

LEGEND:

- EXISTING DWELLING TO REMAIN
- EXISTING SHEDS & CARPORT TO BE DEMOLISHED
- EXISTING CONCRETE DRIVEWAY - TO REMAIN
- EXISTING PAVED / STAIR AREAS - TO REMAIN
- EXISTING DECK TO BE DEMOLISHED
- EXISTING POOL / SPA POOL TO BE REMOVED
- EXISTING DRIVE & PATHS TO BE REMOVED
- EXISTING TIMBER FENCE LINE
- EXISTING VEHICLE CROSSING
- FRONT, SIDE AND REAR YARD SET-BACKS
- SEA OVERLAY

IMPORTANT NOTE:
 THIS DRAWING HAS BEEN PREPARED FROM CERTIFICATE OF TITLE, DEPOSITED PLANS, THE AUCKLAND COUNCIL GIS MAPS, COUNCIL PROPERTY FILE DOCUMENTS AND SURVEY PLAN BY LINE OF SIGHT CONSULTING, REF: 050724.

LEGAL DESCRIPTION:

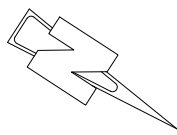
LOT-1
 DP-57907
 AREA-1763m²
 142 KONINI ROAD
 TITIRANGI
 ZONE - RESIDENTIAL - LARGE LOT ZONE

SITE INFORMATION

CLIMATE ZONE - ZONE 1
 EARTHQUAKE ZONE - ZONE 1
 CORROSION ZONE - ZONE C
 RAINFALL INTENSITY (RANGE) - 90-100mm
 WIND ZONE (EXPERIMENTAL) - EXTRA HIGH

CONTOURS LEGEND:

- GIS 100.00 --- GEOMAPS 2024-10-07 CONTOUR MAJOR
- GIS 99.50 --- GEOMAPS 2024-10-07 CONTOUR MINOR (500mm)
- 104 --- EXIST SURVEYED TOPO CONTOUR MAJOR
- EXIST SURVEYED TOPO CONTOUR MINOR (200mm)



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 ARCHITECTURE
 12 Ben Lomond Crescent, Pakuranga, Auckland 2010
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				A1 Scale.	1:100
				A3 Scale.	1:200
				Designed.	L.MEIKLEJOHN
C	GIS CONTOURS OUTSIDE TOPO AREA ADDED	MK	18-02-26	Drawn.	B.MILLWARD
B	PUBLIC WASTE WATER LINE LOCATION CORRECTED	MK	10-04-25		
A	RC APPLICATION	MK	10-12-24	A1 Plot Scale.	1:1
REV.	DESCRIPTION	BY	DATE	A3 Plot Scale.	1:2

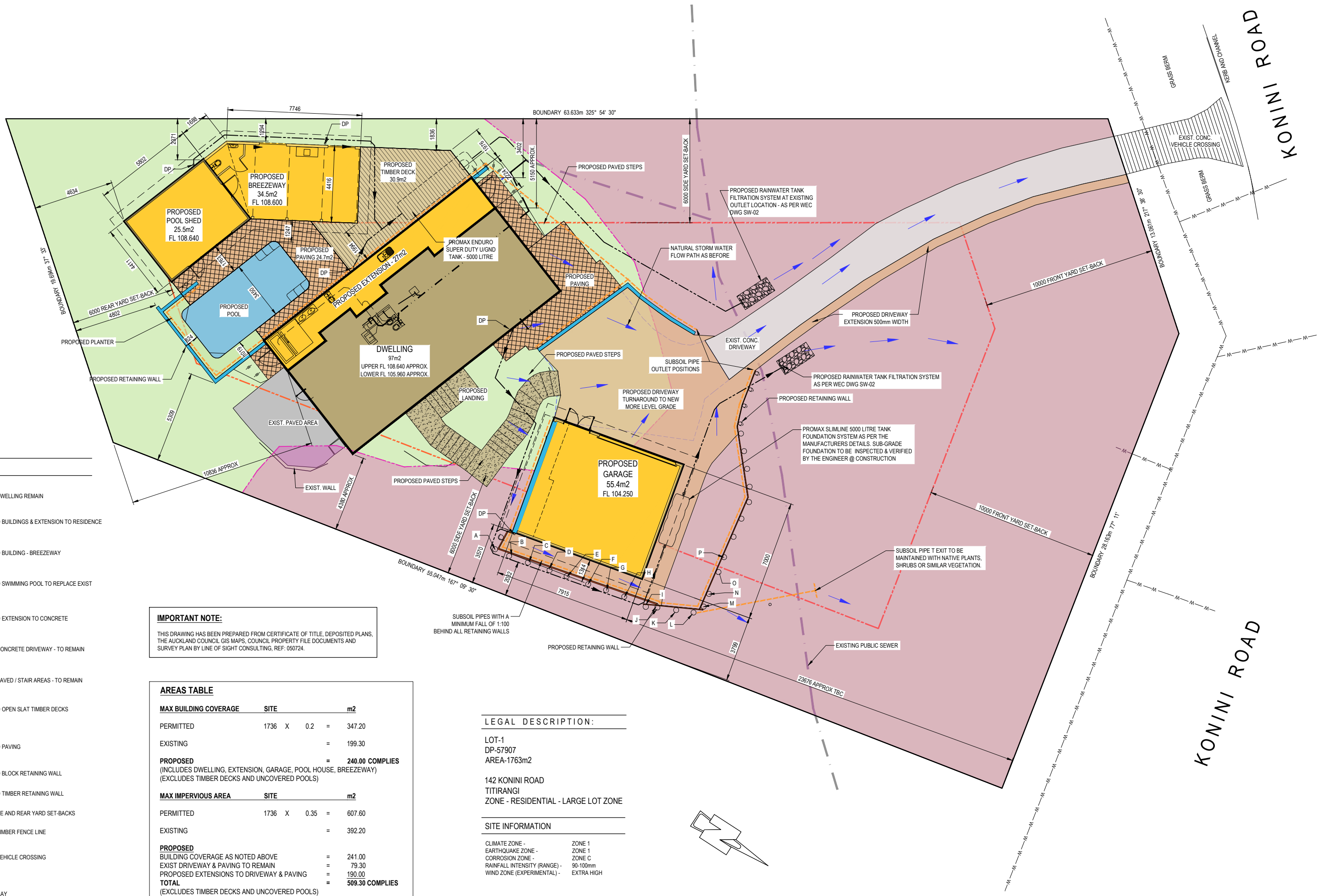
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 CLIENT REFERENCE NO.

