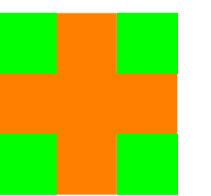


PANETIKI
20 OMAHA BLOCK ACCESS ROAD, LEIGH
RESOURCE CONSENT

03.12.21-RFI RESPONSE-E11/E12
10.09.21-RESOURCE CONSENT ISSUE
25.08.21-REVISED DRIVEWAY
14.05.21-UPDATED TO REFLECT WW/SW PLANS
19.04.21-REMOVED HELIPAD/PAVILION POSITION



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Auckland council Geo Maps image 28/11/19 NTS

**20 Omaha Block
access Road**



1
[+]



2
[+]



3
[+]



4
[+]



5
[+]



6
[+]

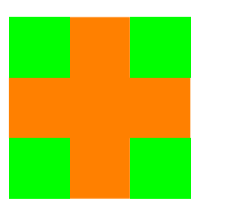
Images taken on site

03.12.21-RFI RESPONSE-E11/E12
10.09.21-RESOURCE CONSENT ISSUE
25.08.21-REVISED DRIVEWAY
14.05.21-UPDATED TO REFLECT WW/SW PLANS
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project **PANETIKI**
address Address - 20 Omaha Block
Access Road
title

**EXISTING
LANDSCAPE**

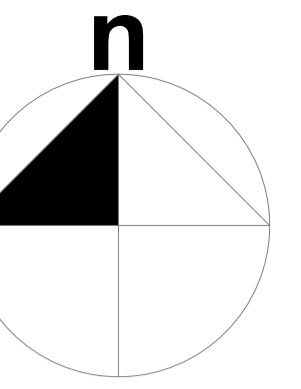
scale @ A1 size
date 3/12/21
RESOURCE CONSENT
sheet **TP.1**



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KEY

KEY

— legal boundary

-  EXISTING UNSEALED DRIVEWAY
-  EXISTING BUILDINGS TO BE DEMOLISHED
-  Vegetation- contiguous indigenous vegetation
-  Vegetation- Pasture/Ground cover
-  Vegetation- other
-  Individual specimen trees
-  Outstanding natural landscapes overlay

EXISTING BUILDING COVERAGE
522.5m²

EXISTING VEGETATION AREA
8670m²
96% of total site (90421m²)



20 Omaha Block access Road

site address - 20 Omaha Block Access Road, Leigh

legal description- Omaha 3 Block ML 14815

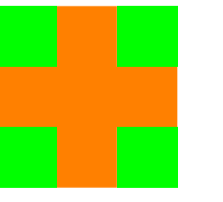
site area more or less 9.0421 hectares

03.12.21-RFI RESPONSE-E11/E12
10.09.21-RESOURCE CONSENT ISSUE
25.08.21-REVISED DRIVEWAY
14.05.21-UPDATED TO REFLECT WW/SW PLANS
19.04.21-REMOVED HELIPAD/PAVILION POSITION

project **PANETIKI**
address Address - 20 Omaha Block Access Road
title

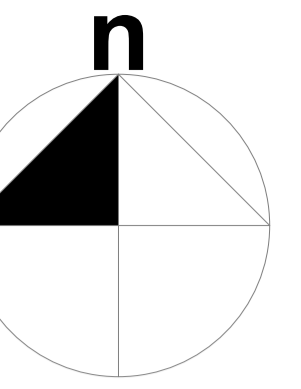
EXISTING SITE PLAN

scale 1:1000 @ A1 size
date 3/12/21
RESOURCE CONSENT
sheet **TP.2**



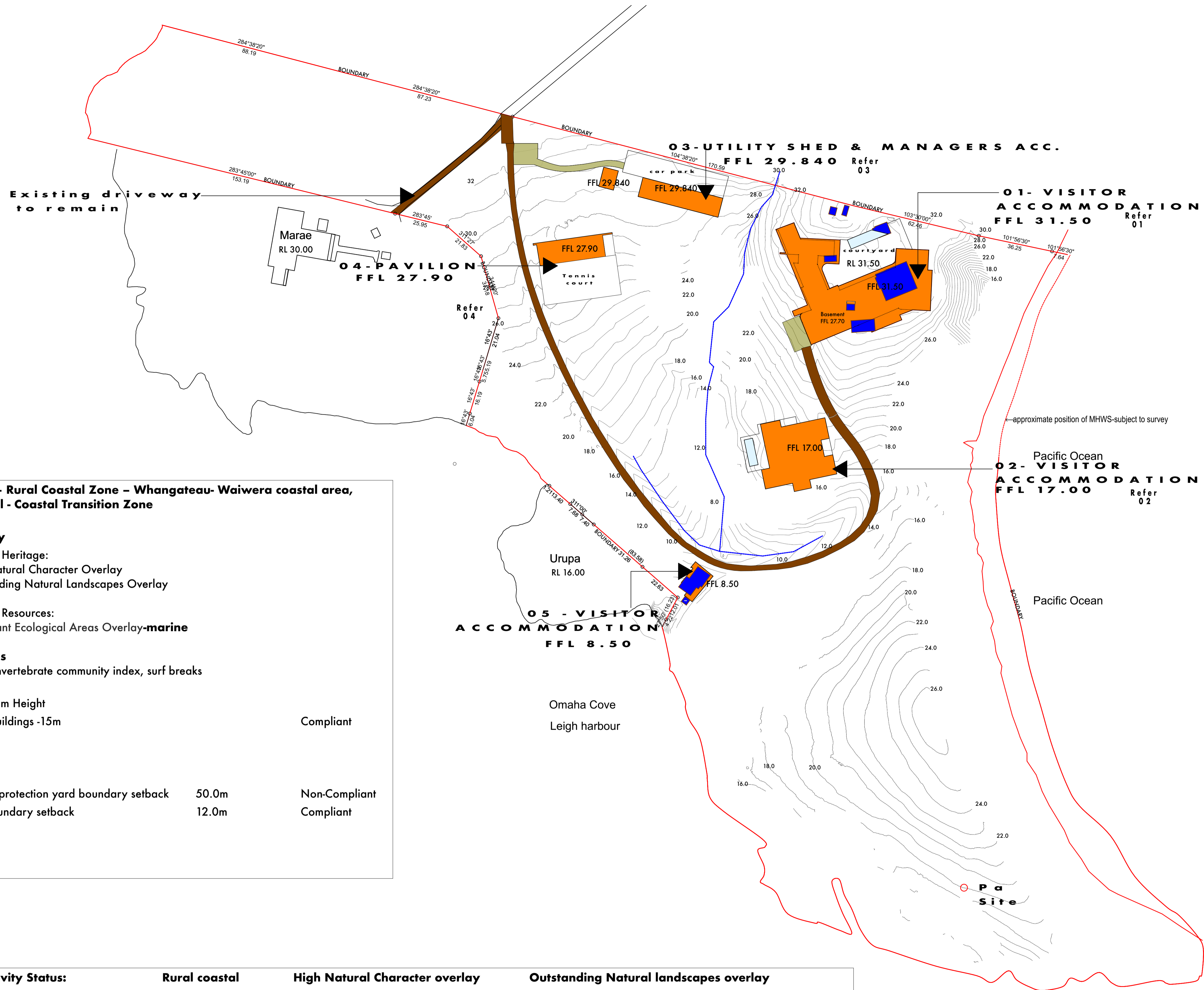
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— legal boundary
KEY

- PROPOSED DRIVEWAY
- PROPOSED BUILDINGS
- EXISTING BUILDINGS TO BE DEMOLISHED
- EXISTING DRIVEWAY TO REMAIN



Rural – Rural Coastal Zone – Whangateau- Waiwera coastal area, Coastal - Coastal Transition Zone

overlay
 Natural Heritage:
 High Natural Character Overlay
 Outstanding Natural Landscapes Overlay

Natural Resources:
 Significant Ecological Areas Overlay-**marine**

controls
 Macroinvertebrate community index, surf breaks

Maximum Height other buildings -15m	Compliant
coastal protection yard boundary setback	50.0m
rear boundary setback	12.0m
	Non-Compliant
	Compliant

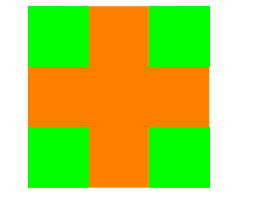
Activity Status:	Rural coastal	High Natural Character overlay	Outstanding Natural landscapes overlay
Demolition:	P	P	P
Visitor Accommodation:	D	D	D

03.12.21-RFI RESPONSE-E11/E12
 10.09.21-RESOURCE CONSENT ISSUE
 25.08.21-REVISED DRIVEWAY
 14.05.21-UPDATED TO REFLECT WW/SW PLANS
 19.04.21-REMOVED HELIPAD/PAVILION POSITION

project **PANETIKI**
 address Address - 20 Omaha Block
 Access Road
 title

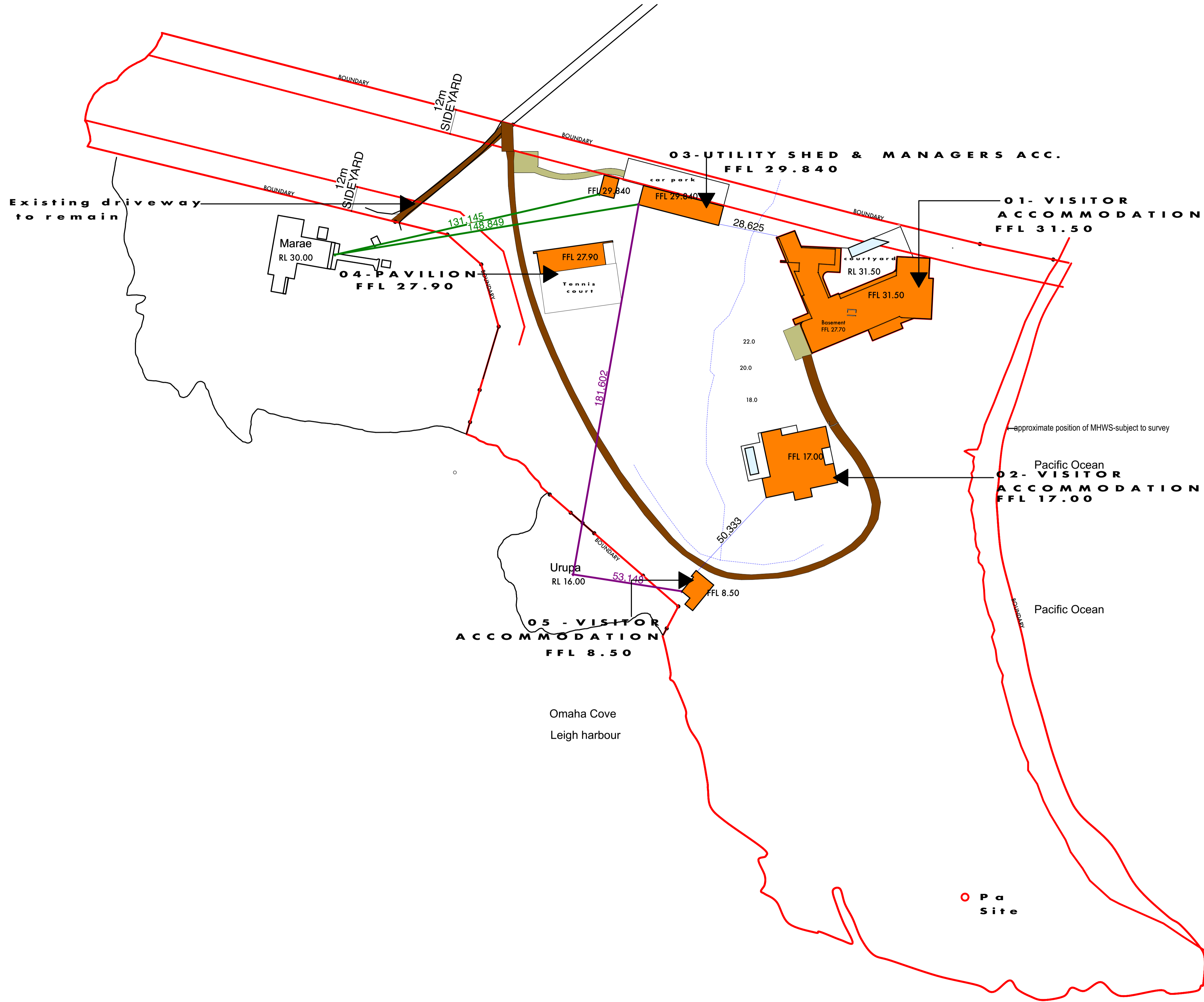
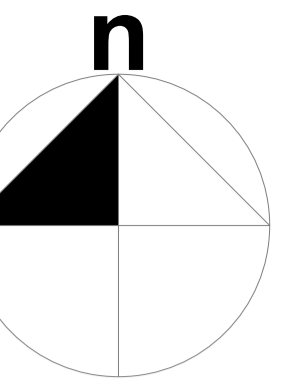
PROPOSED SITE PLAN

scale 1:1000 @ A1 size
 date 3/12/21
 RESOURCE CONSENT
 sheet **TP.3**



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— legal boundary
 - - - yard set back

PROPOSED DRIVEWAY
 PROPOSED BUILDINGS
 EXISTING DRIVEWAY TO REMAIN

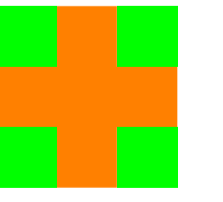
Distance between proposed buildings
 Distance between Urupa and proposed buildings
 Distance between Marae and proposed buildings

03.12.21-RFI RESPONSE-E11/E12
 10.09.21-RESOURCE CONSENT ISSUE
 25.08.21-REVISED DRIVEWAY
 14.05.21-UPDATED TO REFLECT WW/SW PLANS
 19.04.21-REMOVED HELIPAD/PAVILION POSITION

project **PANETIKI**
 address Address - 20 Omaha Block Access Road
 title

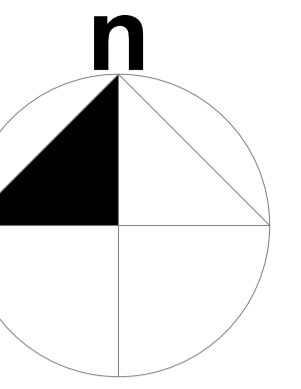
PROPOSED DISTANCES

scale 1:1000 @ A1 size
 date 3/12/21
 RESOURCE CONSENT
 sheet **TP.3A**



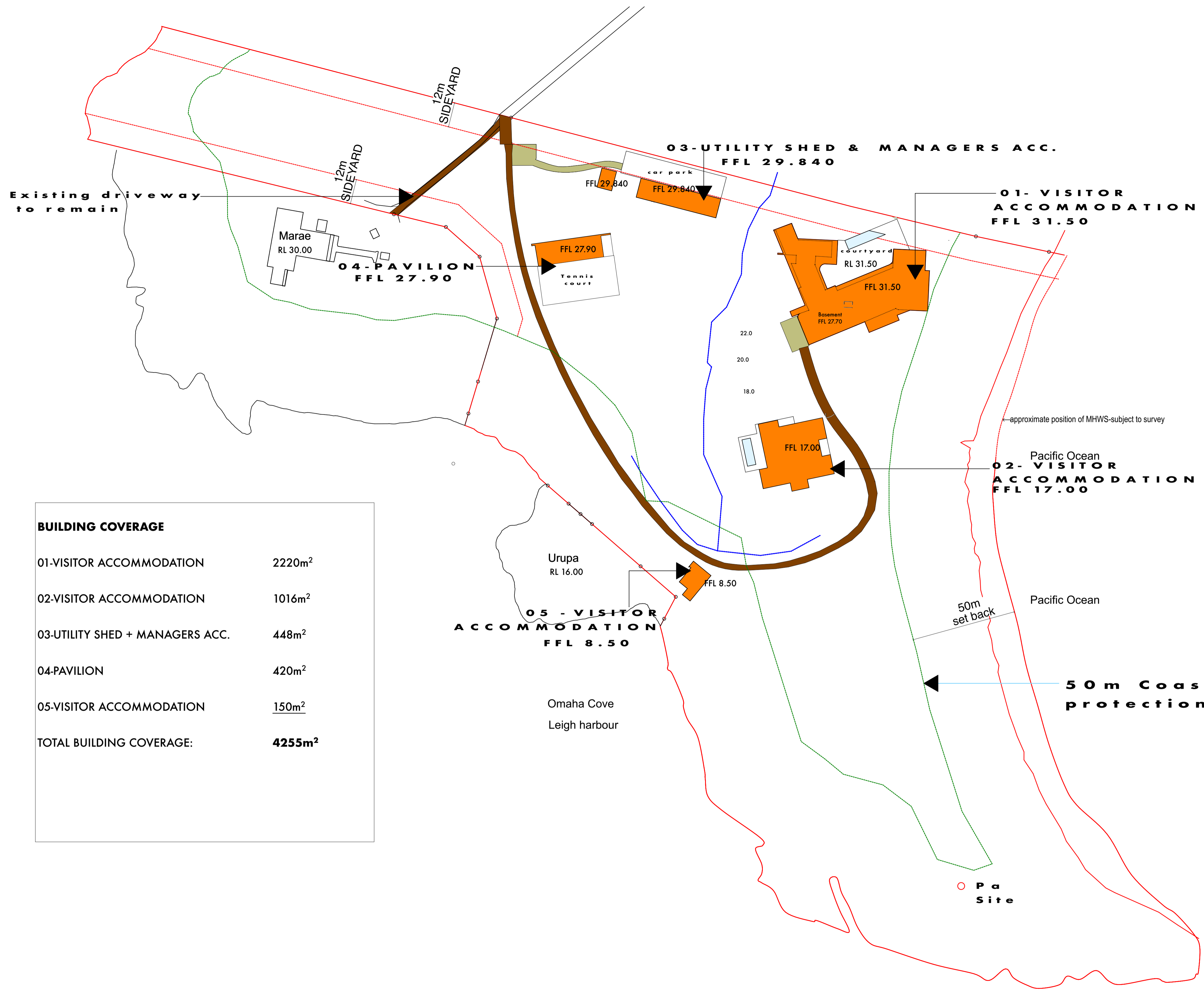
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- legal boundary
- KEY set back
- Coastal protection yard (50m set back)

- PROPOSED DRIVEWAY
- PROPOSED BUILDINGS
- EXISTING DRIVEWAY TO REMAIN



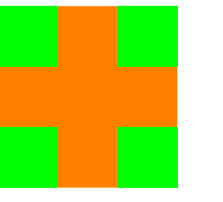
BUILDING COVERAGE	
01-VISITOR ACCOMMODATION	2220m ²
02-VISITOR ACCOMMODATION	1016m ²
03-UTILITY SHED + MANAGERS ACC.	448m ²
04-PAVILION	420m ²
05-VISITOR ACCOMMODATION	150m ²
TOTAL BUILDING COVERAGE:	4255m²

03.12.21-RFI RESPONSE-E11/E12
 10.09.21-RESOURCE CONSENT ISSUE
 25.08.21-REVISED DRIVEWAY
 14.05.21-UPDATED TO REFLECT WW/SW PLANS
 19.04.21-REMOVED HELIPAD/PAVILION POSITION

project **PANETIKI**
 address Address - 20 Omaha Block Access Road
 title

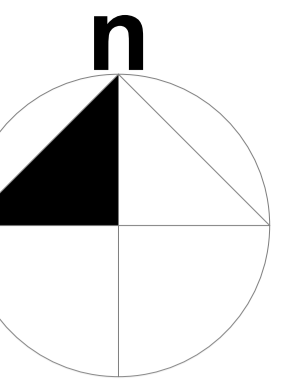
PROPOSED PLANNING

scale 1:1000 @ A1 size
 date 3/12/21
 RESOURCE CONSENT
 sheet **TP.4**



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— legal boundary

KEY

- approximate location of over land flow paths
- Areas of excavation
- Areas of fill



PROPOSED EXCAVATION AND FILL	
BUILDING 01 VISITOR ACCOMMODATION	
-AREA OF EXCAVATION -	2541m ²
-VOLUME OF EXCAVATION-	3720m ³
-AREA OF FILL -	515m ²
-VOLUME OF FILL -	850m ³
BUILDING 02 VISITORS ACCOMODATION	
-AREA OF EXCAVATION -	830m ²
-VOLUME	1145m ³
-AREA OF FILL -	640m ²
-VOLUME OF FILL -	1085m ³
BUILDING 03 UTILITY SHED + MANAGER ACCOM.	
-AREA OF EXCAVATION	807m ²
-VOLUME	775m ³
-AREA OF FILL -	45m ²
-VOLUME OF FILL -	130m ³
BUILDING 04 PAVILION	
-AREA OF EXCAVATION-	440m ²
-VOLUME	610m ³
-AREA OF FILL -	255m ²
-VOLUME OF FILL -	1730m ³
BUILDING 05 VISITORS ACCOMODATION	
-AREA OF EXCAVATION	21m ²
-VOLUME	7m ³
-FILL FOR PLANTING BUND	
-AREA OF FILL -	1027m ²
-VOLUME OF FILL -	308m ³
TOTAL AREA/VOLUME OF EXCAVATION	
-AREA	4639m ²
-VOLUME	6267m ³
GREATER THAN 2500M2 (E12.4.1 A6) RD GREATER THAN 2500M3 (E12.4.1 A10) RD	
TOTAL AREA/VOLUME OF FILL	
-AREA	2482m ²
-VOLUME	4013m ³

AREA OF EARTHWORKS WITHIN SEDIMENT CONTROL AREA	
BUILDING 01-VISITOR ACCOMMODATION	-2040 m ²
BUILDING 02-VISITOR ACCOMMODATION	-769 m ²
BUILDING 04	-670 m ²
BUILDING 05-VISITOR ACCOMMODATION	-21 m ²
LANDSCAPE BUNDING	-970 m ²
TOTAL AREA	4460 m²
AREA OF EARTHWORKS WITHIN AREA SLOPE 10° or GREATER	
BUILDING 01-VISITOR ACCOMMODATION	-861 m ²
BUILDING 02-VISITOR ACCOMMODATION	-228 m ²
TOTAL AREA	1089 m²

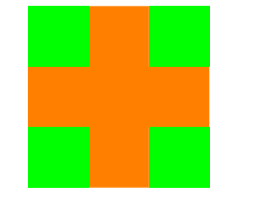
Activity Status:	Rural coastal	High Natural Character overlay	Outstanding Natural landscapes overlay
Demolition:	P	P	P
-Excavation:			
-Over 1000m ²	RD	N/A	N/A
-Over to 1000m ³	RD	N/A	N/A
-Over 50m ²	N/A	RD	RD
-Over 50m ³	N/A	RD	RD

03.12.21-RFI RESPONSE-E11/E12
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 14.05.21-UPDATED TO REFLECT WW/SW PLANS
 19.04.21-REMOVED HELIPAD/PAVILION POSITION

project **PANETIKI**
 address Address - 20 Omaha Block
 Access Road
 title

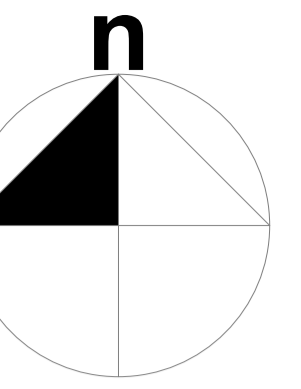
PROPOSED EXCAVATION AND FILL PLAN

scale 1:1000 @ A1 size
 date 3/12/21
 RESOURCE CONSENT
 sheet **TP.5**



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— legal boundary

KEY

- Vegetation- CIV contiguous indigenous vegetation
- Vegetation- Pasture
- Vegetation- other

- Proposed planting for screening- Native screening

- Proposed Buildings
- Proposed driveway (see sheet TP1 for existing driveway)
- Existing driveway to remain

- Outstanding natural landscapes overlay
- High natural character overlay

- Amount of CIV vegetation removed <250m²
Upper Area Removed = 14.35 m²
Lower Area Removed = 49.50 m²

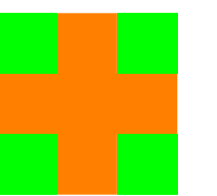
← Arrows indicating location of photos on T.P6B

03.12.21-RFI RESPONSE-E11/E12
10.09.21-RESOURCE CONSENT ISSUE
25.08.21-REVISED DRIVEWAY
14.05.21-UPDATED TO REFLECT WW/SW PLANS
19.04.21-REMOVED HELIPAD/PAVILION POSITION

