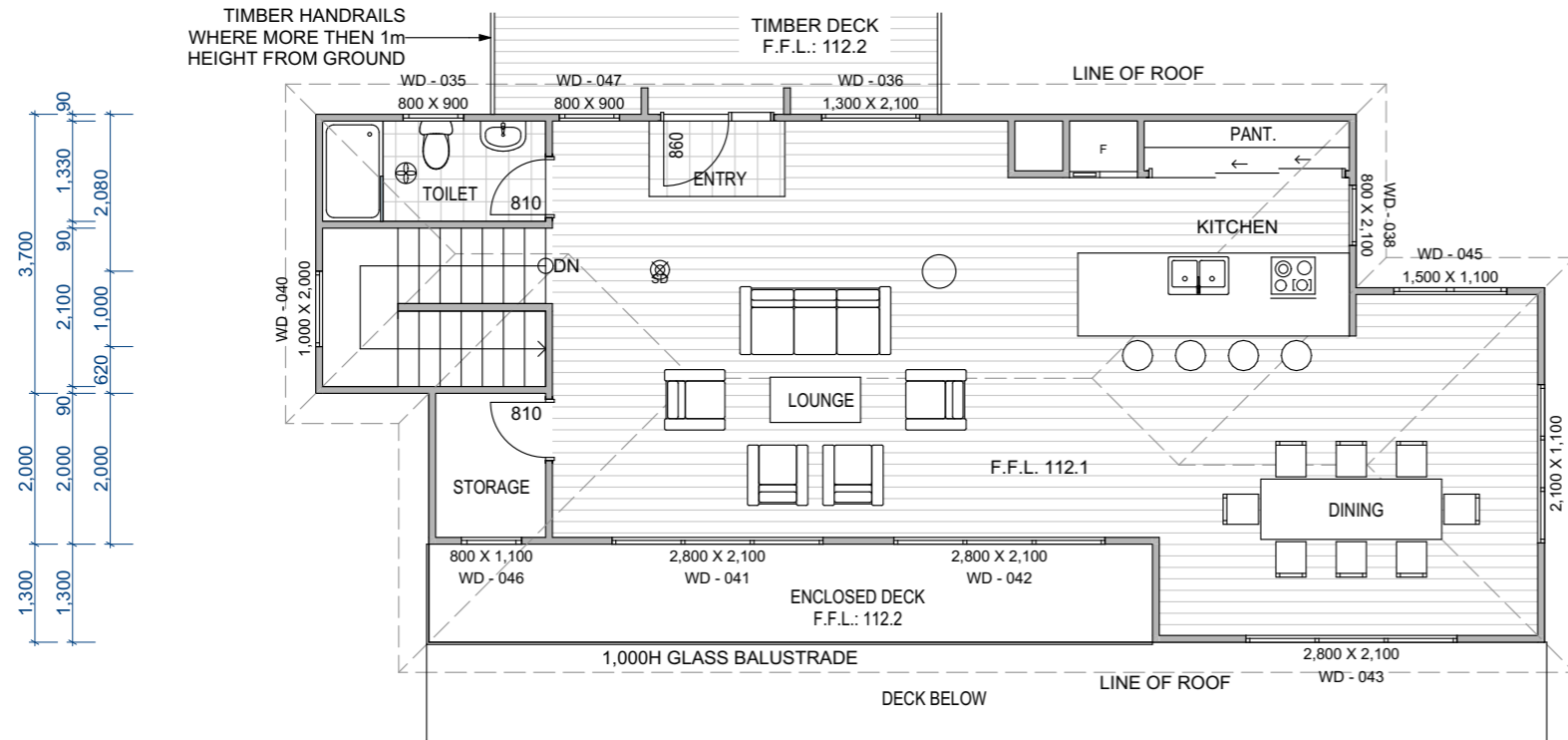
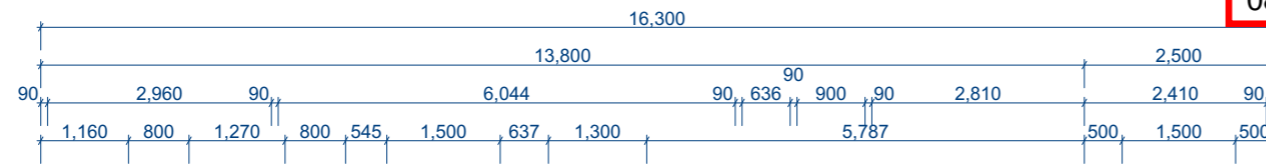
DRAWN BY:  
A.L.

SHEET NO:  
**A.02**

08/12/2023

NOTE:

- EXTERNAL WALL FRAMING  
2,720mm STUD HEIGHT, H1.2, 90 X 45 MSG 8, DRY TIMBER FRAMED WALLS (STUDS @600crs. NOGGS AT 800crs. NOGGS TO WALLS ADJACENT TO WET AREA AT 600crs. NOGGS @480cc MAX FOR VERTILINE CLADDING). TOP PLATE: 45X90 PLUS 35X140, BOTTOM PLATE: 45X90.
- GROUND FLOOR BOTTOM PLATES SHALL BE FIXED TO THE CONC. FLOOR SLAB WITH M12 BOLTS & 50X50X3WASHERS AT 900crs MAX. (NOT MORE THAN 150mm FROM WALL ENDS) ON DPC
- ALL EXTERNAL JOINERY TO BE POWER COATED ALUMINIUM WITH DOUBLE GLAZING TO COMPLY WITH NZS 4223. ALLOW THERMAKRAFT WINDOW FLASHING TAPE. ALL WINDOW LESS THAN 1 METER ABOVE FINISHED FLOOR LEVEL AND ABOVE 1 METER IN HEIGHT TO GROUND LEVEL MUST HAVE RESTRICTOR STAYS AS PER NZBC F4
- CEILING  
13mm GIB BOARD ON 70 X 35 CEILING BATTENS @600crs.
- WALL CLADDING  
HERMPAC TIMBER SHIPLAP WEATHER BOARD ON CAVIBAT CAVITY / VERTIBAT BATTENS INSTALLED TO WALL FRAMING NOGGINGS AT 400-480 crs. ON THE UPPER FLOOR AND TIMBER WEATHERBOARD 180mm ON 20mm CAVITY BATTENS OVER THERMAKRAFT BUILDING UNDERLAY INSTALLED TO WALL FRAMING NOGGINGS AT 800crs. ON THE REST.
- ROOF  
METALCRAFT PROFILE ROOF ON THERMAKRAFT COVERTEK 403 ROOF UNDERLAY ON 2/190X45 SG8 RAFTERS@600mm crs.
- INTERNAL WALLS  
90X45 FRAMING STUDS @600crs. & NOG @800crs WITH 10mm GIB BOTH SIDE. DOOR HEIGHT: 2.0m
- INSULATION  
R2.4 IN EXTERNAL WALL CAVITIES  
R6.6 IN CEILING CAVITIES, R2,5 IN FLOOR JOISTS
- GUTTERING  
METALCRAFT QUARTER ROUND GUTTER WITH A BRACKET ON FASCIA BOARD
- GROUND FLOOR STRUCTURE  
CONCRETE FLOOR TO SPECIFIC ENGINEERS DESIGN. 1,100X1,100X220mm POLY POD ON DPM ON 25mm GAP 7 BLIND ON 100mm MIN GAP 40 COMPACTED HARDFILL . 100mm CONCRETE DUCTILE MESH SE72, 30mm TOP COVER. TIMBER POSTS AND JOISTS WITH FOOTINGS AS PER ENGINEERS DESIGN.
- GLAZING WITHIN ALL WET AREAS - GRADE A SAFETY GLAZING IN ACCORDANCE WITH NZS4223.3:2016 - PART 3 HUMAN IMPACT SAFETY REQUIREMENTS
- ARDEX WPM001 SUPERFLEX WET AREA WATERPROOF MEMBRANES AND GIB AQUALINE LININGS FOR SHOWER & TOILET AREA
- MECHANICAL VENTILATION FOR COOK TOP AND LAUNDRY- FLEXIDUCT THROUGH FLOOR SPACE TO OUT SIDE AND FOR BATHROOM AND ENSUITE - FLEXIDUCT THROUGH ROOF SPACE TO OUT SIDE.
- STAIR CASE - 180mm RISER & 280mm TREAD WITH A HAND RAIL
- 20mm FLOOR PARTICLE BOARD SUBSTRATE
- FIXING  
- UPLIFT FIXING - VERY HIGH WIND ZONE  
- TOP PLATE TO STUD/LINTEL = TYPE B - 2/60X3.15 GALVANISED NAILS & 2 WIRE DOG OR 4.7kN ALTERNATIVE FIXING  
- RAFTER/TRUSS TO TOP PLATE = TYPE B - 2/90X3.15 GALVANISED NAILS & 2 WIRE DOG OR 4.7kN ALTERNATIVE FIXING  
- RAFTER TO RIDGEBEAM = 2/LUMBERLOC MULTIGRIPS, 4/100X3.75 GALVANISED BRACKET NAILS  
- RIDGEBEAM TO STUDS = 1X M12 GALVANISED BOLT  
- PURLIN PERIPHERY (1.6kN) & MAIN ROOF (1.1kN) FIXINGS = 2/100X3.75 GALVANISEDE NAILS + 1 14G17G GALVANISED SCREW  
- VARANDAH BEAM TO POST 1X M12 BOLT



