

Save big on bills! Energy-efficient townhouses, coming soon.



25 Acacia Road
Torbay
Auckland



Shorcom Ltd
Total Project Management

These brand new homes set a new benchmark for modern townhouse house living. Save on energy usage and live in comfort all year round thanks to above-code, airtight insulation. These durable homes are built to last, using a poured in place, steel reinforced, waterproof concrete construction system.



25 ACACIA ROAD, TORBAY

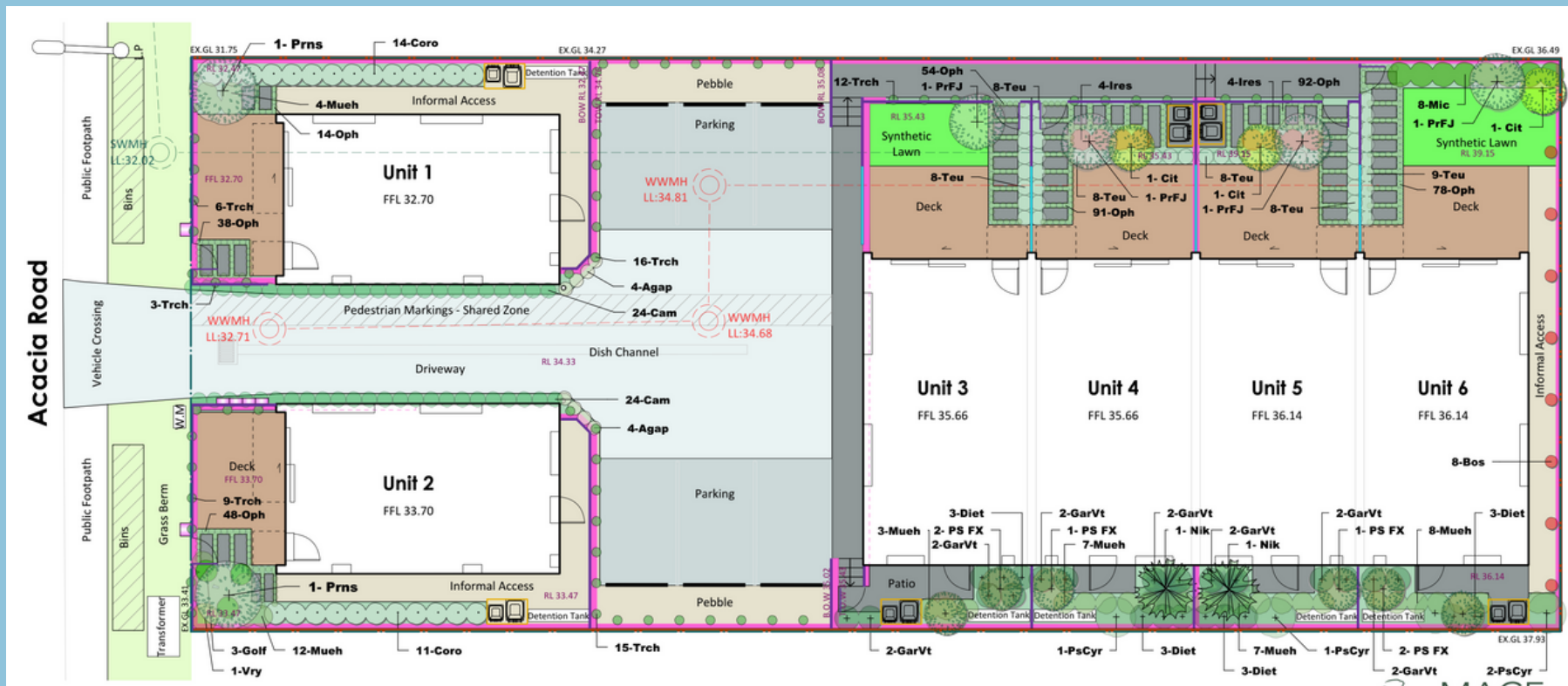
Shorcom Limited are excited to showcase six two-level, modern terrace houses, coming soon at 25 Acacia Road, Torbay.

