

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



4 Stonex Road  
Papatoetoe  
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.



## 4 STONEX ROAD, PAPATOETOE

Shorcom Limited is excited to showcase six two-level, modern terrace houses, coming soon at 4 Stonex Road, Papatoetoe.

Situated in the heart of Papatoetoe and northwest of Manukau Central, all of your necessary locations are positioned nearby - shops, restaurants, schools, bus stops, and more.

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 Stonex Road development is expected to be completed by January 2024.





Auckland Council  
**BUN60407598 -S133A**  
 Approved Resource Consent Plan  
 11/11/2022

**Landscape Legend**

- Pedestrian Access - Concrete**  
- Finish as per Architect's drawings
- General Vehicle Access - Concrete**  
- Finish as per Architect's drawings
- Parking Bays - Permeable Paving**  
- Permeable finish as per Architect's drawings
- Slatted Deck**  
- Built to NZS3604:2011  
- Finish as per Architect's drawings
- Planted Gardens**  
- As per Landscape Plan Specifications
- Lawn**  
- As per Landscape Plan Specifications
- Specimen Tree**  
- As per Landscape Plan Specifications
- Close-Boarded Timber Fence**  
- 1.8mH, close-boarded timber fence  
- External boundary
- Internal Fences & Bin Storage Area**  
- Timber batten fence  
- 1.5mH, refer to Landscape Plan Detail
- Road-Frontage Fences**  
- Timber batten fence over Masonry Wall  
- 1.8mH, refer to Landscape Plan Detail

**Recommended Outdoor Amenities**

- Communal Bin Storage Area**  
- Suggested location
- Letterboxes**  
- Suggested location
- Bench Seats**  
- Suggested locations
- Planter Troughs**  
- Suggested locations on Decks



**PROJECT**  
 Stonex Terraces Ltd  
 c/o Shorcom Ltd  
 Housing Development  
 4 Stonex Road  
 Papatoetoe

**DRAWING**  
 Landscape Plan (1/4)

**DRAWN:** PG      **DATE:** 07 Nov 2022  
**SHEET:** LA 01      **SCALE:** 1:150 @ A3

**REVISIONS**  
 DATE    REV    NOTES

**Landscape Master Plan**

**Notes:**  
 Refer to soft landscaping information on sheets LA02 - LA03.  
 Refer to fence details on sheet LA04.



88 PITT ROAD RD2 DRURY - AUCKLAND 2518 T: +64 9 294 8332  
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# Unit Type A x1

- 2 Level
- 95.9 m2
- 3 Bedrooms
- 2 Bathrooms
- Study nook



0F Ground Floor



1F First Floor

## FLOOR PLAN

# Unit Type B x4

- 2 Level
- 93.1 m2
- 3 Bedrooms
- 2 Bathrooms
- Study nook



0F Ground Floor

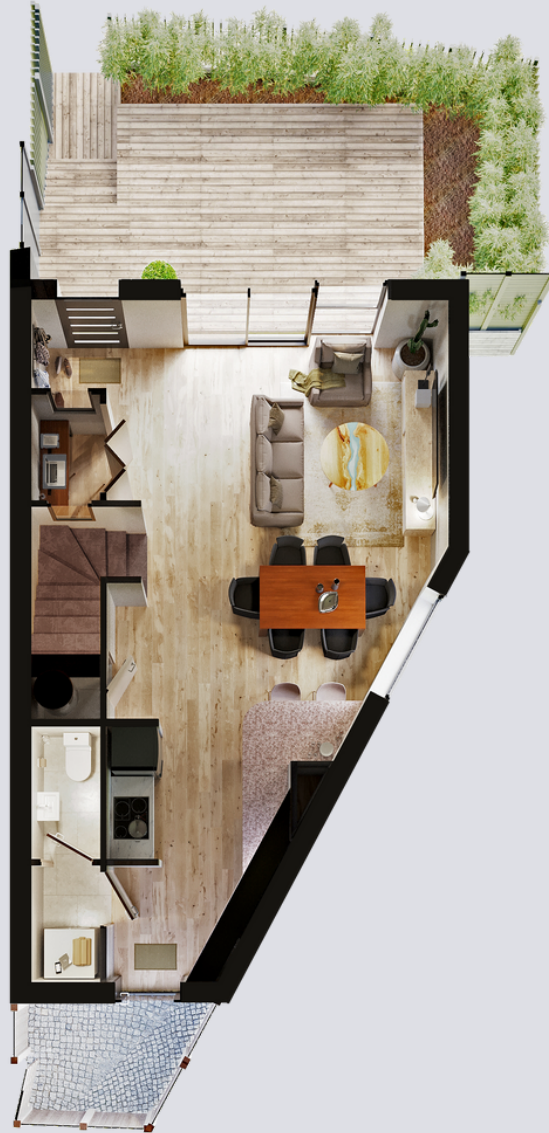


1F First Floor

## FLOOR PLAN

# Unit Type C x1

- 2 Level
- 99.2 m2
- 3 Bedrooms
- 2 Bathrooms
- Study nook



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 / nook	2	1	95.9m2
2	Available	3 / nook	2	1	93.1m2
3	Available	3 / nook	2	1	93.1m2
4	Available	3 / nook	2	1	93.1m2
5	Available	3 / nook	2	1	93.1m2
6	Available	3 / nook	2	1	99.2m2

  
**BUN60407598**  
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**NOTES**  
 HORIZONTAL DATUM IS NZ GEODETIC DATUM 2000.  
 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 4 DP 45160  
 RT: NA6B/120  
 RT AREA: 868 m<sup>2</sup>

**PROPOSED EASEMENTS**

PURPOSE	SHOWN	SERVIENT TENEMENT (BURDENED LAND)	DOMINANT TENEMENT (BENEFITED LAND)
PARTY WALL	A	Lot 1	Lot 2
	B	Lot 2	Lot 1
	C	Lot 2	Lot 3
	D	Lot 3	Lot 2
	E	Lot 3	Lot 4
	F	Lot 4	Lot 3
	G	Lot 4	Lot 5
	H	Lot 5	Lot 4
	I	Lot 5	Lot 6
	J	Lot 6	Lot 5
RIGHT TO DRAIN SEWAGE	K	Lot 2	Lot 1
RIGHT TO DRAIN WATER	L	Lot 5	Lot 6
RIGHT TO CONVEY WATER & GAS. RIGHT TO DRAIN WATER & SEWAGE.	Z	Lot 100	Lots 1 - 6
RIGHT OF WAY	Z	Lot 100	Lots 7 - 12

**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 & LOT 7 BE HELD IN THE SAME RECORD OF TITLE.  
 - THAT LOT 2 & LOT 8 BE HELD IN THE SAME RECORD OF TITLE.  
 - THAT LOT 3 & LOT 9 BE HELD IN THE SAME RECORD OF TITLE.  
 - THAT LOT 4 & LOT 10 BE HELD IN THE SAME RECORD OF TITLE.  
 - THAT LOT 5 & LOT 11 BE HELD IN THE SAME RECORD OF TITLE.  
 - THAT LOT 6 & LOT 12 BE HELD IN THE SAME RECORD OF TITLE.

**BUILDING LINE RESTRICTION K59344 IS TO BE REMOVED.**

Scale: 1 : 200 (A3)  
 Job # 2022-212  
 Revision 3 Date 15/09/2022  
 Drawn RV Date 27/07/2022



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**TITLE**  
 LOTS 1 - 12 & 100 BEING A SUBDIVISION OF LOT 45 DP 44834.

**PROJECT ADDRESS**  
 4 STONEX ROAD,  
 PAPATOETOE, AUCKLAND.



## 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.

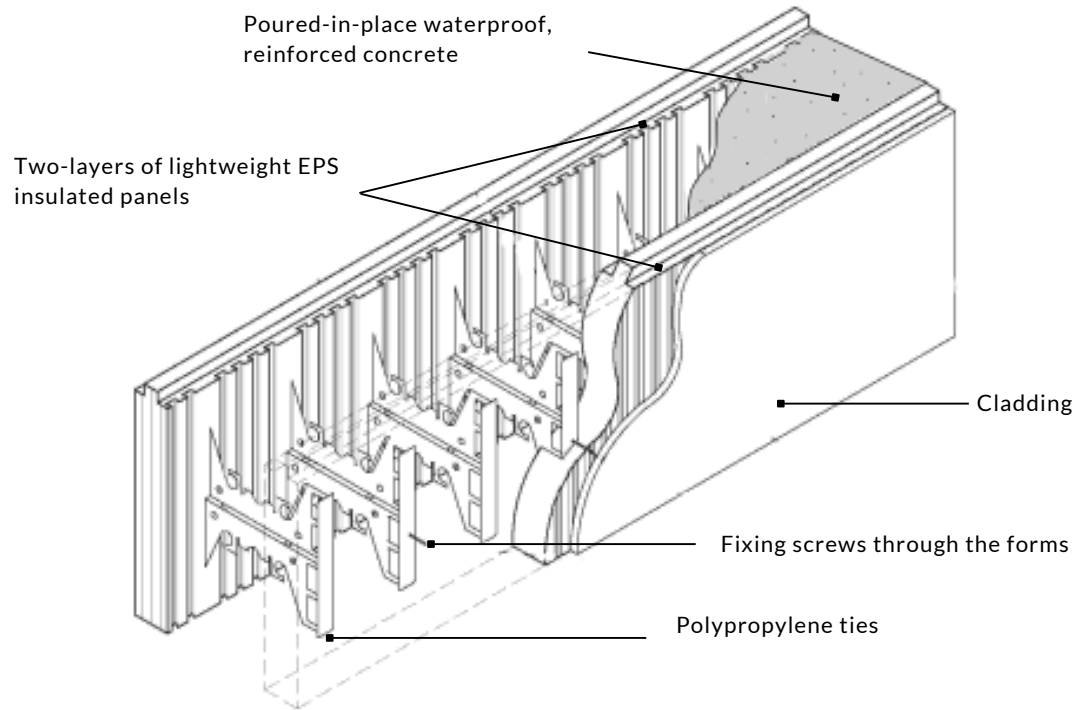
#### **Steel Reinforced**

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.

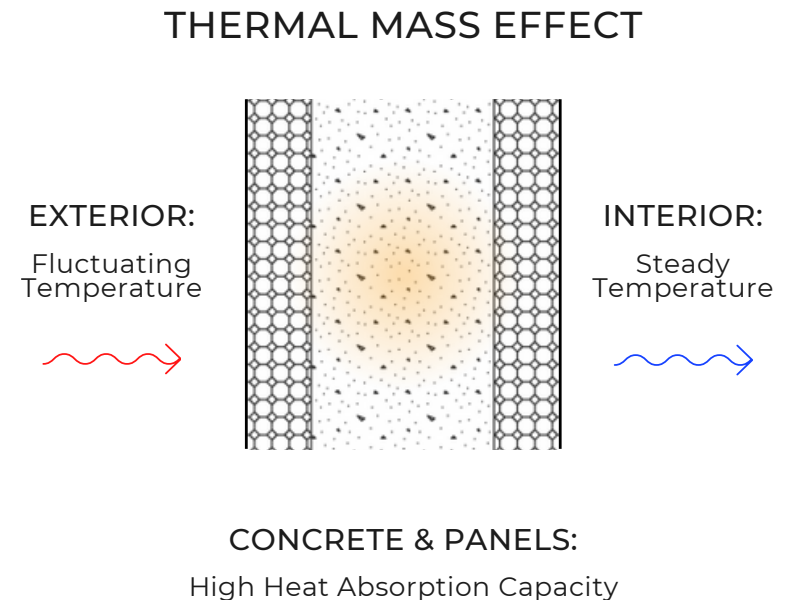


OUR POINT OF DIFFERENCE

# 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.

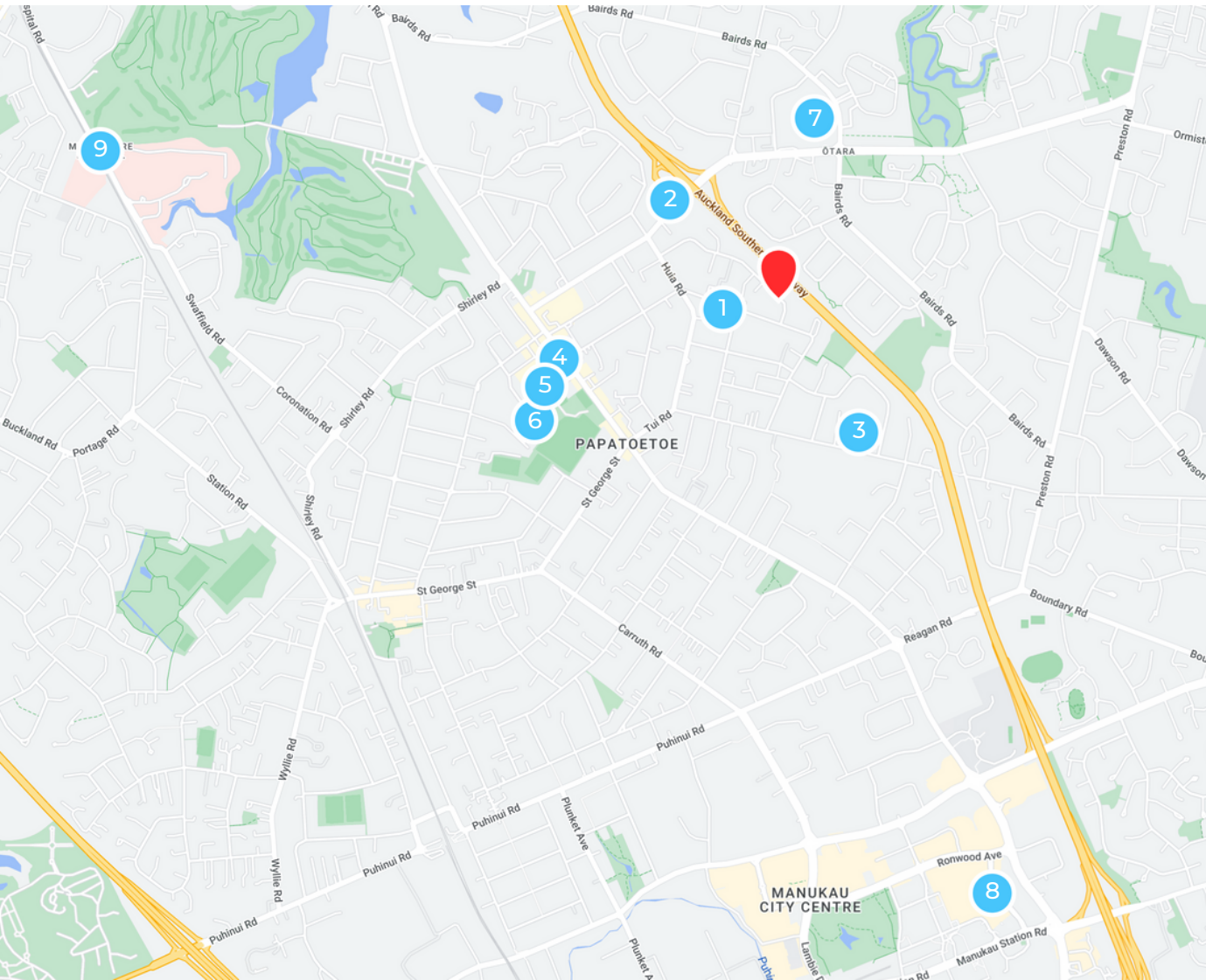
## Versatile & Sustainable

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

- 1 Bus Stop 600m
- 2 Auckland Southern Motorway 1.1km
- 3 Papatoetoe East School 1.1km
- 4 Countdown Supermarket 1.5km
- 5 CityFitness Papatoetoe 1.3km
- 6 Papatoetoe Centennial Pool and Leisure Centre 1.4km
- 7 Otara Town Centre 2km
- 8 Westfield Manukau Mall 3.4km
- 9 Middlemore Hospital 4.4km





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