

Project:

26 Farrington St Glen Innes Auckland

Client:



Resource Consent

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Site Information

Address: 26 Farrington St, Glen Innes, Auckland, NZ

Legal Description: Lot 89 DP no. DP 41342

Territorial Authority: Auckland City

Planning Zone: Terrace Housing and Apartment Building Zone

Wind Zone: High

Wind Region: A

Lee Zone: N/A

Climate Zone: 1

Earthquake Zone: Zone 1

Exposure Zone: C

Snow Zone: N/A

Project no.
25084

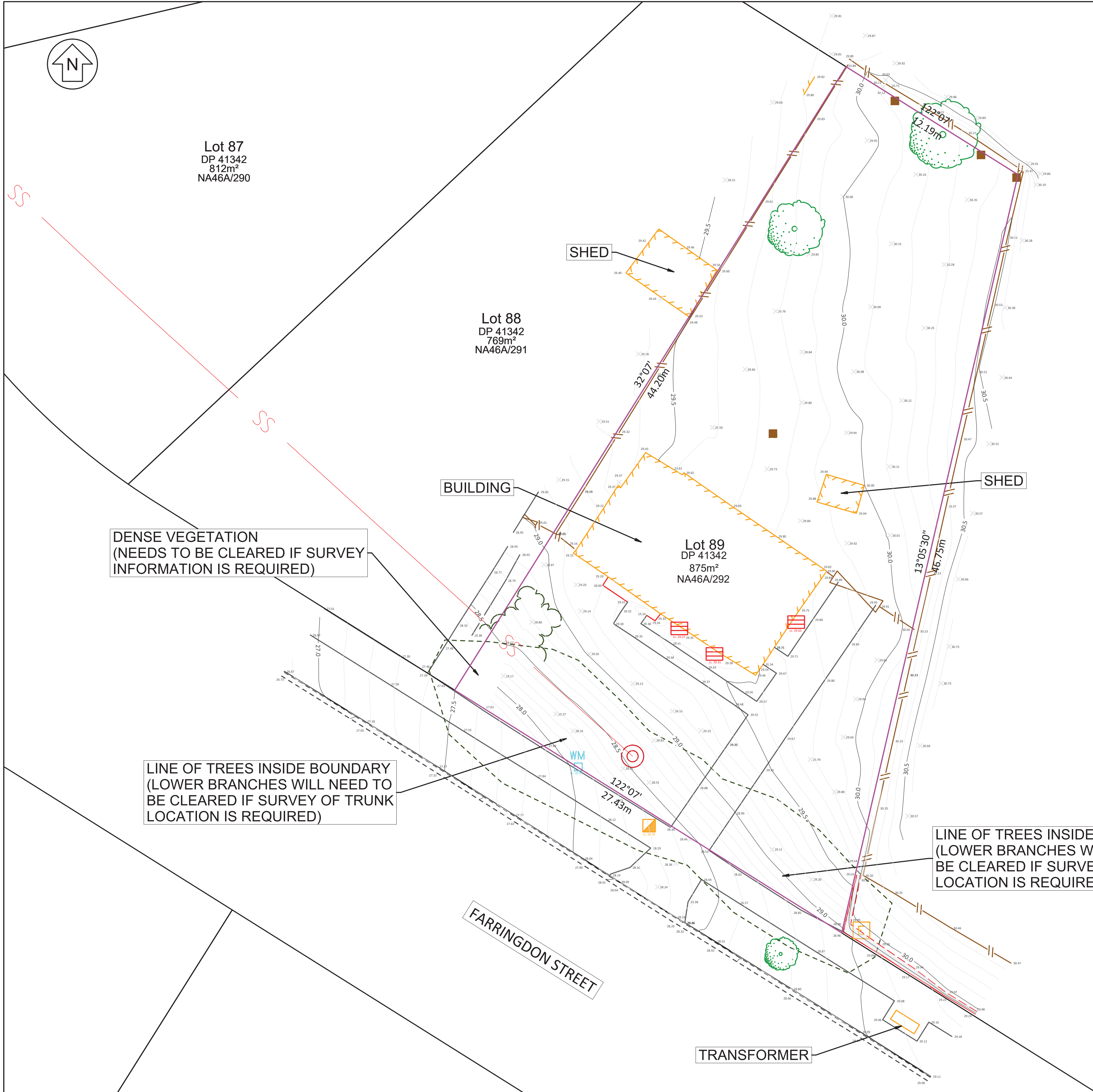
Drawing no.

A0000

Rev.

02





LEGEND:	
MINOR CONTOUR	CATCHPIT
MAJOR CONTOUR	GULLY TRAP
EDGE OF SEAL	DOWNPIPE
KERB INVERT	VALVE
TOP OF KERB	SPOT HEIGHT
TOP OF WALL	FLOOR LEVEL
BOTTOM OF WALL	WATER METER
TOP OF BANK	FIRE HYDRANT
BOTTOM OF BANK	POWER POLE
EDGE OF CONCRETE	SIGN
CHANNEL CENTRE	LIGHT POLE
STREAM	COMMS COVER
WATER LEVEL	WATER TOBY
DECK	POWER COVER
BUILDING	UNKNOWN COVER
DRIPLINE	TREE
EDGE OF VEGETATION	STAKE
FENCE	UNKNOWN MANHOLE
SEWER PIPE	SEWER MANHOLE
STORMWATER PIPE	STORMWATER MANHOLE
EDGE OF METAL	GAS COVER
EAVE	GATE
ROOF RIDGELINE	POWER BOX
BOUNDARY	COMMS PLINTH
ROAD CENTRELINE	TELECOM POLE

- NOTES:
- HORIZONTAL DATUM: New Zealand Geodetic Datum 2000 (NZGD 2000) Mount Eden 2000 Circuit (ME2000)
 - VERTICAL DATUM: New Zealand Vertical Datum 2016 (NZVD2016)
 - ORIGIN OF COORDINATES:
Mark name: SM 4436 SO 54493 (CB06- Order 5)
Easting: 408722.510 mE
Northing: 800567.644 mN
 - ORIGIN OF LEVELS:
Mark name: SM 4436 SO 54493 (CB06- Order 3V)
RL: 25.35
 - Boundaries and areas are sourced from LINZ (Landonline) and are indicative only.
 - Critical levels must be checked on site before commencing detailed design and before starting works.
 - All SW & SS pipe alignments and diameters shown are derived from AC GIS data (unless otherwise stated) and require confirmation on site. Surveyed assets are shown with symbols indicated in legend (e.g. double circles for manholes), or annotated with text if not included in legend.
 - Inlet invert levels are listed sequentially in clockwise order from outlet, or annotated against the relevant indicative pipe alignment.
 - Tree diameters are indicative only.
 - Survey conducted using TS & GNSS-based methods with an estimated relative accuracy of +/- 0.05 m.
 - Refer to Record(s) of Title for easements and other interests. NA46A/292 is subject to a pipeline easement certificate.

REVISION	AMENDMENT	BY	LH	SURVEYED:	DATE:
A	INITIAL ISSUE	-	-	JH	12/02/25
-	-	-	-	JH	19/02/25
-	-	-	-	LH	21/02/25



PROJECT: 26 FARRINGTON STREET, GLEN INNES
TOPOGRAPHIC SURVEY

TITLE: LOT 89 DP 41342
NA46A/292

STATUS:	FOR RESOURCE CONSENT
DRAWING NO:	1000
SCALE & SIZE:	1:250 @A3
REV:	A



1 / Aerial Farrington ()

Site Information	
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Wind Zone:	High
Wind Region:	A
Lee Zone:	N/A
Climate Zone:	1
Earthquake Zone:	Zone 1
Exposure Zone:	C
Snow Zone:	N/A

02	Resource Consent	25/09/2025
01	90% Resource Consent	14/07/2025

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Project
26 Farrington St
Glen Innes Auckland
Residential Development

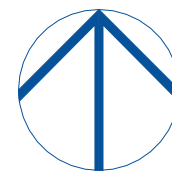


Consultants	
Surveyor	Civix
Mechanical Engineer	TBC
Civil Engineer	Civix
Structural Engineer	EDC
Hydraulic Engineer	TBC
Landscape Architect	Context

Title
Site Plan - Aerial Photo

Issued For
Resource Consent

Scale
1:200 @ A1



Project no.	Drawing no.	Rev.
25084	A0002	02



SITE PLAN KEY

- Contour Line
- Sewer Line
- Stormwater Line
- Boundary Line
- Parking Area
- Rubbish/Recycling Bins
- Washing Line
- Utility/Services Area
- Mailbox
- Refer to landscape drawing series L80 for paving and surface finishes
- Stormwater Manhole

Notes:

Refer to Civil Engineer's site plan for detailed ground level information.

Refer to Landscape Architect's plan for retaining wall, fencing, hardscape and planting information.

PLAN KEY

- 6x4 Outlook
- 6x4m Outlook Living Space
- 3x3
- 3x3m Outlook Main Bedroom
- 1x1m Outlook Secondary Room
- 5x4 Outdoor
- 5x4m Outdoor Living Space

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05	RC S92s	11/11/2025
04	PIM Application	4/11/2025
03	Resource Consent	25/09/2025
02	90% Resource Consent	14/07/2025
01	Design Report	30/06/2025

Rev	Note	Change	Date
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Civil Engineer
Structural Engineer
Hydraulic Engineer
Landscape Architect

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Title

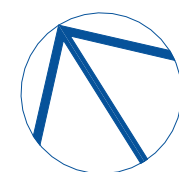
Proposed Site Plan

Issued For

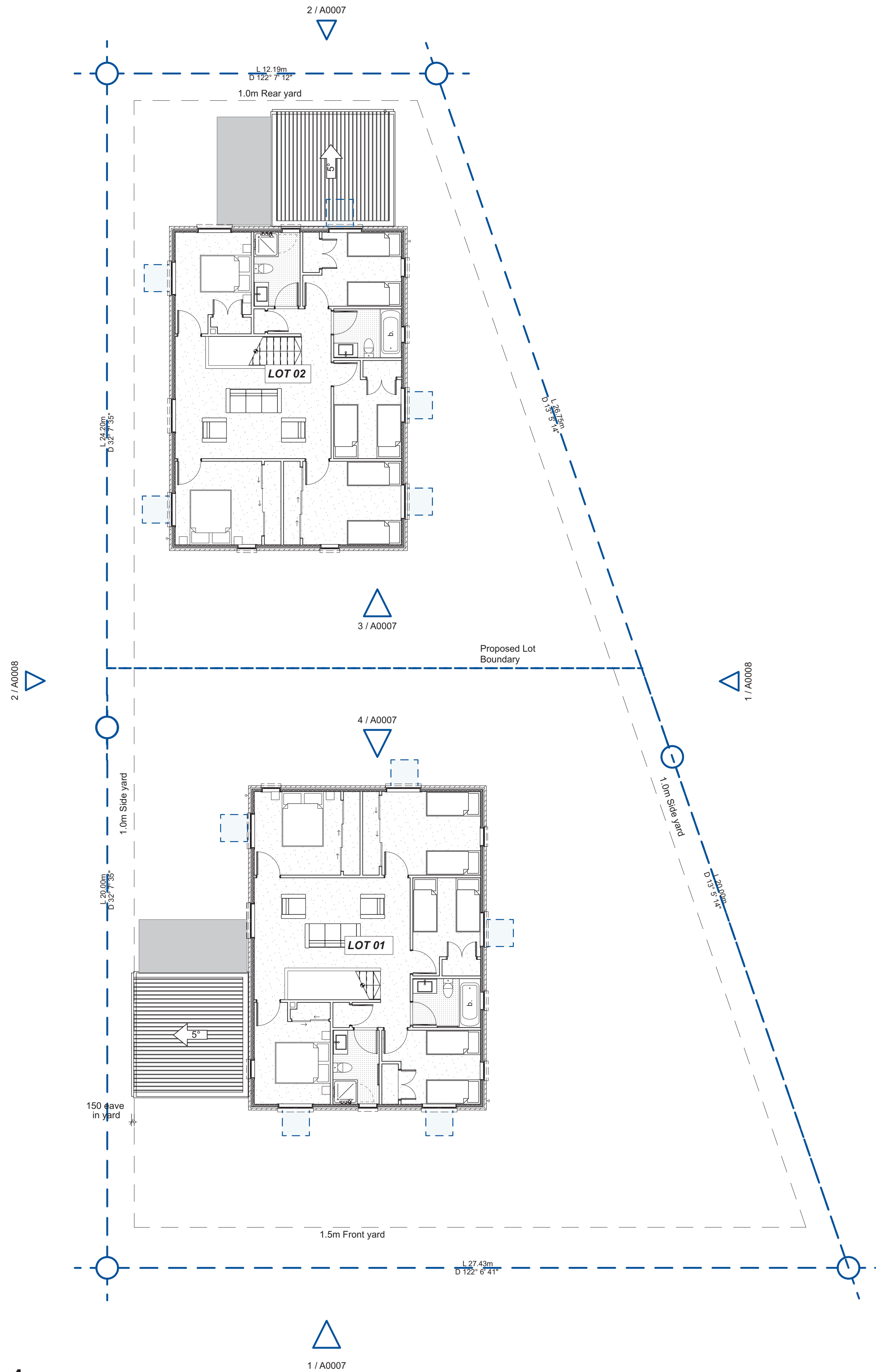
RC S92s

Scale

1:100 @ A1



Project no.	Drawing no.	Rev.
25084	A0003	05



1 / RC Site Plan First Floor

PLAN KEY	
	3x3m Outlook Main Bedroom
	1x1m Outlook Secondary Room

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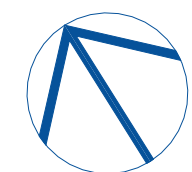


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Landscape Architect	Context

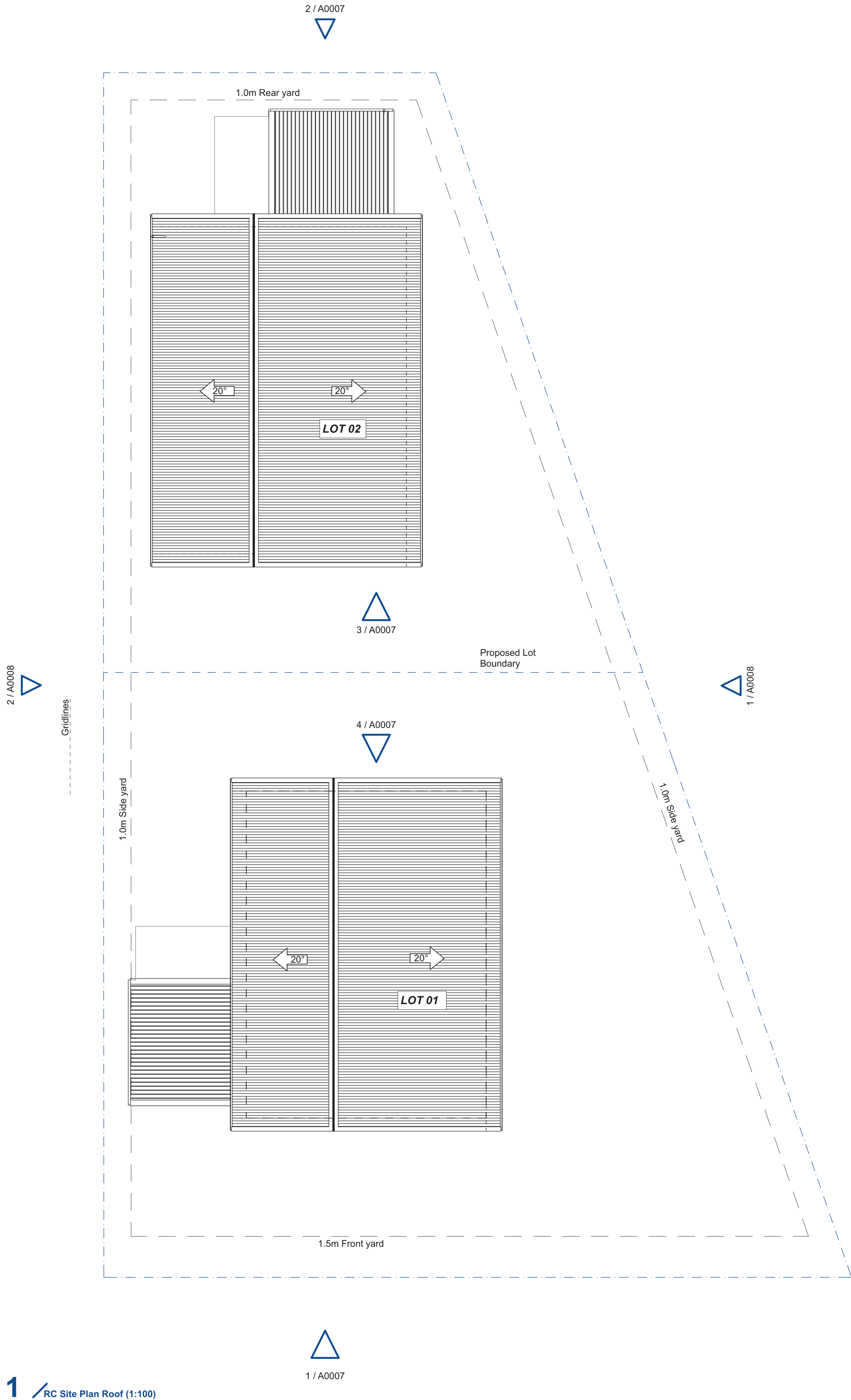
Title
Proposed First Floor Plan

Issued For
PIM Application

Scale
1:100 @ A1



Project no.	Drawing no.	Rev.
25084	A0004	04



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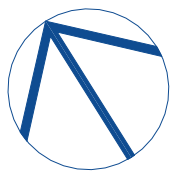
Project	26 Farringdon St Glen Innes Auckland Residential Development
Client	

Consultants	
Surveyor	Civix
Mechanical Engineer	TBC
Civil Engineer	Civix
Structural Engineer	EDC
Hydraulic Engineer	TBC
Landscape Architect	Context

Title
Proposed Site Roof Plan

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PIM Application

Scale
1:100 @ A1



Project no.	Drawing no.	Rev.
25084	A0005	04



Lot Areas			Measured Area	%	Compliant
Lot 01					
		Impervious	254.66	48.6%	Max 70% of Gross Lot Area
		Building coverage	127.06	30.6%	Max 50% of Net Lot Area
		Landscaped Area	203.66	49%	Min 30% of Net Lot Area
		Net area	415.82		
Lot 02					
		Impervious	210.10	60%	Max 70% of Gross Lot Area
		Building coverage	126.99	39.2%	Max 50% of Net Lot Area
		Landscaped Area	105.73	32.8%	Min 30% of Net Lot Area
		Net area	324.18		

Site Areas		Measured Area	%	Compliant
	Landscaped Area	309.39	35. %	Min 30% of Net Lot Area
	Impervious	464.76	53%	Max 70% of Gross Lot Area
	Building coverage	254.05	29.0%	Max 50% of Net Lot Area
	Gross area	875.77		
	Net area	740.00		

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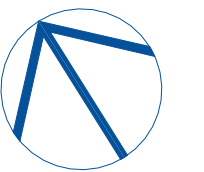


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Landscape Architect	Context

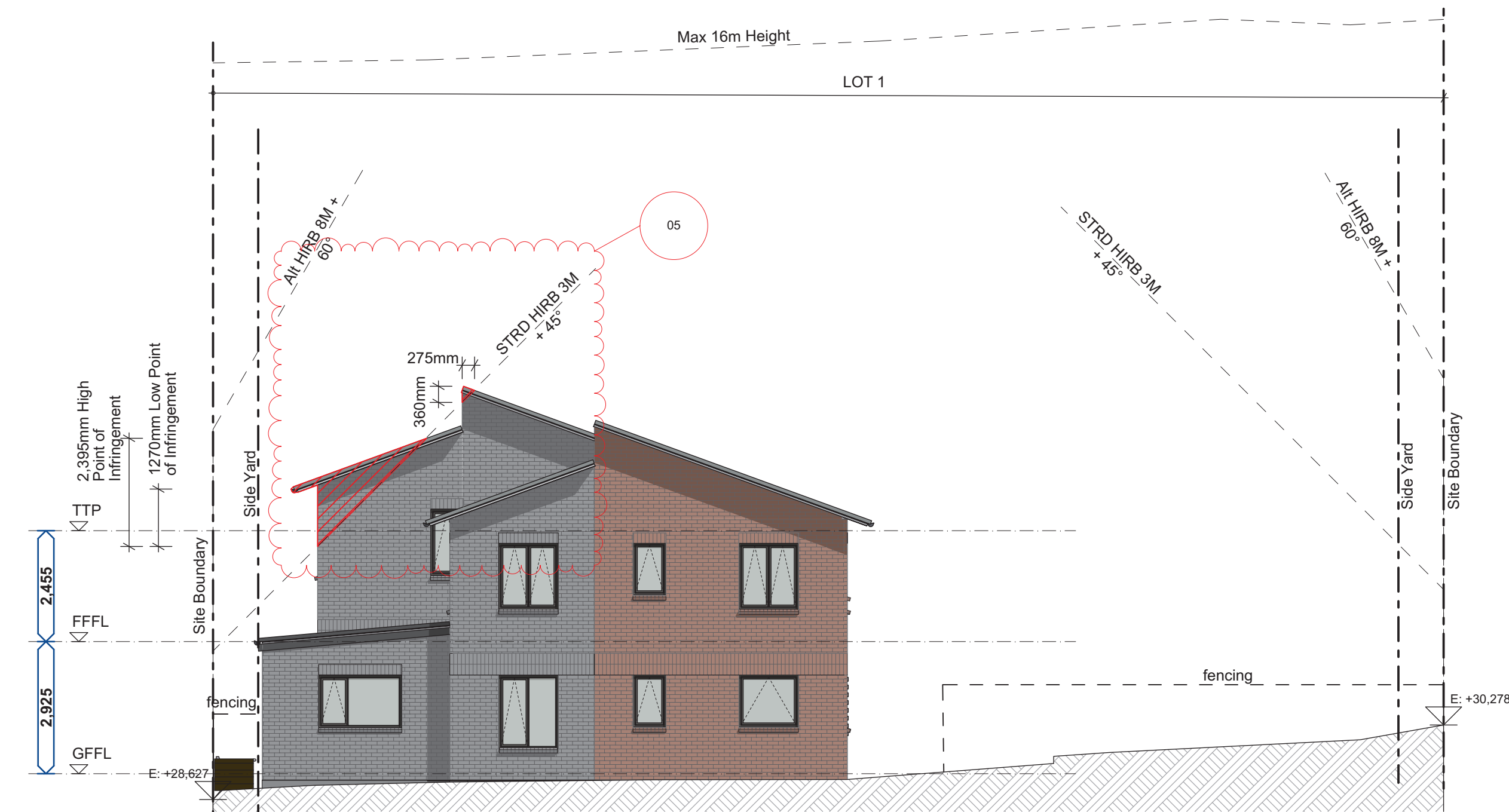
Title
Planning Control Calculations

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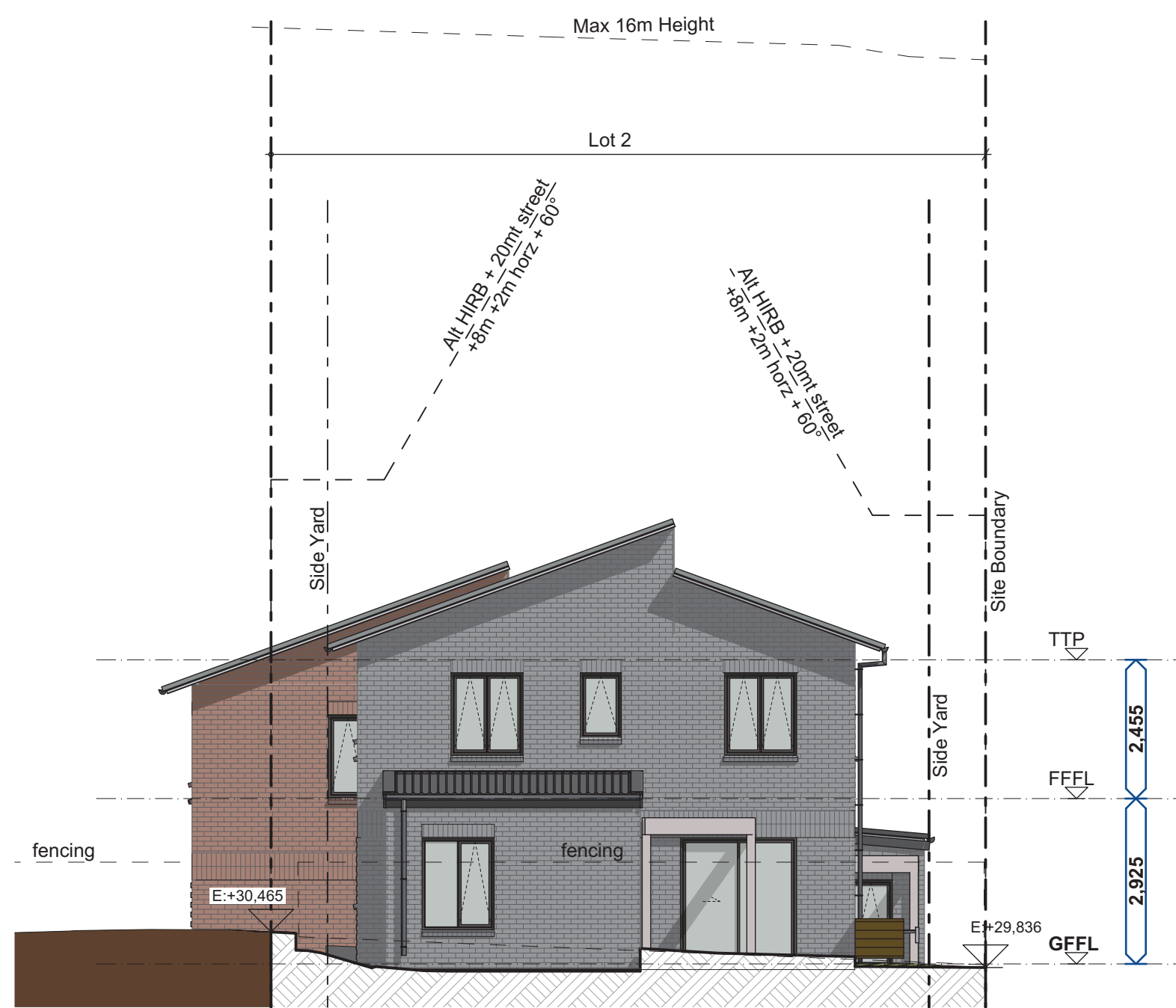
Scale
1:100 @ A1



Project no.	Drawing no.	Rev.
25084	A0006	03



1 / South Elevation (1:100)

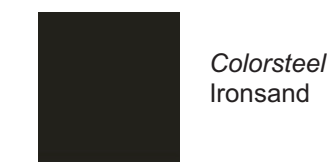


2 / North Elevation (1:100)

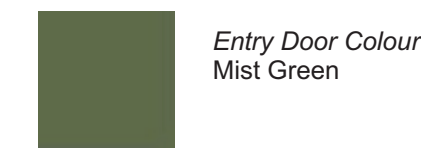
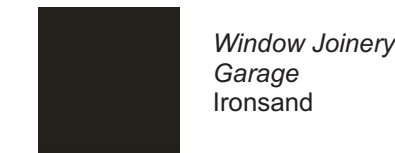
EXTERIOR COLOUR SCHEDULE

LOT 1

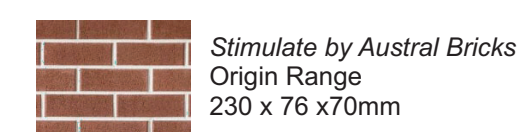
Roofing



Joinery



Brick Cladding



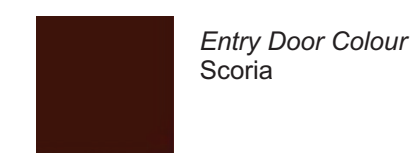
Standard grey grout throughout

LOT 2

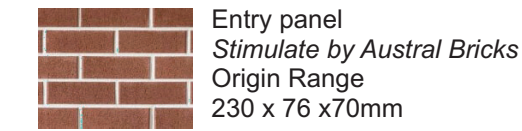
Roofing



Joinery



Brick Cladding



Standard grey grout throughout

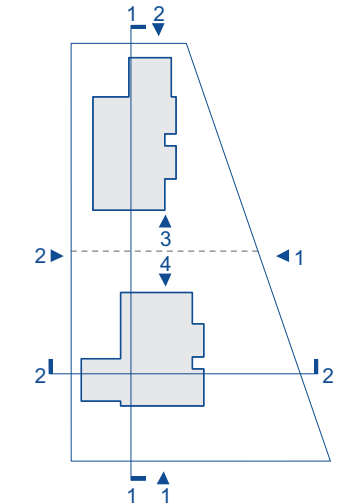
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Hydraulic Engineer	TBC
Landscape Architect	Context

Title
Site Elevations

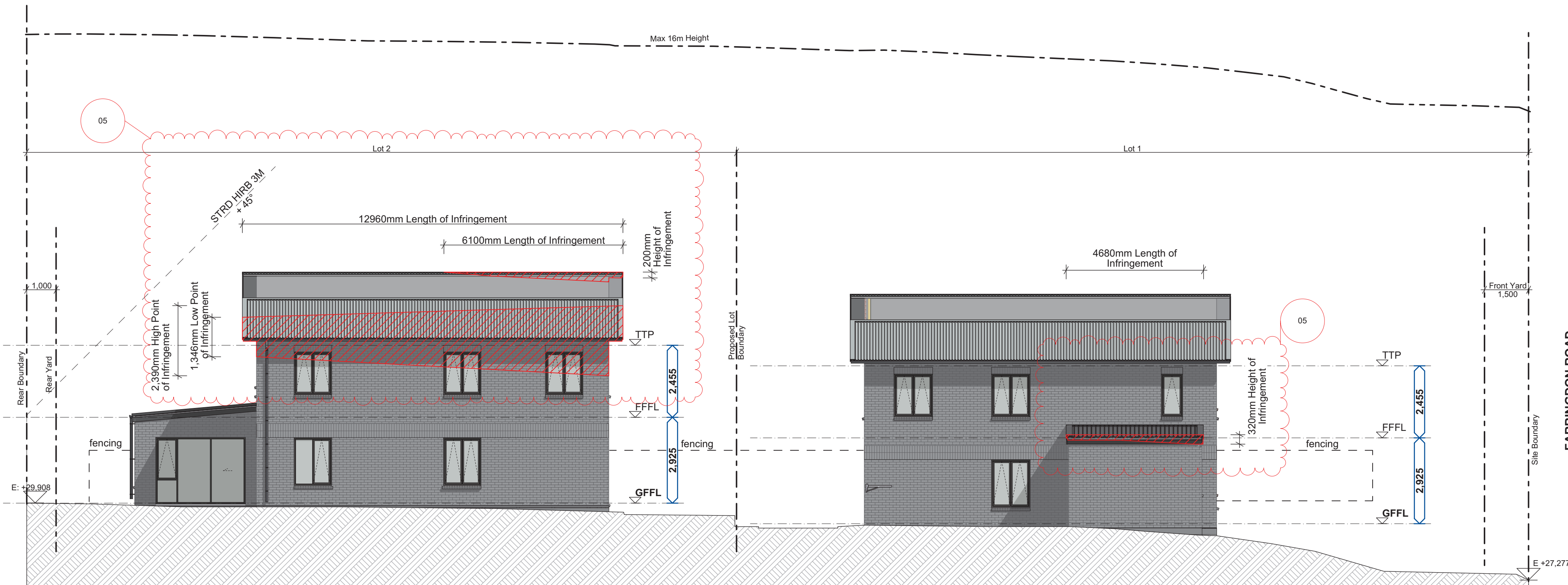
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RC S92s

Scale
1:100, 1:799.7983, 1:1 @ A1

Project no.	Drawing no.	Rev.
25084	A0007	05



1 / East Elevation (1:100)



2 / West Elevation (1:100)

Site Information

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Territorial Authority: Auckland City

Planning Zone: Terrace Housing and Apartment Building Zone

Wind Zone: High

Wind Region: A

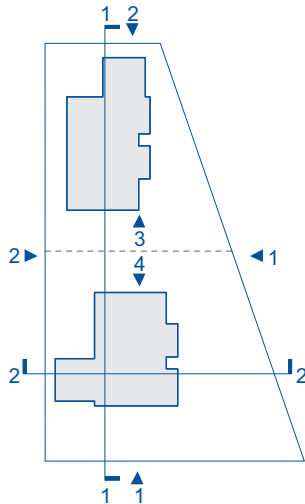
Lee Zone: N/A

Climate Zone: 1

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Exposure Zone: C

Snow Zone: N/A



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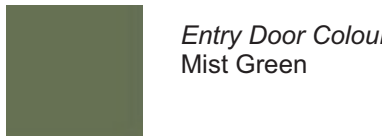
EXTERIOR COLOUR SCHEDULE

