V220808




SCALE: 1 : 200

**PROPOSED OVERALL GROUND FLOOR SITE PLAN** **01**

## KEY NOTES

(01) PROPOSED COMMUNAL REFUSE AREA (60L PER OCCUPANT)

(02) PROPOSED COMMUNAL BIKE STORAGE AREA. BESPOKE CAGE ENCLOSURE POWDERCOATED TO MATCH CANOPY

(03) PROPOSED PLANTING ALONG BOUNDARY FENCE. REFER LANDSCAPE DESIGN

## SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY FRASER THOMAS LTD. (MAY 2025)
- FLOOD PLAIN EXTENT EXTRACTED FROM GEOMAPS.
- REFER TO LIVE LINE REPORT FOR POWER LINES/POLE CLEARANCE ASSESSMENT
- NEIGHBOURING BUILDING ON 200 PILKINGTON AS PER BC DRAWINGS PROVIDED BY COUNCIL (SEPTEMBER 2025)
- LANDSCAPE PLAN AS PROVIDED BY GREENWOOD ASSOCIATES (OCTOBER 2025)

## LEGEND

- DIM — DISTANCE FROM BOUNDARY TO FACE OF CLADDING
- PROPERTY BOUNDARY
- YARD SETBACK
- OUTLOOK SPACE
- OUTLOOK INFRINGEMENT
- YARD SETBACK INFRINGEMENT
- PROPOSED PAVED AREAS - REFER TO LANDSCAPE DESIGN
- PERMEABLE PAVING - REFER TO LANDSCAPE DESIGN
- TIMBER DECKING - REFER TO LANDSCAPE DESIGN
- EXISTING OVERHEAD POWERLINES
- FLOOD PLAIN EXTENT (GIS)
- OUTLINE OF ROOF ABOVE
- OUTLINE OF BUILDING / CANOPY ABOVE


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PROJECT NAME
**TRC - 198 PILKINGTON RD**

PROJECT ADDRESS
**198 PILKINGTON ROAD**
**POINT ENGLAND**
**AUCKLAND 1072**

PROJECT NUMBER
**250114**

KEY PLAN

STAMP

Auckland Council
**LUC60457177**
Approved Resource Consent Plan
24/04/2026


THE FINE PRINT

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SHEET NAME
**SITE PLAN - GROUND FLOOR**

PROJECT STATUS
**RESOURCE CONSENT**

SHEET SCALE **As indicated**
SHEET SIZE **A3=100%**
PRINT IN COLOUR

SHEET NUMBER **A2-00-2200**
REVISION **C**

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## KEY NOTES

## SHEET NOTES

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- NEIGHBOURING BUILDING ON 200 PILKINGTON AS PER BC DRAWINGS PROVIDED BY COUNCIL (SEPTEMBER 2025)

## LEGEND

- DIM — DISTANCE FROM BOUNDARY TO FACE OF CLADDING / BALCONY
- PROPERTY BOUNDARY
- YARD SETBACK
- OUTLOOK SPACE
- OUTLOOK INFRINGEMENT
- YARD SETBACK INFRINGEMENT

SCALE: 1 : 200

**PROPOSED OVERALL FIRST FLOOR SITE PLAN** **01**


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**TRC - 198 PILKINGTON RD**

PROJECT ADDRESS
**198 PILKINGTON ROAD**
**POINT ENGLAND**
**AUCKLAND 1072**

PROJECT NUMBER
**250114**

KEY PLAN

STAMP

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SHEET NAME
**SITE PLAN - FIRST FLOOR**

PROJECT STATUS
**RESOURCE CONSENT**

SHEET SCALE **As indicated**
SHEET SIZE **A3=100%**
PRINT IN COLOUR

SHEET NUMBER **A2-00-2201**
REVISION **B**




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## KEY NOTES

## SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY FRASER THOMAS LTD. (MAY 2025)
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## LEGEND

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- PROPERTY BOUNDARY
- YARD SETBACK
- OUTLOOK SPACE
- OUTLOOK INFRINGEMENT
- YARD SETBACK INFRINGEMENT

SCALE: 1 : 200

**PROPOSED OVERALL SECOND FLOOR SITE PLAN** **01**


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PROJECT ADDRESS
**198 PILKINGTON ROAD**
**POINT ENGLAND**
**AUCKLAND 1072**

PROJECT NUMBER
**250114**

KEY PLAN

STAMP

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SHEET NAME
**SITE PLAN - SECOND FLOOR**

PROJECT STATUS
**RESOURCE CONSENT**

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PRINT IN COLOUR

SHEET NUMBER **A2-00-2202**
REVISION **B**



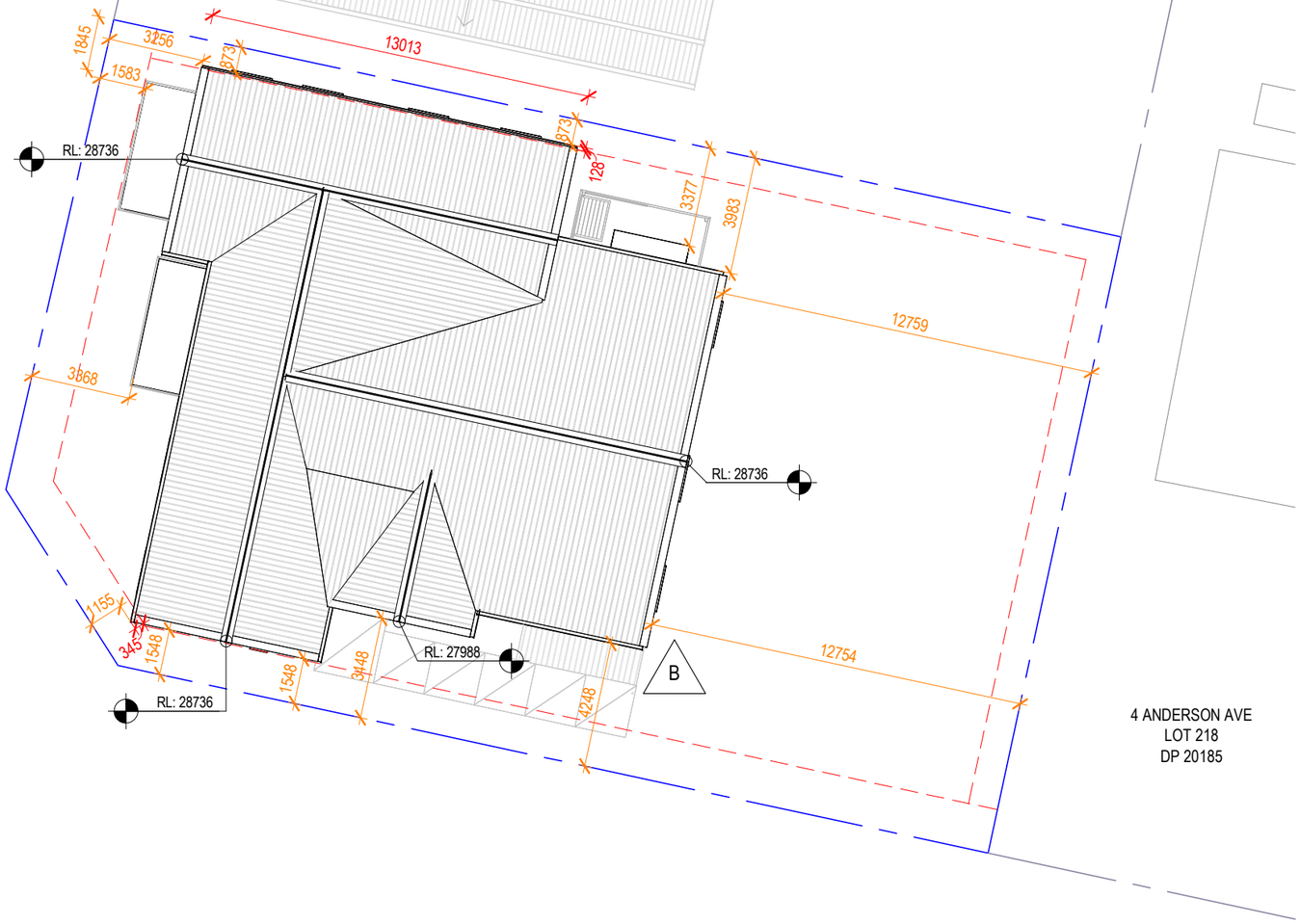
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V220808

PILKINGTON ROAD

200 PILKINGTON RD
LOT 41
DP 37750




4 ANDERSON AVE
LOT 218
DP 20185

ANDERSON AVENUE
(SLOW STREET)

## KEY NOTES

## SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY FRASER THOMAS LTD. (MAY 2025)
- NEIGHBOURING BUILDING ON 200 PILKINGTON AS PER BC DRAWINGS PROVIDED BY COUNCIL (SEPTEMBER 2025)

## LEGEND

- DIM — DIMENSION FROM BOUNDARY TO FASCIA / GUTTER / CANOPY
- PROPERTY BOUNDARY
- YARD SETBACK
- PROFILED METAL ROOFING
- YARD SETBACK INFRINGEMENT

SCALE: 1 : 200

**PROPOSED OVERALL ROOF PLAN** **01**


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PROJECT NAME
**TRC - 198 PILKINGTON RD**

PROJECT ADDRESS
**198 PILKINGTON ROAD**
**POINT ENGLAND**
**AUCKLAND 1072**

PROJECT NUMBER
**250114**

KEY PLAN

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New Zealand Institute
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SHEET NAME
**SITE PLAN - ROOF**

PROJECT STATUS
**RESOURCE CONSENT**

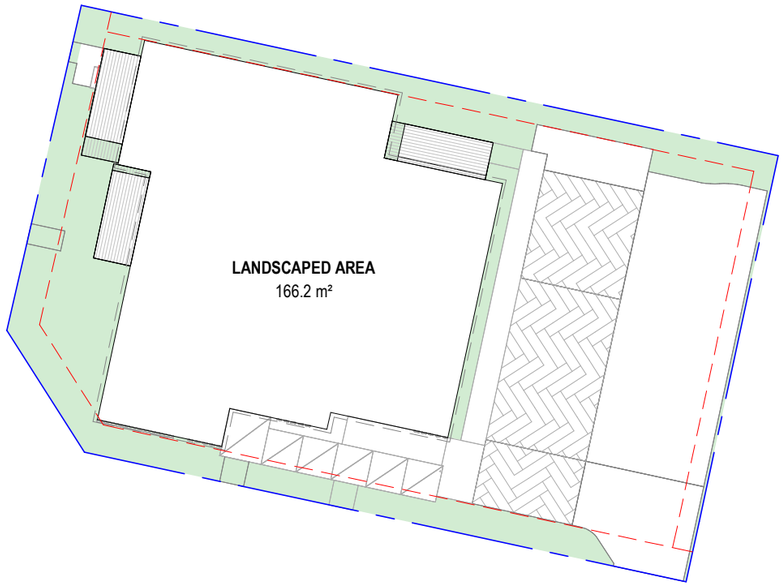
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SHEET NUMBER **A2-00-2203**
REVISION **B**



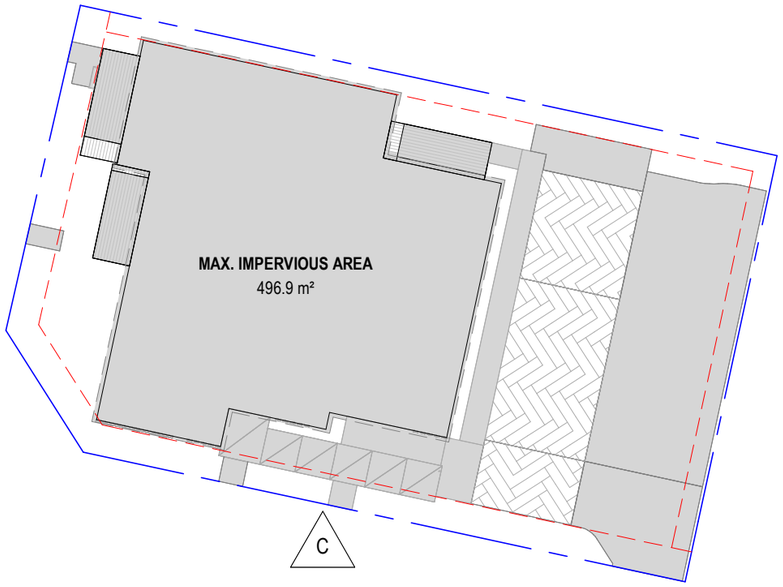

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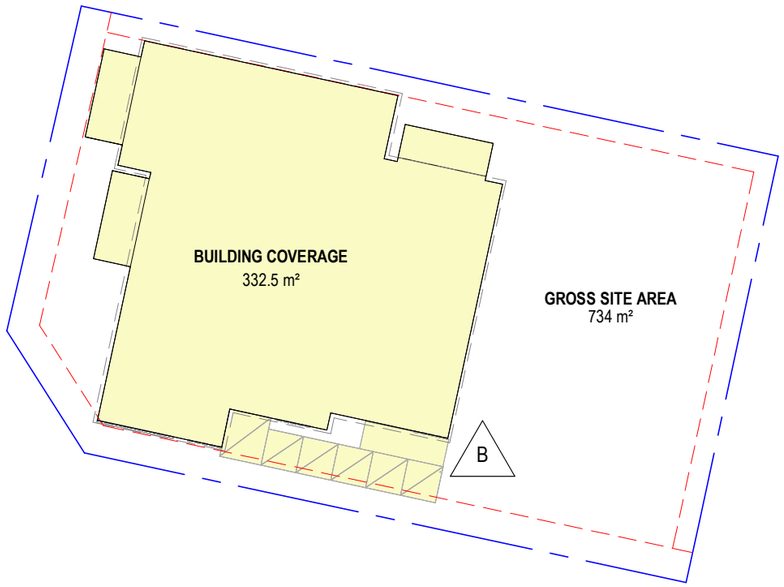

SCALE: 1 : 300

**LANDSCAPED AREA** **03**




SCALE: 1 : 300

**MAXIMUM IMPERVIOUS AREA** **01**




SCALE: 1 : 300

**BUILDING COVERAGE** **02**

## SITE DEVELOPMENT CONTROL CALCULATIONS

| | Area (m²) | COVERAGE (%) | MAX. | MIN. | COMPLIANCE |
|---|---|---|---|---|---|
| GROSS SITE AREA | 734 m² | 100.0% | _ | _ | _ |
| MAX. IMPERVIOUS AREA | 497 m² | 67.7% | 70% | _ | YES |
| BUILDING COVERAGE | 333 m² | 45.3% | 50% | _ | YES |
| LANDSCAPED AREA | 166 m² | 22.6% | _ | 30% | NO |

B C

## KEY NOTES

## SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY FRASER THOMAS LTD. (MAY 2025)
- LANDSCAPE PLAN AS PROVIDED BY GREENWOOD ASSOCIATES (OCTOBER 2025)

## LEGEND

- PROPERTY BOUNDARY
- YARD SETBACK
- MAXIMUM IMPERVIOUS AREA
- BUILDING COVERAGE
- LANDSCAPED AREA
- PERMEABLE PAVING (EXCLUDED FROM CALCULATIONS)
- TIMBER DECKING - REFER TO LANDSCAPE DESIGN (INCLUDED AS LANDSCAPED AREA ONLY WHERE NOT COVERED BY BALCONY ABOVE)

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PROJECT NAME
**TRC - 198 PILKINGTON RD**

PROJECT ADDRESS
**198 PILKINGTON ROAD**
**POINT ENGLAND**
**AUCKLAND 1072**

PROJECT NUMBER
**250114**

KEY PLAN

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SHEET NAME
**SITE DEVELOPMENT CONTROLS PLANS**

PROJECT STATUS
**RESOURCE CONSENT**

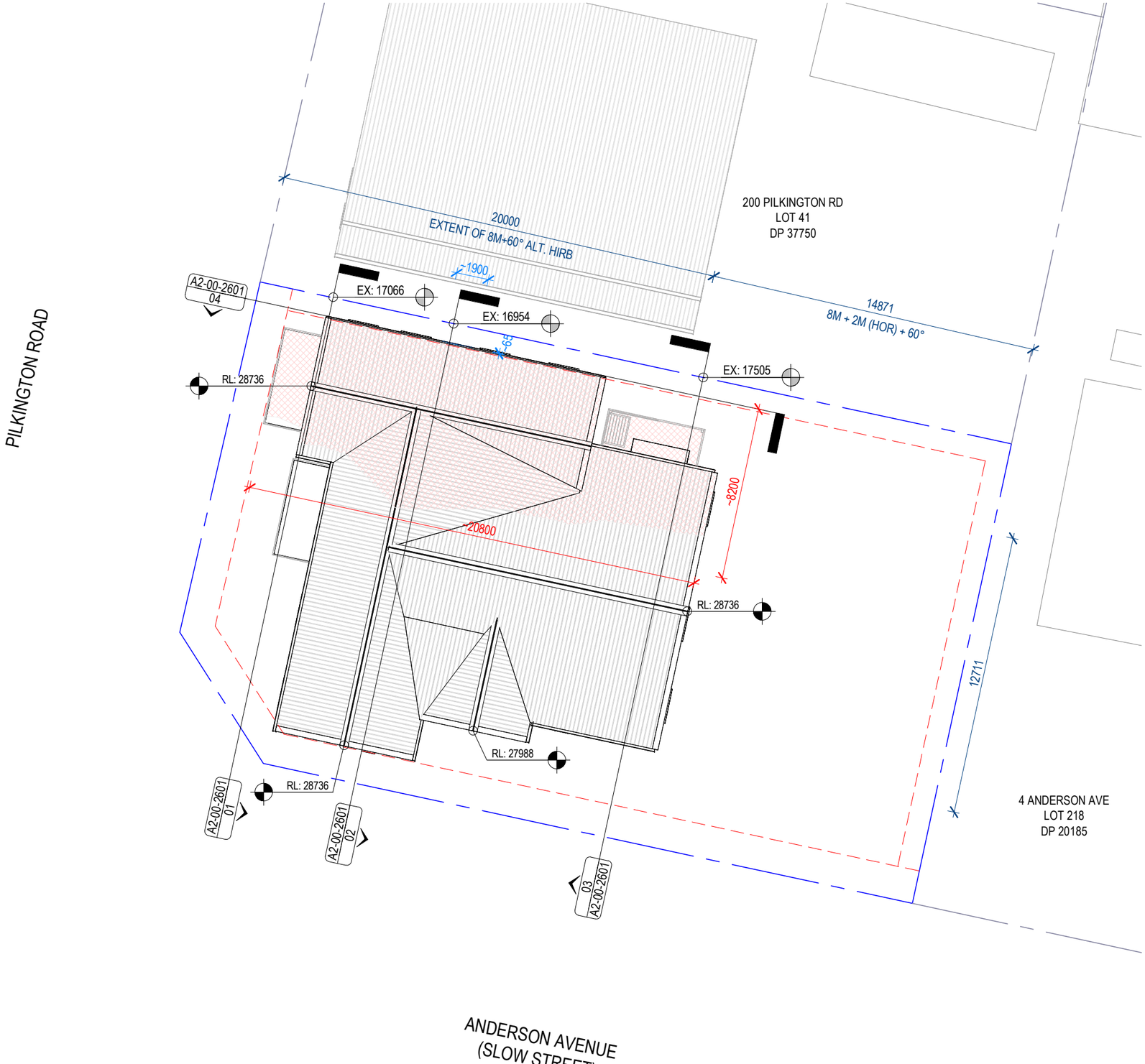
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REVISION **C**



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## KEY NOTES

## SHEET NOTES

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- NEIGHBOURING BUILDING ON 200 PILKINGTON AS PER BC DRAWINGS PROVIDED BY COUNCIL (SEPTEMBER 2025)
- BUILDING COMPLIANT WITH 16M MAX. HEIGHT

## LEGEND

- PROPERTY BOUNDARY
- PROPOSED EASEMENT
- YARD SETBACK
- PROFILED METAL ROOFING
- STANDARD THAB 3M+45° HIRB INFRINGEMENT
- DIM — ROOF PROJECTING BEYOND ALT. RECESSION PLANE (8M+60°) WITHIN H6.6.7.3 EXEMPTION

SCALE: 1 : 200

HIRB PLAN 01


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SHEET NAME
**HIRB PLAN**

PROJECT STATUS
**RESOURCE CONSENT**

SHEET SCALE
**As indicated**

SHEET SIZE
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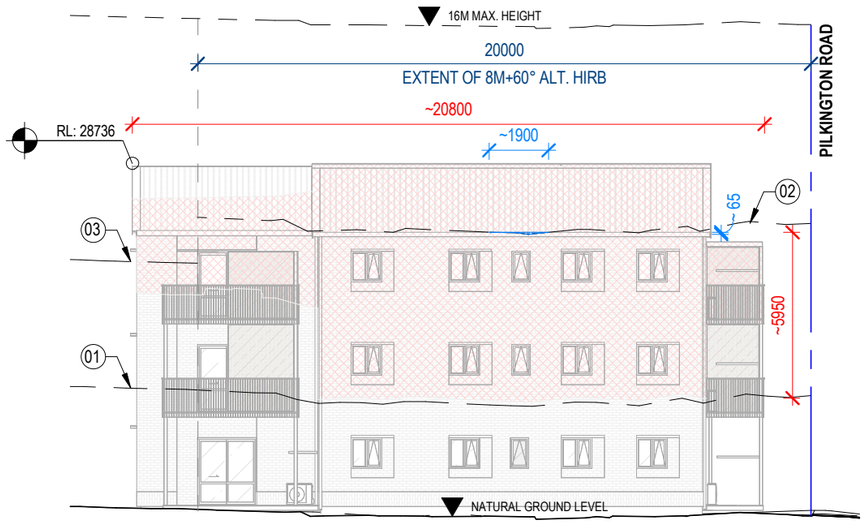
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SHEET NUMBER
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REVISION
**A**

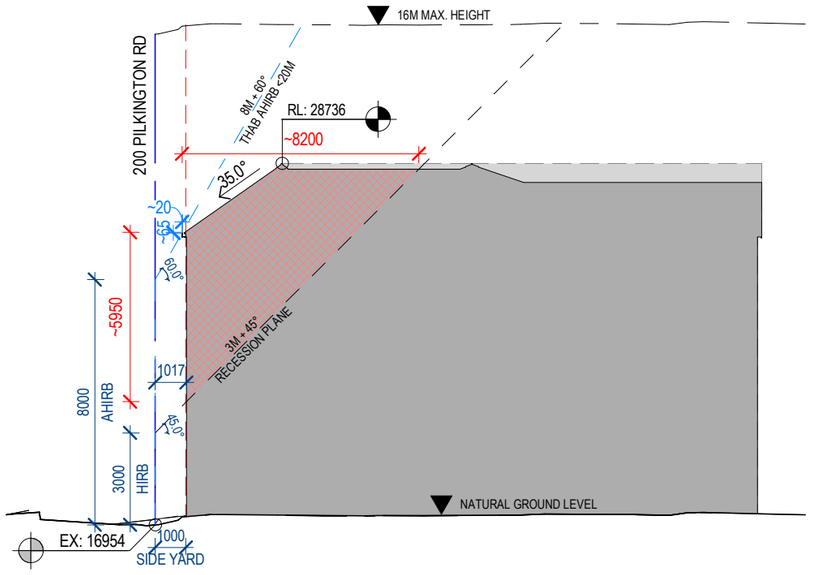

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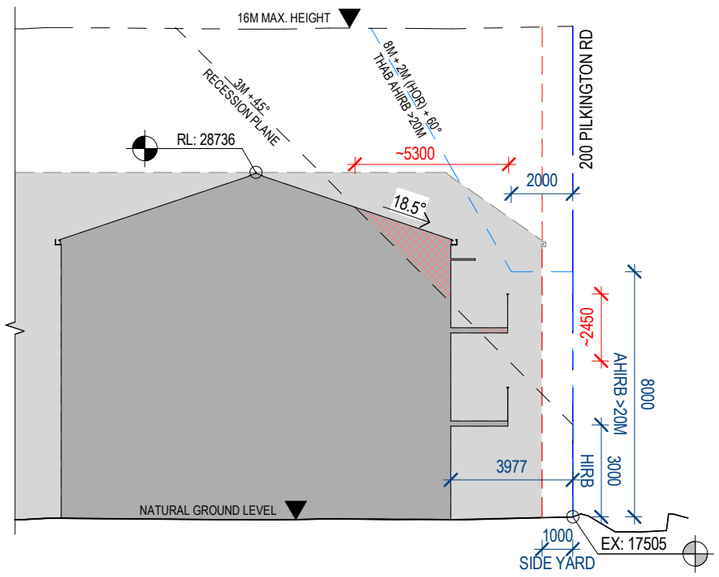

