

Beachlands South

Fast-track Application

APARTMENTS

16.06.2026

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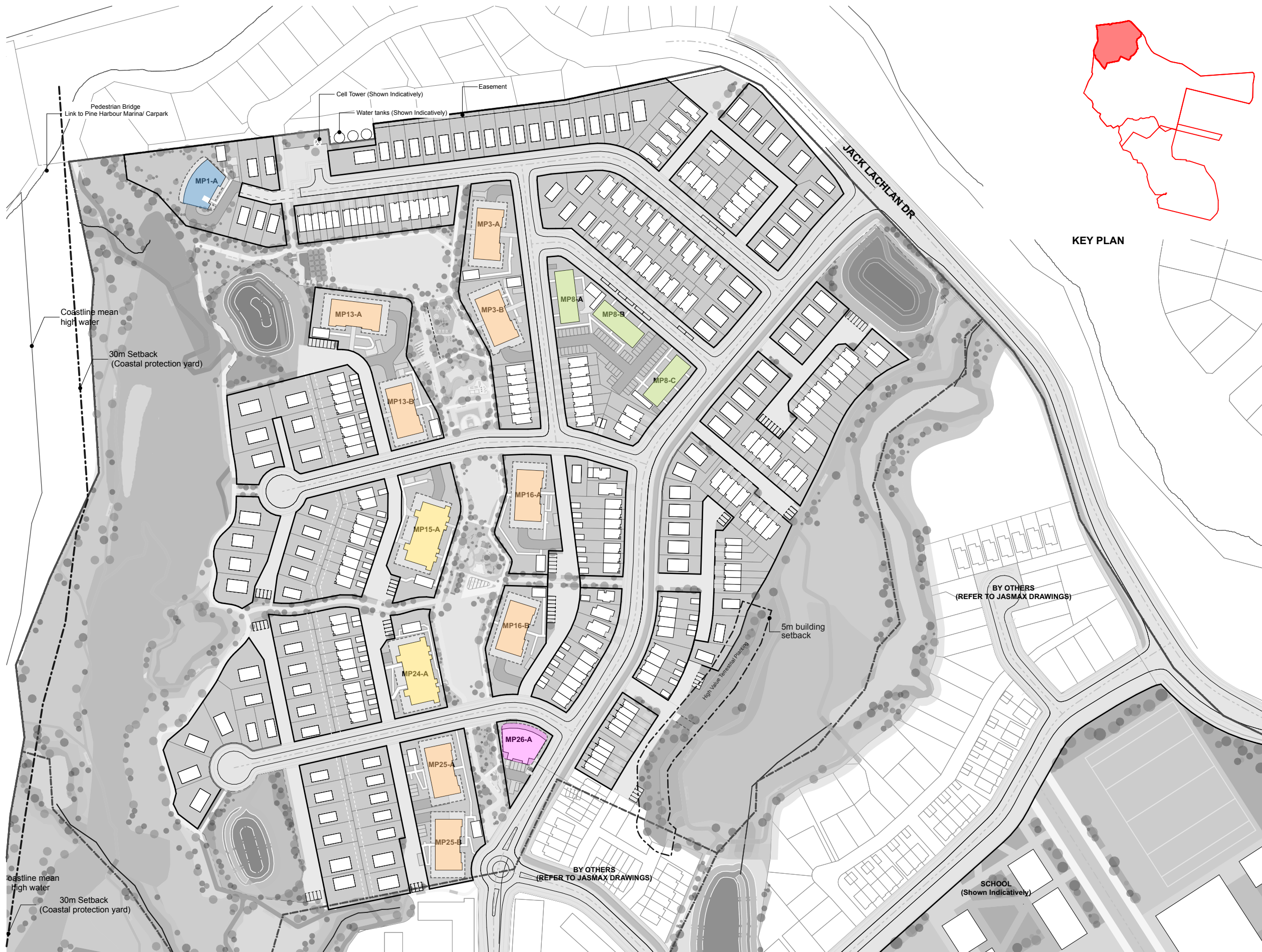
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APT. PROJECT INFO

ID.	Rev	Name	Drawing Scales
RC_5_0 PROJECT INFO			
RC_5_0.01	A	COVERPAGE	
RC_5_0.01.1	A	DRAWINGS LIST	
RC_5_0.02	A	MARINA POINT SUB-PRECINCT	1:2500
RC_5_0.03	A	COASTAL SUB-PRECINCT	1:3000
RC_5_1 SITE PLANS			
RC_5_1.04	A	SUB-SECTION	
RC_5_1.05	A	MP1-A	1:500
RC_5_1.06	A	MP3-A & MP3-B	1:500
RC_5_1.07	A	MP8-A & MP8-B & MP8-C	1:500
RC_5_1.08	A	MP13-A & MP13-B	1:500
RC_5_1.09	A	MP15-A & MP24-A	1:500
RC_5_1.10	A	MP16-A & MP16-B	1:500
RC_5_1.11	A	MP25 & MP26-A	1:500
RC_5_1.12	A	C1-A	1:500
RC_5_1.13	A	C5-A & C5-B & C5-C	1:500, 1:3500
RC_5_1.14	A	C7-A	1:500, 1:3500
RC_5_1.15	A	C9-A & C9-B	1:500
RC_5_1.16	A	HIRB	1:500
RC_5_1.17	A	HIRB	1:500
RC_5_1.18	A	HIRB	1:500
RC_5_1.19	A	SUB-SECTION	
RC_5_2 TYPE 1			
RC_5_2.00	A	COVER	
RC_5_2.01	A	PLAN L-01	1:200
RC_5_2.02	A	PLAN L00	1:200
RC_5_2.03	A	PLAN L01-04	1:200
RC_5_2.04	A	PLAN L05	1:200
RC_5_2.05	A	SECTION	1:200
RC_5_2.06	A	ELEVATION	1:200
RC_5_2.07	A	ELEVATION	1:200
RC_5_3 TYPE 2			
RC_5_3.00	A	COVER	1:1
RC_5_3.01	A	PLAN L-01	1:200
RC_5_3.02	A	PLAN L00 (TYP.)	1:200
RC_5_3.03	A	PLAN L00 (MP3-B)	1:200
RC_5_3.04	A	PLAN L01-04	1:200
RC_5_3.05	A	PLAN L05	1:200
RC_5_3.06	A	SECTION	1:200
RC_5_3.07	A	ELEVATION	1:200
RC_5_3.08	A	ELEVATION	1:200
RC_5_4 TYPE 3			
RC_5_4.00	A	COVER	
RC_5_4.01	A	PLAN L00	1:200
RC_5_4.02	A	PLAN L01-05	1:200
RC_5_4.03	A	PLAN L06	1:200
RC_5_4.04	A	SECTION	1:200
RC_5_4.05	A	ELEVATION	1:200
RC_5_4.06	A	ELEVATION	1:200
RC_5_5 TYPE 4			
RC_5_5.00	A	COVER	
RC_5_5.01	A	PLAN L-01	1:200
RC_5_5.02	A	PLAN L00	1:200
RC_5_5.03	A	PLAN L01-10	1:200
RC_5_5.04	A	PLAN L11	1:200
RC_5_5.05	A	SECTION	1:200
RC_5_5.06	A	ELEVATION	1:200
RC_5_5.07	A	ELEVATION	1:200
RC_5_5.08	A	LOOK AND FEEL	1:5

RC_5_6 TYPE 5			
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RC_5_6.01	A	PLAN L-01	1:200
RC_5_6.02	A	PLAN L00	1:200
RC_5_6.03	A	PLAN L01-04	1:200
RC_5_6.04	A	PLAN L05	1:200
RC_5_6.05	A	SECTION	1:200
RC_5_6.06	A	ELEVATION	1:200
RC_5_6.07	A	ELEVATION	1:200
RC_5_6.08	A	LOOK AND FEEL	
RC_5_7 TYPE 6			
RC_5_7.00	A	COVER	
RC_5_7.01	A	PLAN L00	1:200
RC_5_7.02	A	PLAN L1-02	1:200
RC_5_7.03	A	SECTION	1:200
RC_5_7.04	A	ELEVATION	1:200

