

SIGNATURE CONSTRUCTION - RESOURCE CONSENT - 31/03/2025

# PN-017 TORINO ST

TORINO ST HOUSING DEVELOPEMNT  
15, 17, 19, 21, 23 TORINO ST, POINT ENGLAND



| PRELIMINARY DESIGN           |                                                  |                                     |   |
|------------------------------|--------------------------------------------------|-------------------------------------|---|
| LAYOUT                       |                                                  |                                     |   |
| SITE DRAWINGS                |                                                  |                                     |   |
| 100                          | SITE LOCATION PLAN                               | <input checked="" type="checkbox"/> | A |
| 101                          | EXISTING SITE SURVEY                             | <input checked="" type="checkbox"/> | A |
| 102                          | EXISTING SITE WITH LAYOUT                        | <input checked="" type="checkbox"/> | A |
| 103                          | SITE MASTERPLAN PRESENTATION                     | <input checked="" type="checkbox"/> | B |
| 104                          | SITE MASTERPLAN TYPOLOGIES                       | <input checked="" type="checkbox"/> | A |
| 105                          | MASTERPLAN - GROUND FLOOR                        | <input checked="" type="checkbox"/> | B |
| 106                          | MASTERPLAN - LEVEL 1                             | <input checked="" type="checkbox"/> | B |
| 107                          | MASTERPLAN - ROOF LEVEL                          | <input checked="" type="checkbox"/> | B |
| 108                          | SITE COMPLIANCE - GROUND FLOOR                   | <input checked="" type="checkbox"/> | B |
| 109                          | SITE COMPLIANCE - LEVEL 1                        | <input checked="" type="checkbox"/> | B |
| 110                          | SITE COMPLIANCE - COVERAGE & IMPERVIOUS AREAS    | <input checked="" type="checkbox"/> | B |
| 111                          | SITE COMPLIANCE - HIRB DIAGRAM                   | <input checked="" type="checkbox"/> | B |
| SITE ELEVATIONS AND SECTIONS |                                                  |                                     |   |
| 200                          | STREET & RESERVE ELEVATIONS                      | <input checked="" type="checkbox"/> | B |
| 201                          | BUILDING BLOCK ELEVATIONS - LOTS 15-17           | <input checked="" type="checkbox"/> | B |
| 202                          | BUILDING BLOCK ELEVATIONS - LOT 17               | <input checked="" type="checkbox"/> | B |
| 203                          | BUILDING BLOCK ELEVATIONS LOTS 01-06             | <input checked="" type="checkbox"/> | C |
| 204                          | BUILDING BLOCK ELEVATIONS LOTS 07-14             | <input checked="" type="checkbox"/> | B |
| 205                          | SITE SECTIONS                                    | <input checked="" type="checkbox"/> | C |
| 206                          | SITE SECTIONS                                    | <input checked="" type="checkbox"/> | B |
| TYPOLOGY FLOOR PLANS         |                                                  |                                     |   |
| 300                          | S3B-1 FLOOR PLANS                                | <input checked="" type="checkbox"/> | A |
| 301                          | S3B-2 FLOOR PLANS                                | <input checked="" type="checkbox"/> | A |
| 302                          | S3B-3 FLOOR PLANS                                | <input checked="" type="checkbox"/> | A |
| 303                          | S3B-4 FLOOR PLANS                                | <input checked="" type="checkbox"/> | A |
| 304                          | P5B-1 FLOOR PLANS                                | <input checked="" type="checkbox"/> | A |
| 305                          | P7B-1 FLOOR PLANS                                | <input checked="" type="checkbox"/> | B |
| SITWORKS                     |                                                  |                                     |   |
| 400                          | RETAINING & PLATFORM ILLUSTRATIVE                | <input checked="" type="checkbox"/> | B |
| 401                          | INDICATIVE LEVELS, RETAINING & SERVICES          | <input checked="" type="checkbox"/> | B |
| 402                          | BICYCLE STORAGE AREA                             | <input checked="" type="checkbox"/> | A |
| SHADOW ANALYSIS              |                                                  |                                     |   |
| 500                          | SUN STUDY - EQUINOXES (March / September 21)     | <input checked="" type="checkbox"/> | B |
| 501                          | SUN STUDY - EQUINOXES (March / September 21)     | <input checked="" type="checkbox"/> | B |
| 502                          | SUN STUDY - EQUINOXES (March / September 21)     | <input checked="" type="checkbox"/> | B |
| 503                          | SUN STUDY - EQUINOXES (March / September 21)     | <input checked="" type="checkbox"/> | B |
| 504                          | DETAILED SUN STUDY - EQUINOXES (March / Septe... | <input checked="" type="checkbox"/> | B |
| ILLUSTRATIVE PERSPECTIVES    |                                                  |                                     |   |
| 600                          | ILLUSTRATIVE PERSPECTIVES                        | <input checked="" type="checkbox"/> | B |

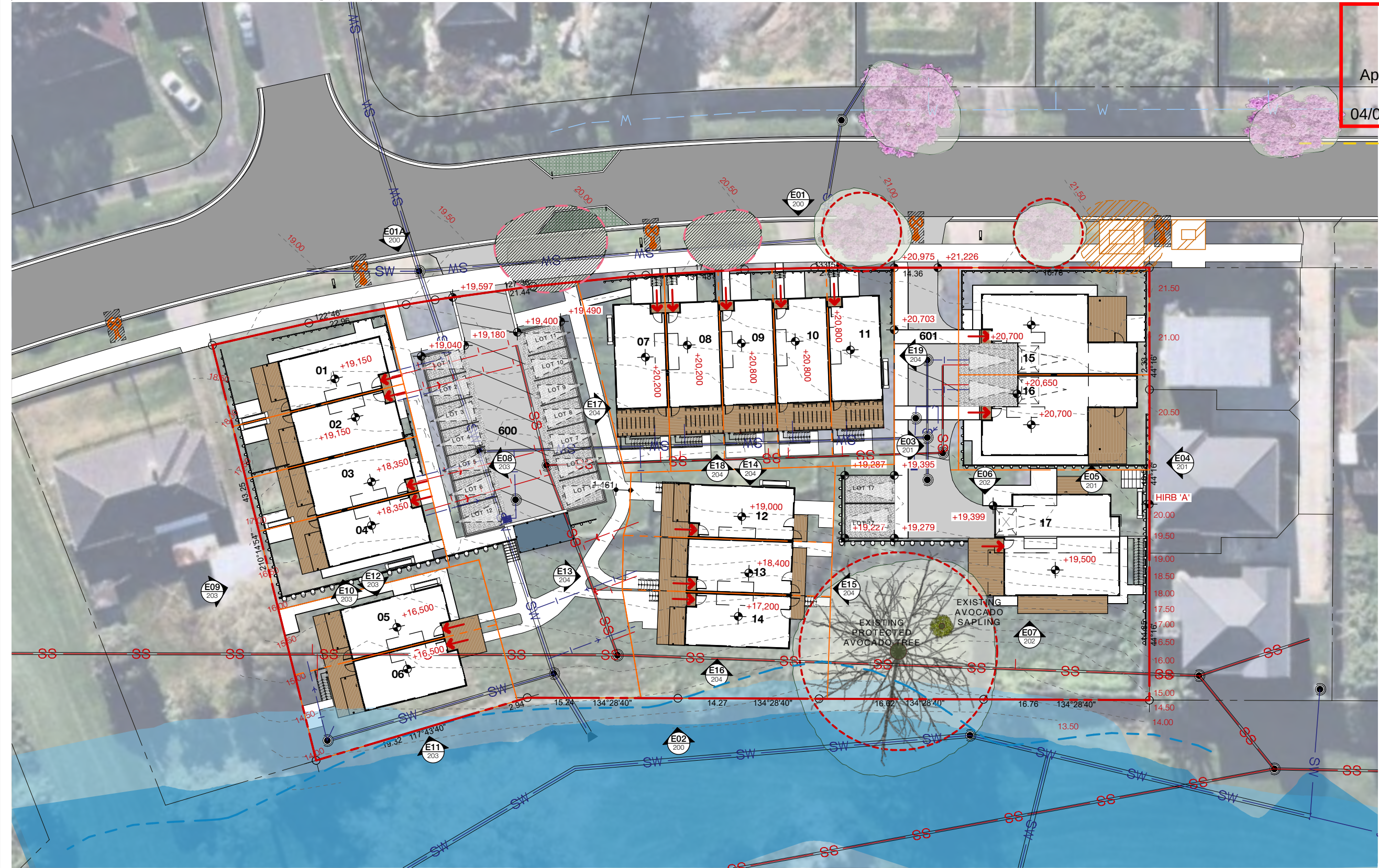


**BUN60446612 LUC60446613 SUB60446614**

**Approved Resource Consent Plan**

**04/08/2025**





#### STREETSCAPE

- Road
- Street berm
- Footpath
- Street light/power pole to be removed by LEAD & Vector
- Street trees - existing

- Street trees - to be removed as part of LEAD upgrade of Stormwater
- Red line indicates Protected Root Zone
- Riparian margin for future stream daylighting
- Existing 1% AEP Floodplain
- Proposed 1% AEP Floodplain following stream daylighting

#### SERVICES

- Sanitary sewer
- Stormwater
- SS / SW manhole

#### SITE

- Site Boundary
- Lot Boundary
- LOT 29
- Lot number
- Building
- Floor / Surface Level
- Car parking
- Pedestrian Entrance - front
- Bicycle storage
- Transformer
- Transformer setback



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SITE MASTERPLAN  
PRESENTATION

Drawing Scale: 1:400 @A3



103

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BUILDING TYPE

Terrace - End Unit

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Triplex - End Unit

Triplex - Mid Unit

Duplex - unit

Single Unit

Auckland Council

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S3B-2

S3B-2

S3B-4

P5B-1

P7B-1

typology code

NOTE: Refer to supplied typology plans, by typology code for additional dwelling information at 1:200 scale.

| YIELD         |         |     |
|---------------|---------|-----|
| Duplex Unit   | 02 Lots | 11% |
| Triplex Unit  | 03 Lots | 17% |
| Quadpex Unit  | 08 Lots | 44% |
| Terraced Unit | 05 Lots | 28% |
| TOTAL         | 18 Lots |     |

| SITE LOT AREAS |         |           |
|----------------|---------|-----------|
|                | Lot No. | Lot Area: |
| SHO - LOT      | 01      | 147       |
| SHO - LOT      | 02      | 97        |
| SHO - LOT      | 03      | 97        |
| SHO - LOT      | 04      | 146       |
| SHO - LOT      | 05      | 142       |
| SHO - LOT      | 06      | 178       |
| SHO - LOT      | 07      | 133       |
| SHO - LOT      | 08      | 109       |
| SHO - LOT      | 09      | 110       |
| SHO - LOT      | 10      | 110       |
| SHO - LOT      | 11      | 131       |
| SHO - LOT      | 12      | 146       |
| SHO - LOT      | 13      | 115       |
| SHO - LOT      | 14      | 212       |
| PH - LOT       | 15      | 209       |
| PH - LOT       | 16      | 185       |
| PH - LOT       | 17      | 748       |
| JOAL - SHO     | 600     | 720       |
| JOAL - PH      | 601     | 133       |



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SITE MASTERPLAN  
TYPOLOGIES

