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2	28101122	RC RFI 1	
1	15111121	RESOURCE CONSENT	
REV	DATE	INITIAL	AMENDMENT
REVISIONS			



CLIENT  
**ALEX KHERA**  
 PROJECT  
 21026 292 MAIN ROAD TAWA  
 292 MAIN ROAD - TAWA- WELLINGTON

SHEET TITLE  
**PROPOSED PERSPECTIVES**

DESIGN	MC/DM	DRAWN	HZ
SCALE @ A1 (HALF SCALE IF PRINTED @ A3)			
PROJECT No.	21026		
SHEET No.	RC01.00	REVISION	2

RESOURCE CONSENT

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[www.archaus.co.nz](http://www.archaus.co.nz)

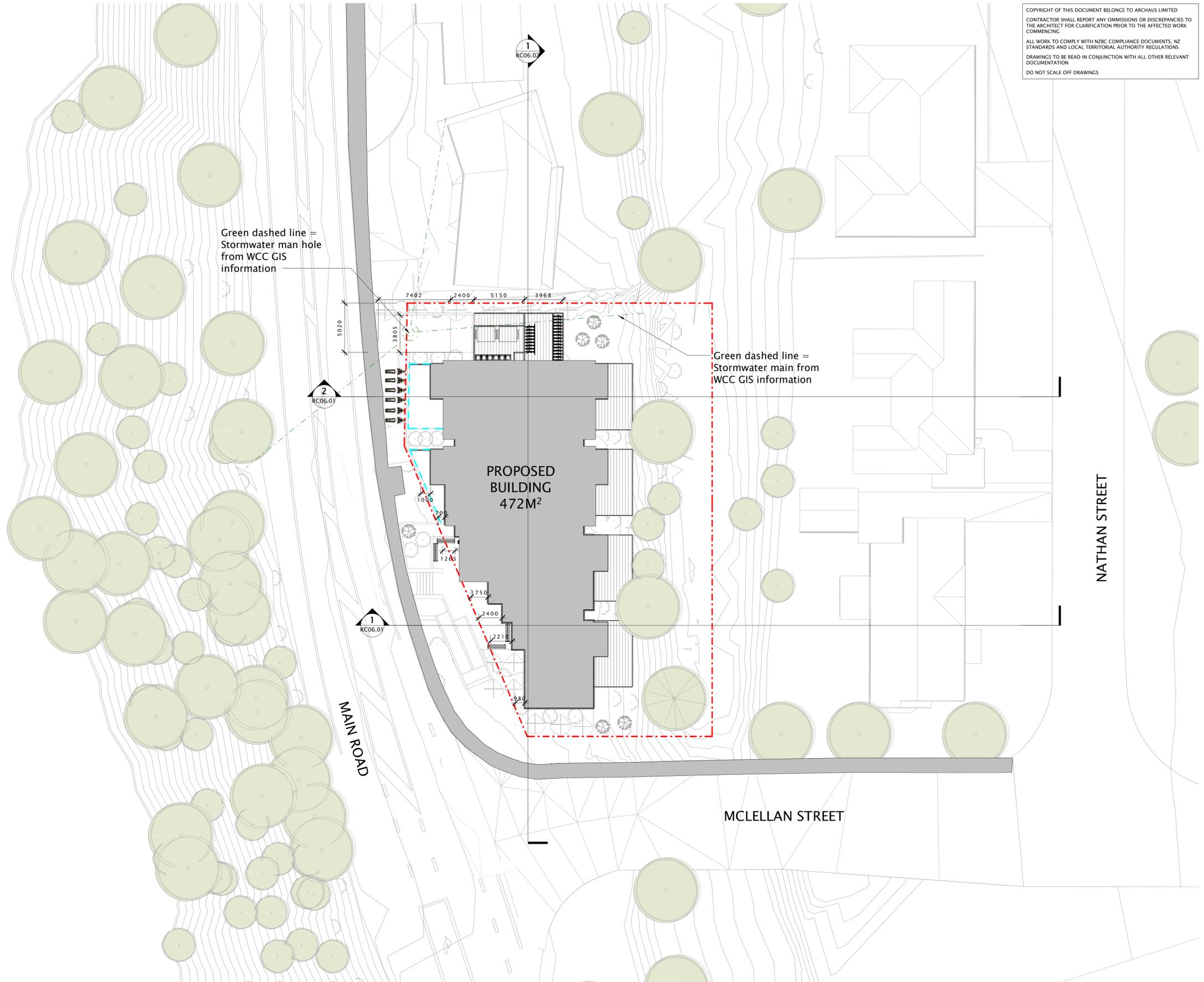


**1 LOCATION PLAN**  
RC05.00 SCALE: 1 : 500

**SITE INFORMATION:**  
 LEGAL DESCRIPTION : LOT 1 DP 15312  
 LOT SIZE : 1204M<sup>2</sup>  
 FOOTPRINT : 472M<sup>2</sup>  
 DECKS 1M ABOVE GROUND LEVEL: 95.1M<sup>2</sup>  
 WIND ZONE: HIGH  
 EXPOSURE ZONE: C

**NO. OF 2 BEDROOM UNITS: 24 UNITS**

**2 SITE PLAN**  
RC05.00 SCALE: 1 : 200



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2	28101122	RC RFI 1
1	15111121	RESOURCE CONSENT
REV	DATE	INITIAL AMENDMENT
REVISIONS		



CLIENT  
**ALEX KHERA**

PROJECT  
21026 292 MAIN ROAD TAWA  
292 MAIN ROAD - TAWA - WELLINGTON

SHEET TITLE  
**SITE AND LOCATION PLAN**

DESIGN MC/DJM	DRAWN HZ
SCALE @ A1 (HALF SCALE IF PRINTED @ A3)	
PROJECT No.	As indicated <b>21026</b>
SHEET No. <b>RC02.00</b>	REVISION <b>2</b>

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NOTE: RED HATCH INDICATES  
95.1M2 OF DECK 1M ABOVE GROUND

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1 Level 00  
RC05.00 SCALE: 1 : 100



REV	DATE	INITIAL	AMENDMENT
2	28101122	RC RFI 1	RC RFI 1
1	15111121		RESOURCE CONSENT



CLIENT  
ALEX KHERA  
PROJECT  
21026 292 MAIN ROAD TAWA  
292 MAIN ROAD - TAWA - WELLINGTON

SHEET TITLE  
LEVEL 00 PLAN

DESIGN	DRAWN
MC/DM	HZ
SCALE @ A1 (HALF SCALE IF PRINTED @ A3)	
PROJECT No.	1 : 100
	21026
SHEET No.	REVISION
RC04.00	2

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1 Level 01  
 RC05.00 SCALE: 1 : 100



2	28101122	RC RFI 1	
1	15111121	RESOURCE CONSENT	
REV	DATE	INITIAL	AMENDMENT
REVISIONS			



CLIENT  
 ALEX KHERA  
 PROJECT  
 21026 292 MAIN ROAD TAWA  
 292 MAIN ROAD - TAWA - WELLINGTON

SHEET TITLE  
 LEVEL 01 PLAN

DESIGN MC/DM	DRAWN HZ
SCALE @ A1 (HALF SCALE IF PRINTED @ A3)	
PROJECT No.	21026
SHEET No.	RC04.01
REVISION	2

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1 Level 02  
 RC05.00 SCALE: 1 : 100



2	28101122	RC RFI 1	
1	15111121	RESOURCE CONSENT	
REV	DATE	INITIAL	AMENDMENT
REVISIONS			



CLIENT  
 ALEX KHERA  
 PROJECT  
 21026 292 MAIN ROAD TAWA  
 292 MAIN ROAD - TAWA - WELLINGTON

SHEET TITLE  
 LEVEL 02 PLAN

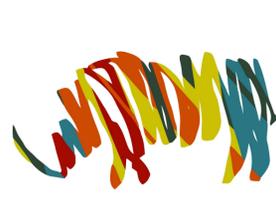
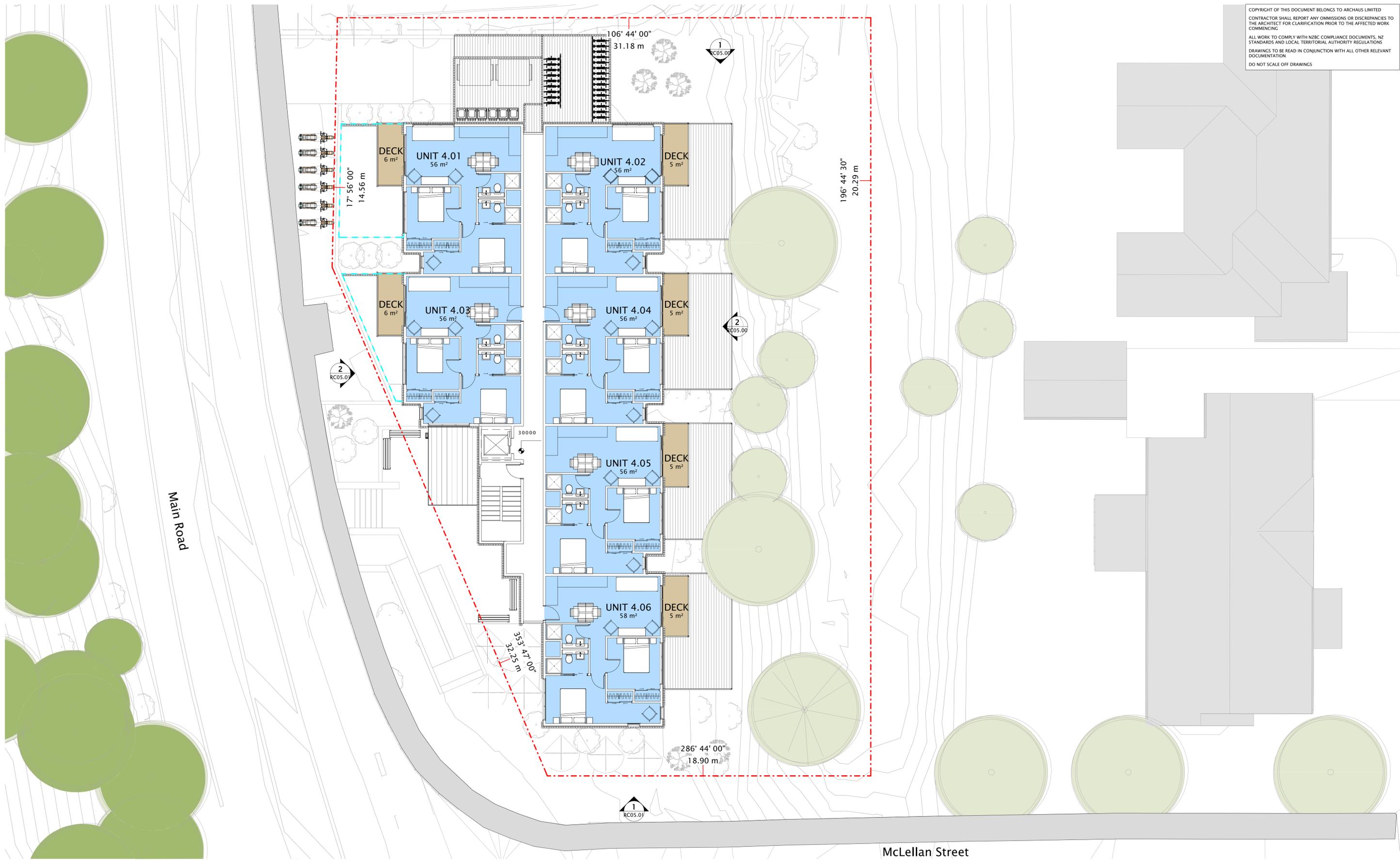
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SCALE @ A1 (HALF SCALE IF PRINTED @ A3)	
PROJECT No.	1 : 100 21026
SHEET No. RC04.02	REVISION 2

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**1** Level 03  
 RC05.00 SCALE: 1 : 100

REV	DATE	INITIAL	AMENDMENT
2	28101122	RC RFI 1	RC RFI 1
1	15111121		RESOURCE CONSENT



CLIENT  
 ALEX KHERA  
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 21026 292 MAIN ROAD TAWA  
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SHEET TITLE  
 LEVEL 03 PLAN

DESIGN	DRAWN
MC/DM	HZ
SCALE @ A1 (HALF SCALE IF PRINTED @ A3)	
PROJECT No.	21026
SHEET No.	RC04.03
REVISION	2

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**1** ROOF PLAN  
 RC06.01 SCALE: 1 : 100

2	28101122	RC RF1.1
1	15111121	RESOURCE CONSENT
REV	DATE	INITIAL
REVISIONS		AMENDMENT



CLIENT  
**ALEX KHERA**  
 PROJECT  
 21026 292 MAIN ROAD TAWA  
 292 MAIN ROAD - TAWA - WELLINGTON

SHEET TITLE  
**ROOF PLAN**

DESIGN	DRAWN
Designer	Author
SCALE @ A1 (HALF SCALE IF PRINTED @ A3)	1 : 100
PROJECT No.	<b>21026</b>
SHEET No.	REVISION
<b>RC04.05</b>	<b>2</b>

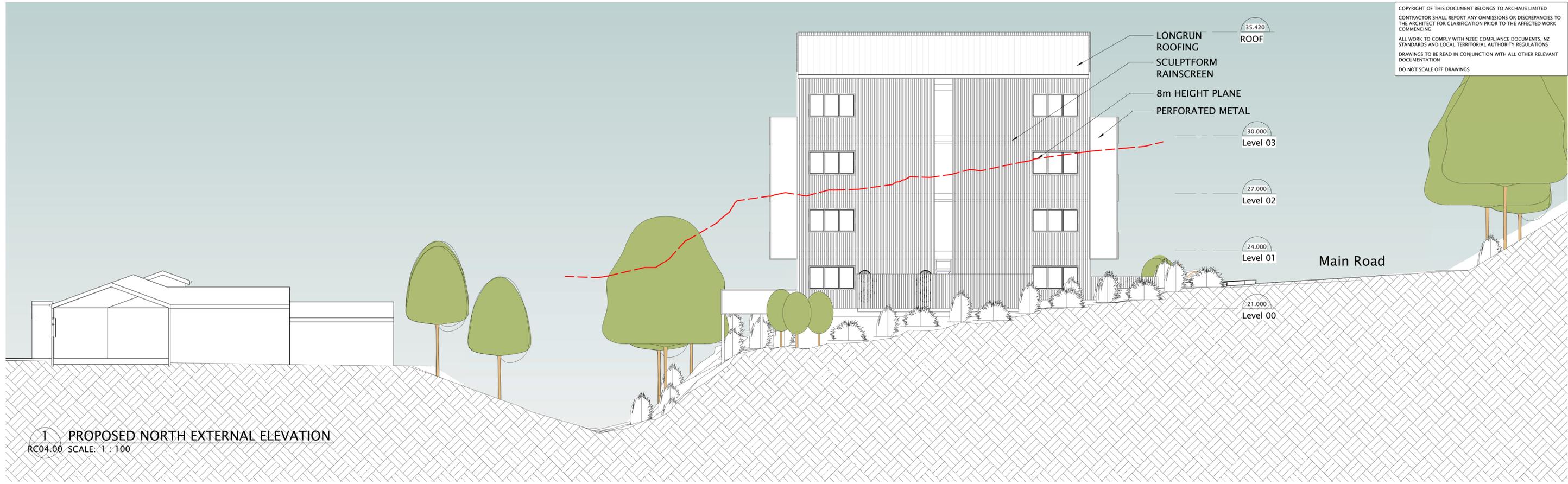
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1 PROPOSED NORTH EXTERNAL ELEVATION  
 RC04.00 SCALE: 1 : 100



2 PROPOSED EAST EXTERNAL ELEVATION  
 RC04.00 SCALE: 1 : 100



REV	DATE	INITIAL	AMENDMENT
2	28101122		RC RFI 1
1	15111121		RESOURCE CONSENT

CLIENT  
 ALEX KHERA  
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 21026 292 MAIN ROAD TAWA  
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SHEET TITLE  
 ELEVATIONS