DRAWINGS LIST



APARTMENT TYPE KEY

- > TYPE 1
- > TYPE 2
- > TYPE 3
- > TYPE 4
- > TYPE 5
- > TYPE 6

KEY PLAN

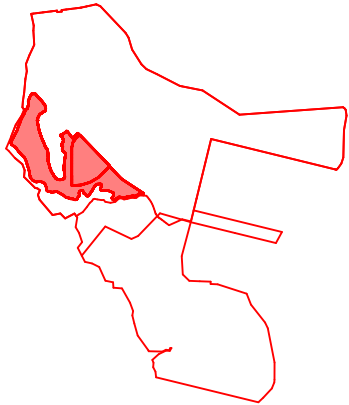
MARINA POINT SUB-PRECINCT

Scale: 1:2500 @ A3



APARTMENT TYPE KEY

- > TYPE 1
- > TYPE 2
- > TYPE 3
- > TYPE 4
- > TYPE 5
- > TYPE 6



KEY PLAN

COASTAL SUB-PRECINCT

Scale: 1:3000 @ A3

Beachlands South: Apartments : SITE PLANS

Fast Track Consent

16/06/2026

Prepared by:

studiopacificarchitecture

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Job No.:
4655



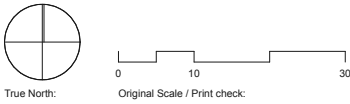
NOTES

Building areas, driveway and service locations, and landscaping are design intent and subject to change.

Basements are included in building coverage, but may be in areas be entirely covered by ground.

Water tanks are indicative and shown to demonstrate an above compliant capacity requirement as per Table I458.6.13.2

Outlook zones are indicated along building face to allow for any variation in window placement and size



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Notes:
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Rev	Description	Date
A	SKB1	16.06.2026

LEGEND

- Lot boundary
- 1m side and rear yard setback
- 1.5m front setback
- Basement location
- Building location
- 1m outlook zone (variable location)
- 4m outlook zone (variable location)
- Entry (primary)
- Entry (secondary)
- K,D,L,B Kitchen, Dining, Living, Bedroom
- ### m² Building area

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Prepared For:
Russell Property Group

Project Title:
**Beachlands South:
Apartments**
at
Beachlands South
Whitford-Maraetai Road, Auckland
{Lot X, DP XXXX}

**{PROJECT STAGE}
SKB1**

Layout Name:
**SITE PLANS
MP1-A**

Scale: 1:500 Original Paper Size: **A3**

Job No.: **4655** Layout I.D.: **RC_5_1.05** Revision: **A**



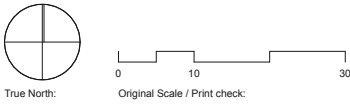
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Rev	Description	Date
A	SKB1	16.06.2026

LEGEND

- Lot boundary
- 1m side and rear yard setback
- 1.5m front setback
- Basement location
- Building location
- 1m outlook zone (variable location)
- 4m outlook zone (variable location)
- Entry (primary)
- Entry (secondary)
- K,D,L,B Kitchen, Dining, Living, Bedroom
- ### m² Building area

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at
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{Lot X, DP XXXX}

{PROJECT STAGE}
SKB1

Layout Name:
**SITE PLANS
MP3-A & MP3-B**

Scale: 1:500 Original Paper Size: A3

Job No.: 4655 Layout I.D.: RC_5_1.06 Revision: A



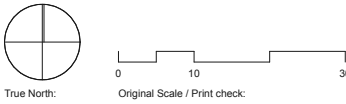
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Rev	Description	Date
A	SKB1	16.06.2026

LEGEND

- Lot boundary
- 1m side and rear yard setback
- 1.5m front setback
- Basement location
- Building location
- 1m outlook zone (variable location)
- 4m outlook zone (variable location)
- Entry (primary)
- Entry (secondary)
- K,D,L,B Kitchen, Dining, Living, Bedroom
- ### m² Building area

