

3 PADDINGTON STREET,  
GLEN INNES, AUCKLAND

8 X 3 BED UNITS

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Revision	Revision A	Page Title	Cover page
Scale	Page Size A1 (Half Scale @A3)	Project	PS3 Limited, Paddington Parkside Residences
Issue Date	3/7/2024 16:41:56	Address	3 Paddington Street, Glen Innes, Auckland, Lot 422 DP 38962



SITE ANALYSIS MAP

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**PADDINGTON**  
PARKSIDE RESIDENCES

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## SITE ANALYSIS

Located in the suburb of Glen Innes on the border to St Heliers, this is a full-sized property that initially consisted of a single primary residence. The site is generous in size and has a predominantly Northwest-facing aspect along the park and an eastern aspect to the roadside, providing ample lighting and a feeling of space. The site is relatively flat, with a shallow slope of 1-2m variation across the length of the site, East to West.

## NEIGHBOURHOOD

Situated 1500m from Glen Innes town centre, the property offers ample shops and facilities within walking distance, including supermarkets, doctors, pharmacies, restaurants, a library, a music and arts centre, and a pool and leisure centre. St Heliers and Mission Bay beaches are a 10-minute drive.

Multiple transport options are available, with the nearest bus station being a 3-minute walk and the Glen Innes train station 15 minutes' walk (or 5 minutes by bus). Britomart in the city centre is accessible in 30 minutes via public transport, as are the Sylvia Park shopping centre and Panmure Interchange.

The local area provides excellent sports parks, including Crossfield Reserve, Colin Maiden Park and Point England Reserve, as well as a number of smaller recreation reserves and walking and cycling paths.

The area offers a superb range of school options, with five primary and three high schools within a 15-minute walk.

## PLANNING CONTEXT

Zoned under the Auckland Unitary Plan for Residential—Mixed Housing Urban Zone, the site is situated within the Tamaki Regeneration Programme area, which is set to deliver 10,500 new homes, along with schools, amenities, and playgrounds, in the area over the next 25 years.

## SITE DESIGN

Eight terraced houses are planned for the site. The houses will be built of brick and painted weatherboard cladding with alternating colours, roof pitches, and door entrances to increase their visual appeal from the street front. The fence will be constructed of alternating timber sizes, with green foliage in front, providing an attractive boundary to the properties consistent with new developments in the area and unsuitable for graffiti.

The five houses at the rear of the property will be west-facing, with double glass doors opening out from the living areas onto a patio facing the neighbouring park. This will provide a sense of space and allow natural light and ventilation into the living spaces. The three houses on the roadside of the property will have patios facing north, providing privacy while maximising the sunny aspect. Windows in the bedrooms on the second floor on the front and rear sides of the buildings will allow for adequate cross ventilation to keep the houses cool in summer.

Backyards are provided for the rear houses that back onto the park, with Lots 1-3 each house having a garden at the front and the rear.

The development includes a shared carpark, which provides the convenience of off-street parking and reduces traffic congestion from multiple cars parked on the street. The carpark also allows for ample space between the proposed houses and the neighbouring property to the north, preventing any overshadowing of the neighbouring lot.

Efforts have been made to reduce the impervious surface of the site to minimise pressure on the local stormwater infrastructure, with permeable paving being used in the carparks and patio areas. Rainwater from the roof will be captured in water tanks under the houses and used to wash clothes, water the garden, and flush the toilet.

- Site Location
- Supermarkets
- Train station
- Bus stops
- Train to Britomart or Sylvia Park
- Bus to Britomart
- Railway line
- Walking path
- Shared walking/cycling path
- Schools
- Park

1. Glen Taylor School
2. Saint Pui X School
3. Glen Innes School
4. Te Kura Kaupapa Māori
5. Glenbrae School
6. Tamaki College
7. Sacred Heart College
8. Glendowie College
9. Pak n Save
10. Woolworths

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Revision	Revision A	Page Title	Site Analysis	Sheet
Scale	Page Size A1 (Half Scale @A3)	Project	PS3 Limited, Paddington Parkside Residences	RC1.0
Issue Date	3/7/2024 16:41:57	Address	3 Paddington Street, Glen Innes, Auckland, Lot 422 DP 38962	

SCOPE OF WORK:

Council: Auckland City Council  
Zone: Mixed Housing Urban  
Height: 7.50 m

ZONES NZS 3604:2011: (taken from Branz map)

Legal Description: Lot 422 DP 38962  
Address: 3 Paddington Street, Glen Innes  
Parcel ID: 4850944  
Earthquake: Zone 1  
Exposure Zone: Zone C  
Climate Zone: Zone 1  
Wind Region: A  
Wind Zone: 1 - Medium  
Lee Zone: No

AREAS:

Roof Area: 448 m2  
Pergola Area: 38 m2  
Total Buildings: 839 m2  
Total Site: 1026 m2

SITE PLAN NOTES:

- Contractor must independently verify all boundaries and dimensions prior to set out. All set out dimensions are in horizontal plane and do not take into account varying ground levels.
- New constructions area to be fully fenced before commencing construction. All work to comply with NZBC clause F5/AS1 part 1.
- All paths to be well lit.
- Lighting to front doors of each unit.
- Refer to landscaping plan for fencing, surfaces and site structures.
- All paths to be concrete and have a selected slip resistance to comply with tbale 2 D1/AS1 - (broomed or exposed aggregate) max 3m without saw cut.
- Contractor to confirm that finished ground levels are formed to allow surface water to run away from the building.

LANDSCAPING NOTES:

- Landscaping: - refer to hardscaping plan for fencing, surfaces and site structures.
- Landscape plan is conceptual and subject to further design development.
- Contractor to confirm all works with landscape designer and owner.

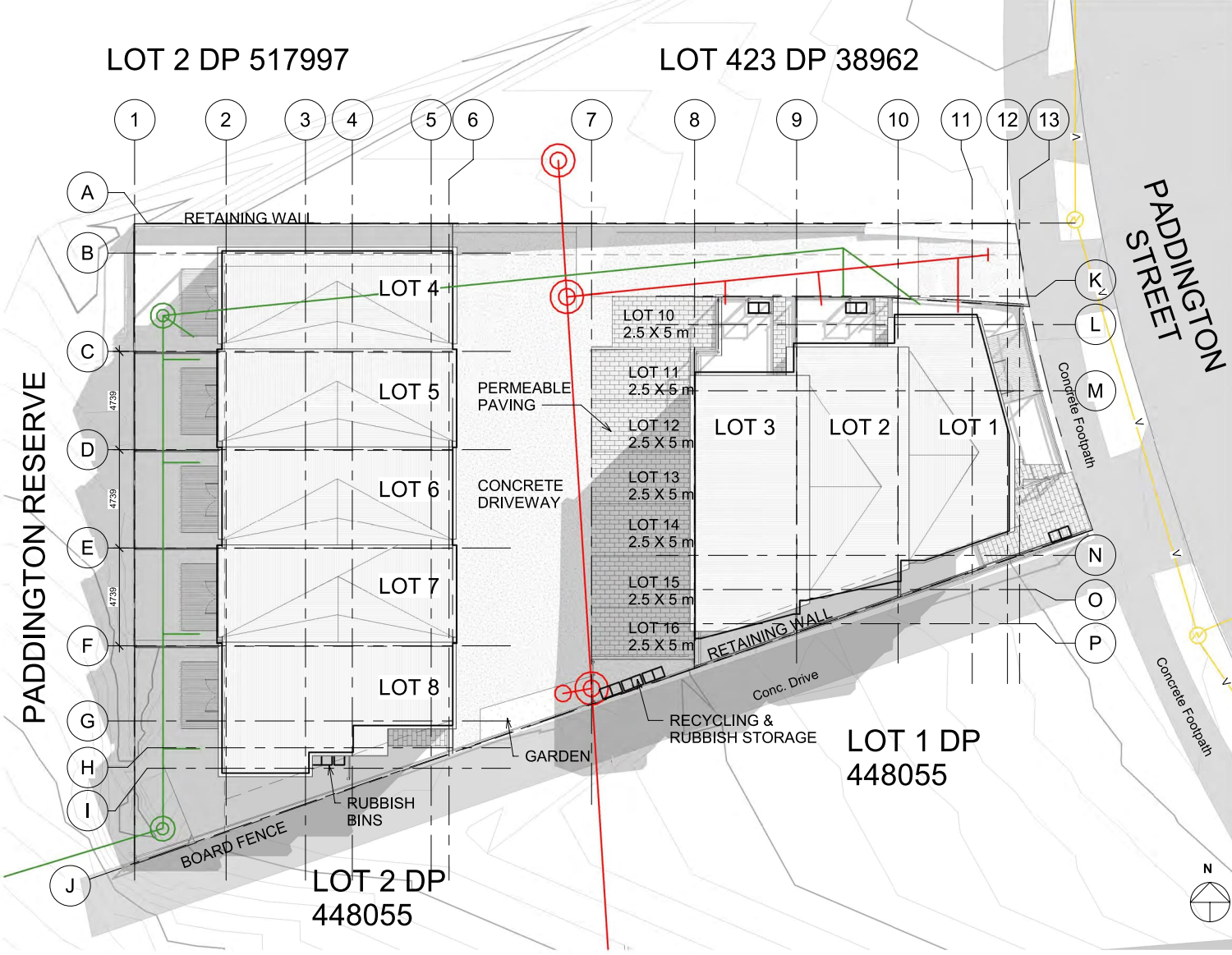
Area Schedule (Gross Building)	
Name	Area
Ground Floor	
Unit 1	52 m²
Unit 2	47 m²
Unit 3	49 m²
Unit 4	50 m²
Unit 5	50 m²
Unit 6	52 m²
Unit 7	51 m²
Unit 8	55 m²
Second Floor	
Unit 1	55 m²
Unit 2	56 m²
Unit 3	58 m²
Unit 4	55 m²
Unit 5	51 m²
Unit 6	53 m²
Unit 7	51 m²
Unit 8	55 m²
Total	839 m²

Area Schedule (Roof Area)	
Name	Area
ROOF LOT 1-3	176 m²
ROOF LOT 4-8	272 m²
Total	448 m²



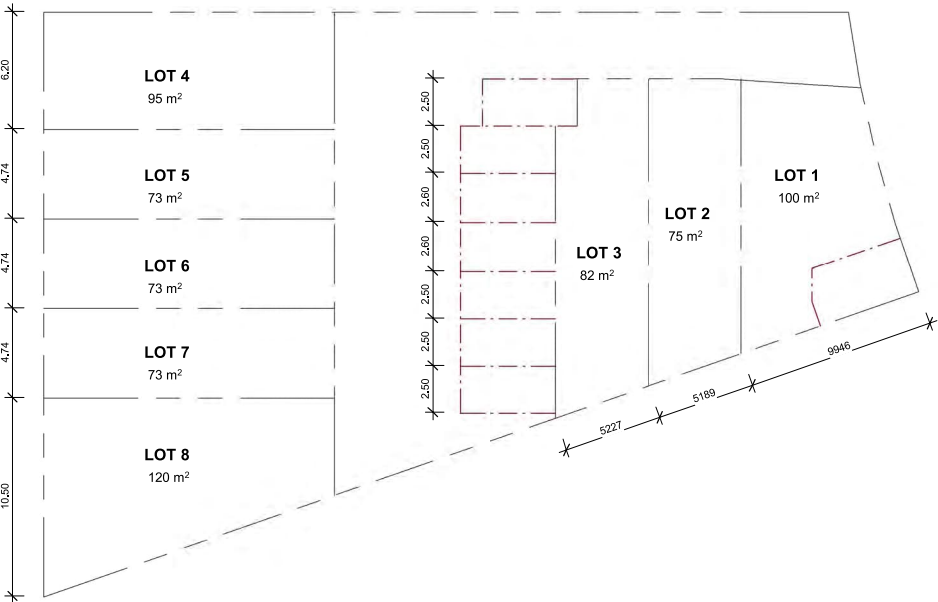
VICINITY MAP

Property Schedule	
Name	Area
LOT 1	100 m²
LOT 2	75 m²
LOT 3	82 m²
LOT 4	95 m²
LOT 5	73 m²
LOT 6	73 m²
LOT 7	73 m²
LOT 8	120 m²
LOT 9	245 m²
LOT 10	12 m²
LOT 11	13 m²
LOT 12	13 m²
LOT 13	13 m²
LOT 14	13 m²
LOT 15	13 m²
LOT 16	13 m²
Grand total	1026 m²



1 BUILDING SITUATION  
1 : 150

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2 LOT SCHEME  
1 : 200

LOT	AREA		BUILDING COVERAGE		IMPERVIOUS COVERAGE		PERVIOUS COVERAGE		LANDSCAPE AREA		IMPERVIOUS + PERVIOUS CONCRETE	PERVIOUS CONCRETE + LANDSCAPE AREA
	GROSS	NET										
	M2	M2	M2	%	M2	%	M2	%	M2	%	%	%
Lot 1	101	101	55	54,46	57,5	56,93	10	9,9	33,5	33,17	66,83	43,07
Lot 2	75	75	55	73,33	58,4	77,87	0	0,0	16,6	22,13	77,87	22,13
Lot 3	82	82	58	70,73	57,6	70,24	0	0,0	24,4	29,76	70,24	29,76
Lot 4	95	95	55	57,89	55,5	58,42	0	0,0	39,5	41,58	58,42	41,58
Lot 5	73	73	51	69,86	52,6	72,05	0	0,0	20,4	27,95	72,05	27,95
Lot 6	73	73	51	69,86	52,6	72,05	0	0,0	20,4	27,95	72,05	27,95
Lot 7	73	73	51	69,86	52,6	72,05	0	0,0	20,4	27,95	72,05	27,95
Lot 8	120	120	55	45,83	53,9	44,92	0	0,0	66,1	55,08	44,92	55,08
Lot 9- 16	335	335	0	0	224,2	66,93	85	25,4	40,5	12,09	92,30	37,46
Total	1027	1027	431	41,97	664,9	64,74	168	16,4	281,8	27,44	81,10	43,80
Original RC	1027	1027	430,8	41,95	672,3	65,46			291,7	28,40		
Notes: BUILDING COVERAGE: areas shown are taken over the wall and brick cladding only and exclude eaves PERCENTAGES: all percentage calculation have been rounded												

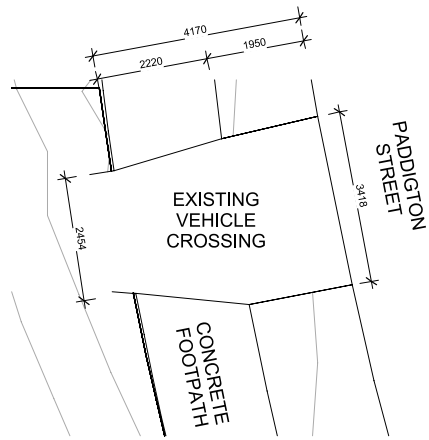
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PADDINGTON  
PARKSIDE RESIDENCES