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**HIRB & AHIRB INFRINGEMENT ELEVATION** **04**



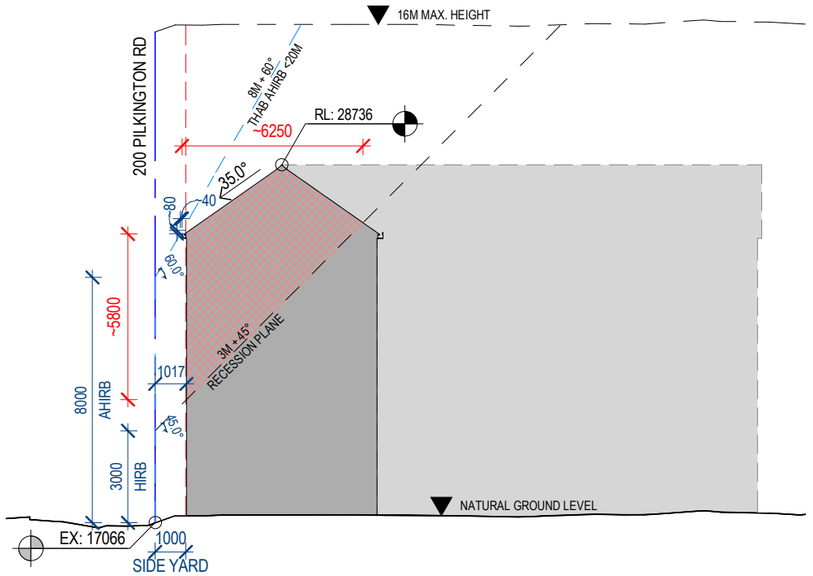

SCALE: 1 : 200
01 / A2-00-2600

**HIRB & AHIRB INFRINGEMENT DIAGRAM** **02**




SCALE: 1 : 200
01 / A2-00-2600

**HIRB INFRINGEMENT AND AHIRB COMPLIANCE DIAGRAM** **03**




SCALE: 1 : 200
01 / A2-00-2600

**HIRB INFRINGEMENT AND AHIRB COMPLIANCE DIAGRAM** **01**

## KEY NOTES

01 3M+45° RECESSION PLANE AT SECTION CUT
02 8M+60° RECESSION PLANE AT SECTION CUT
03 8M + 2M (HOR) + 60° RECESSION PLANE AT SECTION CUT

## SHEET NOTES

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- BUILDING COMPLIANT WITH 16M MAX. HEIGHT

## LEGEND

- PROPERTY BOUNDARY
- YARD SETBACK
- STANDARD THAB 3M+45° HIRB INFRINGEMENT
- ROOF PROJECTING BEYOND ALT. RECESSION PLANE (8M+60°) WITHIN H6.6.7.3 EXEMPTION
- DIM ROOF PROJECTING BEYOND ALT. RECESSION PLANE (8M+60°)
- OUTLINE OF BUILDING AT SECTION CUT
- OUTLINE OF BUILDING BEYOND SECTION CUT


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SHEET NAME
**HIRB DIAGRAMS**

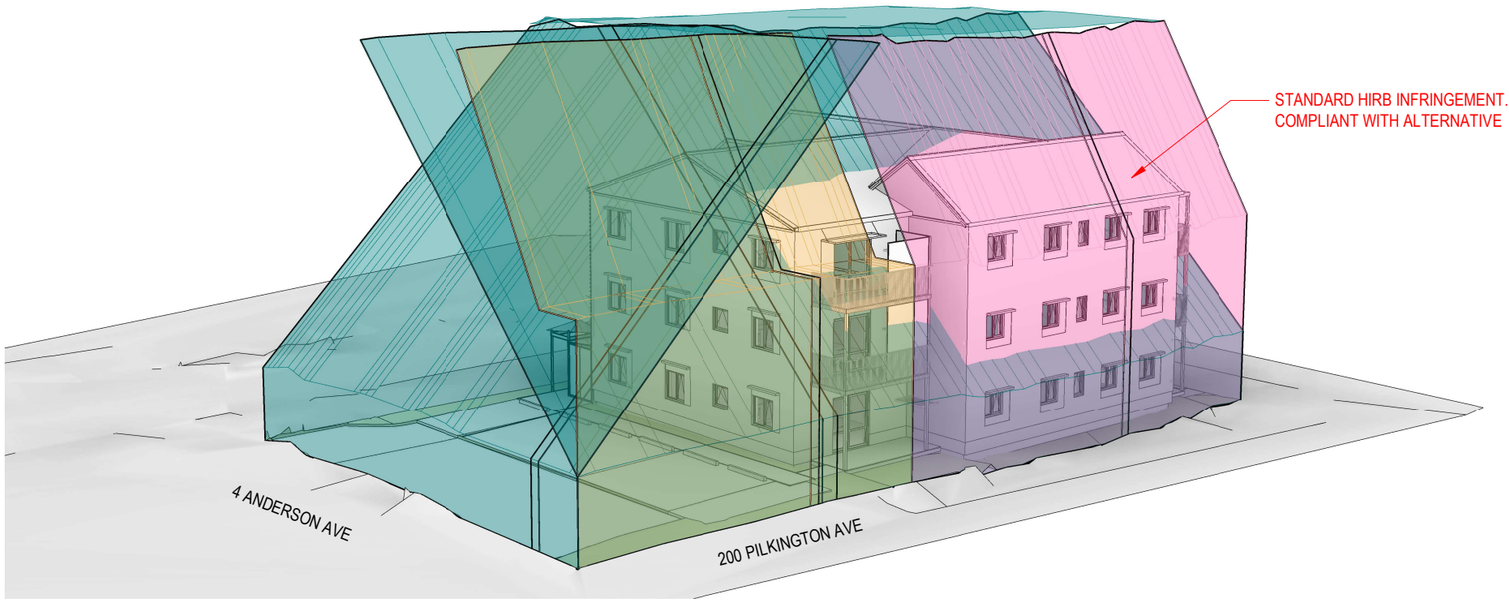
PROJECT STATUS
**RESOURCE CONSENT**

SHEET SCALE **1 : 200**
SHEET SIZE **A3=100%**
PRINT IN COLOUR

SHEET NUMBER **A2-00-2601**
REVISION **A**

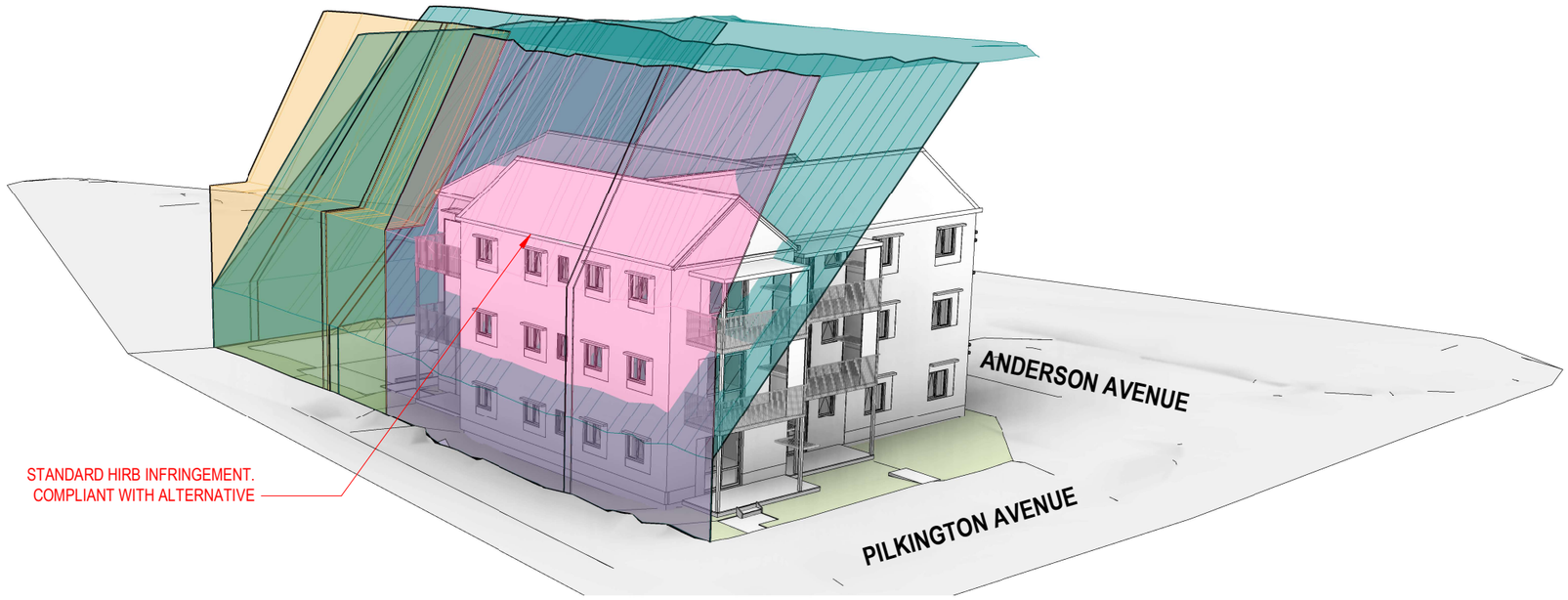

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Plotted: 23/01/2026 10:52:18 am

V220808




SCALE:

**HIRB PERSPECTIVE VIEW** 02
NORTH EAST




SCALE:

**HIRB PERSPECTIVE VIEW** 01
NORTH WEST

## KEY NOTES

01 STANDARD HIRB ENVELOPE 3m+45°

02 ALTERNATIVE HIRB ENVELOPE (WITHIN 20M): 8m+60°

03 ALTERNATIVE HIRB ENVELOPE (FURTHER THAN 20M): 8m (VERTICAL), 2m (HORIZONTAL), 60°

04 16M MAX. HEIGHT

## SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY FRASER THOMAS LTD. (MAY 2025)
- 3D MODELS INDICATE BUILDING BULK AND LOCATION IN RELATION TO HEIGHT IN RELATION TO BOUNDARY AND MAXIMUM HEIGHT ENVELOPE ONLY. REFER TO RELEVANT CONSULTANT DOCUMENTATION FOR SPECIFIC DETAIL, DIMENSIONS, LANDSCAPING, COLOUR AND MATERIALS.

## LEGEND

THAB STANDARD HEIGHT IN RELATION TO BOUNDARY RECESSION PLANE

THAB ALTERNATIVE HEIGHT IN RELATION TO BOUNDARY RECESSION PLANE WITHIN 20M OF SITE FRONTAGE

THAB ALTERNATIVE HEIGHT IN RELATION TO BOUNDARY RECESSION PLANE FURTHER THAN 20M FROM SITE FRONTAGE

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CLIENT
TĀMAKI

PROJECT NAME
**TRC - 198 PILKINGTON RD**

PROJECT ADDRESS
**198 PILKINGTON ROAD**
**POINT ENGLAND**
**AUCKLAND 1072**

PROJECT NUMBER
**250114**

KEY PLAN

STAMP

THE FINE PRINT

- ALL WORK SHALL COMPLY WITH THE NZ RESOURCE MANAGEMENT ACT, NZ BUILDING ACT, RELEVANT STANDARDS, ORDINANCES, RULES, AND REGULATIONS OF THE TERRITORIAL AUTHORITY GOVERNING THE WORK. REFER TO NZ BUILDING ACT, SECTION 17.
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SHEET NAME
**HIRB 3D DIAGRAMS**

PROJECT STATUS
**RESOURCE CONSENT**

SHEET SCALE
**NONE**

SHEET SIZE
**A3=100%**

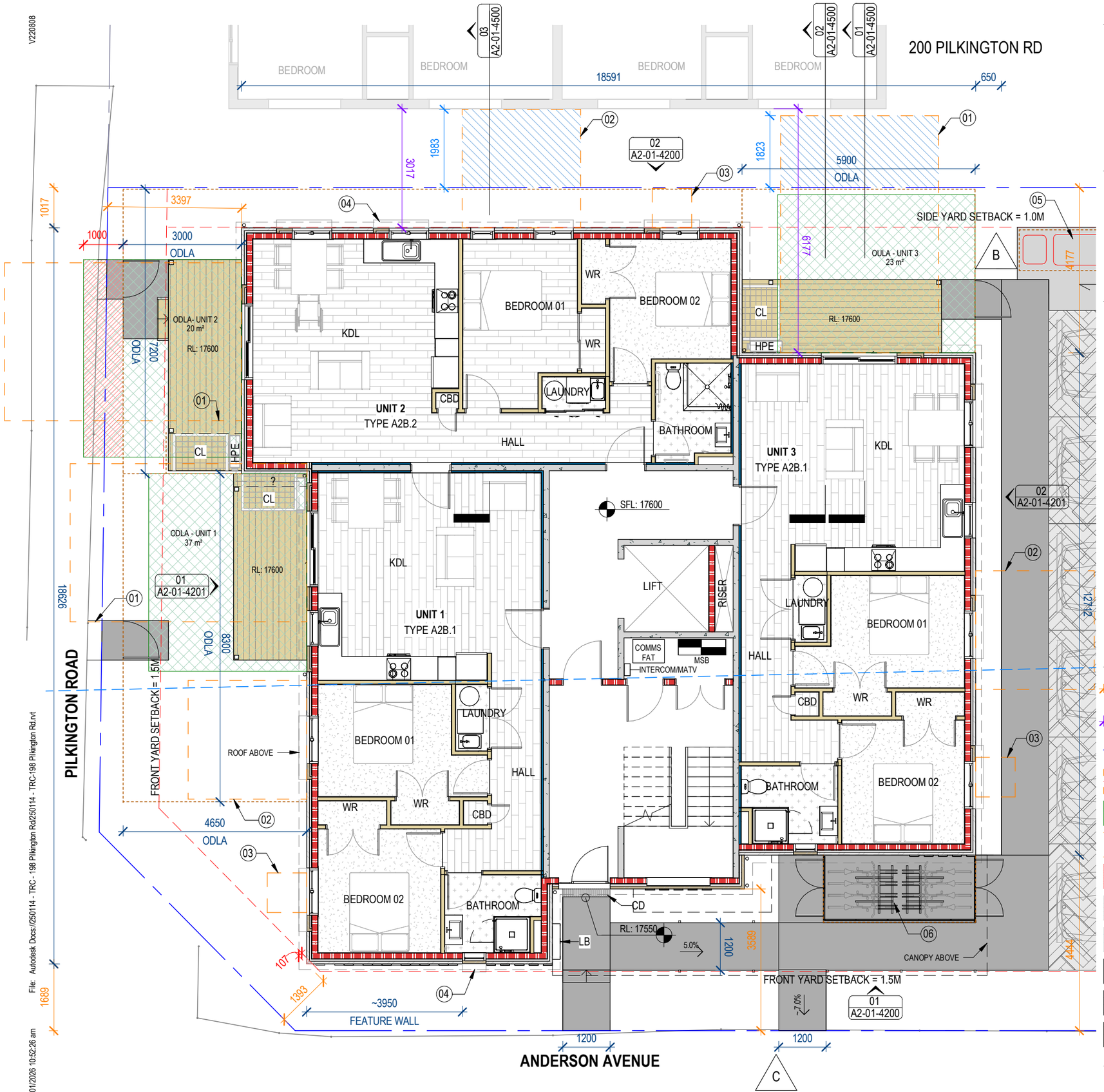
PRINT IN COLOUR

SHEET NUMBER
**A2-00-2610**

REVISION
**A**



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Plotted: 23/01/2026 10:52:25 am




## KEY NOTES

01 PRINCIPAL LIVING ROOM OUTLOOK 6M x 4M
02 PRINCIPAL BEDROOM OUTLOOK 3Mx3M
03 OTHER HABITABLE ROOMS OUTLOOK
04 WINDOW SHROUDS OVER YARD SETBACK
05 PROPOSED COMMUNAL REFUSE AREA
06 COMMUNAL BIKE STORAGE

## ABBREVIATIONS

| | |
|---|---|
| CD | CHANNEL DRAIN |
| CL | CLOTHESLINE |
| HPE | EXTERIOR HEAT PUMP UNIT |
| LB | LETTERBOX |
| ODLA | OUTDOOR LIVING AREA |

## SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY FRASER THOMAS LTD. (MAY 2025)
- FLOOD PLAIN EXTENT EXTRACTED FROM GEOMAPS.
- LANDSCAPE AS PROVIDED BY GREENWOOD ASSOCIATES (OCTOBER 2025)
- REFER TO CIVIL INFRASTRUCTURE REPORT FOR PROPOSED SERVICES. LEVELS AND GRADIENTS SHOWN FOR REFERENCE. DRAWINGS TO BE READ IN CONJUNCTION WITH CIVIL ENG. DOCUMENTATION.
- NEIGHBOURING BUILDING ON 200 PILKINGTON AS PER BC DRAWINGS PROVIDED BY COUNCIL (SEPTEMBER 2025)

| UNIT | GROSS FLOOR AREA* | NET FLOOR AREA |
|---|---|---|
| UNIT 1 | 73.87 m² | 68.57 m² |
| UNIT 2 | 73.84 m² | 68.57 m² |
| UNIT 3 | 73.79 m² | 68.57 m² |
| CIRCULATION & SERVICES | 49.64 m² | 31.17 m² |
| TOTAL | 271.14 m² | 236.88 m² |

*GFA MEASURED FROM FACE OF ESTERIOR WALL FRAMING AND/OR TO CENTRELINE ON INTERTENANCY WALLS WHERE APPLICABLE.

## LEGEND

DIM DIMENSION FROM BOUNDARY TO FACE OF CLADDING
DIM SETBACK FROM EXISTING BUILDING ON 200 PILKINGTON RD.
PROPERTY BOUNDARY
YARD SETBACK
20M² (5Mx4M) OUTDOOR LIIVING AREA
OUTLOOK SPACE
YARD SETBACK INFRINGEMENT
OUTDOOR LIVING SPACE INFRINGEMENT
OUTLOOK INFRINGEMENT
PROPOSED PAVED AREAS - REFER TO LANDSCAPE DESIGN
PERMEABLE PAVING - REFER TO LANDSCAPE DESIGN
TIMBER DECKING - REFER TO LANDSCAPE DESIGN
OUTLINE OF ROOF ABOVE
PROPOSED FENCE - REFER LANDSCAPE DRAWINGS
FLOOD PLAIN EXTENT (GIS)

SCALE: 1 : 100

PROPOSED FROUND FLOOR CONTEXT PLAN 01


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info@youngrichards.com www.youngrichards.com


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TAMAKI

PROJECT NAME
**TRC - 198 PILKINGTON RD**

PROJECT ADDRESS
**198 PILKINGTON ROAD**
**POINT ENGLAND**
**AUCKLAND 1072**

PROJECT NUMBER
**250114**

KEY PLAN

STAMP

THE FINE PRINT

- ALL WORK SHALL COMPLY WITH THE NZ RESOURCE MANAGEMENT ACT, NZ BUILDING ACT, RELEVANT STANDARDS, ORDINANCES, RULES, AND REGULATIONS OF THE TERRITORIAL AUTHORITY GOVERNING THE WORK. REFER TO NZ BUILDING ACT, SECTION 17.
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SHEET NAME
**GROUND FLOOR CONTEXT PLAN**

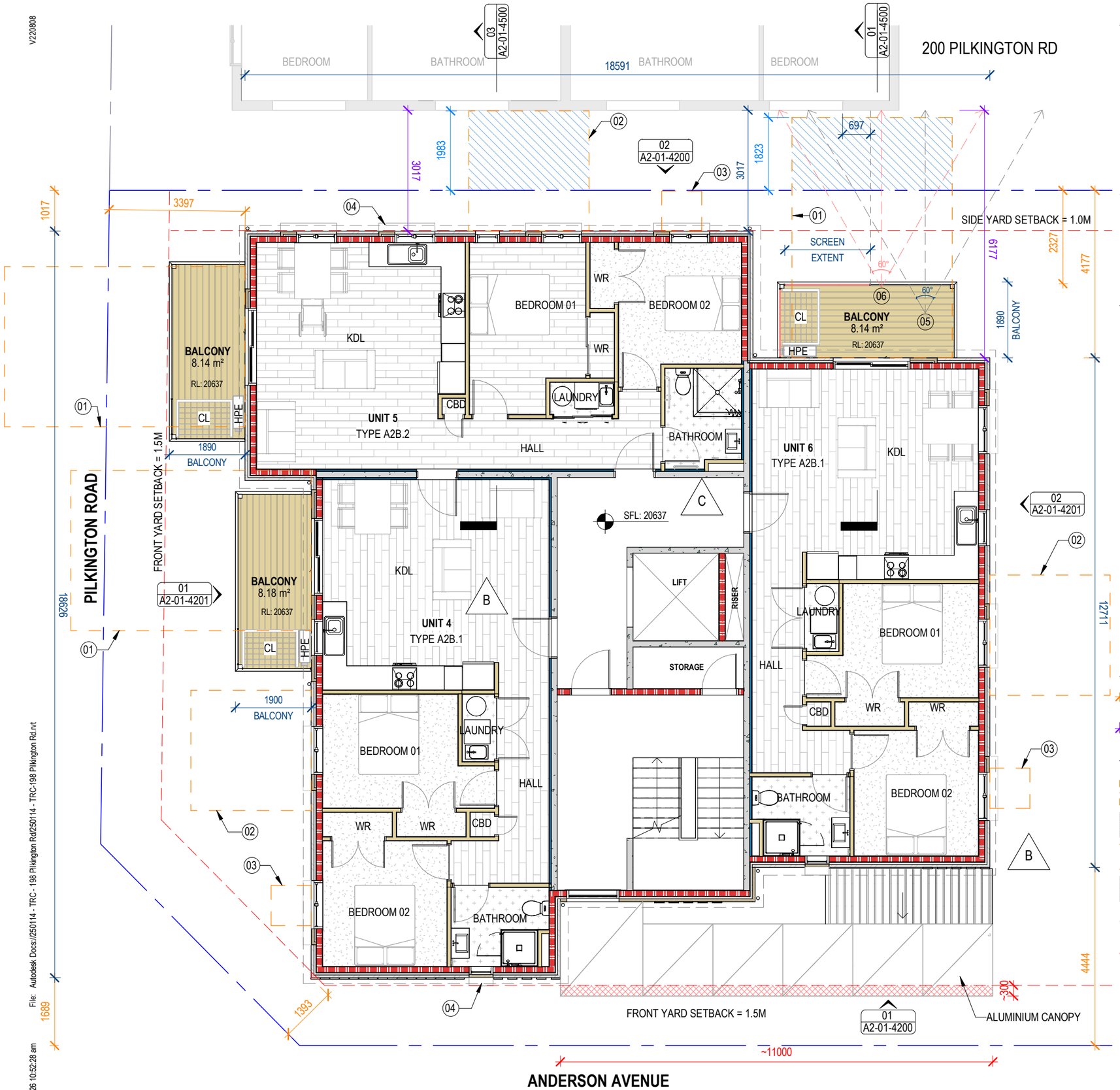
PROJECT STATUS
**RESOURCE CONSENT**

SHEET SCALE **As indicated**
SHEET SIZE **A3=100%**
PRINT IN COLOUR

SHEET NUMBER **A2-01-3200**
REVISION **C**


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Plotted: 23/01/2026 10:52:26 am
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V220808




