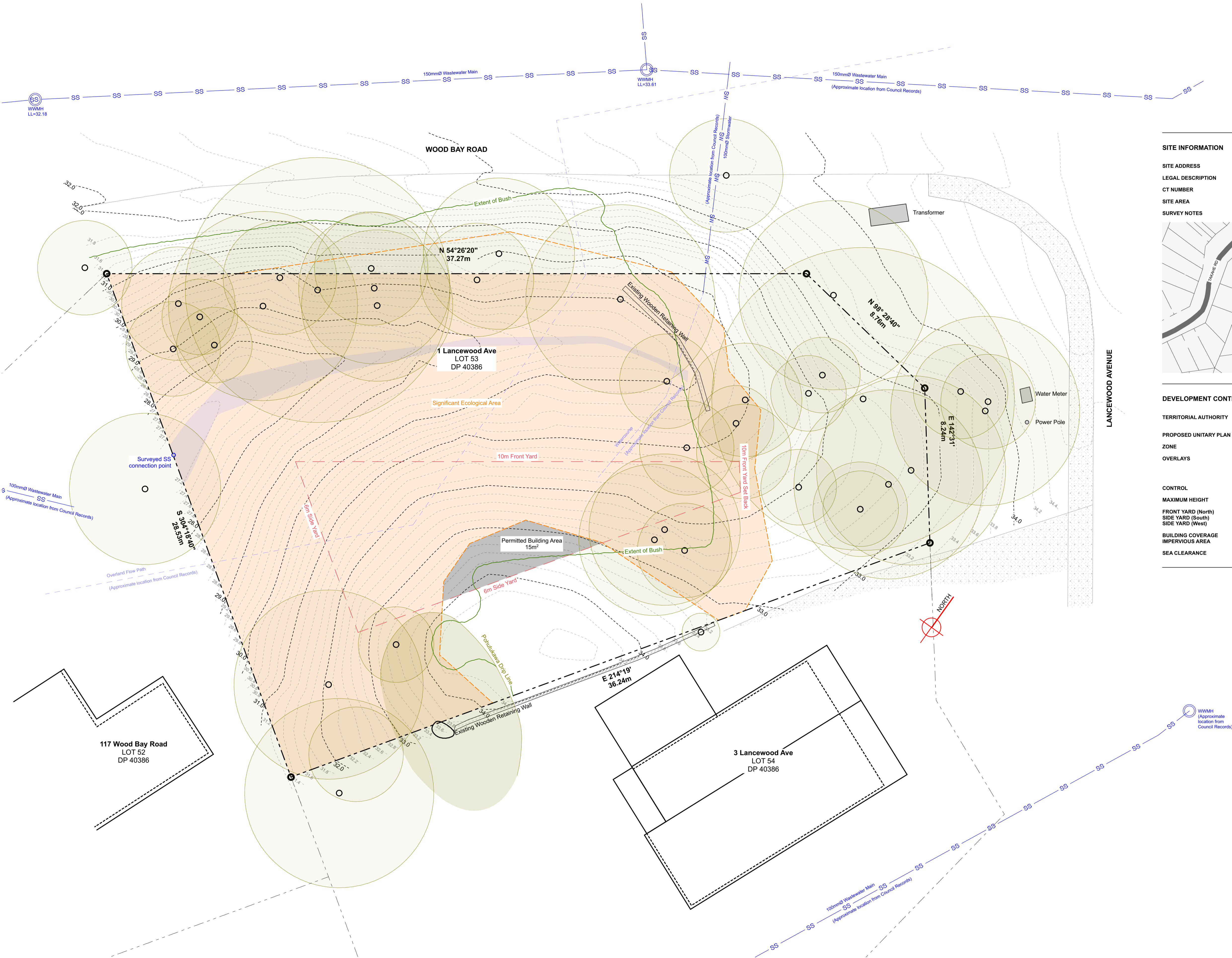


**19LA Lancewood**  
1 Lancewood Avenue, Titirangi, Auckland  
Sayes Jackson Architects Ltd.

**Resource Consent**



SITE INFORMATION

SITE ADDRESS	1 Lancewood Avenue, Titirangi
LEGAL DESCRIPTION	LOT 53, DP 40386
CT NUMBER	NA1679/74
SITE AREA	809m2
SURVEY NOTES	Boundaries, building positions and levels (including contours) as per 05/08/2019 survey by ENVIVO Surveyors.



DEVELOPMENT CONTROLS

TERRITORIAL AUTHORITY	Auckland Council	
PROPOSED UNITARY PLAN OPERATIVE DISTRICT PLAN	Residential - Large Lot	
OVERLAYS	Natural Resources: Significant Ecological Area Overlay - SEA, T. 5639 Terrestrial Natural Heritage Waitakere Ranges Heritage Area Overlay - WRHA_06, Subdivision Schedule Natural Heritage Waitakere Ranges Heritage Area Overlay	
CONTROL	PERMITTED	PROPOSED
MAXIMUM HEIGHT	8m (+1)	COMPLIES
FRONT YARD (North)	10m	INFRINGES
SIDE YARD (South)	6m	INFRINGES
SIDE YARD (West)	6m	INFRINGES
BUILDING COVERAGE	20% = 162m2	COMPLIES (19% = 154m2)
IMPERVIOUS AREA	35% = 283m2	COMPLIES (25% = 202m2)
SEA CLEARANCE	300m2	COMPLIES (299.8m2)

DISCLAIMER

This drawing is to be read in conjunction with all supporting documentation by the architect and design consultants.

Dimensions are to be verified on site prior to manufacture/ construction. Do not scale off drawings. Notify the architect of any discrepancies or uncertainties.

Construction is to comply with the relevant requirements of the local authorities, NZ Building Code, NZ Standards and all other relevant acts, standards and amendments there-of.

All intellectual property rights including copyright to this drawing belong to Sayes Jackson Architects Ltd.

DRAWING ISSUES

REV	DATE	DESCRIPTION
A	1/05/20	Resource Consent

REV	DATE	DESCRIPTION
-----	------	-------------

S J  
A

SAYES JACKSON ARCHITECTS

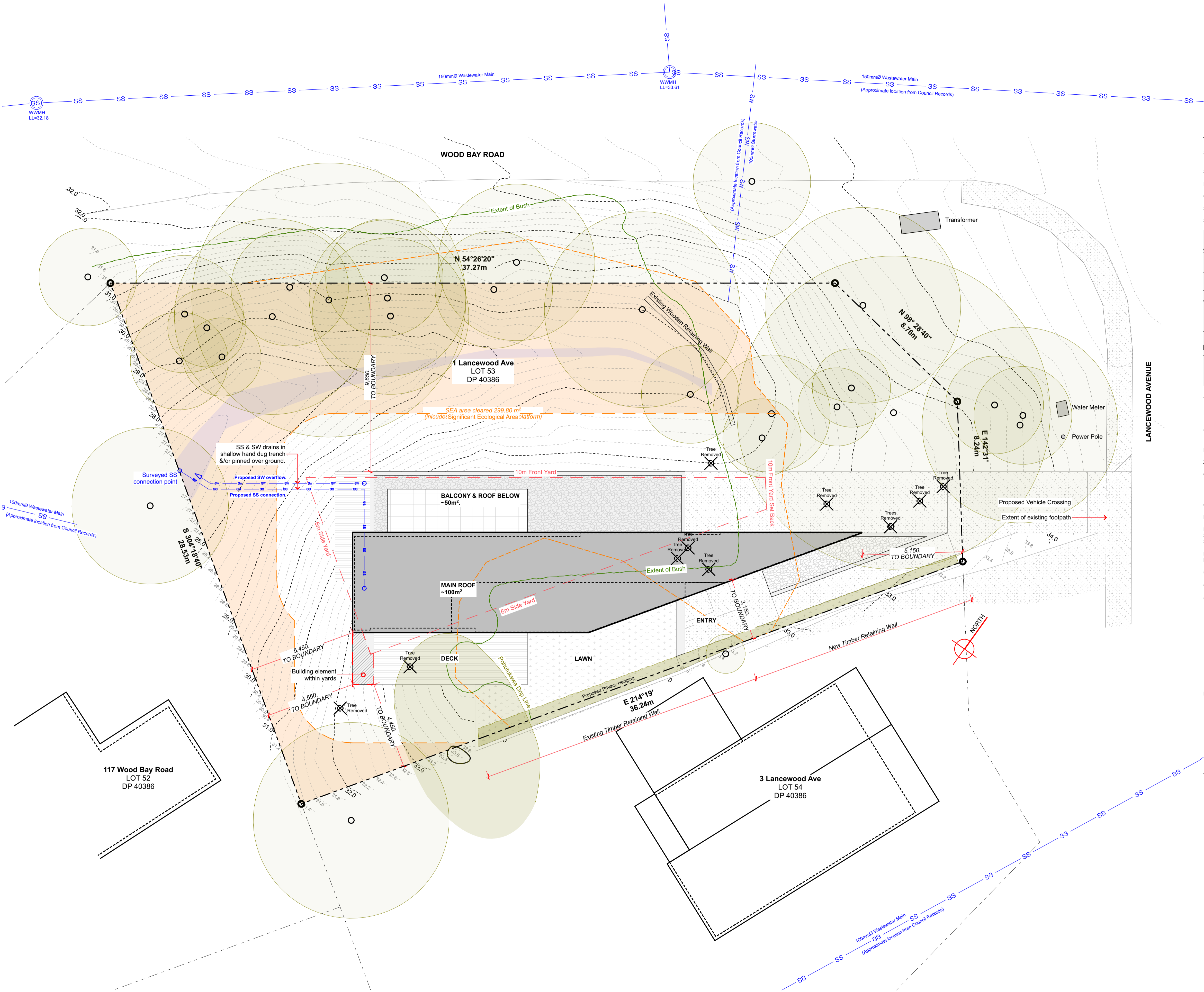
Sayes Jackson Architects Ltd.  
info@sayesjackson.nz  
09 390 7414

PROJECT

SJA ID  
**19LA**  
NAME  
**Lancewood**  
STATUS  
**Preliminary Design**

DRAWING SHEET

TITLE  
**Location, Existing Site & Development Controls**  
SCALE @ A1  
**1:100**  
NO. **A1** REV **A** DATE **1/05/20**



#### SITE INFORMATION

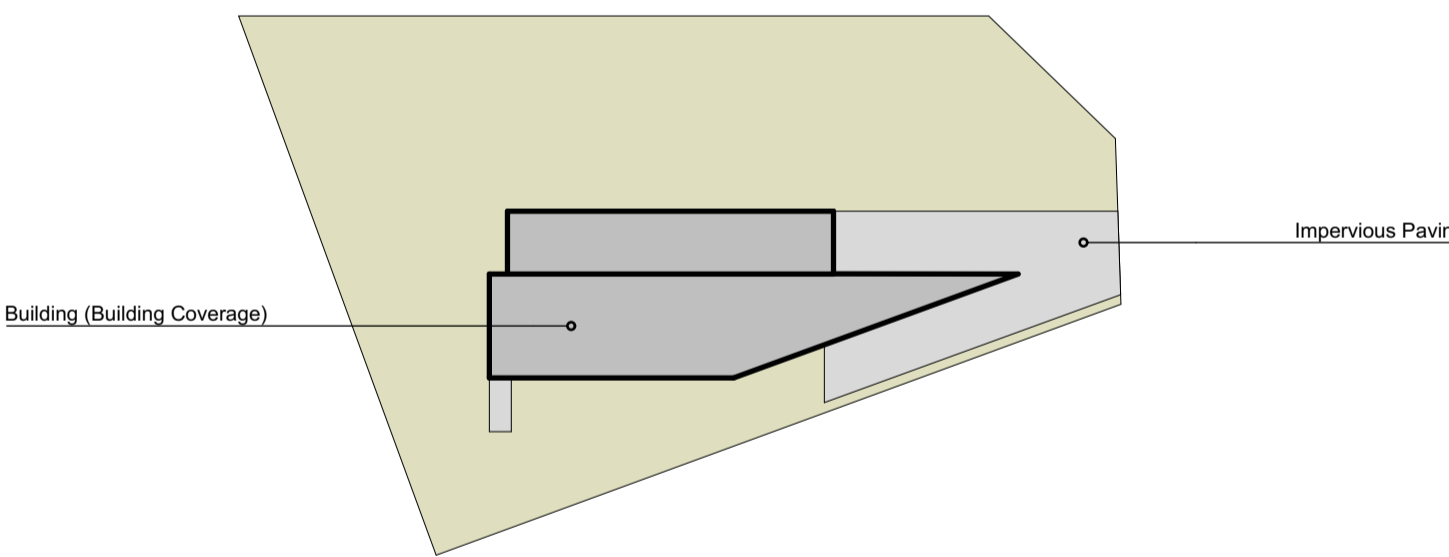
SITE ADDRESS	1 Lancewood Avenue, Titirangi
LEGAL DESCRIPTION	LOT 53, DP 40386
CT NUMBER	NA1679/74
SITE AREA	809m2
SURVEY NOTES	Boundaries, building positions and levels (including contours) as per 05/08/2019 survey by ENVIVO Surveyors.



#### DEVELOPMENT CONTROLS

TERRITORIAL AUTHORITY	Auckland Council	
PROPOSED UNITARY PLAN OPERATIVE DISTRICT PLAN		
ZONE	Residential - Large Lot	
OVERLAYS	Natural Resources: Significant Ecological Area Overlay - SEA_T_5639 Terrestrial Natural Heritage Waitakere Ranges Heritage Area Overlay - WRHA_06, Subdivision Schedule Natural Heritage Waitakere Ranges Heritage Area Overlay	
CONTROL	PERMITTED	PROPOSED
MAXIMUM HEIGHT	8m (+1)	COMPLIES
FRONT YARD (North)	10m	INFRINGES
SIDE YARD (South)	6m	INFRINGES
SIDE YARD (West)	6m	INFRINGES
BUILDING COVERAGE	20% = 162m2	COMPLIES (19% = 154m2)
IMPERVIOUS AREA	35% = 283m2	COMPLIES (29% = 235m2)
SEA CLEARANCE	300m2	COMPLIES (299.8m2)

#### COVERAGE CALCULATION DIAGRAMS (NOT TO SCALE)



#### DISCLAIMER

This drawing is to be read in conjunction with all supporting documentation by the architect and design consultants.

Dimensions are to be verified on site prior to manufacture/construction. Do not scale off drawings. Notify the architect of any discrepancies or uncertainties.

Construction is to comply with the relevant requirements of the local authorities, NZ Building Code, NZ Standards and all other relevant acts, standards and amendments there-of.

All intellectual property rights including copyright to this drawing belong to Sayes Jackson Architects Ltd.

#### DRAWING ISSUES

REV	DATE	DESCRIPTION
A	1/05/20	Resource Consent

REV	DATE	DESCRIPTION
-----	------	-------------

S J  
A

#### SAYES JACKSON ARCHITECTS

Sayes Jackson Architects Ltd.  
info@sayesjackson.nz  
09 390 7414

#### PROJECT

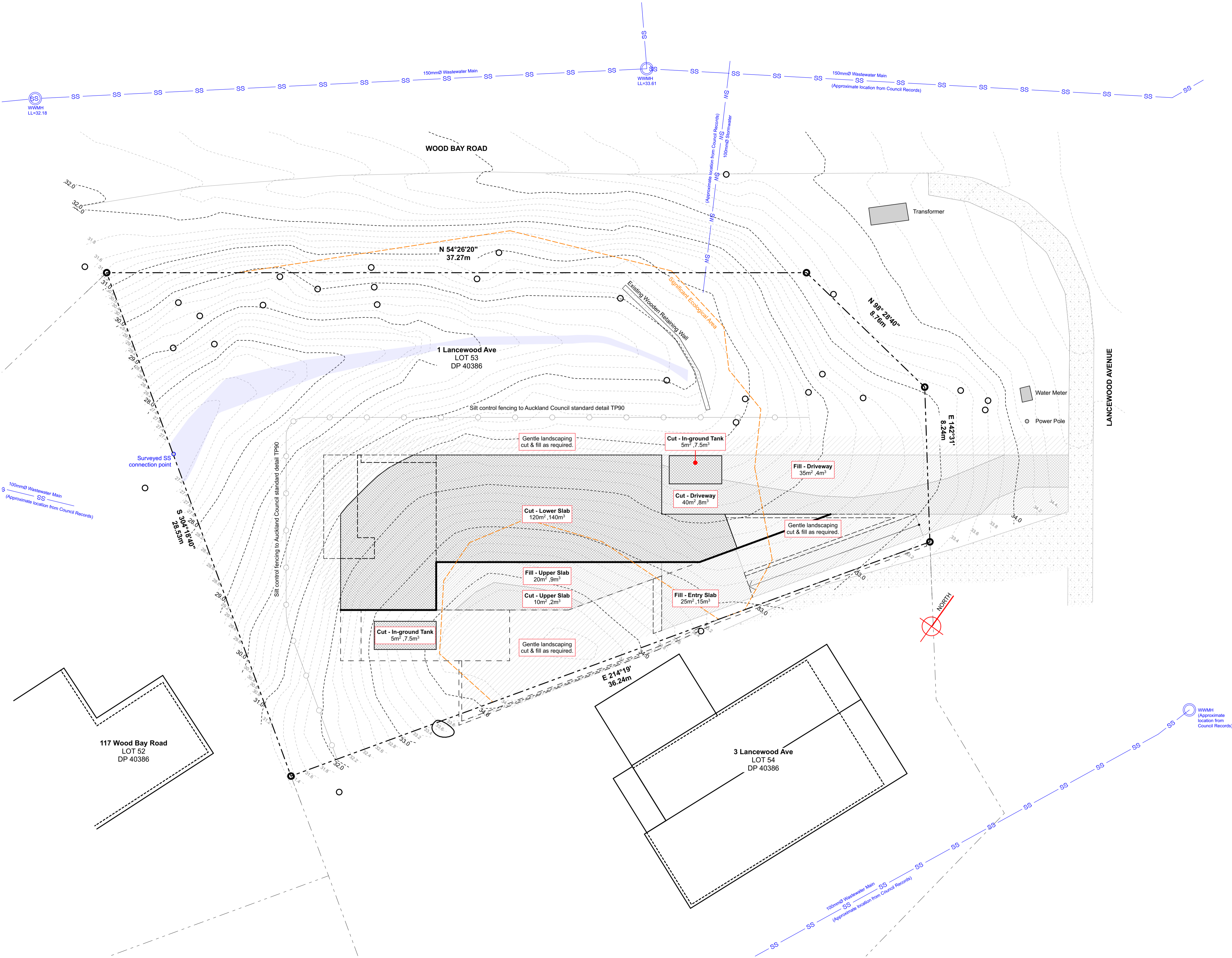
SJA ID  
19LA  
NAME  
Lancewood

STATUS  
Preliminary Design

#### DRAWING SHEET

TITLE  
Proposed Site Plan  
SCALE @ A1  
1:100

NO.  
A2  
REV  
A  
DATE  
1/05/20



EARTHWORKS & GRID SET-OUT

REFER:

- A4-A5 Floor Plans for slab and finished ground levels.
- Geotechnical Report by Ormiston Associates Ltd.

NOTE:

- Contours indicate existing ground levels only.
- Volumes and areas noted are approximate only calculated to the back of in-ground walls and underside of slabs. No allowance is made for landscape fills, battered excavation cuts or back fill.

KEY:

- EXCAVATION (CUT)  
Cross hatch indicates area of cut.
- FILL  
Diagonal hatch indicates area of fill.

EARTHWORKS WITHIN S.E.A.:

EXCAVATION (CUT)	Area	Volume
	121m <sup>2</sup>	138m <sup>3</sup>
FILL	Area	Volume
	20m <sup>2</sup>	11m <sup>3</sup>
TOTALS:		
EXCAVATION (CUT)	Area	Volume
	180m <sup>2</sup>	165m <sup>3</sup>
FILL	Area	Volume
	80m <sup>2</sup>	28m <sup>3</sup>

DISCLAIMER

This drawing is to be read in conjunction with all supporting documentation by the architect and design consultants.

Dimensions are to be verified on site prior to manufacture/ construction. Do not scale off drawings. Notify the architect of any discrepancies or uncertainties.

Construction is to comply with the relevant requirements of the local authorities, NZ Building Code, NZ Standards and all other relevant acts, standards and amendments there-of.

All intellectual property rights including copyright to this drawing belong to Sayes Jackson Architects Ltd.

