

Sheet Index			
Layout ID	Layout Name	Issued	Remark
101	COVER PAGE	☐	
102	SITE PLAN	☐	
103	SITE - OUTLOOKS	☐	
104	SITE - LANDSCPAING	☐	
107	FLOOR PLANS	☐	
108	ELEVATIONS	☐	
109	SECTIONS	☐	

Auckland Council

LUC60394791

Approved Resource Consent Plan

10/03/2022



THIS SET OF DRAWINGS SHALL BE READ IN CONJUNCTION WITH ATTACHED

1) ENGINEERING CALCULATIONS AND DRAWINGS.

2) MANUFACTURER'S LITERATURE.

3) SPECIFICATIONS.

IT IS AN OFFENCE UNDER THE BUILDING ACT 2004 TO CARRY OUT ANY WORK NOT IN ACCORDANCE WITH THE BUILDING CONSENT. REFER THE RESOLUTION OF MATTERS CONCERNING COMPLIANCE TO THE OWNER. WHERE BUILDING CONSENT APPROVAL IS AFFECTED REFER ANY CHANGES TO THE TERRITORIAL AUTHORITY.

THERE ARE NO PRODUCT / SPECIFICATION SUBSTITUTIONS ALLOWED FOR THIS PROJECT WITHOUT PRIOR WRITTEN CONSENT FROM THE AUTHOR OF THESE DOCUMENTS AND THE OWNER / PROJECT CLIENT

GENERAL NOTES:

1. CONTRACTOR TO VERIFY JOINERY SIZES WITH OWNER. ALL EXTERNAL DOOR AND WINDOW SIZES SHOWN ARE ROUGH OPENING SIZES.

2. ALL MATERIAL FINISHES AND COLOURS TO OWNER'S SPECIFICATION UNLESS OTHERWISE STATED.

3. ALL CONSTRUCTION TO COMPLY WITH THE CODE OF PRACTICE NZS 3804:2011 AND LOCAL TERRITORIAL AUTHORITY BYLAWS.

4. ALL NEW / REPLACEMENT CISTERNS SHALL BE APPROVED DUAL FLUSH MODELS AS PER T. A. BYLAWS.

5. ALL INTERNAL DOOR SIZES SHOWN ARE FOR THE ACTUAL DOOR AND ARE NOT THE TRIM SIZE.

6. ALL DIMENSIONS & UNDERGROUND SERVICES TO BE CHECKED ON SITE BY CONTRACTOR BEFORE COMMENCEMENT OF ANY WORK.

7. CONTRACTOR TO ENSURE ALL GROUND LEVELS & HEIGHT RESTRICTIONS ARE CORRECT AND COMPLY WITH TERRITORIAL AUTHORITY BYLAWS THROUGHOUT CONSTRUCTION.

8. DO NOT SCALE FROM DRAWINGS & WORK FROM DIMENSIONS SHOWN.

FOR RC

Westmoreland HOMES

47 Forge Road, Silverdale
PO Box 88 Waikanae

MAKING PLANS LTD
ARCHITECTURAL : DESIGN

Telephone: 09 426 7835
email: admin@makingplans.co.nz

PROPOSED TOWNHOUSES / APARTMENTS

18 RINGI LANE
AUCKLAND

WESTMORELAND HOMES LTD

COVER PAGE

THIS DOCUMENT REMAINS THE PROPERTY OF MAKING PLANS LTD / ALL DIMENSIONS TO BE VERIFIED ON SITE

SCALE @ A3.

1:1

SHEET NUMBER

101

OF: 33

WIND ZONE

EXPOSURE ZONE

EQ ZONE

ZONE

Checked

Drawn

13/12/2021

HIGH

C

1

?

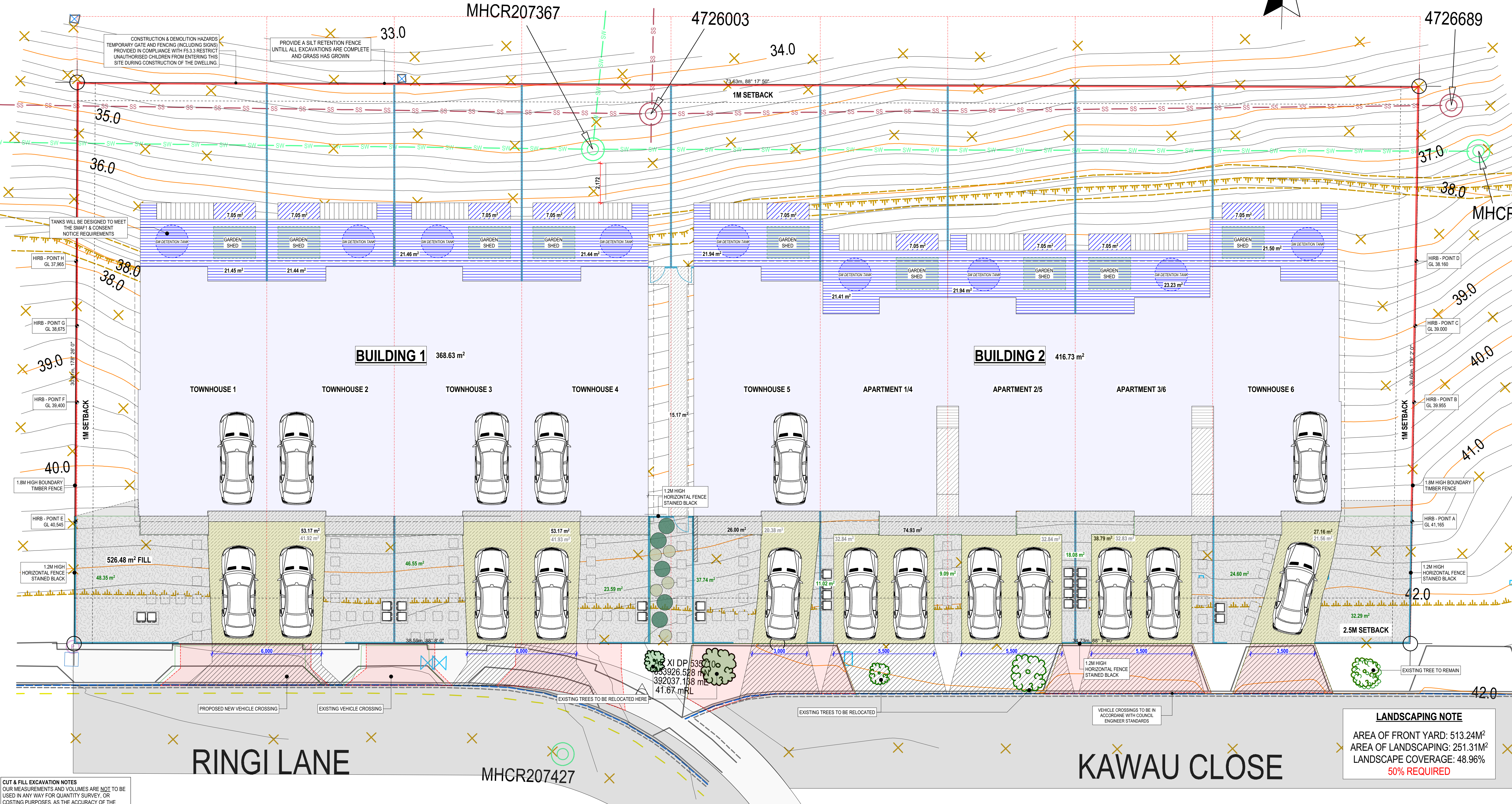
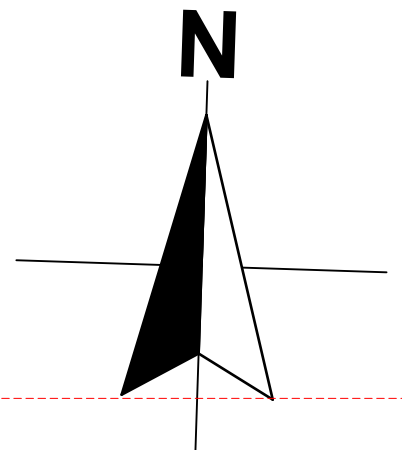
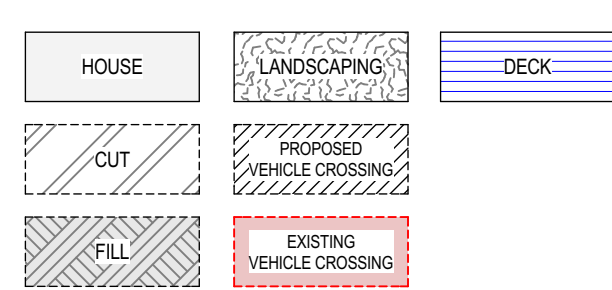
MAKING PLANS

DRAWN BY NAME

13/12/2021

Job #

21039



CUT & FILL EXCAVATION NOTES
OUR MEASUREMENTS AND VOLUMES ARE NOT TO BE USED IN ANY WAY FOR QUANTITY SURVEY, OR COSTING PURPOSES, AS THE ACCURACY OF THE SURVEY & TOPOGRAPHICAL INFORMATION CONTAIN A MARGIN OF ERROR THAT INFLUENCES SUCH MEASUREMENTS & VOLUMES. EARTHWORKS VOLUMES ARE AFFECTED BY:

CUT VOLUMES
- 'BULKING' DUE TO EXCAVATED MATERIAL TAKING UP MORE SPACE ON A TRUCK.
- WHETHER ALLOWANCE HAS BEEN MADE FOR EXCAVATION OF SERVICE TRENCHES, REMOVAL OF VEGETATION, FOOTINGS, PADS AND PILE HOLES, DRIVEWAYS AND FOOTPATHS.
- ACTUAL DEPTHS OF TOPSOIL & STAINED CLAY THAT MAY BE REMOVED.
- REMOVAL OF MATERIAL FOUND TO BE 'UNSUITABLE' FOR FILL.