SCALE: 1 : 100

**PROPOSED FIRST FLOOR PLAN** **01**

## KEY NOTES

01 PRINCIPAL LIVING ROOM OUTLOOK 6M x 4M
02 PRINCIPAL BEDROOM OUTLOOK 3Mx3M
03 OTHER HABITABLE ROOMS OUTLOOK
04 WINDOW SHROUDS OVER YARD SETBACK
05 OBSERVER'S FIELD OF VISION. REFER TO SECTION FOR RELATION BETWEEN OPENINGS HEIGHT
06 OBSERVER'S FIELD OF VISION FROM THE EDGE OF THE SCREEN (WORST CASE)

## ABBREVIATIONS

| | |
|---|---|
| CL | CLOTHESLINE |
| HPE | EXTERIOR HEAT PUMP UNIT |

## SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY FRASER THOMAS LTD. (MAY 2025)
- NEIGHBOURING BUILDING ON 200 PILKINGTON AS PER BC DRAWINGS PROVIDED BY COUNCIL (SEPTEMBER 2025)

| UNIT | GROSS FLOOR AREA* | NET FLOOR AREA |
|---|---|---|
| UNIT 4 | 73.87 m² | 68.57 m² |
| UNIT 5 | 73.84 m² | 68.57 m² |
| UNIT 6 | 73.79 m² | 68.57 m² |
| CIRCULATION & SERVICES | 33.88 m² | 31.17 m² |
| TOTAL | 255.38 m² | 236.88 m² |

*GFA MEASURED FROM FACE OF ESTERIOR WALL FRAMING AND/OR TO CENTRELINE ON INTERTENANCY WALLS WHERE APPLICABLE. AREA OF STAIRS & LIFT EXLUDED FROM CALCULATIONS

## LEGEND

DIM DIMENSION FROM BOUNDARY TO FACE OF CLADDING
DIM SETBACK FROM EXISTING BUILDING ON 200 PILKINGTON RD.
PROPERTY BOUNDARY
YARD SETBACK
YARD SETBACK INFRINGEMENT
OUTLOOK SPACE
OUTLOOK INFRINGEMENT
OUTLINE OF ROOF ABOVE
EXTENT OF PRIVACY SCREEN ON BALCONIES ALONG NORTHHERN SITE BOUNDARY


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info@youngrichards.com www.youngrichards.com


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TAMAKI

PROJECT NAME
**TRC - 198 PILKINGTON RD**

PROJECT ADDRESS
**198 PILKINGTON ROAD**
**POINT ENGLAND**
**AUCKLAND 1072**

PROJECT NUMBER
**250114**

KEY PLAN

STAMP

THE FINE PRINT

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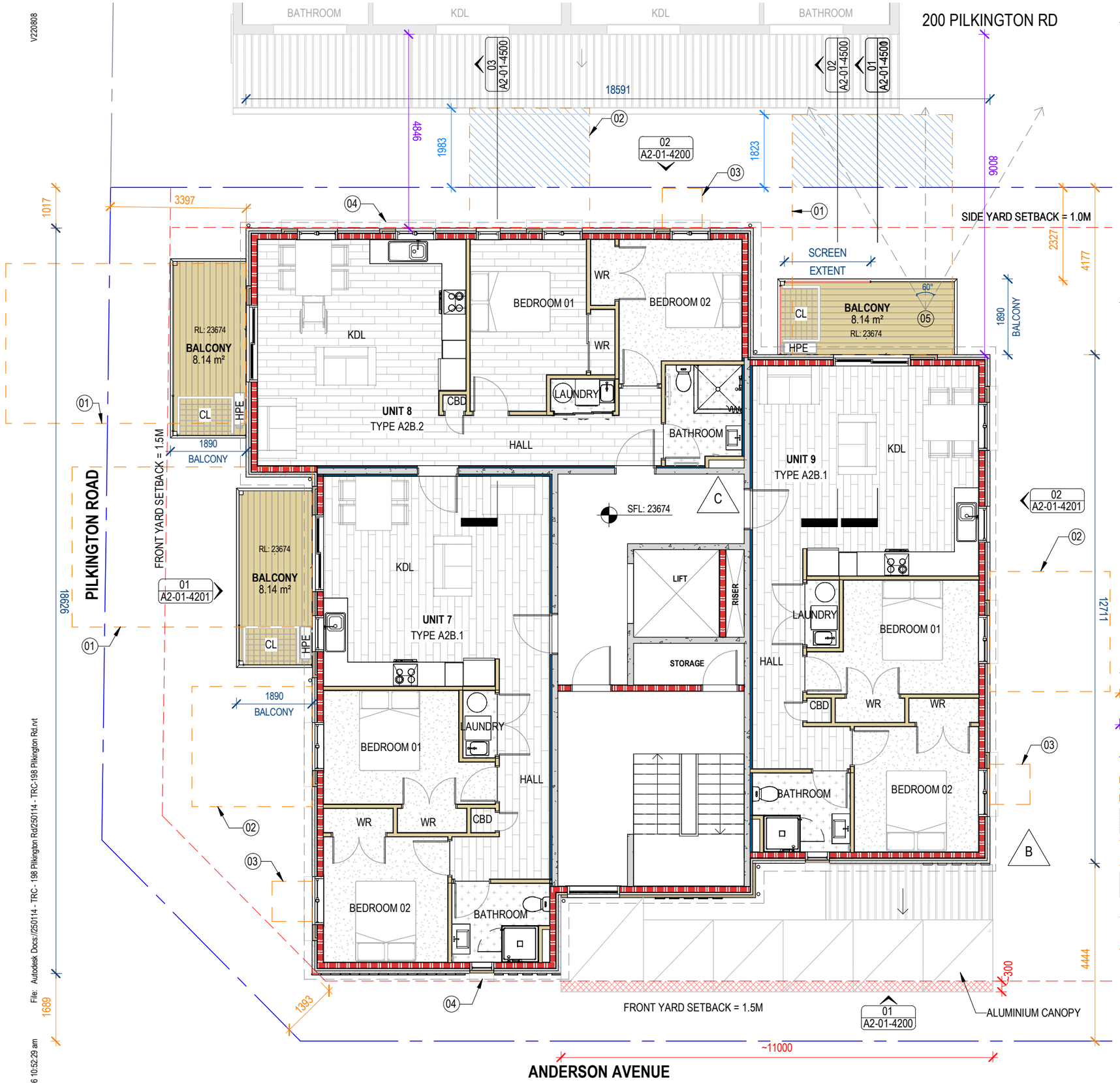
SHEET NAME
**FIRST FLOOR PLAN**

PROJECT STATUS
**RESOURCE CONSENT**

SHEET SCALE **As indicated**
SHEET SIZE **A3=100%**
PRINT IN COLOUR

SHEET NUMBER **A2-01-3201**
REVISION **C**


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Plotted: 23/01/2026 10:52:28 am




## KEY NOTES

01 PRINCIPAL LIVING ROOM OUTLOOK 6M x 4M
02 PRINCIPAL BEDROOM OUTLOOK 3Mx3M
03 OTHER HABITABLE ROOMS OUTLOOK
04 WINDOW SHROUDS OVER YARD SETBACK
05 OBERVER'S FIELD OF VISION. REFER TO SECTION FOR RELATION BETWEEN OPENINGS HEIGHT

## ABBREVIATIONS

| | |
|---|---|
| CL | CLOTHESLINE |
| HPE | EXTERIOR HEAT PUMP UNIT |

## SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY FRASER THOMAS LTD. (MAY 2025)
- NEIGHBOURING BUILDING ON 200 PILKINGTON AS PER BC DRAWINGS PROVIDED BY COUNCIL (SEPTEMBER 2025)

| UNIT | GROSS FLOOR AREA* | NET FLOOR AREA |
|---|---|---|
| UNIT 7 | 73.87 m² | 68.57 m² |
| UNIT 8 | 73.84 m² | 68.57 m² |
| UNIT 9 | 73.79 m² | 68.57 m² |
| CIRCULATION & SERVICES | 33.88 m² | 31.17 m² |
| TOTAL | 255.38 m² | 236.88 m² |

*GFA MEASURED FROM FACE OF ESTERIOR WALL FRAMING AND/OR TO CENTRELINE ON INTERTENANCY WALLS WHERE APPLICABLE. AREA OF STAIRS & LIFT EXLUDED FROM CALCULATIONS

## LEGEND

DIM DIMENSION FROM BOUNDARY TO FACE OF CLADDING
DIM SETBACK FROM EXISTING BUILDING ON 200 PILKINGTON RD.
PROPERTY BOUNDARY
YARD SETBACK
YARD SETBACK INFRINGEMENT
OUTLOOK SPACE
OUTLOOK INFRINGEMENT
OUTLINE OF ROOF ABOVE
EXTENT OF PRIVACY SCREEN ON BALCONIES ALONG NORTHHERN SITE BOUNDARY


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120 Tennyson St Napier 4110 NZ +64 6 929 9945
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PROJECT NAME
**TRC - 198 PILKINGTON RD**

PROJECT ADDRESS
**198 PILKINGTON ROAD**
**POINT ENGLAND**
**AUCKLAND 1072**

PROJECT NUMBER
**250114**

KEY PLAN

STAMP

THE FINE PRINT

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SHEET NAME
**SECOND FLOOR PLAN**

PROJECT STATUS
**RESOURCE CONSENT**

SHEET SCALE
**As indicated**

SHEET SIZE
**A3=100%**

PRINT IN COLOUR

SHEET NUMBER
**A2-01-3202**

REVISION
**C**

SCALE: 1 : 100

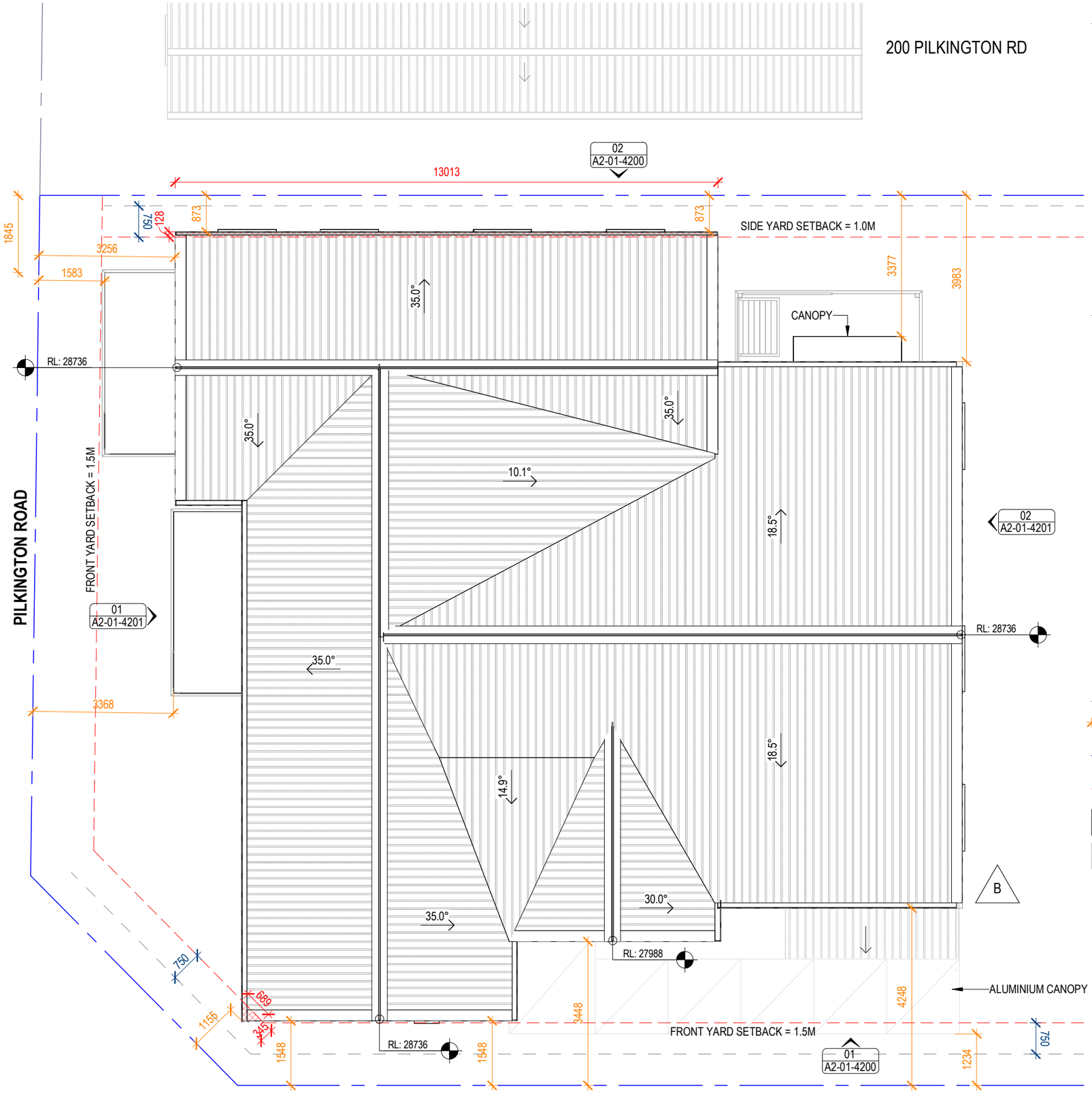
**PROPOSED SECOND FLOOR PLAN** **01**




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Plotted: 23/01/2026 10:52:29 am

V220808

200 PILKINGTON RD




## KEY NOTES

## SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY FRASER THOMAS LTD. (MAY 2025)
- NEIGHBOURING BUILDING ON 200 PILKINGTON AS PER BC DRAWINGS PROVIDED BY COUNCIL (SEPTEMBER 2025)

## LEGEND

- DIM — DIMENSION FROM BOUNDARY TO FASCIA / GUTTER / CANOPY
- PROPERTY BOUNDARY
- YARD SETBACK
- PROFILED METAL ROOFING
- YARD SETBACK INFRINGEMENT

SCALE: 1 : 100

**PROPOSED ROOF PLAN** **01**


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120 Tennyson St Napier 4110 NZ +64 6 929 9945
info@youngrichards.com www.youngrichards.com


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PROJECT NAME
**TRC - 198 PILKINGTON RD**

PROJECT ADDRESS
**198 PILKINGTON ROAD**
**POINT ENGLAND**
**AUCKLAND 1072**

PROJECT NUMBER
**250114**

KEY PLAN

STAMP

THE FINE PRINT

- ALL WORK SHALL COMPLY WITH THE NZ RESOURCE MANAGEMENT ACT, NZ BUILDING ACT, RELEVANT STANDARDS, ORDINANCES, RULES, AND REGULATIONS OF THE TERRITORIAL AUTHORITY GOVERNING THE WORK. REFER TO NZ BUILDING ACT, SECTION 17.
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SHEET NAME
**ROOF PLAN**

PROJECT STATUS
**RESOURCE CONSENT**

SHEET SCALE **As indicated**
SHEET SIZE **A3=100%**
PRINT IN COLOUR

SHEET NUMBER **A2-01-3203**
REVISION **B**




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Plotted: 23/01/2026 10:52:30 am

V220808




SCALE: 1 : 100
01 / A2-01-3200

**NORTH ELEVATION** 02
200 PILKINGTON RD




SCALE: 1 : 100
01 / A2-01-3200

**SOUTH ELEVATION** 01
ANDERSON AVENUE

## KEY NOTES

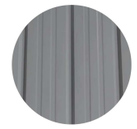
01 SELECTED PROFILE METAL ROOFING
02 VERTICAL METAL CLADDING
03 BRICK CLADDING
04 BRICK CORBEL (TYP)
05 PERFORATED ALUMINIUM SCREEN (POWDERCOATED TO MATCH DARKER BRICK)
06 ALUMINIUM BALUSTRADE, 1100mm HIGH
07 ALUMINIUM CANOPY
08 CLOTHESLINE (TYP)
09 ALUMINIUM WINDOW SHROUDS
10 MAIN ENTRY CANOPY (LIGHT FOLDED ALUMINIUM SHEETS, POWDERCOATED TO MATCH LIGHT CLADDING)
11 COMMUNAL ENCLOSED BIKE STORAGE (PAINTED TO MATCH ENTRY CANOPY). REFER LANDSCAPE
12 PROVISION FOR BRICK PATTERN / FEATURE WALL
13 FROSTED GLASS

B
C

## SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY FRASER THOMAS LTD. (NOVEMBER 2025)
- LANDSCAPE PLAN AS PROVIDED BY GREENWOOD ASSOCIATES (NOVEMBER 2025)
- FENCES AND BALUSTRADES OMITTED FOR CLARITY. REFER LANDSCAPE DRAWINGS.
- PROPOSED BRICK PATTERNING AS PROVIDED BY TIKA CREATIVE. PRELIMINARY DESIGN ONLY. TO BE FINALISED AT DEVELOPED / DETAILED DESIGN.
- CANOPY AND SCREENING DESIGN INDICATIVE ONLY. TO BE FINALISED AT DEVELOPED/DETAIL DESIGN.

## LEGEND

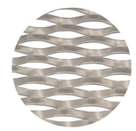

COLORSTEEL ROOFING


LIGHT VERTICAL METAL CLADDING


LIGHT BRICK


DARK VERTICAL METAL CLADDING


DARK BRICK


ALUMINIUM SCREENS

B


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PROJECT NAME
**TRC - 198 PILKINGTON RD**

PROJECT ADDRESS
**198 PILKINGTON ROAD**
**POINT ENGLAND**
**AUCKLAND 1072**

PROJECT NUMBER
**250114**

KEY PLAN

STAMP

THE FINE PRINT

- ALL WORK SHALL COMPLY WITH THE NZ RESOURCE MANAGEMENT ACT, NZ BUILDING ACT, RELEVANT STANDARDS, ORDINANCES, RULES, AND REGULATIONS OF THE TERRITORIAL AUTHORITY GOVERNING THE WORK. REFER TO NZ BUILDING ACT, SECTION 17.
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SHEET NAME
**EXTERIOR ELEVATIONS - NORTH & SOUTH**

PROJECT STATUS
**RESOURCE CONSENT**

SHEET SCALE **As indicated**
SHEET SIZE **A3=100%**
PRINT IN COLOUR

SHEET NUMBER **A2-01-4200**
REVISION **D**

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Plotted: 23/01/2026 10:52:38 am

V220808




SCALE: 1 : 100
01 / A2-01-3200

## EAST ELEVATION 02
JOAL




SCALE: 1 : 100
01 / A2-01-3200

## WEST ELEVATION 01
PILKINGTON ROAD

## KEY NOTES

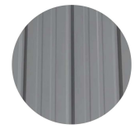
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01 SELECTED PROFILE METAL ROOFING
02 VERTICAL METAL CLADDING
03 BRICK CLADDING
04 BRICK CORBEL (TYP)
05 PERFORATED ALUMINIUM SCREEN (POWDERCOATED TO MATCH DARKER BRICK)
06 ALUMINIUM BALUSTRADE, 1100mm HIGH
07 ALUMINIUM CANOPY
08 CLOTHESLINE (TYP)
09 ALUMINIUM WINDOW SHROUDS
10 MAIN ENTRY CANOPY (LIGHT FOLDED ALUMINIUM SHEETS, POWDERCOATED TO MATCH LIGHT CLADDING)
11 COMMUNAL ENCLOSED BIKE STORAGE (PAINTED TO MATCH ENTRY CANOPY). REFER LANDSCAPE
12 PROVISION FOR BRICK PATTERN / FEATURE WALL
13 FROSTED GLASS

## SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY FRASER THOMAS LTD. (NOVEMBER 2025)
- LANDSCAPE PLAN AS PROVIDED BY GREENWOOD ASSOCIATES (NOVEMBER 2025)
- FENCES AND BALUSTRADES OMITTED FOR CLARITY. REFER LANDSCAPE DRAWINGS.
- PROPOSED BRICK PATTERNING AS PROVIDED BY TIKA CREATIVE. PRELIMINARY DESIGN ONLY. TO BE FINALISED AT DEVELOPED / DETAILED DESIGN.
- CANOPY AND SCREENING DESIGN INDICATIVE ONLY. TO BE FINALISED AT DEVELOPED/DETAIL DESIGN.

## LEGEND

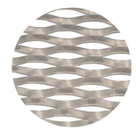

COLORSTEEL ROOFING


LIGHT VERTICAL METAL CLADDING


LIGHT BRICK


DARK VERTICAL METAL CLADDING


DARK BRICK


ALUMINIUM SCREENS

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**TRC - 198 PILKINGTON RD**

PROJECT ADDRESS
**198 PILKINGTON ROAD**
**POINT ENGLAND**
**AUCKLAND 1072**

PROJECT NUMBER
**250114**

KEY PLAN

STAMP

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SHEET NAME
**EXTERIOR ELEVATIONS - EAST & WEST**

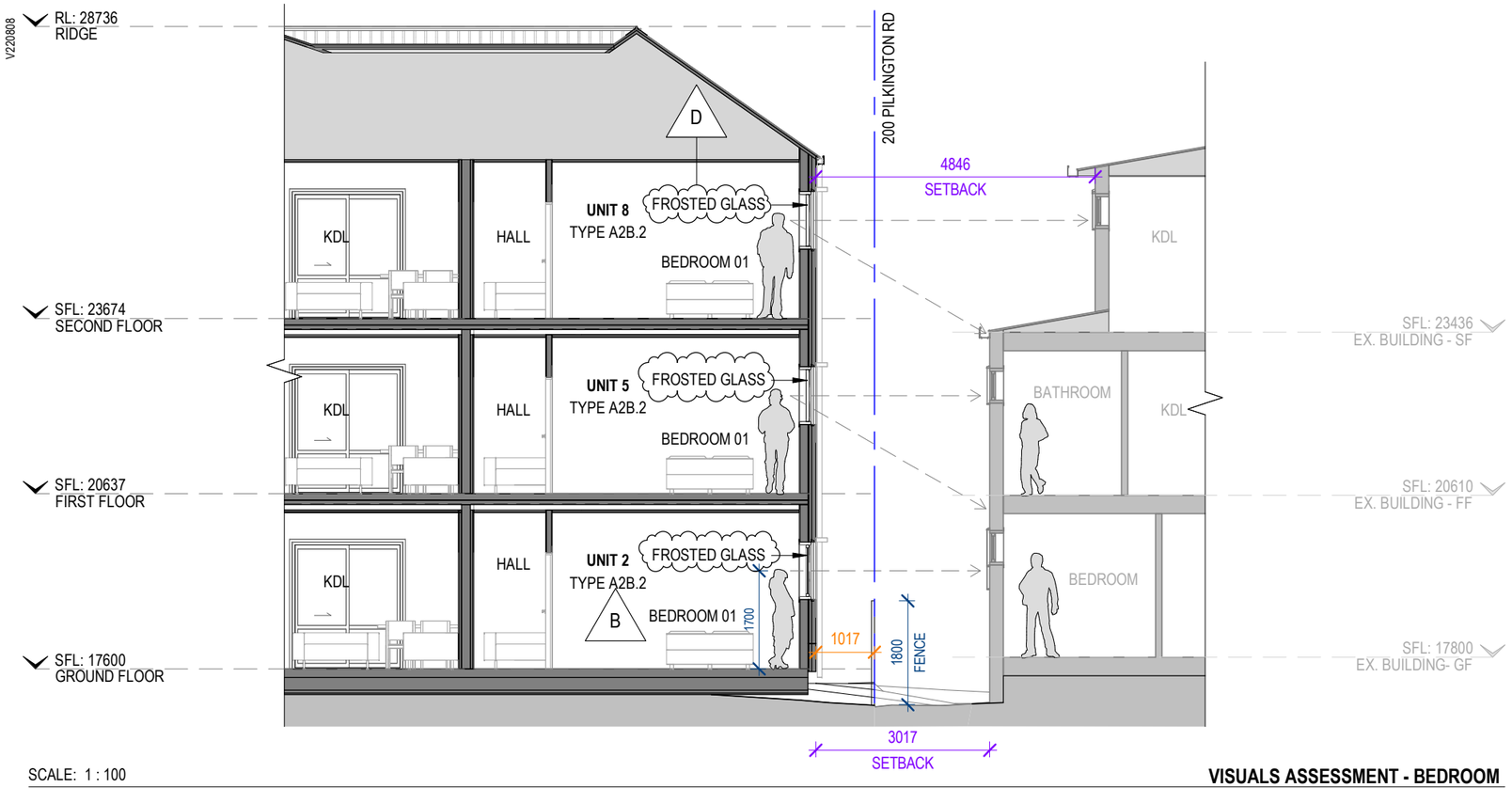
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PROJECT STATUS
**RESOURCE CONSENT**

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SHEET SIZE **A3=100%**
PRINT IN COLOUR

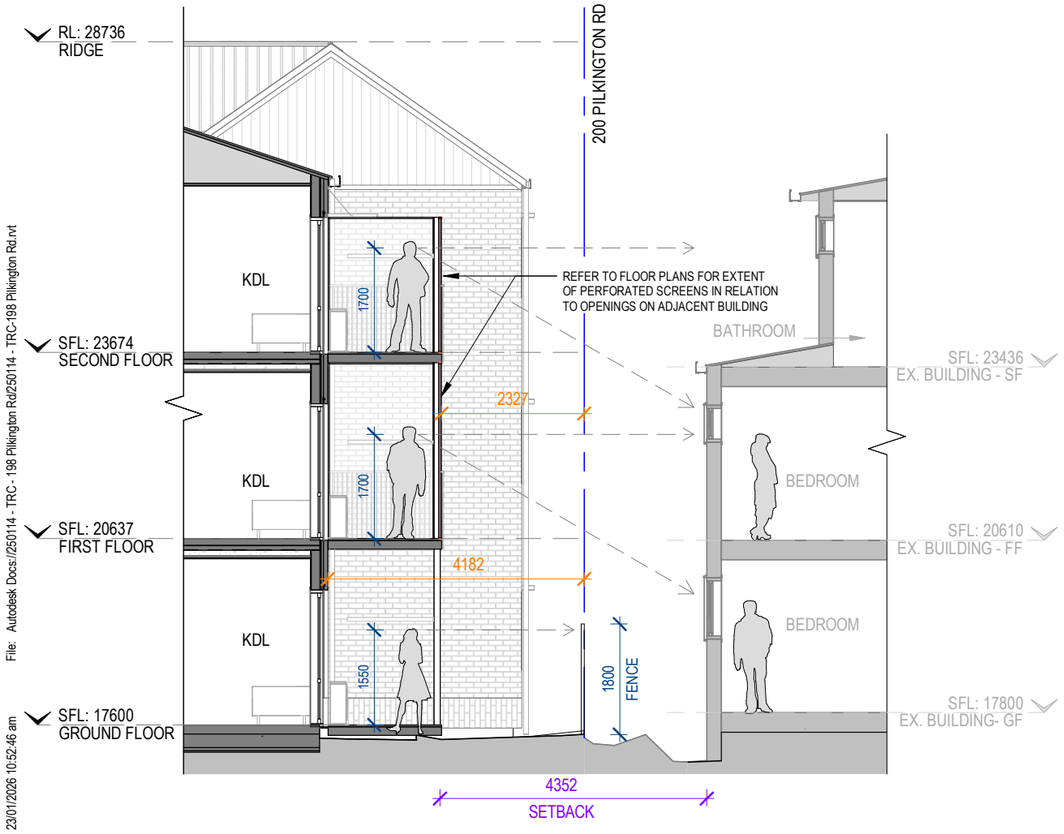
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REVISION **B**

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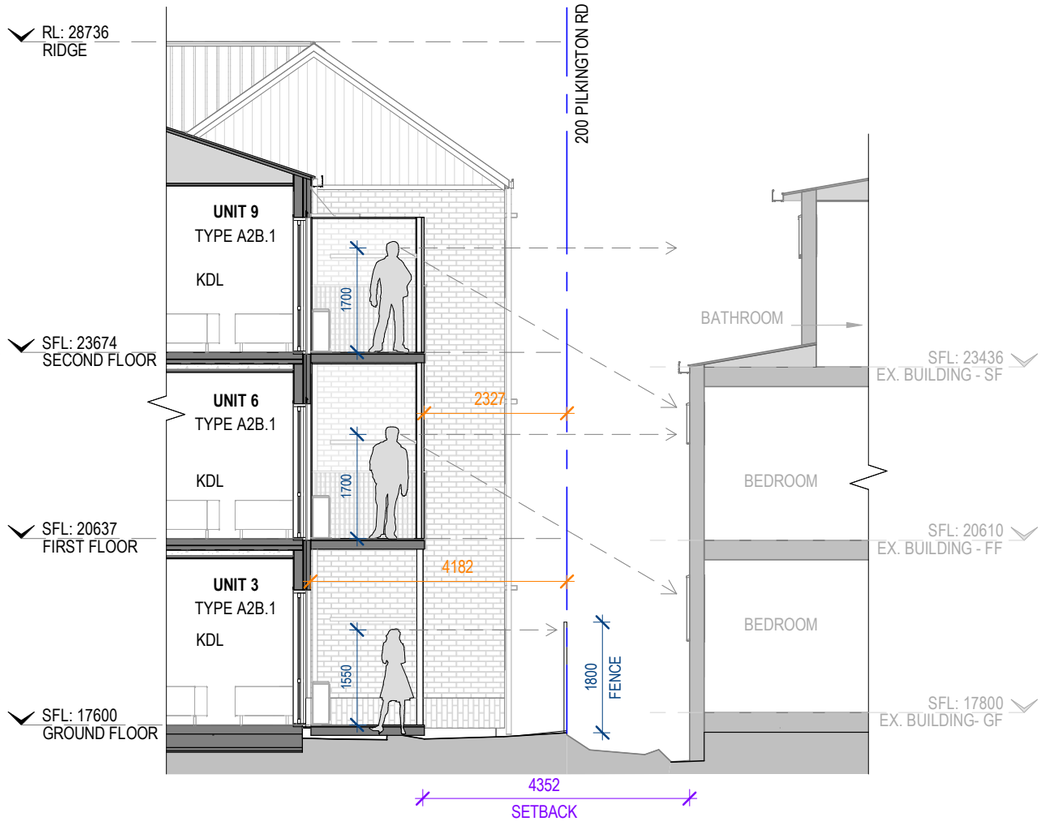

SCALE: 1 : 100
01 / A2-01-3200

**VISUALS ASSESSMENT - BEDROOM SECTION** 03




SCALE: 1 : 100
01 / A2-01-3200

**VISUALS ASSESSMENT - (SCREENED) SECTION** 02




SCALE: 1 : 100
01 / A2-01-3200

**VISUALS ASSESSMENT - BALCONY (NO SCREEN) SECTION** 01

## SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY FRASER THOMAS LTD. (MAY 2025)
- NEIGHBOURING BUILDING ON 200 PILKINGTON AS PER BC DRAWINGS PROVIDED BY COUNCIL (SEPTEMBER 2025)

## LEGEND

- DIM — DIMENSION FROM BOUNDARY TO FACE OF CLADDING
- DIM — SETBACK FROM EXISTING BUILDING ON 200 PILKINGTON RD.
- PROPERTY BOUNDARY
- EXTENT OF PRIVACY SCREEN ON BALCONIES ALONG NORTHHERN SITE BOUNDARY


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PROJECT NAME
**TRC - 198 PILKINGTON RD**

PROJECT ADDRESS
**198 PILKINGTON ROAD**
**POINT ENGLAND**
**AUCKLAND 1072**

PROJECT NUMBER
**250114**

KEY PLAN

STAMP

THE FINE PRINT

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SHEET NAME
**CROSS SECTIONS - PRIVACY ASSESSMENT**

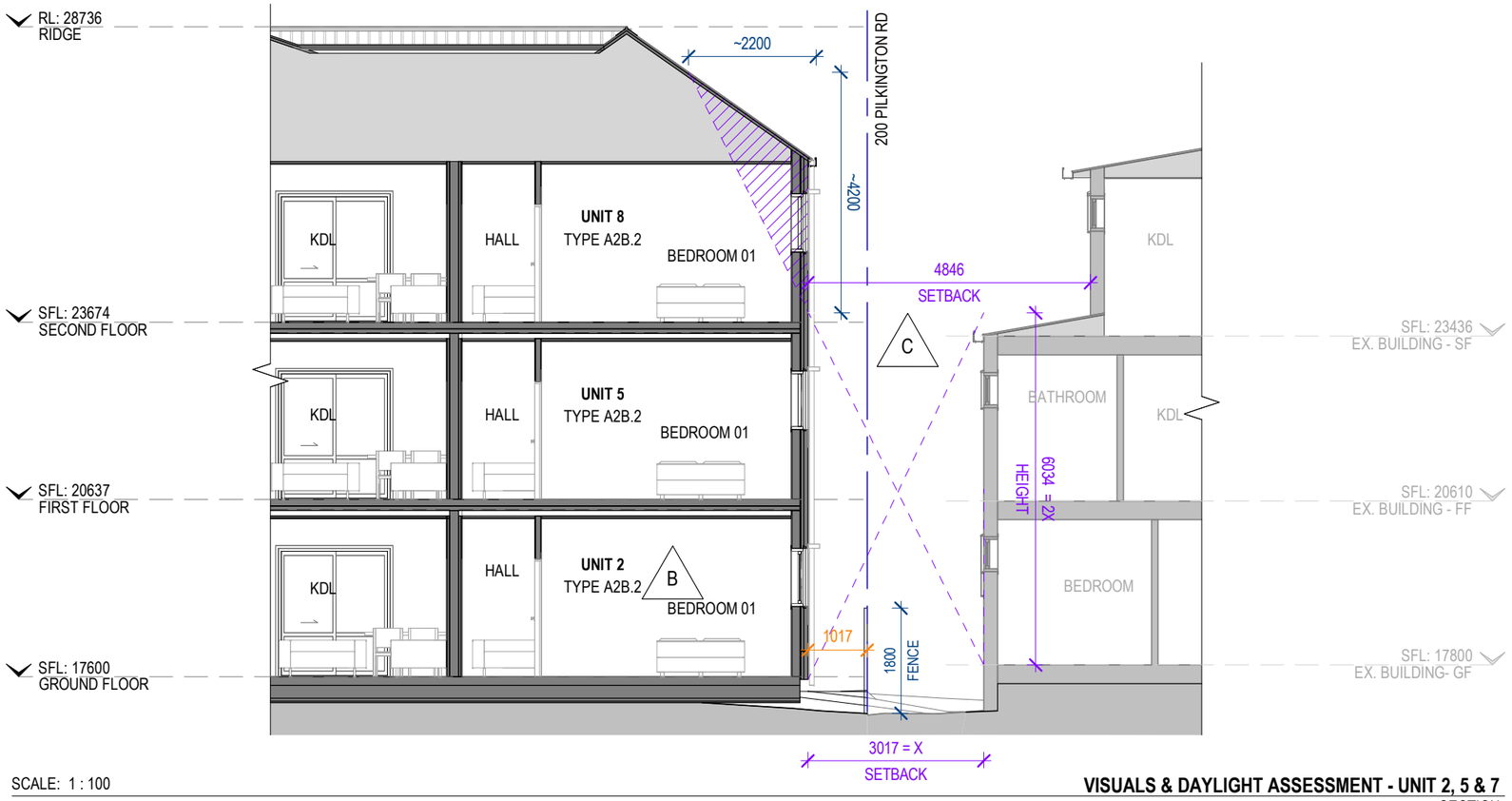
PROJECT STATUS
**RESOURCE CONSENT**

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SHEET SIZE **A3=100%**
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SHEET NUMBER **A2-01-4500**
REVISION **D**

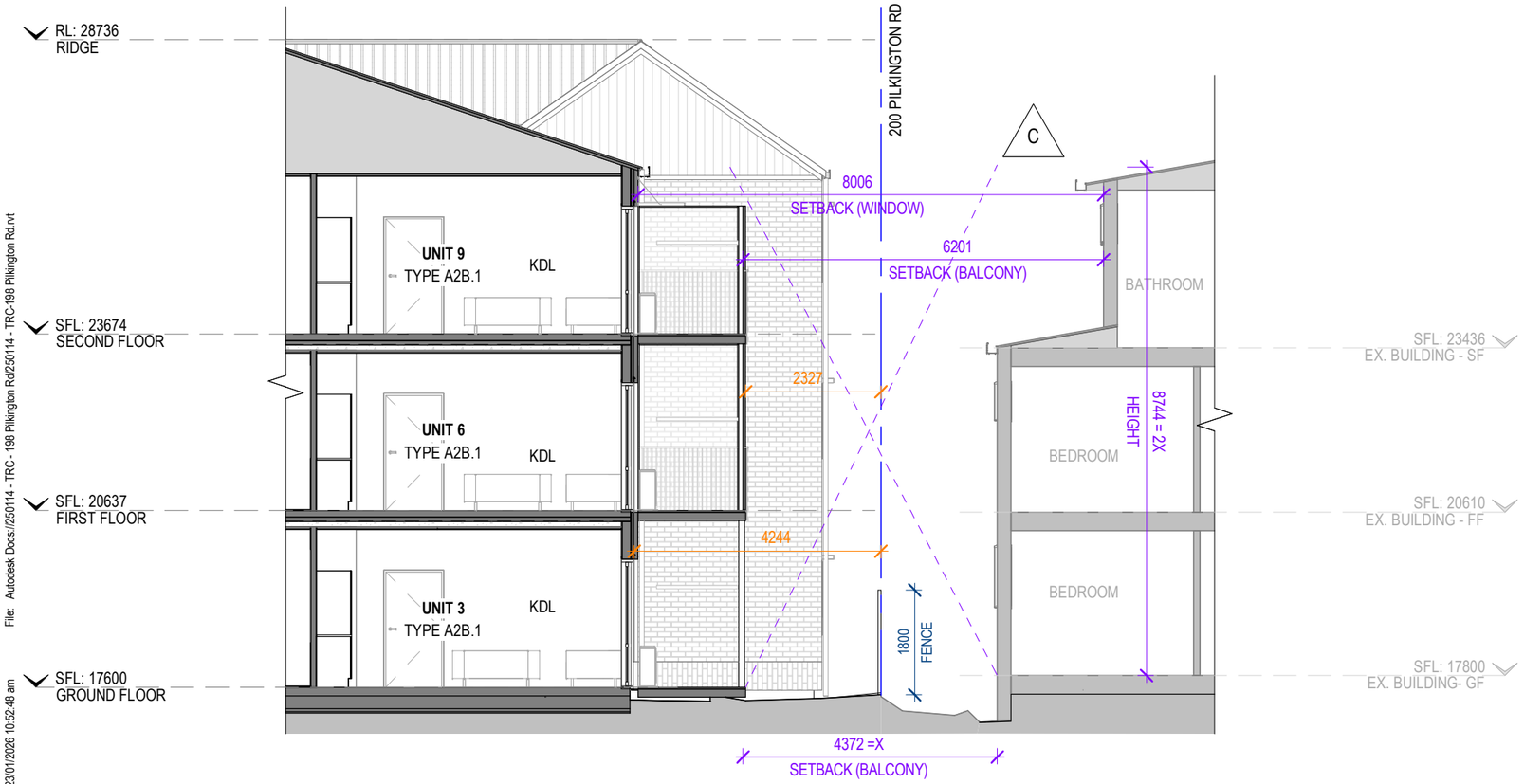

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V220808




SCALE: 1 : 100

**VISUALS & DAYLIGHT ASSESSMENT - UNIT 2, 5 & 7**
SECTION **02**

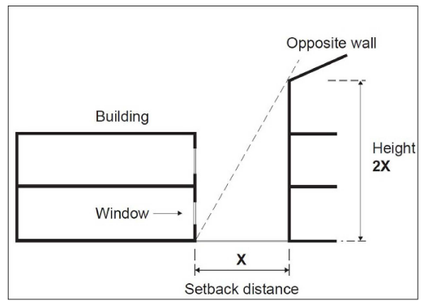



SCALE: 1 : 100

**DAYLIGHT ASSESSMENT - UNITS 3,6 & 9**
SECTION **01**

## SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY FRASER THOMAS LTD. (MAY 2025)
- NEIGHBOURING BUILDING ON 200 PILKINGTON AS PER BC DRAWINGS PROVIDED BY COUNCIL (SEPTEMBER 2025)
- DAYLIGHT REQUIREMENTS AS PER AUCKLAND UNITARY PLAN STANDARD H6.6.14.1




REQUIRED SETBACKS FOR DAYLIGHT
(FIGURE H6.6.14.1)

## LEGEND

- DIM — DIMENSION FROM BOUNDARY TO FACE OF CLADDING
- DIM — SETBACK FROM EXISTING BUILDING ON 200 PILKINGTON RD.
- PROPERTY BOUNDARY
- PORTION OF BUILDING EXCEEDING THE HEIGHT PERMITTED ON THE DAYLIGHT STANDARDS

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PROJECT NAME
**TRC - 198 PILKINGTON RD**

PROJECT ADDRESS
**198 PILKINGTON ROAD**
**POINT ENGLAND**
**AUCKLAND 1072**

PROJECT NUMBER
**250114**

KEY PLAN

STAMP

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SHEET NAME
**CROSS SECTIONS - DAYLIGHT REQUIREMENTS**

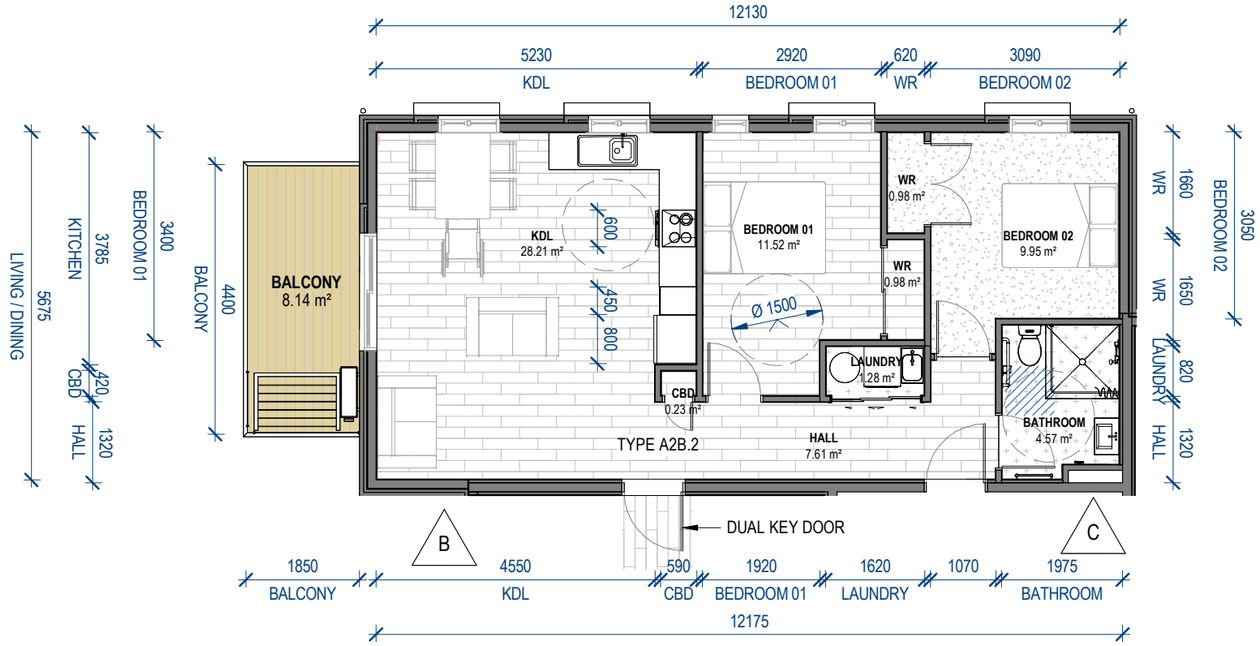
PROJECT STATUS
**RESOURCE CONSENT**

SHEET SCALE **1 : 100**
SHEET SIZE **A3=100%**
PRINT IN COLOUR

SHEET NUMBER **A2-01-4501**
REVISION **C**

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Plotted: 23/01/2026 10:52:48 am
01 / A2-01-3202

V220808




SCALE: 1 : 100

**TYPOLOGY PLAN - A2B.2** **02**

## SHEET NOTES

- INTERNAL PARTITIONS & BALCONIES EXCLUDED FROM TOTAL INTERNAL AREA CALCULATIONS

## LEGEND

DIM — DIMENSION FROM FRAMING / PRECAST

800MM CLEAR TRANSFER SPACE BESIDE / IN FRONT OF THE TOILET

## ROOM SCHEDULE - A2B.2

| ROOM | AREA |
|---|---|
| KDL | 28.21 m² |
| BEDROOM 01 | 11.52 m² |
| BEDROOM 02 | 9.95 m² |
| HALL | 7.61 m² |
| BATHROOM | 4.57 m² |
| LAUNDRY | 1.28 m² |
| WR | 0.98 m² |
| WR | 0.98 m² |
| CBD | 0.23 m² |
| TOTAL INTERNAL AREA | 65.33 m² |