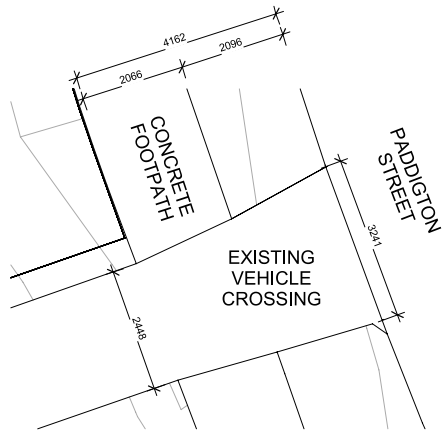
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Revision	Revision A	Page Title	Building Situation	Sheet
Scale	Page Size A1 (Half Scale @A3)	Project	PS3 Limited, Paddington Parkside Residences	RC1.1
Issue Date	3/7/2024 16:41:59	Address	3 Paddington Street, Glen Innes, Auckland, Lot 422 DP 38962	



3 EXISTING VEHICLE CROSSING 2  
1 : 75



2 EXISTING VEHICLE CROSSING 1  
1 : 75

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1 EXISTING SITE PLAN  
1 : 150

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Revision	Revision A	Page Title	Existing Site Plan	Sheet
Scale	Page Size A1 (Half Scale @A3)	Project	PS3 Limited, Paddington Parkside Residences	RC1.2
Issue Date	3/7/2024 16:41:59	Address	3 Paddington Street, Glen Innes, Auckland, Lot 422 DP 38962	

PADDINGTON RESERVE

119 WEST TAMAKI ROAD

119a WEST TAMAKI ROAD

121 WEST TAMAKI ROAD

EX PUB  
WWMH A  
1050Ø RC  
LL=33.39  
IL= 32.01

PADDINGTON STREET

100 AV

BOARD FENCE

90°03' 10" (42.57)

WIRE MESH FENCE

BOARD FENCE

EX VEHICLE CROSSING

EXISTING 20mm

EXISTING WATER METER

EX VEHICLE CROSSING

180°30'10" (30.53)

BOARD FENCE

5 PADDINGTON STREET

5a PADDINGTON STREET

EX PUB  
SWMH 2  
1050Ø  
LL=26.97  
IL= 27.65

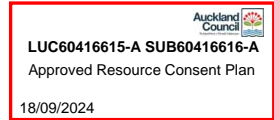
IL=27.80

EX PUB 225Ø  
CONCRETE  
19.85m @3.2%

EX PUB  
SWMH 3  
1050Ø  
LL=29.80  
IL= 28.44

LEGEND:	
Sewer	—
Overhead Wires	—
Watermain	—
Storm water	—
Power	—





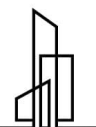
1 : 75

# PADDINGTON

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## PARKSIDE RESIDENCES

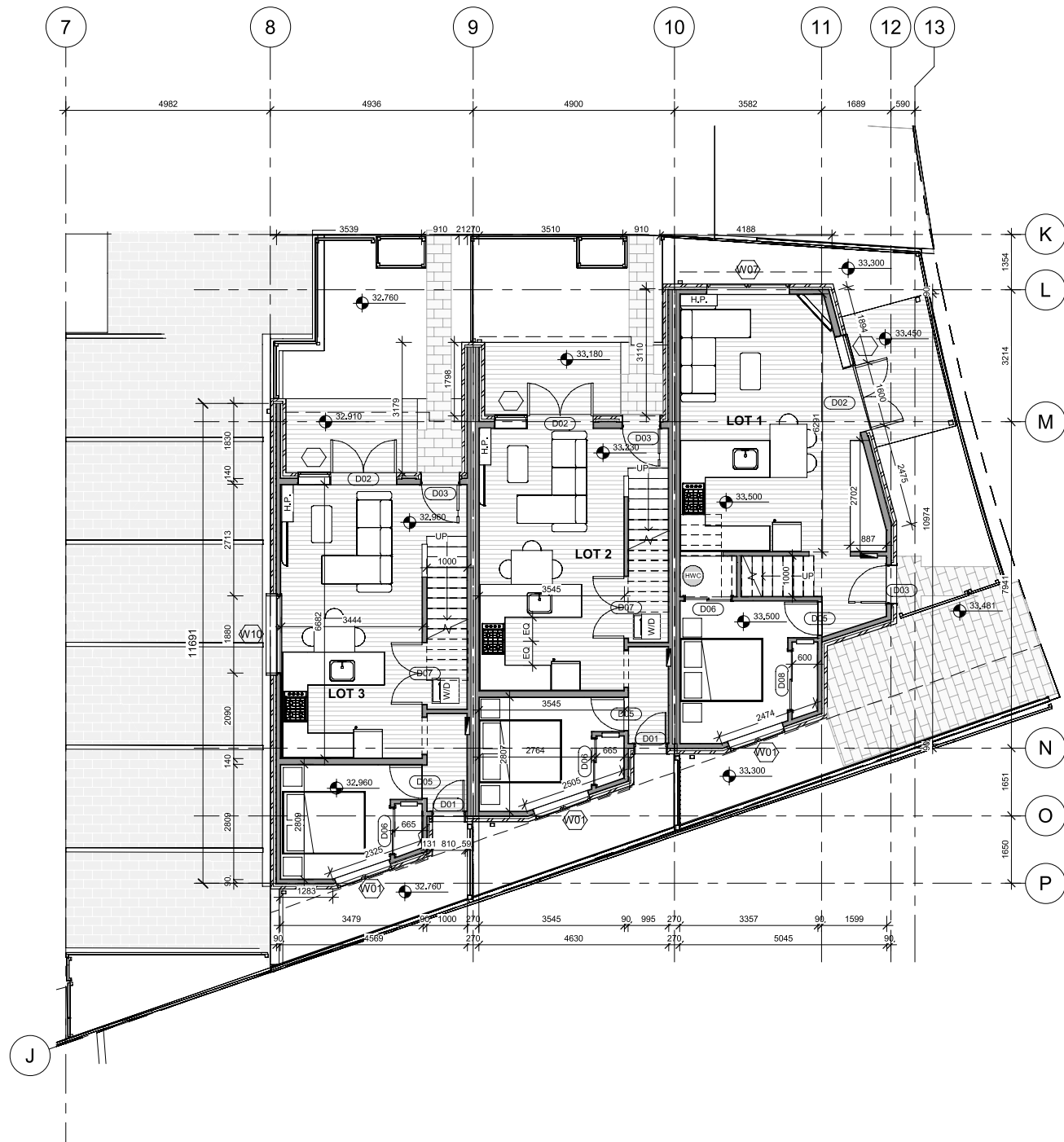
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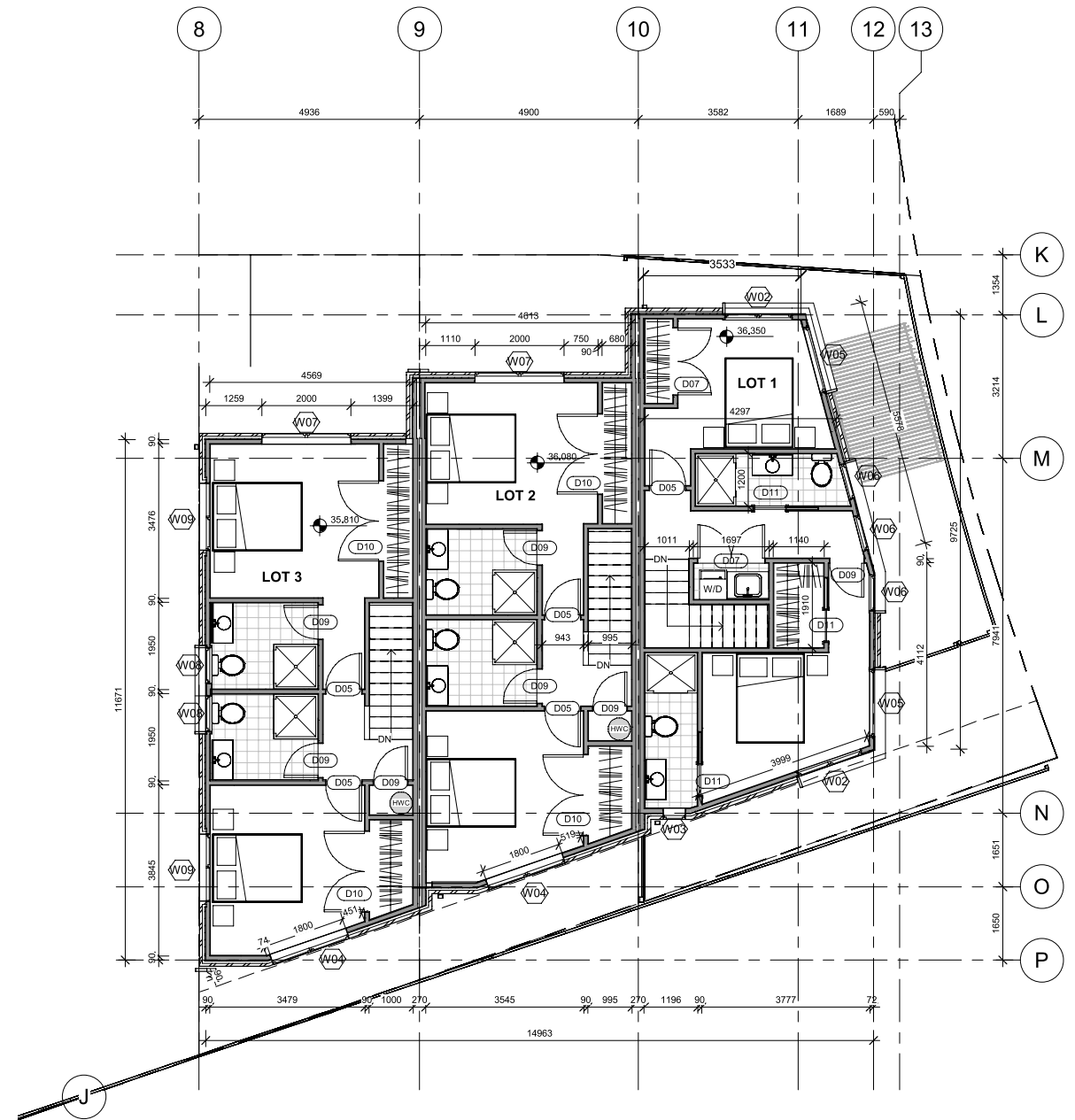
Revision	Revision A	Page Title	Proposed Site Plan	Sheet  RC1.3
Scale	Page Size A1 (Half Scale @A3)	Project	PS3 Limited, Paddington Parkside Residences	
Issue Date	3/7/2024 16:42:01	Address	3 Paddington Street, Glen Innes, Auckland, Lot 422 DP 38962	

# RC1.3

3/7/2024 16:42:01



1 GROUND FLOOR LOT 1-3  
1:75



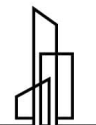
2 FIRST FLOOR LOT 1-3  
1:75

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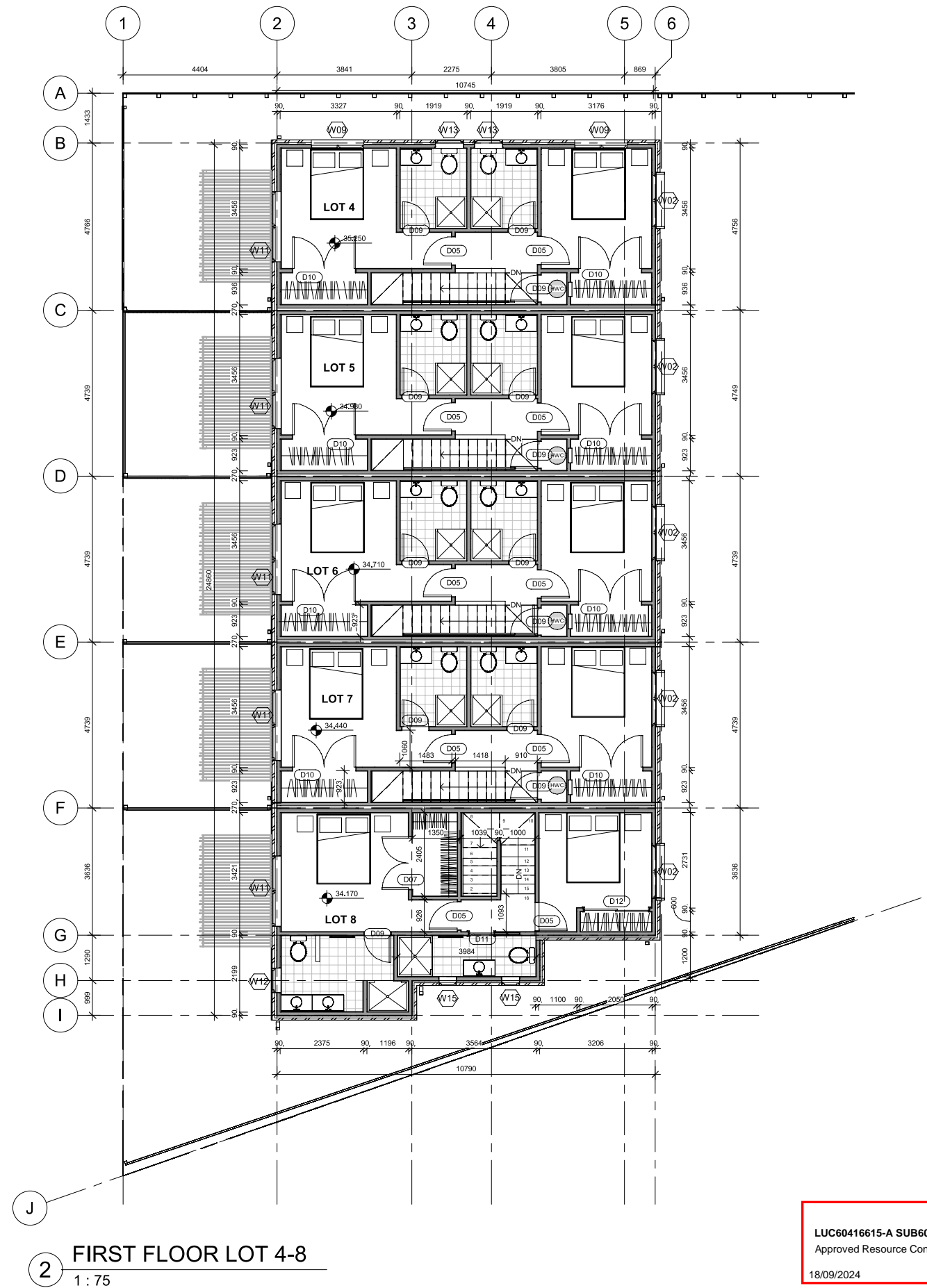
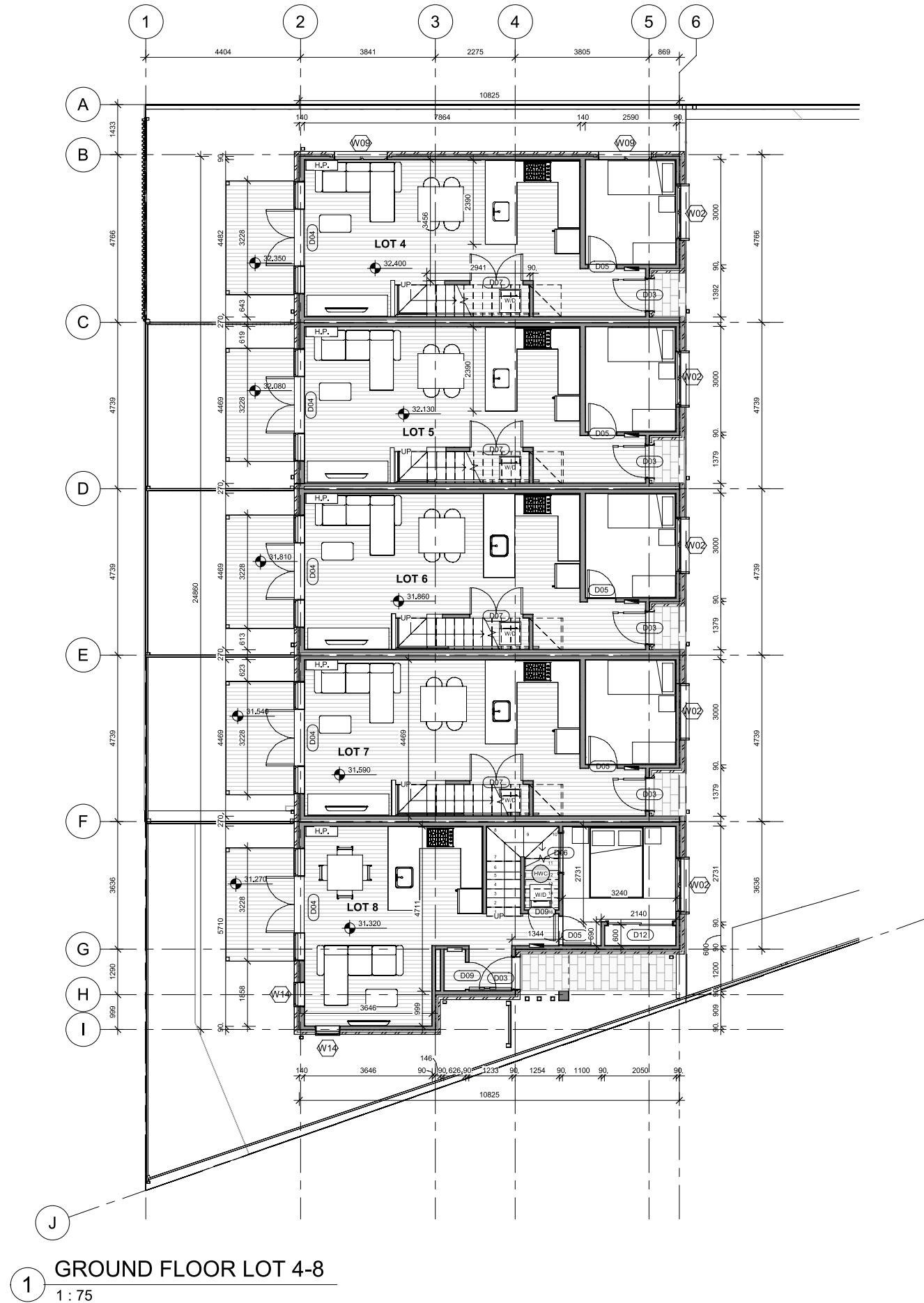
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Revision	Revision A	Page Title	Ground Floor & First Floor Lot 1-3	Sheet
Scale	Page Size A1 (Half Scale @A3)	Project	PS3 Limited, Paddington Parkside Residences	RC1.4
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PARKSIDE RESIDENCES

