



ARTIST IMPRESSION ONLY

The Kilns Development

34-36 Sandspit Road Warkworth 0982

FOR RESOURCE CONSENT

ref no. 21007

date. 11/04/2022



P.O. Box 8807 Symonds St, Auckland, NZ
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DRAWING LIST



Location Plan

Existing Site

A100	Location Plan & Drawing List	N/A
A101	Overall Site Context Plan	1:10000
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Proposed Site Plans

A200	Proposed Overall Site Plan with Aerial	1:1000
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Detailed Site Plans

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Site Elevations & Sections

A400	Site Elevation - North	1:500
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A410	Site Section A-A	1:250
A411	Site Section B-B	1:250
A412	Site Section 1-1	1:250
A413	Site Section 2-2	1:250

A430	Material Palette	N/A
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Perspectives

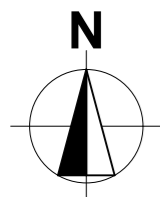
A450	Site Perspectives - Sandspit Road	N/A
A451	Site Perspectives - Proposed Road	N/A
A452	Site Perspectives - Private JOAL	N/A
A453	Site Perspectives - Site View	N/A

Block Elevations

A500	Block A Elevations	1:150
A501	Block A Perspectives	N/A
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A503	Block B Perspectives	N/A
A504	Block C Elevations 1	1:150
A505	Block C Elevations 2	1:150
A506	Block C Perspectives	N/A
A507	Block D Elevations 1	1:150
A508	Block D Elevations 2	1:150
A510	Block E Elevations 1	1:150
A511	Block E Elevations 2	1:150
A512	Block E Perspectives	N/A
A513	Blocks F, O Elevations	1:150
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A515	Blocks G, P Elevations	1:150
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Typology Plans

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A608	Type 3E 2-Storey Standalone	1:100
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34-36 Sandspit Road Warkworth 0982

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Title
Location Plan & Drawing List

Date
11/04/2022

Scale
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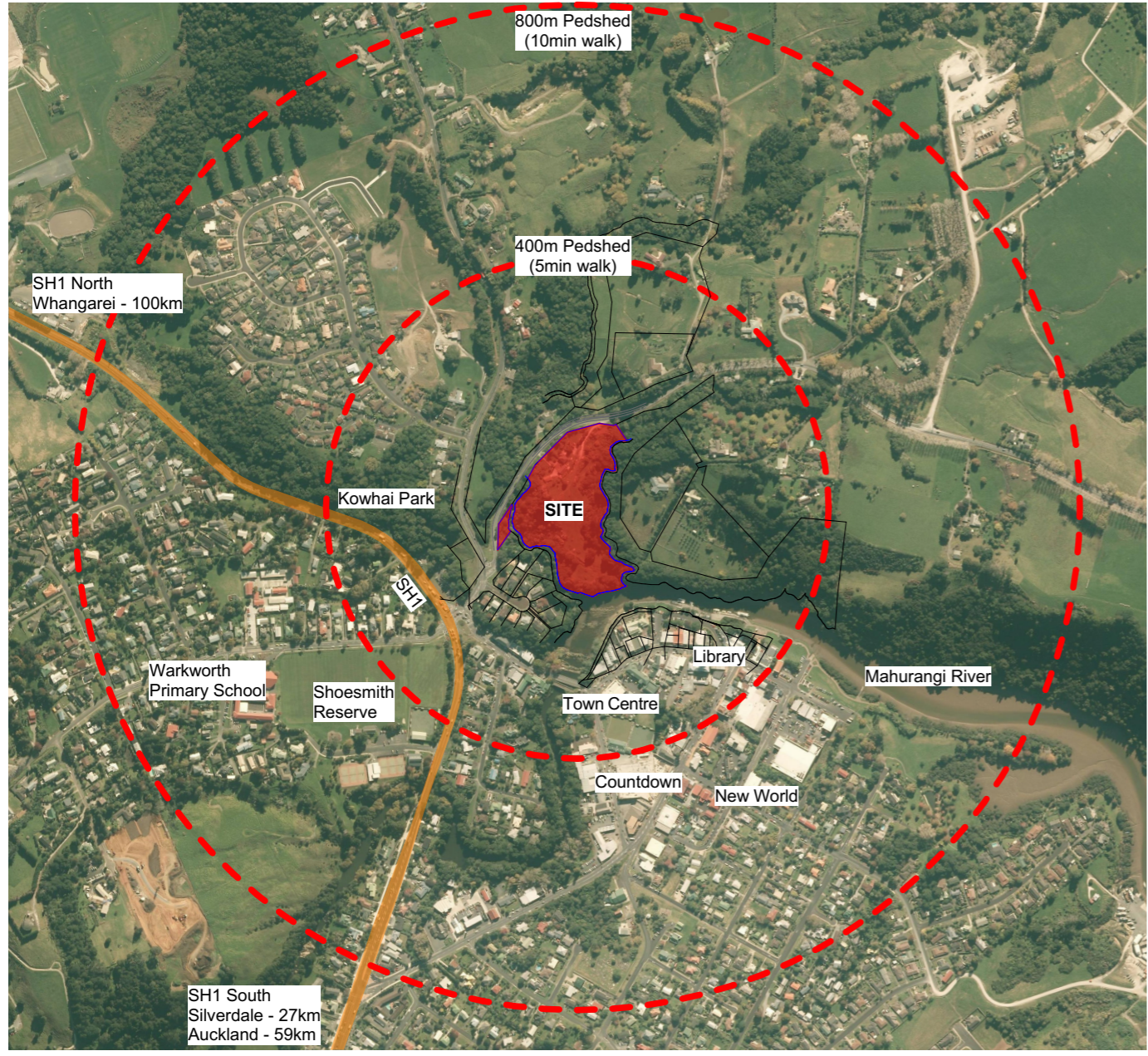
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sheet no.
A100

revision
A

SITE PLAN KEY:

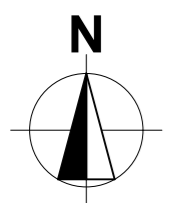
- 34-36 Sandspit Road
- Plan Change Site Boundary



Site Context Plan 1:10000

LEGAL DESCRIPTION

Site Address	34 Sandspit Road Warkworth Auckland 0982
Site Area	0.1224 HA
Lot Numbers/DP	Lot 1 DP 66360
AUP Zone	Future Urban Zone
Site Address	36 Sandspit Road Warkworth Auckland 0982
Site Area	2.8365 HA
Lot Numbers/DP	PT Lot 51 DP 703 PT Lot 51 DP 39534
AUP Zone	Future Urban Zone



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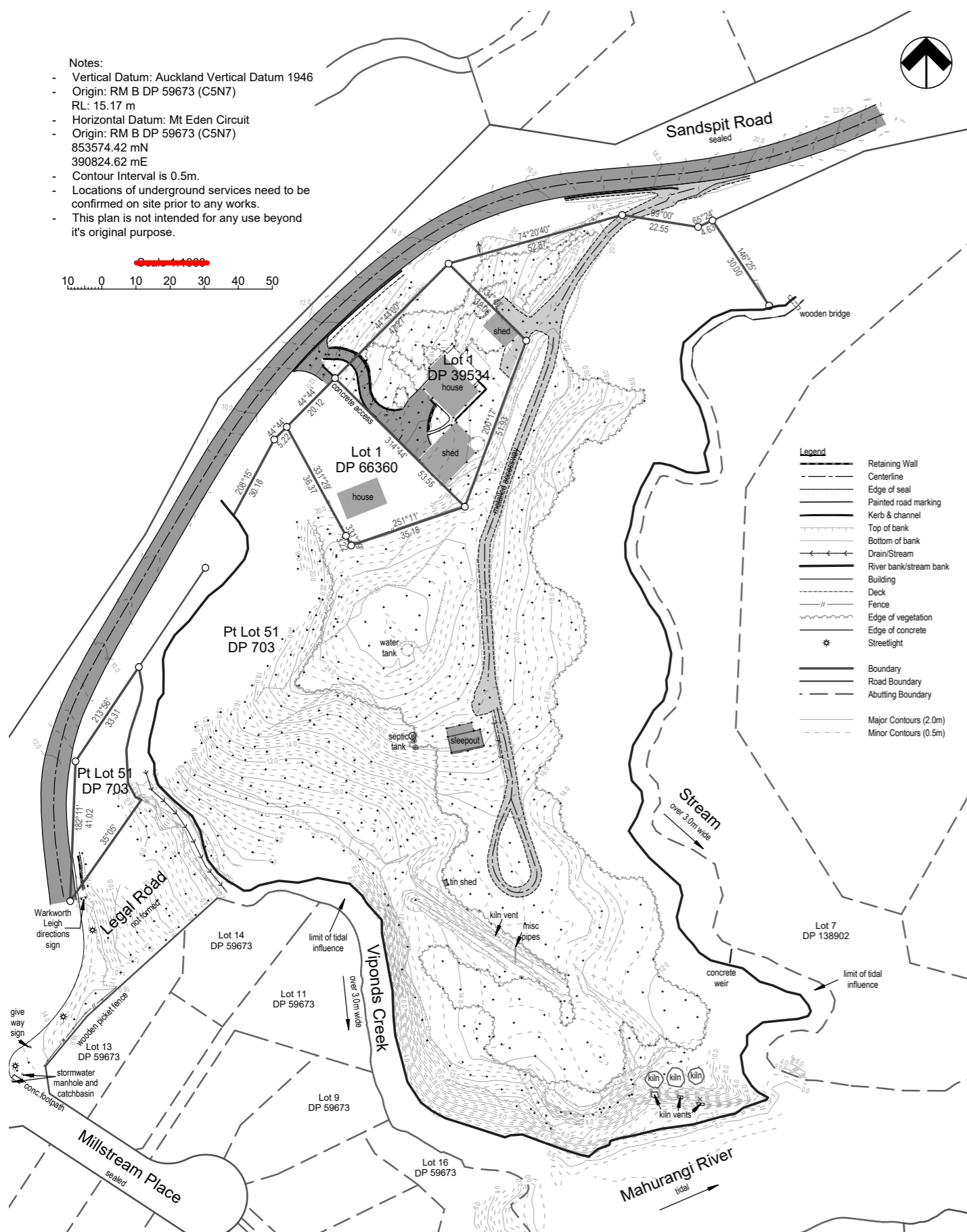
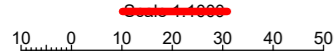
Title
Overall Site Context Plan
Date 11/04/2022 Scale 1:10000 @A3

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- Notes:
- Vertical Datum: Auckland Vertical Datum 1946
 - Origin: RM B DP 59673 (C5N7)
 - RL: 15.17 m
 - Horizontal Datum: Mt Eden Circuit
 - Origin: RM B DP 59673 (C5N7)
 - 853574.42 mN
 - 390824.62 mE
 - Contour Interval is 0.5m.
 - Locations of underground services need to be confirmed on site prior to any works.
 - This plan is not intended for any use beyond it's original purpose.



- Legend
- Retaining Wall
 - Centerline
 - Edge of seal
 - Painted road marking
 - Kerb & channel
 - Top of bank
 - Bottom of bank
 - Drain/Stream
 - River bank/stream bank
 - Building
 - Deck
 - Fence
 - Edge of vegetation
 - Edge of concrete
 - Streetlight
 - Boundary
 - Road Boundary
 - Abutting Boundary
 - Major Contours (2.0m)
 - Minor Contours (0.5m)

<p>16 Mill Lane, P.O.Box 107, Warkworth 0941, 09 425 8950 www.buckton.co.nz, surveyors@buckton.co.nz</p>	<p>Plan of topographical survey of Pt Lot 51 DP 703, Lot 1 DP 39534 and Lot 1 DP 66360</p>		This document is the property of Buckton Consulting Surveyors Ltd., and is not to be reproduced without their written authority.			
			Scale: 1:1000 (A3)			
Prepared for: The Kilns Ltd	Address: 34 & 36 Sandspit Road, Warkworth	Job: 8577	Date: 13/04/2021	Drawn: SMC	Reviewed: JH	
		Drawing: TP 01	Rev: A	Sheet: 1 of 2		

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Title
Topographical Survey Plan

Date
11/04/2022

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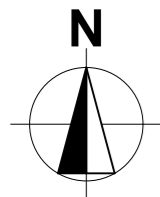


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Proposed Overall Site Plan with Aerial

1:2000

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Title
Proposed Overall Site with Aerial

Date
11/04/2022

Scale
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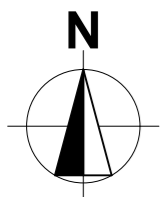
architects
pacific environments NZ Ltd

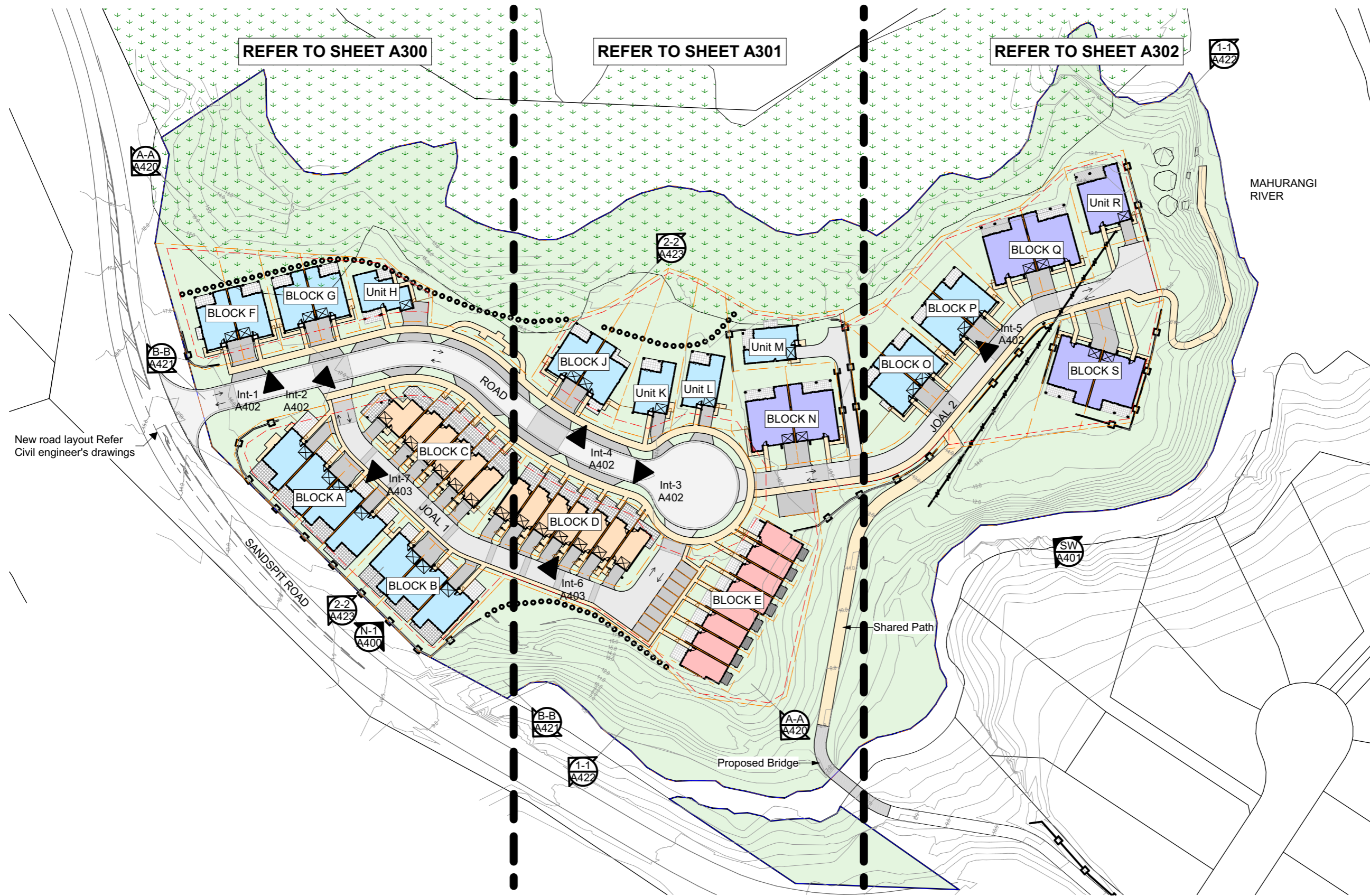
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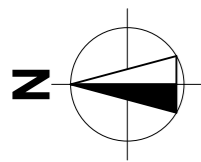




SITE PLAN KEY:	
3B/3F	3-Storey Terraces 13
3AD/ 3D	2-Storey (Duplex) 10
3A/3E	2-Storey Standalone 4
3AT	2-Storey Terraces 7
2A/2B	2-Storey Terraces 8
3C	1-Storey (Duplex) 6
3C	1-Storey (Standalone) 1
Total Units 49	
- - -	Yard Setback (2.5m front yard, 1m side & rear yards)
- - -	Proposed Lot Lines - Refer to Surveyors scheme plans
- - -	Plan Change Site Boundary
- - -	Proposed Contours - Refer Civil engineer's drawings
+	Significant Ecological Areas Overlay
○ ○ ○	Palisade Walls shown indicative - Refer Civil drawings
□ □ □	Retaining walls - Refer Civil drawings
///	Heritage Tramway - from survey

Overall Site Plan - Ground Floor

1:1000



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Title
Overall Proposed Site Plan - Ground Floor

Date
11/04/2022

Scale
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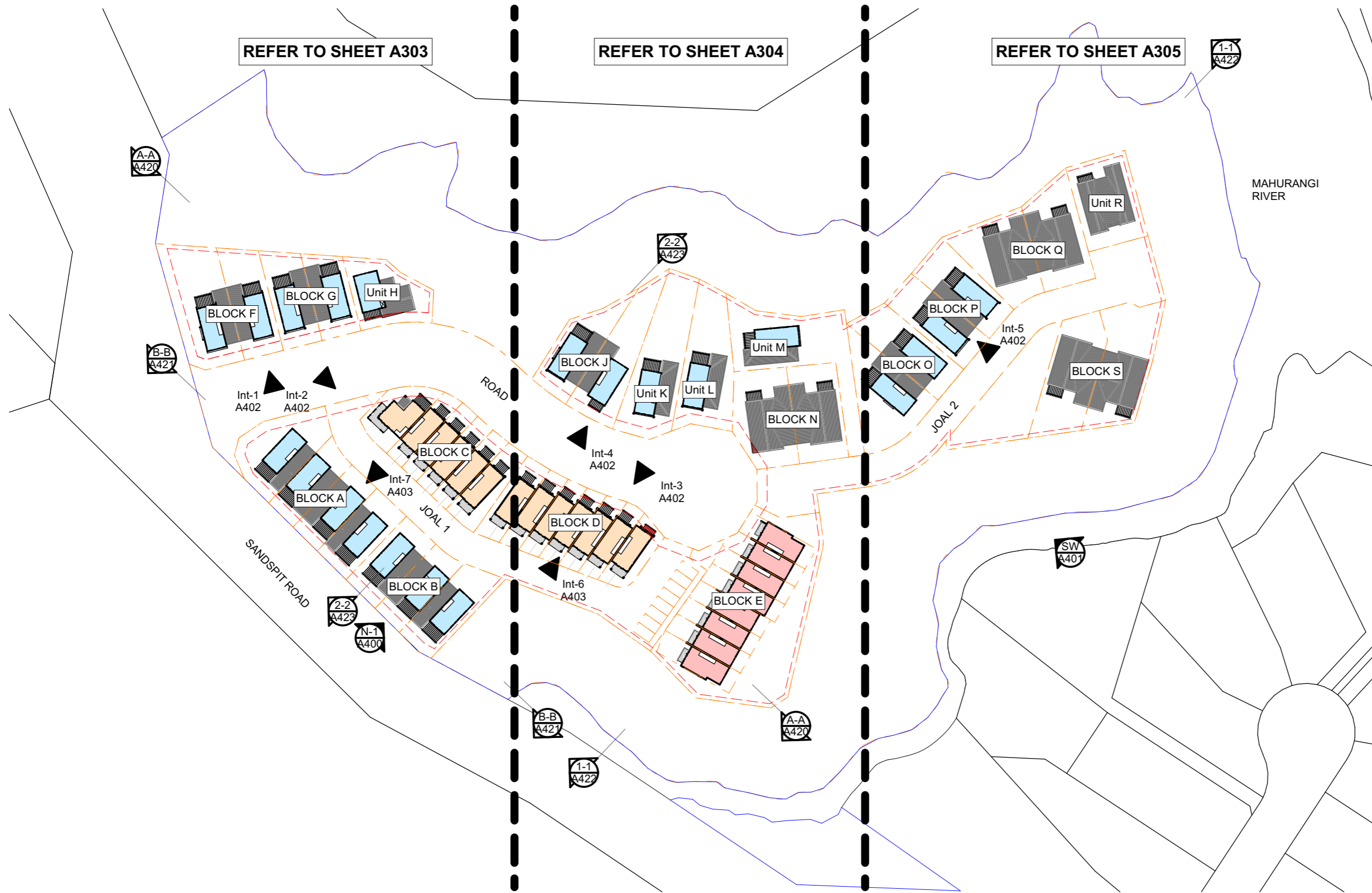


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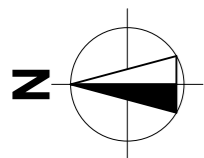
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3B/3F	3-Storey Terraces	13
3AD/3D	2-Storey (Duplex)	10
3A/3E	2-Storey Standalone	4
3AT	2-Storey Terraces	7
2A/2B	2-Storey Terraces	8
3C	1-Storey (Duplex)	6
3C	1-Storey (Standalone)	1
		Total Units 49

- - - Yard Setback (2.5m front yard, 1m side & rear yards)
- - - Proposed Lot Lines - Refer to Surveyors scheme plans
- - - Plan Change Site Boundary
- [Hatched Box] Profiled Metal Roofing
- [Hatched Box] Pergolas over Outdoor Living Areas
- [Hatched Box] Decks/Balconies

Overall Site Plan - First Floor

1:1000



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Title
Overall Proposed Site - First Floor Plan

Date
11/04/2022

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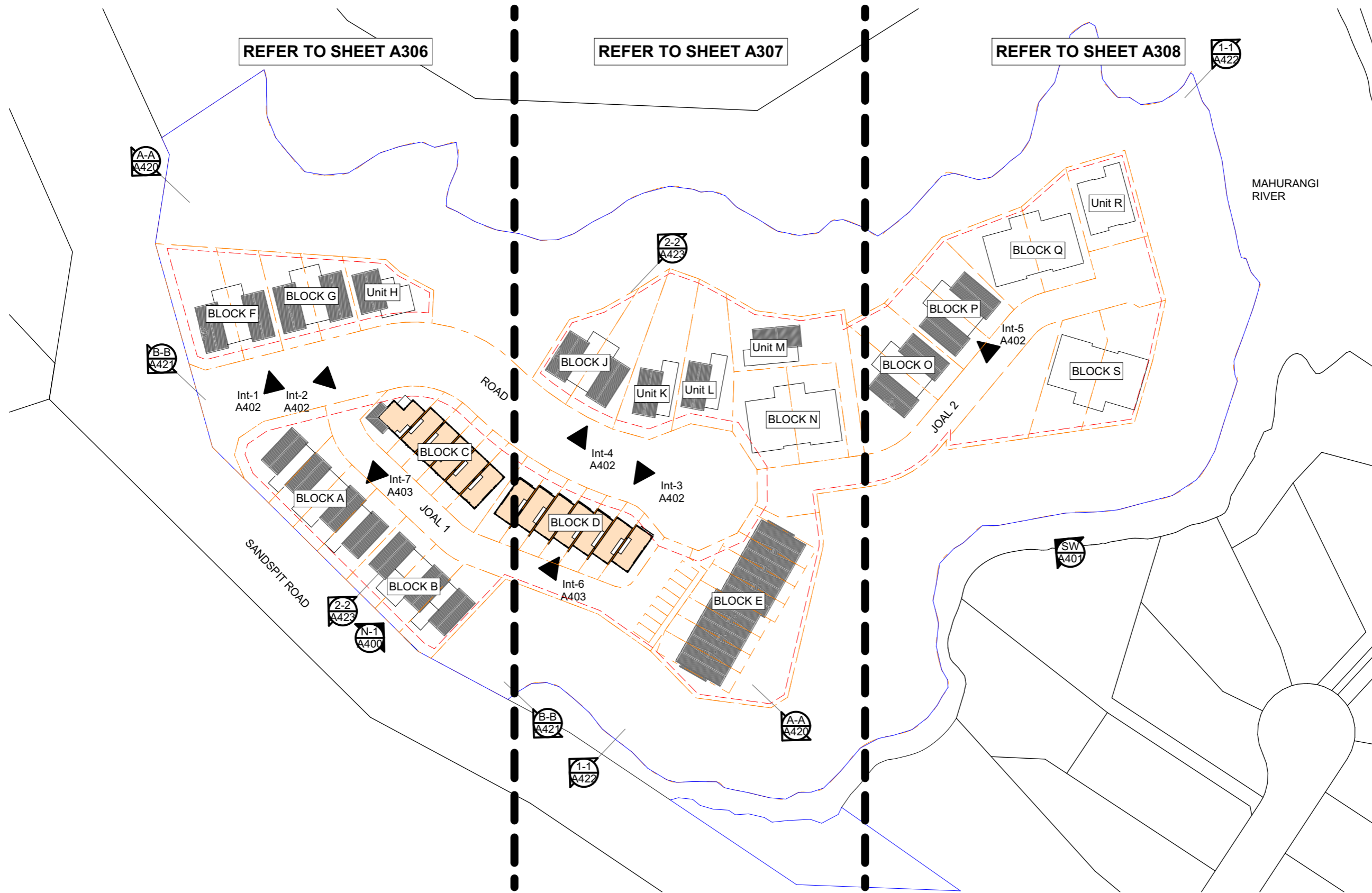


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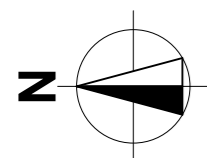
SITE PLAN KEY:

3B/3F	3-Storey Terraces	13
3AD/3D	2-Storey (Duplex)	10
3A/3E	2-Storey Standalone	4
3AT	2-Storey Terraces	7
2A/2B	2-Storey Terraces	8
3C	1-Storey (Duplex)	6
3C	1-Storey (Standalone)	1
		Total Units 49

- - - Yard Setback (2.5m front yard, 1m side & rear yards)
- - - Proposed Lot Lines - Refer to Surveyors scheme plans
- Plan Change Site Boundary
- ▨ Profiled Metal Roofing

Overall Site Plan - Second Floor

1:1000



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Title
Overall Proposed Site - Second Floor Plan

Date
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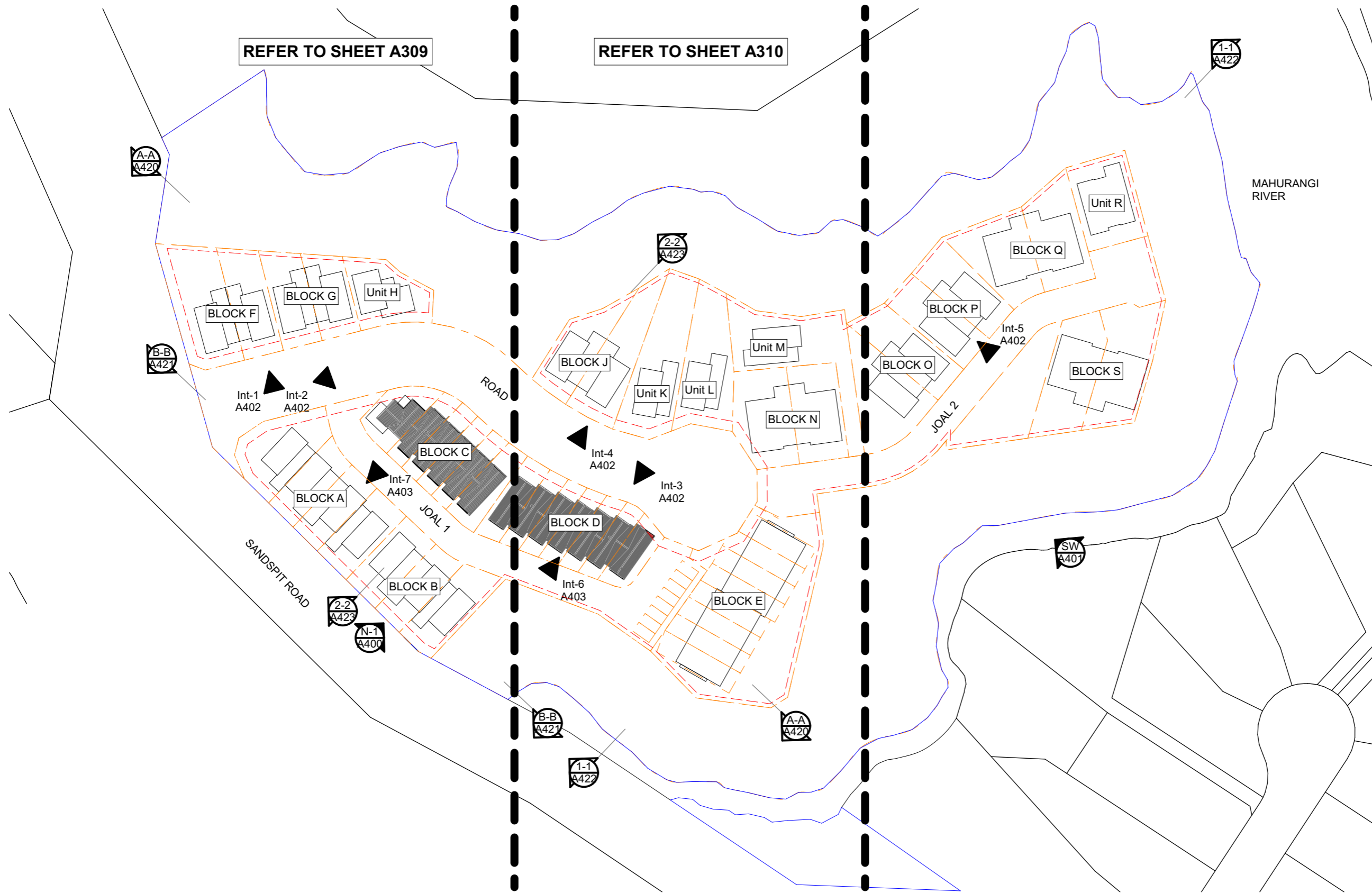


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ROOF PLAN KEY:

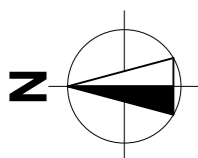
- Yard Setback (2.5m front yard, 1m side & rear yards)
- - - Proposed Lot Lines - Refer to Surveyors scheme plans
- Plan Change Site Boundary
- ▨ Profiled Metal Roofing

REFER TO SHEET A309

REFER TO SHEET A310

Overall Site Plan - Roof

1:1000



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Title
Overall Proposed Site - Roof Plan

Date
11/04/2022

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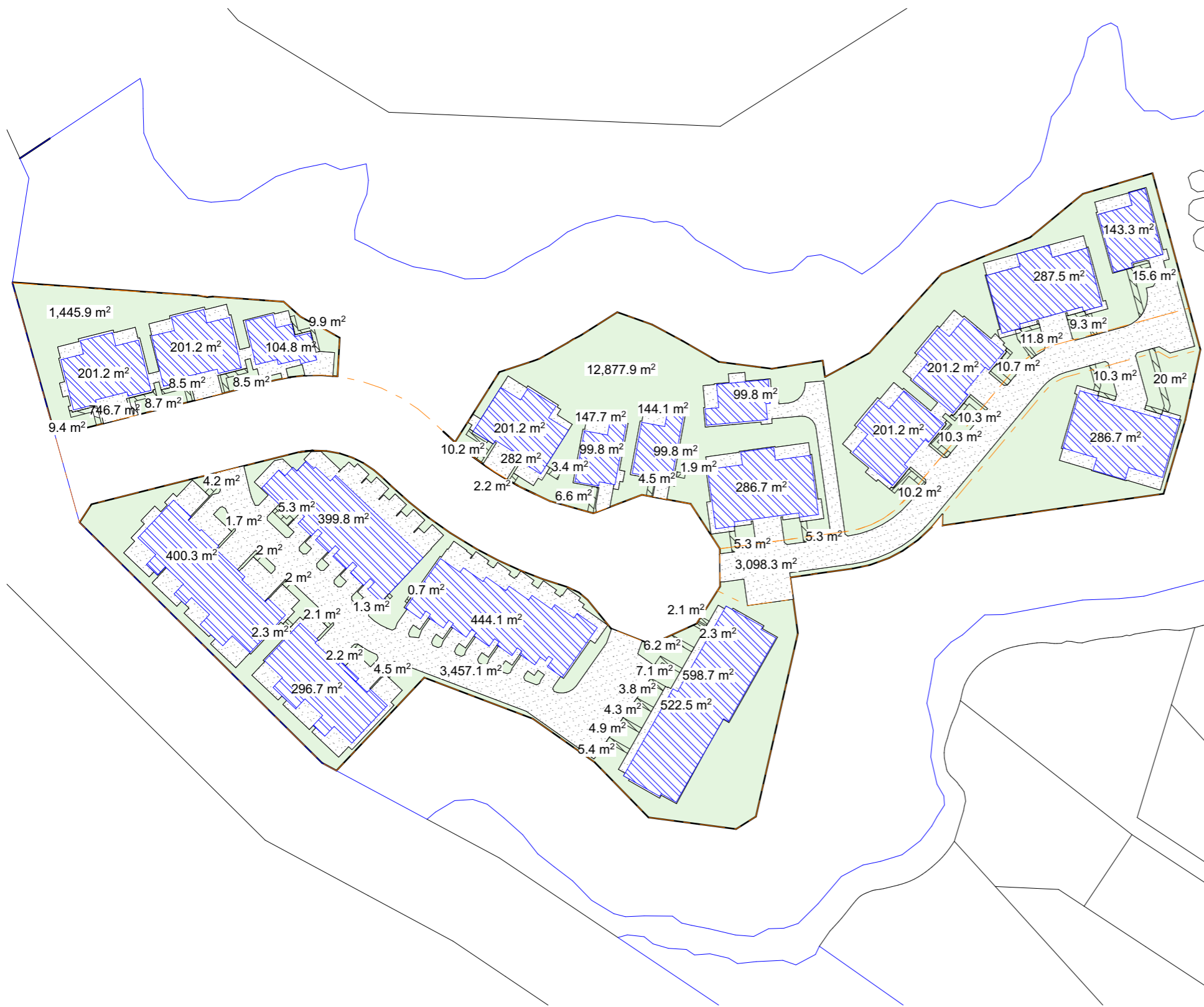


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Overall Building & Impervious Coverage Plan

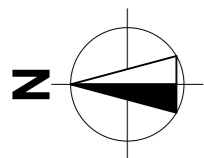
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Building Coverage (max. 45%)	
Site Area (m ²):	14323.8
Building Coverage (m ²):	99.8
	99.8
	99.8
	104.8
	143.3
	201.2
	201.2
	201.2
	201.2
	201.2
	286.7
	286.7
	287.5
	296.7
	399.8
	400.3
	444.1
	522.5
TOTAL:	4477.8
% of Site Area	31.3%

Impervious Coverage (max. 60%)	
Site Area (m ²):	14323.8
Impervious Coverage (m ²):	144.1
	147.7
	282.0
	598.7
	746.7
	3098.3
	3457.1
TOTAL:	8474.7
% of Site Area	59.2%

Landscape Coverage (min. 35%)	
Site Area (m ²):	14323.8
Impervious Coverage (m ²):	8474.7
Landscaped Area (m ²):	5849.1
% of Site Area	40.8%

Landscaping Paths (max. 25%)		
Landscaped Area (m ²):	5849.1	
Landscape Path Coverage (m ²):	3.8	8.5
	0.7	8.7
	1.3	9.3
	1.7	9.4
	1.9	9.9
	2.1	10.2
	2.1	10.3
	2.1	10.3
	2.1	10.3
	2.2	10.3
	2.2	10.7
	2.3	11.8
	2.3	15.6
	3.4	20.0
TOTAL:	257.5	
% of Landscaped Area	4.4%	



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Title
Building & Impervious Coverage - Overall Site

Date 11/04/2022 Scale 1:1000 @A3

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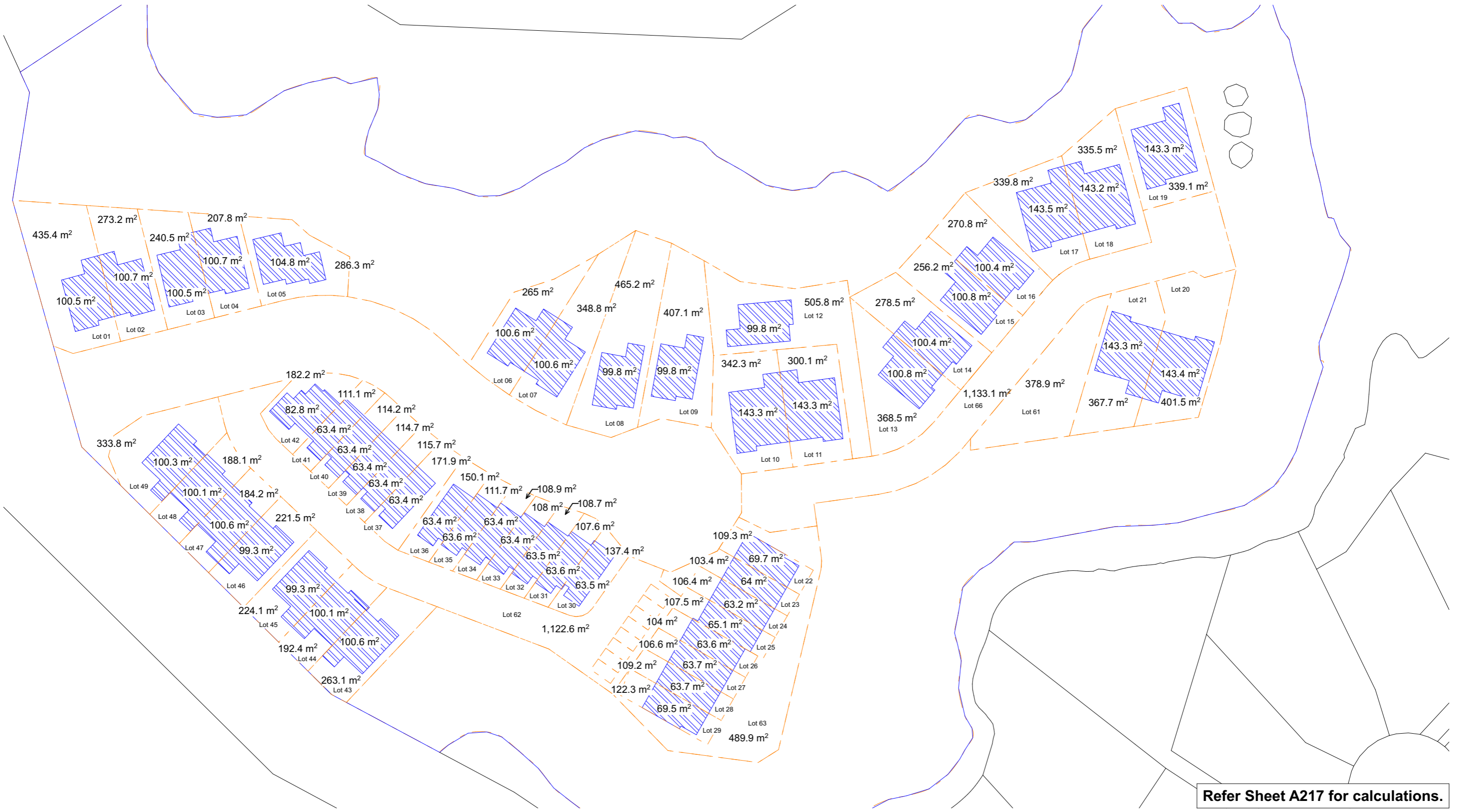


