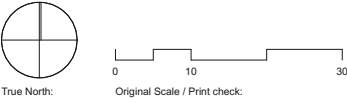


Auckland Surf Park Community Masterplan

Substantive Fast Track Application Pack

RESIDENTIAL PRECINCT (NORTH_WEST)



Print in Colour

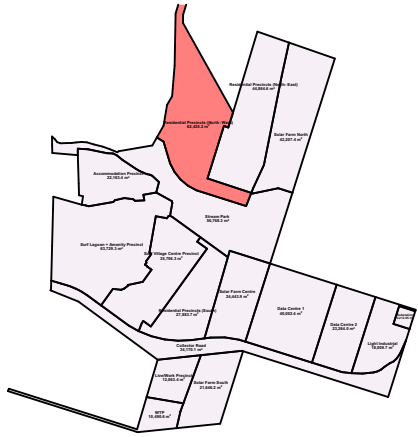
Notes:

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Rev	Description	Date



LEGEND:

- 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.

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Prepared For:
AW Holdings Ltd

Project Title:
Auckland Surf Park Community

at
Dairy Flat Highway, Auckland
#

Layout Name:
RESIDENTIAL PRECINCT Residential (North-West)

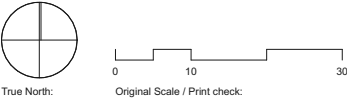
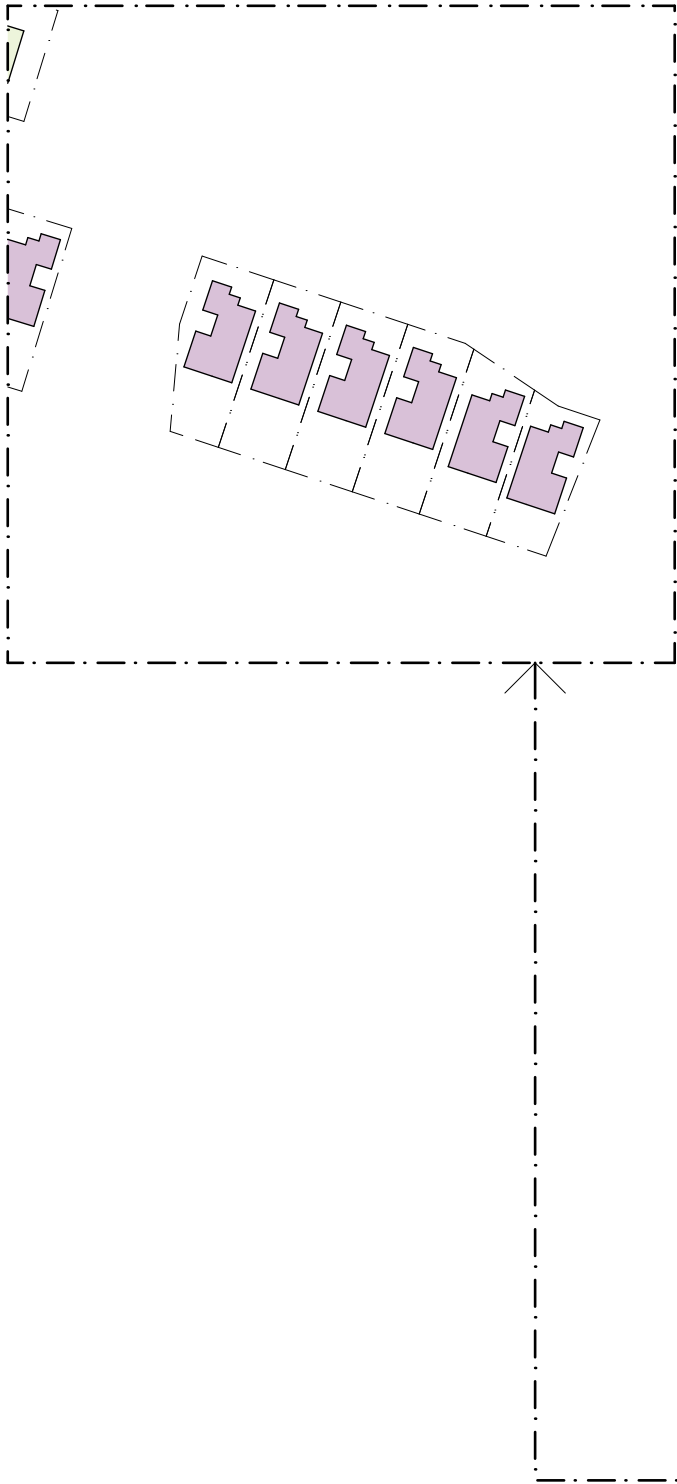
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Job No.: **4663**

Layout ID:
RC_2.2

Revision:

NORTH_WEST NEIGHBOURHOOD			
HOUSING TYPOLOGY			QUANTITY
NW_H1			14
NW_H2			2
NW_H3			31
NW_H4			23
NW_H5			3
NW_H6			9
TOTAL			82



Print in Colour

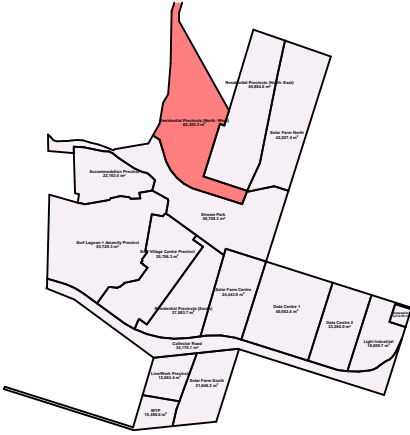
Notes:

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Rev	Description	Date



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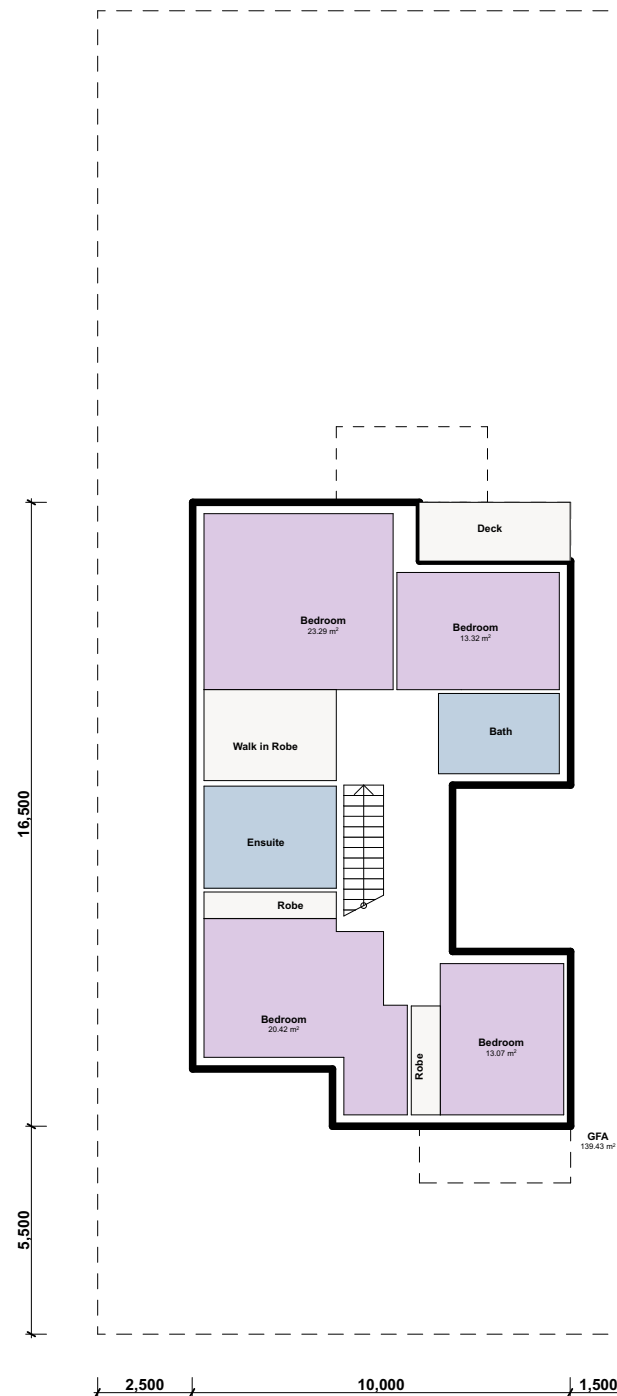
Layout Name:
**RESIDENTIAL PRECINCT
Residential (North-West)
Metric**

Scale: 1:1500 Original Paper Size: A3

Job No.: 4663 Layout I.D.: RC_2.3 Revision:



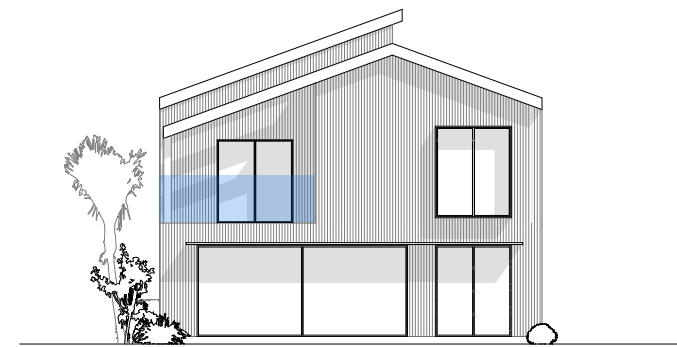
Ground Floor
1:100



Level 1



Front Elevation
1:100



Rear Elevation

H_1

4 BED | 2.5 BT

Lot 490m²
14.0 x 35.0m
(lot size indicative.)

FLOOR AREA:
LEVEL 1 139m²
GROUND 152m²

Total: 291m²

Material, colour and form

Refer to the Design Guidelines for comprehensive architectural form, colour and material guidelines

GENERAL DESIGN NOTES

Internal Planning

Living, dining, and kitchen spaces may be interchanged to suit lot layout, shape, and orientation.
Internal room areas are subject to change with structural and service considerations.
'Inter tenancy' wall thickness and site coverage will change to suit.

Storage Sheds, Bin Storage, Private Outdoor Space, Yard Depths, Canopies

Location and size is representational only and may vary to suit lot layout, shape, and orientation.

Landscape Design and Tree Location
Location and design is representational.

External Wall Thicknesses

Designed to suit current H1 Standards. Wall build-up currently allows 140 framing, cavity, 70mm brick cladding, and internal lining. Thickness may vary with alterations to these materials.

Corridors & Stairs

Designed to a min. of 1080 wide, framing to framing.

H_2

4BED | 2.5 BT

Lot 490m²

14.0 x 35.0m

(lot size indicative.)

FLOOR AREA:

LEVEL 1 123m²

GROUND 146m²

Total: 269m²

Material, colour and form

Refer to the Design Guidelines for comprehensive architectural form, colour and material guidelines

GENERAL DESIGN NOTES

Internal Planning

Living, dining, and kitchen spaces may be interchanged to suit lot layout, shape, and orientation.

Internal room areas are subject to change with structural and service considerations.

'Inter tenancy' wall thickness and site coverage will change to suit.

Storage Sheds, Bin Storage, Private Outdoor Space, Yard Depths, Canopies

Location and size is representational only and may vary to suit lot layout, shape, and orientation.

Landscape Design and Tree Location

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External Wall Thicknesses

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Corridors & Stairs

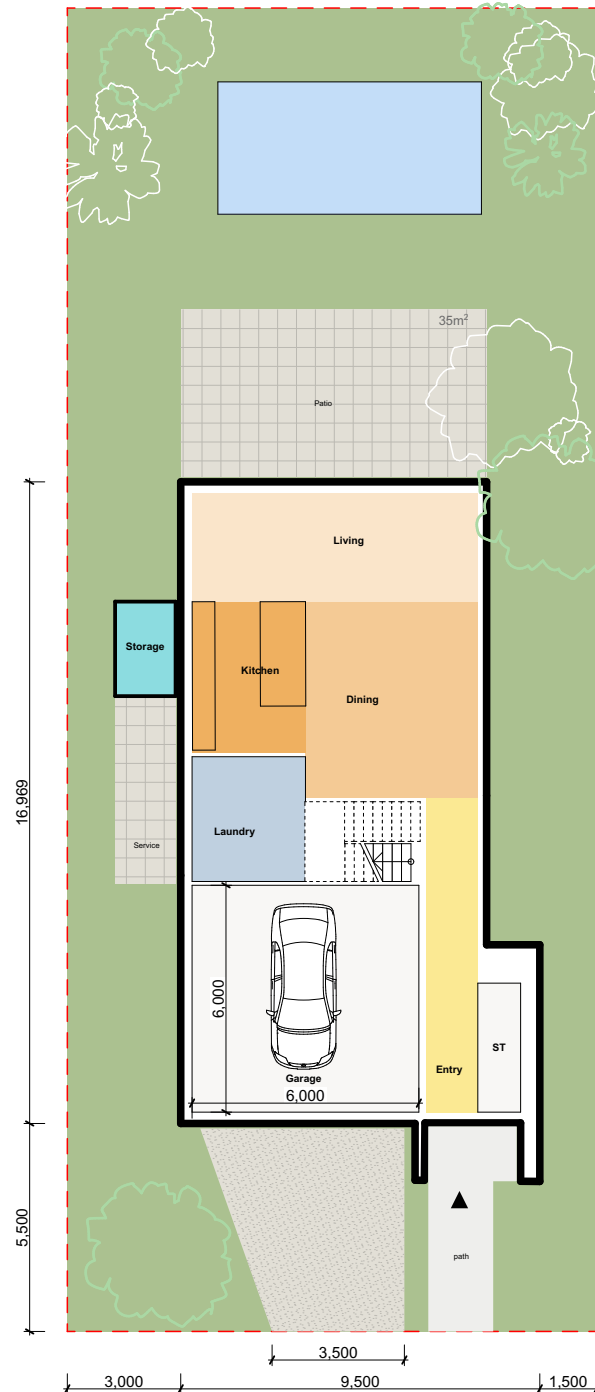
Designed to a min. of 1080 wide, framing to framing.



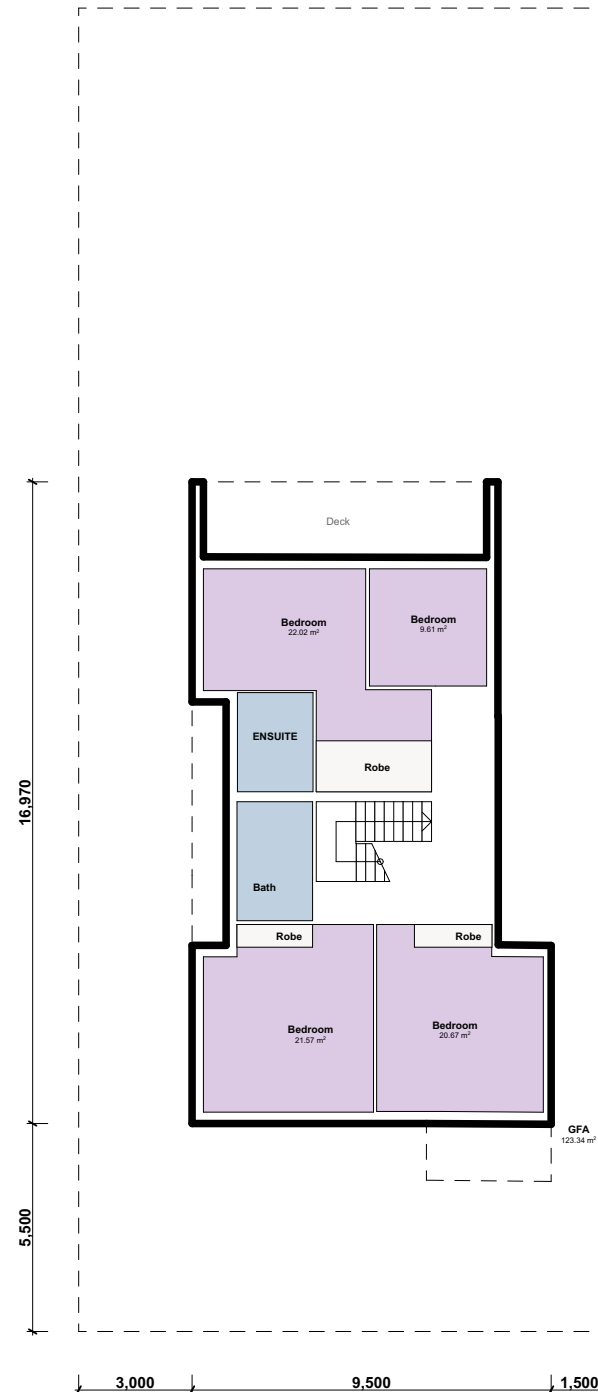
Front Elevation
1:100



Rear Elevation



Ground Floor
1:100



Level 1

H_3

4BED | 2.5 BT

Lot 300m²
12.0 x 23.0m
(lot size indicative.)

FLOOR AREA:	
LEVEL 1	114m ²
GROUND	114m ²
Total: 228m ²	

Material, colour and form
Refer to the Design Guidelines for comprehensive architectural form, colour and material guidelines

GENERAL DESIGN NOTES

Internal Planning
Living, dining, and kitchen spaces may be interchanged to suit lot layout, shape, and orientation.
Internal room areas are subject to change with structural and service considerations.
'Inter tenancy' wall thickness and site coverage will change to suit.

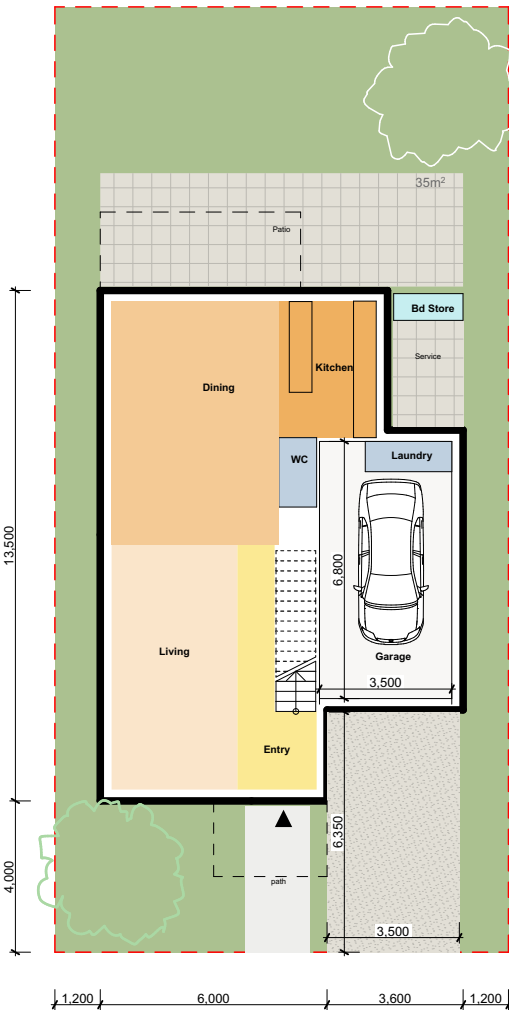
Storage Sheds, Bin Storage, Private Outdoor Space, Yard Depths, Canopies
Location and size is representational only and may vary to suit lot layout, shape, and orientation.

Landscape Design and Tree Location
Location and design is representational.

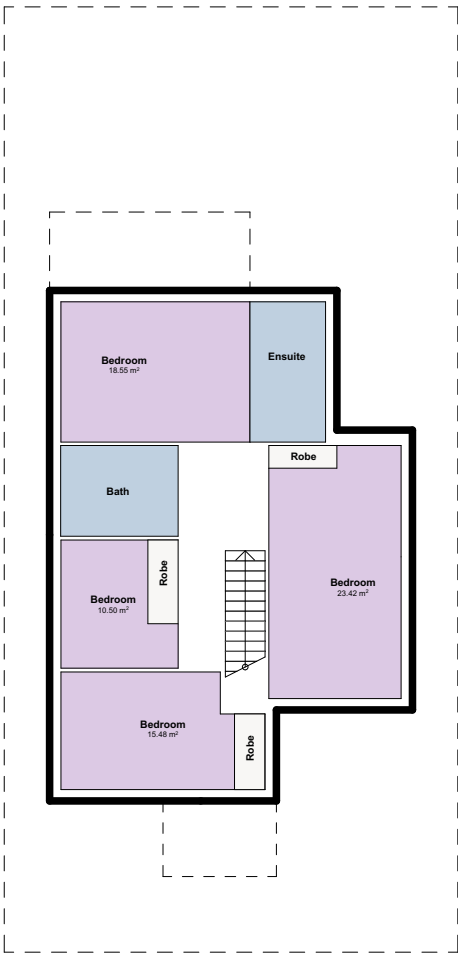
External Wall Thicknesses
Designed to suit current H1 Standards. Wall build-up currently allows 140 framing, cavity, 70mm brick cladding, and internal lining. Thickness may vary with alterations to these materials.

Corridors & Stairs
Designed to a min. of 1080 wide, framing to framing.

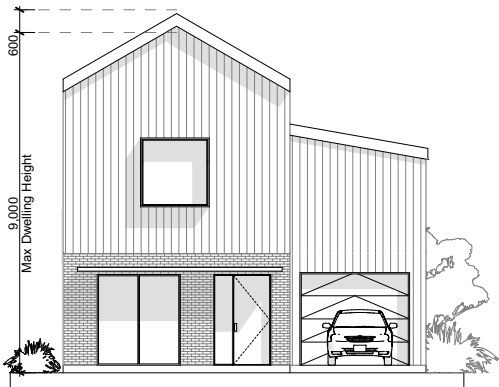
Material, colour and form
Refer to the Design Guidelines for comprehensive architectural form, colour and material guidelines



Ground Floor
1:100



Level 1



Front Elevation
1:100



Rear Elevation

H_4

3BED | 2.5 BT

Lot 300m²
12.0 x 23.0m
(lot size indicative.)

FLOOR AREA:
LEVEL 1 70m²
GROUND 70m²
Total: 140m²

Material, colour and form

Refer to the Design Guidelines for comprehensive architectural form, colour and material guidelines

GENERAL DESIGN NOTES

Internal Planning

Living, dining, and kitchen spaces may be interchanged to suit lot layout, shape, and orientation.
Internal room areas are subject to change with structural and service considerations.
'Inter tenancy' wall thickness and site coverage will change to suit.

Storage Sheds, Bin Storage, Private Outdoor Space, Yard Depths, Canopies

Location and size is representational only and may vary to suit lot layout, shape, and orientation.

Landscape Design and Tree Location

Location and design is representational.

External Wall Thicknesses

Designed to suit current H1 Standards. Wall build-up currently allows 140 framing, cavity, 70mm brick cladding, and internal lining. Thickness may vary with alterations to these materials.

Corridors & Stairs

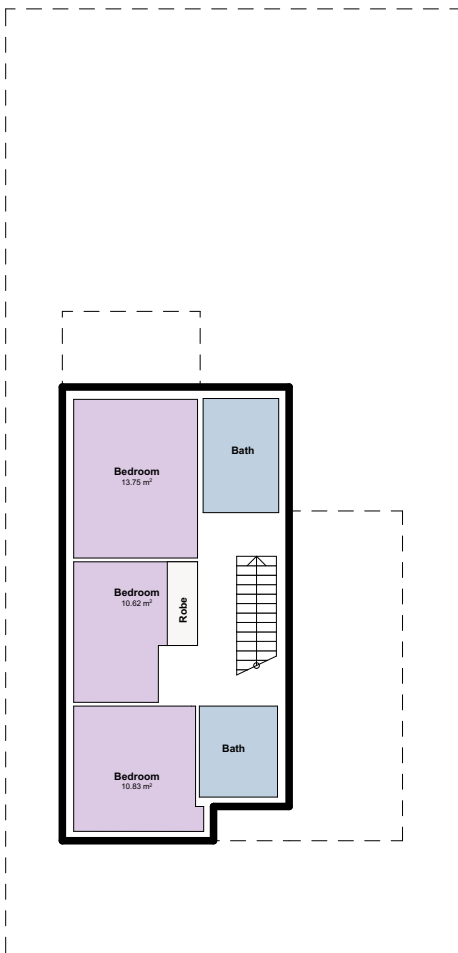
Designed to a min. of 1080 wide, framing to framing.

Material, colour and form

Refer to the Design Guidelines for comprehensive architectural form, colour and material guidelines



Ground Floor



Level 1



Front Elevation



Rear Elevation

H_5

3 BED | 2 BT

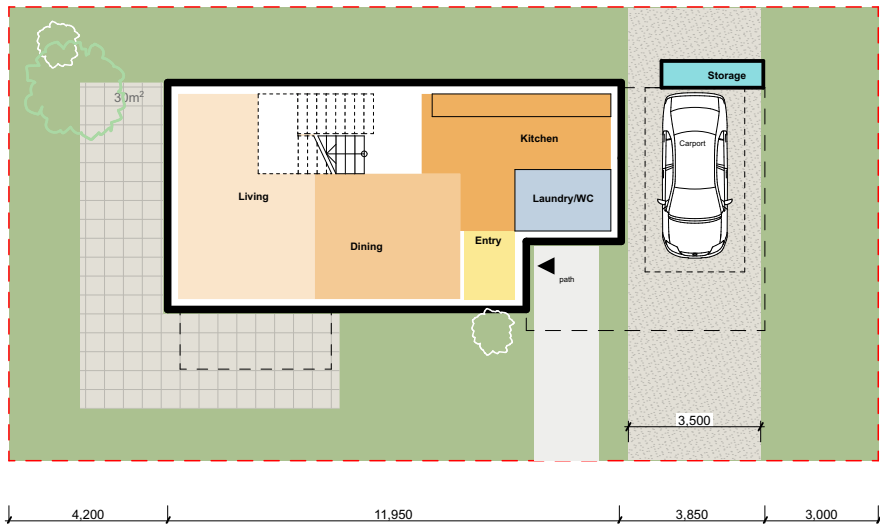
Lot 276m²
12.0 x 23.0m
(lot size indicative.)

FLOOR AREA:
LEVEL 1 95m²
GROUND 67m²

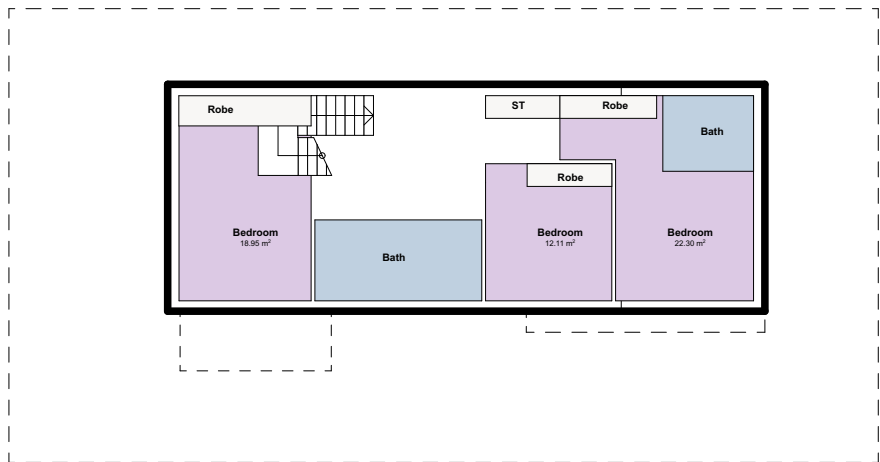
Total 162m²

Material, colour and form

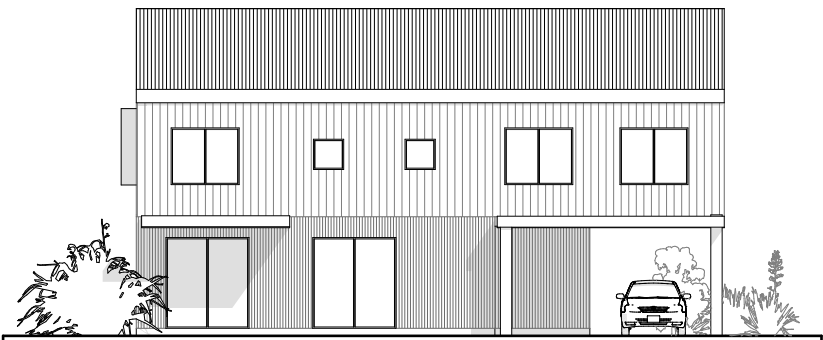
Refer to the Design Guidelines for comprehensive architectural form, colour and material guidelines



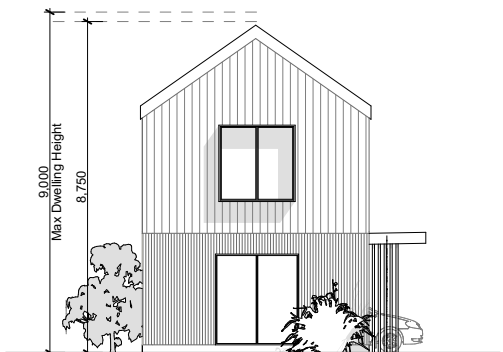
Ground Floor
1:100



Level 1
1:100



Front Elevation
1:100



Rear Elevation
1:100

GENERAL DESIGN NOTES

Internal Planning

Living, dining, and kitchen spaces may be interchanged to suit lot layout, shape, and orientation.
Internal room areas are subject to change with structural and service considerations.
'Inter tenancy' wall thickness and site coverage will change to suit.

Storage Sheds, Bin Storage, Private Outdoor Space, Yard Depths, Canopies

Location and size is representational only and may vary to suit lot layout, shape, and orientation.

Landscape Design and Tree Location

Location and design is representational.

External Wall Thicknesses

Designed to suit current H1 Standards. Wall build-up currently allows 140 framing, cavity, 70mm brick cladding, and internal lining. Thickness may vary with alterations to these materials.

Corridors & Stairs

Designed to a min. of 1080 wide, framing to framing.

H_6

4BED | 2.5 BT

Lot 420m²

15.0 x 28.0m

(lot size indicative.)

FLOOR AREA:

LEVEL 1	107m ²
GROUND	124m ²

Total: 131m²

Material, colour and form

Refer to the Design Guidelines for comprehensive architectural form, colour and material guidelines

GENERAL DESIGN NOTES

Internal Planning

Living, dining, and kitchen spaces may be interchanged to suit lot layout, shape, and orientation.

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'Inter tenancy' wall thickness and site coverage will change to suit.

Storage Sheds, Bin Storage, Private Outdoor Space, Yard Depths, Canopies

Location and size is representational only and may vary to suit lot layout, shape, and orientation.

Landscape Design and Tree Location

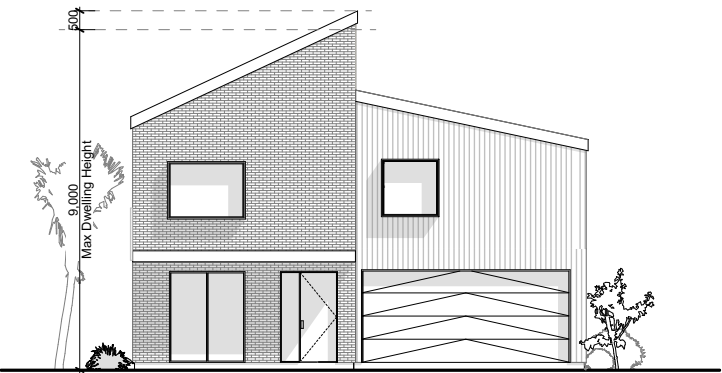
Location and design is representational.

External Wall Thicknesses

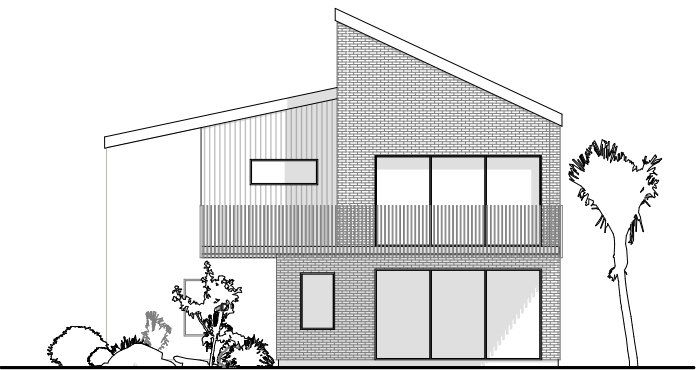
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Corridors & Stairs

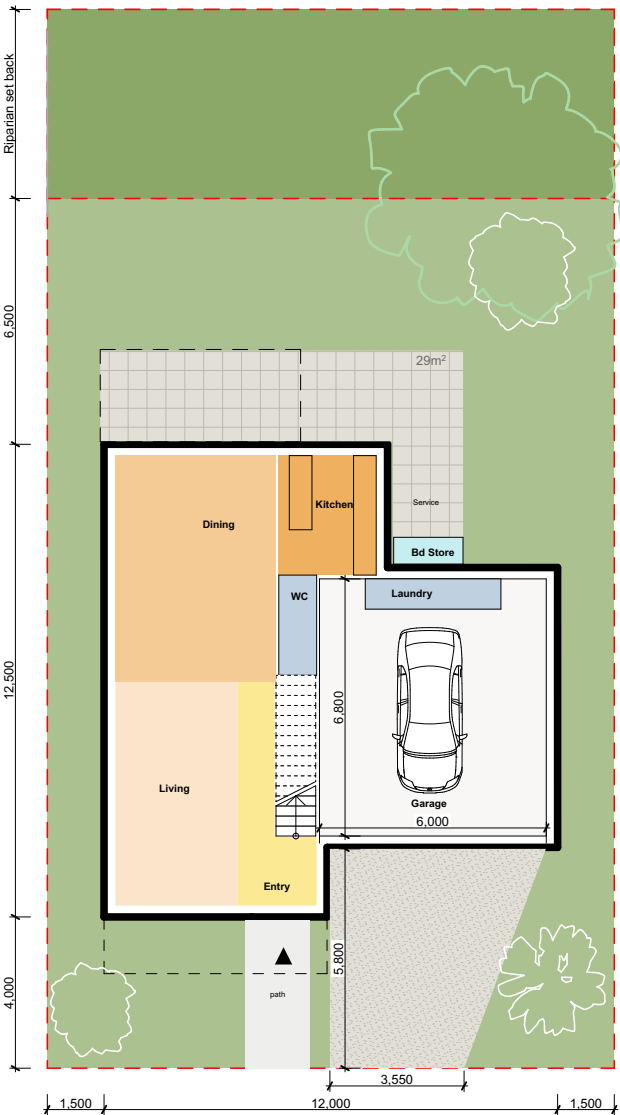
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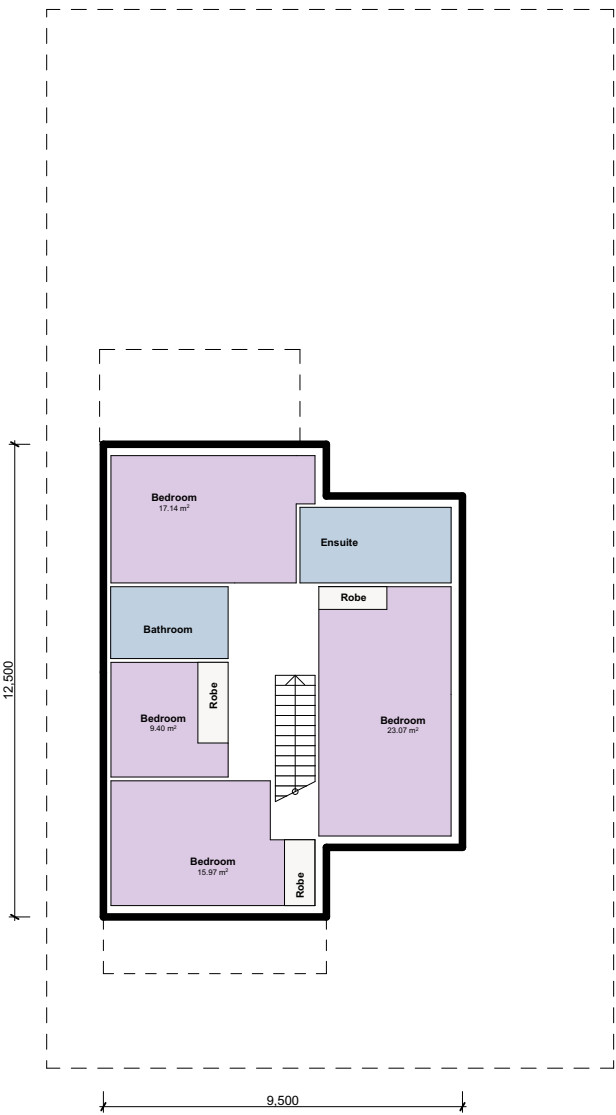
Front Elevation



Rear Elevation



Ground Floor



Level 1