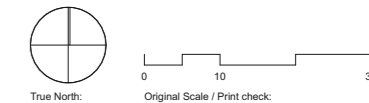


# Auckland Surf Park Community Masterplan

Substantive Fast Track Application Pack

## YARD SETBACK CONTROL

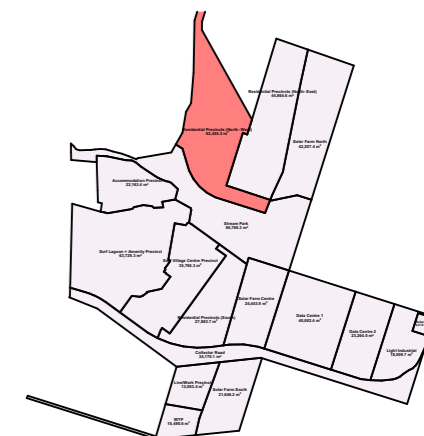


Print in Colour

Notes:

DO NOT SCALE OFF DRAWINGS  
 All dimensions to be checked on site.  
 Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Studio of Pacific Architecture Ltd.  
 © Studio of Pacific Architecture Limited 2025

Rev	Description	Date



(SHOWN INDICATIVELY)  
 TO BE PROVIDED BY OTHERS. REFER  
 TO NOVAK AND MIDDLETON  
 ARCHITECTS DRAWINGS

(SHOWN  
 TO BE PROVIDED BY OTHERS)  
 REFER TO LEGEND

- LEGEND:**
- Riparian yard - 20m
  - Boundary yard - depth varies
  - Superlot boundary
  - Footpath
  - Footpath (Flush)
  - Cycleway
  - Lawn
  - Planting
  - Concrete surface
  - Hoggin surface
  - Sand play safety surface
  - 10m stream offset riparian planting
  - Timber boardwalk
  - Site boundary
  - NOR boundary (indicative)
  - Stream centre line
  - 10m stream offset line
  - Stormwater ponds/ raingardens
  - Stream Park timber buildouts
  - Raised vege planters
  - Buildings
  - Lounge bench seats
  - Rocks
  - Timber nature trail/ play-along-the-way
  - Picnic tables
  - BBQ's
  - Picnic shelter
  - Bench seats
  - Trees

**Note:** Where the masterplan extends beyond the scope of SPA's work, it is shown **indicatively**. For the relevant legend and detailed information, please refer to the respective consultants' drawings.

**DISCLAIMER:**  
 This pdf file and all information contained within are solely to be used for coordination purposes. All boundaries, levels, contours, existing services, trees and vegetation, district plan zones, roads, NOR boundaries, cadastral boundaries, stream centrelines, landscaping, and other site features have been traced from information provided by the client, civil engineer, or surveyor, or other consultants.  
 Data may be subject to change and SPA does not accept liability for any loss, damage or harm resulting directly or indirectly from the recipient or any other person placing, relying on, or making any use of, the preliminary data provided.

**studiopacificarchitecture**  
 Architects  
 Urban Designers  
 Interior Designers  
 Landscape Architects  
 74 Cuba Street  
 P.O. Box 11-517, Te Aro  
 Wellington  
 New Zealand 6011  
 P: (04) 802 5444  
 E: architects@studiopacific.co.nz  
 W: www.studiopacific.co.nz

Prepared For:  
**AW Holdings Ltd**

Project Title:  
**Auckland Surf Park Community**

at  
 Dairy Flat Highway, Auckland #

Layout Name:  
**YARD SETBACKS Residential (North-West)**

Scale: 1:1500 Original Paper Size: A3  
 Job No.: **4663** Layout ID: **RC\_10.2** Revision:

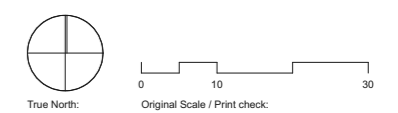


(SHOWN INDICATIVELY)  
TO BE PROVIDED BY OTHERS. REFER  
TO NOVAK AND MIDDLETON  
ARCHITECTS DRAWINGS

(SHOWN INDICATIVELY)  
TO BE PROVIDED BY OTHERS.  
REFER TO LIGHTYEARS DRAWINGS

- LEGEND:**
- Riparian yard - 20m
  - Boundary yard - depth varies
  - Superlot boundary
  - Footpath
  - Footpath (Flush)
  - Cycleway
  - Lawn
  - Planting
  - Concrete surface
  - Hoggin surface
  - Sand play safety surface
  - 10m stream offset riparian planting
  - Timber boardwalk
  - Site boundary
  - NOR boundary (indicative)
  - Stream centre line
  - 10m stream offset line
  - Stormwater ponds/ raingardens
  - Stream Park timber buildouts
  - Raised vege planters
  - Buildings
  - Lounge bench seats
  - Rocks
  - Timber nature trail/ play-along-the-way
  - Picnic tables
  - BBQ's
  - Picnic shelter
  - Bench seats
  - Trees

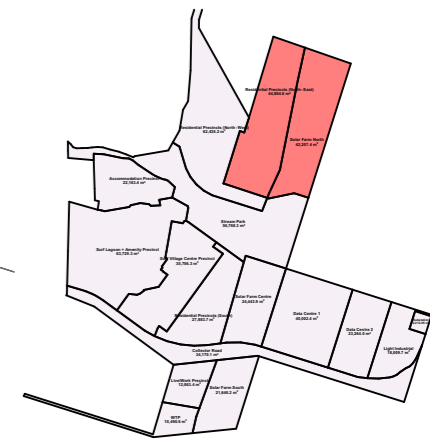
**Note:** Where the masterplan extends beyond the scope of SPA's work, it is shown **indicatively**. For the relevant legend and detailed information, please refer to the respective consultants' drawings.



**Print in Colour**

**Notes:**  
DO NOT SCALE OFF DRAWINGS  
All dimensions to be checked on site.  
Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Studio of Pacific Architecture Ltd.  
© Studio of Pacific Architecture Limited 2025

Rev	Description	Date



**DISCLAIMER:**  
This pdf file and all information contained within are solely to be used for coordination purposes. All boundaries, levels, contours, existing services, trees and vegetation, district plan zones, roads, NOR boundaries, cadastral boundaries, stream centrelines, landscaping, and other site features have been traced from information provided by the client, civil engineer, or surveyor, or other consultants.  
Data may be subject to change and SPA does not accept liability for any loss, damage or harm resulting directly or indirectly from the recipient or any other person placing, relying on, or making any use of, the preliminary data provided.

**studiopacificarchitecture**  
Architects  
Urban Designers  
Interior Designers  
Landscape Architects  
74 Cuba Street  
P.O. Box 11-517, Te Aro  
Wellington  
New Zealand 6011  
P: (04) 802 5444  
E: architects@studiopacific.co.nz  
W: www.studiopacific.co.nz

Prepared For:  
**AW Holdings Ltd**

Project Title:  
**Auckland Surf Park Community**

at  
Dairy Flat Highway, Auckland #

Layout Name:  
**YARD SETBACKS Residential (North-East)/ Solar Farm (North)**

Scale: 1:1500 Original Paper Size: A3

Job No.: **4663** Layout ID: **RC\_10.3** Revision:



True North:

Original Scale / Print check:

**Print in Colour**

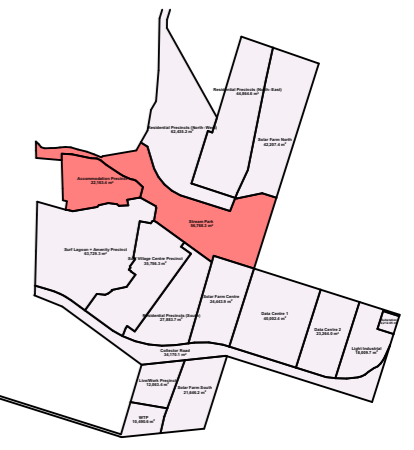
**Notes:**

DO NOT SCALE OFF DRAWINGS

All dimensions to be checked on site.

Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Studio of Pacific Architecture Ltd. © Studio of Pacific Architecture Limited 2025

Rev	Description	Date



**LEGEND:**

- Riparian yard - 20m
- Boundary yard - depth varies
- Superlot boundary
- Footpath (Flush)
- Cycleway
- Lawn
- Planting
- Concrete surface
- Hoggin surface
- Sand play safety surface
- 10m stream offset riparian planting
- Timber boardwalk
- Site boundary
- NOR boundary (indicative)
- Stream centre line
- 10m stream offset line
- Stormwater ponds/ raingardens
- Stream Park timber buildouts
- Raised vege planters
- Buildings
- Lounge bench seats
- Rocks
- Timber nature trail/ play-along-the-way
- Picnic tables
- BBQ's
- Picnic shelter
- Bench seats
- Trees

**Note:** Where the masterplan extends beyond the scope of SPA's work, it is shown **indicatively**. For the relevant legend and detailed information, please refer to the respective consultants' drawings.

(SHOWN INDICATIVELY)  
TO BE PROVIDED BY OTHERS. REFER  
TO WARREN & MAHONEY  
ARCHITECTS DRAWINGS

**DISCLAIMER:**  
This pdf file and all information contained within are solely to be used for coordination purposes. All boundaries, levels, contours, existing services, trees and vegetation, district plan zones, roads, NOR boundaries, cadastral boundaries, stream centrelines, landscaping, and other site features have been traced from information provided by the client, civil engineer, or surveyor, or other consultants.  
Data may be subject to change and SPA does not accept liability for any loss, damage or harm resulting directly or indirectly from the recipient or any other person placing, relying on, or making any use of, the preliminary data provided.

Dairy Flat Highway, Auckland #

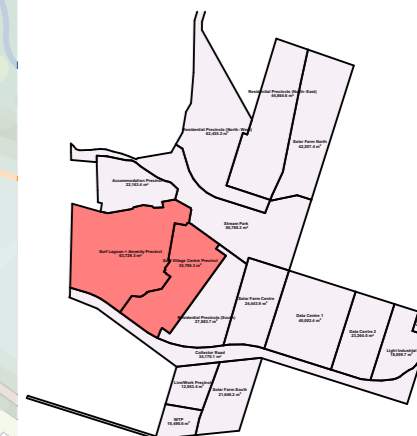
Layout Name:  
**YARD SETBACKS  
Accommodation/ Stream  
Park**

Scale: 1:1500 Original Paper Size: A3

Job No.: 4663 Layout ID: RC\_10.4 Revision:

Notes:  
DO NOT SCALE OFF DRAWINGS  
All dimensions to be checked on site.  
Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Studio of Pacific Architecture Ltd.  
© Studio of Pacific Architecture Limited 2025

Rev	Description	Date



**DISCLAIMER:**  
This pdf file and all information contained within are solely to be used for coordination purposes. All boundaries, levels, contours, existing services, trees and vegetation, district plan zones, roads, NOR boundaries, cadastral boundaries, stream centrelines, landscaping, and other site features have been traced from information provided by the client, civil engineer, or other consultants.  
Data may be subject to change and SPA does not accept liability for any loss, damage or harm resulting directly or indirectly from the recipient or any other person placing, relying on, or making any use of, the preliminary data provided.

**studiopacificarchitecture**  
Architects  
Urban Designers  
Interior Designers  
Landscape Architects  
74 Cuba Street  
P.O. Box 11-517, Te Aro  
Wellington  
New Zealand 6011  
P: (04) 802 5444  
E: architects@studiopacific.co.nz  
W: www.studiopacific.co.nz

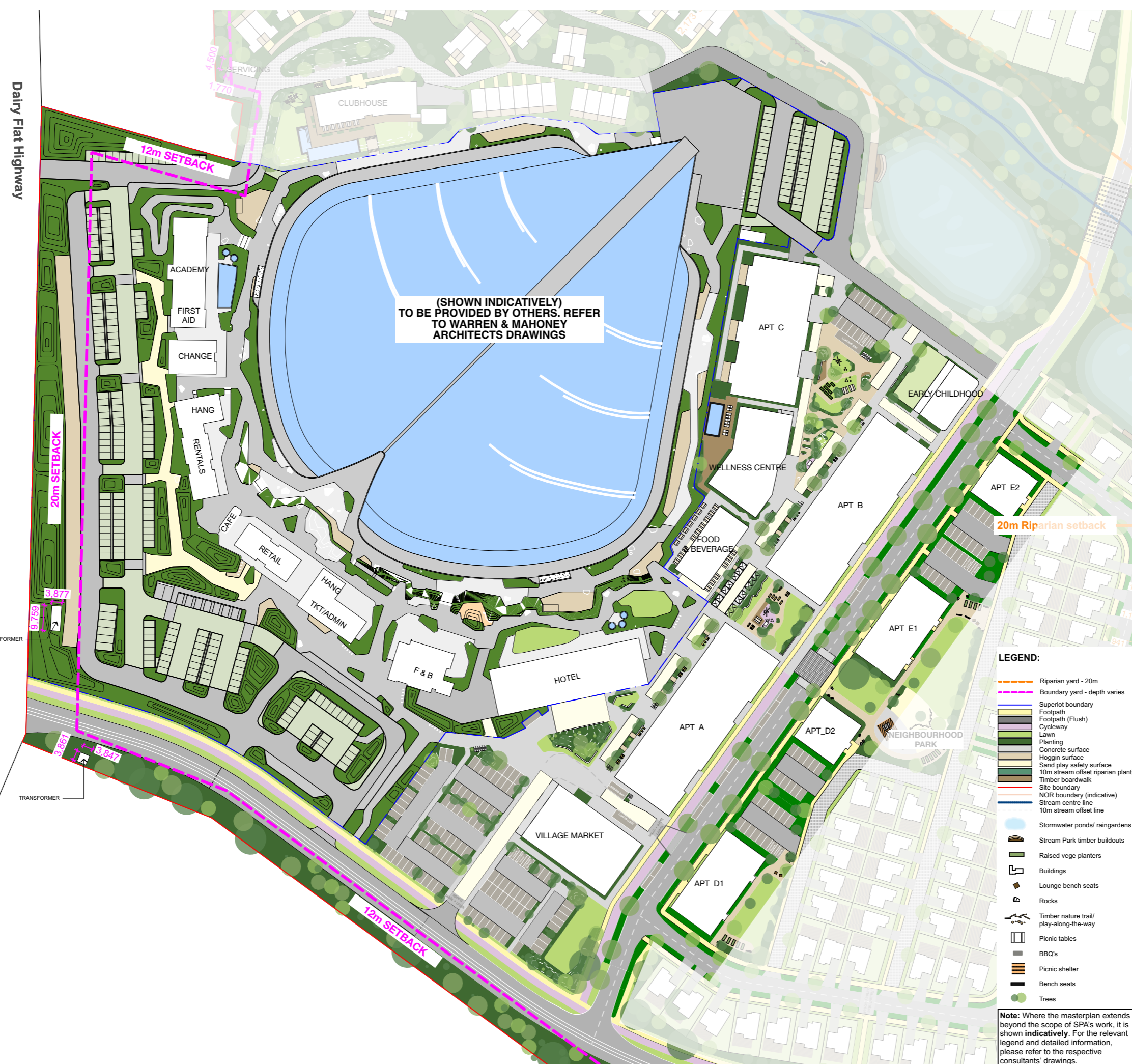
Prepared For:  
**AW Holdings Ltd**

Project Title:  
**Auckland Surf Park Community**  
at

Dairy Flat Highway, Auckland #

Layout Name:  
**YARD SETBACKS  
Surf Lagoon / Surf Village Centre**  
Scale: 1:1500 Original Paper Size: A3

Job No.: **4663** Layout ID: **RC\_10.5** Revision:



(SHOWN INDICATIVELY)  
TO BE PROVIDED BY OTHERS. REFER  
TO WARREN & MAHONEY  
ARCHITECTS DRAWINGS

- LEGEND:**
- Riparian yard - 20m
  - Boundary yard - depth varies
  - Superlot boundary
  - Footpath
  - Footpath (Flush)
  - Cycleway
  - Lawn
  - Planting
  - Concrete surface
  - Hoggin surface
  - Sand play safety surface
  - 10m stream offset riparian planting
  - Timber boardwalk
  - Site boundary
  - NOR boundary (indicative)
  - Stream centre line
  - 10m stream offset line
  - Stormwater ponds/ raingardens
  - Stream Park timber buildouts
  - Raised vege planters
  - Buildings
  - Lounge bench seats
  - Rocks
  - Timber nature trail/ play-along-the-way
  - Picnic tables
  - BBQ's
  - Picnic shelter
  - Bench seats
  - Trees

**Note:** Where the masterplan extends beyond the scope of SPA's work, it is shown **indicatively**. For the relevant legend and detailed information, please refer to the respective consultants' drawings.

Dairy Flat Highway

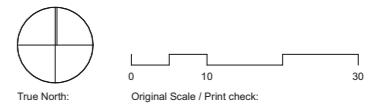
TRANSFORMER

TRANSFORMER



(SHOWN INDICATIVELY)  
TO BE PROVIDED BY OTHERS. REFER  
TO WARREN & MAHONEY  
ARCHITECTS DRAWINGS

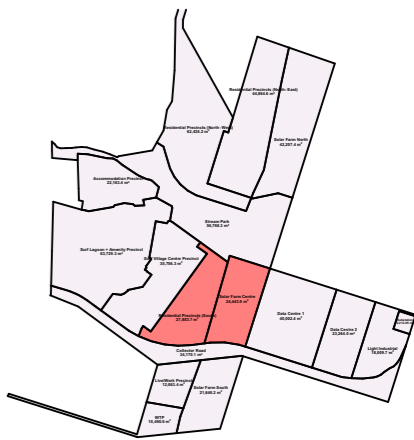
(SHOWN INDICATIVELY)  
TO BE PROVIDED BY OTHERS.  
REFER TO LIGHTYEARS DRAWINGS



Print in Colour

Notes:  
DO NOT SCALE OFF DRAWINGS  
All dimensions to be checked on site.  
Copyright in all drawings, specifications and other documents and in the work  
executed from them remains the property of Studio of Pacific Architecture Ltd.  
© Studio of Pacific Architecture Limited 2025

Rev	Description	Date



**DISCLAIMER:**  
This pdf file and all information  
contained within are solely to be used  
for coordination purposes. All  
boundaries, levels, contours, existing  
services, trees and vegetation, district  
plan zones, roads, NOR boundaries,  
cadastral boundaries, stream  
centrelines, landscaping, and other  
site features have been traced from  
information provided by the client, civil  
engineer, or surveyor, or other  
consultants.  
Data may be subject to change and  
SPA does not accept liability for any  
loss, damage or harm resulting directly  
or indirectly from the recipient or any  
other person placing, relying on, or  
making any use of, the preliminary  
data provided.

- LEGEND:**
- Riparian yard - 20m
  - Boundary yard - depth varies
  - Superlot boundary
  - Footpath
  - Footpath (Flush)
  - Cycleway
  - Lawn
  - Planting
  - Concrete surface
  - Hoggin surface
  - Sand play safety surface
  - 10m stream offset riparian planting
  - Timber boardwalk
  - Site boundary
  - NOR boundary (indicative)
  - Stream centre line
  - 10m stream offset line
  - Stormwater ponds/ raingardens
  - Stream Park timber buildouts
  - Raised vege planters
  - Buildings
  - Lounge bench seats
  - Rocks
  - Timber nature trail/  
play-along-the-way
  - Picnic tables
  - BBQ's
  - Picnic shelter
  - Bench seats
  - Trees

**Note:** Where the masterplan extends  
beyond the scope of SPA's work, it is  
shown **indicatively**. For the relevant  
legend and detailed information,  
please refer to the respective  
consultants' drawings

**studiopacificarchitecture**  
Architects  
Urban Designers  
Interior Designers  
Landscape Architects  
74 Cuba Street  
P.O. Box 11-517, Te Aro  
Wellington  
New Zealand 6011  
P: (04) 802 5444  
E: architects@studiopacific.co.nz  
W: www.studiopacific.co.nz

Prepared For:  
**AW Holdings Ltd**

Project Title:  
**Auckland Surf Park  
Community**

at  
Dairy Flat Highway, Auckland  
#

Layout Name:  
**YARD SETBACKS  
Residential (South)/ Solar  
Farm (Centre)**

Scale: 1:1500 Original Paper Size: A3  
Job No.: **4663** Layout ID: **RC\_10.6** Revision:

Notes:  
DO NOT SCALE OFF DRAWINGS  
All dimensions to be checked on site.  
Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Studio of Pacific Architecture Ltd. © Studio of Pacific Architecture Limited 2025

Rev	Description	Date



**DISCLAIMER:**  
This pdf file and all information contained within are solely to be used for coordination purposes. All boundaries, levels, contours, existing services, trees and vegetation, district plan zones, roads, NOR boundaries, cadastral boundaries, stream centrelines, landscaping, and other site features have been traced from information provided by the client, civil engineer, or surveyor, or other consultants. Data may be subject to change and SPA does not accept liability for any loss, damage or harm resulting directly or indirectly from the recipient or any other person placing, relying on, or making any use of, the preliminary data provided.



Riparian setback  
INDICATIVELY  
D BY OTHERS.  
EARS DRAWINGS

NO CHANGE TO SITE LAYOUT  
AND ARCHITECTURE  
APPROVED UNDER STAGE 1  
BUN60429155

- LEGEND:**
- Riparian yard - 20m
  - Boundary yard - depth varies
  - Superlot boundary
  - Footpath
  - Footpath (Flush)
  - Cycleway
  - Lawn
  - Planting
  - Concrete surface
  - Hoggin surface
  - Sand play safety surface
  - 10m stream offset riparian planting
  - Timber boardwalk
  - Site boundary
  - NOR boundary (indicative)
  - Stream centre line
  - 10m stream offset line
  - Stormwater ponds/ raingardens
  - Stream Park timber buildouts
  - Raised vege planters
  - Buildings
  - Lounge bench seats
  - Rocks
  - Timber nature trail/ play-along-the-way
  - Picnic tables
  - BBQ's
  - Picnic shelter
  - Bench seats
  - Trees

**Note:** Where the masterplan extends beyond the scope of SPA's work, it is shown **indicatively**. For the relevant legend and detailed information, please refer to the respective consultants' drawings.

**studiopacificarchitecture**  
Architects  
Urban Designers  
Interior Designers  
Landscape Architects  
74 Cuba Street  
P.O. Box 11-517, Te Aro  
Wellington  
New Zealand 6011  
P: (04) 802 5444  
E: architects@studiopacific.co.nz  
W: www.studiopacific.co.nz

Prepared For:  
**AW Holdings Ltd**

Project Title:  
**Auckland Surf Park Community**

at  
Dairy Flat Highway, Auckland #

Layout Name:  
**YARD SETBACKS  
Data Centre/ Light Industrial**

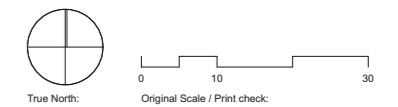
Scale: 1:1500  
Original Paper Size: A3

Job No.: **4663**  
Layout I.D.: **RC\_10.7**  
Revision:



(SHOWN INDICATIVELY)  
TO BE PROVIDED BY OTHERS.  
REFER TO LIGHTYEARS DRAWINGS

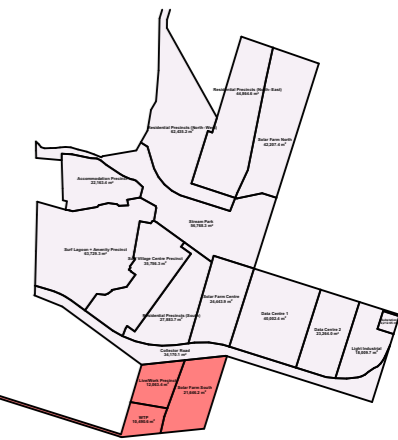
(SHOWN INDICATIVELY)  
TO BE PROVIDED BY OTHERS.  
REFER TO LIGHTYEARS DRAWINGS



**Print in Colour**

**Notes:**  
DO NOT SCALE OFF DRAWINGS  
All dimensions to be checked on site.  
Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Studio of Pacific Architecture Ltd.  
© Studio of Pacific Architecture Limited 2025

Rev	Description	Date



**DISCLAIMER:**  
This pdf file and all information contained within are solely to be used for coordination purposes. All boundaries, levels, contours, existing services, trees and vegetation, district plan zones, roads, NOR boundaries, cadastral boundaries, stream centrelines, landscaping, and other site features have been traced from information provided by the client, civil engineer, or surveyor, or other consultants.  
Data may be subject to change and SPA does not accept liability for any loss, damage or harm resulting directly or indirectly from the recipient or any other person placing, relying on, or making any use of, the preliminary data provided.

- LEGEND:**
- Riparian yard - 20m
  - Boundary yard - depth varies
  - Superlot boundary
  - Footpath (Flush)
  - Cycleway
  - Lawn
  - Planting
  - Concrete surface
  - Hoggin surface
  - Sand play safety surface
  - 10m stream offset riparian planting
  - Timber boardwalk
  - Site boundary
  - NOR boundary (indicative)
  - Stream centre line
  - 10m stream offset line
  - Stormwater ponds/ raingardens
  - Stream Park timber buildouts
  - Raised vege planters
  - Buildings
  - Lounge bench seats
  - Rocks
  - Timber nature trail/ play-along-the-way
  - Picnic tables
  - BBQ's
  - Picnic shelter
  - Bench seats
  - Trees

**Note:** Where the masterplan extends beyond the scope of SPA's work, it is shown **indicatively**. For the relevant legend and detailed information, please refer to the respective consultants' drawings.

**studiopacificarchitecture**  
Architects  
Urban Designers  
Interior Designers  
Landscape Architects  
74 Cuba Street  
P.O. Box 11-517, Te Aro  
Wellington  
New Zealand 6011  
P: (04) 802 5444  
E: architects@studiopacific.co.nz  
W: www.studiopacific.co.nz

Prepared For:  
**AW Holdings Ltd**

Project Title:  
**Auckland Surf Park Community**  
at  
Dairy Flat Highway, Auckland  
#

Layout Name:  
**YARD SETBACKS  
Live/Work/ Solar Farm  
(South)**  
Scale: 1:1500  
Original Paper Size: A3  
Job No.: **4663**  
Layout I.D.: **RC\_10.8**  
Revision: