

SITE INFORMATION

Address: 78 Alfred Street, Owhangas
 Auckland New Zealand
 Legal Description: Lot Lot 4 DP (16971)
 Exposure Zone: C
 Climate Zone: -
 Earthquake Zone: 1
 Wind Region: -
 Utility Plan Zone: Mixed Housing Urban Zone

Lot No.	Type	Carparks	Modification	Area (m ²)
Lot 1	B6	1 carpark	Insulation, Glazing	82.77
Lot 2	B6	1 carpark	Insulation, Glazing	82.77
Lot 3	R3	2 carparks	Insulation, Glazing, Sliding window replacement	157.86

SITE PLAN KEY

MB Mailbox
 Existing Tree
 Tree removed
 Stormwater Cesspit
 Stormwater Line
 Existing Stormwater Line
 Chorus, water + power in 100 diameter pipe
 Proposed Sanitary Line
 Proposed Stormwater Line
 Boundary Line
 Parking Area
 Rubbish/Recycling Bins
 Washing Line
 Utility/Services Area
 Heatpump Outdoor Unit
 3000L Detention Tank

6.000
 6x1m Outlook Living Space
 Contour Line
 Existing Sewer Line
 6x1m Outlook Living Space
 100 diameter pipe
 Proposed Sanitary Line
 Proposed Stormwater Line
 Boundary Line
 Parking Area
 Rubbish/Recycling Bins
 Washing Line
 Utility/Services Area
 Heatpump Outdoor Unit
 3000L Detention Tank

Notes:
 Refer to MB Engineers drawing series L80 for paving and surface finishes
 Refer to Landscape Architect's plan for retaining wall, fencing, hardscape and planting information.
 Refer to Civil Engineer's site plan for detailed ground level information.



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Project: **Kianga Ora Development of 78 Alfred Street, Owhangas**
 Client: **Kianga Ora**
 Consultants: **Beca Tomlin + Taylor**
 Surveyor: **Beca Tomlin + Taylor**
 Geotechnical Engineer: **Beca Tomlin + Taylor**
 Civil Engineer: **Beca Tomlin + Taylor**
 Structural Engineer: **Kirk Roberts**
 Landscape Architect: **Context**
 Framing Consultant: **Canaris**

Proposed Site Plan

Issued For: **RC Set**
 Scale: **1:100 @ A1**
 Project No.: **21156**
 Drawing No.: **A01001**
 Version No.: **22V0011**
 Date: **17/11/2022**



PLAN KEY

- 3.0m Outlook
- Main Bedroom
- 1x1m Outlook
- Secondary Room

PLAN KEY

- Infingement

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Project
Kings Ora Development of 76 Alfred Street,
 Onitanga

Client
Kings Ora
 DEVELOPMENTS

Consultants

- Surveyor: Beca
- Geotechnical Engineer: Tomlin + Taylor
- Civil Engineer: Tomlin + Taylor
- Civil Engineer: Beca
- Structural Engineer: Kirk Roberts
- Landscape Architect: Context
- Framing Consultant: Carrens

Title
First Floor Plan

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 RC Set

Scale
 1:100 @ A1

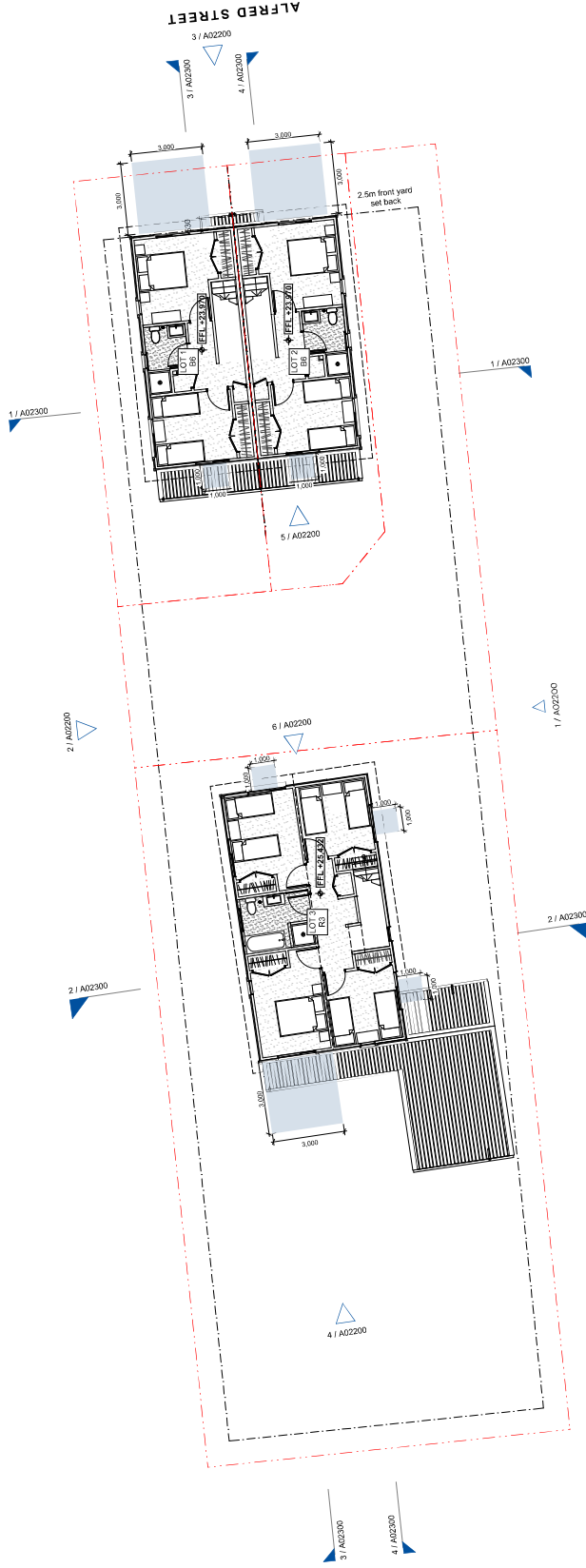


Project No.
 21156

Drawing No.
 A01002

Volume No.
 22V011

Sheet
 A



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Project
Kianga Ora Development of 76 Alfred Street,
Owhango

