

Beachlands South

Fast-track Application

Employment Sub-precinct F

15 June 2026

Rev A

ID.	Rev	Name	Drawing Scales
RC_4 Employment Sub-precinct			
RC_4.1	A	Cover Page	
RC_4.2	A	Drawings list	
RC_4.3	A	MASTERPLAN	1:2500
RC_4.4	A	KEY PLAN/ Table of dwellings	1:2500
RC_4.4.1		Compliance Tables	
RC_4.5	A	E1/E3_ MASTERPLAN	1:1000
RC_4.6	A	E1/E3_ SUPERLOT PLAN	1:1000
RC_4.7	A	E1/E3_ TYPOLOGY PLAN	1:1000
RC_4.8	A	E4_ MASTERPLAN	1:1000
RC_4.9	A	LIVE/WORK UNITS TYP	
RC_4.10	A	LIVE/WORK UNITS TYP	1:200



True North:



Original Scale / Print check:



Print in Colour

Notes:

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Rev	Description	Date
A	Resource Consent	15.06.2026

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Prepared For:

Russell Property Group

Project Title:

**Beachlands South
Masterplan**

at
Beachlands South
Whitford-Maraetai Rd, Auckland

**Resource Consent
Resource Consent**

Layout Name:

**Employment Sub-precinct
Drawings list**

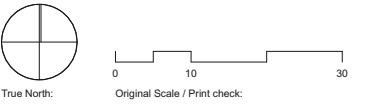
Scale:

Original Paper Size: **A3**

Job No.:
4655

Layout I.D.:
RC_4.2

Revision:
A



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

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

Note: Where the masterplan extends beyond the scope of SPA's work, it is shown **indicatively**. For the relevant legend and detailed information, please refer to the respective consultants' drawings.

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

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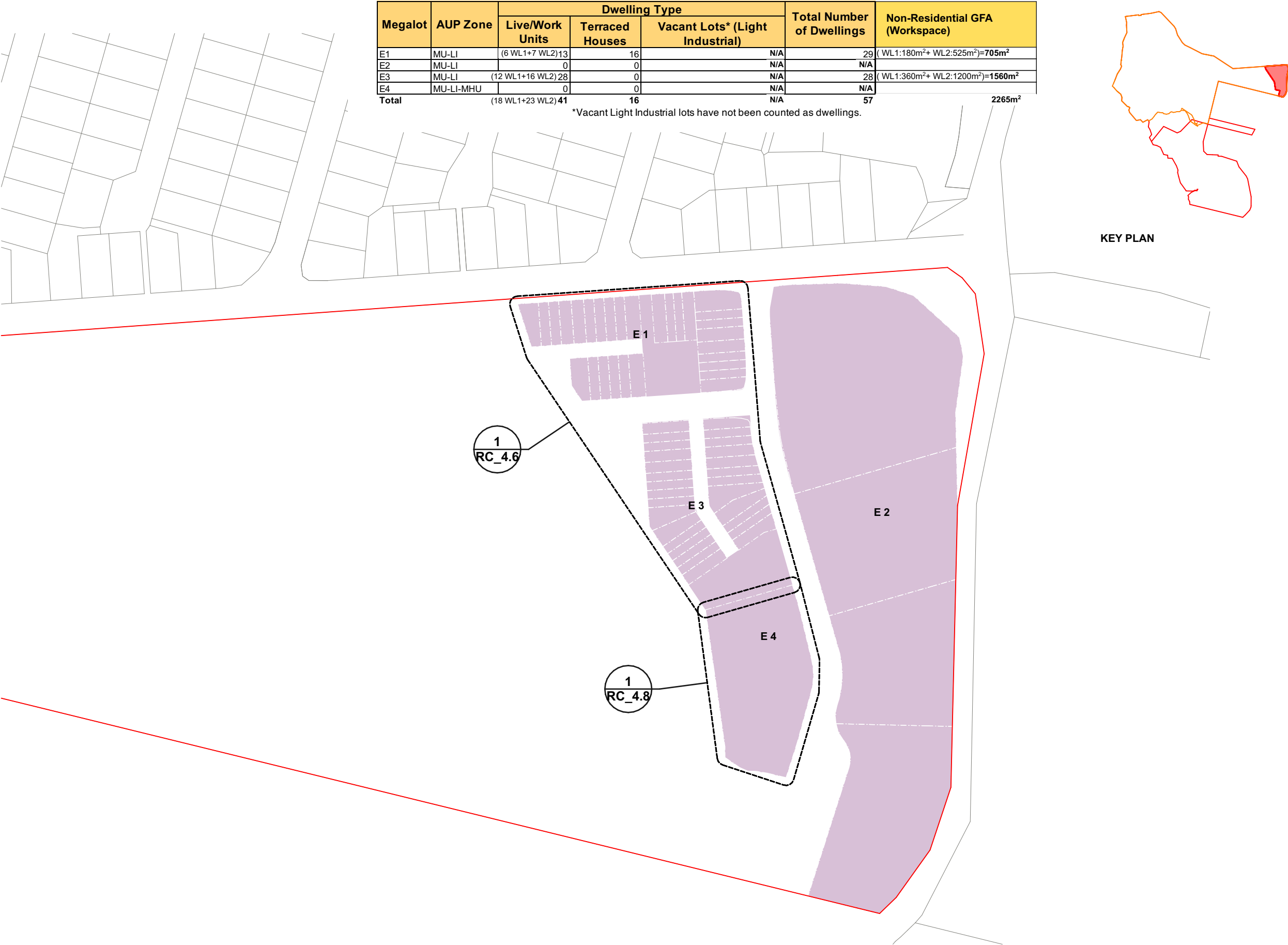
Project Title:
Beachlands South Masterplan
at
Beachlands South
Whitford-Maraetai Rd, Auckland

**Resource Consent
Resource Consent**

Layout Name:
Employment Sub-precinct MASTERPLAN

Scale: 1:2500 Original Paper Size: A3

Job No.: 4655 Layout I.D.: RC_4.3 Revision: A



Megalot	AUP Zone	Dwelling Type			Total Number of Dwellings	Non-Residential GFA (Workspace)
		Live/Work Units	Terraced Houses	Vacant Lots* (Light Industrial)		
E1	MU-LI	(6 WL1+7 WL2)13	16	N/A	29	(WL1:180m²+ WL2:525m²)=705m²
E2	MU-LI	0	0	N/A	N/A	
E3	MU-LI	(12 WL1+16 WL2)28	0	N/A	28	(WL1:360m²+ WL2:1200m²)=1560m²
E4	MU-LI-MHU	0	0	N/A	N/A	
Total		(18 WL1+23 WL2)41	16	N/A	57	2265m²

*Vacant Light Industrial lots have not been counted as dwellings.

KEY PLAN

True North:

Original Scale / Print check:

Print in Colour

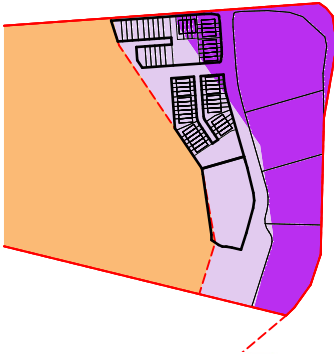
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Rev	Description	Date
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- Residential -Terrace Housing and Apartment Buildings Zone
- Open Space - Conservation Zone
- Open Space - Informal Recreation Zone
- Open Space - Sport and Active Recreation Zone
- Open Space - Civic Spaces Zone
- Open Space - Community 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
- Business - General Business Zone
- Business - Business Park Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone

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Resource Consent
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Layout Name:
Employment Sub-precinct KEY PLAN/ Table of dwellings
Scale: 1:2500
Original Paper Size: A3

Job No.:
4655

Layout I.D.:
RC_4.4

Revision:
A

SUB-PRECINCT F: EMPLOYMENT

H5 Residential - Mixed Housing Urban Zone

MEGAL OT / SUPER LOT	SUPER LOT ID	LOT ID	LOT AREA (m2)	TPOLOGY

E1		*1045*	264	LW Live/work unit
E1		*1046*	171	LW Live/work unit
E1		1047	171	LW Live/work unit
E1		1048	240	LW Live/work unit
E1		1049	382	LW Live/work unit
E1		1050	167	LW Live/work unit
E1		1051	167	LW Live/work unit
E1		1052	251	LW Live/work unit
E1		1053	233	LW Live/work unit
E1		1054	167	LW Live/work unit
E1		1055	166	LW Live/work unit
E1		1056	164	LW Live/work unit
E1		1057*	230	LW Live/work unit
E2		*1526*	7639	Vacant lot
E2		*1527*	6119	Vacant lot
E2		*1528*	7842	Vacant lot
E2		1529	13308	Vacant lot
E3		1074*	192	LW Live/work unit
E3		1075*	166	LW Live/work unit
E3		1076*	167	LW Live/work unit
E3		1077*	218	LW Live/work unit
E3		1078*	227	LW Live/work unit

MEGAL OT / SUPER LOT	SUPER LOT ID	LOT ID	LOT AREA (m2)	TPOLOGY

E1		*1029*	274	T-3b
E1		1030	182	T-3b
E1		1031	182	T-3b
E1		1032	224	T-3b
E1		1033	224	T-3b
E1		1034	182	T-3b
E1		1035	182	T-3b
E1		1036	182	T-3b
E1		1037	182	T-3b
E1		1038	266	T-3b
E1		1039	291	T-3c
E1		1040	181	T-3c
E1		1041	182	T-3c
E1		1042	182	T-3c
E1		1043	182	T-3c
E1		1044	266	T-3c
E1		1045*	264	LW Live/work unit
E1		1046*	171	LW Live/work unit
E1		1057*	230	LW Live/work unit
E2		1526*	7639	Vacant lot
E2		1527*	6119	Vacant lot
E2		1528*	7842	Vacant lot
E3		1058	210	LW Live/work unit
E3		1059	165	LW Live/work unit
E3		1060	165	LW Live/work unit

H17 Business – Light Industry Zone			
H17.6.1 Building Height	H17.6.2 HIRB	H17.6.4 Yards	I458.6.13 (Water Supply Efficiency)
Max. 20m	6m + 35 at zone boundary to residential, open space, or special zone	Front: 1.5m (I458.6.17. Medium Density Residential Standards) Rear and side 5m adjoining residential, open space, or special zone;	Minimum rainwater tank size

✓	✓	N/A	✓
✓	✓	N/A	N/A
✓	✓	N/A	✓
✓	✓	N/A	✓
✓	✓	N/A	✓
✓	✓	N/A	✓
✓	✓	N/A	✓
✓	✓	N/A	✓
✓	✓	N/A	✓
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✓	✓	N/A	N/A

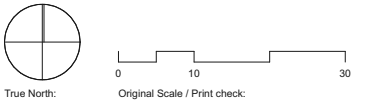
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✓	N/A	N/A	N/A
✓	N/A	N/A	N/A

H13 Business - Mixed Use Zone

H13.6.1 Building Height	H13.6.2 HIRB	H13.6.3 Building setback	H13.6.5 Yards	H13.6.6 Landscaping	H13.6.9 Outlook Space	H13.6.10 Minimum Dwelling Size	I458.6.13. Water Supply Efficiency
Max. 16m + 2m	adjacent site: MHU 3m + 45 adjacent site: THAB 8m + 45	When opposite residential: 6m setback on upper floors above 18m All other zones: 6m setback on upper floors above 27m	Rear and side 3m adjoining residential zone	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	Principal living 6x4m All other rooms 3x3m	30m2 for studios 45m2 for one or more bedrooms	Minimum rainwater tank size

✓	x - 3.8m high x 11m long infringement	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	✓	✓	✓
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✓	N/A	N/A	N/A	N/A	✓	✓	N/A
✓	N/A	N/A	N/A	✓	✓	✓	N/A

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



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Prepared For:
Russell Property Group

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

Layout Name:
Employment Sub-precinct Compliance Tables

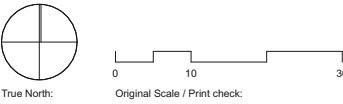
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4655

Original Paper Size: **A3**

Job No.:
4655

Layout I.D.:
RC_4.4.1

Revision:



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 - Precinct Boundary
 - Road to Vest
 - JOAL (Private)
 - Lot/Parcel
 - Footpath
 - Park/ Open Space
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Note: Where the masterplan extends beyond the scope of SPA's work, it is shown **indicatively**. For the relevant legend and detailed information, please refer to the respective consultants' drawings.

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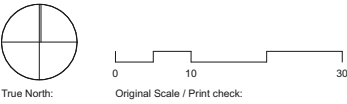
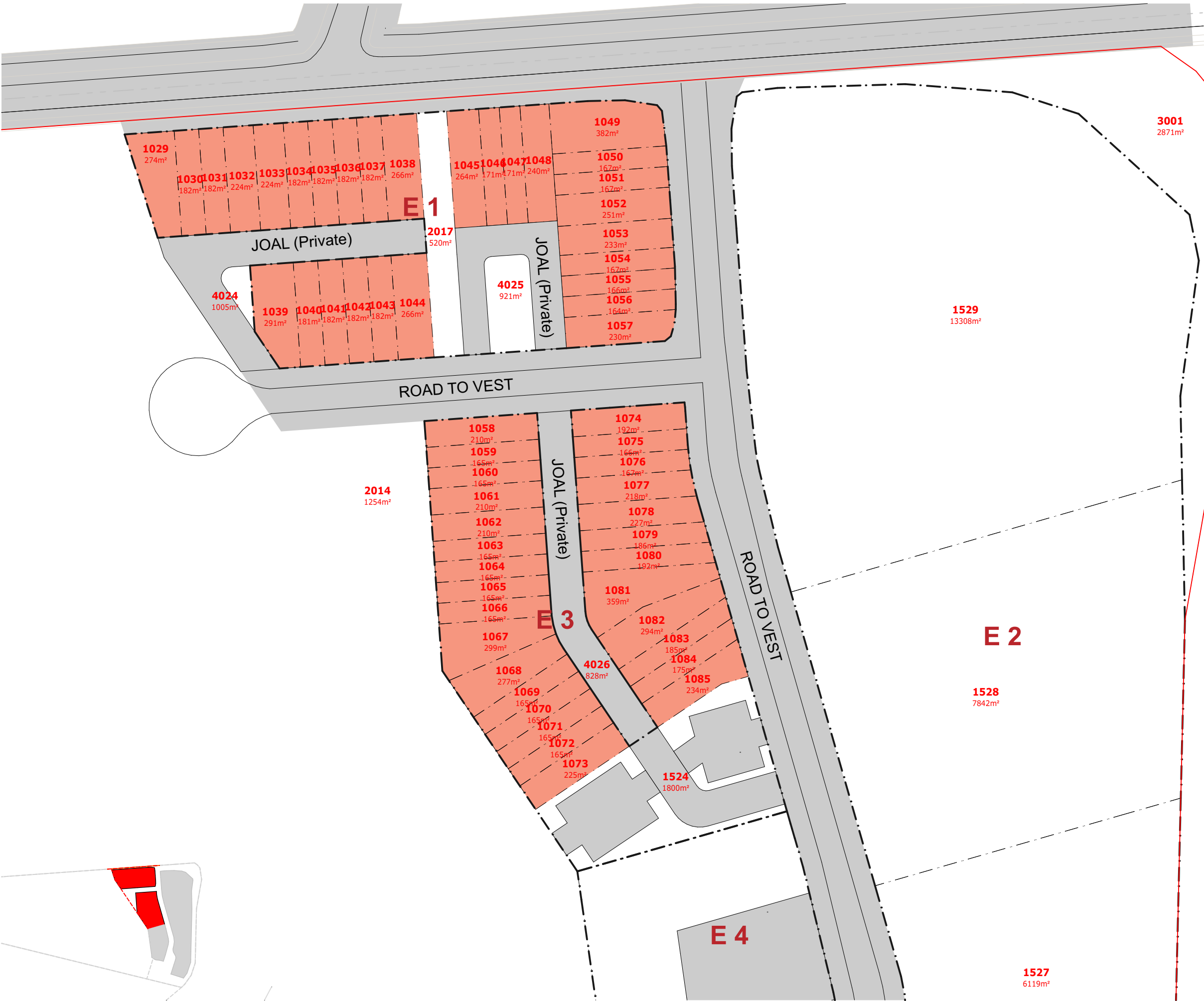
Project Title:
Beachlands South Masterplan
at
Beachlands South
Whitford-Maraetai Rd, Auckland

**Resource Consent
Resource Consent**

Layout Name:
Employment Sub-precinct E1/E3_ MASTERPLAN

Scale: 1:1000 Original Paper Size: A3

Job No.: 4655 Layout I.D.: RC_4.5 Revision: A



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Notes:

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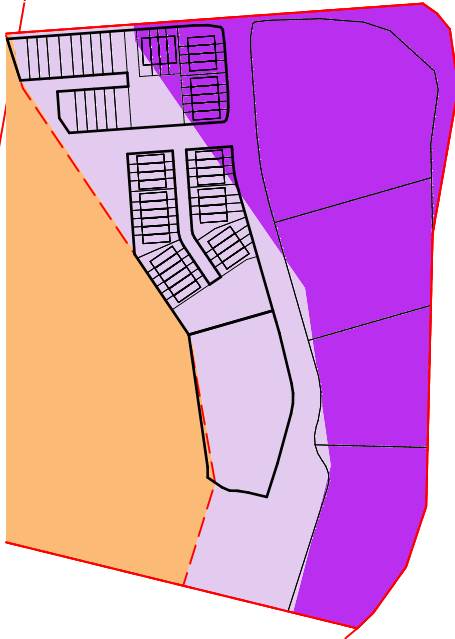
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Rev	Description	Date
A	Resource Consent	15.06.2026

LEGEND:

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

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



- Residential - Terrace Housing and Apartment Buildings Zone
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- Open Space - Informal Recreation Zone
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- Open Space - Civic Spaces Zone
- Open Space - Community Zone
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- Business - Mixed Use Zone
- Business - General Business Zone
- Business - Business Park Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone

Resource Consent

Resource Consent

Layout Name:
**Employment Sub-precinct
E1/E3_ SUPERLOT PLAN**

Scale: 1:1000 Original Paper Size: A3

Job No.: 4655 Layout I.D.: RC_4.6 Revision: A





True North:



Original Scale / Print check:

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LEGEND:

 T-3b

6.5m Terrace/Semi D

 T-3c

6.5m Terrace/Semi D

 LW

Live/work unit



Indicative building footprint for vacant lots



Building Setback



Designation 1806

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

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

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Resource Consent
Resource Consent

Layout Name:
Employment Sub-precinct E1/E3_ TYPOLOGY PLAN

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

Job No.: **4655** Layout I.D.: **RC_4.7** Revision: **A**

KEY PLAN



KEY PLAN



True North:



Original Scale / Print check:

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Notes:

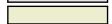
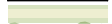
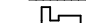
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LEGEND:

-  Site boundary
-  Precinct Boundary
-  Road to Vest
-  JOAL (Private)
-  Lot/Parcel
-  Footpath
-  Park/ Open Space
-  Stormwater pond
-  Carpark
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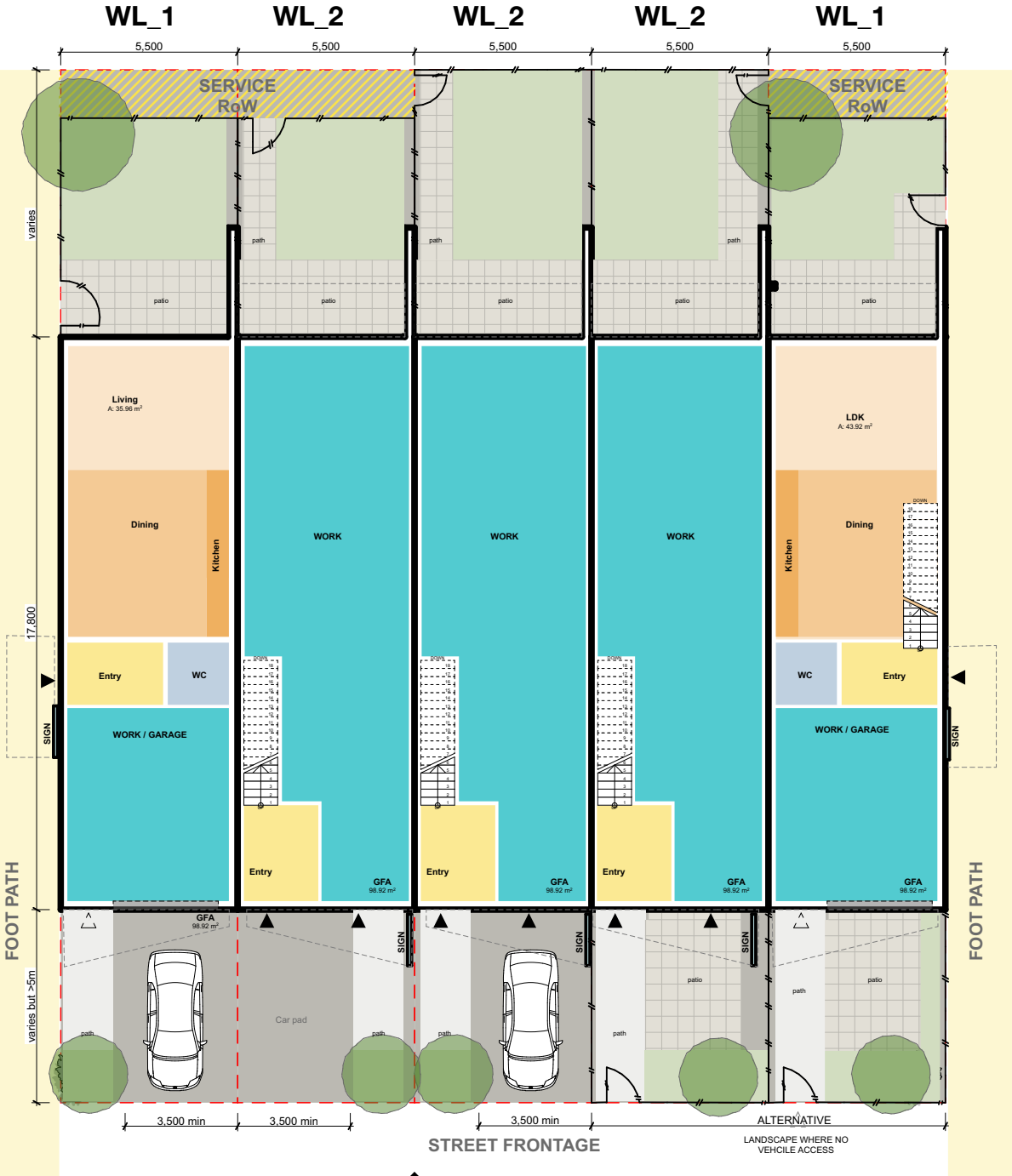
Project Title:
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**Resource Consent
Resource Consent**

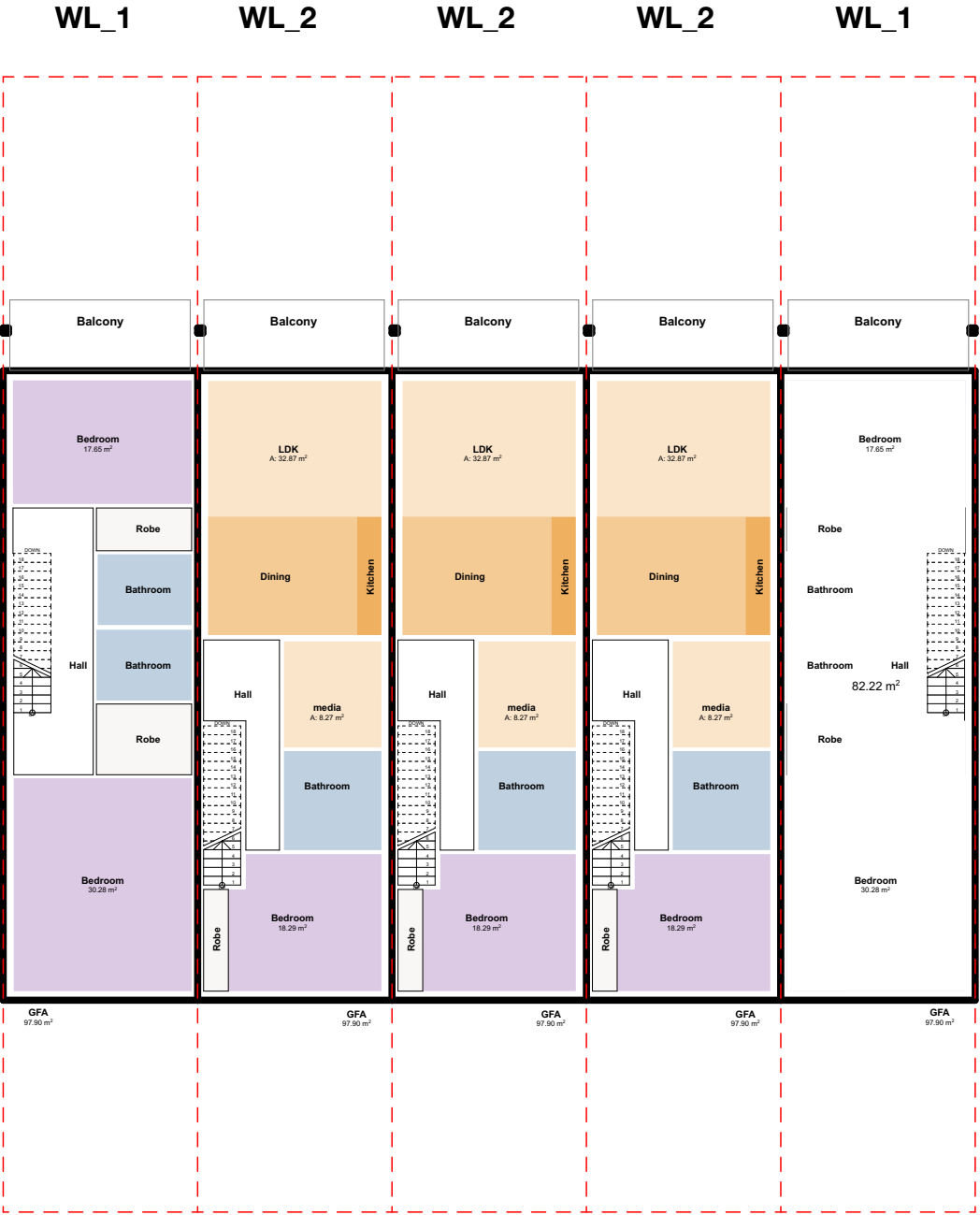
Layout Name:
Employment Sub-precinct E4_ MASTERPLAN

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

Job No.:	Layout I.D.:	Revision:
4655	RC_4.8	A



TYPICAL GROUND FLOOR PLANS
1:100



TYPICAL FIRST FLOOR PLANS
1:100

WL_1 WorkLive

2 BED | 2.5 BT | WORKSPACE

ACTIVITY

WORKSPACE 30m²
RESIDENTIAL 133m²
(excludes external walls)

AREA

LEVEL 1 98m²
GROUND 98m²
GFA 196m²
+ balcony + hard standing

WL_2 WorkLive

1 BED | 1.5 BT | WORKSPACE

ACTIVITY

WORKSPACE 75m²
RESIDENTIAL 88m²
(excludes external walls)

AREA

LEVEL 1 98m²
GROUND 98m²
GFA 196m²
+ balcony + hard standing

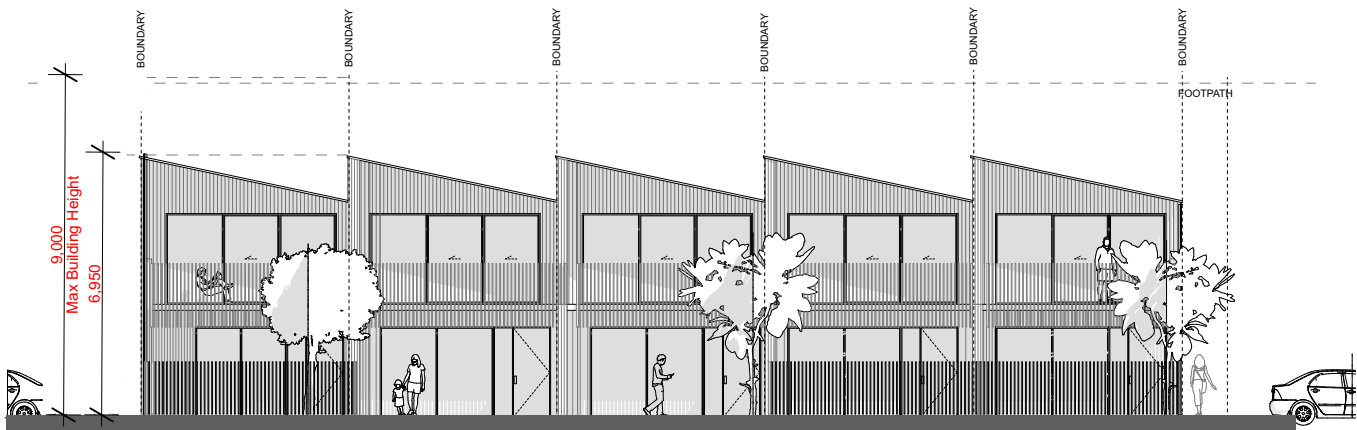
Project Title:
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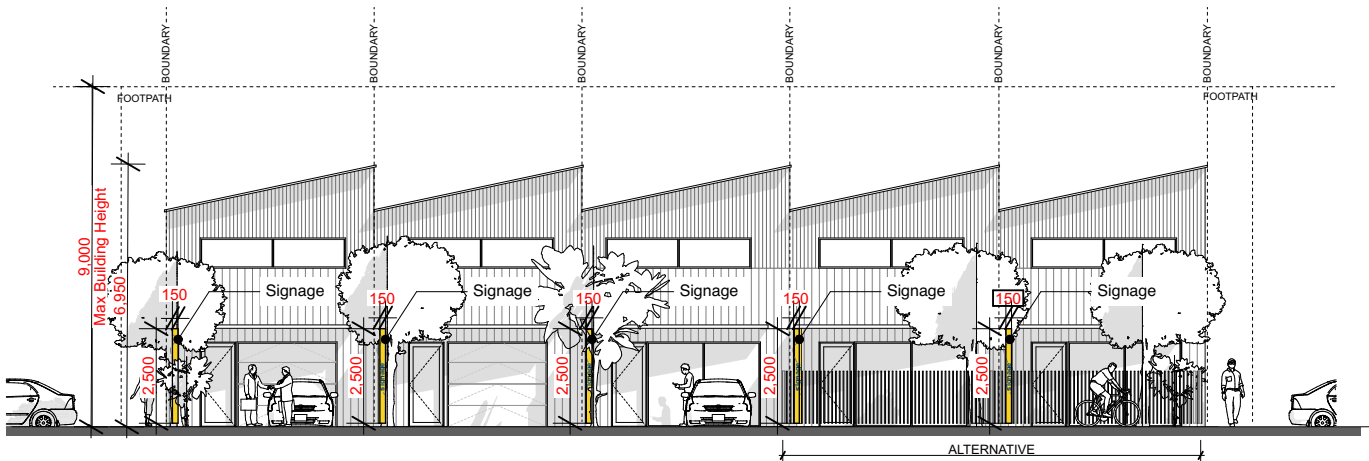
Layout Name:
**Employment Sub-precinct
LIVE/WORK UNITS TYP**

Scale: Original Paper Size: **A3**

Job No.: **4655** Layout I.D.: **RC_4.9** Revision: **A**

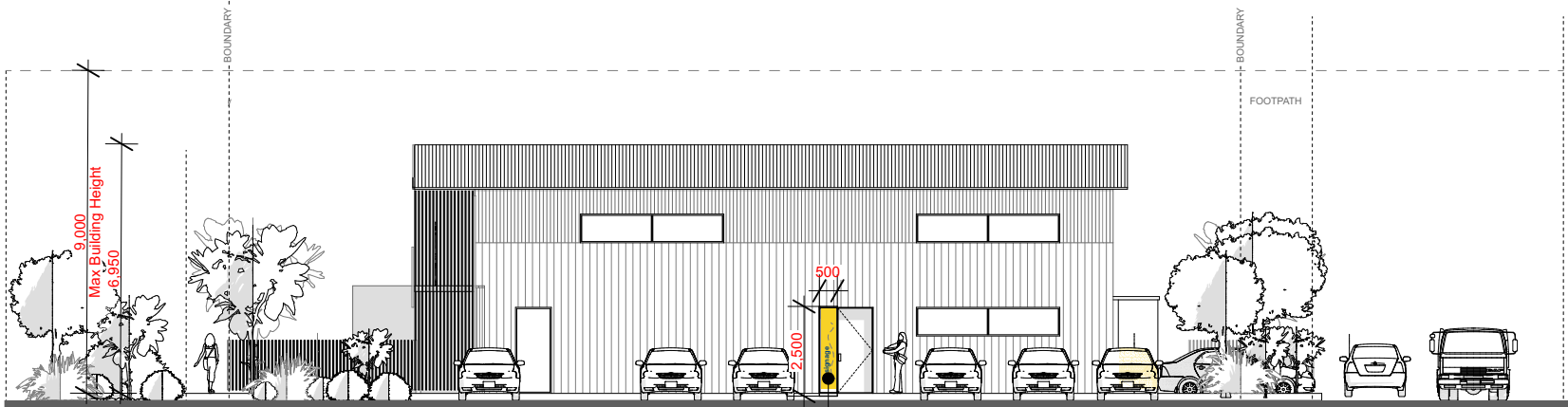


Typical Rear Elevation
scale 1:100



Typical Front Elevation
scale 1:100

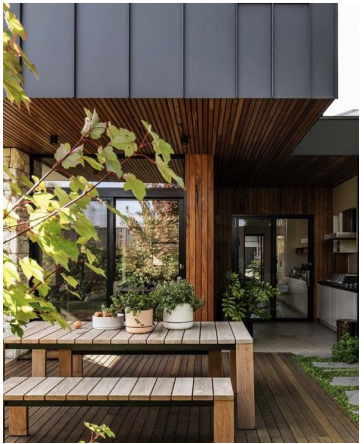
Alternative Frontage design where no vehicle access is proposed - please refer to the Masterplan for exact locations".



Typical Side Elevation - WL_1
scale 1:100



Architectural precedents indicative of material palette and form



WL_1 WorkLive

2 BED | 2.5 BT | WORKSPACE

ACTIVITY

WORKSPACE	30m ²
RESIDENTIAL (excludes external walls)	133m ²

AREA

LEVEL 1	98m ²
GROUND	98m ²

GFA 196m²
+ balcony + hard standing

WL_2 WorkLive

1 BED | 1.5 BT | WORKSPACE

ACTIVITY

WORKSPACE	75m ²
RESIDENTIAL (excludes external walls)	88m ²

AREA

LEVEL 1	98m ²
GROUND	98m ²

GFA 196m²
+ balcony + hard standing

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**Resource Consent
Resource Consent**

Layout Name:
**Employment Sub-precinct
LIVE/WORK UNITS TYP**

Scale: 1:200 Original Paper Size: A3

Job No.: 4655 Layout I.D.: RC_4.10 Revision: A

