

LEGEND	
	Existing Major Contour (2.5m)
	Existing Minor Contour (0.5m)
	Existing Fence
	Existing Retaining Wall
	Existing Edge of Metal
	Existing Edge of Seal
	Existing Edge of Concrete
	Existing Stream
	Existing Overland Flowpath (GIS)
	Existing Culvert
	Existing 20m Riparian Yard Setback
	Existing Building
	Existing Ornamental Pond
	Existing Water Tank
	Existing Cesspit

RESOURCE CONSENT

Rev	Date	Description	By	Checked
A	27/05/2025	1st ISSUE	AS	JB
B	13/06/2025	RESOURCE CONSENT	AS	BR
C	28/08/2025	RPI RESPONSE	BR	JB

DWG EXISTING SITE PLAN

A3 SCALE 1:750

0 15m 37.5m

Date 27/05/2025

Drawn AS Checked BR Approved JB

File T:\CLIENTS\POHUEHUE COMMUNITY HOUSING LIMITED\25 050 - 1695 POHUEHUE ROAD, POHUEHUE\ENGINEERING\DRAWINGS\25_050_1695 POHUEHUE ROAD_EARTHWORKS.DWG

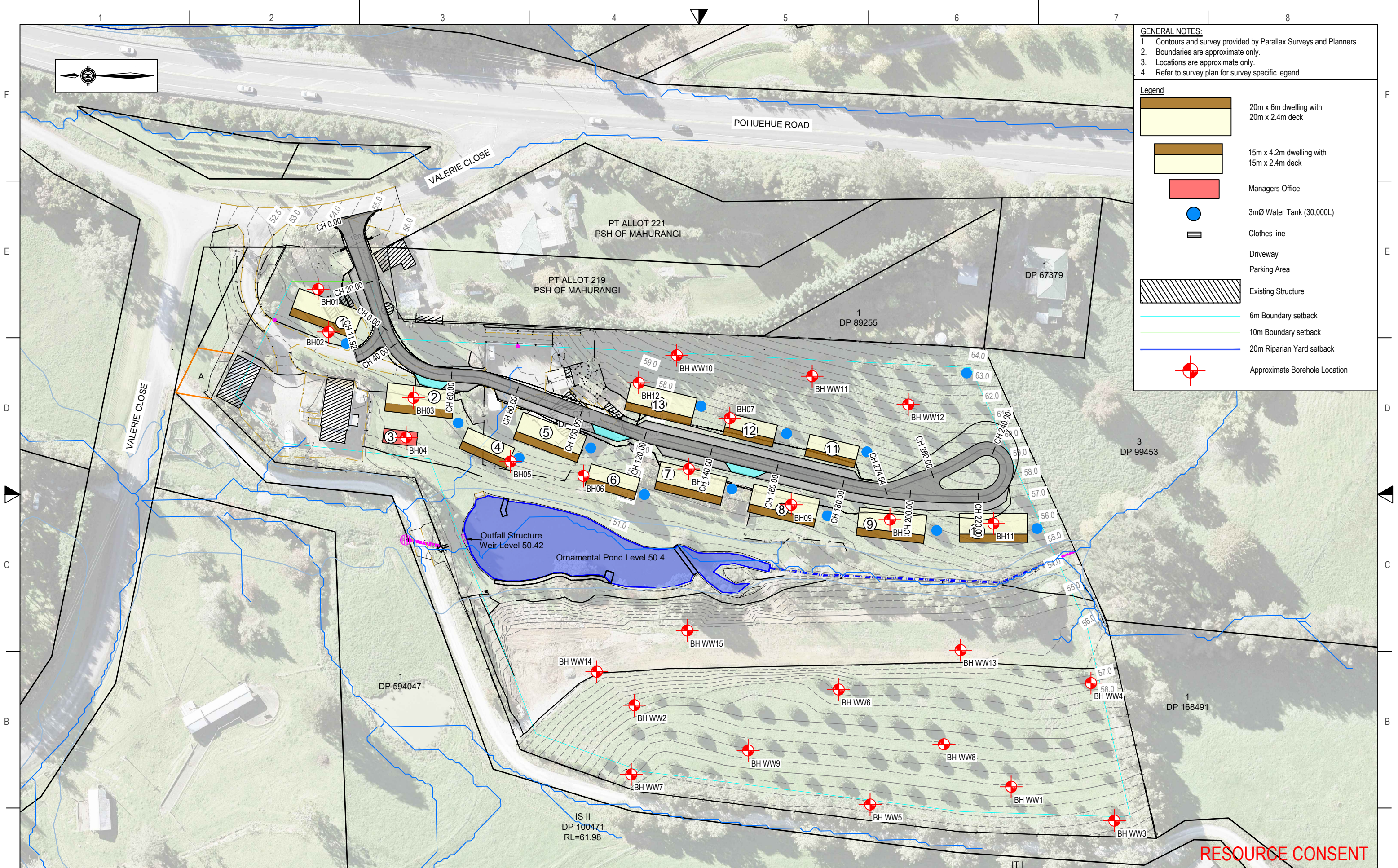
HAIGH WORKMAN
Civil & Structural Engineers

6 Fairway Drive
Kerikeri, BOI

T: 09 407 8327
F: 09 407 8378
E: info@haighworkman.co.nz

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Project	1695 Pohuehue Road Lot 1 DP 100471	Stage	
Client	Pohuehue Community Housing Ltd	Dwg No.	GEO-01
Project No.	25 050	RC no.	
		Sheet No.	1 of 13



- GENERAL NOTES:**
1. Contours and survey provided by Parallax Surveys and Planners.
 2. Boundaries are approximate only.
 3. Locations are approximate only.
 4. Refer to survey plan for survey specific legend.
- Legend**
- 20m x 6m dwelling with 20m x 2.4m deck
 - 15m x 4.2m dwelling with 15m x 2.4m deck
 - Managers Office
 - 3mØ Water Tank (30,000L)
 - Clothes line
 - Driveway
 - Parking Area
 - Existing Structure
 - 6m Boundary setback
 - 10m Boundary setback
 - 20m Riparian Yard setback
 - Approximate Borehole Location

RESOURCE CONSENT

Rev	Date	Description	By	Checked
A	27/05/2025	1st ISSUE	AS	JB
B	13/06/2025	RESOURCE CONSENT	AS	BR
C	28/08/2025	RFI RESPONSE	BR	JB

DWG SITE INVESTIGATION PLAN

A3 SCALE 1:1000

0 20m 50m

Date 27/05/2025

Drawn AS Checked BR Approved JB

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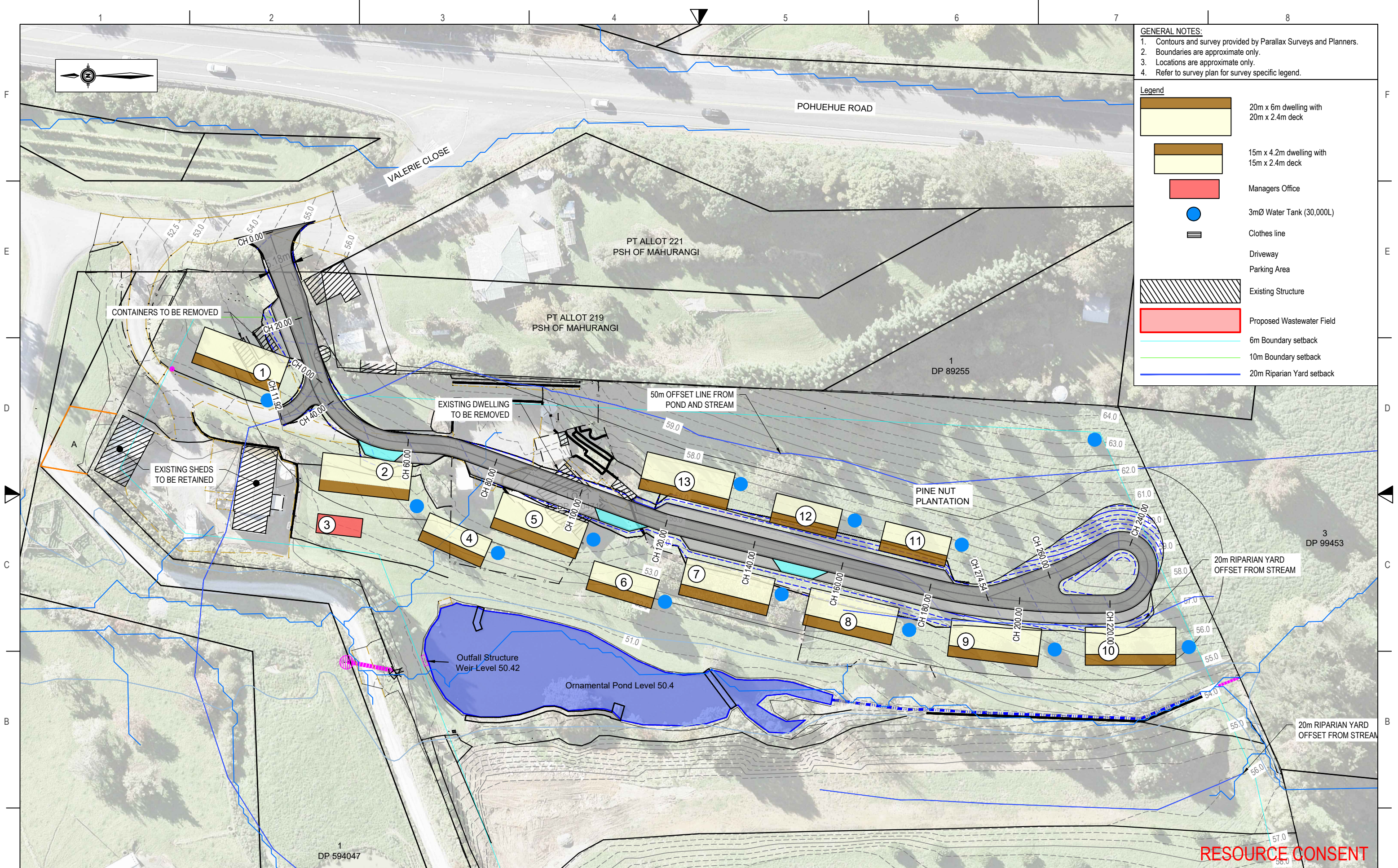
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Project	1695 Pohuehue Road Lot 1 DP 100471	Stage
Client	Pohuehue Community Housing Ltd	Dwg No. GEO-02
Project No. 25 050	RC no.	Sheet No. 2 of 13



- GENERAL NOTES:**
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- Legend**
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 - 15m x 4.2m dwelling with 15m x 2.4m deck
 - Managers Office
 - 3mØ Water Tank (30,000L)
 - Clothes line
 - Driveway
 - Parking Area
 - Existing Structure
 - Proposed Wastewater Field
 - 6m Boundary setback
 - 10m Boundary setback
 - 20m Riparian Yard setback

RESOURCE CONSENT

Rev	Date	Description	By	Checked
A	27/05/2025	1st ISSUE	AS	JB
B	13/06/2025	RESOURCE CONSENT	AS	BR
C	28/08/2025	RFI RESPONSE	BR	JB

DWG PROPOSED SITE PLAN

A3 SCALE 1:750

0 15m 37.5m

Date 27/05/2025

Drawn AS Checked BR Approved JB

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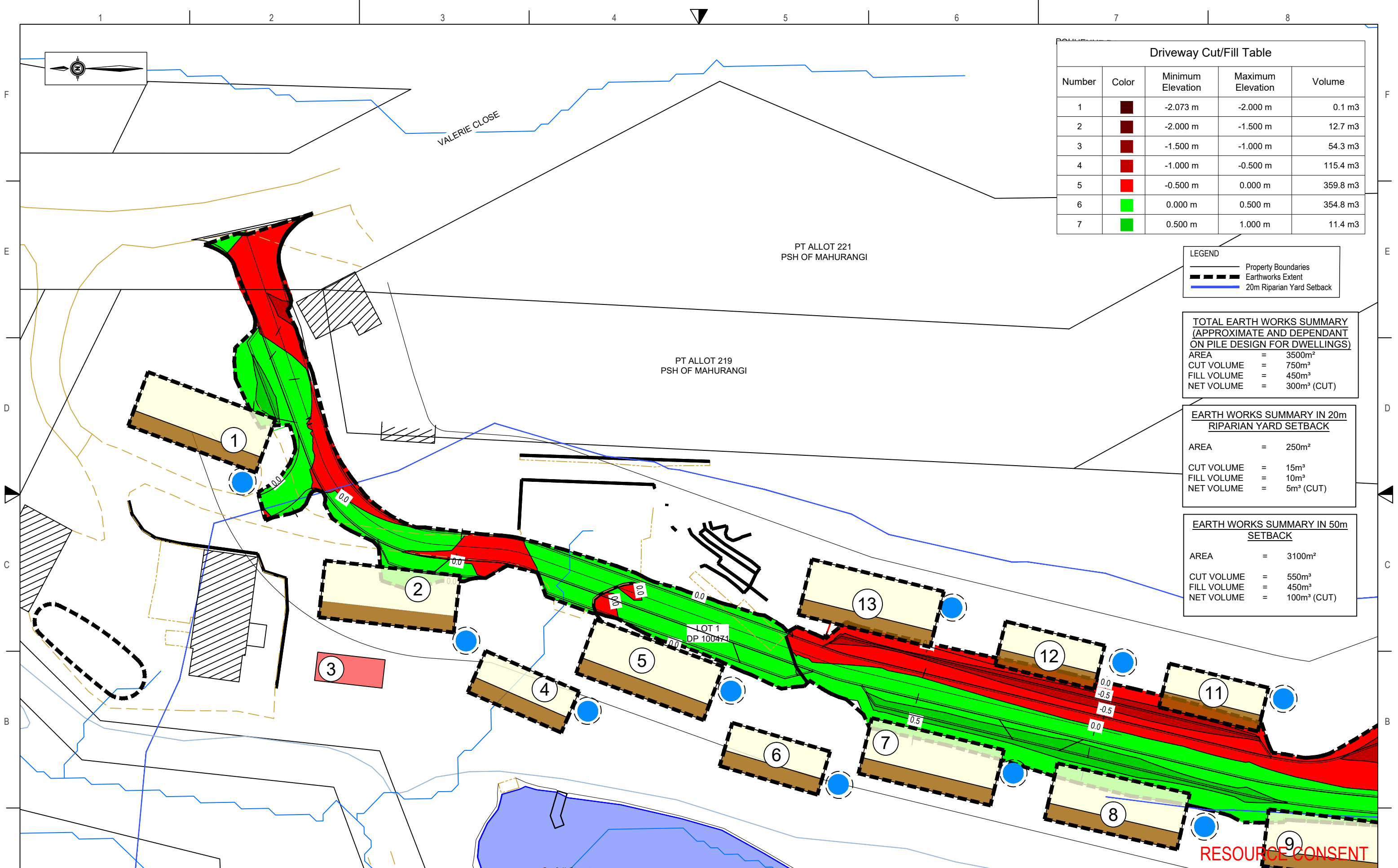
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Project	1695 Pohuehue Road Lot 1 DP 100471	Stage	
Client	Pohuehue Community Housing Ltd	Dwg No.	GEO-03
Project No.	25 050	RC no.	
		Sheet No.	3 of 13



Driveway Cut/Fill Table				
Number	Color	Minimum Elevation	Maximum Elevation	Volume
1	Dark Red	-2.073 m	-2.000 m	0.1 m3
2	Dark Red	-2.000 m	-1.500 m	12.7 m3
3	Dark Red	-1.500 m	-1.000 m	54.3 m3
4	Red	-1.000 m	-0.500 m	115.4 m3
5	Red	-0.500 m	0.000 m	359.8 m3
6	Light Green	0.000 m	0.500 m	354.8 m3
7	Light Green	0.500 m	1.000 m	11.4 m3

LEGEND	
	Property Boundaries
	Earthworks Extent
	20m Riparian Yard Setback

TOTAL EARTH WORKS SUMMARY (APPROXIMATE AND DEPENDANT ON PILE DESIGN FOR DWELLINGS)	
AREA	= 3500m ²
CUT VOLUME	= 750m ³
FILL VOLUME	= 450m ³
NET VOLUME	= 300m ³ (CUT)

EARTH WORKS SUMMARY IN 20m RIPARIAN YARD SETBACK	
AREA	= 250m ²
CUT VOLUME	= 15m ³
FILL VOLUME	= 10m ³
NET VOLUME	= 5m ³ (CUT)

EARTH WORKS SUMMARY IN 50m SETBACK	
AREA	= 3100m ²
CUT VOLUME	= 550m ³
FILL VOLUME	= 450m ³
NET VOLUME	= 100m ³ (CUT)

RESOURCE CONSENT

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A	27/05/2025	1st ISSUE	AS	JB
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C	28/08/2025	RPI RESPONSE	BR	JB

DWG EARTHWORKS PLAN

A3 SCALE 1:500

0 10m 25m

Date 27/05/2025

Drawn AS Checked BR Approved JB

File T:\CLIENTS\POHUEHUE COMMUNITY HOUSING LIMITED\25 050 - 1695 POHUEHUE ROAD, POHUEHUE\ENGINEERING\DRAWINGS\25_050_1695 POHUEHUE ROAD_EARTHWORKS.DWG

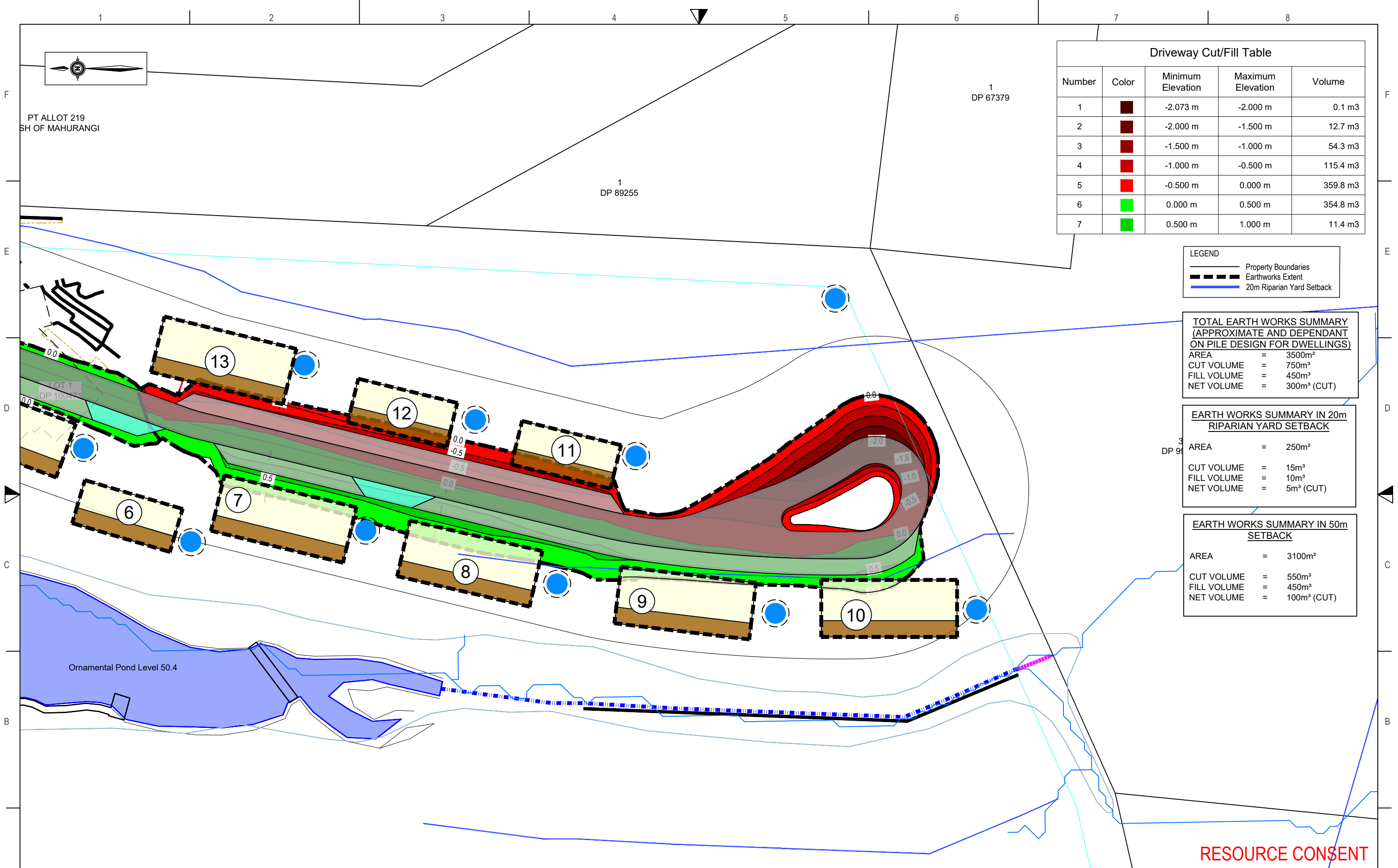
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Project	1695 Pohuehue Road Lot 1 DP 100471	Stage
Client	Pohuehue Community Housing Ltd	Dwg No. GEO-04
Project No. 25 050	RC no.	Sheet No. 4 of 13



Number	Color	Minimum Elevation	Maximum Elevation	Volume
1	Dark Red	-2.073 m	-2.000 m	0.1 m3
2	Dark Red	-2.000 m	-1.500 m	12.7 m3
3	Dark Red	-1.500 m	-1.000 m	54.3 m3
4	Red	-1.000 m	-0.500 m	115.4 m3
5	Bright Red	-0.500 m	0.000 m	359.8 m3
6	Bright Green	0.000 m	0.500 m	354.8 m3
7	Green	0.500 m	1.000 m	11.4 m3

	Property Boundaries
	Earthworks Extent
	20m Riparian Yard Setback

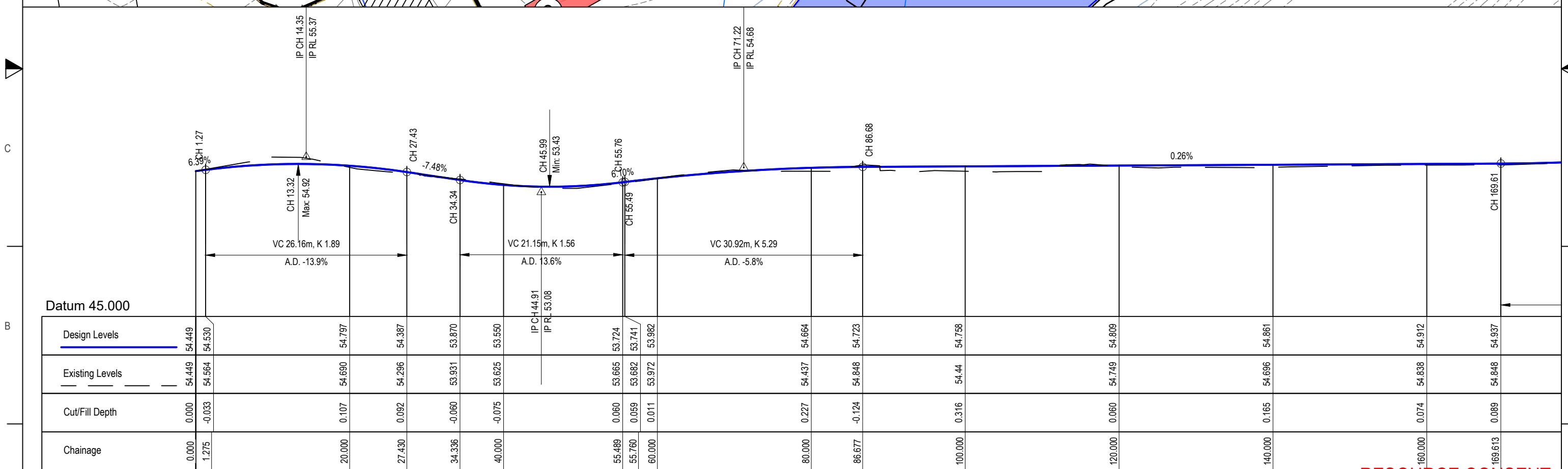
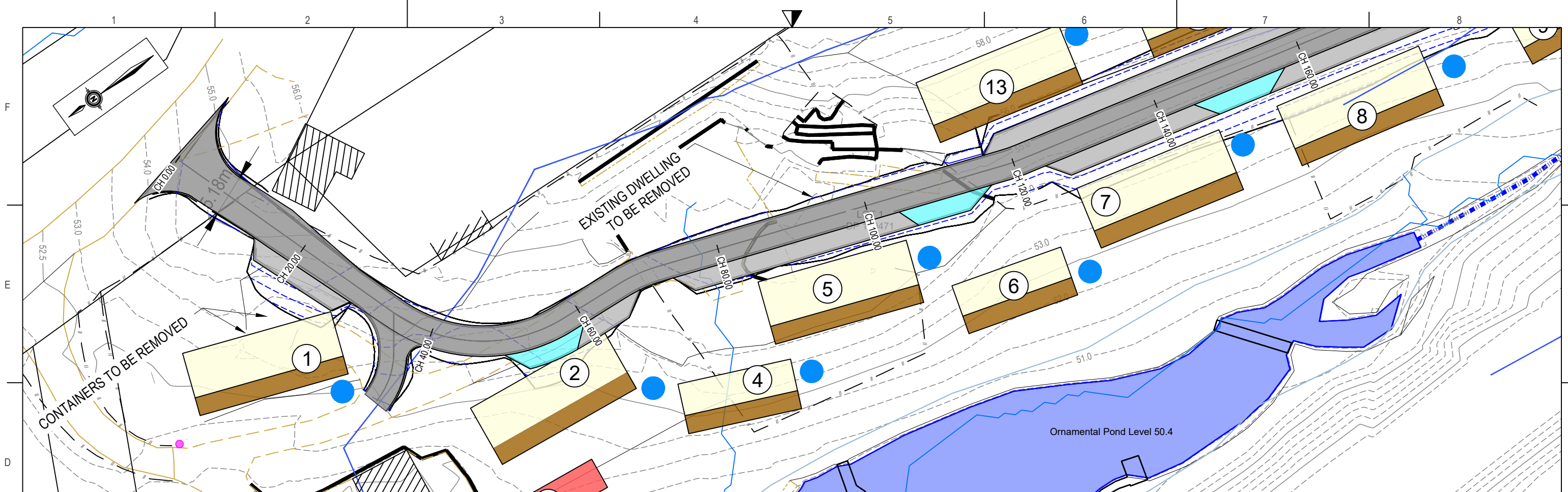
AREA	=	3500m ²
CUT VOLUME	=	750m ³
FILL VOLUME	=	450m ³
NET VOLUME	=	300m ³ (CUT)

AREA	=	250m ²
CUT VOLUME	=	15m ³
FILL VOLUME	=	10m ³
NET VOLUME	=	5m ³ (CUT)

AREA	=	3100m ²
CUT VOLUME	=	550m ³
FILL VOLUME	=	450m ³
NET VOLUME	=	100m ³ (CUT)

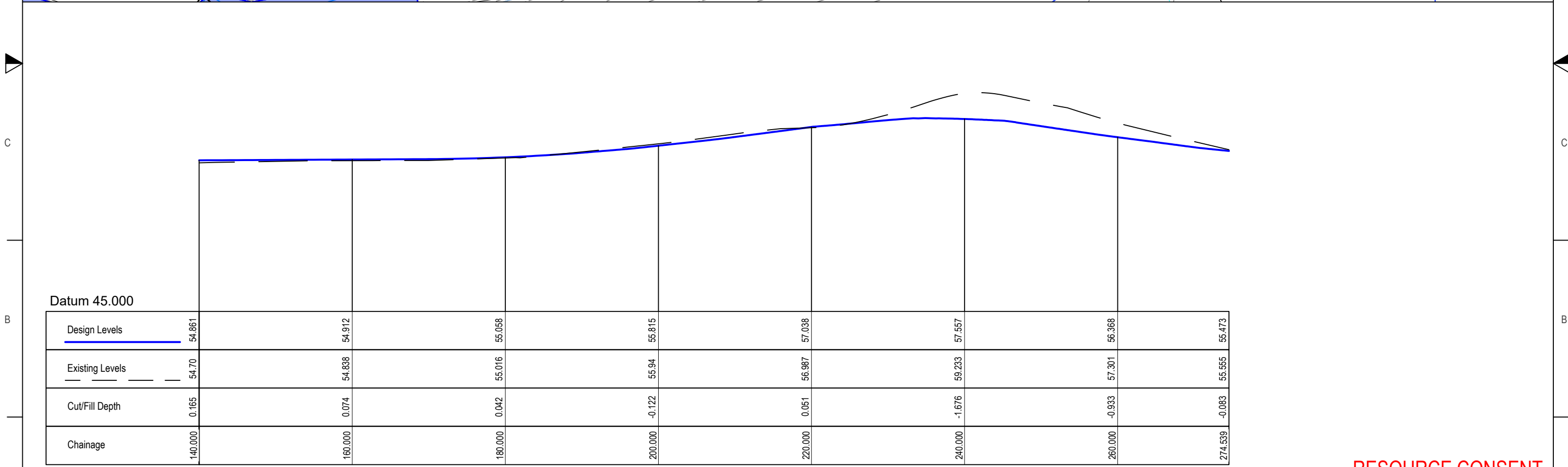
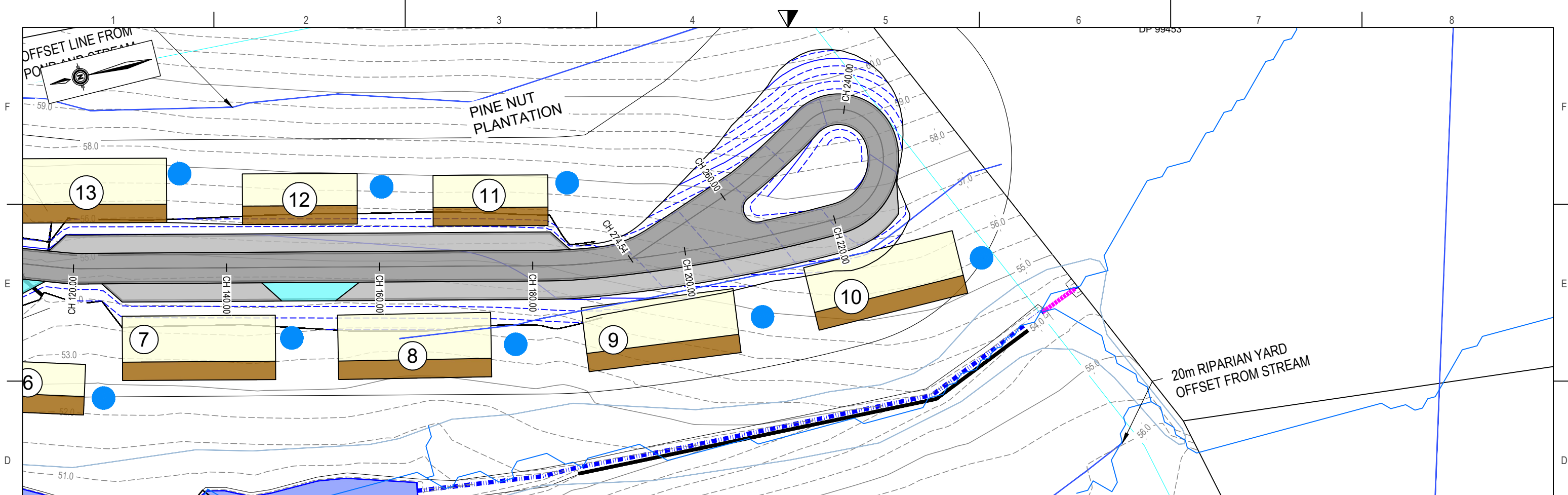
RESOURCE CONSENT

<table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Description</th> <th>By</th> <th>Checked</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>27/05/2025</td> <td>1st ISSUE</td> <td>AS</td> <td>JB</td> </tr> <tr> <td>B</td> <td>13/06/2025</td> <td>RESOURCE CONSENT</td> <td>AS</td> <td>BR</td> </tr> <tr> <td>C</td> <td>28/08/2025</td> <td>RFI RESPONSE</td> <td>BR</td> <td>JB</td> </tr> </tbody> </table>	Rev	Date	Description	By	Checked	A	27/05/2025	1st ISSUE	AS	JB	B	13/06/2025	RESOURCE CONSENT	AS	BR	C	28/08/2025	RFI RESPONSE	BR	JB	<p>DWG EARTHWORKS PLAN</p> <p>A3 SCALE 1:500</p> <p>Drawn AS Checked BR Approved JB</p> <p>Date 27/05/2025</p>		<p>HAIGH WORKMAN Civil & Structural Engineers</p> <p>6 Fairway Drive Kerikeri, BOI</p> <p>T: 09 407 8327 F: 09 407 8378 E: info@haighworkman.co.nz</p> <p><small>DIMENSIONS MUST NOT BE SCALE MEASURED FROM THESE DRAWINGS. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS INCLUDING, SITE LEVELS, HEIGHTS AND ANGLES ON SITE PRIOR TO COMMENCING ANY WORK. THE COPYRIGHT TO THESE DRAWINGS AND ALL PARTS THEREOF REMAIN THE PROPERTY OF HAIGH WORKMAN LTD. ©2020</small></p>	<p>Project 1695 Pohuehue Road Lot 1 DP 100471</p> <p>Client Pohuehue Community Housing Ltd</p> <p>Project No. 25 050</p>	<p>Stage</p> <p>Dwg No. GEO-05</p> <p>Sheet No. 5 of 13</p>
	Rev	Date	Description	By	Checked																				
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C	28/08/2025	RFI RESPONSE	BR	JB																					
<p>PT ALLOT 219 SH OF MAHURANGI</p> <p>1 DP 67379</p> <p>1 DP 89255</p> <p>LOT 1 DP 100471</p> <p>Ornamental Pond Level 50.4</p>	<p>File T:\CLIENTS\POHUEHUE COMMUNITY HOUSING LIMITED\25 050 - 1695 POHUEHUE ROAD, POHUEHUE\ENGINEERING\DRAWINGS\25_050_1695 POHUEHUE ROAD_EARTHWORKS.DWG</p>	<p>RC no.</p>																							



RESOURCE CONSENT

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Datum 45.000

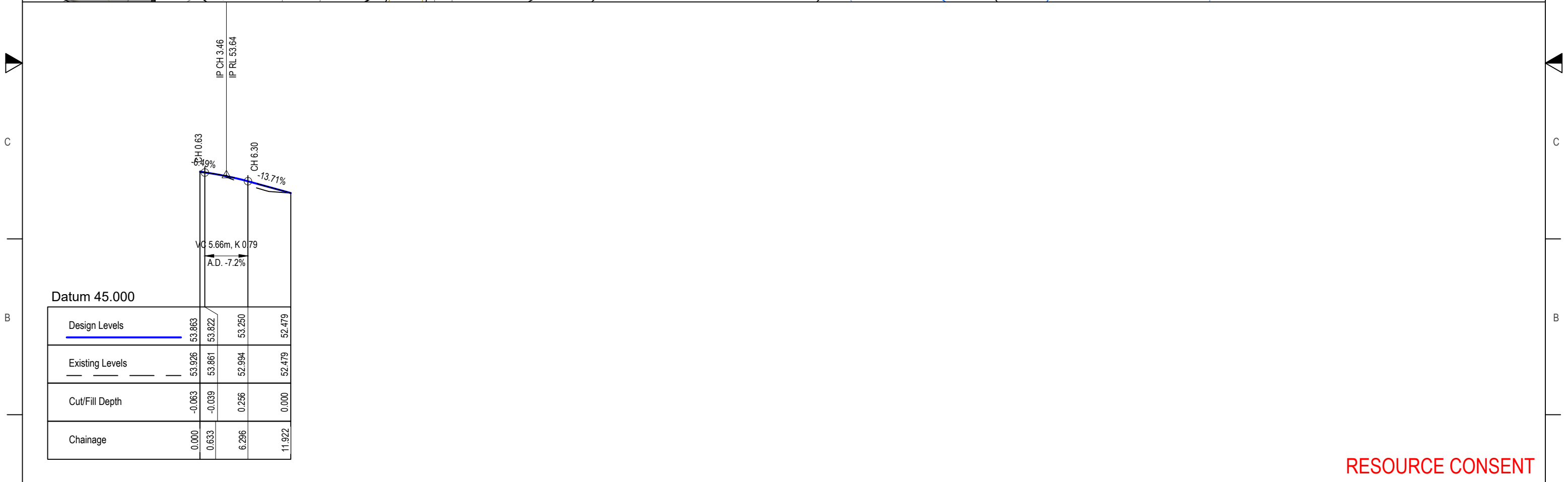
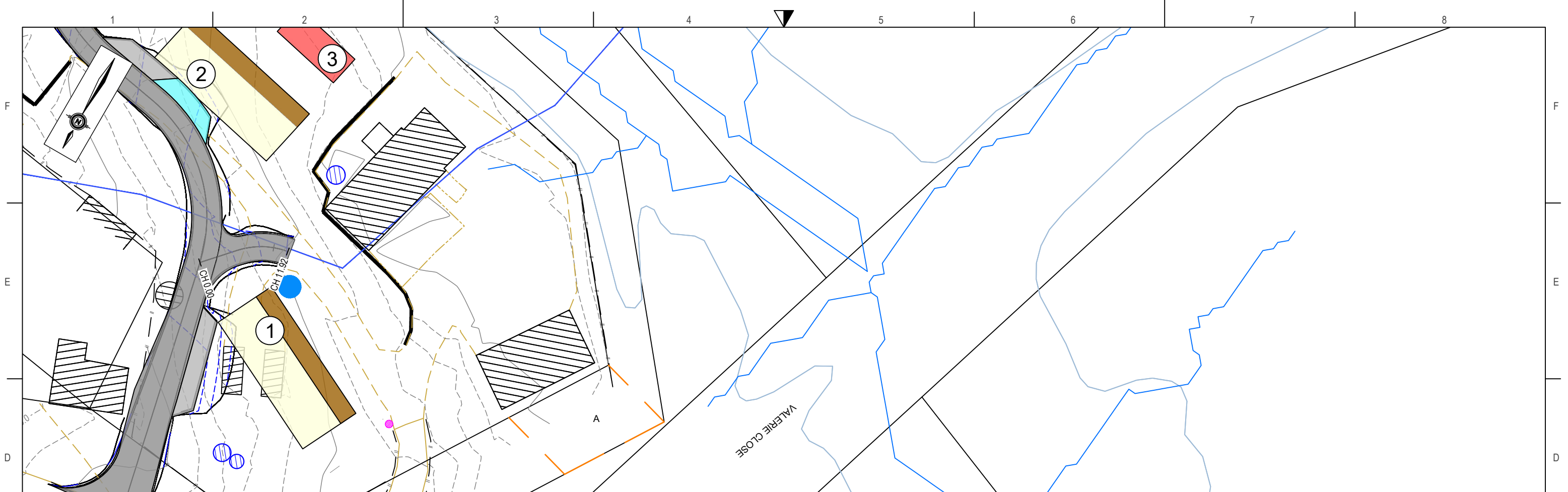
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160.000	54.912	54.838	0.074
180.000	55.058	55.016	0.042
200.000	55.815	55.94	-0.122
220.000	57.038	56.987	0.051
240.000	57.557	59.233	-1.676
260.000	56.368	57.301	-0.933
274.539	55.473	55.555	-0.083

RESOURCE CONSENT

Rev	Date	Description	By	Checked	DWG	Project	Stage
A	27/05/2025	1st ISSUE	AS	JB	DRIVEWAY CH. 140.000 - 278.169	1695 Pohuehue Road Lot 1 DP 100471	
B	13/06/2025	RESOURCE CONSENT	AS	BR			Dwg No. LS-02
C	28/08/2025	RPI RESPONSE	BR	JB			Sheet No. 7 of 13

HAIGH WORKMAN Civil & Structural Engineers 6 Fairway Drive Kerikeri, B01 T: 09 407 8327 F: 09 407 8378 E: info@haighworkman.co.nz	Project No. 25 050 RC no.
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A3 SCALE H500 V250 Drawn AS Checked BR Approved JB Date 27/05/2025 File T:\CLIENTS\POHUEHUE COMMUNITY HOUSING LIMITED\25 050 - 1695 POHUEHUE ROAD, POHUEHUE\ENGINEERING\DRAWINGS\25_050_1695 POHUEHUE ROAD_EARTHWORKS.DWG	DIMENSIONS MUST NOT BE SCALE MEASURED FROM THESE DRAWINGS. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS INCLUDING, SITE LEVELS, HEIGHTS AND ANGLES ON SITE PRIOR TO COMMENCING ANY WORK. THE COPYRIGHT TO THESE DRAWINGS AND ALL PARTS THEREOF REMAIN THE PROPERTY OF HAIGH WORKMAN LTD. ©2020
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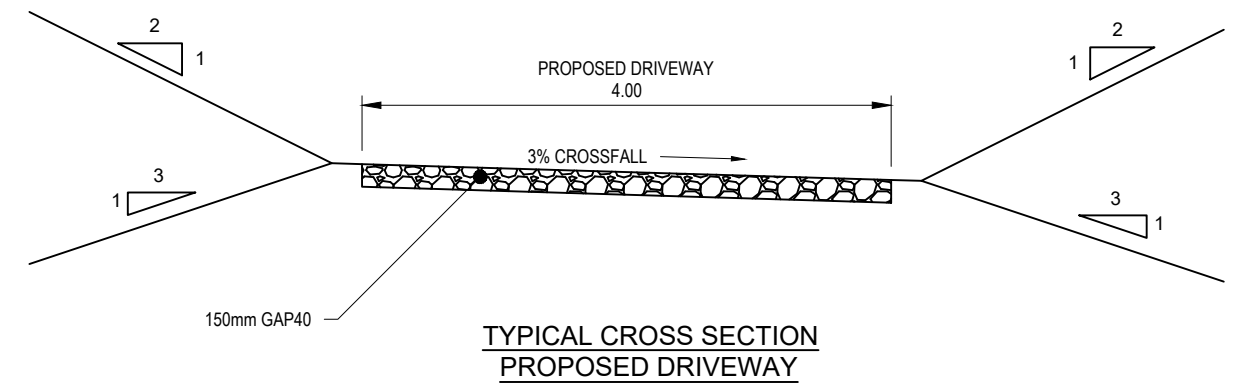


RESOURCE CONSENT

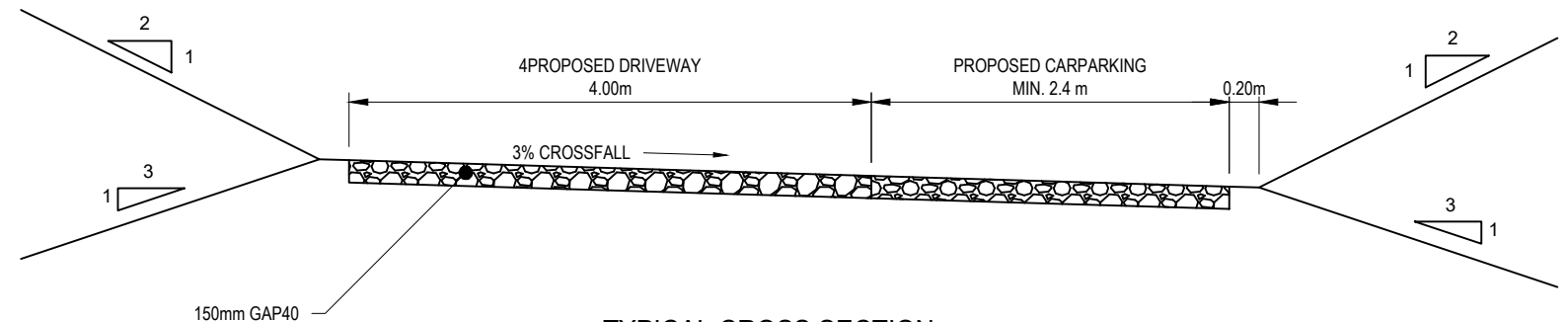
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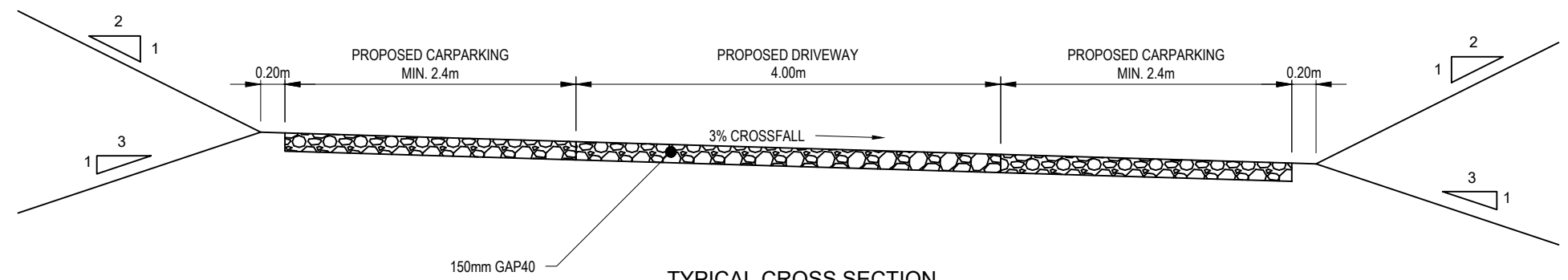
F
E
D
C
B
A



**TYPICAL CROSS SECTION
PROPOSED DRIVEWAY**



**TYPICAL CROSS SECTION
PROPOSED DRIVEWAY WITH CARPARKING**



**TYPICAL CROSS SECTION
PROPOSED DRIVEWAY WITH CARPARKING BOTH SIDES**

RESOURCE CONSENT

Rev	Date	Description	By	Checked
A	27/05/2025	1st ISSUE	AS	JB
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C	28/08/2025	RPI RESPONSE	BR	JB

DWG TYPICAL CROSS SECTIONS	
A3 SCALE Not to Scale	Date 27/05/2025
Drawn AS	Checked BR
Approved JB	
File T:\CLIENTS\POHUEHUE COMMUNITY HOUSING LIMITED\25 050 - 1695 POHUEHUE ROAD, POHUEHUE\ENGINEERING\DRAWINGS\25_050_1695 POHUEHUE ROAD_EARTHWORKS.DWG	

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Civil & Structural Engineers

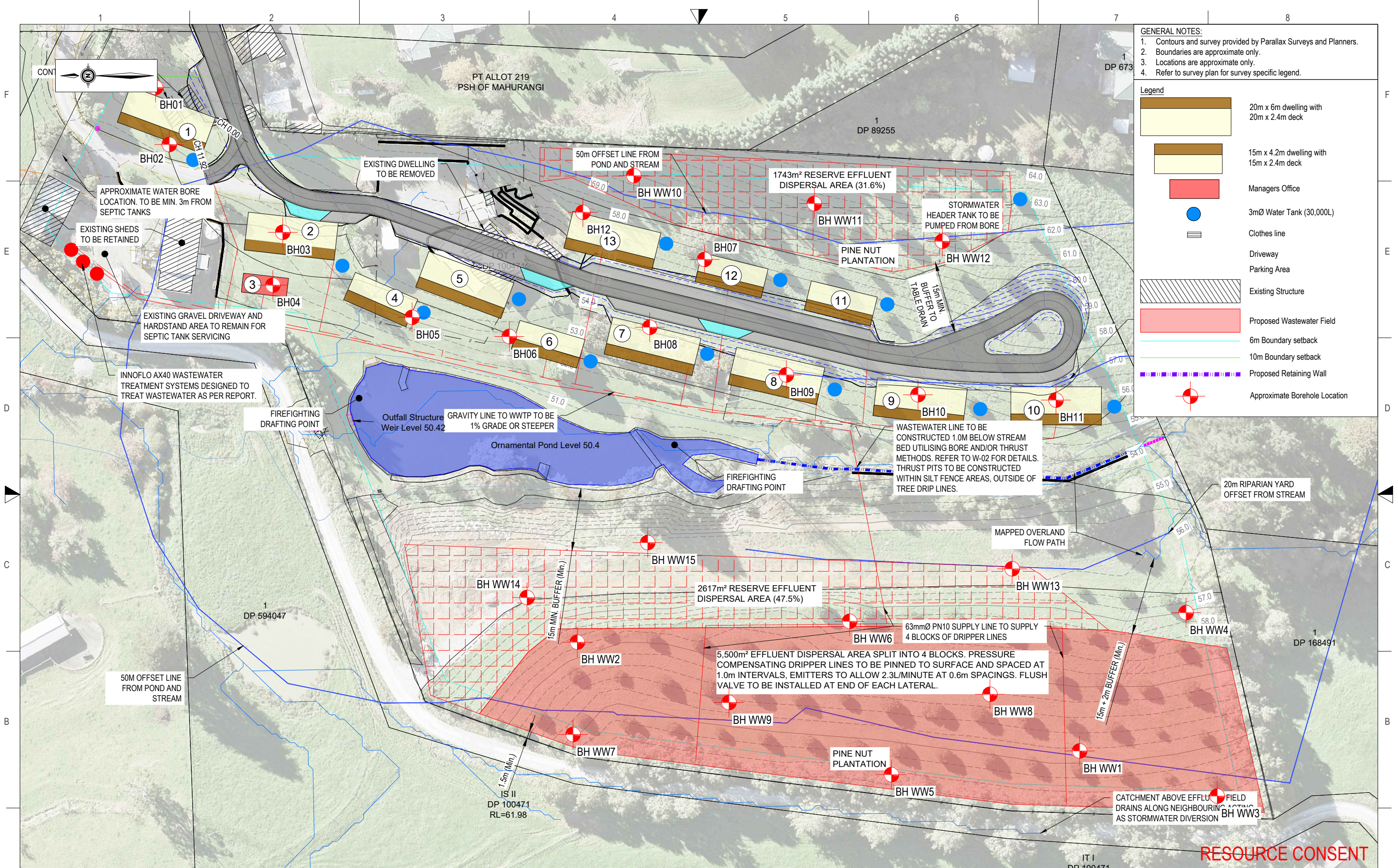
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Project	1695 Pohuehue Road Lot 1 DP 100471	Stage	
Client	Pohuehue Community Housing Ltd	Dwg No.	DE-01
Project No.	25 050	RC no.	
		Sheet No.	9 of 13

F
E
D
C
B
A



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B	13/06/2025	RESOURCE CONSENT	AS	BR
C	28/08/2025	RFI RESPONSE	BR	JB
D	29/10/2025	UPDATED FOR RFI	BR	JB

DWG WASTEWATER AND STORMWATER PLAN

A3 SCALE 1:750

0 15m 37.5m

Date 27/05/2025

Drawn AS Checked BR Approved JB

File T:\CLIENTS\POHUEHUE COMMUNITY HOUSING LIMITED\25 050 - 1695 POHUEHUE ROAD, POHUEHUE\ENGINEERING\DRAWINGS\25_050_1695 POHUEHUE ROAD_EARTHWORKS.DWG

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Project 1695 Pohuehue Road
Lot 1 DP 100471

Client Pohuehue Community Housing Ltd

Project No. 25 050

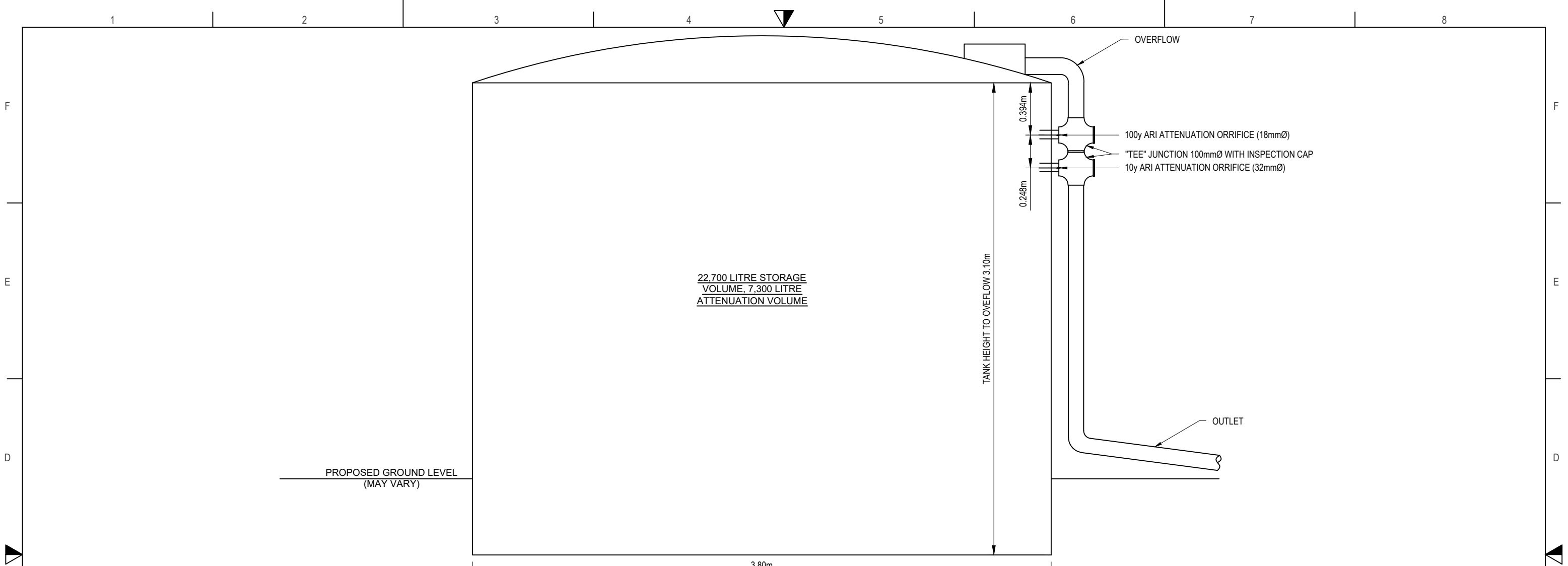
Stage

Dwg No. W-01

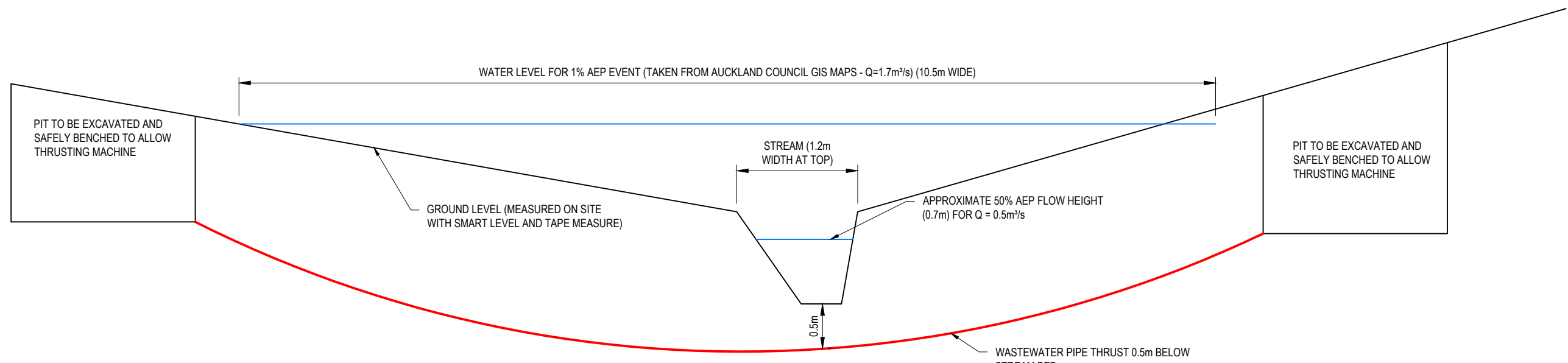
Sheet No. 10 of 13

RC no.

RESOURCE CONSENT



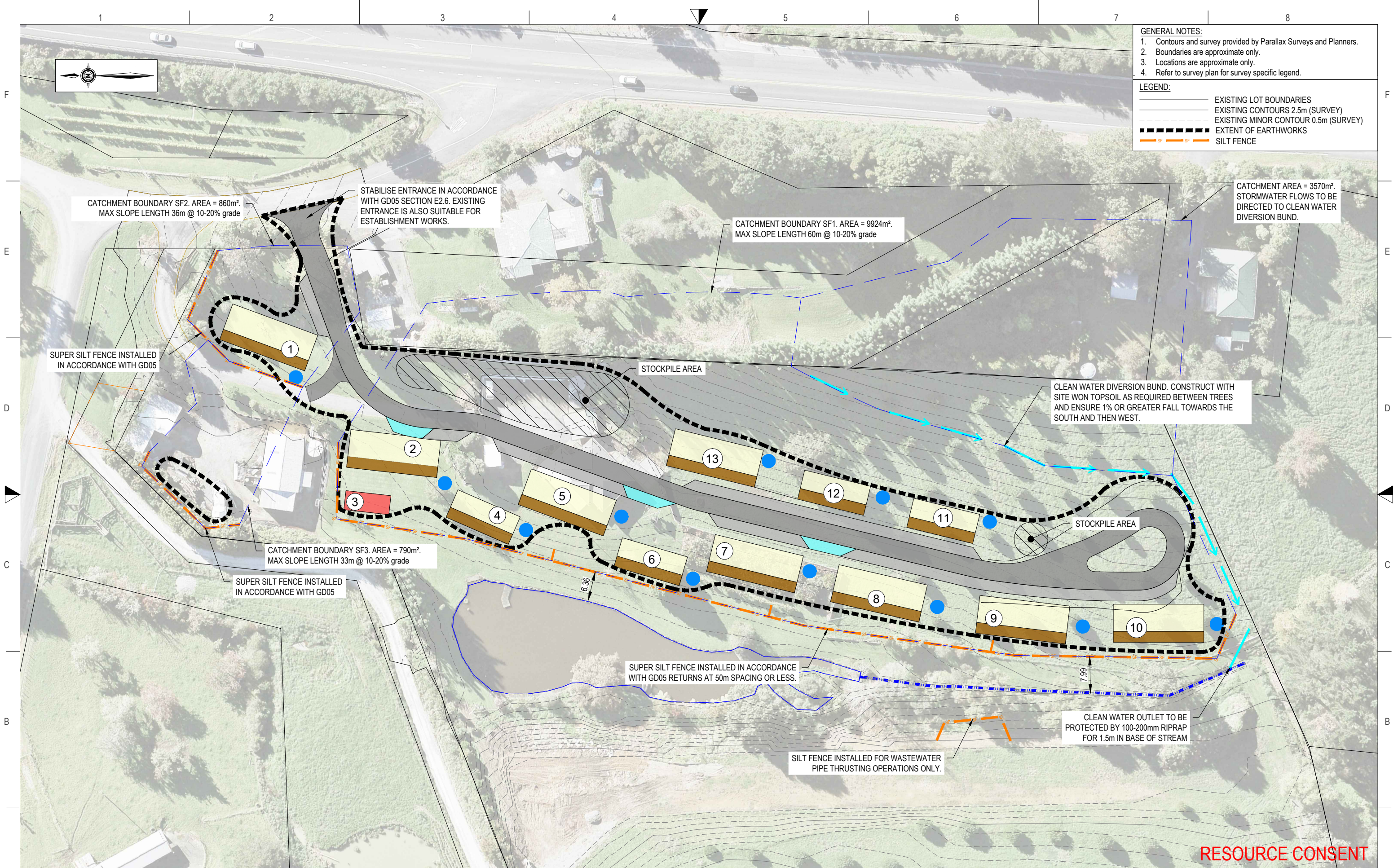
TYPICAL BAILEYS 30,000 LITRE WATER STORAGE AND ATTENUATION DETAIL



WASTEWATER PIPE SECTION BELOW STREAM BED

RESOURCE CONSENT

<table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Description</th> <th>By</th> <th>Checked</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>27/05/2025</td> <td>1st ISSUE</td> <td>AS</td> <td>JB</td> </tr> <tr> <td>B</td> <td>13/06/2025</td> <td>RESOURCE CONSENT</td> <td>AS</td> <td>BR</td> </tr> <tr> <td>C</td> <td>28/08/2025</td> <td>RPI RESPONSE</td> <td>BR</td> <td>JB</td> </tr> <tr> <td>D</td> <td>29/10/2025</td> <td>UPDATED FOR RPI</td> <td>BR</td> <td>JB</td> </tr> </tbody> </table>		Rev	Date	Description	By	Checked	A	27/05/2025	1st ISSUE	AS	JB	B	13/06/2025	RESOURCE CONSENT	AS	BR	C	28/08/2025	RPI RESPONSE	BR	JB	D	29/10/2025	UPDATED FOR RPI	BR	JB	<p>DWG STORMWATER AND WASTEWATER DETAILS</p> <p>A3 SCALE Not to Scale</p> <p>Drawn AS Checked BR Approved JB</p> <p>Date 27/05/2025</p> <p>File T:\CLIENTS\POHUEHUE COMMUNITY HOUSING LIMITED\25 050 - 1695 POHUEHUE ROAD, POHUEHUE\ENGINEERING\DRAWINGS\25_050_1695 POHUEHUE ROAD_EARTHWORKS.DWG</p>		<p>HAIGH WORKMAN Civil & Structural Engineers</p> <p>6 Fairway Drive Kerikeri, BOI</p> <p>T: 09 407 8327 F: 09 407 8378 E: info@haighworkman.co.nz</p> <p><small>DIMENSIONS MUST NOT BE SCALE MEASURED FROM THESE DRAWINGS. THE CONTRACTOR SHALL CHECK & VERIFY ALL DIMENSIONS INCLUDING, SITE LEVELS, HEIGHTS AND ANGLES ON SITE PRIOR TO COMMENCING ANY WORK. THE COPYRIGHT TO THESE DRAWINGS AND ALL PARTS THEREOF REMAIN THE PROPERTY OF HAIGH WORKMAN LTD. ©2020</small></p>		<p>Project 1695 Pohuehue Road Lot 1 DP 100471</p> <p>Client Pohuehue Community Housing Ltd</p> <p>Project No. 25 050</p> <p>RC no.</p>		<p>Stage</p> <p>Dwg No. W-02</p> <p>Sheet No. 11 of 13</p>	
Rev	Date	Description	By	Checked																														
A	27/05/2025	1st ISSUE	AS	JB																														
B	13/06/2025	RESOURCE CONSENT	AS	BR																														
C	28/08/2025	RPI RESPONSE	BR	JB																														
D	29/10/2025	UPDATED FOR RPI	BR	JB																														



- GENERAL NOTES:**
1. Contours and survey provided by Parallax Surveys and Planners.
 2. Boundaries are approximate only.
 3. Locations are approximate only.
 4. Refer to survey plan for survey specific legend.
- LEGEND:**
- EXISTING LOT BOUNDARIES
 - EXISTING CONTOURS 2.5m (SURVEY)
 - EXISTING MINOR CONTOUR 0.5m (SURVEY)
 - EXTENT OF EARTHWORKS
 - SILT FENCE

RESOURCE CONSENT

Rev	Date	Description	By	Checked
A	21/08/2025	RESOURCE CONSENT	-BR	-JB
B	29/10/2025	Updated for RFI	BR	JB

DWG Erosion and Sediment Control Plan

A3 SCALE 1:750

0 15m 37.5m

Date 21/08/2025

Drawn BR Checked BR Approved JB

File T:\CLIENTS\POHUEHUE COMMUNITY HOUSING LIMITED\25 050 - 1695 POHUEHUE ROAD, POHUEHUE\ENGINEERING\DRAWINGS\25_050_1695 POHUEHUE ROAD_EARTHWORKS.DWG

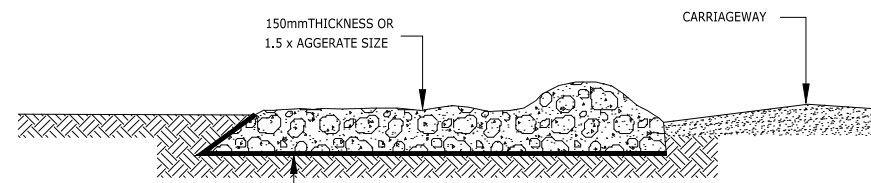
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Civil & Structural Engineers

6 Fairway Drive
Kerikeri, BOI

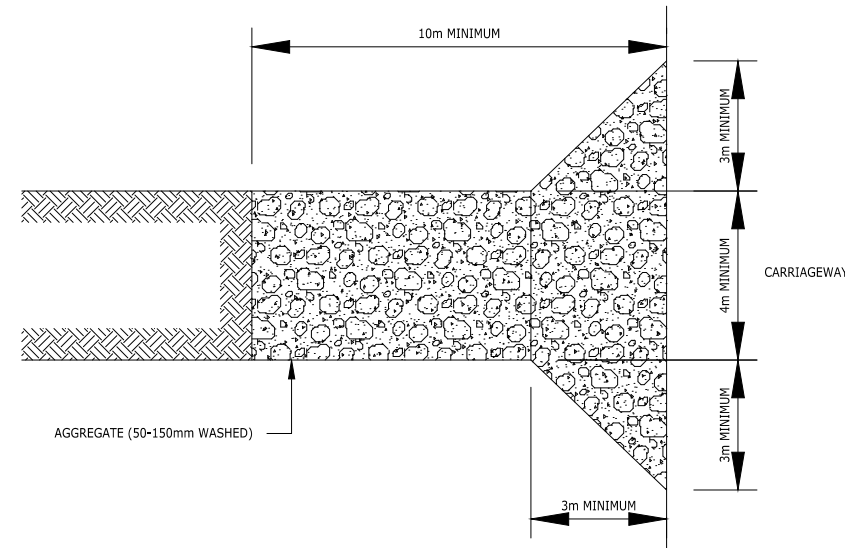
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Project	1695 Pohuehue Road Lot 1 DP 100471	Stage	
Client	Pohuehue Community Housing Ltd	Dwg No.	ESCP-01
Project No.	25 050	RC no.	
		Sheet No.	13 of 13



SIDE ELEVATION



PLAN VIEW

STABILISED CONSTRUCTION ENTRANCE

STABILISED CONSTRUCTION ENTRANCE - SPECIFICATIONS:

APPLICATION

USE A STABILISED CONSTRUCTION ENTRANCE AT ALL POINTS OF CONSTRUCTION SITE INGRESS AND EGRESS WITH A CONSTRUCTION PLAN LIMITING TRAFFIC TO THESE ENTRANCES ONLY.

DESIGN:

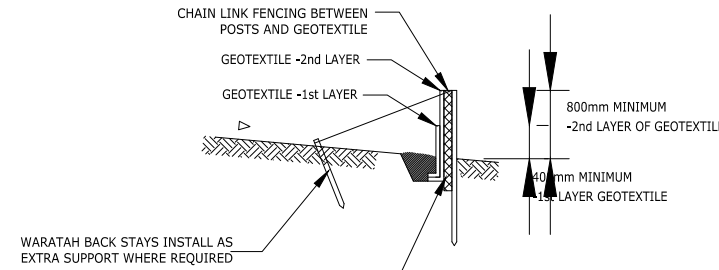
1. CLEAR THE ENTRANCE AND EXIT AREA OF ALL VEGETATION, ROOTS AND OTHER UNSUITABLE MATERIAL AND PROPERLY GRADE IT.
2. LAY WOVEN GEOTEXTILE; PIN DOWN EDGES AND OVERLAP JOINS;
3. PROVIDE DRAINAGE TO CARRY RUNOFF FROM THE STABILISED CONSTRUCTION ENTRANCE TO A SEDIMENT CONTROL MEASURE.
4. PLACE AGGREGATE TO THE SPECIFICATIONS BELOW AND SMOOTH IT.

STABILISED CONSTRUCTION ENTRANCE AGGREGATE SPECIFICATIONS:

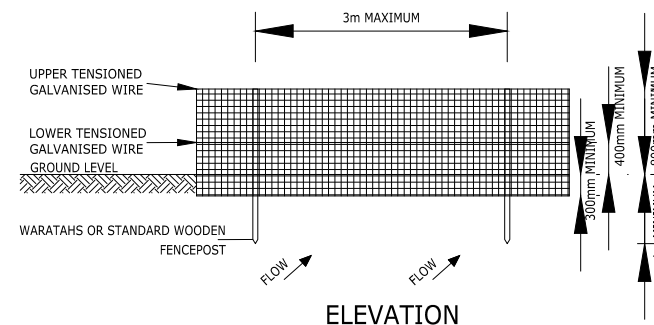
AGGREGATE SIZE	50-150mm WASHED AGGREGATE
THICKNESS	150mm MINIMUM OR 1.5 x AGGREGATE SIZE
LENGTH	10m MINIMUM LENGTH RECOMMENDED
WIDTH	4m MINIMUM

MAINTENANCE

1. MAINTAIN THE STABILISED CONSTRUCTION ENTRANCE IN A CONDITION TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. AFTER EACH RAINFALL INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT FROM THE STABILISED CONSTRUCTION ENTRANCE AND CLEAN OUT AS NECESSARY.
2. WHEN WHEEL WASHING IS ALSO REQUIRED, ENSURE THIS IS DONE ON AN AREA STABILISED WITH AGGREGATE WHICH DRAINS TO AN APPROVED SEDIMENT RETENTION FACILITY.

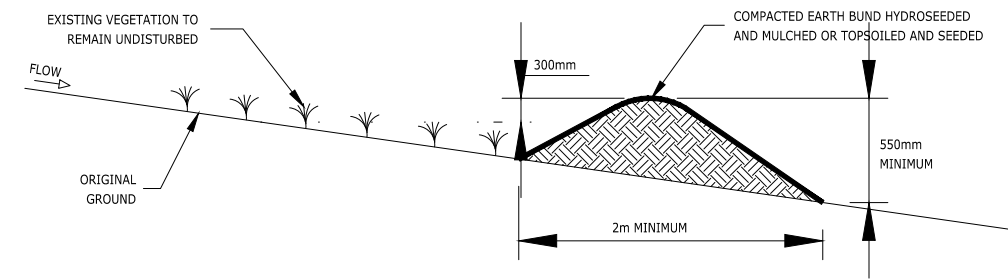


CROSS SECTION



ELEVATION

SUPER SILT FENCE CONSTRUCTION



CLEANWATER RUNOFF DIVERSION BUND - CROSS SECTION (1)

GENERAL NOTES:

STABILISED ENTRANCE.
THERE IS EXISTING ACCESS TO THE SITE FROM VALERIE CLOSE. THE EXISTING ENTRANCE IS SUITABLE AS A STABILISED ENTRANCE DURING CONSTRUCTION AND THE NEW ACCESS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ESCP AND GD05 IF IT IS TO BE USED AS CONSTRUCTION TRAFFIC.

SURFACE ROUGHENING.
CUT AND FILL BATTER SLOPES SHOULD BE ROUGHENED BY TRACK ROLLING AS SPECIFIED IN GD05

TOPSOILING AND GRASS SEEDING.
THE CLEAN WATER DIVERSION BUND SHALL BE MULCHED DURING AFTER PLACEMENT. ANY OPEN AREAS SHALL BE TOPSOILED AND RE-GRASSED AS SOON AS PRACTICABLE FOLLOWING COMPLETION OF EARTHWORKS.

MAINTENANCE.
SILT CONTROLS (SILT FENCES) SHALL BE CHECKED ON A REGULAR BASIS AND IMMEDIATELY PRIOR TO AND FORECAST FOR RAIN. MAINTENANCE SHALL BE CARRIED OUT AS NECESSARY AND ANY BUILD-UP OF SILT REMOVED FOLLOWING RAIN EVENTS.

HEAVY OR PROLONGED RAINFALL.
WHERE HEAVY RAIN IS FORECAST, THE SITE WILL BE STABILISED AS MUCH AS PRACTICABLE AND SEDIMENT CONTROL MEASURES CHECKED TO ENSURE THEY ARE IN CORRECT WORKING CONDITION. EARTHWORKS OPERATIONS WILL CEASE DURING HEAVY OR PROLONGED RAINFALL EVENTS. PRIOR TO WORK RESUMING, ALL SEDIMENT CONTROL MEASURES WILL BE INSPECTED AND MAINTAINED AS NECESSARY

RESOURCE CONSENT

Rev	Date	Description	By	Checked
-A	29/10/2025	RESOURCE CONSENT	-BR	-JB

DWG Erosion and Sediment Control Details

A3 SCALE 1:750

0 15m 37.5m

Date 28/10/2025

Drawn BR Checked JB Approved JB

File T:\CLIENTS\POHUEHUE COMMUNITY HOUSING LIMITED\25 050 - 1695 POHUEHUE ROAD, POHUEHUE\ENGINEERING\DRAWINGS\25_050_1695 POHUEHUE ROAD_EARTHWORKS.DWG

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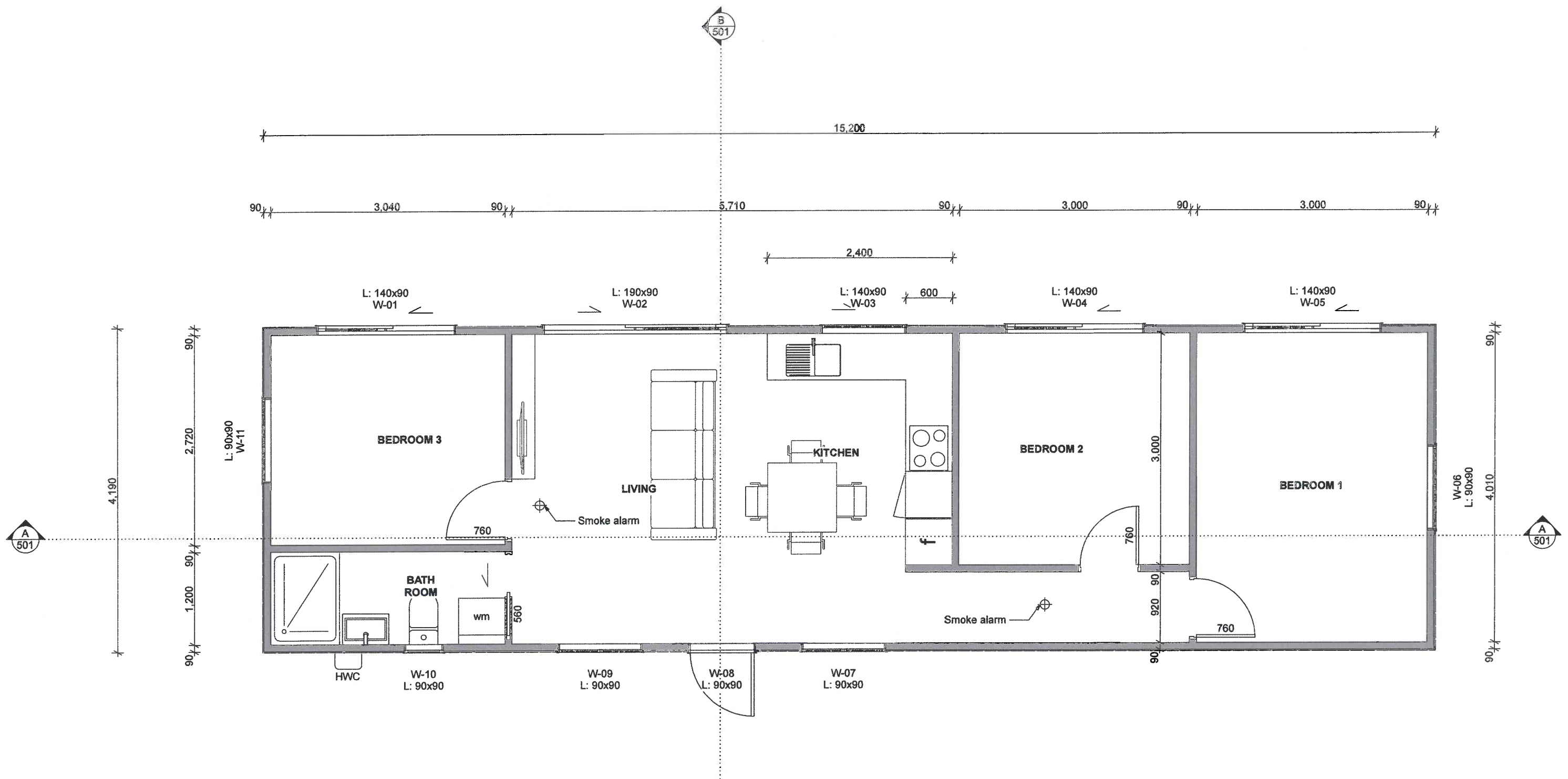
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Project	1695 Pohuehue Road Lot 1 DP 100471	Stage	
Client	Pohuehue Community Housing Ltd	Dwg No.	ESCP-02
Project No.	25 050	Sheet No.	13 of 13
RC no.			



Sheet Index	
Sheet	Drawing
101	Site plan
201	Floor Plan
301	Elevations
302	Elevations
401	Roof Plan
402	Floor Framing Plan
403	Roof Framing Plan
501	Sections
601	Details
602	Details
603	Details
604	Details
605	Details
606	Details
607	Details
608	Details
701	Bracing Plan
801	Window Schedule

 <p>Delivering Clever Living Spaces</p>			<small>DO NOT SCALE. DIMENSIONS IN MILLIMETRES. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE BY CONTRACTOR BEFORE COMMENCING ANY SITE OR SHOP WORK. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION, NZS 3904, THE ENGINEER'S DRAWINGS, THE NEW ZEALAND BUILDING CODE AND THE BUILDING ACT. ANY DOUBT, AMBIGUITY OR OMISSIONS OF ANY PART OF THE DRAWINGS OR THE SPECIFICATIONS SHALL BE REFERRED TO SANDFORD DESIGN FOR CLARIFICATION PRIOR TO COMMENCING WORK.</small>	Scale: A3 1:1	Client: TRANSBUILD	Job No: 1015	
				Date: 12/10/2017	Drawing: 15.2 x 4.2m BUILDING	Sheet No: A-001	
	A	BUILDING CONSENT	03 10 17	Designed by: M SANDFORD	Drawn by: M SANDFORD	Rev No: A	SANDFORDDESIGN.CO.NZ 57b MELLONS BAY RD 09 535 7276



FLOOR PLAN
FLOOR AREA: 63.69 m²

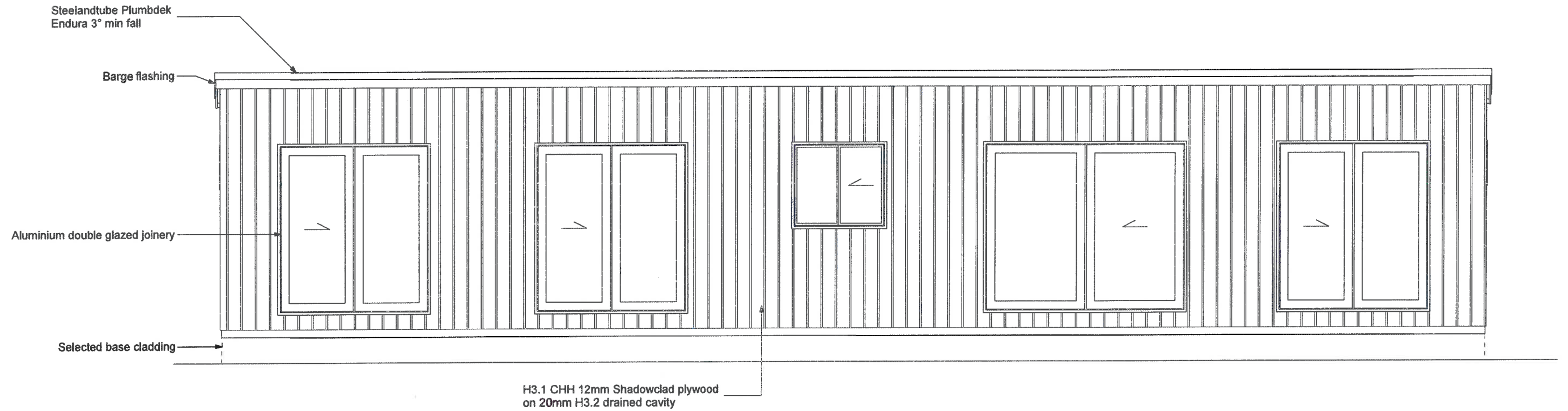


A	BUILDING CONSENT	03 10 17
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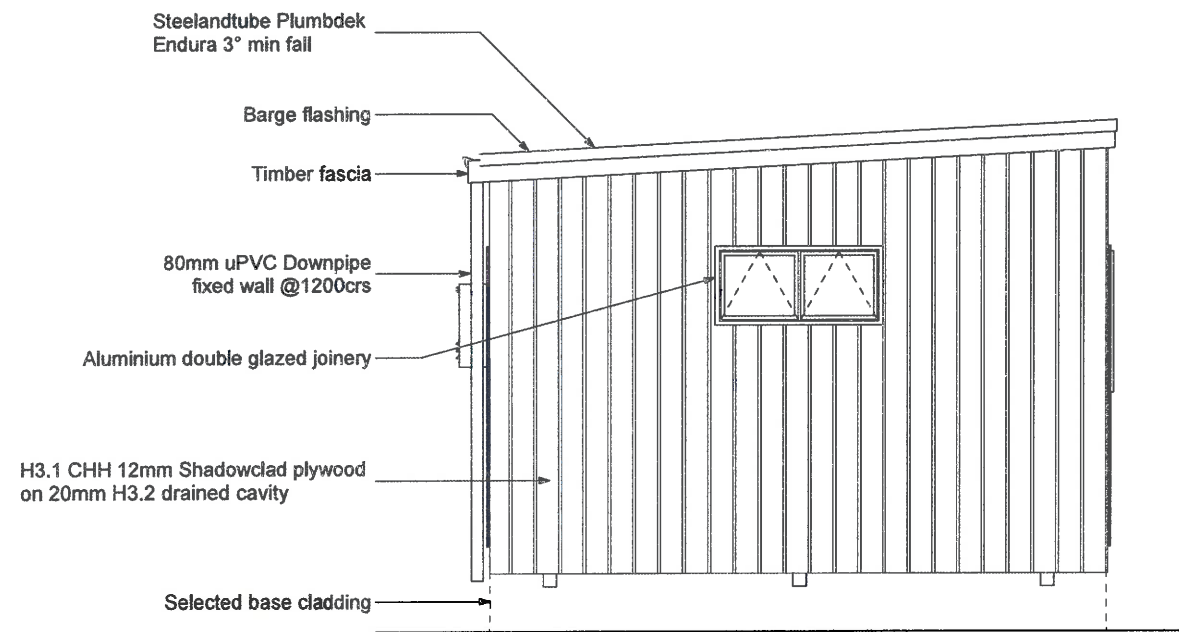
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Scale:	A3 1:50	Client:	TRANSBUILD
Date:	12/10/2017		T.B.A
Designed by:	M SANDFORD	Drawing:	15.2 x 4.2m BUILDING
Drawn by:	M SANDFORD		GROUND FLOOR PLAN

Job No:	1015	S
Sheet No:	A-201	
Rev No:	A	
SANDFORDDESIGN.CO.NZ 57b MELLONS BAY RD 09 535 7276		D



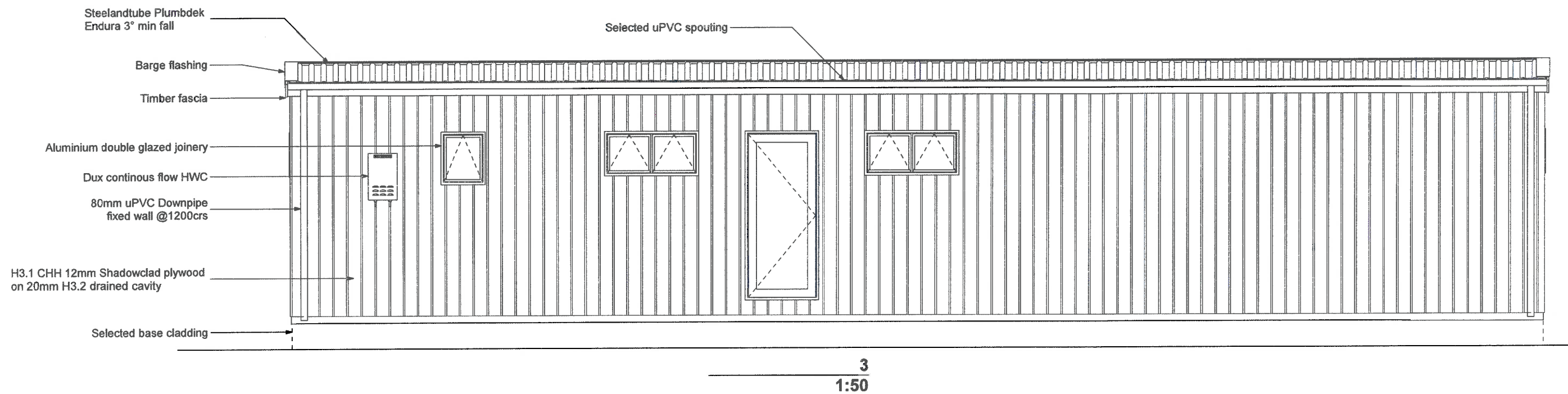
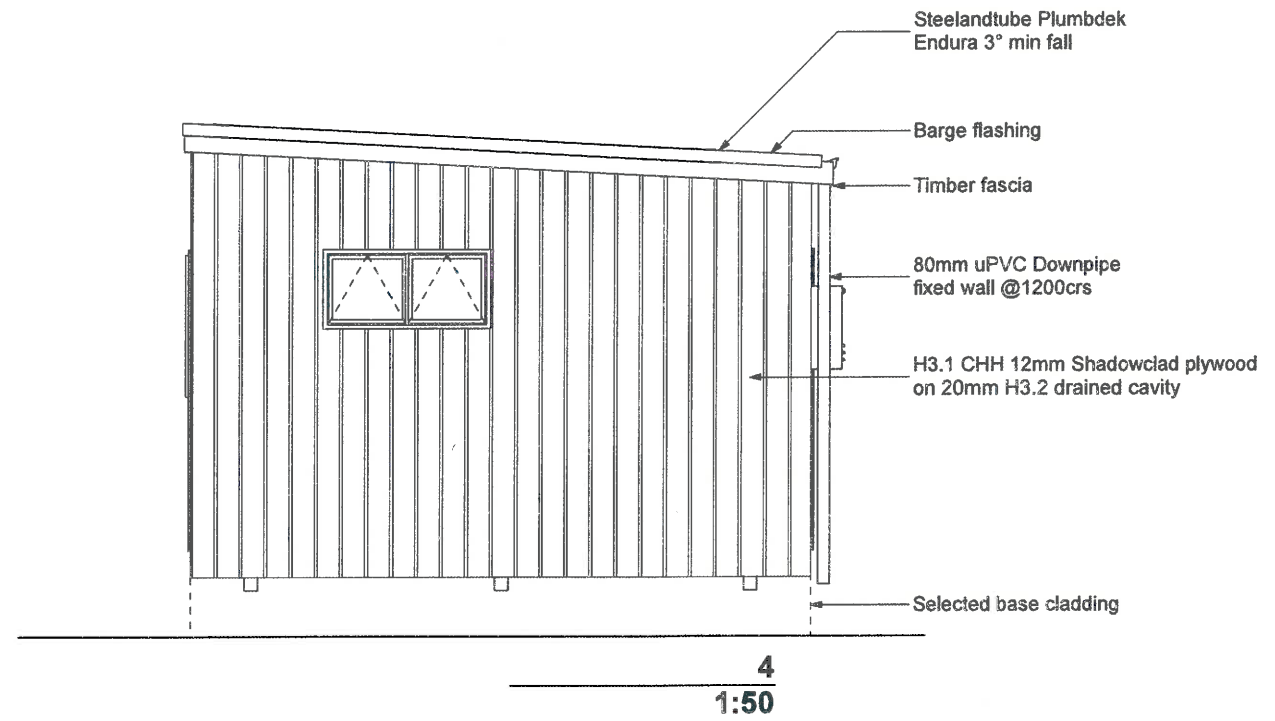
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1:50





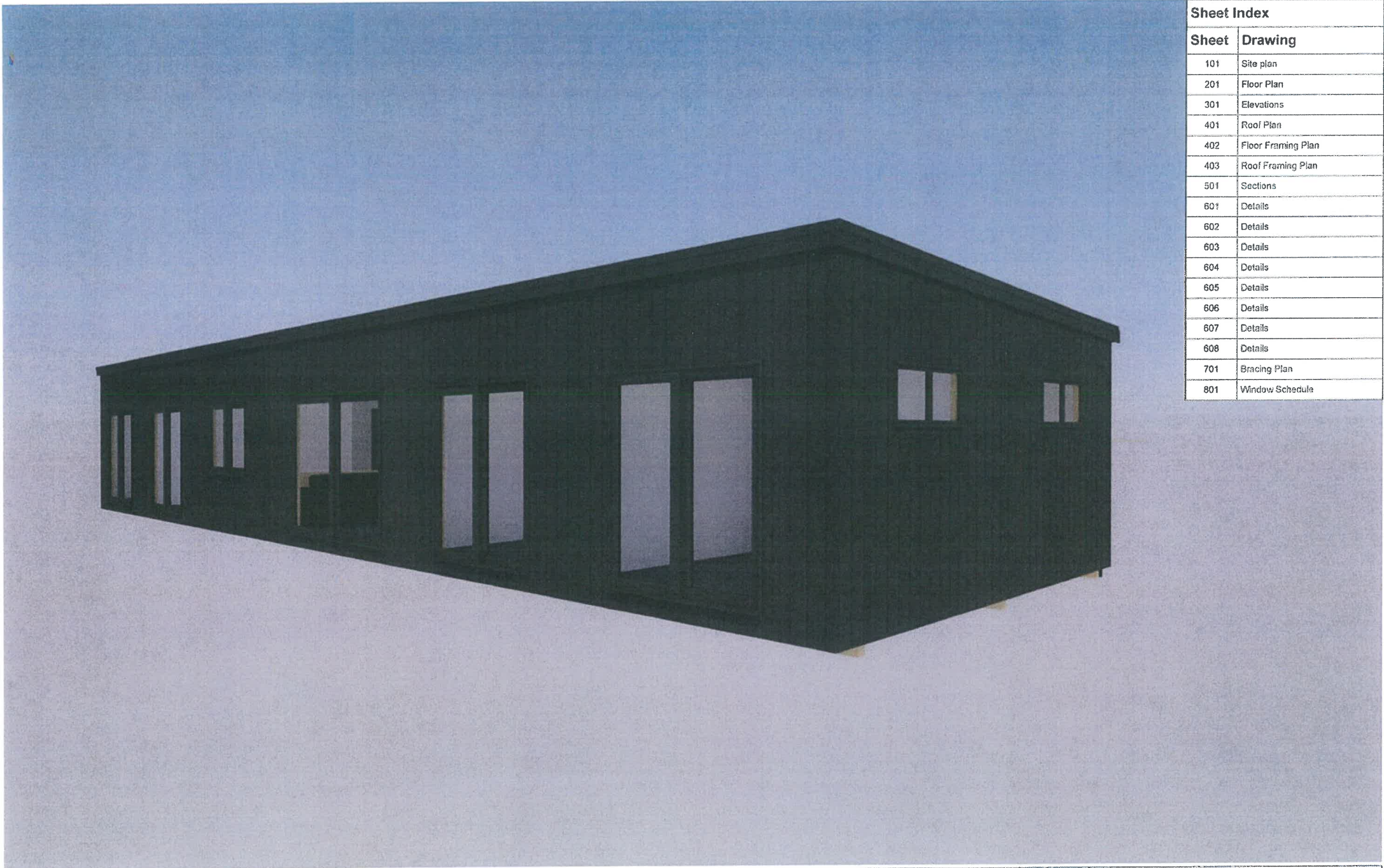
2
1:50

BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		6


<p>Delivering Clever Living Spaces</p>	<p>A BUILDING CONSENT</p>	<p>03 10 17</p>	<p>DO NOT SCALE. DIMENSIONS IN MILLIMETRES. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE BY CONTRACTOR BEFORE COMMENCING ANY SITE OR SHOP WORK. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION, NZS 3604, THE ENGINEERS DRAWINGS, THE NEW ZEALAND BUILDING CODE AND THE BUILDING ACT. ANY DOUBT, AMBIGUITY OR OMISSIONS OF ANY PART OF THE DRAWINGS OR THE SPECIFICATIONS SHALL BE REFERRED TO SANDFORD DESIGN FOR CLARIFICATION PRIOR TO COMMENCING WORK.</p>	<p>Scale: A3 1:50, 1:10</p>	<p>Client: TRANSBUILD</p>	<p>Job No: 1015</p>	<p>S</p>
				<p>Date: 12/10/2017</p>	<p>T.B.A</p>	<p>Sheet No: A-301</p>	
				<p>Designed by: M SANDFORD</p>	<p>Drawing: 15.2 x 4.2m BUILDING</p>	<p>Rev No: A</p>	<p>D</p>
				<p>Drawn by: M SANDFORD</p>	<p>1, 2</p>	<p>SANDFORDDESIGN.CO.NZ 57b MELLONS BAY RD 09 535 7276</p>	

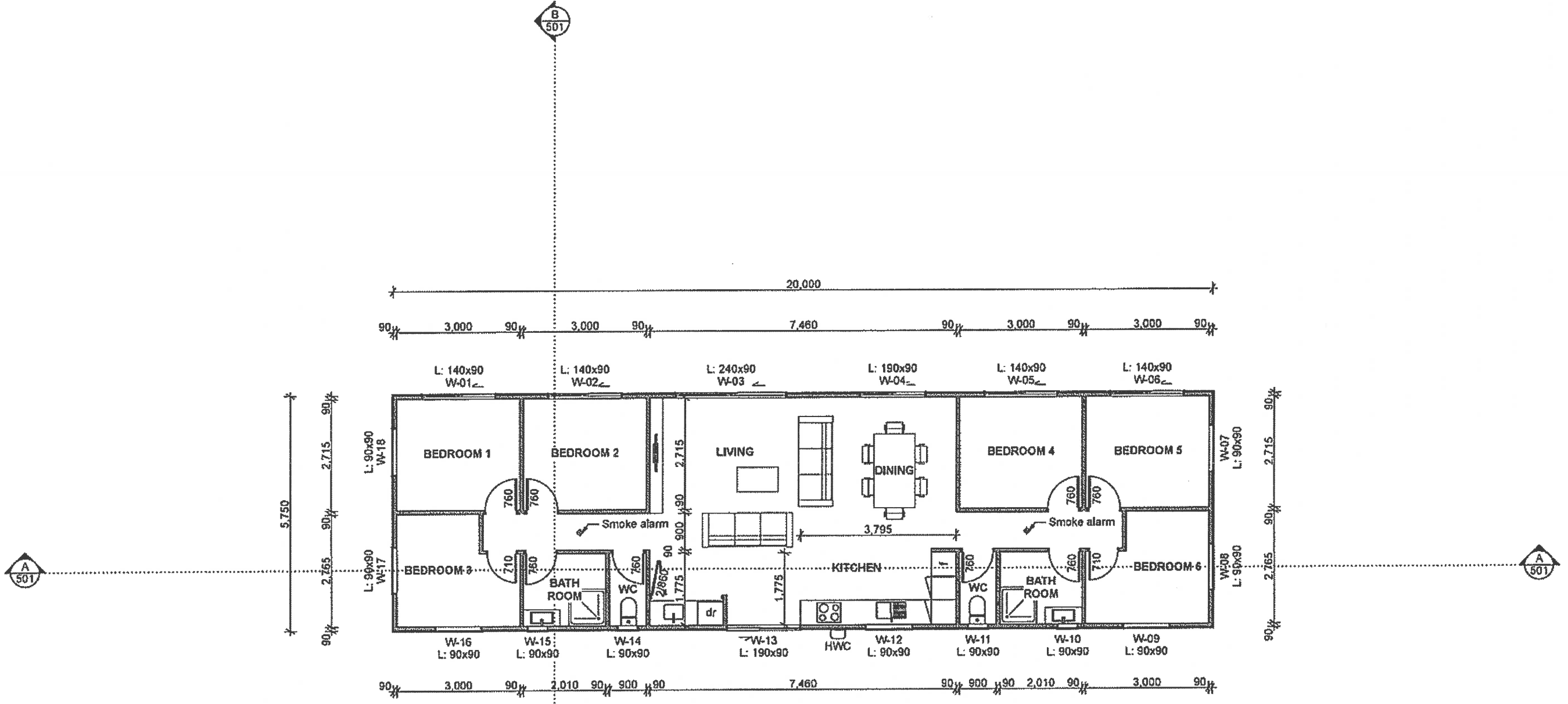


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	.	.		Date: 12/10/2017	T.B.A	Sheet No: A-302	
	.	.		Designed by: M SANDFORD	Drawing: 15.2 x 4.2m BUILDING	Rev No: A	
	A	BUILDING CONSENT		03 10 17	Drawn by: M SANDFORD	3, 4	



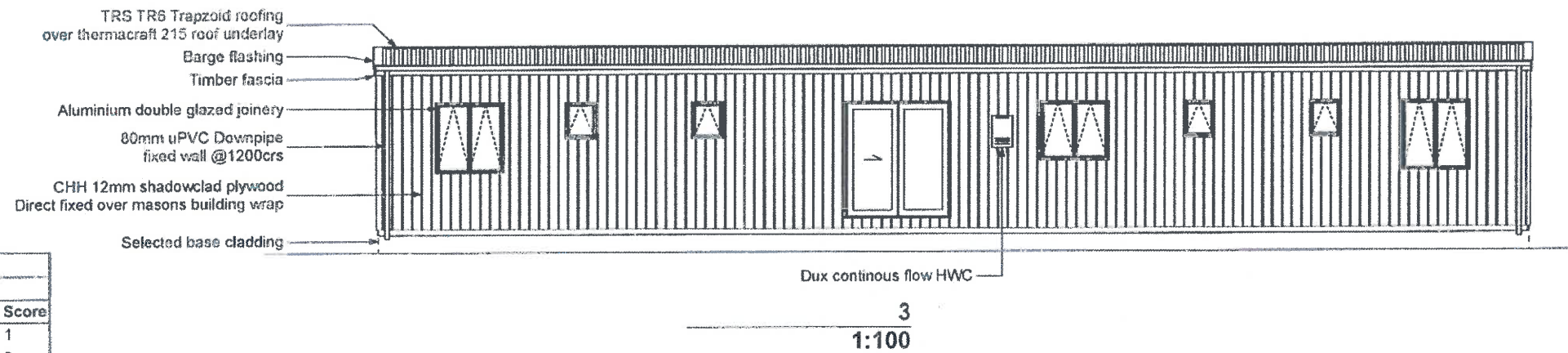
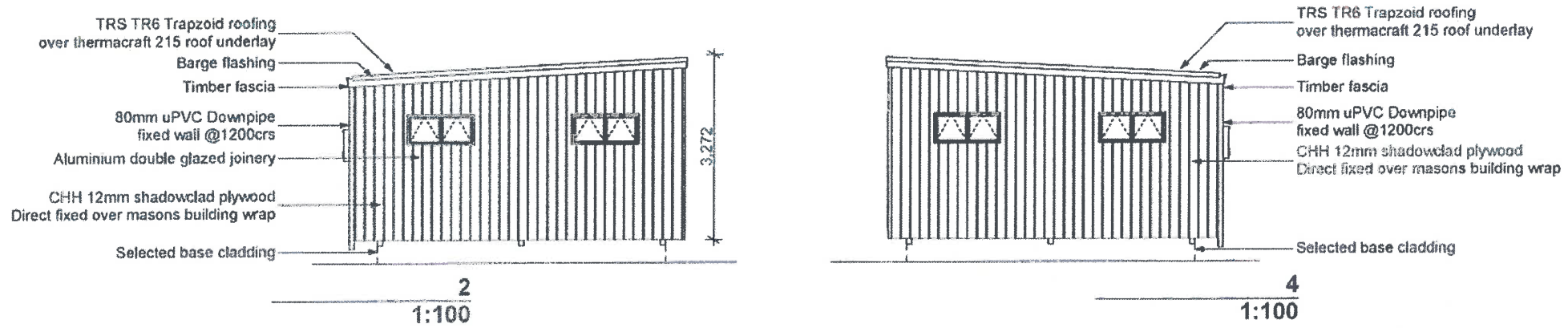
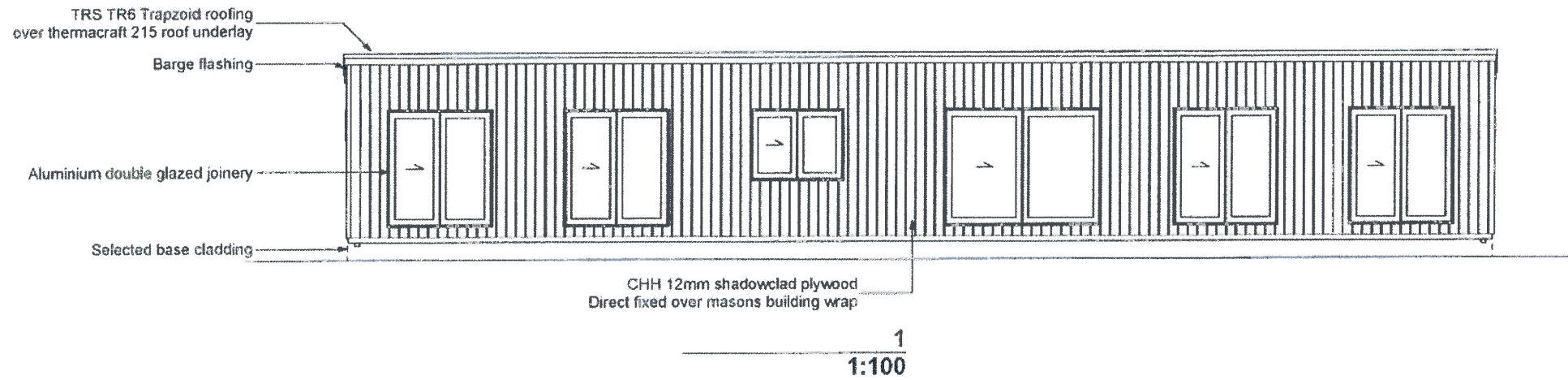
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		A	BUILDING CONSENT	12 09 17						
<p>12 09 17</p>										



FLOOR PLAN
FLOOR AREA: 115.68 m²

<p>Delivering Clever Living Spaces</p>			<p><small>DO NOT SCALE. DIMENSIONS WILL VARY. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED ON SITE BY CONTRACTOR BEFORE COMMENCING ANY SITE OR MAJOR WORK. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION N.Z.S 3004, THE EVIDENCE DRAWINGS, THE NEW ZEALAND BUILDING CODE AND THE BUILDING ACT. ANY DISCREPANCY OR OVERSIGHT OF ANY PART OF THE DRAWINGS OR THE SPECIFICATIONS SHALL BE REFERRED TO SANDFORD DESIGN FOR CLARIFICATION PRIOR TO COMMENCING WORK.</small></p>	<p>Scale A3 1:100</p> <p>Date 5/10/2017</p> <p>Designed by M SANDFORD</p> <p>Drawn by M SANDFORD</p>	<p>Client TRANSBUILD 16 DENT STREET, PAPAURA</p> <p>Drawing 20.0 x 5.8m BUILDING GROUND FLOOR PLAN</p>	<p>Job No 1014</p> <p>Sheet No BC-201</p> <p>Rev No A</p>	<p>S</p> <p>SANDFORDDESIGN.CO.NZ 576 MELLONS BAY RD 09 535 7276</p> <p>D</p>
	<p>A</p>	<p>BUILDING CONSENT</p>		<p>12 09 17</p>			



BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	High risk	1
Number of storeys	Low risk	0
Roof/wall intersection design	Low	0
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		6

<p>Delivering Clever Living Spaces</p>	<p>A BUILDING CONSENT</p>	<p>12/09/17</p>	<p>DO NOT SCALE DIMENSIONS IN THIS DRAWING. ALL DIMENSIONS AND LEVELS TO BE CHECKED AND APPROVED ON SITE BY THE ARCHITECT PRIOR TO COMMENCING ANY WORK OR CONSTRUCTION. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ALL THE DETAILS SHOWN THEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT AUTHORITIES PRIOR TO COMMENCING WORK.</p>	<p>Scale A3 1:100 L 1:10</p>	<p>Client TRANSBUILD 16 DENT STREET, PAPA KURA</p>	<p>Job No 1014</p>	<p>S</p>
				<p>Date 5/10/2017</p>	<p>Designed by M SANDFORD</p>	<p>Drawing 20.0 x 5.8m BUILDING</p>	
				<p>Drawn by M SANDFORD</p>	<p>Rev No 1, 2, 3, 4</p>	<p>Rev No A</p>	<p>SANDFORDDESIGN.CO.NZ 57b MELLONS BAY RD 09 535 7276</p>

NOTES:

ALL CONSTRUCTION AS PER BRANZ APPROVED METRA PANEL SYSTEM (CERTIFICATE NO. 364)

ALL WALLS 36mm METRA BOARD, CEILINGS 25mm METRA BOARD

ALL EXTERNAL WALLS WITH BATTENING 70x45 ON EDGE BATTENS @ 600 CRS TO 2700H, 400CRS ABOVE 2700H WALLS

ALL CONTRACTORS TO CHECK ALL DETAILS AND DIMENSIONS ON SITE PRIOR TO COMMENCING CONSTRUCTION

ALL WORK TO COMPLY WITH CURRENT NZS 3604:2011 AND NZBC

ALL TIMBERS TO BE USED ARE SG 8, UNLESS STATED OTHERWISE

ALL LEVELS TO BE CHECKED ON SITE PRIOR TO COMMENCING CONSTRUCTION

ALL OPENINGS TO HAVE INTEGRAL LINTELS (AS PER 8.4 PAGE 8-8 OR METRA PANEL MANUAL OR AS SPECIFIED IN THE LINTEL SCHEDULE

ALL WALL HEIGHT = 2.44M TO UNDERSIDE OF METRA CEILING UNLESS RAKING OR STATED OTHERWISE

DURABILITY ZONE - C
WIND ZONE - HIGH
EARTHQUAKE ZONE 1

TIMBER TREATMENT

H 1.2
Intermediate floor joists
Internal wall framing
Ceiling framing
Exterior wall framing
Subfloor framing (except piles & bearers H5)

H 3.1
Cavity battens
Painted posts and beams
Enclosed balcony ply,

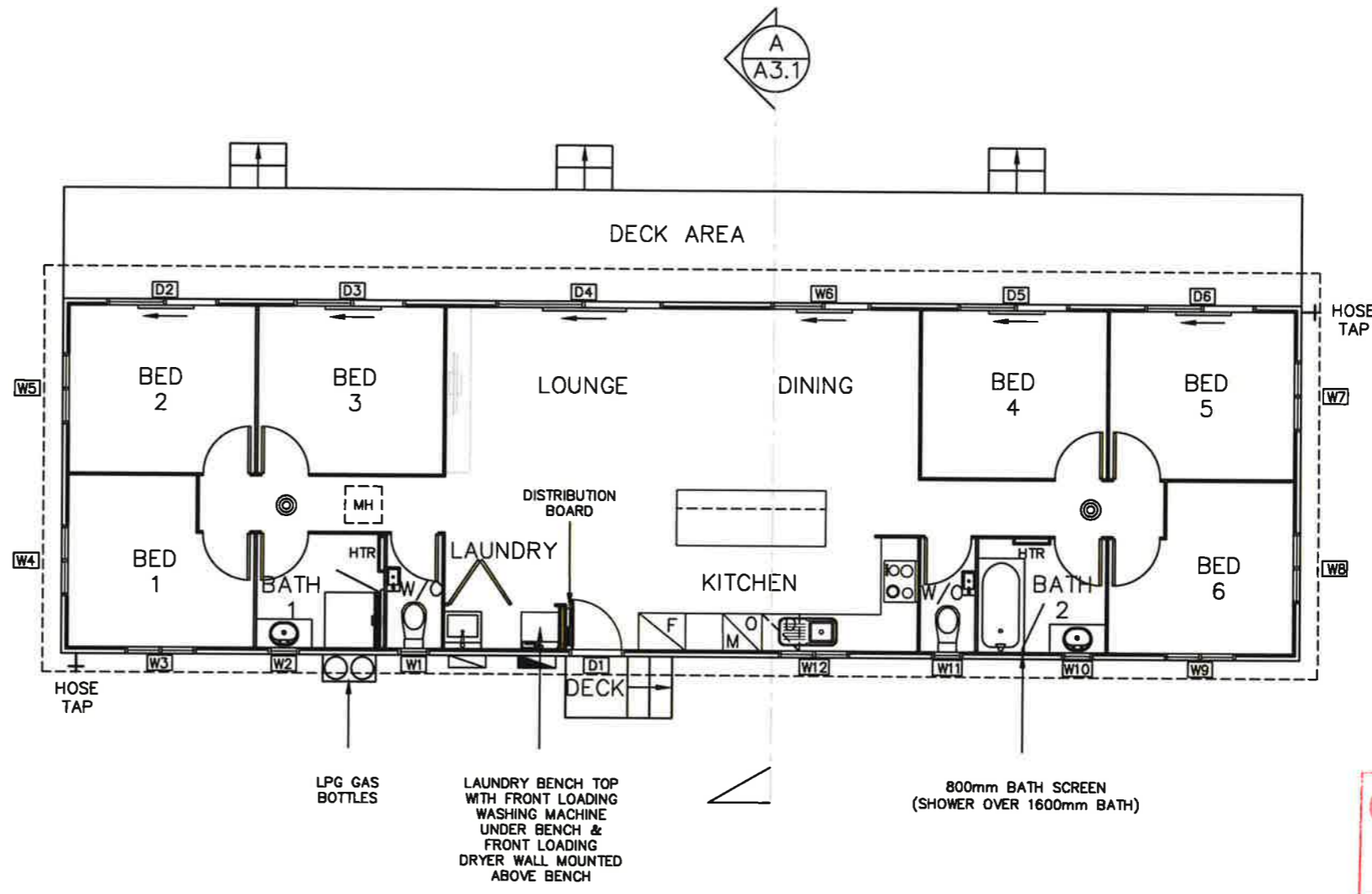
H 3.2
Fence palings, rails not in ground contact
External rafters, posts and beams
Slatted decking joists and bearers.
Balustrade framing

INSULATION

UNDER FLOOR - THERMASSHIELD SISALATION FOIL R2.5 INSULATION

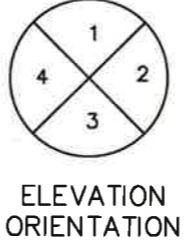
WALLS - PREMIER A GRADE GLASSWOOL (PINK BATTS - R1.8)

CEILING - PREMIER A GRADE GLASSWOOL (PINK BATTS - R3.2)



CONSTRUCTION ISSUE
11/9/18

FLOOR PLAN - A
SCALE 1:100 @ A3
FLOOR AREA=116m²
FLAT CEILINGS



DECK DESIGNS TO BE SUPPLIED FOR SITING CONSENT APPLICATION

- KEY**
- DISTRIBUTION BOARD (INTERNAL) ALLOW TO FRAME UP 50mm MIN CAVITY FOR WIRING
 - METER BOARD (EXTERNAL)
 - SHOWER ROSE/MIXER (ALLOW TO FRAME OUT TO SUIT PIPEWORK)
 - SMOKE ALARM (3m MIN FROM BEDROOMS)
 - 600x600 CEILING HATCH
 - RINNAI INFINITY GAS HOT WATER UNIT



PLB CONSTRUCTION GROUP LTD P.O.BOX 286 HUNTLY PH 07 828 9285 FAX 07 828 8590	Proposed New Home for: WARKWORTH ESTATE LIMITED 46 VALERIE CLOSE WARKWORTH, AUCKLAND	Drawing Name: FLOOR PLAN	Notes:	Amendments: A	Plot Date: 10/09/2018 Scale: 1:100	Drawing No: A1.01
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Main contractor shall verify all dimensions before commencing work. Copyright © Original size A3

ALL METRAPANEL WALLS TO BE 36MM THICK WALLS

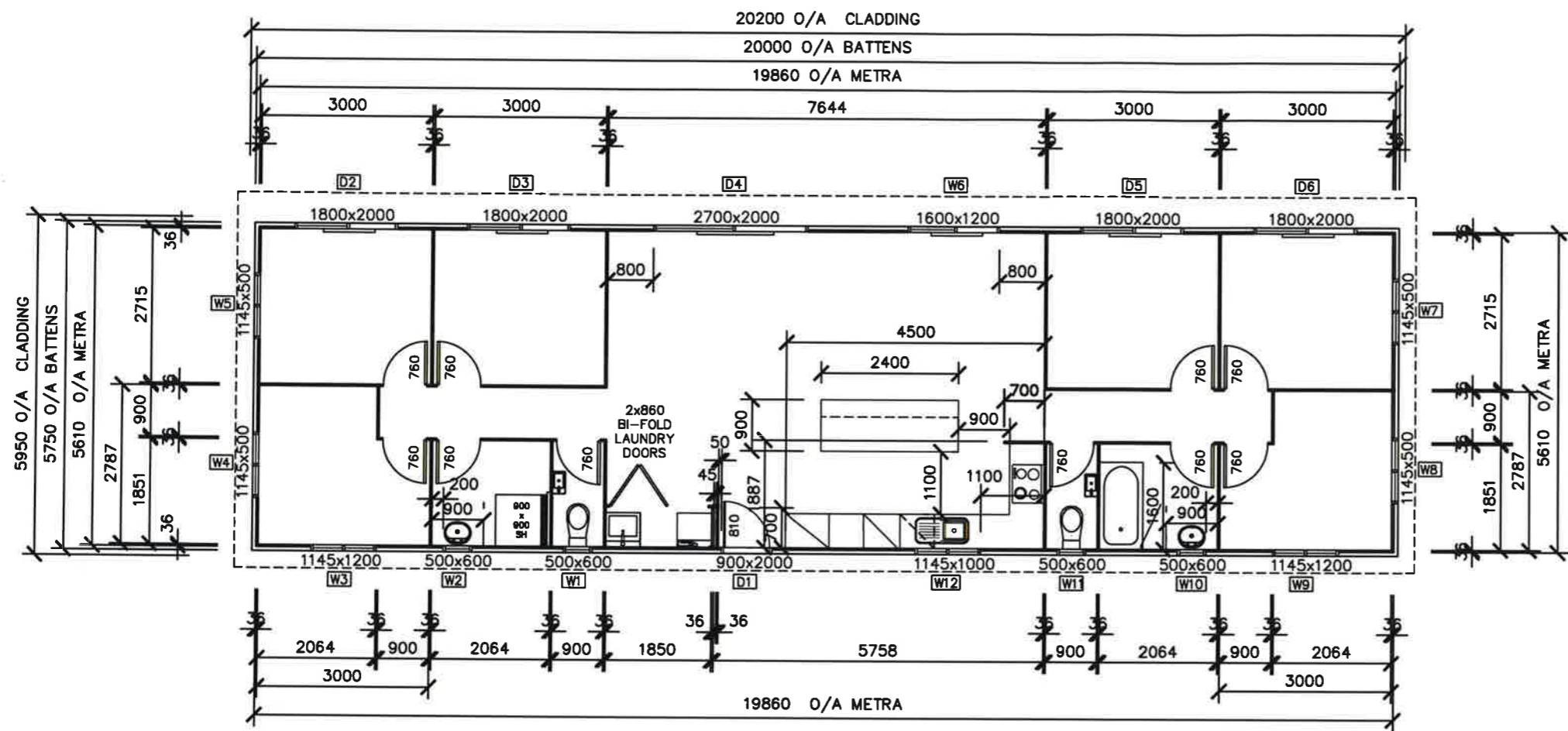
ALL SHOWER WALLS WITH MIXERS ON AN INTERNAL WALL ARE TO BE PACKED OUT WITH 45x45MM VERTICAL TIMBER BATTENS AT 600MM CENTERS AND NOGGED OUT AT 800MM CENTERS, AND ALSO PERIMETER NOGGS REQUIRED FOR SHEET FIXING. PACKED OUT FRAMING THEN TO BE LINED WITH 10MM GIB AQUALINE, AS ALL SIDES OF SHOWERS ARE REQUIRED TO BE LINED WITH 10MM GIB AQUALINE.

ALL DIMENSIONS FROM WALLS TO EXT JOINERY SHOWN OTHERWISE PROPOSED EXTERIOR JOINERY UNITS TO BE CENTERED IN APPLICABLE ROOMS.

LINTELS:

DO1	=	L03
DO2	=	L03
DO3	=	L03
DO4	=	L03
DO5	=	L03
DO6	=	L03
W01	=	L03
W02	=	L03
W03	=	L03
W04	=	L03
W05	=	L03
W06	=	L03
W07	=	L03
W08	=	L03
W09	=	L03
W10	=	L03
W11	=	L03
W12	=	L03

NOTE: METRA LINTELS TO TABLE 8.5 UNLESS OTHERWISE SHOWN



DIMENSION FLOOR PLAN
 SCALE 1:100 @ A3
 WINDOWS = WIDTH X HEIGHT

CONSTRUCTION ISSUE

[Signature] 11/9/18

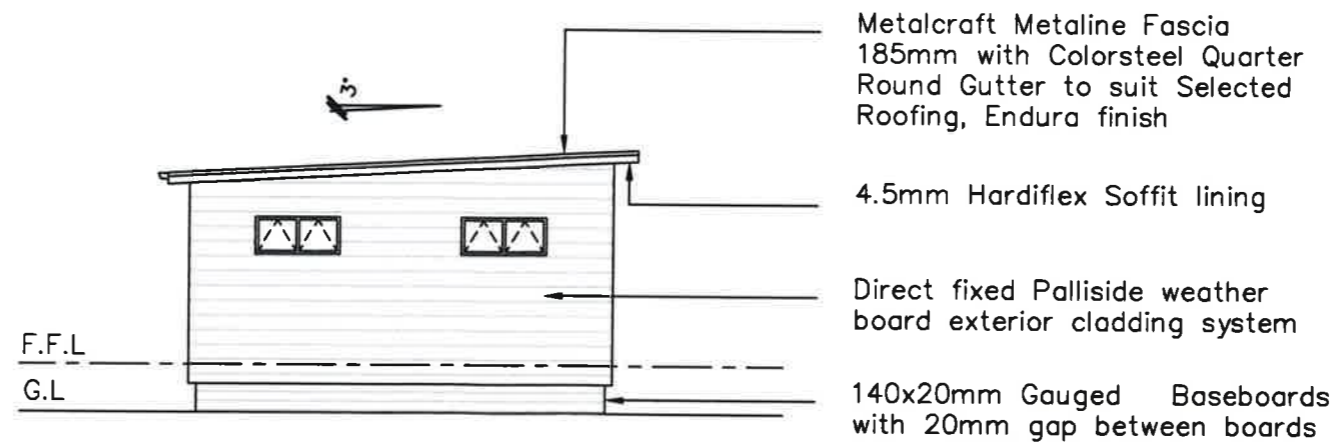
PLB CONSTRUCTION GROUP LTD P.O.BOX 286 HUNTLY PH 07 828 9285 FAX 07 828 8590	Proposed New Home for: WARKWORTH ESTATE LIMITED 46 VALERIE CLOSE WARKWORTH, AUCKLAND	Drawing Name: DIMENSION PLAN	Notes:	Amendments: A	Plot Date: 10/09/2018 Scale: 1:100	Drawing No: A1.02 <small>Main contractor shall verify all dimensions before commencing work. Copyright ©</small>
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ELEVATION 1

SCALE 1:100 @ A3

Decks Not Shown for Clarity



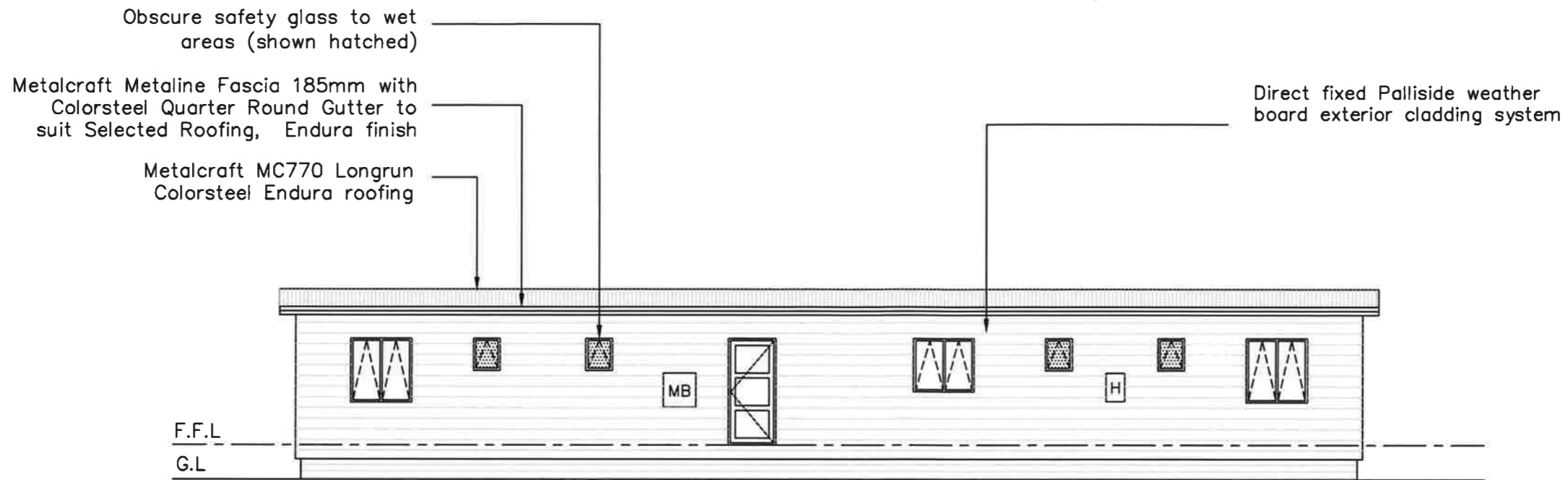
ELEVATION 4

SCALE 1:100 @ A3

**CONSTRUCTION
ISSUE**

[Handwritten signature] 10/7/18

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ELEVATION 3

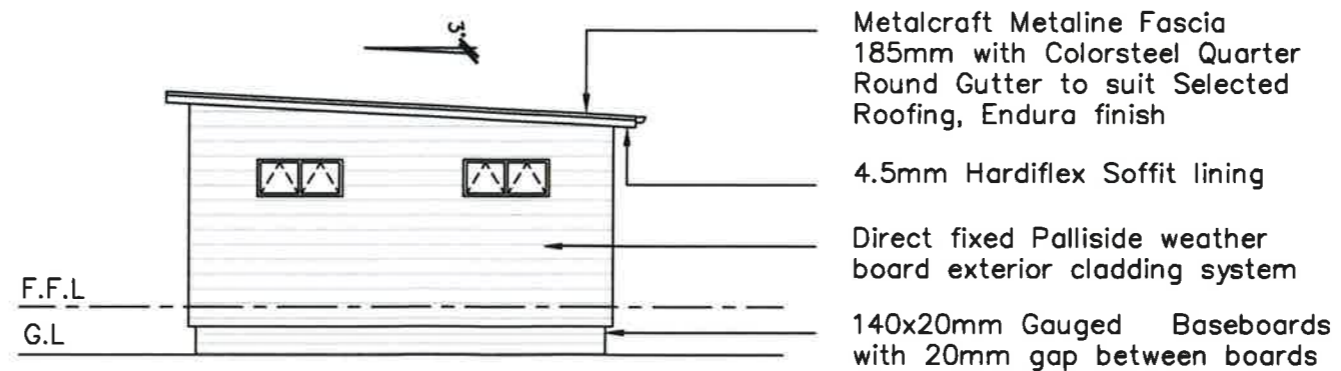
SCALE 1:100 © A3

Decks Not Shown for Clarity

KEY:

MB Meter Board

H Rinnai Gas hot water unit



ELEVATION 2

SCALE 1:100 © A3

CONSTRUCTION ISSUE

10/4/18

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