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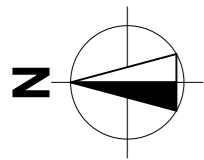
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Lots Building Coverage Plan

1:750



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Title
Building Coverage - Lots

Date
11/04/2022

Scale
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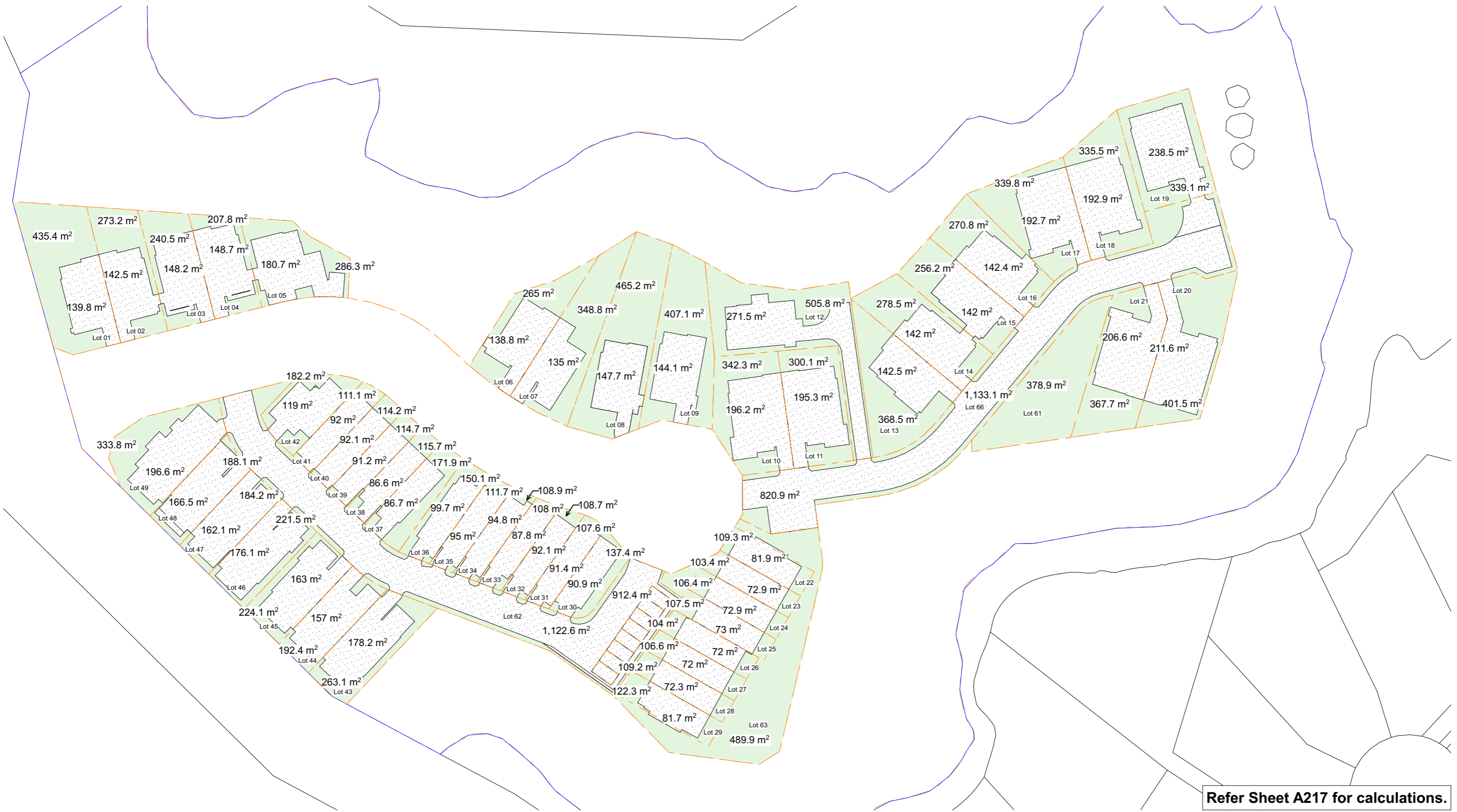


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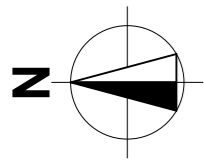
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Lot Impervious Coverage Plan

1:750



SITE PLAN KEY	
	Impervious Surfaces
	Proposed Lot Boundaries

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Title
Impervious & Landscape Areas - Lots

Date
11/04/2022

Scale
1:750 @A3

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architects
pacific environments NZ Ltd

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

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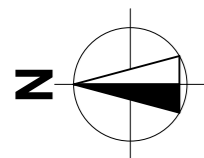
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Building and Impervious Surfaces Coverage (Lots)							
Zone Name	Lot Area	Building Coverage (m ²)	Building Coverage (%) (max. 45%)	Impervious Coverage (m ²)	Impervious Coverage (%) (max. 60%)	Landscaped Area (m ²)	Landscaped Area (%) (min. 35%)
Lot 01 / F1	435.4	100.5	23%	139.8	32%	295.7	68%
Lot 02 / F2	273.2	100.7	37%	142.5	52%	130.8	48%
Lot 03 / G1	240.5	100.5	42%	148.2	62%	92.3	38%
Lot 04 / G2	207.8	100.7	48%	148.7	72%	59.1	28%
Lot 05 / H	286.3	104.8	37%	180.7	63%	105.6	37%
Lot 06 / J1	265.0	100.6	38%	138.8	52%	126.3	48%
Lot 07 / J2	348.8	100.6	29%	135.0	39%	213.8	61%
Lot 08 / K	465.2	99.8	21%	147.7	32%	317.5	68%
Lot 09 / L	407.1	99.8	25%	144.1	35%	263.0	65%
Lot 10 / N1	342.3	143.3	42%	196.2	57%	146.1	43%
Lot 11 / N2	300.1	143.3	48%	195.3	65%	104.8	35%
Lot 12 / M	505.8	99.8	20%	271.5	54%	234.3	46%
Lot 13 / O1	368.5	100.8	27%	142.5	39%	226.1	61%
Lot 14 / O2	278.5	100.4	36%	142.0	51%	136.5	49%
Lot 15 / P1	256.2	100.8	39%	142.0	55%	114.2	45%
Lot 16 / P2	270.8	100.4	37%	142.4	53%	128.3	47%
Lot 17 / Q1	339.8	143.5	42%	192.7	57%	147.1	43%
Lot 18 / Q2	335.5	143.2	43%	192.9	57%	142.6	43%
Lot 19 / R	339.1	143.3	42%	238.5	70%	100.6	30%
Lot 20 / S1	401.5	143.4	36%	211.6	53%	189.8	47%
Lot 21 / S2	367.7	143.3	39%	206.6	56%	161.1	44%
Lot 22 / E1	109.3	69.7	64%	81.9	75%	27.4	25%
Lot 23 / E2	103.4	64.0	62%	72.9	71%	30.5	29%
Lot 24 / E3	106.4	63.2	59%	72.9	69%	33.5	31%
Lot 25 / E4	107.6	65.1	61%	73.0	68%	34.6	32%
Lot 26 / E5	104.0	63.6	61%	72.0	69%	32.0	31%
Lot 27 / E6	106.6	63.7	60%	72.0	68%	34.7	32%
Lot 28 / E7	109.2	63.7	58%	72.3	66%	36.9	34%
Lot 29 / E8	122.3	69.5	57%	81.7	67%	40.5	33%

Zone Name	Lot Area	Building Coverage (m ²)	Building Coverage (%) (max. 45%)	Impervious Coverage (m ²)	Impervious Coverage (%) (max. 60%)	Landscaped Area (m ²)	Landscaped Area (%) (min. 35%)
Lot 30 / D7	137.4	63.5	46%	90.9	66%	46.5	34%
Lot 31 / D6	107.6	64.5	60%	91.5	85%	16.2	15%
Lot 32 / D5	108.0	64.4	60%	92.1	85%	16.0	15%
Lot 33 / D4	108.7	64.3	59%	87.8	81%	20.8	19%
Lot 34 / D3	108.9	64.3	59%	94.8	87%	14.1	13%
Lot 35 / D2	111.7	64.5	58%	95.0	85%	16.7	15%
Lot 36 / D1	150.1	63.4	42%	99.7	66%	50.4	34%
Lot 37 / C6	171.9	63.4	37%	86.7	50%	85.2	50%
Lot 38 / C5	115.7	63.8	55%	86.6	75%	29.1	25%
Lot 39 / C4	114.7	63.9	56%	91.2	80%	23.5	20%
Lot 40 / C3	114.2	63.8	56%	92.1	81%	22.1	19%
Lot 41 / C2	111.1	63.8	57%	92.0	83%	19.1	17%
Lot 42 / C1	182.2	83.2	46%	119.0	65%	63.2	35%
Lot 43 / B3	263.1	100.6	38%	178.2	68%	84.9	32%
Lot 44 / B2	192.4	100.1	52%	157.0	82%	35.4	18%
Lot 45 / B1	224.1	99.3	44%	163.0	73%	61.1	27%
Lot 46 / A4	221.5	99.3	45%	176.1	80%	45.4	20%
Lot 47 / A3	184.2	100.6	55%	162.1	88%	22.2	12%
Lot 48 / A2	188.1	100.2	53%	166.5	88%	21.7	12%
Lot 49 / A1	333.8	100.3	30%	196.7	59%	137.2	41%
Lot 60	1133.1	0.0	0%	820.9	72%	312.2	28%
Lot 61	378.9	0.0	0%	0.0	0%	378.9	100%
Lot 62	1122.6	0.0	0%	912.4	81%	210.1	19%
Lot 63	489.9	0.0	0%	0.0	0%	426.1	87%

CALCULATIONS KEY	
	Non-complying coverage
	Complying coverage



The Kilns Development

34-36 Sandspit Road Warkworth 0982

FOR RESOURCE CONSENT

Title
Lot Coverage Calculations

Date
11/04/2022

Scale
1:1 @A3

Client
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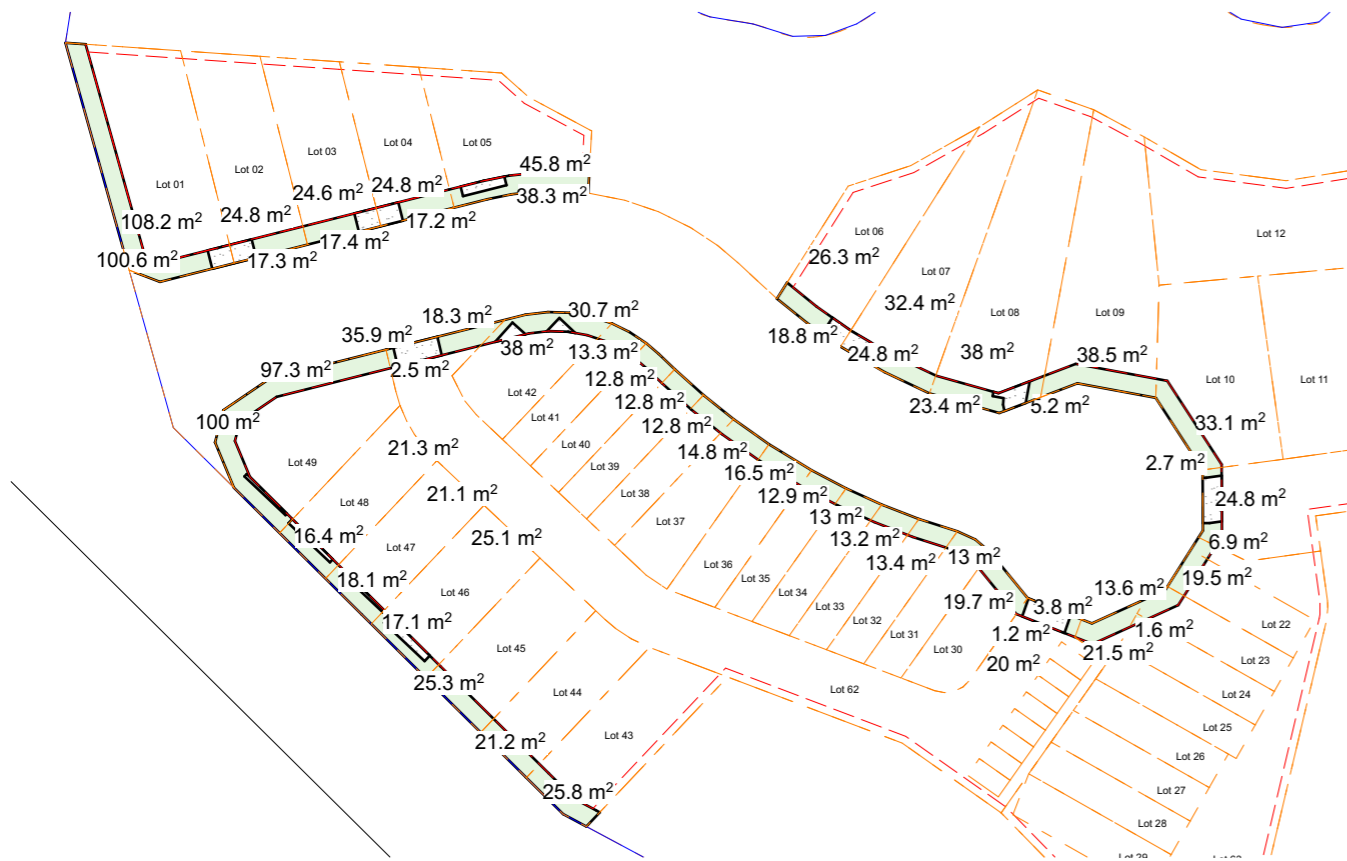
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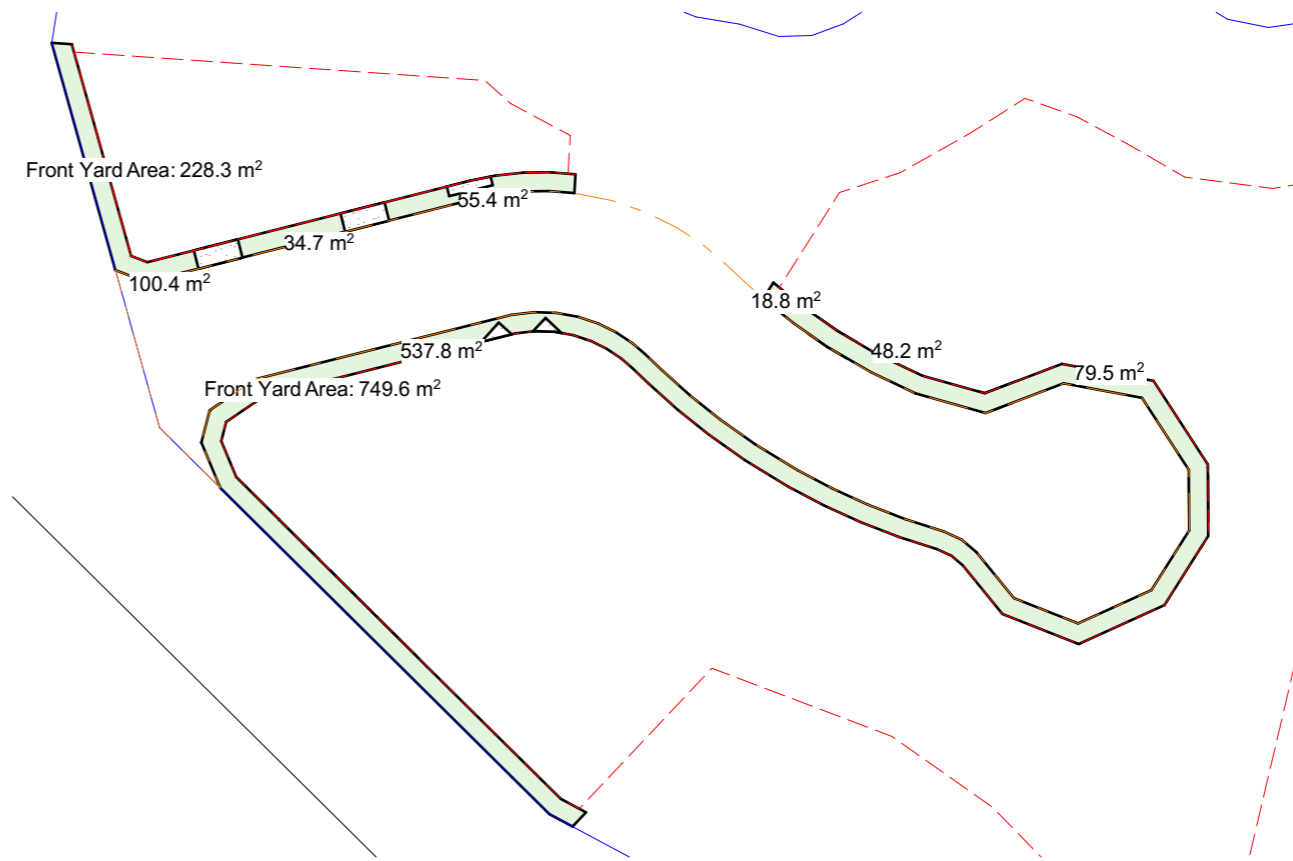
sheet no.
A217

revision
A



Front Yard Coverage Plan Lots

1:1000



Overall Front Yard Coverage Plan

1:1000

Front Yard Lots Landscaped Area (min. 50%)		
Lot Number	Area	Landscaped Area (%)
Lot 01 / F1 Area	108.2	93%
Lot 01 / F1 Landscaping	100.7	
Lot 02 / F2 Area	24.8	70%
Lot 02 / F2 Landscaping	17.3	
Lot 03 / G1 Area	24.6	71%
Lot 03 / G1 Landscaping	17.4	
Lot 04 / G2 Area	24.8	69%
Lot 04 / G2 Landscaping	17.2	
Lot 05 / H Area	45.9	84%
Lot 05 / H Landscaping	38.3	
Lot 06 / J1 Area	26.3	72%
Lot 06 / J1 Landscaping	18.8	
Lot 07 / J2 Area	32.4	76%
Lot 07 / J2 Landscaping	24.8	
Lot 08 / K Area	38.0	75%
Lot 08 / K Landscaping	5.2	
Lot 08 / K Landscaping	23.4	
Lot 09 / L Area	38.5	100%
Lot 10 / N1 Area	33.1	100%

Lot 22 / E2 Area	19.5	100%
Lot 23 / E2 Area	13.6	100%
Lot 24 / E3 Area	1.6	100%
Lot 30 / D7 Area	19.7	100%
Lot 31 / D6 Area	13.0	100%
Lot 32 / D5 Area	13.4	100%
Lot 33 / D4 Area	13.2	100%
Lot 34 / D3 Area	13.0	100%
Lot 35 / D2 Area	12.9	100%
Lot 36 / D1 Area	16.5	100%
Lot 37 / C6 Area	14.8	100%
Lot 38 / C5 Area	12.8	100%
Lot 39 / C4 Area	12.8	100%
Lot 40 / C3 Area	12.8	100%
Lot 41 / C2 Area	13.3	100%
Lot 42 / C1 Area	38.0	81%
Lot 42 / C1 Landscaping	30.7	
Lot 43 / B3 Area	25.8	100%
Lot 44 / B2 Area	21.2	100%
Lot 45 / B1 Area	25.3	100%
Lot 46 / A4 Area	25.1	68%
Lot 46 / A4 Landscaping	17.1	

Lot 47 / A3 Area	21.1	86%
Lot 47 / A3 Landscaping	18.1	
Lot 48 / A2 Area	21.3	77%
Lot 48 / A2 Landscaping	16.4	
Lot 49 / A1 Area	100.0	97%
Lot 49 / A1 Landscaping	97.3	
Lot 60 Area	24.8	39%
Lot 60 Landscaping	2.7	
Lot 60 Landscaping	6.9	
Lot 62 Area	20.0	
Lot 62 Area	35.9	
Lot 62 Landscaping	1.2	
Lot 62 Landscaping	2.5	
Lot 62 Landscaping	3.8	
Lot 62 Landscaping	18.3	
Lot 62 Landscaping	18.3	
Lot 63 Area	21.5	100%

Front Yard Landscaped Area	
Front Yard Area (m²)	228.3
	749.6
	977.9
Landscaped Area (m²)	18.8
	34.7
	48.2
	55.4
	79.5
	100.4
	537.8
	874.7
Landscaped Area (%)	89%

CALCULATIONS KEY	
	Non-complying coverage
	Complying coverage

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34-36 Sandspit Road Warkworth 0982

FOR RESOURCE CONSENT

Title
Front Yard Landscaped Areas

Date
11/04/2022

Scale
1:1000 @A3

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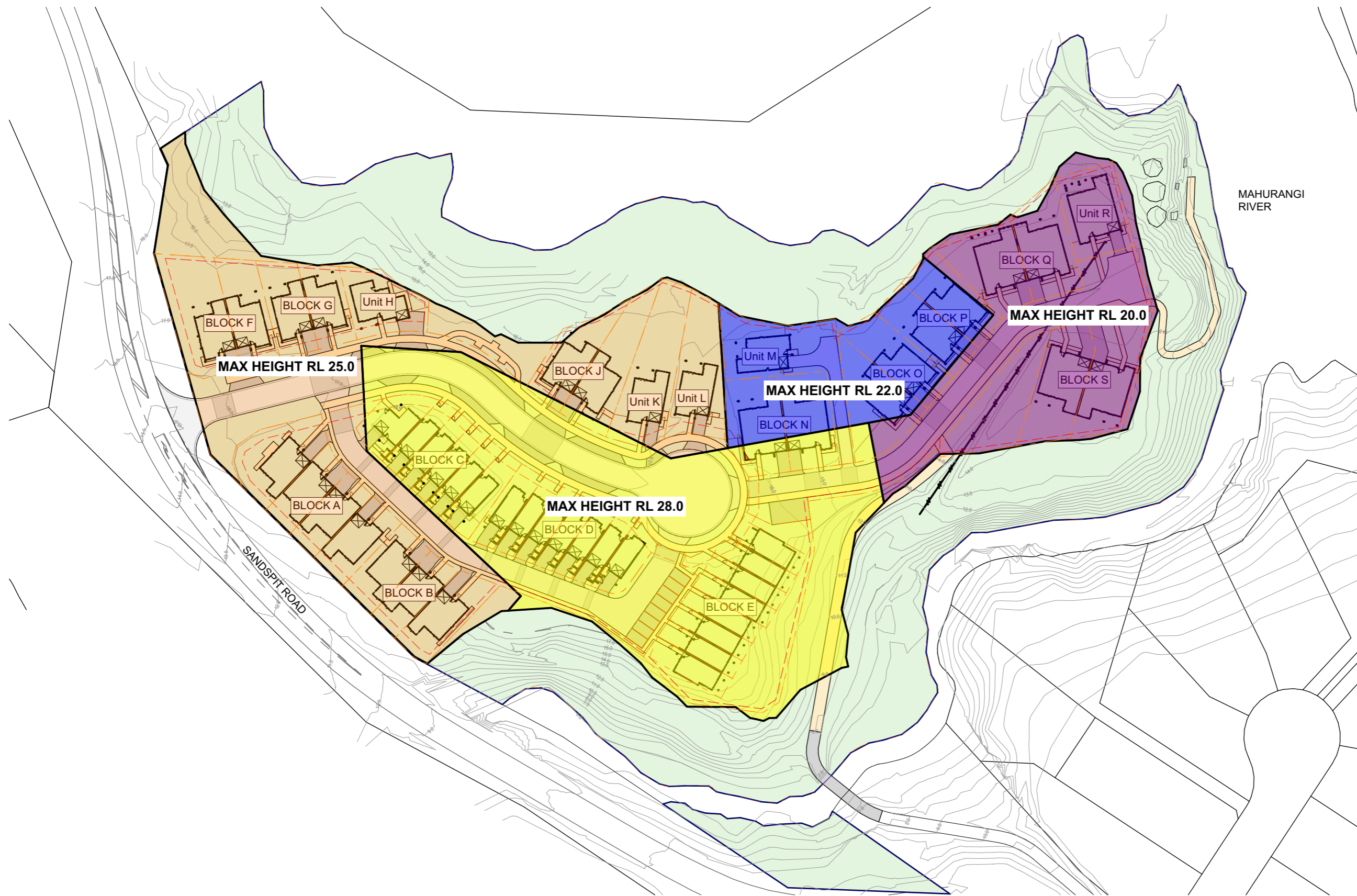
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A



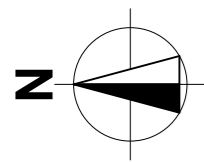
PROPOSED HEIGHT VARIATION CONTROLS

 MAX. RL 28.0 <i>applies to:</i> Blocks C, D, E
 MAX. RL 25.0 <i>applies to:</i> Blocks A, B, F, G, H, J, K, L
 MAX. RL 22.0 <i>applies to:</i> Blocks M, N, O, P
 MAX. RL 20.0 <i>applies to:</i> Blocks Q, R, S

NOTE
MAX. HEIGHT CONTROLS, REFER ASSESSMENT OF LANDSCAPE EFFECTS REPORT (SEP 2021)

Proposed Site Plan with Height Variation Controls

1:1000



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34-36 Sandspit Road Warkworth 0982

FOR RESOURCE CONSENT

Title
Overall Site Plan with Height Variation Controls

Date
11/04/2022

Scale
1:1000 @A3

Client
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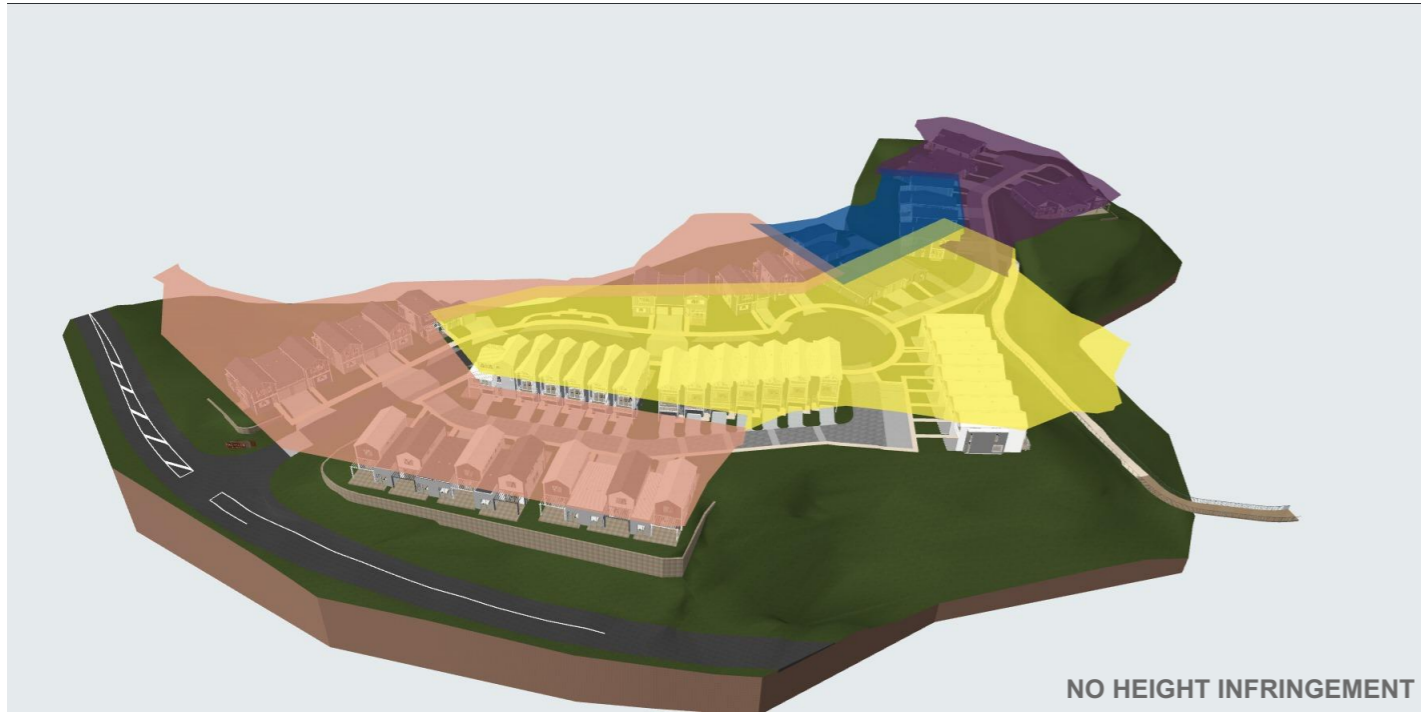


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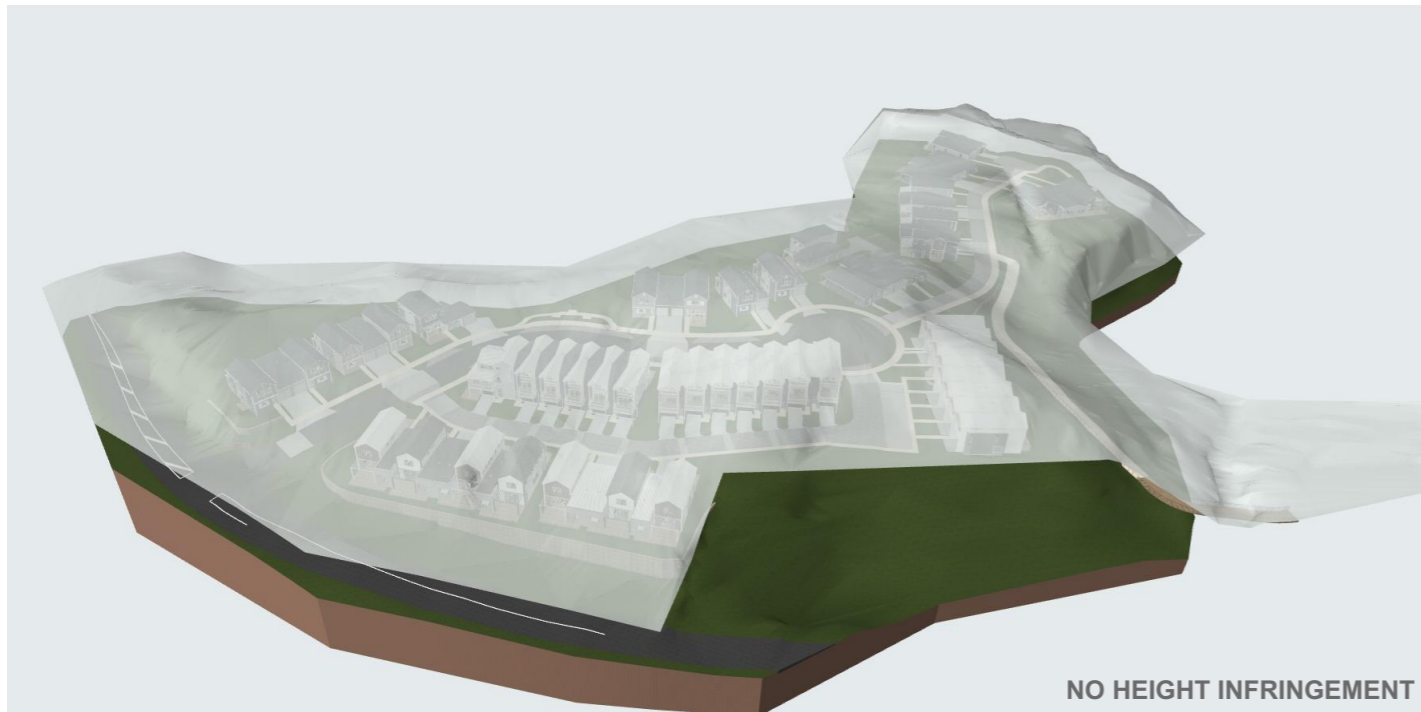
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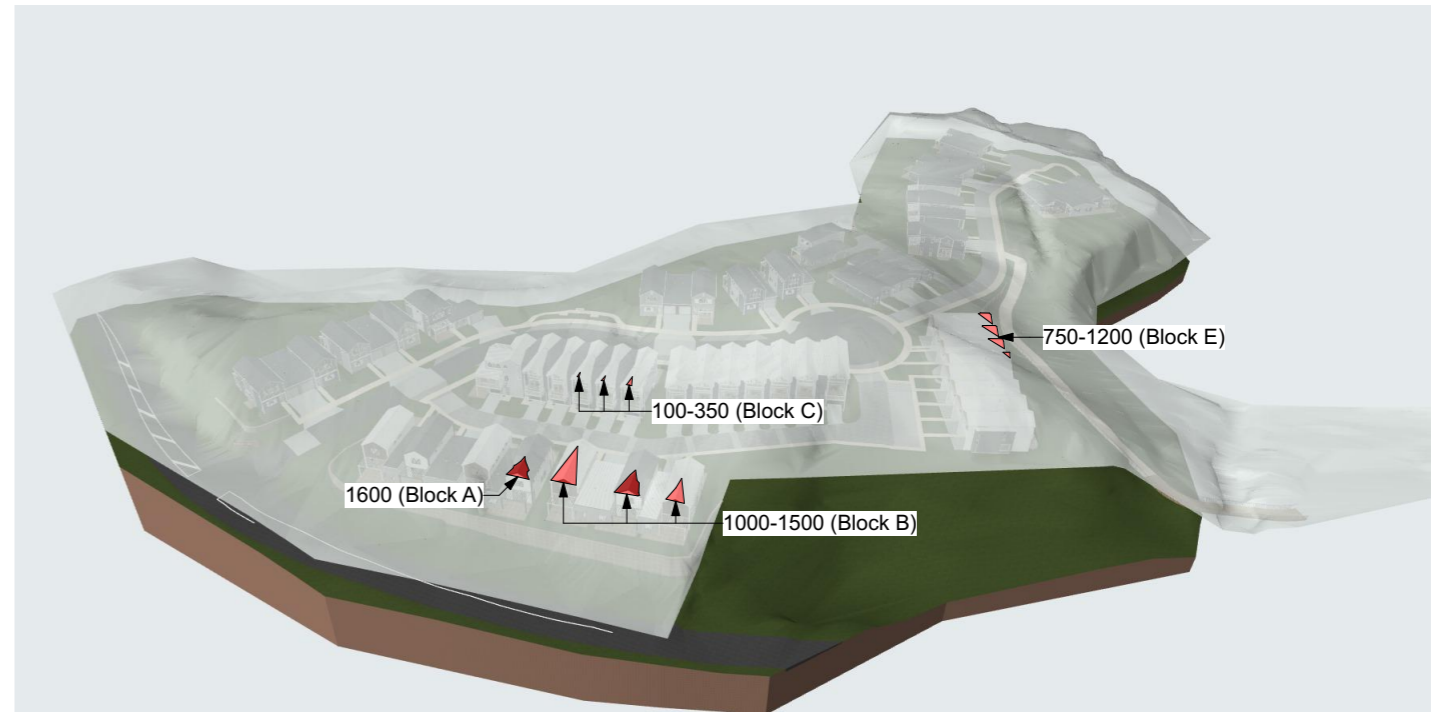
Height Variation Control Planes

PROPOSED HEIGHT VARIATION CONTROLS

	MAX. RL 28.0 <i>applies to:</i> Blocks C, D, E
	MAX. RL 25.0 <i>applies to:</i> Blocks A, B, F, G, H, J, K, L
	MAX. RL 22.0 <i>applies to:</i> Blocks M, N, O, P
	MAX. RL 20.0 <i>applies to:</i> Blocks Q, R, S
	Height infringement



11m MHU Max. Rolling Height Plane (Existing Contours)



9m Future Urban Zone Max. Rolling Height Plane (Existing Contours)

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Title
Max. Height Planes - 3D Views

Date
11/04/2022

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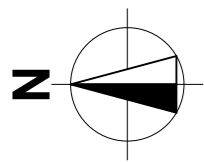


Detailed Site Plan - Ground Floor

1:500

SITE PLAN KEY:	
	2-Bed, 2 Storey
	3-Bed, 2 Storey
	3-Bed, 3 Storey
	3-Bed, 1 Storey
	Unit name
	Typology
	Yard Setback (2.5m front yard, 1m side & rear yards)
	Proposed Lot Lines - Refer to Surveyors scheme plans
	Plan Change Site Boundary
	Proposed Contours - Refer Civil engineer's drawings
	Proposed floor levels (FL) - Refer Civil engineer's drawings
	Palisade Walls shown indicative - Refer Civil drawings
	Front Yard Infringement
	Ground Floor Patios
	Decks/Balconies
	20m ² Outdoor Living area (min. dimension 4m)
	6 x 4m Outlook Space to main living area
	3 x 3m Outlook Space to main bedroom
	Visitor Parking Bays - refer Civil & Traffic drawings
	Heritage Tramway - from survey
	Retaining walls - Refer Civil drawings

NOTE
 1. PROPOSED LANDSCAPING NOT SHOWN, REFER TO LANDSCAPE ARCHITECT'S DRAWINGS.
 2. PROPOSED ROADING, DRIVEWAYS AND PARKING, REFER TO TRAFFIC ENGINEER'S REPORT.



The Kilns Development

34-36 Sandspit Road Warkworth 0982

FOR RESOURCE CONSENT

Title
Detailed Site Plan - Ground Floor Part 1

Date
11/04/2022

Scale
1:500 @A3

Client
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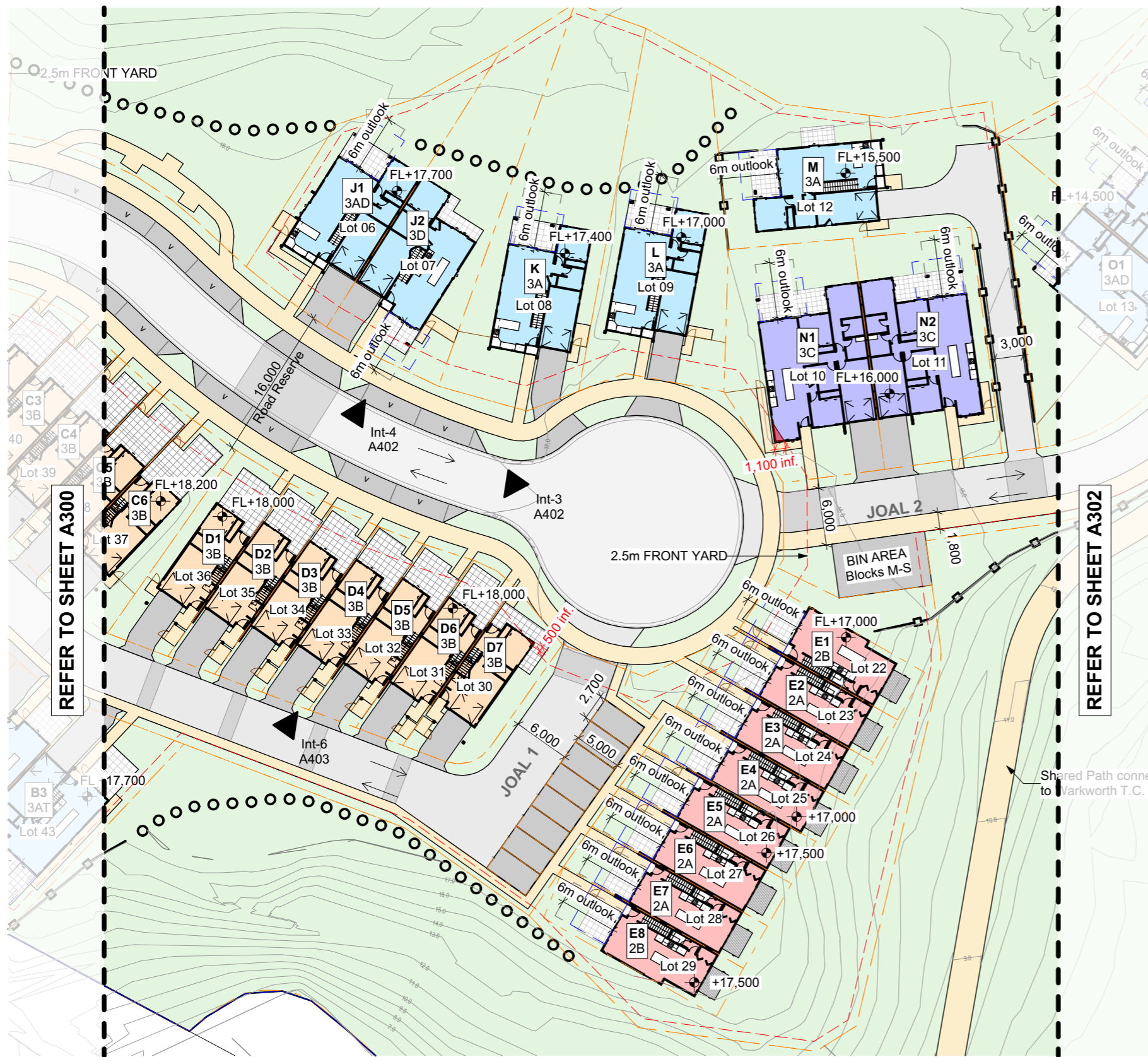
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sheet no.
A300

revision
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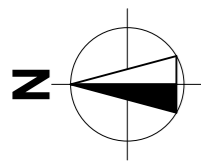
SITE PLAN KEY:

	2-Bed, 2 Storey
	3-Bed, 2 Storey
	3-Bed, 3 Storey
	3-Bed, 1 Storey
	Unit name
	Typology
	Yard Setback (2.5m front yard, 1m side & rear yards)
	Proposed Lot Lines - Refer to Surveyors scheme plans
	Plan Change Site Boundary
	Proposed Contours - Refer Civil engineer's drawings
	Proposed floor levels (FL) - Refer Civil engineer's drawings
	Palisade Walls shown indicative - Refer Civil drawings
	Front Yard Infringement
	Ground Floor Patios
	Decks/Balconies
	20m ² Outdoor Living area (min. dimension 4m)
	6 x 4m Outlook Space to main living area
	3 x 3m Outlook Space to main bedroom
	Visitor Parking Bays - refer Civil & Traffic drawings
	Heritage Tramway - from survey
	Retaining walls - Refer Civil drawings

NOTE
 1. PROPOSED LANDSCAPING NOT SHOWN, REFER TO LANDSCAPE ARCHITECT'S DRAWINGS.
 2. PROPOSED ROADING, DRIVEWAYS AND PARKING, REFER TO TRAFFIC ENGINEER'S REPORT.

Detailed Site Plan - Ground Floor

1:500



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34-36 Sandspit Road Warkworth 0982

FOR RESOURCE CONSENT

Title
Detailed Site Plan - Ground Floor Part 2

Date
11/04/2022

Scale
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Client
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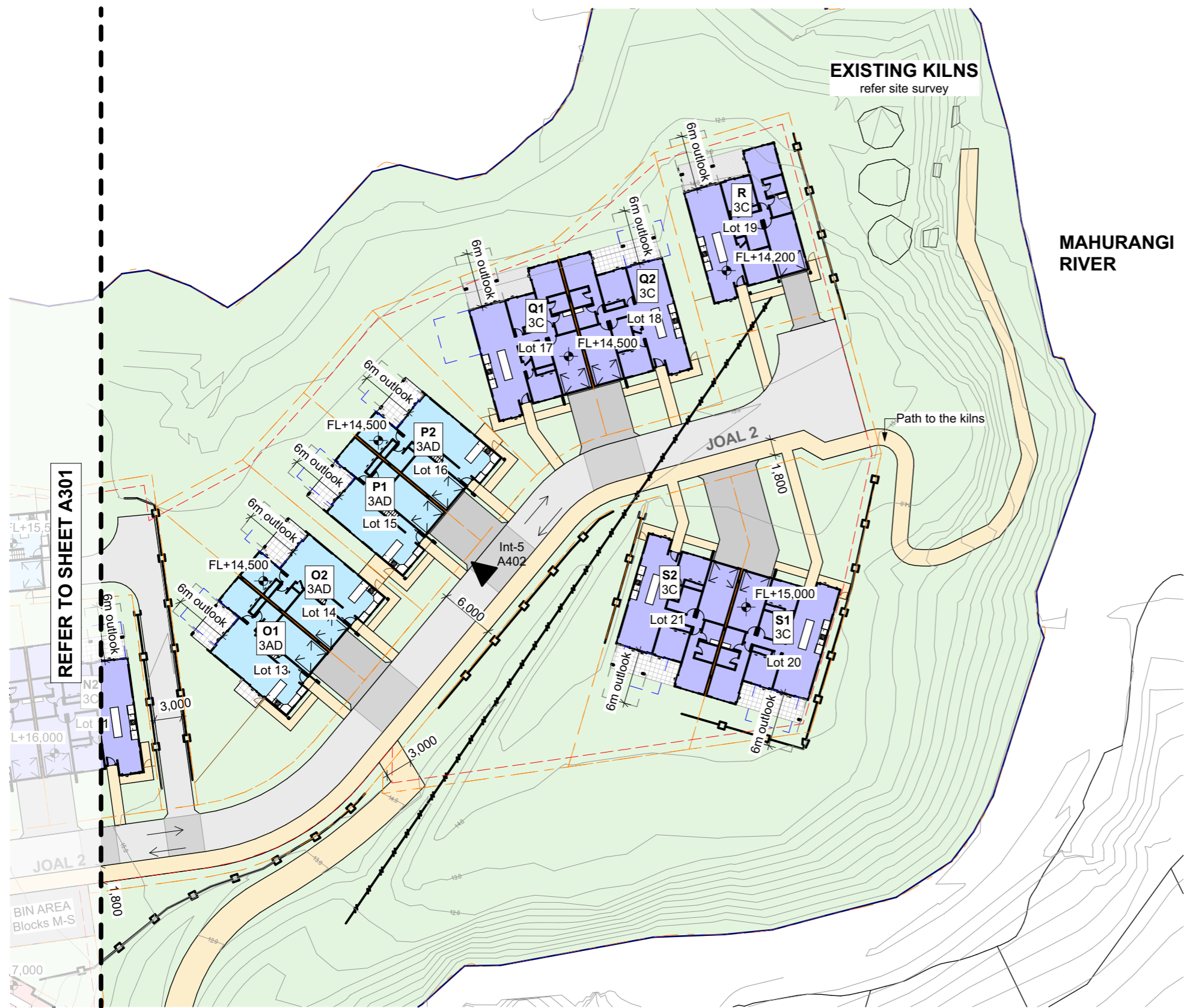


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21007

sheet no.
A301

revision
A



EXISTING KILNS
refer site survey

MAHURANGI RIVER

JOAL 2

Path to the kilns

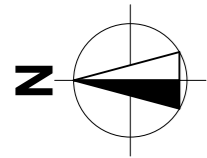
REFER TO SHEET A301

Detailed Site Plan - Ground Floor

1:500

SITE PLAN KEY:	
	2-Bed, 2 Storey
	3-Bed, 2 Storey
	3-Bed, 3 Storey
	3-Bed, 1 Storey
	Unit name
	Typology
	Yard Setback (2.5m front yard, 1m side & rear yards)
	Proposed Lot Lines - Refer to Surveyors scheme plans
	Plan Change Site Boundary
	Proposed Contours - Refer Civil engineer's drawings
	Proposed floor levels (FL) - Refer Civil engineer's drawings
	Palisade Walls shown indicative - Refer Civil drawings
	Front Yard Infringement
	Ground Floor Patios
	Decks/Balconies
	20m ² Outdoor Living area (min. dimension 4m)
	6 x 4m Outlook Space to main living area
	3 x 3m Outlook Space to main bedroom
	Visitor Parking Bays - refer Civil & Traffic drawings
	Heritage Tramway - from survey
	Retaining walls - Refer Civil drawings

NOTE
1. PROPOSED LANDSCAPING NOT SHOWN, REFER TO LANDSCAPE ARCHITECT'S DRAWINGS.
2. PROPOSED ROADING, DRIVEWAYS AND PARKING, REFER TO TRAFFIC ENGINEER'S REPORT.



KEY PLAN

The Kilns Development

34-36 Sandspit Road Warkworth 0982

FOR RESOURCE CONSENT

Title
Detailed Site Plan - Ground Floor Part 3

Date
11/04/2022

Scale
1:500 @A3

Client
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21007

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A302

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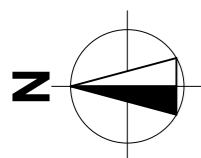


SITE PLAN KEY:

	2-Bed, 2 Storey
	3-Bed, 2 Storey
	3-Bed, 3 Storey
	3-Bed, 1 Storey
	Unit name Typology
	Yard Setback (2.5m front yard, 1m side & rear yards)
	Proposed Lot Lines - Refer to Surveyors scheme plans
	Plan Change Site Boundary
	Proposed floor levels (FL) - Refer Civil engineer's drawings
	Profiled Metal Roofing
	Front Yard Infringement
	Decks/Balconies
	Pergolas over Outdoor Living Areas
	6 x 4m Outlook Space to main living area
	3 x 3m Outlook Space to main bedroom

Detailed Site Plan - First Floor

1:500



The Kilns Development

34-36 Sandspit Road Warkworth 0982

FOR RESOURCE CONSENT

Title
Detailed Site Plan - First Floor Part 1

Date
11/04/2022

Scale
1:500 @A3

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21007

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A303

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A

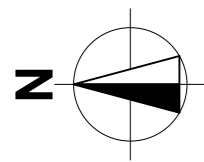


SITE PLAN KEY:

	2-Bed, 2 Storey
	3-Bed, 2 Storey
	3-Bed, 3 Storey
	3-Bed, 1 Storey
	Unit name Typology
	Yard Setback (2.5m front yard, 1m side & rear yards)
	Proposed Lot Lines - Refer to Surveyors scheme plans
	Plan Change Site Boundary
	Proposed floor levels (FL) - Refer Civil engineer's drawings
	Profiled Metal Roofing
	Front Yard Infringement
	Decks/Balconies
	Pergolas over Outdoor Living Areas
	6 x 4m Outlook Space to main living area
	3 x 3m Outlook Space to main bedroom

Detailed Site Plan - First Floor

1:500



The Kilns Development

34-36 Sandspit Road Warkworth 0982

FOR RESOURCE CONSENT

Title
Detailed Site Plan - First Floor Part 2

Date
11/04/2022

Scale
1:500 @A3

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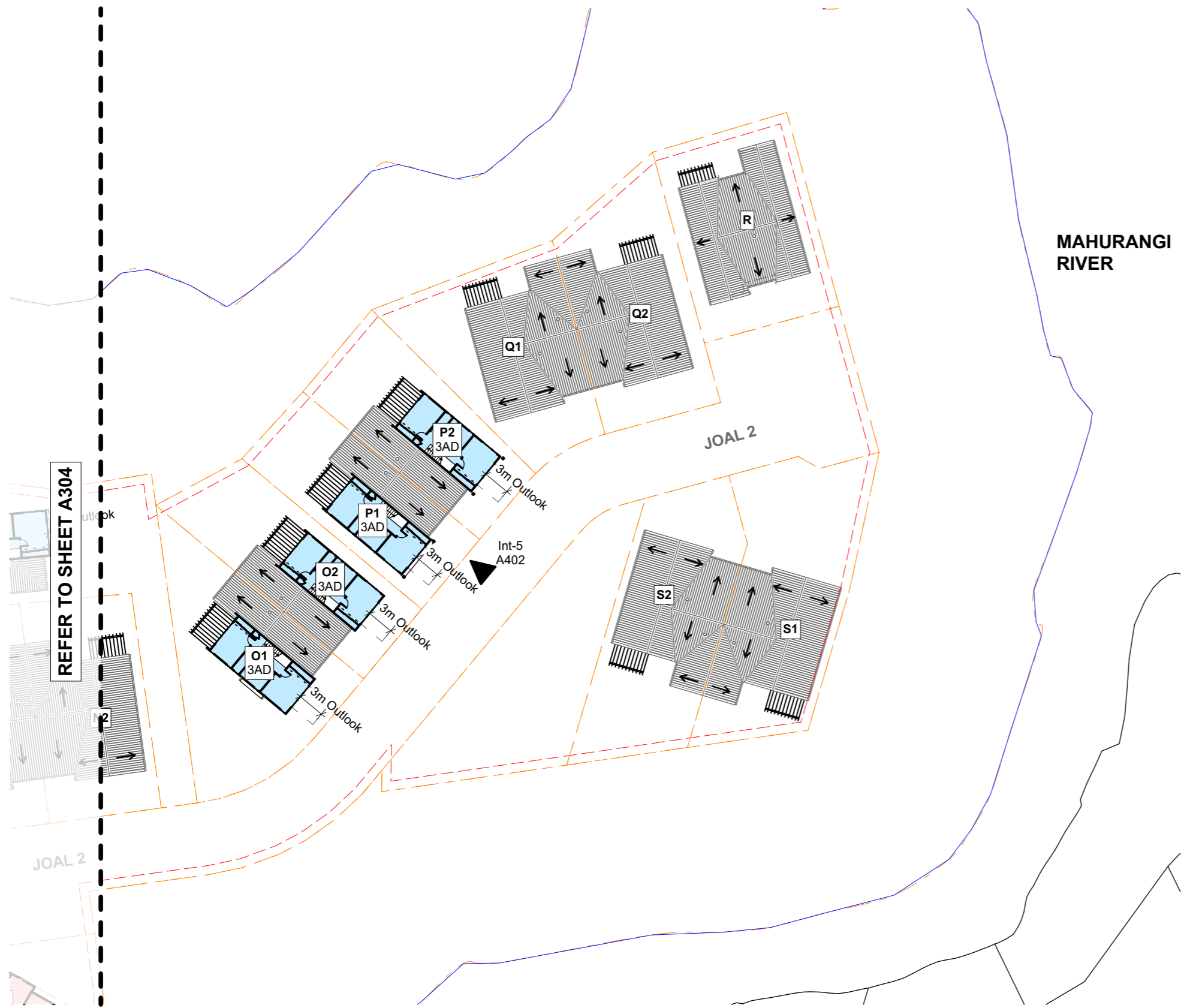


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21007

sheet no.
A304

revision
A



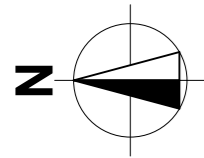
MAHURANGI RIVER

SITE PLAN KEY:	
	2-Bed, 2 Storey
	3-Bed, 2 Storey
	3-Bed, 3 Storey
	3-Bed, 1 Storey
	Unit name Typology
	Yard Setback (2.5m front yard, 1m side & rear yards)
	Proposed Lot Lines - Refer to Surveyors scheme plans
	Plan Change Site Boundary
	Proposed floor levels (FL) - Refer Civil engineer's drawings
	Profiled Metal Roofing
	Front Yard Infringement
	Decks/Balconies
	Pergolas over Outdoor Living Areas
	6 x 4m Outlook Space to main living area
	3 x 3m Outlook Space to main bedroom

REFER TO SHEET A304

Detailed Site Plan - First Floor

1:500



The Kilns Development

34-36 Sandspit Road Warkworth 0982

FOR RESOURCE CONSENT

Title
Detailed Site Plan - First Floor Part 3

Date
11/04/2022

Scale
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21007

sheet no.
A305

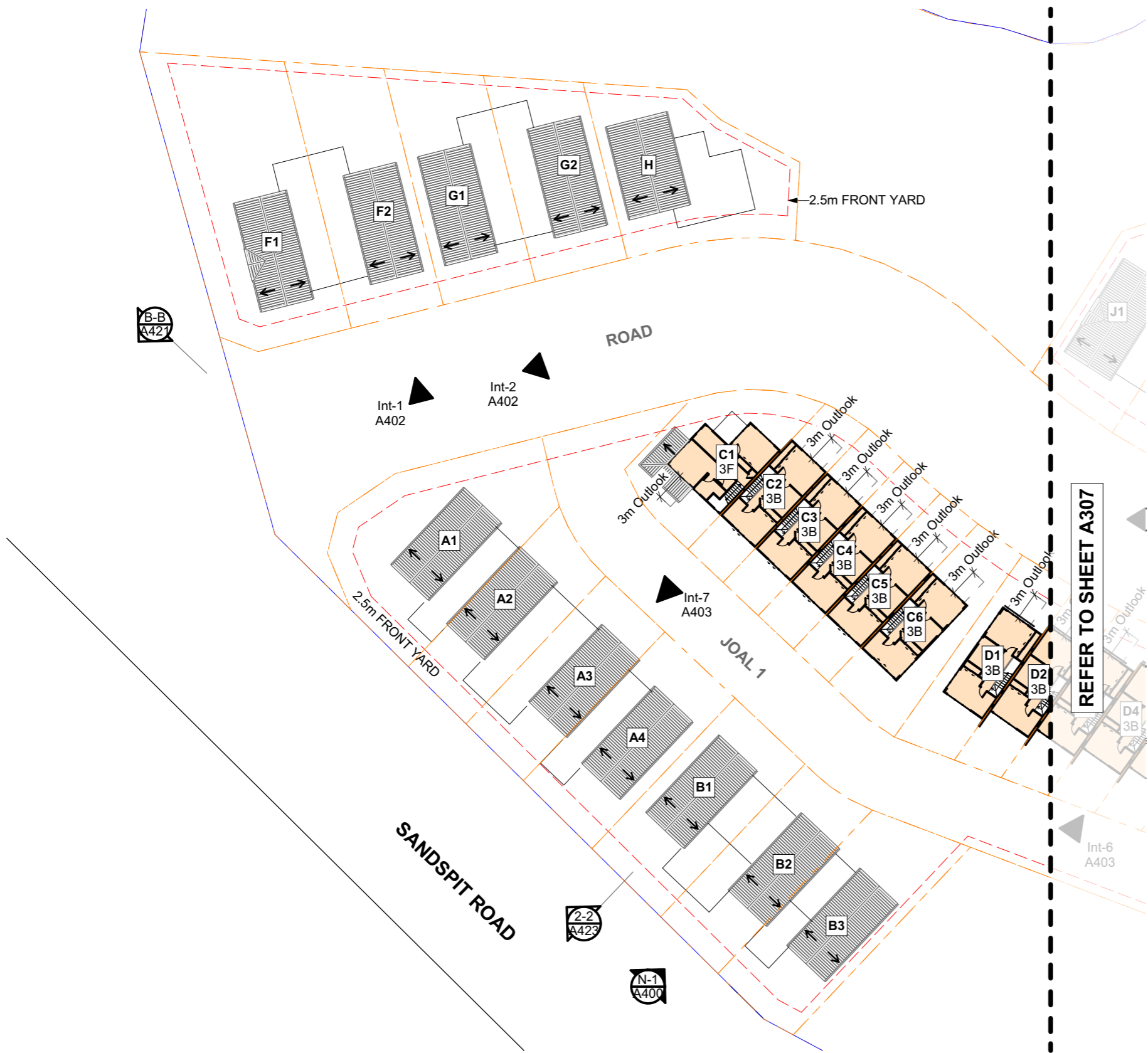
revision
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SITE PLAN KEY:

- 2-Bed, 2 Storey
- 3-Bed, 2 Storey
- 3-Bed, 3 Storey
- 3-Bed, 1 Storey

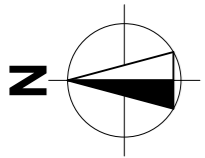
A1 ← Unit name
3A ← Typology

- Yard Setback (2.5m front yard, 1m side & rear yards)
- Proposed Lot Lines - Refer to Surveyors scheme plans
- Plan Change Site Boundary
- ±0.00 Proposed floor levels (FL) - Refer Civil engineer's drawings
- Profiled Metal Roofing
- Front Yard Infringement
- 3 x 3m Outlook Space to main bedroom



Detailed Site Plan - Second Floor

1:500



The Kilns Development

34-36 Sandspit Road Warkworth 0982

FOR RESOURCE CONSENT

Title
Detailed Site Plan - Second Floor Part 1

Date
11/04/2022

Scale
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A306

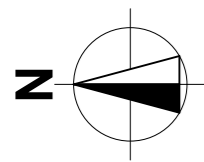
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SITE PLAN KEY:	
	2-Bed, 2 Storey
	3-Bed, 2 Storey
	3-Bed, 3 Storey
	3-Bed, 1 Storey
	Unit name Typology
	Yard Setback (2.5m front yard, 1m side & rear yards)
	Proposed Lot Lines - Refer to Surveyors scheme plans
	Plan Change Site Boundary
	Proposed floor levels (FL) - Refer Civil engineer's drawings
	Profiled Metal Roofing
	Front Yard Infringement
	3 x 3m Outlook Space to main bedroom

Detailed Site Plan - Second Floor

1:500



The Kilns Development

34-36 Sandspit Road Warkworth 0982

FOR RESOURCE CONSENT

Title
Detailed Site Plan - Second Floor Part 2

Date
11/04/2022

Scale
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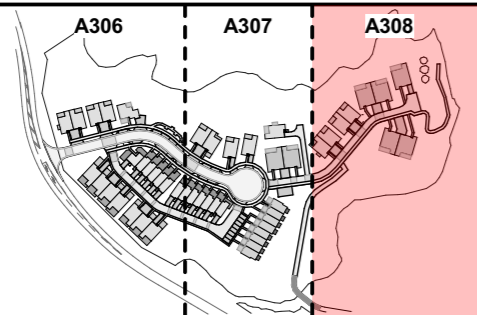
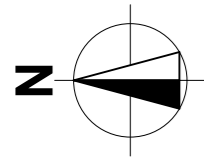


MAHURANGI RIVER

SITE PLAN KEY:	
	2-Bed, 2 Storey
	3-Bed, 2 Storey
	3-Bed, 3 Storey
	3-Bed, 1 Storey
	Unit name Typology
	Yard Setback (2.5m front yard, 1m side & rear yards)
	Proposed Lot Lines - Refer to Surveyors scheme plans
	Plan Change Site Boundary
	Proposed floor levels (FL) - Refer Civil engineer's drawings
	Profiled Metal Roofing
	Front Yard Infringement
	3 x 3m Outlook Space to main bedroom

Detailed Site Plan - Second Floor

1:500



The Kilns Development

34-36 Sandspit Road Warkworth 0982

FOR RESOURCE CONSENT

Title
Detailed Site Plan - Second Floor Part 3

Date
11/04/2022

Scale
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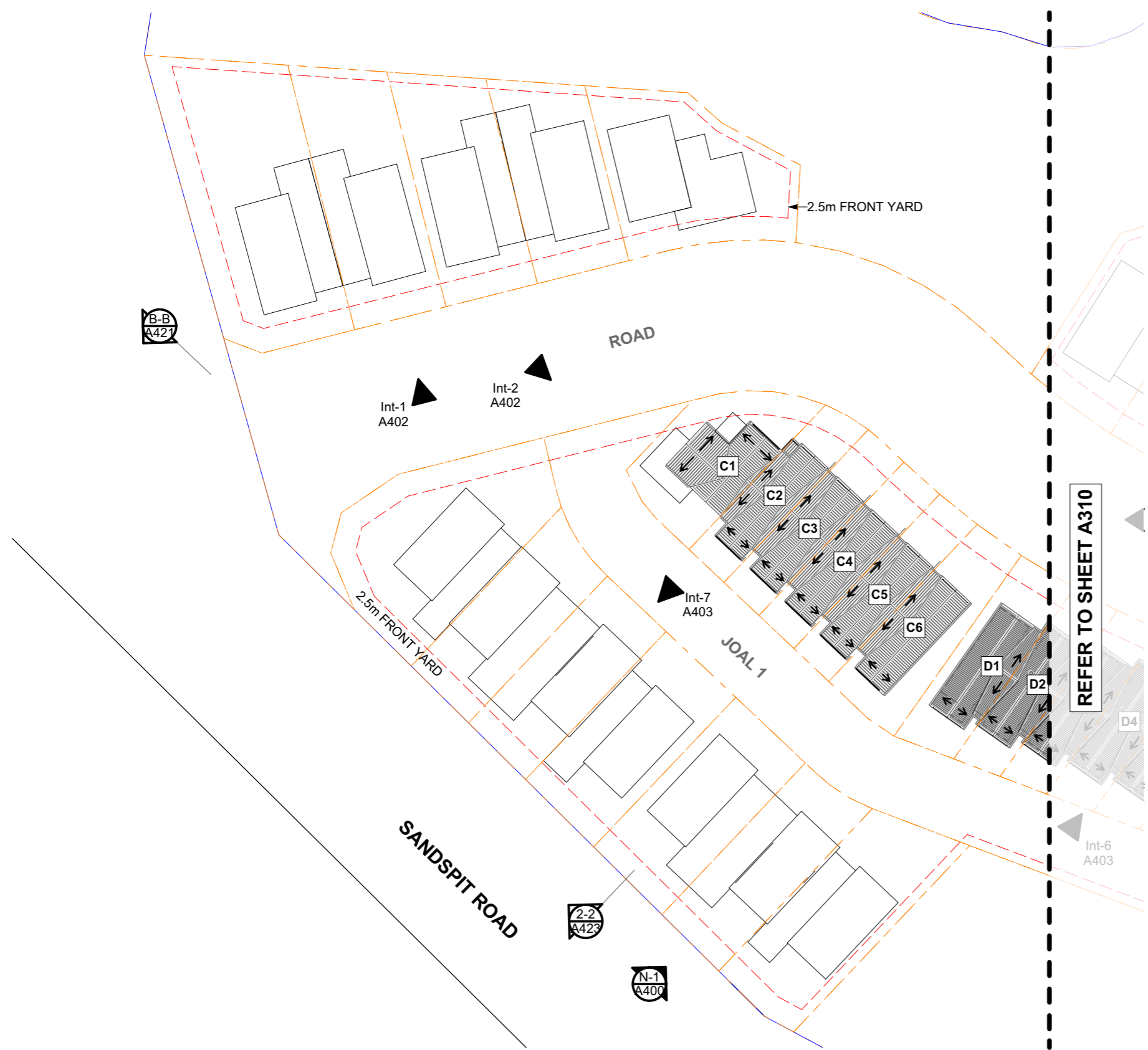
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sheet no.
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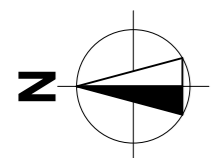
revision
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ROOF PLAN KEY:

- Yard Setback (2.5m front yard, 1m side & rear yards)
- - - Proposed Lot Lines - Refer to Surveyors scheme plans
- Plan Change Site Boundary
-  Profiled Metal Roofing
-  Front Yard Infringements



Detailed Site Plan - Roof 1:500



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34-36 Sandspit Road Warkworth 0982

FOR RESOURCE CONSENT

Title
Detailed Site Plan - Roof Part 1

Date 11/04/2022 Scale 1:500 @A3

Client
The Kilns Ltd

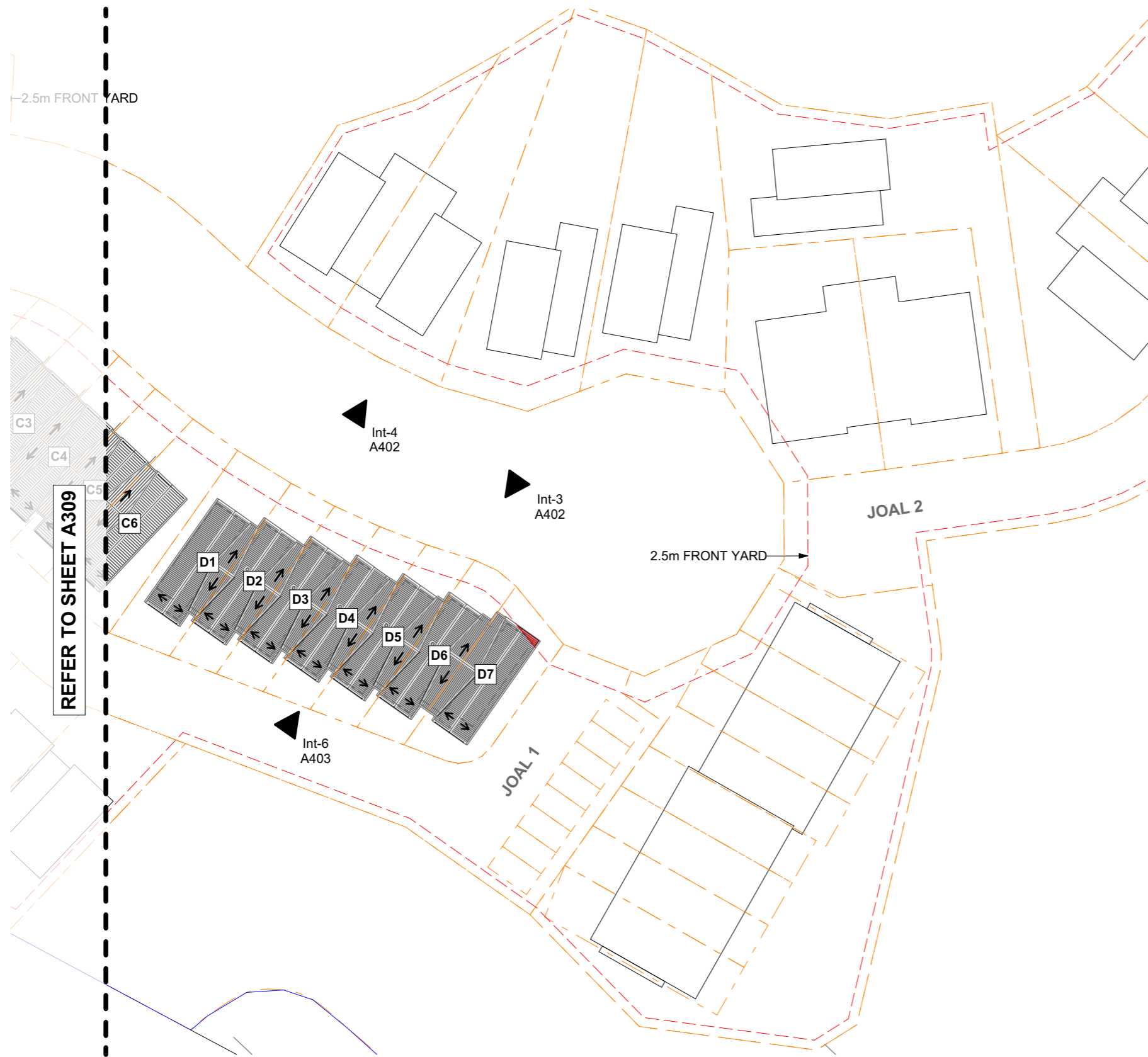


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21007

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A309

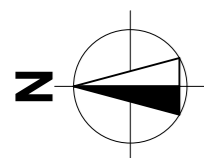
revision
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ROOF PLAN KEY:

- Yard Setback (2.5m front yard, 1m side & rear yards)
- Proposed Lot Lines - Refer to Surveyors scheme plans
- Plan Change Site Boundary
- Profiled Metal Roofing
- Front Yard Infringements

Detailed Site Plan - Roof 1:500



The Kilns Development

34-36 Sandspit Road Warkworth 0982

FOR RESOURCE CONSENT

Title
Detailed Site Plan - Roof Part 2

Date 11/04/2022 Scale 1:500 @A3

Client
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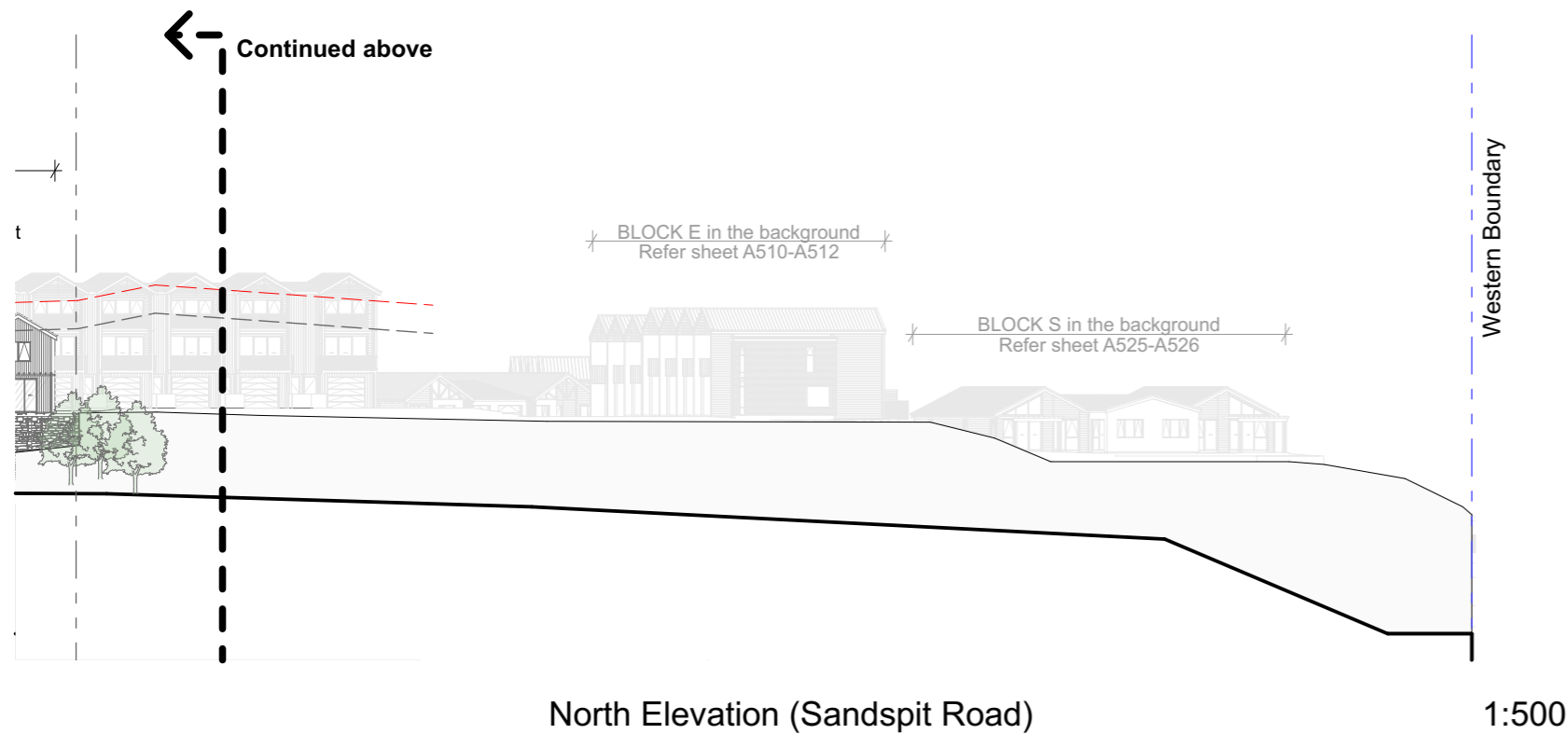


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A310

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2. GROUND LINES SHOWN INDICATIVE ONLY, REFER CIVIL ENGINEER'S DRAWINGS.
3. MATERIAL & COLOUR SELECTION TBC.

