

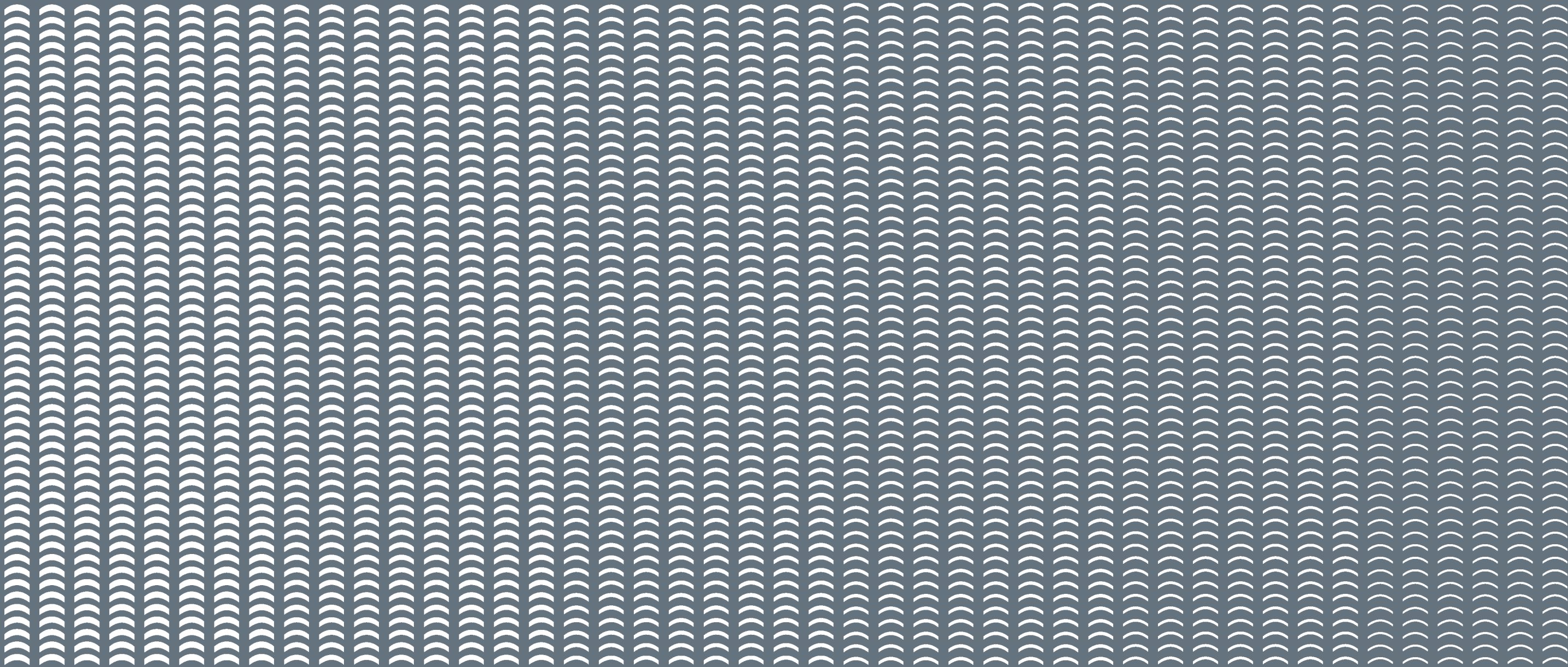
Beachlands South - Fast Track Application

15/06/2026

Project Number
220103

Community, Sub-precinct C

JASMAX



Community Sub-precinct

DRAWING INDEX

Sheet Number	Sheet Name	Current Revision
FC-CM0-00	COVERSHEET	A
FC-CM0-01	DRAWING INDEX	A
FC-CM0-02	LOCATION PLAN	A
FC-CM0-03	COMPLIANCE TABLE	A
FC-CM0-04	COMPLIANCE TABLE	A
FC-CM1-10	CM1 MASTERPLAN	A
FC-CM1-11	CM1 SUPERLOT PLAN	A
FC-CM1-12	CM1 TYPOLOGY PLAN	A
FC-CM1-50	LOT 1201 SITE PLAN	A
FC-CM1-60	LOT 1200 SITE PLAN	A
FC-CM2-400	LANDSCAPE PLAN - COMMUNITY PARK	A
FC-CM3-100	CM3 - LANDSCAPE PLAN	A
FC-CM3-101	CM3 - GROUND FLOOR PLAN	A
FC-CM3-102	CM3 - TYPICAL LEVEL FLOOR PLAN	A
FC-CM3-103	CM3 - LEVEL 4 PLAN	A
FC-CM3-104	CM3 - ROOF PLAN	A
FC-CM3-105	CM3 - BASEMENT FLOOR PLAN	A
FC-CM3-110	CM3 - GROUND LEVEL FLOOR PLAN - COMPLIANCE	A
FC-CM3-111	CM3 - TYPICAL LEVEL FLOOR PLAN - COMPLIANCE	A
FC-CM3-200	CM3 - SITE SECTIONS	A
FC-CM3-300	CM3 - STREET ELEVATIONS	A
FC-CM3-301	CM3 - STREET ELEVATIONS	A
FC-CM3-400	CM3 - KEY RENDER AND MATERIALS PALETTE	A
FC-CM4-10	CM4 MASTERPLAN	A
FC-CM4-11	CM4 SUPERLOT PLAN	A
FC-CM4-12	CM4 TYPOLOGY PLAN	A
FC-CM4-50	LOT 1225 SITE PLAN	A
FC-CM4-60	LOT 1226 & 1227 SITE PLAN	A
FC-CM4-70	LOT 1228 & 1229 SITE PLAN	A

Sheet Number	Sheet Name	Current Revision
FC-CM5-001	CM5 HOTEL - LANDSCAPE PLAN	A
FC-CM5-100	CM5 HOTEL - SITE PLAN	A
FC-CM5-101	CM5 HOTEL - GROUND LEVEL PLAN	A
FC-CM5-103	CM5 HOTEL - LEVEL 1 PLAN	A
FC-CM5-104	CM5 HOTEL - TYPICAL LEVEL PLAN	A
FC-CM5-105	CM5 HOTEL - BASEMENT	A
FC-CM5-200	CM5 HOTEL - COMPLIANCE LEVEL 1	A
FC-CM5-201	CM5 HOTEL - COMPLIANCE TYPICAL LEVEL	A
FC-CM5-300	CM5 HOTEL - ELEVATIONS	A
FC-CM5-301	CM5 HOTEL - ELEVATIONS	A

Key Plan

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Project Number: 220103

Beachlands South - Fast Track Application

Client
Beachlands South Limited Partnership

Sheet
DRAWING INDEX

Scale @ A3
Discipline
Urban Design

Drawing Number Revision
FC-CM0-01 A

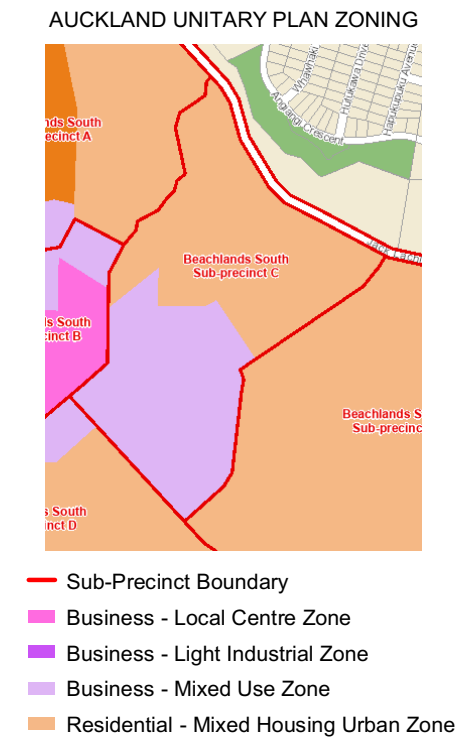
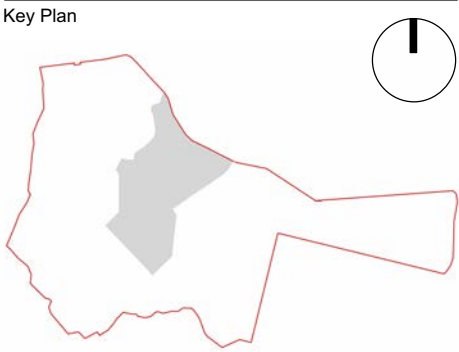
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Community Sub-precinct (Sub-Precinct C)



Megalot	AUP Zone	Land Area (m2)	Dwelling Type				Total Number of Dwellings
			Apartment Units	Terraced Houses	Vacant Lots*	Vacant Lots* under 300m2	
CM1	RES-MHU	24604	0	22	37	9	68
CM2 (Park)	BUS-MU	5698	0	0	0	0	0
CM3	BUS-MU	8061	114	0	0	0	114
CM4	BUS-MU	18604	0	37	27	2	66
CM5 (Hotel)^	BUS-MU	28776	0	0	0	0	0
TOTAL		85743	114	59	64	11	248

*Vacant lots are equal to Standalone dwellings
^ Total number of hotel rooms = 153



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Beachlands South - Fast Track Application

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Sheet

LOCATION PLAN

Scale @ A3 1 : 7500

Discipline
Urban Design

Drawing Number Revision
FC-CM0-02 A

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Community Sub-precinct (Sub-Precinct C)

SUB-PRECINCT C: COMMUNITY

H5 Residential - Mixed Housing Urban Zone

					H5.6.15 Medium Density Residential				Other applicable to Residential				H5.6.15 Medium Density Residential				
MEGA LOT	SUPERLOT ID	LOT ID	LOT AREA (m2)	TYPOLOGY	I458.6.17.2 (a)	I458.6.17.2 (b)	I458.6.17.2 (c)	I458.6.17.2 (d)	I458.6.17.2 (e)	I458.6.17.2 (f)	I458.6.17.2 (g)	I458.6.17.2 (h)	H5.6.9 Maximum	H5.6.13	H5.6.15 Front,	H5.6.16 Minimum	H5.6.17
					Building Height	HIRB	Yards	Building Coverage	Outdoor Living Space	Outlook Space	Windows to street	Landscape Area	Impervious Area	Daylight	side and rear fences & walls	Dwelling Size	Rainwater Tanks
					Max. 11m	4m + 60 deg	Front 1.5m Side 1m Rear 1m Riparian margin 10m High value terrestrial planting 5m Wetland margin buffer planting 5m Coastal protection 30m	Max. 50%	Min. 20m2 at ground level or 8m2 above ground I458.6.17(e)	Principal living 4x4m All other Habitable rooms 1x1m	Min. 20%	Min. 20% of site may occur anywhere on site	60%	(1)a, (2), (3), (4)	(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 one or more bedrooms	(1) a - b, (2) - (5)
CM1		1	737	Vacant Lot	To comply								To comply				
CM1		2	392	Vacant Lot	To comply								To comply				
CM1		3	392	Vacant Lot	To comply								To comply				
CM1		4	424	Vacant Lot	To comply								To comply				
CM1		5	500	Vacant Lot	To comply								To comply				
CM1		6	406	Vacant Lot	To comply								To comply				
CM1		7	269	S-3a	✓	N/A	✓	✓	✓	✓	x - 15.4%	✓	✓	✓	✓	✓	✓
CM1		8	252	S-3a	✓	N/A	✓	✓	✓	✓	x - 15.4%	✓	✓	✓	✓	✓	✓
CM1		9	580	Vacant Lot	To comply								To comply				
CM1		10	463	Vacant Lot	To comply								To comply				
CM1		11	458	Vacant Lot	To comply								To comply				
CM1		12	294	S-3a	✓	N/A	✓	✓	✓	✓	x - 15.4%	✓	✓	✓	✓	✓	✓
CM1		13	291	S-3a	✓	N/A	✓	✓	✓	✓	x - 15.4%	✓	✓	✓	✓	✓	✓
CM1		14	289	S-3a	✓	N/A	✓	✓	✓	✓	x - 15.4%	✓	✓	✓	✓	✓	✓
CM1		15	286	S-3a	✓	N/A	✓	✓	✓	✓	x - 15.4%	✓	✓	✓	✓	✓	✓
CM1		16	283	S-3a	✓	N/A	✓	✓	✓	✓	x - 15.4%	✓	✓	✓	✓	✓	✓
CM1		17	281	S-3a	✓	N/A	✓	✓	✓	✓	x - 15.4%	✓	✓	✓	✓	✓	✓
CM1		18	278	S-3a	✓	N/A	✓	✓	✓	✓	x - 15.4%	✓	✓	✓	✓	✓	✓
CM1		19	501	Vacant Lot	To comply								To comply				
CM1		20	391	Vacant Lot	To comply								To comply				
CM1		21	359	Vacant Lot	To comply								To comply				
CM1		22	390	Vacant Lot	To comply								To comply				
CM1		23	608	Vacant Lot	To comply								To comply				
CM1		24	524	Vacant Lot	To comply								To comply				
CM1		25	449	Vacant Lot	To comply								To comply				
CM1		26	446	Vacant Lot	To comply								To comply				
CM1		27	498	Vacant Lot	To comply								To comply				
CM1		28	543	Vacant Lot	To comply								To comply				
CM1		29	375	Vacant Lot	To comply								To comply				
CM1		30	347	Vacant Lot	To comply								To comply				
CM1		31	622	Vacant Lot	To comply								To comply				
CM1	LOT 1200	32	260	T-3c	✓	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
CM1	LOT 1200	33	260	T-3c	✓	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
CM1	LOT 1200	34	222	T-3c	✓	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
CM1	LOT 1200	35	223	T-3c	✓	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
CM1	LOT 1200	36	226	T-3c	✓	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
CM1	LOT 1200	37	180	T-3c	✓	N/A	✓	x - 53%	✓	✓	✓	✓	✓	✓	✓	✓	✓
CM1	LOT 1200	38	179	T-3c	✓	N/A	✓	x - 53%	✓	✓	✓	✓	✓	✓	✓	✓	✓
CM1	LOT 1200	39	178	T-3c	✓	N/A	✓	x - 53%	✓	✓	✓	✓	✓	✓	✓	✓	✓
CM1	LOT 1200	40	263	T-3c	✓	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
CM1	LOT 1200	41	280	T-3c	✓	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
CM1	LOT 1200	42	175	T-3c	✓	N/A	✓	x - 53%	✓	✓	✓	✓	✓	✓	✓	✓	✓
CM1	LOT 1200	43	176	T-3c	✓	N/A	✓	x - 53%	✓	✓	✓	✓	✓	✓	✓	✓	✓
CM1	LOT 1200	44	176	T-3c	✓	N/A	✓	x - 53%	✓	✓	✓	✓	✓	✓	✓	✓	✓
CM1	LOT 1200	45	233	T-3c	✓	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
CM1	LOT 1201	46	257	T-3c	✓	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
CM1	LOT 1201	47	176	T-3c	✓	N/A	✓	x - 53%	✓	✓	✓	✓	✓	✓	✓	✓	✓
CM1	LOT 1201	48	217	T-3c	✓	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
CM1	LOT 1201	49	225	T-3c	✓	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
CM1	LOT 1201	50	190	T-3c	✓	N/A	✓	x - 53%	✓	✓	✓	✓	✓	✓	✓	✓	✓
CM1	LOT 1201	51	196	T-3c	✓	N/A	✓	x - 53%	✓	✓	✓	✓	✓	✓	✓	✓	✓
CM1	LOT 1201	52	202	T-3c	✓	N/A	✓	x - 53%	✓	✓	✓	✓	✓	✓	✓	✓	✓
CM1	LOT 1201	53	293	T-3c	✓	N/A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
CM1		54	487	Vacant Lot	To comply								To comply				
CM1		55	333	Vacant Lot	To comply								To comply				
CM1		56	371	Vacant Lot	To comply								To comply				
CM1		57	421	Vacant Lot	To comply								To comply				
CM1		58	734	Vacant Lot	To comply								To comply				
CM1		59	637	Vacant Lot	To comply								To comply				
CM1		60	427	Vacant Lot	To comply								To comply				
CM1		61	864	Vacant Lot	To comply								To comply				
CM1		62	320	Vacant Lot	To comply								To comply				
CM1		63	331	Vacant Lot	To comply								To comply				
CM1		64	375	Vacant Lot	To comply								To comply				
CM1		65	639	Vacant Lot	To comply								To comply				
CM1		66	425	Vacant Lot	To comply								To comply				
CM1		67	529	Vacant Lot	To comply								To comply				

