

SITE PLAN NOTES

1. All dimension and levels to be checked and verified on site by contractor prior to commencement of any shop or site work.
2. Do not scale off drawings.
3. Building setout and floor levels to be established by registered surveyor.
4. All drawing are copyright of ABHUYDAYA LTD.

SITE INFORMATION

8 & 10 Kingussie Place Highland Park
Lot 158 & 159 DP 81685
Site Area: 1424m²
Net Site Area: 1424m²
Zone: Mixed Housing Urban Zone
Wind Zone: Low Wind Zone

BUILDING COVERAGE DOES NOT COMPLY

Allowed Building Coverage:
1424 × 45% = 640.8m²
Actual Building Coverage:
655.16m²(46%)
Excluding Deck Area:
A1-A6= 33.3m²
B1-B3= 23.8m²
C1-C4= 52.6m²
Total Area = 109.7m²

IMPERVIOUS AREA COMPLIES

Allowed Impervious Area:
1424 × 60% = 854m²
Actual Impervious Area:
687.26m²(48%)

LANDSCAPED AREA DOES NOT COMPLY

Allowed Landscaped Area:
1424 × 35% = 498.4m²
Actual Lanscaped Area: 464.74m²(33%)

Allowed Front Yard Landscaped Area:
101.3 × 50% = 50.65m²
Actual Front Yard Landscaped Area: 84.94m² (84%)

MAXIMUM HEIGHT COMPLIES

11m (+1m)

YARDS COMPLIES

Front Yard: 2.5m
Side Yard: 1m
Rear Yard: 1m

OUTDOOR LIVING SPACE COMPLIES

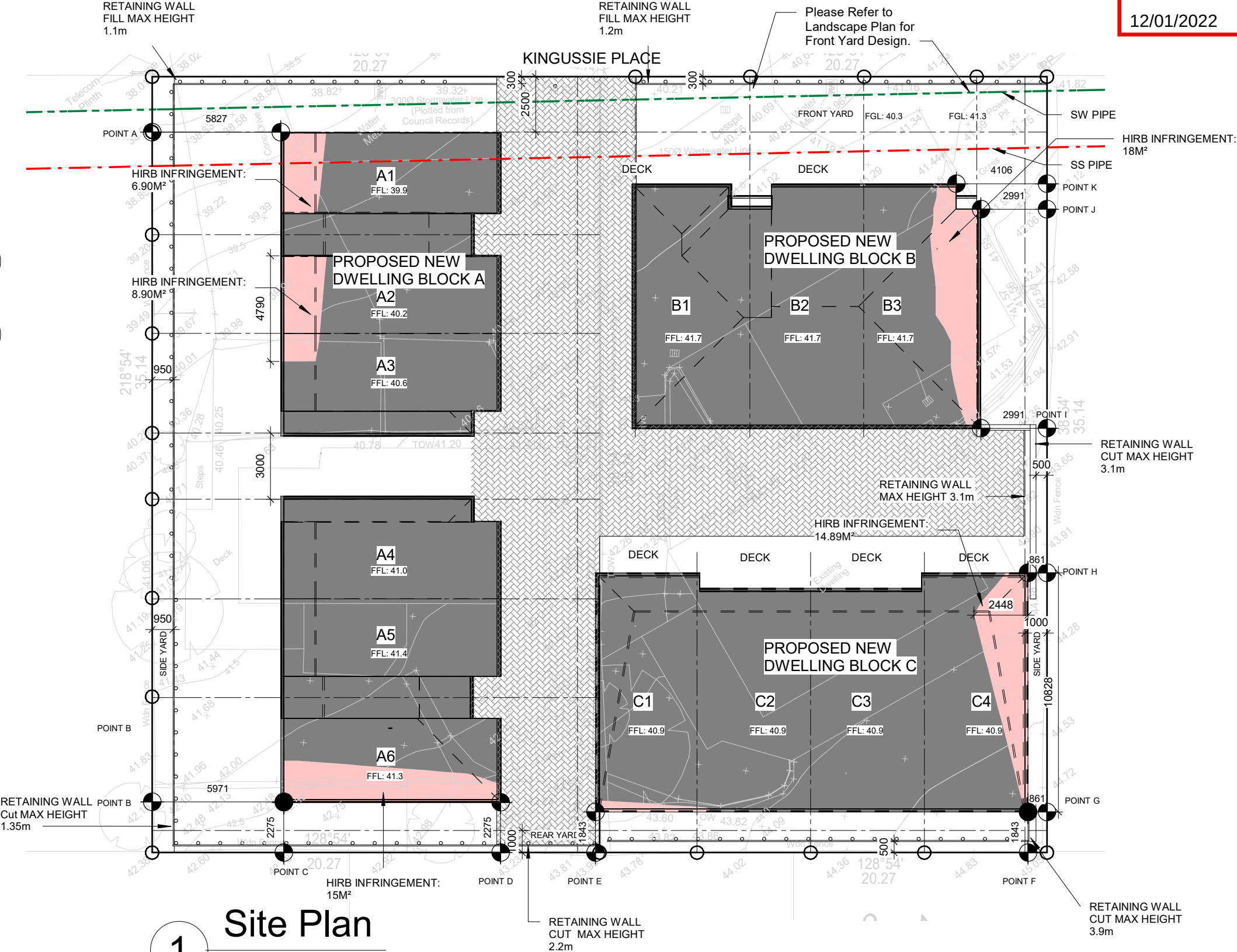
20m²; >4m Width, Maximum Gradient 1:20

OUTLOOK SPACE COMPLIES

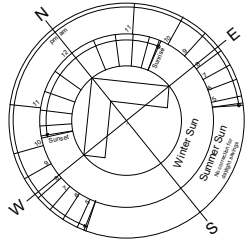
Principal Living Room: 6m x 4m
Principal Bedroom: 3m x 3m
2nd Bedroom: 1m x 1m

BUILDING HEIGHT IN RELATION TO BOUNDARY (HIRB) DOES NOT COMPLY

ALTERNATIVE BUILDING HEIGHT IN RELATION TO BOUNDARY (AHIRB) COMPLIES



1 Site Plan
1 : 200



NOTES
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B	S92	06/07/21
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PROJECT/ADDRESS

8&10 Kingussie Place

LOT 158,159 DP81685

DRAWING NAME

Site Plan

STATUS Project Status

DATE INITIAL

DRAWN 06/07/21 MS

CHECKED 06/07/21 VH

SCALE

1 : 200

JOB N° 20218

SHEET N°

A101

HIRB CHECK A : (DISTANCE FROM
OUTSIDE OF GUTTER TO BOUNDARY)

GROUND	38528
	3000
	41528
DISTANCE	5827
ALLOWED	47355
EAVE LEVEL	48081
NOT COMPLY BY	-726

HIRB CHECK B : (DISTANCE FROM
OUTSIDE OF GUTTER TO BOUNDARY)

GROUND	42111
	3000
	45111
DISTANCE	5971
ALLOWED	51082
EAVE LEVEL	49460
COMPLY BY	1622

HIRB CHECK C : (DISTANCE FROM
OUTSIDE OF GUTTER TO BOUNDARY)

GROUND	42710
	3000
	45710
DISTANCE	2275
ALLOWED	47985
EAVE LEVEL	49418
NOT COMPLY BY	-1433

HIRB CHECK D : (DISTANCE FROM
OUTSIDE OF GUTTER TO BOUNDARY)

GROUND	43303
	3000
	46303
DISTANCE	2275
ALLOWED	48578
EAVE LEVEL	49417
NOT COMPLY BY	-839

HIRB CHECK E : (DISTANCE FROM
OUTSIDE OF GUTTER TO BOUNDARY)

GROUND	43628
	3000
	46628
DISTANCE	1843
ALLOWED	48471
EAVE LEVEL	48855
NOT COMPLY BY	-384

HIRB CHECK F : (DISTANCE FROM
OUTSIDE OF GUTTER TO BOUNDARY)

GROUND	45003
	3000
	48003
DISTANCE	1843
ALLOWED	49846
EAVE LEVEL	48855
COMPLY BY	991

HIRB CHECK G : (DISTANCE FROM
OUTSIDE OF GUTTER TO BOUNDARY)

GROUND	44899
	3000
	47899
DISTANCE	861
ALLOWED	48760
EAVE LEVEL	48855
NOT COMPLY BY	-95

HIRB CHECK H : (DISTANCE FROM
OUTSIDE OF GUTTER TO BOUNDARY)

GROUND	44009
	3000
	47009
DISTANCE	861
ALLOWED	47870
EAVE LEVEL	48855
NOT COMPLY BY	-985

HIRB CHECK I : (DISTANCE FROM
OUTSIDE OF GUTTER TO BOUNDARY)

GROUND	43411
	3000
	46411
DISTANCE	2991
ALLOWED	49402
EAVE LEVEL	50005
NOT COMPLY BY	-603

HIRB CHECK J : (DISTANCE FROM
OUTSIDE OF GUTTER TO BOUNDARY)

GROUND	42199
	3000
	45199
DISTANCE	2991
ALLOWED	48190
EAVE LEVEL	50005
NOT COMPLY BY	-1815

HIRB CHECK K : (DISTANCE FROM
OUTSIDE OF GUTTER TO BOUNDARY)

GROUND	42089
	3000
	45089
DISTANCE	4106
ALLOWED	49195
EAVE LEVEL	50005
NOT COMPLY BY	-810

AHIRB CHECK A : (DISTANCE FROM
OUTSIDE OF GUTTER TO BOUNDARY)

GROUND	38528
	3600
	42128
DISTANCE	5827-2000=3827
	3300
ALLOWED	49255
EAVE LEVEL	48081
COMPLY BY	1174

AHIRB CHECK I : (DISTANCE FROM
OUTSIDE OF GUTTER TO BOUNDARY)

GROUND	43411
	3600
	47011
DISTANCE	2991-2000= 991
	3300
ALLOWED	51302
EAVE LEVEL	48021
COMPLY BY	3281

AHIRB CHECK J : (DISTANCE FROM
OUTSIDE OF GUTTER TO BOUNDARY)

GROUND	42199
	3600
	45799
DISTANCE	2991-2000= 991
	3300
ALLOWED	50090
EAVE LEVEL	48021
COMPLY BY	2069

AHIRB CHECK K : (DISTANCE FROM
OUTSIDE OF GUTTER TO BOUNDARY)

GROUND	42089
	3600
	45689
DISTANCE	4106-2000=2106
	3300
ALLOWED	51095
EAVE LEVEL	48021
COMPLY BY	3074



BUN60373701

Approved Resource Consent Plan

12/01/2022

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PROJECT/ADDRESS

8&10 Kingussie
Place

LOT 158,159 DP81685

DRAWING NAME

HIRB Compliance

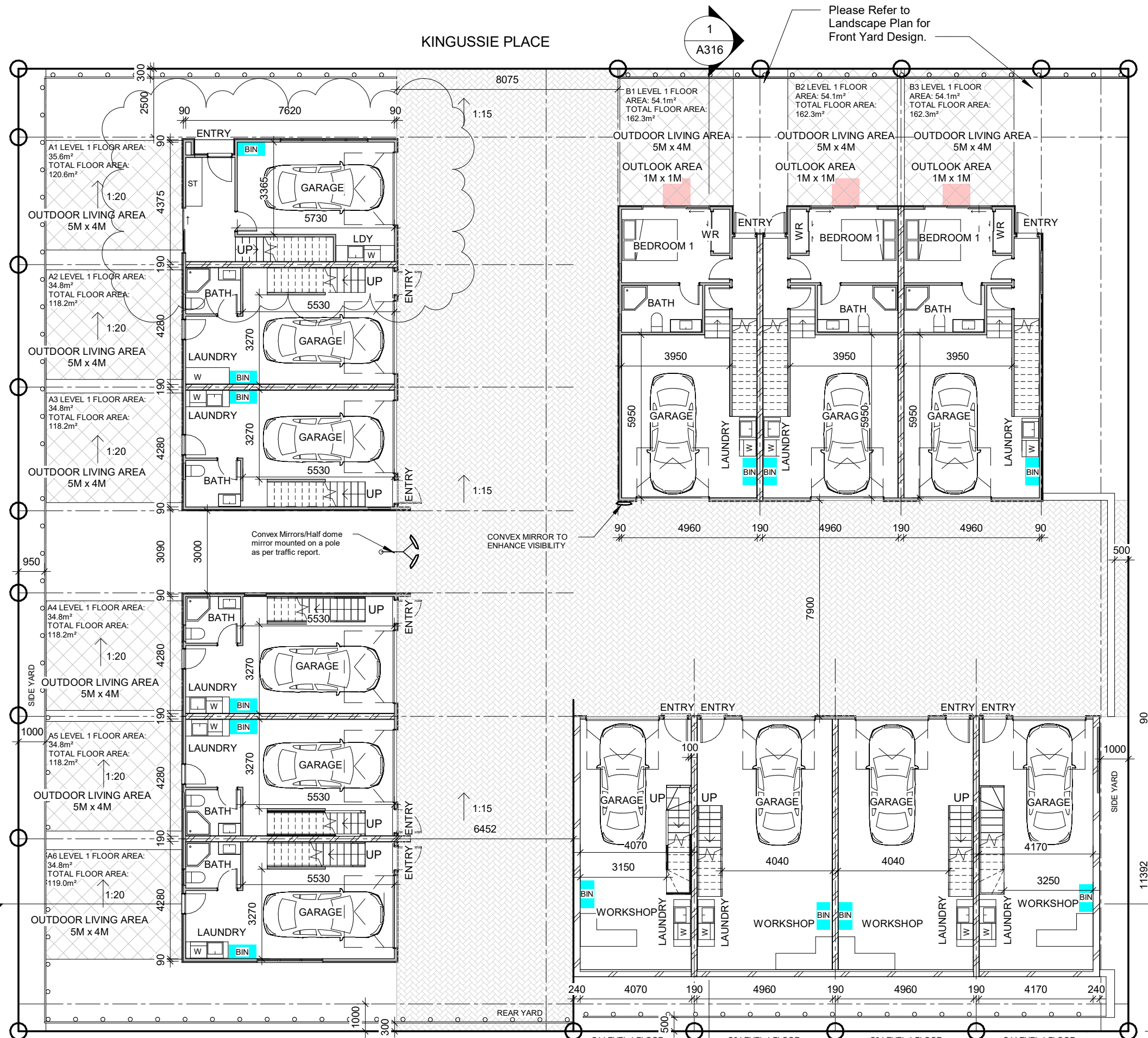
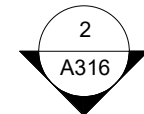
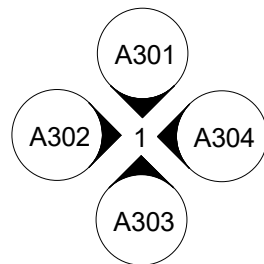
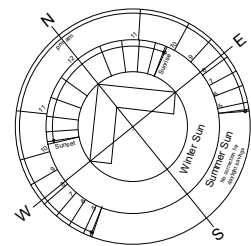
STATUS Project Status

	DATE	INITIAL
DRAWN	06/07/21	MS
CHECKED	06/07/21	VH
SCALE		

JOB N° 20218

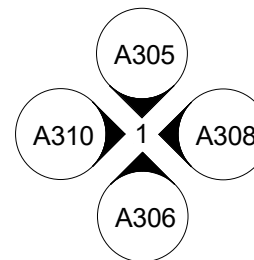
SHEET N°

A102



1 Level 1 Floor Plan
1 : 150

Auckland Council
BUN60373701
Approved Resource Consent Plan
12/01/2022



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DRAWING NAME
Level 1 Floor Plan

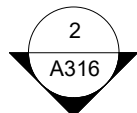
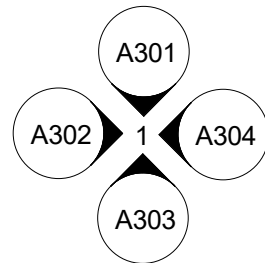
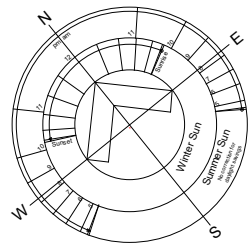
STATUS Project Status

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SCALE
1 : 150

JOB N° 20218
SHEET N°

A201



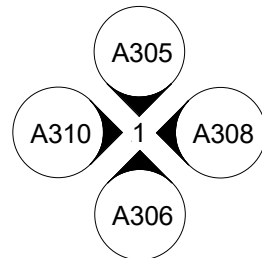
1

Level 2 Floor Plan

1 : 150



BUN60373701
Approved Resource Consent Plan
12/01/2022



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DRAWING NAME
Level 2 Floor Plan

STATUS **Project Status**

DATE	INITIAL
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CHECKED 06/07/21	VH

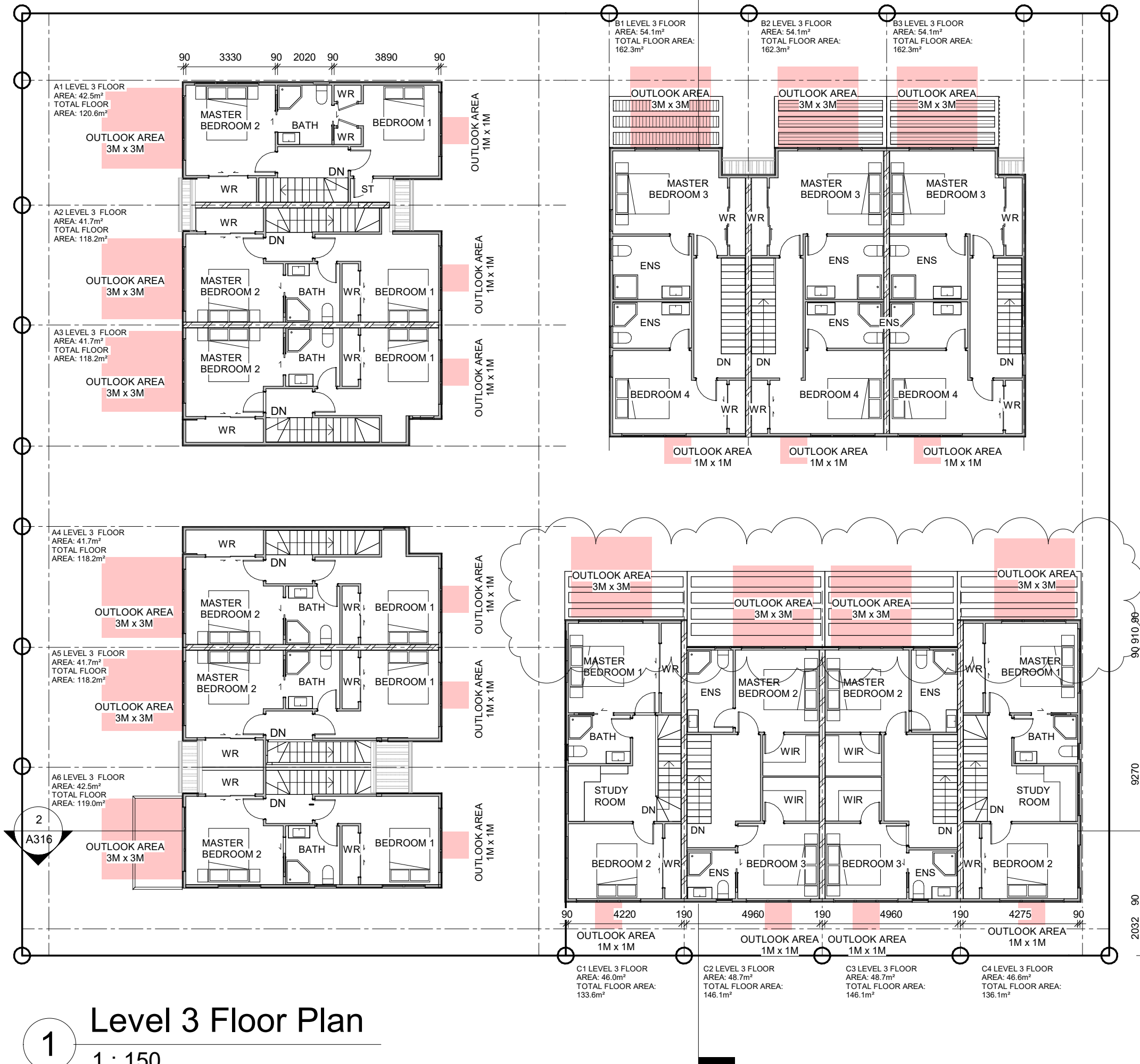
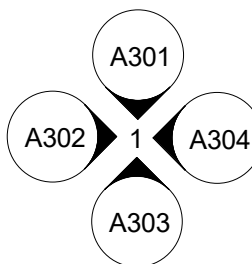
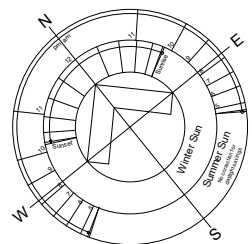
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1 : 150

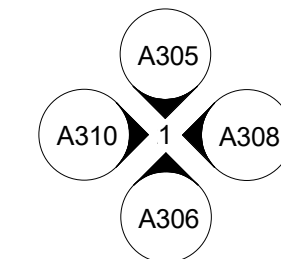
JOB N° **20218**

SHEET N°

A202



1 Level 3 Floor Plan
1 : 150



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VIKON

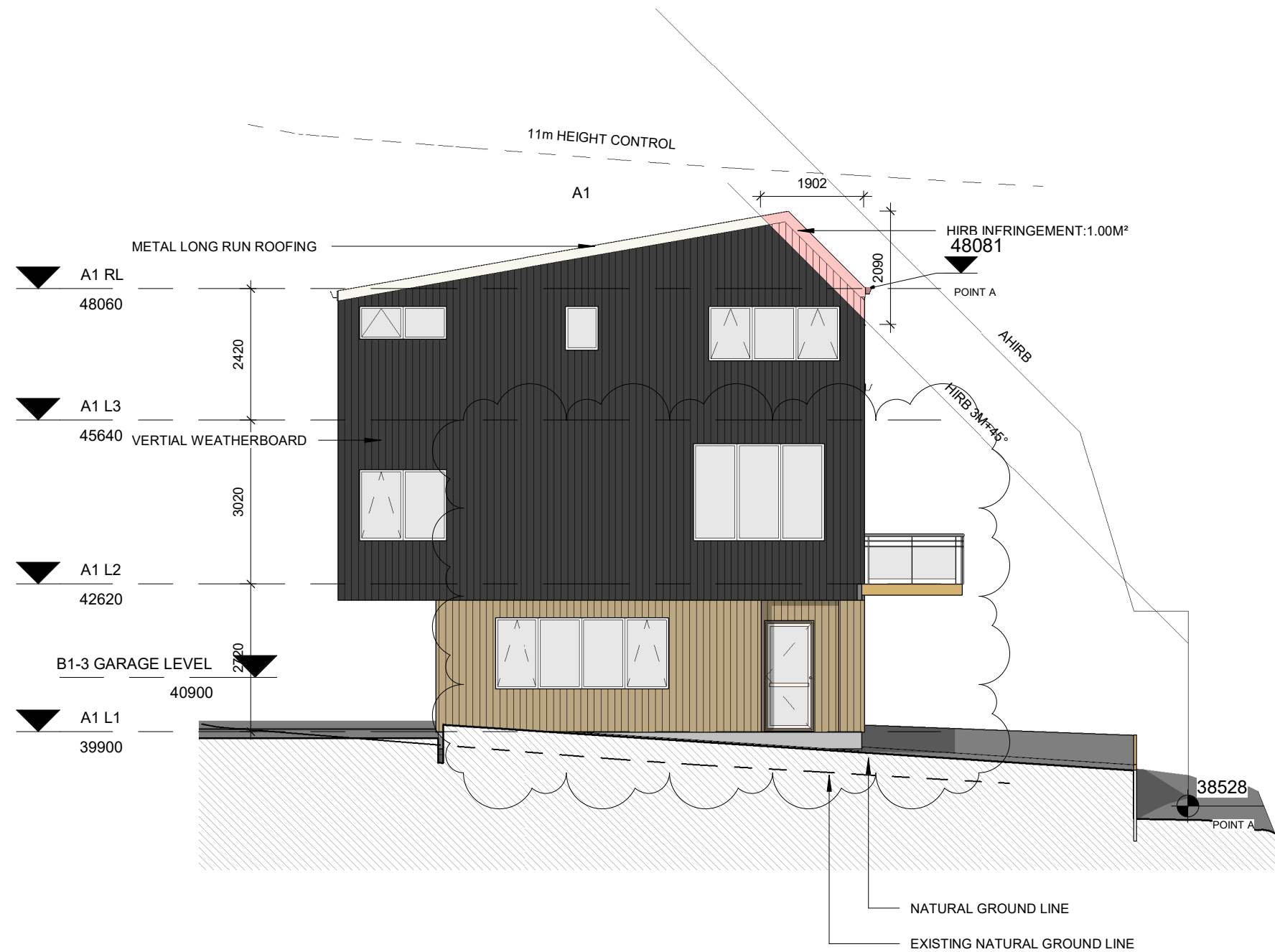
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LOT 158,159 DP81685

DRAWING NAME
Level 3 Floor Plan

STATUS Project Status		
DATE	INITIAL	
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SCALE		

1 : 150
JOB N° 20218
SHEET N° A203



1 A1-6 North Elevation
1 : 100

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PROJECT/ADDRESS
8&10 Kingussie Place
LOT 158, 159 DP81685

DRAWING NAME
A1-6 North Elevation

STATUS **Project Status**

	DATE	INITIAL
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CHECKED	06/07/21	VH

SCALE

1 : 100

JOB N° **20218**

SHEET N°

A301

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LOT 158,159 DP81685

DRAWING NAME

A1-6 West Elevation

STATUS Project Status

	DATE	INITIAL
DRAWN	06/07/21	MS
CHECKED	06/07/21	VH

SCALE

1 : 100

JOB N° 20218

SHEET N°

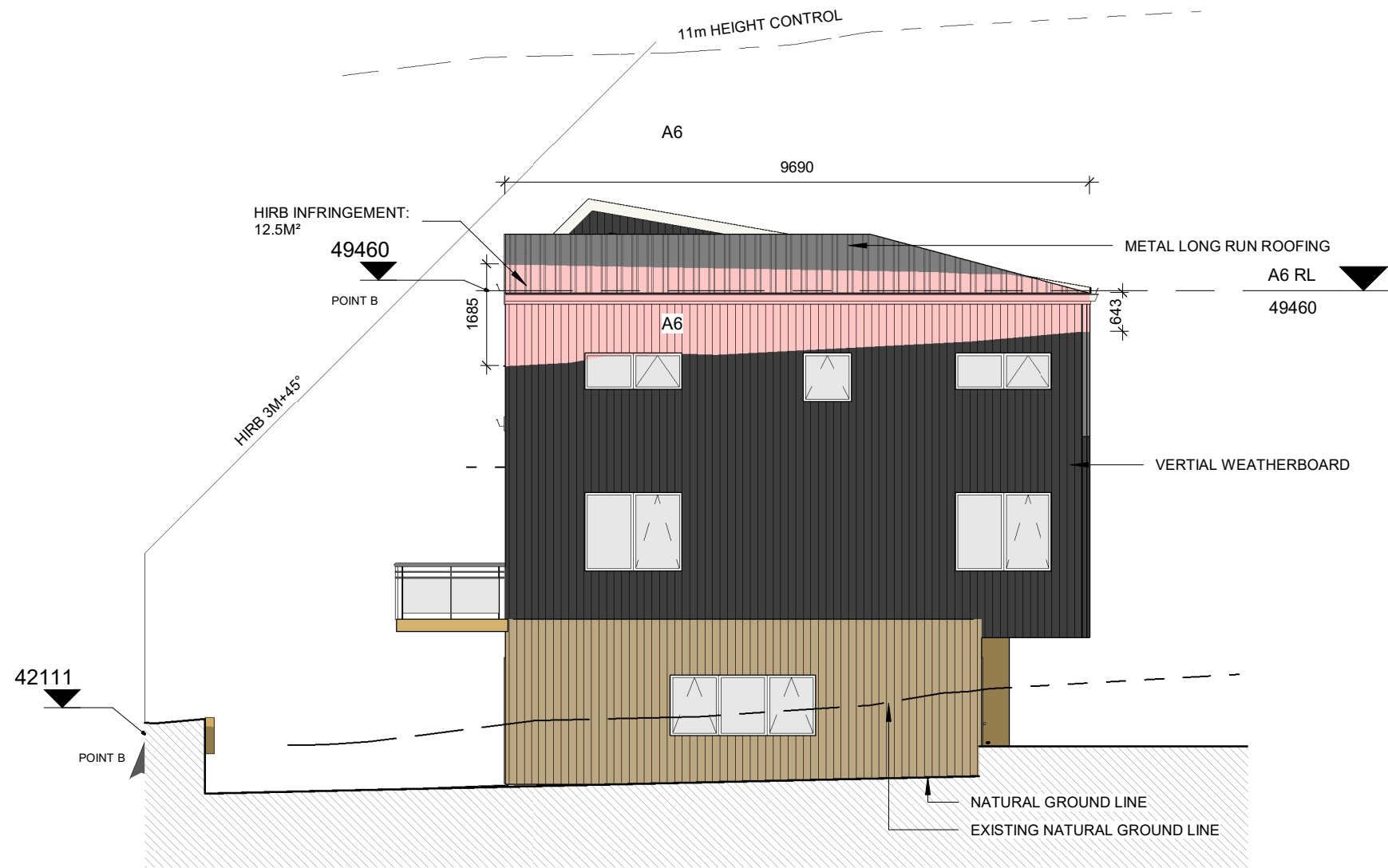
A302



A1-6 West Elevation

1 : 100

1



1 A1-6 South Elevation
1 : 100

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PROJECT/ADDRESS
8&10 Kingussie Place
LOT 158, 159 DP81685

DRAWING NAME
A1-6 South Elevation

STATUS Project Status

	DATE	INITIAL
DRAWN	06/07/21	MS
CHECKED	06/07/21	VH

SCALE

1 : 100

JOB N° 20218

SHEET N°

A303



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PROJECT/ADDRESS

8&10 Kingussie Place

LOT 158,159 DP81685

DRAWING NAME

A1-6 East Elevation

STATUS Project Status

	DATE	INITIAL
DRAWN	06/07/21	MS
CHECKED	06/07/21	VH

SCALE

1 : 100

JOB N° 20218

SHEET N°

A304

1 A1-6 East Elevation
1 : 100



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8&10 Kingussie Place

LOT 158,159 DP81685

DRAWING NAME

B1-3 North Elevation

STATUS Project Status

	DATE	INITIAL
DRAWN	06/07/21	MS
CHECKED	06/07/21	VH

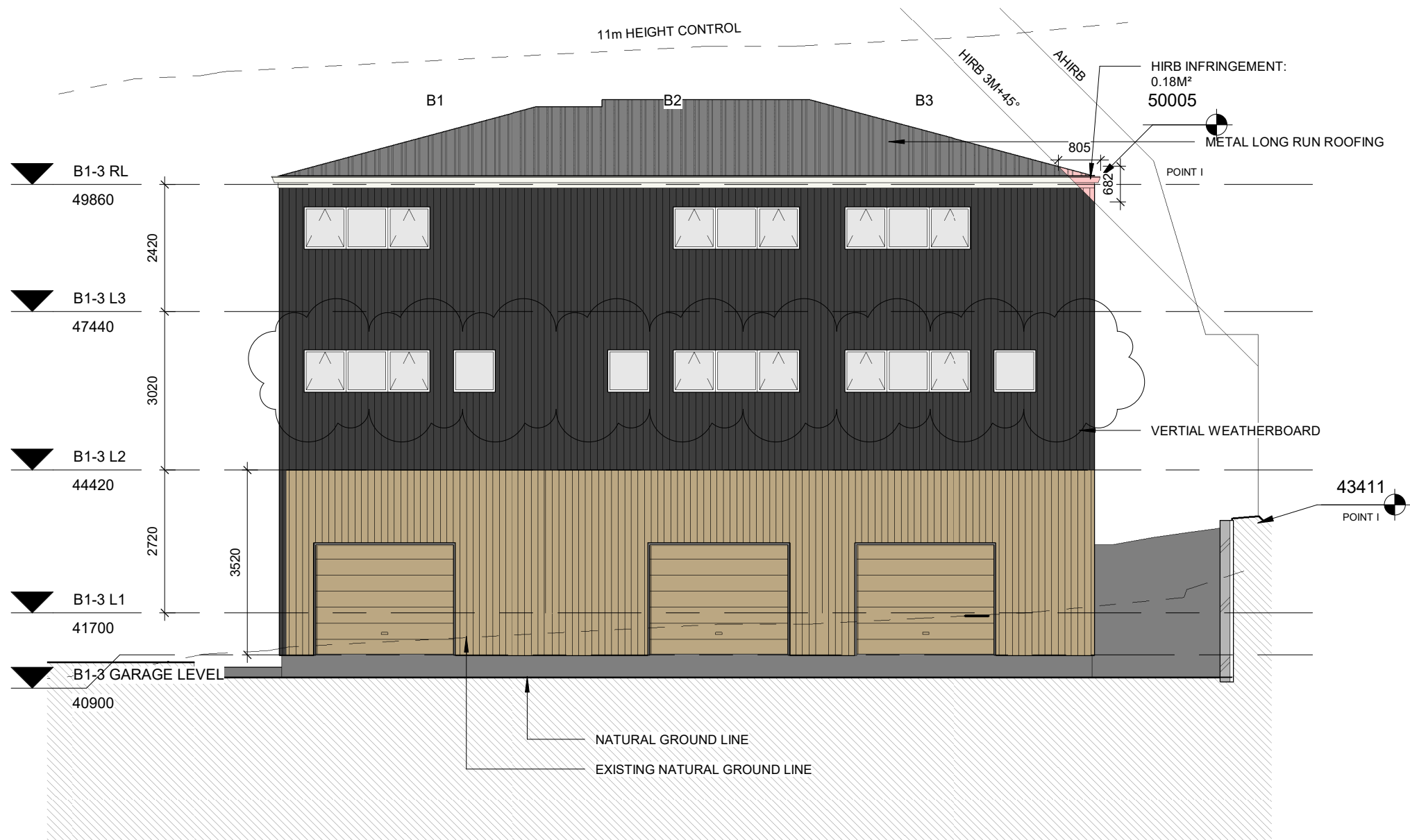
SCALE

1 : 100

JOB N° 20218

SHEET N°

A305



1 B1-3 South Elevation
1 : 100

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PROJECT/ADDRESS

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DRAWING NAME

B1-3 South Elevation

STATUS Project Status

	DATE	INITIAL
DRAWN	06/07/21	MS
CHECKED	06/07/21	VH

SCALE

1 : 100

JOB N° 20218

SHEET N°

A306



1 C1-4 North Elevation
1 : 100

NOTES
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PROJECT/ADDRESS
8&10 Kingussie Place
LOT 158, 159 DP81685

DRAWING NAME
C1-4 North Elevation

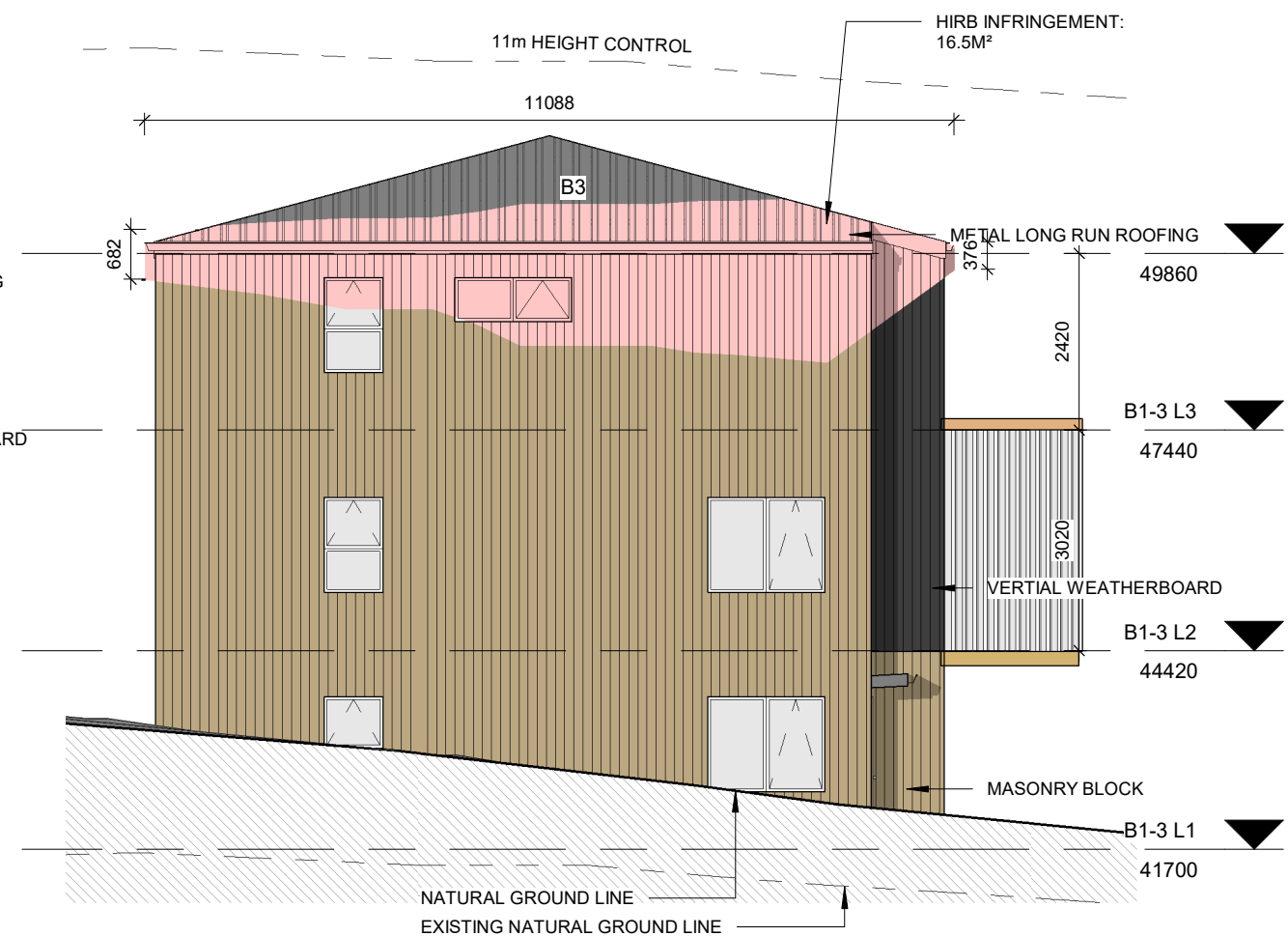
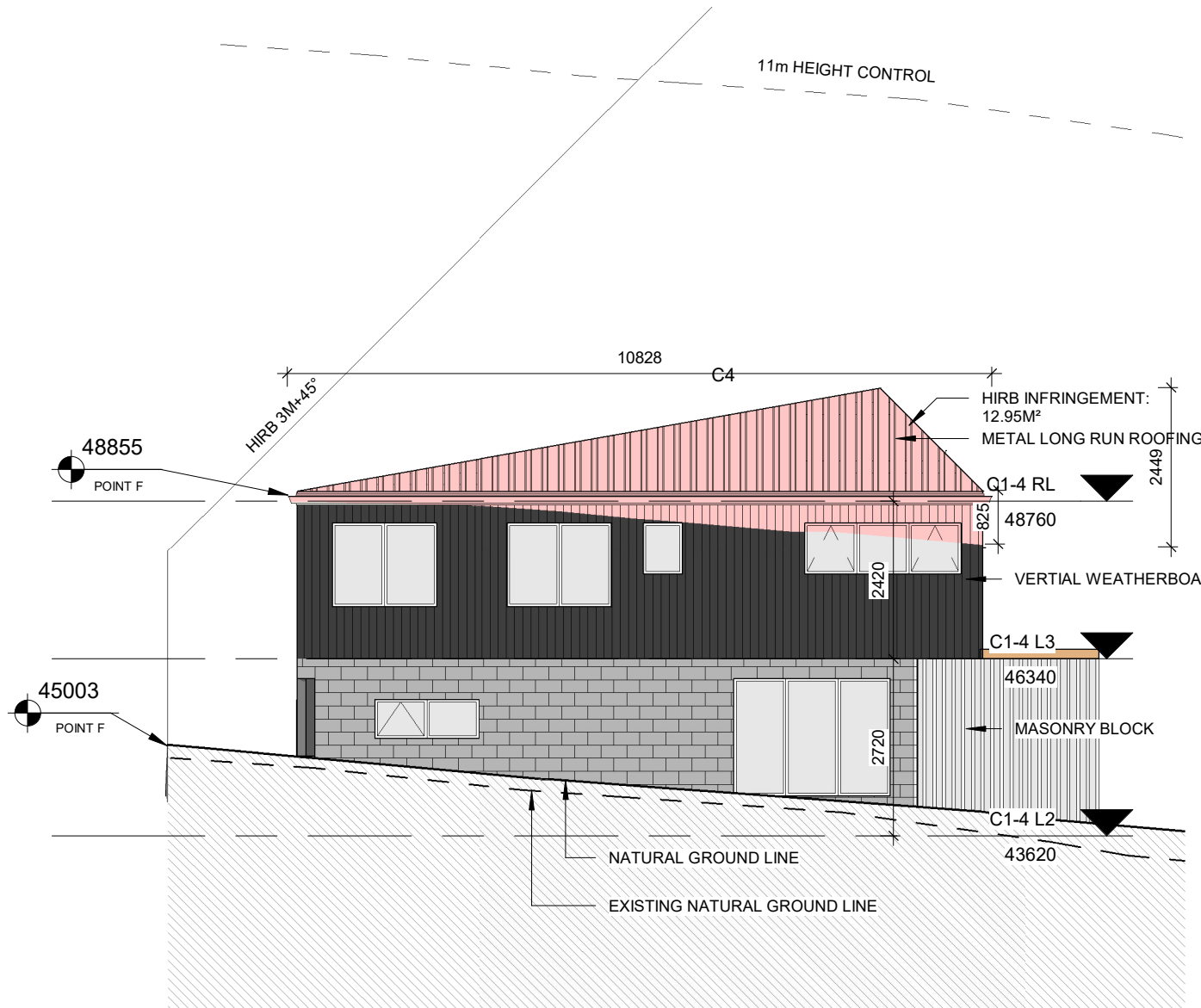
STATUS **Project Status**

	DATE	INITIAL
DRAWN	06/07/21	MS
CHECKED	06/07/21	VH

SCALE
1 : 100

JOB N° **20218**

SHEET N° **A307**



1 C1-4 East Elevation
1 : 100

2 B1-3 East Elevation
1 : 100

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PROJECT/ADDRESS
8&10 Kingussie Place
LOT 158,159 DP81685

DRAWING NAME
C1-4 & B1-3 East Elevations

STATUS **Project Status**

DATE	INITIAL
DRAWN 06/07/21	MS
CHECKED 06/07/21	VH

SCALE

1 : 100

JOB N° **20218**

SHEET N°

A308



1 C1-4 South Elevation
1 : 100

NOTES
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PROJECT/ADDRESS

8&10 Kingussie Place
LOT 158, 159 DP81685

DRAWING NAME

C1-4 South Elevation

STATUS Project Status

	DATE	INITIAL
DRAWN	06/07/21	MS
CHECKED	06/07/21	VH

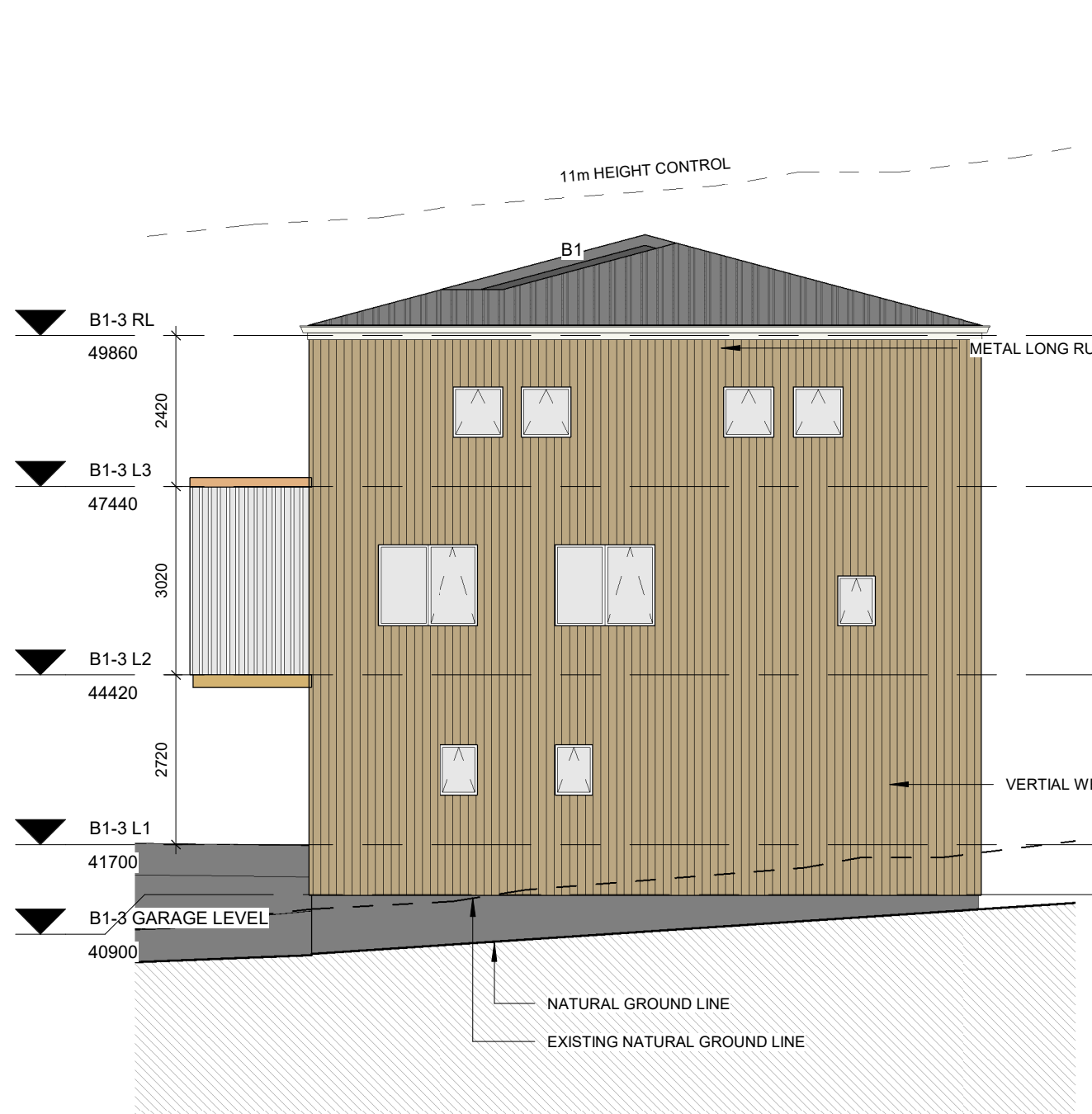
SCALE

1 : 100

JOB N° 20218

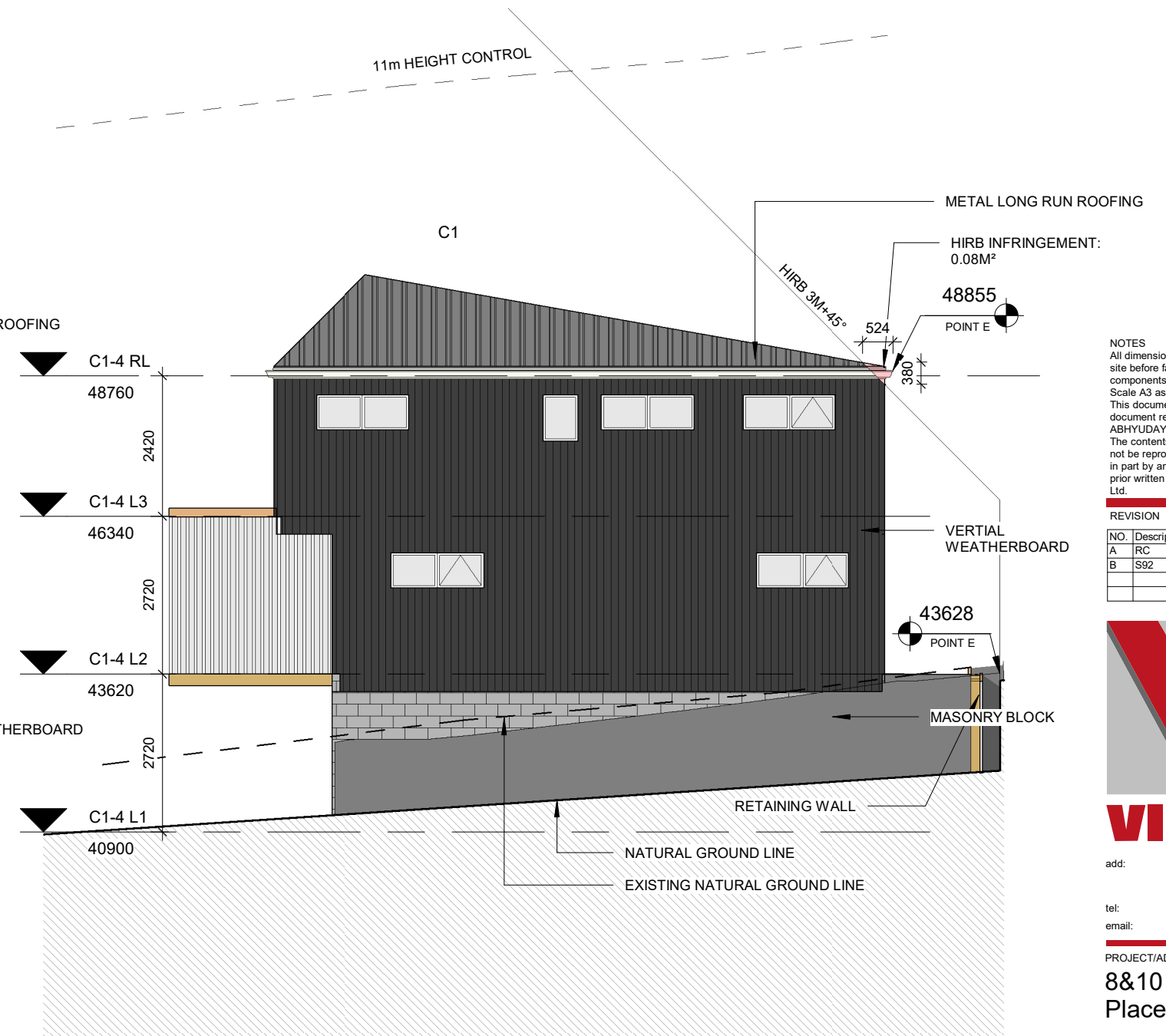
SHEET N°

A309



B1-4 West Elevation

1 : 100



C1-4 West Elevation

1 : 100

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DRAWING NAME

B1-3 & C1-4 West Elevations

STATUS Project Status

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SCALE

1 : 100

JOB N° 20218

SHEET N°

A310



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DRAWING NAME
Material Palette Board

STATUS			Project Status
DATE	INITIAL		
DRAWN	09/07/21	MS	
CHECKED	09/07/21	VH	

SCALE
1 : 100

JOB N° 20218

SHEET N°

A311



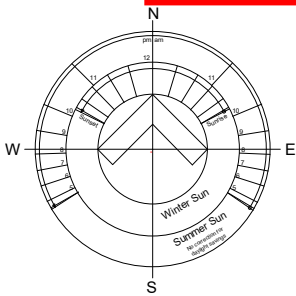
Resene Rangoon Green



Resene Thistle



COLORSTEEL IRONSAND



Rubbish Bin Disposal Location



NOTES
All dimensions shall be checked on site before fabrication of components.
Scale A3 as shown.
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REVISION

NO.	Description	Date
B	S92	06/07/21



VIKON

add: A2/17 Corinthian Dr
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Auckland 0632
tel: 09489 9697
email: design@vikon.co.nz

PROJECT/ADDRESS
8&10 Kingussie Place
LOT 158, 159 DP81685

DRAWING NAME
Rubbish Bin Disposal

STATUS **Project Status**

DATE	INITIAL
DRAWN 09/07/21	MS
CHECKED 09/07/21	VH

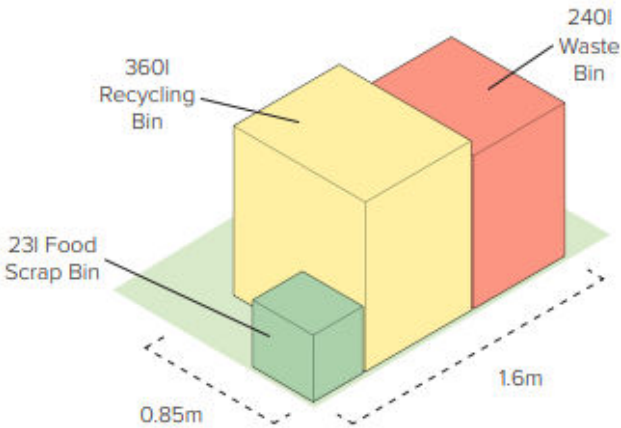
SCALE
1 : 300

JOB N° **20218**

SHEET N°

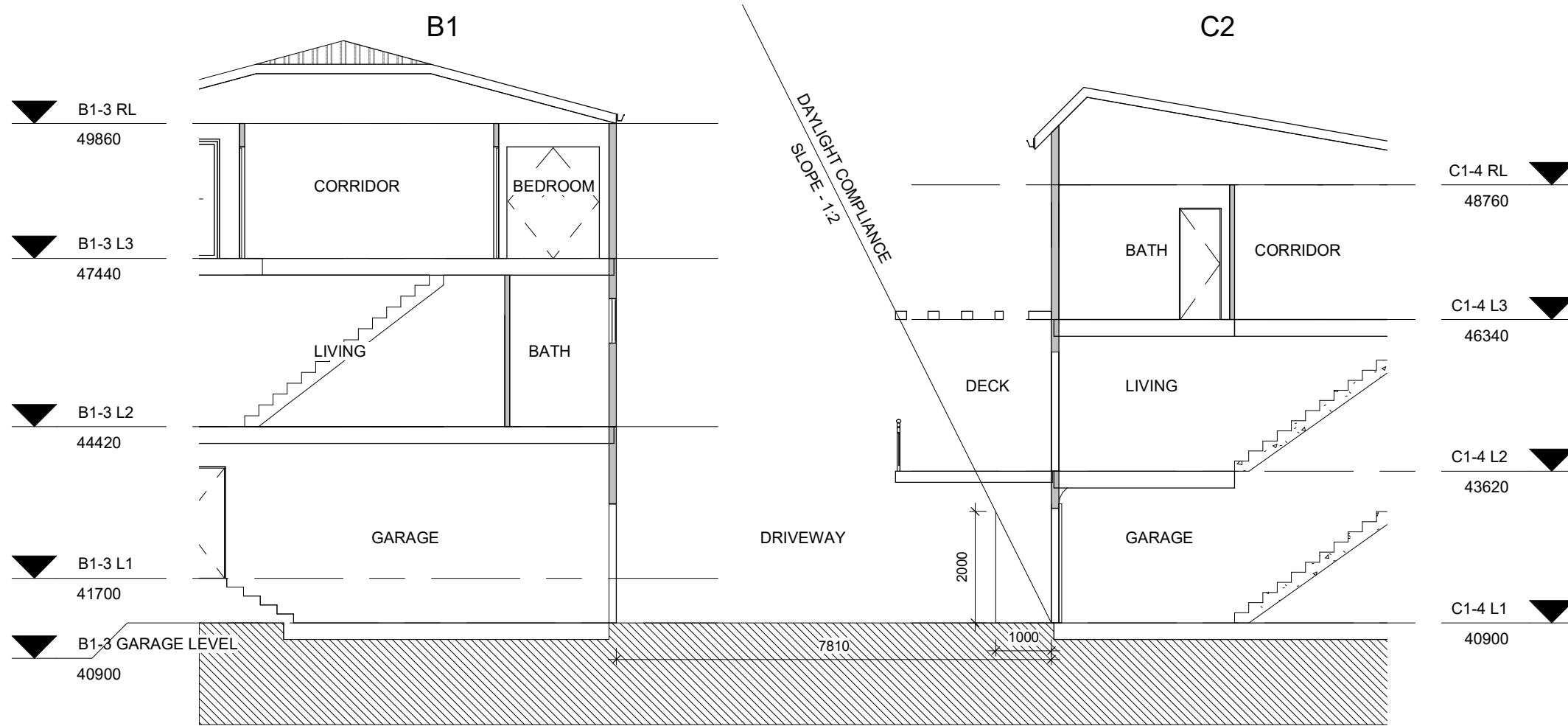
A312

Total Waste Bin Storage Area (1.4m²)

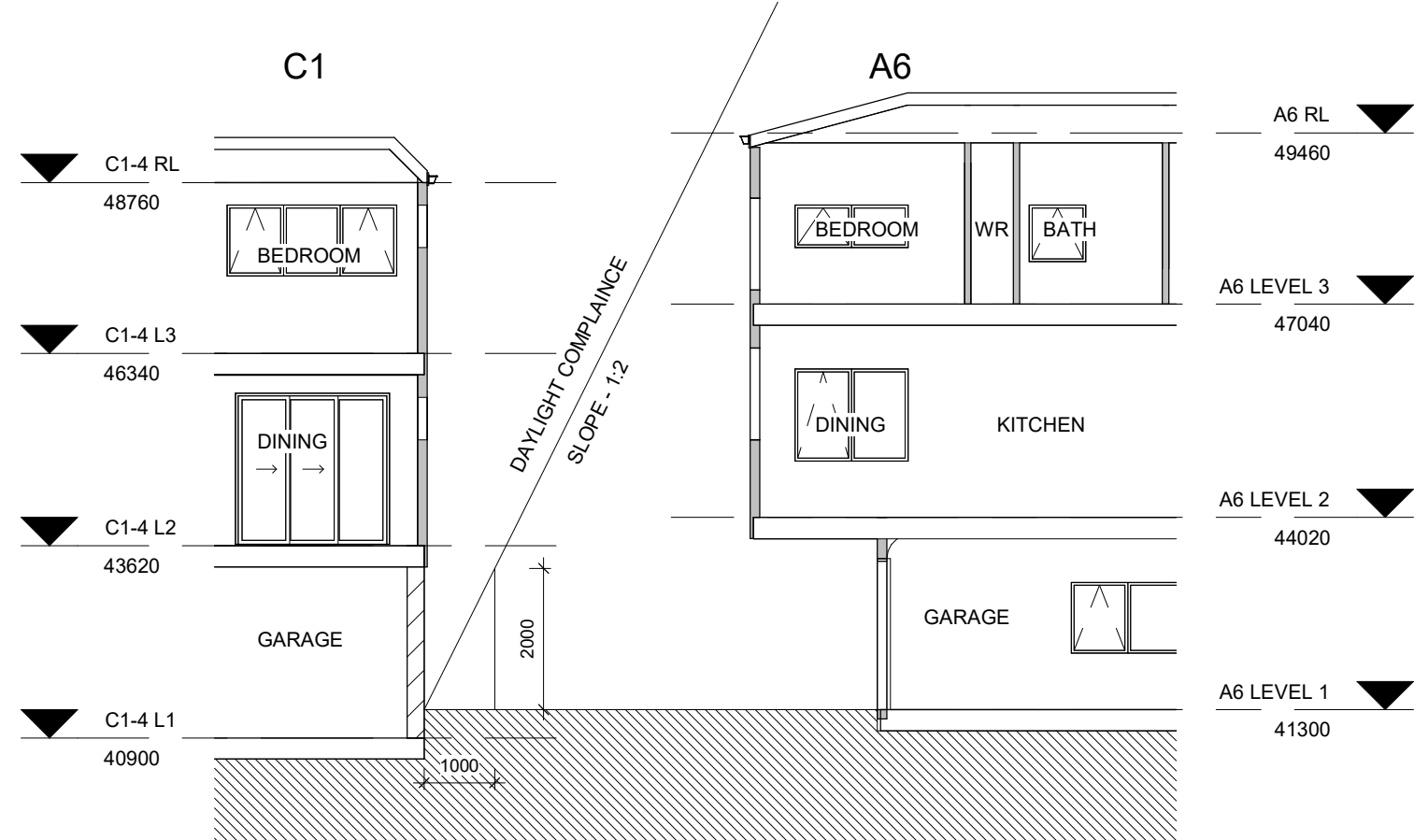


1 Rubbish Disposal Location

1 : 300



1 BLOCK B1-C2 Section
1 : 100



2 BLOCK A6-C1 Section
1 : 100

NOTES
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REVISION

NO.	Description	Date
C	S92	21/09/21



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PROJECT/ADDRESS

8&10 Kingussie Place

LOT 158,159 DP81685

DRAWING NAME

Crosssections

STATUS Project Status

DATE	INITIAL
DRAWN 09/17/21	Author
CHECKED 09/17/21	Checker

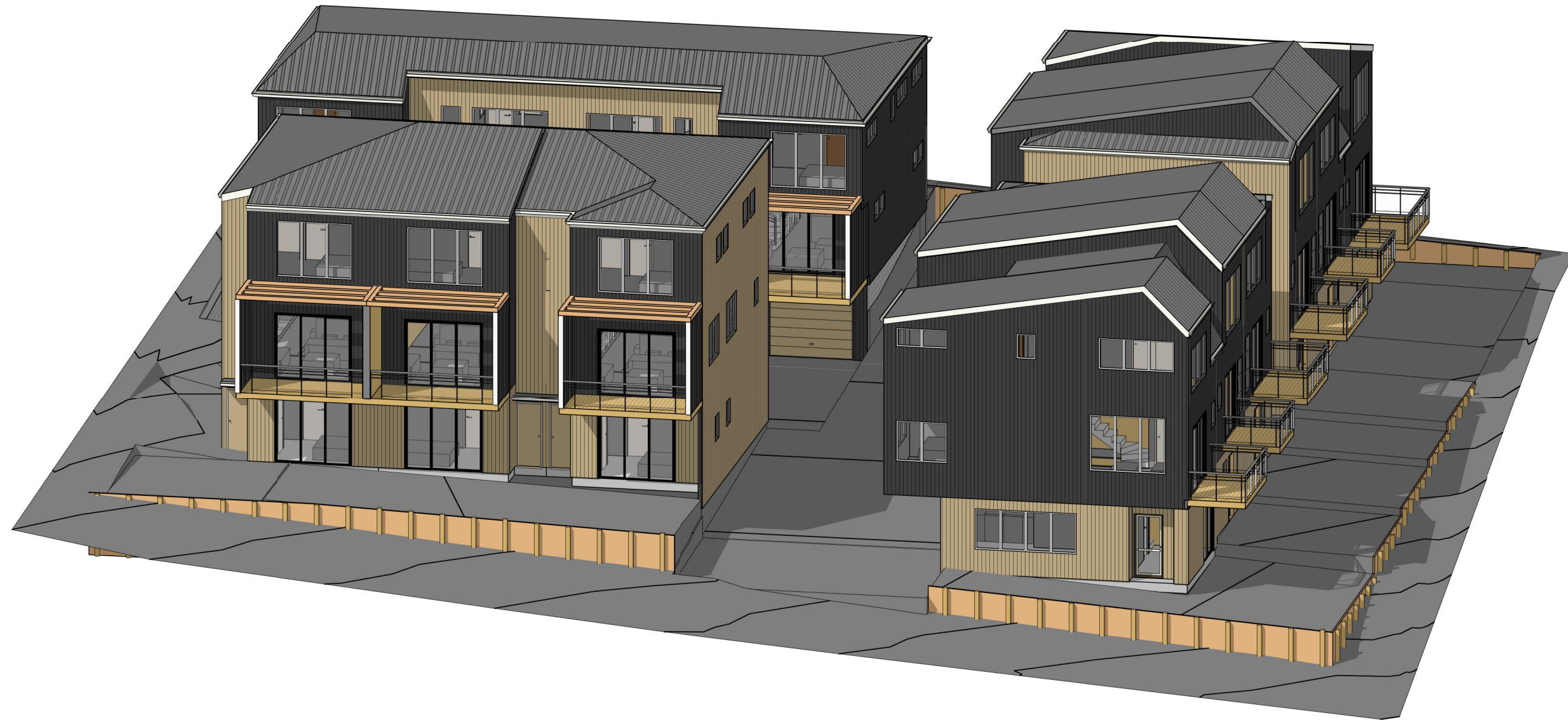
SCALE

1 : 100

JOB N° 20218

SHEET N°

A316



1 3D View 1

NOTES
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NO.	Description	Date
A	RC	12/02/21
B	S92	06/07/21



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Albany
Auckland 0632
tel: 09489 9697
email: design@vikon.co.nz

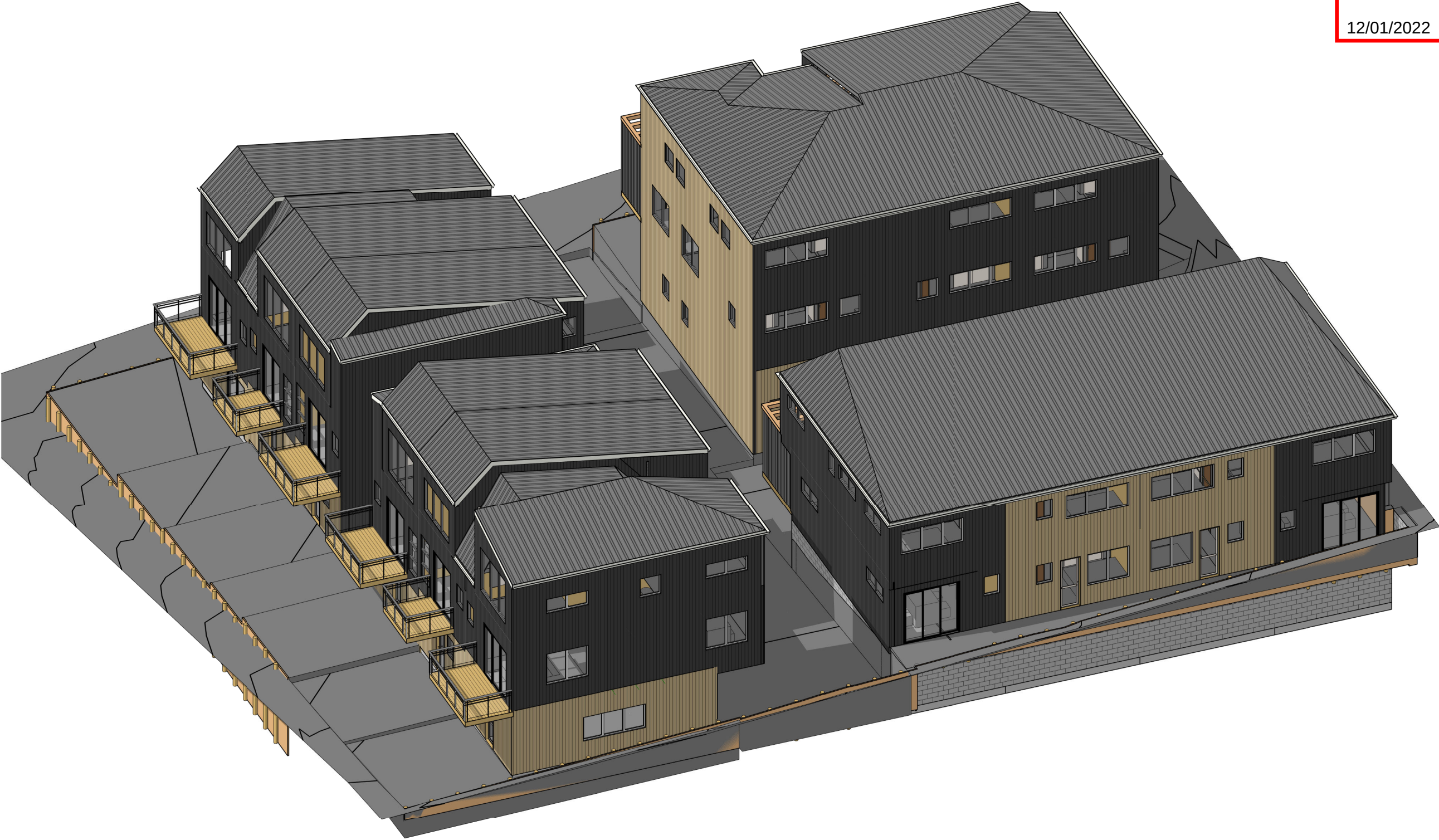
PROJECT/ADDRESS
8&10 Kingussie Place
LOT 158,159 DP81685

DRAWING NAME
3D View 1

STATUS Project Status		
	DATE	INITIAL
DRAWN	06/07/21	MS
CHECKED	06/07/21	VH
SCALE		

JOB N° 20218
SHEET N°

A401



NOTES
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A	RC	12/02/21
B	S92	06/07/21



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PROJECT/ADDRESS
8&10 Kingussie Place
LOT 158, 159 DP81685

DRAWING NAME
3D View 2

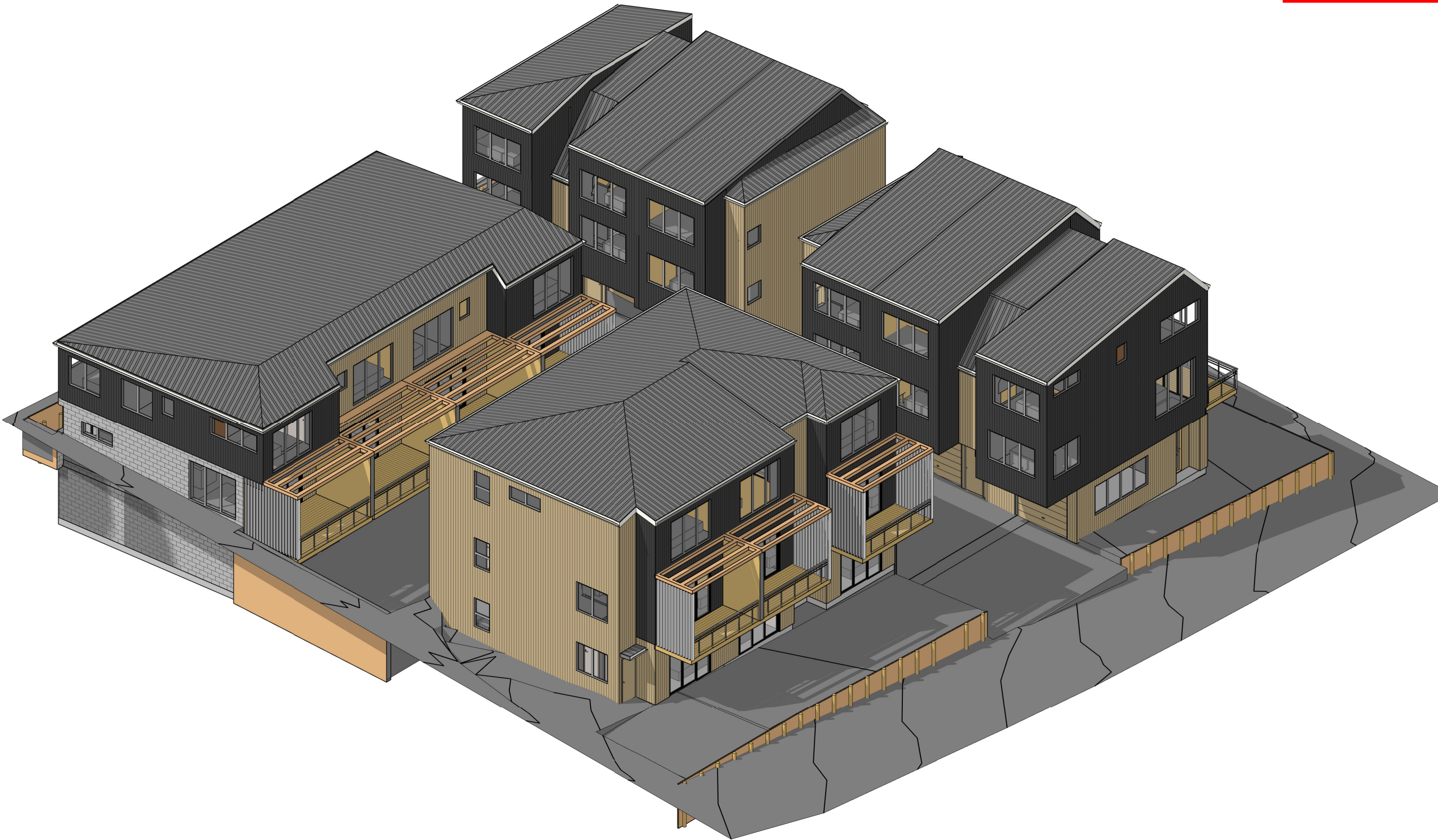
Project Status			
	DATE	INITIAL	
DRAWN	06/07/21	MS	
CHECKED	06/07/21	VH	
SCALE			

JOB N° 20218
SHEET N°

A402

1

3D View 2



NOTES
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PROJECT/ADDRESS

8&10 Kingussie Place

LOT 158,159 DP81685

DRAWING NAME

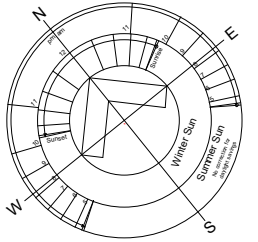
3D View 3

STATUS Project Status

	DATE	INITIAL
DRAWN	06/07/21	MS
CHECKED	06/07/21	VH
SCALE		

JOB N° 20218
SHEET N°

A403



NOTES
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D	S92	01/11/21



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PROJECT/ADDRESS

8&10 Kingussie Place

LOT 158, 159 DP81685

DRAWING NAME

**Landscape Area
 excl. Deck**

STATUS Project Status

DATE	INITIAL
DRAWN 1/11/21	MS
CHECKED 1/11/21	Checker

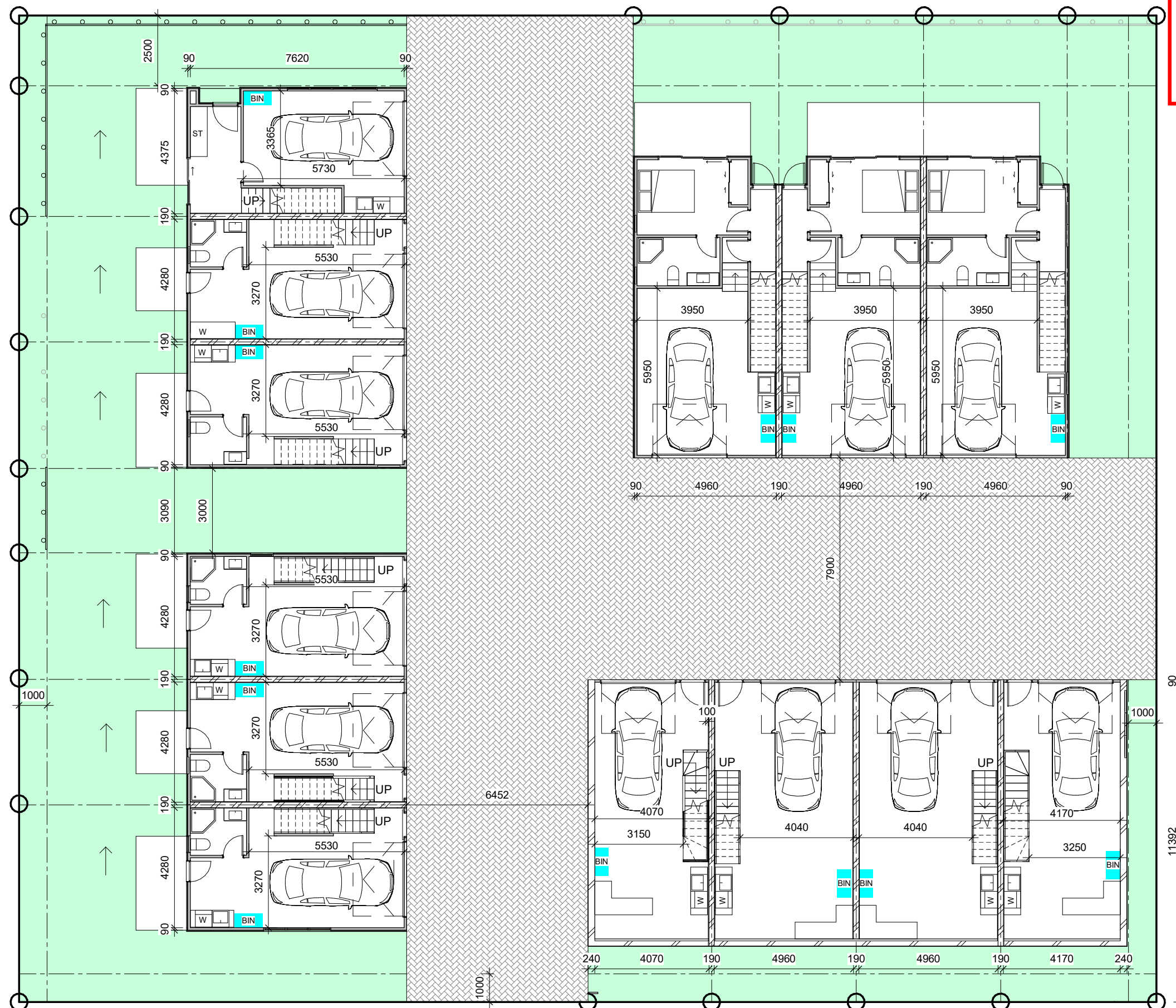
SCALE

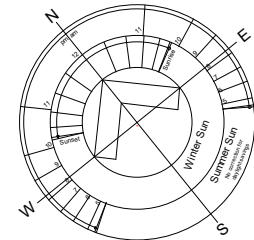
1 : 150

JOB N° 20218

SHEET N°

A601





NOTES
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PROJECT/ADDRESS

8&10 Kingussie Place

LOT 158,159 DP81685

DRAWING NAME

Landscape Area
incl. Deck

STATUS Project Status

DATE	INITIAL
DRAWN 01/11/21	MS
CHECKED 01/11/21	Checker

SCALE

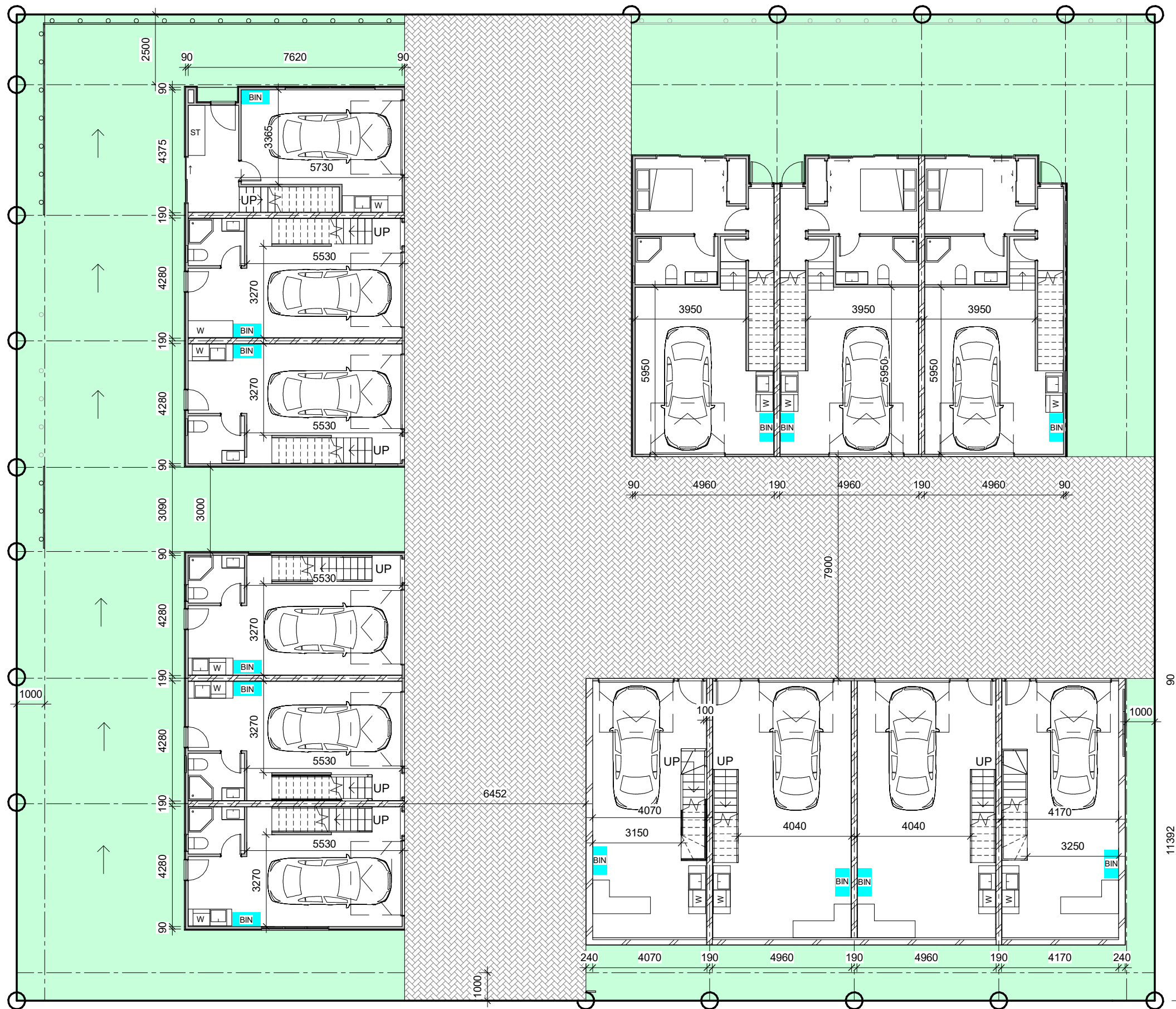
1 : 150

JOB N° 20218

SHEET N°

A602

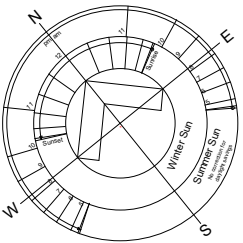
KINGUSSIE PLACE



Landscape Area incl. Deck

1 : 150

1



NOTES
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D	S92	01/11/21



VIKON

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Botany Town Centre
East Tamaki
tel: 09 489 9697
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PROJECT/ADDRESS

8&10 Kingussie Place

LOT 158,159 DP81685

DRAWING NAME

Impervious Area

STATUS **Project Status**

DATE	INITIAL
DRAWN 01/11/21	MS
CHECKED 01/11/21	Checker

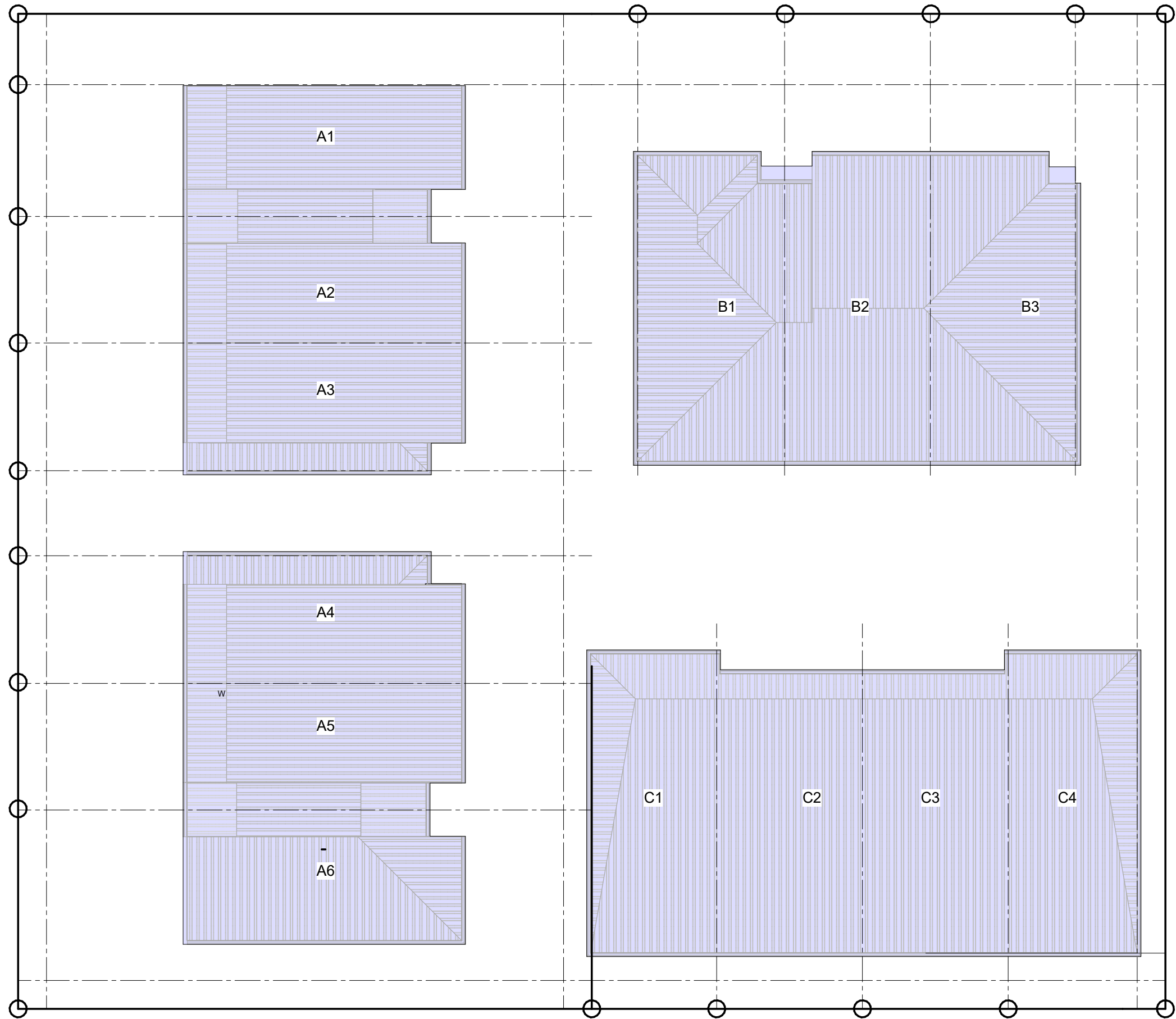
SCALE

1 : 150

JOB N° 20218

SHEET N°

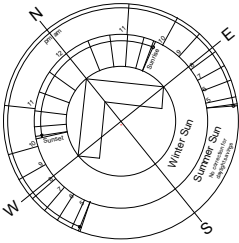
A603



Impervious Area

1 : 150

12/01/2022



NOTES
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PROJECT/ADDRESS
8&10 Kingussie Place

LOT 158,159 DP81685

DRAWING NAME
Building Coverage

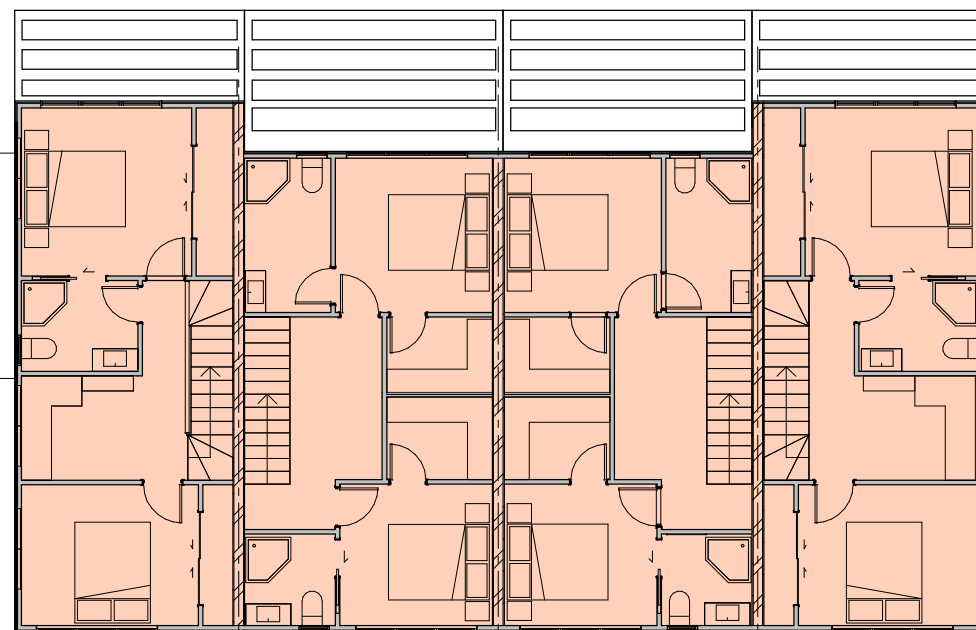
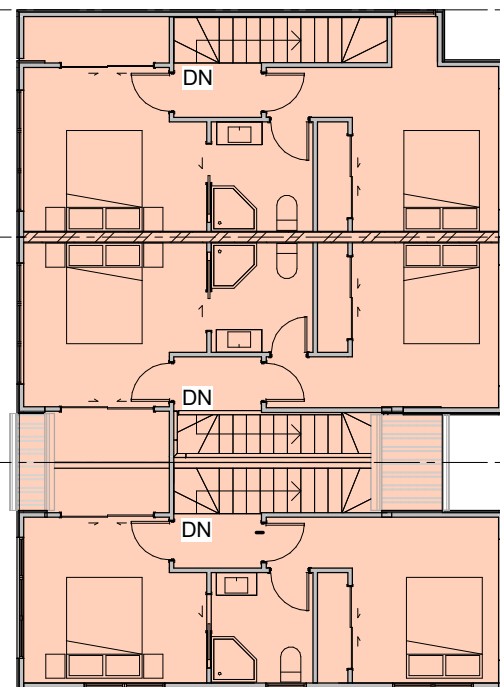
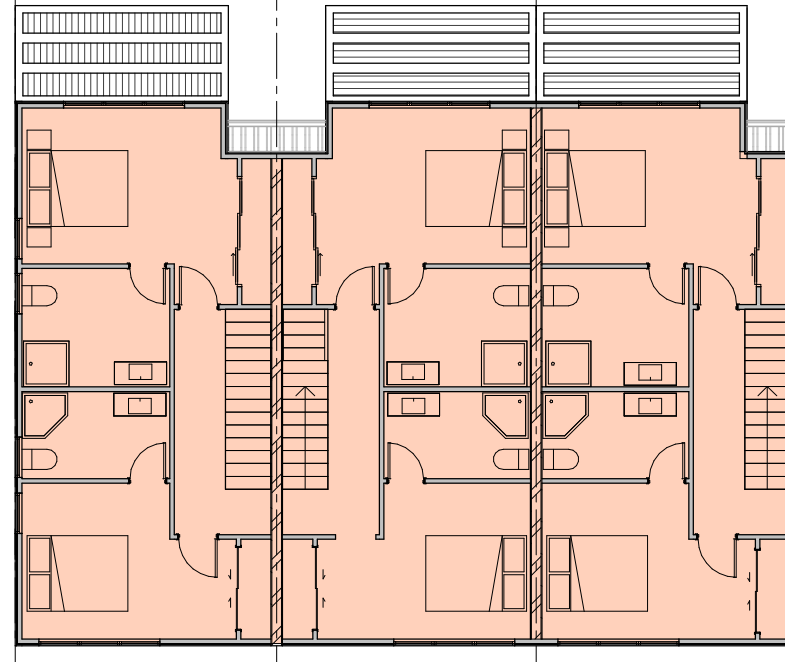
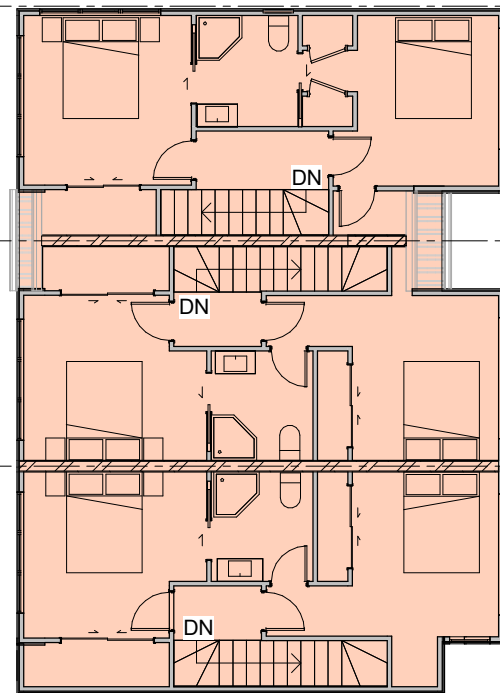
STATUS **Project Status**

	DATE	INITIAL
DRAWN	11/01/21	Author
CHECKED	11/01/21	Checker

SCALE
1 : 150

JOB N° 20218
SHEET N°

A604



90 4220 190 4960 190 4960 190 4275 90

1

Building Coverage

1 : 150