ELEVATION KEY Refer sheet A430 for material palette

	CLADDING 1 Horizontal shiplap cladding		CLADDING 3 Prefinished vertical weatherboards		Metal balustrade
	CLADDING 2 Brick cladding		CLADDING 4 Vertical shiplap cladding		Metal garage door

The Kilns Development

34-36 Sandspit Road Warkworth 0982

FOR RESOURCE CONSENT

Title
Site Elevation - North

Date
11/04/2022

Scale
1:500 @A3

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3. MATERIAL & COLOUR SELECTION TBC.

ELEVATION KEY Refer sheet A430 for material palette

	CLADDING 1 Horizontal shiplap cladding		CLADDING 3 Prefinished vertical weatherboards		Metal balustrade
	CLADDING 2 Brick cladding		CLADDING 4 Vertical shiplap cladding		Metal garage door

The Kilns Development

34-36 Sandspit Road Warkworth 0982

FOR RESOURCE CONSENT

Title
Site Elevation - Southwest

Date 11/04/2022 Scale 1:500 @A3

Client
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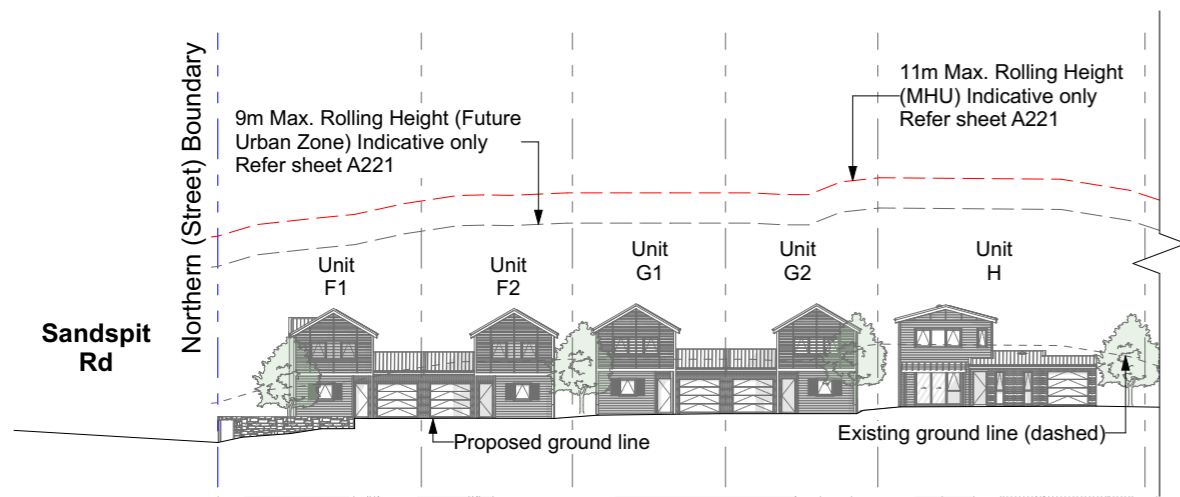


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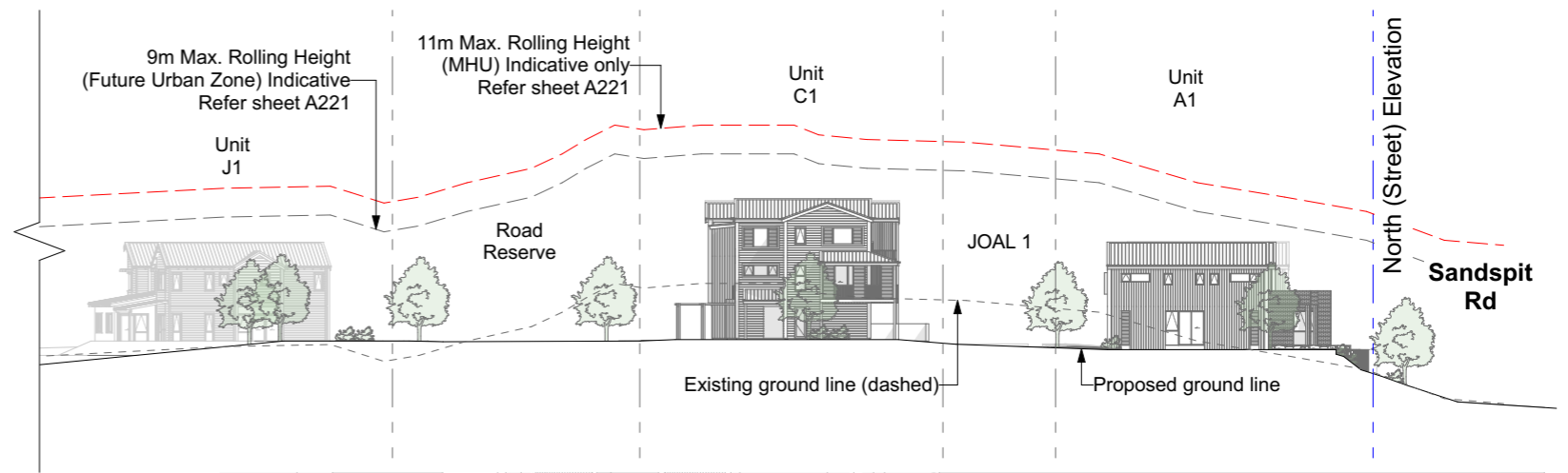
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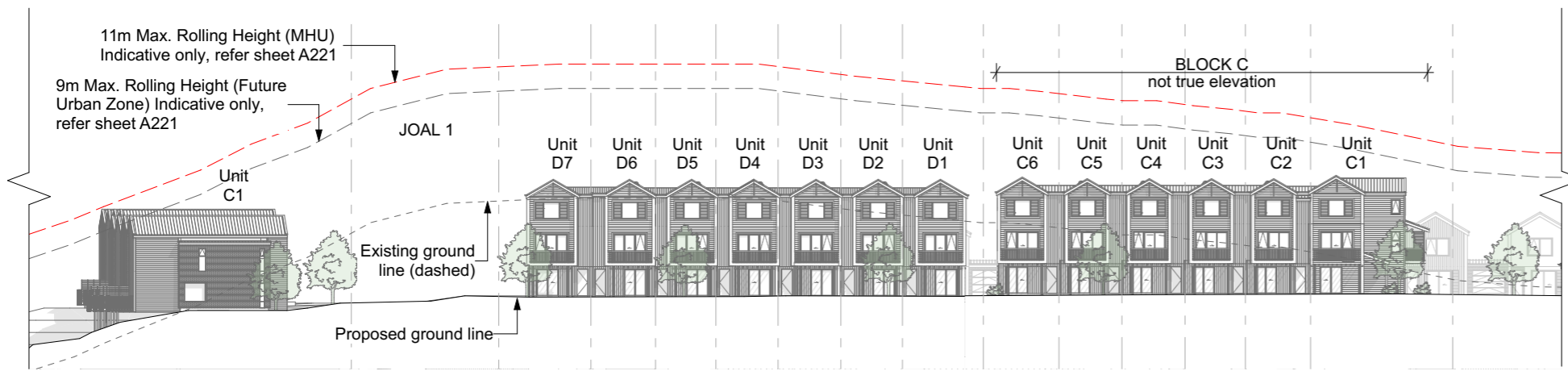
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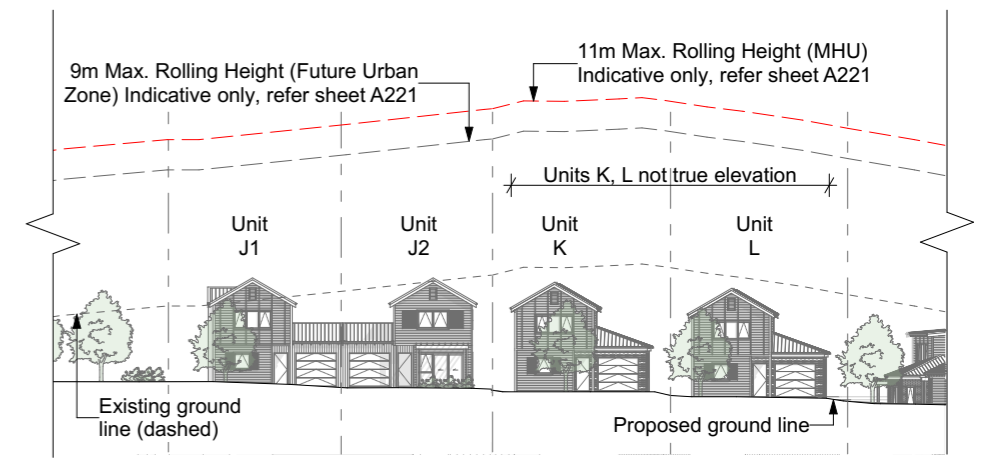
Int-1 Internal Elevation 1 (Road) 1:500



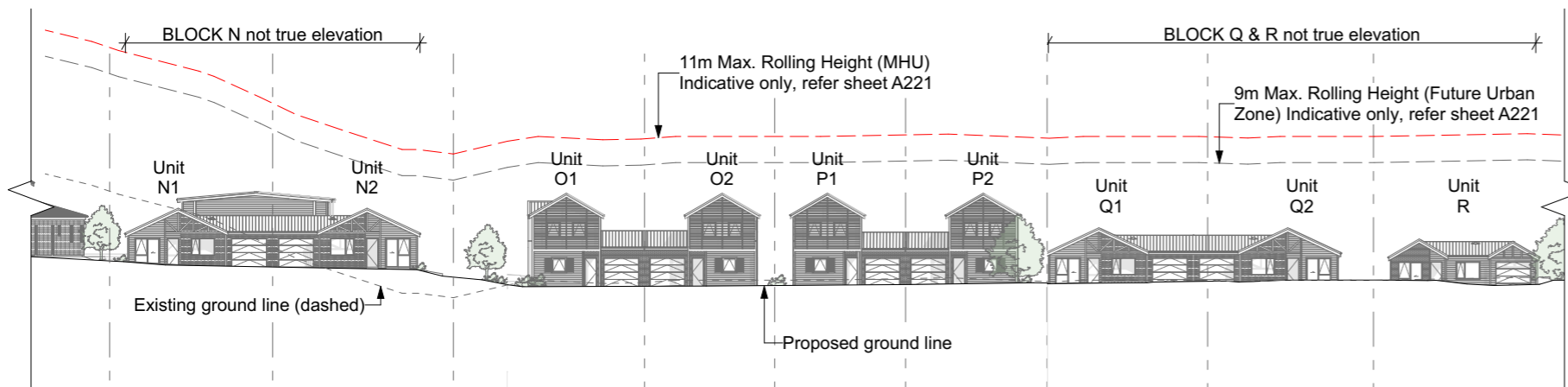
Int-2 Internal Elevation 2 1:500



Int-3 Internal Elevation 3 (Road) 1:500



Int-4 Internal Elevation 4 (Road) 1:500



Int-5 Internal Elevation 5 (JOAL 2) 1:500

NOTE
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 2. GROUND LINES SHOWN INDICATIVE ONLY, REFER CIVIL ENGINEER'S DRAWINGS.
 3. MATERIAL & COLOUR SELECTION TBC.

ELEVATION KEY		
Refer sheet A430 for material palette		
	CLADDING 1 Horizontal shiplap cladding	
	CLADDING 2 Brick cladding	
	CLADDING 3 Prefinished vertical weatherboards	
	CLADDING 4 Vertical shiplap cladding	

The Kilns Development

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FOR RESOURCE CONSENT

Title
Internal Elevation - 1, 2, 3, 4 & 5

Date
11/04/2022

Scale
1:500 @A3

Client
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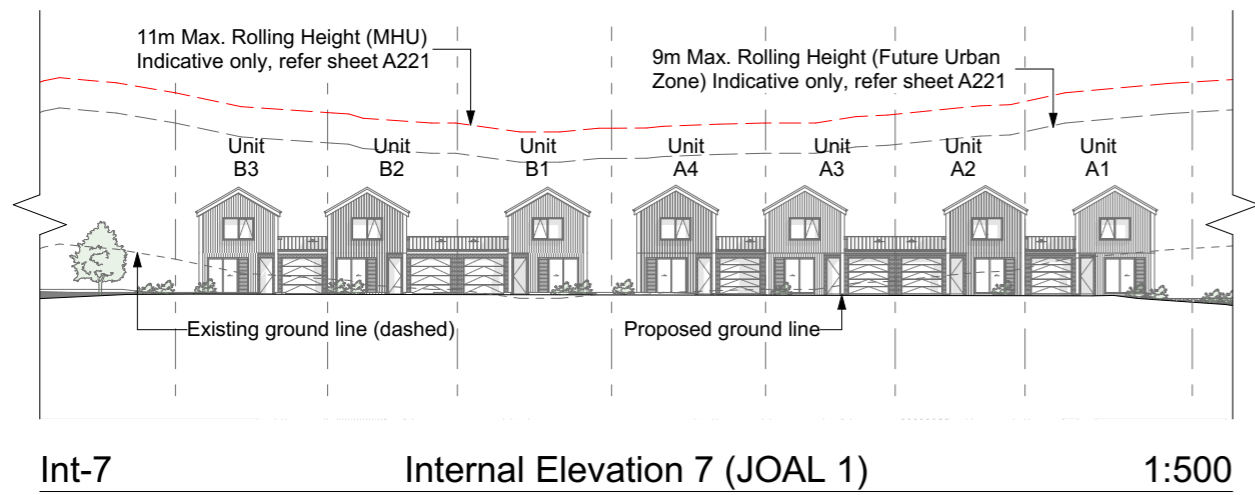
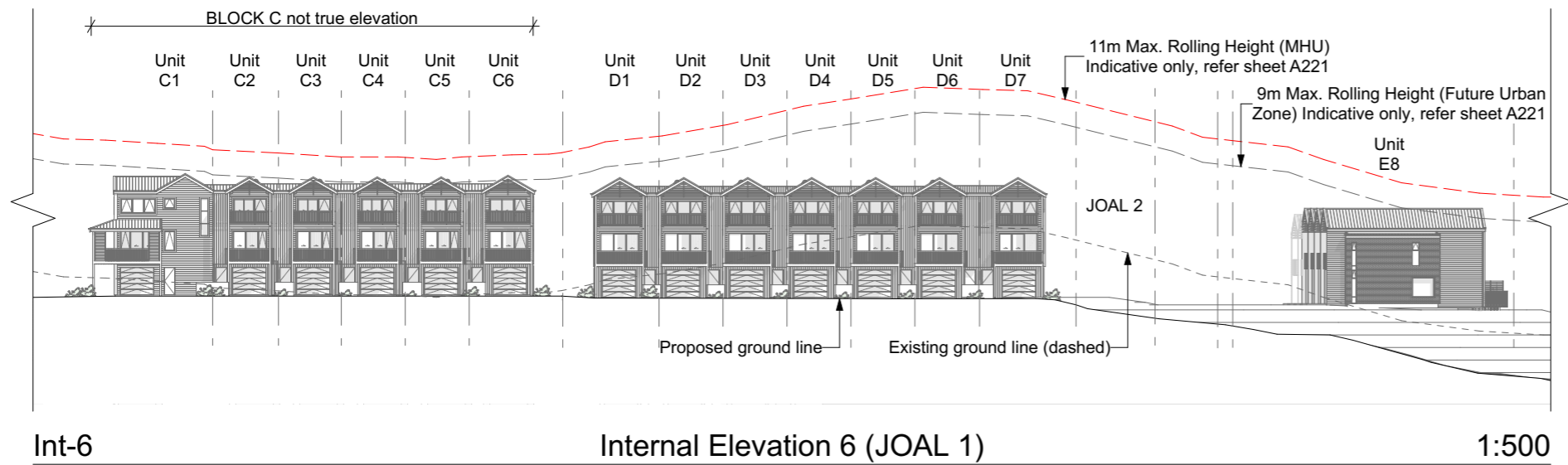
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3. MATERIAL & COLOUR SELECTION TBC.

ELEVATION KEY Refer sheet A430 for material palette

CLADDING 1 Horizontal shiplap cladding	CLADDING 3 Prefinished vertical weatherboards	Metal balustrade
CLADDING 2 Brick cladding	CLADDING 4 Vertical shiplap cladding	Metal garage door

The Kilns Development

34-36 Sandspit Road Warkworth 0982

FOR RESOURCE CONSENT

Title
Internal Elevations 6 & 7

Date 11/04/2022 Scale 1:500 @A3

Client
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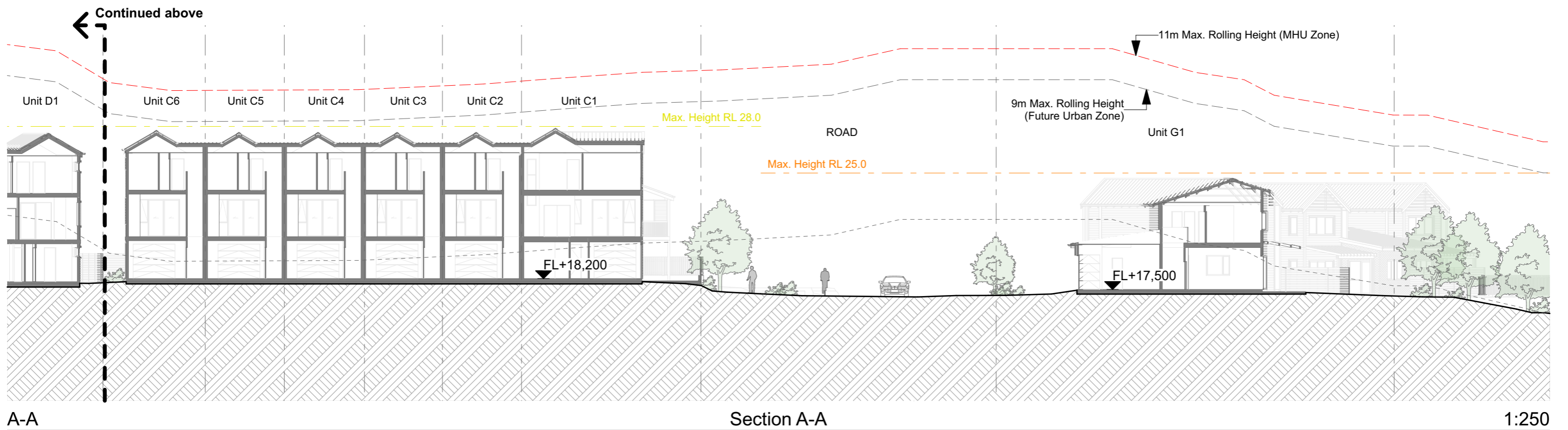
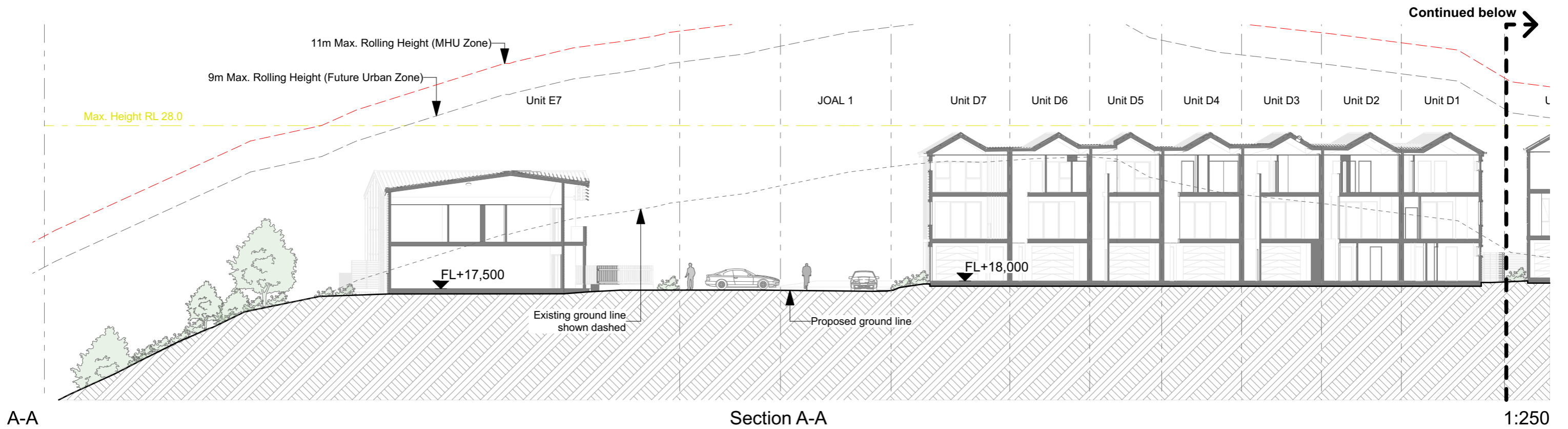


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A403

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2. GROUND LINES SHOWN INDICATIVE ONLY, REFER CIVIL ENGINEER'S DRAWINGS.
3. MAX. HEIGHT CONTROLS, REFER ASSESSMENT OF LANDSCAPE EFFECTS REPORT (SEP 2021).