KEY

- SMOKE DETECTOR AS PER NZBC
- 90 X 45 MSG 8, TIMBER FRAMED WALL
- TILE FLOOR
- TIMBER FLOOR
- TOILET & SHOWER VENT. - MANROSE "HEAT-FAN-LIGHT SYSTEM" AS SPACIFICATION 150mm DUCT TO OUTSIDE

MAIN HOUSE  
HOUSE AREA: 91.0 m2  
DECK AREA: 12.5 m2  
TOTAL MAIN HOUSE AREA: 103.5 m2



<p>13 Gretna Green Browns Bay, Auckland 0630 T 021 913 133 E wonarchitecture@gmail.com</p>	<p>NOTES: - THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLIANCE OF ALL BUILDING WORK WITH NZ BUILDING CODE, ALL RELEVANT NZ STANDARDS AND ALL LOCAL AUTHORITY BY LAWS APPLICABLE TO THE PROJECT. - THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING CONSTRUCTION.</p>	<table border="1"> <tr> <th>No</th> <th>RevID</th> <th>Date</th> </tr> <tr> <td>1</td> <td>rev2</td> <td>8 MAR 2023</td> </tr> </table>	No	RevID	Date	1	rev2	8 MAR 2023	<p>PROJECT: <b>KIM'S NEW HOUSE</b> 86 VICTORY ROAD, LAINGHOLM AUCKLAND</p>	<p>DRAWING TITLE: <b>PROPOSED UPPER FLOOR PLAN</b></p>	<p>SCALE: 1:100 @A3</p>	<p>SHEET NO: <b>A.03</b></p>
		No	RevID	Date								
1	rev2	8 MAR 2023										
<p>DATE: MAY 2023</p>	<p>DRAWN BY: A.L.</p>											

Timber to be used for 08/12/2023 Min Treatment

**External timber use**

deck jack-studs supported clear of ground	H3.2
exposed subfloor framing	H3.2
veranda posts supported clear of ground	H3.2
deck files in ground	H5
poles	H5
poles	H5
veranda posts in ground	H5

**Clear of ground**

exterior plywood unpainted or used as bracing	H3 CCA
exterior plywood painted	H3 LOSP
cladding or exterior trims painted	H3.2
cladding or exterior trims unpainted, stained	H3.2
deck joists/bearers	H3.2
decking	H3.2
balcony barrier exposed	H3.2
roof framing weather exposed	H3.2
wall framing weather exposed	H3.2
shingles/shakes	H3.2
fence rails and palings	H3.2
fence posts	H4

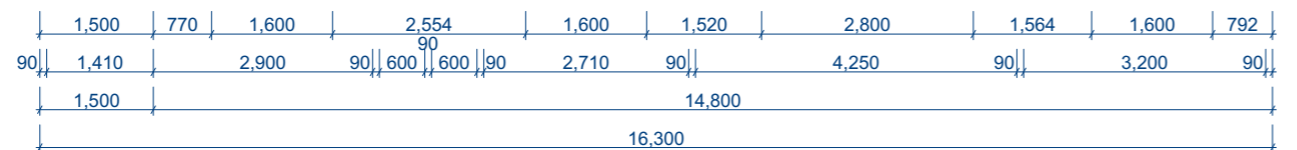
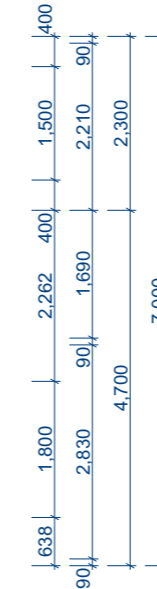
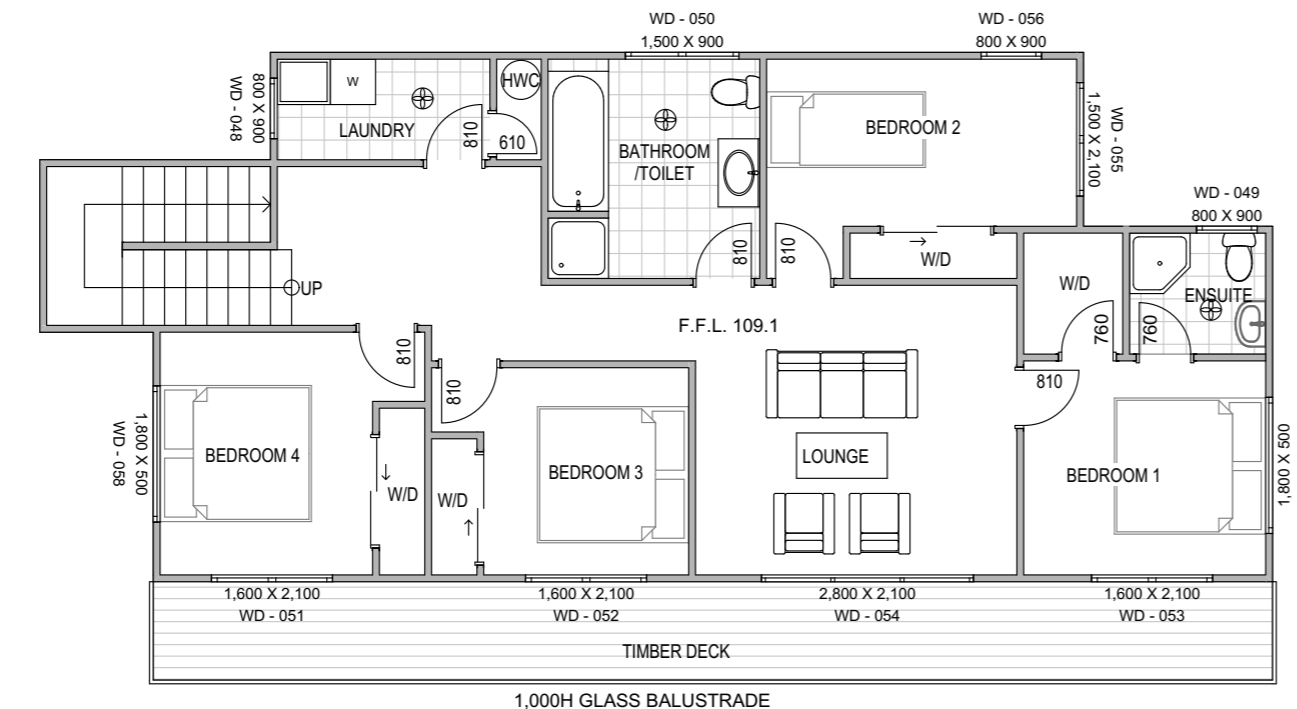
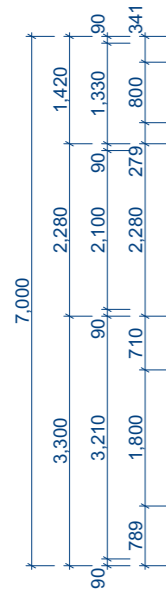
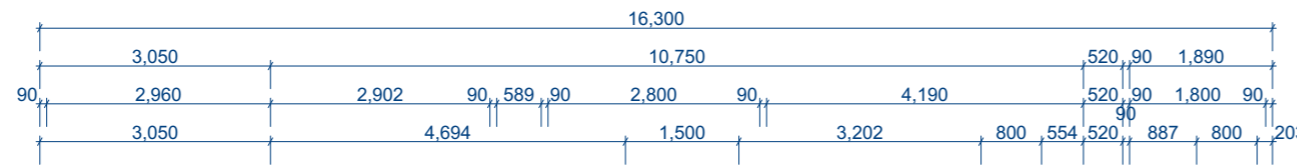
**Framing timbers**

external wall framing direct-fix cladding	H1.2
external wall framing E2/AS1 cavity cladding	H1.2
balcony wall framing enclosed	H1.2
parapet framing	H1.2
interior wall framing including top plates	H1.2
enclosed subfloor framing	H1.2
roof framing - low slope/skillion	H1.2
roof framing - trusses and ceiling battens	H1.2
roof sarking timber	H1.2
cavity battens	H3.2
roof sarking plywood membrane roof	H3 CCA
enclosed cantilevered floor joists	H3.2

**Interior timbers**

plywood	untreated
finishing timbers	untreated
flooring	H1.2
window reveals to aluminium windows	H3.2

**Note:**  
1. Douglas fir may be used untreated on low-risk design buildings as defined in Amendment 7 B2/AS1.  
2. H1.2 boron-treated Douglas fir may be used in all framing applications where H1.2 boron-treated radiata pipe is permitted.



