

resource consent		
sheet	rev	name
		title sheet
RC01	E	site plan
RC02	A	existing plans + elevations
RC03	A	demolition plan
RC04	E	ground floor plan
RC05	C	first floor plan
RC06	C	second floor plan
RC07	B	third floor plan
RC08	B	fourth floor plan
RC09	B	roof plan
RC10	E	elevations
RC11	B	sections A + B
RC12	C	sections C, D, E + F
RC13		Manukau Road photo montage
RC14	A	Kimberley Road photo montage

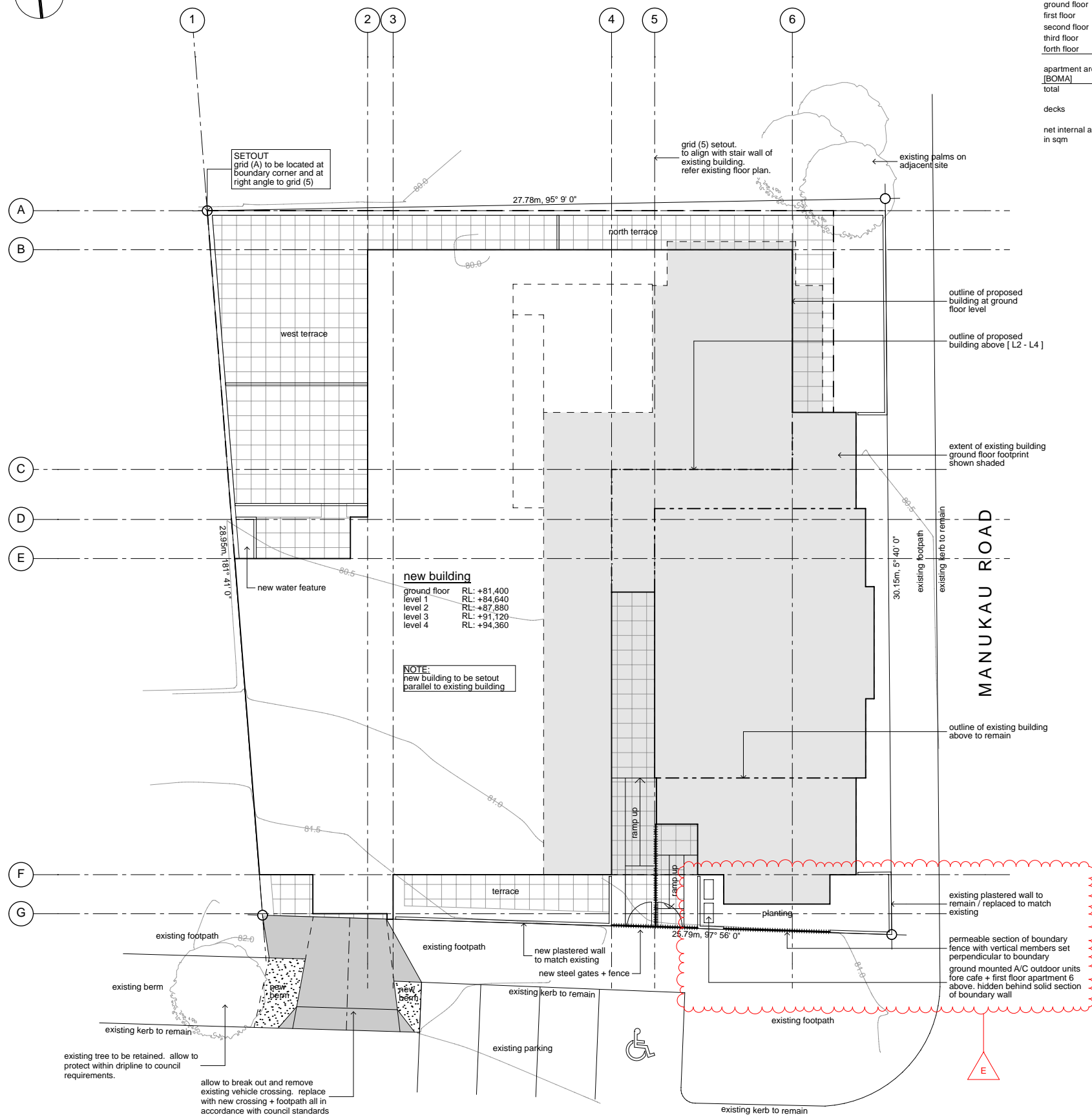


NEW APARTMENTS 311 MANUKAU ROAD - EPSOM

5030

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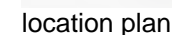


	type A 2 bed	type B 1 bed	type B 1 bed	type C bed-sit	type D 2 bed + S	type E 2 bed	type F 2 bed	type G 1 bed + S	type H 3 bed	total apartments
ground floor	1	1	-	-	-	-	-	-	-	4
first floor	-	-	1	1	-	1	1	1	1	6
second floor	-	-	1	1	-	1	1	1	-	5
third floor	-	-	1	1	-	1	1	1	-	5
forth floor	-	-	1	1	-	1	1	1	-	5
	1	1	4	5	1	4	4	4	1	25
apartment area (BOMA)	97.04	50.52	50.33	42.95	112	70.98	78.45	93.08	102.05	
total	97.04	50.52	201.32	214.75	112	283.92	313.8	372.32	102.05	1747.72 sqm
decks	29.28	57.15	29	17.55						
net internal area in sqm	87.3	45.9	45.6	38.6	100	64.6	71.3	85.4	82.9	

common area GFA	
level	floor area
ground	115.93 sqm
L1	61.78 sqm
L2	51.46 sqm
L3	51.46 sqm
L4	51.46 sqm
total	332.09 sqm

apartment GFA excluding common		terrace
ground	302.51 sqm	132.98 sqm
L1	437.84 sqm	
L2	335.79 sqm	
L3	335.79 sqm	
L4	335.79 sqm	
total	1747.72 sqm	132.98 sqm

total GFA	2171.29 sqm
excluding terraces	
total GFA	2304.27 sqm
including terraces	



LEGAL
Pt Lot:
D.P.
Site Area:

17
DP 2332
789 sqm

Auckland Council
Te Kaitiaki o Tāmaki Makaurau

LUC60324110

Approved Resource Consent Plan

08/05/2019

rev E: 28/03/19 boundary fence amended
rev D: 19/12/18 vehicle crossing amended
rev C: 29/11/18 basement removed, areas updated
rev B: 02/10/18 net internal areas added
rev A: 20/09/18 table updated, ramps shown
revisions

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project
NEW APARTMENTS
311 MANUKAU ROAD
EPSOM

issue	resource consent		
date	15/04/19		
drawn	HAL	checked	HAL
scales	1:100@A1, double scale @A3		

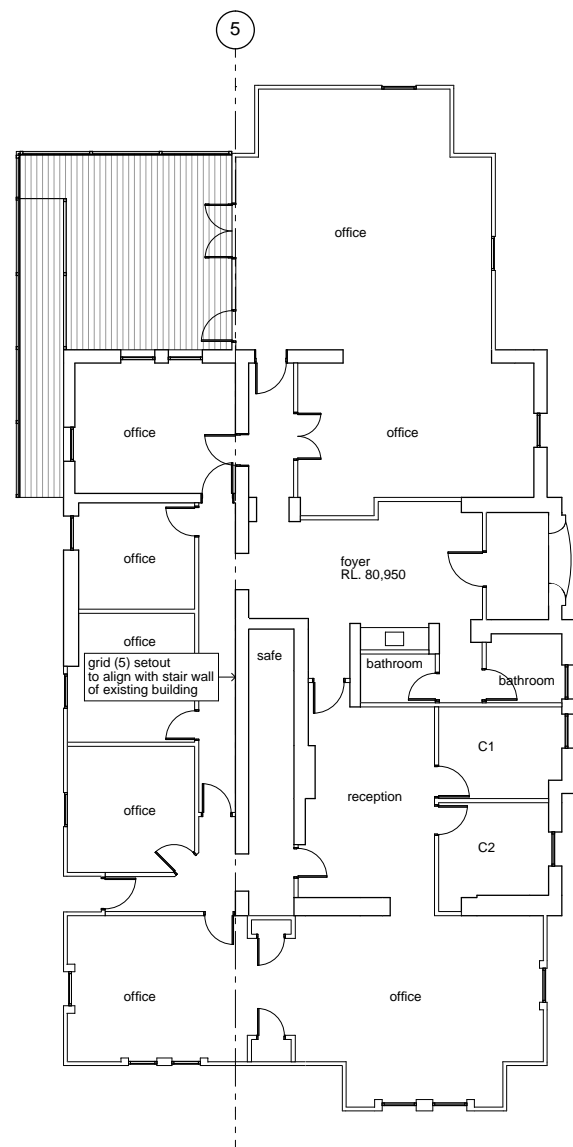
drawing
site plan

job no. 5030	sheet RC01	revision E
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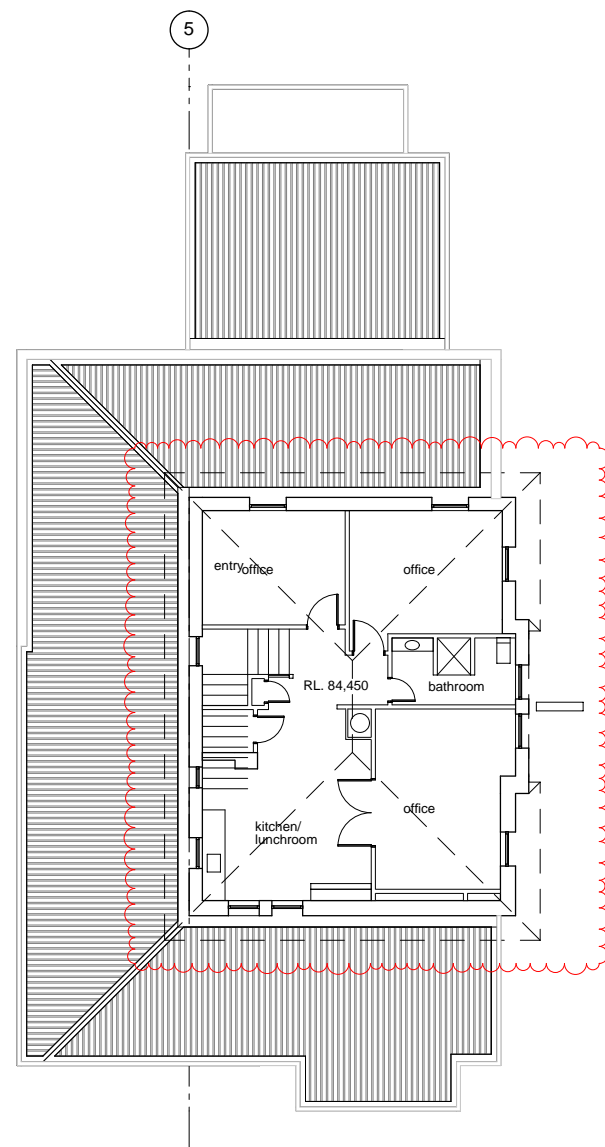
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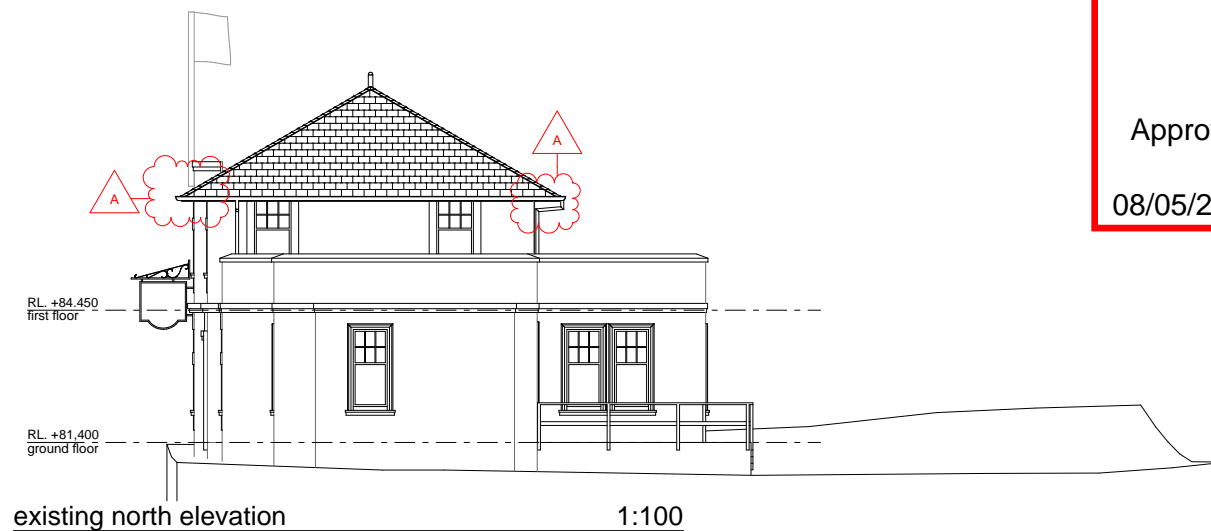
existing site plan 1:200



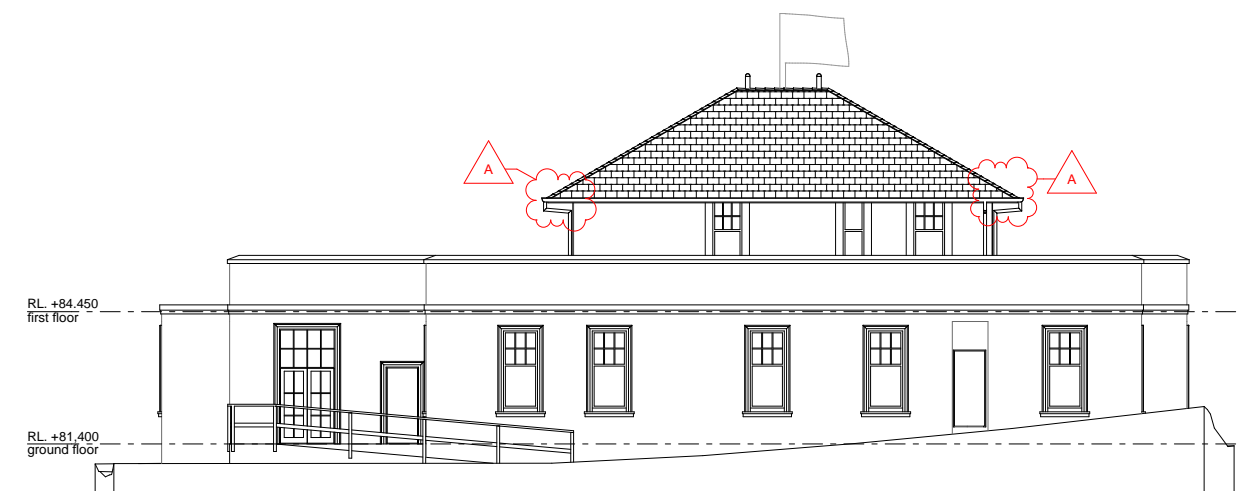
existing ground floor plan 1:100



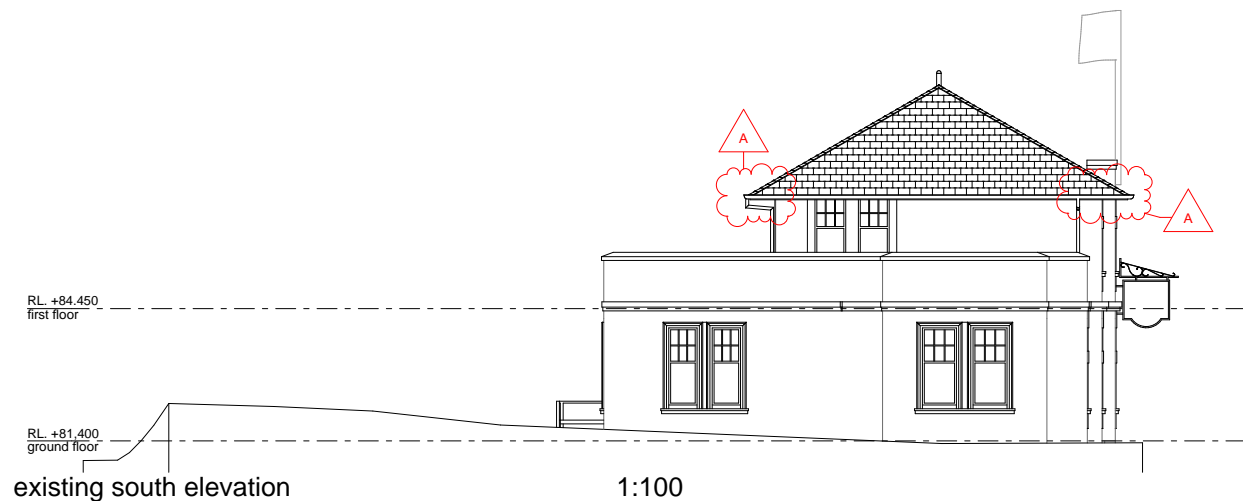
existing first floor plan 1:100



existing north elevation 1:100



existing west elevation 1:100



existing south elevation 1:100



existing east elevation 1:100

rev A: 29/11/18 roof o/hang corrected
revisions

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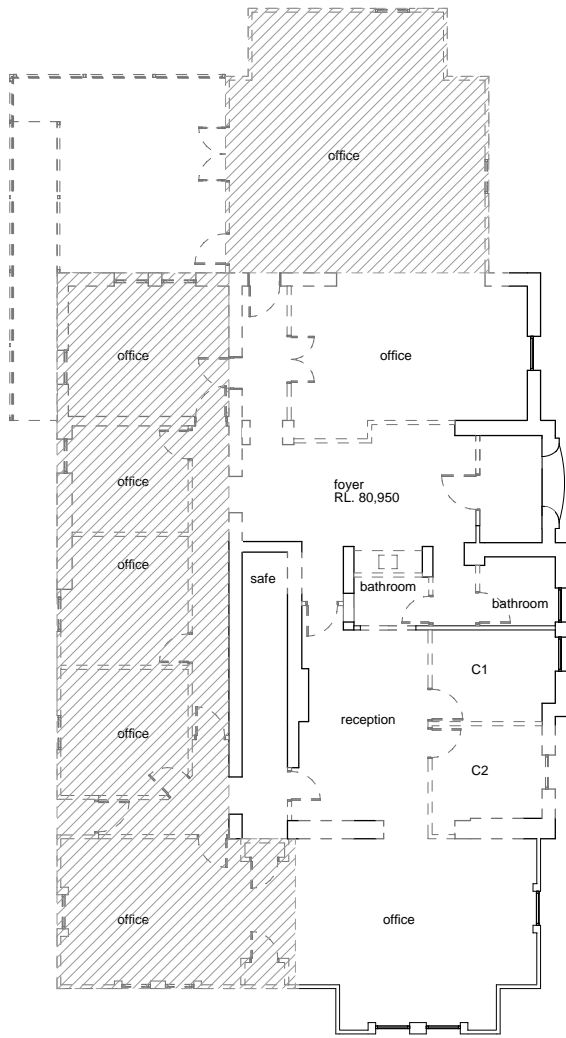
project
**NEW APARTMENTS
311 MANUKAU ROAD
EPSOM**

issue resource consent
date 15/04/19
drawn HAL checked HAL
scales as shown @A1, double scale @A3

drawing
existing plans + elevations

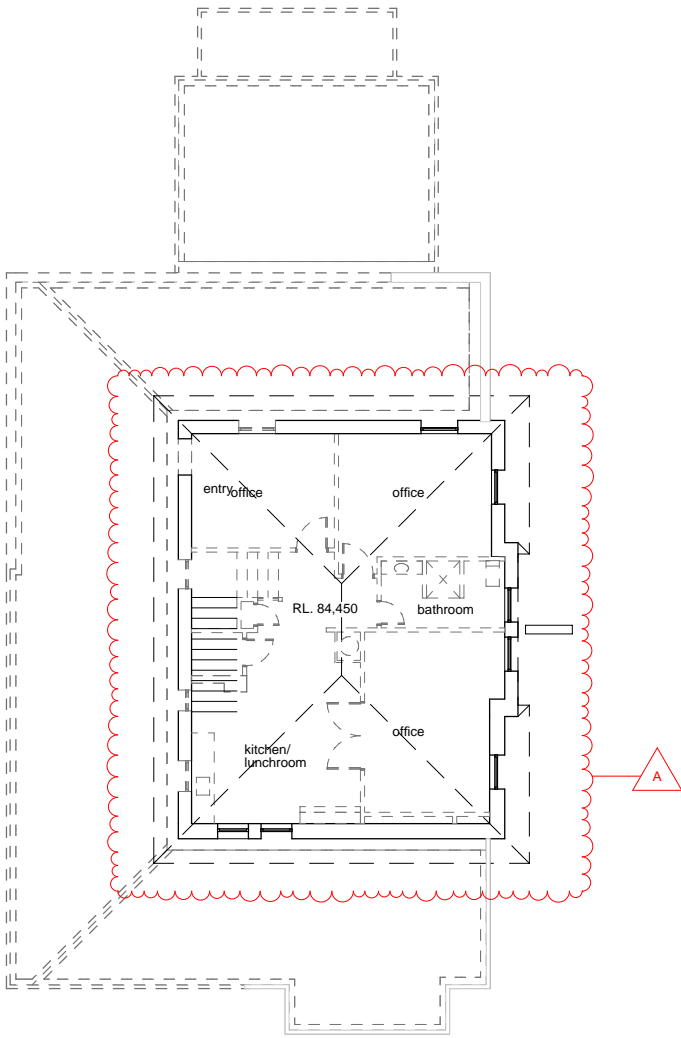
job no.	sheet	revision
5030	RC02	A

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existing ground floor demolition plan 1:100
volume of demolition shown hatched = 1000.9 m³
percentage of total existing volume = 57.8%

note:
dashed lines indicate
extent of demolition



existing first floor demolition plan 1:100

rev A: 29/11/18 roof o/hang shown
revisions

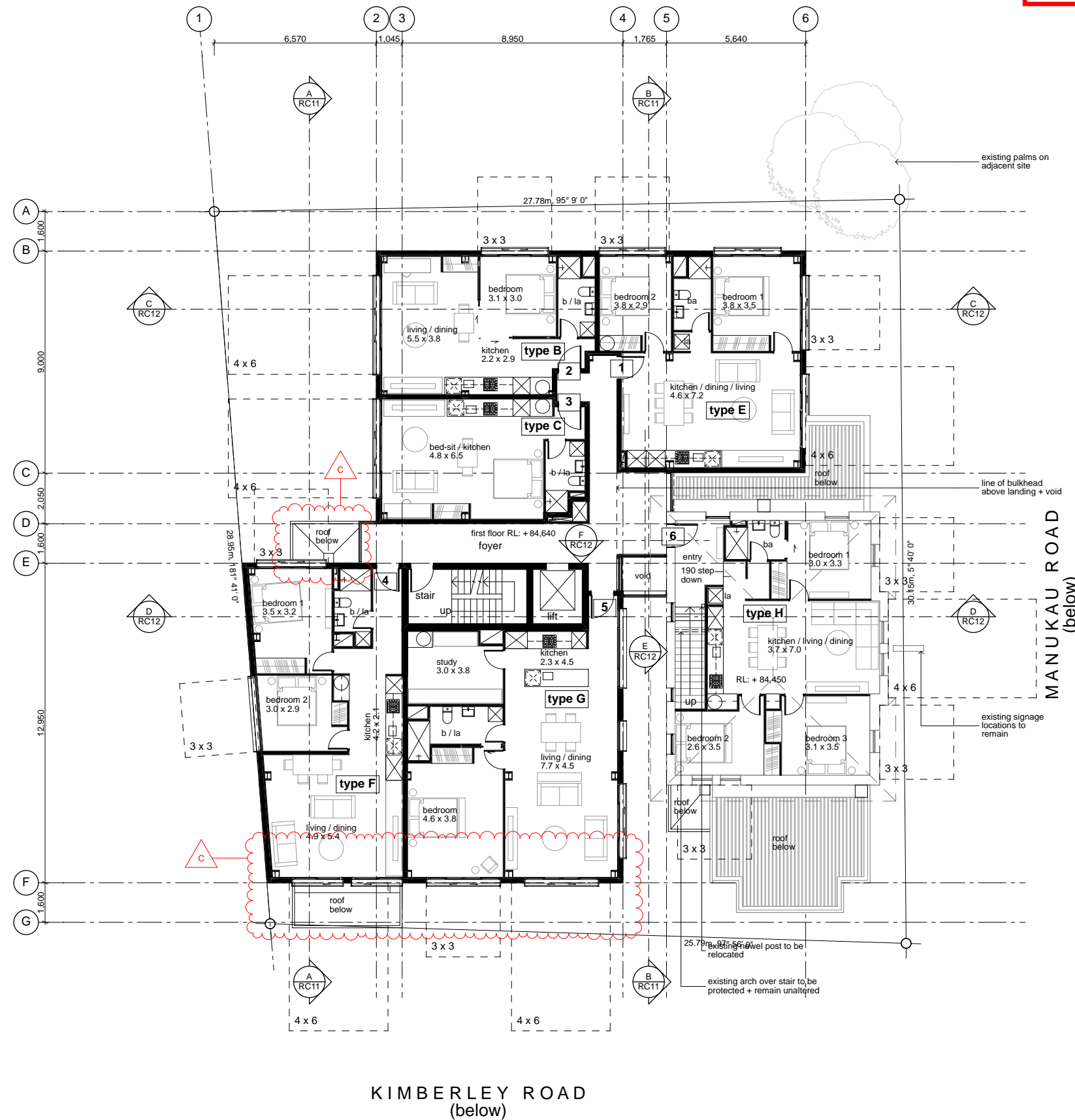
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project NEW APARTMENTS 311 MANUKAU ROAD EPSOM		
issue	resource consent	
date	15/04/19	
drawn	HAL	checked HAL
scales	as shown @A1, double scale @A3	
drawing demolition plan		
job no. 5030	sheet RC03	revision A

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rev C: 29/11/18 windows amended
rev B: 08/10/18 section E + F added
rev A: 20/09/18 apartment B,C,E layouts amended
revisions

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project
**NEW APARTMENTS
311 MANUKAU ROAD
EPSOM**

issue resource consent
date 15/04/19
drawn HAL checked HAL
scales 1:100@A1, double scale @A3

drawing
first floor plan

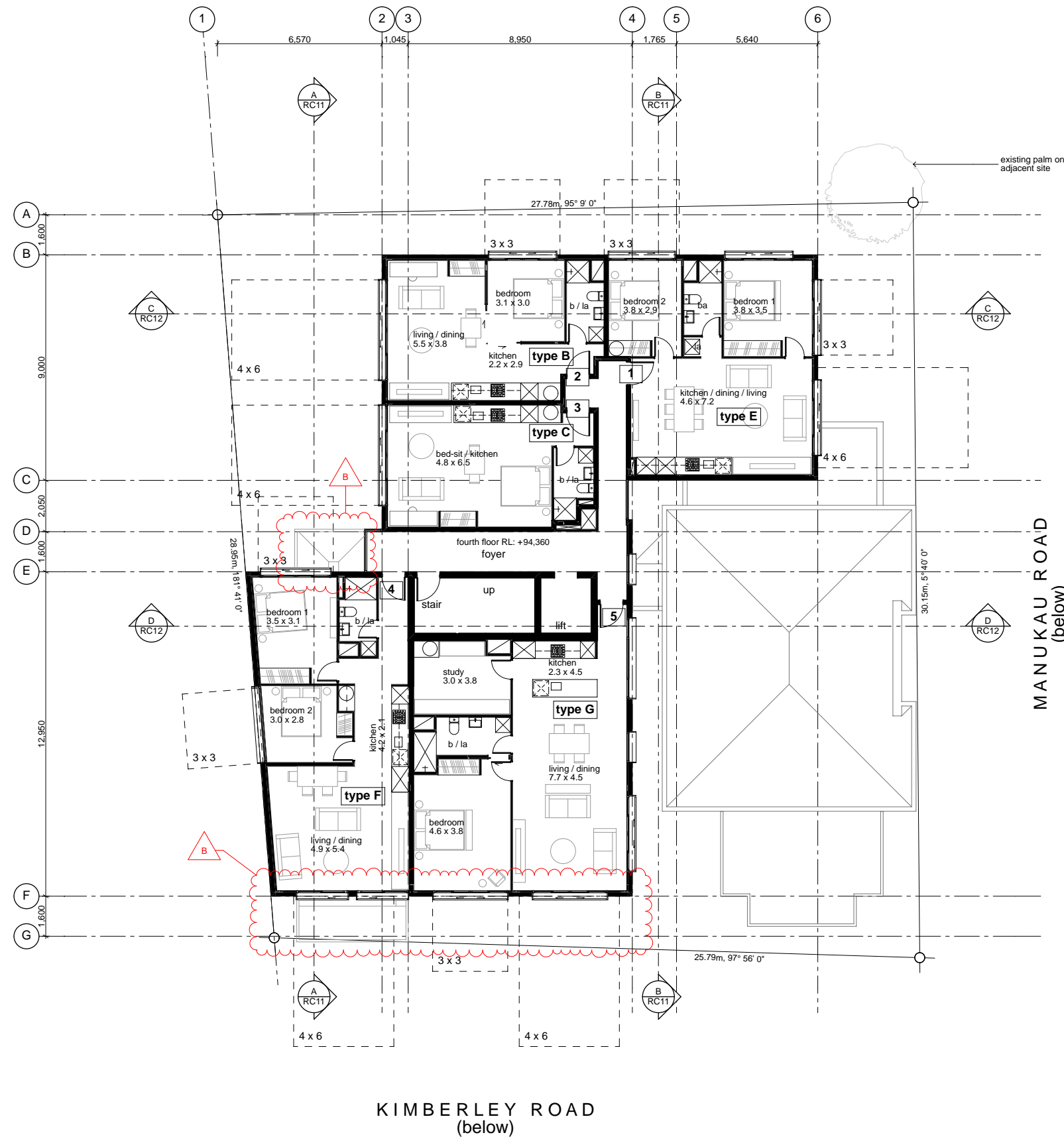
job no. 5030	sheet RC05	revision C
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rev B: 29/11/18 windows amended
rev A: 20/09/18 apartment B,C,E layouts amended
revisions

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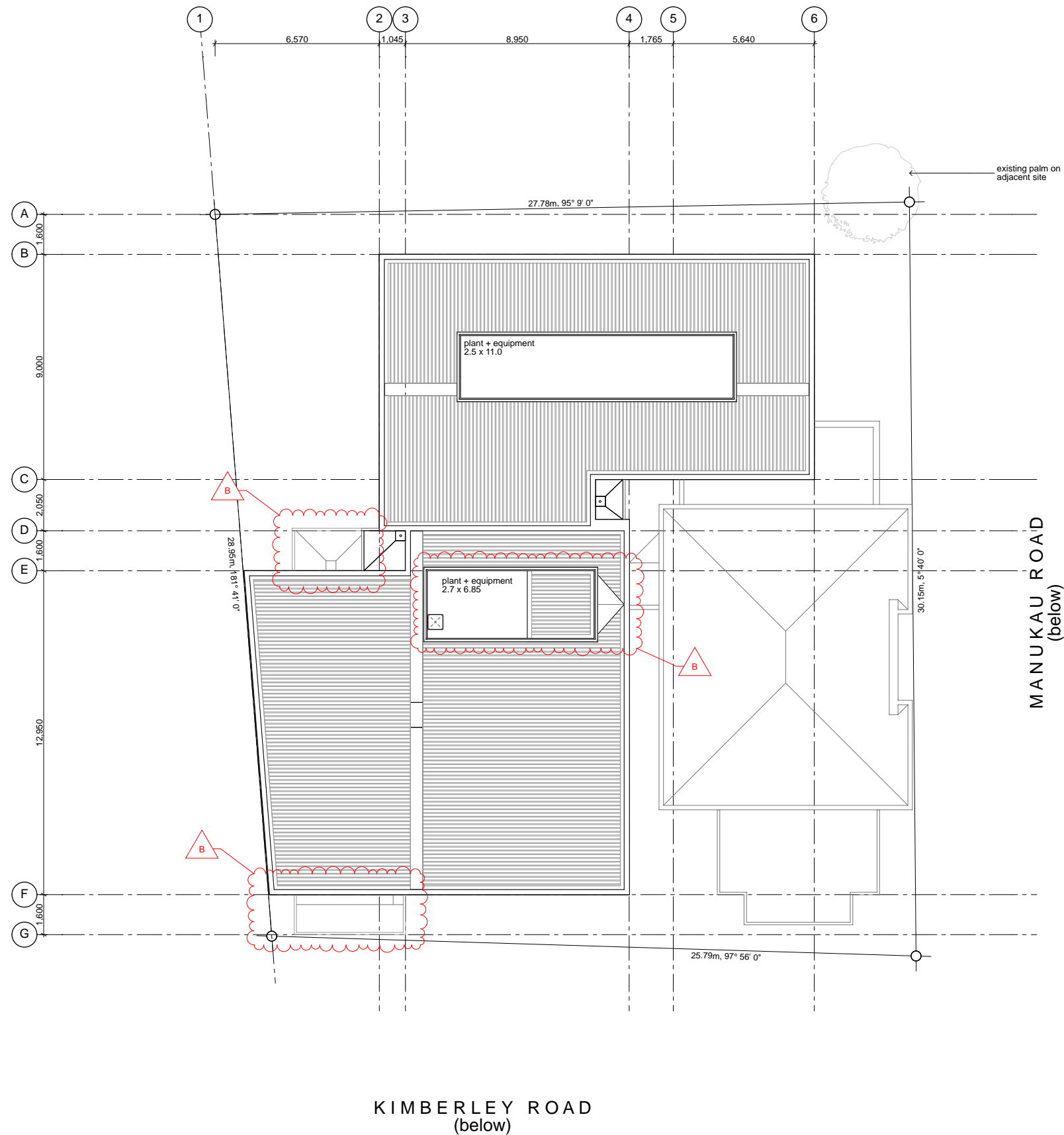
project
**NEW APARTMENTS
311 MANUKAU ROAD
EPSOM**

issue resource consent
date 15/04/19
drawn HAL checked HAL
scales 1:100@A1, double scale @A3

drawing
fourth floor plan

job no. 5030	sheet RC08	revision B
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08/05/2019

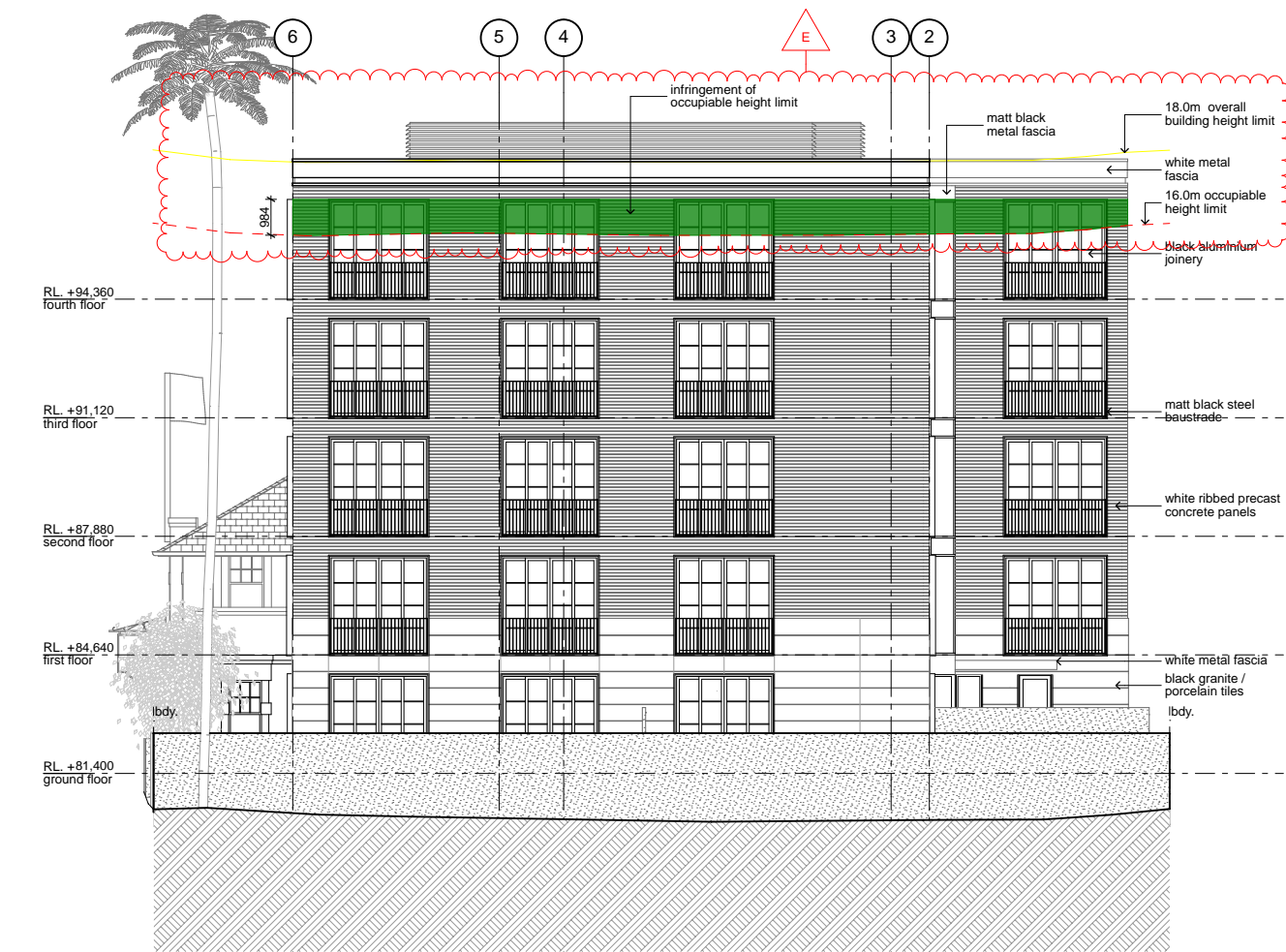
rev B: 29/11/18 first floor roofs added
rev A: 20/09/18 roof falls amended
revisions

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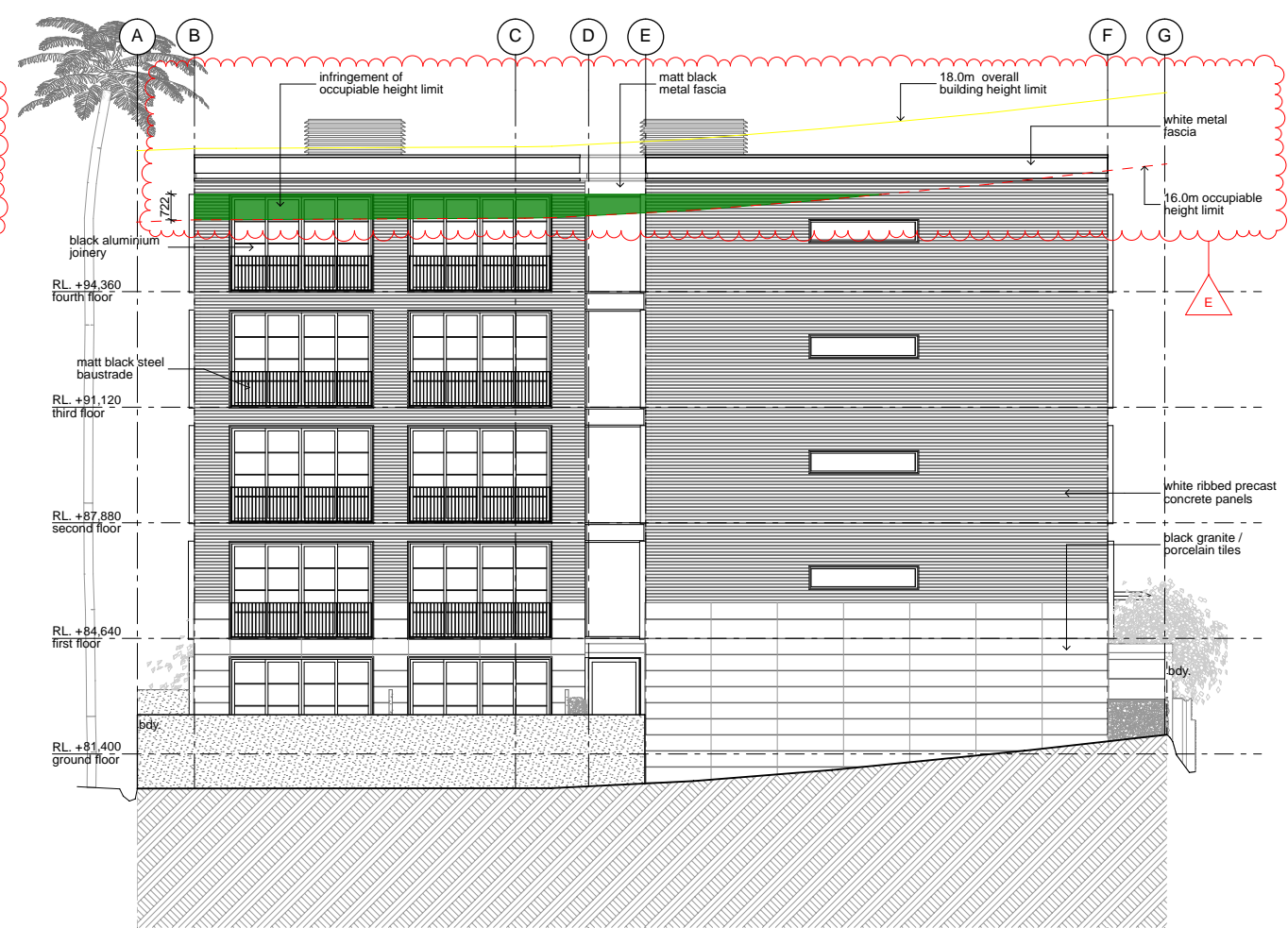
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project				
NEW APARTMENTS 311 MANUKAU ROAD EPSOM				
issue	resource consent			
date	15/04/19			
drawn	HAL	checked HAL		
scales	1:100@A1, double scale @A3			
drawing				
roof plan				
job no.	sheet	revision		
5030	RC09	B		

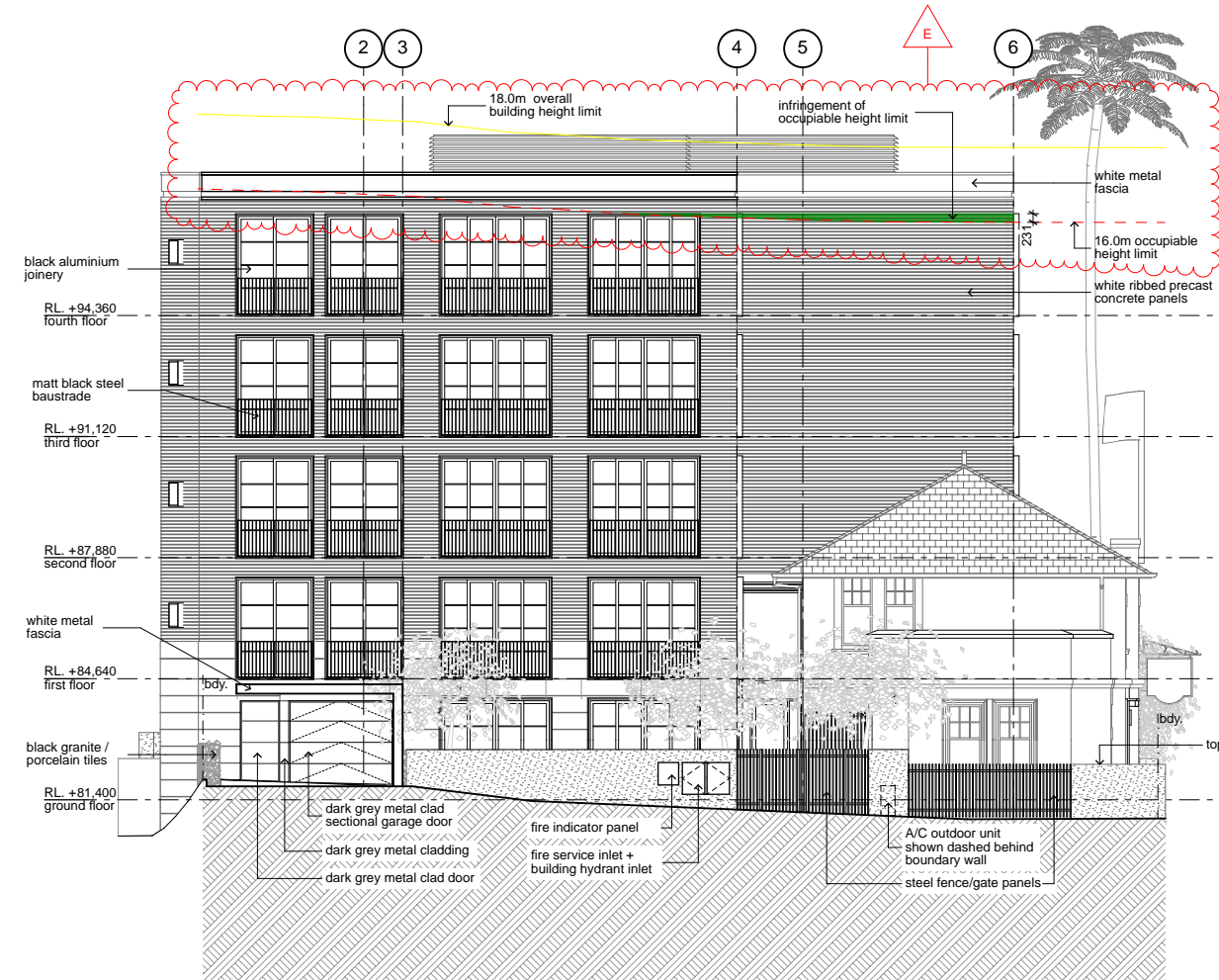
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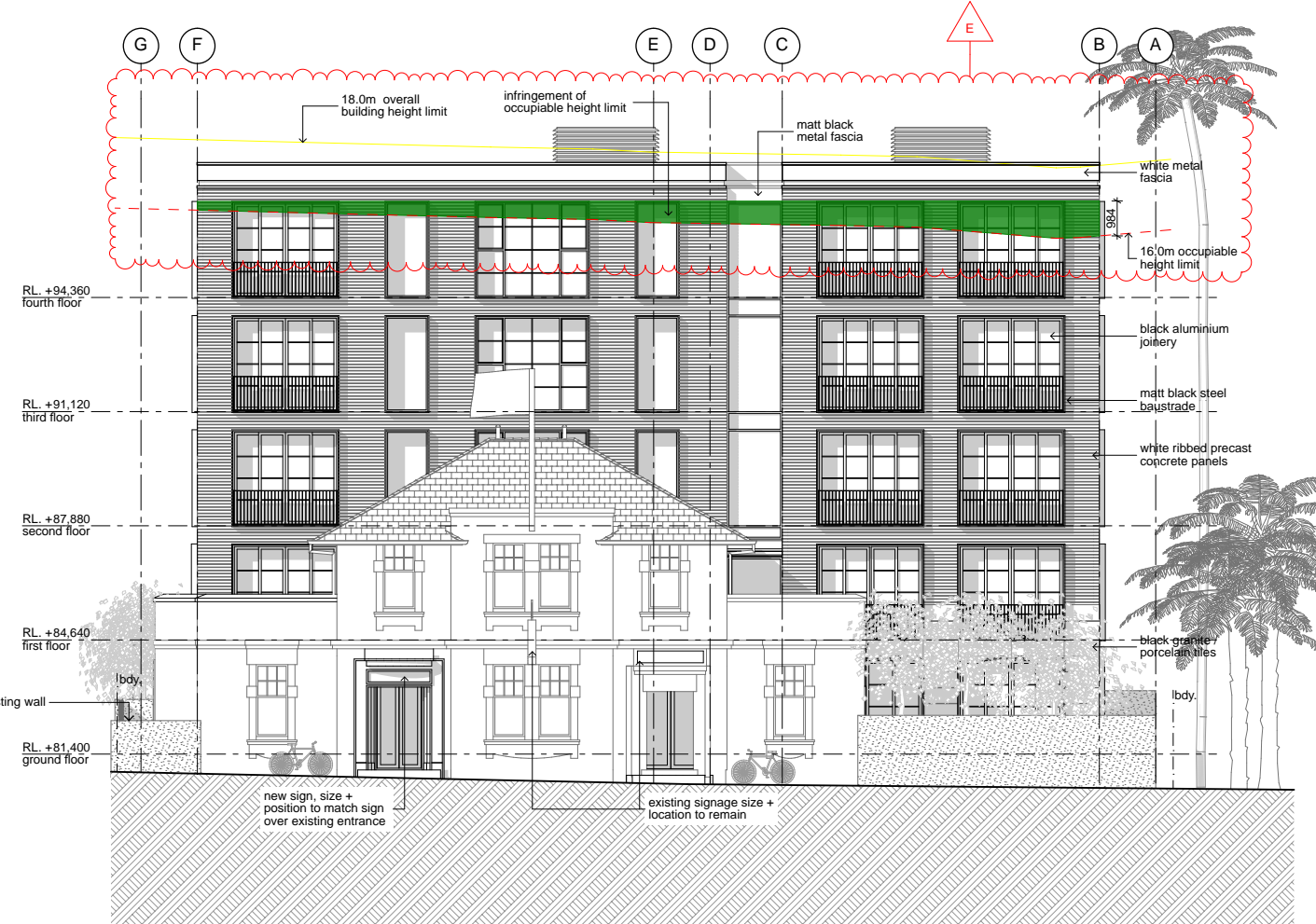
north elevation 1:100



west elevation 1:100



south elevation 1:100



east elevation 1:100

rev E: 15/04/19 height infringement amended
rev D: 28/03/19 boundary fence amended
rev C: 21/02/19 fire indicator panel + fire service inlet + building hydrant inlet located
rev B: 29/11/18 first floor roofs added, basement removed
rev A: 20/09/18 entrance amended
revisions

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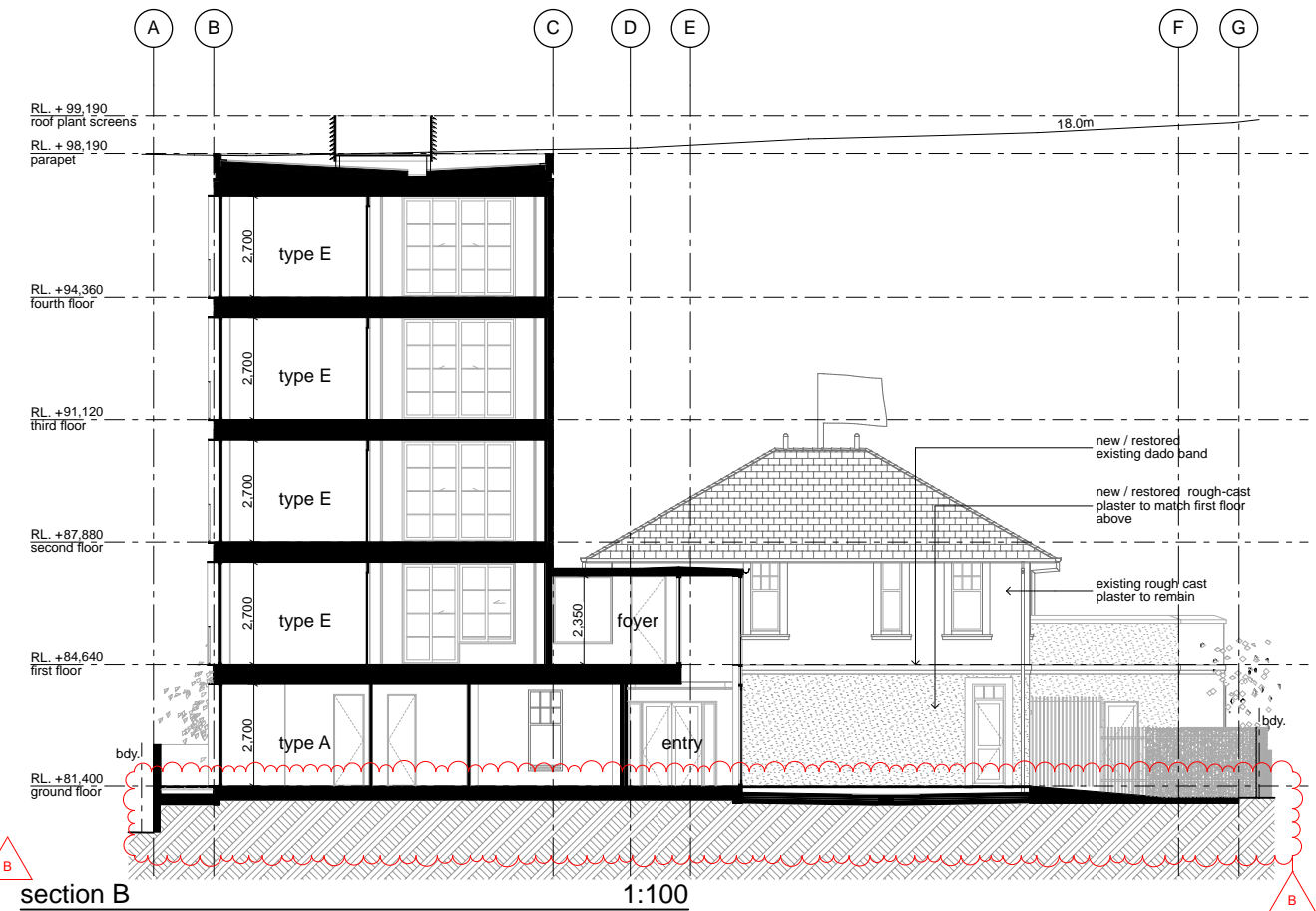
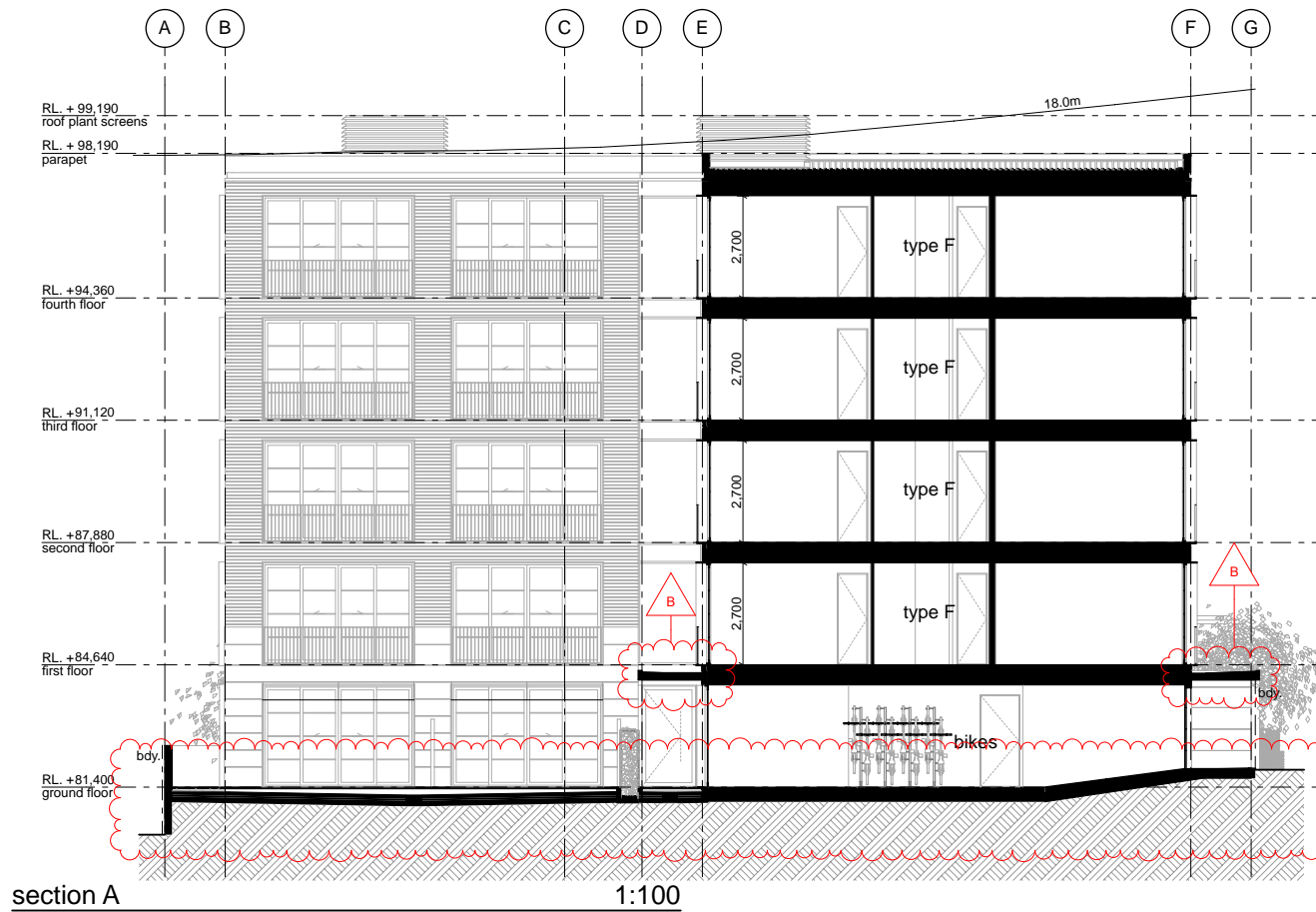
project
**NEW APARTMENTS
311 MANUKAU ROAD
EPSOM**

issue resource consent
date 15/04/19
drawn HAL checked HAL
scales as shown @A1, double scale @A3

drawing
elevations

job no. 5030	sheet RC10	revision E
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rev B: 29/11/18 first floor roofs added,
basement removed
rev A: 20/09/18 roof falls amended
revisions

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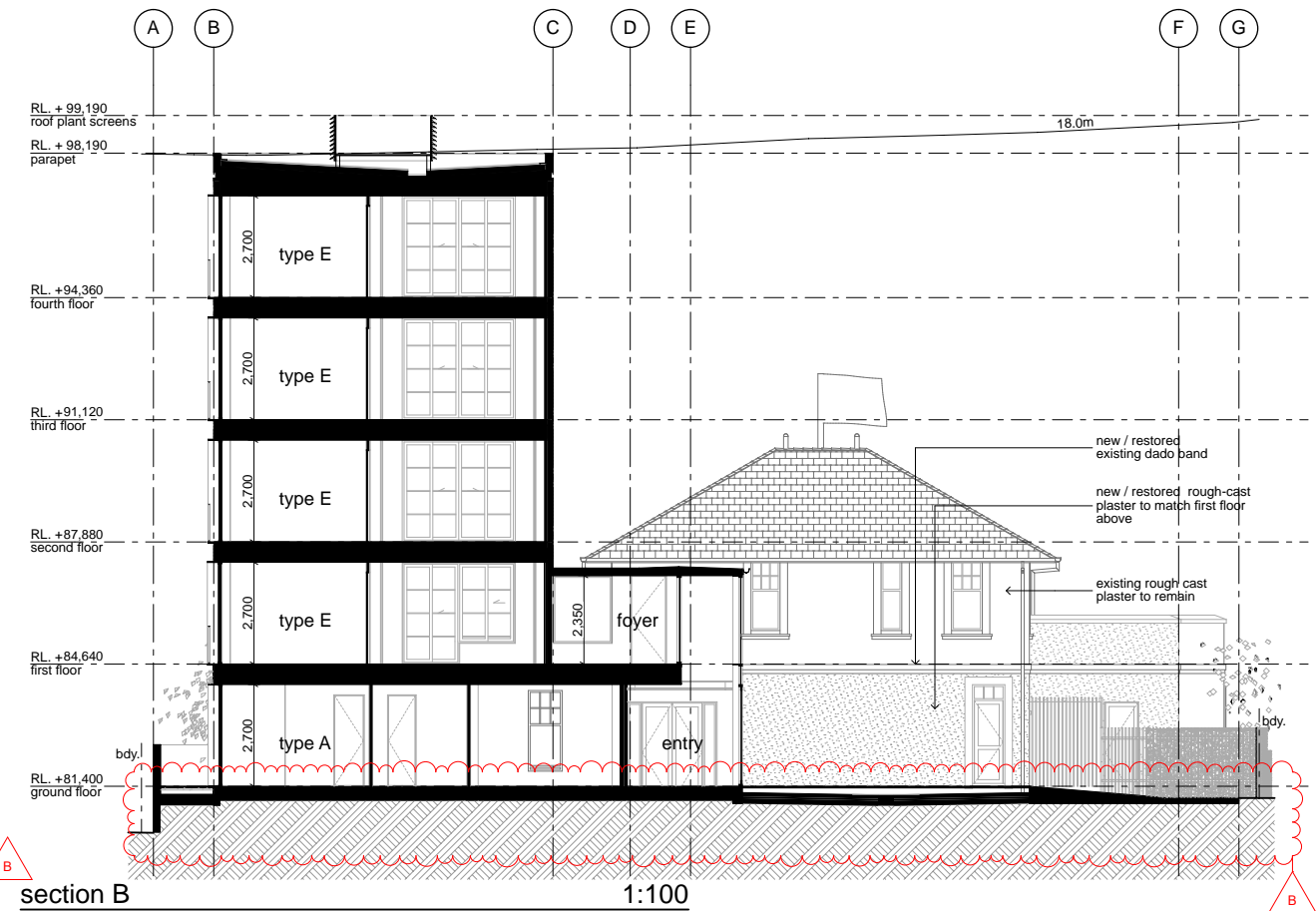
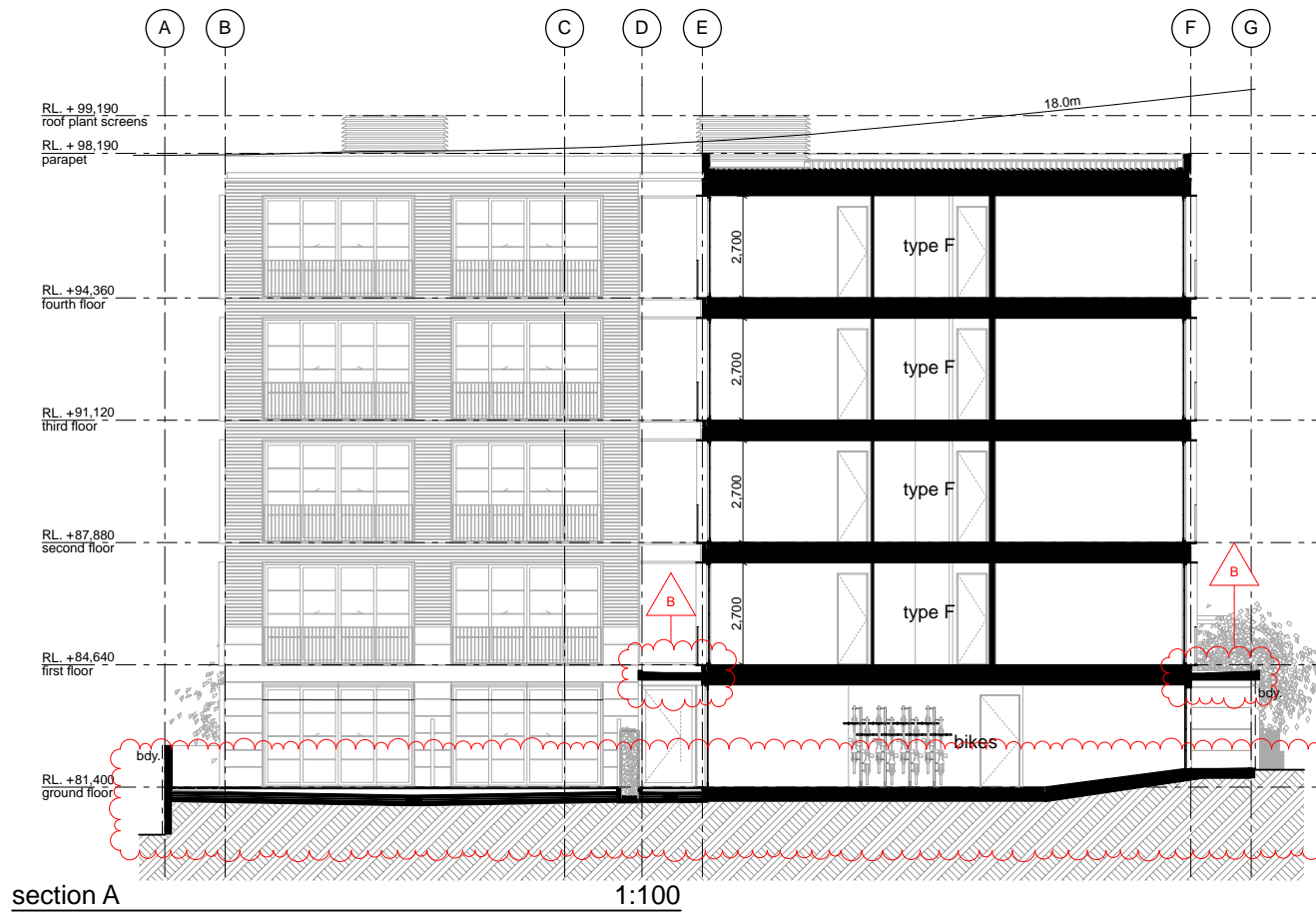
project
**NEW APARTMENTS
311 MANUKAU ROAD
EPSOM**

issue resource consent
date 15/04/19
drawn HAL checked HAL
scales as shown @A1, double scale @A3

drawing
sections A + B

job no. 5030	sheet RC11	revision B
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rev B: 29/11/18 first floor roofs added,
basement removed
rev A: 20/09/18 roof falls amended
revisions

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project
**NEW APARTMENTS
311 MANUKAU ROAD
EPSOM**

issue resource consent
date 15/04/19
drawn HAL checked HAL
scales as shown @A1, double scale @A3

drawing
sections A + B

job no. 5030	sheet RC11	revision B
------------------------	----------------------	----------------------

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rev C: 29/11/18 basement removed
rev B: 08/10/18 section E + F added
rev A: 20/09/18 roof falls amended
revisions