Project Title:
JOHNSTONE HOUSE
 PROPOSED RESIDENTIAL ALTERATIONS
 142 Konini Road, Titirangi, Auckland 0604

Drawing Title:
Existing Site Plan

Drawing No: **3368-RC-01** Rev: **C**



LEGEND:

- EXISTING DWELLING REMAIN
- PROPOSED BUILDINGS & EXTENSION TO RESIDENCE
- PROPOSED BUILDING - BREEZEWAY
- PROPOSED SWIMMING POOL TO REPLACE EXIST
- PROPOSED EXTENSION TO CONCRETE DRIVEWAY
- EXISTING CONCRETE DRIVEWAY - TO REMAIN
- EXISTING PAVED / STAIR AREAS - TO REMAIN
- PROPOSED OPEN SLAT TIMBER DECKS
- PROPOSED PAVING
- PROPOSED BLOCK RETAINING WALL
- PROPOSED TIMBER RETAINING WALL
- FRONT, SIDE AND REAR YARD SET-BACKS
- EXISTING TIMBER FENCE LINE
- EXISTING VEHICLE CROSSING
- SEA OVERLAY
- OVERLAND FLOW PATH/VEGETATION

IMPORTANT NOTE:
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AREAS TABLE			
MAX BUILDING COVERAGE	SITE		m ²
PERMITTED	1736 X 0.2	=	347.20
EXISTING		=	199.30
PROPOSED		=	240.00 COMPLIES
(INCLUDES DWELLING, EXTENSION, GARAGE, POOL HOUSE, BREEZEWAY) (EXCLUDES TIMBER DECKS AND UNCOVERED POOLS)			
MAX IMPERVIOUS AREA	SITE		m ²
PERMITTED	1736 X 0.35	=	607.60
EXISTING		=	392.20
PROPOSED		=	241.00
BUILDING COVERAGE AS NOTED ABOVE			
EXIST DRIVEWAY & PAVING TO REMAIN = 79.30			
PROPOSED EXTENSIONS TO DRIVEWAY & PAVING = 190.00			
TOTAL		=	509.30 COMPLIES
(EXCLUDES TIMBER DECKS AND UNCOVERED POOLS)			

LEGAL DESCRIPTION:
 LOT-1
 DP-57907
 AREA-1763m²
 142 KONINI ROAD
 TITIRANGI
 ZONE - RESIDENTIAL - LARGE LOT ZONE

SITE INFORMATION

CLIMATE ZONE -	ZONE 1
EARTHQUAKE ZONE -	ZONE 1
CORROSION ZONE -	ZONE C
RAINFALL INTENSITY (RANGE) -	90-100mm
WIND ZONE (EXPERIMENTAL) -	EXTRA HIGH

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REV.	DESCRIPTION	BY	DATE	A3 Plot Scale	1:2
F	SUBSOIL T-BAR OUTLET ADDED	BM	17-04-26	A1 Scale	1:100
E	PROMAX SLIMLINE TANK LOCATED CLOSER TO GARAGE	MK	18-02-26	A3 Scale	1:200
D	GARAGE PLAN SIZE REDUCED	MK	29-01-26	Designed	L.MEIKLEJOHN
C	GARAGE WATER TANK RELOCATED, ASSOCIATED RETAINING ADDED	MK	18-09-25	Drawn	B.MILLWARD
B	GARAGE & POOLHOUSE MINOR SHIFT, FRONT STAIRS REVISED, SIDE STAIRS DELETED, AREAS TABLE MINOR ADJUSTMENT	MK	10-04-25		
A	RC APPLICATION	MK	10-12-24	A1 Plot Scale	1:1

NOTES:
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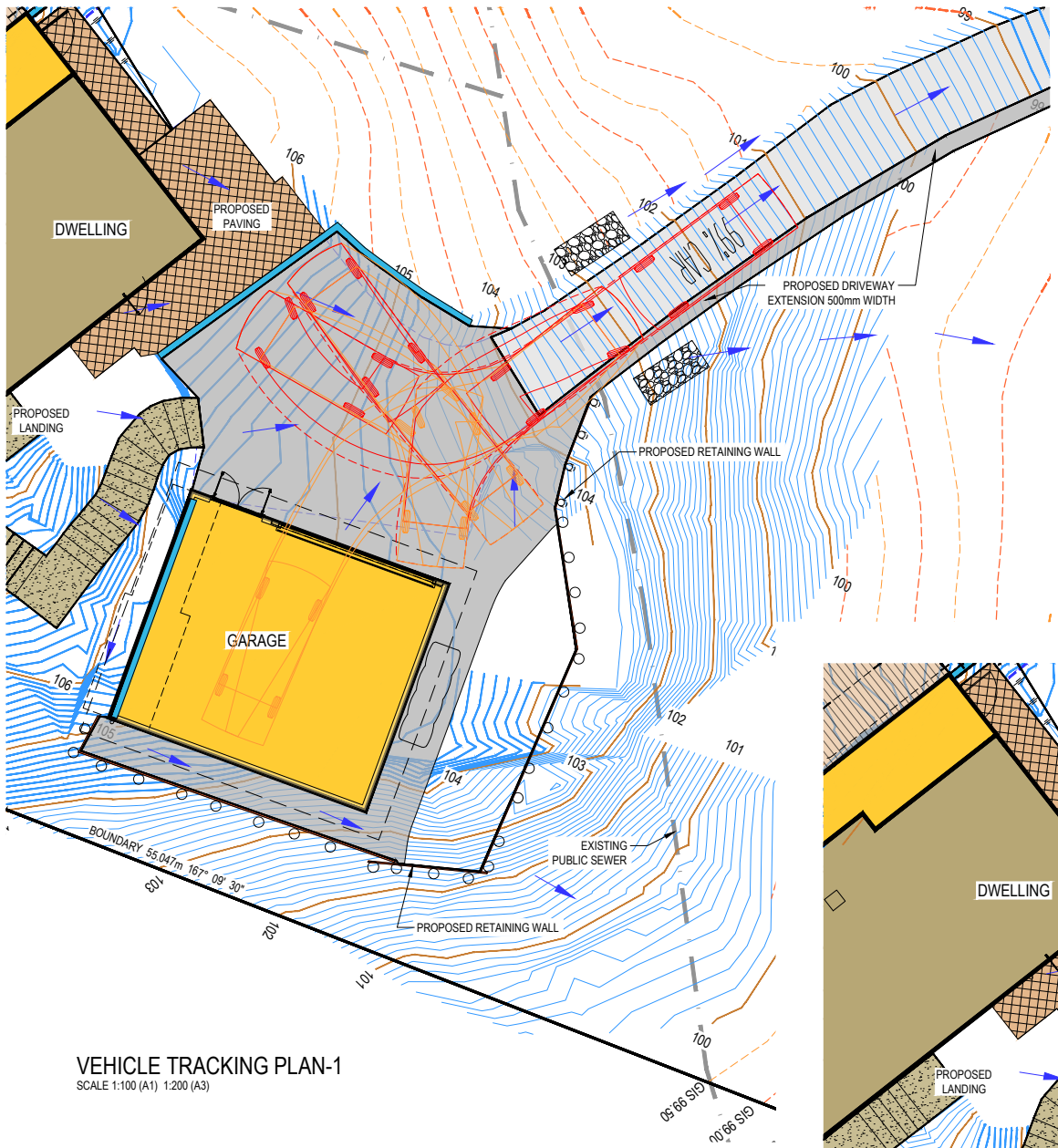
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 Client Reference No.

Project Title:
JOHNSTONE HOUSE
 PROPOSED RESIDENTIAL ALTERATIONS
 142 Konini Road, Titirangi, Auckland 0604

Drawing Title:
Proposed Site Plan

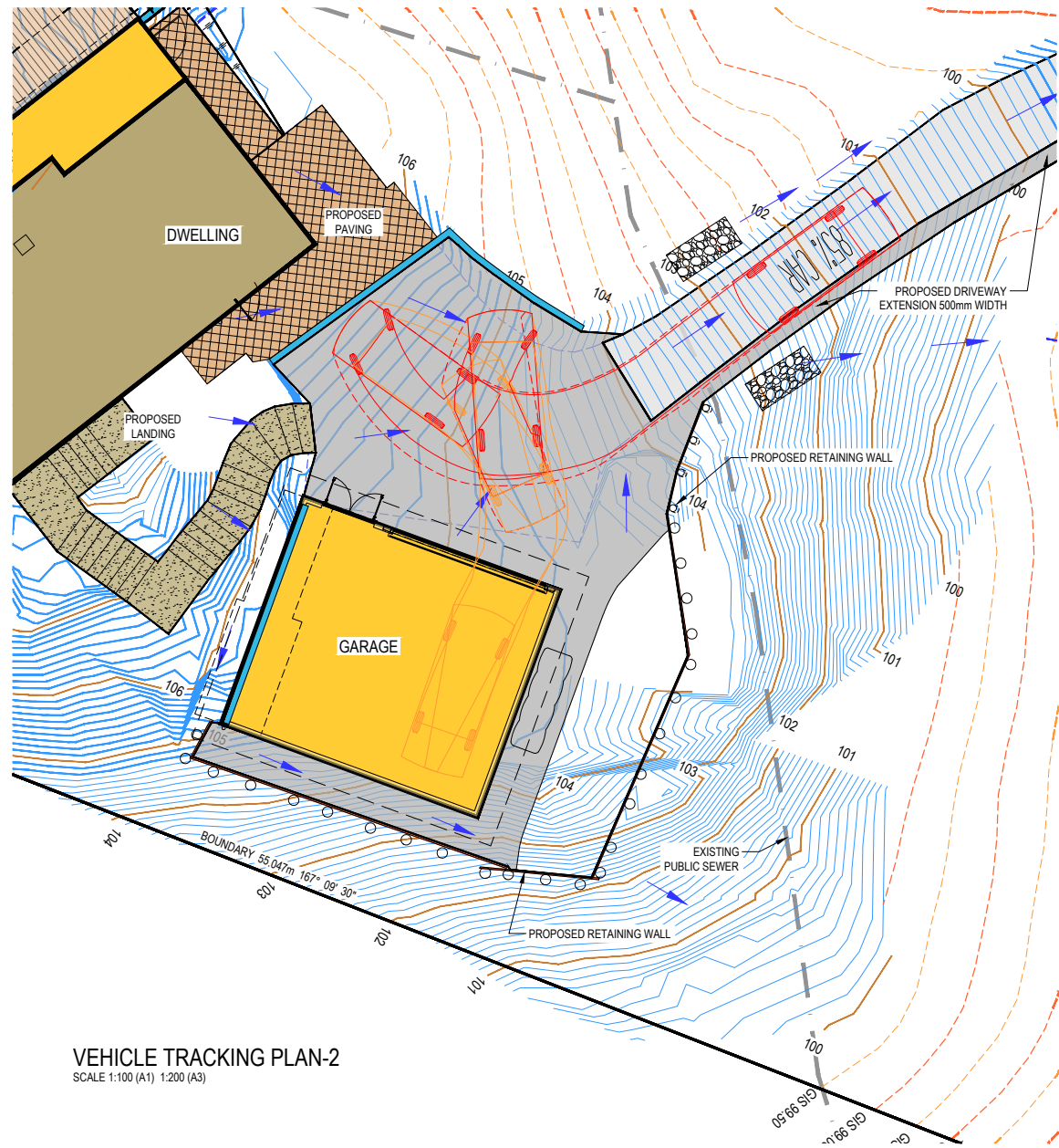
Drawing No:
3368-RC-02

Rev:
F



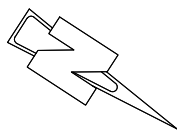
VEHICLE TRACKING PLAN-1

SCALE 1:100 (A1) 1:200 (A3)



