



Render Updated  
B - WIP | Work in Progress

96 BEACH HAVEN ROAD

REF 3053  
2/09/2022

RESOURCE CONSENT  
REVISION B

For :



By:

**BREWER  
DAVIDSON**  
architecture / urban design

**ARCHITECTURAL PLANS  
RESOURCE CONSENT - REV A  
JULY 2022**

Document compiled by  
**BREWER DAVIDSON ARCHITECTS LTD**

**Address**

Suite 3A, Canterbury Arcade  
47 High Street  
Auckland Central 1010


**Contact**

Kevin Brewer  
p. (09)303 1821  
e. kevin@brewer davidson.co.nz

Project Reference: 3053

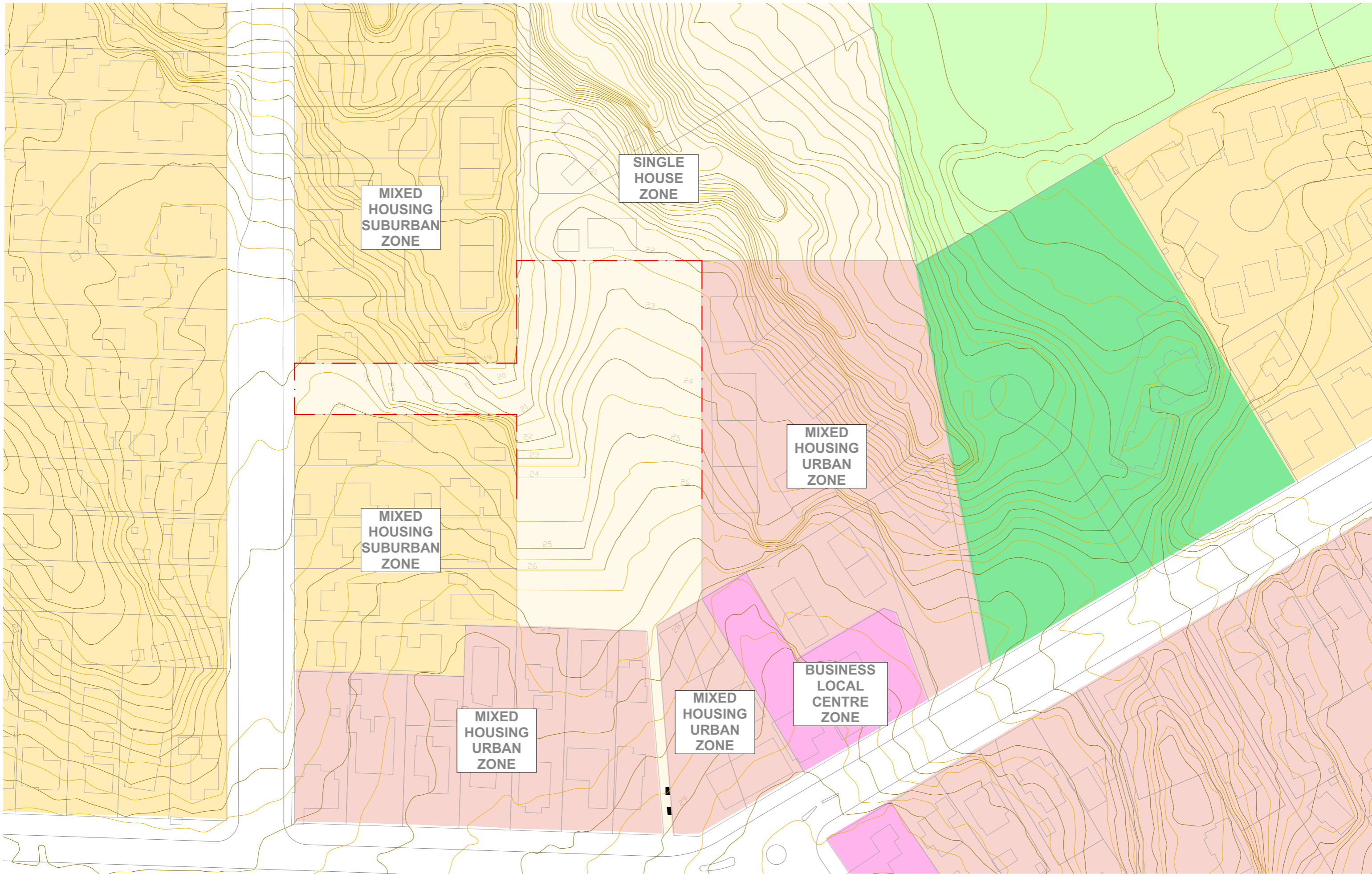
Layout ID	Layout Name	Issue ID
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RC.03	UNITARY PLAN	
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RC.05	COVERAGE PLAN	A
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RC.11	PLANNING BLOCK A & B	1ST and 2ND FLOOR A
RC.12	PLANNING BLOCK A & B	ROOF PLAN A
RC.13	PLANNING BLOCK C & D	GROUND FLOOR A
RC.14	PLANNING BLOCK C & D	1ST and 2ND FLOOR A
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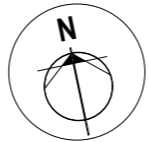
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<b>BREWER DAVIDSON</b> <small>ARCHITECTS &amp; INTERIORS</small> Ph +64 9 303 1821 3A Canterbury Arcade 47 High Street AUCKLAND 1010 NEW ZEALAND	 DA-SILVA Builders Limited	Proposed Apartments	- Do not scale off drawings. - Used figured dimensions only. - Contractor is to verify all dimensions on the job before commencing work. - This drawing is to be read in conjunction with the architectural specifications. - The contractor shall not Substitute any Materials / Products specified without prior approval from Brewer Davidson Architects Ltd. - These drawings shall be read in conjunction with all documents provided by Separate Consultants.	Resource Consent 28/01/2022	CONTENTS	21/07/2022	3053																				
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						RC.01																					



<b>ARCHITECT</b> <b>BREWER DAVIDSON</b> <small>Ph +64 9 303 1821          3A Canterbury Arcade          47 High Street          AUCKLAND 1010          NEW ZEALAND</small>	<b>CLIENT</b>  DA-SILVA Builders Limited	<b>PROJECT</b> Proposed Apartments <small>ADDRESS:</small> <b>96 Beach Haven Road          BEACH HAVEN</b>	<b>NOTES</b> <ul style="list-style-type: none"> <li>- Do not scale off drawings.</li> <li>- Used figured dimensions only.</li> <li>- Contractor is to verify all dimensions on the job before commencing work.</li> <li>- This drawing is to be read in conjunction with the architectural specifications.</li> <li>- The contractor shall not Substitute any Materials / Products specified without prior approval from Brewer Davidson Architects Ltd.</li> <li>- These drawings shall be read in conjunction with all documents provided by Separate Consultants.</li> </ul>		<b>REVISION</b> Resource Consent 28/01/2022	<b>DRAWING TITLE</b> LOCATION PLAN	<b>DATE:</b> 21/07/2022	<b>JOB No.</b> 3053									
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							<b>SHEET NO:</b> RC.02										



