



ARCHITECTURAL DRAWINGS RESOURCE CONSENT

DRAWING LIST

REV



Layout ID	Layout Name	
01	Cover Sheet	
02	Site Plan	Rev F
03	Existing Ground Floor Plan	Rev A
04	Existing First Floor Plan	Rev A
05	Existing Elevations	Rev A
06	Existing Elevations	Rev A
07	Ground Floor Plan	Rev C
08	First Floor Plan	Rev C
09	Elevations	Rev C
10	Elevations	Rev C
11	HIRTB Sections	Rev A
12	HIRTB Sections	Rev A
13	HIRTB Sections	Rev A
14	HIRTB Section	Rev A
15	Elevation Showing HIRTB Infringements	Rev B
16	December Sun Studies (Summer)	Rev A
17	March Sun Studies (Autumn)	Rev A
18	June Sun Studies (Winter)	Rev A
19	September Sun Studies (Spring)	Rev A
20	Earthworks Plan	

BERNSTEIN AND FLAMANK HOME ALTERATIONS

13 Church Bay Road, Church Bay, Waiheke Island

LITEHOUSE LTD

P: (09) 372 547 E: bryce@lighthouse.nz



LOCATION PLAN

SITE INFORMATION

Site Address: 13 Church Bay Road, Waiheke Island, Auckland 1081
Legal Description: Lot 9, DP 6807,
Site Area: 2023m²
Zone: Hauraki Gulf Islands - Island Residential 2 (Bush Residential)
Overlays: Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Waiheke Aquifer
Controls: Macroinvertebrate Community Index - Rural
 Macroinvertebrate Community Index - Urban
 Stormwater Management Area Control - MATIATIA, Flow 1
 Stormwater Management Area Control - BLACKPOOL, Flow 2
Wind Area: High Wind Zone

PLANNING NOTES:

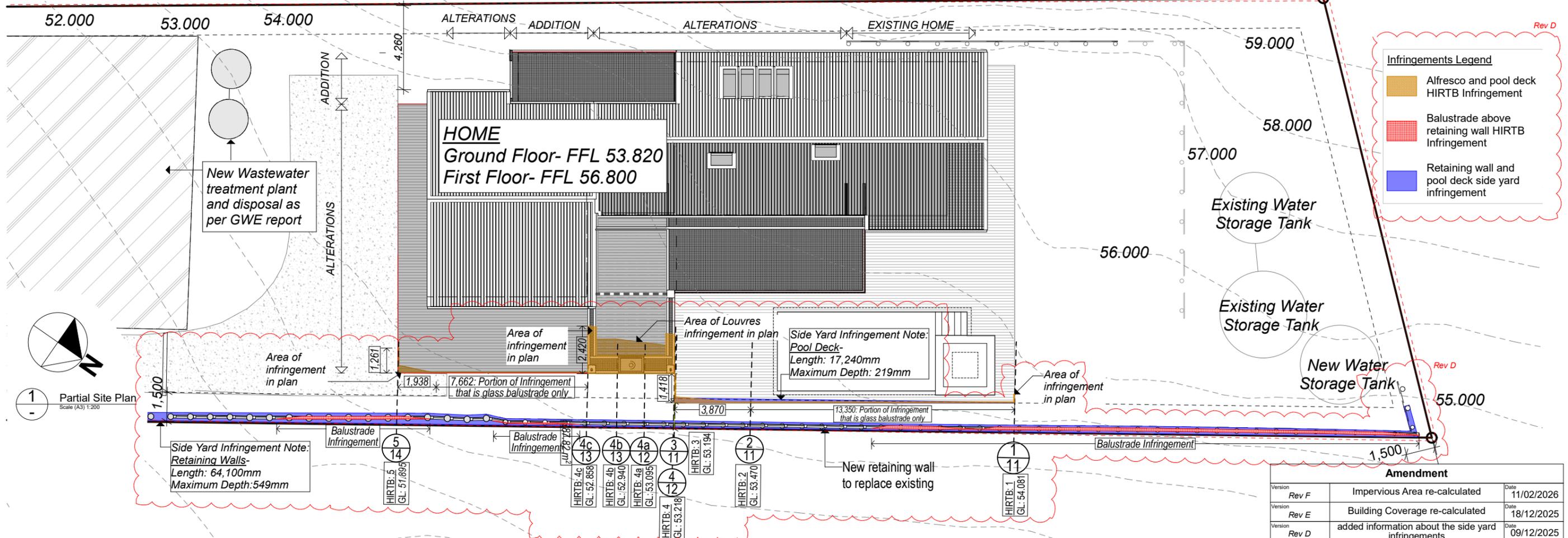
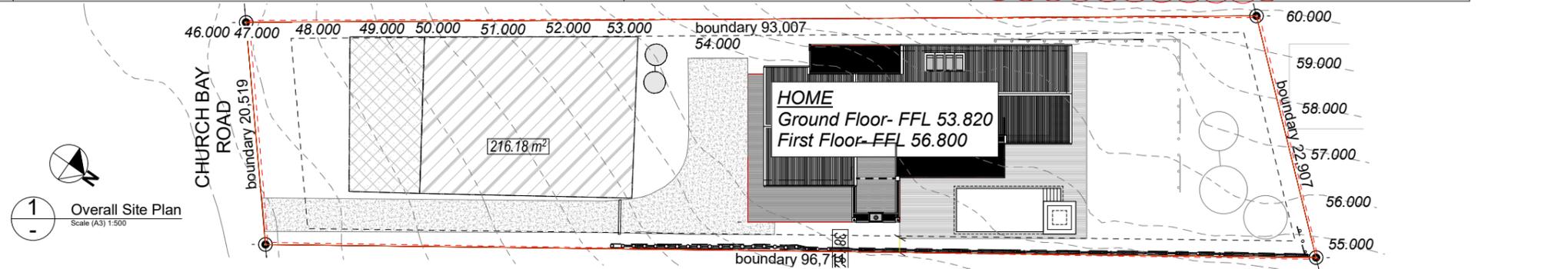
OPERATIVE DISTRICT PLAN ZONE CONSTRAINTS

Height:
 Maximum height 8m
Yard Setbacks
 Front Yard 4.0m
 Rear/ Side Yard 1.5m
H.I.R.T.B.:
 North 2.0m + 55°
 East 2.0m + 45°
 South 2.0m + 35°
 West 2.0m + 45°
Building Coverage:
 15% max. Site Area (2023m²) 303.45m²
Impervious Area:
 30% max. Site Area (2023m²) 606.90m²
Earthworks:
 Permitted Area 400m²

PROPOSED SCHEME

ASSESSMENT IN TERMS OF OPERATIVE PLAN

- **COMPLIES**
 - **NON-COMPLYING** (Refer to HIRTB Sections Sheets 11-15) *Rev D*
 - **COMPLIES**
 - **NON-COMPLYING** (Refer to HIRTB Sections Sheets 11-15) *Rev D*
 - **COMPLIES**
 - **COMPLIES** *Rev E*
 - **NON-COMPLYING**
 House & Roof over 1m (256) + Front & Alfresco Deck (96) + New Pool Deck (112)
 Actual Coverage: 464m² (22.9%)
 - **NON-COMPLYING**
 House/Roof/Front& Alfresco Deck (388) + Driveway (186) + Pool/ Spa (48) *Rev F*
 Total Area: 622m² (30.7%)
 - **COMPLIES** (Total area of Earthworks: 37.08m²) *Rev D*



Infringements Legend

- Alfresco and pool deck HIRTB Infringement
- Balustrade above retaining wall HIRTB Infringement
- Retaining wall and pool deck side yard infringement

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 DESIGN • BUILD • CONSULTING

GENERAL NOTES:

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Bernstein & Flamank Home Alterations
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 Church Bay, Waiheke Island

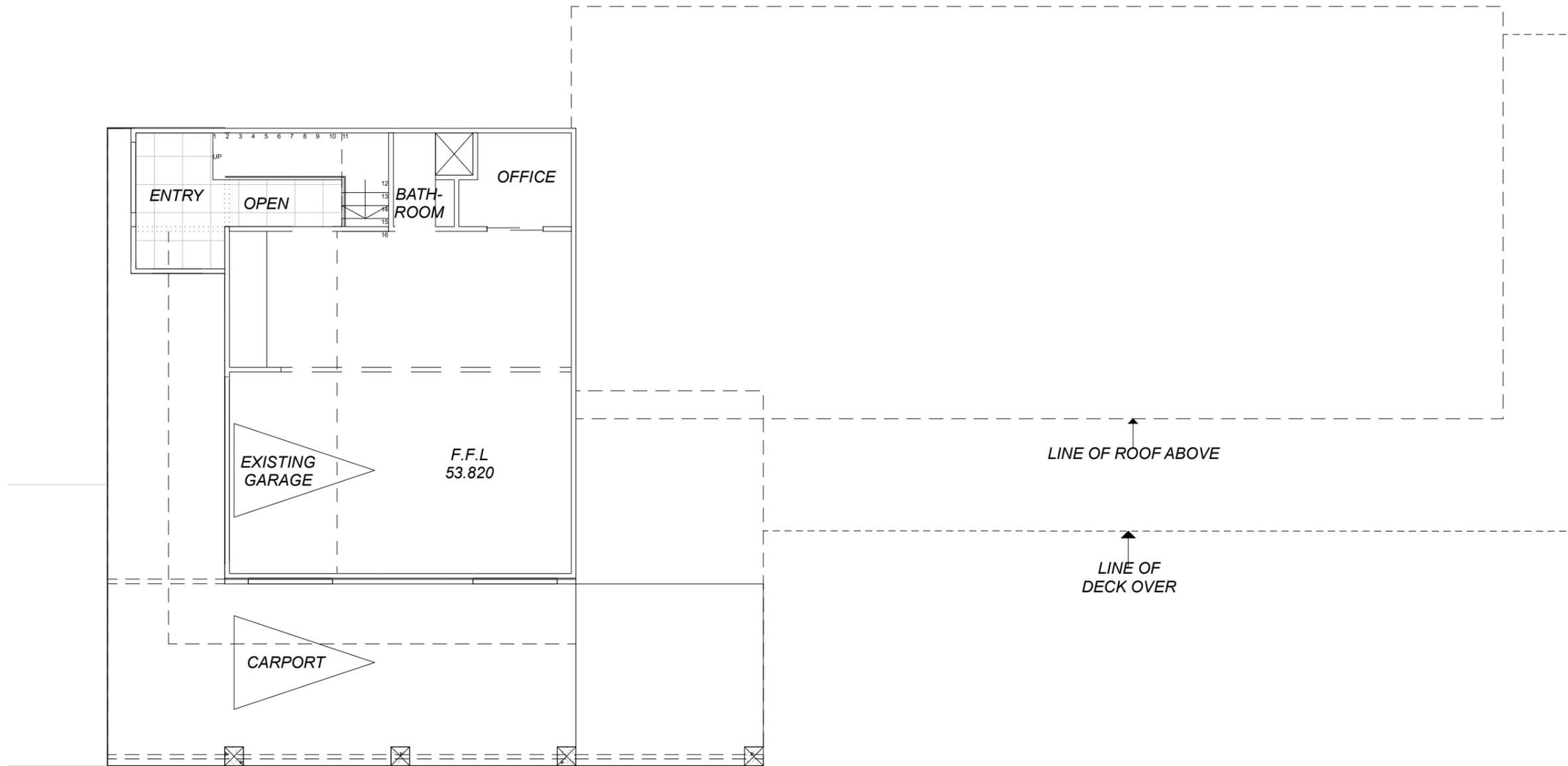
Drawn by: **BRYCE ARDERN**

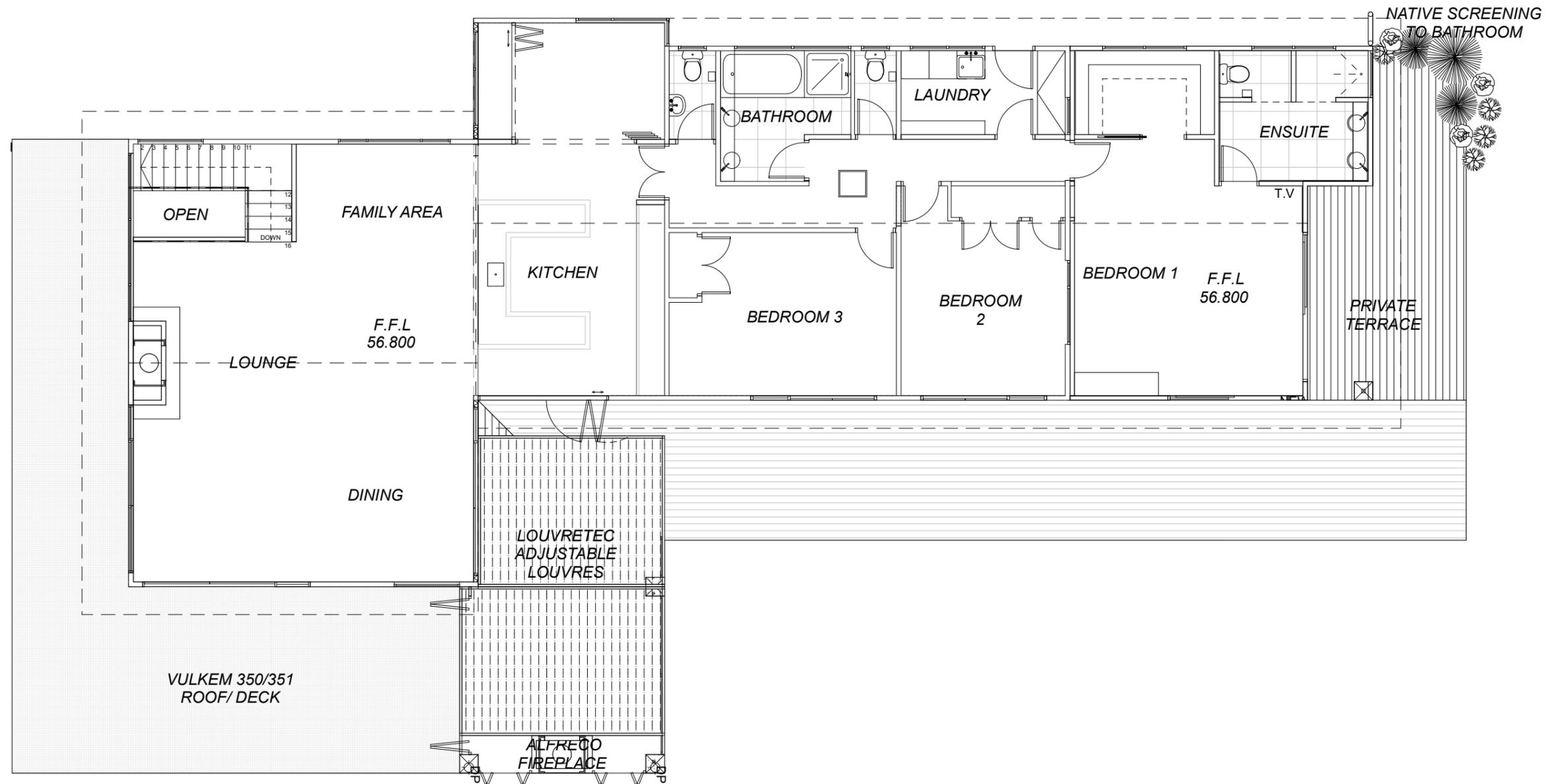
Amendment

Version <i>Rev F</i>	Impervious Area re-calculated	Date 11/02/2026
Version <i>Rev E</i>	Building Coverage re-calculated	Date 18/12/2025
Version <i>Rev D</i>	added information about the side yard infringements	Date 09/12/2025

Resource Consent

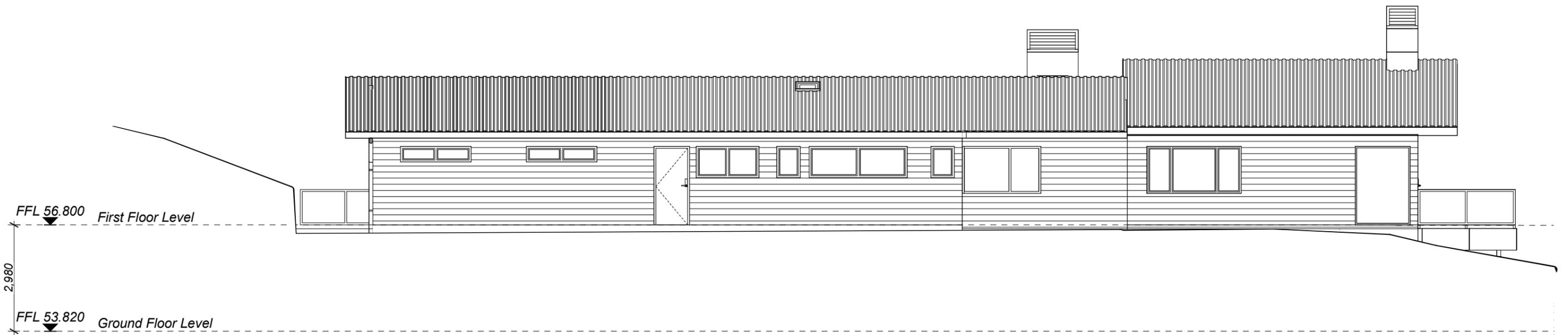
Scale 1:200, 1:500	Date 19/09/2024	Sheet 02
Drawing Title Site Plan		Rev. <i>E</i>







East Elevation
Scale (A3) 1:100



West Elevation
Scale (A3) 1:100



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Job Title

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 Church Bay, Waiheke Island

Drawn by

BRYCE ARDERN
 BRYCE ARDERN

Drawing Status

Resource Consent

Scale
1:100

On A3 Paper

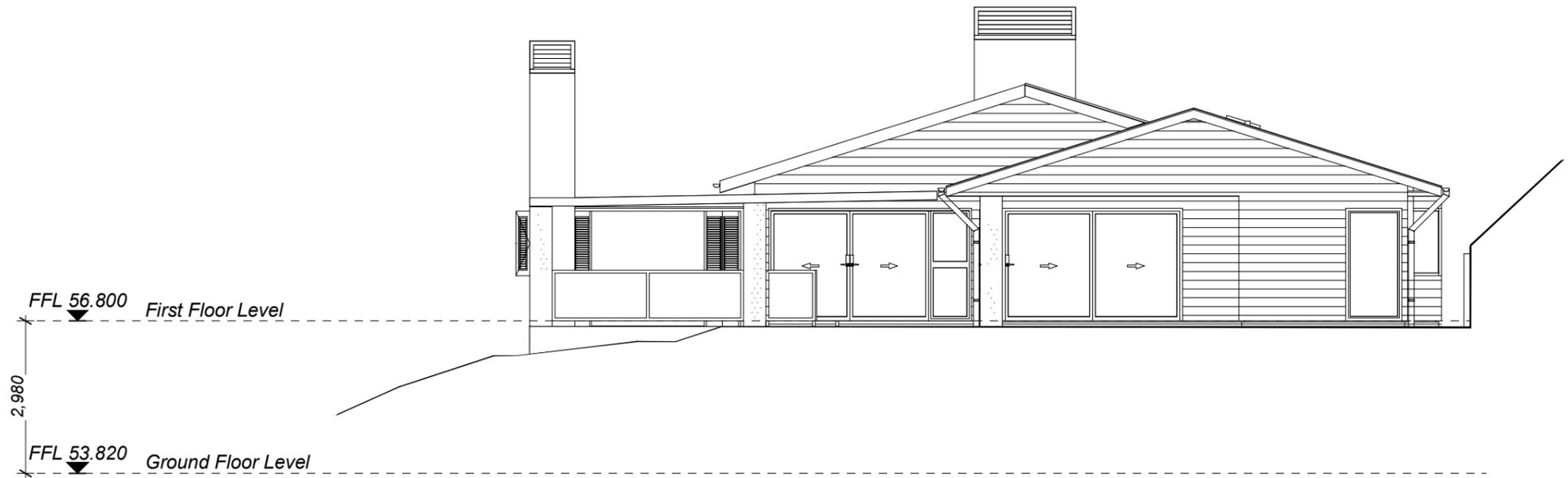
Date
18/12/2025

Drawing Title

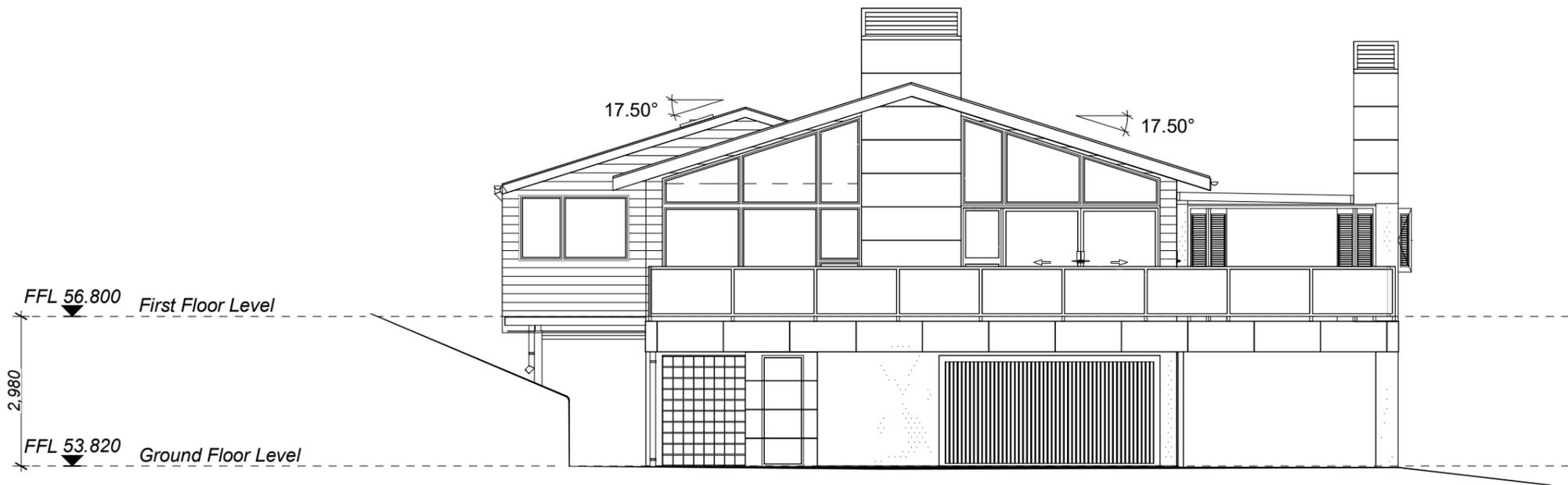
Existing Elevations

Sheet

05
Rev. A



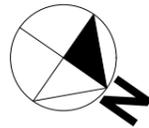
North Elevation
Scale (A3) 1:100



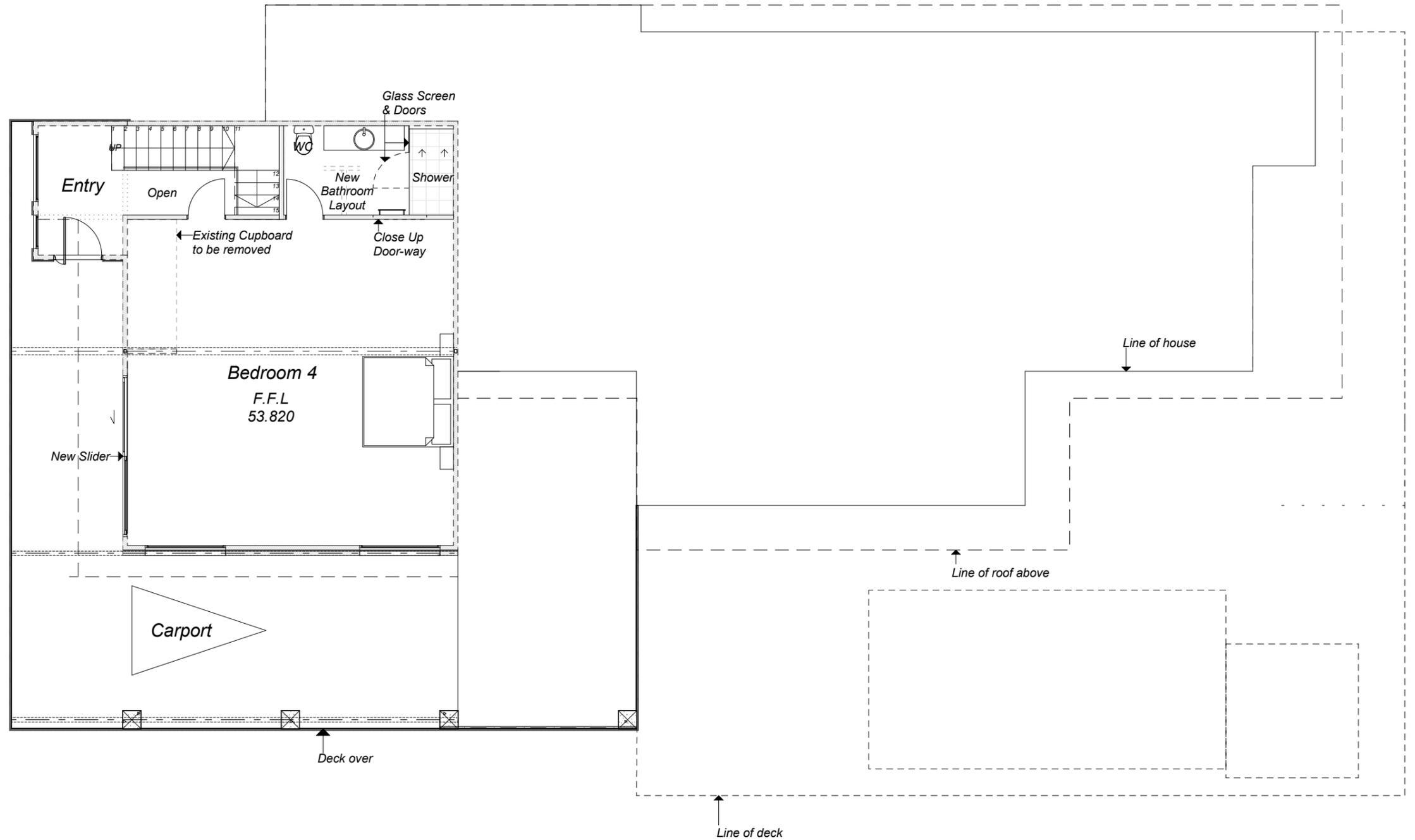
South Elevation
Scale (A3) 1:100

Legend

-  Existing masonry wall
-  Existing exterior timber-framed wall
-  Existing interior timber-framed wall
-  New interior timber-framed wall
-  New exterior timber-framed wall
-  Walls to be removed

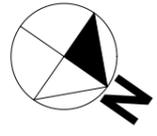


1 Ground Floor Plan
Scale (A3) 1:100

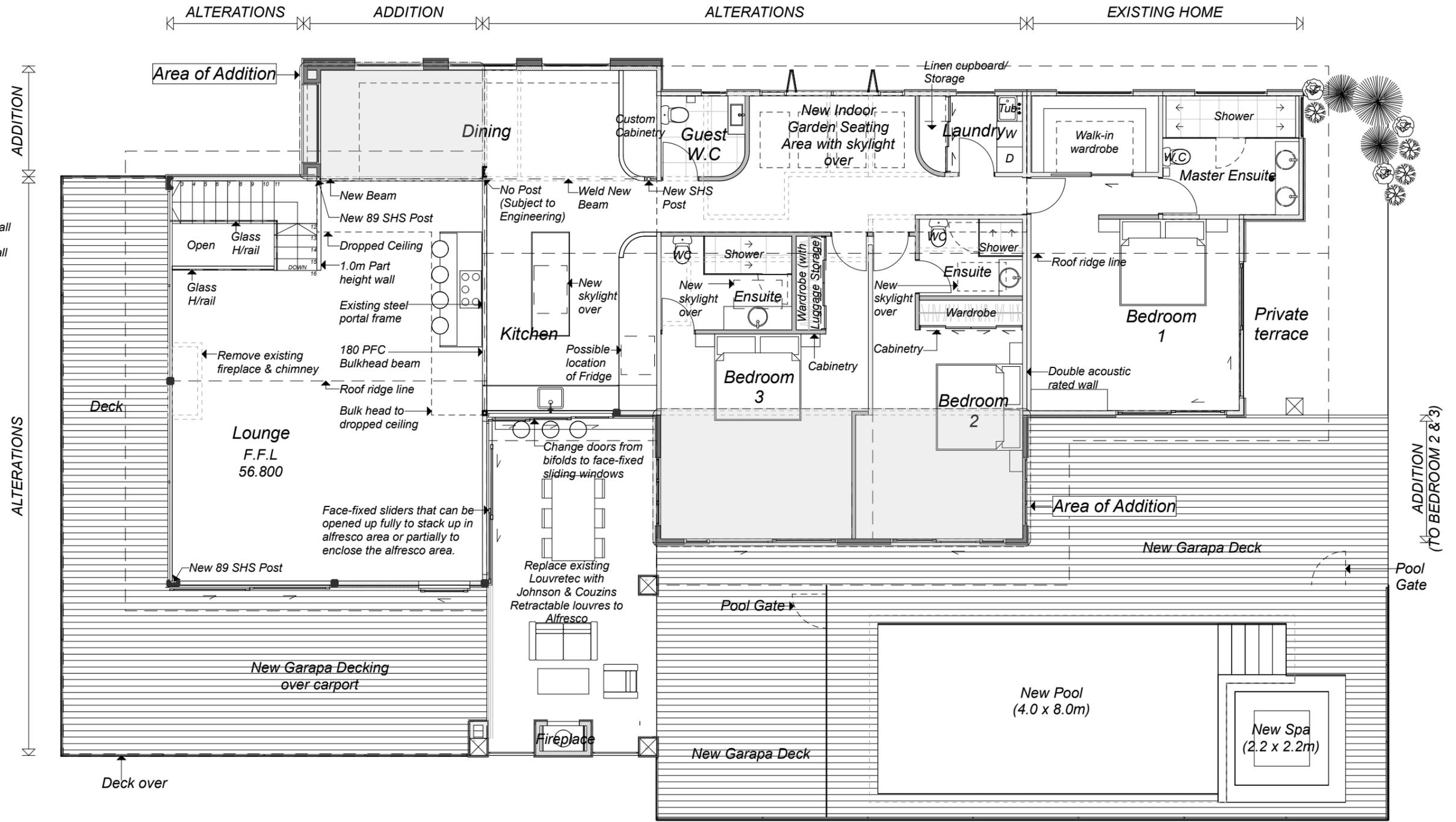


Legend

-  Existing masonry wall
-  Existing exterior timber-framed wall
-  Existing interior timber-framed wall
-  New interior timber-framed wall
-  New exterior timber-framed wall
-  Walls to be removed

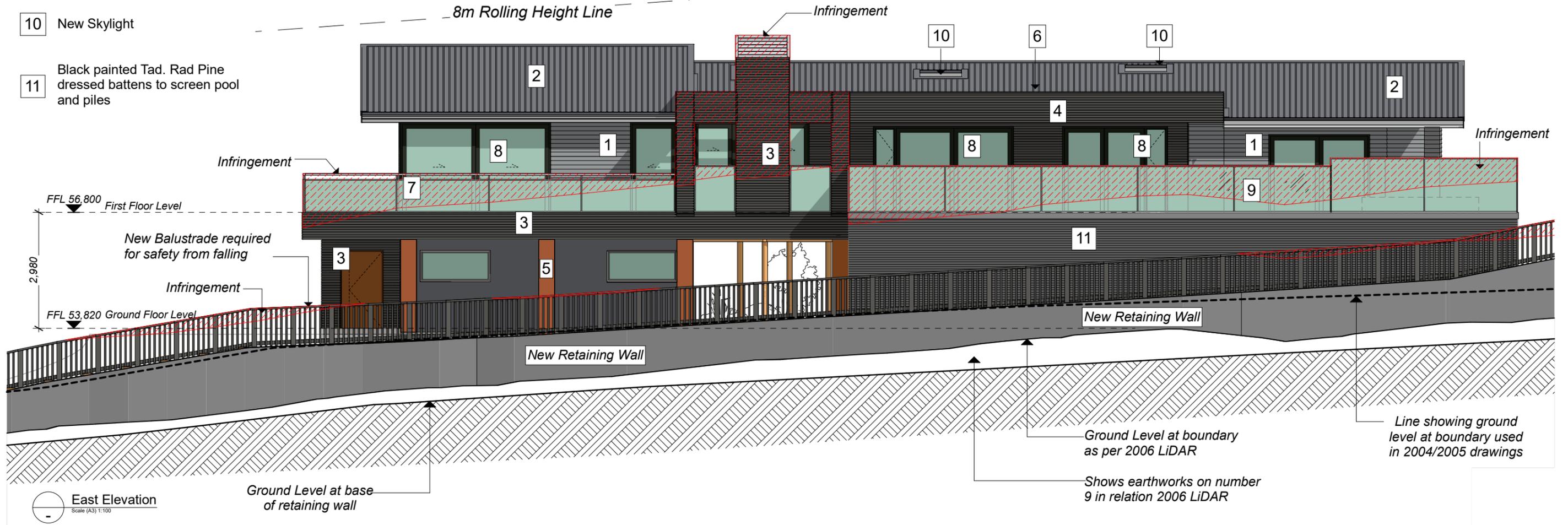
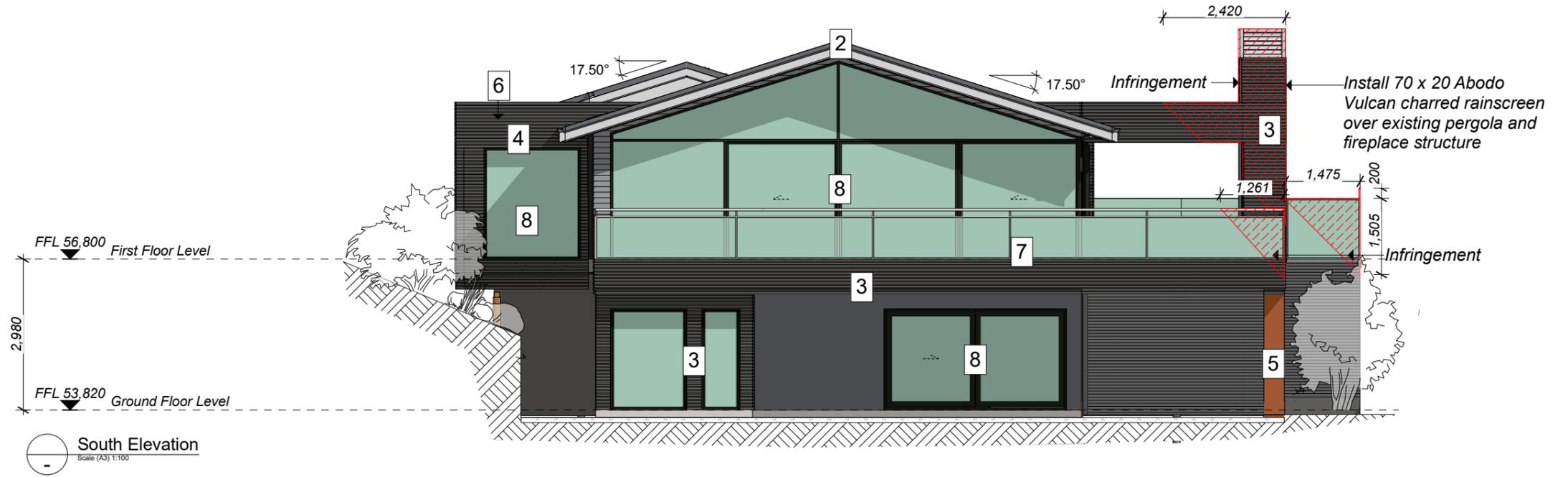


1 First Floor Plan
Scale (A1) 1:100



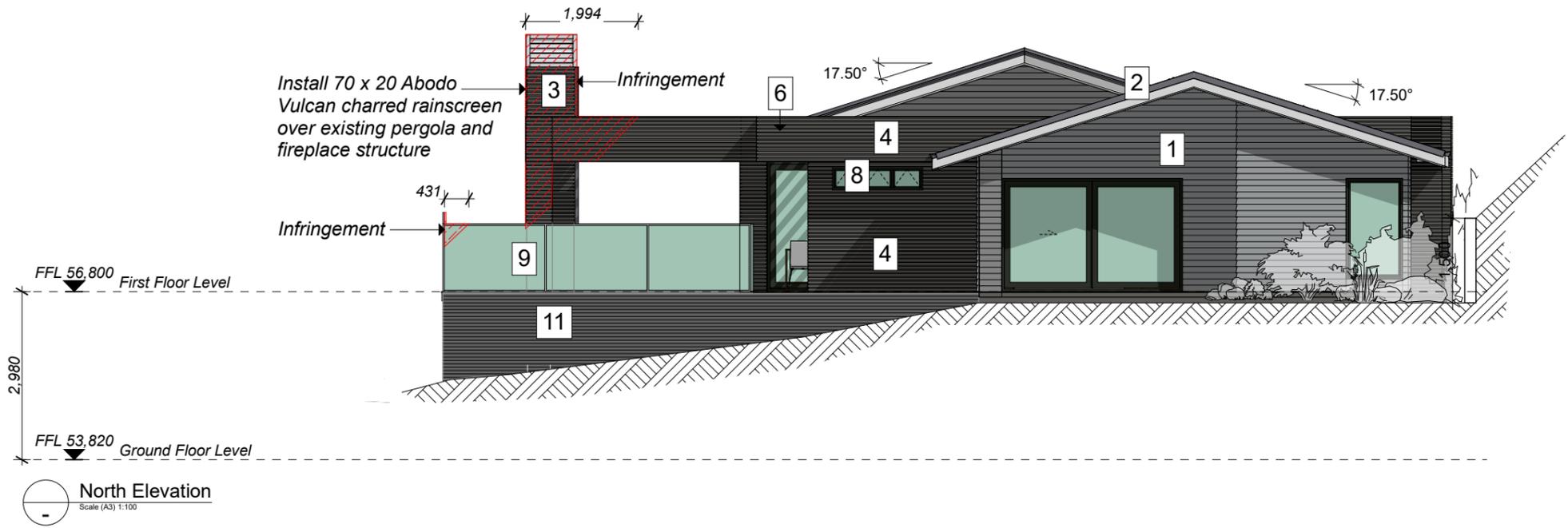
Legend

- 1 Existing Weatherboards
- 2 Existing Colorsteel Roof
- 3 70 x 20 Abodo Vulcan Charred rainscreen over existing cladding
- 4 Abodo Vulcan Charred Cladding over cavity on ply to all additions
- 5 Corten Steel Rainscreen on ground floor pilaster columns
- 6 Membrane to all parapet roofs
- 7 Glass Balustrading
- 8 New Aluminium Joinery
- 9 1.2m high Glass Pool Fence
- 10 New Skylight
- 11 Black painted Tad. Rad Pine dressed battens to screen pool and piles

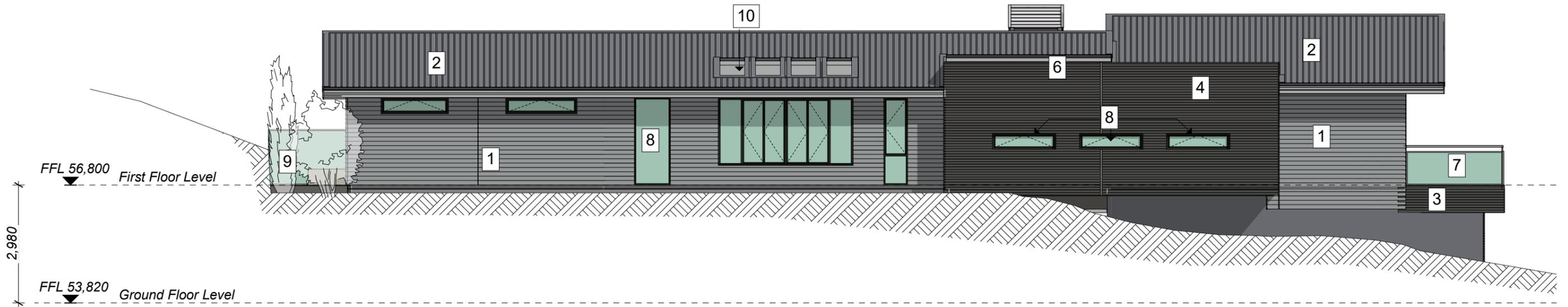


Legend

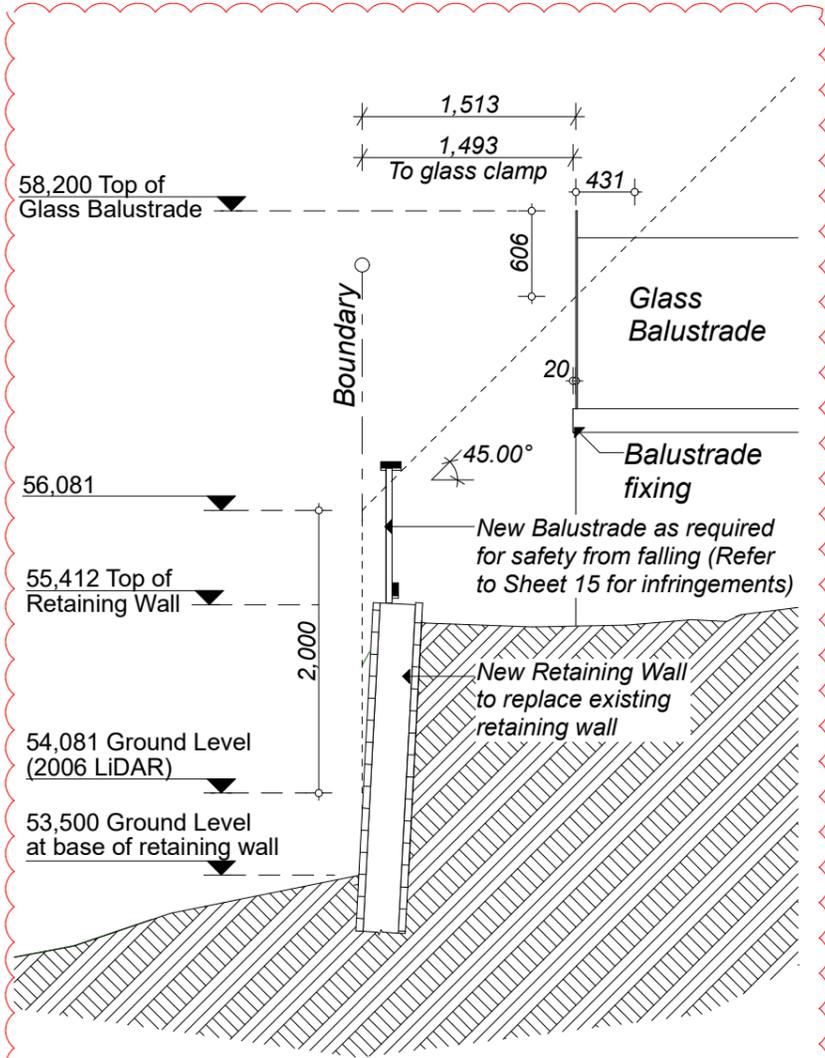
- 1 Existing Weatherboards
- 2 Existing Colorsteel Roof
- 3 70 x 20 Abodo Vulcan Charred rainscreen over existing cladding
- 4 Abodo Vulcan Charred Cladding over cavity on ply to all additions
- 5 Corten Steel Rainscreen on ground floor pilaster columns
- 6 Membrane to all parapet roofs
- 7 Glass Balustrading
- 8 New Aluminium Joinery
- 9 1.2m high Glass Pool Fence
- 10 New Skylight
- 11 Black painted Tad. Rad Pine dressed battens to screen pool and piles



North Elevation
Scale (A3) 1:100



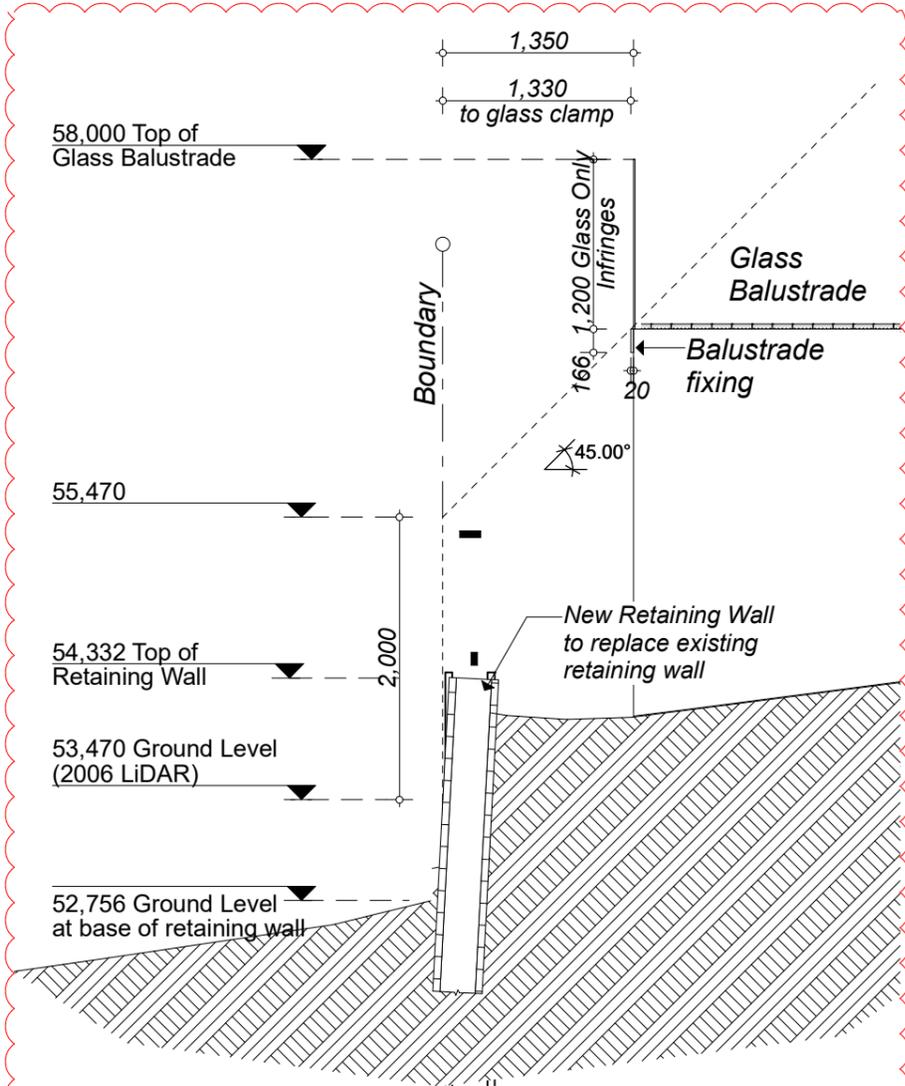
West Elevation
Scale (A3) 1:100



H.I.R.T.B Point 1 Calculation
 2006 LiDAR Ground Level: 54.081
 Distance from Boundary: 1.513
 Glass Balustrade Height 58.200

54.081
 + 2.000
 + 1.513
 57.594 (0.606m below top of balustrade)
 Balustrade Infringes HIRTB

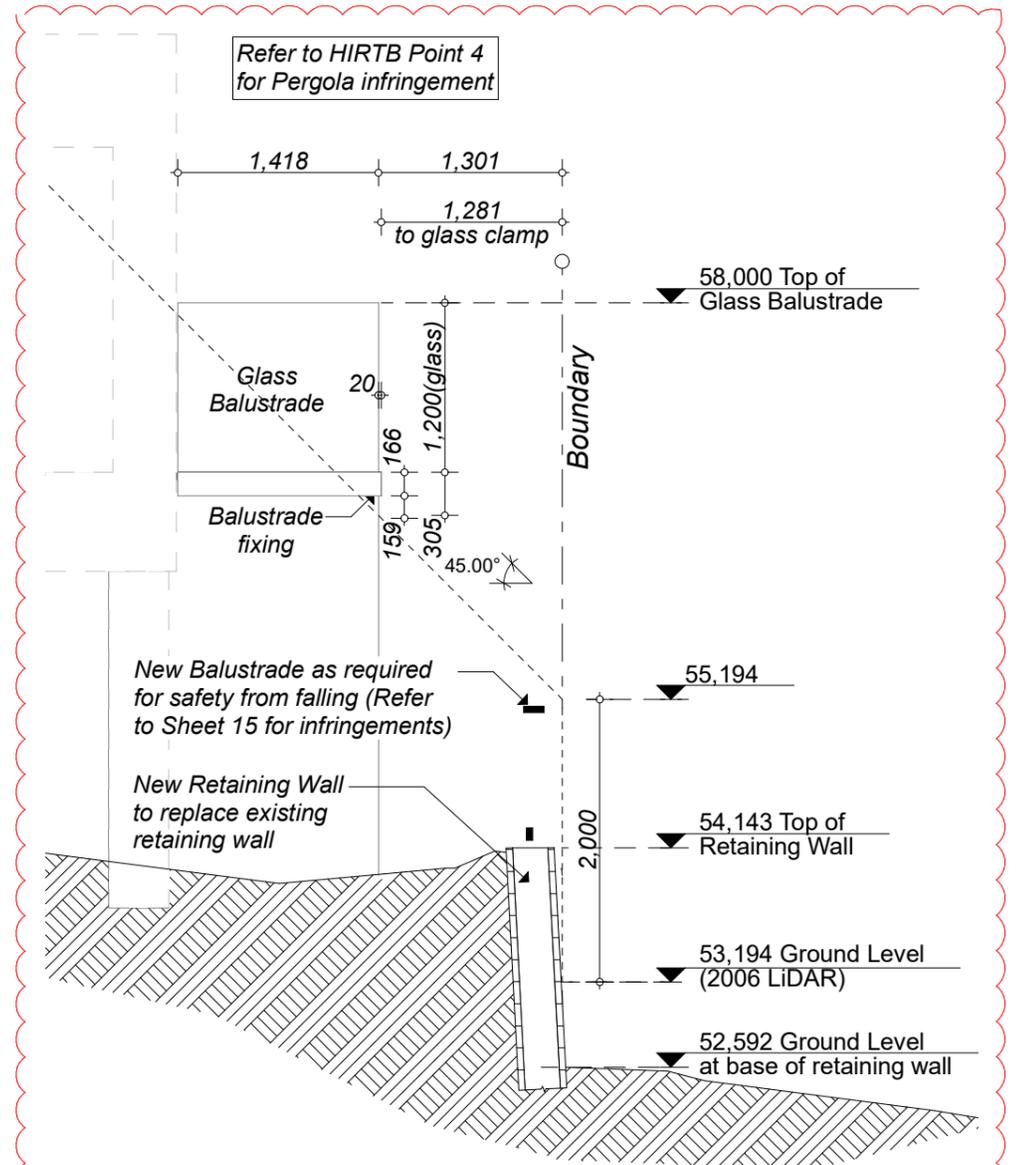
1 HIRTB Point 1
 02 1:50



H.I.R.T.B Point 2 Calculation
 2006 LiDAR Ground Level: 53.470
 Distance from Boundary: 1.350
 Glass Balustrade Height 58.000

53.470
 + 2.000
 1.350
 56.820 (1.180m below top of balustrade)
 Balustrade Infringes HIRTB

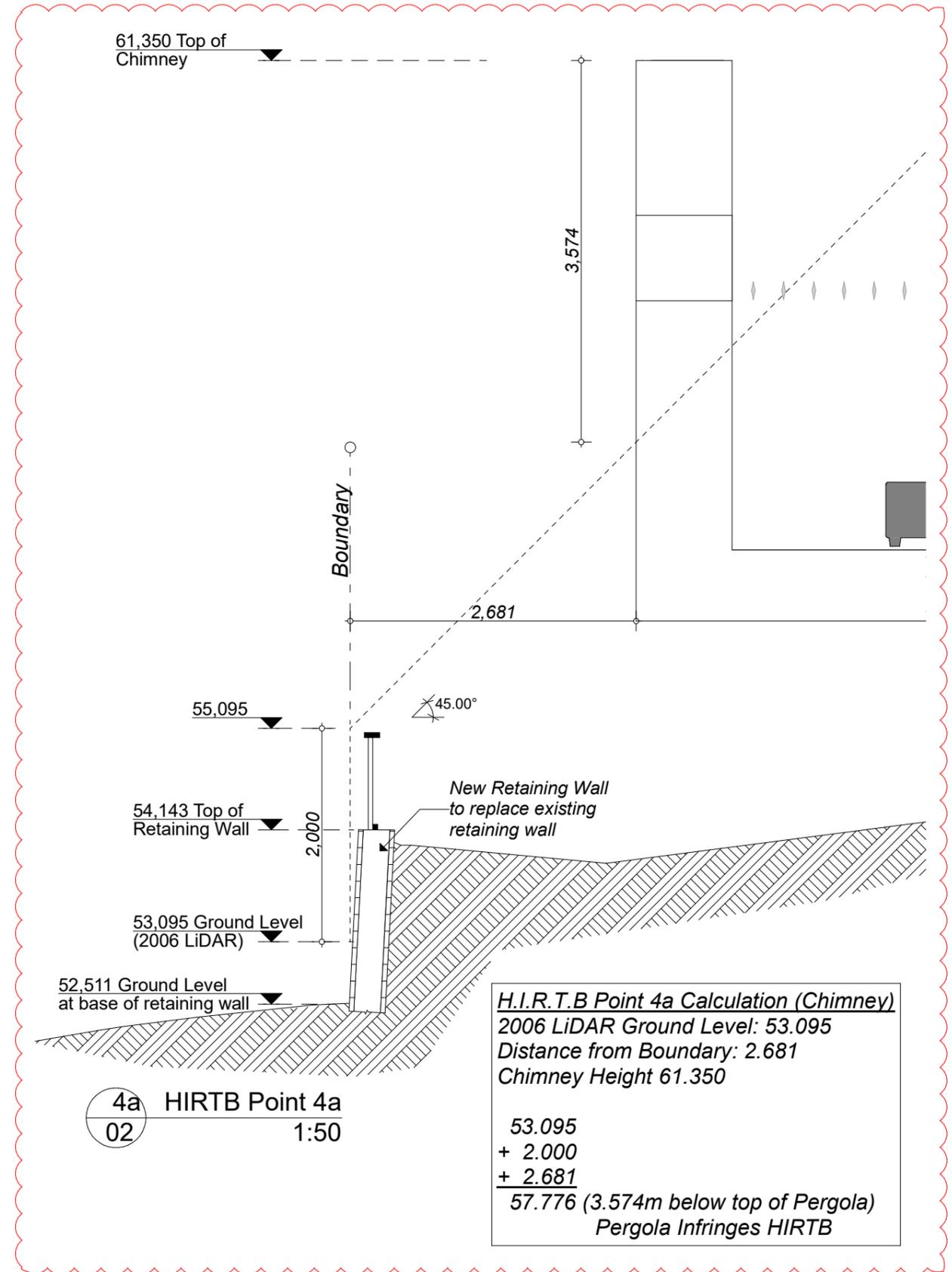
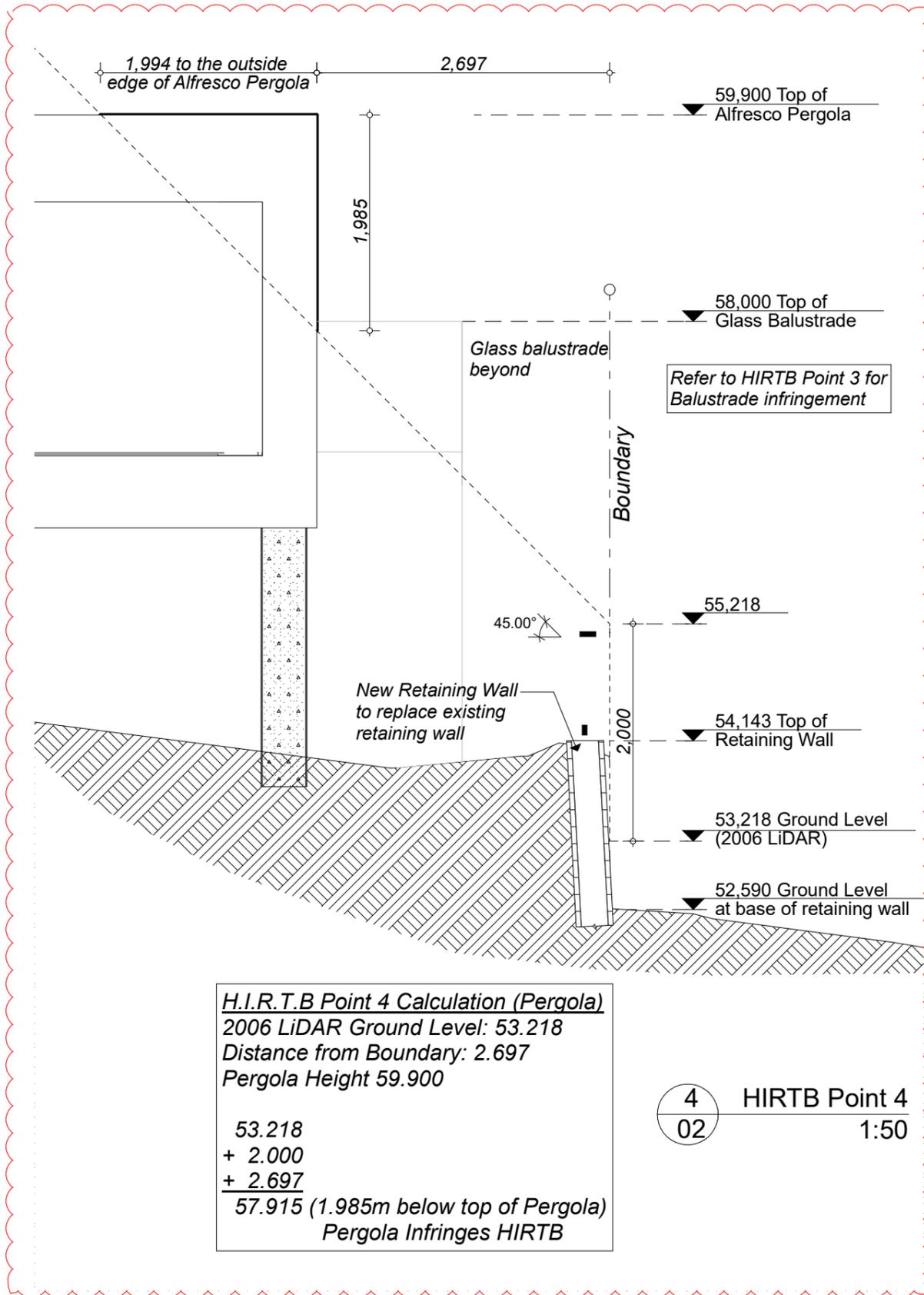
2 HIRTB Point 2
 02 1:50

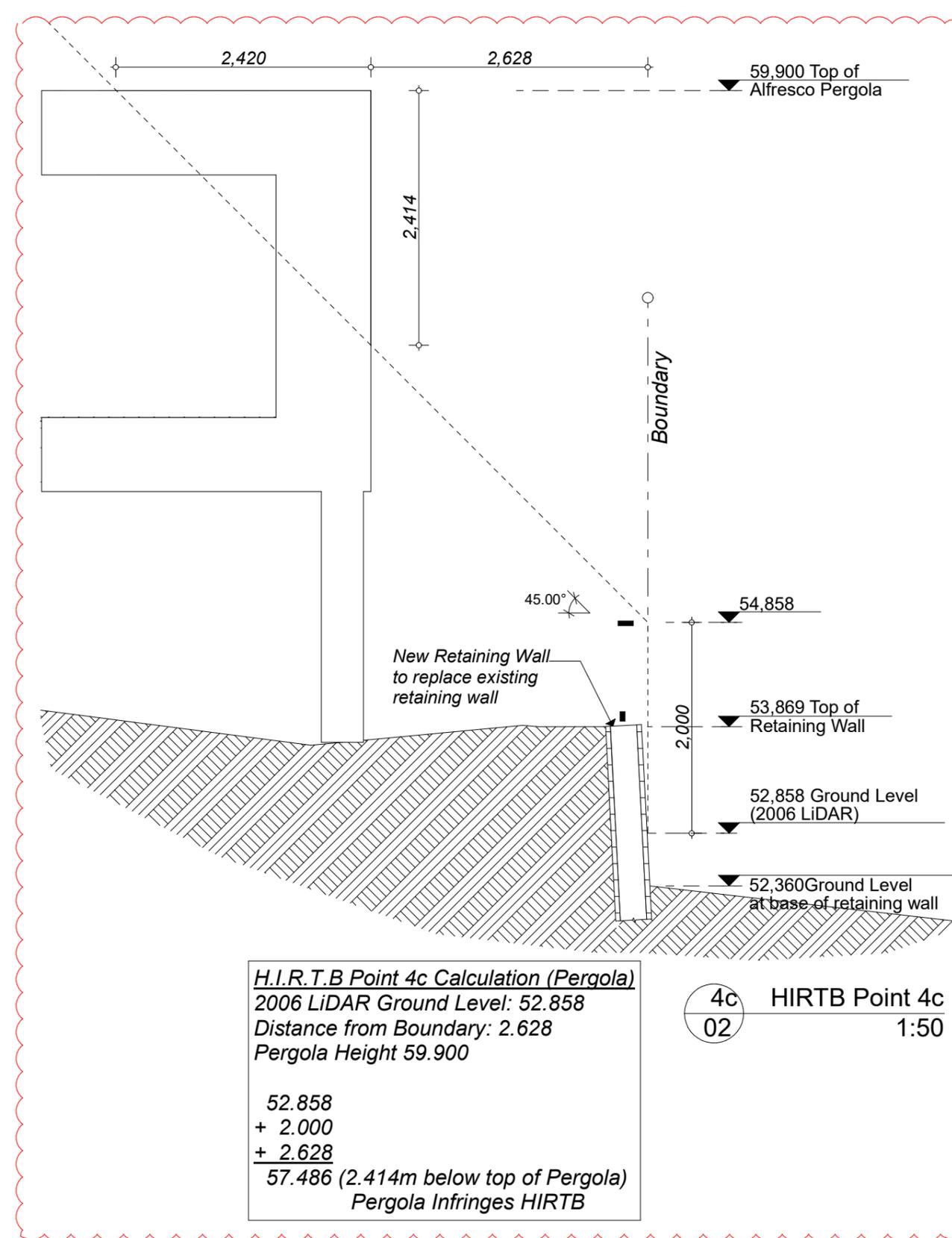
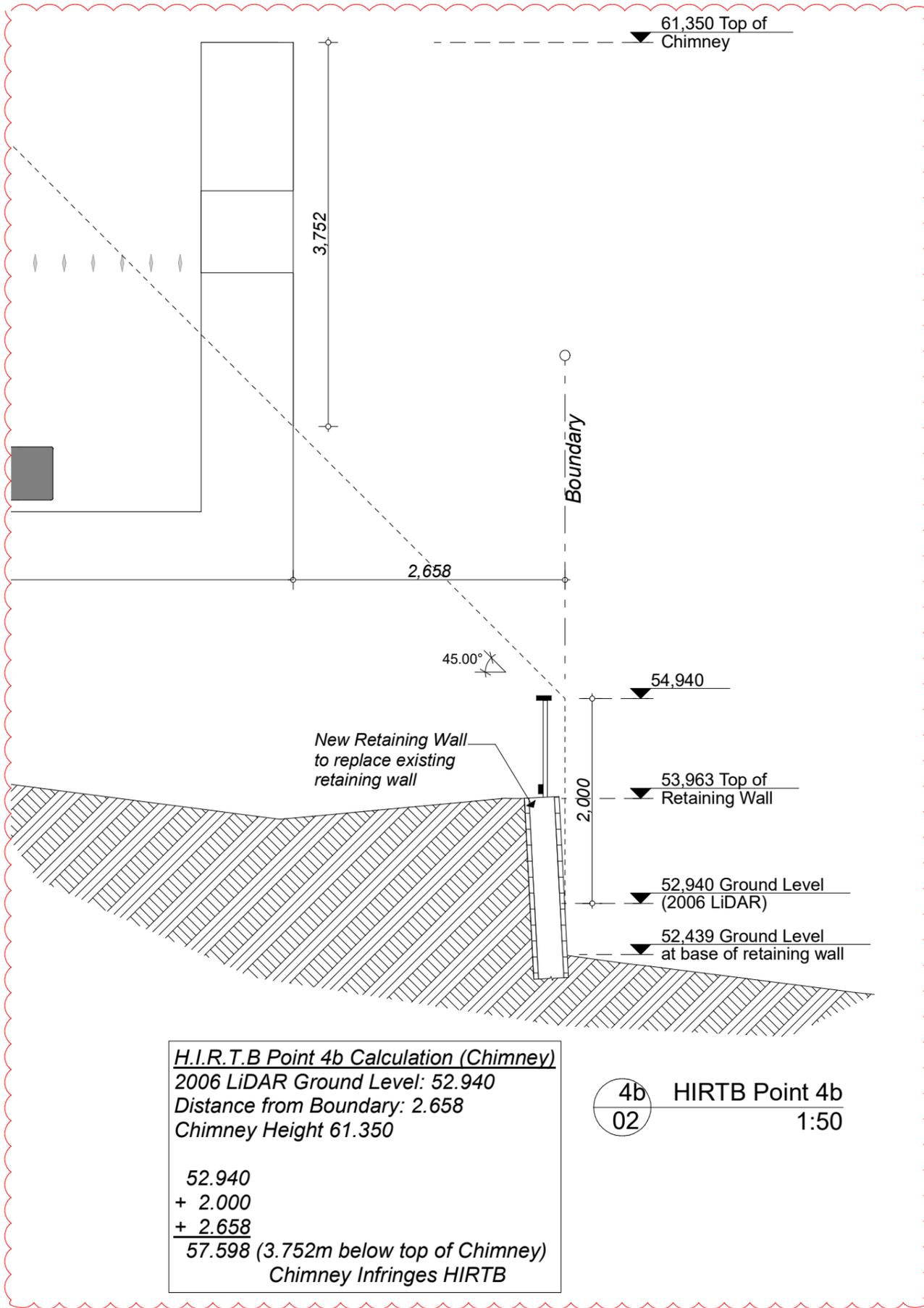


H.I.R.T.B Point 3 Calculation (Balustrade)
 2006 LiDAR Ground Level: 53.194
 Distance from Boundary: 1.301
 Balustrade Height 58.000

53.194
 + 2.000
 + 1.301
 56.495 (1.505m below top of balustrade)
 Balustrade Infringes HIRTB