VEHICLE TRACKING PLAN-2

SCALE 1:100 (A1) 1:200 (A3)



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REV.	DESCRIPTION	BY	DATE	A1 Scale.	1:100
E	PROMAX SLIMLINE TANK LOCATED CLOSER TO GARAGE	MK	18-02-26	A3 Scale.	1:200
D	GARAGE PLAN SIZE REDUCED	MK	29-01-26	Designed.	L.MEIKLEJOHN
C	GARAGE WATER TANK RELOCATED, ASSOCIATED RETAINING ADDED	MK	18-09-25	Drawn.	B.MILLWARD
B	GARAGE & POOLHOUSE MINOR SHIFT, FRONT STAIRS REVISED, SIDE STAIRS DELETED	MK	10-04-25		
A	RC APPLICATION	MK	10-12-24	A1 Plot Scale.	1:1
				A3 Plot Scale.	1:2

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Client Reference No.

Project Title:
JOHNSTONE HOUSE
PROPOSED RESIDENTIAL ALTERATIONS
142 Konini Road, Titirangi, Auckland 0604

Drawing Title:
Proposed Vehicle Tracking

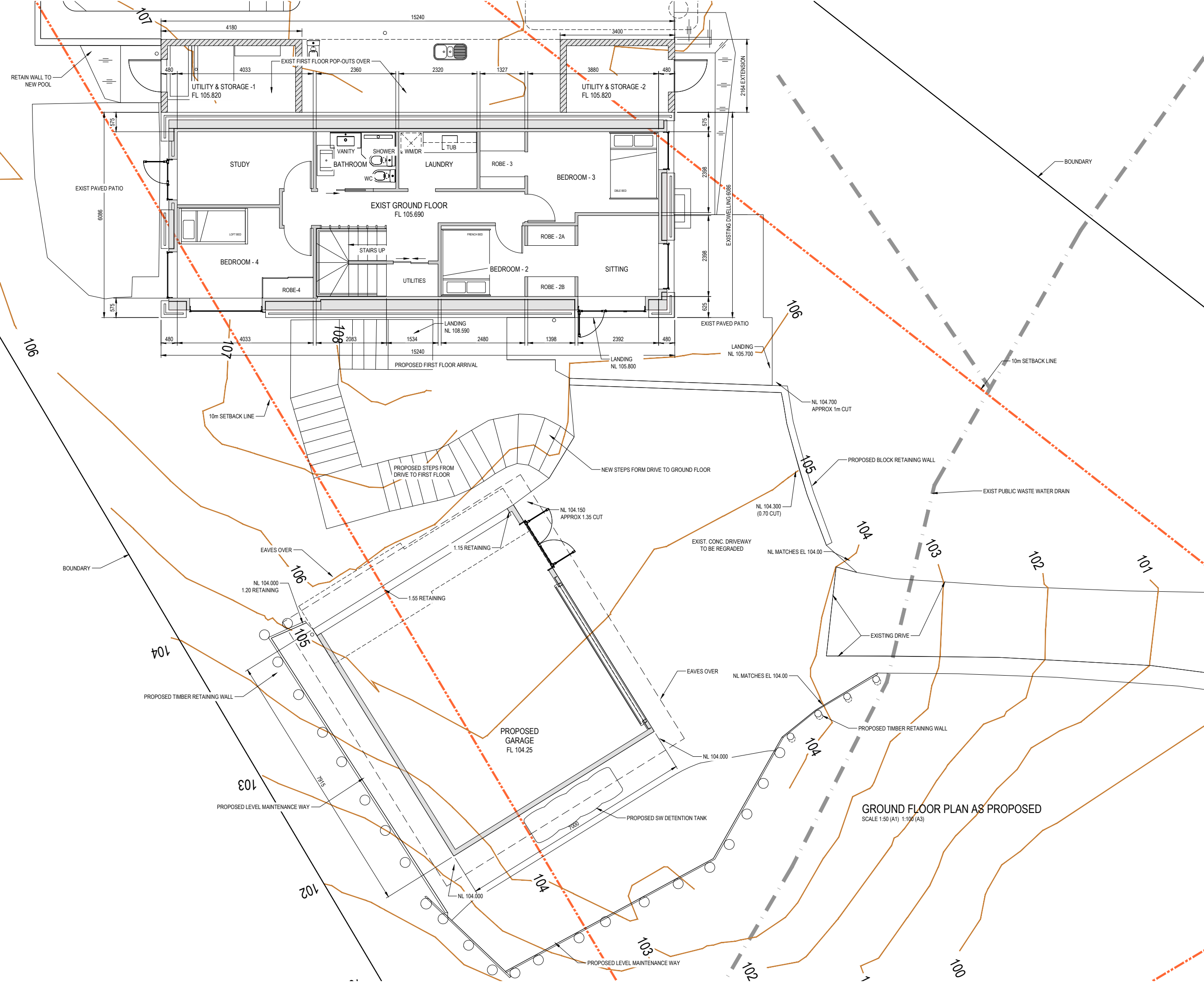
3368-RC-03 Rev: E

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	A3 Scale:	1:100
	Designed:	L.MEIKLEJOHN
	Drawn:	MK
	A1 Plot Scale:	1:1
A3 Plot Scale:	1:2	

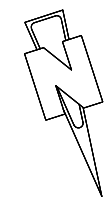
NOTES

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E	PROMAX SLIMLINE TANK LOCATED CLOSER TO GARAGE	MK	18-02-26
D	GARAGE PLAN SIZE REDUCED	MK	29-01-26
C	GARAGE WATER TANK RELOCATED, GARAGE WINDOWS REMOVED	MK	18-09-25
B	GARAGE & POOLHOUSE MINOR SHIFT, FRONT STAIRS REVISED, SIDE STAIRS DELETED	MK	10-04-25
A	RC APPLICATION	MK	10-12-24
REV.	DESCRIPTION	BY	DATE



GROUND FLOOR PLAN AS PROPOSED
SCALE 1:50 (A1) 1:100 (A3)

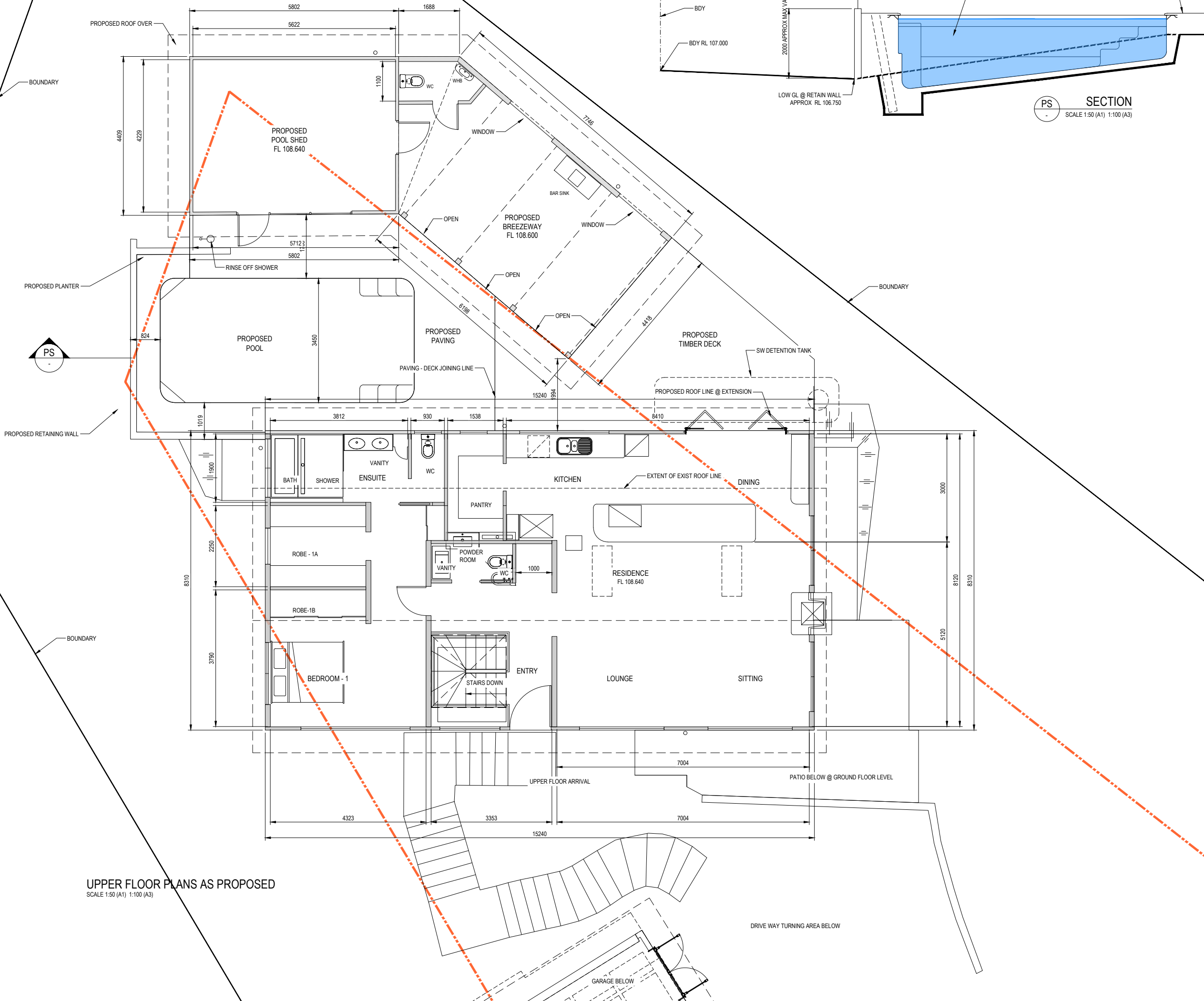
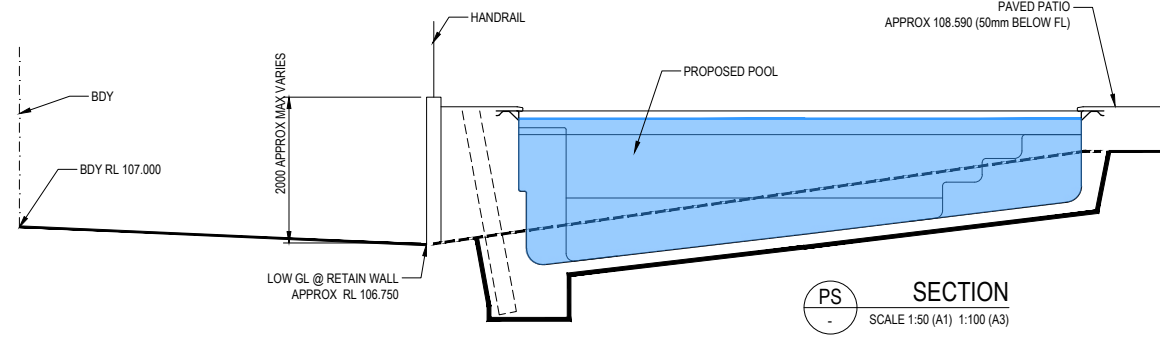


