

A full-page background image showing a woman with long brown hair, wearing a black wetsuit, surfing inside the barrel of a large, curling blue wave. She is smiling and looking towards the camera. The water is a vibrant turquoise color, and white foam is visible from the breaking wave.

Auckland Surf Park Community Masterplan

Substantive Fast Track Application Pack

DRAFT 20251106

ACCOMMODATION PRECINCT

Dairy Flat Highway



LEGEND:

- 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.



True North:



Original Scale / Print check:



Print in Colour

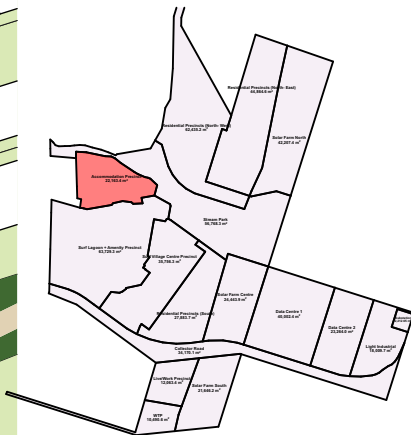
Notes:

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:

ACCOMMODATION
PRECINCT
Accommodation

Scale: 1:1000

Original Paper Size: A3

Job No.:

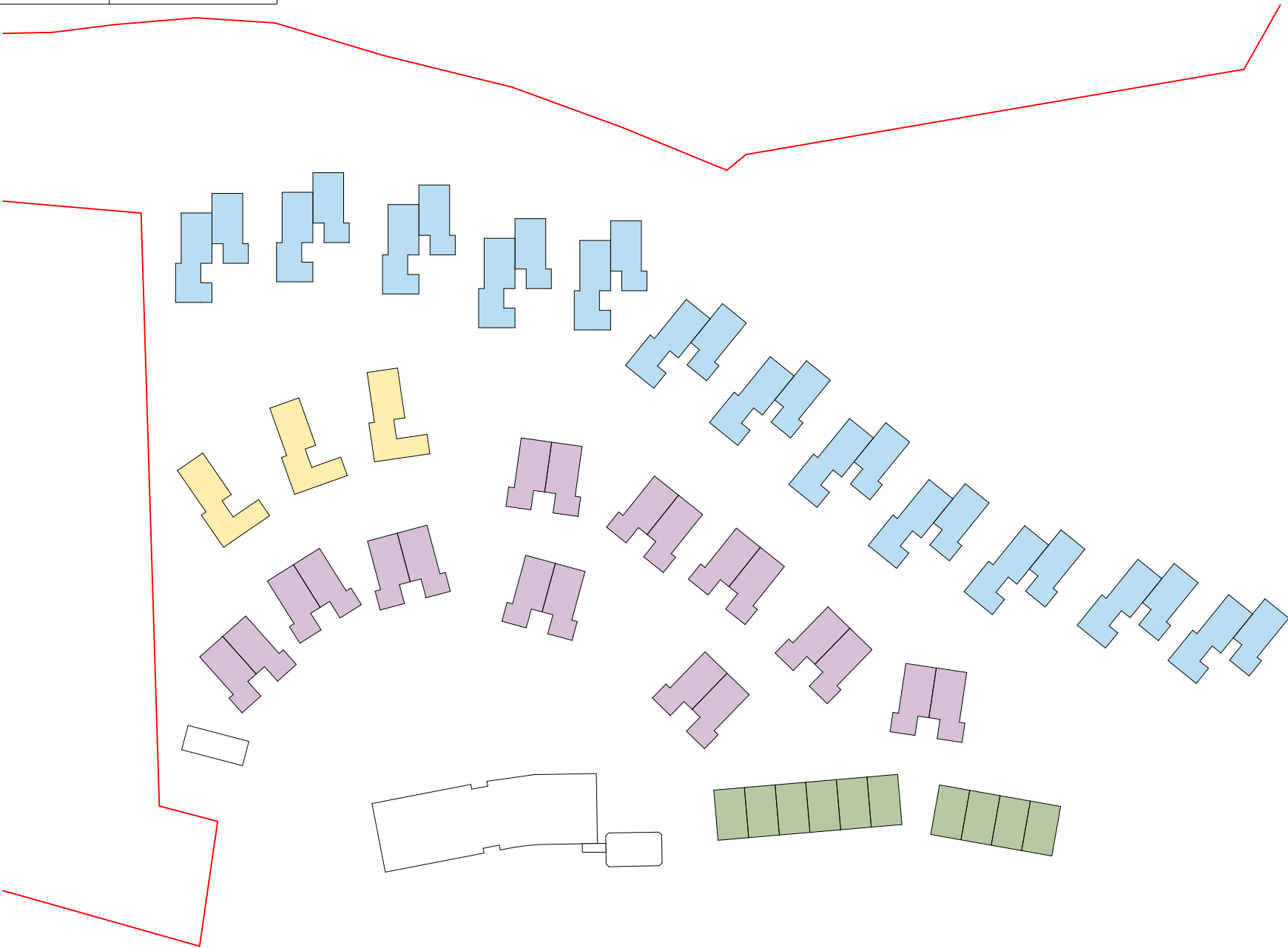
4663

Layout I.D.:

RC_5.2

Revision:

Accomomodation Precinct_Metrics		
UNIT TYPOLOGY		QUANTITY
A1		16
A2		7
A3		24
A4		10
Club House		1
Service		1
		59



True North:

Original Scale / Print check:

Print in Colour

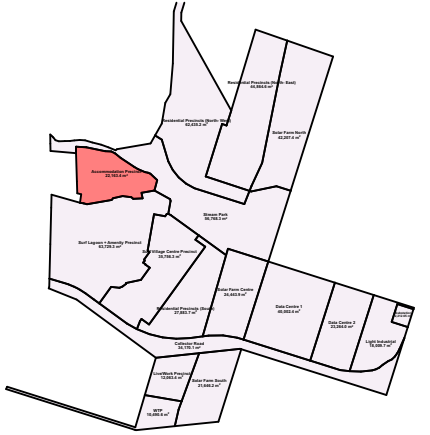
Notes:

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
#

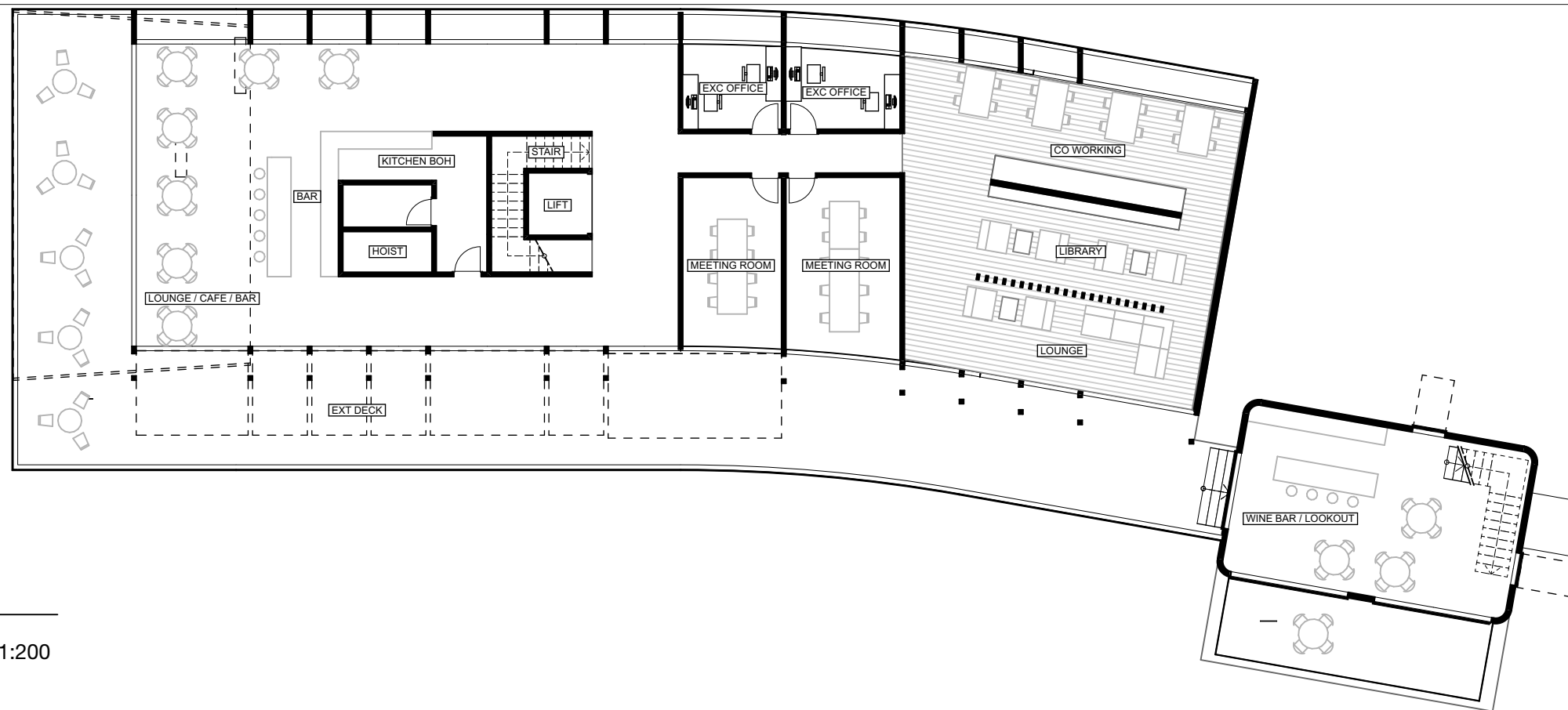
Layout Name:
ACCOMMODATION PRECINCT Accommodation Metric
Scale: 1:1000 Original Paper Size: A3

Job No.: **4663** Layout I.D.: **RC_5.3** Revision:

Accommodation Precinct: Architecture

Clubhouse

Clubhouse	
LEVEL 1	426m ²
GROUND	548m ²
GFA	974m²
Building GFA excl risers, stairs, liftwells, canopies and verandahs	



2 - Clubhouse | Level 01 - 1:200



1 - Clubhouse | Ground - 1:200

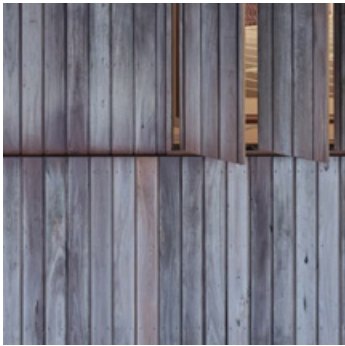
: Refer to sheet RC_5.9 for building area summary



1 - Tower



1 Large-format openings



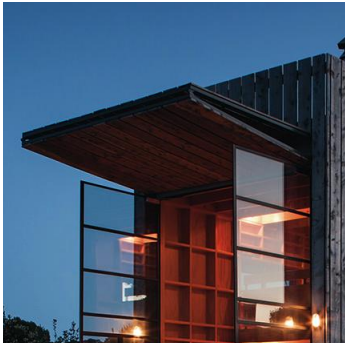
2 Timber cladding



3 Timber awnings



4 Interior wine storage



5 Awning roofs



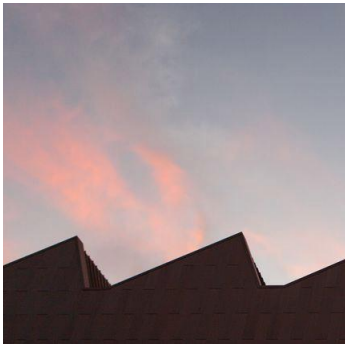
1 - From Shore



1 Large-format openings



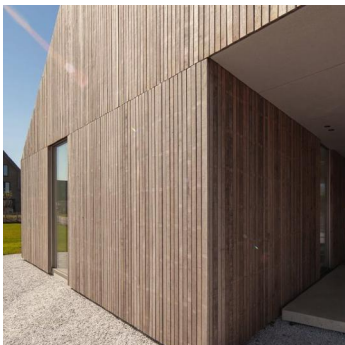
2 Timber screening



3 Asymmetrical roof



4 Timber cladding



5 Sheltered recesses



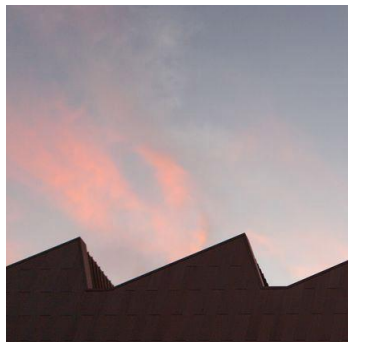
1 - Along Walkway



1 Large-format openings



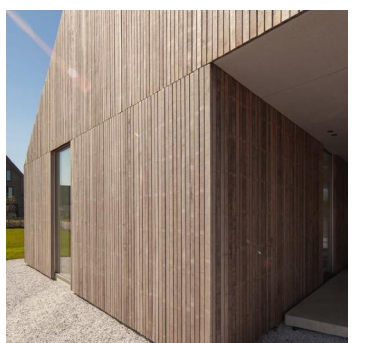
2 Pool-side landscaping



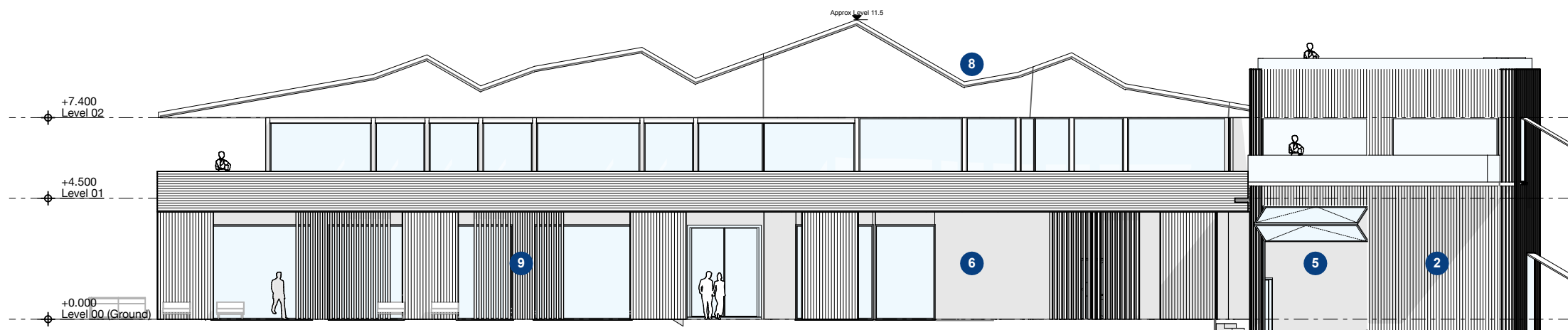
3 Asymmetrical roof



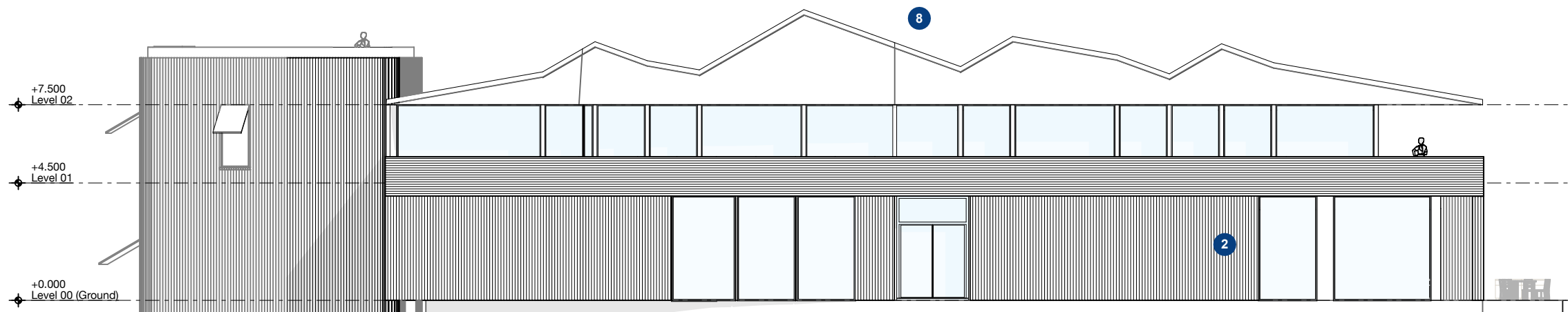
4 Timber cladding



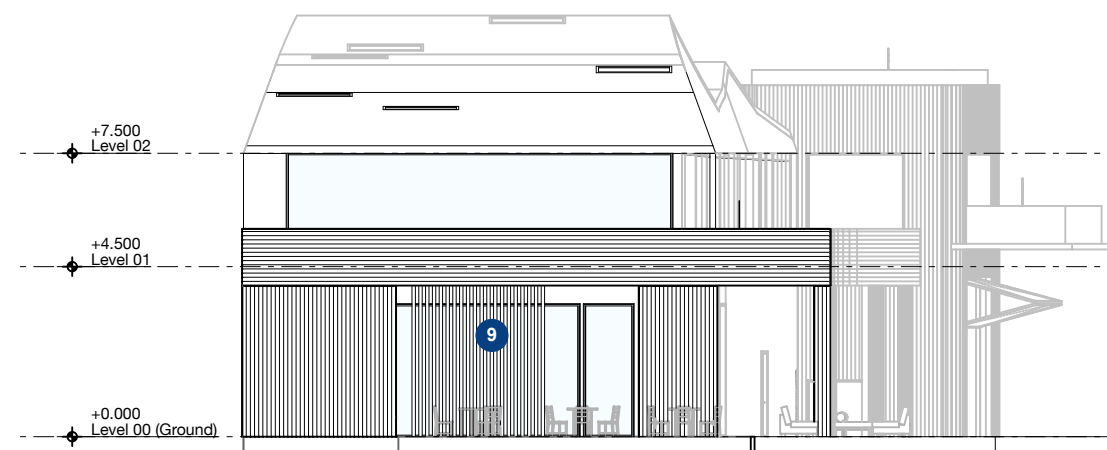
5 Sheltered recesses



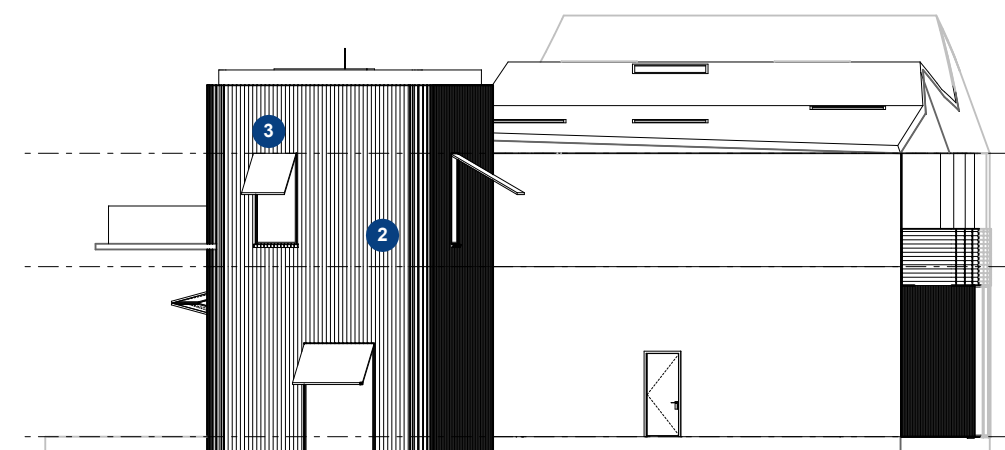
1 - SOUTH ELEVATION - 1:200



2 - NORTH ELEVATION - 1:200



3 - EAST ELEVATION - 1:200

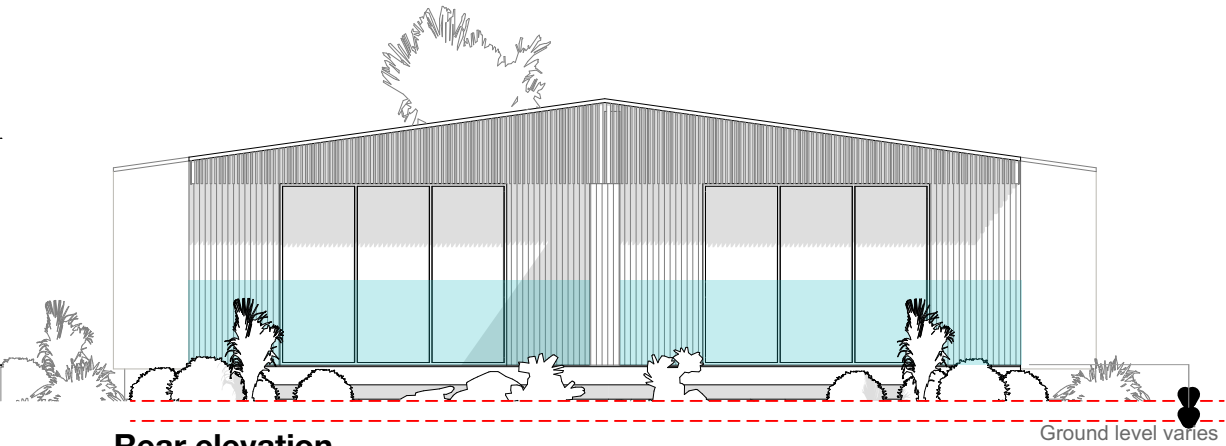


4 - WEST ELEVATION - 1:200

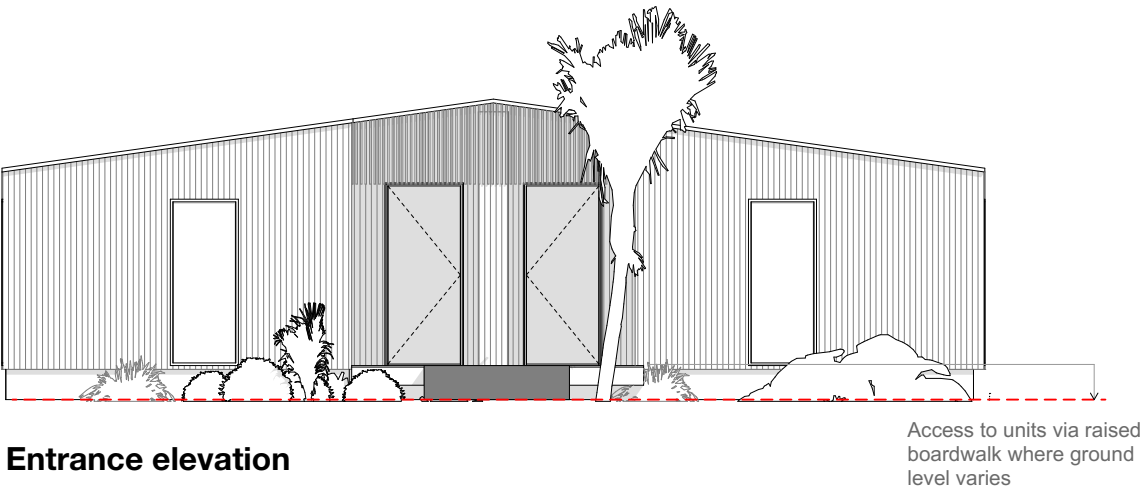
Note:
Height of building shown is below the FUZ Max Non-Dwelling Height (15m measured from existing ground level)

Accommodation Precinct: Architecture

Accommodation Units



Rear elevation



Entrance elevation

A-1 Accommodation - 1 Bedroom unit

1 BED | 1 BT

GFA 65m²
+ raised deck

Refer RC_5.8 for indicative colour and material selections

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.

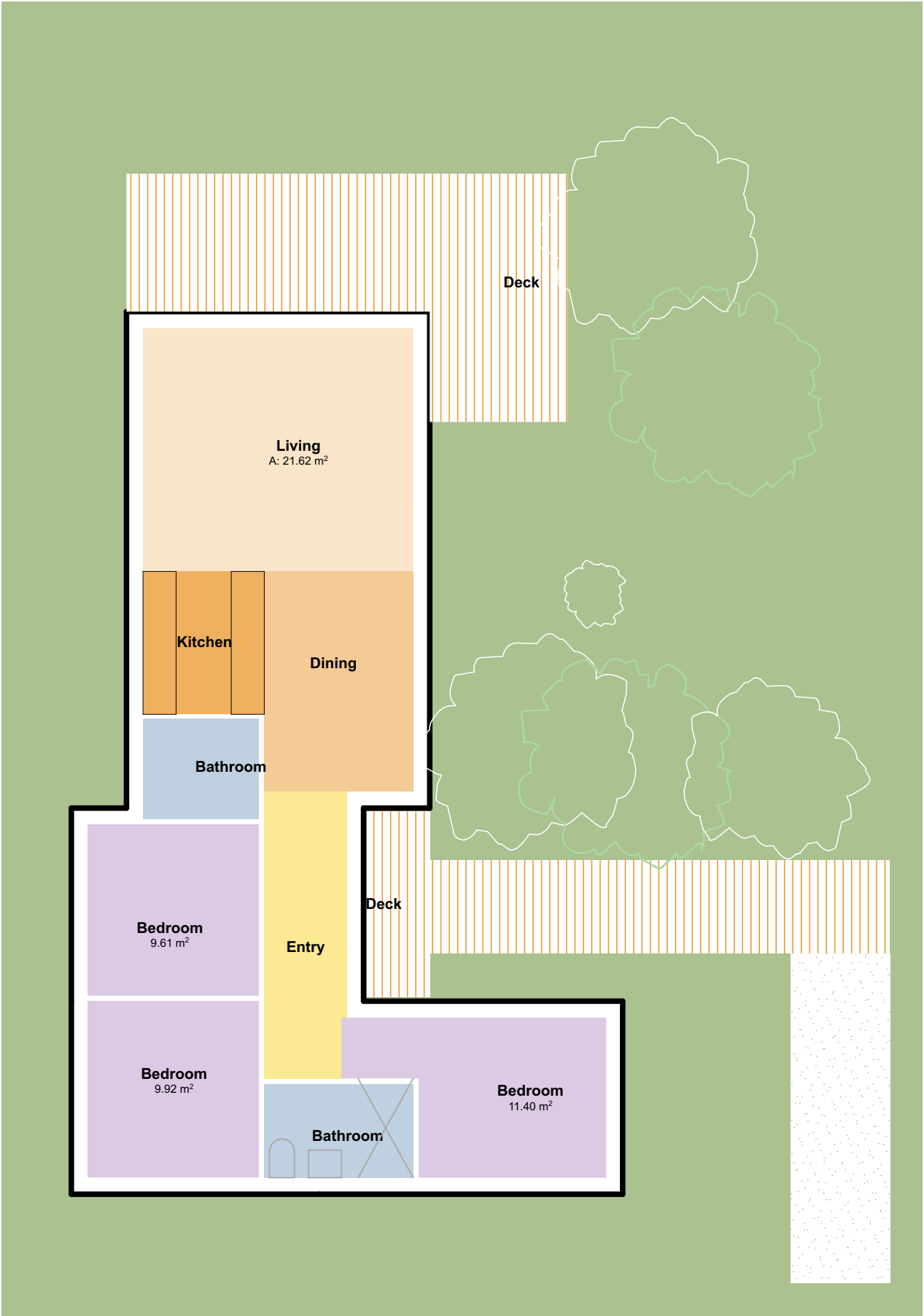
External Wall Thicknesses

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.

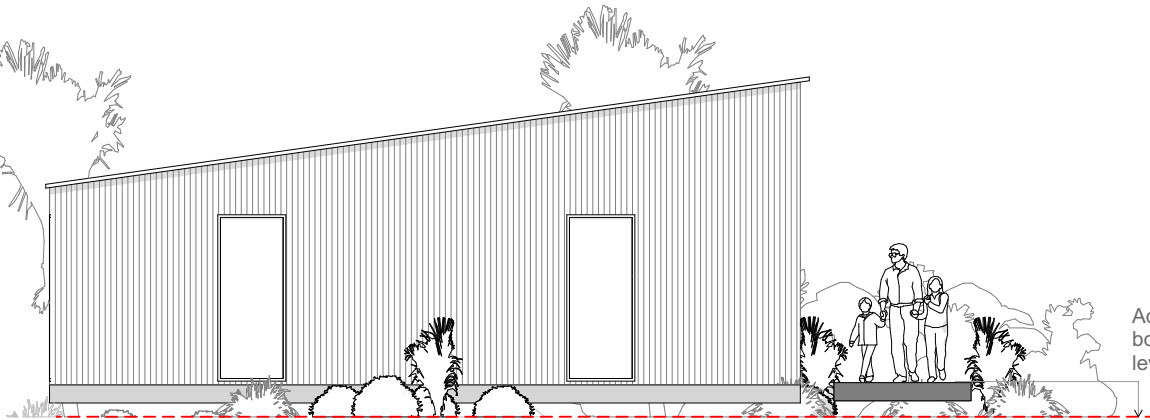
Corridors & Stairs

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

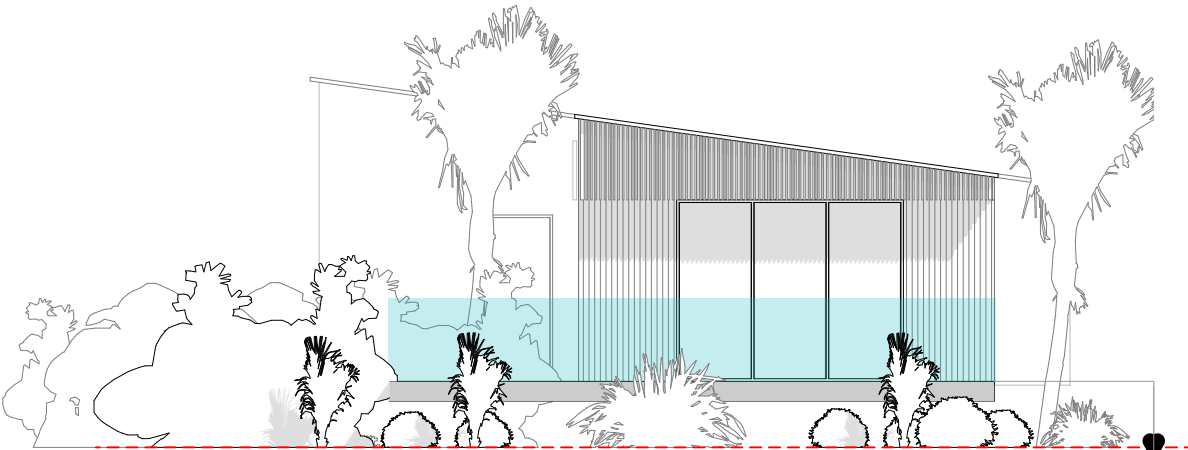
Ground Floor



Ground Floor



Entrance elevation



Rear elevation

A_2 Accommodation - 3 Bed unit - Acc

3 BED | 2 BT

GFA 104m²
+ raised deck

Refer RC_5.8 for indicative colour and material selections

Access to units via raised boardwalk where ground level varies

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

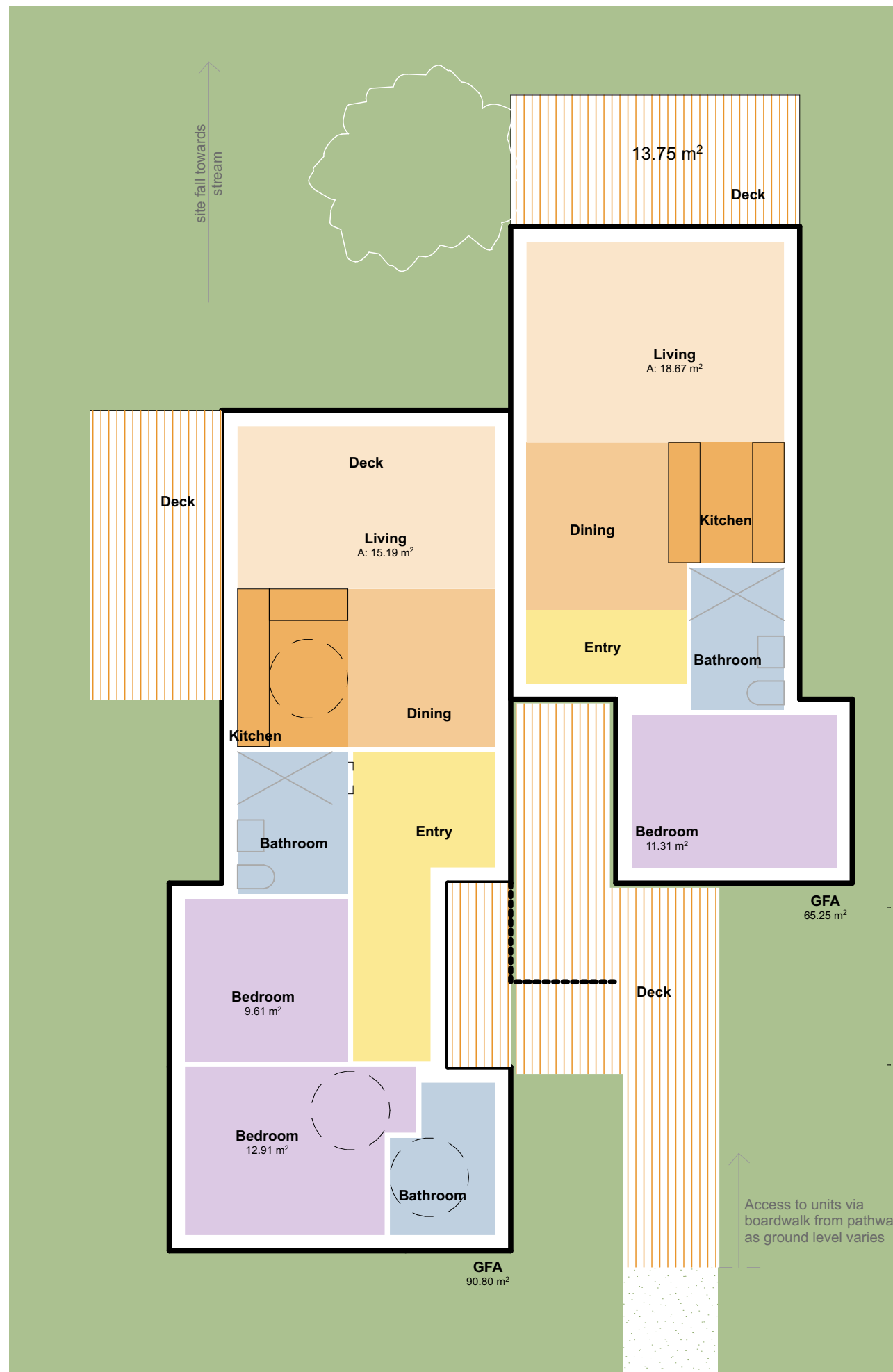
Location and design is representational.

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

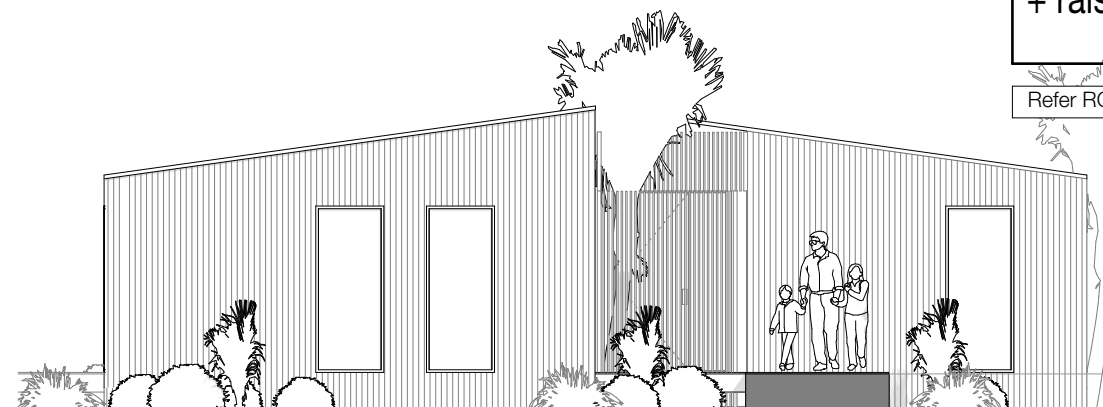
Designed to a min. of 1080 wide, framing to framing.



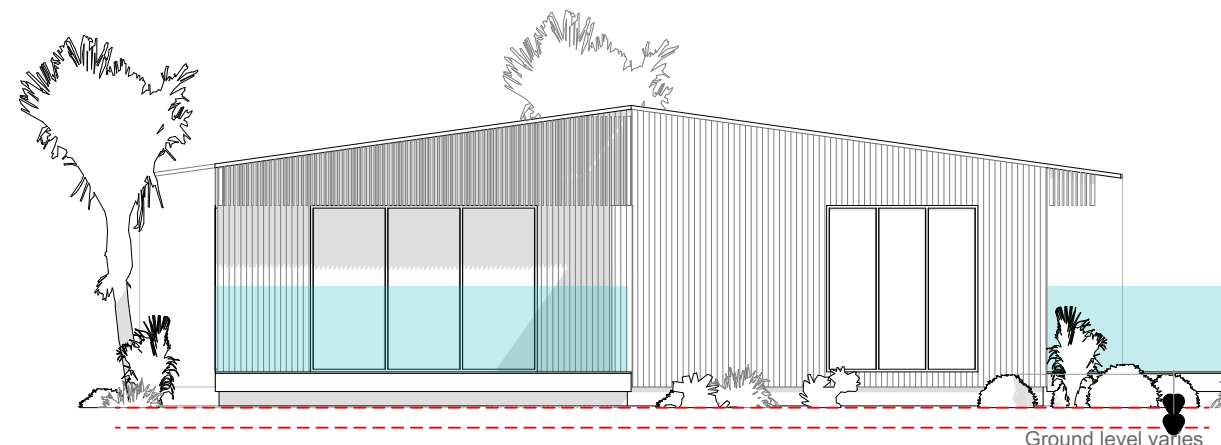
Ground Floor

A-3
Accommodation - Duplex
1 bed - GFA 61.25m²
2 bed - GFA 91m²
 + raised deck

Refer RC_5.8 for indicative colour and material selections



Entrance elevation



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

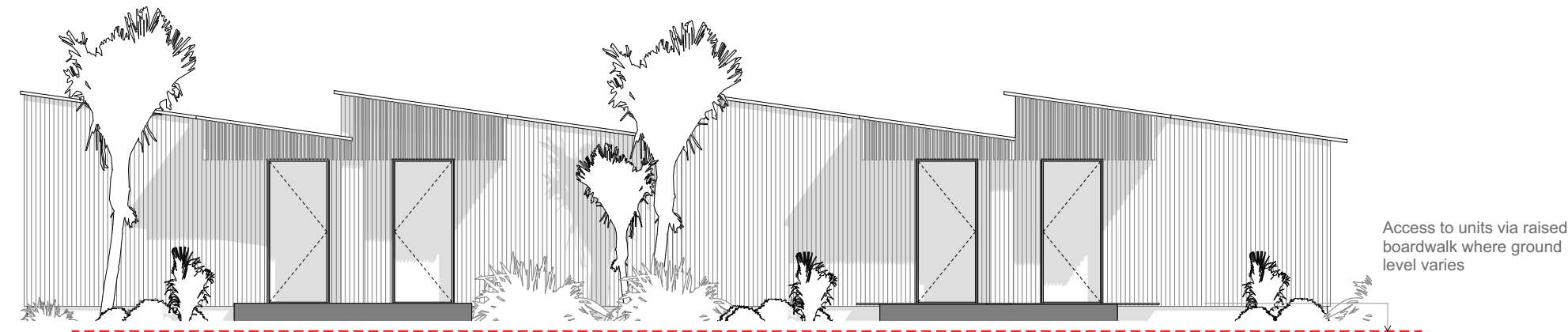
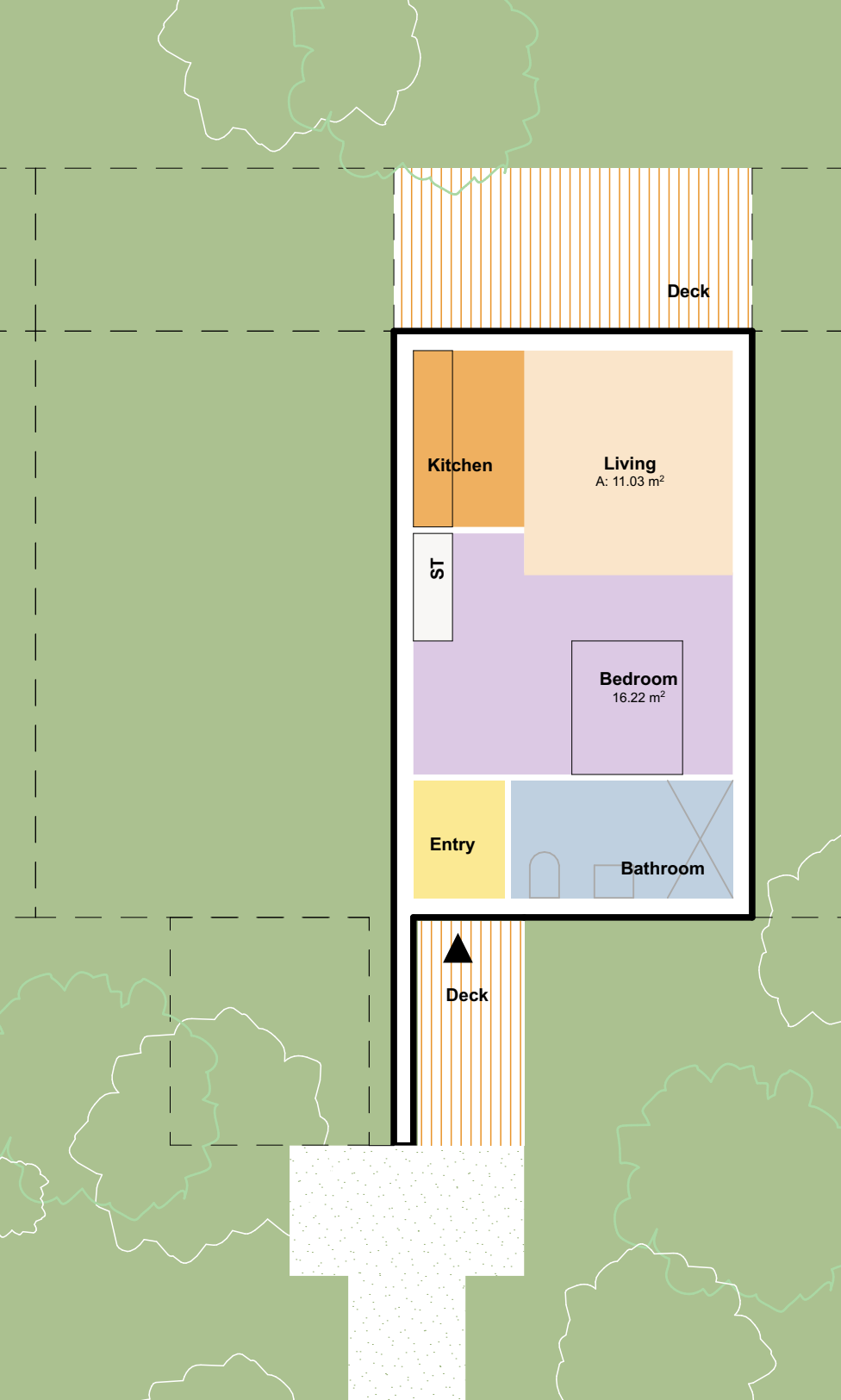
Location and design is representational.

External Wall Thicknesses

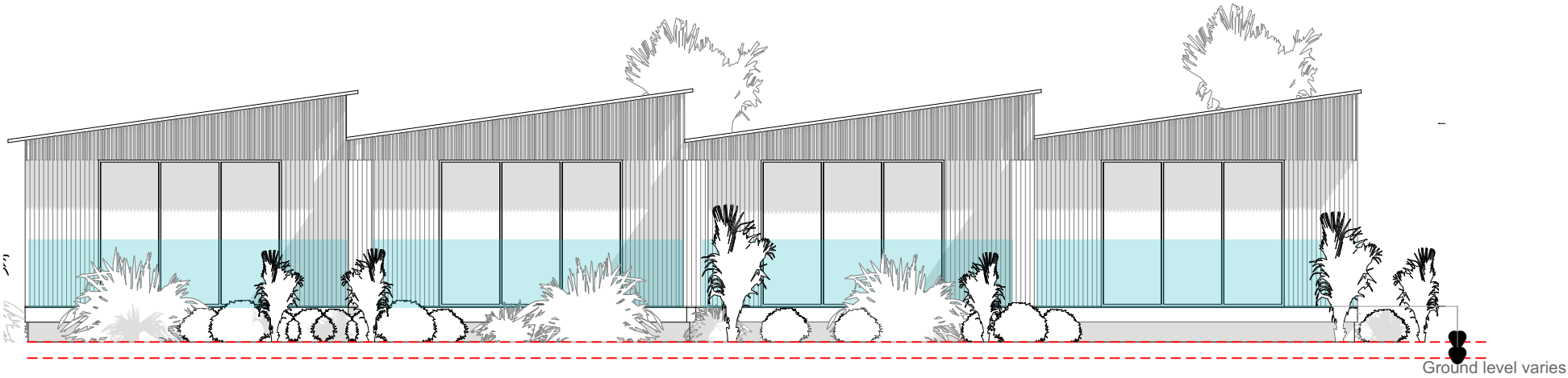
Designed to suit current H1 Standards. Wall build-up currently allows 140 framing, cavity, 70mm brick cladding, and internal lining. Thickness may vary with alterations to these materials.

Corridors & Stairs

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



Entrance elevation



Rear elevation

A- 4

Accomdation - Studio

1 BED | 1 BT

GFA 50.5m²

+ raised deck

Refer RC_5.8 for indicative colour and material selections

- 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.



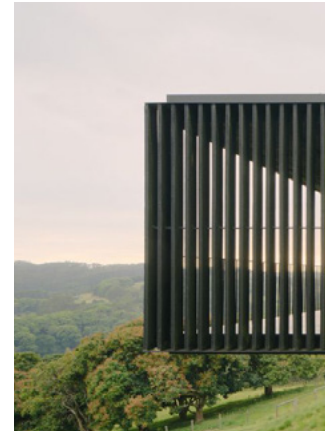
Private, recessed entrances



Timber weatherboards with raised batten detail



Timber weatherboards - prefinished dark



Metal screen - dark



Private decks, minimal enclosure



Timber weatherboards with raised batten detail



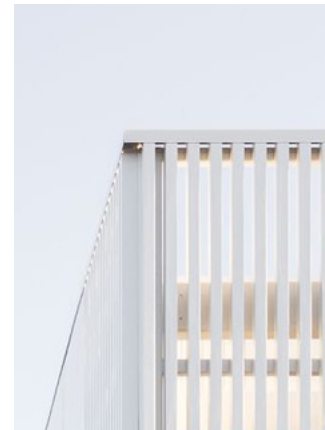
Intergrated landscape details



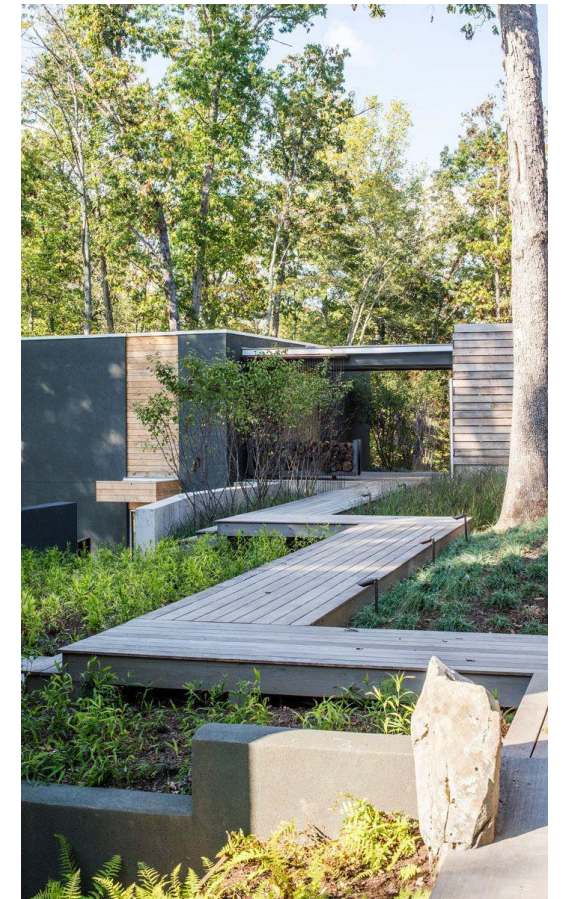
Raised built platform to account for level changes



Timber weatherboards - prefinished light



Metal screen - light



Raised boardwork and decking