



### Wellesley Road

#### SITE ADDRESS

42 Wellesley Road, Mangare Bridge Auckland

#### LEGAL DESCRIPTION

Lot # Lot 20  
D.P. # DP 45706  
C.T. # NA52B/193  
Area 1014m<sup>2</sup>

#### SITE ZONING

Exposure Zone D  
Wind Zone High  
Earthquake Zone 1

#### TOWN PLANNING

T.A. Auckland Council  
AUP Residential - Mixed Housing Suburban Zone

#### RC Resource Consent

RCO	01 - WIP	Cover
-----	----------	-------

#### RC1 Site

RC101	01 - WIP	Existing & Demo Plan
RC102	01 - WIP	Proposed Site Plan

#### RC20 Overall Plans

RC201	01 - WIP	Ground Floor Plan (Lot1-4)
RC202	01 - WIP	First Floor Plan (Lot1-4)
RC203	01 - WIP	Roof Plan (Lot1-4)
RC204	01 - WIP	Ground Floor Plan (Lot5-7)
RC205	01 - WIP	First Floor Plan (Lot5-7)
RC206	01 - WIP	Roof Plan (Lot5-7)

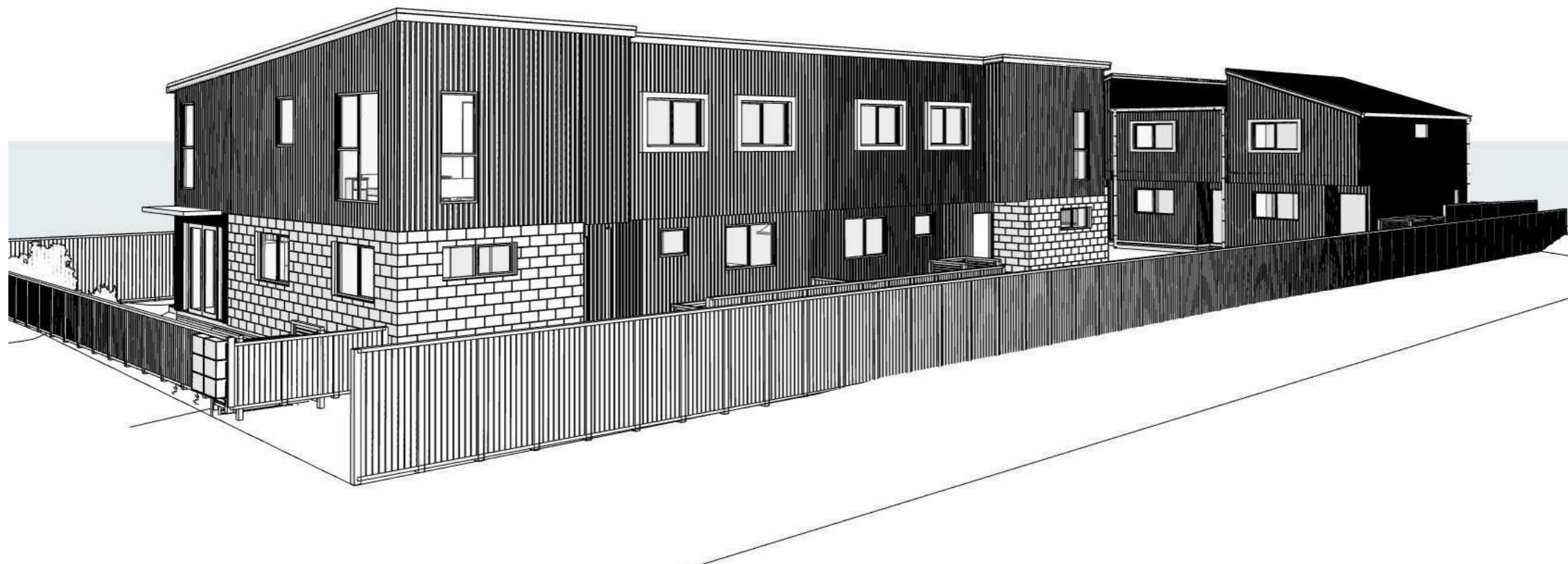
#### RC21 Unit Types

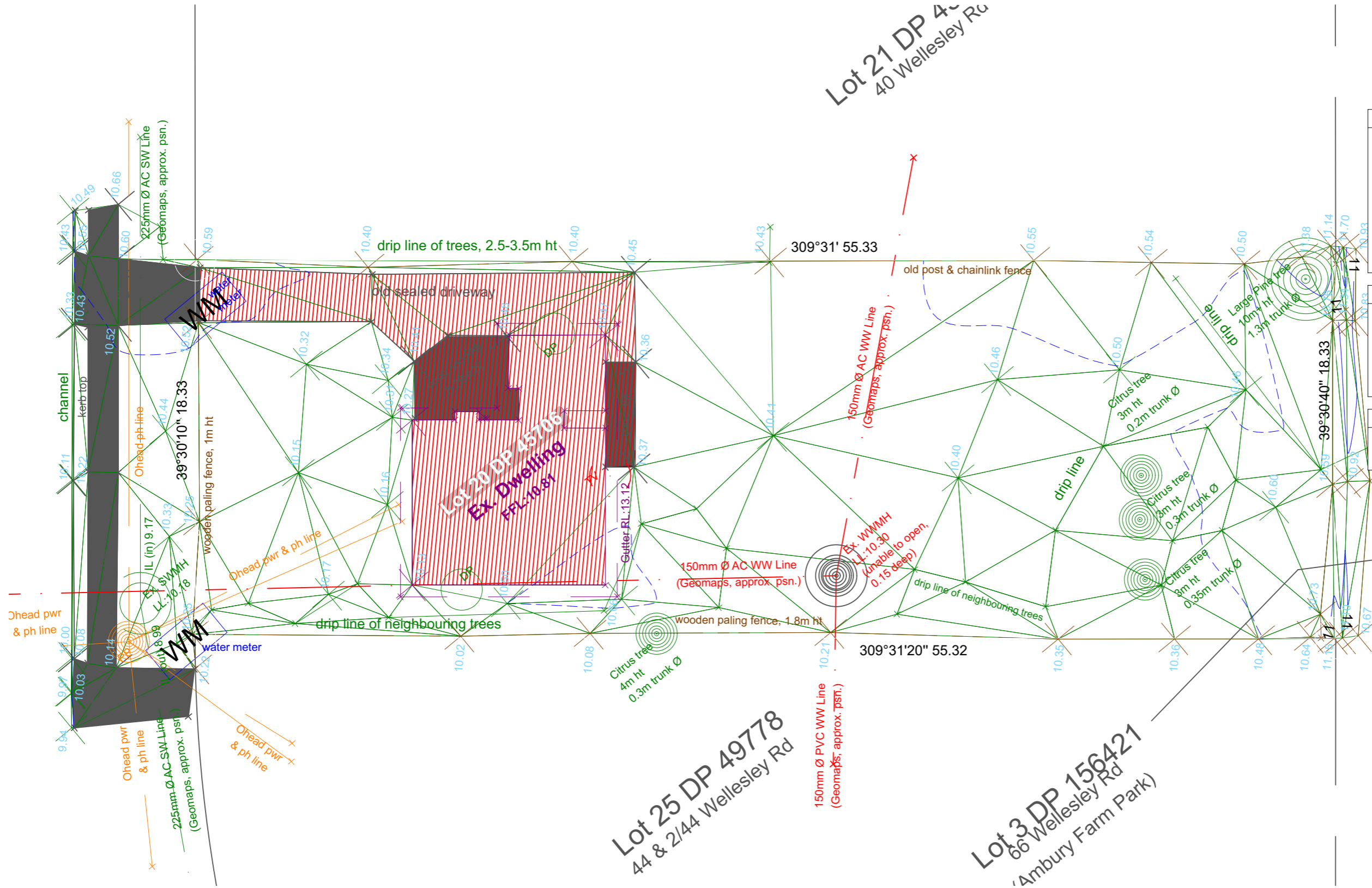
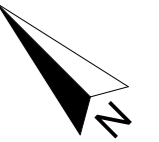
RC211	01 - WIP	Unit Type A (Lots 1,4)
RC212	01 - WIP	Unit Type B (Lots 2,3)
RC213	01 - WIP	Unit Type C (Lots 5-7)

#### RC3 Elevations

RC301	01 - WIP	North West Elevations
RC302	01 - WIP	North East Elevation
RC303	01 - WIP	South East Elevation
RC304	01 - WIP	South West Elevation

Location Map





SITE DESCRIPTION	
42 Wellesley Road, Mangare Bridge Auckland	
Lot 20 DP 45706	
SITE AREA:	1014 m <sup>2</sup>
CT:	NA52B/193
ZONING:	Residential - Mixed Housing Suburban Zone
WIND ZONE:	High
EXPOSURE ZONE:	D
EARTHQUAKE ZONE:	1

NOTES	
Levels are in terms of Land and Survey Datum	
Total area 1014 (more or less)	
This plan has been prepared for the purposes of obtaining a resource consent only. All areas and measurements are subject to Auckland City Council and Land Information New Zealand approval	

LEGEND	
To be removed	

**1 Existing Plan**  
Scale 1:200



This drawing and design remains the property of, and may not be reproduced or amended without the written permission of Cato Bolam Consultants Ltd. No liability shall be accepted for unauthorised use of this drawing and design.

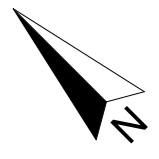
Calvin Yates Wellesley Road  
42 Wellesley Road,  
Mangare Bridge  
Auckland

Existing & Demo Plan

No	Description	Modified by	Date
01	Concept Design		
WIP			Work in Progress

RESOURCE CONSENT

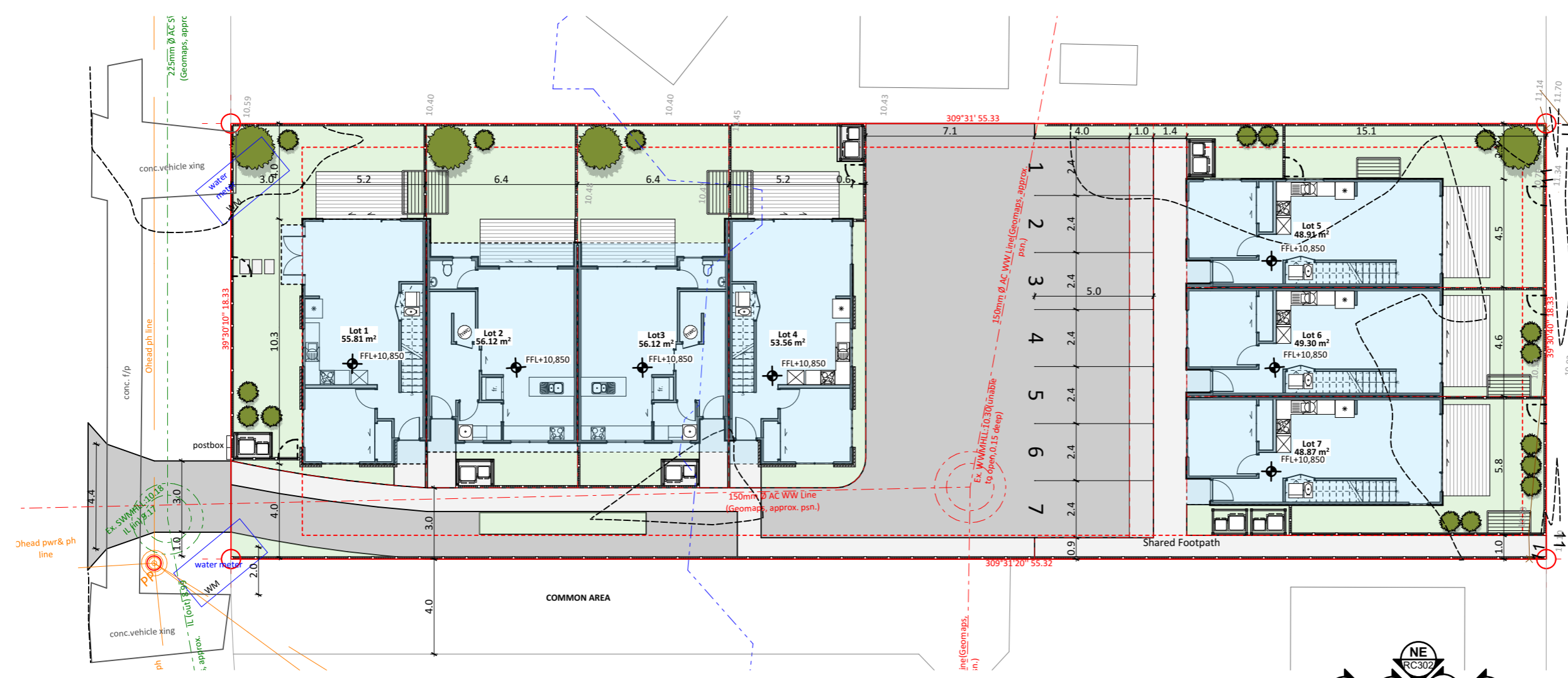
DATE	ORIGINAL SCALE	ORIGINAL SIZE
12/11/2021	1:200	A3
DRAWING NO.	45789-DR-RC101	REVISION 01 - WIP



SITE DESCRIPTION	
42 Wellesley Road, Mangare Bridge Auckland	
Lot 20 DP 45706	
SITE AREA:	1014 m <sup>2</sup>
CT:	NA52B/193
ZONING:	Residential - Mixed Housing Suburban Zone
WIND ZONE:	High
EXPOSURE ZONE:	D
EARTHQUAKE ZONE:	1

LEGEND	
Building coverage	
Concrete driveway area	
Impermeable paving	
Permeable	
Lot boundary	
Fence	
New SS Drain	
New SW Drain	
Removed Drainage	

SITE AREA CALCULATIONS - Overall			
<b>ALLOWABLE</b>			
Site = 1014 m <sup>2</sup> (gross/net)	%	m <sup>2</sup>	
Coverage	40	405	
Impermeable	60	608	
Landscape	40	405	
<b>PROPOSED</b>			
Coverage	36.3	368.7	Y
Impermeable	64.7	656.8	N
Landscape	35.2	357.5	N



**1 Proposed Site Plan**  
Scale 1:200

SITE AREA CALCULATIONS - Lot 1				
Site = 122.32 m <sup>2</sup> (gross/net)				
<b>PROPOSED</b>				
	%	m <sup>2</sup>	Comply?	
Coverage	45.6	55.81	N	
Impermeable	47.8	58.46	Y	
Landscape	54.4	66.51	Y	

SITE AREA CALCULATIONS - Lot 2				
Site = 97.47 m <sup>2</sup> (gross/net)				
<b>PROPOSED</b>				
	%	m <sup>2</sup>	Comply?	
Coverage	57.6	56.12	N	
Impermeable	58.5	57.02	Y	
Landscape	42.4	41.35	Y	

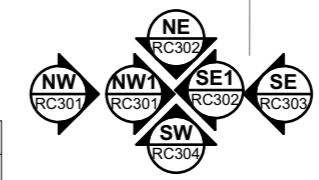
SITE AREA CALCULATIONS - Lot 3				
Site = 97.47 m <sup>2</sup> (gross/net)				
<b>PROPOSED</b>				
	%	m <sup>2</sup>	Comply?	
Coverage	57.6	56.12	N	
Impermeable	58.5	57.02	Y	
Landscape	42.4	41.35	Y	

SITE AREA CALCULATIONS - Lot 4				
Site = 87.95 m <sup>2</sup> (gross/net)				
<b>PROPOSED</b>				
	%	m <sup>2</sup>	Comply?	
Coverage	60.9	53.56	N	
Impermeable	64.5	56.71	N	
Landscape	39.1	34.39	N	

SITE AREA CALCULATIONS - Lot 5				
Site = 104.34 m <sup>2</sup> (gross/net)				
<b>PROPOSED</b>				
	%	m <sup>2</sup>	Comply?	
Coverage	46.8	48.91	Y	
Impermeable	48.0	50.11	Y	
Landscape	53.1	55.43	Y	

SITE AREA CALCULATIONS - Lot 6				
Site = 69.42 m <sup>2</sup> (gross/net)				
<b>PROPOSED</b>				
	%	m <sup>2</sup>	Comply?	
Coverage	71.0	49.30	N	
Impermeable	71.9	49.89	N	
Landscape	29.0	20.12	N	

SITE AREA CALCULATIONS - Lot 7				
Site = 88.33 m <sup>2</sup> (gross/net)				
<b>PROPOSED</b>				
	%	m <sup>2</sup>	Comply?	
Coverage	55.3	48.87	Y	
Impermeable	56.7	50.11	N	
Landscape	44.7	39.46	Y	



This drawing and design remains the property of, and may not be reproduced or amended without the written permission of Cato Bolam Consultants Ltd. No liability shall be accepted for unauthorised use of this drawing and design.

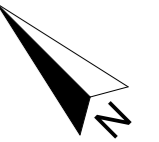
Calvin Yates Wellesley Road  
42 Wellesley Road,  
Mangare Bridge  
Auckland

**Proposed Site Plan**

No	Description	Modified by	Date
01	Concept Design	Work in Progress	Work in Progress

**RESOURCE CONSENT**

DATE	ORIGINAL SCALE	ORIGINAL SIZE
12/11/2021	1:200	A3
DRAWING NO.	REVISION	
45789-DR-RC102	01 - WIP	



**1** Ground Floor  
Scale 1:100



PLANNERS | SURVEYORS | ENGINEERS  
ARCHITECTS | ENVIRONMENTAL

This drawing and design remains the property of, and may not be reproduced or amended without the written permission of Cato Bolam Consultants Ltd. No liability shall be accepted for unauthorised use of this drawing and design.

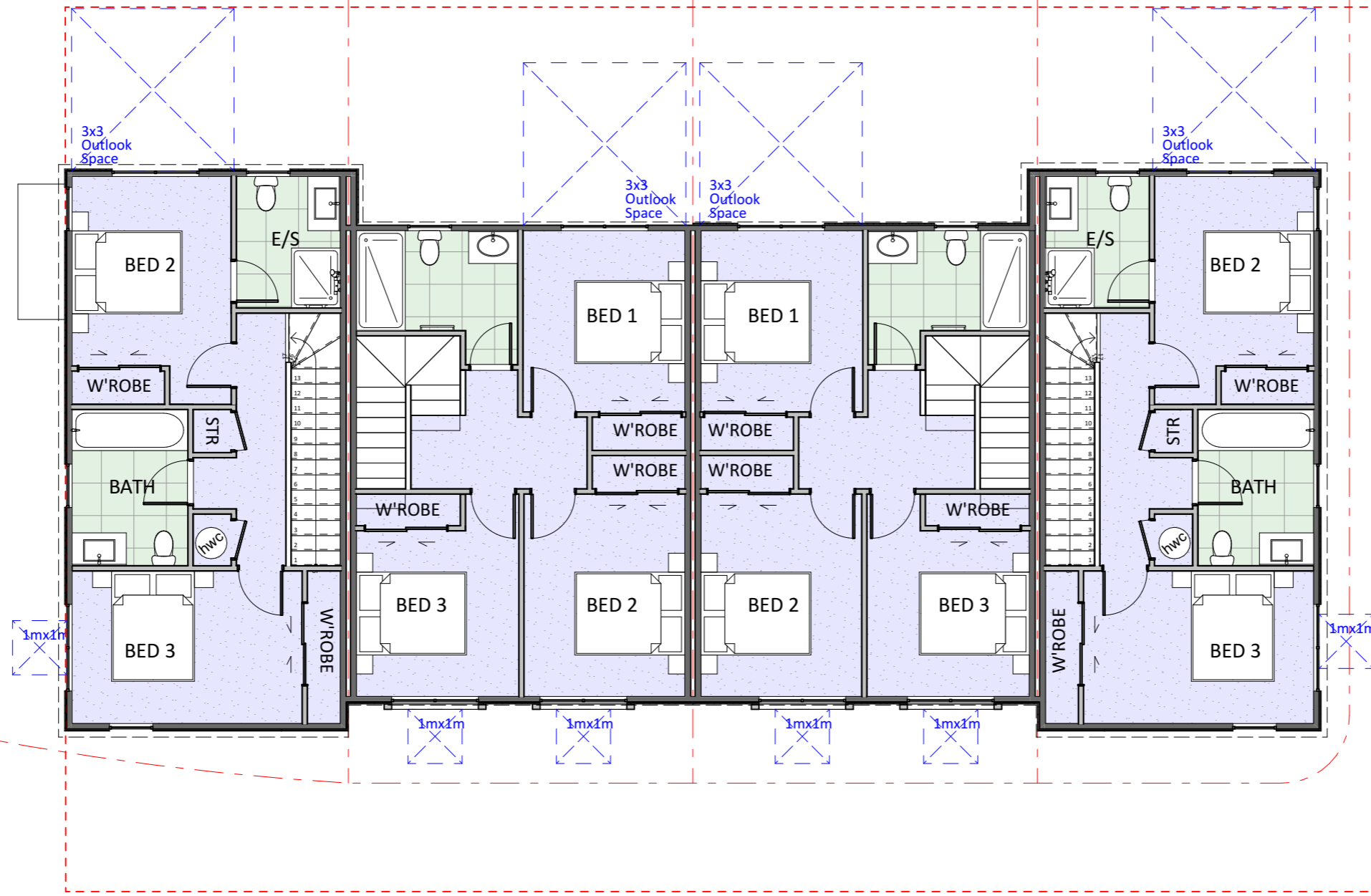
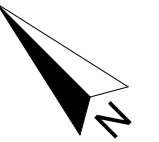
Calvin Yates Wellesley Road  
42 Wellesley Road,  
Mangare Bridge  
Auckland

Ground Floor Plan (Lot1-4)

No	Description	Modified by	Date
01	Concept Design		
WIP			Work in Progress

RESOURCE CONSENT

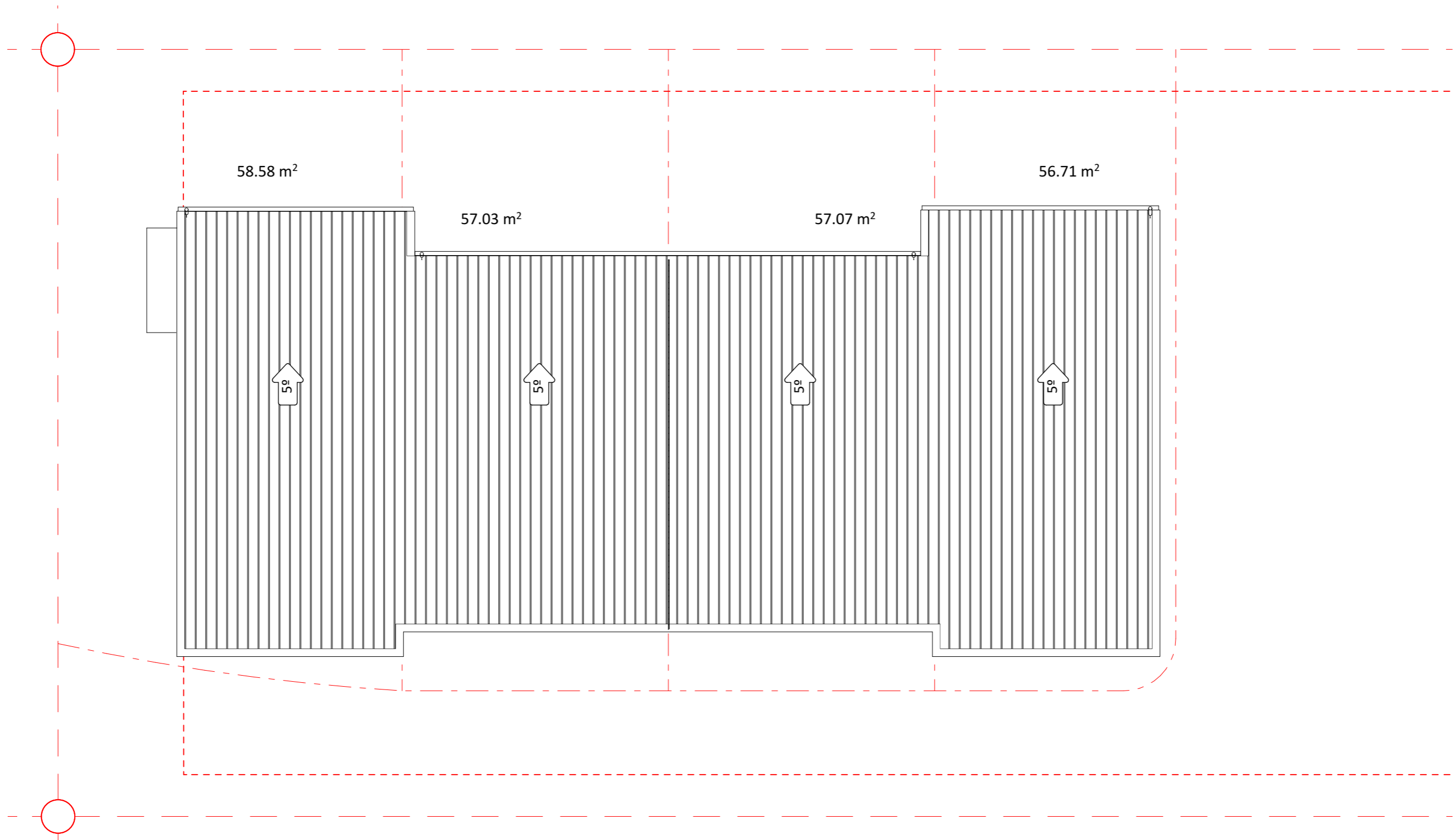
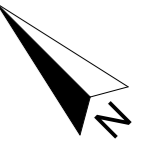
DATE	ORIGINAL SCALE	ORIGINAL SIZE
12/11/2021	1:100	A3
DRAWING NO.	REVISION	
45789-DR-RC201	01 - WIP	



**1** First Floor  
Scale 1:100

No	Description	Modified by	Date
01	Concept Design		
WIP			Work in Progress

DATE	ORIGINAL SCALE	ORIGINAL SIZE
12/11/2021	1:100	A3
DRAWING NO.	REVISION	
45789-DR-RC202	01 - WIP	

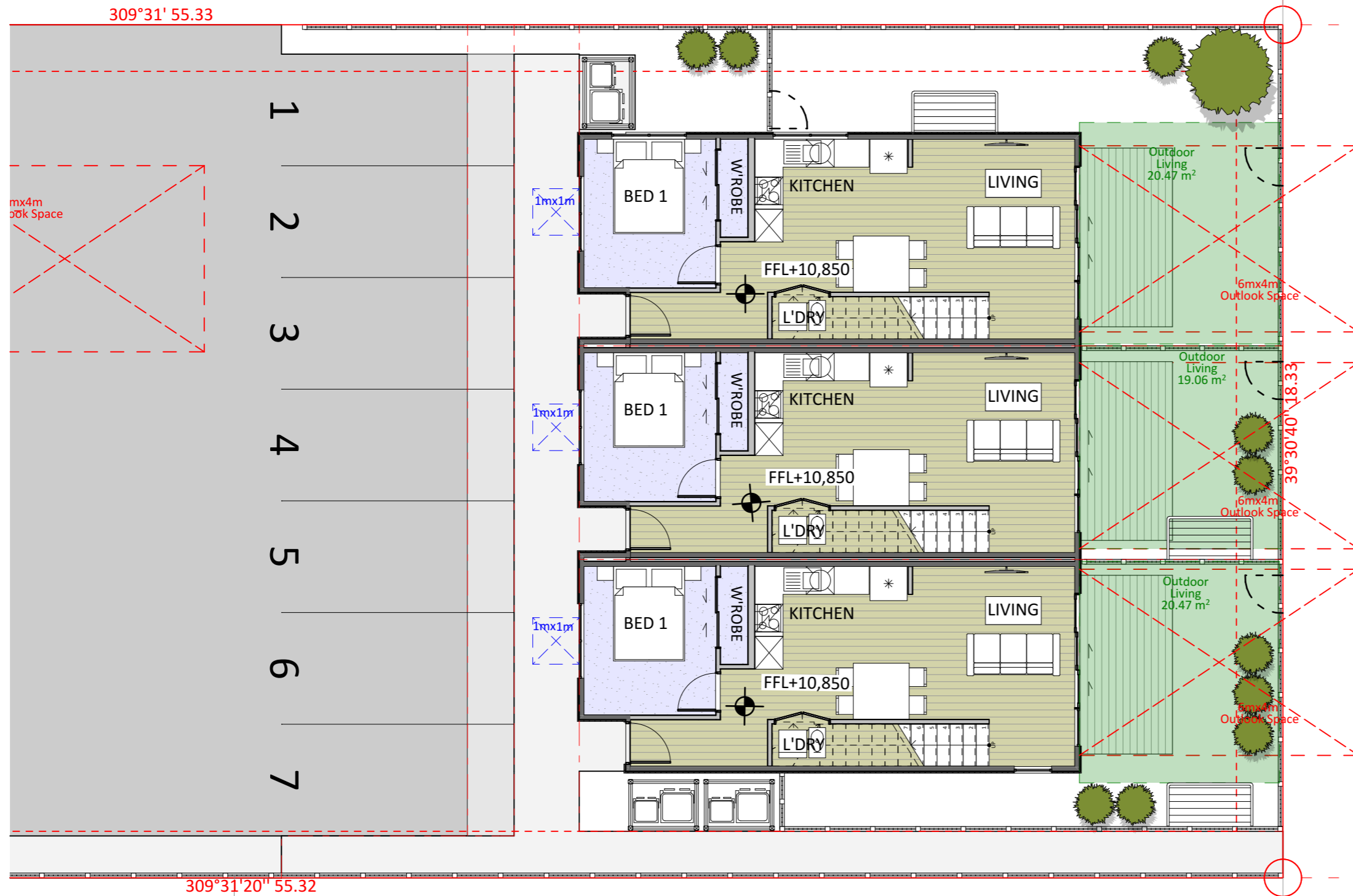
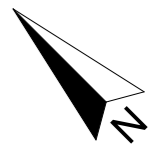


**1 Roof**  
Scale 1:100

No	Description	Modified by	Date
01 - WIP	Concept Design		Work in Progress

*Work in Progress*

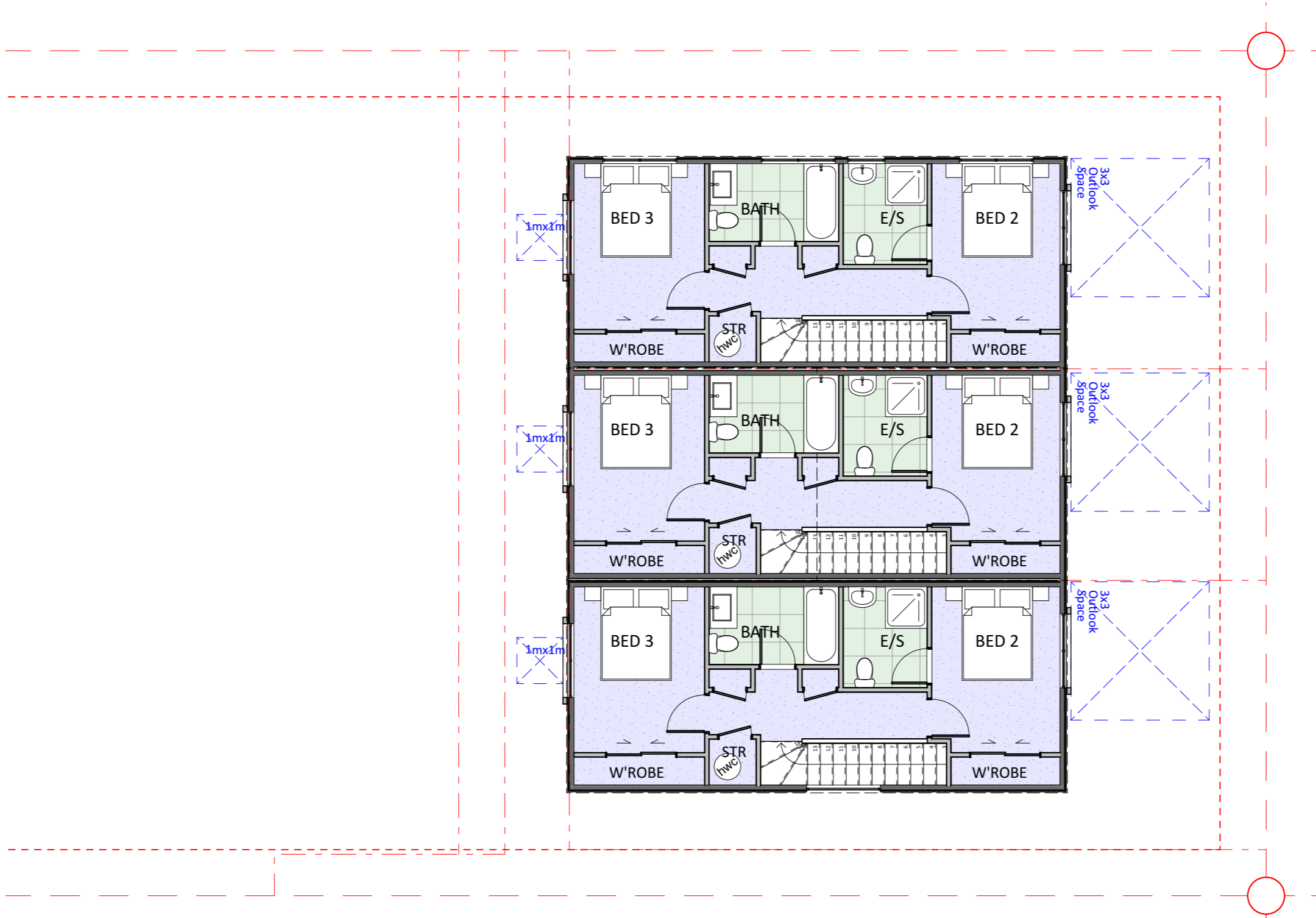
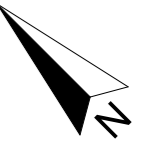
DATE	ORIGINAL SCALE	ORIGINAL SIZE
12/11/2021	1:100	A3
DRAWING NO.	REVISION	
45789-DR-RC203	01 - WIP	



**1** Ground Floor  
Scale 1:100

No	Description	Modified by	Date
01	Concept Design		
WIP			Work in Progress

DATE	ORIGINAL SCALE	ORIGINAL SIZE
12/11/2021	1:100	A3
DRAWING NO.	REVISION	
45789-DR-RC204	01 - WIP	

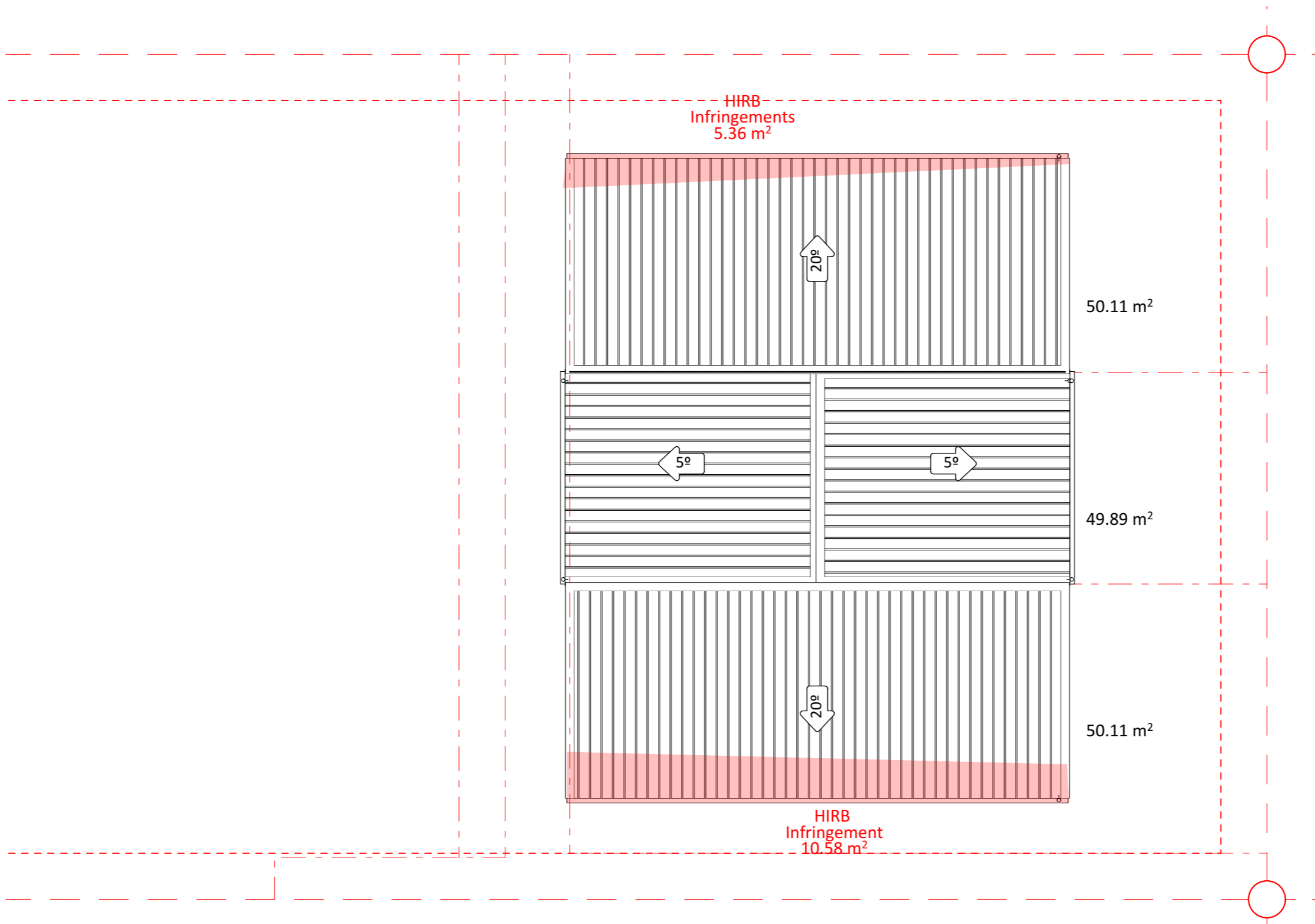
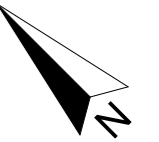


**1** First Floor  
Scale 1:100

No	Description	Modified by	Date
01	Concept Design		
WIP			Work in Progress

DATE	ORIGINAL SCALE	ORIGINAL SIZE
12/11/2021	1:100	A3
DRAWING NO.	REVISION	
45789-DR-RC205	01 - WIP	

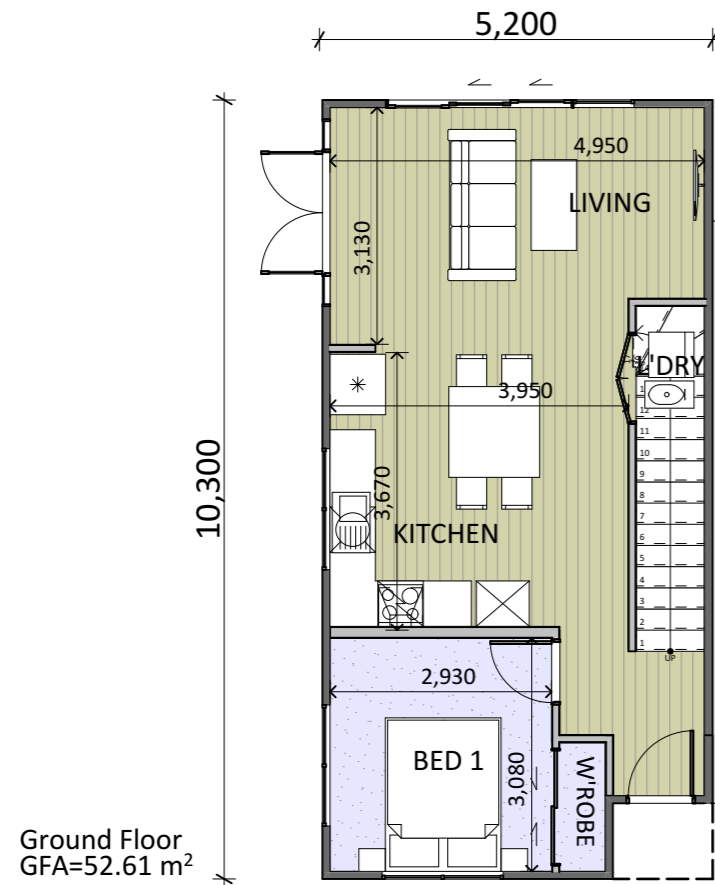




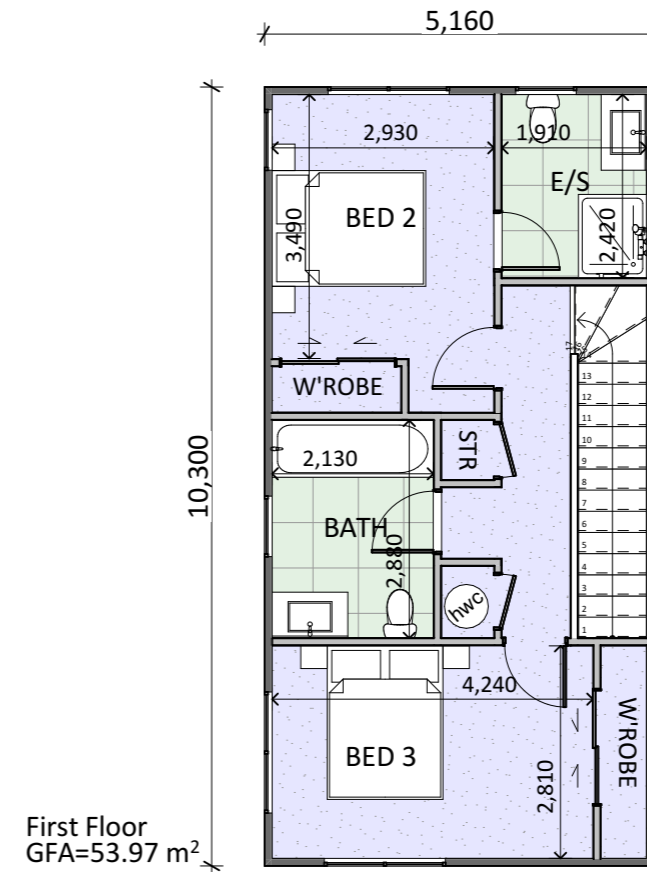
**1 Roof**  
Scale 1:100

No	Description	Modified by	Date
01 - WIP	Concept Design		Work in Progress

DATE	ORIGINAL SCALE	ORIGINAL SIZE
12/11/2021	1:100	A3
DRAWING NO.	REVISION	
45789-DR-RC206	01 - WIP	

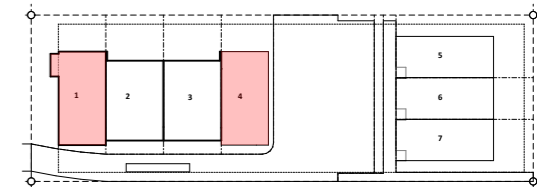


**1** Ground Floor  
Scale 1:100



**2** First Floor  
Scale 1:100

<b>Type A</b>	
Ground Floor:	52.61
First Floor:	53.97
<b>TOTAL GFA:</b>	<b>106.58m<sup>2</sup></b>

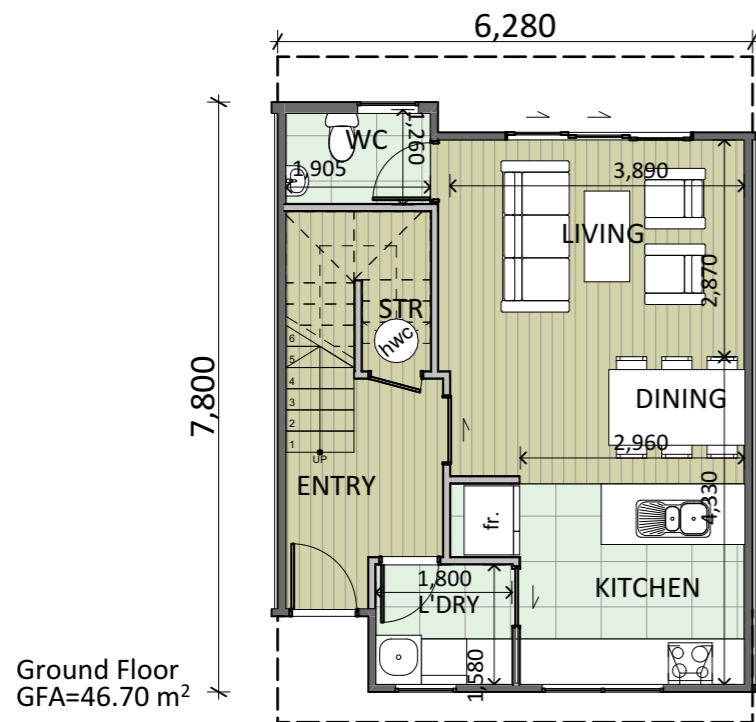


**LOCATION MAP**

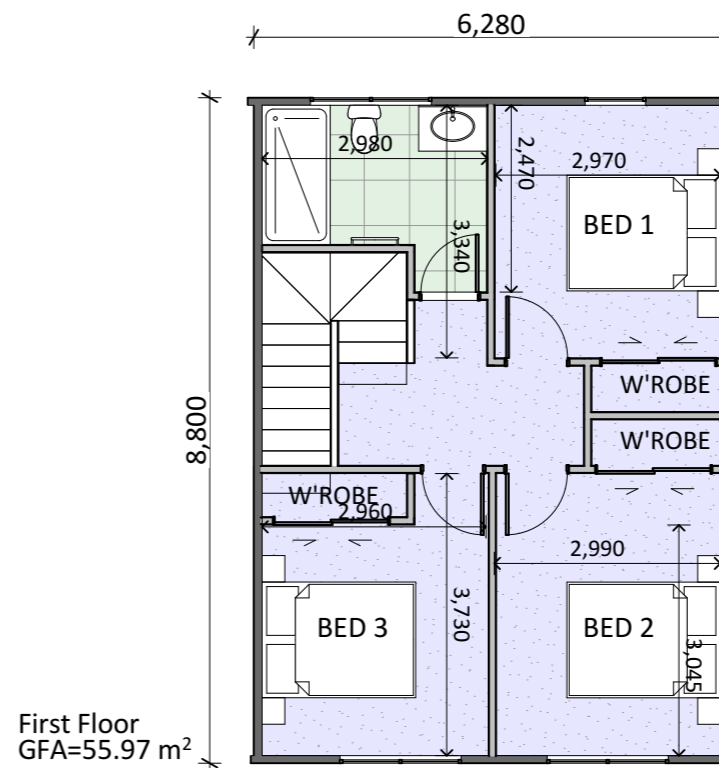
**NOTE\*:**  
All side units to have windows on outer walls  
Refer to Overall Plans RC201, RC202

No	Description	Modified by	Date
01	Concept Design		
WIP			Work in Progress

DATE	ORIGINAL SCALE	ORIGINAL SIZE
12/11/2021	1:100	A3
DRAWING NO.	REVISION	
45789-DR-RC211	01 - WIP	

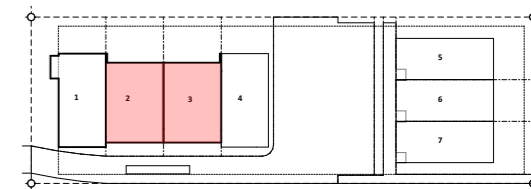


**1** Ground Floor  
Scale 1:100



**2** First Floor  
Scale 1:100

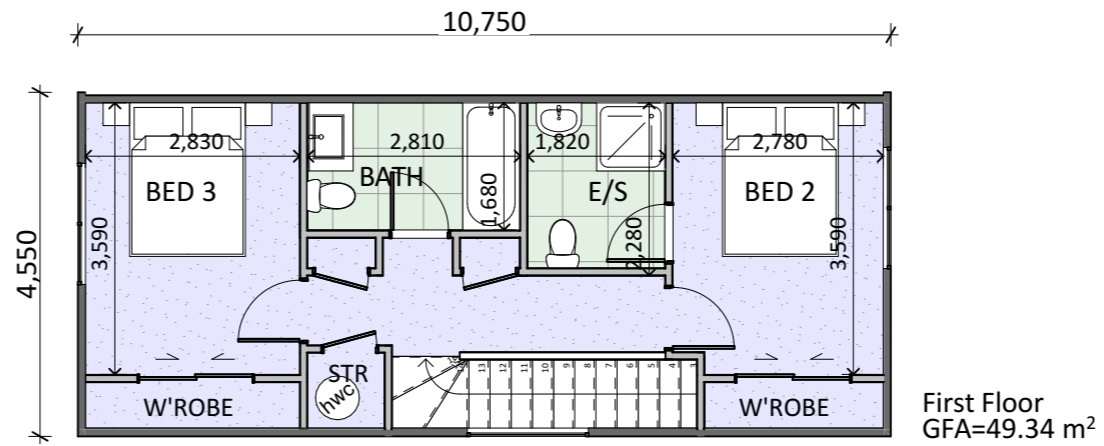
<b>Type B</b>	
Ground Floor:	46.70
First Floor:	55.97
<b>TOTAL GFA:</b>	<b>102.67m<sup>2</sup></b>



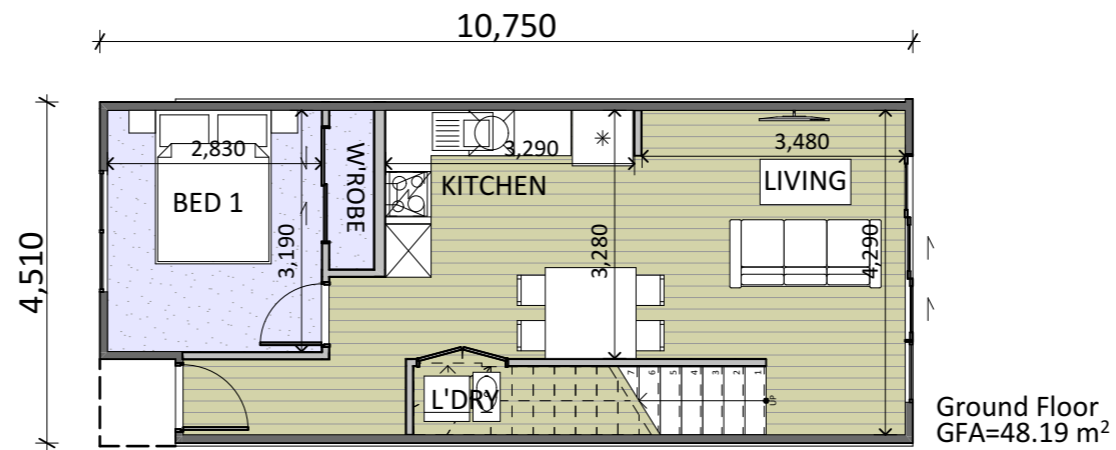
**LOCATION MAP**  
**NOTE\*:**  
All side units to have windows on outer walls  
Refer to Overall Plans RC201, RC202

No	Description	Modified by	Date
01	Concept Design		
WIP			Work in Progress

DATE	ORIGINAL SCALE	ORIGINAL SIZE
12/11/2021	1:100	A3
DRAWING NO.	45789-DR-RC212	REVISION 01 - WIP

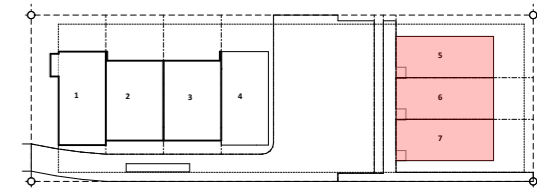


**2 First Floor**  
Scale 1:100



**1 Ground Floor**  
Scale 1:100

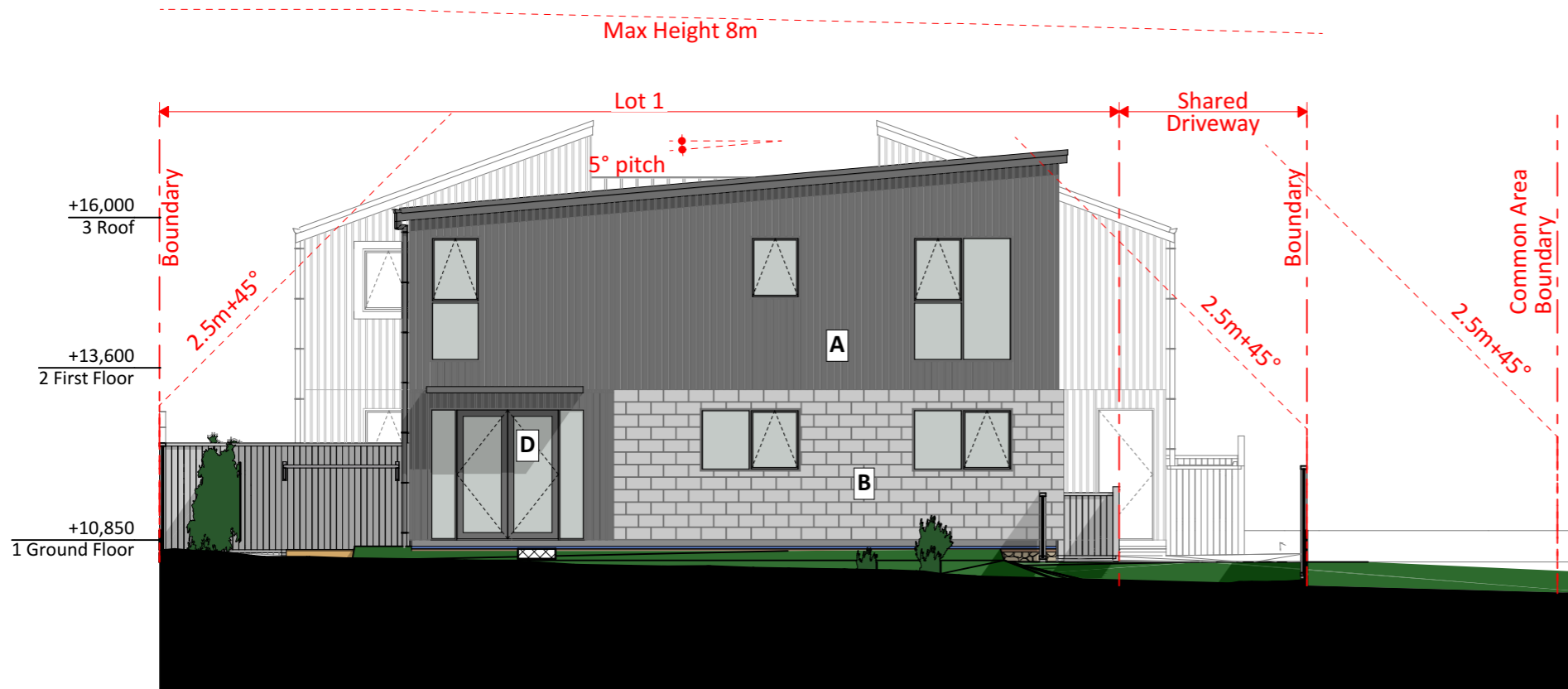
<b>Type C</b>	
Ground Floor:	49.34
First Floor:	48.19
<b>TOTAL GFA:</b>	<b>97.53m<sup>2</sup></b>



**LOCATION MAP**  
**NOTE\*:**  
All side units to have windows on outer walls  
Refer to **Overall Plans RC204, RC205**

No	Description	Modified by	Date
01 - WIP	Concept Design	Work in Progress	Work in Progress

DATE	ORIGINAL SCALE	ORIGINAL SIZE
12/11/2021	1:100	A3
DRAWING NO.	REVISION	
45789-DR-RC213	01 - WIP	



MATERIAL KEY	
<b>A</b>	Timber Shiplap Cladding
<b>B</b>	Masonry Brick Veneer Cladding
<b>C</b>	Profiled Metal Roof
<b>D</b>	Aluminium Joinery

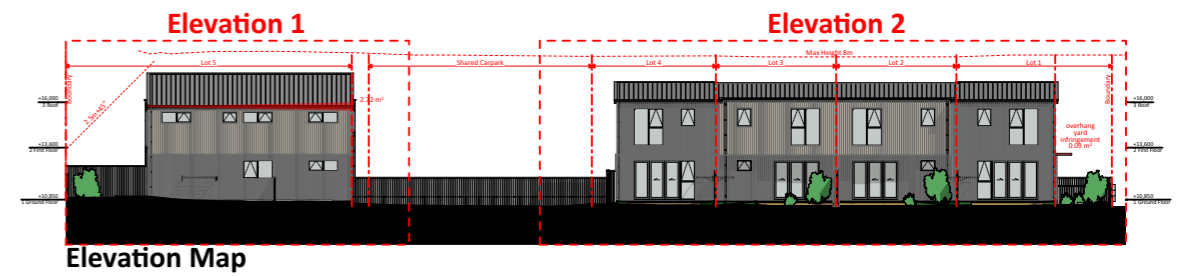
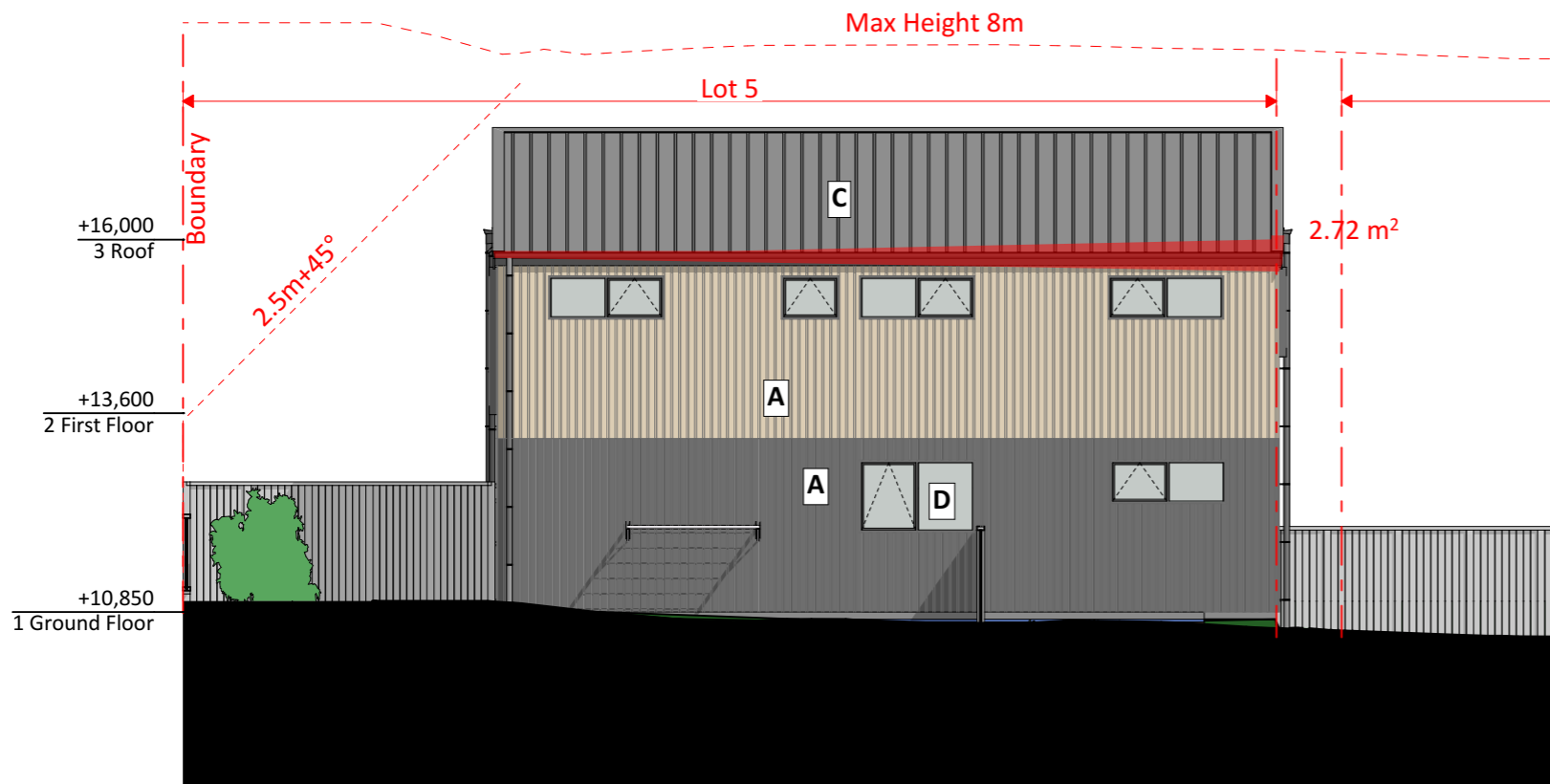
**1 North West Elevation (Lot 1)**  
RC102 Scale 1:100



**2 North West Elevation (Lots 5-7)**  
RC102 Scale 1:100

No	Description	Modified by	Date
01 - WIP	Concept Design	Work in Progress	Work in Progress

DATE	ORIGINAL SCALE	ORIGINAL SIZE
12/11/2021	1:100	A3
DRAWING NO.	REVISION	
45789-DR-RC301	01 - WIP	



**1 North East Elevation 1 (Lot 5)**  
RC102 Scale 1:100



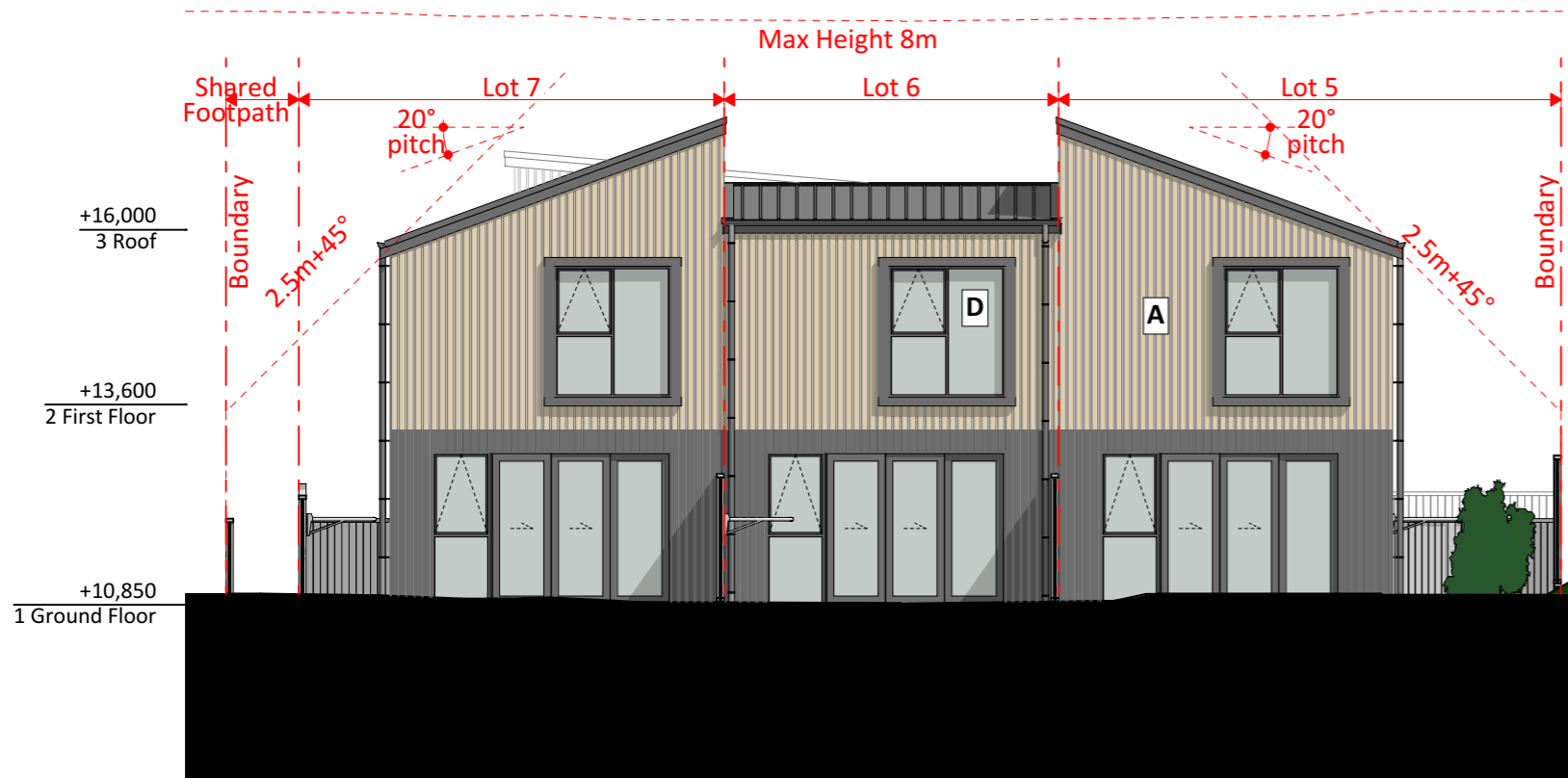
**MATERIAL KEY**

<b>A</b>	Shiplap Cladding
<b>B</b>	Masonry Brick Veneer Cladding
<b>C</b>	Profiled Metal Roof
<b>D</b>	Aluminium Joinery

**2 North East Elevation 2 (Lots 1-4)**  
RC102 Scale 1:100

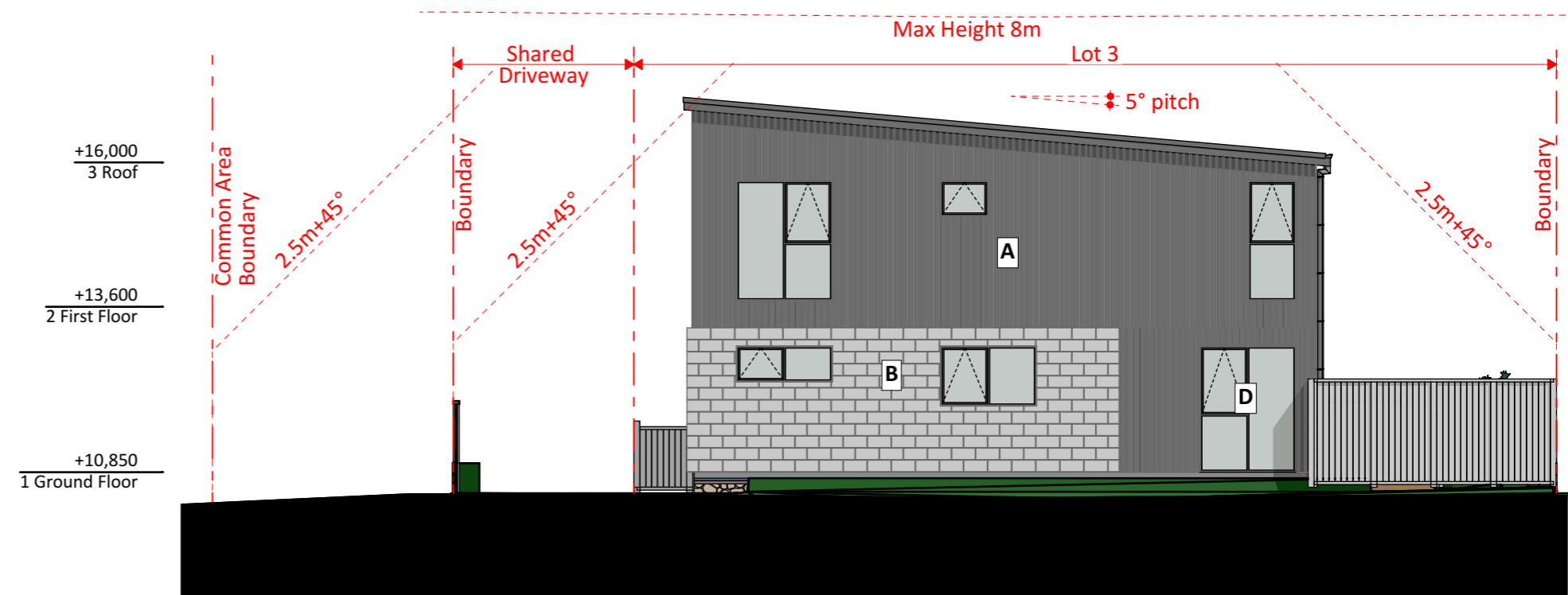
No	Description	Modified by	Date
01 - WIP	Concept Design	Work in Progress	Work in Progress

DATE	ORIGINAL SCALE	ORIGINAL SIZE
12/11/2021	1:100, 1:400	A3
DRAWING NO.	REVISION	
45789-DR-RC302	01 - WIP	



MATERIAL KEY	
<b>A</b>	Timber Shiplap Cladding
<b>B</b>	Masonry Brick Veneer Cladding
<b>C</b>	Profiled Metal Roof
<b>D</b>	Aluminium Joinery

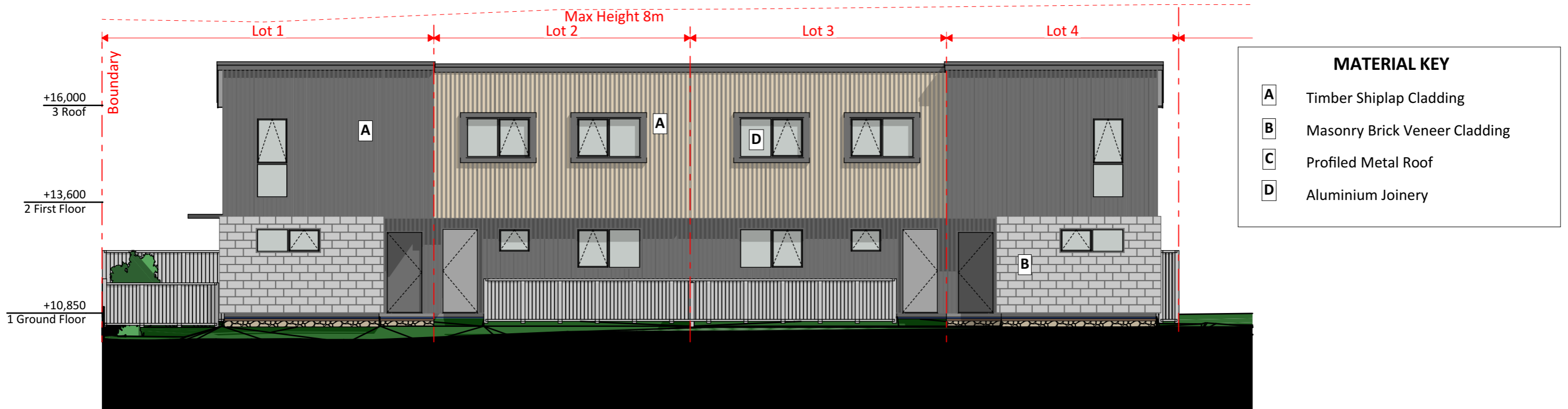
**1 South East Elevation (Lot 5-7)**  
RC102 Scale 1:100



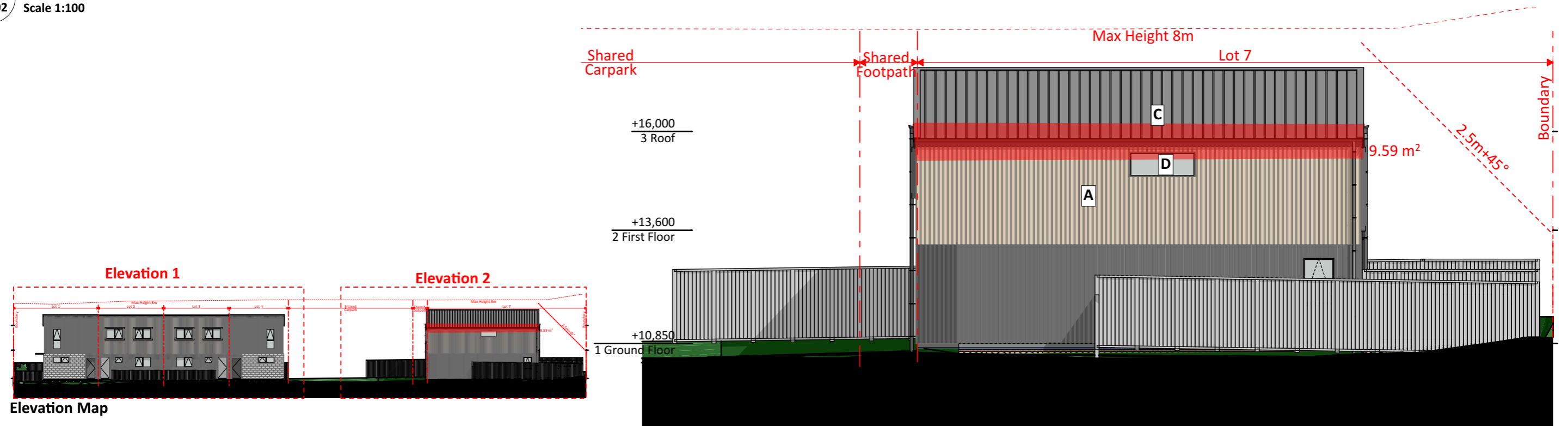
**2 South East Elevation (Lot 4)**  
RC102 Scale 1:100

No	Description	Modified by	Date
01 - WIP	Concept Design		Work in Progress

DATE	ORIGINAL SCALE	ORIGINAL SIZE
12/11/2021	1:100	A3
DRAWING NO.	REVISION	
45789-DR-RC303	01 - WIP	



**1 South West Elevation 1 (Lots 1-4)**  
 RC102 Scale 1:100



**2 South West Elevation 2 (Lot 7)**  
 RC102 Scale 1:100

No	Description	Modified by	Date
01 - WIP	Concept Design	Work in Progress	Work in Progress

DATE	ORIGINAL SCALE	ORIGINAL SIZE
12/11/2021	1:100	A3
DRAWING NO.	REVISION	
45789-DR-RC304	01 - WIP	