FILL VOLUMES REQUIRED
THESE CAN BE AFFECTED BY:
- THE AMOUNT OF 'UNDERCUT' MADE DURING EXCAVATION.
- THE SLOPE OF THE BATTER AS RECOMMENDED IN THE GEOTECH REPORT.
- THE SUITABILITY OF THE CUT MATERIAL FOR COMPACTION PURPOSES.

LEGAL DESCRIPTION		
LOT 255, DP 535710		
SITE AREA 2256M ²		
SITE COVERAGE CALCULATION		
HOUSE	785.36M ²	
COVERAGE	34.8%	MAX 45%
DECK	XXXM ²	
IMPERMEABLE AREA CALCULATION		
ROOF	948.08M ²	
NON ROOF	224.3M ²	
TOTAL	1172.38M ²	
COVERAGE	51.99%	MAX 60%
CUT / FILL VOLUME CALCULATION		
120M ³ CUT		
180M ³ FILL		

FINISHED FLOOR LEVEL (F.F.L.)
CONCRETE - TOP OF FINISHED SLAB
TIMBER FLOOR - TOP OF FLOORING
FINISHED GROUND LEVEL (F.G.L.)
MEANS THE LEVEL AFTER ALL BACKFILLING, LANDSCAPING AND SURFACE PAVING HAS BEEN COMPLETED
CLEARED GROUND LEVEL (C.G.L.)
MEANS THE LEVEL AFTER THE SITE EXCAVATION HAS BEEN COMPLETED BUT BEFORE BUILDING FOUNDATIONS HAVE BEEN EXCAVATED AND THE AREA OF THE SITE TO BE COVERED BY THE BUILDING IS FREE OF ALL DELETERIOUS MATERIAL

FOUNDATIONS
ALL FOUNDATIONS WILL BE DESIGNED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT
SET OUT
SITE SET OUT IS RECOMMENDED BY A SURVEYOR TO ENSURE THE POSITION OF BUILDING, CONFIRM SITE DATUM, FLOOR LEVELS, GROUND CONTOURS AND FENCES ARE SHOWN CORRECTLY. WHERE A SURVEY PLAN HAS NOT BEEN PROVIDED OR UNDERTAKEN PRIOR TO CONSTRUCTION, THEN IT BECOMES THE CLIENTS RESPONSIBILITY AND MAY INCUR FURTHER COSTS. DISCREPANCIES MAY AFFECT TOWN PLANNING RULES AND REQUIRE RESOURCE CONSENT.

LANDSCAPING NOTE
AREA OF FRONT YARD: 513.24M²
AREA OF LANDSCAPING: 251.31M²
LANDSCAPE COVERAGE: 48.96%
50% REQUIRED

FOR RC

47 Forge Road, Silverdale
PO Box 88 Waikanae

Telephone: 09 426 7835
email: admin@makingplans.co.nz

Job Title: PROPOSED TOWNHOUSES / APARTMENTS

18 RINGI LANE AUCKLAND

SITE PLAN

THIS DOCUMENT REMAINS THE PROPERTY OF MAKING PLANS LTD / ALL DIMENSIONS TO BE VERIFIED ON SITE

SCALE @ A3:

1:100

SHEET NUMBER: **102**

Job # JOB 21039

WIND ZONE: HIGH

EXPOSURE ZONE: C

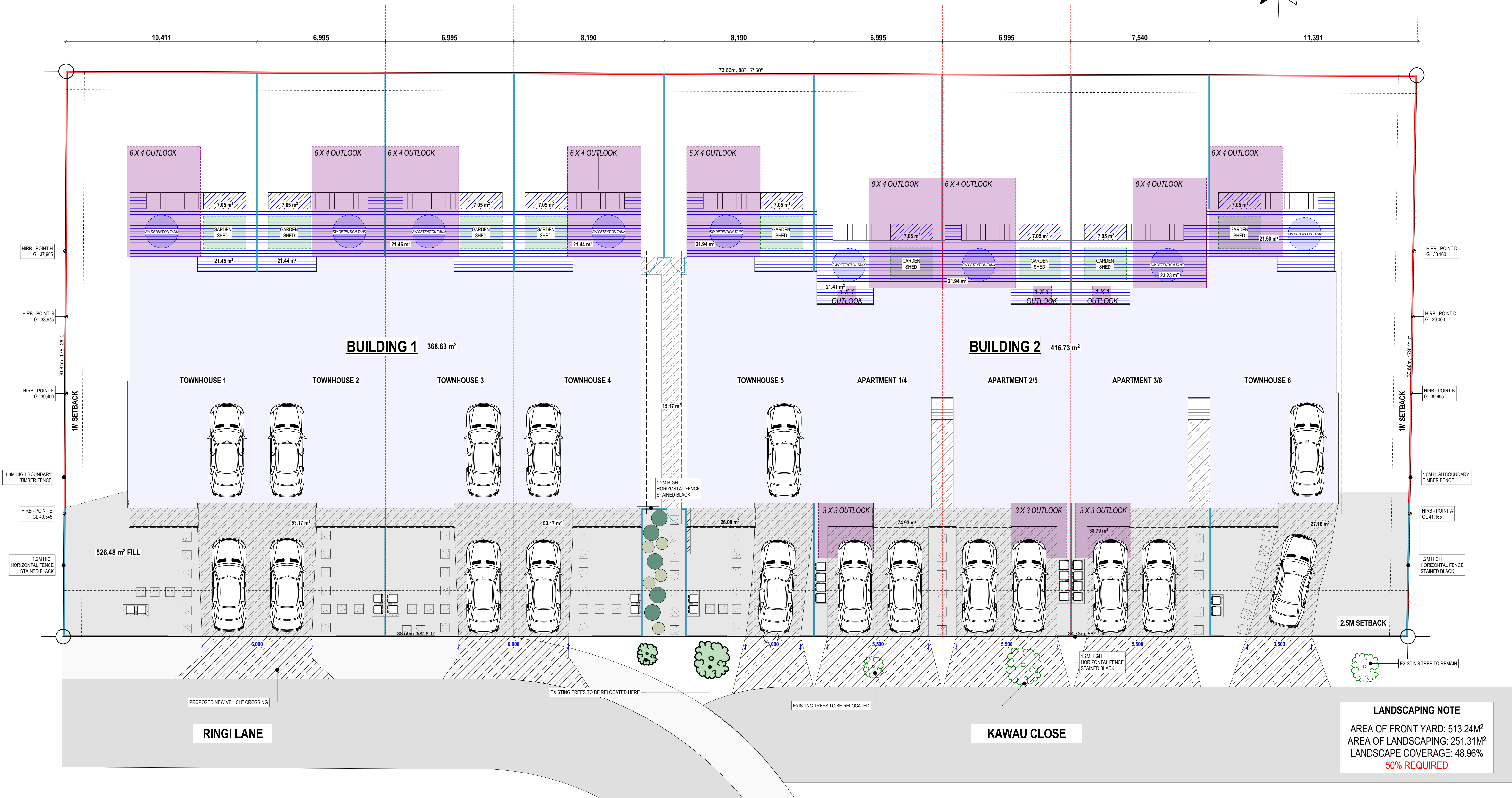
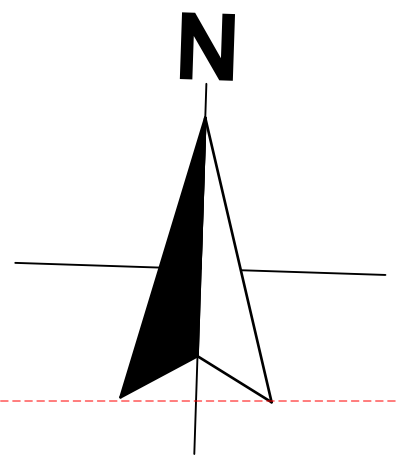
EQ ZONE: 1

ZONE: 2

Checked: MAKING PLANS

Drawn: ?

