



BUN60450201

Approved Resource Consent Plan

15/09/2025

Resource Consent+

Larsen & Torino PN90+

8-10 Larsen Road, Panmure, Auckland+



youngrichards.com

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Proposal For
Larsen & Torino PN90

++
Prepared by
Young+Richards+

++
Project Number
240233

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Project Status
Resource Consent

++
Document Revision
C

++
Issued Date
14 July 2025

**Young+
Richards+**

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Visualisations



View South-West from Larsen Road

++
Visualisations



View North-West

SCALE: 1 : 250



KEY NOTES

- 01 EXISTING VEHICLE CROSSING TO BE REDUCED
- 02 EXISTING POWER POLE & PROPOSED STREET LIGHT
- 03 PROPOSED VEHICLE CROSSING

SHEET NOTES

- SITE SURVEY INFORMATION AS PROVIDED BY ENVELOPE (NOVEMBER 2024)
- EXISTING WW LINE LOCATION AS PROVIDED BY HALL SURVEYING (MARCH 2025)
- SUBDIVISION AS PROVIDED BY HALL SURVEYING (APRIL 2025)
- LANDSCAPE PLAN AS PROVIDED BY GREENWOOD ASSOCIATES (APRIL 2025)
- REFER TO CIVIL INFRASTRUCTURE REPORT FOR PROPOSED SERVICES.
- LEVELS AND GRADIENTS SHOWN FOR REFERENCE. DRAWINGS TO BE READ IN CONJUNCTION WITH CIVIL ENGINEERING DOCUMENTATION.
- CONDITIONS OF BUILDING LINE RESTRICTIONS AS PER DOCUMENT K39028 - BLR. REFERENCE ROAD MIDDLE-LINE AS PER SITE SURVEY WHERE PROVIDED BY ENVELOPE (NOVEMBER 2024)

LEGEND

- PROPERTY BOUNDARY
- YARD SETBACK
- BUILDING LINE RESTRICTION
- BLR FRONT YARD
- YARD SETBACK INFRINGEMENT
- BUILDING LINE RESTRICTION YARD INFRINGEMENT
- 20M² (5Mx4M) OUTDOOR LIVING AREA
- OUTLOOK SPACE
- PROPOSED PAVED AREAS - REFER TO LANDSCAPE DESIGN
- PERMEABLE PAVING
- EXISTING PUBLIC WASTEWATER
- EXISTING PUBLIC STORMWATER
- PROPOSED STORMWATER LINE
- PROPOSED WASTEWATER LINE
- PROPOSED FENCE - REFER TO LANDSCAPE DESIGN

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CLIENT
TRC - LARSEN & TORINO PN90

PROJECT ADDRESS
**8-10 LARSEN RD
PANMURE
AUCKLAND 1072**

PROJECT NUMBER
240233-A

KEY PLAN

STAMP

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.
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- 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 **As indicated** SHEET SIZE **A3=100%** PRINT IN COLOUR

SHEET NUMBER
A2-00-2200

REVISION
C

PROPOSED OVERALL SITE PLAN 01

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SHEET NAME
GROUND FLOOR CONTEXT PLAN

PROJECT STATUS
RESOURCE CONSENT

SHEET SCALE
1 : 150

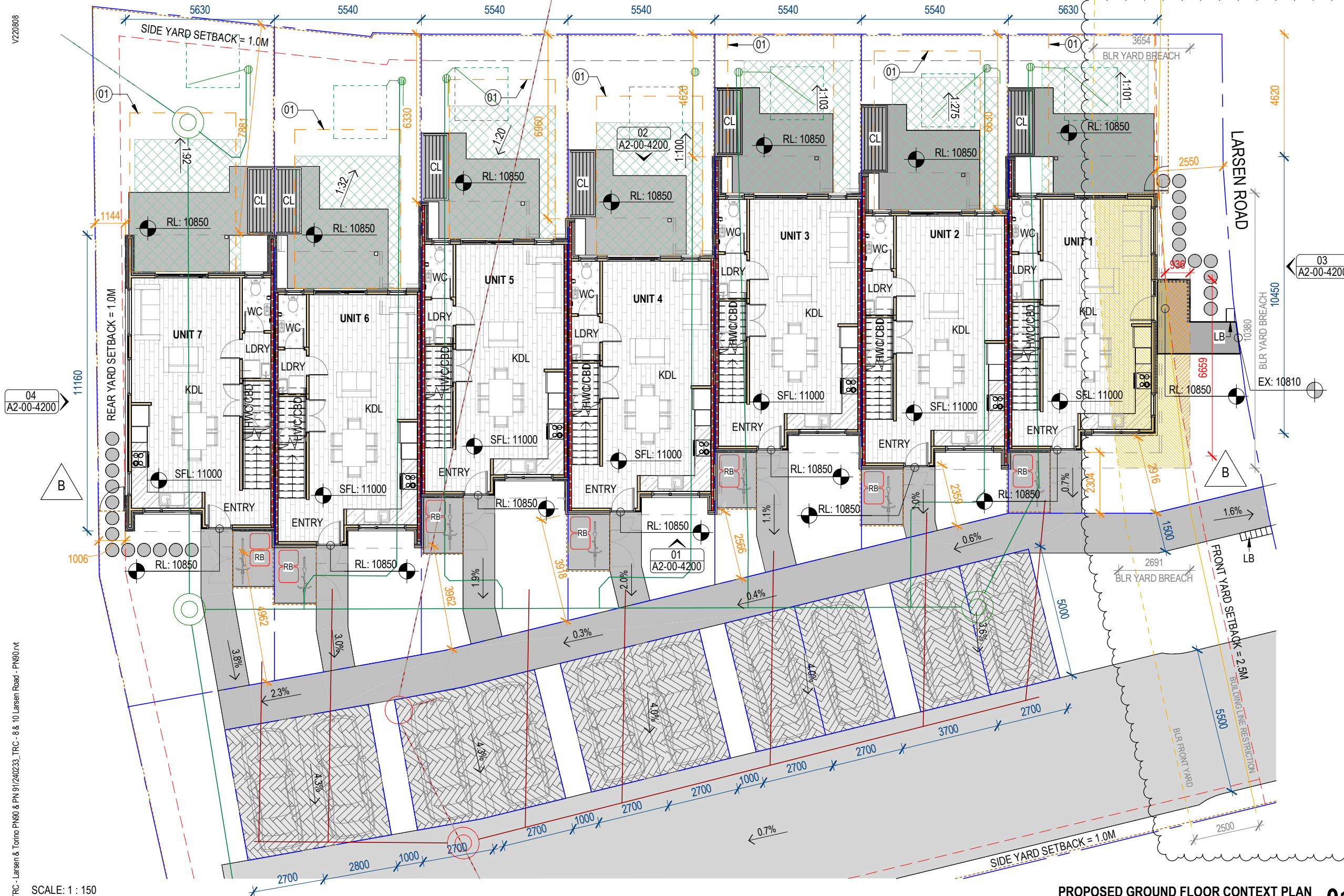
SHEET SIZE
A3=100%

PRINT IN COLOUR

SHEET NUMBER
A2-00-3200

REVISION

C



SCALE: 1 : 150

PROPOSED GROUND FLOOR CONTEXT PLAN 01

KEY NOTES

- 01 PRINCIPAL LIVING ROOM OUTLOOK 6M x 4M

ABBREVIATIONS

CL	CLOTHESLINE
LB	LETTERBOX
RB	RUBBISH BINS

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LEGEND

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	PROPERTY BOUNDARY	
	YARD SETBACK	
	BUILDING LINE RESTRICTION	
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SHEET NAME
FIRST FLOOR PLAN

PROJECT STATUS
RESOURCE CONSENT

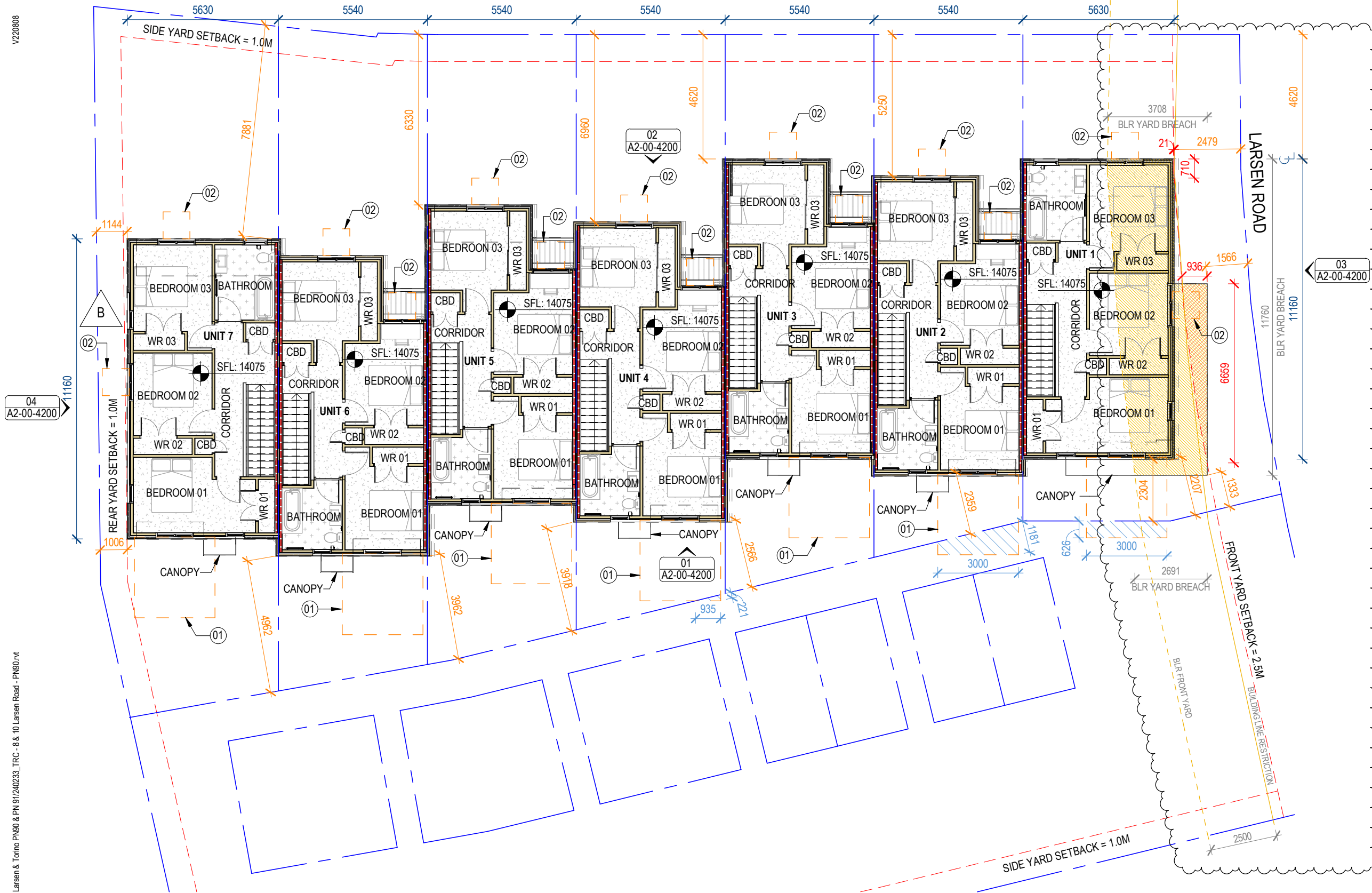
SHEET SCALE
1 : 150

SHEET SIZE
A3=100%

PRINT IN COLOUR

SHEET NUMBER
A2-00-3201

REVISION
C



SCALE: 1 : 150

PROPOSED FIRST FLOOR PLAN 01

KEY NOTES

- 01 PRINCIPAL BEDROOM OUTLOOK 3Mx3M
- 02 OTHER HABITABLE ROOMS OUTLOOK

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- OUTLINE OF ROOF ABOVE
- OUTLINE OF BUILDING BELOW



- Puka specimen trees
- Creeper and volume planting mix
- Nikau specimen trees
- Pittosporum specimen trees
- Citrus fruit trees
- Low hardy path edge planting mix
- Creeper and volume planting mix
- Lush frontage planting mix
- Shade tolerant planting mix
- Standard concrete
- Exposed aggregate concrete
- Oxide concrete path
- Separated concrete steppers
- Raised vegetable garden
- Lawn
- Fencing lower than 1.4m
- Fencing higher than 1.4m
- Gates



Code	Idendification	Common Name	Grade	Spacing
Trees				
CA	<i>Citrus x aurantifolia</i>	key lime	25L	Marked
CL	<i>Citrus x limon</i>	lemon	25L	Marked
HA	<i>Hoheria angustifolia</i>	houhere	45L	Marked
MS	<i>Meryta sinclairii</i>	puka	45L	Marked
PS	<i>Pittosporum 'Stephens Island'</i>	pittosporum	45L	Marked
RS	<i>Rhopalostylis sapida</i>	nikau	45L	Marked
RR	<i>Rhopalostylis sapida</i>	nikau	10L	Marked
LH Low hardy planting mix				
50%	<i>Muehlenbeckia axillaris</i>	pohuehue	1L	400mm
50%	<i>Lobelia angulata</i>	panakenake	1L	400mm
CV Volume planting mix				
50%	<i>Coprosma 'Hawera'</i>	coprosma hawera	1L	600mm
50%	<i>Dietes grandiflora</i>	wild iris	1L	600mm
LF Lush planting mix				
50%	<i>Astella chathamica 'Silver Spear'</i>	chatham island astelia	1L	600mm
50%	<i>Coprosma repens 'Poor Knights'</i>	taupata	1L	600mm
ST Shade tolerant planting mix				
33%	<i>Arthoropodium cirratum</i>	rengarenga	1L	600mm
33%	<i>Blechnum novae-zelandiae</i>	kiokio	1L	600mm
33%	<i>Ligularia reniformis</i>	tractor seat	1L	600mm



Meryta sinclairii
Puka – crown lifting maintains visibility across the site below the canopy



Citrus aurantifolia/limon
Lemon and lime trees



Hoheria angustifolia
Hungere – columnar growth habit allows vertical softening to street



Muehlenbeckia axillaris
Pohuehue



Lobelia angulata
Panakenake



Arthoropodium cirratum
Rengarenga



Pittosporum 'Stephens Island'
Cook Strait pittosporum



Coprosma 'Hawera'
Coprosma hawera



Dietes grandiflora
Wild iris



Blechnum novae-zelandiae
Kiokio



Rhopalostylis sapida
Nikau



Astella chathamica 'Silver Spear'
Chatham Island astelia



Coprosma repens 'Poor Knights'
Taupata



Ligularia reniformis
Tractor seat