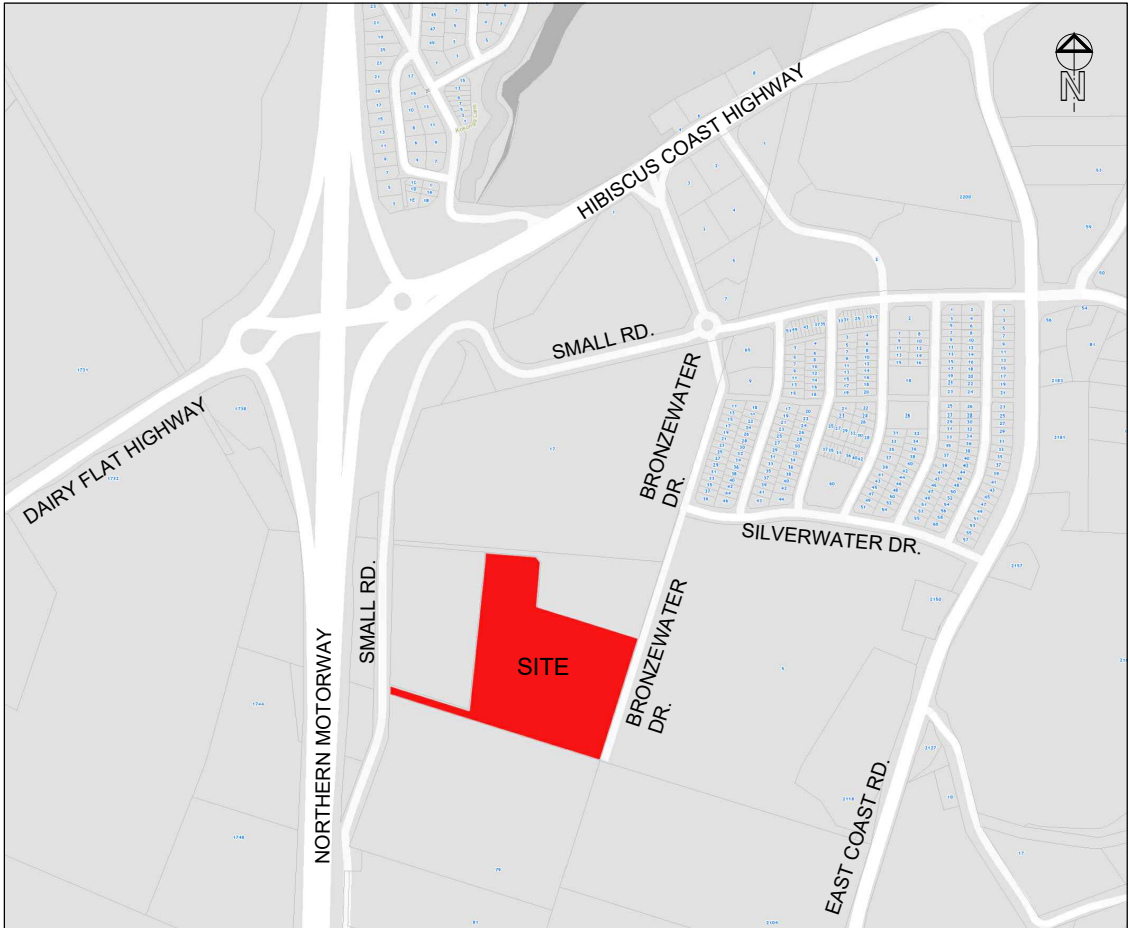


RESIDENTIAL DEVELOPMENT
SPINE ROAD, SILVERDALE, AUCKLAND



LOCALITY PLAN - NTS

RESOURCE CONSENT
September 2025

DRAWING LIST		
RC001	Rev B	COVER PAGE
RC101	Rev B	PROPOSED SITE PLAN
RC102	Rev A	PROPOSED SITE COMPLIANCE PLAN
RC211	Rev A	PROPOSED TYPE L1 FLOOR PLANS
RC212	Rev A	PROPOSED TYPE L2 FLOOR PLANS
RC213	Rev A	PROPOSED TYPE J1 FLOOR PLANS
RC214	Rev A	PROPOSED TYPE N1 FLOOR PLANS
RC215	Rev A	PROPOSED TYPE N2 FLOOR PLANS
RC216	Rev A	PROPOSED TYPE H1 FLOOR PLANS
RC401	Rev A	PROPOSED EAST ELEVATION 1
RC402	Rev A	PROPOSED WEST ELEVATION 2
RC403	Rev A	PROPOSED NORTH & SOUTH ELEVATIONS 3 & 4
RC404		PROPOSED ELEVATIONS
RC405		PROPOSED ELEVATIONS
RC501	Rev A	PROPOSED SECTION 1
RC502	Rev A	PROPOSED SECTIONS 2, 3 & 4
RC503	Rev A	DRIVEWAY SECTIONS
RC901		PROPOSED COLOUR & MATERIAL MATRIX
RC902		PROPOSED LETTERBOX DETAIL
RC951	Rev A	PERSPECTIVE

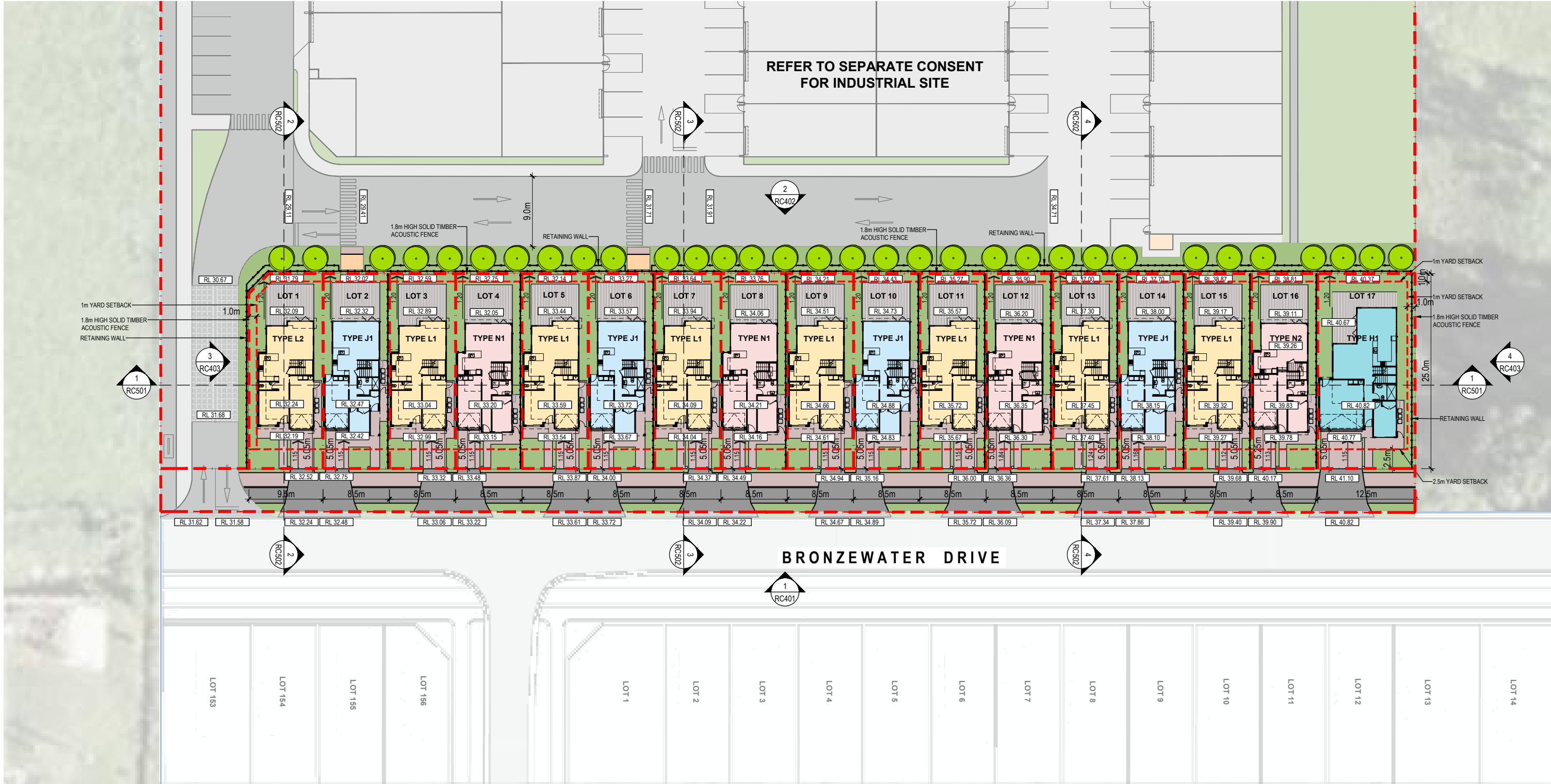
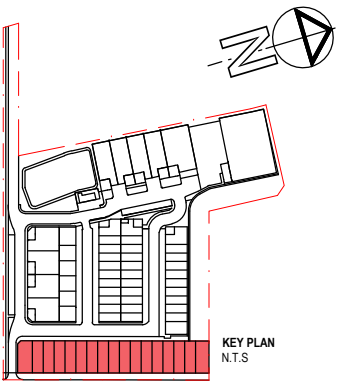
RMA ISSUE

1. ALL DEVELOPMENT BOUNDARIES AND DIMENSIONS ARE TO BE CHECKED AND VERIFIED BY A REGISTERED SURVEYOR.
2. SITE AND BUILDING LEVELS TO BE VERIFIED BY A TOPOGRAPHICAL SURVEY PROVIDED BY A REGISTERED SURVEYOR.
3. A PLANNING CONSULTANT IS REQUIRED TO VERIFY ALL PLANNING RULES AND ASSUMPTIONS.
4. A CERTIFICATE OF TITLE IS REQUIRED TO VERIFY EXISTING SITE CONSTRAINTS, EASEMENTS AND LEGAL RESTRICTIONS.

NOTE

VERTICAL DATUM : NZVD2016

Schedule of Calculation																				
Lot		House				Carparks		Building Coverage				Impervious Surface Area				Landscape Area				
No.	Area (m²)	Typology	Ground Floor (m²)	First Floor (m²)	Total Area (m²)	Garage	External	Max (MHU)	BC Area (m²)	BC (%)	COMPLIANCE	Max (MHU)	Area (m²)	IS + BC (%)	COMPLIANCE	Min (MHU)	Landscape Area (m²)	Landscape (%)	COMPLIANCE	
1	234.4	L2	93	80	173	1	1	45%	96	41%	comply	60%	126	54%	comply	35%	89.0	38%	comply	
2	212.3	J1	92	82	174	1	1	45%	98	46%	not comply	60%	128	60%	comply	35%	66.0	31%	not comply	
3	212.3	L1	93	80	173	1	1	45%	96	45%	comply	60%	126	59%	comply	35%	67.0	32%	not comply	
4	212.3	N1	96	78	174	1	1	45%	99	47%	not comply	60%	126	59%	comply	35%	66.0	31%	not comply	
5	212.3	L1	93	80	173	1	1	45%	96	45%	comply	60%	126	59%	comply	35%	67.0	32%	not comply	
6	212.3	J1	92	82	174	1	1	45%	98	46%	not comply	60%	128	60%	comply	35%	66.0	31%	not comply	
7	212.3	L1	93	80	173	1	1	45%	96	45%	comply	60%	126	59%	comply	35%	67.0	32%	not comply	
8	212.3	N1	96	78	174	1	1	45%	99	47%	not comply	60%	126	59%	comply	35%	66.0	31%	not comply	
9	212.3	L1	93	80	173	1	1	45%	96	45%	comply	60%	126	59%	comply	35%	67.0	32%	not comply	
10	212.3	J1	92	82	174	1	1	45%	98	46%	not comply	60%	128	60%	comply	35%	66.0	31%	not comply	
11	212.3	L1	93	80	173	1	1	45%	96	45%	comply	60%	126	59%	comply	35%	67.0	32%	not comply	
12	212.3	N1	96	78	174	1	1	45%	99	47%	not comply	60%	126	59%	comply	35%	66.0	31%	not comply	
13	212.3	L1	93	80	173	1	1	45%	96	45%	comply	60%	126	59%	comply	35%	67.0	32%	not comply	
14	212.3	J1	92	82	174	1	1	45%	98	46%	not comply	60%	128	60%	comply	35%	66.0	31%	not comply	
15	212.3	L1	93	80	173	1	1	45%	96	45%	comply	60%	126	59%	comply	35%	67.0	32%	not comply	
16	212.3	N2	95	78	173	1	1	45%	99	47%	not comply	60%	126	59%	comply	35%	66.0	31%	not comply	
17	311.3	H1	130	110	240	2	2	45%	133	43%	comply	60%	173	56%	comply	35%	114.0	37%	comply	



SITE PLAN Scale 1:250 @ A1, 1:500 @ A3

SILVERDALE RESIDENTIAL DEVELOPMENT

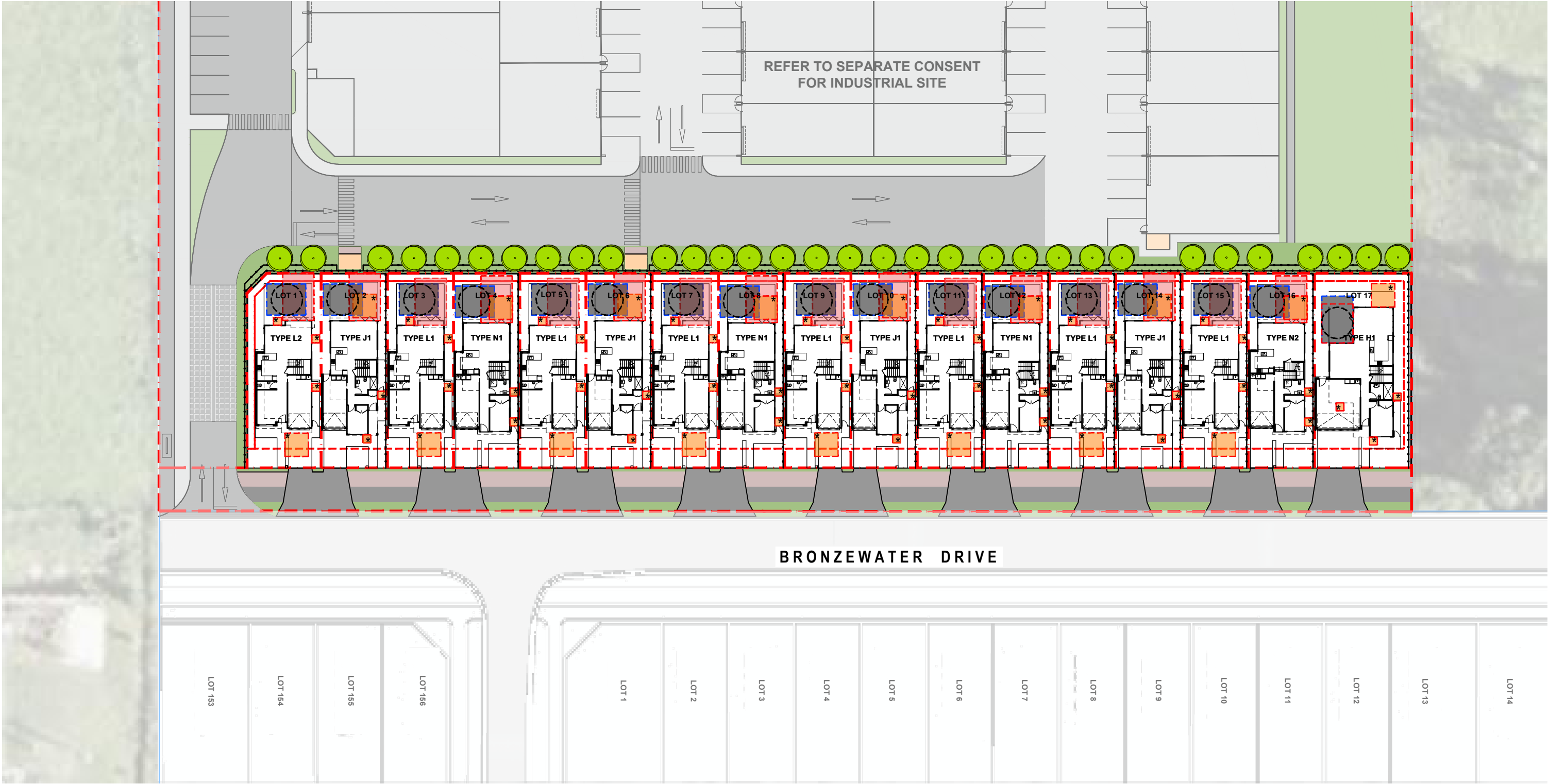
| LOCATION: SPINE ROAD, SILVERDALE | DATE: 23-09-2025 | JOB: 1469-02 | DWG: RC101 Rev B

RMA ISSUE





COMPLIANCE LEGEND	
	6 x 4m / 1 x 1m OUTLOOK SPACE (from lower level)
	3 x 3m / 1 x 1m OUTLOOK SPACE (from upper level)
	6 x 4m OUTDOOR LIVING SPACE
	4m DIA. OUTDOOR LIVING SPACE



SITE COMPLIANCE PLAN Scale 1:250 @ A1, 1:500 @ A3

SILVERDALE RESIDENTIAL DEVELOPMENT

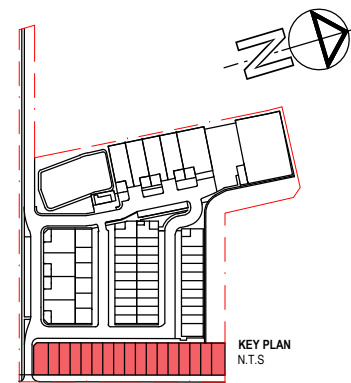
| LOCATION: SPINE ROAD, SILVERDALE | DATE: 29-07-2025 | JOB: 1469-02 | DWG: RC102 Rev A

RMA ISSUE



1. ALL DEVELOPMENT BOUNDARIES AND DIMENSIONS ARE TO BE CHECKED AND VERIFIED BY A REGISTERED SURVEYOR.
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NOTE
VERTICAL DATUM : NZVD2016



FIRST FLOOR PLAN Scale 1:250 @ A1, 1:500 @ A3

SILVERDALE RESIDENTIAL DEVELOPMENT

| LOCATION: SPINE ROAD, SILVERDALE | DATE: 01-08-2025 | JOB: 1469-02 | DWG: RC103

DRAFT



TYPE L1

TPOLOGY SUMMARY

TPOLOGY
LOT 3, 5, 7, 9, 11, 13 & 15

BEDROOMS	4
BATHROOMS	3
GARAGE	1
STOREYS	2

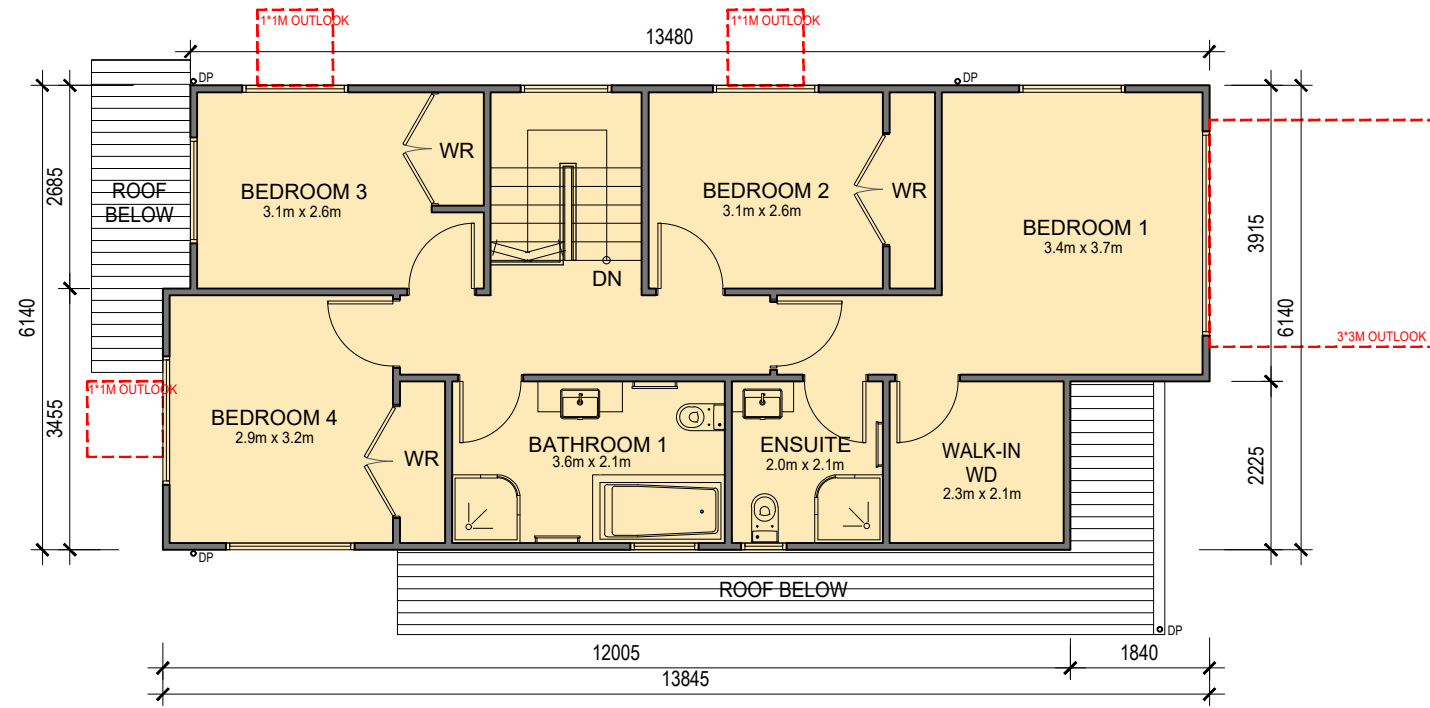
AREA	
GROUND FLOOR	93 m ²
FIRST FLOOR	80 m ²
TOTAL AREA	173 m²

BUILDING COVERAGE

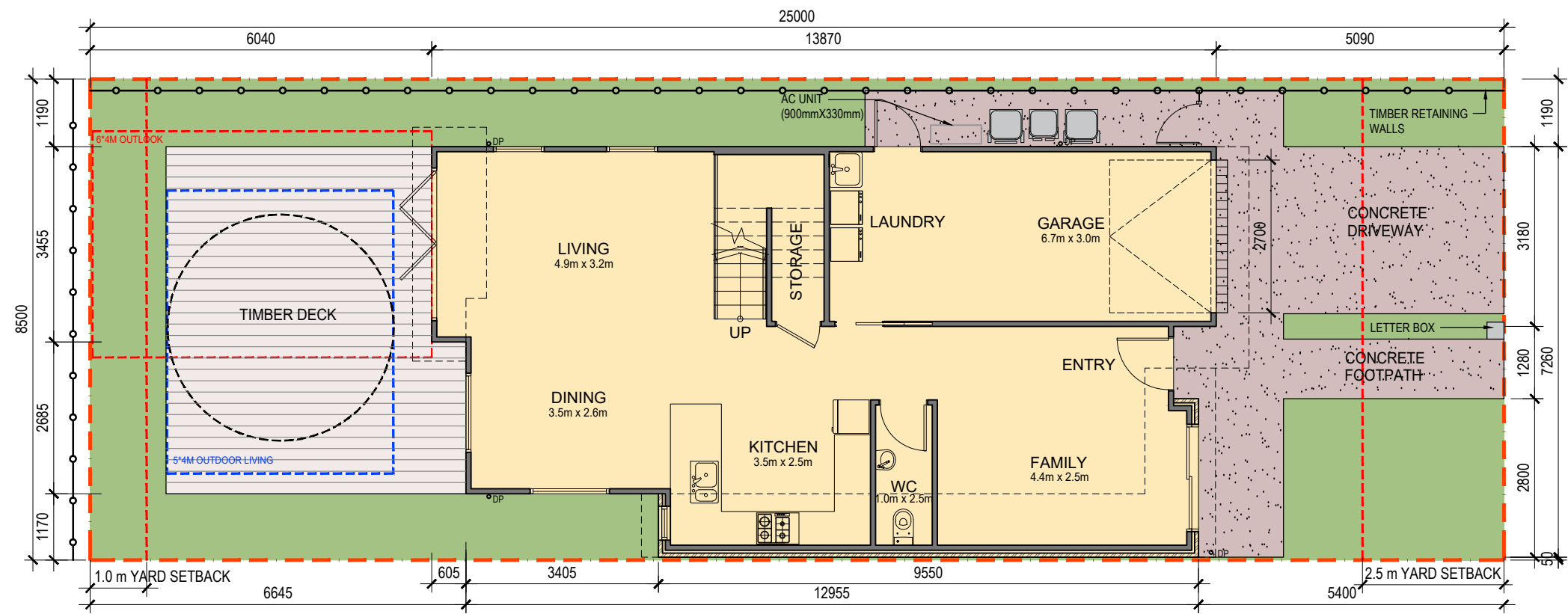
SITE AREA	212.3 m ²
BC PERMITTED	96 m ² (45%)
BC PROVIDED	96 m ² (45%)

LEGEND

- OUTLOOK SPACE
- OUTDOOR LIVING SPACE
- OUTDOOR LIVING SPACE
- YARD SETBACK
1.0 m rear
2.5 m front



TYPE L1 FIRST FLOOR PLAN Scale 1:50 @ A1, 1:100 @ A3



TYPE L1 GROUND FLOOR PLAN Scale 1:50 @ A1, 1:100 @ A3

SILVERDALE RESIDENTIAL DEVELOPMENT

| LOCATION: SPINE ROAD, SILVERDALE | DATE: 29-07-2025 | JOB: 1469-02 | DWG: RC211 Rev A

RMA ISSUE





TYPE L2

TPOLOGY SUMMARY

TPOLOGY
LOT 1

BEDROOMS	4
BATHROOMS	3
GARAGE	1
STOREYS	2

AREA

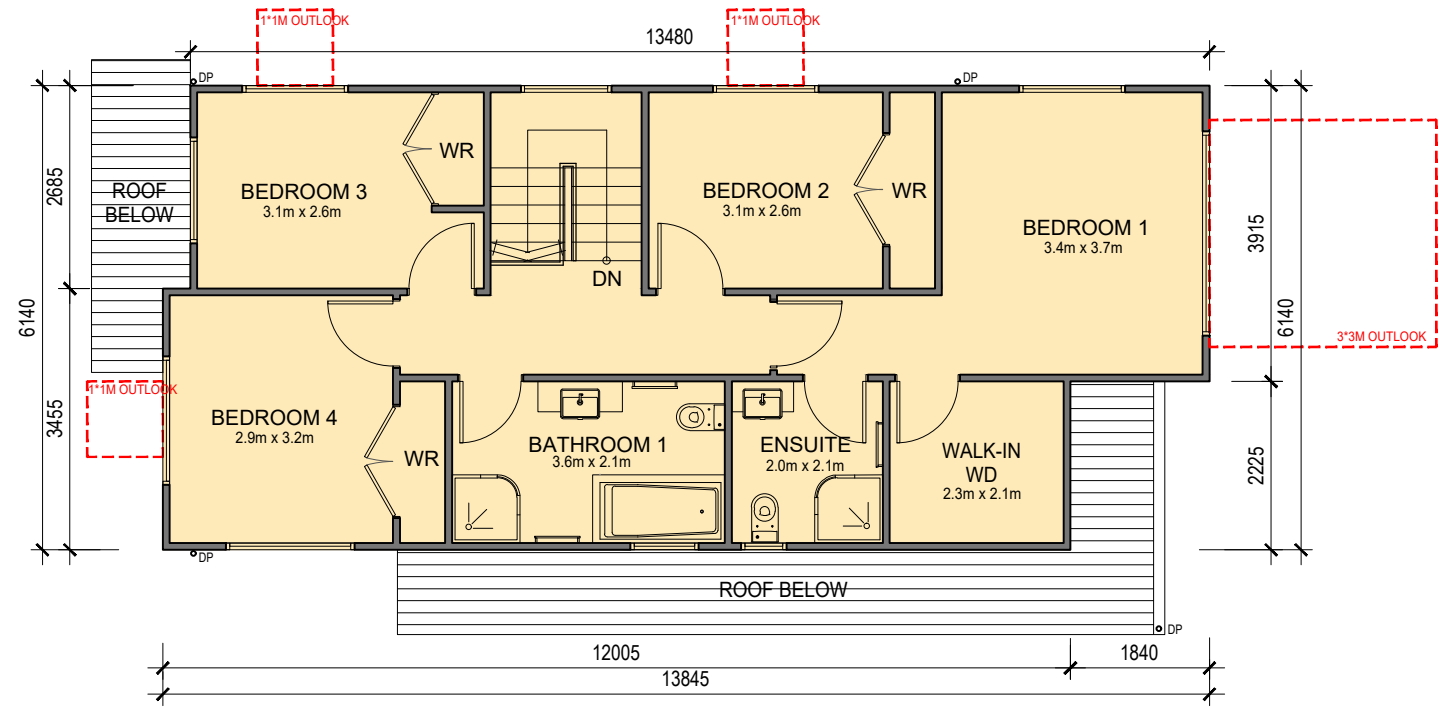
GROUND FLOOR	93 m ²
FIRST FLOOR	80 m ²
TOTAL AREA	173 m ²

BUILDING COVERAGE

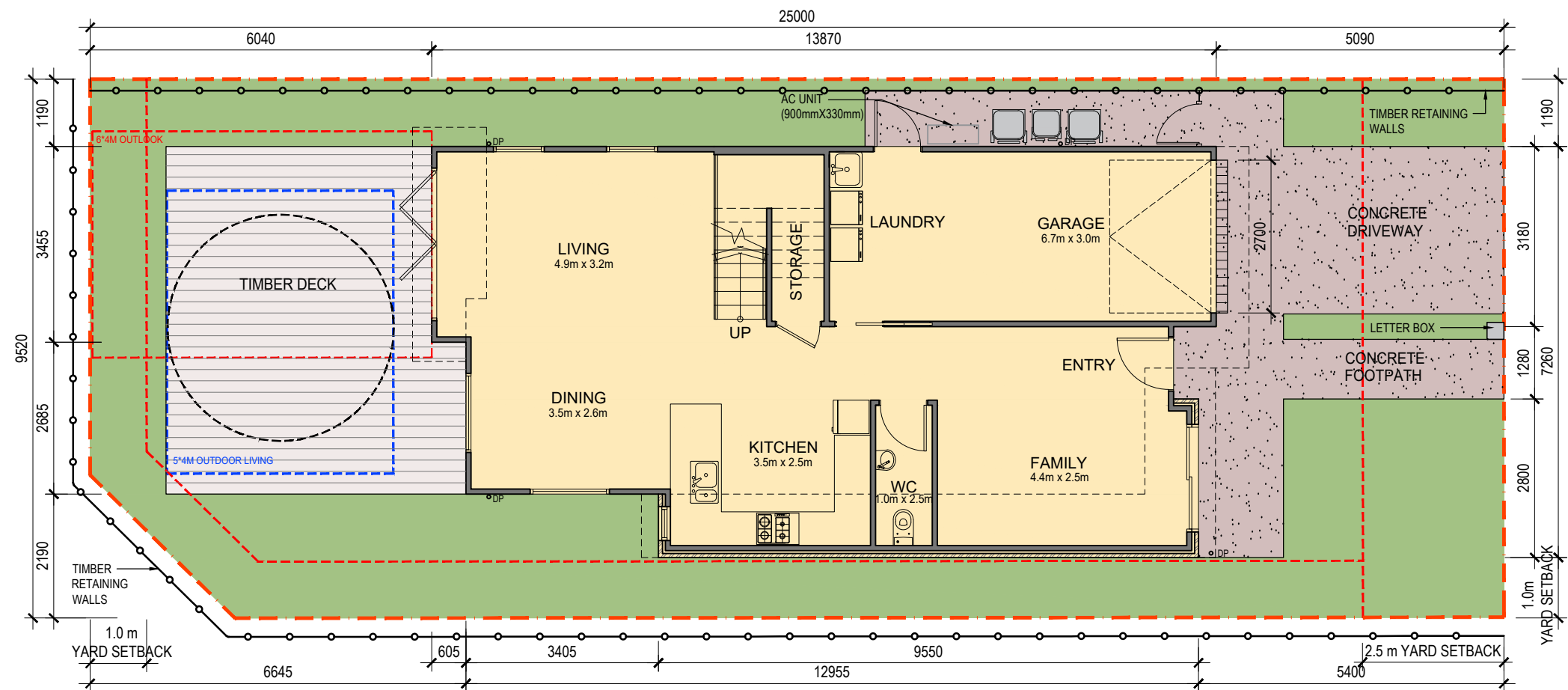
SITE AREA	234.4 m ²
BC PERMITTED	105 m ² (45%)
BC PROVIDED	96 m ² (41%)

LEGEND

- OUTLOOK SPACE
- OUTDOOR LIVING SPACE
- OUTDOOR LIVING SPACE
- YARD SETBACK
1.0 m rear
2.5 m front



TYPE L2 FIRST FLOOR PLAN Scale 1:50 @ A1, 1:100 @ A3



TYPE L2 GROUND FLOOR PLAN Scale 1:50 @ A1, 1:100 @ A3

SILVERDALE RESIDENTIAL DEVELOPMENT

| LOCATION: SPINE ROAD, SILVERDALE | DATE: 29-07-2025 | JOB: 1469-02 | DWG: RC212 Rev A

RMA ISSUE





TYPE J1

TPOLOGY SUMMARY

TYPOLOGY
LOT 2, 6, 10 & 14

BEDROOMS	4
BATHROOMS	3
GARAGE	1
STOREYS	2

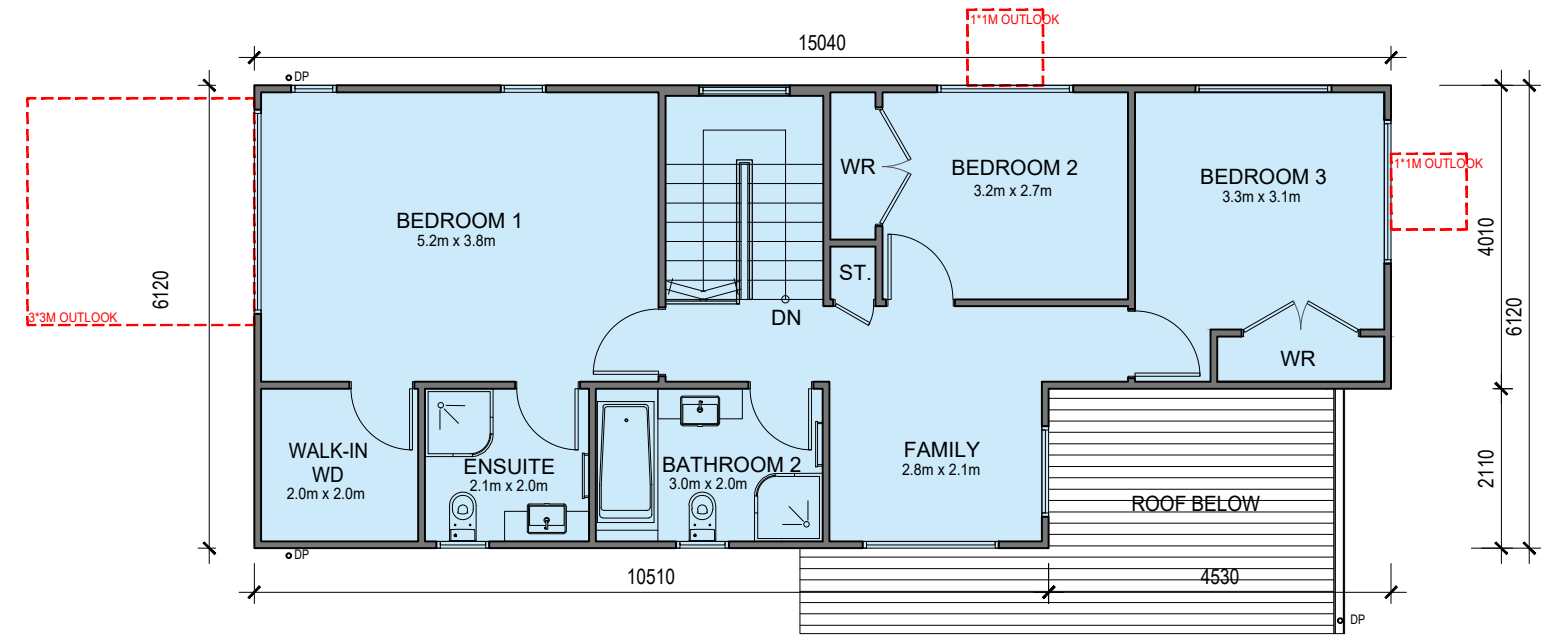
AREA	
GROUND FLOOR	92 m ²
FIRST FLOOR	82 m ²
TOTAL AREA	174 m ²

BUILDING COVERAGE

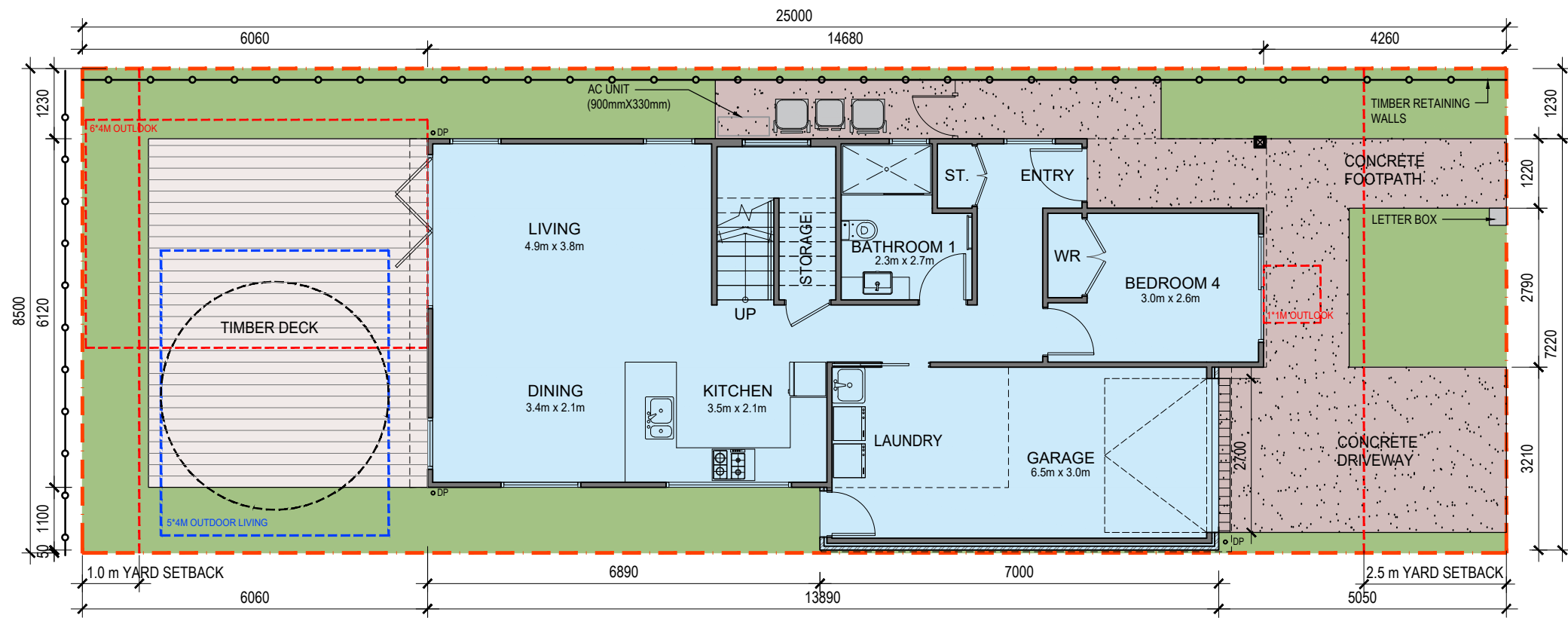
SITE AREA	212.3 m ²
BC PERMITTED	96 (45%)
BC PROVIDED	98 (46%)

LEGEND

- OUTLOOK SPACE
- OUTDOOR LIVING SPACE
- OUTDOOR LIVING SPACE
- YARD SETBACK
1.0 m rear
2.5 m front



TYPE J1 FIRST FLOOR PLAN Scale 1:50 @ A1, 1:100 @ A3



TYPE J1 GROUND FLOOR PLAN Scale 1:50 @ A1, 1:100 @ A3

SILVERDALE RESIDENTIAL DEVELOPMENT

| LOCATION: SPINE ROAD, SILVERDALE | DATE: 29-07-2025 | JOB: 1469-02 | DWG: RC213 Rev A

RMA ISSUE





TYPE N1

TPOLOGY SUMMARY

TPOLOGY
LOT 4, 8 & 12

BEDROOMS	3
BATHROOMS	3
GARAGE	1
STOREYS	2

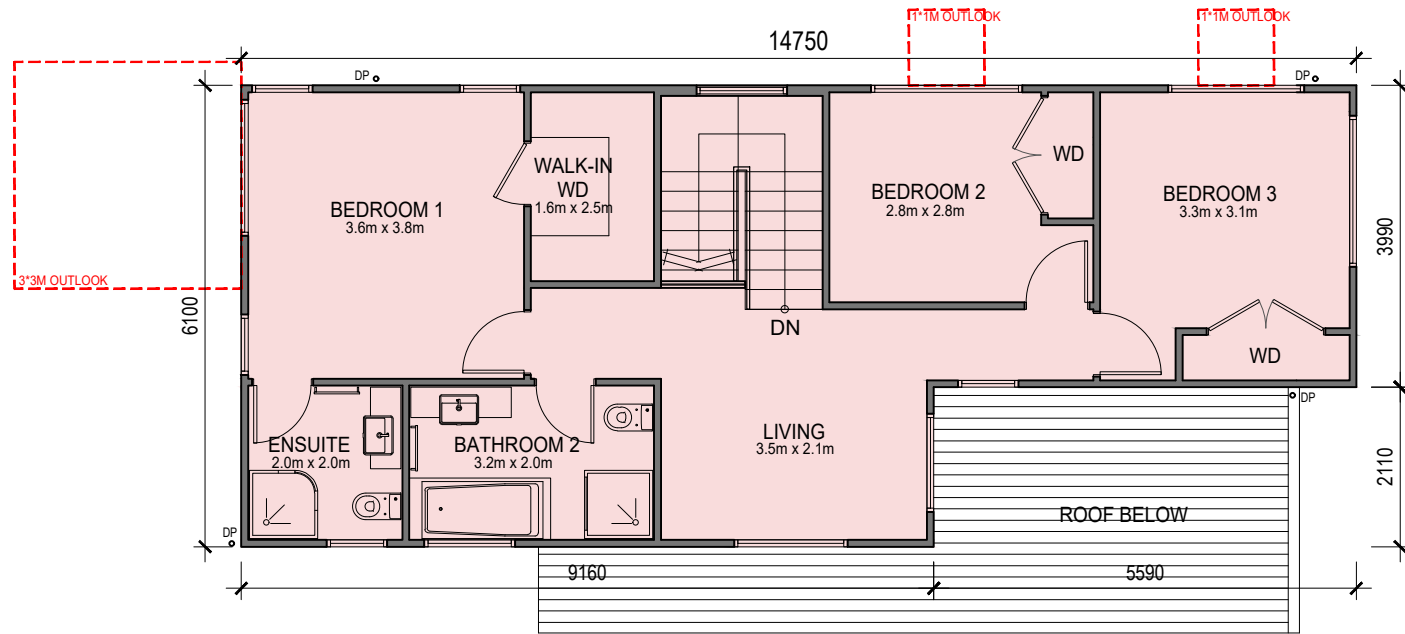
AREA	
GROUND FLOOR	96 m ²
FIRST FLOOR	78 m ²
TOTAL AREA	174 m ²

BUILDING COVERAGE

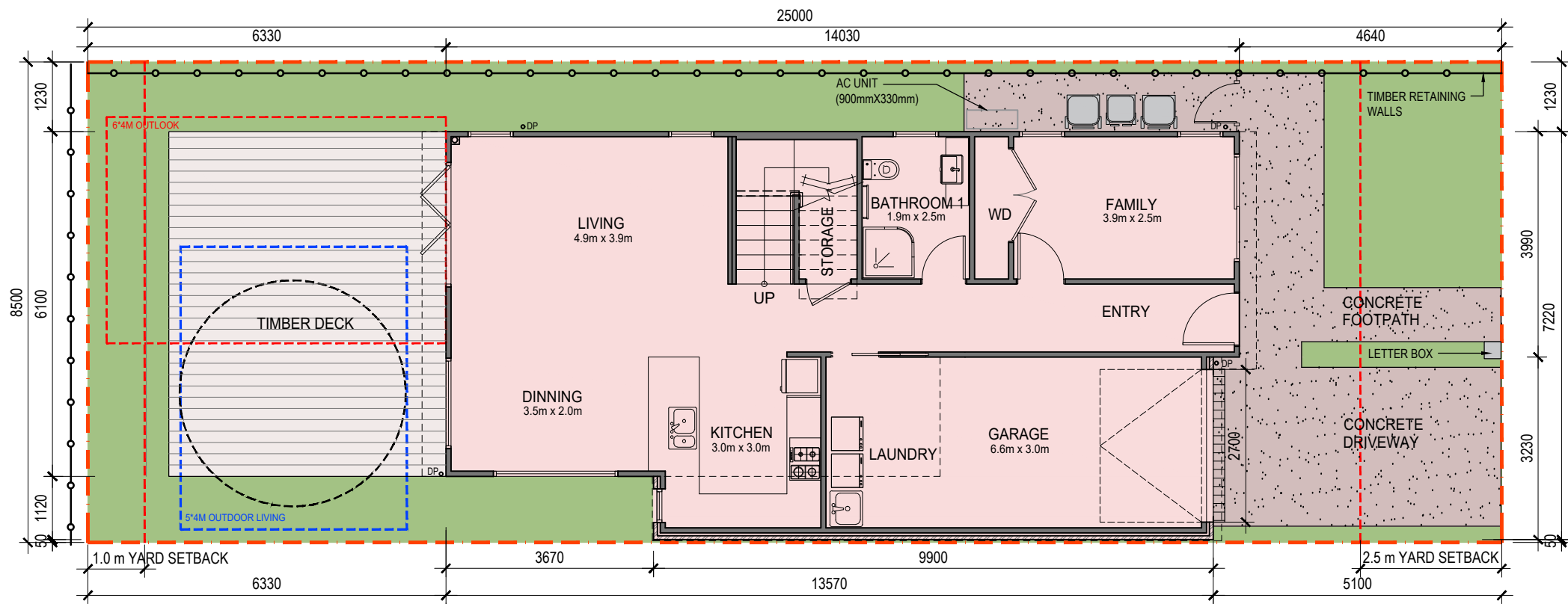
SITE AREA	212.3 m ²
BC PERMITTED	96 (45%)
BC PROVIDED	99 (47%)

LEGEND

- OUTLOOK SPACE
- OUTDOOR LIVING SPACE
- OUTDOOR LIVING SPACE
- YARD SETBACK
1.0 m rear
2.5 m front



TYPE N1 FIRST FLOOR PLAN Scale 1:50 @ A1, 1:100 @ A3



TYPE N1 GROUND FLOOR PLAN Scale 1:50 @ A1, 1:100 @ A3

SILVERDALE RESIDENTIAL DEVELOPMENT

| LOCATION: SPINE ROAD, SILVERDALE | DATE: 29-07-2025 | JOB: 1469-02 | DWG: RC214 Rev A

RMA ISSUE



TYPE N2

TPOLOGY SUMMARY

TPOLOGY
LOT 16

BEDROOMS	3
BATHROOMS	3
GARAGE	1
STOREYS	2

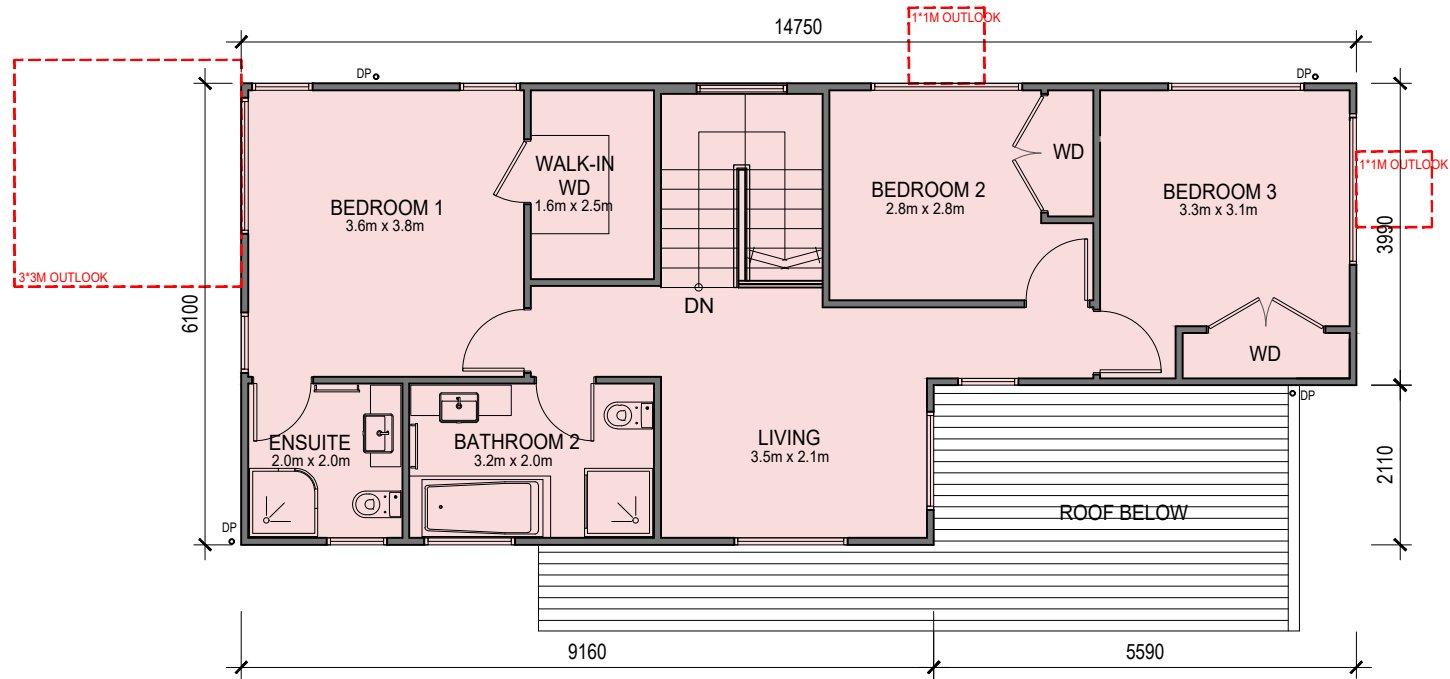
AREA	
GROUND FLOOR	95 m ²
FIRST FLOOR	78 m ²
TOTAL AREA	173 m ²

BUILDING COVERAGE

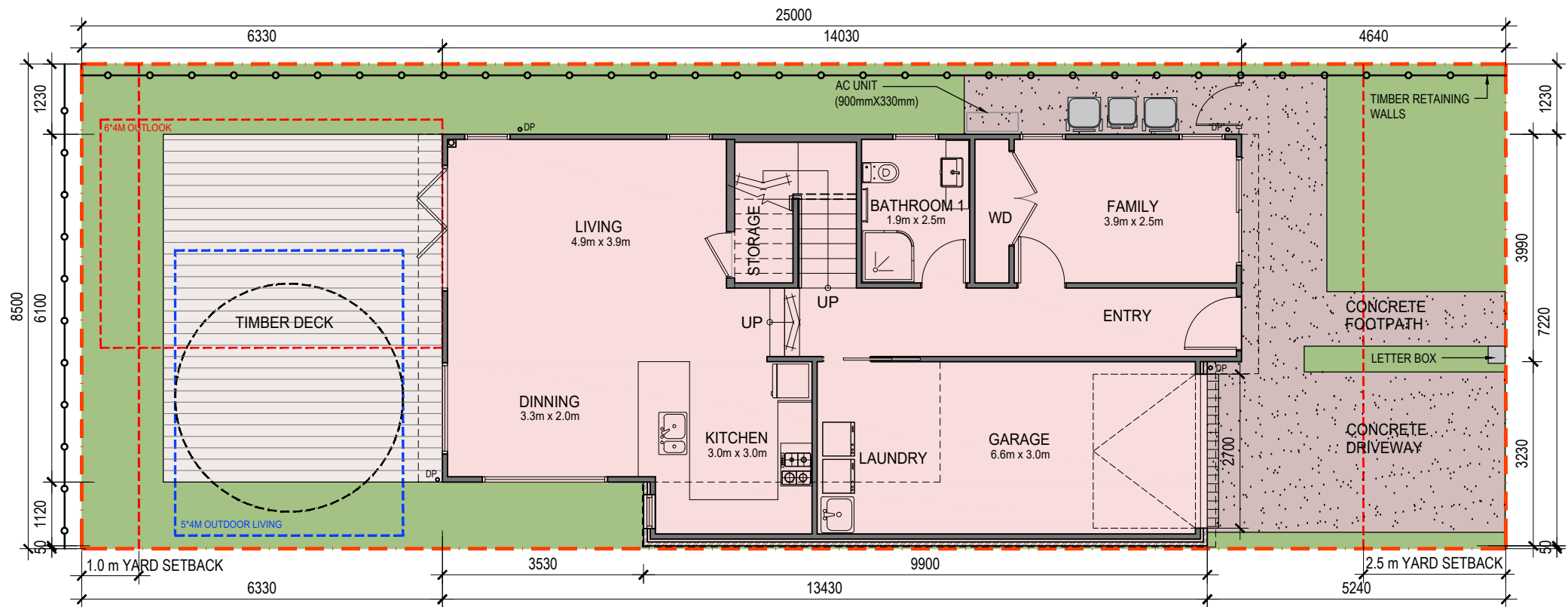
SITE AREA	212.3 m ²
BC PERMITTED	96 (45%)
BC PROVIDED	99 (47%)

LEGEND

- OUTLOOK SPACE
- OUTDOOR LIVING SPACE
- OUTDOOR LIVING SPACE
- YARD SETBACK
1.0 m rear
2.5 m front



TYPE N2 FIRST FLOOR PLAN Scale 1:50 @ A1, 1:100 @ A3



TYPE N2 GROUND FLOOR PLAN Scale 1:50 @ A1, 1:100 @ A3

SILVERDALE RESIDENTIAL DEVELOPMENT

| LOCATION: SPINE ROAD, SILVERDALE | DATE: 29-07-2025 | JOB: 1469-02 | DWG: RC215 Rev A

RMA ISSUE





TYPE H1

TPOLOGY SUMMARY

TPOLOGY
LOT 17

BEDROOMS	5
BATHROOMS	4
GARAGE	2
STOREYS	2

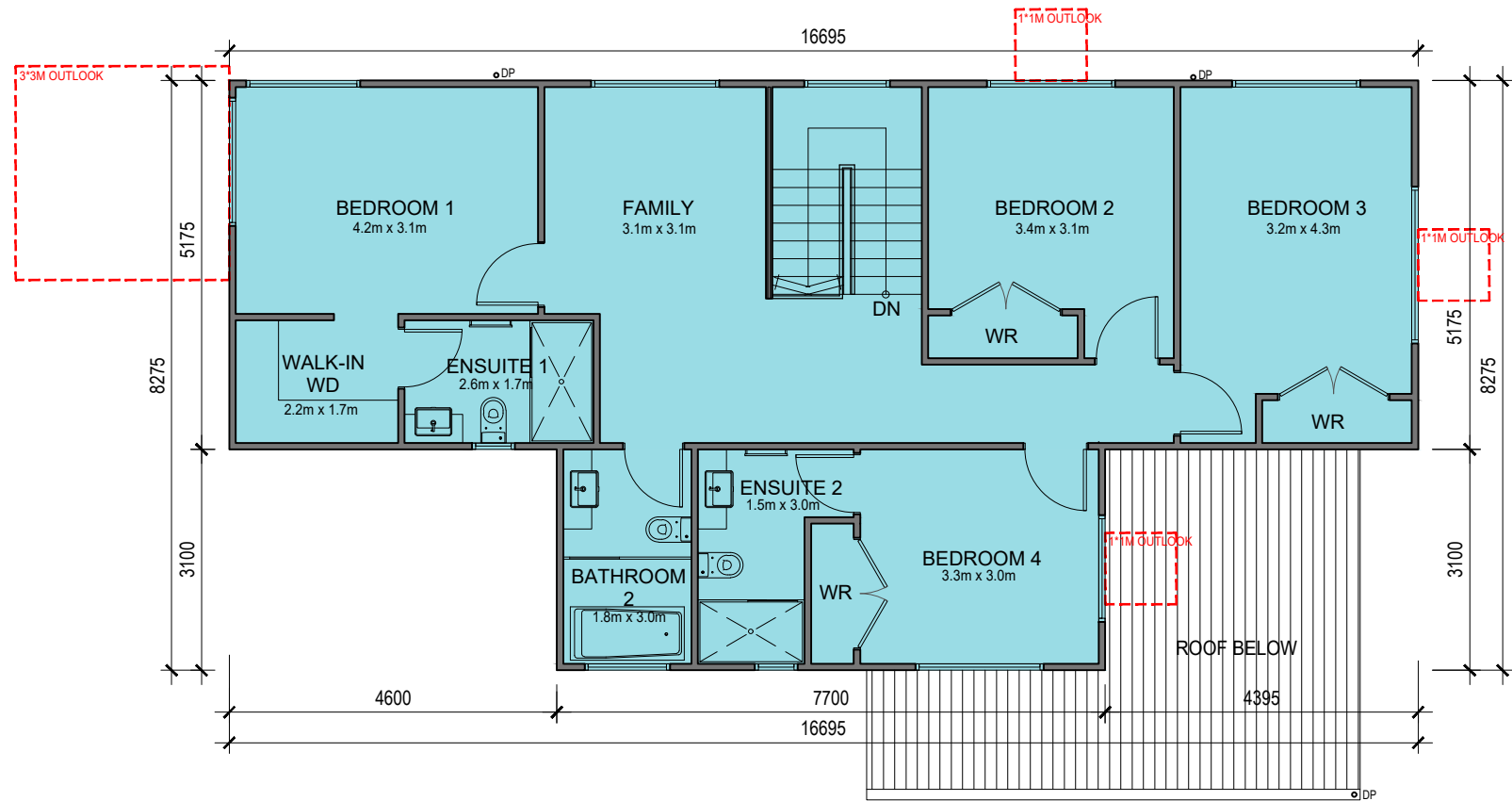
AREA	
GROUND FLOOR	130 m ²
FIRST FLOOR	110 m ²
TOTAL AREA	240 m²

BUILDING COVERAGE

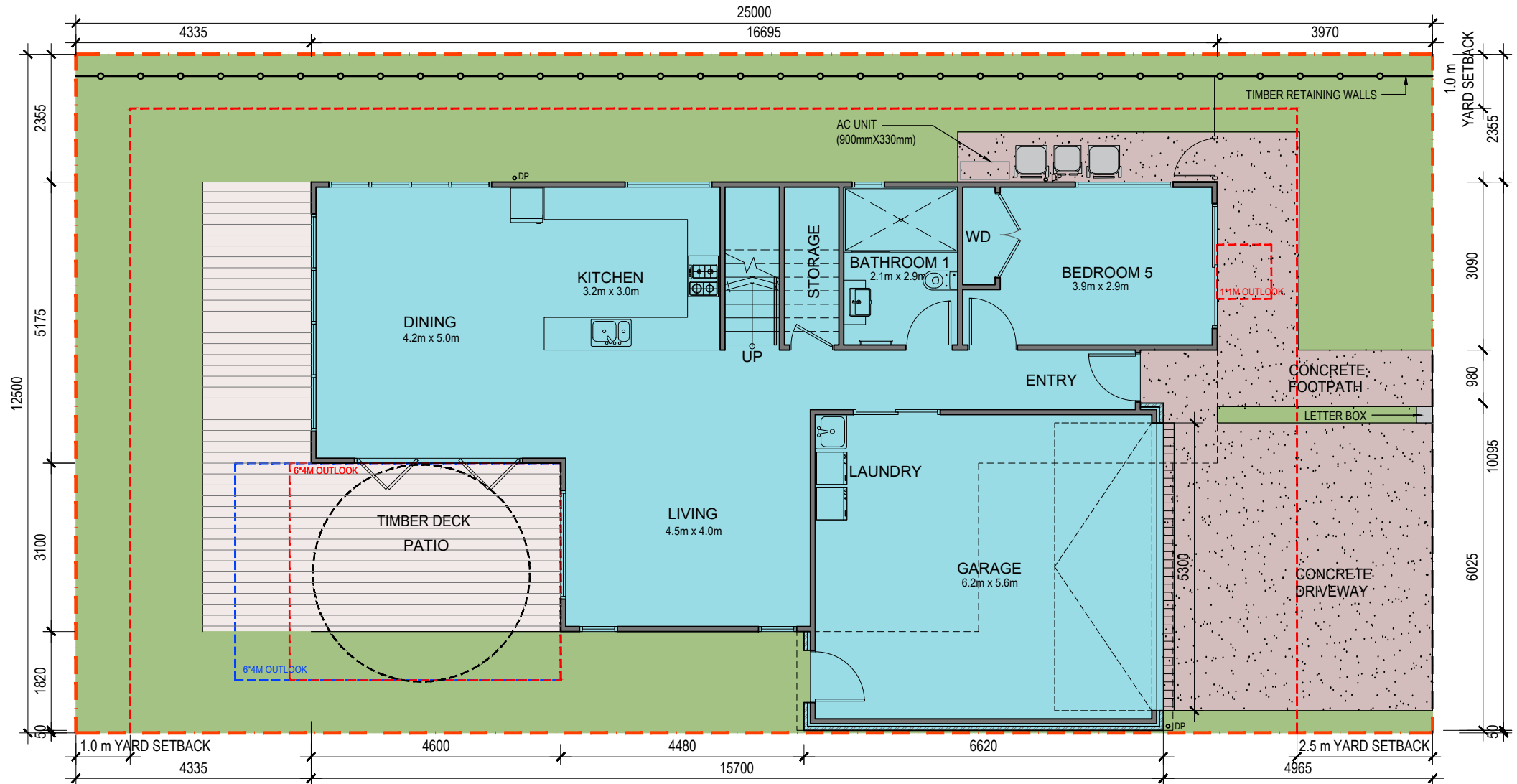
SITE AREA	311.3 m ²
BC PERMITTED	140 (45%)
BC PROVIDED	133 (43%)

LEGEND

 	OUTLOOK SPACE
 	OUTDOOR LIVING SPACE
 	OUTDOOR LIVING SPACE
 	YARD SETBACK 1.0 m rear 2.5 m front



TYPE H1 FIRST FLOOR PLAN Scale 1:50 @ A1, 1:100 @ A3



TYPE H1 GROUND FLOOR PLAN Scale 1:50 @ A1, 1:100 @ A3

SILVERDALE RESIDENTIAL DEVELOPMENT

| LOCATION: SPINE ROAD, SILVERDALE | DATE: 29-07-2025 | JOB: 1469-02 | DWG: RC216 Rev A

RMA ISSUE



EAST ELEVATION 1 (PART 1) Scale 1:100 @ A1, 1:200 @ A3

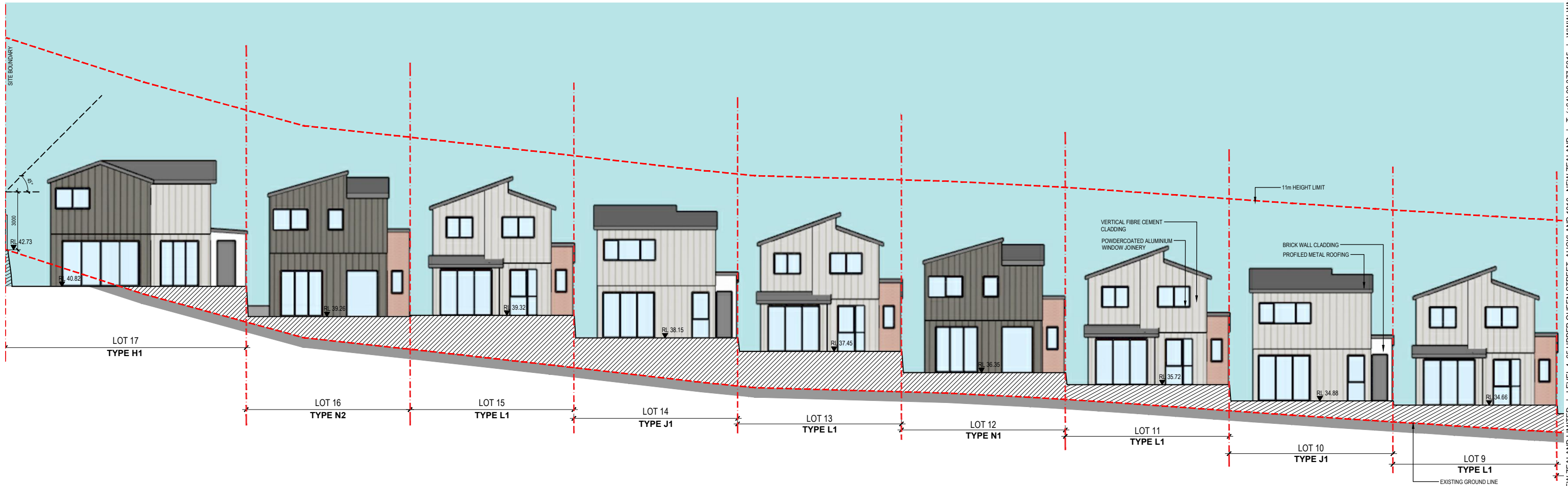


EAST ELEVATION 1 (PART 2) Scale 1:100 @ A1, 1:200 @ A3

SILVERDALE RESIDENTIAL DEVELOPMENT

| LOCATION: SPINE ROAD, SILVERDALE | DATE: 23-09-2025 | JOB: 1469-02 | DWG: RC401 A

RMA ISSUE



WEST ELEVATION 2 (PART 1) Scale 1:100 @ A1, 1:200 @ A3

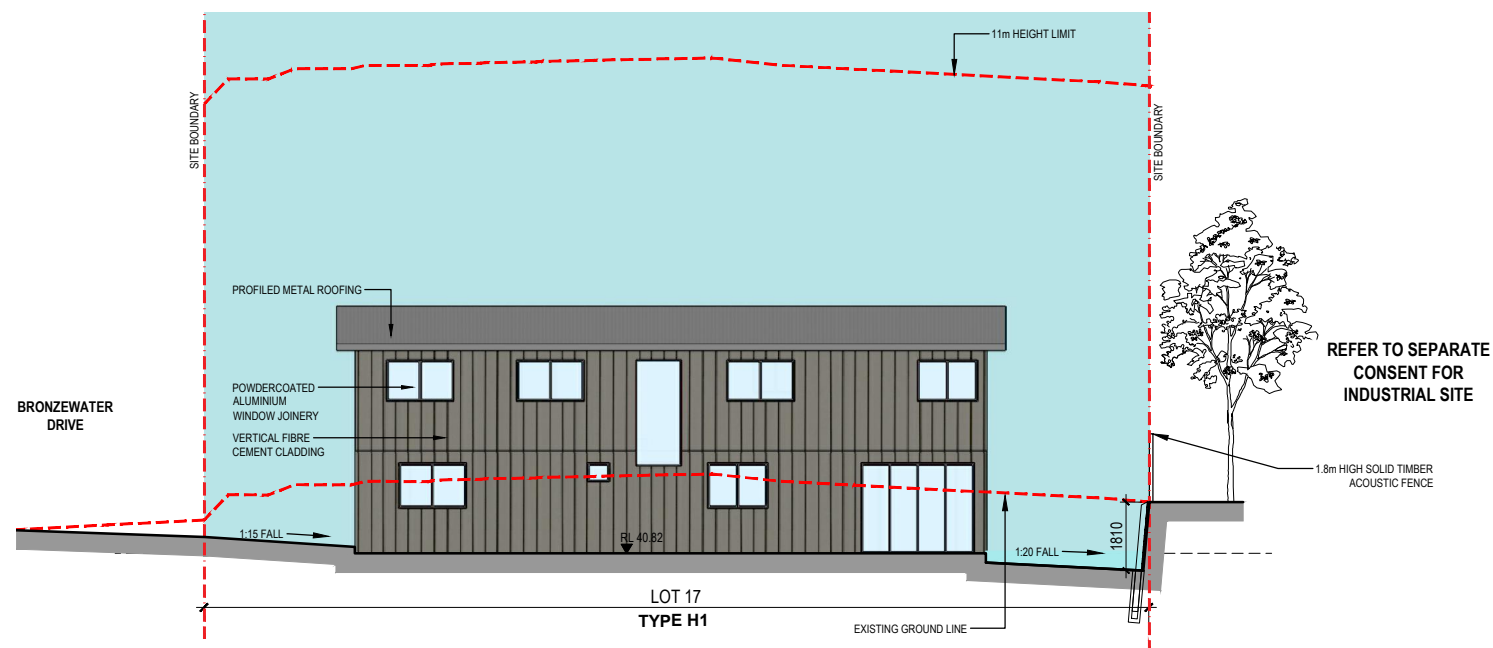


WEST ELEVATION 2 (PART 2) Scale 1:100 @ A1, 1:200 @ A3

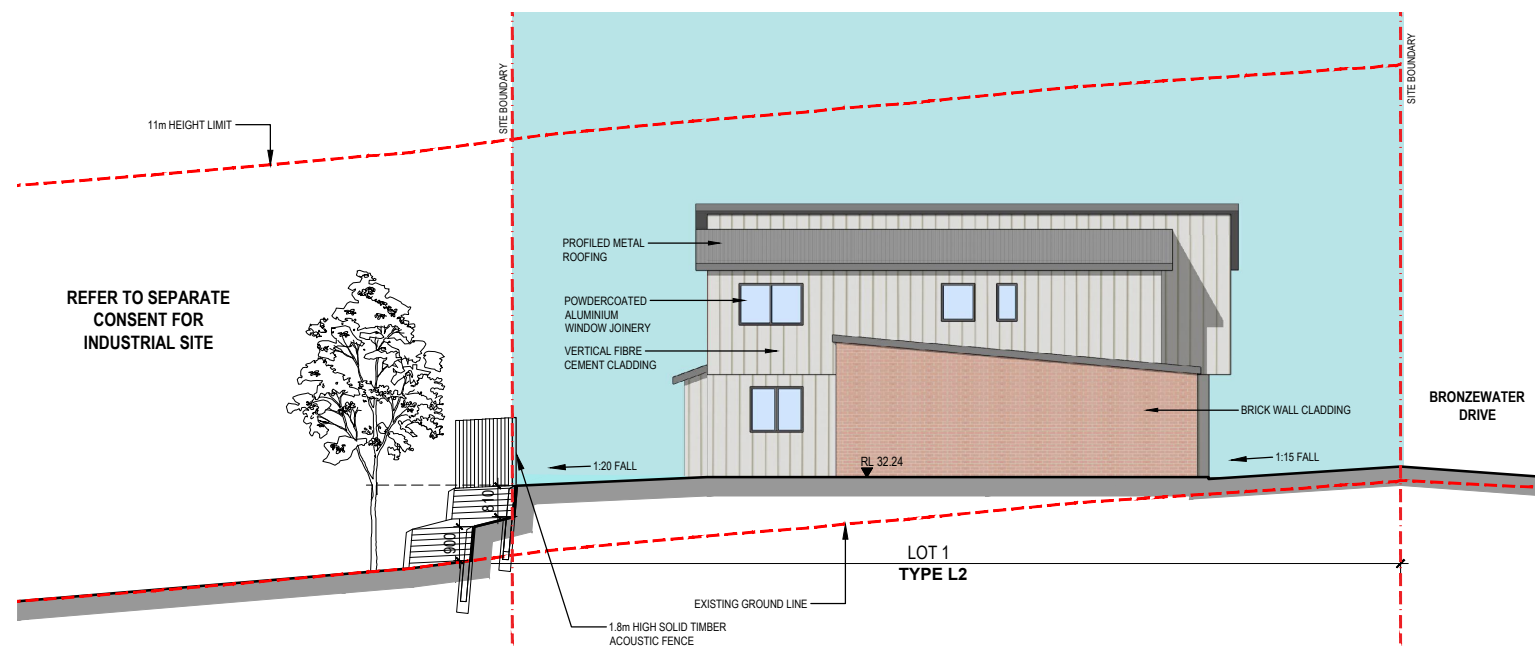
SILVERDALE RESIDENTIAL DEVELOPMENT

| LOCATION: SPINE ROAD, SILVERDALE | DATE: 23-09-2025 | JOB: 1469-02 | DWG: RC402 A

RMA ISSUE



NORTH ELEVATION 4 Scale 1:100 @ A1, 1:200 @ A3

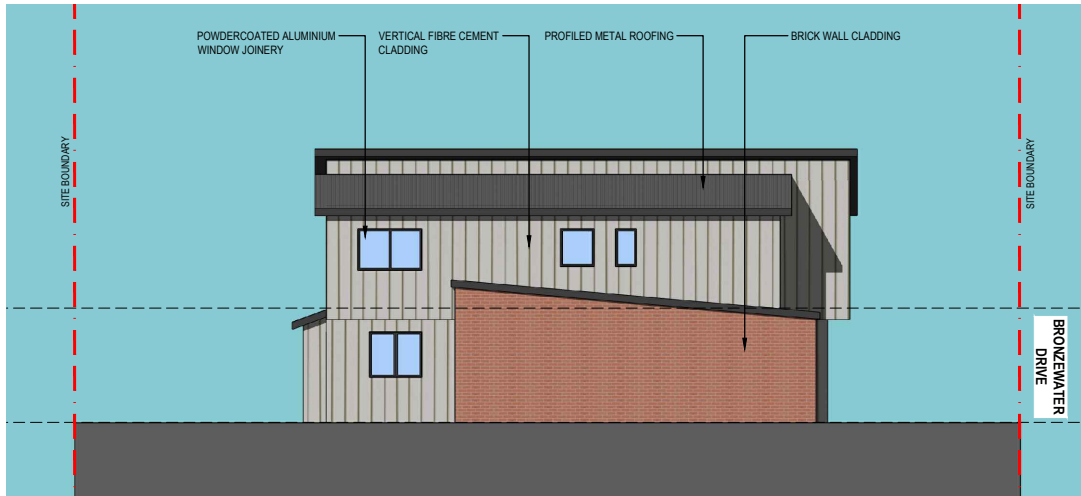


SOUTH ELEVATION 3 Scale 1:100 @ A1, 1:200 @ A3

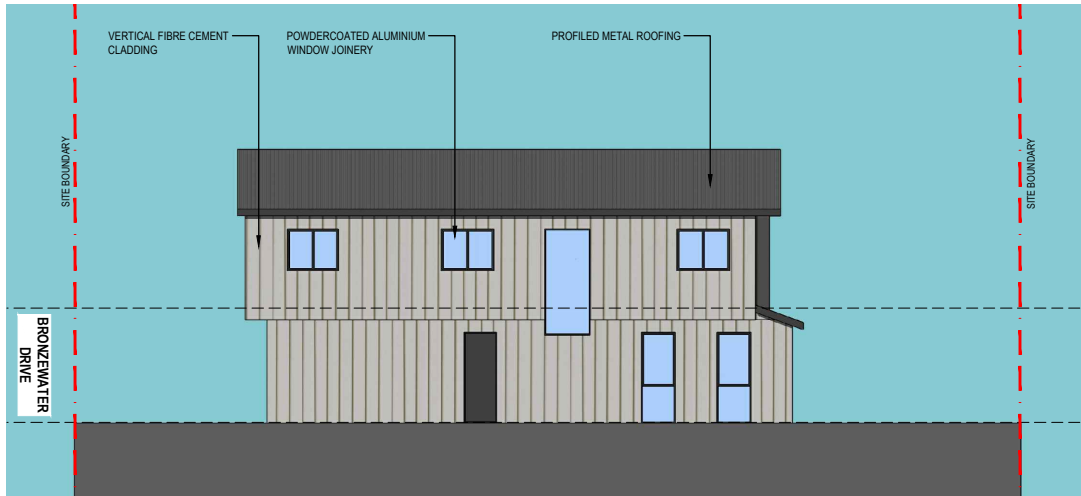
SILVERDALE RESIDENTIAL DEVELOPMENT

| LOCATION: SPINE ROAD, SILVERDALE | DATE: 23-09-2025 | JOB: 1469-02 | DWG: RC403 A

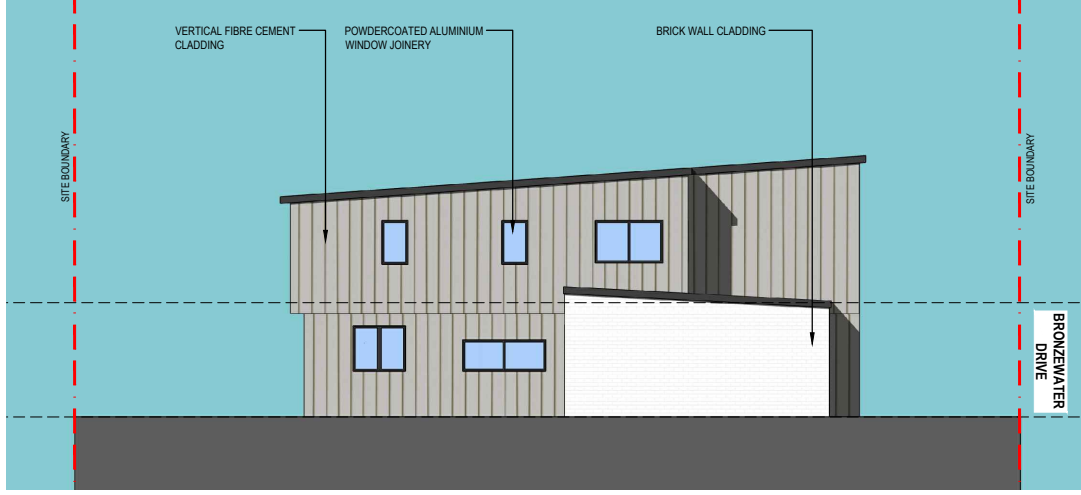
RMA ISSUE



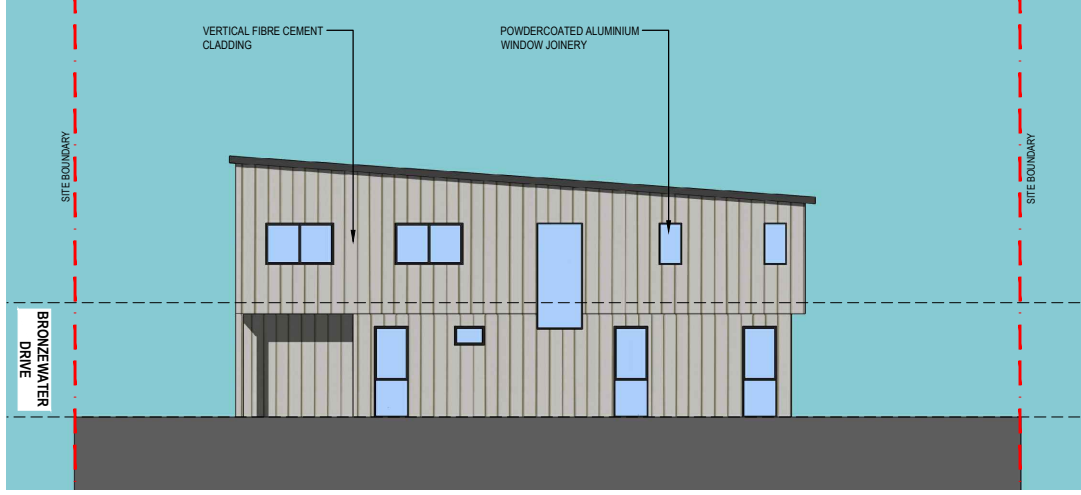
TYPE L1 & L2 SOUTH ELEVATION Scale 1:100 @ A1, 1:200 @ A3



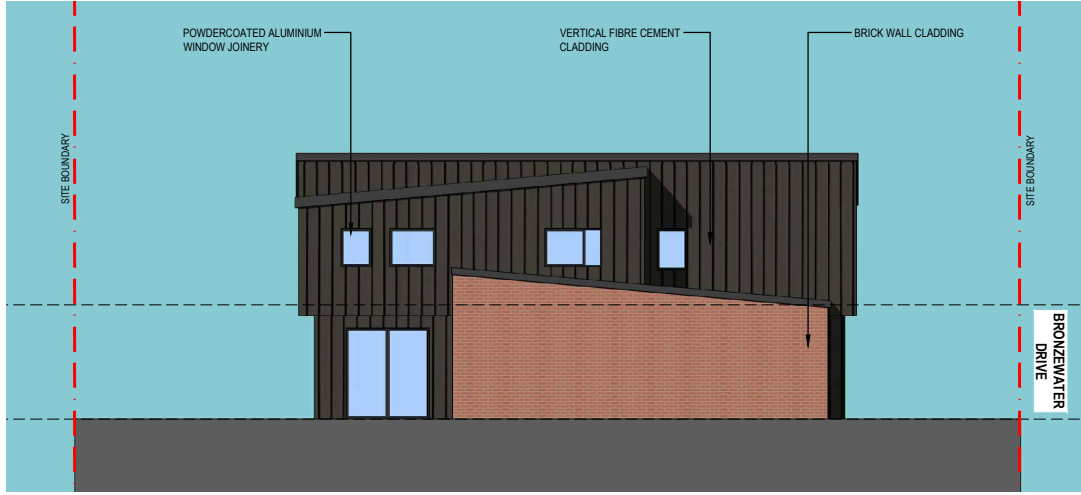
TYPE L1 & L2 NORTH ELEVATION Scale 1:100 @ A1, 1:200 @ A3



TYPE J SOUTH ELEVATION Scale 1:100 @ A1, 1:200 @ A3



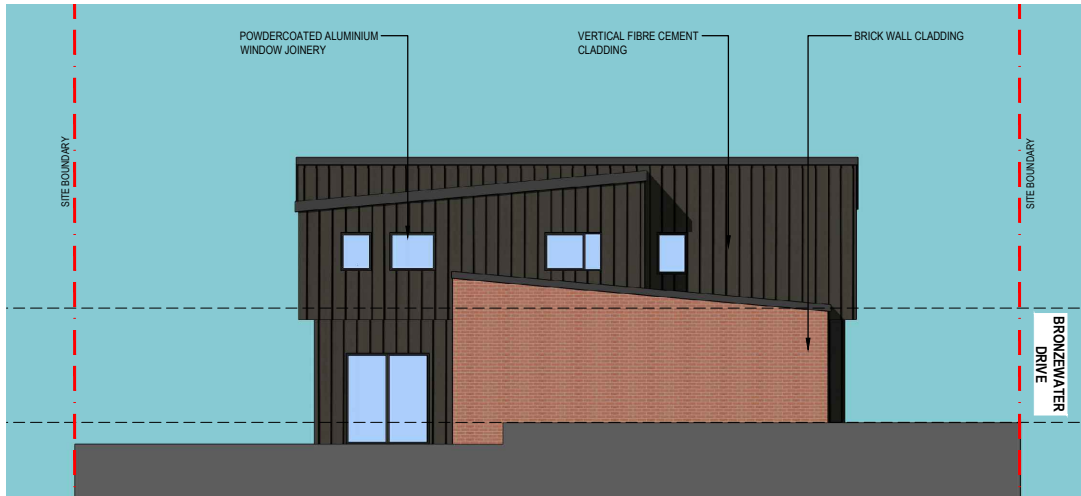
TYPE J NORTH ELEVATION Scale 1:100 @ A1, 1:200 @ A3



TYPE N1 SOUTH ELEVATION Scale 1:100 @ A1, 1:200 @ A3



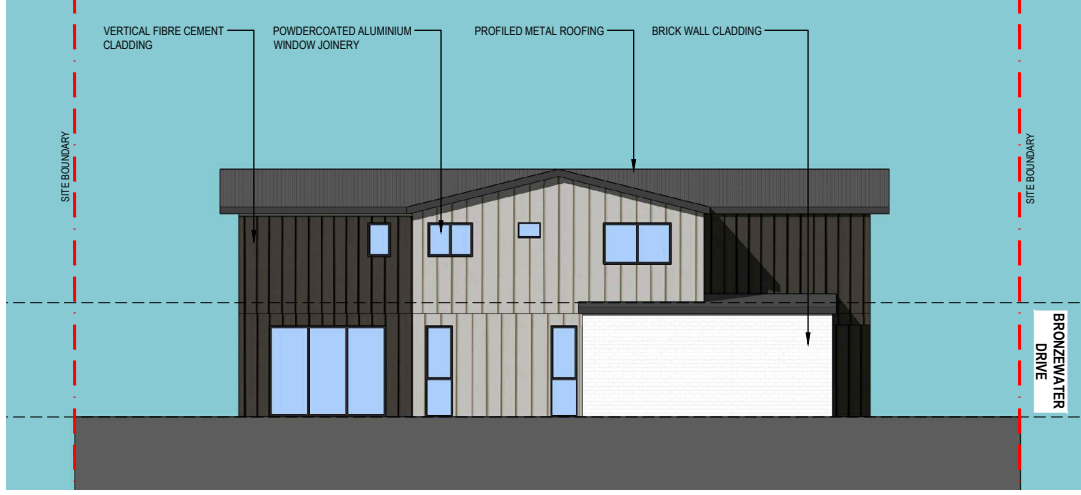
TYPE N1 NORTH ELEVATION Scale 1:100 @ A1, 1:200 @ A3



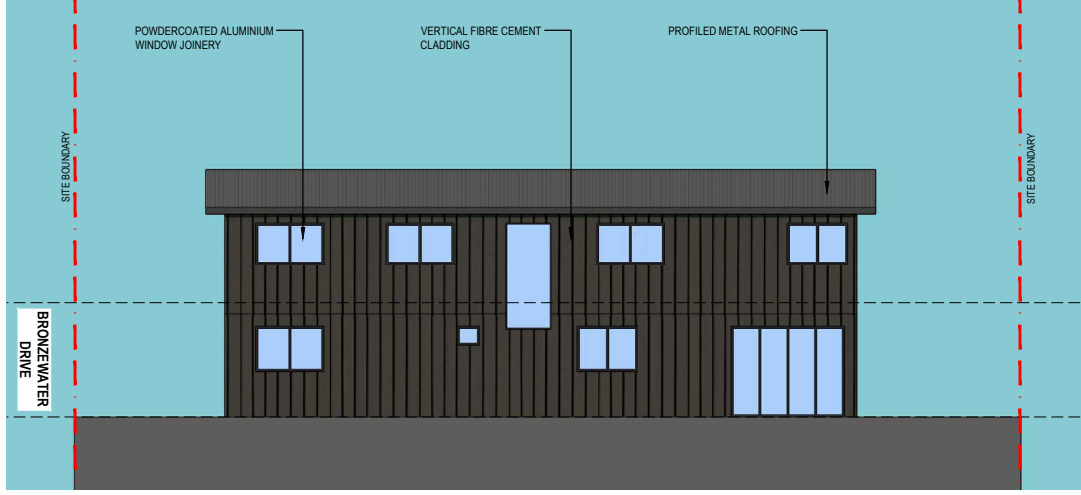
TYPE N2 SOUTH ELEVATION Scale 1:100 @ A1, 1:200 @ A3



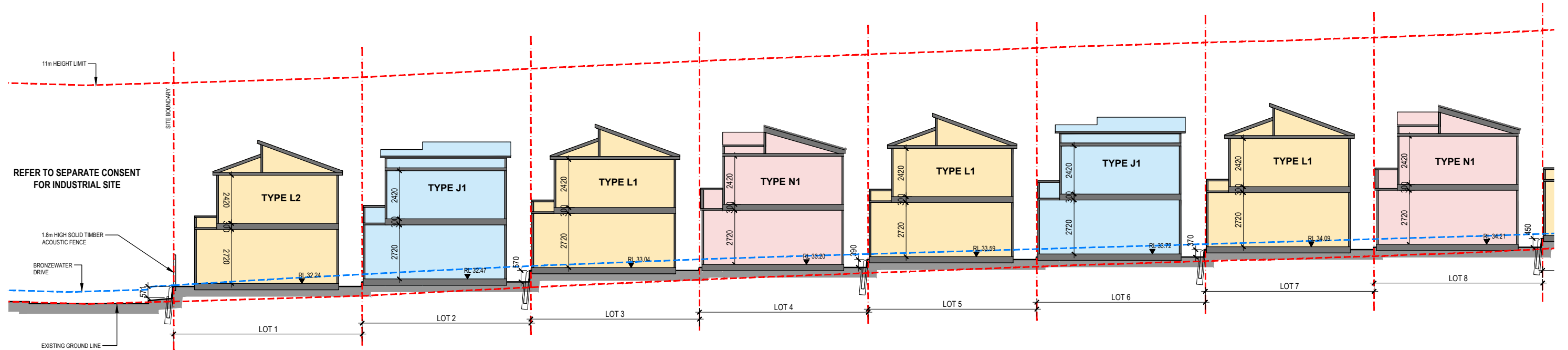
TYPE N2 NORTH ELEVATION Scale 1:100 @ A1, 1:200 @ A3



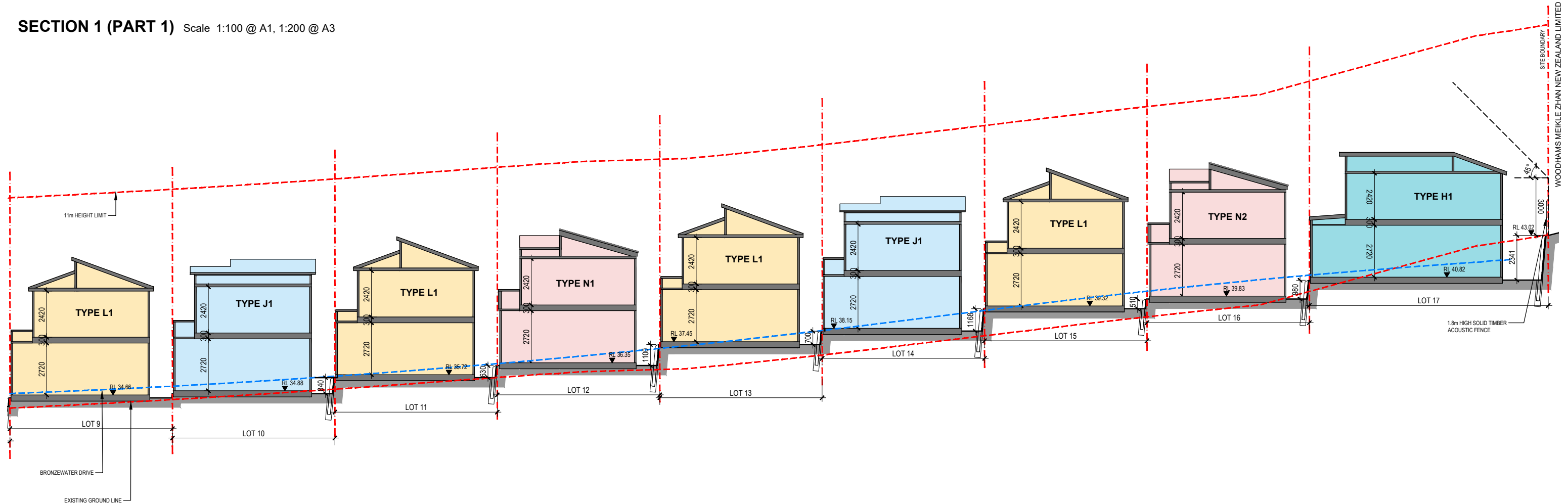
TYPE H SOUTH ELEVATION Scale 1:100 @ A1, 1:200 @ A3



TYPE H NORTH ELEVATION Scale 1:100 @ A1, 1:200 @ A3



SECTION 1 (PART 1) Scale 1:100 @ A1, 1:200 @ A3

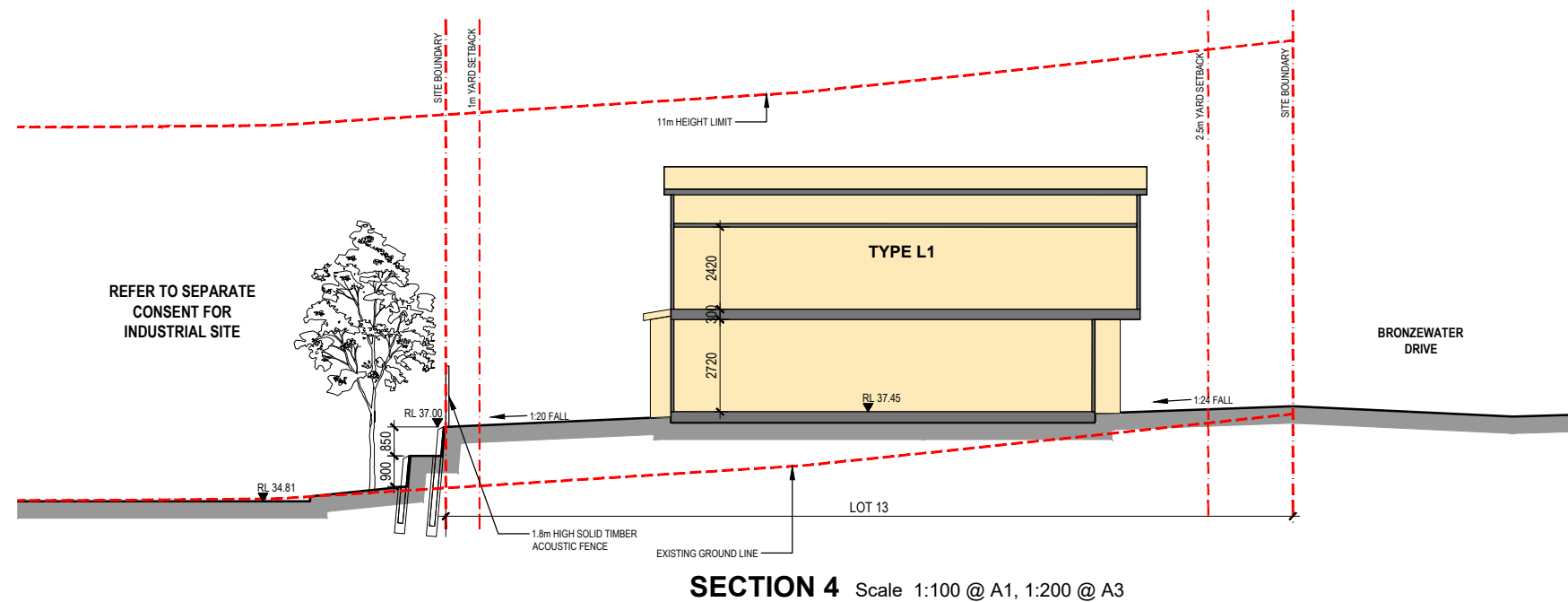
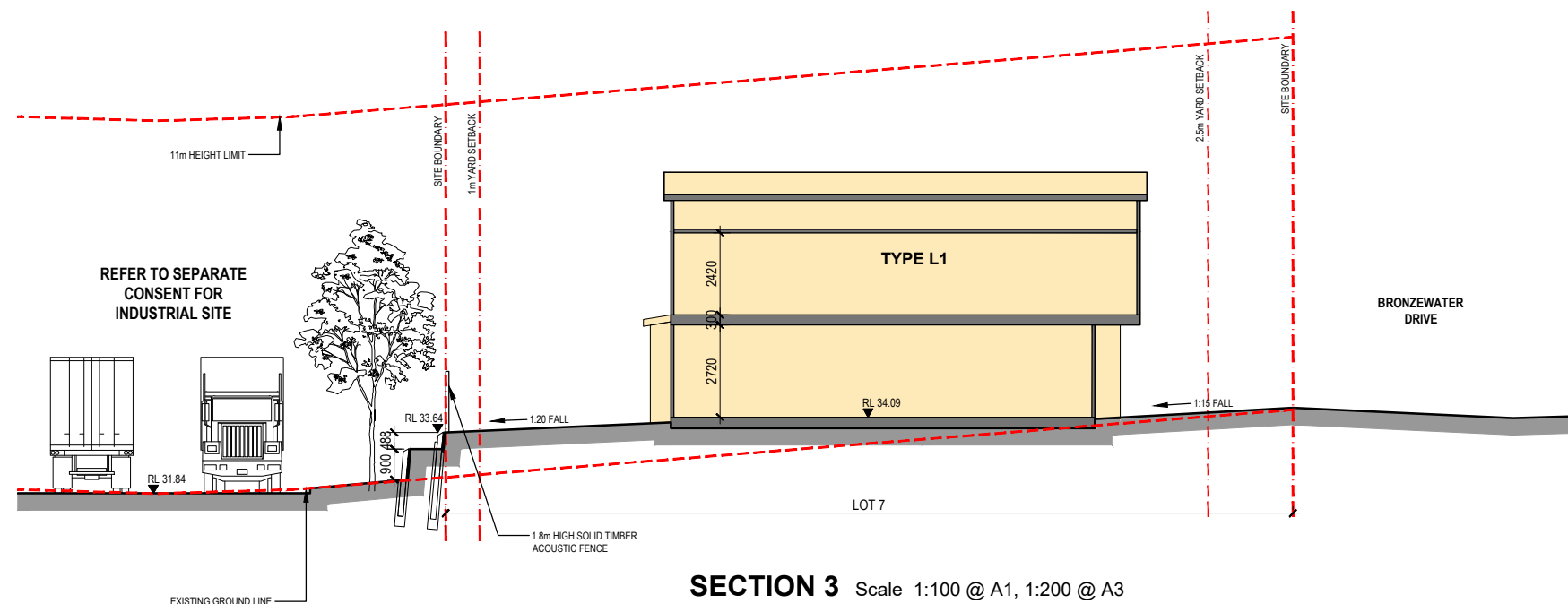
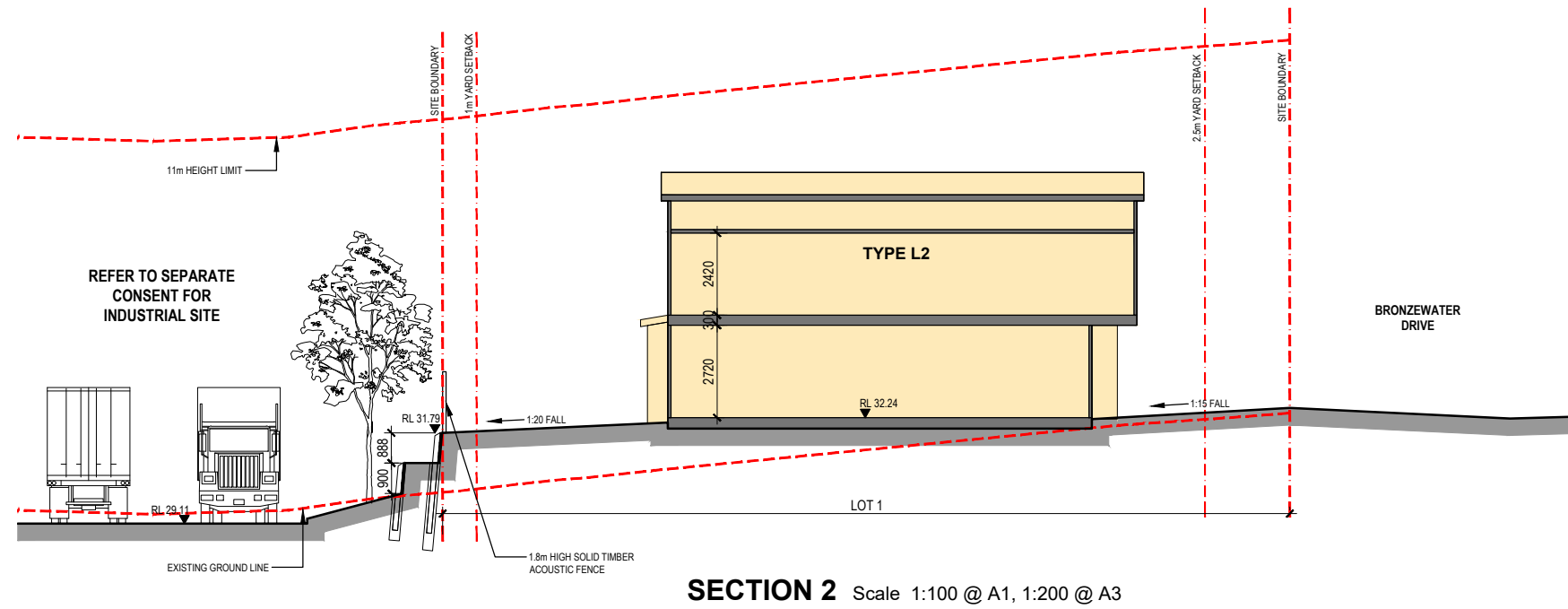


SECTION 1 (PART 2) Scale 1:100 @ A1, 1:200 @ A3

SILVERDALE RESIDENTIAL DEVELOPMENT

| LOCATION: SPINE ROAD, SILVERDALE | DATE: 23-09-2025 | JOB: 1469-02 | DWG: RC501 Rev A

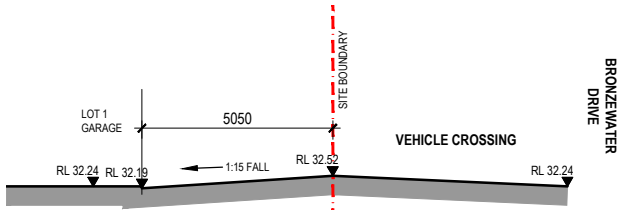
RMA ISSUE



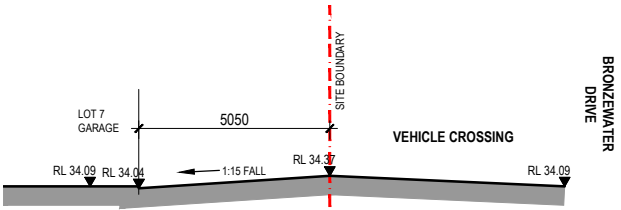
SILVERDALE RESIDENTIAL DEVELOPMENT

| LOCATION: SPINE ROAD, SILVERDALE | DATE: 23-09-2025 | JOB: 1469-02 | DWG: RC502 Rev A

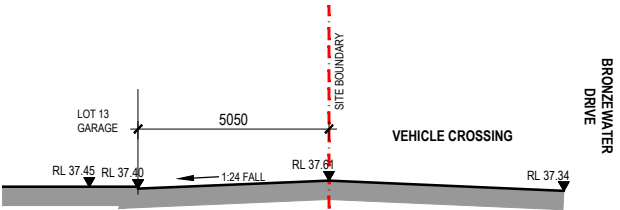
RMA ISSUE



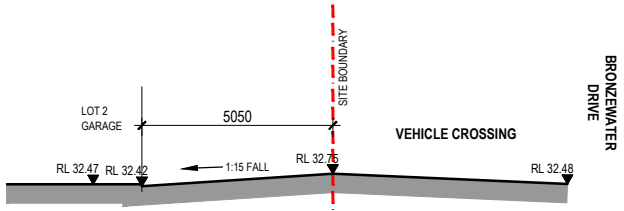
LOT 1 DRIVEWAY SECTION Scale 1:100 @ A1, 1:200 @ A3



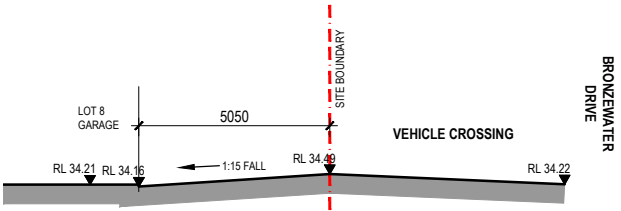
LOT 7 DRIVEWAY SECTION Scale 1:100 @ A1, 1:200 @ A3



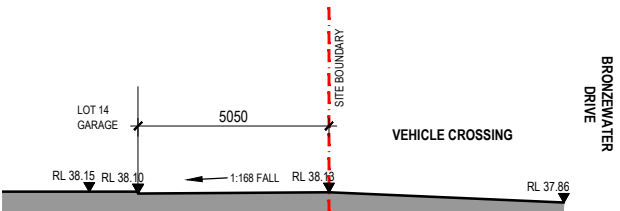
LOT 13 DRIVEWAY SECTION Scale 1:100 @ A1, 1:200 @ A3



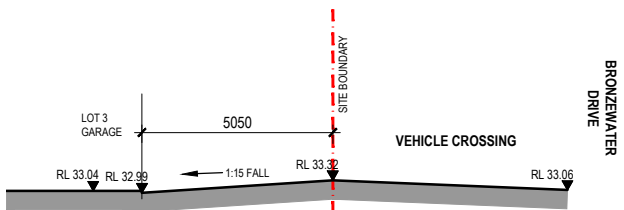
LOT 2 DRIVEWAY SECTION Scale 1:100 @ A1, 1:200 @ A3



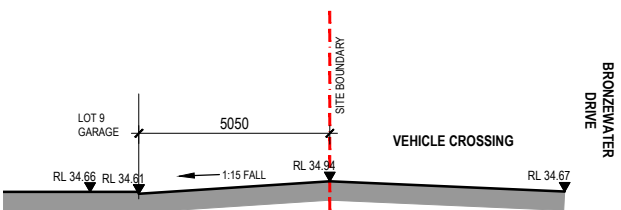
LOT 8 DRIVEWAY SECTION Scale 1:100 @ A1, 1:200 @ A3



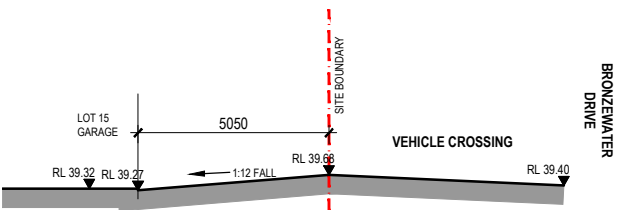
LOT 14 DRIVEWAY SECTION Scale 1:100 @ A1, 1:200 @ A3



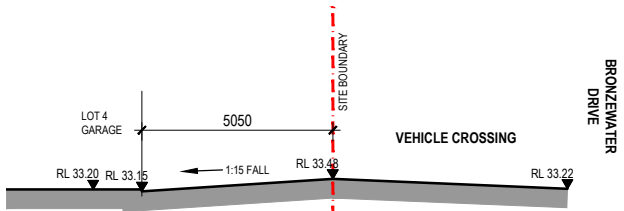
LOT 3 DRIVEWAY SECTION Scale 1:100 @ A1, 1:200 @ A3



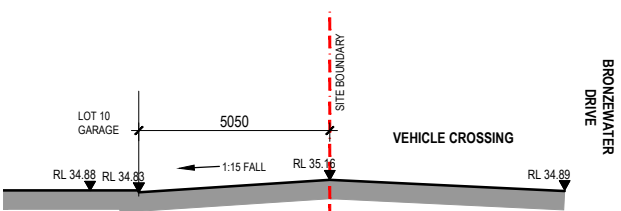
LOT 9 DRIVEWAY SECTION Scale 1:100 @ A1, 1:200 @ A3



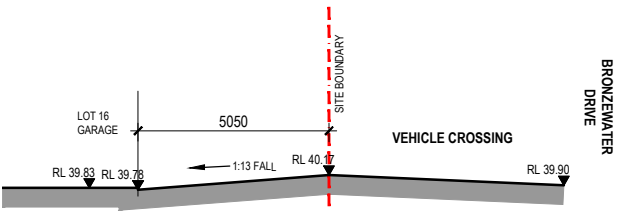
LOT 15 DRIVEWAY SECTION Scale 1:100 @ A1, 1:200 @ A3



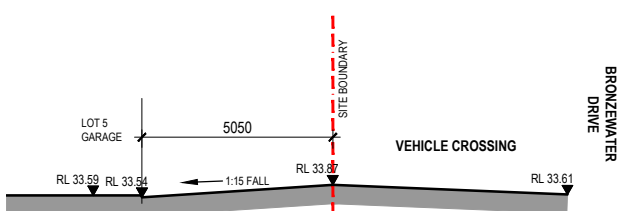
LOT 4 DRIVEWAY SECTION Scale 1:100 @ A1, 1:200 @ A3



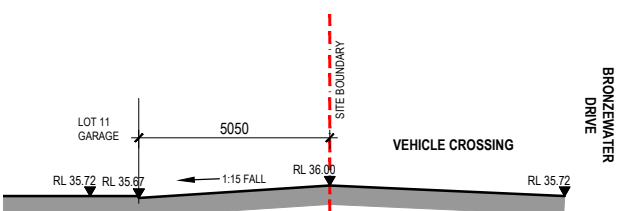
LOT 10 DRIVEWAY SECTION Scale 1:100 @ A1, 1:200 @ A3



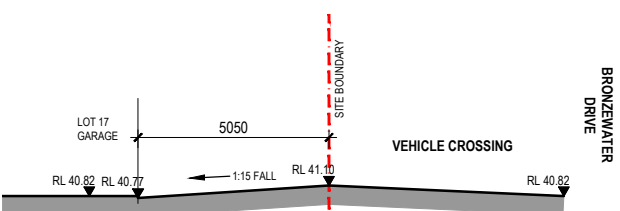
LOT 16 DRIVEWAY SECTION Scale 1:100 @ A1, 1:200 @ A3



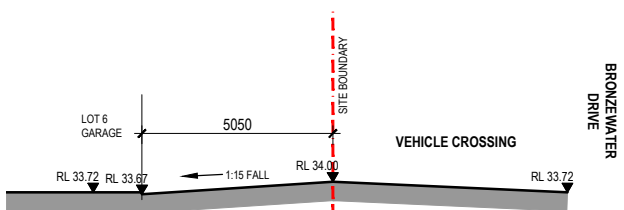
LOT 5 DRIVEWAY SECTION Scale 1:100 @ A1, 1:200 @ A3



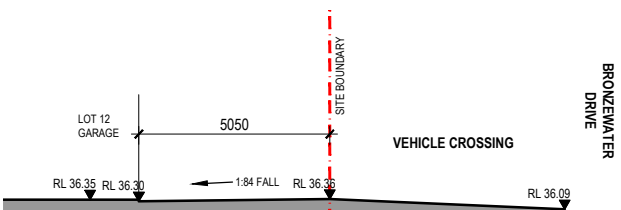
LOT 11 DRIVEWAY SECTION Scale 1:100 @ A1, 1:200 @ A3



LOT 17 DRIVEWAY SECTION Scale 1:100 @ A1, 1:200 @ A3



LOT 6 DRIVEWAY SECTION Scale 1:100 @ A1, 1:200 @ A3



LOT 12 DRIVEWAY SECTION Scale 1:100 @ A1, 1:200 @ A3

SILVERDALE RESIDENTIAL DEVELOPMENT

| LOCATION: SPINE ROAD, SILVERDALE | DATE: 23-09-2025 | JOB: 1469-02 | DWG: RC503 Rev A

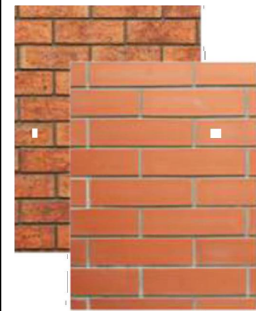
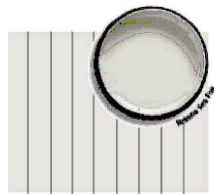
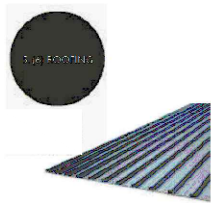
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WOODHAMS
MEIKLE
ZHAN
ARCHITECTS

CLADDING SCHEMES

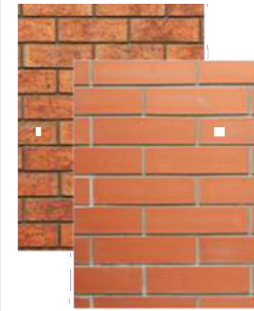
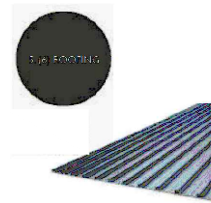
INDICATIVE DESIGN ONLY - NOT FOR CONSTRUCTION

TYPE L1 & L2

CLADDING 1	CLADDING 2	JOINERY	ROOFING
	 Resene Sea Fog	 Matt Iron Sand	 MC 760
CLADDING Brick	CLADDING Vertical Fibre cement cladding	MATERIAL Aluminium Joinery	MATERIAL Profile Metal Roofing
FINISH Natural	FINISH Paint Finish	FINISH Powdercoat	PROFILE MC 760
COLOUR Gypsy - Rose/ Bilbao-La Paloma	COLOUR Resene Sea Fog	COLOUR Matt Iron Sand	COLOUR Lignite

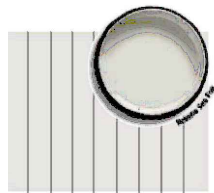
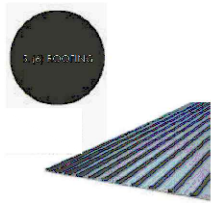
Note: DP to match to cladding colour

TYPE N1 & N2

CLADDING 1	CLADDING 2	JOINERY	ROOFING
	 Resene Iron Sand	 Matt Iron Sand	 MC 760
CLADDING Brick	CLADDING Vertical Fibre cement cladding	MATERIAL Aluminium Joinery	MATERIAL Profile Metal Roofing
FINISH Natural	FINISH Paint Finish	FINISH Powdercoat	PROFILE MC 760
COLOUR Gypsy - Rose/ Bilbao-La Paloma	COLOUR Iron Sand	COLOUR Matt Iron Sand	COLOUR Lignite

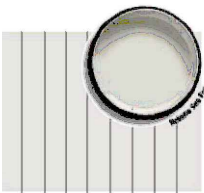
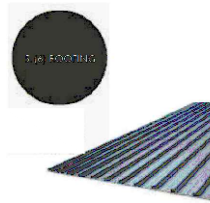
Note: DP to match to cladding colour

TYPE J1

CLADDING 1	CLADDING 2	JOINERY	ROOFING
	 Resene Sea Fog	 Matt Iron Sand	 MC 760
CLADDING Brick	CLADDING Vertical Fibre cement cladding	MATERIAL Aluminium Joinery	MATERIAL Profile Metal Roofing
FINISH Natural	FINISH Paint Finish	FINISH Powdercoat	PROFILE MC 760
COLOUR White- Madrid with white grout	COLOUR Resene Sea Fog	COLOUR Matt Iron Sand	COLOUR Lignite

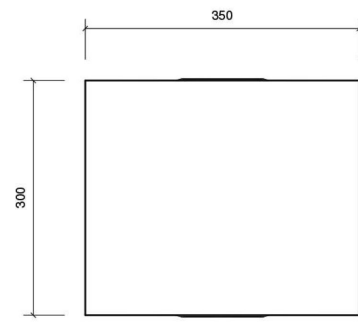
Note: DP to match to cladding colour

TYPE H1

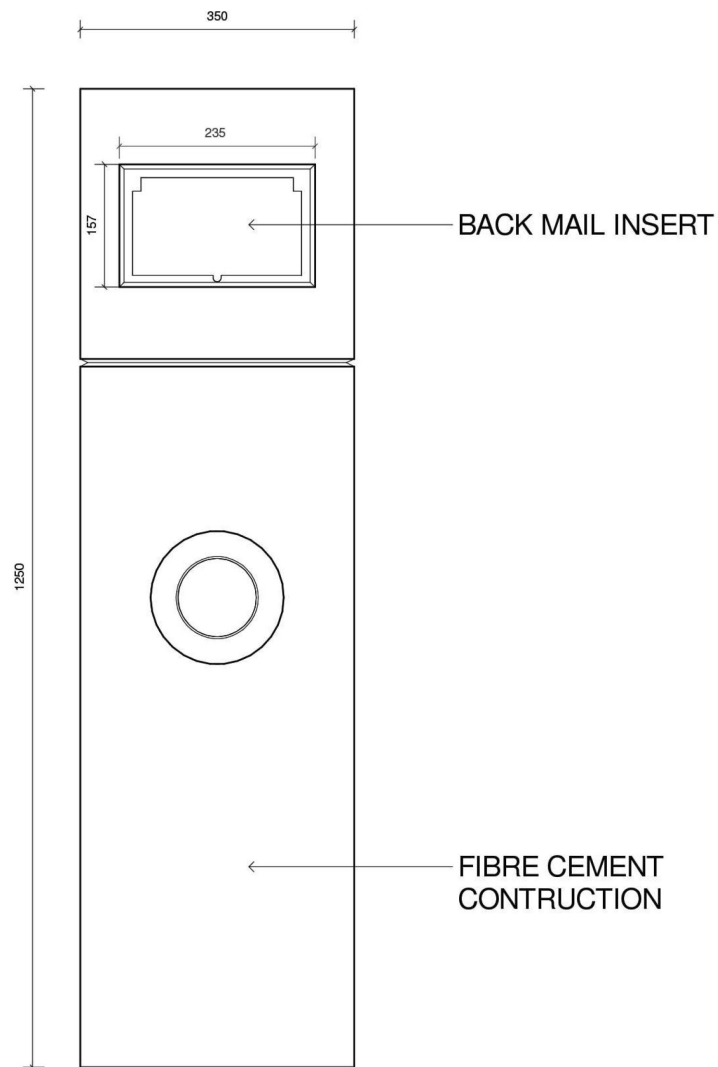
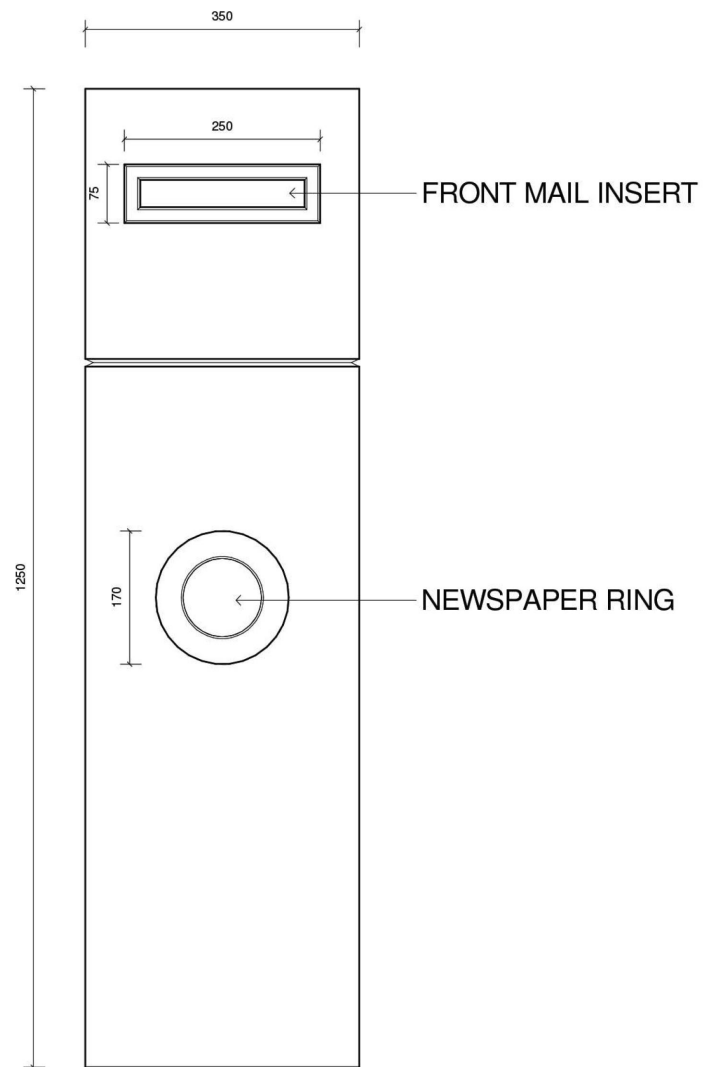
CLADDING 1	CLADDING 2	CLADDING 3	JOINERY	ROOFING
	 Resene Iron Sand	 Resene Sea Fog	 Matt Iron Sand	 MC 760
CLADDING Brick	CLADDING Vertical Fibre cement cladding	CLADDING Vertical Fibre cement cladding	MATERIAL Aluminium Joinery	MATERIAL Profile Metal Roofing
FINISH Natural	FINISH Paint Finish	FINISH Paint Finish	FINISH Powdercoat	PROFILE MC 760
COLOUR White- Madrid	COLOUR Iron Sand	COLOUR Resene Sea Fog	COLOUR Matt Iron Sand	COLOUR Lignite

Note: DP to match to cladding colour

COLOUR AND MATERIAL MATRIX



Plan



TYPICAL LETTERBOX DETAIL



SILVERDALE RESIDENTIAL DEVELOPMENT

| LOCATION: SPINE ROAD, SILVERDALE | DATE: 03-04-2025 | JOB: 1469-02 | DWG: RC902

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PERSPECTIVE

SILVERDALE RESIDENTIAL DEVELOPMENT

| LOCATION: SPINE ROAD, SILVERDALE | DATE: 03-04-2025 | JOB: 1469-02 | DWG: RC951 Rev A

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