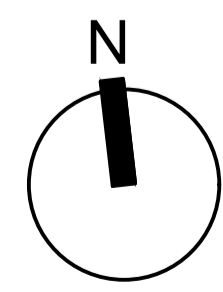


Schedule of Existing Subject Easements

Purpose Created by	Shown	Servient Tenement
Drainage C281228.3	(B)	Lot 2 DP 142207
Drainage C343690.1	(C)	Lot 2 DP 142207
Drainage T48833	(C) (D)	Lot 2 DP 142207

REV	DATE	DESCRIPTION
ISSUE RESOURCE CONSENT		
PROJECT VICTORIA LANE APARTMENTS		
4 - 4A VICTORIA AVE, REMUERA		
TITLE SITE PLAN		
DRAWN	LGA	
PLOT DATE		
SCALE	1:200 (1:400 @ A3)	
JOB NO.	1293	
SHEET NO.	RC 1.01	
REVISION	-	
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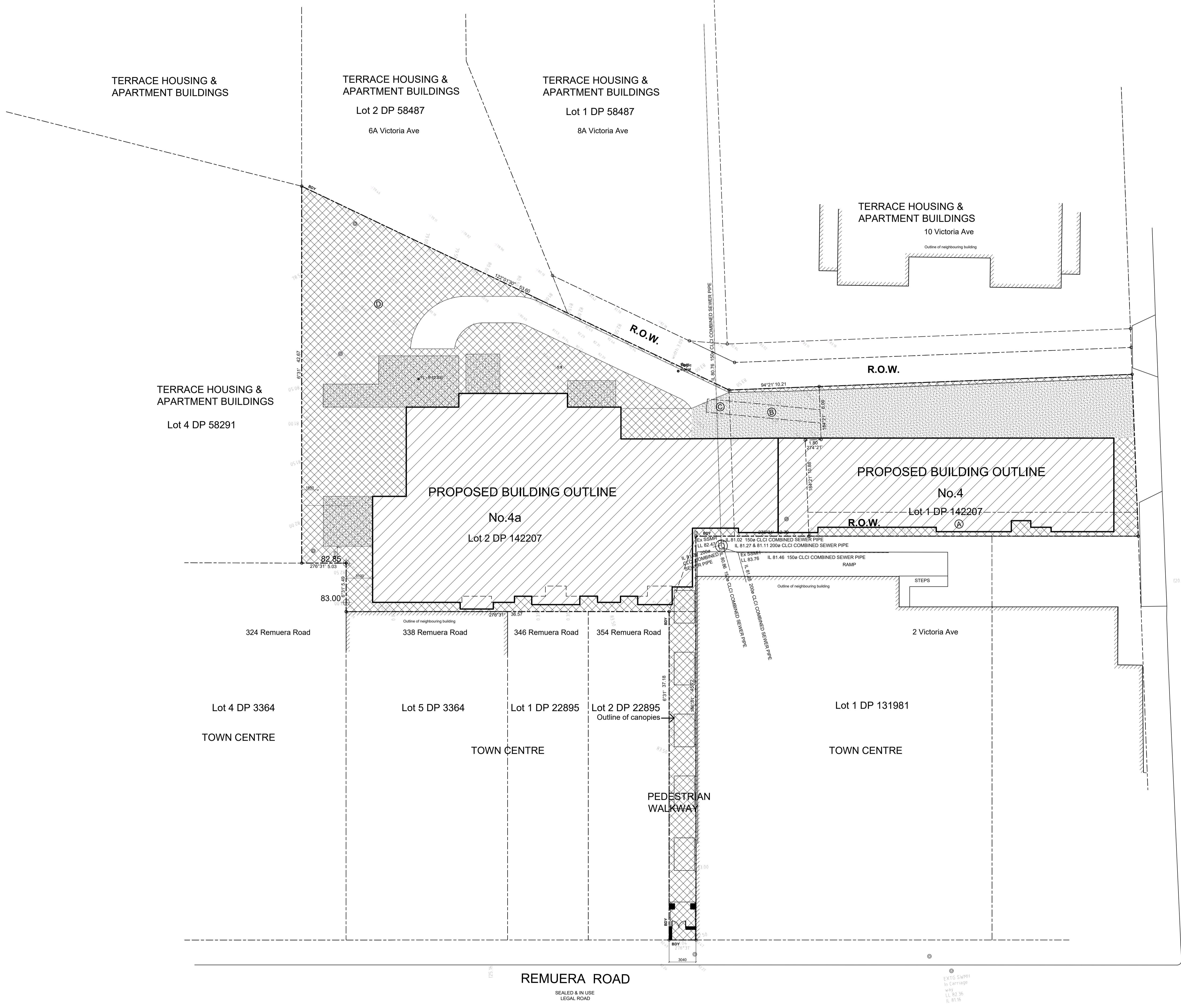


REMUERA ROAD

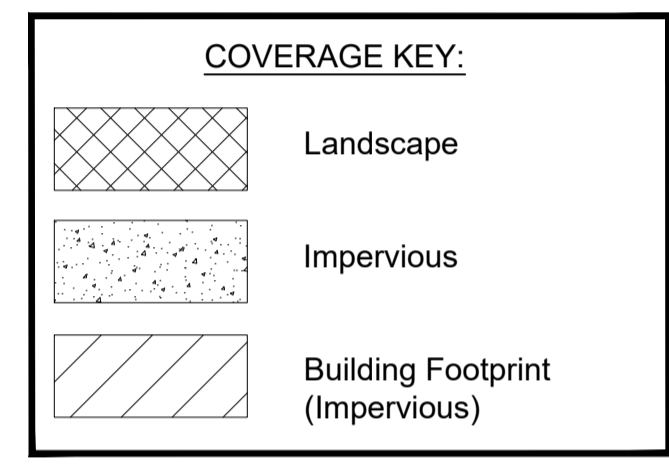
SEALED & IN USE
LEGAL ROAD

EXIST 50MM
to Centre
way
LL 82.3A
IL 81.1b

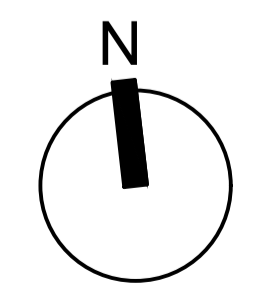
LEUSCHKE GROUP ARCHITECTS



PLANNING	
Total Area	2,624m ²
Net Site Area	2,499m ²
Zone	Terrace Housing & Apartment
Max Height	16m
Yards	
Front	2.3m
Side	0.4m
Rear	3.0m
Building Coverage:	
Permitted (50% net site)	1250m ²
Proposed	1242m ²
Canopy coverage	66m ²
Total Coverage	1308m ²
Landscape:	
Minimum (30% net site)	749m ²
Proposed	973m ² - OK
Impervious:	
Maximum (70% site)	1836m ²
Proposed	1665m ² - OK



VICTORIA AVENUE
SEALED & IN USE
LEGAL ROAD



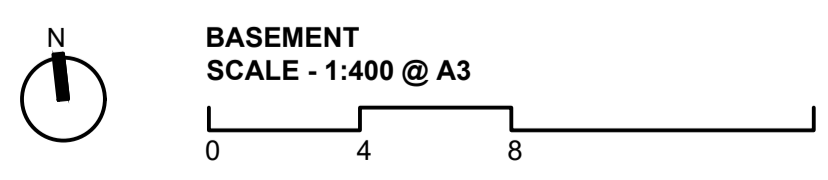
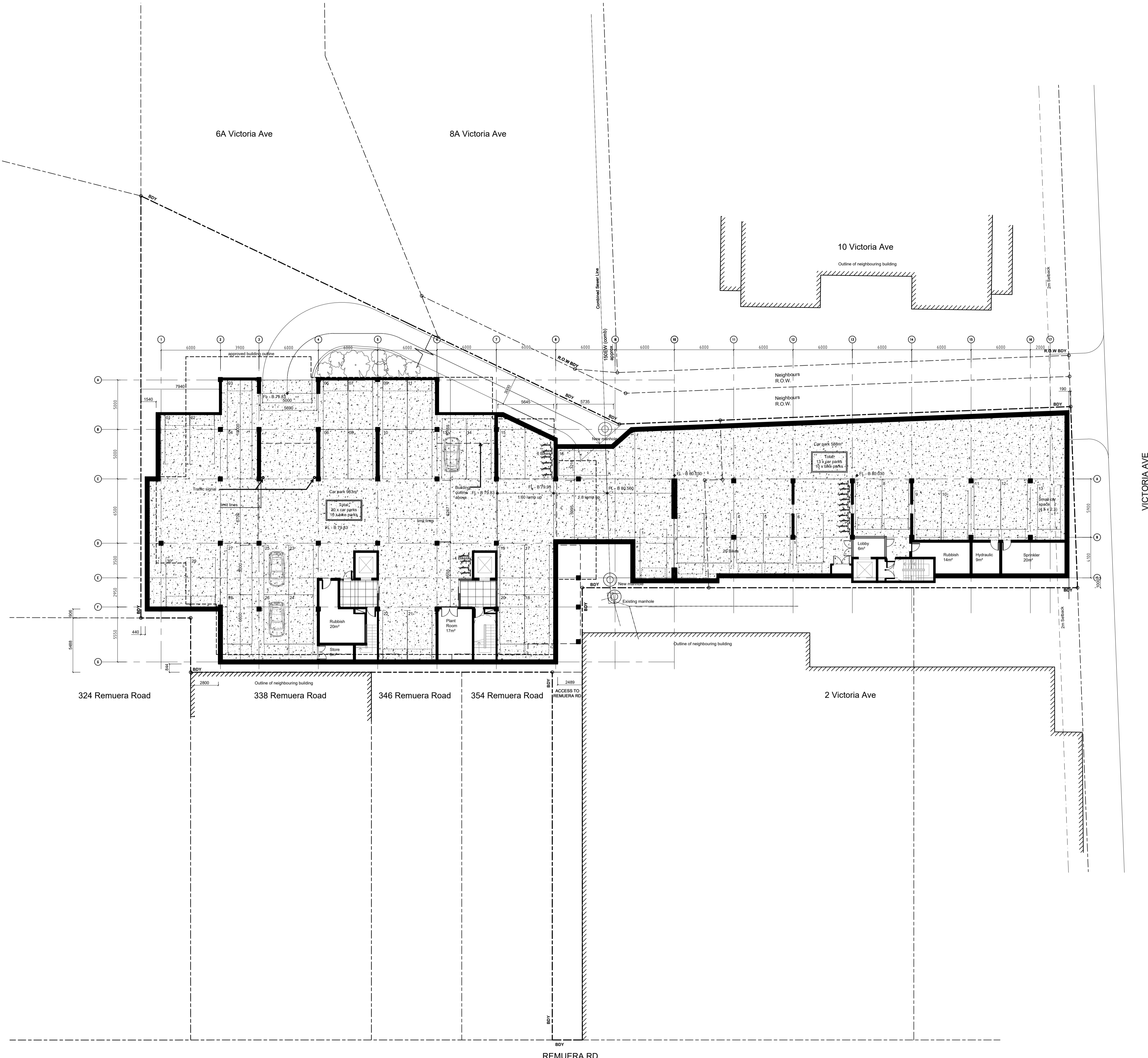
REV	DATE	DESCRIPTION
ISSUE RESOURCE CONSENT		
PROJECT VICTORIA LANE APARTMENTS		
4 - 4A VICTORIA AVE, REMUERA		
TITLE Compliance Areas		
DRAWN	LGA	
PLOT DATE		
SCALE	1:200 (1:400 @ A3)	
JOB NO.	1293	
SHEET NO.	RC 1.02	
REVISION	-	
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LEUSCHKE GROUP ARCHITECTS

REMUERA ROAD
SEALED & IN USE
LEGAL ROAD

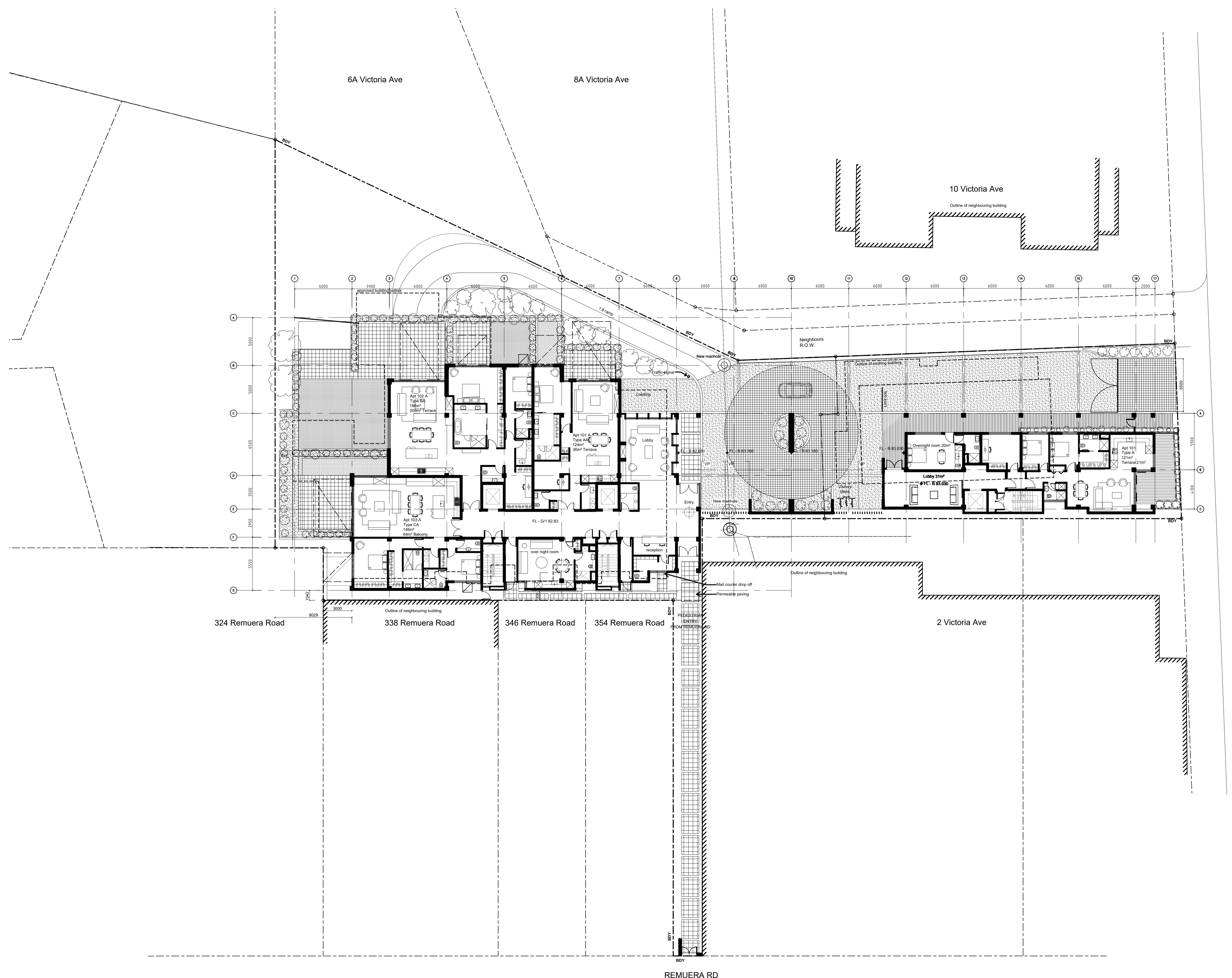
EXIT SWMH
in CARRIAGE
WAY
LL 82.36
IL 81.16

- KEY:**
 Outlook spaces shown dashed
- 6m x 4m to living rooms
 - 3m x 3m to principal bedroom
 - 1m x 1m to all other habitable bedrooms



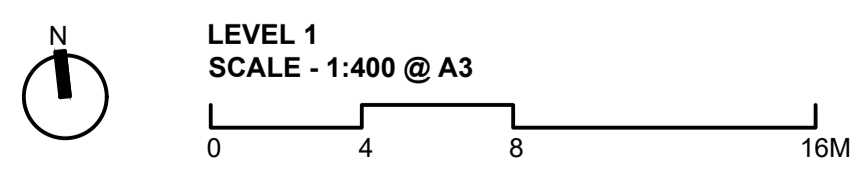
12.12.2019		RC
REV	DATE	DESCRIPTION
ISSUE RESOURCE CONSENT		
PROJECT VICTORIA LANE APARTMENTS 4 & 4A VICTORIA AVE, REMUERA		
TITLE BASEMENT PLAN		
DRAWN	LGA	
PLOT DATE		
SCALE	1:200 (1:400 @ A3)	
JOB NO.	1293	
SHEET NO.	RC 1.03	
REVISION	-	
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LEUSCHKE GROUP ARCHITECTS



KEY:
 Outlook spaces shown dashed

- 6m x 4m to living rooms
- 3m x 3m to principal bedroom
- 1m x 1m to all other habital bedrooms

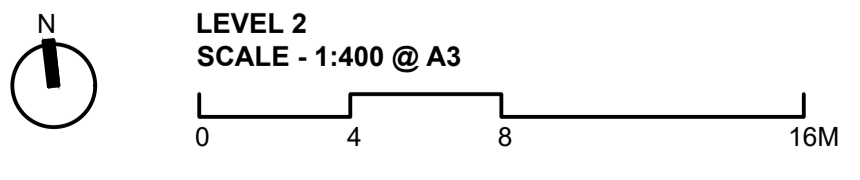
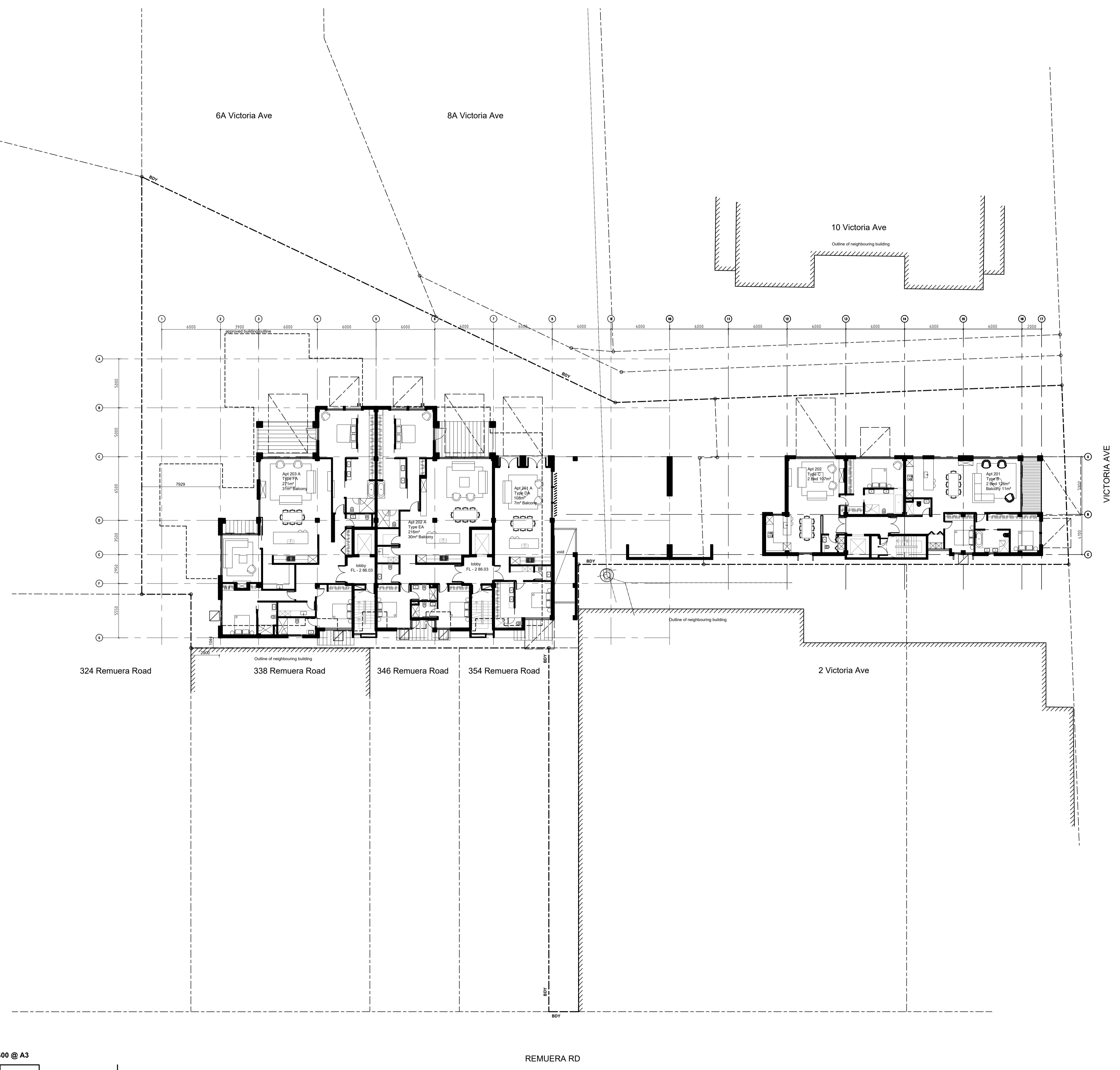


