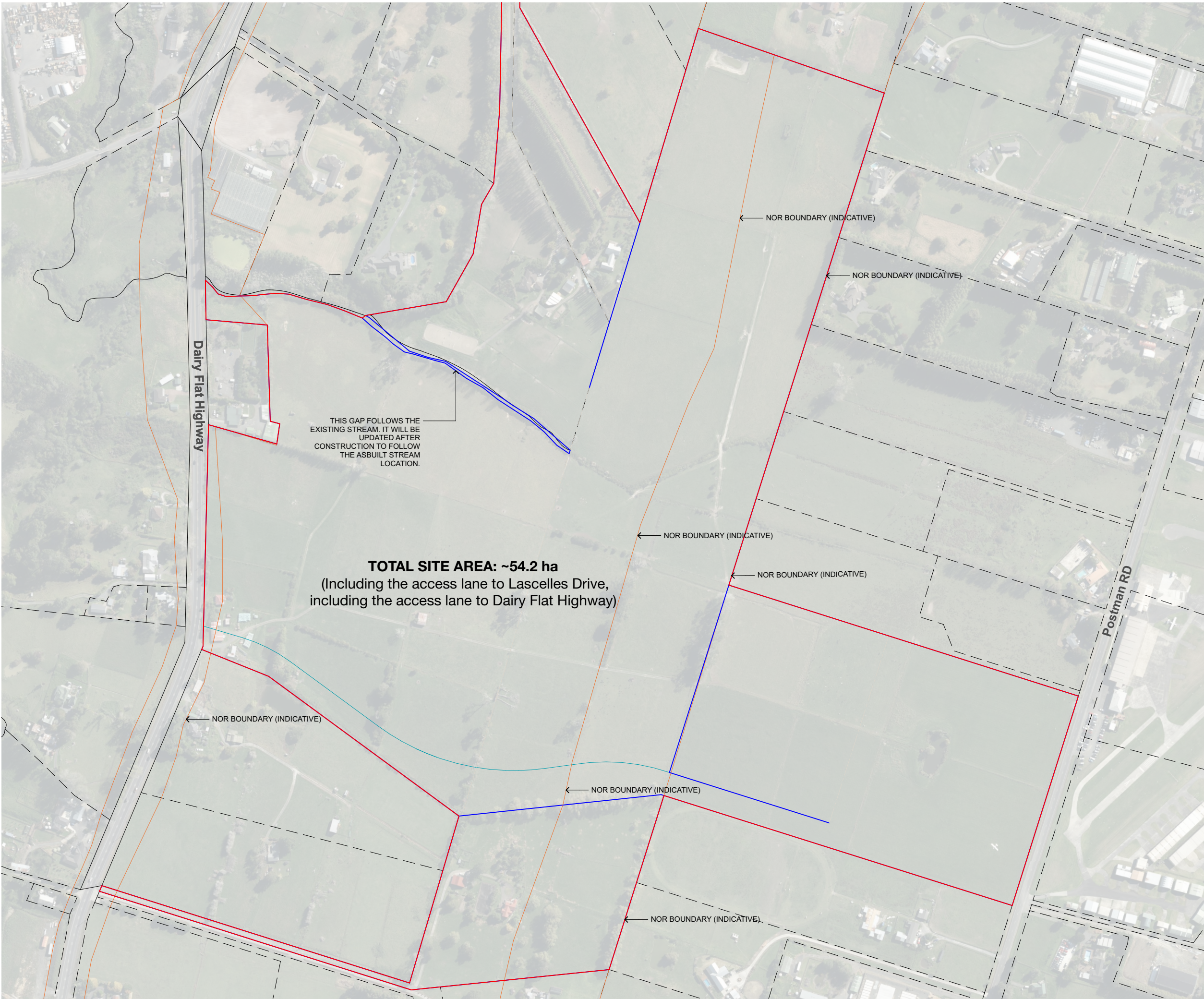


Auckland Surf Park Community Masterplan

Substantive Fast Track Application Pack

MASTERPLAN DRAWINGS SET



True North:

Original Scale / Print check:

 **Print in Colour**

Notes:

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Rev	Description	Date

LEGEND:

- Site boundary
- NOR boundary (indicative)
- Cadastral boundary external

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W: www.studiopacific.co.nz

Prepared For:
AW Holdings Ltd

Project Title:
Auckland Surf Park Community

at
Dairy Flat Highway, Auckland
#

Layout Name:
**MASTERPLAN
Extent of Work**

Scale: **1:4000** Original Paper Size: **A3**

Job No.: **4663** Layout I.D.: **RC_1.2** Revision:



True North:

01030

Original Scale / Print check:

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Rev	Description	Date
01 - WIP	Not in Transmittal Set	

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

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Not in Transmittal Set

Layout Name:

MASTERPLAN

Illustrative Masterplan

Scale: 1:4000

Original Paper Size: A3

Job No.: 4663

Layout I.D.: RC_1.01 - WIP

Revision:

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True North:

Original Scale / Print check:

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Prepared For:
AW Holdings Ltd

Project Title:
Auckland Surf Park Community

at
Dairy Flat Highway, Auckland

Layout Name:
**MASTERPLAN
Precinct Plan**

Scale: 1:4000
Original Paper Size: **A3**

Job No.:	Layout I.D.:	Revision:
4663	RC_1.4	



01030

Original Scale / Print check:

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Rev	Description	Date

LEGEND:

- Arterial
- Collector Road
- Spine Road
- Local Road 1
- Local Road 2
- JOAL (Stage 5A)
- JOAL (Lanes)
- Solar Farm Maintenance Access/ Data Centre Internal Access
- Communal Carpark Internal Lane
- Vested Road Extent

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Prepared For:
AW Holdings Ltd

Project Title:
Auckland Surf Park Community

at
Dairy Flat Highway, Auckland

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Layout Name:
**MASTERPLAN
Vehicle Movement Diagram**

Scale: 1:4000

Original Paper Size: **A3**

Job No.:
4663

Layout I.D.:
RC_1.5

Revision:

8.4m Residential Lane

10-12m Residential Lane

True North:

01030

Original Scale / Print check:

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Notes:

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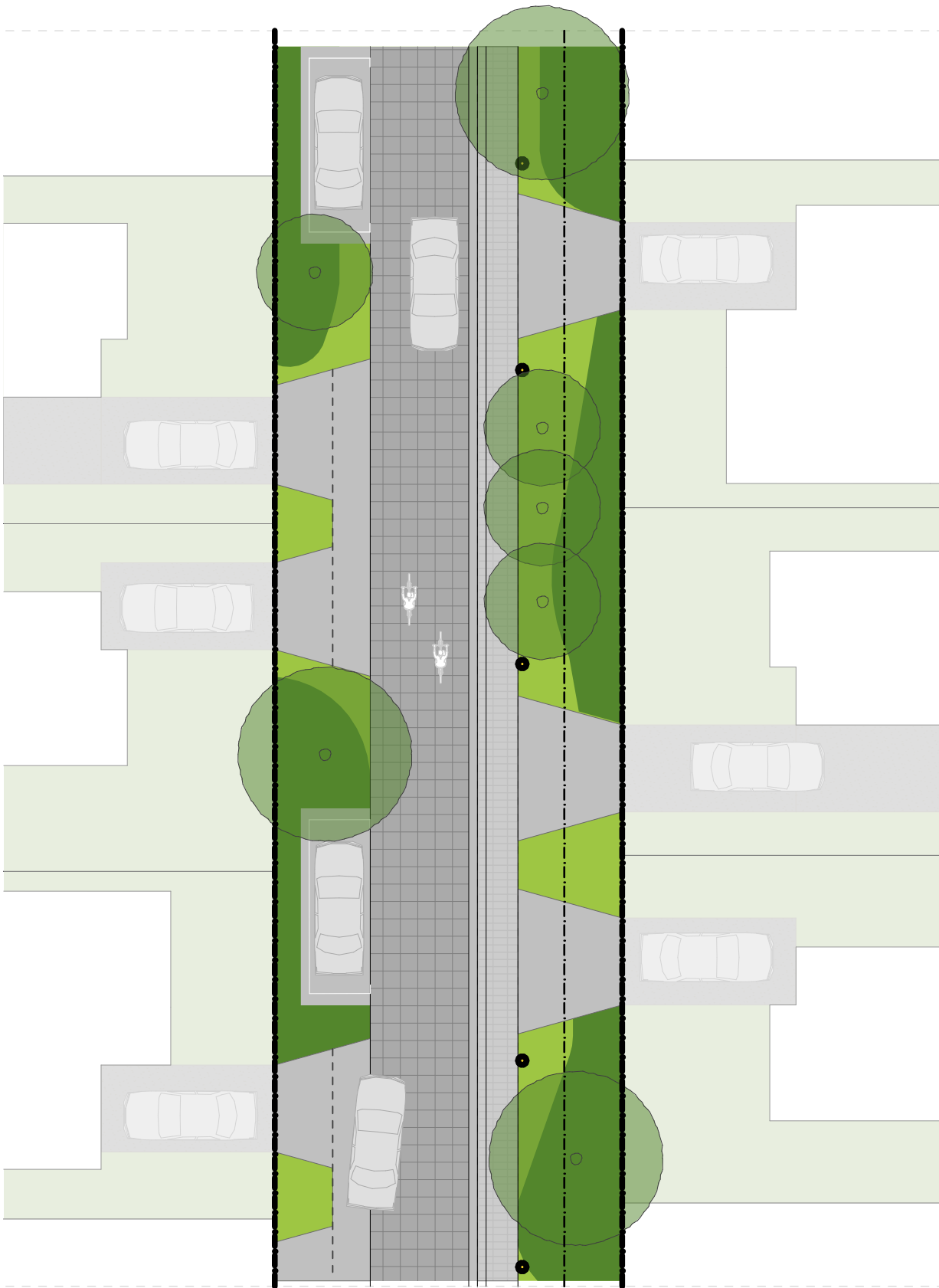


1,500
Berm

5,500
Carriageway

1,400
Footpath

8,400



3,300 3,700 1,400 3,600

5,000 1,600

10,000

12,000

NOTE: TYPICAL STREET
TYPOLOGIES SHOWN INDICATE
DESIGN INTENT ONLY. FOR DETAILED
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ENGINEER'S DRAWINGS.

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Prepared For:
AW Holdings Ltd

Project Title:
**Auckland Surf Park
Community**

Dairy Flat Highway, Auckland
#

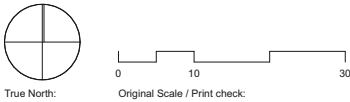
Layout Name:
**MASTERPLAN
Typical Street Typologies 01**

Scale: 1:1 Original Paper Size: A3

Job No.: 4663 Layout I.D.: RC_1.6 Revision:

16.3-17.3m Local Road

21m Spine Road



Print in Colour

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Prepared For:
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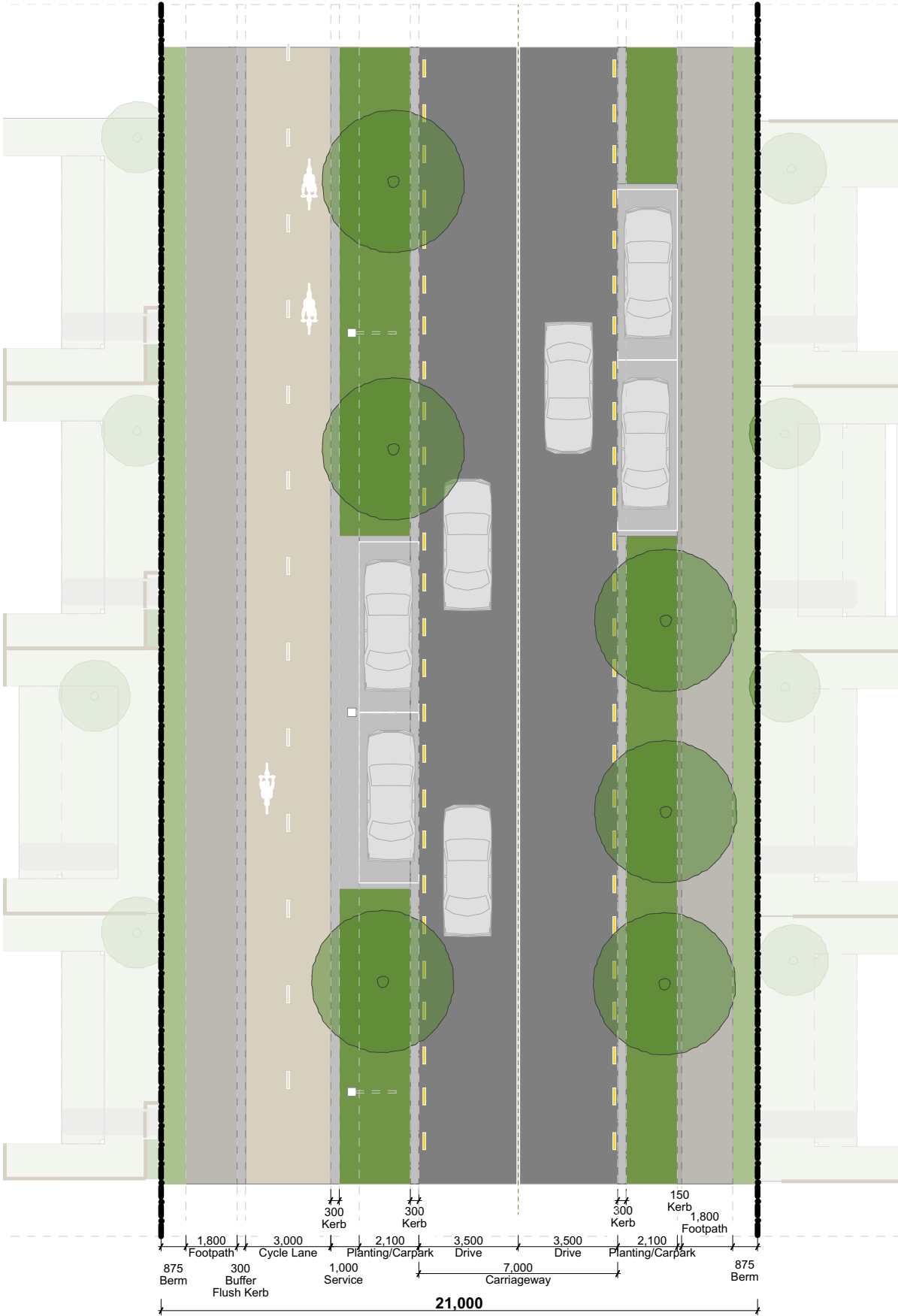
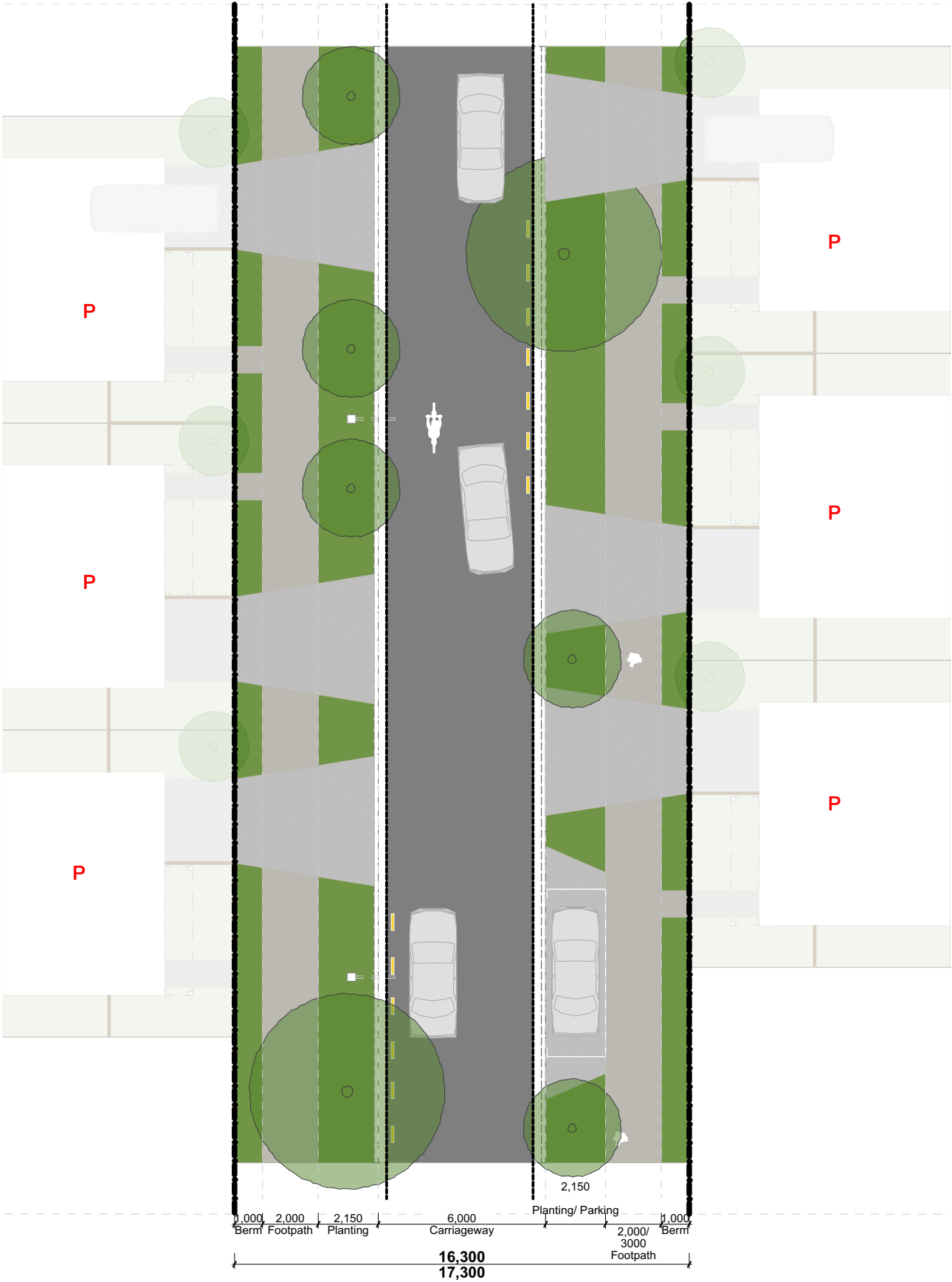
Project Title:
Auckland Surf Park Community

at
Dairy Flat Highway, Auckland
#

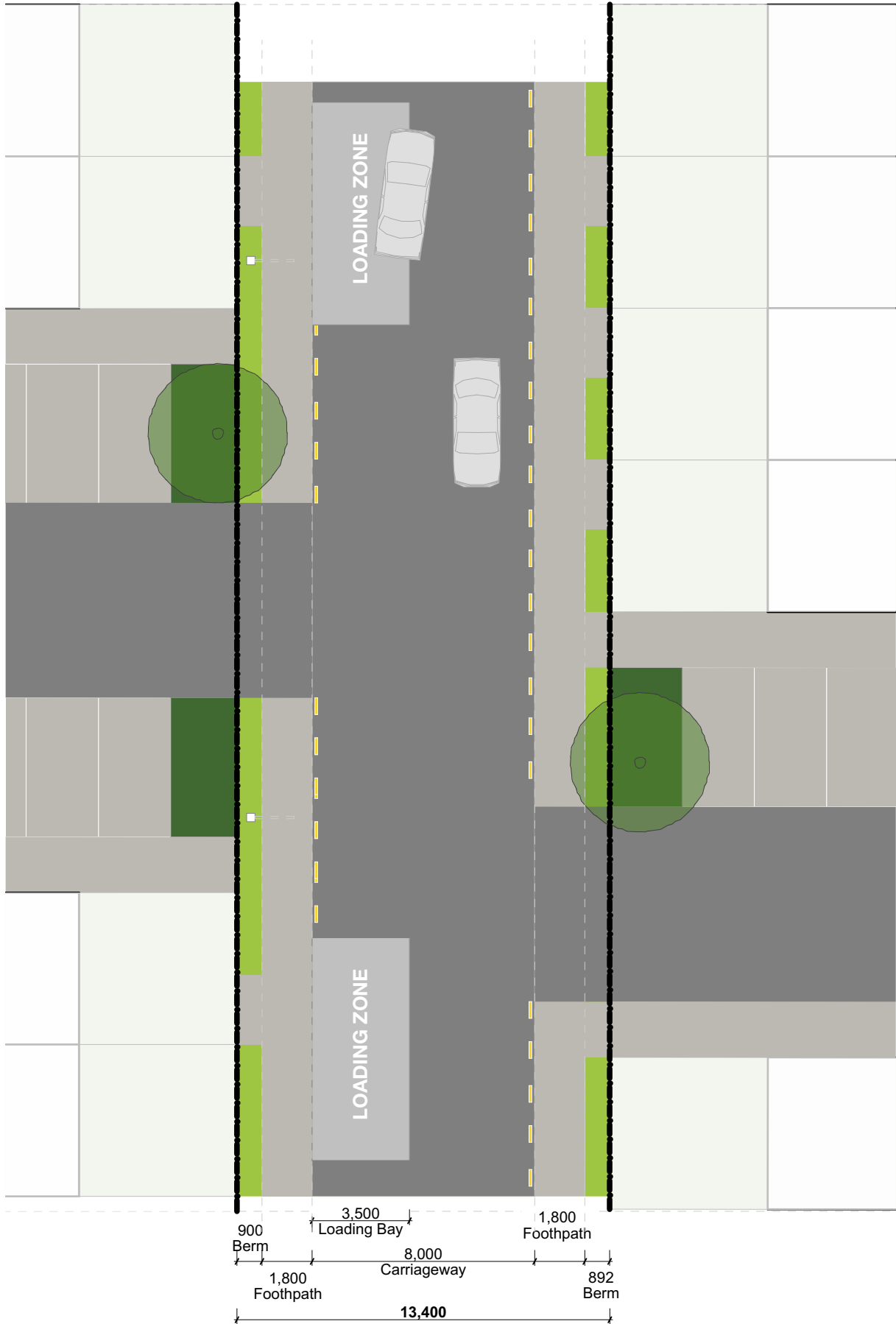
Layout Name:
**MASTERPLAN
Typical Street Typologies 02**

Scale: 1:1
Original Paper Size: A3

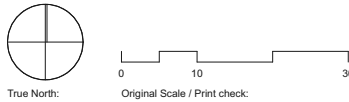
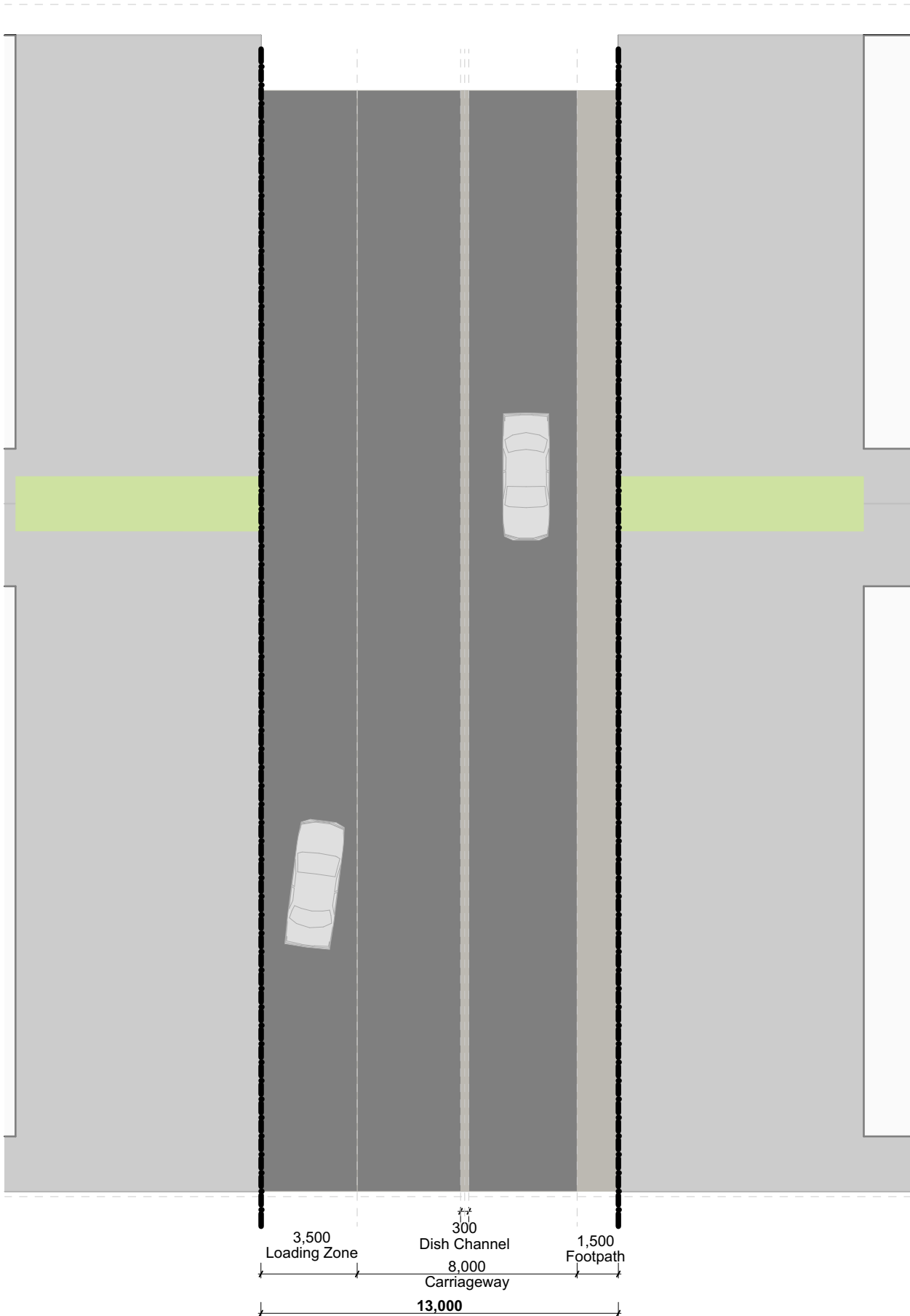
Job No.:
4663
Layout I.D.:
RC_1.7
Revision:



13.4m Industrial Road
(South)



JOAL (Stage 5A)



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Prepared For:
AW Holdings Ltd

Project Title:
**Auckland Surf Park
Community**

at
Dairy Flat Highway, Auckland
#

Layout Name:
**MASTERPLAN
Typical Street Typologies 03**

Scale: 1:1 Original Paper Size: A3

Job No.: 4663 Layout I.D.: RC_1.8 Revision:



True North:

01030

Original Scale / Print check:

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Rev	Description	Date

LEGEND:

Pedestrian

Cycle Lane

Shared Path

Pedestrian Crossing Points

Bus Stop

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Prepared For:
AW Holdings Ltd

Project Title:
Auckland Surf Park Community

at
Dairy Flat Highway, Auckland

Layout Name:
**MASTERPLAN
Pedestrian/ Cycle Movement
Diagram**

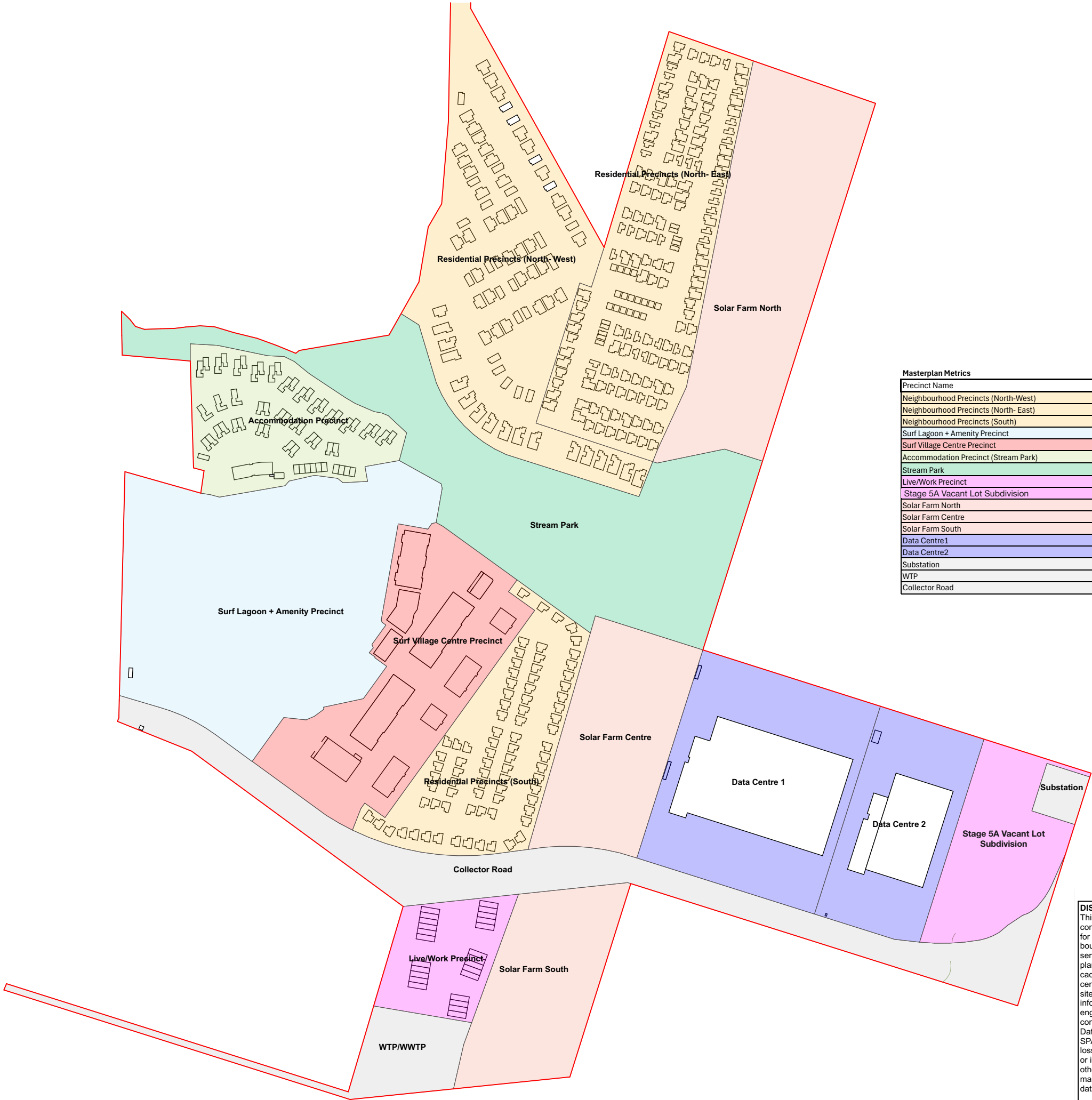
Scale: 1:4000

Original Paper Size: **A3**

Job No.:
4663

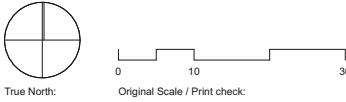
Layout I.D.:
RC_1.9

Revision:



Masterplan Metrics				
Precinct Name	Precinct Area (Ha)	Units per precinct	Yield (UPH)	Accomodation
Neighbourhood Precincts (North-West)	6.24	82	13.1	
Neighbourhood Precincts (North- East)	4.48	178	39.7	
Neighbourhood Precincts (South)	2.78	81	29	
Surf Lagoon + Amenity Precinct	6.37	TBC (WAM)	TBC (WAM)	
Surf Village Centre Precinct	3.57	120	33.6	
Accommodation Precinct (Stream Park)	2.21	57	-	57 Villas
Stream Park	5.67	-	-	
Live/Work Precinct	1.20	25	20.8	
Stage 5A Vacant Lot Subdivision	1.72		-	
Solar Farm North	4.22		-	
Solar Farm Centre	2.44		-	
Solar Farm South	2.16		-	
Data Centre1	4.00		-	
Data Centre2	2.33		-	
Substation	0.30		-	
WTP	1.05		-	
Collector Road	3.41		-	
Total	54.2	543	10.0	140

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Prepared For:
AW Holdings Ltd

Project Title:
Auckland Surf Park Community

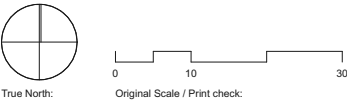
at
Dairy Flat Highway, Auckland
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Layout Name:
MASTERPLAN Metrics

Scale: 1:4000, 1:1.2500 Original Paper Size: **A3**

Job No.: **4663** Layout I.D.: **RC_1.10** Revision:

PRECINCTS OVERVIEW



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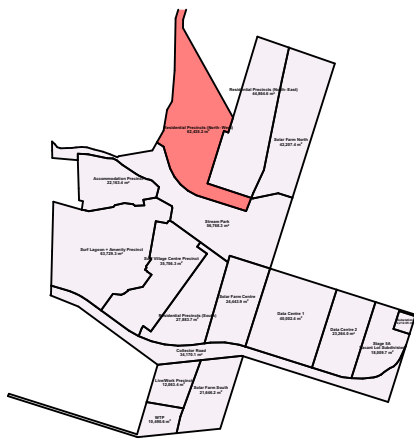
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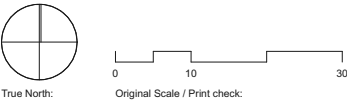
Project Title:
Auckland Surf Park Community

at
Dairy Flat Highway, Auckland #

Layout Name:
MASTERPLAN Residential (North-West)

Scale: 1:1500 Original Paper Size: A3

Job No.: 4663 Layout ID: RC_1.11 Revision:



Print in Colour

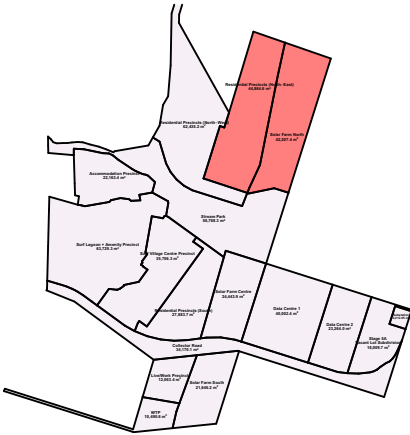
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LEGEND:

- 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:
**MASTERPLAN
Residential (North-East)/
Solar Farm (North)**

Scale: 1:1500 Original Paper Size: A3

Job No.:
4663

Layout ID:
RC_1.12

Revision:



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

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



True North:



0 10 30
Original Scale / Print check:

 Print in Colour

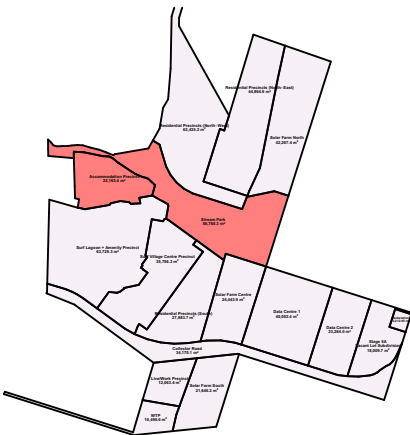
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Dairy Flat Highway, Auckland
#

Layout Name:
**MASTERPLAN
Accommodation/ Stream
Park**

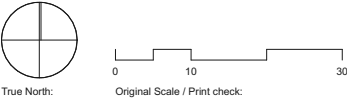
Scale: 1:1500

Job No.:
4663

Original Paper Size: **A3**

Layout I.D.:
RC_1.13

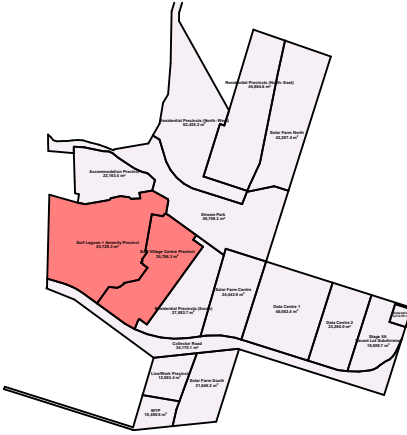
Revision:



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Prepared For:
AW Holdings Ltd

Project Title:
Auckland Surf Park Community

at
Dairy Flat Highway, Auckland
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Layout Name:
**MASTERPLAN
Surf Lagoon / Surf Village Centre**

Scale: 1:1500
Original Paper Size: A3

Job No.: 4663
Layout I.D.: RC_1.14
Revision:



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TO WARREN & MAHONEY
ARCHITECTS DRAWINGS

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

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



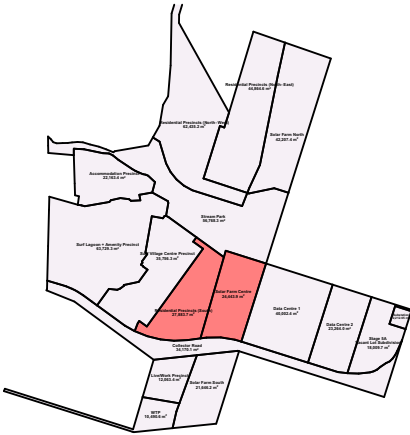
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Original Scale / Print check:

Print in Colour

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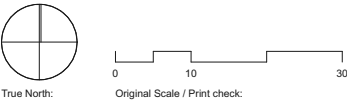
Project Title:
Auckland Surf Park Community

at
Dairy Flat Highway, Auckland #

Layout Name:
MASTERPLAN Residential (South)/ Solar Farm (Centre)

Scale: 1:1500 Original Paper Size: A3

Job No.: **4663** Layout ID: **RC_1.15** Revision:



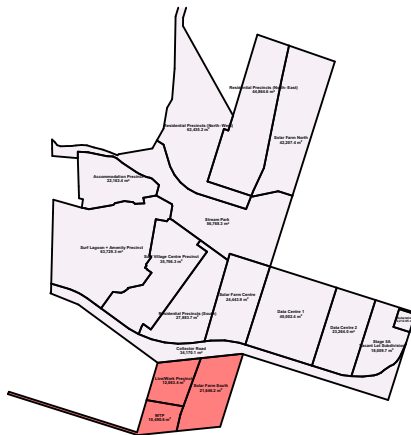
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Prepared For:
AW Holdings Ltd

Project Title:
Auckland Surf Park Community

at
Dairy Flat Highway, Auckland
#

Layout Name:
**MASTERPLAN
Live/Work/ Solar Farm
(South)**

Scale: 1:1500 Original Paper Size: A3

Job No.: **4663** Layout I.D.: **RC_1.17** Revision: