



KEY NOTES

- 01 EXISTING TREES TO REMAIN
- 02 EXISTING TREES TO REMOVE
- 03 PROPOSED VEHICLE CROSSING
- 04 PROPOSED COMMUNAL BIKE STORAGE ARE WITH 8 No. SECURA COMPACT FULLY WELDED 4 BIKE RACK (32 BIKES), REFER LANDSCAPE DESIGN
- 05 PROPOSED COMMUNAL REFUSE AREA. REFER LANDSCAPE DESIGN
- 06 PROPOSED TIMBER RETAINING WALL
- 07 PROPOSED TRASFORMER AND SWITCH PER VECTOR DRAWING EC-21-AXIP4-265 AND EC-21-ACIP4-265
- 08 PROPOSED COMMUNAL GREEN AREA

SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY FRASER THOMAS SURVEY (21.02.2025)
- PROPOSED LAND SWAP PROPOSED BOUNDARY PER CKL 'SURVEY PROPOSED LEGALISATION BOUNDARIES' DATED 27.11.24
- TREE ID# PER TREE SCHEDULE PREPARED BY PEERS BROWN MILLER LTD DATED 28.02.25. SRZ AND TPZ PER ABOVE.
- LANDSCAPE PLAN AS PROVIDED BY GREENWOOD ASSOCIATES (JULY 2025)
- REFER TO CIVIL INFRASTRUCTURE REPORT AND CIVIL ENGINEERING DRAWINGS BY FRASER THOMAS LTD FOR ALL PROPOSED INFRASTRUCTURE, WASTEWATER AND STORMWATER DRAINAGE
- PROPOSED TREES SHOWN ARE INDICATIVE ONLY. REFER TO LANDSCAPE DESIGN FOR PLANTING DETAILS

LEGEND

- PROPOSED PROPERTY BOUNDARY
- EXISTING BOUNDARY
- YARD SETBACK
- PROPOSED LAND SWAP BOUNDARY
- EXISTING PUBLIC WASTEWATER
- EXISTING PUBLIC STORMWATER
- PROPOSED WASTEWATER - REFER CIVIL
- PROPOSED STORMWATER - REFER CIVIL
- STORMWATER MANHOLE
- WASTEWATER MANHOLE
- UNDERGROUND DETENTION TANK - REFER CIVIL
- PROPOSED PAVED AREAS - REFER TO LANDSCAPE DESIGN
- PERMEABLE LANDSCAPING - REFER LANDSCAPE DESIGN
- PERMEABLE PAVING - REFER LANDSCAPE DESIGN
- PROPOSED FENCE - REFER TO LANDSCAPE DESIGN
- TREE SCHEDULE SRZ (GREY DASH) AND TPZ (RED DASH)

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CLIENT
PROJECT NAME
LARSEN & TORINO PN87

PROJECT ADDRESS
**2 LARSEN ROAD,
50, 52, 54 TRIPOLI ROAD
PANMURE,
AUCKLAND 1072**
PROJECT NUMBER
250040

KEY PLAN

STAMP

Auckland Council
LUC60448018
Approved Resource Consent Plan
7/11/2025

THE FINE PRINT
• ALL WORK SHALL COMPLY WITH THE NZ RESOURCE MANAGEMENT ACT, NZ BUILDING ACT, RELEVANT STANDARDS, ORDINANCES, RULES, AND REGULATIONS OF THE TERRITORIAL AUTHORITY GOVERNING THE WORK. REFER TO NZ BUILDING ACT, SECTION 17.
• BUILDINGS NOT TO BE CONSTRUCTED, ALTERED, DEMOLISHED, OR REMOVED WITHOUT AN APPROVED AND VALID BUILDING CONSENT AND AN APPROVED AND VALID RESOURCE CONSENT WHERE APPLICABLE. REFER TO NZ BUILDING ACT, SECTION 40.
• FOR ALL RESTRICTED BUILDING WORK (RBW) THIS DRAWING IS NOT VALID FOR CONSTRUCTION UNLESS STAMPED BY THE RELEVANT BUILDING CONSENT AUTHORITY AS PART OF AN APPROVED AND VALID BUILDING CONSENT. CONSENTED DOCUMENTATION TAKES PRECEDENCE.
• FOR BUILDERS RESPONSIBILITIES REFER TO NZ BUILDING ACT, SECTION 14E.
• THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT SPECIFICATION CLAUSES AND CONSULTANTS' DOCUMENTATION.
• THE BUILDER IS EXPECTED TO VERIFY DIMENSIONS AND FIELD CONDITIONS AND CONFIRM THAT THE WORK CAN BE CONSTRUCTED AS DETAILED. REPORT OMISSIONS AND CONFLICTS WITHIN THE DOCUMENTS TO THE DESIGNER PRIOR TO PERFORMING ANY WORK IN QUESTION.
• DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT THE DESIGNER.
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SHEET NAME
SITE PLAN - GROUND FLOOR

PROJECT STATUS
RESOURCE CONSENT

SHEET SCALE
1 : 400

SHEET NUMBER
A2-2200

SHEET SIZE
A3=100%

PRINT IN COLOUR

REVISION
C



KEY NOTES

- 01 PRINCIPAL LIVING ROOM OUTLOOK 6M X 4M
- 02 PRINCIPAL BEDROOM OUTLOOK 3M X 3M
- 03 OTHER HABITABLE ROOMS 1M X 1M
- 04 RETAINING WALL - REFER TO CIVIL

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LEGEND

- DIM DIMENSION FROM BOUNDARY TO FACE OF CLADDING
- PROPOSED PROPERTY BOUNDARY
- EXISTING PROPERTY BOUNDARY
- YARD SETBACK
- PROPOSED FENCE - REFER TO LANDSCAPE DESIGN
- OUTLOOK SPACE
- OUTLOOK INFRINGEMENT
- PROPOSED PAVED AREAS - REFER TO LANDSCAPE DESIGN
- PERMEABLE PAVING - REFER LANDSCAPE DESIGN
- CD CHANNEL DRAIN

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PROJECT NAME

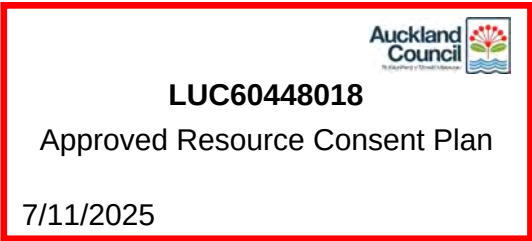
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KEY PLAN

STAMP



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SHEET NAME

PROPOSED GROUND FLOOR PLAN

PROJECT STATUS

RESOURCE CONSENT

SHEET SCALE

1 : 200

SHEET SIZE

A3=100%

PRINT IN COLOUR



SHEET NUMBER

A2-3200

REVISION

B





KEY NOTES

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LEGEND

- DIM DIMENSION FROM BOUNDARY TO FACE OF CLADDING
- PROPOSED PROPERTY BOUNDARY
- EXISTING PROPERTY BOUNDARY
- YARD SETBACK
- OUTLOOK SPACE
- OUTLOOK INFRINGEMENT

APARTMENT AREA	
TYPE	INTERNAL FLOOR AREA
A1B.1	60.80 m²
A2B.1	75.30 m²
A2B.3	82.48 m²
A3B.1	108.77 m²

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SHEET NAME
PROPOSED SECOND FLOOR PLAN

PROJECT STATUS
RESOURCE CONSENT

SHEET SCALE
1 : 200

SHEET SIZE
A3=100%

PRINT IN COLOUR

SHEET NUMBER
A2-3202

REVISION
B



V1: Larsen street frontage showing currently open frontage with existing paling fencing lining boundaries.



V2: The site frontage along Tripoli Road looking south, large titoki street trees line Tripoli Road, site front contains a bus stop onsite.



V3: The site frontage along Tripoli Road looking south, large titoki street trees line Tripoli Road



Nestegis cunninghamii
Black maire



Metrosideros 'Mistral'
Pohutukawa (Rangitoto cultivar)



Rhopalostylis sapida
Nikau



Muehlenbeckia complexa
Climbing pohuehue



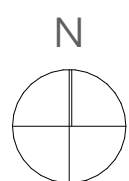
- Existing tree to remain
- Existing tree to remove
- Specimen trees
- Fruiting trees & Shrubs
- Narrow trees
- Hedging
- Lush shrub/grass planting
- Low hardy ground cover planting
- Shade tolerant shrub/fern planting
- Volume shrub planting
- Standard concrete
- Exposed aggregate concrete
- Specialty oxide concrete
- Bound aggregate/limestone with flexi edging
- Circular concrete steppers
- Lawn with flexi edging
- Timber and galv steel picnic set
- Curved timber and galv bench
- Brick letterbox bank
- Secure bike and bin store structure
- Timber retaining
- Building foundation retaining
- High and low sides of retaining
- 1.8m high timber paling fencing
- 1.2m high black aluminium blade fencing
- 1.2m high black aluminium blade gate



Picnic set & benches
Durable off the shelf models, pine or hardwood



Bike & bin store
Allows sight lines through the structure for safety & security





Code	Botanical Name	Common Name	Grade	Spacing
Trees				
AE	<i>Alectryon excelsus</i>	titoki	45L	Marked
NC	<i>Nestegis cunninghamii</i>	black maire	160L	Marked
ME	<i>Metrosideros excelsa</i> 'Mistral'	pohutukawa	45L	Marked
PC	<i>Pseudopanax 'Cyril Watson'</i>	haupara	45L	Marked
PS	<i>Pseudopanax laetus</i>	five finger	35L	Marked
PL	<i>Plagianthus regius</i>	manatu	35L	Marked
RS	<i>Rhopalostylis sapida</i>	nikau	45L	Marked
AS	<i>Acca sellowiana</i>	feijoa	25L	Marked
Hedges & Shrubs				
CA	<i>Capodetus serratus prostrata</i>	putaputaweta	5L	Marked
DF	<i>Dicksonia fibrosa</i>	wheki-ponga	7L	Marked
LA	<i>Labela angulata</i>	panakeake	1.3L	400mm
PR	<i>Pittosporum ralphii</i>	stephens island pittosporum	7L	800mm
DV	<i>Dodonaea viscosa</i>	green akeake	18L	800mm
Climbers				
MC	<i>Muehlenbeckia complexa</i>	pohuehue	2L	400mm
TS	<i>Tecomanthe speciosa</i>	three kings vine	2L	750mm
LF Large fill lush shrub planting mix*				
33%	<i>Coprosma repens</i> 'Poor Knights'		2L	600mm
33%	<i>Arthropodium cirratum</i>	renga renga	2L	600mm
33%	<i>Astella nervosa</i>	mountain astella	2L	600mm
GP Hardy ground cover planting mix*				
33%	<i>Coprosma acerosa</i> 'Hawera'	grouncever coprosma	2L	800mm
33%	<i>Muehlenbeckia axillaris</i>	pohuehue	2L	800mm
33%	<i>Acaena inermis</i> 'Purpurea'	bidibidi	2L	800mm
SP Shade tolerant planting mix*				
30%	<i>Ligularia reniformis</i>	tractor seat plant	2L	600mm
20%	<i>Blechnum novae-zelandiae</i>	kiokio	2L	600mm
10%	<i>Macropiper excelsum</i>	kawakawa	2L	600mm
VP Volume shrub planting mix*				
33%	<i>Coprosma 'Kirkii'</i>	groundcover coprosma	2L	800mm
33%	<i>Brachyglottis greyi</i>	resin bush	2L	800mm
33%	<i>Euphorbia glauca</i>	shore spurge	2L	800mm

Notes: *Planting mixes to be planted in species groups of 3 min. for small garden (<9m2) and 5 min. for larger gardens (>9m2)



AE

Alectryon excelsus



NC

Nestegis cunninghamii



ME

Metrosideros excelsa 'Mistral'



PC

Pseudopanax lessonii 'Cyril Watson'



PL

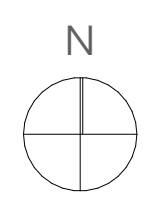
Plagianthus regius



AS

Acca sellowiana

LUC60448018
Approved Resource Consent Plan
7/11/2025



Scale
1:150@A1
1:300@A3

Issue Date
11/04/25
Rev B Date
18/08/2025

Drawn
AT
Checked
MB