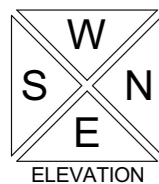
**KEY**

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- 90 X 45 MSG 8, TIMBER FRAMED WALL
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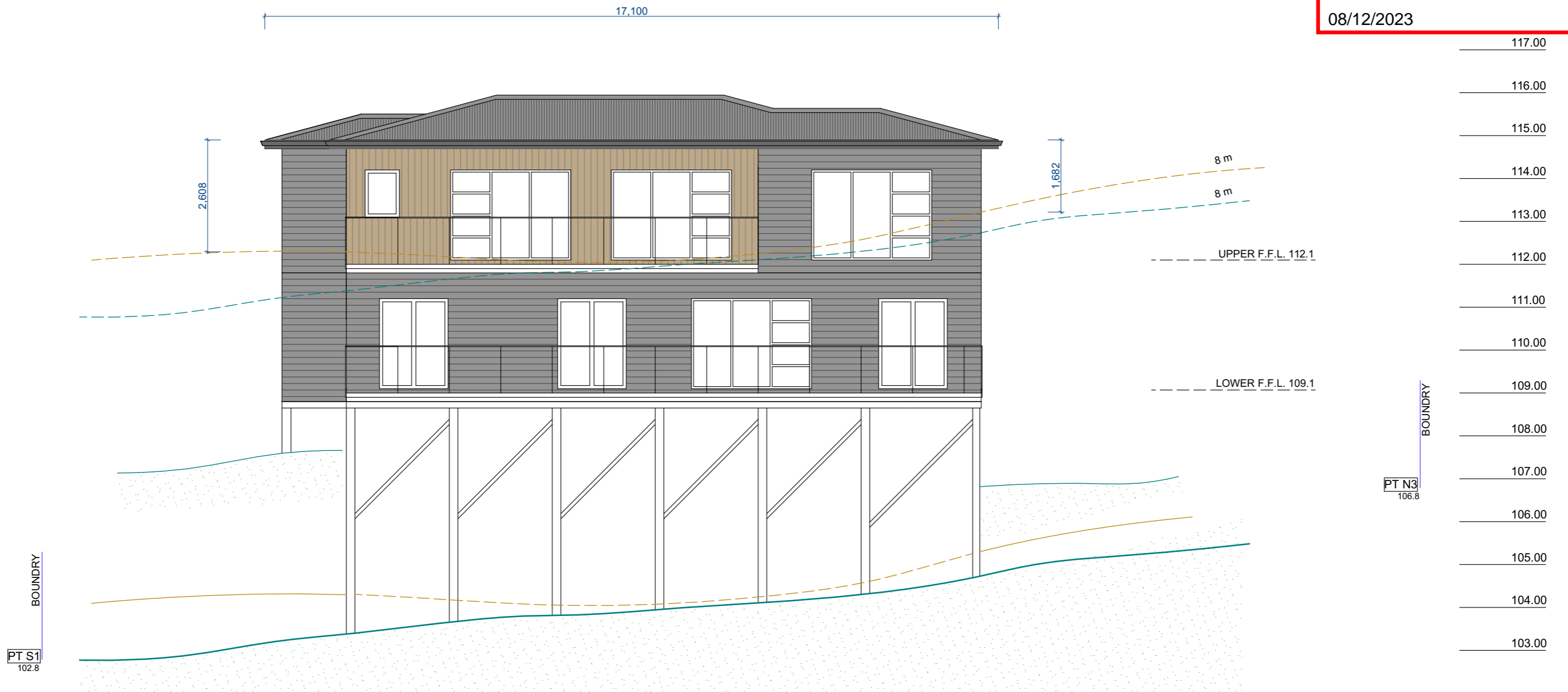
**SECONDARY HOUSE**

HOUSE AREA: 99.0 m2  
DECK AREA: 19.2 m2




TOTAL SECONDARY HOUSE AREA: 118.2 m2



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			No	RevID	Date													
<p>DATE: MAY 2023</p>	<p>DRAWN BY: A.L.</p>																	



**LEGEND:**

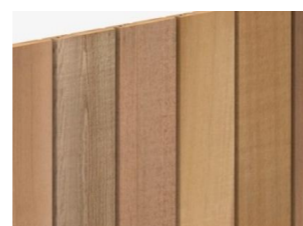
-  METAL CRAFT PROFILE ROOF
-  SHIPLAP WEATHERBOARD
-  180mm TIMBER WEATHERBOARD

- OG OBSCURE GLASS
- SG SAFETY GLASS

NOTE: ALL WINDOW LESS THAN 1 METER ABOVE FINISHED FLOOR LEVEL AND ABOVE 1 METER IN HEIGHT TO GROUND LEVEL MUST HAVE RESTRICTOR STAYSAS PER NZBC F4



Karaka  
 PROFILE ROOF



SHIPLAP WEATHERBOARD






WEATHERBOARD



ALUMINIUM JOINERY(SILVER)

No	RevID	Date
1	rev2	8 MAR 2023

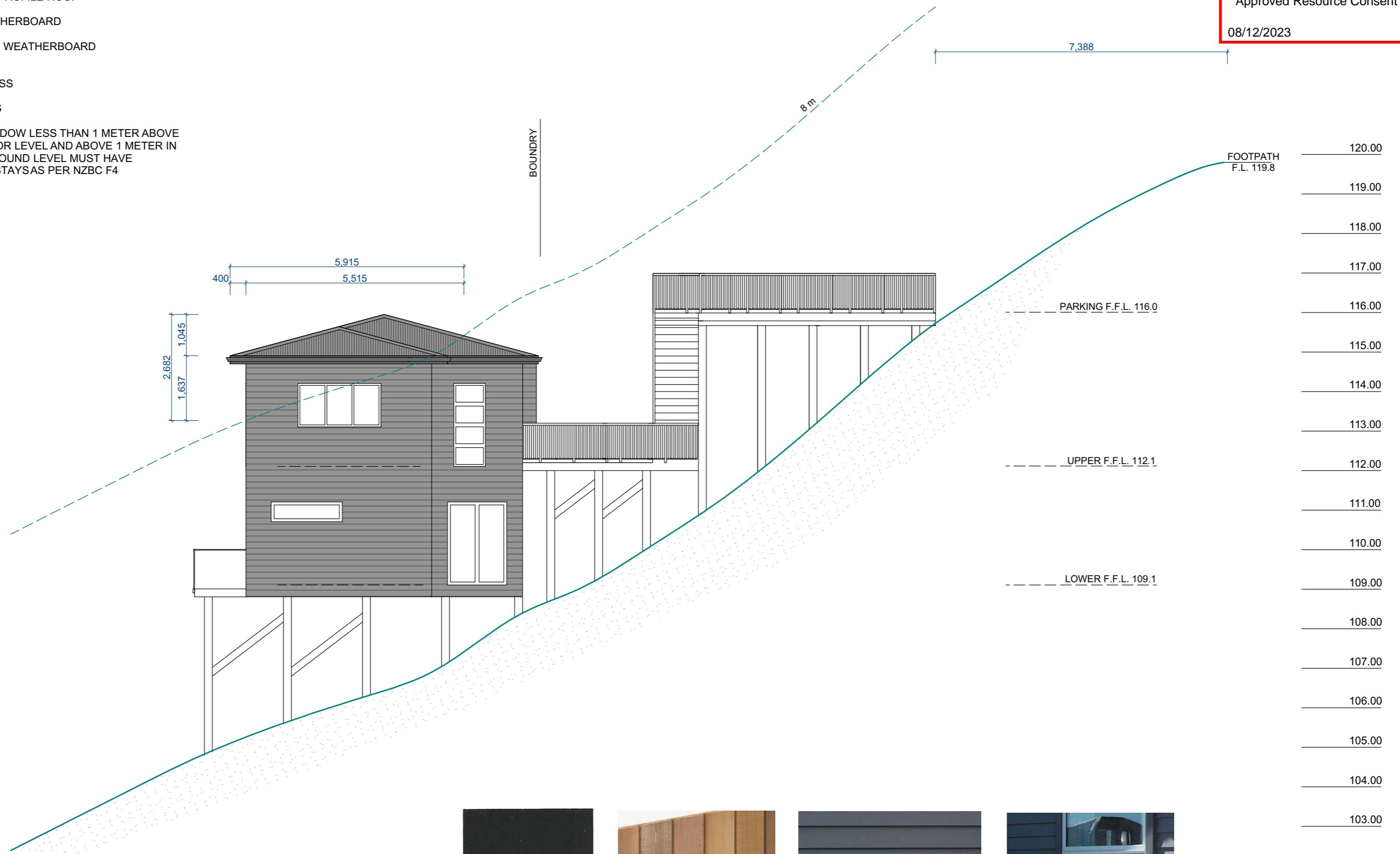
LEGEND:

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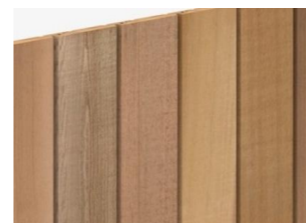
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Karaka  
PROFILE ROOF



SHIPLAP WEATHERBOARD



WEATHERBOARD



ALUMINIUM JOINERY(SILVER)

No	RevID	Date



LEGEND:

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- SHIPLAP WEATHERBOARD
- 180mm TIMBER WEATHERBOARD

OG OBSCURE GLASS

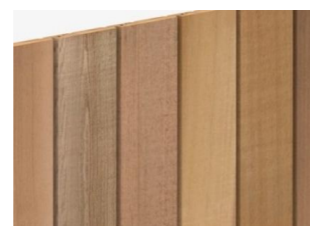
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Karaka

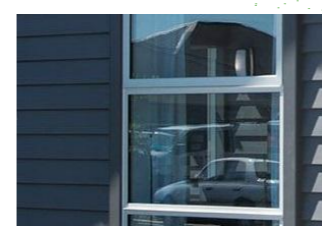
PROFILE ROOF



SHIPLAP WEATHERBOARD

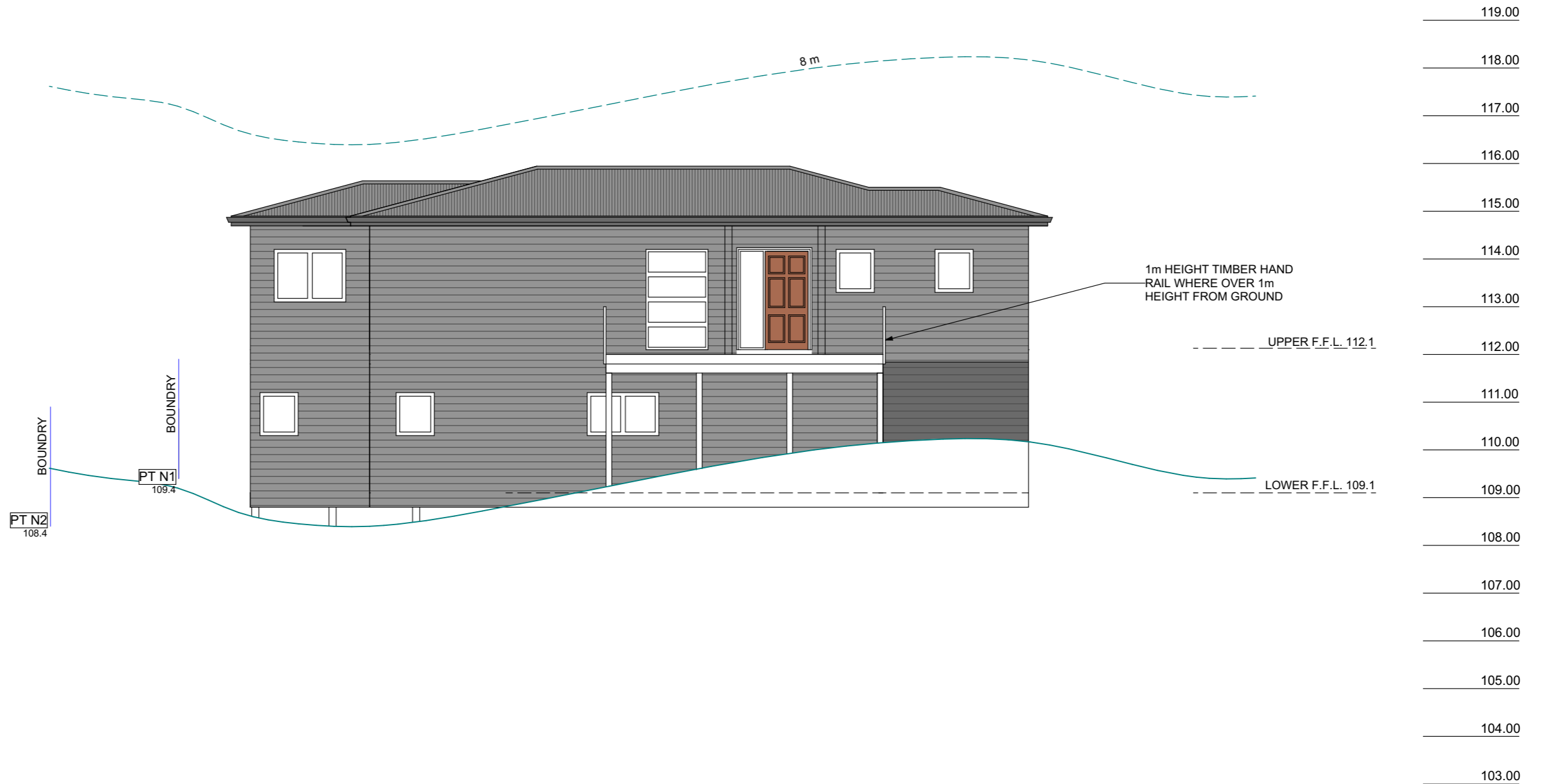


WEATHERBOARD



ALUMINIUM JOINERY(SILVER)

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		No	RevID	Date														
<p>DATE:</p> <p>MAY 2023</p>	<p>DRAWN BY:</p> <p>A.L.</p>																	



**LEGEND:**

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- SHIPLAP WEATHERBOARD
- 180mm TIMBER WEATHERBOARD

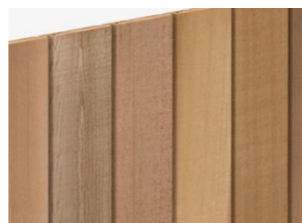
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Karaka

PROFILE ROOF



SHIPLAP WEATHERBOARD

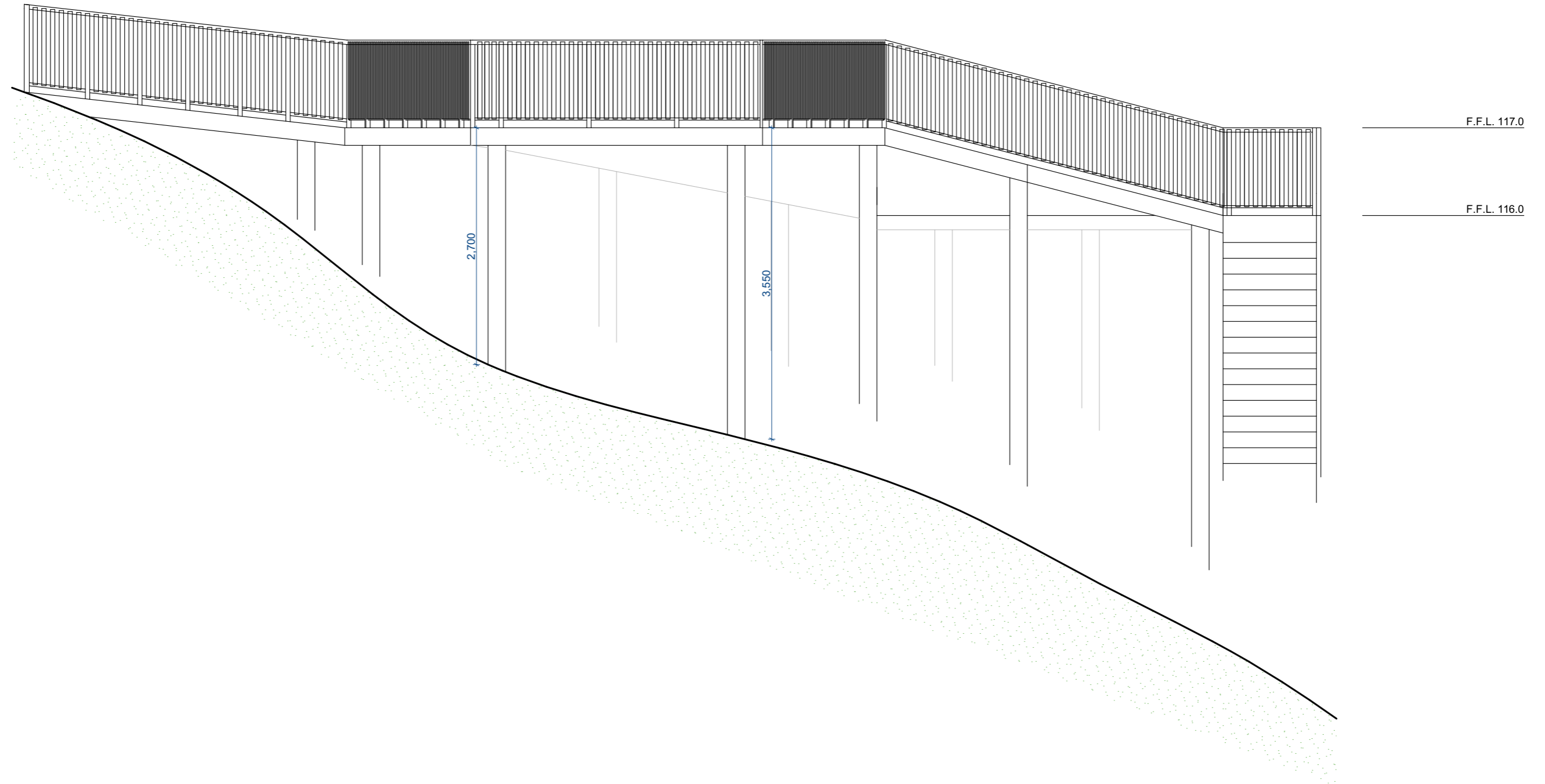



WEATHERBOARD



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<p>13 Gretna Green Browns Bay, Auckland 0630 T 021 913 133 E wonarchitecture@gmail.com</p>	<p>NOTES:</p> <ul style="list-style-type: none"> <li>- THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLIANCE OF ALL BUILDING WORK WITH NZ BUILDING CODE, ALL RELEVANT NZ STANDARDS AND ALL LOCAL AUTHORITY BY LAWS APPLICABLE TO THE PROJECT.</li> <li>- THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING CONSTRUCTION.</li> </ul>	<table border="1"> <thead> <tr> <th>No</th> <th>RevID</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No	RevID	Date													<p>PROJECT:</p> <p><b>KIM'S NEW HOUSE</b></p> <p>86 VICTORY ROAD, LAINGHOLM AUCKLAND</p>	<p>DRAWING TITLE:</p> <p><b>W ELEVATION</b></p>	<p>SCALE:</p> <p>1:100 @A3</p>	<p>SHEET NO:</p> <p><b>A.06.4</b></p>
		No	RevID	Date																	
<p>DATE:</p> <p>MAY 2023</p>	<p>DRAWN BY:</p> <p>A.L.</p>																				

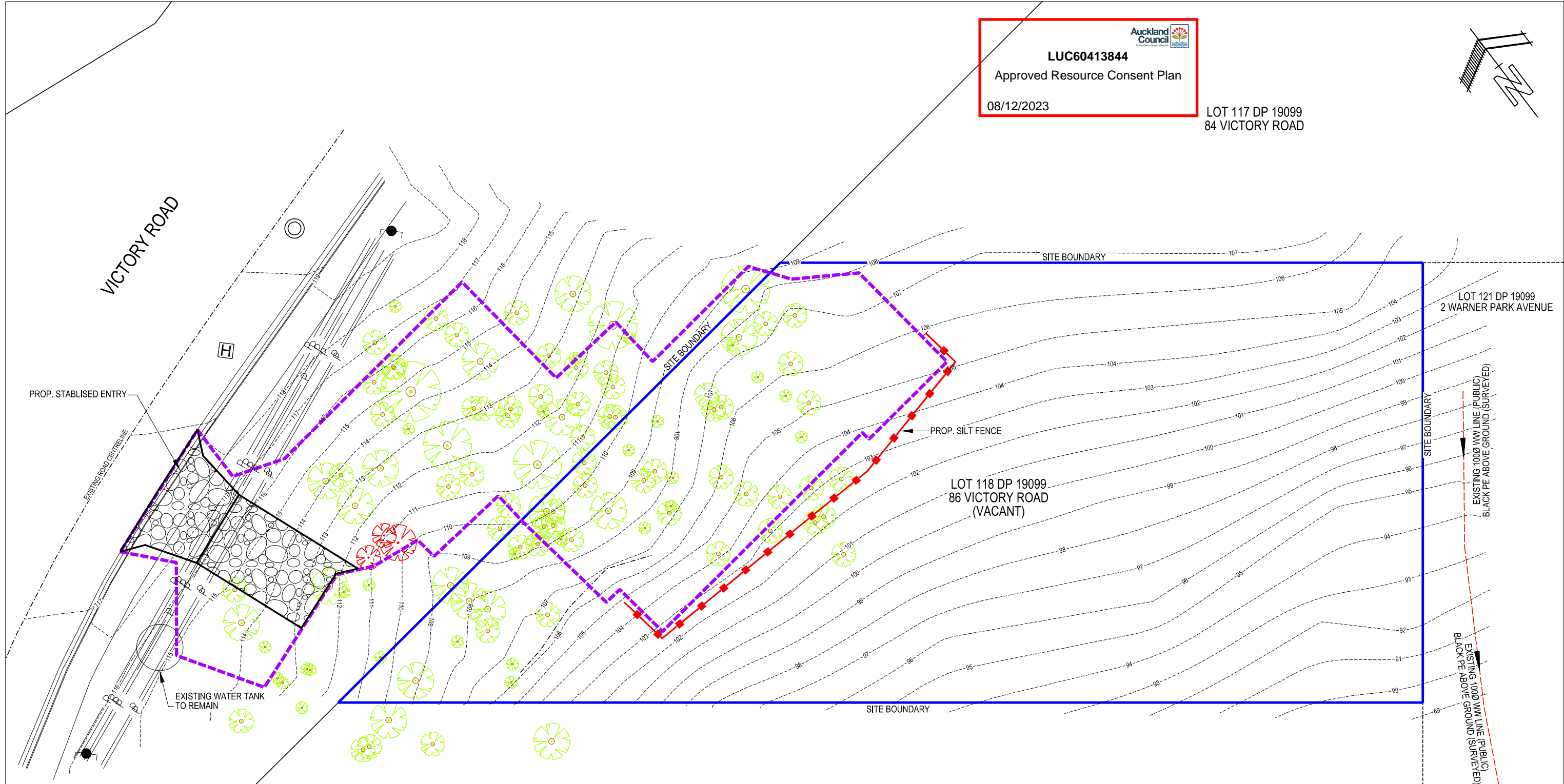
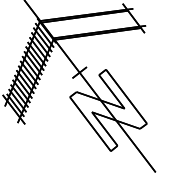


 13 Gretna Green Browns Bay, Auckland 0630 T 021 913 133 E wonarchitecture@gmail.com	NOTES: - THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLIANCE OF ALL BUILDING WORK WITH NZ BUILDING CODE, ALL RELEVANT NZ STANDARDS AND ALL LOCAL AUTHORITY BY LAWS APPLICABLE TO THE PROJECT. - THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING CONSTRUCTION.	No	RevID	Date	PROJECT:	DRAWING TITLE:	SCALE:	SHEET NO:
					KIM'S NEW HOUSE 86 VICTORY ROAD, LAINGHOLM AUCKLAND	E-01 Elevation	1:50 @A3 DATE: MAY 2023 DRAWN BY: A.L.	A.06.5

**LUC60413844**  
 Approved Resource Consent Plan  
 08/12/2023



LOT 117 DP 19099  
 84 VICTORY ROAD



**KEY**

	EXISTING CONTOURS (AT 1.0m INTERVALS)
	PROPOSED EARTHWORKS EXTENT
	PROPOSED SILT FENCE
	EXISTING OVERHEAD UTILITY LINES
	EXISTING SERVICE MANHOLE (UNKNOWN)
	EXISTING UTILITY POLE
	EXISTING FIRE HYDRANT

- NOTES**
- LEVEL DATUM: AUCKLAND VERTICAL DATUM 1946 (MSL)  
 SITE DATUM: ROAD NAIL IN FOOTPATH, 388060.22mE, 790537.01mN  
 RL = 132.16m
  - COORDINATE DATUM: NEW ZEALAND GEODETIC DATUM 2000,  
 MT EDEN CIRCUIT.
  - ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE  
 INSTALLED AND APPROVED BY AUCKLAND COUNCIL  
 COMPLIANCE OFFICER PRIOR TO COMMENCING EARTHWORKS.
  - ALL WORKS TO BE IN ACCORDANCE WITH EROSION AND SEDIMENT  
 CONTROL GUIDE FOR LAND DISTURBING ACTIVITIES: JUNE 2016,  
 GUIDELINE DOCUMENT 2016/005, AUCKLAND COUNCIL.
  - CONTRACTOR TO LOCATE AND PROTECT ALL EXISTING SERVICES  
 PRIOR TO COMMENCEMENT OF WORKS ON SITE.
  - AMENDMENTS TO THE EROSION AND SEDIMENT CONTROL PLAN  
 TO BE APPROVED BY THE ENGINEER PRIOR TO IMPLEMENTATION.
  - REFER TO DRAWING C02 FOR EROSION AND SEDIMENT CONTROL  
 DETAILS AND FURTHER NOTES.
  - CONTOUR DRAINS TO BE FORMED AS REQUIRED TO DIRECT FLOW  
 FROM PROPOSED CATCHMENTS TO DESIGNATED PROPOSED  
 EROSION AND SEDIMENT CONTROLS PRIOR TO RAINFALL EVENTS.