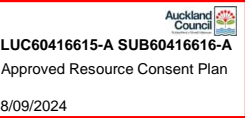
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Revision	Revision A	Page Title	Ground Floor & First Floor Lot 4-8
Scale	Page Size A1 (Half Scale @A3)	Project	PS3 Limited, Paddington Parkside Residences
Issue Date	3/7/2024 16:42:06	Address	3 Paddington Street, Glen Innes, Auckland, Lot 422 DP 38962

Sheet  
**RC1.5**

<b>WINDOW FEATURE CLADDING</b>	
PRODUCT: ABODO VERTICAL GRAIN COLOUR: GRAPHITE (OR SIMILAR)	
<b>BRICK VENEER</b>	
PRODUCT: KAWEKA 230 x 76 x 70 COLOUR: GREY / BLACK (OR SIMILAR) - BLACK MORTAR (OR SIMILAR) - RAKED JOINTS (OR SIMILAR)	
<b>ABOVE ROOF CLADDING</b>	
PRODUCT: APL PANEL GROOVED COLOUR: RESENE GRAPHITE (OR SIMILAR)	
<b>WINDOWS &amp; DOORS</b>	
PRODUCT: APL RESIDENTIAL SERIES COLOUR: BLACK (OR SIMILAR) THERMAL RATING: R-0.37	
<b>ROOF / FASCIA / GUTTERS</b>	
PRODUCT: ROOFING INDUSTRIES COLOUR: BLACK (OR SIMILAR)	
<b>ALUMINIUM WINDOW SHROUDS</b>	
PRODUCT: SPECTRUM 150 x 50 COLOUR: BLACK (OR SIMILAR)	
<b>SOFFITS</b>	
PRODUCT: HARDIES COLOUR: RESENE WHITE (OR SIMILAR)	
<b>PERGOLAS &amp; FENCES</b>	
PRODUCT: TIMBER COLOUR: H3 TIMBER	



1 : 50

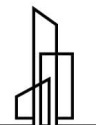
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- **Discrepancies** shall be resolved before any work commences. **All** dimensions and levels on site, and the reporting of any discrepancies prior to commencement of work. **Do not scale** from these drawings.

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## PARKSIDE RESIDENCES

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Revision	Revision A	Page Title	Elevation's Lot 1-3	<b>RC2.0</b>
Scale	Page Size A1 (Half Scale @A3)	Project	PS3 Limited, Paddington Parkside Residences	
Issue Date	3/7/2024 16:42:14	Address	3 Paddington Street, Glen Innes, Auckland, Lot 422 DP 38962	

EXTERIOR MATERIAL LEGEND

WINDOW FEATURE CLADDING

PRODUCT: ABODO VERTICAL GRAIN  
COLOUR: GRAPHITE (OR SIMILAR)

BRICK VENEER

PRODUCT: KAWEKA 230 x 76 x 70  
COLOUR: GREY / BLACK (OR SIMILAR)  
- BLACK MORTAR (OR SIMILAR)  
- RAKED JOINTS (OR SIMILAR)

ABOVE ROOF CLADDING

PRODUCT: APL PANEL GROOVED  
COLOUR: RESENE GRAPHITE (OR SIMILAR)

WINDOWS & DOORS

PRODUCT: APL RESIDENTIAL SERIES  
COLOUR: BLACK (OR SIMILAR)  
THERMAL RATING: R-0.37

ROOF / FASCIA / GUTTERS

PRODUCT: ROOFING INDUSTRIES  
COLOUR: BLACK (OR SIMILAR)

ALUMINIUM WINDOW SHROUDS

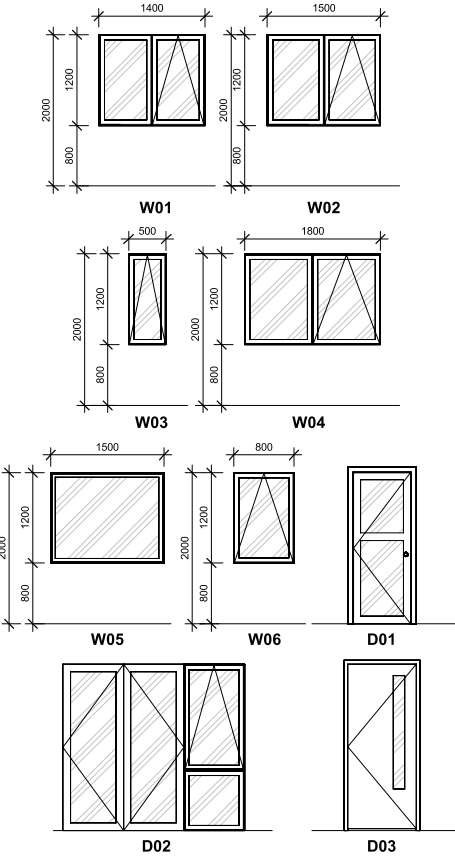
PRODUCT: SPECTRUM 150 x 50  
COLOUR: BLACK (OR SIMILAR)

SOFFITS

PRODUCT: HARDIES  
COLOUR: RESENE WHITE (OR SIMILAR)

PERGOLAS & FENCES

PRODUCT: TIMBER  
COLOUR: H3 TIMBER



LEGEND

1 : 50

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PADDINGTON  
PARKSIDE RESIDENCES

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Revision	Revision A	Page Title	Elevation's Lot 1-3	Sheet
Scale	Page Size A1 (Half Scale @A3)	Project	PS3 Limited, Paddington Parkside Residences	RC2.1
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1 SOUTH ELEVATION LOT 1-3

1 : 50



2 EAST ELEVATION LOT 1-3

1 : 50

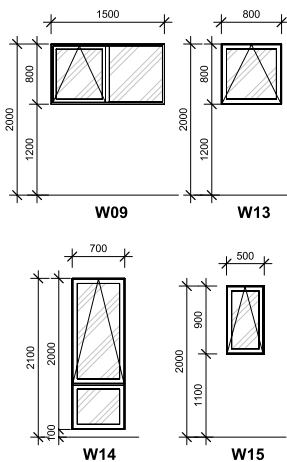
3/7/2024 16:42:29

EXTERIOR MATERIAL LEGEND	
<b>WINDOW FEATURE CLADDING</b>	
PRODUCT: ABODO VERTICAL GRAIN COLOUR: GRAPHITE (OR SIMILAR)	
<b>BRICK VENEER</b>	
PRODUCT: KAWEKA 230 x 76 x 70 COLOUR: GREY / BLACK (OR SIMILAR) - BLACK MORTAR (OR SIMILAR) - RAKED JOINTS (OR SIMILAR)	
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PRODUCT: HARDIES COLOUR: RESENE WHITE (OR SIMILAR)	
<b>PERGOLAS &amp; FENCES</b>	
PRODUCT: TIMBER COLOUR: H3 TIMBER	

1 SOUTH ELEVATION LOT 4-8  
1 : 50



2 NORTH ELEVATION LOT 4-8  
1 : 50



LEGEND  
1 : 50

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PADDINGTON  
PARKSIDE RESIDENCES

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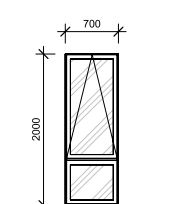
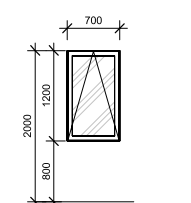
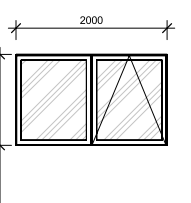
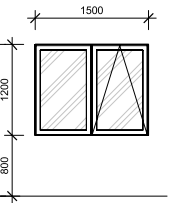
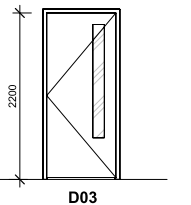
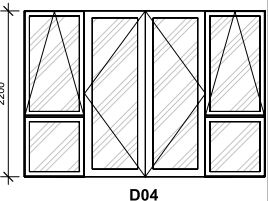
Revision	Revision A	Page Title	Elevation's Lot 4-8	Sheet
Scale	Page Size A1 (Half Scale @A3)	Project	PS3 Limited, Paddington Parkside Residences	RC2.2
Issue Date	3/7/2024 16:42:42	Address	3 Paddington Street, Glen Innes, Auckland, Lot 422 DP 38962	



1 EAST ELEVATION LOT 4-8  
1 : 50



2 WEST ELEVATION LOT 4-8  
1 : 50



LEGEND  
1 : 50

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Revision	Revision A	Page Title	Elevation's Lot 4-8	Sheet
Scale	Page Size A1 (Half Scale @A3)	Project	PS3 Limited, Paddington Parkside Residences	RC2.3
Issue Date	3/7/2024 16:43:01	Address	3 Paddington Street, Glen Innes, Auckland, Lot 422 DP 38962	



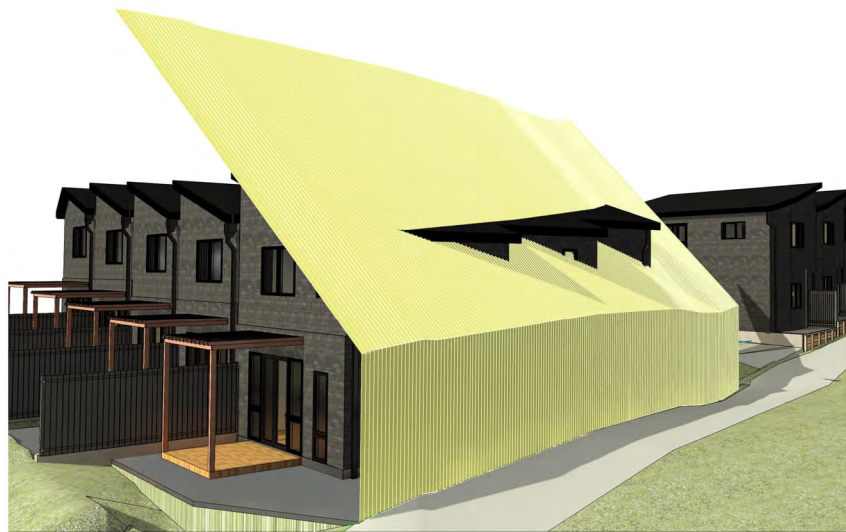
3

ELEVATION FROM MAIN STREET



1

RECESSION PLANE LOT 4-8



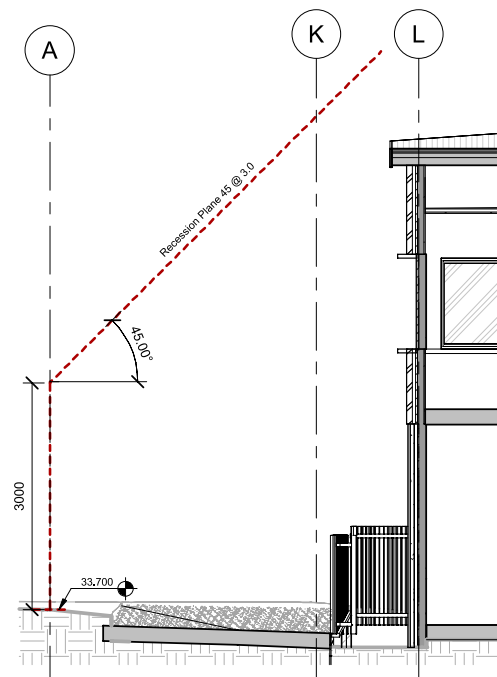
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RECESSION PLANE LOT 4-8

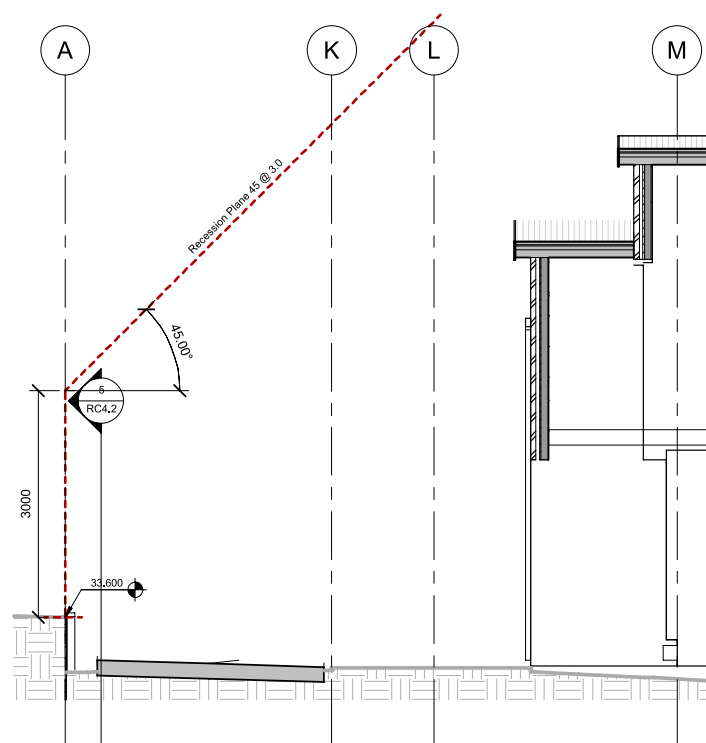
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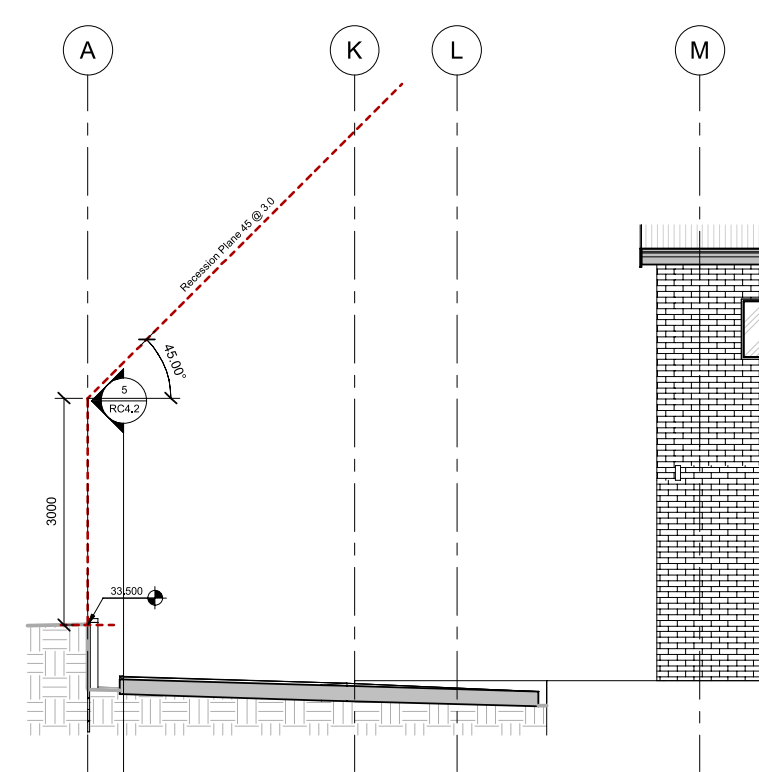
Revision	Revision A	Page Title	Elevation's Recession Plane - 3D Perspectives	Sheet
Scale	Page Size A1 (Half Scale @A3)	Project	PS3 Limited, Paddington Parkside Residences	RC2.4
Issue Date	3/7/2024 16:43:36	Address	3 Paddington Street, Glen Innes, Auckland, Lot 422 DP 38962	



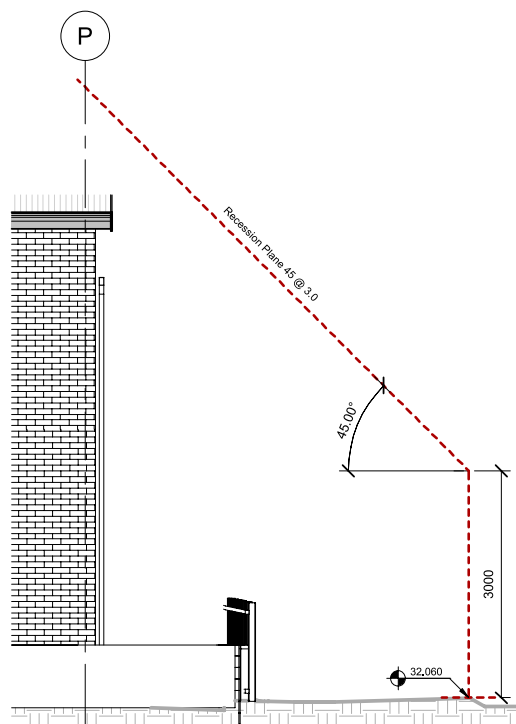
1 Point A - Grid Line 11  
1 : 50



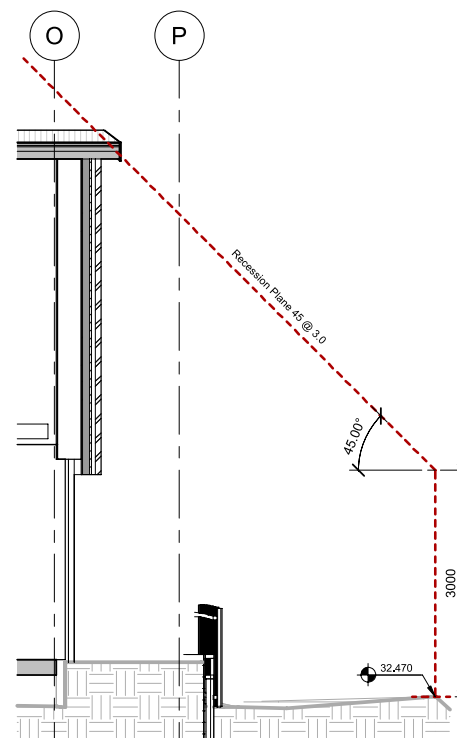
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1 : 50



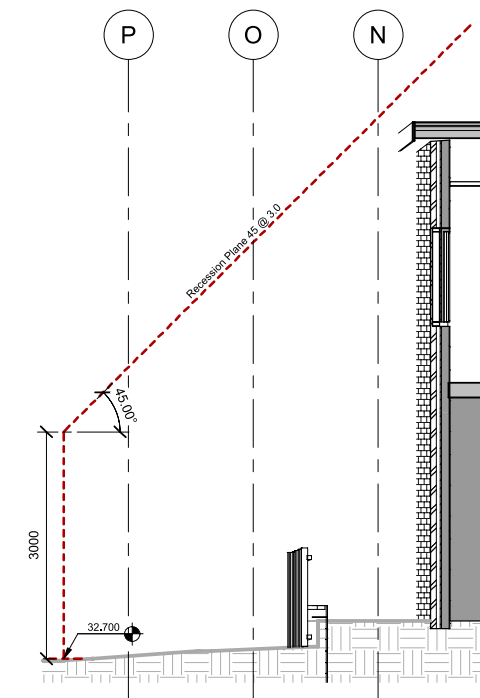
3 Point C - Grid Line 8  
1 : 50



4 Point J - Grid Line 8  
1 : 50



5 Point K - Grid Line 9  
1 : 50



6 Point L - Grid Line 11  
1 : 50

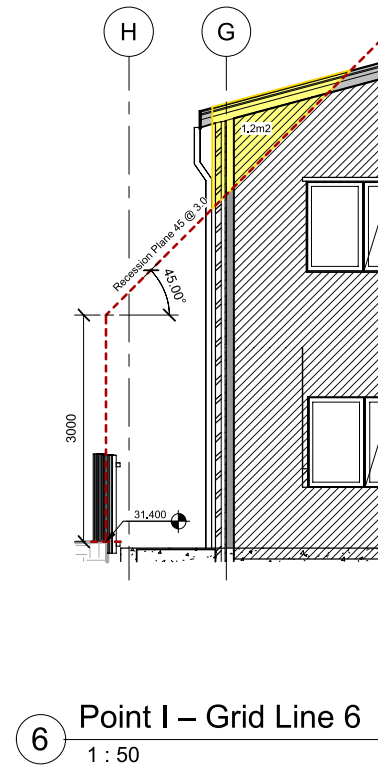
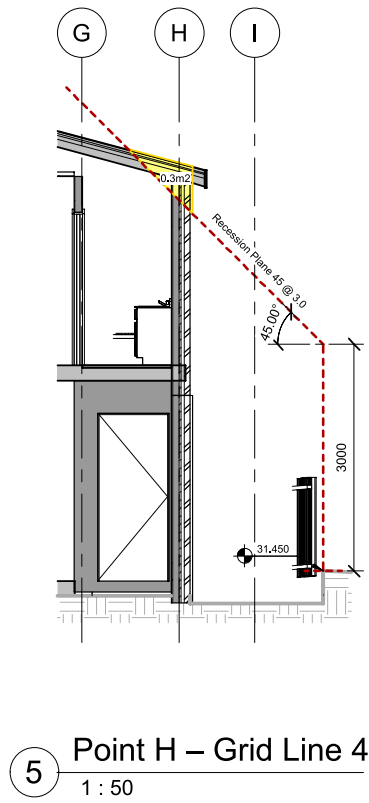
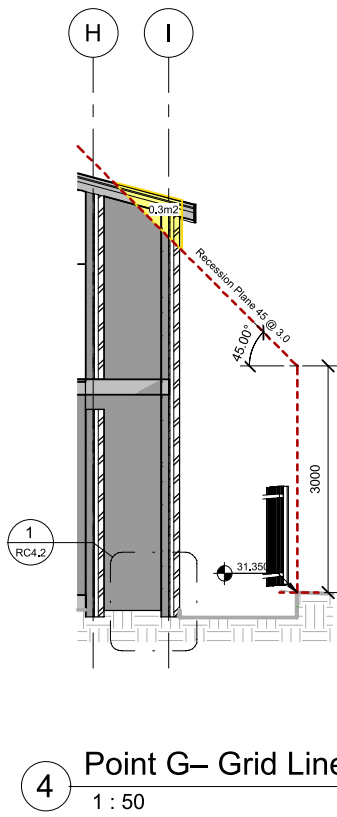
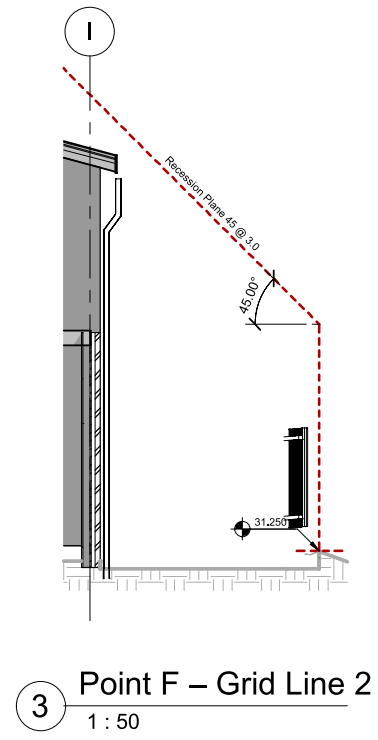
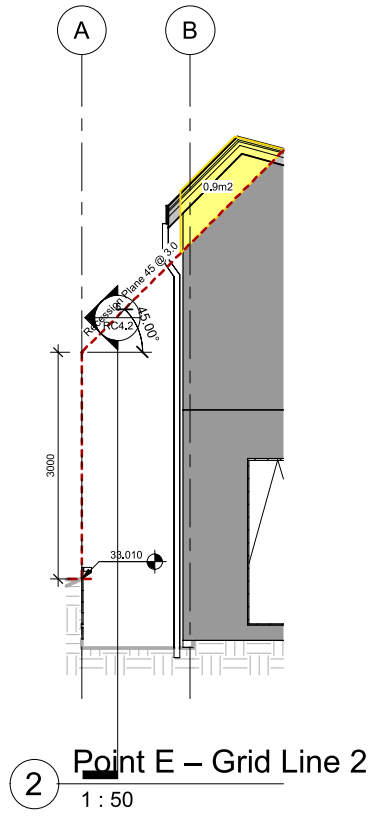
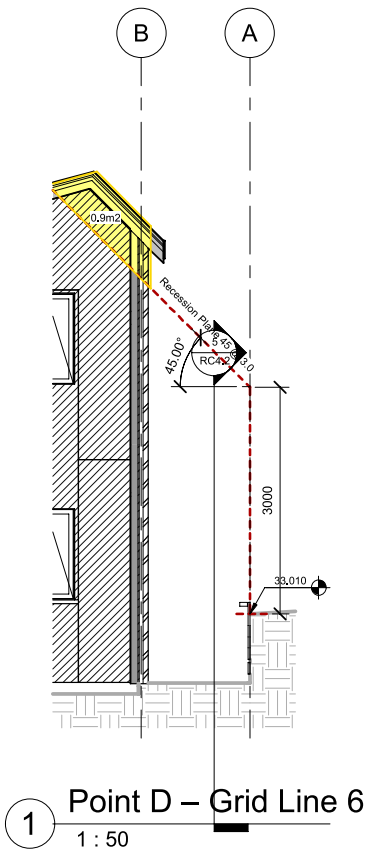
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Revision	Revision A	Page Title	Sections Height to Boundary Lot 1-3	Sheet
Scale	Page Size A1 (Half Scale @A3)	Project	PS3 Limited, Paddington Parkside Residences	RC3.0
Issue Date	3/7/2024 16:43:50	Address	3 Paddington Street, Glen Innes, Auckland, Lot 422 DP 38962	



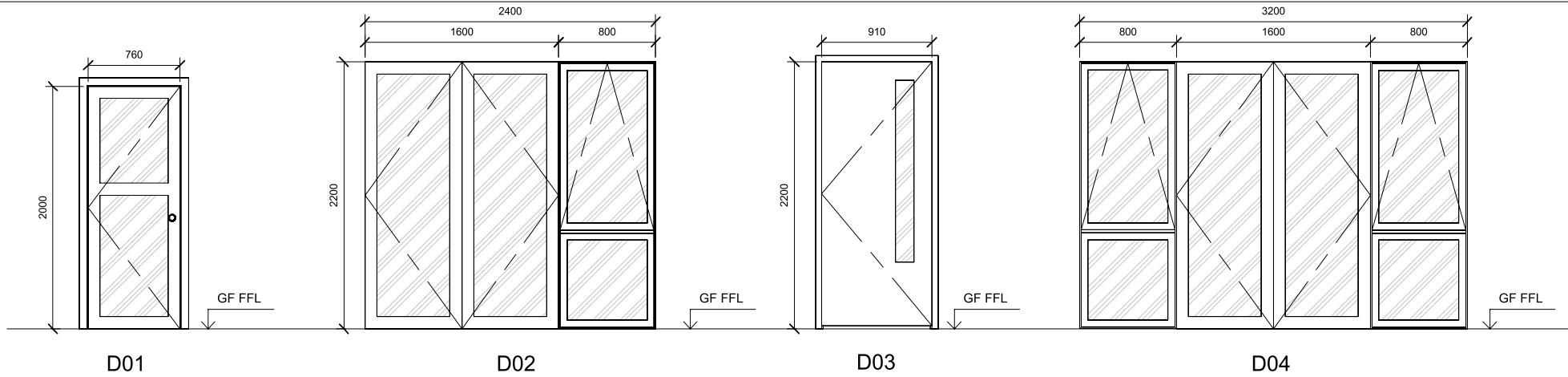
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PARKSIDE RESIDENCES

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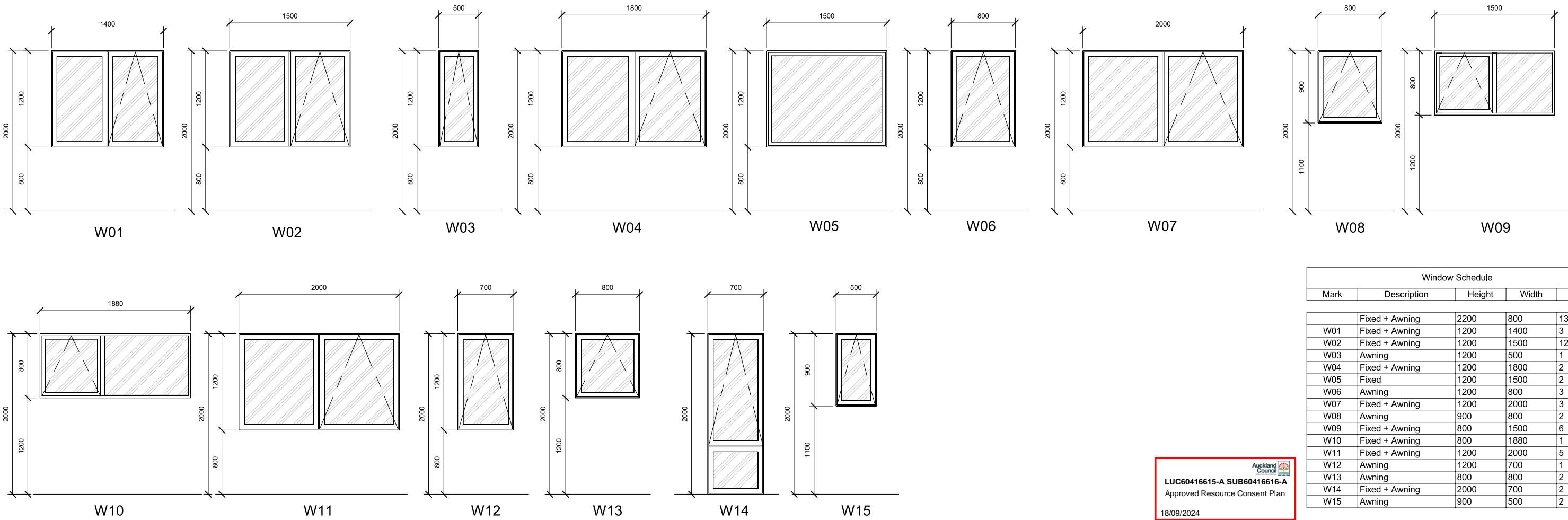
Revision	Revision A	Page Title	Sections Height to Boundary Lot 4-8	Sheet
Scale	Page Size A1 (Half Scale @A3)	Project	PS3 Limited, Paddington Parkside Residences	RC3.1
Issue Date	3/7/2024 16:44:01	Address	3 Paddington Street, Glen Innes, Auckland, Lot 422 DP 38962	



Door Schedule				
Mark	Description	Height	Width	Count
D01	Single full glass panel w/ safety rail	2000	760	2
D02	Double full glass door + Fixed and awning window	2200	1600	3
D03	Single solid door w/ vision light	2200	910	8
D04	Double full glass door + 2 Fixed and awning window	2200	1600	5
D05	Single interior door	2000	800	23
D06	Double sliding interior door	2000	1100	4
D07	Double interior door	2000	1500	9
D08	Double sliding interior door	2000	1420	1
D09	Single interior door	2000	760	22
D10	Double interior door	2000	1800	12
D11	Single interior pocket door	2000	710	4
D12	Double sliding interior door	2000	1820	2

**WINDOWS & DOORS**

PRODUCT: APL RESIDENTIAL SERIES  
COLOUR: BLACK (OR SIMILAR)  
THERMAL RATING: R-0.37



Window Schedule				
Mark	Description	Height	Width	Count
	Fixed + Awning	2200	800	13
W01	Fixed + Awning	1200	1400	3
W02	Fixed + Awning	1200	1500	12
W03	Awning	1200	500	1
W04	Fixed + Awning	1200	1800	2
W05	Fixed	1200	1500	2
W06	Awning	1200	800	3
W07	Fixed + Awning	1200	2000	3
W08	Awning	900	800	2
W09	Fixed + Awning	800	1500	6
W10	Fixed + Awning	800	1880	1
W11	Fixed + Awning	1200	2000	5
W12	Awning	1200	700	1
W13	Awning	800	800	2
W14	Fixed + Awning	2000	700	2
W15	Awning	900	500	2

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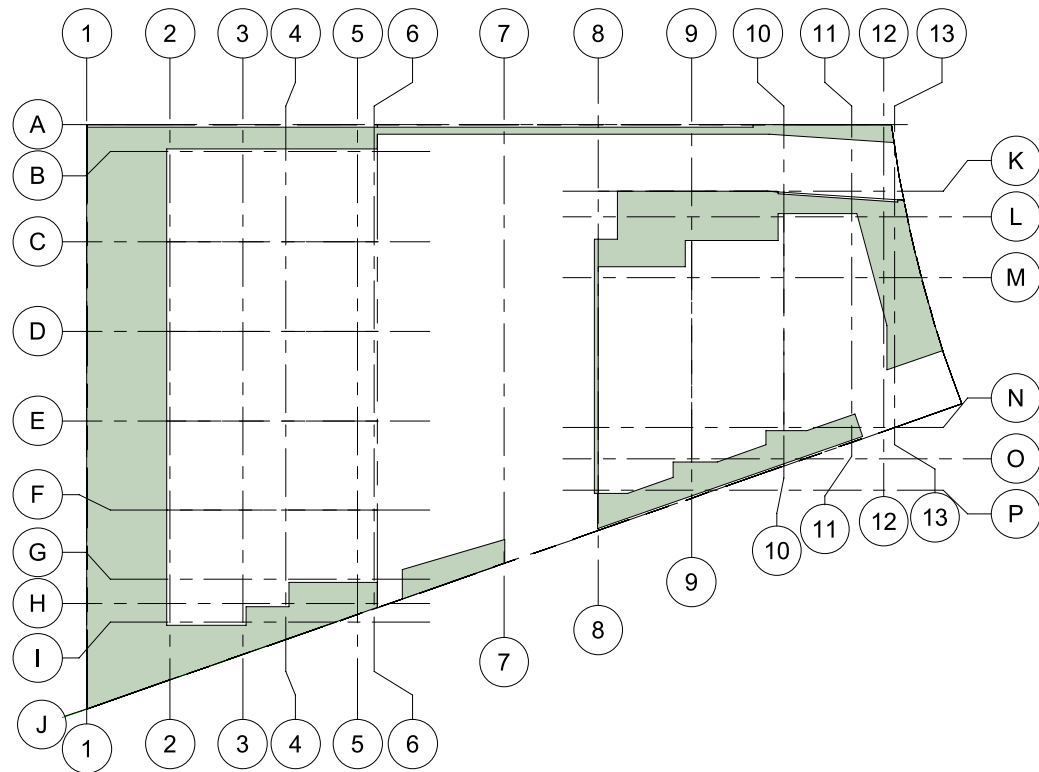
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PARKSIDE RESIDENCES

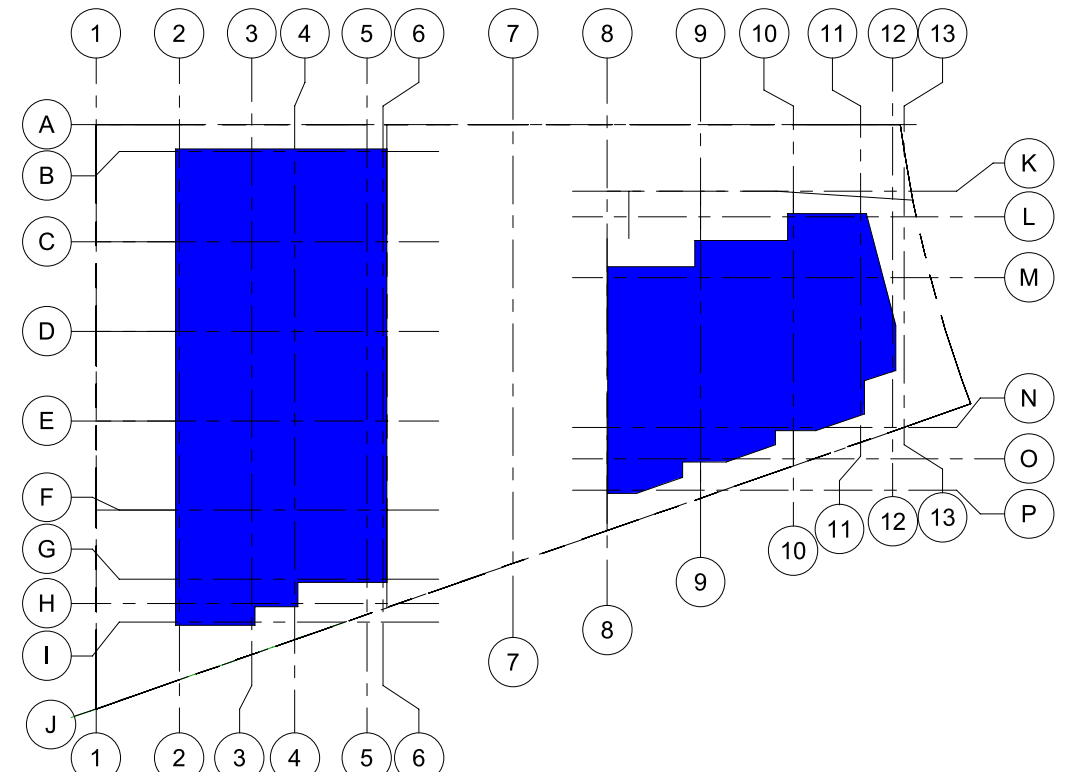
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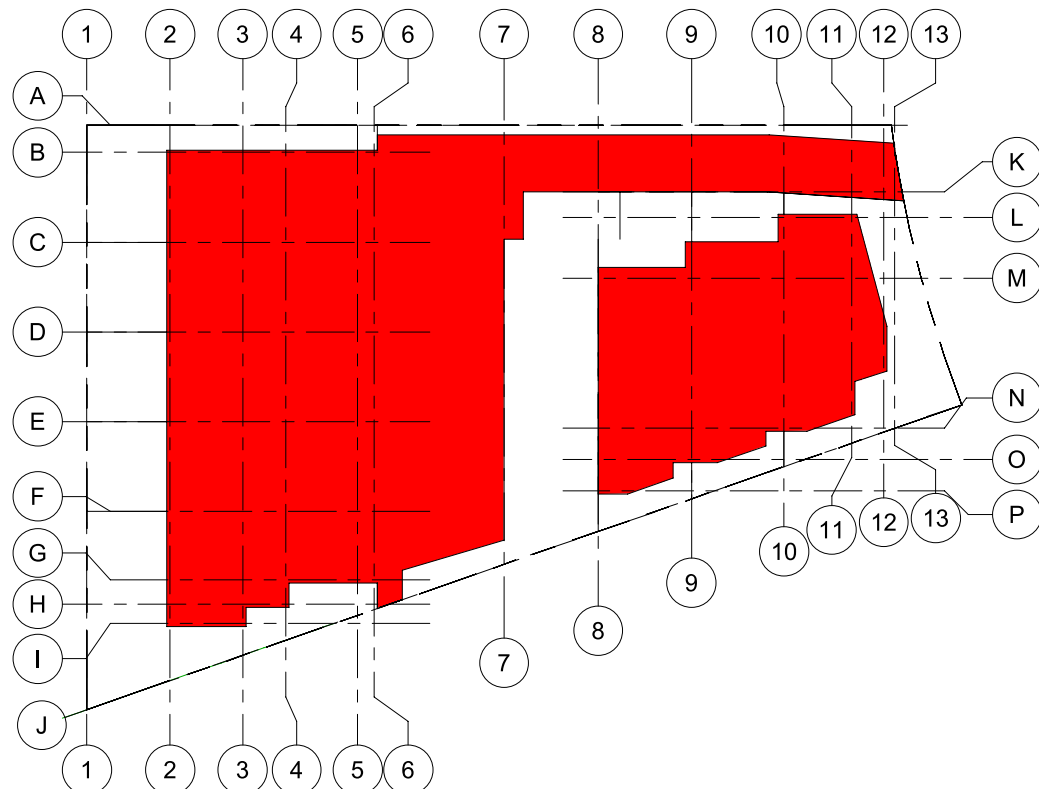
Revision	Revision A	Page Title	Window & Door Schedule	Sheet
Scale	Page Size A1 (Half Scale @A3)	Project	PS3 Limited, Paddington Parkside Residences	<b>RC3.2</b>
Issue Date	3/7/2024 16:44:04	Address	3 Paddington Street, Glen Innes, Auckland, Lot 422 DP 38962	



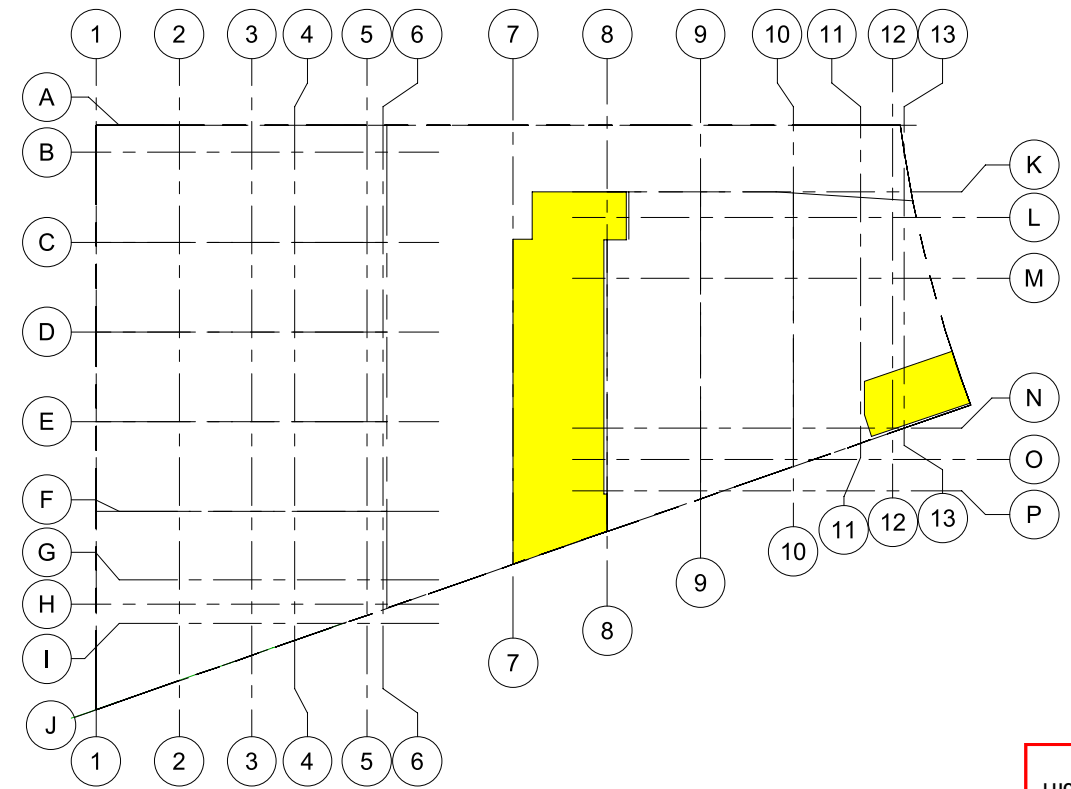
1 LANDSCAPE COVERAGE 262 m2  
1 : 200



2 BUILDING COVERAGE 432 m2  
1 : 200



3 IMPERVIOUS CONCRETE AREAS 650 m2  
1 : 200



4 PERVIOUS CONCRETE AREAS 107 m2  
1 : 200

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NOTE: REFER TO RC.1.1 FOR CALCULATIONS

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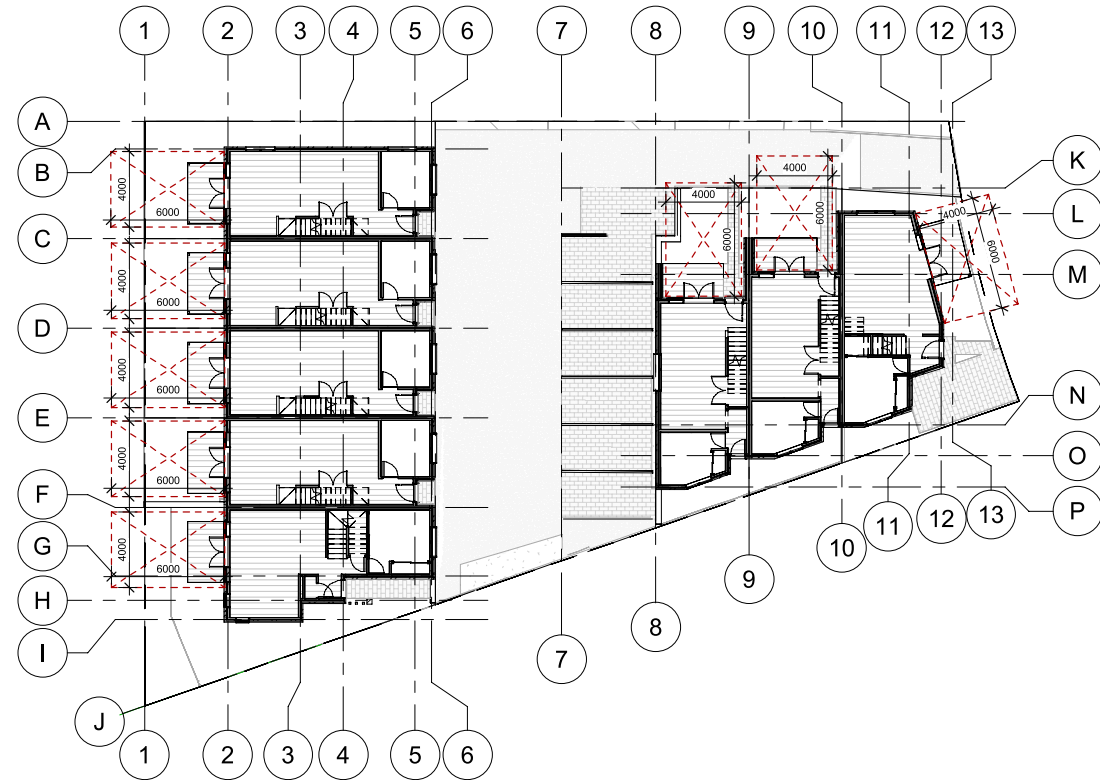
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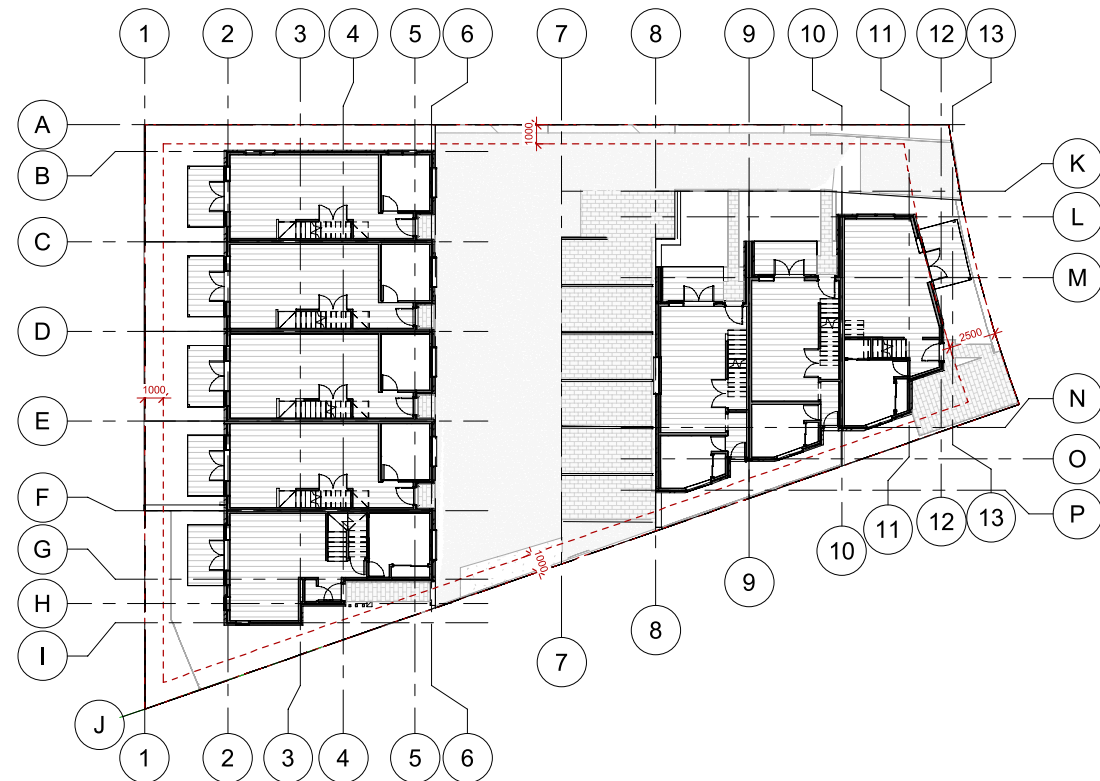
Revision  
Scale Page Size A1 (Half Scale @A3)  
Issue Date 3/7/2024 16:44:06

Page Title Diagrams Coverage Rules  
Project PS3 Limited, Paddington Parkside Residences  
Address 3 Paddington Street, Glen Innes, Auckland, Lot 422 DP 38962

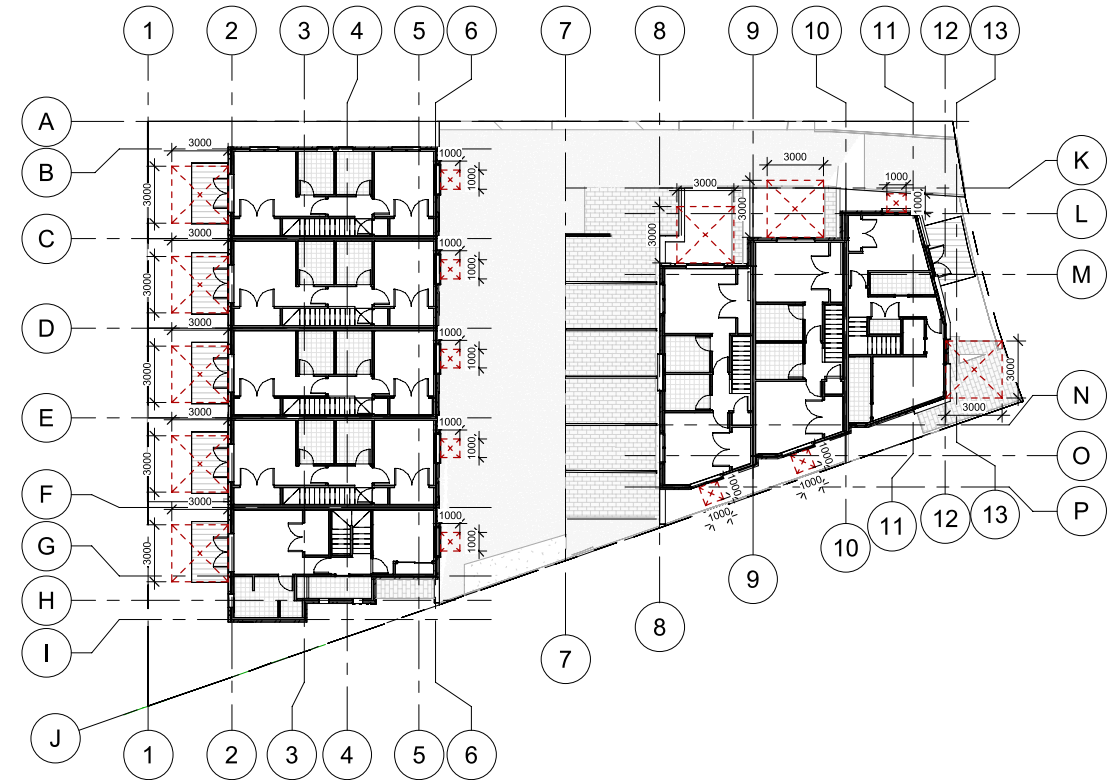
RC4.0



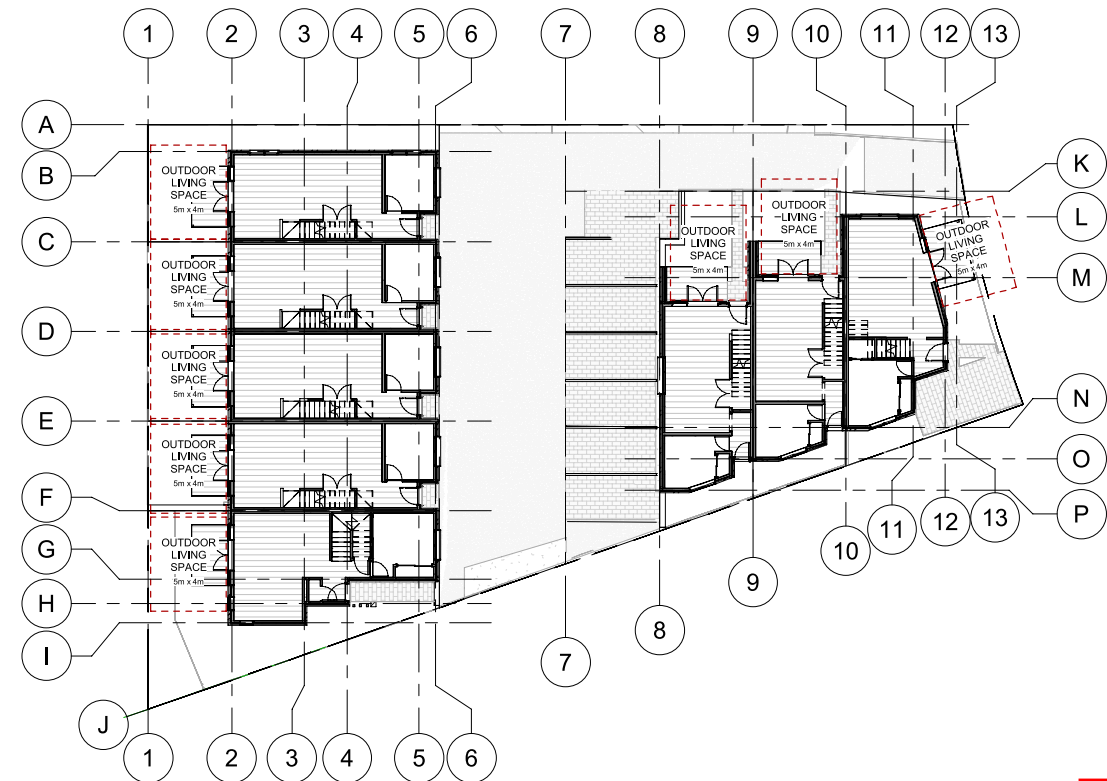
1 OUTLOOK AREAS - G.F.  
1 : 200



3 YARD SETBACKS  
1 : 200



2 OUTLOOK AREAS - F.F.  
1 : 200



4 OUTDOOR LIVING SPACE  
1 : 200

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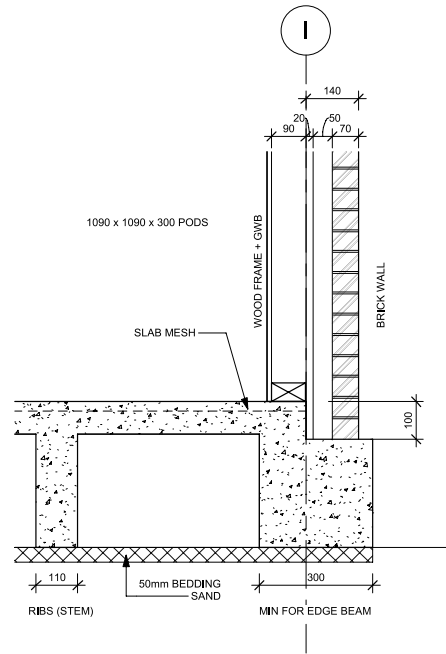
**PADDINGTON**  
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Revision	Revision A	Page Title	Diagrams Planning Rules	Sheet
Scale	Page Size A1 (Half Scale @A3)	Project	PS3 Limited, Paddington Parkside Residences	RC4.1
Issue Date	3/7/2024 16:44:12	Address	3 Paddington Street, Glen Innes, Auckland, Lot 422 DP 38962	

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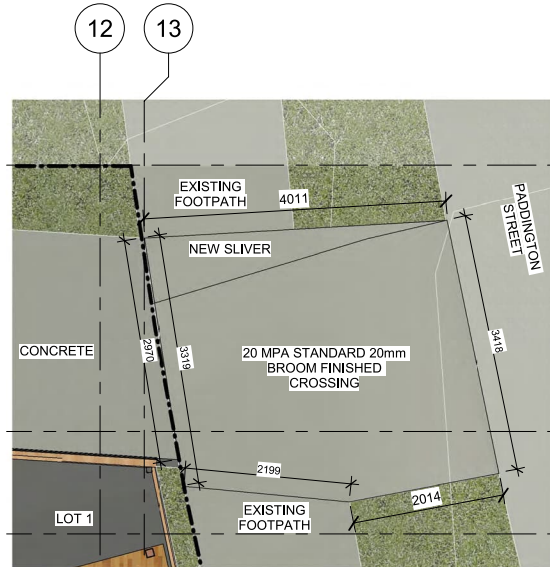
## FOUNDATION DETAIL

1 : 10

1. All concrete to be 20 MPA and constructed in accordance with NZS 3109 with broom finish with 4% black oxide.
2. Saw cut expansion joints at 4m centres.
3. 665 mesh to be placed centrally.

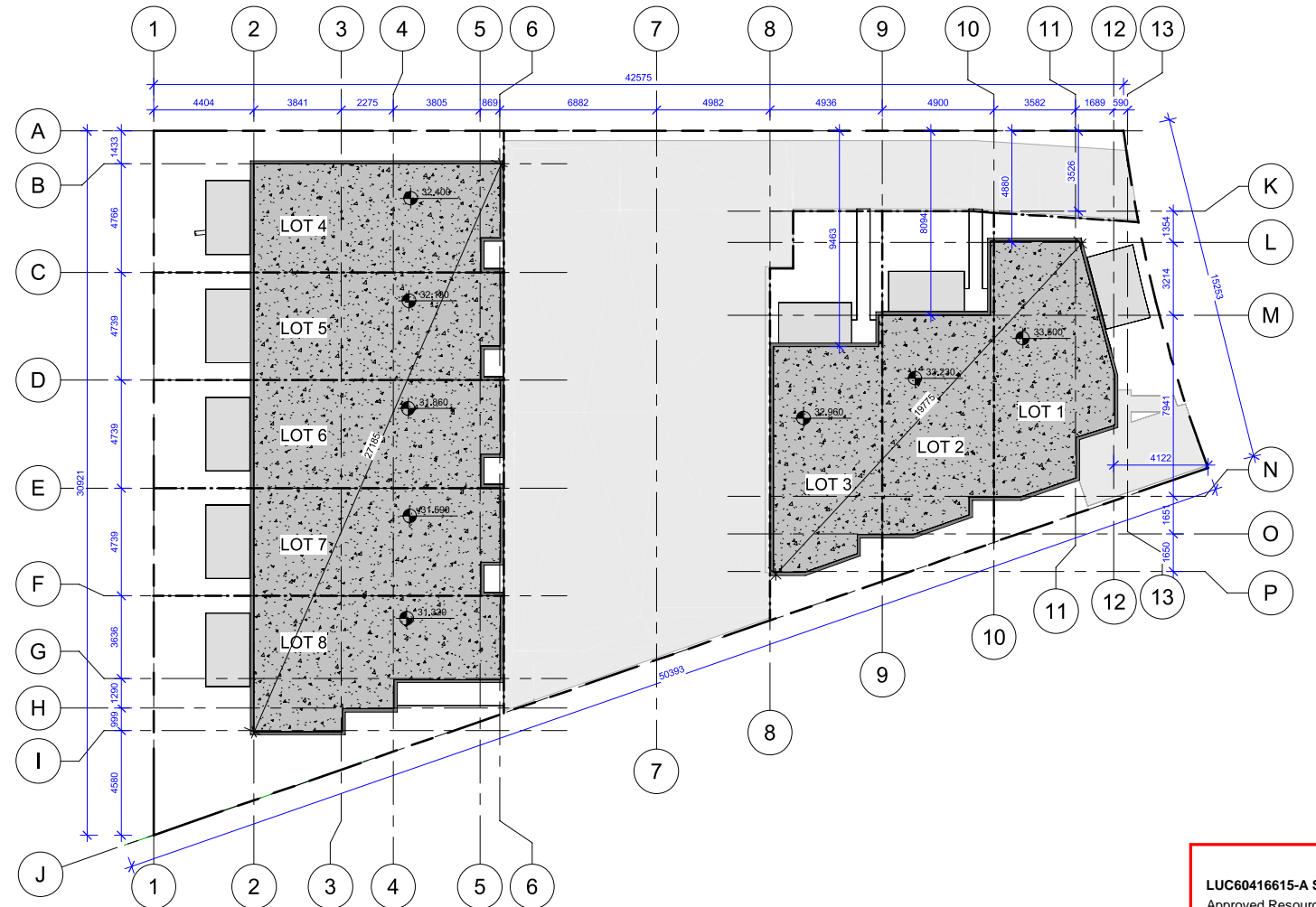
## SETTING OUT

1. The Contractor shall be held responsible for the setting out of work and they shall make good at their own expense any errors that occur through their lack of checking or faulty workmanship. Contractor to check all dimensions and contact the designer if there are any discrepancies between plans.
  - a. Existing ground is to be cleared of all vegetation and topsoil. Horizontal benched platforms are to be created prior to any fill material being placed on site.
  - b. Slab plan dimensions are true dimensions. Allowance has been made for required 6mm gap for Ecoply.
  - c. Refer to Plumbing Plan for slab penetration locations.



## VEHICLE CROSSING 1

1 : 50



## SITE SETOUT PLAN

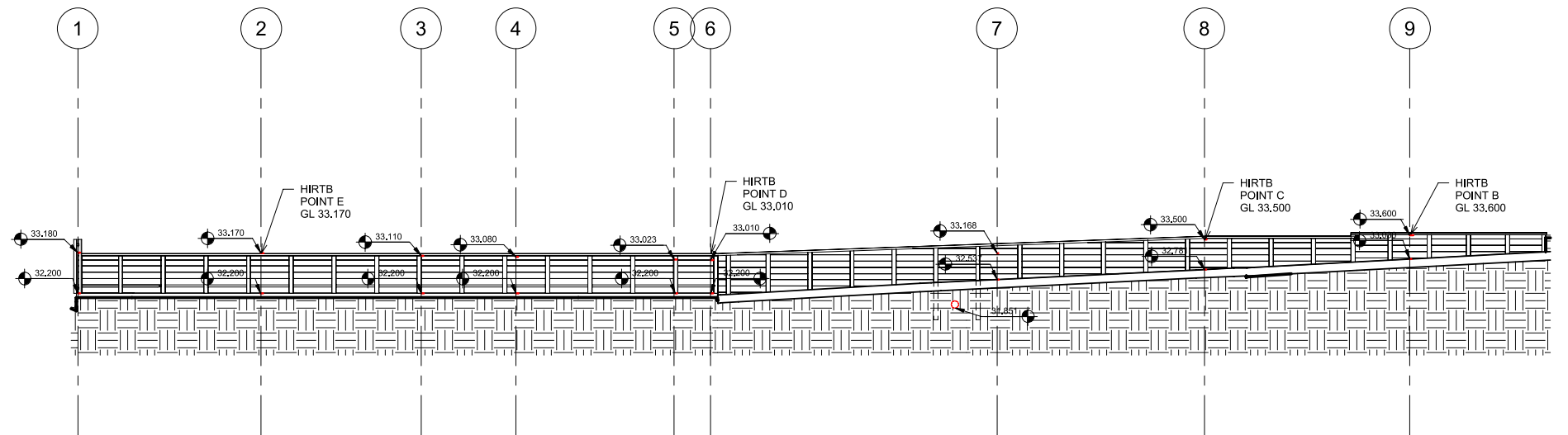
1 : 150

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## VEHICLE CROSSING 2

1 : 50



## RETAINING WALL ELEVATION

1 : 75

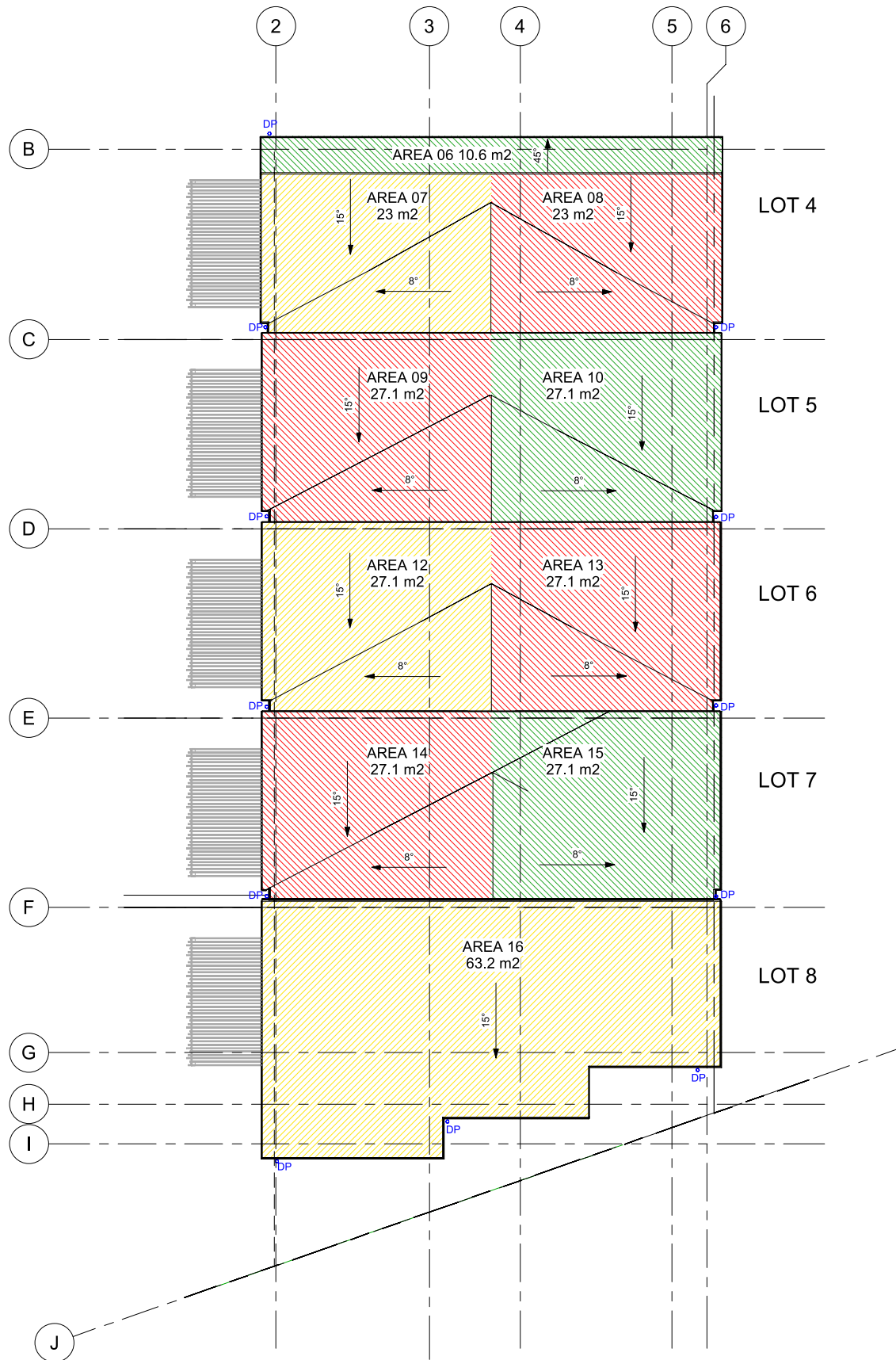
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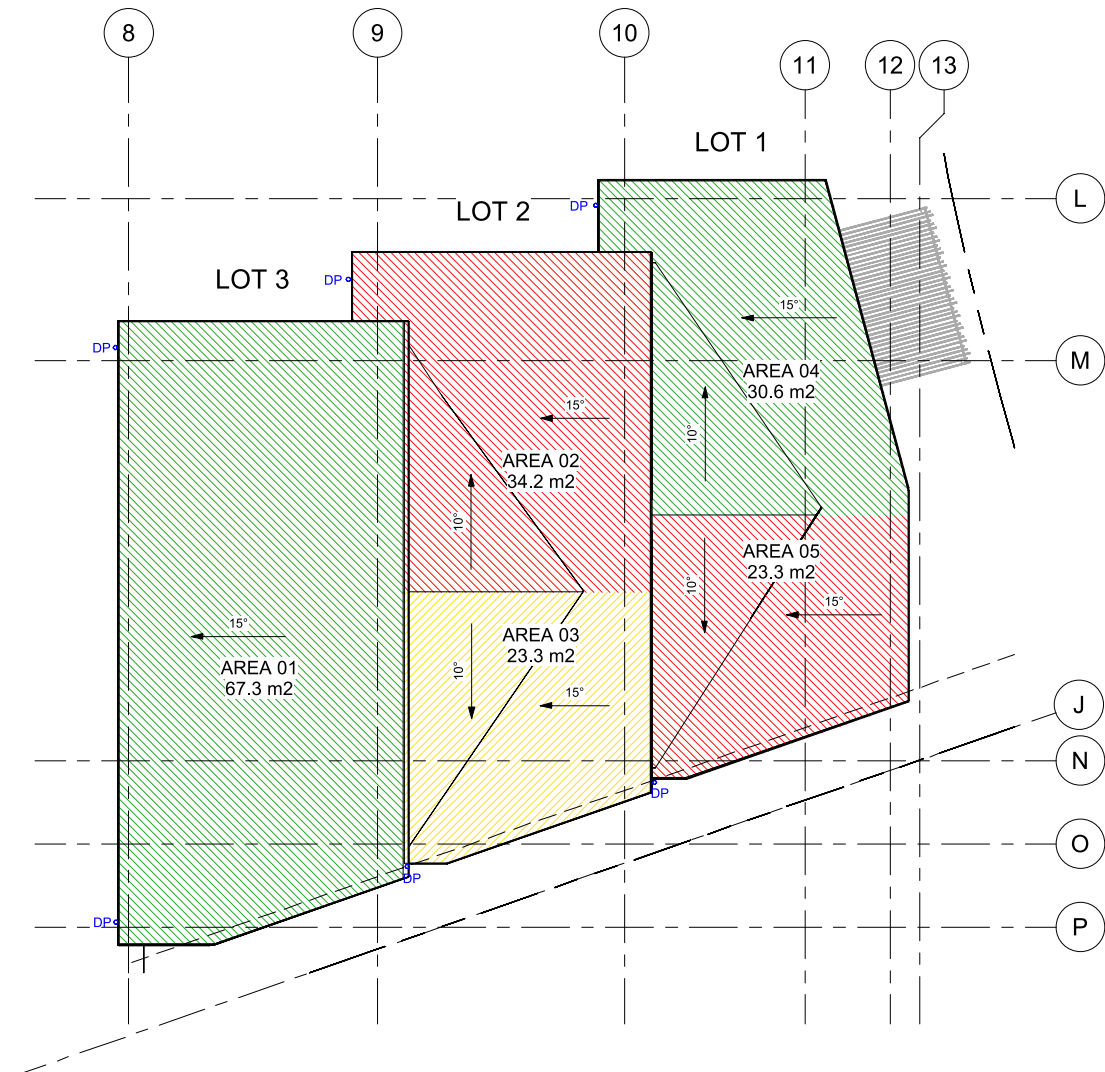
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Revision	Revision A	Page Title	Details - Site	Sheet
Scale	Page Size A1 (Half Scale @A3)	Project	PS3 Limited, Paddington Parkside Residences	RC4.2
Issue Date	3/7/2024 16:44:15	Address	3 Paddington Street, Glen Innes, Auckland, Lot 422 DP 38962	



2 ROOF LOT 4-8 CATCHMENT PLAN  
1:75



1 ROOF LOT 1-3 CATCHMENT PLAN  
1:75

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Revision	Revision A	Page Title	Roof Catchment Plan	Sheet
Scale	Page Size A1 (Half Scale @A3)	Project	PS3 Limited, Paddington Parkside Residences	RC4.3
Issue Date	3/7/2024 16:44:16	Address	3 Paddington Street, Glen Innes, Auckland, Lot 422 DP 38962	



FENCES LEGEND		
KEY	AMOUNT	TYPE
		1.8M BLACK TIMBER FENCE
		1.4M BLACK UNEVEN FENCE
		FENCING TO BE LIMITED TO 1.2M IN HEIGHT VERTICAL SLATS 50% PERMEABLE FOR PEDESTRIAN VISIBILITY
		GATE

SURFACES LEGEND		
No.	AREA	TYPE
01	227 M2	20 MM STANDARD CONCRETE BROOMED FINISHED
02	103 M2	PERMEABLE PAVING
03	22 M2	ARTIFICIAL GRASS
04	53 M2	TIMBER DECK
05	-	WASHED METAL
06	203 M2	GRASS
07	8 M2	GARDEN BED PLANTING

1 HARDSCAPE PLAN  
1 : 75

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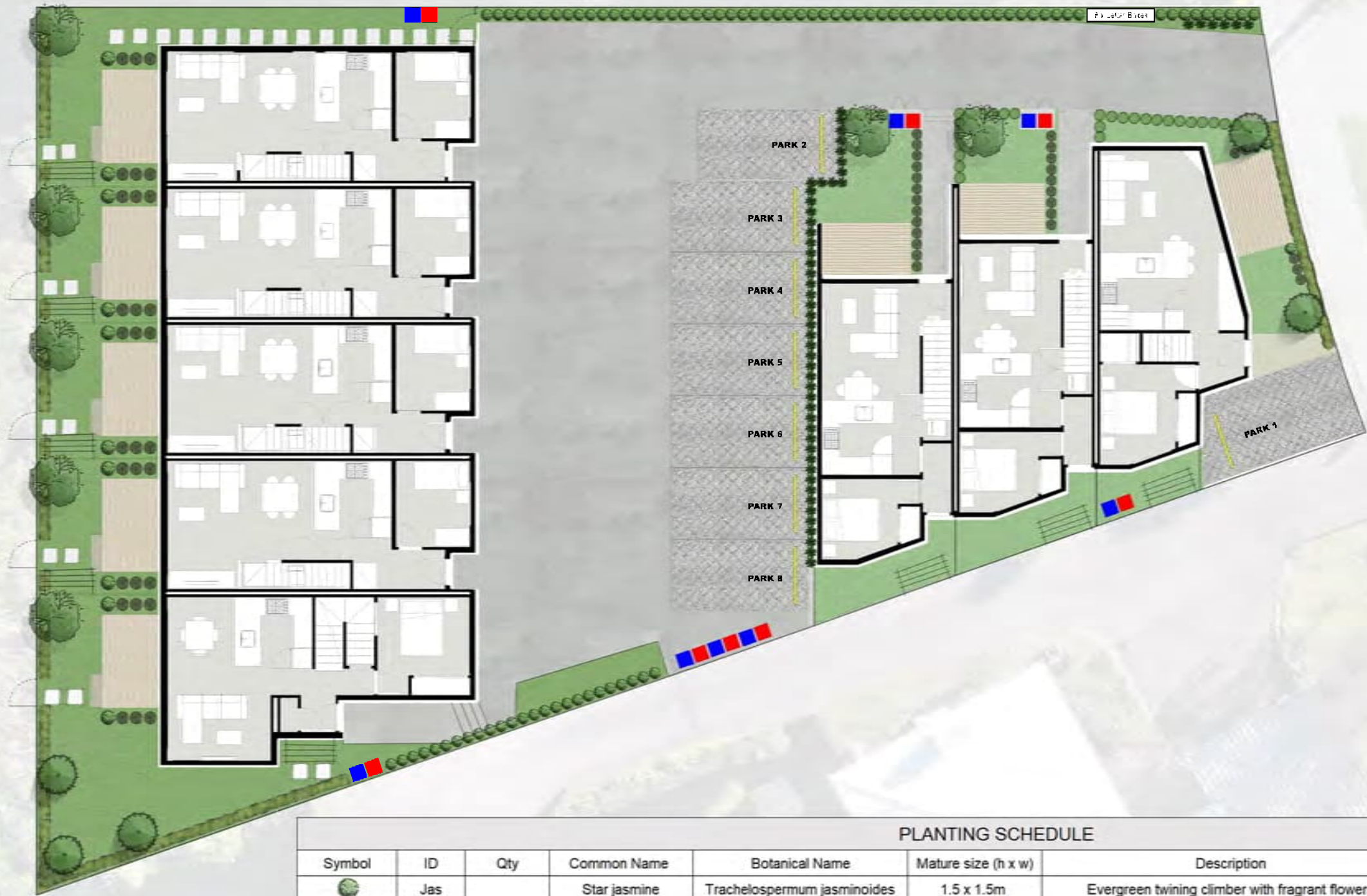
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Revision	Revision A	Page Title	Hardscape Plan	Sheet
Scale	Page Size A1 (Half Scale @A3)	Project	PS3 Limited, Paddington Parkside Residences	
Issue Date	3/7/2024 16:44:30	Address	3 Paddington Street, Glen Innes, Auckland, Lot 422 DP 38962	

RC4.4



PLANTING SCHEDULE

Symbol	ID	Qty	Common Name	Botanical Name	Mature size (h x w)	Description	Planting size	Planting height	Spacings
	Jas		Star jasmine	Trachelospermum jasminoides	1.5 x 1.5m	Evergreen twining climber with fragrant flowers	PB5	30cm	0.4m
	Lom		Lomandra	Lomandra 'Little Lime'	45 x 45	Compact grass with fine, lime-green foliage	PB5	30cm	0.3m
	EMG		Emerald Gem	Phormium Cookinum 'Dwarf'	0.6 x 0.6	Compact dense hedging - green	PB5	30cm	0.4m
	Fic		Ficus hedge	Ficus 'Tuffy'	3 x 2m	Compact, dense hedging with green foliage	8L	80cm	0.6m
	Bmg		Black Mondo Grass	Ophiopogon planiscapus	45 x 45	Slow growing native with elegant upright form	PB5	30cm	0.3m
	Mer		Puka	Meryta Sinclairii	3m x 3m	Good tropical filler in the back of a garden.	80L	1.5m	-
	Man		Manatu, Ribbonwood	Plagianthus regius	3m x 3m	A graceful small to medium tree with weeping branches	80L	1.5m	-

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- Architectural drawings are to be read in conjunction with the structural engineers drawings and vice versa.  
- All proprietary items and materials shall be fixed, installed or applied in strict accordance with the manufacturers recommendations and specifications.  
- All documentation must be read in full and completely understood before any works begin and any discrepancies or ambiguity shall be clarified with design LSP before any work commences  
- The builder is responsible for the setting out of the works, the checking of all dimensions and levels on site, and the reporting of any discrepancies prior to commencement of work. Do not scale from these drawings.

**PADDINGTON**  
PARKSIDE RESIDENCES

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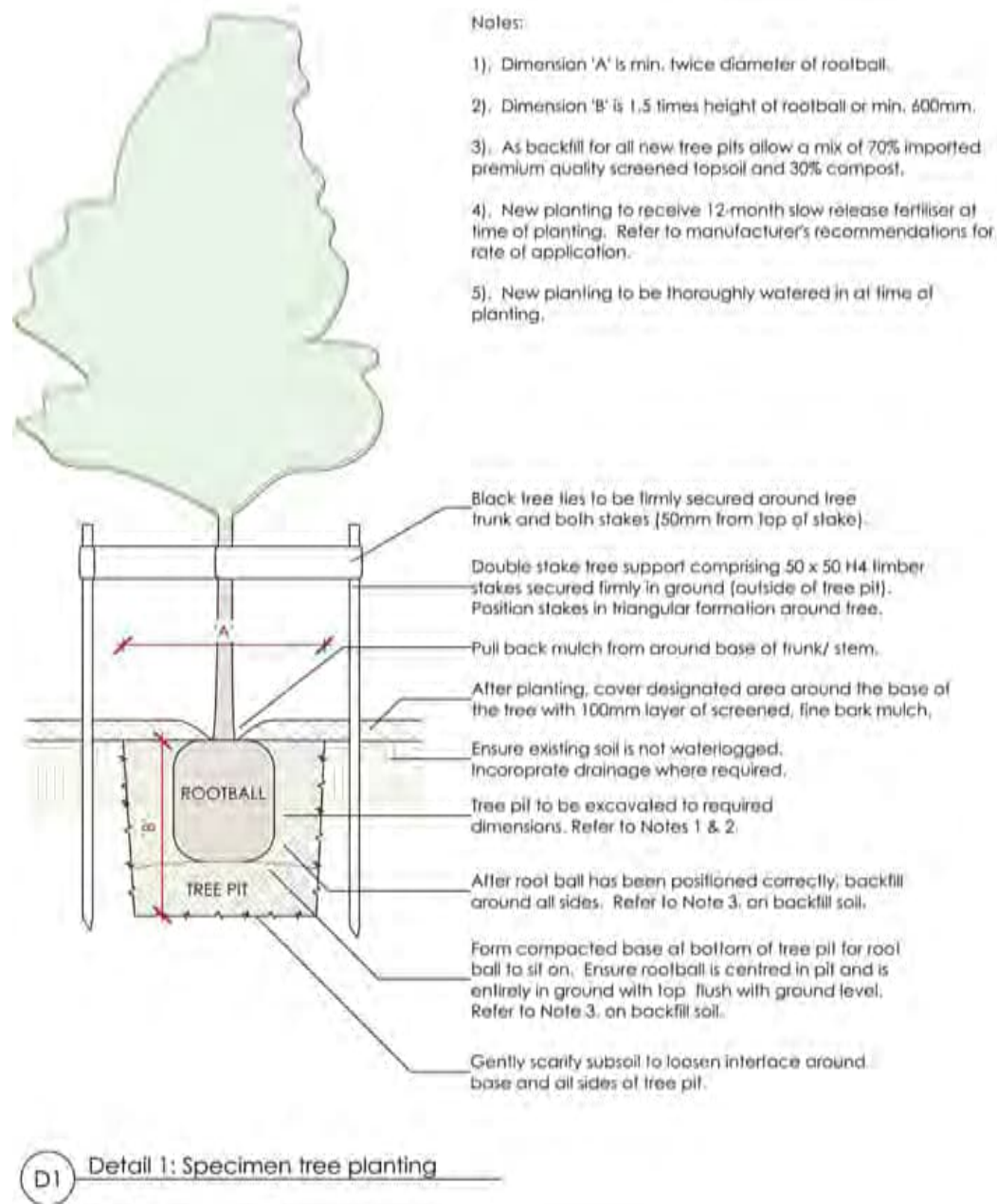
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Issue Date:

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Project: PS3 Limited, Paddington Parkside Residences  
Address: 3 Paddington Street, Glen Innes, Auckland, Lot 422 DP 38962

Sheet: LA 1.0

Planting images

						
Star jasmine Trachelospermum jasminoides	Lomandra Lomandra 'Little Lime'	Emerald Gem Phormium Cookinum 'Dwarf'	Ficus hedge Ficus Tuffi'	Black Mondo Grass Phormium Cookinum 'Dwarf'	Puka Meryta Sinclairii	Manatu, Ribbonwood Plagianthus regius



Soft Landscaping Specification

1. Preparation:

- Prior to works commencing the Main Contractor will ensure the following:
- All builder's debris and contaminated materials to be removed off site,
  - All drainage to be in place,
  - All existing garden beds designated for new planting to have been cleared or reformed to facilitate the necessary topsoil layers as required,
  - Locations for existing and new services are clearly identified.

2. Soil work:

- Lawn areas (reinstated berm) to receive 150mm depth premium quality screened topsoil, gently compacted in place.
- Garden beds to receive 200mm depth of premium quality screened topsoil with an additional 50mm compost worked into the soil at time of planting.
- Tree pits to receive premium quality screened topsoil as backfill as per diagram.

3. Planting specimens & practice:

- All plant material to be of a high standard and planted as per best known horticultural practices.
- Specimen trees are to be double staked using 50x50mm H4 stakes and secured with black tree ties.
- Planting to include 12 month slow release fertilizer applied at manufacturer's recommended rates.
- Building facade climbers to be trained on vertical SS wires as per architect's specifications.
- Fence climbers to be trained on horizontal SS wires at 400mm centres along a 11.0m stretch of boundary fence opposite deck. Allow Anzor fittings. Fix to fence framework as per manufacturer's specifications.
- Reinstated lawn areas to be sown by hand with selected seed (Rye, Tall Fescue or Kikuyu) and top-dressed by hand-spreading of an additional 10mm layer topsoil.

4. Mulching:

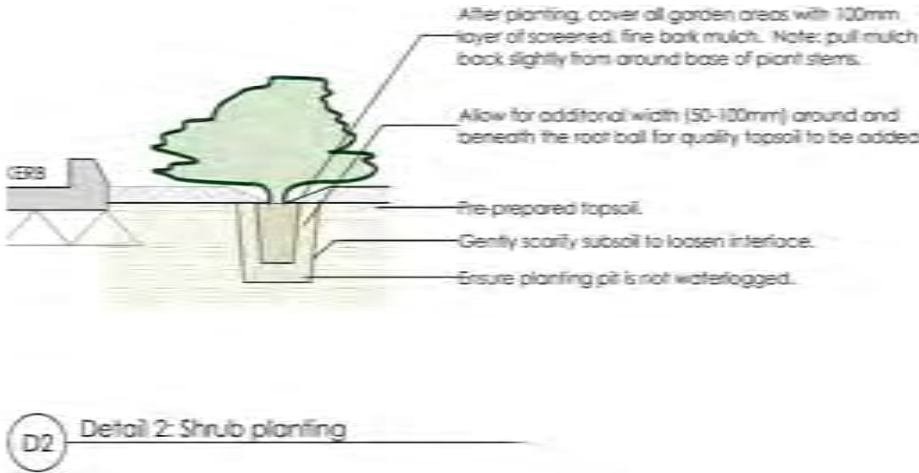
- All garden beds to receive 100mm depth screened fine bark mulch.


5. Watering:

- Thoroughly water all garden areas during planting.

6. Aftercare:

- As per Maintenance Manual (see separate document).





LUC60416615-A SUB60416616-A

Approved Resource Consent Plan

18/09/2024

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