13/12/2021



FOR RC

Westmoreland
HOMES

MAKING PLANS LTD
ARCHITECTURAL DESIGN

47 Forge Road, Silverdale
PO Box 88 Waikanae

Telephone: 09 426 7835
email: admin@makingplans.co.nz

PROPOSED TOWNHOUSES / APARTMENTS

**18 RINGI LANE
AUCKLAND**

WESTMORELAND HOMES LTD

Job Title

SITE - OUTLOOKS

SHEET NUMBER

103

THIS DOCUMENT REMAINS THE PROPERTY OF MAKING PLANS LTD / ALL DIMENSIONS TO BE VERIFIED ON SITE

SCALE @ A3.

1:100

WIND ZONE

EXPOSURE ZONE

EQ ZONE

ZONE

Checked

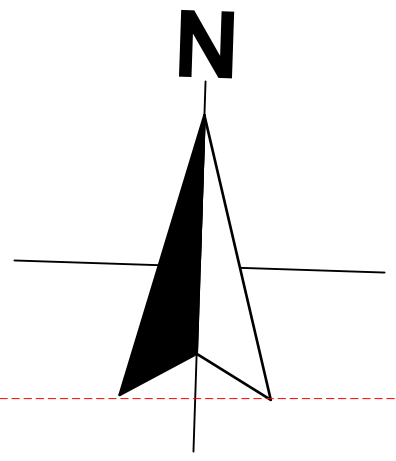
Drawn

MAKING PLANS

DRAWN BY NAME

13/12/2021

Job # JOB 21039



LANDSCAPING NOTE

AREA OF FRONT YARD: 513.24M²
AREA OF LANDSCAPING: 251.31M²
LANDSCAPE COVERAGE: 48.96%
50% REQUIRED

FOR RC



47 Forge Road, Silverdale
PO Box 88 Waiwera



47 Forge Road, Silverdale
PO Box 88 Waiwera
Telephone: 09 426 7835
email: admin@makingplans.co.nz

Job Title
PROPOSED TOWNHOUSES / APARTMENTS

18 RINGI LANE
AUCKLAND

WESTMORELAND HOMES LTD

Drawing Title
SITE - LANDSCAPING

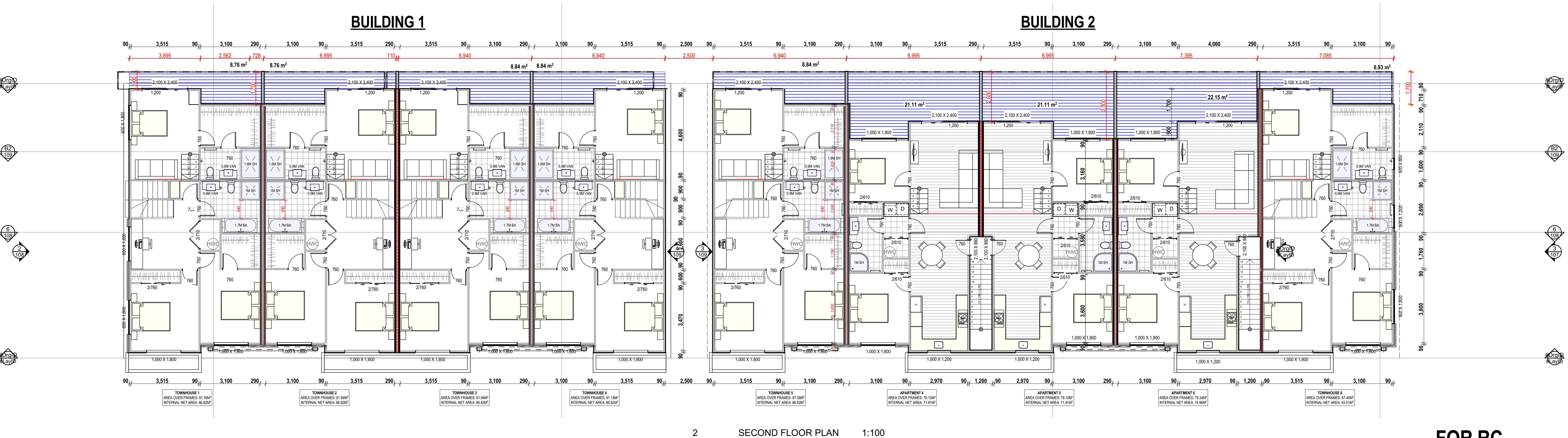
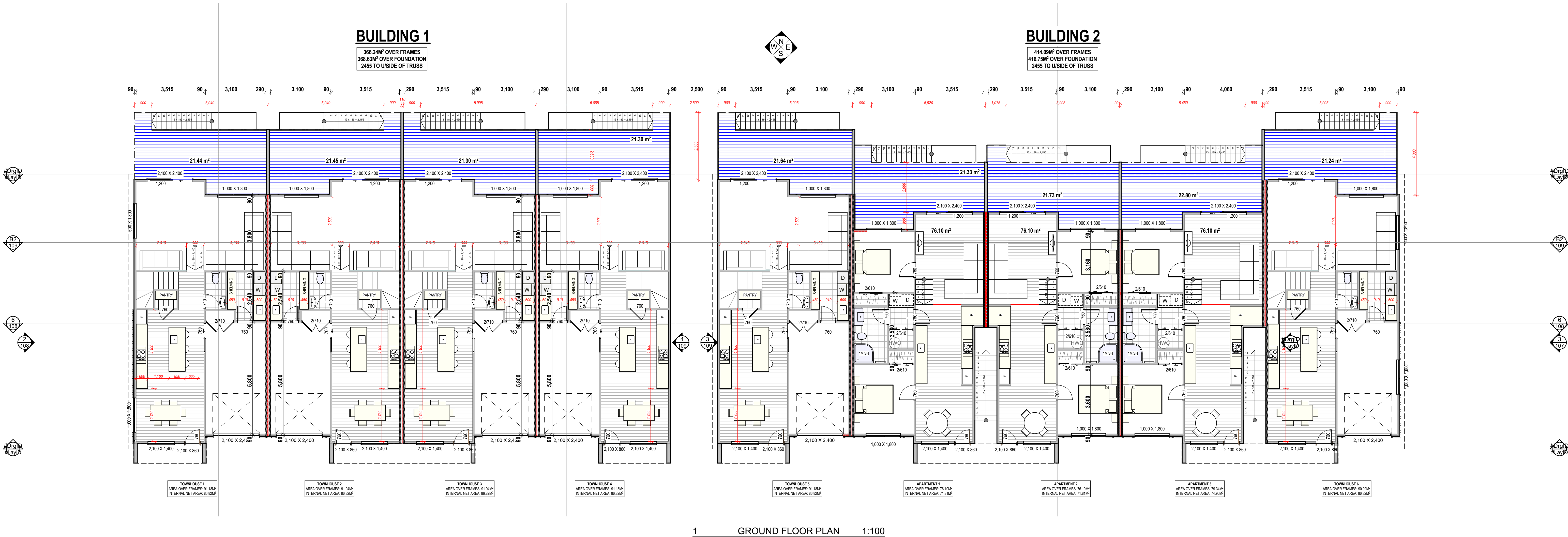
THIS DOCUMENT REMAINS THE PROPERTY OF MAKING
PLANS LTD / ALL DIMENSIONS TO BE VERIFIED ON SITE

SCALE @ A3.
1:100

SHEET NUMBER
104

WIND ZONE	EXPOSURE ZONE	EQ ZONE	ZONE	MAKING PLANS	DRAWN BY NAME	13/12/2021
C	C	1	?	Checked		
				Drawn		

Job # JOB 21039



FOR RC

Westmoreland HOMES

MAKING PLANS LTD
ARCHITECTURAL DESIGN

47 Forge Road, Silverdale
PO Box 88 Waitera

Telephone: 09 426 7835
email: admin@makingplans.co.nz

WESTMORELAND HOMES LTD

PROPOSED TOWNHOUSES / APARTMENTS

18 RING LANE AUCKLAND

FLOOR PLANS

THIS DOCUMENT REMAINS THE PROPERTY OF MAKING PLANS LTD / ALL DIMENSIONS TO BE VERIFIED ON SITE

SCALE @ A3.

1:100

SHEET NUMBER

107

WIND ZONE HIGH

EXPOSURE ZONE C

EQ ZONE 1

ZONE ?