LOT 119 DP 19099  
 86F VICTORY ROAD



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 E admn@babbage.co.nz www.babbage.co.nz

**DRAWING REVISIONS**

REV	DATE	DRN BY	DES CHK	APPRVD	DESCRIPTION
A	2023.03.16	JA	WD	-	EROSION AND SEDIMENT CONTROL MEASURES UPDATED.

	DATE	INITIAL
DESIGNED	2022.11.15	DK
DRAWN	2022.12.10	DK
DESIGN CHECK		
DRAWING CHECK		
APPROVED		

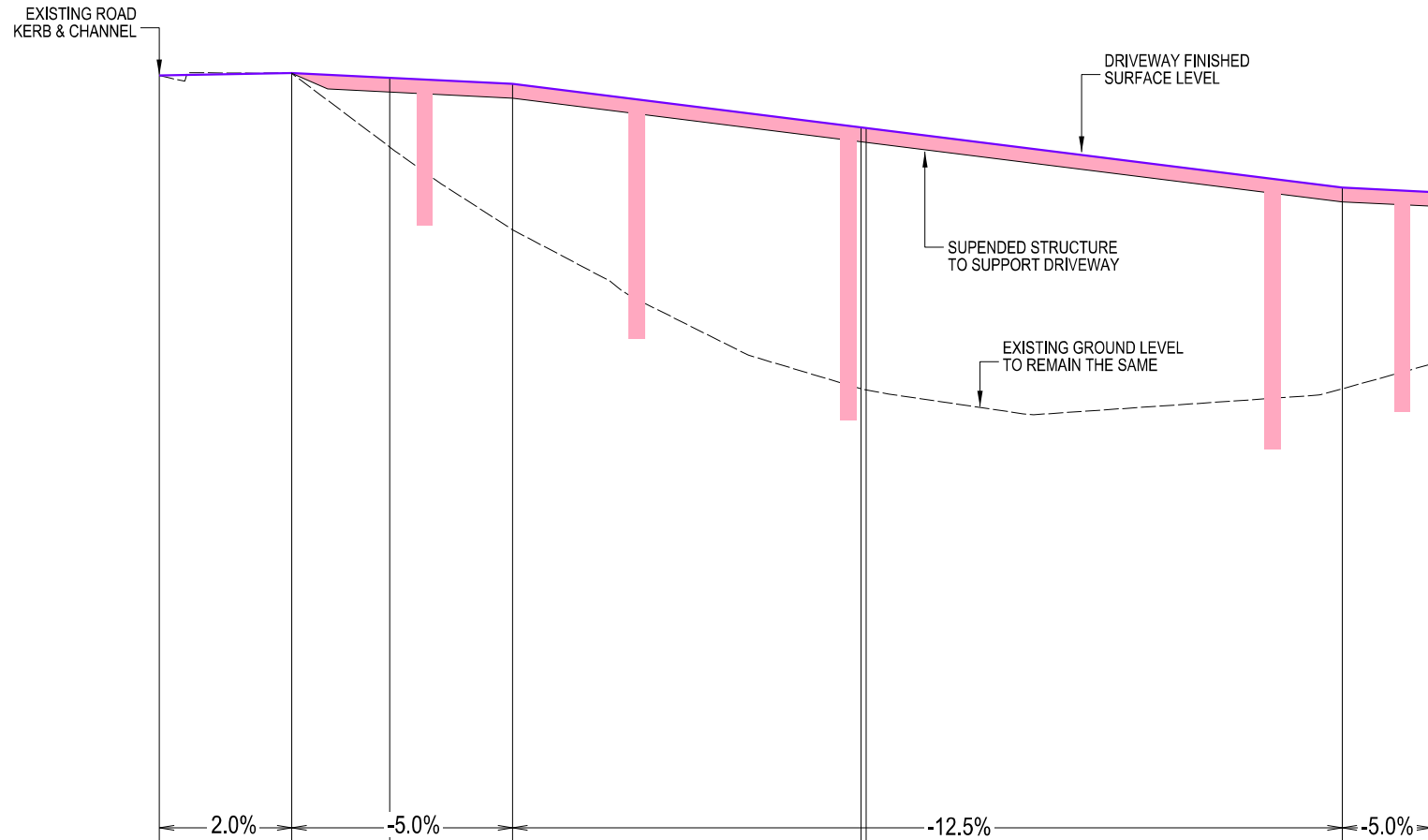
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CLIENT / PROJECT  
**WILLIAM KIM**  
**86 VICTORY ROAD,**  
**LAINGHOLM**

DRAWING TITLE  
**EROSION AND  
 SEDIMENT  
 CONTROL PLAN**  
**FOR RESOURCE  
 CONSENT**

SCALE  
**1:100 @ A1**  
**1:200 @ A3**

JOB NO.	DRAWING NO.	REVISION
65553	C01	A



DATUM RL 106.00

DESIGN LEVELS	117.64	117.68	117.55	117.52	116.91	116.90	116.05	116.00
EXISTING LEVELS	117.64	117.67	116.63	115.46	113.21	113.20	113.21	113.56
HIGH DIFFERENCE	0.00	0.01	0.92	2.06	3.70	3.70	2.85	1.93
CHAINAGE	0.00	1.88	3.26	5.00	9.93	10.00	16.74	18.00



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 T 09 379 9980 F 09 377 1170  
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DRAWING REVISIONS

REV	DATE	DRN BY	DES CHK	APPRVD	DESCRIPTION
A	2023.03.22	JA	WD	-	DRIVEWAY LONGITUDINAL SECTION AMENDED.
B	2023.10.02	MB	WD	WD	DESIGN LEVELS AMENDED.

	DATE	INITIAL
DESIGNED	2022.11.15	DK
DRAWN	2022.12.10	DK
DESIGN CHECK	2023.03.20	WD
DRAWING CHECK	2023.03.20	JA
APPROVED	2023.03.20	WD

