

Beachlands South

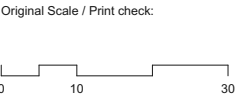
Fast-track Application

Coastal Sub-precinct D

25 June 2026

Rev A

ID.	Rev	Name	Drawing Scales
RC_2 Coastal Sub-precinct			
RC_2.1	A	Cover Page	
RC_2.2	A	Drawings list	
RC_2.3	A	MASTERPLAN	1:3000
RC_2.4	A	KEY PLAN/ Table of dwellings	1:3000
RC_2.4.1	01	Compliance Tables	
RC_2.4.2		Compliance Tables	
RC_2.4.3		Compliance Tables	
RC_2.4.4		Compliance Tables	
RC_2.4.5		Compliance Tables	
RC_2.4.6		Compliance Tables	
RC_2.5	A	C1/C2/C3_ MASTERPLAN	1:1000
RC_2.6	A	C1/C2/C3_ SUPERLOT PLAN	1:1000
RC_2.7	A	C1/C2/C3_ TYPOLOGY PLAN	1:1000
RC_2.8	A	C4/C5/C6_ MASTERPLAN	1:1000
RC_2.9	A	C4/C5/C6_ SUPERLOT PLAN	1:1000
RC_2.10	A	C4/C5/C6_ TYPOLOGY PLAN	1:1000
RC_2.11	A	C7/C8/C13_ MASTERPLAN	1:1000
RC_2.12	A	C7/C8/C13_ SUPERLOT PLAN	1:1000
RC_2.13	A	C7/C8/C13_ TYPOLOGY PLAN	1:1000
RC_2.14	A	C9/C10/C11_ MASTERPLAN	1:1000
RC_2.15	A	C9/C10/C11_ SUPERLOT PLAN	1:1000
RC_2.16	A	C9/C10/C11_ TYPOLOGY PLAN	1:1000
RC_2.17	A	C12/C14/C15_ MASTERPLAN	1:1000
RC_2.18	A	C12/C14/C15_ SUPERLOT PLAN	1:1000
RC_2.19	A	C16/C17/C18_ MASTERPLAN	1:1000
RC_2.20	A	C16/C17/C18_ SUPERLOT PLAN	1:1000

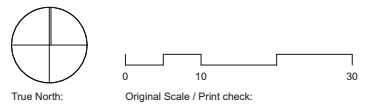


Beachlands South Masterplan
Whitford-Maraetai Rd Auckland

Drawings list
Scale: @ A3

Prepared For:
Russell Property Group
© Studio of Pacific Architecture Limited 2025

Design Phase:	Job No.:	Layout I.D:	Revision:
Fast Track Consent	4655	RC_2.2	A



 **Print in Colour**

Notes:

DO NOT SCALE OFF DRAWINGS

All dimensions to be checked on site.

Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Studio of Pacific Architecture Ltd. © Studio of Pacific Architecture Limited 2025

Rev	Description	Date
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.

studiopacificarchitecture

Architects
Urban Designers
Interior Designers
Landscape Architects

74 Cuba Street
P.O. Box 11-517, Te Aro
Wellington
New Zealand 6011

P: (04) 802 5444
E: architects@studiopacific.co.nz
W: www.studiopacific.co.nz

Prepared For:
Russell Property Group

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

**Resource Consent
Resource Consent**

Layout Name:
Coastal Sub-precinct MASTERPLAN

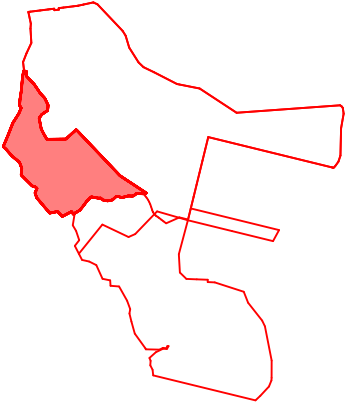
Scale: 1:3000 Original Paper Size: A3

Job No.: 4655 Layout I.D.: RC_2.3 Revision: A

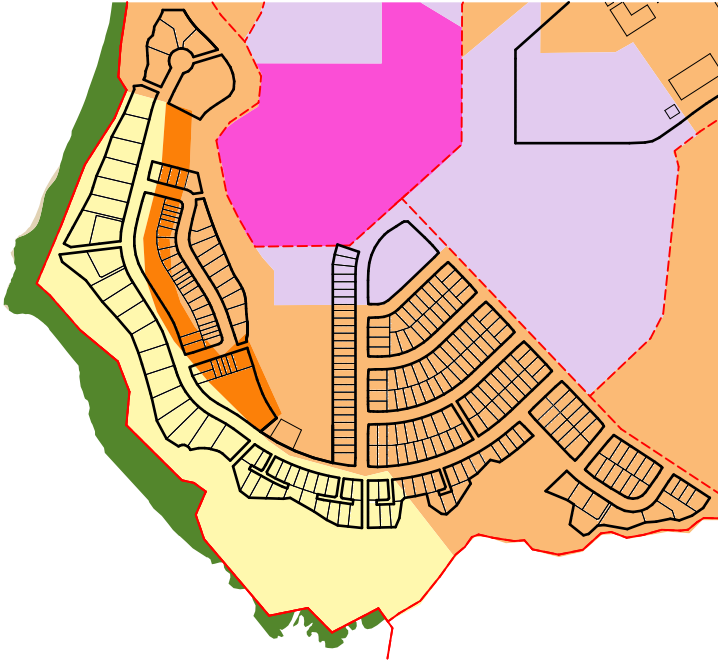


Megalot	AUP Zone	Dwelling Type				Total Number of Dwellings
		Apartment Units	Terraced Houses	Vacant Lots*	Vacant Lots* under 1000m2 in Large Lot Zone	
C1	MHU-THAB	23	0	4	0	27
C2	LL-MHU	0	0	8	0	8
C3	MHU-THAB-LL	0	0	4	1	5
C4	LL-MHU	0	0	13	0	13
C5	MHU-THAB-LL	66	17	7	0	90
C6	MHU-THAB	0	0	10	0	10
C7	THAB-LL	26	6	1	0	33
C8	MHU-MU	0	0	26	0	26
C9	MU	52	0	0	0	52
C10	MHU	0	0	24	0	24
C11	MHU	0	0	34	0	34
C12	MHU	0	0	20	0	20
C13	LL	0	0	0	21	21
C14	MHU	0	0	20	0	20
C15	MHU-LL	0	0	16	6	22
C16	MHU	0	0	12	0	12
C17	MHU	0	0	12	0	12
C18	MHU	0	0	11	0	11
Total		167	23	222	28	440

*Vacant lots are equal to Standalone dwellings



KEY PLAN



True North:

01030

Original Scale / Print check:

Print in Colour

Notes:

DO NOT SCALE OFF DRAWINGS

All dimensions to be checked on site.

Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Studio of Pacific Architecture Ltd.
© Studio of Pacific Architecture Limited 2025

Rev	Description	Date
A	Resource Consent	15.06.2026

- 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

Resource Consent
Resource Consent

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

Scale: 1:3000

Original Paper Size: A3

Job No.:
4655

Layout I.D.:
RC_2.4

Revision:
A

Version: SPA_25_01_02 / CAD Ref: 4655_Beachlands Masterplan / Printed: 25/06/2026, 1:46 PM

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

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

C1		592	1272	Vacant lot
C1		593	1194	Vacant lot
C1		594	1259	Vacant lot
C1		595	919	Vacant lot
C1		*1522*	4513	TYPE4 Apartment (C1-A)
C2		591*	1251	Vacant lot
C3		599*	300	Vacant lot

C5		611*	228	T-3a
C5		612*	162	T-3a
C5		613*	162	T-3a
C5		614*	163	T-3a
C5		615*	238	T-3a
C5		616*	324	Vacant lot
C5		617*	346	Vacant lot
C5		618*	325	Vacant lot
C5		*619*	342	Vacant lot
C5		*620*	237	T-3a
C5		*621*	162	T-3a
C5		622	162	T-3a
C5		623	162	T-3a
C5		624	238	T-3a
C5		625	327	Vacant lot
C5		626	319	Vacant lot
C5		627	336	Vacant lot
C5		628	238	T-3a
C5		629	163	T-3a
C5		*630*	162	T-3a
C5		*631*	162	T-3a
C5		*632*	265	T-3a
C5		634*	342	T-3a

C5		1519*	5810	TYPE2 Apartment (C5-C)
C6		601	817	Vacant lot
C6		602	552	Vacant lot
C6		603	553	Vacant lot
C6		604	538	Vacant lot
C6		605	531	Vacant lot
C6		606	533	Vacant lot
C6		607	520	Vacant lot
C6		608	534	Vacant lot
C6		609	562	Vacant lot
C6		*610*	453	Vacant lot
C8		375	300	Vacant lot
C8		376	300	Vacant lot
C8		377	300	Vacant lot
C8		378	300	Vacant lot
C8		379	300	Vacant lot
C8		380	300	Vacant lot
C8		381	300	Vacant lot
C8		382	300	Vacant lot
C8		383	300	Vacant lot
C8		384	300	Vacant lot
C8		385	300	Vacant lot
C8		386	300	Vacant lot
C8		387	300	Vacant lot
C8		388	300	Vacant lot
C8		389	300	Vacant lot
C8		390	300	Vacant lot
C8		391	300	Vacant lot
C8		392	300	Vacant lot
C8		393	474	Vacant lot
C10		460	325	Vacant lot
C10		461	325	Vacant lot
C10		462	326	Vacant lot
C10		463	326	Vacant lot
C10		464	326	Vacant lot

1458.6.17.2.a Max. height	1458.6.17.2.b Height in Relation to Boundary	1458.6.17.2.c Yards	1458.6.17.2.d Building Coverage	1458.6.17.2.e Outdoor Living Space	1458.6.17.2.f Outlook Space	1458.6.17.2.g Windows to Street	1458.6.17.2.h Landscapae Area	H5.6.10 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
11m except that 50% of buildings roof in elevation may exceed by 1m where slope is 15 deg. Or more	4m + 60 deg	Front: 1.5m Side: 1m Rear: 1m High value terrestrial planting: 5m Wetland margin buffer planting required by 1458.6.6(7): 5m Coastal protection yard required by 1458.6.9: 5m	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	max. 60%	For buildings within the same site	(a) Within the front yard, either: (i) 1.4m in height, or (ii) 1.8m in height for no more than 50 per cent of the site frontage and 1.4m for the remainder, or (iii) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the front boundary. Within side, rear, coastal protection, lakeside or	30m2 for studios 45m2 for 1+ bed	(1) a - b, (2) - (5)

					To comply			
					To comply			
					To comply			
					To comply			
x - 34.600mm infringement	N/A	✓	✓	✓	✓	✓	✓	✓
					To comply			
					To comply			

✓	N/A	✓	N/A	N/A	N/A	N/A	✓
✓	N/A	✓	N/A	N/A	N/A	N/A	✓
✓	N/A	✓	N/A	N/A	N/A	N/A	✓
✓	N/A	✓	N/A	N/A	N/A	N/A	✓
✓	N/A	✓	N/A	N/A	N/A	N/A	✓
To comply							
To comply							
To comply							
To comply							
✓	N/A	✓	✓	✓	✓	x -13.9%	✓
✓	N/A	✓	x -64%	✓	✓	x -13.9%	✓
✓	N/A	✓	65%	✓	✓	x -13.9%	✓
✓	N/A	✓	65%	✓	✓	x -13.9%	✓
✓	N/A	✓	✓	✓	✓	x -13.9%	✓
To comply							
To comply							
To comply							
✓	N/A	✓	✓	✓	✓	x -13.9%	✓
✓	N/A	✓	64%	✓	✓	x -13.9%	✓
✓	N/A	✓	x - 63%	✓	✓	x -13.9%	✓
✓	N/A	✓	x - 70%	✓	✓	x -13.9%	✓
✓	N/A	✓	x - 52%	✓	✓	x -13.9%	✓
N/A	N/A	✓	✓	✓	N/A	N/A	✓
x - 14,200mm infringement	N/A	✓	✓	x - GF 1 bed units ONLY min. dim of 2.3m	✓	✓	✓