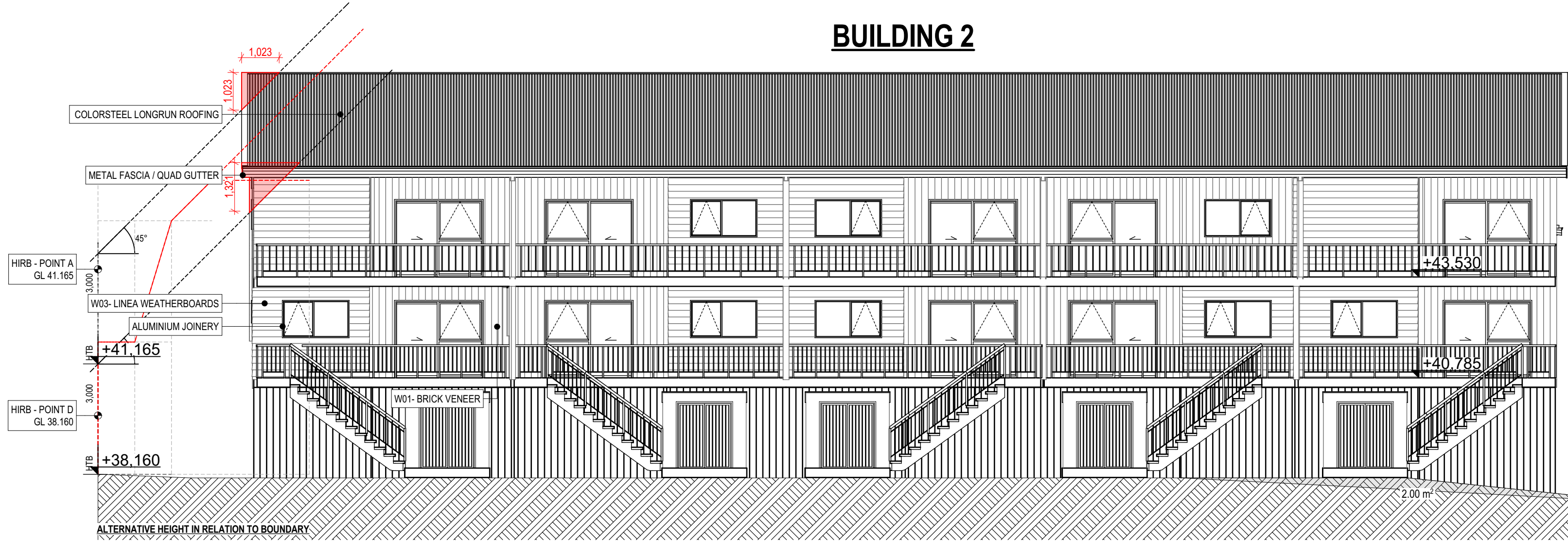
Checked MAKING PLANS

Drawn DRAWN BY NAME

13/12/2021

Job # JOB 21039

BUILDING 2

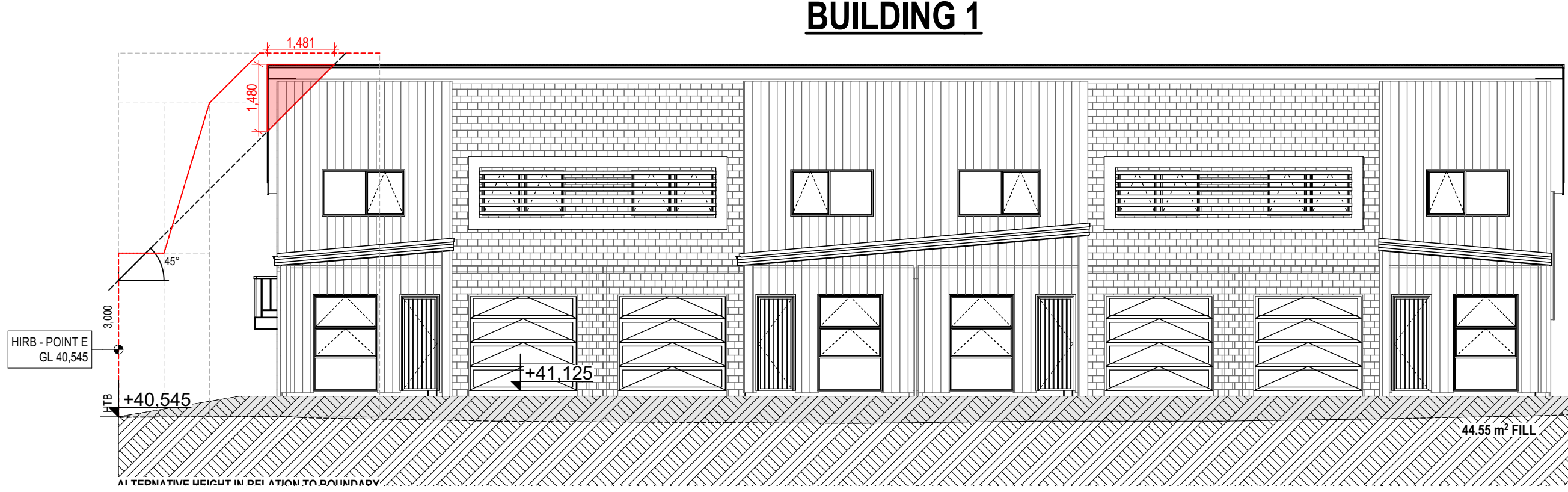


7 NORTH ELEVATION 1:100

BUILDING 1

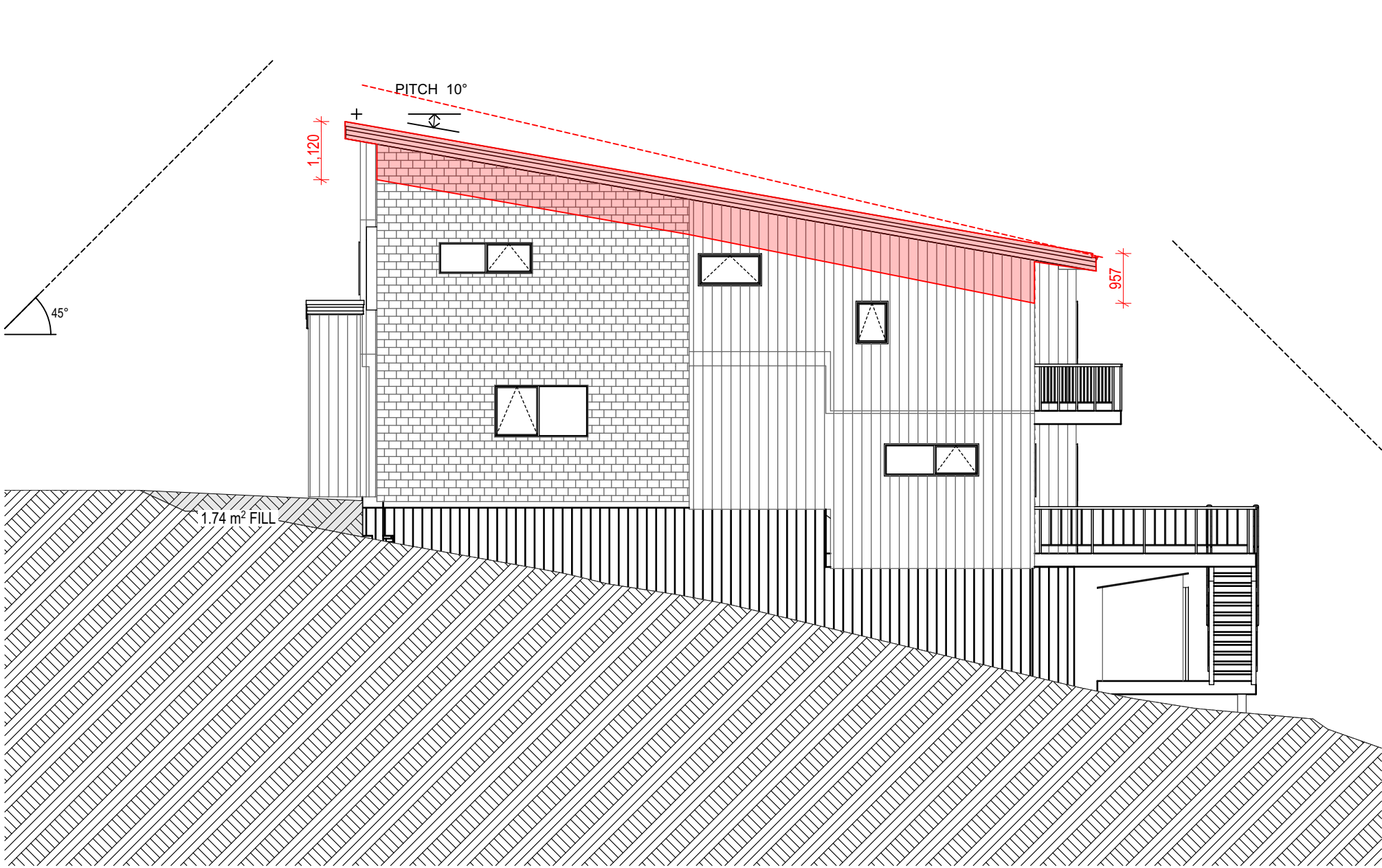
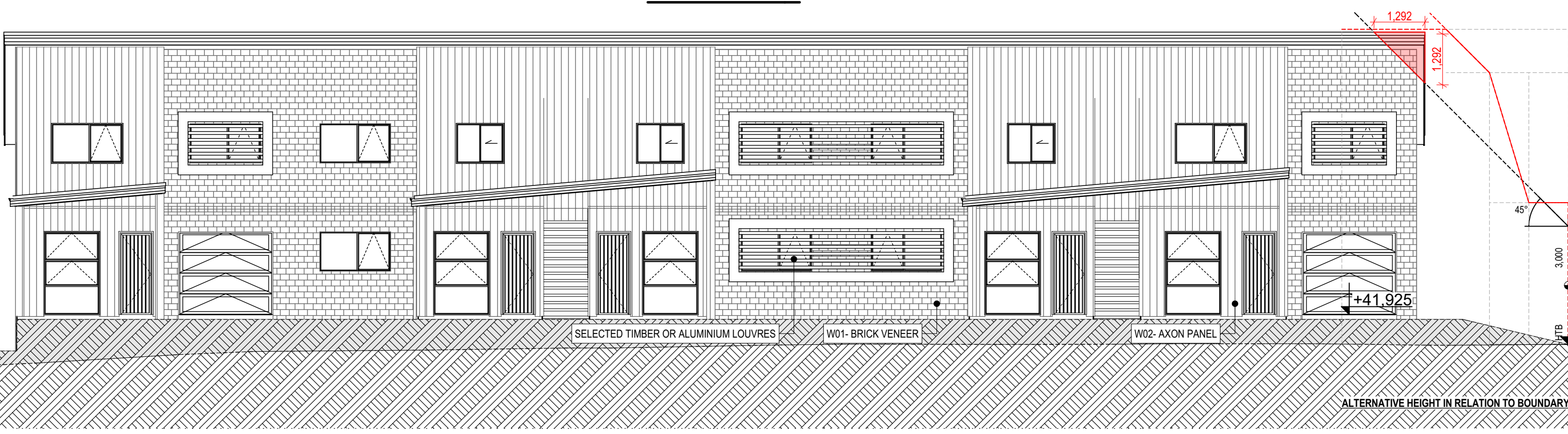


