

Memorandum of Easements

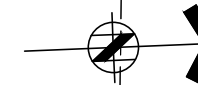
SCHEME PLAN 1:200

Purpose	Shown	Burdened Land	Benefited Land
Right of way, Right to covey telecommunications & computer media, eletricity, water & gas supply, stormwater & waste water connections	A	Lot 1 hereon	Lot 2 & Lot 3 hereon
	B	Lot 2 hereon	Lot 1 & Lot 3 hereon

	Gross Site Area(m2)	Net Site Area(m2)
Lot 1	225.5	174.4
Lot 2	226	174.4
Lot 3	299.5	299.5
Total	751	648.3

TLT DESIGN LTD ADD: 37 PRIESTLEY DRIVE, BUCKLANDS BEACH, AUCKLAND MOBILE: 021-0361119 E-MAIL: aucklandfly@gmail.com	Rev. No.	Date	Details	Rev. No.	Date	Details	Job Title	Job No:	Sheet No:	Revision:						
	A	18/03/23	Resource Consent				PROPOSED SUBDIVISION AT 2 HALIFAX AVE, EPSOM, AUCKLAND	A2089	A-01	C						
	B	22/07/23	RC					Date: 22/12/2020								
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													SCHEME PLAN	T.C.	1:200	







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NOTES:

1. REFER TO DRAWING DWG-31 FOR COMMON ACCESSWAY LONGITUDINAL SECTION DETAILS
2. REFER TO DRAWING DWG-32 FOR COMMON ACCESSWAY TYPICAL CROSS SECTION DETAILS.
3. CONCRETE FINISH DETAILS REFER TO LANDSCAPING PLANS.
4. CONCRETE EXPANSION JOINT CUTTING:
 - CUTTING DEPTH TO BE 1/4 OF CONCRETE THICKNESS.
 - AREA TO BE LESS THAN 20m²

LEGEND:

-  VEHICLE CROSSING
-  ACCESSWAY CONCRETE
-  POROUS PAVING
-  DISH CHANNEL
-  PROPOSED PRIVATE CATCHPIT
-  EARTHWORKS BOUNDARY


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REF	DESCRIPTION	BY	DATE
A	CONSENT ISSUE	JW	17.04.23

PROJECT:
**2 HALIFAX AVENUE
 EPSOM**

DESCRIPTION:
**COMMON ACCESSWAY
 LAYOUT DETAILS**

DESIGNED: JW	DATE: 05.04.23	SIGNATURE:	PLOT BY: JW
DRAWN: JW	DATE: 05.04.23	SIGNATURE:	PLOT DATE:
CHECKED: SX	DATE: 14.04.23	SIGNATURE:	SURVEY BY:
APPROVED: SX	DATE: 14.04.23	SIGNATURE:	SURVEY DATE:

ISSUE STATUS: **CONSENT ISSUE**

PROJECT No: FP210b	SCALES: 1:100-A1 1:200-A3	REV: A
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DRAWING No:
FP210b-30