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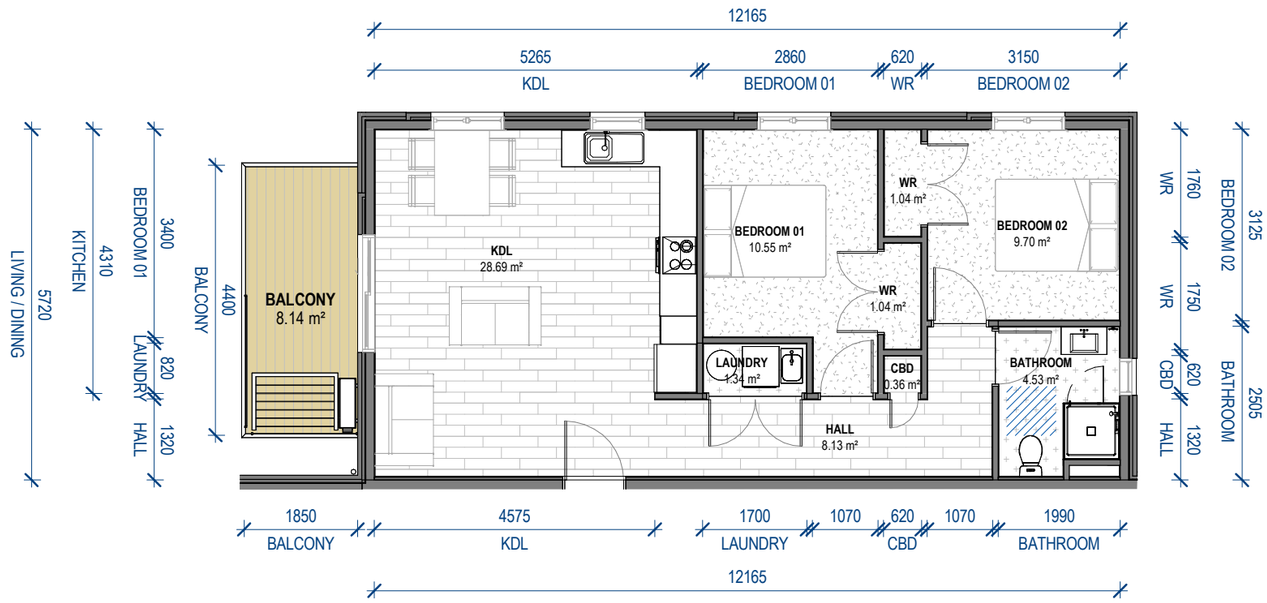
PROJECT NAME
**TRC - 198 PILKINGTON RD**

PROJECT ADDRESS
**198 PILKINGTON ROAD**
**POINT ENGLAND**
**AUCKLAND 1072**

PROJECT NUMBER
**250114**

KEY PLAN

STAMP




SCALE: 1 : 100

**TYPOLOGY PLAN - A2B.1** **01**

## ROOM SCHEDULE - A2B.1

| Name | Area |
|---|---|
| KDL | 28.69 m² |
| BEDROOM 01 | 10.55 m² |
| BEDROOM 02 | 9.70 m² |
| HALL | 8.13 m² |
| BATHROOM | 4.53 m² |
| LAUNDRY | 1.34 m² |
| WR | 1.04 m² |
| WR | 1.04 m² |
| CBD | 0.36 m² |
| TOTAL INTERNAL AREA | 65.38 m² |

THE FINE PRINT

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SHEET NAME
**TYPOLOGY PLAN**

PROJECT STATUS
**RESOURCE CONSENT**

SHEET SCALE **1 : 100**

SHEET SIZE **A3=100%**

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SHEET NUMBER **A2-01-5200**

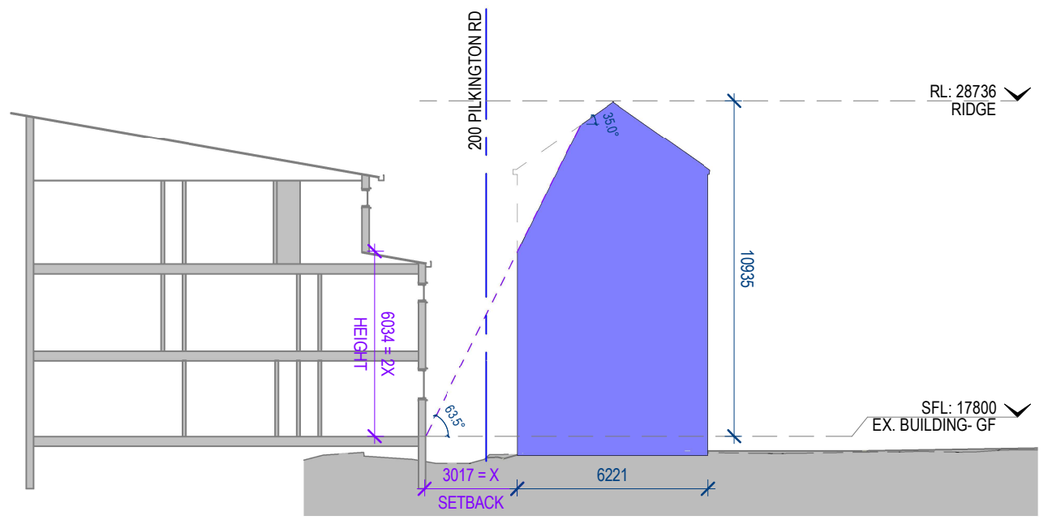
REVISION **C**

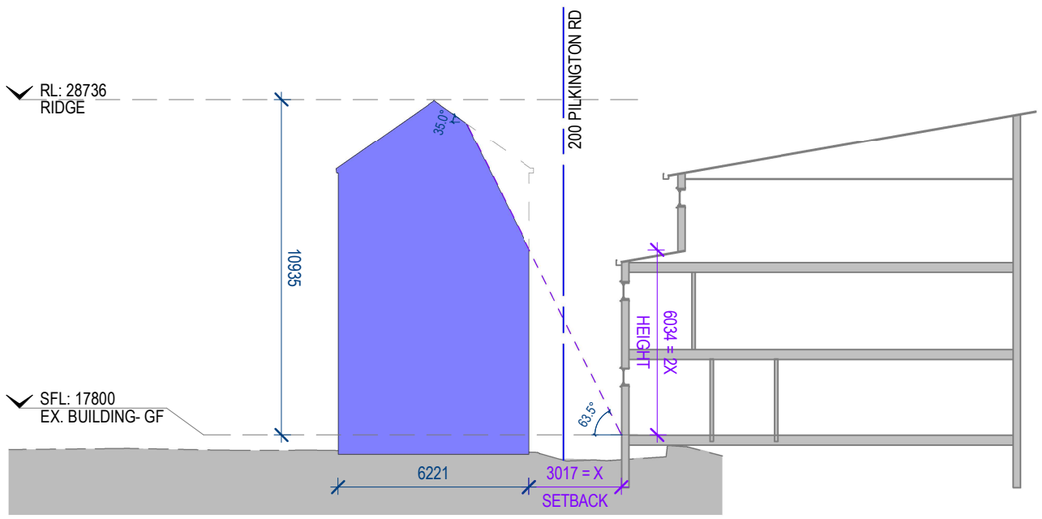

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**POINT ENGLAND**
**AUCKLAND 1072**

PROJECT NUMBER
**250114**

KEY PLAN

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**FOR COORDINATION**

**12/02/2026 11:28:35 am**

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SHEET NAME
**CROSS SECTIONS - DAYLIGHT ASSESSMENT**

PROJECT STATUS
**RESOURCE CONSENT**

SHEET SCALE
**As indicated**

SHEET SIZE
**A3=100%**

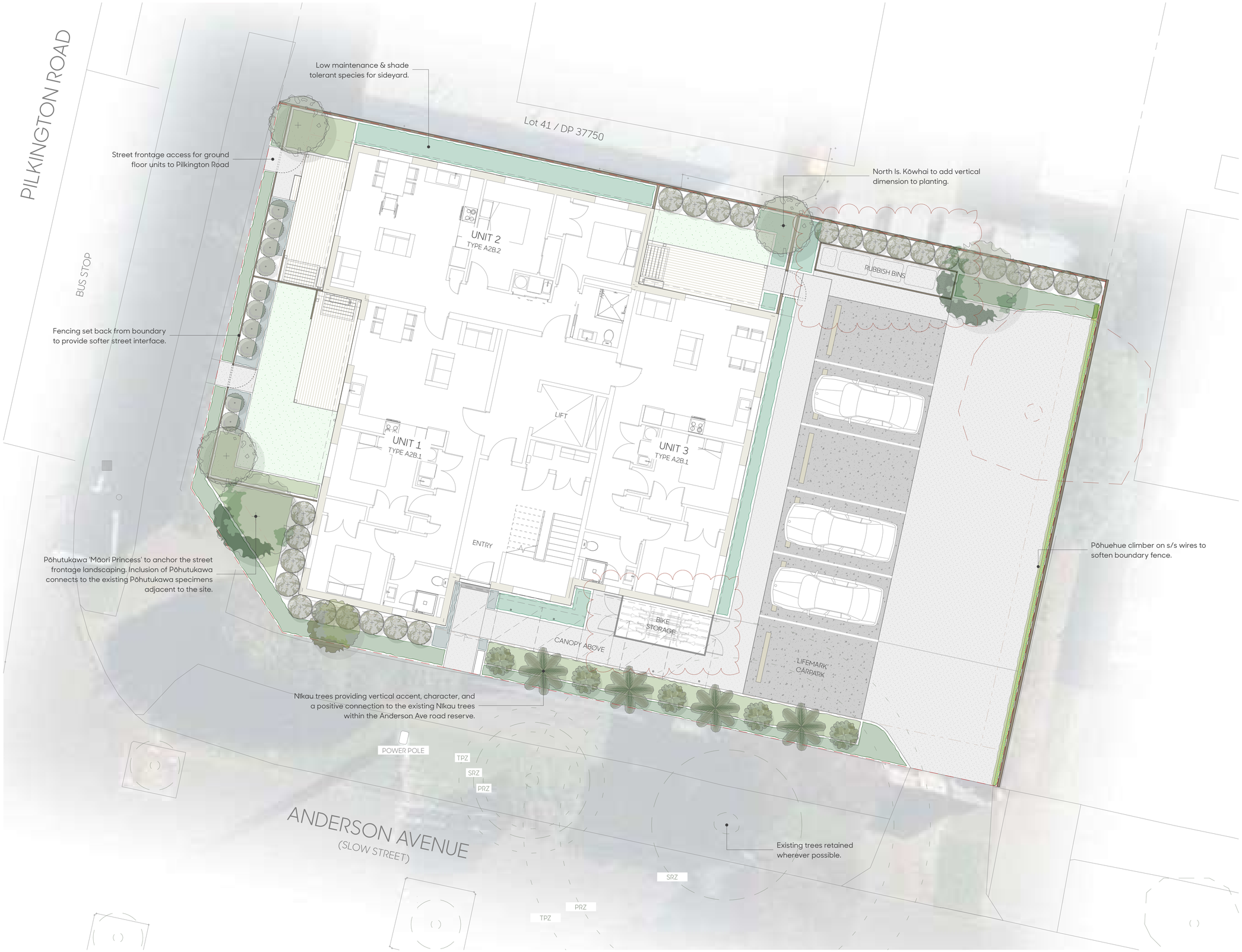
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SHEET NUMBER
**A2-01-4502**

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Client
PrecisionConstruction

Project
198 Pilkington Road, Point England, Auckland

Drawing
2476/02 General Arrangement Plan

N

Scale
1:75@A1
1:150@A3

Rev A Date
07/11/25

Issue
RC S92

Drawn
AT

Checked
MB

greenwood associates




| Code | Botanical Name | Common Name | Grade | Spacing |
|---|---|---|---|---|
| | **Trees** | | | |
| ME | *Metrosideros* 'Māori Princess' | pōhutukawa māori princess | 160L | marked |
| SO | *Sophora tetraptera* | north island kōwhai | 160L | marked |
| PL | *Plagianthus regius* | manatu | 45L | marked |
| RH | *Rhopalostylis sapida* | nīkau | 20L | marked |
| | **Climbers** | | | |
| MC | *Muehlenbeckia complexa* | pōhuehue | 2L | marked |
| | **Hedges / Shrubs** | | | |
| CO | *Corokia* 'Geentys Green' | corokia | 10L | 800mm |
| CT | *Choisya ternata* | mexican orange blossom | 10L | 1000mm |
| PM | *Pseudopanax lessonii* 'Moa's Toes' | houpara | 10L | marked |
| | **Ground cover** | | | |
| CP | *Coprosma repens* 'Poor Knights' | taupata | 2L | 750mm |
| FP | *Fuchsia procumbens* | creeping fuchsia | 2L | 600mm |
| SHM | **Shade planting mix*** | | | |
| 45% | *Arthropodium cirratum* | rengarenga lily | 2L | 600mm |
| 30% | *Asplenium bulbiferum* | hen and chicken fern | 2L | 600mm |
| 25% | *Dianella nigra* | turutu | 2L | 600mm |
| FRM | **Frontage planting mix*** | | | |
| 60% | *Lomandra* 'Evergreen Baby' | lomandra evergreen baby | 2L | 500mm |
| 40% | *Phormium* 'Emerald Green' | dwarf wharariki | 2L | 800mm |

Notes: *Planting mixes to be planted in species groups of 3 min. for small garden (<9m2) and 5 min. for larger gardens (≥9m2)




*Metrosideros excelsa 'Māori Princess'*




*Sophora tetraptera*




*Plagianthus regius*




*Rhopalostylis sapida*

Client
PrecisionConstruction

Project
198 Pilkington Road, Point England, Auckland

Drawing
2476/03 Planting Plan

N

Scale
1:75@A1
1:150@A3

Rev A Date
07/11/25
Issue
RC S92

Drawn
AT
Checked
MB

greenwood associates

## TREES




*Metrosideros excelsa 'Maori Princess'*




*Sophora tetraptera*




*Plagianthus regius*




*Rhopalostylis sapida*

## CLIMBERS




*Muehlenbeckia complexa*

## HEDGES / SHRUBS




*Corokia 'Geentys Green'*




*Choisya ternata*




*Pseudopanax 'Moa's Toes'*

## MASS PLANTING




*Coprosma repens 'Poor Knights'*




*Fuchsia procumbens*

## SHADE PLANTING MIX




*Arthropodium cirratum*




*Asplenium bulbiferum*




*Dianella nigra*

## FRONTAGE PLANTING MIX




*Lomandra 'Evergreen Baby'*




*Phormium 'Emerald Green'*

Client
PrecisionConstruction

Project
198 Pilkington Road, Point England, Auckland

Drawing
2476/04 Planting Palette

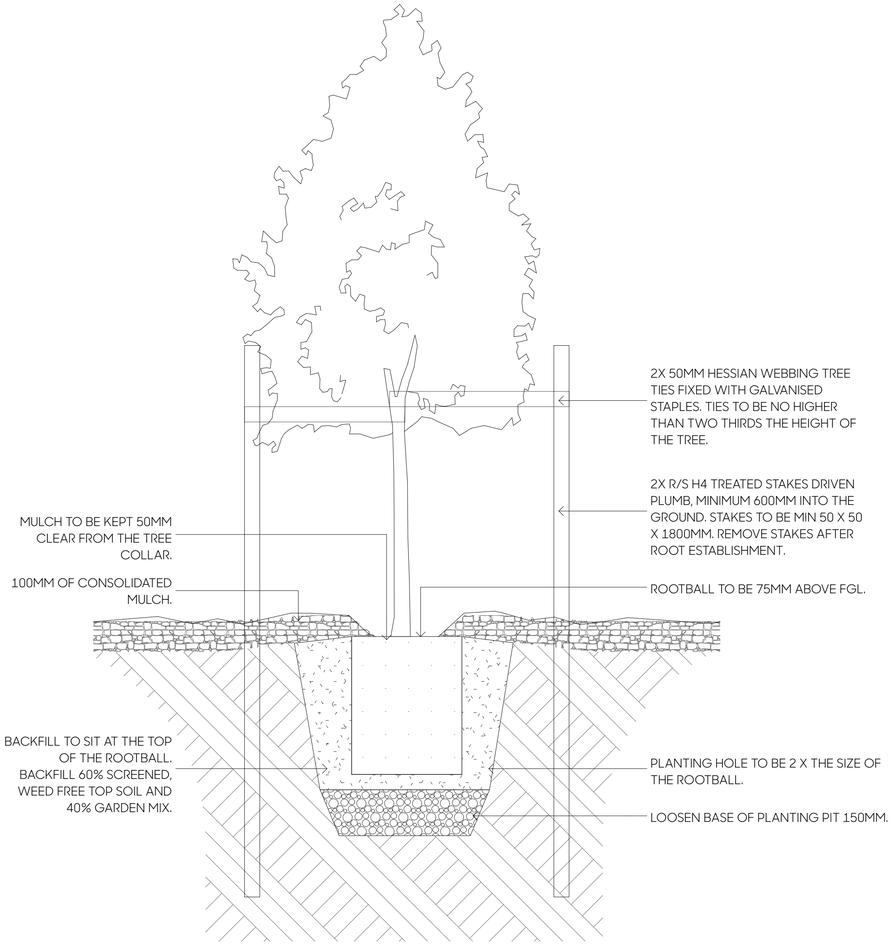
Issue Date
09/10/25

Issue
RC

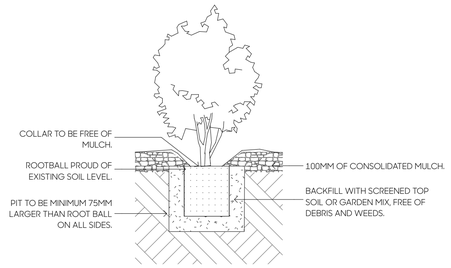
Drawn
AT

Checked
MB

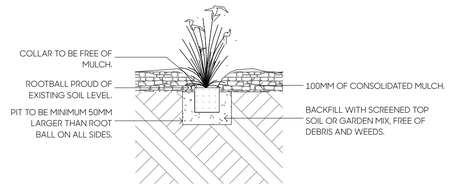
greenwood associates



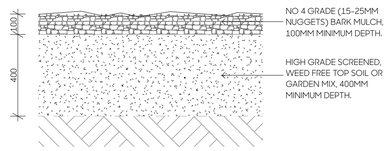

PD-01: TREE IN GARDEN 1:10 @ A1, 1:20 @ A3




PD-02: 10L (PB18) SHRUB IN GARDEN 1:10 @ A1, 1:20 @ A3




PD-03: 2L (PB3) SHRUB/GRASSES IN GARDEN 1:10 @ A1, 1:20 @ A3




PD-04: GARDEN BEDS 1:15 @ A1, 1:30 @ A3

Client
PrecisionConstruction

Project
198 Pilkington Road, Point England, Auckland

Drawing
2476/05 Planting Details

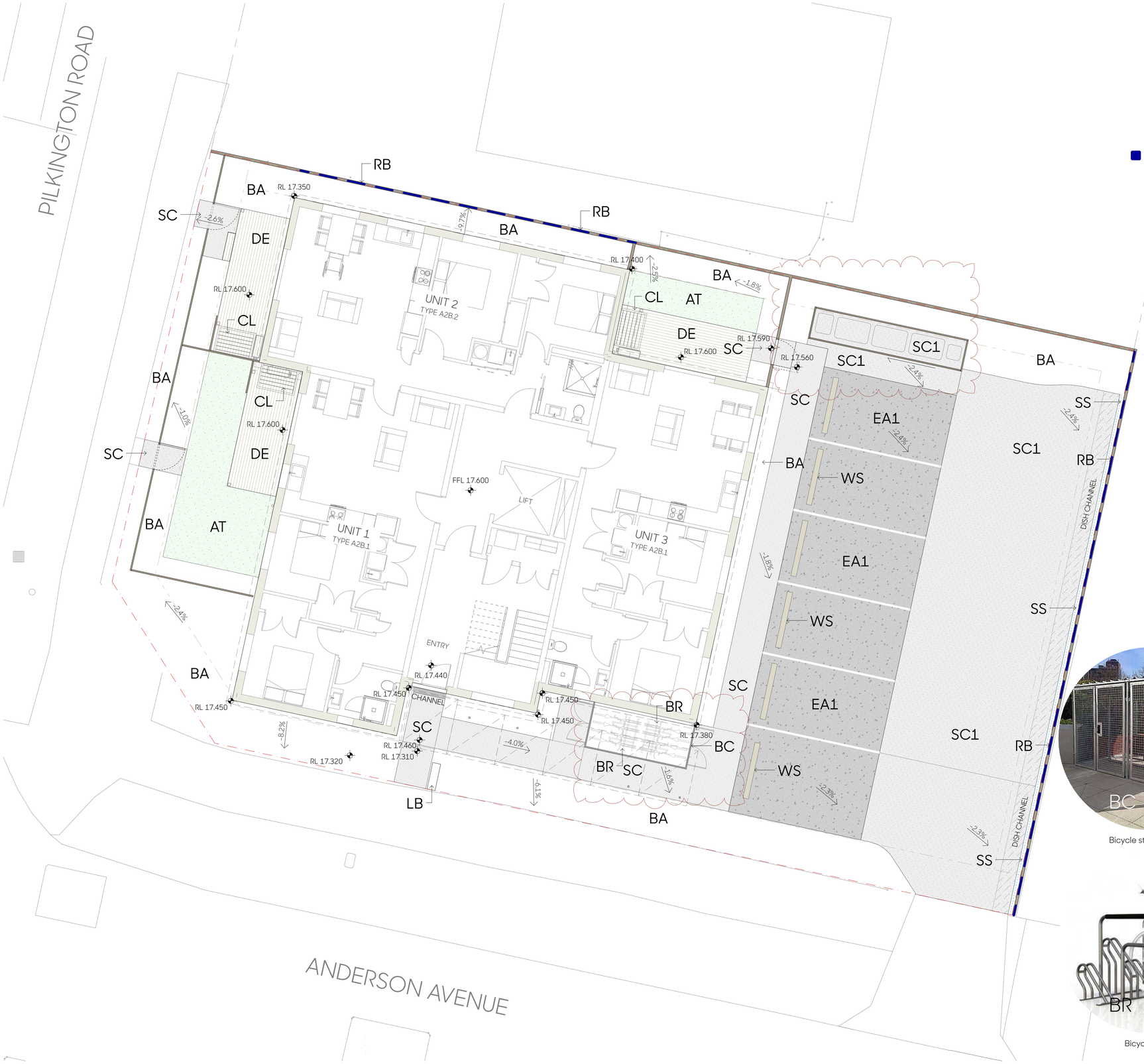
Issue Date
09/10/25

Issue
RC

Drawn
AT

Checked
MB

greenwood associates




| Code | Name | Specification |
|---|---|---|
| | **Hardscape Surfaces** | |
| AT | Artificial turf | Smart grass Synthetic Grass Oasis 35 |
| BA | Bark mulch | Bark mulch No. 4 (or equivalent) 100mm consolidated depth |
| DE | Timber decking | 90x21 H3 treated pine decking, picture frame border |
| EA1 | Exposed aggregate concrete | 150mm thick, standard concrete, exposed finish, 4kg/m3 dark oxide |
| SC | Standard concrete - Pedestrain | 100mm thick, standard concrete, broom finish, no oxide |
| SC1 | Standard concrete - Vehicular | 150mm thick, standard concrete, broom finish, no oxide |
| | **Hardscape Elements** | |
| CL | Clothesline - folding | Selected 1.4m wide x 1.0m deep folding clothesline |
| LB | Letterbox bank | Box design 'Metro' style front opening letterbox bank, set within selected dark brick low wall to match architectural cladding - bespoke design |
| RB | Retaining board (fence base) | 1x H4 200x50 at base of boundary fence, refer fencing detail |
| SS | SS Climbing wires | Stainless steel foliage system, square configuration with cross cable clamps |
| WS | Wheel stop | 2000x190x130mm(h) Fel Suburban Wheelstop (or equivalent), treated pine with galvinised fixings |
| BR | Bicycle rack | SecuraBike 4 bike galvanised racks, dyna bolted to slab |
| BC | Bicycle storage cage | Visually permeable powdecoated steel mesh bike cage, low pitch steel roof |



Artificial turf



Bark mulch



Timber decking



Exposed dark oxide concrete



Bicycle storage cage



Letterbox bank



SS climbing wires



Bicycle racks


CL

Clothesline - folding


WS

Wheel stop - timber

Client
PrecisionConstruction

Project
198 Pilkington Road, Point England, Auckland

Drawing
2476/06 Hardscape Plan

N

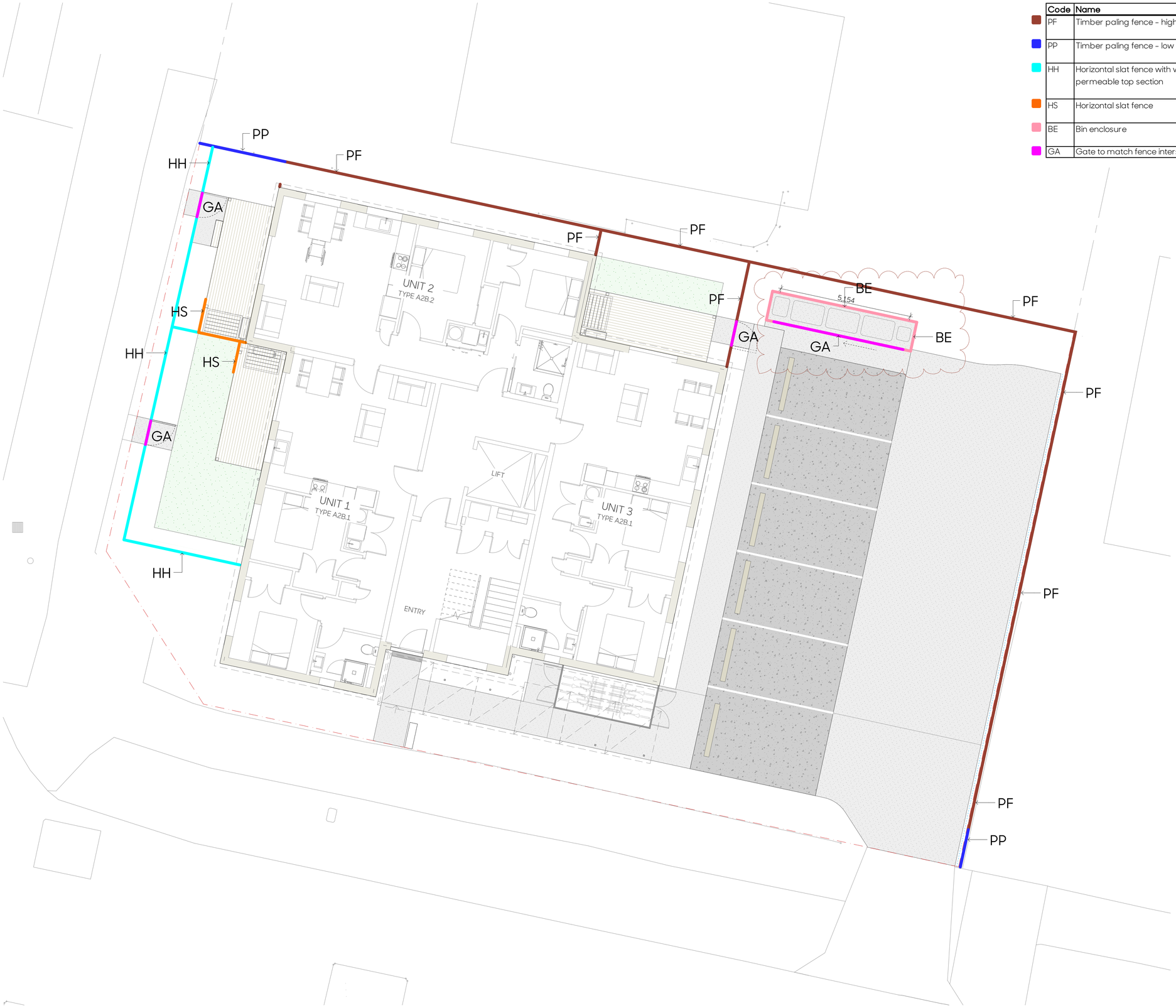
Scale
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1:150@A3

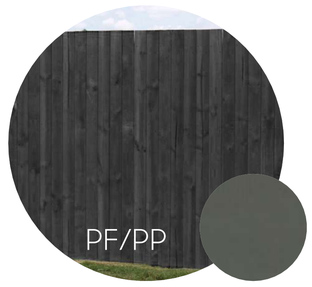
Rev A Date
07/11/25
Issue
RC S92

Drawn
AT
Checked
MB

greenwood associates

| Code | Name | Specification | Detail |
|---|---|---|---|
| PF | Timber paling fence - high | 1.8m high, 150x25mm H3.2 vertical palings, no spacing, stain with Resene Woodsman 'Smokey Ash' | FD-PF |
| PP | Timber paling fence - low | 1.2m high, 150x25mm H3.2 vertical palings, no spacing, stain with Resene Woodsman 'Smokey Ash' | FD-PP |
| HH | Horizontal slat fence with visually permeable top section | 1.8m high (total), 100x20mm H3.2 horizontal railings with 15mm spacing to 1.4m, 0.4m top section as 70x20mm H3.2 horizontal railings with 70mm spacing, stain with Resene Woodsman 'Smokey Ash' | FD-HH |
| HS | Horizontal slat fence | 1.8m high, 100x20mm H3.2 horizontal fence railings, 15mm spacing, stain with Resene Woodsman 'Smokey Ash' | FD-HS |
| BE | Bin enclosure | 1.5m height constructed to match 'HS', 1.8m wide sliding gate, stain with Resene Woodsman 'Smokey Ash' | FD-BE |
| GA | Gate to match fence intersecting | 950mm wide unless specified | N/A |




Timber paling fence




Horizontal slat fence




Horizontal slat fence with open top section

Client
PrecisionConstruction

Project
198 Pilkington Road, Point England, Auckland

Drawing
2476/07 Fencing Plan

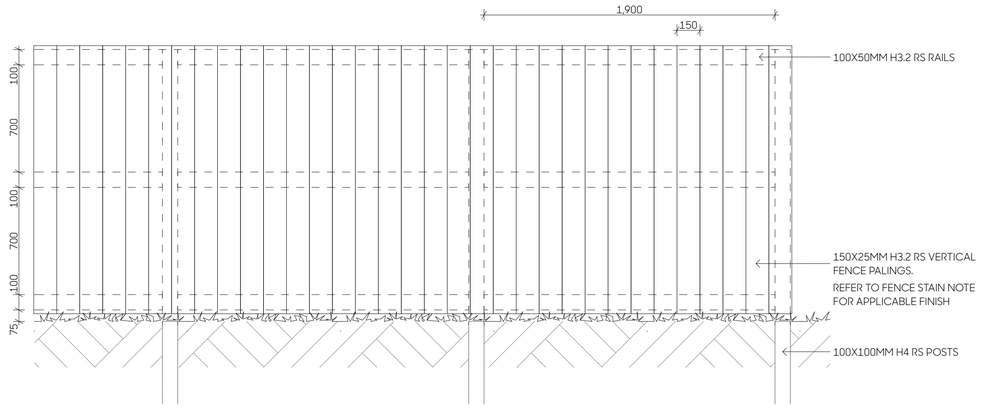
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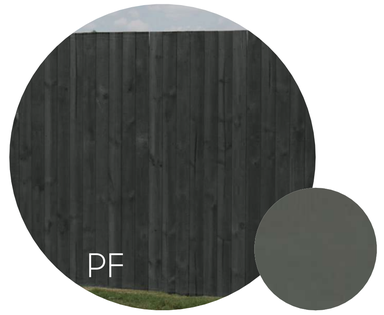
Scale
1:75@A1
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Rev A Date
07/11/25
Issue
RC S92

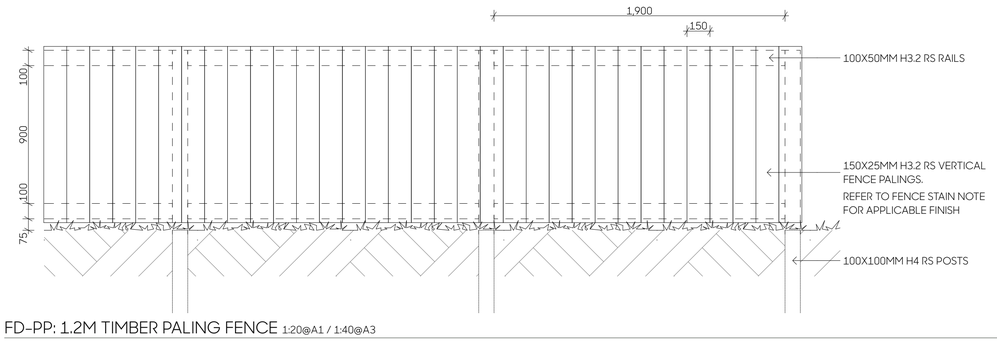
Drawn
AT
Checked
MB

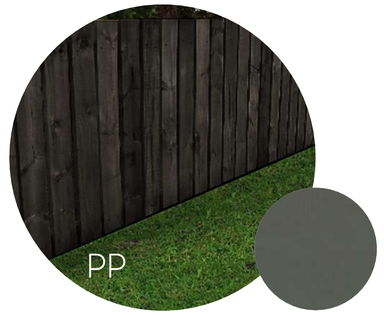
greenwood associates



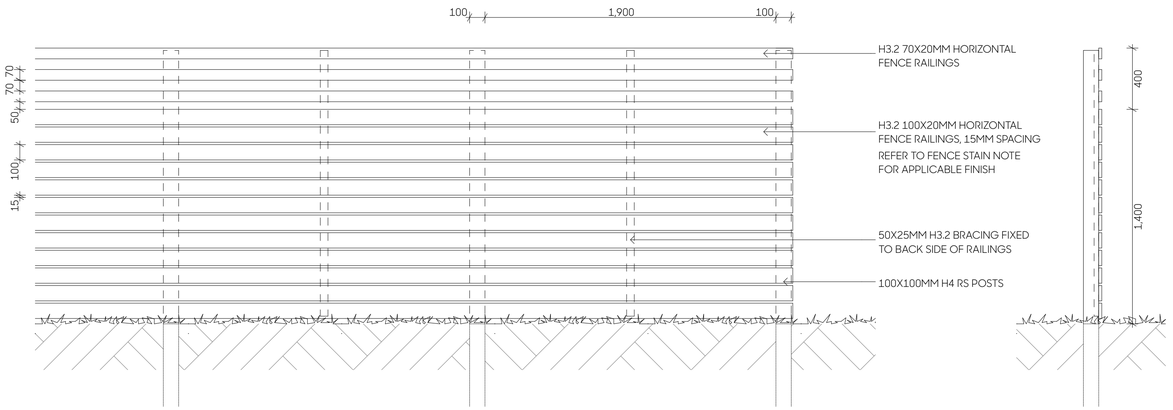




FD-PF: 1.8M TIMBER PALING FENCE 1:20@A1 / 1:40@A3




FD-PP: 1.2M TIMBER PALING FENCE 1:20@A1 / 1:40@A3







FD-HH: 1.8M HORIZONTAL SLAT FENCE WITH VISUALLY PERMEABLE TOP SECTION 1:20@A1 / 1:40@A3

NOTES: ALL FENCE POSTS TO BE IN 300MM DIAMETER CONCRETE ENCASEMENT TO A MINIMUM DEPTH THAT IS 1/3 OF THE TOTAL FENCE HEIGHT UNLESS OTHERWISE SPECIFIED.

Client
PrecisionConstruction

Project
198 Pilkington Road, Point England, Auckland

Drawing
2476/08 Fencing Details 01

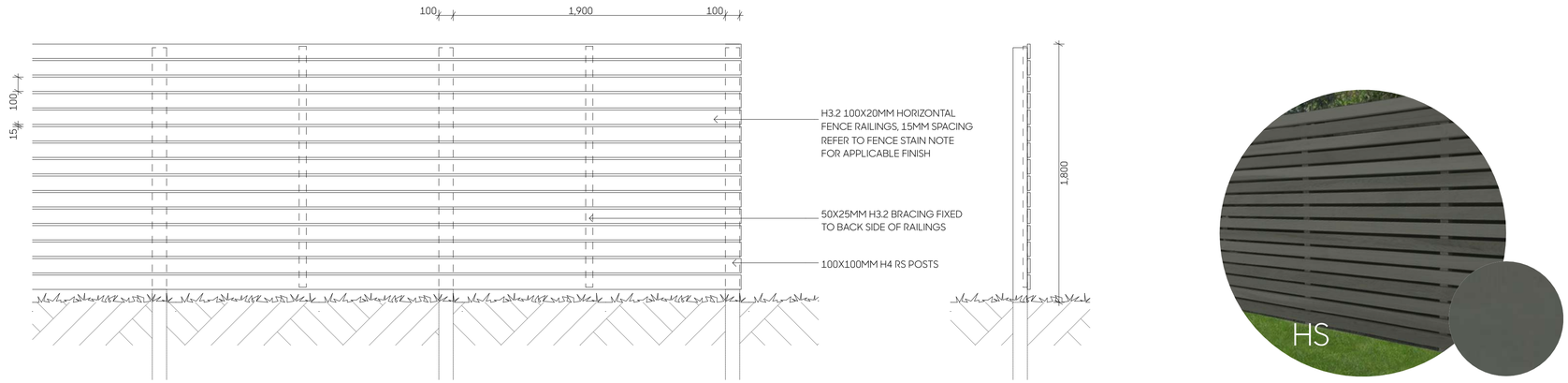
Issue Date
09/10/25

Issue
RC

Drawn
AT

Checked
MB

greenwood associates







FD-HS: 1.8M HORIZONTAL SLAT FENCE 1:20@A1 / 1:40@A3

NOTES: ALL FENCE POSTS TO BE IN 300MM DIAMETER CONCRETE ENCASEMENT TO A MINIMUM DEPTH THAT IS 1/3 OF THE TOTAL FENCE HEIGHT UNLESS OTHERWISE SPECIFIED.



Auckland Council | Approved Resource Consent Plan | LUC60457177 | 24/04/2026 | Page 26 of 37

## LEGEND - GENERAL

- WW Gravity Line (Pr/Ex)
- SW Line (Pr/Ex)
- PR WW Lateral connection
- PR SW Lateral connection
- Sump, Scruffy Dome, Down Pipe (Pr/Ex)
- Services to Abandon
- Watermain (Pr/Ex)
- Boundary of Site (Pr/Ex)
- Underground Power (Pr/Ex)
- Fibre Cable (Pr/Ex)
- Telecom (Pr/Ex)
- Hydrant, Water Meter (Pr/Ex)
- Existing Contours
- Proposed Contours
- Proposed Retaining Wall
- Concrete
- Pavers
- Building Footprint (Pr/Ex)
- Dish Channel
- Underground Stormwater Tank

PILKINGTON ROAD

ANDERSON AVENUE

NEIGHBOUR'S RETAINING WALL

PROPOSED 0.60m WIDE DISH CHANNEL REFER TO SHEET C00028/101 FOR TYPICAL CROSS SECTION

PROPOSED ACCESSWAY ALIGNMENT REFER TO SHEET C00028/101 FOR LONG SECTION

EX VEHICLE CROSSING FOR 4 ANDERSON AVENUE

EX VEHICLE CROSSING TO BE UPGRADED AS PER AT STANDARDS EX BERM TO BE REMOVED AND NEW VX TO TIE IN WITH NEIGHBOUR'S VX

EX.UNDERGROUND POWER

EX.OVERHEAD POWER LINE

EX WATER MAIN 0.60m DEEP

TREE DRIPLINE

EX.FIBER/TELECOM

FFL 17.60m

RL 17.35 · RL 17.32 · RL 17.33 · RL 17.40 · RL 17.35 · RL 17.38 · RL 17.36 · RL 17.59 · RL 17.56 · RL 17.38 · RL 17.45 · RL 17.33 · RL 17.45 · RL 17.44 · RL 17.46 · RL 17.45 · RL 17.45 · RL 17.45 · RL 17.38 · RL 17.32 · RL 17.31

CH 25 · CH 20 · CH 15 · CH 10 · CH 5 · CH 0

1.20 · 5.00 · 5.90 · 3.50 · 6.70

-2.6% · -9.2% · -2.5% · -1.8% · -2.4% · -1.0% · -2.4% · -1.8% · -2.3% · -8.2% · -4.0% · -6.1% · -2.3%

A 103

0 4 8

Scale 1: 200 m

NOT FOR CONSTRUCTION

P:\00 C Series\C00028 PE 004\03 Drawings\C00028-100s.dwg, swang, 30/9/2025 3:13 pm

| | | | | |
|---|---|---|---|---|
| SURVEYED | FTL | 14/05/25 | APPROVED | DATE |
| DESIGNED | SW | 29/09/25 | GM | 29/09/25 |
| DRAWN | SW | 29/09/25 | | |
| CHECKED | GM | 29/09/25 | | |

| REVISION | CHANGES | CHECKED | DATE |
|---|---|---|---|
| | | | |

NOTES

1. All work and materials are to be in accordance with the A.C. and W.S.L. Engineering Quality Standards and comply with the New Zealand Building Code.
2. The Contractor is to locate and protect all existing services including Power, telecom and Gas before commencing works. See the respective services authorities for assistance.
3. Works are to comply with the Health and Safety plan submitted to the Engineer by the Contractor. For any excavation greater than 1.5m deep, the Contractor shall notify WorkSafe NZ. The Contractor has full responsibility and liability for Health and Safety on the site.
4. All work on the existing public drains is to be performed by a registered drain layer.
5. Inspections are required of all pipe connections and bedding when placed prior to backfilling & all manholes when finished. The Contractor shall give 24 hours notice prior to requiring an inspection.
6. Any discrepancy between the details shown on this drawing and conditions on site are to be notified to the Engineer immediately.

**PROJECT DATUMS:**

LEVEL: ..... New Zealand Vertical Datum 2016

COORDINATE: ..... NZGD2000 / Mount Eden 2000

CLIENT

PRECISION CONSTRUCTION LTD

PROJECT

TRC PE004 - 198 PILKINGTON ROAD, POINT ENGLAND

TITLE

PROPOSED DEVELOPMENT PLAN


Fraser Thomas

ENGINEERS • RESOURCE MANAGERS • SURVEYORS

| | |
|---|---|
| AUCKLAND | 09 278 7078 |
| HAWKE'S BAY | 06 211 2766 |
| CHRISTCHURCH | 03 358 5936 |
| BLENHEIM | 03 428 3292 |
| NELSON | 03 222 1132 |
| TAURANGA | 07 220 9277 |

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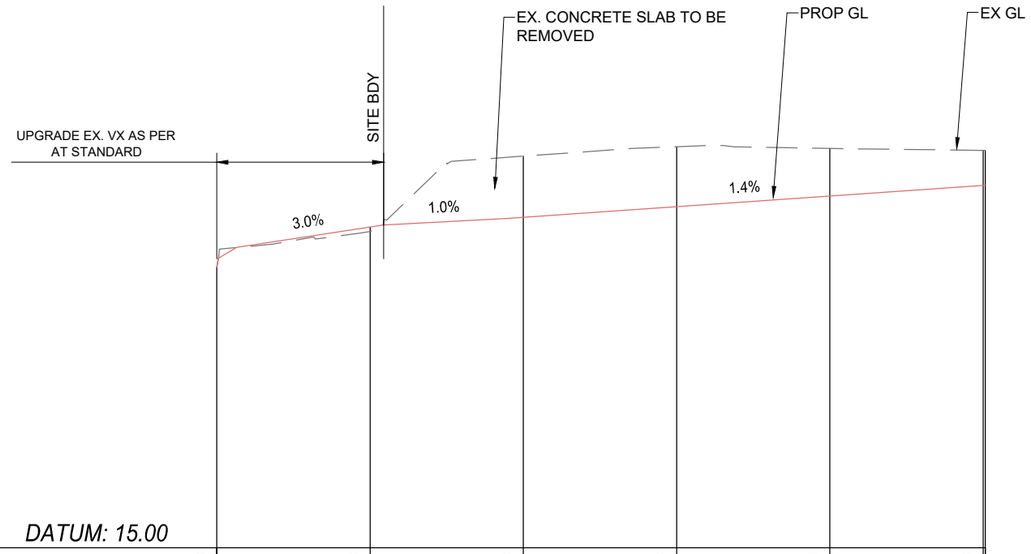

STATUS

RESOURCE CONSENT

Construction works shall commence only on receipt of and in accordance with the Council or Council organisation stamped approved drawings, unless otherwise indicated.

SCALE 1:200 (A3)

DRAWING No C00028/100 REVISION -

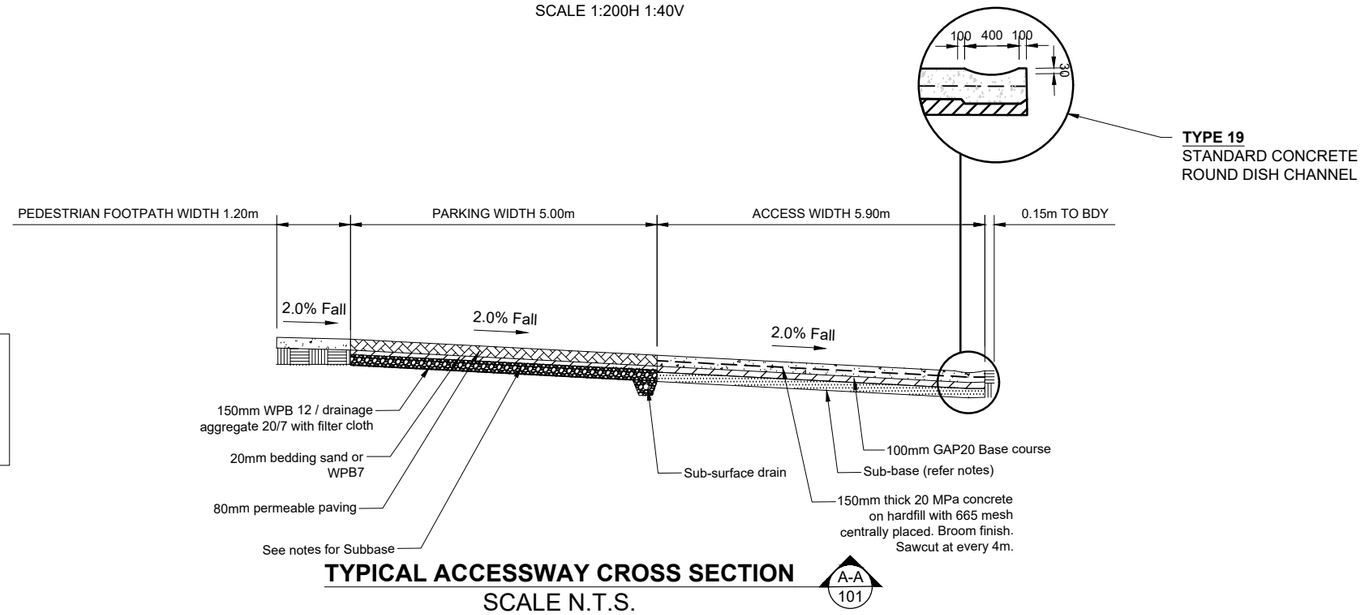



*DATUM: 15.00*

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| CUT/FILL DEPTHS | 0.00 | 0.03 | -0.40 | -0.39 | -0.31 | -0.23 | -0.23 |
| DESIGN LEVELS | 16.83 | 17.09 | 17.15 | 17.22 | 17.29 | 17.36 | 17.36 |
| EXISTING LEVELS | 16.83 | 17.06 | 17.55 | 17.61 | 17.60 | 17.59 | 17.59 |
| CHAINAGE | 0 | 5 | 10 | 15 | 20 | 25 | 25 |
| VERTICAL GEOMETRY | | 4.79 3.0% | 4.00 1.0% | 15.63 1.4% | | | |

## PROPOSED ACCESSWAY LONG SECTION

SCALE 1:200H 1:40V




## TYPICAL ACCESSWAY CROSS SECTION

A-A
101

SCALE N.T.S.