LOT 1

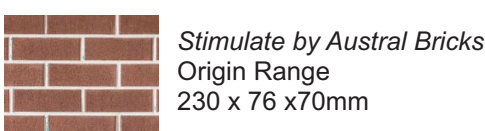
Roofing



Joinery



Brick Cladding

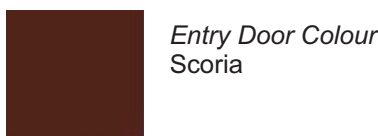


LOT 2

Roofing



Joinery



Brick Cladding



context

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Landscape Architect

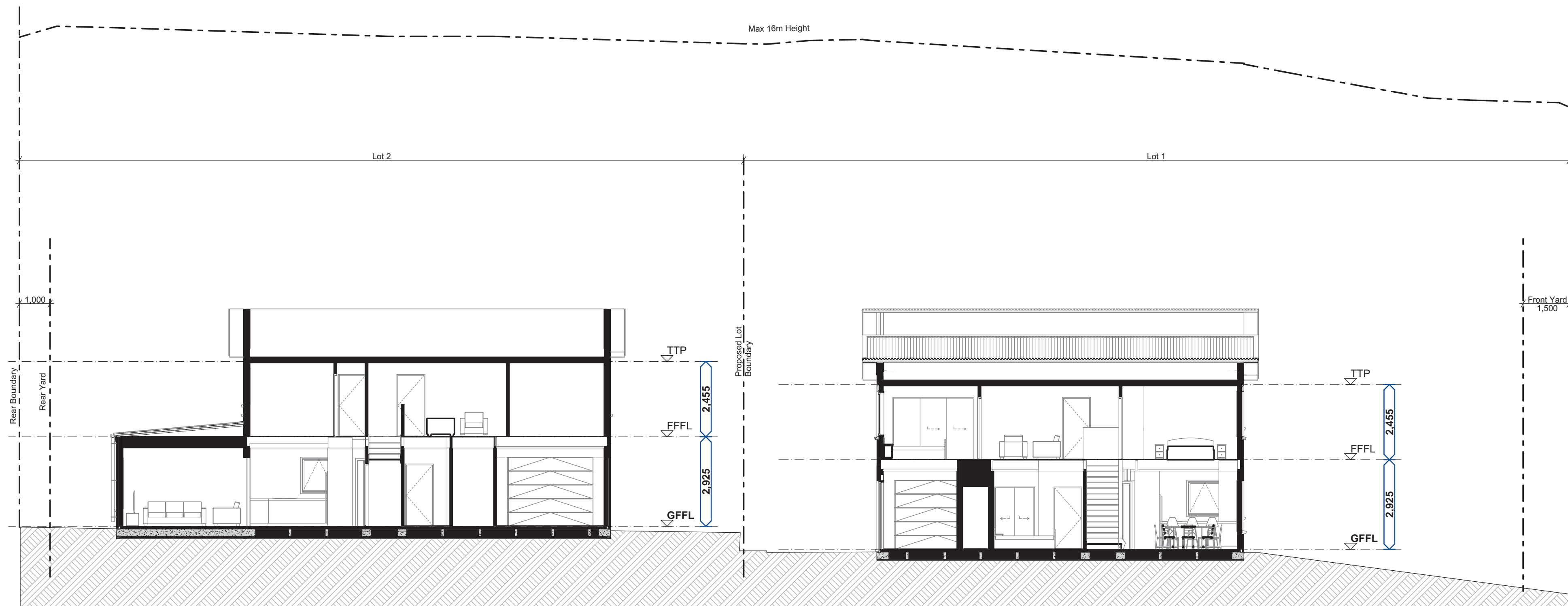
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Title
Site Elevations

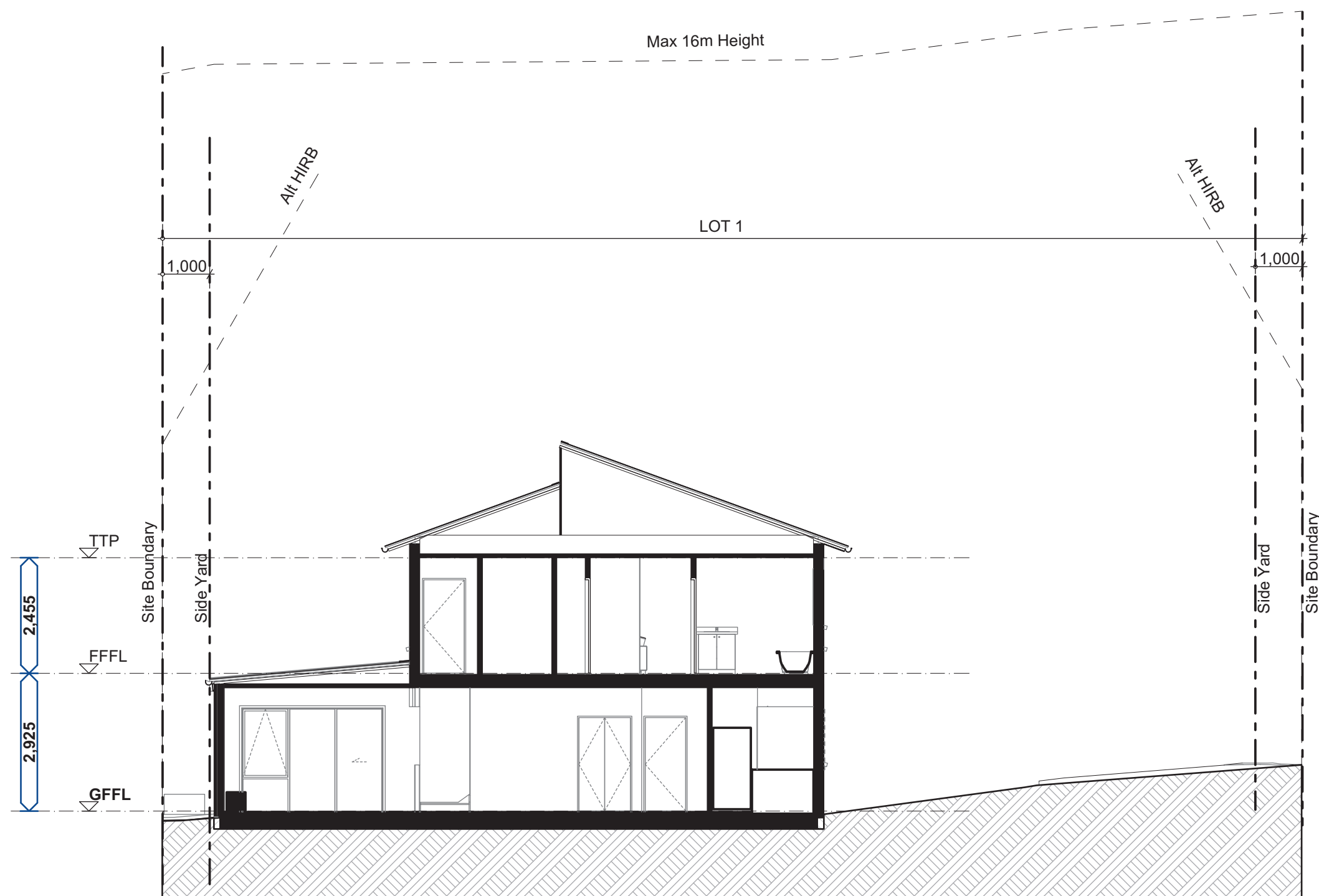
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RC S92s

Scale
1:100, 1:799.7983, 1:1 @ A1

Project no.	Drawing no.	Rev.
25084	A0008	05



1 / Long Section (1:100)



2 / Cross Section (1:100)

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Wind Region: A

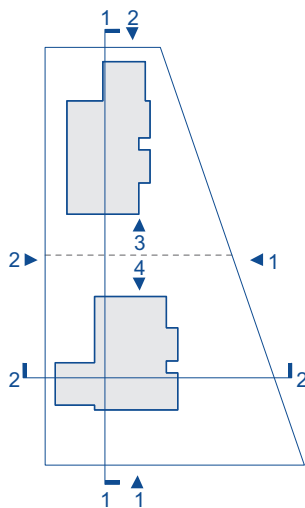
Lee Zone: N/A

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04	PIM Application	4/11/2025
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Title
Site Sections

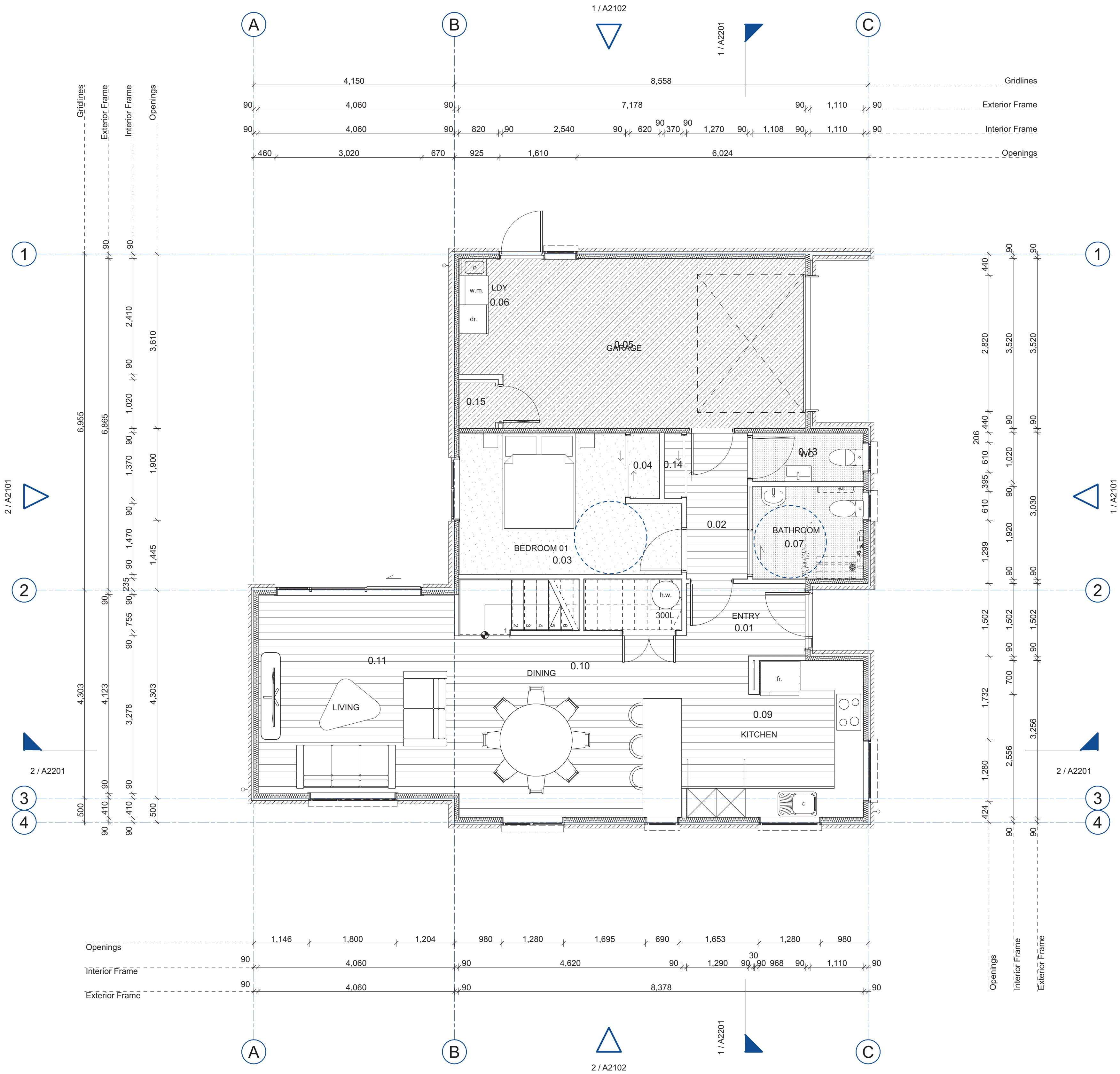
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PIM Application

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1:100, 1:799.7983 @ A1

Project no.	Drawing no.	Rev.
25084	A0009	04

GFL Areas Lot 01			
Level	GFA		
Ground Floor	112.01		
First Floor	100.62		
	212.63 m²		

Net Ground Floor Interior Rooms Area List Lot 01			
Unit Number	Room ID	Room Name	Area
---	0.01	Entry	3.36
	0.02	Lobby	3.97
	0.03	Bedroom 01	11.71
	0.04	Bed 01/WR	0.82
	0.05	Garage	21.18
	0.06	Laundry	0.93
	0.07	Bathroom (Accessible)	4.61
	0.09	Kitchen	16.71
	0.10	Dining	15.42
	0.11	Living Room	16.84
	0.13	WC	2.28
	0.14	Lobby/WR	0.48
	0.15	Garage/WR	0.61
			98.92 m²



1 / Ground Floor (1:50)

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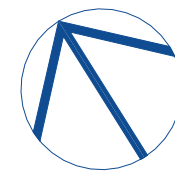
Consultants

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Landscape Architect	Context

Title
Ground Floor GA

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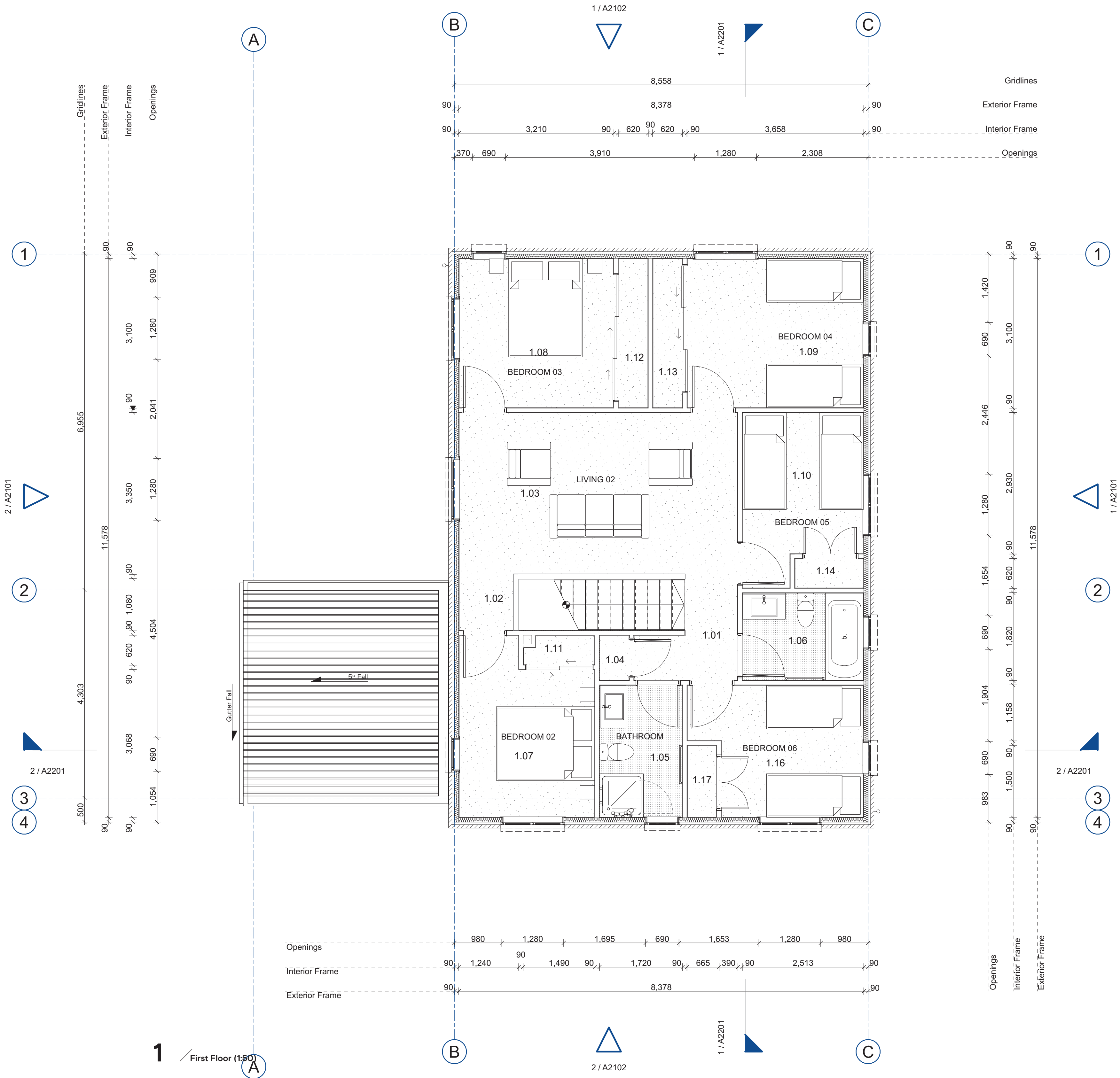
Scale
1:50 @ A1



Project no.	Drawing no.	Rev.
25084	A1100	03

GFL Areas Lot 01		
Level	GFA	
Ground Floor	112.01	
First Floor	100.62	
	212.63 m²	

Net First Floor Room Area List Lot 01			
Unit Number	Room ID	Room Name	Area
---	1.01	Landing	4.02
	1.02	Lobby FL	1.44
	1.03	Family Room FL	16.69
	1.04	Landing/WR	0.49
	1.05	Bathroom 02	4.09
	1.06	Bathroom 03	4.49
	1.07	Bedroom 02	10.91
	1.08	Bedroom 03	10.21
	1.09	Bedroom 04	12.74
	1.10	Bedroom 05	7.60
	1.11	Bed 02 / WR	0.91
	1.12	Bed 03 / WR	1.64
	1.13	Bed 04 / WR	0.93
	1.14	Bed 05 / WR	0.78
	1.16	Bedroom 06	8.80
	1.17	Bedroom 06/WR	0.89
			86.63 m²



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context

Project
26 Farrington St
Glen Innes Auckland
Residential Development

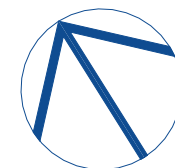
Client
 **CONSTRUCTA**

Consultants	
Surveyor	Civix
Mechanical Engineer	TBC
Civil Engineer	Civix
Structural Engineer	EDC
Hydraulic Engineer	TBC
Landscape Architect	Context

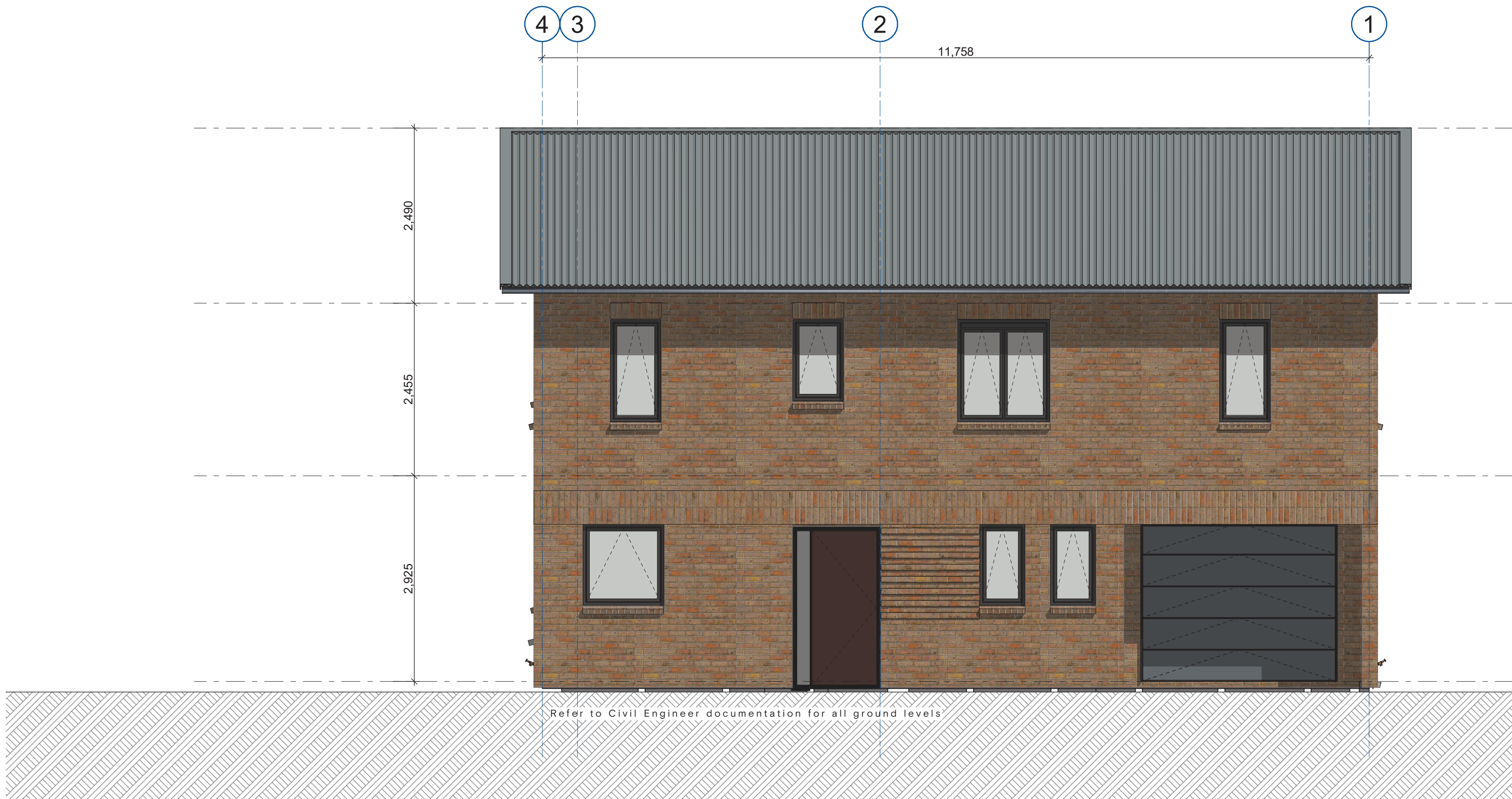
Title
First Floor GA

Issued For
Resource Consent

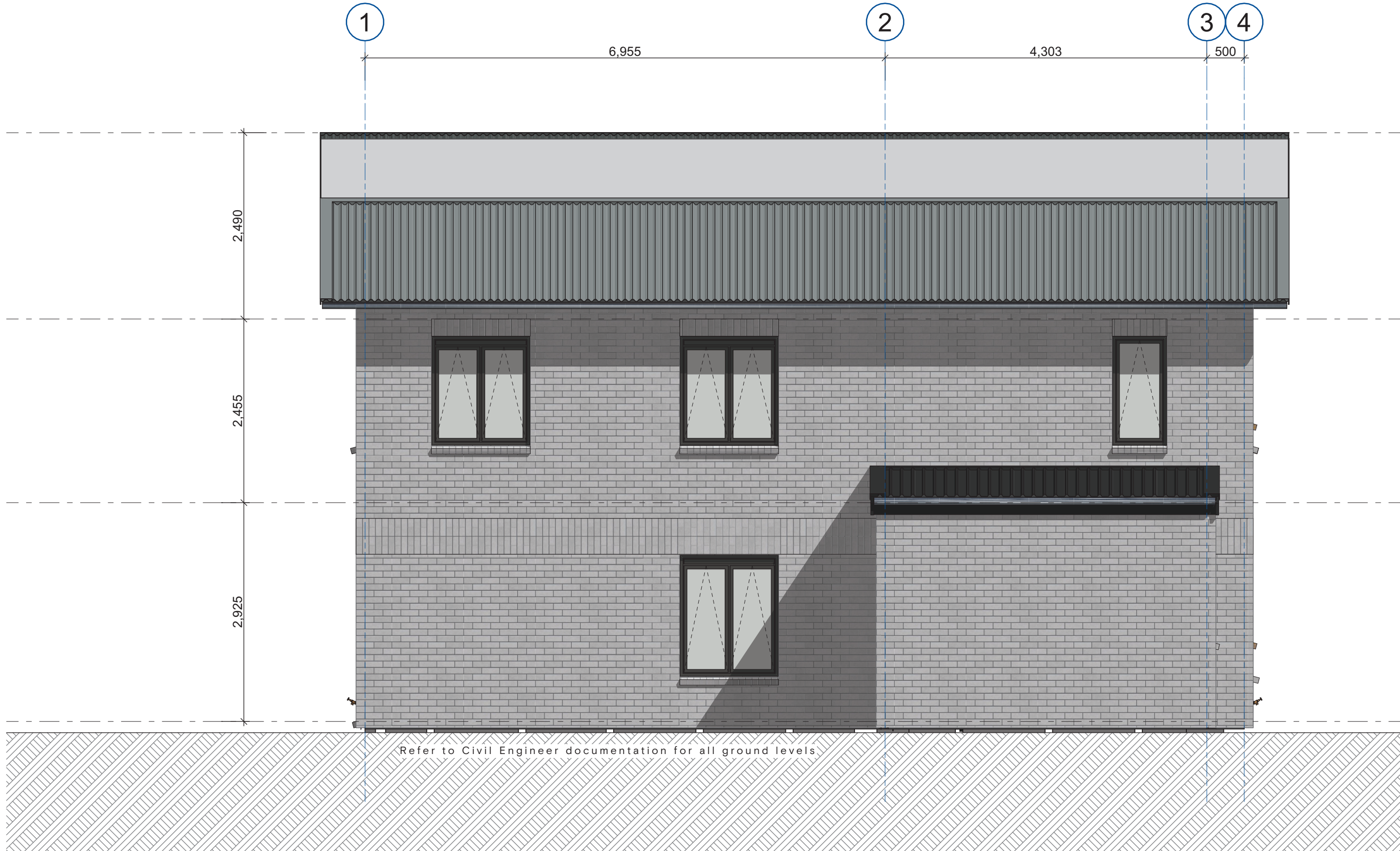
Scale
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Project no.	Drawing no.	Rev.
25084	A1101	03



1 / Elevation (t:50)

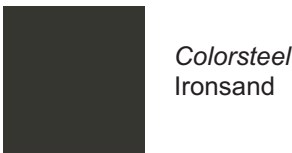


2 / Elevation (t:50)

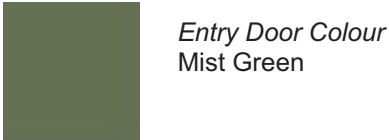
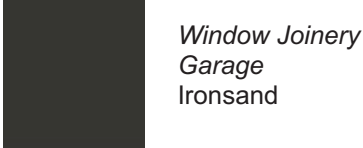
EXTERIOR COLOUR SCHEDULE

LOT 1

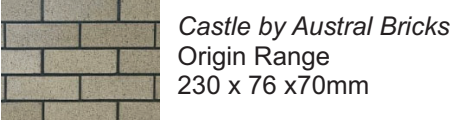
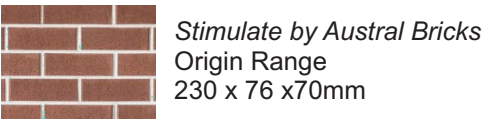
Roofing



Joinery



Brick Cladding



Standard grey grout throughout

Site Information

Address: 26 Farrington St, Glen Innes, Auckland, NZ
Legal Description: Lot 89 DP no. DP 41342
Territorial Authority: Auckland City
Planning Zone: Terrace Housing and Apartment Building Zone
Wind Zone: High
Wind Region: A
Lee Zone: N/A
Climate Zone: 1
Earthquake Zone: Zone 1
Exposure Zone: C
Snow Zone: N/A

03	Resource Consent	25/09/2025
02	90% Resource Consent	14/07/2025
01	Design Report	30/06/2025

Rev	Note	Change	Date
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26 Farrington St
Glen Innes Auckland
Residential Development



Consultants

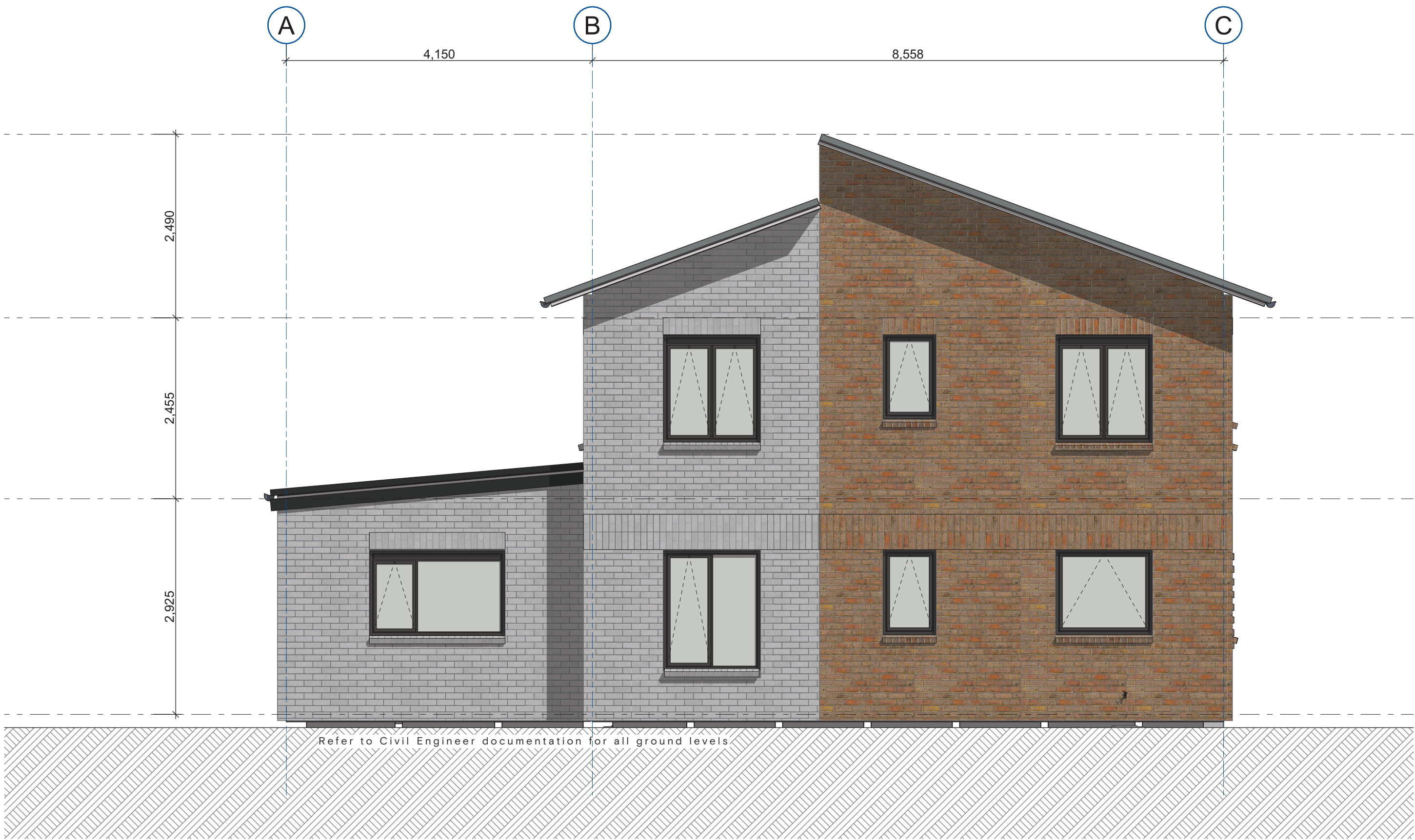
Surveyor
Mechanical Engineer
Civil Engineer
Structural Engineer
Hydraulic Engineer
Landscape Architect
Civix
TBC
Civix
EDC
TBC
Context

Title
Elevations

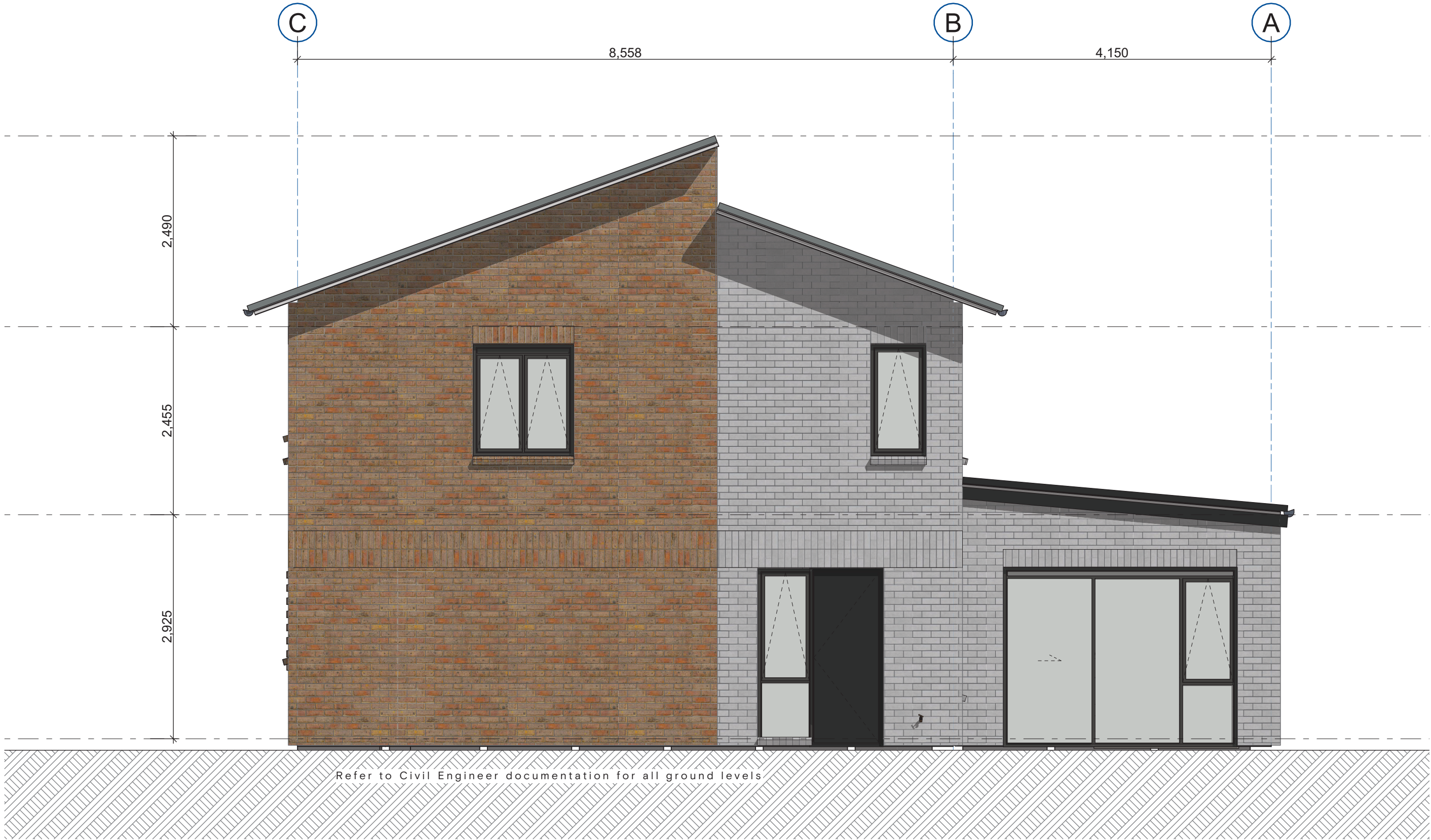
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Resource Consent