DRAWING ISSUES

REV	DATE	DESCRIPTION
A	1/05/20	Resource Consent

REV	DATE	DESCRIPTION
-----	------	-------------

S J  
A

SAYES JACKSON ARCHITECTS

Sayes Jackson Architects Ltd.  
info@sayesjackson.nz  
09 390 7414

PROJECT

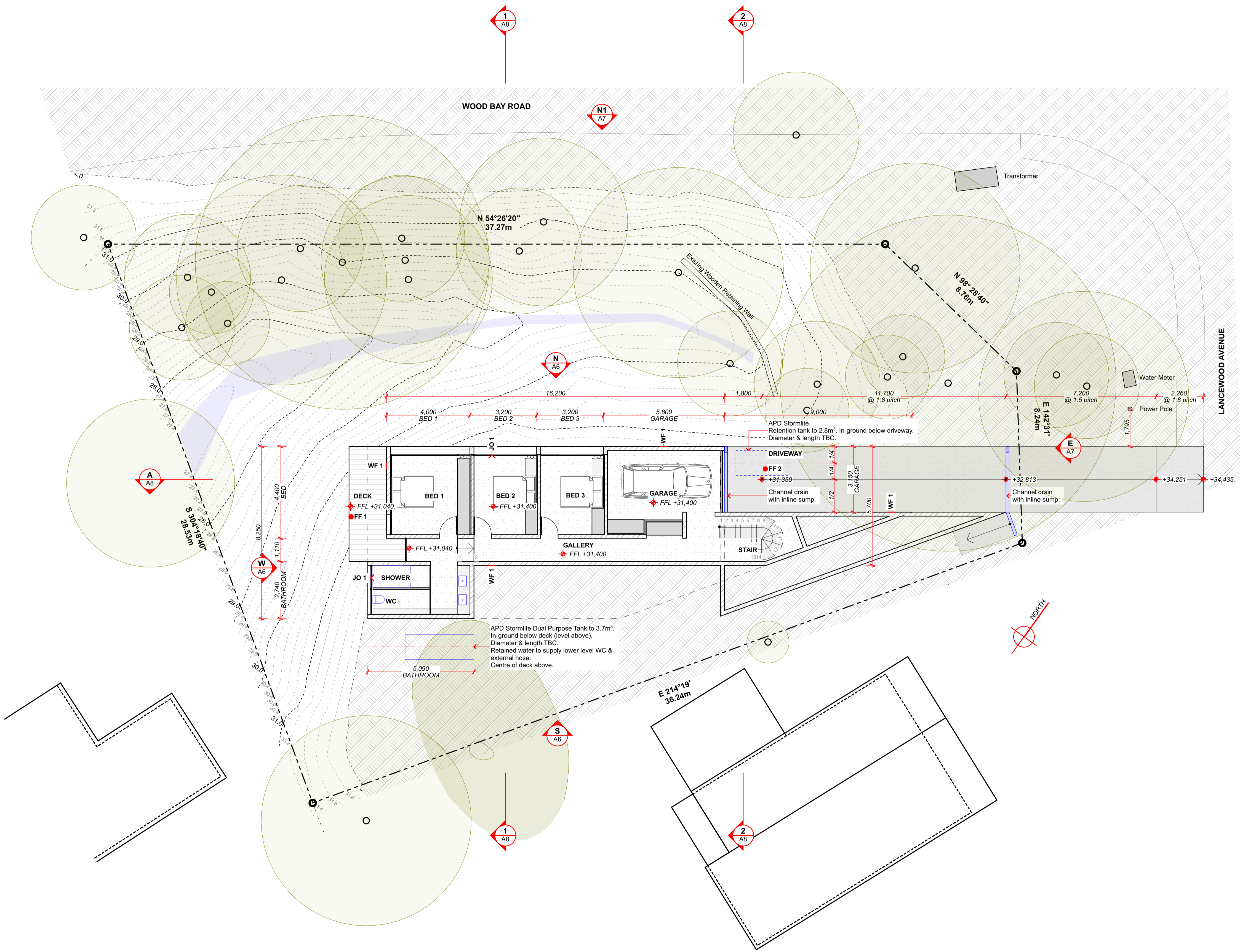
SJA ID  
19LA  
NAME  
Lancewood

STATUS  
Preliminary Design

DRAWING SHEET

TITLE  
Earthworks Plan  
SCALE @ A1  
1:100

NO.	REV	DATE
A3	A	1/05/20



FINISHES KEY	
FLOOR FINISH (FF)	
FF 1	Timber Decking Slatted / permeable decking
FF 2	Concrete Exposed concrete driveway / path.
WALL FINISH (WF)	
WF 1	Masonry Exposed masonry wall.
WF 2	Metal Dark finish profiled metal cladding & / or sheet cladding.
ROOF FINISH (RF)	
RF 1	Pebbled Roof Membrane roof with pebble cover.
RF 2	Primary Roof Dark finish roofing.
GENERAL	
JO 1	Joinery Black aluminium joinery.
BA 1	Balustrade Steel balustrade.

#### DISCLAIMER

This drawing is to be read in conjunction with all supporting documentation by the architect and design consultants.

Dimensions are to be verified on site prior to manufacture/ construction. Do not scale off drawings. Notify the architect of any discrepancies or uncertainties.

Construction is to comply with the relevant requirements of the local authorities, NZ Building Code, NZ Standards and all other relevant acts, standards and amendments there-of.

All intellectual property rights including copyright to this drawing belong to Sayes Jackson Architects Ltd.

#### DRAWING ISSUES

REV	DATE	DESCRIPTION
A	1/05/20	Resource Consent

REV	DATE	DESCRIPTION
-----	------	-------------

S J  
A

#### SAYES JACKSON ARCHITECTS

Sayes Jackson Architects Ltd.  
info@sayesjackson.nz  
09 390 7414

#### PROJECT

SJA ID  
**19LA**  
NAME  
**Lancewood**

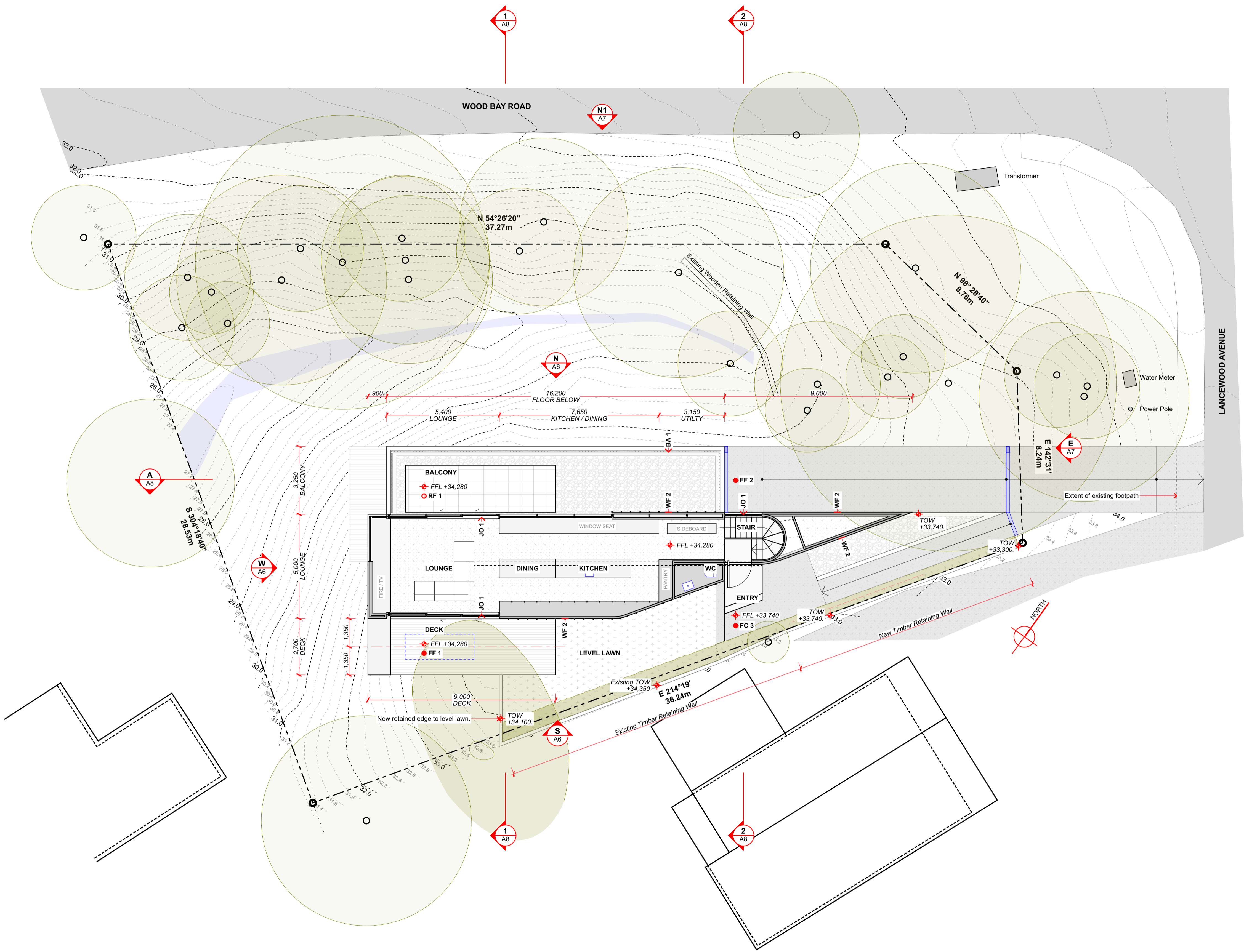
STATUS  
**Preliminary Design**

#### DRAWING SHEET

TITLE  
**L1 Proposed Ground Floor Plan**

SCALE @ A1  
**1:100**

NO.	REV	DATE
A4	A	1/05/20



FINISHES KEY	
FLOOR FINISH (FF)	
FF 1	Timber Decking Slatted / permeable decking
FF 2	Concrete Exposed concrete driveway / path.
WALL FINISH (WF)	
WF 1	Masonry Exposed masonry wall.
WF 2	Metal Dark finish profiled metal cladding & / or sheet cladding.
ROOF FINISH (RF)	
RF 1	Pebbled Roof Membrane roof with pebble cover.
RF 2	Primary Roof Dark finish roofing.
GENERAL	
JO 1	Joinery Black aluminium joinery.
BA 1	Balustrade Steel balustrade.

#### DISCLAIMER

This drawing is to be read in conjunction with all supporting documentation by the architect and design consultants.

Dimensions are to be verified on site prior to manufacture/ construction. Do not scale off drawings. Notify the architect of any discrepancies or uncertainties.

#### DRAWING ISSUES

REV	DATE	DESCRIPTION
A	1/05/20	Resource Consent

REV	DATE	DESCRIPTION
-----	------	-------------

#### SAYES JACKSON ARCHITECTS

Sayes Jackson Architects Ltd.  
info@sayesjackson.nz  
09 390 7414

#### PROJECT

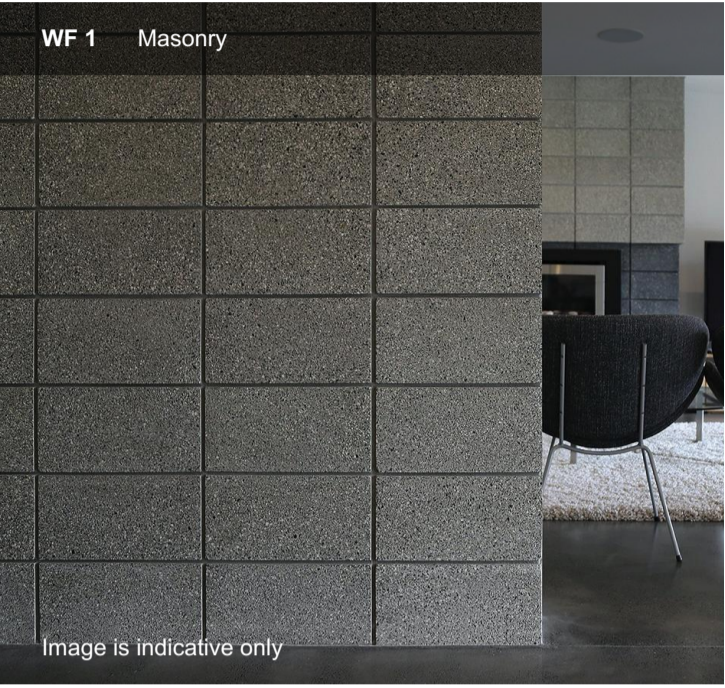
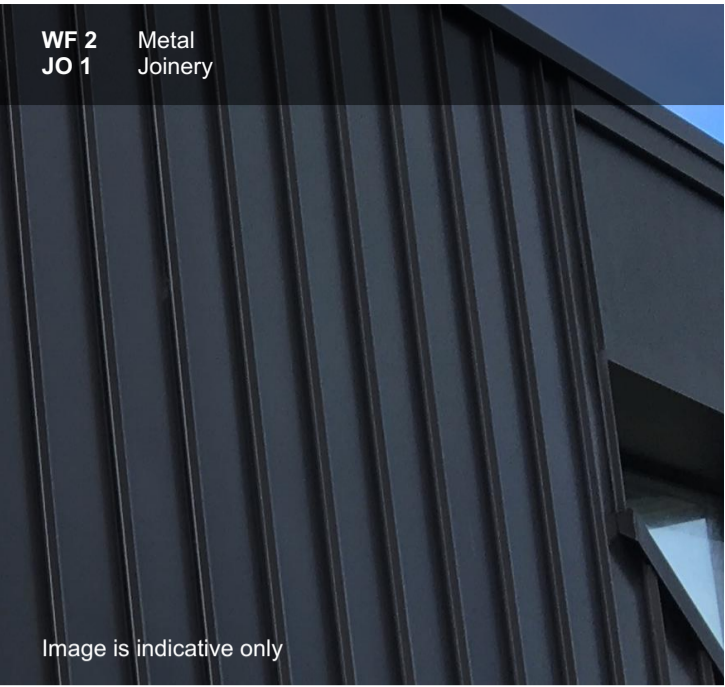
SJA ID  
**19LA**  
NAME  
Lancewood

STATUS  
Preliminary Design

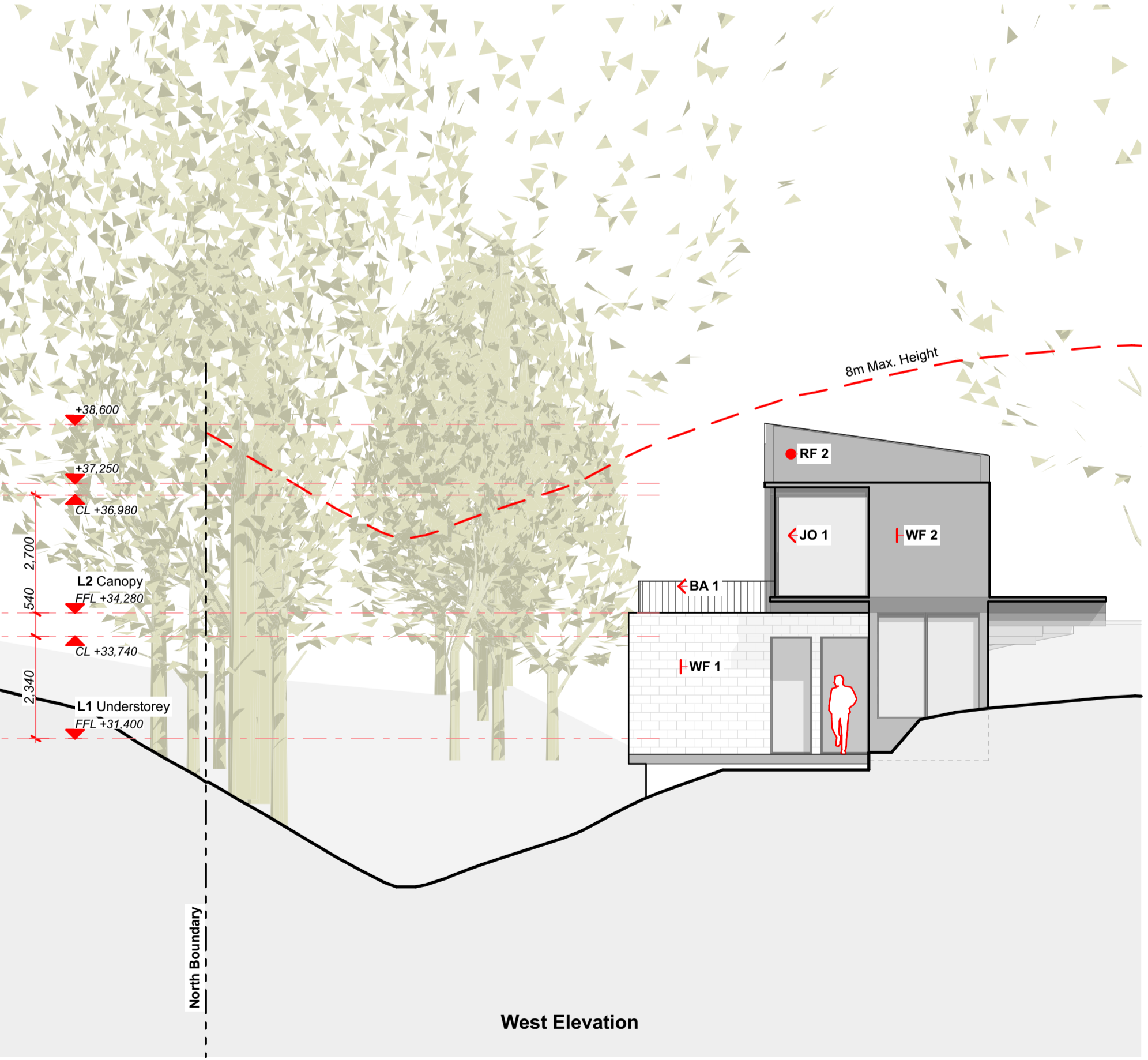
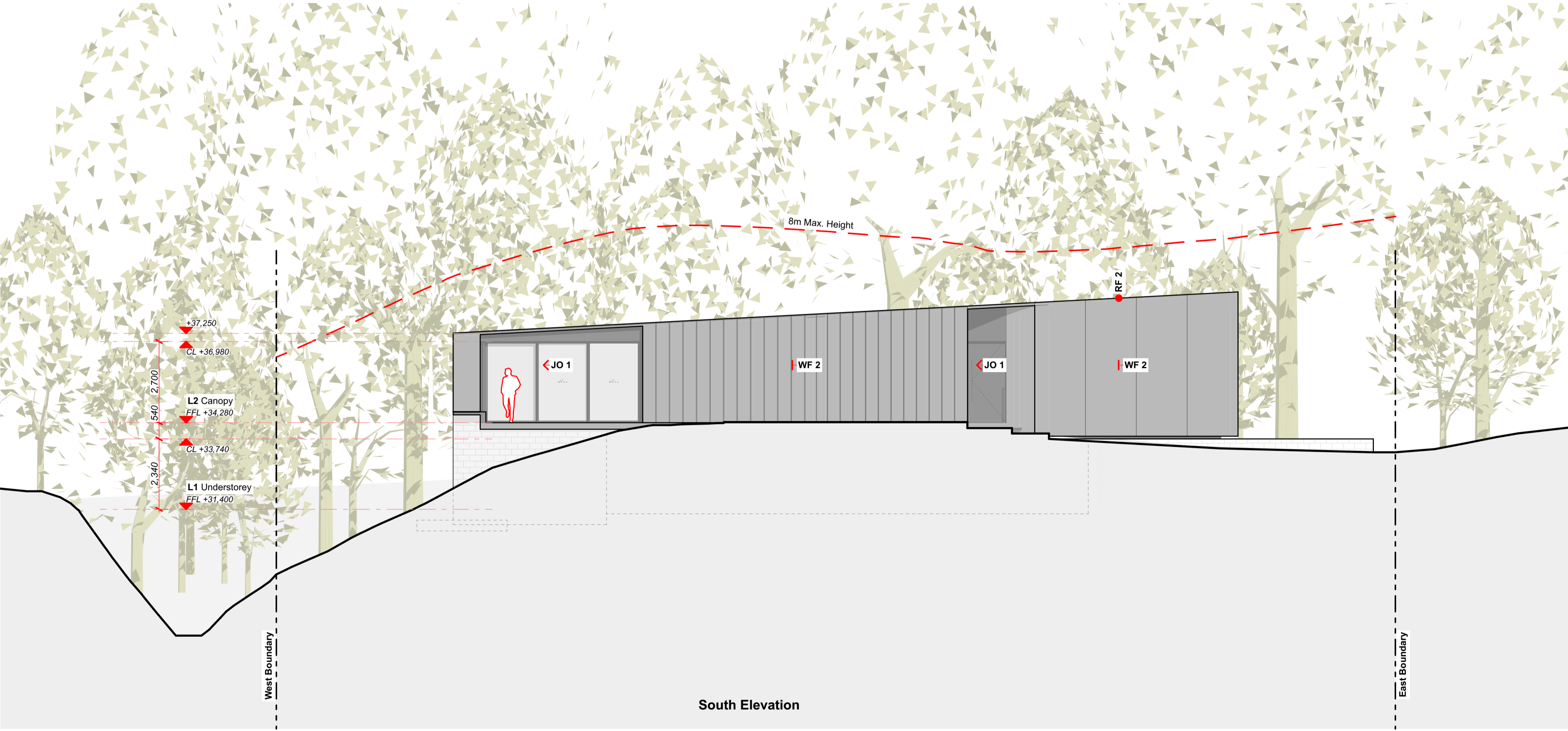
#### DRAWING SHEET

TITLE  
**L2 Proposed First Floor Plan**  
SCALE @ A1  
**1:100**

NO.	REV	DATE
A5	A	1/05/20



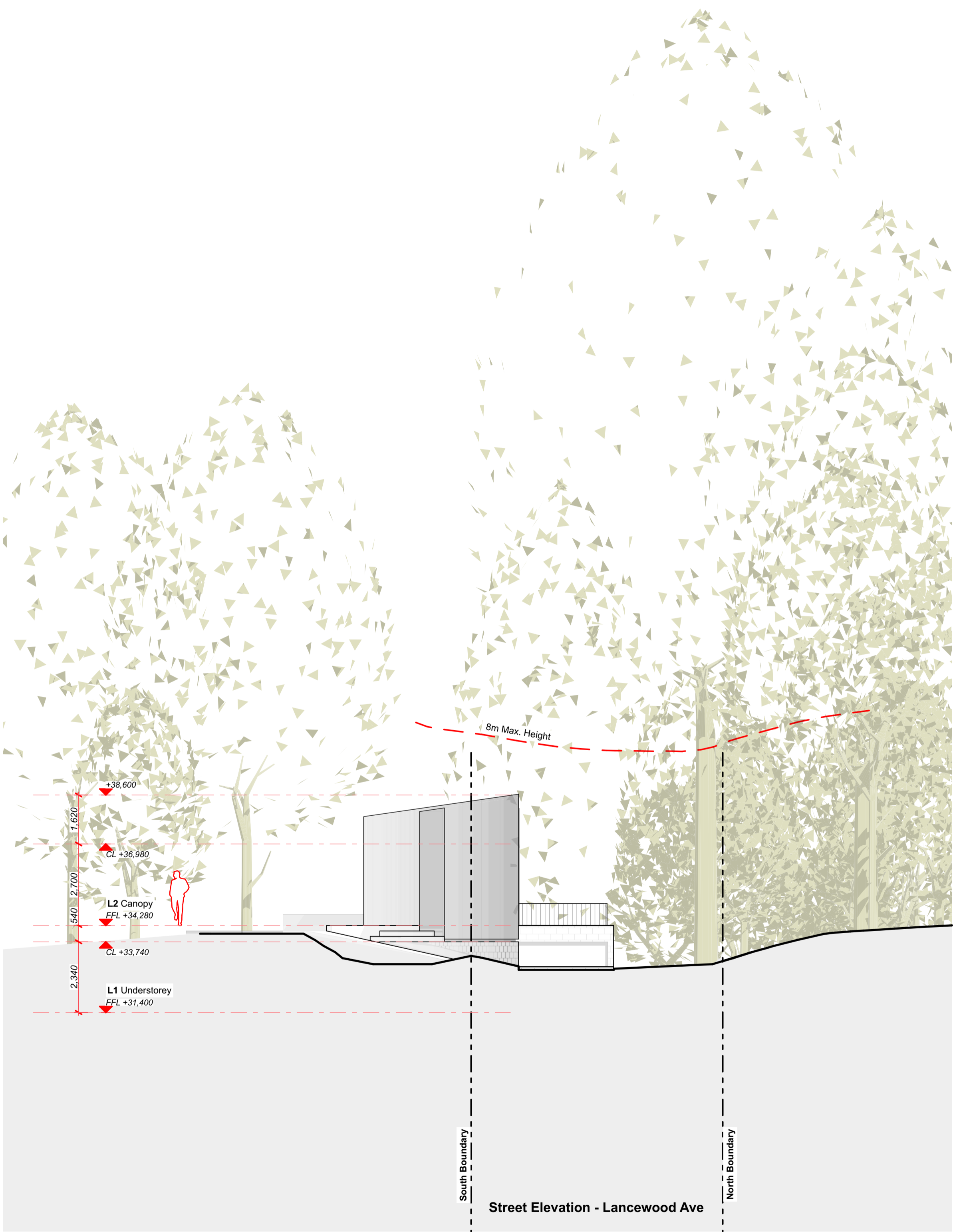
FINISHES KEY		
FLOOR FINISH (FF)		● FF #
FF 1	Timber Decking Slatted / permeable decking	
FF 2	Concrete Exposed concrete driveway / path.	
WALL FINISH (WF)		▬ WF #
WF 1	Masonry Exposed masonry wall.	
WF 2	Metal Dark finish profiled metal cladding & / or sheet cladding.	
ROOF FINISH (RF)		○ RF #
RF 1	Pebbled Roof Membrane roof with pebble cover.	
RF 2	Primary Roof Dark finish roofing.	
GENERAL		◀ JO #
JO 1	Joinery Black aluminium joinery.	
BA 1	Balustrade Steel balustrade.	



DISCLAIMER		DRAWING ISSUES					
<p>This drawing is to be read in conjunction with all supporting documentation by the architect and design consultants.</p> <p>Dimensions are to be verified on site prior to manufacture/ construction. Do not scale off drawings. Notify the architect of any discrepancies or uncertainties.</p>	<p>Construction is to comply with the relevant requirements of the local authorities, NZ Building Code, NZ Standards and all other relevant acts, standards and amendments there-of.</p> <p>All intellectual property rights including copyright to this drawing belong to Sayes Jackson Architects Ltd.</p>	REV A	DATE 1/05/20	DESCRIPTION Resource Consent	REV	DATE	DESCRIPTION



SAYES JACKSON ARCHITECTS		PROJECT		DRAWING SHEET	
Sayes Jackson Architects Ltd. info@sayesjackson.nz 09 390 7414		SJA ID	19LA	TITLE	Elevations
		NAME	Lancewood	SCALE @ A1	1:100
		STATUS	Preliminary Design	NO.	A6
				REV	A
				DATE	1/05/20



DISCLAIMER

This drawing is to be read in conjunction with all supporting documentation by the architect and design consultants.

Dimensions are to be verified on site prior to manufacture/ construction. Do not scale off drawings. Notify the architect of any discrepancies or uncertainties.

Construction is to comply with the relevant requirements of the local authorities, NZ Building Code, NZ Standards and all other relevant acts, standards and amendments there-of.

All intellectual property rights including copyright to this drawing belong to Sayes Jackson Architects Ltd.

DRAWING ISSUES

REV	DATE
A	1/05/20

DESCRIPTION
Resource Consent

REV	DATE	DESCRIPTION
-----	------	-------------



SAYES JACKSON ARCHITECTS

Sayes Jackson Architects Ltd.  
info@sayesjackson.nz  
09 390 7414

PROJECT

SJA ID  
19LA

NAME  
Lancewood

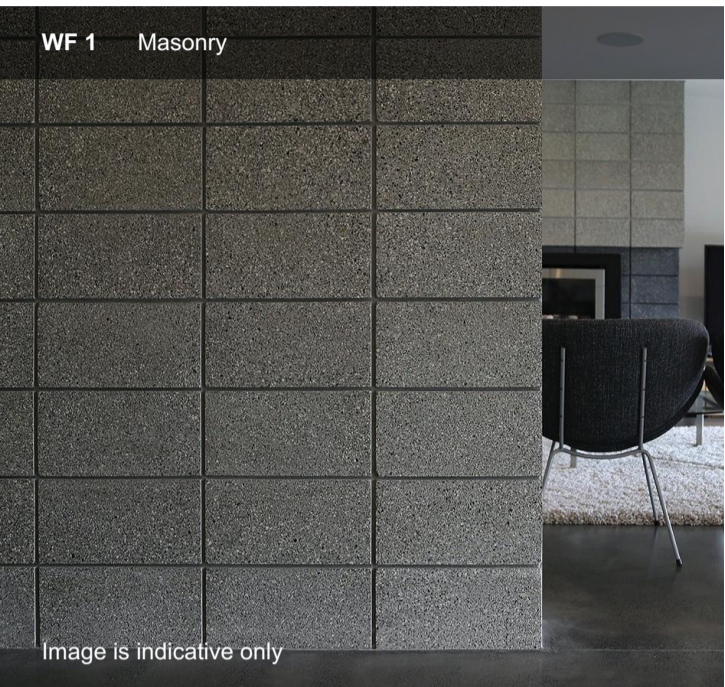
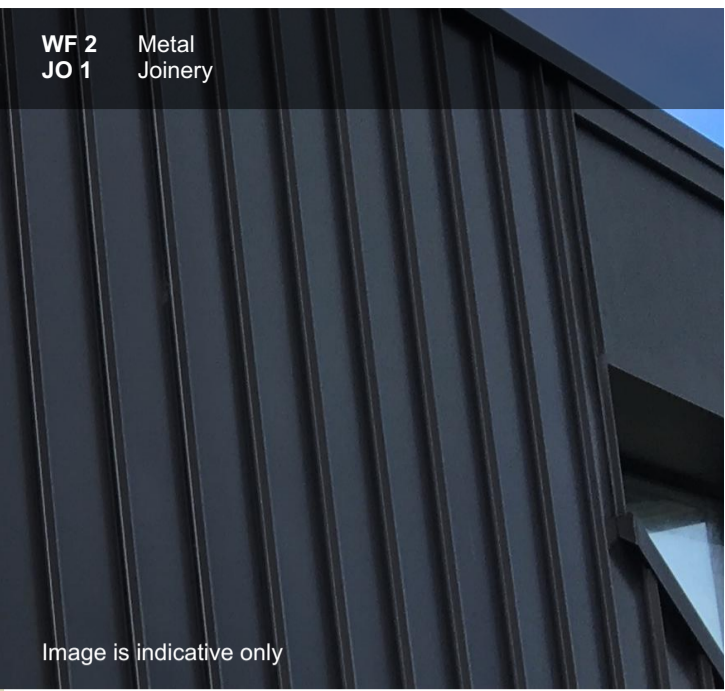
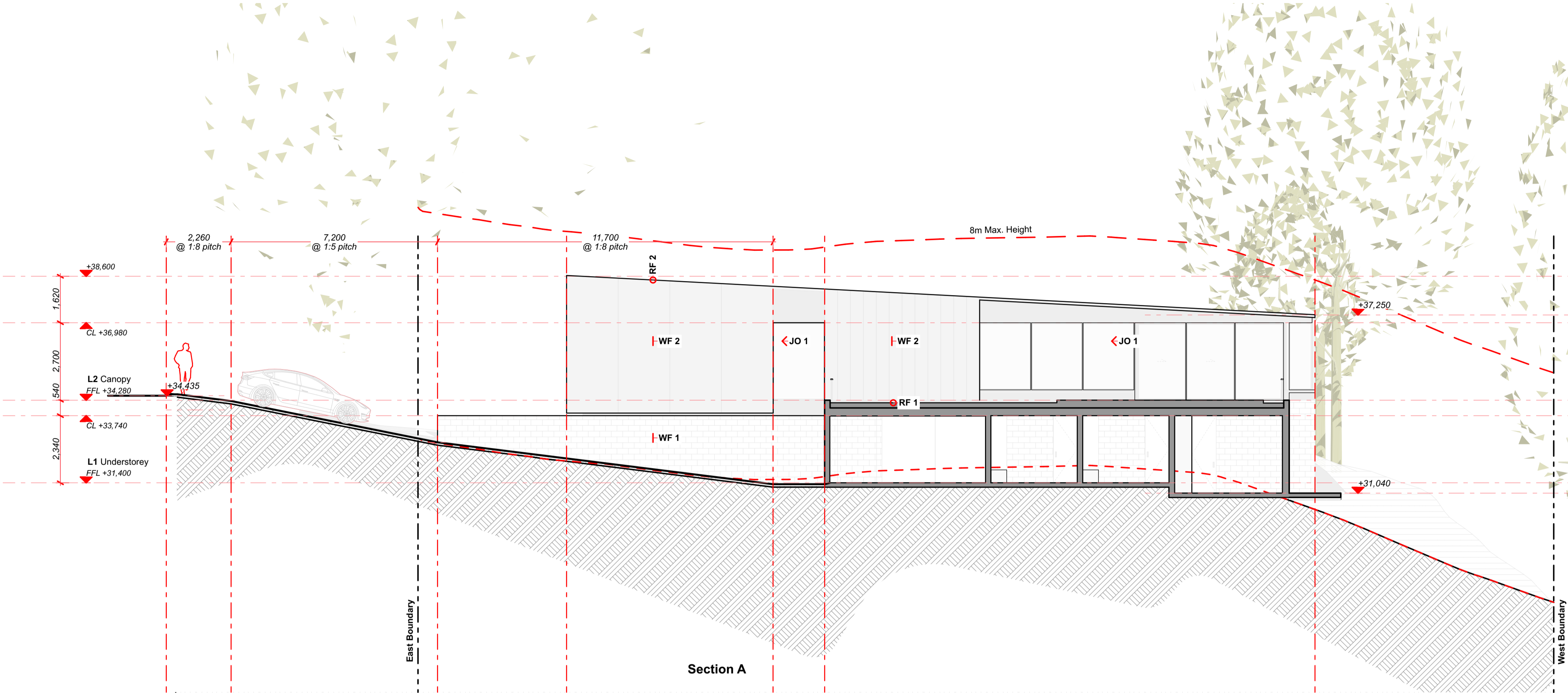
STATUS  
Preliminary Design

DRAWING SHEET

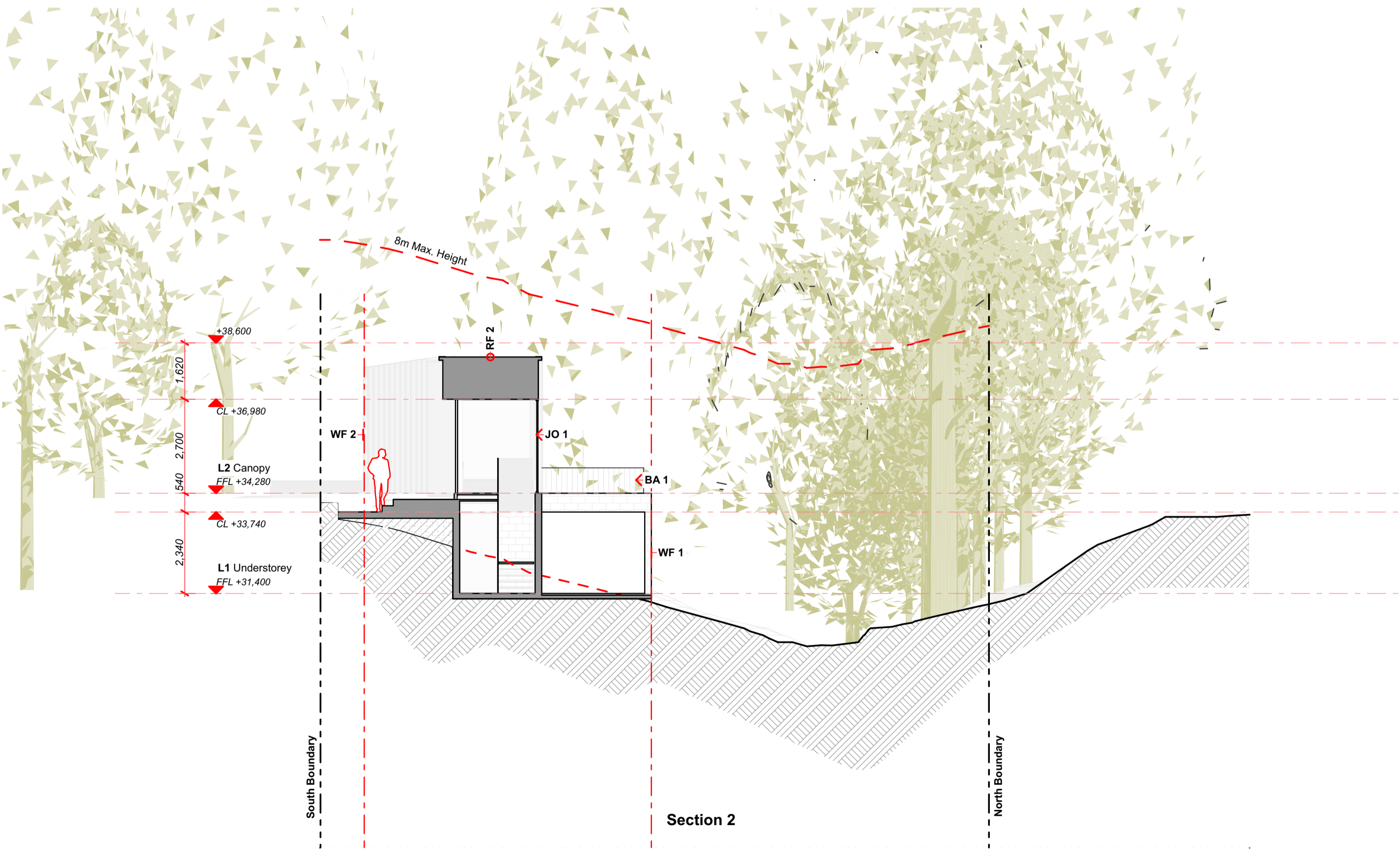
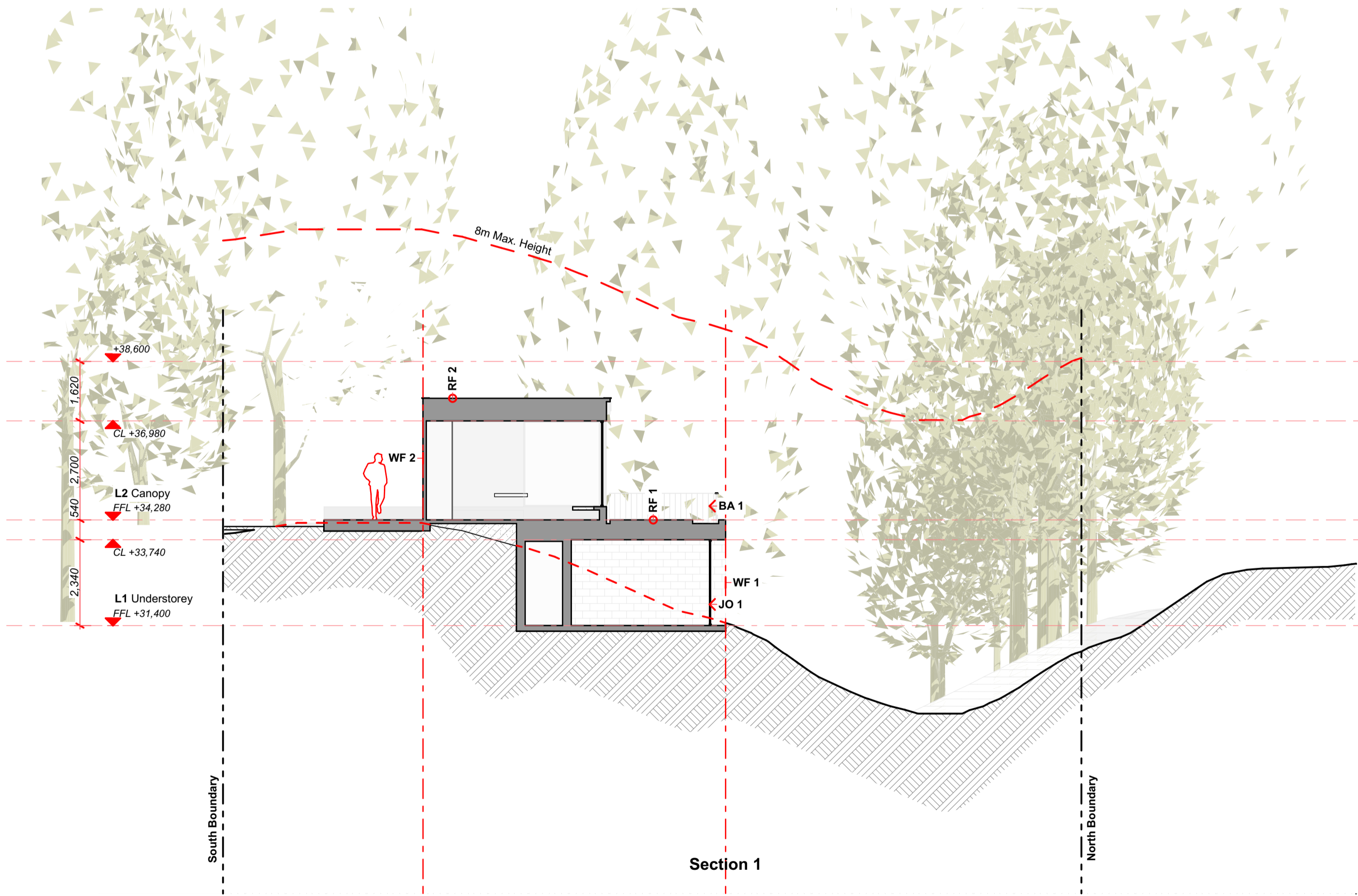
TITLE  
Street Elevations

SCALE @ A1  
1:100

NO.	REV	DATE
A7	A	1/05/20



FINISHES KEY	
FLOOR FINISH (FF)	
FF 1	Timber Decking Slatted / permeable decking
FF 2	Concrete Exposed concrete driveway / path.
WALL FINISH (WF)	
WF 1	Masonry Exposed masonry wall.
WF 2	Metal Dark finish profiled metal cladding & / or sheet cladding.
ROOF FINISH (RF)	
RF 1	Pebbled Roof Membrane roof with pebble cover.
RF 2	Primary Roof Dark finish roofing.
GENERAL	
JO 1	Joinery Black aluminium joinery.
BA 1	Balustrade Steel balustrade.



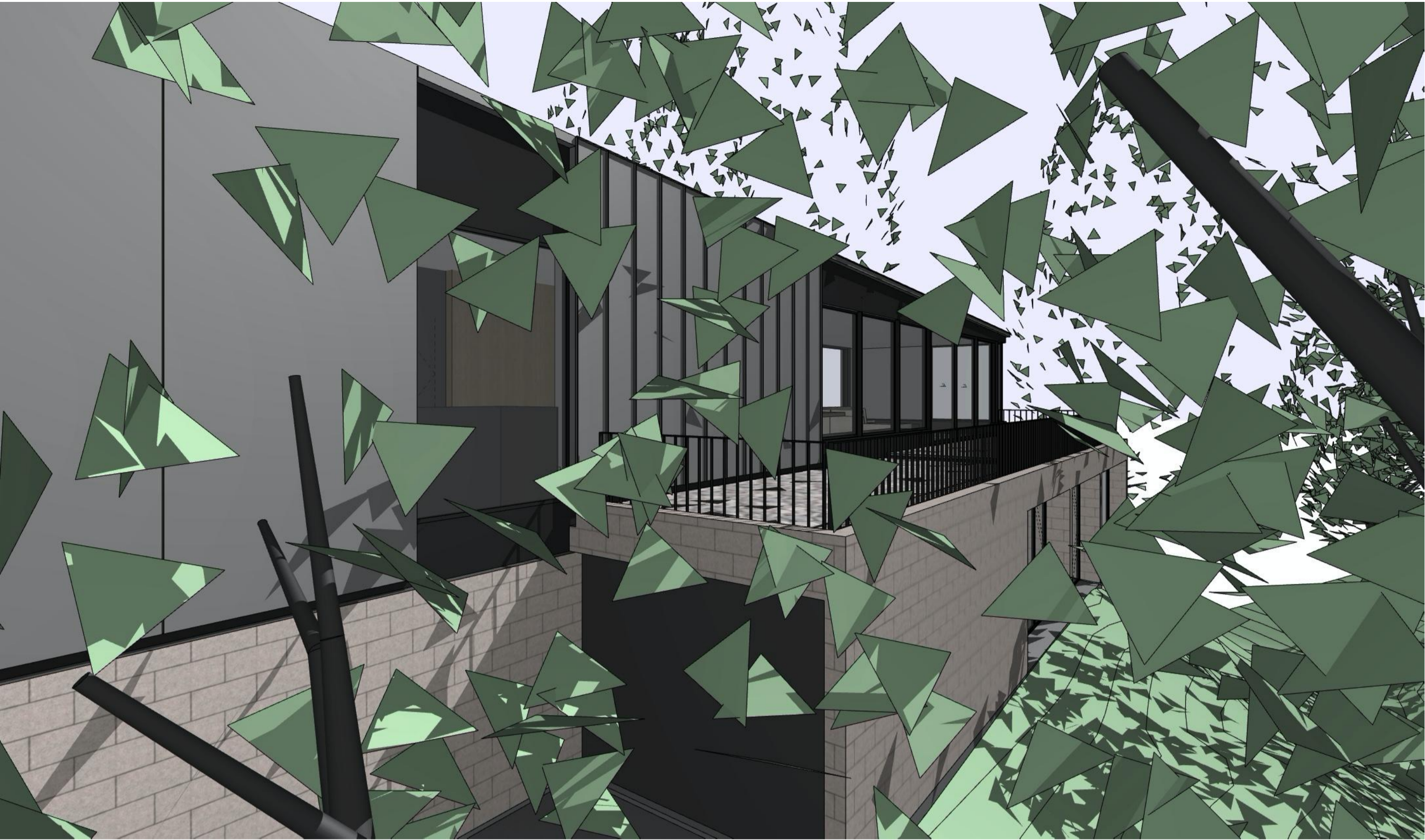
DISCLAIMER		DRAWING ISSUES							
This drawing is to be read in conjunction with all supporting documentation by the architect and design consultants.		Construction is to comply with the relevant requirements of the local authorities, NZ Building Code, NZ Standards and all other relevant acts, standards and amendments there-of.		REV A	DATE 1/05/20	DESCRIPTION Resource Consent	REV	DATE	DESCRIPTION
Dimensions are to be verified on site prior to manufacture/ construction. Do not scale off drawings. Notify the architect of any discrepancies or uncertainties.		All intellectual property rights including copyright to this drawing belong to Sayes Jackson Architects Ltd.							



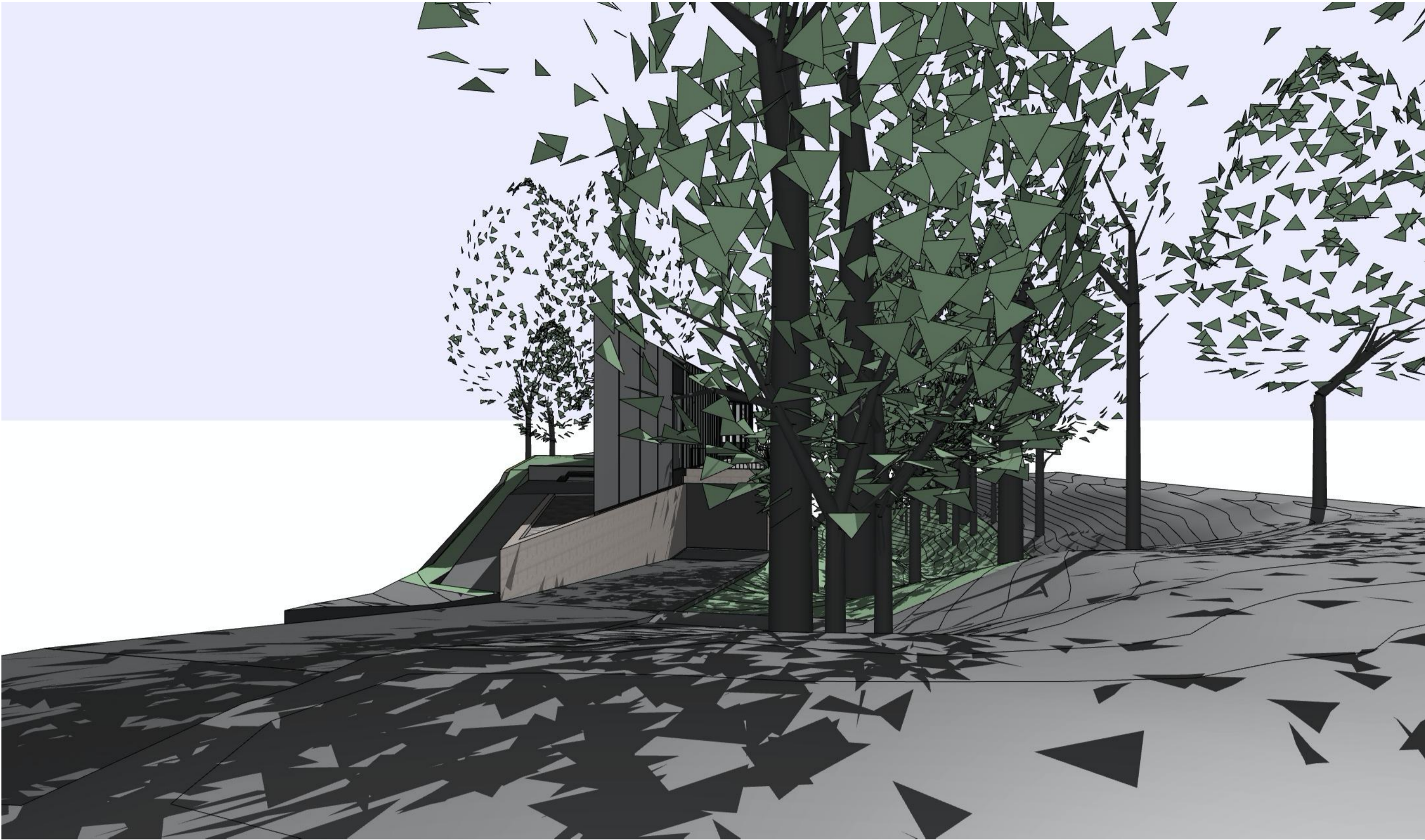
SAYES JACKSON ARCHITECTS  
Sayes Jackson Architects Ltd.  
info@sayesjackson.nz  
09 390 7414

PROJECT  
SJA ID  
19LA  
NAME  
Lancewood  
STATUS  
Preliminary Design

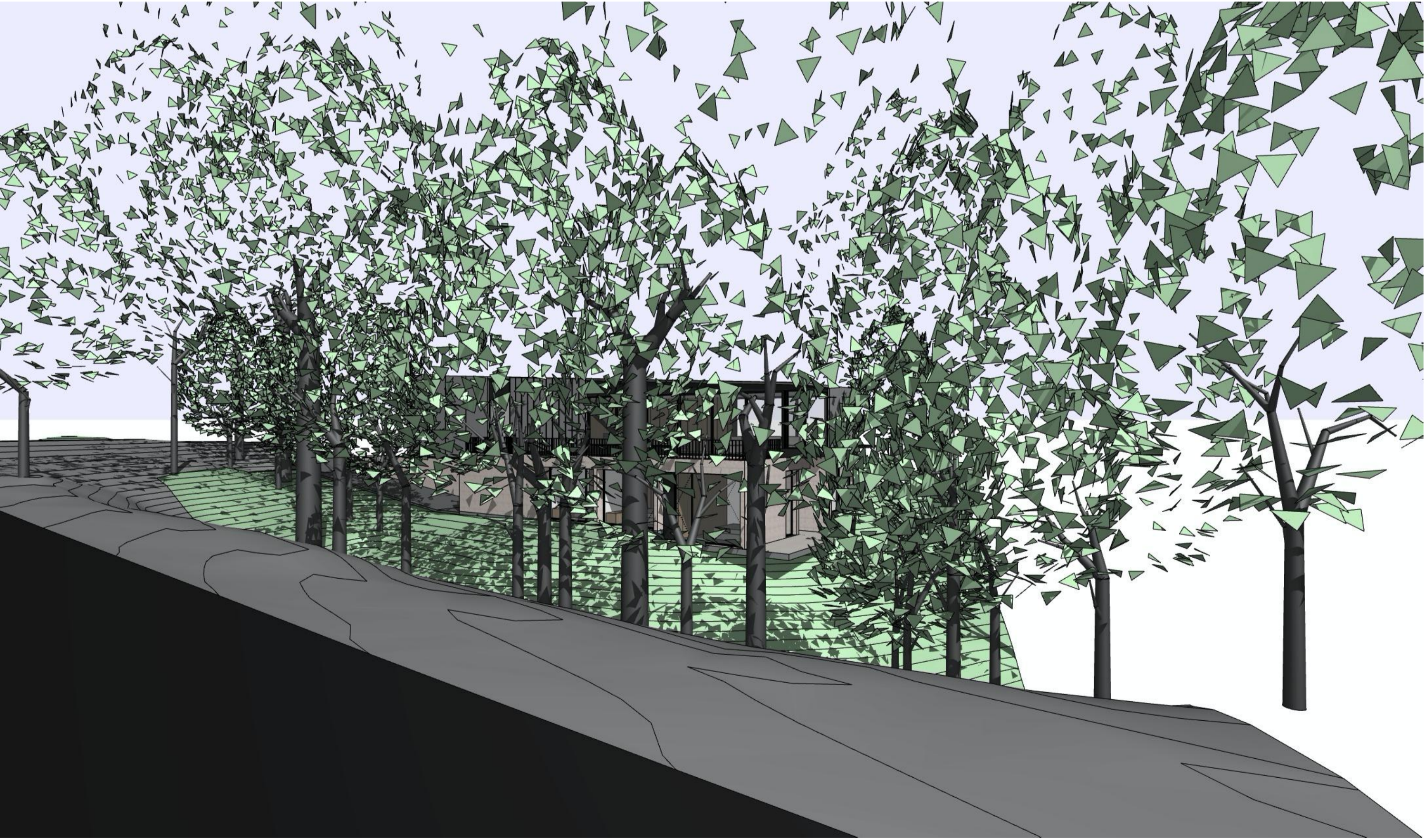
DRAWING SHEET  
TITLE  
Sections  
SCALE @ A1  
1:100  
NO.  
A8  
REV  
A  
DATE  
1/05/20



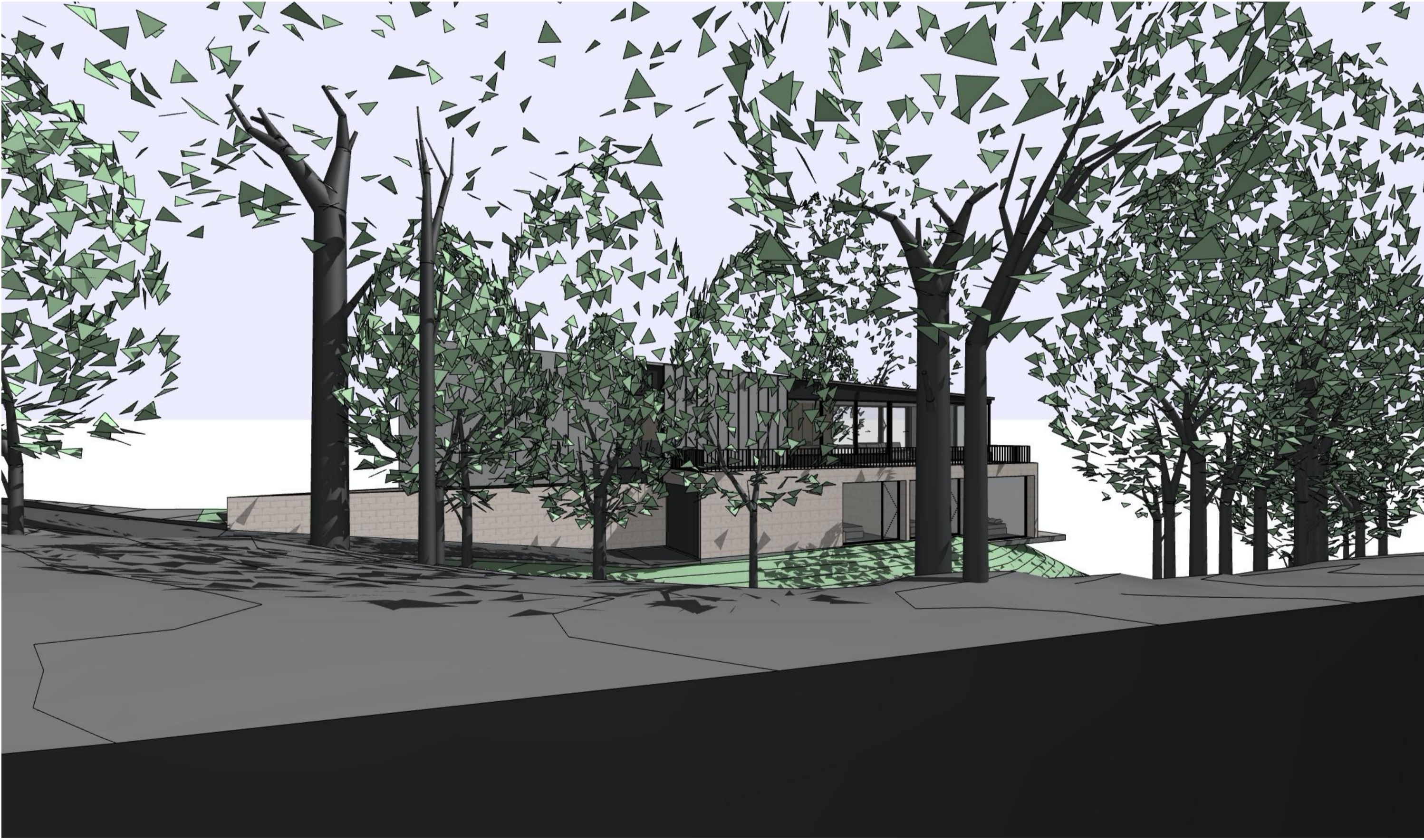
Through The Trees



Lancewood View

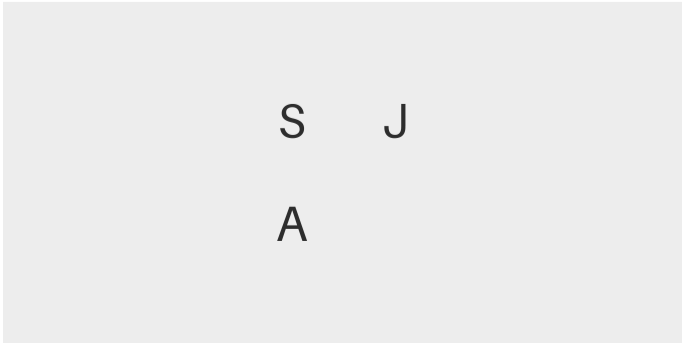


Wood Bay View 1



Wood Bay View 2

<b>DISCLAIMER</b>		<b>DRAWING ISSUES</b>					
This drawing is to be read in conjunction with all supporting documentation by the architect and design consultants.		REV A	DATE 1/05/20	DESCRIPTION Resource Consent	REV	DATE	DESCRIPTION
Dimensions are to be verified on site prior to manufacture/ construction. Do not scale off drawings. Notify the architect of any discrepancies or uncertainties.		Construction is to comply with the relevant requirements of the local authorities, NZ Building Code, NZ Standards and all other relevant acts, standards and amendments there-of.					
		All intellectual property rights including copyright to this drawing belong to Sayes Jackson Architects Ltd.					

		<b>SAYES JACKSON ARCHITECTS</b> Sayes Jackson Architects Ltd. info@sayesjackson.nz 09 390 7414	<b>PROJECT</b> SJA ID <b>19LA</b>  NAME <b>Lancewood</b>  STATUS <b>Preliminary Design</b>	<b>DRAWING SHEET</b> TITLE <b>Visuals</b>  SCALE @ A1  NO. <b>A9</b>  REV <b>A</b>  DATE <b>1/05/20</b>
---	--	---	--	--