project **PANETIKI**
address Address - 20 Omaha Block Access Road
title

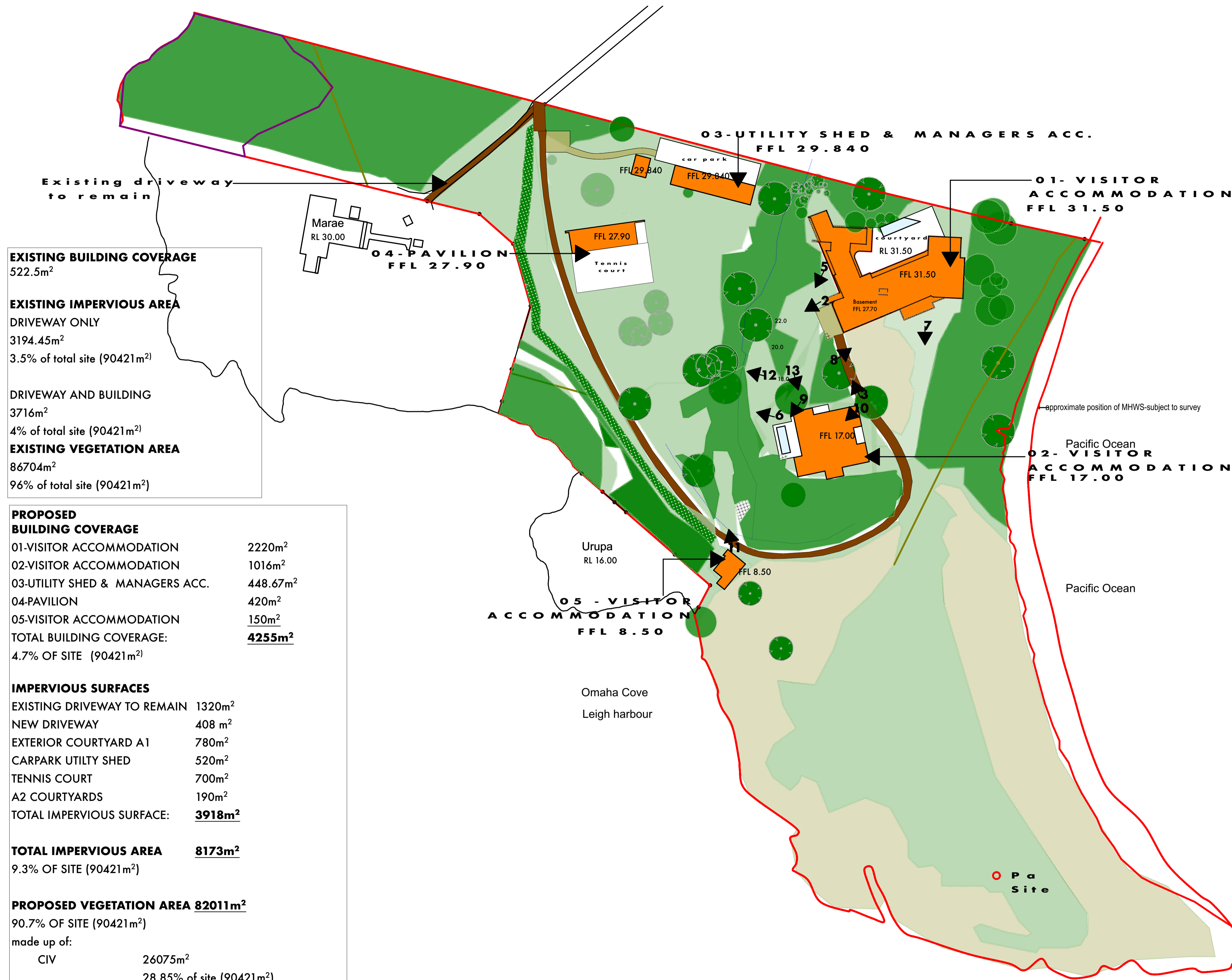
PROPOSED LANDSCAPE PLAN

scale 1:1000 @ A1 size
date 3/12/21
RESOURCE CONSENT
sheet **TP.6**



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EXISTING BUILDING COVERAGE
522.5m²

EXISTING IMPERVIOUS AREA
DRIVEWAY ONLY
3194.45m²
3.5% of total site (90421m²)

DRIVEWAY AND BUILDING
3716m²
4% of total site (90421m²)

EXISTING VEGETATION AREA
86704m²
96% of total site (90421m²)

PROPOSED BUILDING COVERAGE

01-VISITOR ACCOMMODATION	2220m ²
02-VISITOR ACCOMMODATION	1016m ²
03-UTILITY SHED & MANAGERS ACC.	448.67m ²
04-PAVILION	420m ²
05-VISITOR ACCOMMODATION	150m ²
TOTAL BUILDING COVERAGE:	4255m²
4.7% OF SITE (90421m ²)	

IMPERVIOUS SURFACES

EXISTING DRIVEWAY TO REMAIN	1320m ²
NEW DRIVEWAY	408 m ²
EXTERIOR COURTYARD A1	780m ²
CARPARK UTILITY SHED	520m ²
TENNIS COURT	700m ²
A2 COURTYARDS	190m ²
TOTAL IMPERVIOUS SURFACE:	3918m²

TOTAL IMPERVIOUS AREA **8173m²**
9.3% OF SITE (90421m²)

PROPOSED VEGETATION AREA **82011m²**
90.7% OF SITE (90421m²)
made up of:

CIV	26075m ² 28.85% of site (90421m ²)
Vegetation pasture	35822m ² 39.65% of site (90421m ²)
Vegetation other	20144m ² 22.2% of site (90421m ²)

Existing driveway to remain

Marae
RL 30.00
04-PAVILION
FFL 27.90

03-UTILITY SHED & MANAGERS ACC.
FFL 29.840

01- VISITOR ACCOMMODATION
FFL 31.50

FFL 27.90
Tennis court

RL 31.50
courtyard
FFL 31.50

Basement
FFL 27.70

FFL 17.00

Urupa
RL 16.00
05 - VISITOR ACCOMMODATION
FFL 8.50

approximate position of MHSW-subject to survey

Pacific Ocean
02- VISITOR ACCOMMODATION
FFL 17.00

Pacific Ocean

Omaha Cove
Leigh harbour

Pa Site

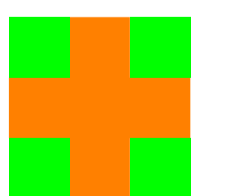


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 19.04.21-REMOVED HELIPAD/PAVILION POSITION

project **PANETIKI**
 address Address - 20 Omaha Block
 Access Road
 title

LANDSCAPE PHOTOGRAPHS

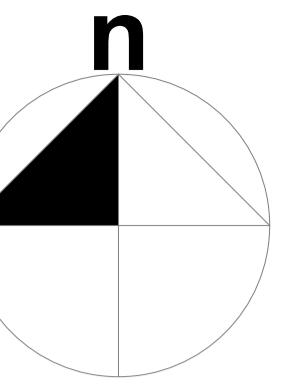
scale @ A1 size
 date 3/12/21
 RESOURCE CONSENT
 sheet **TP.6A**



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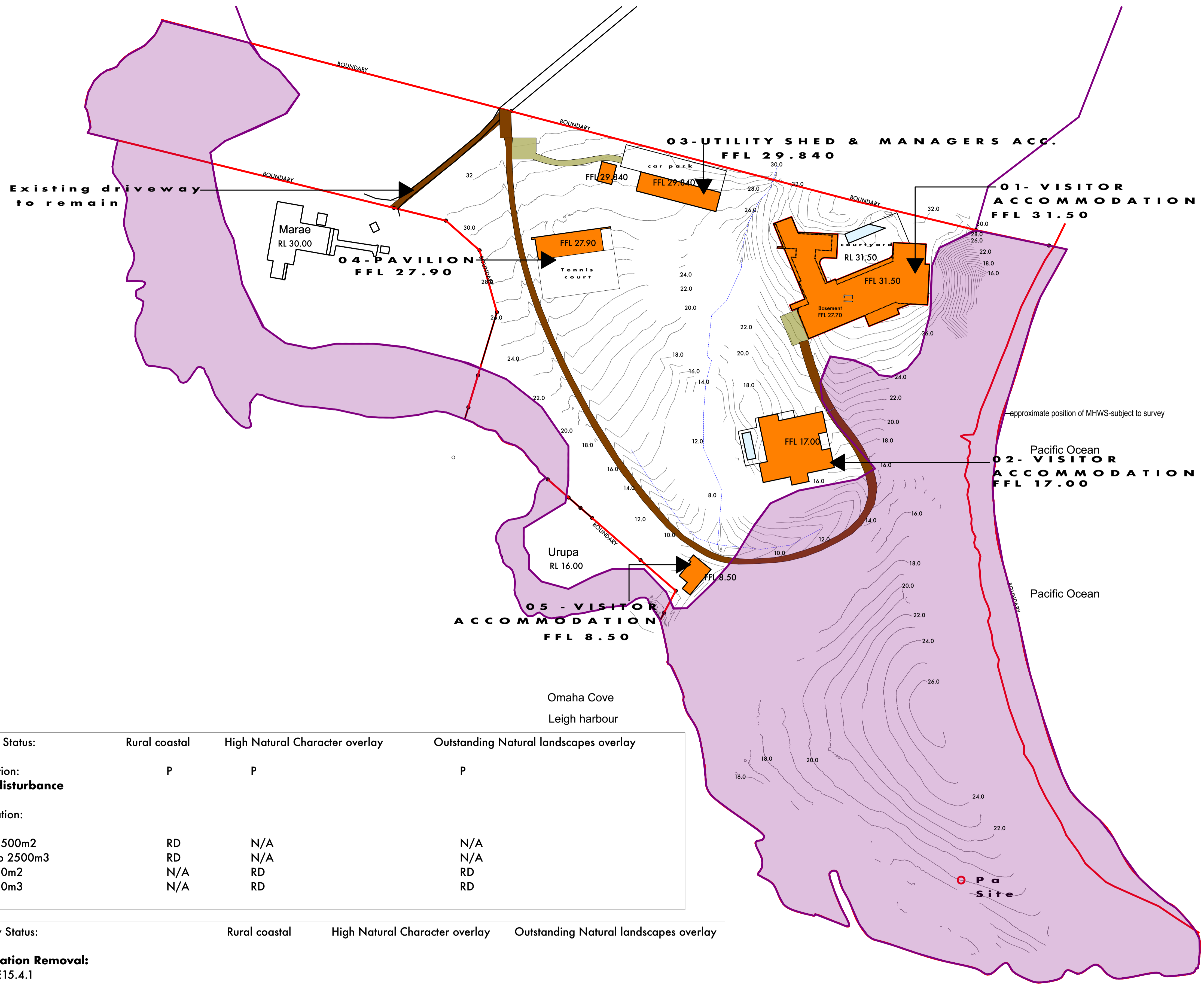
contractor to verify all dimensions on site