Client:	JOHNSTONE 142 Konini Road, Titirangi, Auckland 0604	
Project:	PROPOSED RESIDENTIAL ALTERATIONS	
Drawing:	Proposed Ground Floor Plans	
Drawing No.	3368-RC-04	Revision: E

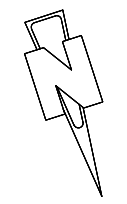
©	A1 Scale:	1:50
	A3 Scale:	1:100
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	Drawn:	MK
	A1 Plot Scale:	1:1
	A3 Plot Scale:	1:2

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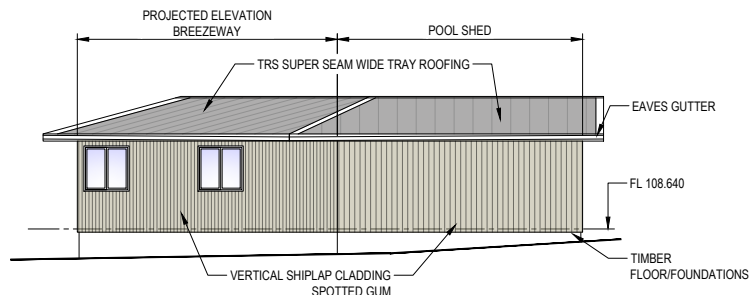
REV.	DESCRIPTION	BY	DATE
B	GARAGE & POOLHOUSE MINOR SHIFT, FRONT STAIRS REVISED, SIDE STAIRS DELETED	MK	10-04-25
A	RC APPLICATION	MK	10-12-24



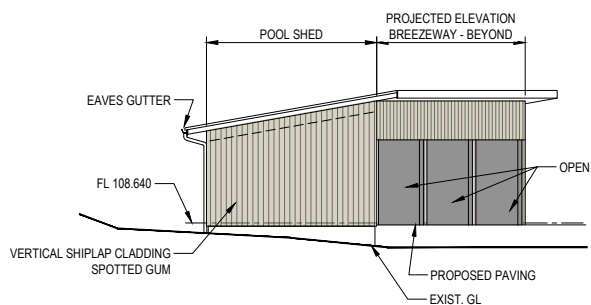
UPPER FLOOR PLANS AS PROPOSED
 SCALE 1:50 (A1) 1:100 (A3)



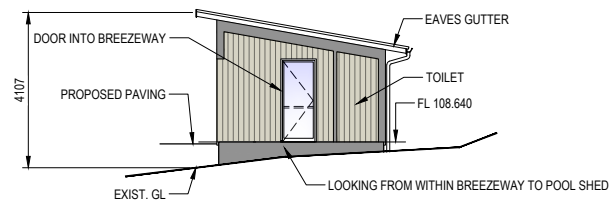
Client:	JOHNSTONE 142 Konini Road, Titirangi, Auckland 0604		
Project:	PROPOSED RESIDENTIAL ALTERATIONS		
Drawing:	Proposed Upper Floor Plans & Pool Section		
Drawing No.	3368-RC-05	Revision:	B



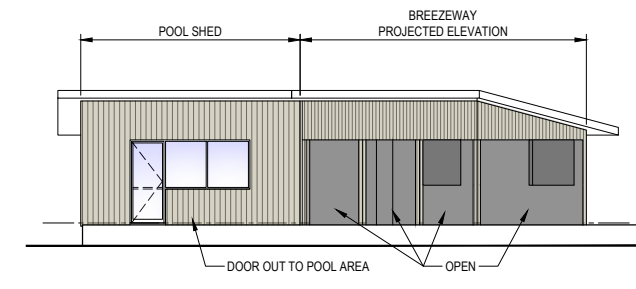
SOUTH ELEVATION - POOL SHED
SCALE 1:100 (A1) 1:200 (A3)



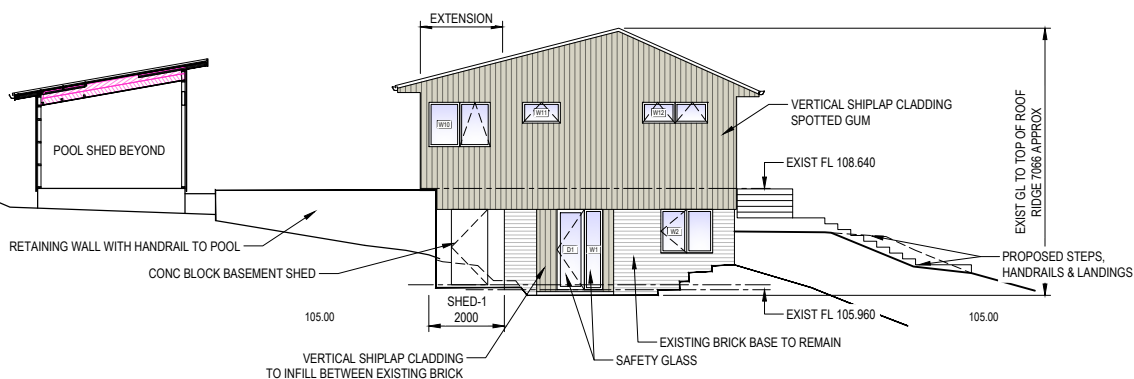
EAST ELEVATION - POOL SHED
SCALE 1:100 (A1) 1:200 (A3)



