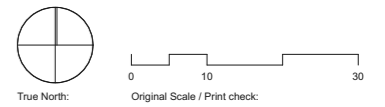
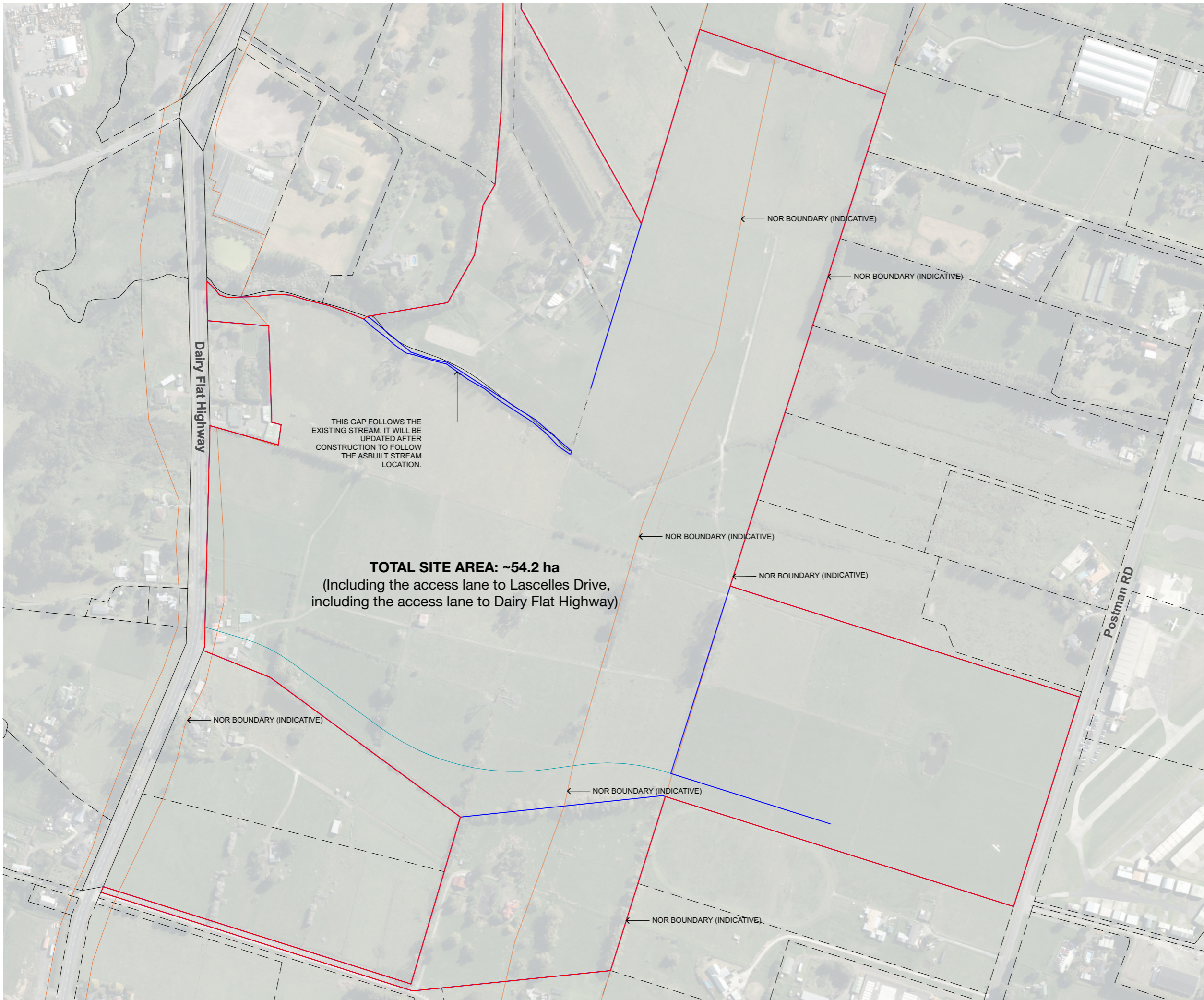


Auckland Surf Park Community Masterplan

Substantive Fast Track Application Pack

MASTERPLAN DRAWINGS SET



True North: Original Scale / Print check:
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Rev	Description	Date

LEGEND:
 Site boundary
 NOR boundary (indicative)
 Cadastral boundary external

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Prepared For:
AW Holdings Ltd

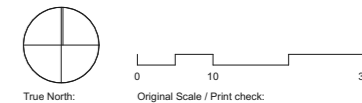
Project Title:
Auckland Surf Park Community

at
 Dairy Flat Highway, Auckland
 #

Layout Name:
**MASTERPLAN
 Extent of Work**

Scale: 1:4000 Original Paper Size: A3

Job No.: 4663 Layout ID: RC_1.2 Revision:



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Rev	Description	Date
01 - WIP	Not in Transmittal Set	

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

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Project Title:
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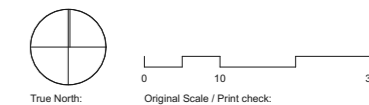
Not in Transmittal Set

Layout Name:
MASTERPLAN Illustrative Masterplan

Scale: 1:4000 Original Paper Size: A3

Job No.: **4663** Layout I.D.: **RC_1.01 - WIP** Revision:

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Project Title:
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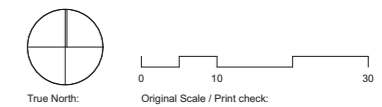
at
 Dairy Flat Highway, Auckland

Layout Name:
**MASTERPLAN
 Precinct Plan**

Scale: 1:4000 Original Paper Size: A3

Job No.: **4663** Layout I.D.: **RC_1.4** Revision:





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- LEGEND:**
- Arterial
 - Collector Road
 - Spine Road
 - Local Road 1
 - Local Road 2
 - Industrial Road
 - JOAL (Lanes)
 - Solar Farm Maintenance Access/
Data Centre Internal Access
 - Communal Carpark Internal Lane
 - - - Vested Road Extent

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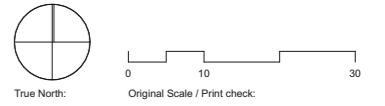
Project Title:
Auckland Surf Park Community
 at
 Dairy Flat Highway, Auckland
 #

Layout Name:
MASTERPLAN Vehicle Movement Diagram

Scale: 1:4000
 Original Paper Size: A3
 Job No.: **4663**
 Layout I.D.: **RC_1.5**
 Revision:

8.4m Residential Lane

10-12m Residential Lane

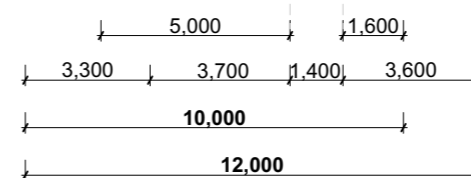
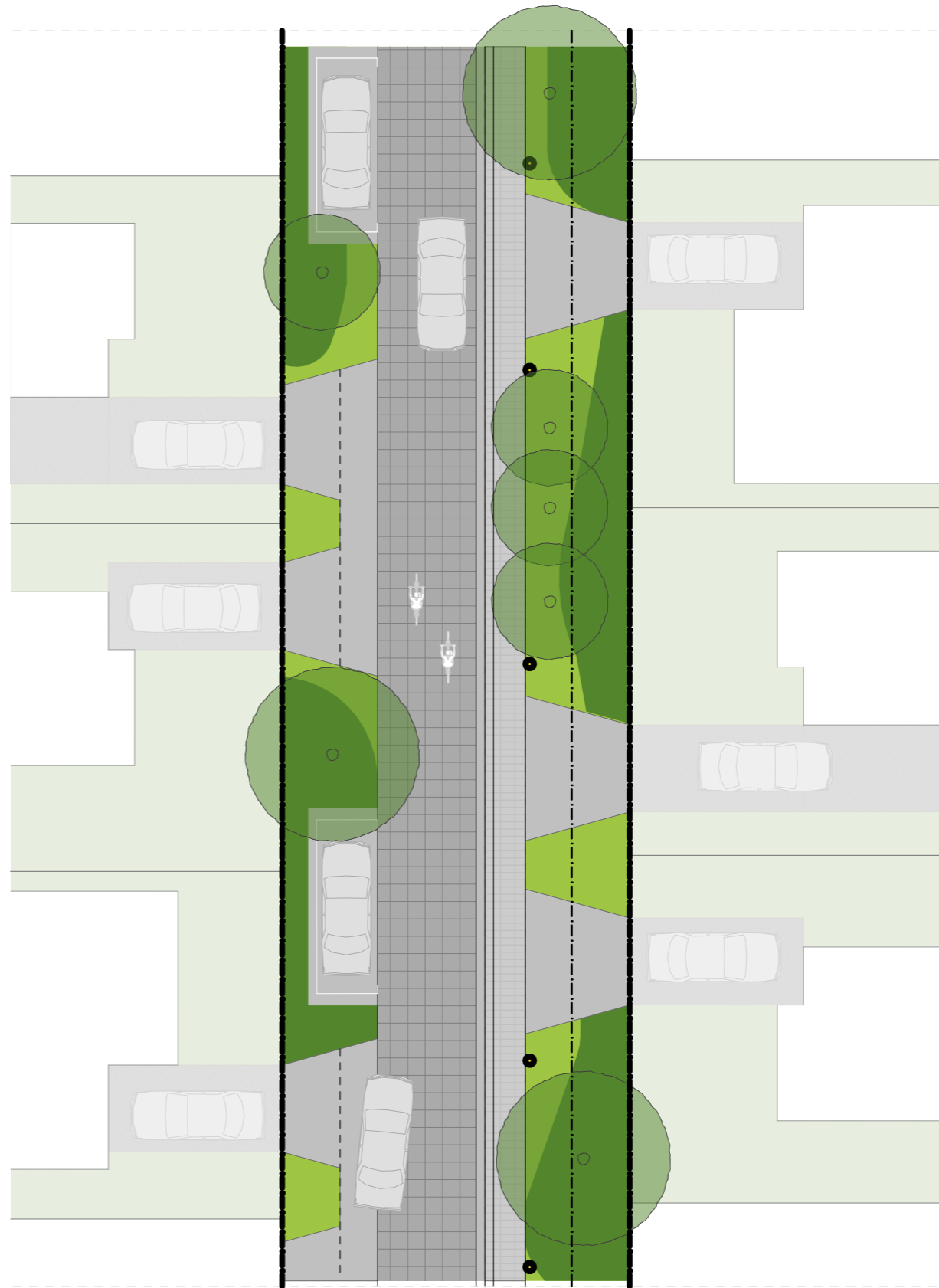
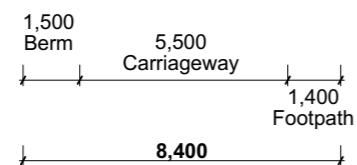


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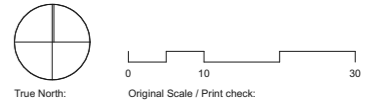
Layout Name:
**MASTERPLAN
 Typical Street Typologies 01**

Scale: 1:1 Original Paper Size: A3

Job No.: **4663** Layout I.D.: **RC_1.6** Revision:

16.3-17.3m Local Road

21m Spine Road

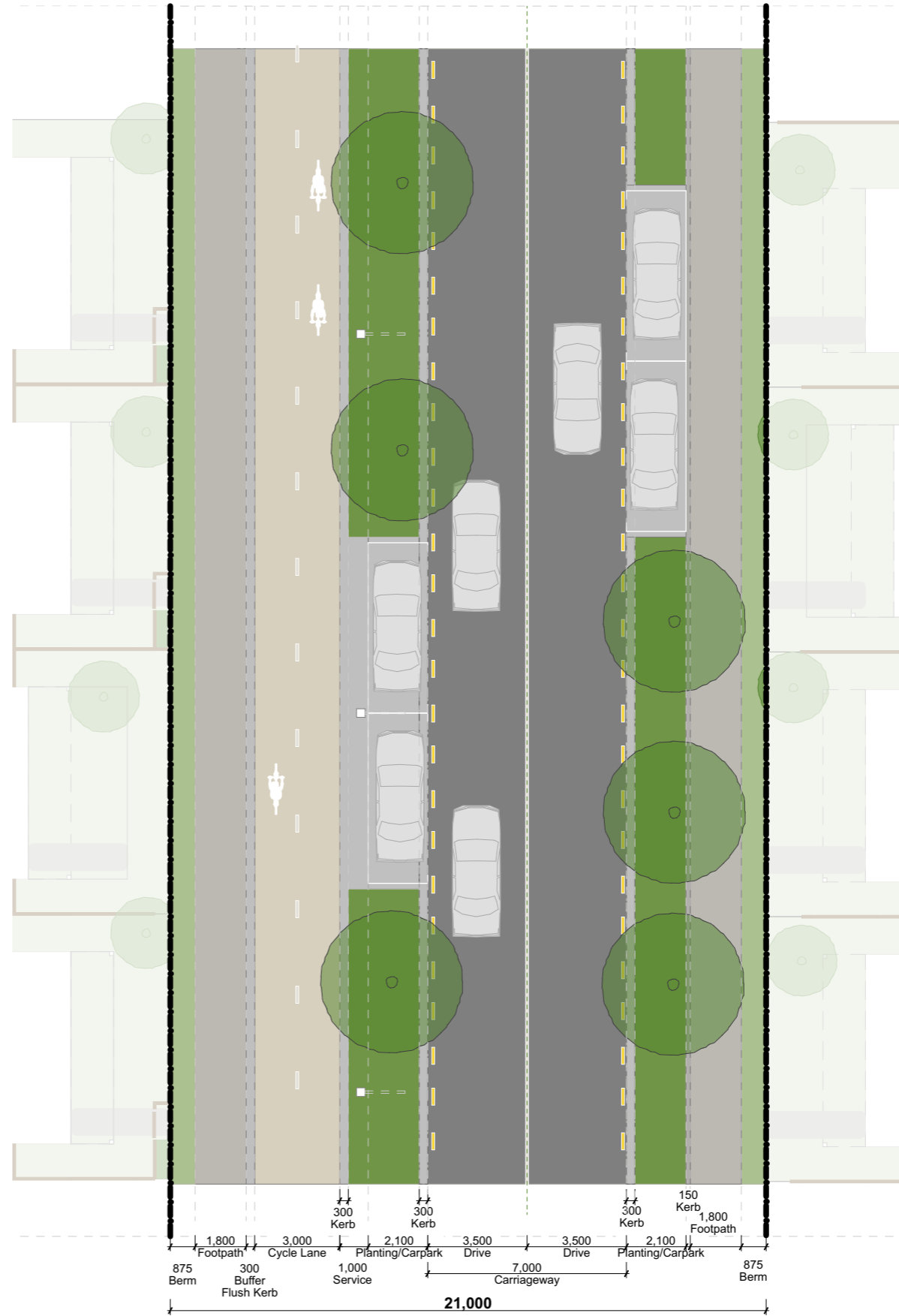
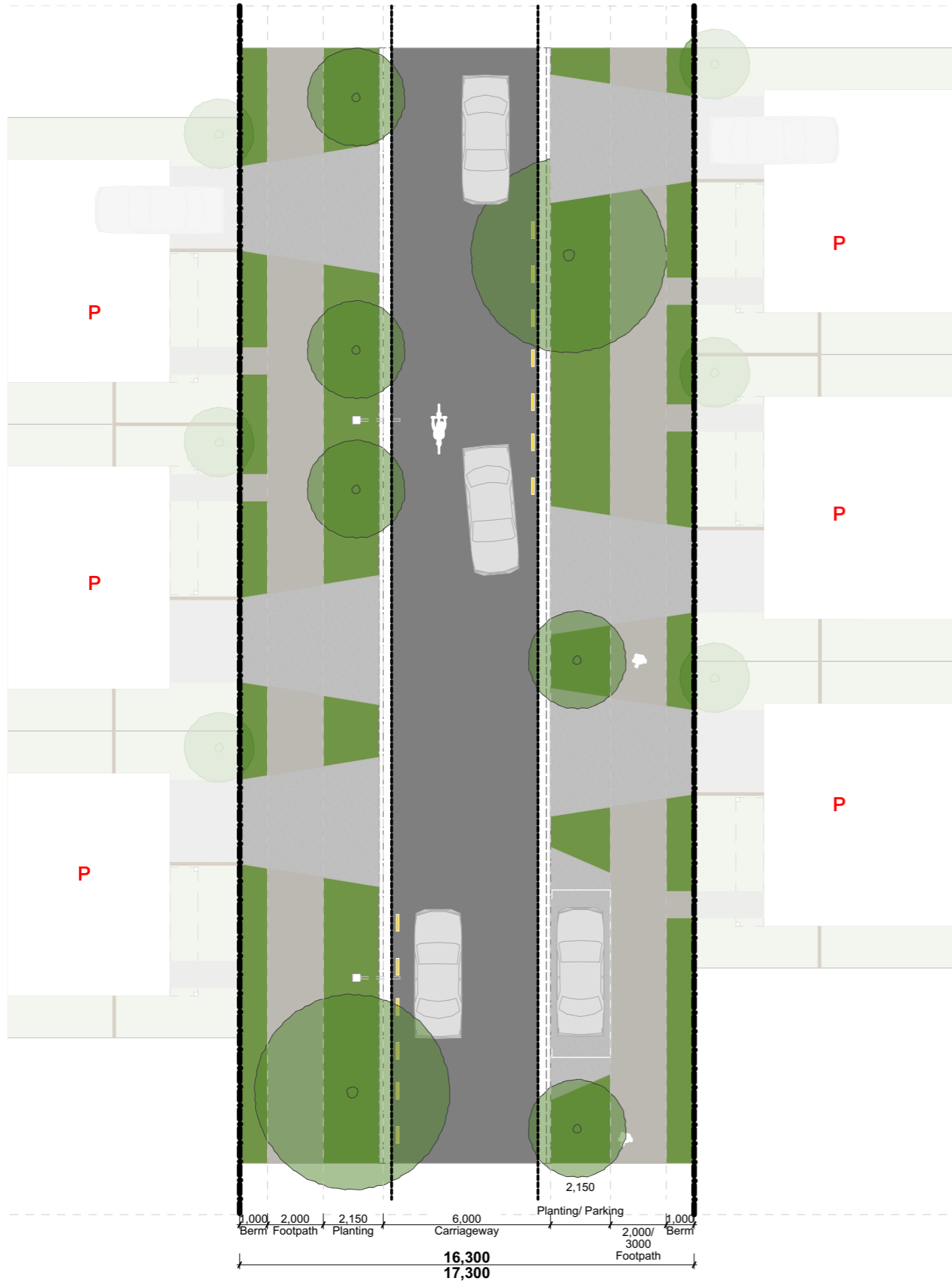


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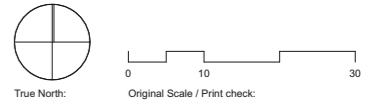
at
 Dairy Flat Highway, Auckland #

Layout Name:
MASTERPLAN Typical Street Typologies 02

Scale: 1:1 Original Paper Size: A3
 Job No.: 4663 Layout ID: RC_1.7 Revision:

13.4m Industrial Road (South)

13m Industrial Road (East)

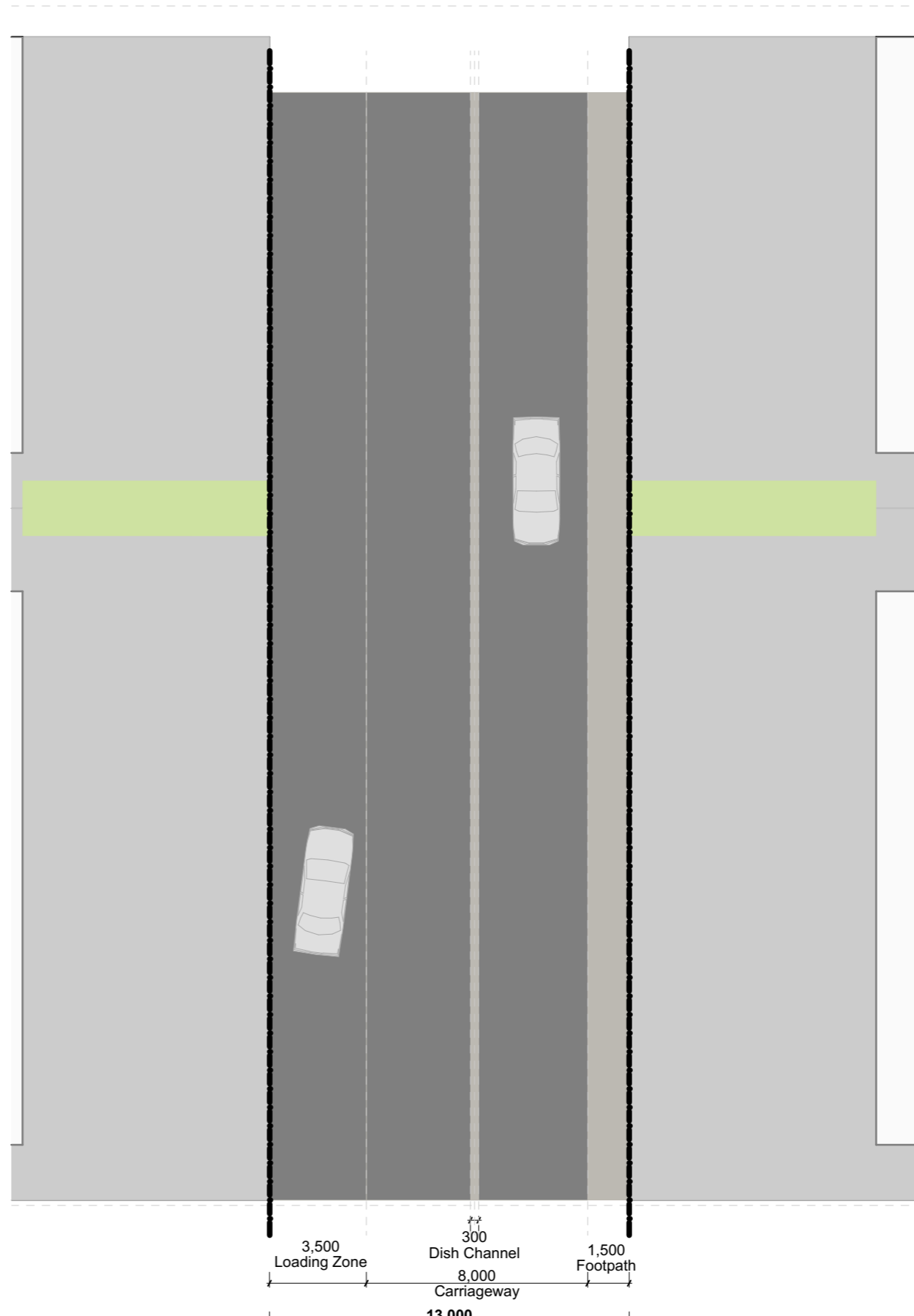
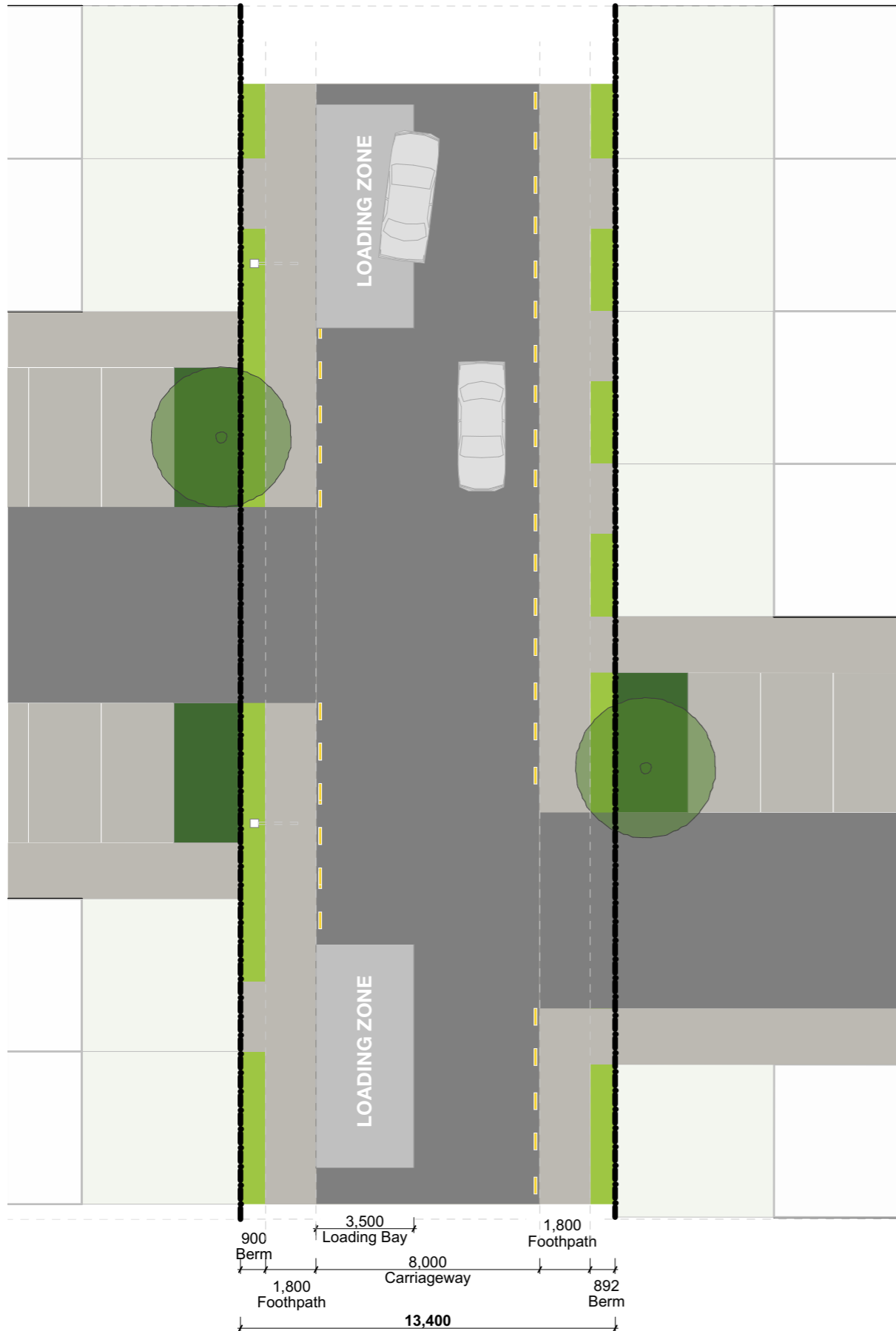


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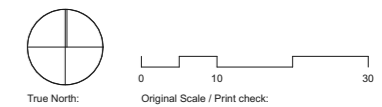
Project Title:
Auckland Surf Park Community

at
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Layout Name:
**MASTERPLAN
 Typical Street Typologies 03**

Scale: 1:1 Original Paper Size: A3

Job No.: **4663** Layout I.D.: **RC_1.8** Revision:



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- LEGEND:**
- Pedestrian
 - Cycle Lane
 - Shared Path
 - Pedestrian Crossing Points
 - Bus Stop

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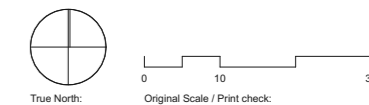
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Project Title:
Auckland Surf Park Community

at
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Layout Name:
**MASTERPLAN
 Pedestrian/ Cycle Movement
 Diagram**
 Scale: 1:4000
 Original Paper Size: A3

Job No.: **4663**
 Layout I.D.: **RC_1.9**
 Revision:



True North: Original Scale / Print check:

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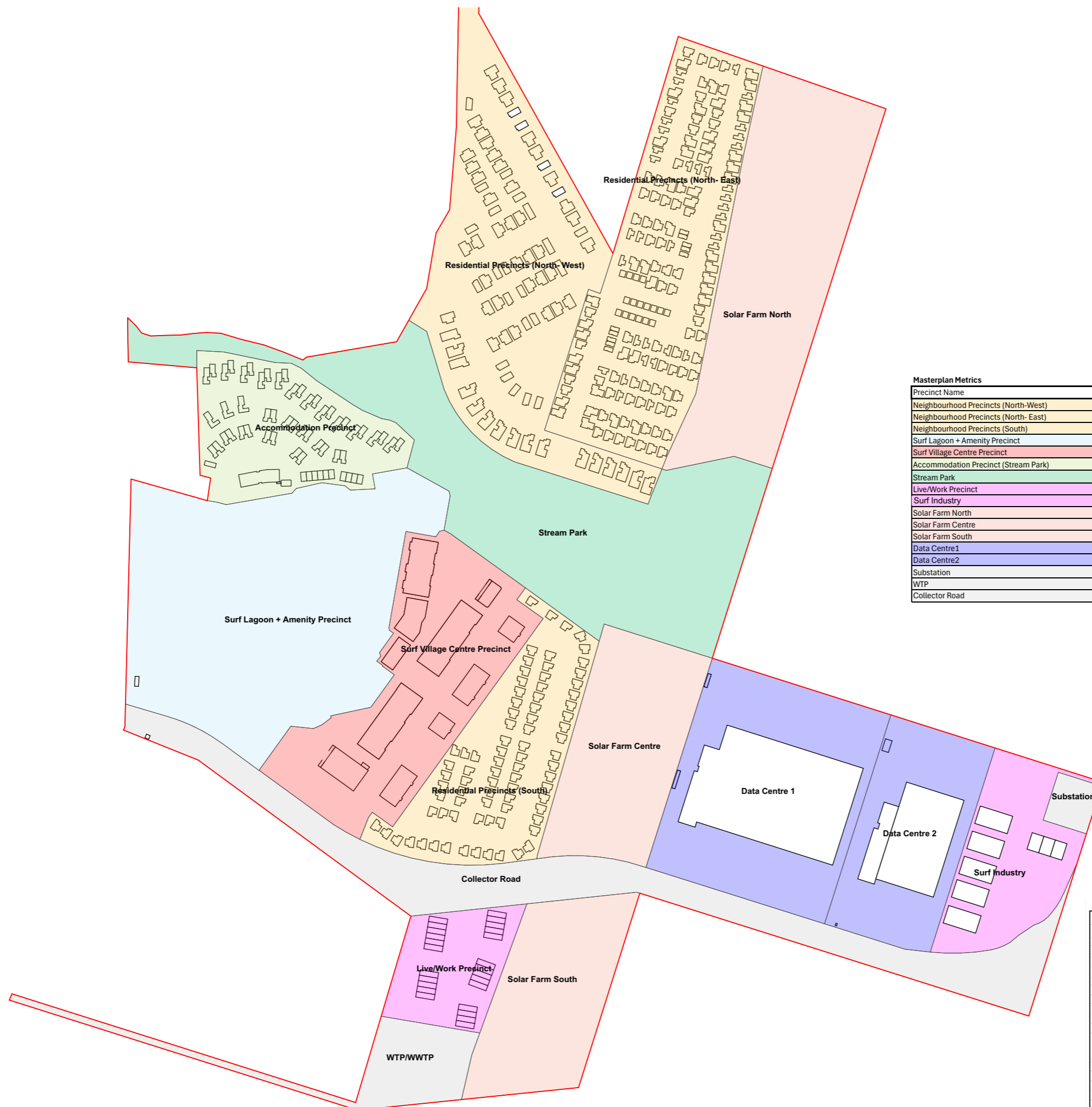
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Rev	Description	Date



Masterplan Metrics

Precinct Name	Precinct Area (Ha)	Units per precinct	Yield (UPH)	Accommodation
Neighbourhood Precincts (North-West)	6.24	82	13.1	
Neighbourhood Precincts (North-East)	4.48	178	39.7	
Neighbourhood Precincts (South)	2.78	81	29	
Surf Lagoon + Amenity Precinct	6.37	TBC (WAM)	TBC (WAM)	
Surf Village Centre Precinct	3.57	120	33.6	
Accommodation Precinct (Stream Park)	2.21	57	-	57 Villas
Stream Park	5.67	-	-	
Live/Work Precinct	1.20	25	20.8	
Surf Industry	1.72	-	-	
Solar Farm North	4.22	-	-	
Solar Farm Centre	2.44	-	-	
Solar Farm South	2.16	-	-	
Data Centre 1	4.00	-	-	
Data Centre 2	2.33	-	-	
Substation	0.30	-	-	
WTP	1.05	-	-	
Collector Road	3.41	-	-	
Total	54.2	543	10.0	140

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Project Title:
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at
Dairy Flat Highway, Auckland #

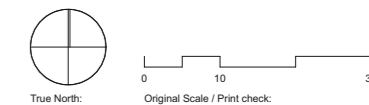
Layout Name:
MASTERPLAN Metrics

Scale: 1:4000, 1:1.2500 Original Paper Size: A3

Job No.: **4663** Layout I.D.: **RC_1.10** Revision:

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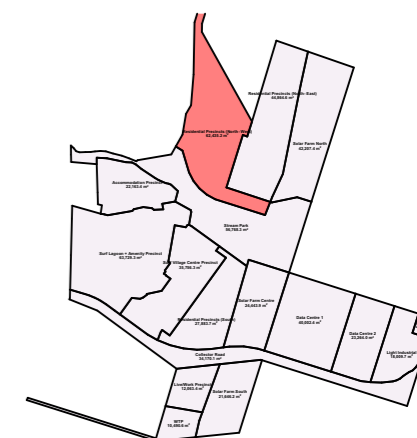
PRECINCTS OVERVIEW



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- LEGEND:**
- Superlot boundary
 - 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

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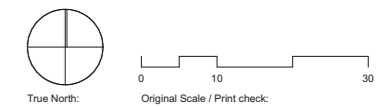
Prepared For:
AW Holdings Ltd

Project Title:
Auckland Surf Park Community

at
 Dairy Flat Highway, Auckland #

Layout Name:
MASTERPLAN Residential (North-West)

Scale: 1:1500
 Original Paper Size: A3
 Job No.: **4663**
 Layout ID: **RC_1.11**
 Revision:



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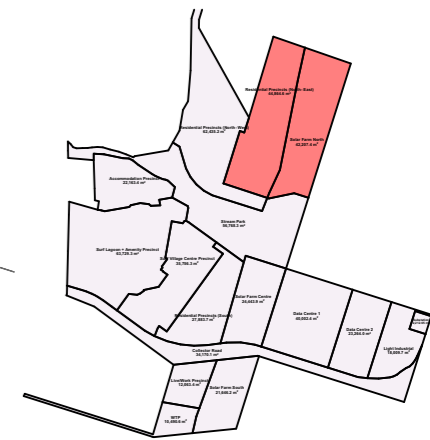
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- LEGEND:**
- Superlot boundary
 - Footpath
 - Footpath (Flush)
 - Cycleway
 - Lawn
 - Planting
 - Concrete surface
 - Hoggin surface
 - Sand play safety surface
 - 10m stream offset riparian planting
 - Timber boardwalk
 - Site boundary
 - NOR boundary (indicative)
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 - Picnic tables
 - BBQ's
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 - Bench seats
 - Trees

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Prepared For:
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Project Title:
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at
Dairy Flat Highway, Auckland #

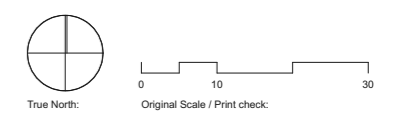
Layout Name:
MASTERPLAN Residential (North-East)/ Solar Farm (North)

Scale: 1:1500 Original Paper Size: A3

Job No.: **4663** Layout ID: **RC_1.12** Revision:



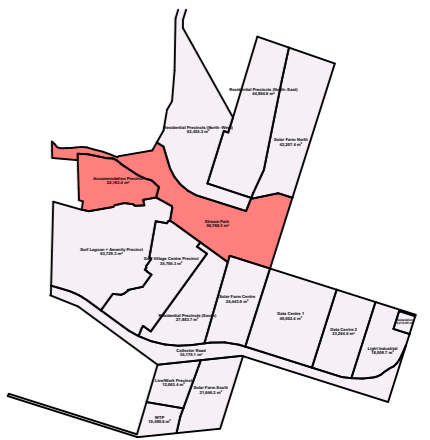
10m Riparian planting Margin



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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
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- Timber nature trail/ play-along-the-way
- Picnic tables
- BBQ's
- Picnic shelter
- Bench seats
- Trees

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

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Dairy Flat Highway, Auckland #

Layout Name:
**MASTERPLAN
 Accommodation/ Stream
 Park**

Scale: 1:1500 Original Paper Size: A3

Job No.: 4663 Layout ID: RC_1.13 Revision:

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- LEGEND:**
- Superlot boundary
 - 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

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 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:
MASTERPLAN Surf Lagoon / Surf Village Centre
 Scale: 1:1500 Original Paper Size: A3

Job No.: **4663** Layout ID: **RC_1.14** Revision:

Notes:
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Prepared For:
AW Holdings Ltd

Project Title:
Auckland Surf Park Community

at
 Dairy Flat Highway, Auckland #

Layout Name:
MASTERPLAN Residential (South)/ Solar Farm (Centre)

Scale: 1:1500 Original Paper Size: A3

Job No.: **4663** Layout ID: **RC_1.15** Revision:



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 TO WARREN & MAHONEY
 ARCHITECTS DRAWINGS

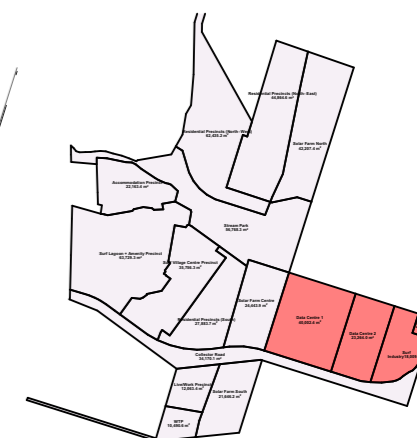
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 TO BE PROVIDED BY OTHERS.
 REFER TO LIGHTYEARS DRAWINGS

- LEGEND:**
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INDICATIVELY
DRAWN BY OTHERS.
REFER TO THEIR DRAWINGS

**NO CHANGE TO SITE LAYOUT
AND ARCHITECTURE
APPROVED UNDER STAGE 1
BUN60429155**

DATA CENTRE

**POTENTIAL
Grid Exit Point (GXP)**
POTENTIAL
Grid Exit Point (GXP)

10m Setback
SUBSTATION
REFER TO VECTOR
ELECTRICITY
DRAWINGS

DATA CENTRE

WORKSHOP

WORKSHOP

WORKSHOP

WORKSHOP

WORKSHOP

- LEGEND:**
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Prepared For:
AW Holdings Ltd

Project Title:
**Auckland Surf Park
Community**

at
Dairy Flat Highway, Auckland
#

Layout Name:
**MASTERPLAN
Data Centre/ Surf Industry**

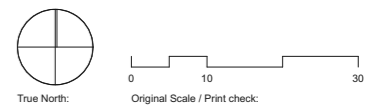
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Job No.: **4663** Layout I.D.: **RC_1.16** Revision:



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REFER TO LIGHTYEARS DRAWINGS

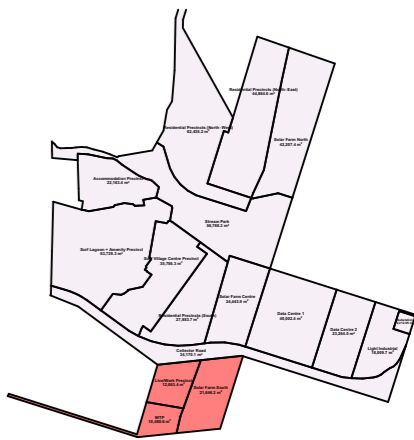
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Prepared For:
AW Holdings Ltd

Project Title:
Auckland Surf Park Community

at
Dairy Flat Highway, Auckland
#

Layout Name:
MASTERPLAN Live/Work/ Solar Farm (South)

Scale: 1:1500 Original Paper Size: A3
Job No.: **4663** Layout I.D.: **RC_1.17** Revision: