



22
DP 40742

2
DP 395502

EXISTING RIGHT TO DRAIN
STORMWATER EASEMENT

EXISTING ROW AND
RIGHT TO DRAIN
STORMWATER EASEMENT

87°18'10" 34.00

PROPOSED NEW HOUSE

LOT 2
147m²

EXISTING HOUSE

LOT 1
304m²

BLOCKHOUSE BAY ROAD

177°18'10" 12.24

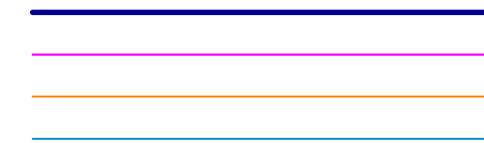
87°18'10" 37.25

20
DP 112427

MEMORANDUM OF EASEMENTS			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right to Convey Electricity Telecommunications Gas Water	(A)	Lot 1	Lot 2
Right of Way	(A)	Lot 1	Lot 2
Right of Way	(B)	Lot 1	Lot 2
Right to Park	(C)	Lot 1	Lot 2

LEGENDS

EXISTING BOUNDARY
PROPOSED BOUNDARY
PROPOSED EASEMENT
PROPOSED BUILDING



SITE: 235 BLOCKHOUSE BAY ROAD, AVONDALE

Comprised in: 381504 Total Area: 451M²

PROPOSED SUBDIVISION OF LOT 1 DP 395502

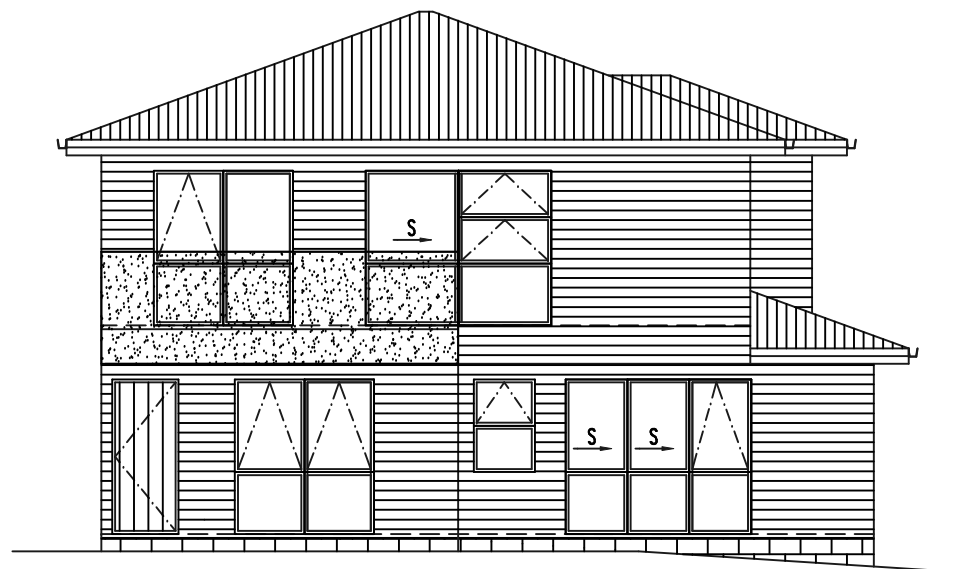
Client: Asha Dang
Project No: 221123
Date: 28/NOV/2022
Drawing Number: 1/1
Scale: 1:150@A3
Drawn: HP

H3 GROUP LTD

Land Development and Surveying
hi.h3g@outlook.com
Phone: 022 5586 333

ARCHITECTURAL DRAWINGS

DOCUMENT ENCLOSED	DWG NO.	DWG SIZE	SCALE	REV.
COVER SHEET	00	A3	NTS	00
EXISTING SITE PLAN	EX	A3	1:200	2
OVERALL SITE PLAN	1	A3	1:200	4
OUTLOOK SPACE	2	A3	1:100	4
OUTDOOR LIVING SPACE & HIRB	3	A3	1:100	4
LANDSCAPE PLAN & FENCES	4	A3	1:100	4
VEHICAL TRACKING PLANS	5	A3	1:100	4
EARTHWORK PLAN	6	A3	1:100	2
FLOOR PLANS	7	A3	1:100	5
ELEVATIONS	8	A3	1:100	5
EXISTING FLOOR PLAN	9	A3	1:100	0



ELEVATION

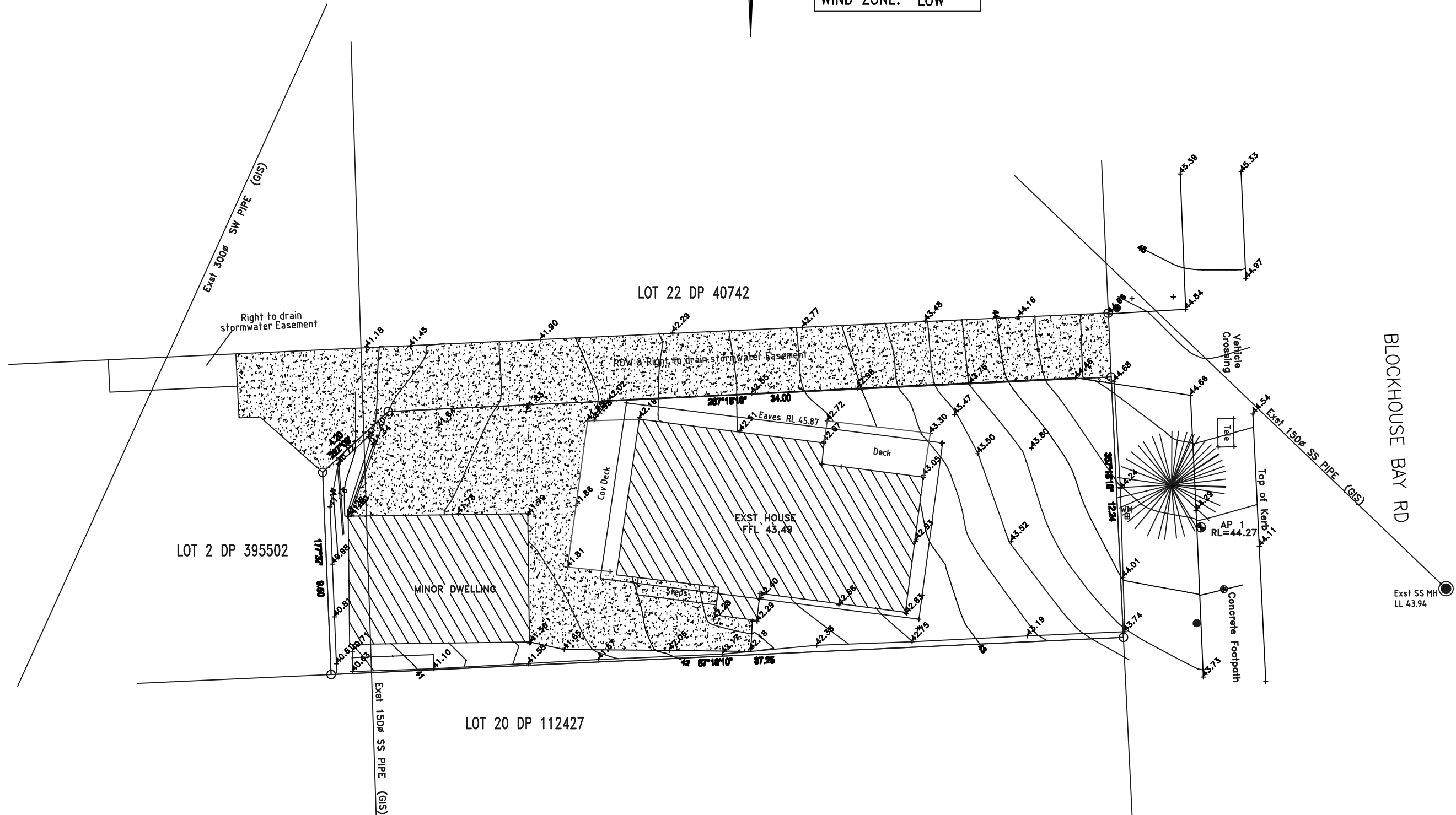
FOR RESOURCE CONSENT

R & S DESIGN 467 Richardson Road Mt. Roskill, Auckland 1041 PH (09) 627 2160 MOB. 021 1587 422 EMAIL rs.design@xtra.co.nz	JOB TITLE: PROPOSED BUILDING AT 235 BLOCKHOUSE BAY ROAD AVONDALE, AUCKLAND FOR ASHA DANG	STATUS:	Resource Consent
		JOB NO.:	01-21
		ISSUED:	07/05/2023
		RIVISION:	4



LEGAL DESCRIPTION	
LOT NO.:	1
DP NO.:	395502
TOYAL AREA:	451m2
WIND ZONE:	LOW

MIXED HOUSING URBAN ZONE
SITE COVERAGE: 45% OF NETT SITE
IMPERMABLE SURFACE: 60% OF GROSS SITE
LANDSCAPE AREA: 35% OF NETT SITE
FRONT YARD LANDSCAPE: 50% OF 2.5m



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NOTES:

Site check & verify all dimentions, levels & council pipe before construction commences.

All works shall comply & be completed in accordance with the New Zealand Building Code.

JOB TITLE:

PROPOSED BUILDING
AT 235 BLOCKHOUSE BAY ROAD
AVONDALE, AUCKLAND
FOR ASHA DANG

DRAWING TITLE:

EXISTING SITE PLAN

SCALE:

1:200

DRAWN BY:

SS

SHEET

EX

JOB NO.:

01-21

DATE:

21/03/2023

REV:

Rev:-2

Existing Dwelling = 98m2
Proposed Dwelling = 83m2

Paved Area = 3m2
Paved Area Front = 46m2

SITE COVERAGE					
LOTS	GROSS AREA (m2)	NETT AREA (m2)	BUILDING COV. MAX 45% NET	IMPERMEABLE MAX 60% GROSS	LANDSCAPING AREA MIN 35% NET
LOT 1	303m2	303m2	98m2 (32.3%)	148m2 (48.8%)	155m2 (51.2%)
LOT 2	148m2	148m2	83m2 (56%)	86m2 (58%)	62m2 (41.9%)
TOTAL	451m2	451m2	181m2 (40.1%)	230m2 (51%)	221m2 (49%)



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TOYAL AREA:	451m2
WIND ZONE:	LOW

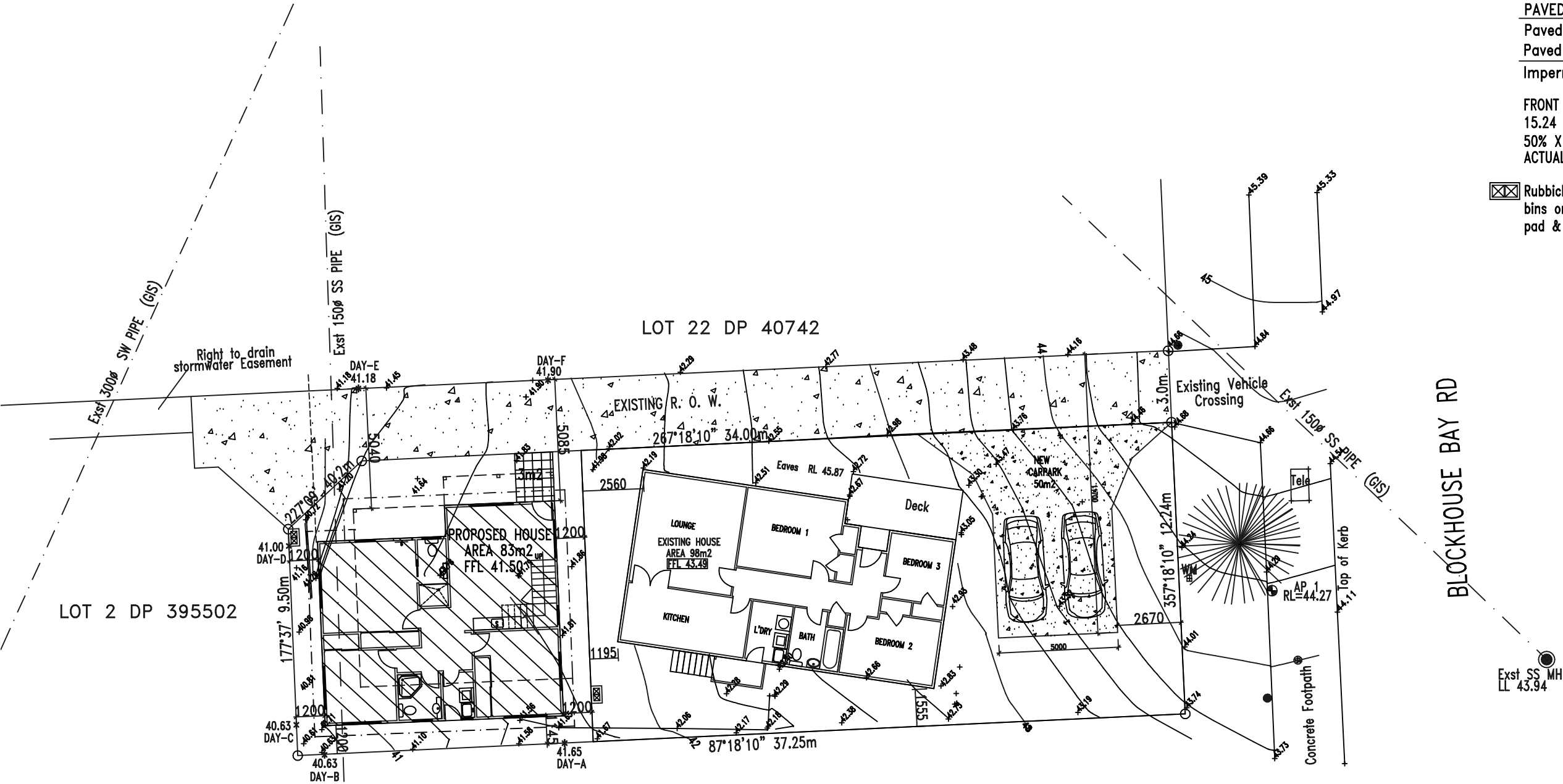
MIXED HOUSING URBAN ZONE
SITE COVERAGE: 45% OF NETT SITE
IMPERMABLE SURFACE: 60% OF GROSS SITE
LANDSCAPE AREA: 35% OF NETT SITE
FRONT YARD LANDSCAPE: 50% OF 2.5m

ROOF AREA
Existing Dwelling = 93m2
Proposed Dwelling = 88m2

PAVED AREA
Paved Area = 3m2
Paved Area Front = 46m2
Impermeable Area = 230m2

FRONT YARD LANDSCAPE:
15.24 X 2.5 = 38.1m2
50% X 38.1 = 19.05m2
ACTUAL: 27.5m2

Rubbish & Recycle bins on concrete pad & screened



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PROPOSED BUILDING
AT 235 BLOCKHOUSE BAY ROAD
AVONDALE, AUCKLAND
FOR ASHA DANG

DRAWING TITLE:

OVERALL SITE PLAN

SCALE:

1:200

DRAWN BY:

SS

SHEET

1

JOB NO.:

01-21

DATE:

07/05/2023

REV:

Rev:-4

Auckland Council

AN ACTIVITY-BASED APPROACH TO RESOURCES MANAGEMENT

BUN60397004

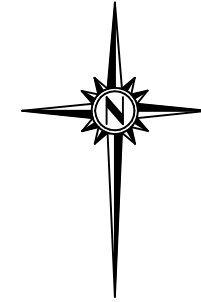
Approved Resource Consent Plan

07/09/2023

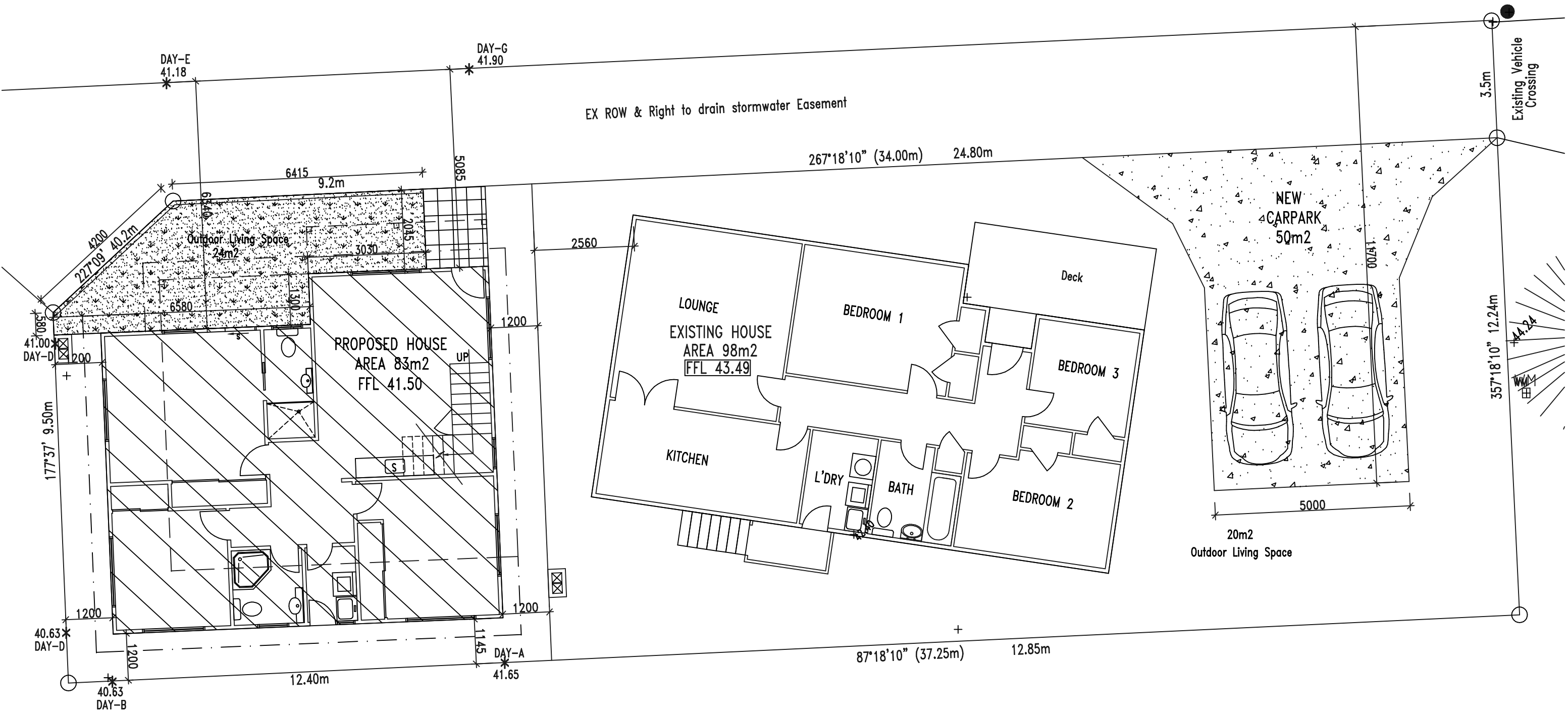
LEGAL DESCRIPTION	
LOT NO.:	1
DP NO.:	395502
TOYAL AREA:	451m2
WIND ZONE:	LOW

Site plan showing LOT-1 and LOT-2. LOT-1 contains a new house with rooms: LOUNGE, KITCHEN, L'DRY, BATH, BEDROOM 1, BEDROOM 2, and BEDROOM 3. It also shows a new carpark with two cars and 20m2 living space. LOT-2 shows a proposed house with area 83m2 and FFL 41.50. Various outlook spaces and fences are also indicated.

R & S DESIGN 467 Richardson Road Mt. Roskill, Auckland 1041 PH (09) 627 2160 MOB. 021 1587 422 EMAIL rs.design@xtra.co.nz	NOTES: Site check & verify all dimentions, levels & council pipe before construction commences. All works shall comply & be completed in accordance with the New Zealand Building Code.	JOB TITLE: PROPOSED BUILDING AT 235 BLOCKHOUSE BAY ROAD AVONDALE, AUCKLAND FOR ASHA DANG	DRAWING TITLE: OUTLOOK SPACE	SCALE: 1:100	DRAWN BY: SS	SHEET 2
				JOB NO.: 01-21		REV: Rev:-5



LEGAL DESCRIPTION	
LOT NO.:	1
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TOYAL AREA:	451m2
WIND ZONE:	LOW



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PROPOSED BUILDING
AT 235 BLOCKHOUSE BAY ROAD
AVONDALE, AUCKLAND
FOR ASHA DANG

DRAWING TITLE:

OUTDOOR LIVING SPACE
HIRB

SCALE:

1:100

JOB NO.:

01-21

DRAWN BY:

SS

DATE:

03/08/2023

SHEET

3

REV:

Rev:-5

Auckland Council

AN AUTHORITY OF THE GOVERNMENT OF NEW ZEALAND

BUN60397004

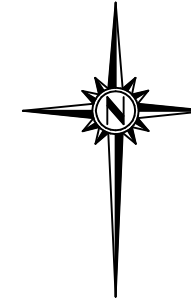
Approved Resource Consent Plan

07/09/2023

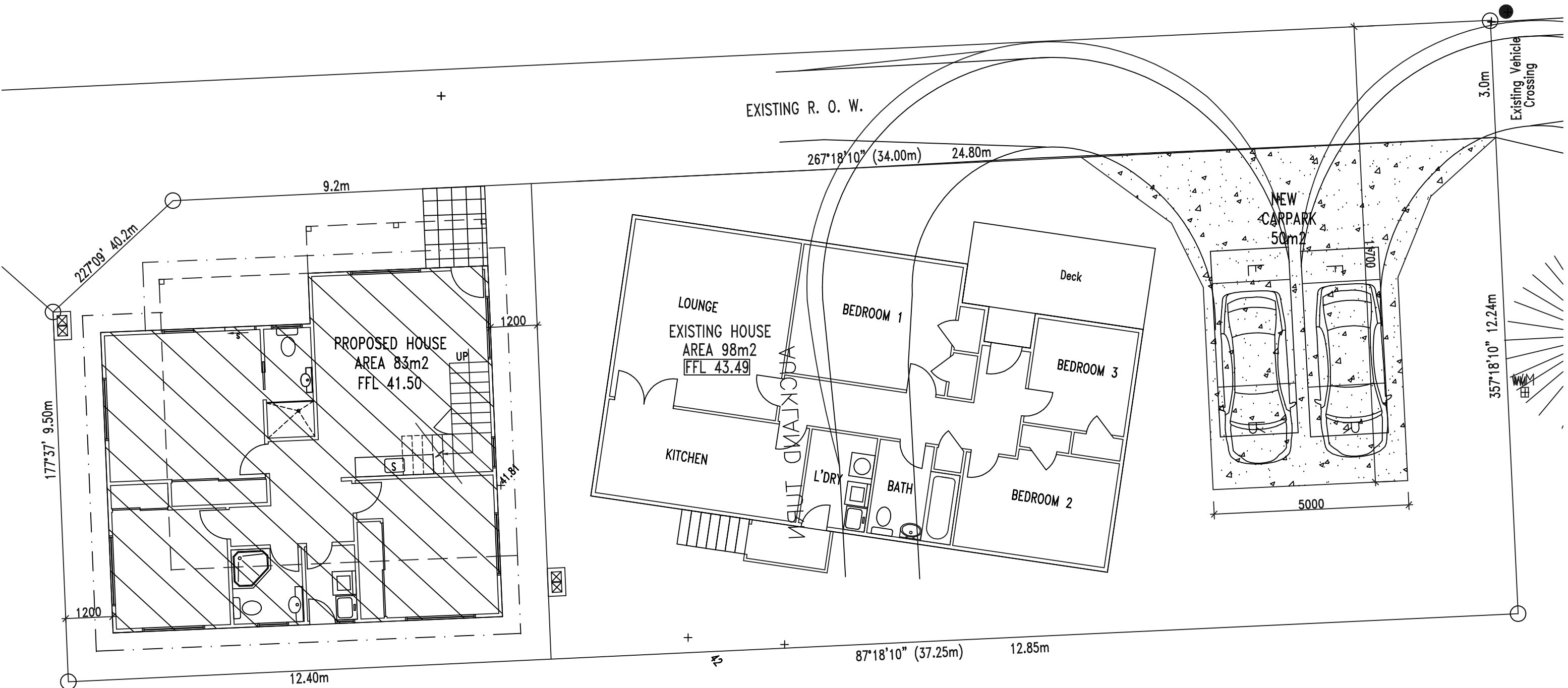
LEGAL DESCRIPTION	
LOT NO.:	1
DP NO.:	395502
TOYAL AREA:	451m2
WIND ZONE:	LOW

The landscape plan illustrates the proposed building layout and surrounding features. The existing house, located in the center, has an area of 98m² and a finished floor level (FFL) of 43.49. It includes a lounge, kitchen, laundry (L'DRY), bathroom (BATH), and three bedrooms (BEDROOM 1, 2, and 3). A deck is attached to the lounge. To the left of the existing house is the proposed house, with an area of 83m² and an FFL of 41.50. The plan also shows a new carpark (50m²) and a grass area. Fences are indicated: a 1.4m ht timber fence with screening for the outdoor living area, a 1.4m ht timber fence, and a 1.8m ht timber fence. Dimensions for various areas and setbacks are provided, including 227'09" (40.2m), 177'37" (9.50m), 12.40m, 87'18"10" (37.25m), 12.85m, 2500, 357'18"10" (12.24m), 27.5m, 5000, 24.80m, 267'18"10" (34.00m), 9.2m, and 3.0m. An existing vehicle crossing is shown on the right side.

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				1:100	SS	4			
				JOB NO.:	DATE:	REV:			
				01-21	07/05/2023	Rev:-4			



LEGAL DESCRIPTION	
LOT NO.:	1
DP NO.:	395502
TOYAL AREA:	451m2
WIND ZONE:	LOW



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JOB TITLE:

PROPOSED BUILDING
AT 235 BLOCKHOUSE BAY ROAD
AVONDALE, AUCKLAND
FOR ASHA DANG

DRAWING TITLE:

VEHICAL TRACKING PLAN

SCALE:

1:100

DRAWN BY:

SS

SHEET

5

JOB NO.:

01-21

DATE:

07/05/2023

REV:

Rev:-3

LOT-1 EARTHWORK:
CUT AREA: = 50m²
CUT VOLUMEL: = 10m³

LOT-2 EARTHWORK:
CUT AREA: = 40m²
CUT VOLUMEL: = 11m³

LOT-2 EARTHWORK:
FILL AREA: = 46m²
FILL VOLUMEL: = 10m³

TOTAL EARTHWORK:
CUT AREA: = 90m²
CUT VOLUMEL: = 21m³

TOTAL EARTHWORK:
FILL AREA: = 46m²
FILL VOLUMEL: = 10m³



BUN60397004

Approved Resource Consent Plan

07/09/2023

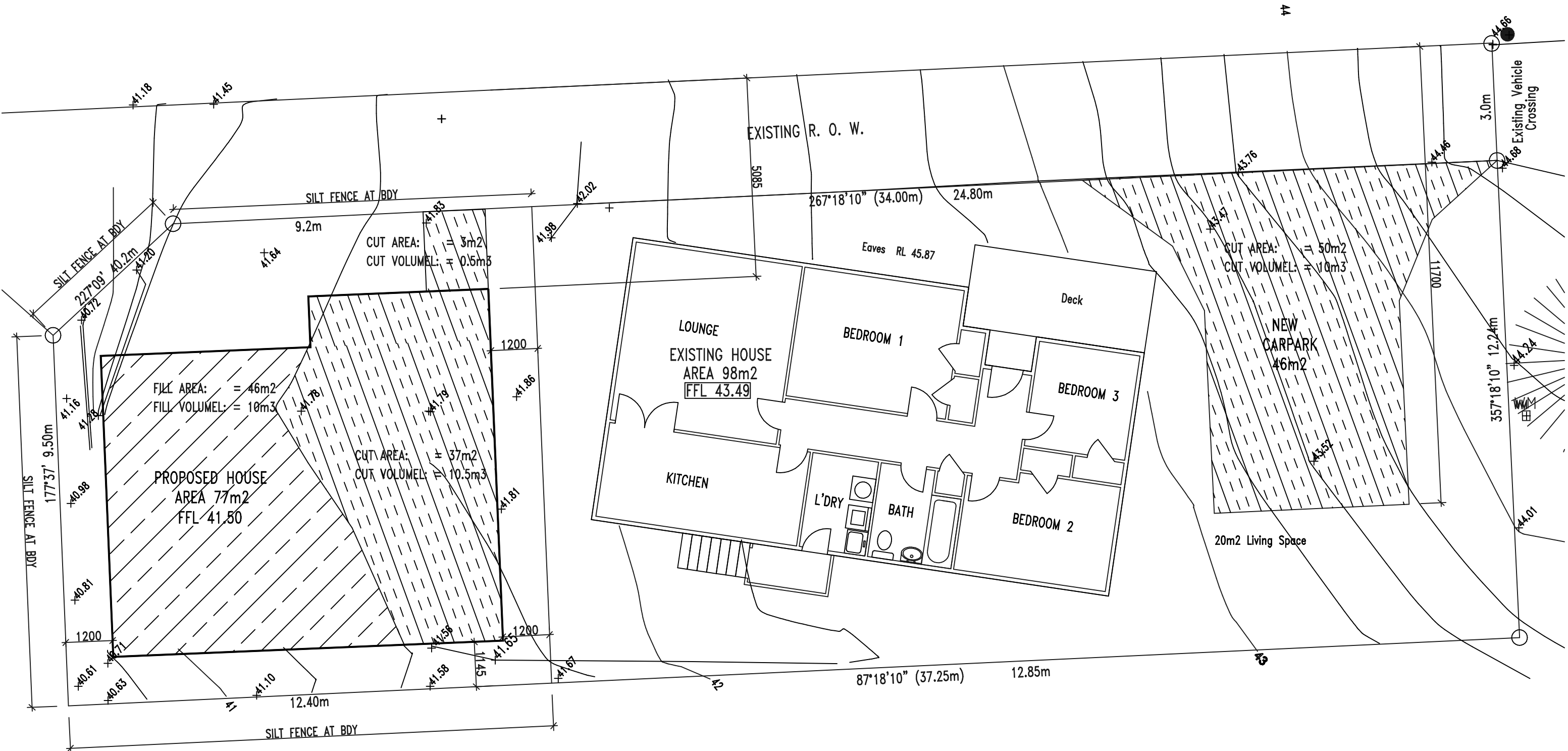
LEGAL DESCRIPTION

LOT NO.: 1

DP NO.: 395502

TOYAL AREA: 451m²

WIND ZONE: LOW



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AVONDALE, AUCKLAND
FOR ASHA DANG

DRAWING TITLE:

EARTHWORK PLAN

SCALE:

1:100

DRAWN BY:

SS

SHEET

6

JOB NO.:

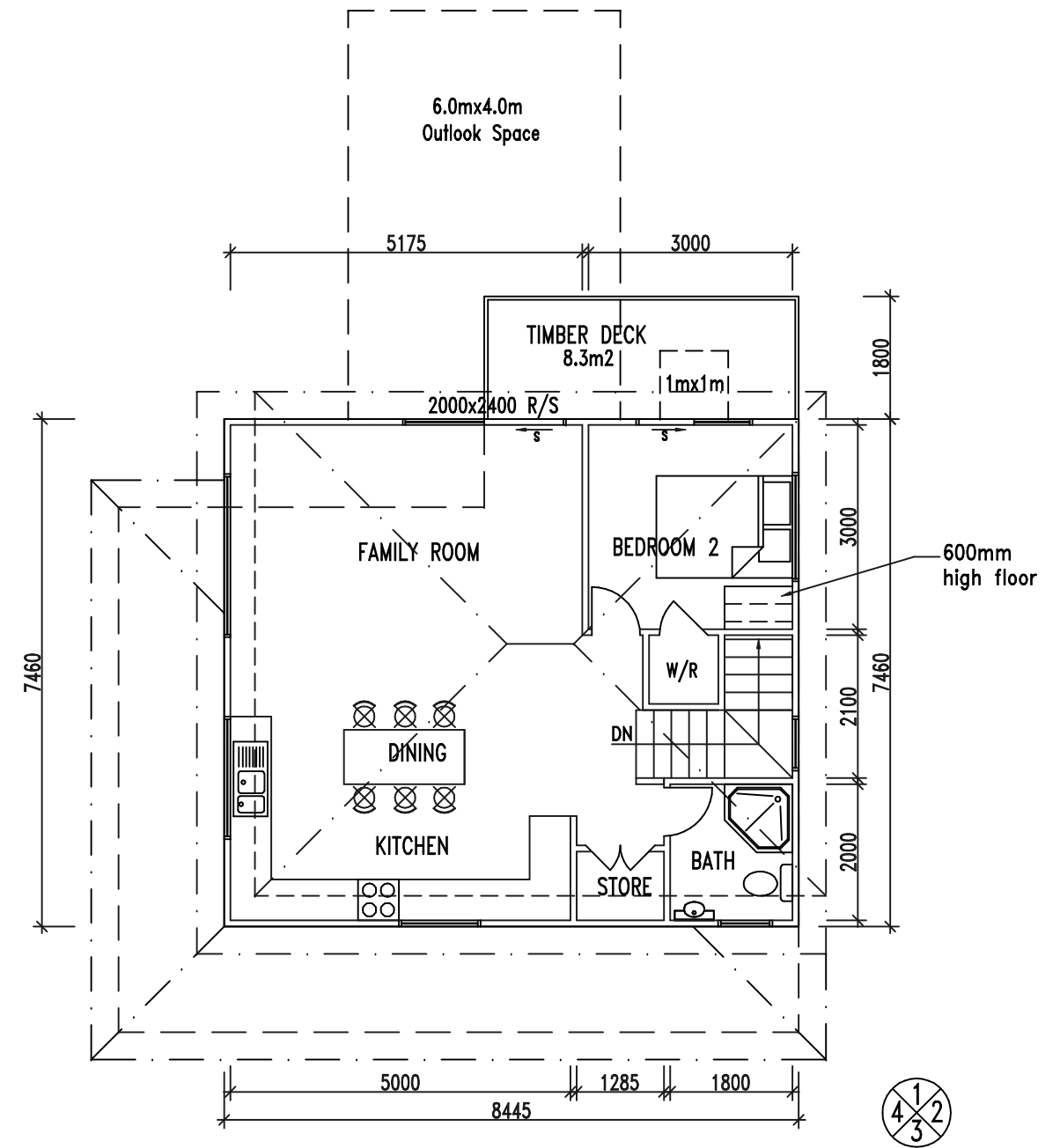
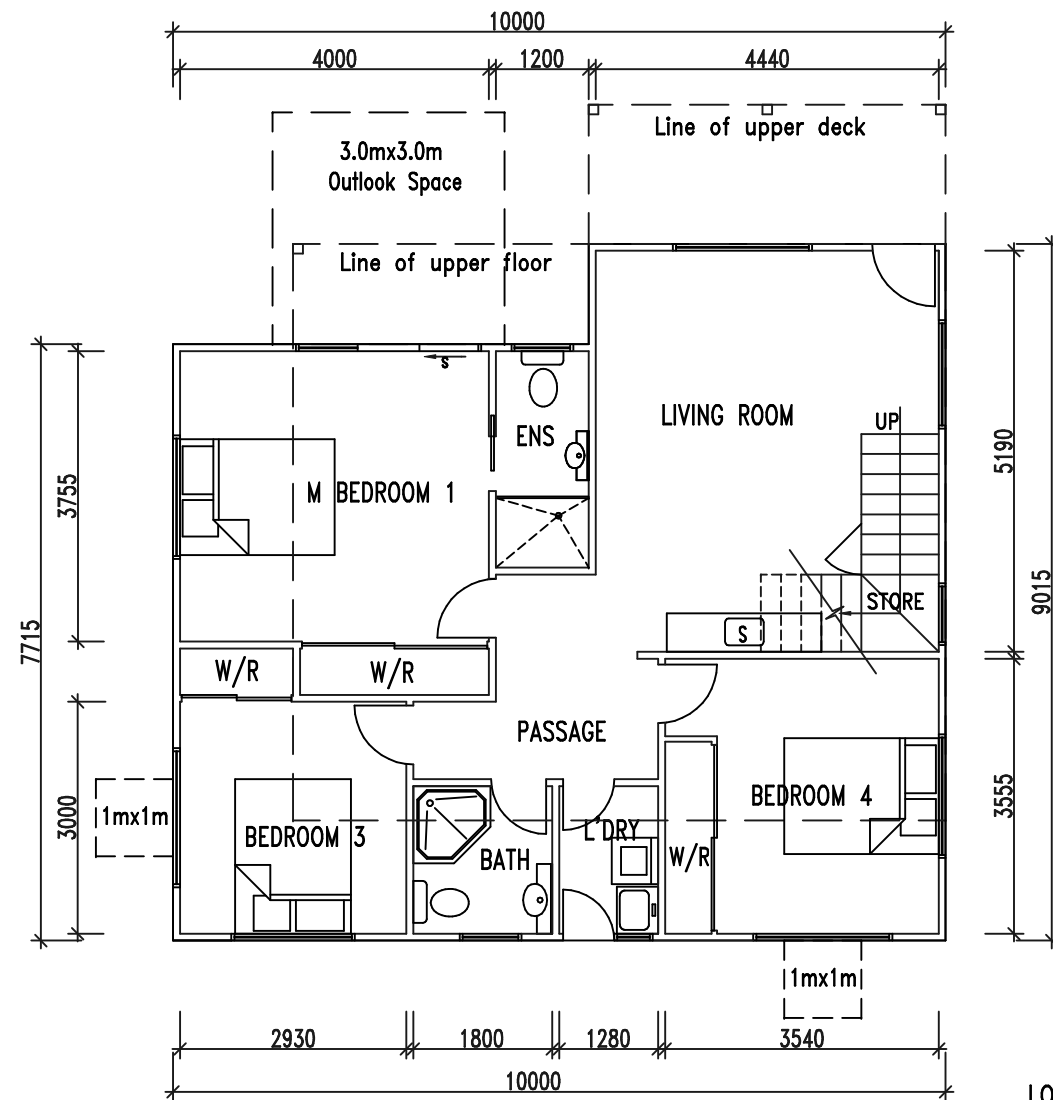
01-21

DATE:

07/05/2023

REV:

Rev:-3



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JOB TITLE:

PROPOSED BUILDING
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AVONDALE, AUCKLAND
FOR ASHA DANG

DRAWING TITLE:

FLOOR PLANS

SCALE:

1:100

DRAWN BY:

SS

SHEET

7

JOB NO.:

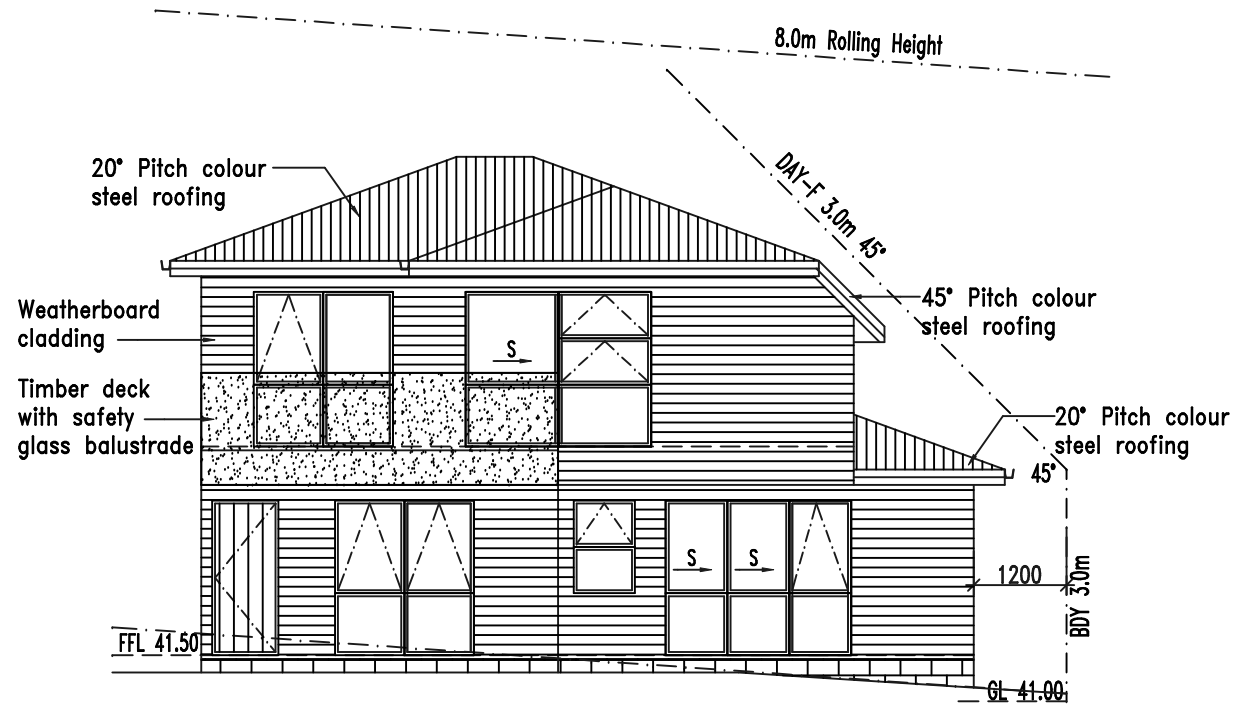
01-21

DATE:

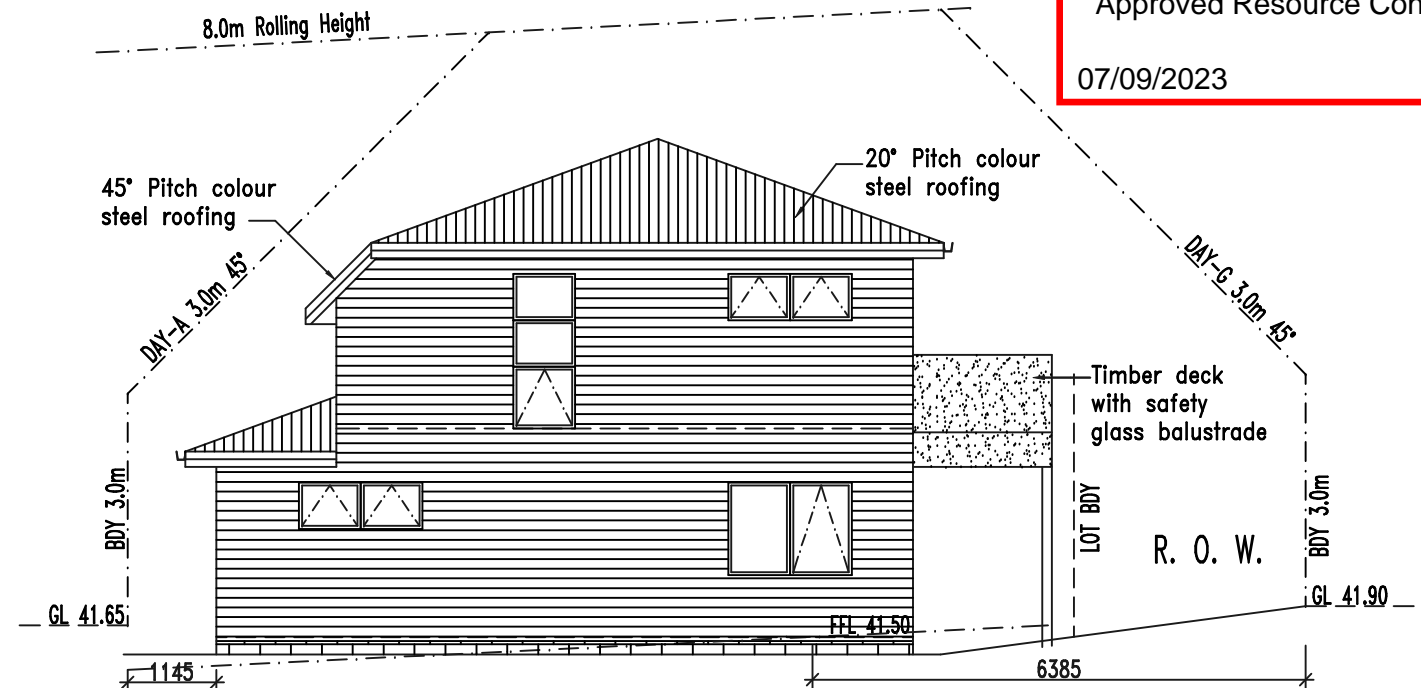
03/08/2023

REV:

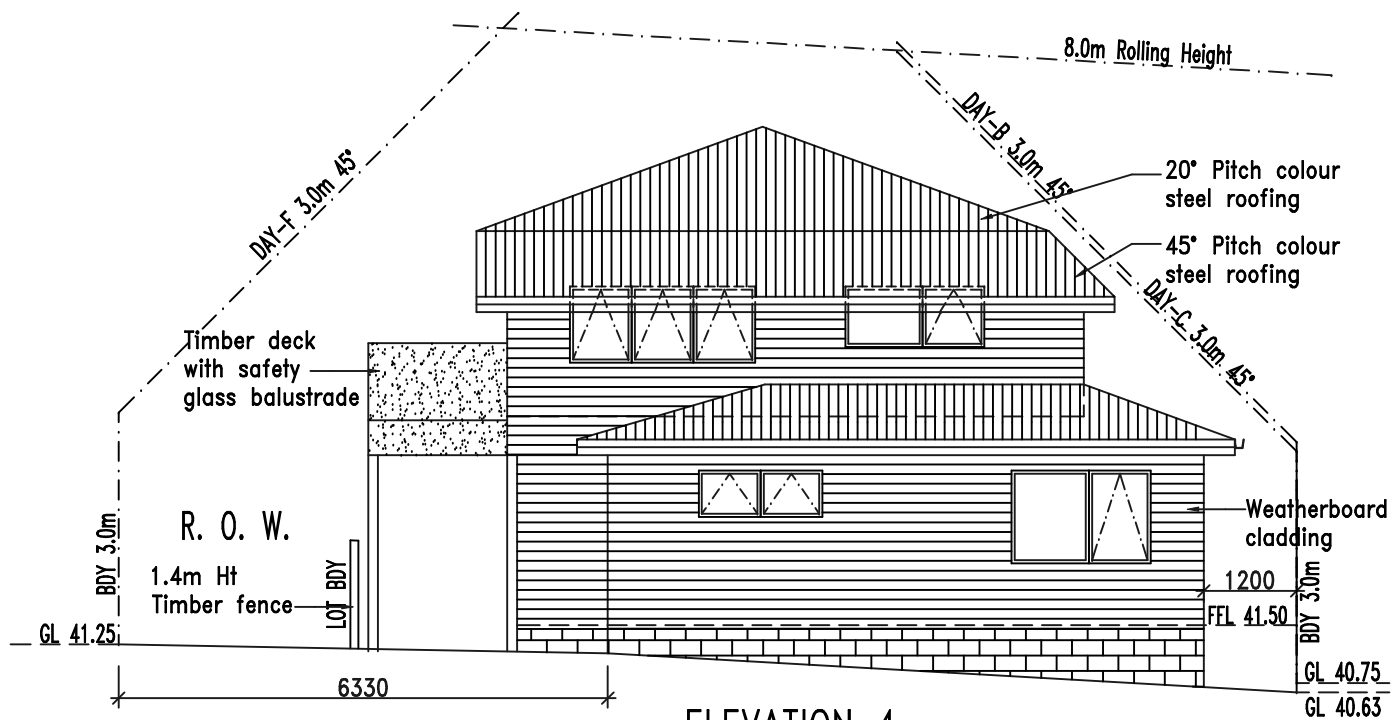
Rev:-6



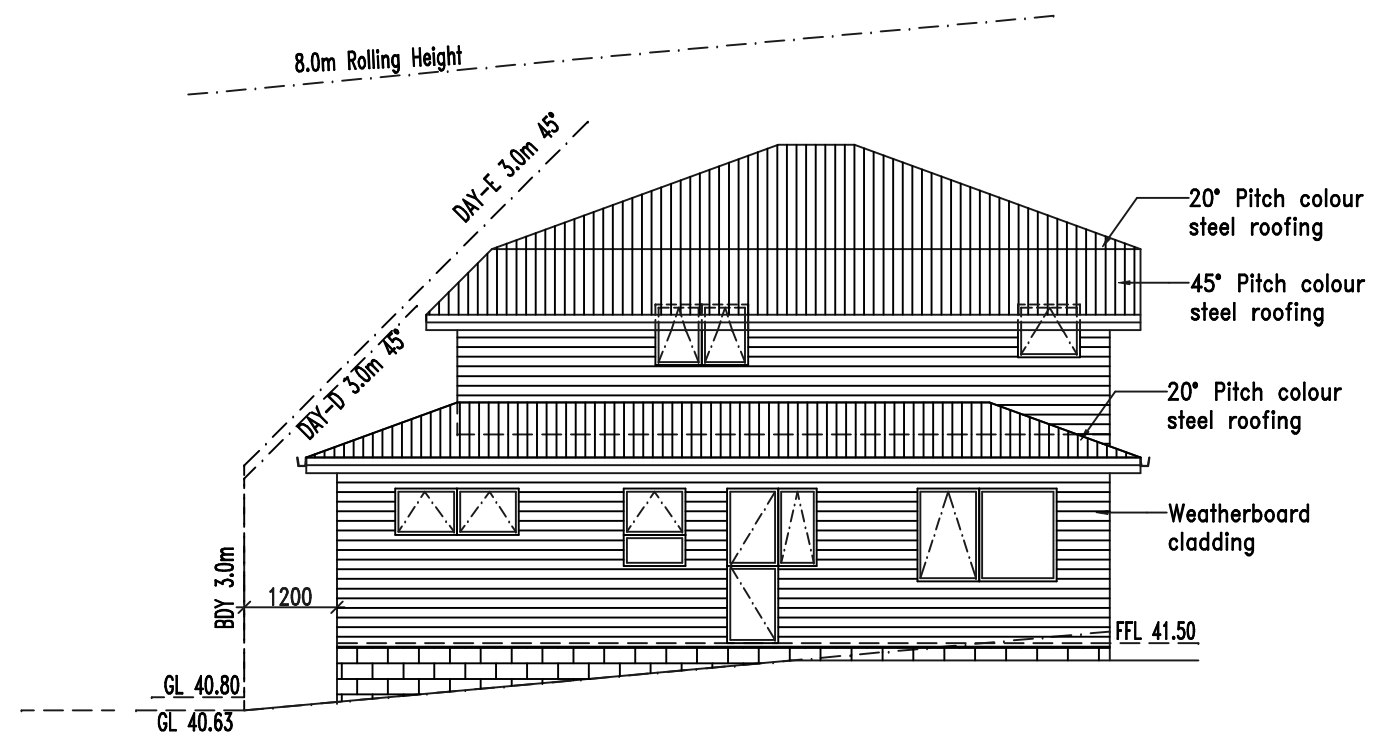
ELEVATION 1



ELEVATION 2



ELEVATION 4



ELEVATION 3

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AT 235 BLOCKHOUSE BAY ROAD
AVONDALE, AUCKLAND
FOR ASHA DANG

DRAWING TITLE:

ELEVATIONS

SCALE:

1:100

DRAWN BY:

SS

SHEET

8

JOB NO.:

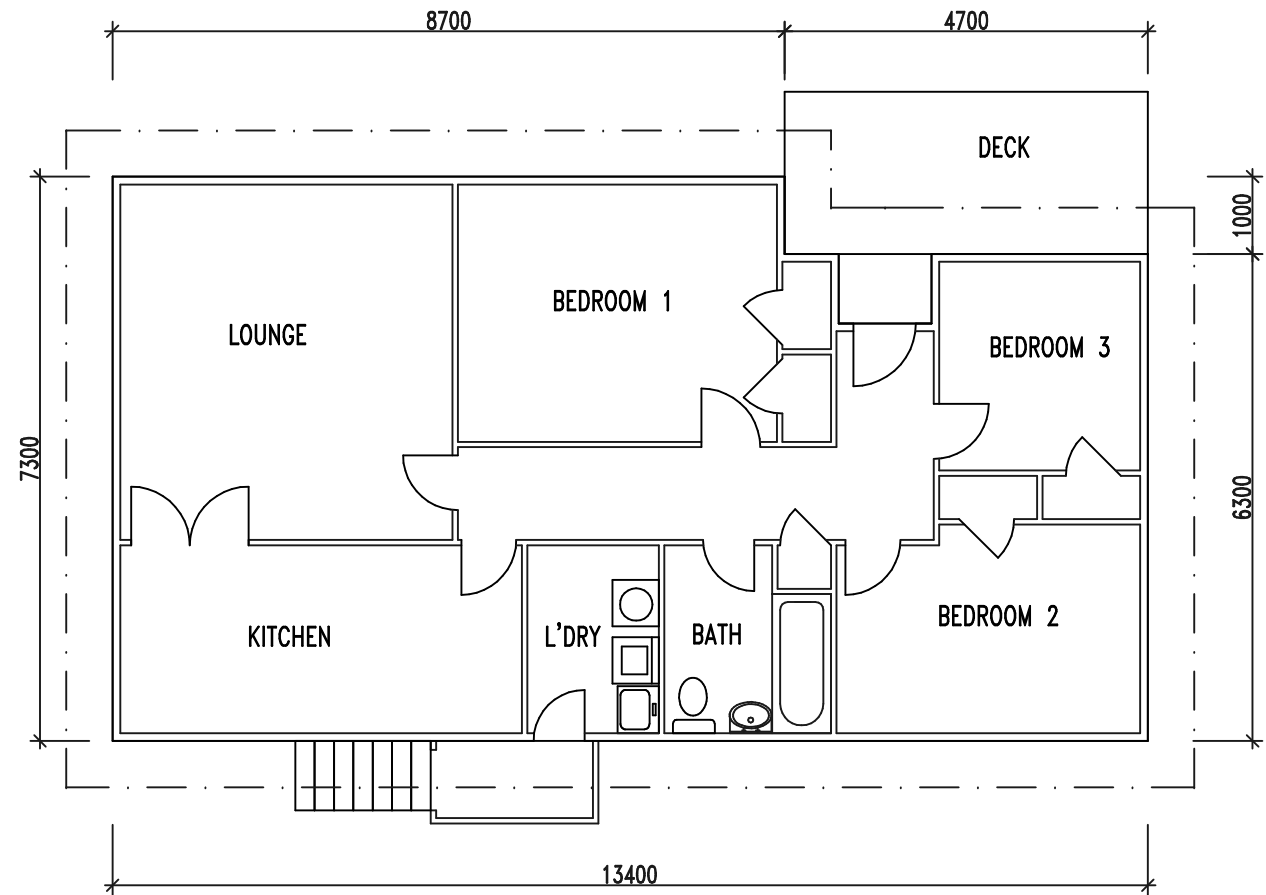
01-21

DATE:

03/08/2023

REV:

Rev:-6



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				JOB NO.: 01-21	DATE: 22/09/2021	REV: Rev:-0

ENGINEERING PLAN APPROVAL DRAWINGS

PROPOSED NEW DWELLING 235 BLOCKHOUSE BAY ROAD AVONDALE AUCKLAND



BUN60397004

Approved Resource Consent Plan

07/09/2023

CLIENT: ASHA DANG

JOB #:

R & S DESIGNS

**ARCHITECTURAL
DRAWING :** JOB#: 01-21 DATE: -

SURVEYOR:

-

JOB#: - DATE: -

CCTV:

-

JOB#: - DATE: -



Engineering + Design + Planning + Project Management

Level 1, Unit 9 | 507 Great South Road, Otahuhu, Auckland 1062 | PO Box 22075 Otahuhu, Auckland 1640 | Mobile: +64 21 686 075 / +64 22 694 7656 | Email: info@aaconsulting.co.nz

ENGINEERING CONSENT

STORM WATER NOTES:


1. ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH AUCKLAND COUNCIL SPECIFICATION AND STANDARD DETAILS.
2. ALL WORK ON EXISTING STORMWATER AND SANITARY SEWER LINES TO CARRIED OUT BY A REGISTERED CONTRACTOR.
3. ALL LEVELS ARE IN TERMS OF LANDS AND SURVEY DATUM. ALL CO-ORINATES ARE IN TERMS OF GEODETTIC DATUM 2000.
4. ALL PROPOSED STORMWATER CONNECTIONS ARE TO BE 100mmØ uPVC. ALL CONNECTIONS ARE TO TERMINATE WITHIN 1.0m, UNLESS OTHERWISE NOTED AT THE NEW LOT BOUNDARY.
5. ALL MANHOLES ARE TO BE 1050mm WITH STANDARD LIDS AND COVERS, UNLESS SHOWN OTHERWISE.
6. BEDDING TYPICALLY GAP 14 OR GAP 20. REFER TO CODE OF PRACTICE FOR WORKING IN THE ROAD BY AUCKLAND TRANSPORT.
7. REFER TO STANDARD DRAWINGS FOR DETAILS.
8. HARDFILL BACKFILL TO BE GAP 65.
9. ALL PIPES ARE TO LAID IN APPROVED GRANULAR BEDDING. PIPES WITH A GRADE OF 10.0% OR MORE ARE TO BE LAID IN (5MPa) SCORIA CONCRETE BEDDING.
10. THE CONTRACTOR TO LOCATE ALL THE UNDERGROUND SERVICES (POWER, TELECOM, GAS & WATER) ON SITE PRIOR TO CONSTRUCTION AND IF POSSIBLE LOCATED BY THE RELEVANT AUTHORITIES. THE LOCATION SHOWN IS JUST FOR INFORMATION ONLY.
11. ALL THE UTILITY SERVICES IN COMMON ACCESSWAY TO BE IN RELEVANT DUCTS.
12. THE CONTRACTOR TO APPLY FOR THE CAR & TRAFFIC MANAGEMENT PLANS FOR THE CONSTRUCTION OF THE SERVICE ON THE CARRIAGEWAY AND BERM.
13. EXISTING SERVICES TO THE EXISTING DWELLING TO BE REDIRECTED IF REQUIRED TO THE RELEVANT BOUNDARIES.
14. EXISTING DRAINAGE TO BE LOCATED BEFORE ANY FOUNDATION WORK CARRIED OUT. IF REQUIRED, OR CRITICAL TO BRIDGING.
15. SURVEY DONE BY OTHERS, AA & CO INTERNATIONAL LTD DOES NOT TAKE ANY RESPONSIBILITIES OF LEVELS.
16. ALL DIMENSIONS AND MEASUREMENTS ARE IN METER, UNLESS NOTED OTHERWISE.
17. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY.
18. PROVIDE CONCRETE CAPPING WHERE PIPE COVER IS LESS THAN 600mm

1. ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH WATERCARE AND AUCKLAND COUNCIL SPECIFICATION AND STANDARD DETAILS.
2. ALL MEASUREMENTS AND DIMENSIONS ARE IN METER, UNLESS NOTED OTHERWISE.
3. ALL WORK ON EXISTING STORMWATER AND SANITARY SEWER LINES TO CARRIED OUT BY A REGISTERED CONTRACTOR.
4. ALL LEVELS ARE IN TERMS OF LANDS AND SURVEY DATUM. ALL CO-ORINATES ARE IN TERMS OF GEODETIC DATUM 2000.
5. CERTIFIED ENGINEER/SURVEYOR TO ENSURE PIPES ARE LAID TO THE CORRECT GRADE AND DEPTH.
6. ALL PROPOSED PUBLIC SANITARY SEWER LINES ARE TO BE uPVC SN16, UNLESS NOTED OTHERWISE.
7. ALL MANHOLES ARE TO BE INSTALLED WITH STANDARD LIDS AND COVERS BOLTED WITH FLANGE BASE, UNLESS SHOWN OTHERWISE.
8. REFER TO STANDARD DRAWINGS FOR DETAILS.
9. HARDFILL BACKFILL TO BE GAP 65.
10. ALL PIPES ARE TO LAID IN APPROVED GRANULAR BEDDING. PIPES WITH A GRADE OF 10.0% OR MORE ARE TO BE LAID IN (5MPa) SCORIA CONCRETE BEDDING.
11. POSITION AND LEVEL (OR EXISTENCE) OF THE PUBLIC UTILITIES SERVICE, WATER MAIN AND OTHER SERVICE IS SUBJECT TO VERIFICATION ONSITE BY THE OWNER AND/OR THEIR CONTRACTOR.
12. THE CONTRACTOR TO LOCATE ALL THE UNDERGROUND SERVICES (POWER, TELECOM, GAS & WATER) ON SITE PRIOR TO CONSTRUCTION AND IF POSSIBLE LOCATED BY THE RELEVANT AUTHORITIES. THE LOCATION SHOWN IS JUST FOR INFORMATION ONLY.
13. THE CONTRACTOR TO APPLY FOR THE CAR & TRAFFIC MANAGEMENT PLANS FOR THE CONSTRUCTION OF THE SERVICE ON THE CARRIAGEWAY AND BERM.
14. ALL THE UTILITY SERVICES IN COMMON ACCESSWAY TO BE IN RELEVANT DUCTS.
15. EXISTING SERVICES TO THE EXISTING DWELLING TO BE REDIRECTED IF REQUIRED TO THE RELEVANT BOUNDARIES.
16. EXISTING DRAINAGE TO BE LOCATED BEFORE ANY FOUNDATION WORK CARRIED OUT. IF REQUIRED, OR CRITICAL TO BRIDGING.
17. SURVEY DONE BY OTHERS, AA & CO INTERNATIONAL LTD DOES NOT TAKE ANY RESPONSIBILITIES OF LEVELS.
18. ALL DIMENSIONS AND MEASUREMENTS ARE IN METER, UNLESS NOTED OTHERWISE.
19. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
20. ALL LEVELS ARE TO BE VERIFIED BY CONTRACTORS ONSITE.

1. ALL PRIVATE DRIVEWAY WORK TO COMPLY WITH AUCKLAND TRANSPORT STANDARDS.
2. ALL WORK ON EXISTING STORMWATER AND SANITARY SEWER LINES TO BE CARRIED OUT BY A REGISTERED CONTRACTOR.
3. TOPOGRAPHIC DATA ARE OBTAINED FROM SURVEYOR.
4. ALL LEVELS ARE IN TERMS OF LANDS AND SURVEY DATUM. ALL CO-ORINATES ARE IN TERMS OF GEODETIC DATUM 2000.
5. REFER TO STANDARD DRAWINGS FOR DETAILS.
6. SUBGRADE TO HAVE A MINIMUM CBR OF 7 AS PER AUCKLAND TRANSPORT ENGINEERING STANDARDS
7. BEDDING TYPICALLY 50mm MINIMUM COMPACTED GAP 20 AS PER AUCKLAND TRANSPORT ENGINEERING STANDARDS
8. BASECOURSE TO BE 150mm THICK CONCRETE AS PER AUCKLAND TRANSPORT ENGINEERING STANDARDS
9. ALL CONCRETE TO BE 20MPa AND CONSTRUCTED IN ACCORDANCE WITH NZS 3109 WITH A BROOM FINISH. SAWCUT EXPANSION JOINTS AT 4m CENTRES.
10. THE CONTRACTOR TO LOCATE ALL THE UNDERGROUND SERVICES (POWER, TELECOM, GAS & WATER) ON SITE PRIOR TO CONSTRUCTION AND IF POSSIBLE LOCATED BY THE RELEVANT AUTHORITIES. THE LOCATION SHOWN IS JUST FOR INFORMATION ONLY.
11. THE CONTRACTOR TO APPLY FOR THE CAR & TRAFFIC MANAGEMENT PLANS FOR THE CONSTRUCTION OF THE SERVICE ON THE CARRIAGEWAY AND BERM.
12. ALL THE UTILITY SERVICES IN COMMON ACCESSWAY TO BE IN RELEVANT DUCTS.
13. EXISTING SERVICES TO THE EXISTING DWELLING TO BE REDIRECTED IF REQUIRED TO THE RELEVANT BOUNDARIES.
14. EXISTING DRAINAGE TO BE LOCATED BEFORE ANY FOUNDATION WORK CARRIED OUT. IF REQUIRED, OR CRITICAL TO BRIDGING.
15. SURVEY DONE BY OTHERS, AA & CO INTERNATIONAL LTD DOES NOT TAKE ANY RESPONSIBILITIES OF LEVELS.
16. ALL DIMENSIONS AND MEASUREMENTS ARE IN METER, UNLESS NOTED OTHERWISE.
17. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY



1. FLEXIBLE PIPES INCLUDES PVC, GRP, PP AND PE
2. PLACEMENT OF EMBEDMENT , TRENCHFILL AND COMPACTION SHALL MEET THE REQUIREMENT S OF DRAWINGS AND SPECIFICATION
3. EXCAVATE OR COMPACT TRENCH FLOOR TO PROVIDE A FIRM BASE TO SUPPORT BEDDING MATERIAL AN DMINIMISE PIPELINE SETTLEMENT. REPLACE EXCAVATED MATERIAL WITH SUITABLE GRANULAR MATERIAL FOR BEDDING
4. BEDDING MATERIALS SHALL BE GAP/SAP < 12
5. PROVIDE CONCRETE CAPPING WHERE PIPE COVER IS LESS THAN 600mm



Auckland Council
The Corporation of Auckland Council

BUN60397004

Approved Resource Consent Plan

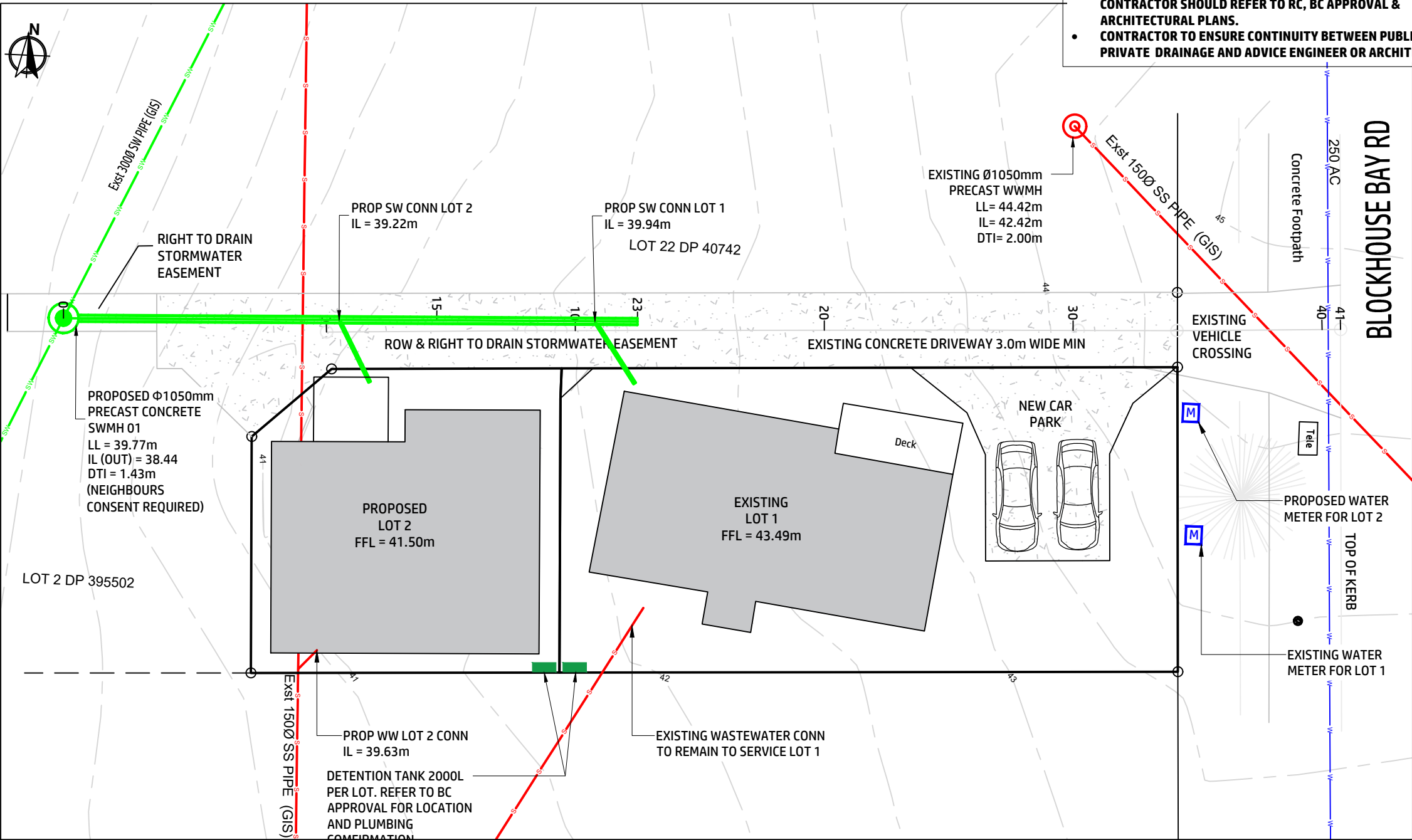
07/09/2023

[illegible]

GENERAL NOTES:

1.1. PRIOR TO CONSTRUCTION:

- 1.2. CONTRACTOR TO CONFIRM LOCATION OF ALL SERVICES ON SITE PRIOR TO CONSTRUCTION. NOTIFY AND DISCUSS ANY DISCREPANCIES WITH DESIGN AND/OR SITE ENGINEER.
- 1.3. THE CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE AND CONFIRM ALL DETAILS ARE CONSISTENT BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE NOTIFIED AND DISCUSSED WITH ARCHITECT AND DESIGN ENGINEER IMMEDIATELY, AND PRIOR TO COMMENCEMENT OF WORK.
- 1.4. THE CONTRACTOR SHALL SUBMIT CONSTRUCTION METHODOLOGY TO ENGINEER FOR REVIEW, DISCUSSION AND APPROVAL.
2. ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH WATERCARE AND AUCKLAND COUNCIL SPECIFICATION AND STANDARD DETAILS.
3. ALL MEASUREMENTS AND DIMENSIONS ARE IN METER, UNLESS NOTED OTHERWISE.
4. ALL WORK ON EXISTING STORMWATER AND SANITARY SEWER LINES TO CARRIED OUT BY A REGISTERED CONTRACTOR.
5. ALL LEVELS ARE IN TERMS OF LANDS AND SURVEY DATUM. ALL CO-ORINATES ARE IN TERMS OF GEODETIC DATUM 2000.
6. CERTIFIED ENGINEER/SURVEYOR TO ENSURE PIPES ARE LAID TO THE CORRECT GRADE AND DEPTH.
7. ALL SANITARY SEWER LINES COULD BE uPVC - AS/NZS 1260, PE-AS/NZS 5065 OR RRJRC - AS/NZS 4058 (WITH APPROPRIATE HYDROGEN SULPHIDE RESISTANCE ADDITIVES OR PLASTIC LINING). UNLESS OTHERWISE NOTED.
8. ALL STORMWATER PIPES (OTHER THAN 150mm) ARE TO BE CLASS X REINFORCED CONCRETE RUBBER RING JOINTED, UNLESS SHOWN OTHERWISE.
9. ALL PROPOSED STORMWATER CONNECTIONS ARE TO BE 100mmØ UPVC OR OTHERWISE STATED. ALL SANITARY SEWER CONNECTIONS ARE TO BE 100mmØ uPVC. ALL CONNECTIONS ARE TO TERMINATE WITHIN 1.0m, UNLESS OTHERWISE NOTED AT THE NEW LOT BOUNDARY.
10. ALL MANHOLES ARE TO BE 1050mm FLANGE BASE WITH STANDARD LIDS AND COVERS BOLTED, UNLESS SHOWN OTHERWISE.
11. REFER TO STANDARD DRAWINGS FOR DETAILS.
12. HARDFILL BACKFILL TO BE GAP 65.
13. ALL PIPES ARE TO LAID IN APPROVED GRANULAR BEDDING. PIPES WITH A GRADE OF 10.0% OR MORE ARE TO BE LAID IN (5MPa) SCORIA CONCRETE BEDDING.
14. POSITION AND LEVEL (OR EXISTENCE) OF THE PUBLIC UTILITIES SERVICE, WATER MAIN AND OTHER SERVICE IS SUBJECT TO VERIFICATION ONSITE BY THE OWNER AND/OR THEIR CONTRACTOR.
15. THE CONTRACTOR TO LOCATE ALL THE UNDERGROUND SERVICES (POWER, TELECOM, GAS & WATER) ON SITE PRIOR TO CONSTRUCTION AND IF POSSIBLE LOCATED BY THE RELEVANT AUTHORITIES. THE LOCATION SHOWN IS JUST FOR INFORMATION ONLY.
16. THE CONTRACTOR TO APPLY FOR THE CAR & TRAFFIC MANAGEMENT PLANS FOR THE CONSTRUCTION OF THE SERVICE ON THE CARRIAGEWAY AND BEAM.
17. ALL THE UTILITY SERVICES IN COMMON ACCESSWAY TO BE IN RELEVANT DUCTS.
18. EXISTING SERVICES TO THE EXISTING DWELLING TO BE REDIRECTED IF REQUIRED TO THE RELEVANT BOUNDARIES.
19. EXISTING DRAINAGE TO BE LOCATED BEFORE ANY FOUNDATION WORK CARRIED OUT. IF REQUIRED, OR CRITICAL TO BRIDGING.
20. SURVEY DONE BY OTHERS, AA & CO INTERNATIONAL LTD DOES NOT TAKE ANY RESPONSIBILITIES OF LEVELS.
21. ALL DIMENSIONS AND MEASUREMENTS ARE IN METER, UNLESS NOTED OTHERWISE.
22. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY
23. ALL LEVELS ARE TO BE VERIFIED BY CONTRACTORS ONSITE.



- ALL PRIVATE DRAINAGE PIPE, CONNECTIONS & SW MANAGEMENT DEVICES ETC SHOWN ARE INDICATIVE ONLY. CONTRACTOR SHOULD REFER TO RC, BC APPROVAL & ARCHITECTURAL PLANS.
- CONTRACTOR TO ENSURE CONTINUITY BETWEEN PUBLIC & PRIVATE DRAINAGE AND ADVISE ENGINEER OR ARCHITECT.

LEGENDS:

- SW — SW — EXISTING PUBLIC STORM WATER LINE
- PROPOSED PUBLIC STORM WATER LINE
- - - - - PROPOSED PRIVATE STORM WATER LINE
- S - S - EXISTING PUBLIC WASTE WATER LINE
- PROPOSED PUBLIC WASTE WATER LINE
- - - - - PROPOSED PRIVATE WASTE WATER LINE
- W - W - EXISTING WATER MAIN
- PROPERTY BOUNDARY LINE
- ⊙ EXISTING WASTE WATER MANHOLE
- ⊙ PROPOSED WASTE WATER MANHOLE
- ⊙ EXISTING STORM WATER MANHOLE
- ⊙ PROPOSED STORM WATER MANHOLE
- ≡ PROPOSED PRIVATE SW CATCHPIT 300x300mm
- POWER POLE
- MANHOLE 1m CLEARANCE LINE

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0	ISSUE FOR ENGINEERING CONSENT	FA	15/09/21
Rev	Details	Chk	Date

AA&CO.
INTERNATIONAL
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Mobile: +64 21 686 075 / +64 22 694 7656 | Email: admin@aaointernational.com

CLIENT:	ASHA DANG
ARCHITECT:	R&S DESIGNS LTD
SURVEYOR:	
CCTV:	-

PROJECT NAME:	PROPOSED NEW BUILDING 235 BLOCKHOUSE BAY ROAD AVONDALE AUCKLAND
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SHEET TITLE:


**PROPOSED PUBLIC DRAINAGE
EXTENSION SITE PLAN**

DESIGNED	T.A	SEP 2021
DRAWN	A.T	SEP 2021
CHECKED	T.A	SEP 2021

SCALES A3:	1:300	STATUS:	ENGINEERING CONSENT
Job no.	JAAO	SHEET NO.	C101
REV.	R0		

1. ALL WORKMANSHIP AND MATERIALS SHALL COMPLY WITH AUCKLAND COUNCIL SPECIFICATION AND STANDARD DETAILS.
2. ALL WORK ON EXISTING STORMWATER AND SANITARY SEWER LINES TO CARRIED OUT BY A REGISTERED CONTRACTOR.
3. ALL LEVELS ARE IN TERMS OF LANDS AND SURVEY DATUM. ALL CO-ORINATES ARE IN TERMS OF GEODETIC DATUM 2000.
4. ALL PROPOSED STORMWATER CONNECTIONS ARE TO BE 100mmØ. ALL CONNECTIONS ARE TO TERMINATE WITHIN 1.0m, UNLESS OTHERWISE NOTED AT THE NEW LOT BOUNDARY.
5. ALL MANHOLES ARE TO BE FLANGE BASE 1050mm WITH STANDARD LIDS AND COVERS, UNLESS SHOWN OTHERWISE.
6. BEDDING TYPICALLY GAP 14 OR GAP 20. REFER TO CODE OF PRACTICE FOR WORKING IN THE ROAD BY AUCKLAND TRANSPORT.
7. REFER TO STANDARD DRAWINGS FOR DETAILS.
8. HARDFILL BACKFILL TO BE GAP 65.
9. ALL PIPES ARE TO LAID IN APPROVED GRANULAR BEDDING. PIPES WITH A GRADE OF 10.0% OR MORE ARE TO BE LAID IN (5MPa) SCORIA CONCRETE BEDDING.
10. THE CONTRACTOR TO LOCATE ALL THE UNDERGROUND SERVICES (POWER, TELECOM, GAS & WATER) ON SITE PRIOR TO CONSTRUCTION AND IF POSSIBLE LOCATED BY THE RELEVANT AUTHORITIES. THE LOCATION SHOWN IS JUST FOR INFORMATION ONLY.
11. ALL THE UTILITY SERVICES IN COMMON ACCESSWAY TO BE IN RELEVANT DUCTS.
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14. EXISTING DRAINAGE TO BE LOCATED BEFORE ANY FOUNDATION WORK CARRIED OUT. IF REQUIRED, OR CRITICAL TO BRIDGING.
15. SURVEY DONE BY OTHERS, AA&CO INTERNATIONAL LTD DOES NOT TAKE ANY RESPONSIBILITIES OF LEVELS.
16. ALL DIMENSIONS AND MEASUREMENTS ARE IN METER, UNLESS NOTED OTHERWISE.
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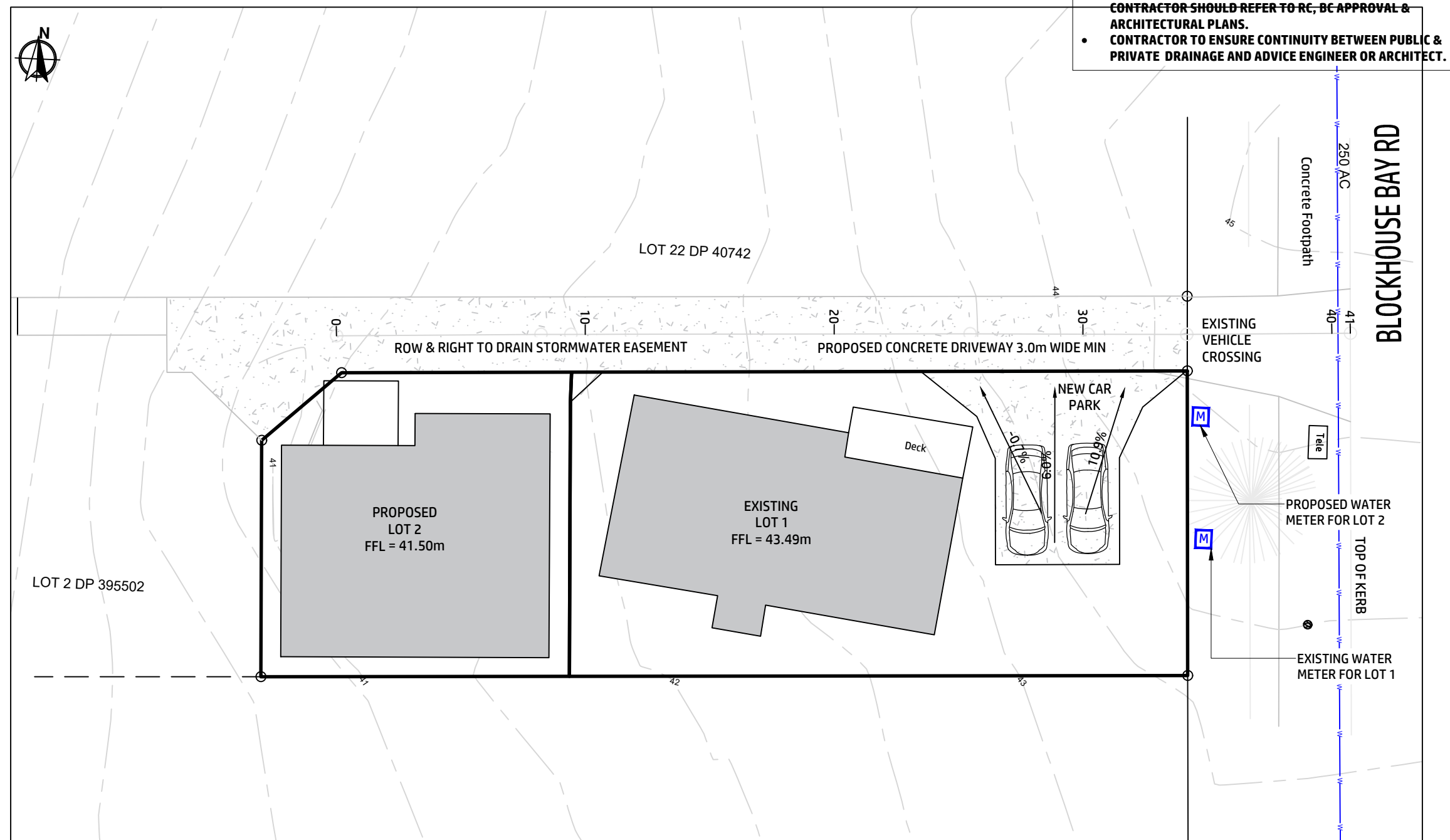


				 <div>AA & Co. INTERNATIONAL</div> <div>Engineering + Design + Planning + Project Management</div> <div>Unit 9, Level 2, 507 Great South Road, Otahuhu, Auckland 1062</div> <div>PO Box 22075 Otahuhu, Auckland 1640</div> <div>Mobile: +64 21 686 075 +64 22 694 7656 Email: admin@aaacointernational.com</div>	CLIENT:	ASHA DANG	PROJECT NAME: PROPOSED NEW BUILDING 235 BLOCKHOUSE BAY ROAD AVONDALE AUCKLAND	SHEET TITLE: PROPOSED STORM WATER PUBLIC LINE LONG SECTION DETAIL			SCALES A3: AS INDICATED	STATUS: ENGINEERING CONSENT	
					ARCHITECT:	R&S DESIGNS LTD							
					SURVEYOR:								
					CCTV:	-							
0	ISSUE FOR ENGINEERING CONSENT	FA	15/09/21										
Rev	Details	Chk	Date										

GENERAL NOTES:

1.1. PRIOR TO CONSTRUCTION:

- 1.2. CONTRACTOR TO CONFIRM LOCATION OF ALL SERVICES ON SITE PRIOR TO CONSTRUCTION. NOTIFY AND DISCUSS ANY DISCREPANCIES WITH DESIGN AND/OR SITE ENGINEER.
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10. ALL MANHOLES ARE TO BE 1050mm FLANGE BASE WITH STANDARD LIDS AND COVERS BOLTED, UNLESS SHOWN OTHERWISE.
11. REFER TO STANDARD DRAWINGS FOR DETAILS.
12. HARDFILL BACKFILL TO BE GAP 65.
13. ALL PIPES ARE TO LAID IN APPROVED GRANULAR BEDDING. PIPES WITH A GRADE OF 10.0% OR MORE ARE TO BE LAID IN (5MPa) SCORIA CONCRETE BEDDING.
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23. ALL LEVELS ARE TO BE VERIFIED BY CONTRACTORS ONSITE.


















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07/09/2023

LEGENDS:

- | | | | |
|---|-----------------------------------|---|--|
|  | EXISTING PUBLIC STORM WATER LINE |  | EXISTING WASTE WATER MANHOLE |
|  | PROPOSED PUBLIC STORM WATER LINE |  | PROPOSED WASTE WATER MANHOLE |
|  | PROPOSED PRIVATE STORM WATER LINE |  | EXISTING STORM WATER MANHOLE |
|  | EXISTING PUBLIC WASTE WATER LINE |  | PROPOSED STORM WATER MANHOLE |
|  | PROPOSED PUBLIC WASTE WATER LINE |  | PROPOSED PRIVATE SW CATCHPIT 300x300mm |
|  | PROPOSED PRIVATE WASTE WATER LINE |  | POWER POLE |
|  | EXISTING WATER MAIN |  | MANHOLE 1m CLEARANCE LINE |
|  | PROPERTY BOUNDARY LINE | | |

2	ISSUE FOR ENGINEERING CONSENT	DK	16/08/23
1	ISSUE FOR ENGINEERING CONSENT	DK	18/07/23
0	ISSUE FOR ENGINEERING CONSENT	FA	15/09/21
Rev	Details	Chk	Date



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CLIENT:	ASHA DANG
ARCHITECT:	R&S DESIGNS LTD
SURVEYOR:	
CCTV:	-

PROJECT NAME:

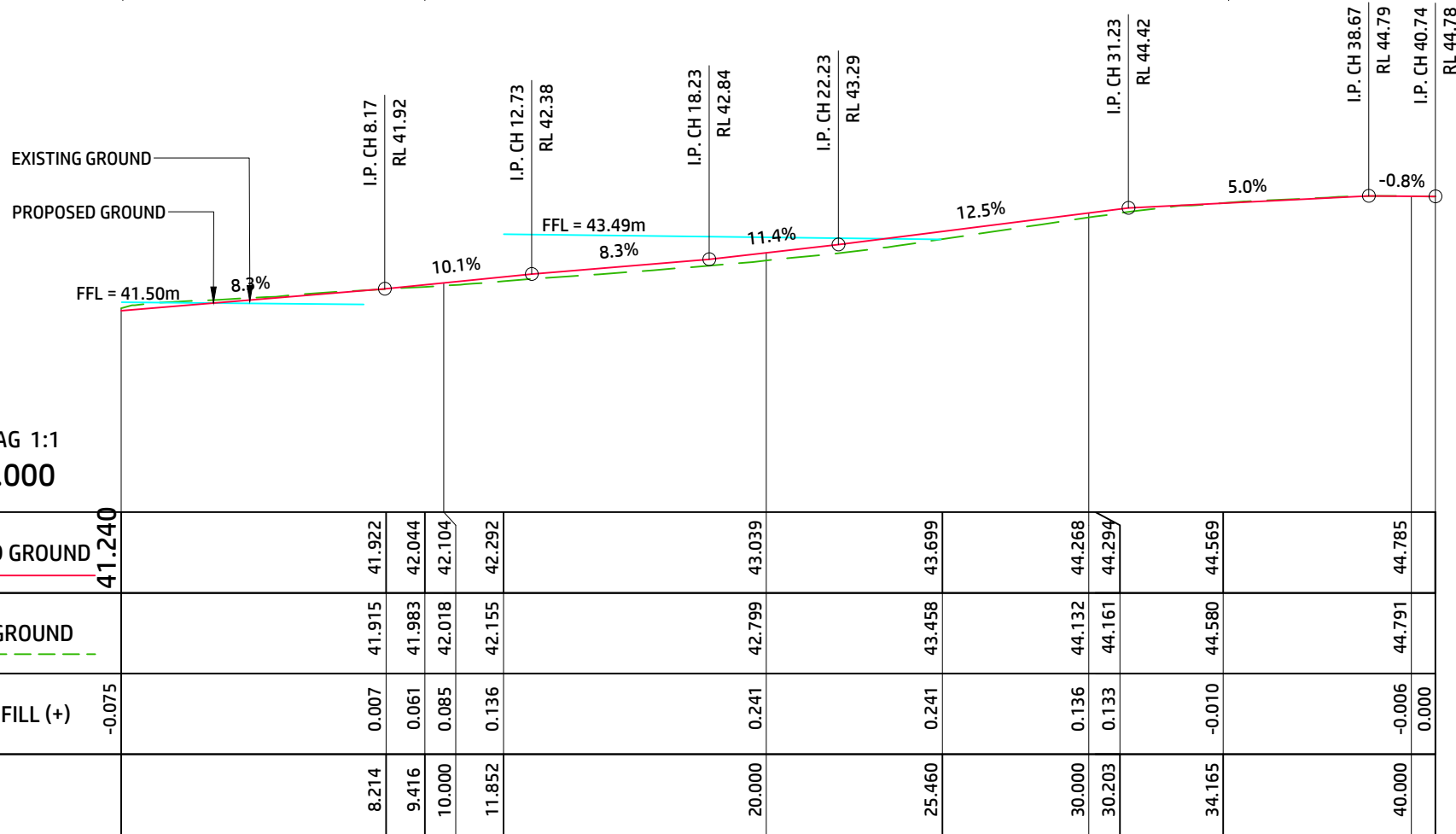
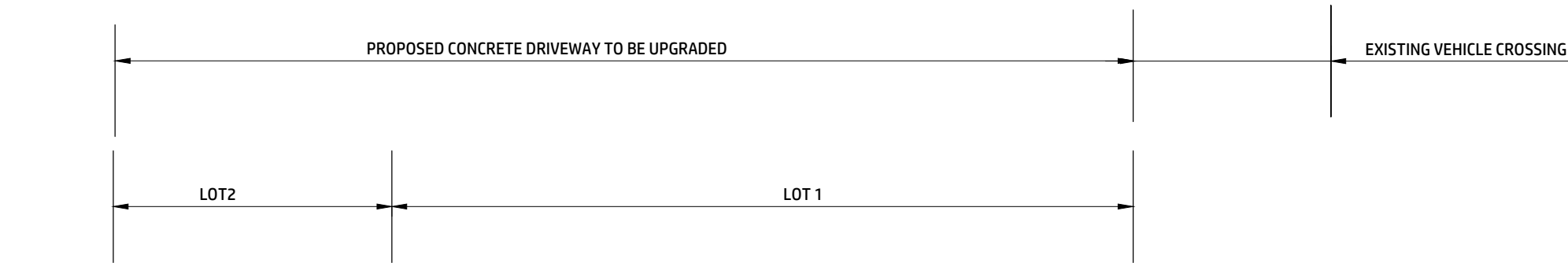
**PROPOSED NEW BUILDING
235 BLOCKHOUSE BAY ROAD
AVONDALE
AUCKLAND**

SHEET TITLE: DRIVEWAY SITE PLAN			SCALES A3: 1:300	STATUS: ENGINEERING CONSENT	
DESIGNED	T.A	SEP 2021	Job no. JAAO	SHEET NO. D001	REV. R2
DRAWN	A.T	SEP 2021			
CHECKED	T.A	SEP 2021			


DRIVEWAY NOTES:

1. ALL PRIVATE DRIVEWAY WORK TO COMPLY WITH AUCKLAND TRANSPORT STANDARDS.
2. ALL WORK ON EXISTING STORMWATER AND SANITARY SEWER LINES TO BE CARRIED OUT BY A REGISTERED CONTRACTOR.
3. TOPOGRAPHIC DATA ARE OBTAINED FROM SURVEYOR.
4. ALL LEVELS ARE IN TERMS OF LANDS AND SURVEY DATUM. ALL CO-ORINATES ARE IN TERMS OF GEODETIC DATUM 2000.
5. REFER TO STANDARD DRAWINGS FOR DETAILS.
6. SUBGRADE TO HAVE A MINIMUM CBR OF 7 AS PER AUCKLAND TRANSPORT ENGINEERING STANDARDS
7. BEDDING TYPICALLY 50mm MINIMUM COMPACTED GAP 20 AS PER AUCKLAND TRANSPORT ENGINEERING STANDARDS
8. BASECOURSE TO BE 150mm THICK CONCRETE AS PER AUCKLAND TRANSPORT ENGINEERING STANDARDS
9. ALL CONCRETE TO BE 20MPa AND CONSTRUCTED IN ACCORDANCE WITH NZS 3109 WITH A BROOM FINISH. SAWCUT EXPANSION JOINTS AT 4m CENTRES.
10. THE CONTRACTOR TO LOCATE ALL THE UNDERGROUND SERVICES (POWER, TELECOM, GAS & WATER) ON SITE PRIOR TO CONSTRUCTION AND IF POSSIBLE LOCATED BY THE RELEVANT AUTHORITIES. THE LOCATION SHOWN IS JUST FOR INFORMATION ONLY.
11. THE CONTRACTOR TO APPLY FOR THE CAR & TRAFFIC MANAGEMENT PLANS FOR THE CONSTRUCTION OF THE SERVICE ON THE CARRIAGEWAY AND BERM.
12. ALL THE UTILITY SERVICES IN COMMON ACCESSWAY TO BE IN RELEVANT DUCTS.
13. EXISTING SERVICES TO THE EXISTING DWELLING TO BE REDIRECTED IF REQUIRED TO THE RELEVANT BOUNDARIES.
14. EXISTING DRAINAGE TO BE LOCATED BEFORE ANY FOUNDATION WORK CARRIED OUT. IF REQUIRED, OR CRITICAL TO BRIDGING.
15. SURVEY DONE BY OTHERS, AA & CO INTERNATIONAL LTD DOES NOT TAKE ANY RESPONSIBILITIES OF LEVELS.
16. ALL DIMENSIONS AND MEASUREMENTS ARE IN METER, UNLESS NOTED OTHERWISE.
17. ALL MEASUREMENTS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FINAL SURVEY


- ALL PRIVATE DRAINAGE PIPE, CONNECTIONS & SW MANAGEMENT DEVICES ETC SHOWN ARE INDICATIVE ONLY. CONTRACTOR SHOULD REFER TO RC, BC APPROVAL & ARCHITECTURAL PLANS.
- CONTRACTOR TO ENSURE CONTINUITY BETWEEN PUBLIC & PRIVATE DRAINAGE AND ADVISE ENGINEER OR ARCHITECT.
- DRIVEWAY TO BE 150mm 20MPa CONCRETE, PROVIDE EXPANSION JOINTS AT 5m (OR LESS) INTERVALS UNLESS STATED OTHERWISE

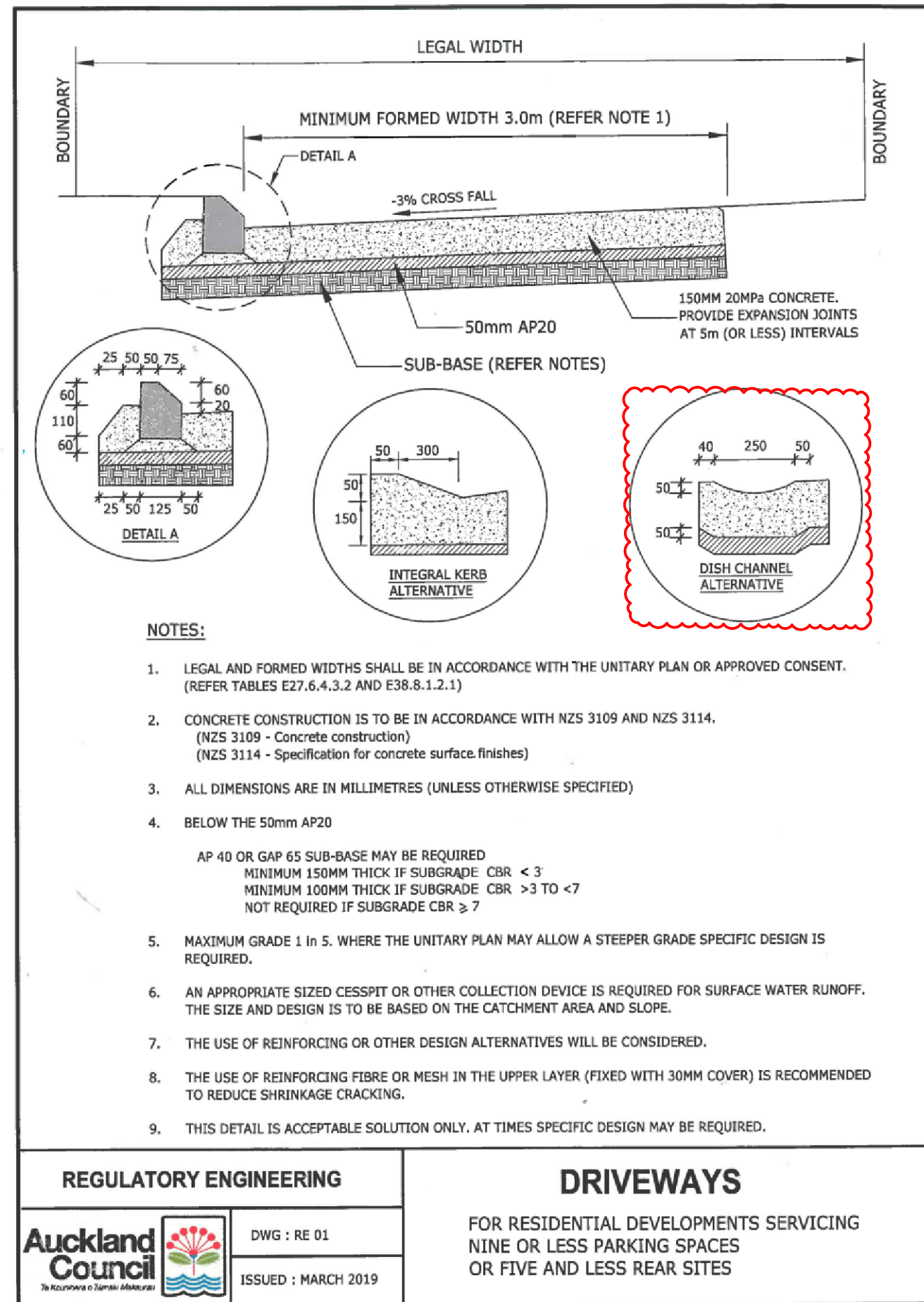



EXISTING CONCRETE DRIVEWAY LONG SECTION

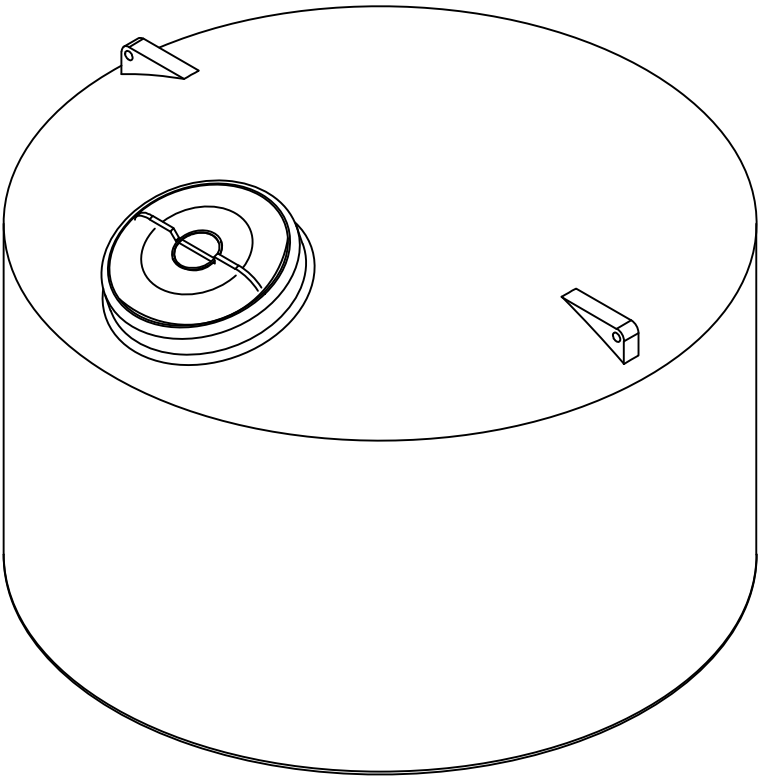
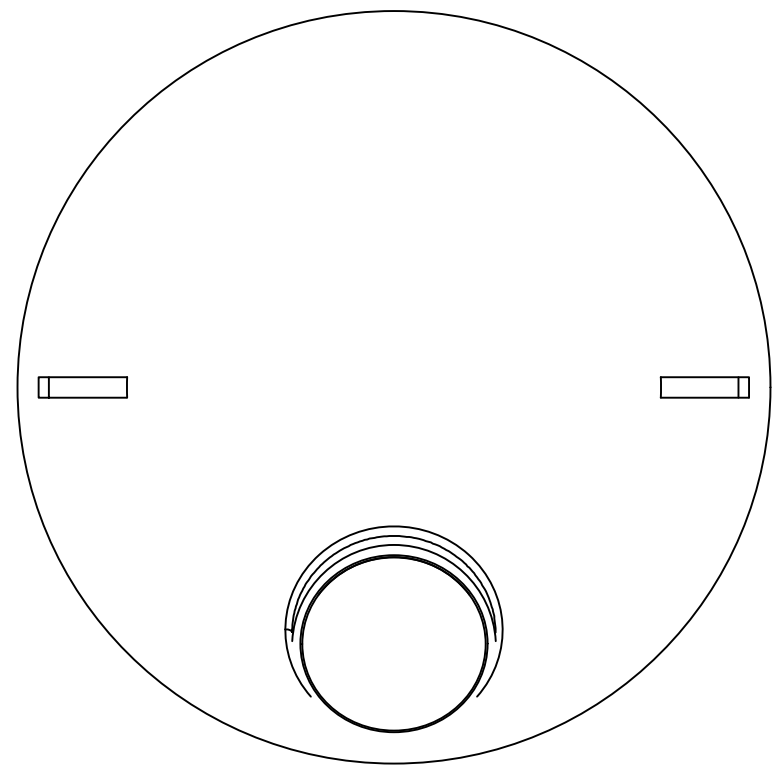


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				 <div>AA&CO. INTERNATIONAL</div> <div>Engineering + Design + Planning + Project Management</div> <div>Unit 9, Level 2, 507 Great South Road, Otahuhu, Auckland 1062</div> <div>PO Box 22075 Otahuhu, Auckland 1640</div> <div>Mobile: +64 21 686 075 / +64 22 694 7656 Email: admin@aacointernational.com</div>	CLIENT:	ASHA DANG	PROJECT NAME: PROPOSED NEW BUILDING 235 BLOCKHOUSE BAY ROAD AVONDALE AUCKLAND	SHEET TITLE: PROPOSED COMMON ACCESS WAY LONG SECTION			SCALES A3: AS INDICATED	STATUS: ENGINEERING CONSENT	
					ARCHITECT:	R&S DESIGNS LTD							
					SURVEYOR:								
					CCTV:	-							
3	ISSUE FOR ENGINEERING CONSENT	DK	28/08/23					DESIGNED	T.A	SEP 2021	Job no. JAA0	SHEET NO. D002	REV. R3
2	ISSUE FOR ENGINEERING CONSENT	DK	16/08/23					DRAWN	A.T	SEP 2021			
1	ISSUE FOR ENGINEERING CONSENT	DK	18/07/23					CHECKED	T.A	SEP 2021			
0	ISSUE FOR ENGINEERING CONSENT	FA	15/09/21										
Rev	Details	Chk	Date										



				<div><div>Engineering + Design + Planning + Project Management</div><div>Unit 9, Level 2, 507 Great South Road, Otahuhu, Auckland 1062 PO Box 22075 Otahuhu, Auckland 1640 Mobile: +64 21 686 075 / +64 22 694 7656 Email: admin@aacointernational.com</div></div>	CLIENT:	ASHA DANG	PROJECT NAME: PROPOSED NEW BUILDING 235 BLOCKHOUSE BAY ROAD AVONDALE AUCKLAND	SHEET TITLE: RESIDENTIAL DRIVEWAY DETAIL FROM AUCKLAND COUNCIL			SCALES A3: NTS	STATUS: ENGINEERING CONSENT	
					ARCHITECT:	R&S DESIGNS LTD							
					SURVEYOR:								
2	ISSUE FOR ENGINEERING CONSENT	DK	16/08/23										
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0	ISSUE FOR ENGINEERING CONSENT	FA	15/09/21										
Rev	Details	Chk	Date		CCTV:	-				Job no. JAAO	SHEET NO. D003	REV. R2	



PERSPECTIVE
Esc.: 1:10

				 <div>AA & CO. INTERNATIONAL</div> <div>Engineering + Design + Planning + Project Management</div> <div>Unit 9, Level 2, 507 Great South Road, Otahuhu, Auckland 1062</div> <div>PO Box 22075 Otahuhu, Auckland 1640</div> <div>Mobile: +64 21 686 075 / +64 22 694 7656 Email: admin@aacointernational.com</div>	CLIENT:	ASHA DANG	PROJECT NAME: PROPOSED NEW BUILDING 235 BLOCKHOUSE BAY ROAD AVONDALE AUCKLAND	SHEET TITLE: PROPOSED ABOVE GROUND DETENTION TANK			SCALES A3: NTS	STATUS: ENGINEERING CONSENT	
					ARCHITECT:	R&S DESIGNS LTD							
					SURVEYOR:								
					CCTV:	-							
0	ISSUE FOR ENGINEERING CONSENT	FA	15/09/21					DESIGNED	T.A	SEP 2021	Job no. JAAO	SHEET NO. C205	REV. R0
Rev	Details	Chk	Date				DRAWN	A.T	SEP 2021				
							CHECKED	T.A	SEP 2021				