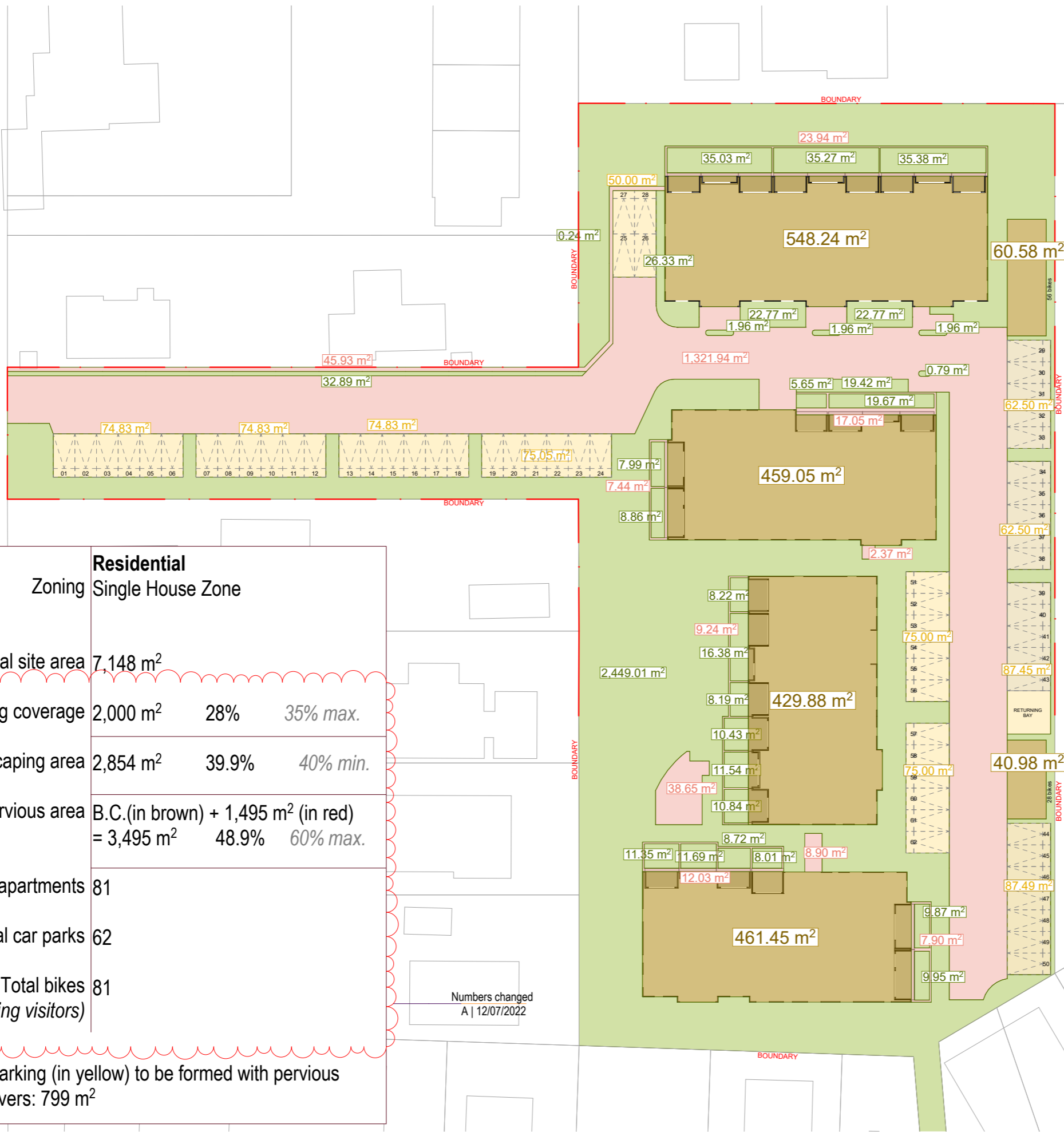
<b>ARCHITECT</b> <b>BREWER DAVIDSON</b> <small>PHYSICIAN ARCHITECTS</small> Ph +64 9 303 1821 3A Canterbury Arcade 47 High Street AUCKLAND 1010 NEW ZEALAND	<b>CLIENT</b>  DA-SILVA Builders Limited	<b>PROJECT</b> Proposed Apartments ADDRESS: <b>96 Beach Haven Road</b> <b>BEACH HAVEN</b>	<b>NOTES</b> <ul style="list-style-type: none"> <li>- Do not scale off drawings.</li> <li>- Used figured dimensions only.</li> <li>- Contractor is to verify all dimensions on the job before commencing work.</li> <li>- This drawing is to be read in conjunction with the architectural specifications.</li> <li>- The contractor shall not substitute any Materials / Products specified without prior approval from Brewer Davidson Architects Ltd.</li> <li>- These drawings shall be read in conjunction with all documents provided by Separate Consultants.</li> </ul>	<b>REVISION</b> Resource Consent 28/01/2022		<b>DRAWING TITLE</b> <b>UNITARY PLAN</b>	<b>DATE:</b> 21/07/2022	<b>JOB No.</b> 3053												
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							<b>SHEET NO:</b> RC.03	<b>REV.</b>												





<b>YIELD</b>	
STUDIO APARTMENTS:	18
1 BEDROOM APARTMENTS:	39
2 BEDROOM APARTMENTS:	24
<b>TOTAL UNITS</b>	<b>81</b>
CAR PARK:	62

<b>ARCHITECT</b> BREWER DAVIDSON Ph +64 9 303 1821 3A Canterbury Arcade 47 High Street AUCKLAND 1010 NEW ZEALAND	<b>CLIENT</b>  DA-SILVA Builders Limited	<b>PROJECT</b> Proposed Apartments ADDRESS: <b>96 Beach Haven Road          BEACH HAVEN</b>	<b>NOTES</b> <ul style="list-style-type: none"> <li>- Do not scale off drawings.</li> <li>- Used figured dimensions only.</li> <li>- Contractor is to verify all dimensions on the job before commencing work.</li> <li>- This drawing is to be read in conjunction with the architectural specifications.</li> <li>- The contractor shall not Substitute any Materials / Products specified without prior approval from Brewer Davidson Architects Ltd.</li> <li>- These drawings shall be read in conjunction with all documents provided by Separate Consultants.</li> </ul>	<b>REVISION</b> S92 Request	<b>DRAWING TITLE</b> TYPOLOGY PLAN	<b>DATE:</b> 21/07/2022	<b>JOB No.</b> 3053				
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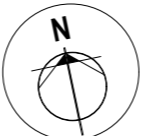


Zoning	<b>Residential</b> Single House Zone		
Total site area	7,148 m <sup>2</sup>		
Total building coverage	2,000 m <sup>2</sup>	28%	35% max.
Total landscaping area	2,854 m <sup>2</sup>	39.9%	40% min.
Total impervious area	B.C.(in brown) + 1,495 m <sup>2</sup> (in red) = 3,495 m <sup>2</sup> 48.9% 60% max.		
Total apartments	81		
Total car parks	62		
Total bikes (excluding visitors)	81		

**Note:** Car parking (in yellow) to be formed with pervious concrete/pavers: 799 m<sup>2</sup>

Numbers changed  
A | 12/07/2022

<b>ARCHITECT</b> BREWER DAVIDSON Ph +64 9 303 1821 3A Canterbury Arcade 47 High Street AUCKLAND 1010 NEW ZEALAND	<b>CLIENT</b> DA-SILVA BUILDERS DA-SILVA Builders Limited	<b>PROJECT</b> Proposed Apartments ADDRESS: 96 Beach Haven Road BEACH HAVEN	<b>NOTES</b> - Do not scale off drawings. - Used figured dimensions only. - Contractor is to verify all dimensions on the job before commencing work. - This drawing is to be read in conjunction with the architectural specifications. - The contractor shall not Substitute any Materials / Products specified without prior approval from Brewer Davidson Architects Ltd. - These drawings shall be read in conjunction with all documents provided by Separate Consultants.	<b>REVISION</b> S92 Request Rev. Transmittal Set Name Transmittal Set Date Resource Consent 28/01/2022 A S92 Request 12/07/2022	<b>DRAWING TITLE</b> COVERAGE PLAN	<b>DATE:</b> 21/07/2022 <b>SCALE (A3):</b> 1:500 <b>SHEET NO:</b> RC.05	<b>JOB No.</b> 3053 <b>REV.</b> A
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**LEGEND**

- OUTLOOK SPACE  
4m x 6m Principal Living Room  
3m x 3m Principal Bedroom  
1m x 1m Second Bedroom
- OUTDOOR LIVING SPACE  
20 m<sup>2</sup> (5m x 4m)



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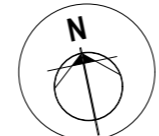
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Rev.	Transmittal Set Name	Transmittal Set Date
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A	S92 Request	12/07/2022

**DRAWING TITLE**  
PLANNING BLOCK A & B  
GROUND FLOOR

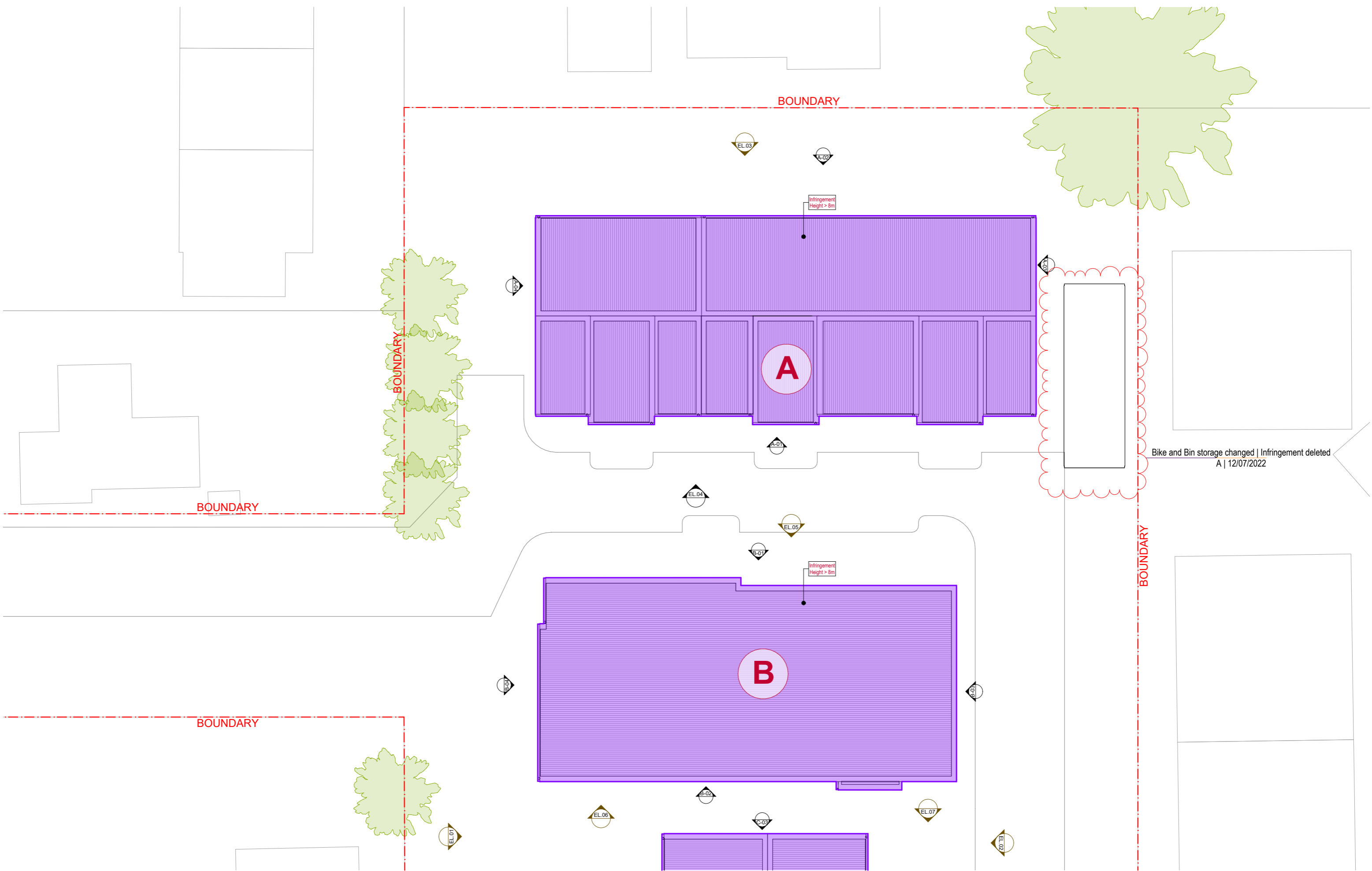
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<b>SHEET NO:</b>	RC.10		



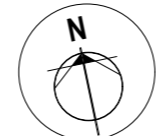
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							<b>RC.11</b> <b>A</b>				







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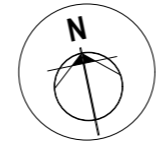
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 4m x 6m Principal Living Room  
 3m x 3m Principal Bedroom  
 1m x 1m Second Bedroom
  - OUTDOOR LIVING SPACE**  
 20 m<sup>2</sup> (5m x 4m)

Returning Bay moved and car park removed  
A | 12/07/2022

Bike and Bin storage changed | Infringement deleted  
A | 12/07/2022

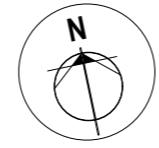
Footpath changed and car park added  
A | 12/07/2022

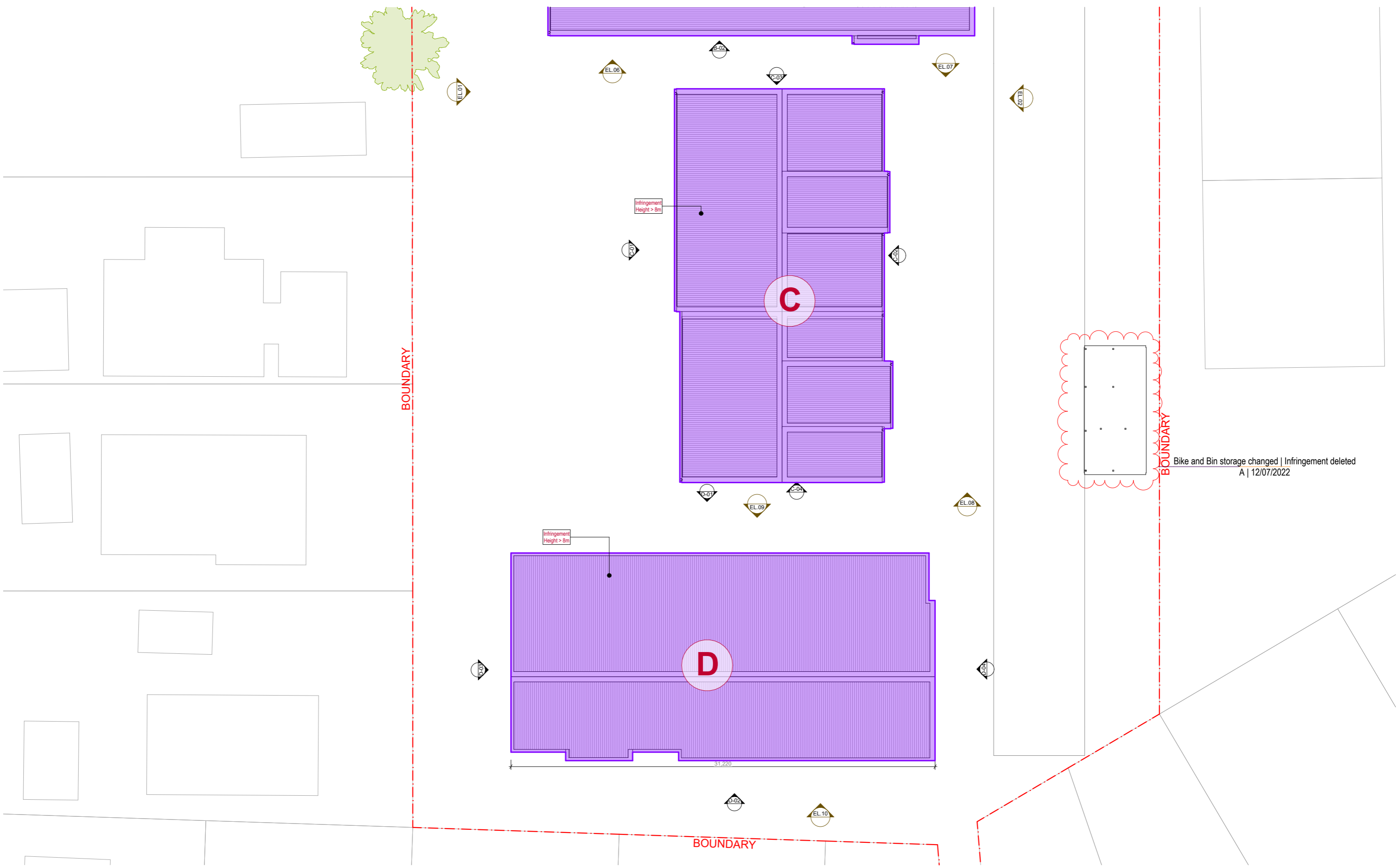
<b>ARCHITECT</b> <b>BREWER DAVIDSON</b> <small>PH 06 493 303 1821          3A Canterbury Arcade          47 High Street          AUCKLAND 1010          NEW ZEALAND</small>	<b>CLIENT</b>  DA-SILVA Builders Limited	<b>PROJECT</b> Proposed Apartments ADDRESS: <b>96 Beach Haven Road          BEACH HAVEN</b>	<b>NOTES</b> <ul style="list-style-type: none"> <li>- Do not scale off drawings.</li> <li>- Used figured dimensions only.</li> <li>- Contractor is to verify all dimensions on the job before commencing work.</li> <li>- This drawing is to be read in conjunction with the architectural specifications.</li> <li>- The contractor shall not Substitute any Materials / Products specified without prior approval from Brewer Davidson Architects Ltd.</li> <li>- These drawings shall be read in conjunction with all documents provided by Separate Consultants.</li> </ul>	<b>REVISION</b> S92 Request	<b>DRAWING TITLE</b> PLANNING BLOCK C & D GROUND FLOOR	<b>DATE:</b> 21/07/2022	<b>JOB No.</b> 3053				
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						<b>SHEET NO:</b> RC.13	<b>REV.</b> A				





<b>ARCHITECT</b> <b>BREWER DAVIDSON</b> <small>ARCHITECTS LTD</small> Ph +64 9 303 1821 3A Canterbury Arcade 47 High Street AUCKLAND 1010 NEW ZEALAND	<b>CLIENT</b>  DA-SILVA Builders Limited	<b>PROJECT</b> Proposed Apartments ADDRESS: <b>96 Beach Haven Road</b> <b>BEACH HAVEN</b>	<b>NOTES</b> - Do not scale off drawings. - Used figured dimensions only. - Contractor is to verify all dimensions on the job before commencing work. - This drawing is to be read in conjunction with the architectural specifications. - The contractor shall not Substitute any Materials / Products specified without prior approval from Brewer Davidson Architects Ltd. - These drawings shall be read in conjunction with all documents provided by Separate Consultants.	<b>REVISION</b> S92 Request		<b>DRAWING TITLE</b> <b>PLANNING BLOCK C &amp; D</b> <b>1ST and 2ND FLOOR</b>	<b>DATE:</b> 21/07/2022	<b>JOB No.</b> 3053
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**LIGHT BRICK**



**DARK BRICK**



**RED BRICK**



**PROJECTING COURSES ALTERNATING WITH RECESSED COURSES**


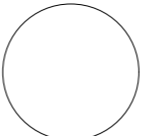


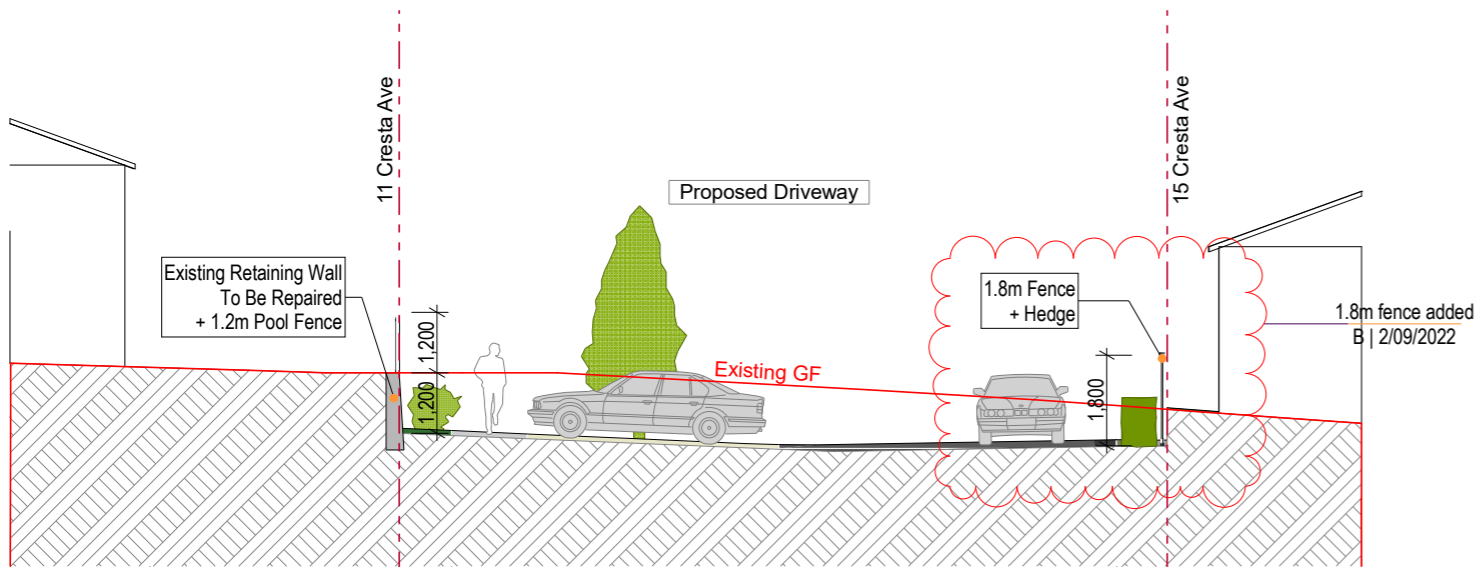
**DARK METAL CLADDING**



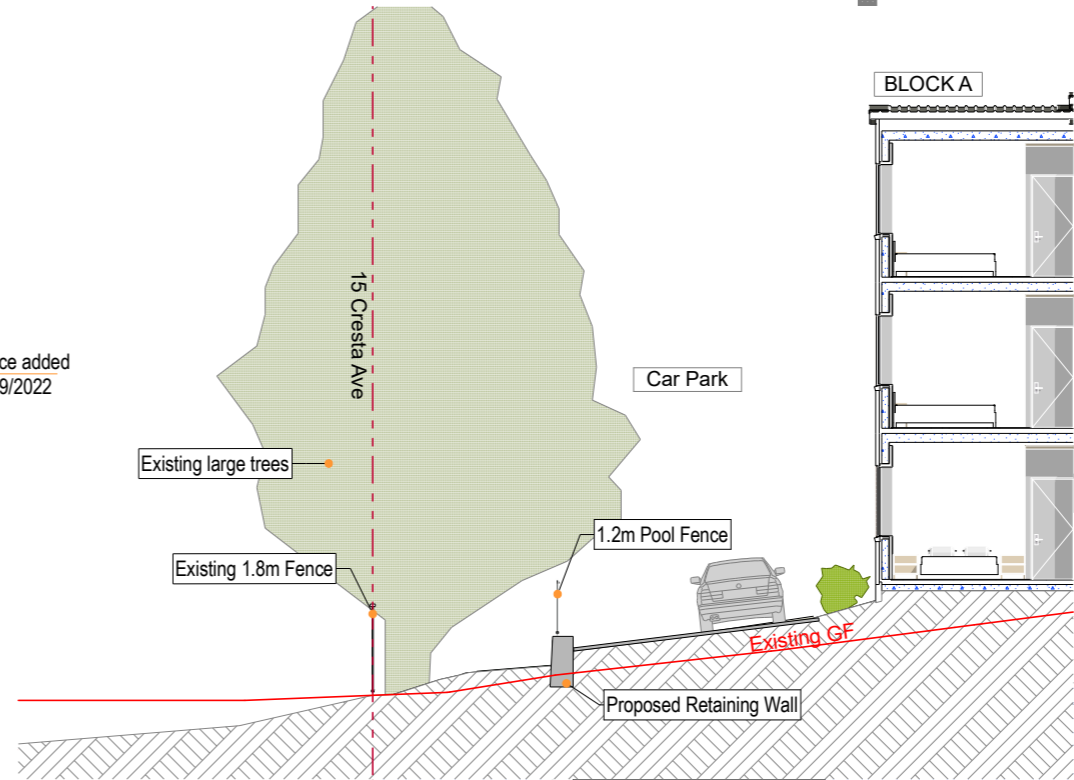
**METAL BALUSTRADE**



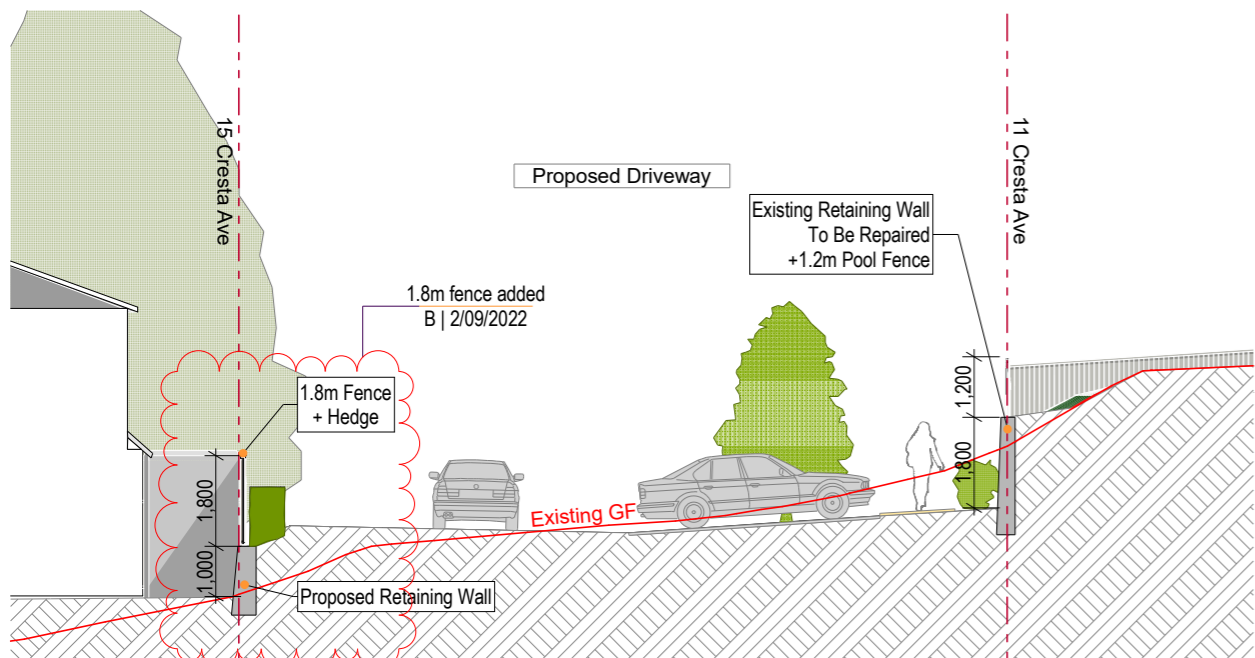
<b>ARCHITECT</b> BREWER DAVIDSON Ph +64 9 303 1821 3A Canterbury Arcade 47 High Street AUCKLAND 1010 NEW ZEALAND	<b>CLIENT</b>  DA-SILVA Builders Limited	<b>PROJECT</b> Proposed Apartments ADDRESS: 96 Beach Haven Road BEACH HAVEN	<b>NOTES</b> <ul style="list-style-type: none"> <li>- Do not scale off drawings.</li> <li>- Used figured dimensions only.</li> <li>- Contractor is to verify all dimensions on the job before commencing work.</li> <li>- This drawing is to be read in conjunction with the architectural specifications.</li> <li>- The contractor shall not Substitute any Materials / Products specified without prior approval from Brewer Davidson Architects Ltd.</li> <li>- These drawings shall be read in conjunction with all documents provided by Separate Consultants.</li> </ul> 	<b>REVISION</b> S92 Request <table border="1"> <thead> <tr> <th>Rev.</th> <th>Transmittal Set Name</th> <th>Transmittal Set Date</th> </tr> </thead> <tbody> <tr> <td></td> <td>Resource Consent 28/01/2022</td> <td>28/01/2022</td> </tr> <tr> <td>A</td> <td>S92 Request</td> <td>12/07/2022</td> </tr> <tr> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Rev.	Transmittal Set Name	Transmittal Set Date		Resource Consent 28/01/2022	28/01/2022	A	S92 Request	12/07/2022							<b>DRAWING TITLE</b> MATERIALS PALETTE	<b>DATE:</b> 21/07/2022 <b>SCALE (A3):</b> 1:2.3128, 1:0.8514	<b>JOB No.</b> 3053
		Rev.		Transmittal Set Name	Transmittal Set Date																	
	Resource Consent 28/01/2022	28/01/2022																				
A	S92 Request	12/07/2022																				
	<b>SHEET NO:</b> RC.16	<b>REV.</b> A																				



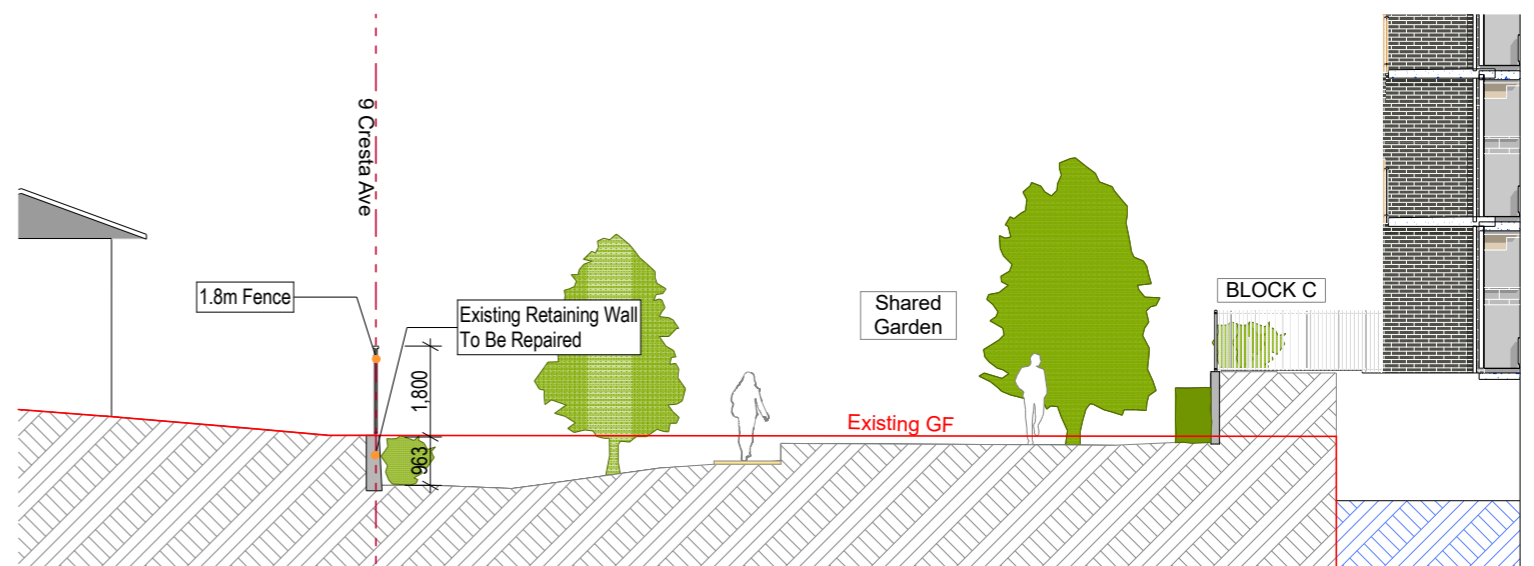
Section A\_ Driveway Section (western part)



Section C\_ 15 Cresta Ave and Block A Section (stacked car parks)



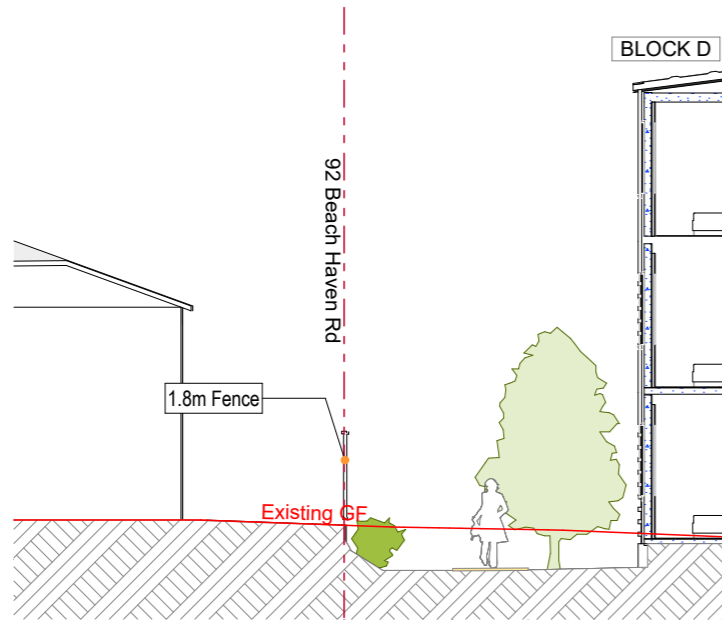
Section B\_ Driveway Section (at the intersection with Block B)



Section D\_ 9 Cresta Ave and shared garden Section



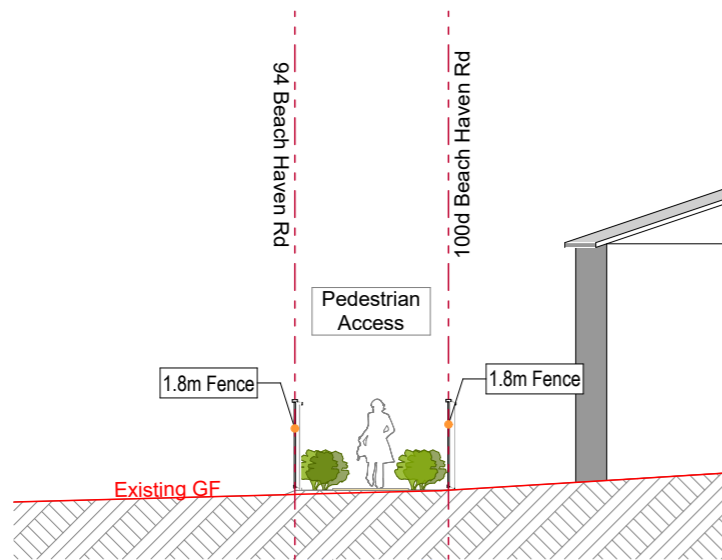
<b>ARCHITECT</b> <b>BREWER DAVIDSON</b> <small>architects + landscape design</small> Ph +64 9 303 1821 3A Canterbury Arcade 47 High Street AUCKLAND 1010 NEW ZEALAND	<b>CLIENT</b>  DA-SILVA Builders Limited	<b>PROJECT</b> Proposed Apartments ADDRESS: <b>96 Beach Haven Road</b> <b>BEACH HAVEN</b>	<b>NOTES</b> <ul style="list-style-type: none"> <li>- Do not scale off drawings.</li> <li>- Used figured dimensions only.</li> <li>- Contractor is to verify all dimensions on the job before commencing work.</li> <li>- This drawing is to be read in conjunction with the architectural specifications.</li> <li>- The contractor shall not Substitute any Materials / Products specified without prior approval from Brewer Davidson Architects Ltd.</li> <li>- These drawings shall be read in conjunction with all documents provided by Separate Consultants.</li> </ul>	<b>REVISION</b> S92 Request		<b>DRAWING TITLE</b> <b>SECTIONS</b> Sections added A   12/07/2022	<b>DATE:</b> 2/09/2022	<b>JOB No.</b> 3053
				Rev. Transmittal Set Name Transmittal Set Date	<b>SCALE (A3):</b> 1:150		<b>REV.</b>	
				A S92 Request 12/07/2022 B S92 Request 2/09/2022	<b>SHEET NO:</b> RC.17		<b>B</b>	



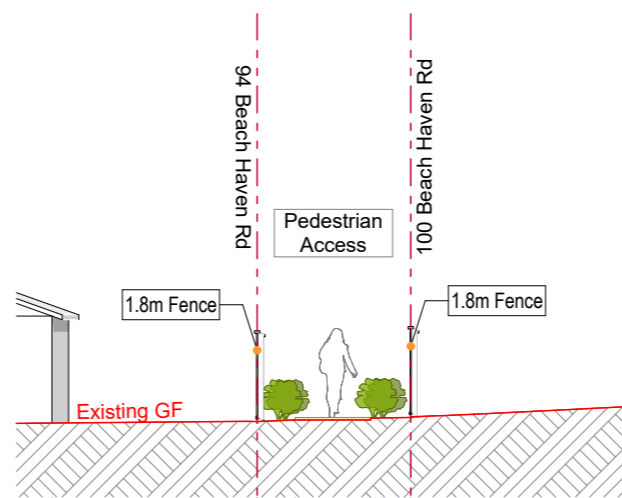
Section E\_ 92 Beach Haven Road and Block D



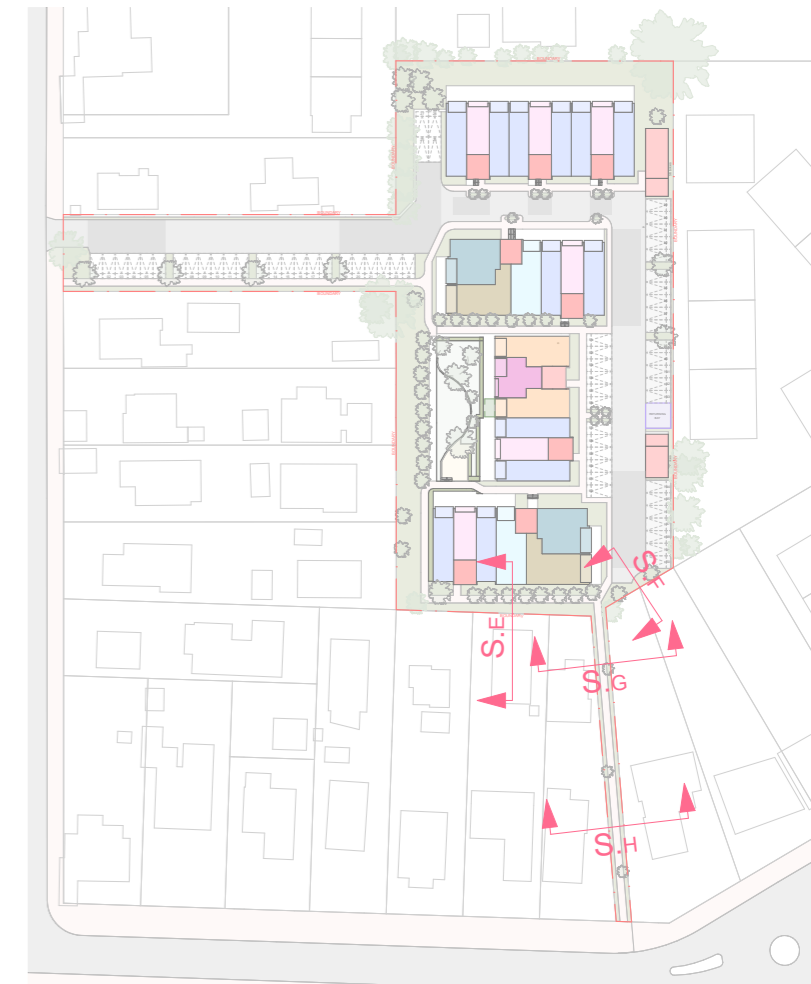
Section F\_ 92 Beach Haven Road and Block D



Section G\_ Pedestrian access



Section H\_ Pedestrian access (southern section)



<b>ARCHITECT</b> <b>BREWER DAVIDSON</b> <small>Ph +64 9 303 1821          3A Canterbury Arcade          47 High Street          AUCKLAND 1010          NEW ZEALAND</small>	<b>CLIENT</b>  DA-SILVA Builders Limited	<b>PROJECT</b> Proposed Apartments <small>ADDRESS:</small> <b>96 Beach Haven Road          BEACH HAVEN</b>	<b>NOTES</b> <ul style="list-style-type: none"> <li>- Do not scale off drawings.</li> <li>- Used figured dimensions only.</li> <li>- Contractor is to verify all dimensions on the job before commencing work.</li> <li>- This drawing is to be read in conjunction with the architectural specifications.</li> <li>- The contractor shall not Substitute any Materials / Products specified without prior approval from Brewer Davidson Architects Ltd.</li> <li>- These drawings shall be read in conjunction with all documents provided by Separate Consultants.</li> </ul>	<b>REVISION</b> S92 Request		<b>DRAWING TITLE</b> <b>SECTIONS</b> Sections added A   12/07/2022	<b>DATE:</b> 21/07/2022	<b>JOB No.</b> 3053									
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Rev.	Transmittal Set Name	Transmittal Set Date															
A	S92 Request	12/07/2022															
							<b>SHEET NO:</b> RC.18	<b>A</b>									

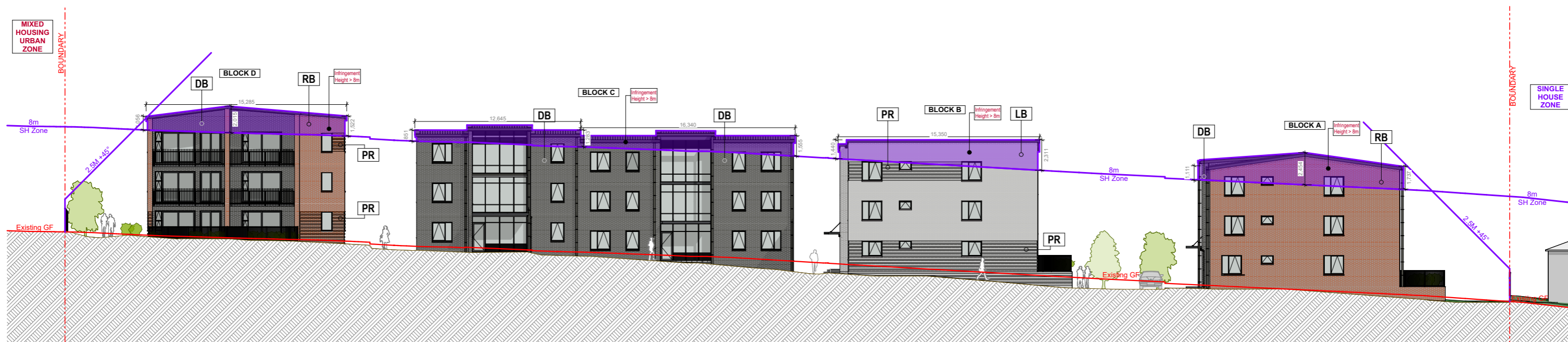
**LEGEND**

- DB Dark Brick
- LB Light Brick
- RB Red Brick
- DB Dark Brick
- PR Projected & Recessed Brick
- DC Dark Metal Cladding
- MB Metal Balustrade

— Single housing Zone  
8m max. building height



EL.01\_ WEST ELEVATION



EL.02\_ EAST ELEVATION

<b>ARCHITECT</b> BREWER DAVIDSON Ph +64 9 303 1821 3A Canterbury Arcade 47 High Street AUCKLAND 1010 NEW ZEALAND	<b>CLIENT</b>  DA-SILVA Builders Limited	<b>PROJECT</b> Proposed Apartments ADDRESS: 96 Beach Haven Road BEACH HAVEN	<b>NOTES</b> <ul style="list-style-type: none"> <li>- Do not scale off drawings.</li> <li>- Used figured dimensions only.</li> <li>- Contractor is to verify all dimensions on the job before commencing work.</li> <li>- This drawing is to be read in conjunction with the architectural specifications.</li> <li>- The contractor shall not Substitute any Materials / Products specified without prior approval from Brewer Davidson Architects Ltd.</li> <li>- These drawings shall be read in conjunction with all documents provided by Separate Consultants.</li> </ul>	<b>REVISION</b> S92 Request		<b>DRAWING TITLE</b> STREET ELEVATIONS	<b>DATE:</b> 21/07/2022	<b>JOB No.</b> 3053	
				Rev.    Transmittal Set Name                    Transmittal Set Date	Resource Consent 28/01/2022                    28/01/2022		A                    S92 Request                    12/07/2022	<b>SCALE (A3):</b> 1:300	<b>REV.</b>
				<b>SHEET NO:</b> RC.20			<b>REV.</b> A		