The Kilns Development

34-36 Sandspit Road Warkworth 0982

FOR RESOURCE CONSENT

Title
Site Section A-A

Date
11/04/2022

Scale
1:250 @A3

Client
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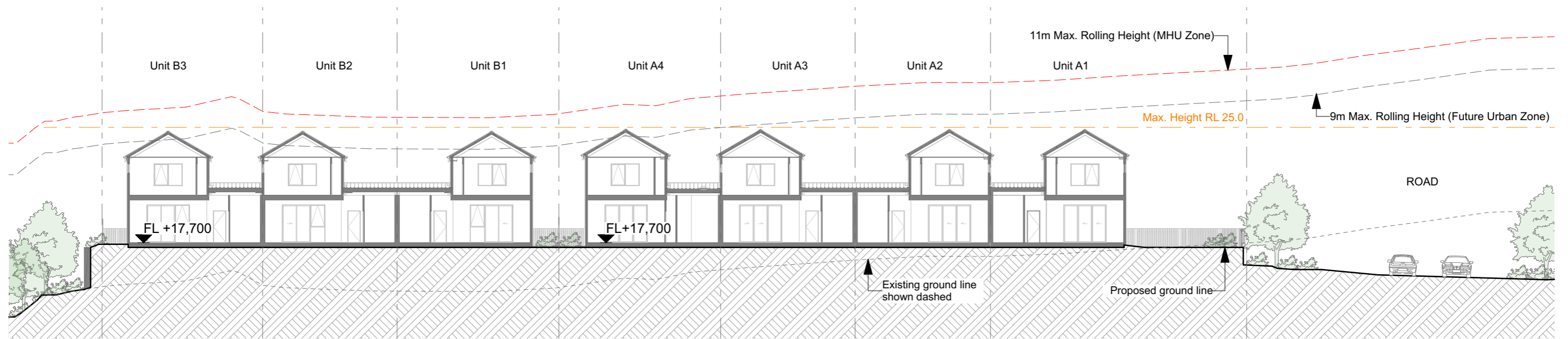
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B-B

Section B-B

1:250

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2. GROUND LINES SHOWN INDICATIVE ONLY, REFER CIVIL ENGINEER'S DRAWINGS.
3. MAX. HEIGHT CONTROLS, REFER ASSESSMENT OF LANDSCAPE EFFECTS REPORT (SEP 2021).

The Kilns Development

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FOR RESOURCE CONSENT

Title
Site Section B-B

Date
11/04/2022

Scale
1:250 @A3

Client
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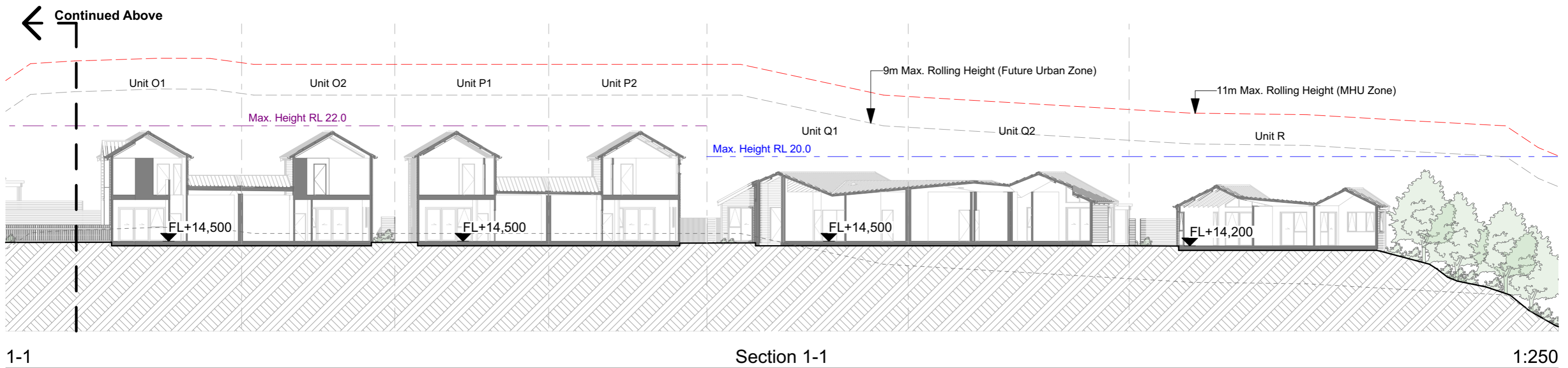
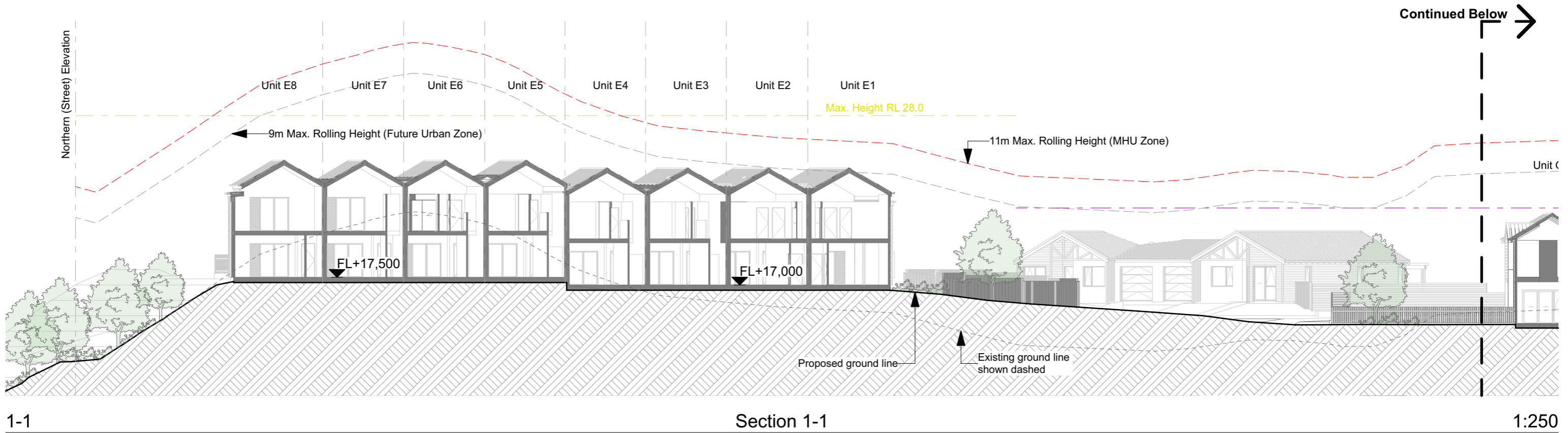
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3. MAX. HEIGHT CONTROLS, REFER ASSESSMENT OF LANDSCAPE EFFECTS REPORT (SEP 2021).

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FOR RESOURCE CONSENT

Title
Site Section 1-1

Date
11/04/2022

Scale
1:250 @A3

Client
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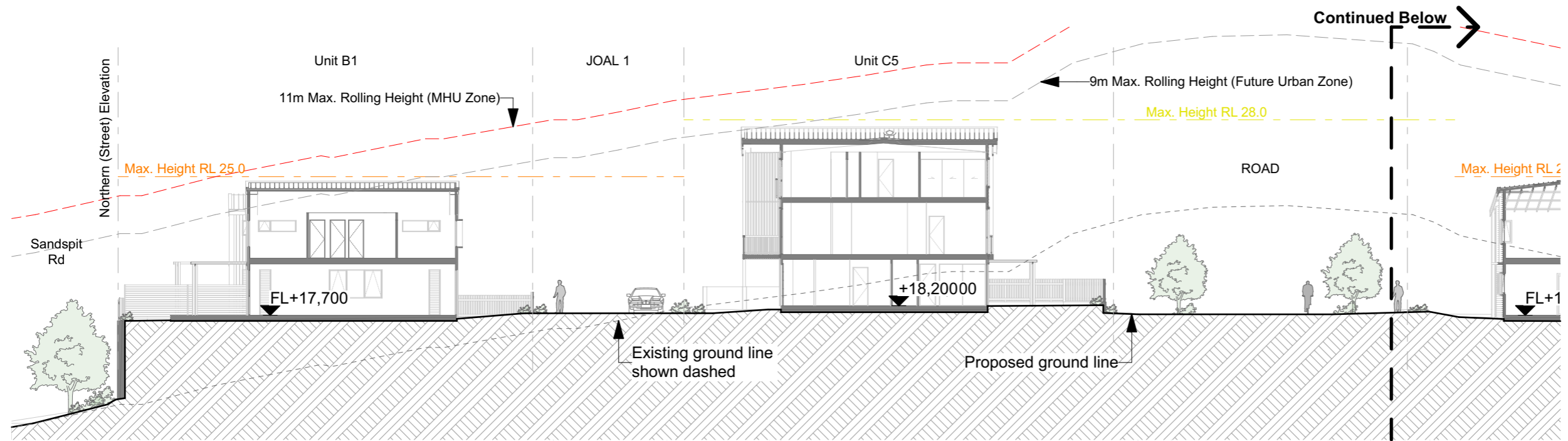


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sheet no.
A422

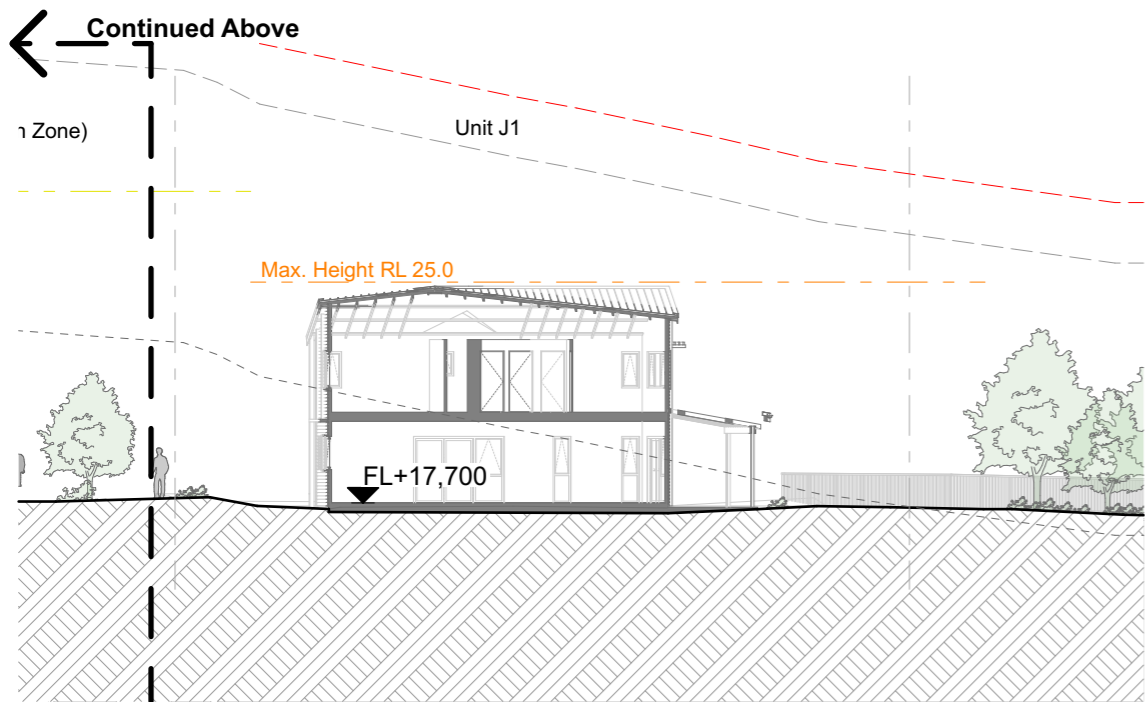
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2-2

Section 2-2

1:250



2-2

Section 2-2

1:250

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3. MAX. HEIGHT CONTROLS, REFER ASSESSMENT OF LANDSCAPE EFFECTS REPORT (SEP 2021).

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FOR RESOURCE CONSENT

Title
Site Section 2-2

Date
11/04/2022

Scale
1:250 @A3

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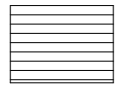
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A423

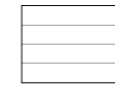
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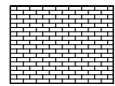
CLADDING 2
HORIZONTAL SHIPLAP CLADDING



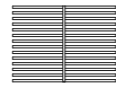
CLADDING 4
VERTICAL SHIPLAP CLADDING



METAL GARAGE DOOR



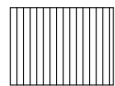
CLADDING 2
BRICK CLADDING



TIMBER LOUVRES



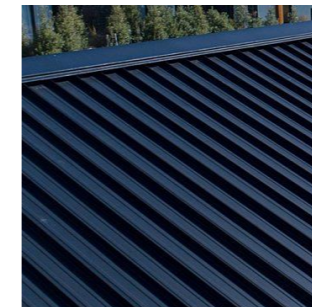
METAL BALUSTRADE



CLADDING 3
PREFINISHED VERTICAL WEATHERBOARDS



SHUTTER PANES



PROFILED METAL ROOFING

NOTE:
Images shown are indicative only.
Material and color selection TBC.

The Kilns Development

34-36 Sandspit Road Warkworth 0982

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Title
Material Palette

Date
11/04/2022

Scale
@A3

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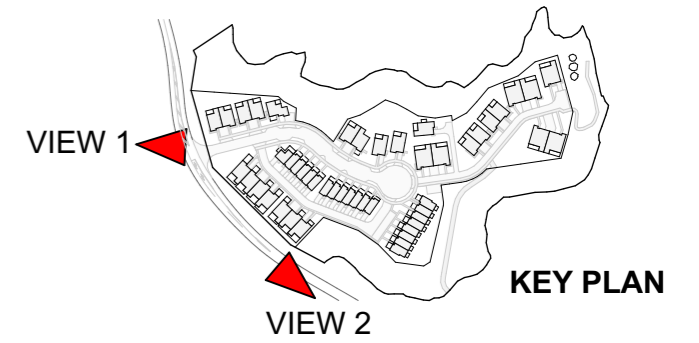
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A430

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1 View from Sandspit Road (Entrance)



2 View from 34 Sandspit Road

The Kilns Development

34-36 Sandspit Road Warkworth 0982

FOR RESOURCE CONSENT

Title
3D Perspectives - Sandspit Road

Date
11/04/2022

Scale
@A3

Client
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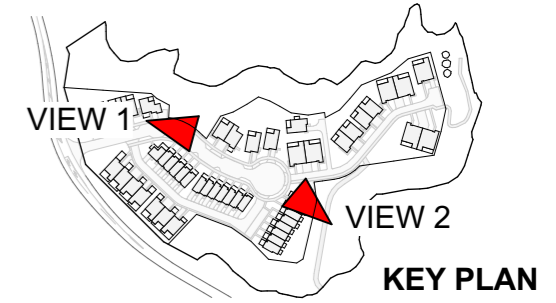
sheet no.
A450

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ARTIST IMPRESSION ONLY



1 View from Main Road



2 View from Cul de Sac

The Kilns Development

34-36 Sandspit Road Warkworth 0982

FOR RESOURCE CONSENT

Title
3D Perspectives - Proposed Road

Date
11/04/2022

Scale
@A3

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A451

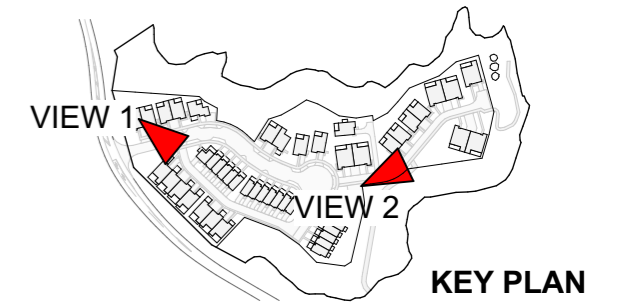
revision
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ARTIST IMPRESSION ONLY



1

View of JOAL 1



2

View of JOAL 2

The Kilns Development

34-36 Sandspit Road Warkworth 0982

FOR RESOURCE CONSENT

Title
3D Perspectives - Private JOALS

Date
11/04/2022

Scale
@A3

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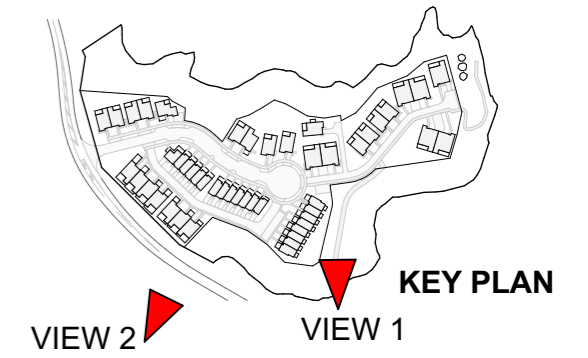
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1 View from Shared Path



2 Overall Aerial View

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FOR RESOURCE CONSENT

Title
3D Perspectives - Site View

Date
11/04/2022

Scale
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