Client
Kianga Ora
KORO.CO.NZ

Consultants

Surveyor
Beca

Civil/Structural Engineer
Tomlin + Taylor

Electrical Engineer
Tomlin + Taylor

CFM Engineer
Beca

Structural Engineer
Kirk Roberts

Landscape Architect
Context

Framing Consultant
Canter

Title
Roof Plan

Issued For
RC Set

Scale
1:100 @ A1

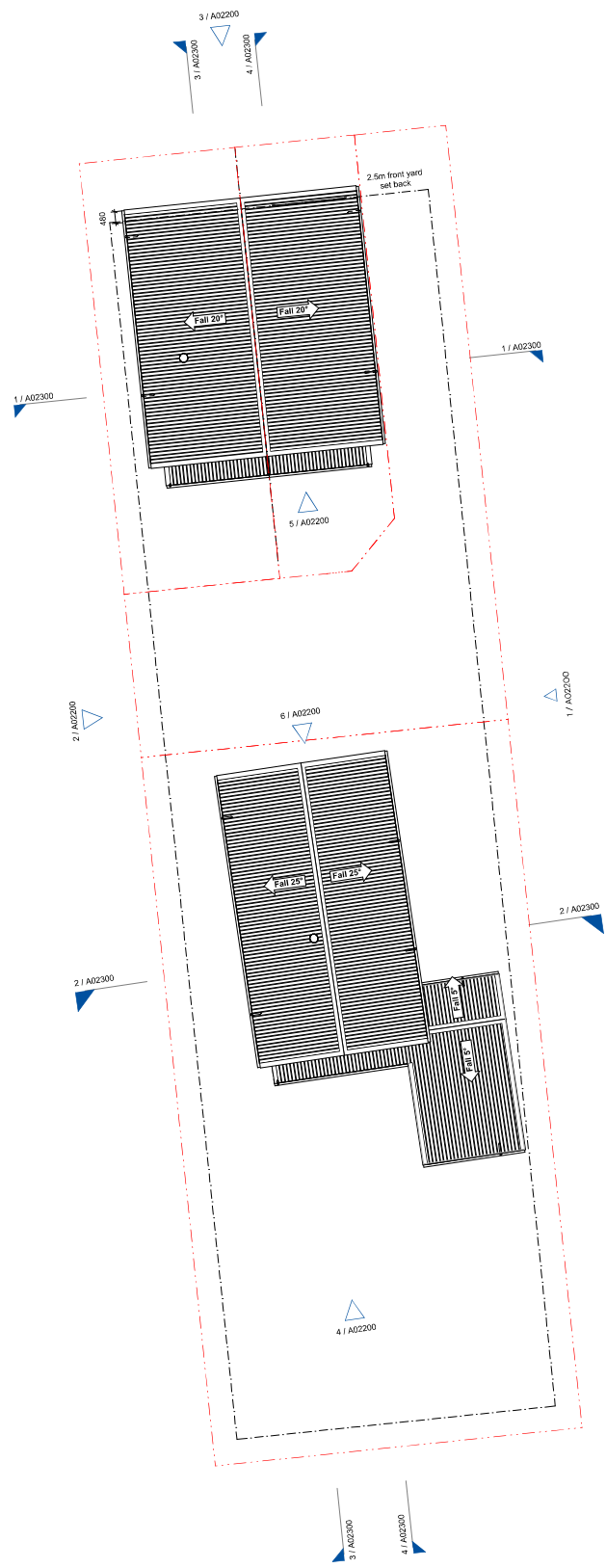


Project no.
21156

Drawing no.
A01003

Volume no.
22V011

Sheet
A



Planting Legend

- Low Cover < Low Growing
- Medium Cover
- Hedge 1.2m - 2m High
- High Shrubs > 2.0m High
- Low Shrubs < 0.5m High

Ground Fixtures Legend

- DC Dish Channel
- EA Exposed Aggregate
- SC Standard Concrete
- PC Permeable Concrete
- LN Lawn
- CS Concrete Steps

Structures Legend

- WL Washing Line
- BI Rubbish/ Recycling Bins
- MB Mailbox
- HP Heat Pump Condenser
- WS Wheelie Area
- UA Utility Area
- TRW Timber Retaining Wall
- RF Existing Rock Face

Fences Legend

- 1.5m Open aluminium gate
- 1.5m High Aluminium Balustrade
- 1.2m High Timber Slatted Fence
- 1.5m High Timber Slatted Fence Top Permeable
- 1.5m High Timber Slatted Fence
- 1.5m High Timber Slatted Fence

Other Legend

- 1.5m High Timber Slatted Fence Top Permeable
- 1.5m High Timber Slatted Fence
- 1.5m High Timber Slatted Fence
- 1.5m High Timber Slatted Fence
- 1.5m High Timber Slatted Fence
- 1.5m High Timber Slatted Fence



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Project: Kings Ora Development of 76 Alfred Street, Onitanga
 Client: Kings Ora

Consultants
 Surveyor: Becca Tomlin + Taylor
 Geotechnical Engineer: Becca Tomlin + Taylor
 Civil Engineer: Becca Tomlin + Taylor
 Structural Engineer: Kirk Roberts
 Landscape Architect: Context
 Framing Consultant: Carrens

Title: Landscape GA

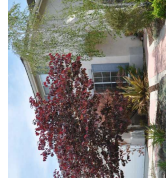
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 Scale: 1:100 @ A1

