



#### RC.M MASTERPLAN ARCHITECTURAL DRAWING REGISTER

SHEET	DESCRIPTION	SCALE(S)	REV
RC.M.00	TITLE		B
RC.M.01	IMAGES		B
RC.M.02	SITE LOCATION MAP		E
RC.M.03	SITE SURVEY		B
RC.M.04	SITE PLAN GROUND	1:250	E
RC.M.05	SITE PLAN FIRST FLOOR	1:250	E
RC.M.06	SITE RETAINING PLAN	1:200	E
RC.M.07	SITE CUT + FILL		E
RC.M.08	SEDIMENT PLAN	1:200	E
RC.M.09	SEDIMENT CONTROL MEASURES	1:1000, 1:2000	E
RC.M.10	LANDSCAPE PLAN STUDY	1:200	B
RC.M.11	SITE SERVICES PLAN	1:150	B
RC.M.12	HELICOPTER PAD PLAN	1:250	B
RC.M.13	WALKING TRACK	1:800	D

#### RC.B BAR AND HOTEL

RC.B.01	EXISTING GROUND FLOOR PLAN	1:100	D
RC.B.02	EXISTING ROOF PLAN	1:100	D
RC.B.03	PROPOSED GROUND FLOOR PLAN	1:100	G
RC.B.04	PROPOSED FIRST FLOOR PLAN	1:100	G
RC.B.05	PROPOSED ROOF PLAN	1:100	G
RC.B.06	PROPOSED ELEVATIONS	1:100	G
RC.B.07	PROPOSED ELEVATIONS	1:100	G
RC.B.08	PROPOSED SECTIONS	1:50	D
RC.B.09	PROPOSED SECTIONS	1:50	D
RC.B.10	PROPOSED SECTIONS	1:50	D
RC.B.11	8m ROLLING HEIGHT PLANE		G
RC.B.12	BOUNDARY/RECESSON PLANE STUDY	1:100	F

#### RC.E ACCOMODATION WING

RC.E.01	EXISTING GROUND FLOOR PLAN	1:100	B
RC.E.02	EXISTING FIRST FLOOR PLAN	1:100	B
RC.E.03	EXISTING ROOF PLAN	1:100	B
RC.E.04	PROPOSED GROUND FLOOR PLAN	1:100	E
RC.E.05	PROPOSED FIRST FLOOR PLAN	1:100	E
RC.E.06	PROPOSED ROOF PLAN	1:100	E
RC.E.07	PROPOSED ELEVATIONS	1:100	E
RC.E.08	PROPOSED ELEVATIONS	1:100	E
RC.E.09	PROPOSED SECTIONS	1:50	B
RC.E.10	PROPOSED SECTIONS	1:50	B
RC.E.11	PROPOSED SECTIONS	1:50	B
RC.E.12	PROPOSED SECTIONS	1:50	B
RC.E.13	8m ROLLING HEIGHT PLANE		E



# KINGFISH LODGE WHANGAROA HARBOUR MASTERPLAN

PROJECT CONTROL GROUP  
CLIENT - MIKE SULLIVAN

CONSULTANTS  
STRUCTURAL & CIVIL ENGINEER - DHC

CONTRACT TEAM  
MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

DETAILS	DATE	REV
RESOURCE CONSENT PRELIMINARY	26/08/2024	A
RESOURCE CONSENT ISSUE	25/10/2024	B



**RESOURCE CONSENT  
ISSUE**  
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

### IMAGES

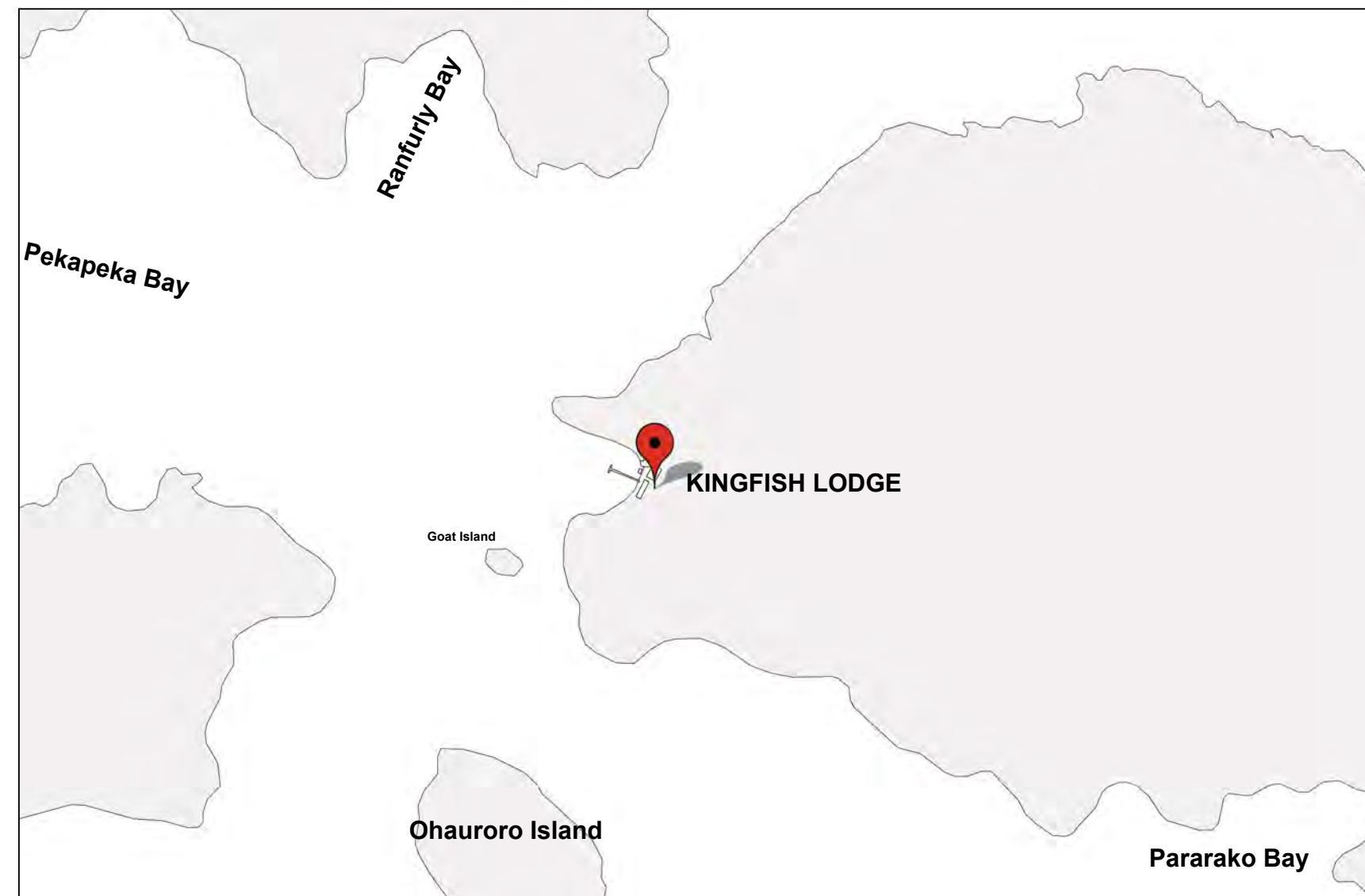
SCALE : @ A2  
DATE : 25/10/2024  
PROJECT No: 9567

## RC.M.01 rev B

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RESOURCE CONSENT ISSUE	25/10/2024	E

**RESOURCE CONSENT ISSUE**  
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## SITE LOCATION MAP

SCALE : @ A2

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# RC.M.02 rev E

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Note: Levels are approximately in terms of MHWS  
Subtract 0.12m to be in terms of NZVD  
See Sheet 2 for details of creek bed area.  
Deck added 7/08/2024 KS

SHEET TITLE:  
**Topographical Survey  
(Construction Phase)  
Kingfish Lodge  
Whangaroa**

	Name	Date
Surveyed	MP & KS	Oct 2018
Designed		
Drawn	Updated KS	7/08/2024
Height Datum	Assumed Datum(MHWS)	
Local Reference		
Contour Interval	Major 1.0m	Minor 0.5m
Address	Whangaroa Harbour	
Title	Area	11.9074 ha.

**Williams & King**  
Registered Land Surveyors, Planners &  
Land Development Consultants  
27 Hobson Ave  
PO Box 937, Kerikeri  
Tel: 09-407 6030 Fax: 09-4076032  
Email: kerikeri@saps.co.nz

Job No: 21813  
File: Updated Topo 26-07-2024

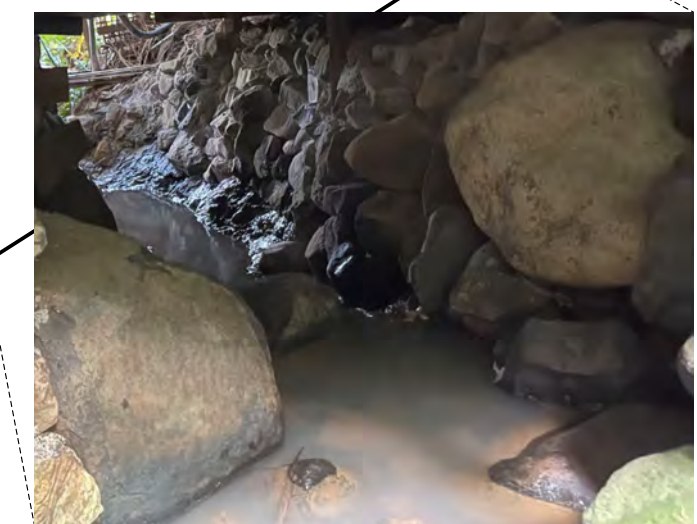
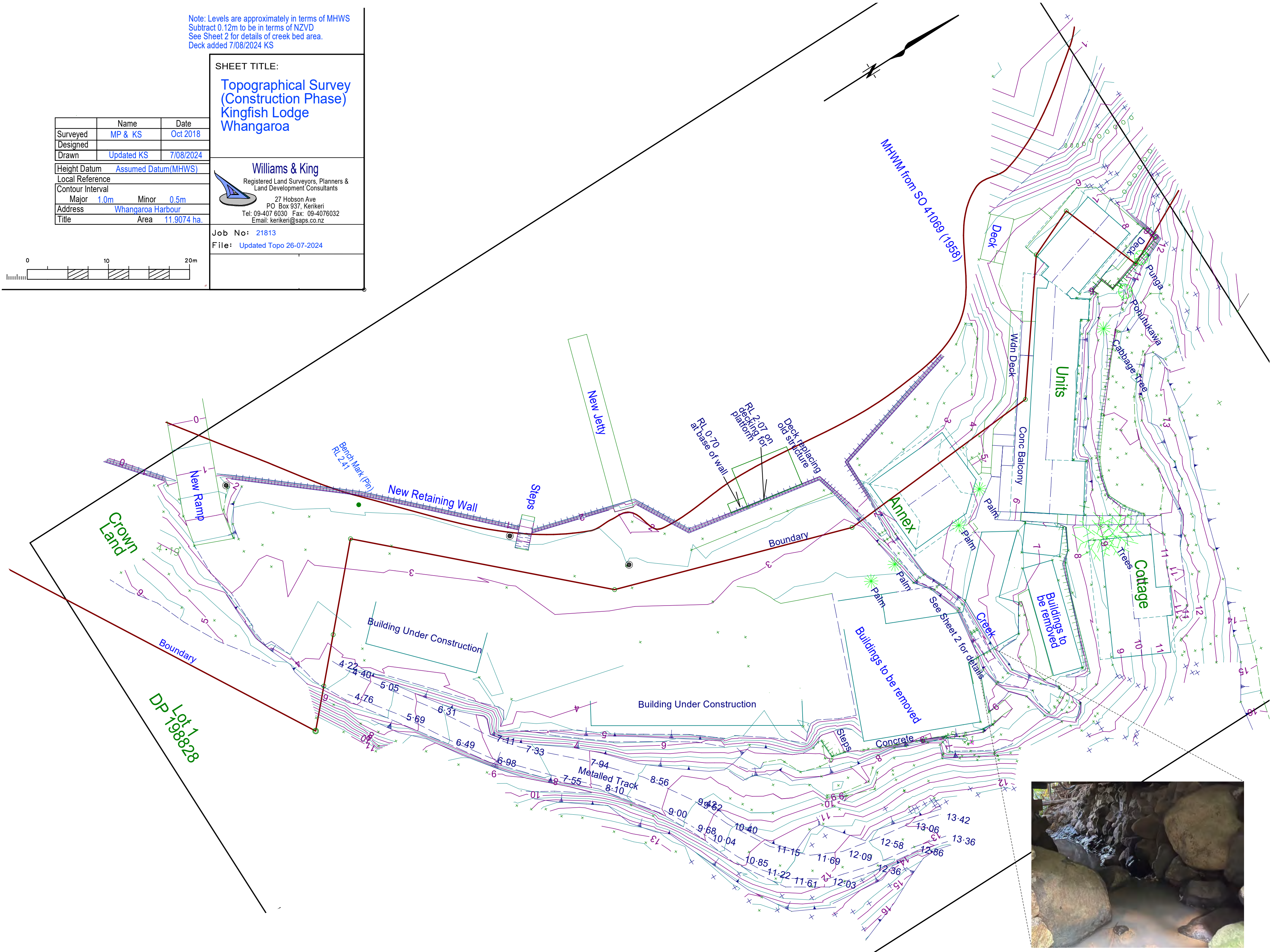
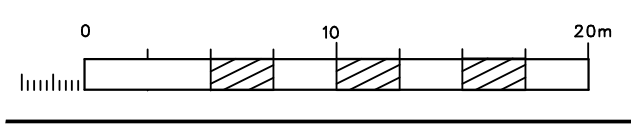


PHOTO OF EXISTING CREEK

**RESOURCE CONSENT  
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**SITE SURVEY**  
SCALE: @ A2  
DATE: 25/10/2024  
PROJECT No: 9567

**RC.M.03 rev B**

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# KINGFISH LODGE

## WHANGAROA HARBOUR

### MASTERPLAN

PROJECT CONTROL GROUP  
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CONSULTANTS  
STRUCTURAL & CIVIL ENGINEER - DHC

CONTRACT TEAM  
MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

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EXISTING GROSS FLOOR AREAS	
BAR & RESTAURANT	438.7
MAIN LODGE GROUND FLOOR	423.0
MAIN LODGE FIRST FLOOR	148.0
BOATSHED GROUND FLOOR	89.5
BOATSHED FIRST FLOOR	89.5
ACCOMMODATION WING	251.3
CONFERENCE BUILDING	102.8
COTTAGE	89.2
SERVICES BUILDINGS	71.8
SHED	7.6
<b>TOTAL EXISTING GFA</b>	<b>1711.4</b>

PROPOSED GROSS FLOOR AREAS	
<b>BAR AND HOTEL</b>	
GROUND FLOOR	286.1
BAR & HOTEL FIRST FLOOR	294.9
<b>TOTAL PROPOSED GROSS FLOOR AREA</b>	<b>581.0</b>

ACCOMODATION WING	
GROUND FLOOR	207.4
FIRST FLOOR	271.6
<b>TOTAL PROPOSED GROSS FLOOR AREA</b>	<b>479.0</b>

**KINGFISH LODGE - SITE INFORMATION**

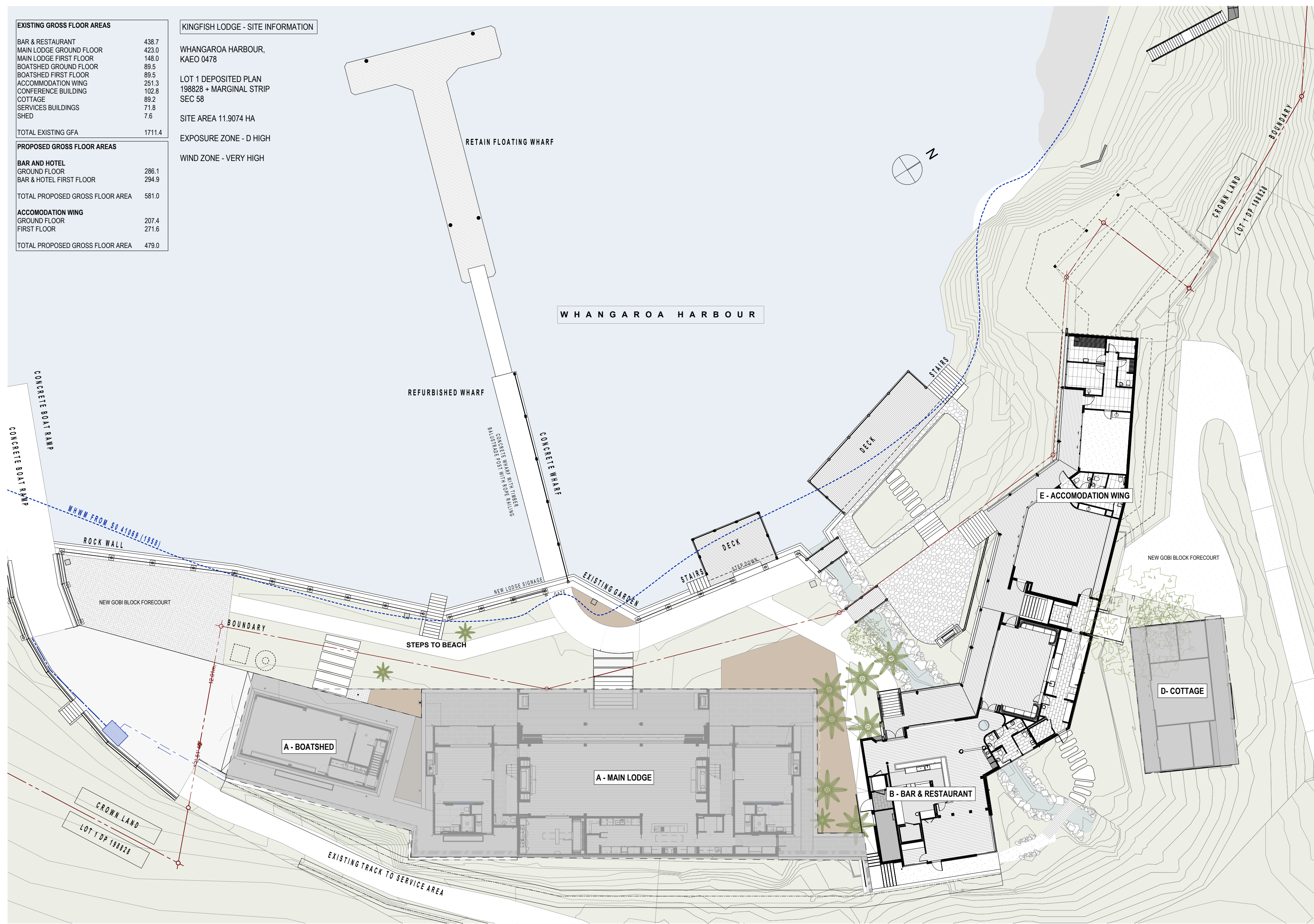
WHANGAROA HARBOUR,  
KAE0 0478

LOT 1 DEPOSITED PLAN  
198828 + MARGINAL STRIP  
SEC 58

SITE AREA 11.9074 HA

EXPOSURE ZONE - D HIGH

WIND ZONE - VERY HIGH



COTTAGE, MAIN LODGE & BOATSHED ARE ALL EXCLUDED FROM SCOPE OF WORKS

**RESOURCE CONSENT ISSUE**  
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**SITE PLAN GROUND**

SCALE : 1:250 @ A2

DATE : 25/10/2024

PROJECT No: 9567

**RC.M.04 rev E**

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# KINGFISH LODGE WHANGAROA HARBOUR MASTERPLAN

PROJECT CONTROL GROUP

CLIENT - MIKE SULLIVAN

CONSULTANTS

STRUCTURAL & CIVIL ENGINEER - DHC

CONTRACT TEAM

MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

DETAILS DATE REV

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EXISTING GROSS FLOOR AREAS	
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TOTAL PROPOSED GROSS FLOOR AREA	479.0

## KINGFISH LODGE - SITE INFORMATION

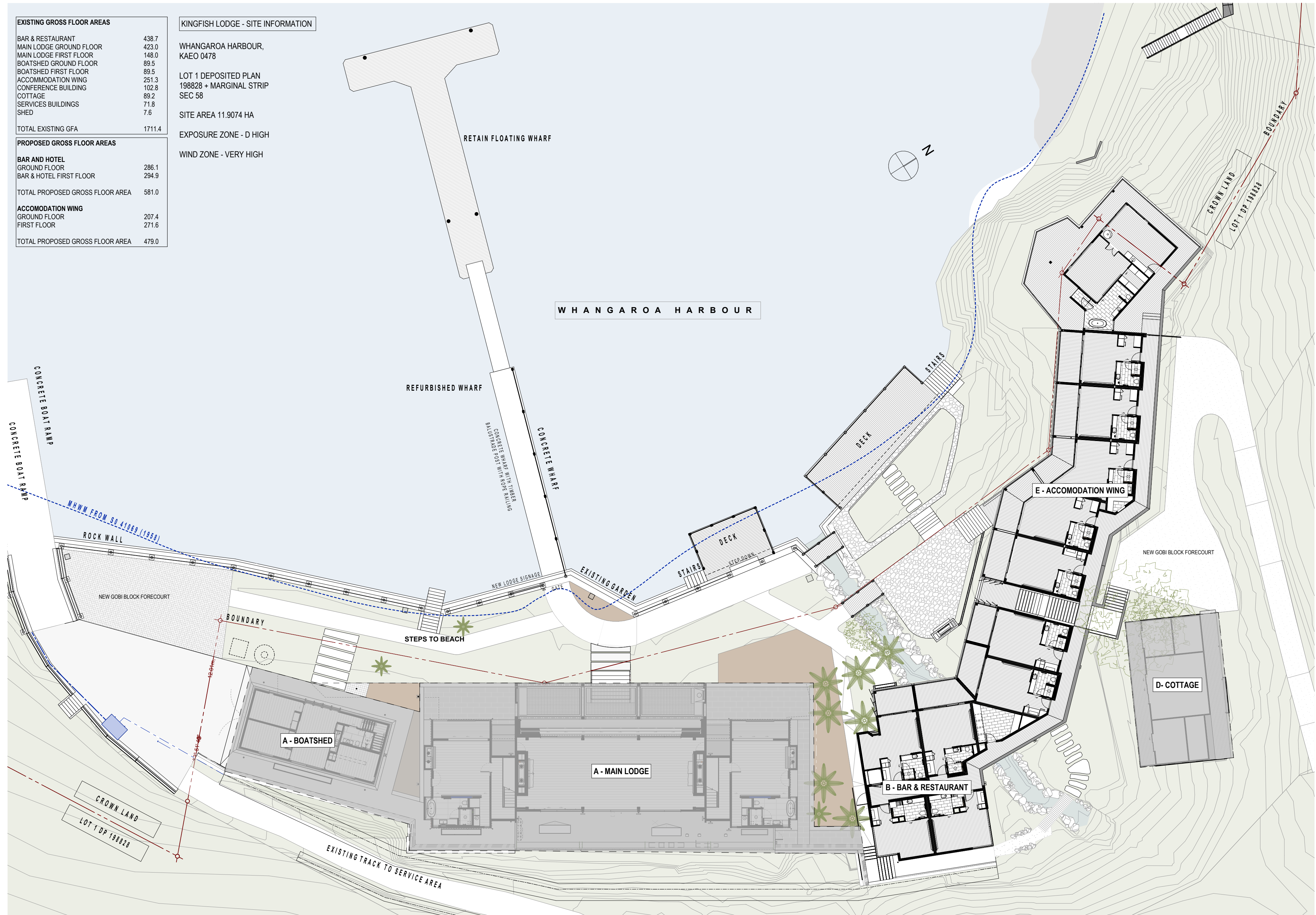
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WIND ZONE - VERY HIGH



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**RESOURCE CONSENT ISSUE**  
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### SITE PLAN FIRST FLOOR

SCALE : 1:250 @ A2

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## RC.M.05 rev E

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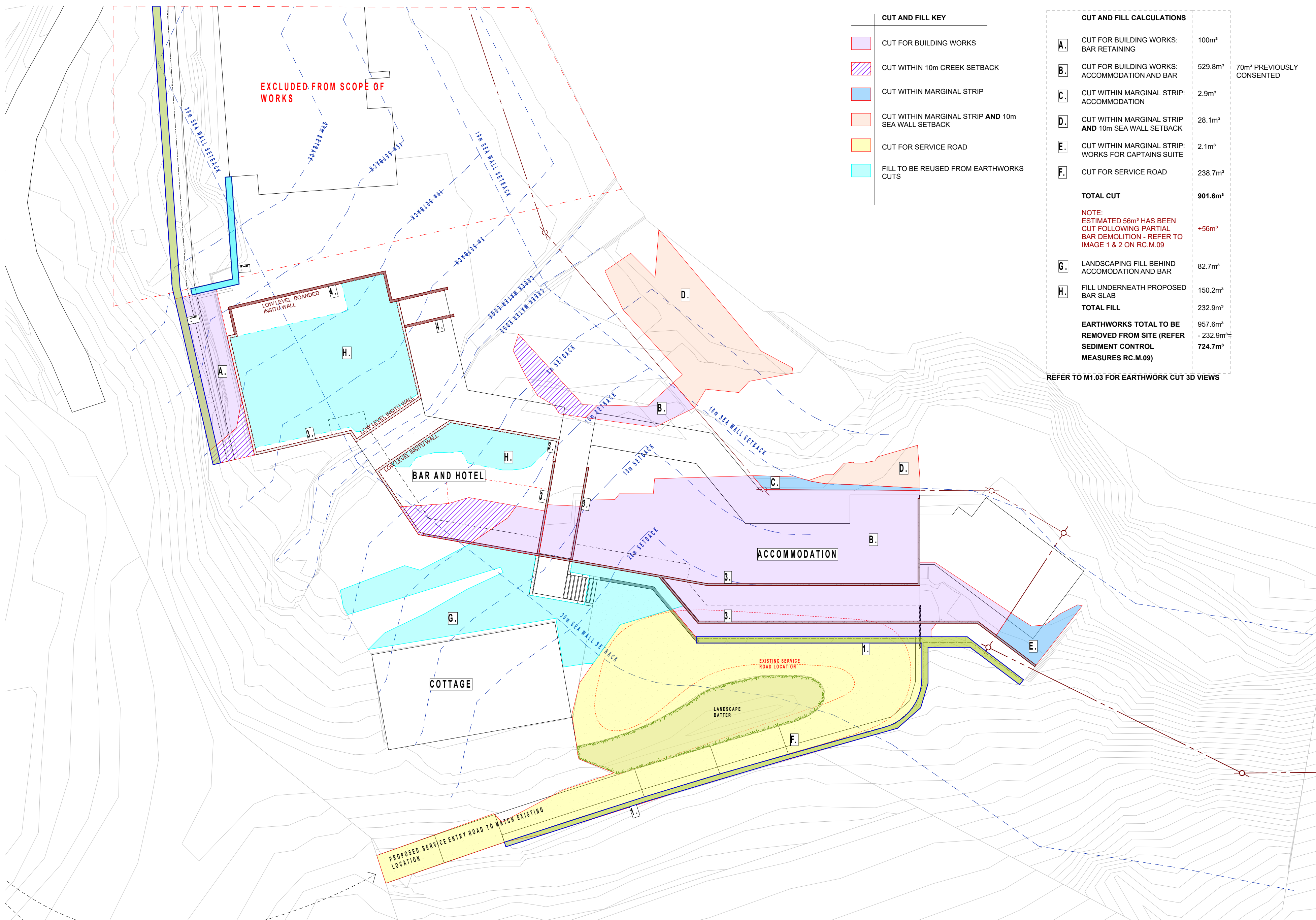
### CUT AND FILL KEY

- CUT FOR BUILDING WORKS
- CUT WITHIN 10m CREEK SETBACK
- CUT WITHIN MARGINAL STRIP
- CUT WITHIN MARGINAL STRIP AND 10m SEA WALL SETBACK
- CUT FOR SERVICE ROAD
- FILL TO BE REUSED FROM EARTHWORKS CUTS

### CUT AND FILL CALCULATIONS

<b>A.</b> CUT FOR BUILDING WORKS: BAR RETAINING	100m³	
<b>B.</b> CUT FOR BUILDING WORKS: ACCOMMODATION AND BAR	529.8m³	70m³ PREVIOUSLY CONSENTED
<b>C.</b> CUT WITHIN MARGINAL STRIP: ACCOMMODATION	2.9m³	
<b>D.</b> CUT WITHIN MARGINAL STRIP AND 10m SEA WALL SETBACK	28.1m³	
<b>E.</b> CUT WITHIN MARGINAL STRIP: WORKS FOR CAPTAINS SUITE	2.1m³	
<b>F.</b> CUT FOR SERVICE ROAD	238.7m³	
<b>TOTAL CUT</b>	<b>901.6m³</b>	
<b>NOTE:</b> ESTIMATED 56m³ HAS BEEN CUT FOLLOWING PARTIAL BAR DEMOLITION - REFER TO IMAGE 1 & 2 ON RC.M.09	<b>+56m³</b>	
<b>G.</b> LANDSCAPING FILL BEHIND ACCOMMODATION AND BAR	82.7m³	
<b>H.</b> FILL UNDERNEATH PROPOSED BAR SLAB	150.2m³	
<b>TOTAL FILL</b>	<b>232.9m³</b>	
<b>EARTHWORKS TOTAL TO BE REMOVED FROM SITE (REFER SEDIMENT CONTROL MEASURES RC.M.09)</b>	<b>957.6m³</b>	
	<b>- 232.9m³</b>	
	<b>724.7m³</b>	

REFER TO M1.03 FOR EARTHWORK CUT 3D VIEWS



**RESOURCE CONSENT ISSUE**  
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**SITE RETAINING PLAN**  
SCALE : 1:200 @ A2  
DATE : 25/10/2024  
PROJECT No: 9567

## RC.M.06 rev E

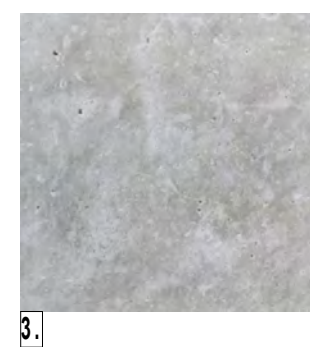
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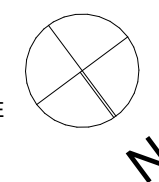
## 2 | RETAINING SITE PLAN

SCALE 1:200



### LEGEND

- RETAINING WALL TYPE 1**  
TIMBER CRIB WALL
- RETAINING WALL TYPE 2**  
GRAVITY BLOCK WALL WITH GABION STONE FACING
- RETAINING WALL TYPE 3**  
INSITU CONCRETE AS PART OF BUILDING STRUCTURE (LIGHT GREY FILL INDICATES LOW LEVEL)
- RETAINING WALL TYPE 4**  
BOARDED INSITU CONCRETE





# KINGFISH LODGE

## WHANGAROA HARBOUR

### MASTERPLAN

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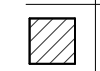
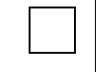
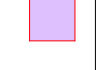
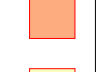
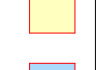
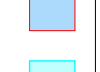

CONTRACT TEAM  
MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

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<b>E.</b>	CUT WITHIN MARGINAL STRIP: WORKS FOR CAPTAINS SUITE	2.1m³
<b>F.</b>	CUT FOR SERVICE ROAD	238.7m³
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		<b>724.7m³</b>

#### LEGEND

-  EXTENT OF BUILDING FOOTPRINT
-  PROPOSED FOOTPRINT EXTENSION
-  PROPOSED SITE CUT - BUILDINGS
-  PROPOSED SITE CUT - MARGINAL STRIP + 10m SEA WALL SETBACK
-  PROPOSED SITE CUT - SERVICE ROAD
-  PROPOSED SITE CUT - MARGINAL STRIP
-  PROPOSED SITE FILL

**RESOURCE CONSENT ISSUE**  
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#### SITE CUT + FILL

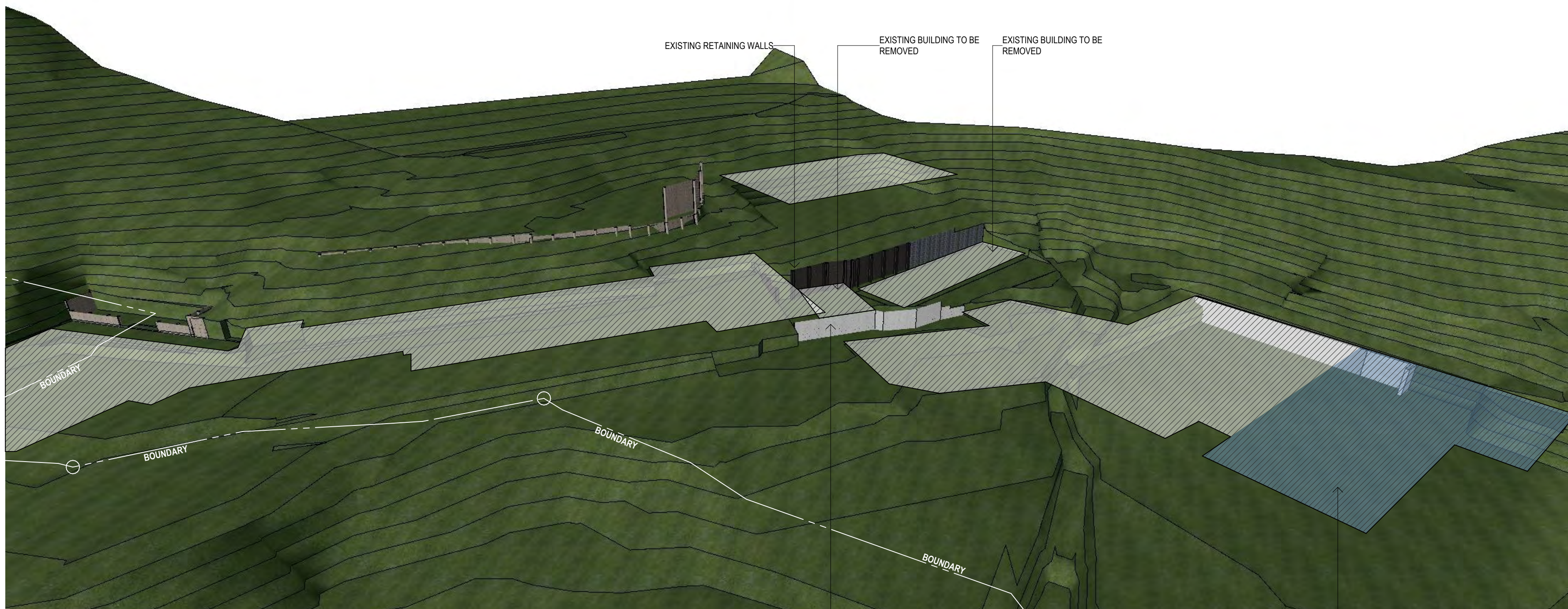
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**RC.M.07 rev E**

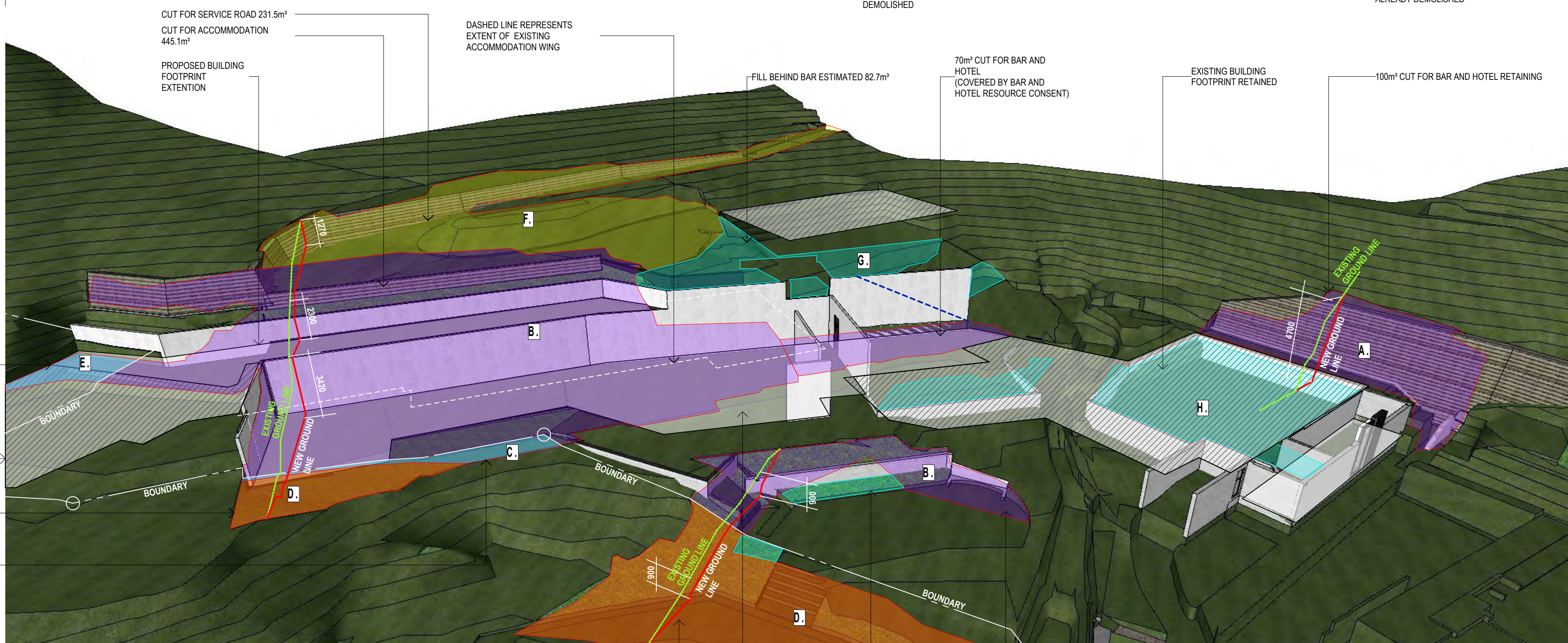
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#### EXISTING SITE CUT



#### PROPOSED SITE CUT



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## SEDIMENT CONTROL PLAN :

MAIN CONTRACTOR RESPONSIBLE FOR INSTALLATION OF SEDIMENT CONTROL MEASURES.

ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER BY MAIN SITE CONTRACTOR. REFER TO SUPPORTING SEDIMENT CONTROL MANAGEMENT PLAN PDF.

FENCING IS TO BE 1800mm HIGH AND GATES WILL ONLY BE OPENED FOR DELIVERIES OR INDUCED PERSONNEL.

ALL GROUND COVER VEGETATION OUTSIDE THE IMMEDIATE BUILDING AREA TO BE MAINTAINED DURING THE BUILDING PHASE. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTH WORKS.

STOCKPILES OF CLAY MATERIAL TO BE COVERED WITH IMPERVIOUS SHEET.

ROOF WATER DOWNPIPES TO BE CONNECTED TO THE PERMANENT UNDERGROUND STORMWATER DRAINAGE SYSTEM AS SOON AS PRACTICAL AFTER THE ROOF IS LAID. FOR FULL DETAILS SEE EROSION AND SEDIMENT CONTROL GUIDELINES FOR SMALL SITES BY ENVIRONMENT CANTERBURY.

SILT FENCE TO BE INSTALLED AROUND SITE IN ACCORDANCE WITH ECAN SILT FENCING DETAILS

300mm SILT SOCK TO COMPLY WITH ECAN DETAILS, FILTER FABRIC & SUMP SOCKS TO BE PLACED ON ALL EXISTING SUMPS

**RESOURCE CONSENT ISSUE**  
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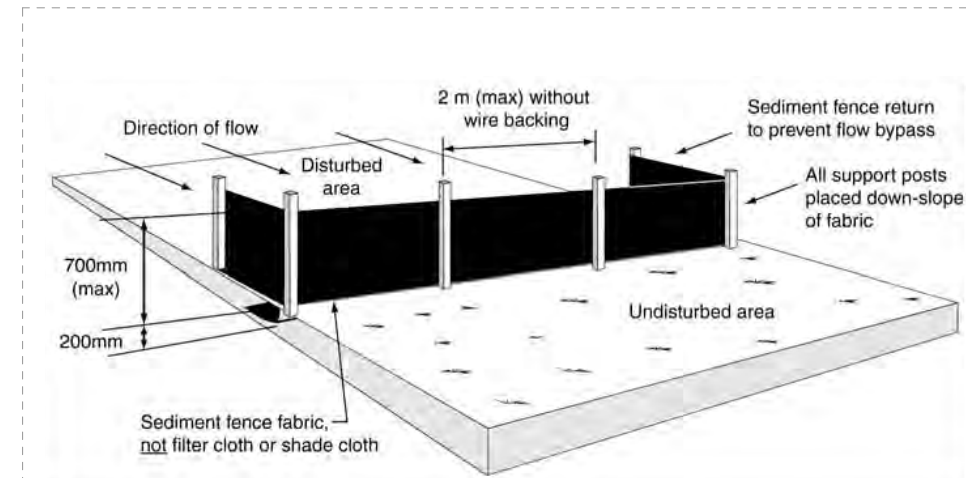
## SEDIMENT PLAN

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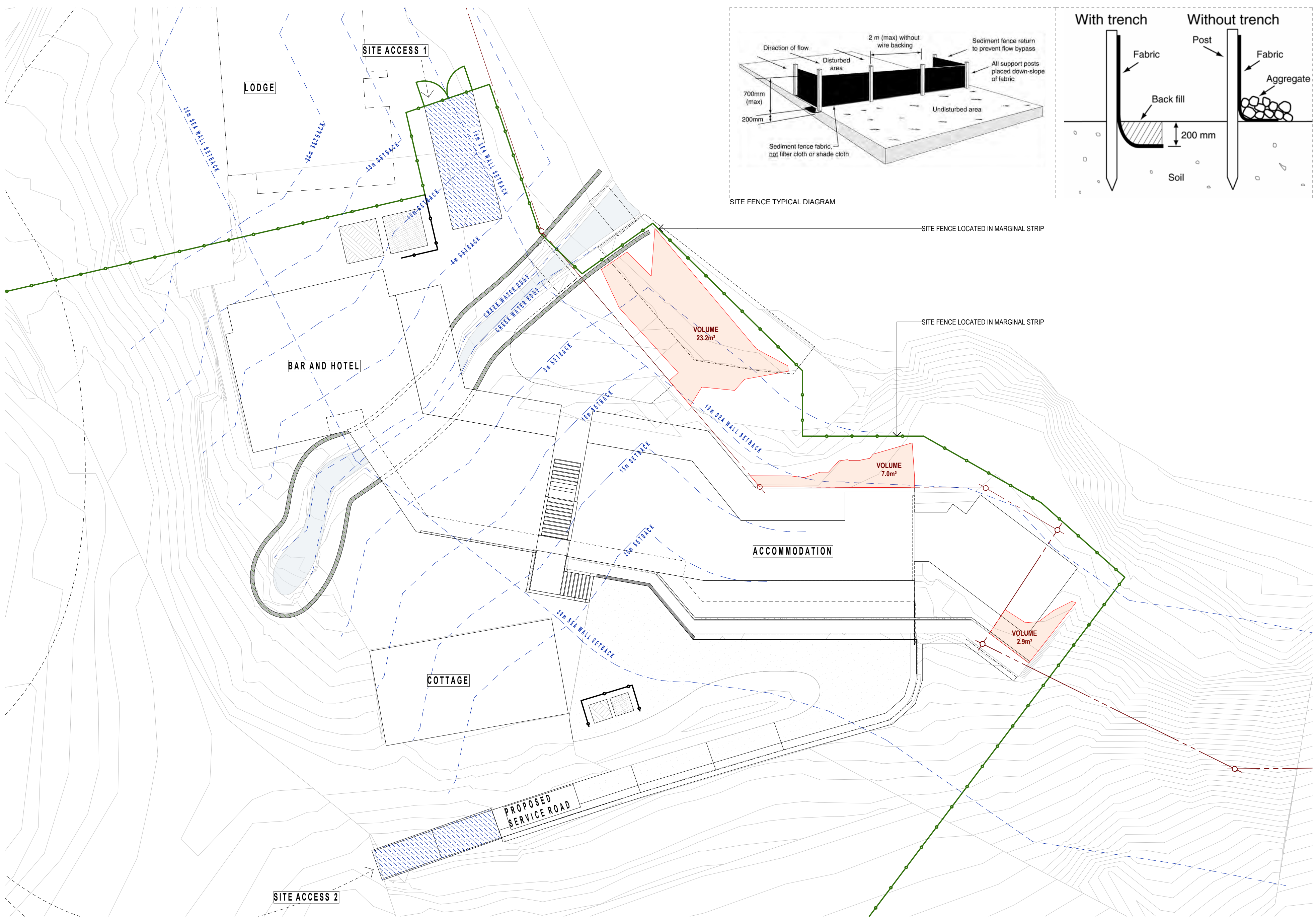
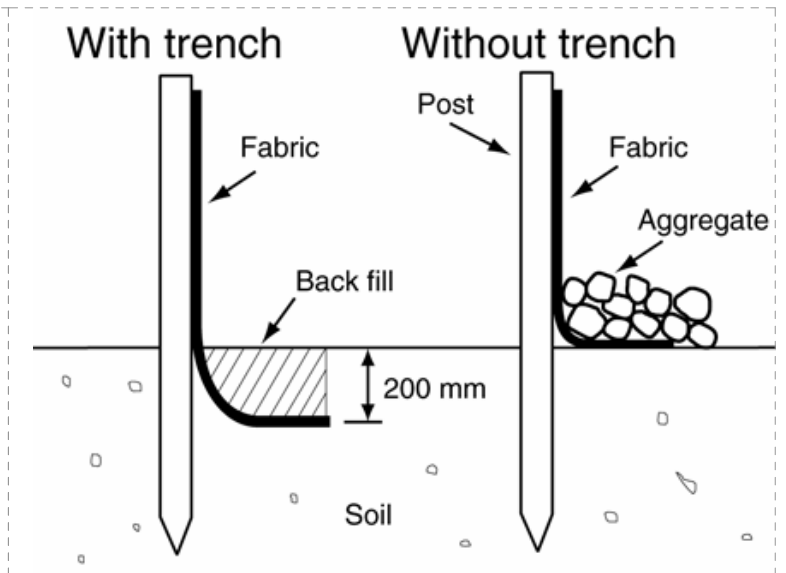
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SITe FENCE TYPICAL DIAGRAM



- LEGEND**
- SEDIMENT FENCE/ SITE FENCE
  - STABILISED ENTRY/ EXIT PAD
  - TOPSOIL STOCKPILE
  - SAND STOCKPILE
  - SILT SOCK
  - EARTHWORK CUT WITHIN MARGINAL STRIP
- TOTAL = 33.1m³**





# KINGFISH LODGE WHANGAROA HARBOUR MASTERPLAN

PROJECT CONTROL GROUP  
CLIENT - MIKE SULLIVAN

CONSULTANTS  
STRUCTURAL & CIVIL ENGINEER - DHC

CONTRACT TEAM  
MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

DETAILS	DATE	REV
RESOURCE CONSENT PRELIMINARY	26/08/2024	A
RESOURCE CONSENT CONSULTATION ISSUE	03/09/2024	B
CONSULTATION ISSUE	20/09/2024	C
CONSULTATION ISSUE	10/10/2024	D
RESOURCE CONSENT ISSUE	25/10/2024	E



IMAGE 1 - SITE 1



IMAGE 2 - SITE 1



IMAGE 3 - SITE 2

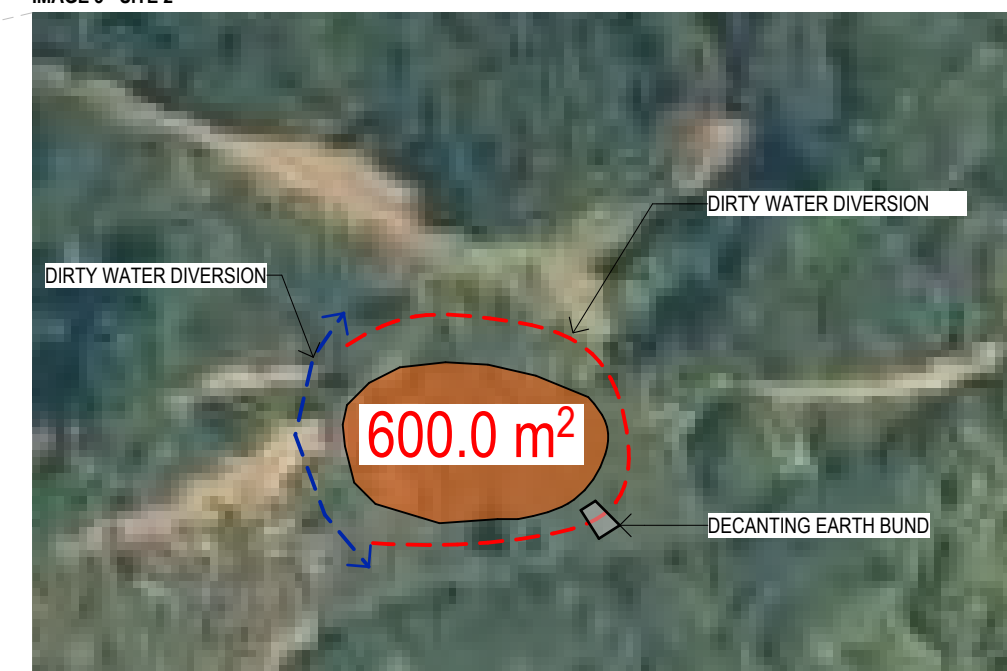
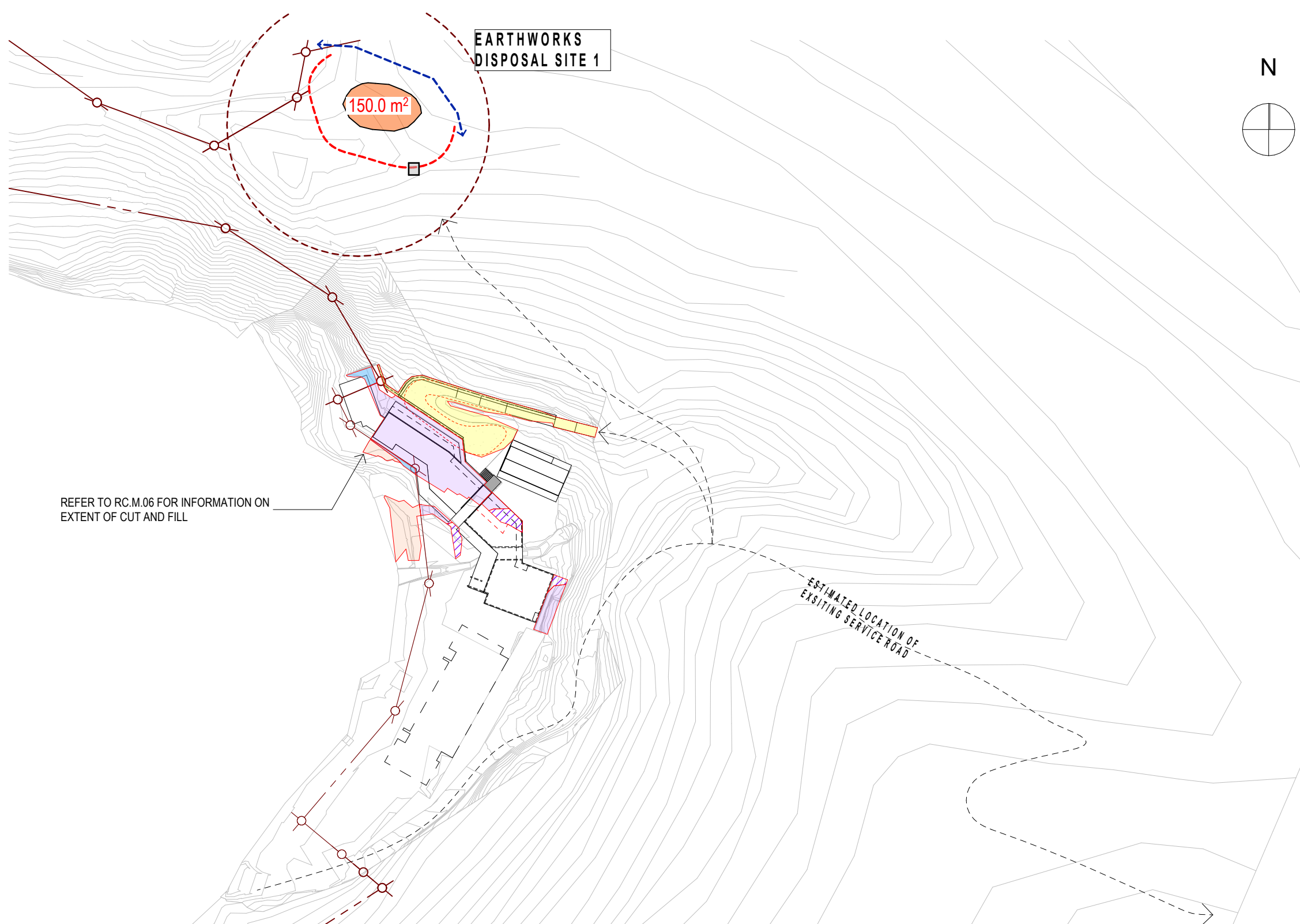
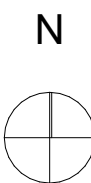


IMAGE 4 - SITE AERIAL 1:1000



REFER TO RC.M.06 FOR INFORMATION ON EXTENT OF CUT AND FILL

ESTIMATED LOCATION OF EXISTING SERVICE ROAD



### SEDIMENT CONTROL MEASURES

ALIGNMENTS SHOWN ARE INDICATIVE

PRINCIPLES TO FOLLOW:

1. SEDIMENT CONTROL MEASURES TO MEET STANDARDS
2. DIRTY WATER DIVERSION DRAINS ON THE LOW END AND AROUND THE SITE, DISCHARGING TO THE DECANTING EARTH BUND.
3. CLEAN WATER DIVERSION DRAINS ON THE HIGH END OF THE SITE
4. CLEARWATER BUNDS CONSTRUCTED UPSTREAM PRIOR TO SW RUNOFF REACHING DISTURBED AREAS
5. DIRTY WATER BUND CONSTRUCTED AT THE BOTTOM OF DISTURBED AREAS
6. DWBS TREAT DIRTY WATER WHILST SLOWLY DISCHARGING

ALL EROSION AND SEDIMENT CONTROL STRUCTURES TO BE INSPECTED EACH WORKING DAY AND MAINTAINED IN GOOD WORKING ORDER

ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO COMMENCEMENT OF MAJOR EARTHWORKS

STOCKPILES OF CLAY MATERIAL TO BE COVERED WITH IMPERVIOUS SHEET

### LEGEND

- - - DIRTY WATER DIVERSION
- - - CLEAN WATER DIVERSION
- EXTENT OF BAR SEDIMENT (WITHIN SCOPE)
- DECANTING EARTH BUND

NOTE:  
SITE SEDIMENT CONTROL MEASURES SHOWN INDICATIVELY ONLY

SITE CONTROL MEASURES PLAN  
SCALE 1:1000



EARTHWORKS DISPOSAL SITE 1:  
APPROX 150.0m² SPACE

EARTHWORKS DISPOSAL SITE 2:  
APPROX 600.0m² SPACE

NOTE:  
ASSUMING EARTHWORKS DISPOSAL IS APPROX 1m HIGH, 100m² OF SPACE CAN ALLOW FOR 100m³ SOIL  
TOTAL EARTHWORKS ALLOWANCE: 750.0m³ APPROX  
CUT FROM SITE RETAINING PLAN RC.M.06 : 724.7m³  
APPROX 25m³ EXCESS ALLOWED FOR IN CALCULATION  
(750 - 724.7 = 25.3m³) DUE TO DIFFERENCES IN ONSITE CONDITIONS (SOIL EXPANSION AND MOISTURE)

PROPOSED RELOCATION OF EARTHWORKS TO FOLLOW NATURAL CONTOURS

SITE AERIAL  
SCALE 1:2000

**RESOURCE CONSENT ISSUE**  
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

### SEDIMENT CONTROL MEASURES

SCALE : 1:1000, 1:2000 @ A2  
DATE : 25/10/2024  
PROJECT No: 9567

## RC.M.09 rev E

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# KINGFISH LODGE WHANGAROA HARBOUR MASTERPLAN

PROJECT CONTROL GROUP  
CLIENT - MIKE SULLIVAN

CONSULTANTS  
STRUCTURAL & CIVIL ENGINEER - DHC

CONTRACT TEAM  
MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

DETAILS	DATE	REV
RESOURCE CONSENT PRELIMINARY	26/08/2024	A
RESOURCE CONSENT ISSUE	25/10/2024	B



**RESOURCE CONSENT ISSUE**  
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**LANDSCAPE PLAN STUDY**  
SCALE : 1:200 @ A2  
DATE : 25/10/2024  
PROJECT No: 9567

**RC.M.10 rev B**

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- LEGEND**
- DISTURBED LANDSCAPING ESTIMATED 308.1m²
  - EXISTING TREE TO BE RETAINED
  - EXISTING TREE TO BE REMOVED
  - EXISTING TREE TO BE RELOCATED



# KINGFISH LODGE

## WHANGAROA HARBOUR

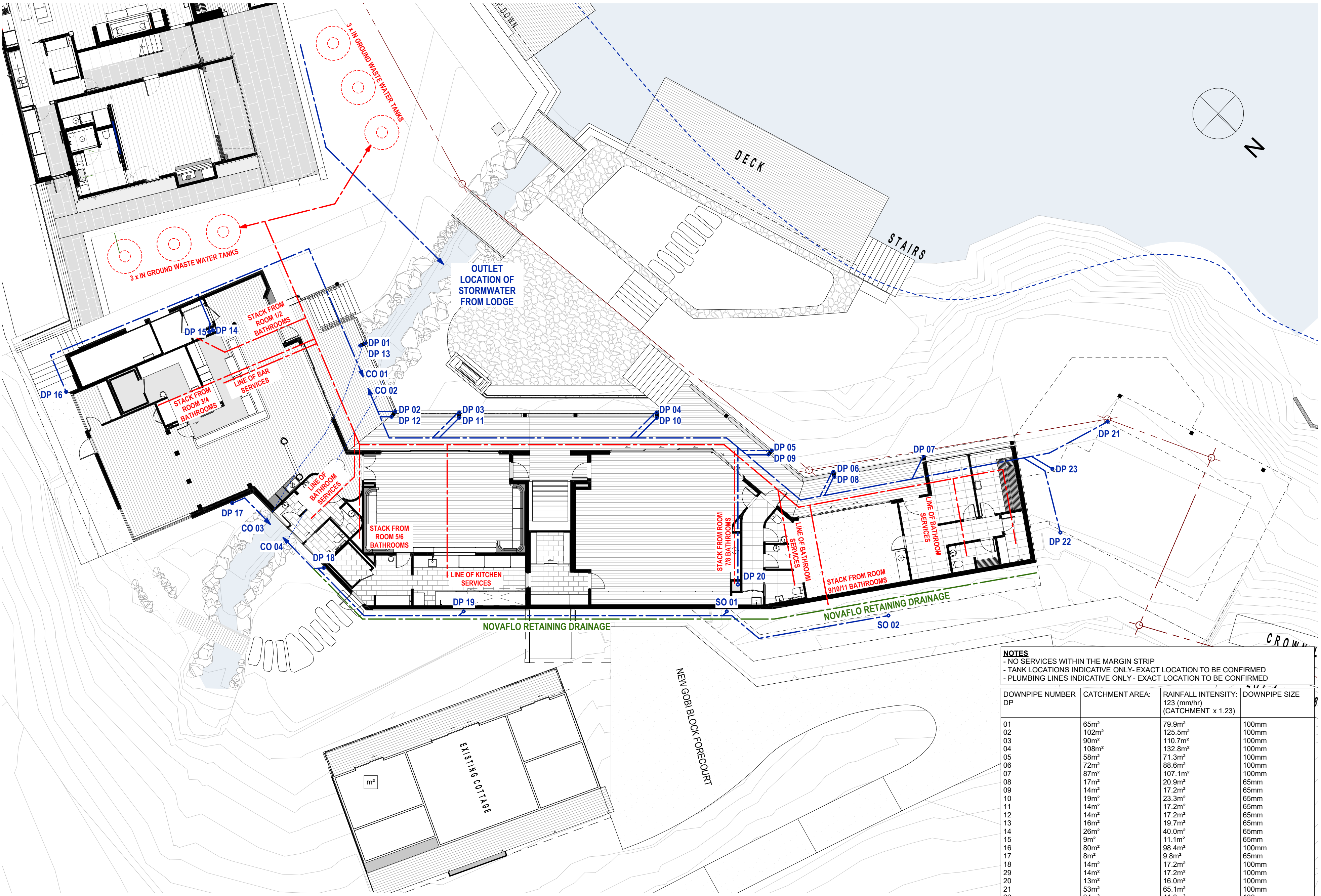
### MASTERPLAN

PROJECT CONTROL GROUP  
CLIENT - MIKE SULLIVAN

CONSULTANTS  
STRUCTURAL & CIVIL ENGINEER - DHC

CONTRACT TEAM  
MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

DETAILS	DATE	REV
CONSULTATION ISSUE	10/10/2024	A
RESOURCE CONSENT ISSUE	25/10/2024	B



**NOTES**  
 - NO SERVICES WITHIN THE MARGIN STRIP  
 - TANK LOCATIONS INDICATIVE ONLY - EXACT LOCATION TO BE CONFIRMED  
 - PLUMBING LINES INDICATIVE ONLY - EXACT LOCATION TO BE CONFIRMED

DOWNPIPE NUMBER	CATCHMENT AREA:	RAINFALL INTENSITY: 123 (mm/hr) (CATCHMENT x 1.23)	DOWNPIPE SIZE
01	65m <sup>2</sup>	79.9m <sup>2</sup>	100mm
02	102m <sup>2</sup>	125.5m <sup>2</sup>	100mm
03	90m <sup>2</sup>	110.7m <sup>2</sup>	100mm
04	108m <sup>2</sup>	132.8m <sup>2</sup>	100mm
05	58m <sup>2</sup>	71.3m <sup>2</sup>	100mm
06	72m <sup>2</sup>	88.6m <sup>2</sup>	100mm
07	87m <sup>2</sup>	107.1m <sup>2</sup>	100mm
08	17m <sup>2</sup>	20.9m <sup>2</sup>	65mm
09	14m <sup>2</sup>	17.2m <sup>2</sup>	65mm
10	19m <sup>2</sup>	23.3m <sup>2</sup>	65mm
11	14m <sup>2</sup>	17.2m <sup>2</sup>	65mm
12	14m <sup>2</sup>	17.2m <sup>2</sup>	65mm
13	16m <sup>2</sup>	19.7m <sup>2</sup>	65mm
14	26m <sup>2</sup>	40.0m <sup>2</sup>	65mm
15	9m <sup>2</sup>	11.1m <sup>2</sup>	65mm
16	80m <sup>2</sup>	98.4m <sup>2</sup>	100mm
17	8m <sup>2</sup>	9.8m <sup>2</sup>	65mm
18	14m <sup>2</sup>	17.2m <sup>2</sup>	100mm
29	14m <sup>2</sup>	17.2m <sup>2</sup>	100mm
20	13m <sup>2</sup>	16.0m <sup>2</sup>	100mm
21	53m <sup>2</sup>	65.1m <sup>2</sup>	100mm
22	34m <sup>2</sup>	41.8m <sup>2</sup>	100mm
23	10m <sup>2</sup>	12.1m <sup>2</sup>	65mm

SLAB OUTLET	CATCHMENT AREA:	RAINFALL INTENSITY: 123 (mm/hr) (CATCHMENT x 1.23)	OUTLET SIZE
SO 1	16m <sup>2</sup>	19.7m <sup>2</sup>	100mm
SO 2	16m <sup>2</sup>	19.7m <sup>2</sup>	100mm

**RESOURCE CONSENT ISSUE**  
 NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**SITE SERVICES PLAN**  
 SCALE : 1:150 @ A2  
 DATE : 25/10/2024  
 PROJECT No: 9567

**RC.M.11 rev B**

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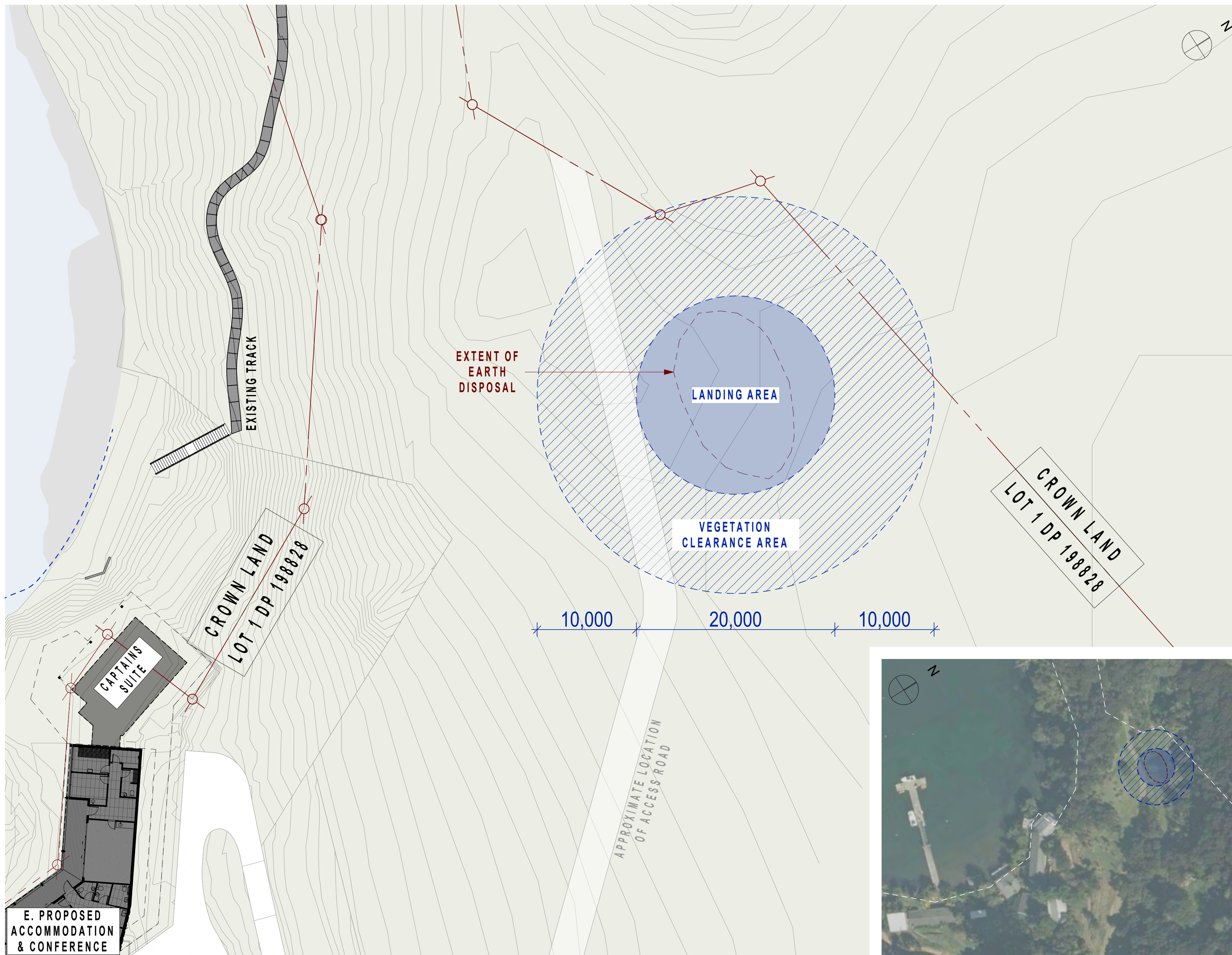
# KINGFISH LODGE WHANGAROA HARBOUR MASTERPLAN

PROJECT CONTROL GROUP  
CLIENT - MIKE SULLIVAN

CONSULTANTS  
STRUCTURAL & CIVIL ENGINEER - DHC

CONTRACT TEAM  
MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

DETAILS	DATE	REV
CONSULTATION ISSUE	17/10/2024	A
RESOURCE CONSENT ISSUE	25/10/2024	B



**RESOURCE CONSENT ISSUE**  
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**HELICOPTER PAD PLAN**  
SCALE : 1:250 @ A2  
DATE : 25/10/2024  
PROJECT No: 9567

## RC.M.12 rev B

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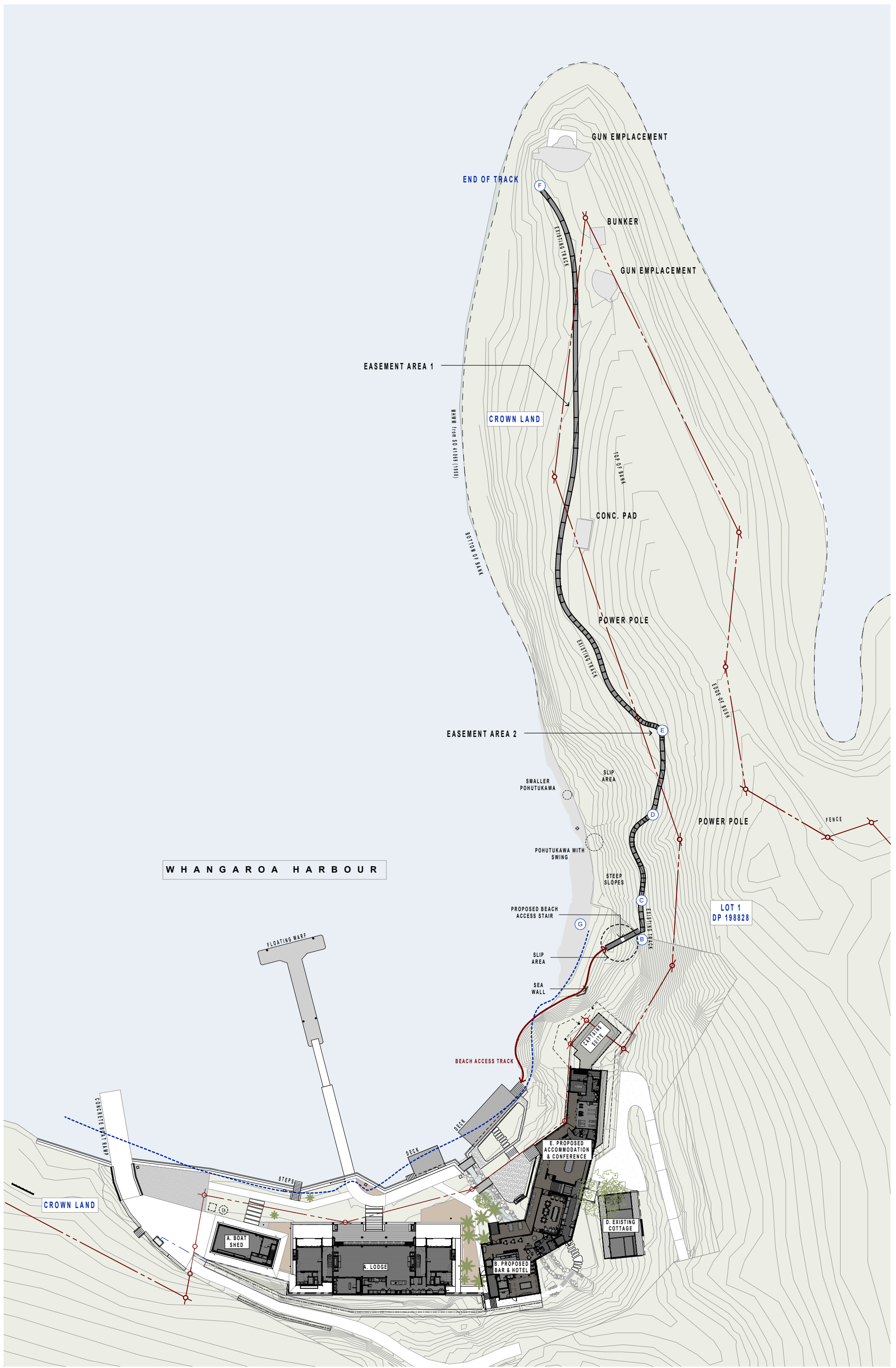
# KINGFISH LODGE WHANGAROA HARBOUR MASTERPLAN

PROJECT CONTROL GROUP  
CLIENT - MIKE SULLIVAN

CONSULTANTS  
STRUCTURAL & CIVIL ENGINEER - DHC

CONTRACT TEAM  
MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	25/10/2024	D



- B-D: FOLLOWS EXISTING BENCHED TRACK
- D-E: SKIRTS UPHILL OF SLIP AREA REQUIRES BENCHING
- B-G: PROPOSED STAIRS DECENDING DOWN STEEP SLOPE TO JETTY (STAIR WIDTH:1200mm / RISERS: 200mm)  
MAY REQUIRE DETAILED ENGINEERING PROPOSAL
- E-F: FOLLOWS EXISTING BENCHED TRACK

PROPOSED EASEMENT AREAS 1 & 2 ARE TO BE IN FAVOUR OF THE PUBLIC VIA THRID PARTY



**RESOURCE CONSENT ISSUE**  
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**WALKING TRACK**  
 SCALE : 1:800 @ A2  
 DATE : 25/10/2024  
 PROJECT No: 9567

## RC.M.13 rev D

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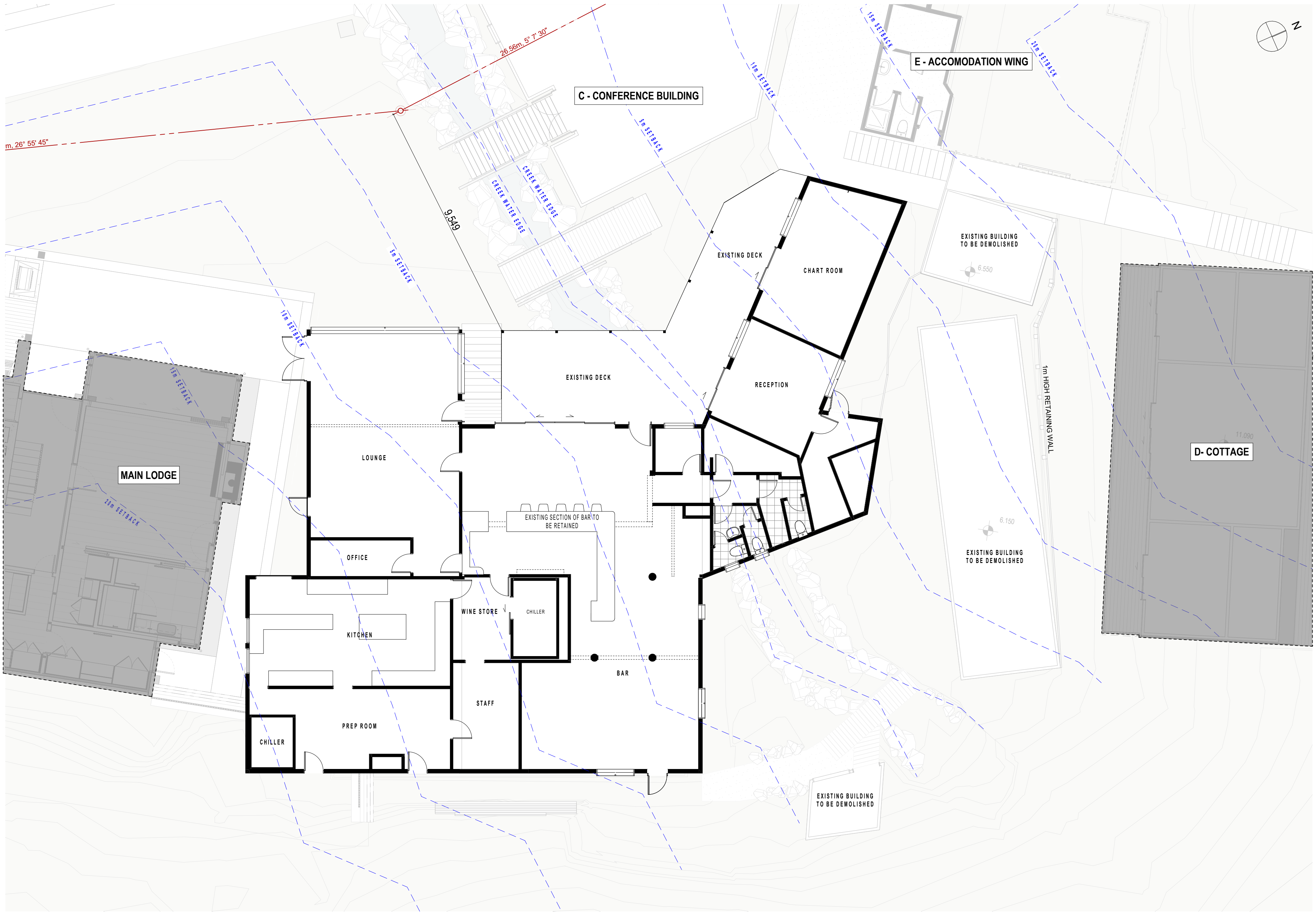
# KINGFISH LODGE WHANGAROA HARBOUR BAR & HOTEL

PROJECT CONTROL GROUP  
CLIENT - MIKE SULLIVAN

CONSULTANTS  
STRUCTURAL ENGINEER - DHC  
FIRE ENGINEER - HOLMES  
ELECTRICAL ENGINEER - TBC  
MECHANICAL ENGINEER - CHILLTECH  
INTERIORS - LUKAS DESIGN

CONTRACT TEAM  
MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

DETAILS	DATE	REV
FOR COORDINATION	17/02/2023	A
RESOURCE CONSENT ISSUE	06/06/2023	B
RESOURCE CONSENT PRELIMINARY	26/08/2024	C
RESOURCE CONSENT ISSUE	25/10/2024	D



**RESOURCE CONSENT ISSUE**  
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

### EXISTING GROUND FLOOR PLAN

SCALE : 1:500, 1:100 @ A2

DATE : 25/10/2024

PROJECT No: 9567

## RC.B.01 rev D

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EXISTING GROUND FLOOR PLAN  
SCALE 1:100



**LEGEND**

- EXISTING BUILDINGS NOT IN SCOPE OF WORKS
- CREEK SETBACKS





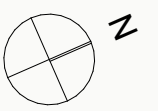
# KINGFISH LODGE WHANGAROA HARBOUR BAR & HOTEL

PROJECT CONTROL GROUP  
CLIENT - MIKE SULLIVAN

CONSULTANTS  
STRUCTURAL ENGINEER - DHC  
FIRE ENGINEER - HOLMES  
ELECTRICAL ENGINEER - TBC  
MECHANICAL ENGINEER - CHILLTECH  
INTERIORS - LUKAS DESIGN

CONTRACT TEAM  
MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

DETAILS	DATE	REV
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RESOURCE CONSENT ISSUE	25/10/2024	D



**RESOURCE CONSENT ISSUE**  
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**EXISTING ROOF PLAN**  
SCALE : 1:500, 1:100 @ A2  
DATE : 25/10/2024  
PROJECT No: 9567

## RC.B.02 rev D

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EXISTING ROOF PLAN  
SCALE 1:100

**LEGEND**

	EXISTING BUILDINGS NOT IN SCOPE OF WORKS
	CREEK SETBACKS





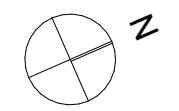
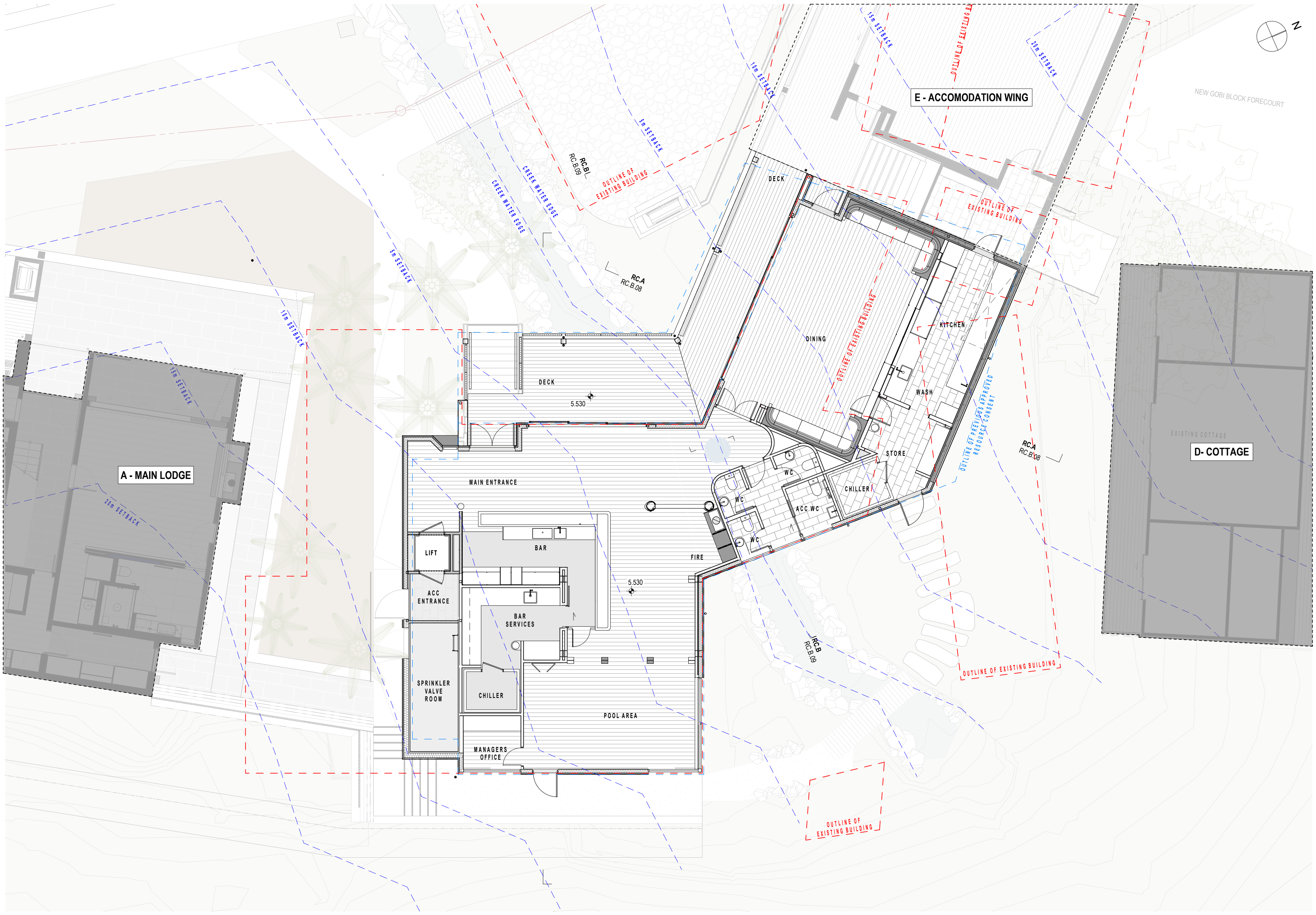
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CONTRACT TEAM  
MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

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CONSULTATION ISSUE	10/10/2024	F
RESOURCE CONSENT ISSUE	25/10/2024	G



NEW GOBI BLOCK FORECOURT

EXISTING COTTAGE

A - MAIN LODGE

E - ACCOMODATION WING

D - COTTAGE

**RESOURCE CONSENT ISSUE**  
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

### PROPOSED GROUND FLOOR PLAN

SCALE : 1:500, 1:100 @ A2

DATE : 25/10/2024

PROJECT No: 9567

## RC.B.03 rev G

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### PROPOSED GROUND FLOOR PLAN SCALE 1:100

LEGEND	
	OUTLINE OF EXISTING BUILDINGS
	EXISTING BUILDINGS NOT IN SCOPE OF WORKS
	CREEK SETBACKS
	OUTLINE OF PREVIOUS APPROVED RESOURCE CONSENT 2230579 RMA-LUC 29-05-2024









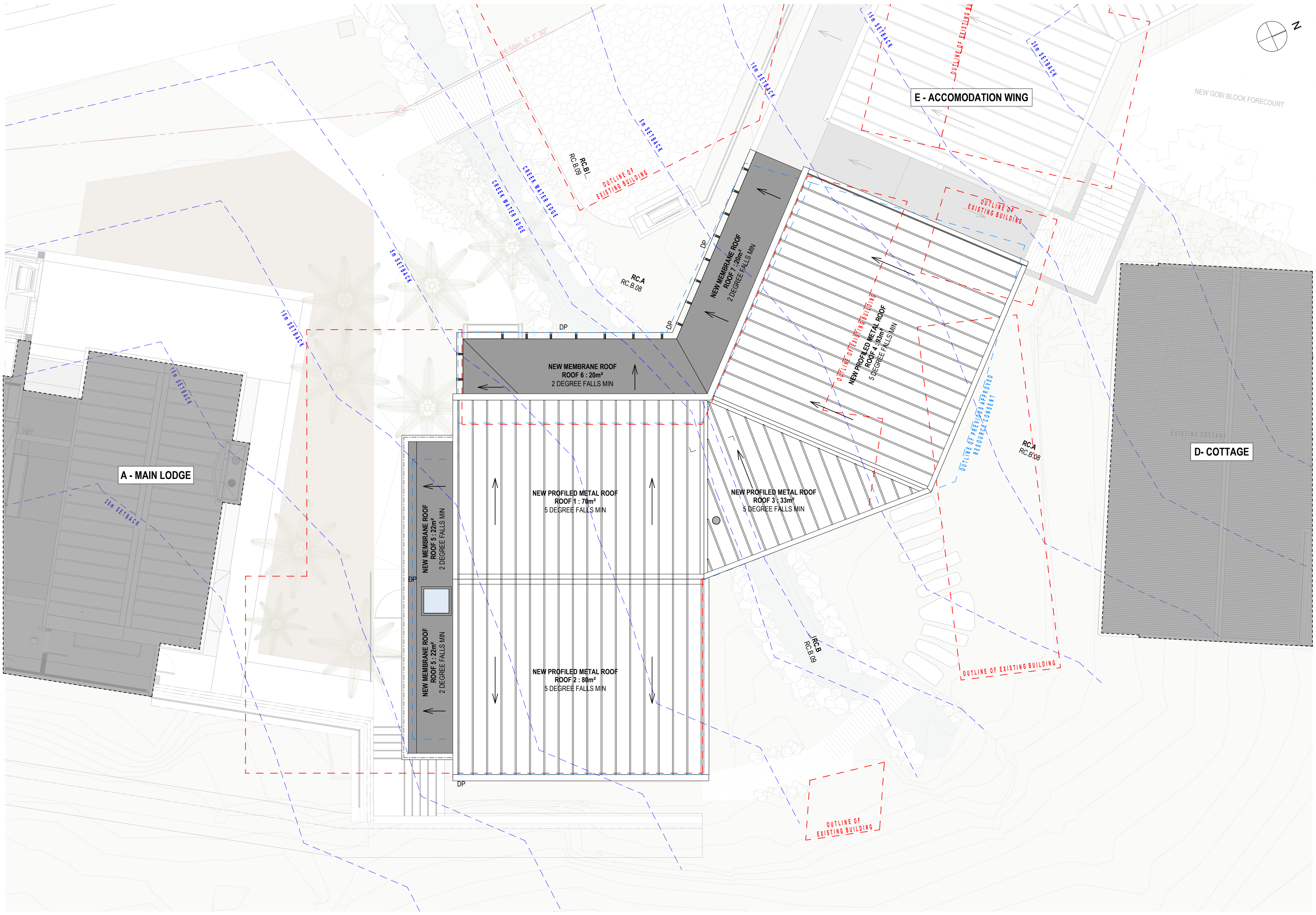
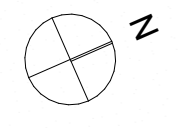
# KINGFISH LODGE WHANGAROA HARBOUR BAR & HOTEL

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INTERIORS - LUKAS DESIGN

CONTRACT TEAM  
MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

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CONSULTATION ISSUE	10/10/2024	F
RESOURCE CONSENT ISSUE	25/10/2024	G



PROPOSED ROOF PLAN  
SCALE 1:100

LEGEND	
	OUTLINE OF EXISTING BUILDINGS
	EXISTING BUILDINGS NOT IN SCOPE OF WORKS
	CREEK SETBACKS
	OUTLINE OF PREVIOUS APPROVED RESOURCE CONSENT 2230579 RMA-LUC 29-05-2024



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**PROPOSED ROOF PLAN**  
SCALE : 1:500, 1:100 @ A2  
DATE : 25/10/2024  
PROJECT No: 9567

**RC.B.05 rev G**  
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# KINGFISH LODGE

## WHANGAROA HARBOUR

### BAR & HOTEL

**PROJECT CONTROL GROUP**  
CLIENT - MIKE SULLIVAN

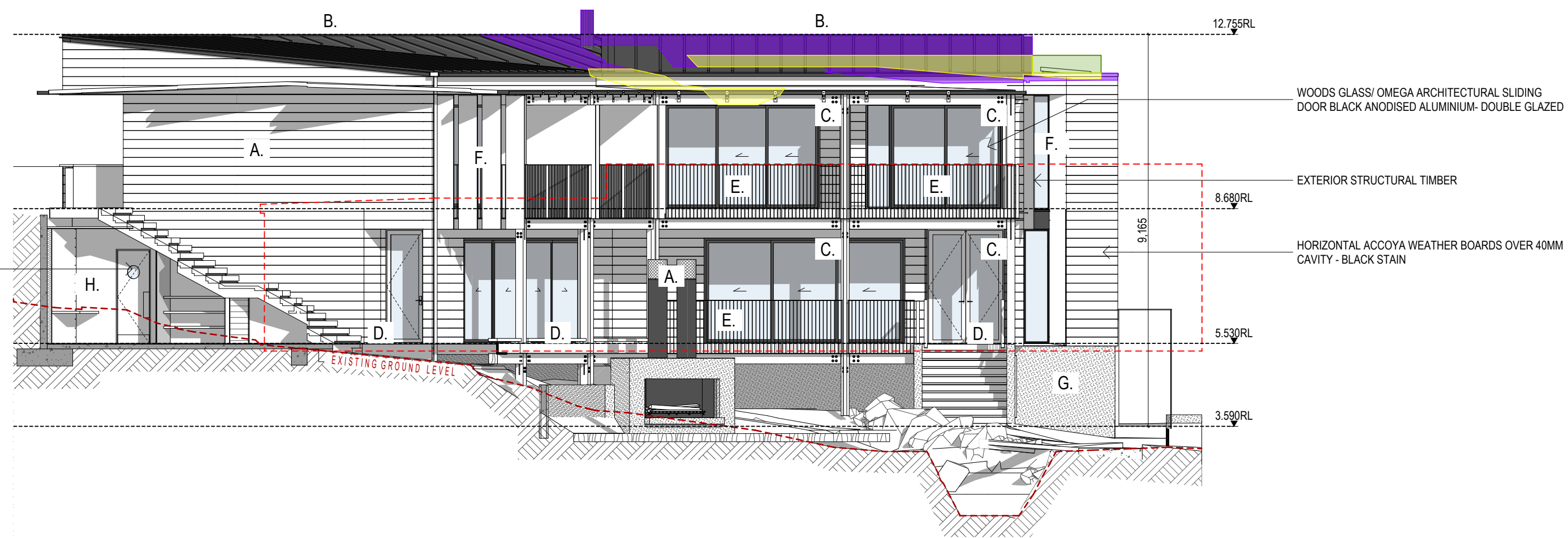
**CONSULTANTS**  
STRUCTURAL ENGINEER - DHC  
FIRE ENGINEER - HOLMES  
ELECTRICAL ENGINEER - TBC  
MECHANICAL ENGINEER - CHILLTECH  
INTERIORS - LUKAS DESIGN

**CONTRACT TEAM**  
MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

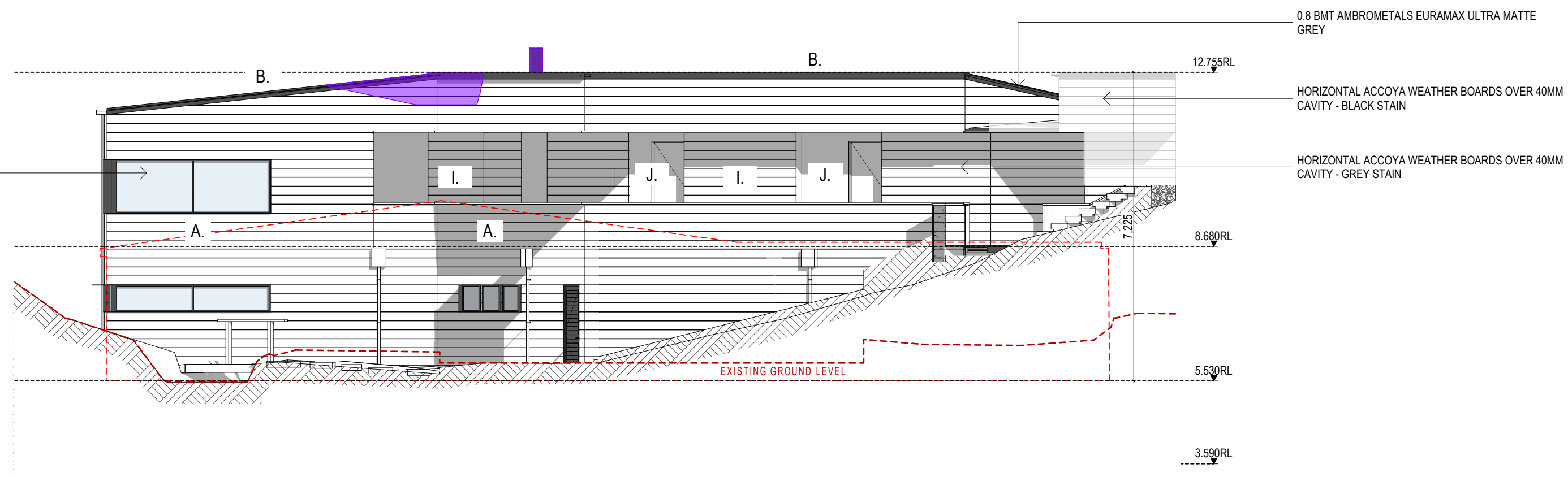
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RESOURCE CONSENT ISSUE	25/10/2024	G

CLADDING TYPE	COLOUR / FINISH	LRV %
EXTERIOR STRUCTURAL STEEL / CONNECTIONS	ZINC METAL SPRAY / DARK STORM LOW GLOSS	6%
IRONBARK TIMBERS	NATURAL UNCOATED	-
BAN SAWN ACCOYA WEATHERBOARDS	BLACK/ LIGHT STAINED	-
PROFILED METAL ROOFING	BLACK / SLATE	5-9%
ALUMINIUM FLASHINGS/ SCREENING	BLACK/ LOW GLOSS	5%
SPOUTING / DOWNPIPES	BLACK/ SLATE	29%
BOARD FINISH INSITU/PRE-CAST CONCRETE	AQURON 1200 WATER REPELLENT	25-40%
TORCH ON MEMBRANE ROOFING	BLACK/ GREY	4-28%
CORTEN STEEL	PRE WEATHERED	32%

- ADDITIONAL INTRUSION THROUGH 8m ROLLING HEIGHT PLANE
- REMOVED INTRUSION THROUGH 8m ROLLING HEIGHT PLANE
- PREVIOUSLY APPROVED INTRUSION THROUGH 8m ROLLING HEIGHT PLANE
- OUTLINE OF EXISTING BUILDINGS



**1 | NORTH ELEVATION**  
SCALE 1:100



**2 | EAST ELEVATION**  
SCALE 1:100

RESOURCE CONSENT ISSUE

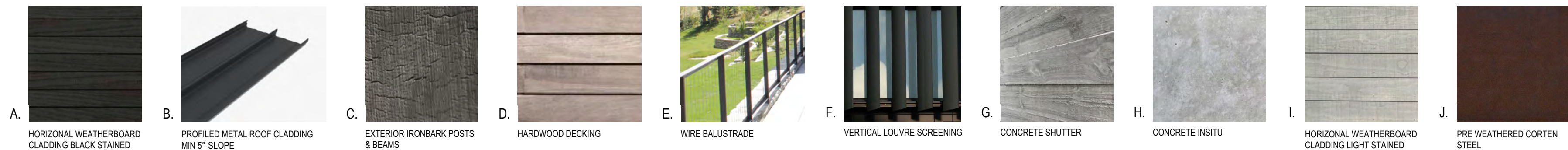
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**PROPOSED ELEVATIONS**  
SCALE : 1:100 @ A2  
DATE : 25/10/2024  
PROJECT No: 9567

RC.B.06 rev G

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# KINGFISH LODGE

## WHANGAROA HARBOUR

### BAR & HOTEL

PROJECT CONTROL GROUP  
CLIENT - MIKE SULLIVAN

CONSULTANTS

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FIRE ENGINEER - HOLMES  
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MECHANICAL ENGINEER - CHILLTECH  
INTERIORS - LUKAS DESIGN

CONTRACT TEAM

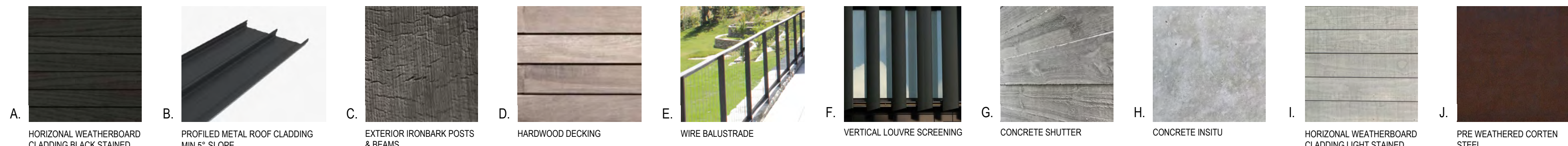
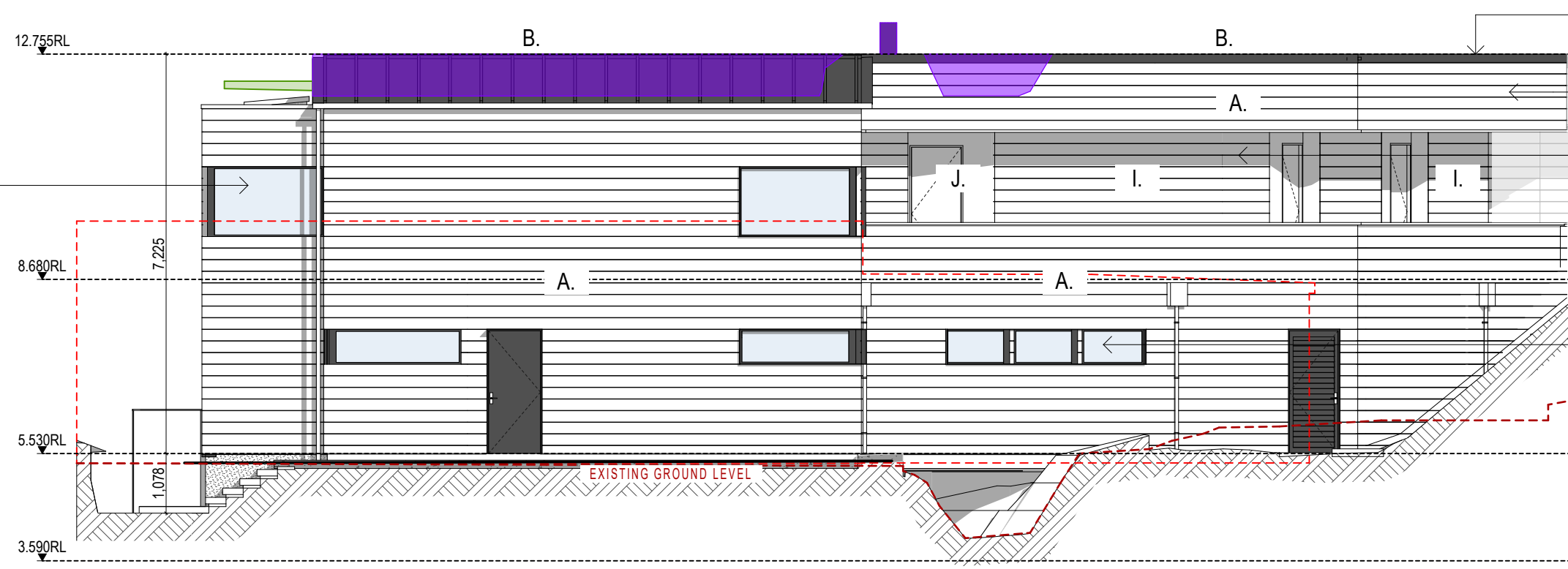
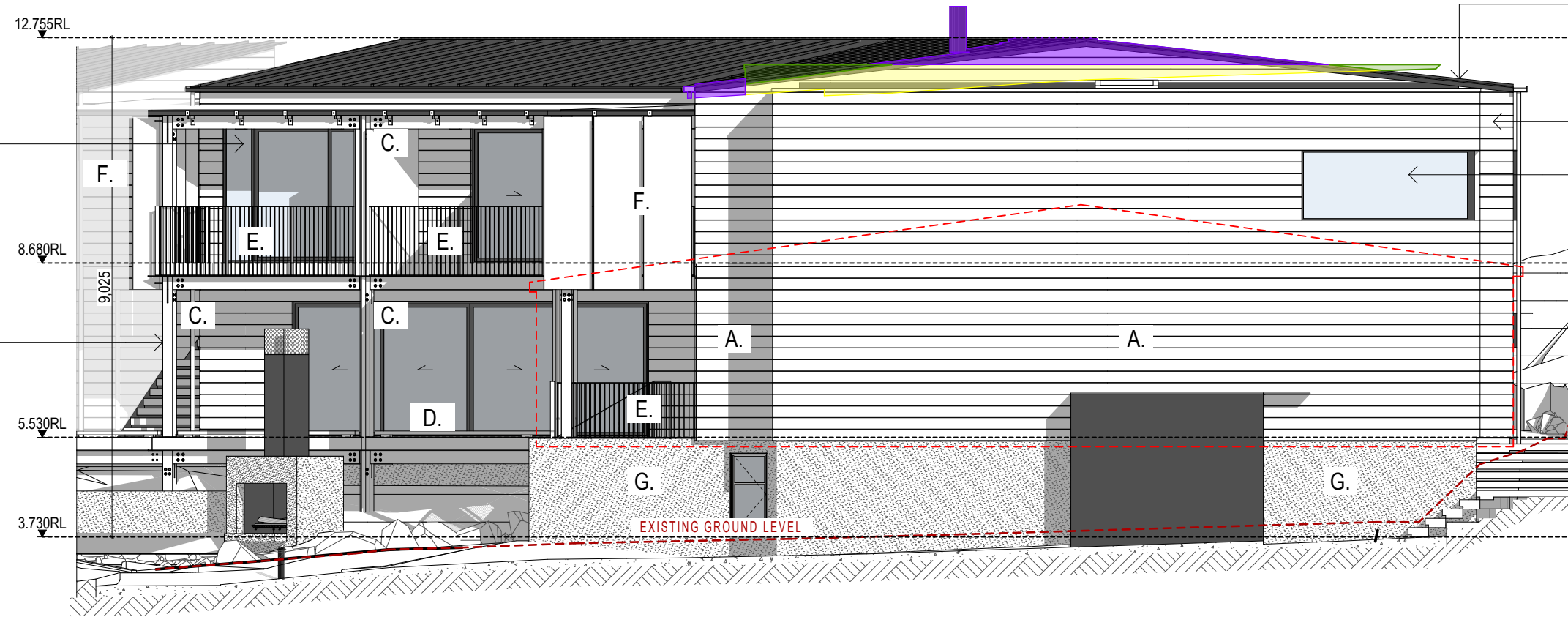
MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

DETAILS

DETAILS	DATE	REV
FOR COORDINATION	17/02/2023	A
RESOURCE CONSENT ISSUE	06/06/2023	B
RESOURCE CONSENT PRELIMINARY	26/08/2024	C
RESOURCE CONSENT CONSULTATION ISSUE	03/09/2024	D
CONSULTATION ISSUE	20/09/2024	E
CONSULTATION ISSUE	10/10/2024	F
RESOURCE CONSENT ISSUE	25/10/2024	G

CLADDING TYPE	COLOUR / FINISH	LRV %
EXTERIOR STRUCTURAL STEEL / CONNECTIONS	ZINC METAL SPRAY / DARK STORM LOW GLOSS	6%
IRONBARK TIMBERS	NATURAL UNCOATED	-
BAN SAWN ACCOYA WEATHERBOARDS	BLACK/ LIGHT STAINED	-
PROFILED METAL ROOFING	BLACK / SLATE	5-9%
ALUMINIUM FLASHINGS/ SCREENING	BLACK/ LOW GLOSS	5%
SPOUTING / DOWNPIPES	BLACK/ SLATE	29%
BOARD FINISH INSITU/PRE-CAST CONCRETE	AQUORON 1200 WATER REPELLENT	25-40%
TORCH ON MEMBRANE ROOFING	BLACK/ GREY	4-28%
CORTEN STEEL	PRE WEATHERED	32%

- ADDITIONAL INTRUSION THROUGH 8m ROLLING HEIGHT PLANE
- REMOVED INTRUSION THROUGH 8m ROLLING HEIGHT PLANE
- PREVIOUSLY APPROVED INTRUSION THROUGH 8m ROLLING HEIGHT PLANE
- OUTLINE OF EXISTING BUILDINGS



**RESOURCE CONSENT ISSUE**  
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**PROPOSED ELEVATIONS**  
SCALE : 1:100 @ A2  
DATE : 25/10/2024  
PROJECT No: 9567

**RC.B.07 rev G**  
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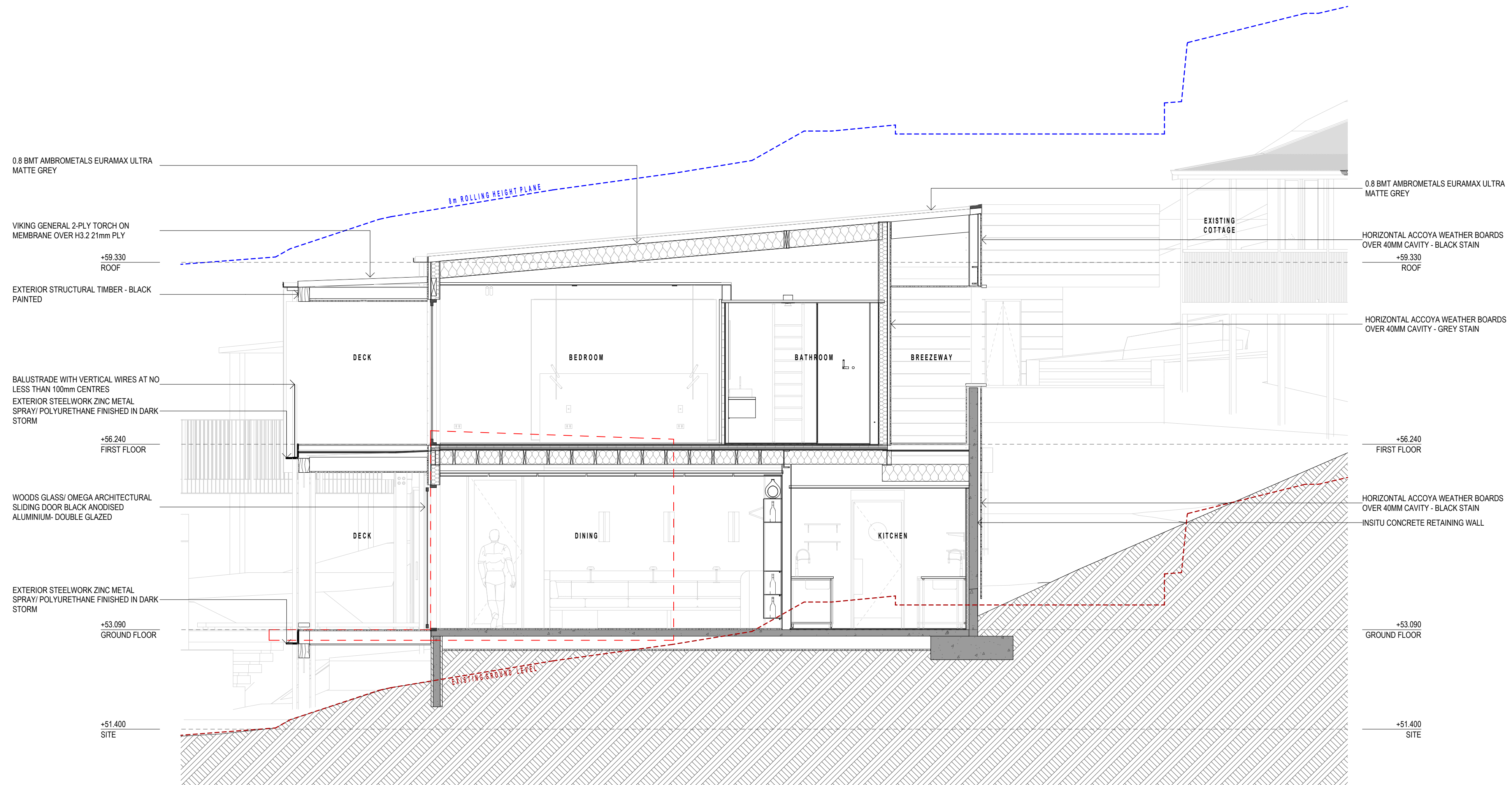
# KINGFISH LODGE WHANGAROA HARBOUR BAR & HOTEL

PROJECT CONTROL GROUP  
CLIENT - MIKE SULLIVAN

CONSULTANTS  
STRUCTURAL ENGINEER - DHC  
FIRE ENGINEER - HOLMES  
ELECTRICAL ENGINEER - TBC  
MECHANICAL ENGINEER - CHILLTECH  
INTERIORS - LUKAS DESIGN

CONTRACT TEAM  
MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

DETAILS	DATE	REV
FOR COORDINATION	17/02/2023	A
RESOURCE CONSENT ISSUE	06/06/2023	B
RESOURCE CONSENT PRELIMINARY	26/08/2024	C
RESOURCE CONSENT ISSUE	25/10/2024	D



RC.A CROSS SECTION  
SCALE 1:50

- ADDITIONAL INTRUSION THROUGH 8m ROLLING HEIGHT PLANE
- REMOVED INTRUSION THROUGH 8m ROLLING HEIGHT PLANE
- PREVIOUSLY APPROVED INTRUSION THROUGH 8m ROLLING HEIGHT PLANE
- OUTLINE OF EXISTING BUILDINGS
- 8m MAX HEIGHT PLANE
- EXISTING GROUND LINE

**RESOURCE CONSENT ISSUE**  
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**PROPOSED SECTIONS**  
SCALE : 1:50 @ A2  
DATE : 25/10/2024  
PROJECT No: 9567

## RC.B.08 rev D

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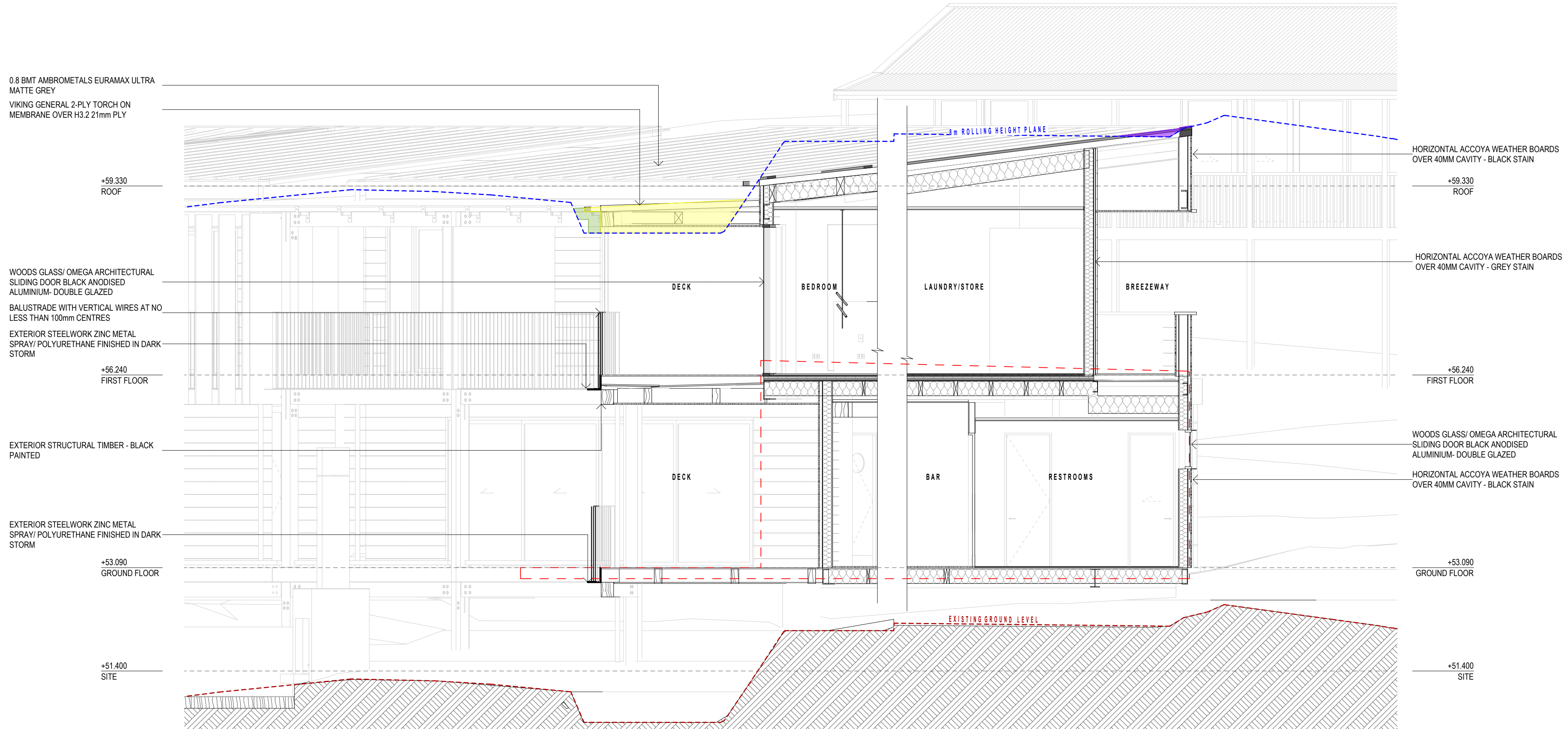
# KINGFISH LODGE WHANGAROA HARBOUR BAR & HOTEL

PROJECT CONTROL GROUP  
CLIENT - MIKE SULLIVAN

CONSULTANTS  
STRUCTURAL ENGINEER - DHC  
FIRE ENGINEER - HOLMES  
ELECTRICAL ENGINEER - TBC  
MECHANICAL ENGINEER - CHILLTECH  
INTERIORS - LUKAS DESIGN

CONTRACT TEAM  
MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

DETAILS	DATE	REV
FOR COORDINATION	17/02/2023	A
RESOURCE CONSENT ISSUE	06/06/2023	B
RESOURCE CONSENT PRELIMINARY	26/08/2024	C
RESOURCE CONSENT ISSUE	25/10/2024	D



**RC.B** CROSS SECTION  
SCALE 1:50

- ADDITIONAL INTRUSION THROUGH 8m ROLLING HEIGHT PLANE
- REMOVED INTRUSION THROUGH 8m ROLLING HEIGHT PLANE
- PREVIOUSLY APPROVED INTRUSION THROUGH 8m ROLLING HEIGHT PLANE
- OUTLINE OF EXISTING BUILDINGS
- 8m MAX HEIGHT PLANE
- EXISTING GROUND LINE

**RESOURCE CONSENT ISSUE**  
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**PROPOSED SECTIONS**  
SCALE : 1:50 @ A2  
DATE : 25/10/2024  
PROJECT No: 9567

## RC.B.09 rev D

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# KINGFISH LODGE WHANGAROA HARBOUR BAR & HOTEL

PROJECT CONTROL GROUP  
CLIENT - MIKE SULLIVAN

CONSULTANTS  
STRUCTURAL ENGINEER - DHC  
FIRE ENGINEER - HOLMES  
ELECTRICAL ENGINEER - TBC  
MECHANICAL ENGINEER - CHILLTECH  
INTERIORS - LUKAS DESIGN

CONTRACT TEAM  
MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

DETAILS	DATE	REV
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RESOURCE CONSENT PRELIMINARY	26/08/2024	C
RESOURCE CONSENT ISSUE	25/10/2024	D

0.8 BMT AMBROMETALS EURAMAX ULTRA  
MATTE GREY  
VIKING GENERAL 2-PLY TORCH ON  
MEMBRANE OVER H3.2 21mm PLY

+59.330  
ROOF

+59.330  
ROOF

WOODS GLASS/ OMEGA ARCHITECTURAL  
SLIDING DOOR BLACK ANODISED  
ALUMINIUM- DOUBLE GLAZED  
BALUSTRADE WITH VERTICAL WIRES AT NO  
LESS THAN 100mm CENTRES

+56.240  
FIRST FLOOR

+56.240  
FIRST FLOOR

EXTERIOR STRUCTURAL TIMBER - BLACK  
PAINTED

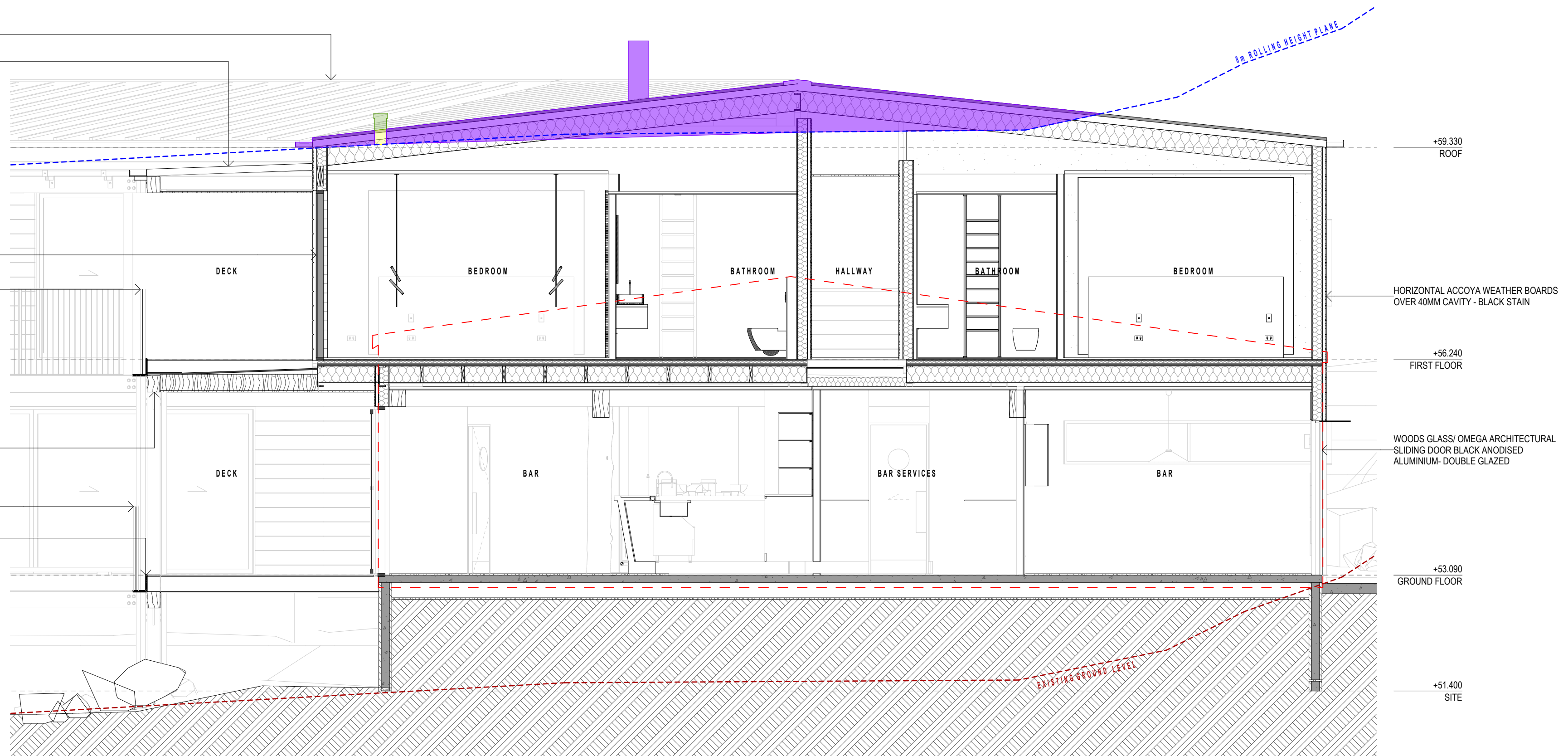
BALUSTRADE WITH VERTICAL WIRES AT NO  
LESS THAN 100mm CENTRES  
EXTERIOR STEELWORK ZINC METAL  
SPRAY/ POLYURETHANE FINISHED IN DARK  
STORM

+53.090  
GROUND FLOOR

+53.090  
GROUND FLOOR

+51.400  
SITE

+51.400  
SITE



**RCC CROSS SECTION**  
SCALE 1:50

- ADDITIONAL INTRUSION THROUGH 8m ROLLING HEIGHT PLANE
- REMOVED INTRUSION THROUGH 8m ROLLING HEIGHT PLANE
- PREVIOUSLY APPROVED INTRUSION THROUGH 8m ROLLING HEIGHT PLANE
- OUTLINE OF EXISTING BUILDINGS
- 8m MAX HEIGHT PLANE
- EXISTING GROUND LINE

**RESOURCE CONSENT ISSUE**  
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**PROPOSED SECTIONS**  
SCALE : 1:50 @ A2  
DATE : 25/10/2024  
PROJECT No: 9567

**RC.B.10 rev D**

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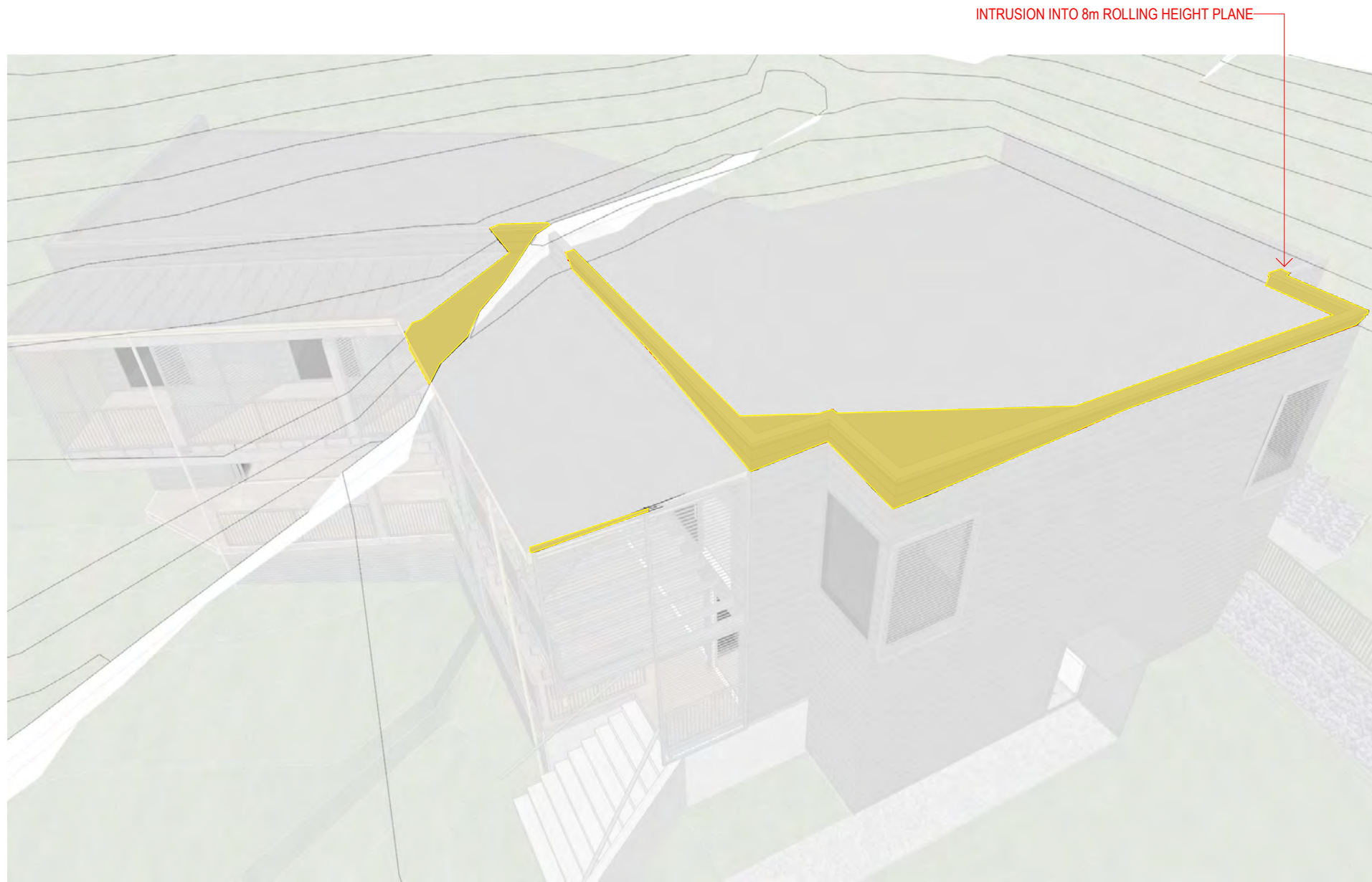
# KINGFISH LODGE WHANGAROA HARBOUR BAR & HOTEL

PROJECT CONTROL GROUP  
CLIENT - MIKE SULLIVAN

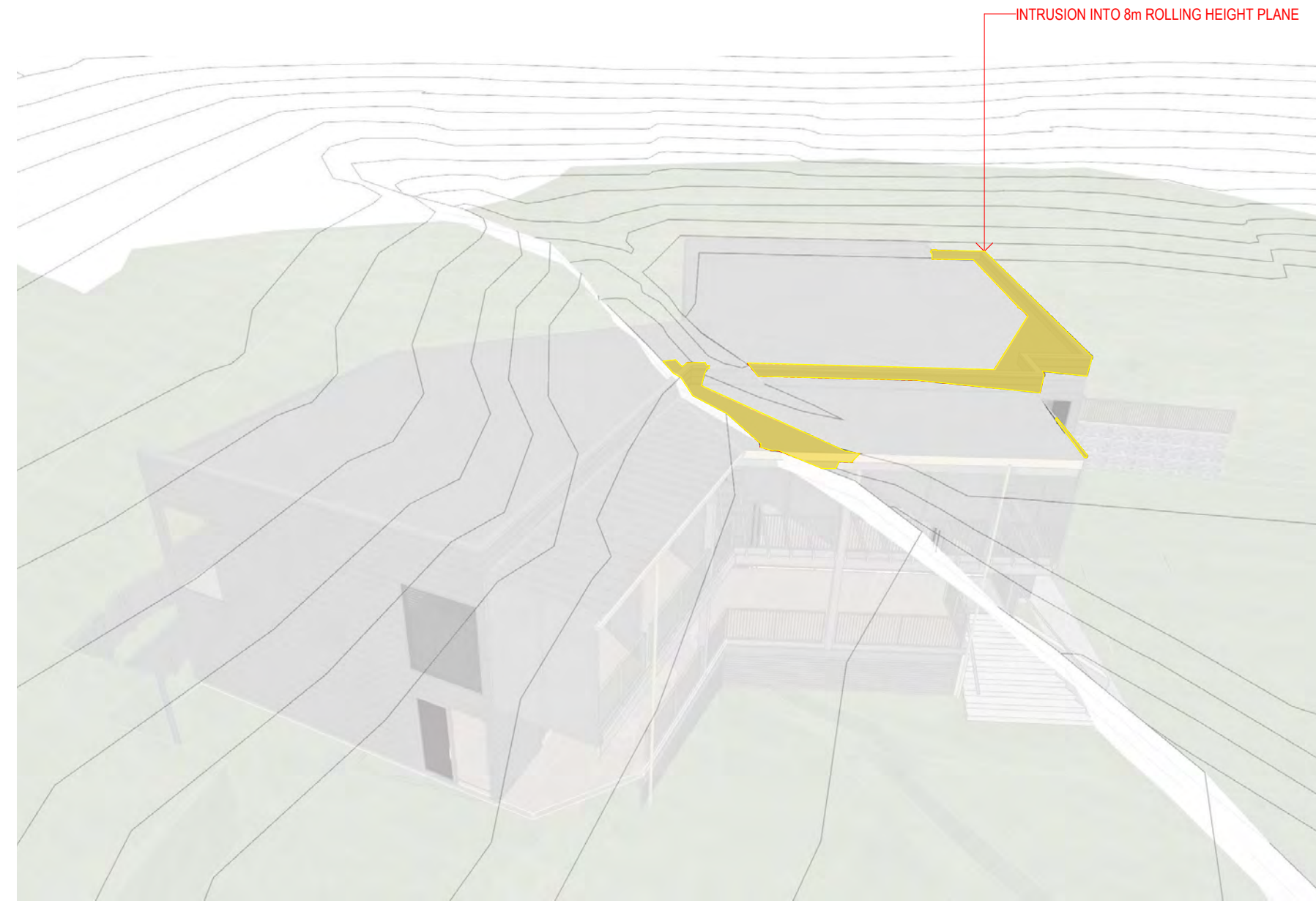
CONSULTANTS  
STRUCTURAL ENGINEER - DHC  
FIRE ENGINEER - HOLMES  
ELECTRICAL ENGINEER - TBC  
MECHANICAL ENGINEER - CHILLTECH  
INTERIORS - LUKAS DESIGN

CONTRACT TEAM  
MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

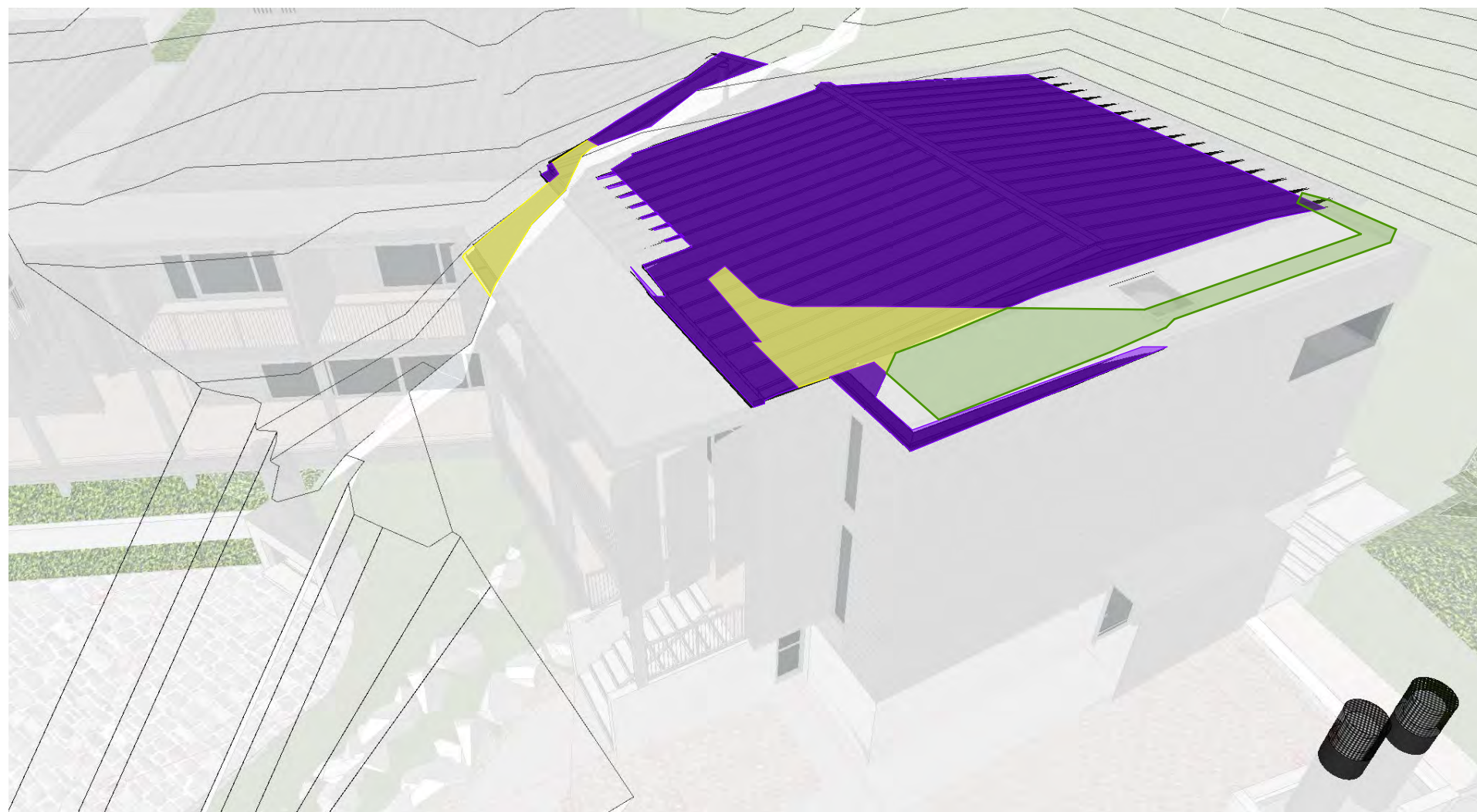
DETAILS	DATE	REV
FOR COORDINATION	17/02/2023	A
RESOURCE CONSENT ISSUE	06/06/2023	B
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CONSULTATION ISSUE	20/09/2024	E
CONSULTATION ISSUE	10/10/2024	F
RESOURCE CONSENT ISSUE	25/10/2024	G



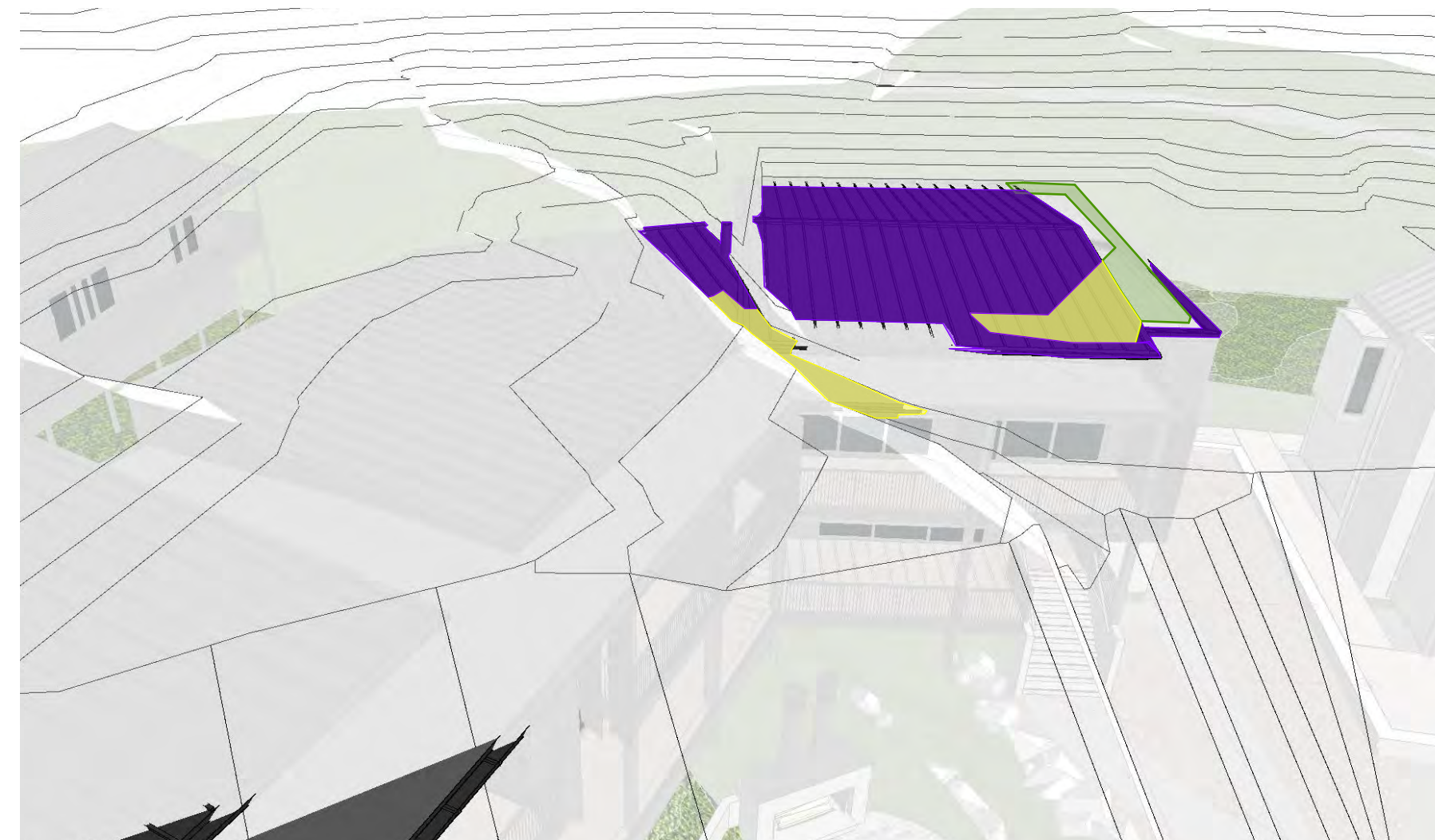
8 m ROLLING HEIGHT PLANE - PREVIOUSLY APPROVED



8 m ROLLING HEIGHT PLANE - PREVIOUSLY APPROVED



8 m ROLLING HEIGHT PLANE - NEW PROPOSAL



8 m ROLLING HEIGHT PLANE - NEW PROPOSAL

**RESOURCE CONSENT ISSUE**  
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**8m ROLLING HEIGHT PLANE**  
SCALE : 1:1 @ A2  
DATE : 25/10/2024  
PROJECT No: 9567

- ADDITIONAL INTRUSION THROUGH 8m ROLLING HEIGHT PLANE
- REMOVED INTRUSION THROUGH 8m ROLLING HEIGHT PLANE
- PREVIOUSLY APPROVED INTRUSION THROUGH 8m ROLLING HEIGHT PLANE

## RC.B.11 rev G

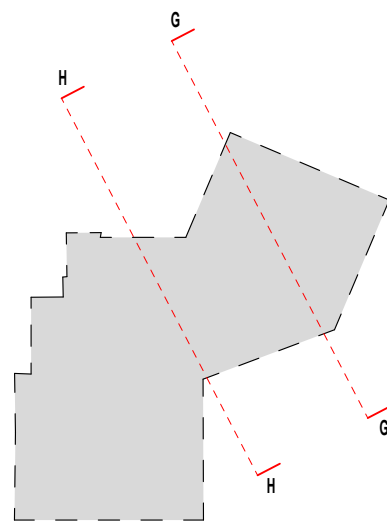
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--	---

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KEY



+MAP

# KINGFISH LODGE

## WHANGAROA HARBOUR

### BAR & HOTEL

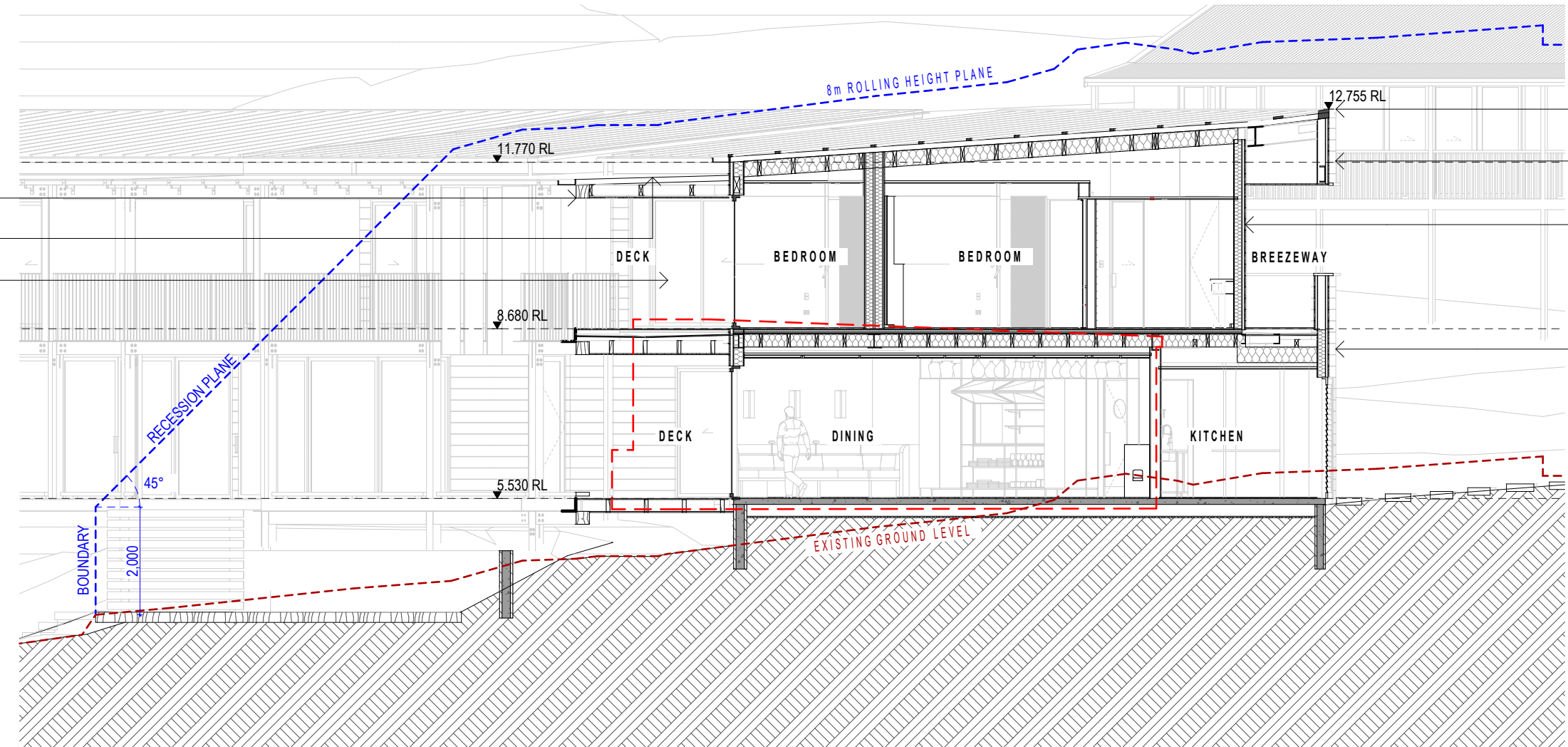
PROJECT CONTROL GROUP  
CLIENT - MIKE SULLIVAN

CONSULTANTS  
STRUCTURAL ENGINEER - DHC  
FIRE ENGINEER - HOLMES  
ELECTRICAL ENGINEER - TBC  
MECHANICAL ENGINEER - CHILLTECH  
INTERIORS - LUKAS DESIGN

CONTRACT TEAM  
MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

DETAILS	DATE	REV
RESOURCE CONSENT ISSUE	06/06/2023	A
RESOURCE CONSENT PRELIMINARY	26/08/2024	B
RESOURCE CONSENT CONSULTATION ISSUE	03/09/2024	C
CONSULTATION ISSUE	20/09/2024	D
CONSULTATION ISSUE	10/10/2024	E
RESOURCE CONSENT ISSUE	25/10/2024	F

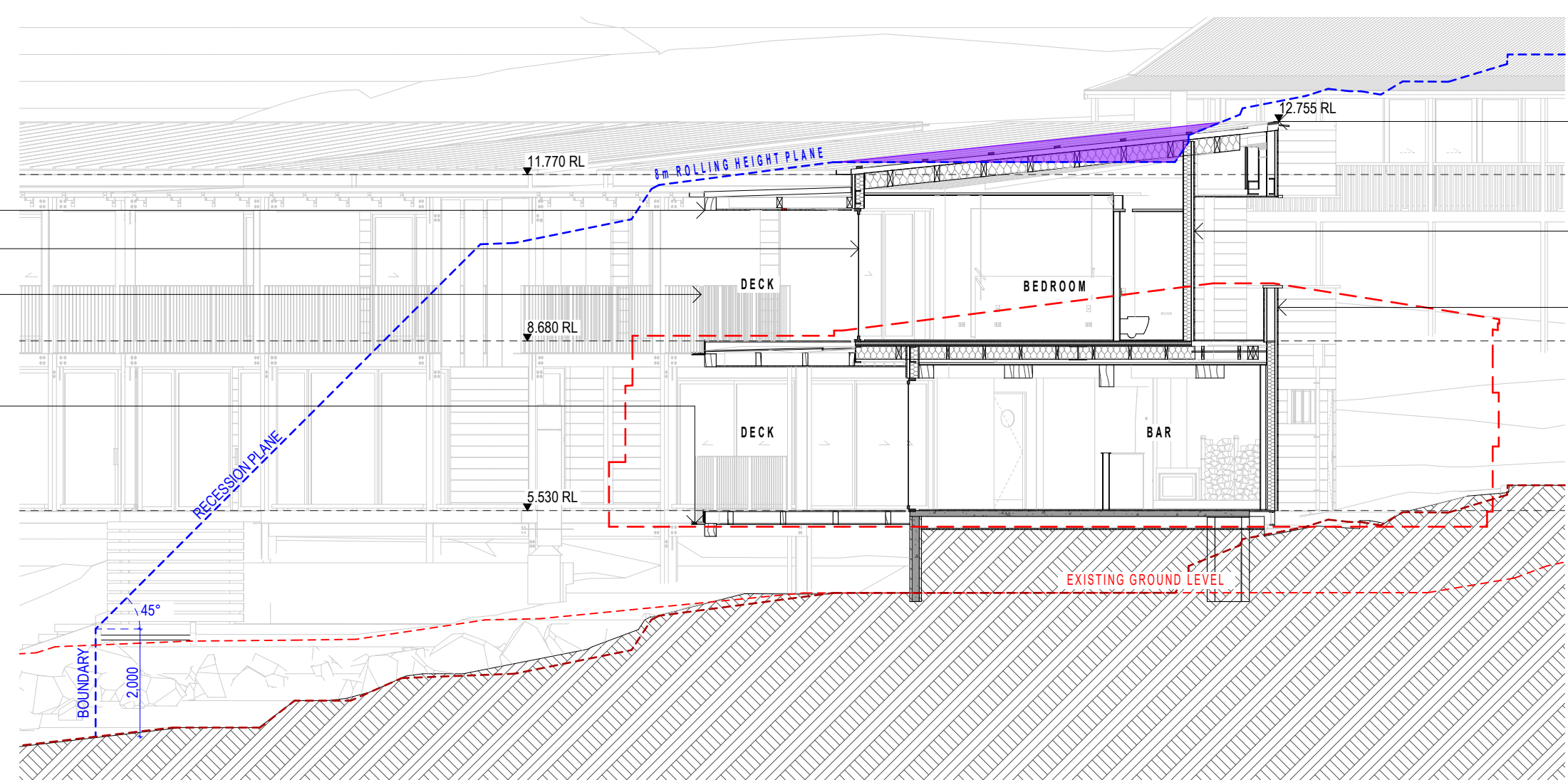
EXTERIOR STRUCTURAL TIMBER  
VIKING GENERAL 2-PLY TORCH ON MEMBRANE OVER H3.2 21mm PLY  
WOODS GLASS/ OMEGA ARCHITECTURAL SLIDING DOOR BLACK ANODISED ALUMINIUM- DOUBLE GLAZED



0.8 BMT AMBROMETALS EURAMAX ULTRA MATTE GREY  
HORIZONTAL ACCOYA WEATHER BOARDS OVER 40MM CAVITY - BLACK STAIN  
HORIZONTAL ACCOYA WEATHER BOARDS OVER 40MM CAVITY - GREY STAIN  
HORIZONTAL ACCOYA WEATHER BOARDS OVER 40MM CAVITY - BLACK STAIN

RC G CROSS SECTION  
SCALE 1:100

EXTERIOR STRUCTURAL TIMBER  
WOODS GLASS/ OMEGA ARCHITECTURAL WINDOW BLACK ANODISED ALUMINIUM- DOUBLE GLAZED  
BALUSTRADE WITH VERTICAL WIRES AT NO LESS THAN 100mm CENTRES  
EXTERIOR STEELWORK ZINC METAL SPRAY/ POLYURETHANE FINISHED IN DARK STORM



0.8 BMT AMBROMETALS EURAMAX ULTRA MATTE GREY  
HORIZONTAL ACCOYA WEATHER BOARDS OVER 40MM CAVITY - GREY STAIN  
HORIZONTAL ACCOYA WEATHER BOARDS OVER 40MM CAVITY - BLACK STAIN

RC H CROSS SECTION  
SCALE 1:100

**RESOURCE CONSENT ISSUE**  
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**BOUNDARY/ RECESSON PLANE STUDY**  
SCALE : 1:100 @ A2  
DATE : 25/10/2024  
PROJECT No: 9567

- ADDITIONAL INTRUSION THROUGH 8m ROLLING HEIGHT PLANE
- REMOVED INTRUSION THROUGH 8m ROLLING HEIGHT PLANE
- PREVIOUSLY APPROVED INTRUSION THROUGH 8m ROLLING HEIGHT PLANE
- OUTLINE OF EXISTING BUILDINGS
- 8m MAX HEIGHT PLANE
- EXISTING GROUND LINE

**RC.B.12 rev F**  
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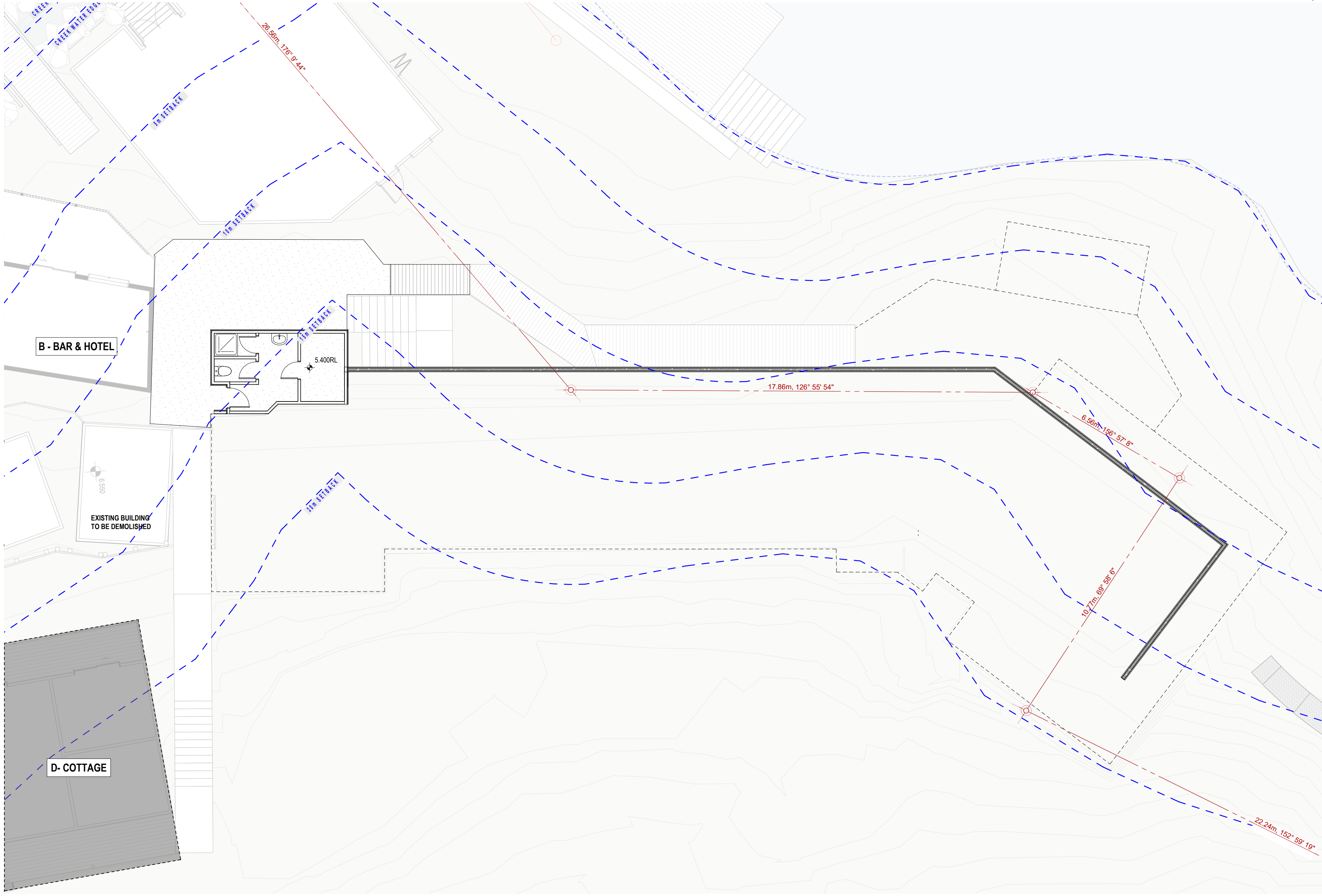
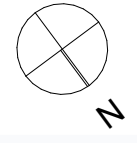
# KINGFISH LODGE WHANGAROA HARBOUR EXISTING BUILDINGS

PROJECT CONTROL GROUP  
CLIENT - MIKE SULLIVAN

CONSULTANTS  
STRUCTURAL & CIVIL ENGINEER - DHC

CONTRACT TEAM  
MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

DETAILS	DATE	REV
RESOURCE CONSENT PRELIMINARY	26/08/2024	A
RESOURCE CONSENT ISSUE	25/10/2024	B



**RESOURCE CONSENT ISSUE**  
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

## EXISTING GROUND FLOOR PLAN

SCALE : 1:100, 1:500 @ A2

DATE : 25/10/2024

PROJECT No: 9567

# RC.E.01 rev B

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1 | EXISTING GROUND FLOOR PLAN  
SCALE 1:100



### LEGEND

- EXISTING BUILDINGS NOT IN SCOPE OF WORKS
- CREEK SETBACKS





# KINGFISH LODGE WHANGAROA HARBOUR

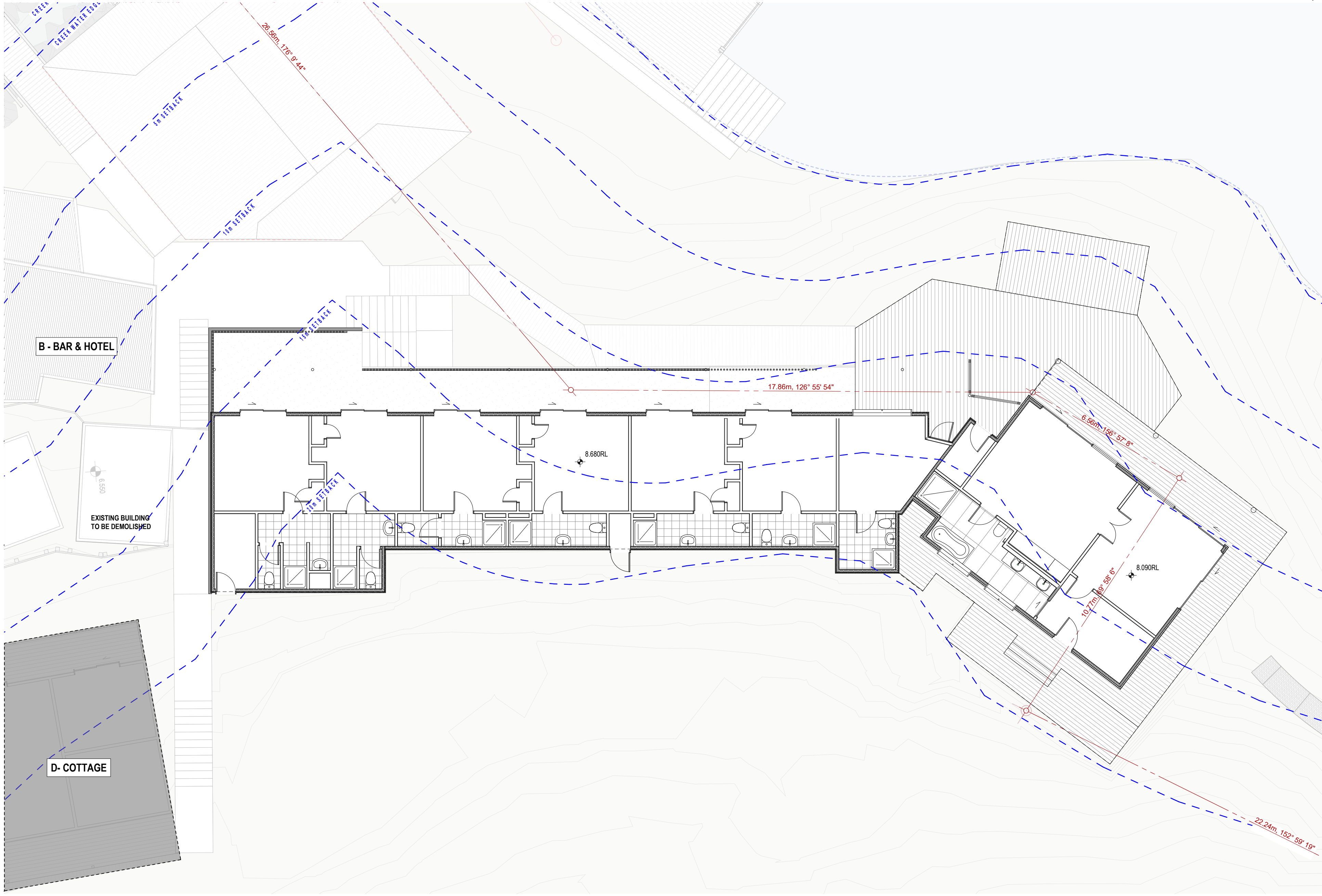
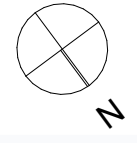
## ACCOMMODATION WING

PROJECT CONTROL GROUP  
CLIENT - MIKE SULLIVAN

CONSULTANTS  
STRUCTURAL ENGINEER - DHC  
FIRE ENGINEER - HOLMES  
ELECTRICAL ENGINEER - TBC  
MECHANICAL ENGINEER - CHILLTECH  
INTERIORS - LUKAS DESIGN

CONTRACT TEAM  
MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

DETAILS	DATE	REV
RESOURCE CONSENT PRELIMINARY	26/08/2024	A
RESOURCE CONSENT ISSUE	25/10/2024	B



**RESOURCE CONSENT ISSUE**  
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

### EXISTING FIRST FLOOR PLAN

SCALE : 1:100, 1:500 @ A2

DATE : 25/10/2024

PROJECT No: 9567

## RC.E.02 rev B

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DO NOT SCALE DRAWING. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK

1 | EXISTING FIRST FLOOR PLAN  
SCALE 1:100



#### LEGEND

- EXISTING BUILDINGS NOT IN SCOPE OF WORKS
- CREEK SETBACKS





# KINGFISH LODGE

WHANGAROA HARBOUR

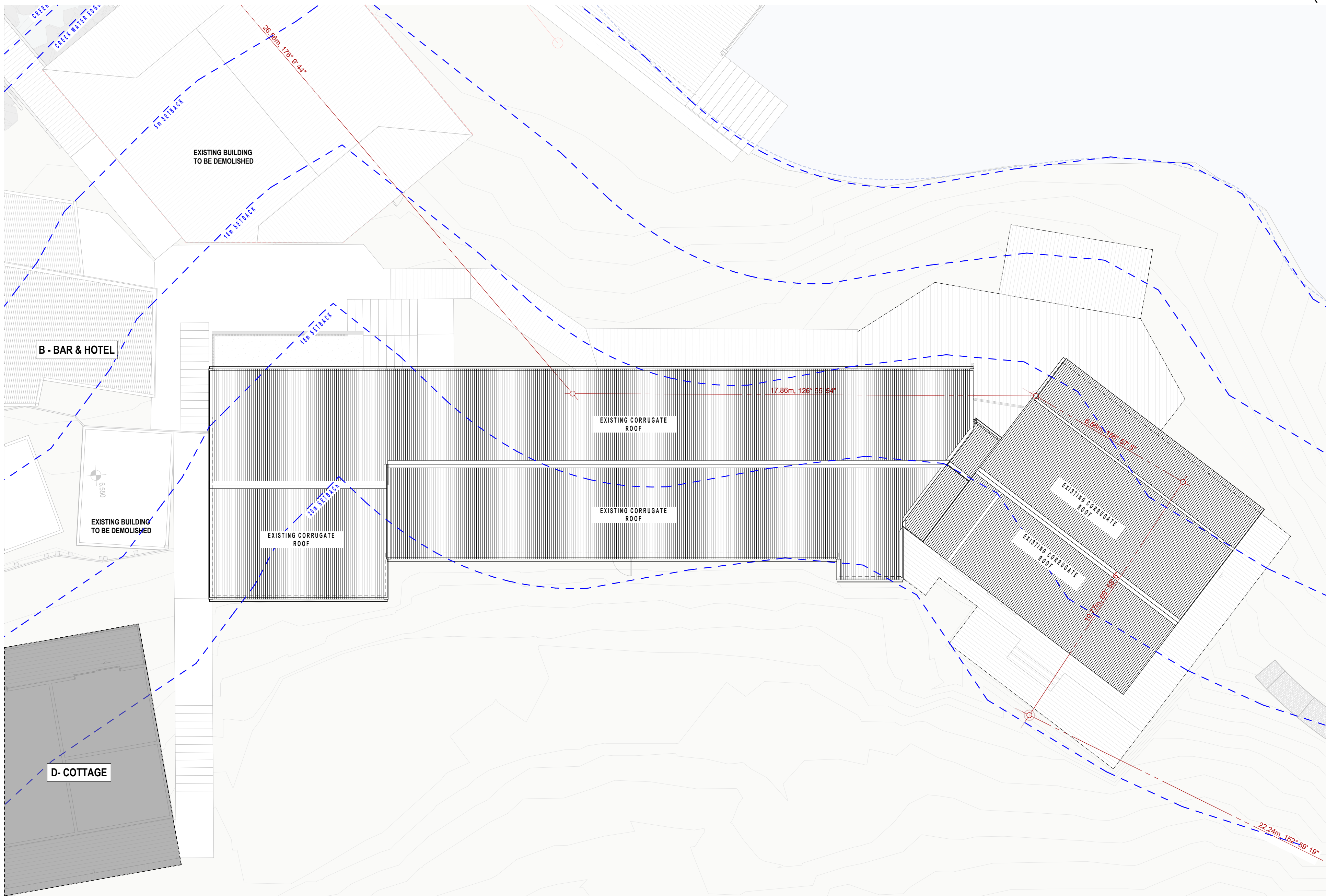
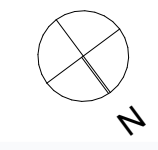
## ACCOMMODATION WING

PROJECT CONTROL GROUP  
CLIENT - MIKE SULLIVAN

CONSULTANTS  
STRUCTURAL ENGINEER - DHC  
FIRE ENGINEER - HOLMES  
ELECTRICAL ENGINEER - TBC  
MECHANICAL ENGINEER - CHILLTECH  
INTERIORS - LUKAS DESIGN

CONTRACT TEAM  
MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

DETAILS	DATE	REV
RESOURCE CONSENT PRELIMINARY	26/08/2024	A
RESOURCE CONSENT ISSUE	25/10/2024	B



**RESOURCE CONSENT ISSUE**  
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

### EXISTING ROOF PLAN

SCALE : 1:100, 1:500 @ A2

DATE : 25/10/2024

PROJECT No: 9567

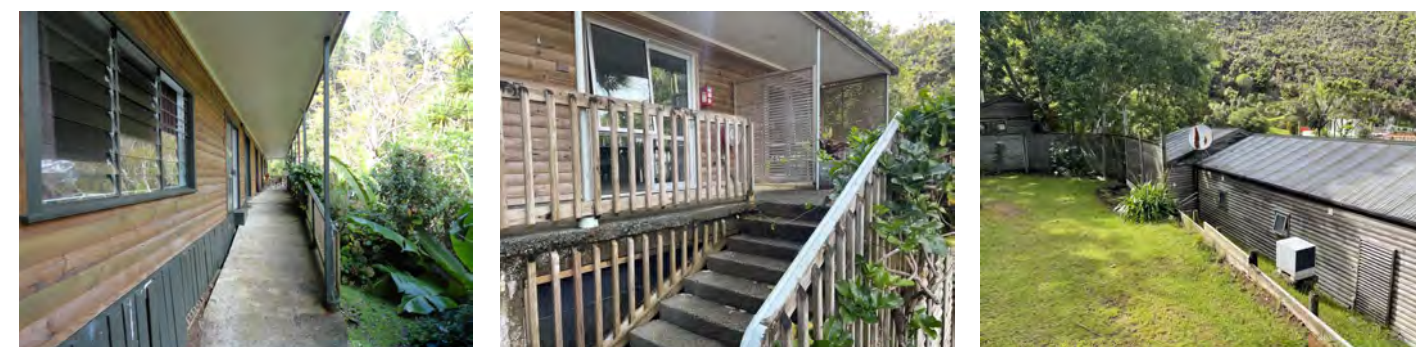
# RC.E.03 rev B

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DO NOT SCALE DRAWING. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK

1 | EXISTING ROOF PLAN  
SCALE 1:100



#### LEGEND

- EXISTING BUILDINGS NOT IN SCOPE OF WORKS
- CREEK SETBACKS





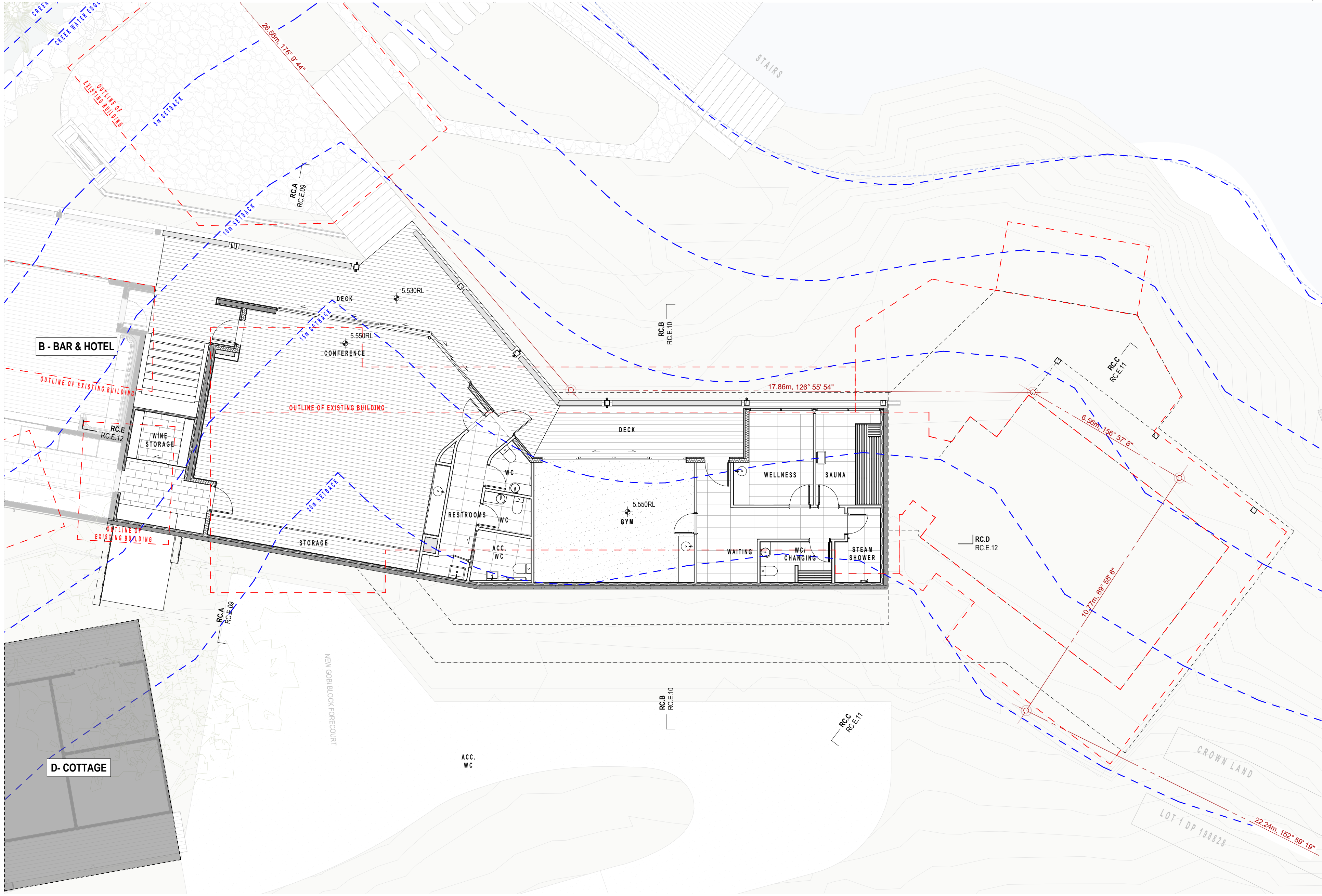
# KINGFISH LODGE WHANGAROA HARBOUR ACCOMMODATION WING

PROJECT CONTROL GROUP  
CLIENT - MIKE SULLIVAN

CONSULTANTS  
STRUCTURAL ENGINEER - DHC  
FIRE ENGINEER - HOLMES  
ELECTRICAL ENGINEER - TBC  
MECHANICAL ENGINEER - CHILLTECH  
INTERIORS - LUKAS DESIGN

CONTRACT TEAM  
MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

DETAILS	DATE	REV
RESOURCE CONSENT PRELIMINARY	26/08/2024	A
RESOURCE CONSENT CONSULTATION ISSUE	03/09/2024	B
CONSULTATION ISSUE	20/09/2024	C
CONSULTATION ISSUE	10/10/2024	D
RESOURCE CONSENT ISSUE	25/10/2024	E



1 | PROPOSED GROUND FLOOR PLAN  
SCALE 1:100

- LEGEND**
- OUTLINE OF EXISTING BUILDINGS
  - EXISTING BUILDINGS NOT IN SCOPE OF WORKS
  - CREEK SETBACKS



**RESOURCE CONSENT ISSUE**  
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**PROPOSED GROUND FLOOR PLAN**  
SCALE : 1:100, 1:500 @ A2  
DATE : 25/10/2024  
PROJECT No: 9567

## RC.E.04 rev E

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# KINGFISH LODGE

## WHANGAROA HARBOUR

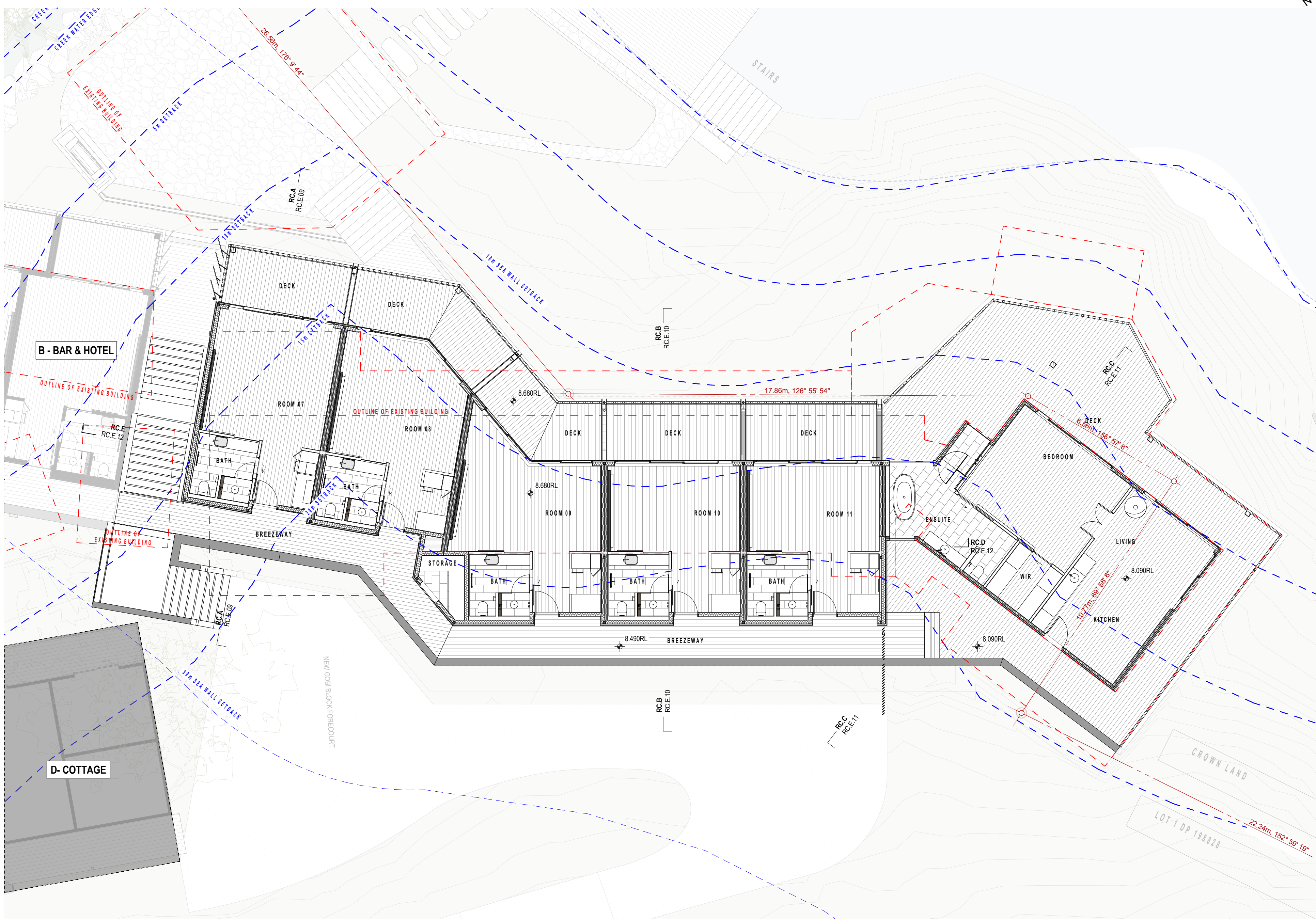
### ACCOMMODATION WING

PROJECT CONTROL GROUP  
CLIENT - MIKE SULLIVAN

CONSULTANTS  
STRUCTURAL ENGINEER - DHC  
FIRE ENGINEER - HOLMES  
ELECTRICAL ENGINEER - TBC  
MECHANICAL ENGINEER - CHILLTECH  
INTERIORS - LUKAS DESIGN

CONTRACT TEAM  
MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

DETAILS	DATE	REV
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CONSULTATION ISSUE	20/09/2024	C
CONSULTATION ISSUE	10/10/2024	D
RESOURCE CONSENT ISSUE	25/10/2024	E



**RESOURCE CONSENT ISSUE**  
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**PROPOSED FIRST FLOOR PLAN**  
SCALE : 1:100, 1:500 @ A2  
DATE : 25/10/2024  
PROJECT No: 9567

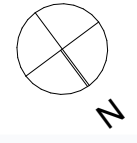
## RC.E.05 rev E

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DO NOT SCALE DRAWING. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK

1 | PROPOSED FIRST FLOOR PLAN  
SCALE 1:100

- LEGEND**
- OUTLINE OF EXISTING BUILDINGS
  - EXISTING BUILDINGS NOT IN SCOPE OF WORKS
  - CREEK SETBACKS





# KINGFISH LODGE

WHANGAROA HARBOUR

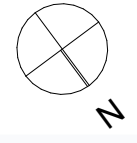
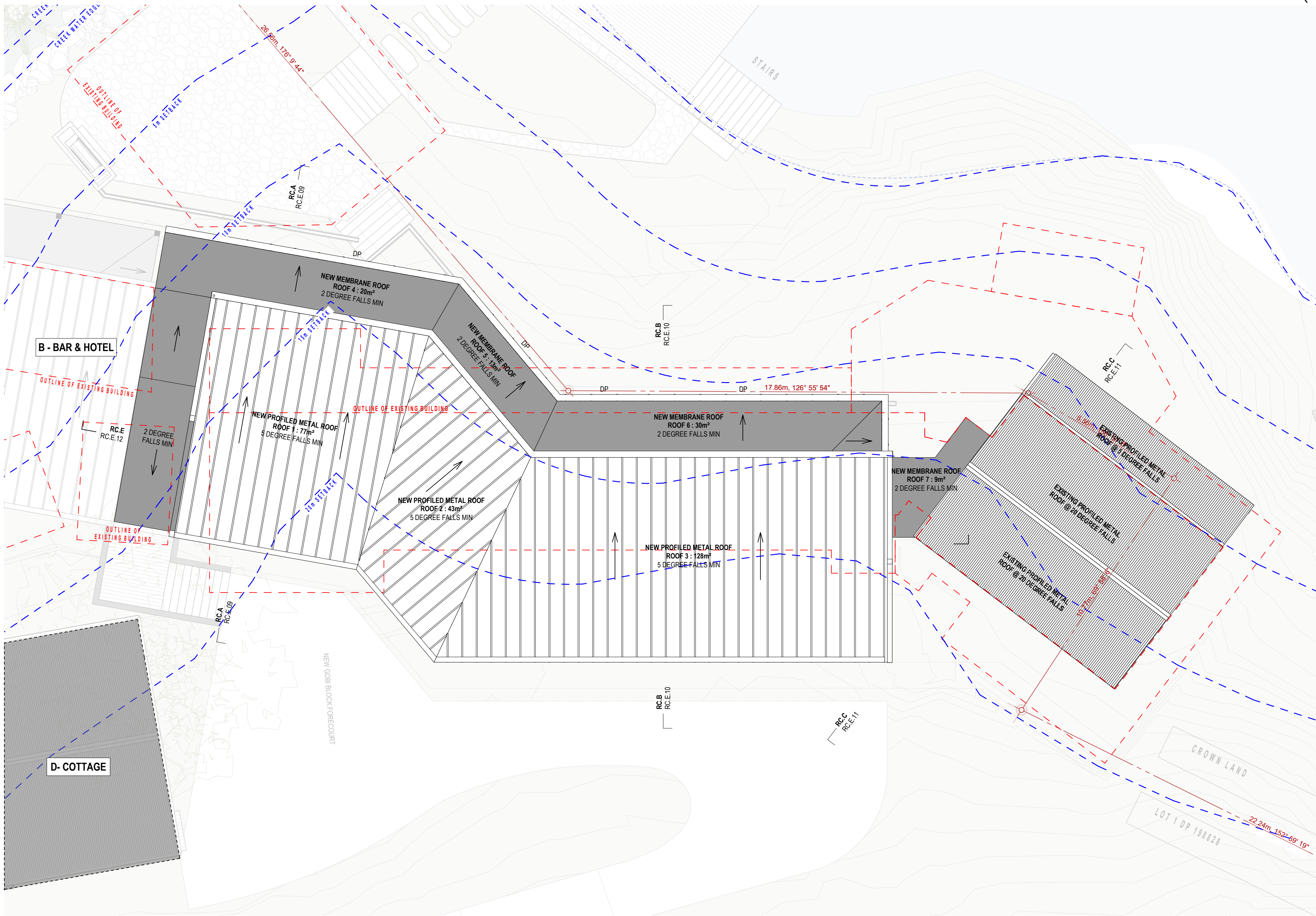
## ACCOMMODATION WING

PROJECT CONTROL GROUP  
CLIENT - MIKE SULLIVAN

CONSULTANTS  
STRUCTURAL ENGINEER - DHC  
FIRE ENGINEER - HOLMES  
ELECTRICAL ENGINEER - TBC  
MECHANICAL ENGINEER - CHILLTECH  
INTERIORS - LUKAS DESIGN

CONTRACT TEAM  
MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

DETAILS	DATE	REV
RESOURCE CONSENT PRELIMINARY	26/08/2024	A
RESOURCE CONSENT CONSULTATION ISSUE	03/09/2024	B
CONSULTATION ISSUE	20/09/2024	C
CONSULTATION ISSUE	10/10/2024	D
RESOURCE CONSENT ISSUE	25/10/2024	E



**RESOURCE CONSENT ISSUE**  
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

### PROPOSED ROOF PLAN

SCALE : 1:100, 1:500 @ A2

DATE : 25/10/2024

PROJECT No: 9567

# RC.E.06 rev E

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1 | PROPOSED FIRST FLOOR PLAN  
SCALE 1:100

**LEGEND**

	OUTLINE OF EXISTING BUILDINGS
	EXISTING BUILDINGS NOT IN SCOPE OF WORKS
	CREEK SETBACKS





# KINGFISH LODGE

WHANGAROA HARBOUR

## ACCOMMODATION WING

### PROJECT CONTROL GROUP

CLIENT - MIKE SULLIVAN

### CONSULTANTS

STRUCTURAL ENGINEER - DHC  
FIRE ENGINEER - HOLMES  
ELECTRICAL ENGINEER - TBC  
MECHANICAL ENGINEER - CHILLTECH  
INTERIORS - LUKAS DESIGN

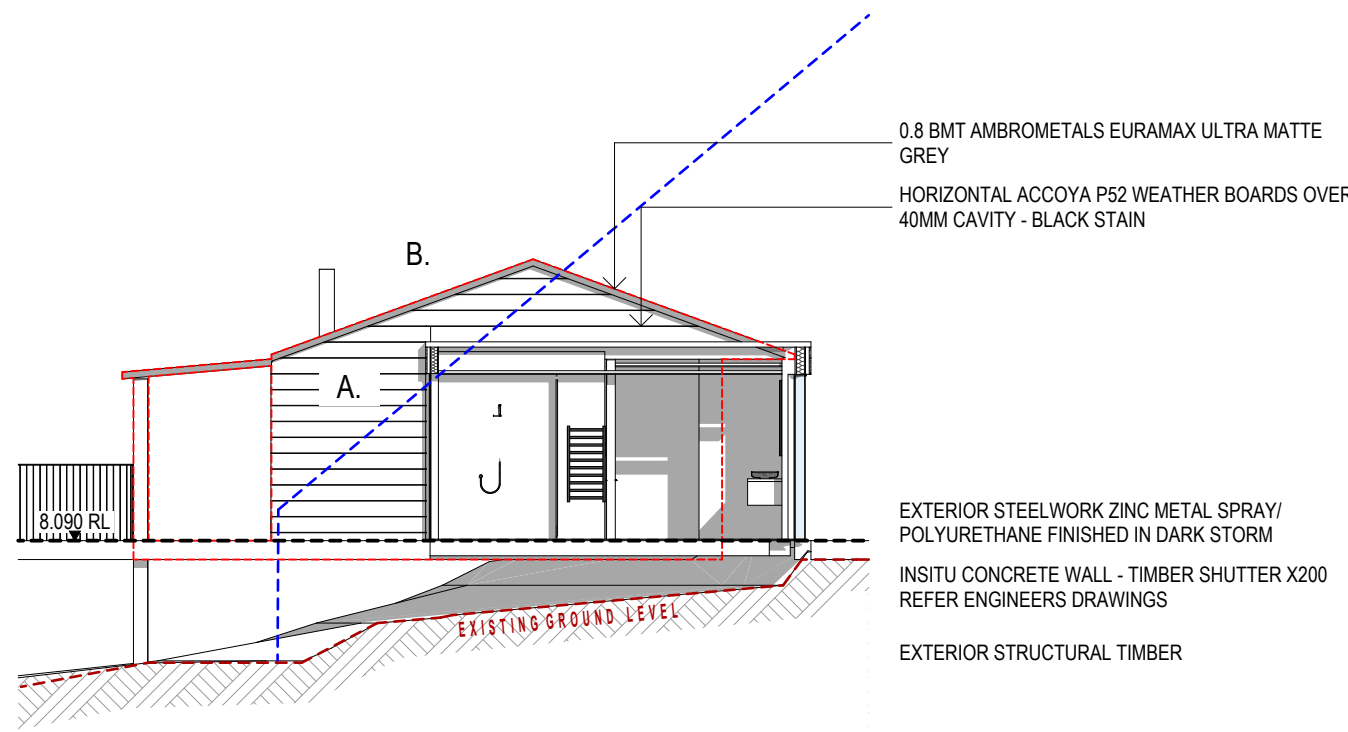
### CONTRACT TEAM

MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

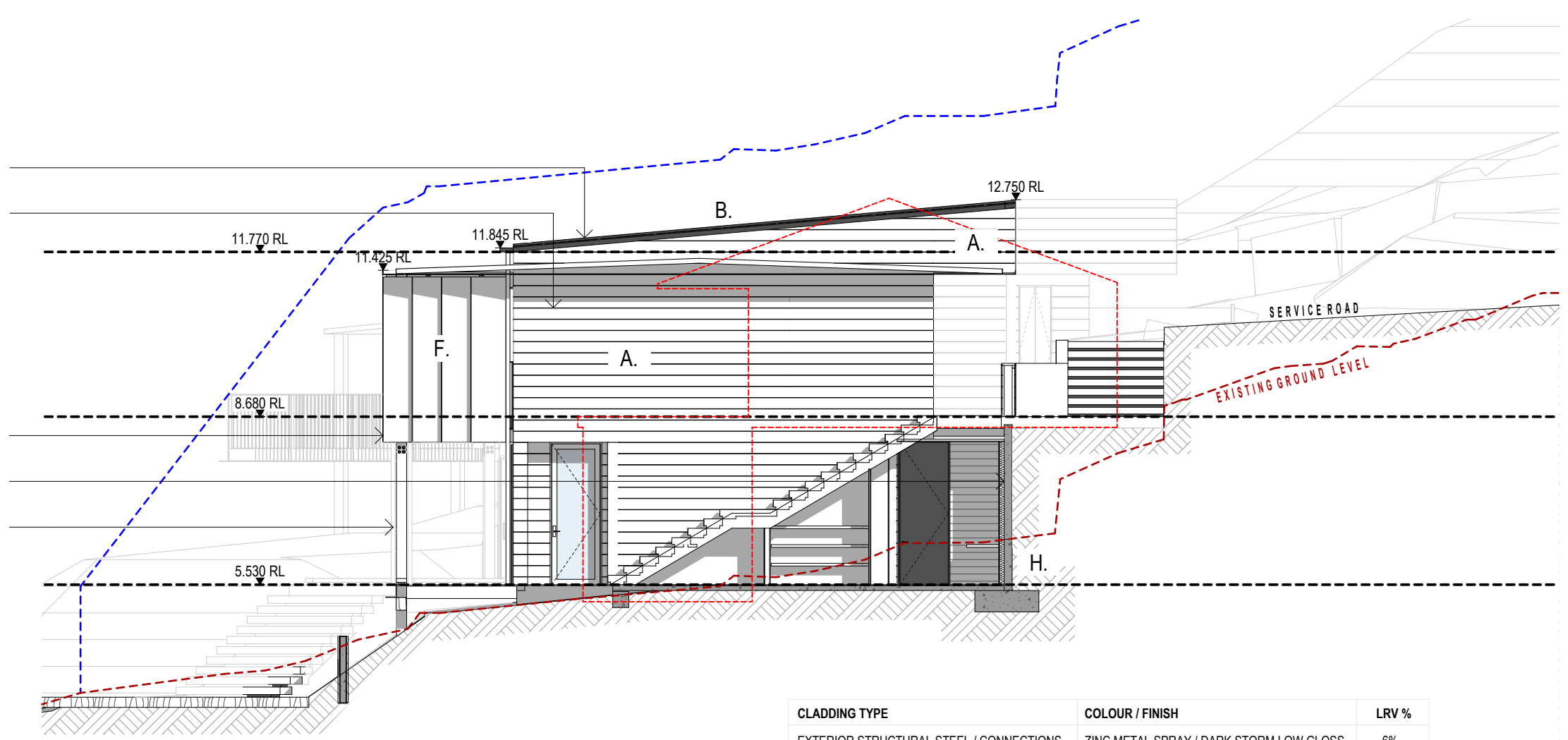
### DETAILS

DETAILS	DATE	REV
RESOURCE CONSENT PRELIMINARY	26/08/2024	A
RESOURCE CONSENT CONSULTATION ISSUE	03/09/2024	B
CONSULTATION ISSUE	20/09/2024	C
CONSULTATION ISSUE	10/10/2024	D
RESOURCE CONSENT ISSUE	25/10/2024	E - WIP

CLIENT RELEASE

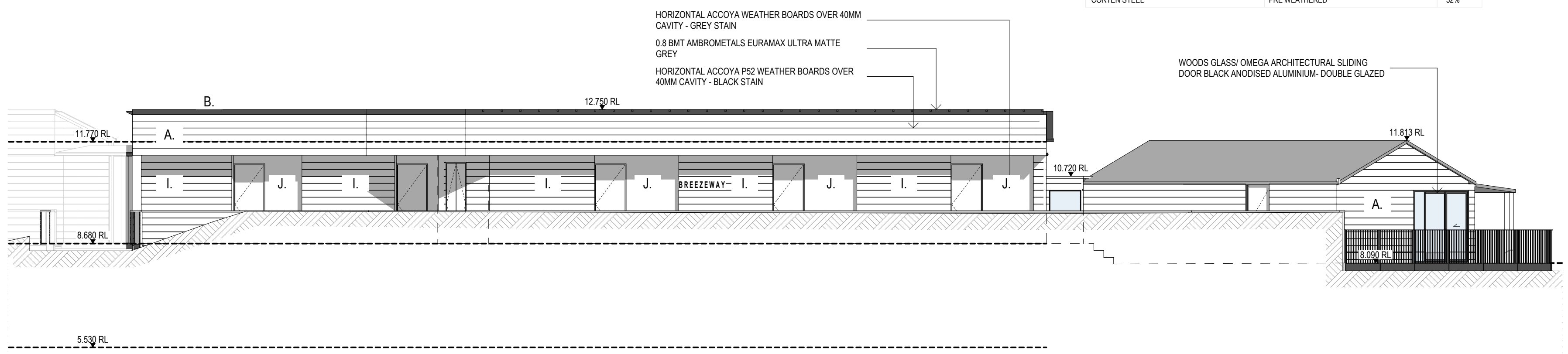


1 CAPTAIN SUITE EAST ELEVATION  
SCALE 1:100



2 EAST ELEVATION  
SCALE 1:100

CLADDING TYPE	COLOUR / FINISH	LRV %
EXTERIOR STRUCTURAL STEEL / CONNECTIONS	ZINC METAL SPRAY / DARK STORM LOW GLOSS	6%
IRONBARK TIMBERS	NATURAL UNCOATED	-
BAN SAWN ACCOYA WEATHERBOARDS	BLACK/ LIGHT STAINED	-
PROFILED METAL ROOFING	BLACK / SLATE	5-9%
ALUMINIUM FLASHINGS/ SCREENING	BLACK LOW GLOSS	5%
SPOUTING / DOWNPIPES	BLACK/ SLATE	29%
BOARD FINISH INSITU/PRE-CAST CONCRETE	AQURON 1200 WATER REPELLENT	25-40%
TORCH ON MEMBRANE ROOFING	BLACK/ GREY	4-28%
CORTEN STEEL	PRE WEATHERED	32%



3 NORTH ELEVATION  
SCALE 1:100

- INTRUSION WITHIN OUTLINE OF EXISTING BUILDING THROUGH 2.3m & 45° RECESSION PLANE
- INTRUSION THROUGH 2.3m & 45° RECESSION PLANE
- OUTLINE OF EXISTING BUILDINGS
- - - 8m MAX HEIGHT PLANE
- - - EXISTING GROUND LINE

**RESOURCE CONSENT ISSUE**  
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

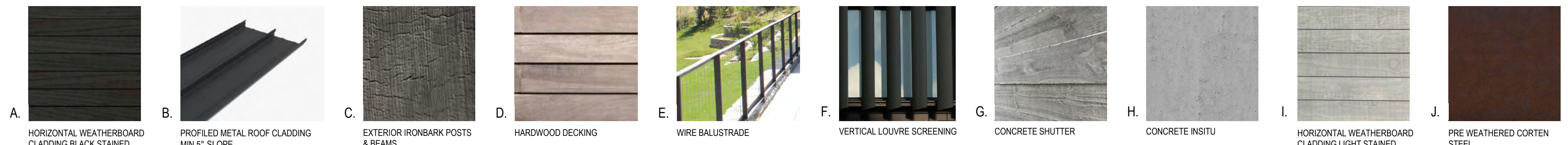
### PROPOSED ELEVATIONS

SCALE : 1:100 @ A2  
DATE : 25/10/2024  
PROJECT No: 9567

## RC.E.07 rev E

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# KINGFISH LODGE WHANGAROA HARBOUR

## ACCOMMODATION WING

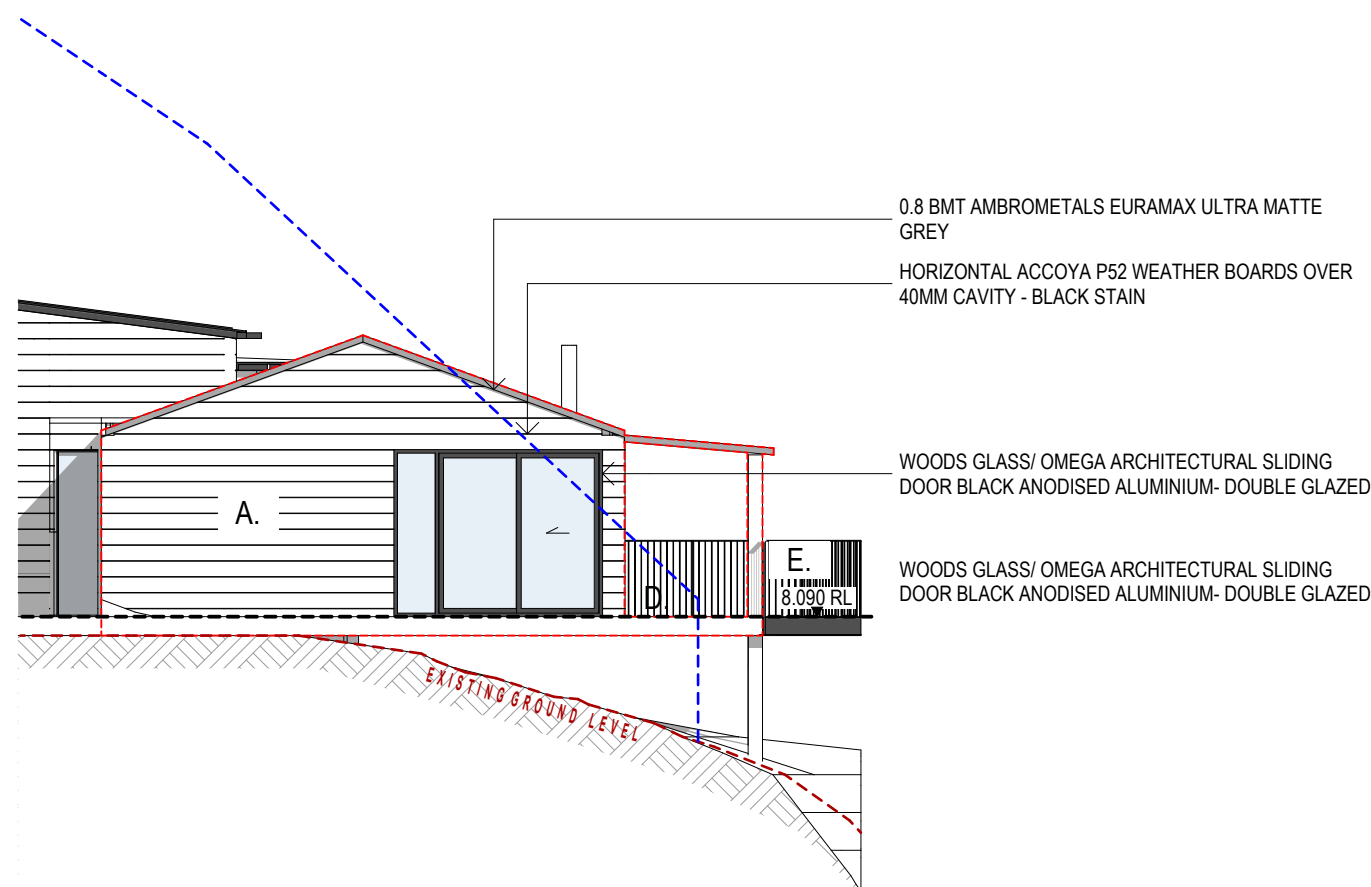
PROJECT CONTROL GROUP  
CLIENT - MIKE SULLIVAN

CONSULTANTS  
STRUCTURAL ENGINEER - DHC  
FIRE ENGINEER - HOLMES  
ELECTRICAL ENGINEER - TBC  
MECHANICAL ENGINEER - CHILLTECH  
INTERIORS - LUKAS DESIGN

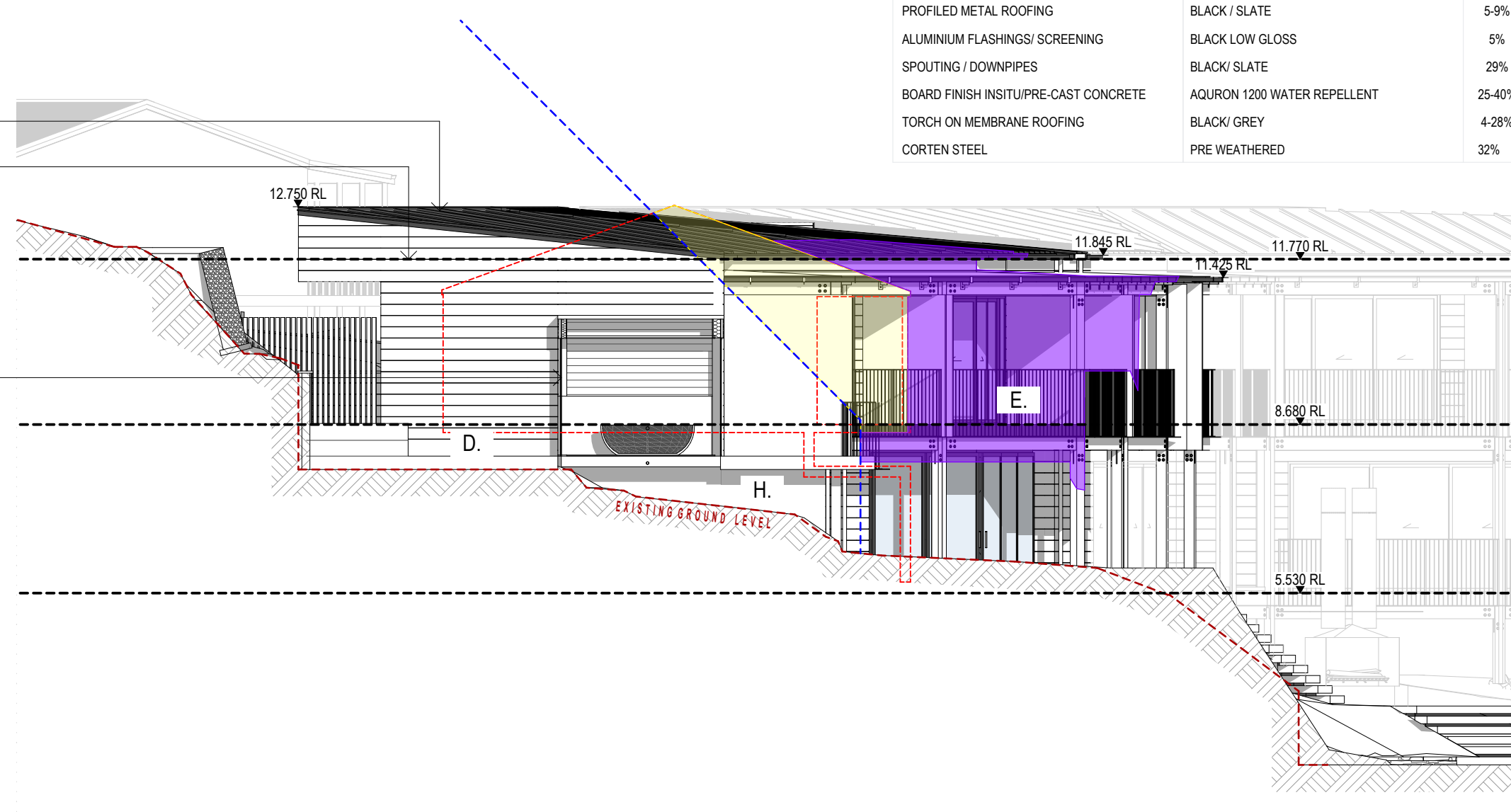
CONTRACT TEAM  
MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

DETAILS	DATE	REV
RESOURCE CONSENT PRELIMINARY	26/08/2024	A
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CONSULTATION ISSUE	10/10/2024	D
RESOURCE CONSENT ISSUE	25/10/2024	E

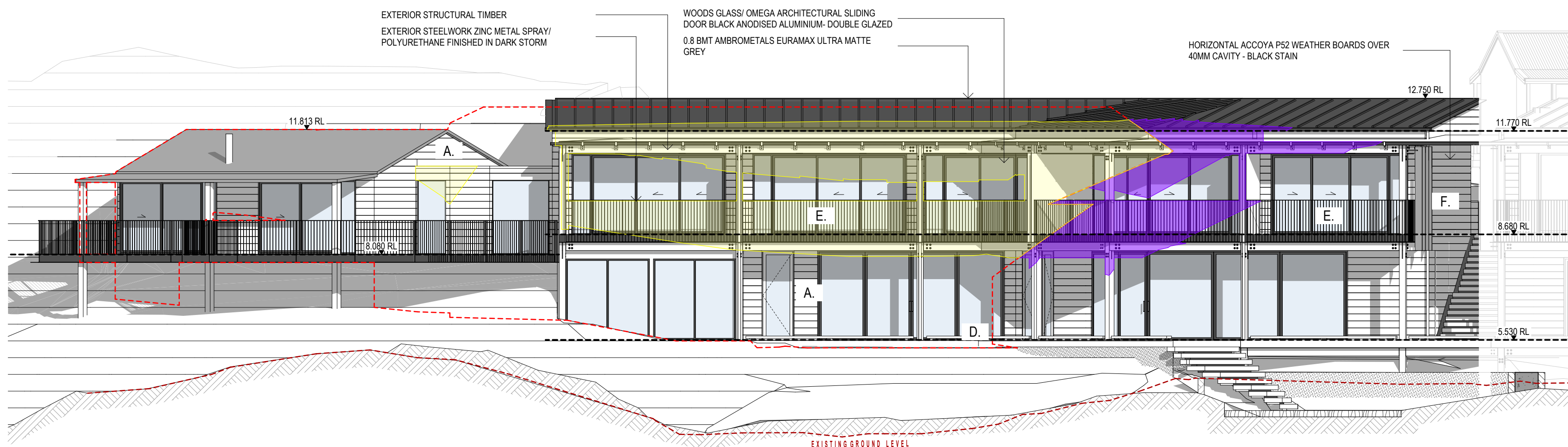
CLADDING TYPE	COLOUR / FINISH	LRV %
EXTERIOR STRUCTURAL STEEL / CONNECTIONS	ZINC METAL SPRAY / DARK STORM LOW GLOSS	6%
IRONBARK TIMBERS	NATURAL UNCOATED	-
BAN SAWN ACCOYA WEATHERBOARDS	BLACK/ LIGHT STAINED	-
PROFILED METAL ROOFING	BLACK / SLATE	5-9%
ALUMINIUM FLASHINGS/ SCREENING	BLACK LOW GLOSS	5%
SPOUTING / DOWNPIPES	BLACK/ SLATE	29%
BOARD FINISH INSITU/PRE-CAST CONCRETE	AQURON 1200 WATER REPELLENT	25-40%
TORCH ON MEMBRANE ROOFING	BLACK/ GREY	4-28%
CORTEN STEEL	PRE WEATHERED	32%



1 CAPTAIN SUITE WEST ELEVATION  
SCALE 1:100



2 WEST ELEVATION  
SCALE 1:100



3 SOUTH ELEVATION  
SCALE 1:100

- INTRUSION WITHIN OUTLINE OF EXISTING BUILDING THROUGH 2.3m & 45° RECESSION PLANE
- INTRUSION THROUGH 2.3m & 45° RECESSION PLANE
- OUTLINE OF EXISTING BUILDINGS
- - - 8m MAX HEIGHT PLANE
- - - EXISTING GROUND LINE

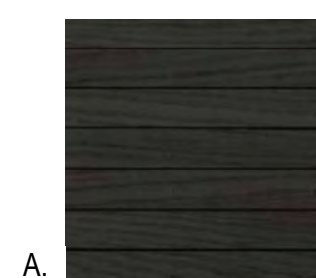
**RESOURCE CONSENT ISSUE**  
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

PROPOSED ELEVATIONS  
SCALE : 1:100 @ A2  
DATE : 25/10/2024  
PROJECT No: 9567

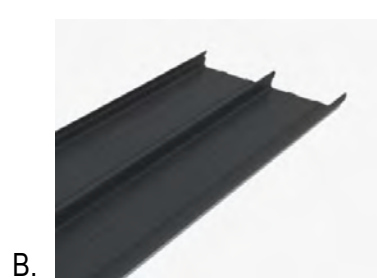
**RC.E.08 rev E**

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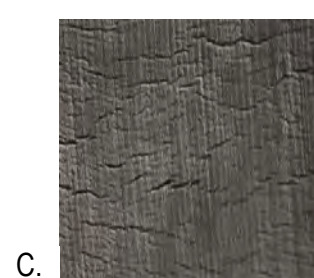
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A. HORIZONTAL WEATHERBOARD CLADDING BLACK STAINED



B. PROFILED METAL ROOF CLADDING MIN 5° SLOPE



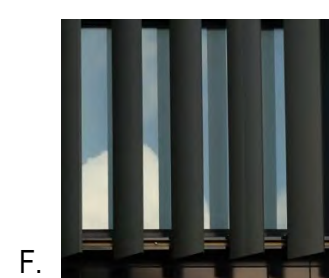
C. EXTERIOR IRONBARK POSTS & BEAMS



D. HARDWOOD DECKING



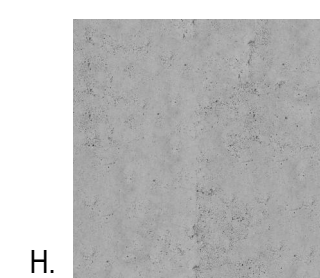
E. WIRE BALUSTRADE



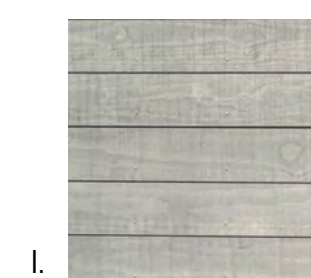
F. VERTICAL LOUVRE SCREENING



G. CONCRETE SHUTTER



H. CONCRETE INSITU



I. HORIZONTAL WEATHERBOARD CLADDING LIGHT STAINED



J. PRE WEATHERED CORTEN STEEL



# KINGFISH LODGE

WHANGAROA HARBOUR

## ACCOMMODATION WING

### PROJECT CONTROL GROUP

CLIENT - MIKE SULLIVAN

### CONSULTANTS

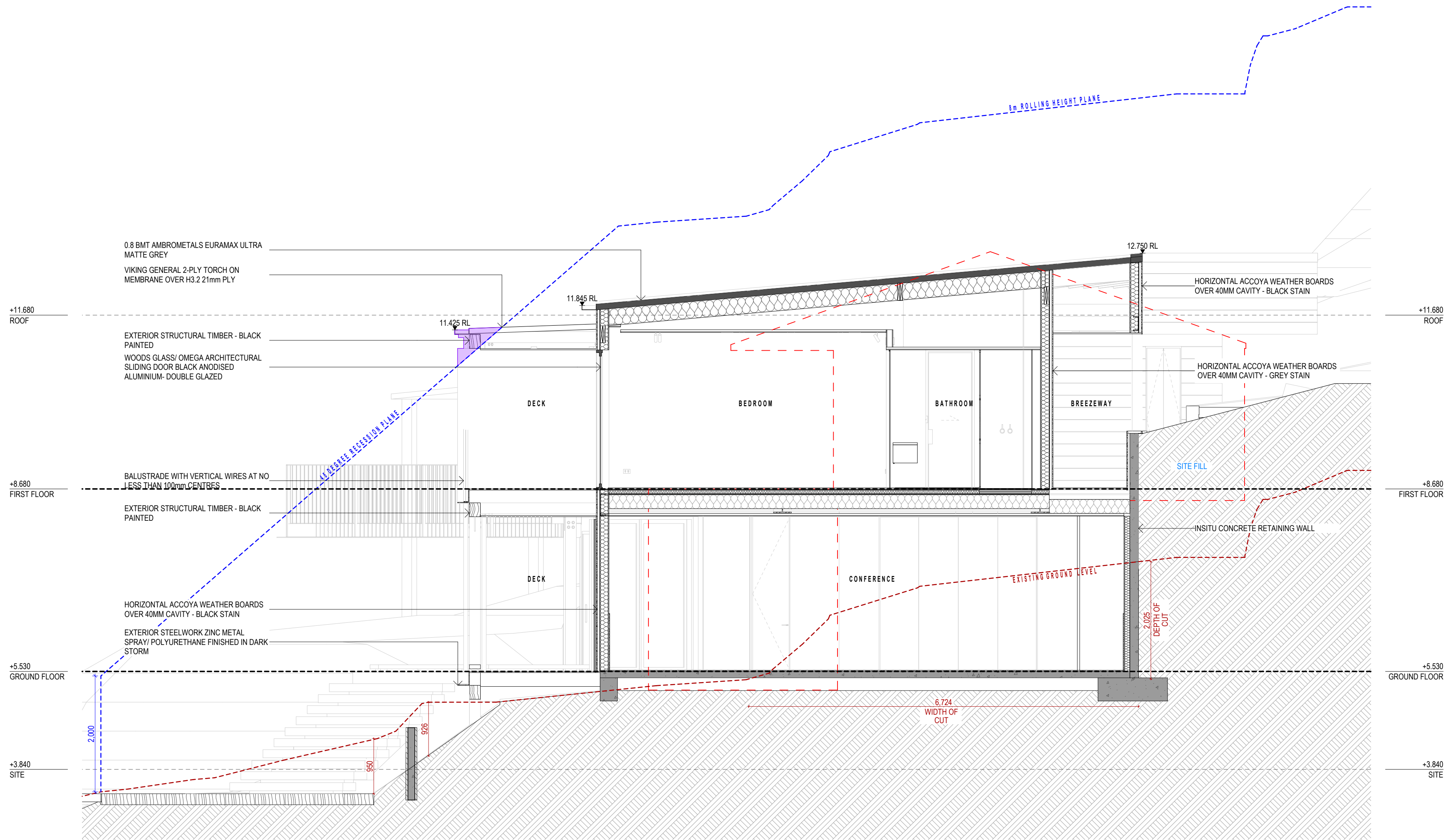
STRUCTURAL ENGINEER - DHC  
FIRE ENGINEER - HOLMES  
ELECTRICAL ENGINEER - TBC  
MECHANICAL ENGINEER - CHILLTECH  
INTERIORS - LUKAS DESIGN

### CONTRACT TEAM

MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

### DETAILS

RESOURCE CONSENT PRELIMINARY 26/08/2024 A  
RESOURCE CONSENT ISSUE 25/10/2024 B



**RC.A** CROSS SECTION  
SCALE 1:50

- INTRUSION WITHIN OUTLINE OF EXISTING BUILDING THROUGH 2.3m & 45° RECESSION PLANE
- INTRUSION THROUGH 2.3m & 45° RECESSION PLANE
- OUTLINE OF EXISTING BUILDINGS
- 8m MAX HEIGHT PLANE
- EXISTING GROUND LINE

**RESOURCE CONSENT ISSUE**  
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

### PROPOSED SECTIONS

SCALE : 1:50 @ A2  
DATE : 25/10/2024  
PROJECT No: 9567

## RC.E.09 rev B

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# KINGFISH LODGE

WHANGAROA HARBOUR

## ACCOMMODATION WING

### PROJECT CONTROL GROUP

CLIENT - MIKE SULLIVAN

### CONSULTANTS

STRUCTURAL ENGINEER - DHC

FIRE ENGINEER - HOLMES

ELECTRICAL ENGINEER - TBC

MECHANICAL ENGINEER - CHILLTECH

INTERIORS - LUKAS DESIGN

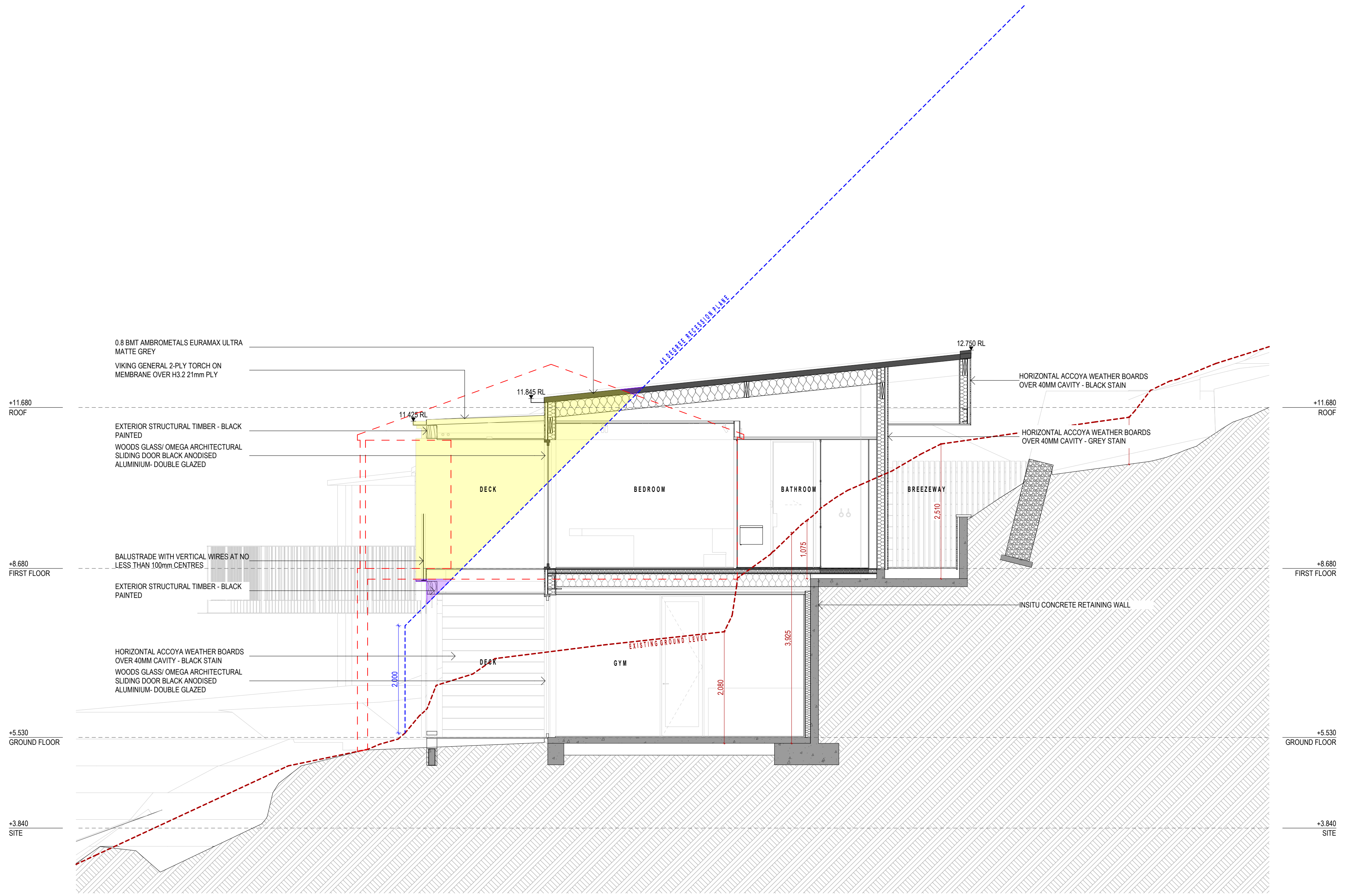
### CONTRACT TEAM

MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

### DETAILS

RESOURCE CONSENT PRELIMINARY 26/08/2024 A

RESOURCE CONSENT ISSUE 25/10/2024 B



RC.B CROSS SECTION  
SCALE 1:50

**RESOURCE CONSENT ISSUE**  
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

### PROPOSED SECTIONS

SCALE : 1:50 @ A2

DATE : 25/10/2024

PROJECT No: 9567

- INTRUSION WITHIN OUTLINE OF EXISTING BUILDING THROUGH 2.3m & 45° RECESSION PLANE
- INTRUSION THROUGH 2.3m & 45° RECESSION PLANE
- OUTLINE OF EXISTING BUILDINGS
- 8m MAX HEIGHT PLANE
- EXISTING GROUND LINE

## RC.E.10 rev B

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# KINGFISH LODGE

WHANGAROA HARBOUR

## ACCOMMODATION WING

### PROJECT CONTROL GROUP

CLIENT - MIKE SULLIVAN

### CONSULTANTS

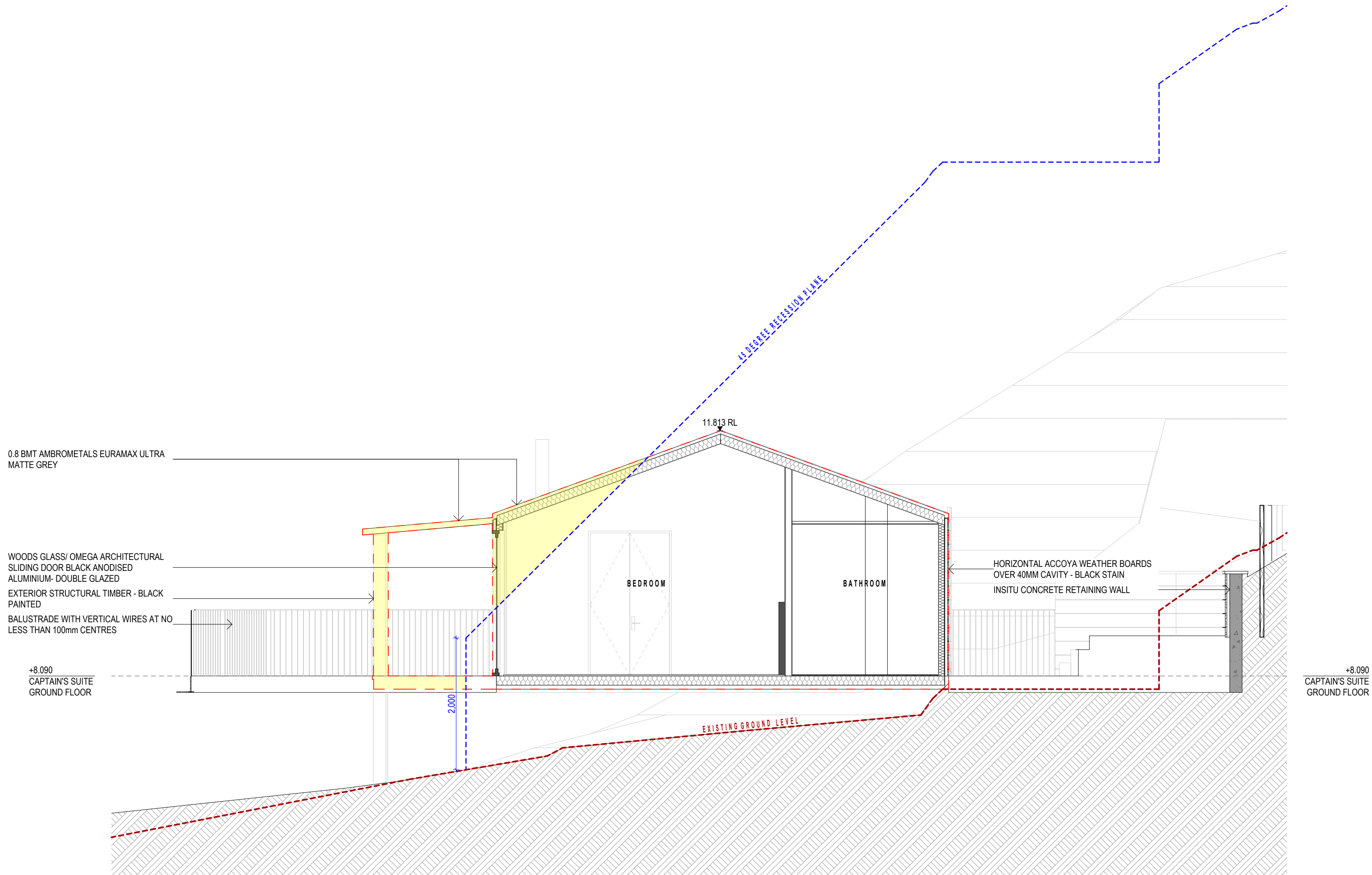
STRUCTURAL ENGINEER - DHC  
FIRE ENGINEER - HOLMES  
ELECTRICAL ENGINEER - TBC  
MECHANICAL ENGINEER - CHILLTECH  
INTERIORS - LUKAS DESIGN

### CONTRACT TEAM

MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

### DETAILS

DETAILS	DATE	REV
RESOURCE CONSENT PRELIMINARY	26/08/2024	A
RESOURCE CONSENT ISSUE	25/10/2024	B



**RC.C CROSS SECTION**  
SCALE 1:50

**RESOURCE CONSENT ISSUE**  
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

### PROPOSED SECTIONS

SCALE : 1:50 @ A2

DATE : 25/10/2024

PROJECT No: 9567

- INTRUSION WITHIN OUTLINE OF EXISTING BUILDING THROUGH 2.3m & 45° RECESSION PLANE
- INTRUSION THROUGH 2.3m & 45° RECESSION PLANE
- OUTLINE OF EXISTING BUILDINGS
- 8m MAX HEIGHT PLANE
- EXISTING GROUND LINE

## RC.E.11 rev B

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# KINGFISH LODGE

WHANGAROA HARBOUR

## ACCOMMODATION WING

### PROJECT CONTROL GROUP

CLIENT - MIKE SULLIVAN

### CONSULTANTS

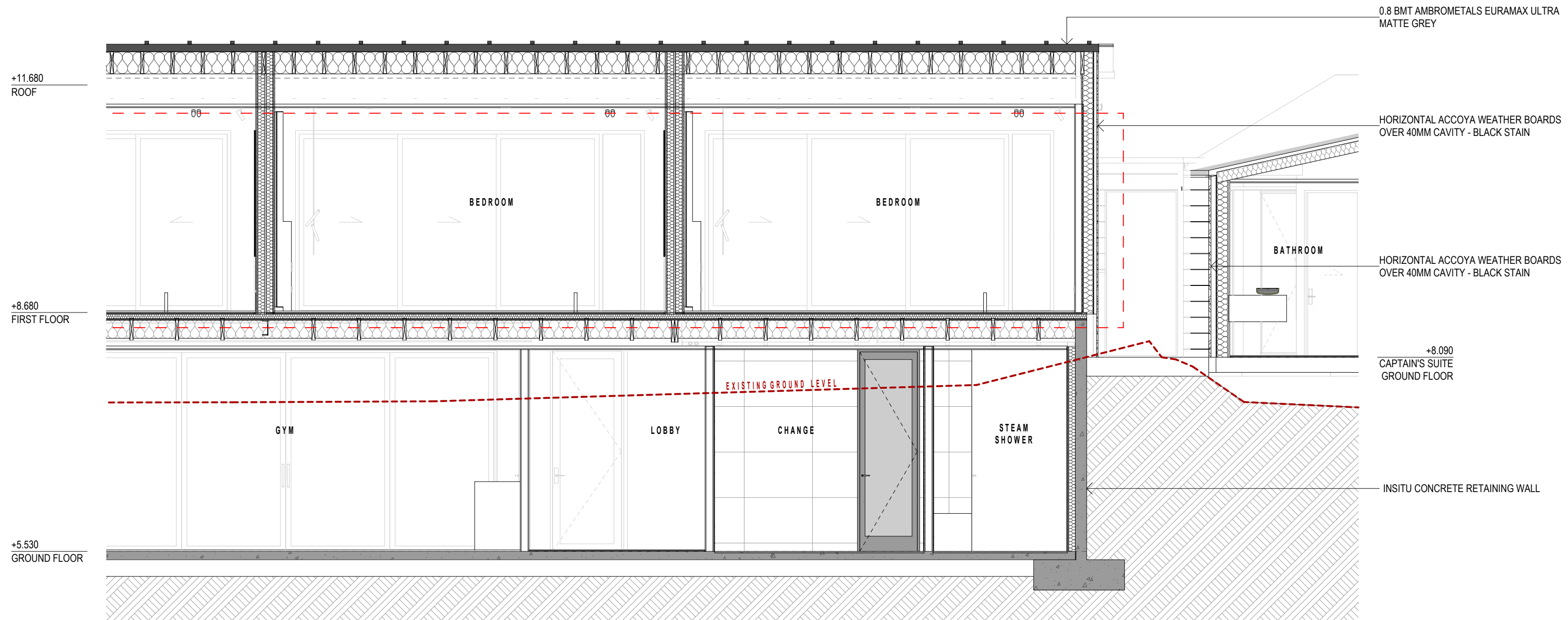
STRUCTURAL ENGINEER - DHC  
FIRE ENGINEER - HOLMES  
ELECTRICAL ENGINEER - TBC  
MECHANICAL ENGINEER - CHILLTECH  
INTERIORS - LUKAS DESIGN

### CONTRACT TEAM

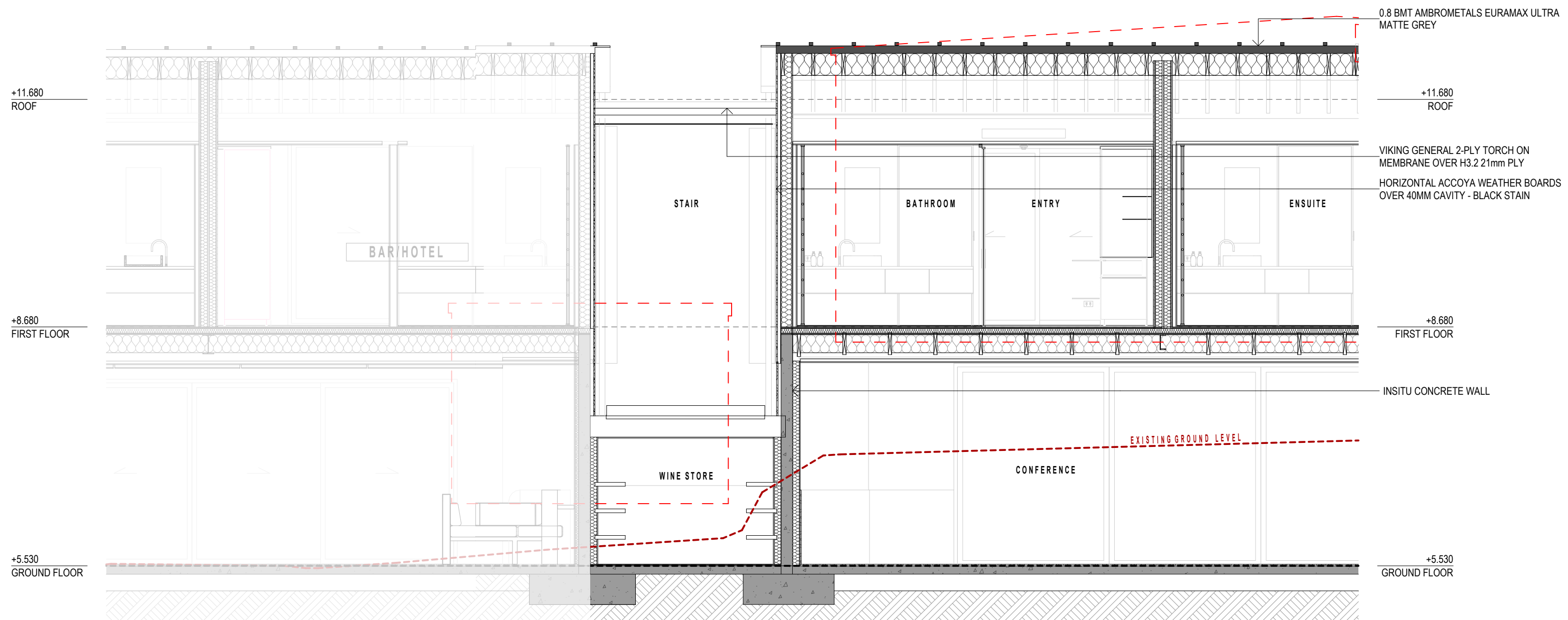
MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

### DETAILS

RESOURCE CONSENT PRELIMINARY 26/08/2024 A  
RESOURCE CONSENT ISSUE 25/10/2024 B



**RC.D** CROSS SECTION  
SCALE 1:50



**RC.E** CROSS SECTION  
SCALE 1:50

- INTRUSION WITHIN OUTLINE OF EXISTING BUILDING THROUGH 2.3m & 45° RECESSION PLANE
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- OUTLINE OF EXISTING BUILDINGS
- 8m MAX HEIGHT PLANE
- EXISTING GROUND LINE

RESOURCE CONSENT ISSUE

NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

### PROPOSED SECTIONS

SCALE : 1:50 @ A2  
DATE : 25/10/2024  
PROJECT No: 9567

## RC.E.12 rev B

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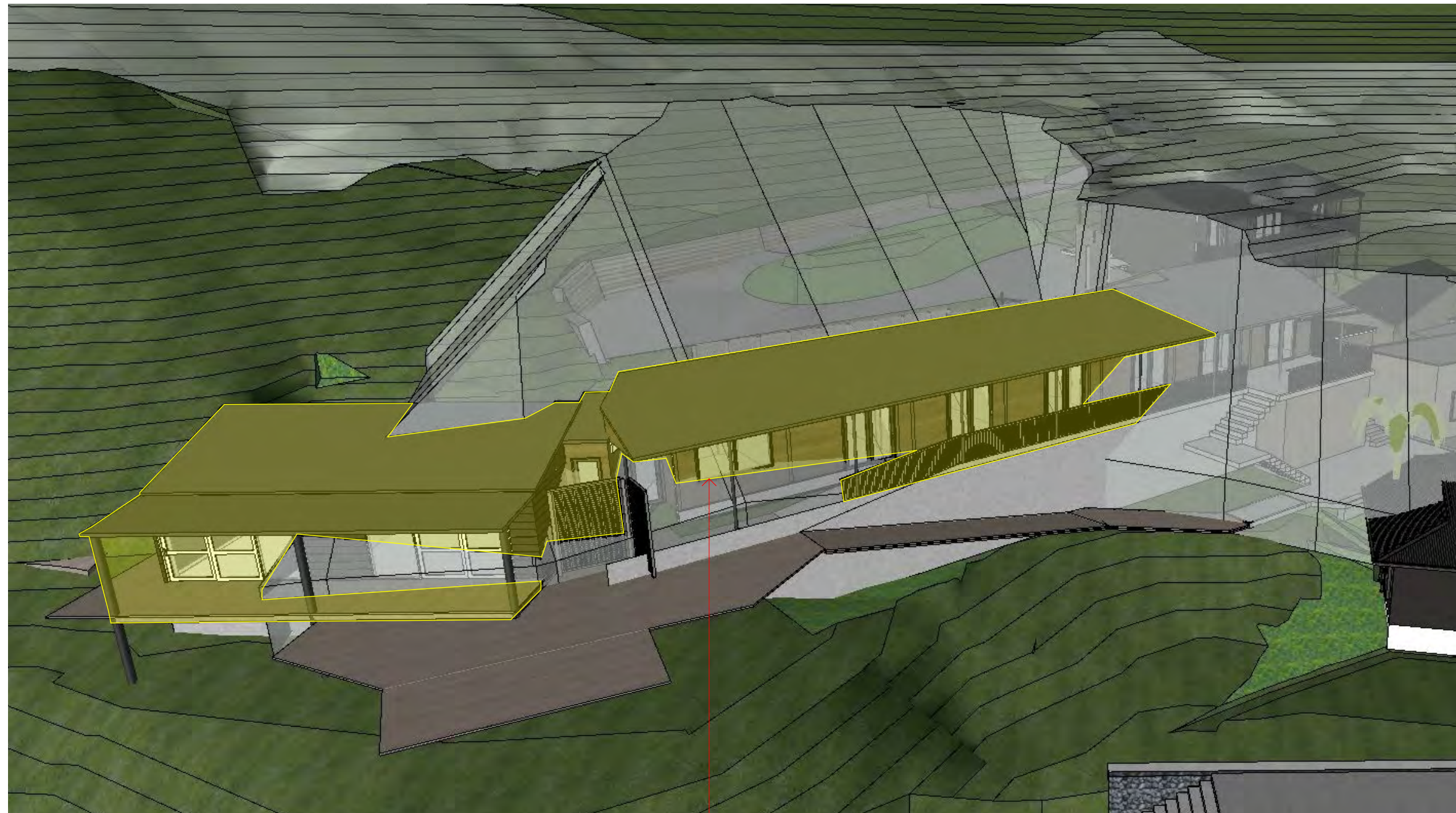
# KINGFISH LODGE WHANGAROA HARBOUR ACCOMMODATION WING

PROJECT CONTROL GROUP  
CLIENT - MIKE SULLIVAN

CONSULTANTS  
STRUCTURAL ENGINEER - DHC  
FIRE ENGINEER - HOLMES  
ELECTRICAL ENGINEER - TBC  
MECHANICAL ENGINEER - CHILLTECH  
INTERIORS - LUKAS DESIGN

CONTRACT TEAM  
MAIN CONTRACTOR - CLEAR WATER CONSTRUCTION

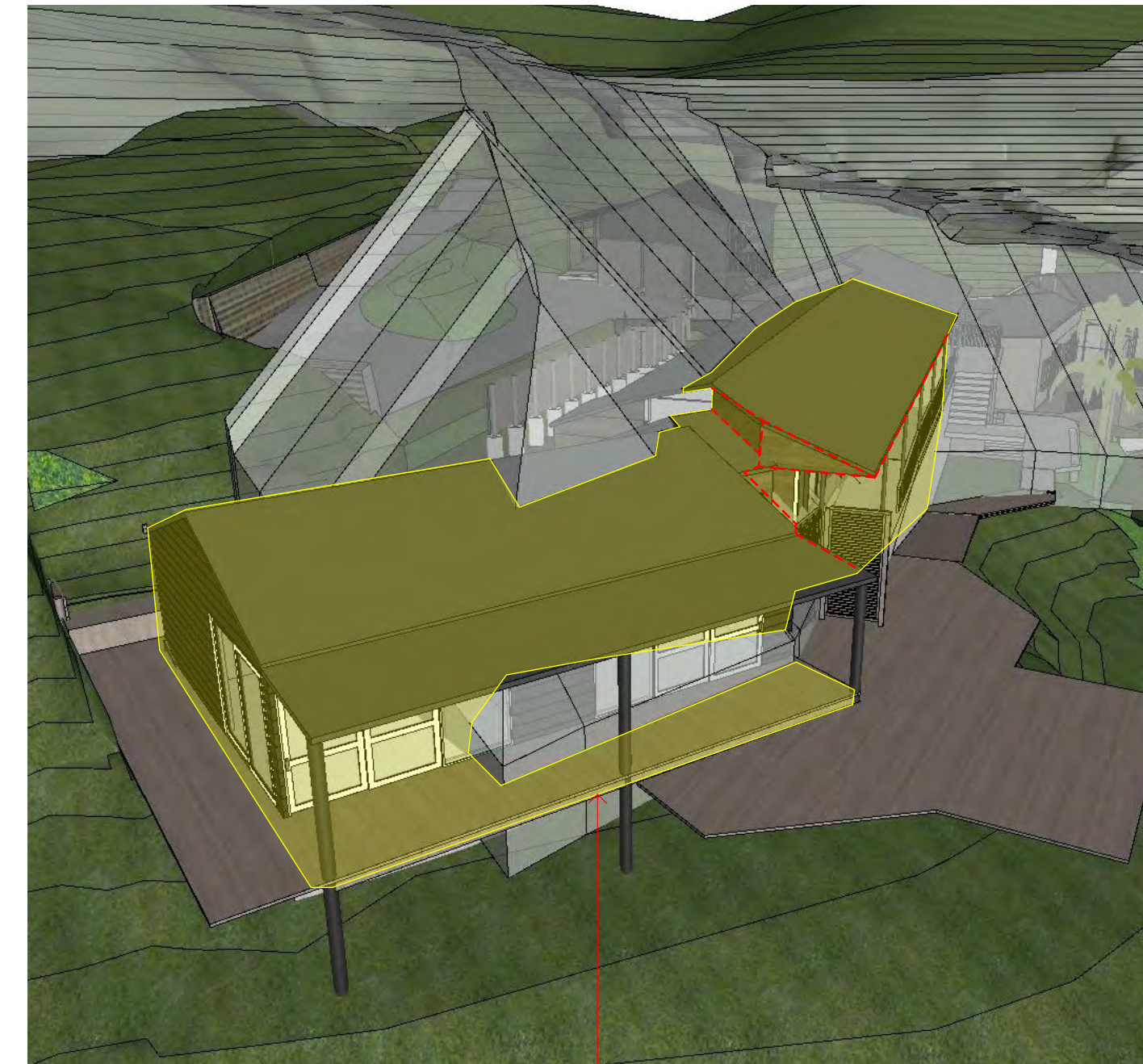
DETAILS	DATE	REV
RESOURCE CONSENT PRELIMINARY	26/08/2024	A
RESOURCE CONSENT CONSULTATION ISSUE	03/09/2024	B
CONSULTATION ISSUE	20/09/2024	C
CONSULTATION ISSUE	10/10/2024	D
RESOURCE CONSENT ISSUE	25/10/2024	E



1 | EXISTING

EXTENT OF EXISTING PROTRUSION THROUGH RESTRICTION ENVELOPE  
EXTENT OF EXISTING PROTRUSION THROUGH RESTRICTION ENVELOPE

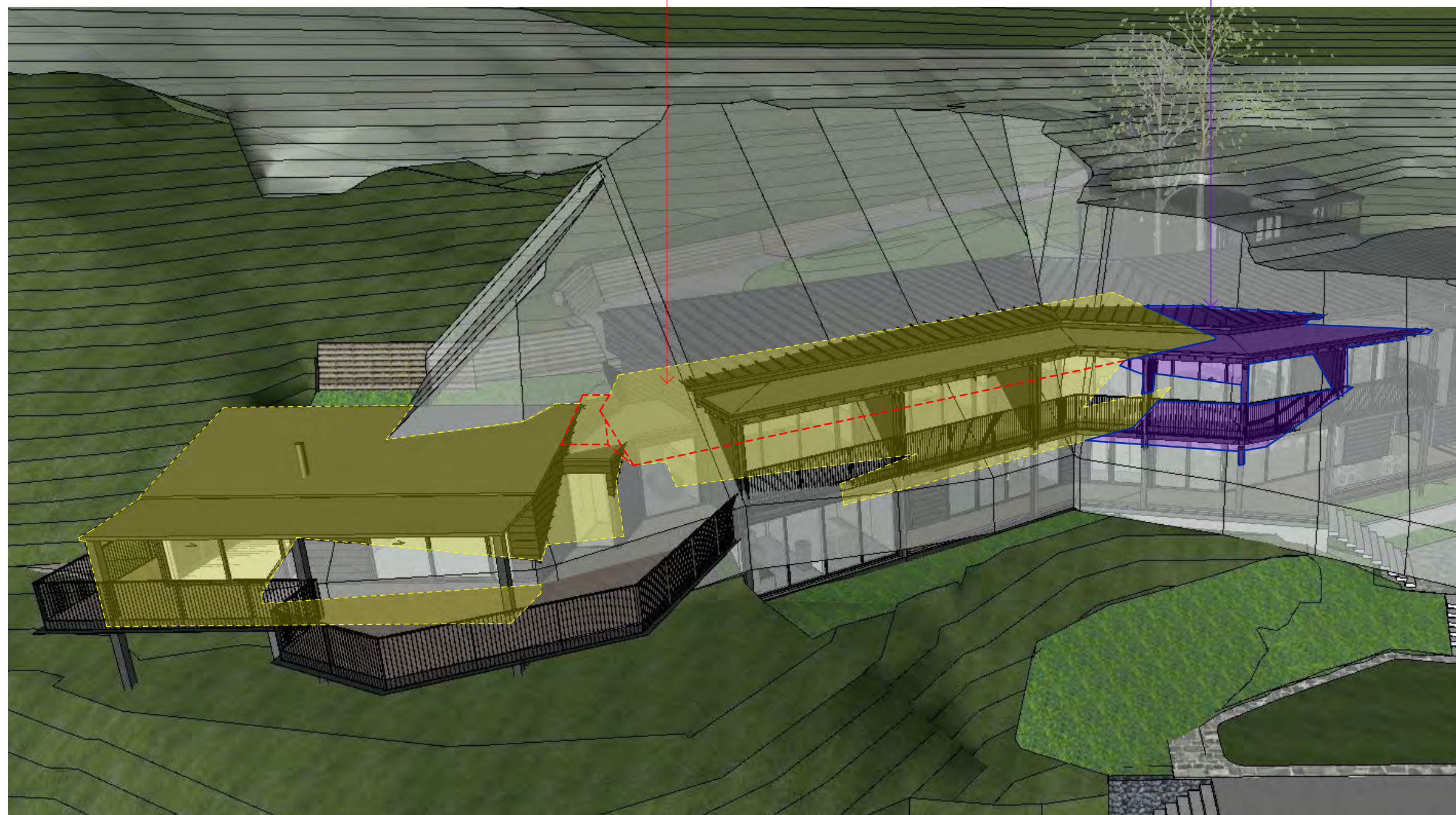
PROPOSED PROTRUSION THROUGH RESTRICTION ENVELOPE



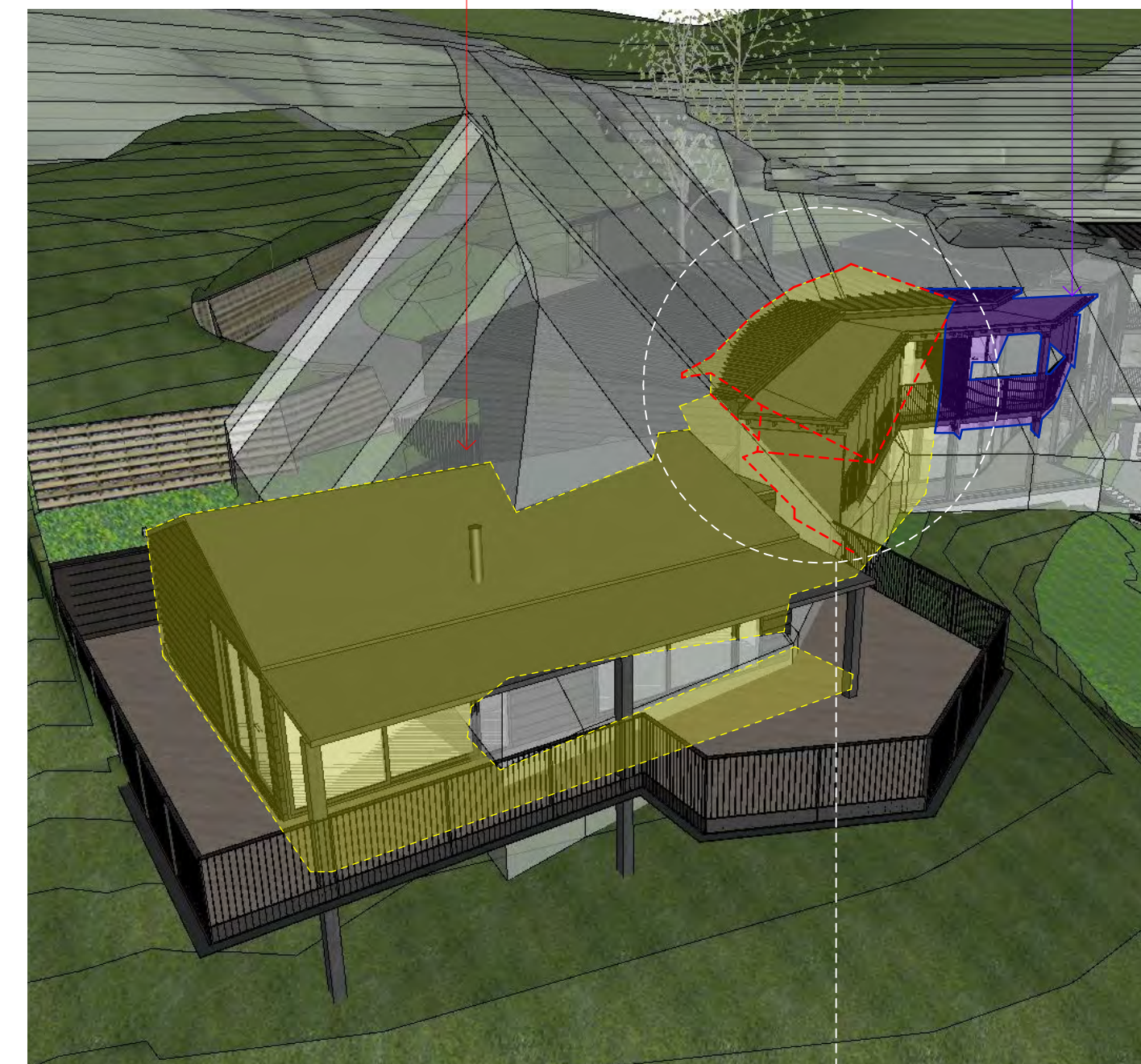
2 | EXISTING

EXTENT OF EXISTING PROTRUSION THROUGH RESTRICTION ENVELOPE  
EXTENT OF EXISTING PROTRUSION THROUGH RESTRICTION ENVELOPE

PROPOSED PROTRUSION THROUGH RESTRICTION ENVELOPE



3 | PROPOSED



4 | PROPOSED

MAJORITY OF PROPOSED BUILDING BEHIND EXISTING BUILDING PROTRUSION THROUGH RESTRICTION ENVELOPE

**RESOURCE CONSENT ISSUE**  
NOT TO BE USED UNTIL ENDORSED FOR BUILDING CONSENT

**8m ROLLING HEIGHT PLANE**  
SCALE : 1:1 @ A2  
DATE : 25/10/2024  
PROJECT No: 9567

**RC.E.13 rev E**

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Photo 1 - View of the existing accomodation wing and conference room from the existing deck



Photo 2 - View of the existing accomodation wing and conference room from the beach below the conference room







Photo 3 - View from the start of the jetty looking at the accomodation wing, conference room, deck, bar and restaurant area and the new Lodge under construction.



Photo 4 - View from the end of the jetty looking at the captains suite, accomodation wing, conference room, deck, bar and restaurant area and the new Lodge under construction.







Photo 5 - View from the marginal strip of the jetty, accomodation wing, conference room, deck, bar and restaurant area and the new Lodge under construction.



Photo 6 - View from the beach by the boat ramp at the southern end of the bay looking at the jetty, accomodation wing, conference room, deck, cottage, bar and restaurant area and the new Lodge under construction.





Captains Suite

Accommodation Wing

Conference Room Bar & Restaurant

Main Lodge under construction

New Boat Shed



Viewpoint 1 - Approaching Kingfish Lodge from the middle of the bay close in to the jetty



Viewpoint 2 – Approaching Kingfish Lodge in the middle of the bay further out from shore







Viewpoint 3 - Looking towards Kingfish Lodge as you round the headland that the gun emplacement is located on.



Viewpoint 4 – Looking towards Kingfish Lodge from the main boating channel in Whangaroa harbour







Viewpoint 5 - Looking towards Kingfish Lodge from the main boating channel towards the south



Viewpoint 6 – Looking towards Kingfish Lodge from the main boating channel, showing context of the Lodge in relation to the harbour entrance.