Situated in the upper east coast bays of the North Shore, all of your necessary locations are positioned nearby - shops, restaurants, schools, bus stops, and more. The development is located just around the corner from picturesque east coast beaches, it is a rare opportunity to secure housing in this prime location.

These homes are built with the world leading construction method of Insulated Concrete Formwork (ICF). This method of construction is used for the incredible benefits alongside providing a structurally sound building - such as leak-proof, sound-proof, cost effectiveness, versatility, up to 80% energy savings, and more. Our innovative ICF construction will offer residents with a contemporary haven, and a solid home that is built to last decades.

The Acacia Road development is expected to be completed by March 2024.





Landscape Planting Plan

Notes: Refer to soft landscaping information on sheet LA02.
Refer to fence details on sheet LA03.



BUN60408595
Approved Resource Consent Plan
07/02/2023

Landscape Legend

- Pedestrian Access**
- Finish as per Architect's drawings
- Vehicle Access**
- Finish as per Architect's drawings
- Parking Bays**
- Finish as per Architect's drawings
- Retaining Wall Locations**
- As per Civils drawings
- Slatted Deck - Hardwood Cladding**
- Built to NZS3604:2011
- Informal Finish - Decorative Gravel**
- As per Landscape Plan Specifications
- Planted Gardens**
- As per Landscape Plan Specifications
- Synthetic Lawn**
- As per Landscape Plan Specifications
- Concrete Pavers**
- As per Landscape Plan Specifications
- Specimen Tree**
- As per Landscape Plan Specifications
- Close-Boarded Timber Fence**
- 1.8mH, close-boarded timber fence
- Timber Batten Fence**
- 1.4mH, refer to Landscape Plan Detail
- Board and Batten Timber Fence**
- 1.8mH, refer to Landscape Plan Detail
- Bin Storage**
- As per Architect's drawings
- Letterboxes**
- Suggested locations
- Wheel Stops**
- As per Civils' drawings



PROJECT
Acacia Townhouses Ltd.
c/o Shorcom Ltd.
25 Acacia Road
Torbay

DRAWING
Landscape Plan 1/3

DRAWN: BF **DATE:** 28 Nov 2022
SHEET: LA 01 **SCALE:** 1:125 @ A3

REVISIONS
DATE REV NOTES

68 PITT ROAD RD2 DRURY - AUCKLAND 2578 T: +64 9 294 8332
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Unit Type A x2

2 Level
97.7 m2
3 Bedrooms
2 Bathrooms



0F Ground Floor



1F First Floor

Unit Type B x2

2 Level
107.9m²
3 Bedrooms
2 Bathrooms



0F Ground Floor



1F First Floor

FLOOR PLAN

Unit Type C x4

- 2 Level
- 105.1m2
- 3 Bedrooms
- 2 Bathrooms



0F Ground Floor



1F First Floor

FLOOR PLAN



0F Ground Floor



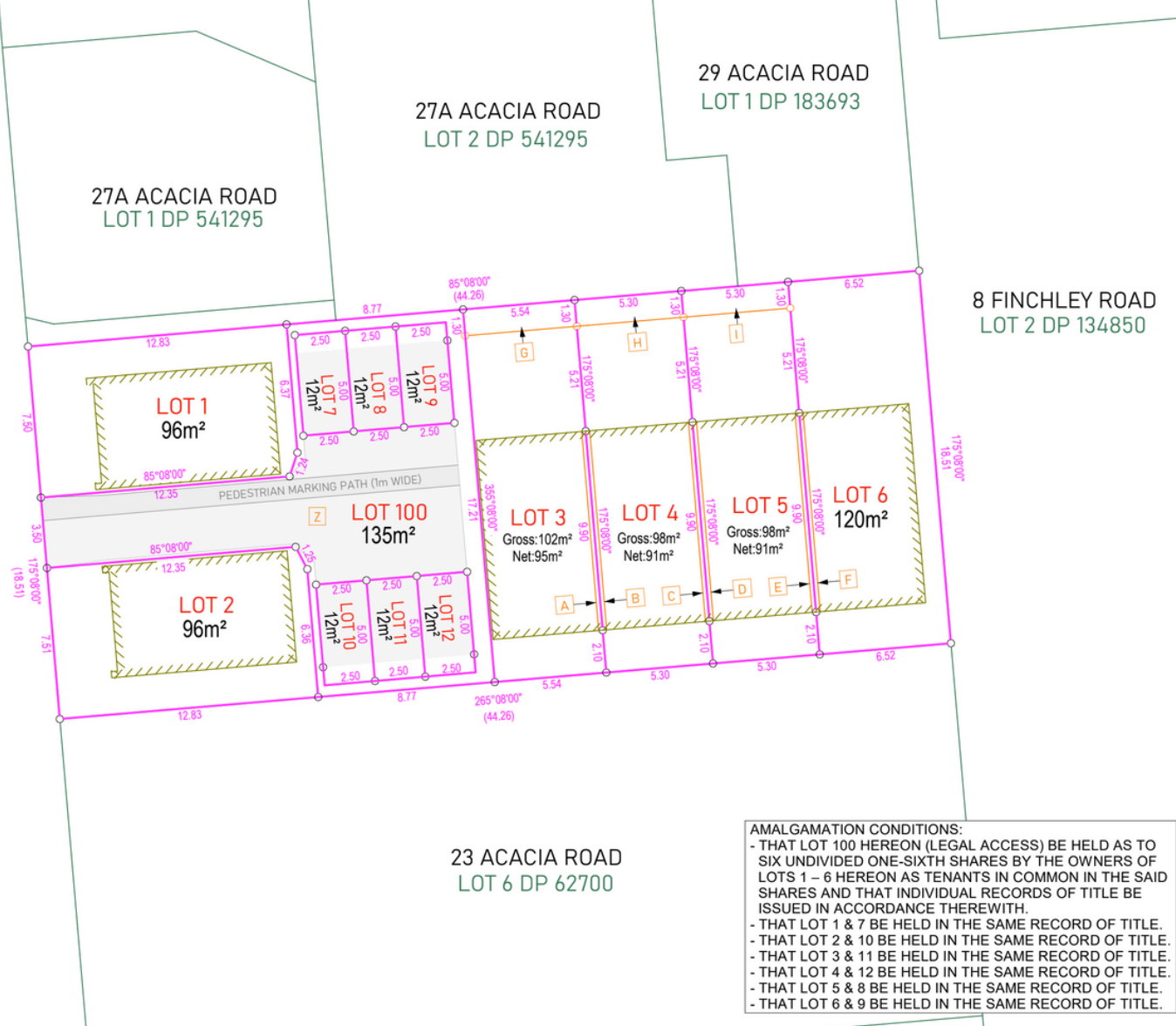
1F First Floor

FLOOR PLAN

Unit No.	Status	Bed / Study	Bathrooms	Parking	Internal Area
1	Available	3 / 0	2	1	97.7m ²
2	Available	3 / 0	2	1	97.7m ²
3	Available	3 / 0	2	1	107.9m ²
4	Available	3 / 0	2	1	105.1m ²
5	Available	3 / 0	2	1	105.1m ²
6	Available	3 / 0	2	1	107.9m ²



ACACIA ROAD
(legal road, sealed and in use)



NOTES
HORIZONTAL DATUM IS NZ GEODETIC DATUM 2000.
LEVELS ARE IN TERMS OF AUCKLAND VERTICAL DATUM 1946 (MSL)
AREAS AND DIMENSIONS ARE SUBJECT TO FINAL SURVEY
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LEGEND:
SITE BOUNDARY
BUILDING
PROPOSED EASEMENT

LOCAL AUTHORITY:
AUCKLAND COUNCIL

LEGAL DESCRIPTION:
LOT 7 DP 62700
RT: NA18C/1498
RT AREA: 819 m²

PROPOSED EASEMENTS

PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT (BENEFITED LAND)
PARTY WALL	A	Lot 3 hereon	Lot 4 hereon
	B	Lot 4 hereon	Lot 3 hereon
	C	Lot 4 hereon	Lot 5 hereon
	D	Lot 5 hereon	Lot 4 hereon
	E	Lot 5 hereon	Lot 6 hereon
	F	Lot 6 hereon	Lot 5 hereon
PEDESTRIAN R.O.W	G	Lot 3 hereon	Lots 4 - 6 hereon
	H	Lot 4 hereon	Lots 5 - 6 hereon
RIGHT OF WAY	Z	Lot 100 hereon	Lots 7 - 12 hereon

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AMALGAMATION CONDITIONS:
- THAT LOT 100 HEREON (LEGAL ACCESS) BE HELD AS TO SIX UNDIVIDED ONE-SIXTH SHARES BY THE OWNERS OF LOTS 1 - 6 HEREON AS TENANTS IN COMMON IN THE SAID SHARES AND THAT INDIVIDUAL RECORDS OF TITLE BE ISSUED IN ACCORDANCE THEREWITH.
- THAT LOT 1 & 7 BE HELD IN THE SAME RECORD OF TITLE.
- THAT LOT 2 & 10 BE HELD IN THE SAME RECORD OF TITLE.
- THAT LOT 3 & 11 BE HELD IN THE SAME RECORD OF TITLE.
- THAT LOT 4 & 12 BE HELD IN THE SAME RECORD OF TITLE.
- THAT LOT 5 & 8 BE HELD IN THE SAME RECORD OF TITLE.
- THAT LOT 6 & 9 BE HELD IN THE SAME RECORD OF TITLE.

HALL SURVEYING
Hall Surveying Limited
p: 09 428 1359
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e: tom@hallsurveying.co.nz

TITLE
LOTS 1 - 6 & 100 BEING A SUBDIVISION OF LOT 7 DP 62700.

PROJECT ADDRESS
25 ACACIA ROAD,
TORBAY AUCKLAND 0632.

Scale: 1 : 200 (A3)

Job # 2021-650

Revision	4	Date	19/01/2023
Drawn	RV	Date	19/01/2023

Shorcom Limited

Acacia Road Development

11



General Interiors

- Minimum 2.4m stud height in Kitchen, Dining, Living and Bedroom.
- Anti-slip flooring in kitchen and bathrooms
- Premium performance residential carpet in living and bedrooms
- Concrete intertenancy walls with gib linings and level 4 paint finish
- Steel frame internal walls with gib linings and level 4 paint finish
- Hollow core internal doors with paint finish
- Lockwood or similar door hardware
- Gib ceilings throughout with paint finish
- LED lighting in all areas
- Wardrobe space in each bedroom with sliding Doors
- Phone/Data to living room
- Air conditioning/Heat Pump unit in living room and bedrooms
- Roller blinds on all windows excluding bathroom windows

Bathroom

- Tiled shower with glass door
- Wall mounted vanity basin unit with soft close draw
- Vitra toilet suite (vitreous china)
- Mechanical ventilation
- Ladder style heated towel rail in bathroom
- Mirror storage cabinet to wall

Kitchen

- Italian granite benchtop
- Florence Set range Italian made cabinetry
- Stainless steel sink
- Smeg Cooktop
- Smeg Dishwasher
- Smeg Oven
- Smeg Rangehood
- Smeg Waste Disposer

External and Structure

- STO render, Colorsteel, brick cladding, weatherboards, and paint system approved cladding to exterior
- Concrete floors on all levels
- ICF wall construction systems with waterproof, steel-reinforced concrete structure
- Coloursteel Maxx roof and gutters or similar
- Rylock, APL or similar double glazed aluminum joiner



What is the best material to build from for strength, longevity and water tightness?

Poured in place, steel reinforced, swimming pool formula, waterproof concrete.

Poured in Place

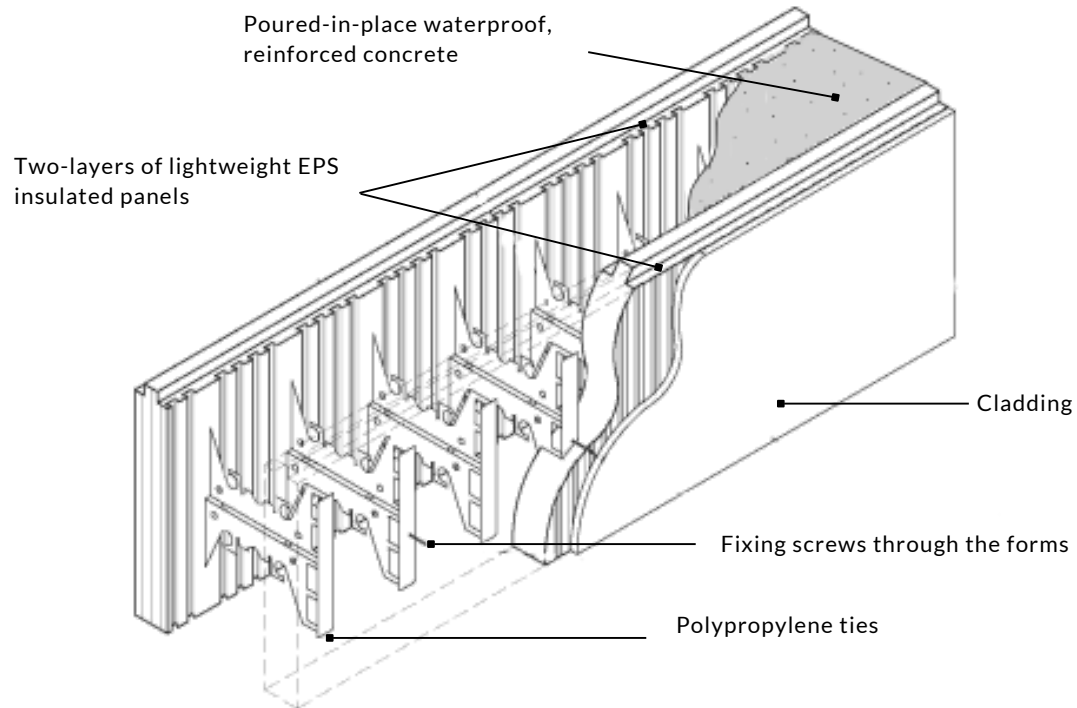
Uniform strength and ability to withstand earthquakes and other disasters.

Steel Reinforced

Engineer approved for maximum strength.

Swimming Pool Formula Concrete

BRANZ approved mineral admixture is used to make the concrete waterproof. Swimming pools made from this hold water without needing a waterproof coating. When used for buildings, this eliminates leaky homes.



Insulated Concrete Formwork, or ICF, are hollow and lightweight insulated forms that are erected at the construction site. The forms are easy to assemble due to their lightweight material and are stacked on top of each other on-site. The forms are filled with 150mm of poured-in-place, waterproofed, reinforced concrete. Unlike traditional concrete forms, which are removed after the concrete cures, ICFs are left in place.

ICF provides excellent thermal efficiency with a high R-Value over 4.2, which exceeds New Zealand's standards. Due to the air-tightness and insulative materials of the ICF forms, the thermal performance of the build outperforms traditional timber framing methods. Air leakage in timber framed builds is a large contributor to energy loss, resulting in less effective insulation and higher energy costs. ICFs reinforced, solid concrete in-between two layers of EPS foam creates an air-tight structure with continuous insulation on both sides of the wall and no thermal bridging.

