

AS APPROVED BY
KAIPARA DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
RM210239

4/03/2022 ddaly

TOUCHWOOD®

TOUCHWOOD SOLIDWOOD HOMES

- 1) ALL DIMENSIONS AND UNDERGROUND SERVICE LOCATIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK
- 2) CONTRACTOR AND SUBCONTRACTORS TO ENSURE ALL GROUND LEVELS AND HEIGHT RESTRICTIONS ARE CORRECT AND COMPLY WITH COUNCIL BYLAWS AT ALL STAGES OF CONSTRUCTION
- 3) DO NOT SCALE FROM DRAWINGS. IF IN DOUBT ABOUT ANY ASPECT, ASK THE DESIGNER
- 4) THESE ARE NOT PRE-CUT DRAWINGS AND ALL COSTS ASSOCIATED WITH THE PREPARATION OF PRE-CUT DRAWINGS IS THE RESPONSIBILITY OF THE OWNER
- 5) JOINERY DETAILS TO BE VERIFIED WITH OWNER
- 6) DRAWINGS TAKE PRECEDENCE OVER THE SPECIFICATIONS
- 7) ALL COLOURS TO OWNERS CHOICE. MIN LRV APPLY
- 8) NO MATERIAL SUBSTITUTION IS PERMITTED WITHOUT WRITTEN APPROVAL OF THE DESIGNER. PRODUCTS THAT DON'T COMPLY WITH NZBC ARE NOT PERMITTED
- 9) ALL PRODUCTS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS
- 10) CONSTRUCTION TO COMPLY WITH NZS 3604, LOCAL BODY BYLAWS AND THE N.Z. BUILDING CODE
- 11) THESE DRAWINGS ARE SUBJECT TO COPYRIGHT AND REMAIN THE PROPERTY OF PAPERSPACES ARCHITECTURAL DESIGN LTD & TOUCHWOOD SOLIDWOOD HOMES LTD. COPIES MAY ONLY BE TAKEN WITH THEIR WRITTEN PERMISSION

LEGAL DESCRIPTION:

Lot 2, DP 533557
Site Area: 6442m²

Gross Floor Areas
Existing: -Dwelling =143.55m²

Proposed -Minor Dwelling =120.60m²

Proposed Building Coverage 264.15m²
(4.1%)

Total Impermeable Area 586.15m² (9%)
Permeable Surfaces = 5,855.85m² (91%)

ZONES:

Zone: Rural with Harbour Overlay

Earthquake Zone: 1

Exposure Zone: C

Rainfall Intensity: 90-100

Wind Zone: Very High

Chris Aldridge
334 Oneriri Road
Lot 2, DP 533557
Kaiwaka

Proposed Minor Dwelling

Site Layout

AP NZ
Professional
Member



1

Page

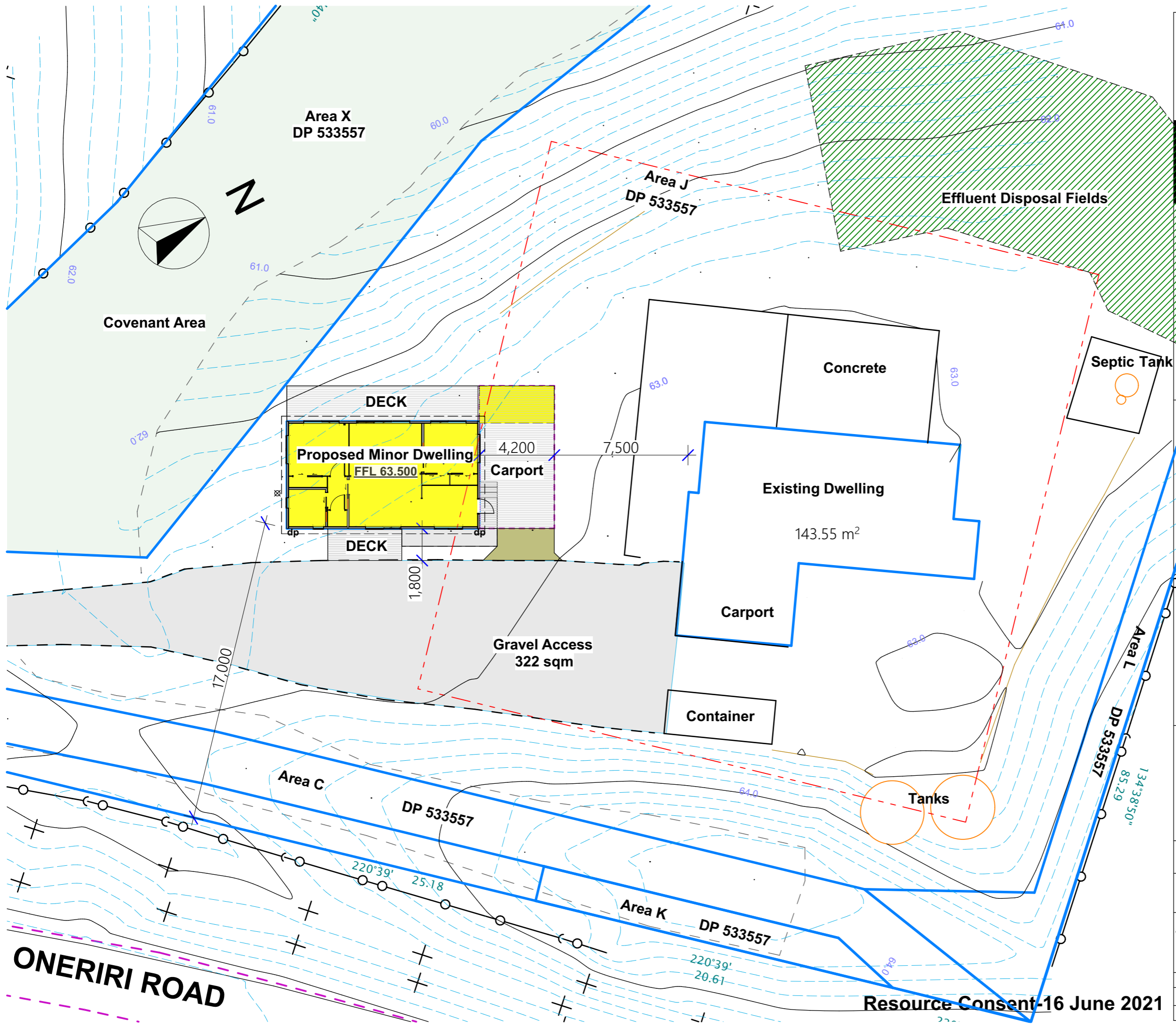
Job Number 21012


Scale @ A3 1:500, 1:119.0476

Drawn L. Murphy

of

Resource Consent-16 June 2021





TOUCHWOOD®

TOUCHWOOD SOLIDWOOD HOMES

1) ALL DIMENSIONS AND UNDERGROUND SERVICE LOCATIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK
2) CONTRACTOR AND SUBCONTRACTORS TO ENSURE ALL GROUND LEVELS AND HEIGHT RESTRICTIONS ARE CORRECT AND COMPLY WITH COUNCIL BYLAWS AT ALL STAGES OF CONSTRUCTION
3) DO NOT SCALE FROM DRAWINGS. IF IN DOUBT ABOUT ANY ASPECT, ASK THE DESIGNER.
4) THESE ARE NOT PRE-CUT DRAWINGS AND ALL COSTS ASSOCIATED WITH THE PREPARATION OF PRE-CUT DRAWINGS IS THE RESPONSIBILITY OF THE OWNER
5) JOINERY DETAILS TO BE VERIFIED WITH OWNER
6) DRAWINGS TAKE PRECEDENCE OVER THE SPECIFICATIONS
7) ALL COLOURS TO OWNERS CHOICE. MIN LRV APPLY
8) NO MATERIAL SUBSTITUTION IS PERMITTED WITHOUT WRITTEN APPROVAL OF THE DESIGNER. PRODUCTS THAT DON'T COMPLY WITH NZBC ARE NOT PERMITTED
9) ALL PRODUCTS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS
10) CONSTRUCTION TO COMPLY WITH NZS 3604, LOCAL BODY BYLAWS AND THE N.Z. BUILDING CODE.
11) THESE DRAWINGS ARE SUBJECT TO COPYRIGHT AND REMAIN THE PROPERTY OF PAPERSPACES ARCHITECTURAL DESIGN LTD & TOUCHWOOD SOLIDWOOD HOMES LTD. COPIES MAY ONLY BE TAKEN WITH THEIR WRITTEN PERMISSION.

AS APPROVED BY
KAIPARA DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
RM210239

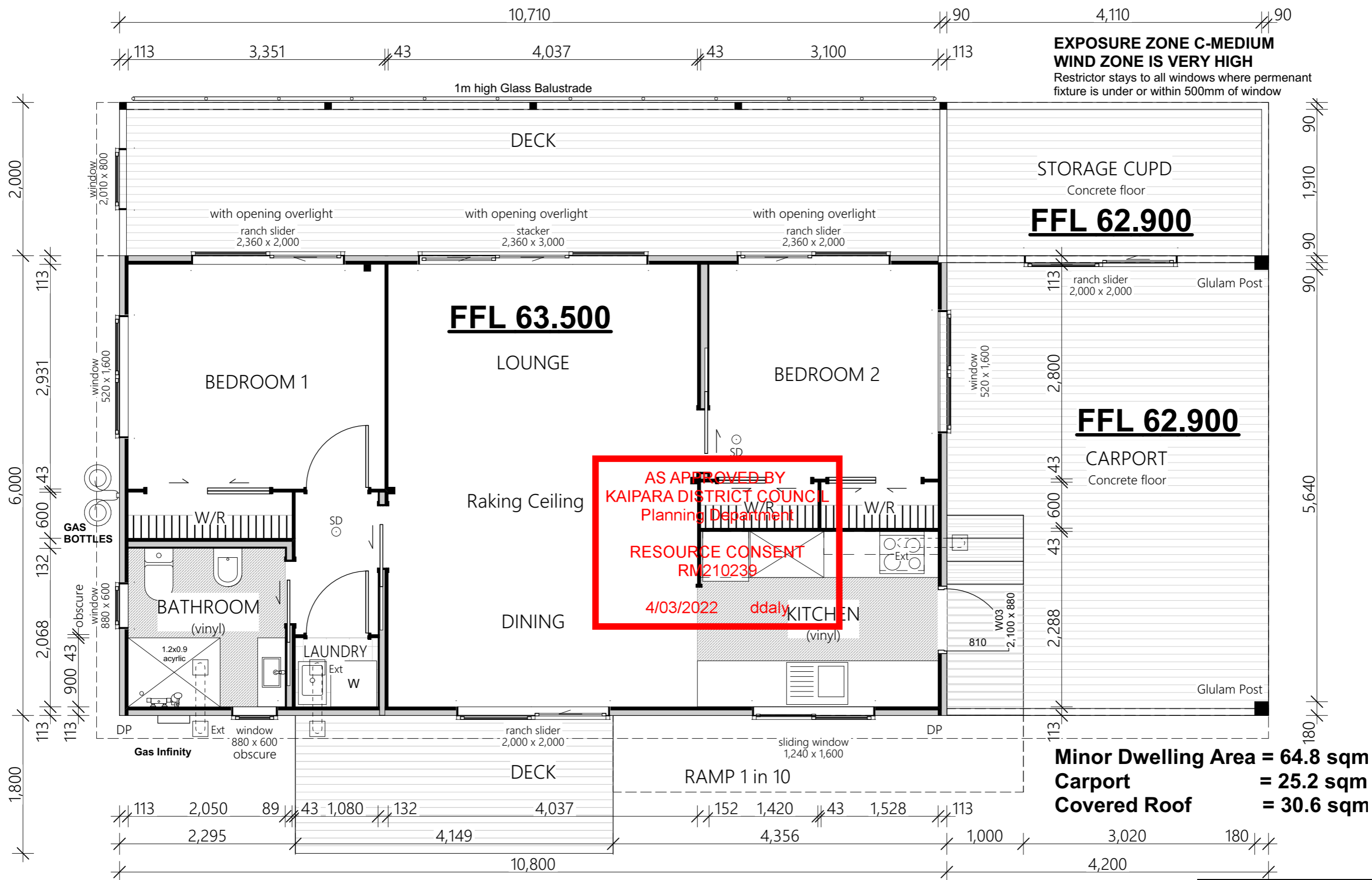
4/03/2022 ddaly

Chris Aldridge
334 Oneriri Road
Lot 2, DP 533557
Kaiwaka

Proposed Minor Dwelling

Site Plan

Resource Consent-16 June 2021

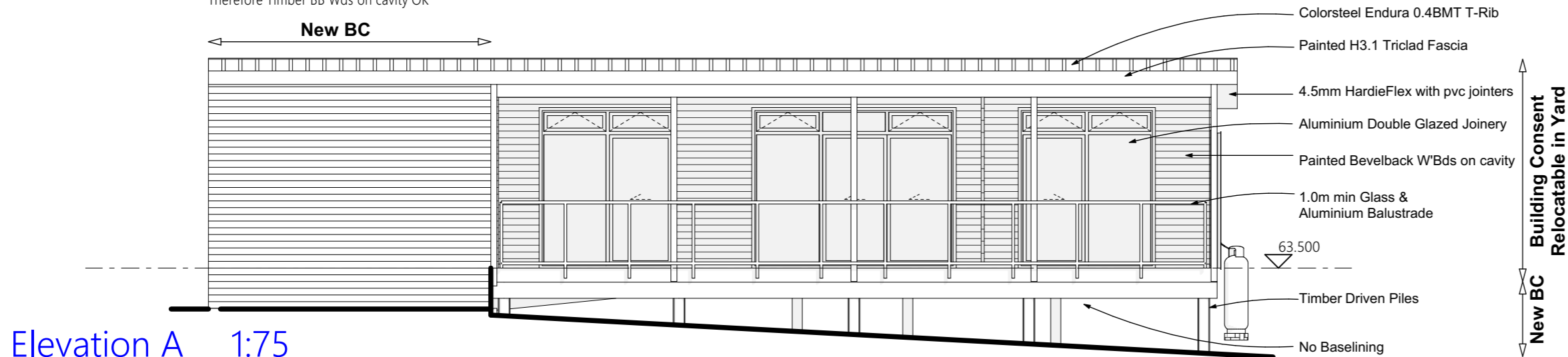


Resource Consent-16 June 2021

TOUCHWOOD SOLIDWOOD HOMES

BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		7

Therefore Timber BB Wds on cavity OK

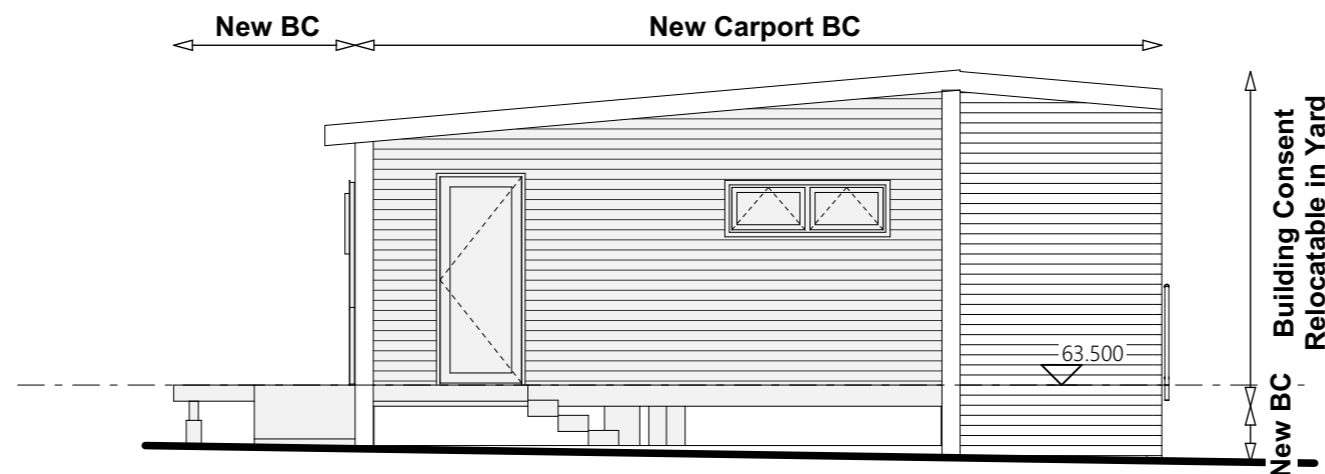


- TOUCHWOOD®**
- TOUCHWOOD SOLIDWOOD HOMES**
- 1) ALL DIMENSIONS AND UNDERGROUND SERVICE LOCATIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK
 - 2) CONTRACTOR AND SUBCONTRACTORS TO ENSURE ALL GROUND LEVELS AND HEIGHT RESTRICTIONS ARE CORRECT AND COMPLY WITH COUNCIL BYLAWS AT ALL STAGES OF CONSTRUCTION
 - 3) DO NOT SCALE FROM DRAWINGS. IF IN DOUBT ABOUT ANY ASPECT, ASK THE DESIGNER.
 - 4) THESE ARE NOT PRE-CUT DRAWINGS AND ALL COSTS ASSOCIATED WITH THE PREPARATION OF PRE-CUT DRAWINGS IS THE RESPONSIBILITY OF THE OWNER
 - 5) JOINERY DETAILS TO BE VERIFIED WITH OWNER
 - 6) DRAWINGS TAKE PRECEDENCE OVER THE SPECIFICATIONS
 - 7) ALL COLOURS TO OWNERS CHOICE. MIN LRV APPLY
 - 8) NO MATERIAL SUBSTITUTION IS PERMITTED WITHOUT WRITTEN APPROVAL OF THE DESIGNER. PRODUCTS THAT DON'T COMPLY WITH NZBC ARE NOT PERMITTED
 - 9) ALL PRODUCTS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS
 - 10) CONSTRUCTION TO COMPLY WITH NZS 3604, LOCAL BODY BYLAWS AND THE N.Z. BUILDING CODE.
 - 11) THESE DRAWINGS ARE SUBJECT TO COPYRIGHT AND REMAIN THE PROPERTY OF PAPERSPACES ARCHITECTURAL DESIGN LTD & TOUCHWOOD SOLIDWOOD HOMES LTD. COPIES MAY ONLY BE TAKEN WITH THEIR WRITTEN PERMISSION.

AS APPROVED BY
KAIPARA DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
RM210239

4/03/2022 ddaly



Elevation B 1:75

Resource Consent-16 June 2021

- 1) ALL DIMENSIONS AND UNDERGROUND SERVICE LOCATIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK
- 2) CONTRACTOR AND SUBCONTRACTORS TO ENSURE ALL GROUND LEVELS AND HEIGHT RESTRICTIONS ARE CORRECT AND COMPLY WITH COUNCIL BYLAWS AT ALL STAGES OF CONSTRUCTION
- 3) DO NOT SCALE FROM DRAWINGS. IF IN DOUBT ABOUT ANY ASPECT, ASK THE DESIGNER.
- 4) THESE ARE NOT PRE-CUT DRAWINGS AND ALL COSTS ASSOCIATED WITH THE PREPARATION OF PRE-CUT DRAWINGS IS THE RESPONSIBILITY OF THE OWNER
- 5) JOINERY DETAILS TO BE VERIFIED WITH OWNER
- 6) DRAWINGS TAKE PRECEDENCE OVER THE SPECIFICATIONS
- 7) ALL COLOURS TO OWNERS CHOICE. MIN LRV APPLY
- 8) NO MATERIAL SUBSTITUTION IS PERMITTED WITHOUT WRITTEN APPROVAL OF THE DESIGNER. PRODUCTS THAT DON'T COMPLY WITH NZBC ARE NOT PERMITTED
- 9) ALL PRODUCTS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS
- 10) CONSTRUCTION TO COMPLY WITH NZS 3604, LOCAL BODY BYLAWS AND THE N.Z. BUILDING CODE.
- 11) THESE DRAWINGS ARE SUBJECT TO COPYRIGHT AND REMAIN THE PROPERTY OF PAPERSPACES ARCHITECTURAL DESIGN LTD & TOUCHWOOD SOLIDWOOD HOMES LTD. COPIES MAY ONLY BE TAKEN WITH THEIR WRITTEN PERMISSION.

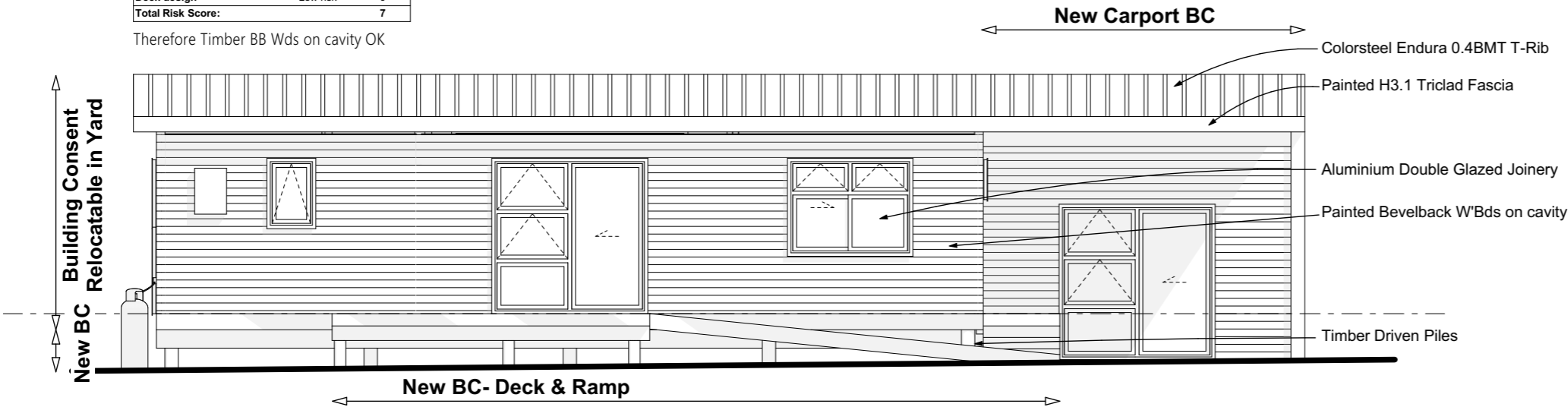
Chris Aldridge
334 Oneriri Road
Lot 2, DP 533557
Kaiwaka

Proposed Minor Dwelling

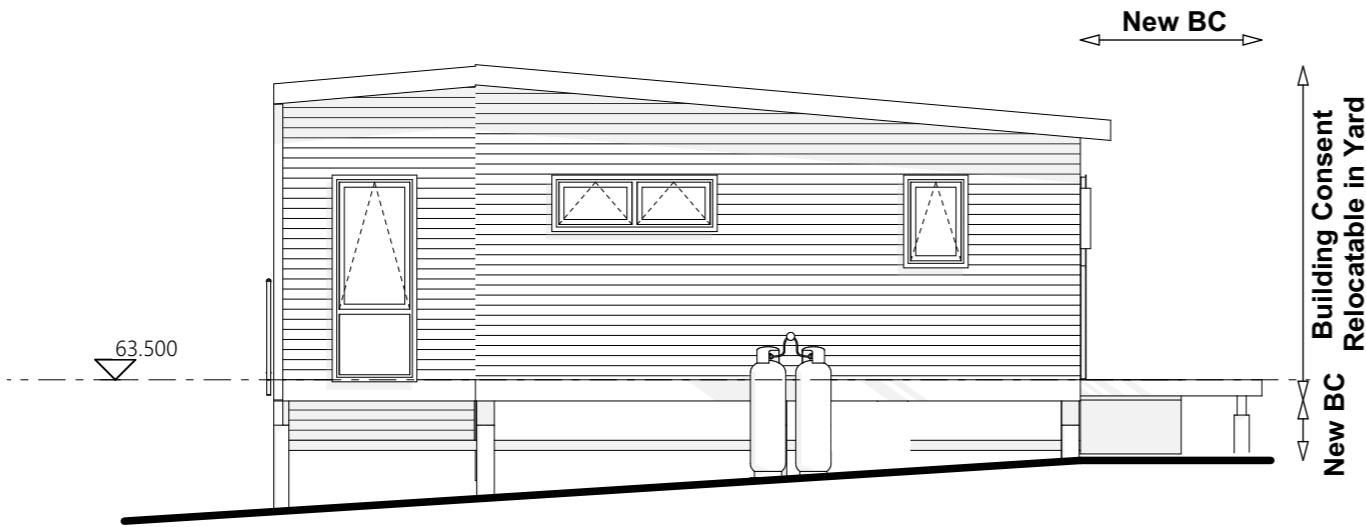
Elevations A & B

BUILDING ENVELOPE RISK MATRIX		
All Elevations		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	High risk	3
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low risk	0
Total Risk Score:		7

Therefore Timber BB Wds on cavity OK



Elevation C 1:75



Elevation D 1:75

AS APPROVED BY
KAIPARA DISTRICT COUNCIL
Planning Department

RESOURCE CONSENT
RM210239

4/03/2022 ddaly

Resource Consent-16 June 2021

TOUCHWOOD®

TOUCHWOOD SOLIDWOOD HOMES

1) ALL DIMENSIONS AND UNDERGROUND SERVICE LOCATIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORK
2) CONTRACTOR AND SUBCONTRACTORS TO ENSURE ALL GROUND LEVELS AND HEIGHT RESTRICTIONS ARE CORRECT AND COMPLY WITH COUNCIL BYLAWS AT ALL STAGES OF CONSTRUCTION
3) DO NOT SCALE FROM DRAWINGS. IF IN DOUBT ABOUT ANY ASPECT, ASK THE DESIGNER.
4) THESE ARE NOT PRE-CUT DRAWINGS AND ALL COSTS ASSOCIATED WITH THE PREPARATION OF PRE-CUT DRAWINGS IS THE RESPONSIBILITY OF THE OWNER
5) JOINERY DETAILS TO BE VERIFIED WITH OWNER
6) DRAWINGS TAKE PRECEDENCE OVER THE SPECIFICATIONS
7) ALL COLOURS TO OWNERS CHOICE. MIN LRV APPLY
8) NO MATERIAL SUBSTITUTION IS PERMITTED WITHOUT WRITTEN APPROVAL OF THE DESIGNER. PRODUCTS THAT DON'T COMPLY WITH NZBC ARE NOT PERMITTED
9) ALL PRODUCTS TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS
10) CONSTRUCTION TO COMPLY WITH NZS 3604, LOCAL BODY BYLAWS AND THE N.Z. BUILDING CODE.
11) THESE DRAWINGS ARE SUBJECT TO COPYRIGHT AND REMAIN THE PROPERTY OF PAPERSPACES ARCHITECTURAL DESIGN LTD & TOUCHWOOD SOLIDWOOD HOMES LTD. COPIES MAY ONLY BE TAKEN WITH THEIR WRITTEN PERMISSION.

Chris Aldridge
334 Oneriri Road
Lot 2, DP 533557
Kaiwaka

Proposed Minor Dwelling

Elevations C & D