- 12.12.2019 RC	
REV	DATE DESCRIPTION
ISSUE RESOURCE CONSENT	
PROJECT VICTORIA LANE APARTMENTS 4 & 4A VICTORIA AVE, REMUERA	
TITLE LEVEL 1 - 1A (GROUND)	
DRAWN	LGA
PLOT DATE	
SCALE	1:200 @ A1, 1:400 @ A3
JOB NO.	1293
SHEET NO.	RC 1.04
REVISION	-
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LEUSCHKE GROUP ARCHITECTS

KEY:
 Outlook spaces shown dashed

- 6m x 4m to living rooms
- 3m x 3m to principal bedroom
- 1m x 1m to all other habital bedrooms

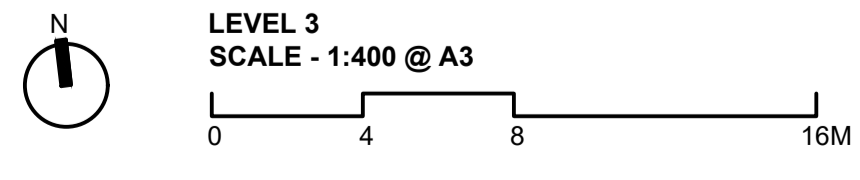
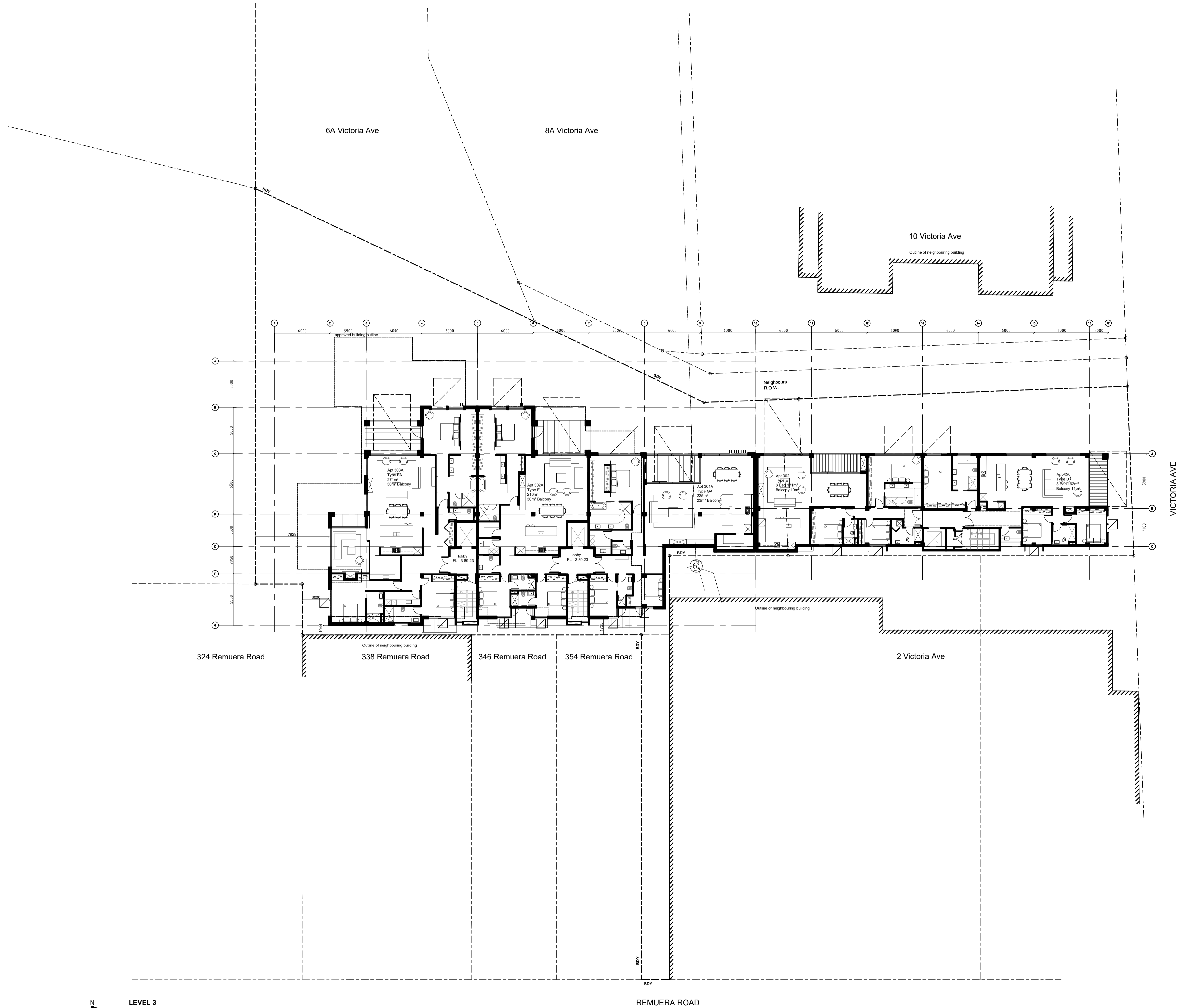


12.12.2019		RC
REV	DATE	DESCRIPTION
ISSUE RESOURCE CONSENT		
PROJECT VICTORIA LANE APARTMENTS 4 & 4A VICTORIA AVE, REMUERA		
TITLE LEVEL 2		
DRAWN	LGA	
PLOT DATE		
SCALE	1:200 (1:400 @ A3)	
JOB NO.	1293	
SHEET NO.	RC 1.05	
REVISION	-	
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LEUSCHKE GROUP ARCHITECTS

KEY:
 Outlook spaces shown dashed

- 6m x 4m to living rooms
- 3m x 3m to principal bedroom
- 1m x 1m to all other habital bedrooms

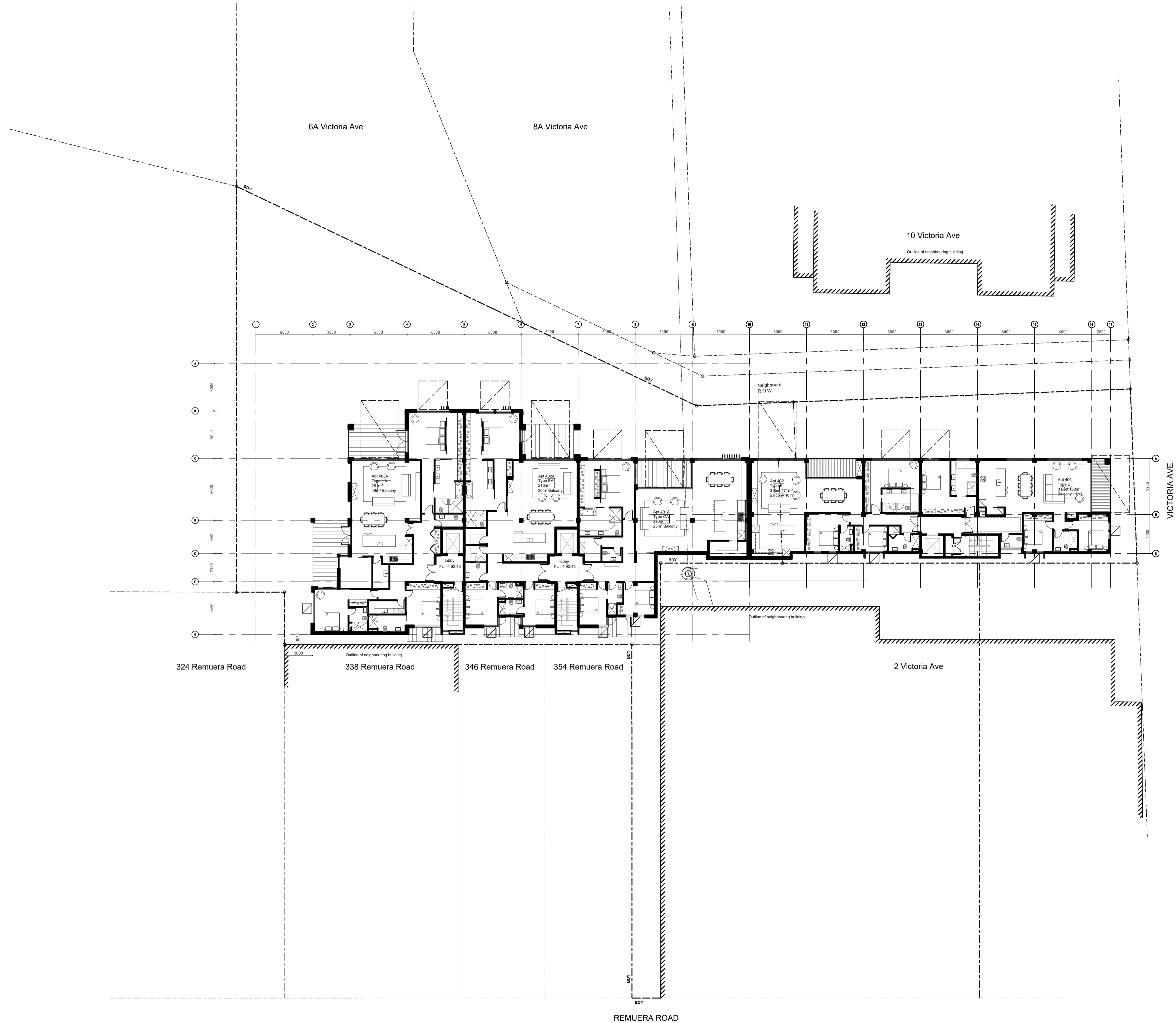


12.12.2019		RC
REV	DATE	DESCRIPTION
ISSUE RESOURCE CONSENT		
PROJECT VICTORIA LANE APARTMENTS 4 & 4A VICTORIA AVE REMUERA		
TITLE LEVEL 3		
DRAWN	LGA	
PLOT DATE		
SCALE	1:200 (1:400 @ A3)	
JOB NO.	1293	
SHEET NO.	RC 1.06	
REVISION	-	
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LEUSCHKE GROUP ARCHITECTS

KEY:
 Outlook spaces shown dashed

- 6m x 4m to living rooms
- 3m x 3m to principal bedroom
- 1m x 1m to all other habital bedrooms

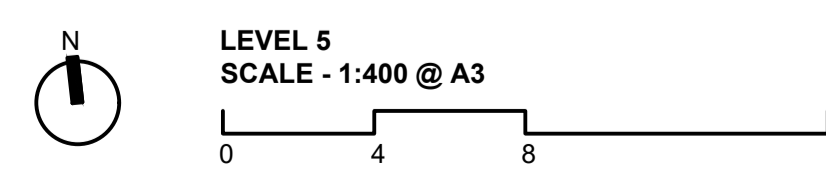
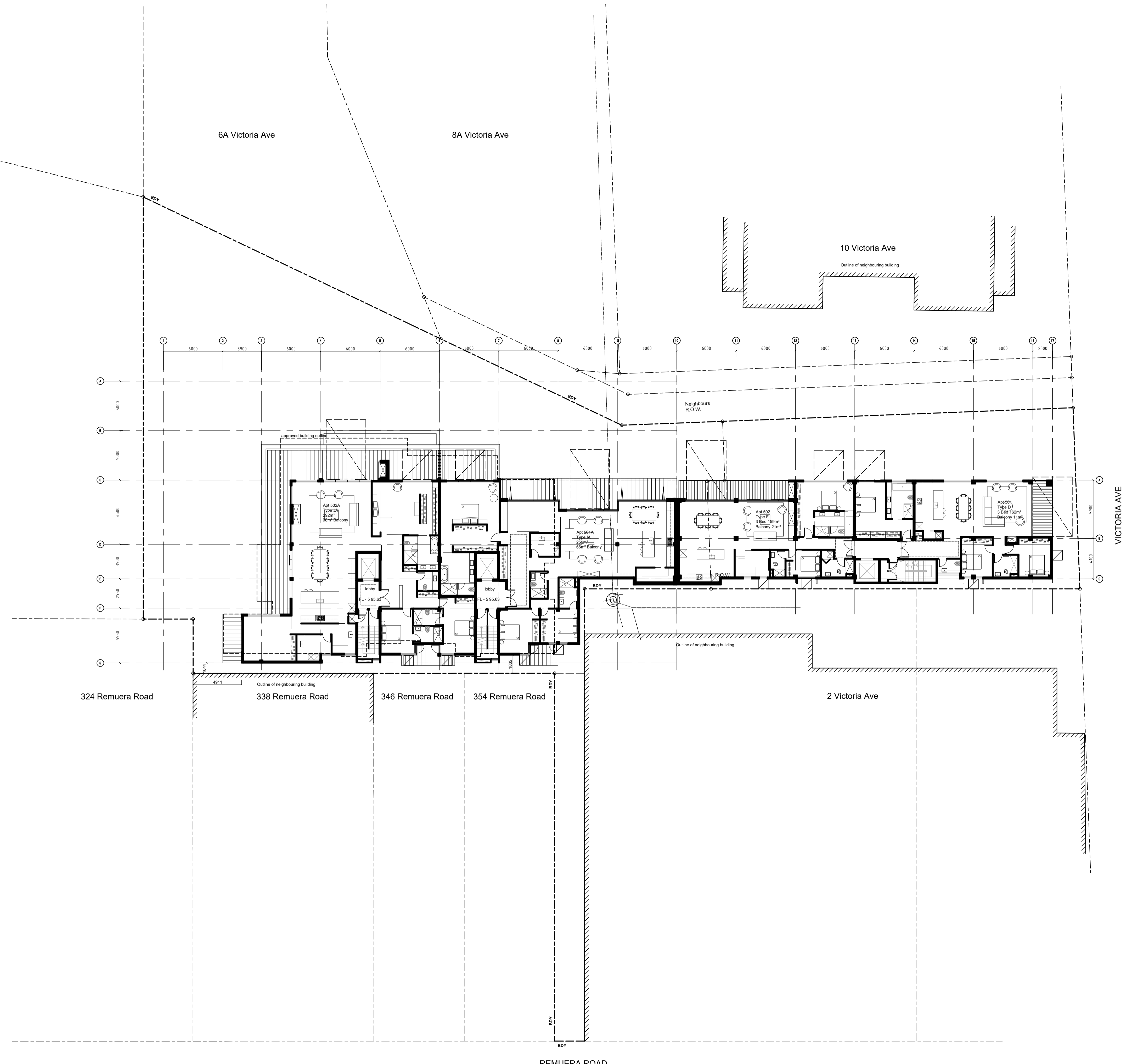


LEVEL 4
SCALE - 1:400 @ A3

12.12.2019		RC
REV	DATE	DESCRIPTION
ISSUE RESOURCE CONSENT		
PROJECT VICTORIA LANE APARTMENTS 4 & 4A VICTORIA AVE REMUERA		
TITLE LEVEL 4		
DRAWN	LGA	
PLOT DATE		
SCALE	1:200 (1:400 @ A3)	
JOB NO.	1293	
SHEET NO.	RC 1.07	
REVISION	-	
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LEUSCHKE GROUP ARCHITECTS

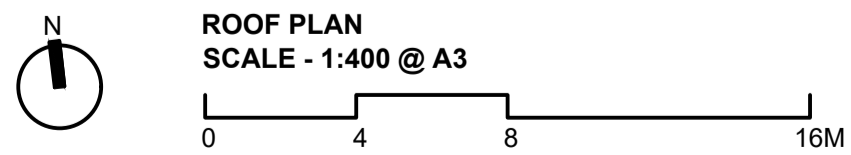
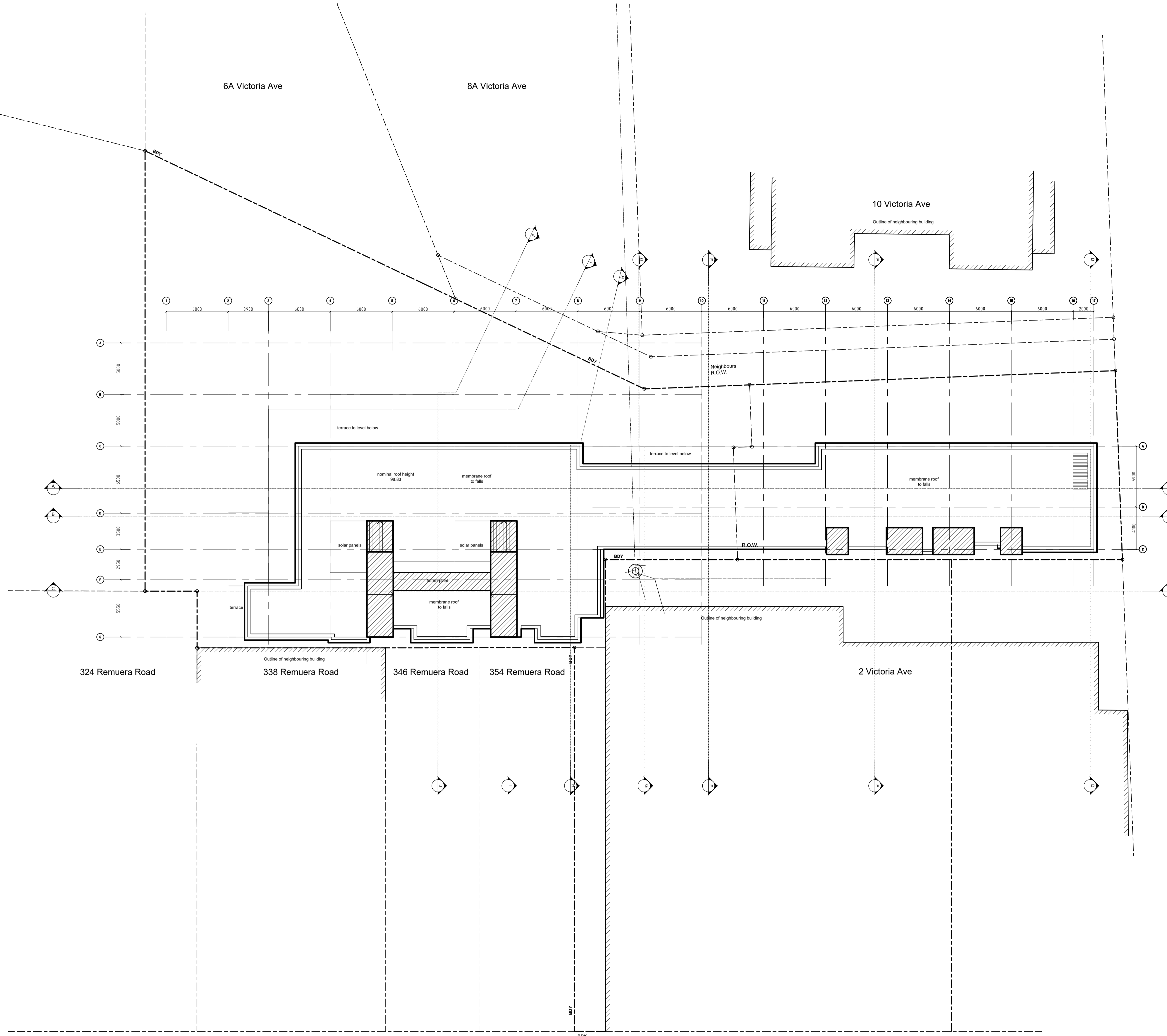
- KEY:**
 Outlook spaces shown dashed
- 6m x 4m to living rooms
 - 3m x 3m to principal bedroom
 - 1m x 1m to all other habital bedrooms



12.12.2019 RC	
REV	DATE DESCRIPTION
ISSUE RESOURCE CONSENT	
PROJECT VICTORIA LANE APARTMENTS 4 & 4A VICTORIA AVE, REMUERA	
TITLE LEVEL 5	
DRAWN	LGA
PLOT DATE	
SCALE	1:200 (1:400 @ A3)
JOB NO.	1293
SHEET NO.	RC 1.08
REVISION	-
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LEUSCHKE GROUP ARCHITECTS

Roof Area	
Total roof area	1045m ²
Total roof projections	93m ²
104m ² / 1045m ² = .09	9.9%

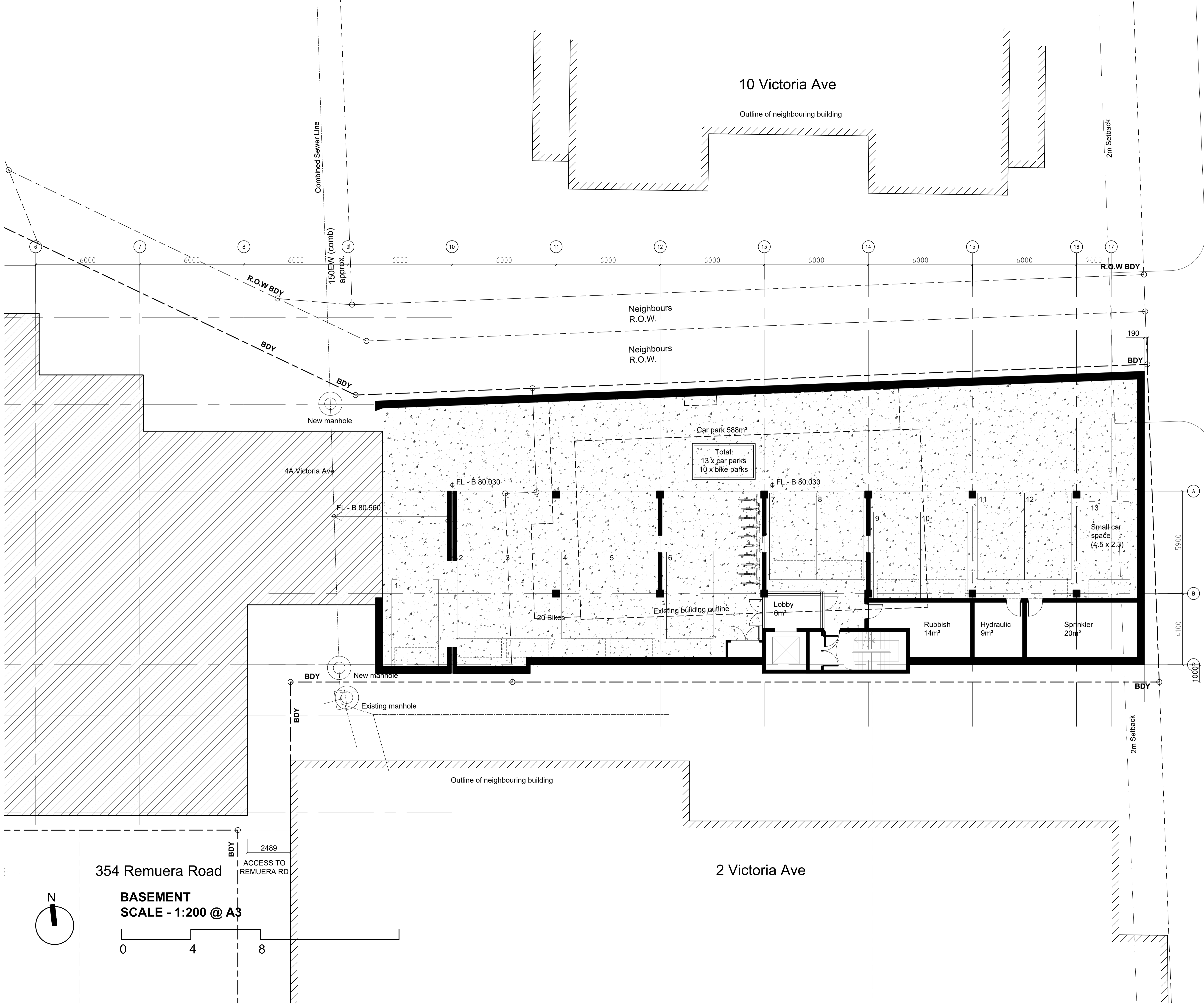


12.12.2019 RC		
REV	DATE	DESCRIPTION
ISSUE RESOURCE CONSENT		
PROJECT VICTORIA LANE APARTMENTS 4 & 4A VICTORIA AVE REMUERA		
TITLE Roof Plan		
DRAWN	LGA	
PLOT DATE		
SCALE	1:200 (1:400 @ A3)	
JOB NO.	1293	
SHEET NO.	RC 1.09	
REVISION	-	
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LEUSCHKE GROUP ARCHITECTS

KEY:
 Outlook spaces shown dashed

- 6m x 4m to living rooms
- 3m x 3m to principal bedroom
- 1m x 1m to all other habital bedrooms



VICTORIA AVE

12.12.2019 RC

REV	DATE	DESCRIPTION

ISSUE
RESOURCE CONSENT

PROJECT
VICTORIA LANE APARTMENTS

4 VICTORIA AVE,
 REMUERA

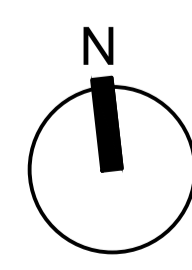
TITLE
BASEMENT PLAN

DRAWN	LGA
PLOT DATE	
SCALE	1:100 (1:200 @ A3)
JOB NO.	1293
SHEET NO.	RC 1.10
REVISION	-
NOTE	The Contractor to check & verify all dimensions, levels, and angles on site before commencing.
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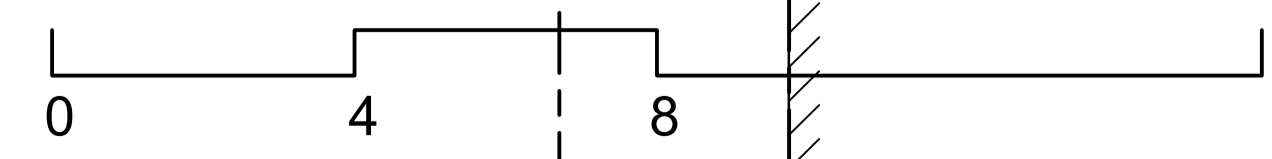
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 Newmarket, Auckland
 PO Box 109517, Newmarket

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 FAX 64 9 522 5529
 email@leuschke.co.nz
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LEUSCHKE GROUP ARCHITECTS

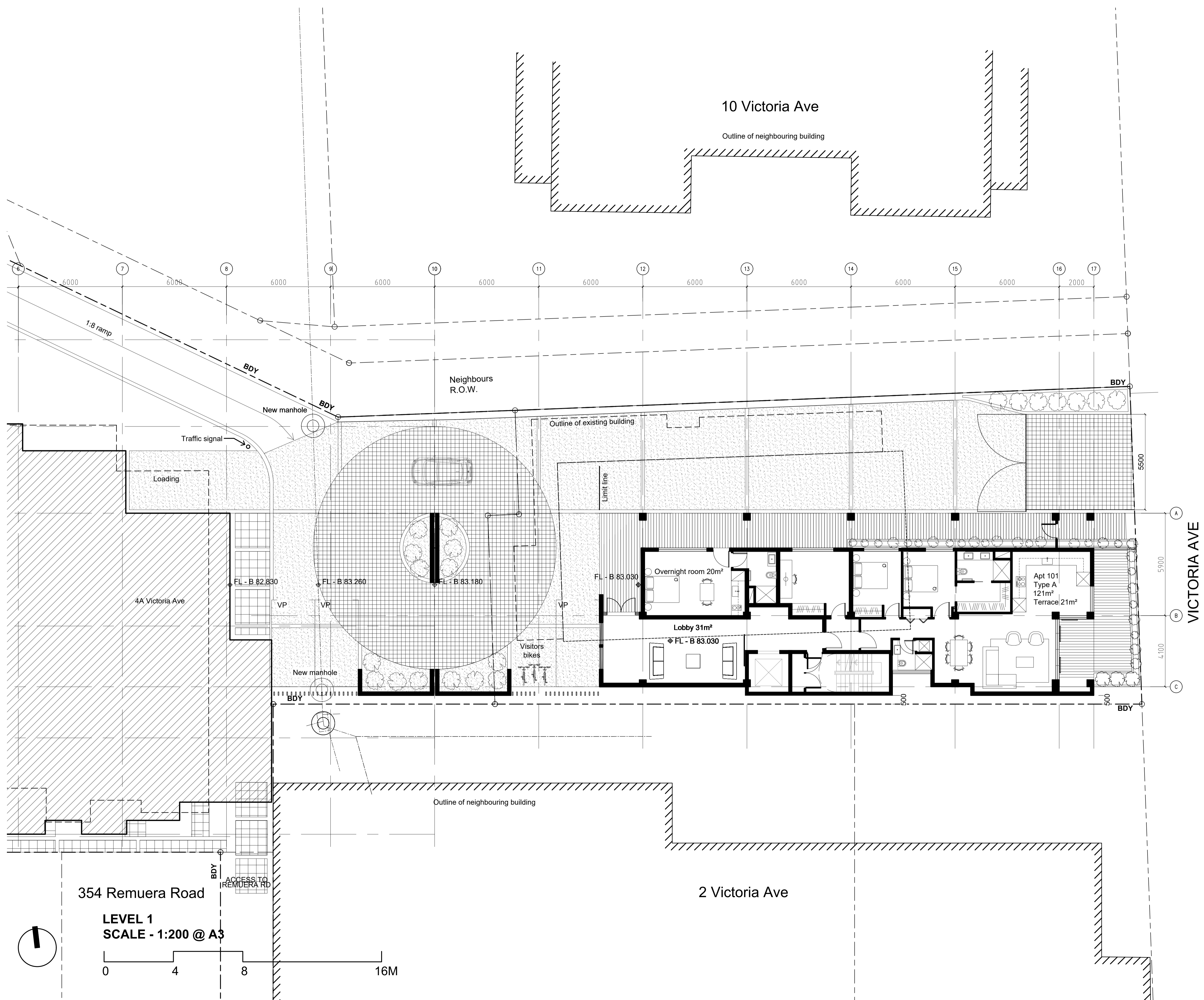


354 Remuera Road
BASEMENT SCALE - 1:200 @ A3



BDY 2489
 ACCESS TO REMUERA RD

- KEY:**
 Outlook spaces shown dashed
- 6mx4m to living rooms
 - 3mx3m to principal bedroom
 - 1mx1m to all other habital bedrooms

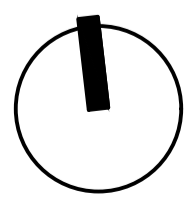
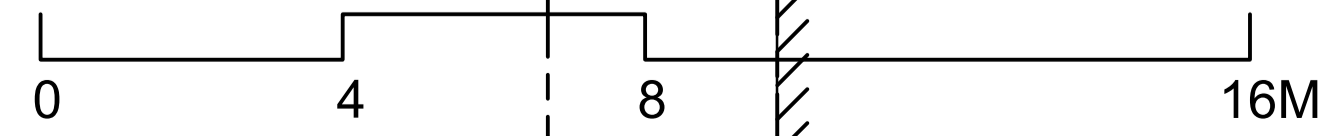


VICTORIA AVE

12.12.2019 RC		
REV	DATE	DESCRIPTION
ISSUE RESOURCE CONSENT		
PROJECT VICTORIA LANE APARTMENTS		
4 VICTORIA AVE, REMUERA		
TITLE LEVEL 1 (GROUND)		
DRAWN	LGA	
PLOT DATE		
SCALE	1:100 (1:200 @ A3)	
JOB NO.	1293	
SHEET NO.	RC 1.11	
REVISION	-	
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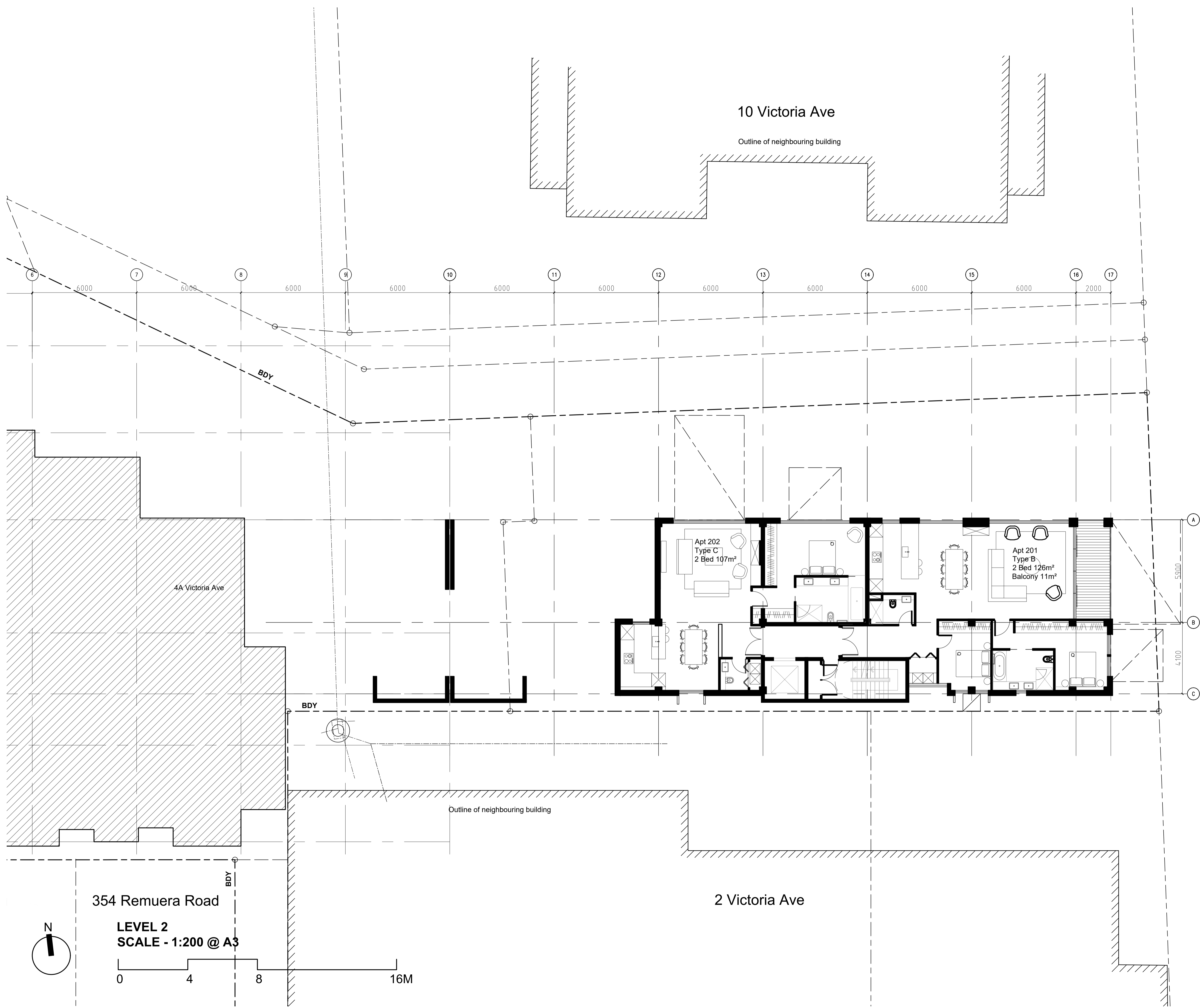
LEUSCHKE GROUP ARCHITECTS

354 Remuera Road
LEVEL 1
SCALE - 1:200 @ A3



KEY:
 Outlook spaces shown dashed

- 6m x 4m to living rooms
- 3m x 3m to principal bedroom
- 1m x 1m to all other habital bedrooms



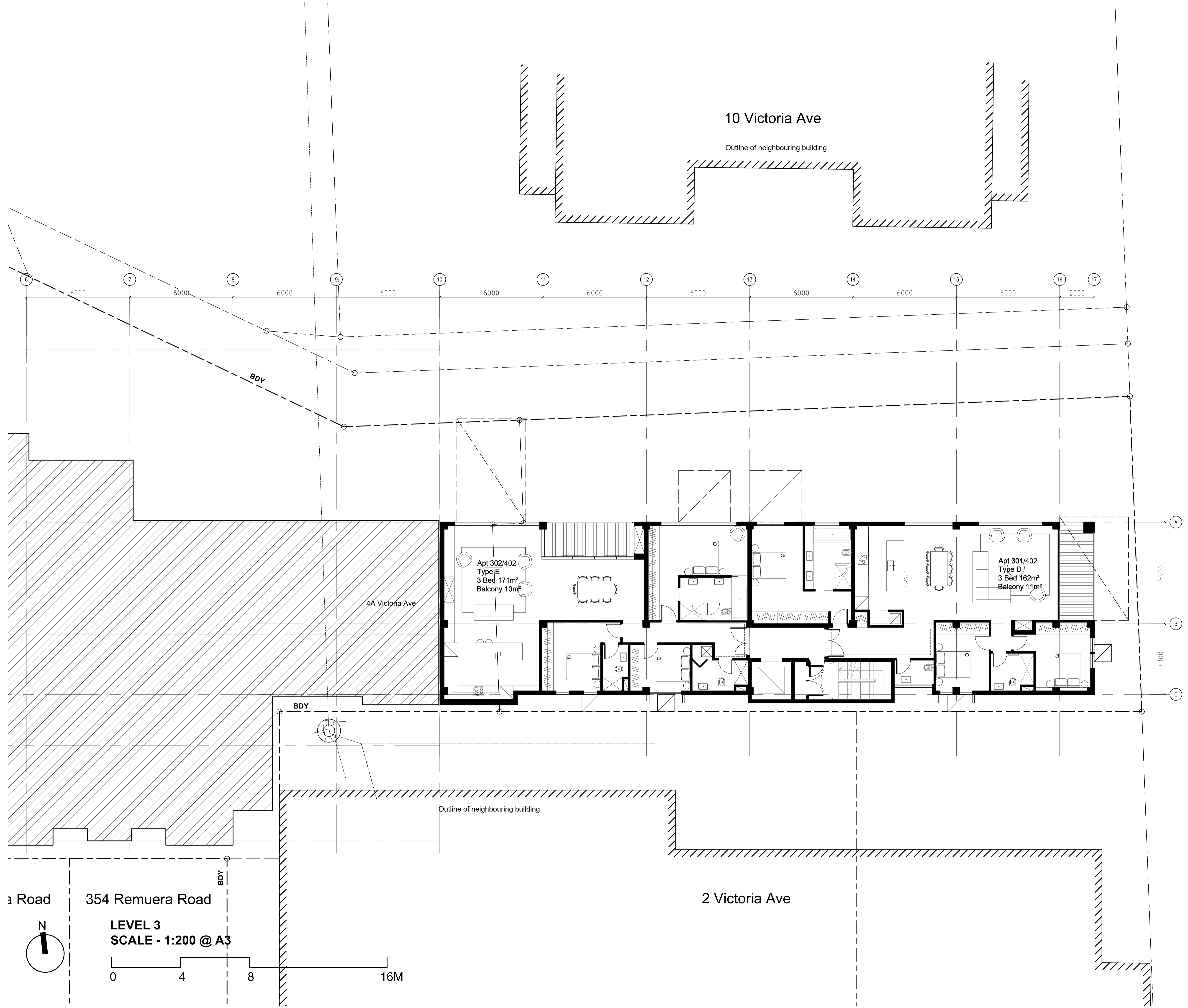
VICTORIA AVE

REV	DATE	DESCRIPTION
ISSUE: RESOURCE CONSENT PROJECT: VICTORIA LANE APARTMENTS 4 VICTORIA AVE, REMUERA TITLE: LEVEL 2		
DRAWN	LGA	
PLOT DATE		
SCALE	1:100 (1:200 @ A3)	
JOB NO.	1293	
SHEET NO.	RC 1.12	
REVISION	-	
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LEUSCHKE GROUP ARCHITECTS

KEY:
 Outlook spaces shown dashed

- 6m x 4m to living rooms
- 3m x 3m to principal bedroom
- 1m x 1m to all other habital bedrooms



VICTORIA AVE

a Road 354 Remuera Road

LEVEL 3
SCALE - 1:200 @ A3

0 4 8 16M

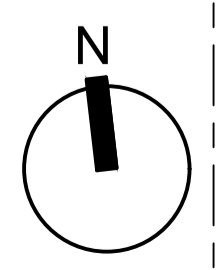
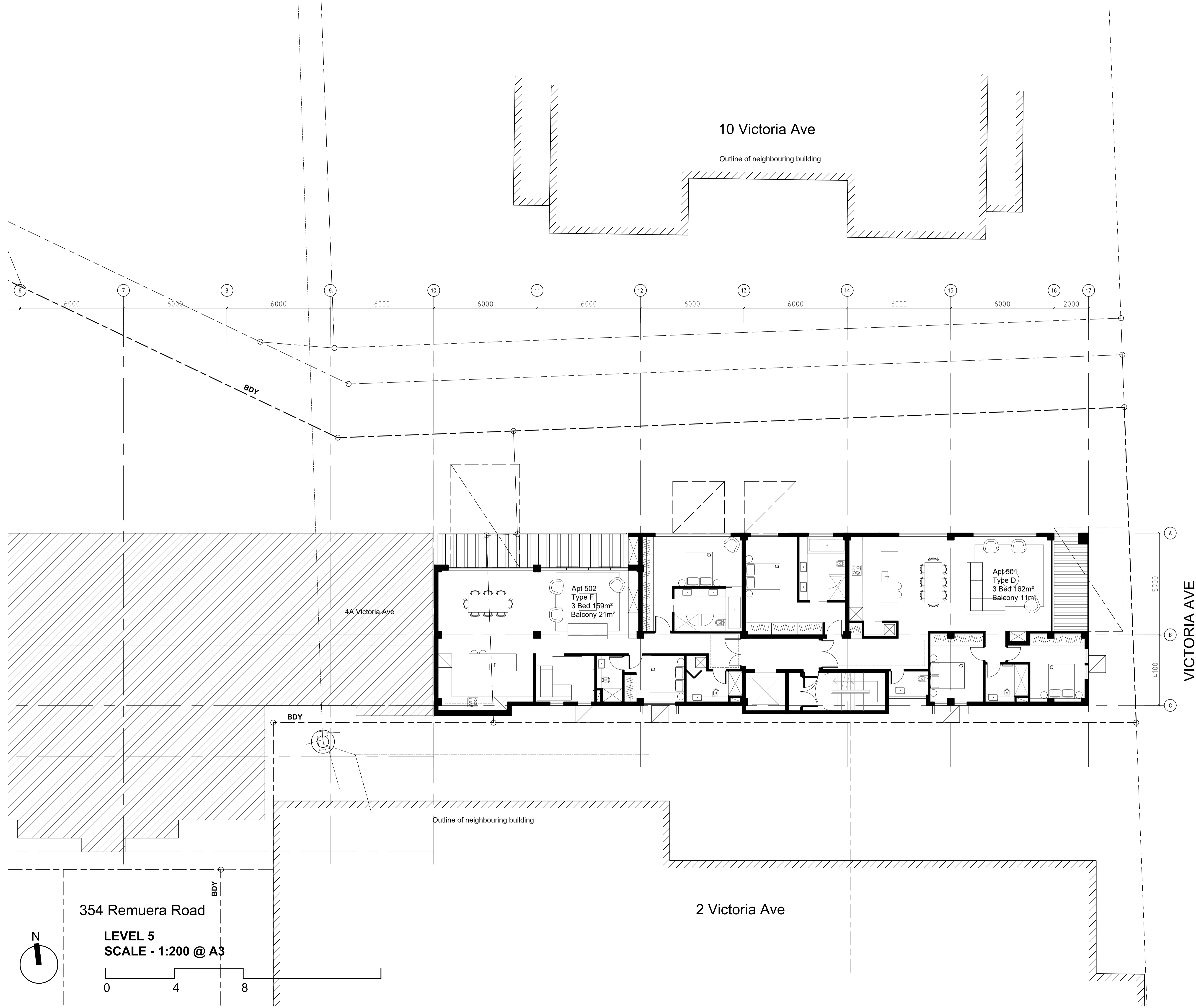
BDY

REV	DATE	DESCRIPTION
ISSUE: 12.12.2019 RC RESOURCE CONSENT PROJECT: VICTORIA LANE APARTMENTS 4 VICTORIA AVE, REMUERA TITLE: LEVEL 3 & 4		
DRAWN	LGA	
PLOT DATE		
SCALE	1:100 (1:200 @ A3)	
JOB NO.	1293	
SHEET NO.	RC 1.13	
REVISION	-	
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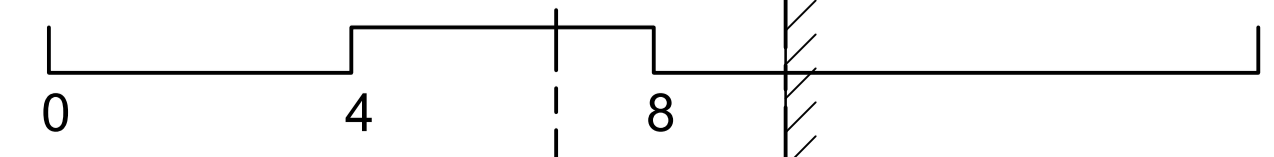
LEUSCHKE GROUP ARCHITECTS

KEY:
 Outlook spaces shown dashed

- 6m x 4m to living rooms
- 3m x 3m to principal bedroom
- 1m x 1m to all other habitable bedrooms

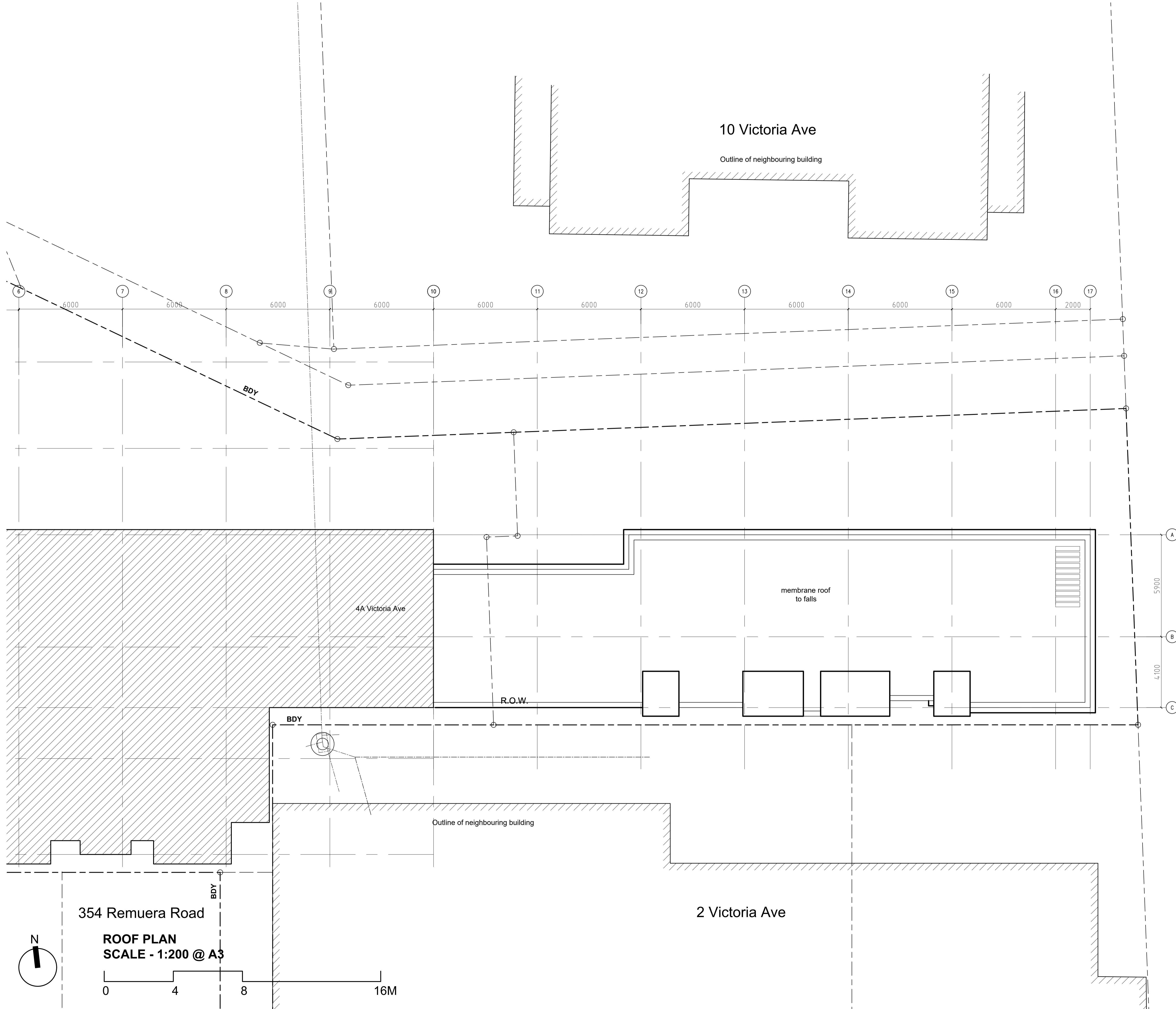


354 Remuera Road
LEVEL 5
SCALE - 1:200 @ A3



REV	DATE	DESCRIPTION
ISSUE: RESOURCE CONSENT PROJECT: VICTORIA LANE APARTMENTS 4 VICTORIA AVE, REMUERA TITLE: LEVEL 5		
DRAWN	LGA	
PLOT DATE		
SCALE	1:100 (1:200 @ A3)	
JOB NO.	1293	
SHEET NO.	RC 1.14	
REVISION	-	
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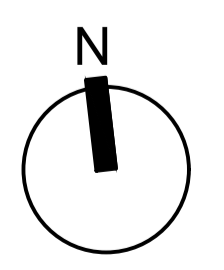
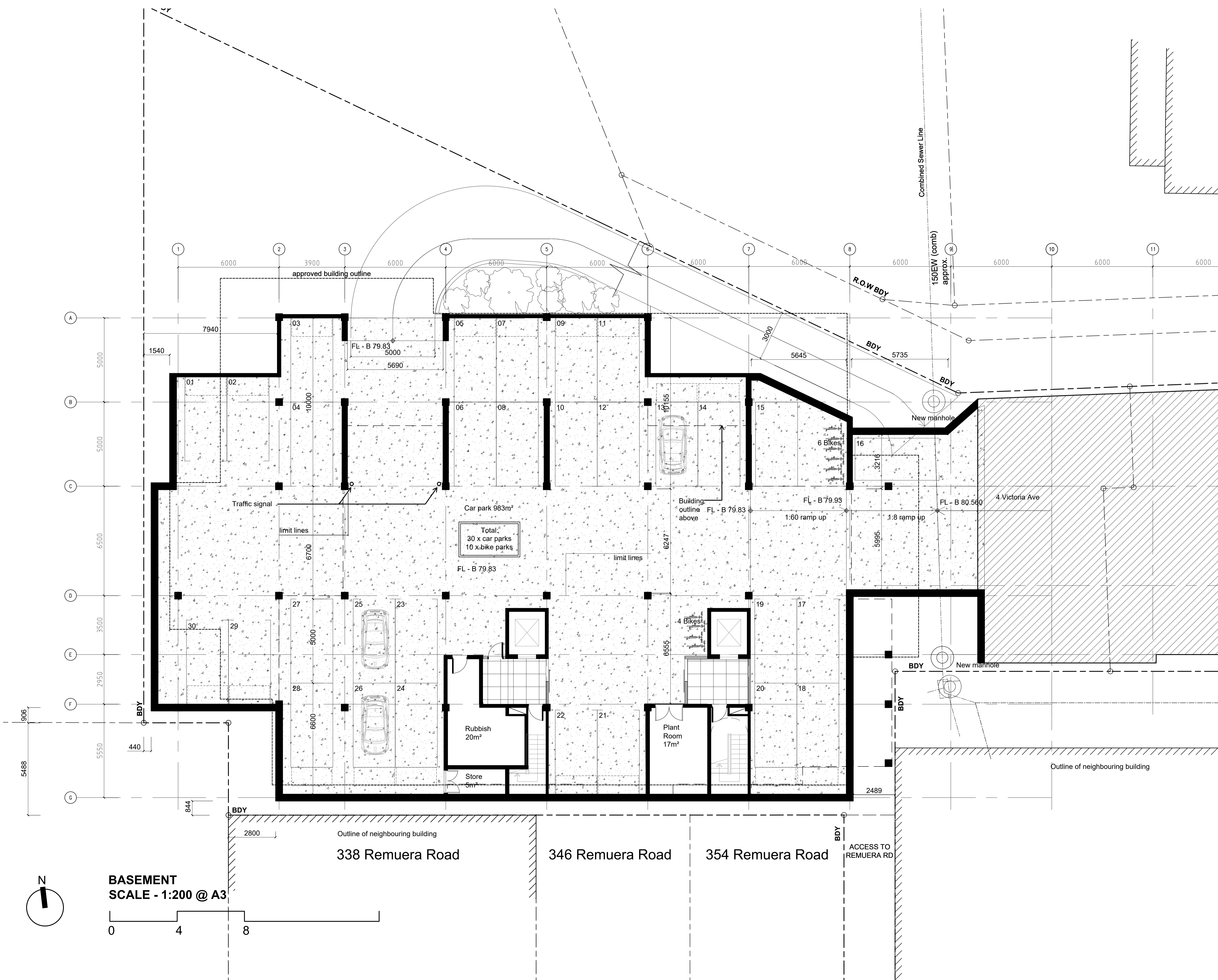


12.12.2019		RC
REV	DATE	DESCRIPTION
ISSUE RESOURCE CONSENT		
PROJECT VICTORIA LANE APARTMENTS 4 VICTORIA AVE, REMUERA		
TITLE Roof Plan		
DRAWN	LGA	
PLOT DATE		
SCALE	1:100 (1:200 @ A3)	
JOB NO.	1293	
SHEET NO.	RC 1.15	
REVISION	-	
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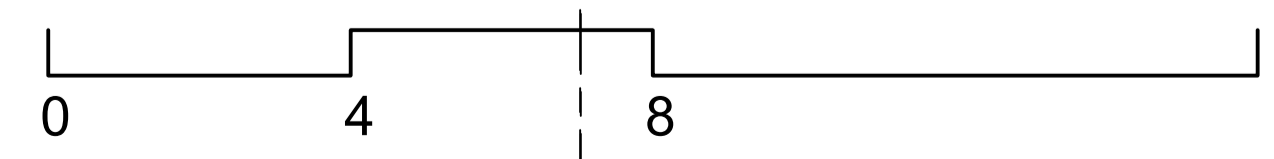
LEUSCHKE GROUP ARCHITECTS

KEY:
 Outlook spaces shown dashed

- 6m x 4m to living rooms
- 3m x 3m to principal bedroom
- 1m x 1m to all other habital bedrooms



BASEMENT
SCALE - 1:200 @ A3

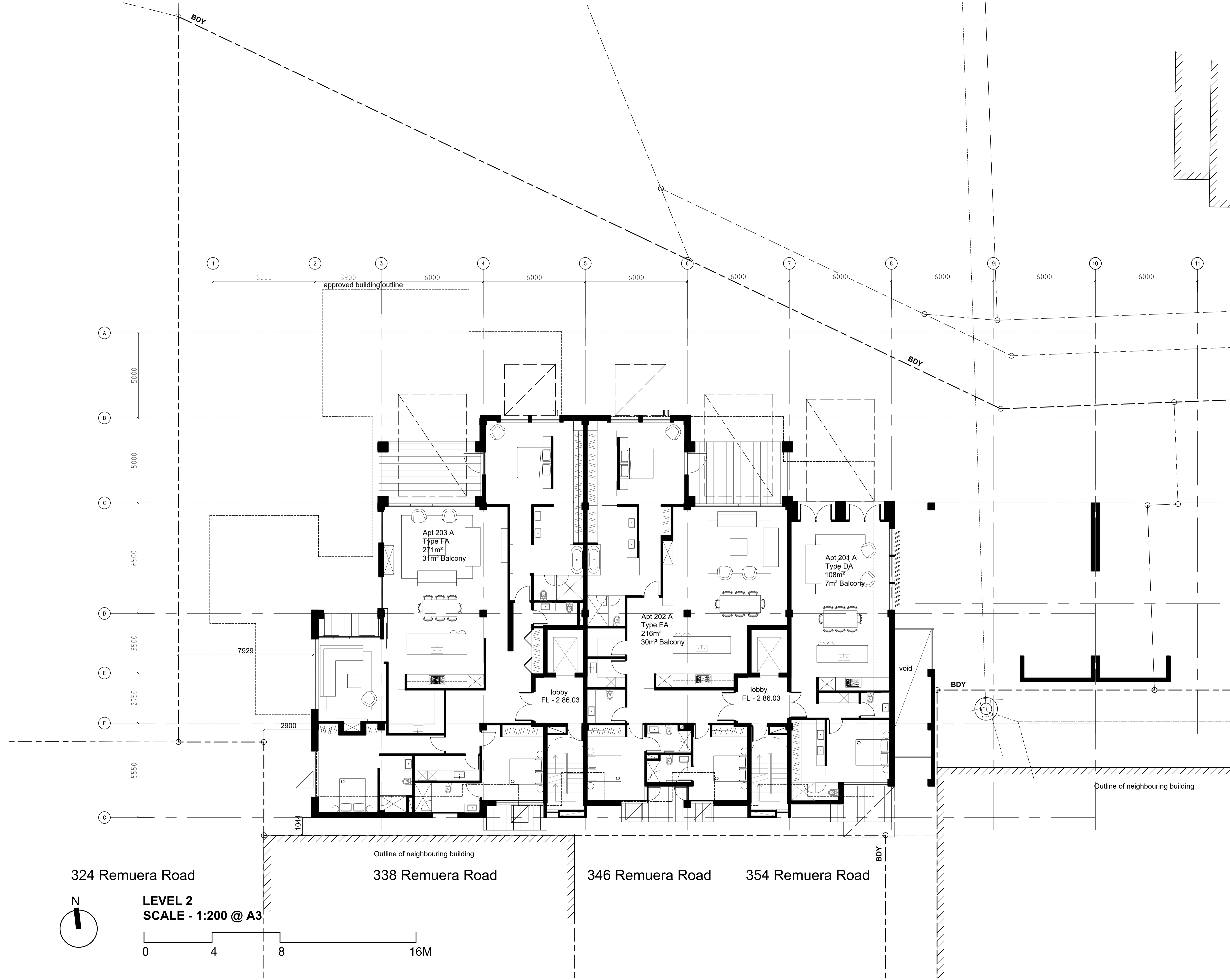


REV	DATE	DESCRIPTION
ISSUE: RESOURCE CONSENT PROJECT: VICTORIA LANE APARTMENTS 4 VICTORIA AVE, REMUERA TITLE: BASEMENT PLAN		
DRAWN	LGA	
PLOT DATE		
SCALE	1:100 (1:200 @ A3)	
JOB NO.	1293	
SHEET NO.	RC 1.16	
REVISION	-	
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LEUSCHKE GROUP ARCHITECTS

KEY:
 Outlook spaces shown dashed

- 6m x 4m to living rooms
- 3m x 3m to principal bedroom
- 1m x 1m to all other habital bedrooms



324 Remuera Road

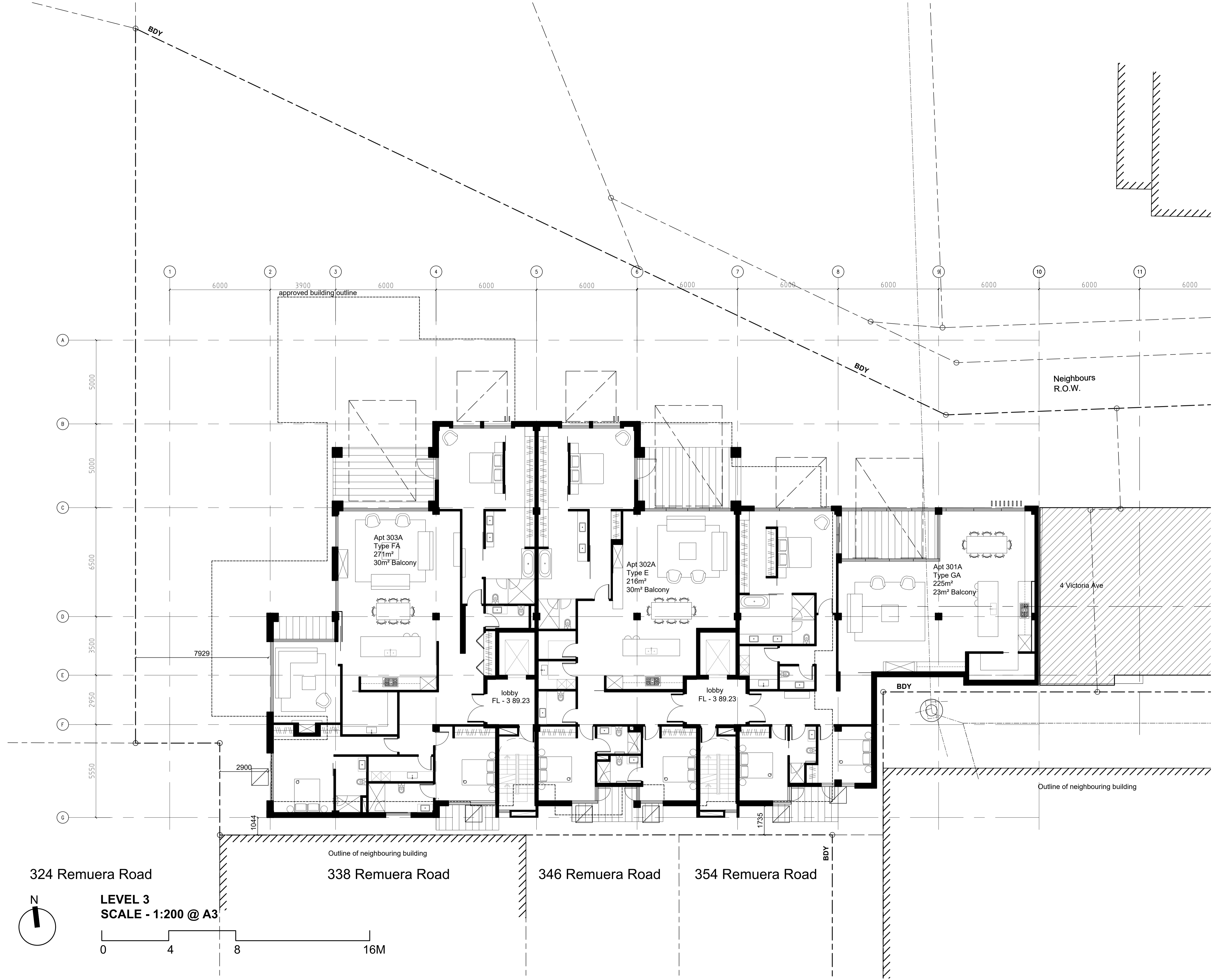
LEVEL 2
SCALE - 1:200 @ A3

REV	DATE	DESCRIPTION
ISSUE: RESOURCE CONSENT PROJECT: VICTORIA LANE APARTMENTS 4A VICTORIA AVE, REMUERA TITLE: LEVEL 2		
DRAWN	LGA	
PLOT DATE		
SCALE	1:100 (1:200 @ A3)	
JOB NO.	1293	
SHEET NO.	RC 1.18	
REVISION	-	
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KEY:
 Outlook spaces shown dashed

- 6m x 4m to living rooms
- 3m x 3m to principal bedroom
- 1m x 1m to all other habital bedrooms

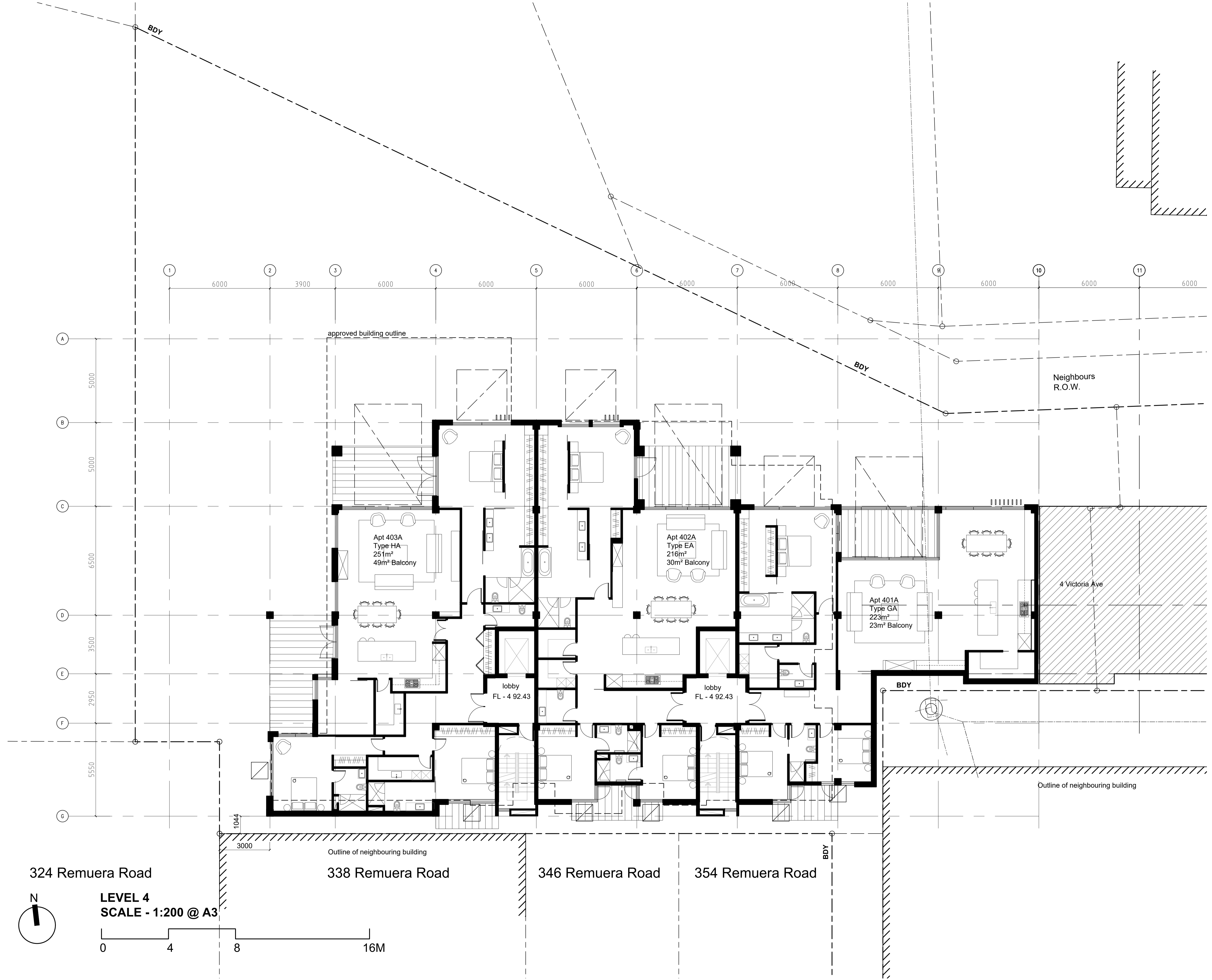


REV	DATE	DESCRIPTION
ISSUE RESOURCE CONSENT		
PROJECT VICTORIA LANE APARTMENTS 4A VICTORIA AVE, REMUERA		
TITLE LEVEL 3		
DRAWN	LGA	
PLOT DATE		
SCALE	1:100 (1:200 @ A3)	
JOB NO.	1293	
SHEET NO.	RC 1.19	
REVISION	-	
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KEY:
 Outlook spaces shown dashed

- 6m x 4m to living rooms
- 3m x 3m to principal bedroom
- 1m x 1m to all other habital bedrooms



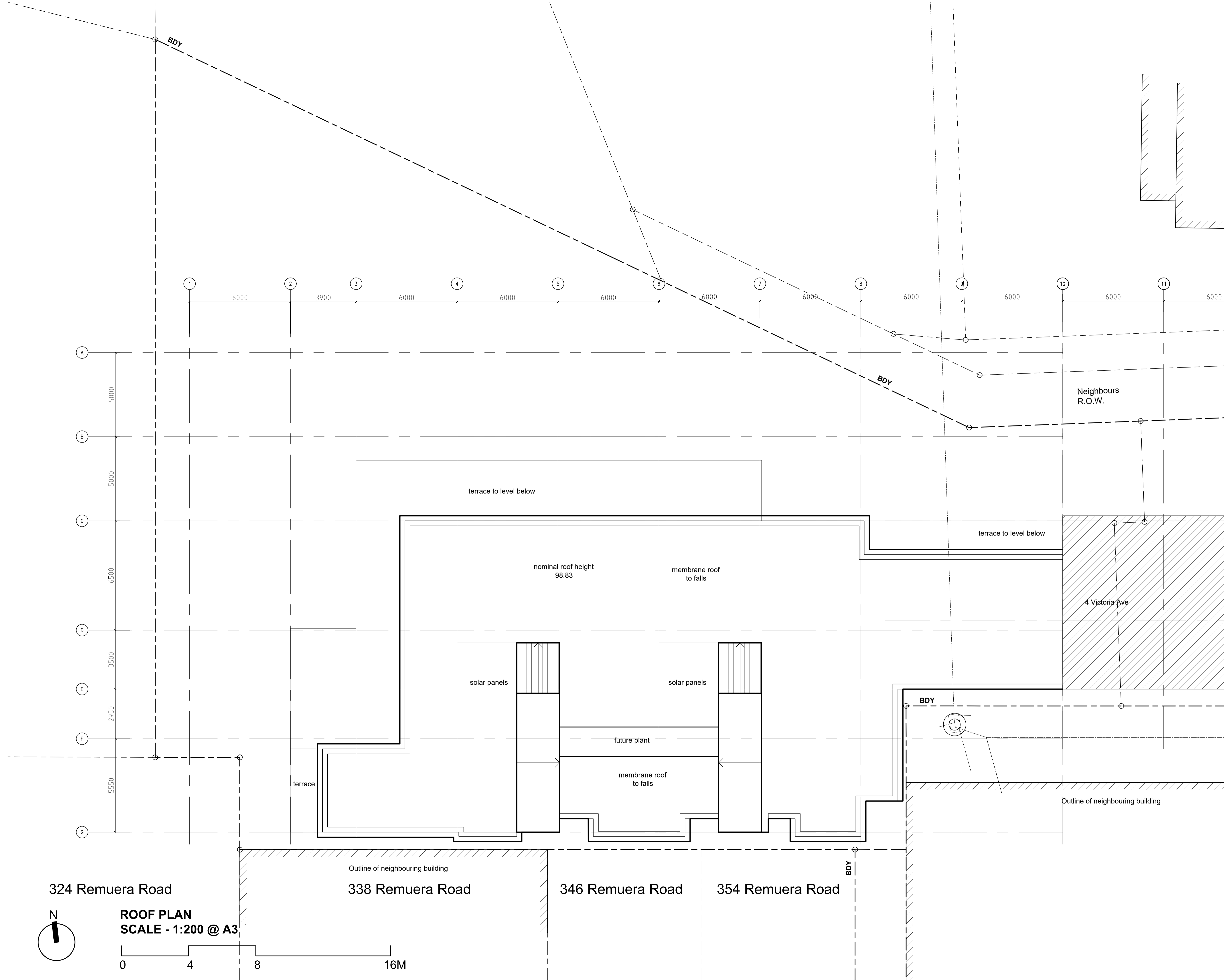
324 Remuera Road

LEVEL 4
SCALE - 1:200 @ A3

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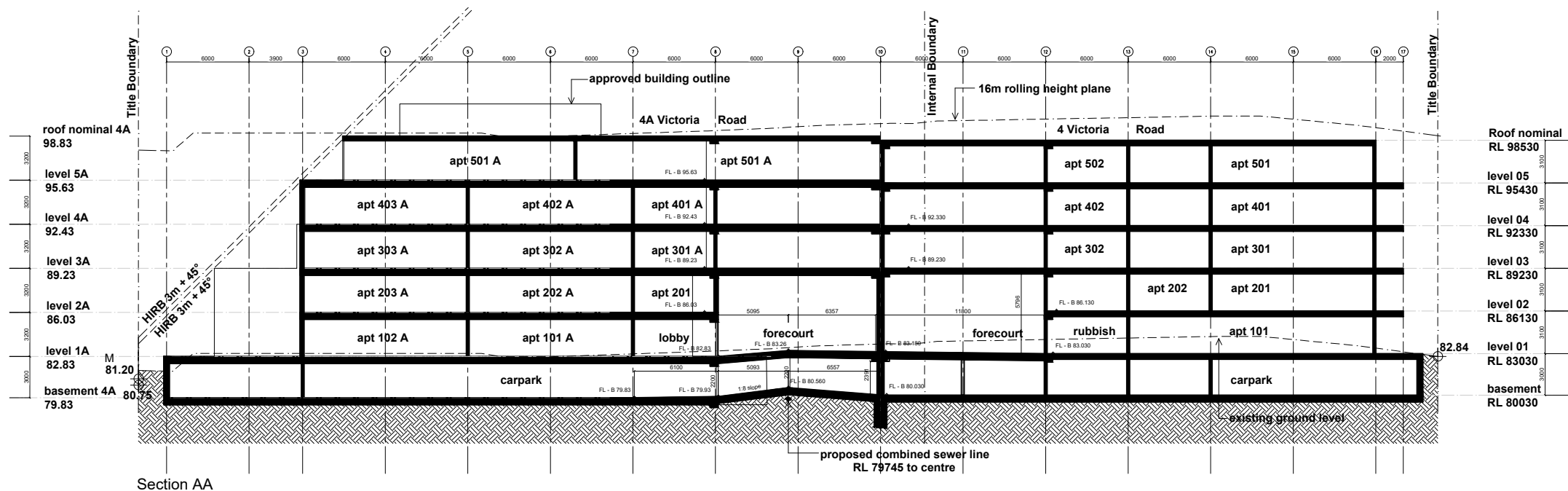
REV	DATE	DESCRIPTION
ISSUE RESOURCE CONSENT		
PROJECT VICTORIA LANE APARTMENTS 4A VICTORIA AVE, REMUERA		
TITLE LEVEL 4		
DRAWN	LGA	
PLOT DATE		
SCALE	1:100 (1:200 @ A3)	
JOB NO.	1293	
SHEET NO.	RC 1.20	
REVISION	-	
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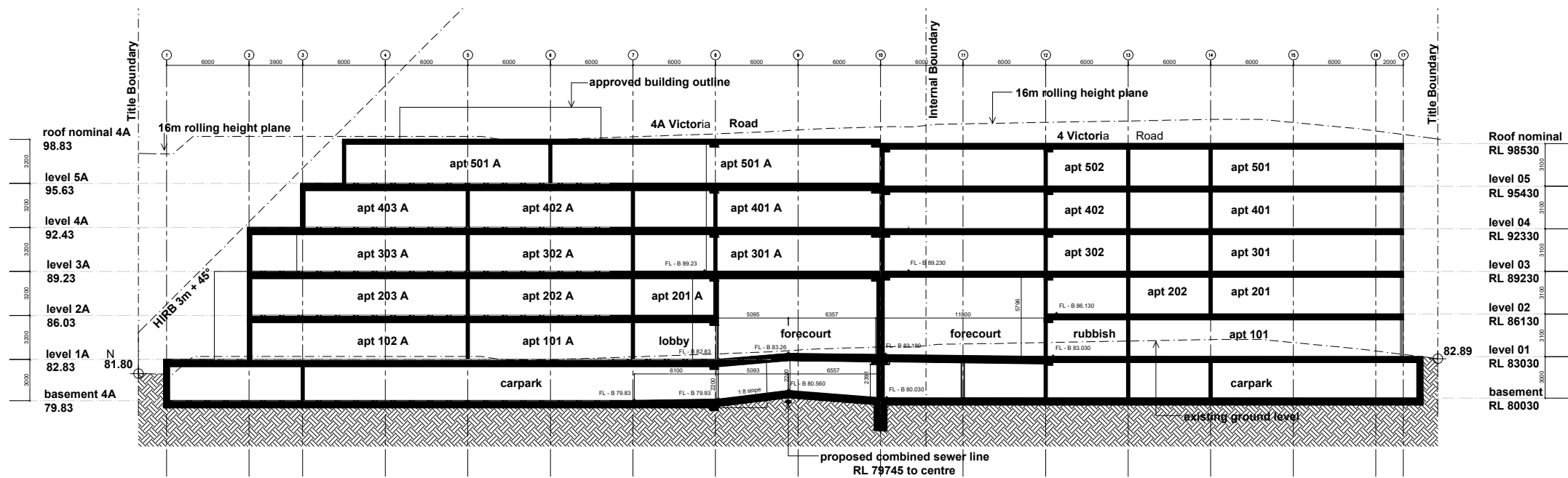


REV	DATE	DESCRIPTION
12.12.2019	RC	
ISSUE RESOURCE CONSENT		
PROJECT VICTORIA LANE APARTMENTS 4A VICTORIA AVE, REMUERA		
TITLE Roof Plan		
DRAWN	LGA	
PLOT DATE		
SCALE	1:100 (1:200 @ A3)	
JOB NO.	1293	
SHEET NO.	RC 1.22	
REVISION	-	
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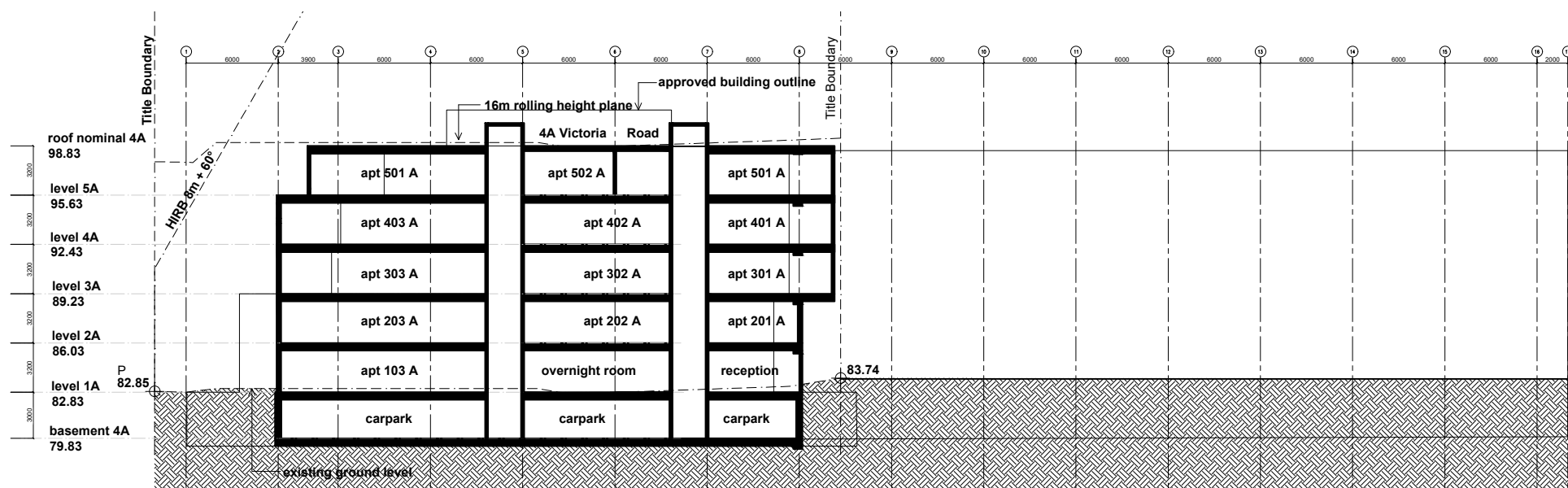
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Section AA



Section BB



Section CC

A xxxxxx Resource Consent

REV	DATE	DESCRIPTION

ISSUE RESOURCE CONSENT

PROJECT
VICTORIA LANE APARTMENTS
 4 - 4A VICTORIA AVE
 REMUERA

TITLE
 SECTIONS 1

DRAWN LGA

PLOT DATE

SCALE 1:100 (1:200 @ A3)