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Russell Property Group

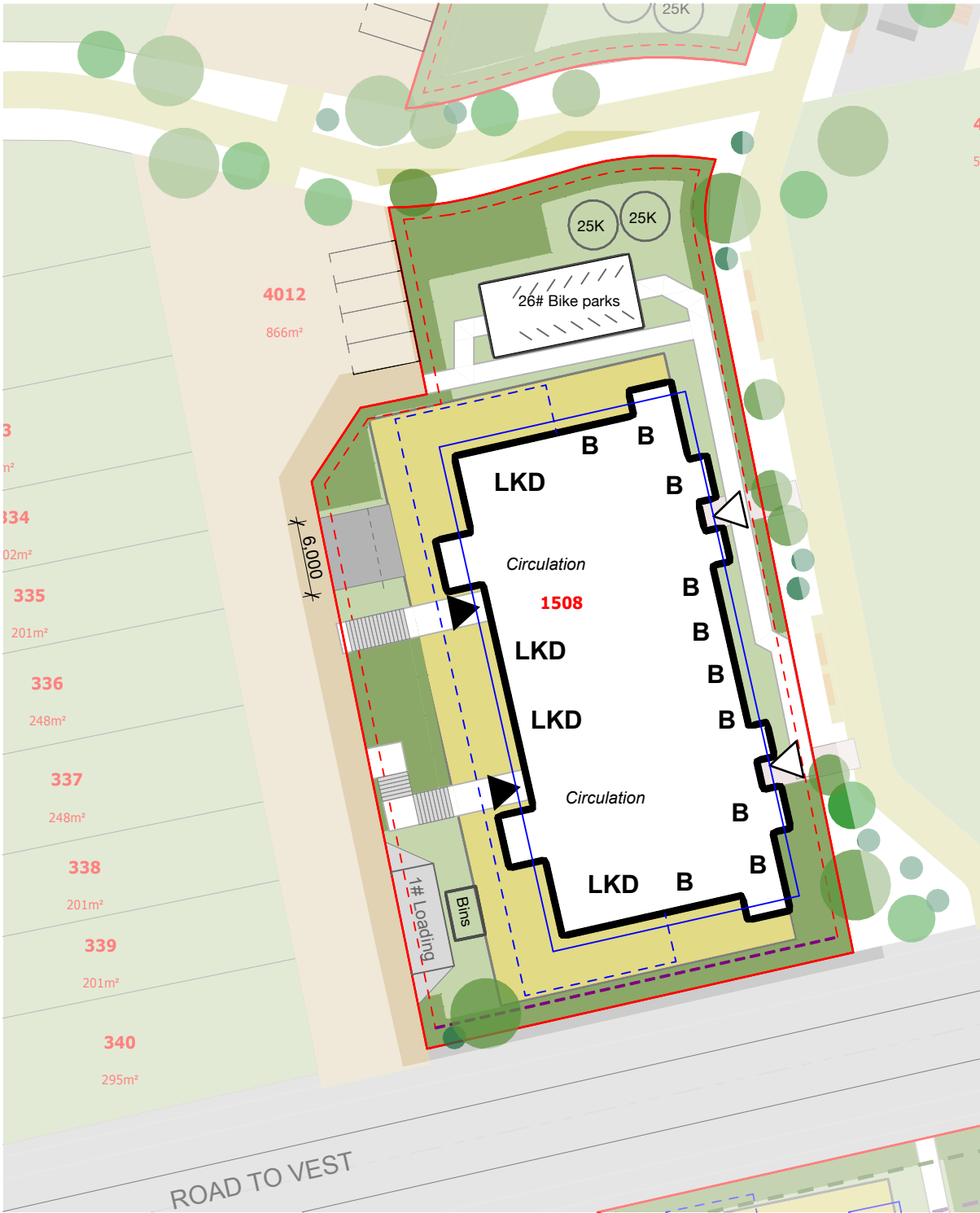
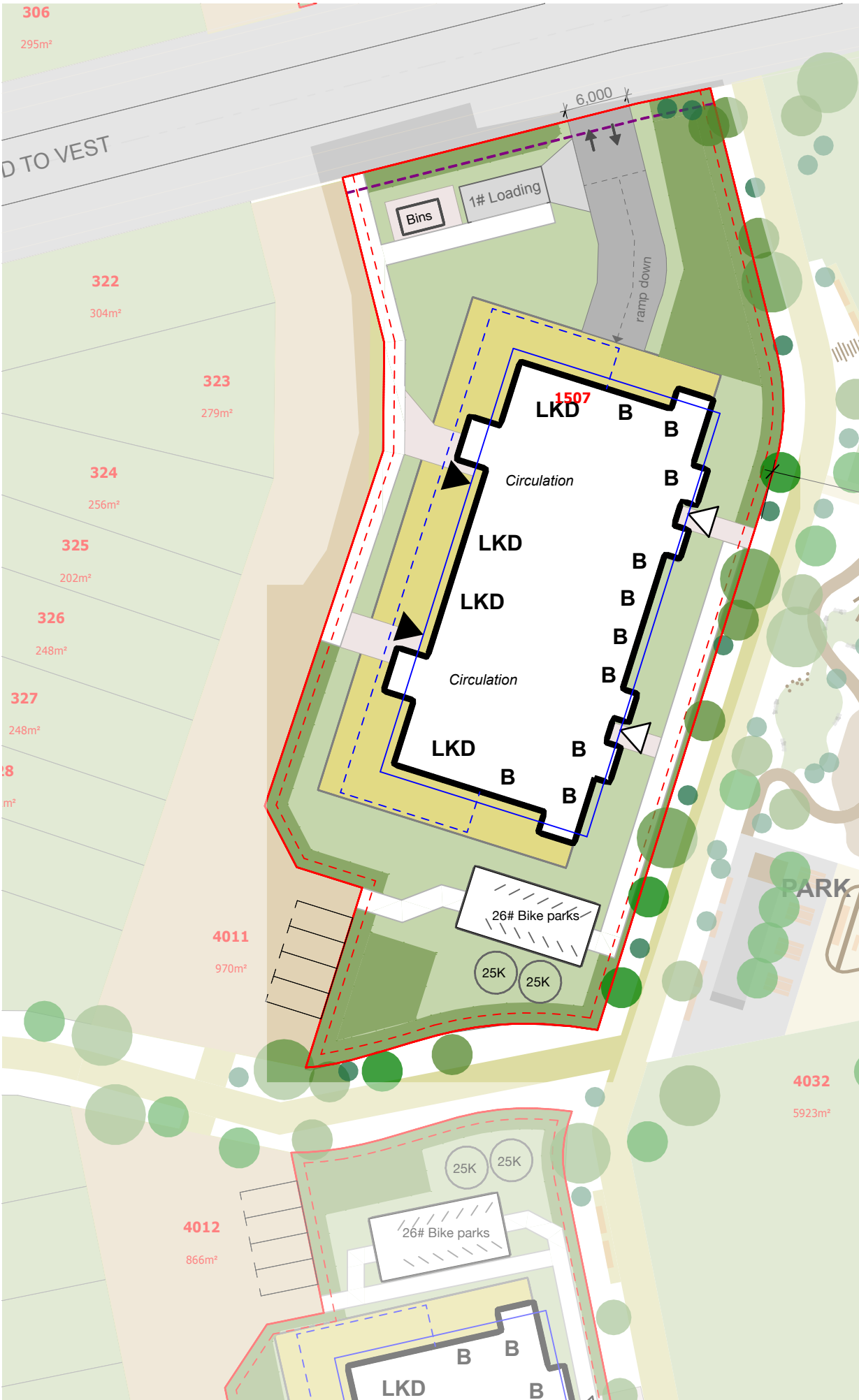
Project Title:
Beachlands South: Apartments
at
Beachlands South
Whitford-Maraetai Road, Auckland
{Lot X, DP XXXX}