NOTES

SUBASE FOR PERMEABLE PAVING
150mm THICK WPB 12 / DRAINAGE AGGREGATE 20/7
- IF CBR <5 EXTRA 150mm GAP 40 WITH GEOGRID
- Construction shall be in accordance with the Firth EcoPave installation guide

NOTES:

AP40 OR GAP65 SUB-BASE MAY BE REQUIRED.
- MINIMUM 150mmTHICK IF CBR <3
- MINIMUM 100mm THICK IF CBR >3 TO <7
- NOT REQUIRED IF SUBGRADE CBR >7

0 4 8

Scale 1: 200 m

NOT FOR CONSTRUCTION

| | | | APPROVED | DATE |
|---|---|---|---|---|
| SURVEYED | FTL | 14/05/25 | GM | |
| DESIGNED | SW | 29/09/25 | | 29/09/25 |
| DRAWN | SW | 29/09/25 | | |
| CHECKED | GM | 29/09/25 | | |

| REVISION | CHANGES | CHECKED | DATE |
|---|---|---|---|
| | | | |

NOTES

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**PROJECT DATUMS:**
LEVEL: New Zealand Vertical Datum 2016
COORDINATE: NZGD2000 / Mount Eden 2000

CLIENT

PRECISION CONSTRUCTION LTD

PROJECT

TRC PE004 - 198 PILKINGTON ROAD, POINT ENGLAND

TITLE

ACCESSWAY LONG SECTION & TYPICAL CROSS-SECTION

Fraser Thomas
ENGINEERS • RESOURCE MANAGERS • SURVEYORS
AUCKLAND 09 278 7078
HAWKE'S BAY 06 211 2766
CHRISTCHURCH 03 358 5936
BLENHEIM 03 428 3292
NELSON 03 222 1132
TAURANGA 07 220 9277
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STATUS

RESOURCE CONSENT

Construction works shall commence only on receipt of and in accordance with the Council or Council organisation stamped approved drawings, unless otherwise indicated.

SCALE AS SHOWN (A3)

DRAWING No C00028/101

REVISION -

P:\00 C Series\C00028 PE 004\03 Drawings\C00028-100s.dwg, swang, 30/9/2025 3:13 pm

All works to be carried out in accordance with New Zealand standard 4404:2010 land development and Subdivision Infrastructure.

Earthworks Area: 734 $m^2$

Earthworks Volume:

Cut: 57$m^3$

Fill: 24 $m^3$

Legend

Stabilized Entrance

Cut/fill Contours

Silt Fence

PILKINGTON ROAD

ANDERSON AVENUE

ANDERSON AVENUE (SLOW STREET)

SILT FENCE

EX TREE

R3.10

R6.90

R8.40

STABILIZED ENTRANCE

EARTHWORKS WITHIN GARDEN STRIP INCLUDES BATTER TO THE BOUNDARY ONLY

SILT SOCKS WILL BE UTILISED FOR SILT MANAGEMENT WITHIN THE ROOT ZONES OF THE STREET TREES TO PREVENT TRENCHING AND ROOTS SEVERANCE

STRUCTURAL ROOT ZONE

TREE ROOT ZONE

PROTECTED ROOT ZONE

0 4 8

Scale 1: 200 m

NOT FOR CONSTRUCTION

| | | | |
|---|---|---|---|
| SURVEYED | FTL | 14/05/25 | APPROVED DATE |
| DESIGNED | SW | 29/09/25 | GM 29/09/25 |
| DRAWN | SW | 29/09/25 | |
| CHECKED | GM | 29/09/25 | |

| REVISION | CHANGES | CHECKED | DATE |
|---|---|---|---|
| | | | |

NOTES

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**PROJECT DATUMS:**

LEVEL: New Zealand Vertical Datum 2016

COORDINATE: NZGD2000 / Mount Eden 2000

CLIENT

PRECISION CONSTRUCTION LTD

PROJECT

TRC PE004 - 198 PILKINGTON ROAD, POINT ENGLAND

TITLE

EARTHWORKS PLAN


Fraser Thomas

ENGINEERS • RESOURCE MANAGERS • SURVEYORS

AUCKLAND 09 278 7078
HAWKE'S BAY 06 211 2766
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NELSON 03 222 1132
TAURANGA 07 220 9277

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STATUS

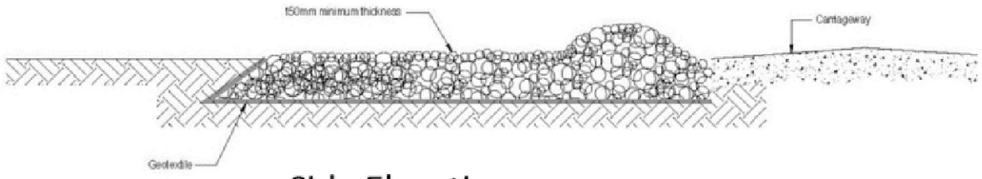
RESOURCE CONSENT

Construction works shall commence only on receipt of and in accordance with the Council or Council organisation stamped approved drawings, unless otherwise indicated.

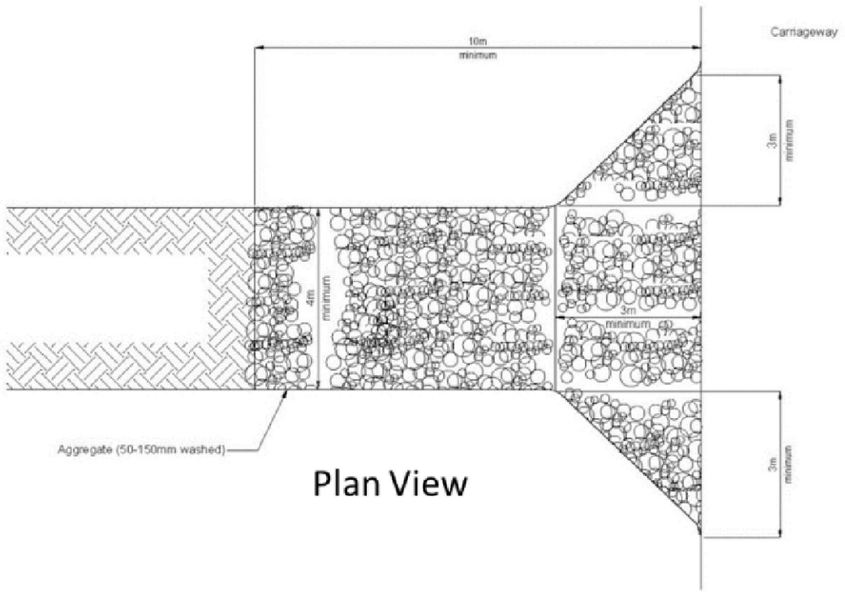
SCALE 1:200 (A3)

DRAWING No C00028/200 REVISION -

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Side Elevation




Plan View

**Figure 35: Stabilised entranceway**

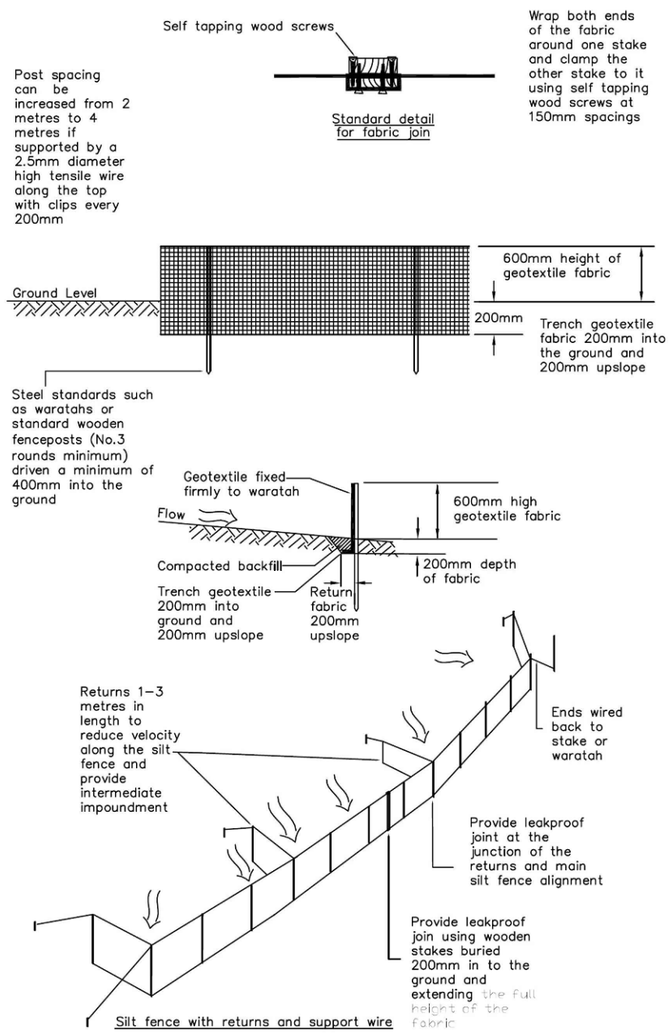
**Table 8: Stabilised entranceway specifications**

| Design parameter | Specification |
|---|---|
| Aggregate size | 50 - 150 mm washed aggregate |
| Minimum thickness | 150 mm |
| Minimum length | 10 m |
| Minimum width | 4 m |

# STANDARD DETAILS FOR STABILISED ENTRANCEWAY

**N.T.S**

Standard detail for Silt Fence




Silt fence with returns and support wire

**Table 2.2 Silt Fence Design Criteria**

| Slope Steepness % | Slope Length (o) (Maximum) | Spacing of Returns (o) | Silt Fence Length (o) (Maximum) |
|---|---|---|---|
| Flatter than 2% | Unlimited | N/A | Unlimited |
| 2 – 10% | 40 | 60 | 300 |
| 10 – 20% | 30 | 50 | 230 |
| 20 – 33% | 20 | 40 | 150 |
| 33 – 50% | 15 | 30 | 75 |
| > 50% | 6 | 20 | 40 |

# STANDARD DETAILS FOR SILT FENCE

**N.T.S**

NOT FOR CONSTRUCTION

| | | | APPROVED | DATE |
|---|---|---|---|---|
| SURVEYED | FTL | 14/05/25 | GM | |
| DESIGNED | SW | 29/09/25 | | 29/09/25 |
| DRAWN | SW | 29/09/25 | | |
| CHECKED | GM | 29/09/25 | | |

| REVISION | CHANGES | CHECKED | DATE |
|---|---|---|---|
| | | | |

NOTES

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5. Inspections are required of all pipe connections and bedding when placed prior to backfilling & all manholes when finished. The Contractor shall give 24 hours notice prior to requiring an inspection.
6. Any discrepancy between the details shown on this drawing and conditions on site are to be notified to the Engineer immediately.

**PROJECT DATUMS:**
LEVEL: New Zealand Vertical Datum 2016
COORDINATE: NZGD2000 / Mount Eden 2000

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PROJECT
TRC PE004 - 198 PILKINGTON ROAD, POINT ENGLAND

TITLE
EROSION AND SEDIMENT CONTROL DETAILS

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SCALE NTS (A3)
DRAWING No C00028/201
REVISION -

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PILKINGTON ROAD

11.8m X 1.2Ø BUILDING TANK
OVERALL VOLUME - 13m³
REFER TO INFRASTRUCTURE REPORT FOR DETAILS

FFL 17.60m

INDICATIVE NEW FIBER OPTIC LINE FROM EXISTING LINE (REFER TO BUILDING SERVICES PROVIDER PLANS FOR DETAILS)

INDICATIVE NEW POWER LINE FROM EXISTING POWER POLE (REFER TO BUILDING SERVICES PROVIDER PLANS FOR DETAILS)

5.5m X 1.2Ø JOAL TANK
OVERALL VOLUME - 6m³
REFER TO INFRASTRUCTURE REPORT FOR DETAILS

PROPOSED 0.60m WIDE
DISH CHANNEL
REFER TO SHEET C00028/101
FOR TYPICAL CROSS SECTION

RL 17.18

EX WATER CONN & WATER METER TO BE ABANDONED

225NB uPVC SN16 @ 2.00%

CESSPIT 2-1
675 x 450 x 1200 mmØ
LL=17.28

150NB uPVC SN16 @ 1.00%

INDICATIVE NEW WATER CONN FROM EXISTING 100Ø WATERMAIN WITH BULK WATER METER AND CHECK METERS FOR INDIVIDUAL UNITS

280 mm PE100 SDR 17 @ 2.00%

PROP. PUBLIC SWMH 1-1
1050 mmØ
LL=17.09
IL in(N)=14.61m 225Ø
IL out(E)=14.53m 280Ø

ANDERSON AVENUE

ANDERSON AVENUE (STREET)

EX.100Ø WATERMAIN APPROX 0.6m COVER

WO REQUIRED

180 mm PE100 SDR 11 @ 2.00%

150 mm Vitclay @ 0.67%

PROP.PUBLIC WWMH A-A
1050 mmØ
LL=17.06
IL in(N)=15.72m 150Ø
IL out(SE)=15.65m 180Ø

EX WATER DEPTH IS APPROX 0.6m
WO REQUIRED, HYDROVAC TO CONFIRM EX WATERMAIN LOCATION AND DEPTH PRIOR TO CONSTRUCTION

EX WWMH
GIS ID 526821
1050 mmØ
LL=16.85
IL in(NW)=15.20m 180Ø
IL out(E)=15.12m 150Ø

2 BED

0 4 8
Scale 1: 200 m

NOT FOR CONSTRUCTION

## LEGEND - GENERAL

- WW Gravity Line (Pr/Ex)
- SW Line (Pr/Ex)
- PR WW Lateral connection
- PR SW Lateral connection
- Sump, Scruffy Dome, Down Pipe (Pr/Ex)
- Services to Abandon
- Watermain (Pr/Ex)
- Boundary of Site (Pr/Ex)
- Underground Power (Pr/Ex)
- Fibre Cable (Pr/Ex)
- Telecom (Pr/Ex)
- Hydrant, Water Meter (Pr/Ex)
- Existing Contours
- Proposed Contours
- Proposed Retaining Wall
- Concrete
- Pavers
- Building Footprint (Pr/Ex)
- Dish Channel
- Underground Stormwater Tank

| | | | |
|---|---|---|---|
| SURVEYED | FTL | 14/05/25 | APPROVED / DATE: GM 29/09/25 |
| DESIGNED | SW | 29/09/25 | |
| DRAWN | SW | 29/09/25 | |
| CHECKED | GM | 29/09/25 | |

| REVISION | CHANGES | CHECKED | DATE |
|---|---|---|---|
| | | | |

NOTES

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6. Any discrepancy between the details shown on this drawing and conditions on site are to be notified to the Engineer immediately.

**PROJECT DATUMS:**
LEVEL: New Zealand Vertical Datum 2016
COORDINATE: NZGD2000 / Mount Eden 2000

CLIENT
PRECISION CONSTRUCTION LTD

PROJECT
TRC PE004 - 198 PILKINGTON ROAD, POINT ENGLAND

TITLE
PROPOSED SERVICES PLAN (SHEET 1 OF 2)


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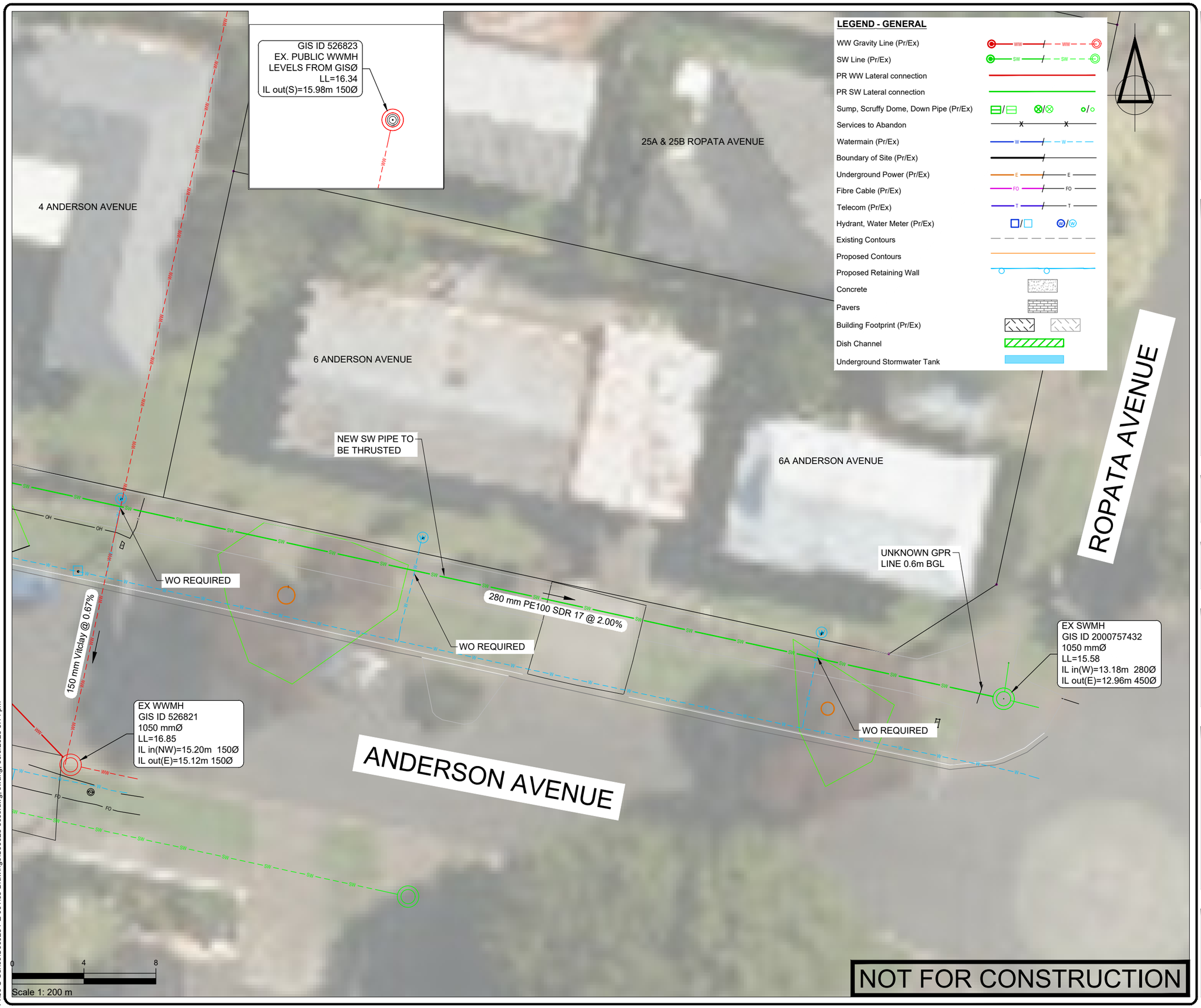

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**LEGEND - GENERAL**

- WW Gravity Line (Pr/Ex)
- SW Line (Pr/Ex)
- PR WW Lateral connection
- PR SW Lateral connection
- Sump, Scruffy Dome, Down Pipe (Pr/Ex)
- Services to Abandon
- Watermain (Pr/Ex)
- Boundary of Site (Pr/Ex)
- Underground Power (Pr/Ex)
- Fibre Cable (Pr/Ex)
- Telecom (Pr/Ex)
- Hydrant, Water Meter (Pr/Ex)
- Existing Contours
- Proposed Contours
- Proposed Retaining Wall
- Concrete
- Pavers
- Building Footprint (Pr/Ex)
- Dish Channel
- Underground Stormwater Tank

| | | | |
|---|---|---|---|
| SURVEYED | FTL | 14/05/25 | APPROVED / DATE: GM 29/09/25 |
| DESIGNED | SW | 29/09/25 | |
| DRAWN | SW | 29/09/25 | |
| CHECKED | GM | 29/09/25 | |

| REVISION | CHANGES | CHECKED | DATE |
|---|---|---|---|
| | | | |

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New Zealand Vertical Datum 2016
NZGD2000 / Mount Eden 2000

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PRECISION CONSTRUCTION LTD

PROJECT

TRC PE004 - 198 PILKINGTON ROAD, POINT ENGLAND

TITLE

PROPOSED SERVICES PLAN (SHEET 2 OF 2)

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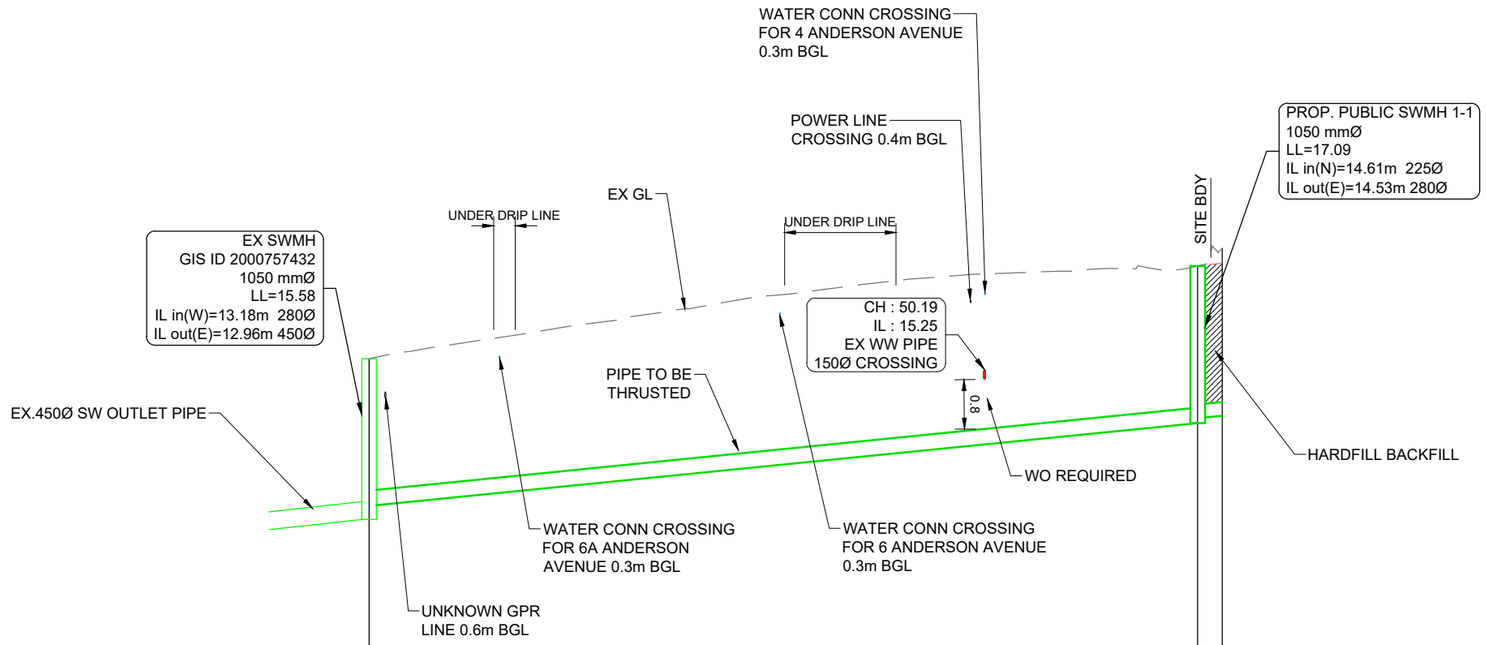
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DRAWING No C00028/301