JOB NO. 1293

SHEET NO. RC 2.01

REVISION A

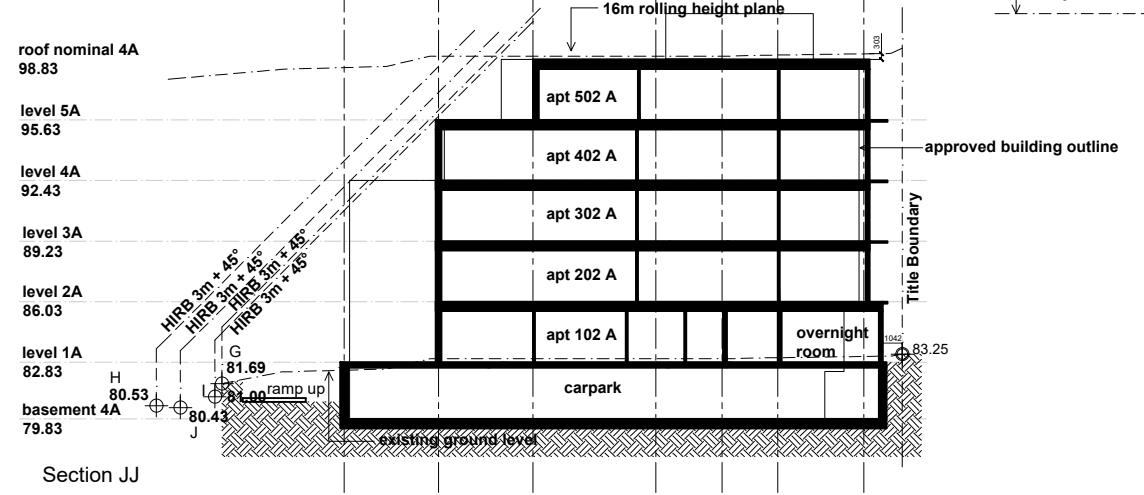
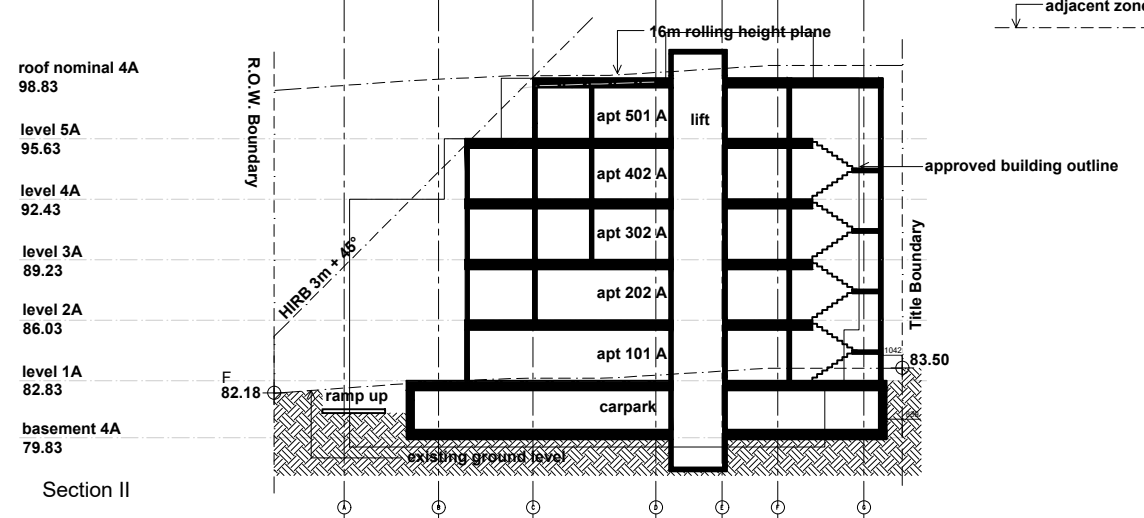
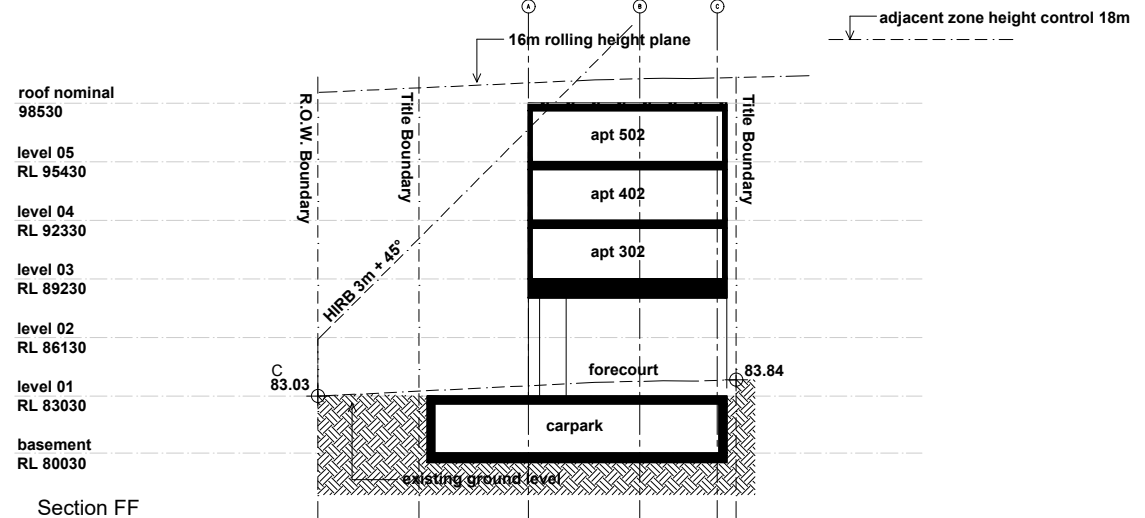
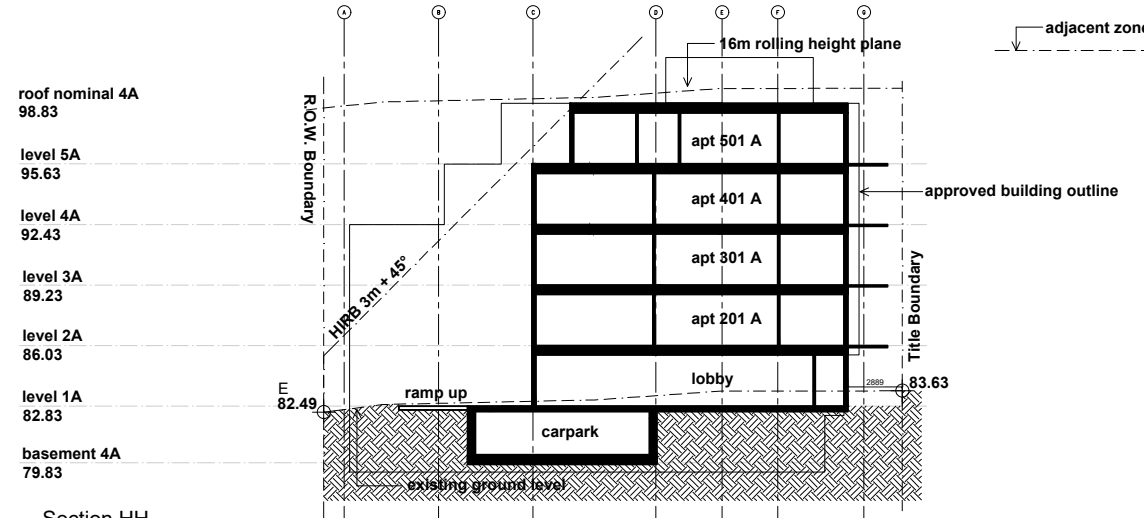
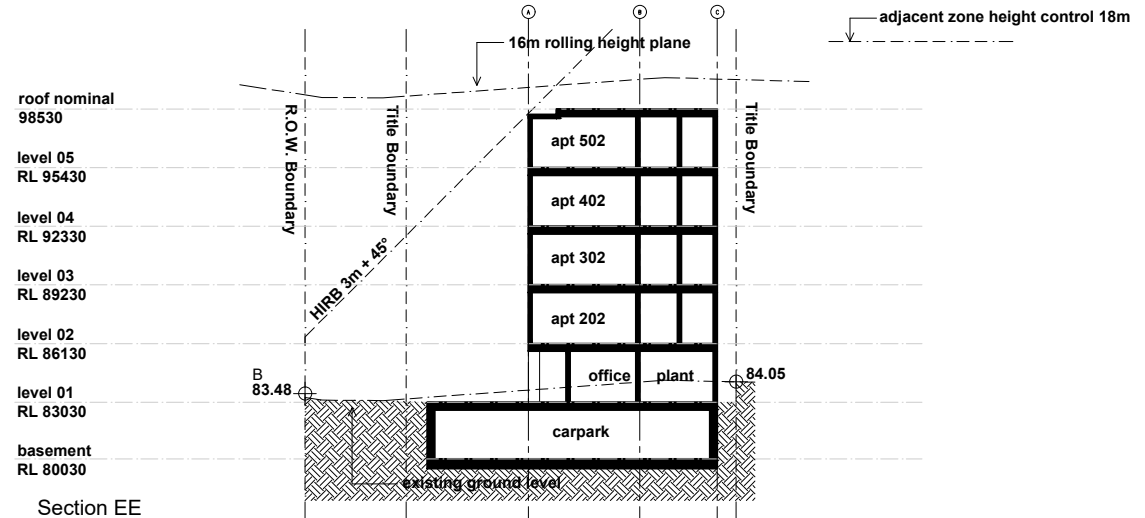
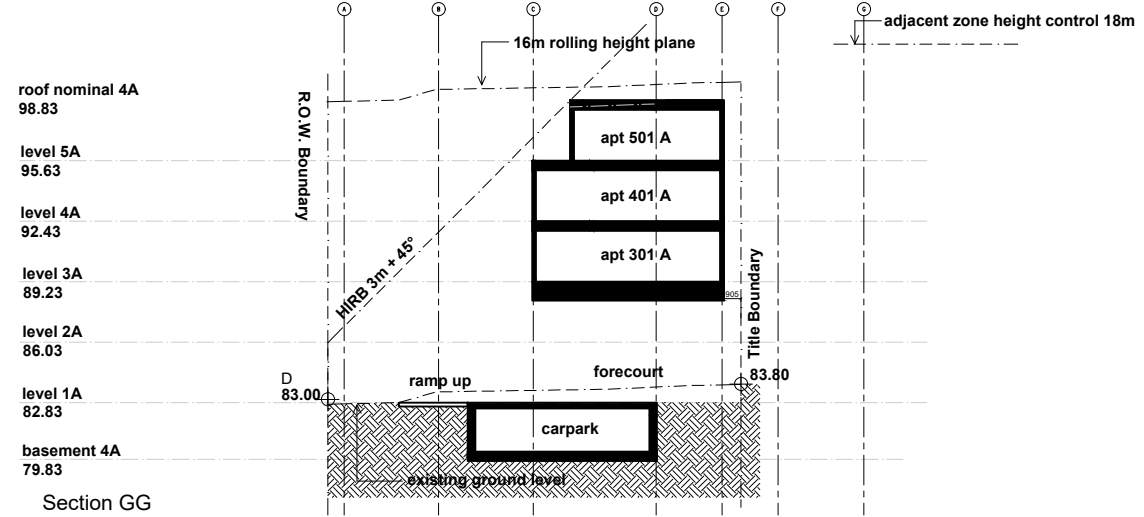
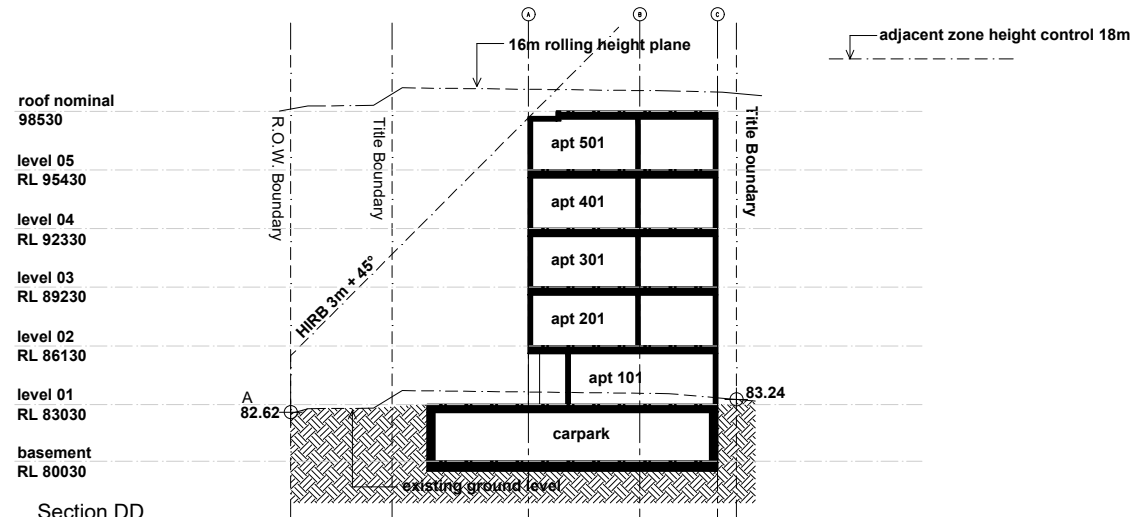
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A xxxxxx Resource Consent		
REV	DATE	DESCRIPTION
ISSUE RESOURCE CONSENT		
PROJECT VICTORIA LANE APARTMENTS 4 - 4A VICTORIA AVE REMUERA		
TITLE SECTIONS 2		
DRAWN	LGA	
PLOT DATE		
SCALE	1:100 (1:200 @ A3)	
JOB NO.	1293	
SHEET NO.	RC 2.02	
REVISION	A	
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LEUSCHKE GROUP ARCHITECTS

KEY

- A stone cladding
- B brick panelling
- C metal cladding
- D glass screening
- E pc metal joinery & double glazing
- F pc metal fins/ louvres
- G pc metal canopy with skylights
- H entry/ feature signage - backlit
- I bronze metal entry feature
- J pc metal shutters
- K plastered concrete, paint finish
- L terracotta wall panels



NORTH ELEVATION

REV	DATE	DESCRIPTION
A	xx.xx.xx	Resource Consent
ISSUE RESOURCE CONSENT		
PROJECT VICTORIA LANE APARTMENTS 4 - 4A VICTORIA AVE, REMUERA		
TITLE NORTH ELEVATION		
DRAWN	LGA	
PLOT DATE		
SCALE	1:100 (1:200 @ A3)	
JOB NO.	1293	
SHEET NO.	RC 2.03	
REVISION	A	
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LEUSCHKE GROUP ARCHITECTS

KEY

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- B brick panelling
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- D glass screening
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- F pc metal fins/ louvres
- G pc metal canopy with skylights
- H entry/ feature signage - backlit
- I bronze metal entry feature
- J pc metal shutters
- K plastered concrete, paint finish
- L terracotta wall panels



EAST ELEVATION

REV	DATE	DESCRIPTION
A	xx.xx.xx	Resource Consent
ISSUE		
RESOURCE CONSENT		
PROJECT		
VICTORIA LANE APARTMENTS 4 - 4A VICTORIA AVE, REMUERA		
TITLE		
EAST ELEVATION		
DRAWN	LGA	
PLOT DATE		
SCALE	1:100 (1:200 @ A3)	
JOB NO.	1293	
SHEET NO.	RC 2.04	
REVISION	A	
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LEUSCHKE GROUP ARCHITECTS

KEY

- A stone cladding
- B brick panelling
- C metal cladding
- D glass screening
- E pc metal joinery & double glazing
- F pc metal fins/ louvres
- G pc metal canopy with skylights
- H entry/ feature signage - backlit
- I bronze metal entry feature
- J pc metal shutters
- K plastered concrete, paint finish
- L terracotta wall panels



SOUTH ELEVATION

REV	DATE	DESCRIPTION
A	xx.xx.xx	Resource Consent
ISSUE RESOURCE CONSENT		
PROJECT VICTORIA LANE APARTMENTS 4 - 4A VICTORIA AVE, REMUERA		
TITLE SOUTH ELEVATION		
DRAWN	LGA	
PLOT DATE		
SCALE	1:100 (1:200 @ A3)	
JOB NO.	1293	
SHEET NO.	RC 2.05	
REVISION	A	
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ARCHITECTS

KEY

- A stone cladding
- B brick panelling
- C metal cladding
- D glass screening
- E pc metal joinery & double glazing
- F pc metal fins/ louvres
- G pc metal canopy with skylights
- H entry/ feature signage - backlit
- I bronze metal entry feature
- J pc metal shutters
- K plastered concrete, paint finish
- L terracotta wall panels

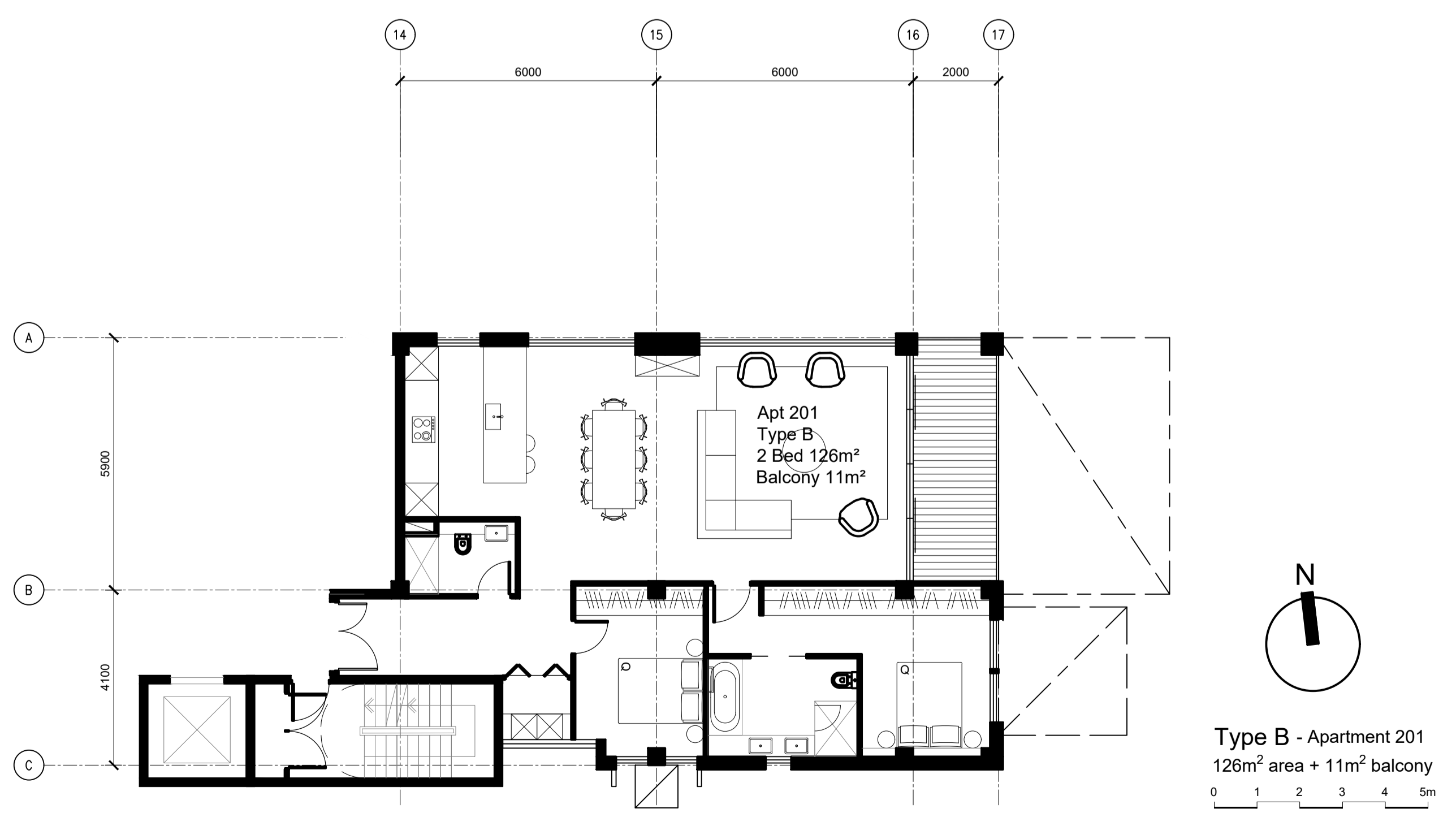
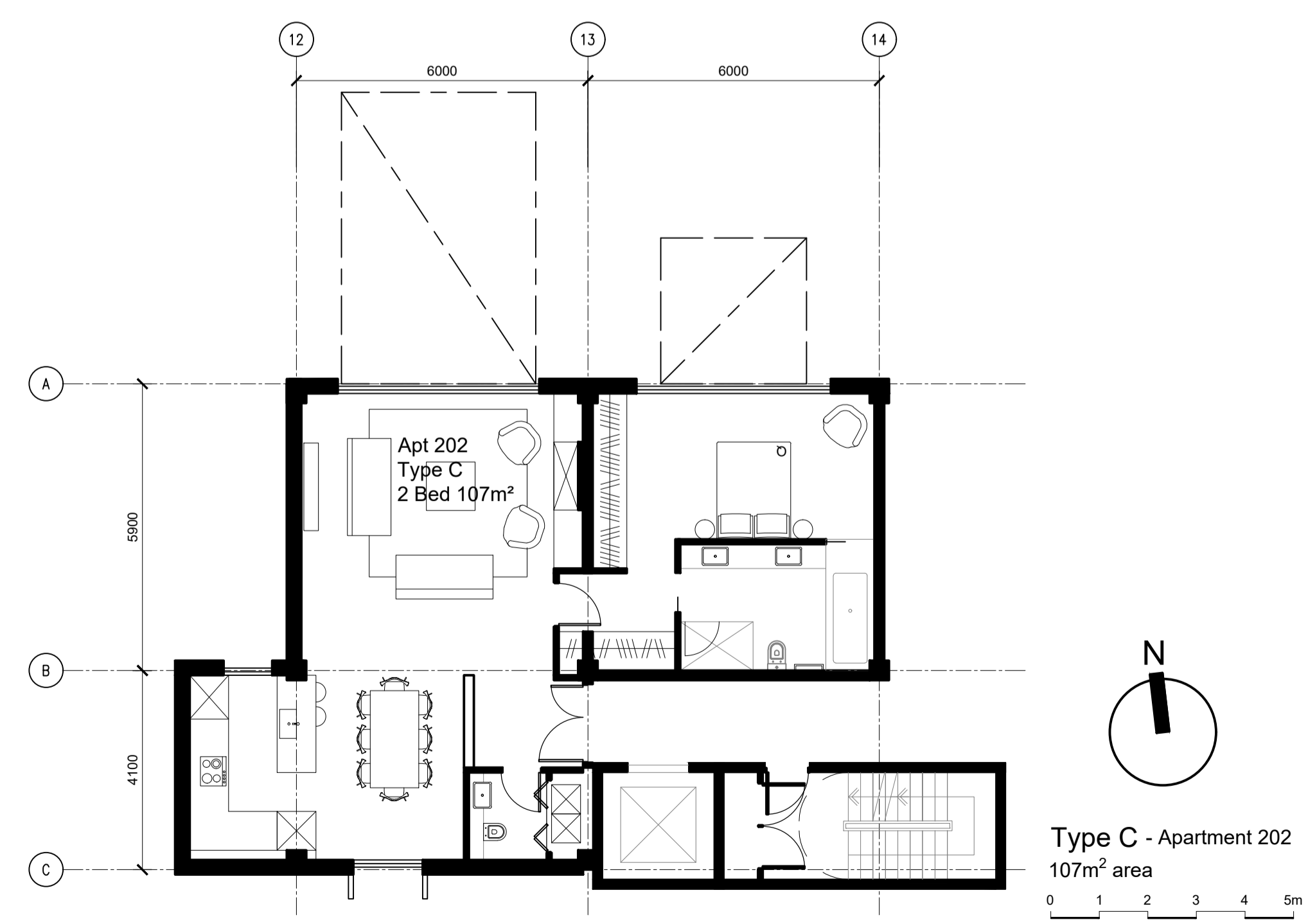
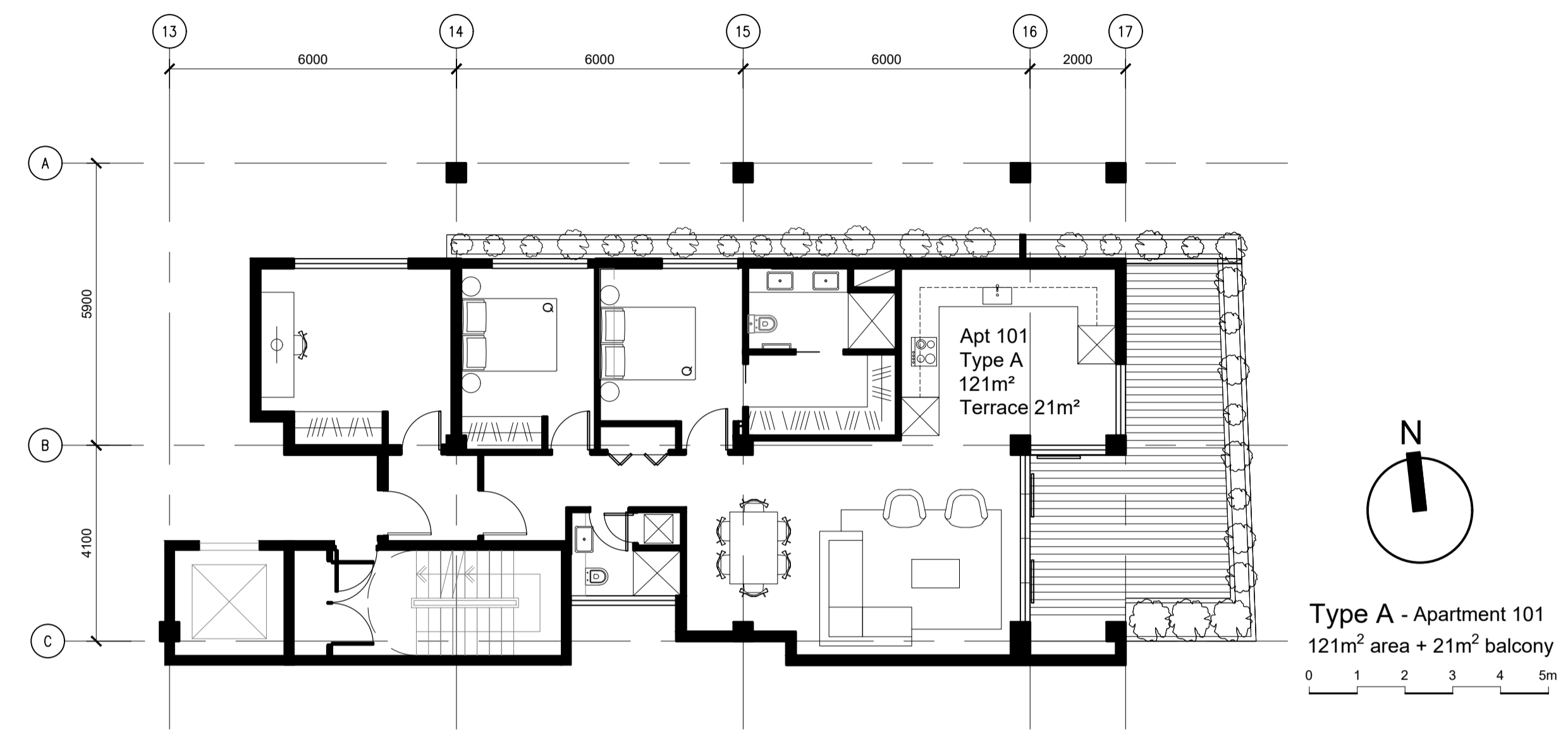


WEST ELEVATION

REV	DATE	DESCRIPTION
A	xx.xx.xx	Resource Consent
ISSUE		
RESOURCE CONSENT		
PROJECT		
VICTORIA LANE APARTMENTS 4 - 4A VICTORIA AVE, REMUERA		
TITLE		
WEST ELEVATION		
DRAWN	LGA	
PLOT DATE		
SCALE	1:100 (1:200 @ A3)	
JOB NO.	1293	
SHEET NO.	RC 2.06	
REVISION	A	
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LEUSCHKE GROUP ARCHITECTS

	KEY: Outlook spaces shown dashed
-	6mx4m to living rooms
-	3mx3m to principal bedroom
-	1mx1m to all other habital bedrooms

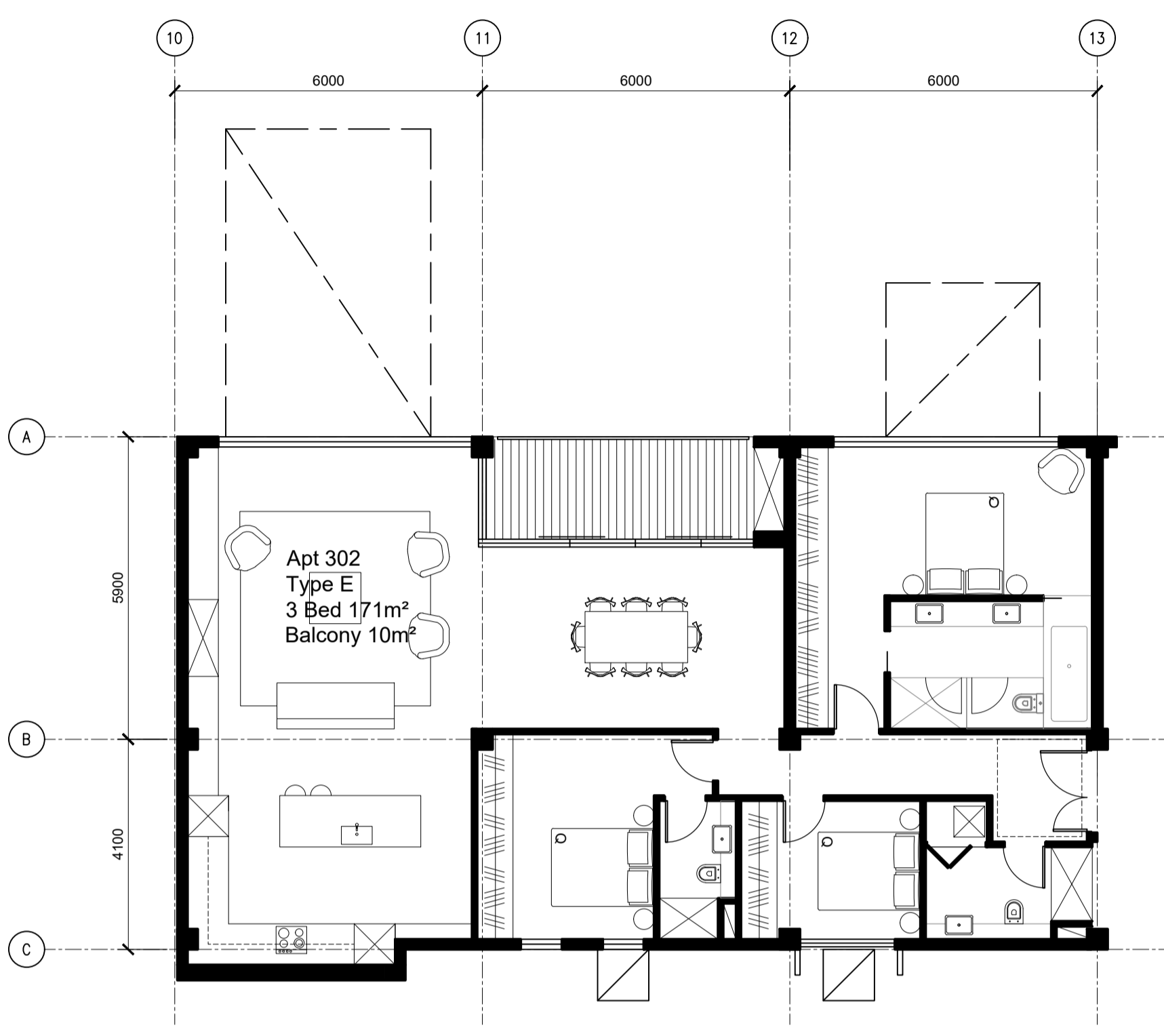


12.12.2019		RC
REV	DATE	DESCRIPTION
ISSUE RESOURCE CONSENT		
PROJECT VICTORIA LANE APARTMENTS		
4 VICTORIA AVE, REMUERA		
TITLE UNIT PLANS [1]		
DRAWN	LGA	
PLOT DATE		
SCALE	1:100 (1:200 @ A3)	
JOB NO.	1293	
SHEET NO.	RC 3.01	
REVISION	-	
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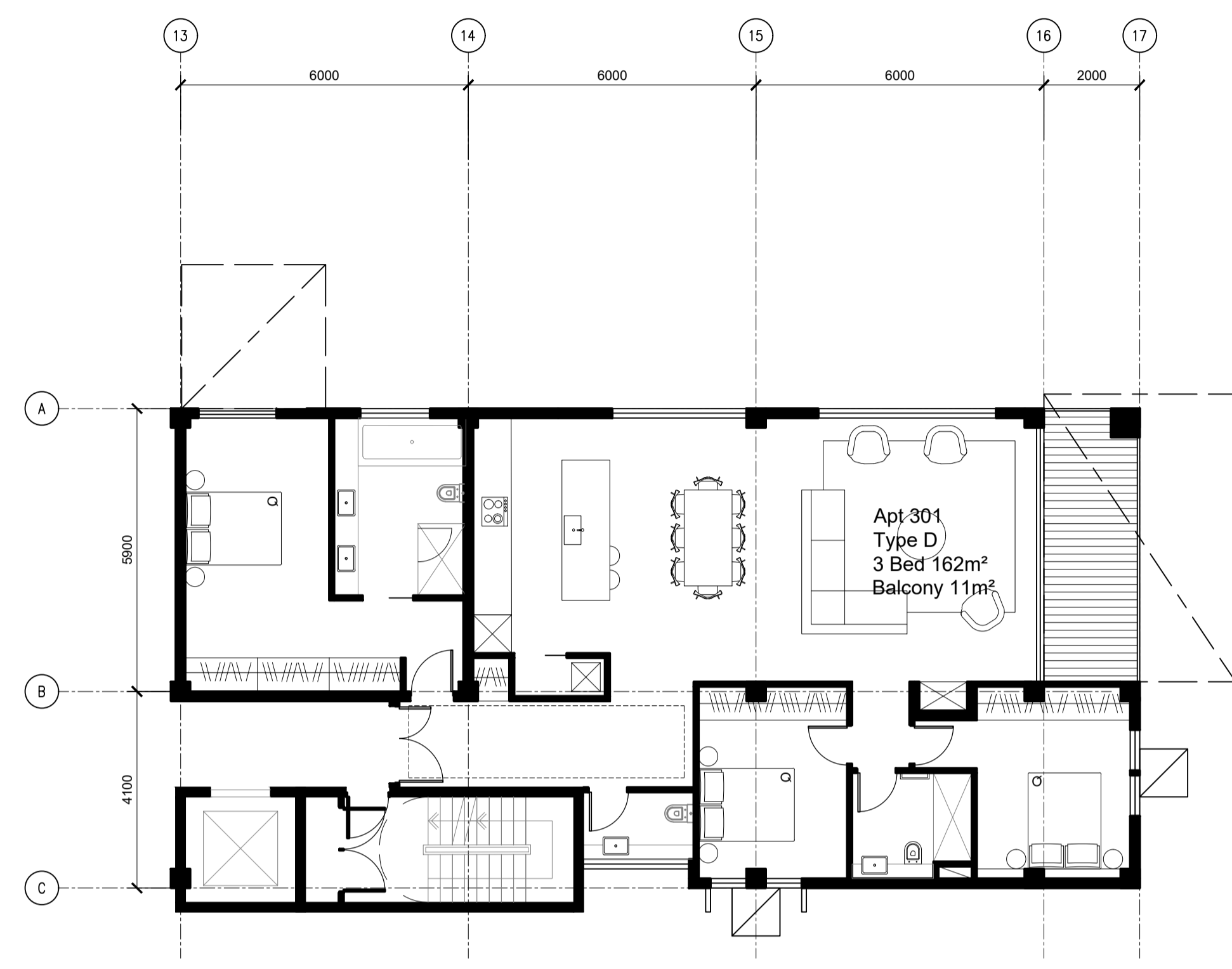
LEUSCHKE GROUP ARCHITECTS

KEY:
 Outlook spaces shown dashed

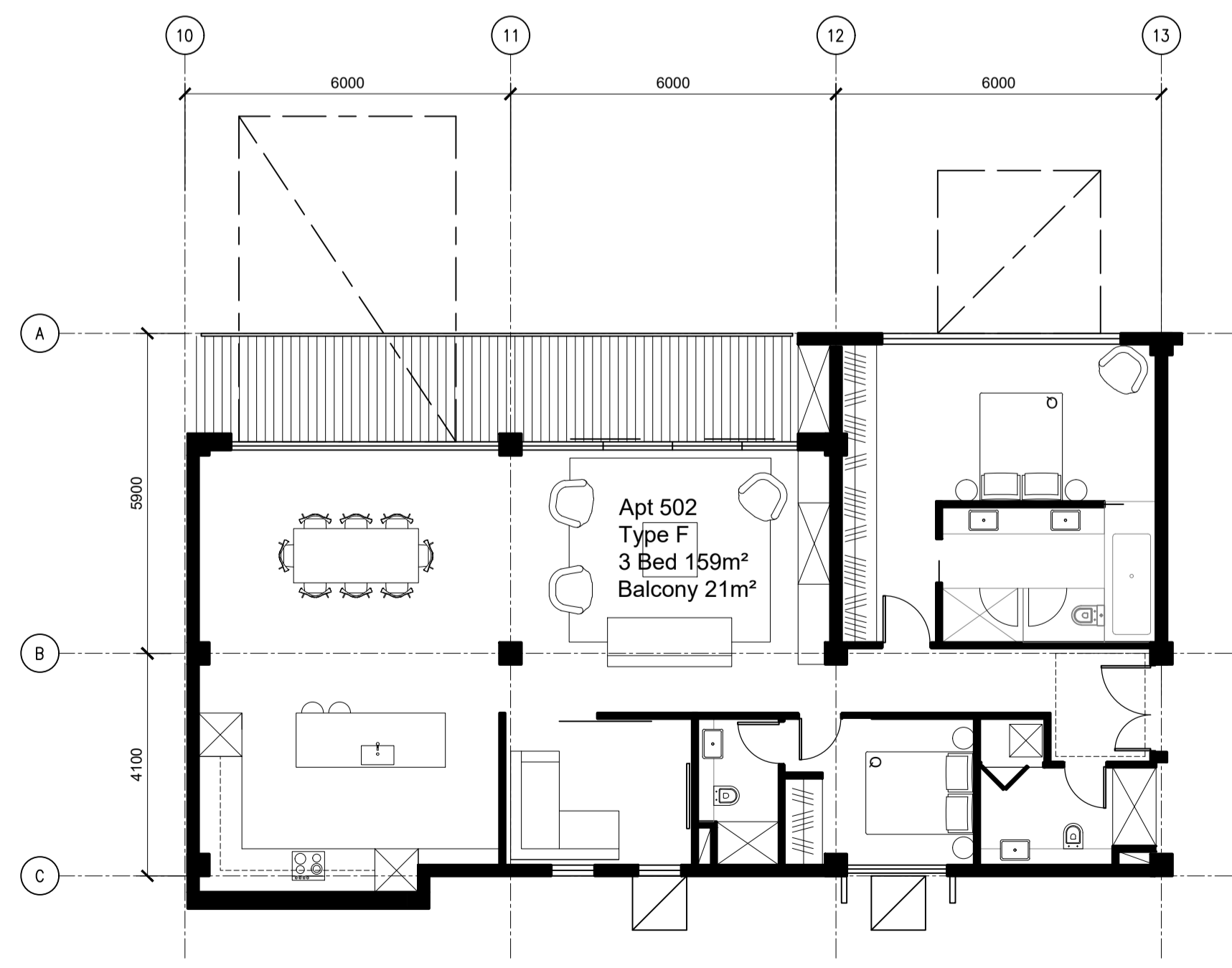
- 6m x 4m to living rooms
- 3m x 3m to principal bedroom
- 1m x 1m to all other habital bedrooms



Type E - Apartment 302, 402
 171m² area + 10m² balcony



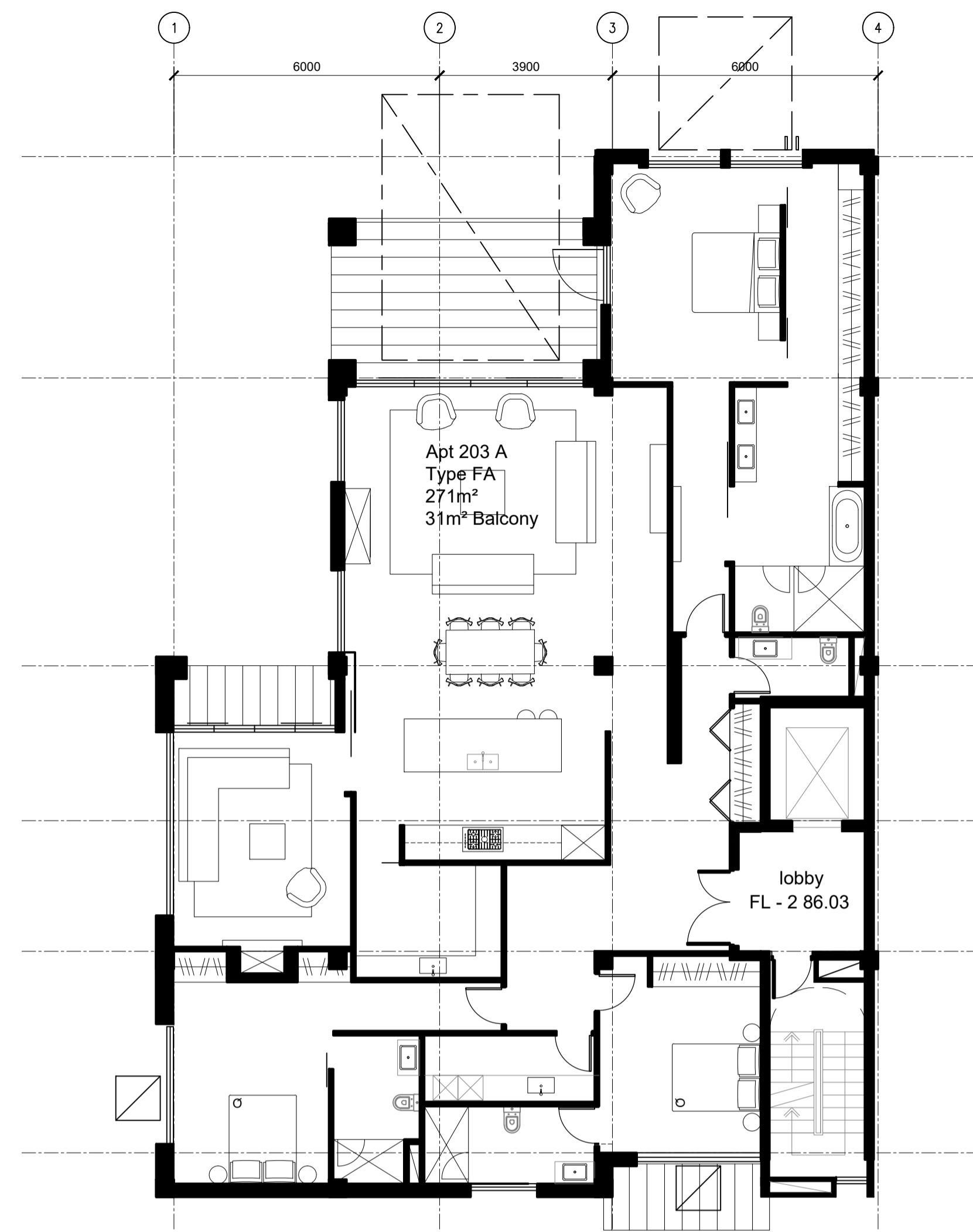
Type D - Apartment 301, 401, 501
 162m² area + 11m² balcony



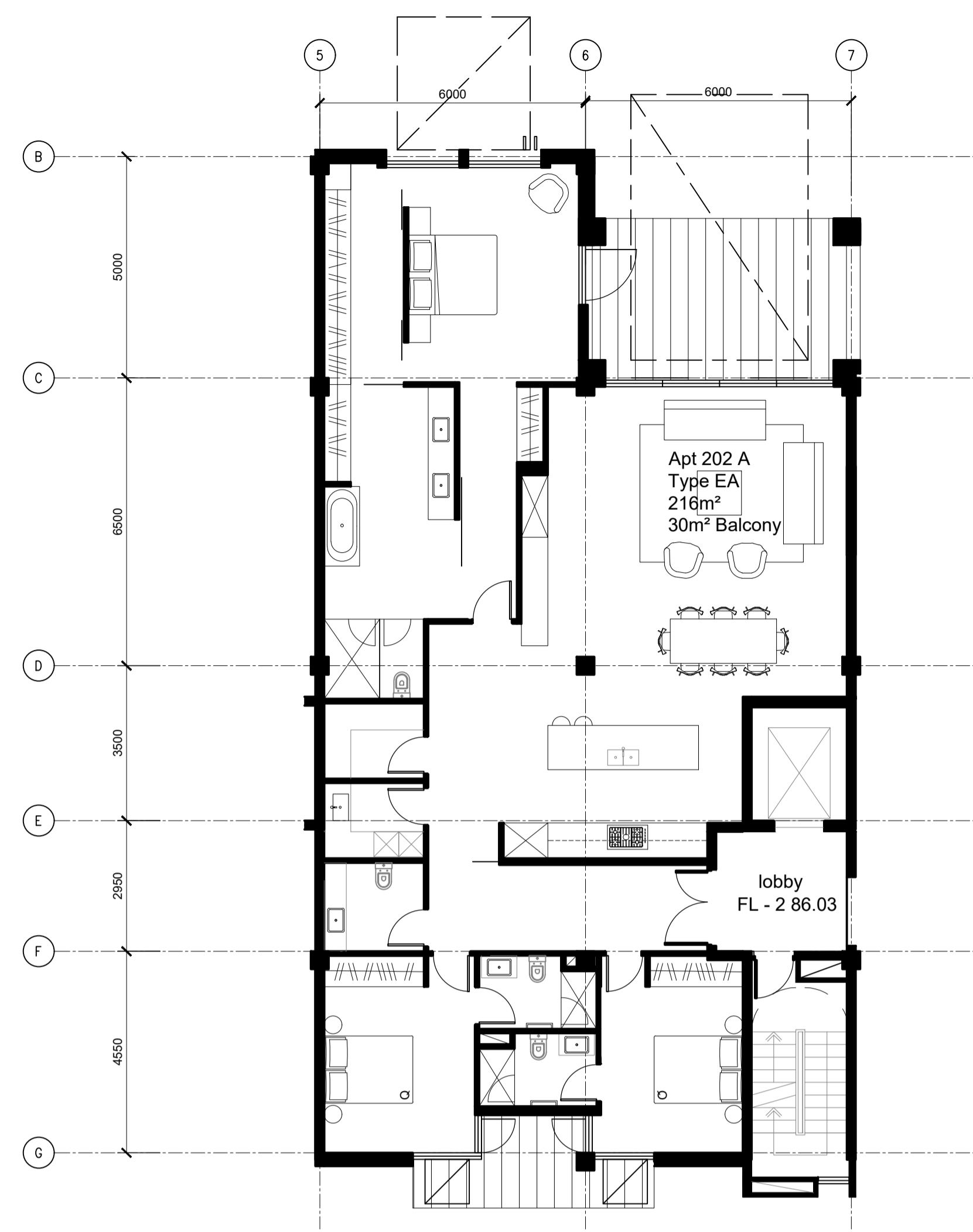
Type F - Apartment 502
 159m² area + 21m² balcony

12.12.2019		RC
REV	DATE	DESCRIPTION
ISSUE RESOURCE CONSENT		
PROJECT VICTORIA LANE APARTMENTS		
4 VICTORIA AVE, REMUEA		
TITLE UNIT PLANS [2]		
DRAWN	LGA	
PLOT DATE		
SCALE	1:100 (1:200 @ A3)	
JOB NO.	1293	
SHEET NO.	RC 3.02	
REVISION	-	
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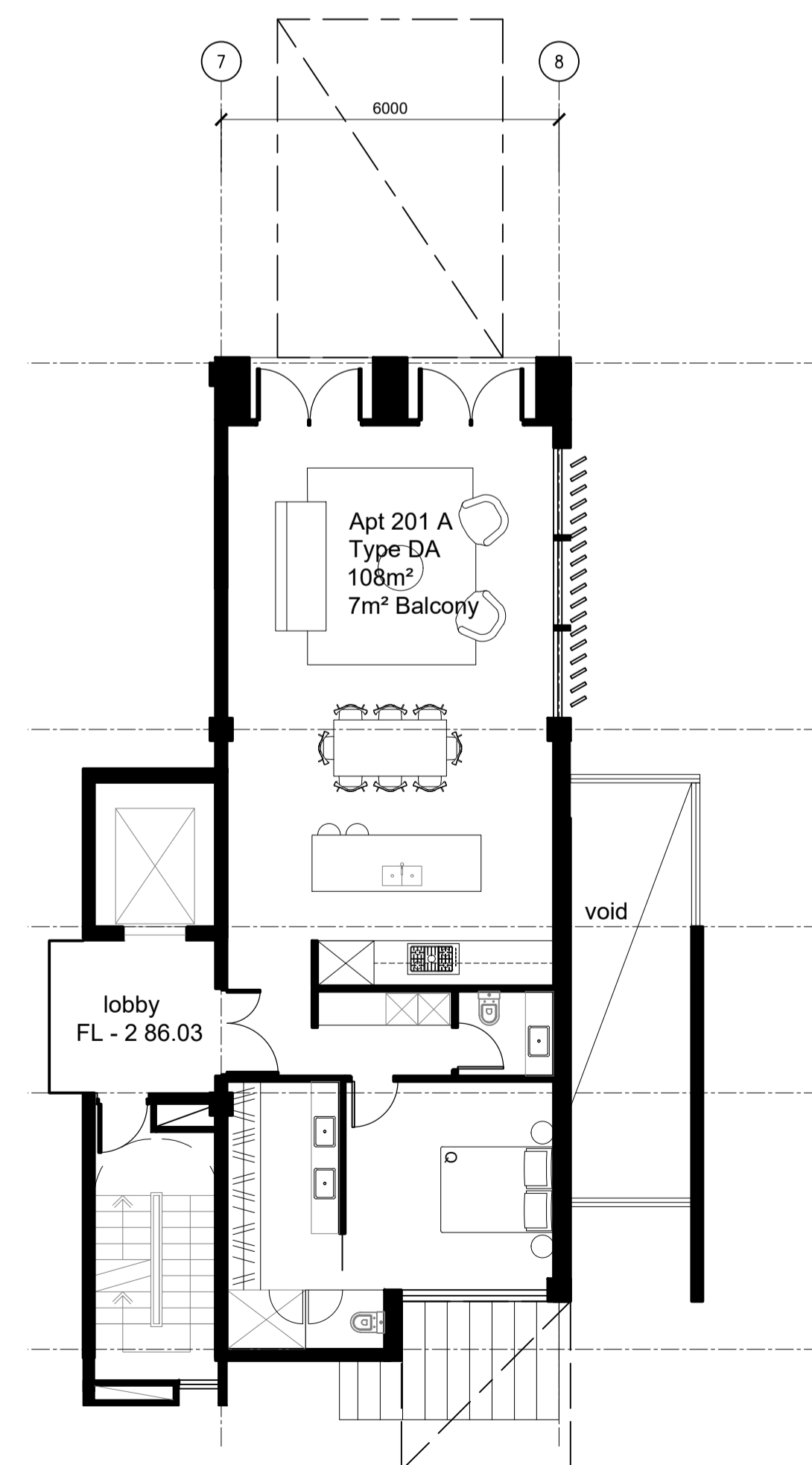
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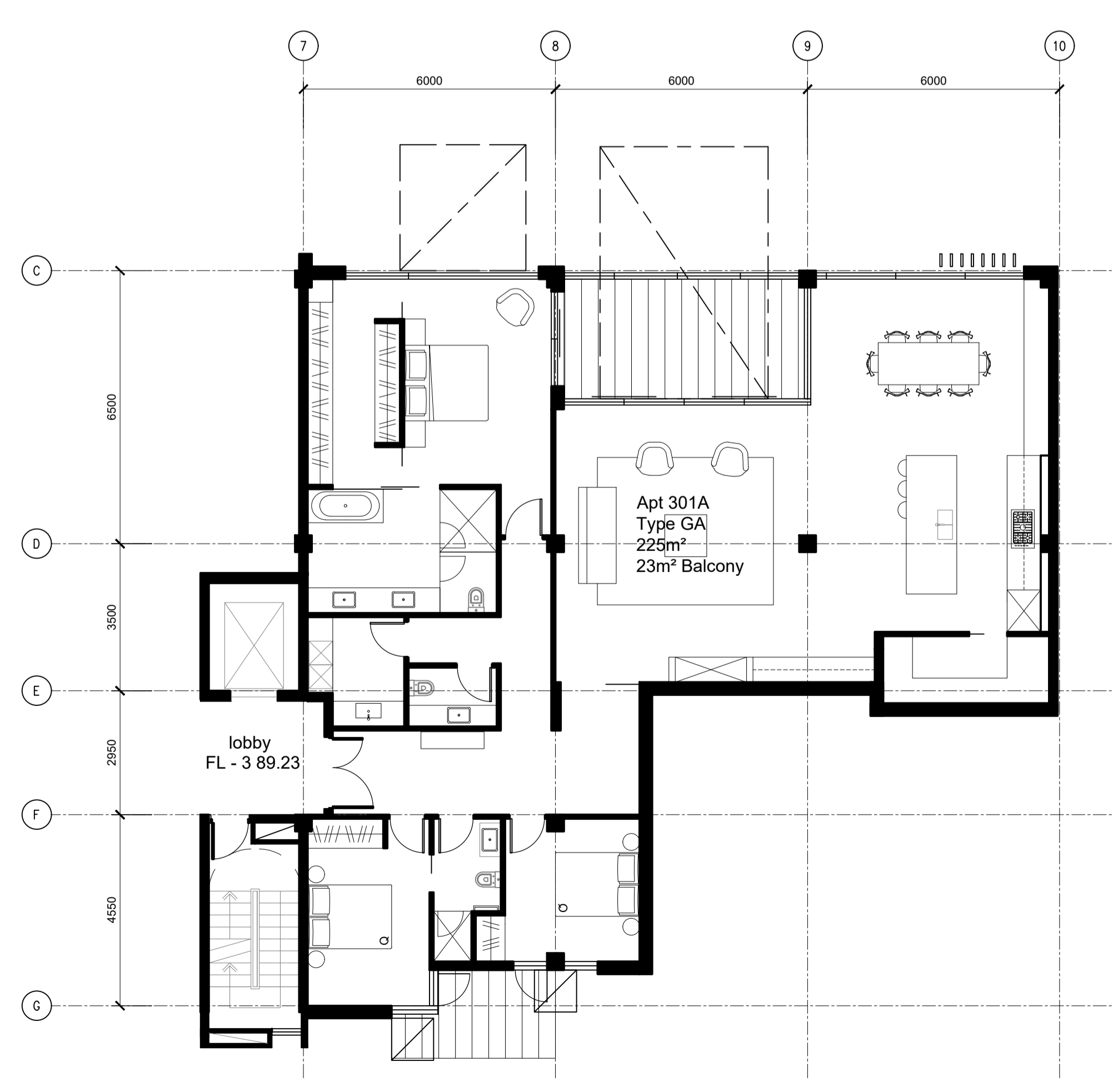
Type FA - Apartment 203A, 303A
271m² area + 31m² balcony



Type EA - Apartment 202A, 302A
216m² area + 30m² balcony



Type DA - Apartment 201A
108m² area + 7m² balcony



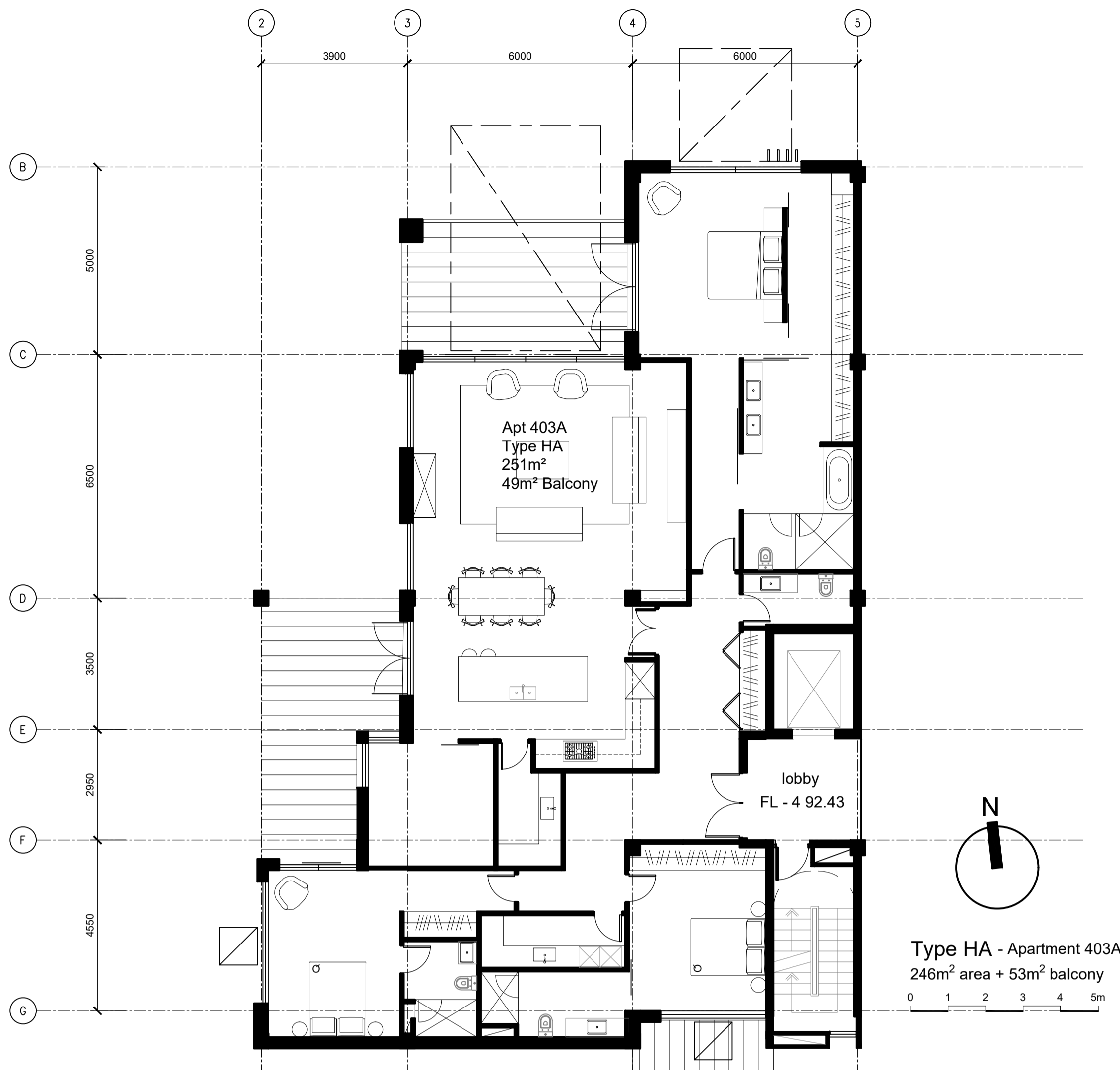
Type GA - Apartment 301A, 401A
225m² area + 23m² balcony

KEY:
 Outlook spaces shown dashed

- 6m x 4m to living rooms
- 3m x 3m to principal bedroom
- 1m x 1m to all other habital bedrooms

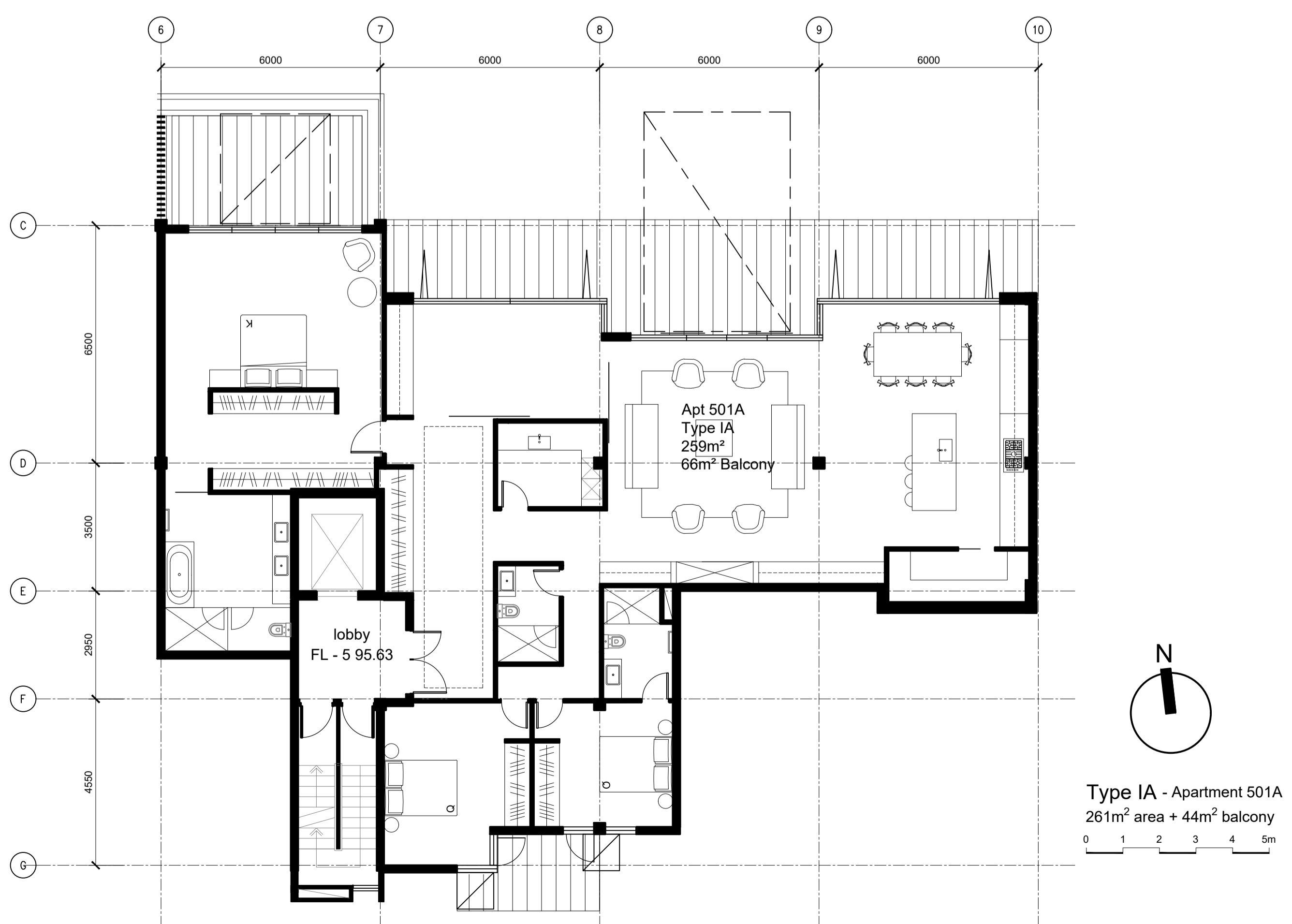
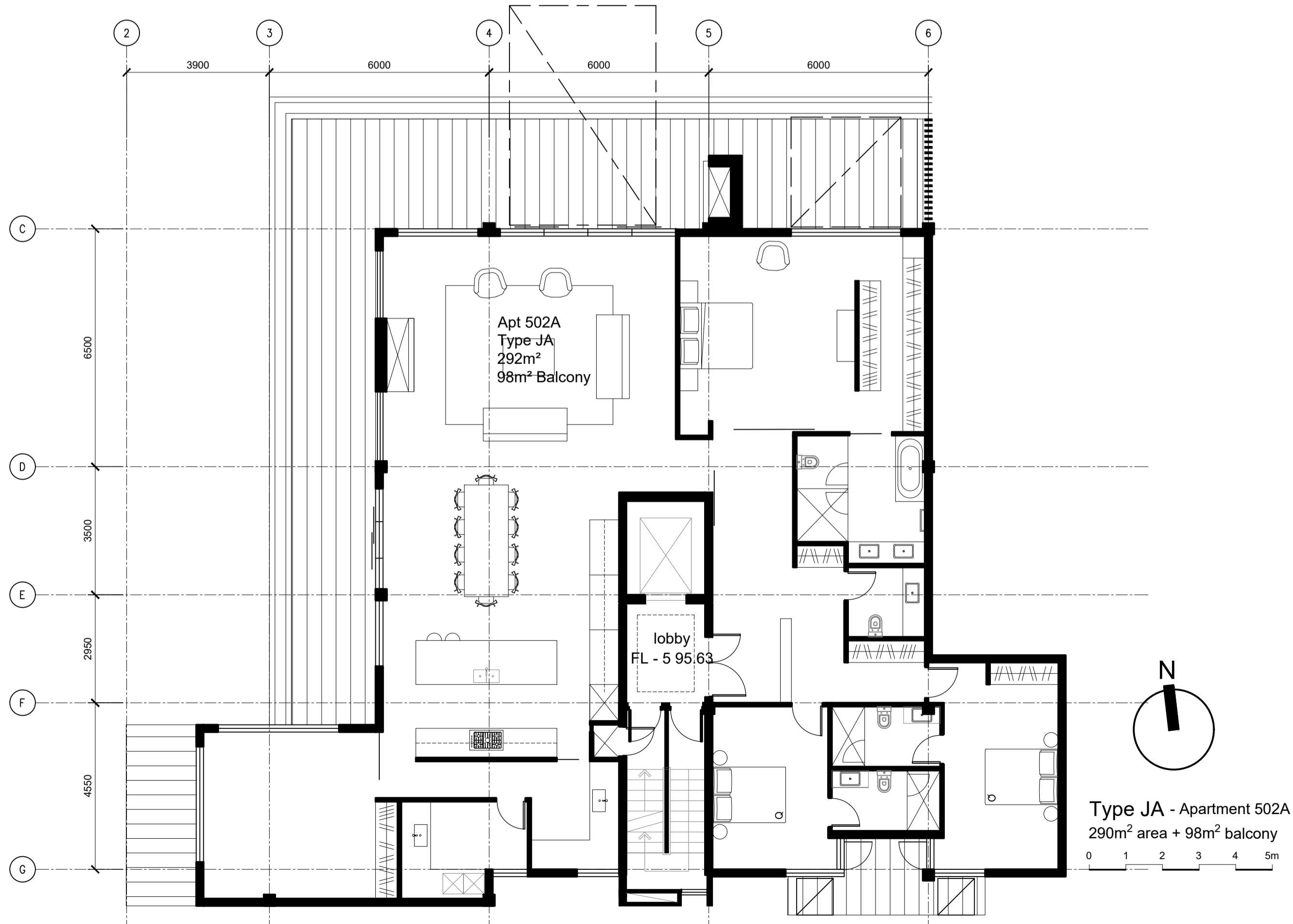
REV	DATE	DESCRIPTION
ISSUE RESOURCE CONSENT		
PROJECT VICTORIA LANE APARTMENTS 4A VICTORIA AVE, REMUERA		
TITLE UNIT PLANS [4]		
DRAWN	LGA	
PLOT DATE		
SCALE	1:100 (1:200 @ A3)	
JOB NO.	1293	
SHEET NO.	RC 3.04	
REVISION	-	
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KEY:
Outlook spaces shown dashed

- 6m x 4m to living rooms
- 3m x 3m to principal bedroom
- 1m x 1m to all other habital bedrooms



12.12.2019	RC	
REV	DATE	DESCRIPTION
ISSUE RESOURCE CONSENT		
PROJECT VICTORIA LANE APARTMENTS		
4A VICTORIA AVE, REMUERA		
TITLE UNIT PLANS [5]		
DRAWN	LGA	
PLOT DATE		
SCALE	1:100 (1:200 @ A3)	
JOB NO.	1293	
SHEET NO.	RC 3.05	
REVISION	-	
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