

A high-action photograph of a female surfer in a black wetsuit riding a white surfboard through the barrel of a large, curling blue wave. The surfer is smiling and looking towards the camera. The water is splashing and creating a tunnel-like effect around her. The background is a bright, overcast sky.

Auckland Surf Park Community Masterplan

Substantive Fast Track Application Pack

DRAFT 20251106

ACCOMMODATION PRECINCT



True North:



Original Scale / Print check:

Print in Colour

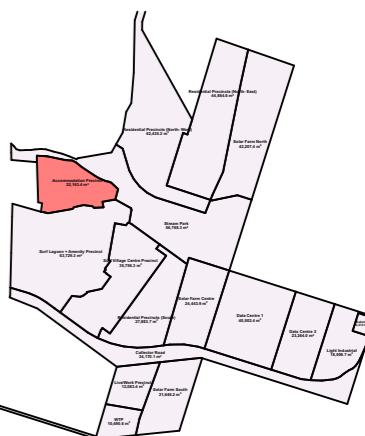
Notes:

DO NOT SCALE OFF DRAWINGS

All dimensions to be checked on site.

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| Rev | Description | Date |
|-----|-------------|------|
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| | | |



Dairy Flat Highway

SERVICING

CLUBHOUSE

LEGEND:

- Lawn
- Planting
- Concrete surface
- Hoggin surface
- Sand play surface
- 10m stream offset riparian planting
- Timber boardwalk
- Site boundary (indicative)
- 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**

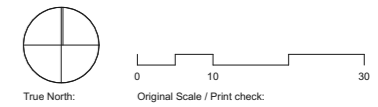
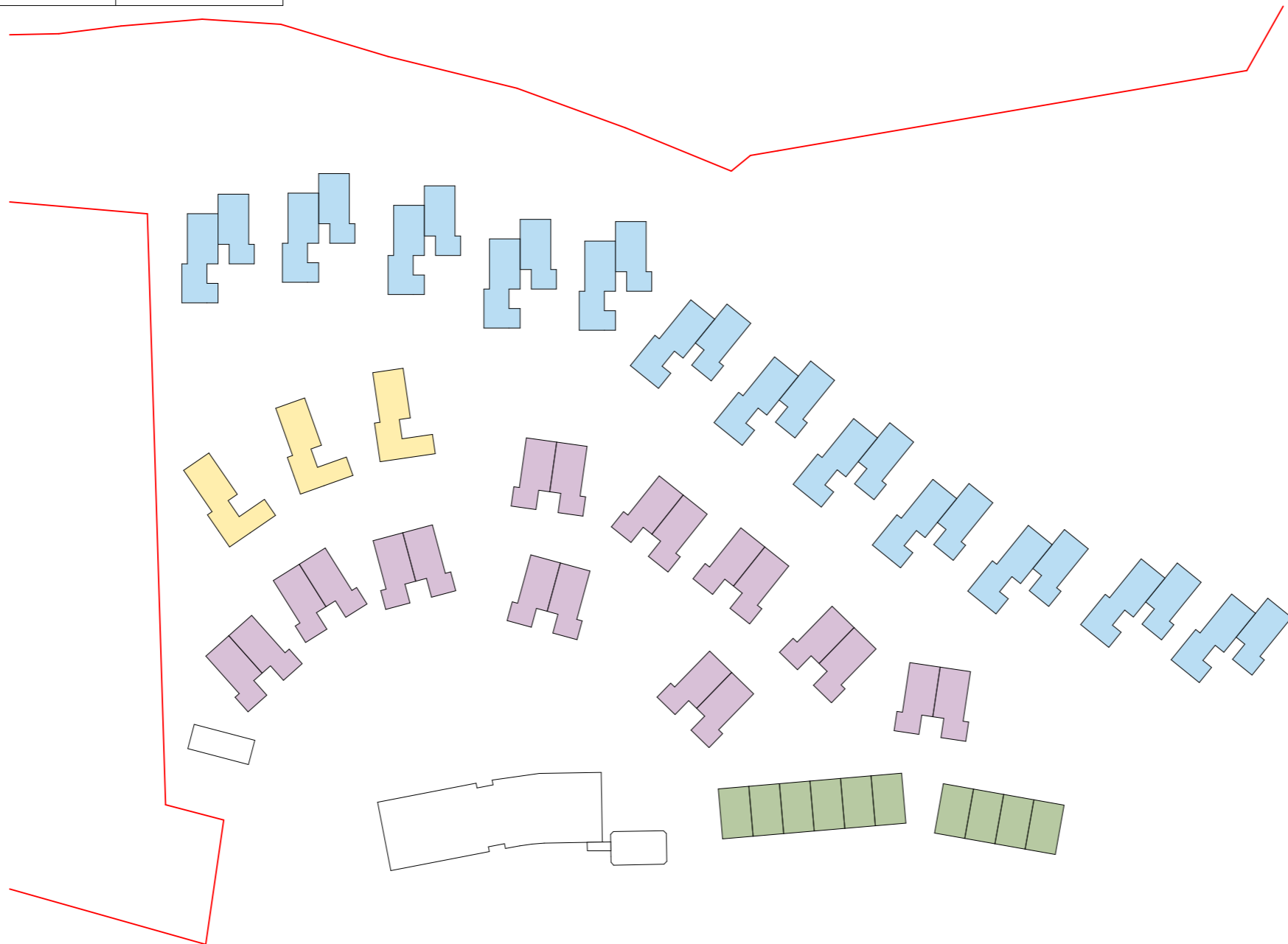
at
Dairy Flat Highway, Auckland
#

Layout Name:
**ACCOMMODATION
PRECINCT
Accommodation**

Scale: 1:1000 Original Paper Size: A3

Job No.: **4663** Layout I.D.: **RC_5.2** Revision:

| Accommodation Precinct Metrics | | |
|--------------------------------|-----------------------------------------------------------------------------------|-----------|
| UNIT TYPOLOGY | | QUANTITY |
| A1 |  | 16 |
| A2 |  | 7 |
| A3 |  | 24 |
| A4 |  | 10 |
| Club House | | 1 |
| Service | | 1 |
| | | 59 |

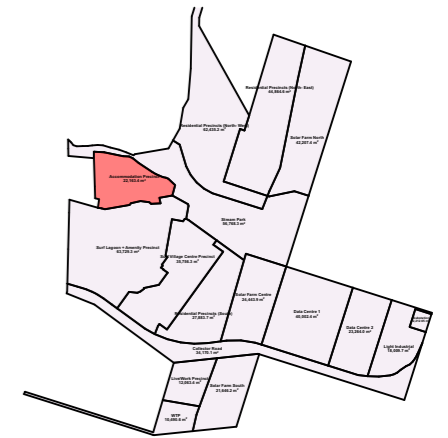


 **Print in Colour**

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at
 Dairy Flat Highway, Auckland
 #

Layout Name:
ACCOMMODATION PRECINCT Accommodation Metric
 Scale: 1:1000 Original Paper Size: A3

Job No.: **4663** Layout I.D.: **RC_5.3** Revision:

Accommodation Precinct: Architecture

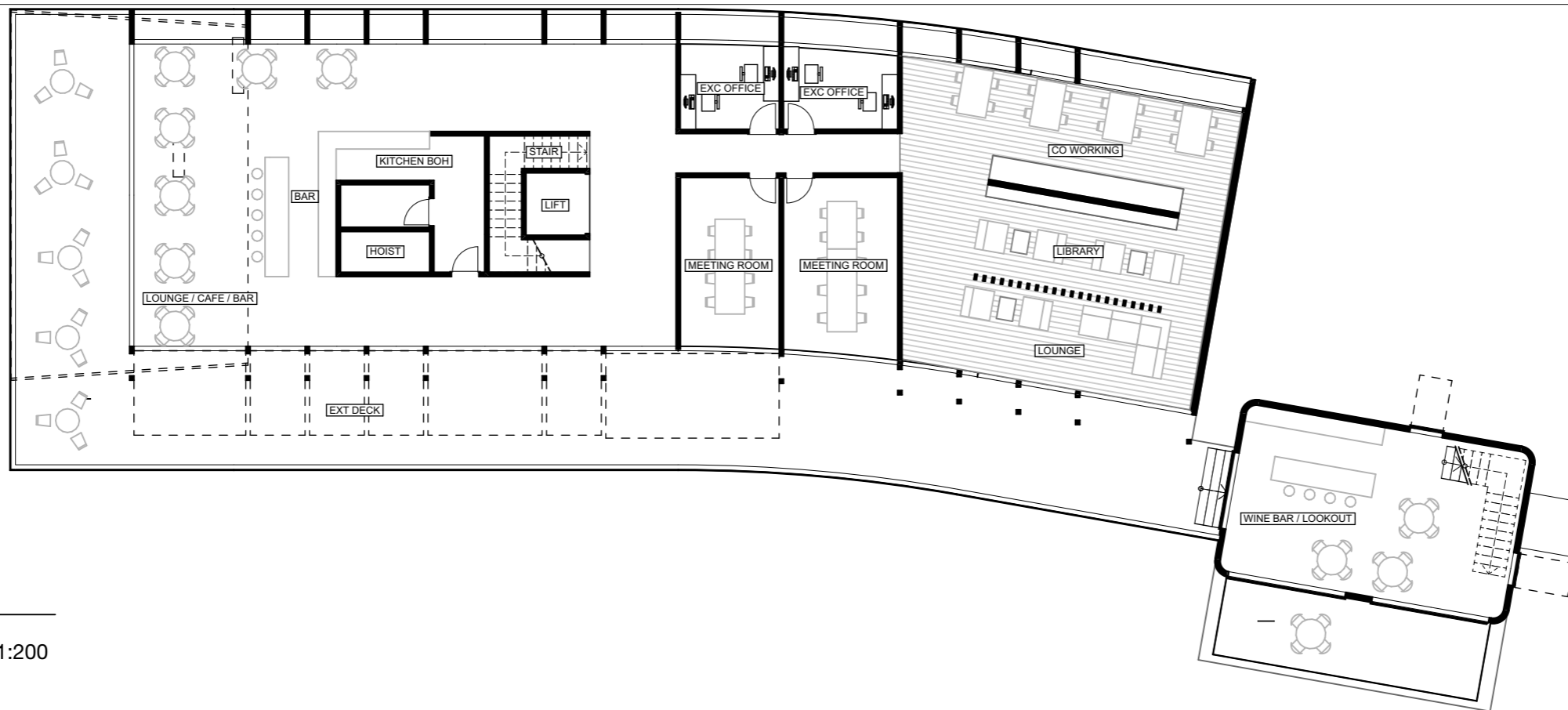
Clubhouse

Clubhouse

| | |
|---------|-------------------|
| LEVEL 1 | 426m ² |
| GROUND | 548m ² |

GFA 974m²

Building GFA excl risers, stairs, liftwells,
canopies and verandahs



2 - Clubhouse | Level 01 - 1:200

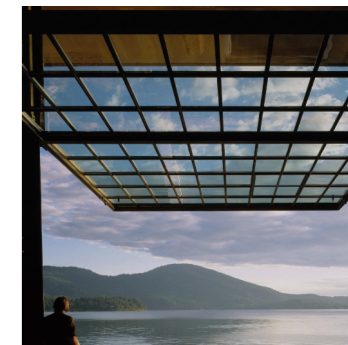


1 - Clubhouse | Ground - 1:200

: Refer to sheet RC_5.9 for building area summary



1 - Tower



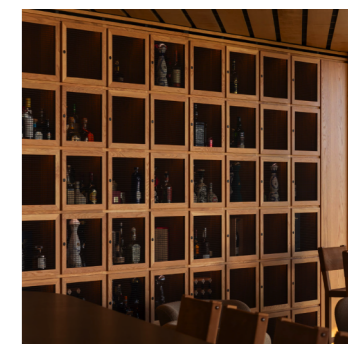
1 Large-format openings



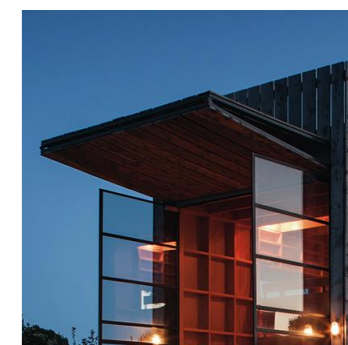
2 Timber cladding



3 Timber awnings



4 Interior wine storage



5 Awning roofs



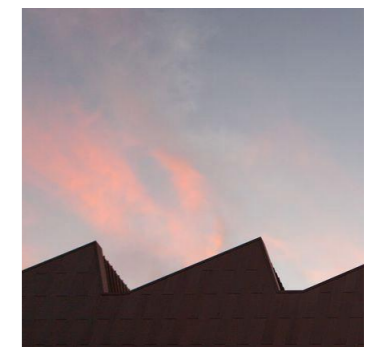
1 - From Shore



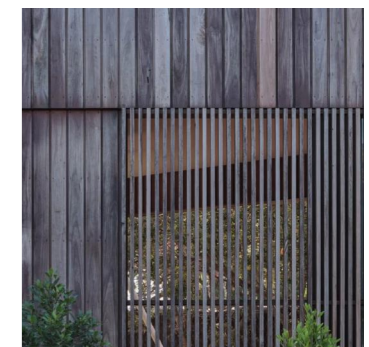
1 Large-format openings



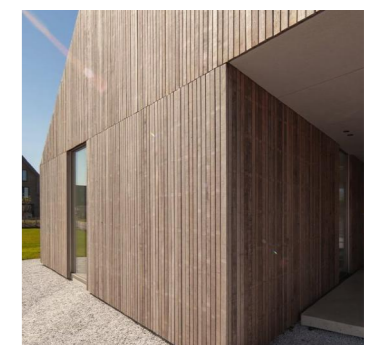
2 Timber screening



3 Asymmetrical roof



4 Timber cladding



5 Sheltered recesses



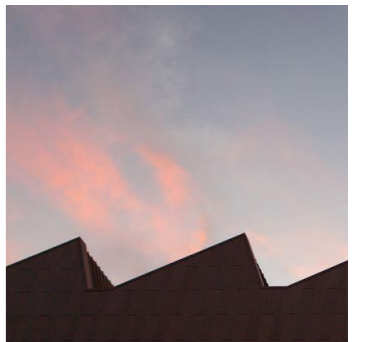
1 - Along Walkway



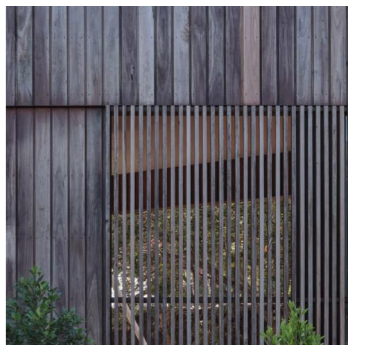
1 Large-format openings



2 Pool-side landscaping



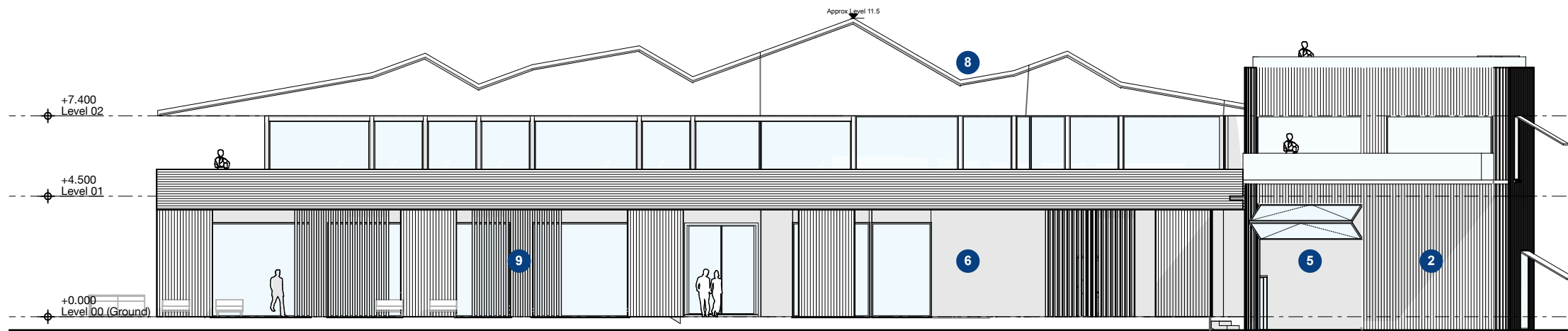
3 Asymmetrical roof



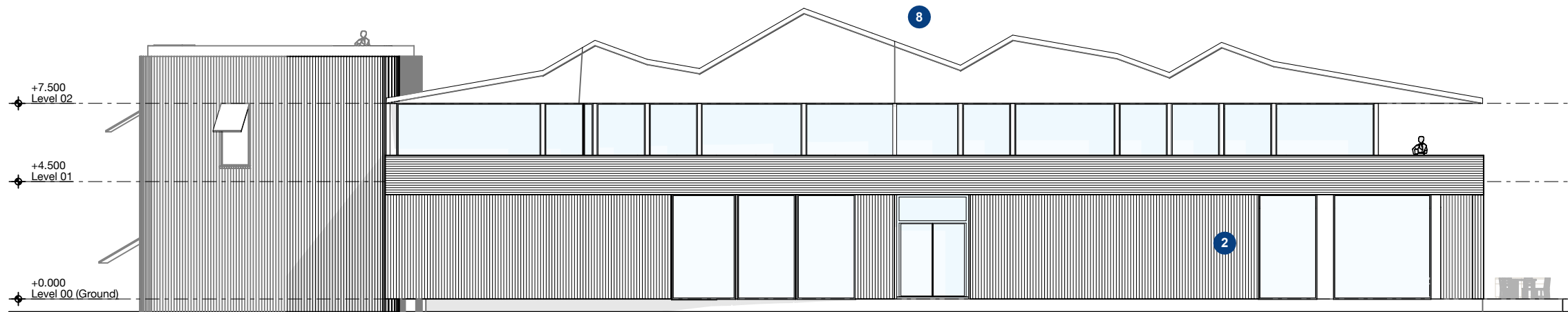
4 Timber cladding



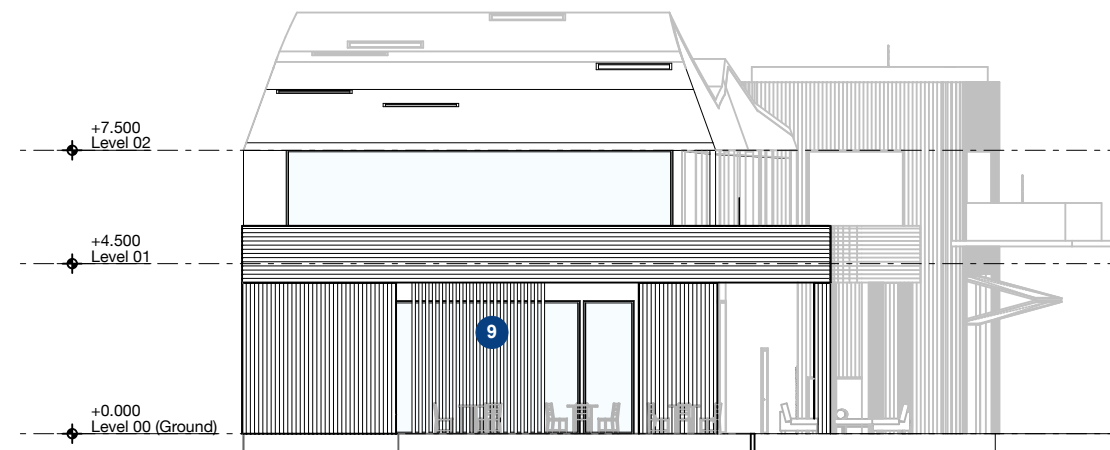
5 Sheltered recesses



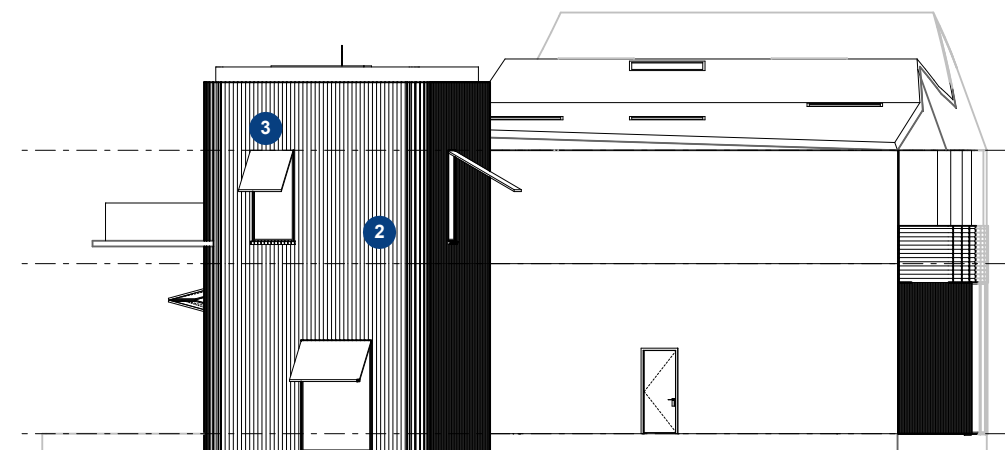
1 - SOUTH ELEVATION - 1:200



2 - NORTH ELEVATION - 1:200



3 - EAST ELEVATION - 1:200



4 - WEST ELEVATION - 1:200

Note:
Height of building shown is below the FUZ Max Non-Dwelling Height (15m measured from existing ground level)

Accommodation Precinct: Architecture

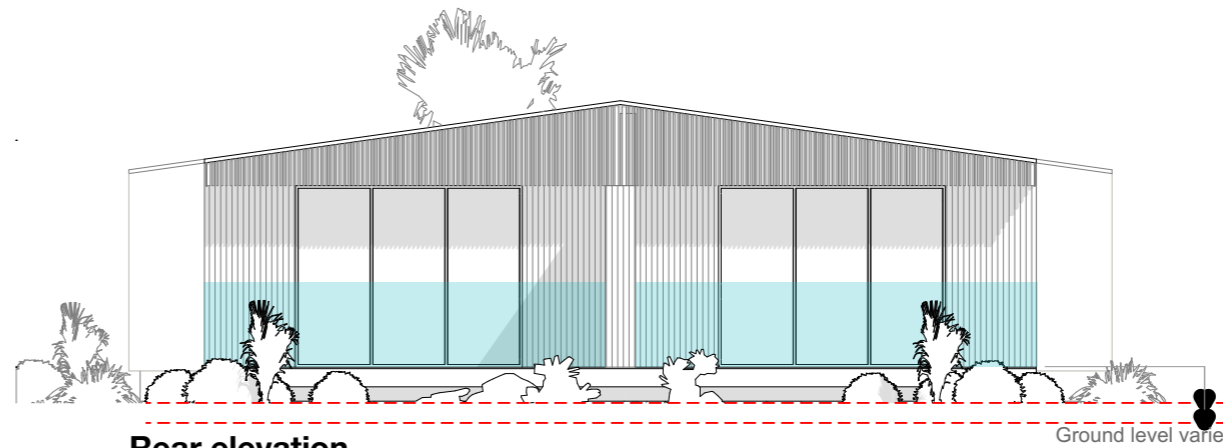
Accommodation Units

A-1 Accommodation - 1 Bedroom unit

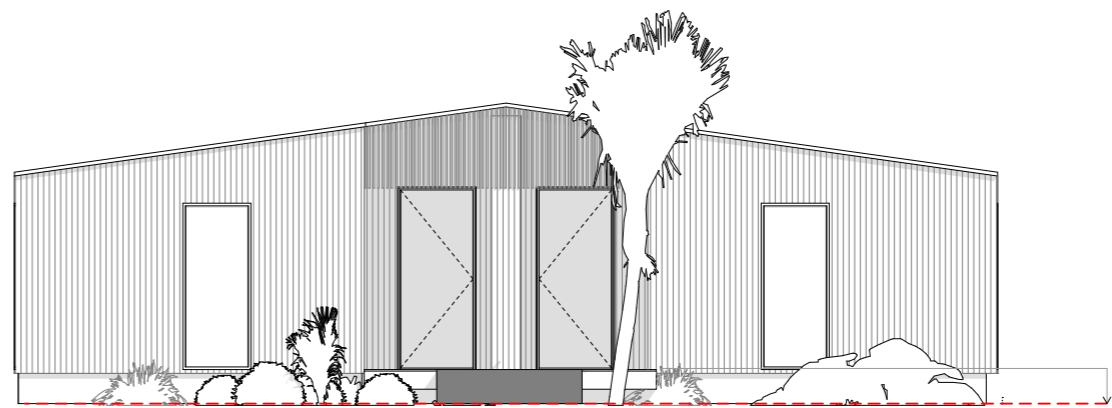
1 BED | 1 BT

GFA 65m²
+ raised deck

Refer RC_5.8 for indicative colour and material selections



Rear elevation



Entrance elevation

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.

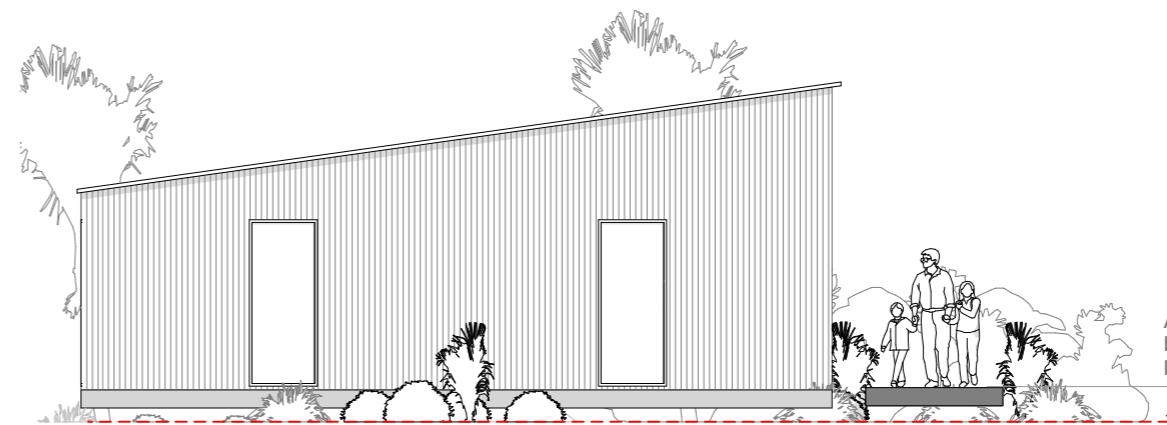
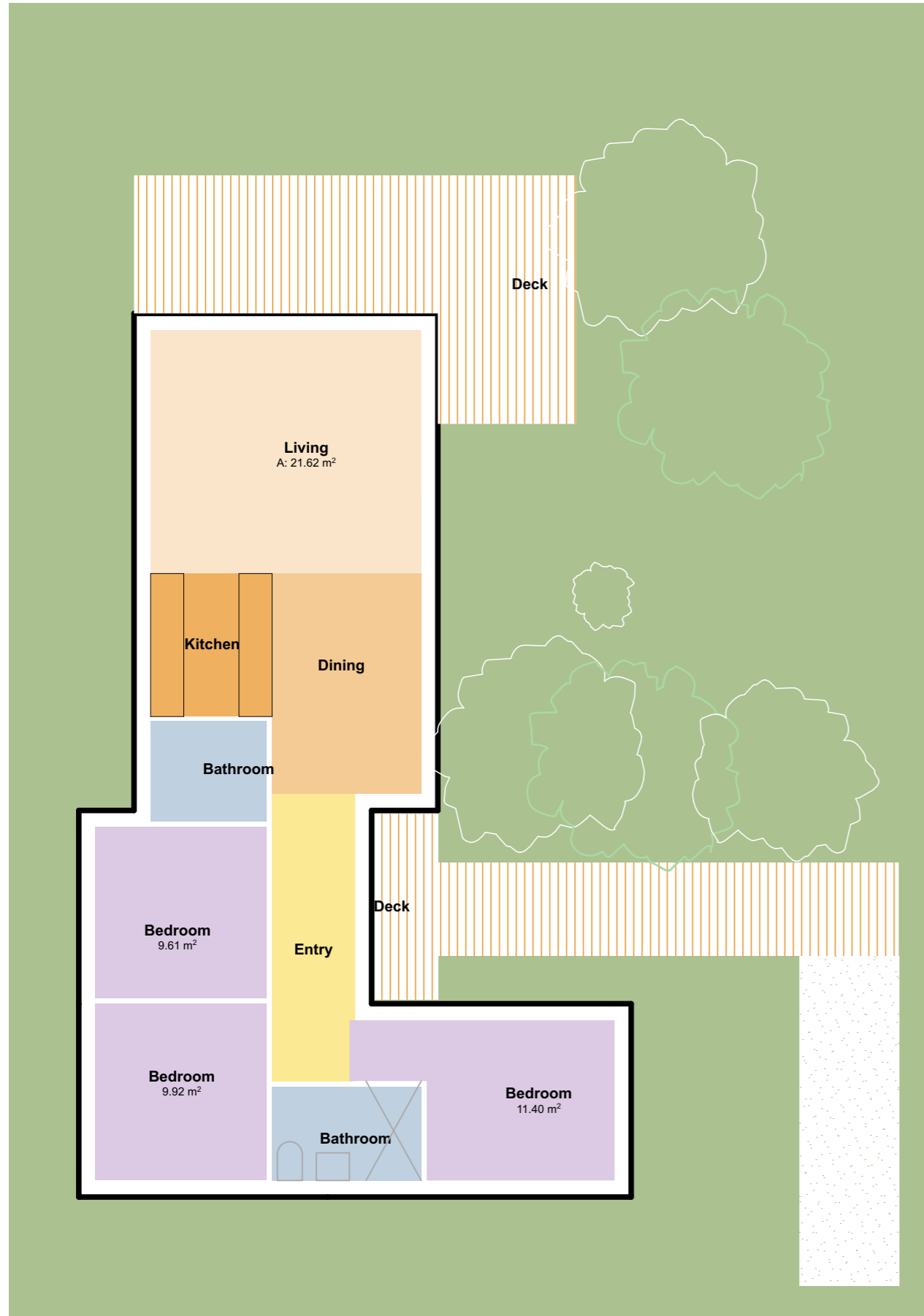
Ground Floor

A_2 Accommodation - 3 Bed unit - Acc

3 BED | 2 BT

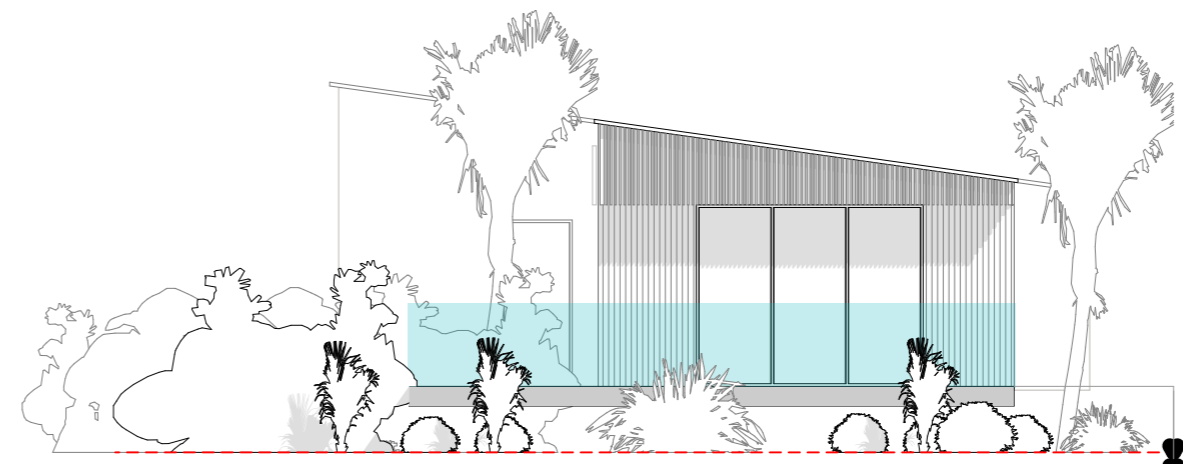
GFA 104m²
+ raised deck

Refer RC_5.8 for indicative colour and material selections



Entrance elevation

Access to units via raised boardwalk where ground level varies



Rear elevation

GENERAL DESIGN NOTES

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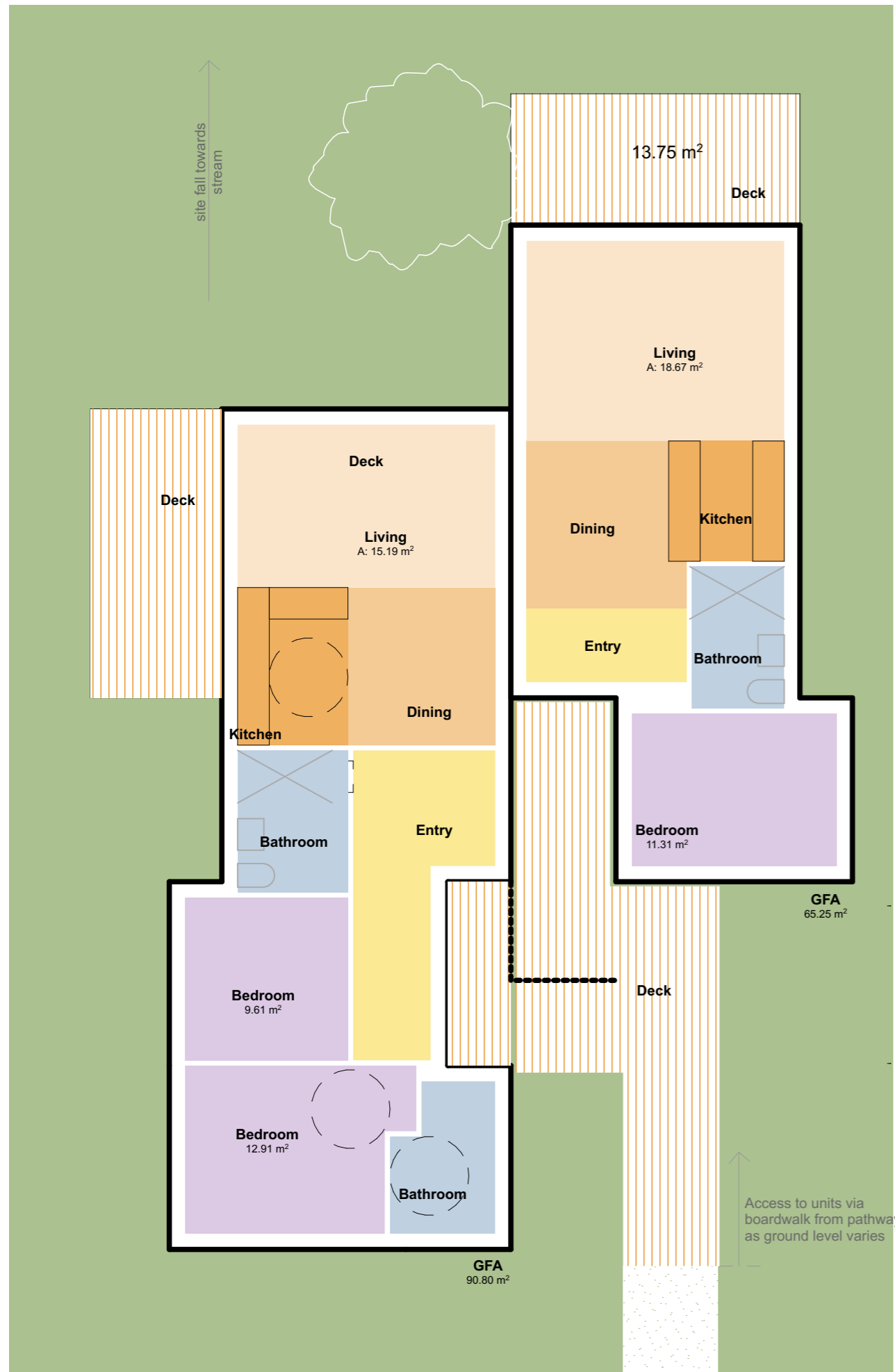
External Wall Thicknesses

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Corridors & Stairs

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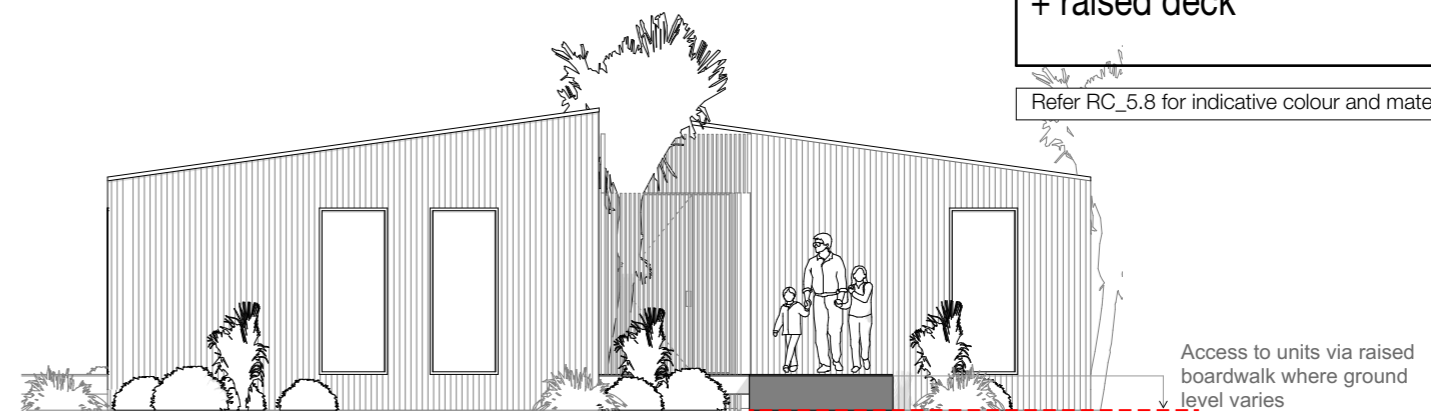
Ground Floor



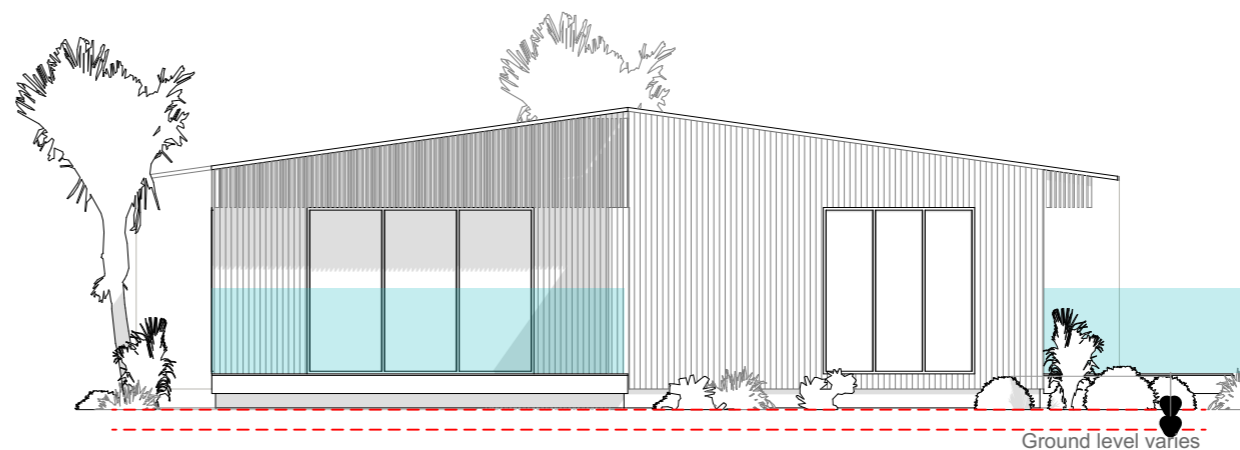
Ground Floor

A-3
Accommodation - Duplex
1 bed - GFA 61.25m²
2 bed - GFA 91m²
 + raised deck

Refer RC_5.8 for indicative colour and material selections



Entrance elevation



Rear elevation

GENERAL DESIGN NOTES

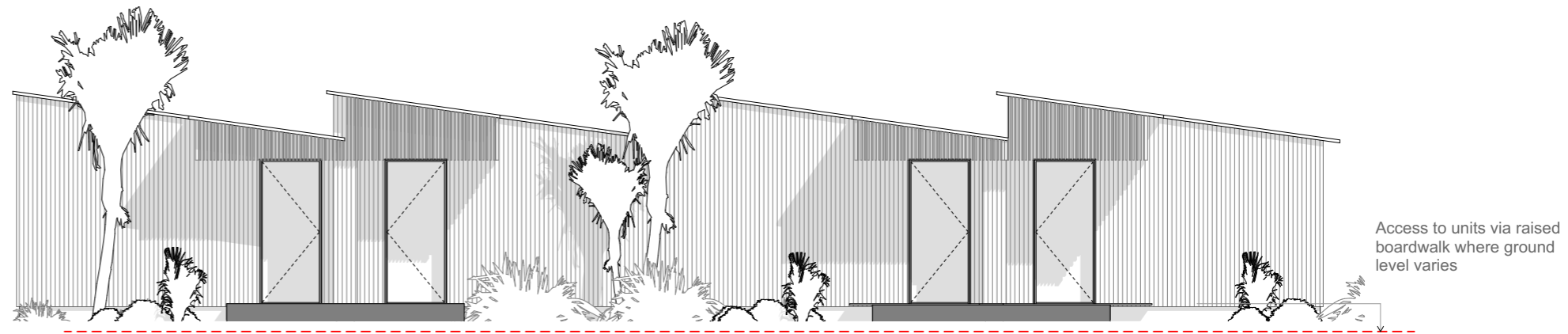
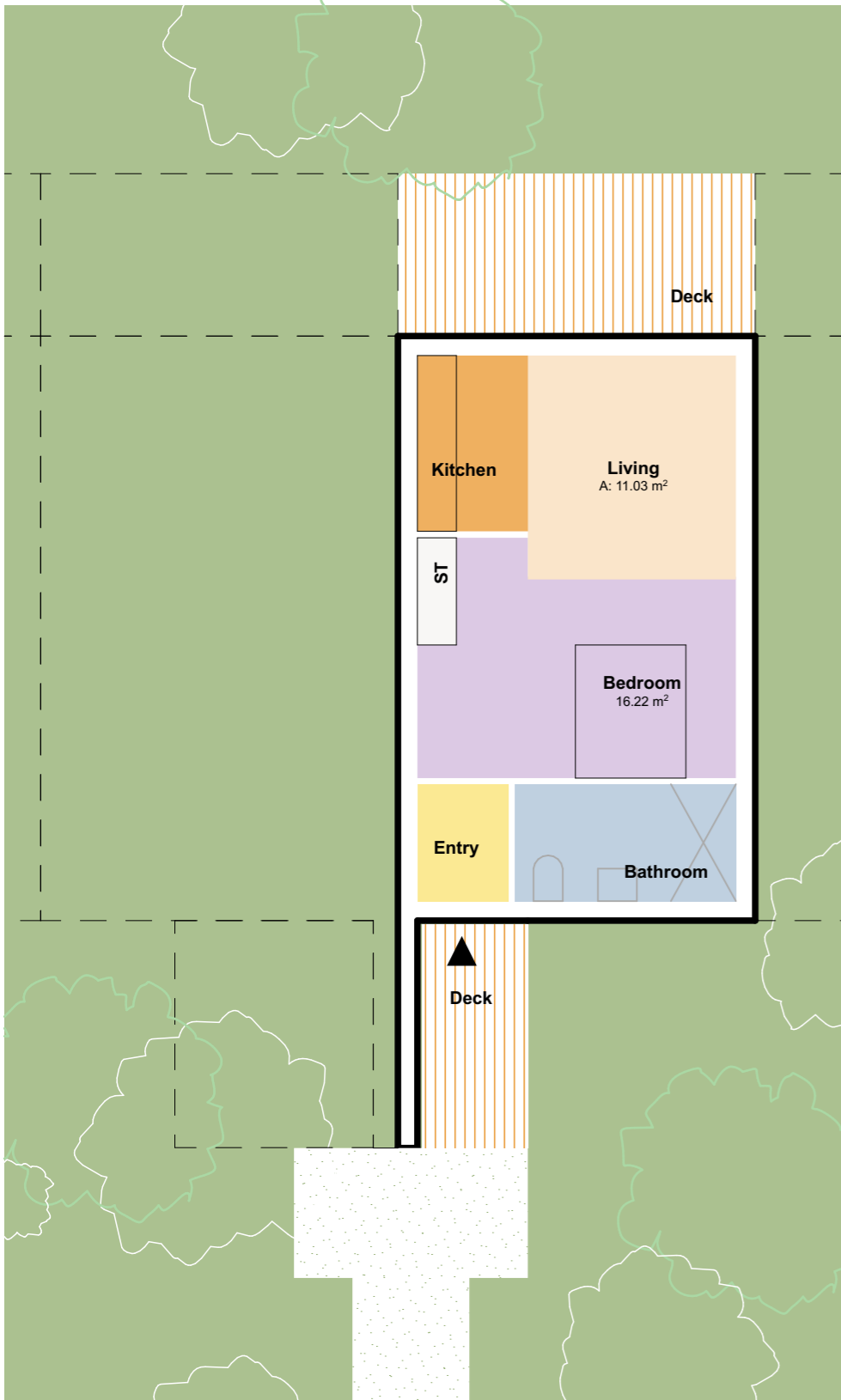
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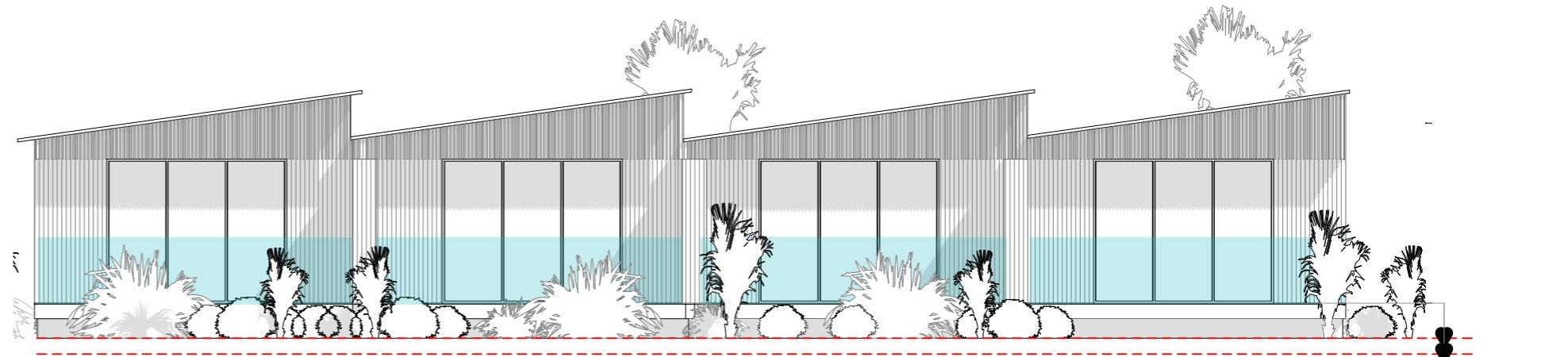
Landscape Design and Tree Location
 Location and design is representational.

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



Entrance elevation



Rear elevation

A- 4
Accommodation - Studio

1 BED | 1 BT

GFA 50.5m²
 + raised deck

Refer RC_5.8 for indicative colour and material selections

GENERAL DESIGN NOTES

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Corridors & Stairs
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Private, recessed entrances



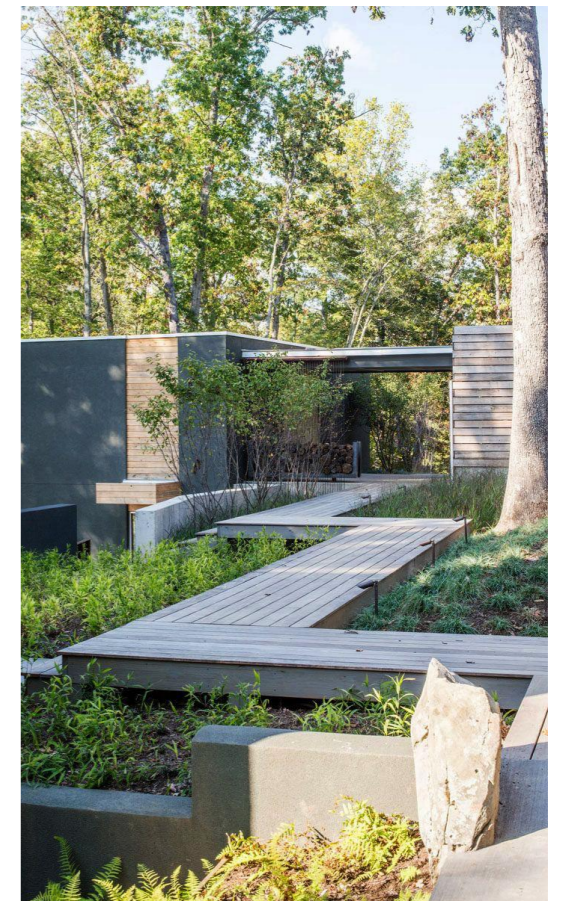
Timber weatherboards with raised batten detail



Timber weatherboards - prefinished dark



Metal screen - dark



Raised boardwork and decking



Private decks, minimal enclosure



Timber weatherboards with raised batten detail



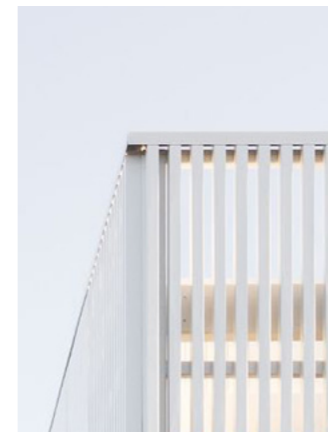
Intergrated landscape details



Raised built platform to account for level changes



Timber weatherboards - prefinished light



Metal screen - light