Key Plan



The Key Plan shows the county of Lincoln with its boundary in red. A grey-shaded area in the central-western part of the county represents the study area. A north arrow is located in the top right corner.

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Project Number: 220103

Beachlands South - Fast Track Application

Client
Beachlands South Limited
Partnership

Sheet

COMPLIANCE TABLE

Scale @ A3

Discipline

Urban Design

Drawing Number	Revision
FC-CM0-03	A

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Community Sub-precinct (Sub-Precinct C)

SUB-PRECINCT C: COMMUNITY

H13 Business - Mixed Use Zone

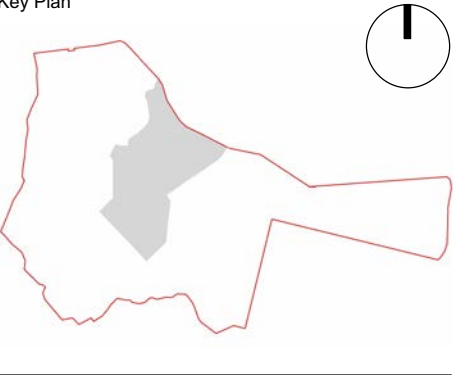
MEGALOT / SUPERLOT	SUPERLOT ID	LOT ID	LOT AREA (m2)	TYPOLOGY
--------------------	-------------	--------	---------------	----------

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
Max. 16m	3m + 45 adjoining MHU zone 8m + 60 adjoining THAB zone	6m setback from site frontage - 18m height opposite a residential zone 25m opposite all other zones	Rear and side 3m adjoining residential zone	2m landscape buffer between street frontage and visible carparking, loading, service areas	Principal living 6x4m All other rooms 3x3m	30m2 for studios 45m2 for one or more bedrooms

CM2	LOT 1521	1521	5695	Open Space
CM3	LOT 1516	1516	8061	Apartment - Building A
				Apartment - Building B
				Apartment - Building C
CM4		847	414	Vacant Lot
CM4		848	312	Vacant Lot
CM4		849	316	Vacant Lot
CM4		850	322	Vacant Lot
CM4		851	320	Vacant Lot
CM4		852	412	Vacant Lot
CM4	LOT 1225	853	283	T-3c
CM4	LOT 1225	854	126	T-2b
CM4	LOT 1225	855	127	T-2b
CM4	LOT 1225	856	127	T-2b
CM4	LOT 1225	857	254	T-3c
CM4	LOT 1225	858	255	T-3c
CM4	LOT 1225	859	128	T-2b
CM4	LOT 1225	860	128	T-2b
CM4	LOT 1225	861	128	T-2b
CM4	LOT 1225	862	287	T-3c
CM4	LOT 1226	863	191	T-2a
CM4	LOT 1226	864	123	T-2a
CM4	LOT 1226	865	123	T-2a
CM4	LOT 1226	866	124	T-2a
CM4	LOT 1226	867	165	T-2a
CM4	LOT 1226	868	166	T-2a
CM4	LOT 1226	869	125	T-2a
CM4	LOT 1226	870	215	T-2a
CM4		871	265	T-3a
CM4		872	283	T-3a
CM4		873	364	Vacant Lot
CM4		874	436	Vacant Lot
CM4	LOT 1227	875	261	T-3a
CM4	LOT 1227	876	188	T-3a
CM4	LOT 1227	877	188	T-3a
CM4	LOT 1227	878	188	T-3a
CM4	LOT 1227	879	188	T-3a
CM4	LOT 1227	880	232	T-3a
CM4		881	275	T-3a
CM4		882	273	T-3a
CM4		883	501	Vacant Lot
CM4		884	417	Vacant Lot
CM4		885	467	Vacant Lot
CM4		886	378	Vacant Lot
CM4		887	443	Vacant Lot
CM4		888	421	Vacant Lot
CM4		889	421	Vacant Lot
CM4		890	474	Vacant Lot
CM4		891	460	Vacant Lot
CM4		892	420	Vacant Lot
CM4		893	448	Vacant Lot
CM4	LOT 1229	894	224	T-3a
CM4	LOT 1229	895	182	T-3a
CM4	LOT 1229	896	182	T-3a
CM4	LOT 1229	897	182	T-3a
CM4	LOT 1229	898	250	T-3a
CM4		899	426	Vacant Lot
CM4		900	400	Vacant Lot
CM4		901	333	Vacant Lot
CM4		902	324	Vacant Lot
CM4		903	336	Vacant Lot
CM4	LOT 1228	904	252	T-3c
CM4	LOT 1228	905	182	T-3c
CM4	LOT 1228	906	182	T-3c
CM4	LOT 1228	907	182	T-3c
CM4	LOT 1228	908	182	T-3c
CM4	LOT 1228	909	280	T-3c
CM4		910	448	Vacant Lot
CM4		911	448	Vacant Lot
CM4		912	448	Vacant Lot
CM5		1523	28773	Hotel

[illegible]

Key Plan



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Project

Number: 220103

Beachlands South - Fast Track Application

Client

Beachlands South Limited
Partnership

Sheet

COMPLIANCE TABLE

Scale @ A3

Discipline

Urban Design

Drawing Number

Revision

FC-CM0-04

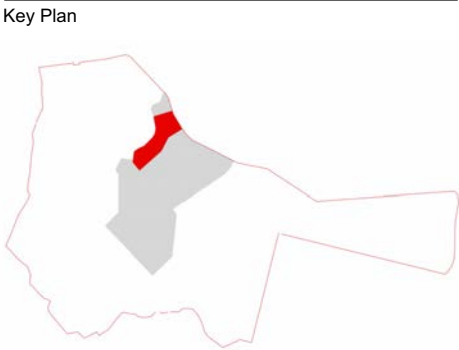
A

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Masterplan CM1



- Key**
- Vacant lot - Indicative Building Footprint
 - Proposed Building Footprint
 - Site Boundary Line

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Beachlands South - Fast Track Application

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Beachlands South Limited Partnership

Sheet
CM1 MASTERPLAN

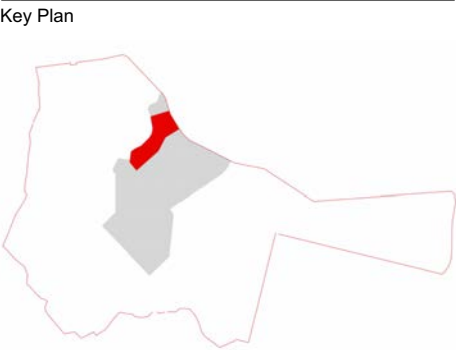
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Discipline

Urban Design

Drawing Number Revision
FC-CM1-10 A

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Superlot Plan CM1



- Vacant lots (Greater than 300m²)
- Vacant lots - Land in EPAN Area
- Lots under 300m²
- Comprehensive Super lot
- Jointly Owned Access Lot (JOAL)

Lot Type	Area (m2)	No.
Vacant lot under 300m2	2523	9
Vacant lot	17297	37
JOAL	3715	0
Comprehensive superlot lot	4784	22
TOTAL	28319	68

NOTE: Unless specified otherwise, all proposed JOALs are private

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Beachlands South - Fast Track Application

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CM1 SUPERLOT PLAN

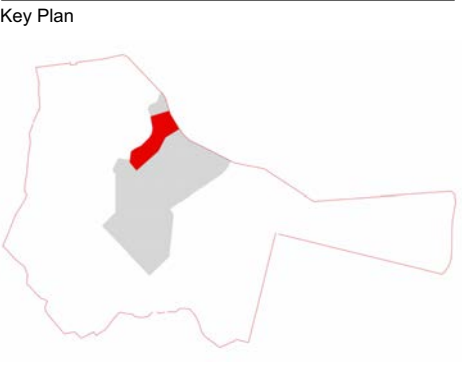
Scale @ A3 As indicated

Discipline
Urban Design

Drawing Number Revision
FC-CM1-11 A

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Typology Plan CM1



ID	Type	Bed	GFA (m2)	No.
S-3a	SH C	3	201.3	9
T-3c	D 6.5	3	142.3	4
T-3c	TH 6.5	3	142.3	18
Vacant lot				36
TOTAL				67

Refer to Housing Typologies Drawing Set
for further information on typology design, set-out and compliance with Auckland's Unitary Plan Zoning rules.

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Beachlands South - Fast Track Application

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Sheet
CM1 TYPOLOGY PLAN

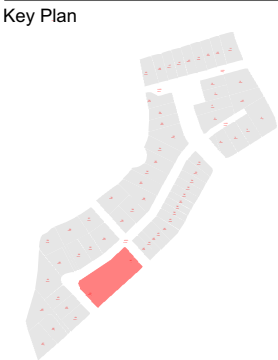
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Discipline

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Drawing Number Revision
FC-CM1-12 A

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Site Plan LOT 1201



HOUSING TYPOLOGIES

ID	Type	Bed	GFA (m2)	No.
T-3c	TH 6.5	3	142.3	8

Refer to Housing Typologies Drawing Set for further information on typology design, set-out and compliance with Auckland's Unitary Plan Zoning rules.

- Key
- Housing type S-3a
 - Housing type T-2a
 - Housing type T-2b
 - Housing type T-3a
 - Housing type T-3c
 - Car park
 - Primary point of access

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Beachlands South - Fast Track Application

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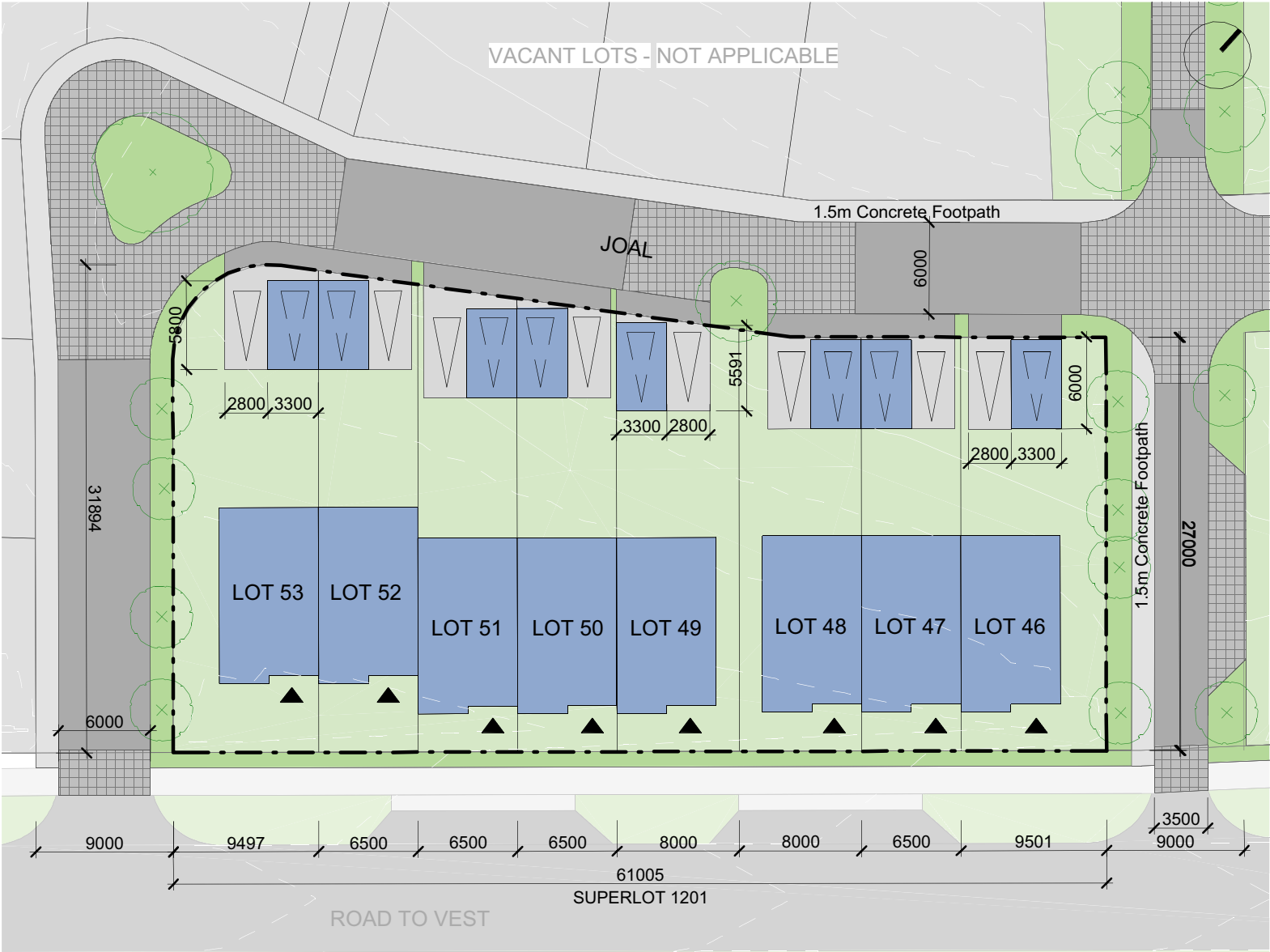
LOT 1201 SITE PLAN

Scale @ A3 As indicated

Urban Design

Drawing Number	Revision
FC-CM1-50	A

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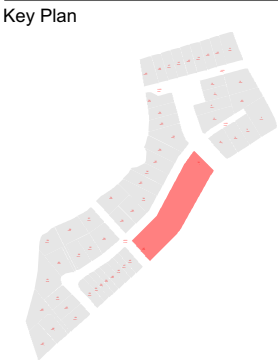
REFER TO CIVIL ENGINEER'S DRAWINGS FOR BUILDING PLATFORM AND RETAINING WALL LEVELS

1 | 1 : 400 Plan
LOT 1201 SITE PLAN

- JOAL Key
- Garden Bed*
 - Lawn
 - Exposed Aggregate Concrete
 - Vehicular Strength Concrete
 - Asphalt
 - Concrete Pavers
 - Trees*

*Refer to Open Space Strategy for tree species and planting palette

Site Plan LOT 1200



- JOAL Key**
- Garden Bed*
 - Lawn
 - Exposed Aggregate Concrete
 - Vehicular Strength Concrete
 - Asphalt
 - Concrete Pavers
 - Trees*

*Refer to Open Space Strategy for tree species and planting palette

HOUSING TYPOLOGIES

ID	Type	Bed	GFA (m2)	No.
T-3c	D 6.5	3	142.3	4
T-3c	TH 6.5	3	142.3	10
TOTAL				14

Refer to Housing Typologies Drawing Set for further information on typology design, set-out and compliance with Auckland's Unitary Plan Zoning rules.

- Key**
- Housing type S-3a
 - Housing type T-2a
 - Housing type T-2b
 - Housing type T-3a
 - Housing type T-3c
 - Car park
 - Primary point of access

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Beachlands South - Fast Track Application

Client
Beachlands South Limited Partnership

Sheet
LOT 1200 SITE PLAN

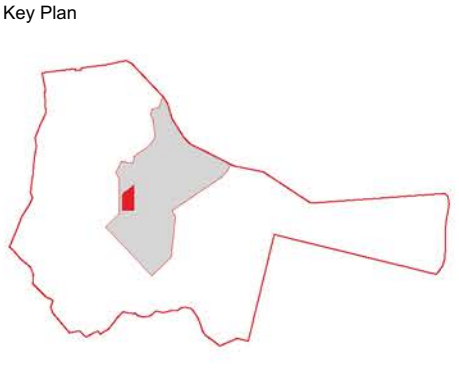
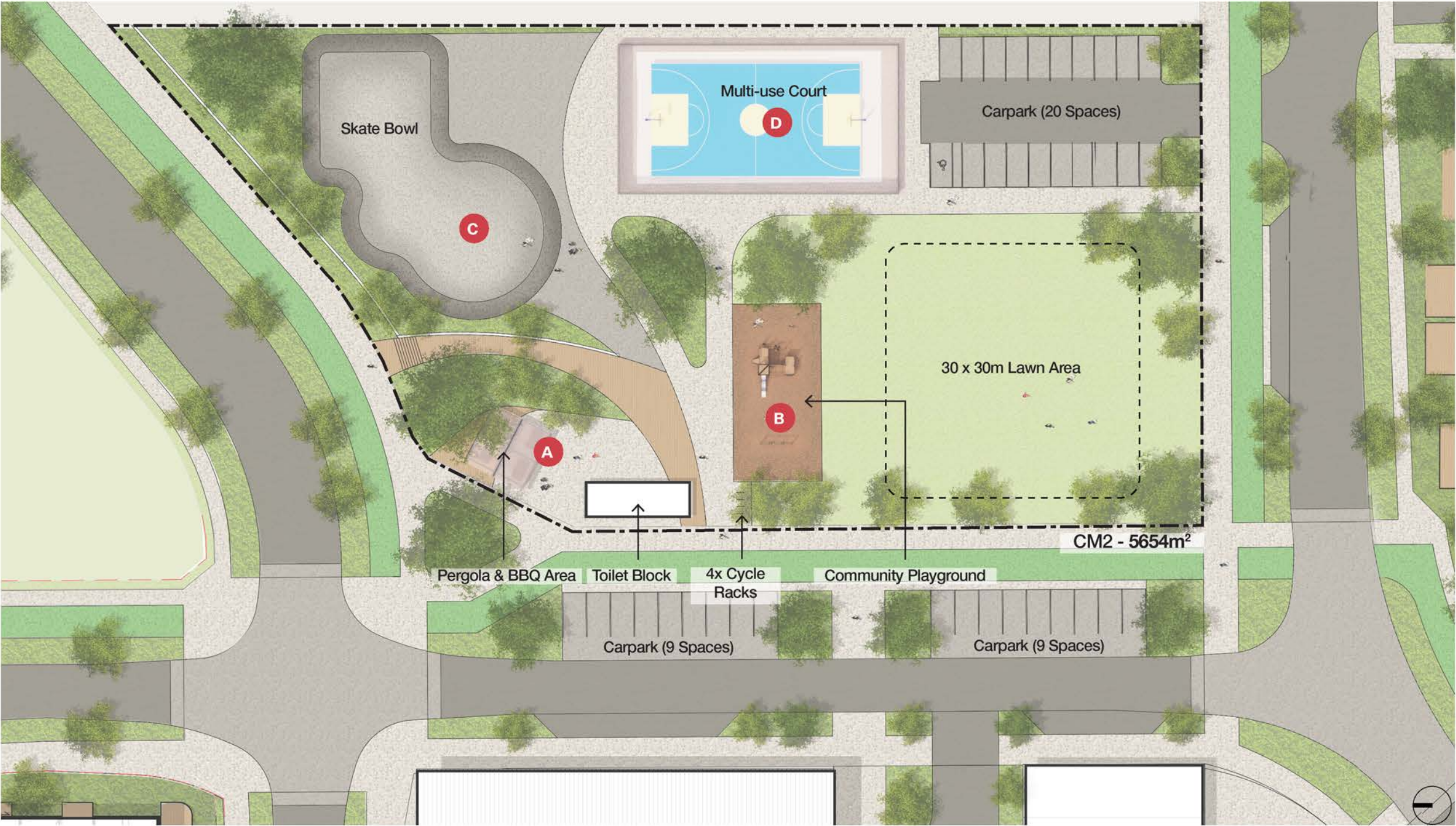
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Discipline
Urban Design

Drawing Number Revision
FC-CM1-60 A

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CM2 - Landscape - Community Park



- Asphalt
- Bike Lane
- Exposed Aggregate Concrete with Dark Oxide
- Exposed Aggregate Concrete
- Concrete Pavers
- Lawn
- Planting
- Timber Decking
- Bark Mulch
- Trees

Notes:
Refer to Open Space Strategy for material and planting palettes.

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Project Number: 220103
BEACHLANDS VILLAGE CENTRE

Client
Beachlands South Limited Partnership

Sheet
LANDSCAPE PLAN - COMMUNITY PARK

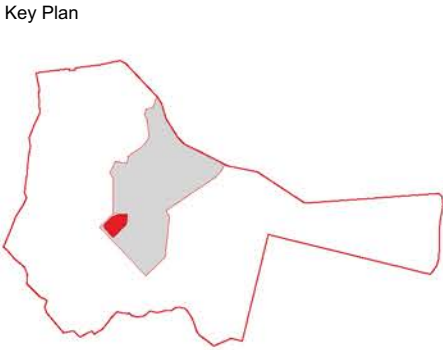
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CM3 - Landscape Plan



- Asphalt
- Bike Lane
- Exposed Aggregate Concrete with Dark Oxide
- Exposed Aggregate Concrete
- Concrete Pavers
- Lawn
- Planting
- Trees

Notes:

Refer to Open Space Strategy for material and planting palettes.

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BEACHLANDS VILLAGE CENTRE

Client

Beachlands South Limited Partnership

Sheet

CM3 - LANDSCAPE PLAN

Scale @ A3 1:500

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Drawing Number

FC-CM3-100

Revision

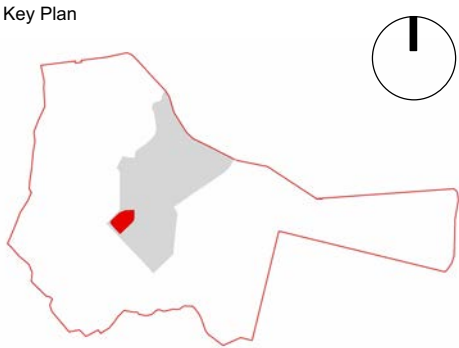
A

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CM3 - Ground Floor Level



Location	No. of Carparks
CM3 Basement	66
CM3 On-Grade	46
Grand total	112

CM3 Apartment Units		
Type	NIA (m2)	No. of Units
Building A		
2B1B	66-77	2
2B2B	77-93	9
		11
Building B		
1B1B	55	2
2B1B	66-77	19
		21
Building C		
1B1B	55	19
2B1B	66-77	42
2B2B	77-93	16
3B2B	105-126	5
		82
Grand total		114

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BEACHLANDS VILLAGE CENTRE

Client
Beachlands South Limited Partnership

Sheet
CM3 - GROUND FLOOR PLAN

Scale @ A3 1 : 500

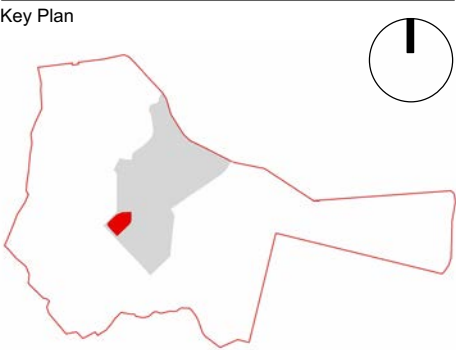
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CM3 - Typical Floor Level



VC1 - Refer Sheet
Series FC-VC1

- Key**
- 1 Bedroom
 - 2 Bedroom 1 Bath
 - 2 Bedroom 2 Bath
 - 3 Bedroom
 - Bikes & Storage
 - Refuse
 - Plant / Services
 - Common Space
 - Primary Point of Access

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BEACHLANDS VILLAGE
CENTRE

Client
Beachlands South Limited
Partnership

Sheet
**CM3 - TYPICAL LEVEL
FLOOR PLAN**

Scale @ A3 1 : 500

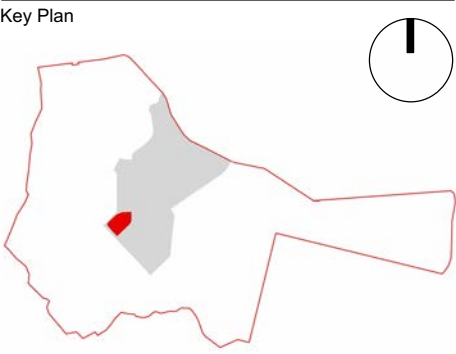
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FC-CM3-102 A

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CM4 - Refer Sheet
Series FC-CM4

CM3 - Level 4 Plan



VC1 - Refer Sheet
Series FC-VC1

- Key
- 1 Bedroom
 - 2 Bedroom 1 Bath
 - 2 Bedroom 2 Bath
 - 3 Bedroom
 - Bikes & Storage
 - Refuse
 - Plant / Services
 - Common Space
 - Primary Point of Access

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Project Number: 220103

BEACHLANDS VILLAGE
CENTRE

Client
Beachlands South Limited
Partnership

Sheet
CM3 - LEVEL 4 PLAN

Scale @ A3 1 : 500

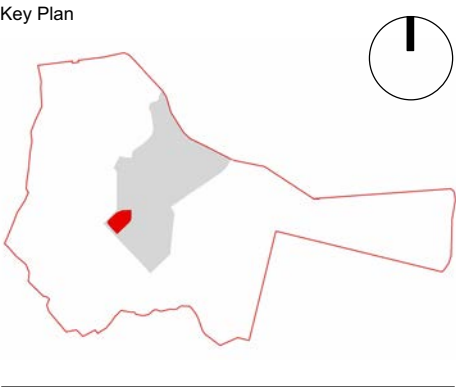
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FC-CM3-103 A

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CM4 - Refer Sheet
Series FC-CM4

CM3 - Roof Plan



VC1 - Refer Sheet
Series FC-VC1



CM4 - Refer Sheet
Series FC-CM4

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BEACHLANDS VILLAGE
CENTRE

Client
Beachlands South Limited
Partnership

Sheet
CM3 - ROOF PLAN

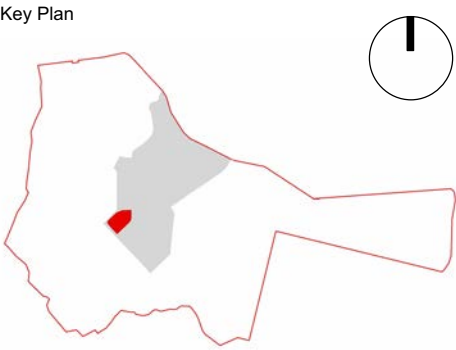
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CM3 - Basement Floor Level



Location	No. of Carports
CM3 Basement	66
CM3 On-Grade	46
Grand total	112



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Client
Beachlands South Limited Partnership

Sheet
CM3 - BASEMENT FLOOR PLAN

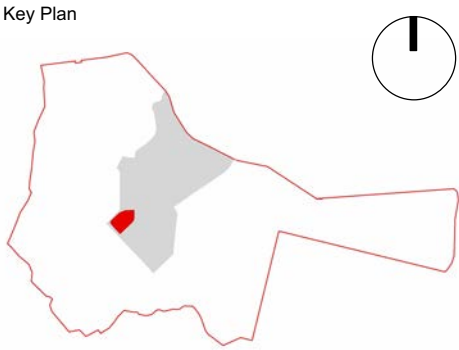
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CM3 - Ground Level Compliance



Compliance Key

Outlook Space:

- Primary Living 6x4m
- Habitable Room 3x3m
- Infringement
- Site Boundary

CM3 - GROSS BUILDING AREA

Building ID	GFA (m2)
A	1542
B	2954
C	13033
Grand total	17529

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BEACHLANDS VILLAGE CENTRE

Client
Beachlands South Limited Partnership

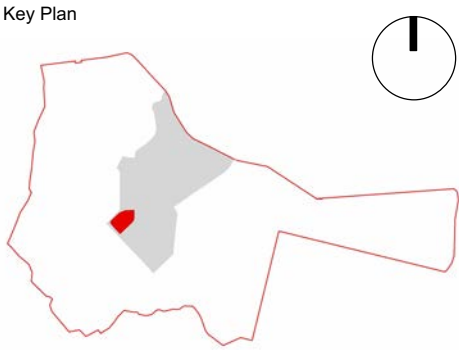
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CM3 - GROUND LEVEL FLOOR PLAN - COMPLIANCE
Scale @ A3 1 : 500

Discipline
Urban Design

Drawing Number	Revision
FC-CM3-110	A

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CM3 - Typical Floor Compliance



Compliance Key

Outlook Space:

- Primary Living 6x4m
- Habitable Room 3x3m
- Infringement
- Site Boundary

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BEACHLANDS VILLAGE CENTRE

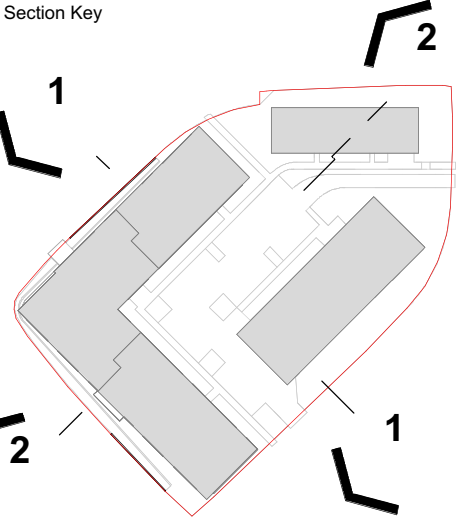
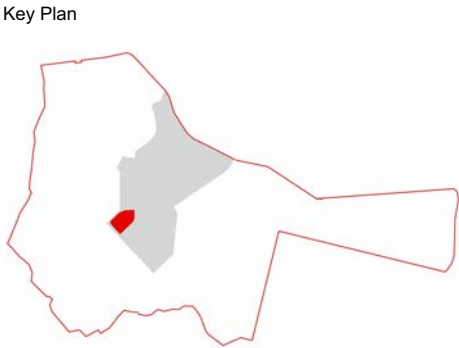
Client
Beachlands South Limited Partnership

Sheet
CM3 - TYPICAL LEVEL FLOOR PLAN - COMPLIANCE
Scale @ A3 1 : 500

Discipline
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FL 47000	✓
CM3 - ROOF FL 43800	✓
CM3 - LEVEL 4 FL 40600	✓
CM3 - LEVEL 3 FL 37400	✓
CM3 - LEVEL 2 FL 34200	✓
CM3 - LEVEL 1 FL 31000	✓
CM3 - GROUND FL 27000	✓
CM3 - BASEMENT	

1 : 500 Section
CM3 - CROSS SECTION 01



FL 47000	✓
CM3 - ROOF FL 43800	✓
CM3 - LEVEL 4 FL 40600	✓
CM3 - LEVEL 3 FL 37400	✓
CM3 - LEVEL 2 FL 34200	✓
CM3 - LEVEL 1 FL 31000	✓
CM3 - GROUND FL 27000	✓
CM3 - BASEMENT	

1 : 500 Section
CM3 - LONG SECTION 02

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BEACHLANDS VILLAGE
CENTRE

Client
Beachlands South Limited
Partnership

Sheet
CM3 - SITE SECTIONS

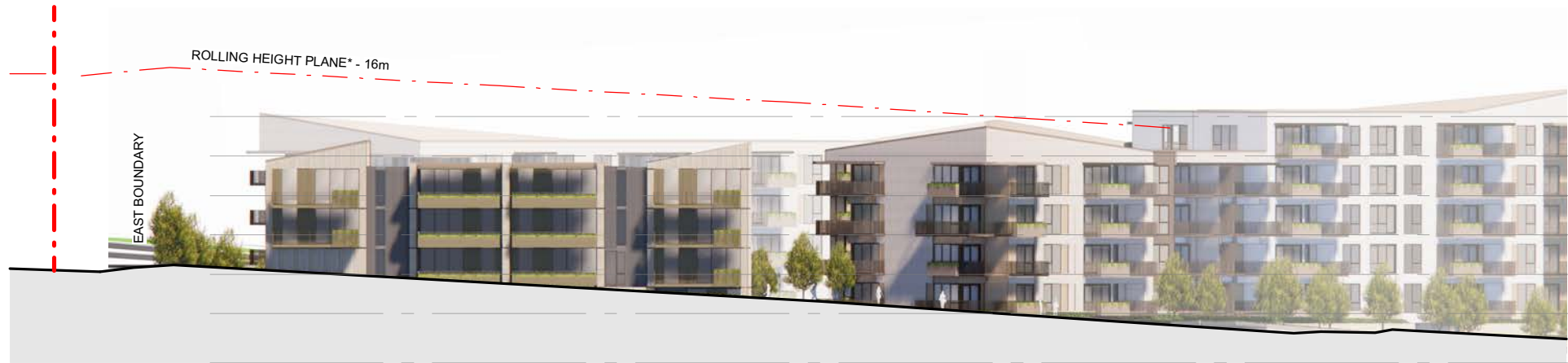
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Drawing Number Revision
FC-CM3-200 A

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CM3 - Street Elevations



FL 47000	✓
CM3 - ROOF FL 43800	✓
CM3 - LEVEL 4 FL 40600	✓
CM3 - LEVEL 3 FL 37400	✓
CM3 - LEVEL 2 FL 34200	✓
CM3 - LEVEL 1 FL 31000	✓
CM3 - GROUND FL 27000	✓
CM3 - BASEMENT	

1 | 1 : 500 Elevation
CM3 - NORTH ELEVATION



FL 47000	✓
CM3 - ROOF FL 43800	✓
CM3 - LEVEL 4 FL 40600	✓
CM3 - LEVEL 3 FL 37400	✓
CM3 - LEVEL 2 FL 34200	✓
CM3 - LEVEL 1 FL 31000	✓
CM3 - GROUND	

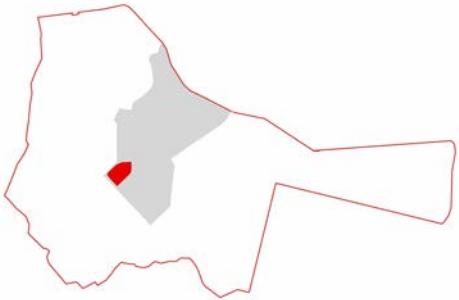
2 | 1 : 500 Elevation
CM3 - EAST ELEVATION



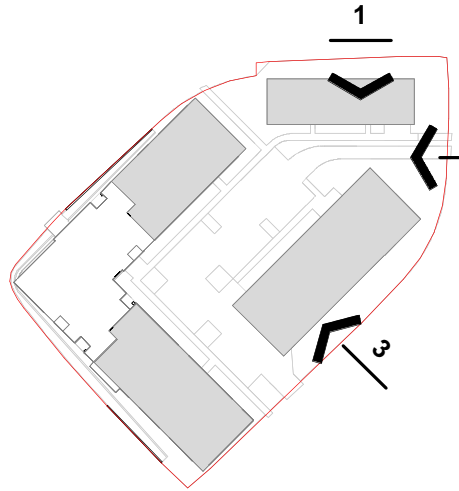
FL 47000	✓
CM3 - ROOF FL 43800	✓
CM3 - LEVEL 4 FL 40600	✓
CM3 - LEVEL 3 FL 37400	✓
CM3 - LEVEL 2 FL 34200	✓
CM3 - LEVEL 1 FL 31000	✓
CM3 - GROUND	✓
CM3 - BASEMENT	

3 | 1 : 500 Elevation
CM3 - SOUTH EAST ELEVATION

Key Plan



Elevation Key



Maximum Height Infringement

*Rolling height indicated in elevations has been measured from the immediate outside face of the proposed building facade.

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BEACHLANDS VILLAGE CENTRE

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Sheet

CM3 - STREET ELEVATIONS

Scale @ A3 As indicated

Discipline

Urban Design

Drawing Number

FC-CM3-300

Revision

A

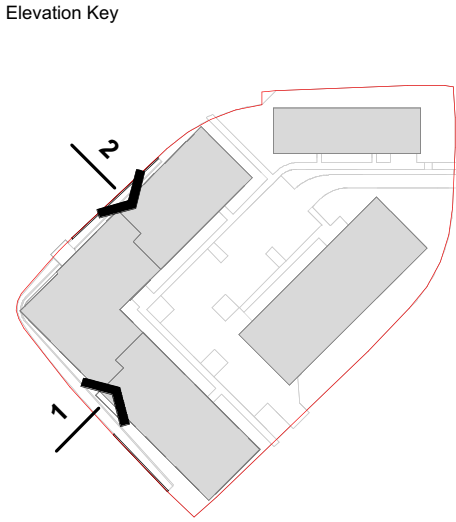
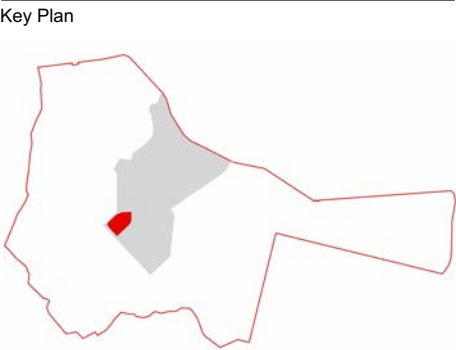
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1 | 1 : 500 | Elevation
CM3 - SOUTH WEST STREET ELEVATION



2 | 1 : 500 | Elevation
CM3 - NORTH WEST STREET ELEVATION



 Maximum Height Infringement

*Rolling height indicated in elevations has been measured from the immediate outside face of the proposed building facade.

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Client
Beachlands South Limited Partnership

Sheet
CM3 - STREET ELEVATIONS

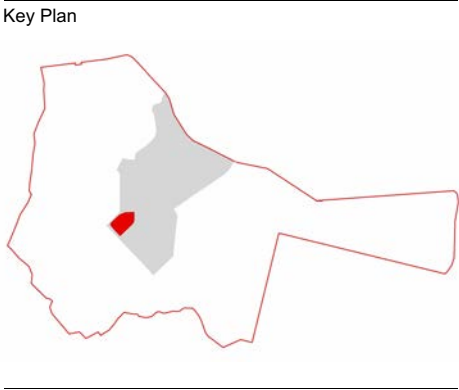
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CM3 - Key Render and Materials Palette



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Sheet
**CM3 - KEY RENDER AND
MATERIALS PALETTE**

Scale @ A3
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Rendered Concrete Block
Cladding



Clay Brick Facade



Terracotta Panel Cladding



Timber-Look Cladding

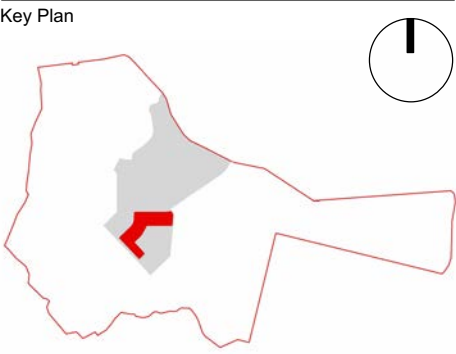
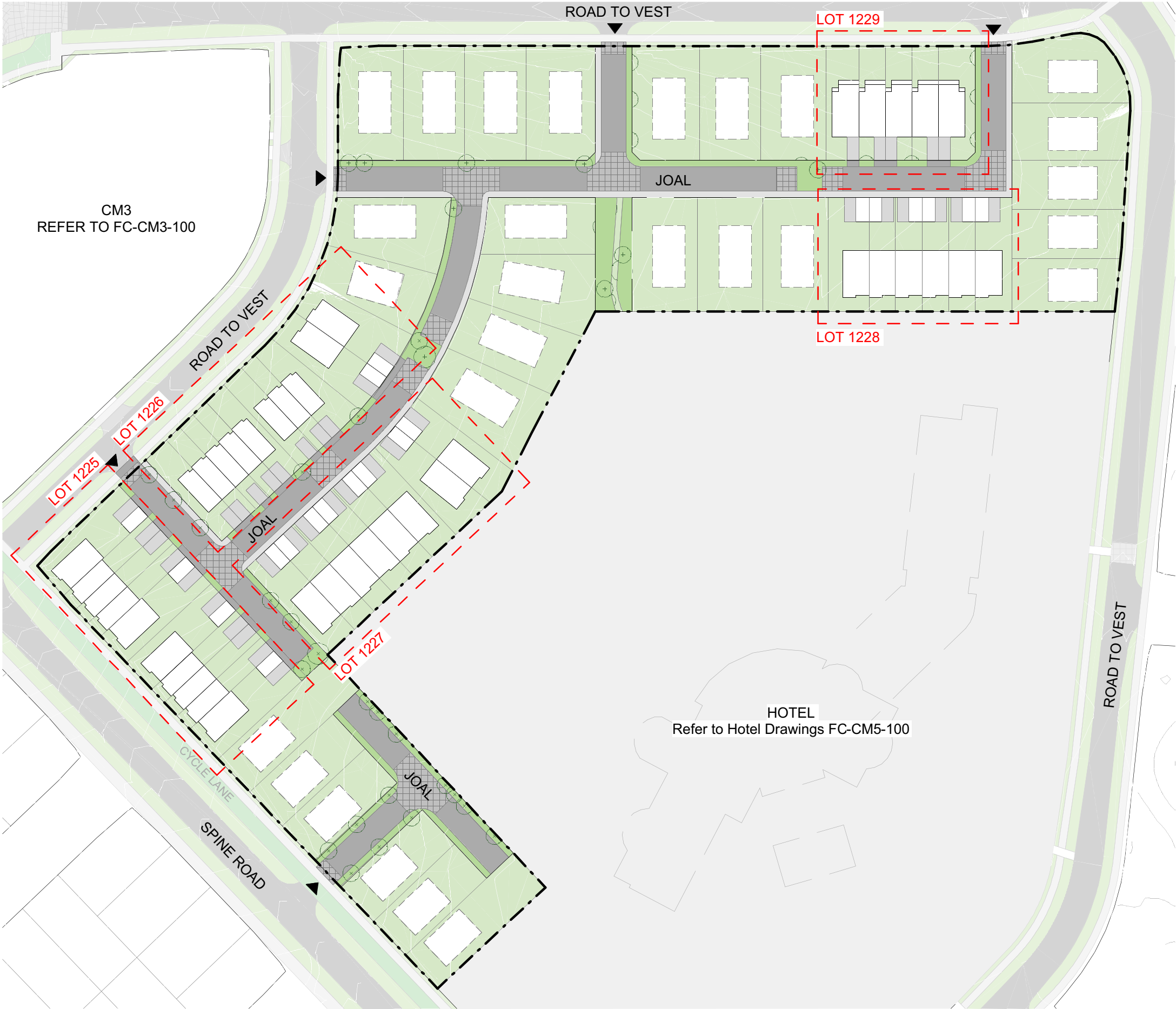


Metal Profile Cladding



Fin Metal Balustrades

Masterplan CM4



- Key**
- Vacant lot - Indicative Building Footprint
 - Proposed Building Footprint
 - Site Boundary Line

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Beachlands South - Fast Track Application

Client
Beachlands South Limited Partnership

Sheet
CM4 MASTERPLAN

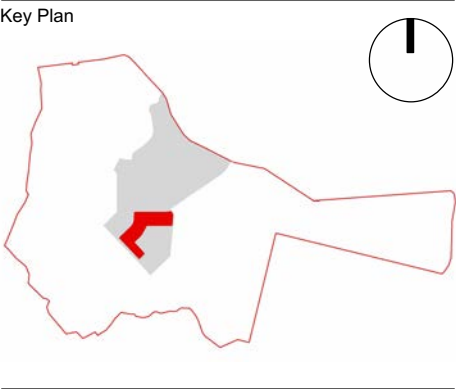
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Superlot Plan CM4



- Vacant lots (Greater than 300m²)
- Vacant lots - Land in EPAN Area
- Lots under 300m²
- Comprehensive Super lot
- Jointly Owned Access Lot (JOAL)

Lot Type	Area (m2)	No.
Vacant lot under 300m2	548	2
Vacant lot	10908	27
JOAL	4554	0
Comprehensive superlot lot	7148	37
TOTAL	23157	66

NOTE: Unless specified otherwise, all proposed JOALs are private

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CM4 SUPERLOT PLAN

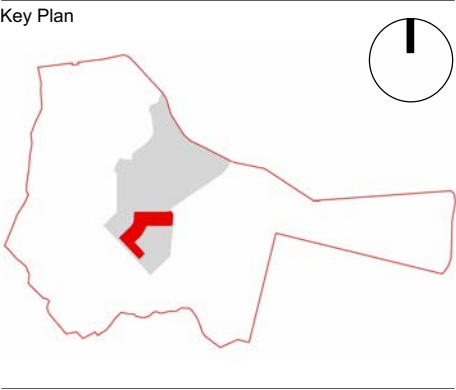
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Typology Plan CM4



ID	Type	Bed	GFA (m2)	No.
T-2a	TH 4.5	2	97.6	8
T-2b	TH 4.5	2	104.4	6
T-3a	TH 6.5	3	153	5
T-3c	TH 6.5	3	142.3	20
Vacant lot				27
TOTAL				66

Refer to Housing Typologies Drawing Set for further information on typology design, set-out and compliance with Auckland's Unitary Plan Zoning rules.

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CM4 TYPOLOGY PLAN

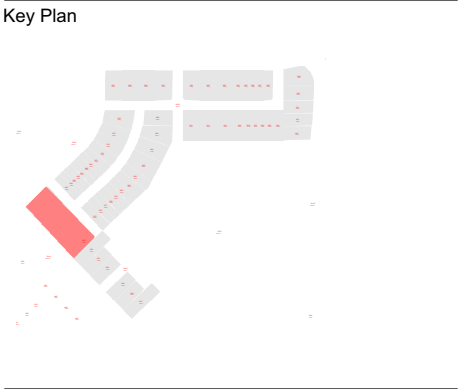
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Site Plan LOT 1225



HOUSING TYPOLOGIES

ID	Type	Bed	GFA (m2)	No.
T-2b	TH 4.5	2	104.4	6
T-3c	TH 6.5	3	142.3	4

Refer to Housing Typologies Drawing Set for further information on typology design, set-out and compliance with Auckland's Unitary Plan Zoning rules.

- Key
- Housing type S-3a
 - Housing type T-2a
 - Housing type T-2b
 - Housing type T-3a
 - Housing type T-3c
 - Car park
 - Primary point of access

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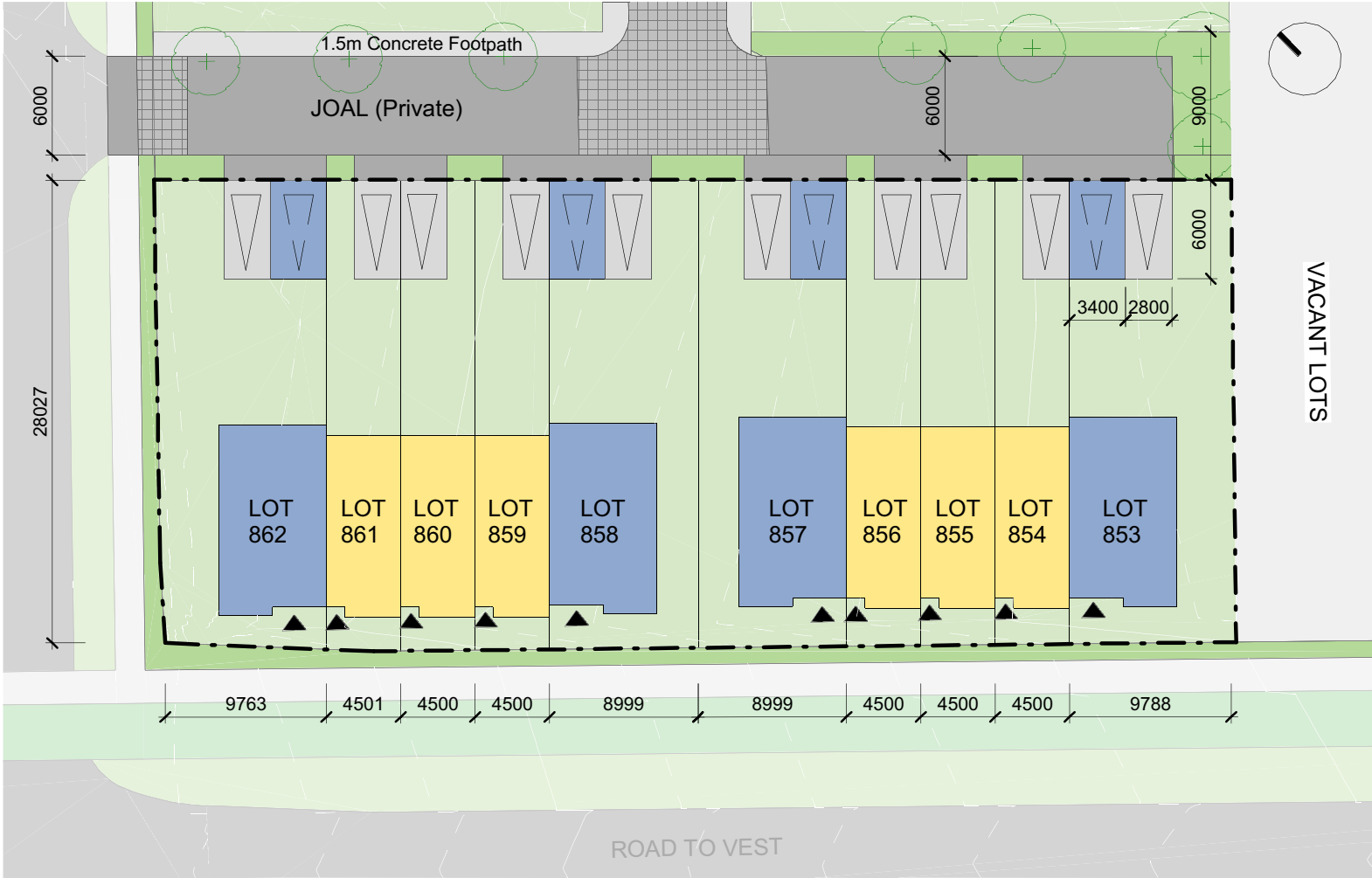
LOT 1225 SITE PLAN

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1 1 : 400 Plan
LOT 1225 SITE PLAN

REFER TO CIVIL ENGINEER'S DRAWINGS FOR BUILDING PLATFORM AND RETAINING WALL LEVELS

- JOAL Key
- Garden Bed*
 - Lawn
 - Exposed Aggregate Concrete
 - Vehicular Strength Concrete
 - Asphalt
 - Concrete Pavers
 - Trees*
- *Refer to Open Space Strategy for tree species and planting palette

Site Plan LOT 1226 & 1227

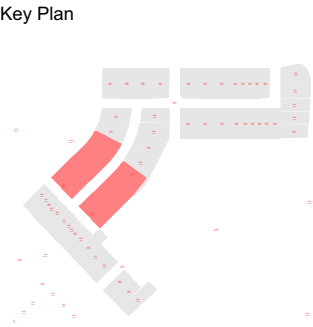


2 | 1 : 400 | Plan
LOT 1226 & 1227 SITE PLAN

REFER TO CIVIL ENGINEER'S
DRAWINGS FOR BUILDING
PLATFORM AND RETAINING WALL
LEVELS

- JOAL Key**
- Garden Bed*
 - Lawn
 - Exposed Aggregate Concrete
 - Vehicular Strength Concrete
 - Asphalt
 - Concrete Pavers
 - Trees*

*Refer to Open Space Strategy for
tree species and planting palette



HOUSING TYPOLOGIES

ID	Type	Bed	GFA (m2)	No.
T-2a	TH 4.5	2	97.6	8
T-3c	TH 6.5	3	142.3	10

**Refer to Housing Typologies
Drawing Set**
for further information on typology
design, set-out and compliance with
Auckland's Unitary Plan Zoning rules.

- Key**
- Housing type S-3a
 - Housing type T-2a
 - Housing type T-2b
 - Housing type T-3a
 - Housing type T-3c
 - Car park
 - Primary point of access

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Sheet
**LOT 1226 & 1227 SITE
PLAN**

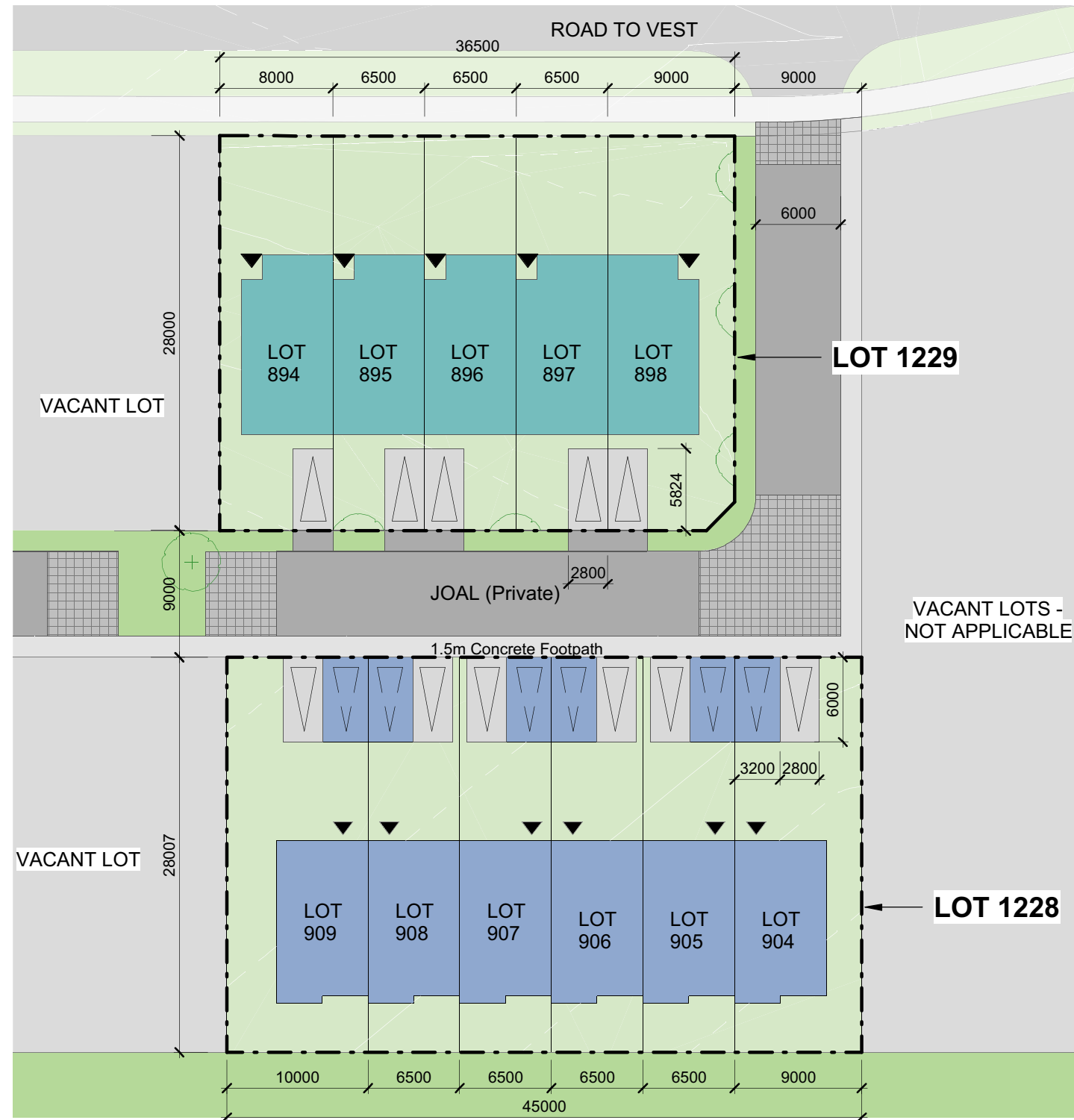
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Site Plan LOT 1228 & 1229



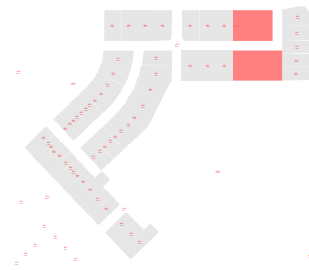
2 | 1 : 400 | Plan
LOT 1228 & 1229 SITE PLAN

- JOAL Key**
- Garden Bed*
 - Lawn
 - Exposed Aggregate Concrete
 - Vehicular Strength Concrete
 - Asphalt
 - Concrete Pavers
 - Trees*

*Refer to Open Space Strategy for tree species and planting palette

REFER TO CIVIL ENGINEER'S DRAWINGS FOR BUILDING PLATFORM AND RETAINING WALL LEVELS

Key Plan



HOUSING TYPOLOGIES

ID	Type	Bed	GFA (m2)	No.
T-3a	TH 6.5	3	153	5
T-3c	TH 6.5	3	142.3	6

Refer to Housing Typologies Drawing Set
for further information on typology design, set-out and compliance with Auckland's Unitary Plan Zoning rules.

