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Level 3/117 Saint Georges
Bay Road, Parnell,
Auckland 1052
www.bdgarchitects.co.nz
09 638 8989

Verran Road Development - Preliminary Resource Consent ISSUE

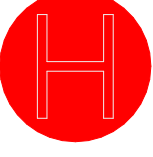

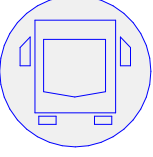

PROJECT ADDRESS: 19a, 21, 23, 25 Verran Road and 19 West Glade Crescent, Birkenhead, Auckland

JOB NUMBER: 2570

00 Cover page - RC		Issued date 20/12/2022
00-00	Cover page	<input checked="" type="checkbox"/>
00-01	Site Context Plan	<input checked="" type="checkbox"/>
00-02	Aerial photo 1:1000 scale	<input checked="" type="checkbox"/>
00-03	Existing Context Photos	<input checked="" type="checkbox"/>
00-04	Existing Site Conditions	<input checked="" type="checkbox"/>
00-05	Existing Site Analysis	<input checked="" type="checkbox"/>
00-06	Unitary Site Plan	<input checked="" type="checkbox"/>
10 Site / Overall Plans - RC		
10-01	Existing Site plan	<input checked="" type="checkbox"/>
10-02	Zoning Plan	<input checked="" type="checkbox"/>
10-03	Lot Plan	<input checked="" type="checkbox"/>
10-04	Typology Plan	<input checked="" type="checkbox"/>
10-05	Proposed Masterplan Level 1 Plan	<input type="checkbox"/>
10-06	Proposed Masterplan Level 2 Plan	<input type="checkbox"/>
10-07	Proposed Masterplan Level 3 Plan	<input type="checkbox"/>
10-08	Proposed Masterplan Roof Plan	<input type="checkbox"/>
10-09	Refuse and Car Park allocation Plan	<input type="checkbox"/>
10-10	Bike Storage Plan	<input type="checkbox"/>
20 Material and Precident Imaginery - RC		
20-01	Proposed Materials	<input checked="" type="checkbox"/>
20-02	Precident Study	<input checked="" type="checkbox"/>
30 Proposed Street Elevations - RC		
30-01	Proposed Street Elevations	<input type="checkbox"/>
30-02	Proposed Street Elevations	<input type="checkbox"/>
30-03	Proposed Street Elevations	<input type="checkbox"/>
30-04	Proposed Street Elevations	<input type="checkbox"/>
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30-08	Proposed Street Elevations	<input type="checkbox"/>
30-09	Proposed Street Elevations	<input type="checkbox"/>
30-10	Proposed Street Elevations	<input type="checkbox"/>
40 Planning Compliance Documentation - RC		
40-01	Planning Compliance Table	<input checked="" type="checkbox"/>
40-02	Site Metrics	<input type="checkbox"/>
40-03	Outdoor Space Level 1	<input type="checkbox"/>
40-04	Outdoor Space Level 2	<input type="checkbox"/>
40-05	Outdoor Space Level 3	<input type="checkbox"/>
40-06	Outlook Space Level 1	<input type="checkbox"/>
40-07	Outlook Space Level 2	<input type="checkbox"/>
40-08	Outlook Space Level 3	<input type="checkbox"/>
40-09	HIRTB Infringement : 3D	<input type="checkbox"/>
40-10	HIRTB Infringement : 3D	<input type="checkbox"/>
40-11	HIRTB Infringement : 3D	<input type="checkbox"/>
40-12	Maximum height Infringement	<input type="checkbox"/>
40-13	Shadow Studies	<input type="checkbox"/>
40-14	Shadow Studies	<input type="checkbox"/>
40-15	Shadow Studies	<input type="checkbox"/>
50 Typology Documentation		
50-01	Type 1(a)	<input type="checkbox"/>
50-02	Type 1(b)	<input type="checkbox"/>
50-03	Type 2	<input type="checkbox"/>
50-04	Type 3	<input type="checkbox"/>



Site Context Plan
SCALE 1:10000 @A1



SITE CONTEXT KEY


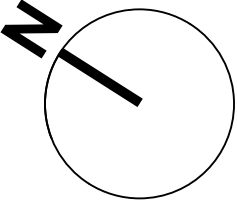
PUBLIC OPEN SPACE

SHOPPING CENTRES

BUS STOPS


EDUCATION

HOSPITAL



Rev.	Issue Date

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Site Context Plan

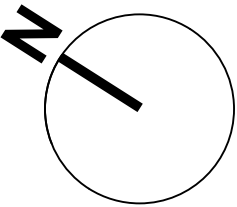

#Project Name
12/20/2022
Scale:1:10000

Job # 2570


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1:1000 Aerial Photo
SCALE 1:1000 @A1

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Aerial photo 1:1000 scale

#Project Name
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00-02
Rev:



1 - VERRAN ROAD LOOKING EAST



2- LOOKING TOWARDS EXISTING SITE ON VERRAN ROAD



3 - CORNER OF VERRAN ROAD AND W GLADE CRES LOOKING WEST



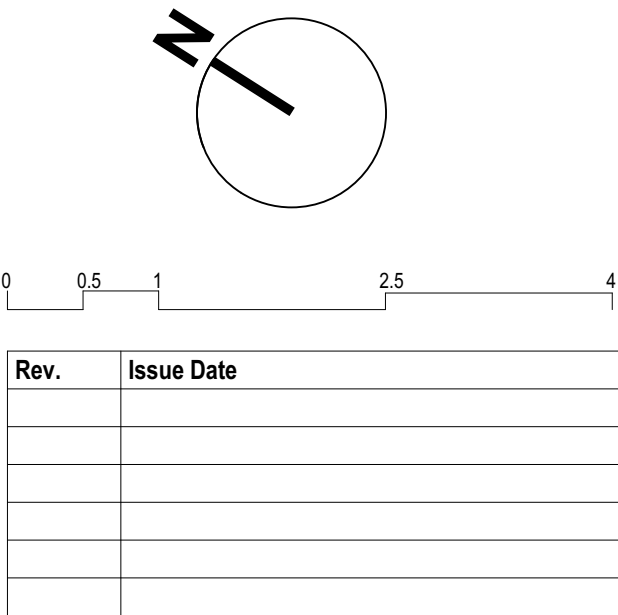
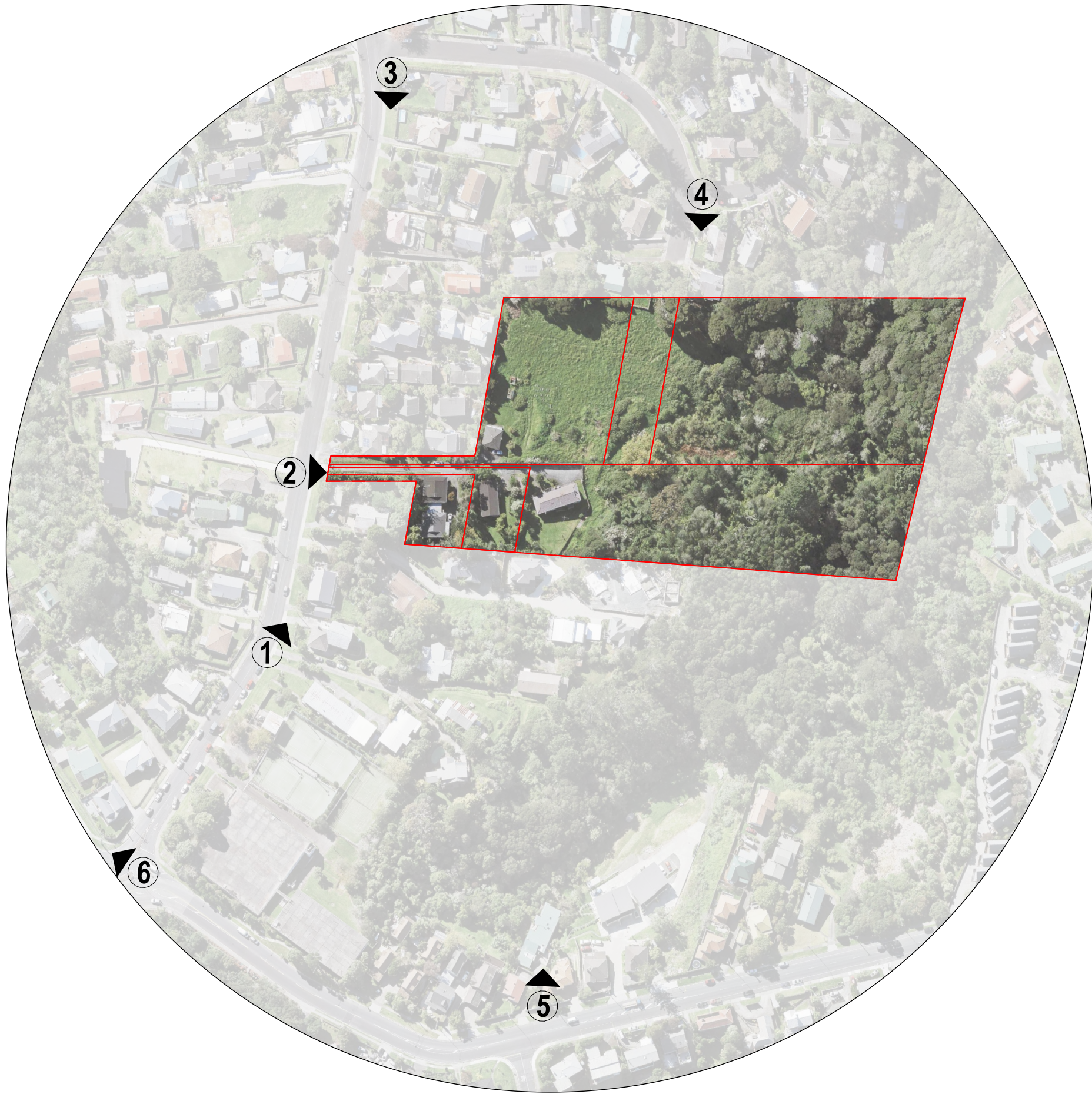
4 - CORNER OF W GLADE CRES AND CARAM PL LOOKING WEST



5 - CORNER OF WAIPA ST AND KAURI RD LOOKING EAST



6 - CORNER OF VERRAN RD AND VERBENA RD LOOKING NORTH

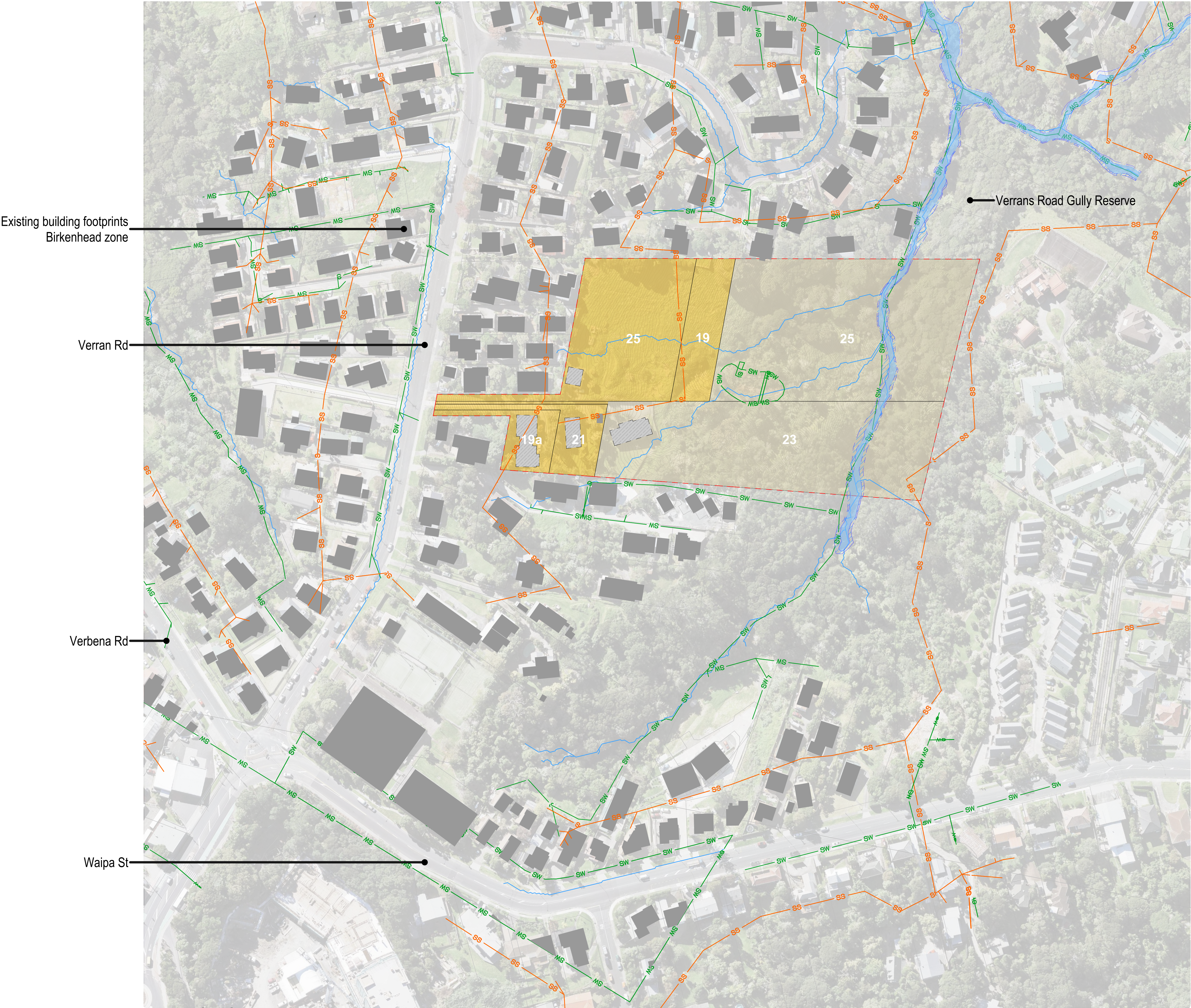


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Existing Context Photos



Existing building footprints
Birkenhead zone

Verran Rd

Verbena Rd

Waipa St

Verrans Road Gully Reserve

Existing Site Conditions

SCALE 1:1000 @A1

EXISTING SITE CONDITIONS LEGEND

Boundary

Residential - Single House Zone

Residential - Mixed Housing Suburban Zone

Existing Buildings

Existing Buildings to be demolished

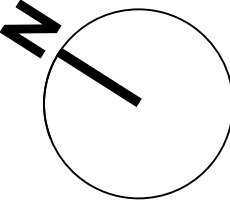
Flood Plains

Flood Sensitive Areas

Overland Flow Paths

Wastewater Line

Stormwater Line

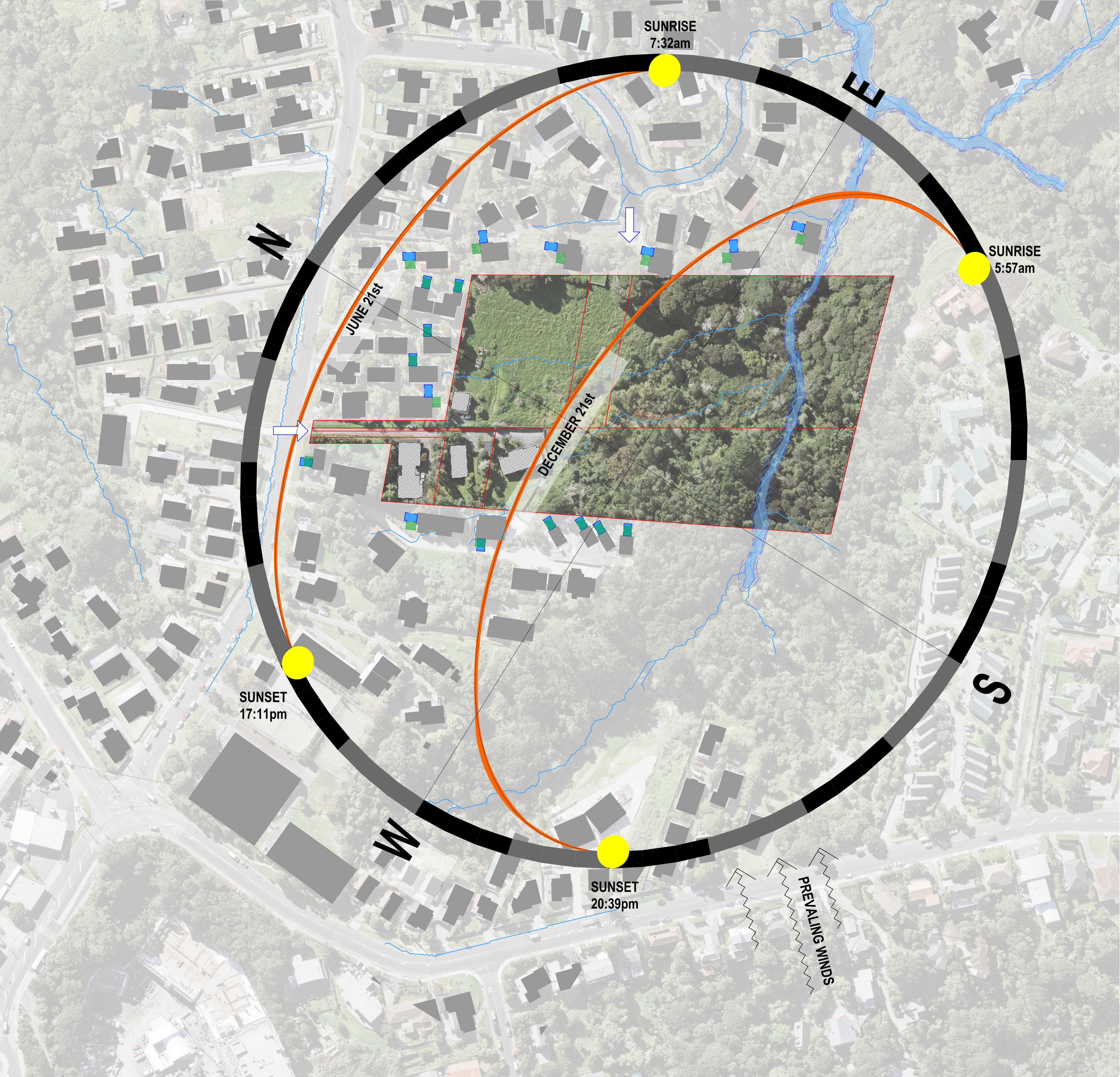


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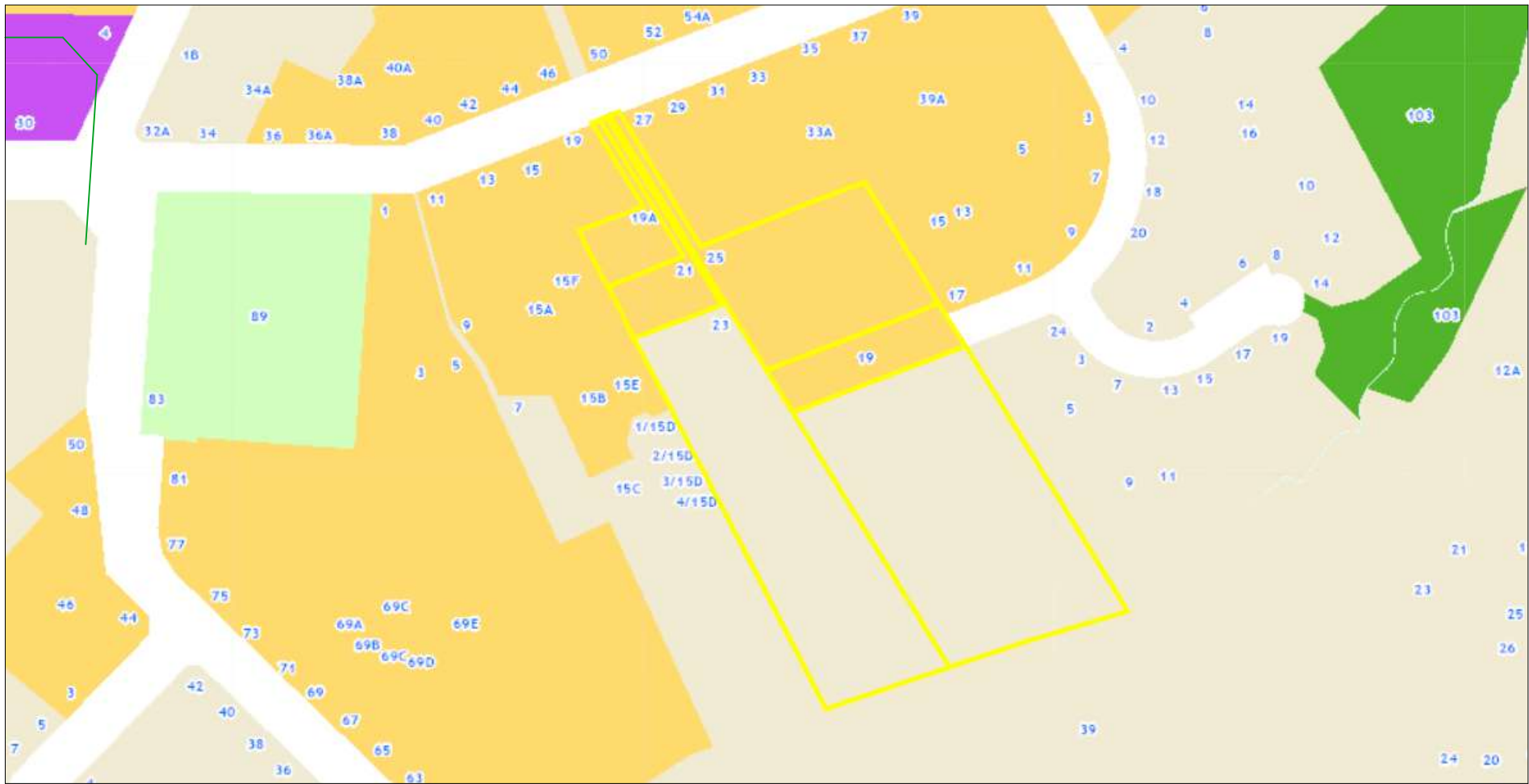
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EXISTING SITE ANALYSIS LEGEND	
	Boundary
	Existing Buildings
	Existing Buildings to be demolished
	Flood Plains
	Flood Sensitive Areas
	Overland Flow Paths
	Prevailing Winds
	Sun Path
	Existing Site Access
	Neighbor Outlook
	Neighbor Outdoor Living Space

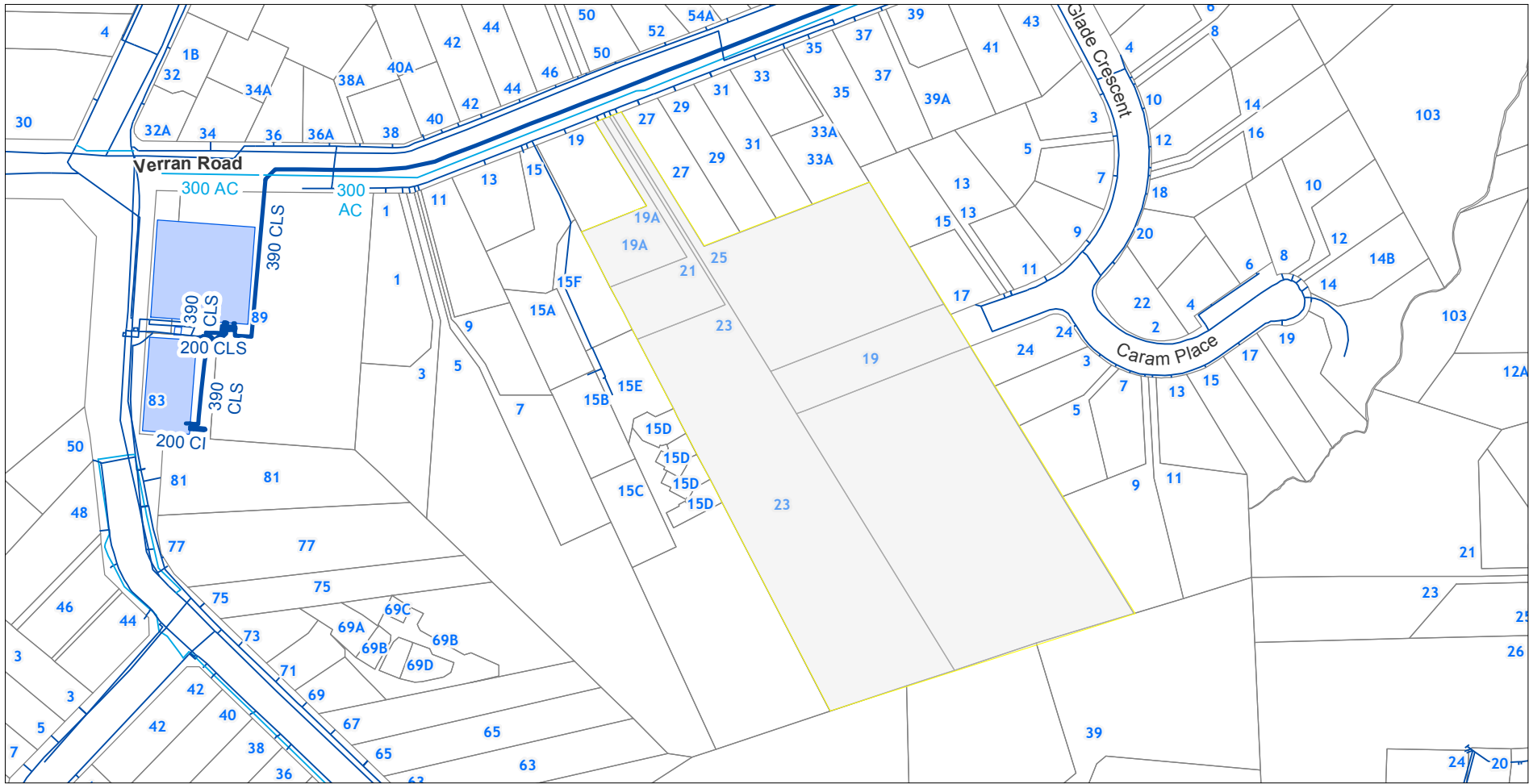


Existing Site Analysis
SCALE 1:1000 @A1



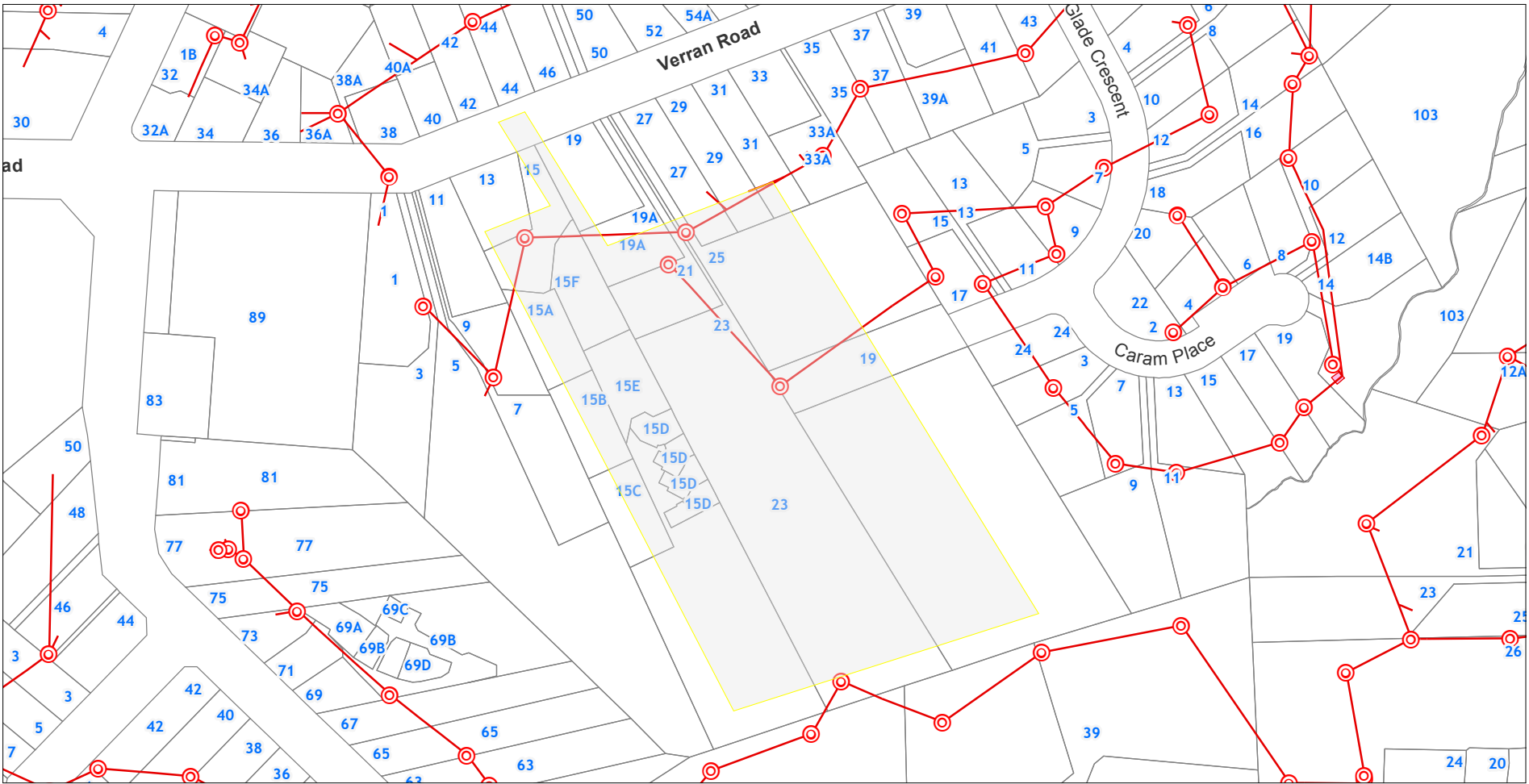
ZONES

- Zones
- Residential - Large Lot Zone
 - Residential - Rural and Coastal Settlement Zone
 - Residential - Single House Zone
 - Residential - Mixed Housing Suburban Zone
 - Residential - Mixed Housing Urban Zone
 - Residential - Terrace Housing and Apartment Buildings Zone
 - Open Space - Conservation Zone
 - Open Space - Informal Recreation Zone
 - Open Space - Sport and Active Recreation Zone
 - Open Space - Civic Spaces Zone
 - Open Space - Community Zone
 - Business - City Centre Zone
 - Business - Metropolitan Centre Zone
 - Business - Town Centre Zone
 - Business - Local Centre Zone
 - Business - Neighbourhood Centre Zone
 - Business - Mixed Use Zone
 - Business - General Business Zone
 - Business - Business Park Zone
 - Business - Heavy Industry Zone
 - Business - Light Industry Zone
 - Future Urban Zone
 - Green Infrastructure Corridor (Operative in some Special Housing Areas)
 - Rural - Rural Production Zone
 - Rural - Mixed Rural Zone
 - Rural - Rural Coastal Zone
 - Rural - Rural Conservation Zone
 - Rural - Countryside Living Zone
 - Rural - Waitakere Foothills Zone
 - Rural - Waitakere Ranges Zone
 - Strategic Transport Corridor Zone
 - Special Purpose Zone
 - Coastal - General Coastal Marine Zone [rcp]
 - Coastal - Marina Zone [rcp/dp]



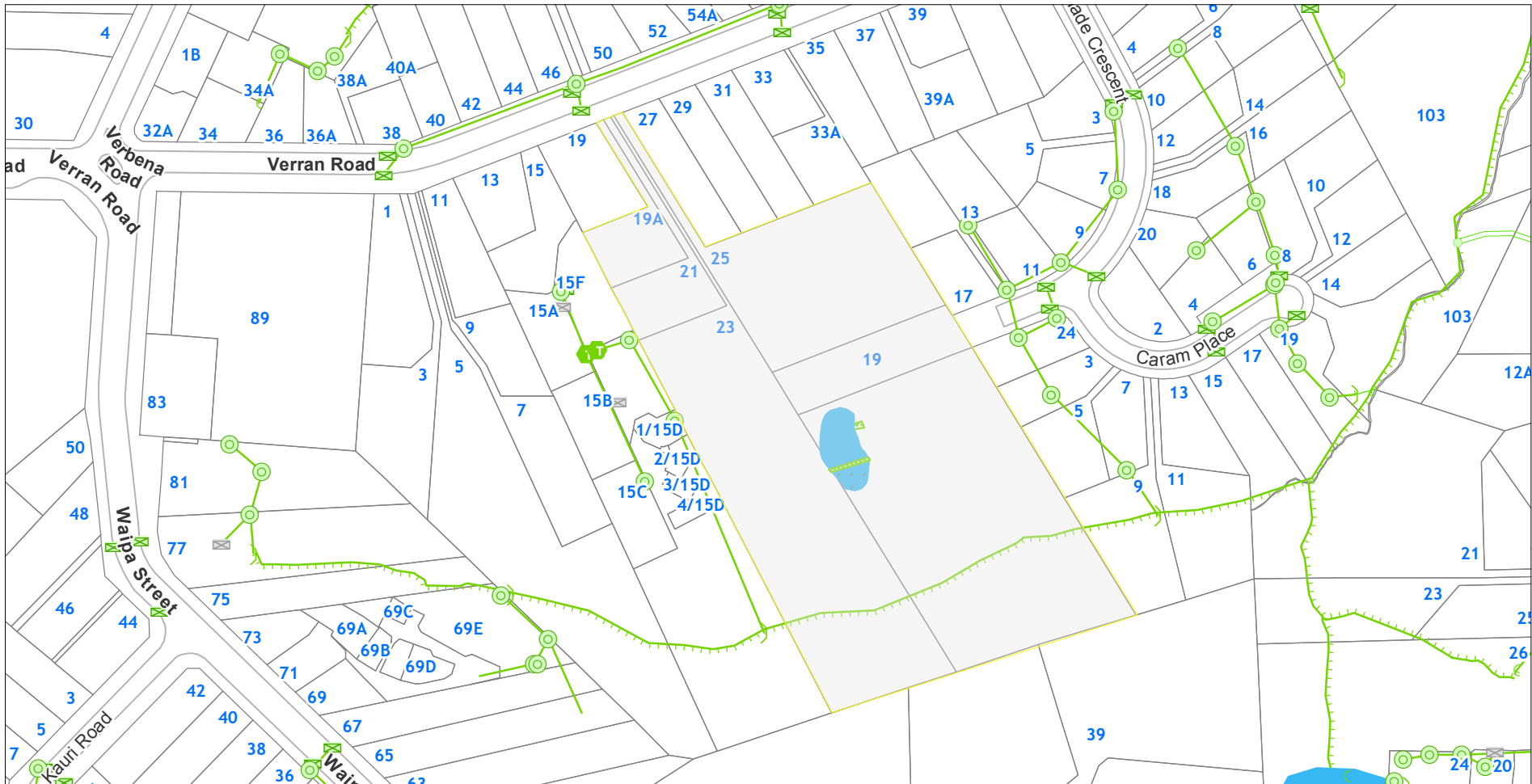
WATER

- Water Infrastructure
- Valve
 - Hydrant
 - Fitting
 - Other Watercare Point Asset
 - Other Watercare Linear Asset
 - Local Pipe (Operational-NonPotable)
 - Local Pipe (Operational-Potable)
 - Local Pipe (Operational Not Vested)
 - Local Pipe (Abandoned / Not Operational)
 - Transmission Pipe (Operational-NonPotable)
 - Transmission Pipe (Operational-Potable)
 - Transmission Pipe (Not Operational)
 - Transmission Pipe (Proposed)
 - Pump Station
 - Reservoir
 - Other Structure (Local)
 - Chamber (Transmission)
 - Water Source (Transmission)
 - Other Watercare Structures and Areas



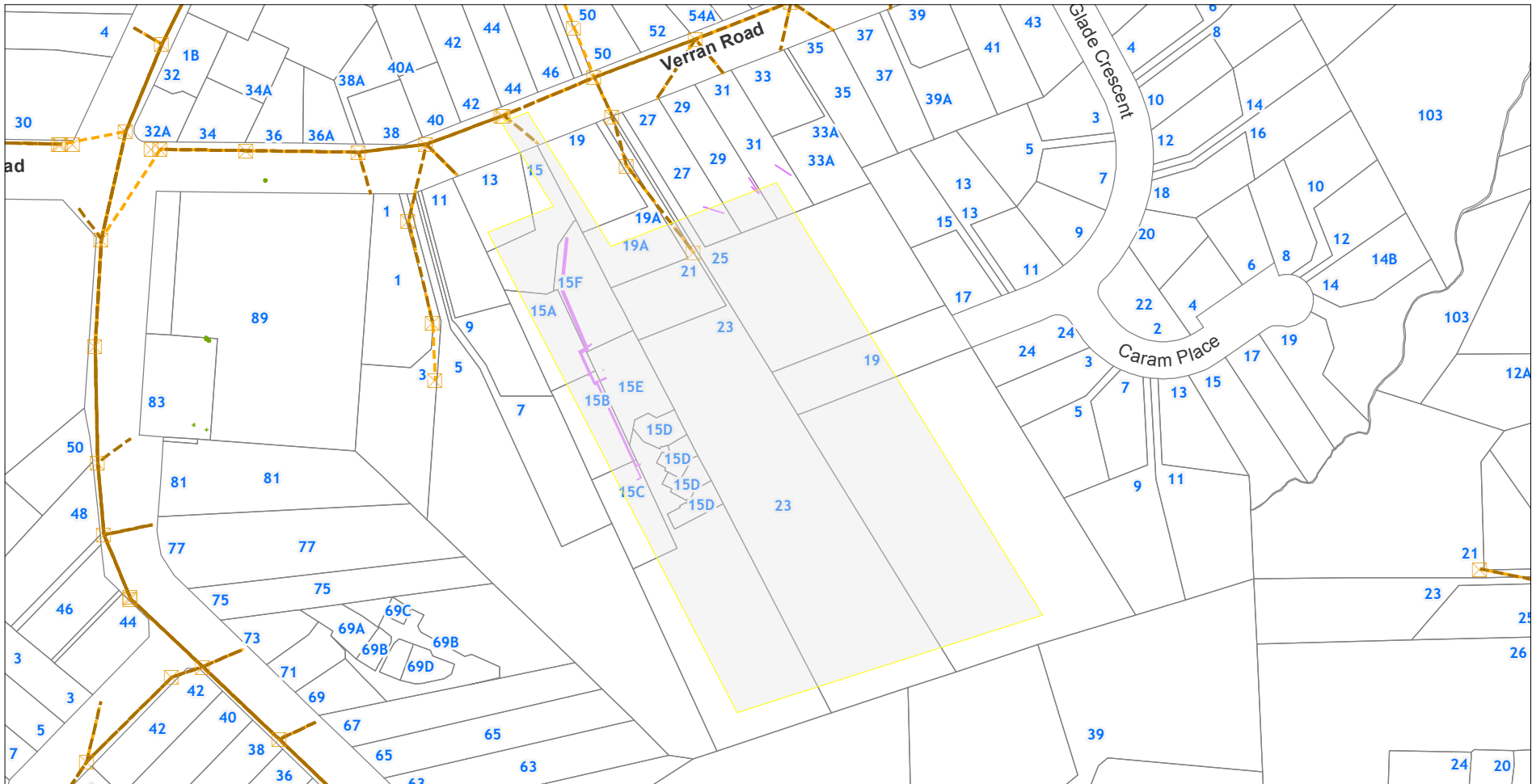
WASTEWATER

- Wastewater Infrastructure
- Fitting
 - Fitting (Non Watercare)
 - Manhole
 - Pipe (Non Watercare)
 - Local Pipe (Operational)
 - Local Pipe (Operational Not Vested)
 - Local Pipe (Abandoned / Not Operational)
 - Transmission Pipe (Operational)
 - Transmission Pipe (Not Operational)
 - Transmission Pipe (Proposed)
 - Chamber
 - Structure (Non Watercare)
 - Pump Station
 - Wastewater Catchment



STORMWATER

- Stormwater Infrastructure
- Treatment Device
 - Septic Tank
 - Septic Tank (Hi-Tech)
 - Soakage System
 - Inspection Chamber
 - Manhole (Standard / Custom)
 - Inlet & Outlet Structure
 - Inlet & Outlet (No Structure)
 - Catchpit
 - Spillway
 - Safety Benching
 - Culvert / Tunnel
 - Subsoil Drain
 - Gravity Main
 - Rising Main
 - Connection
 - Fence
 - Lined Channel
 - Watercourse
 - Overland Flowpath (Public)
 - Overland Flowpath (Private)
 - Forebay (Public)
 - Forebay (Private)
 - Treatment Facility (Public)
 - Treatment Facility (Private)
 - Pump Station
 - Planting
 - Embankment
 - Viewing Platform
 - Bridge
 - Erosion & Flood Control (Other Structure)
 - Erosion & Flood Control (Wall Structure)



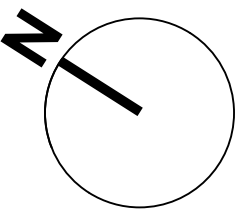

UTILITIES

- Utilities Infrastructure
- Transpower Site
 - Pylon (Transpower)
 - 110 kv - Electricity Transmission
 - 220 kv - Electricity Transmission
 - 400 kv - Electricity Transmission
 - Aviation Jet A1 Fuel Pipeline
 - Liquid Fuels Pipeline [Marsden to Wiri]
 - Gas Transmission Pipeline
 - High-Pressure Gas Pipeline
 - Medium-Pressure Gas Pipeline
 - Indicative Steel Mill Slurry Pipeline
 - Indicative Steel Mill Water Pipeline
 - Fibre Optic Cable (ARTA)
 - Contour Interval






Existing Site Plan
SCALE 1:500 @A1

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#Project Name
12/20/2022
Scale:1:500

Job # 2570

10-01
Rev:

ZONING NOTES

- H3. Residential - Single Houze Zone
- H4. Residential - Mixed Housing Suburban Zone



Zoning Plan
SCALE 1:300 @A1

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Zoning Plan

#Project Name	12/20/2022	Job # 2570	10-02
Scale:1:300		Rev:	

PROPOSED DEVELOPMENT NOTES

Total Site Area: 25,861m²
Ecological Area: 9,735m²
Usable Site Area: 16,126m²



Lot Plan
SCALE 1:250 @A1

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- Type 1(a): 3-Level, 3-Bed Townhouse
115m² Gross Floor Area
Total amount of units: 12 units.
- Type 1(b): 3-Level, 3-Bed Townhouse
115m² Gross Floor Area .
Total amount of units: 33 units.
- Type 2: 1-Level, 2-Bed Apartment
70m² Gross Floor Area.
Total amount of units: 63 units.
- Type 3: 1-Level, 1-Bed Apartment
55m² Gross Floor Area.
Total amount of units: 7 units.

Unit total:

- 1 Bedroom Units: **07 units (6.0% of development)**
- 2 Bedroom Units: **63 units (55% of development)**
- 3 Bedroom T/H: **45 units (39% of development)**

Parking

- Car Parks: **92 parks estimated**
- Bike Parks: **128 parks estimated**





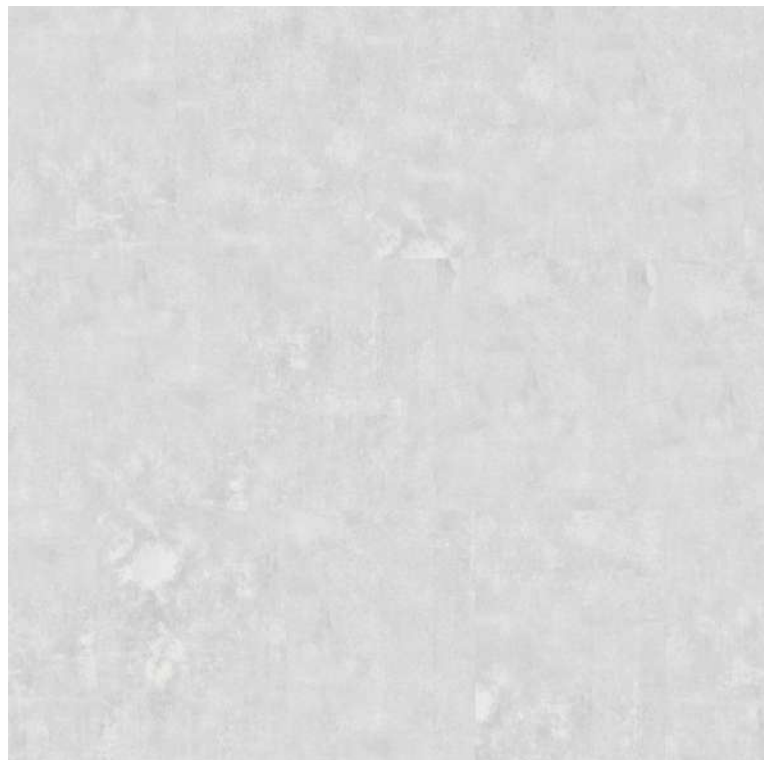
Metal Colorsteel Roof



Color match Fascia board and gutter



Concrete Smooth finish



Concrete Rough Sawn



Brick Stretcher Bond Dark Grey



Fiber Cement Weatherboard



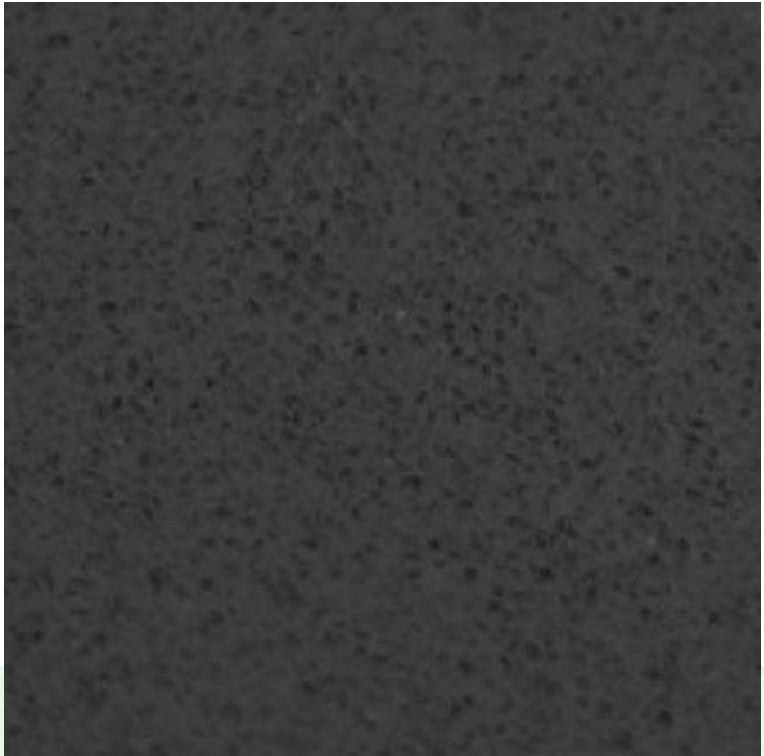
Aluminium Balustrade Dark Grey



Powdercoated Window Frame



Glass Clear



Render Planter box



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Proposed Materials



Variation in cladding



Visually break up the length by vertical elements



A simple but varied building form



Clearly identifiable home entrances



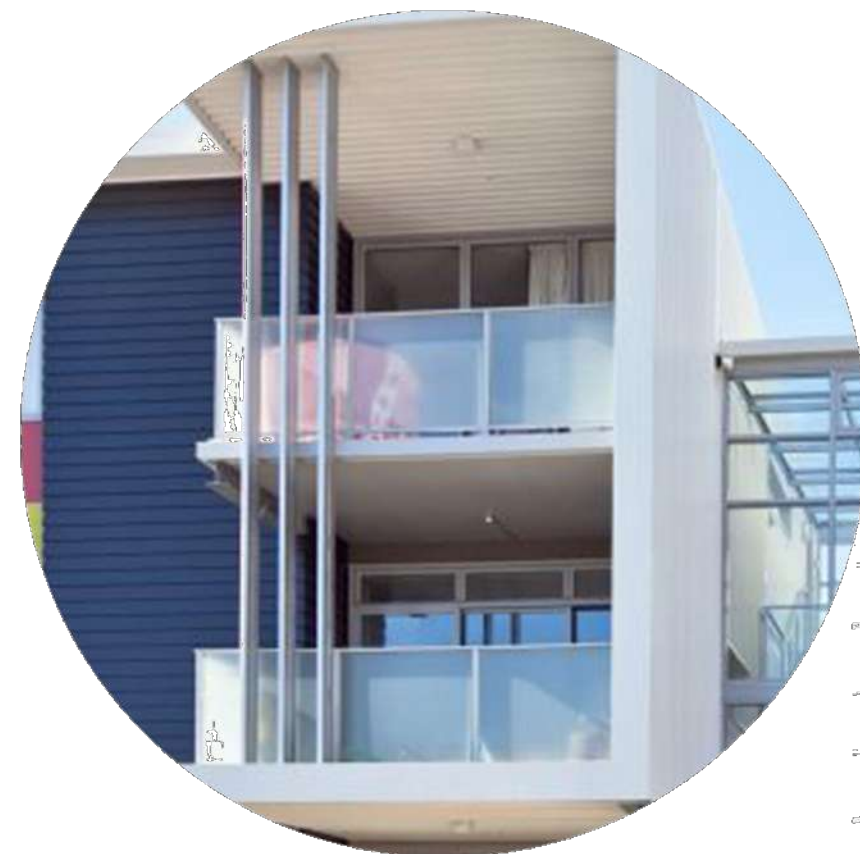
A simple but varied roof form



Town houses have small entrance gardens that create a sense of privacy from the public realm.



Waste storage should be easily accessible, but screened from view
Provide secure bike storage space



Balconies feature solid walls and railing, provide privacy between dwellings and from the street, while still allowing access to light and views



Houses are designed to face the street
A well designed front yard
Frequently used rooms have clear view of the street



Direct sunlight in private outdoor spaces
Ground floor outdoor spaces and upper floor balconies feel private and spacious
Outdoor living spaces connect directly to a living room



Safe and clear pedestrian paths connect house to the street
Fencing and landscaping are kept low near the car park and driveway for better visibility

0 0.5 1 2.5 4

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Precedent Study

#Project Name
12/20/2022
Scale:

Job # 2570

20-02
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Verran Road - Mixed House Suburban Zone	m2	%	Rule
Total Site Area	8228		
Building Coverage	2650	32%	MAX 40%
Total Landscape	2772	34%	MIN 40%
Impervious	5456	66%	Max 60%

Verran Road - Single House Zone	m2	%	Rule
Total Site Area	17585		
Building Coverage	1807	10%	MAX 35%
Total Landscape	13567	77%	MIN 40%
Impervious	4018	23%	Max 60%

Zone Area - SHZ	
Address	Area
23 Verran Road	
	8,181.19
25 Verran Road	
	9,403.59
	17,584.78 m²

Zone Area - MHSZ	
Address	Area
19 West Glad Crest.	
	1,533.09
19A Verran Road	
	958.50
21 Verran Road	
	1,103.48
25 Verran Road	
	4,633.59
	8,228.66 m²

Zone Area - Site total		
Address	Zone Name	Area
19 West Glad Crest.		
	MHSZ	1,533.09
19A Verran Road		
	MHSZ	958.50
21 Verran Road		
	MHSZ	1,103.48
23 Verran Road		
	SHZ	8,181.19
25 Verran Road		
	MHSZ	4,633.59
	SHZ	9,403.59
		25,813.44 m²

Building Coverage - MHSZ		
Zone Category	Block	Area
Mixed Housing Suburban Zone		
	BLOCK A	46.30
	BLOCK A	46.56
	BLOCK A	46.30
	BLOCK A	46.30
	BLOCK A	46.56
	BLOCK B	46.99
	BLOCK B	36.49
	BLOCK C	278.54
	BLOCK H	2.84
	BLOCK H	46.56
	BLOCK H	44.20
	BLOCK H	46.56
	BLOCK H	2.10
	BLOCK H	43.46
	BLOCK I	46.30
	BLOCK I	46.56
	BLOCK I	46.30
	BLOCK I	46.30
	BLOCK I	46.56
	BLOCK J	46.30
	BLOCK J	46.56
	BLOCK J	46.30
	BLOCK J	46.30
	BLOCK J	46.56
	BLOCK K	46.30
	BLOCK K	46.56
	BLOCK K	46.30
	BLOCK K	46.30
	BLOCK K	46.56
	BLOCK L	46.30
	BLOCK L	46.30
	BLOCK L	46.30
	BLOCK L	46.56
	BLOCK L	46.25
	BLOCK M	278.55
	BLOCK N	283.35
	BLOCK P	154.97
	BLOCK P	33.42
	BLOCK Q	192.49
		2,650.31 m²

Impervious Area - MHSZ	
Zone Category	Area
Impervious - Carparks	
	585.97
Impervious - Driveway	
	1,490.65
Impervious - Public Footpaths	
	729.04
Mixed Housing Suburban Zone	
	2,650.31
	5,455.97 m²

Building Coverage - SHZ		
Zone Category	Zone Number	Area
Single House Zone		
	BLOCK B	10.28
	BLOCK B	46.77
	BLOCK B	46.99
	BLOCK C	46.77
	BLOCK C	46.77
	BLOCK C	46.99
	BLOCK C	46.99
	BLOCK C	192.49
	BLOCK D	46.77
	BLOCK D	46.77
	BLOCK D	46.99
	BLOCK D	46.99
	BLOCK E	46.30
	BLOCK E	46.56
	BLOCK E	46.30
	BLOCK E	46.56
	BLOCK G	295.90
	BLOCK L	0.31
	BLOCK M	101.09
	BLOCK N	93.83
	BLOCK O	130.11
	BLOCK O	79.48
	BLOCK O	249.52
		1,807.53 m²

Impervious Area - SHZ	
Zone Category	Area
Impervious - Carparks	
	384.78
Impervious - Driveway	
	1,099.73
Impervious - Public Footpaths	
	465.20
Impervious - Other	
	261.05
Single House Zone	
	1,807.53
	4,018.29 m²