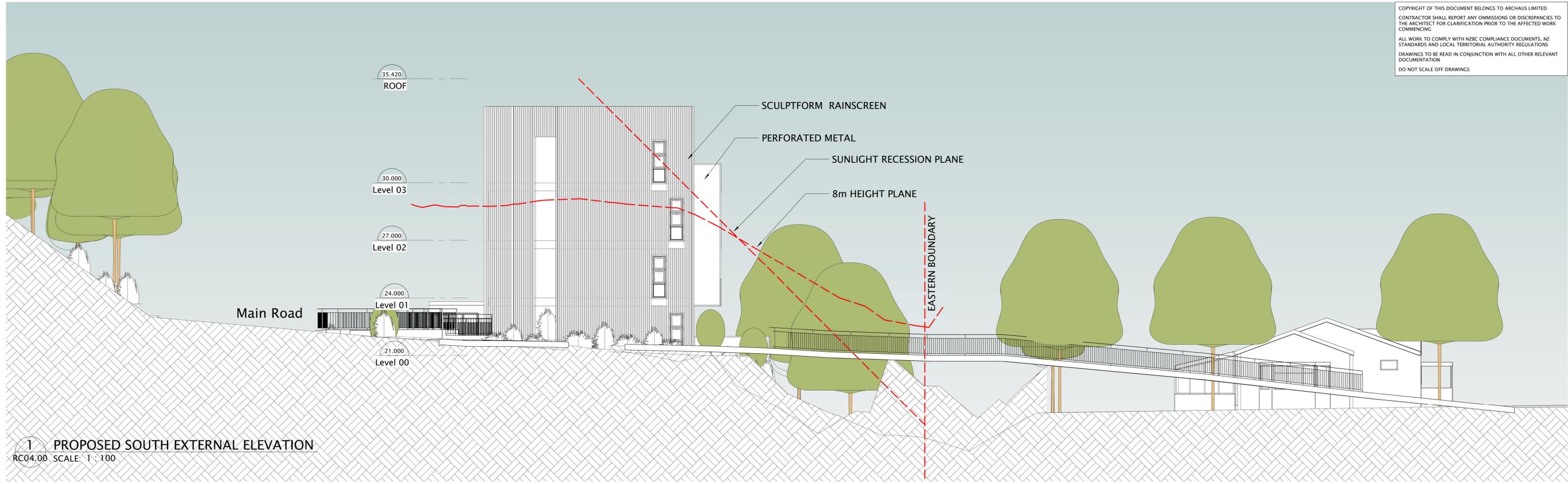
DESIGN	DRAWN
MC/DM	HZ
SCALE @ A1 (HALF SCALE IF PRINTED @ A3)	
PROJECT No.	21026
SHEET No.	RC05.00
REVISION	2

RESOURCE CONSENT

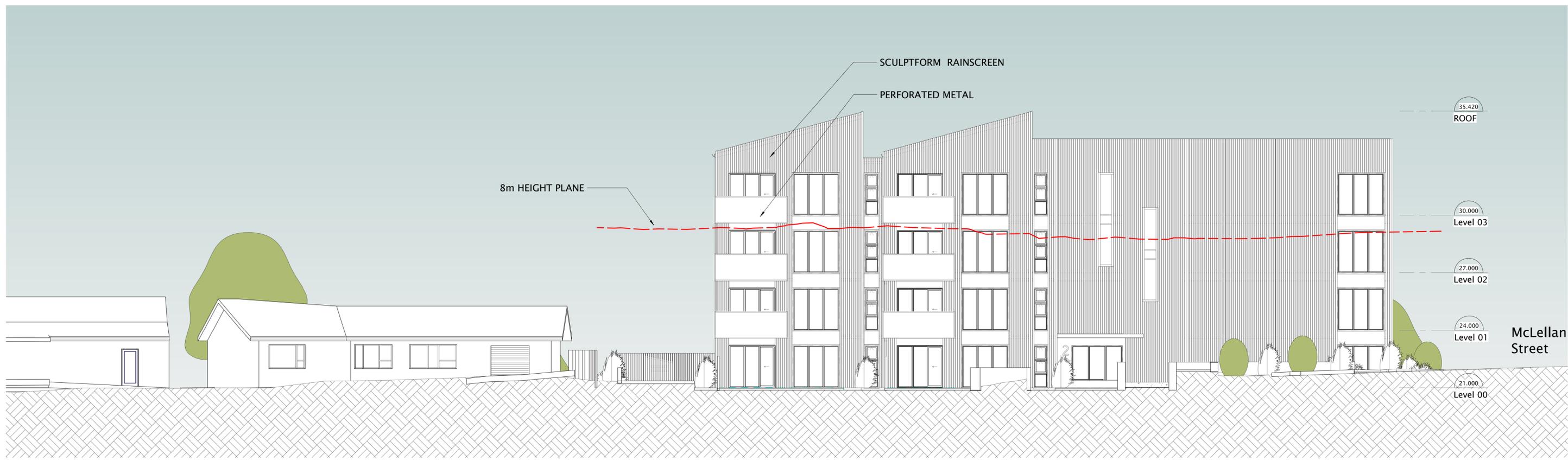
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1 PROPOSED SOUTH EXTERNAL ELEVATION  
 RC04.00 SCALE: 1 : 100



2 PROPOSED WEST EXTERNAL ELEVATION  
 RC04.00 SCALE: 1 : 100



REV	DATE	INITIAL	AMENDMENT
2	28101122		RC RFI 1
1	15111121		RESOURCE CONSENT

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PROJECT  
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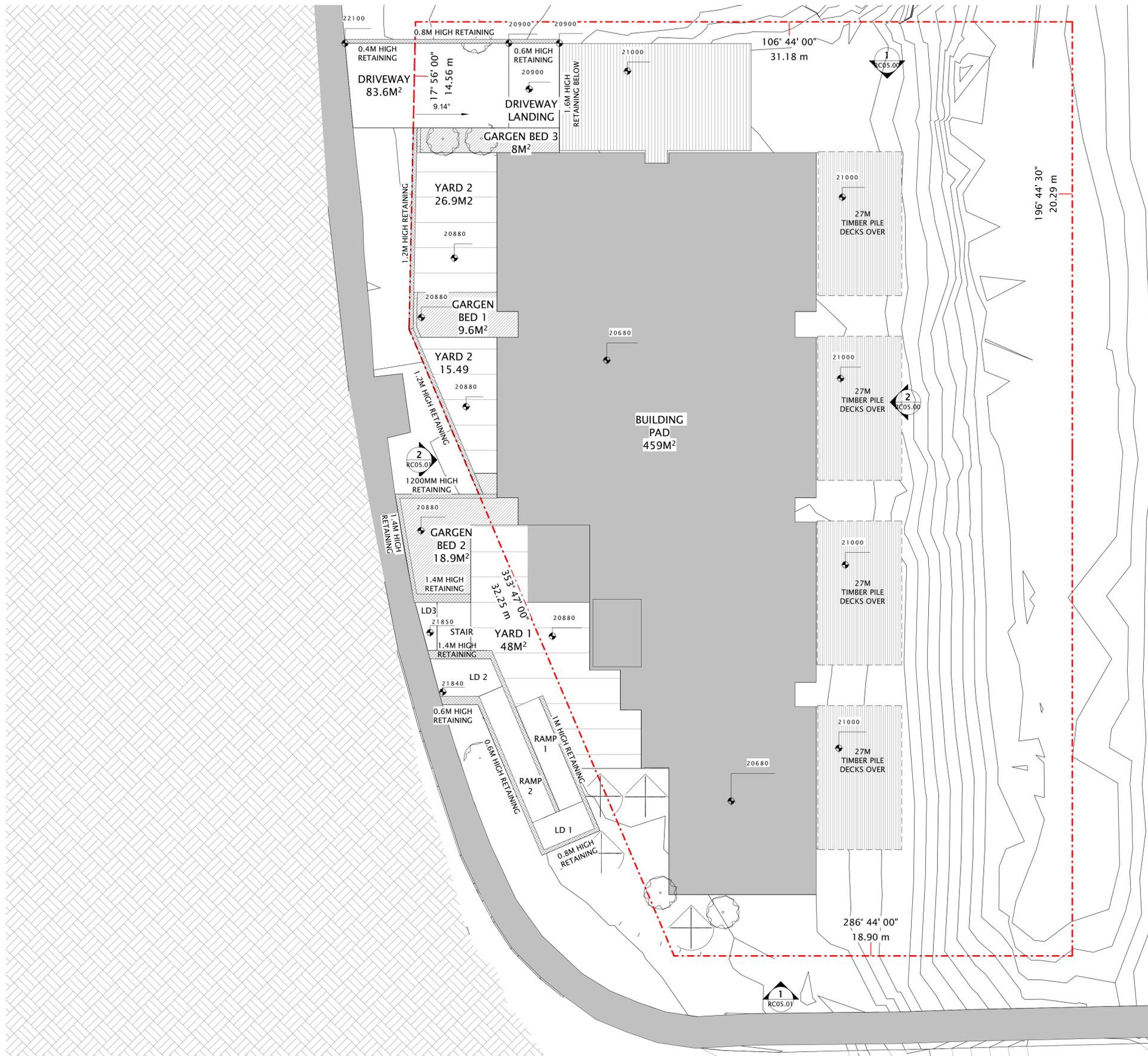
SHEET TITLE  
 ELEVATIONS

DESIGN	DRAWN
MC/DM	HZ
SCALE @ A1 (HALF SCALE IF PRINTED @ A3)	
PROJECT No.	21026
SHEET No.	RC05.01
REVISION	2

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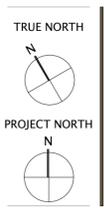
MAXIMUM AREA DISTURBED = 788.98M²  
 MAXIMUM AREA OF EARTHWORKS = 634.20M²  
 MAXIMUM VERTICAL ALTERATION = 1.6M

Topography			
Schedule			
Mark	Fill	Cut	Net cut/fill
DRIVEWAY	0.49 m³	3.19 m³	-2.70 m³
DRIVEWAY LANDING	3.39 m³	0.07 m³	3.32 m³
GARDEN BED 3	2.52 m³	1.66 m³	0.85 m³
BUILDING PAD	287.80 m³	3.42 m³	284.38 m³
YARD 2	1.53 m³	19.94 m³	-18.41 m³
GARDEN BED2	0.08 m³	2.30 m³	-2.22 m³
YARD 1	1.50 m³	2.64 m³	-1.14 m³
GARDEN BED 1	0.51 m³	12.01 m³	-11.50 m³
LD3	0.56 m³	0.00 m³	0.56 m³
STAIR	0.01 m³	1.19 m³	-1.18 m³
LD2	1.97 m³	0.00 m³	1.97 m³
LD1	0.74 m³	0.06 m³	0.67 m³
RAMP1	0.91 m³	0.20 m³	0.71 m³
RAMP 2	2.32 m³	0.01 m³	2.30 m³
<b>TOTALS</b>	<b>304.32 m³</b>	<b>46.7 m³</b>	<b>257.62 m³</b>

1 EARTHWORKS PLAN  
 RC05.00 SCALE: 1 : 100



2	28101122	RC RFI 1
1	15111121	RESOURCE CONSENT
REV	DATE	INITIAL
AMENDMENT		
REVISIONS		



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 PROJECT  
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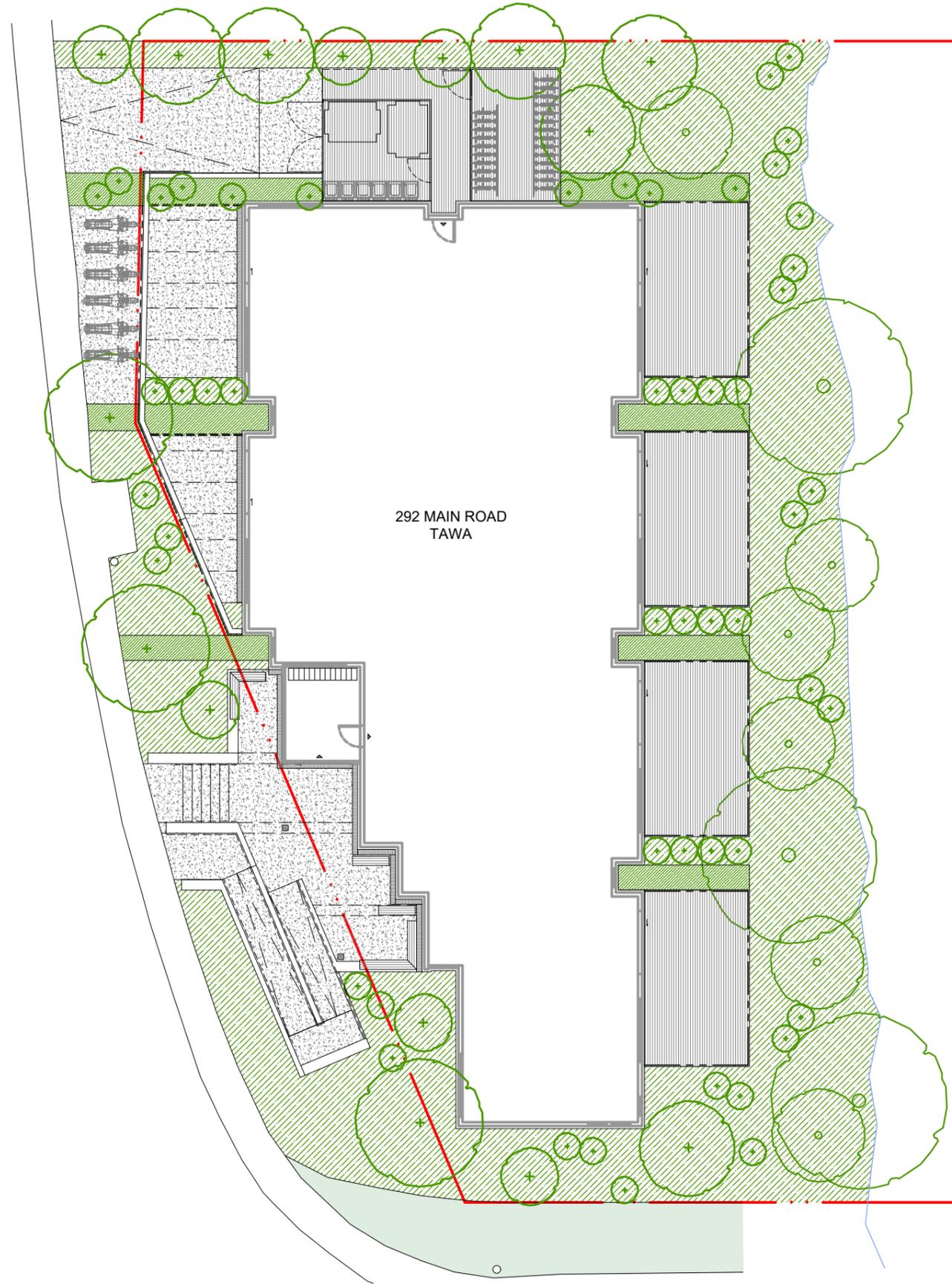
SHEET TITLE  
 EARTHWORKS PLAN

DESIGN MC/DJM	DRAWN HZ
SCALE @ A1 (HALF SCALE IF PRINTED @ A3)	
PROJECT No.	21026
SHEET No.	RC07.20
REVISION	2

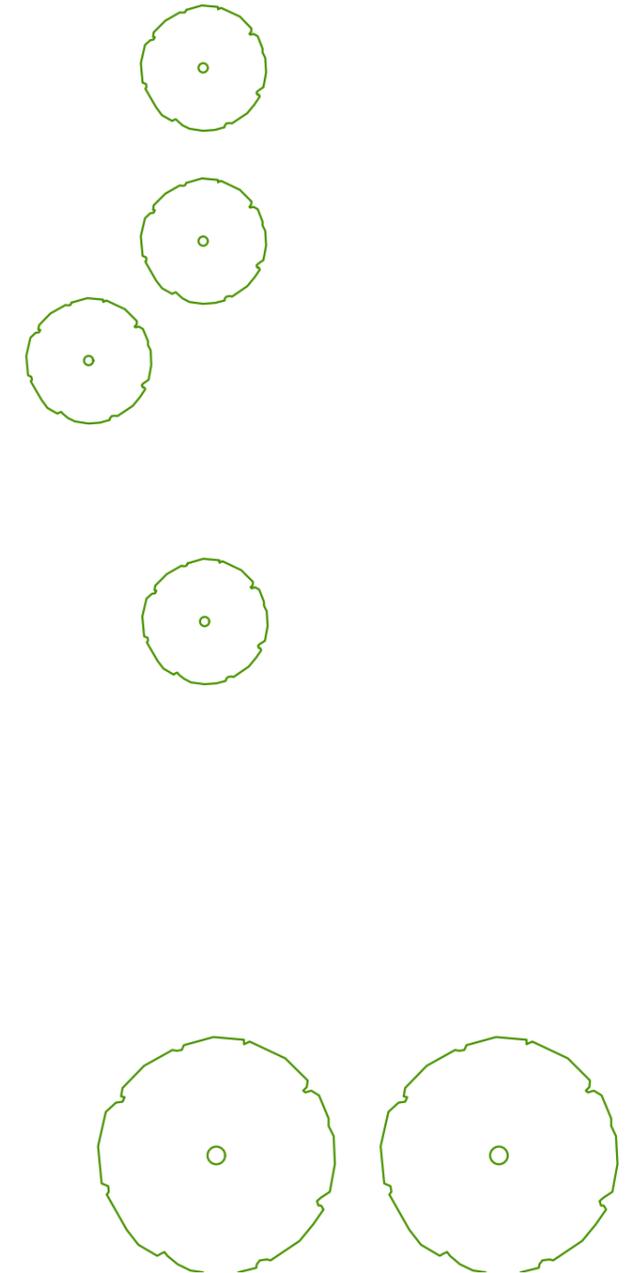
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292 MAIN ROAD  
TAWA



Do not scale. Verify dimensions on site before commencing work.

A.	Draft.	21.10.21
B.	Resource Consent.	05.11.21
C.	Resource Consent.	16.02.22

No.	Revision Notes.	Date
<b>Not For Construction</b>		

**local**

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North:



Scale:

1:200 @A3

Issued For: resource consent

Job Number:

2110-1239

Revision:

C

**Landscape Masterplan**  
sheet 1 of 1

Project:  
**Main Road Tawa**

Drawing Title:

sheet 1 of 1

level 3, 11 vivian street, wellington, new zealand, 6011

phone: 04 801 6437

www.localcollective.nz

Drawing No:  
**LA1.01**

## KEY

+9.26	Existing level (spot height)
+9.2600	Proposed level
+TOW9.26	Top of wall level
	75mm depth twig mulch to garden bed
SE	Spade edge to garden bed / lawn
TE	<b>Timber edge 20mm wide:</b> 20x100mm H4 treated pine timber edge with 50x50x600mm H4 treated pine stakes at max 600mm crs.
NS 	<b>Yard sump:</b> 350x350mm yard sump with HCl heel proof grate. Connect to stormwater. allproof.co.nz
	<b>Strip drain:</b> 200x200mm perimeter drain with HCl heel proof grate. Connect to existing stormwater. allproof.co.nz

### INSPECTION AND HOLD POINTS:

Landscape Architect to approve the following on site before progressing:

Planting removal prior to commencement of works

Mark-out for excavation

Finished excavation prior to topsoil being added

String lines for walls, paving, decks, balustrades and steps.

Excavation of retaining wall footings.

Steelwork of all retaining.

Soil prep before delivery of plants. NB, no plants to be delivered to site before all hard landscape is complete and soil prep approved.

Plants upon delivery and planting locations before holes are dug.

### SOFT LANDSCAPE:

#### Garden bed:

Remove sufficient poor soil to accommodate new compost and mulch. Thoroughly cultivate 50mm depth well rotted compost into top 300mm of site soil. All garden beds shall finish 100mm below adjacent surface levels after settlement to allow for mulch. Plant and mulch as per plan.

**Note:** All beds must be fully and thoroughly prepped prior to plants arriving on site. Failure to do so will result in the plants being sent back to the supplier or contractors depot until beds are ready.

#### Twig mulch:

75mm depth twig mulch or similar well rotted mulch applied after planting.

#### Lawn:

Min 100mm free draining topsoil or lawn mix. Remove sufficient site soil as required for new. Earthwork to achieve an even grade. Seed and water in. Advise client on care during establishment.

#### Planting:

To further planting plan / schedule.

#### Plant stock quality:

Plants should have a growth habit that is normal to the species and be sound, healthy, vigorous nursery grown stock. All plants shall be free of insect pests, plant diseases, sun scald, abrasions and disfigurements. All plants shall have normal and well developed branch systems, vigorous and a fibrous root system that is not root bound.

#### Planting installation quality:

All plants are to be installed as per sound and accepted horticultural practices by an experienced landscape contractor.

#### Staking:

All garden bed trees to have 2No 50x50mm treated pine stakes. Min 1m embedment in firm ground. Min 1m height above ground. Fix tree to stakes with hessian ties. Align to prevailing wind.

### HARD LANDSCAPE:

#### (Exposed aggregate) Insitu concrete paving:

100mm depth insitu reinforced exposed aggregate concrete on 150mm compacted basecourse with 6kg/m3 black oxide, max 12mm dia grey aggregate, light exposure. To further detail.

#### (Exposed aggregate) Insitu concrete steps:

Min 150mm depth insitu reinforced exposed aggregate steps on 150mm depth compacted basecourse. 6kg/m3 black oxide, max 12mm dia grey aggregate, light exposure. Step risers to match. 166.25mm risers, 350mm treads. To further detail.

#### Saw cuts in insitu concrete:

Saw cuts where shown on plan to be min 6mm wide, 25% depth of concrete thickness. Saw cuts to be straight and completed by a competent contractor.

#### Insitu concrete driveway paving:

150mm depth insitu reinforced exposed aggregate concrete with 6kg/m3 black oxide, max 12mm dia grey aggregate, light exposure on min 150mm compacted basecourse on well consolidated ground. To further detail.

#### Decking:

Ex H3.2 100x25mm Garapa decking on treated pine substructure to NZS3604: to further detail.

#### (CW 1) Concrete wall:

Reinforced insitu concrete wall. To have engineering input. Size varies: 200-400mm wide. To further detail.

#### (CW 2) Plastered concrete blockwork wall:

200 series solid filled concrete block walls with mulseal waterproofing, structural steel reinforcing, drainage and concrete footing. Height varies: max 1.6m. Plaster finish: Plain grey cementitious plaster. To further detail.

#### (PS) Perforated steel screen:

6mm steel panel to match architecture perforated steel on balconies. Panels bolt fixed to plastered concrete block wall or timber decking substructure. Height varies: Max height: 1100mm. To further detail.

#### (MH 1) Metal handrail 1:

40x10mm steel 'T' section handrail fixed to concrete wall or 40x10mm steel posts, at 1200mm ctrs. Max height: 900mm. Powder coat paint finish: Black. To further detail.

#### (MH 2) Metal handrail 2:

40x10mm steel top bar fixed to 40x10mm steel balusters at 100mm ctrs. Balusters fixed to 200x6mm metal base plate, side mounted to timber decking substructure. Max height: 1100mm. Powder coat paint finish: Black. To further detail.

#### Timber bench seat:

H3.2 50x50mm timber battens fixed to top of concrete wall (CW 1). Where battens cantilever off concrete wall, they are to be fixed to timber substructure, bolt fixed to concrete paving. Battens to overhang front of concrete wall by 50mm. Seat to be 350mm deep. To further detail.

#### Bike storage:

2000mm high, H3.2 75x50mm timber battens at 100mm ctrs fixed vertically to 3No. H3.2 100x50mm timber railings. Railings fixed to H4 100x100mm timber posts at 1300mm, bolt fixed to timber deck substructure. 900mm wide access gate/door to match battens, fixed to 3No. H3.2 timber railings. Railings hinge fixed to timber post with SS 3No. hinges. Internally, vertical bike racks to be fixed to timber railings. To coordinate with Arch. To further detail.

#### Bin storage:

1800mm high, H3.2 75x50mm timber battens at 100mm ctrs fixed horizontally to H4 100x100mm timber posts at 1300mm ctrs, bolt fixed to timber deck substructure. 3No. Gate/doors to match battens at varying widths, fixed to 3No. H3.2 timber railings. Railings hinge fixed to timber post with SS 3No. hinges. To coordinate with Arch. To further detail.

#### 1.4m Timber batten fence:

To coordinate with Arch. To further detail.

#### Letter box unit:

To coordinate with Arch. To further detail.

### NOTES:

All work must be carried out by skilled, suitably qualified and experienced workers.

The contractor is liable for any damage caused to the property during the length of the project and shall have a minimum of 1 million dollars public liability insurance.

Any variations to the design detailed in the landscape documents must be approved in writing by the landscape architect before work proceeds.

Any variation to the agreed contract sum must be agreed upon in writing before any work proceeds.

All quotes provided for the project are to be fixed sums unless where specified as PC sums.

Upon being awarded the contract the contractor shall within 10 working days confirm the commencement date and provide a programme of work.

The contractor must submit a health and safety management plan before the project commences.

Do not scale. Verify dimensions on site before commencing work.		
A.	Resource Consent.	05.11.21
B.	Resource Consent.	16.02.22

No.	Revision Notes.	Date
<b>Not For Construction</b>		

local

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North:  
A  
Scale:  
N/A  
Issued For: resource consent

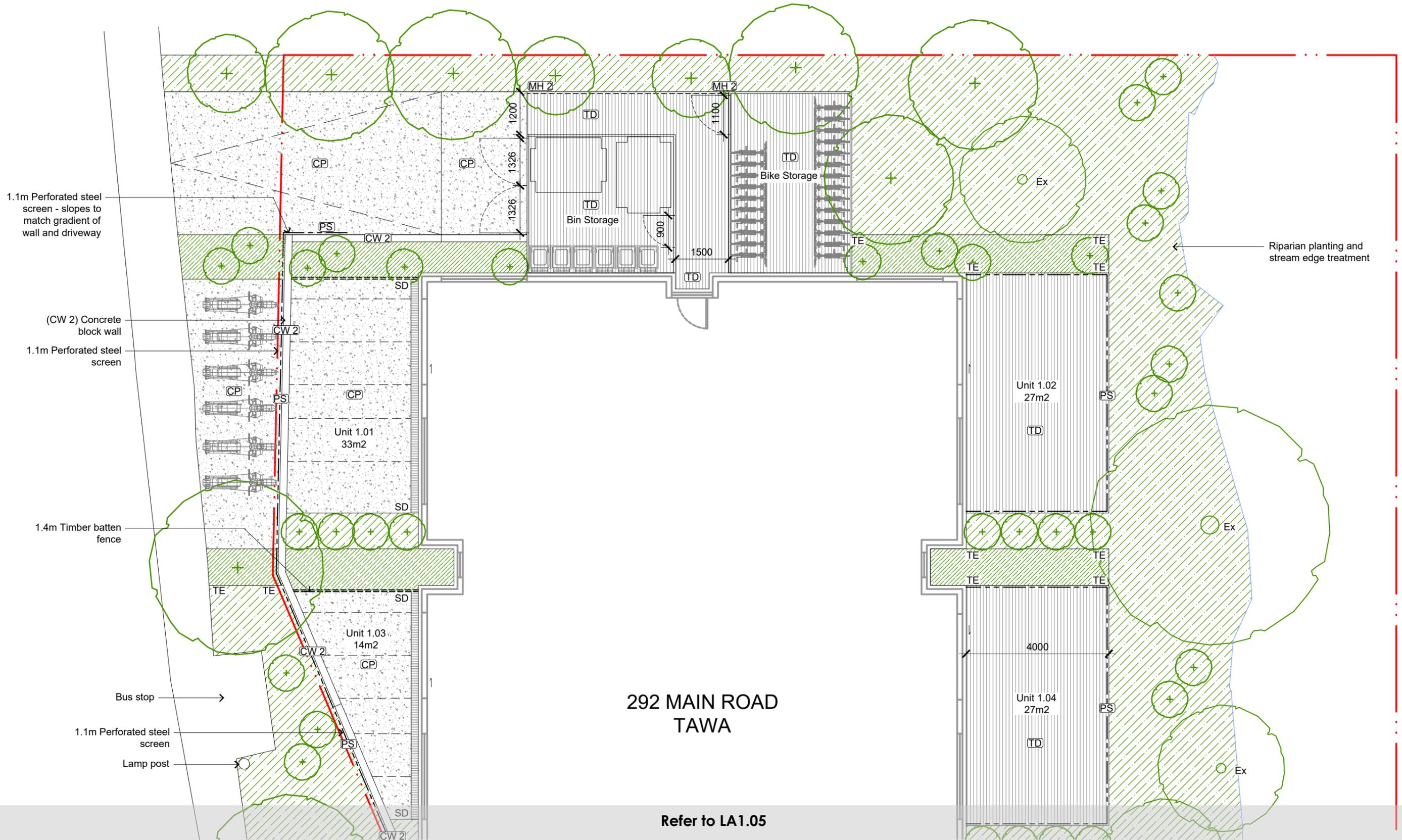
Job Number:  
2110-1239  
Revision:  
B

level 3, 11 vivian street, wellington, new zealand, 6011

Project:  
Main Road Tawa  
Drawing Title:  
Outline Specification  
sheet 1 of 1

phone: 04 801 6437 www.localcollective.nz

Drawing No:  
LA1.02



292 MAIN ROAD  
TAWA

Refer to LA1.05

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 A. Draft. 21.10.21  
 B. Resource Consent. 05.11.21  
 C. Resource Consent. 16.02.22

No. Revision Notes. Date  
**Not For Construction**

KEY				
+0.0000	Existing level	Timber decking	Timber bench seat	Strip drain
+0.0000	Proposed level	Concrete Paving	(MH) Metal Handrail	New sump
	Garden bed			Existing tree
	Garden bed 2	(CW) Concrete wall	(PS) Perforated steel fence/Balustrade	

**local**

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North:



Scale:

1:100 @A3

Issued For: resource consent

Job Number:

2110-1239

Revision:

C

Project:  
**Main Road Tawa**  
 Drawing Title:  
**Landscape Plan**  
 sheet 1 of 2

Drawing No:  
**LA1.04**

level 3, 11 vivian street, wellington, new zealand, 6011

phone: 04 801 6437

www.localcollective.nz

Refer to LA1.04



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A.	Draft.	21.10.21
B.	Resource Consent.	05.11.21
C.	Resource Consent.	16.02.22

No.	Revision Notes.	Date
<b>Not For Construction</b>		

**KEY**

+0.0000	Existing level	TD	Timber decking	TB	Timber bench seat	SD	Strip drain
+0.0000	Proposed level	CP	Concrete Paving	(MH)	Metal Handrail	NS	New sump
[Hatched]	Garden bed	---	Saw Cuts	=====	Timber fence	Ex	Existing tree
[Hatched]	Garden bed 2	(CW)	Concrete wall	(PS)	Perforated steel fence/Balustrade	⊕	Proposed tree

**local**

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North:

Scale: 1:100 @A3

Issued For: resource consent

Job Number: 2110-1239

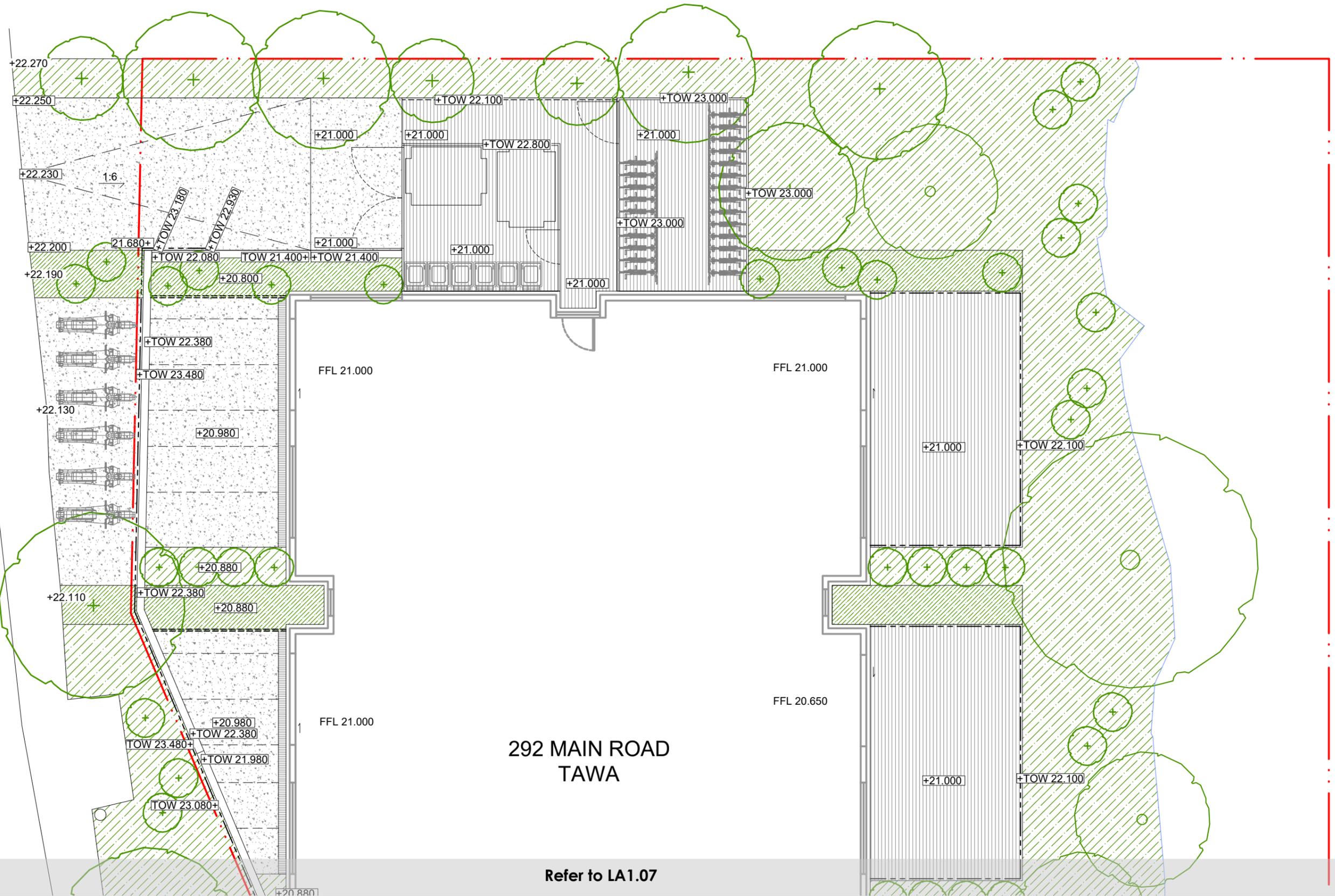
Revision: C

Project: Main Road Tawa

Drawing Title: Landscape Plan

sheet 2 of 2

Drawing No: LA1.05



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 A. Resource Consent. 16.02.22

No. Revision Notes. Date  
**Not For Construction**

KEY				
+0.0000	Existing level	Timber decking	Timber bench seat	Strip drain
+0.0000	Proposed level	Concrete Paving	(MH) Metal Handrail	New sump
	Garden bed			Existing tree
	Garden bed 2	(CW) Concrete wall	(PS) Perforated steel fence/Balustrade	

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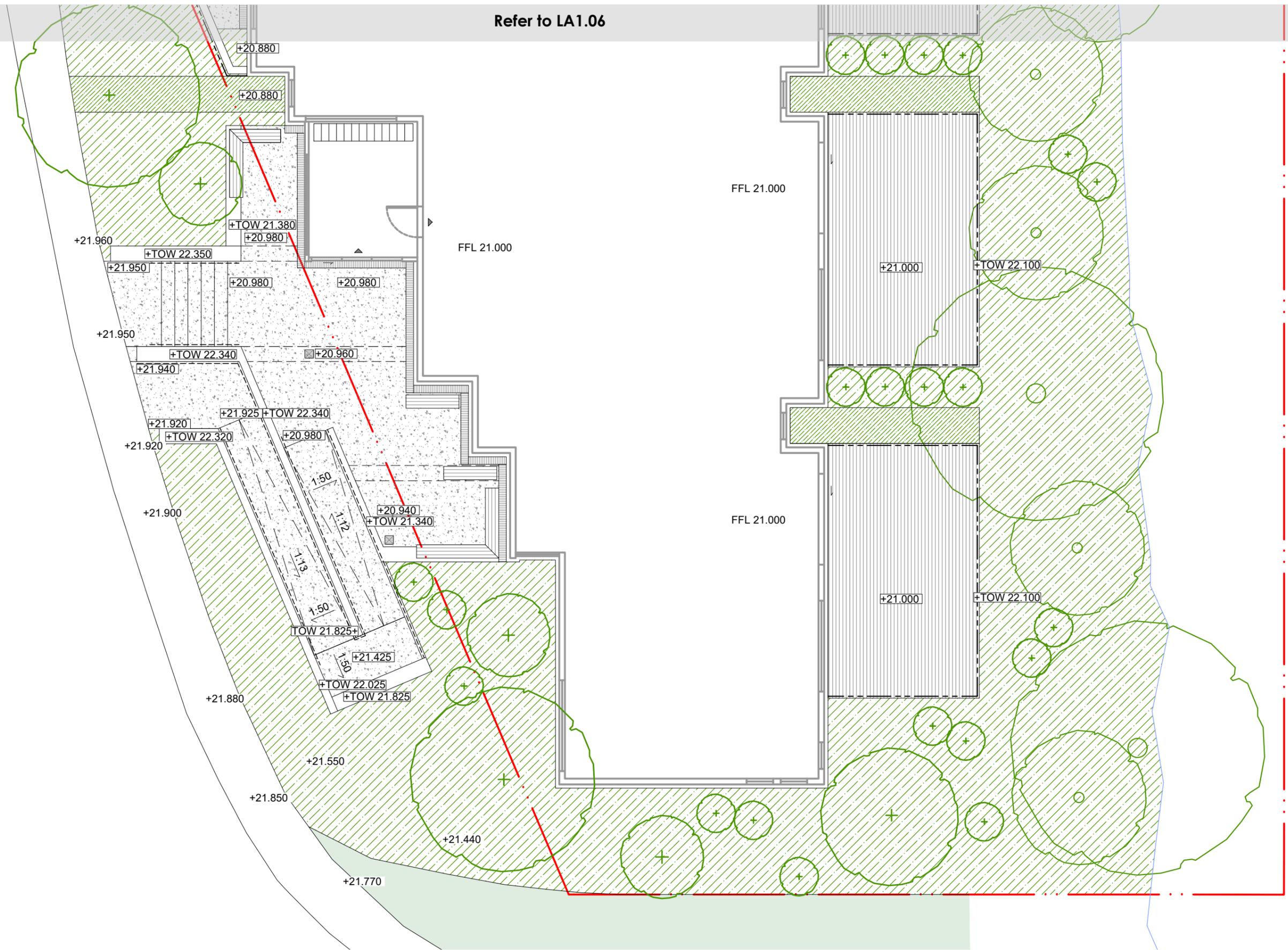
North:   
 Scale: 1:100 @A3  
 Issued For: resource consent

Job Number: 2110-1239  
 Revision: A

Project: Main Road Tawa  
 Drawing Title: Levels Plan  
 sheet 1 of 2

Drawing No: LA1.06

Refer to LA1.06



Do not scale. Verify dimensions on site before commencing work.  
 A. Resource Consent. 16.02.22

No. Revision Notes. Date  
**Not For Construction**

<b>KEY</b>									
+0.0000	Existing level		Timber decking		Timber bench seat	SD	Strip drain		
+0.0000	Proposed level		Concrete Paving		(MH) Metal Handrail	NS	New sump		
	Garden bed		Saw Cuts		Timber fence	Ex	Existing tree		
	Garden bed 2		(CW) Concrete wall		(PS) Perforated steel fence/ Balustrade		Proposed tree		

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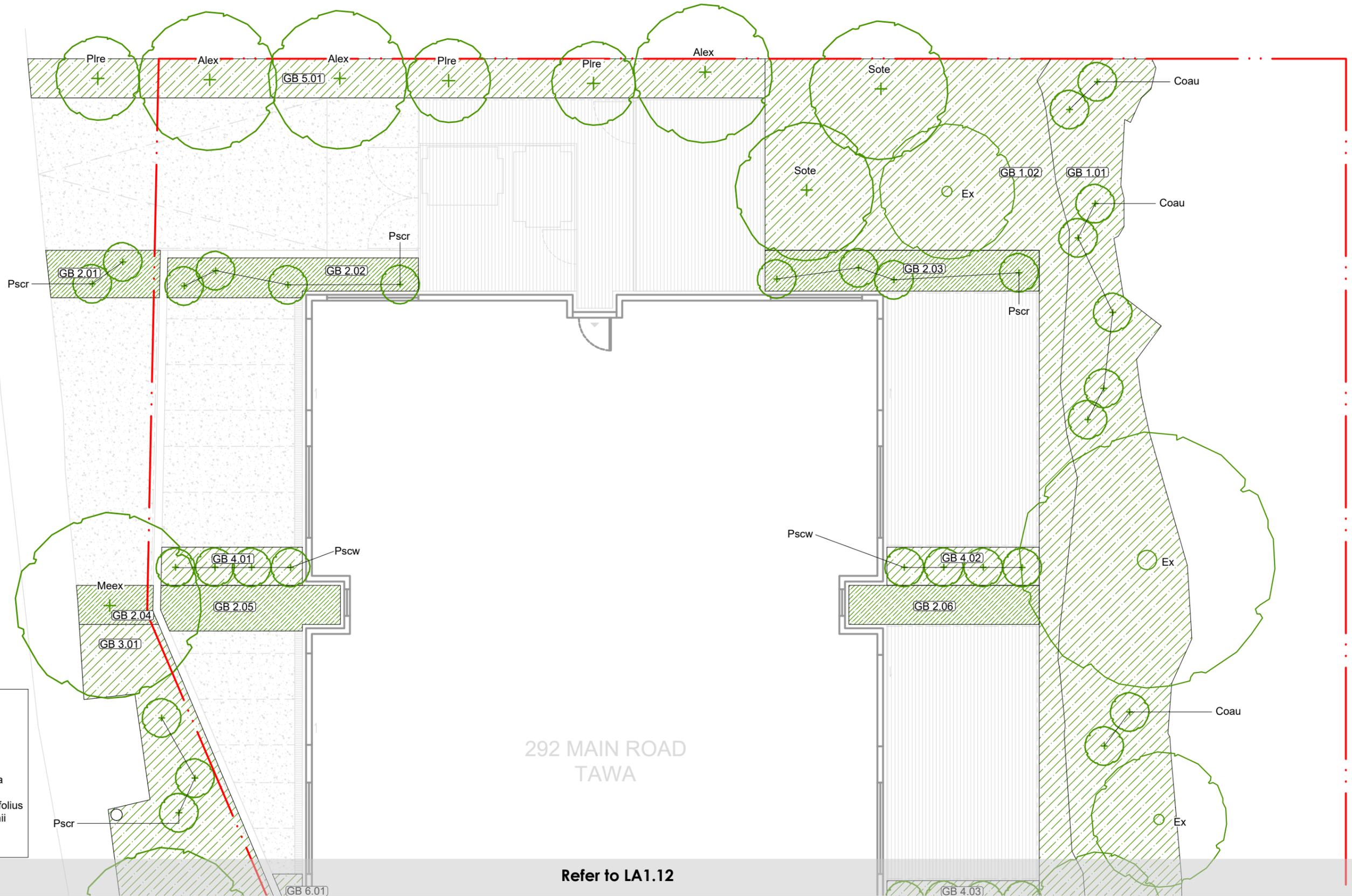
North:   
 Scale: 1:100 @A3  
 Issued For: resource consent

Job Number: 2110-1239  
 Revision: A

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Project: Main Road Tawa  
 Drawing Title: Levels Plan  
 sheet 2 of 2

Drawing No: LA1.07



292 MAIN ROAD  
TAWA

Refer to LA1.12

Planting Key	
Tree species codes:	
Alex	- Alectryon excelsus
Coau	- Cordyline australis
Meex	- Metrosideros excelsa
Plre	- Plagianthus regius
Pscr	- Pseudopanax crassifolius
Pscw	- Pseudopanax lessonii 'Cyril Watson'
Sote	- Sophora tetraptera

Do not scale. Verify dimensions on site before commencing work.		
A.	Resource Consent.	05.11.21
B.	Resource Consent.	16.02.22

No.	Revision Notes.	Date
<b>Not For Construction</b>		

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North:   
Scale: 1:100 @A3  
Issued For: resource consent

Job Number: 2110-1239  
Revision: B

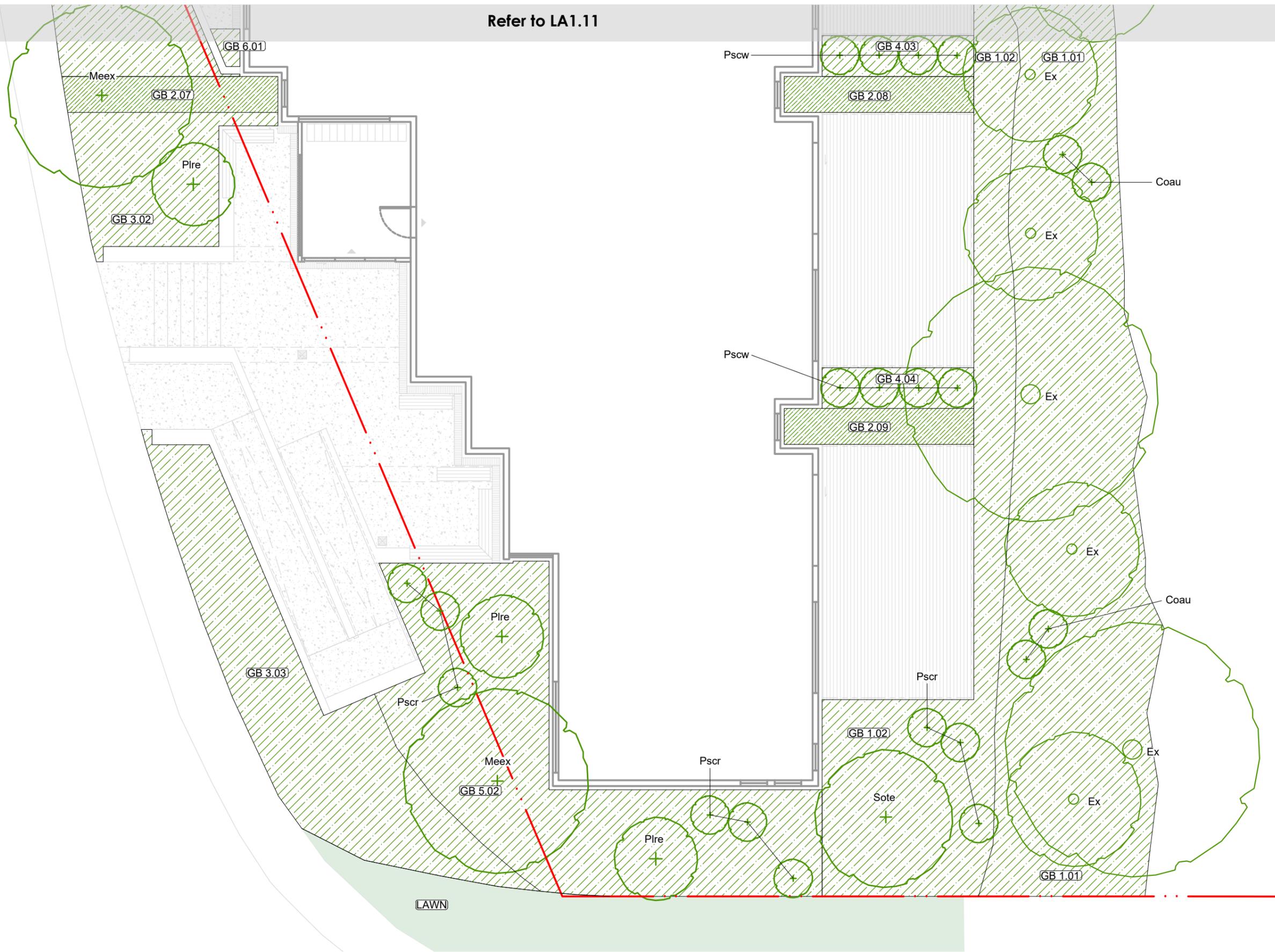
level 3, 11 vivian street, wellington, new zealand, 6011

phone: 04 801 6437

Project: Main Road Tawa  
Drawing Title: Planting Plan  
sheet 1 of 2

Drawing No: LA1.11

Refer to LA1.11



**Planting Key**

Tree species codes:

Alex	-	Alectryon excelsus
Coau	-	Cordyline australis
Meex	-	Metrosideros excelsa
Plre	-	Plagianthus regius
Pscr	-	Pseudopanax crassifolius
Pscw	-	Pseudopanax lessonii 'Cyril Watson'
Sote	-	Sophora tetraptera

Do not scale. Verify dimensions on site before commencing work.

A.	Resource Consent.	05.11.21
B.	Resource Consent.	16.02.22

No.	Revision Notes.	Date
<b>Not For Construction</b>		

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North:   
 Scale: **1:100 @A3**  
 Issued For: resource consent

Job Number: **2110-1239**  
 Revision: **B**

Project: **Main Road Tawa**  
 Drawing Title: **Planting Plan**  
 sheet 2 of 2

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Drawing No: **LA1.12**