Drawing Scale: 1:400 @A3



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Pedestrian Entrance - front





SITE

Site Boundary

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Building

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HARD & SOFT LANDSCAPING

- Footpath
- Laneway/ Driveway
- Timber decking
- Raised planter

SITE FURNISHINGS

- Refuse, recycle & food waste bins
- Clothesline

ROOM KEY

B# Bedrooms



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MASTERPLAN - LEVEL 1

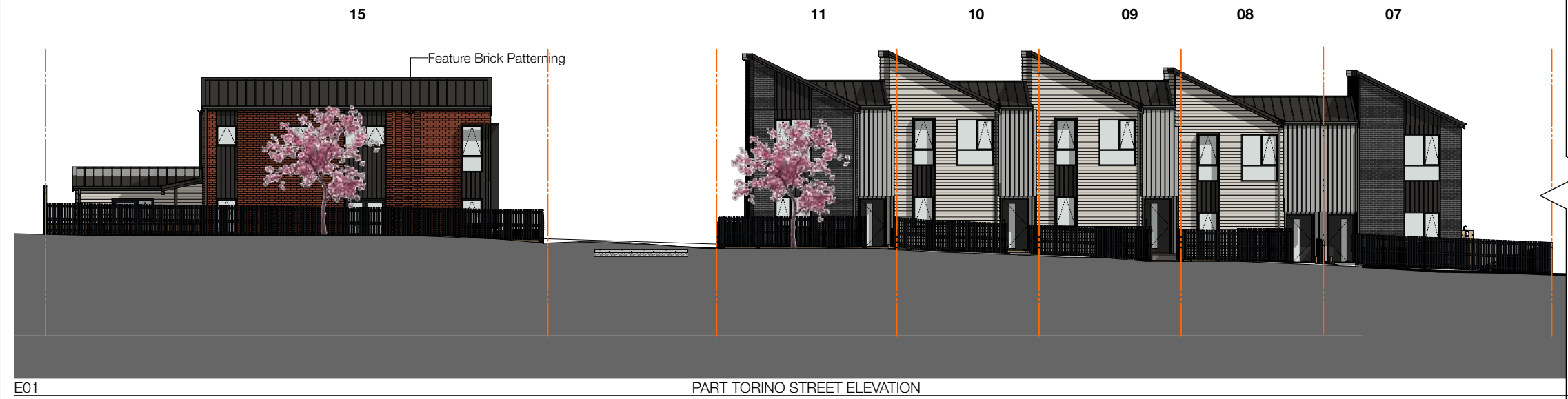
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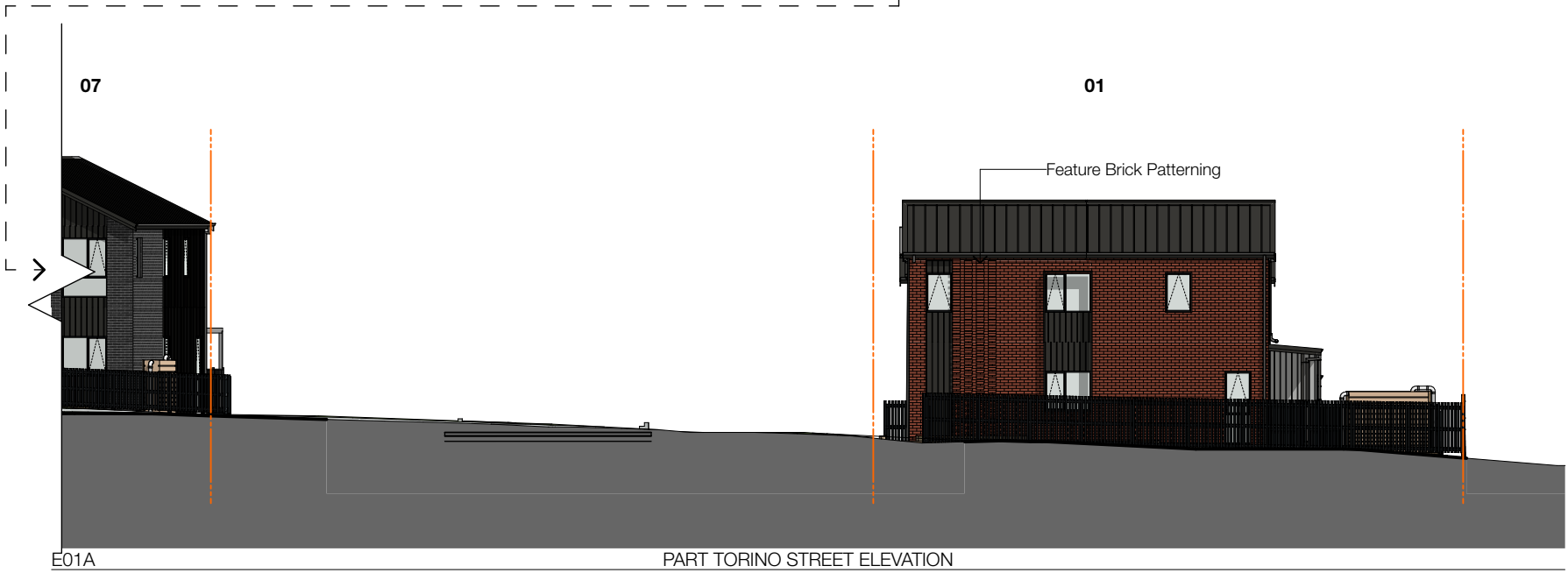
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**MATERIAL LEGEND**

|                                                      |                                                                           |                                                         |                                                                               |                                |
|------------------------------------------------------|---------------------------------------------------------------------------|---------------------------------------------------------|-------------------------------------------------------------------------------|--------------------------------|
| <b>BRICK</b><br><br>Brick Russo                      | <b>MAIN CLADDING 1</b><br><br>Weatherboard Horizontal<br>Painted - Tiraui | <b>ACCENT CLADDING</b><br><br>Dark Cladding<br>Ironsand | <br><b>BUN60446612</b><br><b>Approved Resource Consent Plan</b><br>04/08/2025 | <br>Joinery/Boards<br>Ironsand |
| <b>BRICK</b><br><br>Brick Karekare                   | <b>MAIN CLADDING 2</b><br><br>Weatherboard Horizontal<br>Opioni Half      | <b>ENTRANCE DOOR</b><br><br>TBC                         | <b>ROOF</b><br><br>Coloursteel<br>Ironsand                                    |                                |
| <br>Brickworks Origin Rust - Feature relief<br>brick |                                                                           |                                                         |                                                                               |                                |



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**STREET & RESERVE  
ELEVATIONS**

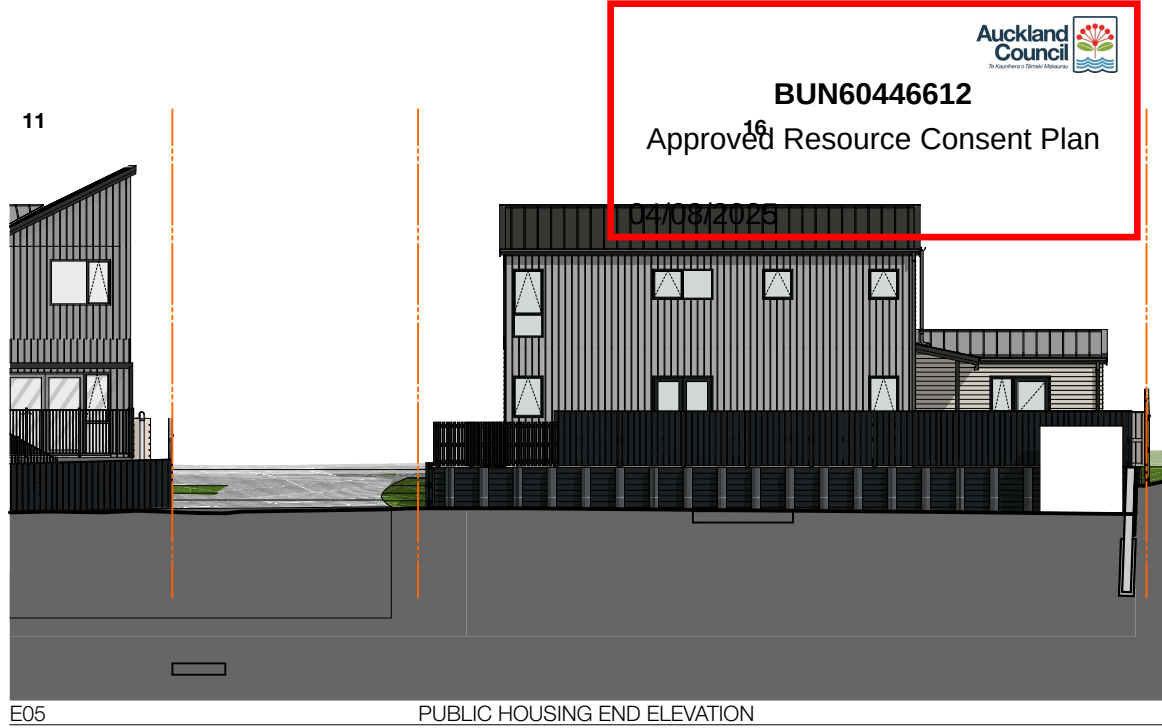
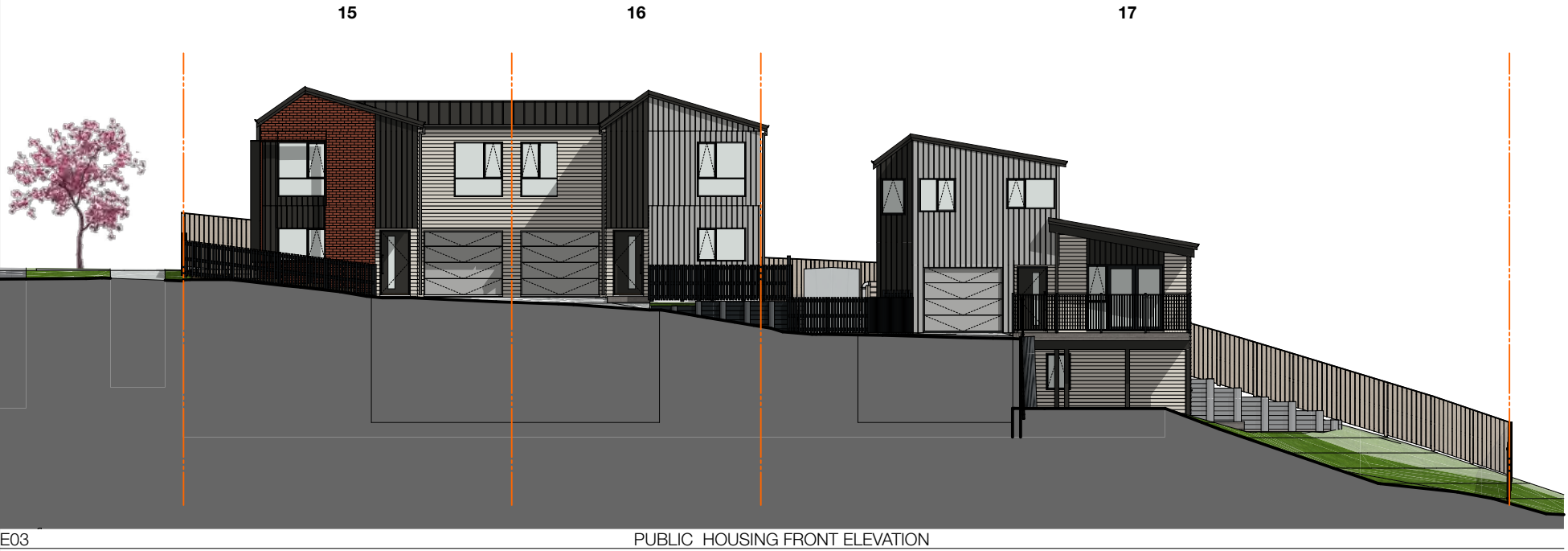
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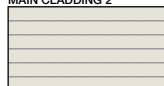
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MATERIAL LEGEND

|                                                                                                                          |                                                                                                                                                           |                                                                                                                                         |                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| <b>BRICK</b><br><br>Brick<br>Russo    | <b>MAIN CLADDING 1</b><br><br>Weatherboard Vertical<br>Painted - Tirau | <b>ACCENT CLADDING</b><br><br>JH Oblique<br>Ironsand | <b>JOINERY</b><br><br>Joinery/Shrouds<br>Ironsand |
| <b>BRICK</b><br><br>Brick<br>Karekare | <b>MAIN CLADDING 2</b><br><br>Weatherboard Horizontal<br>Opioni Half   | <b>ENTRANCE DOOR</b><br><br>TBC                      | <b>ROOF</b><br><br>Coloursteel<br>Ironsand        |



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BUILDING BLOCK  
ELEVATIONS - LOTS 15-17





17



E03 PUBLIC HOUSING FRONT ELEVATION

17



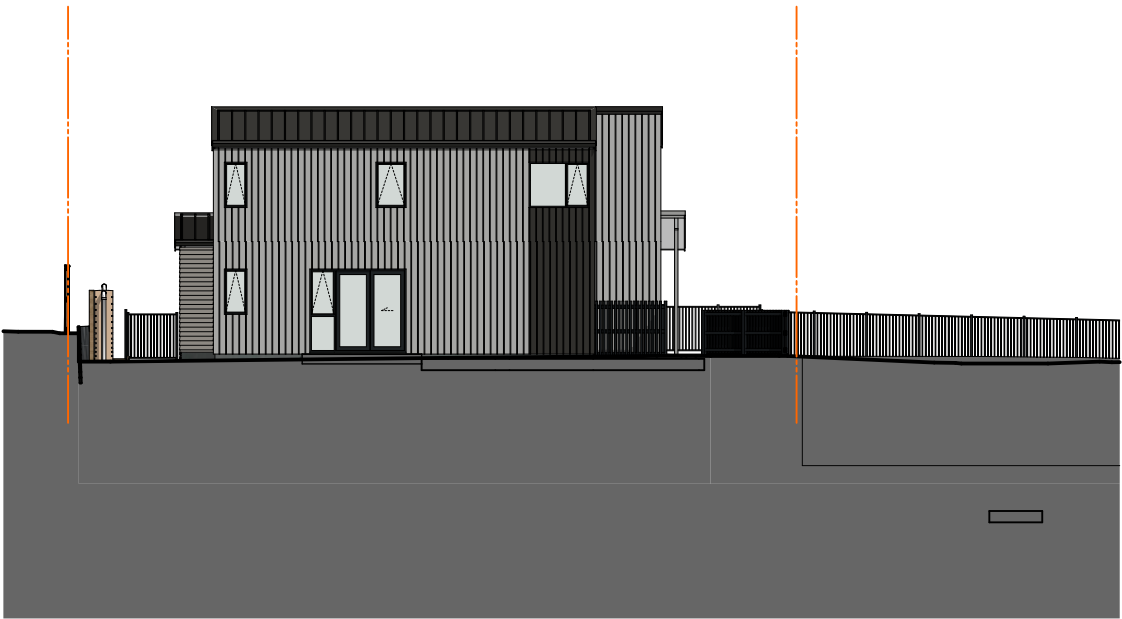
E04 PUBLIC HOUSING REAR ELEVATION

16

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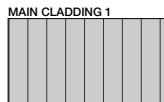
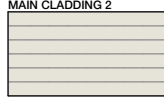
E06 PUBLIC HOUSING END ELEVATION

17



E07 PUBLIC HOUSING END ELEVATION

MATERIAL LEGEND

|                                                                                                                       |                                                                                                                                                        |                                                                                                                                      |                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| <b>BRICK</b><br><br>Brick Russo    | <b>MAIN CLADDING 1</b><br><br>Weatherboard Vertical Painted - Tirau | <b>ACCENT CLADDING</b><br><br>JH Oblique Ironsand | <b>JOINERY</b><br><br>Joinery/Shrouds Ironsand |
| <b>BRICK</b><br><br>Brick Karekare | <b>MAIN CLADDING 2</b><br><br>Weatherboard Horizontal Opioni Half   | <b>ENTRANCE DOOR</b><br><br>TBC                   | <b>ROOF</b><br><br>Coloursteel Ironsand        |



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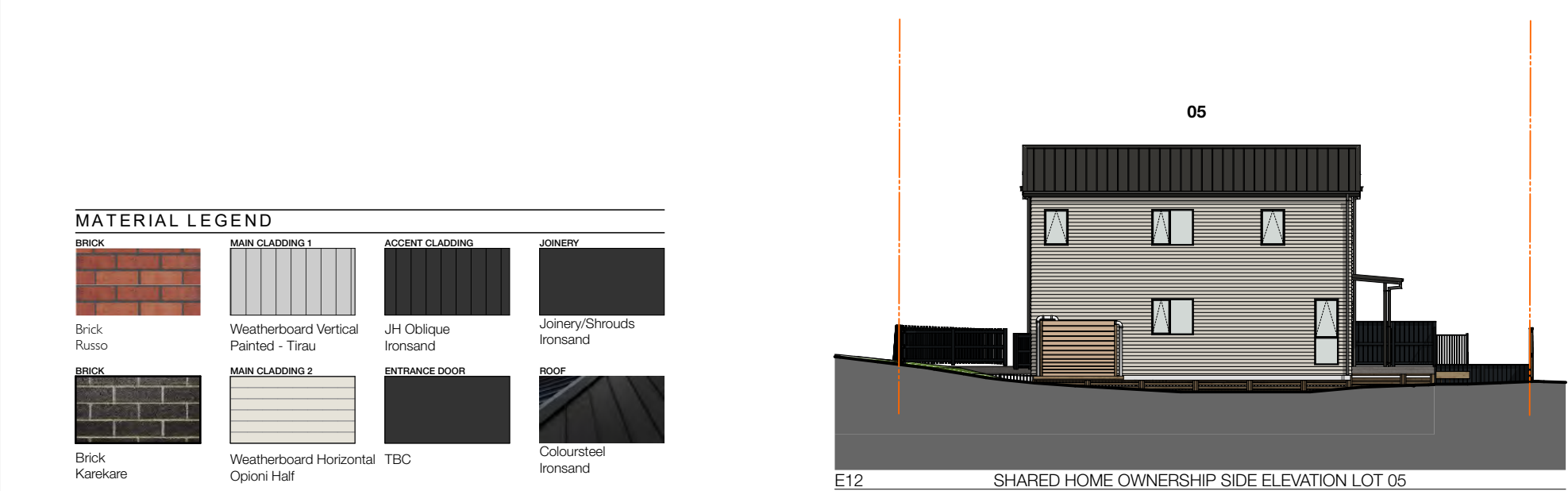
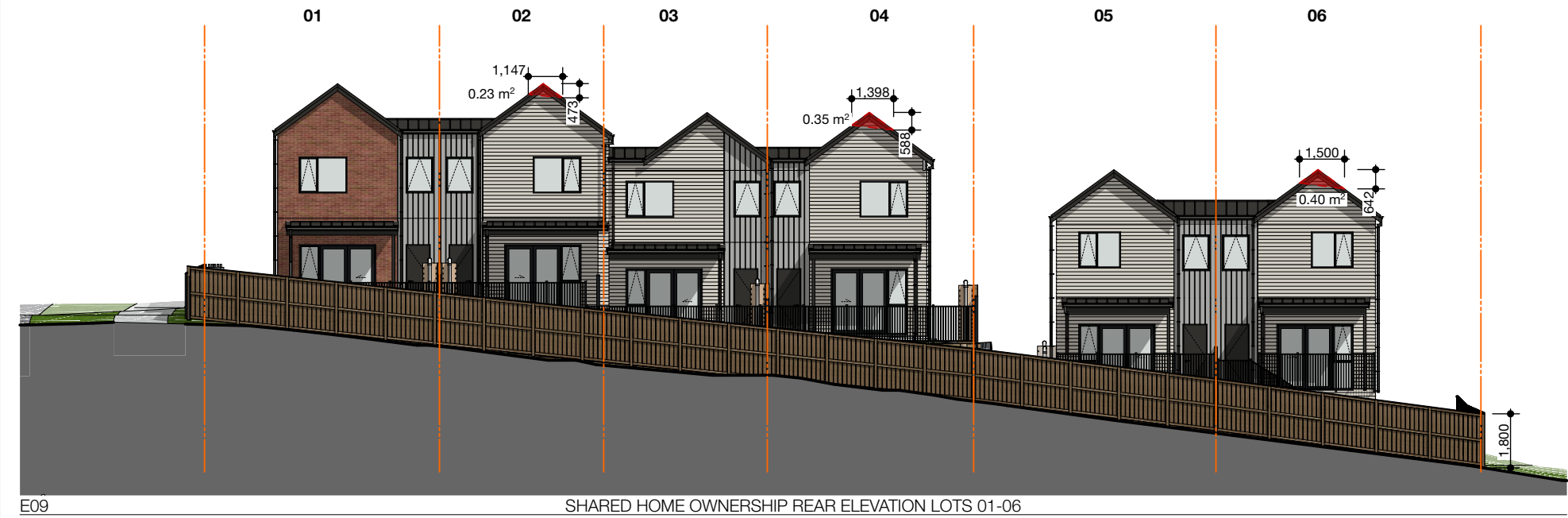
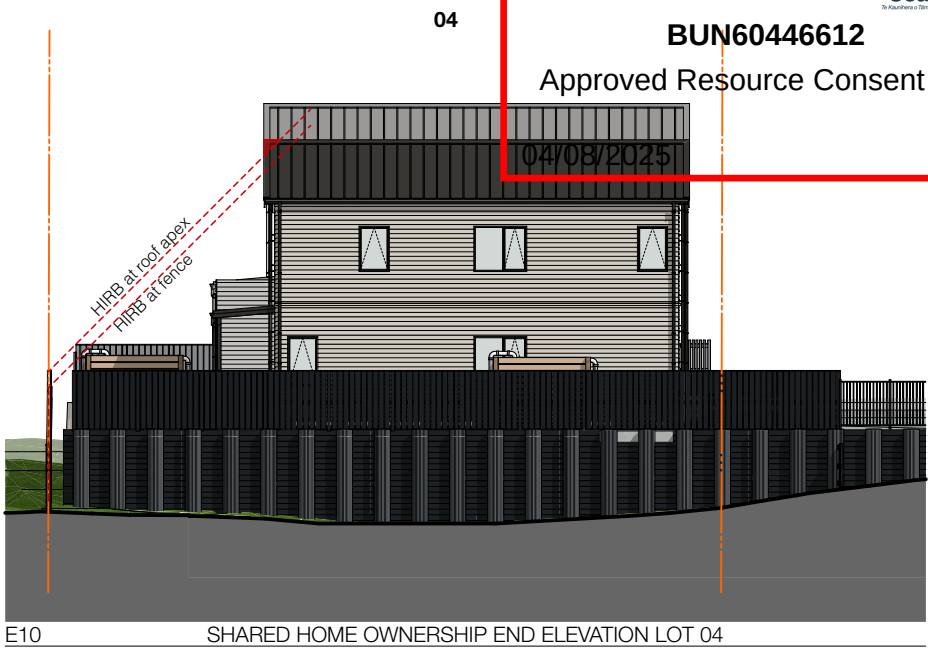
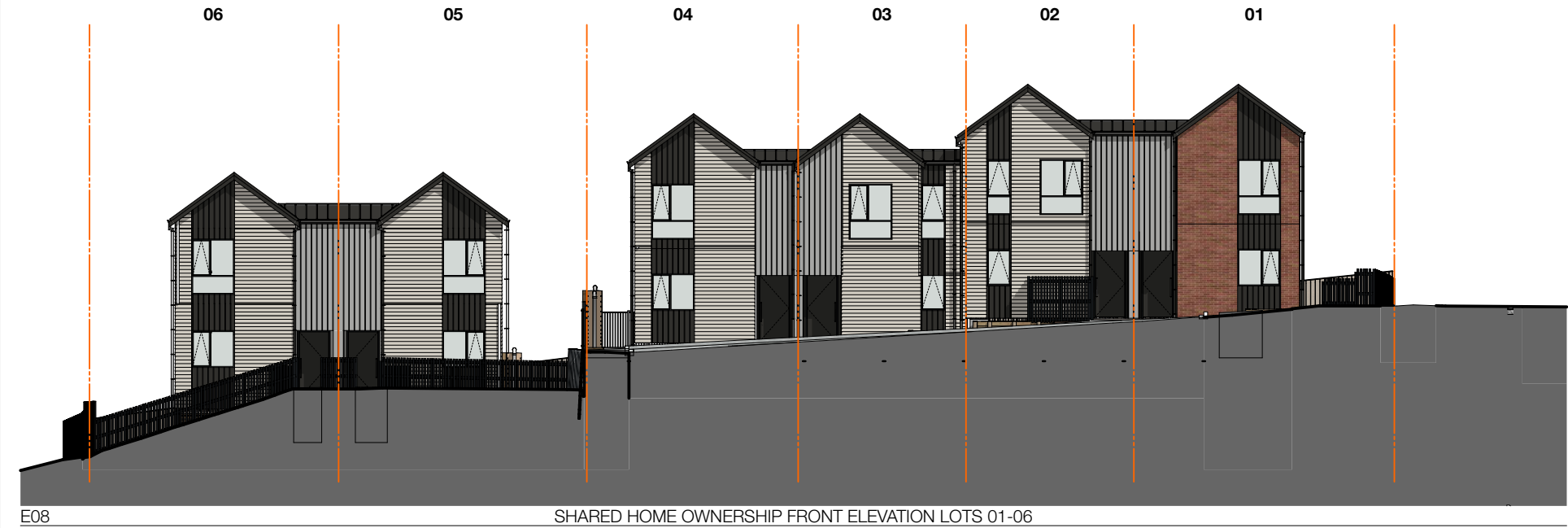
BUILDING BLOCK  
ELEVATIONS - LOT 17

0 2 10  
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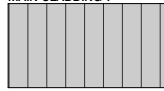
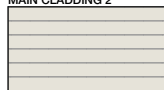
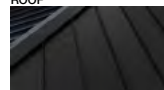
202

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MATERIAL LEGEND

|                                                                                     |                                                                                     |                                                                                     |                                                                                     |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>BRICK</b>                                                                        | <b>MAIN CLADDING 1</b>                                                              | <b>ACCENT CLADDING</b>                                                              | <b>JOINERY</b>                                                                      |
|  |  |  |  |
| Brick Russo                                                                         | Weatherboard Vertical Painted - Tirau                                               | JH Oblique Ironsand                                                                 | Joinery/Shrouds Ironsand                                                            |
| <b>BRICK</b>                                                                        | <b>MAIN CLADDING 2</b>                                                              | <b>ENTRANCE DOOR</b>                                                                | <b>ROOF</b>                                                                         |
|  |  |  |  |
| Brick Karekare                                                                      | Weatherboard Horizontal Opioni Half                                                 | TBC                                                                                 | Coloursteel Ironsand                                                                |

CA

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BUILDING BLOCK  
ELEVATIONS LOTS 01-06

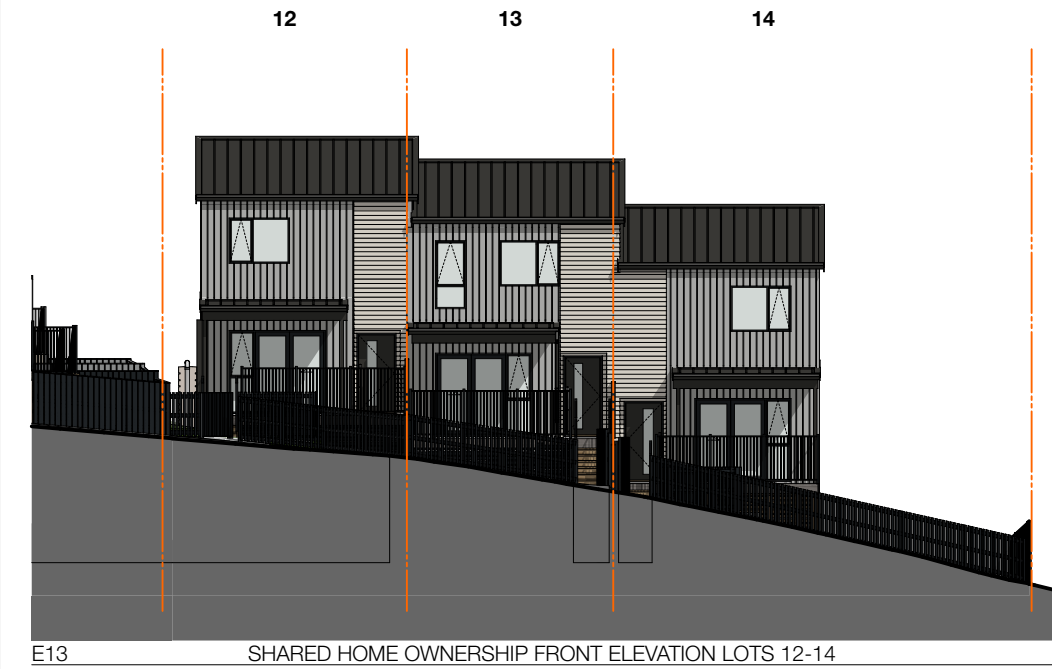
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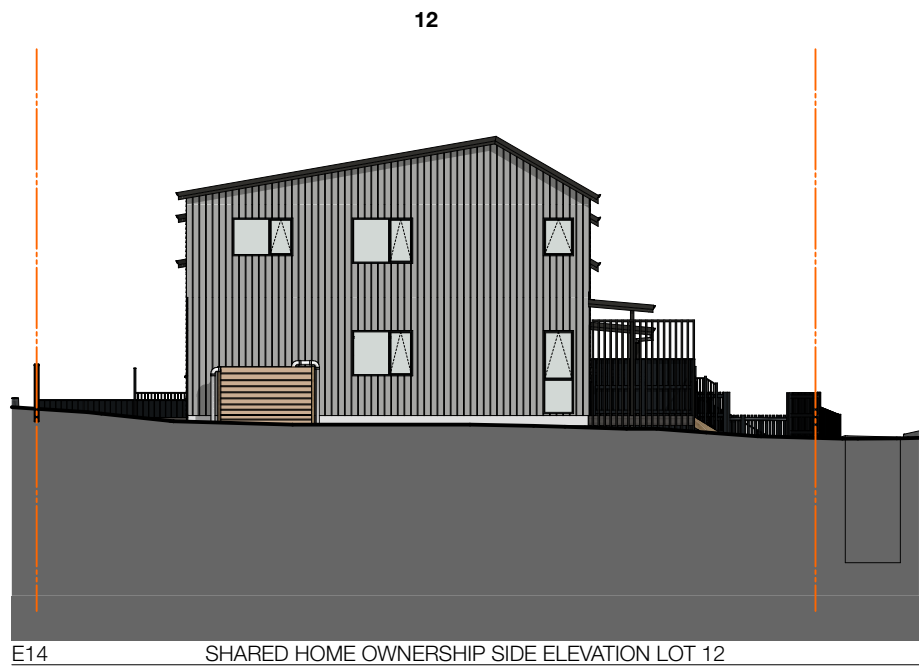
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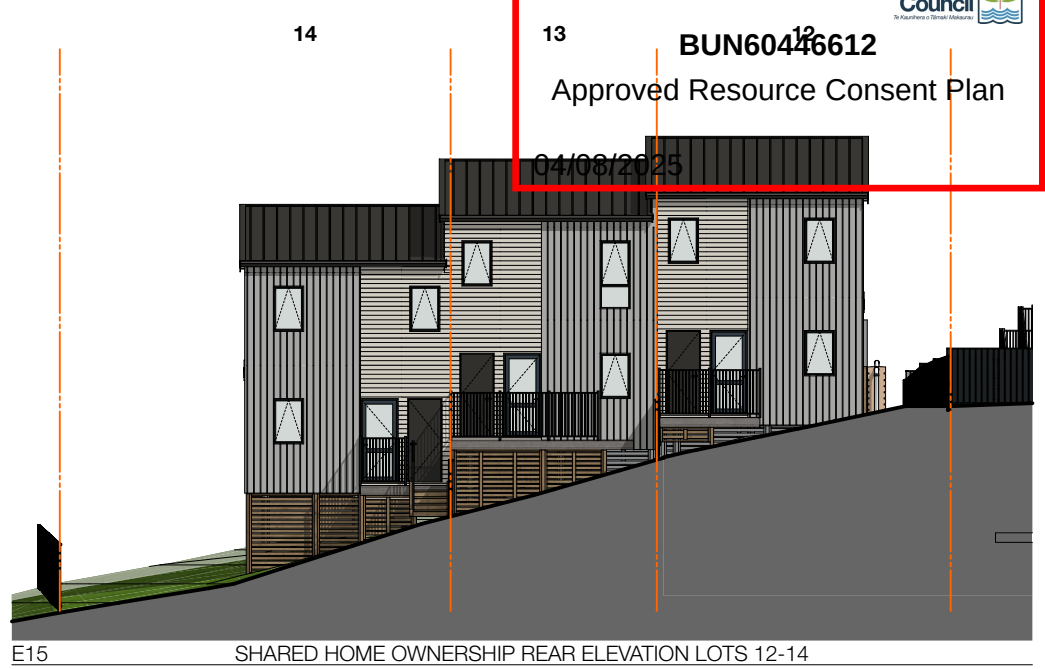




E13 SHARED HOME OWNERSHIP FRONT ELEVATION LOTS 12-14



E14 SHARED HOME OWNERSHIP SIDE ELEVATION LOT 12



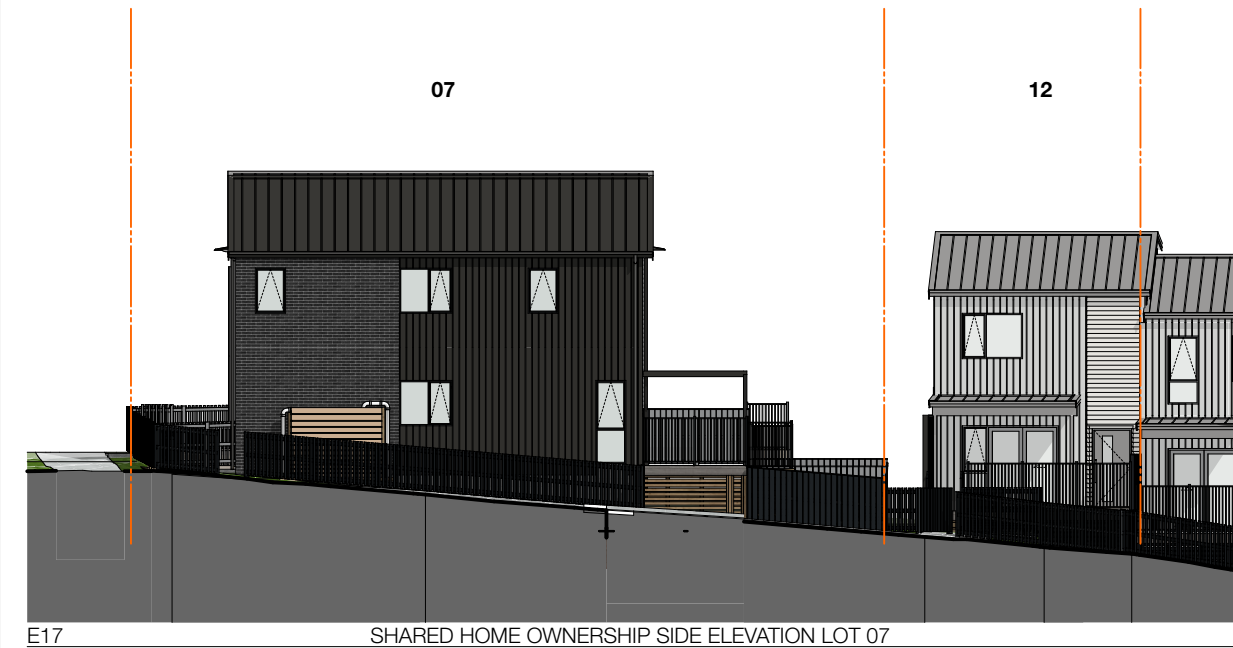
E15 SHARED HOME OWNERSHIP REAR ELEVATION LOTS 12-14



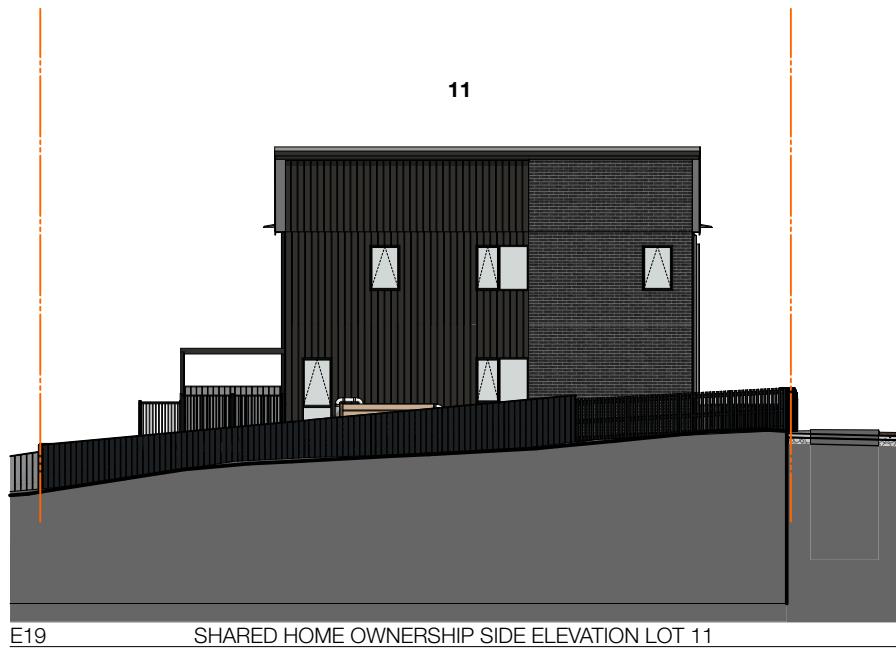
E18 SHARED HOME OWNERSHIP REAR ELEVATION LOTS 07-11



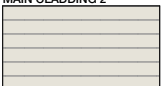
E16 SHARED HOME OWNERSHIP SIDE ELEVATION LOTS 14



E17 SHARED HOME OWNERSHIP SIDE ELEVATION LOT 07



E19 SHARED HOME OWNERSHIP SIDE ELEVATION LOT 11

| MATERIAL LEGEND                                                                       |                                                                                       |  |  |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--|--|
| BRICK                                                                                 | MAIN CLADDING 1                                                                       |  |  |
|  |  |  |  |
| Brick Russo                                                                           | Weatherboard Vertical Painted - Tirau                                                 |  |  |
| BRICK                                                                                 | MAIN CLADDING 2                                                                       |  |  |
|  |  |  |  |
| Brick Karekare                                                                        | Weatherboard Horizontal Oponi Half                                                    |  |  |
| ACCENT CLADDING                                                                       | JOINERY                                                                               |  |  |
|  |  |  |  |
| JH Oblique Ironsand                                                                   | Joinery/Shrouds Ironsand                                                              |  |  |
| ENTRANCE DOOR                                                                         | ROOF                                                                                  |  |  |
|  |  |  |  |
| TBC                                                                                   | Coloursteel Ironsand                                                                  |  |  |



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BUILDING BLOCK  
ELEVATIONS LOTS 07-14

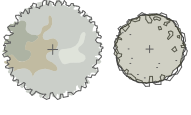
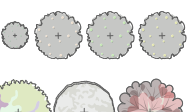
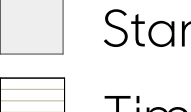
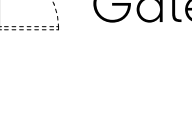
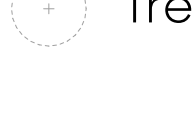
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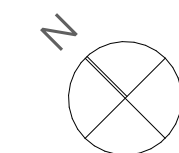
204

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- |                                                                                                           |                                                                                                        |                                                                                                           |                                                                                                               |                                                                                                              |                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|  Native specimen trees |  Native palm trees  |  Shade planting      |  Standard Oxide Concrete |  Artificial Turf / Lawn |  Existing tree proposed for removal |
|  Fruit trees           |  Native hedge       |  Large fill planting |  Standard Concrete       |  Water Tanks            |  Existing trees to be retained      |
|  Mitigation trees      |  Low hardy planting |  Exposed concrete    |  Timber decking          |  Gates                  |  Trees removed by others            |





| Code | Botanical Name                       | Common Name           | Grade | Spacing |
|------|--------------------------------------|-----------------------|-------|---------|
| SM*  | <b>Shade Planting</b>                |                       |       |         |
|      | 60% <i>Arthropodium cirratum</i>     | rengarenga            | 1Lt   | 800mm   |
|      | 20% <i>Dianella nigra</i>            | tūturu                | 1Lt   | 800mm   |
|      | 20% <i>Libella angulata</i>          | panakenake            | 1Lt   | 800mm   |
| LH*  | <b>Low Hardy Planting</b>            |                       |       |         |
|      | 33% <i>Coprosma acerosa</i> 'Hawera' | ground cover coprosma | 1Lt   | 400mm   |
|      | 33% <i>Fuchsia procumbens</i>        | creeping fuchsia      | 1Lt   | 400mm   |
|      | 33% <i>Muehlenbeckia axillaris</i>   | pohuehue              | 1Lt   | 400mm   |
| FP*  | <b>Large Fill Planting</b>           |                       |       |         |
|      | 25% <i>Astella fragrans</i>          | kakaha                | 1Lt   | 600mm   |
|      | 50% <i>Coprosma</i> 'Kirkii'         | coprosma kirkii       | 1Lt   | 600mm   |
|      | 25% <i>Libertia peregrinans</i>      | tukaui                | 1Lt   | 600mm   |

Notes: \*Planting mixes to be planted in species groups of 3 min.

**Existing trees**

|     |                                                                                           |
|-----|-------------------------------------------------------------------------------------------|
| EX1 | Existing street tree to be retained                                                       |
| EX2 | Existing street tree to be retained                                                       |
| EX3 | Protected tree proposed for removal. Refer to Arboricultural Report by Peers Brown Miller |
| EX4 | Existing street tree to be removed as part of LEAD upgrade of stormwater network          |
| EX5 | Existing street tree to be removed as part of LEAD upgrade of stormwater network          |



*Rhopalostylis sapida*