Scale
1:50, 1:1 @ A1

Project no.	Drawing no.	Rev.
25084	A1102	03



1 / Elevation (1:50)



2 / Elevation (1:50)

EXTERIOR COLOUR SCHEDULE

LOT 1

Roofing

Colorsteel
Ironsand

Joinery

Window Joinery
Garage
Ironsand

Entry Door Colour
Mist Green

Brick Cladding

Stimulate by Austral Bricks
Origin Range
230 x 76 x70mm

Castle by Austral Bricks
Origin Range
230 x 76 x70mm

Standard grey grout
throughout

Site Information

Address: 26 Farrington St, Glen Innes, Auckland, NZ
Legal Description: Lot 89 DP no. DP 41342
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Planning Zone: Terrace Housing and Apartment Building Zone
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Wind Region: A
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Climate Zone: 1
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Exposure Zone: C
Snow Zone: N/A

03	Resource Consent	25/09/2025
02	90% Resource Consent	14/07/2025
01	Design Report	30/06/2025

Rev	Note	Change	Date
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Project
26 Farrington St
Glen Innes Auckland
Residential Development

Client
CONSTRUCTA

Consultants

Surveyor
Mechanical Engineer
Civil Engineer
Structural Engineer
Hydraulic Engineer
Landscape Architect
Civix
TBC
Civix
EDC
TBC
Context

Title
Elevations

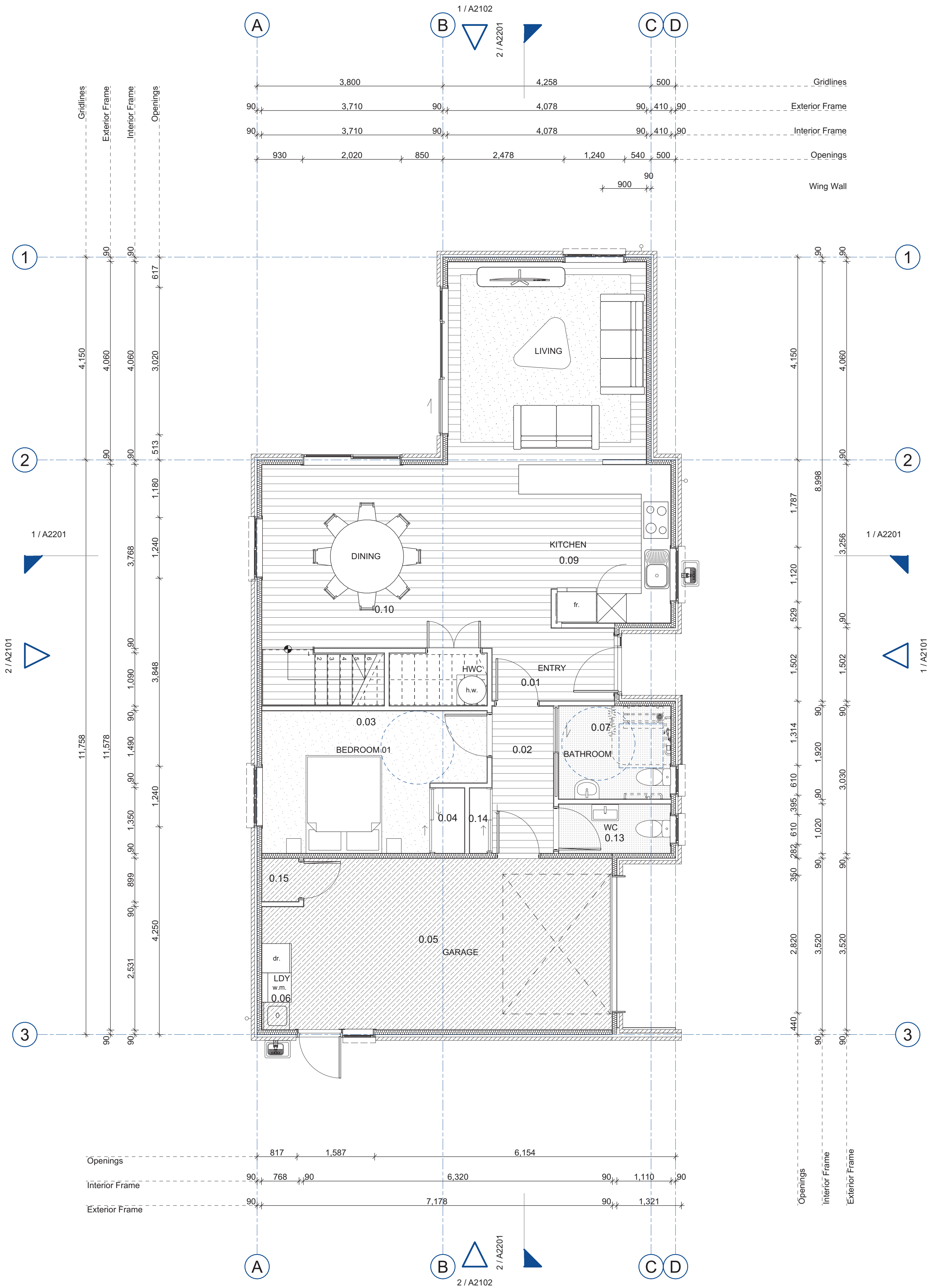
Issued For
Resource Consent

Scale
1:50, 1:1 @ A1

Project no.	Drawing no.	Rev.
25084	A1103	03

Unit GFA Areas Lot 02		
Level	GFA	
Ground Floor	112.52	
First Floor	100.62	
	213.14 m²	

Net Ground Floor Interior Rooms Area List Lot 02			
Unit Number	Room ID	Room Name	Area
***	0.01	Entry	3.36
	0.02	Lobby	3.97
	0.03	Bedroom 01	11.71
	0.04	Bed 01/WR	0.80
	0.05	Garage	21.18
	0.06	Laundry	0.93
	0.07	Bathroom (Accessible)	4.61
	0.09	Kitchen	16.44
	0.10	Dining	15.42
	0.11	Living Room	16.84
	0.13	WC	2.28
	0.14	Lobby/WR	0.47
	0.15	Garage/WR	0.61
			98.62 m²



1 / Ground Floor (1:50)

Site Information

Address: 26 Farrington St, Glen Innes, Auckland, NZ

Legal Description: Lot 89 DP no. DP 41342

Territorial Authority: Auckland City

Planning Zone: Terrace Housing and Apartment Building Zone

Wind Zone: High

Wind Region: A

Lee Zone: N/A

Climate Zone: 1

Earthquake Zone: Zone 1

Exposure Zone: C

Snow Zone: N/A

03	Resource Consent	25/09/2025
02	90% Resource Consent	14/07/2025
01	Design Report	30/06/2025

Rev	Note	Change	Date
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Project
26 Farrington St
Glen Innes Auckland
Residential Development

Client
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Consultants

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Mechanical Engineer	TBC
Civil Engineer	Civix
Structural Engineer	EDC
Hydraulic Engineer	TBC
Landscape Architect	Context

Title
Ground Floor GA

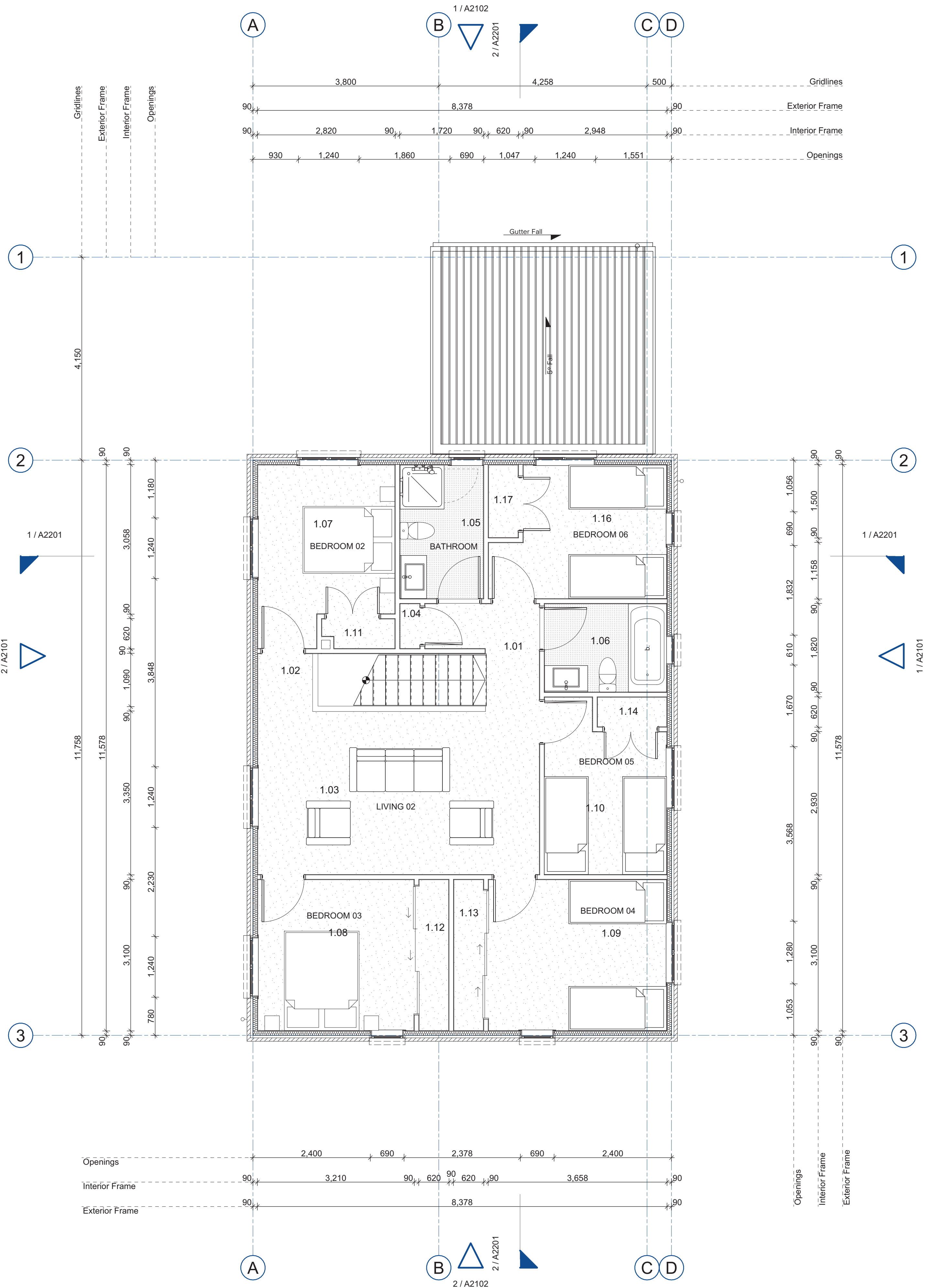
Issued For
Resource Consent

Scale
1:50 @ A1

Project no.	Drawing no.	Rev.
25084	A1110	03

Unit GFA Areas Lot 02		
Level	GFA	
Ground Floor	112.52	
First Floor	100.62	
	213.14 m²	

Net First Floor Room Area List Lot 02			
Unit Number	Room ID	Room Name	Area
---	1.01	Landing	4.02
	1.02	Lobby FL	1.44
	1.03	Family Room FL	16.69
	1.04	Landing/WR	0.49
	1.05	Bathroom 02	4.09
	1.06	Bathroom 03	4.49
	1.07	Bedroom 02	10.91
	1.08	Bedroom 03	10.21
	1.09	Bedroom 04	12.74
	1.10	Bedroom 05	7.60
	1.11	Bed 02 / WR	0.91
	1.12	Bed 03 / WR	1.64
	1.13	Bed 04 / WR	0.93
	1.14	Bed 05 / WR	0.78
	1.16	Bedroom 06	8.80
	1.17	Bedroom 06/WR	0.89
			86.63 m²



1 / First Floor (150)

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Wind Region: A

Lee Zone: N/A

Climate Zone: 1

Earthquake Zone: Zone 1

Exposure Zone: C

Snow Zone: N/A

03	Resource Consent	25/09/2025
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context

Project
26 Farrington St
Glen Innes Auckland
Residential Development

Client
CONSTRUCTA

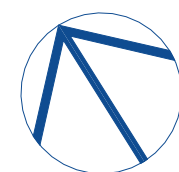
Consultants

Surveyor	Civix
Mechanical Engineer	TBC
Civil Engineer	Civix
Structural Engineer	EDC
Hydraulic Engineer	TBC
Landscape Architect	Context

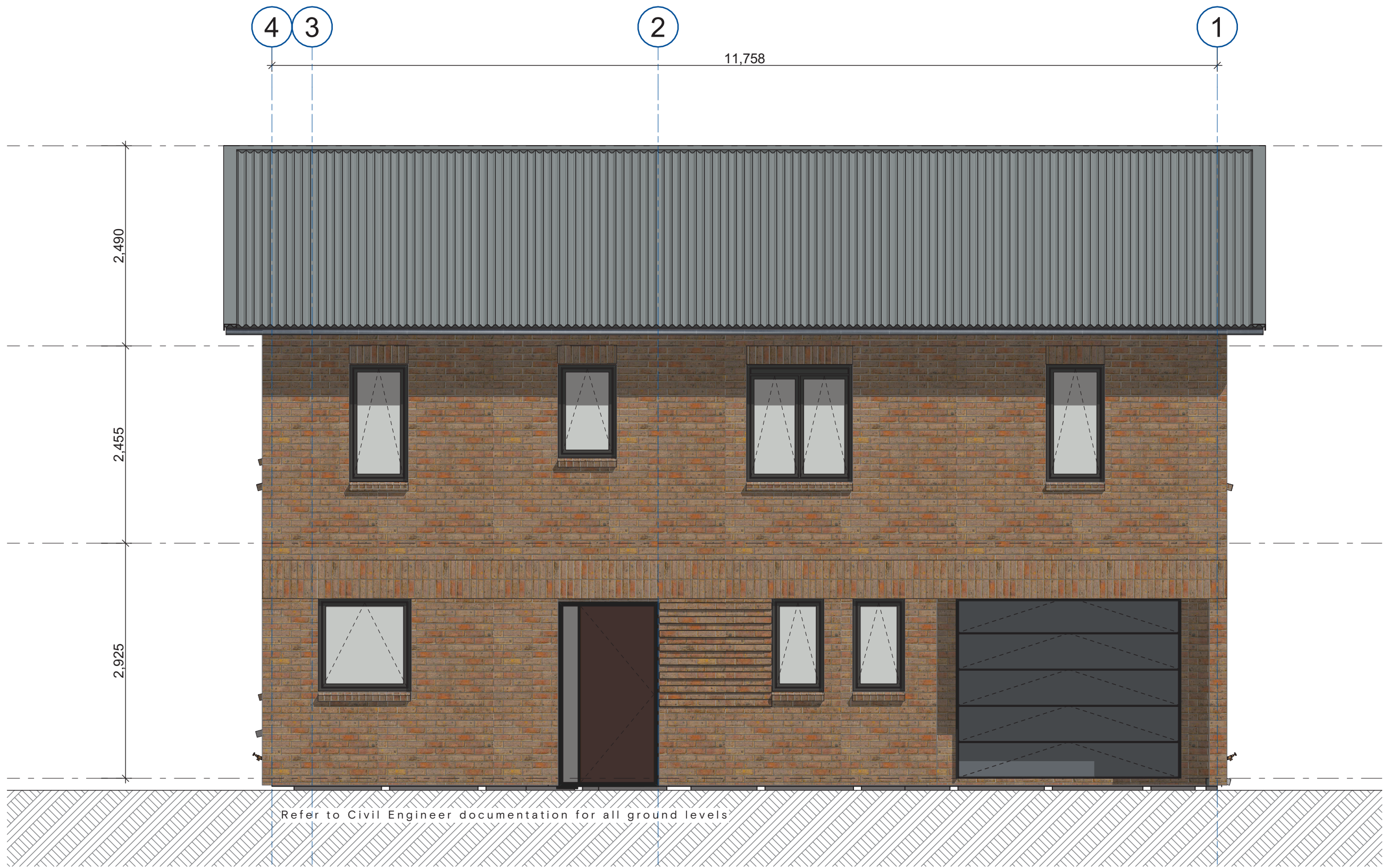
Title
First Floor GA

Issued For
Resource Consent

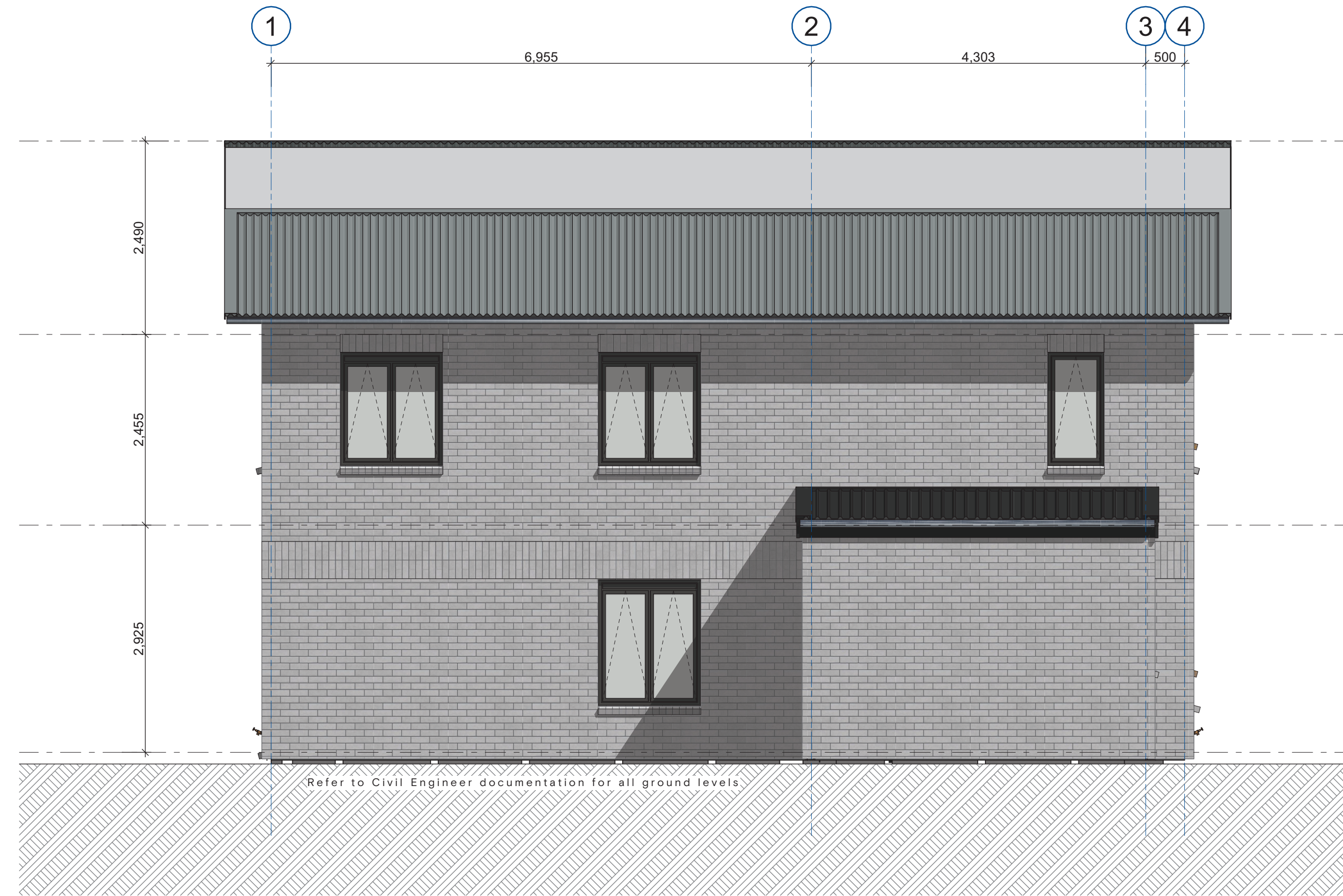
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Project no.	Drawing no.	Rev.
25084	A1111	03



1 / Elevation (1:50)



2 / Elevation (1:50)

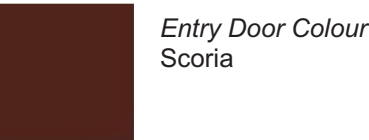
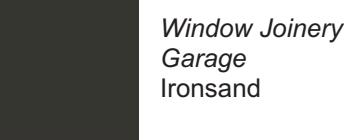
EXTERIOR COLOUR SCHEDULE

LOT 2

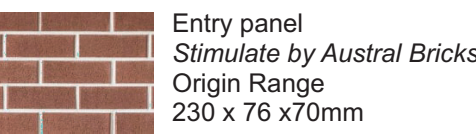
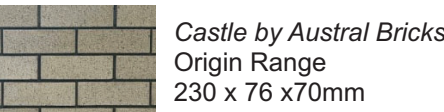
Roofing



Joinery



Brick Cladding



Standard grey grout throughout

Site Information

Address: 26 Farringdon St, Glen Innes, Auckland, NZ
Legal Description: Lot 89 DP no. DP 41342
Territorial Authority: Auckland City
Planning Zone: Terrace Housing and Apartment Building Zone
Wind Zone: High
Wind Region: A
Lee Zone: N/A
Climate Zone: 1
Earthquake Zone: Zone 1
Exposure Zone: C
Snow Zone: N/A

03	Resource Consent	25/09/2025
02	90% Resource Consent	14/07/2025
01	Design Report	30/06/2025

Rev	Note	Change	Date
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Project
26 Farringdon St
Glen Innes Auckland
Residential Development



Consultants

Surveyor
Mechanical Engineer
Civil Engineer
Structural Engineer
Hydraulic Engineer
Landscape Architect
Civix
TBC
Civix
EDC
TBC
Context

Title
Elevations

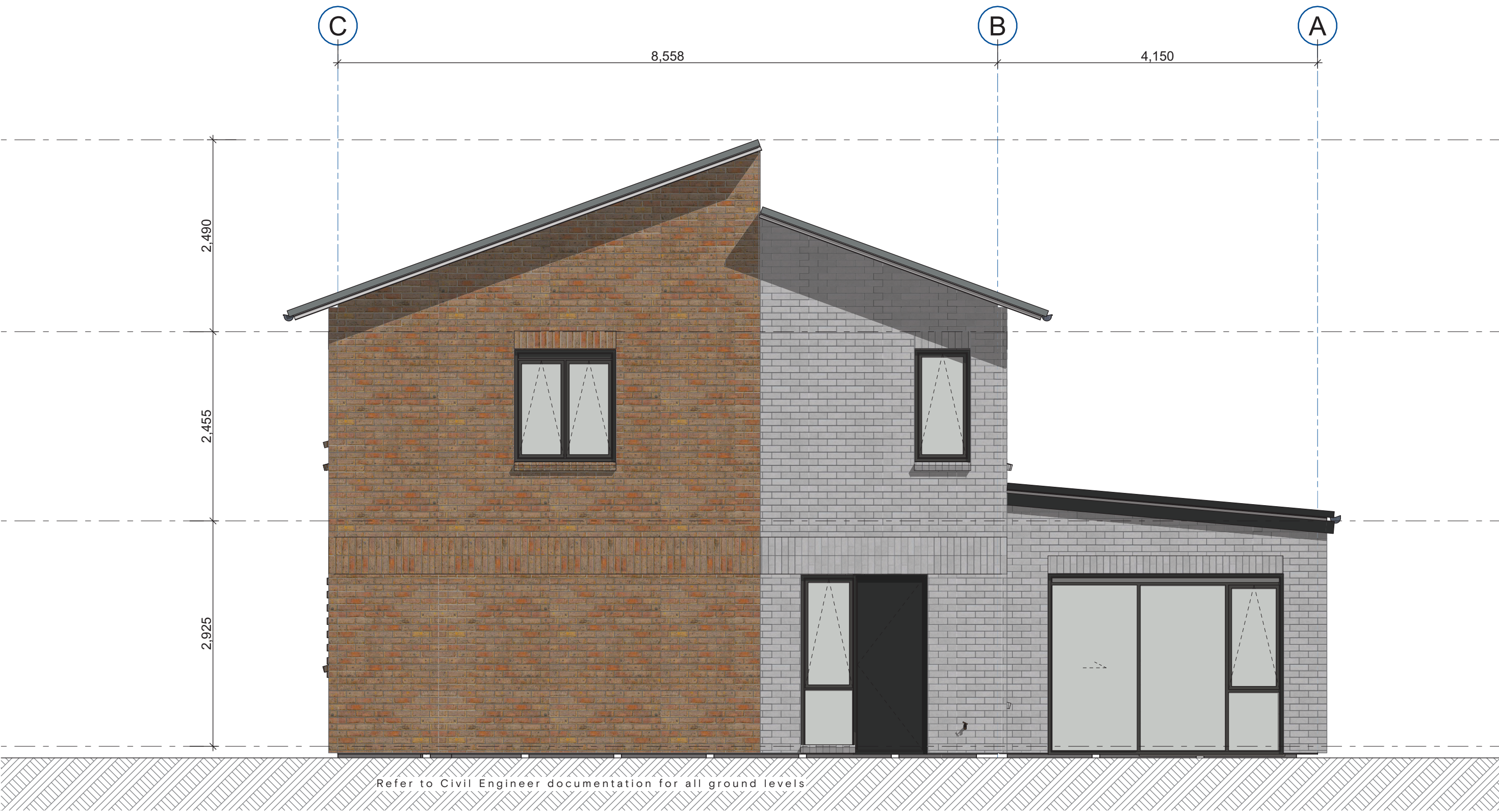
Issued For
Resource Consent

Scale
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Project no.	Drawing no.	Rev.
25084	A1112	03



1 / Elevation (1:50)



2 / Elevation (1:50)

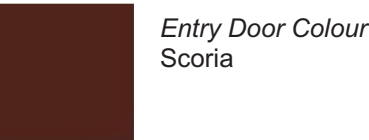
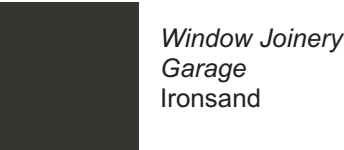
EXTERIOR COLOUR SCHEDULE

LOT 2

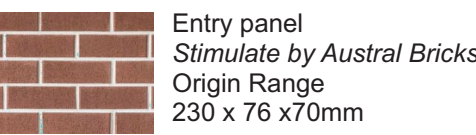
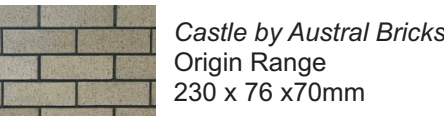
Roofing



Joinery



Brick Cladding



Standard grey grout throughout

Site Information

Address: 26 Farrington St, Glen Innes, Auckland, NZ
Legal Description: Lot 89 DP no. DP 41342
Territorial Authority: Auckland City
Planning Zone: Terrace Housing and Apartment Building Zone
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Climate Zone: 1
Earthquake Zone: Zone 1
Exposure Zone: C
Snow Zone: N/A

03	Resource Consent	25/09/2025
02	90% Resource Consent	14/07/2025
01	Design Report	30/06/2025

Rev	Note	Change	Date
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Project
26 Farrington St
Glen Innes Auckland
Residential Development



Consultants

Surveyor
Mechanical Engineer
Civil Engineer
Structural Engineer
Hydraulic Engineer
Landscape Architect
Civix
TBC
Civix
EDC
TBC
Context

Title
Elevations

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Resource Consent

Scale
1:50, 1:1 @ A1

Project no.	Drawing no.	Rev.
25084	A1113	03



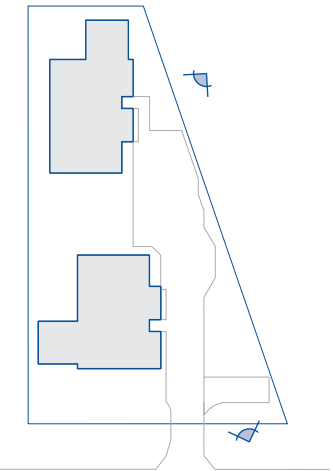
Site Information

Address: 26 Farringdon St, Glen Innes, Auckland, NZ

Legal Description: Lot 89 DP no. DP 41342

Territorial Authority: Auckland City
Planning Zone: Terrace Housing and Apartment Building Zone

Wind Zone: High
Wind Region: A
Lee Zone: N/A
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Exposure Zone: C
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03	Resource Consent	25/09/2025
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Project
**26 Farringdon St
Glen Innes Auckland
Residential Development**



Consultants

Surveyor	Civix
Mechanical Engineer	TBC
Civil Engineer	Civix
Structural Engineer	EDC
Hydraulic Engineer	TBC
Landscape Architect	Context

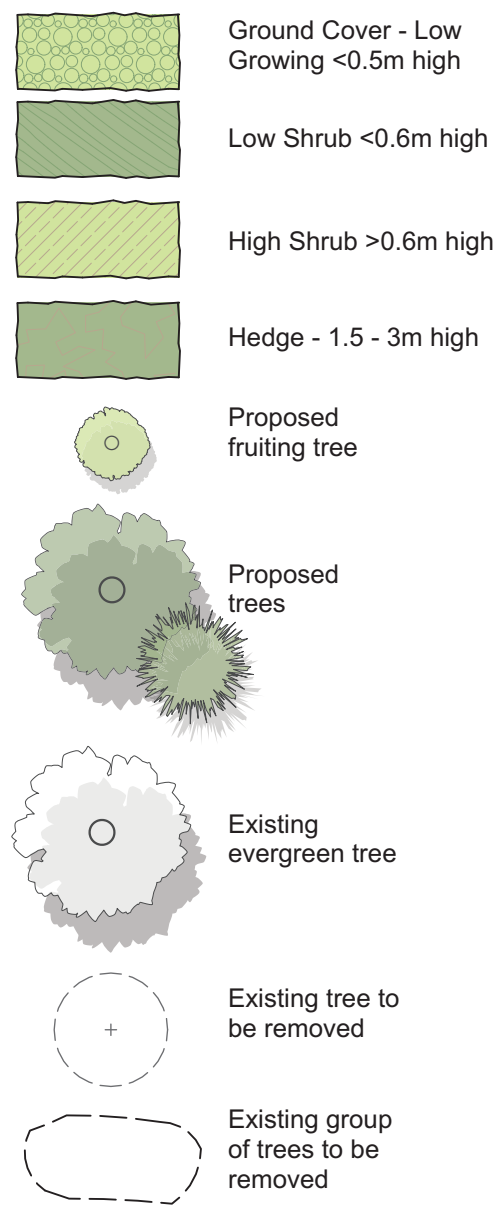
Title
Visual renderings

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Resource Consent

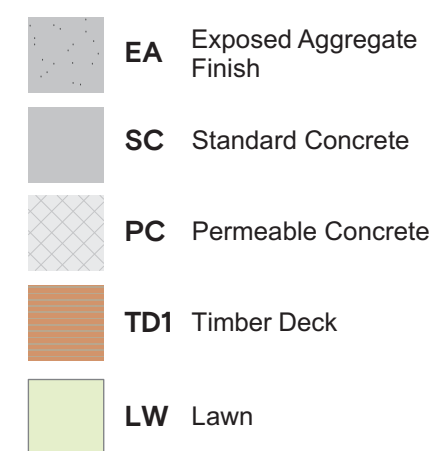
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Project no.	Drawing no.	Rev.
25084	A1120	03

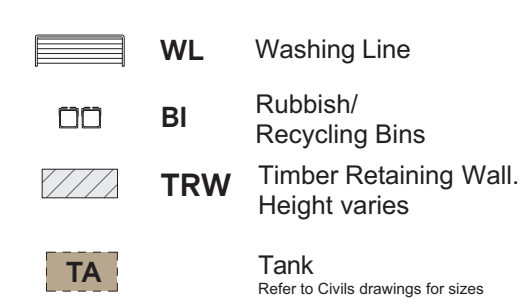
Planting Legend



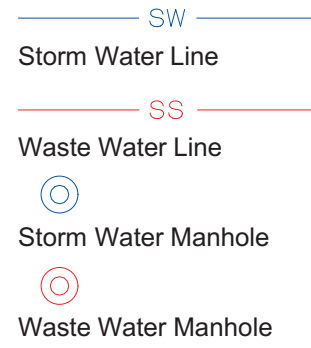
Ground Paving Legend



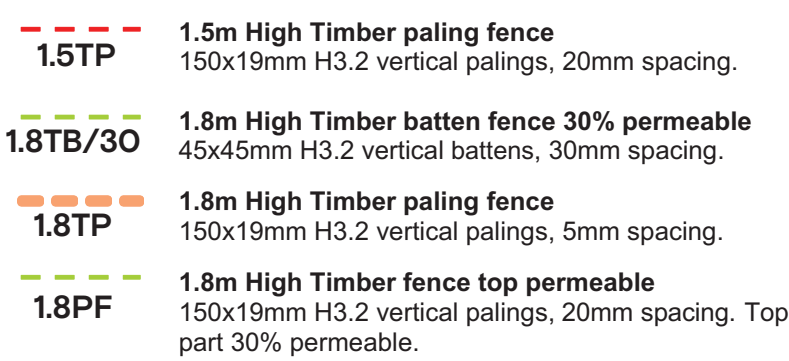
Services Legend



Existing Services Legend



Fence Legend



Site Information

Address: 26 Farringdon St, Glen Innes, Auckland, NZ
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03	Resource Consent	25/09/2025
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Project
**26 Farringdon St
Glen Innes Auckland
Residential Development**



Consultants

Surveyor
Mechanical Engineer
Civil Engineer
Structural Engineer
Hydraulic Engineer
Landscape Architect
**Civix
TBC
Civix
EDC
TBC
Context**

Title
Landscape GA

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Resource Consent

Scale
1:100 @ A1



Project no.	Drawing no.	Rev.
25084	L0001	03



FINISHES LEGEND

- EA** Exposed Aggregate Finish
- SC1** Standard Concrete type 1
- SC2** Standard Concrete type 2
- PC** Permeable Concrete
- TD** Timber Deck

Site Information

Address: 26 Farrington St, Glen Innes, Auckland, NZ

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Exposure Zone: C

Snow Zone: N/A

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02	90% Resource Consent	14/07/2025
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Project
**26 Farrington St
Glen Innes Auckland
Residential Development**

Client
CONSTRUCTA

Consultants

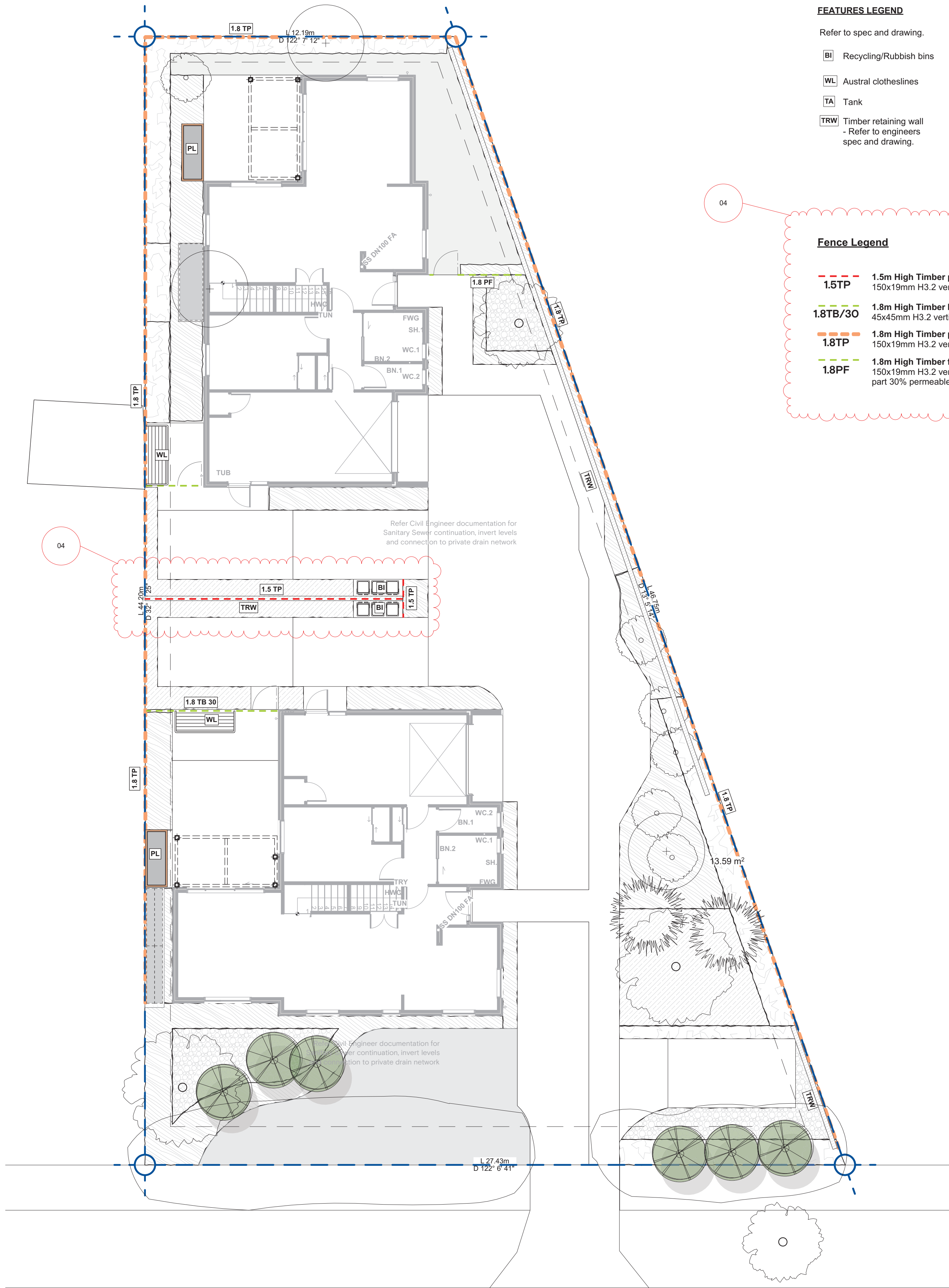
Surveyor	Civix
Mechanical Engineer	TBC
Civil Engineer	Civix
Structural Engineer	EDC
Hydraulic Engineer	TBC
Landscape Architect	Context

Title
Landscape Finishes Plan

Issued For
Resource Consent

Scale
1:100 @ A1

Project no.	Drawing no.	Rev.
25084	L0002	03



FEATURES LEGEND

Refer to spec and drawing.

- Recycling/Rubbish bins
- Austral clotheslines
- Tank
- Timber retaining wall
- Refer to engineers spec and drawing.

Fence Legend

- 1.5m High Timber paling fence
150x19mm H3.2 vertical palings, 20mm spacing.
- 1.8m High Timber batten fence 30% permeable
45x45mm H3.2 vertical battens, 30mm spacing.
- 1.8m High Timber paling fence
150x19mm H3.2 vertical palings, 5mm spacing.
- 1.8m High Timber fence top permeable
150x19mm H3.2 vertical palings, 20mm spacing. Top part 30% permeable.

Site Information

Address: 26 Farringdon St, Glen Innes, Auckland, NZ
Legal Description: Lot 89 DP no. DP 41342
Territorial Authority: Auckland City
Planning Zone: Terrace Housing and Apartment Building Zone
Wind Zone: High
Wind Region: A
Lee Zone: N/A
Climate Zone: 1
Earthquake Zone: Zone 1
Exposure Zone: C
Snow Zone: N/A

04	RC S92s	11/11/2025
03	Resource Consent	25/09/2025
02	90% Resource Consent	14/07/2025
01	Design Report	30/06/2025

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Project
26 Farringdon St
Glen Innes Auckland
Residential Development



Consultants

Surveyor	Civix
Mechanical Engineer	TBC
Civil Engineer	Civix
Structural Engineer	EDC
Hydraulic Engineer	TBC
Landscape Architect	Context

Title
Landscape Features and Fencing Plan

Issued For
RC S92s

Scale
1:100 @ A1

Project no.	Drawing no.	Rev.
25084	L0003	04

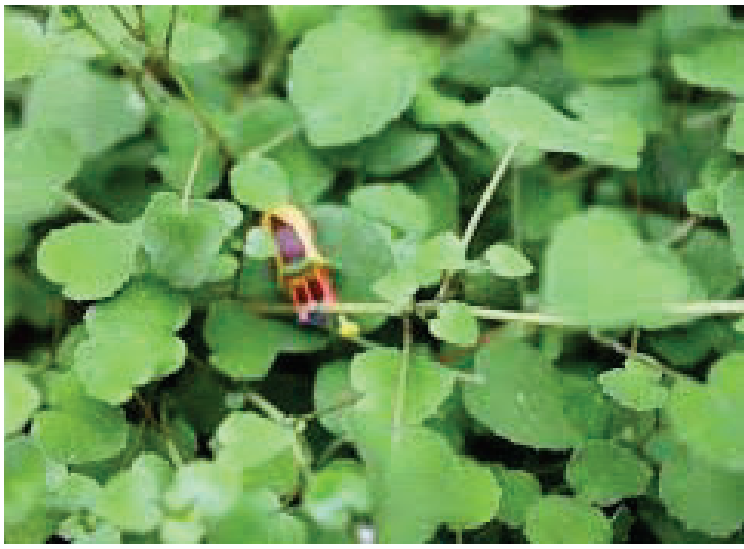
100%



Coprosoma 'Poor knights'



Lobelia angulata



Fuchsia procumbens

1. All planting areas to be prepared with 300mm topsoil min. depth and mulched with 100mm depth of mulch, min. 75mm when settled. Refer to drawings and specification
2. All tree pits to be prepared in accordance with drawings and specification.
3. Root Barrier required for trees closer than 3m to any dwelling and 1m to any pipe.

Address:	26 Farringdon St, Glen Innes, Auckland, NZ
Legal Description:	Lot 89 DP no. DP 41342
Territorial Authority:	Auckland City
Planning Zone:	Terrace Housing and Apartment Building Zone
Wind Zone:	High
Wind Region:	A
Lee Zone:	N/A
Climate Zone:	1
Earthquake Zone:	Zone 1
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Snow Zone:	N/A

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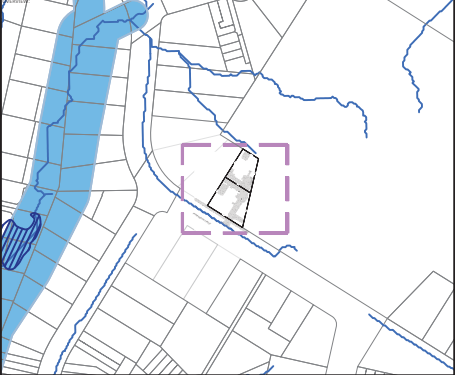
Project
26 Farringdon St
Glen Innes Auckland
Residential Development

Consultants

Civix
TBC
Civix
EDC
TBC
Context

Issued For
Resource Consent

Project no.	Drawing no.	Rev.
25084	L0004	03



- PROPOSED BUILDING
- PROPOSED BOUNDARIES
- UNDERLYING BOUNDARIES
- PROPOSED EASEMENTS
- OVERLAND FLOWPATHS (AC-GIS)
- FLOOD PRONE AREAS (AC-GIS)
- FLOODPLAINS (AC-GIS)
- RETAINING WALL

MEMORANDUM OF EASEMENTS			
PURPOSE	SHOWN	BURDENED	BENEFITED
RIGHT OF WAY, RIGHT TO DRAIN WATER & SEWAGE, RIGHT TO CONVEY WATER, ELECTRICITY & TELECOMMUNICATIONS	A	LOT 1	LOT 2
RIGHT TO DRAIN WATER	B	LOT 1	LOT 2
RIGHT TO DRAIN SEWAGE	C	LOT 1	LOT 2
RIGHT OF WAY	D	LOT 2	LOT 1
SCHEDULE OF EASEMENTS IN GROSS			
PURPOSE	SHOWN	BURDENED	GRANTEE
RIGHT TO CONVEY TELECOMMUNICATIONS	A	LOT 1	CHORUS NEW ZEALAND LTD

NOTES

1.

LOT AREAS & BOUNDARY DIMENSIONS ARE SUBJECT TO CONFIRMATION UPON FINAL LAND TRANSFER SURVEY.

2.

EASEMENT LOCATIONS ARE INDICATIVE BASED ON PRELIMINARY DESIGN & MAY BE UPDATED BASED ON DETAILED DESIGN.

3.

UNDERLYING RECORDS OF TITLE SUBJECT TO:

3.1.

SUBJECT TO PART IV A CONSERVATION ACT 1987

3.2.

SUBJECT TO SECTION 11 CROWN MINERALS ACT 1991

4.

DOWNPIPES & RETAINING WALL DRAINAGE ARE TO BE CONTAINED WITHIN EACH ALLOTMENT UNLESS OTHERWISE SHOWN. EASEMENTS WILL BE DETERMINED & PLACED APPROPRIATELY OVER THESE ASSETS BASED ON THE BUILDING CONSENTS.

NO.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	APPROVED BY
1	11/07/25	FOR RESOURCE CONSENT	GW	JG	JG
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-

26 FARRINGDON STREET,
GLEN INNES

NA46A/292

SCHEME PLAN

PROPOSED LOTS OVER
LOT 89 DP 41342

FOR RESOURCE CONSENT

10000

1:200

A3

1

11/07/25

ENGINEERING DRAWINGS



PROJECT: 26 FARRINGDON STREET, GLEN INNES
DATE OF ISSUE: 14/07/25 DRAWING PURPOSE: FOR RESOURCE CONSENT

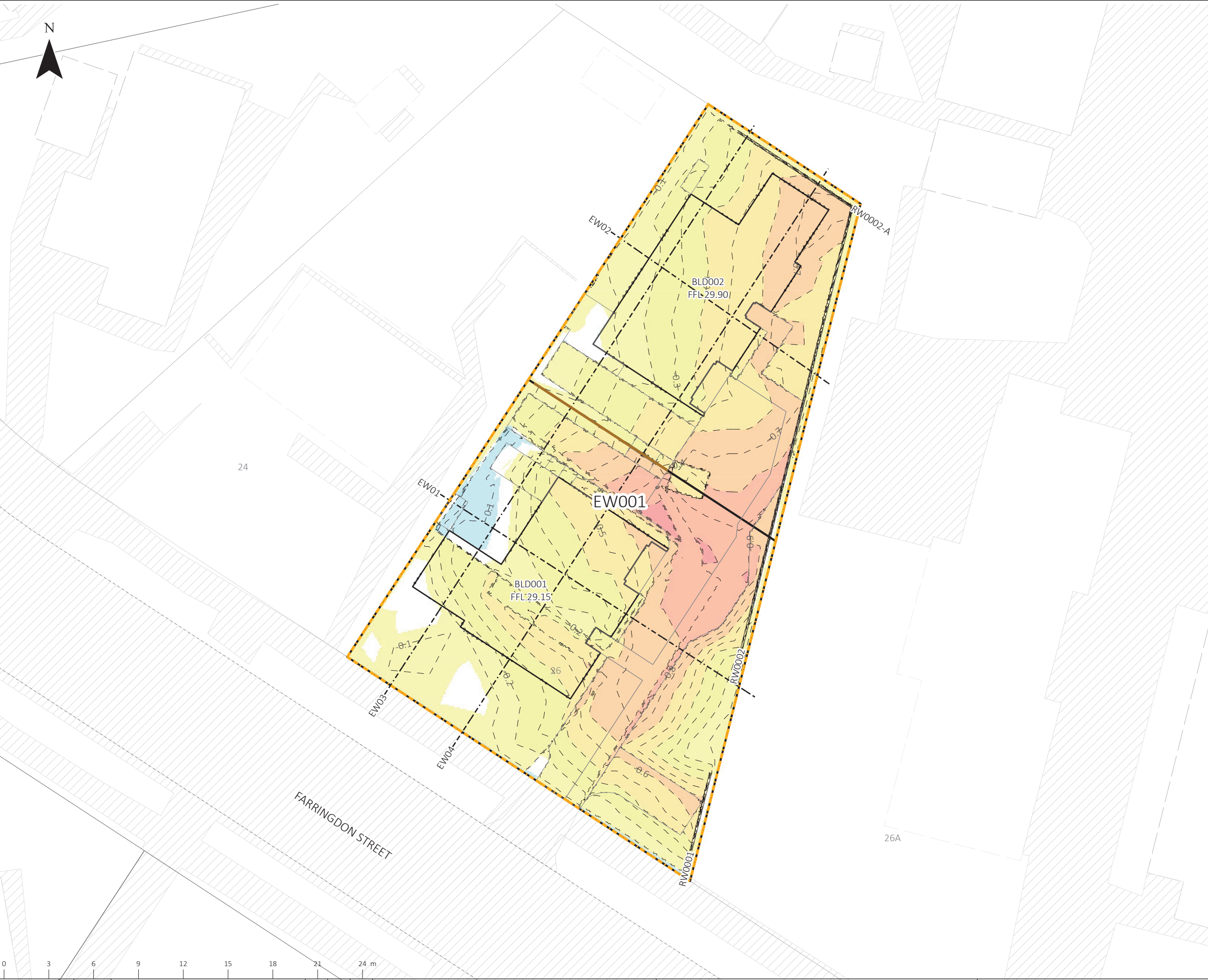
SHEET 1 OF 1

DATE			14/07/25
ISSUE			FOR RESOURCE CONSENT
REASON			FOR RESOURCE CONSENT

DRAWING NAME	LATEST REFERENCE	LATEST REVISION	14/07/25
Scheme Plan	10000	A	A
Cut Fill Plan	30000	A	A
Retaining Wall Plan	31000-31001	A	A
Earthworks Sections	32000-32001	A	A
Retaining Wall Sections	33000-33001	A	A
Erosion and Sediment Control Plan	34000	A	A
Erosion and Sediment Control Details	35000-35001	A	A
Private Roding Plan	44000	A	A
Roding Longsections	45000-45001	A	A
Roding Details	47000	A	A
Stormwater Plan	50000-50002	A	A
Stormwater Longsections	51000-51001	A	A
Stormwater Infrastructure Assessment	52000	A	A
Stormwater Capacity Tables	52100	A	A
Stormwater Tank Details	53000	A	A
Wastewater Plan	60000	A	A
Wastewater Longsections	61000-61001	A	A
Wastewater Infrastructure Assessment	62000	A	A
Wastewater Capacity Table	62100	A	A
Water Supply Plan	70000	A	A
Water Supply Hydrant Distance	72000	A	A
Infrastructure Report	0	A	A

+64 9 303 1113
www.civix.co.nz
Building C, Level 3, 167 Victoria Street West, Auckland

PLANNING
ENGINEERING
SURVEYING



RETAINING WALLS W DRAINAGE (HT=HEIGHT, ARROWS SHOW FALL DIRECTION)

--- EARTHWORKS SECTIONS
[Orange Outline] EARTHWORKS EXTENT
[White Box] PAVEMENT
[Black Box] BUILDINGS
[Thin Black Box] NEW PARCELS
[Double Line] RETAINING WALLS
- - - EXISTING KERBLINES
[Hatched Box] EXISTING IMPERVIOUS
[Grey Box] EXISTING BUILDINGS
[Thin Grey Box] EXISTING PARCELS
[Black Box] BUILDING FOOTPRINT (POLE FOUNDATION)
[Red Line] CUTFILL
[Red Line] CUTFILL
[Red Line] CUTFILL

Legend for Elevation (m):

- 0.999 - -0.8
- 0.799 - -0.6
- 0.599 - -0.4
- 0.399 - -0.2
- 0.199 - -0.05
- 0.049 - 0.05
- 0.051 - 0.2
- 0.201 - 0.4
- 0.401 - 0.6
- 0.601 - 0.8
- 0.801 - 1
- 1.001 - 1.2
- [Orange Line] FENCE WITH BOTTOM BOARD

EW ID	UNITS	EW001	TOTAL
AREA	m²	876	876
AREA OF CUT	m²	845	845
CUT	m³	349	349
BULK TOTAL CUT	m³	349	349
MAX CUT DEPTH	m	1.1	1.1
AREA OF FILL	m²	31	31
BULK FILL	m³	2	2
BULK TOTAL FILL	m³	2	2
FILL +15% BF.	m³	3	3
MAX FILL HEIGHT	m	0.3	0.3
FILL IMPORT TO SITE	m³	0	0
CUT TO FILL	m³	3	3
CUT TO WASTE	m³	346	346
BULK TOTAL VOLUME	m³	351	351
BULK IMPORT	Trucks	0	0
BULK TO WASTE	Trucks	58	58
BULK TOTAL	Trucks	58	58
TOPSOIL STRIP TO WASTE	m³	19	19
TOPSOIL STR. TO STOCKPILE	m³	79	79
TOPSOIL TOTAL STRIP	m³	99	99
TOPSOIL PL. FR. STOCKPILE	m³	79	79
TOPSOIL PL. FR. IMPORT	m³	0	0
TOPSOIL TOTAL PLACE	m³	79	79
TOPSOIL TOTAL VOLUME	m³	178	178
TOPSOIL IMPORT TRUCKS	Trucks	0	0
TOPSOIL TO WASTE TRUCKS	Trucks	3	3
TOPSOIL TOTAL TRUCKS	Trucks	3	3
EARTHWORKS TOT. VOL.	m³	530	530
EARTHWORKS TOTAL TRUCKS	Trucks	61	61

NOTES:

- THIS DRAWING PROVIDES LOCATION AND HEIGHTS ONLY OF RETAINING WALLS. WALL TYPE(S) AND STRUCTURAL DETAILED DESIGN OF RETAINING WALL(S) BY OTHERS.
- ALL WORK TO COMPLY WITH COUNCIL AND PUBLIC NETWORK OPERATOR STANDARDS. ANY AMBIGUITY BETWEEN DRAWINGS AND STANDARDS TO BE REPORTED TO THE ENGINEER FOR CLARIFICATION.
- THE CONTRACTOR IS TO PEG INFRASTRUCTURE LOCATIONS AND EARTHWORKS LEVELS PRIOR TO ORDERING MATERIALS.
- UNDERFILL DRAINAGE IS TO BE INSTALLED AT THE DIRECTION OF THE ENGINEER. IF THE CONTRACTOR ENCOUNTERS SPRINGS OR OTHER SOURCES OF WATER, THEY ARE TO NOTIFY THE ENGINEER.
- EARTHWORKS ARE NOT TO BE EXTENDED INTO ADJOINING SITES UNLESS THE ENGINEER HAS ISSUED SPECIFIC INSTRUCTIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND PROTECTING EXISTING SERVICES AND DRAINAGE ON SITE.
- THE CONTRACTOR SHALL CLARIFY THE AREAS AND EXTENT OF CLEARING WITH THE ENGINEER BEFORE COMMENCEMENT AND CONFIRM THAT ALL NECESSARY CONSENTS ARE IN PLACE.
- EARTHWORKS TOLERANCES ARE TO BE +25mm.

IMAGERY SOURCE: SOURCES: ESRI, TOMTOM, GARMIN, FAO, NOAA, USGS, © OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER COMMUNITY, LINZ, NIWA

THIS DRAWING IS IN TERMS OF NEW ZEALAND TRANSVERSE MERCATOR 2000 AND NEW ZEALAND VERTICAL DATUM 2016

SCAN FOR 3D:

allsite.ci

REV.	DATE	DESCRIPTION	DES.	REV.	REL.	LOGO
A	14/07/25	FOR RESOURCE CONSENT	TGM	EC	WH	



PROJECT:

26 FARRINGDON STREET,
GLEN INNES

TITLE:

CUT FILL PLAN

STATUS:

FOR RESOURCE CONSENT

DRAWING NO:

30000

SCALE:	SIZE:	REVISION:	DATE:
1:250	A3	A	14/07/25



- LEGEND:
- PROPOSED CONTOURS
 - RETAINING WALLS
 - FENCE WITH BOTTOM BOARD
 - BUILDINGS
 - PAVEMENT
 - NEW PARCELS
 - EARTHWORKS EXTENT
 - EXISTING KERBLINES
 - EXISTING IMPERVIOUS
 - EXISTING BUILDINGS
 - EXISTING PARCELS

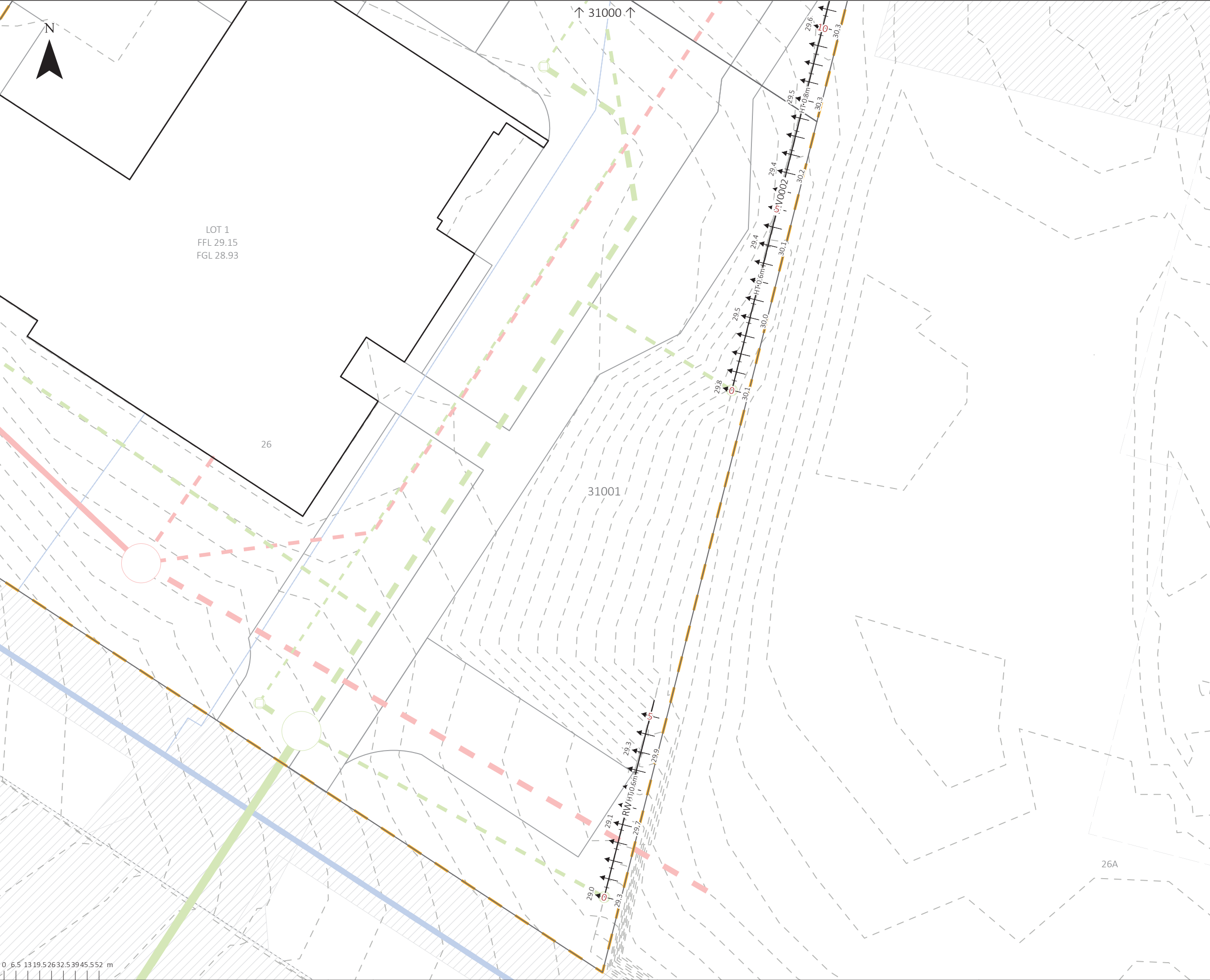
NOTES:

1. LOT AREAS AND BOUNDARY DIMENSIONS ARE SUBJECT TO CONFIRMATION UPON FINAL LAND TRANSFER SURVEY.
2. EASEMENT LOCATIONS ARE INDICATIVE BASED ON PRELIMINARY DESIGN AND MAY BE UPDATED BASED ON DETAILED DESIGN.
3. REFER TO THE TABLE OF EASEMENTS FOR AMALGAMATION CONDITIONS AND DETAILS OF EASEMENTS AND COVENANTS.

IMAGERY SOURCE: NIWA, MAXAR

THIS DRAWING IS IN TERMS OF NEW ZEALAND TRANSVERSE MERCATOR 2000 AND NEW ZEALAND VERTICAL DATUM 2016

SCAN FOR 3D:  allsite.ci				REV: A DATE: 14/07/25 DESCRIPTION: FOR RESOURCE CONSENT				DES: TGM REV: EC REL: WH LOGO:				PROJECT: 26 FARRINGDON STREET, GLEN INNES				TITLE: RETAINING WALL PLAN				STATUS: FOR RESOURCE CONSENT			
																				DRAWING NO: 31000			
																SCALE: 1:100		SIZE: A3		REVISION: A		DATE: 14/07/25	



- LEGEND:
- PROPOSED CONTOURS
 - RETAINING WALLS
 - BUILDINGS
 - PAVEMENT
 - NEW PARCELS
 - EARTHWORKS EXTENT
 - EXISTING KERBLINES
 - EXISTING IMPERVIOUS
 - EXISTING BUILDINGS
 - EXISTING PARCELS

- NOTES:
- LOT AREAS AND BOUNDARY DIMENSIONS ARE SUBJECT TO CONFIRMATION UPON FINAL LAND TRANSFER SURVEY.
 - EASEMENT LOCATIONS ARE INDICATIVE BASED ON PRELIMINARY DESIGN AND MAY BE UPDATED BASED ON DETAILED DESIGN.
 - REFER TO THE TABLE OF EASEMENTS FOR AMALGAMATION CONDITIONS AND DETAILS OF EASEMENTS AND COVENANTS.

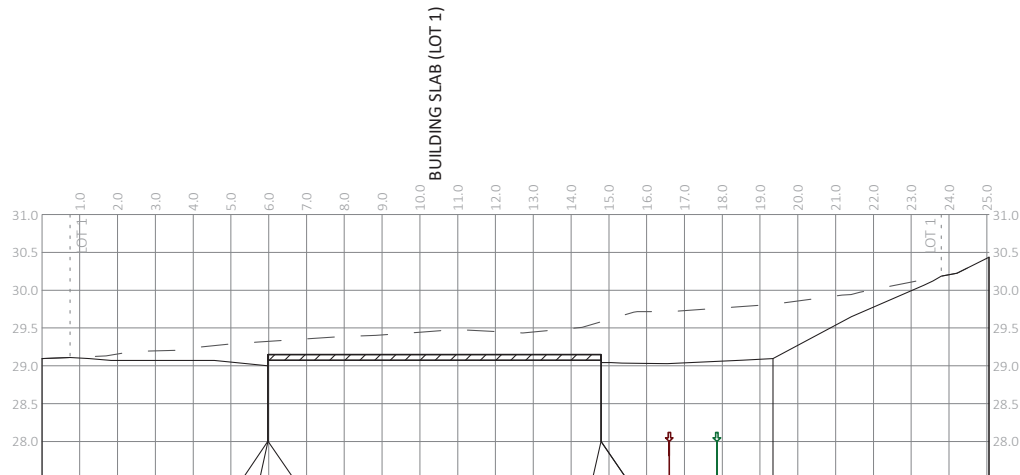
IMAGERY SOURCE: NIWA, MAXAR

THIS DRAWING IS IN TERMS OF NEW ZEALAND TRANSVERSE MERCATOR 2000 AND NEW ZEALAND VERTICAL DATUM 2016

SCAN FOR 3D:  allsite.ci				REV: A DATE: 14/07/25 DESCRIPTION: FOR RESOURCE CONSENT				DES: TGM REV: EC REL: WH LOGO: 				PROJECT: 26 FARRINGDON STREET, GLEN INNES				TITLE: RETAINING WALL PLAN				STATUS: FOR RESOURCE CONSENT			
																				DRAWING NO: 31001			
																				SCALE: 1:100			
																				SIZE: A3			
																				REVISION: A			
																				DATE: 14/07/25			

LEGEND:
EXISTING SURFACE
PROPOSED SURFACE
STORMWATER PROPOSED
WASTEWATER PROPOSED
BUILDING SLAB

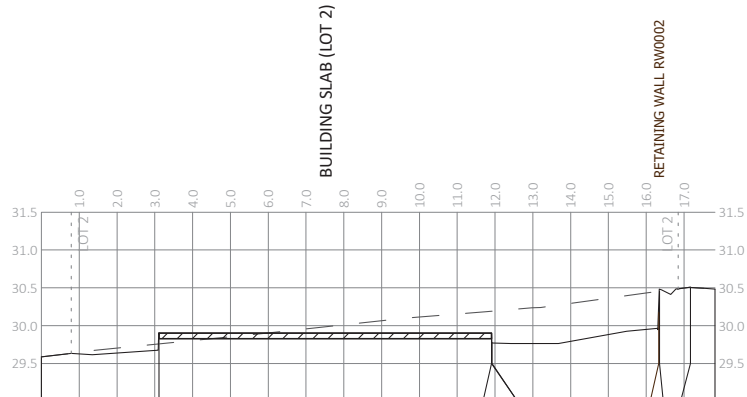
THIS DRAWING IS IN TERMS OF NEW ZEALAND VERTICAL DATUM 2016



CHAINAGE	0.00	5.97	14.79	25.06
DESIGN LEVEL	29.09	29.00	29.15	30.44
CUT(-) FILL(+) DEPTH	0.00	-0.32	-0.52	0.00
EXISTING LEVEL	29.09	29.32	29.58	30.44
DESCRIPTION				

EW01

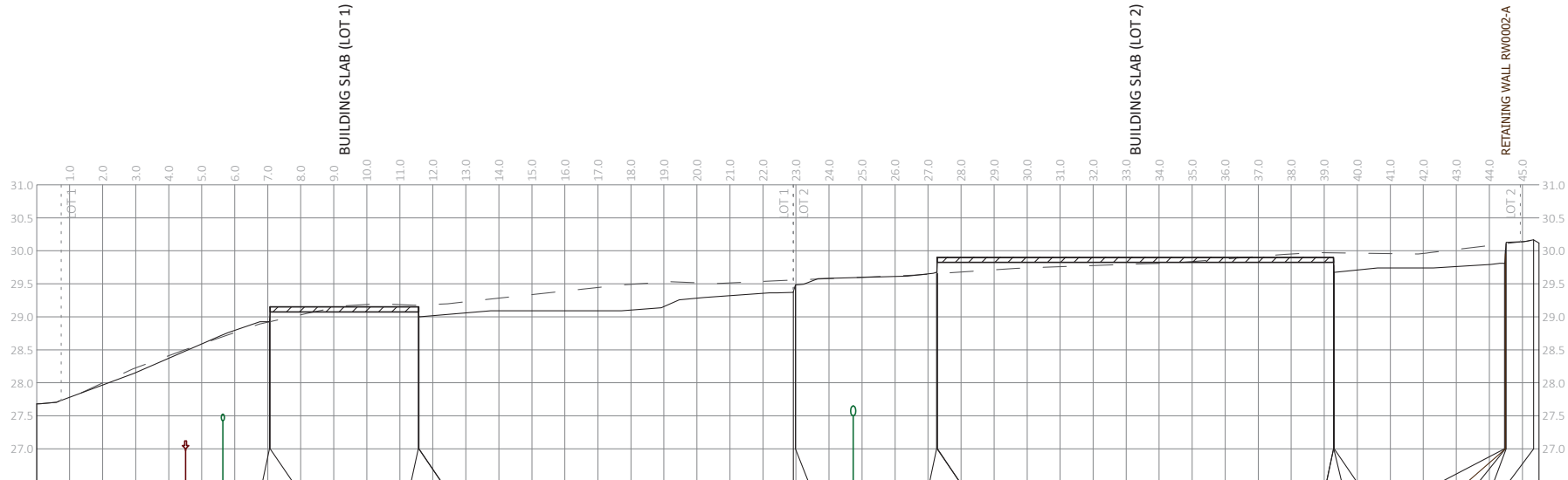
SCALE H1:200 V1:100



CHAINAGE	0.00	3.11	11.91	17.82
DESIGN LEVEL	29.59	29.90	30.48	30.48
CUT(-) FILL(+) DEPTH	0.00	0.00	-0.34	0.00
EXISTING LEVEL	29.59	30.19	30.45	30.48
DESCRIPTION				

EW02

SCALE H1:200 V1:100



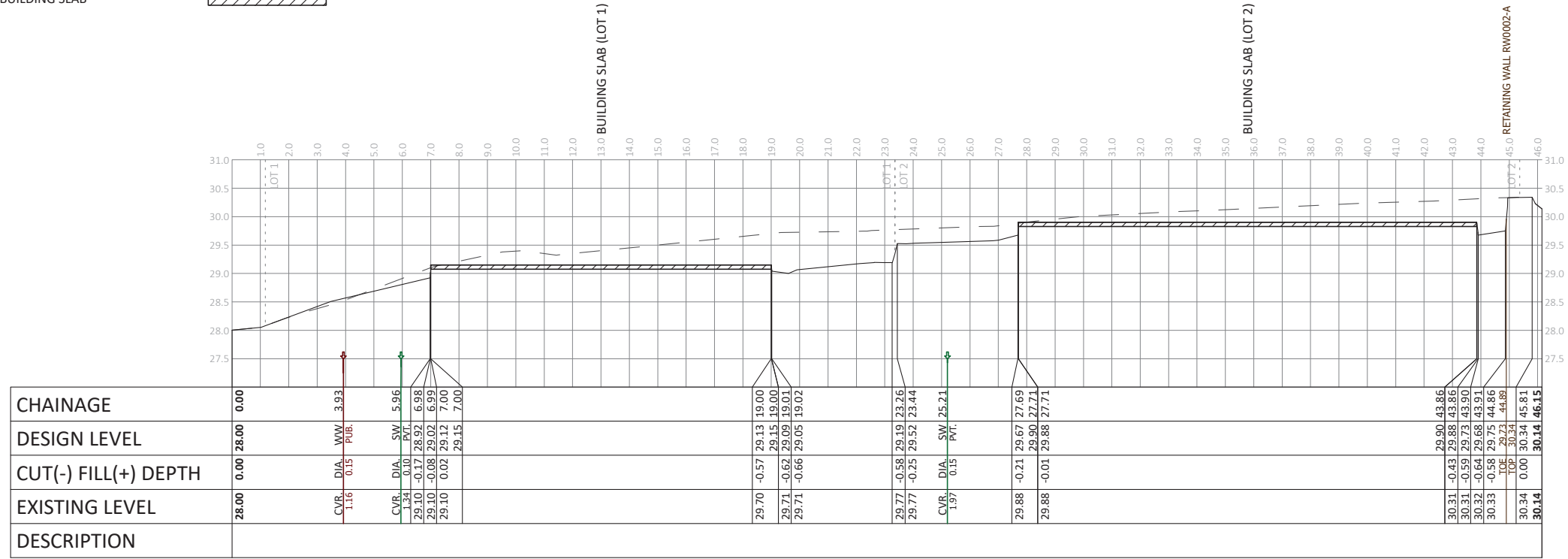
CHAINAGE	0.00	4.51	5.64	7.05	24.73	27.26	29.90	30.12	44.49	45.51
DESIGN LEVEL	27.68	28.93	29.15	29.15	29.15	29.68	29.90	30.12	30.12	30.12
CUT(-) FILL(+) DEPTH	0.00	-0.03	-0.03	-0.03	-0.03	-0.03	-0.03	-0.03	-0.03	-0.03
EXISTING LEVEL	27.68	28.92	29.18	29.18	29.18	29.65	29.90	30.12	30.12	30.12
DESCRIPTION										

EW03

SCALE H1:200 V1:100

LEGEND:
EXISTING SURFACE
PROPOSED SURFACE
STORMWATER PROPOSED
WASTEWATER PROPOSED
BUILDING SLAB

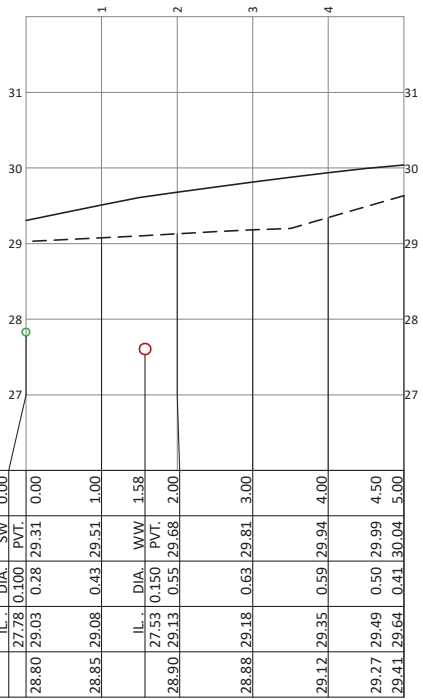
THIS DRAWING IS IN TERMS OF NEW ZEALAND VERTICAL DATUM 2016



EW04
SCALE H1:200 V1:100

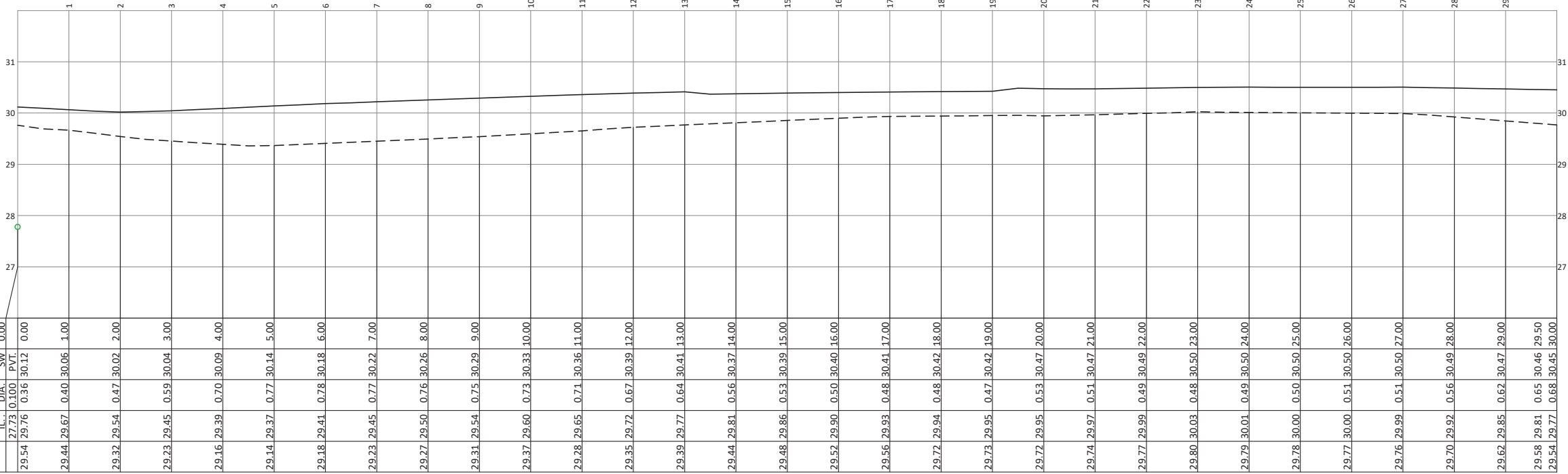
KEY:
LEFT SIDE OF WALL
RIGHT SIDE OF WALL
STORMWATER
WASTEWATER
WATER SUPPLY

THIS DRAWING IS IN TERMS OF NEW ZEALAND VERTICAL DATUM 2016



CHAINAGE	0.00	0.00	1.00	1.58	2.00	3.00	4.00	4.50	5.00
TOP FINISH LVL	SW	PVT.	0.28	0.43	0.55	0.63	0.59	0.50	0.41
FINISHED HEIGHT	DIA.	0.100	0.28	0.43	0.55	0.63	0.59	0.50	0.41
BOTTOM FINISH LVL	IL.	27.78	29.03	29.08	29.13	29.18	29.35	29.49	29.64
BOTTOM SUBGRADE	IL.	28.80	29.03	29.08	29.13	29.18	29.35	29.49	29.64

RW SECTION RW0001
H 1:100 V 1:100, REFER DWG31001

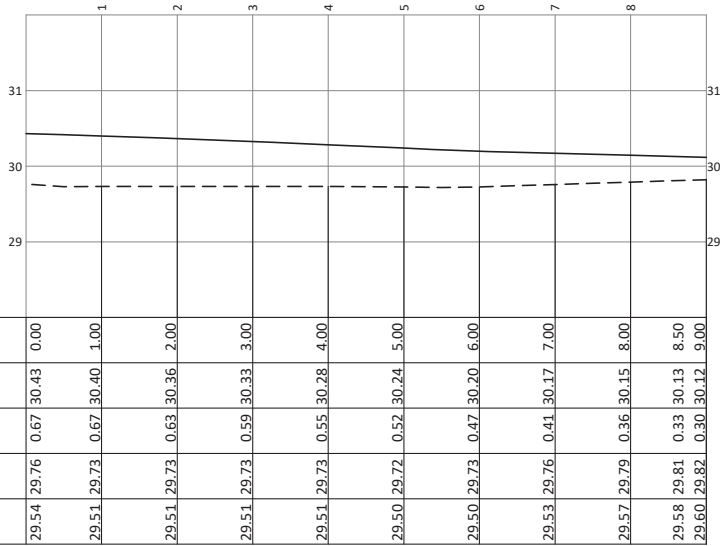


CHAINAGE																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																										
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RW SECTION RW0002
H 1:100 V 1:100, REFER DWG31001

KEY:
LEFT SIDE OF WALL - - -
RIGHT SIDE OF WALL -
STORMWATER
WASTEWATER
WATER SUPPLY

THIS DRAWING IS IN TERMS OF NEW ZEALAND VERTICAL DATUM 2016



RW SECTION RW0002-A
H 1:100 V 1:100, REFER DWG31000



- LEGEND:
- SILT FENCE
 - PROPOSED CONTOURS
 - STABILISED CONSTRUCTION ENTRANCE
 - CUTFILL ASSESSMENT AREAS
 - DRIVEWAY
 - BUILDINGS
 - NEW PARCELS
 - EXISTING KERBLINES
 - EXISTING IMPERVIOUS
 - EXISTING BUILDINGS
 - EXISTING PARCELS

- NOTES:
- ALL SEDIMENT CONTROL MEASURES MUST BE OPERATIONAL PRIOR TO ANY OTHER WORKS COMMENCING ON SITE AND APPROVED ON SITE BY QUALIFIED COUNCIL PERSONNEL.
 - THE CONTRACTOR SHALL ARRANGE FOR AND ATTEND A PRELIMINARY EROSION CONTROL MEETING ON SITE WITH THE ENGINEER.
 - ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED DAILY AND MAINTAINED IN GOOD WORKING ORDER FOR THE DURATION OF EARTHWORKS.
 - CONTOUR DRAINS SHALL BE RE-BUILT AS NECESSARY AT THE END OF EACH WORKING DAY.
 - THE EROSION AND SEDIMENT CONTROL MEASURES DESCRIBED ON THIS PLAN ARE A MINIMUM. FURTHER CONTROL WORKS MAY BE REQUIRED BY THE ENGINEER AS THE PROJECT ADVANCES.
 - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT THE SITE HAS EFFECTIVE EROSION CONTROL AND SEDIMENT RETENTION MEASURES OPERATION AT ALL TIMES.
 - ALL CLEAN WATER RUNOFF FROM CATCHMENT AREAS ABOVE THE SITE SHALL BE DIVERTED AWAY FROM THE EARTHWORKS AREA VIA STABILISED SYSTEMS.
 - RECORDS OF INSPECTION TIMES AND INSPECTOR TO BE TAKEN.
 - STOCKPILES TO BE COVERED WITH IMPERVIOUS SHEET.
 - DEVICES TO BE CONSTRUCTED IN ACCORDANCE WITH GDOS.
 - SEDIMENT AND EROSION CONTROL MEASURES SHOULD BE CHECKED POST STORMS.
 - A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE AT ALL TIMES. ALL PERSONNEL, INCLUDING SUB-CONTRACTORS, SHALL BE FAMILIAR WITH ALL RELEVANT REQUIREMENTS.
- REFER TO THE CUT FILL PLAN FOR EARTHWORKS DETAILS AND VOLUMES

IMAGERY SOURCE: SOURCES: ESRI, TOMTOM, GARMIN, FAO, NOAA, USGS, © OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER

THIS DRAWING IS IN TERMS OF NEW ZEALAND TRANSVERSE MERCATOR 2000 AND NEW ZEALAND VERTICAL DATUM 2016

SCAN FOR 3D:  allsite.ci	REV:	DATE:	DESCRIPTION:	DES:	REV:	REL:	LOGO:
	A	14/07/25	FOR RESOURCE CONSENT	TGM	EC	WH	



26 FARRINGTON STREET,
GLEN INNES

EROSION AND SEDIMENT
CONTROL PLAN

STATUS: FOR RESOURCE CONSENT			
DRAWING NO: 34000			
SCALE: 1:200	SIZE: A3	REVISION: A	DATE: 14/07/25

GD05 E2.6 STABILISED ENTRANCEWAYS

KEY DESIGN CRITERIA

FORMAL DESIGN OF STABILISED ENTRANCEWAYS IS GENERALLY NOT REQUIRED; ALTHOUGH THE FOLLOWING DESIGN PRINCIPLES ARE REQUIRED FOR THEM TO BE AN EFFECTIVE PRACTICE:

- STABILISED ENTRANCEWAYS SHOULD BE LOCATED AT THE PERMANENT SITE ENTRY/EXIT POINT
- LOCATE ALL STABILISED ENTRANCE WAYS SO THAT VEHICLES CANNOT BYPASS THESE DEVICES. PERIMETER SILT FENCES OR BUNDS MAY ASSIST IN ACHIEVING THIS REQUIREMENT
- MINIMISE THE NUMBER OF SITE EXIT POINTS
- SHOW THE LOCATIONS OF ALL SITE EXITS POINTS IN THE ESC PLAN
- ENSURE THE STABILISED ENTRANCE DRAINS BACK ONTO SITE. A SPEED HUMP CAN BE USED FOR THIS PURPOSE
- CONSIDER THE LENGTH OF TIME THE SITE ENTRY/EXIT WILL BE IN PLACE AND THE EXPECTED TRAFFIC VOLUMES AND TYPES. FOR PROJECTS WITH LONGER DURATIONS OR LARGE NUMBERS OF VEHICLE MOVEMENTS ON AND OFF THE SITE, IT IS OFTEN MORE COST EFFICIENT TO SEAL THE EXITS FROM THE START OF THE PROJECT, RATHER THAN MANAGE THE CONSTANT MAINTENANCE OFTEN ASSOCIATED WITH A SITE EXIT
- USE THE SPECIFICATIONS IN TABLE 8 AND FIGURE 35 TO DESIGN STABILISED ENTRANCEWAYS. ACHIEVING THE SPECIFICATIONS DETAILED BELOW ON A SMALL SITE MAY BE DIFFICULT. FOR SMALL SITES’ GUIDANCE REFER TO SECTION G2.0.

Table 8 Stabilised entranceway specifications

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

A SHAKER RAMP COULD BE IN THE FORM OF A SERIES OF PREFABRICATED “CATTLE STOPS” (REFER FIGURES 36 AND 37). WHEN STABILISED ENTRANCEWAYS ARE USED WITH A SHAKER RAMP, APPLY THE FOLLOWING CRITERIA:

- DESIGN SHAKER RAMPS A MINIMUM OF 5 M LONG TO ALLOW AT LEAST ONE FULL REVOLUTION OF A TRUCK TYRE
- WHERE USING CATTLE STOPS, USE TWO CATTLE STOPS PLACED ONE IN FRONT OF THE OTHER TO PROVIDE ADEQUATE LENGTH
- ENSURE THE ‘TEETH’ OF THE SHAKER RAMP ARE DEEP ENOUGH SO THAT MATERIAL DROPPED FROM ONE VEHICLE IS NOT PICKED UP BY THE NEXT
- STABILISE WITH ROCK THE SECTION OF ACCESS ROAD BETWEEN THE SHAKER RAMP AND THE SEALED PAVEMENT
- ENSURE THE RUNOFF FROM THE SHAKER RAMP AREA AND/OR WHEEL-WASH SYSTEMS PASSES THROUGH AN APPROPRIATE SEDIMENT RETENTION DEVICE
- NOTE: SHAKER RAMPS ARE ONLY EFFECTIVE FOR MINOR VOLUMES OF DRY MATERIAL. WHERE THE MATERIAL TO BE REMOVED IS WET AND OR IS LOCATED WITHIN THE TYRE TREADS, WHEEL WASHING WILL TYPICALLY BE REQUIRED TO REMOVE THIS MATERIAL.

WHEN STABILISED ENTRANCEWAYS ARE USED WITH A WHEEL WASH, APPLY THE FOLLOWING CRITERIA:

- ENSURE THAT A WATER COLLECTION AND DISPOSAL METHODOLOGY (SUCH AS WATER RECIRCULATION) IS PROVIDED
- DIRECT WHEEL-WASH RUNOFF TO AN APPROPRIATE SEDIMENT RETENTION FACILITY WITHIN THE SITE.

CONSTRUCTION AND OPERATION

FOR CONSTRUCTION AND OPERATION OF STABILISED ENTRANCEWAYS:

- ONCE A SUITABLE LOCATION HAS BEEN DETERMINED, CLEAR THE AREA OF UNSUITABLE MATERIAL AND GRADE THE BASE TO A SMOOTH FINISH
- PLACE WOVEN GEOTEXTILE OVER THIS AREA AND ENSURE THIS IS APPROPRIATELY PINNED AND OVERLAPPED AS NECESSARY
- PLACE AGGREGATE FROM THE CONSTRUCTION SITE BOUNDARY EXTENDING FOR AT LEAST 10 M ACCORDING TO THE SPECIFICATIONS (FIGURE 35) AND CONTOUR THE AGGREGATE TO SUIT THE ENTRANCE POINT (NOTE: CONTOURING CAN INCLUDE A HIGHPOINT TO ACT AS A BARRIER TO WATER FLOWING OUT OF THE SITE.)
- PROVIDE DRAINAGE FROM THE STABILISED ENTRANCEWAY TO AN APPROPRIATE DISCHARGE POINT (THIS MAY REQUIRE A SEDIMENT RETENTION MEASURE IF A WHEEL WASH IS INSTALLED.)
- CONSIDER THE LENGTH OF TIME THE SITE ENTRY/EXIT WILL BE IN PLACE AND THE EXPECTED TRAFFIC VOLUMES AND TYPES
- FOR PROJECTS WITH LONGER DURATIONS OR LARGE NUMBER OF VEHICLE MOVEMENTS ON AND OFF THE SITE, IT IS OFTEN MORE COST EFFICIENT TO SEAL THE EXITS AT THE COMMENCEMENT OF WORKS THAN TO MANAGE THE CONSTANT MAINTENANCE OFTEN ASSOCIATED WITH A SITE EXIT.

MAINTENANCE

KEY ITEMS TO CHECK AS PART OF THE REGULAR INSPECTION INCLUDE:

- INSPECT WEEKLY AND AFTER EACH RAINFALL EVENT FOR GENERAL MAINTENANCE REQUIREMENTS
- MAINTAIN THE STABILISED ENTRANCEWAY IN A CONDITION TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE (THIS MAY REQUIRE SEVERAL APPLICATIONS OF NEW AGGREGATE DURING THE LIFE OF THE PRACTICE.)
- AFTER EACH RAINFALL, INSPECT ANY STRUCTURE USED TO TRAP RUNOFF FROM THE STABILISED ENTRANCEWAY AND CLEAN OUT AS NECESSARY
- WHEN WHEEL WASHING IS ALSO REQUIRED, ENSURE THIS IS DONE ON AN AREA STABILISED WITH AGGREGATE/ HOTMIX WHICH DRAINS TO AN APPROVED SEDIMENT RETENTION FACILITY (NOTE: THIS SEDIMENT RETENTION DEVICE SHOULD BE ISOLATED FROM ADDITIONAL SURFACE FLOWS AND/OR BE SPECIFICALLY DESIGNED TO INCLUDE THE ADDITIONAL FLOWS FROM THE WHEEL WASH.)
- ADD FURTHER AGGREGATE AS NECESSARY WHEN MUD BLOCKAGE BECOMES EVIDENT OR WHEN AGGREGATE THICKNESS IS NOT TO SPECIFICATION
- REMOVE SEDIMENT FROM SEALED PAVEMENTS BY SWEEPING OR VACUUMING AS NECESSARY
- DO NOT WASH ANY SEDIMENT INTO THE STORMWATER SYSTEM OR ANY WATERCOURSE
- SUPPLEMENTARY STREET SWEEPING ON ADJACENT ROADS MAY STILL BE REQUIRED IN ASSOCIATION WITH STABILISED ENTRANCEWAYS, AT REGULAR INTERVALS.

DECOMMISSIONING

IN DECOMMISSIONING STABILISED ENTRANCEWAYS, REMOVE AGGREGATE AND GEOTEXTILE, AND STABILISE THE AREA. ENSURE THAT TRAFFIC IS KEPT OFF THE AREA UNTIL PERMANENT STABILISATION IS EFFECTIVE.

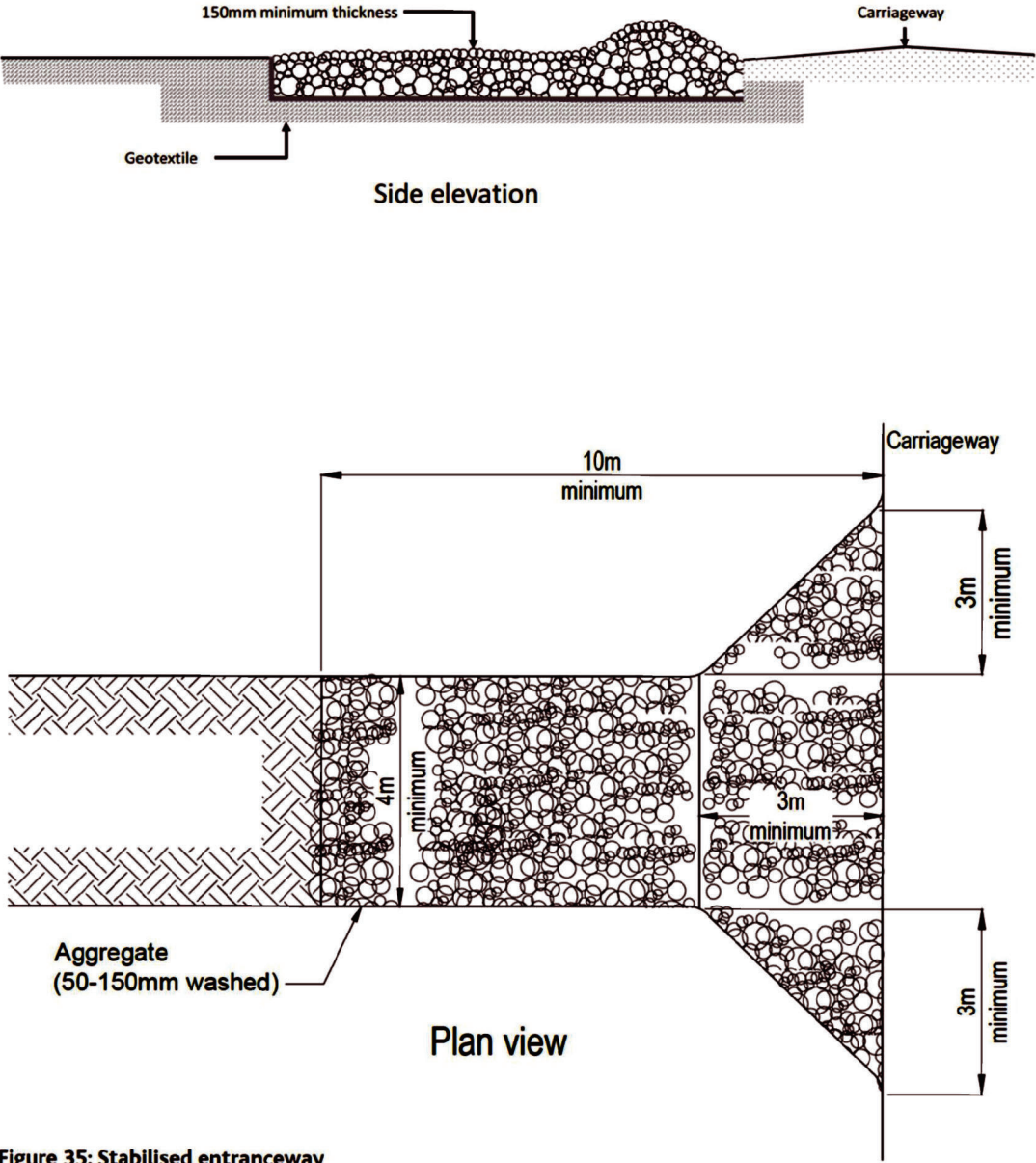


Figure 35: Stabilised entranceway

GD05 F1.3 SILT FENCES

KEY DESIGN CRITERIA

KEY DESIGN CRITERIA FOR SILT FENCES ARE OUTLINED BELOW:

- ENSURE SILT FENCE HEIGHT IS 600 MM ABOVE GROUND LEVEL AND 200 MM BELOW GROUND LEVEL
- MAXIMUM SLOPE LENGTHS, SPACING OF RETURNS AND ANGLES FOR SILT FENCES ARE SHOWN IN TABLE 12
- LOCATE SUPPORTING POSTS/WARATAHS FOR SILT FENCES 2-4 M APART WITH SUPPORT PROVIDED BY A TENSIONED WIRE (2.5 MM HT) ALONG THE TOP OF THE SILT FENCE
- WHERE A STRONG WOVEN FABRIC IS USED IN CONJUNCTION WITH A WIRE SUPPORT, THE DISTANCE BETWEEN POSTS CAN BE UP TO 4 M. DOUBLE THE SILT FENCE FABRIC OVER AND FASTEN TO THE WIRE WITH SILT FENCE CLIPS AT 500 MM SPACINGS
- ENSURE SUPPORTING POSTS/WARATAHS ARE EMBEDDED A MINIMUM OF 400 MM INTO THE GROUND
- ALWAYS INSTALL SILT FENCES ALONG THE CONTOUR (AT A BREAK IN SLOPE). WHERE THIS IS NOT POSSIBLE, OR WHERE THERE ARE LONG SECTIONS OF SILT FENCE, INSTALL SHORT SILT FENCE RETURNS (REFER FIGURE 82) PROJECTING UP-SLOPE FROM THE SILT FENCE TO MINIMISE THE CONCENTRATION OF FLOWS. SILT FENCE RETURNS SHOULD BE A MINIMUM 2 M IN LENGTH, AND CAN INCORPORATE A TIE BACK. THEY ARE GENERALLY CONSTRUCTED BY CONTINUING THE SILT FENCE AROUND THE RETURN AND DOUBLING BACK, ELIMINATING JOINS
- JOIN LENGTHS OF SILT FENCE BY DOUBLING OVER FABRIC ENDS AROUND A WARATAH OR BY STAPLING THE FABRIC ENDS TO A BATTEN AND BUTTING THE TWO BATTENS TOGETHER AS SHOWN IN FIGURE 82
- INSTALL SILT FENCE RETURNS AT EITHER END OF THE SILT FENCE, PROJECTING UP-SLOPE TO A SUFFICIENT HEIGHT TO PREVENT OUTFLANKING
- IN CATCHMENTS OF MORE THAN 0.3 HA, USE OF SILT FENCES REQUIRES CAREFUL CONSIDERATION OF SPECIFIC SITE MEASURES, AND OTHER CONTROL MEASURES MAY BE BETTER, SUCH AS A SUPER SILT FENCE (REFER SECTION F1.4).

Table 12: Silt fence design criteria

Slope steepness %	Slope length (m) (maximum)	Spacing of returns (m)	Silt fence length (m) (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

- WHERE WATER MAY POND REGULARLY BEHIND THE SILT FENCE, PROVIDE EXTRA SUPPORT FOR THE SILT FENCE WITH TIE BACKS FROM THE SILT FENCE TO A CENTRAL STABLE POINT ON THE UPWARD SIDE. EXTRA SUPPORT CAN ALSO BE PROVIDED BY STRINGING WIRE BETWEEN SUPPORT STAKES AND CONNECTING THE FILTER FABRIC TO THIS WIRE.
- AS A MINIMUM, THE SILT FENCE CLOTH MUST MEET THE FOLLOWING CRITERIA FOR GEOTEXTILE FABRIC:
 - GRAB TENSILE STRENGTH: >440N (ASTM D4632)
 - TENSILE MODULUS: 0.140 PA (MINIMUM)
 - APPARENT OPENING SIZE: 0.1 – 0.5MM (ASTM D4751).

CONSTRUCTION

- USE SILT FENCE MATERIAL APPROPRIATE TO THE SITE CONDITIONS AND IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS
- ALWAYS INSTALL SILT FENCES ALONG THE CONTOUR (REFER FIGURE 85)
- EXCAVATE A TRENCH A MINIMUM OF 100 MM WIDE AND 200 MM DEEP ALONG THE PROPOSED LINE OF THE SILT FENCE
- USE WARATAHS AT LEAST 1.5 M IN LENGTH
- INSTALL THE SUPPORT WARATAHS ON THE DOWN-SLOPE EDGE OF THE TRENCH AND SILT FENCE FABRIC ON THE UP-SLOPE SIDE OF THE SUPPORT WARATAHS TO THE FULL DEPTH OF THE TRENCH, THEN BACKFILL THE TRENCH WITH COMPACTED SOIL
- INSTALL THE WARATAHS SO THAT THEY ARE AS FLAT AS POSSIBLE AGAINST THE SILT FENCE. IF THE WARATAH EDGE IS AGAINST THE SILT FENCE, IT WILL RUB AND EVENTUALLY RIP AGAINST THE WARATAH
- USE CORRECT SILT FENCE CLIPS (REFER FIGURE 86) TO SECURE THE SILT FENCE MATERIAL TO THE TOP WIRE. WIRE TIES AND STAPLES RIP THE SILT FENCE MATERIAL WHEN THE WEIGHT OF THE IMPOUNDED WATER PUSHES AGAINST THE SILT FENCE AND ARE NOT TO BE USED
- REINFORCE THE TOP OF THE SILT FENCE FABRIC WITH A SUPPORT MADE OF HIGH TENSILE 2.5 MM DIAMETER GALVANISED WIRE. TENSION THE WIRE USING PERMANENT WIRE STRAINERS ATTACHED TO ANGLED WARATAHS AT THE END OF THE SILT FENCE
- WHERE ENDS OF SILT FENCE FABRIC COME TOGETHER, ENSURE THEY ARE OVERLAPPED, FOLDED AND STAPLED/ SCREWED TO PREVENT SEDIMENT BYPASS.

