

Auckland Surf Park Community Masterplan

Substantive Fast Track Application Pack

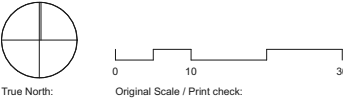
VILLAGE CENTRE



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

- 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.



Print in Colour

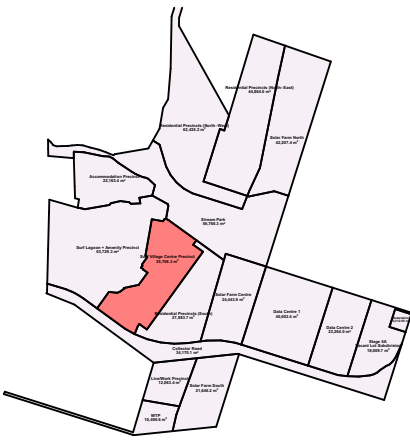
Notes:

DO NOT SCALE OFF DRAWINGS

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Rev	Description	Date



studiopacificarchitecture
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Urban Designers
Interior Designers
Landscape Architects

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Prepared For:
AW Holdings Ltd

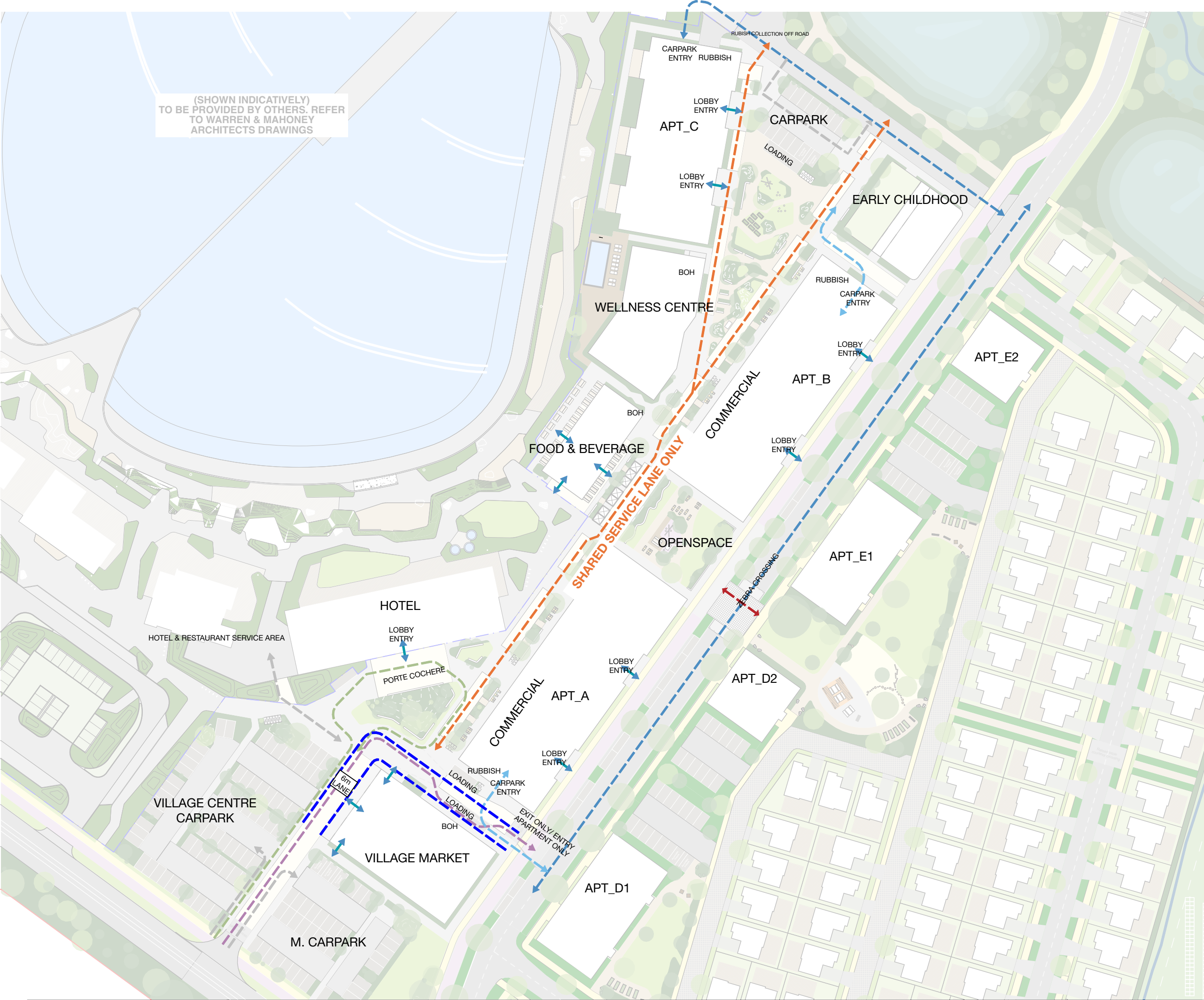
Project Title:
**Auckland Surf Park
Community**

at
Dairy Flat Highway, Auckland
#

Layout Name:
**VILLAGE CENTRE
Village Centre**

Scale: 1:1000 Original Paper Size: **A3**

Job No.: **4663** Layout ID: **RC_4.2** Revision:



True North:

01030

Original Scale / Print check:

 **Print in Colour**

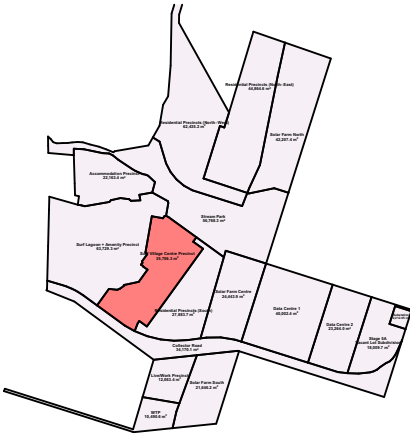
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Project Title:
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Dairy Flat Highway, Auckland
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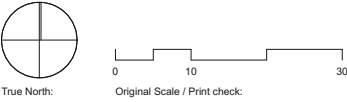
Layout Name:
VILLAGE CENTRE Village Centre Movement Diagram

Scale: 1:1000 Original Paper Size: **A3**

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



(SHOWN INDICATIVELY)
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TO WARREN & MAHONEY
ARCHITECTS DRAWINGS



Print in Colour

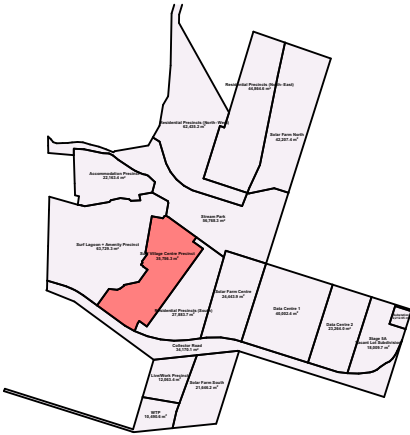
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Rev	Description	Date



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
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- Lounge bench seats
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- 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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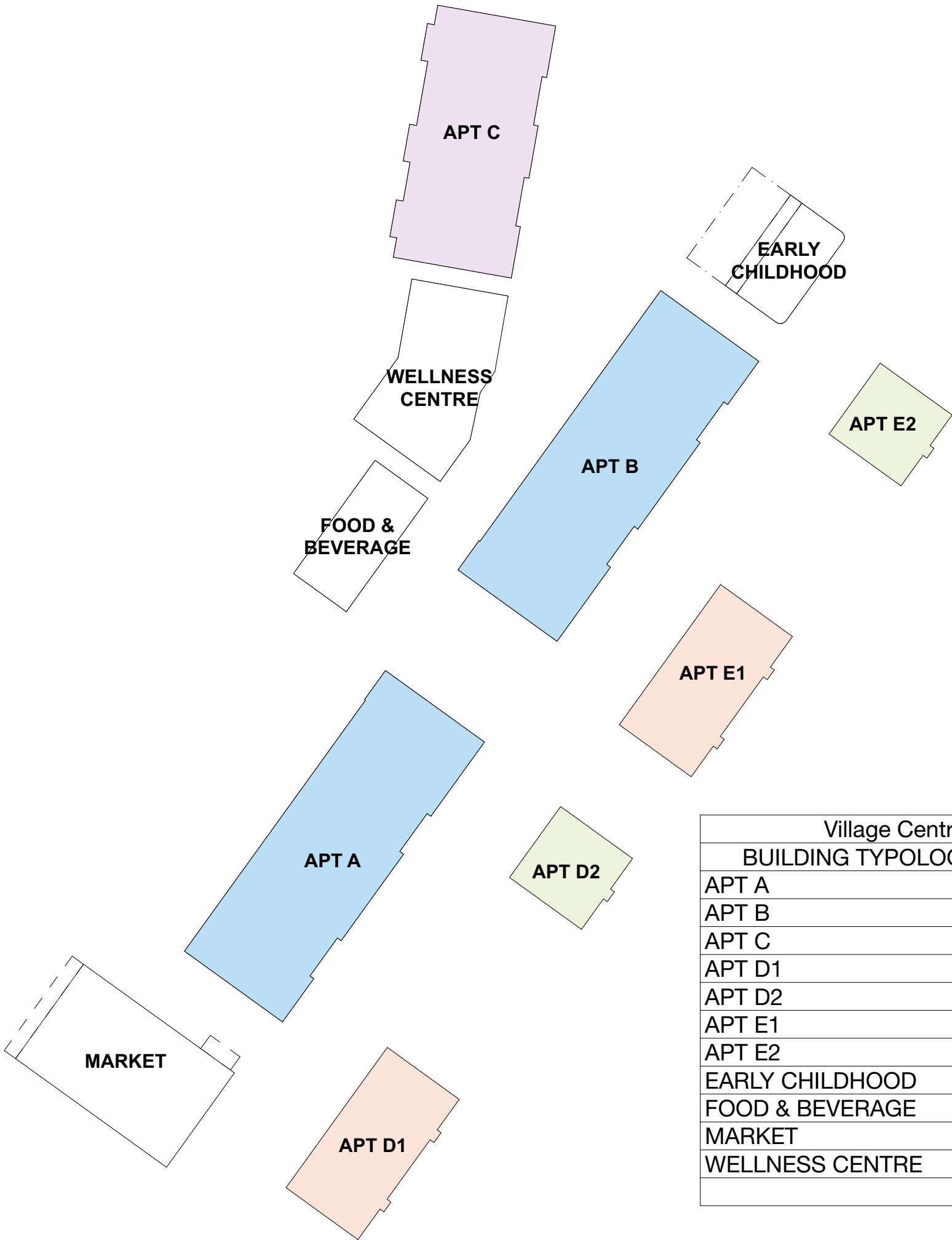
Project Title:
**Auckland Surf Park
Community**

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:



Village Centre Metric		
BUILDING TYPOLOGY		QUANTITY
APT A		1
APT B		1
APT C		1
APT D1		1
APT D2		1
APT E1		1
APT E2		1
EARLY CHILDHOOD		1
FOOD & BEVERAGE		1
MARKET		1
WELLNESS CENTRE		1
		11

True North:

01030

Original Scale / Print check:

 **Print in Colour**

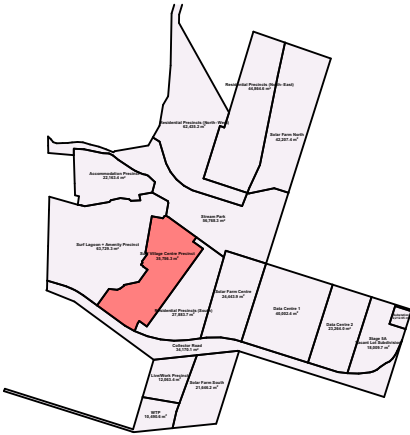
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Layout Name:
**VILLAGE CENTRE
Village Centre Metric**

Scale: 1:1000 Original Paper Size: **A3**

Job No.:	Layout I.D.:	Revision:
4663	RC_4.5	

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

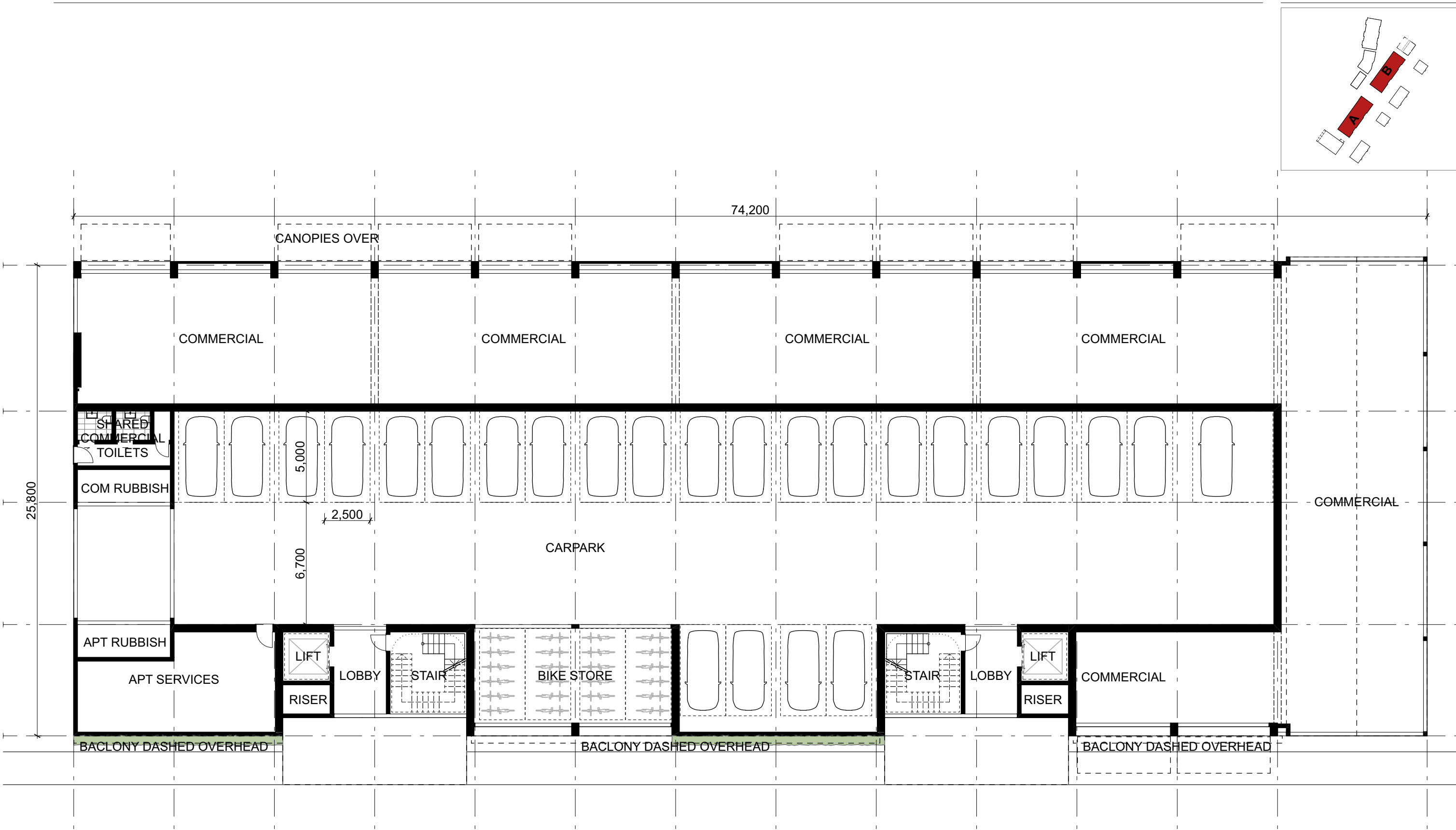
Building GFA excl: canopies/verandahs, terraces and balconies

Apartments

2 BED UNIT	99m ²
3 BED UNIT	151m ²

Unit GFA excl balconies

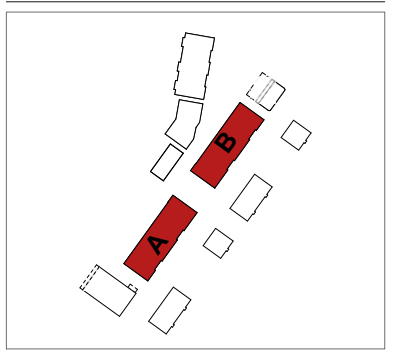
COMMERCIAL	772m ²
Total commercial GFA	



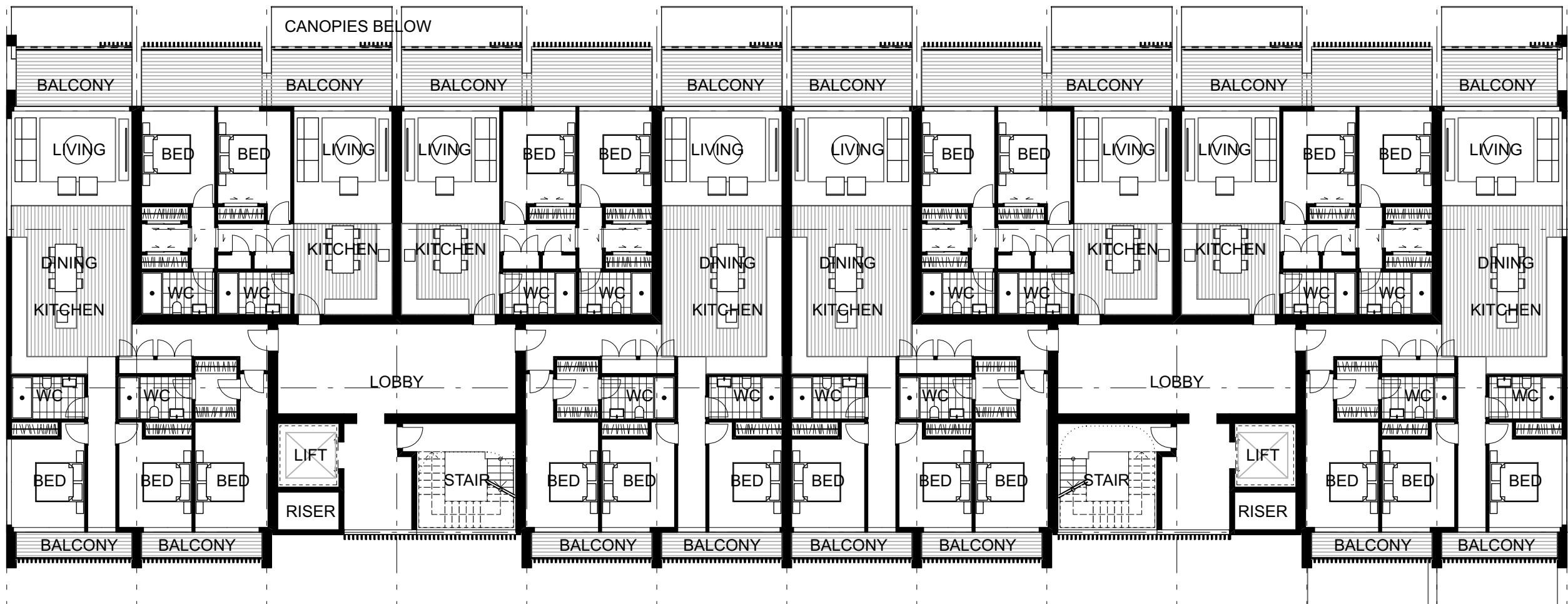
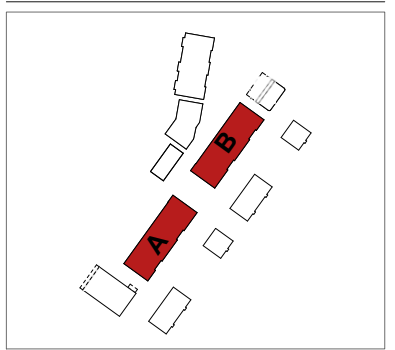
1 - APT A + B | Level 00 (Ground) - 1:200

: Note apartment B is mirrored

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



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

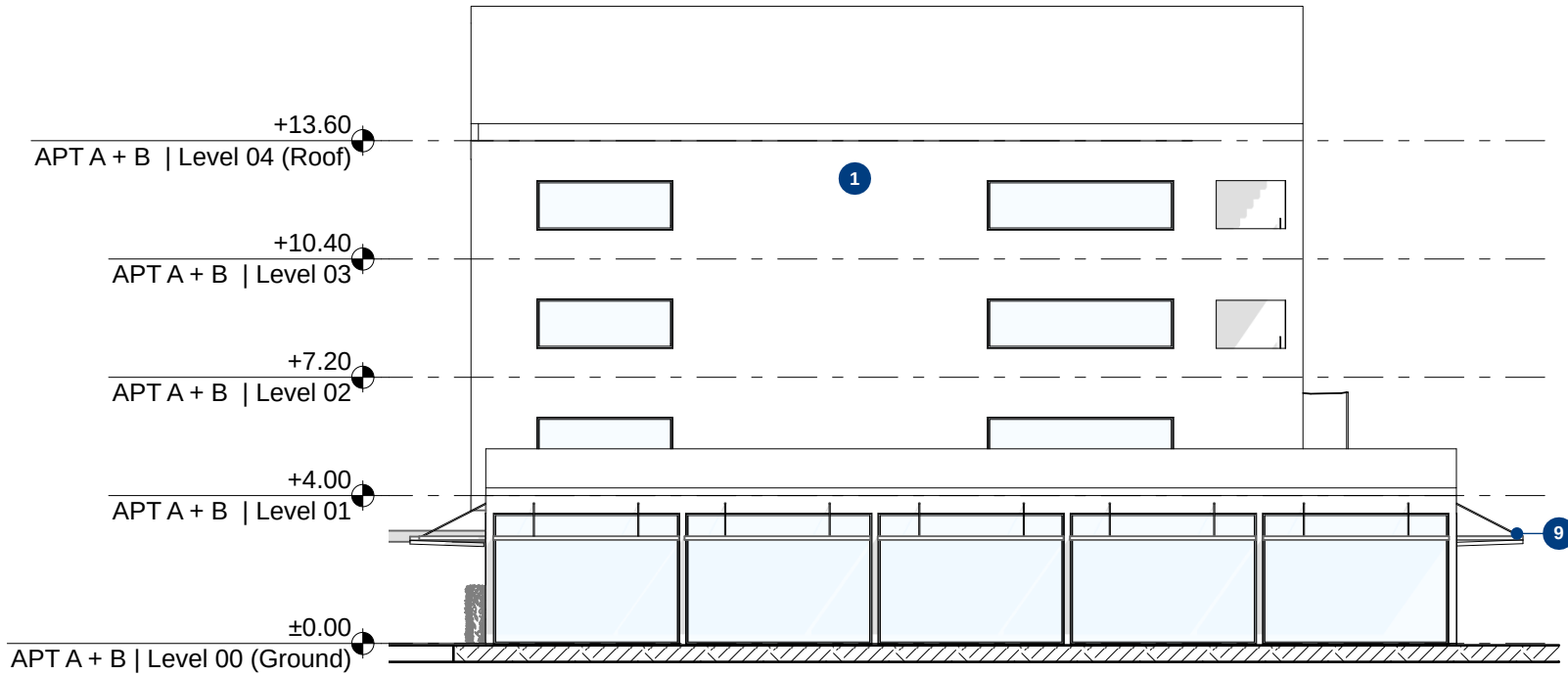


1 - APT A + B | Level 02-03 - 1:200

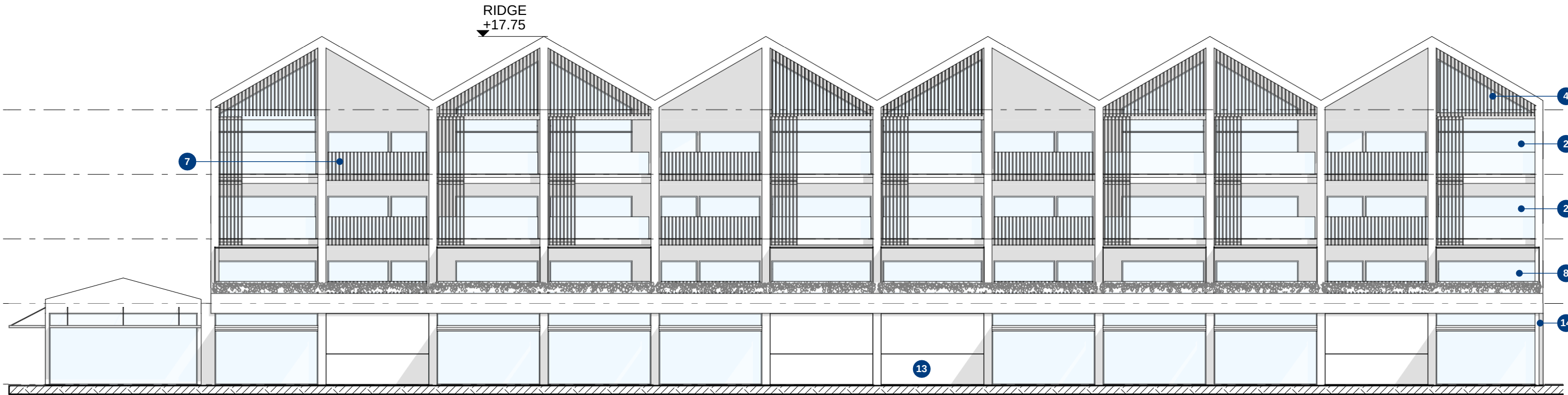
: Refer to sheet RC_4.6 for yield and building area summary



1 - Generic Perspective



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



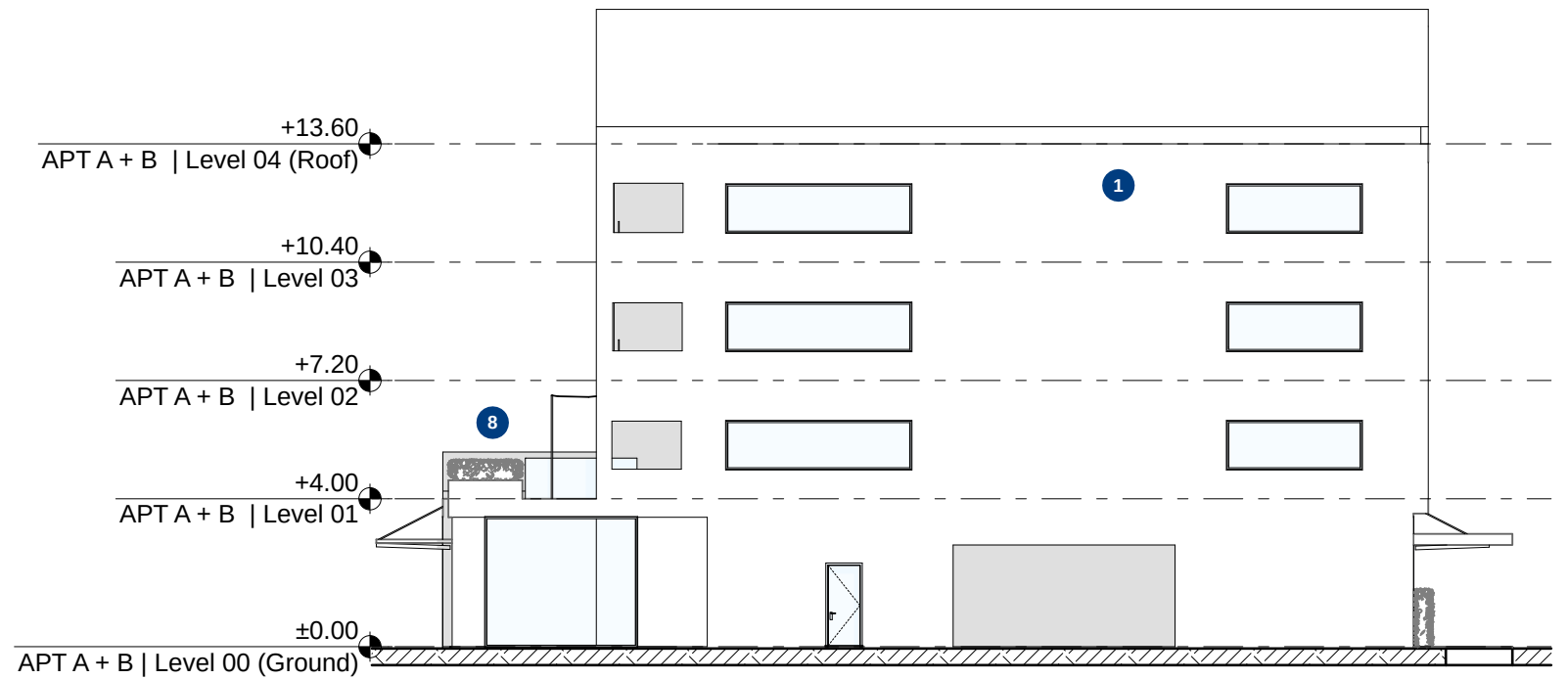
3 - APT A + B | NORTH ELEVATION - 1:200

MATERIAL AND FORM REFERENCES | REFER SHEET 4.18

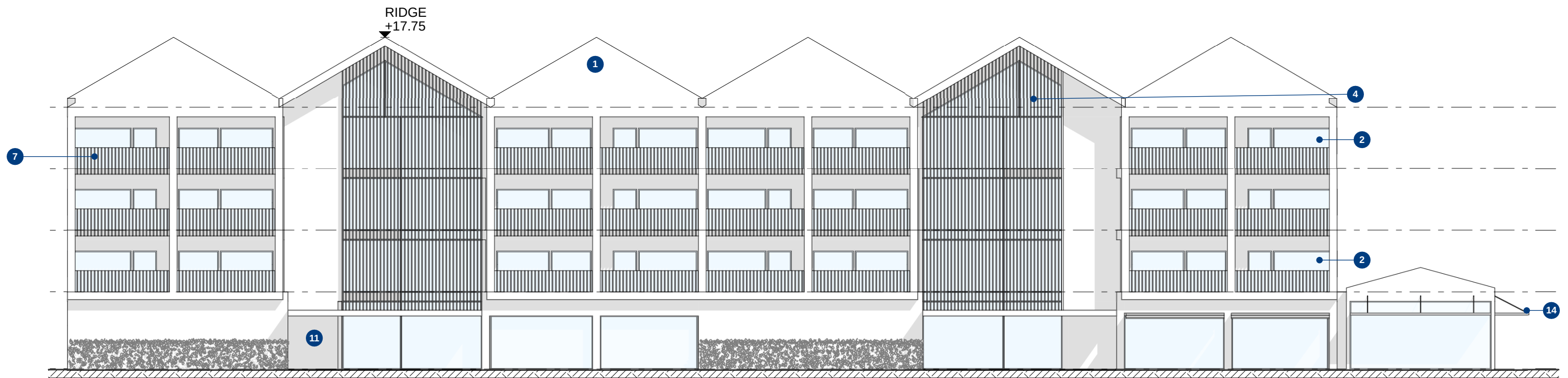
- | | | |
|---------------------------------|---------------------------|---------------------------------------|
| 1 Metal cladding and roofing | 7 Metal balustrades | 13 Public realm materiality and scale |
| 2 Recessed terrace living areas | 8 Landscaped roof terrace | 14 Awnings |
| 4 Metal screening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



1 - Generic Perspective -



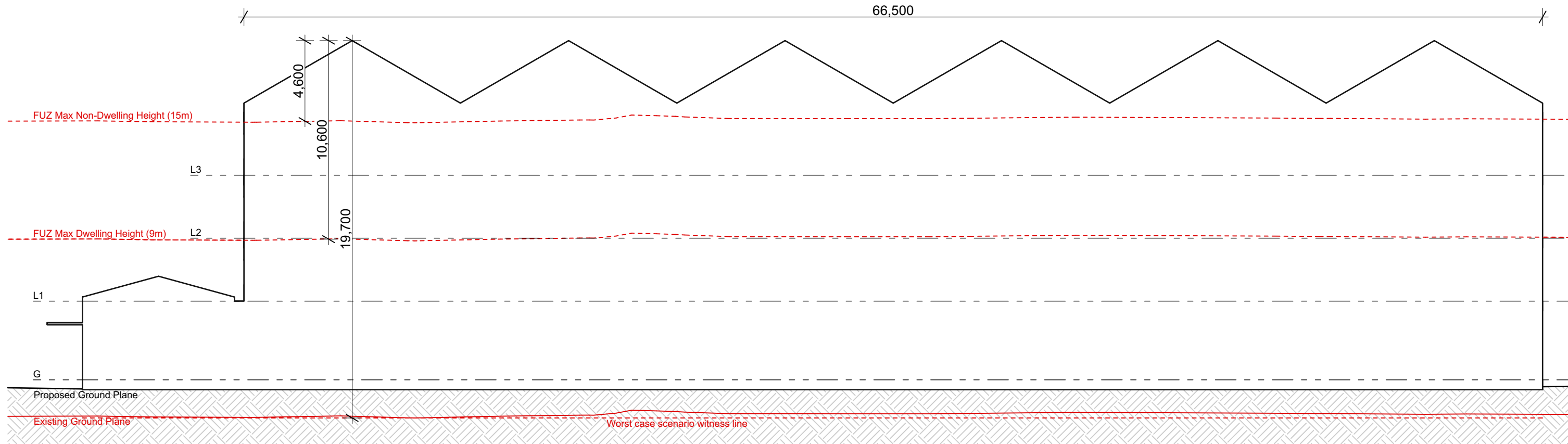
2 - APT A + B | WEST ELEVATION - 1:200



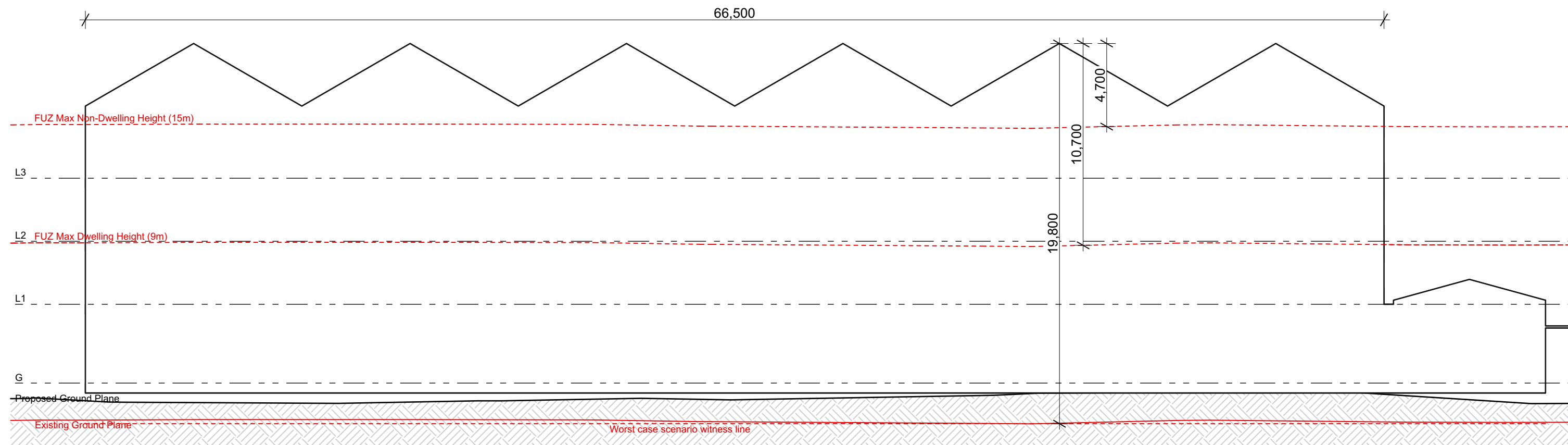
3 - APT A + B | SOUTH ELEVATION - 1:200

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

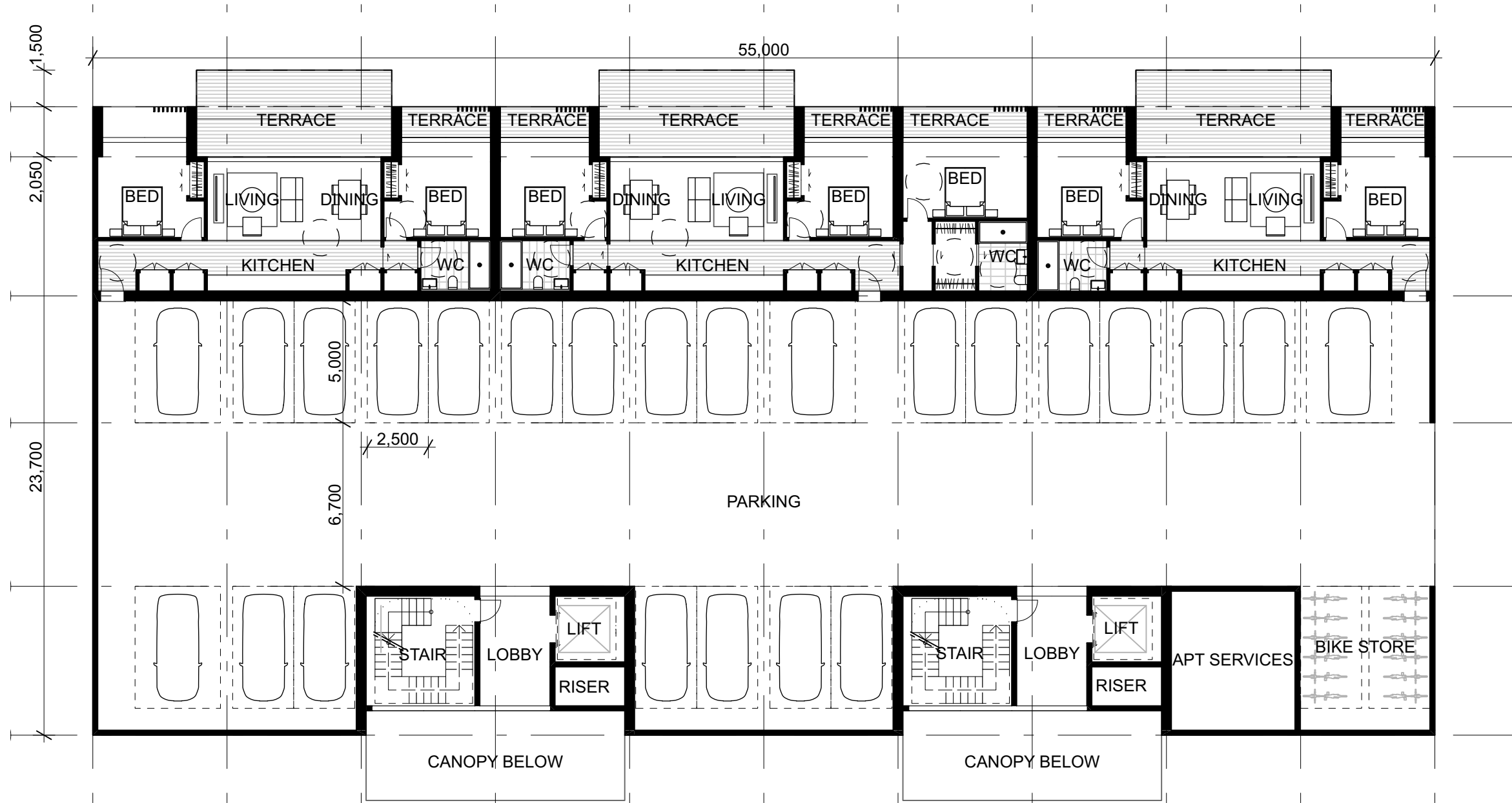
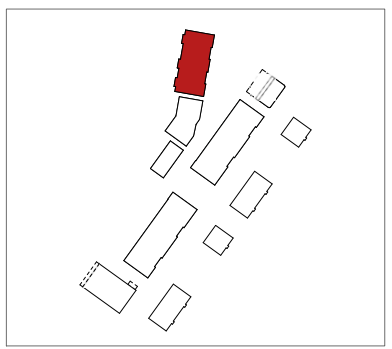
GFA 4118m²

Building GFA excl: canopies/verandahs, terraces and balconies

Apartments

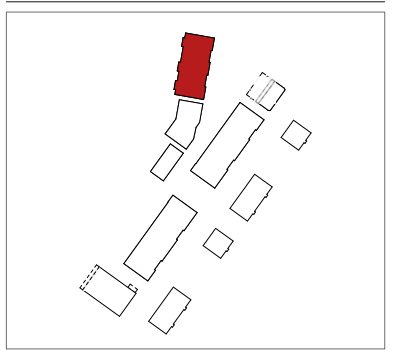
1 BED STUDIO UNIT	50m ²
2 BED UNIT	101m ²
2 BED UNIT	99m ²
3 BED UNIT	137m ²
3 BED UNIT	144m ²

Unit GFA excl balconies

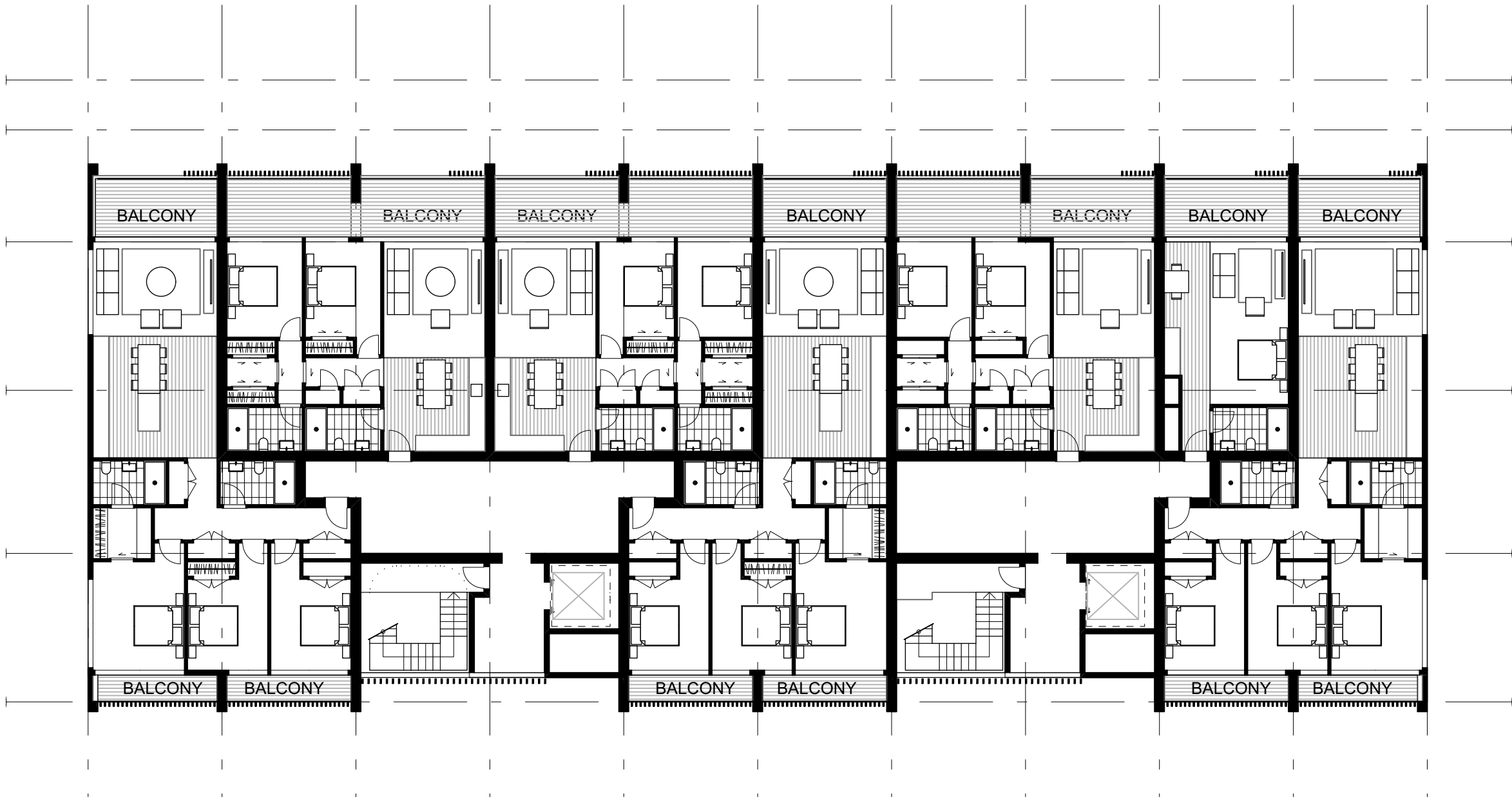
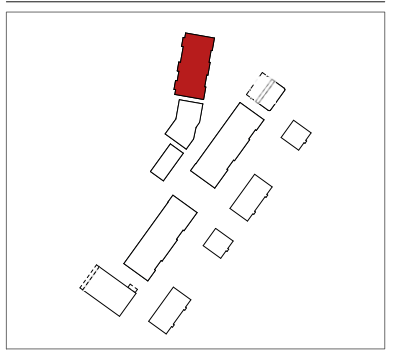


1 - APT C | Level 00 (Ground) - 1:200

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



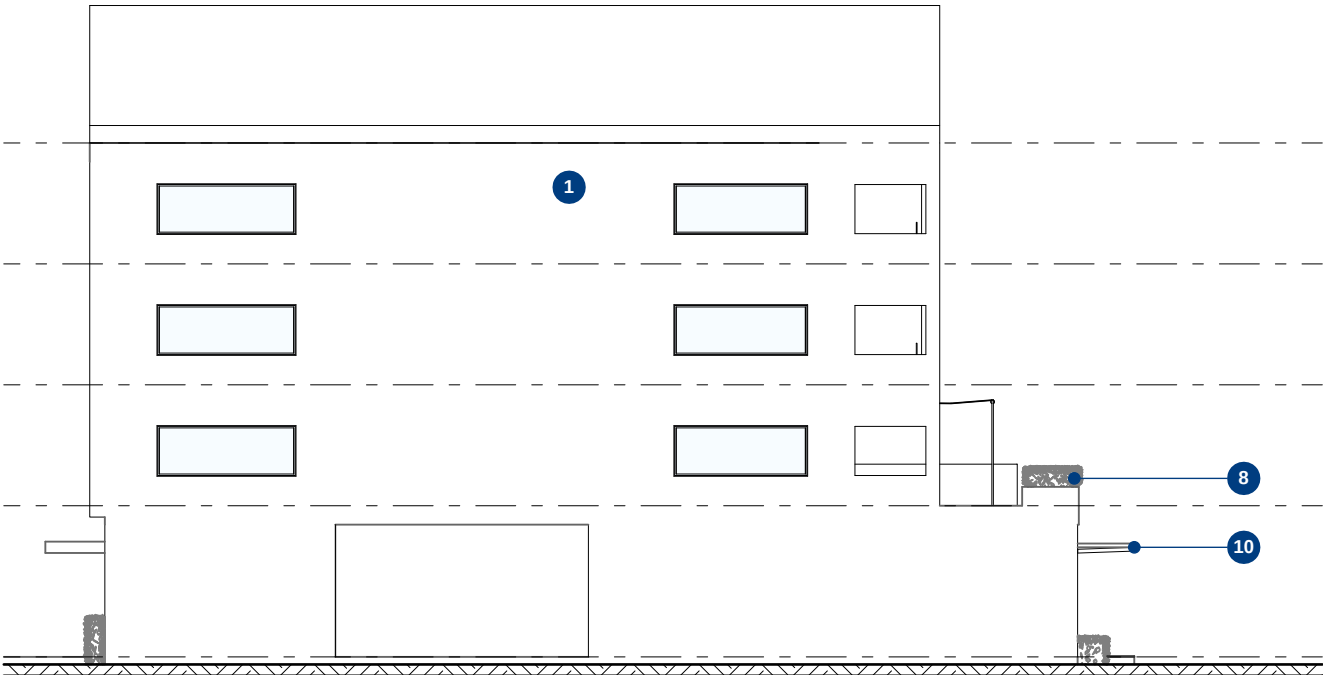
1 - APT C | Level 01 - 1:200



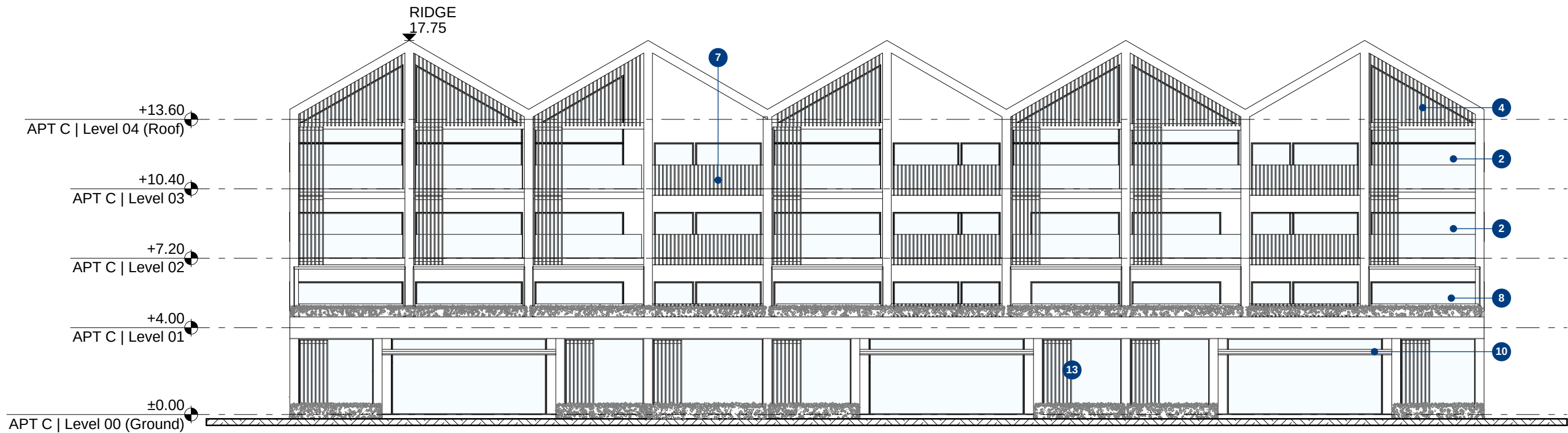
1 - APT C | Level 02-03 - 1:200



1 - Generic Perspective



3 - APT C | EAST ELEVATION - 1:200



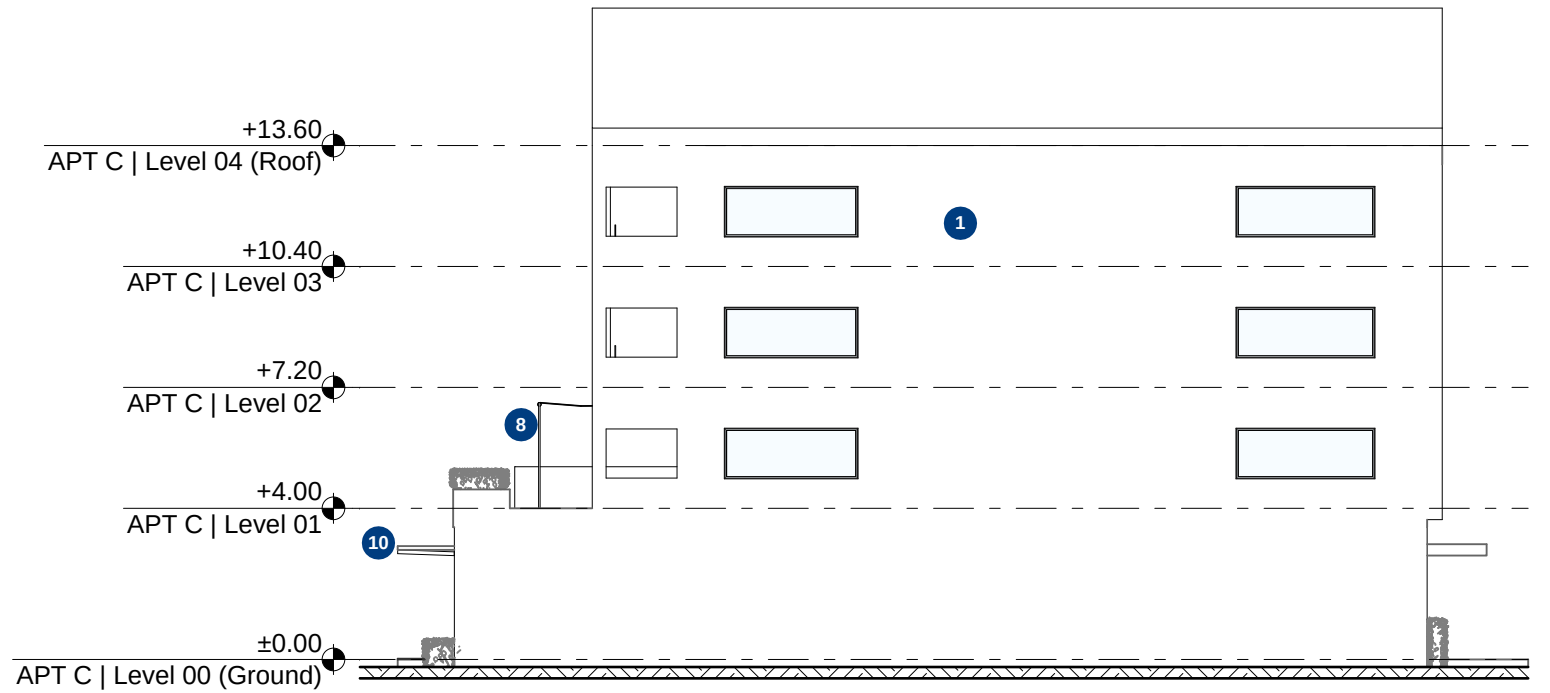
2 - APT C | NORTH ELEVATION - 1:200

MATERIAL AND FORM REFERENCES | REFER SHEET 4.18

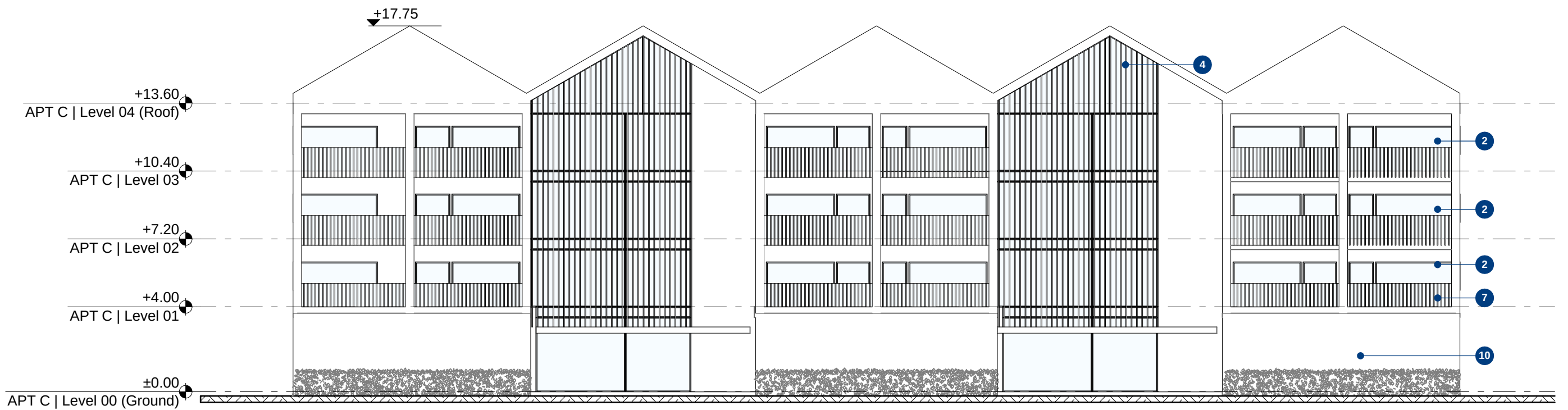
- | | | |
|---------------------------------|---------------------------|---------------------------------------|
| 1 Metal cladding and roofing | 7 Metal balustrades | 10 Large format openings |
| 2 Recessed terrace living areas | 8 Landscaped roof terrace | 13 Public realm materiality and scale |
|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



1 - Generic Perspective -



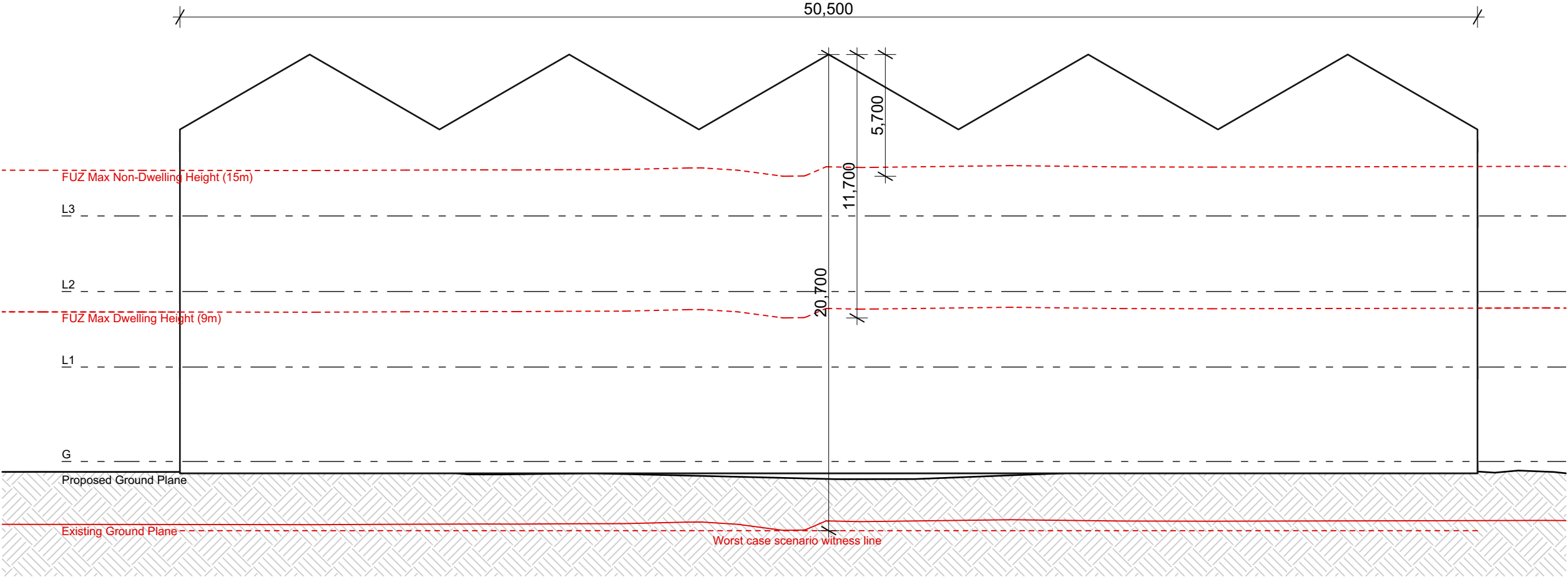
2 - APT C | WEST ELEVATION - 1:200



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



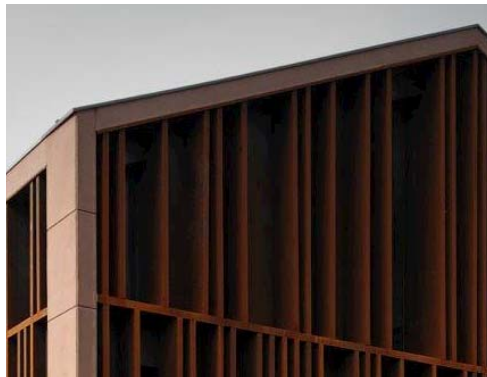
1 Metal cladding and roofing



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

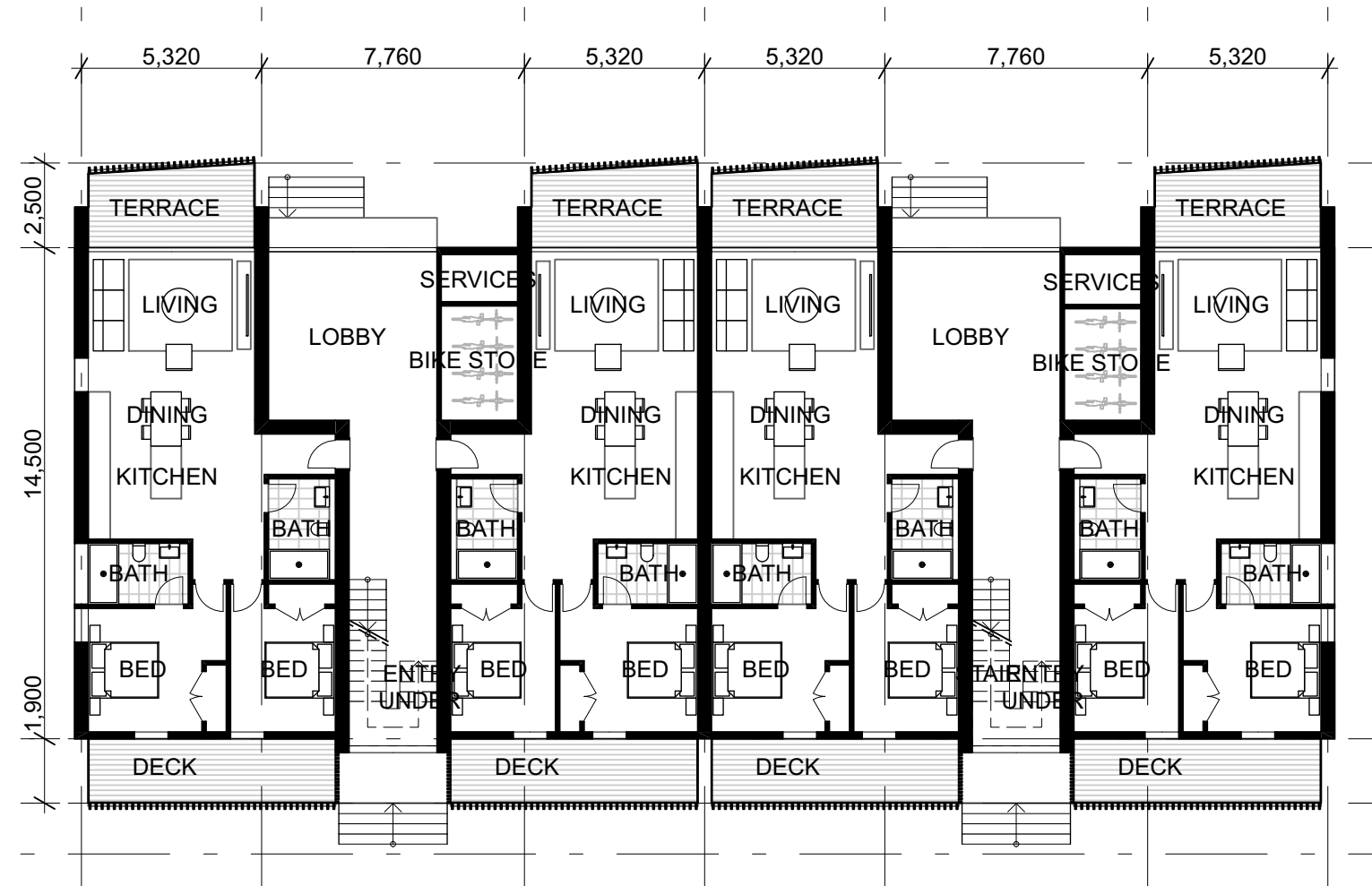
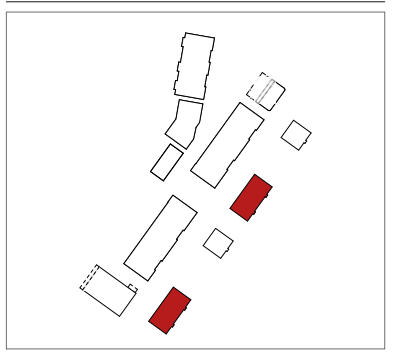
GFA 1626m²

Building GFA excl: canopies/verandahs, terraces and balconies

Apartments

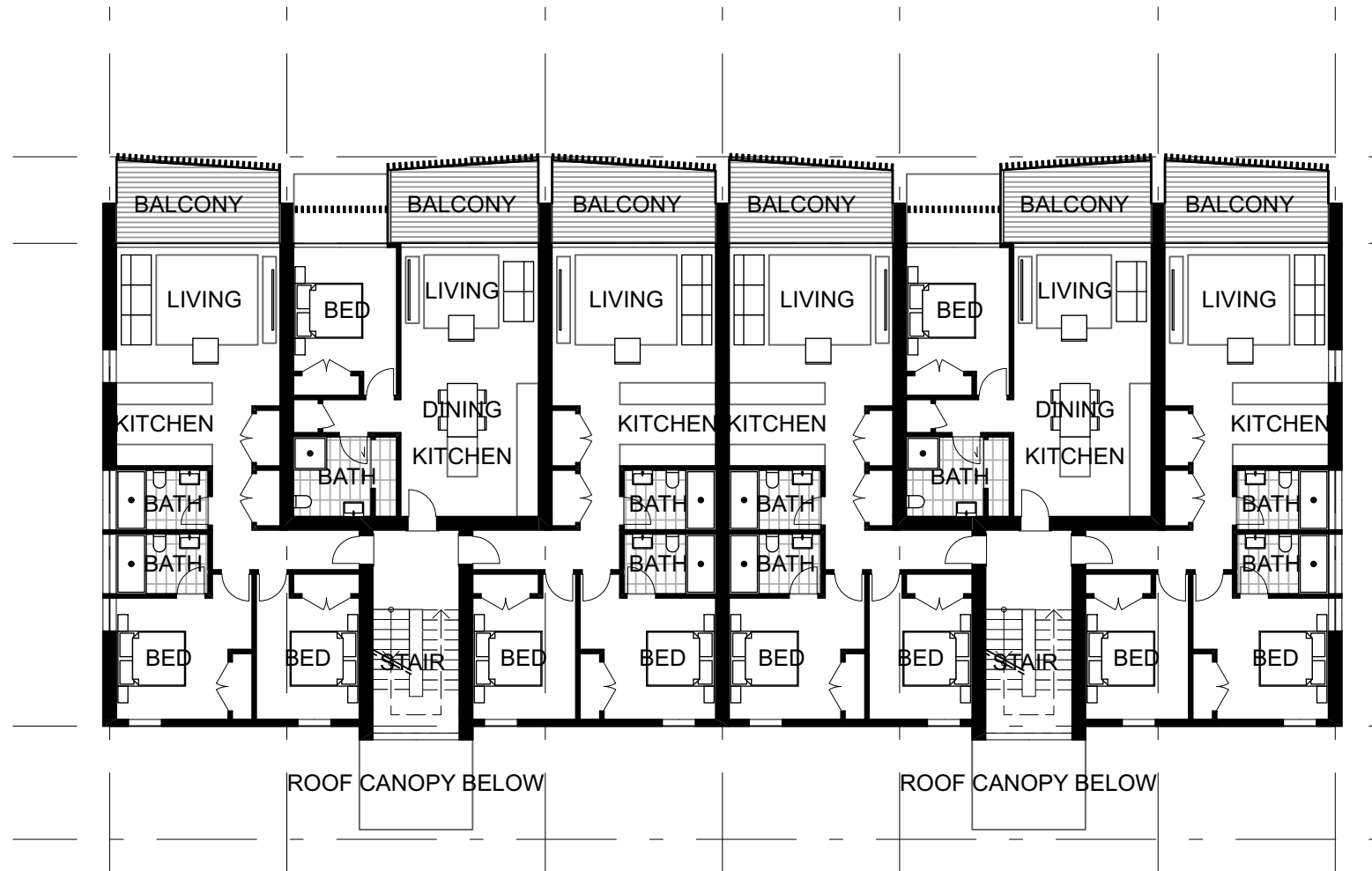
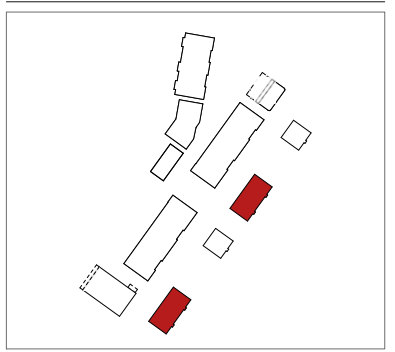
1 BED UNIT	65m ²
2 BED UNIT	102m ²
2 BED UNIT	95m ²

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



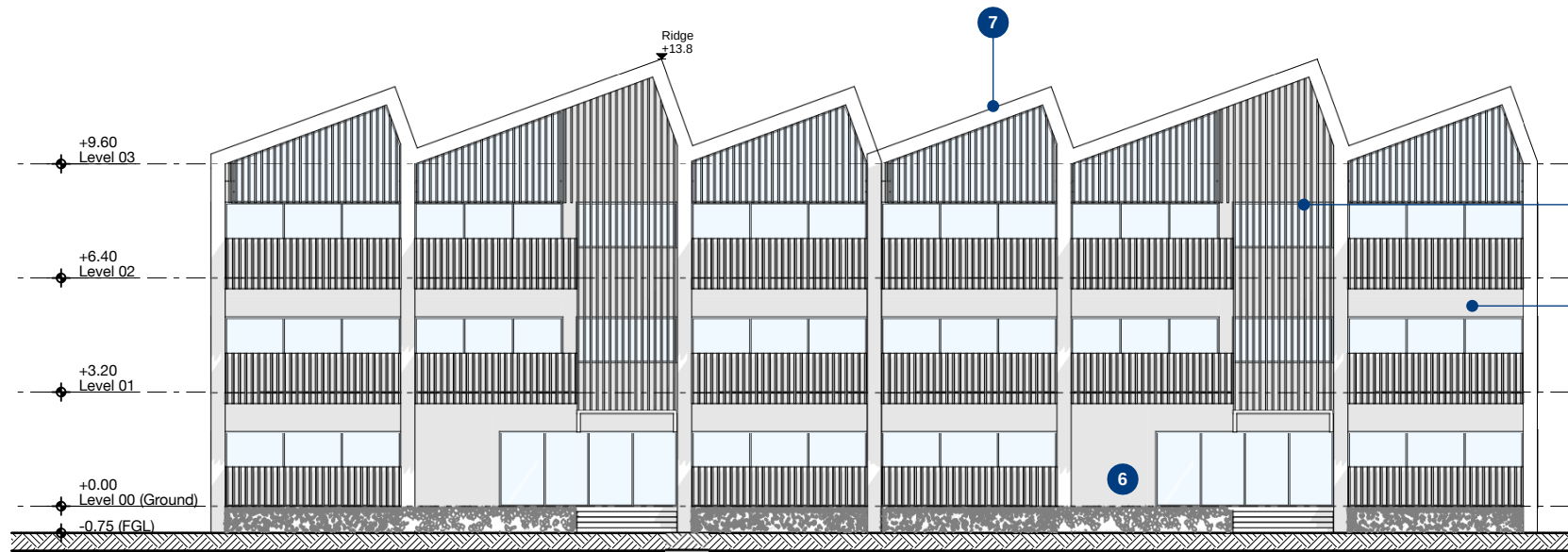
6 Landscaped entryways



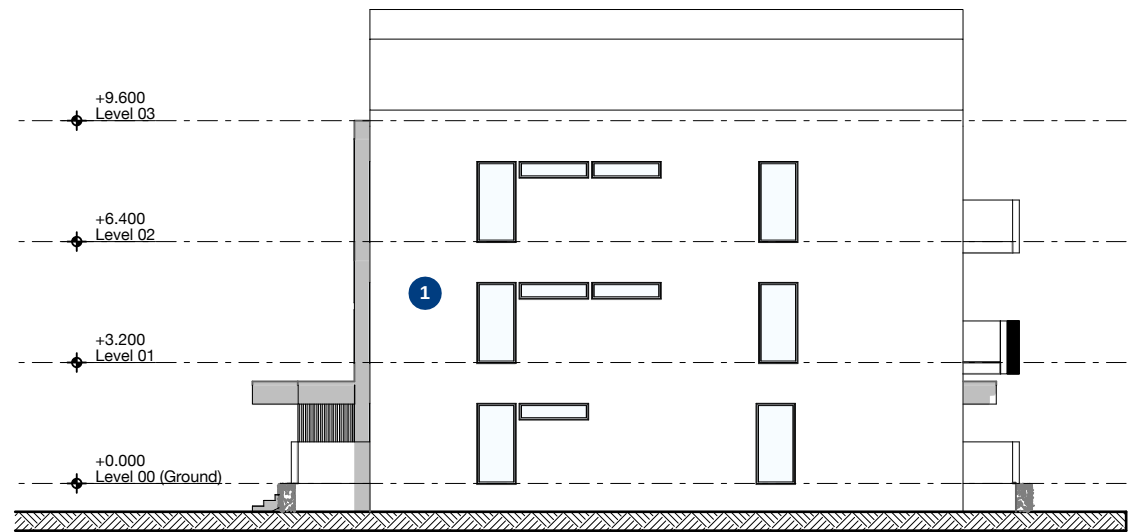
7 Asymmetrical gable roofs



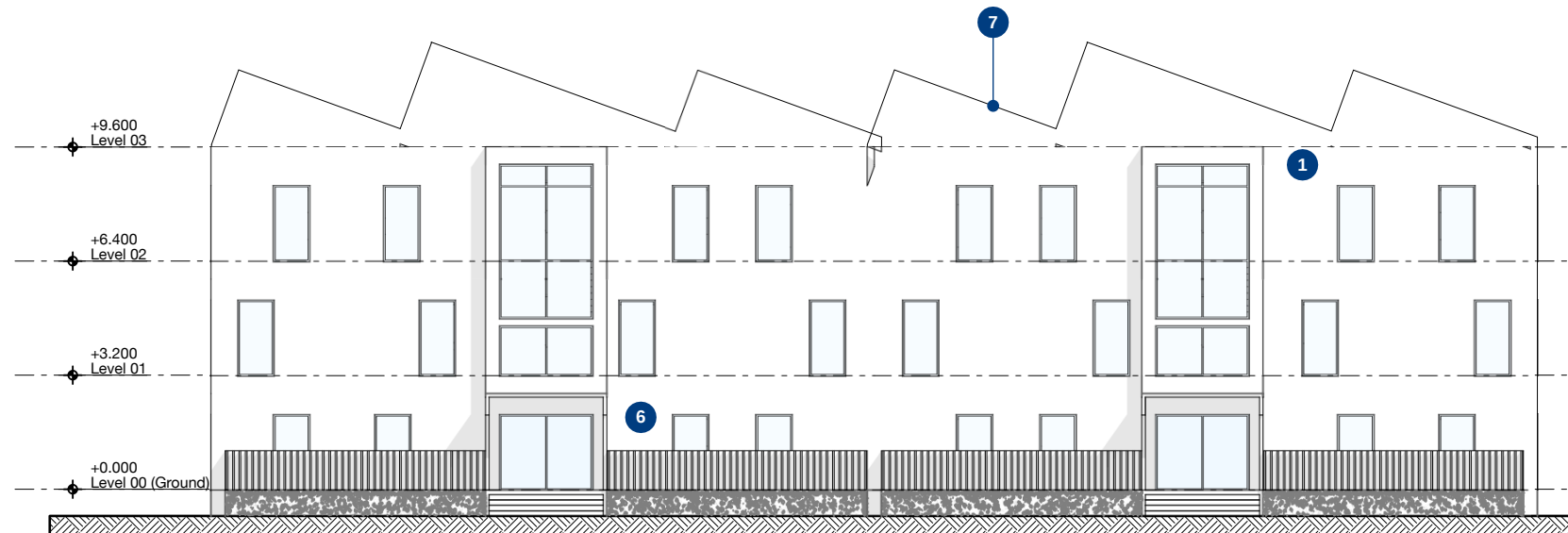
8 Light communal spaces



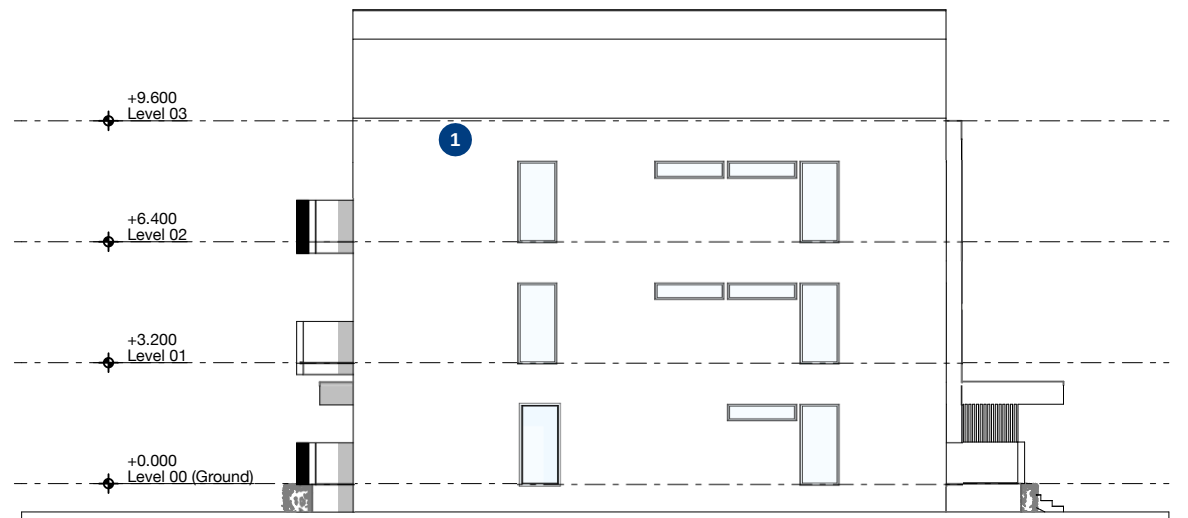
1 - APT D2 | NORTH ELEVATION - 1:200



4 - APT D2 | EAST ELEVATION - 1:200



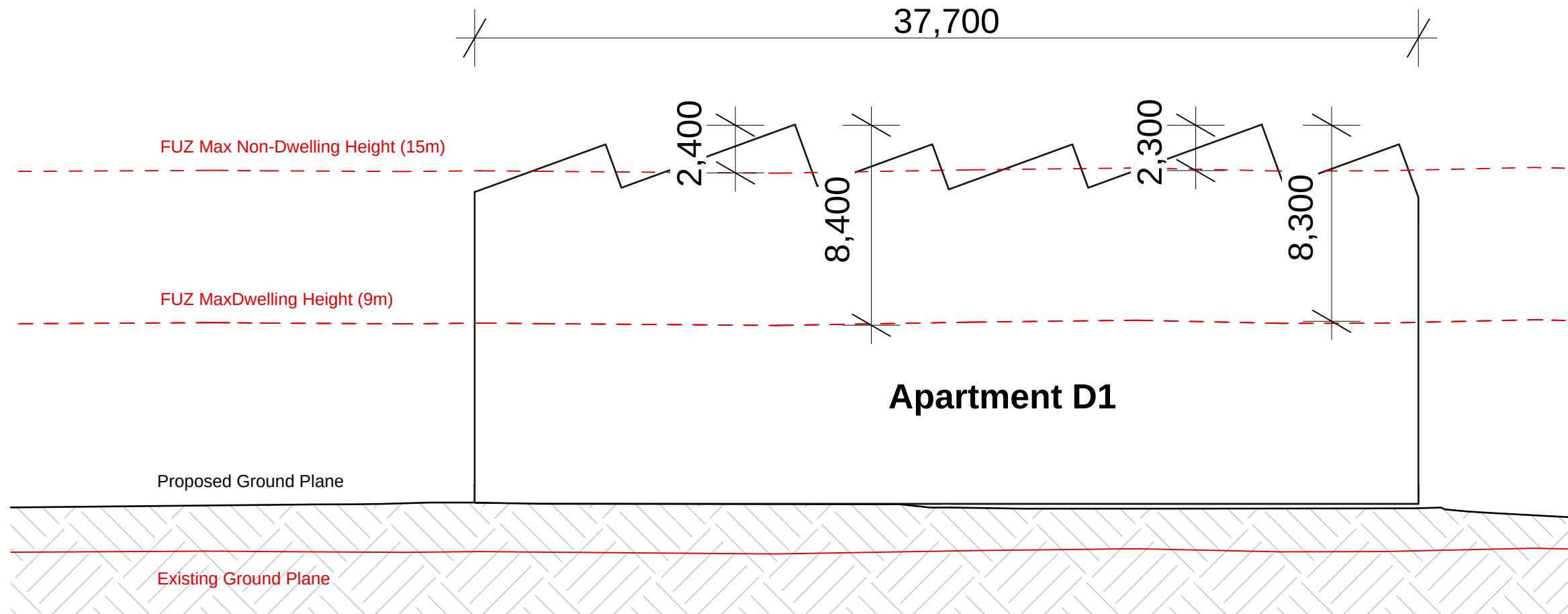
2 - APT D2 | SOUTH ELEVATION - 1:200



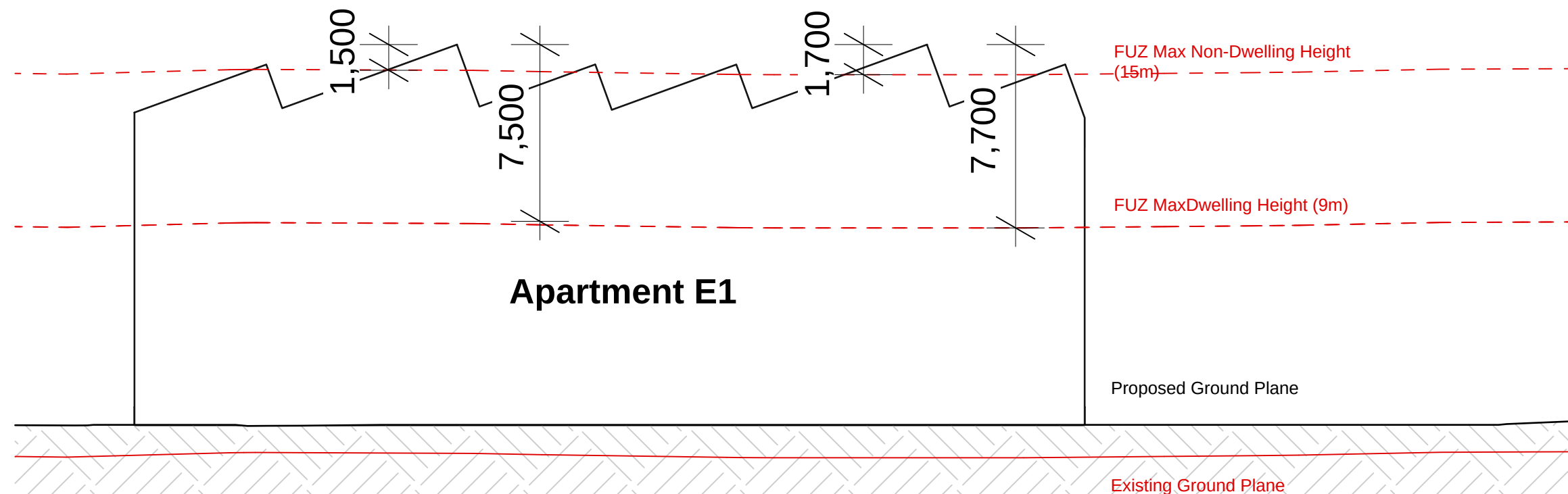
3 - APT D2 | WEST ELEVATION - 1:200

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

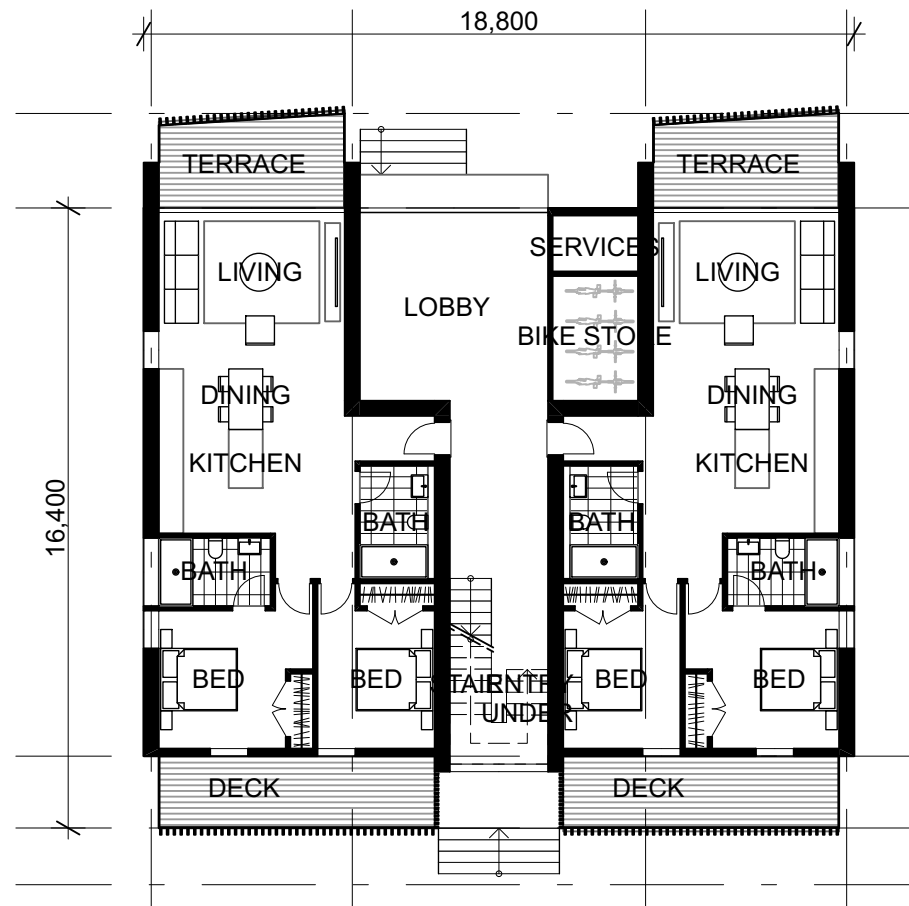
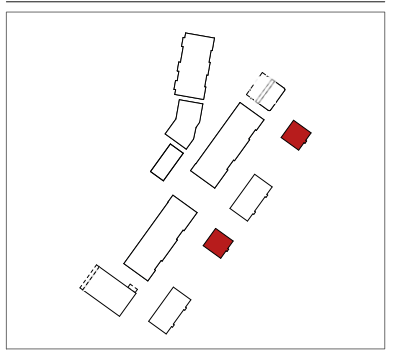
2 x 1 Bed Units
6 x 2 Bed Units
8 x Carparks (in car court)
8 x Bike Parks

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

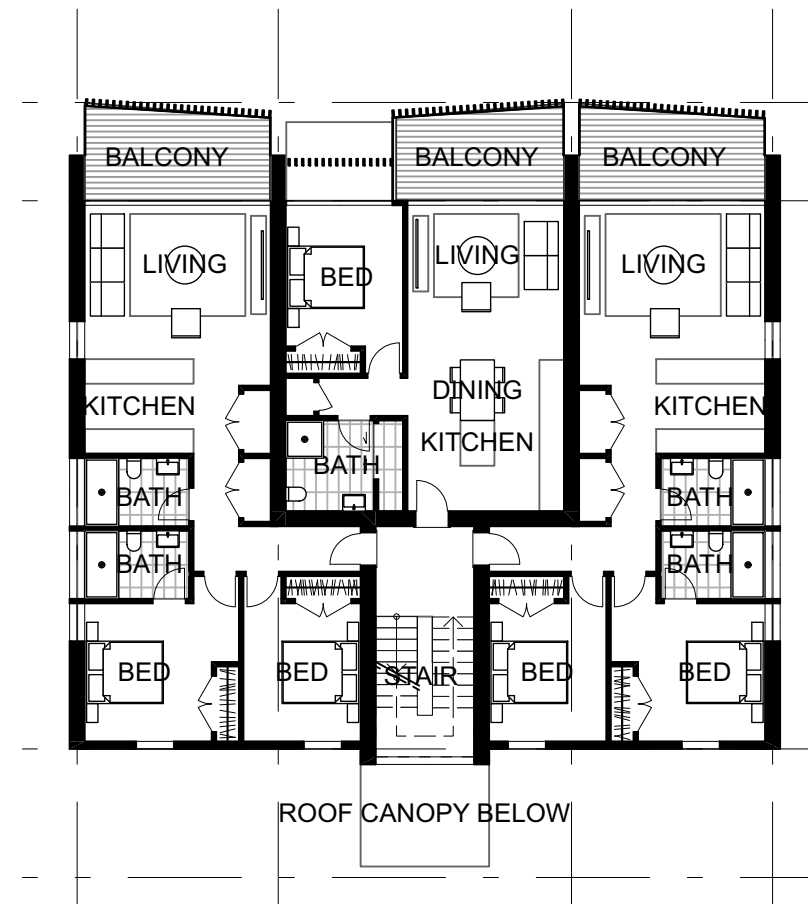
GFA 822m²
Building GFA excl: canopies/verandahs, terraces and balconies

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



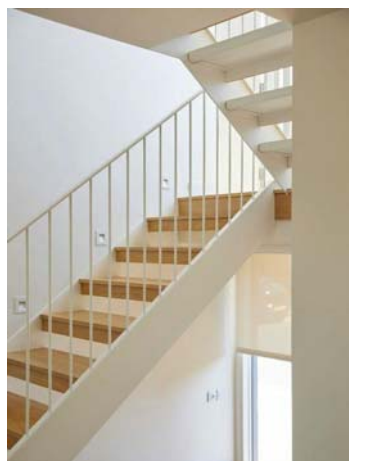
5 Recessed feature windows



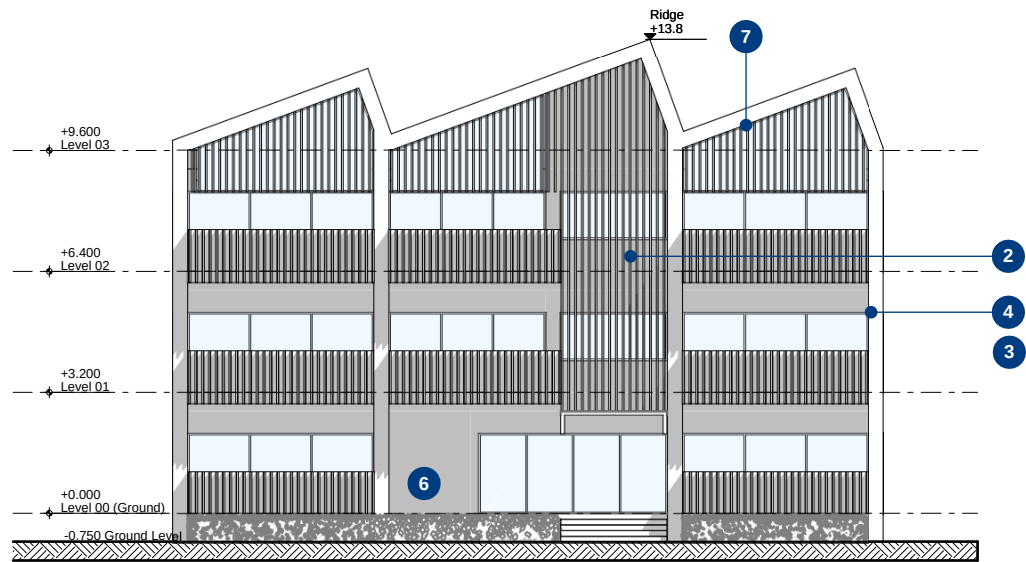
6 Landscaped entryways



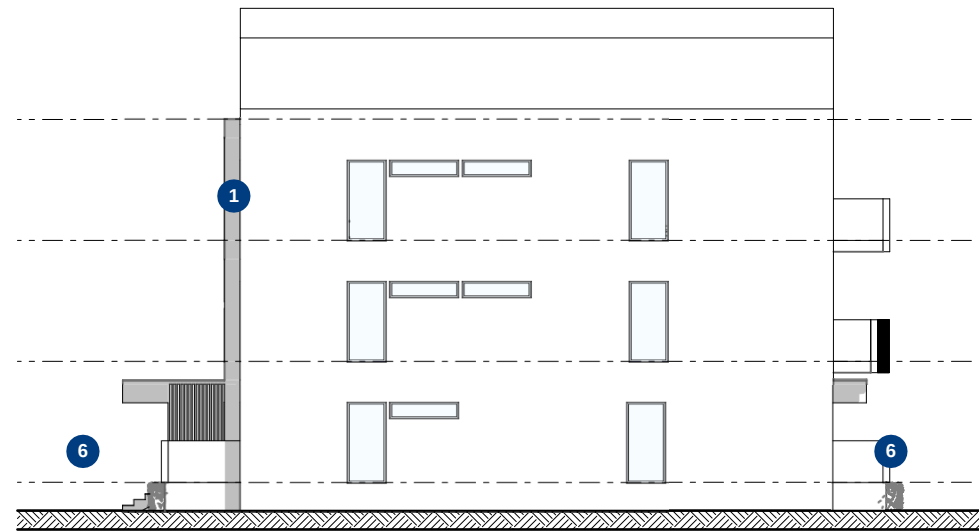
7 Asymmetrical gable roofs



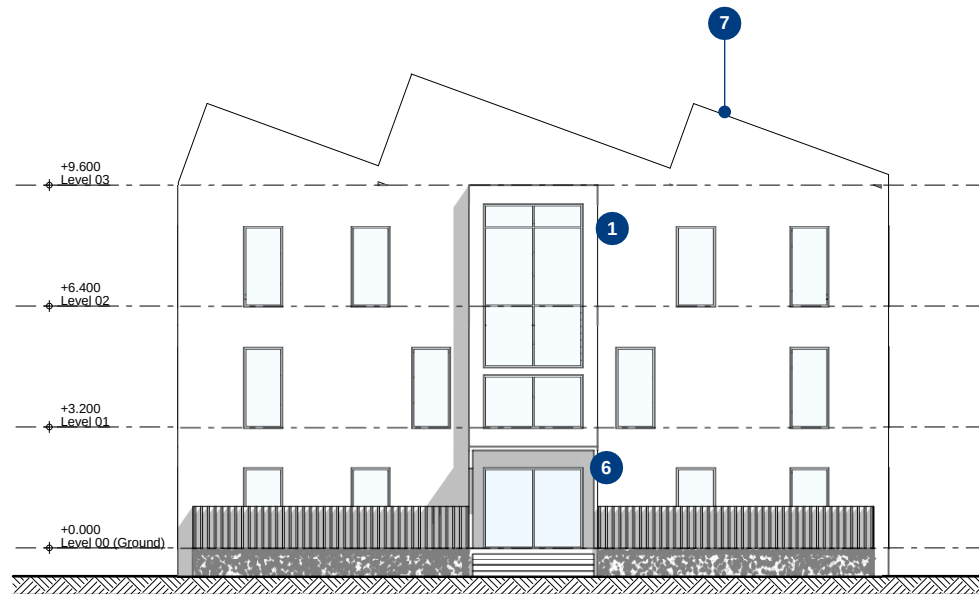
8 Light communal spaces



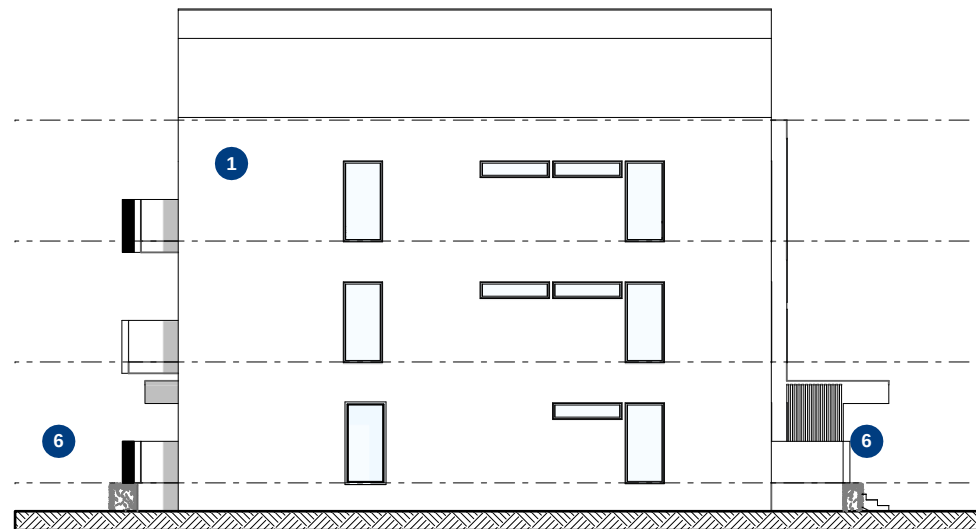
1 - APT | NORTH ELEVATION - 1:200



2 - APT | EAST ELEVATION - 1:200



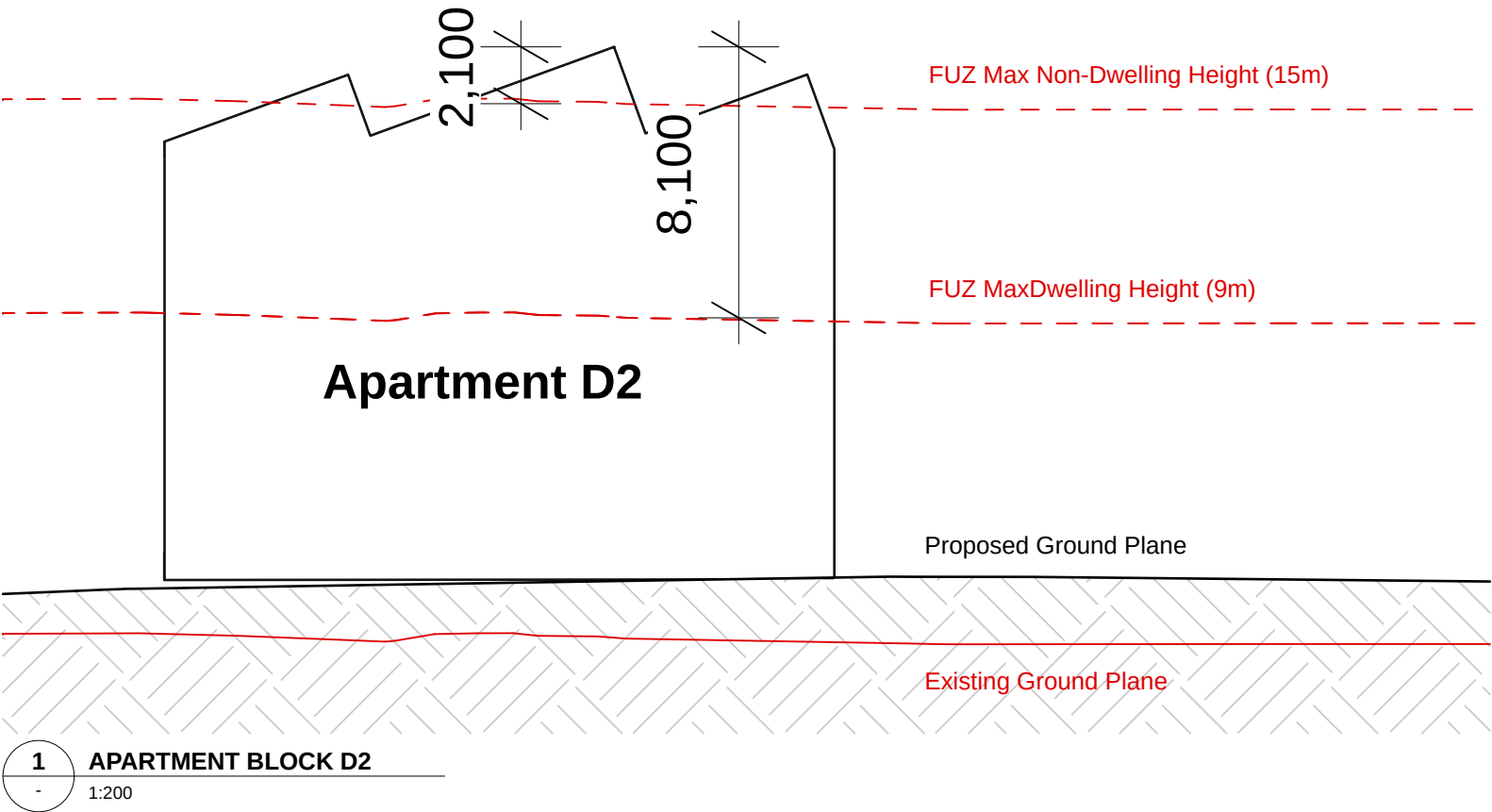
3 - APT | SOUTH ELEVATION - 1:200



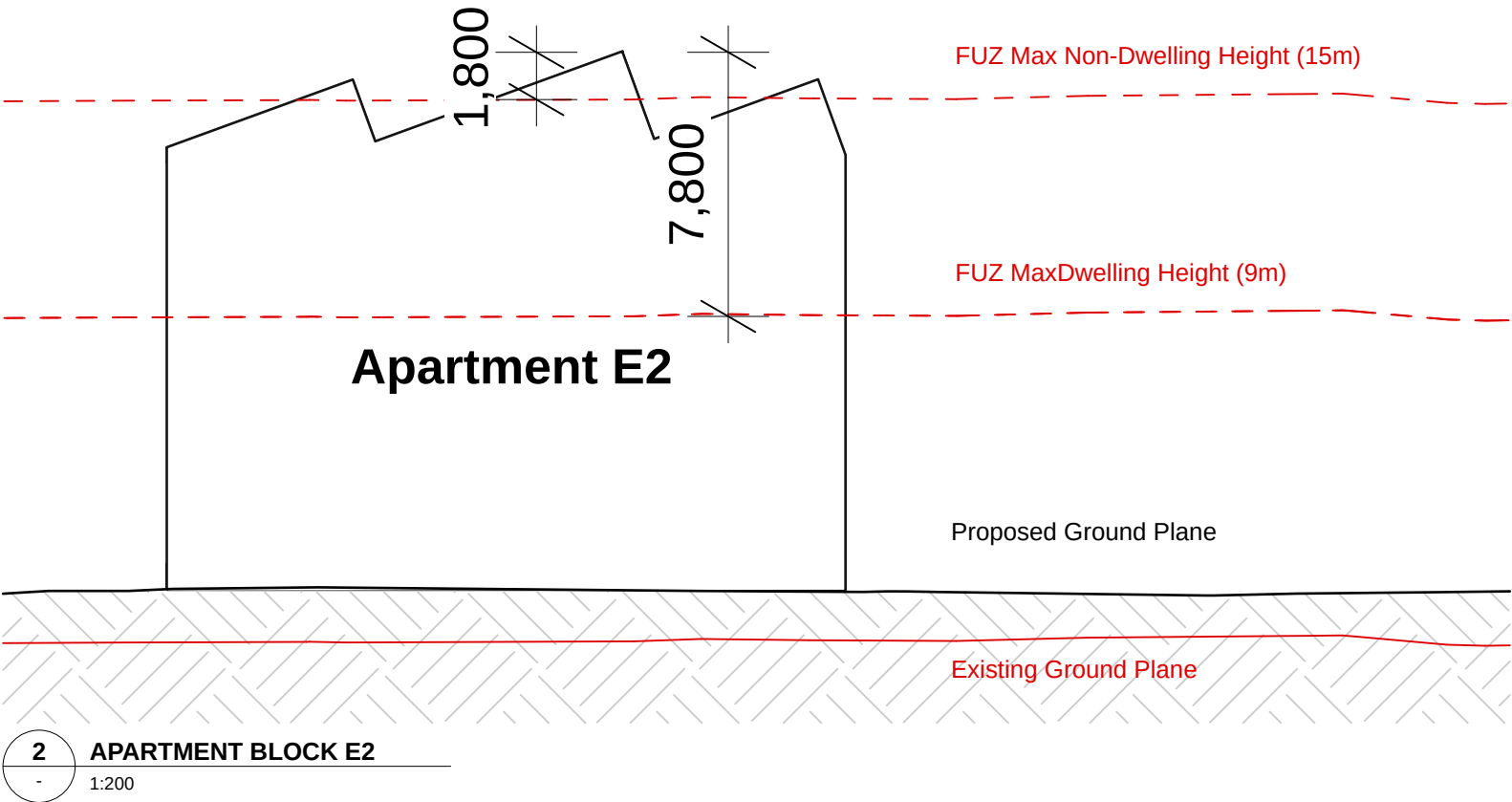
4 - APT | WEST ELEVATION - 1:200

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 | |



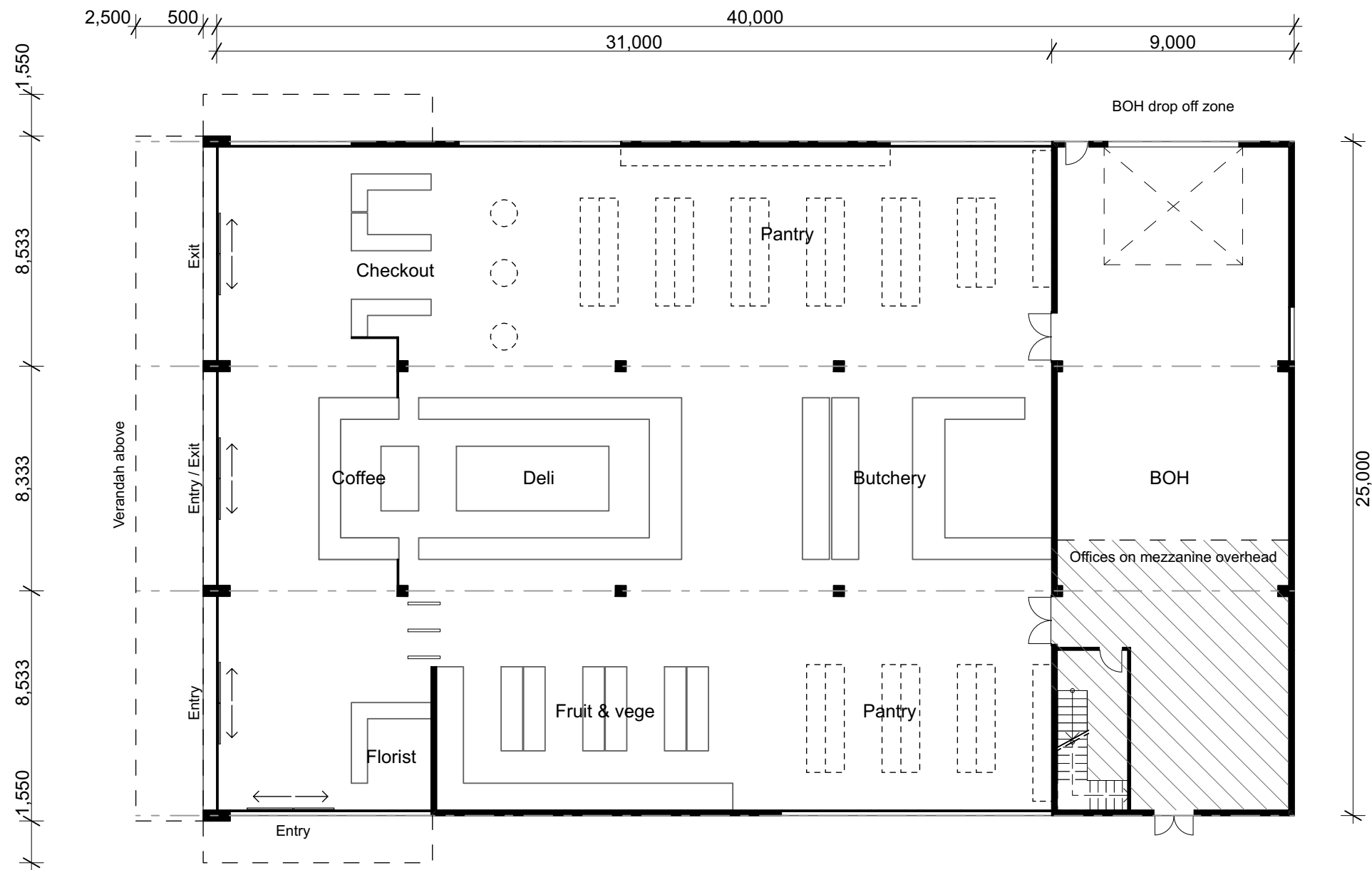
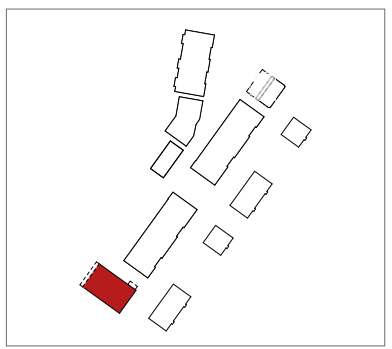
19,200



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



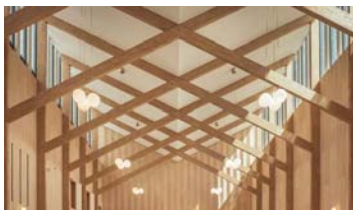
1 High level natural lighting



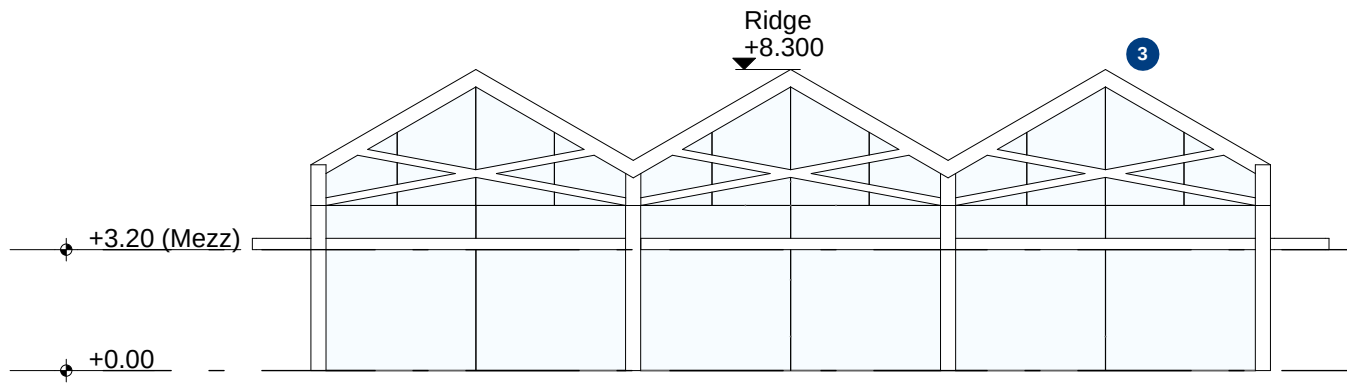
2 In-situ concrete



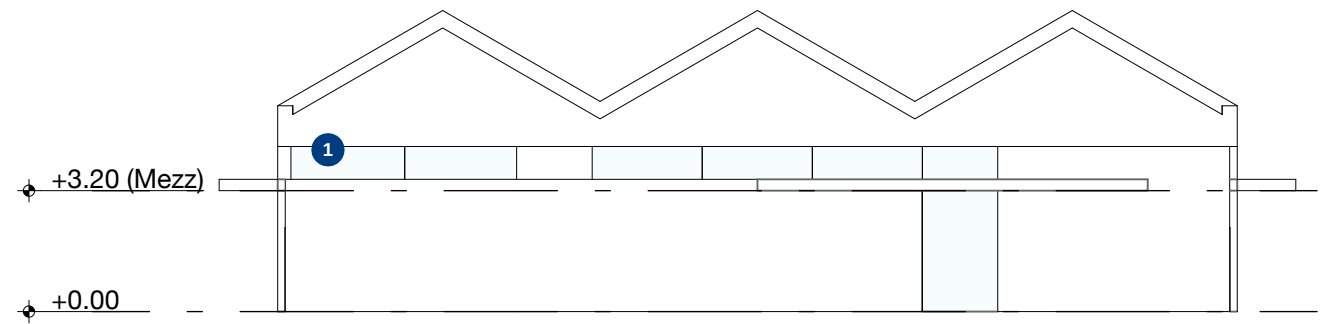
3 Deep market awnings



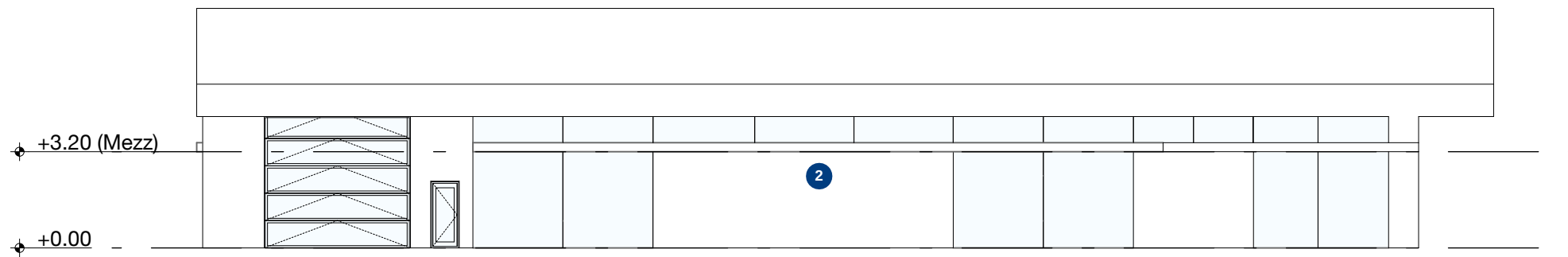
4 Exposed framing



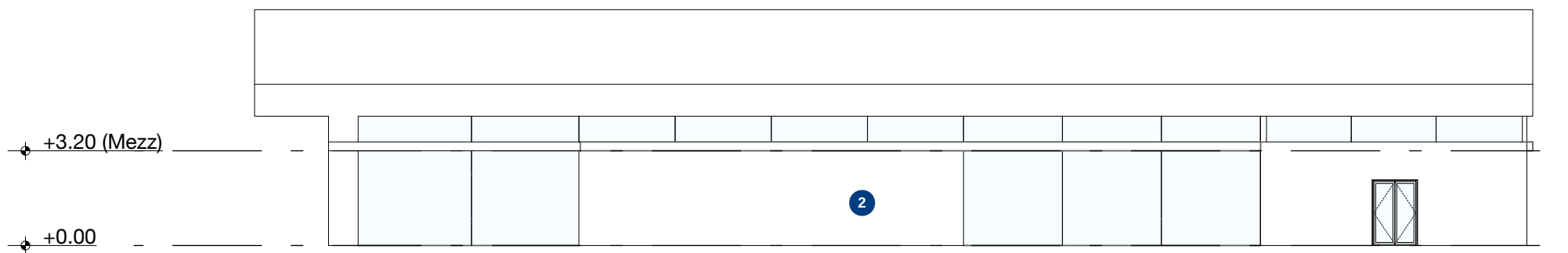
1 - SUP | WEST ELEVATION - 1:200



2 - SUP | EAST ELEVATION - 1:200



3 - SUP | NORTH ELEVATION - 1:200



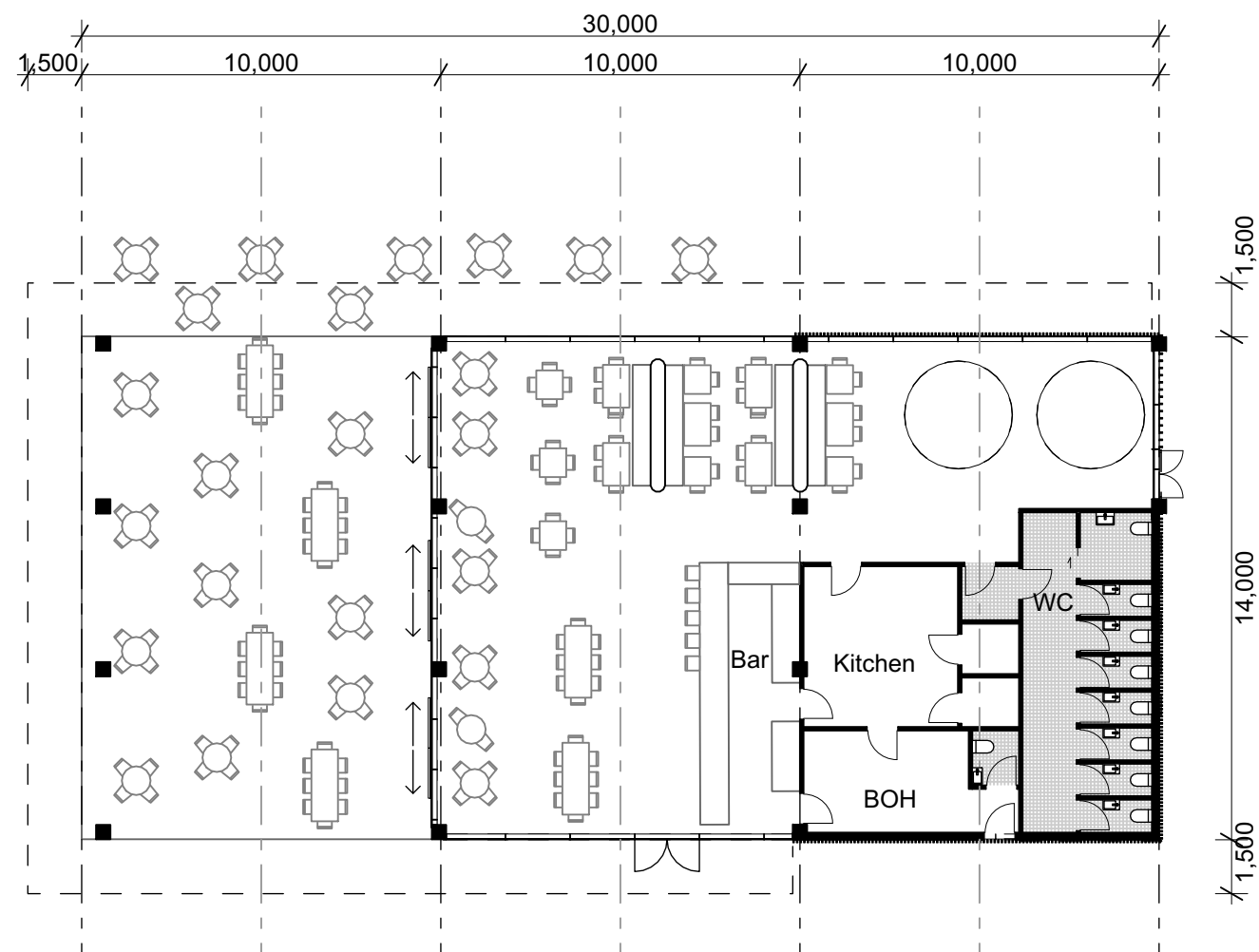
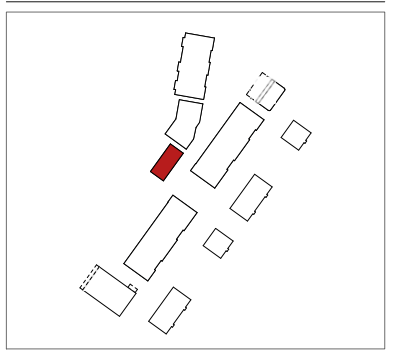
4 - SUP | SOUTH ELEVATION - 1:200

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

Village Centre: Architecture

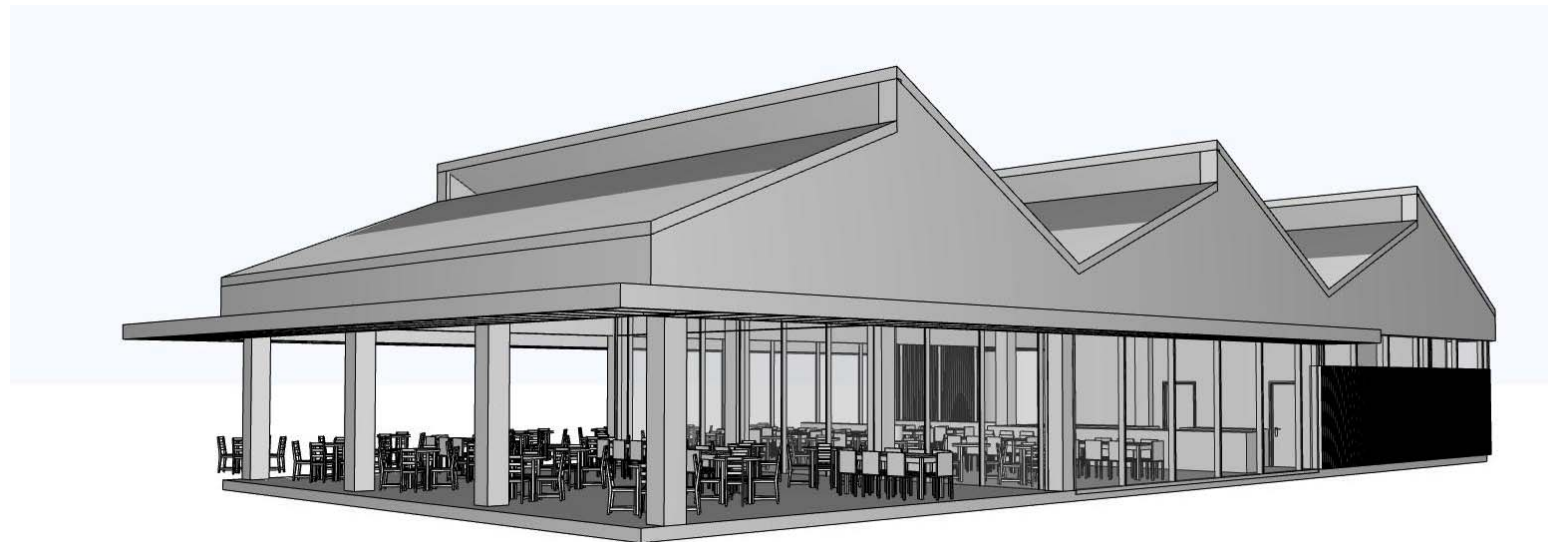
Food & Beverage

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

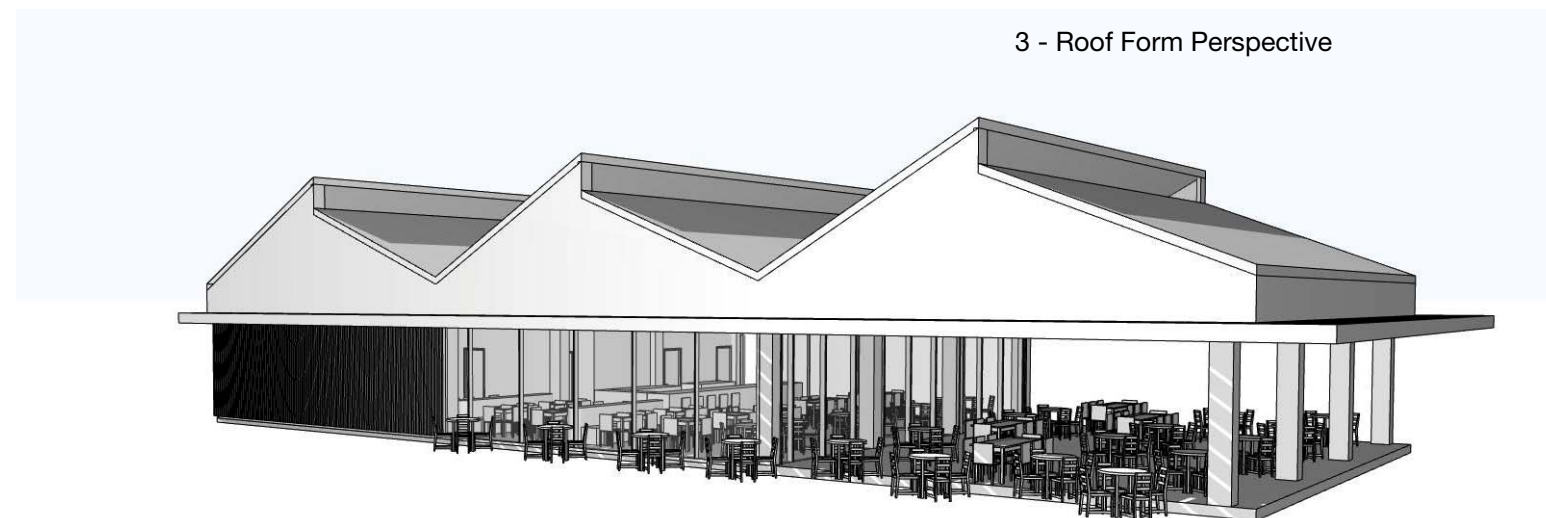
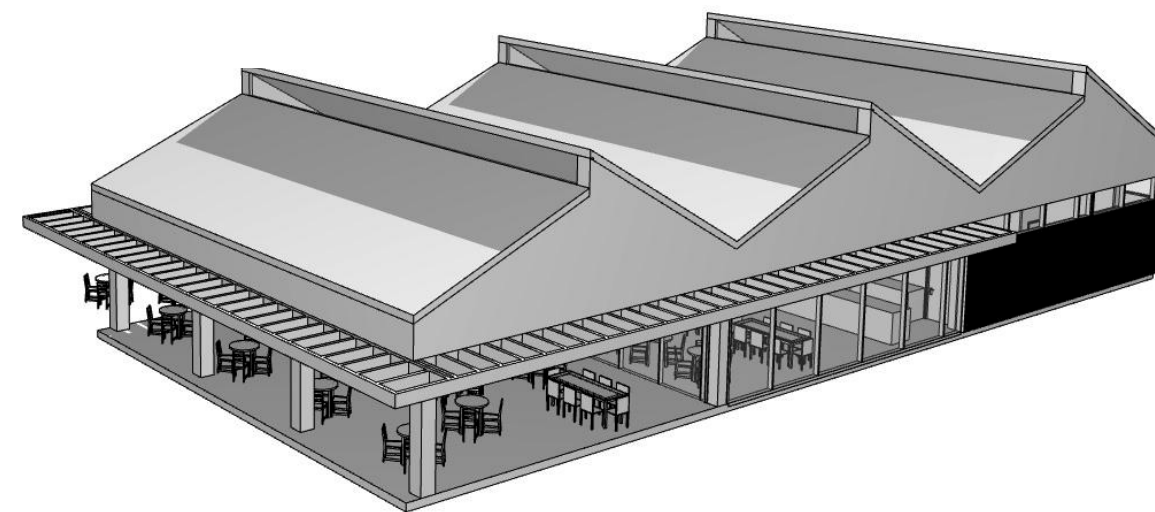


1 - F&B | Level 00 (Ground) - 1:200

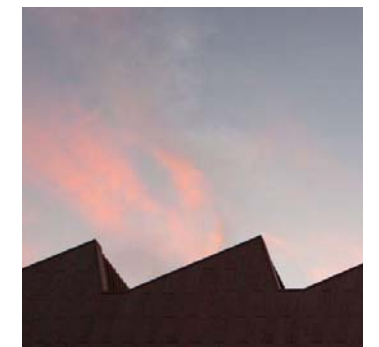
: Refer to sheet RC_4.34 for building area summary



1 - East Perspective



3 - Roof Form Perspective



1 Sawtooth ridgeline



2 Metal wall and roof cladding



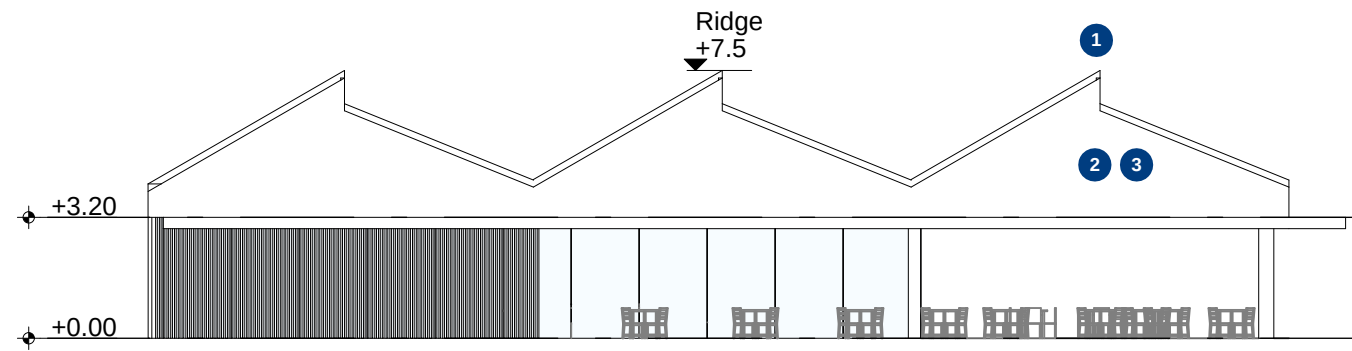
3 Rural context colour palette



4 Open edges



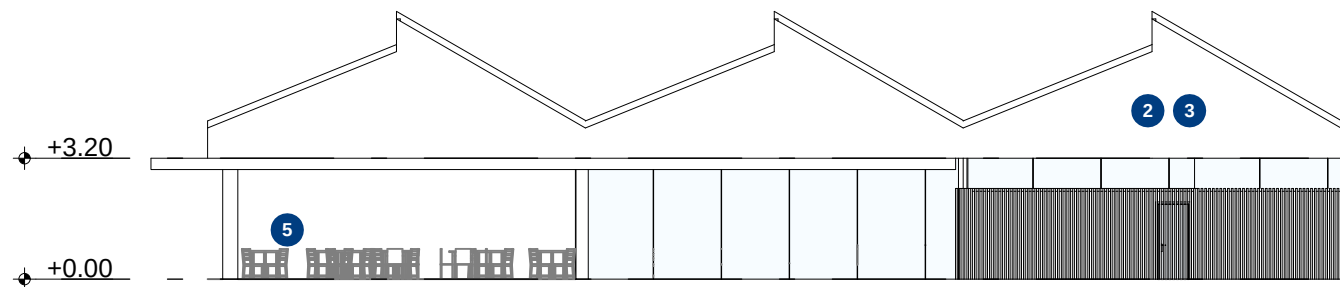
5 Sheltered outdoor dining



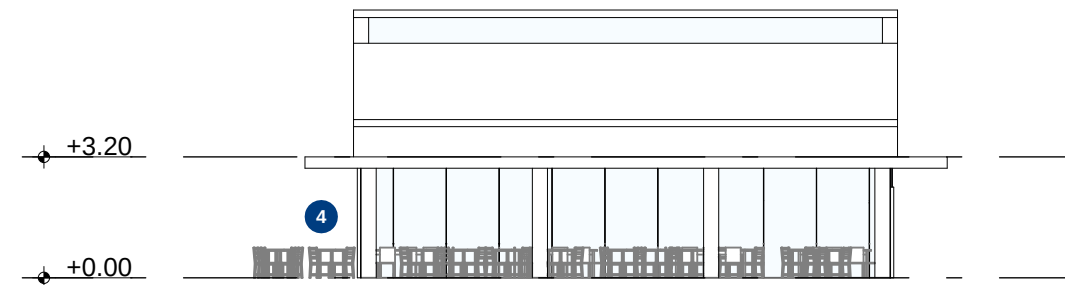
1 - FB | WEST ELEVATION - 1:200



2 - FB | NORTH ELEVATION - 1:200



3 - FB | EAST ELEVATION - 1:200



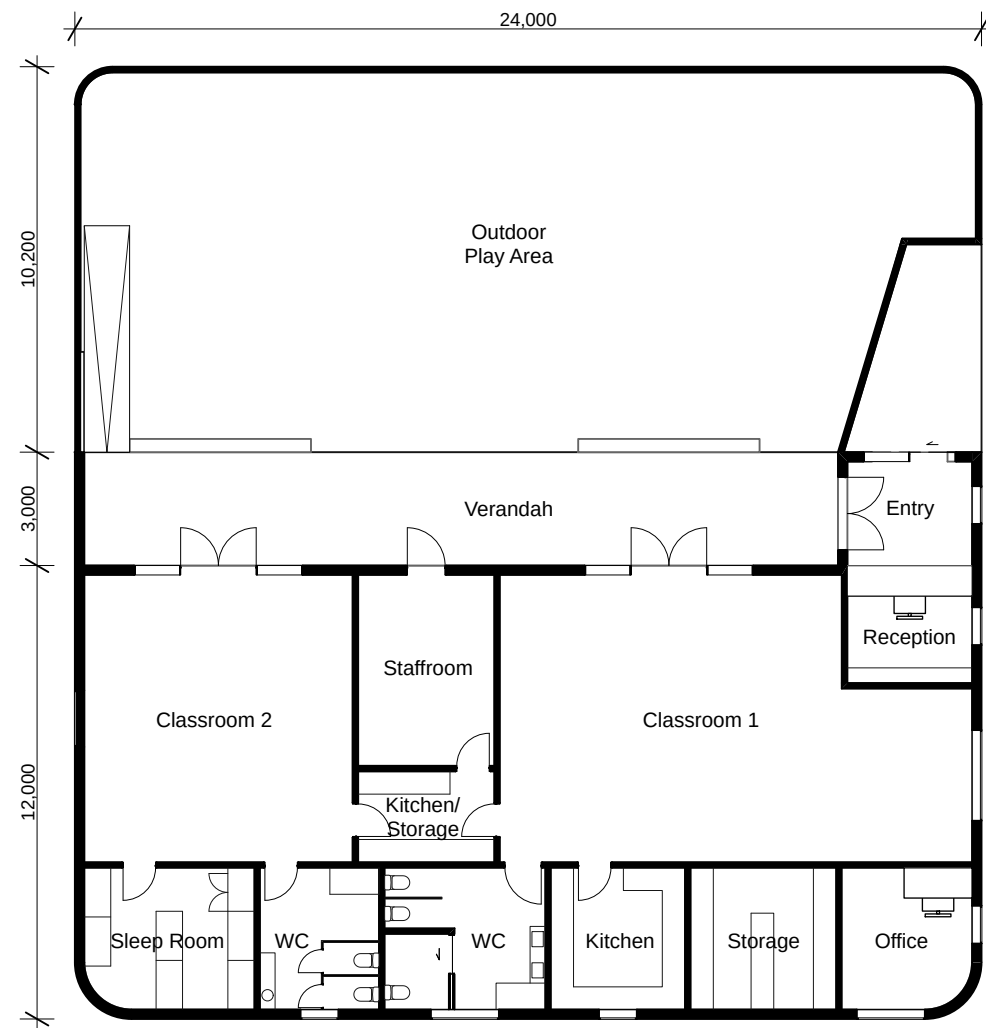
4 - FB | SOUTH ELEVATION - 1:200

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

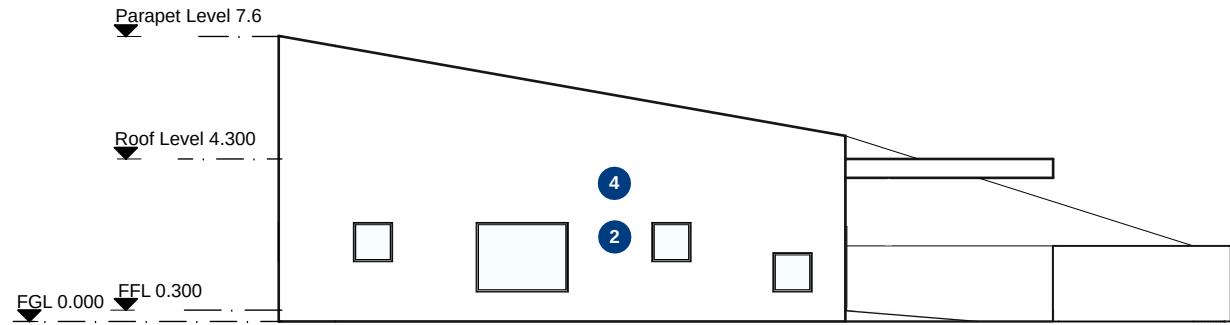
Village Centre: Architecture

Early Childhood Centre

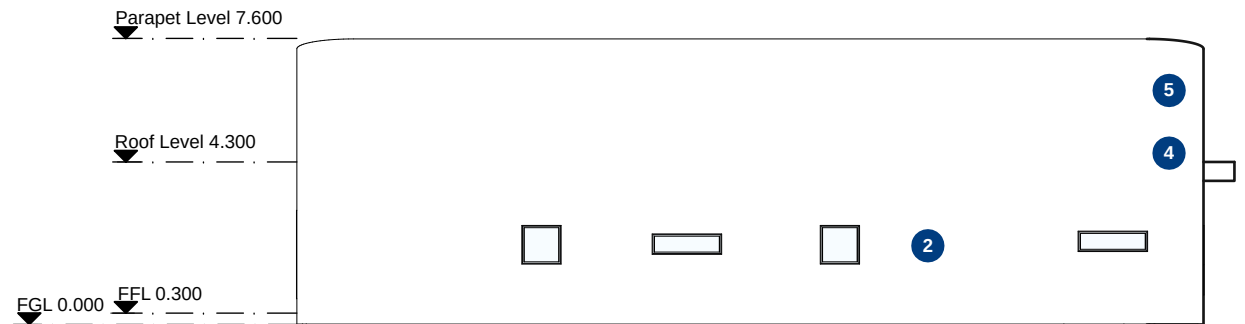
Early Childhood Centre	
Activity	GFA
Community	300m ²
GROUND	300m ²
GFA	300m²
Building GFA excl canopies and verandahs	



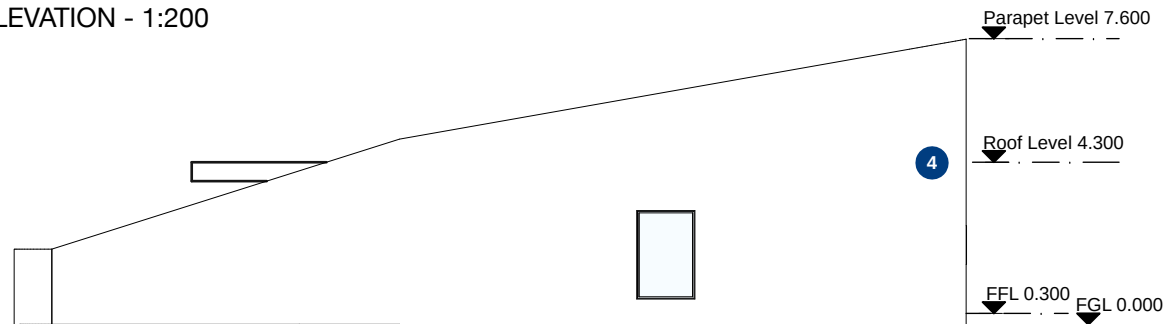
1 - Early Childcare Centre | Level 00
(Ground) - 1:200



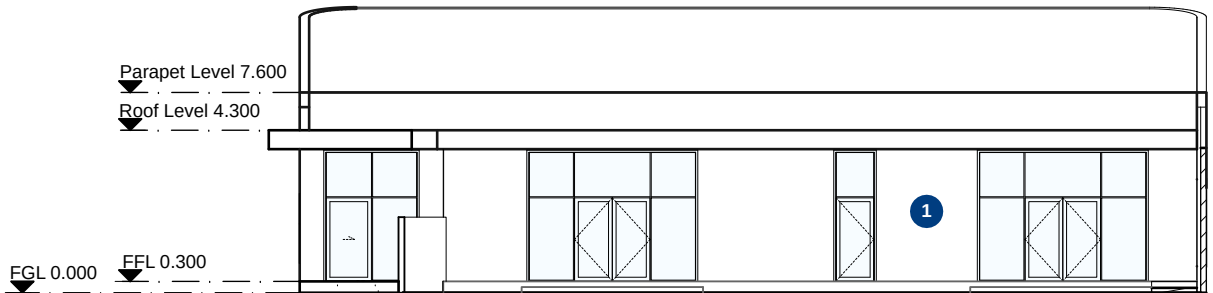
2 - ECE | EAST ELEVATION - 1:200



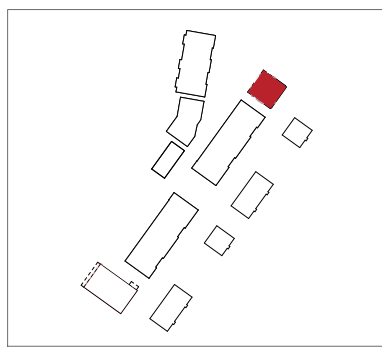
3 - ECE | SOUTH ELEVATION - 1:200



4 - ECE | WEST ELEVATION - 1:200

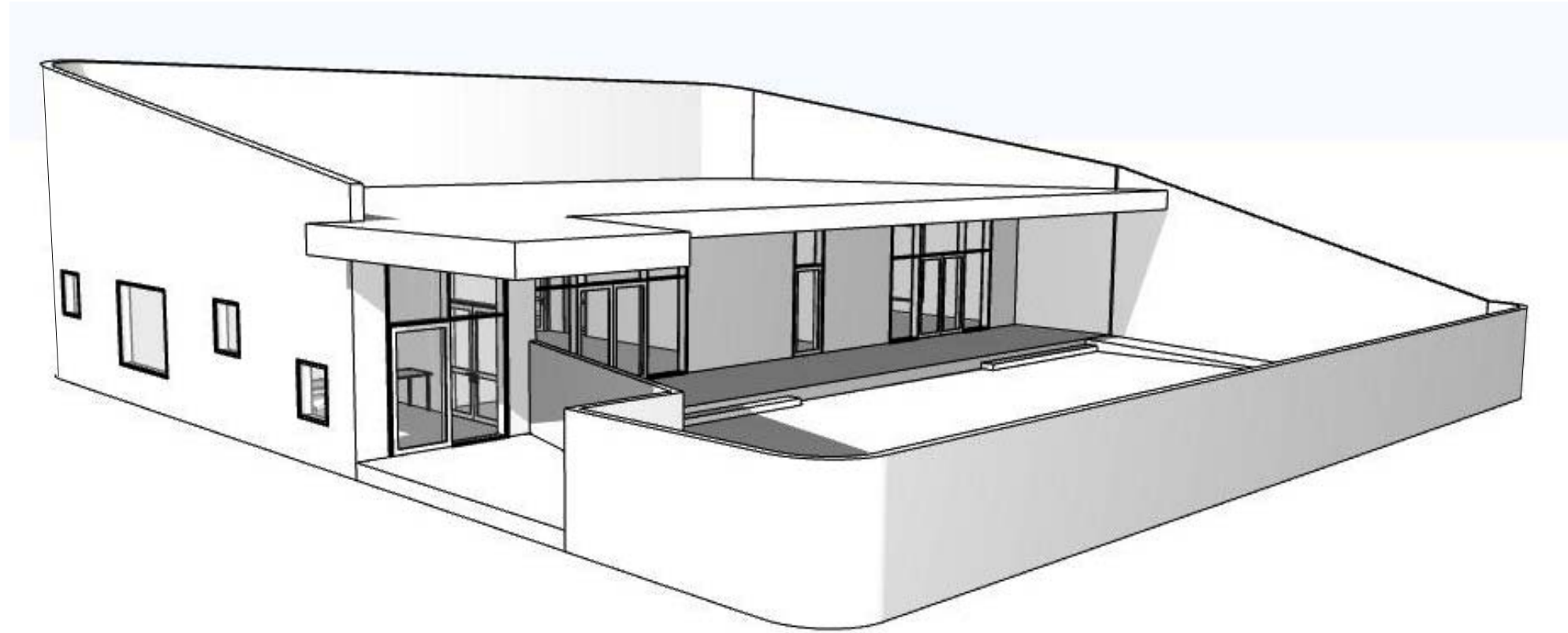


5 - ECE | NORTH ELEVATION - 1:200



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



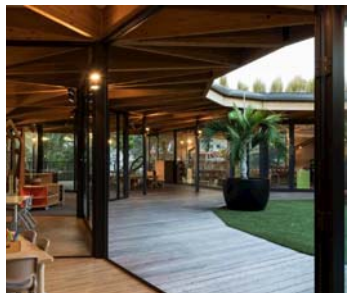
1 - Perspective



1 Large canopy, exposed structure



2 Recessed, punched windows



3 Flow to outdoor area



4 Stained timber cladding

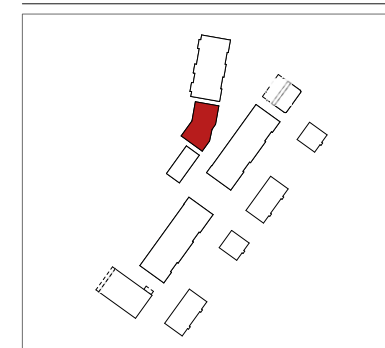


5 Wrapped, curved form

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) -

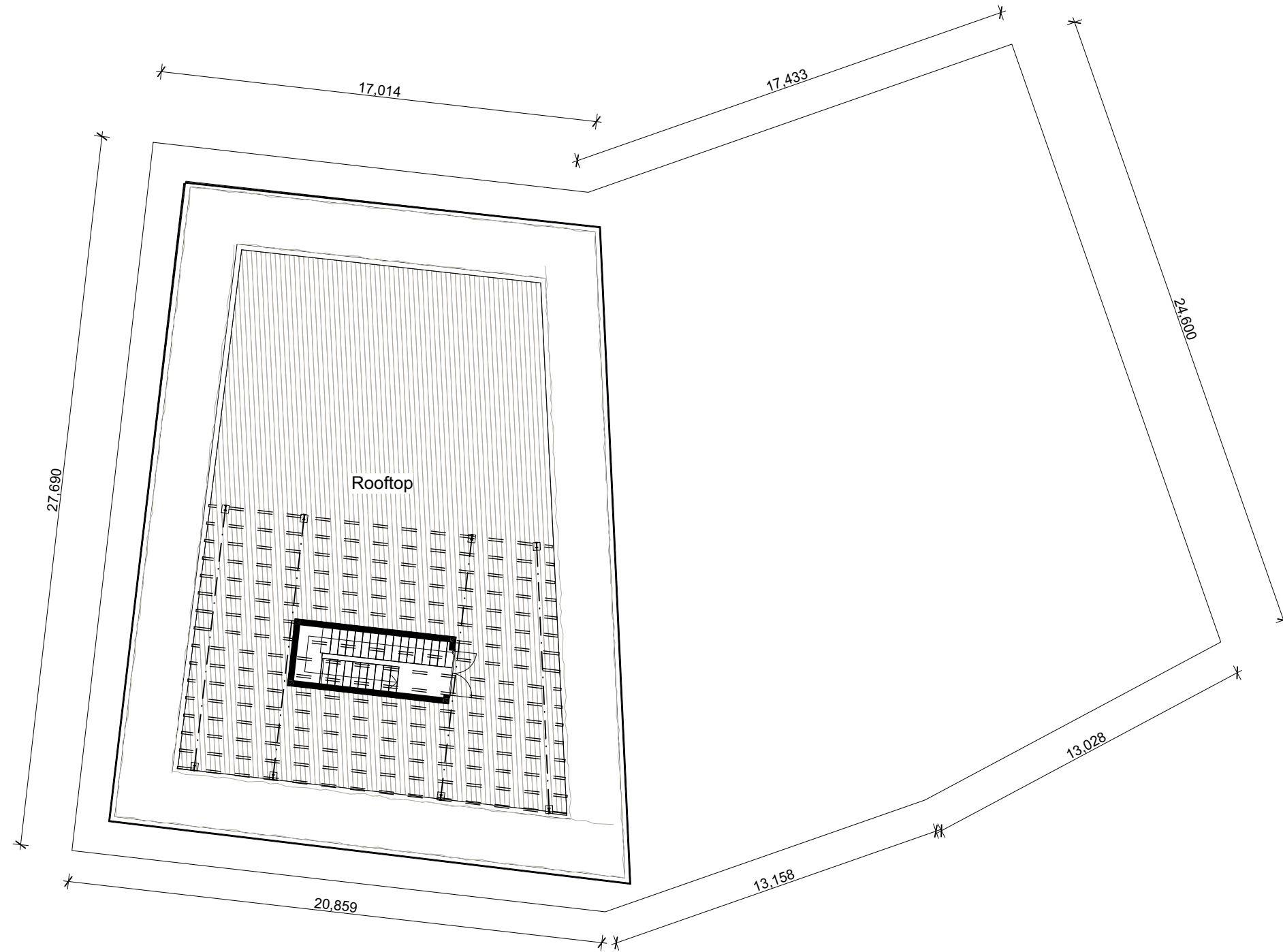
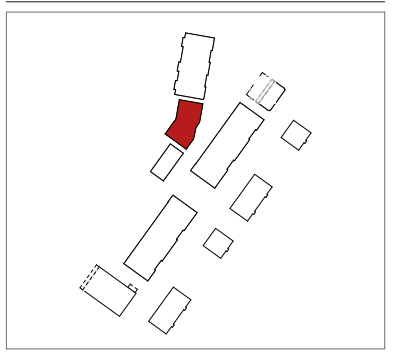
1:200

studiopacificarchitecture

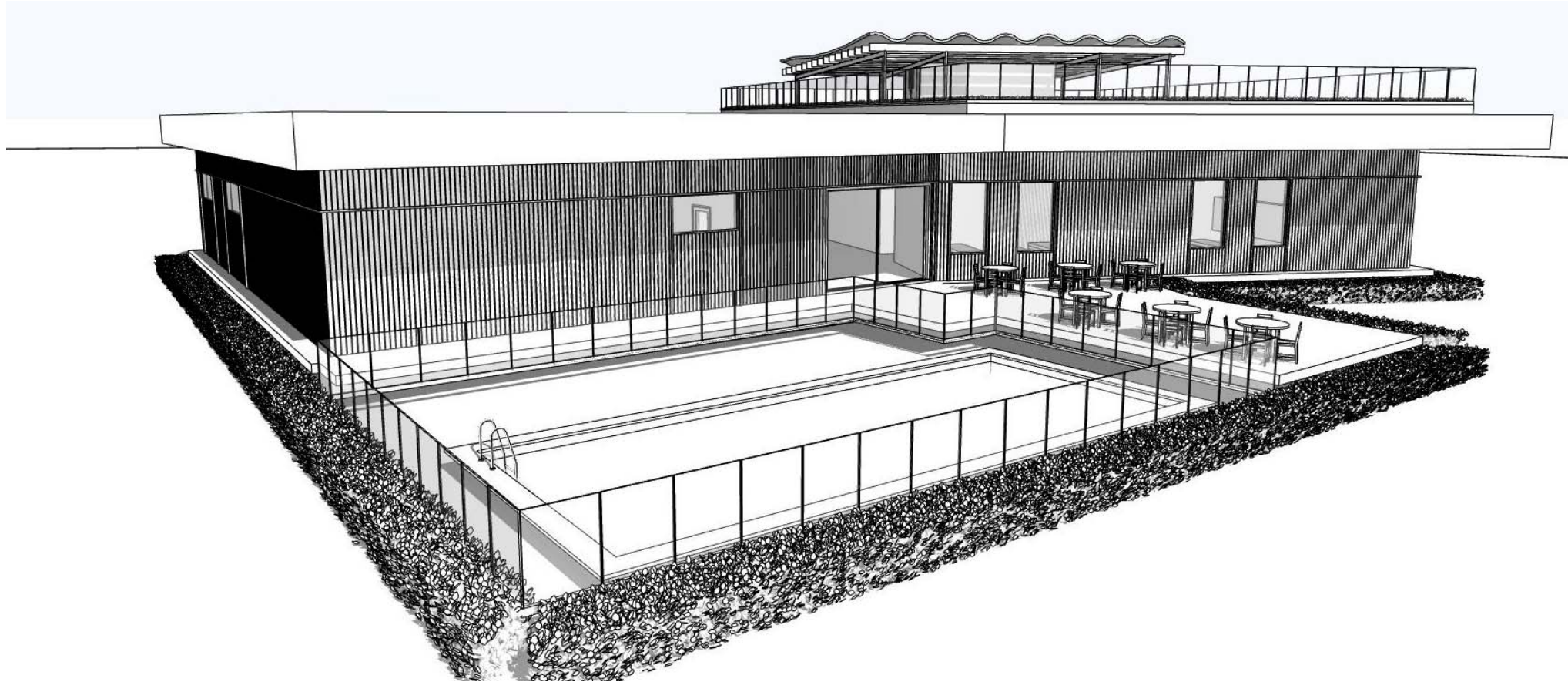
Auckland Surf Park Community

WELLNESS CENTRE | PLANS RC_4.42

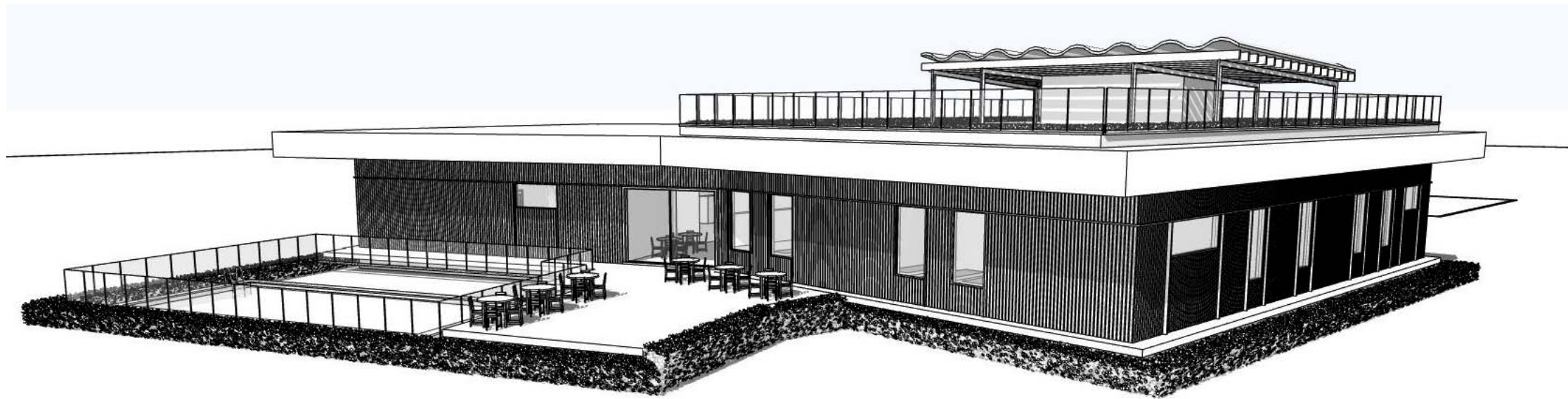
: Refer to sheet RC_4.41 for building area summary



1 - Wellness Centre | Level 01 - 1:200



1 - NW Perspective



2 - SW Perspective



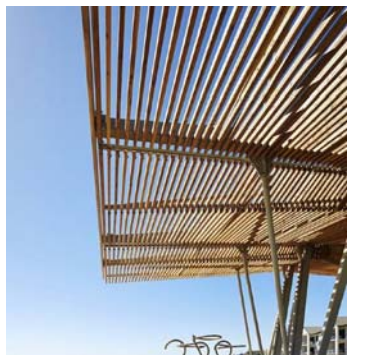
1 Timber cladding



2 Pool-side landscape



3 Roof terrace



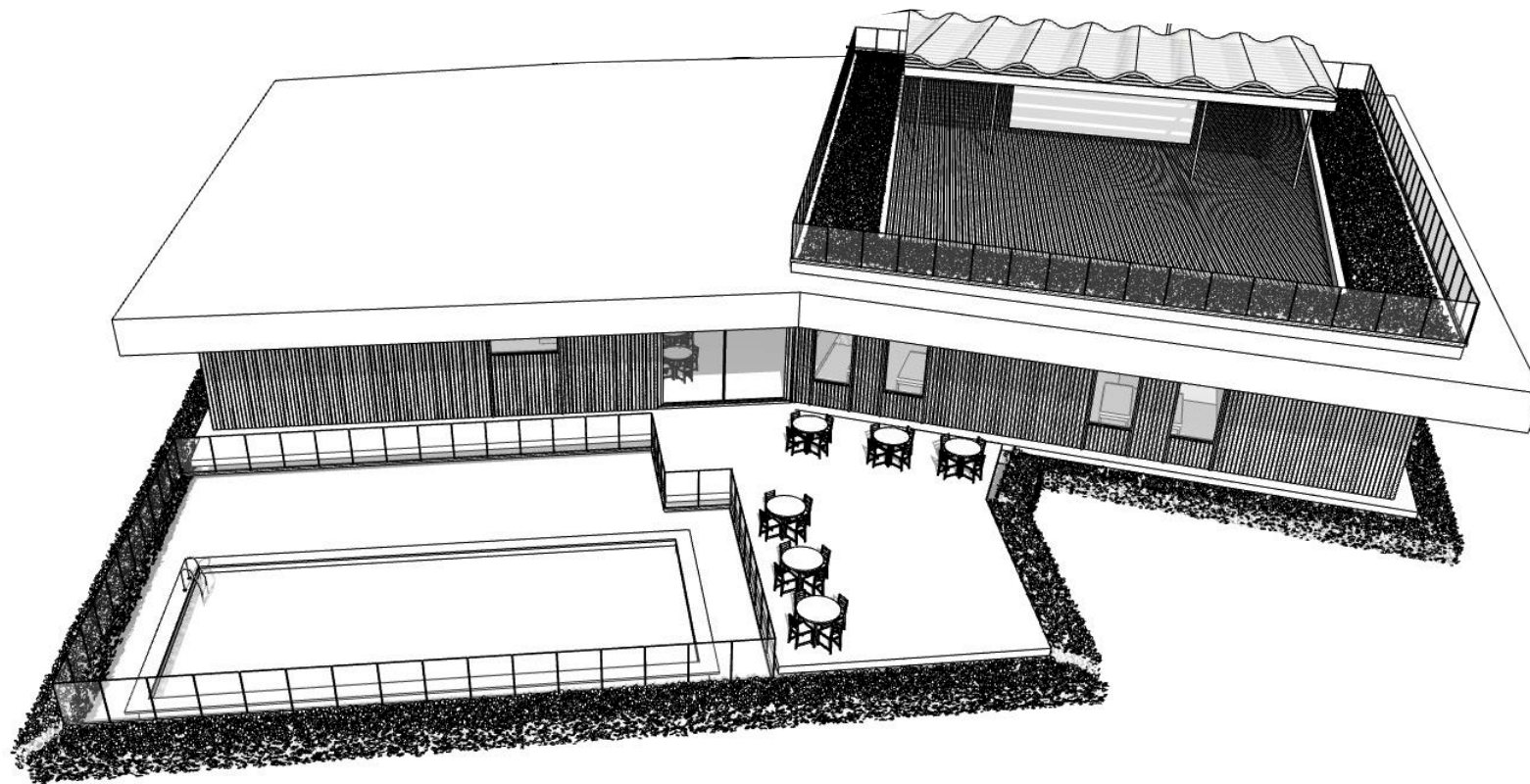
4 Roof-top canopy



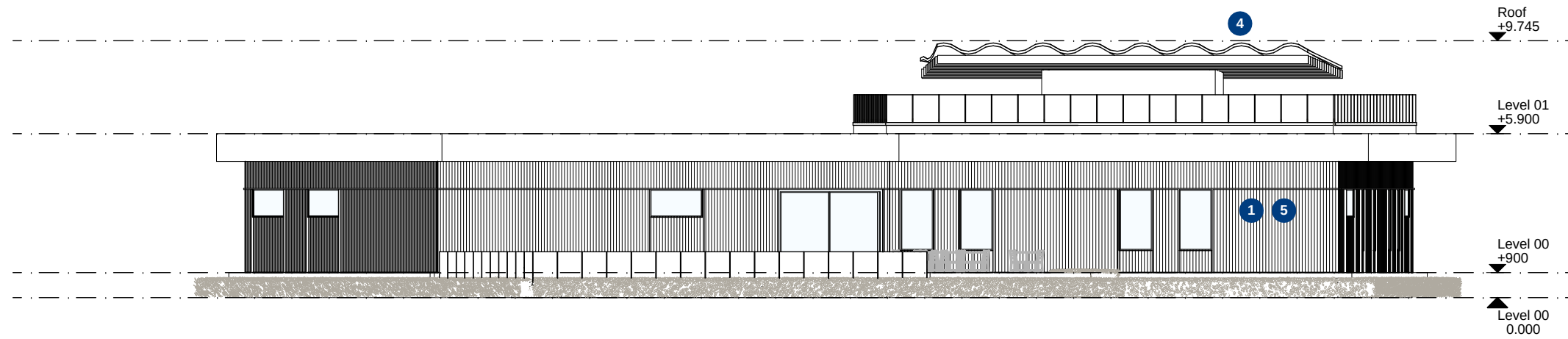
5 Timber cladding



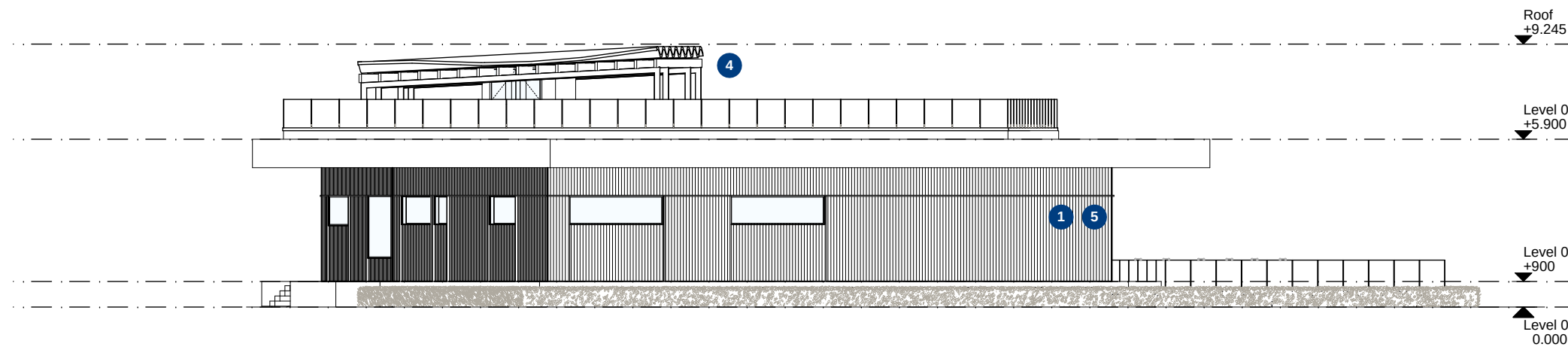
2 - East Perspective



1 - Aerial Perspective

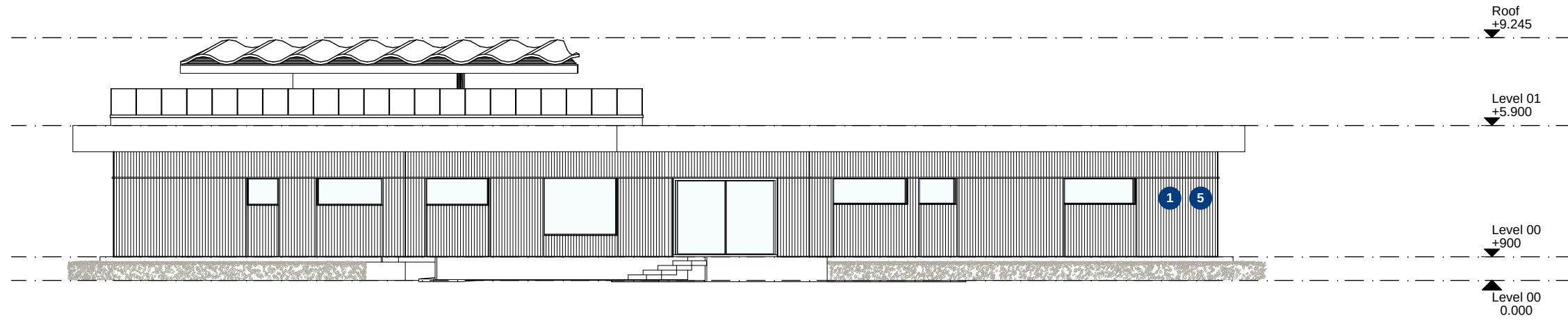


1 - WC | NORTH ELEVATION - 1:200

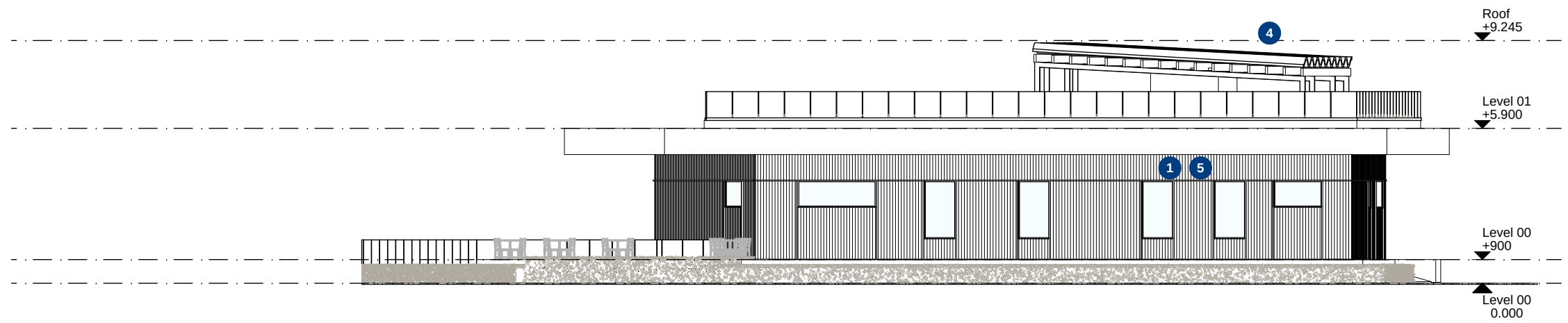


2 - WC | EAST ELEVATION - 1:200

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