BUILDING 1

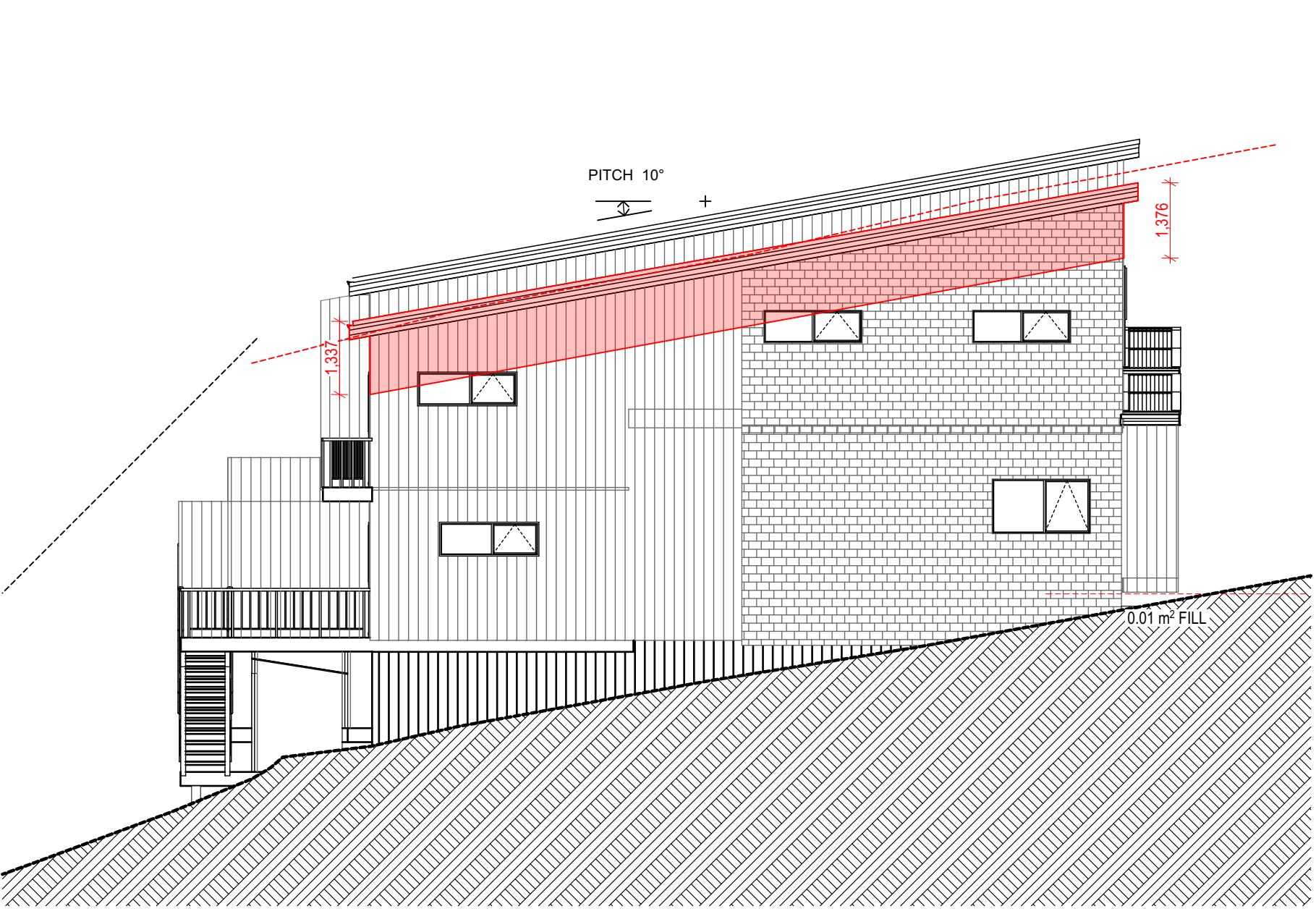


8 SOUTH ELEVATION 1:100

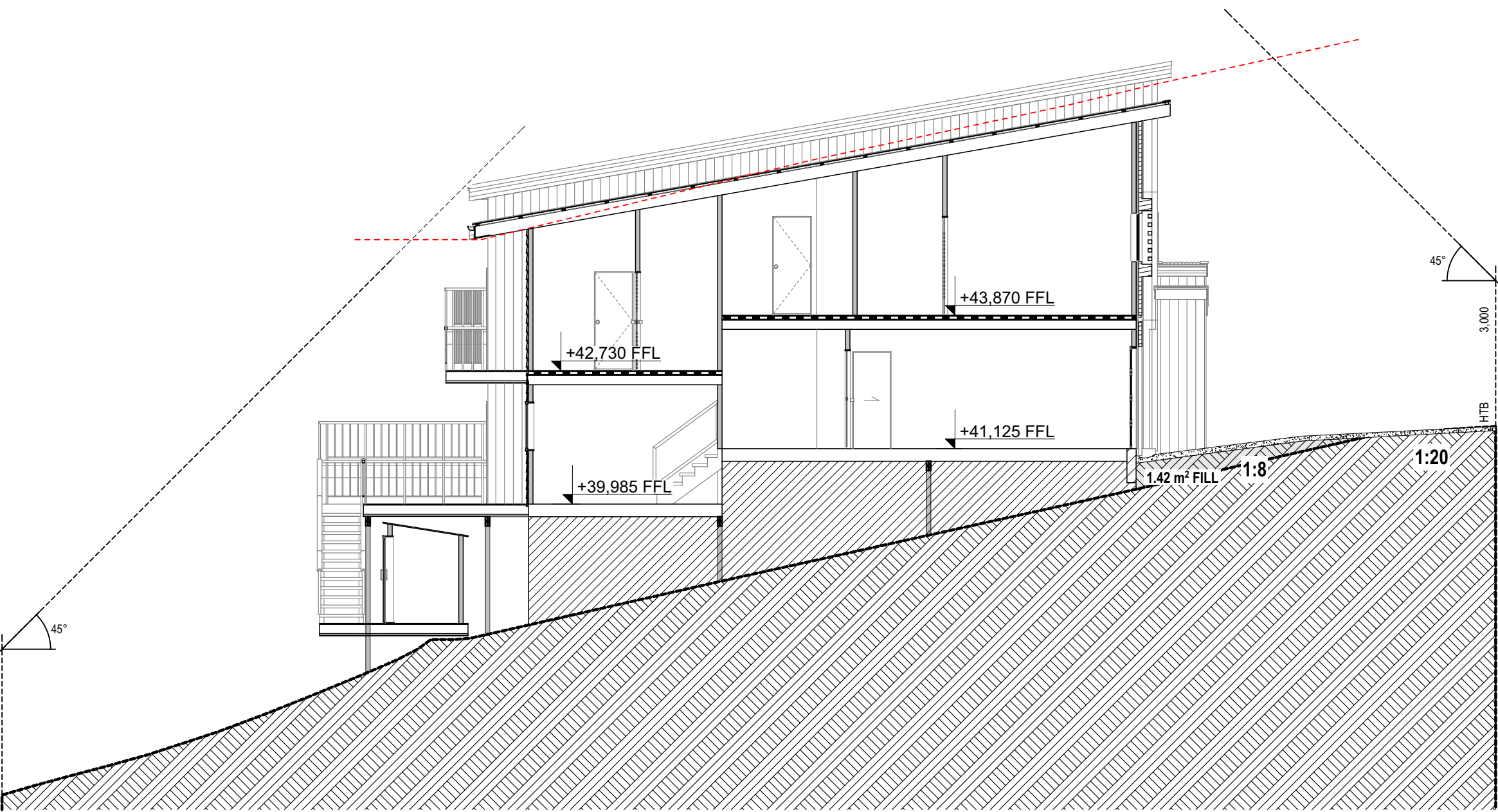
BUILDING 2



1 EAST ELEVATION 1:100

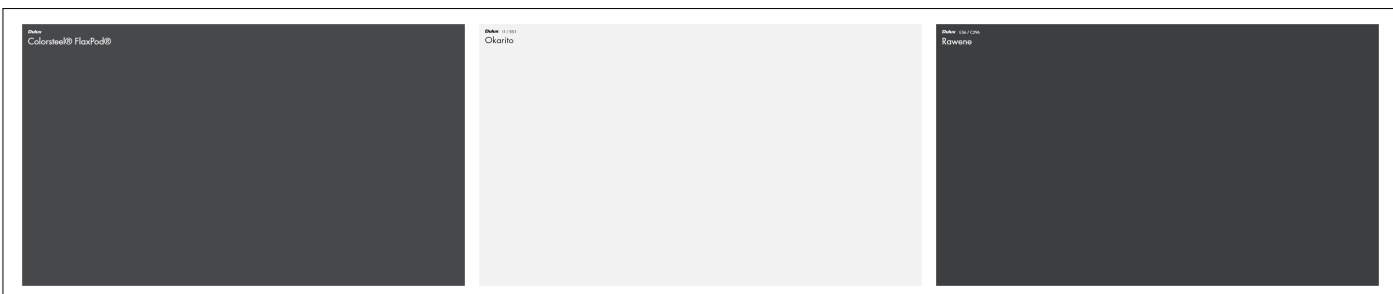


2 WEST ELEVATION 1:100



5 SECTION A3 1:100

EXTERIOR COLOUR SCHEME
WALL CLADDING W01 - 70MM BRICK VENEER - DULUX OKARITO
WALL CLADDING W02 - VERTICAL AXON - DULUX RAWENE
WALL CLADDING W03 - LINEA WEATHERBOARDS - DULUX RAWENE
ROOF CLADDING R01 - COLORSTEEL LONGRUN ROOFING - DULUX FLAXPOD
GUTTER - COLORSTEEL - DULUX FLAXPOD
DOWN PIPES - MARLEY RP80 - DULUX FLAXPOD
FASCIA - COLORSTEEL - DULUX FLAXPOD
ENTRY DOOR - PTF TONGUE & GROOVE ALUMINIUM DOOR - DULUX FLAXPOD
GARAGE DOOR - DOMINATOR MILANO 2100 X 2400 - DULUX FLAXPOD
JOINERY - MD ALUMINIUM RESIDENTIAL - AEONOX WHITE



Westmoreland HOMES

MAKING PLANS LTD
ARCHITECTURAL DESIGN

PROPOSED TOWNHOUSES / APARTMENTS
18 RINGI LANE AUCKLAND

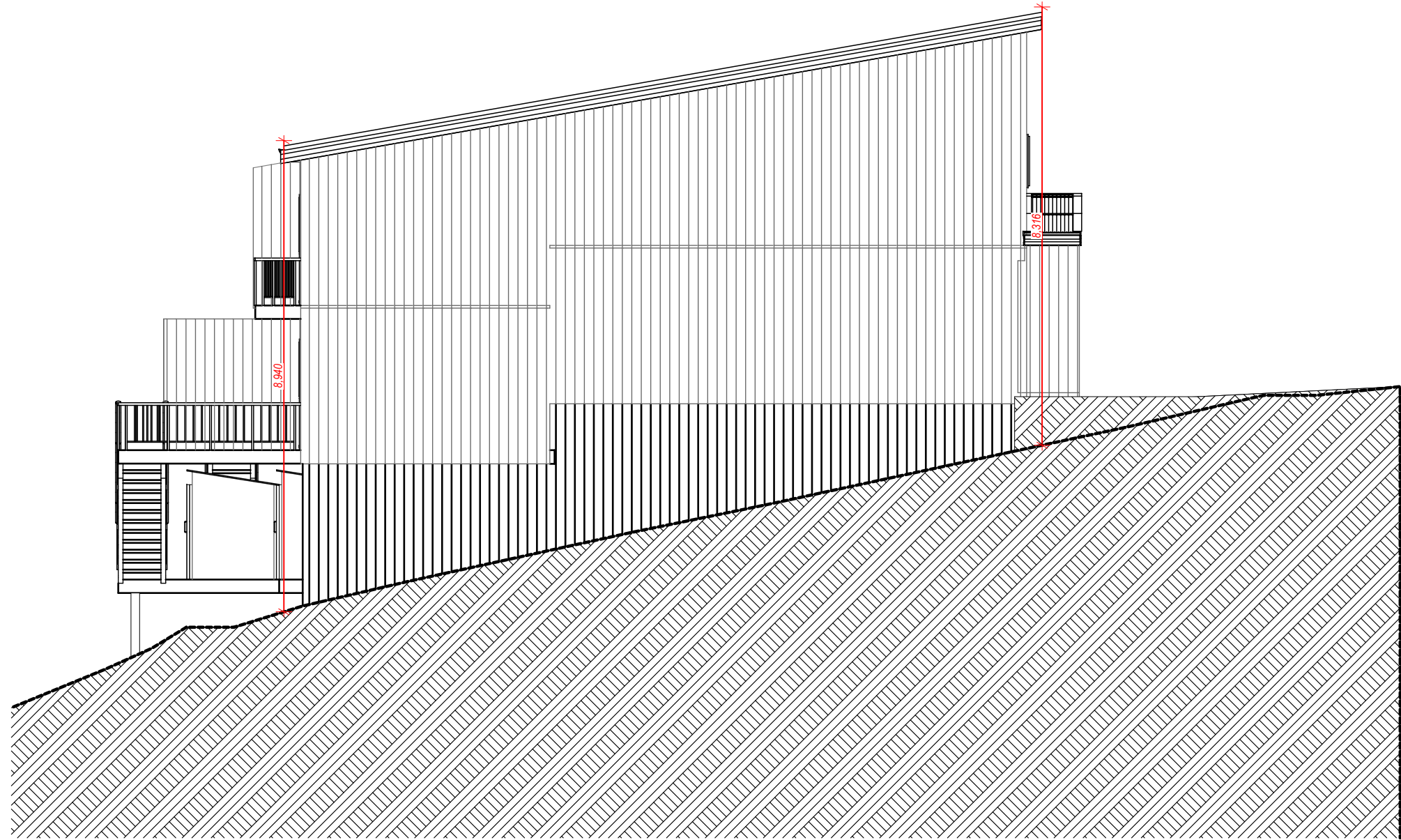
ELEVATIONS

THIS DOCUMENT REMAINS THE PROPERTY OF MAKING PLANS LTD / ALL DIMENSIONS TO BE VERIFIED ON SITE

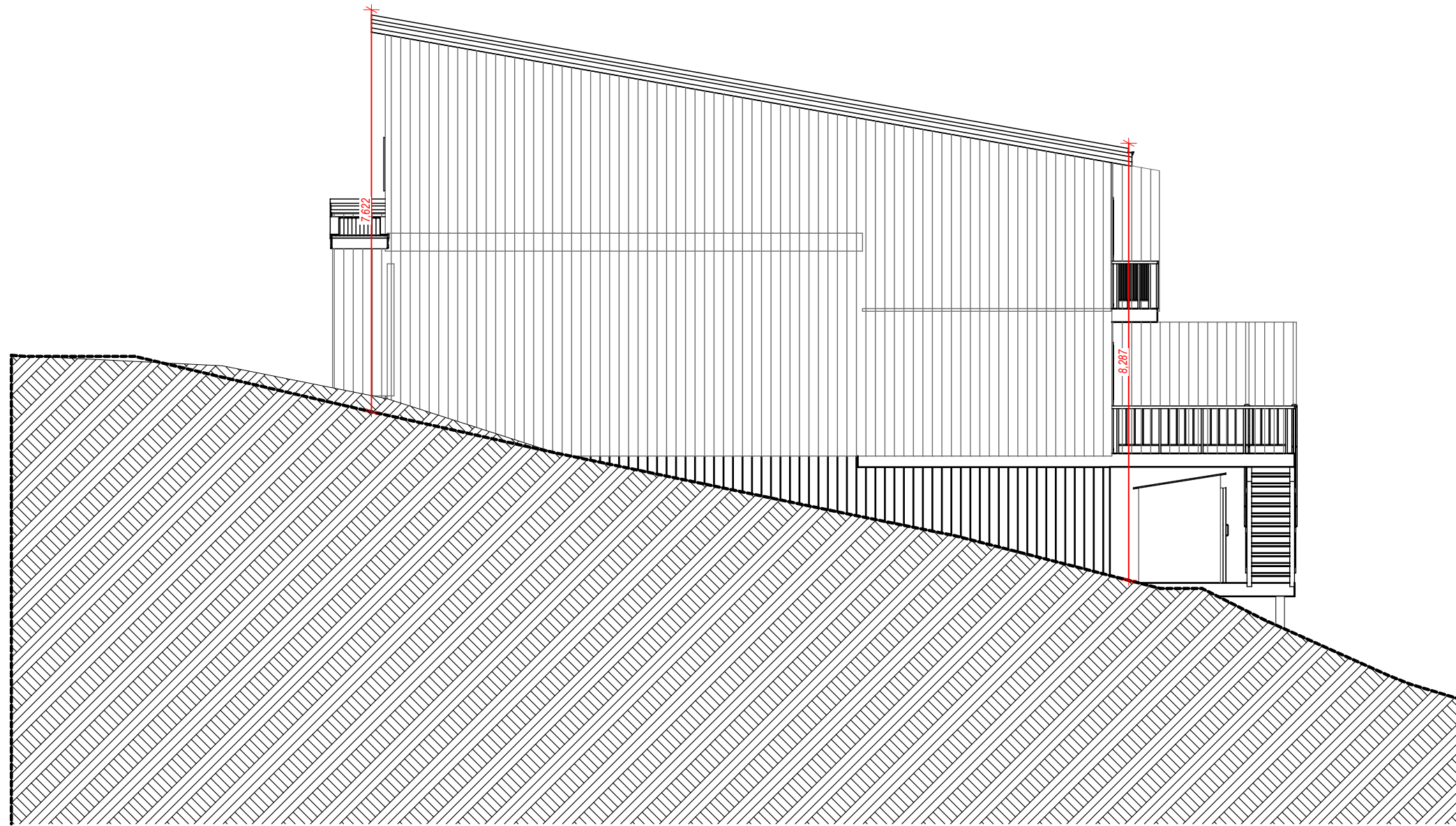
FOR RC

SCALE 1:100
1:77.9676
SHEET 14.5602
108

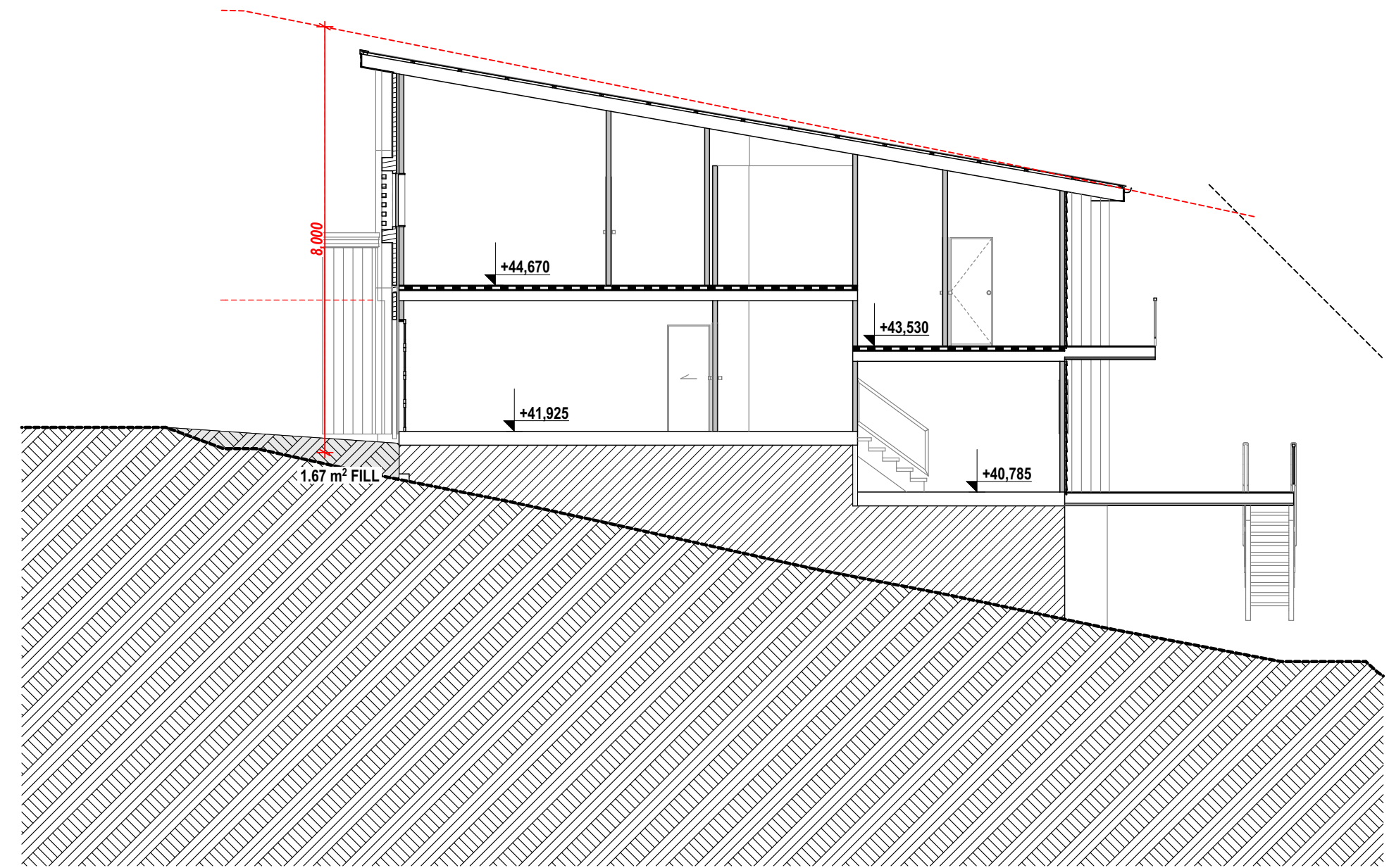
WIND ZONE HIGH
EXPOSURE ZONE C
EQ ZONE 1
ZONE ?
Checked MAKING PLANS
Drawn DRAWN BY NAME
OF: 33 Plot Date 13/12/2021
Job # JOB 21039



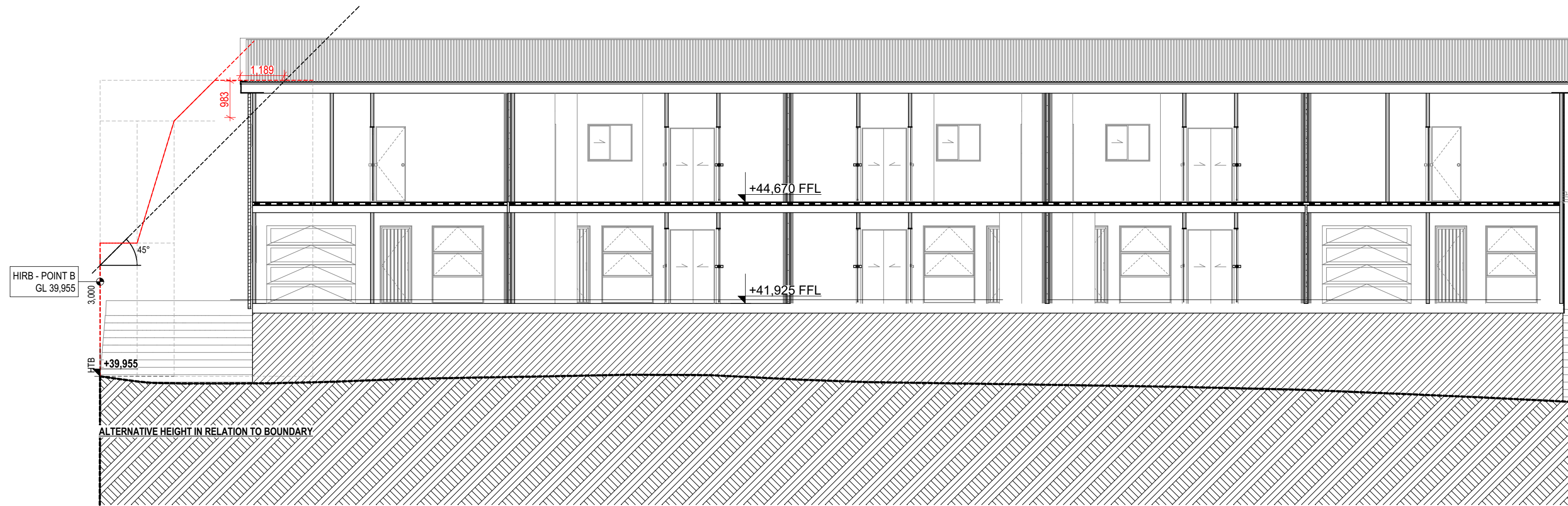
3 INTERNAL ELEVATION 1 1:100



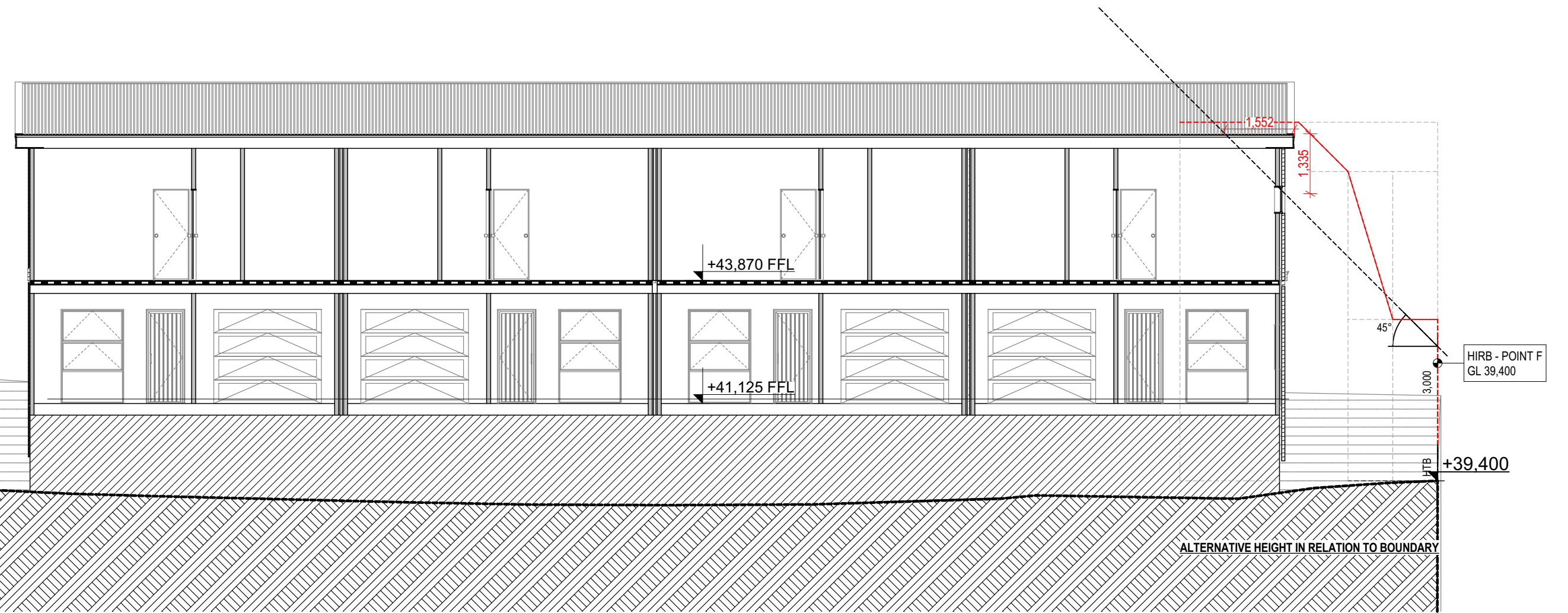
4 INTERNAL ELEVATION 2 1:100



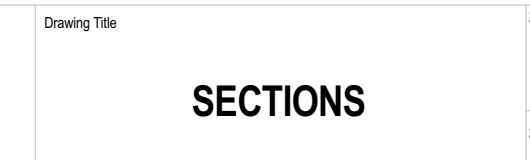
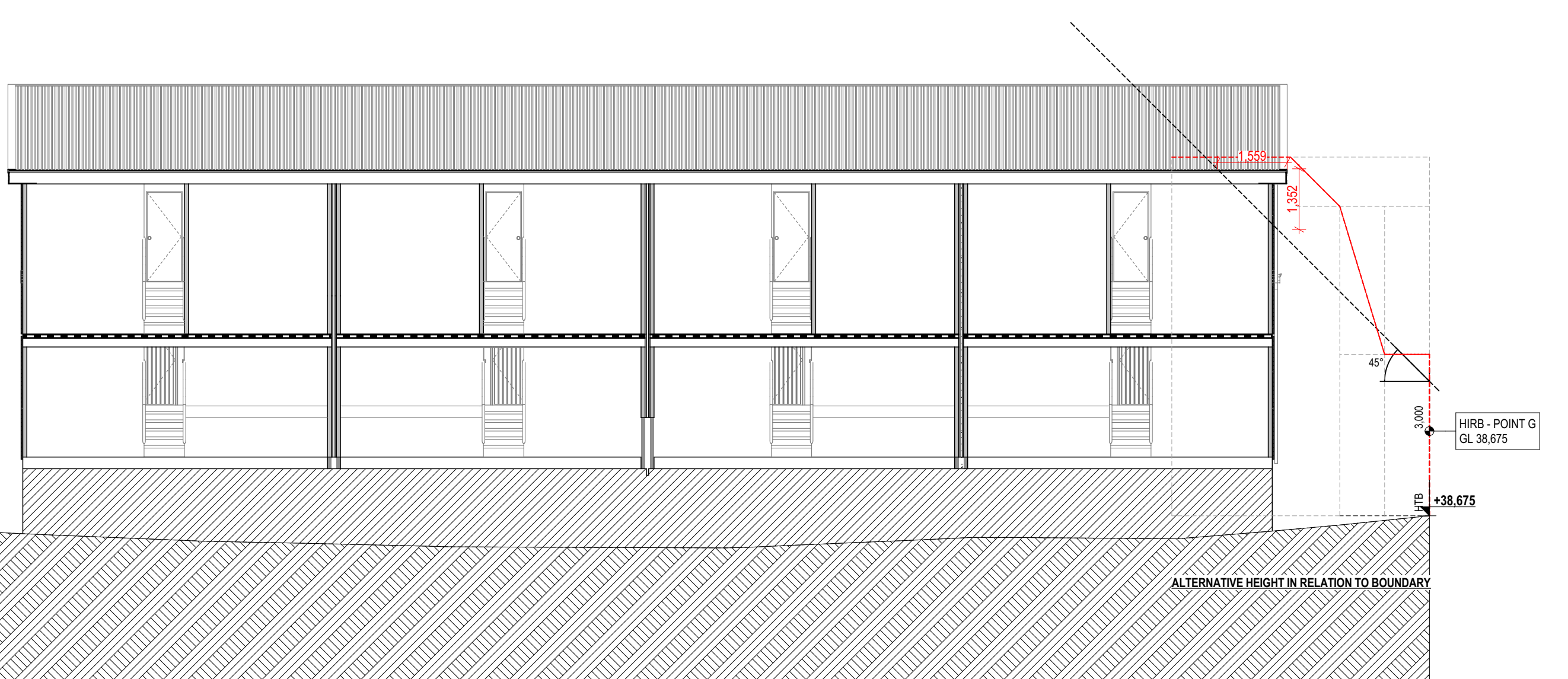
5 SECTION A1 1:100



B SECTION B 1:100



B2 SECTION B2 1:100



FOR RC

SCALE @ A3	1:77.9676,	WIND ZONE	HIGH
SHEET NUMBER	1:100	EXPOSURE ZONE	C
	109	EQ ZONE	1
		ZONE	?
		Checked	MAKING PLANS
		Drawn	DRAWN BY NAME
		OF	33 Plot Date