MAINTENANCE

TO MAINTAIN SILT FENCES:

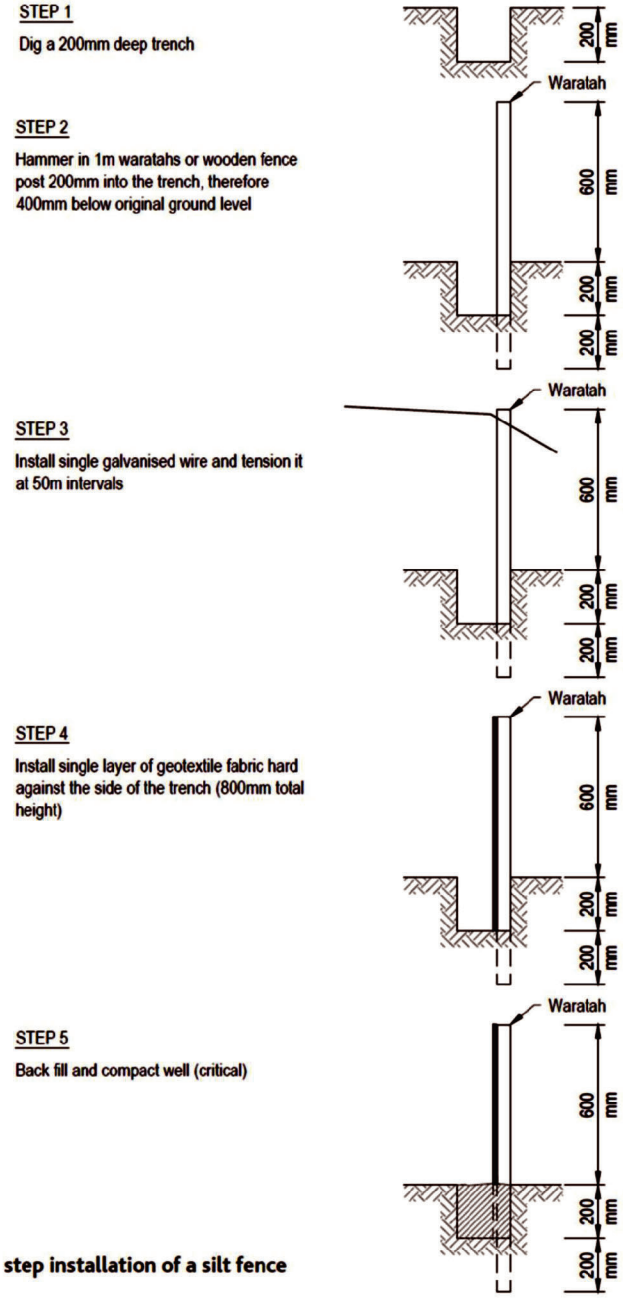
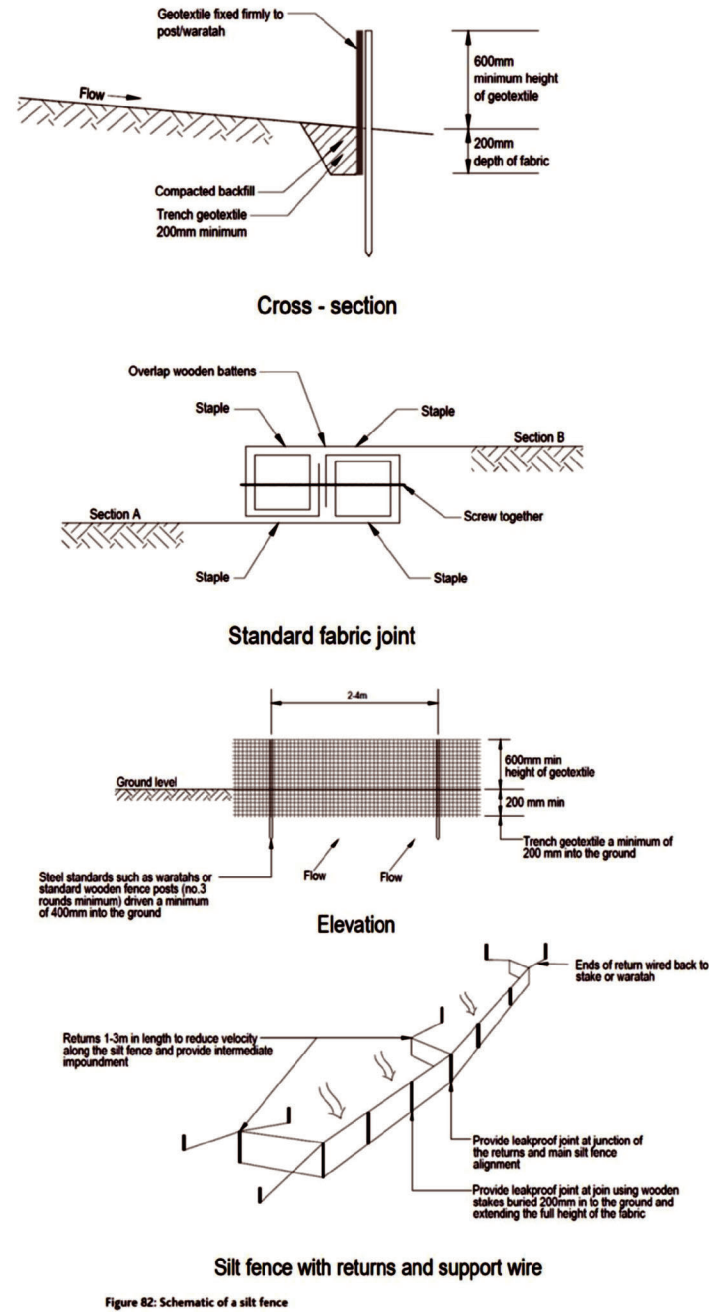
- INSPECT SILT FENCES AT LEAST ONCE A WEEK AND AFTER EACH RAINFALL

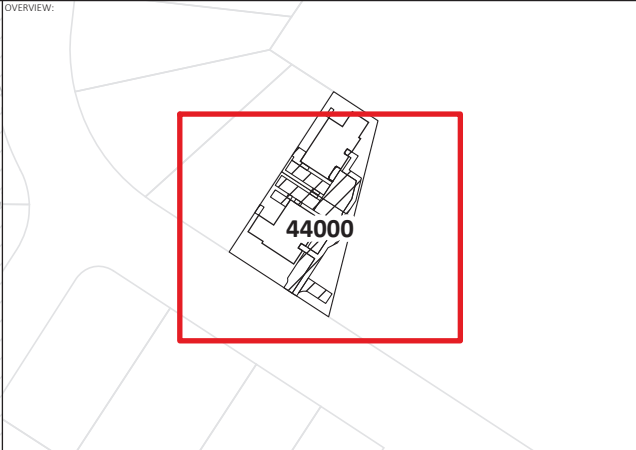
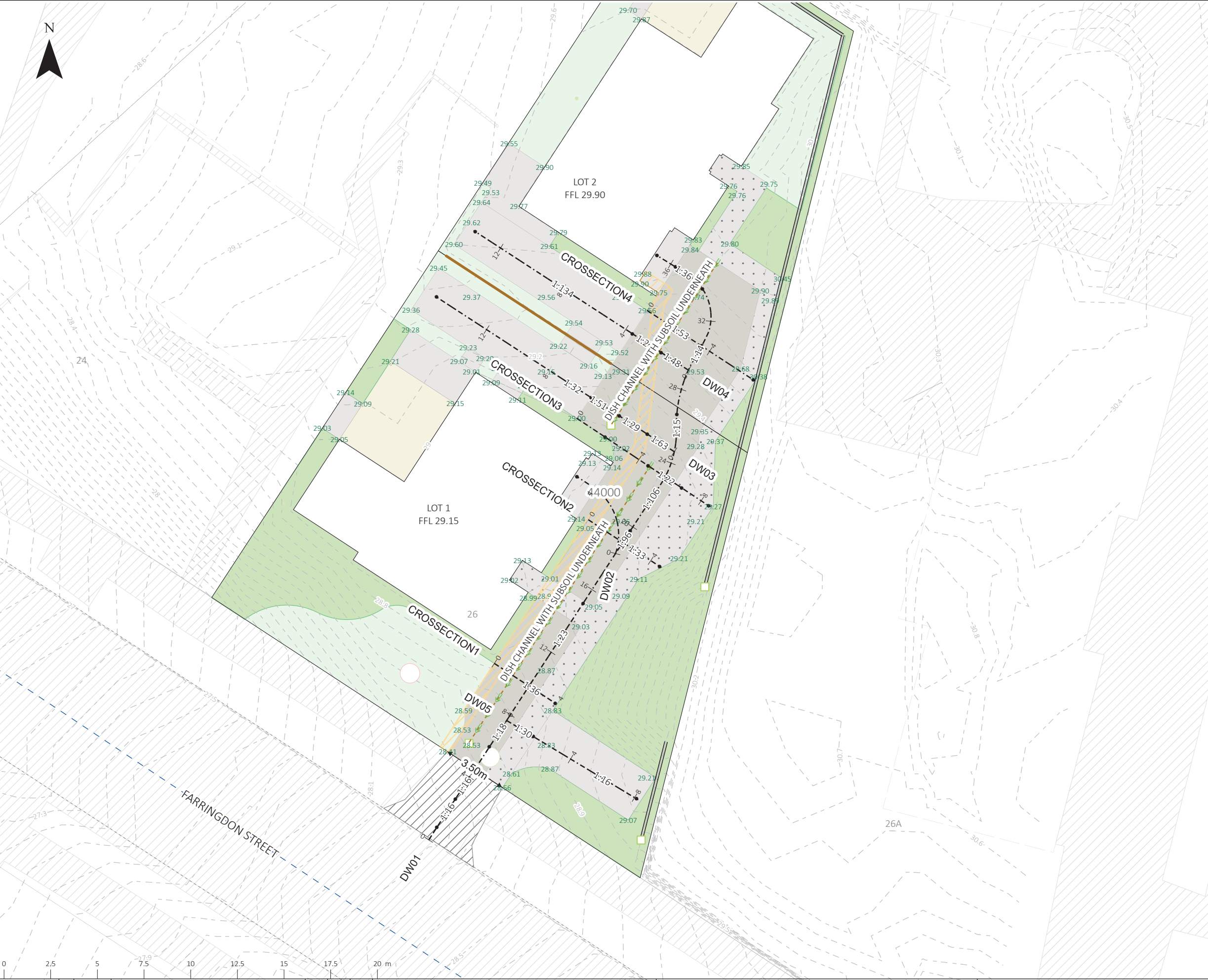
- CHECK FOR DAMAGE INCLUDING RIPS, TEARS, BULGES IN THE FABRIC, BROKEN SUPPORT WIRES, LOOSE WARATAHS, OVERTOPPING, OUTFLANKING, UNDERCUTTING, AND LEAKING JOINS IN FABRIC
- MAKE ANY NECESSARY REPAIRS AS SOON AS IDENTIFIED
- AS THE GEOTEXTILE MATERIAL BECOMES CLOGGED WITH SEDIMENTS, THIS WILL RESULT IN INCREASED DURATION OF PONDING. THEREFORE, CAREFUL CLEANING OF THE SILT FENCE GEOTEXTILE WITH A LIGHT BROOM OR BRUSH MAY BE APPROPRIATE
- REMOVE SEDIMENT WHEN BULGES OCCUR OR WHEN SEDIMENT ACCUMULATION REACHES 20% OF THE FABRIC HEIGHT
- REMOVE SEDIMENT DEPOSITS AS NECESSARY (PRIOR TO 20% OF FABRIC HEIGHT) TO CONTINUE TO ALLOW FOR ADEQUATE SEDIMENT STORAGE AND REDUCE PRESSURE ON THE SILT FENCE
- DISPOSE OF SEDIMENT TO A SECURE AREA TO ENSURE THAT IT DOES NOT DISCHARGE TO THE RECEIVING ENVIRONMENT.

DECOMMISSIONING

WHEN DECOMMISSIONING A SILT FENCE:

- DO NOT REMOVE SILT FENCE AND ACCUMULATED SEDIMENT UNTIL THE CATCHMENT AREA HAS BEEN APPROPRIATELY STABILISED
- REMOVE AND CORRECTLY DISPOSE OF ACCUMULATED SEDIMENT
- BACKFILL TRENCH, RE-GRADE AND STABILISE THE DISTURBED AREA.





- LEGEND:
- SW CATCHPIT
 - SW FITTING
 - SW MANHOLE
 - WW MANHOLE
 - RETAINING WALLS
 - CENTRELINE
 - NEW DISH CHANNEL
 - SW NEW PVT SUBSOIL
 - SW EX PVT SUBSOIL
 - PROPOSED CONTOURS
 - EXISTING VC TO BE RETAINED
 - DECK
 - VEGETATION
 - GRASS
 - CONC EX AGG
 - PERMEABLE CONCRETE
 - CONC BROOM
 - BUILDINGS
 - NEW PARCELS
 - EXISTING CENTRELINES
 - EXISTING KERBLINES
 - EXISTING IMPERVIOUS
 - EXISTING BUILDINGS
 - EXISTING PARCELS

NOTES:

- WHERE HEIGHT TO BOUNDARY RELATIONSHIPS ARE REQUIRED, ADDITIONAL GROUND LEVELS MAY BE REQUIRED TO ENSURE COMPLIANCE.
- CONTRACTOR IS REQUIRED TO LOCATE AND PROTECT ALL EXISTING SERVICES PRIOR TO COMMENCING ANY WORKS. NO EXCAVATION IS TO TAKE PLACE WITHOUT PERMISSION FROM THE RELEVANT SERVICE PROVIDER.
- LOT AREAS AND BOUNDARY DIMENSIONS ARE SUBJECT TO CONFIRMATION UPON FINAL LAND TRANSFER SURVEY.

IMAGERY SOURCE:

THIS DRAWING IS IN TERMS OF NEW ZEALAND TRANSVERSE MERCATOR 2000 AND NEW ZEALAND VERTICAL DATUM 2016

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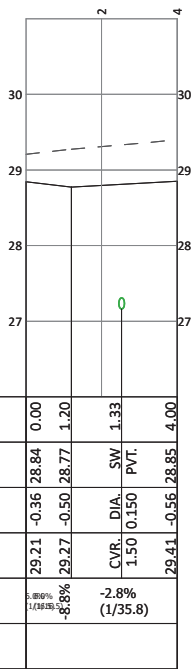


PROJECT: 26 FARRINGDON STREET, GLEN INNES

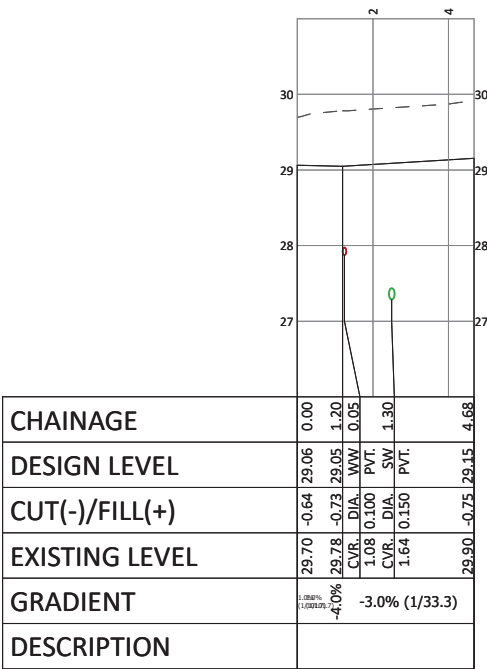
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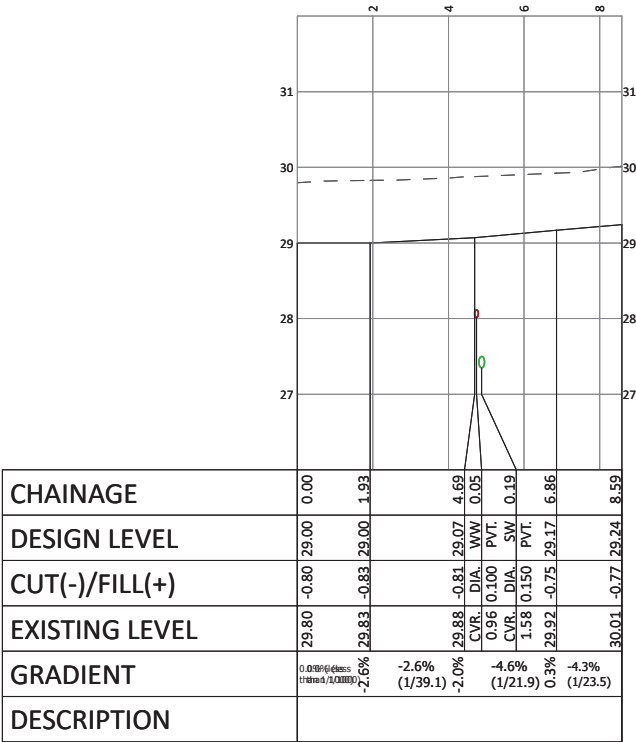
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PROPOSED SURFACE
STORMWATER
WASTEWATER
WATER SUPPLY



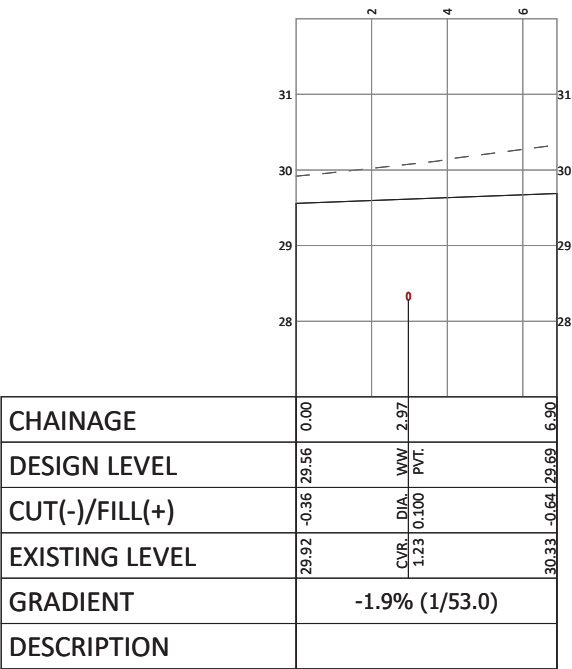
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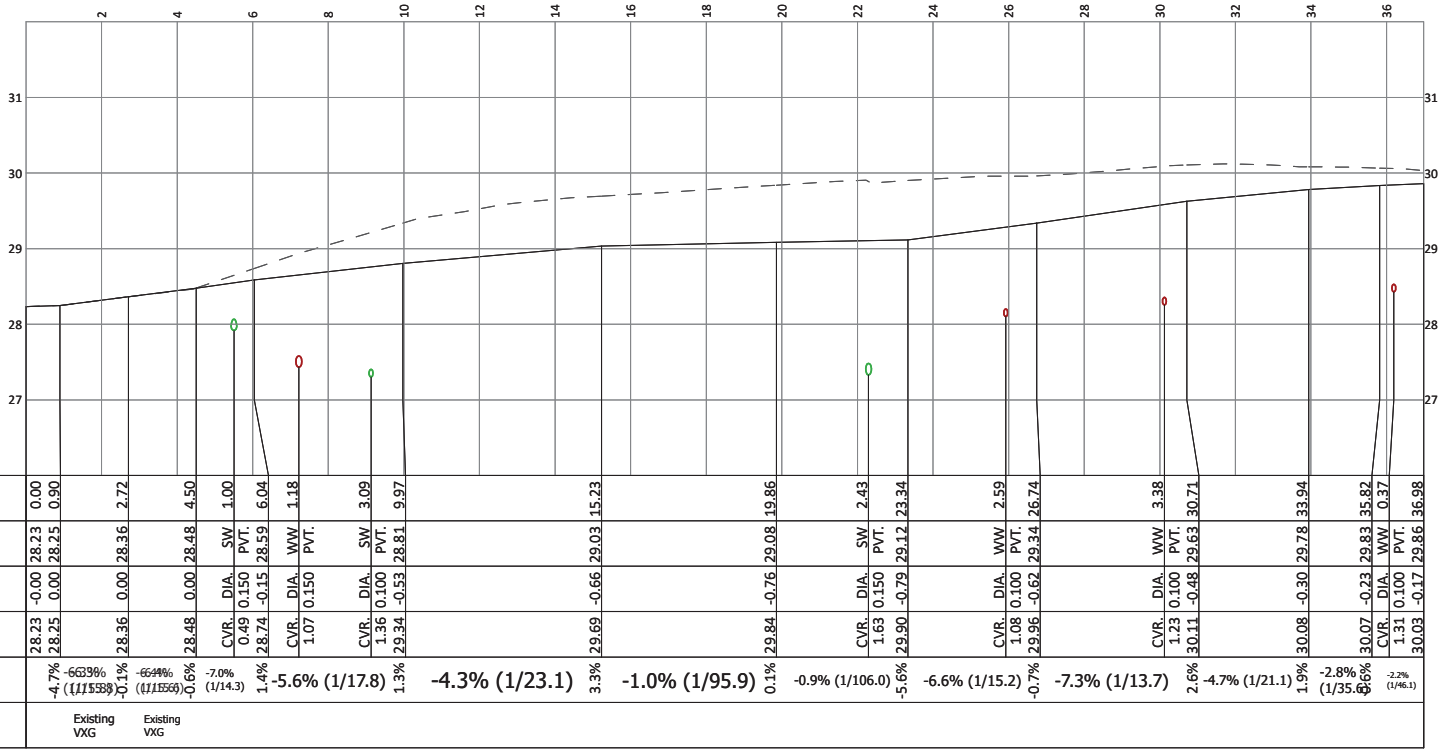
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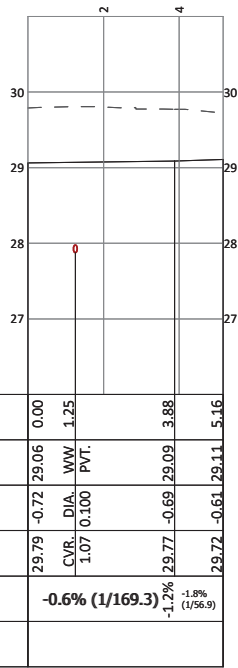
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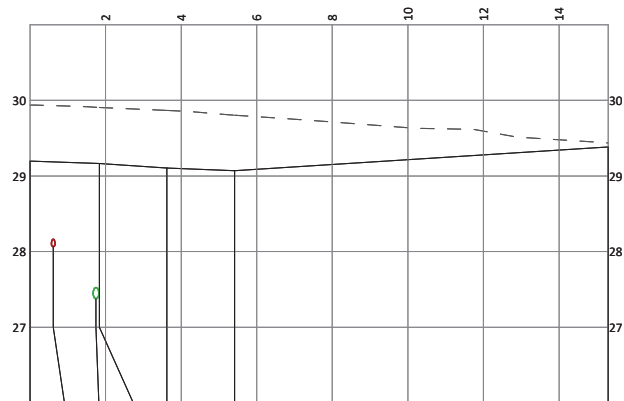


DW SECTION DW01
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DW SECTION DW02
H 1:200 V 1:100, REFER DWGNone

KEY:
EXISTING SURFACE ---
PROPOSED SURFACE ---
STORMWATER ---
WASTEWATER ---
WATER SUPPLY ---



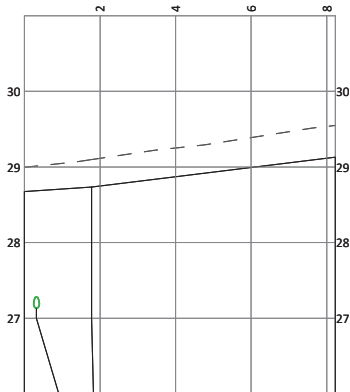
CHAINAGE	0.00	0.62	1.75	1.83	3.62	5.41	15.30
DESIGN LEVEL	29.94	29.19	29.10	29.17	29.10	29.07	29.30
CUT(-)/FILL(+)	-0.74	0.100	0.150	-0.74	-0.76	-0.73	-0.05
EXISTING LEVEL	29.94	29.19	29.10	29.17	29.10	29.07	29.30
GRADIENT	1.6% (1/63.5)	1.02	1.64	1.6%	11.99% (1/8.34)	3.1%	-3.2% (1/31.5)
DESCRIPTION							

DW SECTION DW03
H 1:200 V 1:100, REFER DWGNone



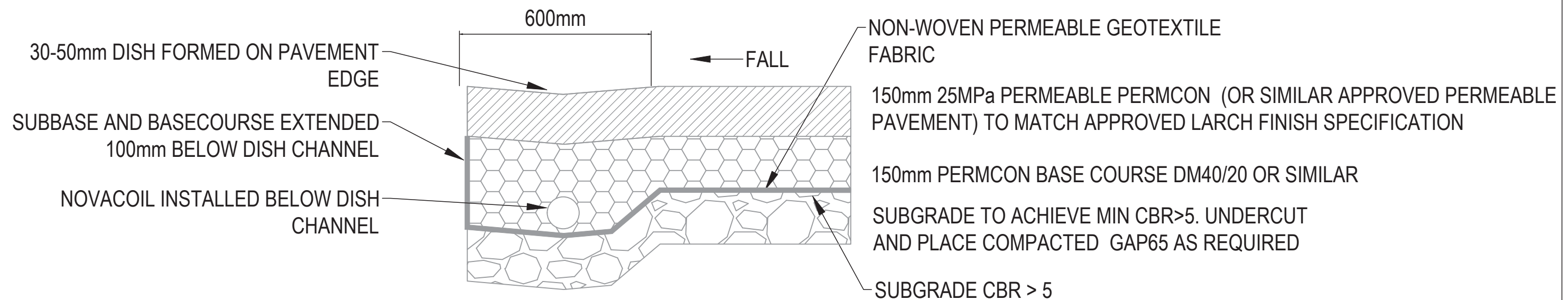
CHAINAGE	0.00	1.84	3.68	9.15	13.73
DESIGN LEVEL	30.05	29.51	29.47	29.54	29.61
CUT(-)/FILL(+)	-0.54	-0.50	-0.37	0.09	0.09
EXISTING LEVEL	30.05	29.51	29.47	29.54	29.61
GRADIENT	22.19% (1/4.5)	8%	-33.77% (1/2.97)	0.9%	-0.7% (1/134.4)
DESCRIPTION					

DW SECTION DW04
H 1:200 V 1:100, REFER DWGNone



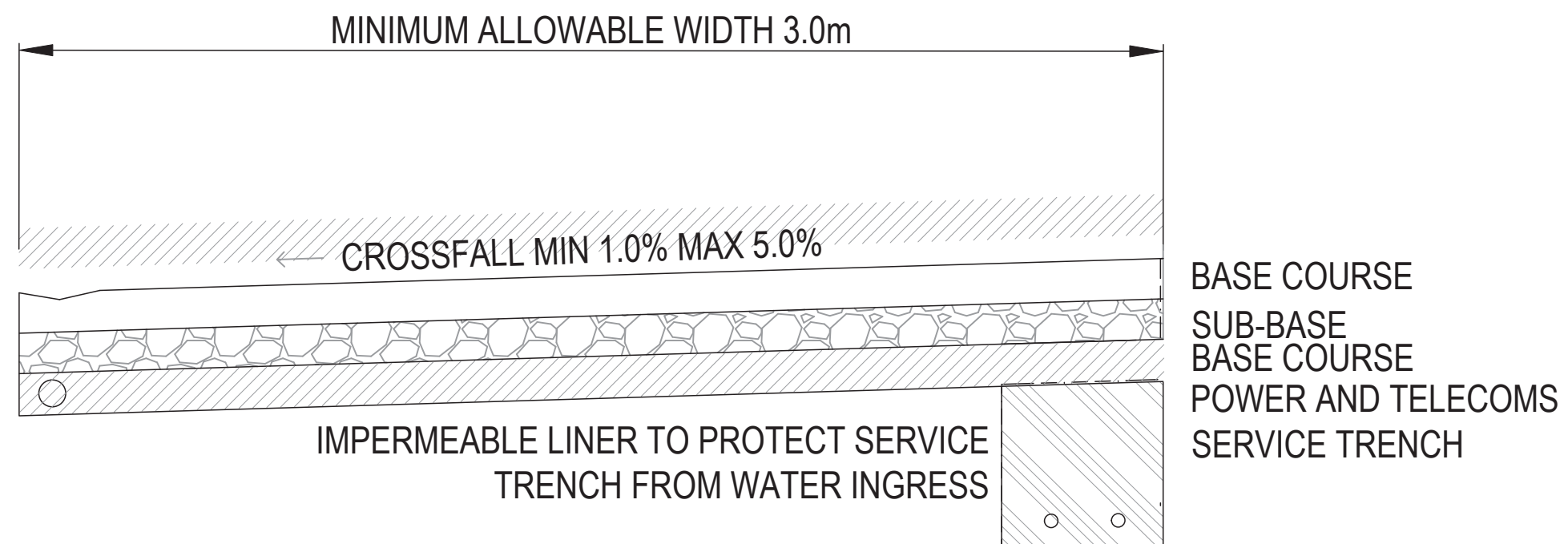
CHAINAGE	0.00	0.32	1.78	8.23
DESIGN LEVEL	29.00	28.68	28.74	29.13
CUT(-)/FILL(+)	-0.32	0.150	-0.36	-0.42
EXISTING LEVEL	29.00	28.68	28.74	29.13
GRADIENT	1.88	1.41	2.7%	-6.1% (1/16.4)
DESCRIPTION				

DW SECTION DW05
H 1:200 V 1:100, REFER DWGNone



PERMEABLE CONCRETE DRIVEWAY DETAIL

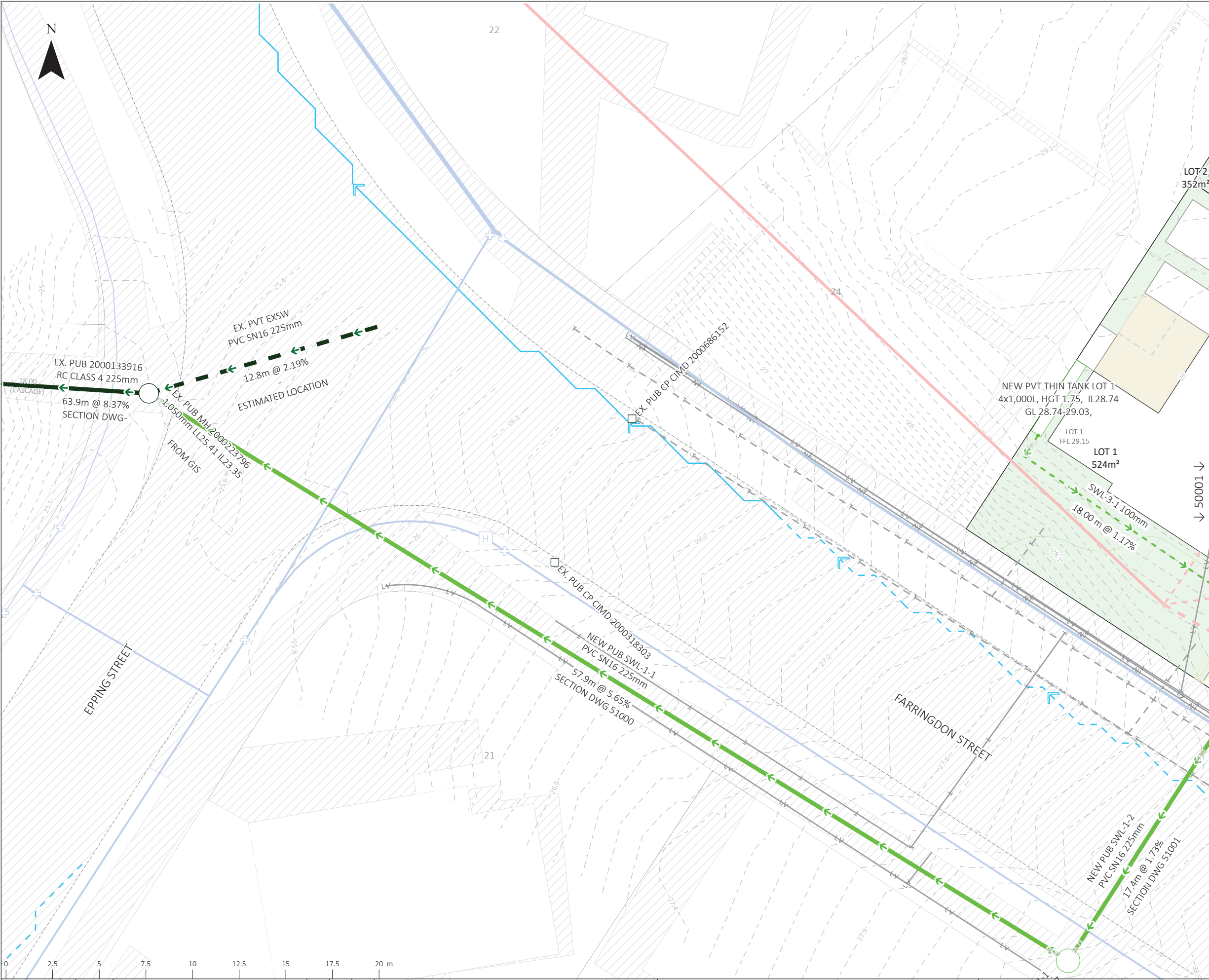
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PERMEABLE PAVING DRIVEWAY TYPICAL CROSS SECTION

SCALE 1:50 (A3)

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—	—	—	RELEASED:							SCALE & SIZE:	NTS A3
—	—	—	BY	WH						REV:	03/07/25
REVISION	AMENDMENT										



- LEGEND:
- | | |
|------------------------|-----------------------------|
| ● SW NEW FITTING | --- SW ABANDON PVT PIPE |
| ○ SW NEW DEVICE | — SW ABANDON PUB PIPE |
| ○ SW NEW MANHOLE | - - - SW ABANDONED PVT PIPE |
| □ SW NEW STRUCTURE | — SW ABANDONED PUB PIPE |
| □ SW EX. CATCHPIT | ▭ BUILDINGS |
| ○ SW EX DEVICE | ▭ NEW PARCELS |
| ○ SW EX MANHOLE | ▭ IMPERMEABLE PAVEMENT |
| --- SW NEW PVT PIPE | ▭ DECK |
| --- SW NEW PVT SUBSOIL | ▭ LANDSCAPE |
| — SW NEW PUB PIPE | ↔ 2000m2 to 4000m2 |
| — SW NEW SWALE | ↔ 4000m2 to 1ha |
| - - - SW EX PVT PIPE | - - - EXISTING KERBLINES |
| — SW EX PUB PIPE | ▨ EXISTING IMPERVIOUS |
| ○ SW ABANDON MANHOLE | ▭ EXISTING BUILDINGS |
| ○ SW ABANDONED MANHOLE | ▭ EXISTING PARCELS |

GENERAL NOTES:

1.1 PIPES AND MANHOLES MUST BE CONSTRUCTED IN THE LOCATIONS SHOWN, DWG FILES OF THE DESIGN WILL BE PROVIDED ON REQUEST.

1.2 HORIZONTAL AND VERTICAL CONSTRUCTION TOLERANCES ARE 50mm. ANY CHANGES TO THE DESIGN BY MORE THAN THE TOLERANCE ARE TO BE SUBMITTED TO THE ENGINEER IN WRITING. NO ASSETS ARE TO BE CONSTRUCTED ON SITE OUTSIDE OF TOLERANCE WITHOUT WRITTEN APPROVAL OF THE ENGINEER.

1.3 IN ADDITION TO 1.2, WHERE THE DESIGN UTILISES MINIMUM GRADES/MINIMUM FALLS THROUGH MANHOLES FOLLOWING THE RELEVANT COP DOCUMENTS, NO REDUCTION IN GRADE OR FALL THROUGH MANHOLE IS PERMITTED.

1.4 ALL WORK TO COMPLY WITH COUNCIL AND PUBLIC NETWORK OPERATOR STANDARDS. ANY AMBIGUITY BETWEEN DRAWINGS AND STANDARDS TO BE REPORTED TO THE ENGINEER IN WRITING FOR CLARIFICATION

1.5 THE CONTRACTOR IS TO PEG AND MEASURE INFRASTRUCTURE AND UTILITY LOCATIONS, LEVELS AND EARTHWORKS LEVELS PRIOR TO ORDERING MATERIALS. ANY CONFLICT BETWEEN THE LEVELS MEASURED ON SITE AND THE ENGINEERING PLANS IS TO BE SUBMITTED TO THE ENGINEER IN WRITING PRIOR TO THE ORDERING OF MATERIALS.

1.6 CONTRACTOR TO COMPLY WITH HEALTH AND SAFETY AT WORK ACT (HSWA) 2015

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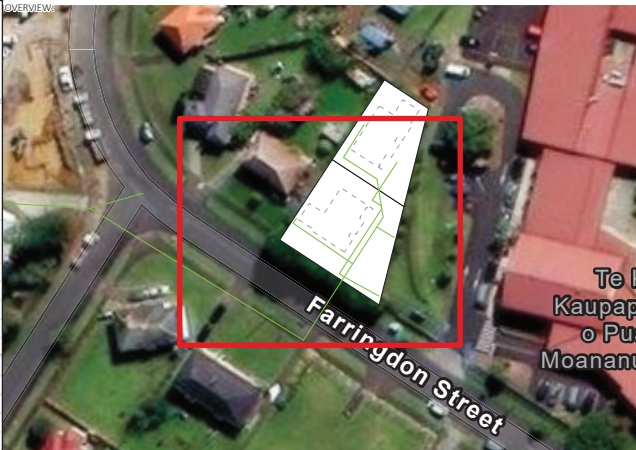
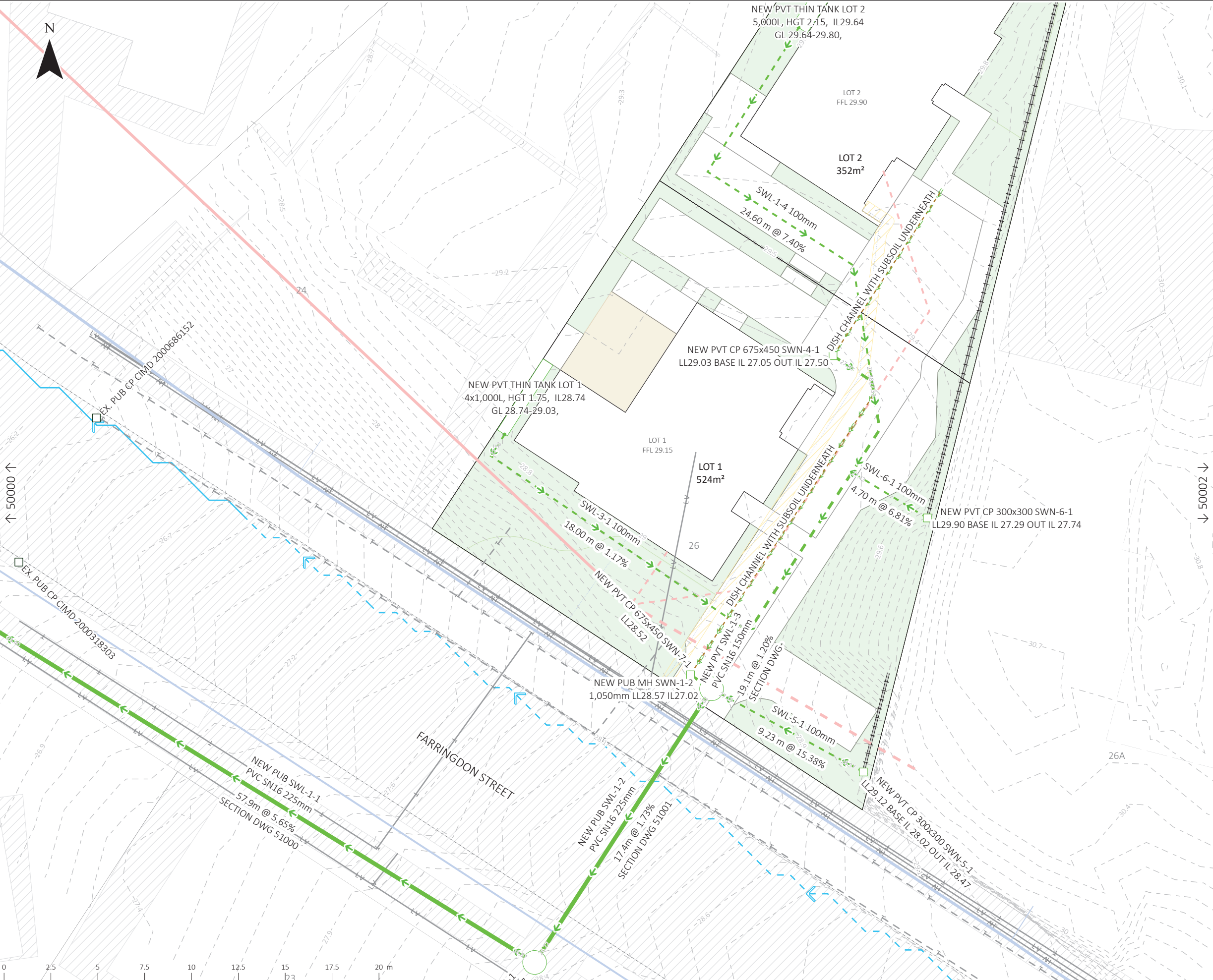
SCAN FOR 3D:  allsite.ci	REV:	DATE:	DESCRIPTION:	DES:	REV:	REL:	LOGO:
	A	14/07/25	FOR RESOURCE CONSENT	TGM	EC	WH	

CIVIX

26 FARRINGTON STREET,
GLEN INNES

STORMWATER PLAN

STATUS: FOR RESOURCE CONSENT			
DRAWING NO: 50000			
SCALE:	SIZE:	REVISION:	DATE:
1:200	A3	A	14/07/25



- LEGEND:
- | | |
|----------------------|----------------------------|
| SW NEW CATCHPIT | SW ABANDON PVT PIPE |
| SW NEW FITTING | SW ABANDON PUB PIPE |
| SW NEW DEVICE | SW ABANDONED PVT PIPE |
| SW NEW MANHOLE | SW ABANDONED PUB PIPE |
| SW NEW STRUCTURE | RETAINING WALLS W DRAINAGE |
| SW EX. CATCHPIT | BUILDINGS |
| SW EX DEVICE | NEW PARCELS |
| SW EX MANHOLE | IMPERMEABLE PAVEMENT |
| SW NEW PVT PIPE | DECK |
| SW NEW PVT SUBSOIL | LANDSCAPE |
| SW NEW PUB PIPE | 2000m2 to 4000m2 |
| SW NEW SWALE | 4000m2 to 1ha |
| NEW DISH CHANNEL | EXISTING KERBLINES |
| SW EX PVT PIPE | EXISTING IMPERVIOUS |
| SW EX PUB PIPE | EXISTING BUILDINGS |
| SW ABANDON MANHOLE | EXISTING PARCELS |
| SW ABANDONED MANHOLE | |

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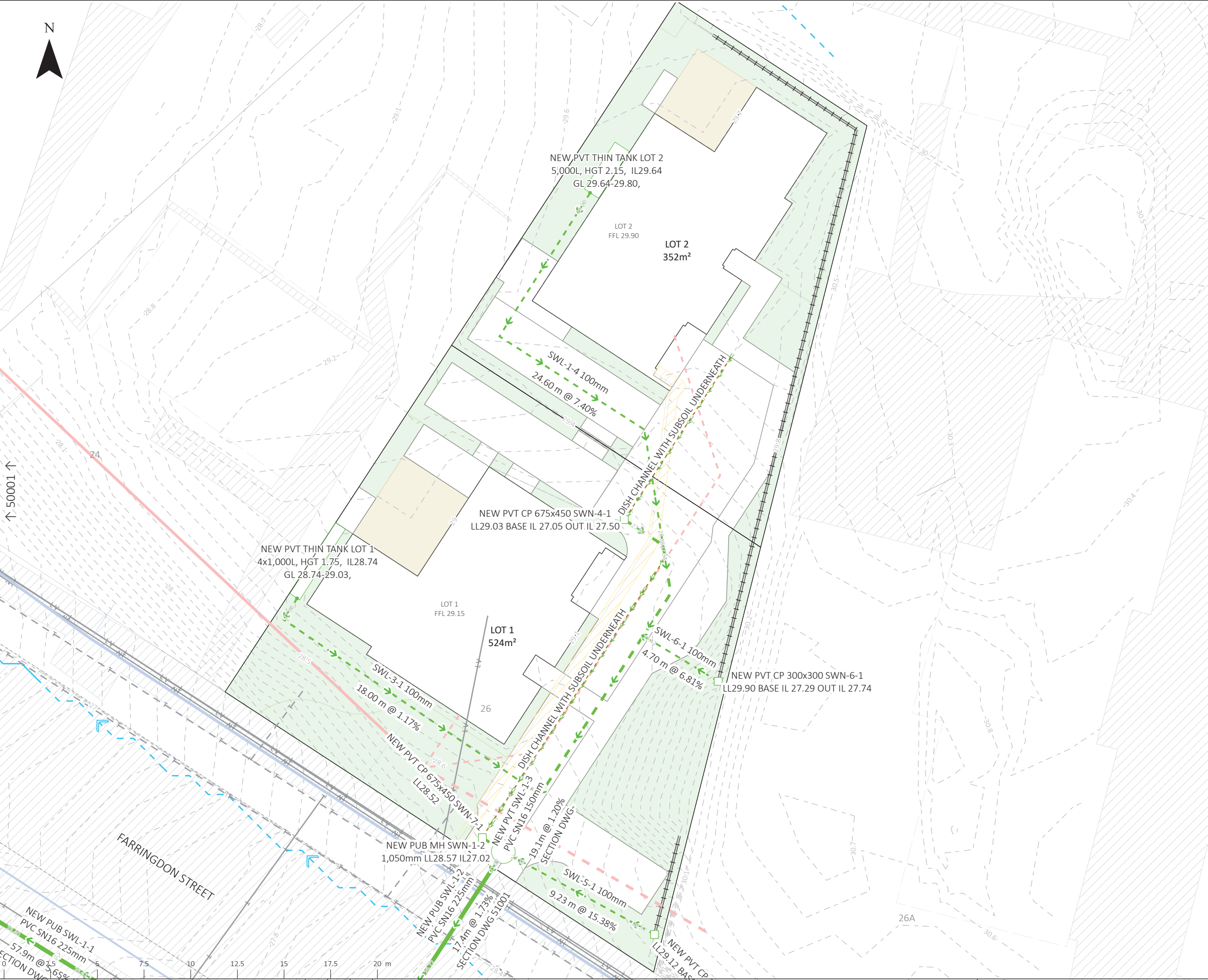
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REV	DATE	DESCRIPTION	DES	REV	REL	LOGO
A	14/07/25	FOR RESOURCE CONSENT	TGM	EC	WH	

PROJECT: 26 FARRINGTON STREET, GLEN INNES

TITLE: STORMWATER PLAN

STATUS: FOR RESOURCE CONSENT			
DRAWING NO: 50001			
SCALE: 1:200	SIZE: A3	REVISION: A	DATE: 14/07/25



- LEGEND:
- | | |
|----------------------|----------------------------|
| SW NEW CATCHPIT | SW ABANDON PVT PIPE |
| SW NEW FITTING | SW ABANDON PUB PIPE |
| SW NEW DEVICE | SW ABANDONED PVT PIPE |
| SW NEW MANHOLE | SW ABANDONED PUB PIPE |
| SW NEW STRUCTURE | RETAINING WALLS W DRAINAGE |
| SW EX DEVICE | BUILDINGS |
| SW EX MANHOLE | NEW PARCELS |
| SW NEW PVT PIPE | IMPERMEABLE PAVEMENT |
| SW NEW PVT SUBSOIL | DECK |
| SW NEW PUB PIPE | LANDSCAPE |
| SW NEW SWALE | 2000m2 to 4000m2 |
| NEW DISH CHANNEL | 4000m2 to 1ha |
| SW EX PVT PIPE | EXISTING KERBLINES |
| SW EX PUB PIPE | EXISTING IMPERVIOUS |
| SW ABANDON MANHOLE | EXISTING BUILDINGS |
| SW ABANDONED MANHOLE | EXISTING PARCELS |

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SCAN FOR 3D:

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REV	DATE	DESCRIPTION	DES	REV	REL	LOGO
A	14/07/25	FOR RESOURCE CONSENT	TGM	EC	WH	

26 FARRINGTON STREET,
GLEN INNES

TITLE:
STORMWATER PLAN

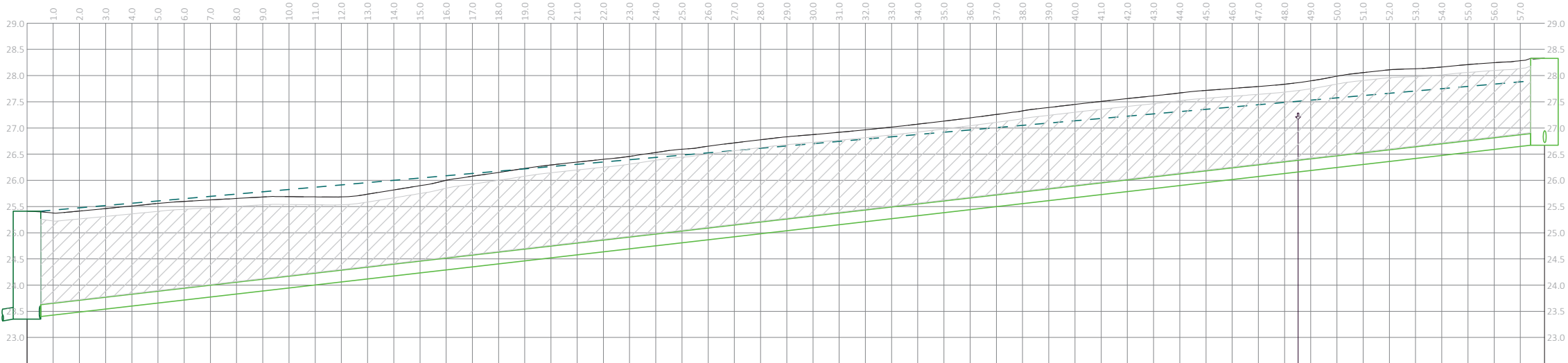
STATUS: FOR RESOURCE CONSENT			
DRAWING NO: 50002			
SCALE: 1:200	SIZE: A3	REVISION: A	DATE: 14/07/25

LEGEND:

- EXISTING SURFACE
- PROPOSED SURFACE
- STORMWATER EXISTING
- STORMWATER PROPOSED
- HGL
- UTILITIES EXISTING
- HARDFILL

THIS DRAWING IS IN TERMS OF NEW ZEALAND VERTICAL DATUM 2016

EX. RC CLASS 4 225mm PUB PIPE 2000133916
EX. 1050mm PUB MH 2000223796
EX. PVC SN16 225mm PVT PIPE EXSW ESTIMATED LOCATION



NEW 1050mm PUB MH SWN-1-1
NEW PVC SN16 225mm PUB PIPE SWL-1-2

CHAINAGE	0.00	57.92
DS NODE DISTANCE		
DESIGN LEVEL	25.41	28.33
DEPTH TO INVERT	2.06 2.01	1.66 1.61
INVERT LEVEL	23.35 23.40	26.67 26.72
HGL / CLEARANCE	32.14 25.41	27.90 27.96
DESCRIPTION	NEW PUBLIC PIPE SWL-1-1, SHOWN ON DWG50000	
MATERIALS	PVC SN16 ON GRANULAR SAP 7 BEDDING	
GEOMETRY	225mmØ, 57.92m @ 5.65%	
FLOW AND VELOCITY	ACTUAL=94.91L/s @2.39m/s, CAPACITY=108.78L/s @2.74m/s	

SW LS SWL-1-1
SCALE H1:200 V1:100

SCAN FOR 3D:

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REV:	DATE:	DESCRIPTION:	DES:	REV:	REL:	LOGO:
A	14/07/25	FOR RESOURCE CONSENT	TGM	EC	WH	



PROJECT:
26 FARRINGDON STREET,
GLEN INNES

TITLE:
STORMWATER LONGSECTIONS

STATUS: FOR RESOURCE CONSENT			
DRAWING NO: 51000			
SCALE: 1:200	SIZE: A3	REVISION: A	DATE: 14/07/25

Auckland Council | Approved Resource Consent Plan | BUN60457433 | 11/02/2026 | Page 43 of 50

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LEGEND:

EXISTING SURFACE

PROPOSED SURFACE

STORMWATER PROPOSED

HGL

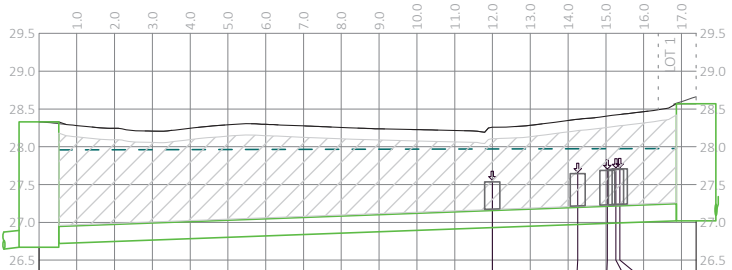
UTILITIES EXISTING

HARDFILL

POLYSPACER

THIS DRAWING IS IN TERMS OF NEW ZEALAND VERTICAL DATUM 2016

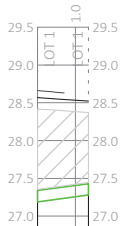
NEW PVC SN16 225mm PUB PIPE SWL-1-1
NEW 1050mm PUB MH SWN-1-1-1



CHAINAGE	0.00
DS NODE DISTANCE	
DESIGN LEVEL	28.33
DEPTH TO INVERT	1.66 28.33 1.61
INVERT LEVEL	27.90 26.67 27.96 26.72
HGL / CLEARANCE	27.90 26.67 27.96 26.72
DESCRIPTION	NEW PUBLIC PIPE SWL-1-2, SHOWN ON DWG50001
MATERIALS	PVC SN16 ON GRANULAR SAP 7 BEDDING
GEOMETRY	225mmØ, 17.39m @ 1.73%
FLOW AND VELOCITY	ACTUAL=15.46L/s @0.39m/s, CAPACITY=60.02L/s @1.51m/s

SW LS SWL-1-2
SCALE H1:200 V1:100

NEW PVC SN16 100mm PVT PIPE SWL-5-1
NEW 1050mm PUB MH SWN-1-2
NEW PVC SN16 150mm PVT PIPE SWL-1-3



CHAINAGE	0.00
DS NODE DISTANCE	
DESIGN LEVEL	28.52
DEPTH TO INVERT	1.33 28.52 1.33
INVERT LEVEL	27.19 27.19 27.19 27.19
HGL / CLEARANCE	27.19 27.19 27.19 27.19
DESCRIPTION	NEW PRIVATE PIPE SWL-5-1, SHOWN ON DWG50001
MATERIALS	PVC SN16 ON GRANULAR SAP 7 BEDDING
GEOMETRY	100mmØ, 1.39m @ 6.67%
FLOW AND VELOCITY	

SW LS SWL-2-1
SCALE H1:200 V1:100



REV:	DATE:	DESCRIPTION:	DES:	REV:	REL:	LOGO:
A	14/07/25	FOR RESOURCE CONSENT	TGM	EC	WH	



26 FARRINGDON STREET,
GLEN INNES

STORMWATER LONGSECTIONS

STATUS:			
FOR RESOURCE CONSENT			
DRAWING NO:			
51001			
SCALE:	SIZE:	REVISION:	DATE:
1:200	A3	A	14/07/25

SMAF RETENTION CALCULATIONS

ITEM	UNITS	SMAF
RAINFALL DEPTH	mm	5
TOTAL CATCHMENT AREA	m ²	238
SITE RETENTION VOLUME	m ³	1.19
TANK CATCHMENT AREA	m ²	119
% OF CATCHMENT MITIGATING	%	50.0
TANK RETENTION VOLUME	m ³	0.60

SMAF DETENTION CALCULATIONS

CATCHMENT	UNITS	SMAF
STORM		95th Ptile
TOTAL CATCHMENT AREA	m ²	238
EVENT DEPTH (INCL CC)	mm	34.4
PREDEV INITIAL ABSTRACTION	mm	5.0
PREDEV CURVE NUMBER		74
PREDEV POTENTIAL MAX RETENTION	mm	89.2
PREDEV RUNOFF DEPTH	mm	7.3
PREDEV RUNOFF VOLUME	m ³	1.74
POSTDEV RUNOFF DEPTH	mm	29.9
POSTDEV RUNOFF VOLUME	m ³	7.12
SITE VOLUME FOR MITIGATION	m ³	5.38
TANK CATCHMENT AREA	m ²	119
% OF SITE MITIGATED BY TANK	%	50.0
TANK RET. + DET. VOLUME	m ³	2.69
TANK SMAF DETENTION VOLUME	m ³	2.09

ORIFICE SUMMARY

ORIFICE	UNITS	ORF. 1	ORF. 2	TOTAL
DIAMETER	mm	10	36	
HEIGHT	m	0.213	0.964	
NO. OF ORF.		1	1	
EDV HEAD	m	0.751	0.000	
EDV FLOW	m ³ /s	0.0002	-	0.0002
10 YR HEAD	m	1.200	0.449	
10 YR FLOW	m ³ /s	0.0002	0.0018	0.0020

PEAK FLOW MITIGATION CALCULATIONS

CATCHMENT	UNITS	EXISTING	NON-MIT	LOT 1
STORM		10 YR	10 YR	10 YR
PERMEABLE AREA ¹	m ²	705	637	0
IMPERMEABLE AREA ¹	m ²	170	0	119
TOTAL AREA	m ²	875	638	119
EVENT DEPTH (INCL. CC)	mm	148.1	148.1	148.1
PERMEABLE INITIAL ABSTRACTION	mm	5.0	5.0	5.0
PERMEABLE CURVE NUMBER ²		74	74	74
POTENTIAL MAXIMUM RETENTION	mm	71.9	89.1	0.0
RUNOFF DEPTH	mm	98.8	88.2	143.1
RUNOFF VOLUME	m ³	86.51	56.26	16.99
CHANNELISATION FACTOR		1.0	1.0	1.0
CATCHMENT LENGTH	km	0.045	0.045	0.013
CATCHMENT SLOPE	m/m	0.100	0.100	0.050
TIME OF CONCENTRATION	hr	0.17	0.17	0.17
PEAK FLOW	m ³ /s	0.0161	0.0108	0.0029
PEAK RUNOFF RATE	mm/hr	66.0	60.7	88.2
FLOW TARGET FOR ALL SITES	m ³ /s			0.01610
FLOW BYPASSING TANKS	m ³ /s			0.01080
FLOW TARGET FOR ALL TANKS	m ³ /s			0.00530
CATCHMENT PORTION FOR THIS TANK	%			50.0%
FLOW TARGET FOR THIS TANK	m ³ /s			0.00265

¹PROPOSED AREAS BASED DEVELOPMENT LAYOUT

²CURVE NUMBERS BASED ON AUCKLAND COUNCIL INFILTRATION SHAPEFILE

VOLUME SUMMARY

ITEM	UNITS	DISCR.	CUMUL.
RETENTION	m ³	0.60	0.60
EXTENDED DETENTION	m ³	2.10	2.69
10 YR STORAGE	m ³	1.25	3.94
TOTAL VOLUME REQUIRED	m ³	-	3.94
TOTAL VOLUME PROVIDED	m ³	-	4.00

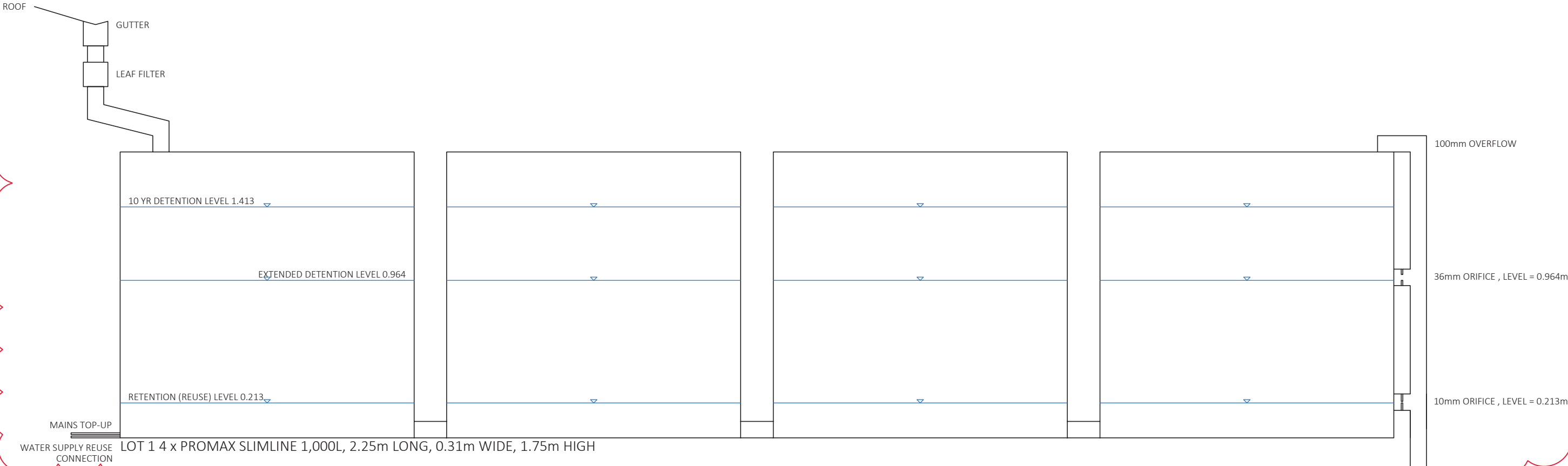
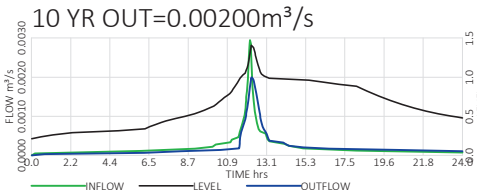
SITEWIDE SUMMARY

STORM	SYSTEM COUNT	TOT. VOL.	RET. VOL.	DET. VOL.	10 YR
UNITS	-	m ³	m ³	m ³	m ³ /s
BYPASS	-	-	-	-	0.01080
LOT 1	1	4.00	0.60	2.10	0.00200
LOT 2	1	5.00	0.60	2.10	0.00133
TOTAL	2	9.00	1.20	4.20	0.01413
TARGET	-	-	1.19	5.38	0.01610
OK?	-	-	OK	OK	OK

DESIGN METHODOLOGY

The methodology used for tank design is below. The design is providing SMAF Retention, SMAF Detention and 10 Year Peak Flow Control to address downstream network capacity issues.

1. The retention volume has been calculated in the SMAF Retention Calculations table. The volume required is 0.60m³.
2. The retention volume requires a storage depth of 0.213m.
3. The retention volume is required to be reused within the property within 72 hours. Sufficient non-potable devices must be connected to the reuse system to ensure sufficient reuse capacity. The volume capacity utilised by non-potable devices is Laundry:0.44m³, Toilet:0.32m³. Please connect enough of these devices to reuse the required volume of 0.60m³. Please note that while garden taps can be connected, no credit is given for this as their reuse of water in Winter is unlikely to occur.
4. The detention volume has been calculated in the SMAF Detention Calculations table, rainfall depths are from the Unitary Plan maps. The detention volume required is 2.10m³.
5. The base orifice invert is 0.213m
6. To drain the detention volume over 24hrs would require an orifice smaller than the minimum allowable size, therefore the minimum orifice size of 0.010m has been used.
7. The detention volume requires a storage depth of 0.964m in the tank(s).
8. The target flow rate is set based on the existing site condition. Rainfall depths are from the TP108 maps and are adjusted for climate change.
9. To determine the appropriate tank design, the target flow was determined using the methods outlined in the following steps. To find a tank and orifice combinations that met all the design targets, a 24hr, 1 minute timestep analysis was completed for each design storm. Inflow into the tank was generated using the SCS Curve method in TP108. The water level in the tank was calculated based on inflow, outflow and the tank geometry. Outflow was determined based orifice geometry and head. Tank sizes and orifice designs were varied iteratively to find the optimal tank design that met all requirements.
10. The target flow rate for the site in the 10 YR event is shown in the Peak Flow Calculations Table for the EXISTING catchment, the analysis found a peak flow rate of 0.01610 m³/s.
11. In the post development scenario, some of the site is not draining through tanks. The bypass catchment anlysis for the 10 YR event is shown in the Peak Flow Calculations Table for the NON-MIT catchment, this analysis found a peak flow rate of 0.01080 m³/s.
12. The target flow for all tanks from the site in the 10 YR event is the target flow minus the bypass flow which is 0.01610 m³/s - 0.01080 m³/s = 0.00530 m³/s.
13. As there are multiple tanks mitigating the site, each tank needs to discharge only its portion of the total target flow. As this tank is draining 50.0% of the total area draining to tanks on site, the target peak flow rate for this tank in the 10 YR event is 50.0% X 0.00530 m³/s = 0.00265 m³/s.
14. The modelling results shown in the adjacent graph for the 10 YR event give a peak flow of 0.00200 m³/s which meets the design requirements as it is less than the target flow of 0.00265 m³/s. The peak water level reached in the 10 YR simulation was 1.413m.
15. In conclusion, the analysis shows the tank design meets all requirements.



A	FOR RESOURCE CONSENT	GM	DESIGNED:	TGM
B	FOR ENGINEERING APPROVAL	CG	DRAWN:	TGM
C	FOR RESOURCE CONSENT RFI	CG	RELEASED:	WH
—	—	—	BY	—
REVISION	AMENDMENT	BY		



PROJECT:	26 FARRINGDON STREET, GLEN INNES
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TITLE:	STORAGE DESIGN DETAILS
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STATUS:	FOR ENGINEERING APPROVAL
DRAWING NO:	53000
SCALE & SIZE:	A3
REV:	11/11/25

SMAF RETENTION CALCULATIONS

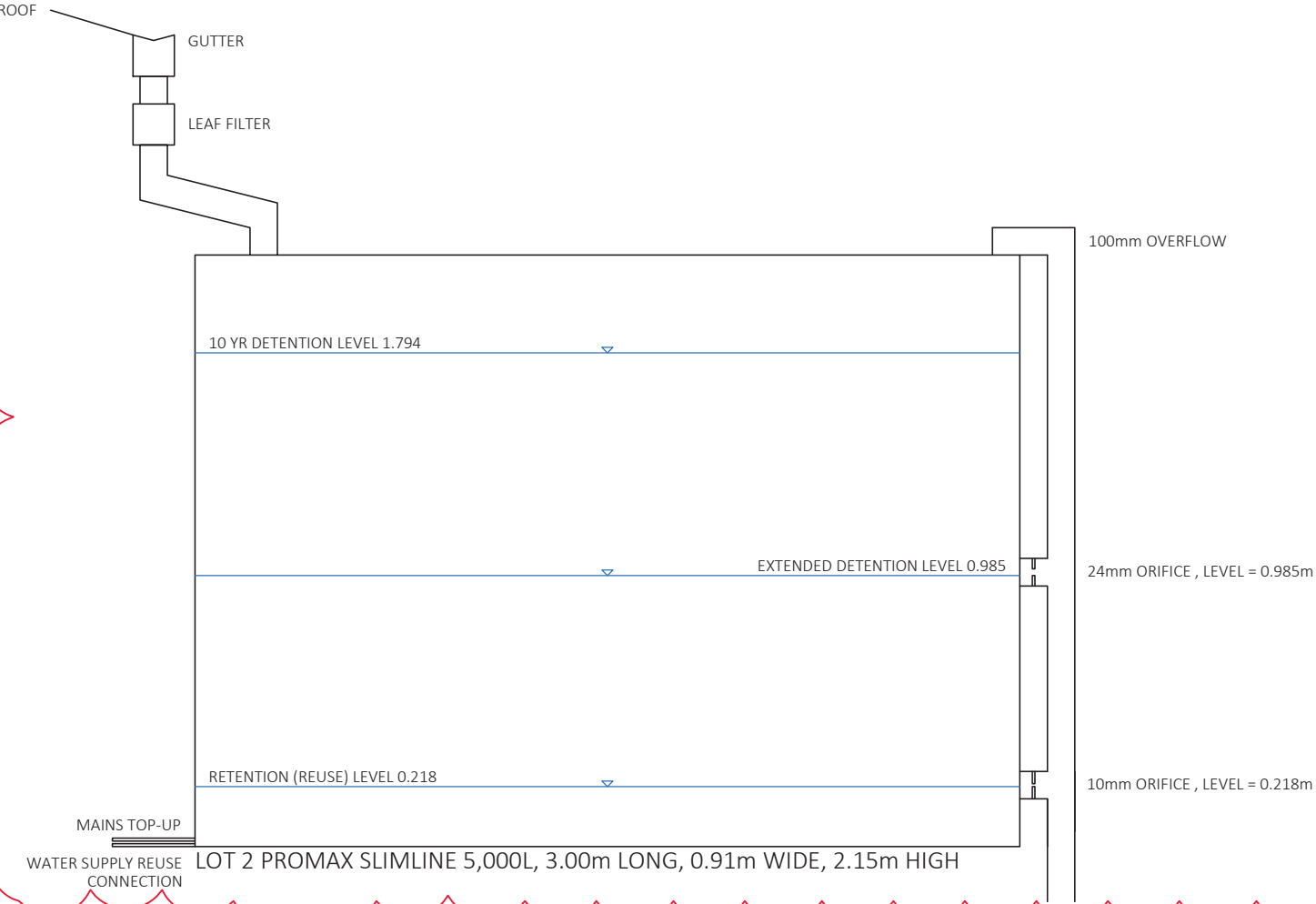
ITEM	UNITS	SMAF
RAINFALL DEPTH	mm	5
TOTAL CATCHMENT AREA	m ²	238
SITE RETENTION VOLUME	m ³	1.19
TANK CATCHMENT AREA	m ²	119
% OF CATCHMENT MITIGATING	%	50.0
TANK RETENTION VOLUME	m ³	0.60

SMAF DETENTION CALCULATIONS

CATCHMENT	UNITS	SMAF
STORM		95th Ptile
TOTAL CATCHMENT AREA	m ²	238
EVENT DEPTH (INCL CC)	mm	34.4
PREDEV INITIAL ABSTRACTION	mm	5.0
PREDEV CURVE NUMBER		74
PREDEV POTENTIAL MAX RETENTION	mm	89.2
PREDEV RUNOFF DEPTH	mm	7.3
PREDEV RUNOFF VOLUME	m ³	1.74
POSTDEV RUNOFF DEPTH	mm	29.9
POSTDEV RUNOFF VOLUME	m ³	7.12
SITE VOLUME FOR MITIGATION	m ³	5.38
TANK CATCHMENT AREA	m ²	119
% OF SITE MITIGATED BY TANK	%	50.0
TANK RET. + DET. VOLUME	m ³	2.69
TANK SMAF DETENTION VOLUME	m ³	2.09

ORIFICE SUMMARY

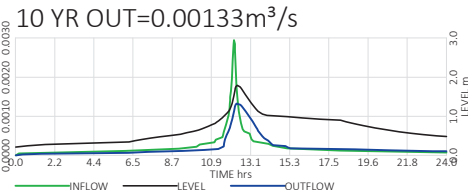
ORIFICE	UNITS	ORF. 1	ORF. 2	TOTAL
DIAMETER	mm	10	24	
HEIGHT	m	0.218	0.985	
NO. OF ORF.		1	1	
EDV HEAD	m	0.767	0.000	
EDV FLOW	m ³ /s	0.0002	-	0.0002
10 YR HEAD	m	1.576	0.809	
10 YR FLOW	m ³ /s	0.0003	0.0011	0.0013



PEAK FLOW MITIGATION CALCULATIONS

CATCHMENT	UNITS	EXISTING	NON-MIT	LOT 2
STORM		10 YR	10 YR	10 YR
PERMEABLE AREA ¹	m ²	705	637	0
IMPERMEABLE AREA ¹	m ²	170	0	119
TOTAL AREA	m ²	875	638	119
EVENT DEPTH (INCL. CC)	mm	148.1	148.1	148.1
PERMEABLE INITIAL ABSTRACTION	mm	5.0	5.0	5.0
PERMEABLE CURVE NUMBER ²		74	74	74
POTENTIAL MAXIMUM RETENTION	mm	71.9	89.1	0.0
RUNOFF DEPTH	mm	98.8	88.2	143.1
RUNOFF VOLUME	m ³	86.51	56.26	16.99
CHANNELISATION FACTOR		1.0	1.0	1.0
CATCHMENT LENGTH	km	0.045	0.045	0.013
CATCHMENT SLOPE	m/m	0.100	0.100	0.050
TIME OF CONCENTRATION	hr	0.17	0.17	0.17
PEAK FLOW	m ³ /s	0.0161	0.0108	0.0029
PEAK RUNOFF RATE	mm/hr	66.0	60.7	88.2
FLOW TARGET FOR ALL SITES	m ³ /s			0.01610
FLOW BYPASSING TANKS	m ³ /s			0.01080
FLOW TARGET FOR ALL TANKS	m ³ /s			0.00530
CATCHMENT PORTION FOR THIS TANK	%			50.0%
FLOW TARGET FOR THIS TANK	m ³ /s			0.00265

¹PROPOSED AREAS BASED DEVELOPMENT LAYOUT
²CURVE NUMBERS BASED ON AUCKLAND COUNCIL INFILTRATION SHAPEFILE



VOLUME SUMMARY

ITEM	UNITS	DISCR.	CUMUL.
RETENTION	m ³	0.60	0.60
EXTENDED DETENTION	m ³	2.10	2.69
10 YR STORAGE	m ³	2.21	4.90
TOTAL VOLUME REQUIRED	m ³	-	4.90
TOTAL VOLUME PROVIDED	m ³	-	5.00

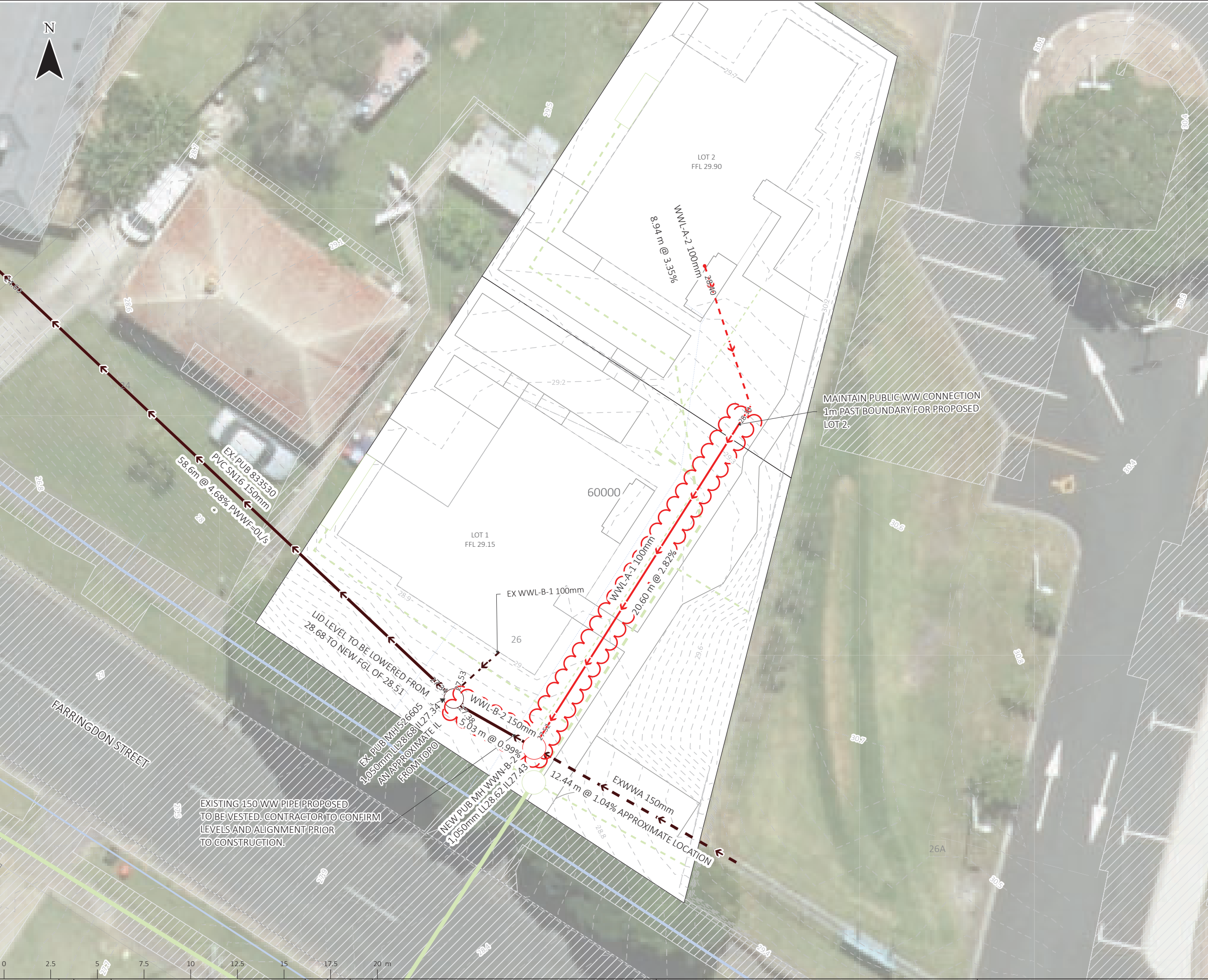
SITEWIDE SUMMARY

STORM	SYSTEM COUNT	TOT. VOL.	RET. VOL.	DET. VOL.	10 YR
UNITS	-	m ³	m ³	m ³	m ³ /s
BYPASS	-	-	-	-	0.01080
LOT 1	1	4.00	0.60	2.10	0.00200
LOT 2	1	5.00	0.60	2.10	0.00133
TOTAL	2	9.00	1.20	4.20	0.01413
TARGET	-	-	1.19	5.38	0.01610
OK?	-	-	OK	OK	OK

DESIGN METHODOLOGY

The methodology used for tank design is below. The design is providing SMAF Retention, SMAF Detention and 10 Year Peak Flow Control to address downstream network capacity issues.

1. The retention volume has been calculated in the SMAF Retention Calculations table. The volume required is 0.60m³.
2. The retention volume requires a storage depth of 0.218m.
3. The retention volume is required to be reused within the property within 72 hours. Sufficient non-potable devices must be connected to the reuse system to ensure sufficient reuse capacity. The volume capacity utilised by non-potable devices is Laundry:0.44m³, Toilet:0.32m³. Please connect enough of these devices to reuse the required volume of 0.60m³. Please note that while garden taps can be connected, no credit is given for this as their reuse of water in Winter is unlikely to occur.
4. The detention volume has been calculated in the SMAF Detention Calculations table, rainfall depths are from the Unitary Plan maps. The detention volume required is 2.10m³.
5. The base orifice invert is 0.218m
6. To drain the detention volume over 24hrs would require an orifice smaller than the minimum allowable size, therefore the minimum orifice size of 0.010m has been used.
7. The detention volume requires a storage depth of 0.985m in the tank(s).
8. The target flow rate is set based on the existing site condition. Rainfall depths are from the TP108 maps and are adjusted for climate change.
9. To determine the appropriate tank design, the target flow was determined using the methods outlined in the following steps. To find a tank and orifice combinations that met all the design targets, a 24hr, 1 minute timestep analysis was completed for each design storm. Inflow into the tank was generated using the SCS Curve method in TP108. The water level in the tank was calculated based on inflow, outflow and the tank geometry. Outflow was determined based orifice geometry and head. Tank sizes and orifice designs were varied iteratively to find the optimal tank design that met all requirements.
10. The target flow rate for the site in the 10 YR event is shown in the Peak Flow Calculations Table for the EXISTING catchment, the analysis found a peak flow rate of 0.01610 m³/s.
11. In the post development scenario, some of the site is not draining through tanks. The bypass catchment anlysis for the 10 YR event is shown in the Peak Flow Calculations Table for the NON-MIT catchment, this analysis found a peak flow rate of 0.01080 m³/s.
12. The target flow for all tanks from the site in the 10 YR event is the target flow minus the bypass flow which is 0.01610 m³/s - 0.01080 m³/s = 0.00530 m³/s.
13. As there are multiple tanks mitigating the site, each tank needs to discharge only its portion of the total target flow. As this tank is draining 50.0% of the total area draining to tanks on site, the target peak flow rate for this tank in the 10 YR event is 50.0% X 0.00530 m³/s = 0.00265 m³/s.
14. The modelling results shown in the adjacent graph for the 10 YR event give a peak flow of 0.00133 m³/s which meets the design requirements as it is less than the target flow of 0.00265 m³/s. The peak water level reached in the 10 YR simulation was 1.794m.
15. In conclusion, the analysis shows the tank design meets all requirements.



- LEGEND:
- | | |
|------------------------|-----------------------------|
| ● WW NEW FITTING | — WW ABANDON PUB PIPE |
| ○ WW NEW DEVICE | - - - WW ABANDON PVT PIPE |
| ○ WW NEW MANHOLE | — WW ABANDONED PUB PIPE |
| ○ WW EX DEVICE | - - - WW ABANDONED PVT PIPE |
| ○ WW EX MANHOLE | ▭ BUILDINGS |
| ○ WW ABANDON MANHOLE | ▭ IMPERMEABLE PAVEMENT |
| ○ WW ABANDONED MANHOLE | ▭ NEW PARCELS |
| - - - WW NEW PVT PIPE | - - - EXISTING KERBLINES |
| — WW NEW PUB PIPE | ▨ EXISTING IMPERVIOUS |
| - - - WW EX PVT PIPE | ▭ EXISTING BUILDINGS |
| — WW EX PUB PIPE | ▭ EXISTING PARCELS |

GENERAL NOTES:

1.1 PIPES AND MANHOLES MUST BE CONSTRUCTED IN THE LOCATIONS SHOWN, DWG FILES OF THE DESIGN WILL BE PROVIDED ON REQUEST.

1.2 HORIZONTAL AND VERTICAL CONSTRUCTION TOLERANCES ARE 50mm. ANY CHANGES TO THE DESIGN BY MORE THAN THE TOLERANCE ARE TO BE SUBMITTED TO THE ENGINEER IN WRITING. NO ASSETS ARE TO BE CONSTRUCTED ON SITE OUTSIDE OF TOLERANCE WITHOUT WRITTEN APPROVAL OF THE ENGINEER.

1.3 IN ADDITION TO 1.2, WHERE THE DESIGN UTILISES MINIMUM GRADES/MINIMUM FALLS THROUGH MANHOLES FOLLOWING THE RELEVANT COP DOCUMENTS, NO REDUCTION IN GRADE OR FALL THROUGH MANHOLE IS PERMITTED.

1.4. ALL WORK TO COMPLY WITH COUNCIL AND PUBLIC NETWORK OPERATOR STANDARDS. ANY AMBIGUITY BETWEEN DRAWINGS AND STANDARDS TO BE REPORTED TO THE ENGINEER IN WRITING FOR CLARIFICATION

1.5. THE CONTRACTOR IS TO PEG AND MEASURE INFRASTRUCTURE AND UTILITY LOCATIONS, LEVELS AND EARTHWORKS LEVELS PRIOR TO ORDERING MATERIALS. ANY CONFLICT BETWEEN THE LEVELS MEASURED ON SITE AND THE ENGINEERING PLANS IS TO BE SUBMITTED TO THE ENGINEER IN WRITING PRIOR TO THE ORDERING OF MATERIALS.

1.6 CONTRACTOR TO COMPLY WITH HEALTH AND SAFETY AT WORK ACT (HSWA) 2015

1.7 BOTH CONTRACTORS AND CONSULTANTS ARE TO TAKE ALL NECESSARY CARE AND PRECAUTION AT THE CONSTRUCTION SITE TO AVOID ACCIDENT AND INJURY FROM FALLING INTO EXCAVATIONS, CRUSHING BY SUBSIDING EXCAVATIONS AND THE MOVEMENT OF PLANT AND MATERIALS ON THE SITE.

1.8 WHERE PIPES CROSS, IF CROSSOVER OF PIPES IS LESS THAN 500mm, USE POLYSTYRENE BETWEEN PIPES, OTHERWISE HARDFILL TO BE PLACED IN TRENCH BETWEEN PIPES WHERE DRAINAGE LINES CROSS. EXTEND 0.5m EACH SIDE OF PIPE REGARDLESS OF SEPARATION DISTANCE.

1.9 APPROVED HARDFILL IS TO BE USED IN BACKFILLING OF ALL ROAD CROSSINGS AND VEHICLE CROSSINGS.

1.10 HEAVY DUTY TRAFFICABLE MANHOLE LIDS AND FRAMES TO BE USED IN ALL AREAS.

1.11 PIPES THAT DO NOT TERMINATE IN A MANHOLE MUST BE TERMINATED WITH A LUNDON JUNCTION AND CAP.

1.12 ALL LINES TO BE ABANDONED SHALL BE SEALED AT EACH END. TIMING OF ALL SEALING TO BE COORDINATED WITH COUNCIL STAFF.

1.13 BENDS ON PRIVATE INFRASTRUCTURE TO BE LONG RADIUS BENDS UNLESS OTHERWISE SPECIFIED.

1.14 FOR RETAINING WALL DRAINAGE DETAILS, PLEASE REFER TO STRUCTURAL ENGINEERING DESIGN OF WALLS

1.15 ALL INFRASTRUCTURE TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS, ANY DEVIATION FROM THIS TO BE NOTIFIED TO THE ENGINEER IN WRITING PRIOR TO CONSTRUCTION.

1.16 UNDERGROUND TANK LOCATIONS SHOULD BE ASSESSED BY A STRUCTURAL ENGINEER TO ENSURE ADJACENT STRUCTURES DO NOT APPLY LOADINGS TO THE TANKS THAT EXCEED MANUFACTURER REQUIREMENTS.

WASTEWATER NETWORK NOTES:

2.1. PROPOSED PUBLIC WW PIPE AND CONNECTIONS SHALL BE uPVC SN16 IF OPEN TRENCHED OR PE100 SDR11 (MINIMUM) IF DIRECTIONALLY DRILLED. ALL PIPE MATERIALS MUST COMPLY WITH WATERCARE'S MATERIAL SUPPLY STANDARD.

2.2. WORKS OVER APPROVAL SHALL BE APPLIED FOR BEFORE BUILDING CONSENT WHERE BUILDINGS ARE WITHIN 2.0m OF THE SANITARY NETWORK

2.3. WW CONNECTIONS SHALL COMPLY WITH PUBLIC NETWORK OPERATOR STANDARDS

2.4. MANHOLE COVERS AND SAFETY GRILLS SHALL COMPLY WITH PUBLIC NETWORK OPERATOR STANDARDS.

IMAGERY SOURCE: AUCKLAND COUNCIL, LINZ, NIWA, SOURCES: ESRI, TOMTOM, GARMIN, FAO, NOAA, USGS, © OPENSTREETMAP

THIS DRAWING IS IN TERMS OF NEW ZEALAND TRANSVERSE MERCATOR 2000 AND NEW ZEALAND VERTICAL DATUM 2016

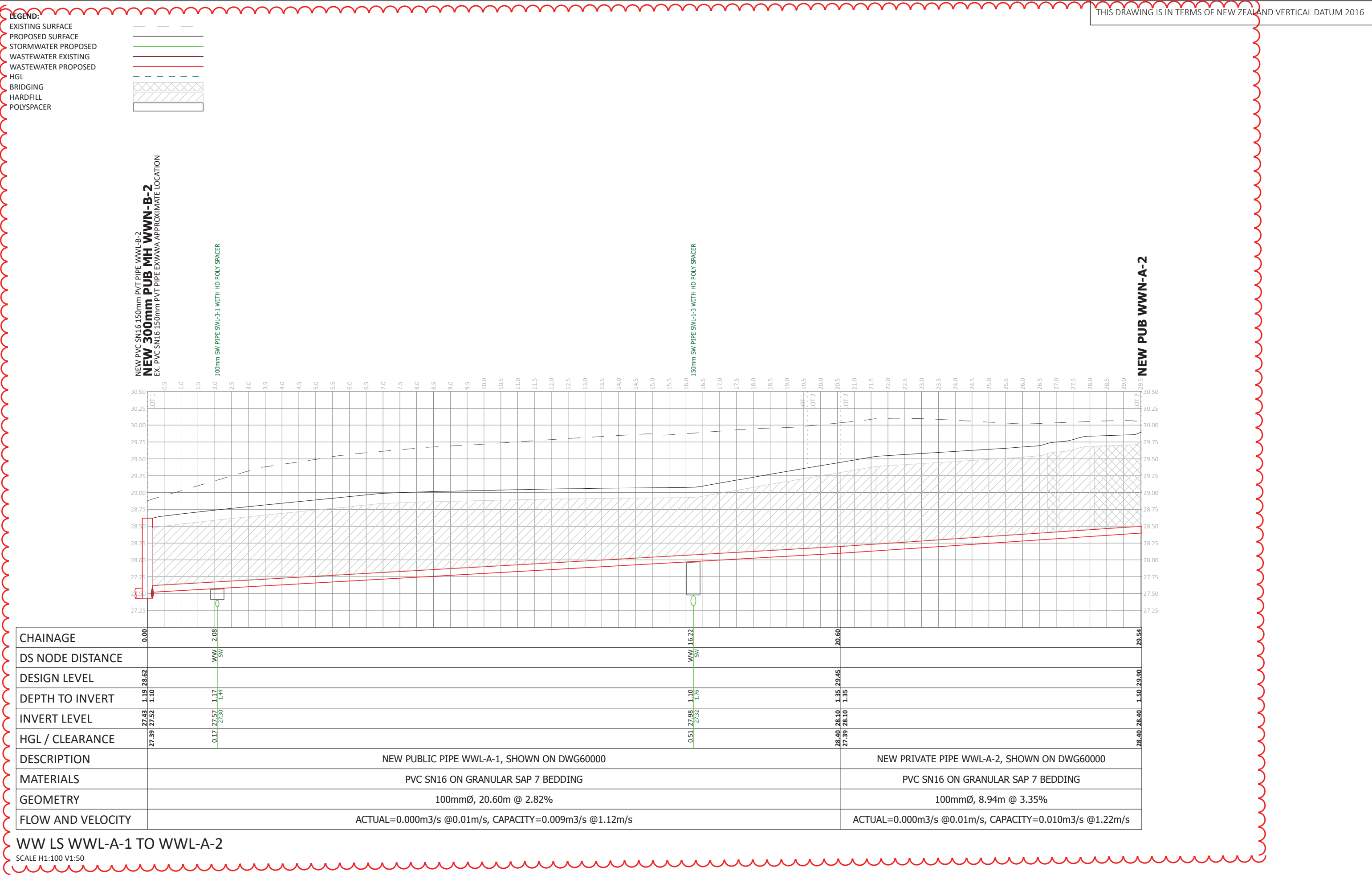
REV.	DATE	DESCRIPTION	DES.	REV.	REL.	LOGO
D	11/12/25	FOR RC RFI	AS	MJG	MJG	
C	14/11/25	FOR RC RFI	CG	EC	MJG	
B	21/10/25	FOR EPA	CG	EC	MJG	
A	14/07/25	FOR RESOURCE CONSENT	TGM	EC	WH	

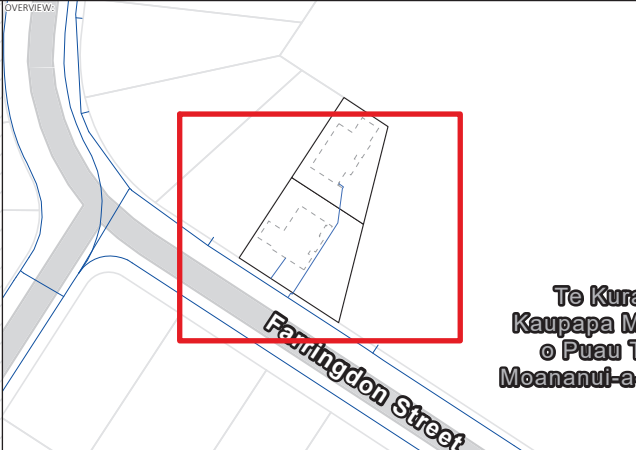


26 FARRINGTON STREET,
GLEN INNES

WASTEWATER PLAN

STATUS:			
FOR RESOURCE CONSENT			
DRAWING NO:			
60000			
SCALE:	SIZE:	REVISION:	DATE:
1:200	A3	D	11/12/25





LEGEND:

- WS NEW METER
- WS EX METER
- WS EX FITTING
- WS NEW PVT PIPE
- WS NEW PUB PIPE
- WS NEW PVT NON POT. PIPE
- WS EX PVT PIPE
- WS EX PUB PIPE
- WS EX PVT NON POT. PIPE
- WS ABANDON PVT NON POT. PIPE
- WS ABANDON PUB PIPE
- WS ABANDON PVT PIPE
- RETAINING WALLS W DRAINAGE
- BUILDINGS
- IMPERMEABLE PAVEMENT
- NEW PARCELS
- EXISTING KERBLINES
- EXISTING IMPERVIOUS
- EXISTING BUILDINGS
- EXISTING PARCELS

GENERAL NOTES:

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WATER SUPPLY NETWORK NOTES

3.1 WATER METERS TO BE INSTALLED OUTSIDE OF PAVED DRIVEWAY TRAFFICED AREA.

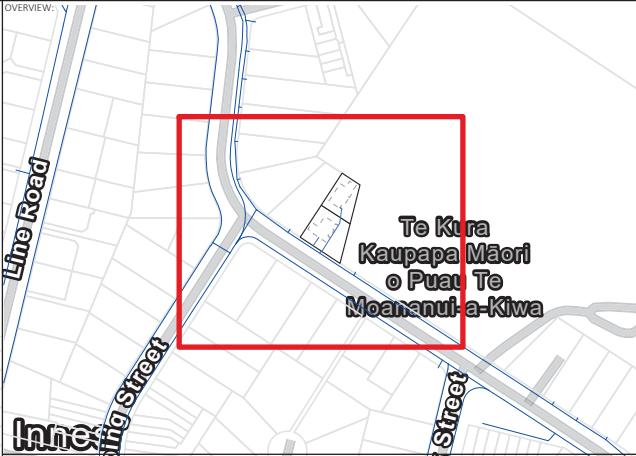
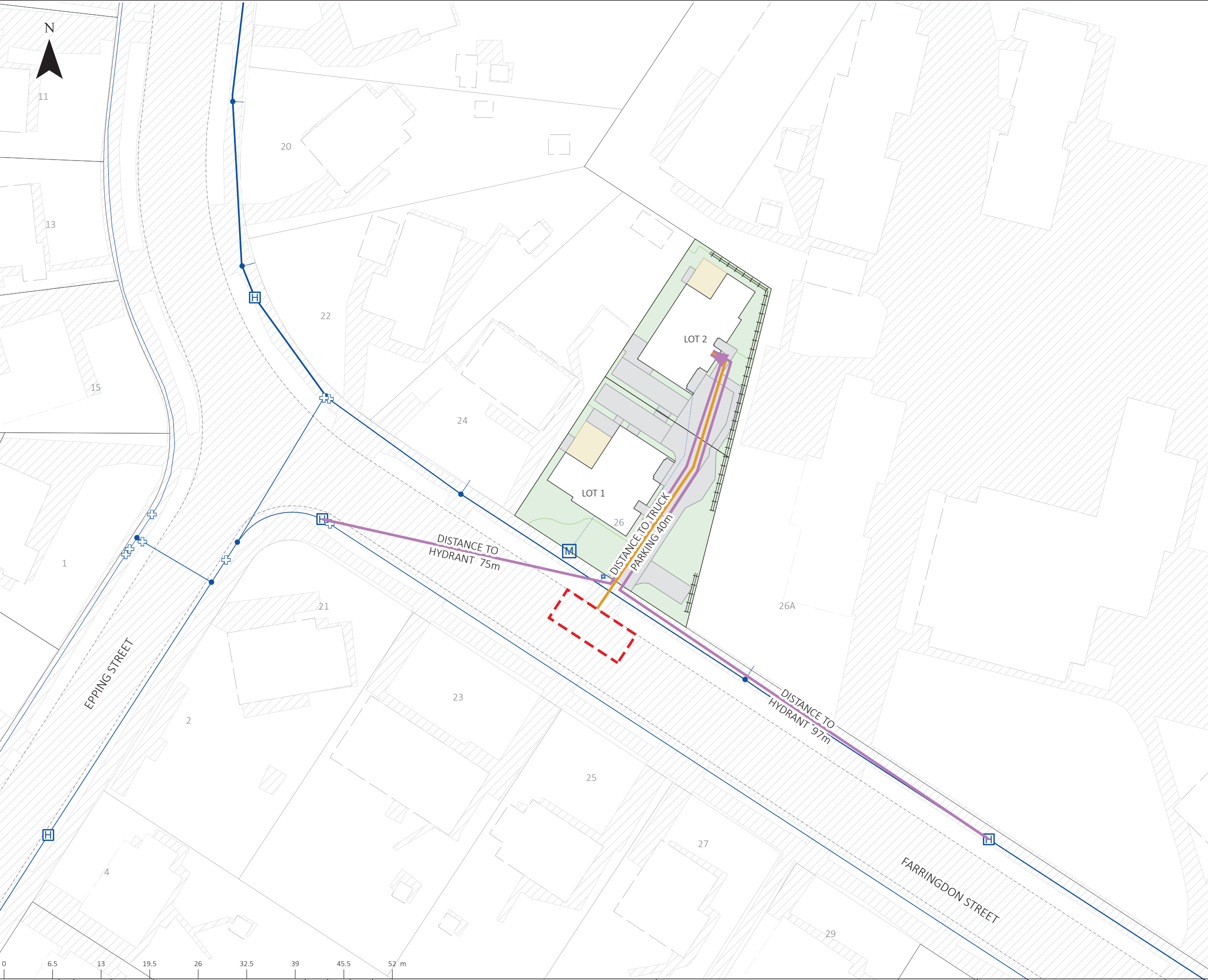
3.2 ALL PROPOSED WATER SUPPLY PIPES ARE 25mm ODE UNLESS OTHERWISE SPECIFIED

3.3 ANY SECTIONS OF PUBLIC WATER MAIN TO BE UPGRADED SHALL INCLUDE PROVISION TO CONNECT EXISTING CONNECTIONS TO THE NEW LINE AND ABANDONING THE EXISTING MAIN.

IMAGERY SOURCE: SOURCES: ESRI, TOMTOM, GARMIN, FAO, NOAA, USGS, © OPENSTREETMAP CONTRIBUTORS, AND THE GIS USER

THIS DRAWING IS IN TERMS OF NEW ZEALAND TRANSVERSE MERCATOR 2000 AND NEW ZEALAND VERTICAL DATUM 2016

SCAN FOR 3D:  allsite.ai	REV: A	DATE: 14/07/25	DESCRIPTION: FOR RESOURCE CONSENT	DES: TGM	REV: EC	REL: WH	LOGO: 	PROJECT: 26 FARRINGTON STREET, GLEN INNES	TITLE: WATER SUPPLY PLAN	STATUS: FOR RESOURCE CONSENT			
										DRAWING NO: 70000			
										SCALE: 1:200			
										SIZE: A3		REVISION: A	
										DATE: 14/07/25			



- LEGEND:
- TRUCK DISTANCE
 - FIRE TRUCK PARKING
 - WS DISTANCE
 - RETAINING WALLS
 - BUILDINGS
 - NEW PARCELS
 - PAVEMENT
 - DECK
 - LANDSCAPE
 - EXISTING PARCELS
 - EXISTING PARCELS
 - EXISTING KERBLINES
 - EXISTING IMPERVIOUS
 - EXISTING BUILDINGS
 - METER
 - WS EX HYDRANT
 - WS EX VALVE
 - WS EX FITTING
 - WS NEW PVT PIPE
 - WS NEW PUB PIPE
 - WS NEW PVT NON POT. PIPE
 - WS EX PVT PIPE
 - WS EX PUB PIPE
 - WS EX PVT NON POT. PIPE
 - WS ABANDON PVT PIPE
 - WS ABANDON PUB PIPE
 - WS ABANDON PVT NON POT. PIPE

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SCAN FOR 3D:  allsite.ai	REV:	DATE:	DESCRIPTION:	DES:	REV:	REL:	LOGO:
	A	14/07/25	FOR RESOURCE CONSENT	TGM	EC	WH	



26 FARRINGTON STREET,
GLEN INNES

WATER SUPPLY HYDRANT
DISTANCE

STATUS: FOR RESOURCE CONSENT			
DRAWING NO: 72000			
SCALE:	SIZE:	REVISION:	DATE:
1:500	A3	A	14/07/25