REVISION -

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| | | | | | |
|---|---|---|---|---|---|
| LID LEVEL | | 15.58 | | 17.09 | |
| INVERT LEVEL | 12.96 | 13.18 | | 14.53 | 14.61<br>14.65 |
| DEPTH TO INVERT | 2.42 | 2.20 | | 2.56 | Min = 2.24<br>Max = 2.55<br>2.24<br>2.49 |
| PIPE COVER | | 2.13 | Min = 2.13<br>Max = 2.55 | 2.29 | |
| PIPE CAPACITY | | | 0.088m³/s<br>ks = 1.5 | | 0.065m³/s<br>ks = 1.5 |
| PIPE SIZE & GRADIENT | | | 280 mm PE100 SDR 17<br>@ 2.00% | | 225NB uPVC SN16<br>@ 2.00% |
| LENGTH | 0.00 | | 67.57 m | 67.57 | 2.01 m |

## PROPOSED STORMWATER LONG SECTION

SCALE 1:500H 1:100V

0 10 20

Scale 1: 500 m

NOT FOR CONSTRUCTION

| | | | |
|---|---|---|---|
| SURVEYED | FTL | 14/05/25 | APPROVED DATE |
| DESIGNED | SW | 29/09/25 | GM 29/09/25 |
| DRAWN | SW | 29/09/25 | |
| CHECKED | GM | 29/09/25 | |

| REVISION | CHANGES | CHECKED | DATE |
|---|---|---|---|
| | | | |

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PROJECT
TRC PE004 - 198 PILKINGTON ROAD, POINT ENGLAND

TITLE
PROPOSED STORMWATER LONG SECTION

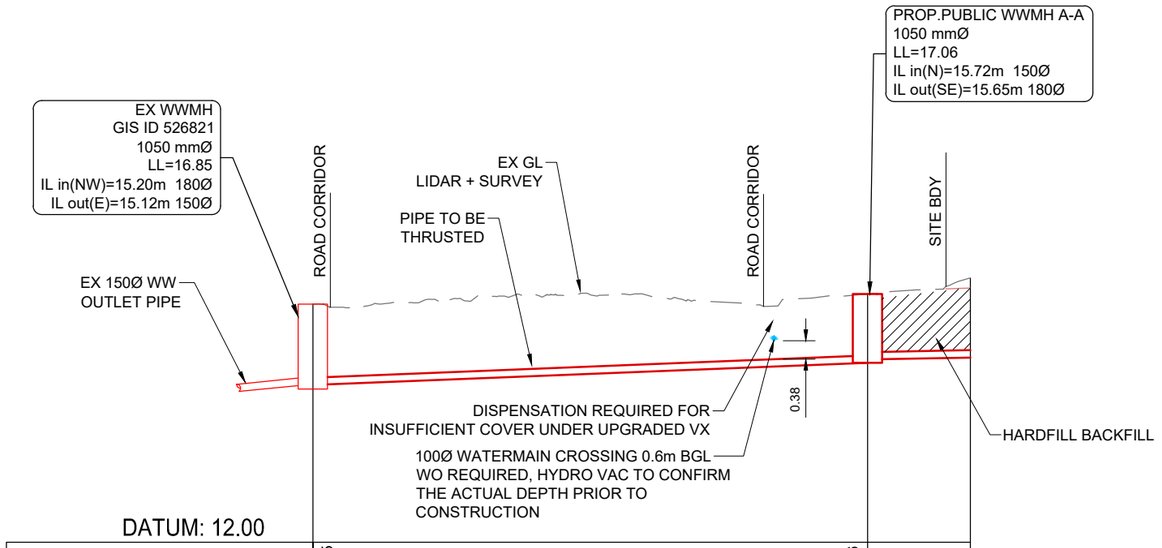
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SCALE AS SHOWN (A3)

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DATUM: 12.00

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| LID LEVEL | | 16.85 | | | | | 17.06 | | |
| INVERT LEVEL | 15.12 | 15.20 | | | | | 15.65 | 15.72 | 15.76 |
| DEPTH TO INVERT | 1.73 | 1.65 | | | | | 1.40 | | |
| PIPE COVER | | 1.48 | Min = 1.06<br>Max = 1.53 | | | | 1.24 | 1.18<br>Min = 1.18<br>Max = 1.47 | 1.47 |
| PIPE CAPACITY | | | 0.023m³/s<br>ks = 1.5 | | | | | 0.015m³/s<br>ks = 1.5 | |
| PIPE SIZE & GRADIENT | | | 180 mm PE100 SDR 11<br>@ 2.00% | | | | | 150NB uPVC SN16<br>@ 1.00% | |
| LENGTH | | 0.00 | 22.62 m | | | | 22.62 | 4.20 m | |

## PROPOSED WASTEWATER LONG SECTION

SCALE 1:250H 1:125V

0 5 10

Scale 1: 250 m

NOT FOR CONSTRUCTION

| | | | | |
|---|---|---|---|---|
| SURVEYED | FTL | 14/05/25 | APPROVED | DATE |
| DESIGNED | SW | 29/09/25 | GM | |
| DRAWN | SW | 29/09/25 | 29/09/25 | |
| CHECKED | GM | 29/09/25 | | |

| REVISION | CHANGES | CHECKED | DATE |
|---|---|---|---|
| | | | |

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CLIENT
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PROJECT
TRC PE004 - 198 PILKINGTON ROAD, POINT ENGLAND

TITLE
PROPOSED WASTEWATER LONGSECTION

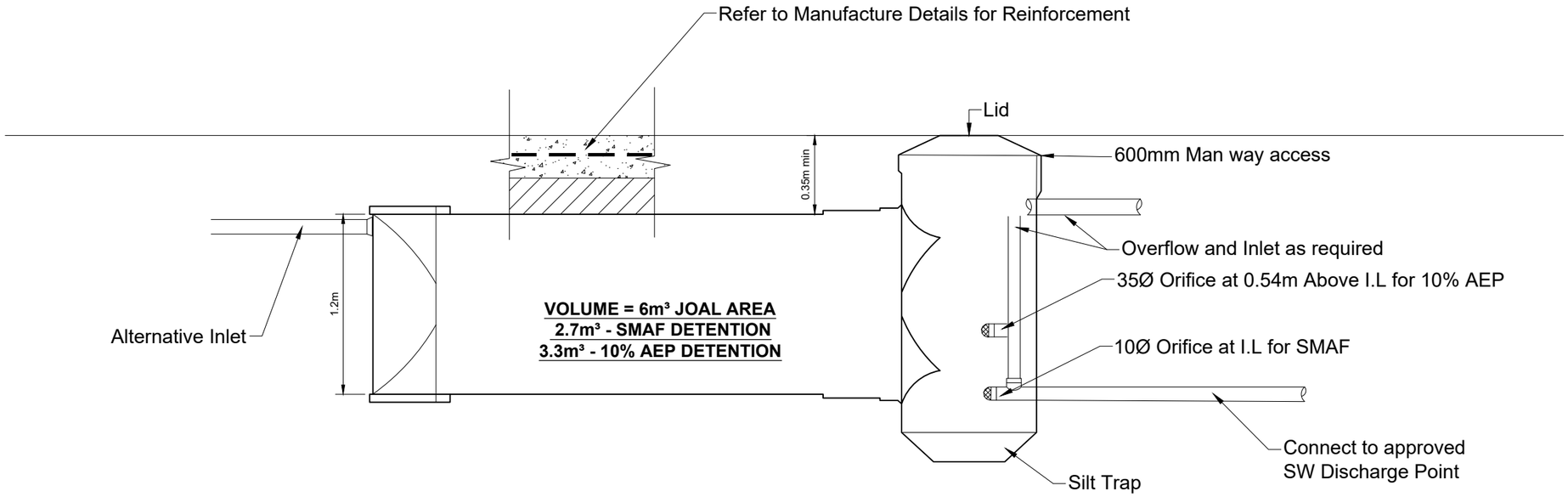
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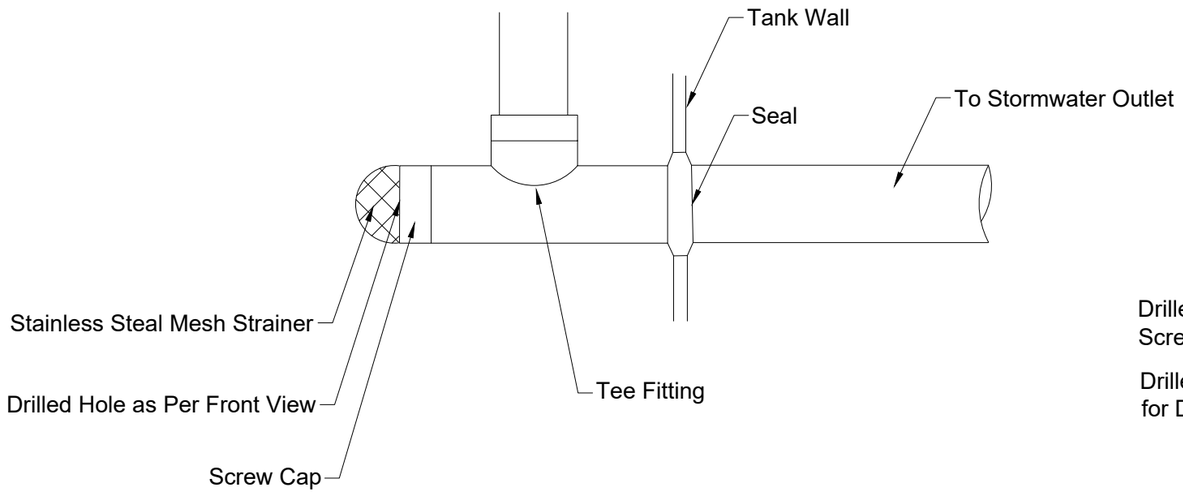
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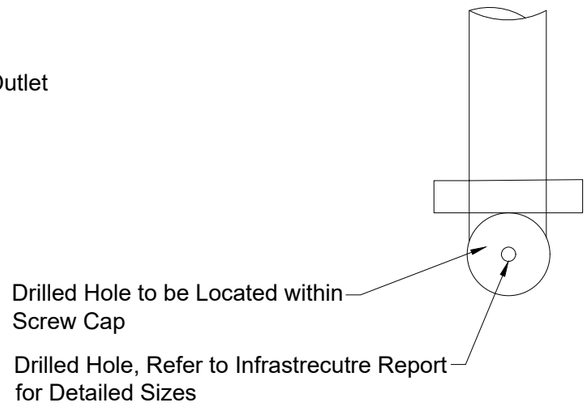

## TYPICAL UNDERGROUND TANK ARRANGEMENT - JOAL

SCALE: NTS




## TYPICAL OUTLET ENLARGEMENT 1 OF 2

SCALE: NTS




## TYPICAL OUTLET ENLARGEMENT 2 OF 2

SCALE: NTS

NOTES:
1. SYSTEM TO BE INSTALLED IN ACCORDANCE WITH NZ BUILDING CODE
2. REFER TO APD TANK MANUFETURE DETAILS FOR REINFORCE REQUIREMENT
3. GROUND ANCOR REQUIRED DUE TO SHALLOW GROUND WATER
4. CONTRACTOR TO CHECK ALL LEVEL PRIOR TO CONSTRUCTION
5. IT IS OWERS RESPONSIBLITY TO CHECK AND MAINTAIN THE TANK FREQUENTLY OR AS NEEDED

NOT FOR CONSTRUCTION

| | | | |
|---|---|---|---|
| SURVEYED | FTL | | APPROVED / DATE |
| DESIGNED | SW | 29/09/25 | GM 29/09/25 |
| DRAWN | SW | 29/09/25 | |
| CHECKED | GM | 29/09/25 | |

| REVISION | CHANGES | CHECKED | DATE |
|---|---|---|---|
| | | | |

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**PROJECT DATUMS:**
LEVEL: New Zealand Vertical Datum 2016
COORDINATE: NZGD2000 / Mount Eden 2000

CLIENT
PRECISION CONSTRUCTION LTD

PROJECT
TRC PE004 - 198 PILKINGTON ROAD, POINT ENGLAND

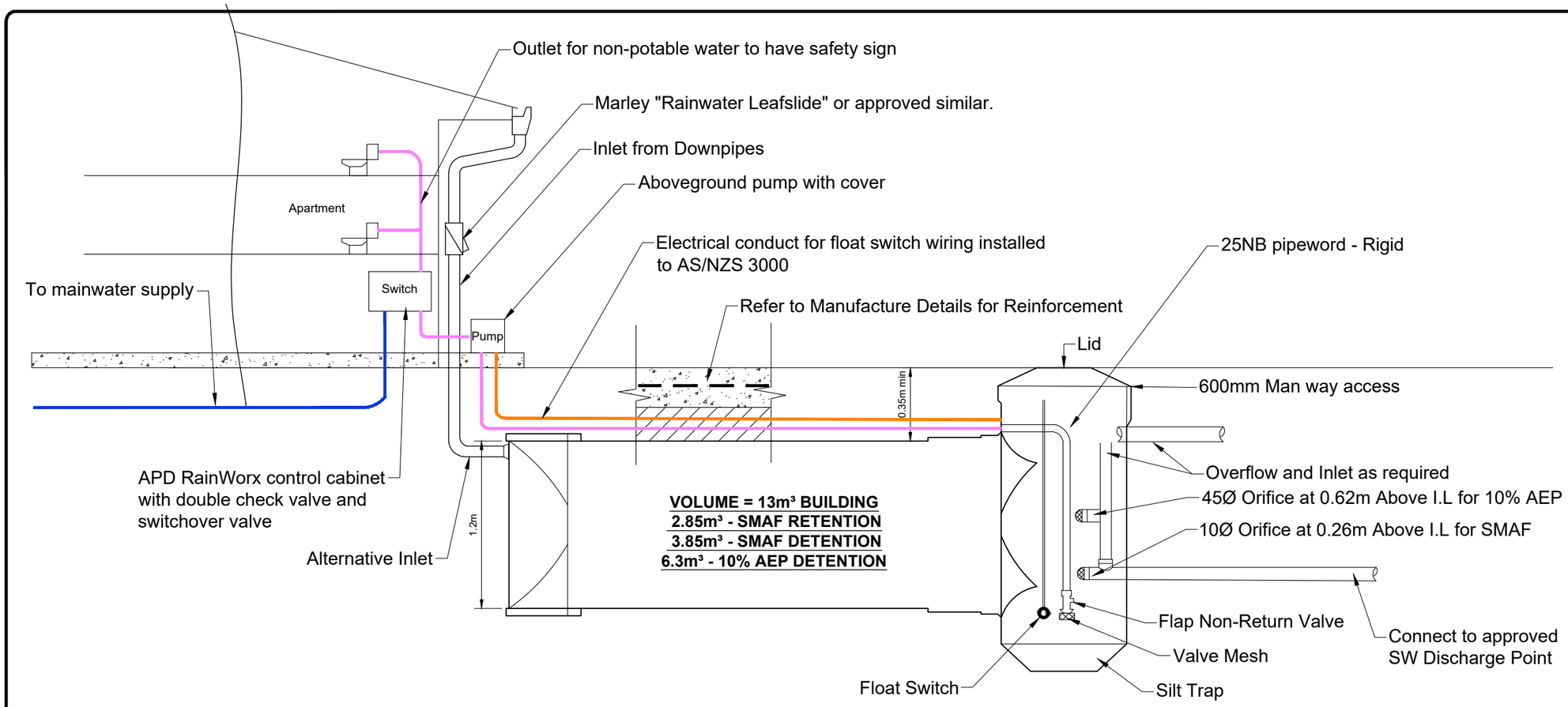
TITLE
TYPICAL TANK DETAILS - JOAL

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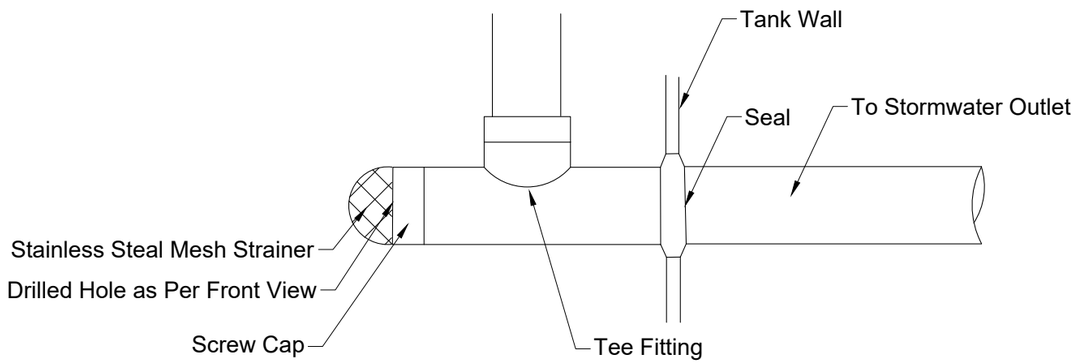
SCALE NTS (A3)
DRAWING No C00028/400 REVISION -

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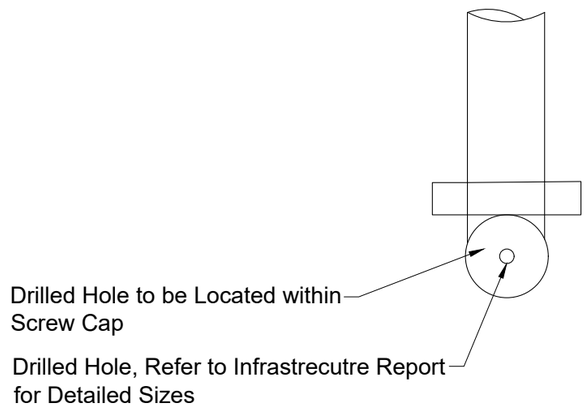

## TYPICAL UNDERGROUND TANK ARRANGEMENT - Building

SCALE: NTS




## TYPICAL OUTLET ENLARGEMENT 1 OF 2

SCALE: NTS




## TYPICAL OUTLET ENLARGEMENT 2 OF 2

SCALE: NTS

NOTES:

1. SYSTEM TO BE INSTALLED IN ACCORDANCE WITH NZ BUILDING CODE
2. REFER TO APD TANK MANUFETURE DETAILS FOR REINFORCE REQUIREMENT
3. GROUND ANCOR REQUIRED DUE TO SHALLOW GROUND WATER
4. CONTRACTOR TO CHECK ALL LEVEL PRIOR TO CONSTRUCTION
5. IT IS OWERS RESPONSIBLITY TO CHECK AND MAINTAIN THE TANK FREQUENTLY OR AS NEEDED
6. FOR INLET PIPE LENGTH AND DEPTH REFER TO THE RECOMMENDATIONS OF PUMP MANFACTUER

NOT FOR CONSTRUCTION

| | | | |
|---|---|---|---|
| SURVEYED | FTL | | APPROVED / DATE |
| DESIGNED | SW | 29/09/25 | GM 29/09/25 |
| DRAWN | SW | 29/09/25 | |
| CHECKED | GM | 29/09/25 | |

| REVISION | CHANGES | CHECKED | DATE |
|---|---|---|---|

NOTES

1. All work and materials are to be in accordance with the A.C. and W.S.L. Engineering Quality Standards and comply with the New Zealand Building Code.
2. The Contractor is to locate and protect all existing services including Power, telecom and Gas before commencing works. See the respective services authorities for assistance.
3. Works are to comply with the Health and Safety plan submitted to the Engineer by the Contractor. For any excavation greater than 1.5m deep, the Contractor shall notify WorkSafe NZ. The Contractor has full responsibility and liability for Health and Safety on the site.
4. All work on the existing public drains is to be performed by a registered drain layer.
5. Inspections are required of all pipe connections and bedding when placed prior to backfilling & all manholes when finished. The Contractor shall give 24 hours notice prior to requiring an inspection.
6. Any discrepancy between the details shown on this drawing and conditions on site are to be notified to the Engineer immediately.

**PROJECT DATUMS:**
LEVEL: New Zealand Vertical Datum 2016
COORDINATE: NZGD2000 / Mount Eden 2000

CLIENT
PRECISION CONSTRUCTION LTD

PROJECT
TRC PE004 - 198 PILKINGTON ROAD, POINT ENGLAND

TITLE
TYPICAL TANK DETAILS - BUILDING

Over 50 Years
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STATUS
RESOURCE CONSENT
Construction works shall commence only on receipt of and in accordance with the Council or Council organisation stamped approved drawings, unless otherwise indicated.

SCALE NTS (A3)
DRAWING No C00028/401 REVISION -

P:\00 C Series\C00028 PE 004\03 Drawings\C00028-400s.dwg, swang, 29/9/2025 8:31 am

NOTES
Catchment area 1 (Roof +Covered footpath) - 334.23m$^2$

Catchment area 2 (Driveway area, treat as all impervious) - 226.34m$^2$

Catchment area 3 (Other impervious area not drain to tank) - 6.4m$^2$

Catchment area 4 (Pervious area) - 167.03m$^2$




| | | | |
|---|---|---|---|
| SURVEYED | FTL | 14/05/25 | APPROVED DATE |
| DESIGNED | SW | 29/09/25 | GM 29/09/25 |
| DRAWN | SW | 29/09/25 | |
| CHECKED | GM | 29/09/25 | |

| REVISION | CHANGES | CHECKED | DATE |
|---|---|---|---|
| | | | |

NOTES

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**PROJECT DATUMS:**

LEVEL: New Zealand Vertical Datum 2016

COORDINATE: NZGD2000 / Mount Eden 2000

CLIENT

PRECISION CONSTRUCTION LTD

PROJECT

TRC PE004 - 198 PILKINGTON ROAD, POINT ENGLAND

TITLE

SITE CATCHMENT PLAN


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STATUS

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SCALE 1:200 (A3)

DRAWING No C00028/1000 REVISION -

P:\00 C Series\C00028 PE 004\03 Drawings\C00028-1000.dwg, swang, 29/9/2025 8:25 am