LOT 1-8
 DP 17531

1
 FFL 77.50

GARAGE
 FFL 77.00

GARAGE
 FFL 77.00

2
 FFL 77.50

GARAGE
 FFL 77.00

3
 FFL 77.50

LOT 1
 DP 410639

LOT 2
 DP 410639

LOT 3
 DP 410639

HALIFAX AVENUE

EXISTING VEHICLE CROSSING
 TO BE UPGRADED, DETAILS
 REFER TO TDM-VX103

PRIVATE
 CATCHPIT

150mm THICK 25MPa
 CONCRETE WITH 665 MESH
 CENTRALLY PLACED ON 100mm
 COMPACTED AP40



DISH CHANNEL

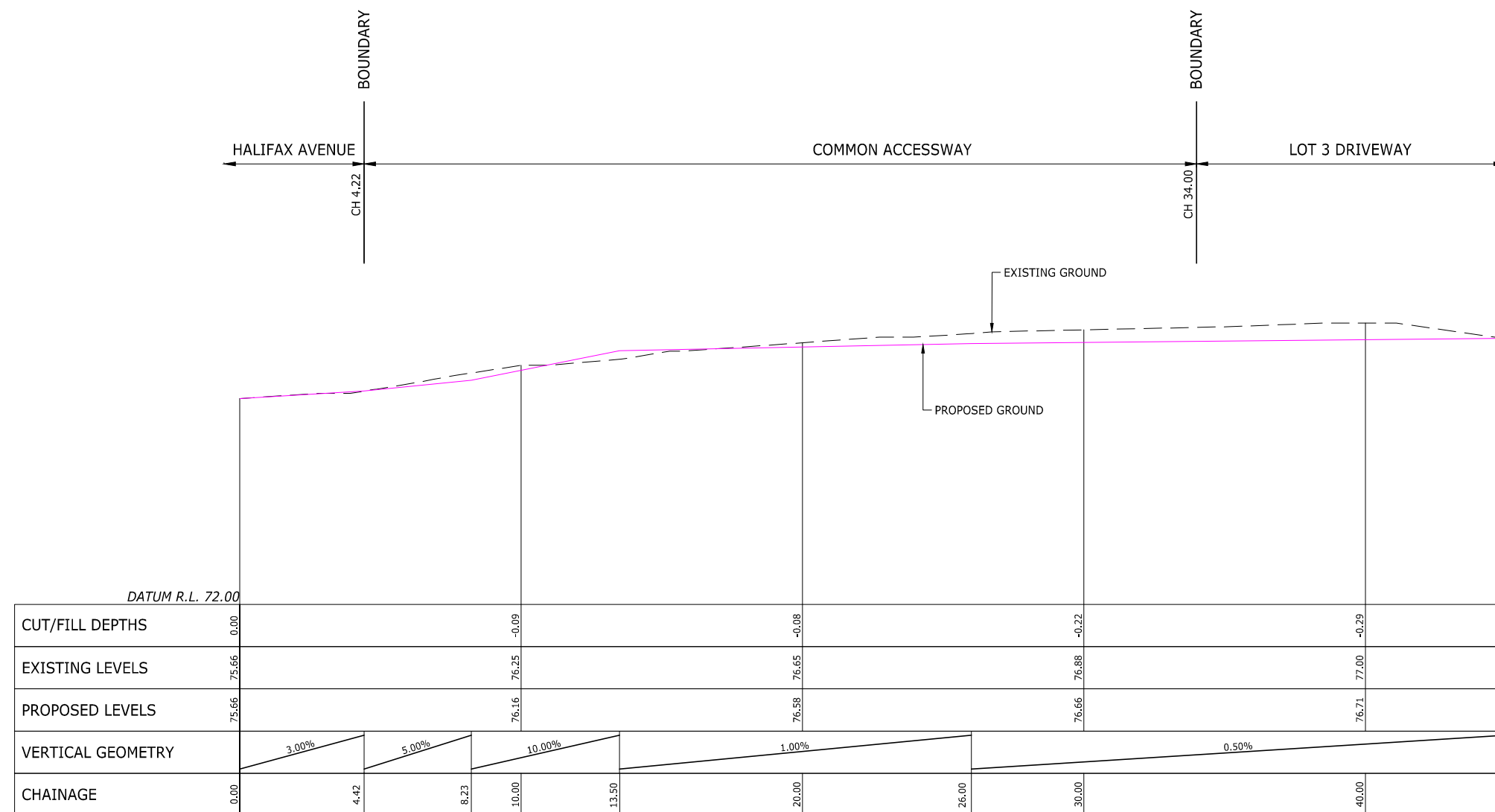
POROUS PAVING

NOTES:

1. REFER TO DRAWING FP210b-32 FOR COMMON DRIVEWAY CROSS SECTION DETAILS.
2. CONCRETE FINISH DETAILS REFER TO LANDSCAPING PLANS.

LEGEND:

-  INDICATES FINISHED GROUND SURFACE
-  INDICATES EXISTING GROUND SURFACE



COMMON ACCESSWAY
LONGSECTION BETWEEN 0.00 AND 44.98



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REF	DESCRIPTION	BY	DATE
A	CONSENT ISSUE	JW	17.04.23

PROJECT:
**2 HALIFAX AVENUE
EPSOM**

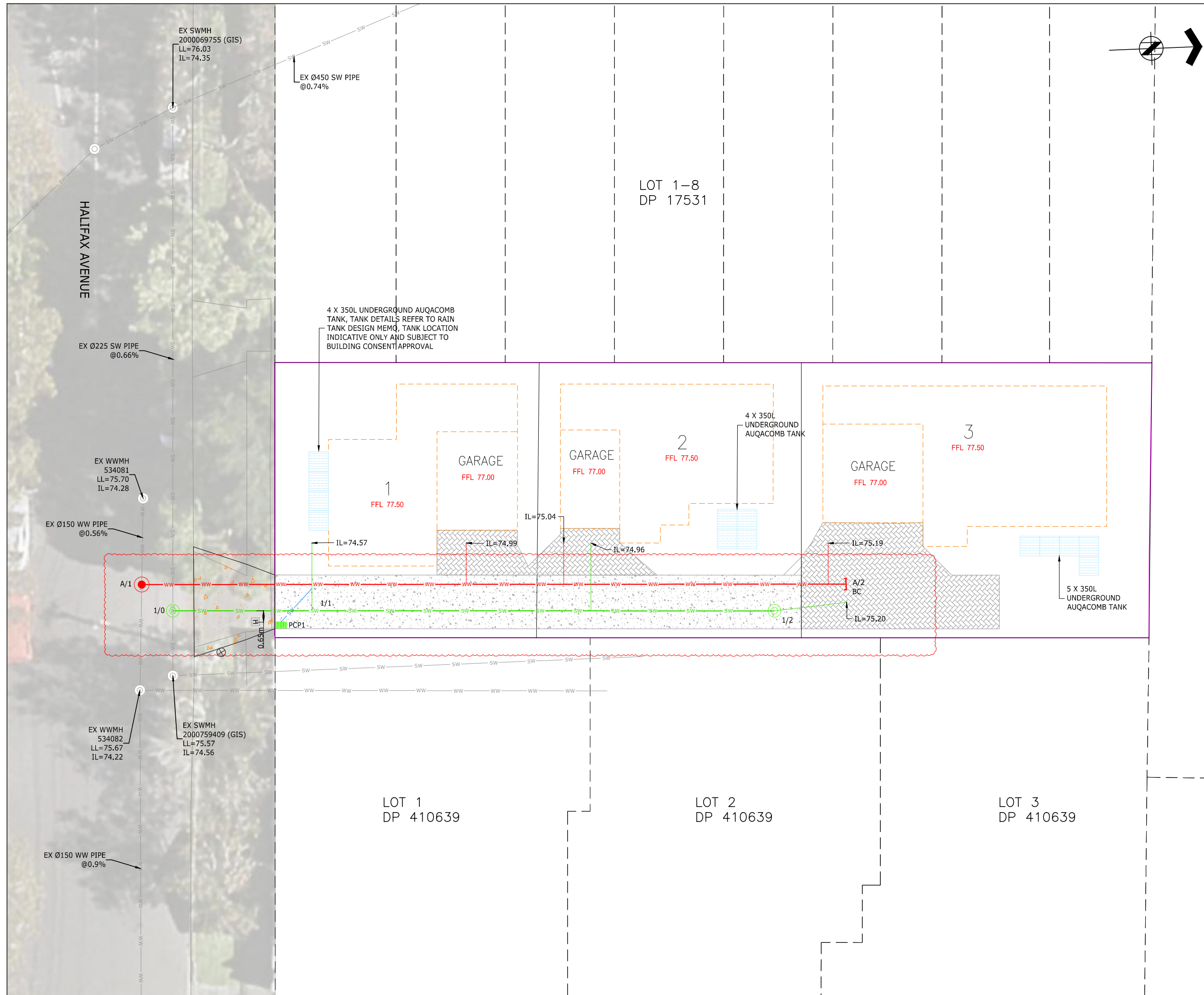
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**COMMON ACCESSWAY
LONGITUDINAL SECTION**

DESIGNED: JW	DATE: 05.04.23	SIGNATURE:	PLOT BY: JW
DRAWN: JW	DATE: 05.04.23	SIGNATURE:	PLOT DATE:
CHECKED: SX	DATE: 14.04.23	SIGNATURE:	SURVEY BY:
APPROVED: SX	DATE: 14.04.23	SIGNATURE:	SURVEY DATE:

ISSUE STATUS:
CONSENT ISSUE

PROJECT No: FP210b	SCALES: 1:100H 1:50V-A1 1:200H 1:100V-A3	REV: A
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DRAWING No:
FP210b-31



NOTES:

1. ALL WORKS AND MATERIALS ARE TO COMPLY WITH RELEVANT COUNCIL ENGINEERING STANDARDS.
2. ALL WORKS ON EXISTING STORMWATER, WASTEWATER LINES AND WATERMANS TO BE CARRIED OUT BY AN APPROVED LICENSED CONTRACTOR AT DEVELOPER'S EXPENSE.
3. CONTRACTOR TO LOCATE / MARK AND CONFIRM ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORK ON SITE AND PROTECTION OF SAME.
4. ALL STORMWATER PIPES SHALL BE CLASS 4 REINFORCED CONCRETE RUBBER RING JOINTED (RCRRJ) UNLESS SHOWN OTHERWISE.
5. ALL MANHOLES SHALL BE DN 1050 RC WITH HEAVY DUTY LIDS AND CAST IRON COVERS WITH HEAVY DUTY LIDS BEING USED IN PAVEMENT AREAS, UNLESS SHOWN OTHERWISE.
6. ALL PROPOSED LOT CONNECTIONS SHALL BE DN100, UNLESS SHOWN OTHERWISE AND ARE DIMENSIONED FROM THE DOWNSTREAM MANHOLE.
7. BEDDING TO COMPLY WITH RELEVANT COUNCIL DETAILS.
8. GAP65 HARDFILL BACKFILL ALL PIPE CROSSINGS BELOW CARRIAGEWAY/TRAFFIC AREAS 1.0m BEYOND LIMIT OF CARRIAGEWAY.
9. HARDFILL BACKFILL 1.0m EITHER SIDE OF PIPE CROSSOVERS.
10. ALL PIPE CROSSING WITH LESS THAN 150mm TO BE POLYSTYRENE PACKED (30Kg/m²) AND HARDFILL BACKFILLED.
11. RAIN TANK DETAILS TO BE PROVIDED AT BUILDING CONSENT STAGE.

LEGEND:

- ww- EXISTING WASTEWATER
- sw- EXISTING STORMWATER
- sw- PROPOSED PRIVATE STORMWATER
- ww- PROPOSED WASTEWATER
- PROPOSED PRIVATE CATCHPIT



EIGHTY6 ENGINEERING

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C	S92		
B	S92	JL	14.09.23
A	CONSENT ISSUE	JW	22.08.23
REF	DESCRIPTION	BY	DATE

**2 HALIFAX AVENUE
EPSOM**

**DESCRIPTION:
DRAINAGE LAYOUT PLAN**

DESIGNED:	DATE:	SIGNATURE:	PLOT BY:
JW	05.04.23		JW
DRAWN:	DATE:	SIGNATURE:	PLOT DATE:
JW	05.04.23		
CHECKED:	DATE:	SIGNATURE:	SURVEY BY:
SX	14.04.23		
APPROVED:	DATE:	SIGNATURE:	SURVEY DATE:
SX	14.04.23		