Photos: Photos by geoff richards architects ltd 03/12/21



— legal boundary
KEY

High natural character overlay



Activity Status:	Rural coastal	High Natural Character overlay	Outstanding Natural landscapes overlay
Demolition:	P	P	P
Land disturbance E12			
-Excavation:			
-Over 2500m2	RD	N/A	N/A
-Over to 2500m3	RD	N/A	N/A
-Over 50m2	N/A	RD	RD
-Over 50m3	N/A	RD	RD

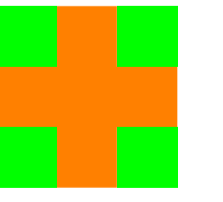
Activity Status:	Rural coastal	High Natural Character overlay	Outstanding Natural landscapes overlay
Vegetation Removal: Table E15.4.1			
-Removal over 25m2 of contiguous veg or removal of indigenous tree over 3m in height within 50m of MHWS		RD	N/A
-Removal of any amount of vegetation outside 50m setback from MHWS	P	N/A	N/A
-removal over 50m2 of contiguous indigenous vegetation	P	RD	RD

03.12.21-RFI RESPONSE-E11/E12
10.09.21-RESOURCE CONSENT ISSUE
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19.04.21-REMOVED HELIPAD/PAVILION POSITION

project **PANETIKI**
address Address - 20 Omaha Block Access Road
title

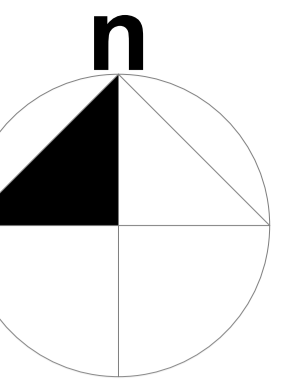
HIGH NATURAL CHARACTER OVERLAY

scale 1:1000 @ A1 size
date 3/12/21
RESOURCE CONSENT
sheet **TP.7**

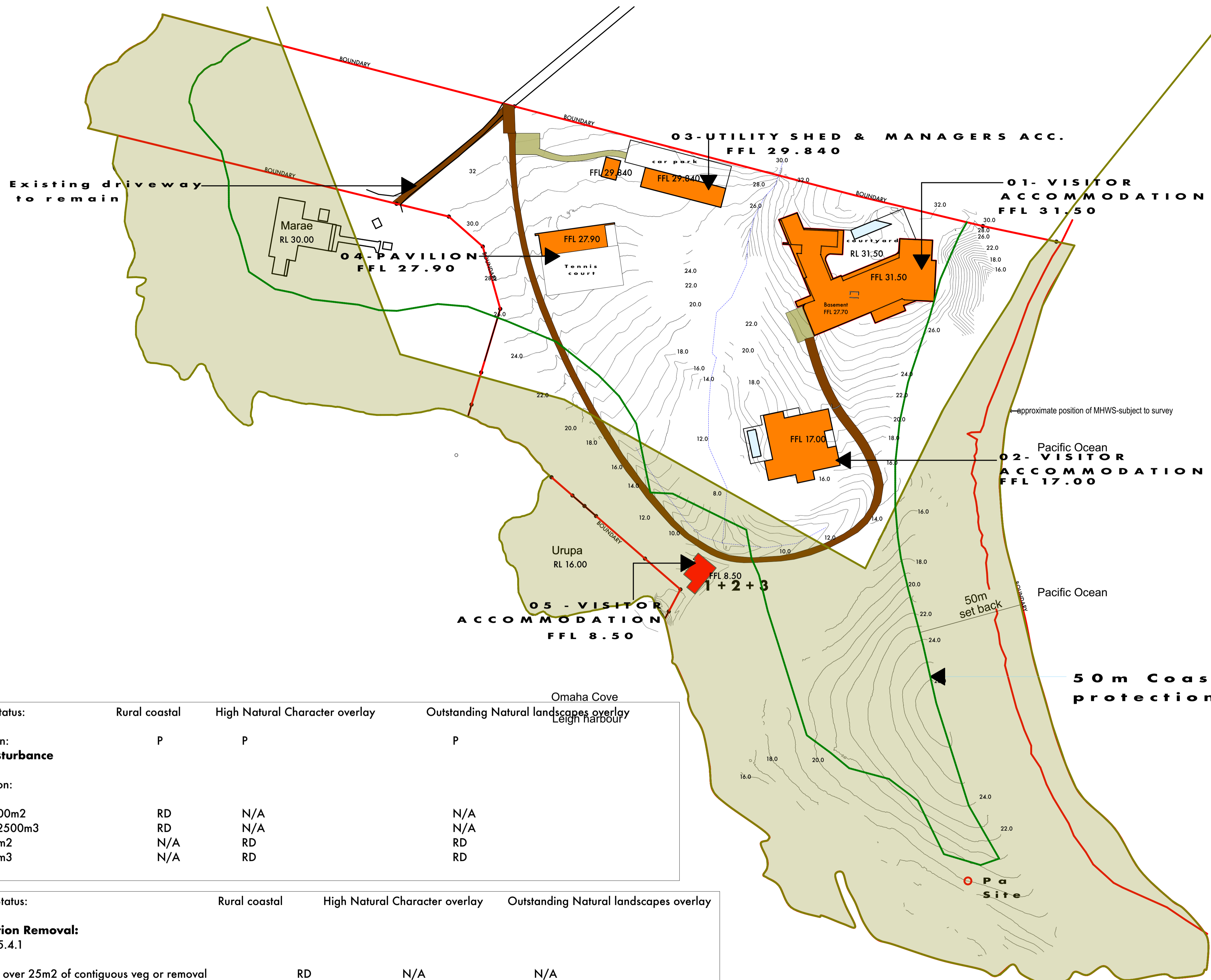


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- legal boundary**
- KEY**
- Coastal protection yard (50m set back)
 - Outstanding natural landscapes overlay



- **INFRINGEMENT**
- **1 BUILDING WITHIN OUTSTANDING NATURAL LANDSCAPES OVERLAY (D)**
- **2 BUILDING WITHIN 50M COASTAL PROTECTION YARD (D)**
- **3 LAND DISTURBANCE WITHIN OUTSTANDING NATURAL LANDSCAPES OVERLAY - CUT 70m² (RD)**

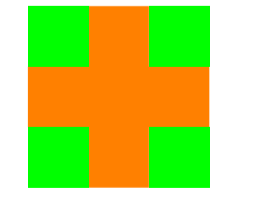
Activity Status:	Rural coastal	High Natural Character overlay	Outstanding Natural landscapes overlay
Demolition:	P	P	P
Land disturbance E12			
-Excavation:			
-Over 2500m ²	RD	N/A	N/A
-Over to 2500m ³	RD	N/A	N/A
-Over 50m ²	N/A	RD	RD
-Over 50m ³	N/A	RD	RD

Activity Status:	Rural coastal	High Natural Character overlay	Outstanding Natural landscapes overlay
Vegetation Removal:			
Table E15.4.1			
-Removal over 25m ² of contiguous veg or removal of indigenous tree over 3m in height within 50m of MHWS		RD	N/A
-Removal of any amount of vegetation outside 50m setback from MHWS	P	N/A	N/A
-removal of 50m ² of contiguous indigenous vegetation (no tree over 6m or 600mm girth)	P	P	P
-removal over 50m ² of contiguous indigenous vegetation	P	RD	RD

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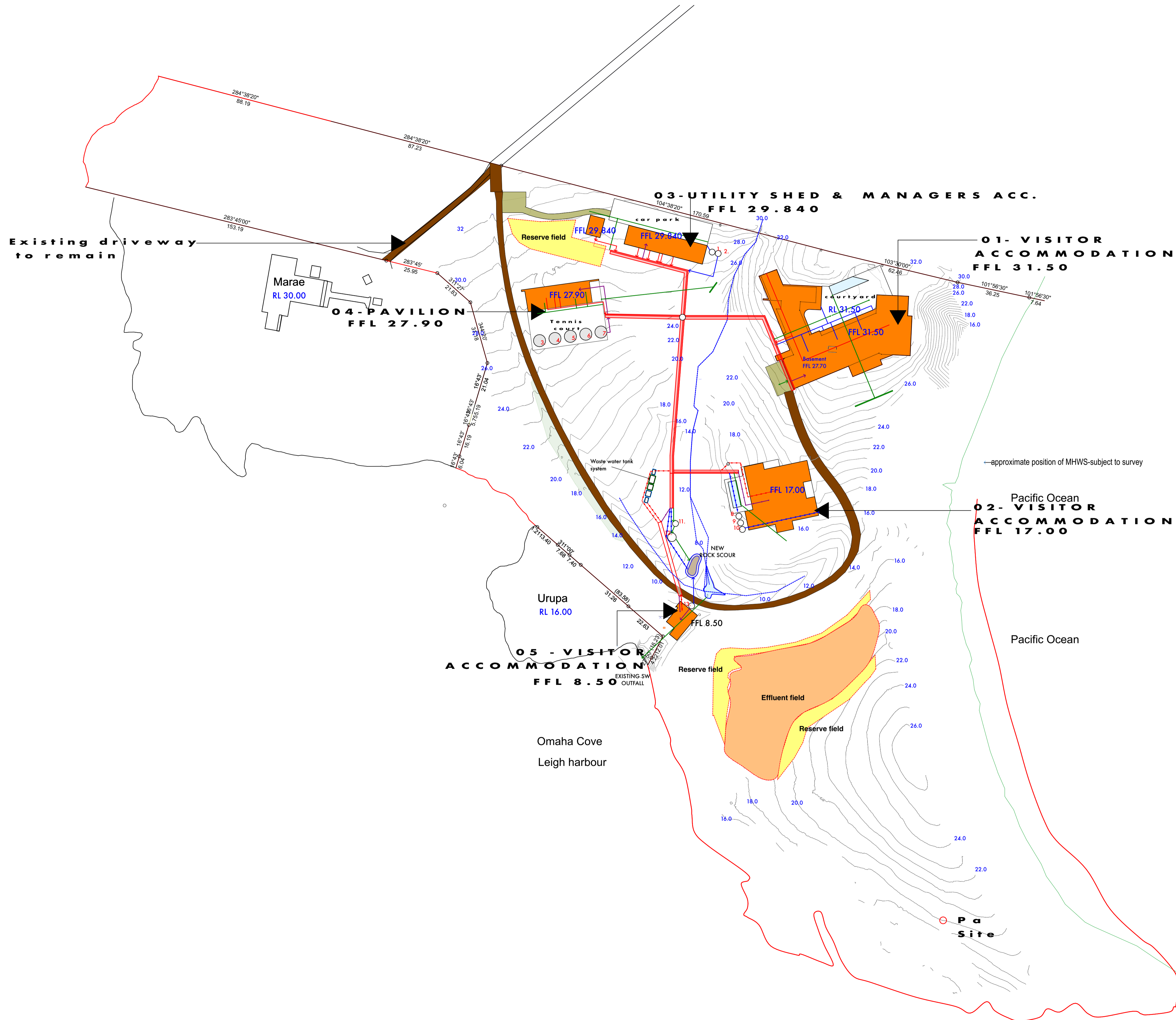
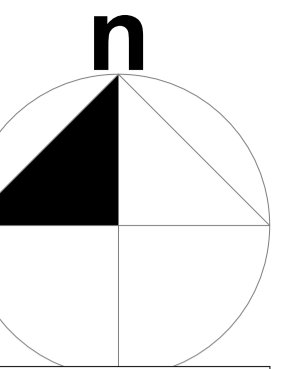
project **PANETIKI**
 address Address - 20 Omaha Block Access Road
 title

OUTSTANDING NATURAL LANDSCAPES OVERLAY
 scale 1:1000 @ A1 size
 date 3/12/21
 RESOURCE CONSENT
 sheet **TP.8**



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- KEY:**
- 1 22,500 litre fire supply tank
 - 2 22,500 litre fire supply tank
 - 3 67,500 litre tank-Linked at base-Overflow to Tank 7
 - 4 67,500 litre tank-Linked at base-Overflow to Tank 7
 - 5 67,500 litre tank-Linked at base-Overflow to Tank 7
 - 6 67,500 litre tank-Linked at base-Overflow to Tank 7
 - 7 67,500 litre tank-Linked at base-Overflow to Tank 7
 - 8 30,000 litre tank for irrigation
 - 9 30,000 litre tank for irrigation
 - 10 30,000 litre tank for irrigation
 - 11 9,000 litre Silt Trap
 - 12 30,000 litre tank detention tank
 - 13 30,000 litre water supply tank for A3

- Piped Services Trench: Combined services trench for WW/SW discharge and supply drains. Refer Deane Consultants Wastewater/Stormwater report
- Roofwater: 150mm diameter SW supply from roof to RW tanks
- Waste water: 100mm diameter WW drain @ 1:80 fall to septic effluent tank
- Water supply: 63mm diameter potable pressure pipe to supply buildings
- Surface water + Ground Water: 225mm diameter (unless otherwise specified) surface area runoff

- Area of Wastewater Primary effluent discharge field
- Area of Wastewater Reserve effluent discharge field

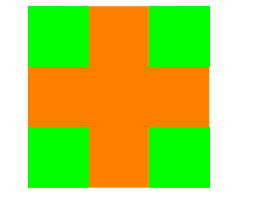
Refer Deane Consultants Stormwater Report and TP58 discharge consent for specification and detail of WW/SW systems

03.12.21-RFI RESPONSE-E11/E12
 10.09.21-RESOURCE CONSENT ISSUE
 25.08.21-REVISED DRIVEWAY
 14.05.21-UPDATED TO REFLECT WW/SW PLANS
 19.04.21-REMOVED HELIPAD/PAVILION POSITION

project **PANETIKI**
 address Address - 20 Omaha Block Access Road
 title

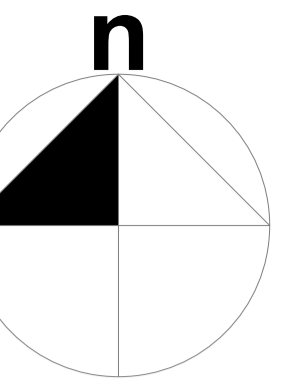
PROPOSED SERVICES PLAN

scale 1:1000 @ A1 size
 date 3/12/21
 RESOURCE CONSENT
 sheet **TP.9**

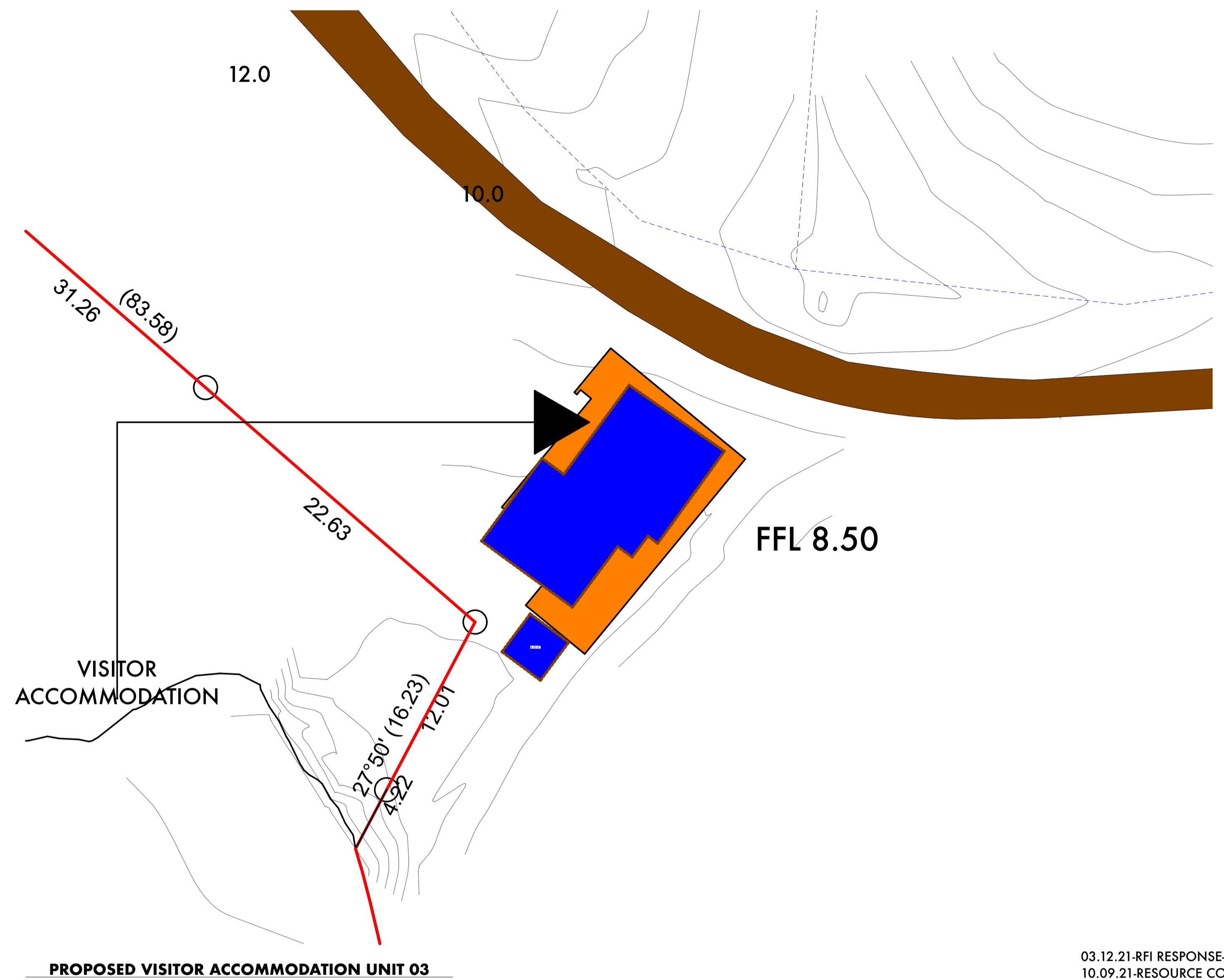




gra
 geoff richards architects ltd
 1 Reef st devonport 0626
 p.o. box 32-556 devonport 0744
 auckland new zealand
 ph 09 446 0800

contractor to verify all dimensions on site



Images of existing building on site



EXISTING USE RIGHTS	
EXISTING BUILDING AND SHED	
- BUILDING COVERAGE -	BUILDING 100.68m ² SHED 9.10m ²
PROPOSED BUILDING	
-BUILDING COVERAGE	150m ²
-PROPOSED INCREASED BUILDING COVERAGE OVER EXISTING BUILDING COVERAGE	
	+ 40.2m ²

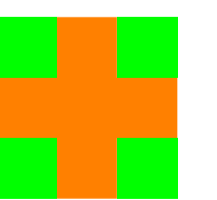
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project **PANETIKI**
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 Access Road
 title

**REPLACEMENT/
 MODIFICATION TO
 EXISTING BUILDING**

scale 1:200 @ A1 size
 date 3/12/21

RESOURCE CONSENT
 sheet **TP.10**



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contractor to verify all dimensions on site