- Key**
- Housing type S-3a
 - Housing type T-2a
 - Housing type T-2b
 - Housing type T-3a
 - Housing type T-3c
 - Car park
 - Primary point of access

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Beachlands South - Fast Track Application

Client
Beachlands South Limited Partnership

LOT 1228 & 1229 SITE PLAN

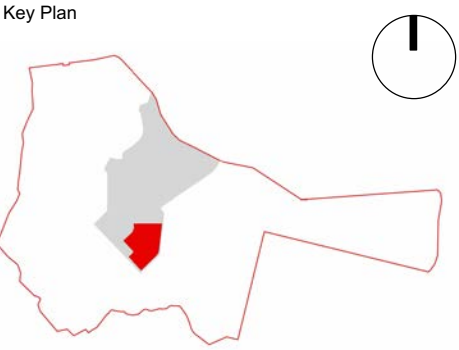
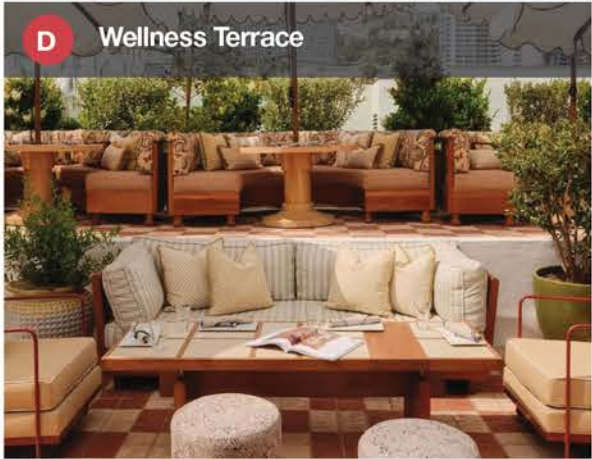
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Landscape Plan CM5 - Hotel



- Asphalt
- Bike Lane
- Exposed Aggregate Concrete with Dark Oxide
- Exposed Aggregate Concrete
- Concrete Pavers
- Lawn
- Planting
- Timber Decking
- Decorative Pavers
- Trees

Notes:

Refer to Open Space Strategy for material and planting palettes.

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Beachlands South - Fast Track Application

Client
Beachlands South Limited Partnership

Sheet
CM5 HOTEL - LANDSCAPE PLAN

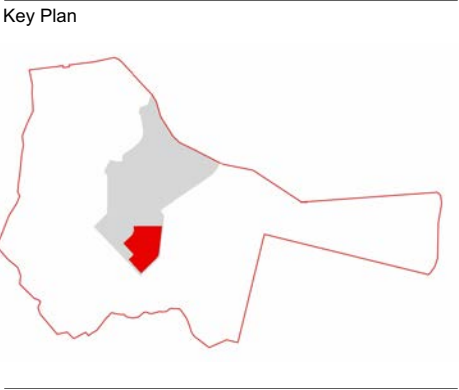
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Discipline
Urban Design

Drawing Number Revision
FC-CM5-001 A

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Site Plan CM5 - Hotel



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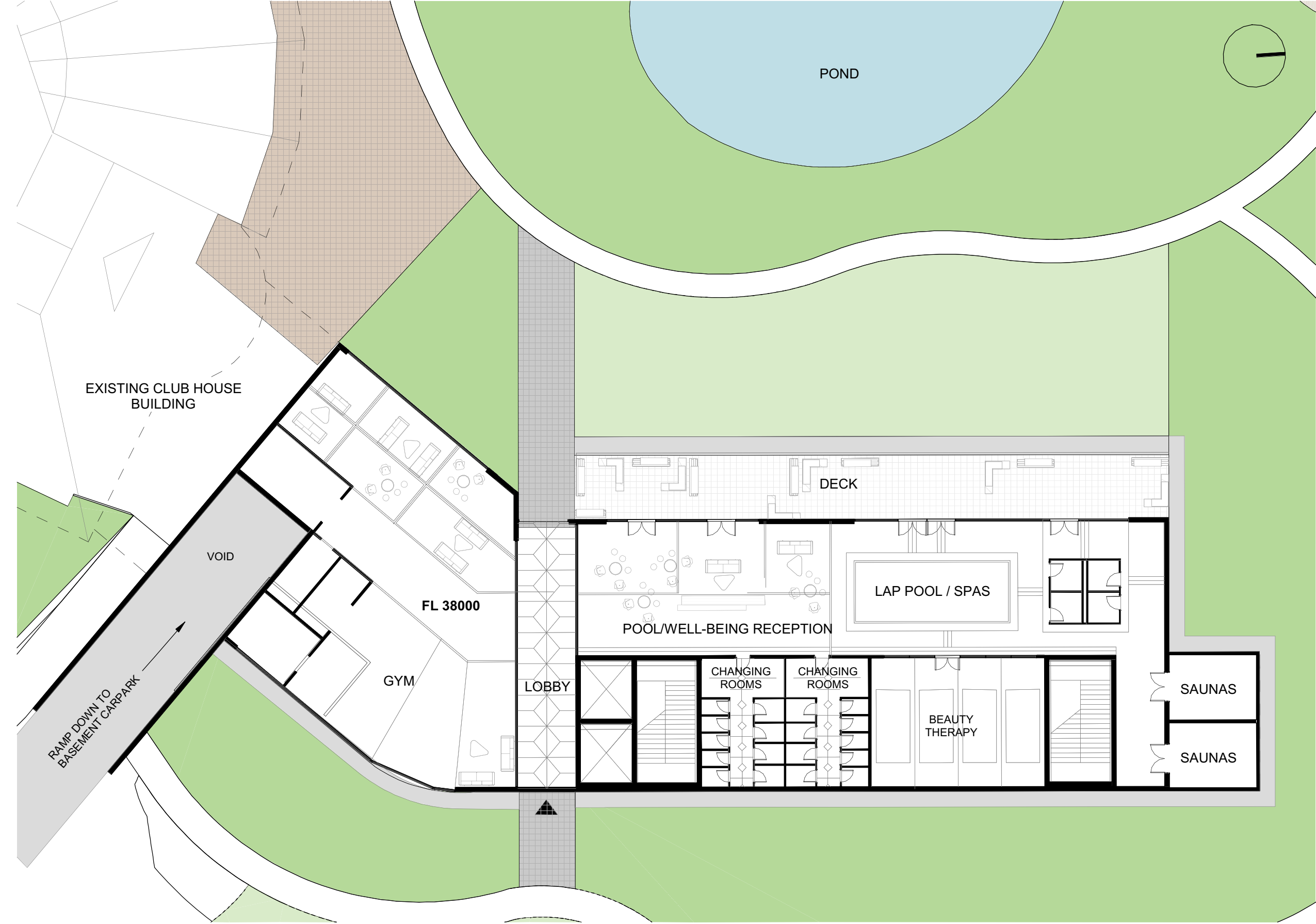
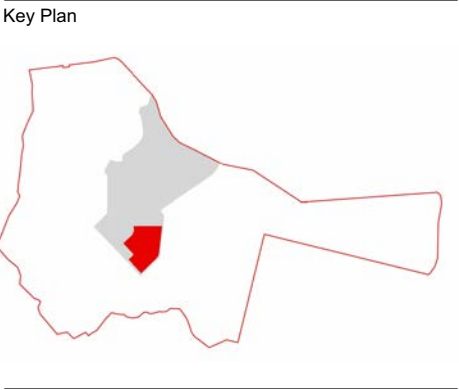
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CM5 HOTEL - SITE PLAN

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Urban Design

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FC-CM5-100 A

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Site Plan CM5 - Hotel Ground level



TOTAL NUMBER OF HOTEL
ROOMS: 153

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Track Application**

Client
Beachlands South Limited
Partnership

Sheet
**CM5 HOTEL -
GROUND LEVEL PLAN**

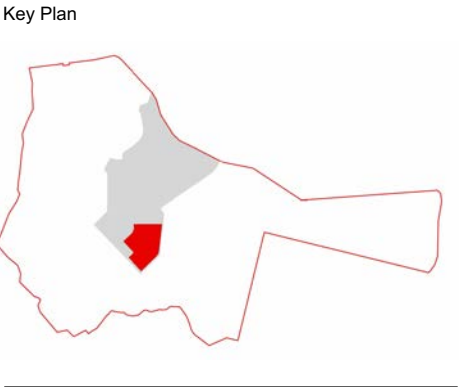
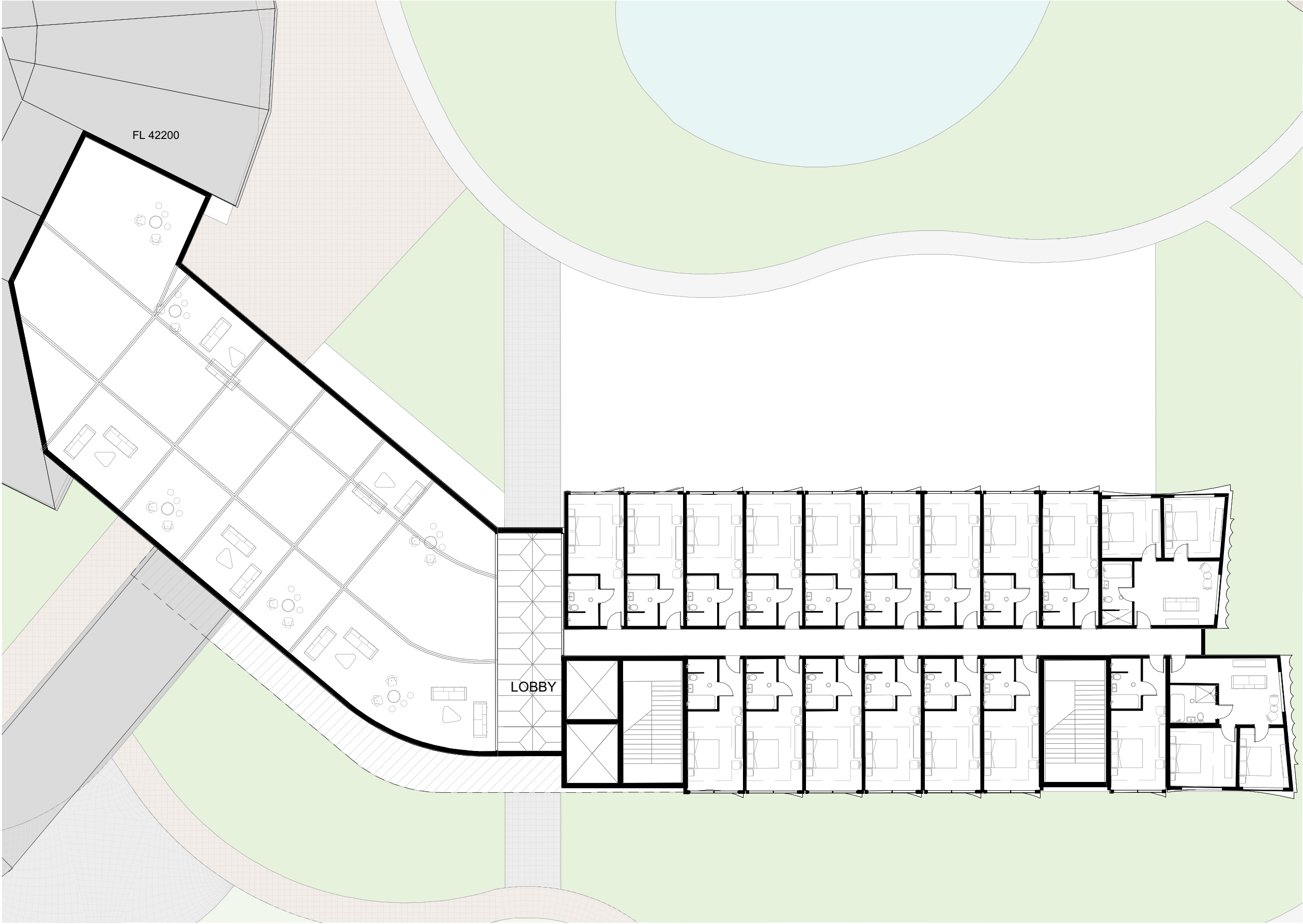
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Site Plan CM5 - Hotel Level 1



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Sheet
CM5 HOTEL - LEVEL 1 PLAN

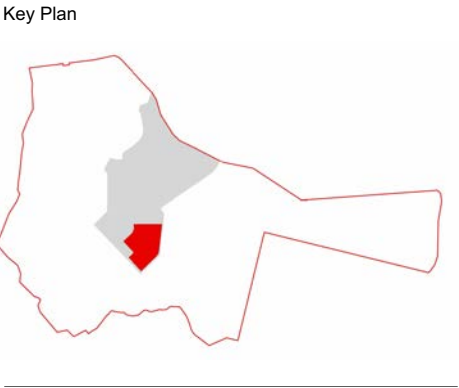
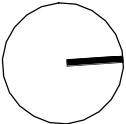
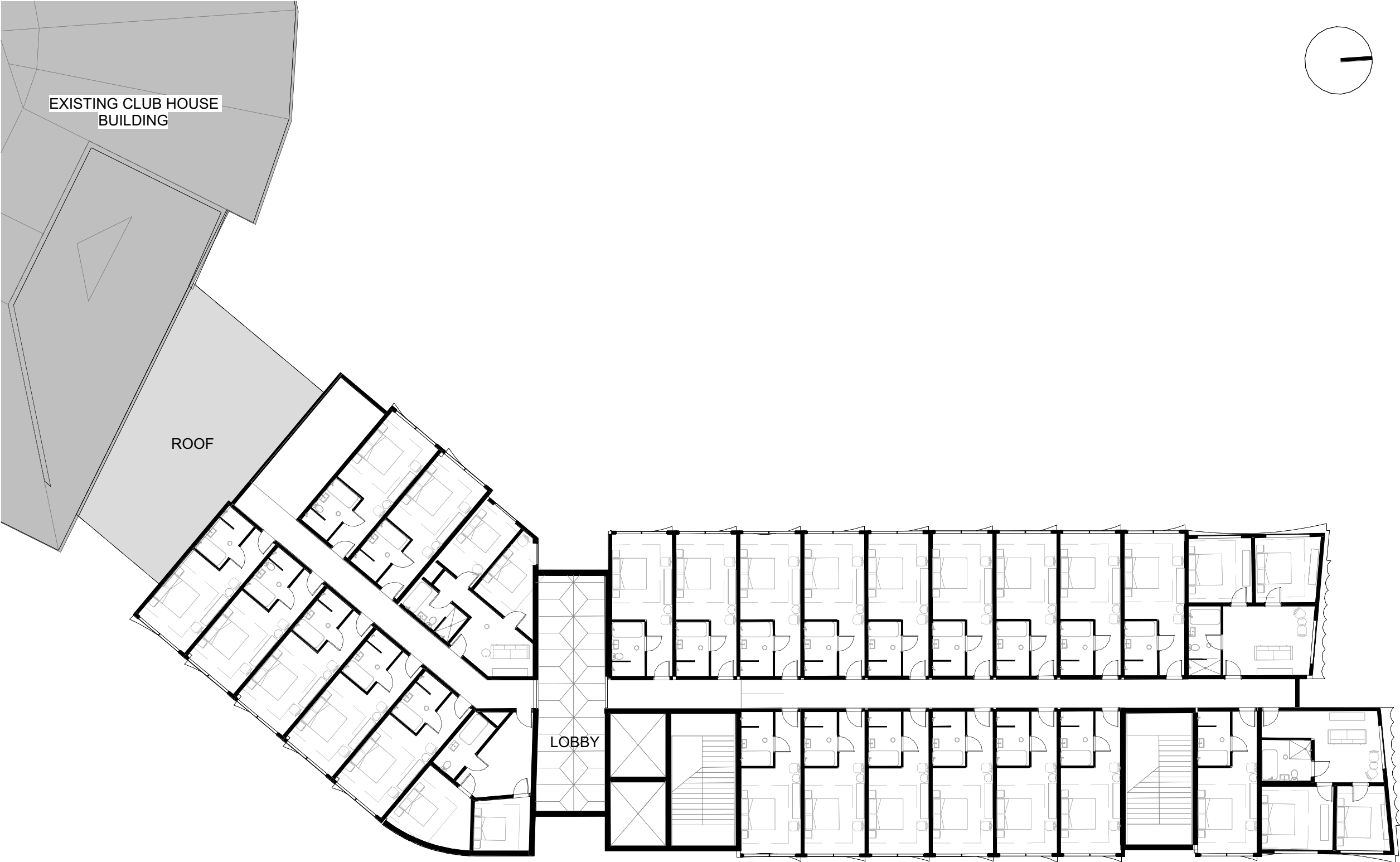
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Site Plan CM5 - Hotel Typical Level (2-6)



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Sheet
CM5 HOTEL - TYPICAL LEVEL PLAN

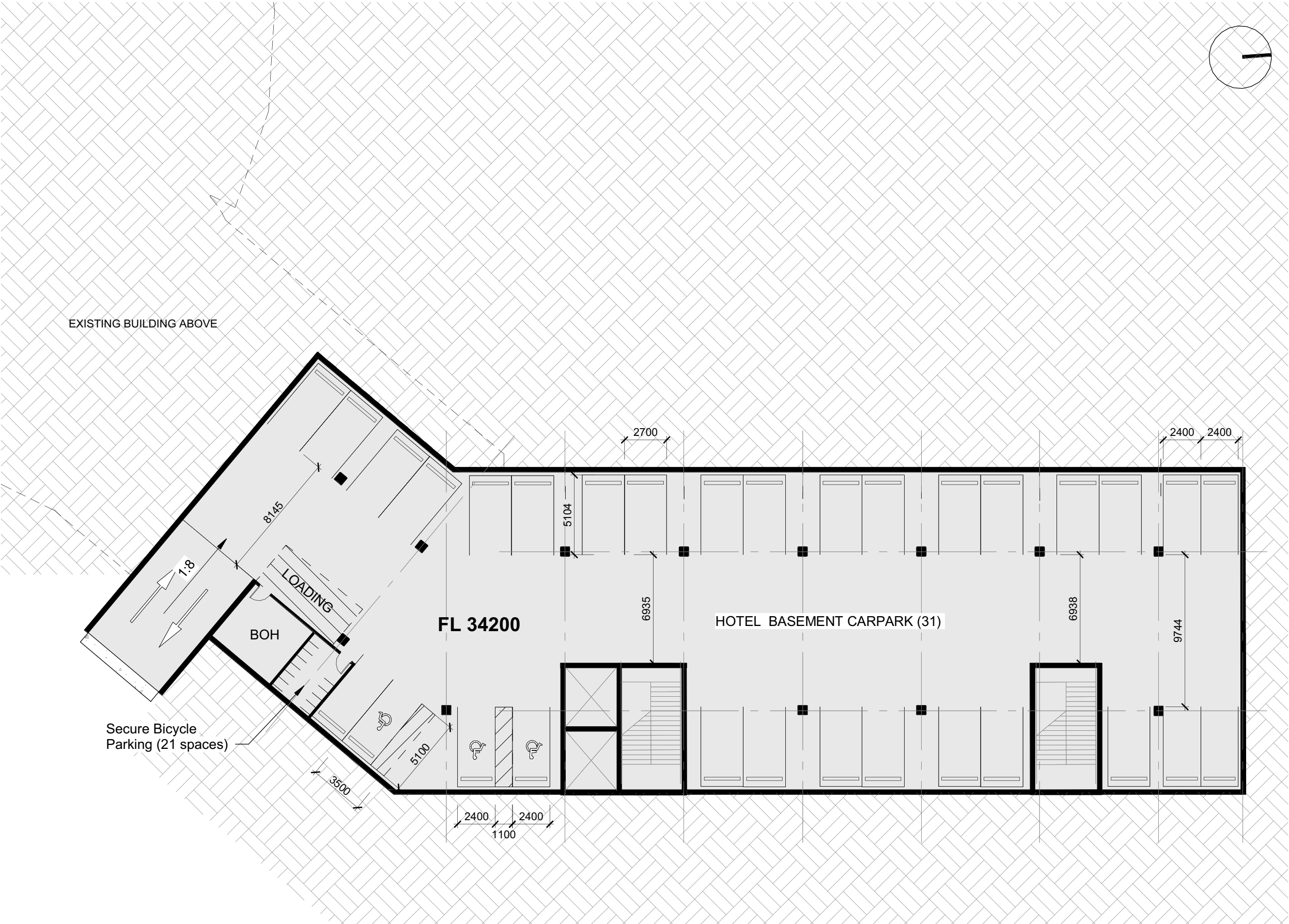
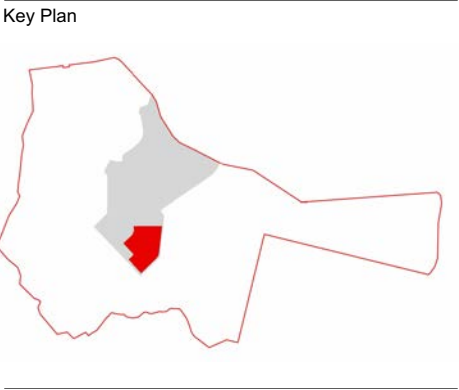
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Site Plan CM5 - Hotel Basement Plan



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CM5 HOTEL - BASEMENT

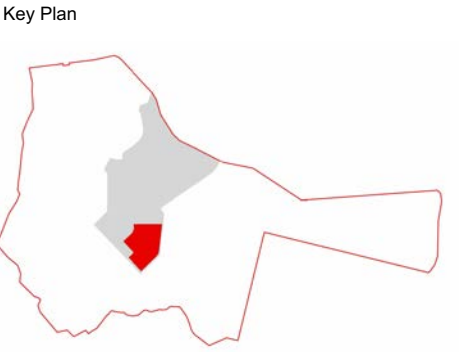
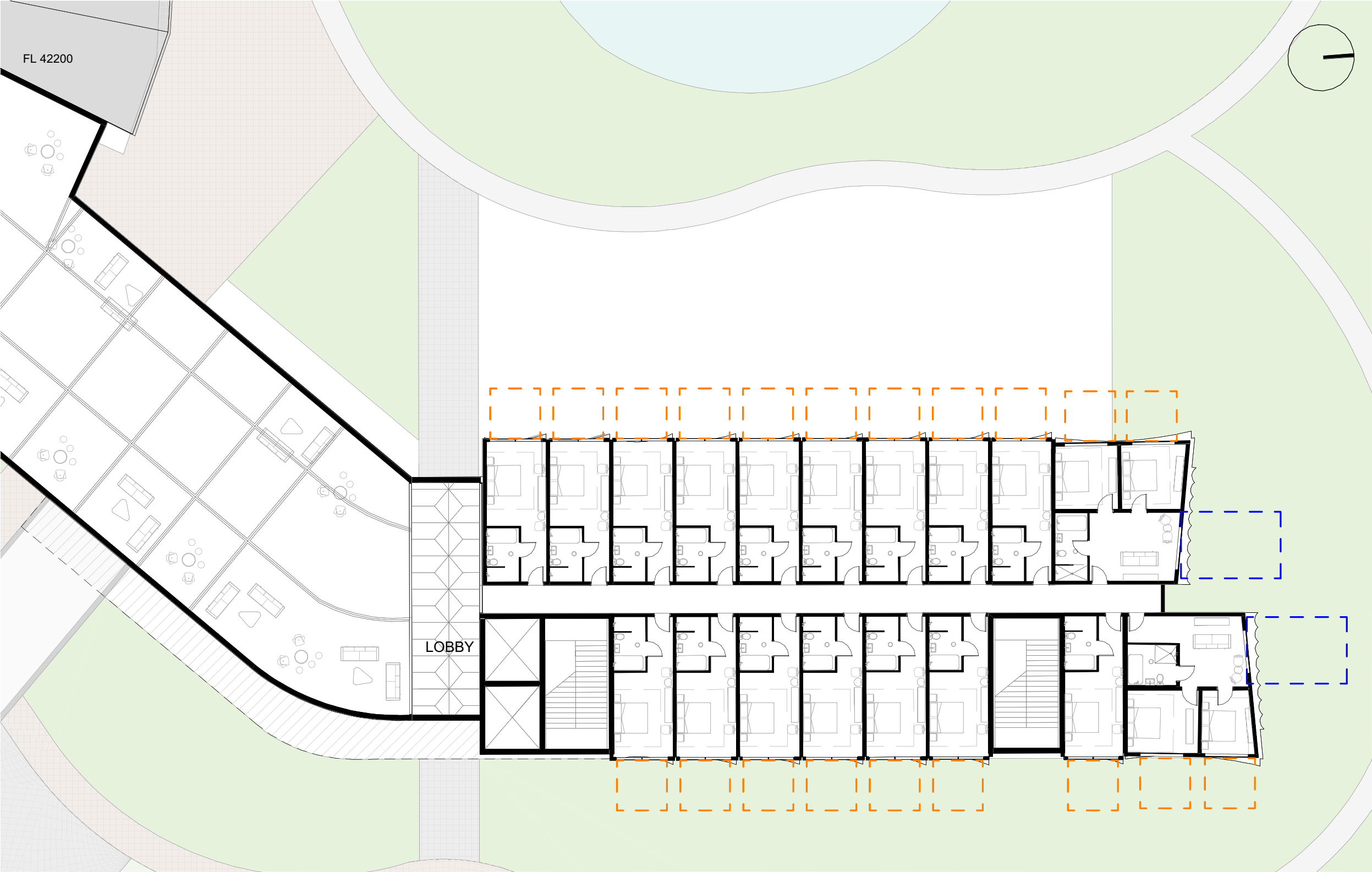
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Compliance CM5 - Hotel Level 1



Compliance Key

Outlook Space:

- Primary Living 6x4m
- Habitable Room 3x3m
- Infringement
- Site Boundary

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Sheet
CM5 HOTEL - COMPLIANCE LEVEL 1

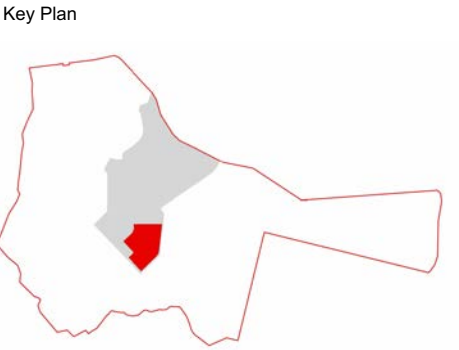
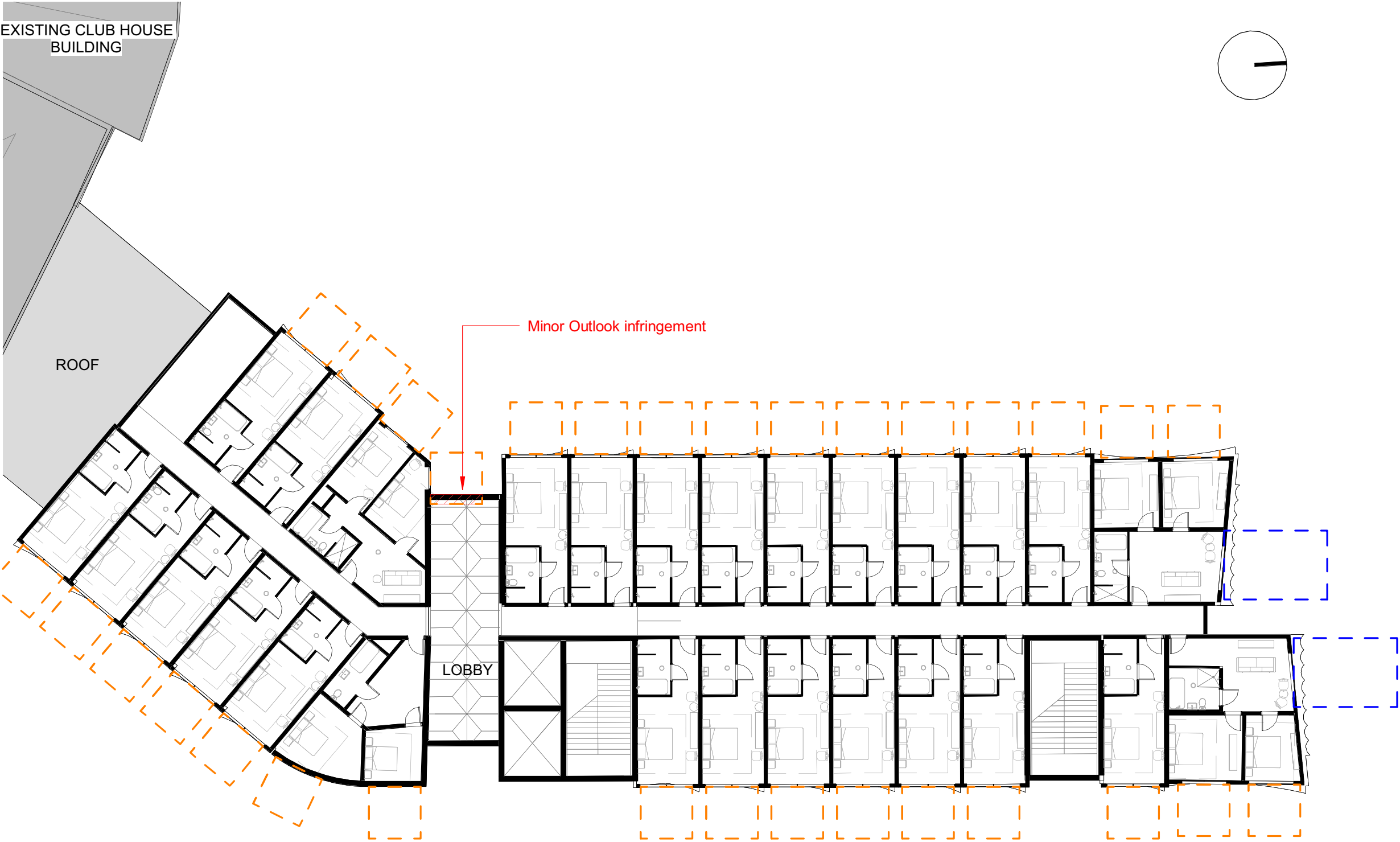
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Compliance CM5 - Hotel Typical Level (2-6)



Compliance Key

Outlook Space:

- Primary Living 6x4m
- Habitable Room 3x3m
- Infringement
- Site Boundary

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Sheet
CM5 HOTEL - COMPLIANCE
TYPICAL LEVEL

Scale @ As Indicated

Discipline

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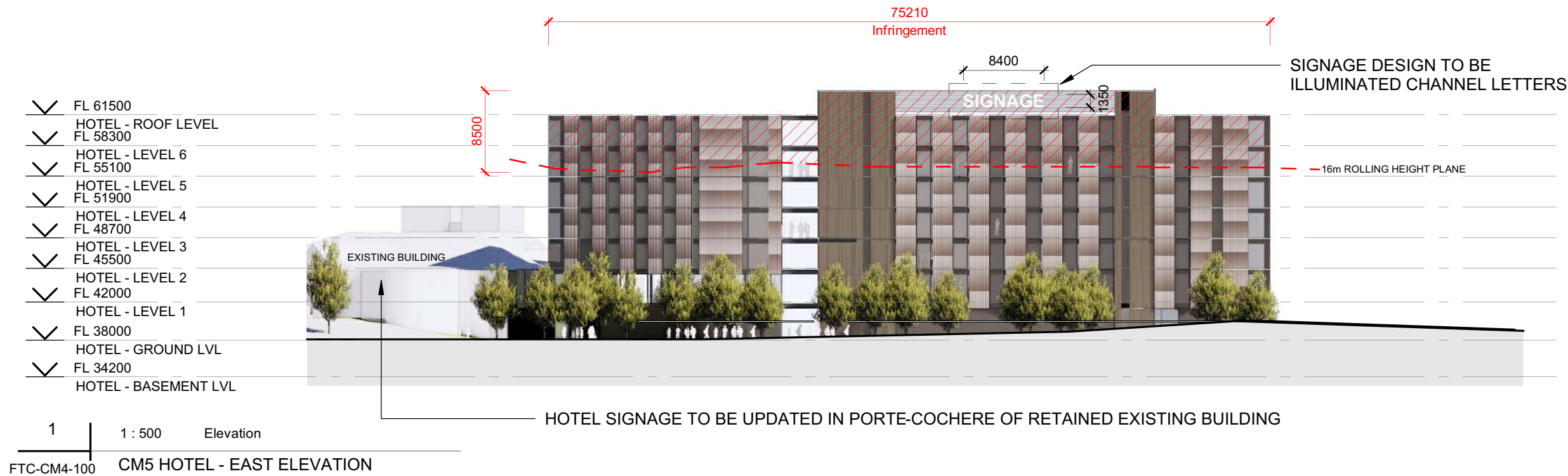
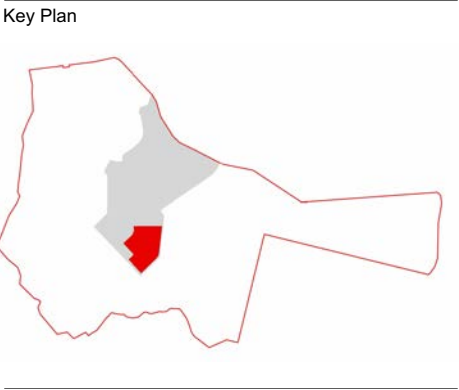
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1

1 : 250 Plan

CM5 HOTEL - COMPLIANCE PLAN - TYPICAL LEVEL

Site Plan CM5 - Hotel Elevations



Maximum Height Infringement

*Rolling height indicated in elevations has been measured from the immediate outside face of the proposed building facade.

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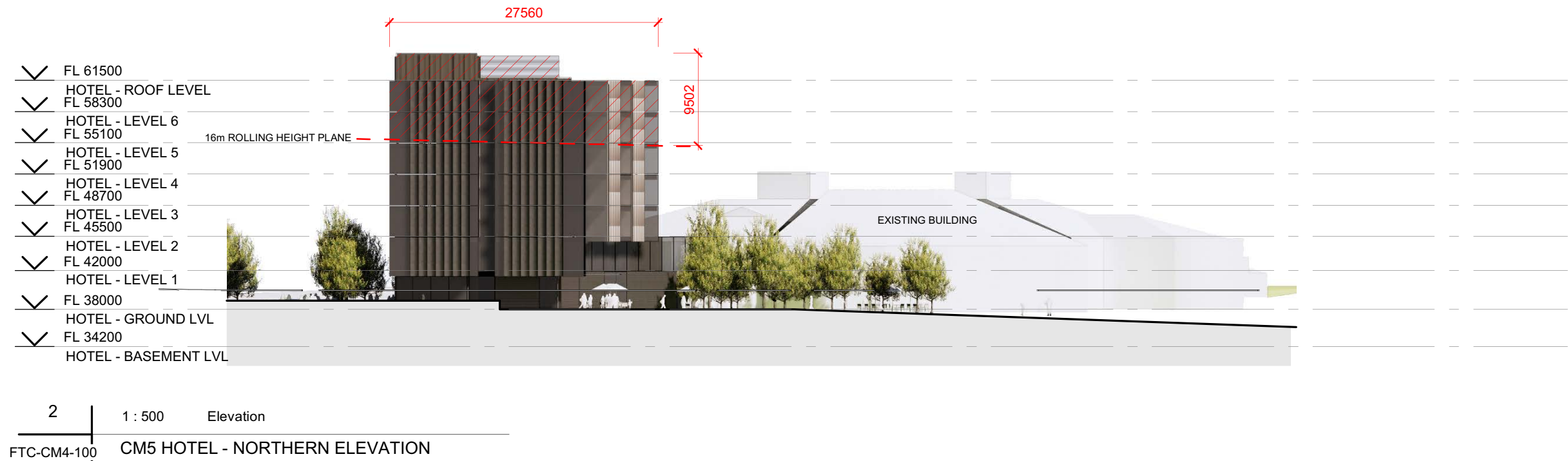
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CM5 HOTEL - ELEVATIONS

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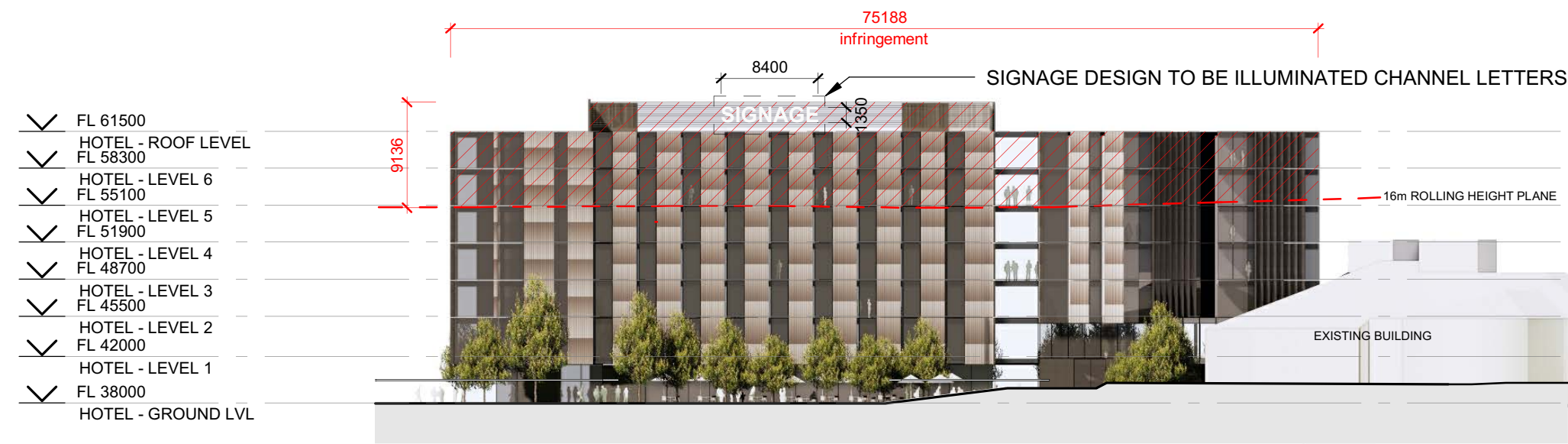
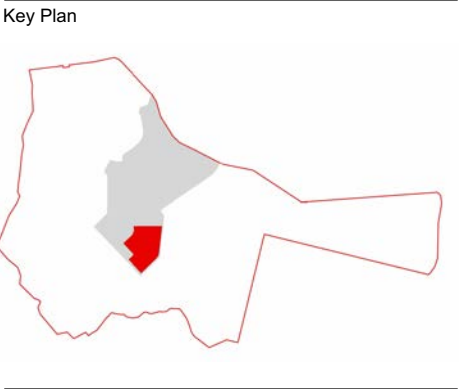
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Site Plan CM5 - Hotel Elevations



2 | 1 : 500 Elevation
FTC-CM4-100 CM5 HOTEL - WEST ELEVATION

Maximum Height Infringement

*Rolling height indicated in elevations has been measured from the immediate outside face of the proposed building facade.

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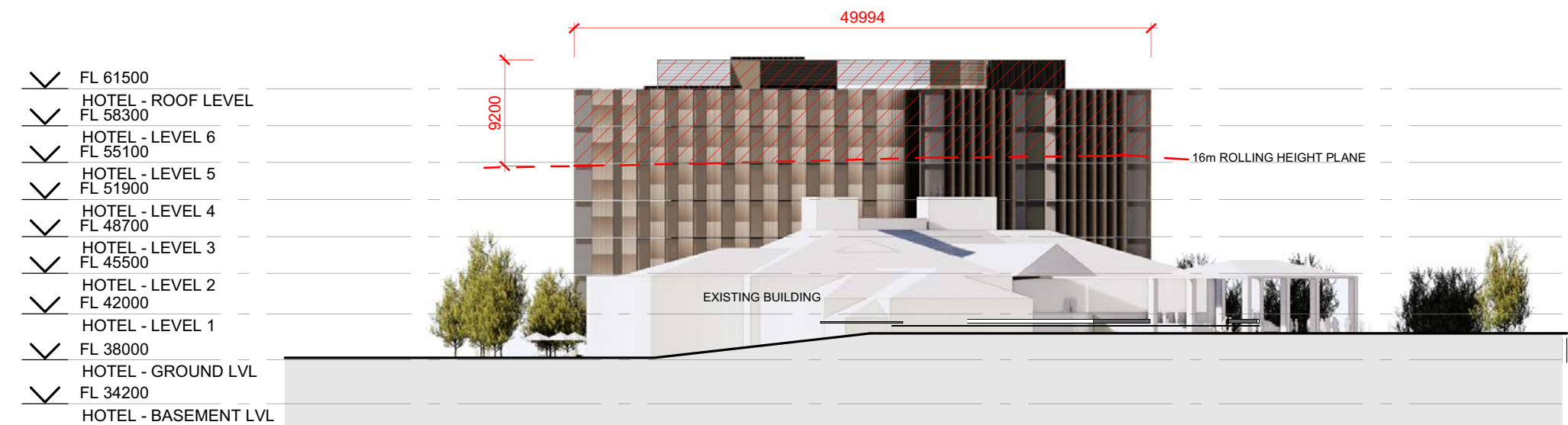
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CM5 HOTEL - ELEVATIONS

Scale @ A3 1 : 500

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FC-CM5-301 A

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1 | 1 : 500 Elevation
FTC-CE4-100 CM5 HOTEL - SOUTH ELEVATION