Project No: 21156
 Drawing No: L01800
 Version No: 22V011
 Date: 17/11/2022

78 Alfred Street, Onehunga - Plant Schedule							
CODE	BOTANICAL NAME	COMMON NAME	GRADE (L)	SPACING (m) C-C	PLANT % MIX	PLANT NO.	NOTES
Trees - Deciduous							
C.ca	Cercis canadensis	forest parley	45L	as shown		1	Lot 1
				TOTAL		1	
Trees - Evergreen							
M.gr	Michelia gracipes	midhella	25L	as shown		1	Carpark
M.si	Macropiper excelsum	iwakawawa	45L	as shown		2	Bank
M.ex	Microsideros excelisa 'Maori Princess'	pohutukawa maori princess	25L	as shown		1	Bank
				TOTAL		4	
Trees - Fruit							
C.li	Citrus x limon	lemon tree	12L	as shown		2	Lot 1 & Lot 2
P.co	Pyrus communis	pear tree	12L	as shown		3	All Lots
M.do	Malus domestica	apple tree	12L	as shown		2	Lot 3
				TOTAL		7	
HE: Hedge 1.5m - 3m high				Total Area Planted (m2)	26		
C.ir	Camellia transnoveboracensis	camellia	25L	1	100%	30	Lot 1 & Lot 3
				TOTAL	100%	30	
HS: High Shrubs >0.6m high				Total Area Planted (m2)	126		
L.gr	Liberia grandiflora	NZ flax	2.5L	0.8	18%	42	All Lots
H.do	Hebe 'Dora'	boxwood hebe	2.5L	0.8	15%	34	All Lots
A.ci	Anthropodium cirratum	rengarenga	2.5L	1	30%	44	Lot 3
S.po	Siphora prostrata	prostrata kowhai	2.5L	1	19%	28	Lot 3
P.fl	Phormium tenax	NZ flax / harakeke	2.5L	1	17%	25	Lot 3
				TOTAL	100%	173	
LS: Low Shrubs <0.6m high				Total Area Planted (m2)	85		
D.ni	Danieli nigra	burutu	2.5L	0.8	53%	81	Lot 3, Common Area
P.ja	Phormium 'Jack Spratt'	Ornamental Flax	1L	0.8	47%	72	Lot 3
				TOTAL	100%	153	
GC: Groundcovers				Total Area Planted (m2)	51		
F.pr	Fuchsia procumbens	creeping fuchsia	2.5L	0.8	79%	72	All Lots
T.ja	Trachyspermum 'paenoides'	star jasmine	2.5L	0.8	21%	20	All Lots
				TOTAL	100%	92	
LW: Lawn				Total Area Planted (m2)	49		

Notes:

- 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.
- All tree pits to be prepared in accordance with drawings and specification.
- All specimen trees to be staked with 2 x timber stakes per tree, painted black, secured with hessian ties - refer to drawings and specification.
- Trees to have clear stem for lower 2.0m of trunk from ground level to allow for clear line of sight.
- All planting to be setback 150mm from any path and driveway edges.



C.ca - Cercis canadensis



M.gr - Michelia gracipes



C.li - Citrus x limon



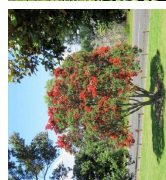
M.do - Malus domestica



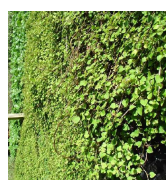
P.co - Pyrus communis



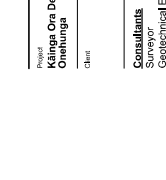
M.ex - Microsideros excelisa 'Maori Princess'



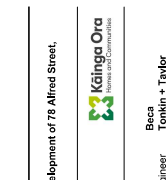
P.ja - Phormium tenax



P.fl - Phormium tenax



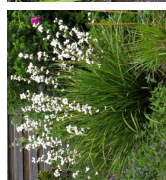
D.ni - Danieli nigra



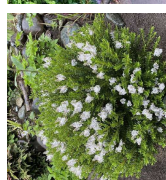
L.gr - Liberia grandiflora



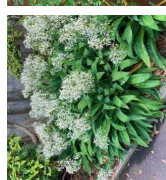
C.ir - Camellia transnoveboracensis



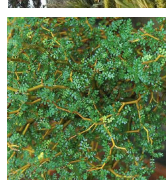
H.do - Hebe 'Dora'



M.si - Macropiper excelsum



A.ci - Anthropodium cirratum



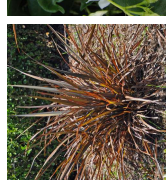
S.po - Siphora prostrata



P.fl - Phormium tenax



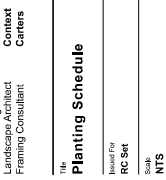
P.ja - Phormium tenax



M.ex - Microsideros excelisa 'Maori Princess'



P.ja - Phormium tenax



T.ja - Trachyspermum paenoides

Project: **Kianga Ora Development of 78 Alfred Street, Onehunga**

Client: **Kianga Ora**

Consultants: **Beca Tomlin + Taylor**
 Geotechnical Engineer: **Beca**
 Civil Engineer: **Beca**
 Structural Engineer: **Kirk Roberts**
 Landscape Architect: **Context**
 Framing Consultant: **Context**

Title: **Planting Schedule**

Issued For: **RC Set**

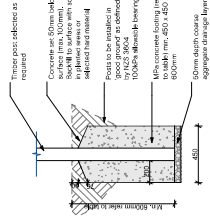
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Project No.: **21155**

Revision No.: **L01810**

Date: **22/01/21**

Sheet: **A**



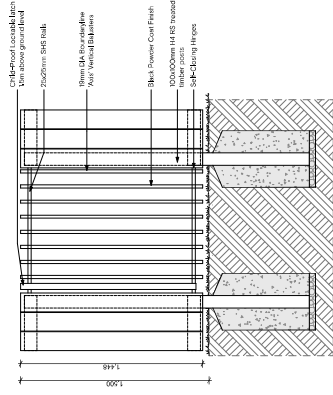
D01 / Typ. Timber Fence Post Ground Fixing (1:20)

Concrete strength reference as required

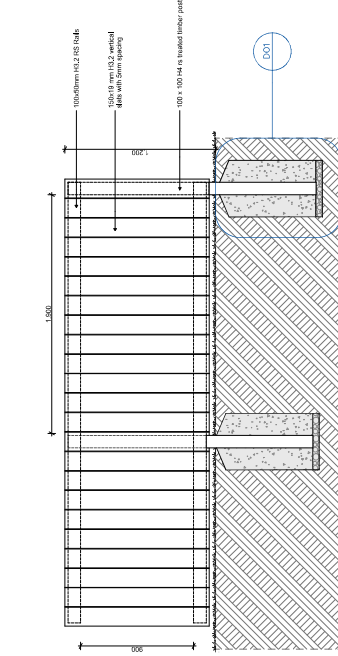
Concrete Strength	
Min	20
Design Zone	C
Max	25

Post Hole Depth (mm)	
Foundation	1500
Post to Top	1000
Total	2500

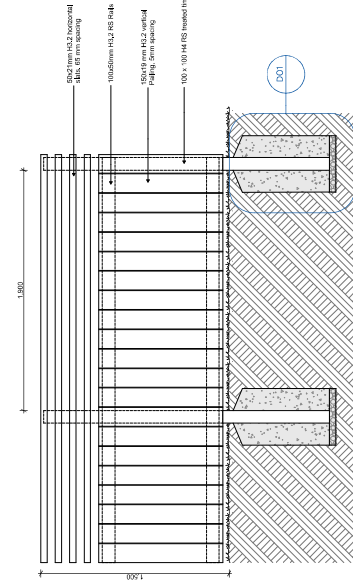
D01 / Typ. Timber Fence Post Ground Fixing (1:20)



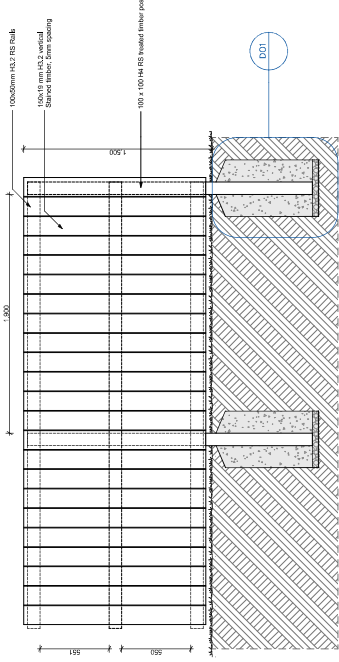
1 / 1.5m High Aluminum Gate (1:20) **[1:50A]**



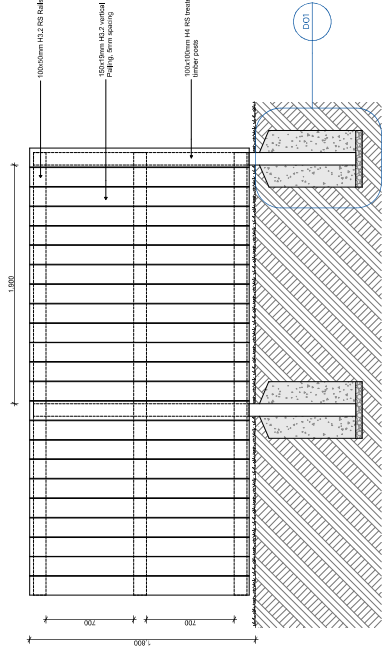
2 / 1.5m High Timber Stained Fence (1:20) **[1:25B]**



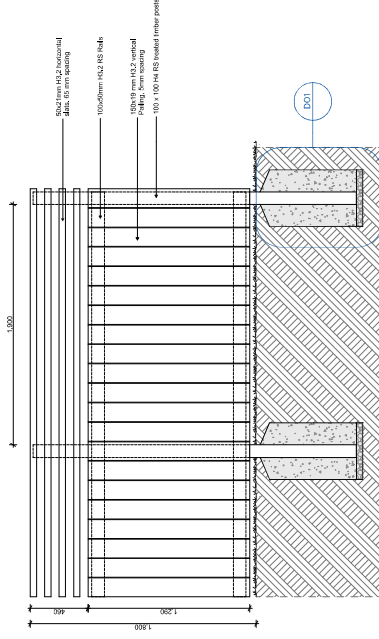
3 / 1.5m High Timber Stained Fence Top Part Permissible (1:20) **[1:57F]**



4 / 1.5m High Timber Stained Fence (1:20) **[1:57]**



5 / 1.5m High Timber Palting / Stained Fence (1:20) **[1:57B]**



6 / 1.5m Stained Timber Fence Top part permissible (1:20) **[1:57F]**

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context

Project **Kings Oa Development of 76 Alfred Street, Onitanga**

Client **Kings Ora**

Consultants
 Surveyor: Beca
 Geotechnical Engineer: Tonkin + Taylor
 Civil Engineer: Beca
 Structural Engineer: Kirk Roberts
 Landscape Architect: Context
 Framing Consultant: Carrens

Title **Fence & Furniture Details**

Issued For **RC Set**
 Scale **1:20 @ A1**

Project no. **21156**
 Drawing no. **L01812**
 Volume no. **22V011**

Site Areas	18,30	47,9%	Min 50% front yard area
Front yard	18,30	47,9%	Min 50% front yard area
Landscape Area	343,47	41,7%	Min 35% net site area
Patio	33,80	11,6%	-
Front yard Area	38,21	-	-
Building coverage	197,60	24%	Max 45% net site area
Impervious	437,32	53,2%	Max 60% gross site area
Net Site Area	824,28	-	-
Gross Site Area	824,13	-	-

Lot Areas	m ²	%	Compliant
Gross Site Area	824,13	-	-
Landscape Area	11,64	6,7%	Min 35% net site area
Impervious	140,72	81,3%	Max 60% gross site area
Net Site Area	173,16	-	-
Patio	6,32	16,5%	Max 25% of landscaped area
Landscape Area	44,88	38,8%	Min 35% net site area
Building coverage	48,59	42%	Max 45% net site area
Impervious	73,62	63,7%	Max 60% gross site area
Net Site Area	115,70	-	-
Patio	13,61	71,8%	Max 25% of landscaped area
Landscape Area	18,94	21,8%	Min 35% net site area
Building coverage	48,61	55,8%	Max 45% net site area
Impervious	69,09	76,2%	Max 60% gross site area
Net Site Area	87,03	-	-
Landscape Area	268,01	59,8%	Min 35% net site area
Patio	17,87	6,7%	Max 25% of landscaped area
Building coverage	106,40	25,4%	Max 45% net site area
Impervious	154,89	34,5%	Max 60% gross site area
Net Site Area	448,40	-	-



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Project
Kings Ora Development of 78 Alfred Street,
 Owhango

Client
Kings Ora
 Limited

Consultants
 Surveyor
 Geotechnical Engineer
 Civil Engineer
 C/M Engineer
 Structural Engineer
 Landscape Architect
 Framing Consultant

Beca
 Tonkin + Taylor
 Beca
 Beca
 Kirk Roberts
 Context
 Carsons

Title
Planning Control Calculations

Issued For
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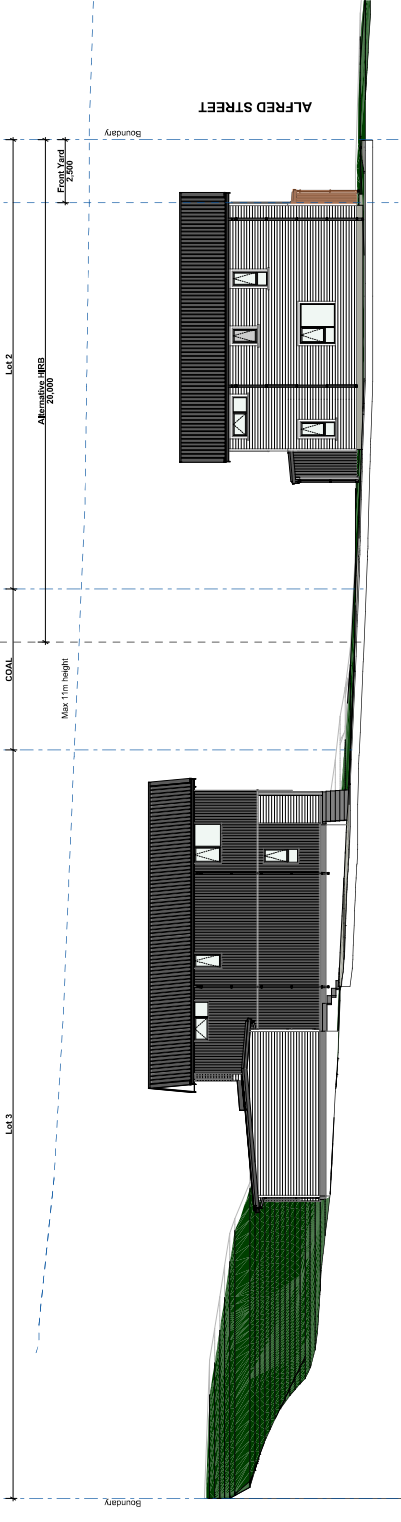
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Project no.
 21156

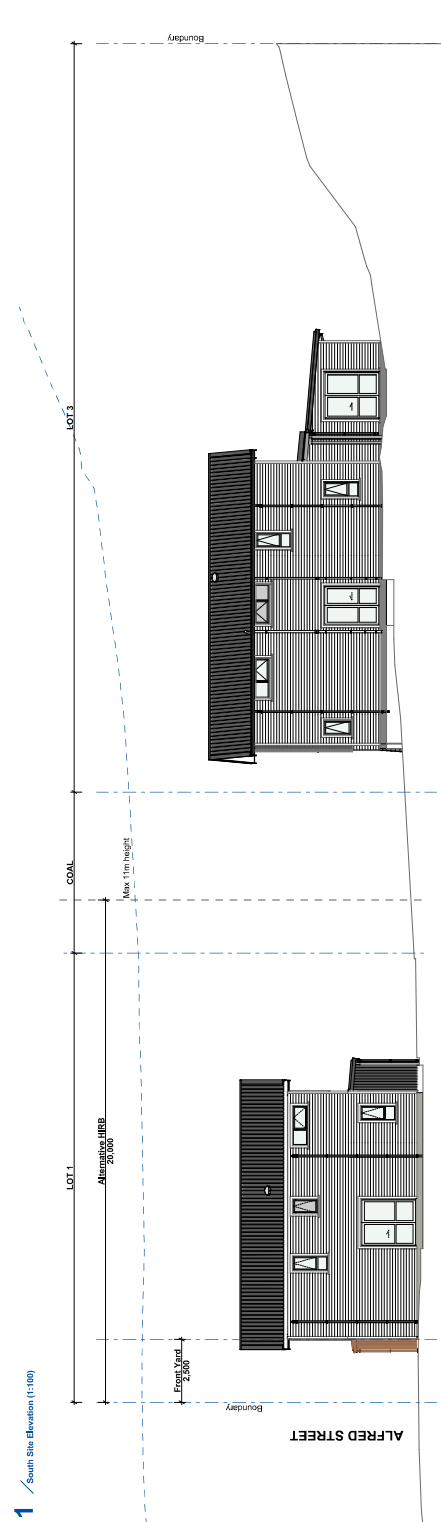
Drawing no.
 A02000

Revision no.
 22V011

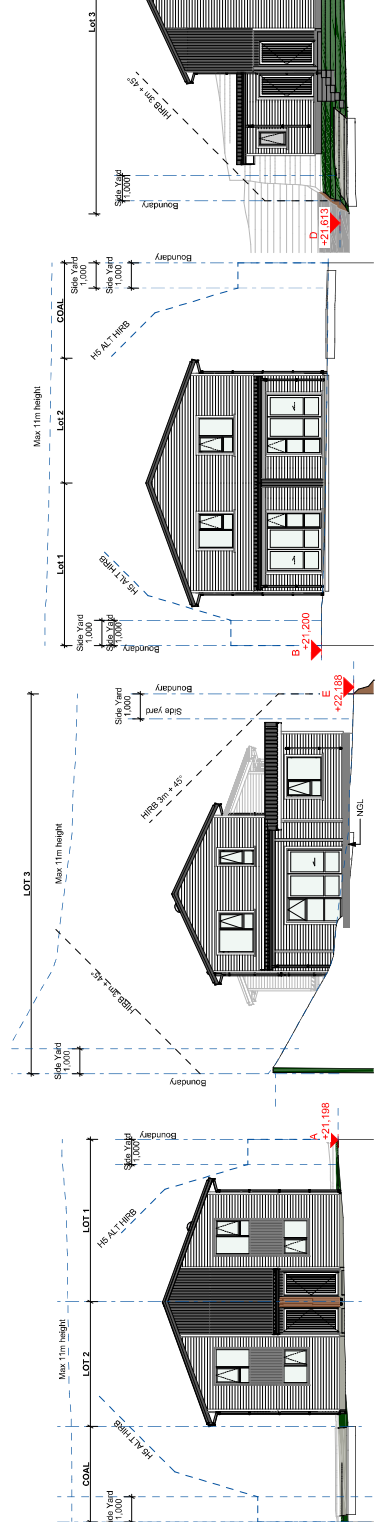
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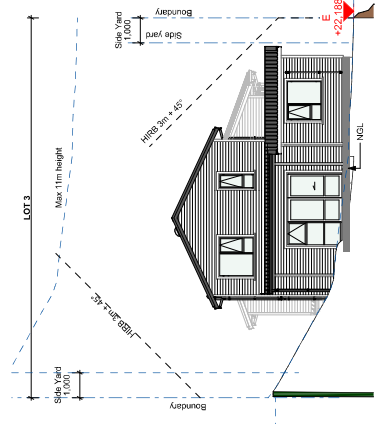
1 / South Site Elevation (1:100)



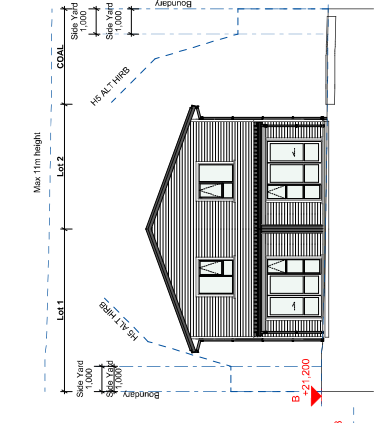
2 / North Site Elevation (1:100)



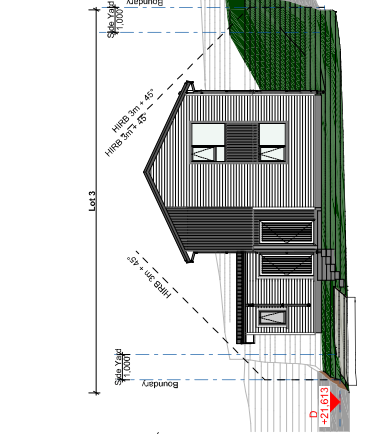
3 / East Site Elevation (1:100)



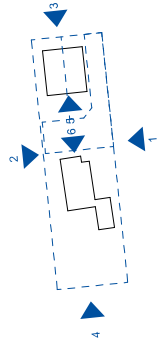
4 / West Site Elevation (1:100)



5 / West Site Elevation (1:100)



6 / East Site Elevation (1:100)



DRAFT

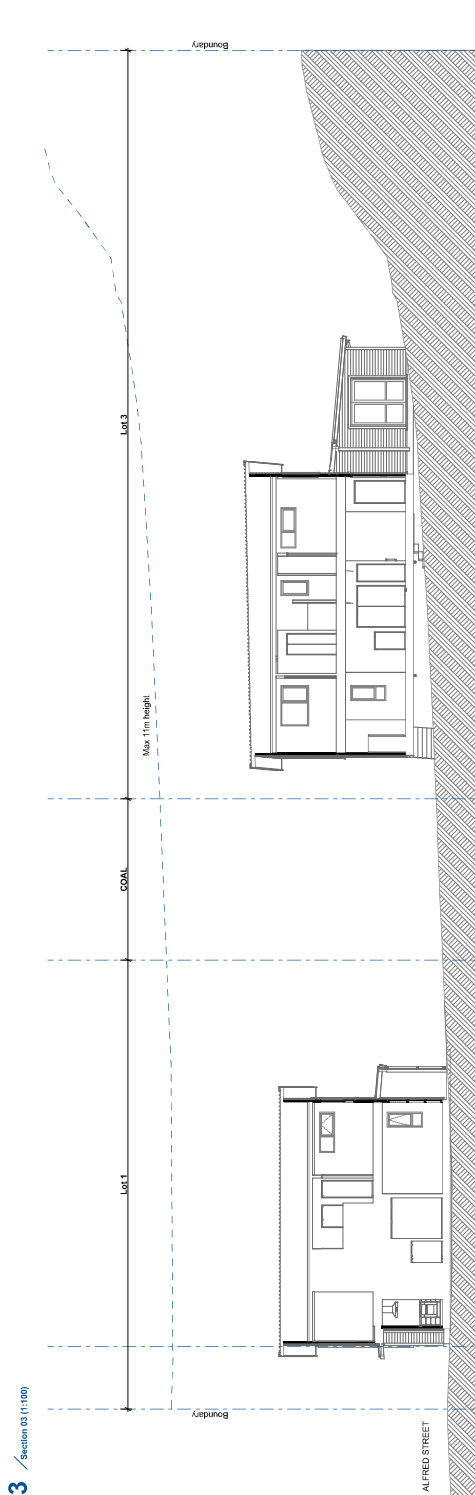
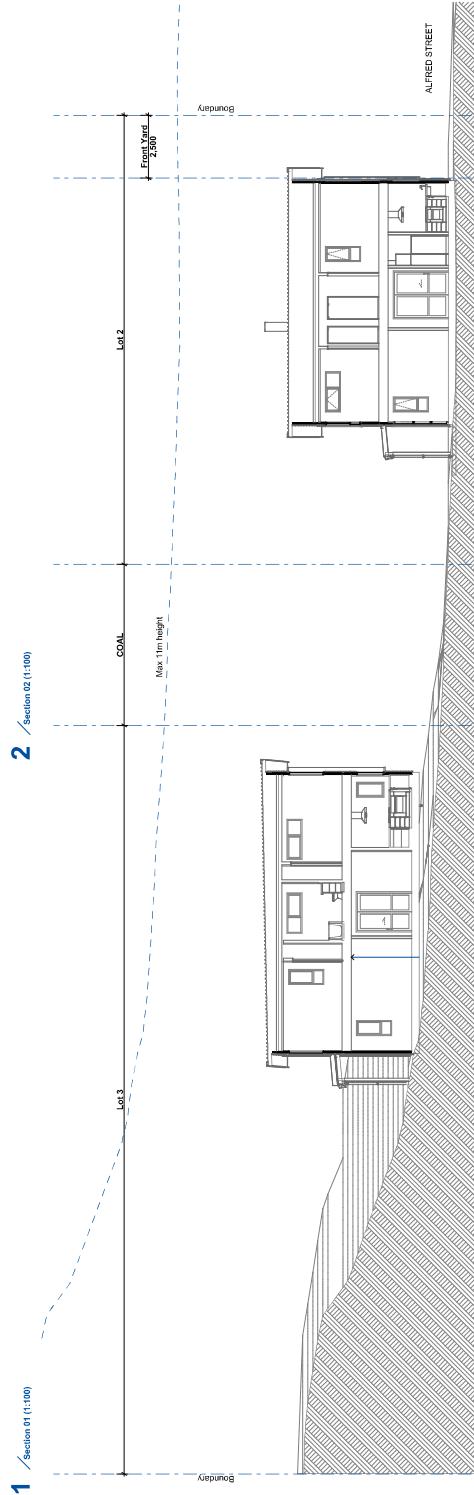
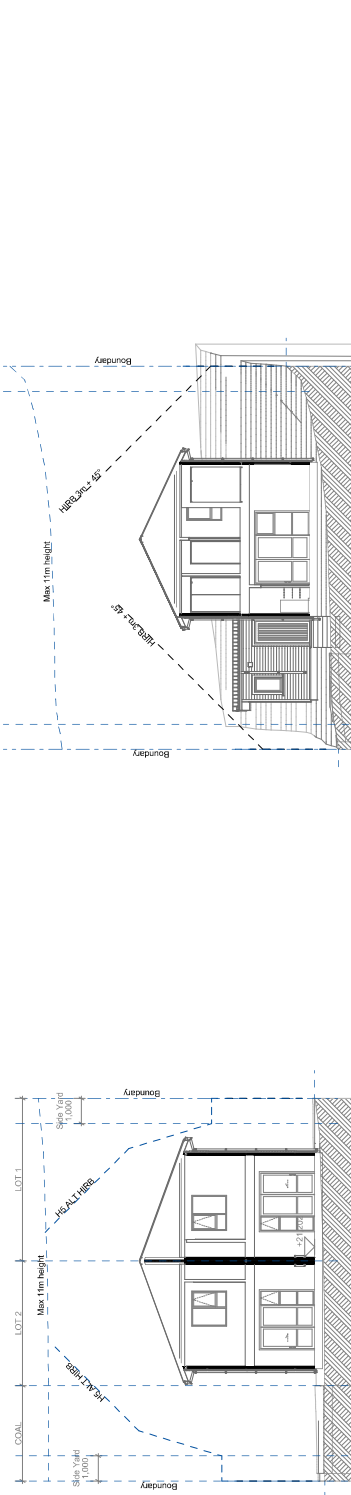
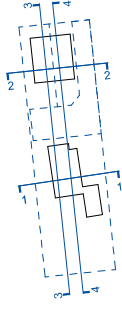
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Project	Kianga Ora Development of 76 Alfred Street, Owhangoa
Client	Kianga Ora
Consultants	Becca Tomlin + Taylor Geotechnical Engineer Becca Tomlin + Taylor Civil Engineer Kirk Roberts Landscape Architect Framing Consultant Canters
Title	Site Elevations
Issued For	RC Set
Scale	1:100 @ A1
Project No.	21156
Drawing No.	A02200
Version No.	22V0011
Rev.	A



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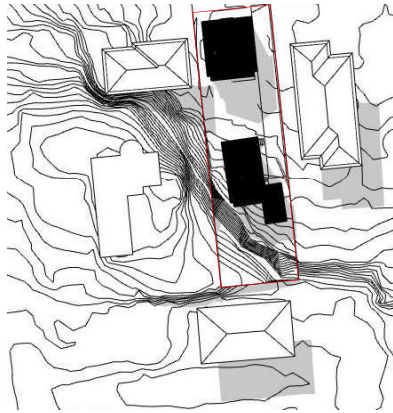
Project
Kings Ora Development of 76 Alfred Street,
 Owhango
 Client
Kings Ora
 CONSULTANTS

- Surveyor: Beca
- Geotechnical Engineer: Tomlin + Taylor
- Structural Engineer: Tomlin + Taylor
- Civil Engineer: Beca
- Structural Engineer: Kirk Roberts
- Landscape Architect: Context
- Framing Consultant: Carrens

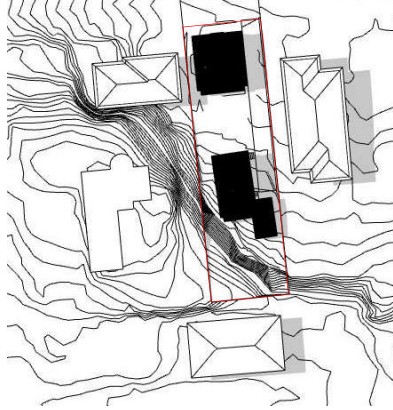
Title
Site Sections

Issued For
 RC Set
 Scale
 1:100 @ A1

Project no.
 21156
 Drawing no.
 A02300
 Value no.
 22V011
 Rev.
 A



1 / 5AM September 23rd (1:100)



2 / 12PM September 23rd



3 / 3PM September 23rd

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Project
Kingsa Ora Development of 78 Alfred Street,
 Onitanga



Client
Equinox + 23rd September

Consultants
 Surveyor: Beca
 Geotechnical Engineer: Tonkin + Taylor
 Civil Engineer: Tonkin + Taylor
 CEM Engineer: Beca
 Structural Engineer: Kirk Roberts
 Landscape Architect: Context
 Framing Consultant: Carrens

Title
Equinox + 23rd September

Issued For
 RC Set

Scale
 1:100 @ A1

Project No.
 21156

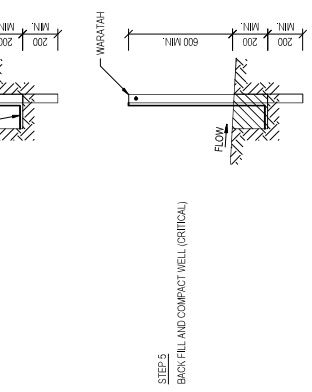
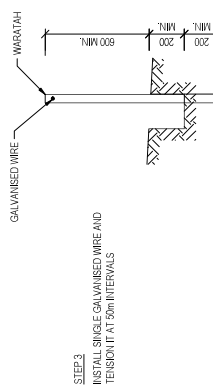
Drawing No.
 A02400

Volume No.
 22V011

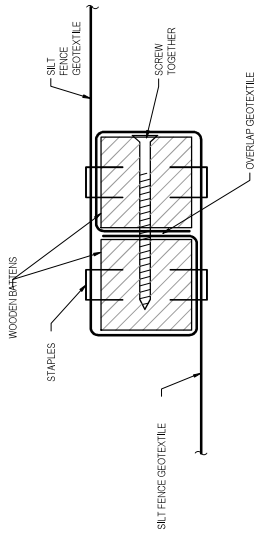
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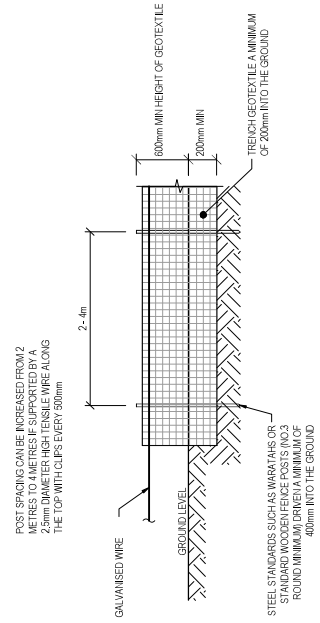
- NOTES:**
1. REFER TO DRAWING REAR FOR GENERAL NOTES AND LEGEND.
 2. REFER TO DRAWING CE-201 FOR LOCATION OF STABILISED ENTRANCEWAY ON PROPERTY BOUNDARY.
 3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL SERVICES THAT MAY BE AFFECTED BY THE OPERATIONS.
 4. THE CONTRACTOR MUST OBTAIN NECESSARY APPROVAL FROM ALL RELEVANT AUTHORITIES BEFORE COMMENCING ANY WORK UNDER OR NEAR THEIR SERVICES. OPERATIONS SHOULD BE COMPLETED BEFORE COMMENCING ANY EARTHWORKS.
 5. SEGMENT CONTROL SHALL BE INSTALLED AND OPERATIONAL BEFORE EARTHWORKS START ON SITE IN ACCORDANCE WITH COUNCIL STANDARDS.
 6. SEGMENT CONTROL TO COMPLY WITH GD&S STANDARDS.



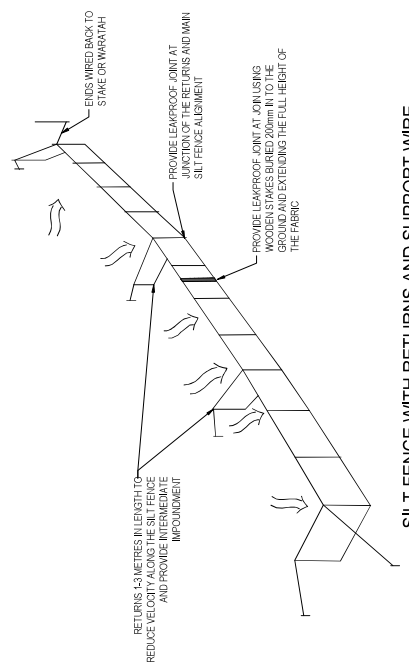
SILT FENCE CONSTRUCTION METHOD
NTS



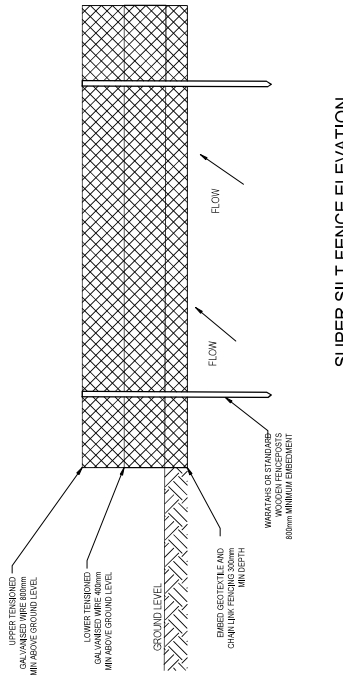
SILT FENCE GEOTEXTILE JOIN SECTIONAL PLAN
NTS



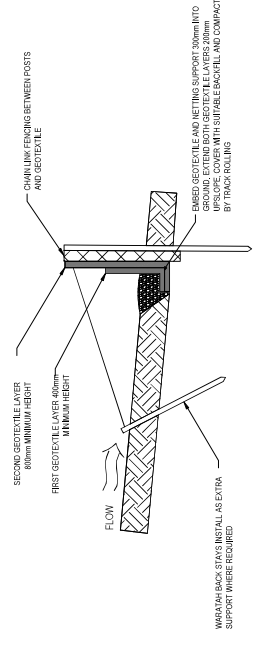
SILT FENCE ELEVATION
NTS



SILT FENCE WITH RETURNS AND SUPPORT WIRE
NTS



SUPER SILT FENCE ELEVATION
NTS



SUPER SILT FENCE CROSS SECTION
NTS

Sheet No.	Date	By	Chk.	Scale	Revised
1	15.11.22	FD	CW	1:1	1
2	15.11.22	FD	CW	1:1	1
3	15.11.22	FD	CW	1:1	1
4	15.11.22	FD	CW	1:1	1
5	15.11.22	FD	CW	1:1	1

Approved Resource Consent Plan | BUN60412181 | 25/01/2023 | Page 18 of 32



Project: 78 ALFRED STREET ONEHUNGA AUCKLAND

Discipline: CIVIL
Drawing No.: 3912124-CE-221
Revision: A

Sheet Title: EROSION & SEDIMENT CONTROL DETAILS SHEET 2

RESOURCE CONSENT NOT FOR CONSTRUCTION