

Auckland Surf Park Community Masterplan

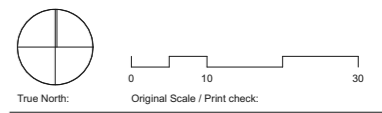
Substantive Fast Track Application Pack

RESIDENTIAL PRECINCT (SOUTH)



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

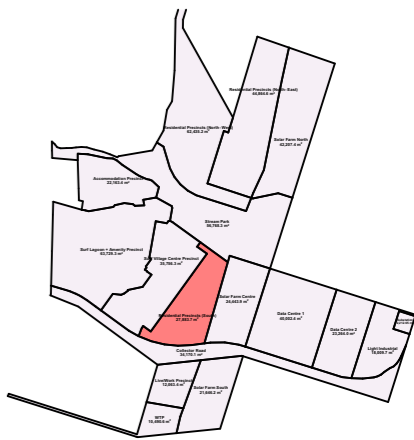
(SHOWN INDICATIVELY)
TO BE PROVIDED BY OTHERS.
REFER TO LIGHTYEARS DRAWINGS



Print in Colour

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



NOTE:
THE NOR AND SITE
BOUNDARY ARE SUBJECT
TO REVIEW AND
CONFIRMATION BY THE
SURVEYOR AND CIVIL
ENGINEER.

- 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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Prepared For:
AW Holdings Ltd

Project Title:
**Auckland Surf Park
Community**

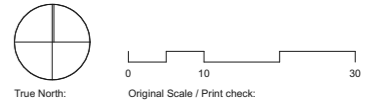
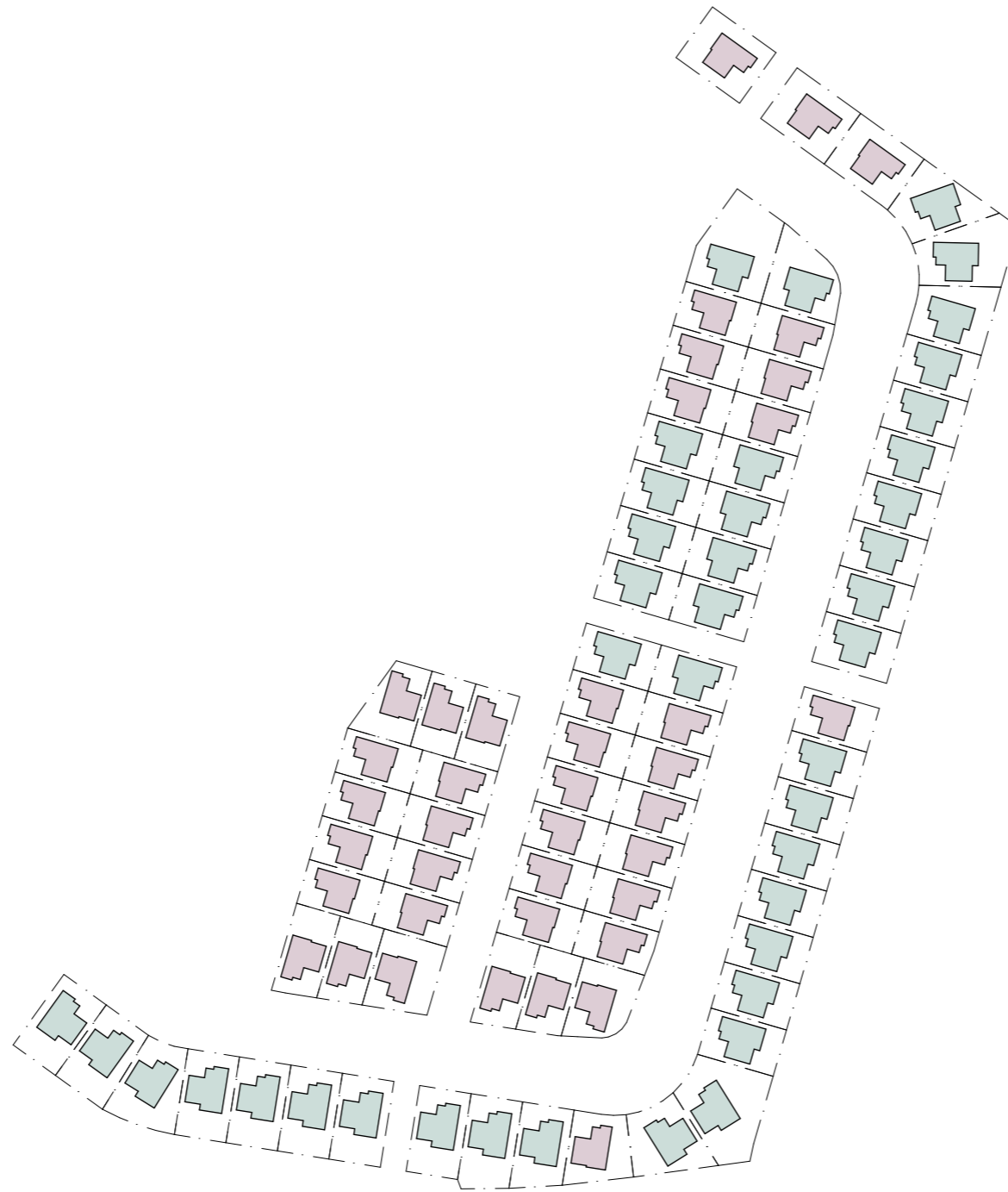
at
Dairy Flat Highway, Auckland
#

Layout Name:
**RESIDENTIAL PRECINCT
Residential (South)**

Scale: 1:1500 Original Paper Size: A3

Job No.: **4663** Layout ID: **RC3.2** Revision:

SOUTHERN NEIGHBOURHOOD		
HOUSING TYPOLOGY		QUANTITY
S_TYPE2/B		41
S_TYPE3		40
		81

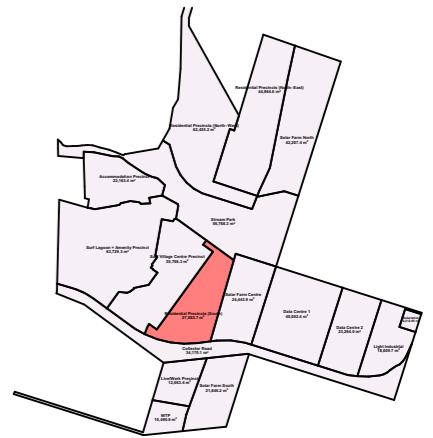


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Rev	Description	Date



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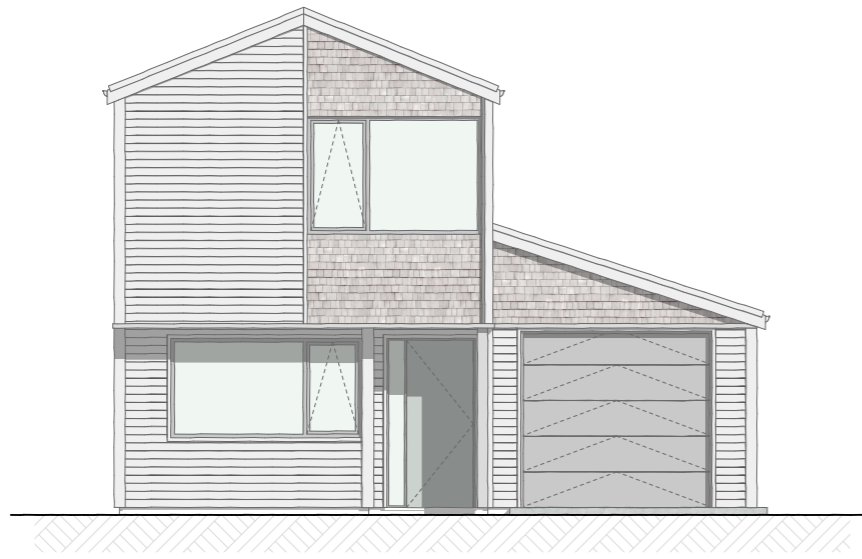
Project Title:
**Auckland Surf Park
 Community**

at
 Dairy Flat Highway, Auckland
 #

Layout Name:
**RESIDENTIAL PRECINCT
 Residential (South) Metric**

Scale: 1:1500 Original Paper Size: **A3**

Job No.: **4663** Layout I.D.: **RC3.3** Revision:



Street Elevation



TYPE 2/B

2 Storey, 3 Bedroom, Garage

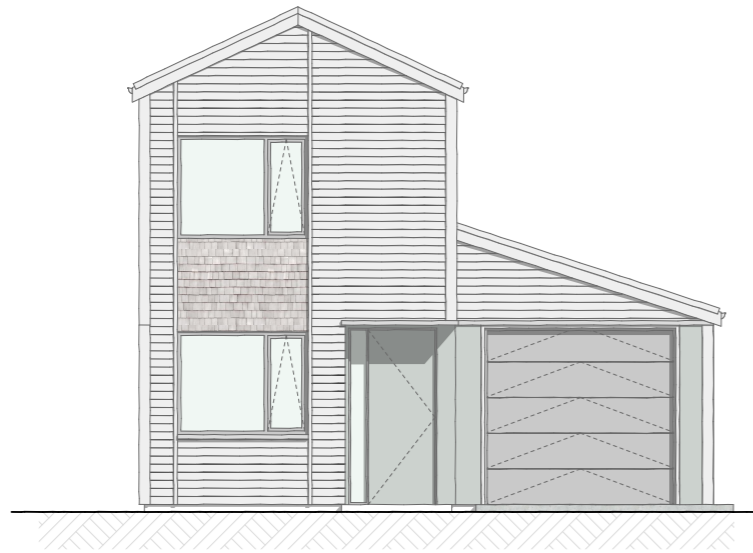
Total Floor Plan Area:
130.0m²

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.



Ground Floor Plan

First Floor Plan



Street Elevation



TYPE 3

2 Storey, 2 Bedroom, Garage

Total Floor Plan Area:
100.0m²

NOTE: Measurements of area are an approximation calculated to the exterior of external wall framing. All measurements, including outdoor areas, are subject to design development and confirmation by the surveyor.

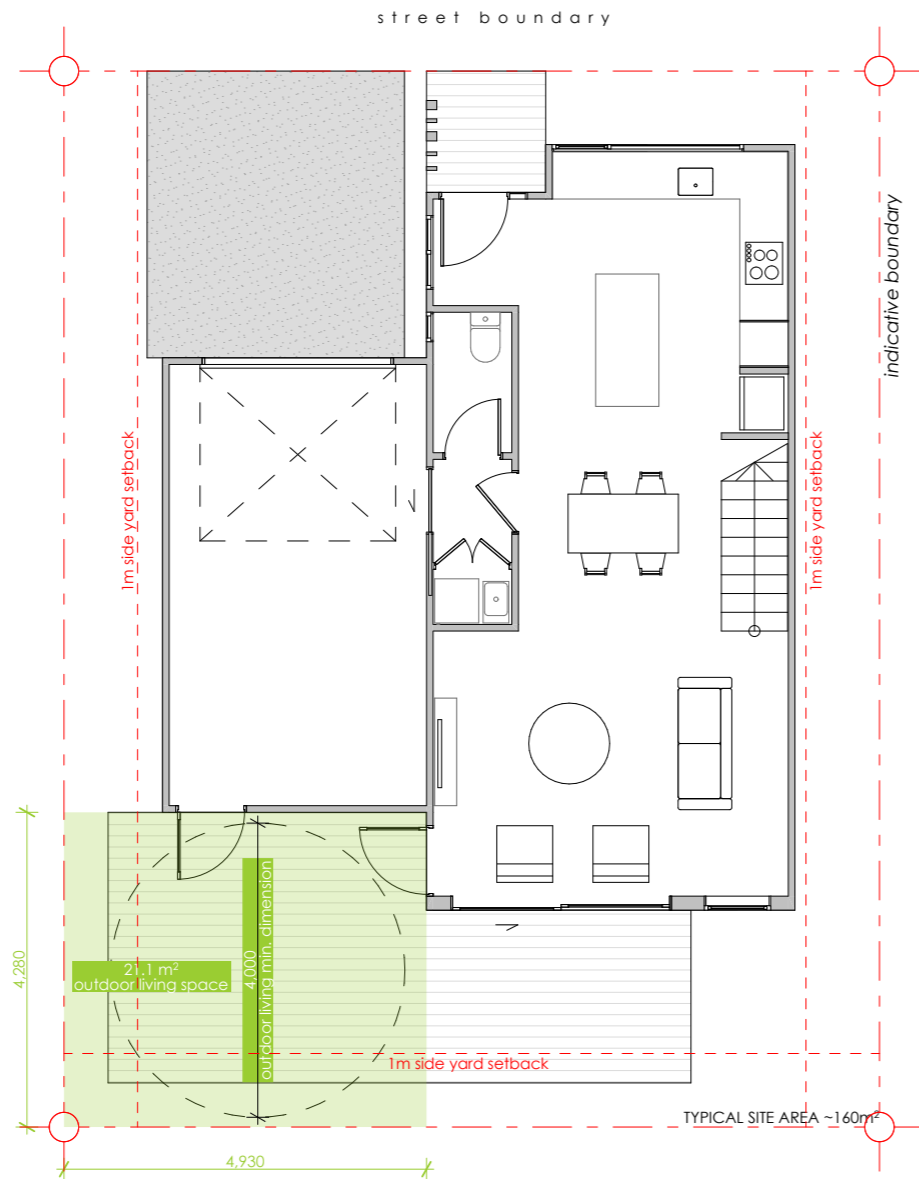


Ground Floor Plan

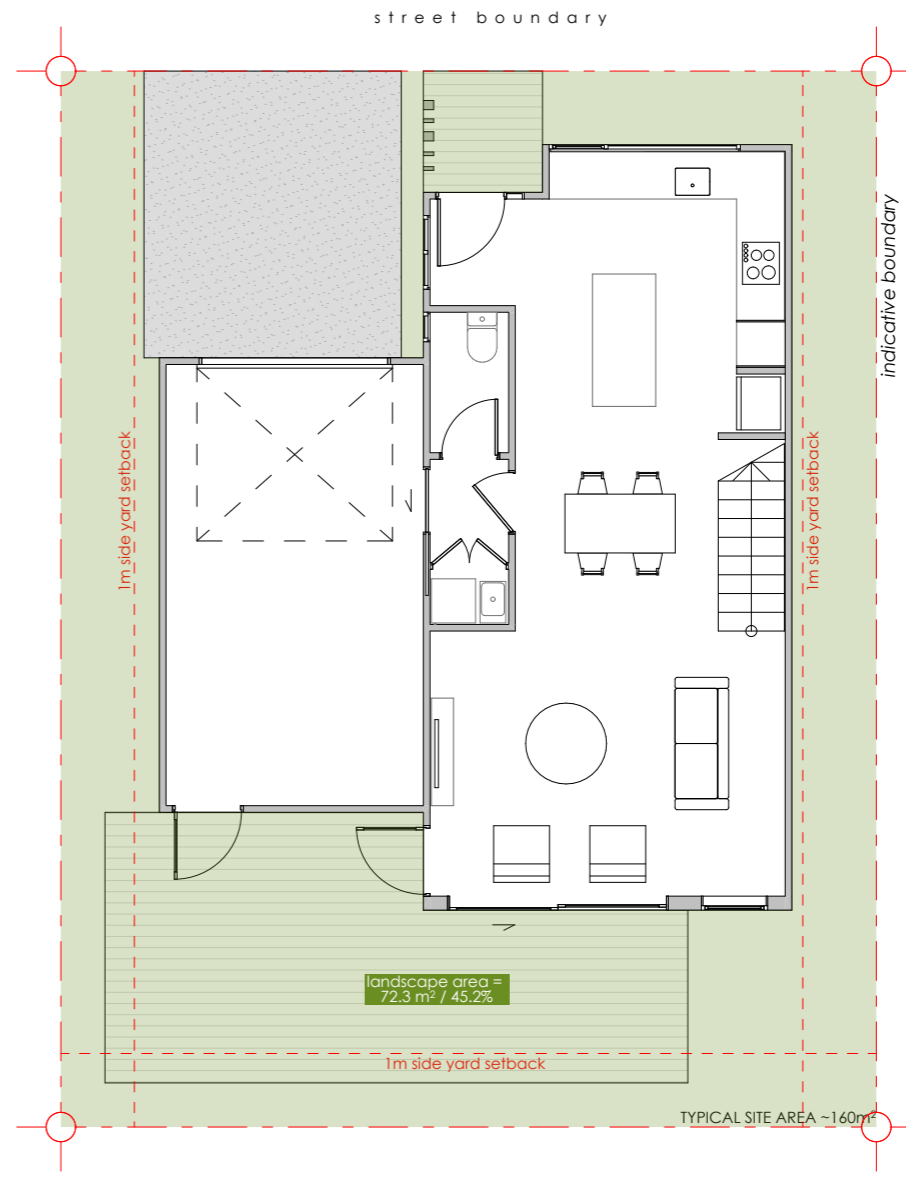
First Floor Plan

C O M P A R A T I V E A N A L Y S I S
R E S I D E N T I A L M I X E D H O U S E
U R B A N Z O N E S T A N D A R D S

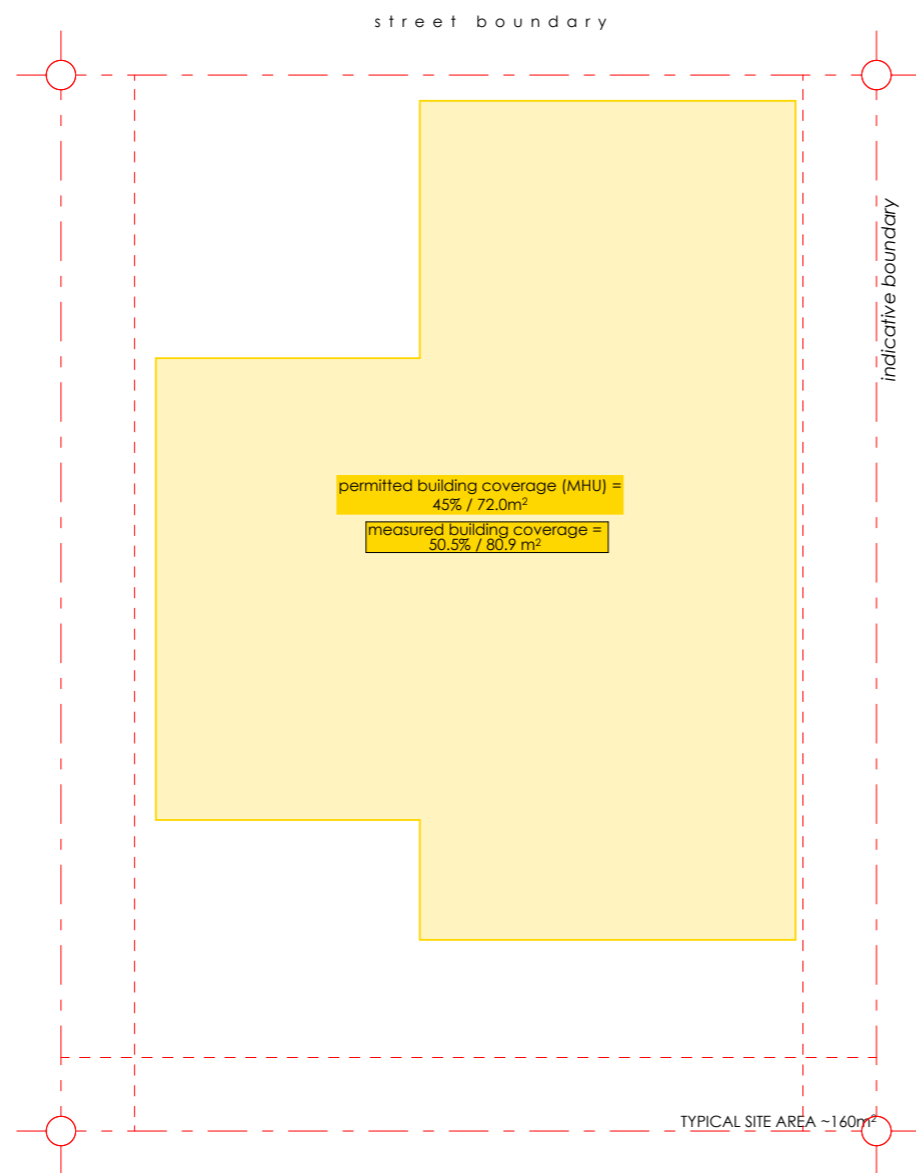
NOTE: The Residential - Mixed Housing Urban Zone standards have been applied to the plans to assist with an assessment of a typical residential development only. They do not form any reasons for consent



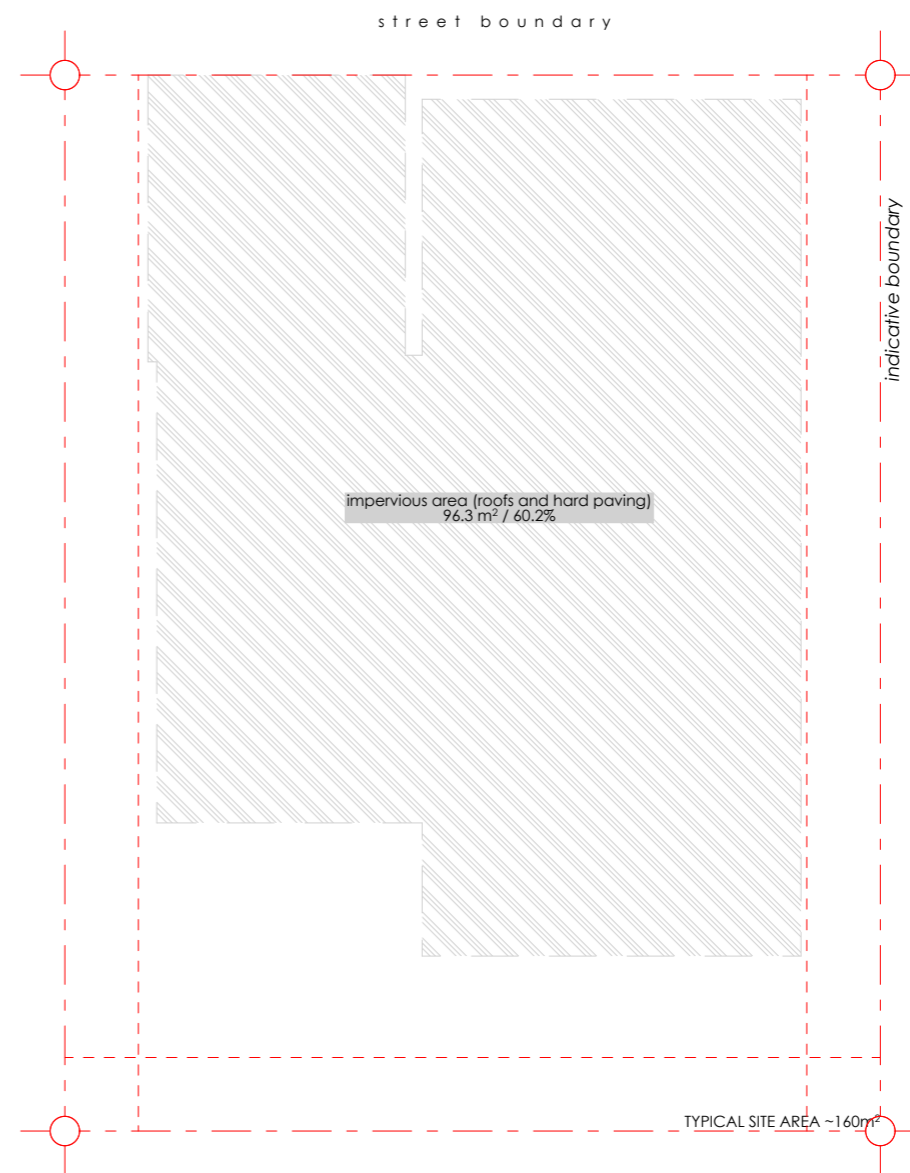
Type 2/B - Floor Plan - Outdoor Living Space



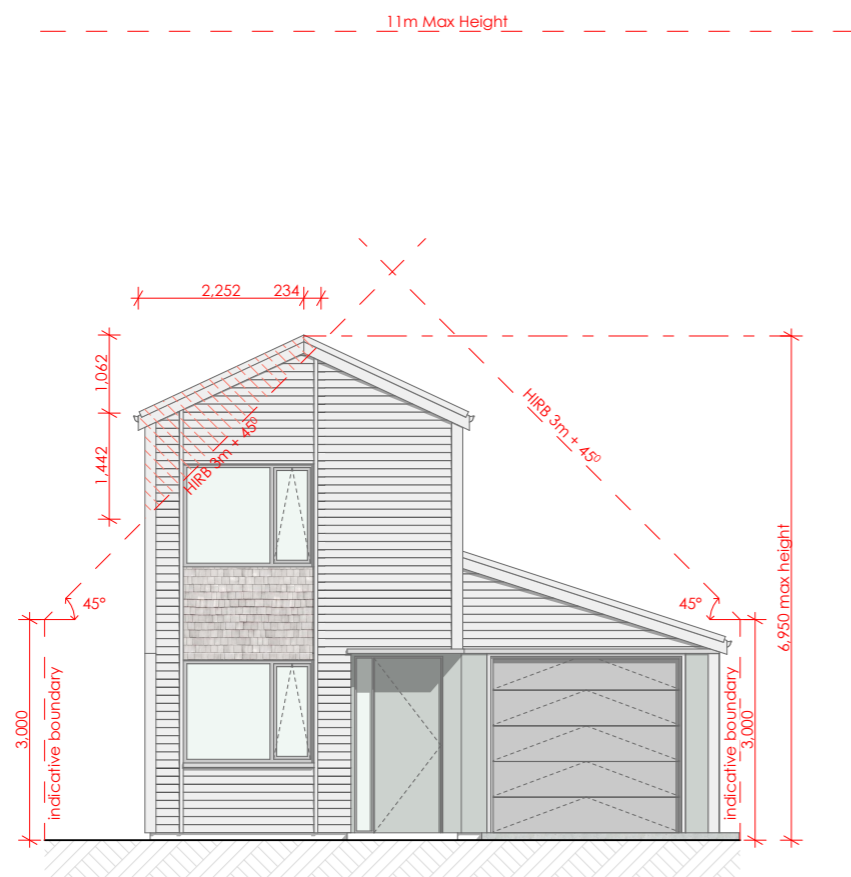
Type 2/B - Floor Plan - Landscape Area



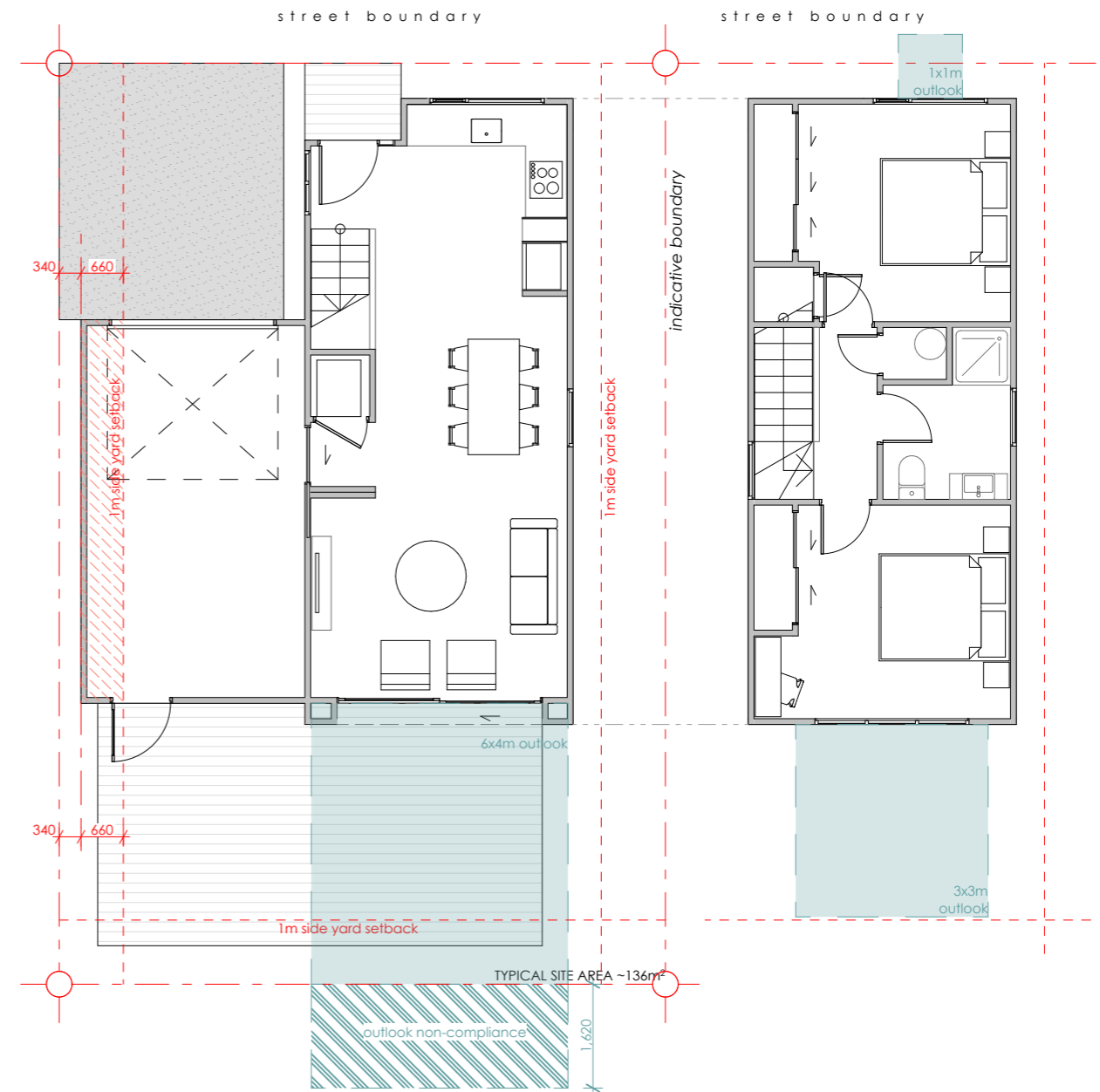
Type 2/B - Floor Plan - Building Coverage



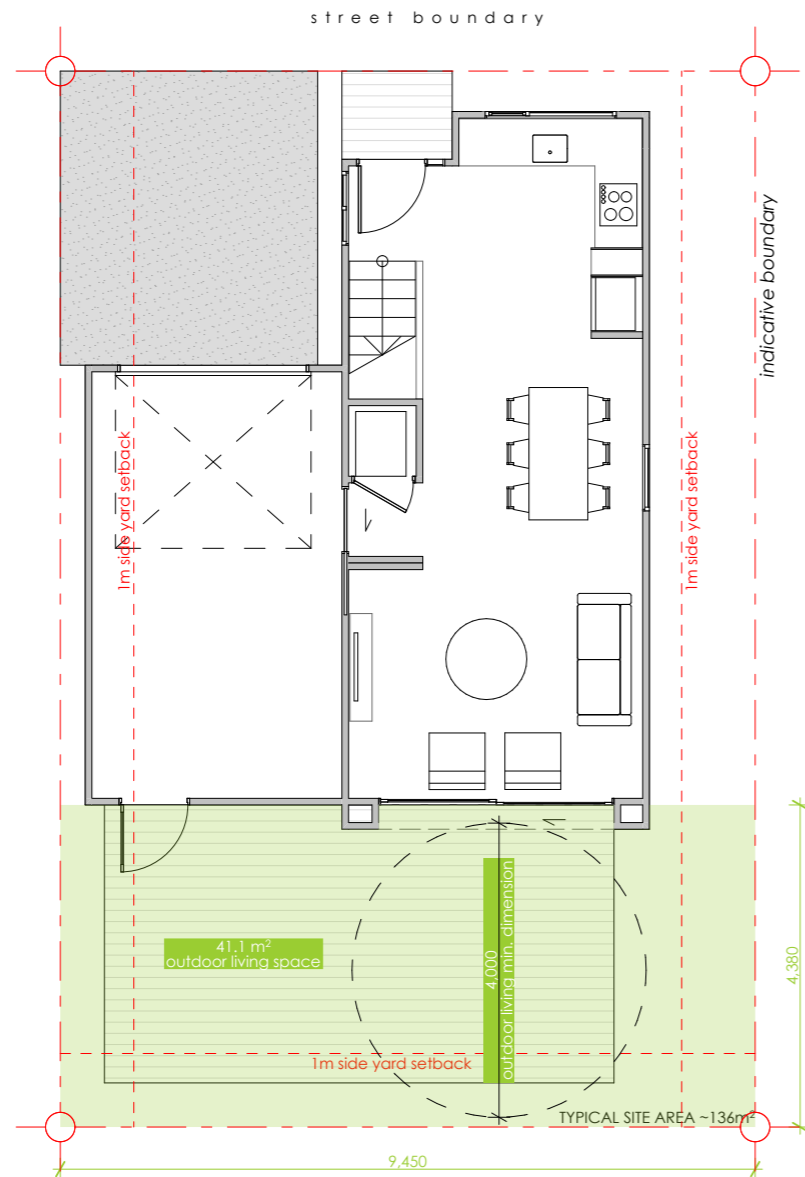
Type 2/B - Floor Plan - Impervious Area



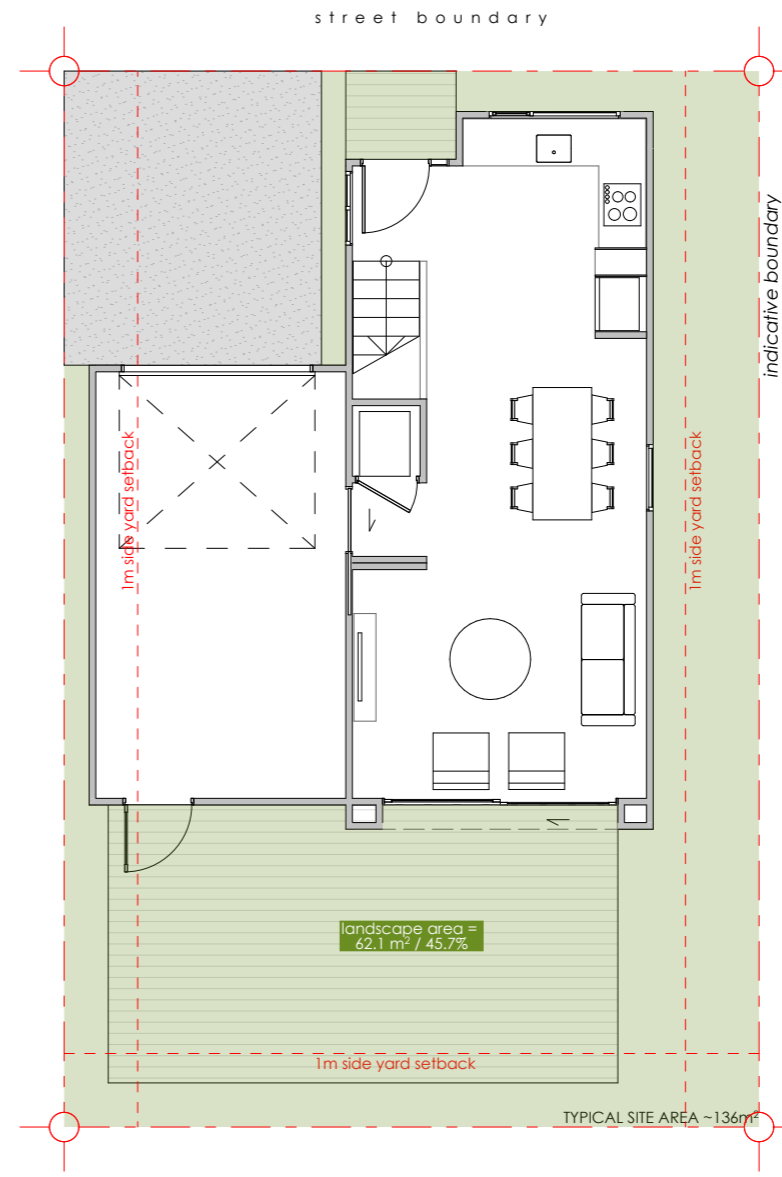
Type 3 - Street Elevation - HIRB and Maximum Height



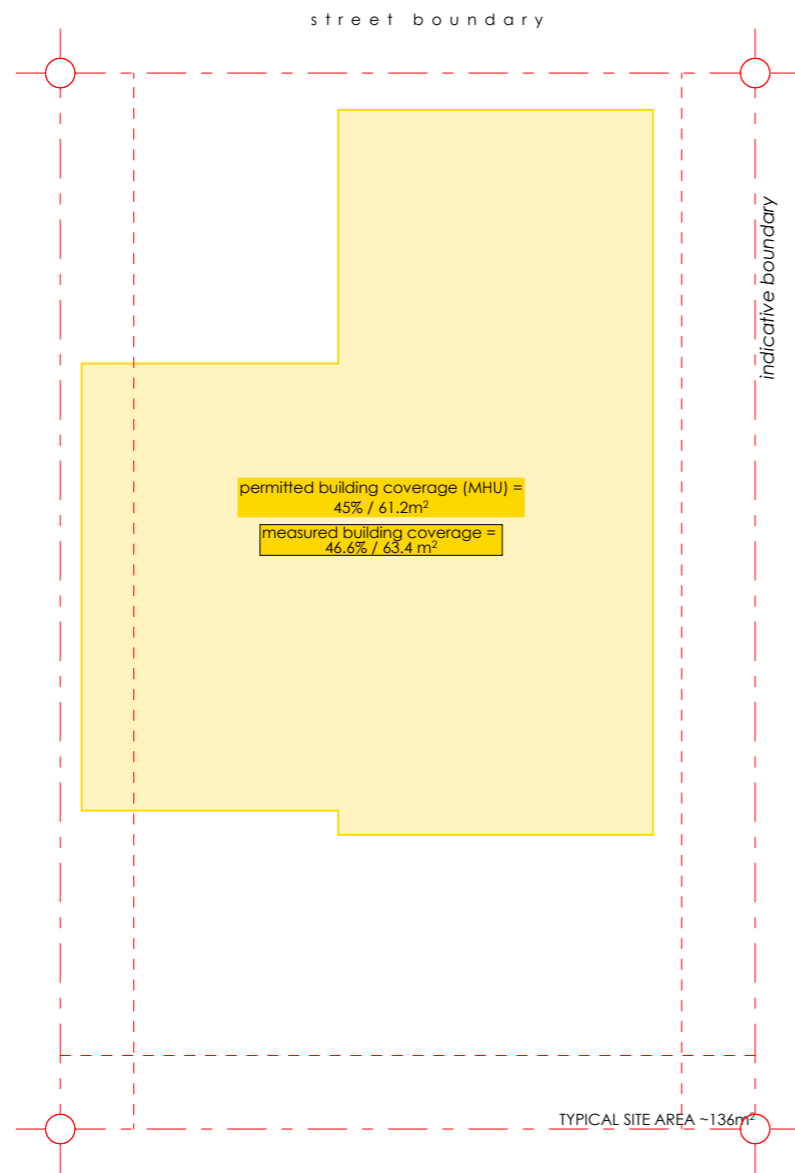
Type 3 - Floor Plan - Yard Setback and Outlook



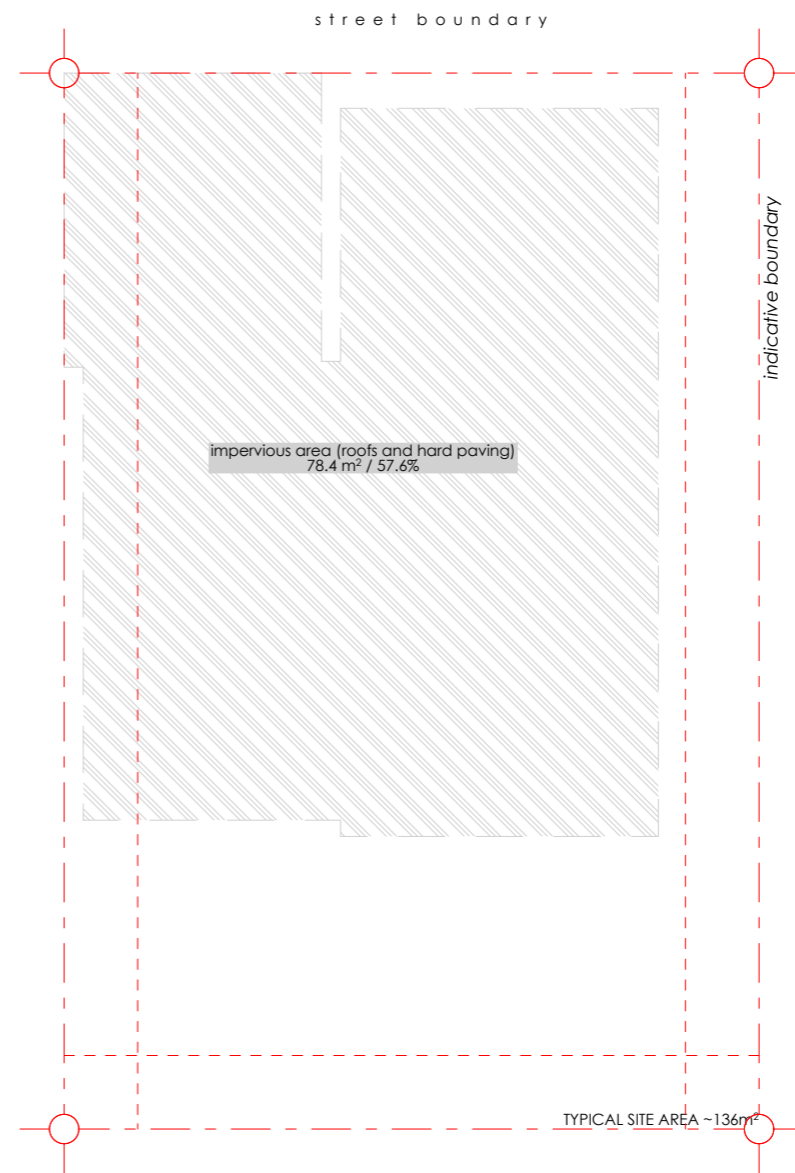
Type 3 - Floor Plan - Outdoor Living Space



Type 3 - Floor Plan - Landscape Area

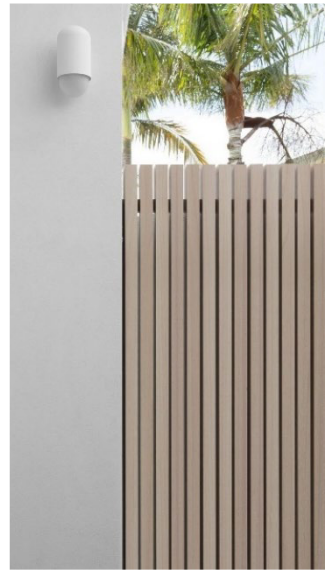
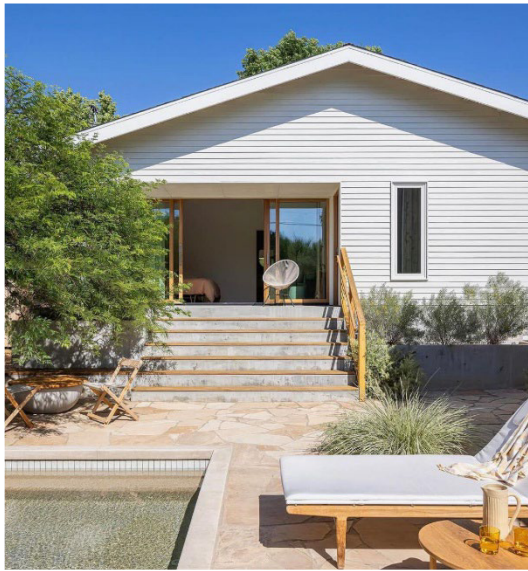
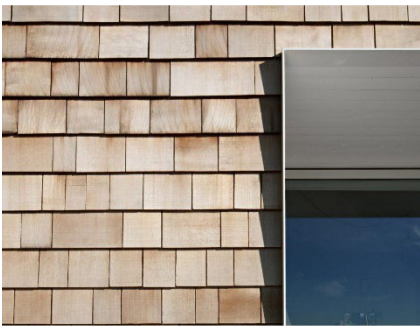
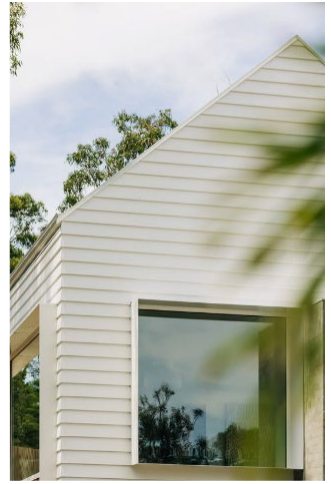


Type 3 - Floor Plan - Building Coverage

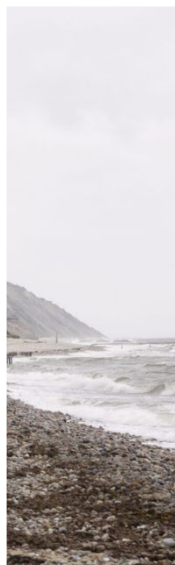


Type 3 - Floor Plan - Impervious Area

SOUTH NEIGHBOURHOOD - DESIGN PRECEDENTS



SOUTH NEIGHBOURHOOD - DESIGN PRECEDENTS



SOUTH NEIGHBOURHOOD – INDICATIVE MATERIAL PALETTE



Note: Materials shown are indicative / conceptual only. All material selections are subject to further design development, regulatory approvals, and stakeholder consultation.