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CLIENT / PROJECT

WILLIAM KIM  
 86 VICTORY ROAD,  
 LAINGHOLM

DRAWING TITLE

DRIVEWAY  
 LONGITUDINAL  
 SECTION

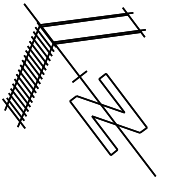
**FOR RESOURCE  
 CONSENT**

SCALE


1:50 @ A1  
 1:100 @ A3

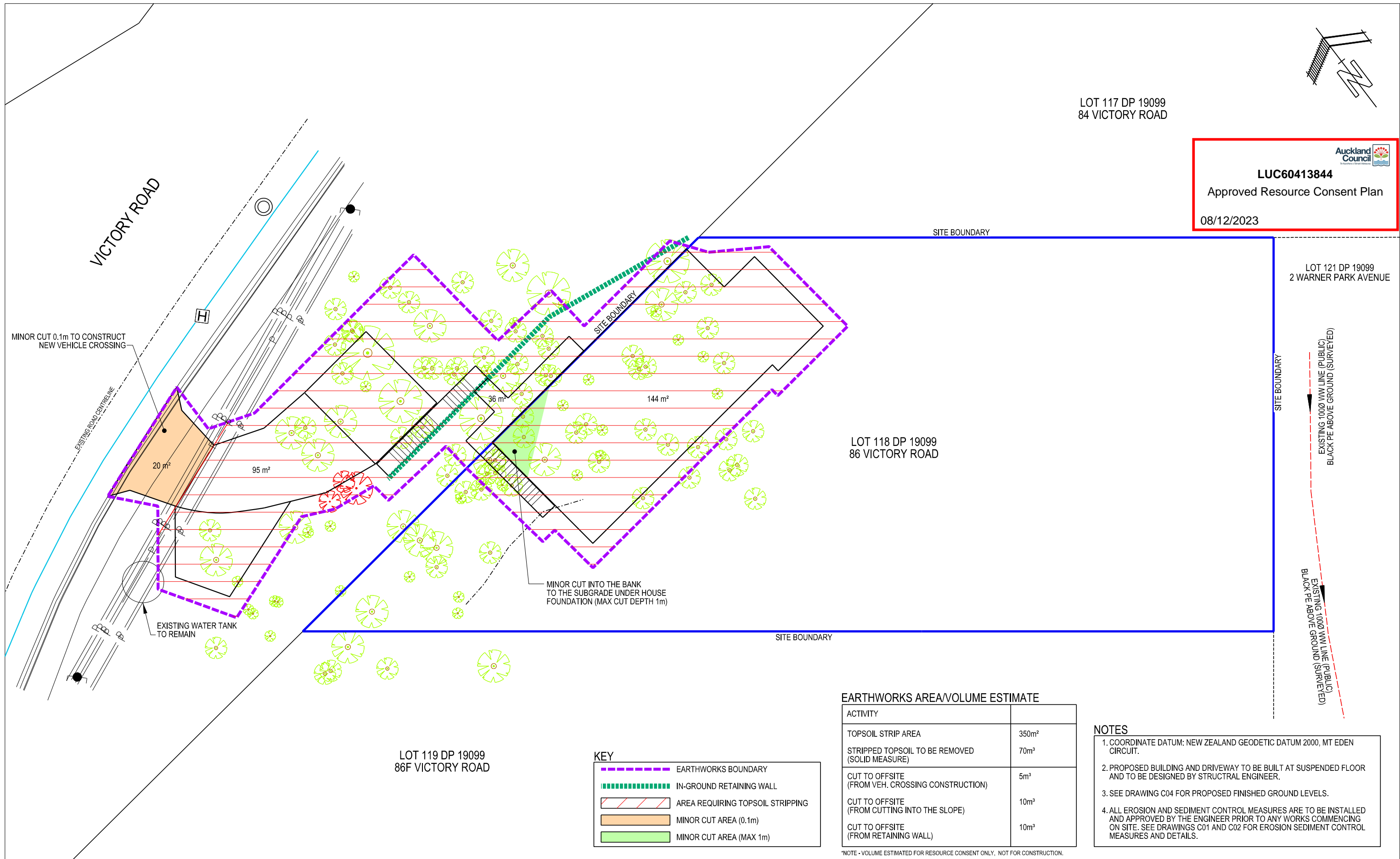
JOB NO. DRAWING NO. REVISION

65553 C02 B



LOT 117 DP 19099  
84 VICTORY ROAD

  
**LUC60413844**  
 Approved Resource Consent Plan  
 08/12/2023



**EARTHWORKS AREA/VOLUME ESTIMATE**

ACTIVITY	
TOPSOIL STRIP AREA	350m <sup>2</sup>
STRIPPED TOPSOIL TO BE REMOVED (SOLID MEASURE)	70m <sup>3</sup>
CUT TO OFFSITE (FROM VEH. CROSSING CONSTRUCTION)	5m <sup>3</sup>
CUT TO OFFSITE (FROM CUTTING INTO THE SLOPE)	10m <sup>3</sup>
CUT TO OFFSITE (FROM RETAINING WALL)	10m <sup>3</sup>

**NOTES**

1. COORDINATE DATUM: NEW ZEALAND GEODETIC DATUM 2000, MT EDEN CIRCUIT.
2. PROPOSED BUILDING AND DRIVEWAY TO BE BUILT AT SUSPENDED FLOOR AND TO BE DESIGNED BY STRUCTURAL ENGINEER.
3. SEE DRAWING C04 FOR PROPOSED FINISHED GROUND LEVELS.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED AND APPROVED BY THE ENGINEER PRIOR TO ANY WORKS COMMENCING ON SITE. SEE DRAWINGS C01 AND C02 FOR EROSION SEDIMENT CONTROL MEASURES AND DETAILS.

**KEY**

- EARTHWORKS BOUNDARY
- IN-GROUND RETAINING WALL
- AREA REQUIRING TOPSOIL STRIPPING
- MINOR CUT AREA (0.1m)
- MINOR CUT AREA (MAX 1m)

\*NOTE - VOLUME ESTIMATED FOR RESOURCE CONSENT ONLY, NOT FOR CONSTRUCTION.

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 Level 4, 68 Beach Road, Auckland 1010  
 PO Box 2027, Shortland Street  
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 T 09 379 9980 F 09 377 1170  
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DRAWING REVISIONS					
REV	DATE	DRN BY	DES CHK	APPRVD	DESCRIPTION
A	2023.03.16	JA	WD	-	CUT/FILL AREA AND TABLE UPDATED
B	2023.03.22	JA	WD	-	PARKING LAYOUT AND EARTHWORKS TABLE AMENDED. ADDITIONAL CUT INTO THE BANK ADDED

	DATE	INITIAL
DESIGNED	2022.11.15	DK
DRAWN	2022.12.10	DK
DESIGN CHECK	2023.03.20	WD
DRAWING CHECK	2023.03.20	JA
APPROVED	2023.03.20	WD

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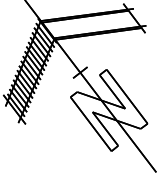
CLIENT / PROJECT  
**WILLIAM KIM**  
**86 VICTORY ROAD,  
 LAINGHOLM**

DRAWING TITLE  
**EARTHWORKS PLAN**

SCALE  
**1:100 @ A1**  
**1:200 @ A3**

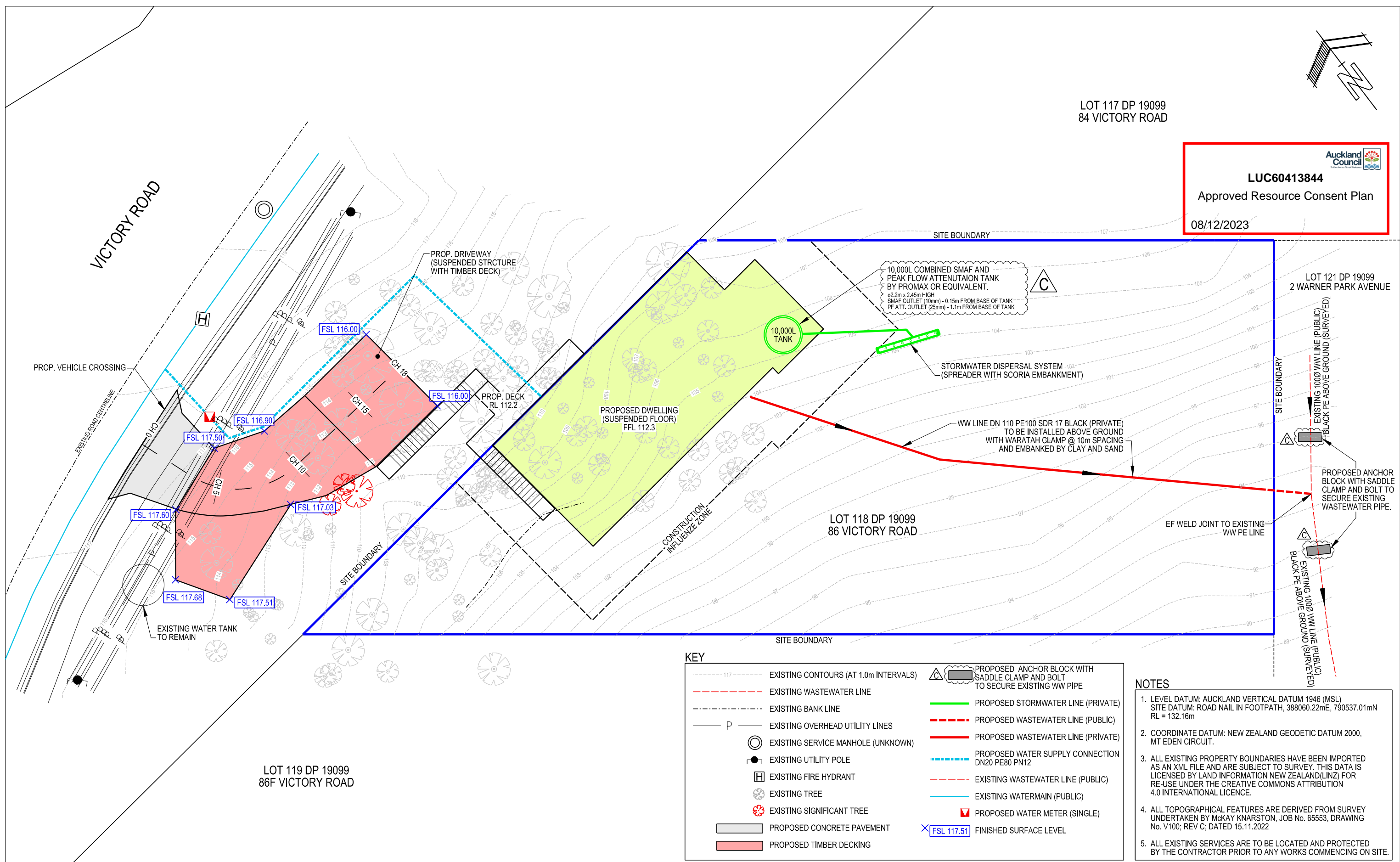
**FOR RESOURCE  
 CONSENT**

JOB NO.	DRAWING NO.	REVISION
65553	C03	B



LOT 117 DP 19099  
84 VICTORY ROAD

**Auckland Council**  
**LUC60413844**  
 Approved Resource Consent Plan  
 08/12/2023



**KEY**

--- 117 ---	EXISTING CONTOURS (AT 1.0m INTERVALS)		PROPOSED ANCHOR BLOCK WITH SADDLE CLAMP AND BOLT TO SECURE EXISTING WW PIPE
- - - - -	EXISTING WASTEWATER LINE		PROPOSED STORMWATER LINE (PRIVATE)
- - - - -	EXISTING BANK LINE		PROPOSED WASTEWATER LINE (PUBLIC)
- P -	EXISTING OVERHEAD UTILITY LINES		PROPOSED WASTEWATER LINE (PRIVATE)
	EXISTING SERVICE MANHOLE (UNKNOWN)		PROPOSED WATER SUPPLY CONNECTION DN20 PE80 PN12
	EXISTING UTILITY POLE		EXISTING WASTEWATER LINE (PUBLIC)
	EXISTING FIRE HYDRANT		EXISTING WATERMAIN (PUBLIC)
	EXISTING TREE		PROPOSED WATER METER (SINGLE)
	EXISTING SIGNIFICANT TREE		FINISHED SURFACE LEVEL
	PROPOSED CONCRETE PAVEMENT		
	PROPOSED TIMBER DECKING		

- NOTES**
- LEVEL DATUM: AUCKLAND VERTICAL DATUM 1946 (MSL)  
SITE DATUM: ROAD NAIL IN FOOTPATH, 388060.22mE, 790537.01mN  
RL = 132.16m
  - COORDINATE DATUM: NEW ZEALAND GEODETIC DATUM 2000, MT EDEN CIRCUIT.
  - ALL EXISTING PROPERTY BOUNDARIES HAVE BEEN IMPORTED AS AN XML FILE AND ARE SUBJECT TO SURVEY. THIS DATA IS LICENSED BY LAND INFORMATION NEW ZEALAND (LINZ) FOR RE-USE UNDER THE CREATIVE COMMONS ATTRIBUTION 4.0 INTERNATIONAL LICENCE.
  - ALL TOPOGRAPHICAL FEATURES ARE DERIVED FROM SURVEY UNDERTAKEN BY McKay Knarston, JOB No. 65553, DRAWING No. V100; REV C; DATED 15.11.2022
  - ALL EXISTING SERVICES ARE TO BE LOCATED AND PROTECTED BY THE CONTRACTOR PRIOR TO ANY WORKS COMMENCING ON SITE.

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**DRAWING REVISIONS**

REV	DATE	DRN BY	DES CHK	APPRVD	DESCRIPTION
A	2023.03.20	JA	WD	-	TIMBER DECKING LAYOUT AMENDED.
B	2023.08.01	TW	WD	-	SW DISPERSAL SYSTEM LOCATION AMENDED.
C	2023.09.29	WD	MB	WD	SMAF VOLUME ADDED TO TANK. ANCHOR BLOCK SYMBOL AMENDED.

DESIGNED 2022.11.15 DK  
 DRAWN 2022.12.10 DK  
 DESIGN CHECK 2023.03.20 WD  
 DRAWING CHECK 2023.03.20 JA  
 APPROVED 2023.03.20 WD

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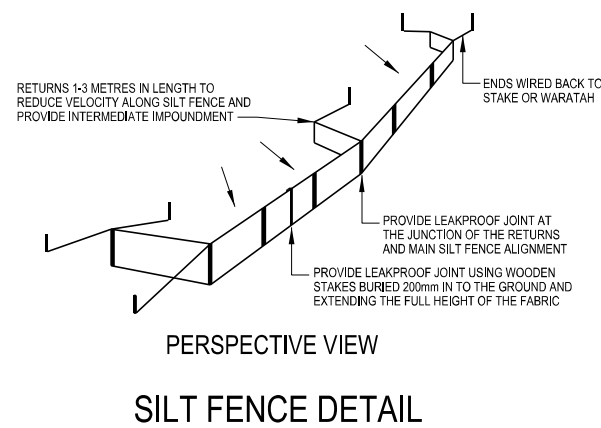
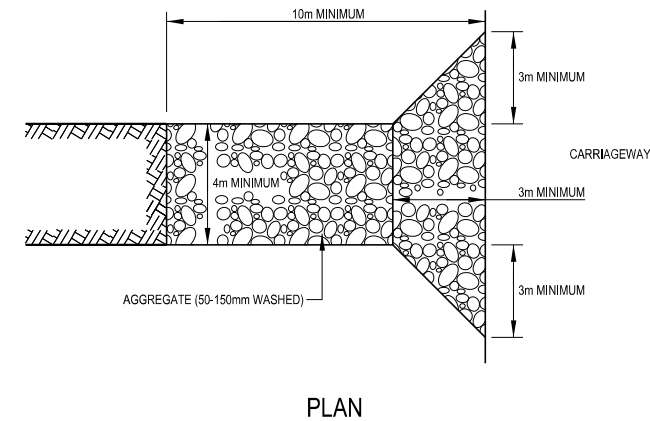
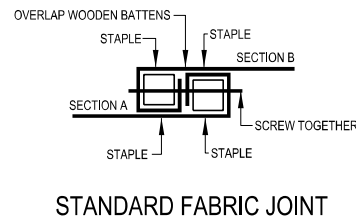
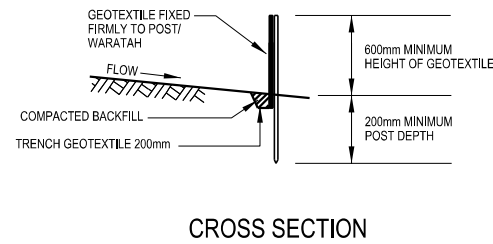
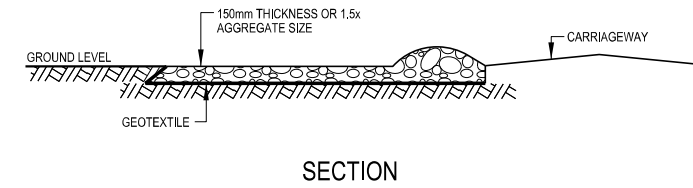
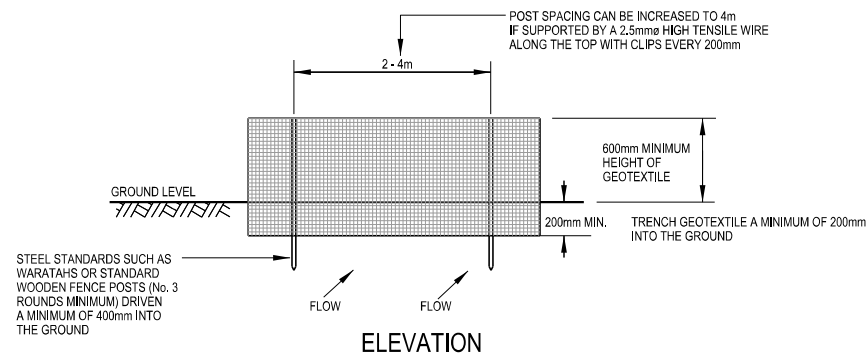
CLIENT / PROJECT  
**WILLIAM KIM**  
**86 VICTORY ROAD,**  
**LAINGHOLM**

DRAWING TITLE  
**PROPOSED**  
**STIE PLAN**

**FOR RESOURCE**  
**CONSENT**

SCALE  
**1:100 @ A1**  
**1:200 @ A3**

JOB NO. DRAWING NO. REVISION  
**65553 C04 C**



STABILISED CONSTRUCTION ENTRANCE

DRAWING REVISIONS					
REV	DATE	DRN BY	DES CHK	APPRVD	DESCRIPTION

	DATE	INITIAL
DESIGNED	2022.11.15	DK
DRAWN	2022.12.10	DK
DESIGN CHECK		
DRAWING CHECK		
APPROVED		

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CLIENT / PROJECT  
WILLIAM KIM  
86 VICTORY ROAD,  
LAINGHOLM

DRAWING TITLE  
EROSION AND  
SEDIMENT  
CONTROL DETAILS  
**FOR RESOURCE  
CONSENT**

SCALE  
NOT TO SCALE

JOB NO.	DRAWING NO.	REVISION
65553	C02	-