[illegible]

To comply				✓
To comply				✓
To comply				✓
To comply				✓
✓	N/A	✓	✓	✓
To comply				✓
To comply				✓

✓		N/A	✓	N/A	✓
✓		N/A	✓	N/A	✓
✓		N/A	✓	N/A	✓
✓		N/A	✓	N/A	✓
✓		N/A	✓	N/A	✓
		To comply			✓
		To comply			✓
		To comply			✓
		To comply			✓
✓		N/A	✓	✓	✓
65%		N/A	✓	✓	✓
65%		N/A	✓	✓	✓
65%		N/A	✓	✓	✓
✓		N/A	✓	✓	✓
		To comply			✓
		To comply			✓
		To comply			✓
✓		N/A	✓	✓	✓
64%		N/A	✓	✓	✓
x - 68%		N/A	✓	✓	✓
x - 75%		N/A	✓	✓	✓
✓		N/A	✓		✓
✓		N/A	✓	N/A	✓
✓	✓		✓	✓	✓

[illegible]

Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Studio of Pacific Architecture Ltd.
© Studio of Pacific Architecture Limited 2025

Rev	Description	Date
01	Resource Consent	25.06.2026

Job No.: **4655** Layout I.D.: **RC 2.4.1** Revision: **01**

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

C10		465	329	Vacant lot
C10		466	395	Vacant lot
C10		467	385	Vacant lot
C10		468	387	Vacant lot
C10		469	358	Vacant lot
C10		470	373	Vacant lot
C10		471	373	Vacant lot
C10		472	383	Vacant lot
C10		473	425	Vacant lot
C10		474	333	Vacant lot
C10		475	333	Vacant lot
C10		476	334	Vacant lot
C10		477	335	Vacant lot
C10		478	335	Vacant lot
C10		479	336	Vacant lot
C10		480	350	Vacant lot
C10		481	345	Vacant lot
C10		482	343	Vacant lot
C10		483	350	Vacant lot
C11		430	335	Vacant lot
C11		431	334	Vacant lot
C11		432	334	Vacant lot
C11		433	333	Vacant lot
C11		434	332	Vacant lot
C11		435	330	Vacant lot
C11		436	355	Vacant lot
C11		437	331	Vacant lot
C11		438	327	Vacant lot
C11		439	331	Vacant lot
C11		440	325	Vacant lot
C11		441	329	Vacant lot
C11		442	330	Vacant lot
C11		443	336	Vacant lot
C11		444	340	Vacant lot
C11		445	350	Vacant lot
C11		446	350	Vacant lot
C11		447	344	Vacant lot
C11		448	344	Vacant lot
C11		449	339	Vacant lot
C11		450	379	Vacant lot
C11		451	361	Vacant lot
C11		452	338	Vacant lot
C11		453	369	Vacant lot
C11		454	335	Vacant lot
C11		455	336	Vacant lot
C11		456	336	Vacant lot
C11		457	336	Vacant lot
C11		458	336	Vacant lot
C11		459	336	Vacant lot
C11		484	344	Vacant lot
C11		485	350	Vacant lot
C11		486	350	Vacant lot
C11		487	343	Vacant lot
C12		394	350	Vacant lot
C12		395	353	Vacant lot
C12		396	378	Vacant lot
C12		397	334	Vacant lot
C12		398	331	Vacant lot
C12		399	328	Vacant lot
C12		400	326	Vacant lot
C12		401	324	Vacant lot
C12		402	322	Vacant lot
C12		403	319	Vacant lot
C12		404	353	Vacant lot
C12		421	482	Vacant lot
C12		422	461	Vacant lot
C12		423	395	Vacant lot
C12		424	358	Vacant lot
C12		425	359	Vacant lot
C12		426	360	Vacant lot
C12		427	359	Vacant lot
C12		428	351	Vacant lot
C12		429	343	Vacant lot
C14		405	382	Vacant lot
C14		406	408	Vacant lot
C14		407	316	Vacant lot
C14		408	321	Vacant lot
C14		409	322	Vacant lot
C14		410	322	Vacant lot
C14		411	322	Vacant lot
C14		412	322	Vacant lot
C14		413	337	Vacant lot
C14		414	338	Vacant lot
C14		415	338	Vacant lot
C14		416	339	Vacant lot
C14		417	339	Vacant lot
C14		418	341	Vacant lot
C14		419	363	Vacant lot
C14		420	380	Vacant lot
C14		488	345	Vacant lot
C14		489	350	Vacant lot
C14		490	350	Vacant lot
C14		491	315	Vacant lot

[illegible][illegible]

Prepared For:
Russell Property Group

Layout Name:	
Coastal Sub-precinct Compliance Tables	
Scale:	Original Paper Size: A3
Job No.: 4655	Layout I.D.: RC_2.4.2
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

C15		528	355	Vacant lot
C15		529	315	Vacant lot
C15		530	323	Vacant lot
C15		531	321	Vacant lot
C15		532	407	Vacant lot
C15		533	332	Vacant lot
C15		534	318	Vacant lot
C15		535	325	Vacant lot
C15		536	324	Vacant lot
C15		537	427	Vacant lot
C15		538	393	Vacant lot
C15		539	443	Vacant lot
C15		540	334	Vacant lot
C15		541	320	Vacant lot
C15		542	369	Vacant lot
C15		*543*	360	Vacant lot
C15		544*	399	Vacant lot
C16		492	485	Vacant lot
C16		493	396	Vacant lot
C16		494	397	Vacant lot
C16		495	397	Vacant lot
C16		496	396	Vacant lot
C16		497	282	Vacant lot
C16		498	589	Vacant lot
C16		499	396	Vacant lot
C16		500	397	Vacant lot
C16		501	397	Vacant lot
C16		502	397	Vacant lot
C16		503	479	Vacant lot
C17		504	452	Vacant lot
C17		505	396	Vacant lot
C17		506	396	Vacant lot
C17		507	397	Vacant lot
C17		508	396	Vacant lot
C17		509	386	Vacant lot
C17		510	373	Vacant lot
C17		511	384	Vacant lot
C17		512	392	Vacant lot
C17		513	396	Vacant lot
C17		514	396	Vacant lot
C17		515	432	Vacant lot
C18		516	294	Vacant lot
C18		517	300	Vacant lot
C18		518	300	Vacant lot
C18		519	521	Vacant lot
C18		520	904	Vacant lot
C18		521	789	Vacant lot
C18		522	1208	Vacant lot
C18		523	999	Vacant lot
C18		524	700	Vacant lot
C18		525	646	Vacant lot
C18		526	869	Vacant lot

C2		584	1212	Vacant lot
C2		585	1394	Vacant lot
C2		586	1223	Vacant lot
C2		587	1238	Vacant lot
C2		588	1248	Vacant lot
C2		589	1239	Vacant lot
C2		590	1281	Vacant lot
C2		*591*	1251	Vacant lot
C3		*596*	344	S-4a
C4		571	1245	Vacant lot
C4		572	1243	Vacant lot
C4		573	1272	Vacant lot
C4		574	1191	Vacant lot
C4		575	1201	Vacant lot
C4		576	1239	Vacant lot
C4		577	1207	Vacant lot
C4		578	1207	Vacant lot
C4		579	1233	Vacant lot
C4		580	1247	Vacant lot

[illegible][illegible]

4655 **RC_2.4.3**

MEGALOT / SUPERLOT	SUPERLOT ID	LOT ID	LOT AREA (m2)	TPOLOGY
C4		581	1182	Vacant lot
C4		582	1404	Vacant lot
C4		583	1243	Vacant lot
C5		1519*	5810	TYPE2 Apartment (C5-A)
				TYPE2 Apartment (C5-B)
C7		635*	361	T-3a
		636*	349	T-3a
		1518*	4388	TYPE1 Apartment (C7-A)
C13		550	351	S-4a
C13		551	336	S-4a
C13		552	384	S-4a
C13		553	386	S-4a
C13		554	373	S-4a
C13		555	327	S-4a
C13		556	324	S-4a
C13		557	324	S-4a
C13		558	324	S-4a
C13		559	296	S-4a
C13		560	440	S-4a
C13		561	566	S-4a
C13		562	475	S-4a
C13		563	536	S-4a
C13		564	390	S-4a
C13		565	365	S-4a
C13		566	451	S-4a
C13		567	390	S-4a
C13		568	399	S-4a
C13		569	418	S-4a
C13		570	576	S-4a
C15		543*	360	Vacant lot

H1 Residential - Large Lot Zone							H1.6.5.1 Yards	H1.6.4.1 Building Height	H1.6.8 Rainwater Tank AND I458.6.13 (Water Supply Efficiency)
I458.6.12. 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 Landscpae Area	I458.6.12. Min. Net site area	I458.6.12. Impervious Area			
max. 35%	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	1000m2	max. 50%	Front: 10m Side: 6m Rear: 6m Note: others apply for riparian edges, ect	8m except that 50% of roof in elevation may exceed by 1m where above 15 degrees l slope	Tank placement AND minimum size
To comply							To Comply		
To comply							To Comply		
To comply							To Comply		
x - 60%	x - GF-1 bed units ONLY min. dim of 2.3m	✓	✓	✓	✓	x - 67%	x - front, side, and rear	x - 16,900mm infringement	✓
	x - GF-1 bed units ONLY min. dim of 2.3m	✓	✓	✓	✓		x - front, side, and rear	x - 15,600mm infringement	✓
✓	✓	✓	x - 13.9%	✓	361	✓	x - front yard: 2.8 x 6.5m infringement	x -max height 8700mm	✓
✓	✓	✓	x - 13.9%	✓	349	✓	x - front yard: 3.5 x 6.5m infringement	x -max height 8700mm	✓
✓	N/A	✓	✓	✓	✓	✓	✓	✓	✓
45.8%	✓	✓	✓	✓	351	50.2%	x 7.5m front yard; 4.8m side and rear yard infringements	✓	✓
47.8%	✓	✓	✓	✓	336	52.4%	x 7.5m front yard; 4.8m side and rear yard infringements	✓	✓
41.8%	✓	✓	✓	✓	384	45.9%	x 7.5m front yard; 4.8m side and rear yard infringements	✓	✓
41.6%	✓	✓	✓	✓	386	45.6%	x 7.5m front yard; 4.8m side and rear yard infringements	✓	✓
43.1%	✓	✓	✓	✓	373	47.2%	x 7.5m front yard; 4.8m side and rear yard infringements	✓	✓
49.1%	✓	✓	✓	✓	327	53.8%	x 7.5m front yard; 4.8m side and rear yard infringements	✓	✓
49.6%	✓	✓	✓	✓	324	54.3%	x 7.5m front yard; 4.8m side and rear yard infringements	✓	✓
49.6%	✓	✓	✓	✓	324	54.3%	x 7.5m front yard; 4.8m side and rear yard infringements	✓	✓
49.6%	✓	✓	✓	✓	324	54.3%	x 7.5m front yard; 4.8m side and rear yard infringements	✓	✓
54.3%	✓	✓	✓	✓	296	59.5%	x 7.5m front yard; 4.8m side and rear yard infringements	✓	✓
36.5%	✓	✓	✓	✓	440	40.0%	x 4.8m side rear yard(s) infringements	✓	✓
✓	✓	✓	N/A	✓	566	✓	x 4.8m side rear yard(s) infringements	✓	✓
✓	✓	✓	N/A	✓	475	37.1%	x 4.8m side rear yard(s) infringements	✓	✓
✓	✓	✓	N/A	✓	536	✓	x 4.8m side rear yard(s) infringements	✓	✓
41.2%	✓	✓	N/A	✓	390	45.2%	x 4.8m side rear yard(s) infringements	✓	✓
44.0%	✓	✓	N/A	✓	365	48.2%	x 4.8m side rear yard(s) infringements	✓	✓
35.6%	✓	✓	N/A	✓	451	39.0%	x 4.8m side rear yard(s) infringements	✓	✓
41.2%	✓	✓	N/A	✓	390	45.2%	x 4.8m side rear yard(s) infringements	✓	✓
40.3%	✓	✓	N/A	✓	399	44.1%	x 4.8m side rear yard(s) infringements	✓	✓
38.4%	✓	✓	N/A	✓	418	42.1%	x 4.8m side rear yard(s) infringements	✓	✓
✓	✓	✓	N/A	✓	576	✓	x 4.8m side rear yard(s) infringements	✓	✓
To comply	To comply	To comply	To comply	To comply	360	To comply	To comply		

True North:

Original Scale / Print check:

Print in Colour

Notes:

DO NOT SCALE OFF DRAWINGS

All dimensions to be checked on site.

Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Studio of Pacific Architecture Ltd. © Studio of Pacific Architecture Limited 2025

Rev	Description	Date

studiopacificarchitecture

Architects
Urban Designers
Interior Designers
Landscape Architects

74 Cuba Street
P.O. Box 11-517, Te Aro
Wellington
New Zealand 6011

P: (04) 802 5444
E: architects@studiopacific.co.nz
W: www.studiopacific.co.nz

Prepared For:

Russell Property Group

Project Title:

Beachlands South Masterplan

at
Beachlands South
Whitford-Maraetai Rd, Auckland

Layout Name:

Coastal Sub-precinct Compliance Tables

Scale:

Original Paper Size: A3

Job No.:

4655

Layout I.D.:

RC_2.4.4

Revision:

Version: SPA_25_01_02 / CAD Ref: 4655_Beachlands Masterplan / Printed: 25/06/2026, 1:46 PM

MEGALOT / SUPERLOT	SUPERLOT ID	LOT ID	LOT AREA (m2)	TYPOLOGY
C8		368	353	Vacant lot
		369	351	Vacant lot
		370	347	Vacant lot
		371	300	Vacant lot
		372	300	Vacant lot
		373	300	Vacant lot
		374	300	Vacant lot
C9		1517	6058	TYPE1 Apartment (C9-A)
		1517	6058	TYPE1 Apartment (C9-B)

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	458.6.13. 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 16m 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
To comply							
To comply							
To comply							
To comply							
To comply							
To comply							
To comply							
x - 5,800mm infringement	✓	x - max. 8,000h x 2,000d infringement	N/A	✓	✓	✓	✓
x - 5,600mm infringement	✓	x - max. 8,000h x 500d infringement	N/A	✓	✓	✓	✓



True North:



Original Scale / Print check:



Print in Colour

Notes:

DO NOT SCALE OFF DRAWINGS

All dimensions to be checked on site.

Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Studio of Pacific Architecture Ltd.
© Studio of Pacific Architecture Limited 2025

Rev	Description	Date

studiopacificarchitecture

Architects
Urban Designers
Interior Designers
Landscape Architects

74 Cuba Street
P.O. Box 11-517, Te Aro
Wellington
New Zealand 6011

P: (04) 802 5444
E: architects@studiopacific.co.nz
W: www.studiopacific.co.nz

Prepared For:

Russell Property Group

Project Title:

Beachlands South Masterplan

at
Beachlands South
Whitford-Maraetai Rd, Auckland

Layout Name:

Coastal Sub-precinct Compliance Tables

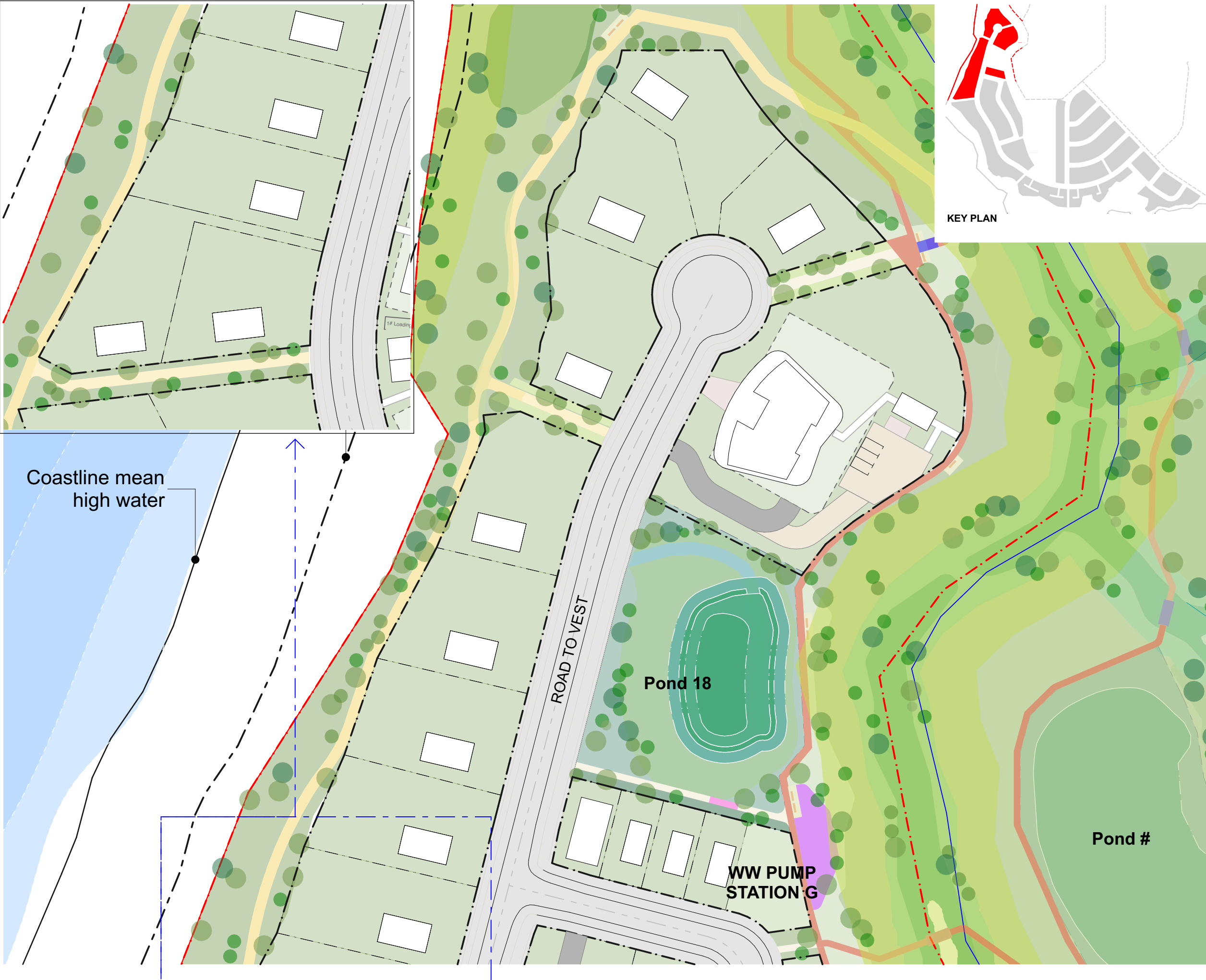
Scale:

Original Paper Size: A3

Job No.: 4655

Layout I.D.: RC_2.4.6

Revision:



True North:

01030

Original Scale / Print check:

Print in Colour

Notes:

DO NOT SCALE OFF DRAWINGS

All dimensions to be checked on site.

Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Studio of Pacific Architecture Ltd. © Studio of Pacific Architecture Limited 2025

Rev	Description	Date
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.

studiopacificarchitecture

Architects
Urban Designers
Interior Designers
Landscape Architects

74 Cuba Street
P.O. Box 11-517, Te Aro
Wellington
New Zealand 6011

P: (04) 802 5444
E: architects@studiopacific.co.nz
W: www.studiopacific.co.nz

Prepared For:
Russell Property Group

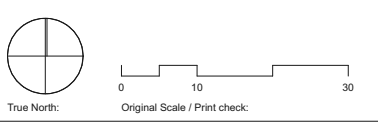
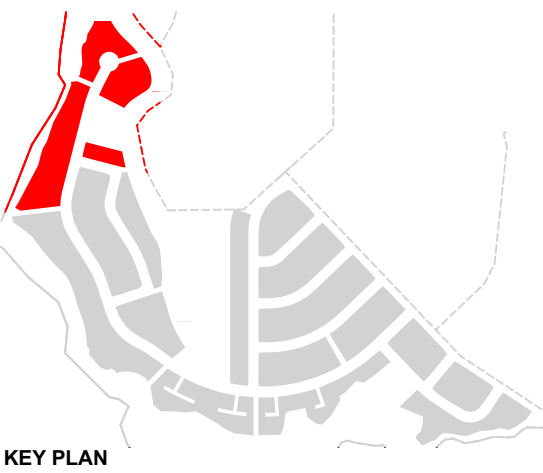
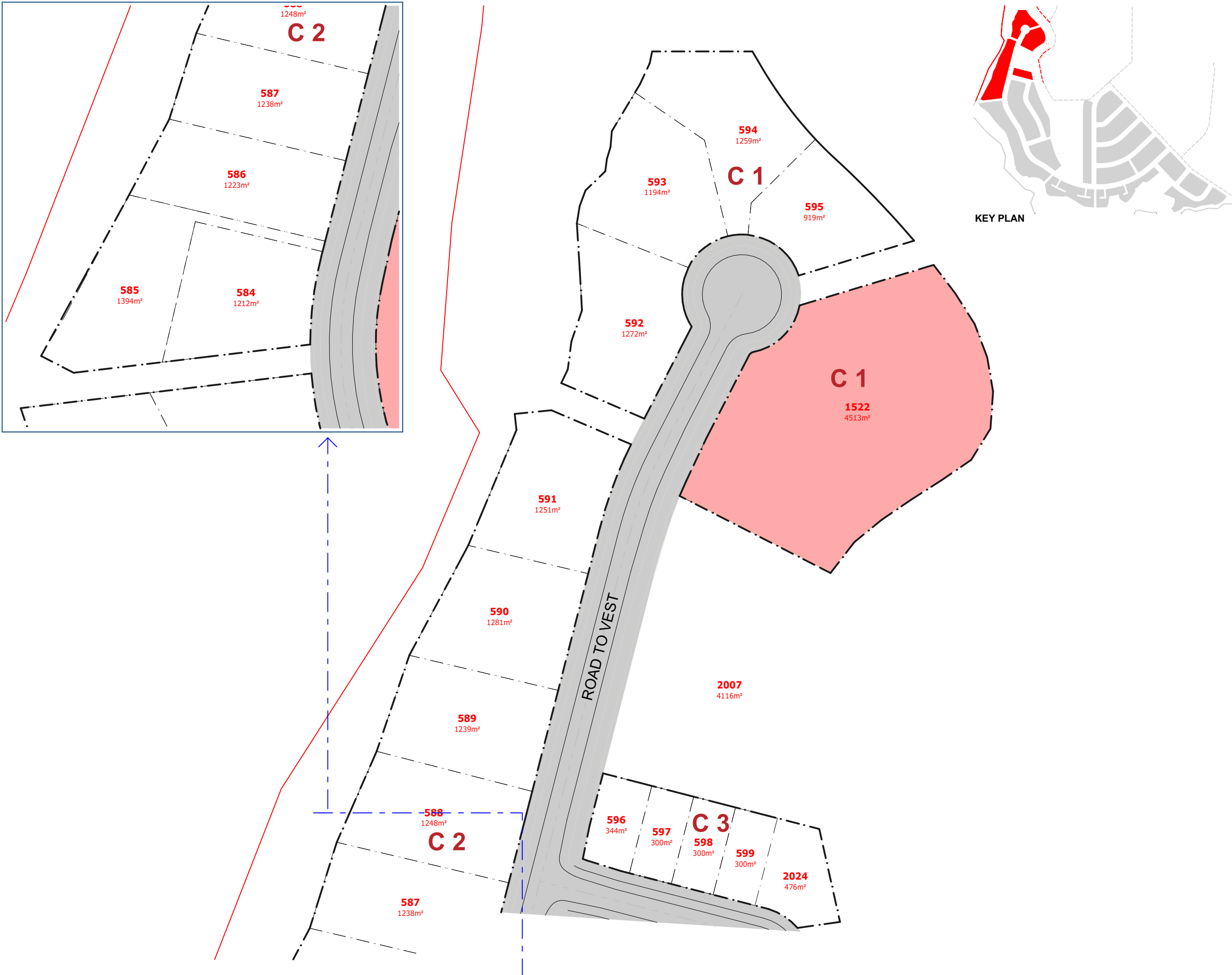
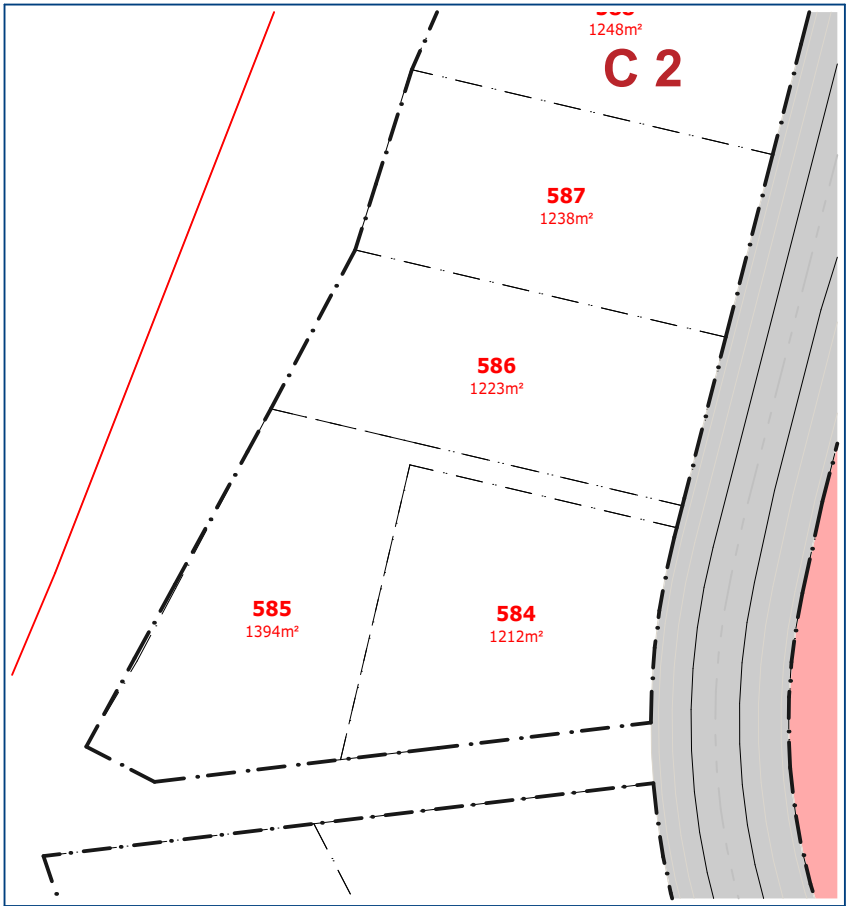
Project Title:
Beachlands South Masterplan
at
Beachlands South
Whitford-Maraetai Rd, Auckland

**Resource Consent
Resource Consent**

Layout Name:
**Coastal Sub-precinct
C1/C2/C3_ MASTERPLAN**

Scale: 1:1000 Original Paper Size: A3

Job No.:	Layout I.D.:	Revision:
4655	RC_2.5	A



Print in Colour

Notes:

DO NOT SCALE OFF DRAWINGS

All dimensions to be checked on site.

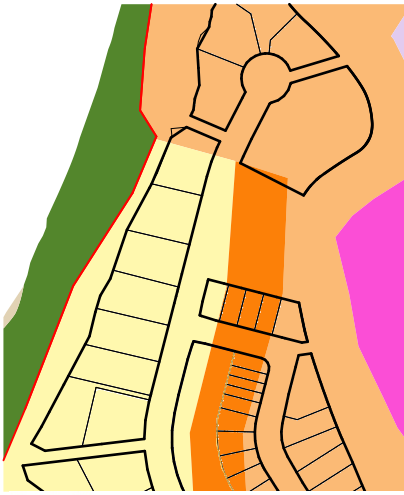
Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Studio of Pacific Architecture Ltd. © Studio of Pacific Architecture Limited 2025

Rev	Description	Date
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.

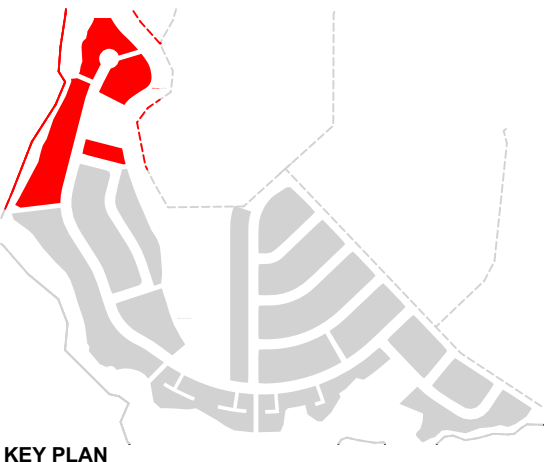
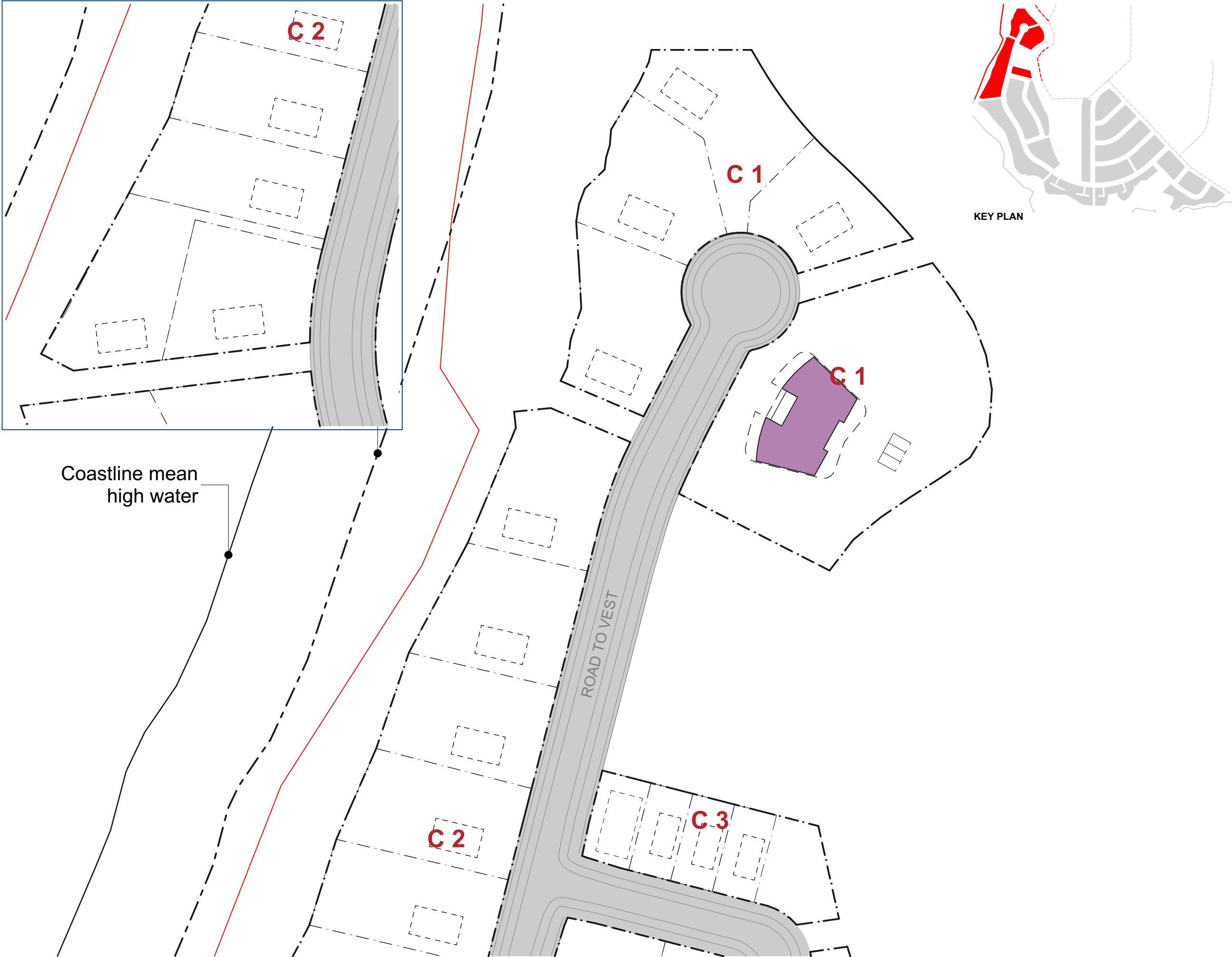


- Residential - Large Lot Zone
- Residential - Rural and Coastal Settlement Zone
- Residential - Single House Zone
- Residential - Mixed Housing Suburban Zone
- Residential - Mixed Housing Urban Zone
- Residential - Terrace Housing and Apartment Buildings Zone
- Business - City Centre Zone
- Business - 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:	Coastal Sub-precinct C1/C2/C3_ SUPERLOT PLAN
Scale:	1:1000
Job No.:	4655
Layout I.D.:	RC_2.6
Revision:	A



Print in Colour

Notes:

DO NOT SCALE OFF DRAWINGS

All dimensions to be checked on site.

Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Studio of Pacific Architecture Ltd. © Studio of Pacific Architecture Limited 2025

Rev	Description	Date
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.

Urban Designers
Interior Designers
Landscape Architects

74 Cuba Street
P.O. Box 11-517, Te Aro
Wellington
New Zealand 6011

P: (04) 802 5444
E: architects@studiopacific.co.nz
W: www.studiopacific.co.nz

Prepared For:
Russell Property Group

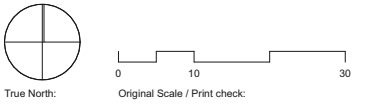
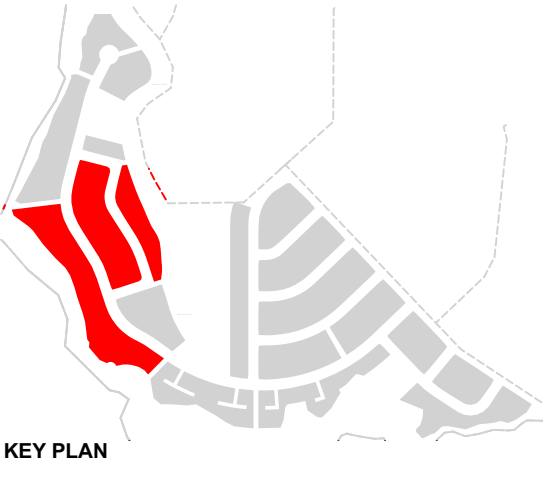
Project Title:
Beachlands South Masterplan
at
Beachlands South
Whitford-Maraetai Rd, Auckland

Resource Consent
Resource Consent

Layout Name:
Coastal Sub-precinct C1/C2/C3_ TYPOLOGY PLAN

Scale: 1:1000Original Paper Size: A3

Job No.: 4655	Layout I.D.: RC_2.7	Revision: A
-------------------------	-------------------------------	-----------------------



Print in Colour

Notes:
 DO NOT SCALE OFF DRAWINGS
 All dimensions to be checked on site.
 Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Studio of Pacific Architecture Ltd.
 © Studio of Pacific Architecture Limited 2025

Rev	Description	Date
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.

studiopacificarchitecture
 Architects
 Urban Designers
 Interior Designers
 Landscape Architects
 74 Cuba Street
 P.O. Box 11-517, Te Aro
 Wellington
 New Zealand 6011
 P: (04) 802 5444
 E: architects@studiopacific.co.nz
 W: www.studiopacific.co.nz

Prepared For:
 Russell Property Group

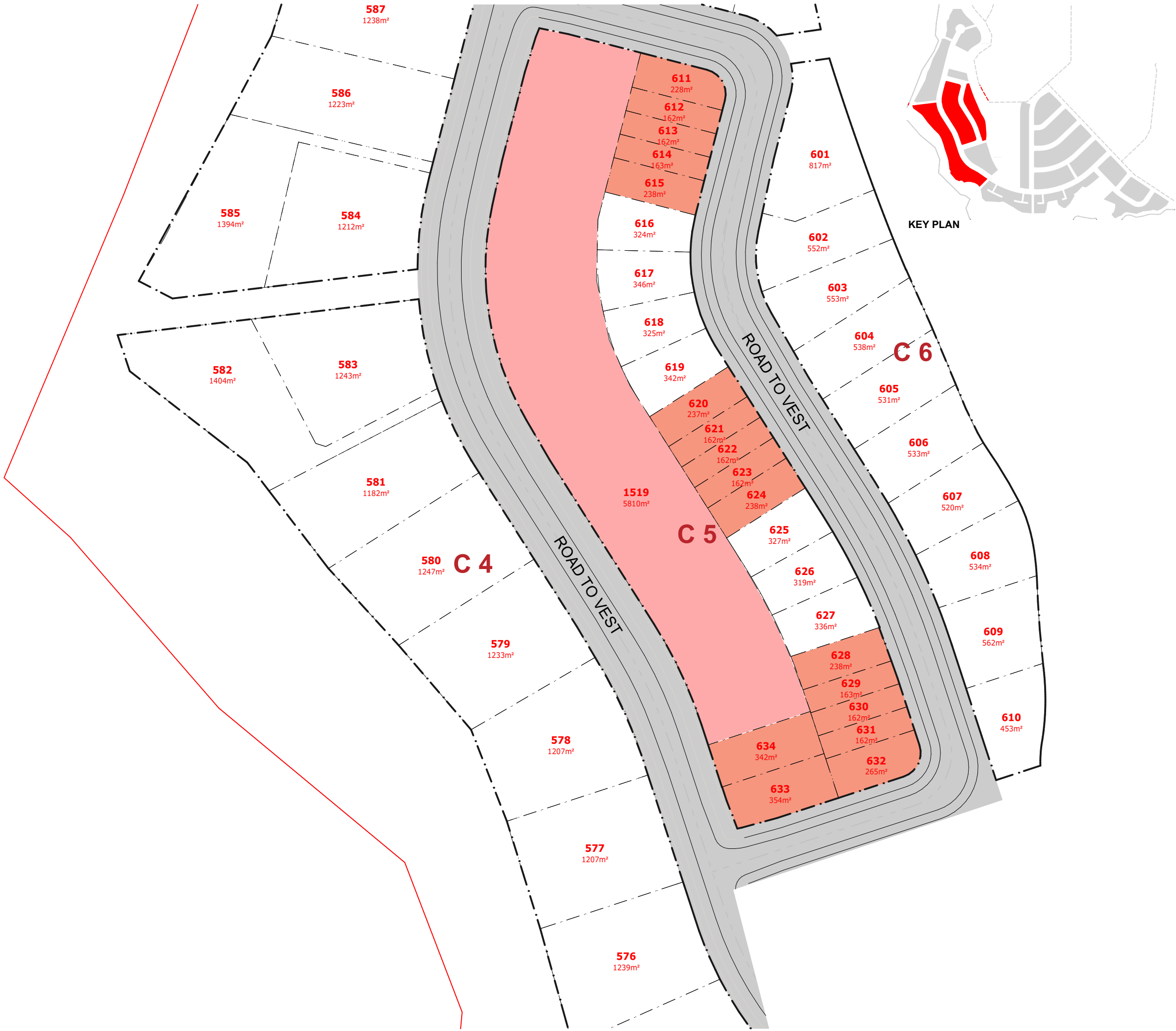
Project Title:
 Beachlands South
 Masterplan
 at
 Beachlands South
 Whitford-Maraetai Rd, Auckland

Resource Consent
 Resource Consent

Layout Name:
 Coastal Sub-precinct
 C4/C5/C6_ MASTERPLAN

Scale: 1:1000
 Original Paper Size: A3

Job No.: 4655
 Layout I.D.: RC_2.8
 Revision: A





True North:



Original Scale / Print check:



Print in Colour

Notes:

DO NOT SCALE OFF DRAWINGS

All dimensions to be checked on site.

Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Studio of Pacific Architecture Ltd.
© Studio of Pacific Architecture Limited 2025

Rev	Description	Date
A	Resource Consent	15.06.2026

LEGEND:

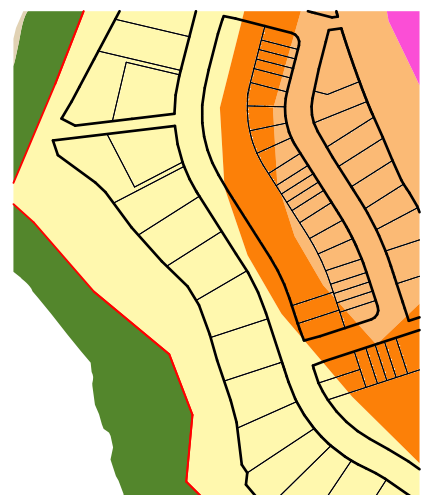
Vacant lots (Greater than 300m²)

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:

Coastal Sub-precinct

C4/C5/C6_ SUPERLOT PLAN

Scale: 1:1000

Original Paper Size: **A3**

Job No.:	Layout I.D.:	Revision:
4655	RC_2.9	A



KEY PLAN

True North:

Original Scale / Print check:

0

10

30

 **Print in Colour**

Notes:

DO NOT SCALE OFF DRAWINGS

All dimensions to be checked on site.

Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Studio of Pacific Architecture Ltd.
© Studio of Pacific Architecture Limited 2025

Rev	Description	Date
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.

Urban Designers
Interior Designers
Landscape Architects

74 Cuba Street
P.O. Box 11-517, Te Aro
Wellington
New Zealand 6011

P: (04) 802 5444
E: architects@studiopacific.co.nz
W: www.studiopacific.co.nz

Prepared For:
Russell Property Group

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

Resource Consent

Resource Consent

Layout Name:

Coastal Sub-precinct C4/C5/C6_ TYPOLOGY PLAN

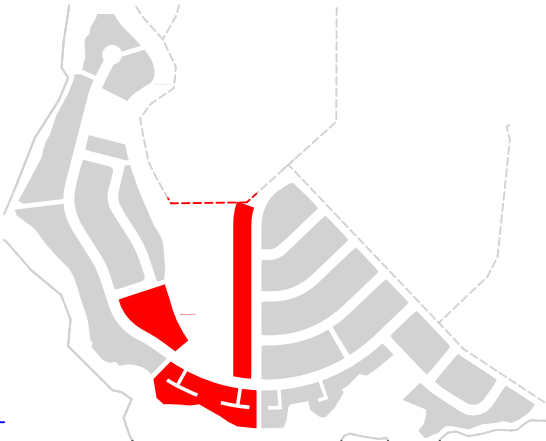
Scale: 1:1000

Original Paper Size: **A3**

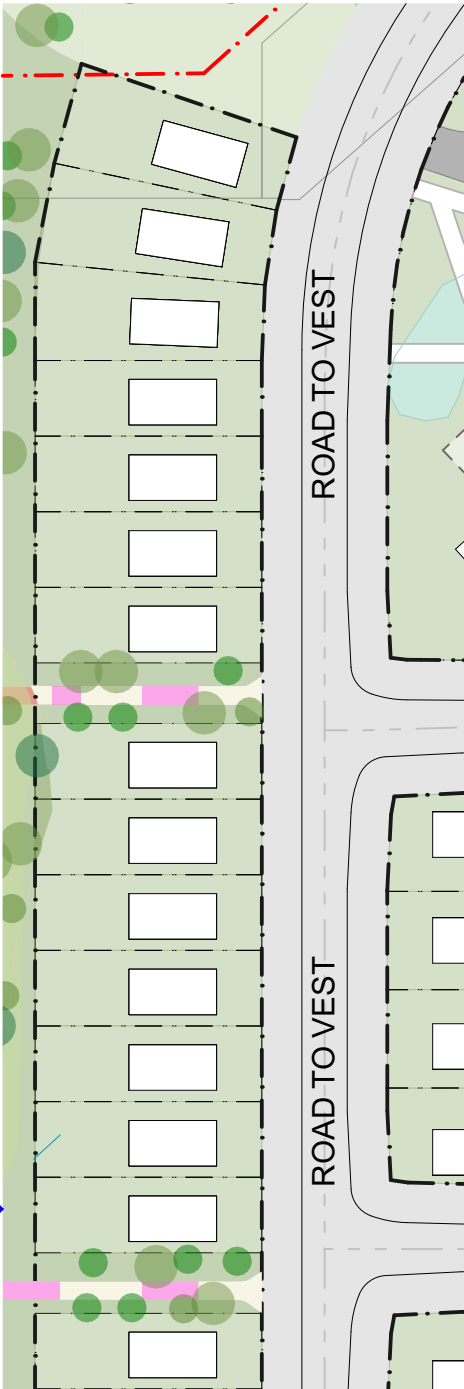
Job No.: **4655**

Layout I.D.: **RC_2.10**

Revision: **A**



KEY PLAN



True North:

01030

Original Scale / Print check:

 **Print in Colour**

Notes:

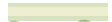
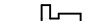
DO NOT SCALE OFF DRAWINGS

All dimensions to be checked on site.

Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Studio of Pacific Architecture Ltd. © Studio of Pacific Architecture Limited 2025

Rev	Description	Date
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.

studiopacificarchitecture
Architects
Urban Designers
Interior Designers
Landscape Architects

74 Cuba Street
P.O. Box 11-517, Te Aro
Wellington
New Zealand 6011

P: (04) 802 5444
E: architects@studiopacific.co.nz
W: www.studiopacific.co.nz

Prepared For:
Russell Property Group

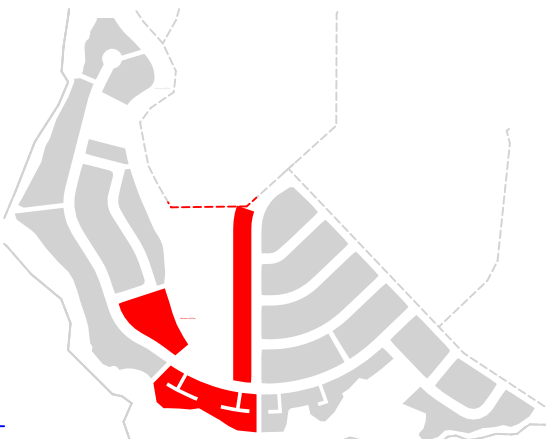
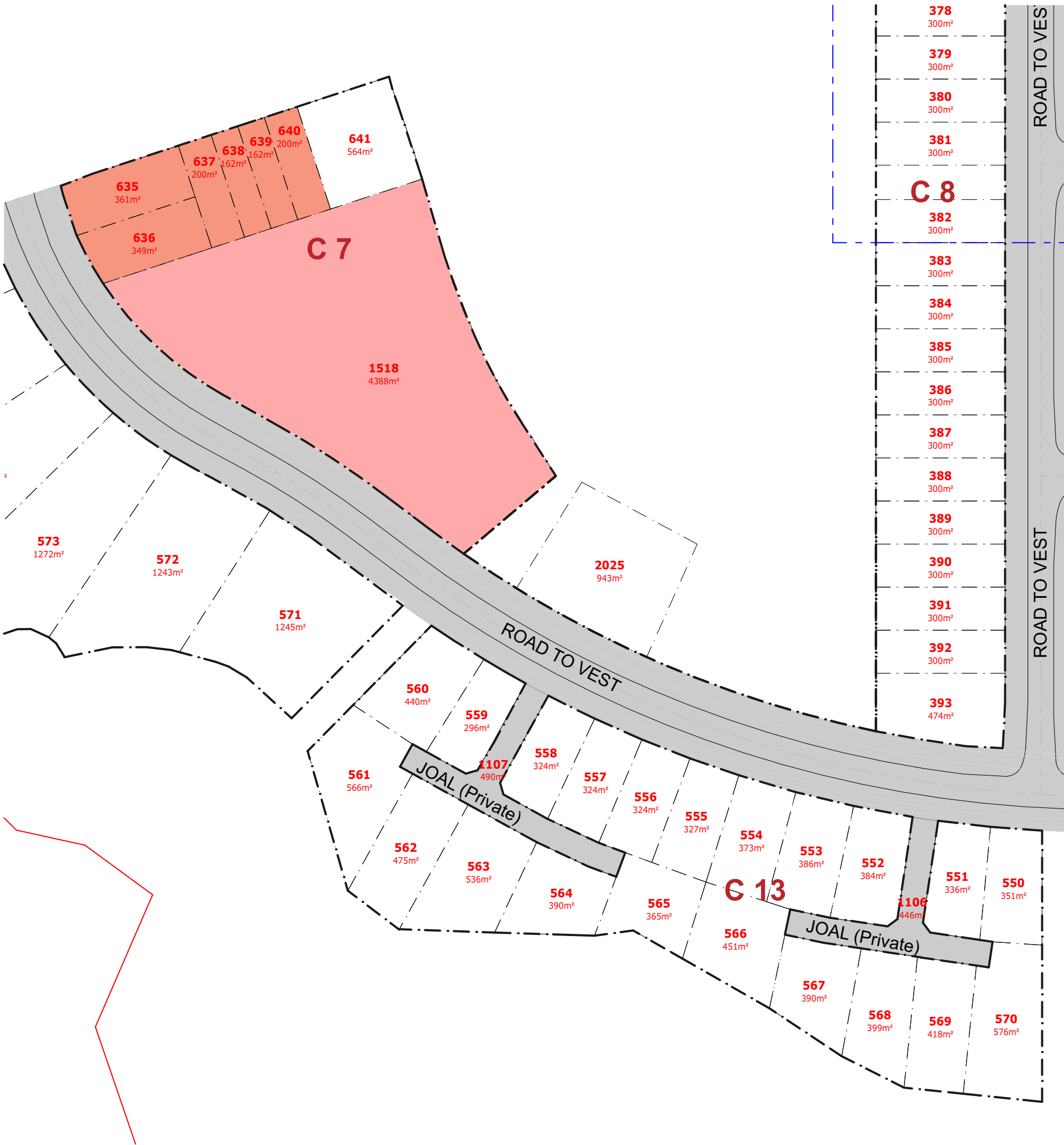
Project Title:
Beachlands South Masterplan
at
Beachlands South
Whitford-Maraetai Rd, Auckland

**Resource Consent
Resource Consent**

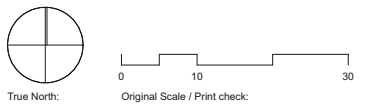
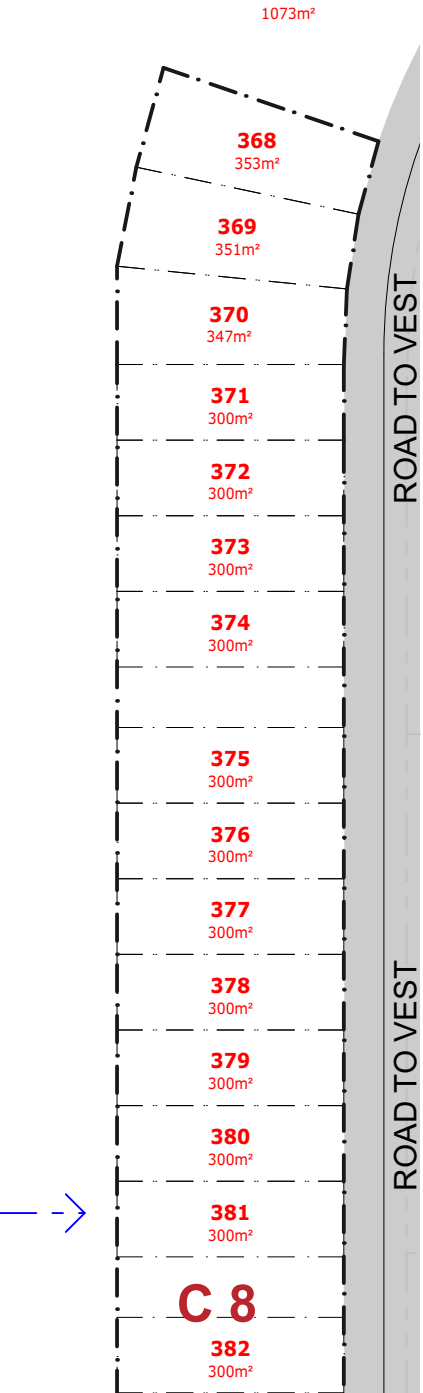
Layout Name:
**Coastal Sub-precinct
C7/C8/C13_ MASTERPLAN**

Scale: 1:1000 Original Paper Size: **A3**

Job No.:	Layout I.D.:	Revision:
4655	RC_2.11	A



KEY PLAN



True North: Original Scale / Print check: **Print in Colour**

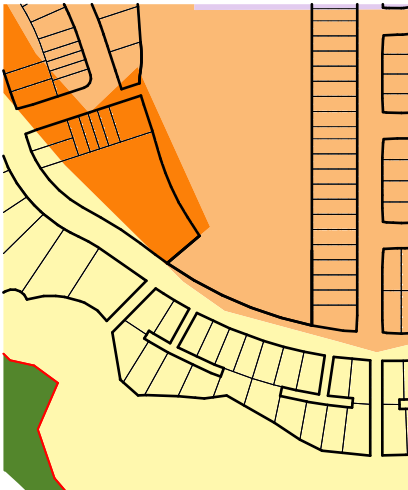
Notes:
DO NOT SCALE OFF DRAWINGS
All dimensions to be checked on site.
Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Studio of Pacific Architecture Ltd.
© Studio of Pacific Architecture Limited 2025

Rev	Description	Date
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

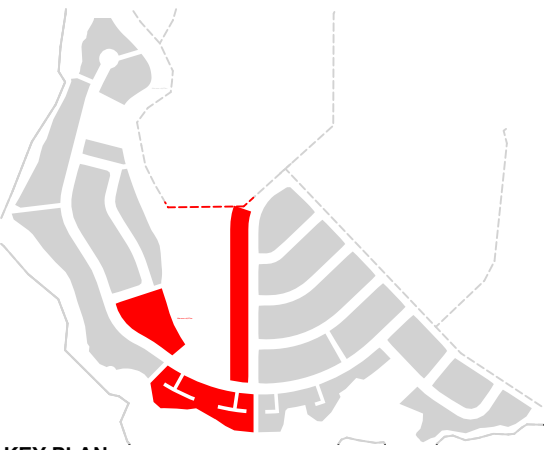
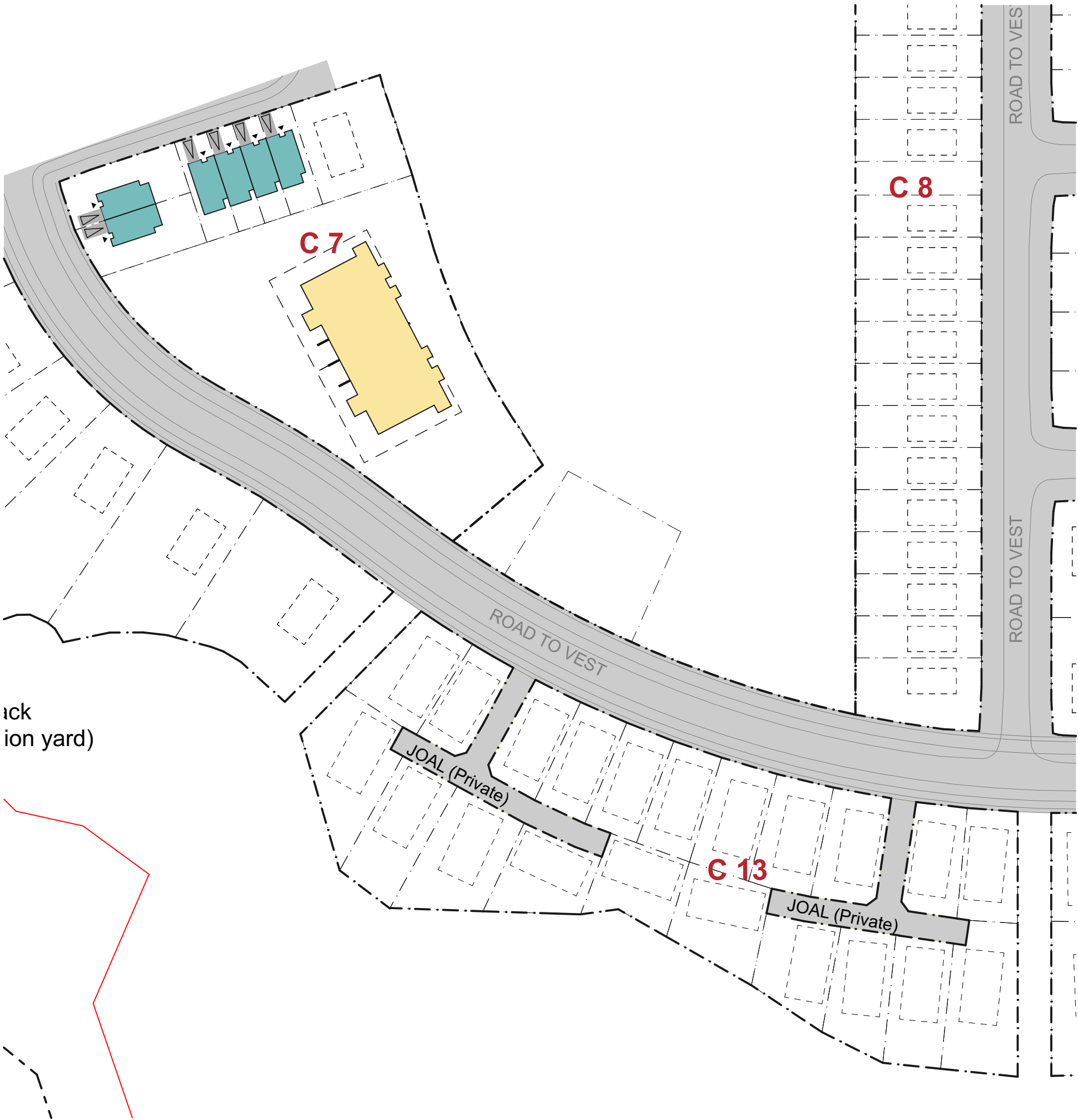
Beachlands South
Whitford-Maraetai Rd, Auckland

Resource Consent
Resource Consent

Layout Name:
**Coastal Sub-precinct
C7/C8/C13_ SUPERLOT
PLAN**

Scale: 1:1000 Original Paper Size: A3

Job No.: 4655 Layout I.D.: RC_2.12 Revision: A





True North:



Original Scale / Print check:

Print in Colour

Notes:

DO NOT SCALE OFF DRAWINGS

All dimensions to be checked on site.

Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Studio of Pacific Architecture Ltd. © Studio of Pacific Architecture Limited 2025

Rev	Description	Date
A	Resource Consent	15.06.2026

LEGEND:

T-2a

T-2b

T-3a

T-3b

T-3c

T-4a

T-4b

S-3a

S-3b

S-3c

TYPE1 Apartment

TYPE2 Apartment

TYPE3 Apartment

TYPE4 Apartment

TYPE5 Apartment

TYPE6 Walkup

LW

Indicative building footprint for vacant lots

4.5m Terrace/Semi D

4.5m Terrace/Semi D

6.5m Terrace/Semi D

6.5m Terrace/Semi D

6.5m Terrace/Semi D

6.5m Terrace/Semi D

6.5m Terrace/Semi D

10m Standalone

10m Standalone

10m Standalone

TYPE1 Apartment

TYPE2 Apartment

TYPE3 Apartment

TYPE4 Apartment

TYPE5 Apartment

TYPE6 Walkup

Live/work unit

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.

Urban Designers
Interior Designers
Landscape Architects

74 Cuba Street
P.O. Box 11-517, Te Aro
Wellington
New Zealand 6011

P: (04) 802 5444
E: architects@studiopacific.co.nz
W: www.studiopacific.co.nz

Prepared For:
Russell Property Group

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

Resource Consent
Resource Consent

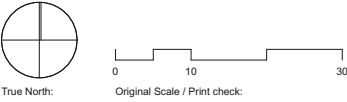
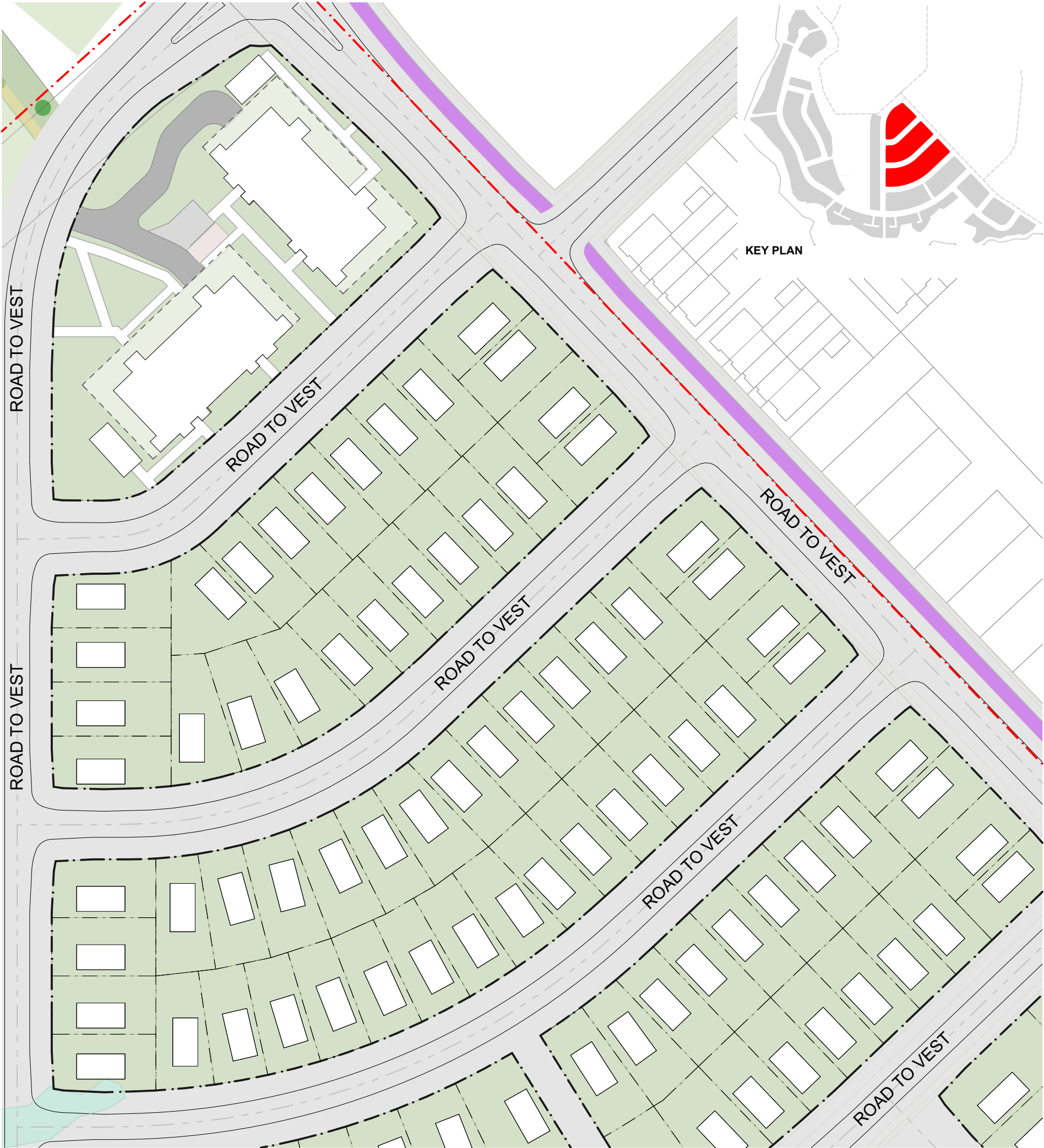
Layout Name:
Coastal Sub-precinct
C7/C8/C13_ TYPOLOGY
PLAN
Scale: 1:1000

Original Paper Size: A3

Job No.:
4655

Layout I.D.:
RC_2.13

Revision:
A



Print in Colour

Notes:

DO NOT SCALE OFF DRAWINGS

All dimensions to be checked on site.

Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Studio of Pacific Architecture Ltd. © Studio of Pacific Architecture Limited 2025

Rev	Description	Date
A	Resource Consent	15.06.2026

LEGEND:

Site boundary

Precinct Boundary

Cycle Lane

Road to Vest

JOAL (Private)

Lot/Parcel

Footpath

Park/ Open Space

SW

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.

studiopacificarchitecture

Architects

Urban Designers

Interior Designers

Landscape Architects

74 Cuba Street
P.O. Box 11-517, Te Aro
Wellington
New Zealand 6011

P: (04) 802 5444
E: architects@studiopacific.co.nz
W: www.studiopacific.co.nz

Prepared For:
Russell Property Group

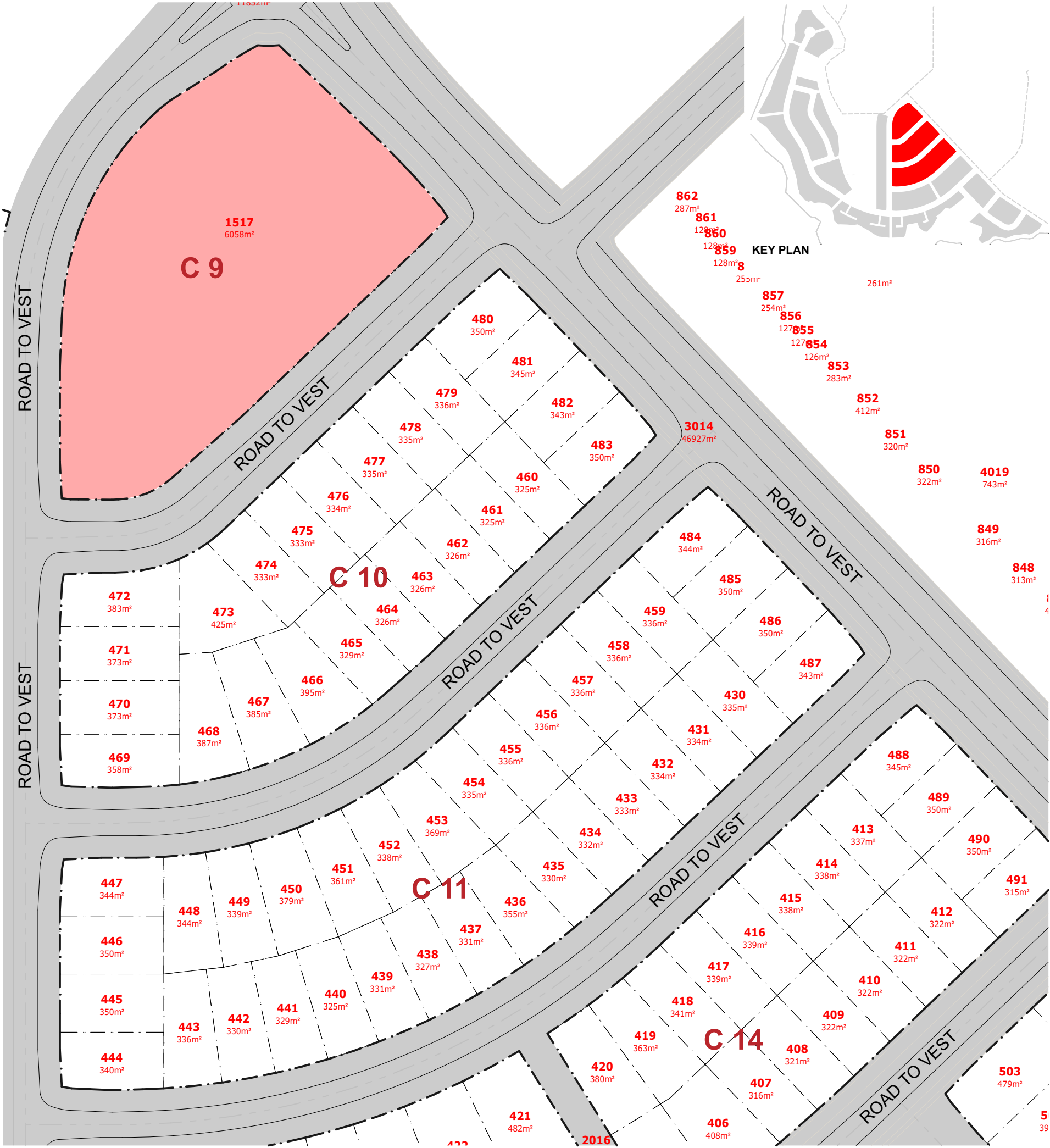
Project Title:
Beachlands South Masterplan
at
Beachlands South
Whitford-Maraetai Rd, Auckland

Resource Consent
Resource Consent

Layout Name:
Coastal Sub-precinct C9/C10/C11_ MASTERPLAN

Scale: 1:1000 Original Paper Size: A3

Job No.:	Layout I.D.:	Revision:
4655	RC_2.14	A





True North:



0 10 30
Original Scale / Print check:



Print in Colour

Notes:

DO NOT SCALE OFF DRAWINGS

All dimensions to be checked on site.

Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Studio of Pacific Architecture Ltd.
© Studio of Pacific Architecture Limited 2025

Rev	Description	Date
A	Resource Consent	15.06.2026

LEGEND:

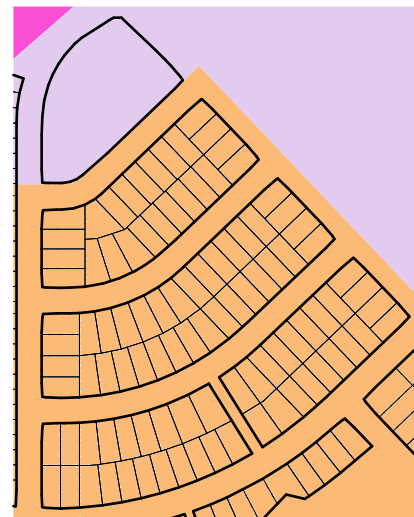
 Vacant lots (Greater than 300m²)

 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

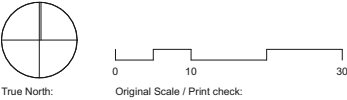
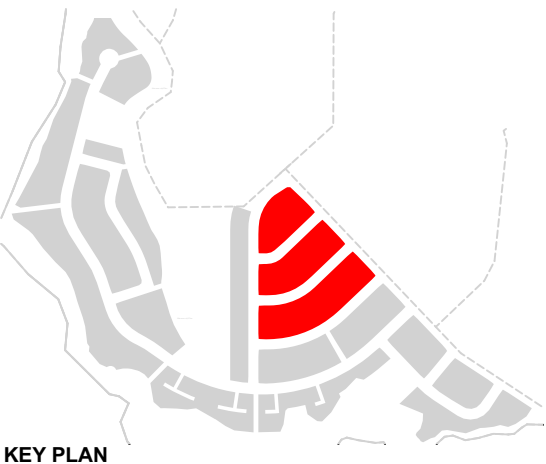
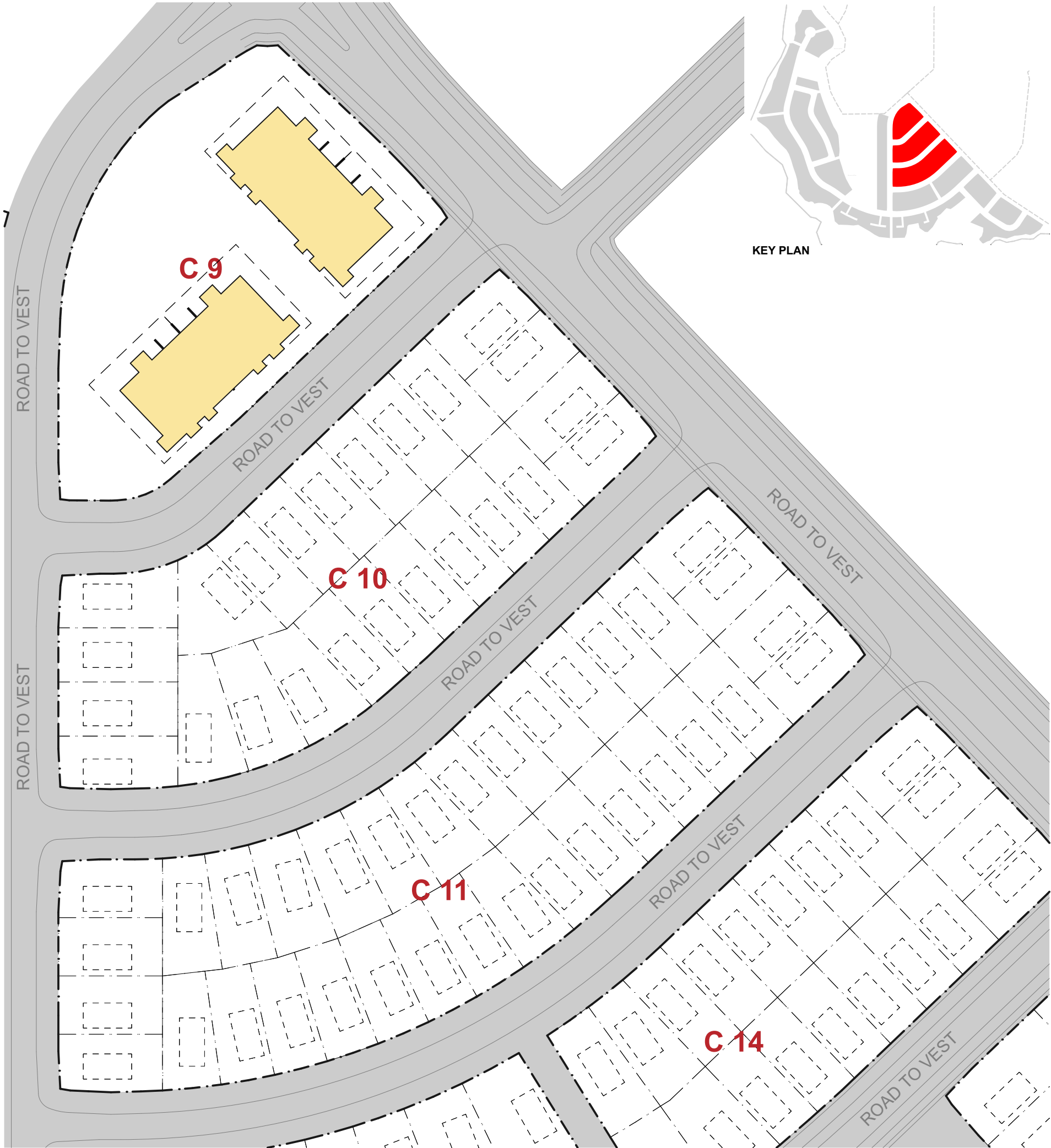
Layout Name:
**Coastal Sub-precinct
C9/C10/C11_ SUPERLOT
PLAN**

Scale: 1:1000
Original Paper Size: A3

Job No.:
4655

Layout ID:
RC_2.15

Revision:
A



Print in Colour

Notes:

DO NOT SCALE OFF DRAWINGS

All dimensions to be checked on site.

Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Studio of Pacific Architecture Ltd. © Studio of Pacific Architecture Limited 2025

Rev	Description	Date
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.

Urban Designers
Interior Designers
Landscape Architects

74 Cuba Street
P.O. Box 11-517, Te Aro
Wellington
New Zealand 6011

P: (04) 802 5444
E: architects@studiopacific.co.nz
W: www.studiopacific.co.nz

Prepared For:
Russell Property Group

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

Resource Consent
Resource Consent

Layout Name:
Coastal Sub-precinct C9/C10/C11_ TYPOLOGY PLAN
Scale: 1:1000
Original Paper Size: A3

Job No.:
4655

Layout I.D.:
RC_2.16

Revision:
A





True North:



Original Scale / Print check:

 **Print in Colour**

Notes:

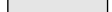
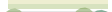
DO NOT SCALE OFF DRAWINGS

All dimensions to be checked on site.

Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Studio of Pacific Architecture Ltd.
© Studio of Pacific Architecture Limited 2025

Rev	Description	Date
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.

studiopacificarchitecture

Architects
Urban Designers
Interior Designers
Landscape Architects

74 Cuba Street
P.O. Box 11-517, Te Aro
Wellington
New Zealand 6011

P: (04) 802 5444
E: architects@studiopacific.co.nz
W: www.studiopacific.co.nz

Prepared For:
Russell Property Group

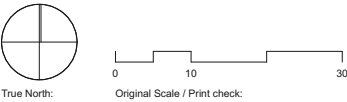
Project Title:
Beachlands South Masterplan
at
Beachlands South
Whitford-Maraetai Rd, Auckland

**Resource Consent
Resource Consent**

Layout Name:
**Coastal Sub-precinct
C12/C14/C15_ MASTERPLAN**

Scale: 1:1000 Original Paper Size: **A3**

Job No.:	Layout I.D.:	Revision:
4655	RC_2.17	A



Print in Colour

Notes:

DO NOT SCALE OFF DRAWINGS

All dimensions to be checked on site.

Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Studio of Pacific Architecture Ltd. © Studio of Pacific Architecture Limited 2025

Rev	Description	Date
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.

studiopacificarchitecture

Architects
Urban Designers
Interior Designers
Landscape Architects

74 Cuba Street
P.O. Box 11-517, Te Aro
Wellington
New Zealand 6011

P: (04) 802 5444
E: architects@studiopacific.co.nz
W: www.studiopacific.co.nz

Prepared For:
Russell Property Group

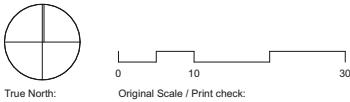
Project Title:
Beachlands South Masterplan
at
Beachlands South
Whitford-Maraetai Rd, Auckland

**Resource Consent
Resource Consent**

Layout Name:
**Coastal Sub-precinct
C16/C17/C18_ MASTERPLAN**

Scale: 1:1000 Original Paper Size: A3

Job No.: 4655 Layout I.D.: RC_2.19 Revision: A



Print in Colour

Notes:

DO NOT SCALE OFF DRAWINGS

All dimensions to be checked on site.

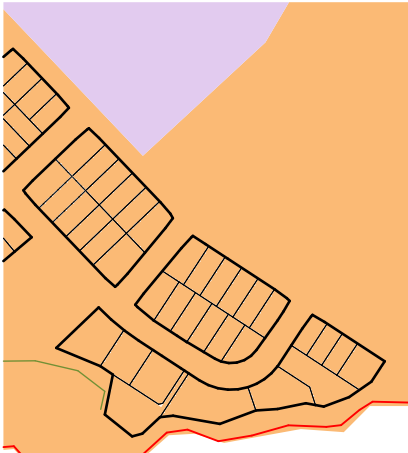
Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Studio of Pacific Architecture Ltd.
© Studio of Pacific Architecture Limited 2025

Rev	Description	Date
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:
Coastal Sub-precinct
C16/C17/C18_ SUPERLOT
PLAN
Scale: 1:1000
Original Paper Size: **A3**

Job No.:
4655

Layout I.D.:
RC_2.20

Revision:
A

