

Auckland Surf Park Community Masterplan

Substantive Fast Track Application Pack

RESIDENTIAL PRECINCT (NORTH_WEST)

Notes:
 DO NOT SCALE OFF DRAWINGS
 All dimensions to be checked on site.
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Rev	Description	Date



LEGEND:

- Superlot boundary
- Footpath
- Footpath (Flush)
- Cycleway
- Lawn
- Planting
- Concrete surface
- Hogglin 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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 Urban Designers
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 Landscape Architects

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Prepared For:
AW Holdings Ltd







Project Title:
Auckland Surf Park Community

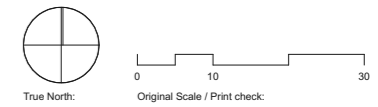
at
 Dairy Flat Highway, Auckland #

Layout Name:
RESIDENTIAL PRECINCT Residential (North-West)

Scale: 1:1500 Original Paper Size: A3

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

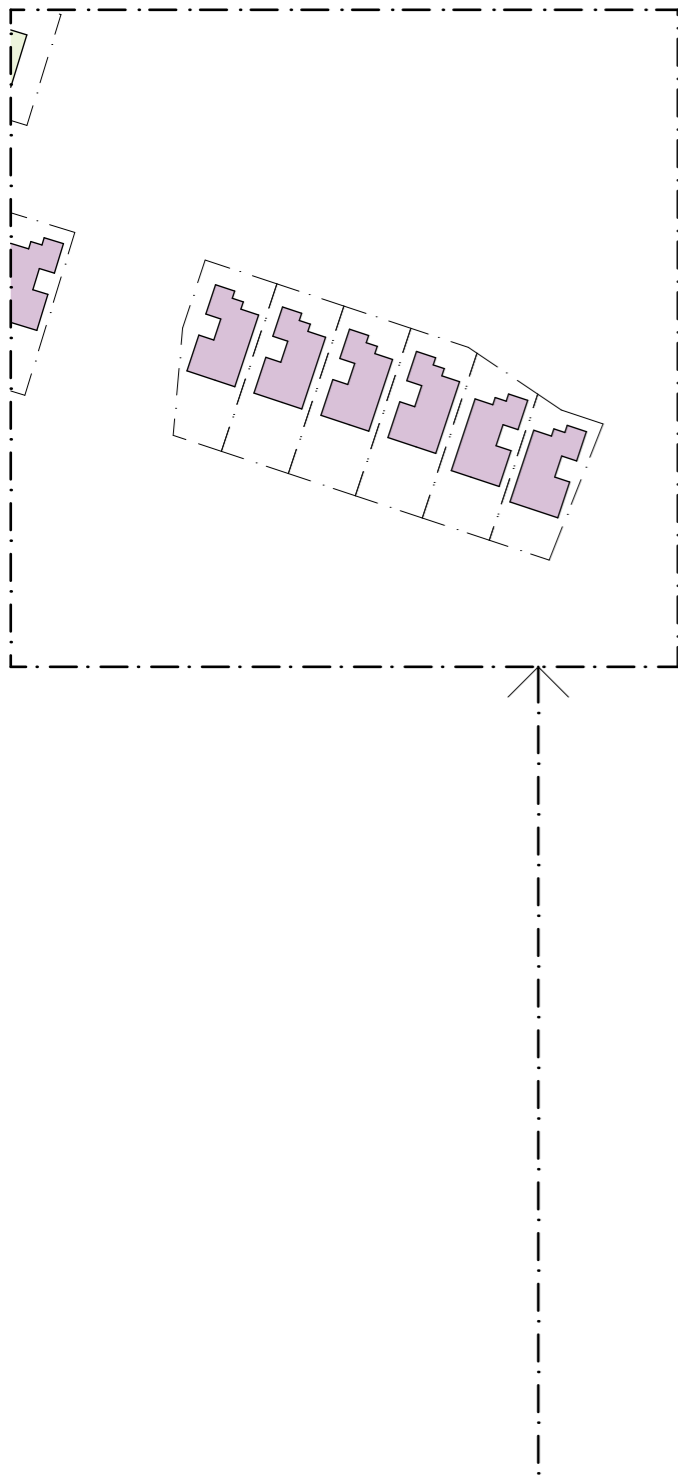
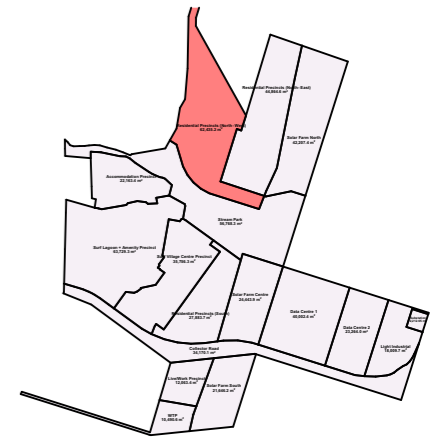


 **Print in Colour**

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Rev	Description	Date



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Project Title:
**Auckland Surf Park
 Community**

at
 Dairy Flat Highway, Auckland
 #

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:

H_1

4 BED | 2.5 BT

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

FLOOR AREA:
LEVEL 1 139m²
GROUND 152m²

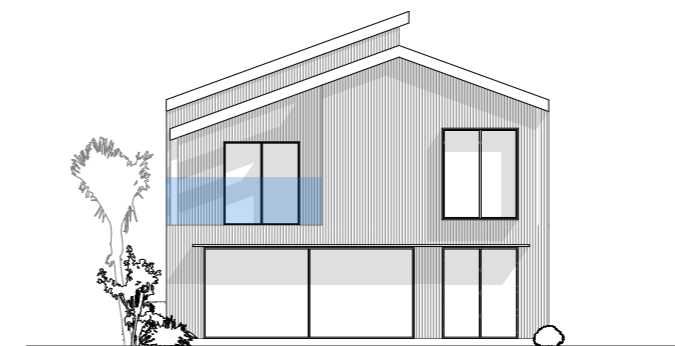
Total: 291m²

Material, colour and form

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



Front Elevation
1:100



Rear 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
1:100



Level 1

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

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Landscape Design and Tree Location

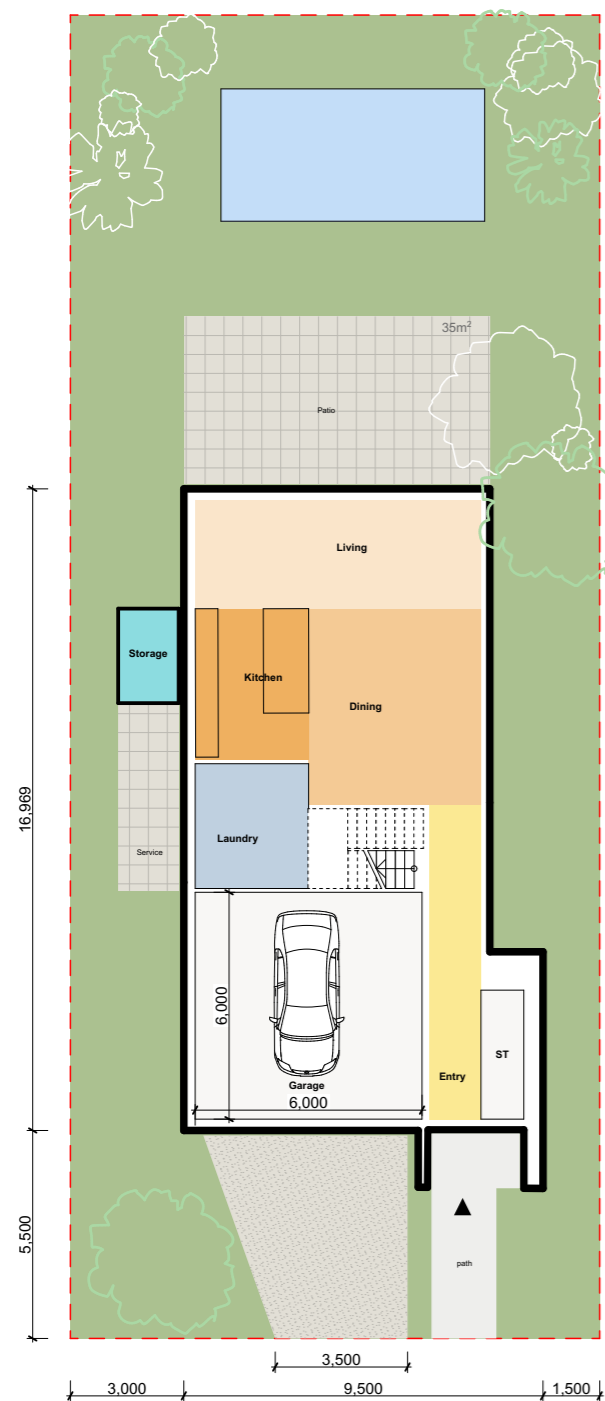
Location and design is representational.

External Wall Thicknesses

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Corridors & Stairs

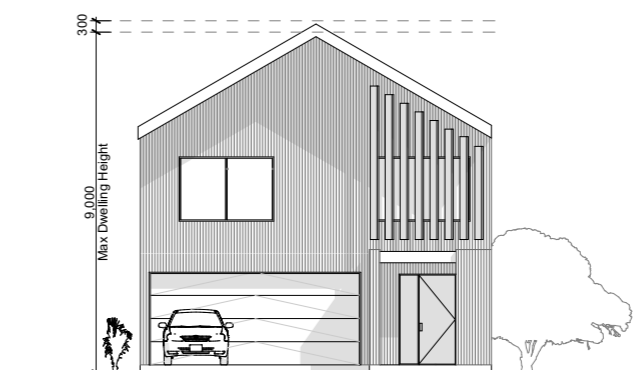
Designed to a min. of 1080 wide, framing to framing.



Ground Floor
1:100



Level 1



Front Elevation
1:100



Rear Elevation

H_3

4BED | 2.5 BT

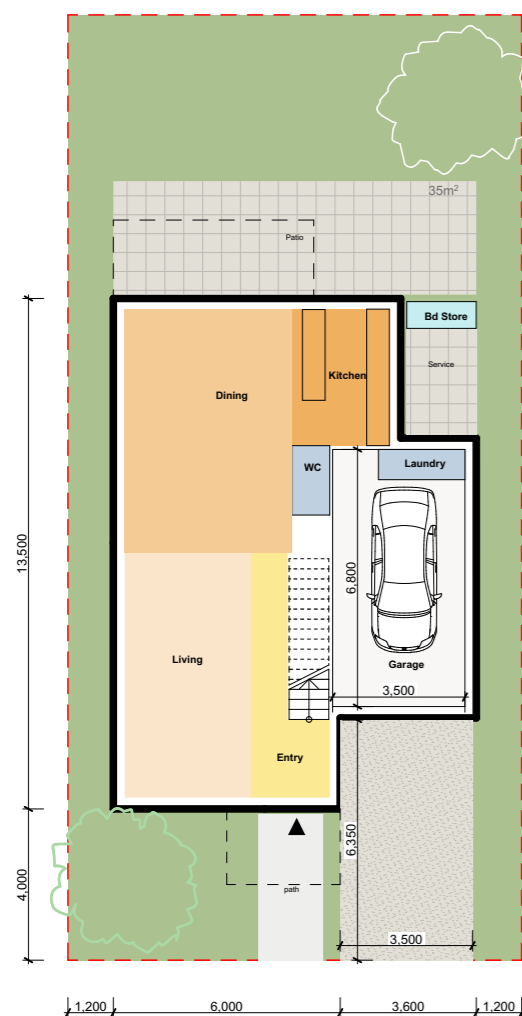
Lot 300m²
12.0 x 23.0m
(lot size indicative.)

FLOOR AREA:
LEVEL 1 114m²
GROUND 114m²

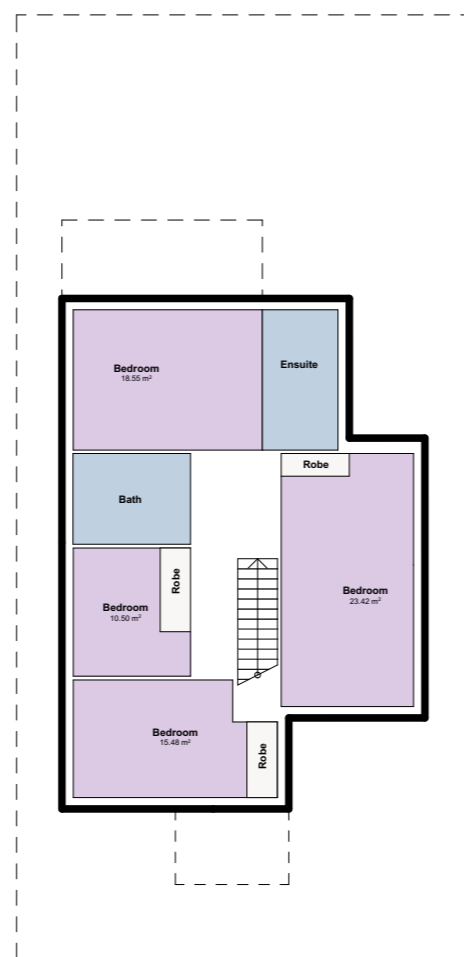
Total: 228m²

Material, colour and form

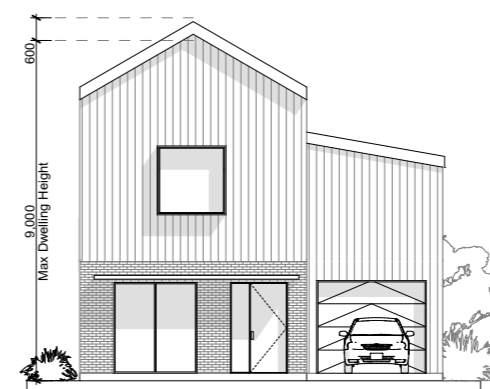
Refer to the Design Guidelines for comprehensive architectural form, colour and material guidelines



Ground Floor
1:100



Level 1



Front Elevation
1:100



Rear Elevation

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

GENERAL DESIGN NOTES

Internal Planning

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

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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.

H_4

3BED | 2.5 BT

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

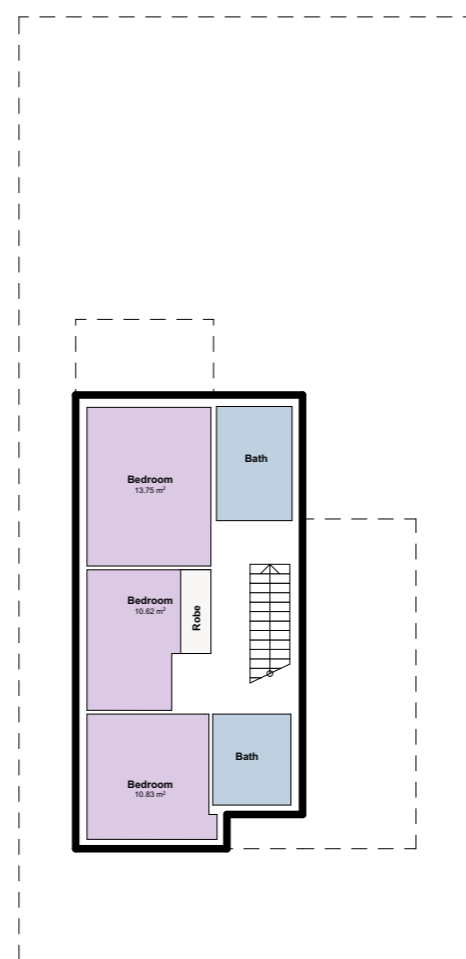
FLOOR AREA:
LEVEL 1 70m²
GROUND 70m²
Total: 140m²

Material, colour and form

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



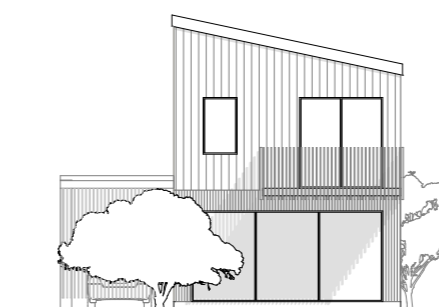
Ground Floor



Level 1



Front Elevation



Rear Elevation

GENERAL DESIGN NOTES

Internal Planning

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Corridors & Stairs

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Material, colour and form

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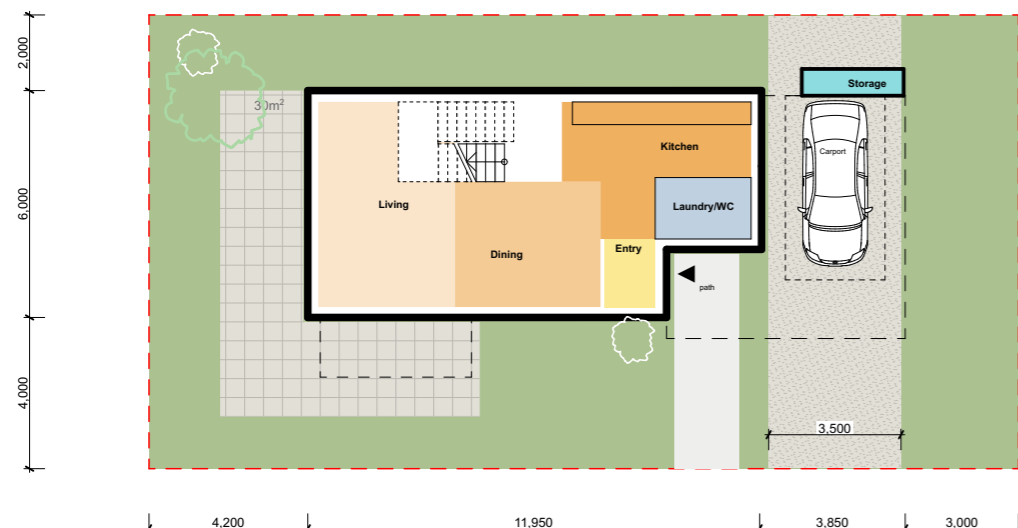
H_5

3 BED | 2 BT

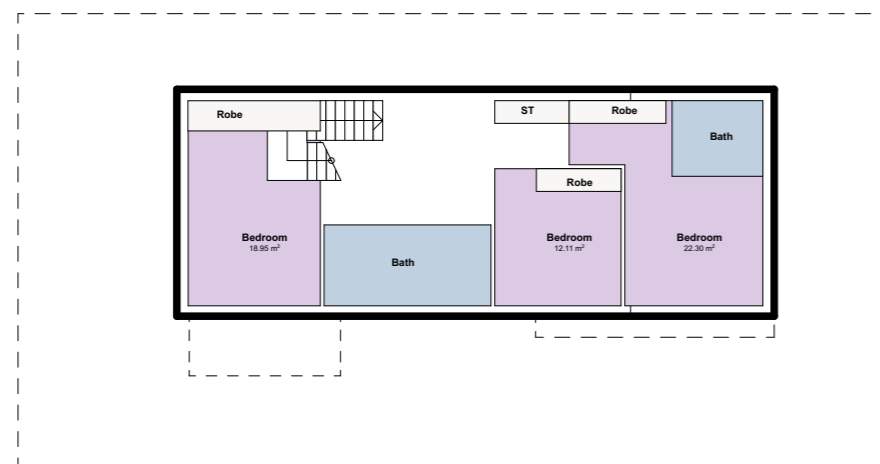
Lot 276m²
12.0 x 23.0m
(lot size indicative.)

FLOOR AREA:
LEVEL 1 95m²
GROUND 67m²
Total 162m²

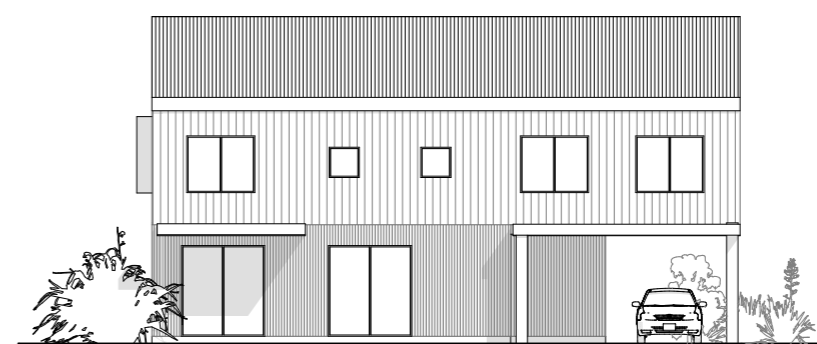
Material, colour and form
Refer to the Design Guidelines for comprehensive architectural form, colour and material guidelines



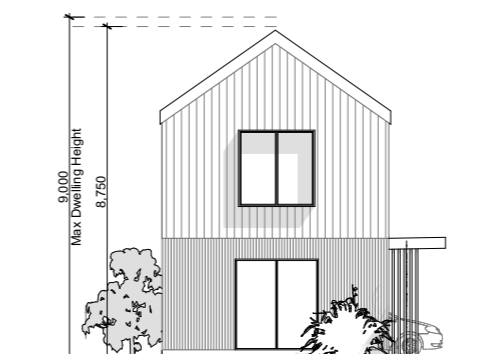
Ground Floor
1:100



Level 1
1:100



Front Elevation
1:100



Rear Elevation
1:100

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Corridors & Stairs
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H_6

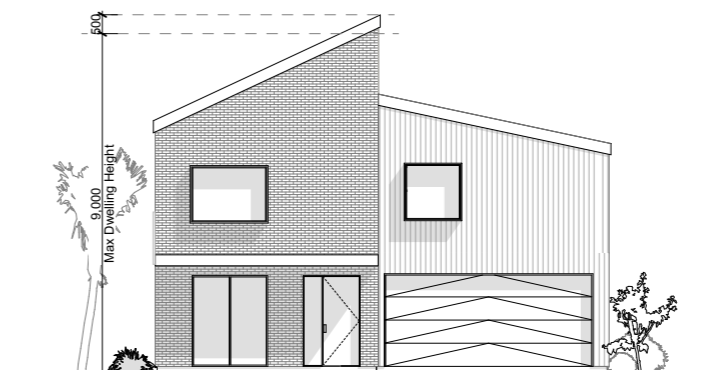
4BED | 2.5 BT

Lot 420m²
15.0 x 28.0m
(lot size indicative.)

FLOOR AREA:
LEVEL 1 107m²
GROUND 124m²
Total: 131m²

Material, colour and form

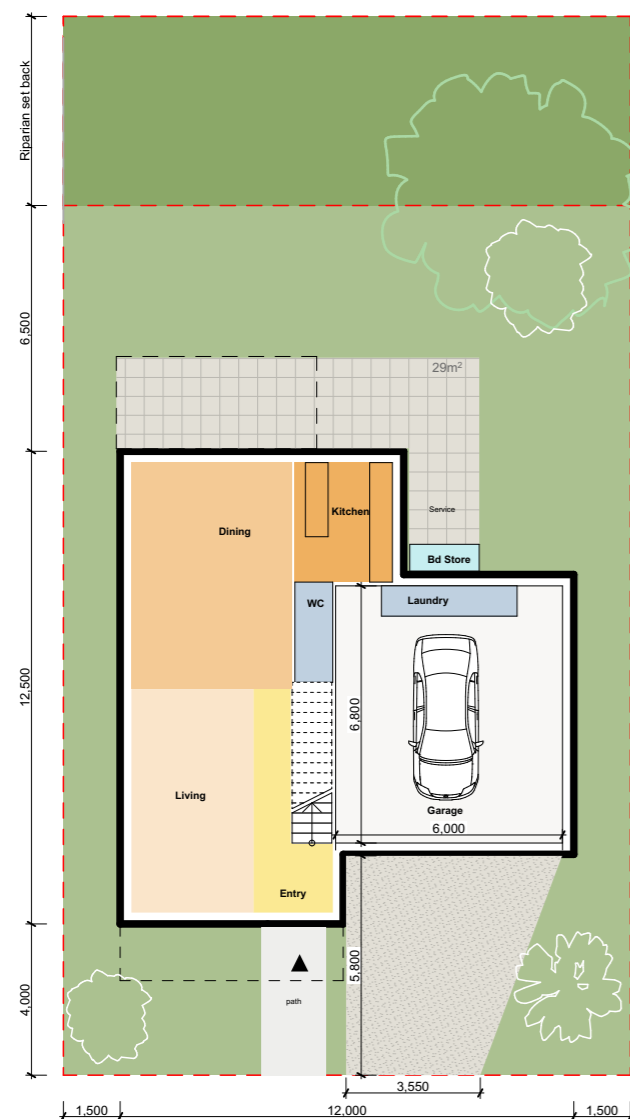
Refer to the Design Guidelines for comprehensive architectural form, colour and material guidelines



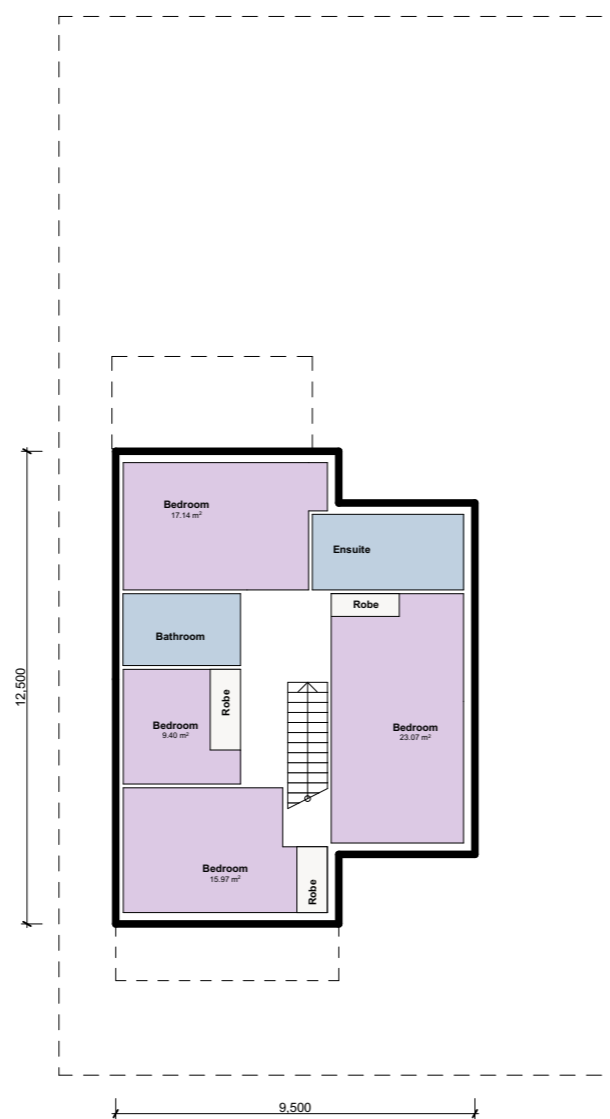
Front Elevation



Rear Elevation



Ground Floor



Level 1

GENERAL DESIGN NOTES

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