

Beachlands South

Fast-track Application

Marina Point Sub-precinct A

15 June 2026

Rev A

ID.	Rev	Name	Drawing Scales
RC_1 Marina Point Sub-precinct			
RC_1.1	A	Cover Page	
RC_1.2	A	Drawings list	
RC_1.3	A	MASTERPLAN	1:2500, 1:1
RC_1.4	A	KEY PLAN/ Table of dwellings	1:2500
RC_1.4.1		Compliance Tables	
RC_1.4.2		Compliance Tables	
RC_1.4.4		Compliance Tables	
RC_1.4.5		Compliance Tables	
RC_1.5	A	MP1/ MP2/ MP3_ MASTERPLAN	1:1000
RC_1.6	A	MP1/ MP2/ MP3_ SUPERLOT PLAN	1:1000
RC_1.7	A	MP1/ MP2/ MP3_ TYPOLOGY PLAN	1:1000
RC_1.8	A	MP4/ MP5/ MP6_ MASTERPLAN	1:1000
RC_1.9	A	MP4/ MP5/ MP6_ SUPERLOT PLAN	1:1000
RC_1.10	A	MP4/ MP5/ MP6_ TYPOLOGY PLAN	1:1000
RC_1.11	A	MP7/ MP8/ MP9/ MP10_ MASTERPLAN	1:1000
RC_1.12	A	MP7/ MP8/ MP9/ MP10_ SUPERLOT PLAN	1:1000
RC_1.13	A	MP7/ MP8/ MP9/ MP10_ TYPOLOGY PLAN	1:1000
RC_1.14	A	MP11/ MP12 /MP13 /MP14 /PM15_ MASTERPLAN	1:1000
RC_1.15	A	MP11/ MP12 /MP13 /MP14 /PM15_ SUPERLOT PLAN	1:1000
RC_1.16	A	MP11/ MP12 /MP13 /MP14 /PM15_ TYPOLOGY PLAN	1:1000
RC_1.17	A	MP16/ MP17/ MP18/ MP19_ MASTERPLAN	1:1000
RC_1.18	A	MP16/ MP17/ MP18/ MP19_ SUPERLOT PLAN	1:1000
RC_1.19	A	MP16/ MP17/ MP18/ MP19_ TYPOLOGY PLAN	1:1000
RC_1.20	A	MP20/ MP22/ MP23/ MP24/ MP25_ MASTERPLAN	1:1000
RC_1.21	A	MP20/ MP22/ MP23/ MP24/ MP25_ SUPERLOT PLAN	1:1000
RC_1.22	A	MP20/ MP22/ MP23/ MP24/ MP25_ TYPOLOGY PLAN	1:1000
RC_1.23	A	MP26/ MP27_ MASTERPLAN	1:1000
RC_1.24	A	MP26/ MP27_ SUPERLOT PLAN	1:1000
RC_1.25	A	MP26/ MP27_ TYPOLOGY PLAN	1:1000



True North:



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Rev	Description	Date
A	Resource Consent	15.06.2026

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Prepared For:
Russell Property Group

Project Title:
Beachlands South Masterplan
at
Beachlands South
Whitford-Maraetai Rd, Auckland

Resource Consent
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Layout Name:
Marina Point Sub-precinct Drawings list

Scale:

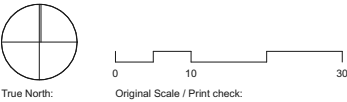
Original Paper Size: **A3**

Job No.:
4655

Layout I.D.:
RC_1.2

Revision:
A

Version: SPA_25_01_02 / CAD Ref: 4655_Beachlands Masterplan / Printed: 15/06/2026,5:50 PM



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Rev	Description	Date
A	Resource Consent	15.06.2026

- LEGEND:**
- Site boundary
 - Precinct Boundary
 - Cycle Lane
 - Road to Vest
 - JOAL (Private)
 - Lot/Parcel
 - Footpath
 - Park/ Open Space
 - Stormwater pond
 - Carpark
 - Building (indicative)

Note: Vehicle crossing widths at the site boundary are shown in the Housing and Apartment Typology drawing sets.

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.

Note: Lot boundaries, areas, road extents, mean high water, EPAN areas, and contour lines are subject to confirmation by the civil engineer.

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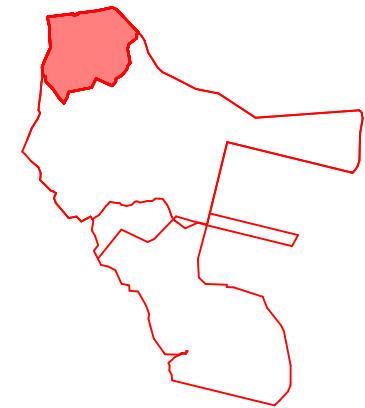
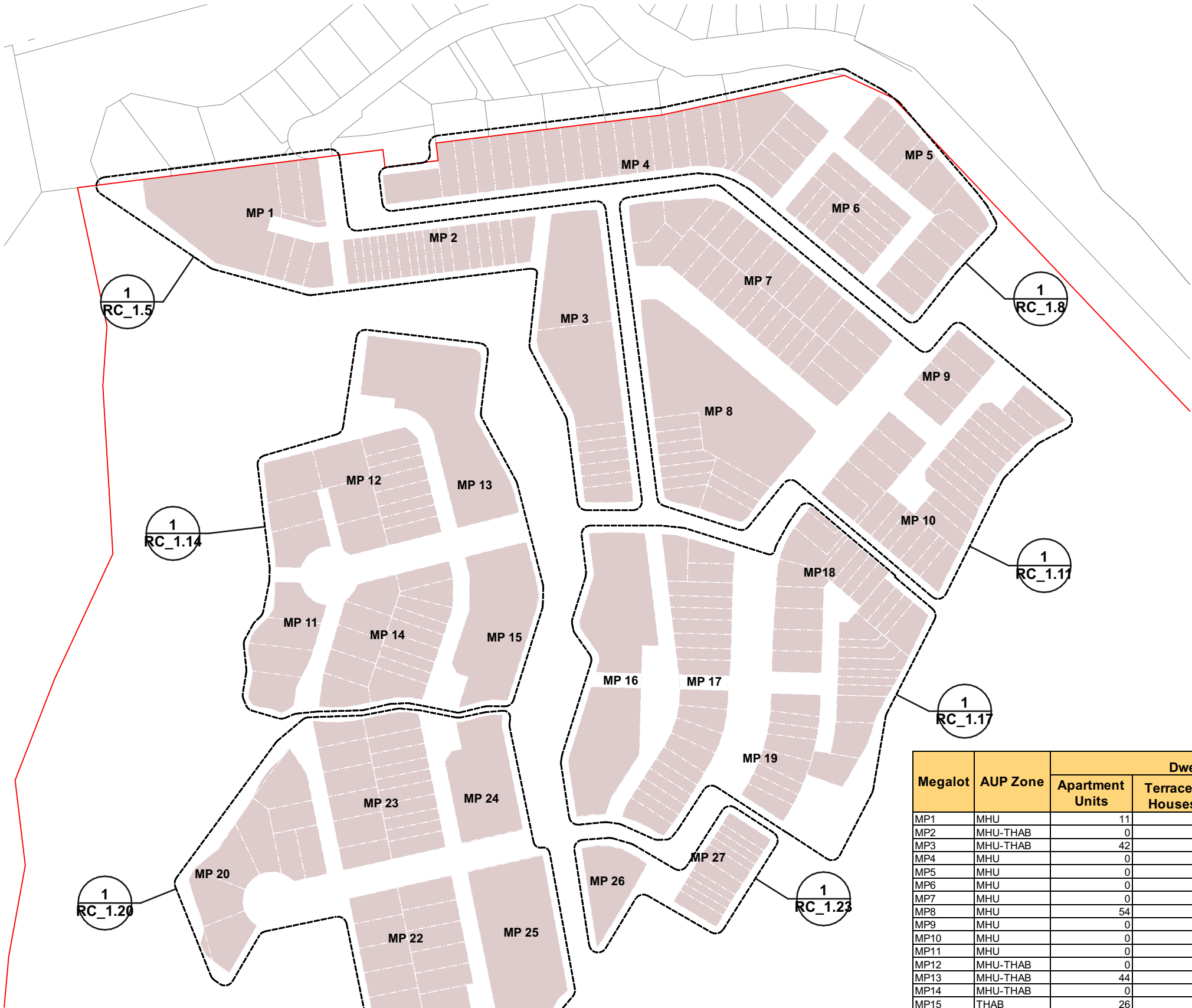
Project Title:
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 at
 Beachlands South
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Layout Name:
Marina Point Sub-precinct MASTERPLAN

Scale: 1:2500, 1:1 Original Paper Size: **A3**

Job No.: 4655	Layout I.D.: RC_1.3	Revision: A
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True North:

Original Scale / Print check:

Print in Colour

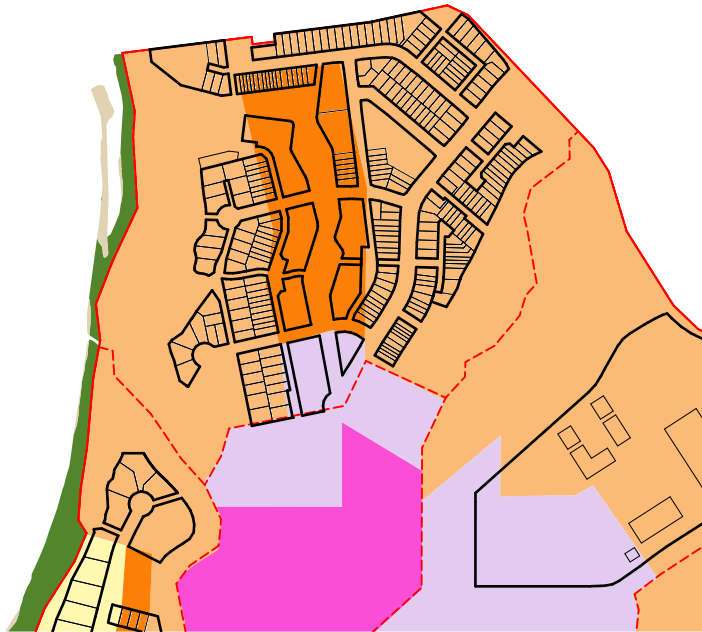
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Rev	Description	Date
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Megalot	AUP Zone	Dwelling Type				Total Number of Dwellings
		Apartment Units	Terraced Houses	Vacant Lots*	Vacant Lots* under 300m2	
MP1	MHU	11	0	5	0	16
MP2	MHU-THAB	0	18	0	0	18
MP3	MHU-THAB	42	6	0	0	48
MP4	MHU	0	0	19	5	24
MP5	MHU	0	0	11	0	11
MP6	MHU	0	12	0	0	12
MP7	MHU	0	8	8	12	28
MP8	MHU	54	10	0	0	64
MP9	MHU	0	0	4	0	4
MP10	MHU	0	19	5	0	24
MP11	MHU	0	0	4	0	4
MP12	MHU-THAB	0	8	6	0	14
MP13	MHU-THAB	44	0	0	0	44
MP14	MHU-THAB	0	9	5	0	14
MP15	THAB	26	0	0	0	26
MP16	MHU-THAB	44	0	0	0	44
MP17	MHU-THAB	0	13	1	6	20
MP18	MHU	0	15	10	0	25
MP19	MHU	0	8	0	0	8
MP20	MHU	0	0	7	0	7
MP22	MHU-MU	0	0	13	0	13
MP23	MHU-THAB	0	10	6	0	16
MP24	THAB	26	0	0	0	26
MP25	MU	44	0	0	0	44
MP26	MU-THAB	17	0	0	0	17
MP27	MHU	0	10	0	0	10
Total		308	146	104	23	581

*Vacant lots are equal to Standalone dwellings

- Residential

Residential - Large Lot Zone

Residential - Rural and Coastal Settlement Zone

Residential - Single House Zone

Residential - Mixed Housing Suburban Zone

Residential - Mixed Housing Urban Zone

Residential - Terrace Housing and Apartment Buildings Zone
- Business

Business - City Centre Zone

Business - Metropolitan Centre Zone

Business - Town Centre Zone

Business - Local Centre Zone

Business - Neighbourhood Centre Zone

Business - Mixed Use Zone

Project Title:
Beachlands South Masterplan
at
Beachlands South
Whitford-Maraetai Rd, Auckland

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Layout Name:
Marina Point Sub-precinct KEY PLAN/ Table of dwellings

Scale: 1:2500 Original Paper Size: A3

Job No.: 4655 Layout I.D: RC_1.4 Revision: A

* Indicates multi-zone lots.
For multi-zone lots, Building coverage and Impervious areas have been calculated individually per zone and appear in multiple tables



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MP6		239	200	T-3a
MP6		240	162	T-3a
MP6		241	162	T-3a
MP6		242	194	T-3a
MP6		243	250	T-3a
MP6		244	187	T-3a
MP6		245	187	T-3a
MP6		246	187	T-3a
MP6		247	187	T-3a
MP6		248	230	T-3a
MP6		249	230	T-3b
MP6		250	279	T-3b
MP7		195	339	Vacant lot
MP7		196	364	Vacant lot
MP7		197	364	Vacant lot
MP7		198	305	Vacant lot

✓	N/A	✓	53%	✓	✓	x -13.9%	✓
✓	N/A	✓	65%	✓	✓	x -13.9%	✓
✓	N/A	✓	65%	✓	✓	x -13.9%	✓
✓	N/A	✓	54%	✓	✓	x -13.9%	✓
✓	N/A	✓	✓	✓	✓	N/A	✓
✓	N/A	✓	56%	✓	✓	N/A	✓
✓	N/A	✓	56%	✓	✓	N/A	✓
✓	N/A	✓	56%	✓	✓	N/A	✓
✓	N/A	✓	56%	✓	✓	N/A	✓
✓	N/A	✓	✓	✓	✓	N/A	✓
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✓	N/A	✓	✓	✓	✓	N/A	✓
			To comply				
			To comply				
			To comply				
			To comply				

✓	N/A	✓	✓	✓
65%	N/A	✓	✓	✓
65%	N/A	✓	✓	✓
✓	N/A	✓	✓	✓
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		To comply		
		To comply		
		To comply		
		To comply		

Prepared For:

Russell Property Group

Job No.: **4655** Layout I.D.: **RC 1.4.1** Revision:

* Indicates multi-zone lots.
For multi-zone lots, Building coverage and Impervious areas have been calculated individually per zone and appear in multiple tables

MP7		199	193	T-3a
MP7		200	193	T-3a
MP7		201	193	T-3a
MP7		202	193	T-3a
MP7		203	193	T-3a
MP7		204	193	T-3a
MP7		205	193	T-3a
MP7		206	193	T-3a
MP7		207	265	S-3a
MP7		208	265	S-3a
MP7		209	347	Vacant lot
MP7		210	376	Vacant lot
MP7		211	384	Vacant lot
MP7		212	374	Vacant lot
MP7		213	227	S-3a
MP7		214	242	S-3a
MP7		215	246	S-3a
MP7		216	250	S-3a
MP7		217	253	S-3a
MP7		218	253	S-3a
MP7		219	253	S-3a
MP7		220	253	S-3a
MP7		221	253	S-3a
MP7		222	253	S-3a
MP8		185	314	T-3a
MP8		186	196	T-3a
MP8		187	312	T-3a
MP8		188	214	T-3a
MP8		189	174	T-3a
MP8		190	194	T-3a
MP8		191	191	T-3a
MP8		192	164	T-3a
MP8		193	164	T-3a
MP8		194	202	T-3a
MP8	1500	4831	TYPE6 Walkup (MP8-A)	
			TYPE6 Walkup (MP8-B)	
			TYPE6 Walkup (MP8-C)	
MP9		156	335	Vacant lot
MP9		157	336	Vacant lot
MP9		158	336	Vacant lot
MP9		159	336	Vacant lot
MP10		137	237	T-3a
MP10		138	162	T-3a
MP10		139	162	T-3a
MP10		140	200	T-3a
MP10		141	200	T-3a
MP10		142	162	T-3a
MP10		143	269	T-3a
MP10		144	313	T-3b
MP10		145	232	T-3b
MP10		146	295	T-3a
MP10		147	234	T-3a
MP10		148	224	T-3a
MP10		149	267	T-3a
MP10		150	260	T-3a
MP10		151	214	T-3a
MP10		152	215	T-3a
MP10		153	261	T-3a
MP10		154	199	T-3b
MP10		155	317	T-3b
MP10		160	336	Vacant lot
MP10		161	336	Vacant lot
MP10		162	336	Vacant lot
MP10		163	300	Vacant lot
MP10		164	297	Vacant lot
MP11		313	504	Vacant lot
MP11		314	532	Vacant lot
MP11		315	514	Vacant lot
MP11		316	515	Vacant lot
MP12	"299"		313	T-4b
MP12	"300"		202	T-4b
MP12	"301"		202	T-4b
MP12	"302"		248	T-4b
MP12	"303"		248	T-4b
MP12	"304"		202	T-4b
MP12	"305"		202	T-4b
MP12	"306"		295	T-4b
MP12		307	453	Vacant lot
MP12		308	534	Vacant lot
MP12		309	629	Vacant lot
MP12		310	672	Vacant lot
MP12		311	486	Vacant lot
MP12		312	602	Vacant lot
MP13	1504*		4392	TYPE2 Apartment (MP13-A)
MP14		317	403	Vacant lot
MP14		318	371	Vacant lot
MP14		319	378	Vacant lot
MP14		320	385	Vacant lot
MP14		321	433	Vacant lot
MP14	"322"		304	T-4b
MP14	"323"		279	T-4b
MP14	"324"		256	T-4b
MP14	"325"		202	T-4b
MP14	"326"		248	T-4b
MP14	"327"		248	T-4b
MP14	"328"		202	T-4b

[illegible]

✓	N/A	✓	✓	✓
✓	N/A	✓	✓	✓
✓	N/A	✓	✓	✓
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✓	N/A	✓	✓	✓
60%	N/A	x - garage > 3m high	✓	✓
✓	N/A	x - garage > 3m high	✓	✓
✓	N/A	✓	✓	✓
✓	N/A	✓	✓	✓
64%	N/A	✓	✓	✓
64%	N/A	✓	✓	✓
✓	N/A	✓	✓	✓
x - 83%	✓	✓	✓	✓
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✓	N/A	✓	✓	✓
✓	N/A	✓	✓	✓
✓	N/A	✓	✓	✓
✓	N/A	x - garage > 3m high	✓	✓

[illegible]

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Scale: Original Paper Size: A

05_01_02 / CAD Ref: 4655_Beachlands Masterplan / Printed: 15/06/2026,5:5

* Indicates multi-zone lots.
For multi-zone lots, Building coverage and Impervious areas have been calculated individually per zone and appear in multiple tables



Rev	Description	Date

[illegible]

SUB-PRECINCT A: MARINA POINT

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MEGALOT / SUPERLOT	SUPER LOT ID	LOT ID	LOT AREA (m2)	TPOLOGY

I458.6.17 Beachlands South Precinct - Medium Density Residential Standards							
I458.6.17.2 (a) Building Height	I458.6.17.2 (b) HIRB	I458.6.17.2 (c) Yards	I458.6.17.2 (d) Building Coverage	I458.6.17.2 (e) Outdoor Living Space	I458.6.17.2 (f) Outlook Space	I458.6.17.2 (g) Windows to Street	I458.6.17.2 (h) Landscape Area
11m	4m + 60 deg	Front 1.5m Side 1m Rear 1m I458.6.17(c) Riparian margin 10m High value terrestrial planting 5m Wetland margin buffer planting 5m Coastal protection 30m	Max. 50%	Min. 20m2, min dimension of 3m Above ground level: min 8m2, min dimension of 1.8m	Principal living room: 4x4m Other habitable rooms: 1x1m	Min. 20%	Min. 20% of site may occur anywhere on site

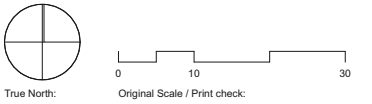
Other applicable H5 Residential - Mixed Housing Urban Zone Standards (AUP)				
H5.6.9 Impervious Area	H5.6.13 Daylight	H5.6.15 Front, side and rear fences and walls	H5.6.16 Min. Dwelling size	H5.6.17 Rainwater tanks AND I458.6.13 (Water Supply Efficiency)
Max. 60%	For buildings within the same site	(1.a) Front yard - 1.4m max or 1.8m for 50% of site frontage, or 1.8m if 50% visually permeable (1.b) Side yard - 2m	30m2 for studios 45m2 for 1+ bed	Tank setout AND minimum tank size

MEGALOT / SUPERLOT	SUPER LOT ID	LOT ID	LOT AREA (m2)	TPOLOGY
--------------------	--------------	--------	---------------	---------

H13 Business - Mixed Use Zone							
H13.6.1 Building Height	H13.6.2 HIRB	H13.6.3 Building setback	H13.6.5 Yards	H13.6.6 Landscaping	H13.6.9 Outlook Space	H13.6.10 Minimum Dwelling Size	I458.6.13. Water Supply Efficiency
Max. 16m + 2m	adjacent site: MHU 3m + 45 adjacent site: THAB 8m + 45	When opposite residential: 6m setback on upper floors above 18m All other zones: 6m setback on upper floors above 27m	Rear and side 3m adjoining residential zone	A landscape buffer of 2m in depth must be provided along the street frontage between the street and car parking, loading, or service areas which are visible from the street frontage. This rule excludes access points.	Principal living 6x4m All other rooms 3x3m	30m2 for studios 45m2 for one or more bedrooms	Minimum rainwater tank size

				TYPE2 Apartment (MP25-A)
MP25		1510	3984	TYPE2 Apartment (MP25-B)
MP26		*1509*	1140	TYPE3 Apartment (MP26-A)

x - 5,100mm infringement	14,300 x 8,400 infringement	✓	N/A	✓	x - 900mm infringement principle living to 2 GF units	✓	✓
x - 4,900mm infringement	✓	✓	N/A	✓	✓	✓	✓
x - 7,700mm infringement	17,200 x 10,100 infringement	x - max. 7,200h x 4,200d infringement	N/A	✓	x -580 x 2,000mm infringement	✓	✓



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Whitford-Maraetai Rd, Auckland

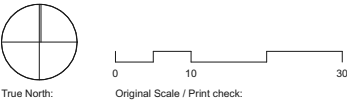
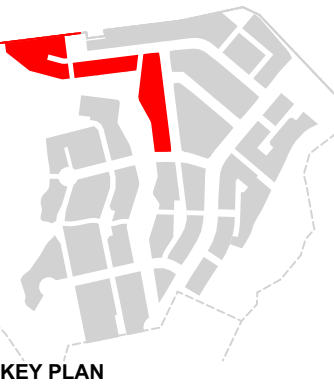
Layout Name:
Marina Point Sub-precinct Compliance Tables

Scale:Original Paper Size: **A3**

Job No.:
4655

Layout I.D.:
RC_1.4.5

Revision:



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Rev	Description	Date
A	Resource Consent	15.06.2026

LEGEND:

- Site boundary
- Precinct Boundary
- Cycle Lane
- Road to Vest
- JOAL (Private)
- Lot/Parcel
- Footpath
- Park/ Open Space
- Stormwater pond
- Carpark
- Building (indicative)

Note: Vehicle crossing widths at the site boundary are shown in the Housing and Apartment Typology drawing sets.

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.

Note: Lot boundaries, areas, road extents, mean high water, EPAN areas, and contour lines are subject to confirmation by the civil engineer.

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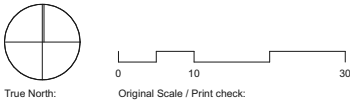
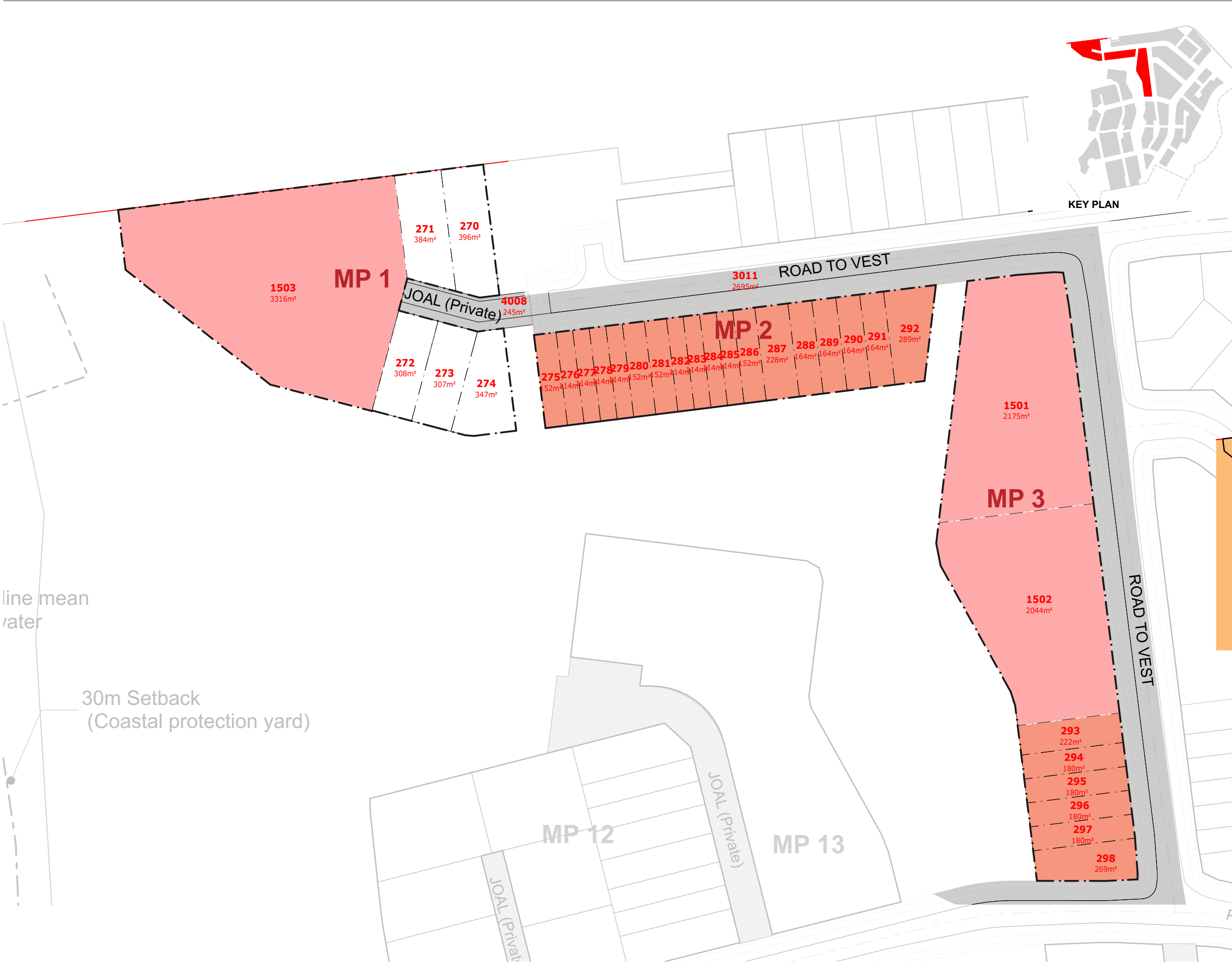
Prepared For:
Russell Property Group

Project Title:
Beachlands South Masterplan
at
Beachlands South
Whitford-Maraetai Rd, Auckland

Resource Consent
Resource Consent

Layout Name:
Marina Point Sub-precinct MP1/ MP2/ MP3_ MASTERPLAN
Scale: 1:1000
Original Paper Size: A3

Job No.:
4655
Layout I.D.:
RC_1.5
Revision:
A



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Notes:

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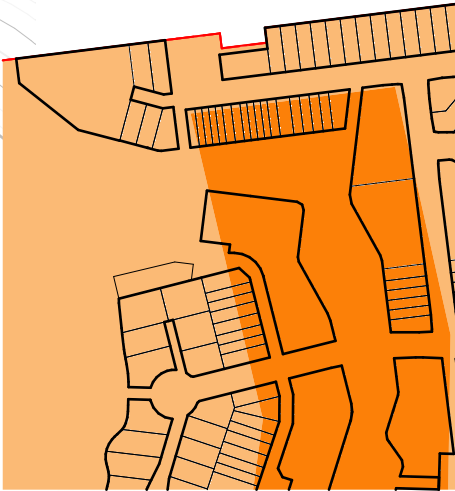
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Rev	Description	Date
A	Resource Consent	15.06.2026

LEGEND:

- Vacant lots (Greater than 300m²)
- Lots under 300m²
- Comprehensive superlot (Terraced Houses)
- Comprehensive superlot (Apartments)

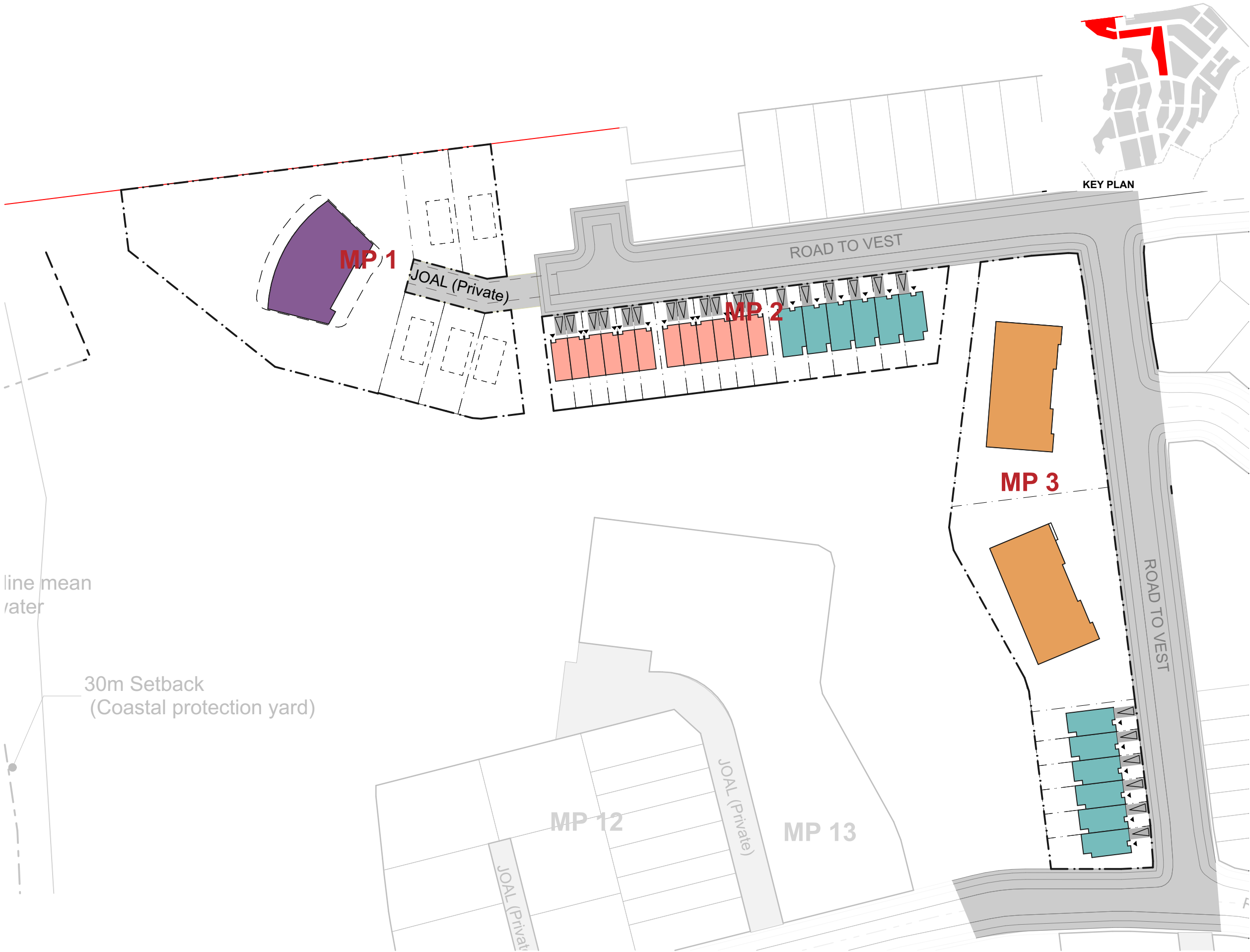
Note: Lot boundaries, areas, road extents, mean high water, EPAN areas, and contour lines are subject to confirmation by the civil engineer.



- Residential**
- Residential - Large Lot Zone
 - Residential - Rural and Coastal Settlement Zone
 - Residential - Single House Zone
 - Residential - Mixed Housing Suburban Zone
 - Residential - Mixed Housing Urban Zone
 - Residential - Terrace Housing and Apartment Buildings Zone
- Business**
- Business - City Centre Zone
 - Business - Metropolitan Centre Zone
 - Business - Town Centre Zone
 - Business - Local Centre Zone
 - Business - Neighbourhood Centre Zone
 - Business - Mixed Use Zone

Beachlands South
Whitford-Maraetai Rd, Auckland

Resource Consent Resource Consent		
Layout Name: Marina Point Sub-precinct MP1/ MP2/ MP3_ SUPERLOT PLAN		
Scale: 1:1000		Original Paper Size: A3
Job No.: 4655	Layout I.D.: RC_1.6	Revision: A



True North:

Original Scale / Print check:

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Rev	Description	Date
A	Resource Consent	15.06.2026

LEGEND:

T-2a

4.5m Terrace/Semi D

T-2b

4.5m Terrace/Semi D

T-3a

6.5m Terrace/Semi D

T-3b

6.5m Terrace/Semi D

T-3c

6.5m Terrace/Semi D

T-4a

6.5m Terrace/Semi D

T-4b

6.5m Terrace/Semi D

S-3a

10m Standalone

S-3b

10m Standalone

S-3c

10m Standalone

TYPE1 Apartment

TYPE2 Apartment

TYPE3 Apartment

TYPE4 Apartment

TYPE5 Apartment

TYPE6 Walkup

LW

Live/work unit

Indicative building footprint for vacant lots

Note: Lot boundaries, areas, road extents, mean high water, EPAN areas, and contour lines are subject to confirmation by the civil engineer.

Note2: For levels and retaining wall details, refer to the Civil Engineer's drawings.

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Prepared For:
Russell Property Group

Project Title:
Beachlands South Masterplan
at
Beachlands South
Whitford-Maraetai Rd, Auckland

**Resource Consent
Resource Consent**

Layout Name:
Marina Point Sub-precinct MP1/ MP2/ MP3_ TYPOLOGY PLAN

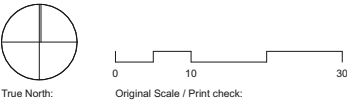
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Original Paper Size: A3

Job No.:
4655

Layout I.D.:
RC_1.7

Revision:
A



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Rev	Description	Date
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LEGEND:

- Site boundary
- Precinct Boundary
- Cycle Lane
- Road to Vest
- JOAL (Private)
- Lot/Parcel
- Footpath
- Park/ Open Space
- Stormwater pond
- Carpark
- Building (indicative)

Note: Vehicle crossing widths at the site boundary are shown in the Housing and Apartment Typology drawing sets.

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.

Note: Lot boundaries, areas, road extents, mean high water, EPAN areas, and contour lines are subject to confirmation by the civil engineer.

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Prepared For:
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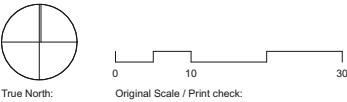
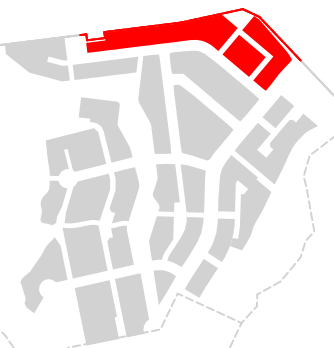
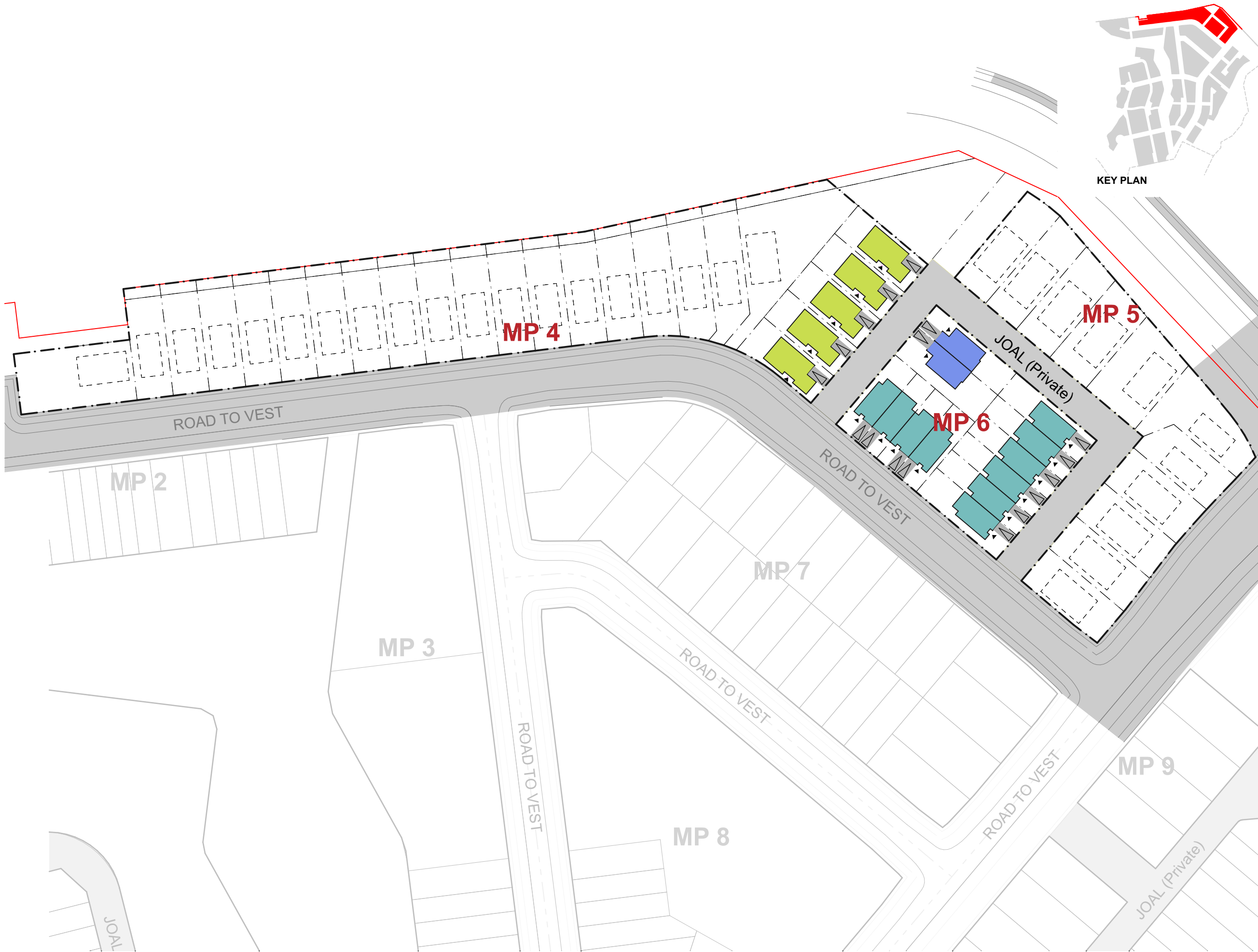
Project Title:
Beachlands South Masterplan
at
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Whitford-Maraetai Rd, Auckland

Resource Consent
Resource Consent

Layout Name:
Marina Point Sub-precinct MP4/ MP5/ MP6_ MASTERPLAN

Scale: 1:1000 Original Paper Size: A3

Job No.: 4655	Layout I.D.: RC_1.8	Revision: A
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Rev	Description	Date
A	Resource Consent	15.06.2026

LEGEND:

- T-2a4.5m Terrace/Semi D
- T-2b4.5m Terrace/Semi D
- T-3a6.5m Terrace/Semi D
- T-3b6.5m Terrace/Semi D
- T-3c6.5m Terrace/Semi D
- T-4a6.5m Terrace/Semi D
- T-4b6.5m Terrace/Semi D
- S-3a10m Standalone
- S-3b10m Standalone
- S-3c10m Standalone
- TYPE1 Apartment
- TYPE2 Apartment
- TYPE3 Apartment
- TYPE4 Apartment
- TYPE5 Apartment
- TYPE6 Walkup
- LWLive/work unit
- Indicative building footprint for vacant lots

Note: Lot boundaries, areas, road extents, mean high water, EPAN areas, and contour lines are subject to confirmation by the civil engineer.

Note2: For levels and retaining wall details, refer to the Civil Engineer's drawings.

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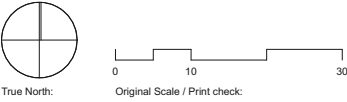
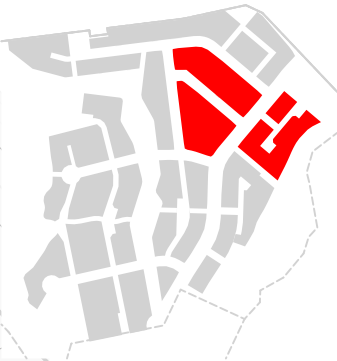
Project Title:
Beachlands South Masterplan
at
Beachlands South
Whitford-Maraetai Rd, Auckland

Resource Consent
Resource Consent

Layout Name:
Marina Point Sub-precinct MP4/ MP5/ MP6_ TYPOLOGY PLAN

Scale: 1:1000Original Paper Size: A3

Job No.: 4655	Layout I.D.: RC_1.10	Revision: A
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Rev	Description	Date
A	Resource Consent	15.06.2026

- LEGEND:**
- Site boundary
 - Precinct Boundary
 - Cycle Lane
 - Road to Vest
 - JOAL (Private)
 - Lot/Parcel
 - Footpath
 - Park/ Open Space
 - Stormwater pond
 - Carpark
 - Building (indicative)

Note: Vehicle crossing widths at the site boundary are shown in the Housing and Apartment Typology drawing sets.

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.

Note: Lot boundaries, areas, road extents, mean high water, EPAN areas, and contour lines are subject to confirmation by the civil engineer.

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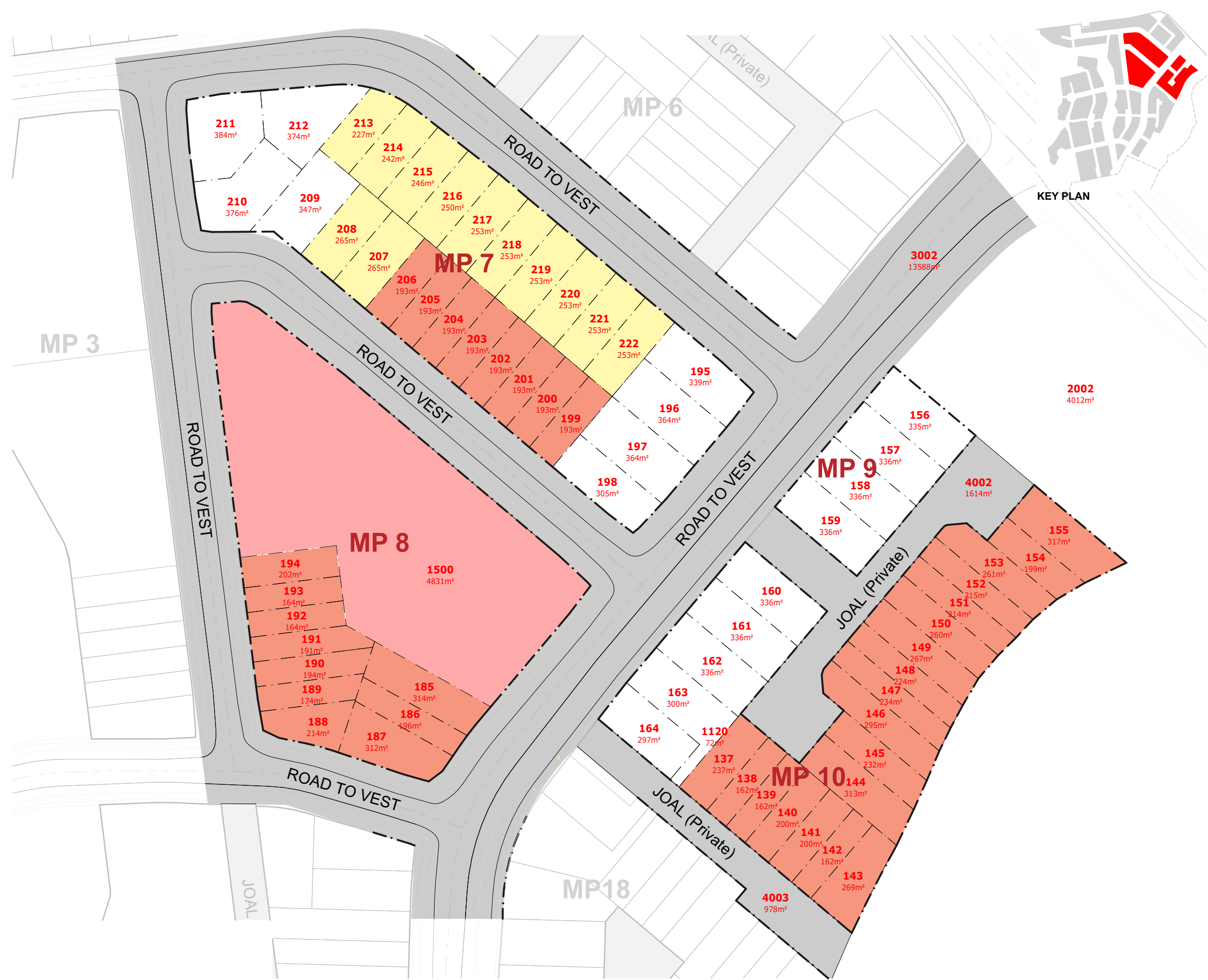
Project Title:
Beachlands South Masterplan
at
Beachlands South
Whitford-Maraetai Rd, Auckland

Resource Consent
Resource Consent

Layout Name:
Marina Point Sub-precinct MP7/ MP8/ MP9/ MP10_ MASTERPLAN

Scale: 1:1000 Original Paper Size: A3

Job No.: 4655 Layout I.D.: RC_1.11 Revision: A





True North:



0 10 30
Original Scale / Print check:



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LEGEND:

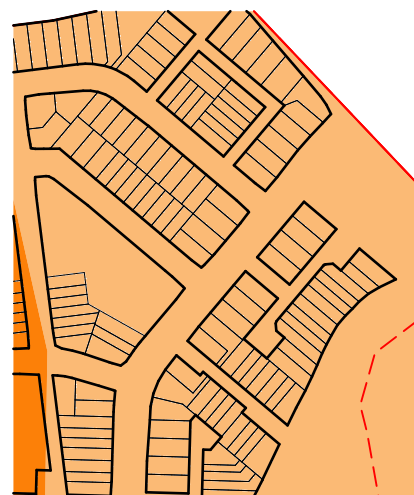
 Vacant lots (Greater than 300m²)

 Lots under 300m²

 Comprehensive superlot (Terraced Houses)

 Comprehensive superlot (Apartments)

Note: Lot boundaries, areas, road extents, mean high water, EPAN areas, and contour lines are subject to confirmation by the civil engineer.



- Residential**
- Residential - Large Lot Zone
 - Residential - Rural and Coastal Settlement Zone
 - Residential - Single House Zone
 - Residential - Mixed Housing Suburban Zone
 - Residential - Mixed Housing Urban Zone
 - Residential - Terrace Housing and Apartment Buildings Zone
- Business**
- Business - City Centre Zone
 - Business - Metropolitan Centre Zone
 - Business - Town Centre Zone
 - Business - Local Centre Zone
 - Business - Neighbourhood Centre Zone
 - Business - Mixed Use Zone
- Beachlands South
Whitford-Maraetai Rd, Auckland

Resource Consent

Resource Consent

Layout Name:

Marina Point Sub-precinct

MP7/ MP8/ MP9/ MP10_

SUPERLOT PLAN

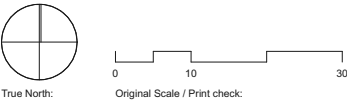
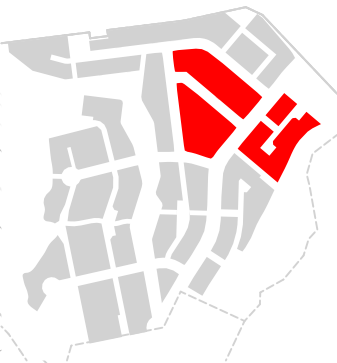
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Original Paper Size: A3

Job No.: 4655

Layout I.D.: RC_1.12

Revision: A



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Rev	Description	Date
A	Resource Consent	15.06.2026

LEGEND:

- T-2a4.5m Terrace/Semi D
- T-2b4.5m Terrace/Semi D
- T-3a6.5m Terrace/Semi D
- T-3b6.5m Terrace/Semi D
- T-3c6.5m Terrace/Semi D
- T-4a6.5m Terrace/Semi D
- T-4b6.5m Terrace/Semi D
- S-3a10m Standalone
- S-3b10m Standalone
- S-3c10m Standalone
- TYPE1 Apartment
- TYPE2 Apartment
- TYPE3 Apartment
- TYPE4 Apartment
- TYPE5 Apartment
- TYPE6 Walkup
- LWLive/work unit
- Indicative building footprint for vacant lots

Note: Lot boundaries, areas, road extents, mean high water, EPAN areas, and contour lines are subject to confirmation by the civil engineer.

Note2: For levels and retaining wall details, refer to the Civil Engineer's drawings.

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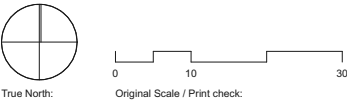
Prepared For:
Russell Property Group

Project Title:
Beachlands South Masterplan
at
Beachlands South
Whitford-Maraetai Rd, Auckland

**Resource Consent
Resource Consent**

Layout Name:
**Marina Point Sub-precinct
MP7/ MP8/ MP9/ MP10_
TYPOLOGY PLAN**
Scale: 1:1000Original Paper Size: A3

Job No.: 4655Layout I.D.: RC_1.13Revision: A



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Rev	Description	Date
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- LEGEND:**
- Site boundary
 - Precinct Boundary
 - Cycle Lane
 - Road to Vest
 - JOAL (Private)
 - Lot/Parcel
 - Footpath
 - Park/ Open Space
 - Stormwater pond
 - Carpark
 - Building (indicative)

Note: Vehicle crossing widths at the site boundary are shown in the Housing and Apartment Typology drawing sets.

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Prepared For:
Russell Property Group

Project Title:
Beachlands South Masterplan
at
Beachlands South
Whitford-Maraetai Rd, Auckland

**Resource Consent
Resource Consent**

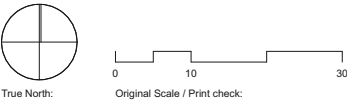
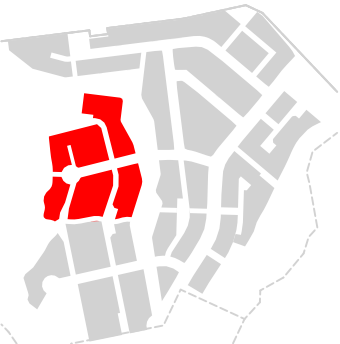
Layout Name:
**Marina Point Sub-precinct
MP11/ MP12 /MP13 /MP14 /
PM15 MASTERPLAN**

Scale: 1:1000 Original Paper Size: A3

Job No.: **4655** Layout I.D.: **RC_1.14** Revision: **A**

ean

30m Setback
(Coastal protection yard)



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Rev	Description	Date
A	Resource Consent	15.06.2026

- LEGEND:**
- T-2a 4.5m Terrace/Semi D
 - T-2b 4.5m Terrace/Semi D
 - T-3a 6.5m Terrace/Semi D
 - T-3b 6.5m Terrace/Semi D
 - T-3c 6.5m Terrace/Semi D
 - T-4a 6.5m Terrace/Semi D
 - T-4b 6.5m Terrace/Semi D
 - S-3a 10m Standalone
 - S-3b 10m Standalone
 - S-3c 10m Standalone
 - TYPE1 Apartment
 - TYPE2 Apartment
 - TYPE3 Apartment
 - TYPE4 Apartment
 - TYPE5 Apartment
 - TYPE6 Walkup
 - LW Live/work unit
 - [] Indicative building footprint for vacant lots

Note: Lot boundaries, areas, road extents, mean high water, EPAN areas, and contour lines are subject to confirmation by the civil engineer.

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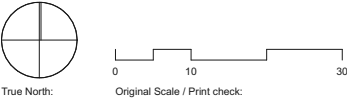
Prepared For:
Russell Property Group

Project Title:
Beachlands South Masterplan
at
Beachlands South
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**Resource Consent
Resource Consent**

Layout Name:
Marina Point Sub-precinct MP11/ MP12 /MP13 /MP14 / MP15 TYPOLOGY PLAN
Scale: 1:1000 Original Paper Size: A3

Job No.: 4655 Layout I.D: RC_1.16 Revision: A



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Rev	Description	Date
A	Resource Consent	15.06.2026

- LEGEND:
- Site boundary
 - Precinct Boundary
 - Cycle Lane
 - Road to Vest
 - JOAL (Private)
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Prepared For:
Russell Property Group

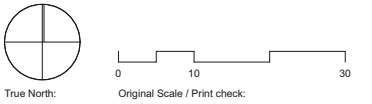
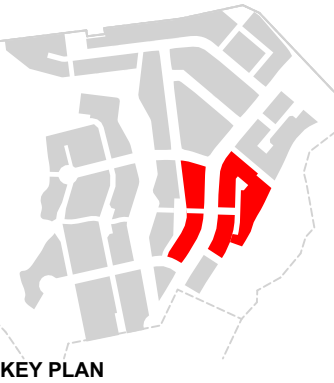
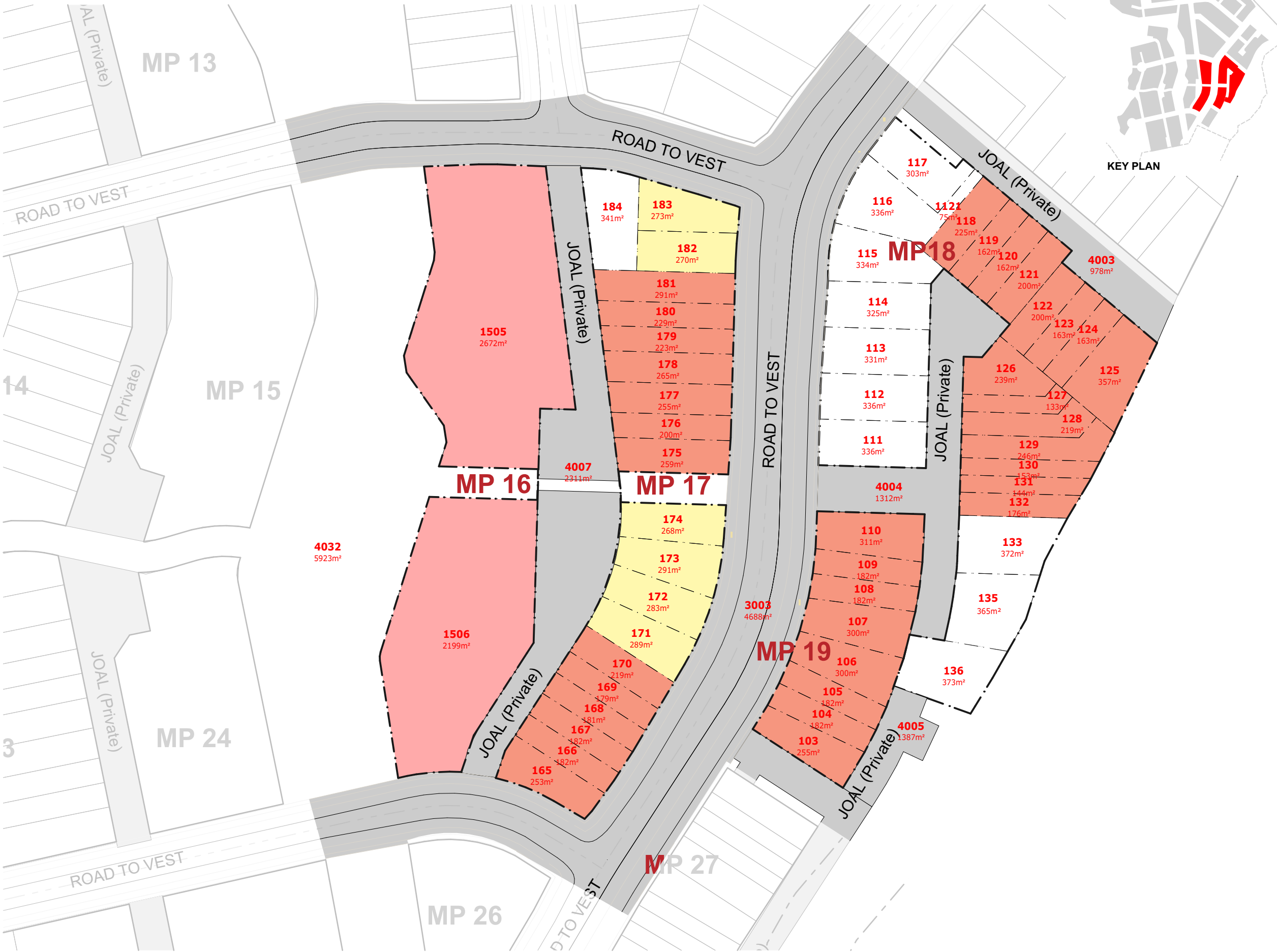
Project Title:
Beachlands South Masterplan
at
Beachlands South
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**Resource Consent
Resource Consent**

Layout Name:
Marina Point Sub-precinct MP16/ MP17/ MP18/ MP19_ MASTERPLAN

Scale: 1:1000 Original Paper Size: A3

Job No.: 4655	Layout I.D.: RC_1.17	Revision: A
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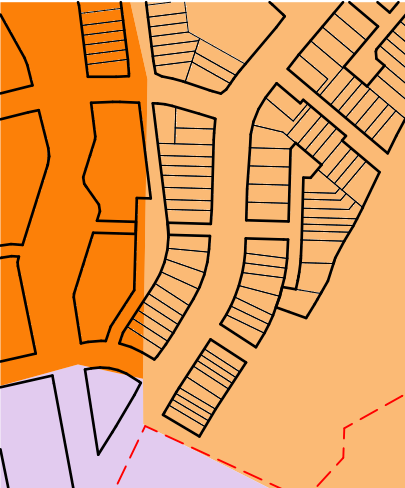
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Rev	Description	Date
A	Resource Consent	15.06.2026

LEGEND:

- Vacant lots (Greater than 300m²)
- Lots under 300m²
- Comprehensive superlot (Terraced Houses)
- Comprehensive superlot (Apartments)

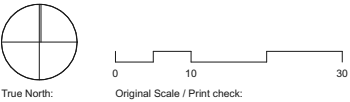
Note: Lot boundaries, areas, road extents, mean high water, EPAN areas, and contour lines are subject to confirmation by the civil engineer.



- Residential**
- Residential - Large Lot Zone
 - Residential - Rural and Coastal Settlement Zone
 - Residential - Single House Zone
 - Residential - Mixed Housing Suburban Zone
 - Residential - Mixed Housing Urban Zone
 - Residential - Terrace Housing and Apartment Buildings Zone
- Business**
- Business - City Centre Zone
 - Business - Metropolitan Centre Zone
 - Business - Town Centre Zone
 - Business - Local Centre Zone
 - Business - Neighbourhood Centre Zone
 - Business - Mixed Use Zone

Beachlands South
Whitford-Maraetai Rd, Auckland

Resource Consent Resource Consent		
Layout Name: Marina Point Sub-precinct MP16/ MP17/ MP18/ MP19_ SUPERLOT PLAN		
Scale: 1:1000		Original Paper Size: A3
Job No.: 4655	Layout I.D.: RC_1.18	Revision: A



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Rev	Description	Date
A	Resource Consent	15.06.2026

LEGEND:

- T-2a 4.5m Terrace/Semi D
- T-2b 4.5m Terrace/Semi D
- T-3a 6.5m Terrace/Semi D
- T-3b 6.5m Terrace/Semi D
- T-3c 6.5m Terrace/Semi D
- T-4a 6.5m Terrace/Semi D
- T-4b 6.5m Terrace/Semi D
- S-3a 10m Standalone
- S-3b 10m Standalone
- S-3c 10m Standalone
- TYPE1 Apartment
- TYPE2 Apartment
- TYPE3 Apartment
- TYPE4 Apartment
- TYPE5 Apartment
- TYPE6 Walkup
- LW Live/work unit
- Indicative building footprint for vacant lots

Note: Lot boundaries, areas, road extents, mean high water, EPAN areas, and contour lines are subject to confirmation by the civil engineer.

Note2: For levels and retaining wall details, refer to the Civil Engineer's drawings.

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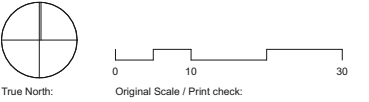
Prepared For:
Russell Property Group

Project Title:
Beachlands South Masterplan
at
Beachlands South
Whitford-Maraetai Rd, Auckland

**Resource Consent
Resource Consent**

Layout Name:
Marina Point Sub-precinct MP16/ MP17/ MP18/ MP19_ TYPOLGY PLAN
Scale: 1:1000 Original Paper Size: A3

Job No.: 4655 Layout I.D.: RC_1.19 Revision: A



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Rev	Description	Date
A	Resource Consent	15.06.2026

- LEGEND:
- Site boundary
 - Precinct Boundary
 - Cycle Lane
 - Road to Vest
 - JOAL (Private)
 - Lot/Parcel
 - Footpath
 - Park/ Open Space
 - Stormwater pond
 - Carpark
 - Building (indicative)

Note: Vehicle crossing widths at the site boundary are shown in the Housing and Apartment Typology drawing sets.

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.

Note: Lot boundaries, areas, road extents, mean high water, EPAN areas, and contour lines are subject to confirmation by the civil engineer.

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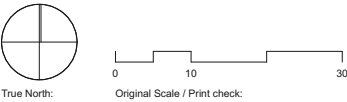
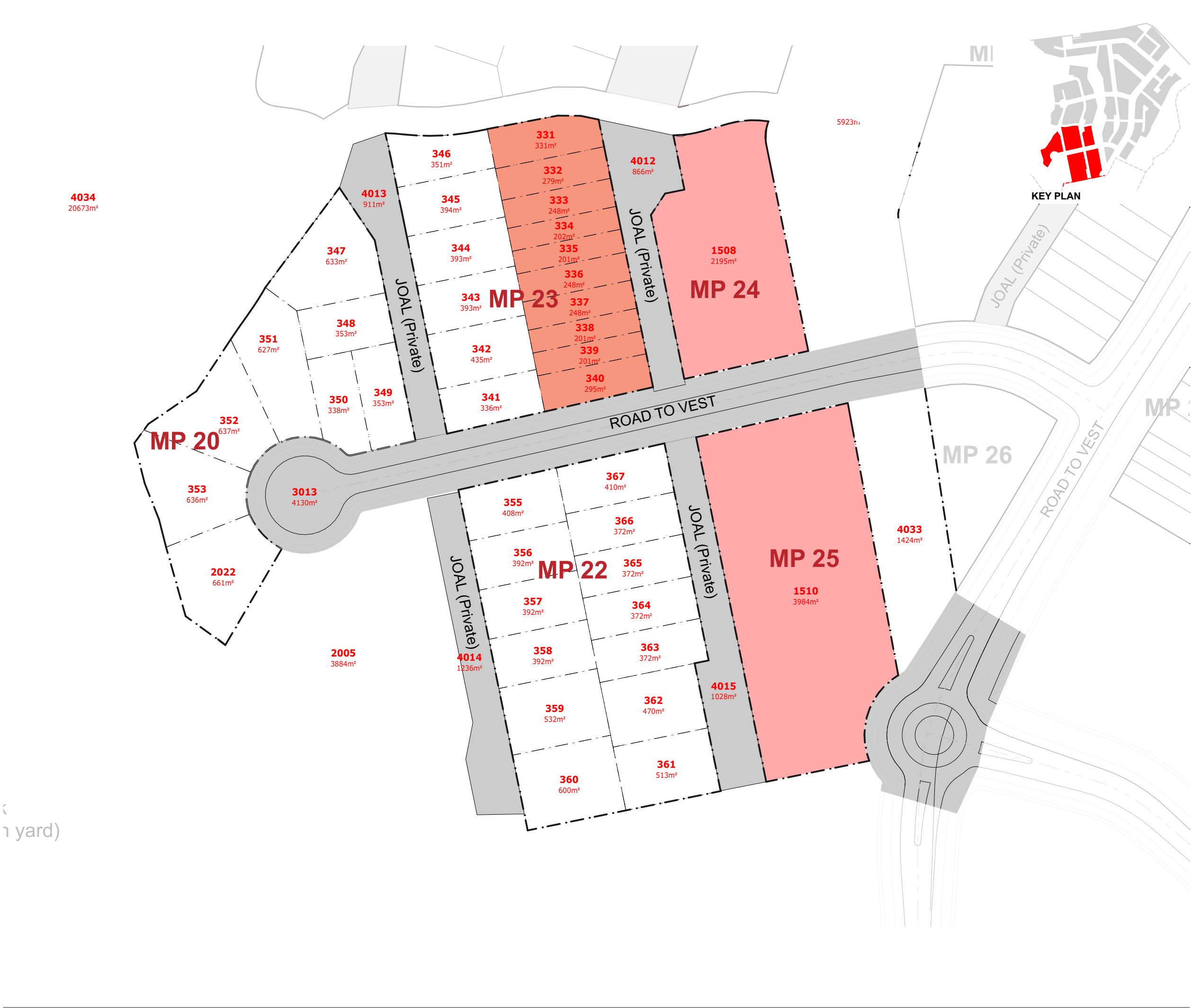
Prepared For:
Russell Property Group

Project Title:
Beachlands South Masterplan
at
Beachlands South
Whitford-Maraetai Rd, Auckland

**Resource Consent
Resource Consent**

Layout Name:
Marina Point Sub-precinct MP20/ MP22/ MP23/ MP24/ MP25 MASTERPLAN
Scale: 1:1000 Original Paper Size: A3

Job No.: 4655 Layout I.D.: RC_1.20 Revision: A



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Rev	Description	Date
A	Resource Consent	15.06.2026

LEGEND:

- Vacant lots (Greater than 300m²)
- Lots under 300m²
- Comprehensive superlot (Terraced Houses)
- Comprehensive superlot (Apartments)

Note: Lot boundaries, areas, road extents, mean high water, EPAN areas, and contour lines are subject to confirmation by the civil engineer.

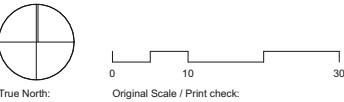
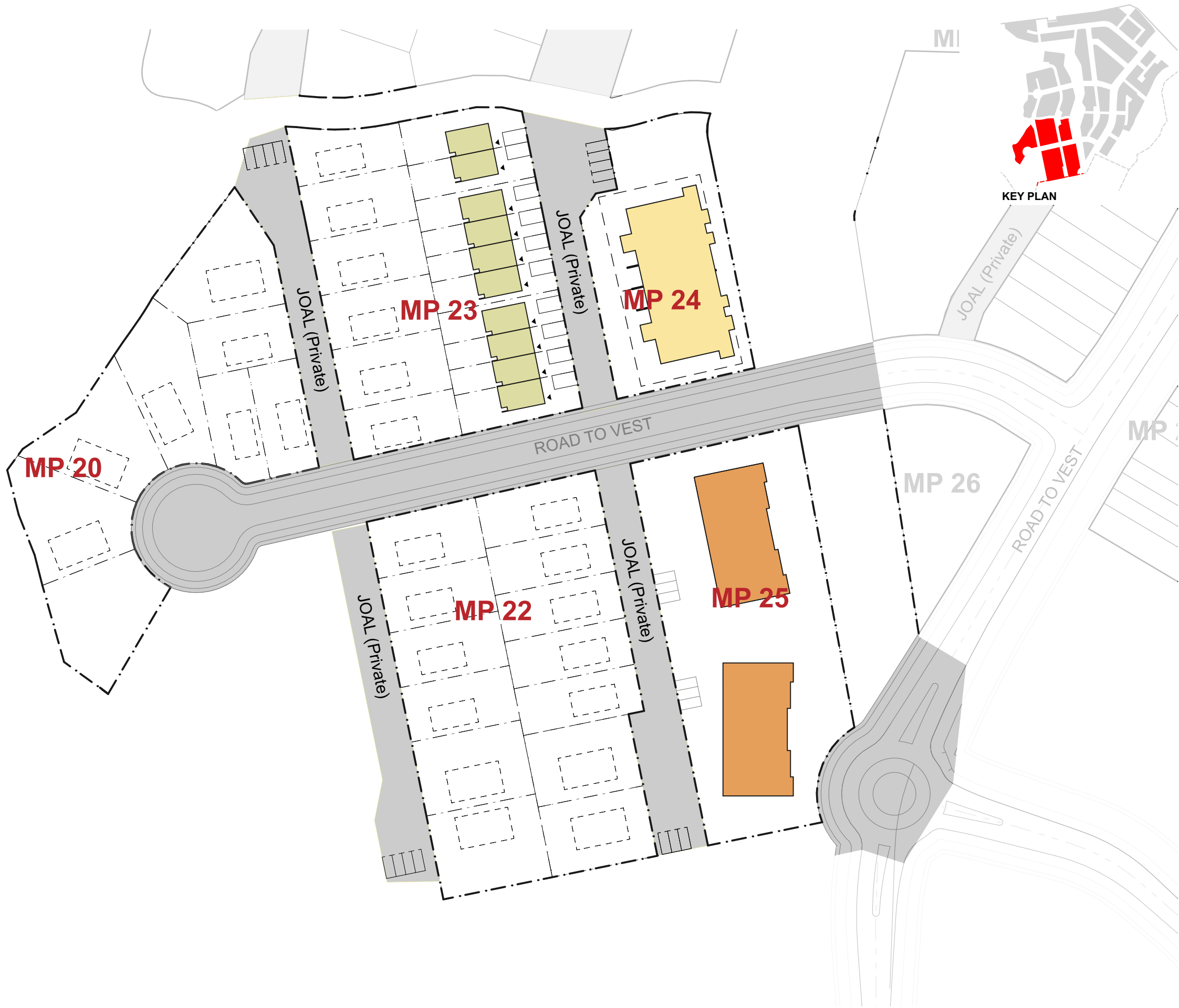


- Residential**
- Residential - Large Lot Zone
 - Residential - Rural and Coastal Settlement Zone
 - Residential - Single House Zone
 - Residential - Mixed Housing Suburban Zone
 - Residential - Mixed Housing Urban Zone
 - Residential - Terraced Housing and Apartment Buildings Zone
- Business**
- Business - City Centre Zone
 - Business - Metropolitan Centre Zone
 - Business - Town Centre Zone
 - Business - Local Centre Zone
 - Business - Neighbourhood Centre Zone
 - Business - Mixed Use Zone

Beachlands South
Whitford-Maraetai Rd, Auckland

**Resource Consent
Resource Consent**

Layout Name: Marina Point Sub-precinct MP20/ MP22/ MP23/ MP24/ MP25 SUPERLOT PLAN		
Scale: 1:1000 Original Paper Size: A3		
Job No.: 4655	Layout I.D.: RC_1.21	Revision: A



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Rev	Description	Date
A	Resource Consent	15.06.2026

LEGEND:

- T-2a 4.5m Terrace/Semi D
- T-2b 4.5m Terrace/Semi D
- T-3a 6.5m Terrace/Semi D
- T-3b 6.5m Terrace/Semi D
- T-3c 6.5m Terrace/Semi D
- T-4a 6.5m Terrace/Semi D
- T-4b 6.5m Terrace/Semi D
- S-3a 10m Standalone
- S-3b 10m Standalone
- S-3c 10m Standalone
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- TYPE2 Apartment
- TYPE3 Apartment
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- TYPE5 Apartment
- TYPE6 Walkup
- LW Live/work unit
- [] Indicative building footprint for vacant lots

Note: Lot boundaries, areas, road extents, mean high water, EPAN areas, and contour lines are subject to confirmation by the civil engineer.

Note2: For levels and retaining wall details, refer to the Civil Engineer's drawings.

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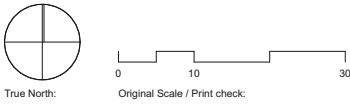
Prepared For:
Russell Property Group

Project Title:
Beachlands South Masterplan
at
Beachlands South
Whitford-Maraetai Rd, Auckland

**Resource Consent
Resource Consent**

Layout Name:
**Marina Point Sub-precinct
MP20/ MP22/ MP23/ MP24/
MP25 TYPOLOGY PLAN**
Scale: 1:1000 Original Paper Size: A3

Job No.: 4655 Layout I.D.: RC_1.22 Revision: A



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Rev	Description	Date
A	Resource Consent	15.06.2026

LEGEND:

- Site boundary
- Precinct Boundary
- Cycle Lane
- Road to Vest
- JOAL (Private)
- Lot/Parcel
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- Carpark
- Building (indicative)

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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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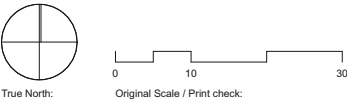
Project Title:
Beachlands South Masterplan
at
Beachlands South
Whitford-Maraetai Rd, Auckland

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Resource Consent**

Layout Name:
Marina Point Sub-precinct MP26/ MP27_ MASTERPLAN

Scale: 1:1000 Original Paper Size: A3

Job No.: 4655 Layout I.D.: RC_1.23 Revision: A



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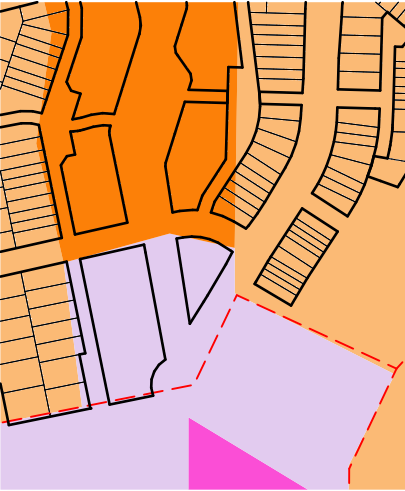
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Rev	Description	Date
A	Resource Consent	15.06.2026

LEGEND:

- Vacant lots (Greater than 300m²)
- Lots under 300m²
- Comprehensive superlot (Terraced Houses)
- Comprehensive superlot (Apartments)

Note: Lot boundaries, areas, road extents, mean high water, EPAN areas, and contour lines are subject to confirmation by the civil engineer.



- Residential**
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 - Residential - Mixed Housing Suburban Zone
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- Business - City Centre Zone
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 - Business - Town Centre Zone
 - Business - Local Centre Zone
 - Business - Neighbourhood Centre Zone
 - Business - Mixed Use Zone

Beachlands South
Whitford-Maraetai Rd, Auckland

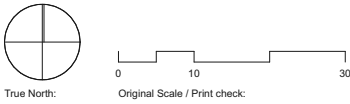
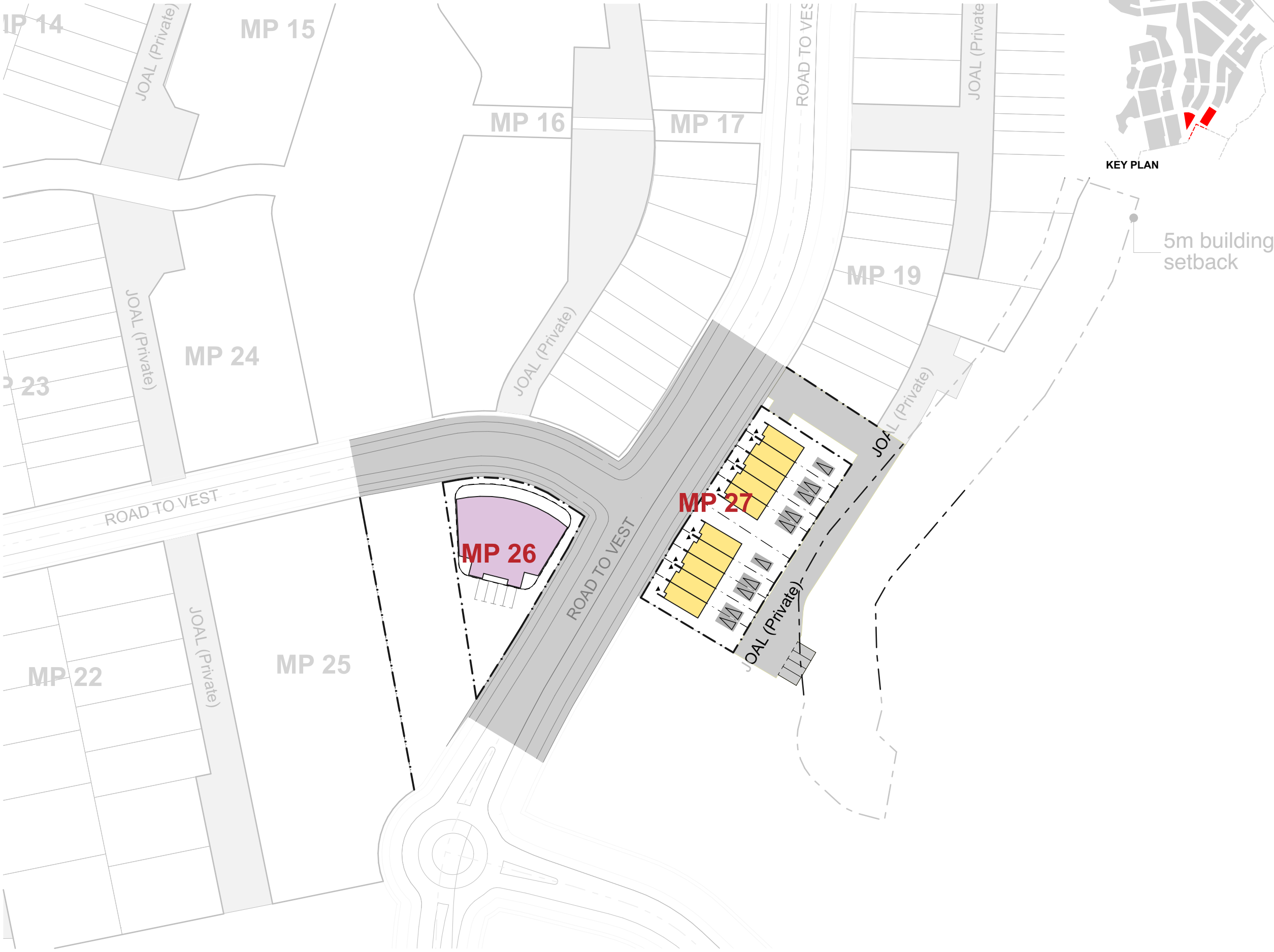
Resource Consent
Resource Consent

Layout Name:
Marina Point Sub-precinct
MP26/ MP27_ SUPERLOT
PLAN
Scale: 1:1000
Original Paper Size: **A3**

Job No.:
4655

Layout I.D.:
RC_1.24

Revision:
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Rev	Description	Date
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- LEGEND:**
- T-2a 4.5m Terrace/Semi D
 - T-2b 4.5m Terrace/Semi D
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Note: Lot boundaries, areas, road extents, mean high water, EPAN areas, and contour lines are subject to confirmation by the civil engineer.

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Project Title:
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Layout Name:
Marina Point Sub-precinct MP26/ MP27_ TYPOLOGY PLAN

Scale: 1:1000 Original Paper Size: A3

Job No.: 4655 Layout I.D.: RC_1.25 Revision: A

