

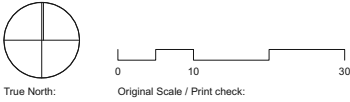
Auckland Surf Park Community Masterplan

Substantive Fast Track Application Pack

VILLAGE CENTRE



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



Print in Colour

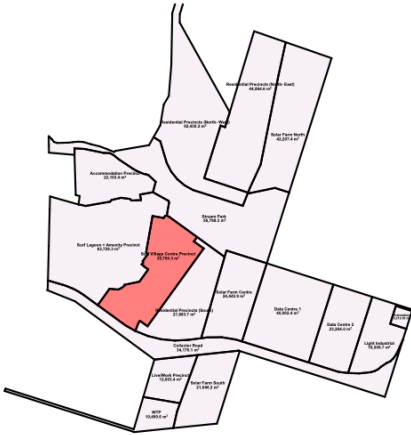
Notes:

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



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.

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

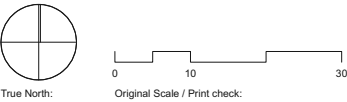
Project Title:
Auckland Surf Park Community

at
Dairy Flat Highway, Auckland
#

Layout Name:
VILLAGE CENTRE Village Centre

Scale: 1:1000 Original Paper Size: A3

Job No.: **4663** Layout I.D.: **RC_4.2** Revision:



 **Print in Colour**

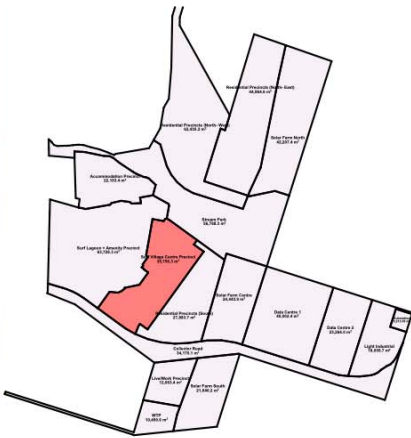
Notes:

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



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
#

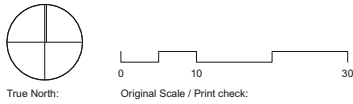
Layout Name:
VILLAGE CENTRE Village Centre Movement Diagram

Scale: 1:1000 Original Paper Size: A3

Job No.: **4663** Layout I.D.: **RC_4.3** Revision:



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



Print in Colour

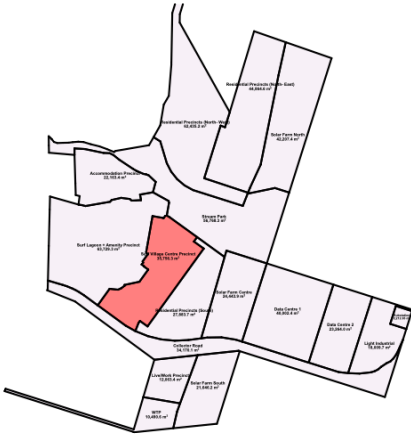
Notes:

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



- 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.

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

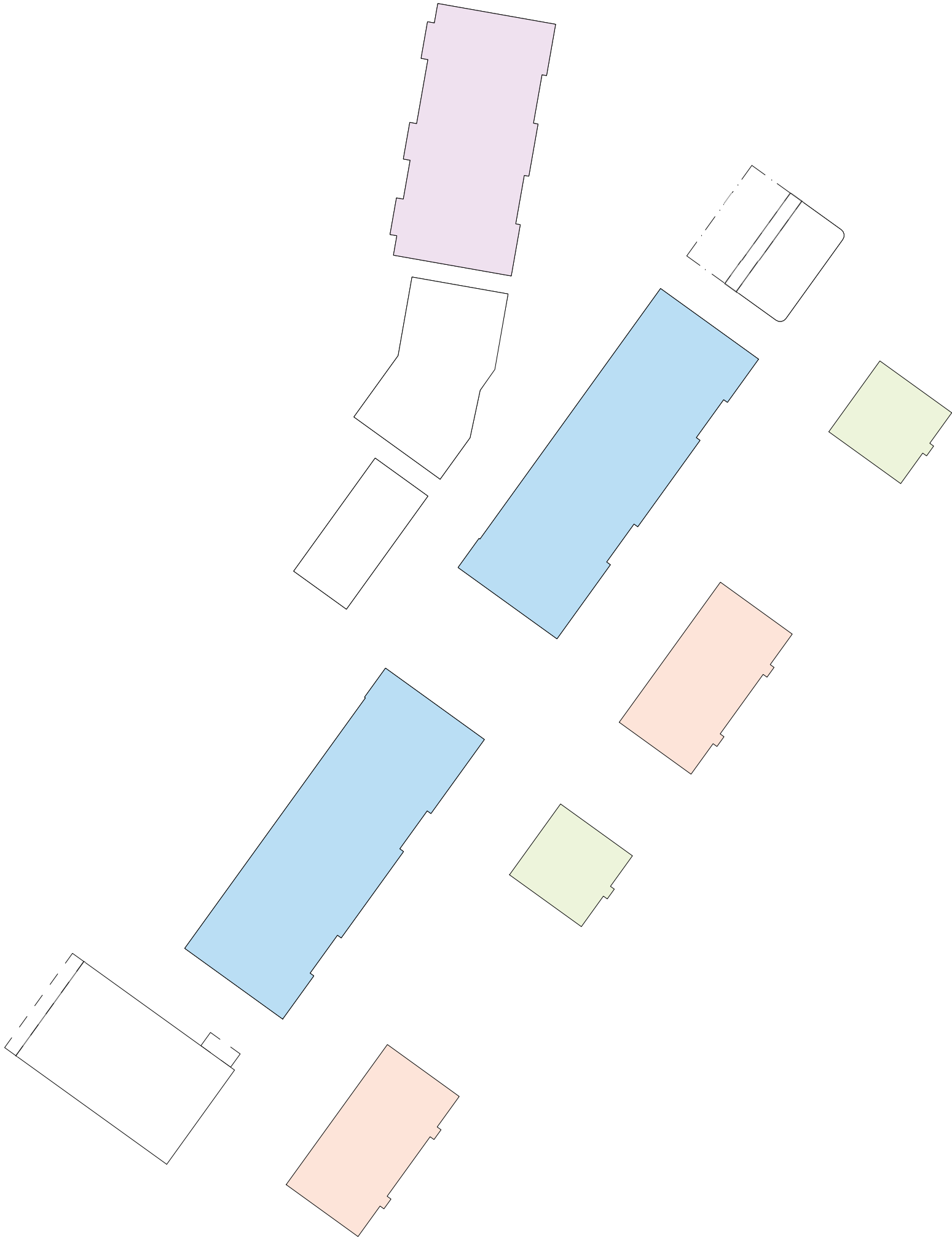
Project Title:
Auckland Surf Park Community

at
Dairy Flat Highway, Auckland #

Layout Name:
**VILLAGE CENTRE
Village Centre/ Building
Ground Floor**

Scale: 1:1000 Original Paper Size: A3

Job No.: 4663 Layout I.D.: RC_4.4 Revision:



True North:



Original Scale / Print check:



Print in Colour

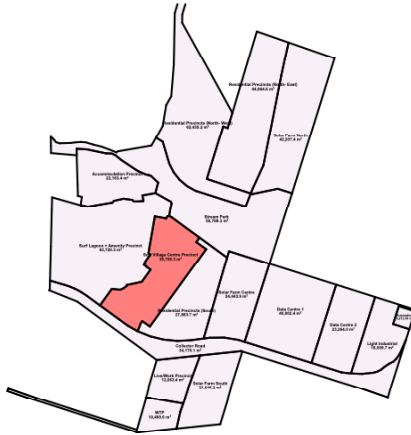
Notes:

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



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:

**VILLAGE CENTRE
Village Centre Metric**

Scale: 1:1000

Original Paper Size: **A3**

Job No.:

4663

Layout I.D.:

RC_4.5

Revision:

Village Centre: Architecture

Apartments A + B

Apartment Block A + B

24 Units

12 x 2 Bed Units
12 x 3 Bed Units
24 x Carparks
24 x Bike Parks
+ Commercial Space

Activity	GFA
Residential	4520m ²
Commercial	795m ²

LEVEL 3	1139m ²
LEVEL 2	1139m ²
LEVEL 1	1139m ²
GROUND	1898m ²

GFA 5315m²

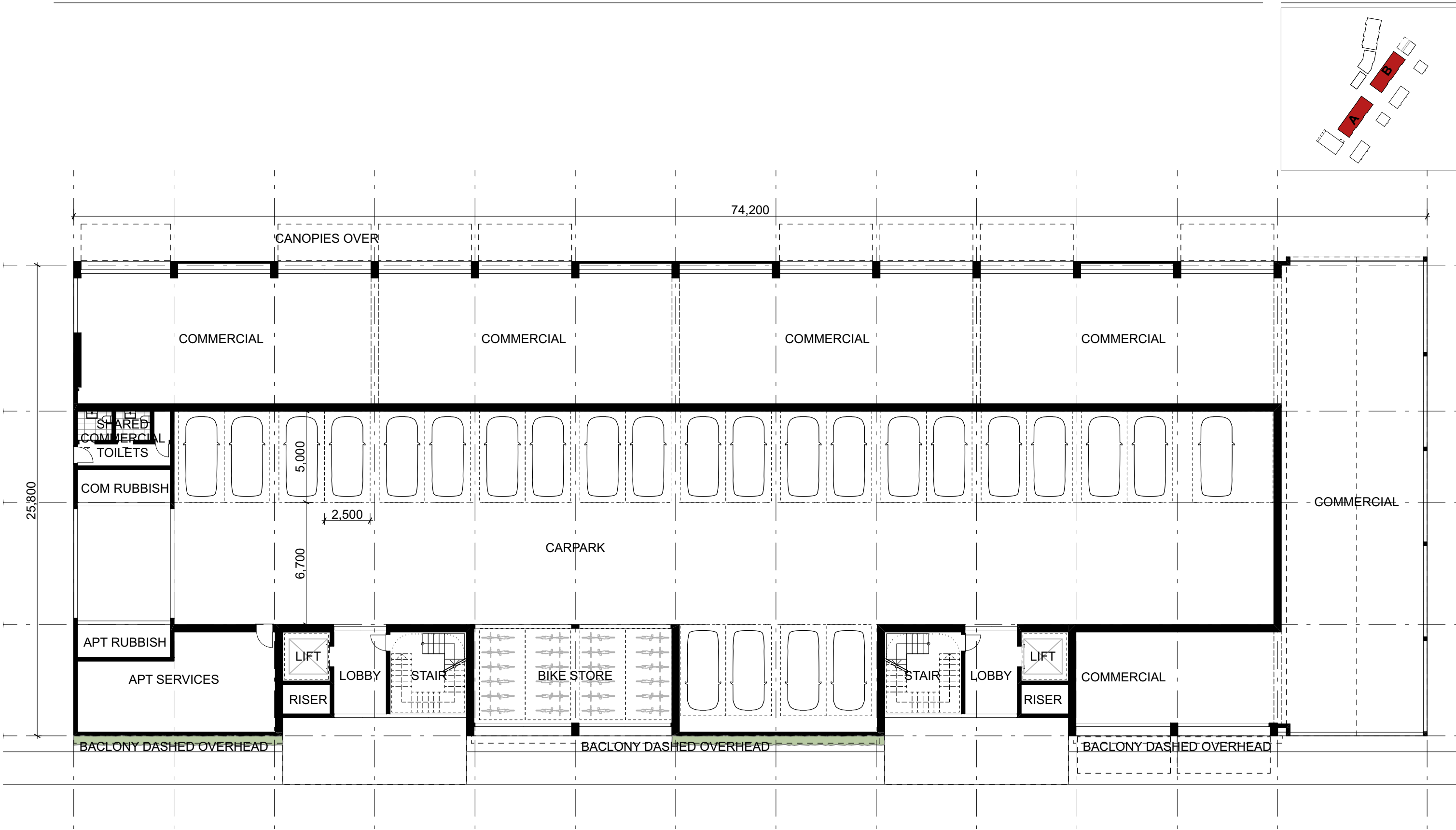
Building GFA excl: canopies/verandahs, terraces and balconies

Apartments

2 BED UNIT	99m ²
3 BED UNIT	151m ²

Unit GFA excl balconies

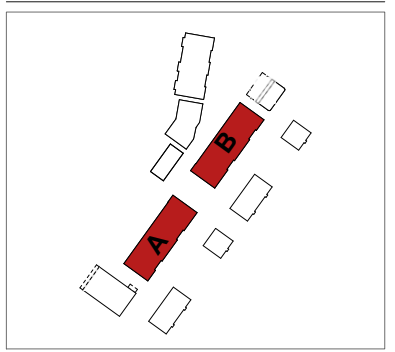
COMMERCIAL	772m ²
Total commercial GFA	



1 - APT A + B | Level 00 (Ground) - 1:200

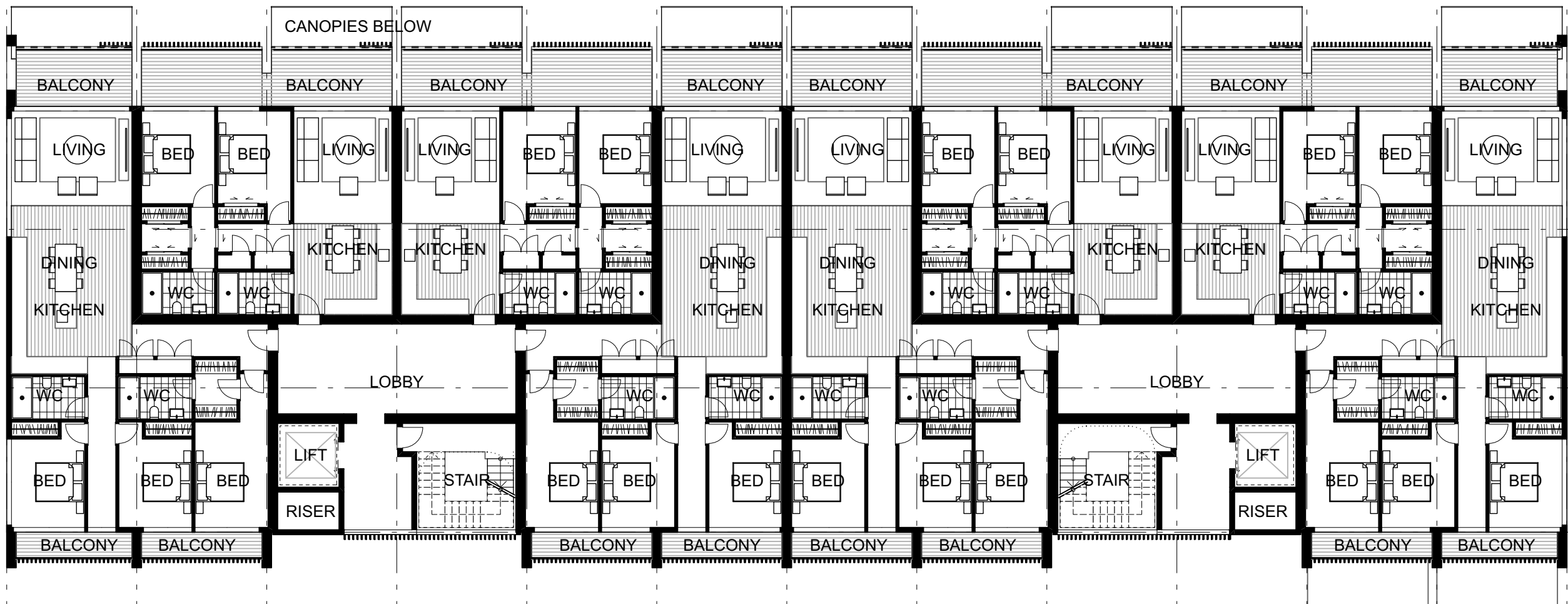
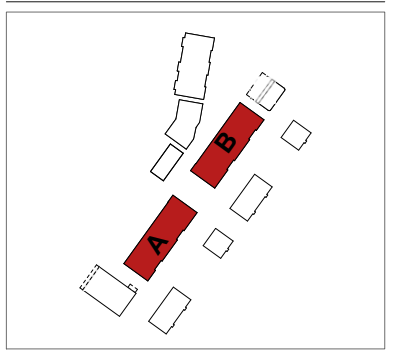
: Note apartment B is mirrored

: Refer to sheet RC_4.6 for yield and building area summary



1 - APT A + B | Level 01 - 1:200

: Refer to sheet RC_4.6 for yield and building area summary

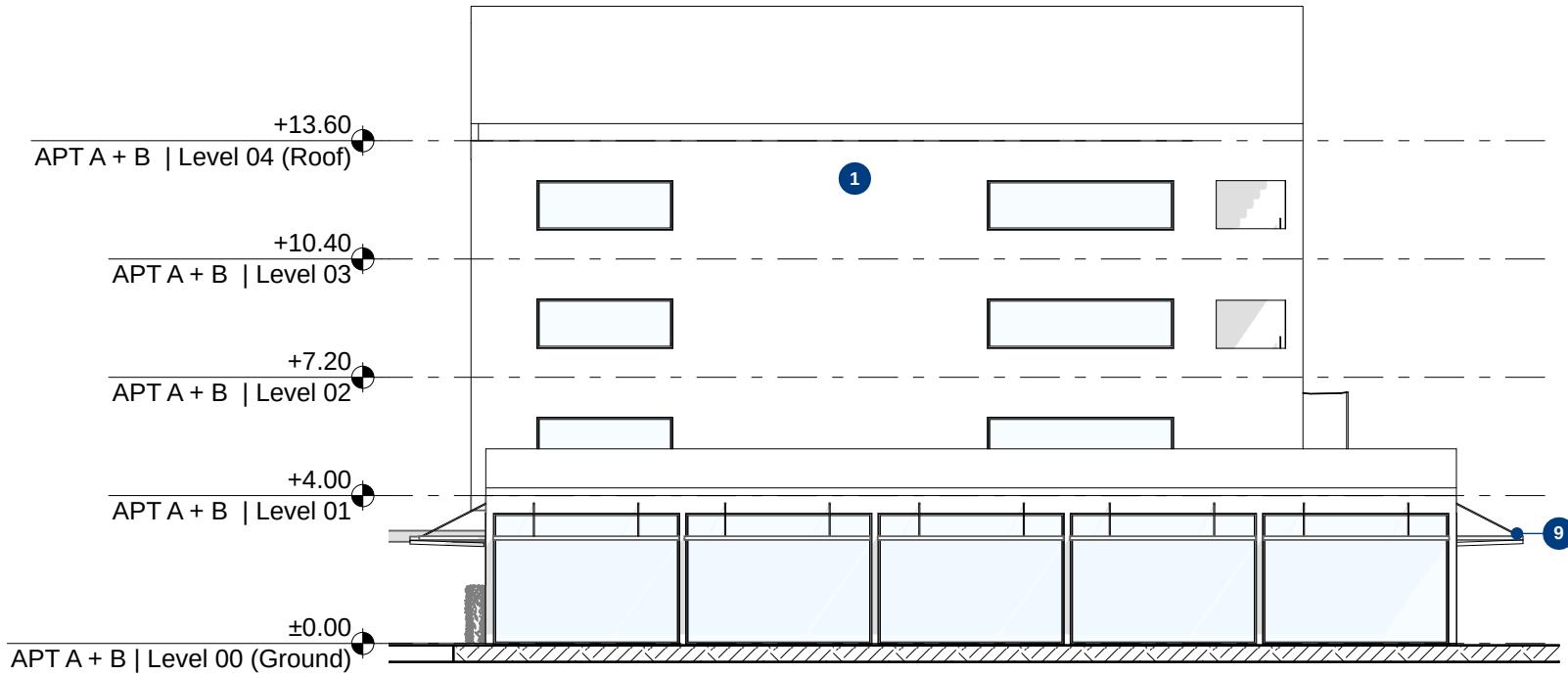


1 - APT A + B | Level 02-03 - 1:200

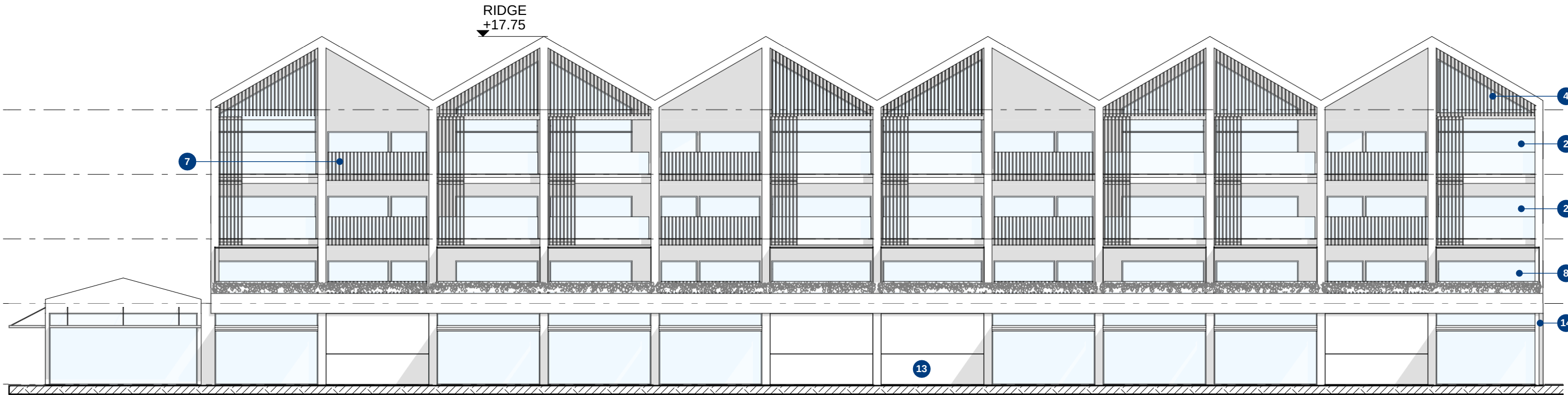
: Refer to sheet RC_4.6 for yield and building area summary



1 - Generic Perspective



2 - APT A + B | EAST ELEVATION - 1:200



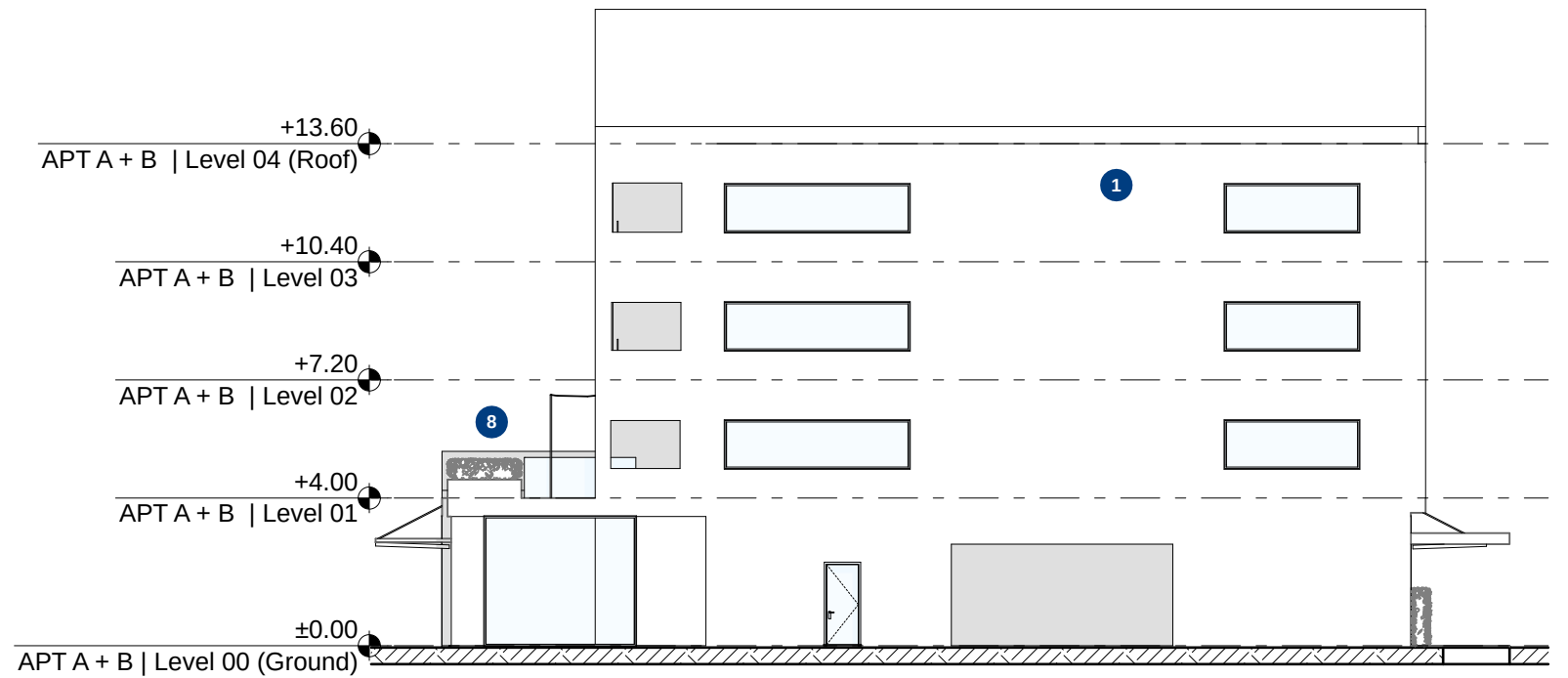
3 - APT A + B | NORTH ELEVATION - 1:200

MATERIAL AND FORM REFERENCES | REFER SHEET 4.18

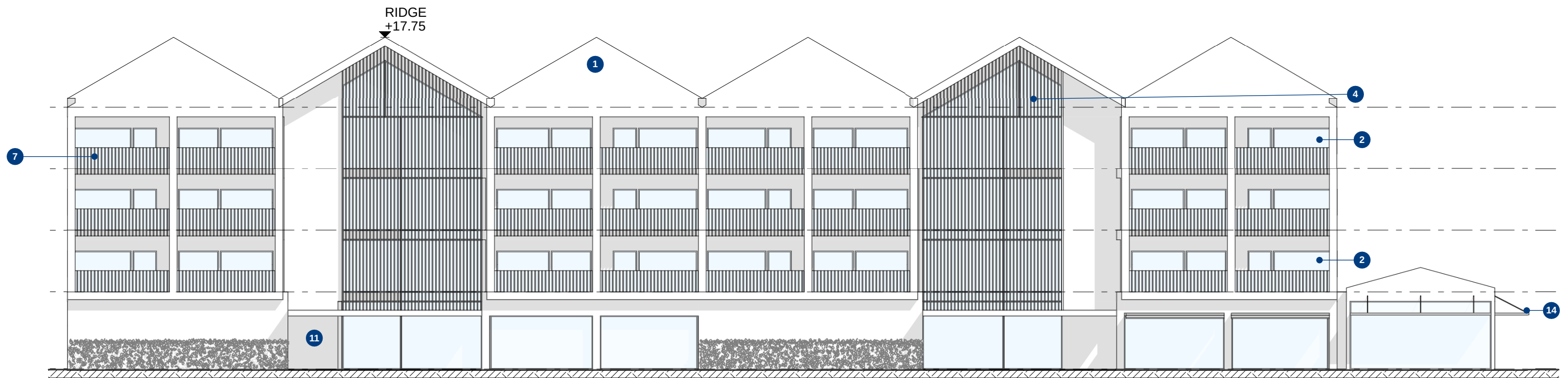
- | | | |
|---------------------------------|---------------------------|---------------------------------------|
| 1 Metal cladding and roofing | 7 Metal balustrades | 13 Public realm materiality and scale |
| 2 Recessed terrace living areas | 8 Landscaped roof terrace | 14 Awnings |
| 4 Metal screening | 9 Adjustable canopies | |



1 - Generic Perspective -



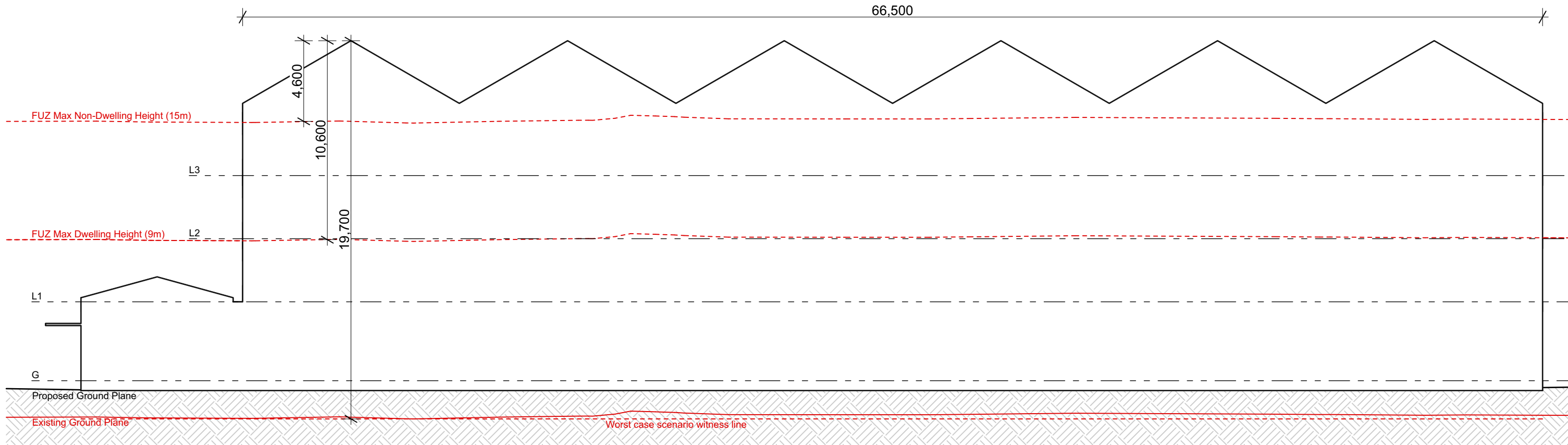
2 - APT A + B | WEST ELEVATION - 1:200



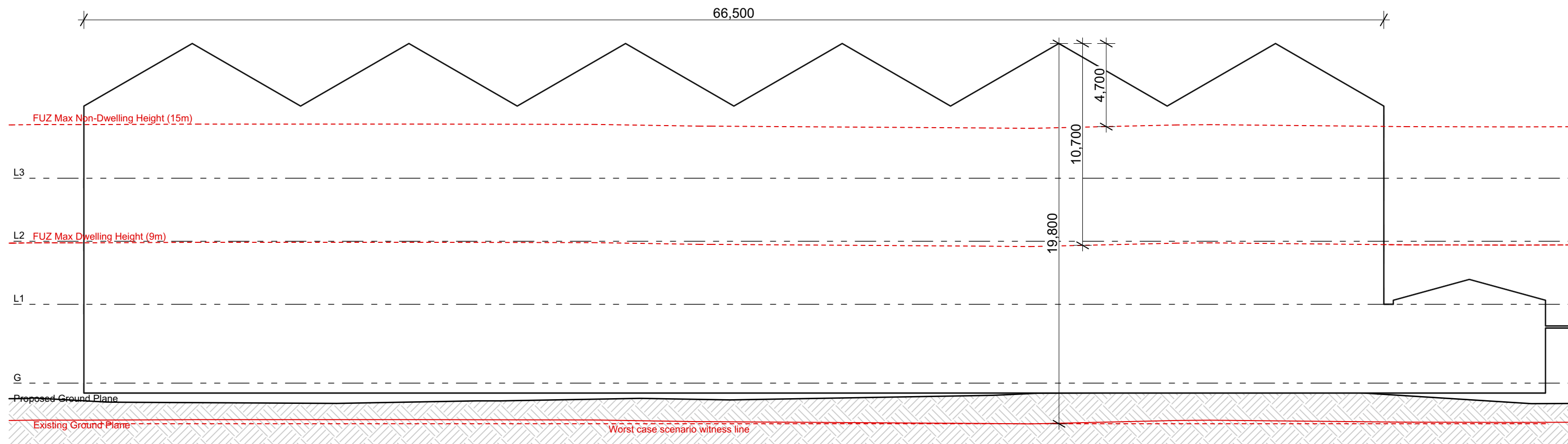
3 - APT A + B | SOUTH ELEVATION - 1:200

MATERIAL AND FORM REFERENCES | REFER SHEET 4.18

- | | | |
|---------------------------------|---------------------------|--|
| 1 Metal cladding and roofing | 7 Metal balustrades | 11 Timber weatherboard (painted/stained) |
| 2 Recessed terrace living areas | 8 Landscaped roof terrace | 14 Awnings |
| 4 Metal screening | 9 Adjustable canopies | |



1 APARTMENT BLOCK A
- 1:200



2 APARTMENT BLOCK B
- 1:200

Village Centre: Architecture

Apartment C (Lagoon edge)

Apartment Block C

24 Units

- 3 x 1 Bed Studio Units
- 8 x 2 Bed Units
- 13 x 3 Bed Units
- 24 x Carparks
- 12 x Bike Parks

Activity	GFA
Residential	4118m ²
LEVEL 3	937m ²
LEVEL 2	937m ²
LEVEL 1	937m ²
GROUND	1307m ²

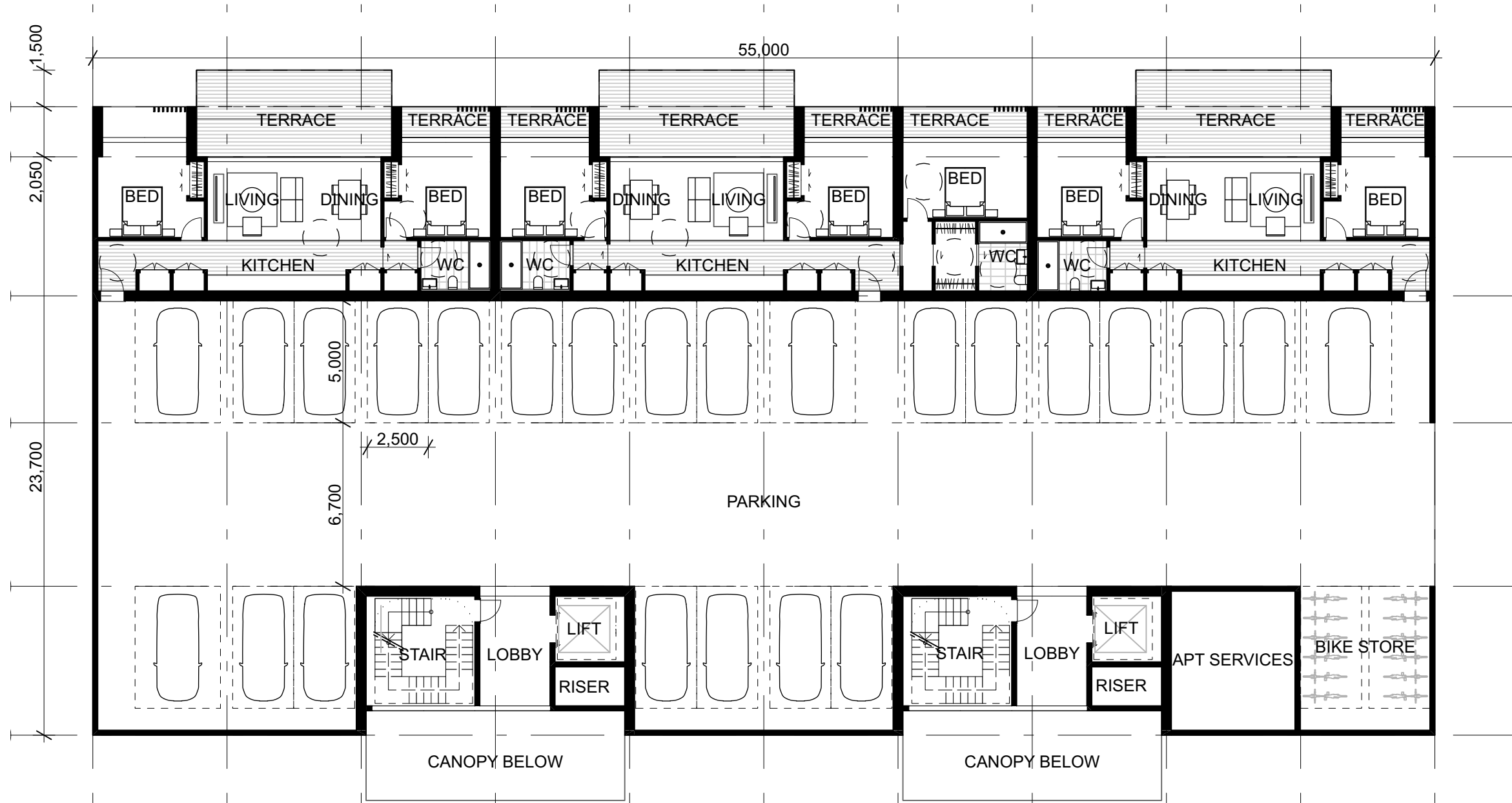
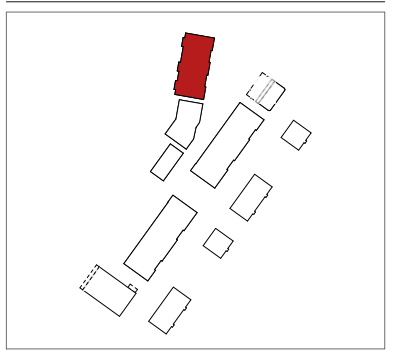
GFA 4118m²

Building GFA excl: canopies/verandahs, terraces and balconies

Apartments

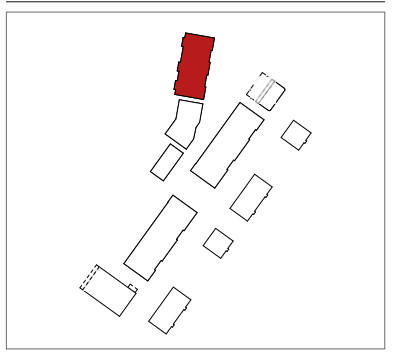
- 1 BED STUDIO UNIT 50m²
- 2 BED UNIT GROUND 101m²
- 2 BED UNIT 99m²
- 3 BED UNIT GROUND 137m²
- 3 BED UNIT 144m²

Unit GFA excl balconies

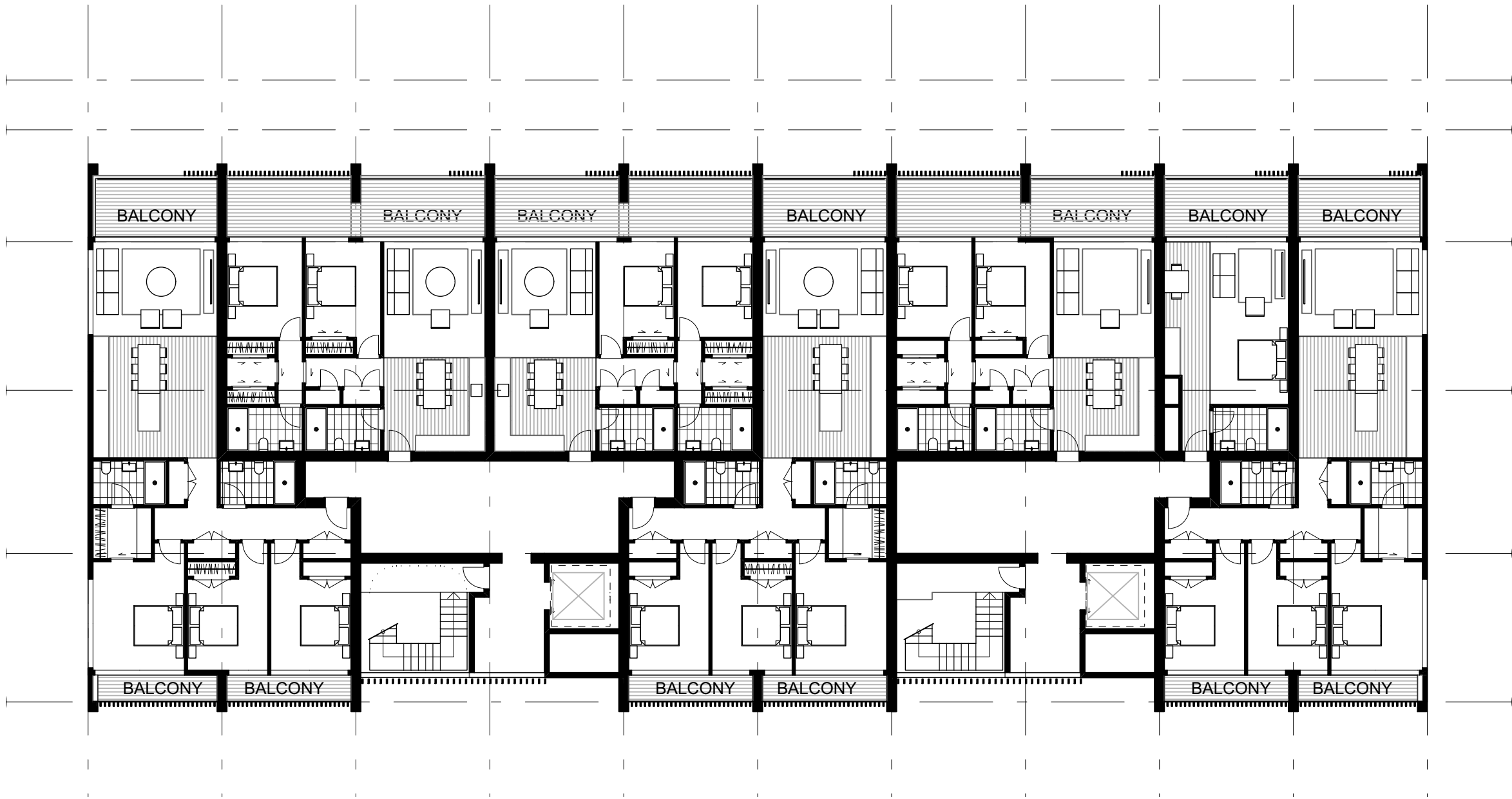
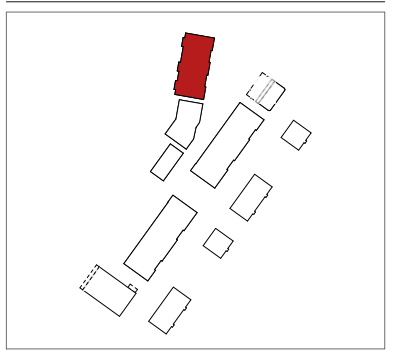


1 - APT C | Level 00 (Ground) - 1:200

: Refer to sheet RC_4.6 for yield and building area summary



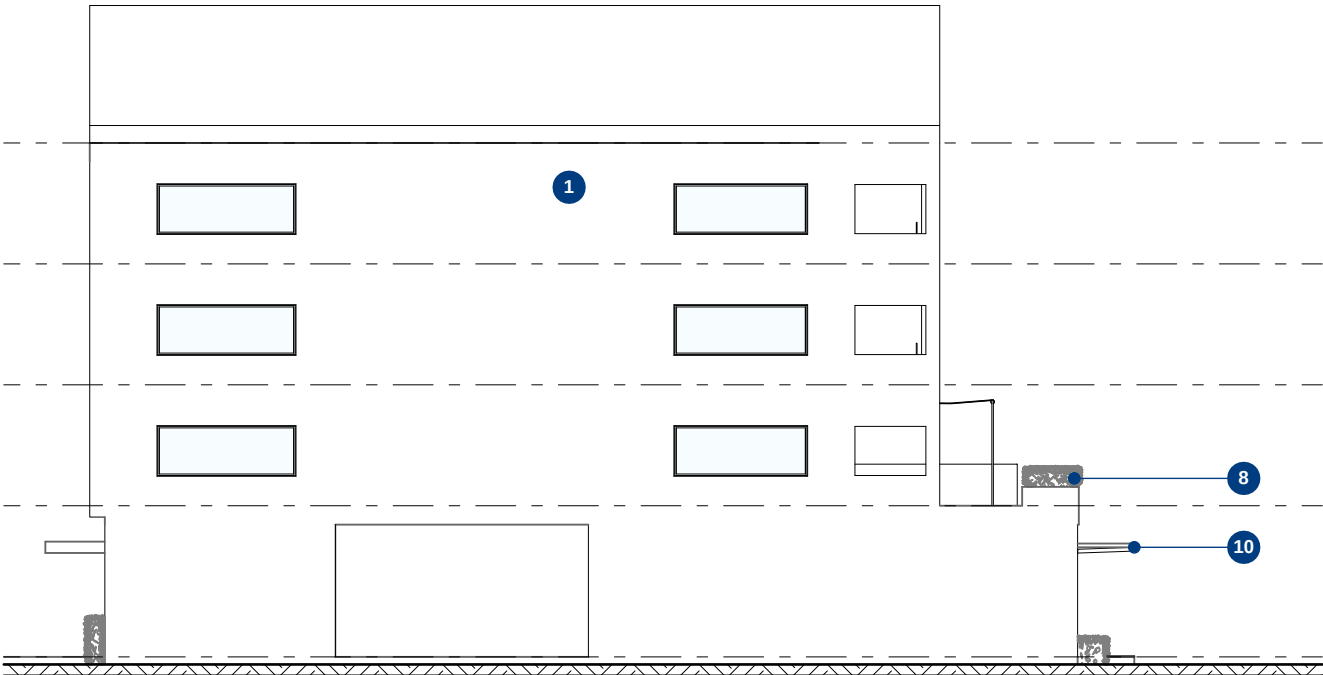
1 - APT C | Level 01 - 1:200



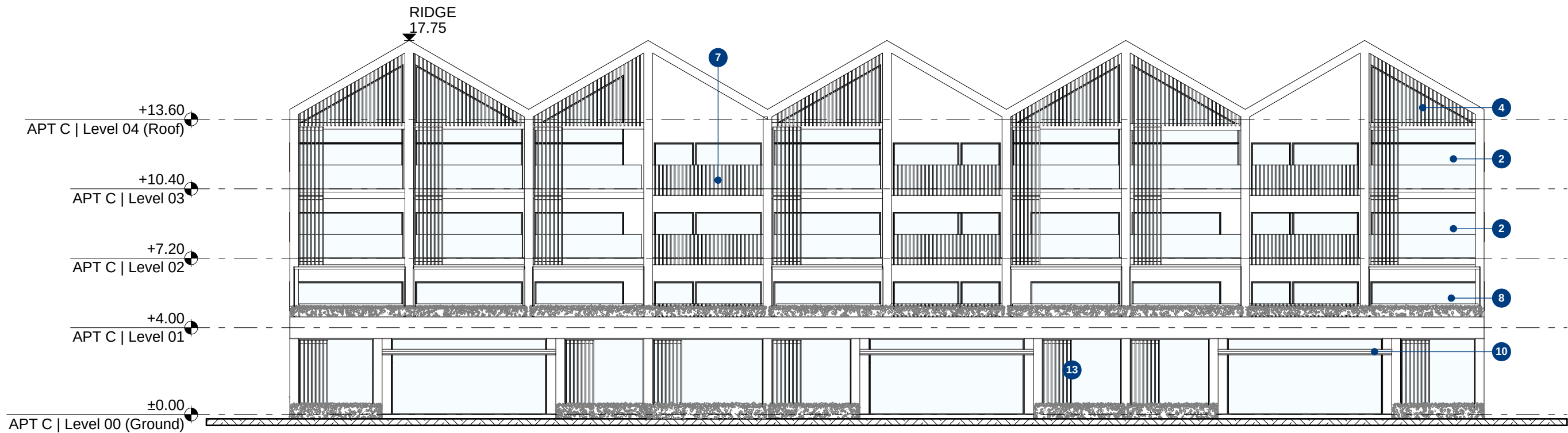
1 - APT C | Level 02-03 - 1:200



1 - Generic Perspective



3 - APT C | EAST ELEVATION - 1:200



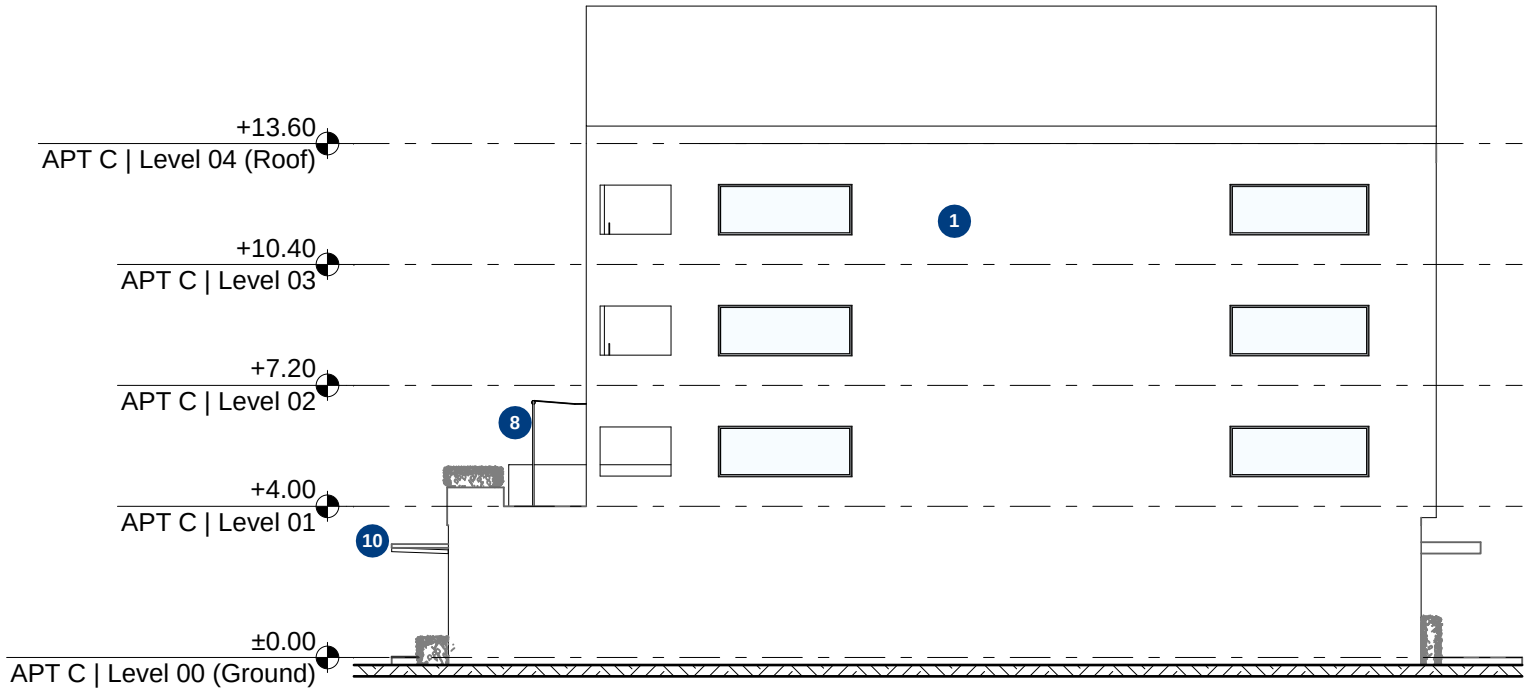
2 - APT C | NORTH ELEVATION - 1:200

MATERIAL AND FORM REFERENCES | REFER SHEET 4.18

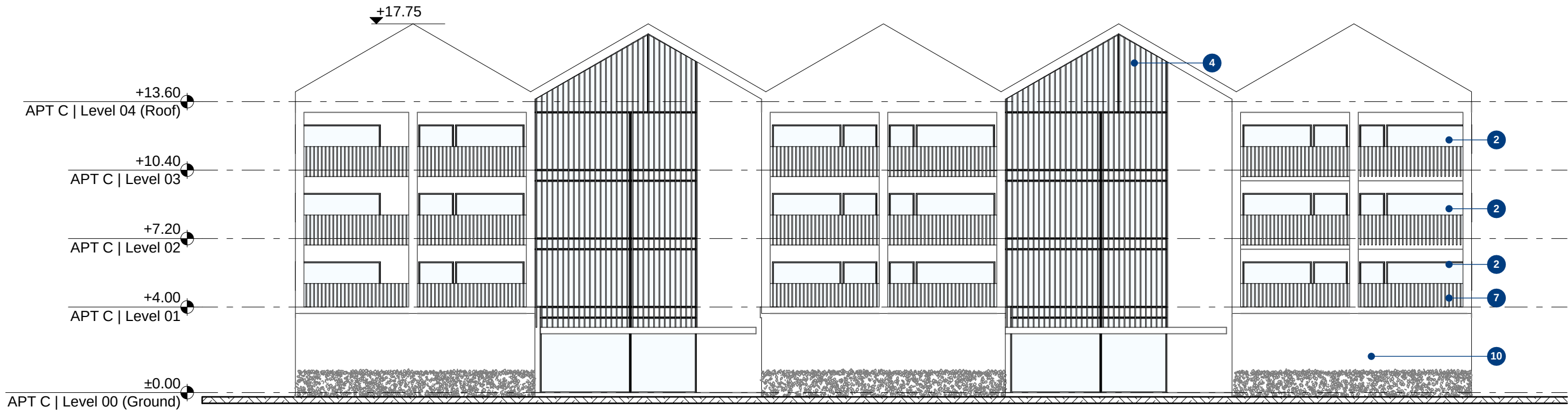
- | | | |
|---------------------------------|---------------------------|---------------------------------------|
| 1 Metal cladding and roofing | 7 Metal balustrades | 10 Large format openings |
| 2 Recessed terrace living areas | 8 Landscaped roof terrace | 13 Public realm materiality and scale |
| 4 Metal screening | 9 Adjustable canopies | 14 Awnings |



1 - Generic Perspective -



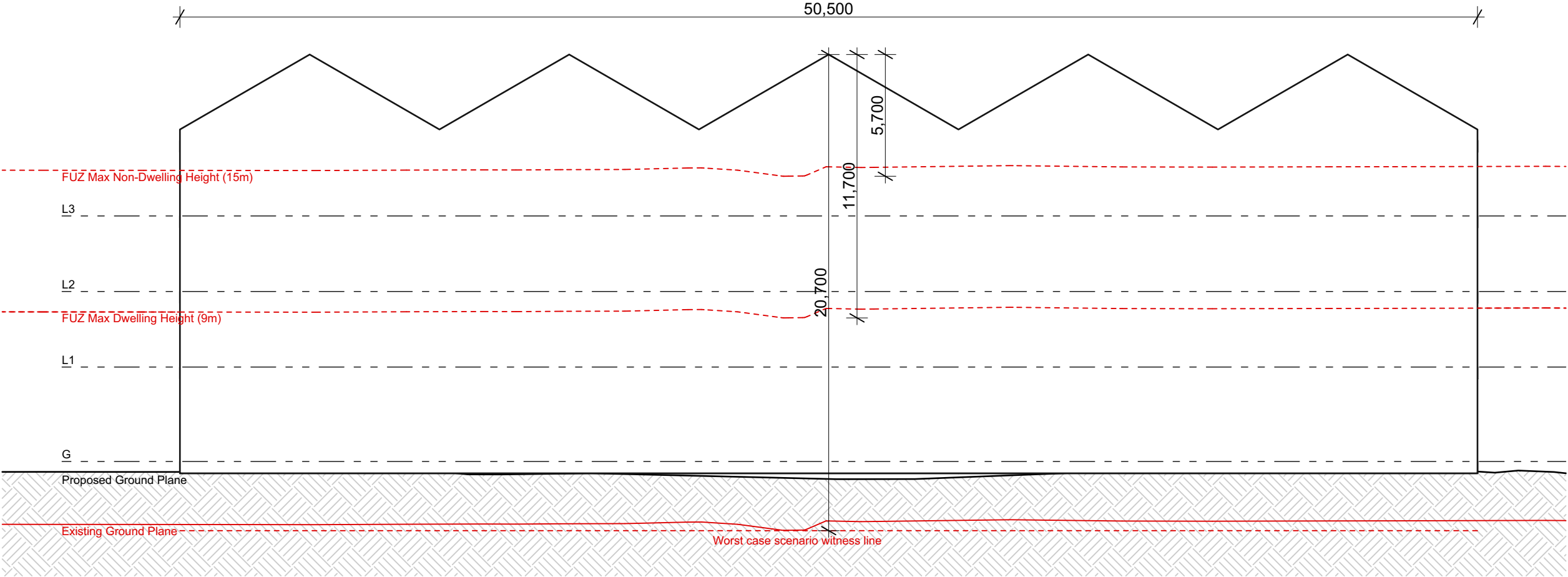
2 - APT C | WEST ELEVATION - 1:200



3 - APT C | SOUTH ELEVATION - 1:200

MATERIAL AND FORM REFERENCES | REFER SHEET 4.18

- | | | |
|---------------------------------|---------------------------|---------------------------------------|
| 1 Metal cladding and roofing | 7 Metal balustrades | 10 Large format openings |
| 2 Recessed terrace living areas | 8 Landscaped roof terrace | 13 Public realm materiality and scale |
| 4 Metal screening | 9 Adjustable canopies | 14 Awnings |



1 APARTMENT BLOCK C
- 1:200



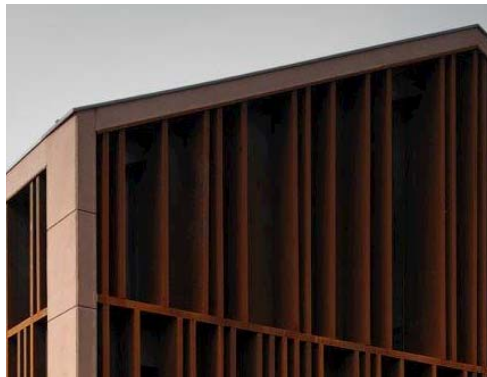
1 Metal cladding and roofing



2 Recessed terrace living areas



3 Asymmetrical gable roofs



4 Metal screening



5 Timber screening



6 Profiled metal cladding



7 Metal balustrades



8 Landscaped roof terrace



9 Adjustable canopies



10 Large format openings



11 Timber weatherboards (painted/stained)



12 In-situ concrete



13 Public realm materiality and scale



14 Awnings

Village Centre: Architecture

Apartments D1 + E1

Apartment Block D1+E1

16 Units

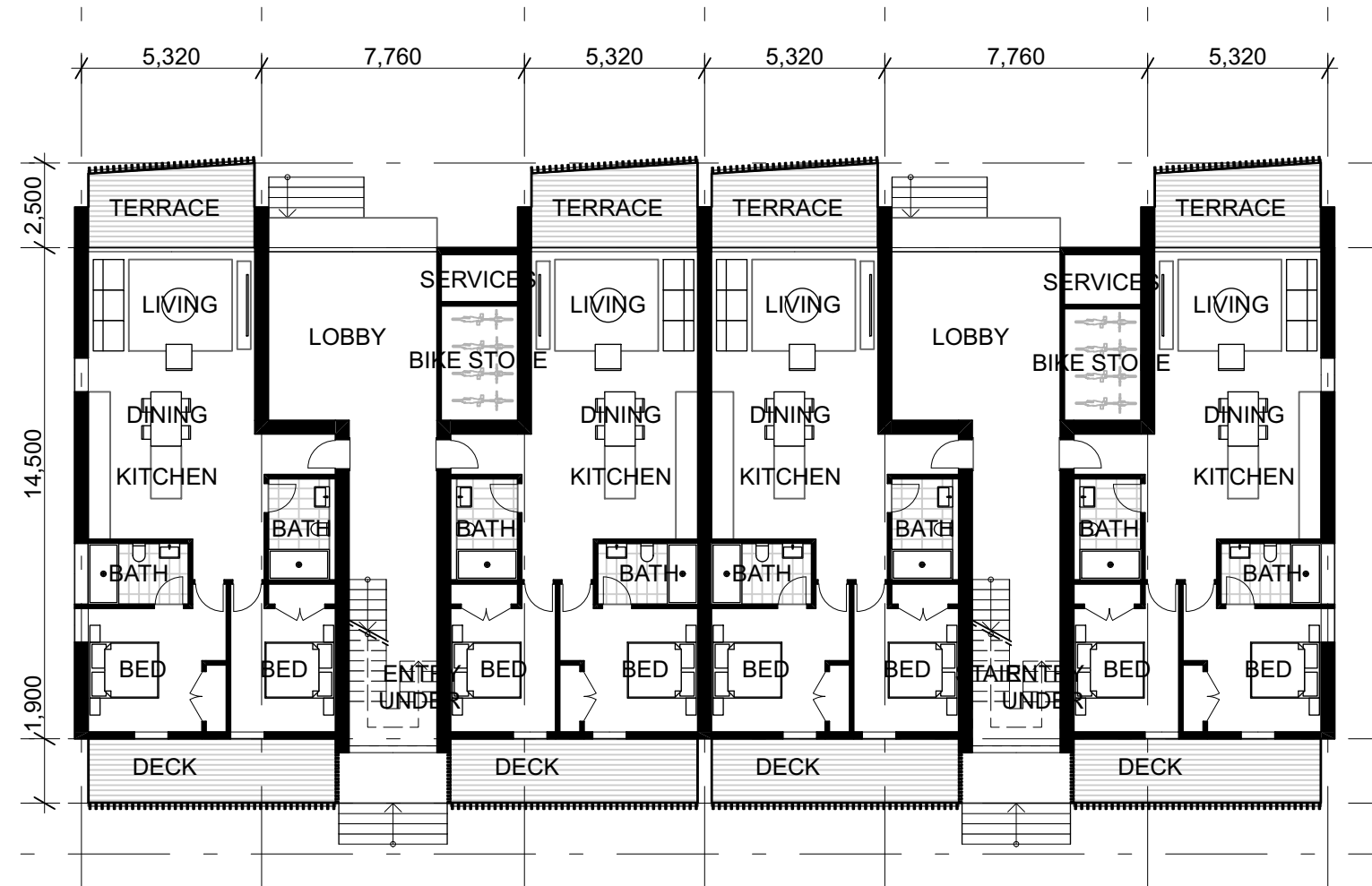
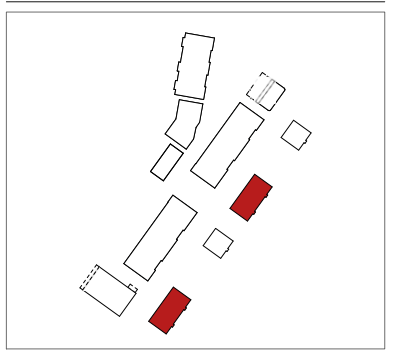
- 4 x 1 Bed Units
- 12 x 2 Bed Units
- 16 x Carparks (in car court)
- 16 x Bike Parks

Activity	GFA
Residential	1626m ²
LEVEL 2	542m ²
LEVEL 1	542m ²
GROUND	542m ²

GFA 1626m²
Building GFA excl: canopies/verandahs, terraces and balconies

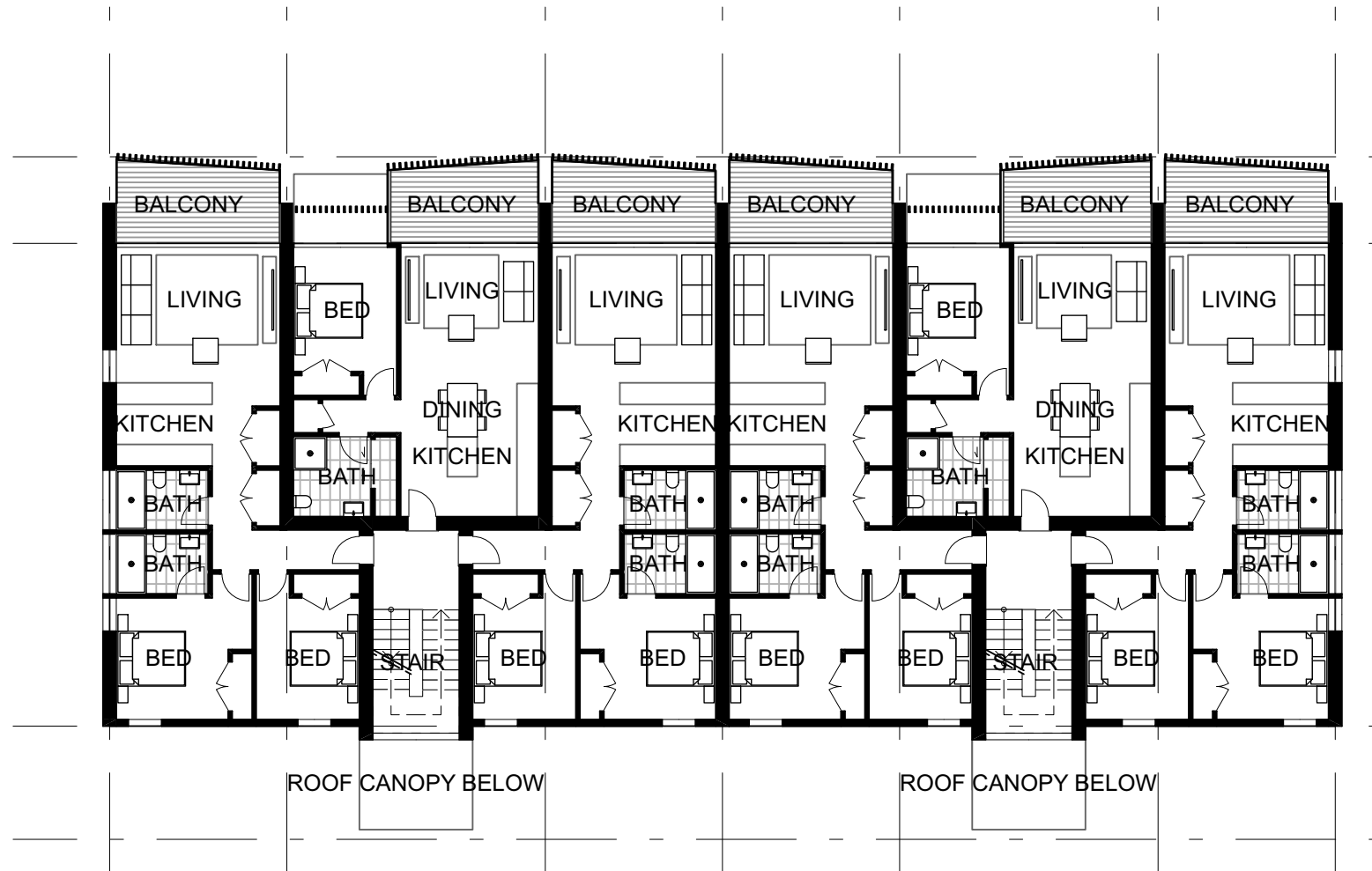
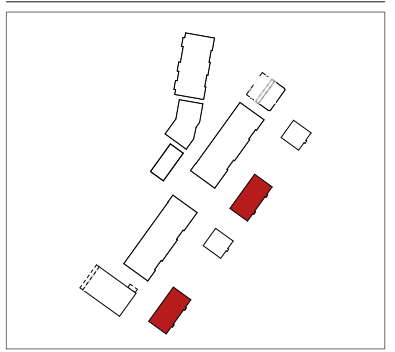
Apartments

1 BED UNIT	65m ²
2 BED UNIT	102m ²
2 BED UNIT	95m ²
Unit GFA excl balconies	



1 - APT D1 + E1 | Level 00 (Ground) - 1:200

: Refer to sheet RC_4.19 for yield and building area summary



1 - APT D1 + E1 | Level 01 + 02 - 1:200

: Refer to sheet RC_4.19 for yield and building area summary



1 - Generic Perspective



1 Metal cladding and roofing



2 Screening elements



3 Recessed forms with terraces



4 Feature recess cladding



1 - Generic Perspective



5 Recessed feature windows



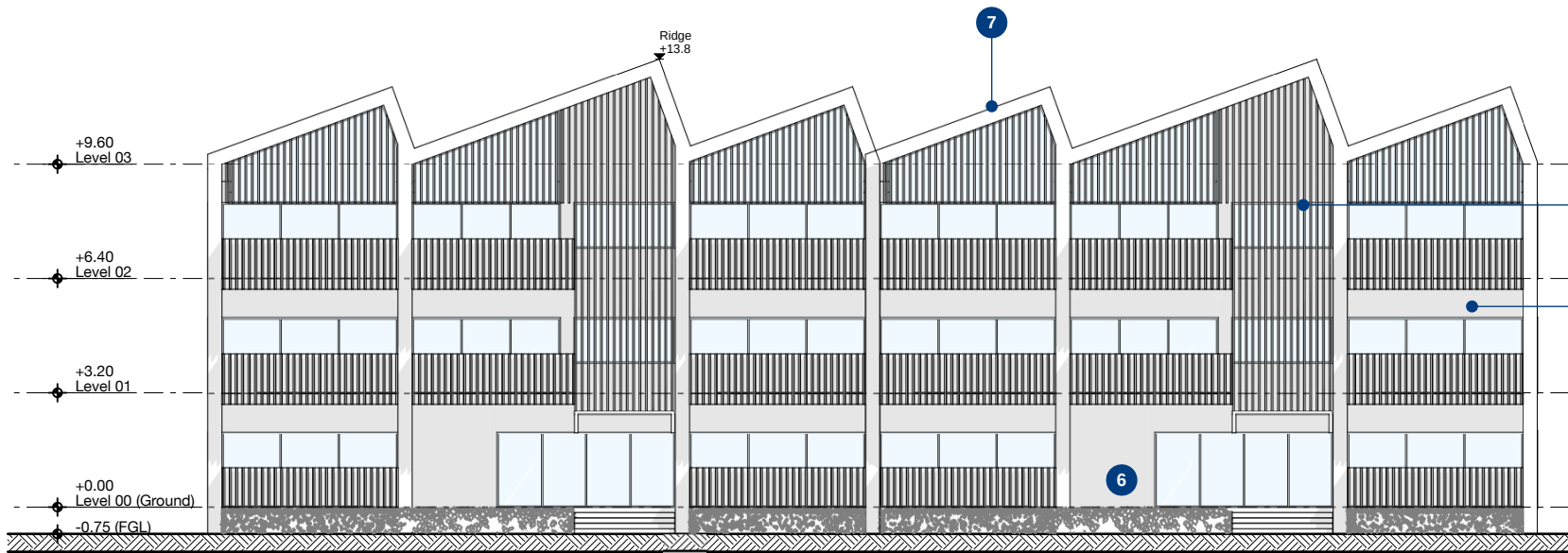
6 Landscaped entryways



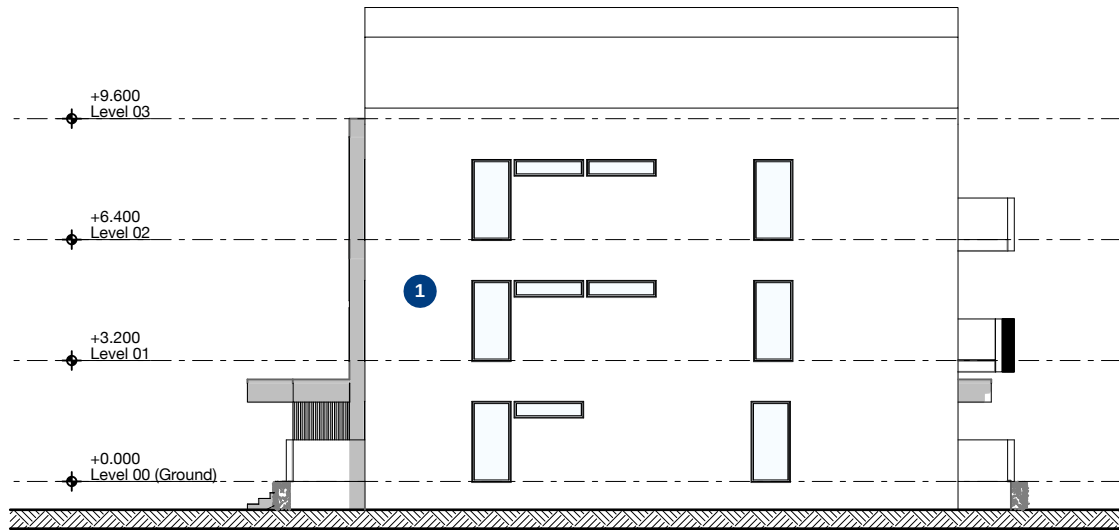
7 Asymmetrical gable roofs



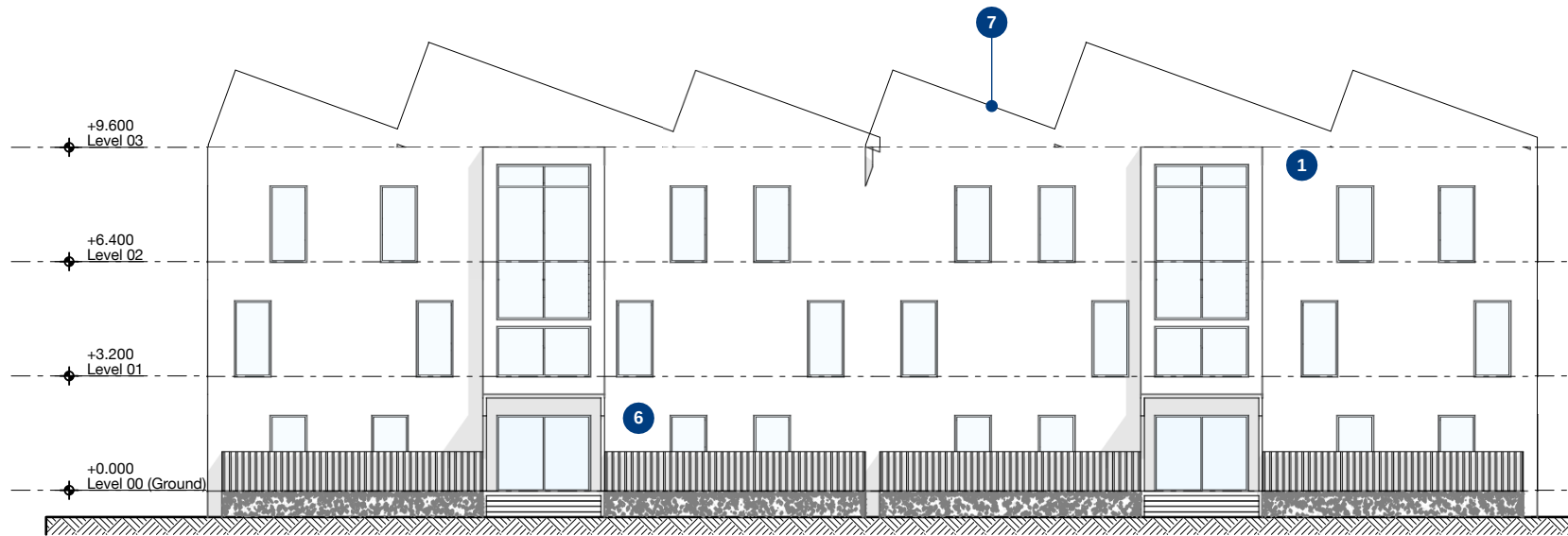
8 Light communal spaces



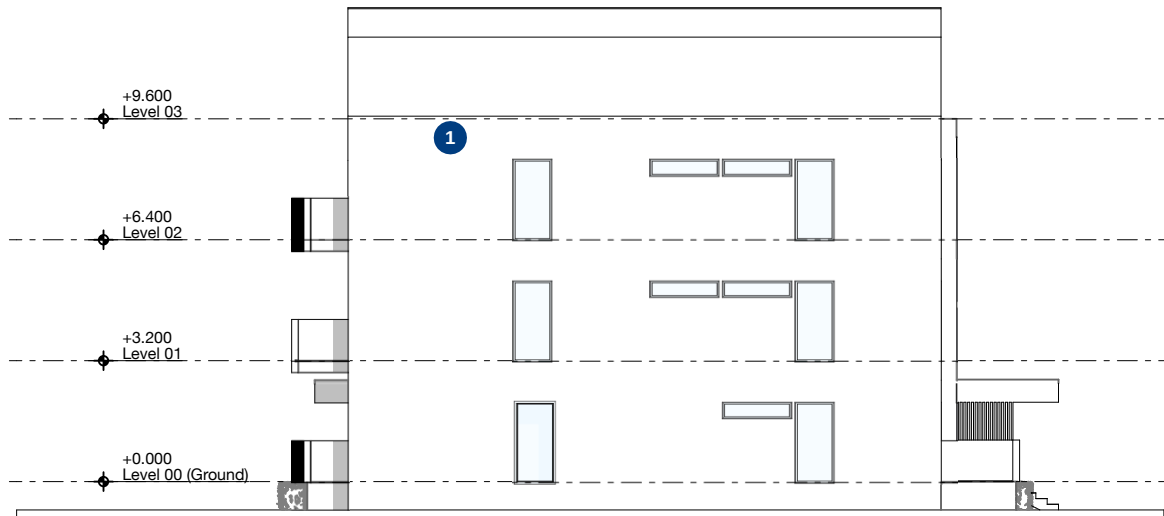
1 - APT D2 | NORTH ELEVATION - 1:200



4 - APT D2 | EAST ELEVATION - 1:200



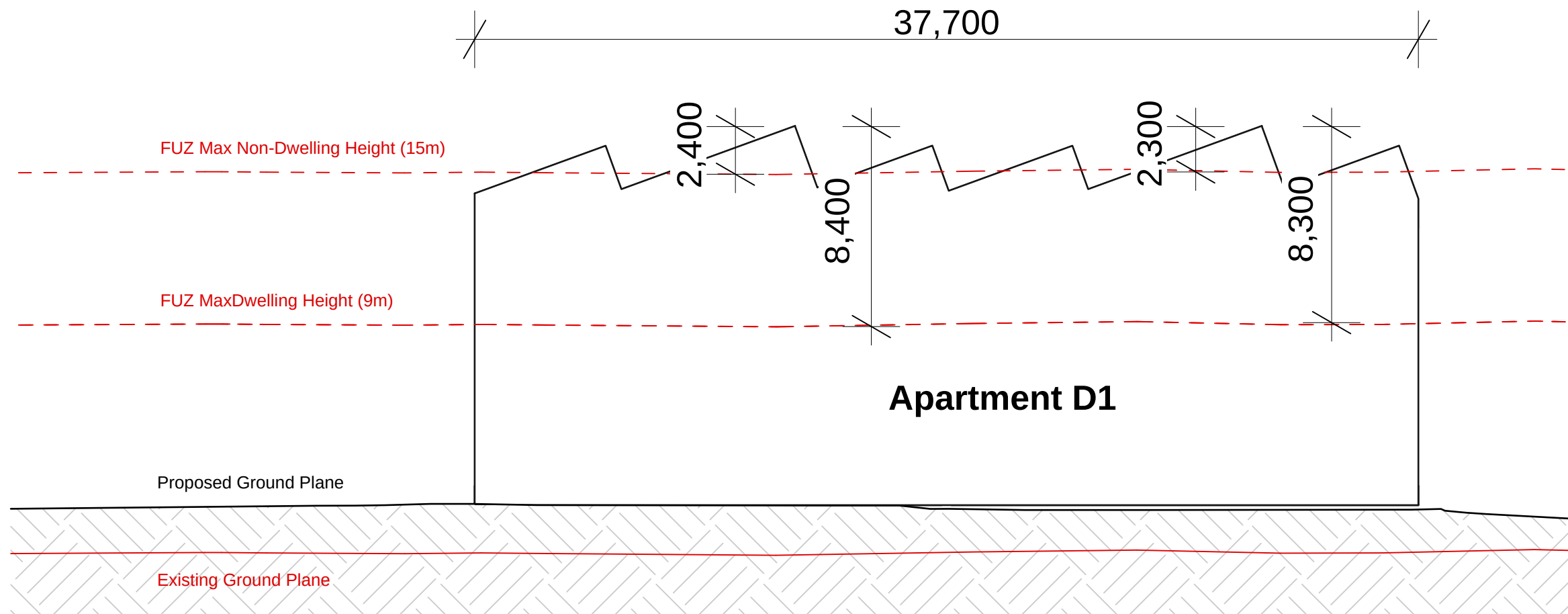
2 - APT D2 | SOUTH ELEVATION - 1:200



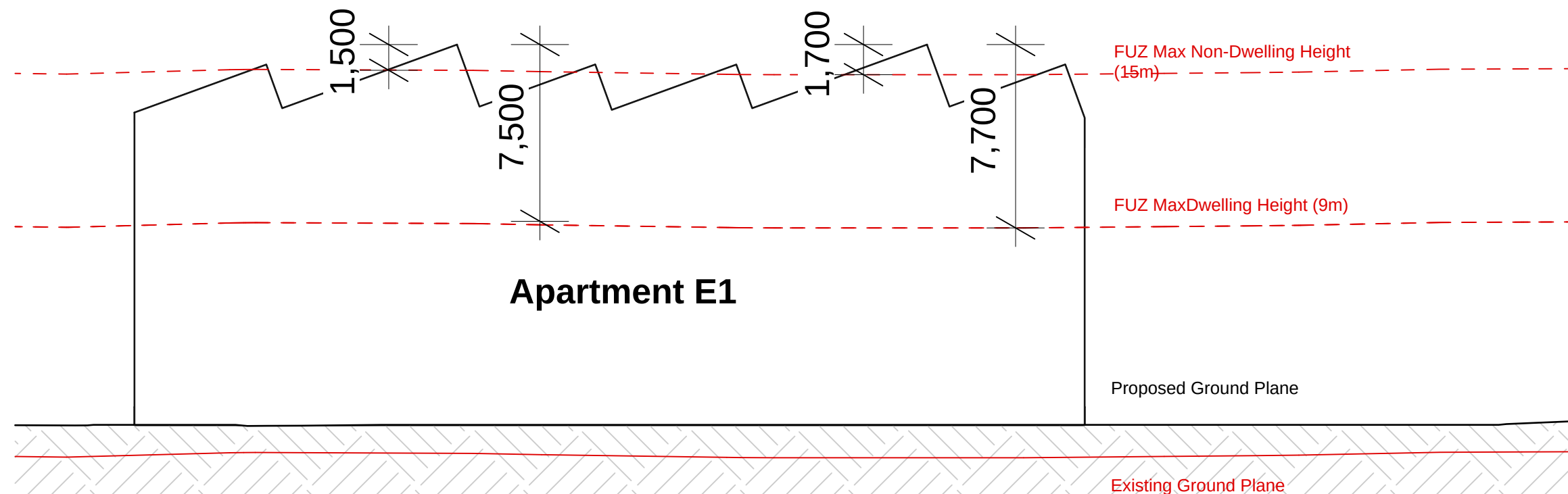
3 - APT D2 | WEST ELEVATION - 1:200

MATERIAL AND FORM REFERENCES | REFER PERSPECTIVE SHEETS

- | | | |
|--------------------------------|----------------------------|----------------------------|
| 1 Metal cladding and roofing | 4 Feature recess cladding | 7 Asymmetrical gable roofs |
| 2 Screening elements | 5 Recessed feature windows | 8 Light communal spaces |
| 3 Recessed forms with terraces | 6 Landscaped entryways | |



1 APARTMENT BLOCK D1
 - Scale 1:200
 37,700



2 APARTMENT BLOCK E1
 - 1:200

Village Centre: Architecture

Apartments D2 + E2

Apartment Block D2+E2

8 Units

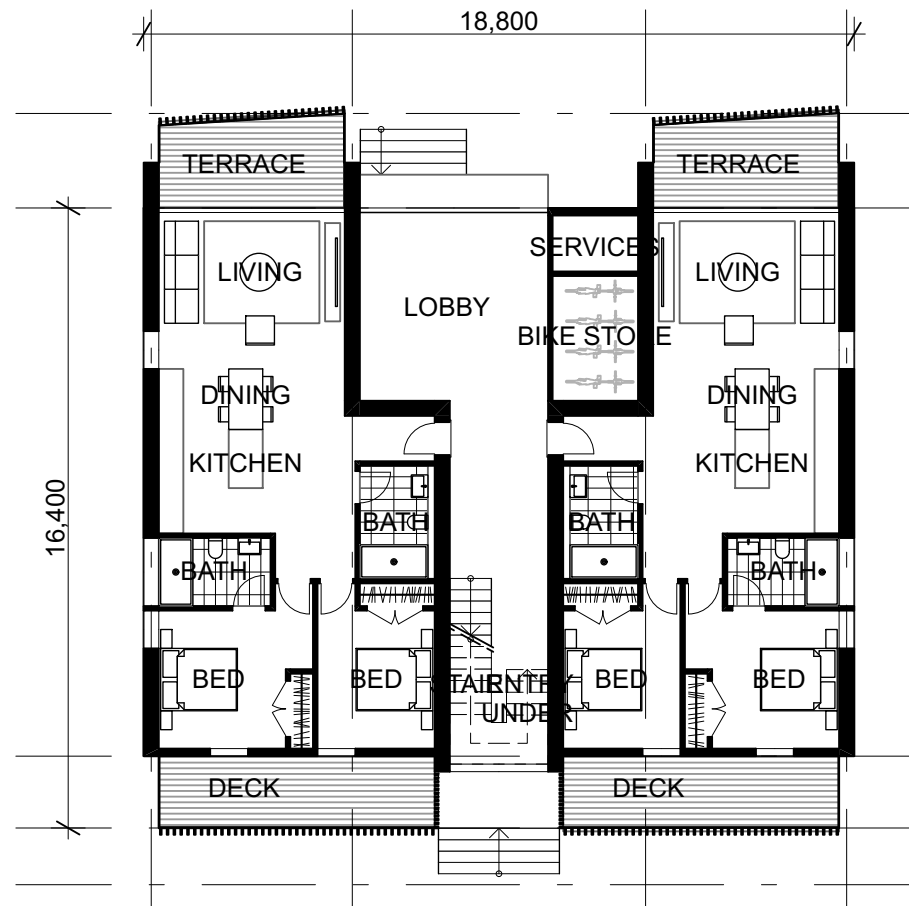
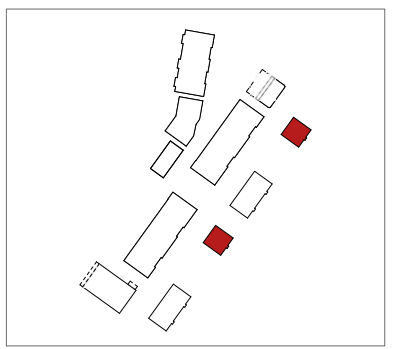
- 2 x 1 Bed Units
- 6 x 2 Bed Units
- 8 x Carparks (in car court)
- 8 x Bike Parks

Activity	GFA
Residential	822m ²
LEVEL 2	274m ²
LEVEL 1	274m ²
GROUND	274m ²

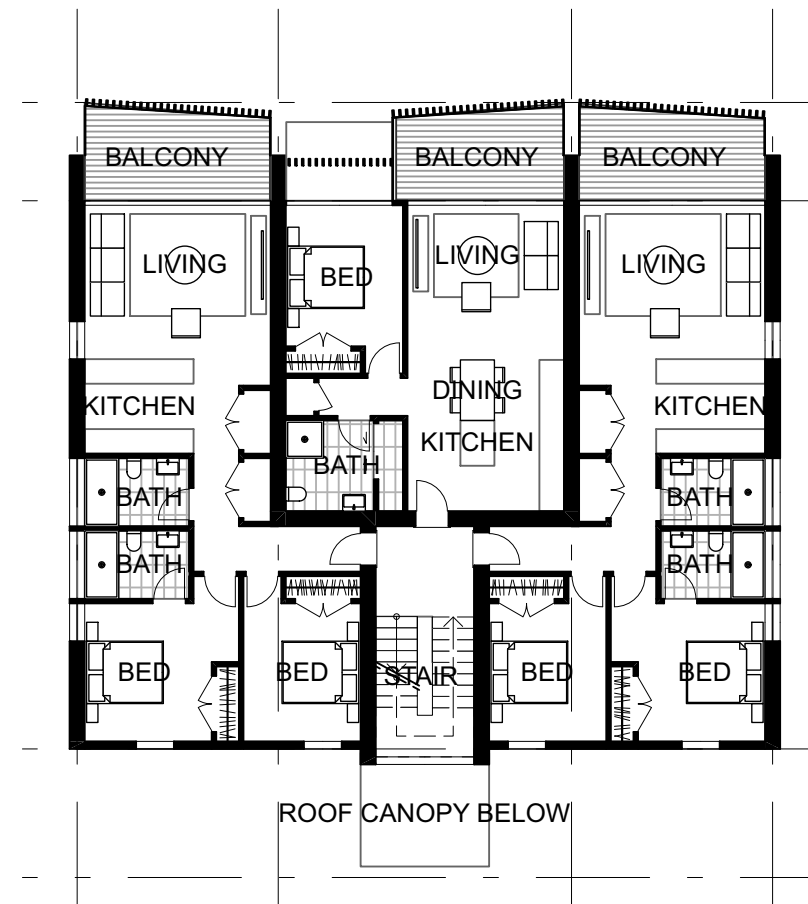
GFA 822m²
Building GFA excl: canopies/verandahs, terraces and balconies

Apartments

1 BED UNIT	65m ²
2 BED UNIT	102m ²
2 BED UNIT	95m ²
Unit GFA excl balconies	



1 - APT D2 + E2 | Level 00 (Ground) - 1:200



2 - APT D2+ E2 | Level 01 + 02 - 1:200

: Refer to sheet RC_4.25 for yield and building area summary



1 - Generic Perspective



1 Metal cladding and roofing



2 Screening elements



3 Recessed forms with terraces



4 Feature recess cladding



2 - Generic Perspective



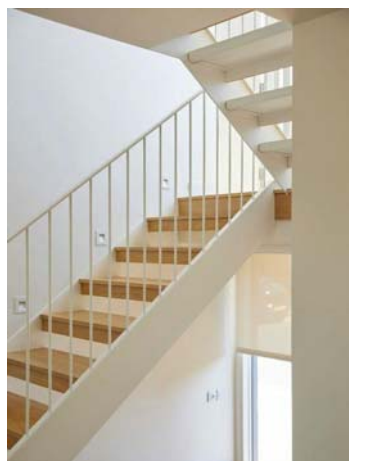
5 Recessed feature windows



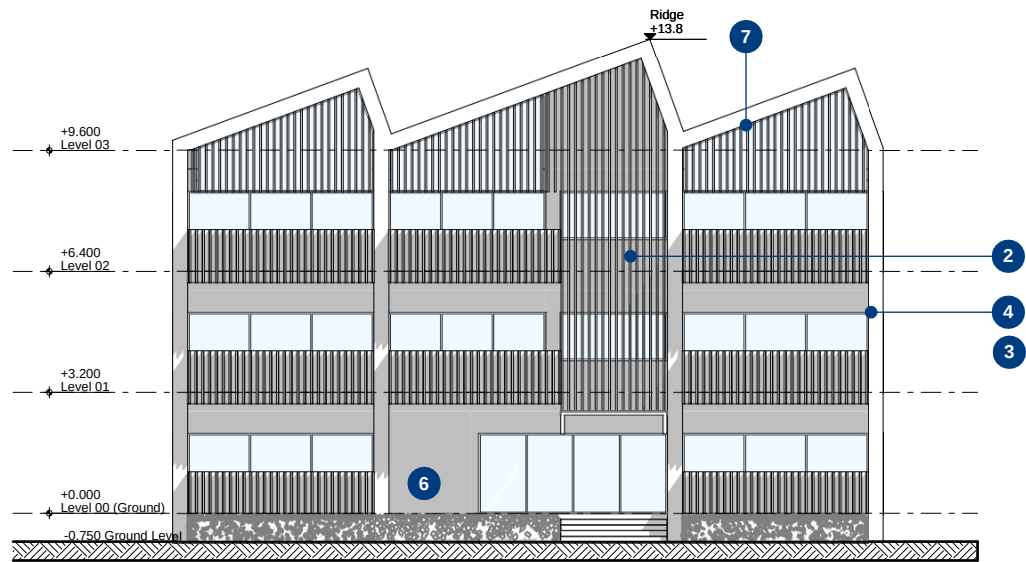
6 Landscaped entryways



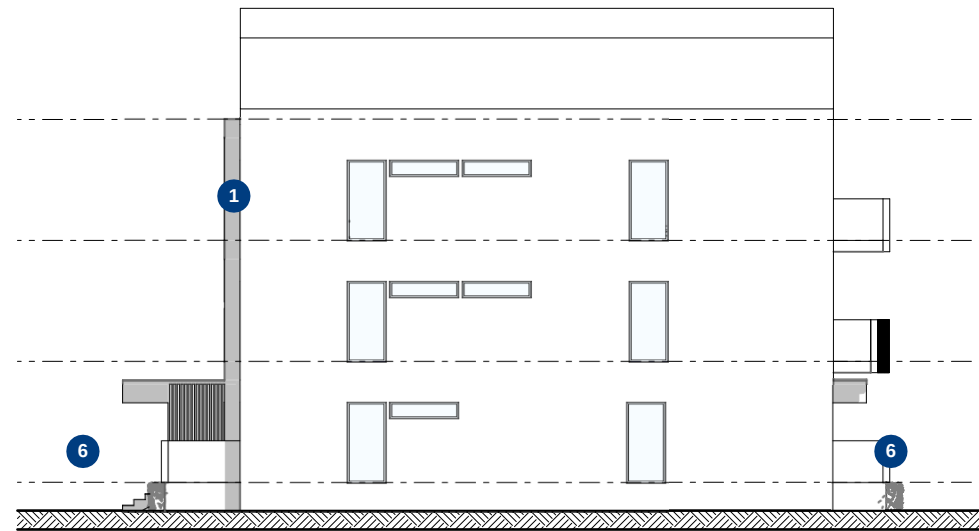
7 Asymmetrical gable roofs



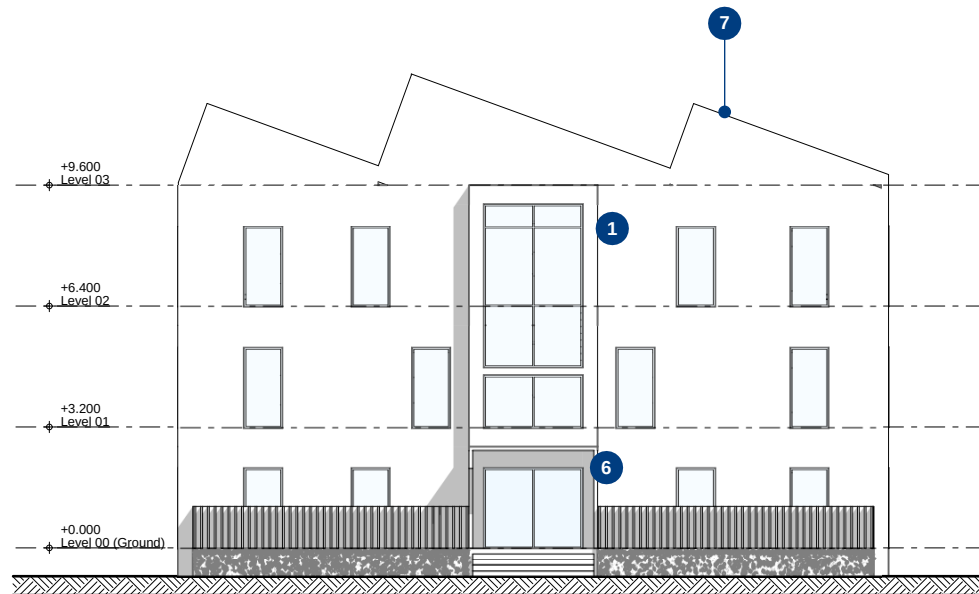
8 Light communal spaces



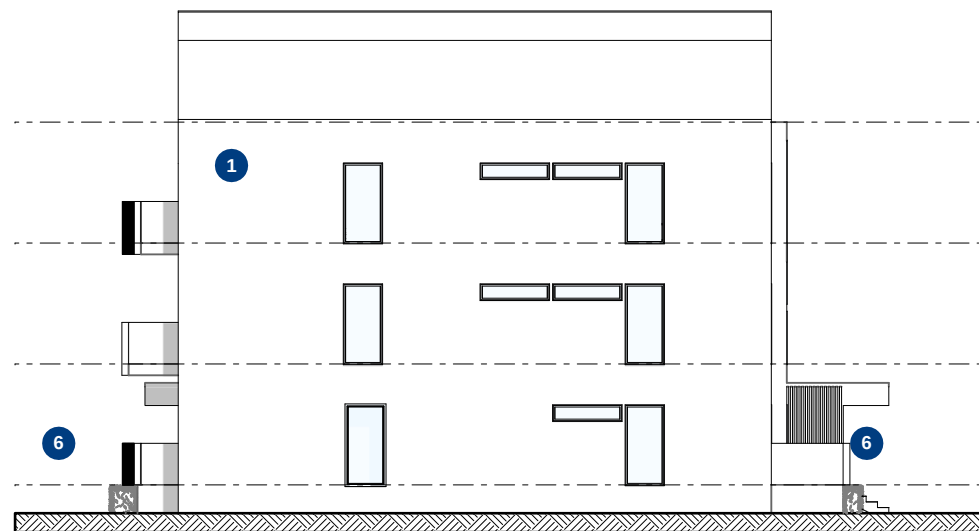
1 - APT | NORTH ELEVATION - 1:200



2 - APT | EAST ELEVATION - 1:200



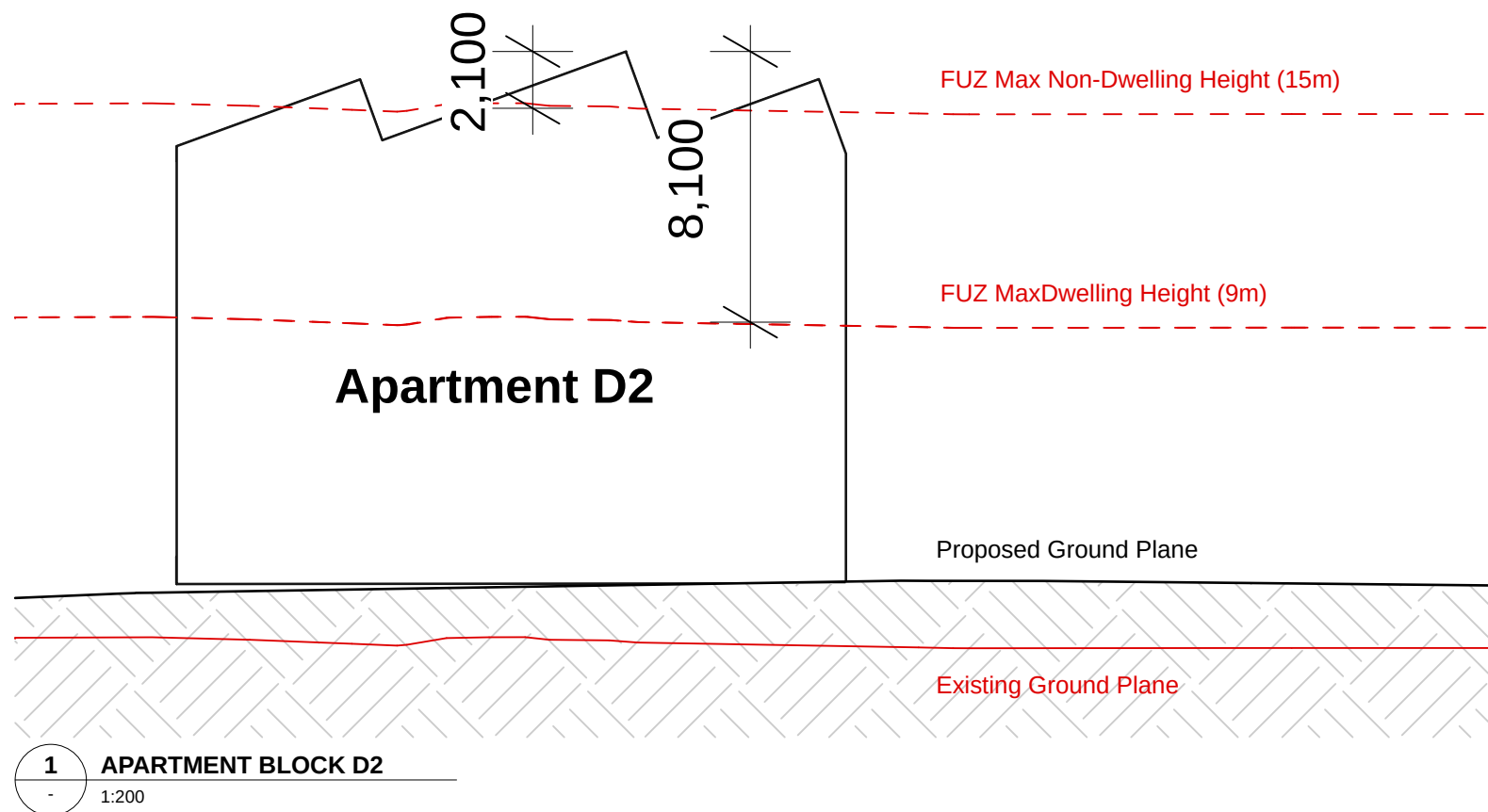
3 - APT | SOUTH ELEVATION - 1:200



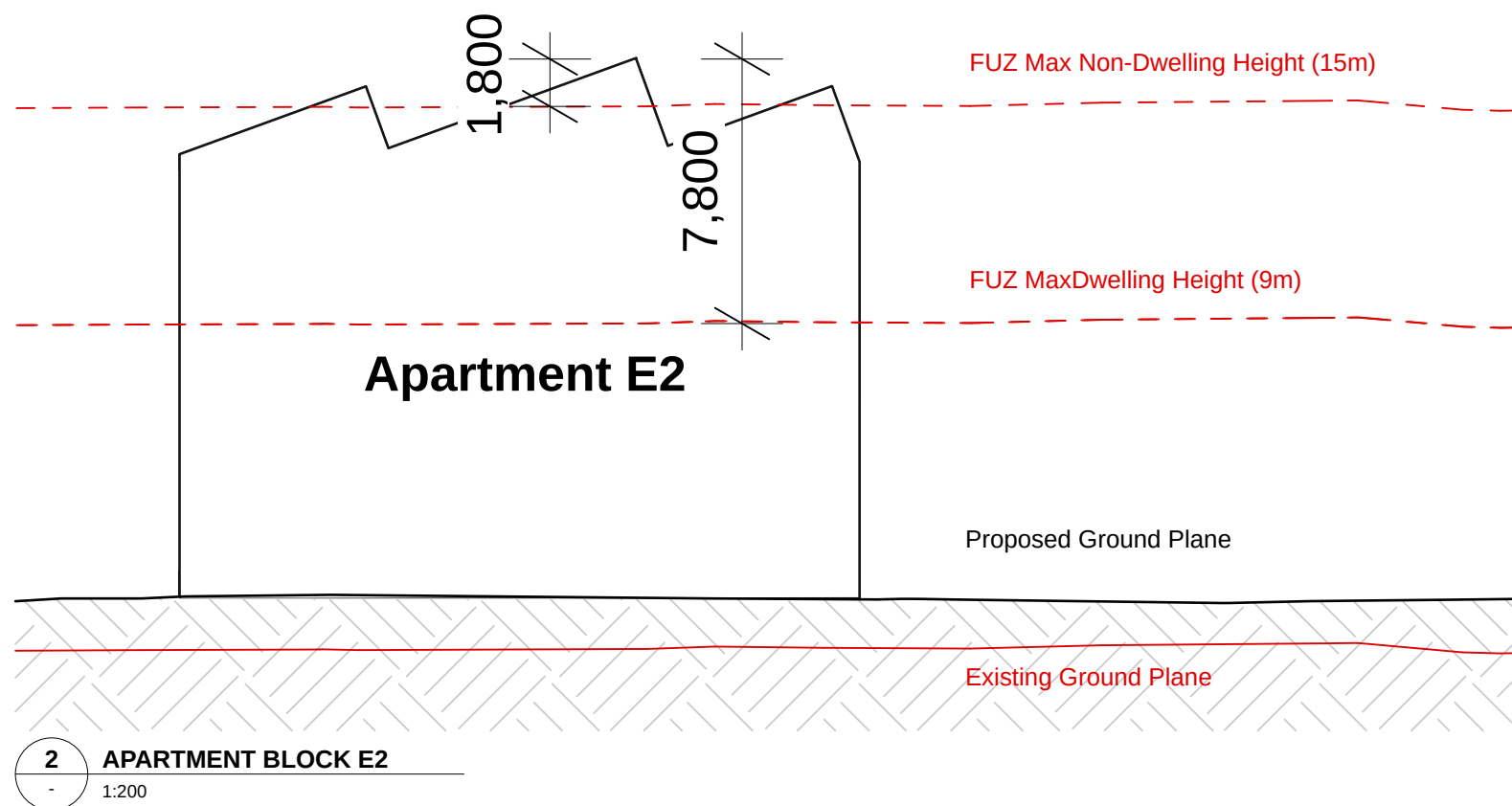
4 - APT | WEST ELEVATION - 1:200

MATERIAL AND FORM REFERENCES | REFER PERSPECTIVE SHEETS

- | | | |
|--------------------------------|----------------------------|----------------------------|
| 1 Metal cladding and roofing | 4 Feature recess cladding | 7 Asymmetrical gable roofs |
| 2 Screening elements | 5 Recessed feature windows | 8 Light communal spaces |
| 3 Recessed forms with terraces | 6 Landscaped entryways | |



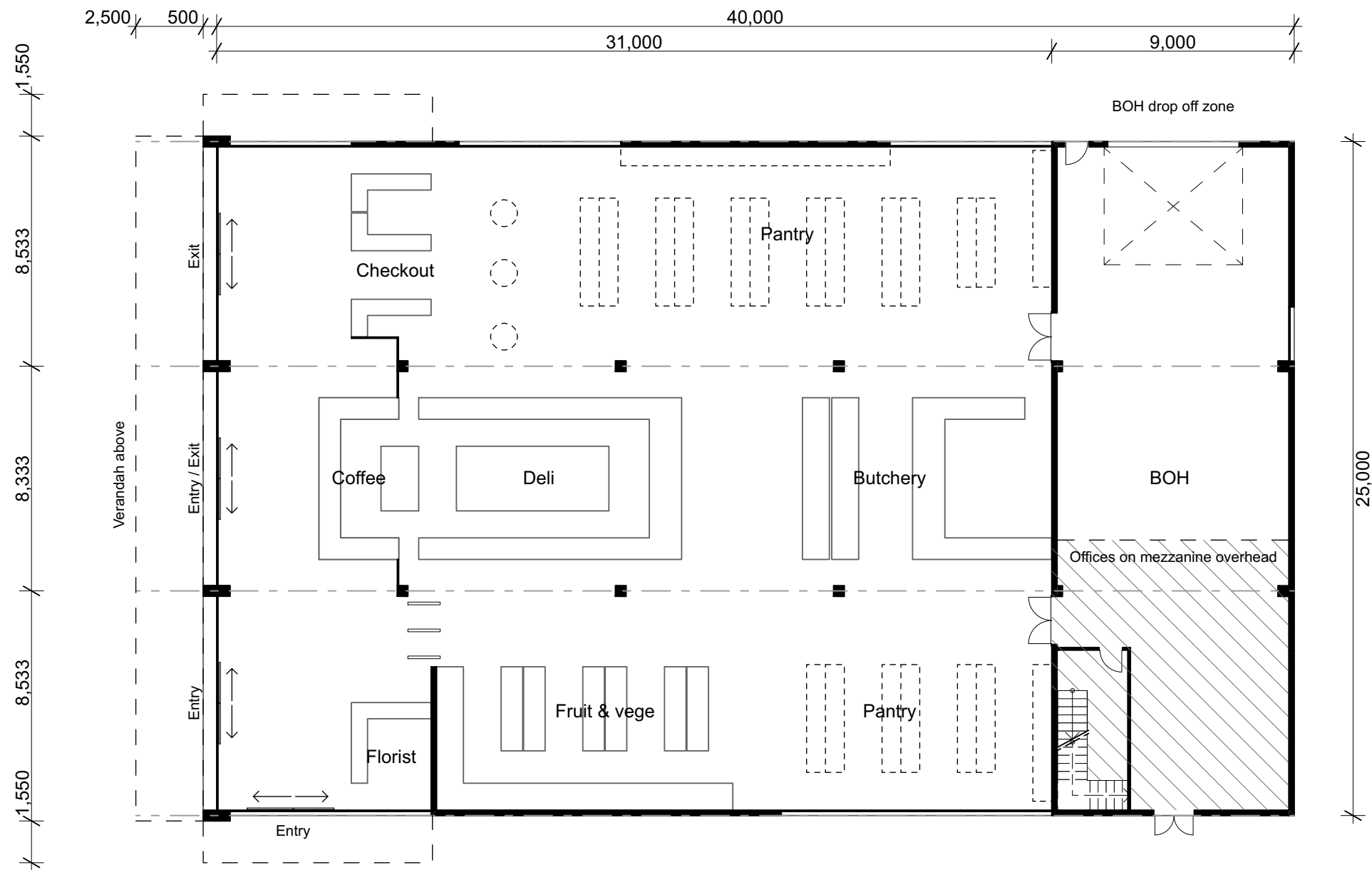
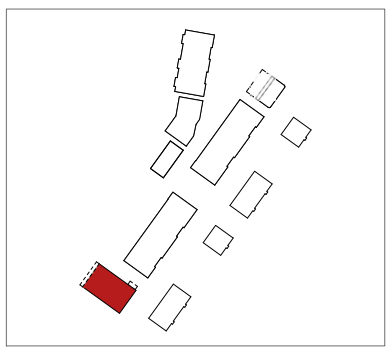
19,200



Village Centre: Architecture

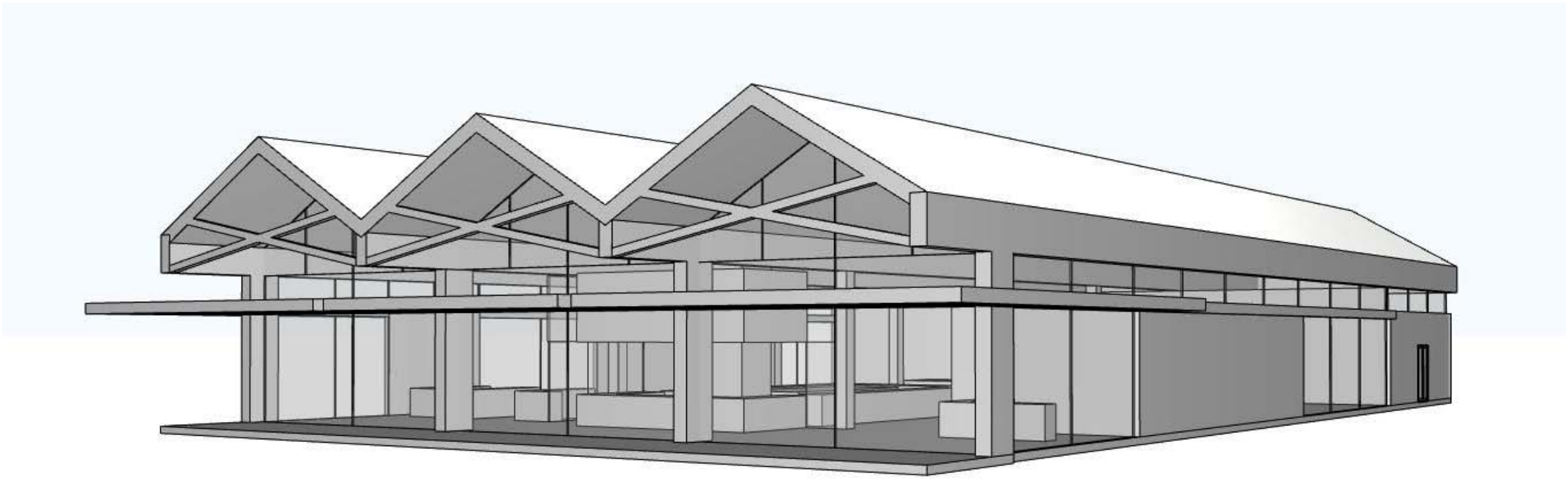
Market

Market	
Activity	GFA
Commercial	1090m ²
MEZZANINE	90m ²
GROUND	1000m ²
GFA	1090m²
Building GFA excl; canopies and verandahs	



1 - Supermarket | Level 00 (Ground) - 1:200

: Refer to sheet RC_4.30 for building area summary



1 - Entry Perspective



3 - Northern Perspective



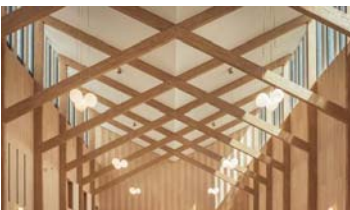
1 High level natural lighting



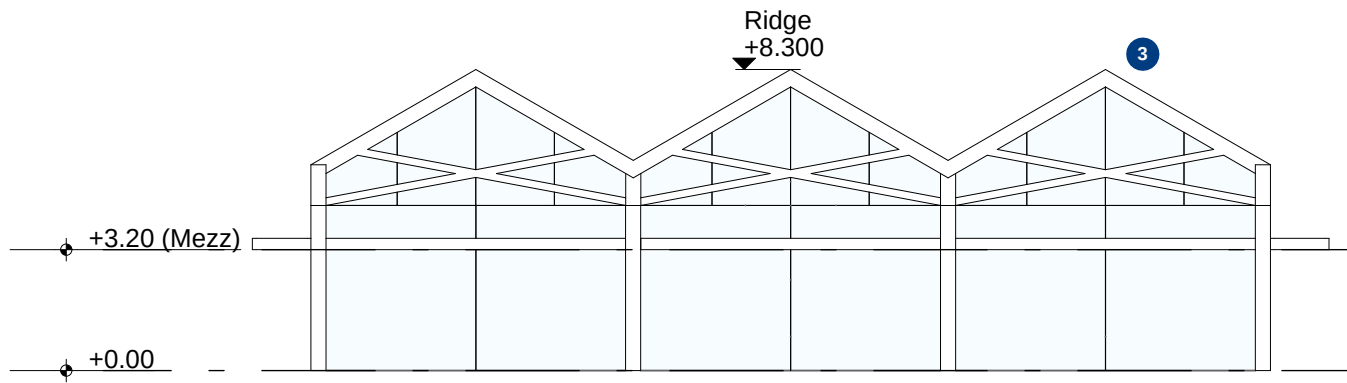
2 In-situ concrete



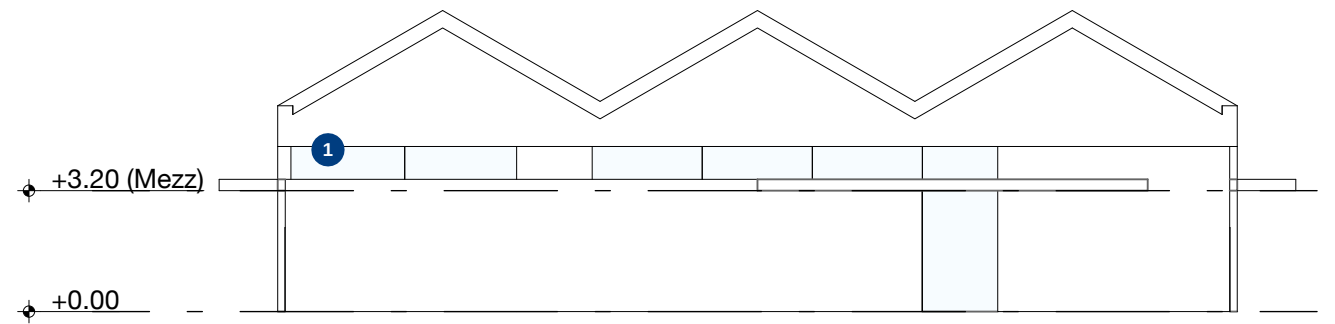
3 Deep market awnings



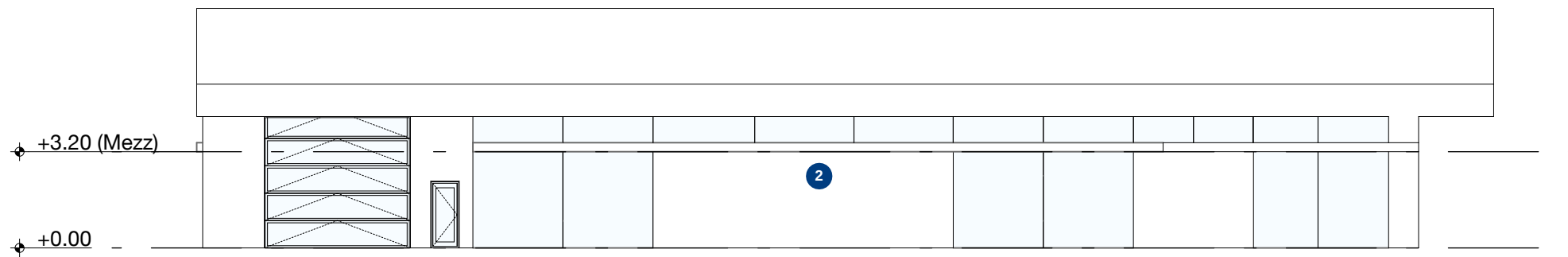
4 Exposed framing



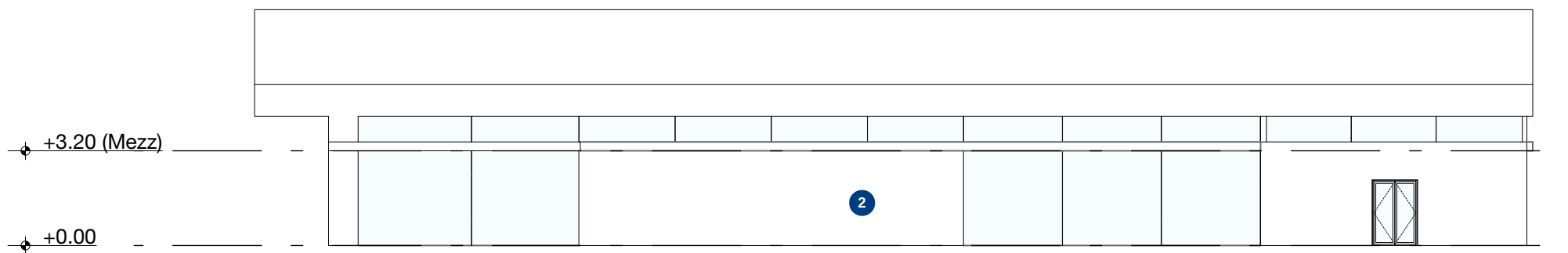
1 - SUP | WEST ELEVATION - 1:200



2 - SUP | EAST ELEVATION - 1:200



3 - SUP | NORTH ELEVATION - 1:200



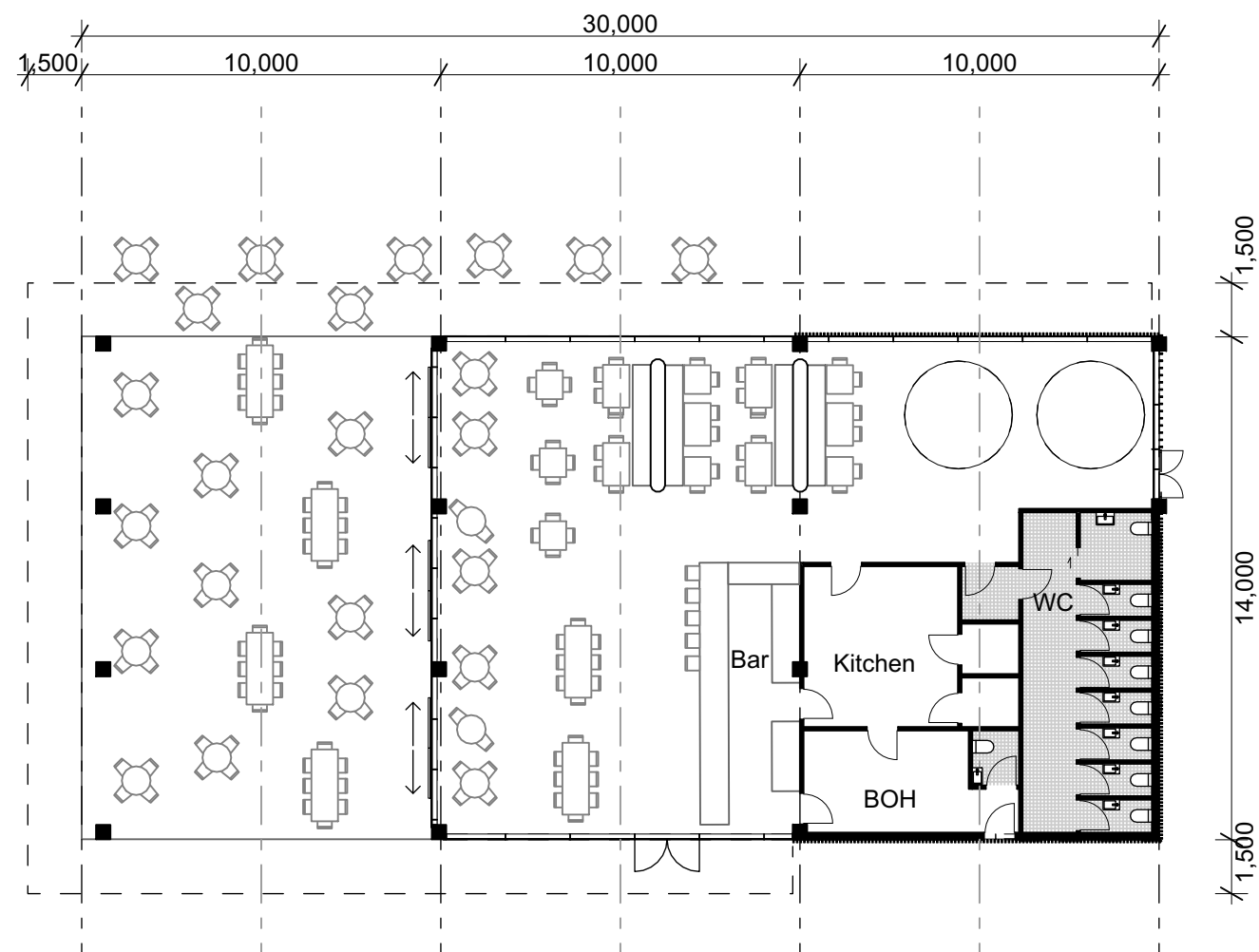
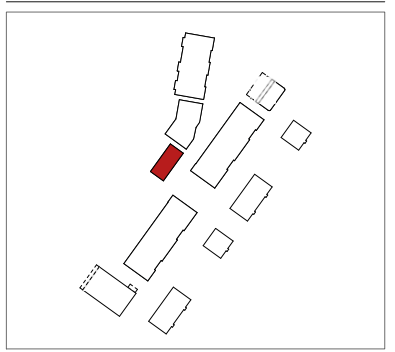
4 - SUP | SOUTH ELEVATION - 1:200

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

Village Centre: Architecture

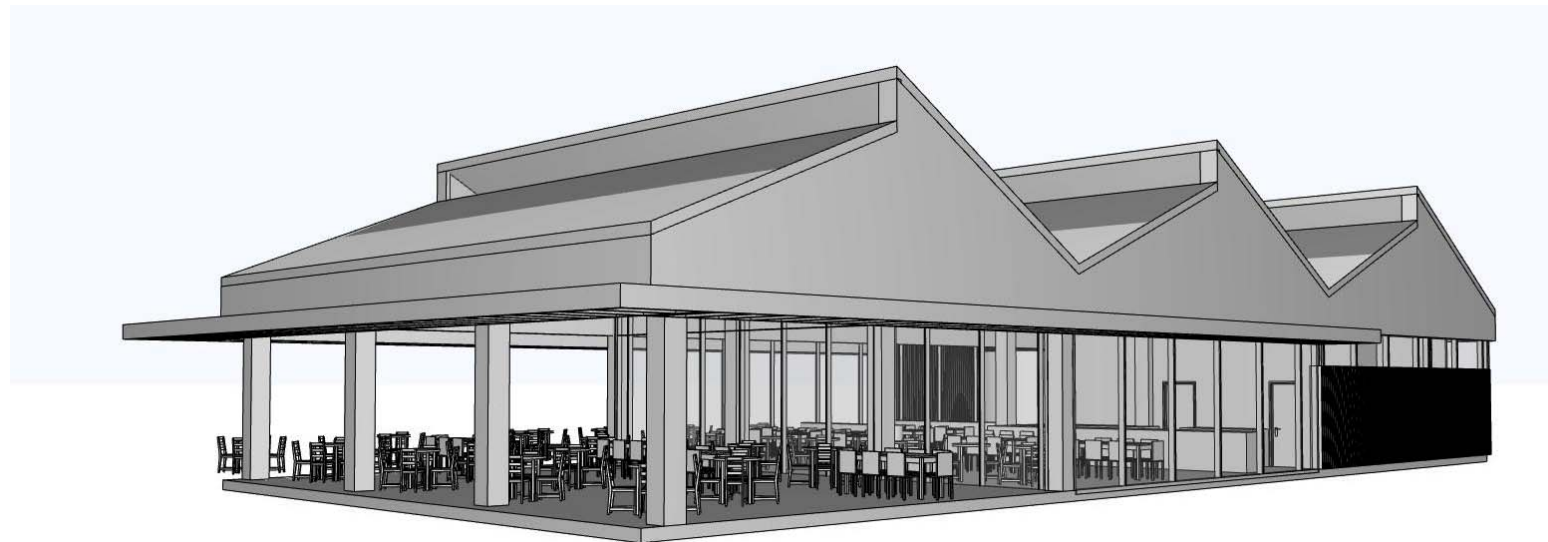
Food & Beverage

Food & Beverage	
Activity	GFA
Commercial	420m ²
GROUND	420m ²
GFA	420m²
Building GFA excl canopies and verandahs	

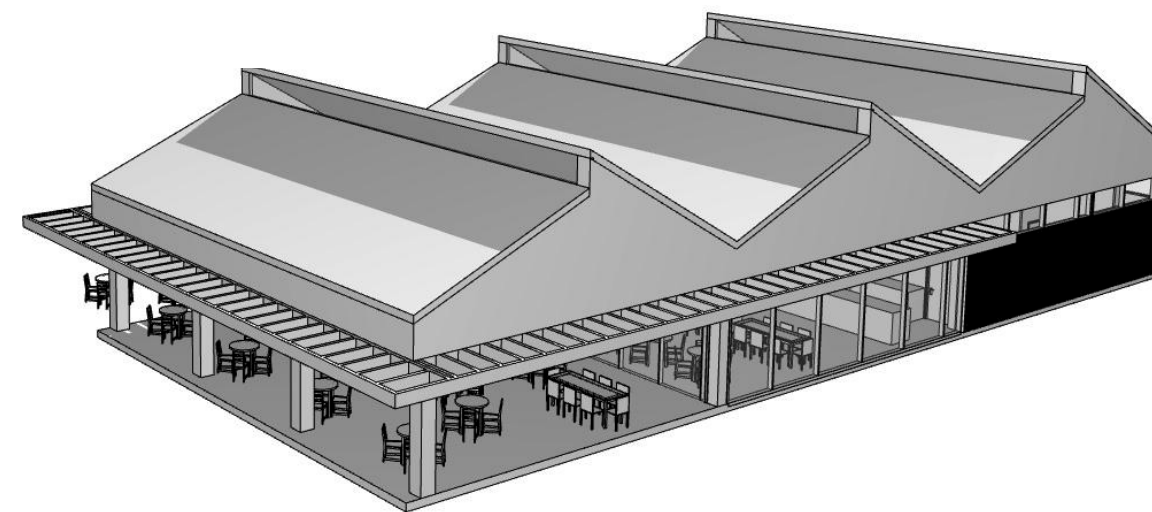


1 - F&B | Level 00 (Ground) - 1:200

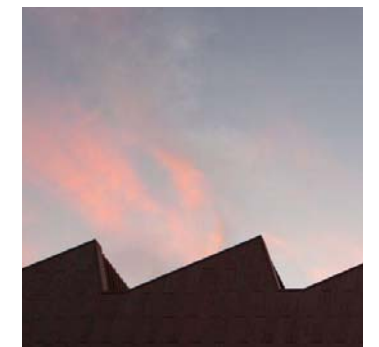
: Refer to sheet RC_4.34 for building area summary



1 - East Perspective



3 - Roof Form Perspective



1 Sawtooth ridgeline



2 Metal wall and roof cladding



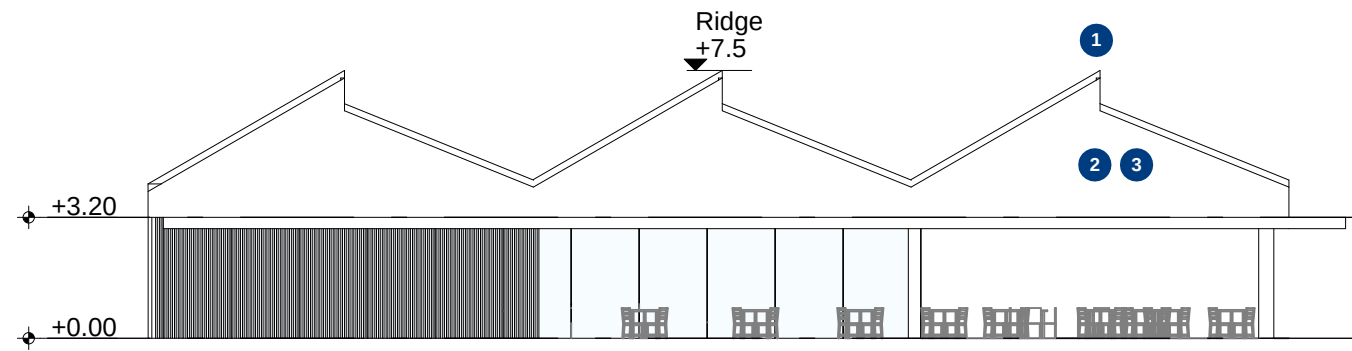
3 Rural context colour palette



4 Open edges



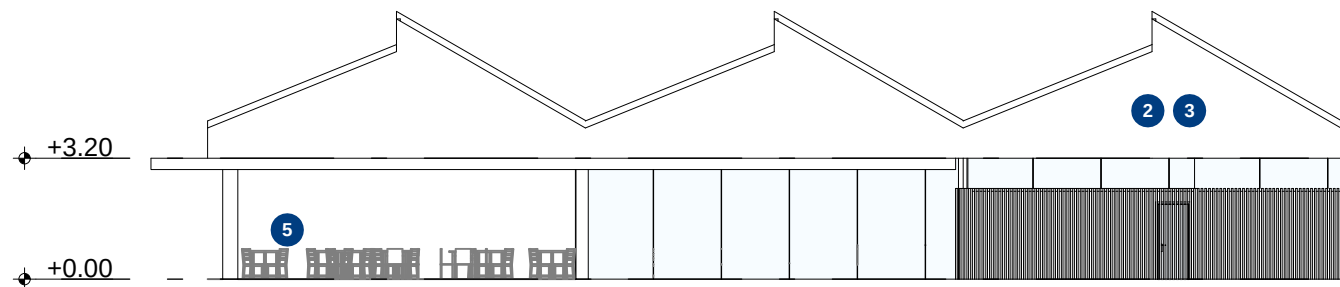
5 Sheltered outdoor dining



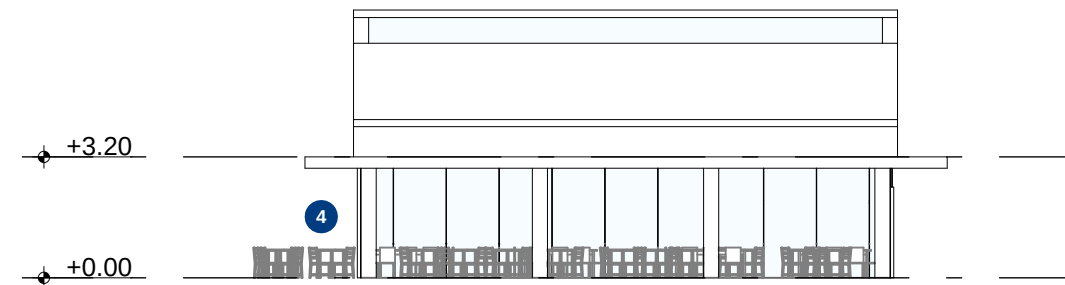
1 - FB | WEST ELEVATION - 1:200



2 - FB | NORTH ELEVATION - 1:200



3 - FB | EAST ELEVATION - 1:200



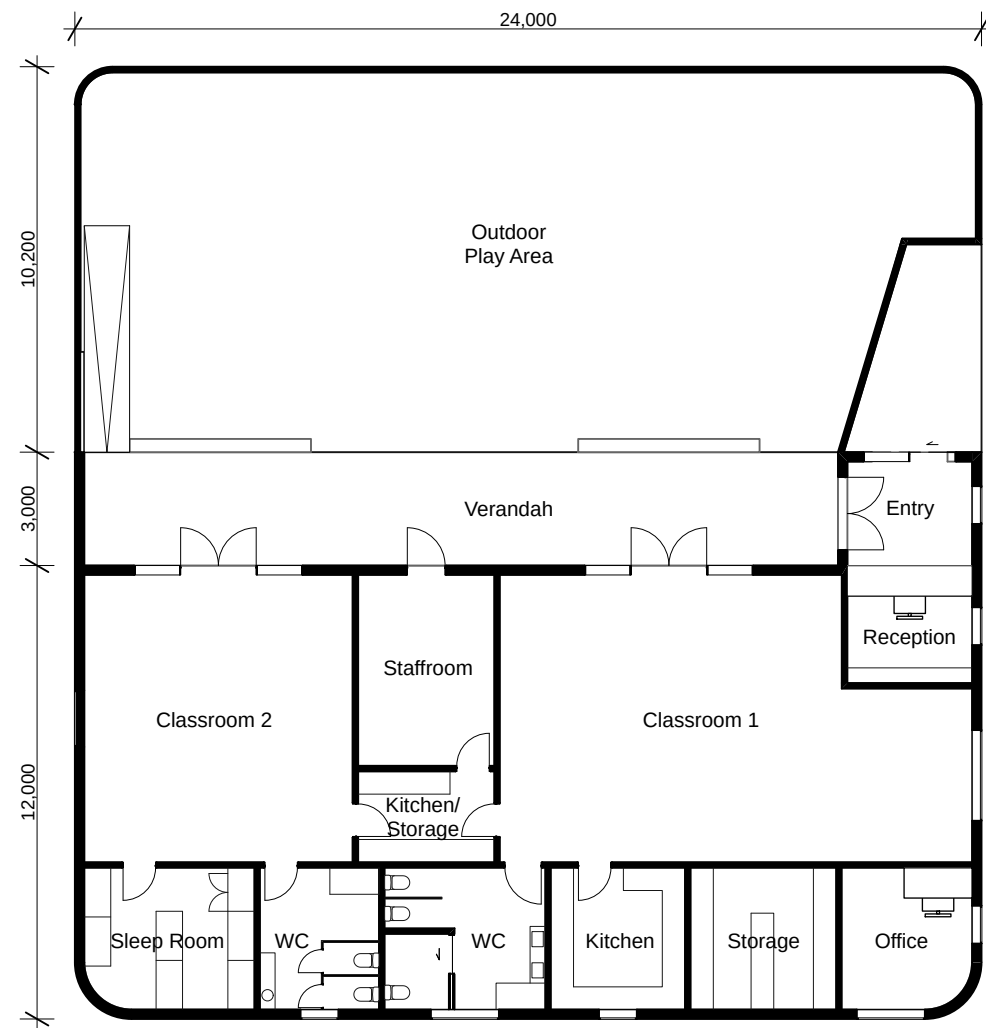
4 - FB | SOUTH ELEVATION - 1:200

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

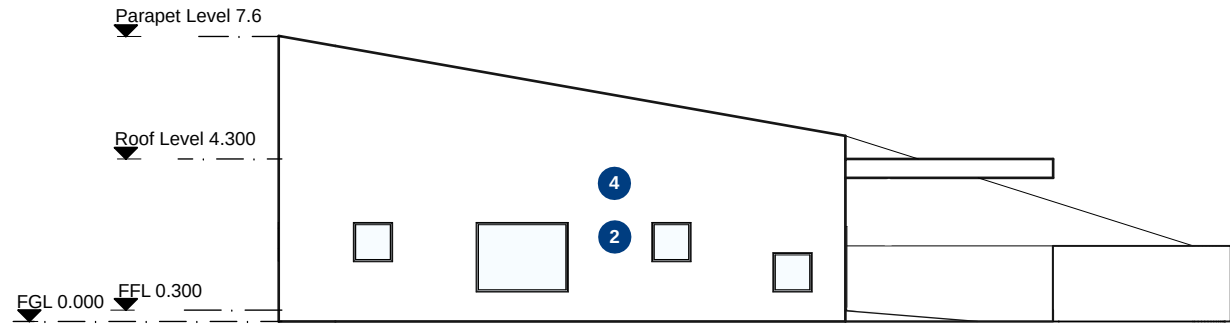
Village Centre: Architecture

Early Childhood Centre

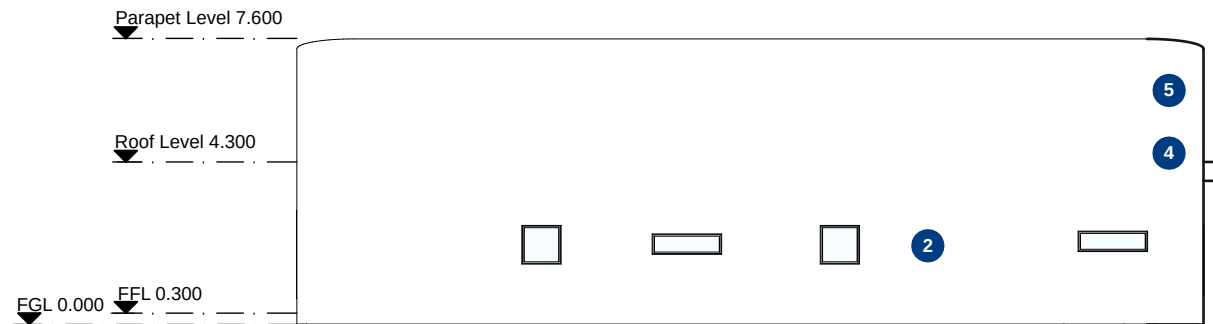
Early Childhood Centre	
Activity	GFA
Community	300m ²
GROUND	300m ²
GFA	300m²
Building GFA excl canopies and verandahs	



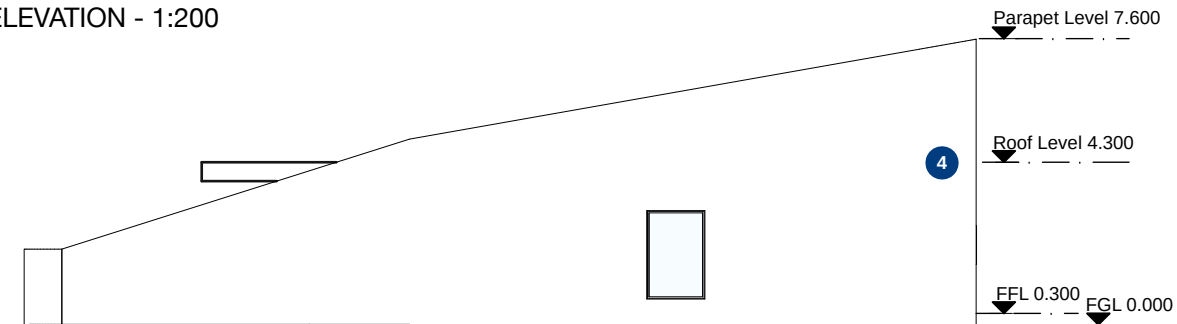
1 - Early Childcare Centre | Level 00
(Ground) - 1:200



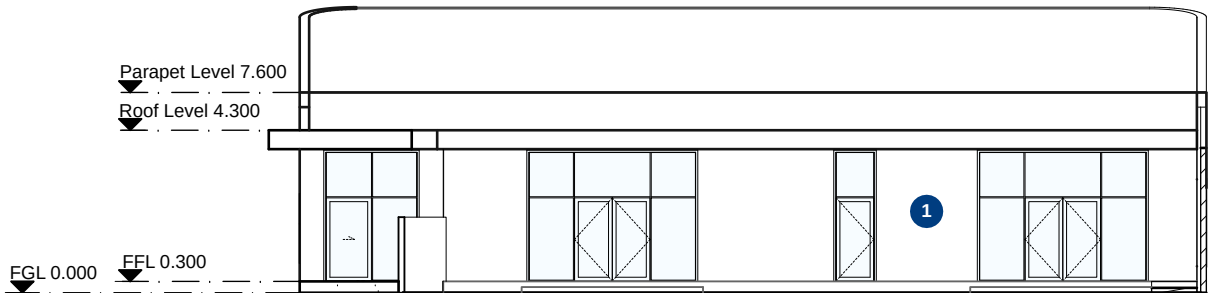
2 - ECE | EAST ELEVATION - 1:200



3 - ECE | SOUTH ELEVATION - 1:200



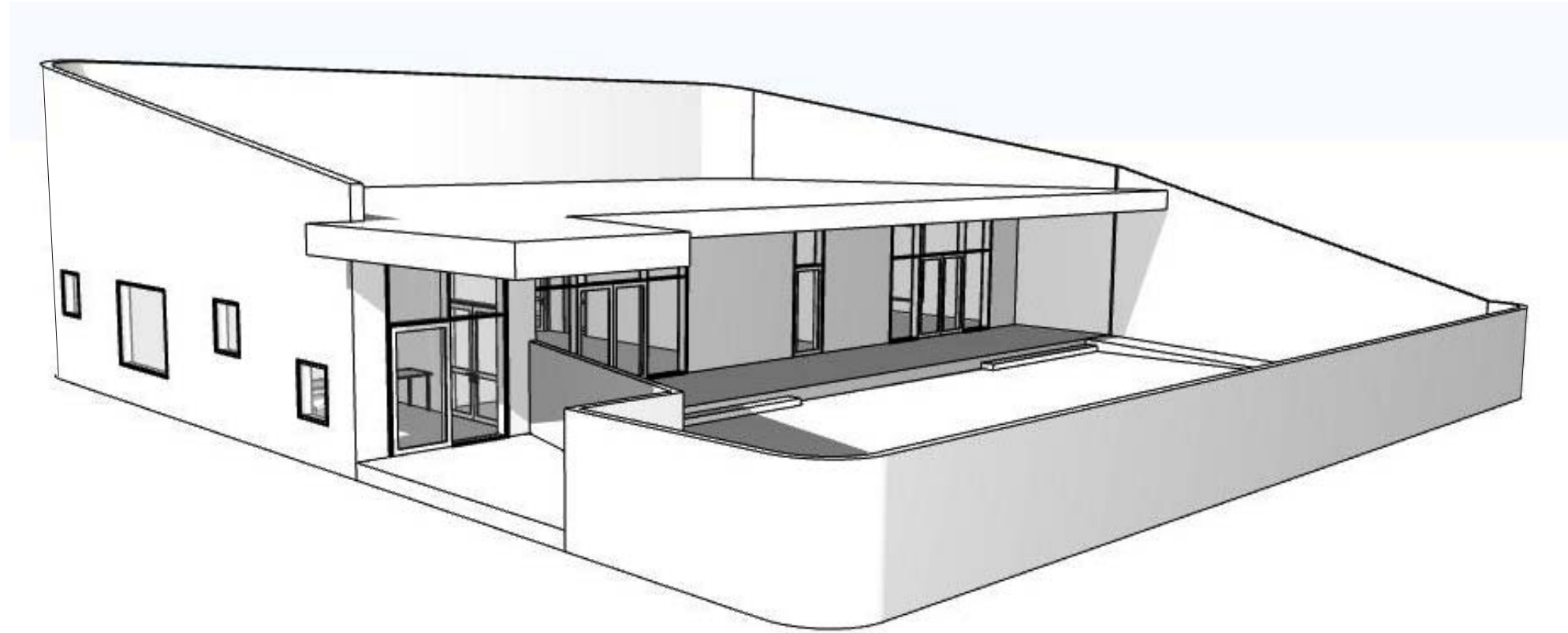
4 - ECE | WEST ELEVATION - 1:200



5 - ECE | NORTH ELEVATION - 1:200

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

: Refer to sheet RC_4.38 for building
area summary



1 - Perspective



1 Large canopy, exposed structure



2 Recessed, punched windows



3 Flow to outdoor area



4 Stained timber cladding

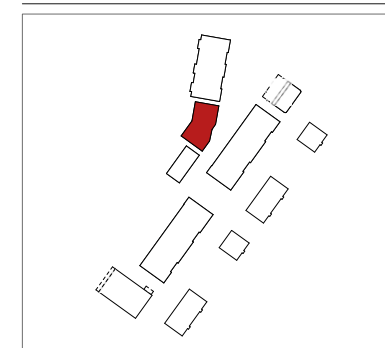


5 Wrapped, curved form

Village Centre: Architecture

Wellness Centre

Wellness Centre	
Activity	GFA
Healthcare Facility	830m ²
LEVEL 1	16m ²
GROUND	814m ²
GFA 830m²	
Building GFA excl canopies and verandahs	



1 - Wellness Centre | Level 00 (Ground) -

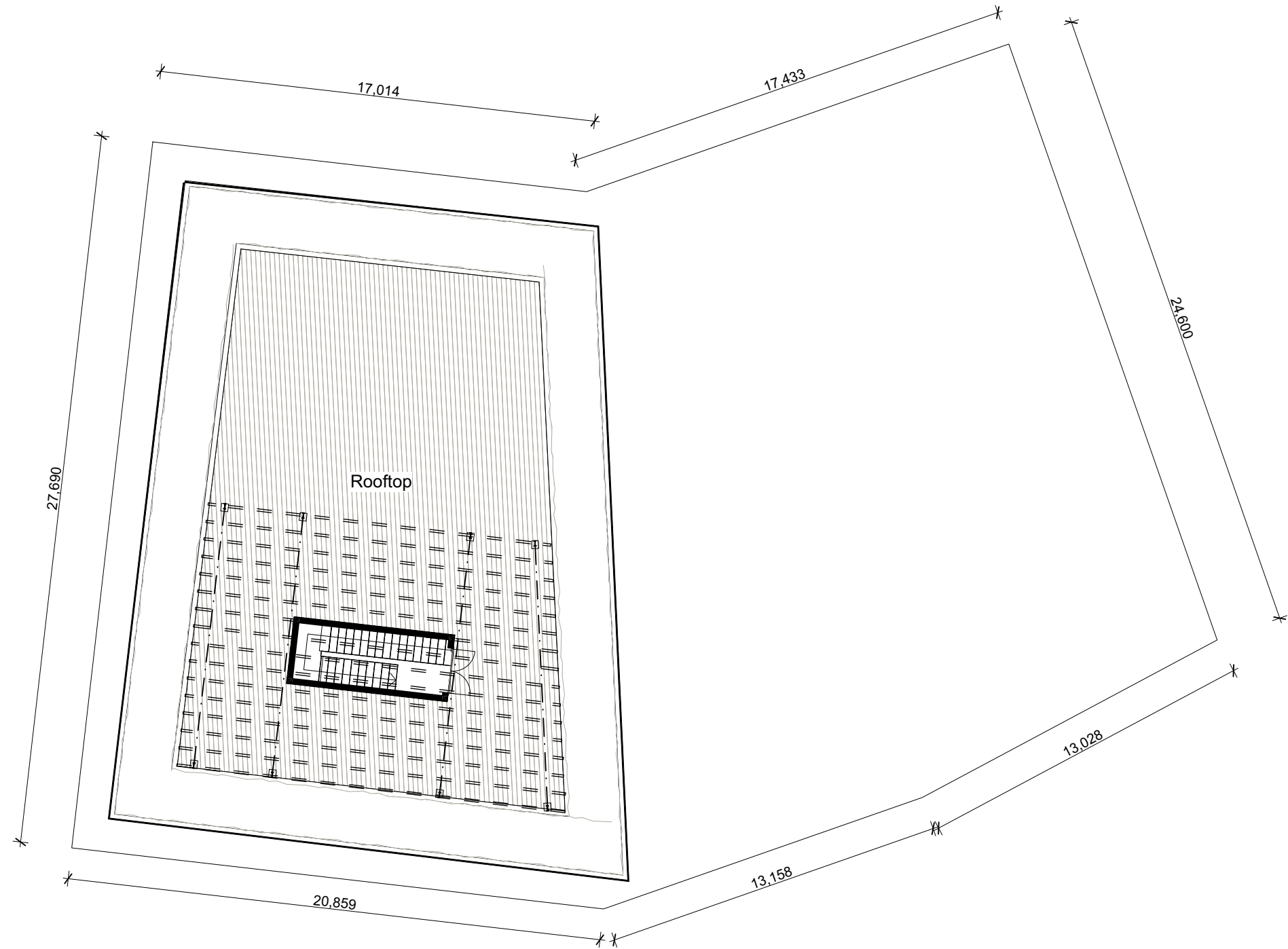
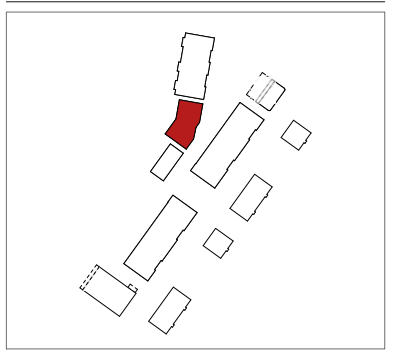
1:200

studiopacificarchitecture

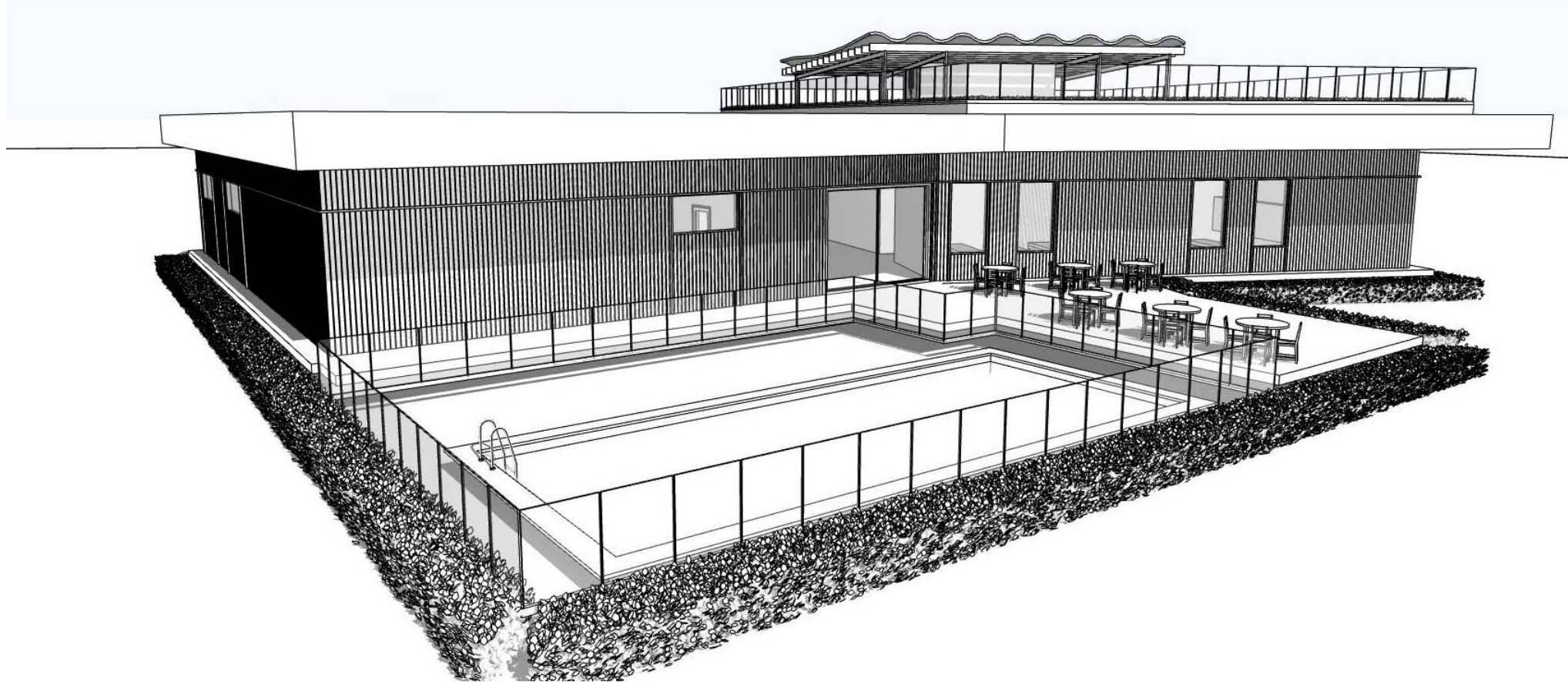
Auckland Surf Park Community

WELLNESS CENTRE | PLANS RC_4.42

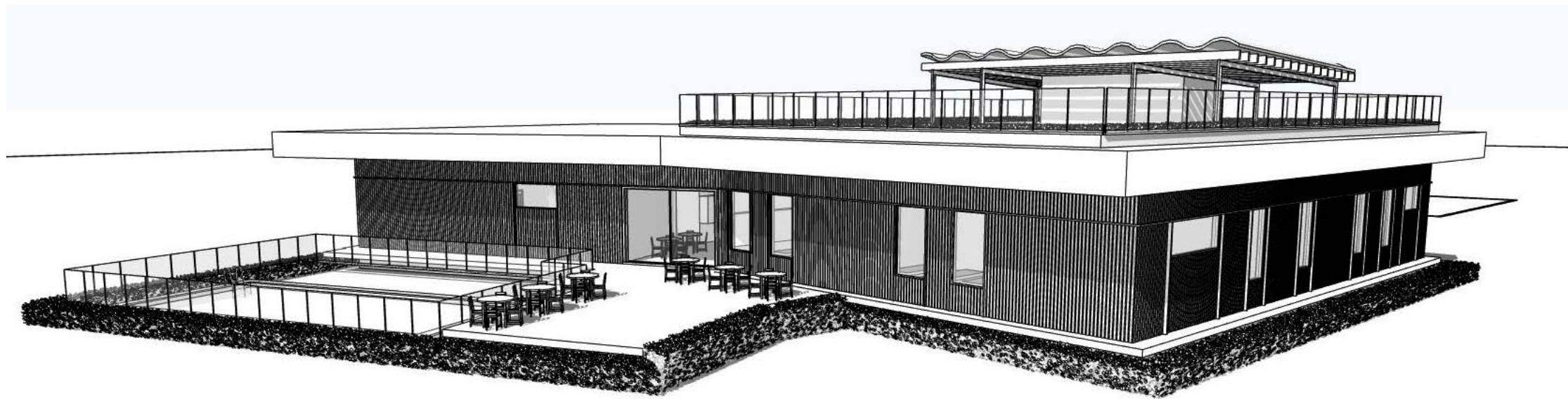
: Refer to sheet RC_4.41 for building area summary



1 - Wellness Centre | Level 01 - 1:200



1 - NW Perspective



2 - SW Perspective



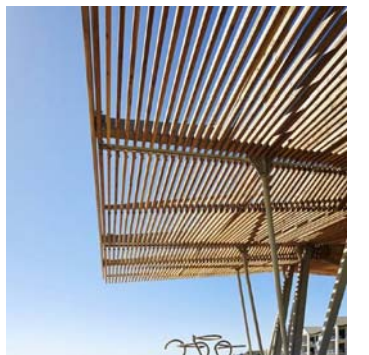
1 Timber cladding



2 Pool-side landscape



3 Roof terrace



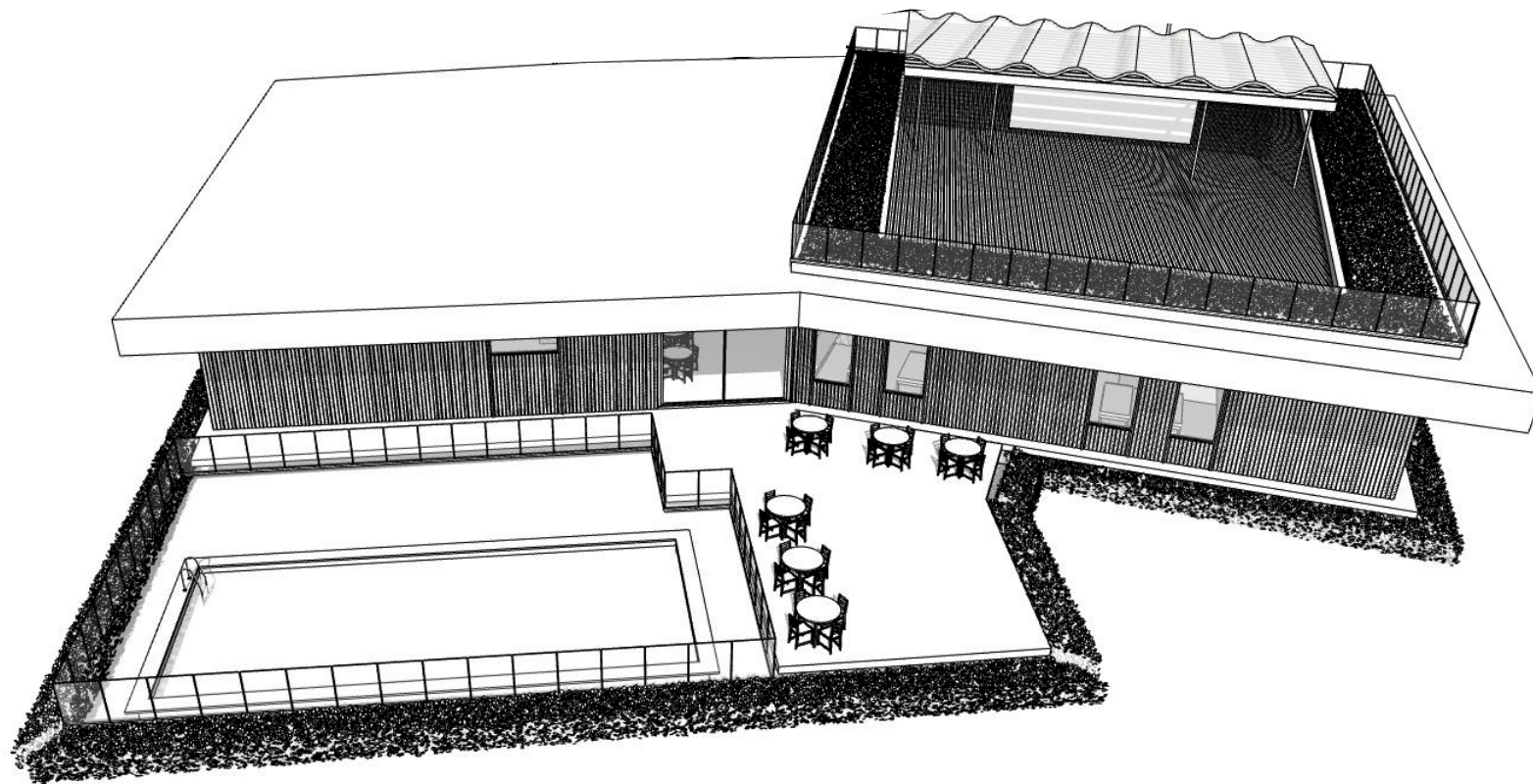
4 Roof-top canopy



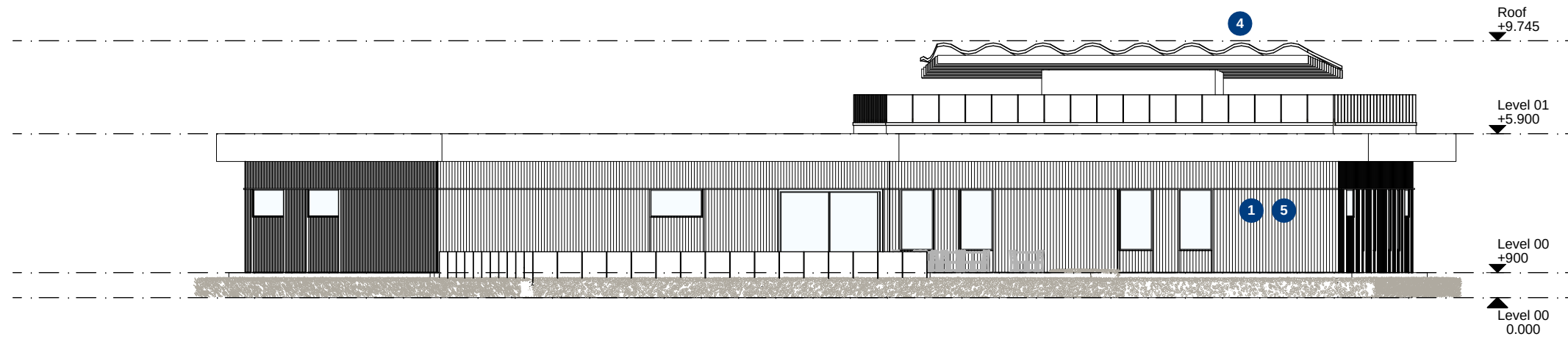
5 Timber cladding



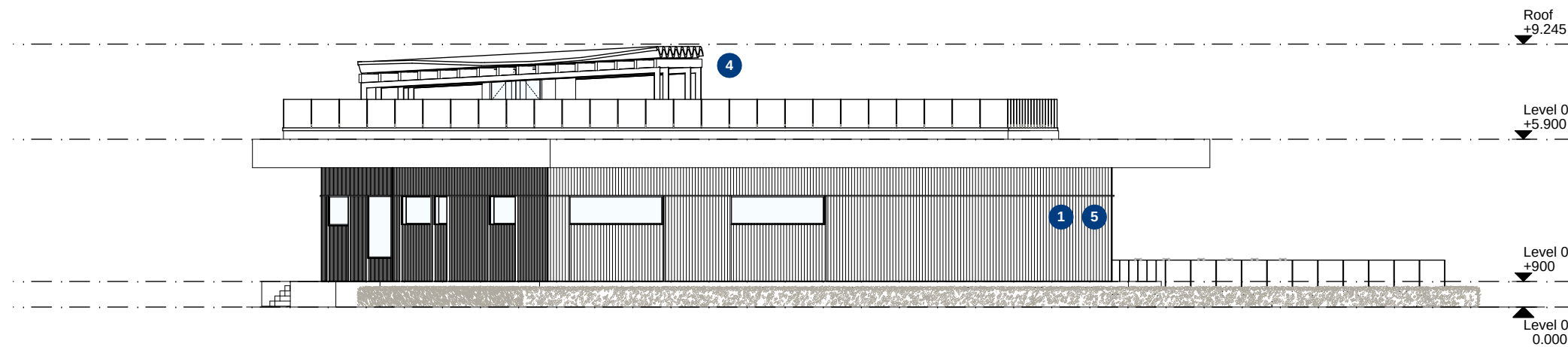
2 - East Perspective



1 - Aerial Perspective

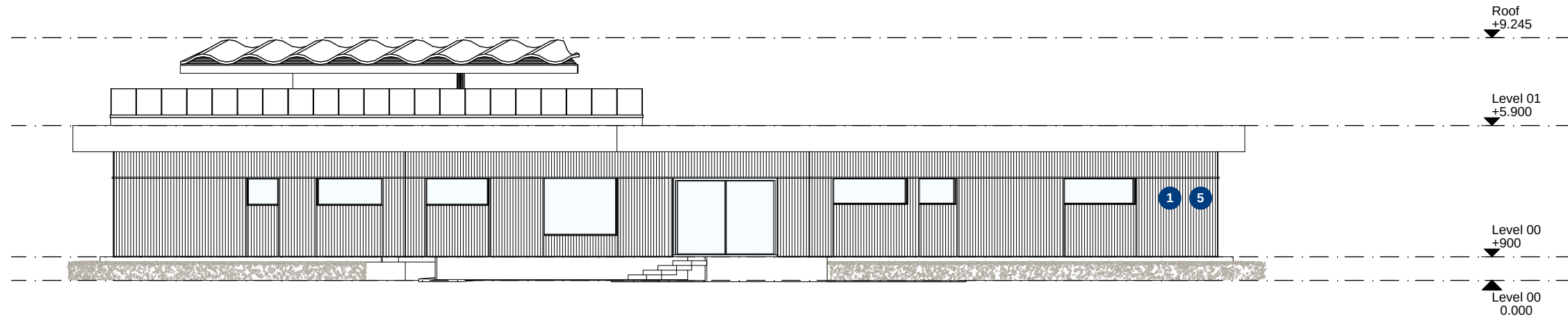


1 - WC | NORTH ELEVATION - 1:200

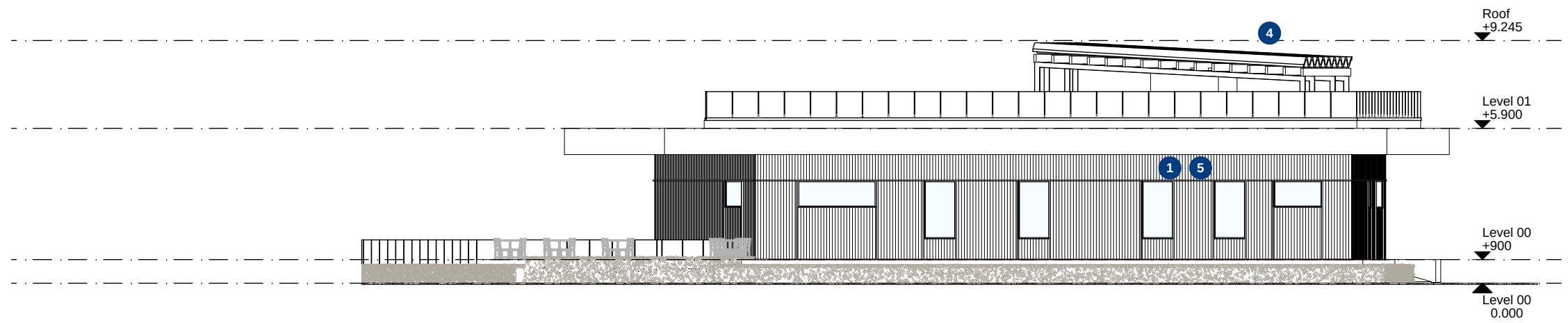


2 - WC | EAST ELEVATION - 1:200

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



1 - WC | SOUTH ELEVATION - 1:200



2 - WC | WEST ELEVATION - 1:200