



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

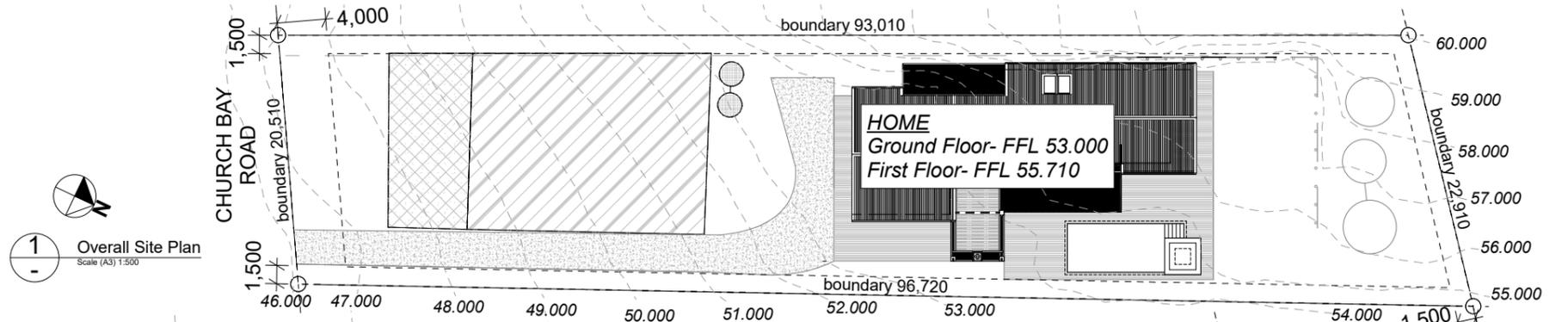
ASSESSMENT IN TERMS OF OPERATIVE PLAN

- COMPLIES
- NON-COMPLYING
 Actual Coverage: 319m² (15.77%)
- COMPLIES
 House/Roof (363) + Driveway (186) + Pool/ Spa (48)
 Total Area: 597m² (29.5%)
- COMPLIES (No Earthworks)

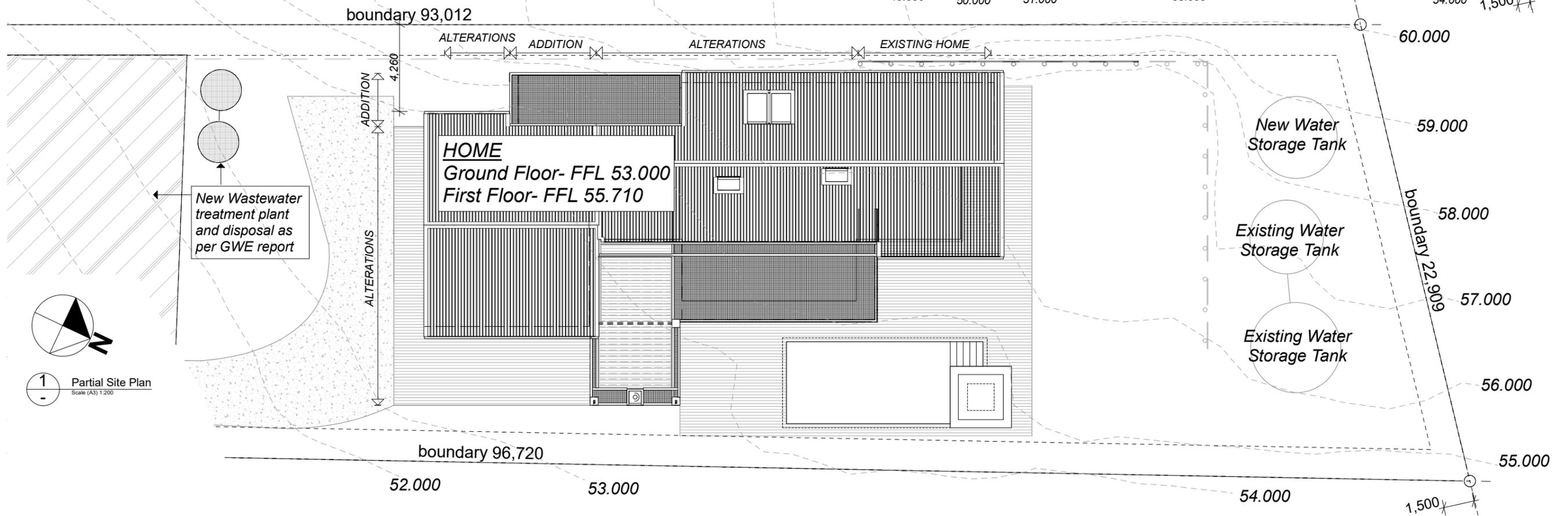
LUC60410683

Approved Resource Consent Plan

24/01/2023



1 Overall Site Plan
Scale (A3) 1:500



1 Partial Site Plan
Scale (A3) 1:200



GENERAL NOTES:

- DO NOT SCALE. USE DIMENSIONS ONLY.
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE.
- CONTRACTOR TO REPORT ANY APPARENT DISCREPANCY TO ARCHITECT FOR INTERPRETATION TO THE AFFECTED WORK PROCEEDING
- 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

Drawing Status

Resource Consent

Scale 1:200, 1:500

Date 12/10/2022

BRYCE ARDERN

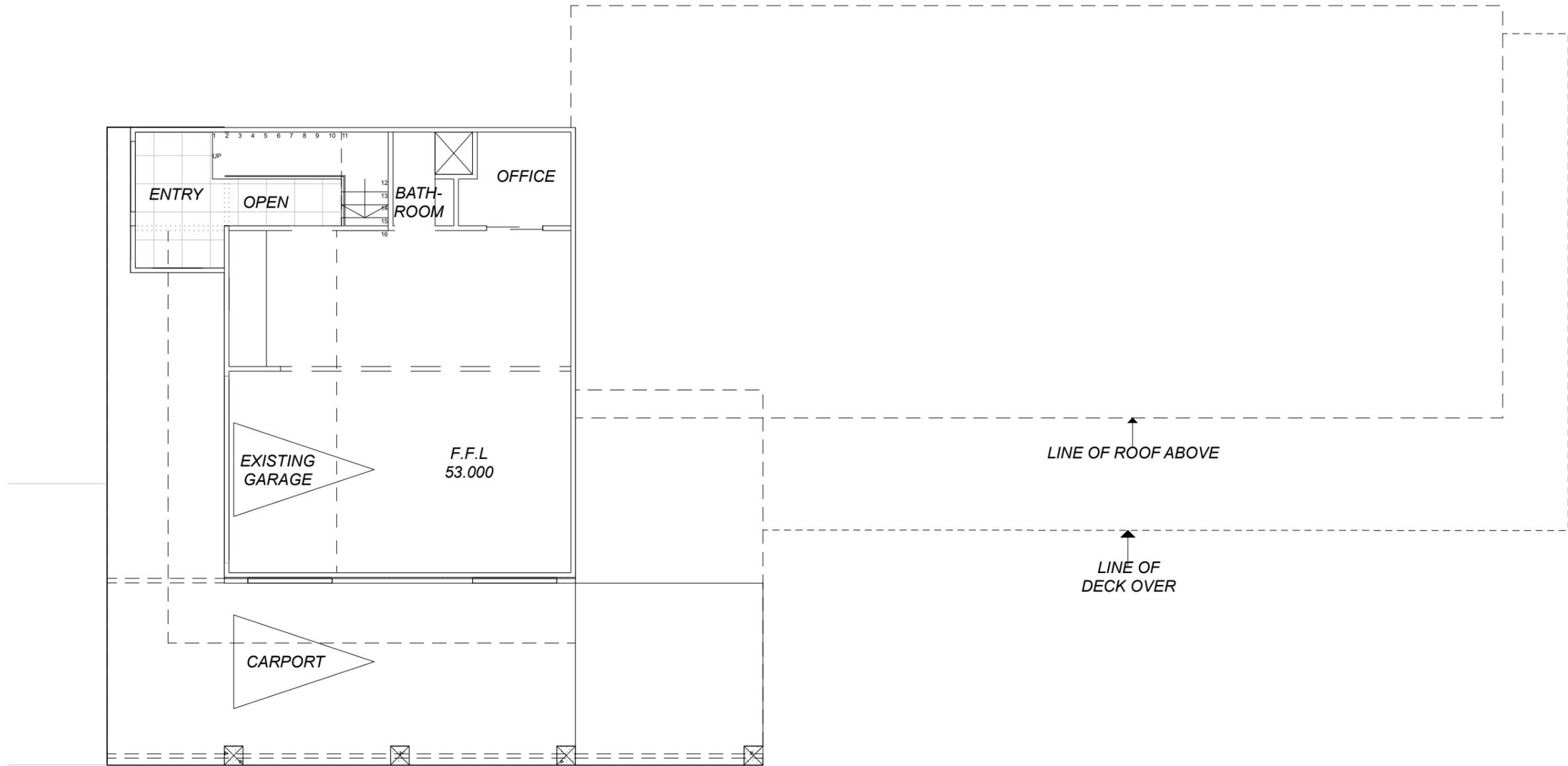
Drawing Title

Site Plan

Sheet

02

Rev. A



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

Drawing Status

Resource Consent

Sheet

03

Scale

1:100

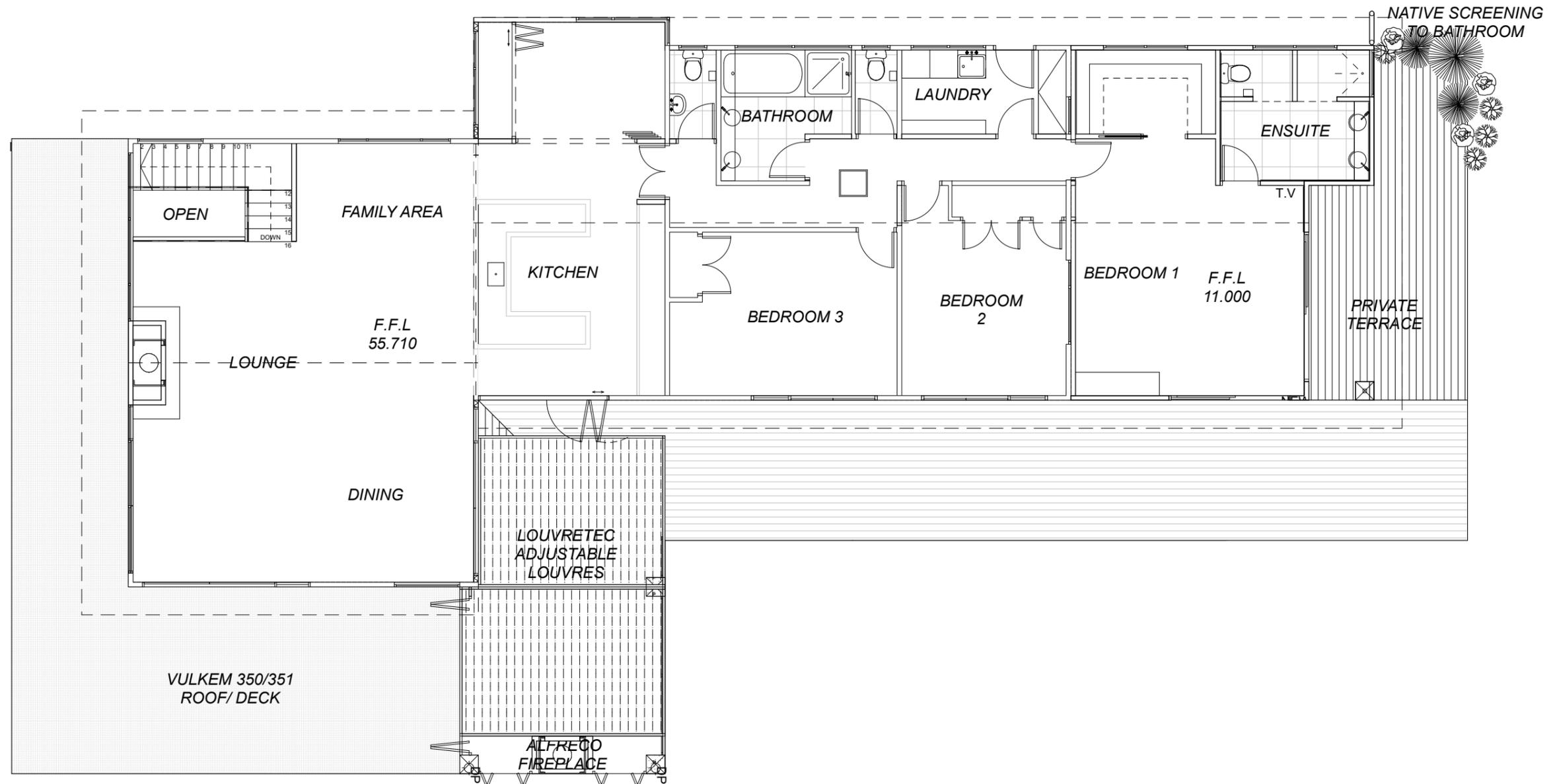
Date

12/10/2022

Rev. A

Drawing Title

Existing Ground Floor Plan



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

Drawing Status

Resource Consent

Sheet

04

Scale

1:100

Date

12/10/2022

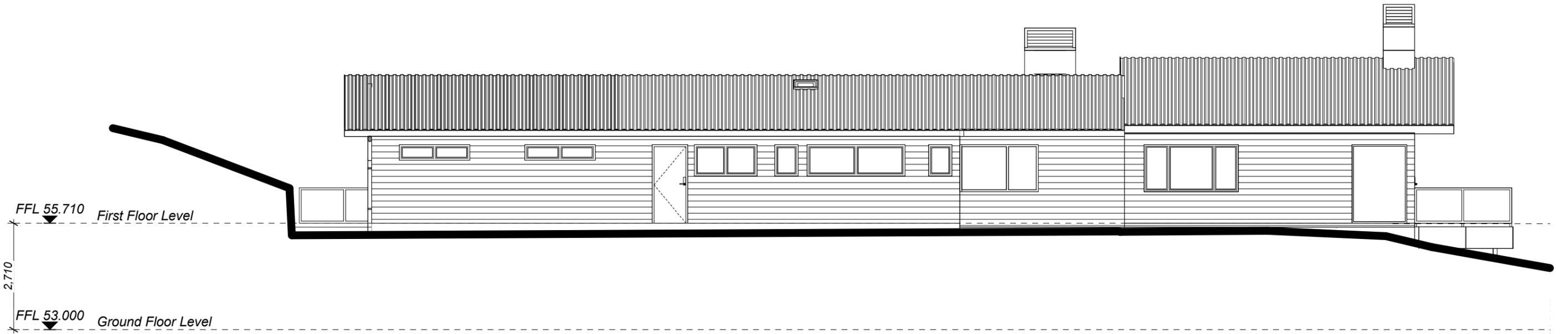
Rev. A

Drawing Title

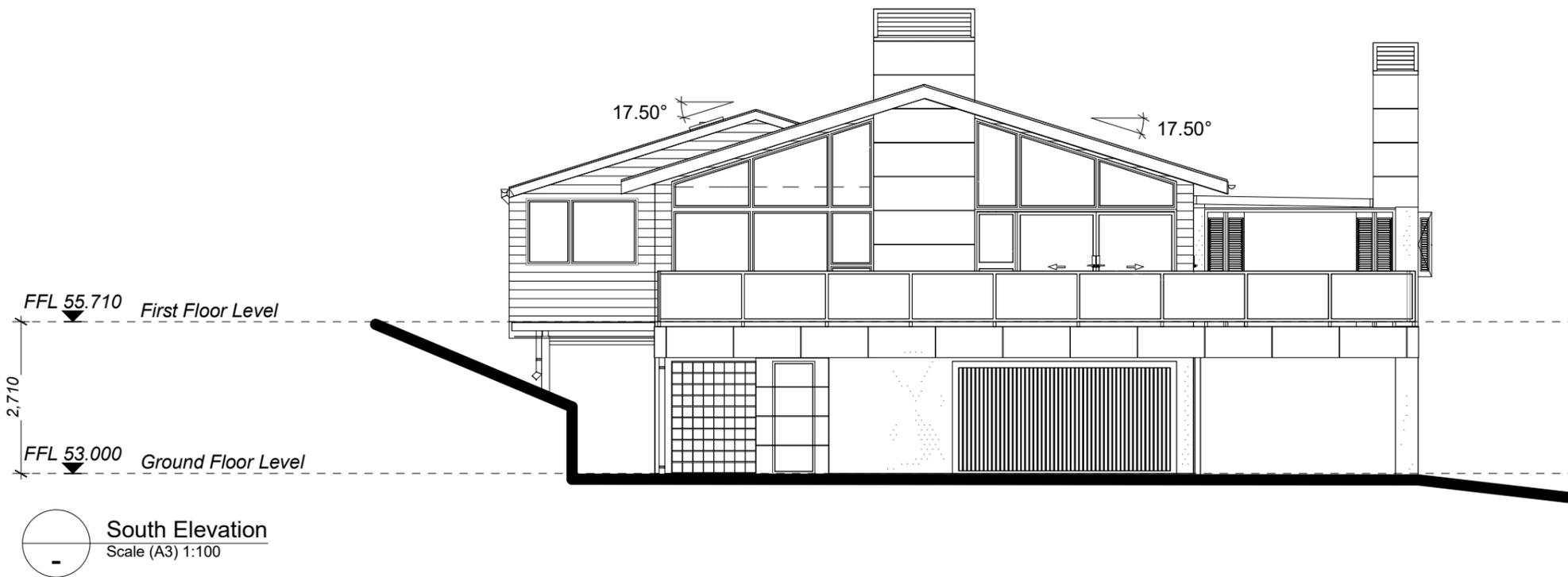
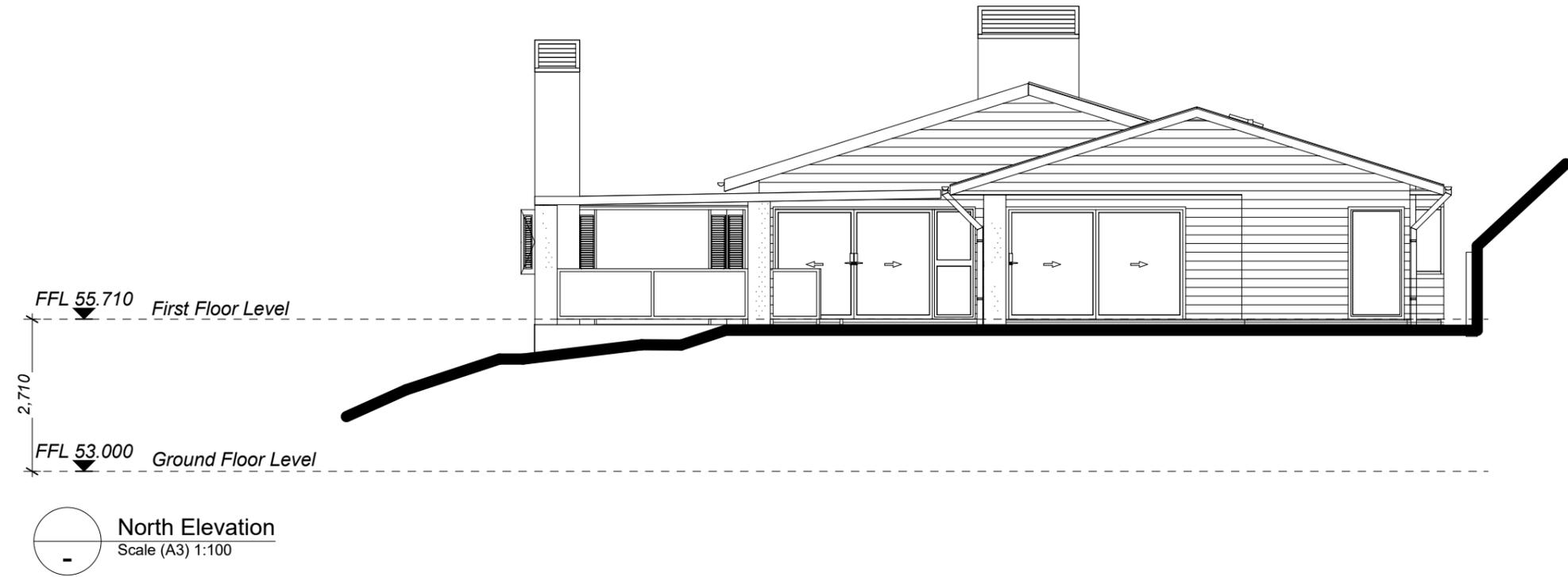
Existing First Floor Plan



East Elevation
 Scale (A3) 1:100

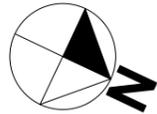


West Elevation
 Scale (A3) 1:100

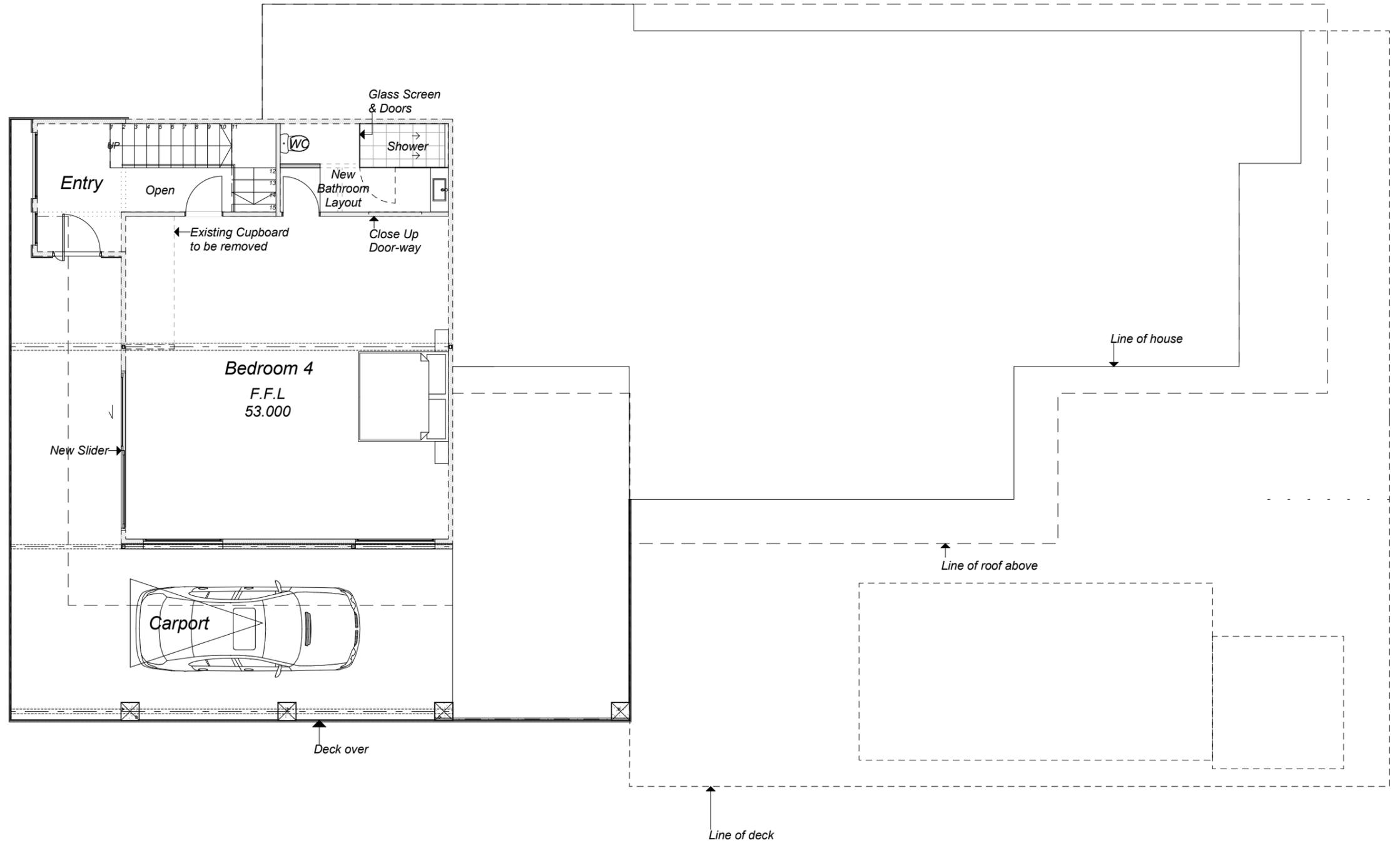


Legend

-  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

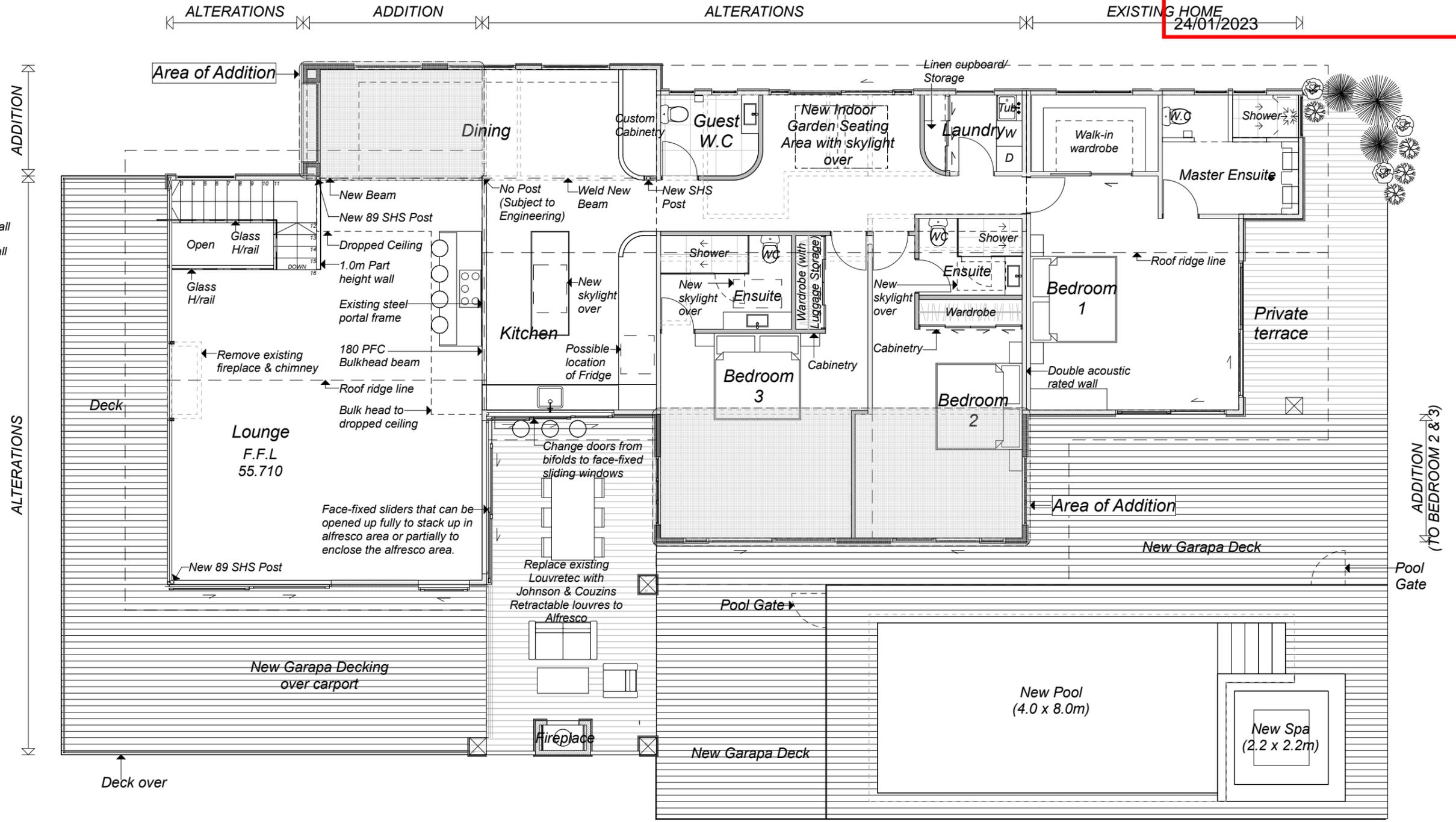


Legend

-  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



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

Drawing Status

Resource Consent

Sheet

08

Scale

1:100

Date

12/10/2022

Rev. A

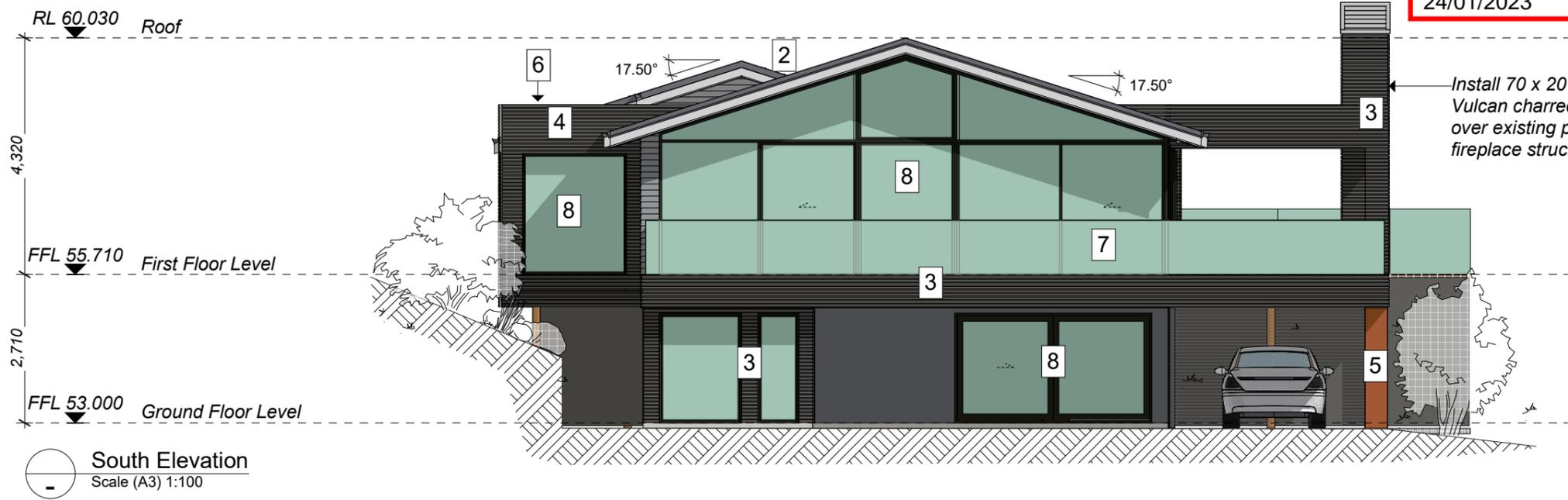
On A3 Paper

Drawing Title

First Floor Plan

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



South Elevation
Scale (A3) 1:100



East Elevation
Scale (A3) 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