ISSUE STATUS: CONSENT ISSUE




PROJECT No:	SCALES: 1:100-A1 1:200-A3	REV: C
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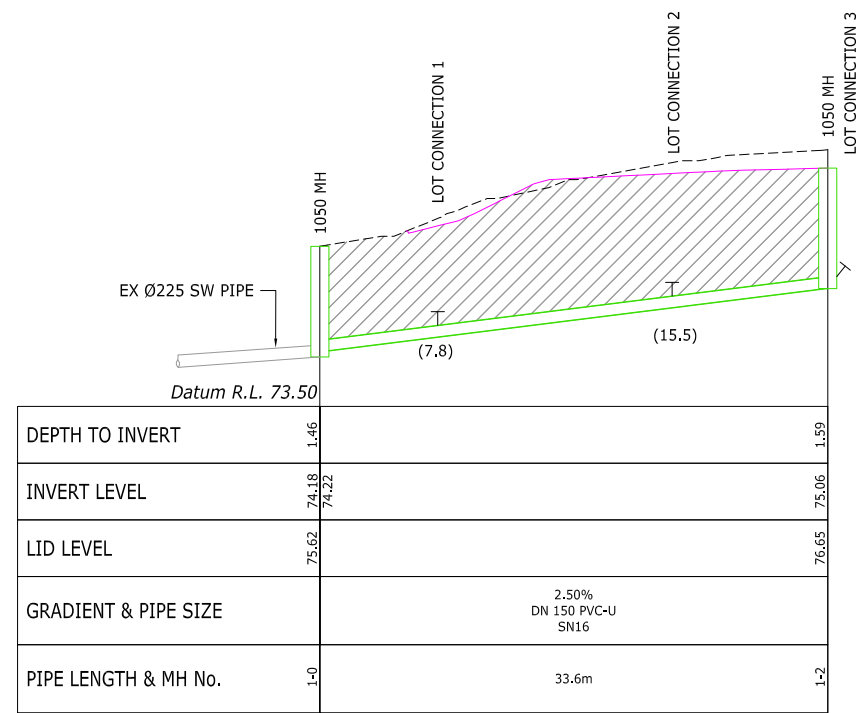
**DRAWING No:
FP210b-40**

NOTES:

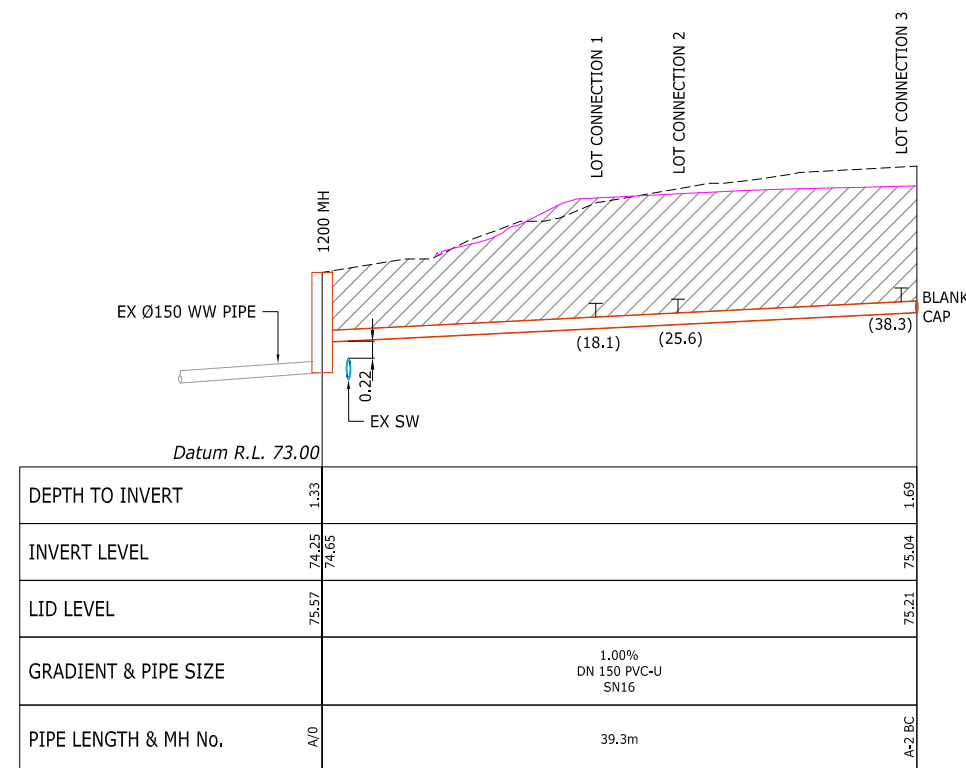
1. STORMWATER CATCHMENT PLAN (10 YEAR STORM) REFER TO DRAWING 42.
2. WASTEWATER CATCHMENT PLAN REFER TO DRAWING 43.
3. FOR STORMWATER ALL WORKS AND MATERIALS TO COMPLY WITH AUCKLAND COUNCIL STORMWATER CODE OF PRACTICE.
4. FOR WASTEWATER ALL WORKS AND MATERIALS TO COMPLY WITH WATERCARE AND AUCKLAND COUNCIL CODE OF PRACTICE.

LEGEND:

-  INDICATES FINISHED GROUND SURFACE
-  INDICATES EXISTING GROUND SURFACE
-  HARDFILL BACKFILL



SW LINE 1



WW LINE A



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B	S92	JL	14.09.23
A	CONSENT ISSUE	JW	17.04.23
REF	DESCRIPTION	BY	DATE

PROJECT:

2 HALIFAX AVENUE
EPSOM

DESCRIPTION:

STORMWATER AND WASTEWATER
LONGITUDINAL SECTIONS

DESIGNED:	DATE:	SIGNATURE:	PLOT BY:
JW	05.04.23		JW
DRAWN:	DATE:	SIGNATURE:	PLOT DATE:
JW	05.04.23		
CHECKED:	DATE:	SIGNATURE:	SURVEY BY:
SX	14.04.23		
APPROVED:	DATE:	SIGNATURE:	SURVEY DATE:
SX	14.04.23		

ISSUE STATUS: **CONSENT ISSUE**







PROJECT No:	SCALES:	REV:
FP210b	1:250H 1:50V-A1 1:500H 1:100V-A3	B

DRAWING No:
FP210b-41

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LEGEND:

-  PROPOSED SURFACE WATER FLOW DIRECTION
-  EXISTING SURFACE WATER FLOW DIRECTION
-  EARTHWORKS BOUNDARY
-  EXISTING CONTOURS SHOWN AT 0.2m INTERVALS
-  EXISTING CONTOURS SHOWN AT 0.2m INTERVALS
-  OVERLAND FLOW PATH


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A	CONSENT ISSUE	JW	17.04.23
REF	DESCRIPTION	BY	DATE

PROJECT:
**2 HALIFAX AVENUE
EPSOM**

DESCRIPTION:
**EXISTING OVERLAND FLOW PATH
AND 100YR FLOOD PLAIN**

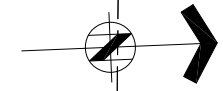
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CHECKED:	DATE:	SIGNATURE:	SURVEY BY:
SX	14.04.23		
APPROVED:	DATE:	SIGNATURE:	SURVEY DATE:
SX	14.04.23		

ISSUE STATUS: **CONSENT ISSUE**

PROJECT No:	SCALES:	REV:
FP210b	1:100-A1 1:200-A3	A

DRAWING No:
FP210b-45

REFER TO APPROVED MASTER DRAWINGS FOR ORIGINAL SIGNATURES File: P:\DATA\LOCAL\AUTODESK\C3D 2023\ENU\TEMPLATE Z:\EIGHTY6 WIP\21FP210(B)_2 HALIFAX AVE, EPSOM (TERRY TLT)\01 CAD\E.DWG



NOTE: WATER METER BANK LOCATION INDICATIVE ONLY AND TO BE APPLIED FOR AND INSTALLED AS PART OF THE WATER METER APPLICATION TO WATERCARE.

LOT 1-8
DP 17531

NOTES:

1. ALL WATERMAIN MATERIAL AND WORKS TO WATERCARE CODE OF PRACTICE.
2. ALL UTILITY SERVICES MATERIAL AND WORKS SHALL BE TO RELEVANT UTILITY SERVICE PROVIDER STANDARD AND SPECIFICATION.
3. CONTRACTOR TO LOCATE AND PROTECT ALL SERVICES IN THE WORKS AREA AT ALL TIMES DURING WORKS PERIOD.
4. ALL DUCTILE IRON FITTINGS SHALL HAVE A PROTECTIVE THERMALLY BONDED POLYMERIC COATING OF RILSAN NYLON 11 OR PLASCOAT PPA 571 APPLIED IN ACCORDANCE WITH NZS/AS 4158:1996 ON INSIDE AND OUTSIDE OF FITTINGS.
5. SHALLOW PROPOSED SERVICE DUCTS WHERE CROSSING OTHER SERVICES (DRAINAGE, WATERMAIN) SHALL BE CONCRETE CAPPED.
6. WATER METER BANKS ARE NOT REQUIRED AS PART OF EPA.

LEGEND:

- 100 EXISTING WATERMAIN
- 50 EXISTING WATERMAIN
- PROPOSED WATER METER BANK
- PROPOSED WATER CONNECTION
- STAGE BOUNDARY
- PROPOSED 63mm OD PE

EXISTING WATER METER AND CONNECTION TO BE RETAINED FOR LOT 1, WATER METER TO BE RELOCATED TO THE OUTSIDE OF THE BOUNDARY

LOT 1
DP 410639

LOT 2
DP 410639

LOT 3
DP 410639



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REF	DESCRIPTION	BY	DATE
A	CONSENT ISSUE	JW	17.04.23

PROJECT:
**2 HALIFAX AVENUE
EPSOM**

DESCRIPTION:
WATER PLAN

DESIGNED: JW	DATE: 05.04.23	SIGNATURE:	PLOT BY: JW
DRAWN: JW	DATE: 05.04.23	SIGNATURE:	PLOT DATE:
CHECKED: SX	DATE: 14.04.23	SIGNATURE:	SURVEY BY:
APPROVED: SX	DATE: 14.04.23	SIGNATURE:	SURVEY DATE:

ISSUE STATUS:
CONSENT ISSUE

PROJECT No: FP210b	SCALES: 1:100-A1 1:200-A3	REV: A
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DRAWING No:
FP210b-50

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NOTES:

1. NUMBER AND DIAMETERS OF POWER DUCTS TO BE CONFIRMED BY VECTOR (POWER).
2. NUMBER AND DIAMETERS OF TELECOMMUNICATIONS DUCTS TO BE CONFIRMED BY CHORUS (COMMS).

LEGEND:

 COMMON SERVICES TRENCH



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REF	DESCRIPTION	BY	DATE
A	CONSENT ISSUE	JW	17.04.23

PROJECT:

2 HALIFAX AVENUE
EPSOM

DESCRIPTION:

UTILITY SERVICE TRENCH

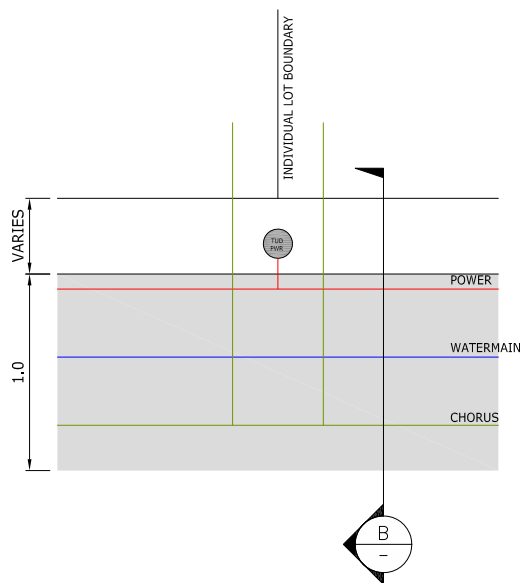
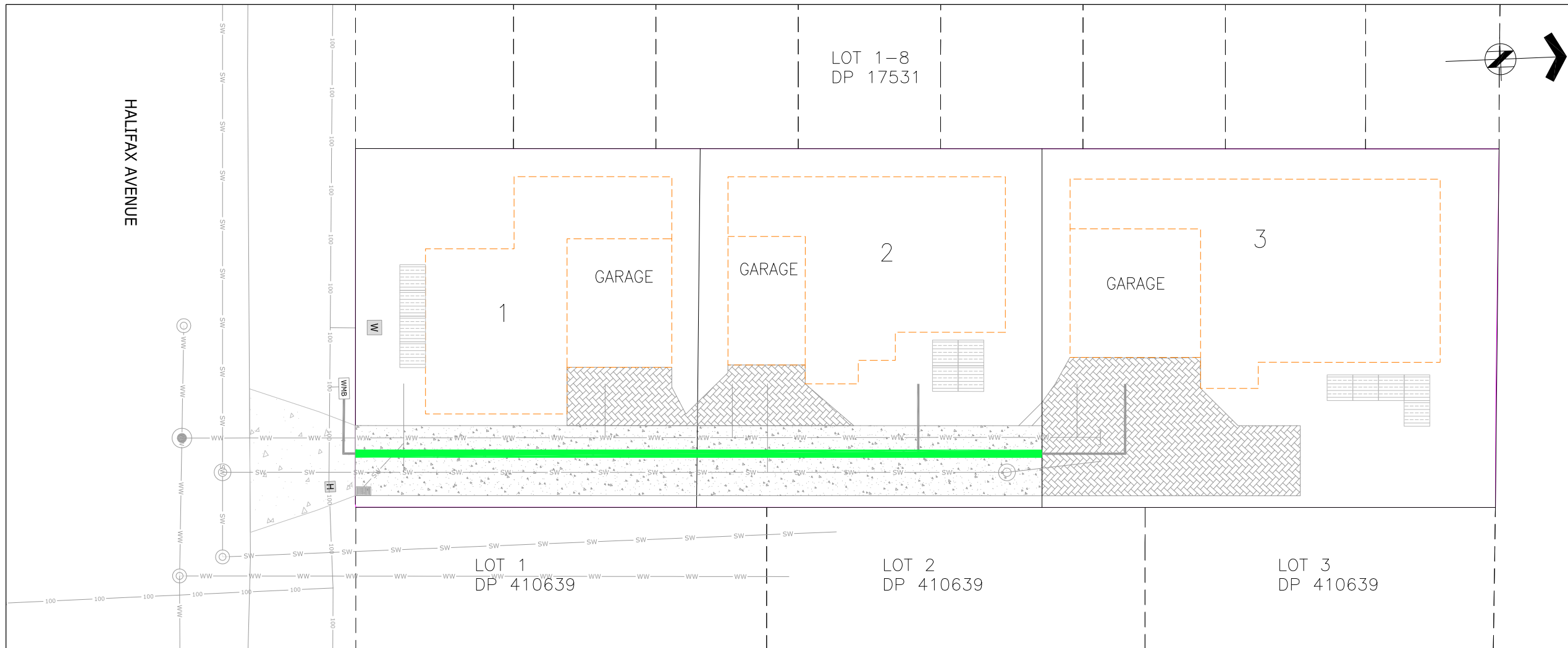
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CHECKED:	DATE:	SIGNATURE:	SURVEY BY:
SX	14.04.23		
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SX	14.04.23		

ISSUE STATUS: **CONSENT ISSUE**

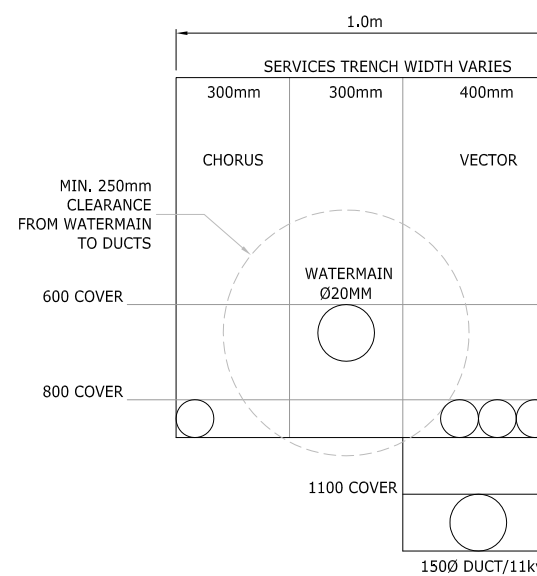
PROJECT No:	SCALES:	REV:
FP210b	1:100-A1 1:200-A3	A

DRAWING No:

FP210b-60



A TYPICAL COMMON SERVICES TRENCH DETAILS
SCALE 1:25-A1 1:50-A3



B TYPICAL COMMON SERVICES TRENCH CROSS SECTION
SCALE 1:10-A1 1:20-A3