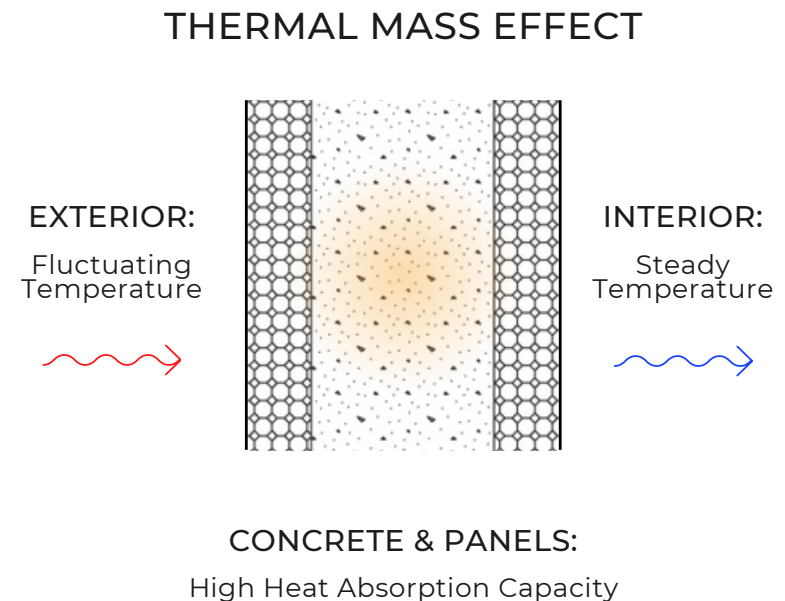


OUR POINT OF DIFFERENCE

Thermal Mass Principle

Isolate the concrete on both sides.

- Concrete core takes more than a season to change temperature - isolated thermal mass
- Very stable temperature inside houses or apartments
- Up to 80% energy cost savings for heating and cooling
- Over twice council insulation requirements
- Very resistant to owners or tenants trying to damage the houses
- Other benefits:
 - Inert materials so cannot rot or degrade - very low maintenance
 - Waterproof concrete so no leaky homes
 - Increased soundproofing so neighbours are not disturbed
 - No black mould to cause illnesses
 - Resistant against earthquakes, tornadoes and fires
 - Incredibly strong so withstands even cars crashing into the house or apartment
 - All New Zealand made products



Benefits of Insulated Concrete Formwork Construction

High Performance

ICF builds are designed to endure. These buildings are able to withstand earthquakes and have waterproofing properties so the build will not leak and rot. The strength of the concrete plus two layers of insulation result in a build with incredible structural integrity that will last the test of time.

Quick Installation

Due to the ICF blocks being so lightweight, they can be assembled very quickly with their simple Lego-like stacking design. The concrete pour is quicker than traditional methods of construction. Additionally, the forms are left in place after the concrete pour. This quick installation results in a much more cost effective build with lower labour costs.

Soundproofing

The concrete and double layer of insulation provided with ICF greatly reduces sound pollution. This makes ICF an optimal material to build with for shared walls in terraced housing and apartment buildings with a sound transmission class (STC) rating of 55+.

Thermal Efficiency

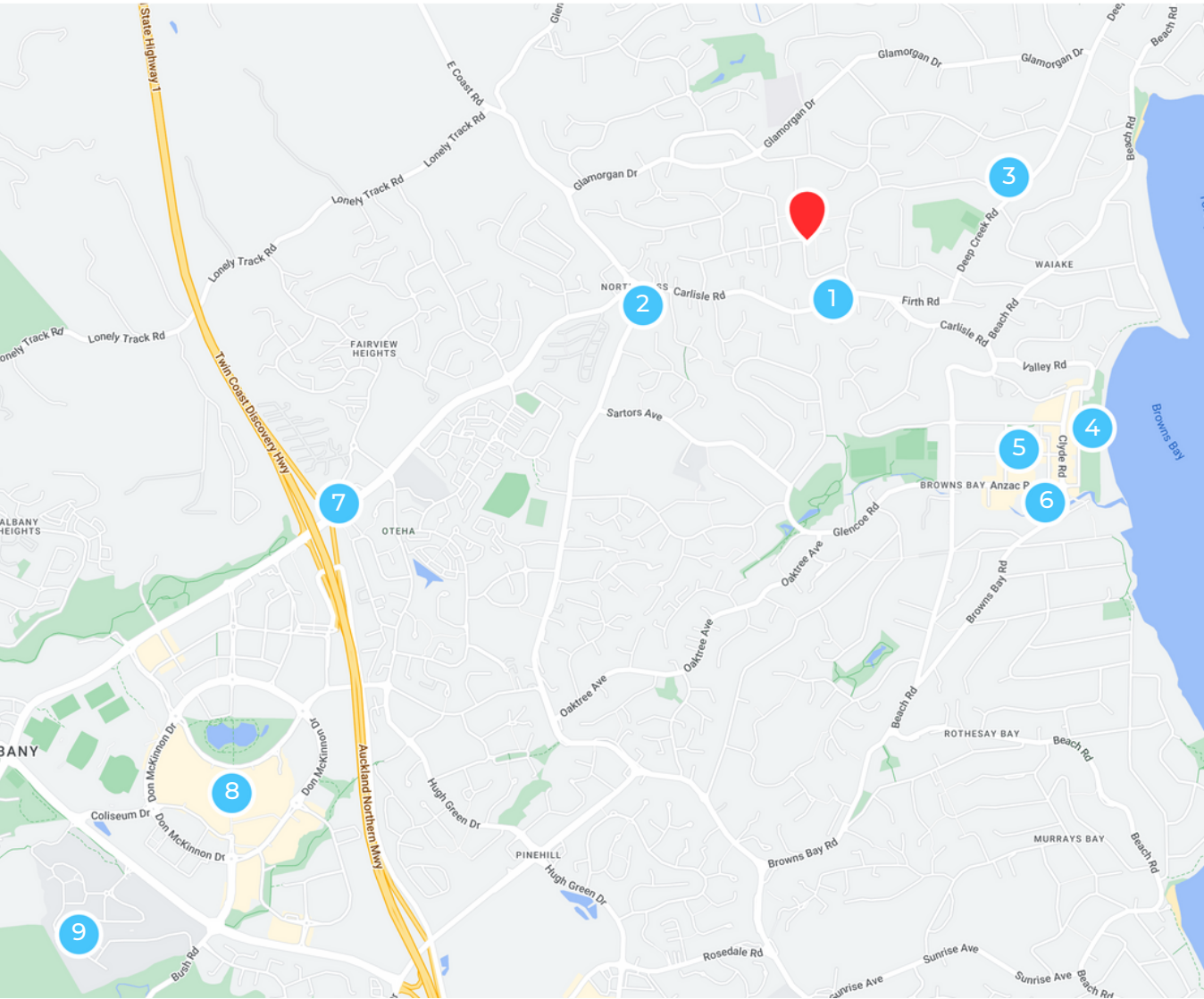
ICF homes are extremely energy efficient due to the thermal properties of concrete and the air-tightness of the structure. This results in homes that are warm in winter, cool in summer - which produces low energy bills and eliminates issues of dampness/mould. ICF builds exceed New Zealand standards with an R Value above 4.2.

Versatile & Sustainable

ICF blocks come in many shapes and sizes and are not limited to restrictive designs. The blocks can also be cut to shape with a hot knife. Additionally, ICF block waste can be recycled to create other blocks or be used as soil aeration material for plants, landscapes, compost heaps and drainage materials.

Fireproofing

ICF blocks are manufactured with fire-retardant properties resulting in a much smaller combustible material compared to timber framing. The insulated forms would melt, not ignite. 150mm thick concrete forms achieve a 4hr. fire rating.



Nearby Locations

-  25 Acacia Road
-  1 Bus Stop 500m
-  2 Z Gas Station 1km
-  3 Torbay School 1.2km
-  4 Browns Bay Beach 1.7km
-  5 Anytime Fitness 2km
-  6 Countdown Browns Bay 2.3km
-  7 Auckland Northern Motorway 2.6km
-  8 Westfield Albany Mall 4km
-  9 Massey University 5.1km





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