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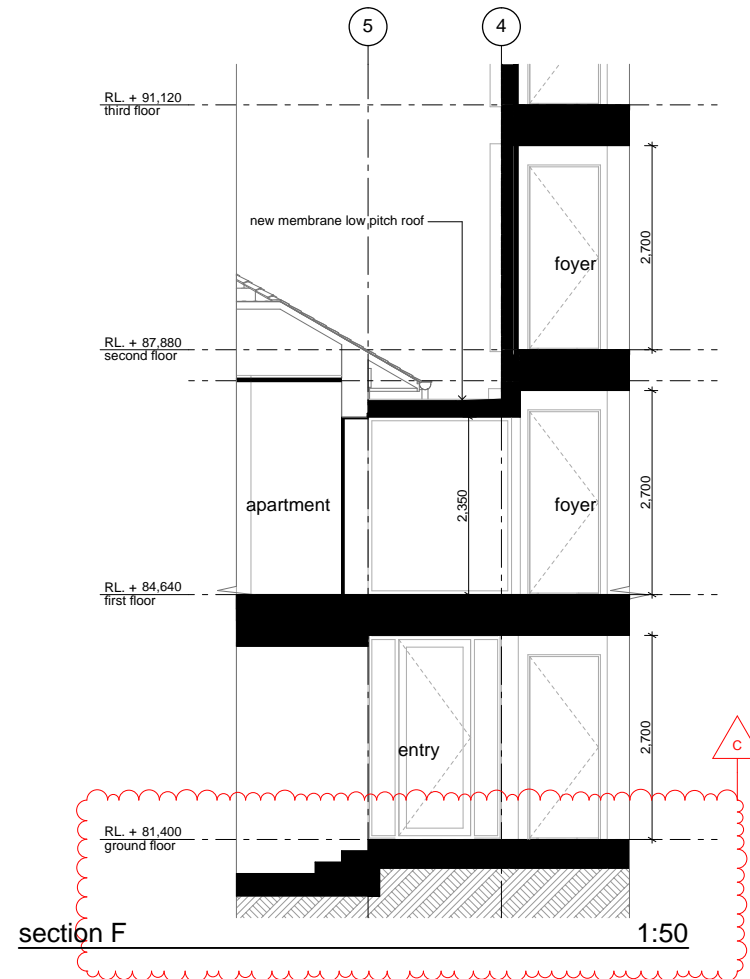
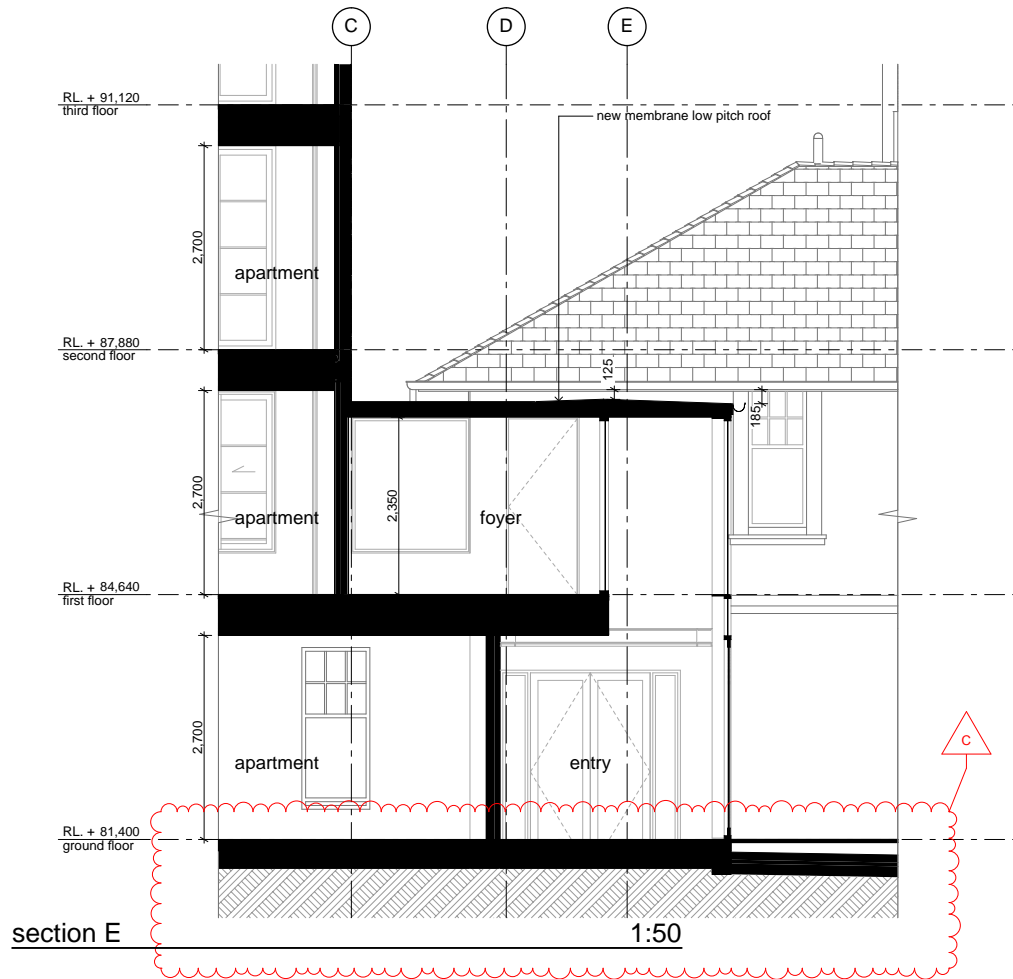
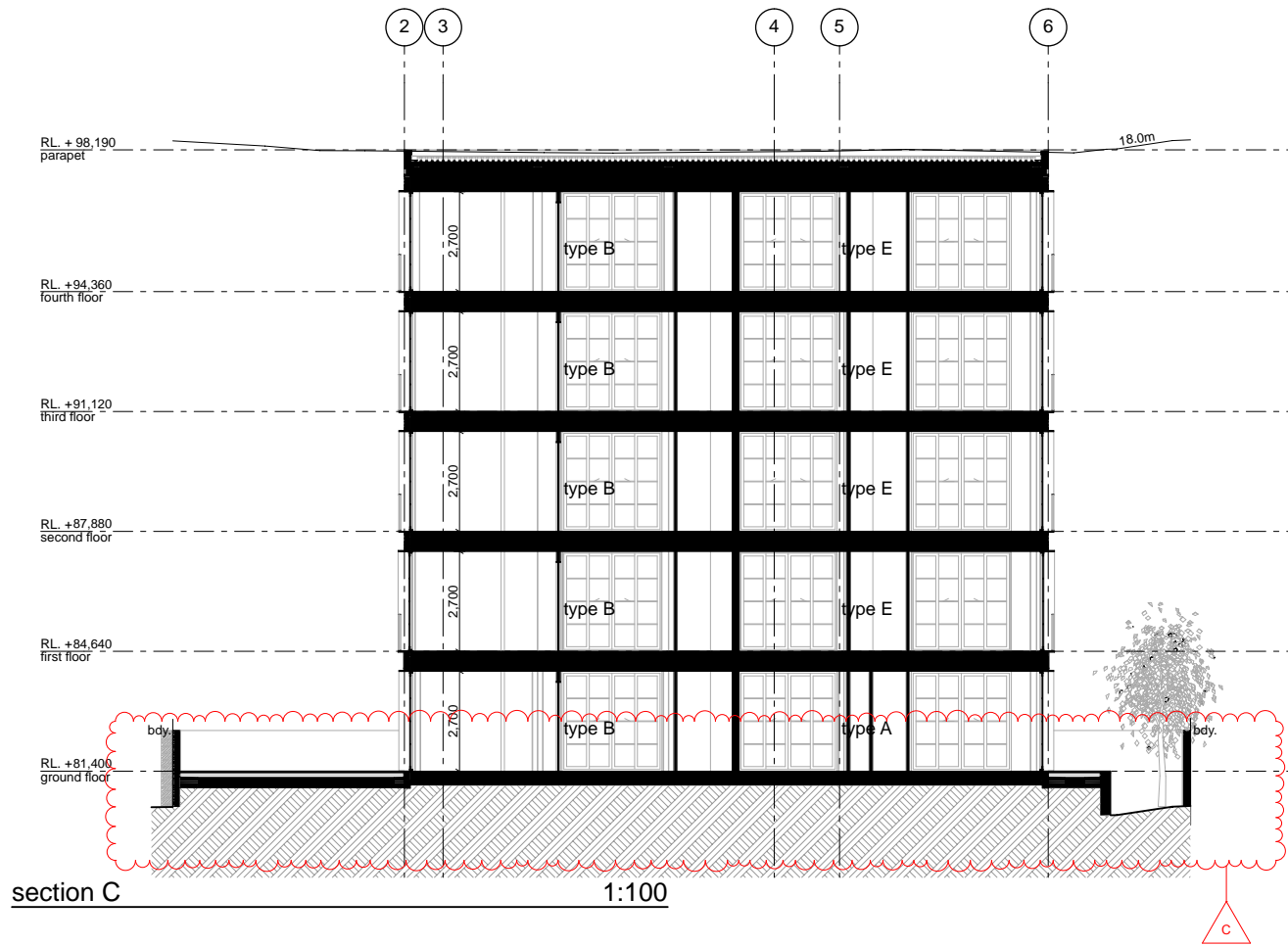
project
**NEW APARTMENTS
311 MANUKAU ROAD
EPSOM**

issue resource consent
date 15/04/19
drawn HAL checked HAL
scales as shown @A1, double scale @A3

drawing
sections C, D, E + F

job no. 5030	sheet RC12	revision C
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Manukau Road NTS.



Looking down Manukau Road NTS.



Looking up Manukau Road NTS.

Auckland Council

The Auckland Council Logo

LUC60324110

Approved Resource Consent Plan

08/05/2019

revisions

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project				
NEW APARTMENTS 311 MANUKAU ROAD EPSOM				
issue	resource consent			
date	15/04/19			
drawn	HAL	checked HAL		
scales	as shown @ A1, double scale @ A3			
drawing				
Manukau Road photo montage				
job no.	sheet	revision		
5030	RC13			

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3D view from Kimberley Road NTS.

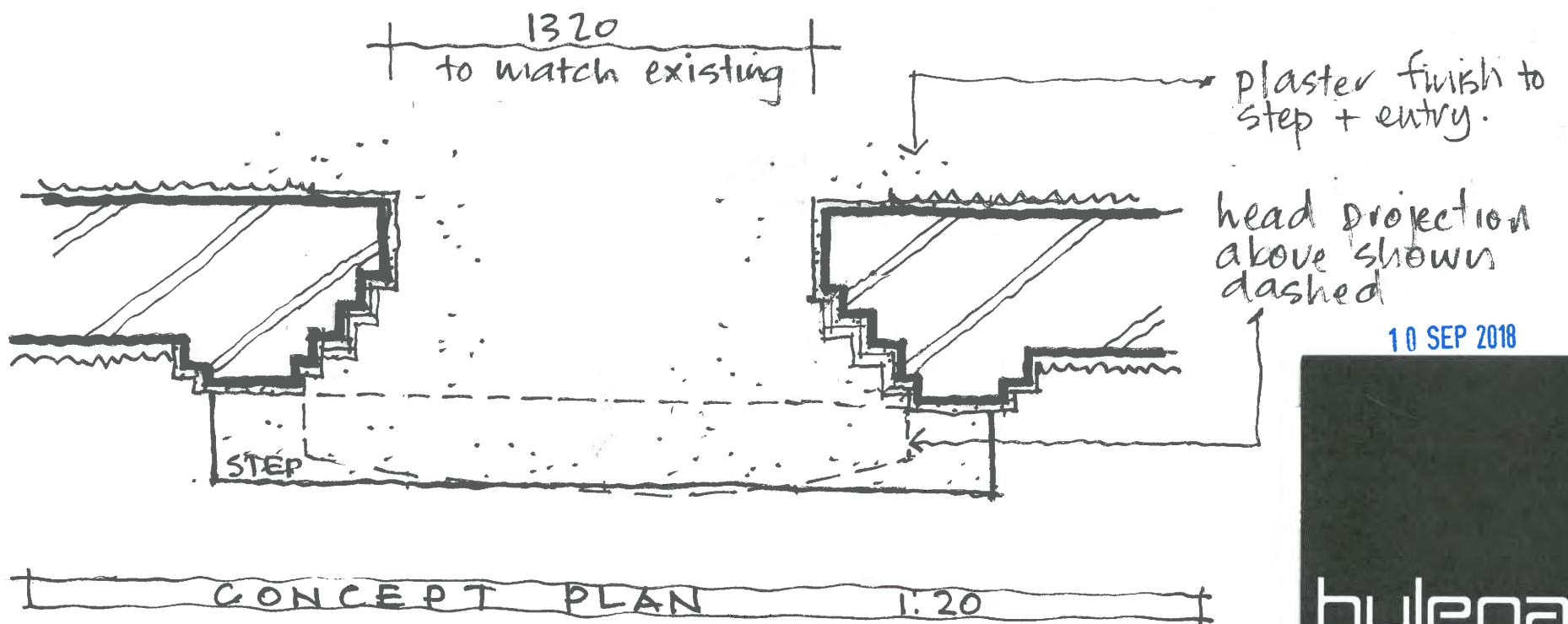
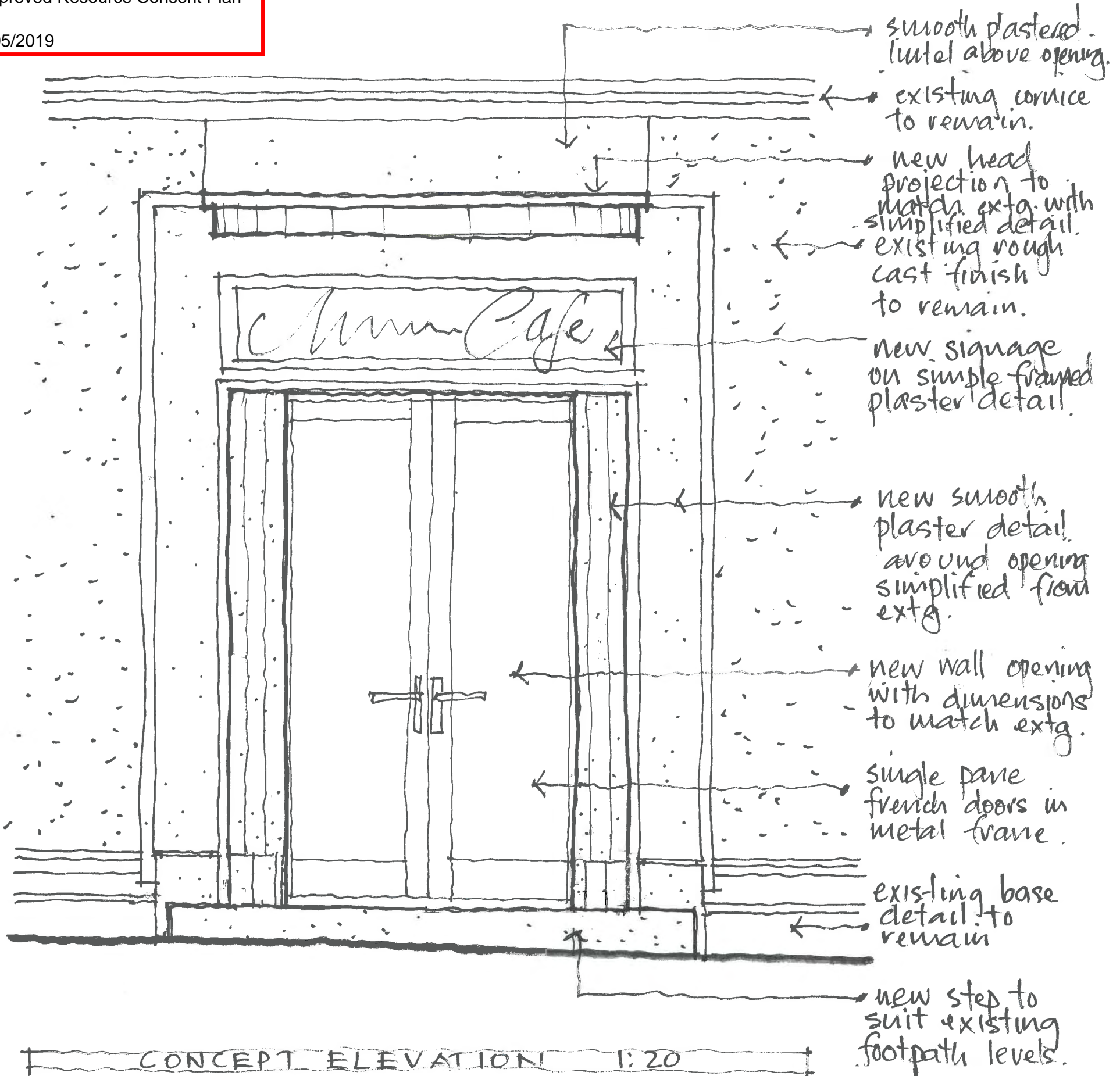
rev A: 29/11/18 image updated
revisions

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project		
NEW APARTMENTS 311 MANUKAU ROAD EPSOM		
issue	resource consent	
date	15/04/19	
drawn	HAL	checked HAL
scales	as shown @A1, double scale @A3	
drawing		
Kimberley Road photo montage		
job no.	sheet	revision
5030	RC14	A

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CAFE ENTRANCE DETAIL CONCEPT

A to T HOLDINGS · 311 MANUKAU RD AUG '18 5030.SKA05

10 SEP 2018

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NEW APARTMENTS

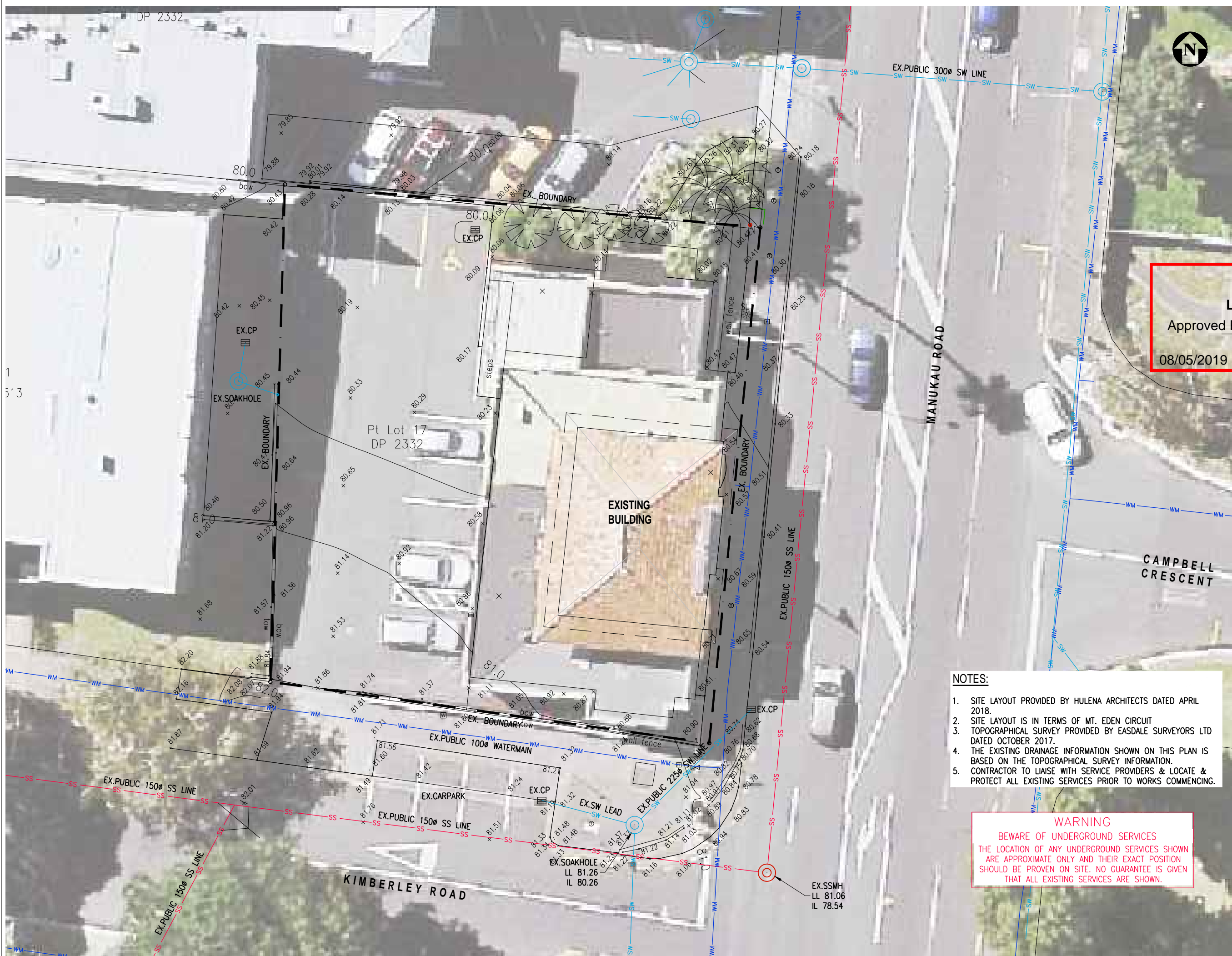
311 MANUKAU ROAD
EPSOM, AUCKLAND

CIVIL DRAWINGS STATUS

No.	DRAWING TITLE
COVER	COVER
RC100	EXISTING SITE PLAN
RC110	PROPOSED CONTOUR PLAN
RC111	PROPOSED CUT / FILL PLAN
RC200	SEDIMENT & EROSION CONTROL PLAN
RC210	SEDIMENT & EROSION CONTROL DETAILS
RC300	PROPOSED SITE PLAN
RC400	PROPOSED DRAINAGE PLAN
RC410	DRAINAGE DETAILS SHEET 1 OF 1

MSC MSC MSC MSC MSC MSC MSC MSC MSC MSC MSC MSC MSC MSC MSC MSC

PROJECT No 39018



45.0	EX. CONTOUR (MAJOR)
--- 44.5 ---	EX. CONTOUR (MINOR)
× 29.8	EX. SPOT HEIGHT
— · —	EX. BOUNDARY
— — — — —	EX. KERB
⊙	EX. MANHOLE
— SW —	EX. S/W PIPE
— SS —	EX. S/S PIPE
— WM —	EX. WATERMAIN PIPE
⌓	EX. S/W CESSPIT
— GAS —	EX. GAS PIPE
— EL —	EX. POWER LINE
— TE —	EX. TELECOM LINE

LU C60324110
d Resource Consent Plan

08/05/2019

B	21.02.19	FOR RESOURCE CONSENT	LP
A	18.06.18	FOR RESOURCE CONSENT	AM
REV	DATE	AMENDMENT	BY

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Civil & Structural Engineers
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FOR RESOURCE CONSENT

**NEW APARTMENTS
311 MANUKAU ROAD
EPSOM**

EXISTING SITE PLAN

DESIGNED	CH	DATE	MAY 2018
DRAWN	J.R	CHECKED	CH
A1 SCALE 1:100		A3 SCALE 1:200	
JOB No.	DWG No.		REVISION
39018	RC100		B

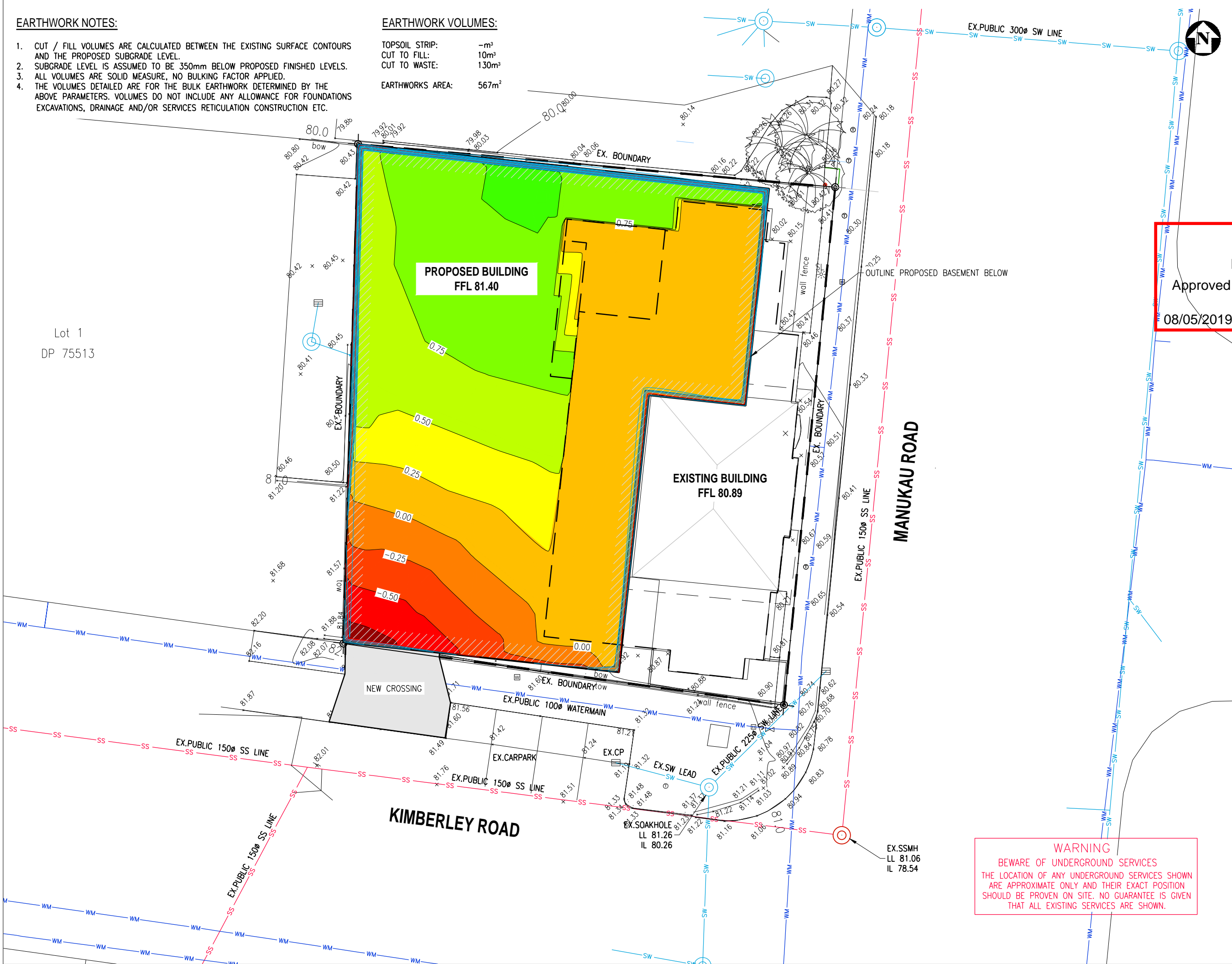
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EARTHWORK NOTES:

1. CUT / FILL VOLUMES ARE CALCULATED BETWEEN THE EXISTING SURFACE CONTOURS AND THE PROPOSED SUBGRADE LEVEL.
2. SUBGRADE LEVEL IS ASSUMED TO BE 350mm BELOW PROPOSED FINISHED LEVELS.
3. ALL VOLUMES ARE SOLID MEASURE, NO BULKING FACTOR APPLIED.
4. THE VOLUMES DETAILED ARE FOR THE BULK EARTHWORK DETERMINED BY THE ABOVE PARAMETERS. VOLUMES DO NOT INCLUDE ANY ALLOWANCE FOR FOUNDATIONS EXCAVATIONS, DRAINAGE AND/OR SERVICES RETICULATION CONSTRUCTION ETC.

EARTHWORK VOLUMES:

TOPSOIL STRIP: -m³
CUT TO FILL: 10m³
CUT TO WASTE: 130m³
EARTHWORKS AREA: 567m²



CUT / FILL DEPTH



LUC60324110
Approved Resource Consent Plan
08/05/2019

REV	DATE	AMENDMENT	BY
B	21.02.19	FOR RESOURCE CONSENT	LP
A	18.06.18	FOR RESOURCE CONSENT	AM



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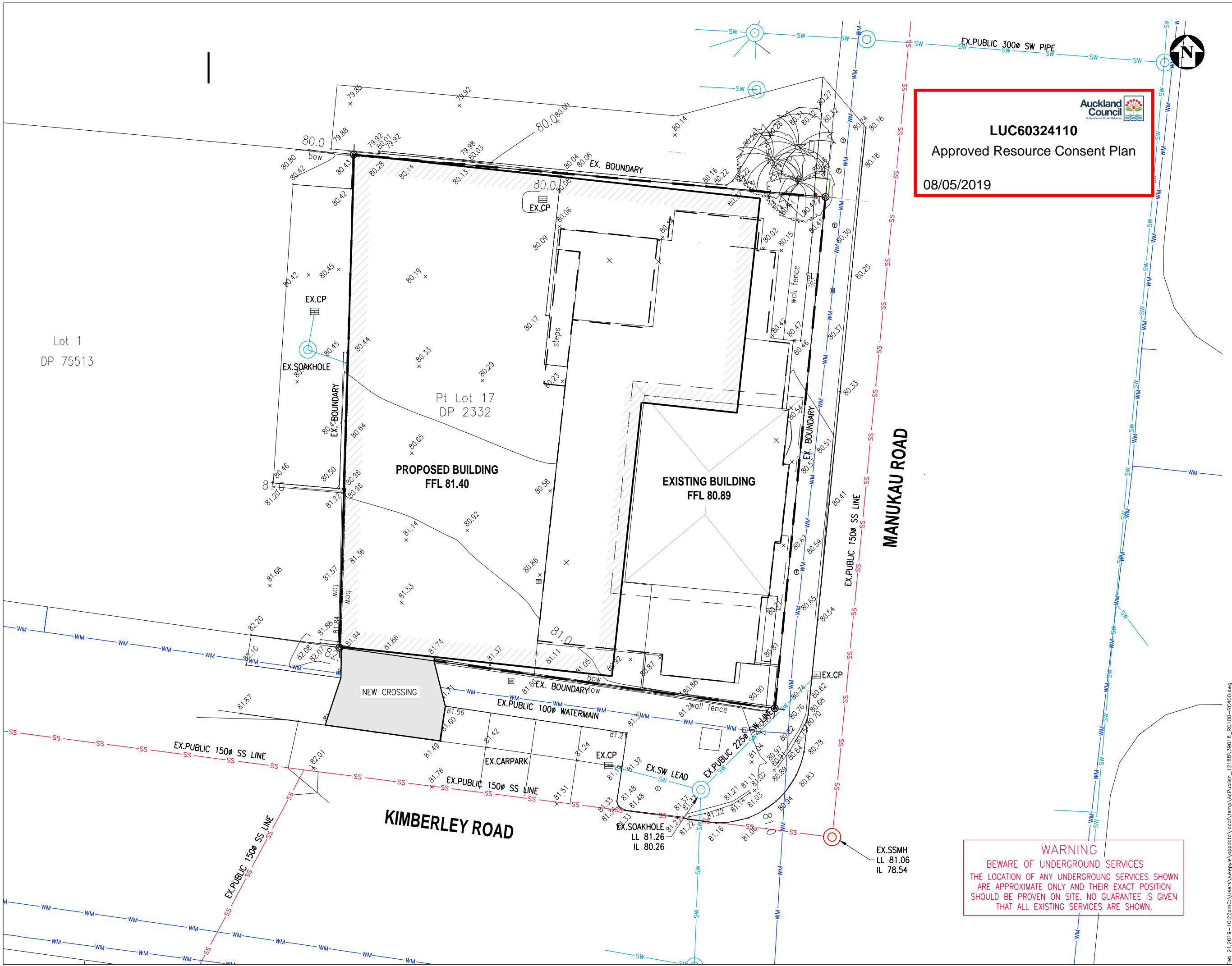
FOR RESOURCE CONSENT

NEW APARTMENTS
311 MANUKAU ROAD
EPSOM

PROPOSED
CUT / FILL PLAN

DESIGNED	CH	DATE	MAY 2018
DRAWN	JR	CHECKED	CH
A1 SCALE	1:100	A3 SCALE	1:200
JOB No.	39018	DWG No.	RC111
REVISION			B

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF ANY UNDERGROUND SERVICES SHOWN
ARE APPROXIMATE ONLY AND THEIR EXACT POSITION
SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN
THAT ALL EXISTING SERVICES ARE SHOWN.



Auckland Council
LUC60324110
Approved Resource Consent Plan
08/05/2019

LEGEND	
---	30.0 EX. CONTOUR (MAJOR)
---	29.8 EX. CONTOUR (MINOR)
---	EX. BOUNDARY
⊙	EX. MANHOLE
—SW—	EX. S/W PIPE
⊞	EX. S/W CESSPIT
—SS—	EX. S/S PIPE
—WM—	EX. WATERMAIN PIPE
49.50	PR. LEVELS
▨	PR. BUILDING

REV	DATE	AMENDMENT	BY
C	21.02.19	FOR RESOURCE CONSENT	LP
B	12.09.18	FOR RESOURCE CONSENT	LP
A	18.06.18	FOR RESOURCE CONSENT	AM

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FOR RESOURCE CONSENT

NEW APARTMENTS
311 MANUKAU ROAD
EPSOM

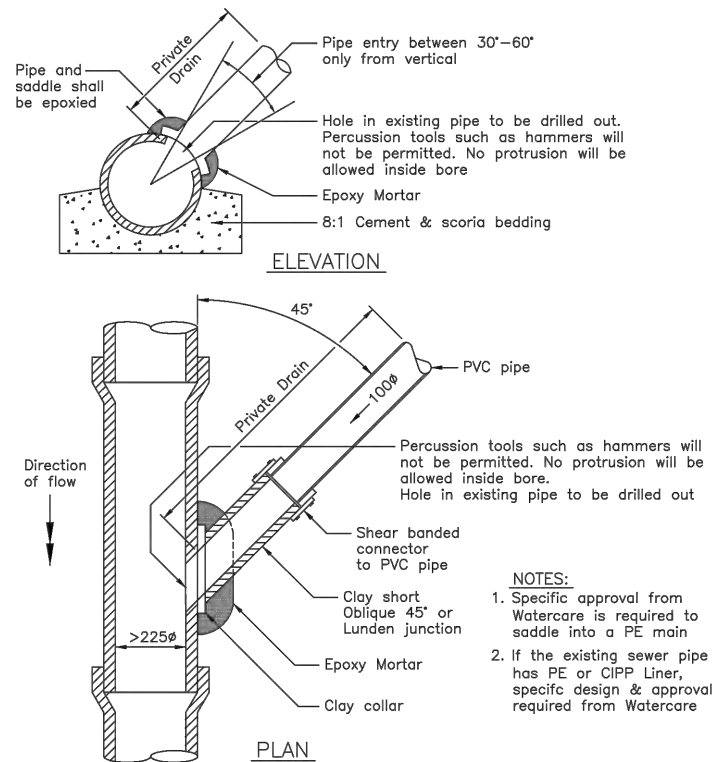
PROPOSED
SITE PLAN

DESIGNED	CH	DATE	APRIL 2018
DRAWN	J.R	CHECKED	CH
A1 SCALE 1:100		A3 SCALE 1:200	
JOB No.	DWG No.	REVISION	
39018	RC300	C	

WARNING
BEWARE OF UNDERGROUND SERVICES
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ARE APPROXIMATE ONLY AND THEIR EXACT POSITION
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Feb 21 2019 10:22am C:\Users\lukepyke\AppData\Local\Temp\AepPublic\12188\39018_RC100-RC400.dwg

08/05/2019



Max Lateral Saddle ϕ shall be $<$ half the ϕ of the main.
MPVC – Specific approval required from Watercare

TYPICAL CONNECTIONS TO CONCRETE OR EARTHENWARE PUBLIC SEWER

The saddle connection shown above applies to all concrete and earthenware sewers of 225mm diameter or greater. For connections to 150mm dia. or less diameter a vitrified clay Y-junction or Lunden junction is to be cut in with approved joints. Refer drawing WW47

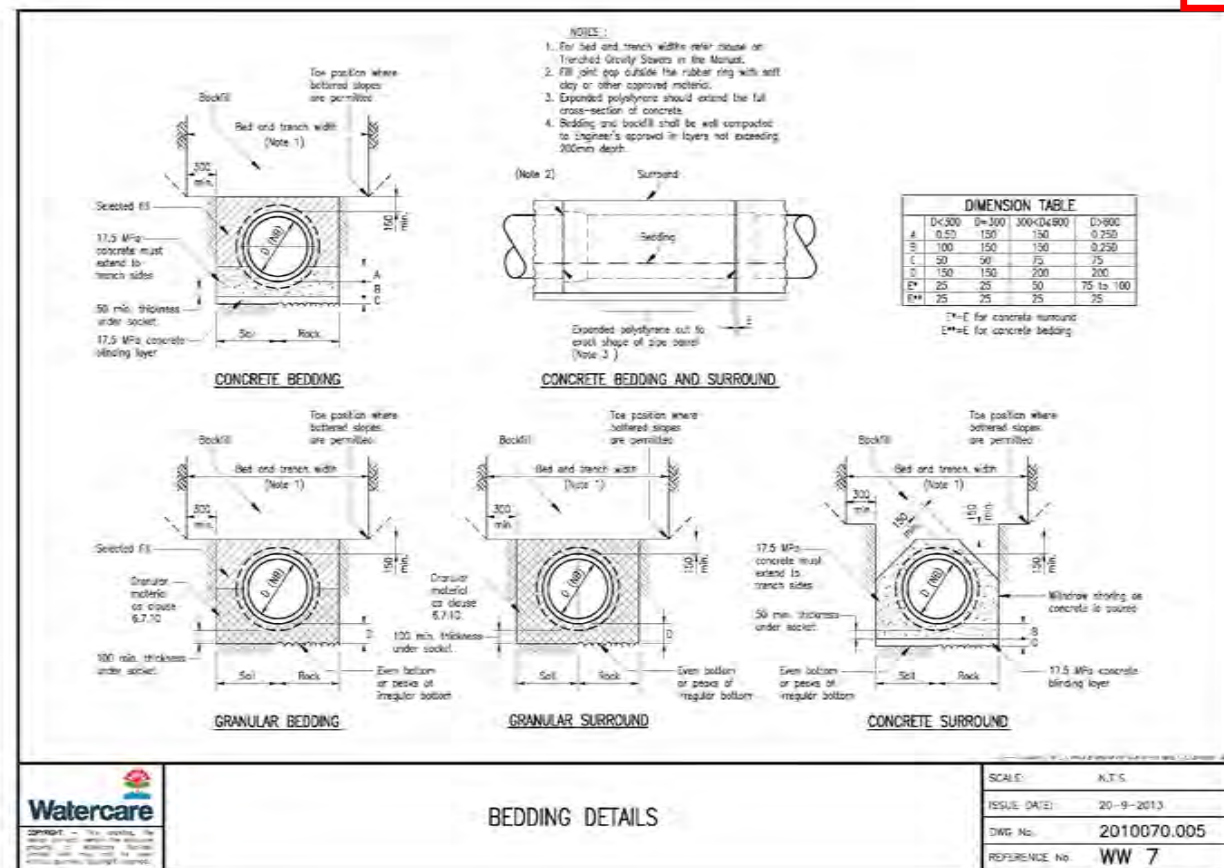
TYPICAL CONNECTION TO FIBROLITE PUBLIC SEWER

No saddle connections allowed. For all sizes a vitrified clay Y-junction or Lunden junction is to be cut in with approved joints. Refer drawing WW47



100mmØ SADDLE CONNECTIONS TO
PUBLIC SEWERS >225mmØ

SCALE:	N.T.S.
ISSUE DATE:	17-11-2014
DWG No.	2010070.036A
REFERENCE No.	WW 45



BEDDING DETAILS

SCALE:	N.T.S.
ISSUE DATE:	20-9-2013
DWG. No.	2010070.005
REFERENCE No.	WW 7

A	18.06.18	FOR RESOURCE CONSENT	AM
REV	DATE	AMENDMENT	BY



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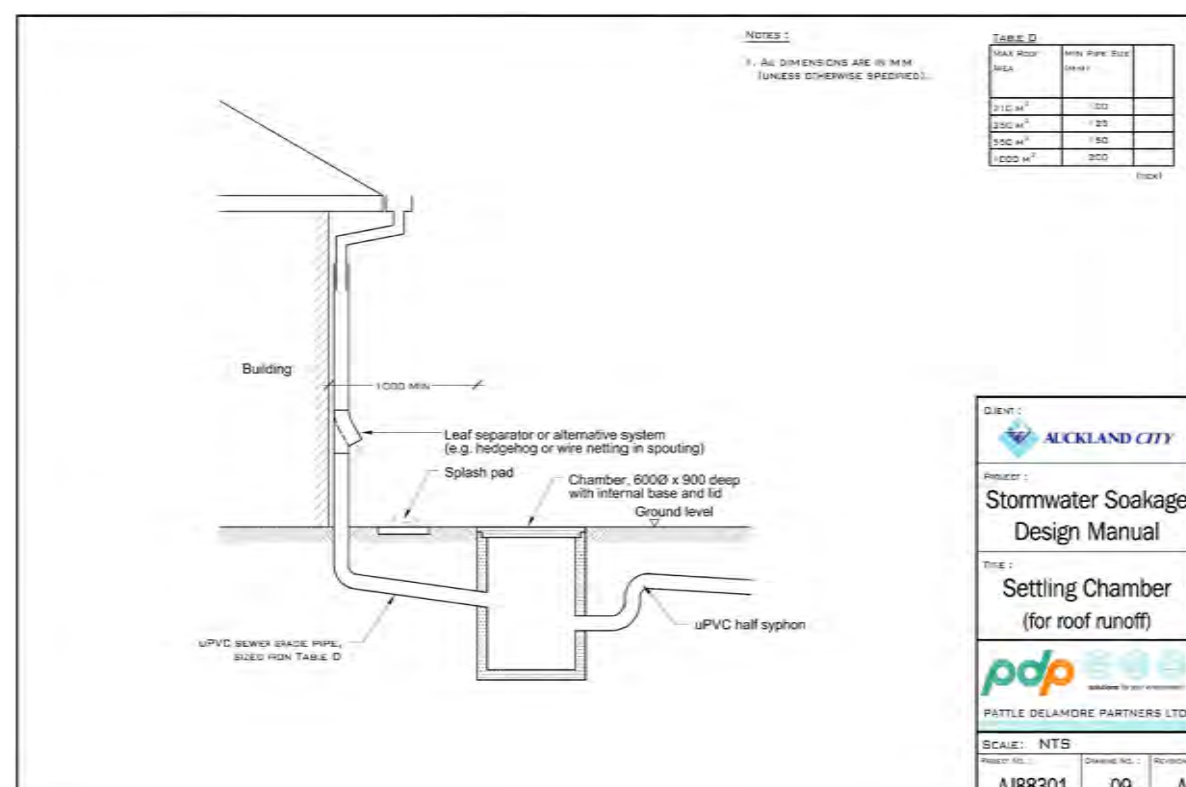
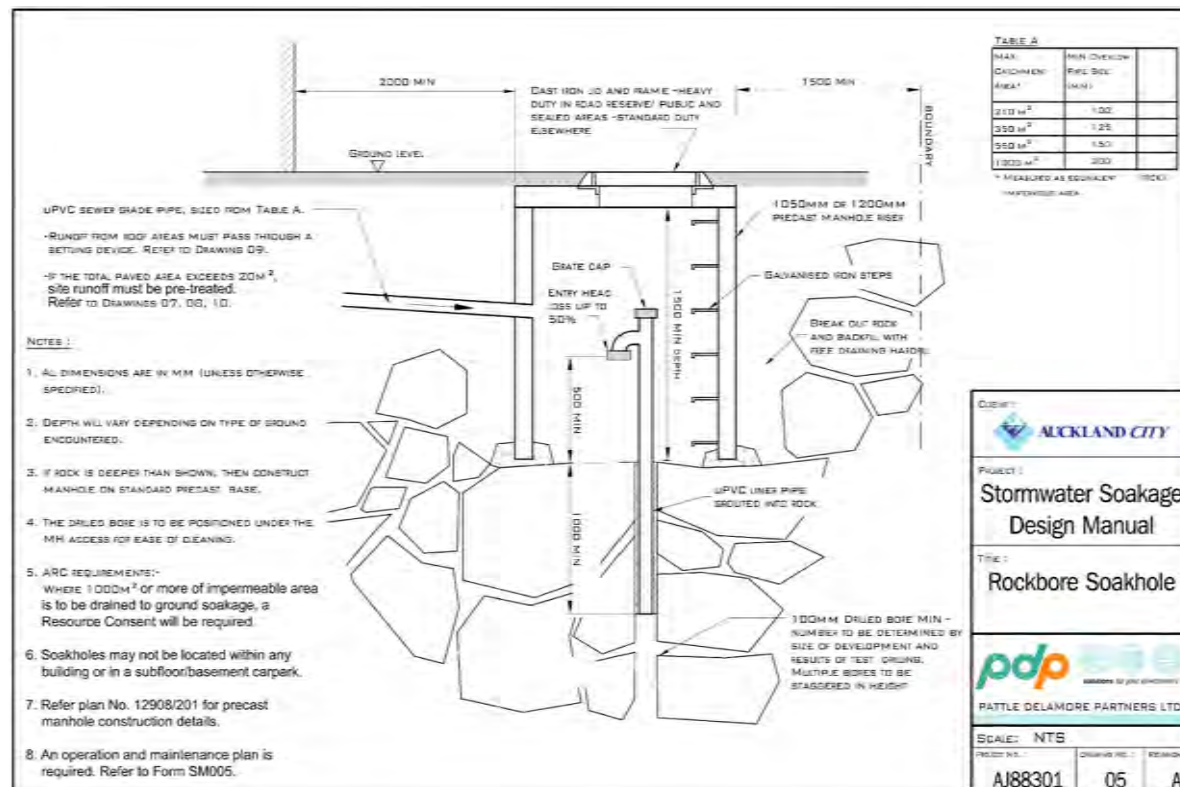
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FOR RESOURCE CONSENT

**NEW APARTMENTS
311 MANUKAU ROAD
EPSOM**

**DRAINAGE
STANDARD DETAILS
SHEET 1 OF 1**

DESIGNED CH		DATE APRIL 2018	
DRAWN J.R		CHECKED CH	
A1 SCALE 1:100		A3 SCALE 1:200	
JOB No.		DWG No.	REVISION
39018		RC410	A



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