3 HIRTB Point 3
 02 1:50





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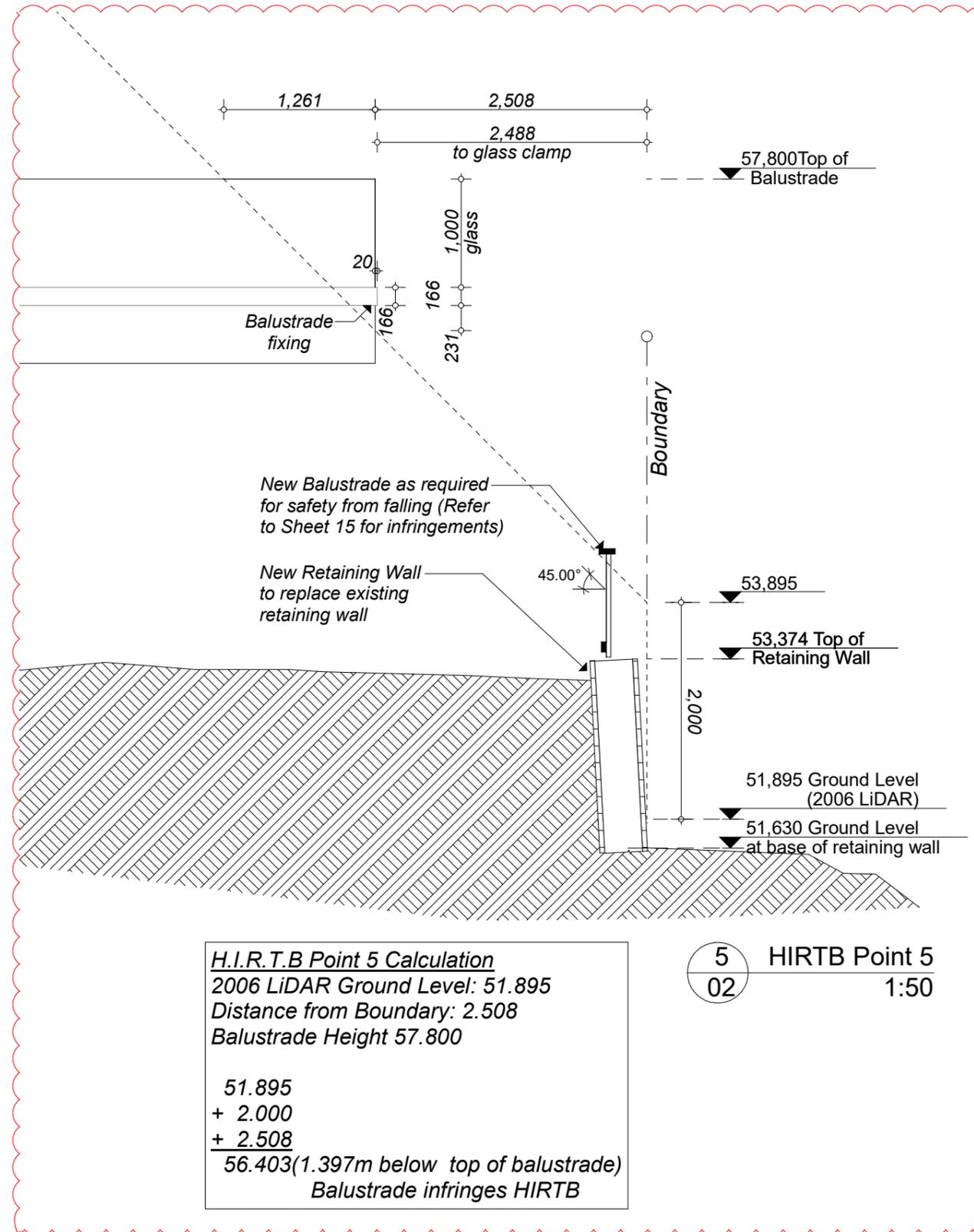
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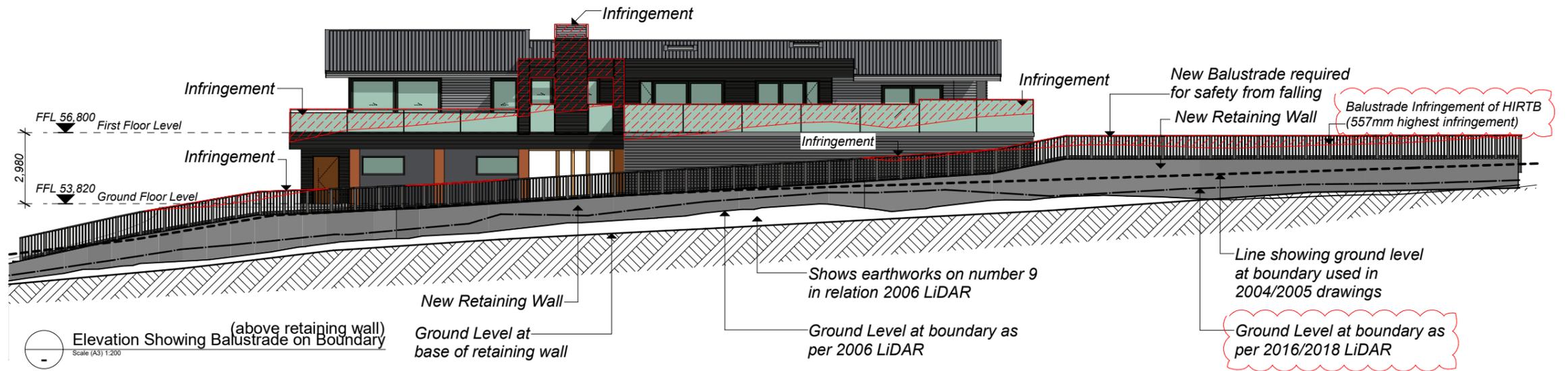
Amendment

Version Rev A	Updated HIRTB with correct distances, heights, and ground levels	Date 09/12/2025
Drawing Status	Resource Consent	
Scale 1:50	Date 18/12/2025	Sheet 13
Drawing Title	HIRTB Sections	

Rev. A

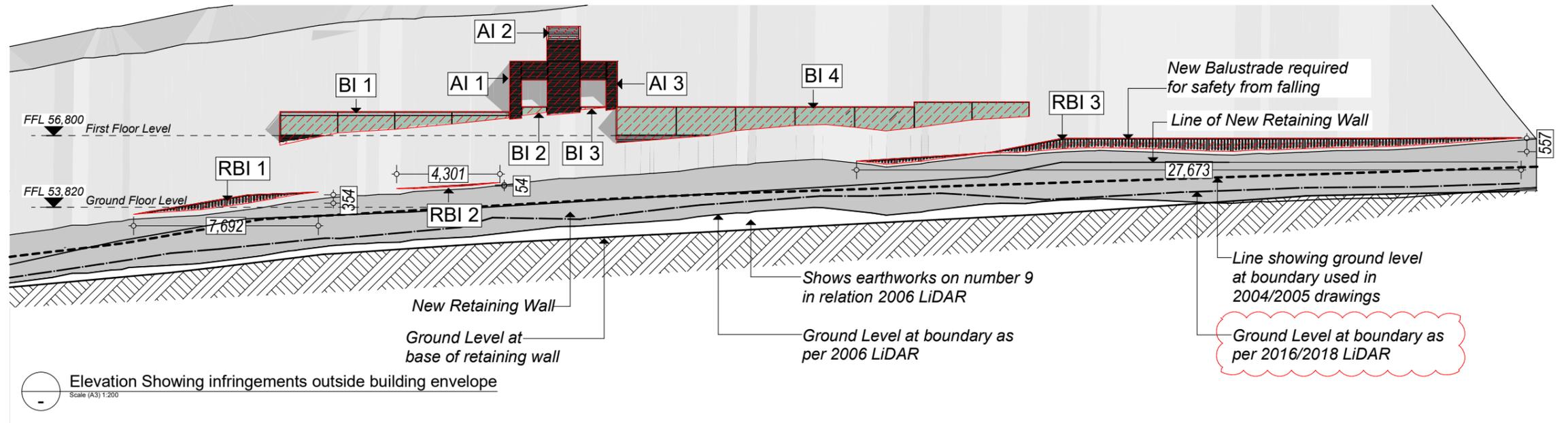


Amendment		
Version Rev A	Updated HIRTB with correct distances, heights, and ground levels	Date 09/12/2025
Drawing Status	Resource Consent	Sheet 14
Scale 1:50	Date 18/12/2025	Rev. A
Drawing Title	HIRTB Section	



Legend

- AI 1 Alfresco area infringement
- AI 2 Alfresco Fireplace/ Chimney infringement
- AI 3 Alfresco area infringement, the other side of chimney
- BI 1 Front Deck/ Glass Balustrade infringement
- BI 2 Alfresco Glass Balustrade infringement
- BI 3 Alfresco Glass Balustrade infringement
- BI 4 Pool Deck/ Glass Balustrade infringement
- RBI 1 Balustrade above Retaining Wall infringement
- RBI 2 Balustrade above Retaining Wall infringement
- RBI 3 Balustrade above Retaining Wall infringement



Area of Infringement	AI 1	AI 2	AI 3	BI 1	BI 2	BI 3	BI 4	RBI 1	RBI 2	RBI 3
Overall Length of Infringement	1,540mm	1,400mm	1,540mm	9,600mm	1,060mm	1060mm	17,200mm	7,692mm	4,301mm	27,673mm
Maximum Horizontal Distance of Infringement	2,420mm	900mm	2,038mm	1,261mm	50mm	50mm	1418mm	145mm	70mm	145mm
Maximum Vertical Distance of Infringement	2,414mm	3,752mm	2,058mm	1,397mm	370mm	125mm	1505mm	354mm	54mm	557mm

Amendment		
Version Rev B	Added 2016/2018 LiDAR Ground Levels at boundary on elevations	Date 11/02/2026
Version Rev A	Added correct measurements	Date 09/12/2025
Drawing Status Resource Consent		
Scale 1:200	Date 05/12/2025	Sheet 15
Drawing Title Elevation Showing HIRTB Infringements		



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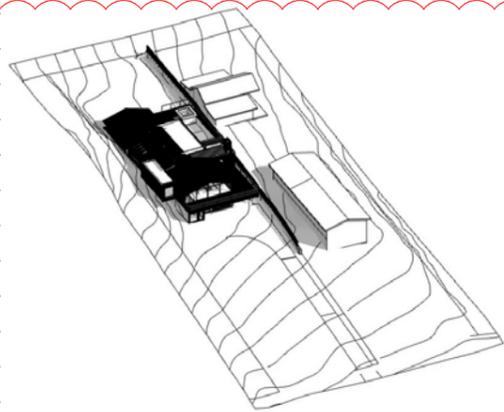
Job Title

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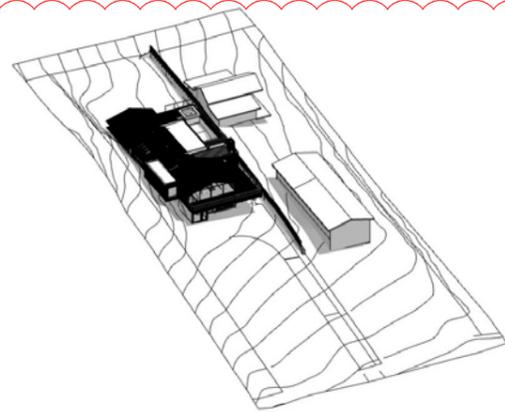
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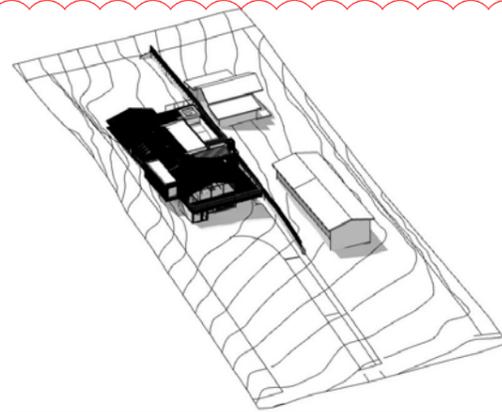
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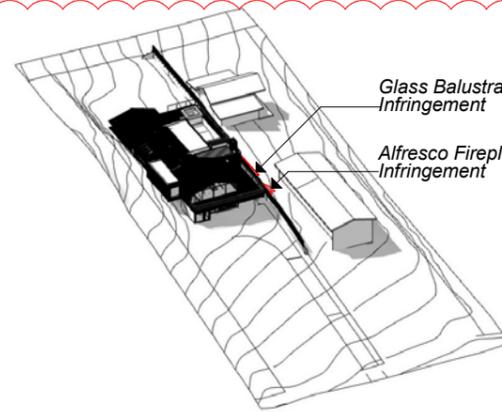
21 December, 9am



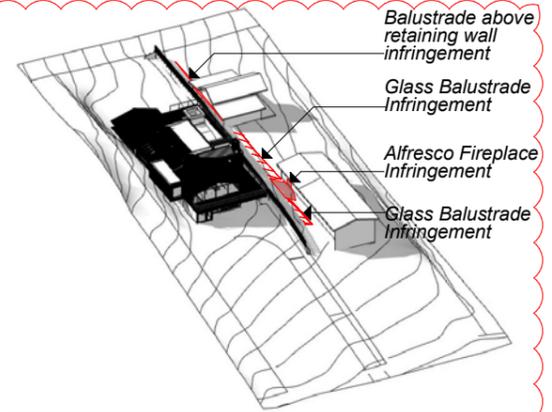
21 December, 12pm



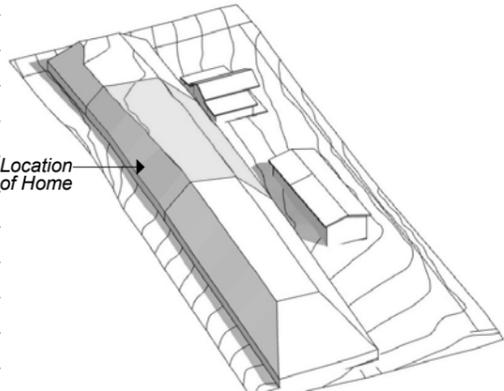
21 December, 3pm



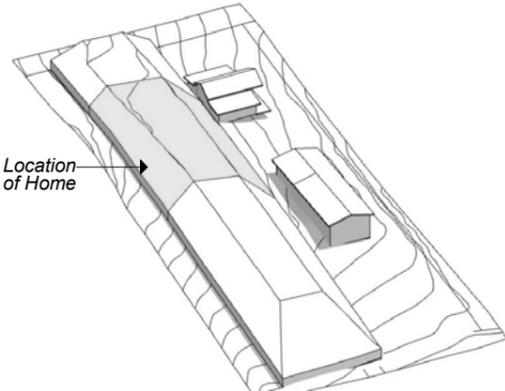
21 December, 4pm



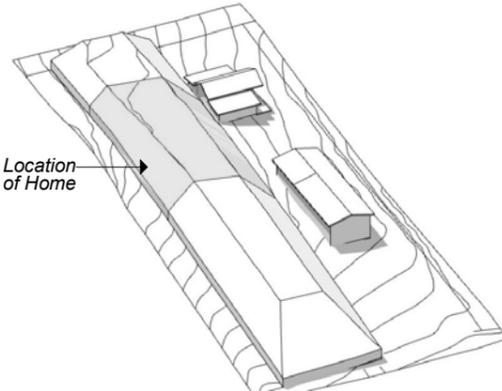
December 21, 5pm



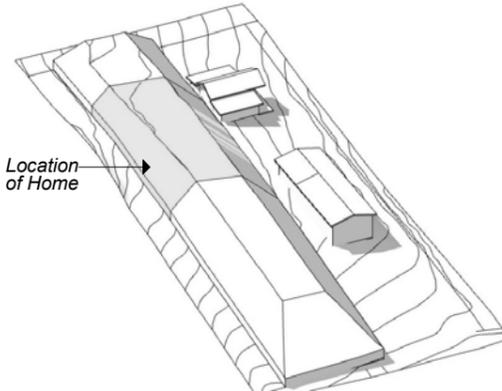
21 December, 9am (Complying Envelope)



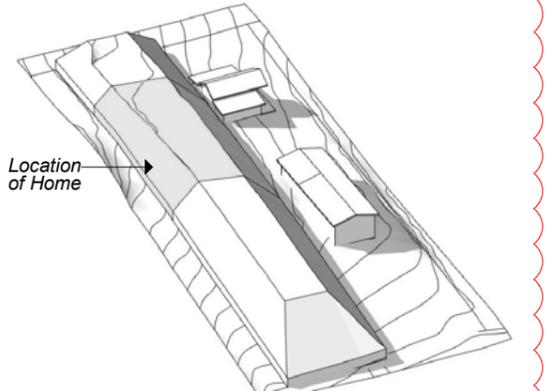
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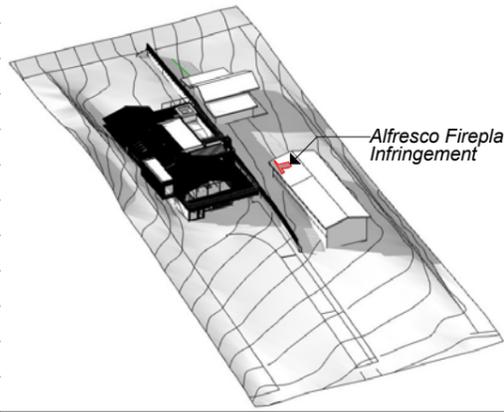
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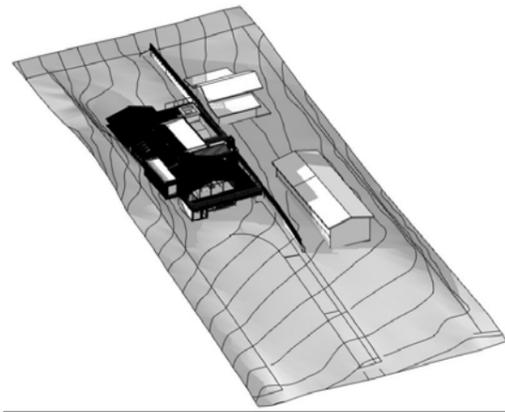
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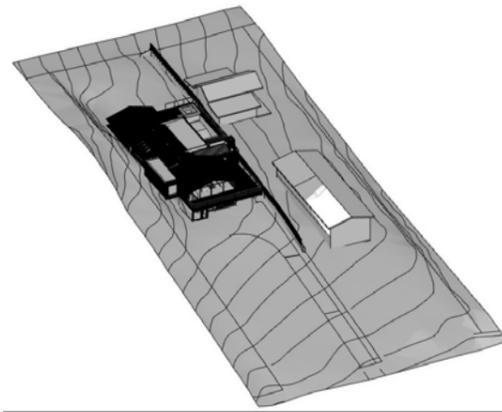
21 December, 5pm (Complying Envelope)



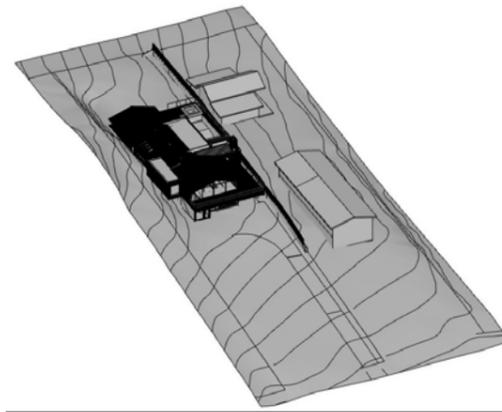
December 21, 6pm



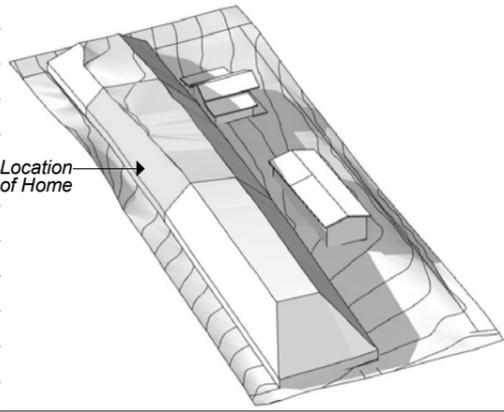
December 21, 7pm



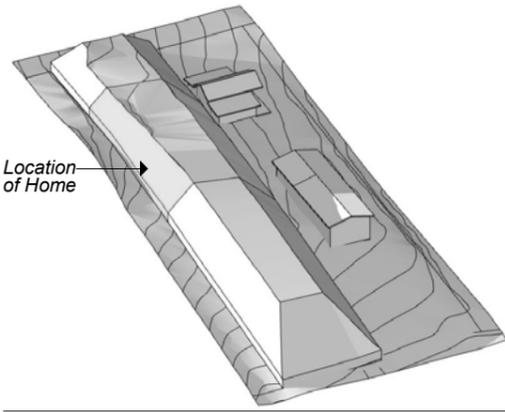
December 21, 8pm



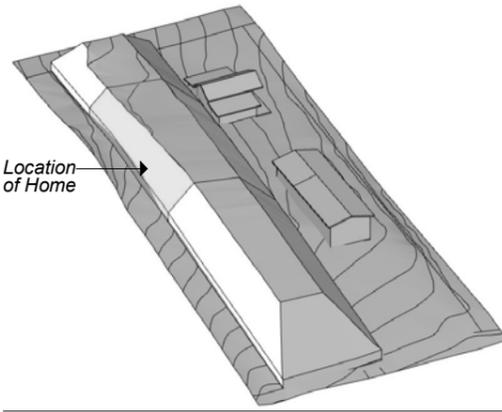
December 21, 9pm



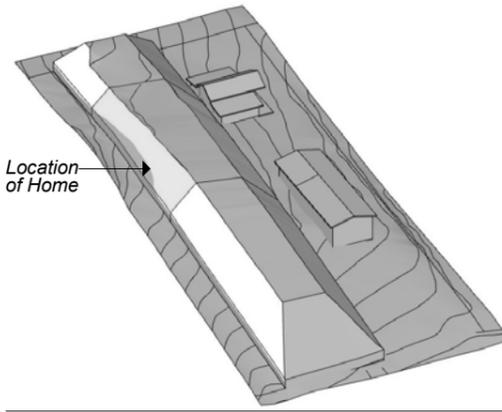
21 December, 6pm (Complying Envelope)



21 December, 7pm (Complying Envelope)



21 December, 8pm (Complying Envelope)



21 December, 9pm (Complying Envelope)



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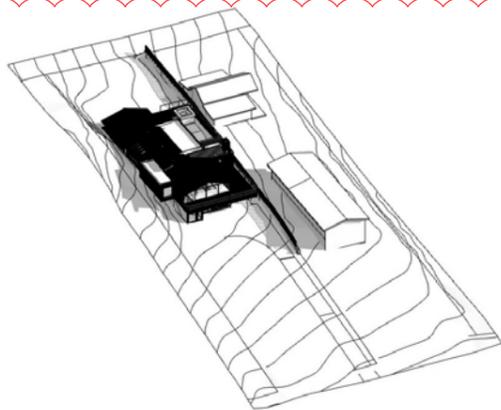
Drawn by

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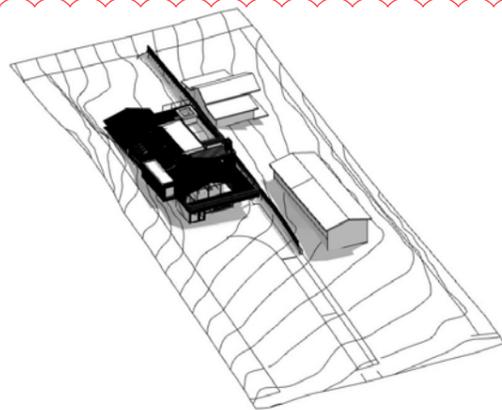
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Amendment

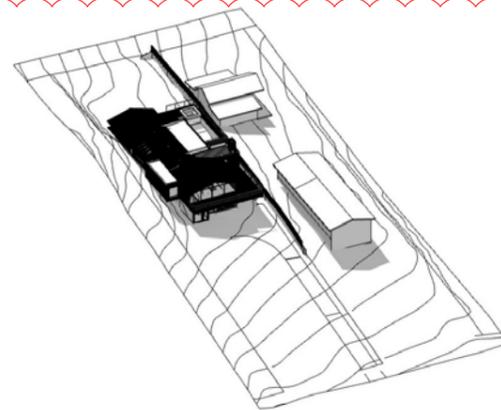
Version Rev A	Updated views now showing overall complying envelope, infringements and future building on neighbouring property	Date 11/02/2026
Drawing Status	Resource Consent	Sheet 16
Scale 1:400	Date 05/12/2025	Rev. A
Drawing Title	December Sun Studies (Summer)	



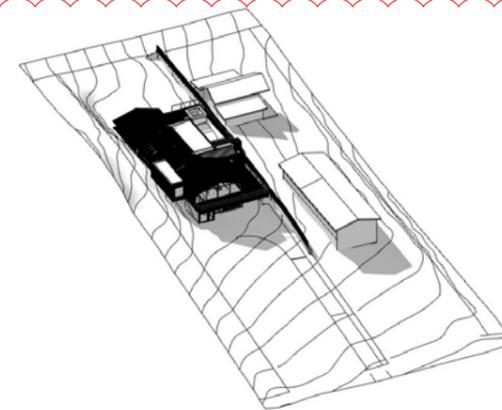
March 21, 9am



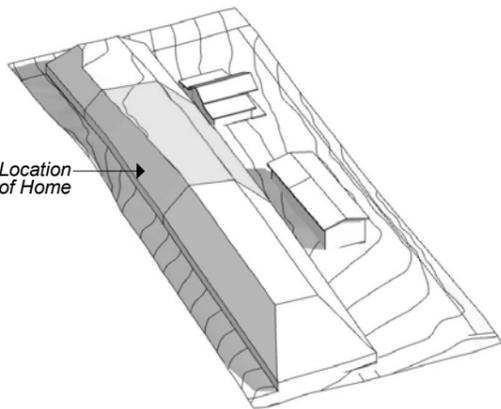
March 21, 12pm



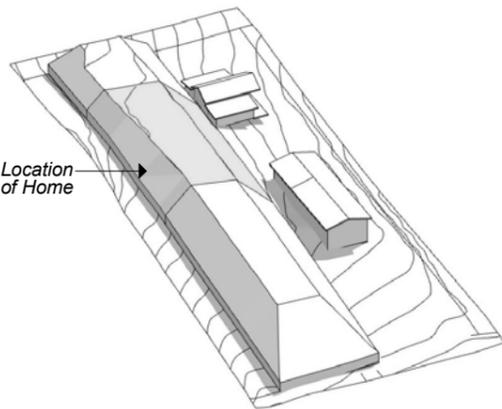
March 21, 3pm



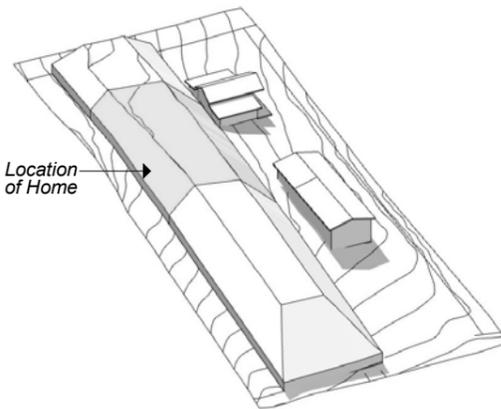
March 21, 4pm



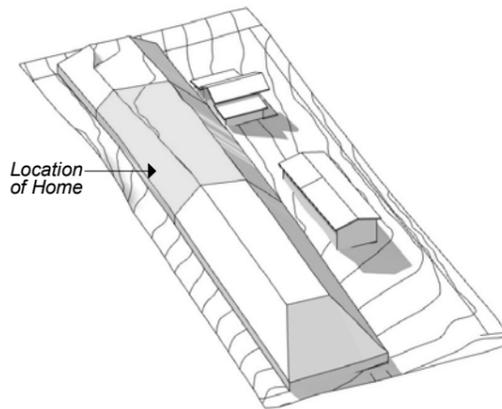
March 21, 9am (Complying Envelope)



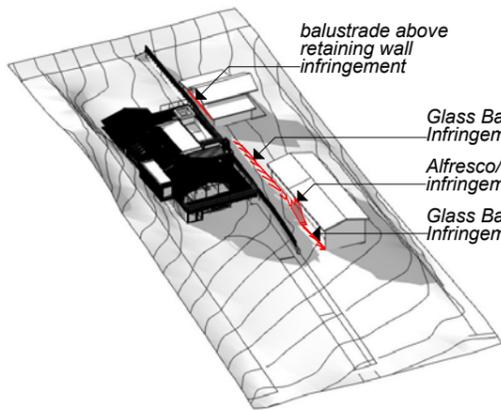
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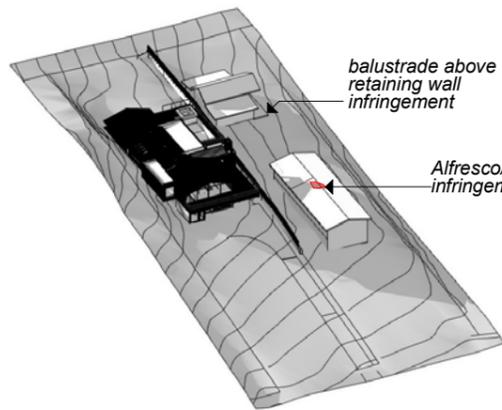
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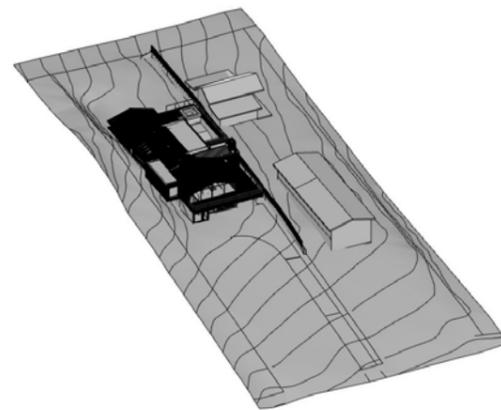
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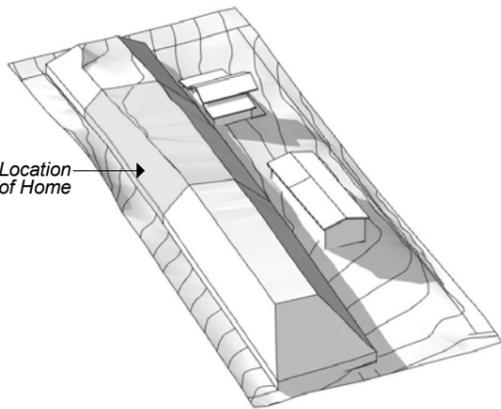
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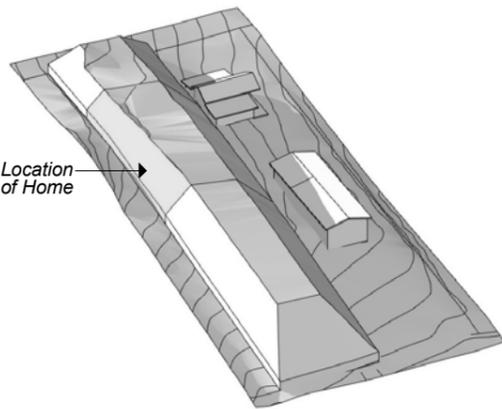
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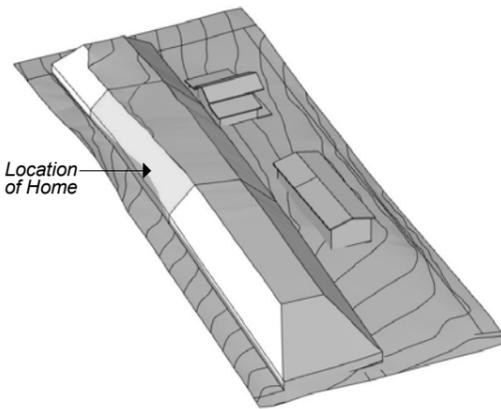
March 21, 7pm



March 21, 5pm (Complying Envelope)



March 21, 6pm (Complying Envelope)



March 21, 7pm (Complying Envelope)



GENERAL NOTES:

1. DO NOT SCALE, USE DIMENSIONS ONLY.
2. CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.
3. CONTRACTOR TO REPORT ANY APPARENT DISCREPANCY TO ARCHITECT FOR INTERPRETATION TO THE AFFECTED WORK PROCEEDING
4. THESE DRAWINGS REMAIN COPYRIGHT OF LITEHOUSE LTD

Job Title

Bernstein & Flamank Home Alterations

13 Church Bay Road
Church Bay, Waiheke Island

Drawn by

BRYCE ARDERN

BRYCE ARDERN

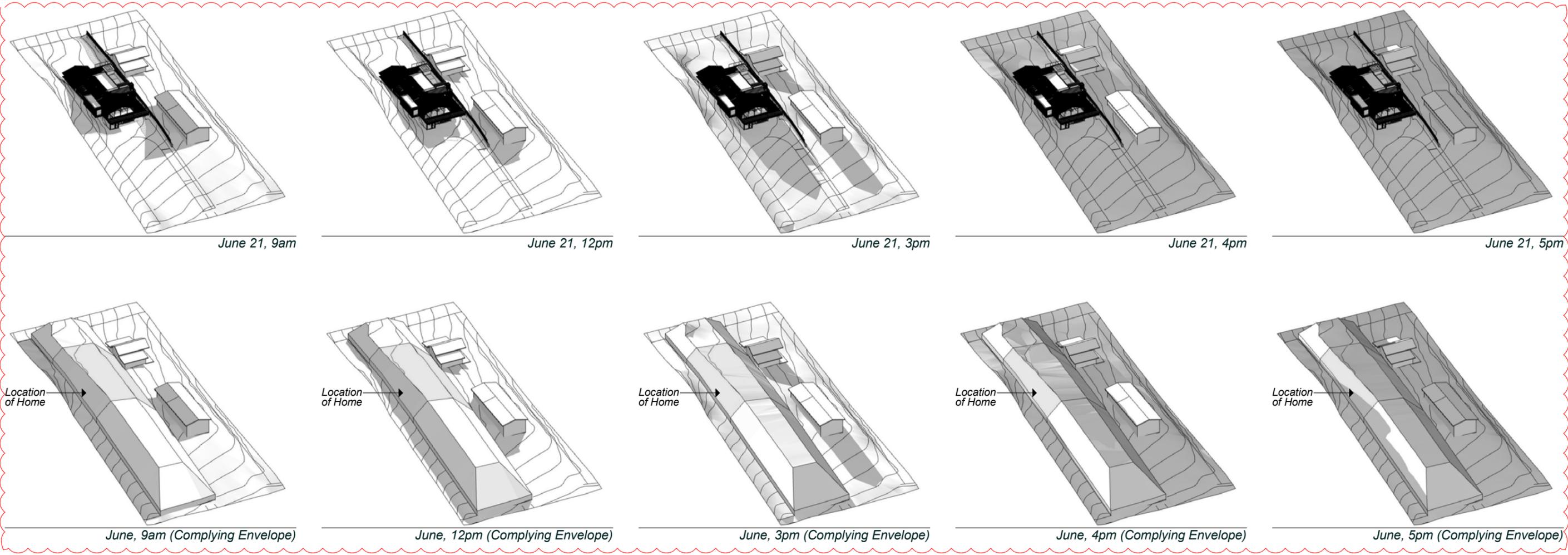
Amendment

Version Rev A	Updated views now showing overall complying envelope, infringements and future building on neighbouring property	Date 11/02/2026
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Drawing Status Resource Consent	Sheet 17
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Scale 1:400	Date 05/12/2025	Rev. A
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Drawing Title March Sun Studies (Autumn)

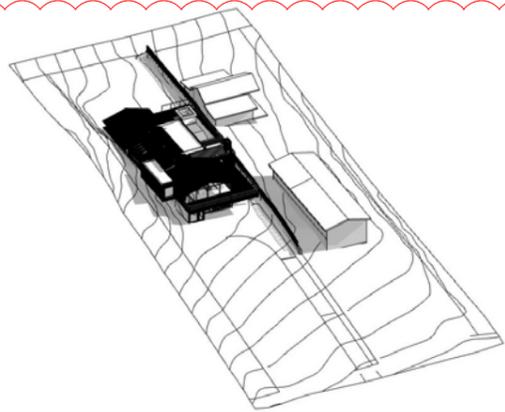


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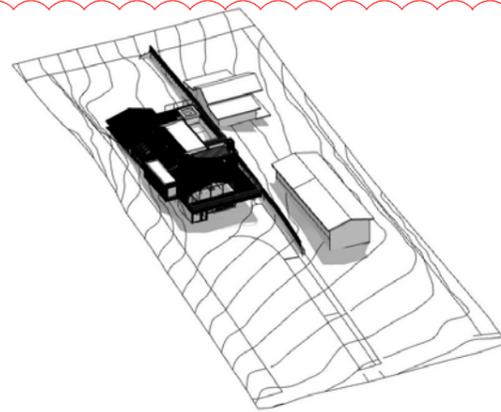
Job Title
Bernstein & Flamank Home Alterations
 13 Church Bay Road
 Church Bay, Waiheke Island

Drawn by
 BRYCE ARDERN
 BRYCE ARDERN

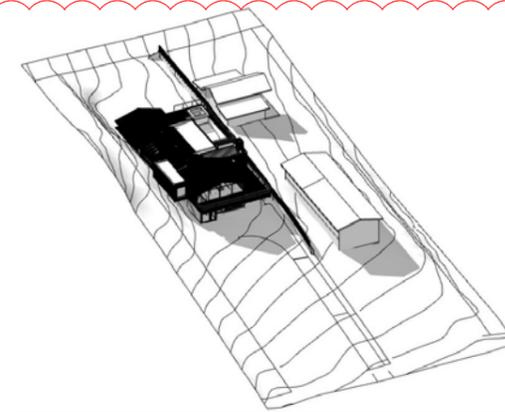
Amendment		
Version Rev A	Updated views now showing overall complying envelope and future building on neighbouring property	Date 11/02/2026
Resource Consent		Sheet 18
Scale 1:400	Date 05/12/2025	Rev. A
Drawing Title June Sun Studies (Winter)		



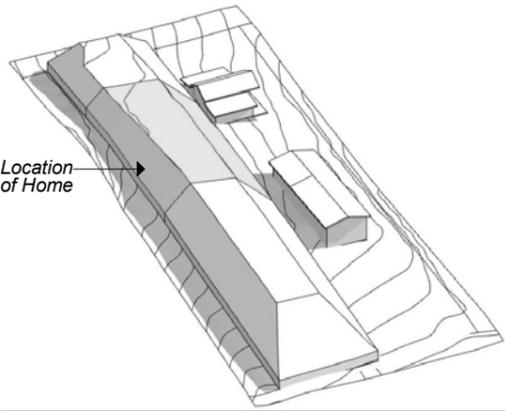
September 21, 9am



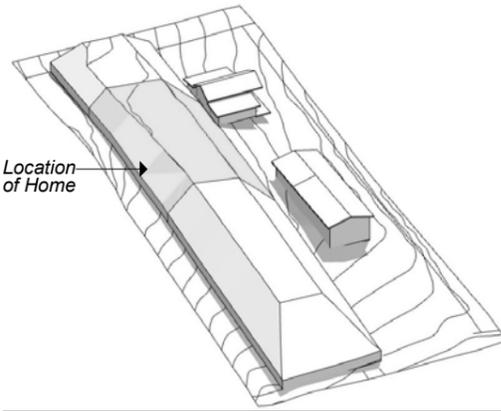
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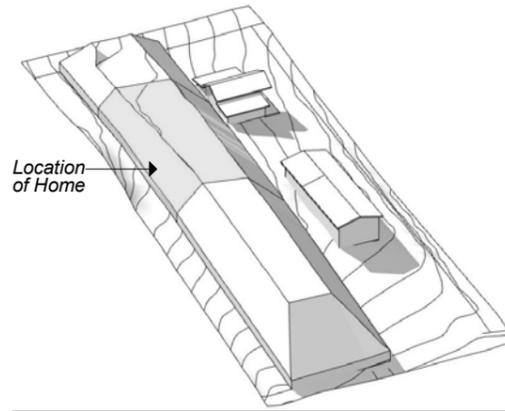
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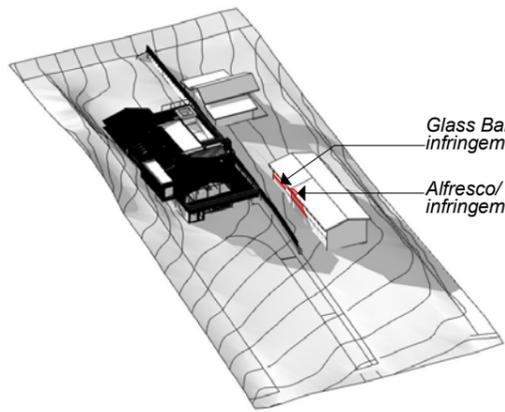
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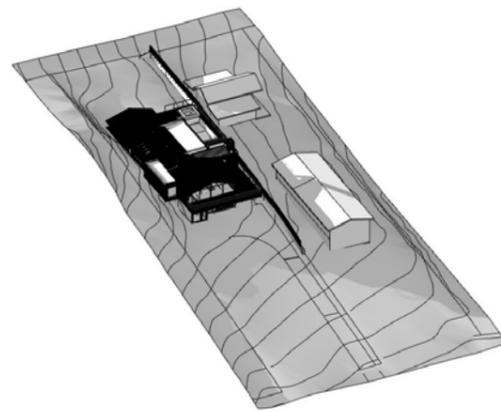
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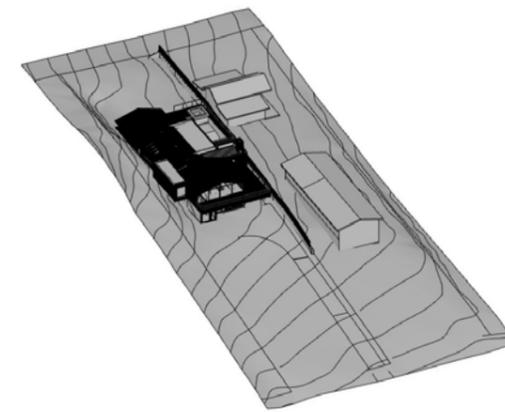
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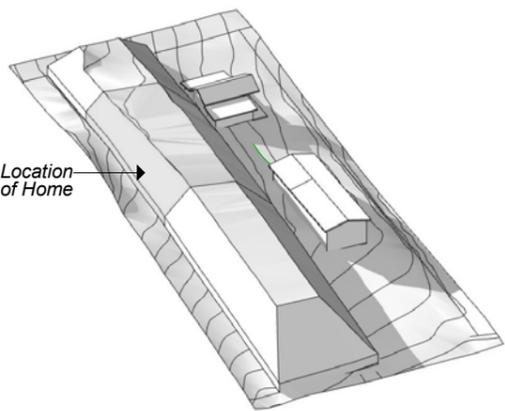
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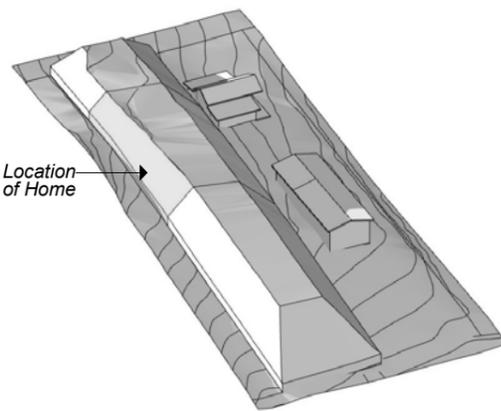
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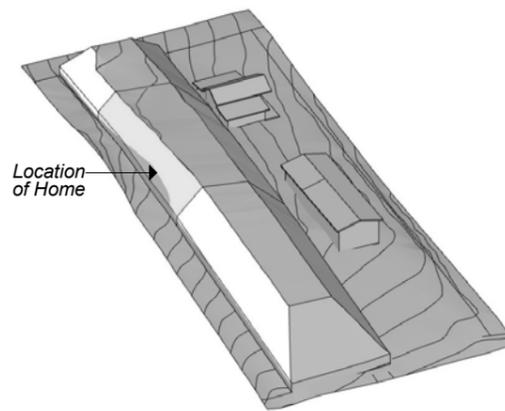
September 21, 6pm



September 21, 4pm (Complying Envelope)



September 21, 5pm (Complying Envelope)



September 21, 6pm (Complying Envelope)



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Job Title

Bernstein & Flamank Home Alterations
 13 Church Bay Road
 Church Bay, Waiheke Island

Drawn by

BRYCE ARDERN

BRYCE ARDERN

Amendment

Version Rev A	Updated views now showing overall complying envelope, infringements and future building on neighbouring property	Date 11/02/2026
Drawing Status	Resource Consent	
Scale 1:400	Date 05/12/2025	Sheet 19
Drawing Title	September Sun Studies (Spring)	

Rev. A

Legend

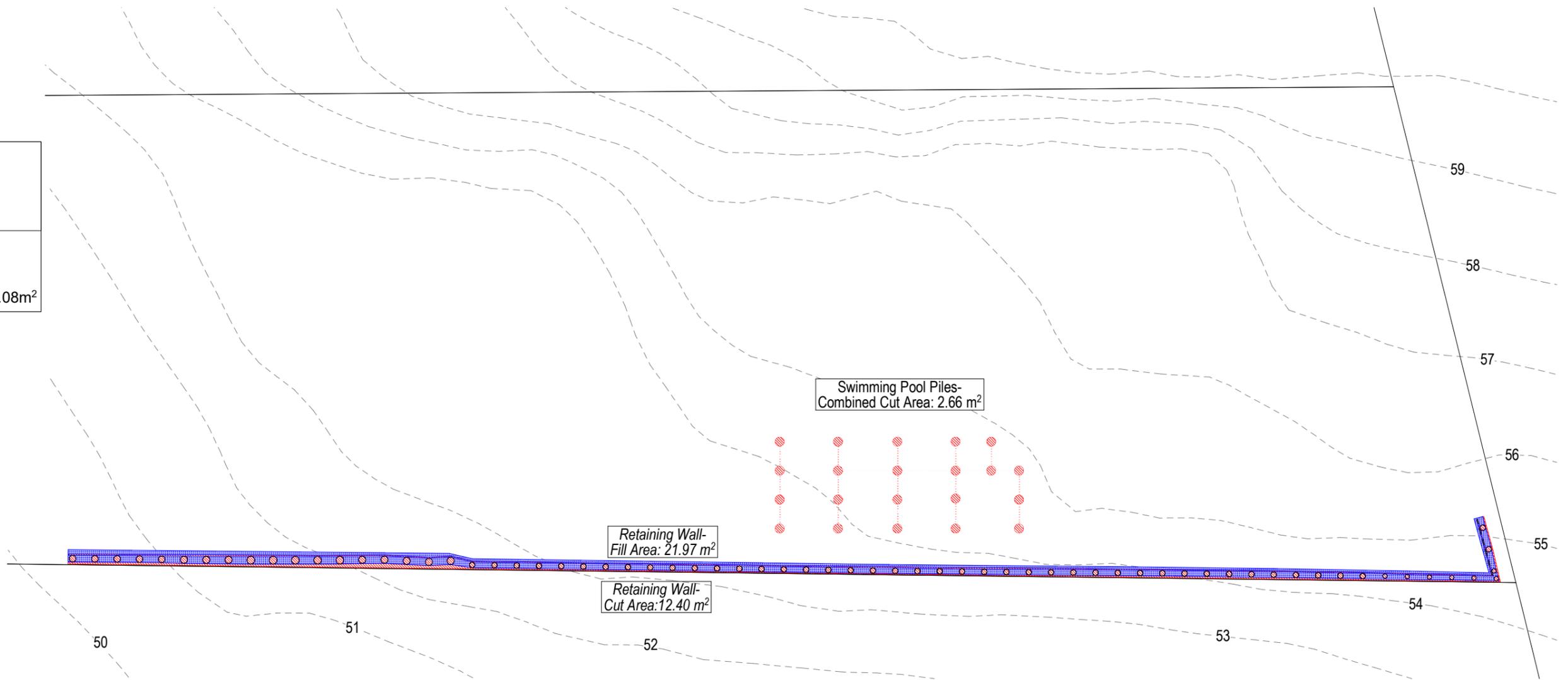
 Area of Cut

 Area of Fill

Note:
 Total Area of Cut: 15.06m²
 Total Area of Fill: 21.97m²
 Total Area of Earthworks: 37.08m²



1 Earthworks Plan
 Scale (A3) 1:200



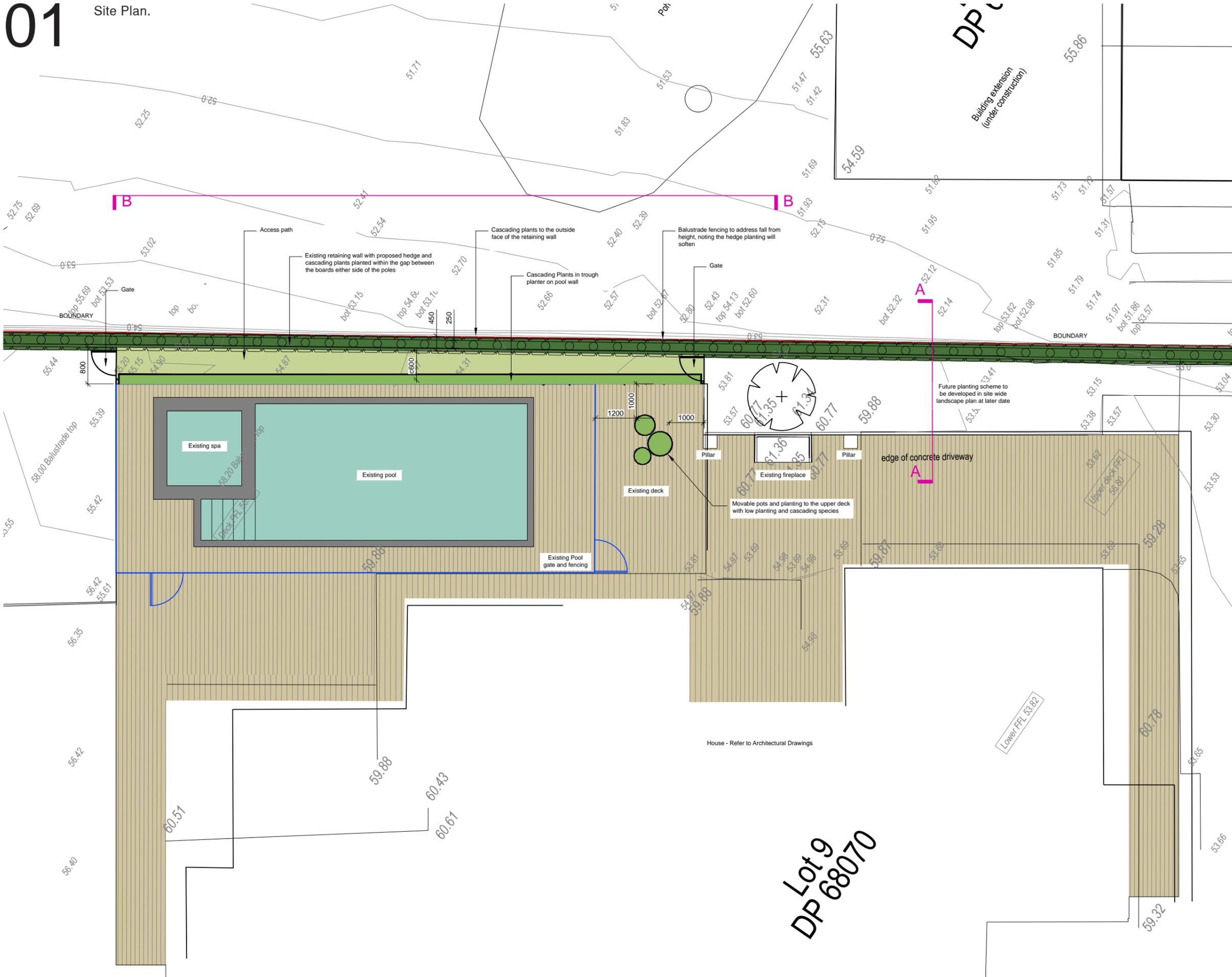
**Jared
Lockhart
Design**

13 Church Bay Road, Waiheke

Landscape Proposal REV B

December 2025

01 Site Plan.



NOTES:
 Do not scale from this drawing.
 Drawing to be read in conjunction with all other consultants drawings and specifications.
 All dimensions must be checked on site by the contractor before any materials are ordered.

PLANTING NOTES:

- All plants to be true to name and species.
- All substitutions to be approved by Landscape Designer.
- All plants to be healthy and free of disease and/or injury at the time of planting.
- All plants to be watered prior to planting.
- All garden beds to be finished with a 70mm layer of mulch.
- All trees to be double staked and tied, where underground guying is not specified.
- Plant numbers indicated on plans may vary. Refer to the corresponding plant schedule for final quantities.
- All existing plant bed areas are to be free of invasive weed species prior to planting.

LEGEND

- Existing tree to be retained
- Proposed tree, refer to planting plans
- Proposed Hedging
- Proposed shrub planting. Refer to planting plans
- Existing decking.
- Existing pool, refer to architects plans.
- Access Path
- Existing Pool Fencing
- Proposed Fencing/ Gate
- Proposed Moveable Pots/ planters
- Existing ground contours
- Property boundary

REV	DATE	BY	DESCRIPTION

PROJECT TITLE:
13 Church Bay Road, Waiheke

DRAWING TITLE:
Proposed Landscape Plan

DRAWING ISSUED FOR:
RESOURCE CONSENT

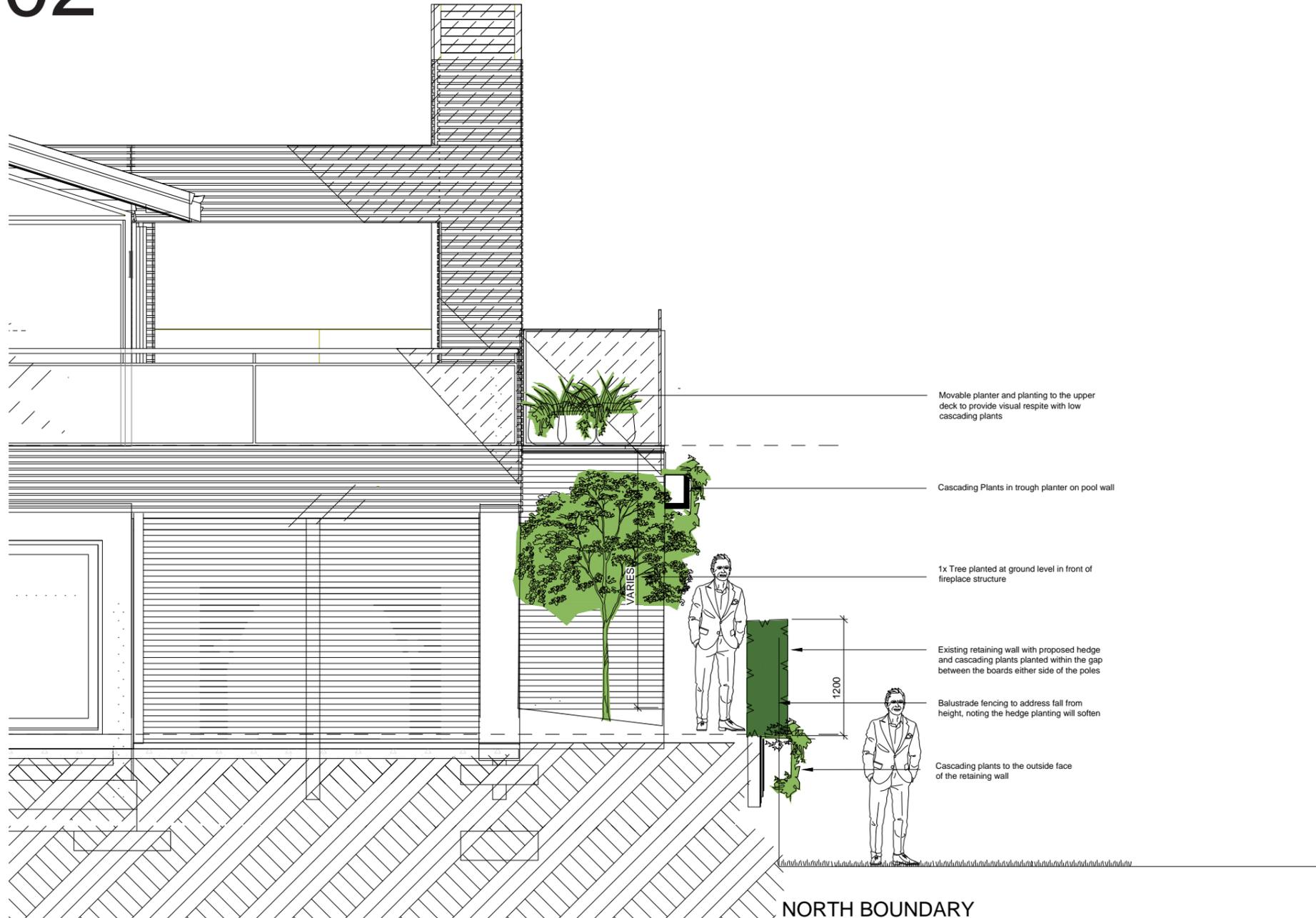
SCALE: DATE:
 1:50 @A1, 1:100 @A3 **05.12.25**

PROJECT NUMBER: DRAWING NUMBER: REVISION:
634 RC-01 B

JARED LOCKHART DESIGN
 5 Eltham Road, Kohimarama, Auckland, 1071
 Tel: 021 045 7102
 www.jaredlockhart.com

**Lot 9
 DP 68070**

02 Proposed Elevation A



ELEVATION VIEW A-A
SCALE 1:25 @A1, 1:50 @A3

NOTES:

Do not scale from this drawing.
Drawing to be read in conjunction with all other consultants drawings and specifications.
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PLANTING NOTES:

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3. All plants to be healthy and free of disease and/or injury at the time of planting.
4. All plants to be watered prior to planting.
5. All garden beds to be finished with a 70mm layer of mulch.
6. All trees to be double staked and tied, where underground guying is not specified.
7. Plant numbers indicated on plans may vary. Refer to the corresponding plant schedule for final quantities.
8. All existing plant bed areas are to be free of invasive weed species prior to planting.

REV	DATE	BY	DESCRIPTION

PROJECT TITLE:
13 Church Bay Road, Waiheke

DRAWING TITLE:
Proposed Elevation A-A

DRAWING ISSUED FOR:
RESOURCE CONSENT

SCALE: DATE:
1:25 @A1; 1:50 @A3 **05.12.25**

PROJECT NUMBER: DRAWING NUMBER: REVISION:
634 RC-02 B

JARED LOCKHART DESIGN

5 Eltham Road, Kohimarama, Auckland, 1071
Tel: 021 045 7102
www.jaredlockhart.com

NOTES:

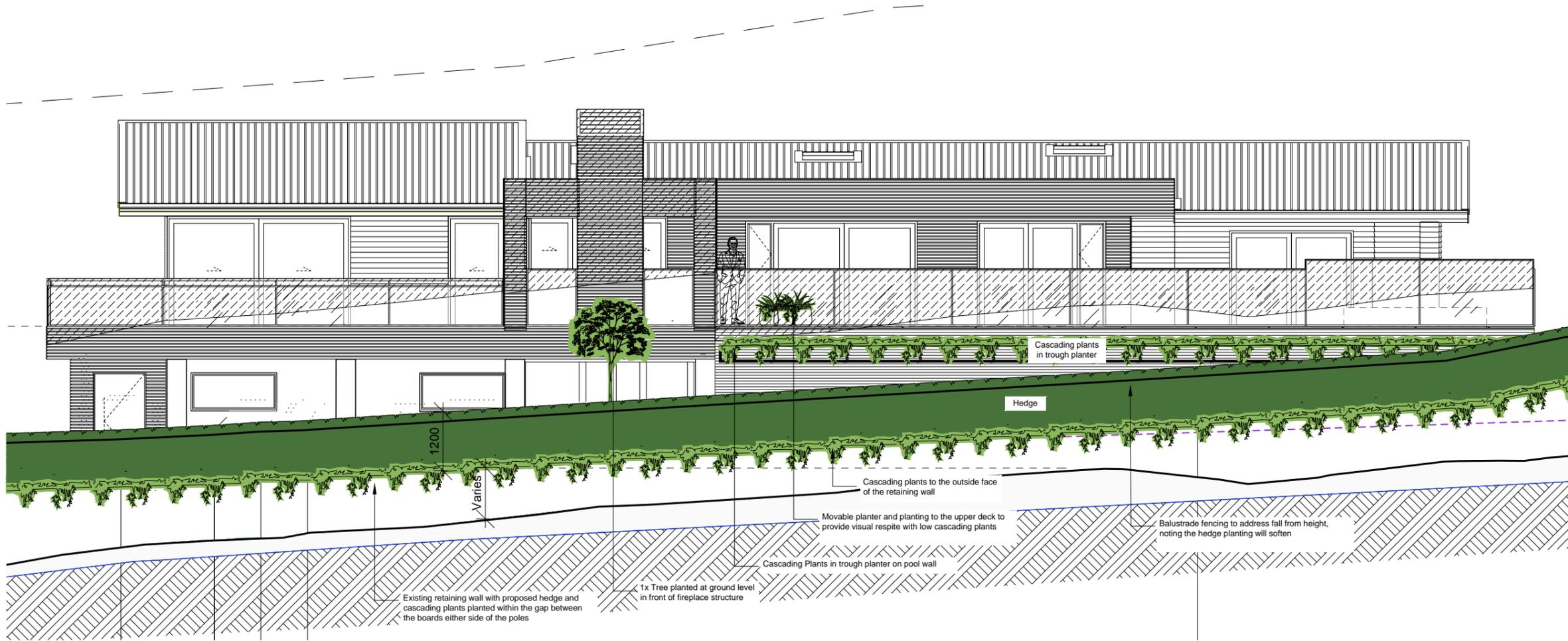
Do not scale from this drawing.

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8. All existing plant bed areas are to be free of invasive weed species prior to planting.



ELEVATION VIEW B-B
SCALE 1:50 @A1, 1:100 @A3

REV	DATE	BY	DESCRIPTION

PROJECT TITLE:
13 Church Bay Road, Waiheke

DRAWING TITLE:
Proposed Elevation B-B

DRAWING ISSUED FOR:
RESOURCE CONSENT

SCALE: DATE:
1:50 @A1; 1:100 @A3 05.12.25

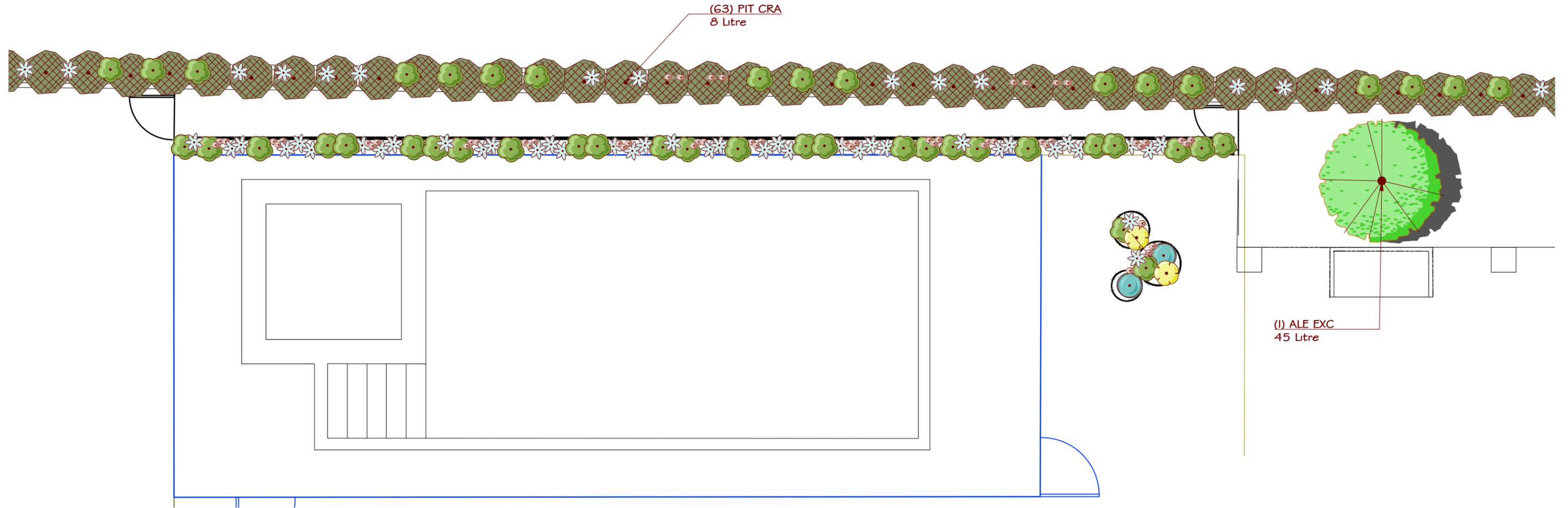
PROJECT NUMBER: DRAWING NUMBER: REVISION:
634 RC-03 B

JARED LOCKHART DESIGN
5 Eitham Road, Kohimarama, Auckland, 1071

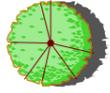








PLANT SCHEDULE RC PLANTING - SCREENING

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	DETAIL	REMARKS
TREES							
	ALE EXC	Alectryon excelsus	Titoki	45 Litre	1		
SHRUBS							
	COP POO	Coprosma repens 'Poor Knights'	Mirror Plant	2.5L	45		Native evergreen ground cover. For pots
	DIC SIL	Dichondra argentea 'Silver Falls'	Silver Falls Dichondra	PB3	54		Small silver plant to spill over edges of pots.
	GAU SPW	Gaura lindheimeri 'Sparkle White'	Sparkle White Gaura	PB5	2		Floaty flowering plant for pots.
	PIT CRA	Pittosporum crassifolium	Karo Pittosporum	8 Litre	63		Coastal native hedge to boundary. Bag size to fit narrow bed
	ROS 740	Rosmarinus prostrate	Rosemary ground cover	2.5 Litre	54		Ground cover rosemary for pots
	WES FRU	Westringia fruticosa	Coast Rosemary	6 Litre	2		Rounded evergreen shrub for pots.

REV	DATE	BY	DESCRIPTION

PROJECT TITLE:
13 Church Bay Road, Waiheke

DRAWING TITLE:
Planting Plan

DRAWING ISSUED FOR:
COMMENT

SCALE: 1:30 @A1, 1:60 @A3 DATE: 05.12.2025

PROJECT NUMBER: 634 DRAWING NUMBER: RC-04 REVISION: B

JARED LOCKHART DESIGN

5 Etham Road, Kohimarama, Auckland, 1071
Tel: 021 045 7102
www.jaredlockhart.com





Karo Hedge



Titoki



Rosmarinus prostratus



Coprosma repens 'Poor Knights'



Dichondra Silver Falls



Coprosma repens 'Poor Knights'



Rosmarinus prostratus



Westringia fruticosa



Gaura



Dichondra Silver Falls