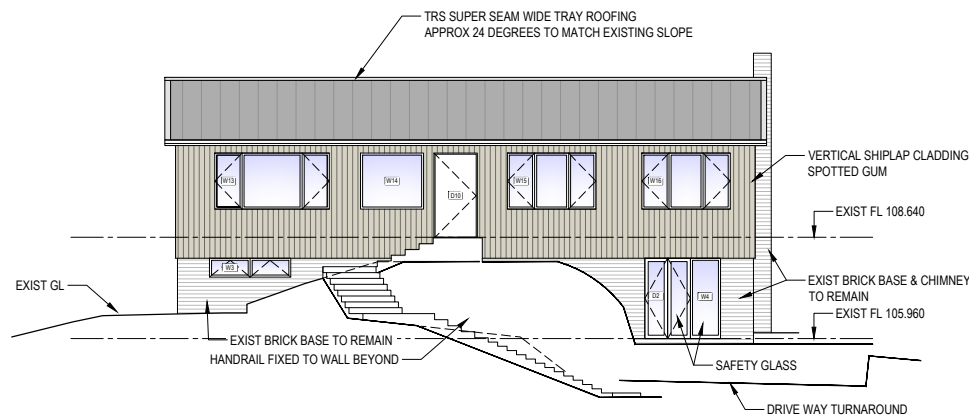
WEST ELEVATION - POOL SHED
SCALE 1:100 (A1) 1:200 (A3)



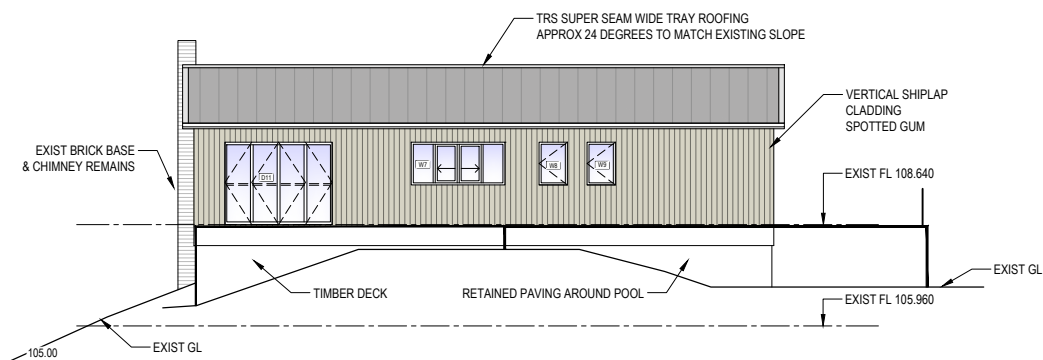
NORTH ELEVATION - POOL SHED
SCALE 1:100 (A1) 1:200 (A3)



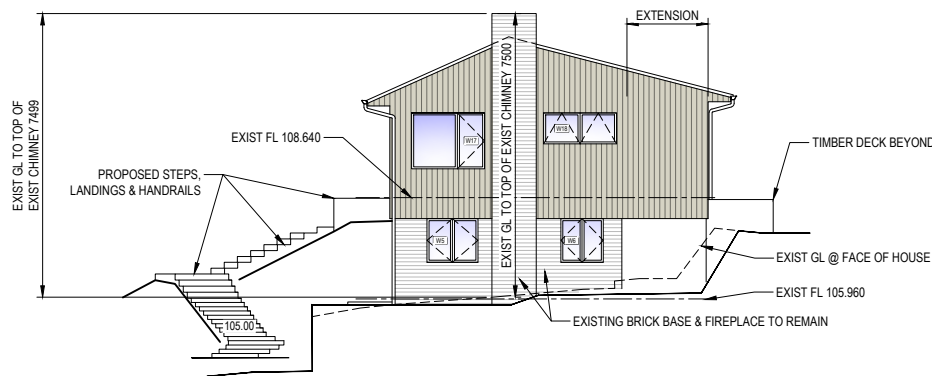
EAST ELEVATION - DWELLING
SCALE 1:100 (A1) 1:200 (A3)



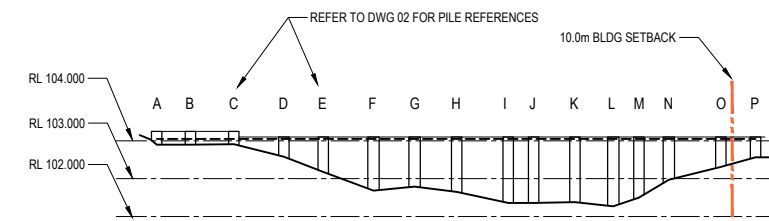
NORTH ELEVATION - DWELLING
SCALE 1:100 (A1) 1:200 (A3)



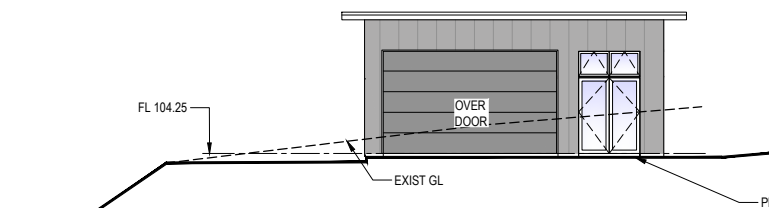
SOUTH ELEVATION - DWELLING
SCALE 1:100 (A1) 1:200 (A3)



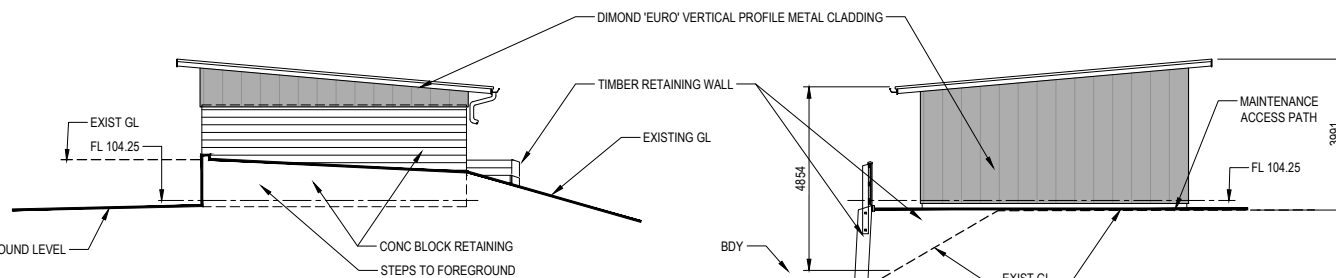
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SCALE 1:100 (A1) 1:200 (A3)



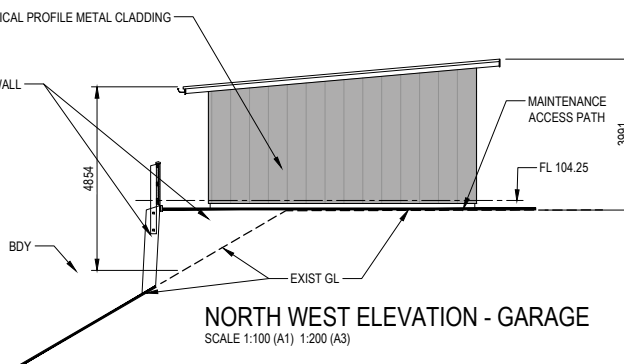
NORTH EAST ELEVATION - GARAGE RETAINING WALL
SCALE 1:100 (A1) 1:200 (A3)



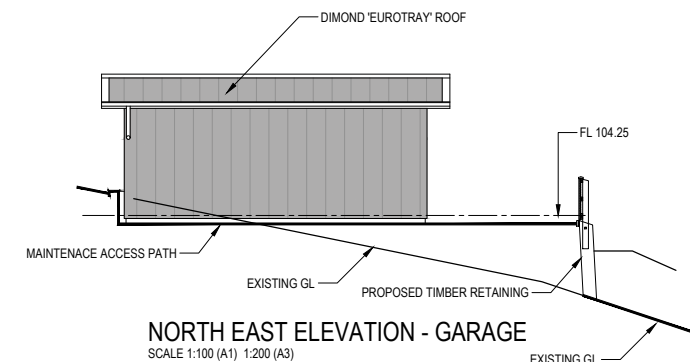
SOUTH WEST ELEVATION - GARAGE
SCALE 1:100 (A1) 1:200 (A3)



SOUTH EAST ELEVATION - GARAGE
SCALE 1:100 (A1) 1:200 (A3)



NORTH WEST ELEVATION - GARAGE
SCALE 1:100 (A1) 1:200 (A3)



NORTH EAST ELEVATION - GARAGE
SCALE 1:100 (A1) 1:200 (A3)



REV.	DESCRIPTION	BY	DATE	A1 Scale.	1:100
D	GARAGE PLAN SIZE REDUCED	MK	29-01-26	A3 Scale.	1:200
C	WATER TANK RELOCATE, ASSOC RETAINING ADDED.	MK	18-09-25	Designed.	L.MEIKLEJOHN
B	GARAGE RETAIN WALL ELEV. ADDED GARAGE WINDOWS REMOVED. GARAGE & POOLHOUSE MINOR SHIFT, FRONT STAIRS REVISED, SIDE STAIRS DELETED	MK	10-04-25	Drawn.	B.MILLWARD
A	RC APPLICATION	MK	10-12-24	A1 Plot Scale.	1:1
				A3 Plot Scale.	1:2








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Project Title.	JOHNSTONE HOUSE
	PROPOSED RESIDENTIAL ALTERATIONS
	142 Konini Road, Titirangi, Auckland 0604
Drawing Title.	Proposed Elevations
Drawing No.	3368-RC-06
Rev.	D







LEGEND:

-  PROPOSED COVENANT AREA
-  PROPOSED MITIGATION PLANTING
-  PROPOSED MITIGATION PLANTING
BASE OF GARAGE RETAINING WALLS
COPROSMAS - 1.0m HIGH @ TIME OF PLANTING
-  PROPOSED MITIGATION PLANTING
3 x SPECIMAN TREES -
MANUKA - 1.8m HIGH @ TIME OF PLANTING
-  PROPOSED ADDITIONAL PLANTING
-  FRONT, SIDE AND REAR YARD SET-BACKS
-  SEA OVERLAY

SEA mitigation/compensation planting, for further details on planting species and density please refer to the Ecological Management Plan

CONTOURS LEGEND:

-  GIS 100.00 GEOMAPS 2024-10-07 CONTOUR MAJOR
-  GIS 99.50 GEOMAPS 2024-10-07 CONTOUR MINOR (500mm)
-  104 EXIST SURVEYED TOPO CONTOUR MAJOR
-  EXIST SURVEYED TOPO CONTOUR MINOR (200mm)



12 Ben Lomond Crescent, Pakuranga, Auckland 2010
Phone (09) 5767166 | design@technitrades.co.nz

REV.	DESCRIPTION	BY	DATE	A3 Plot Scale	1:2
E	GIS CONTOURS OUTSIDE TOPO AREA ADDED, PROMAX SLIMLINE TANK CLOSER TO GARAGE - ECOLOGY & COVENANT AREAS NOW INCLUDE PREVIOUS PROMAX TANK AREA.	MK	18-02-26	A1 Scale	1:100
D	FURTHER MITIGATION PLANTING ADDED. TOPO CONTOURS ADDED	MK	29-01-26	A3 Scale	1:200
C	GARAGE PLAN SIZE REDUCED	BM	15-12-25	Drawn	B.MILLWARD
B	RC APPLICATION	BM	10-10-25		
A	RC APPLICATION	MK	30-09-25	A1 Plot Scale	1:1

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Client Reference No.

Project Title:
JOHNSTONE HOUSE
PROPOSED RESIDENTIAL ALTERATIONS
142 Konini Road, Titirangi, Auckland 0604

Drawing Title:
Proposed SEA Mitigation Planting Plan

Drawing No: **3368-RC-07** Rev: **E**