{PROJECT STAGE}
SKB1

Layout Name:
**SITE PLANS
MP13-A & MP13-B**

Scale: 1:500 Original Paper Size: A3

Job No.: 4655 Layout I.D.: RC_5_1.08 Revision: A



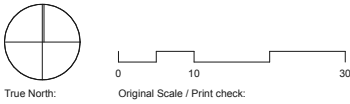
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Rev	Description	Date
A	SKB1	16.06.2026

- LEGEND
- Lot boundary
 - 1m side and rear yard setback
 - 1.5m front setback
 - Basement location
 - Building location
 - 1m outlook zone (variable location)
 - 4m outlook zone (variable location)
 - Entry (primary)
 - Entry (secondary)
 - K,D,L,B Kitchen, Dining, Living, Bedroom
 - ### m² Building area

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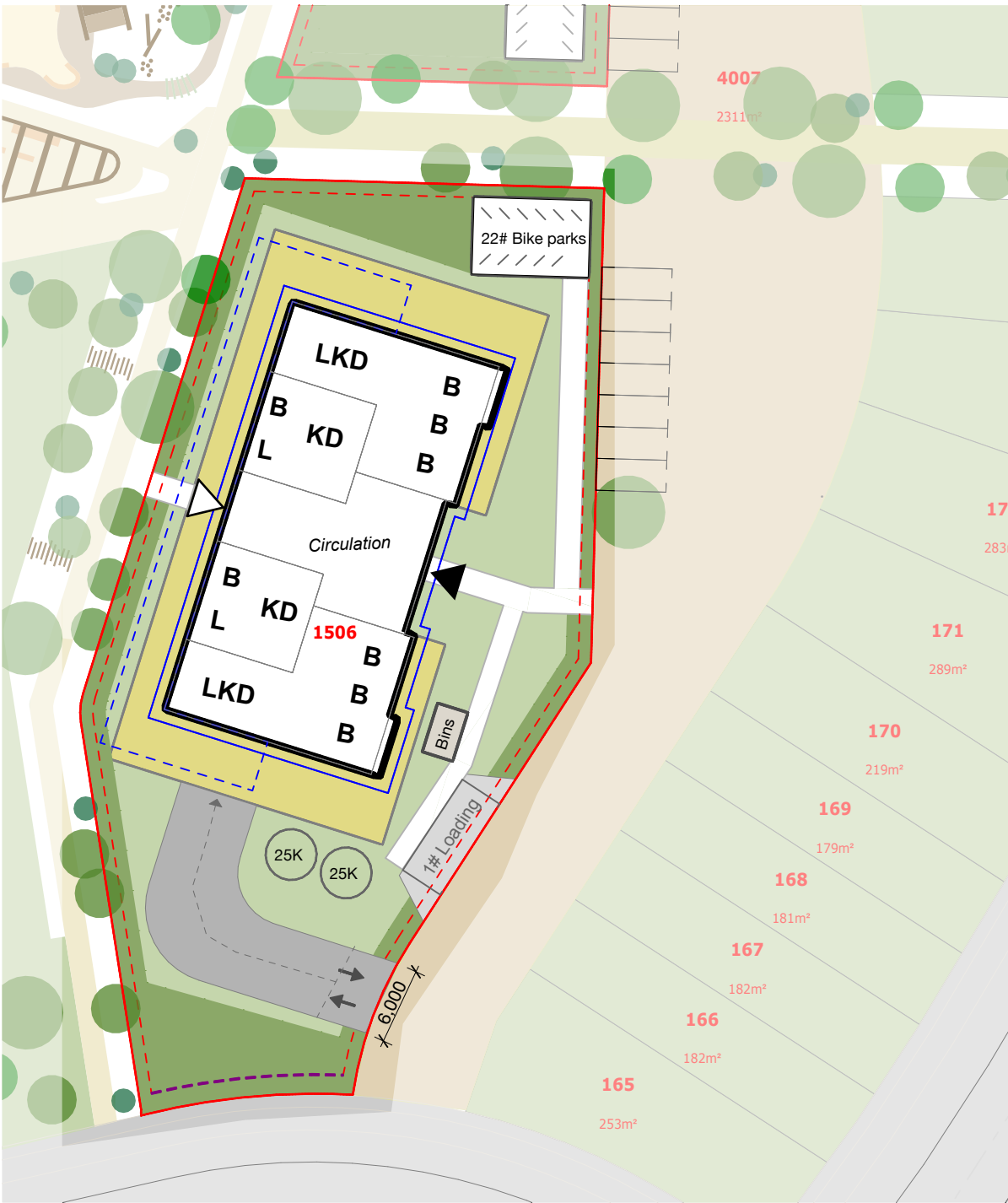
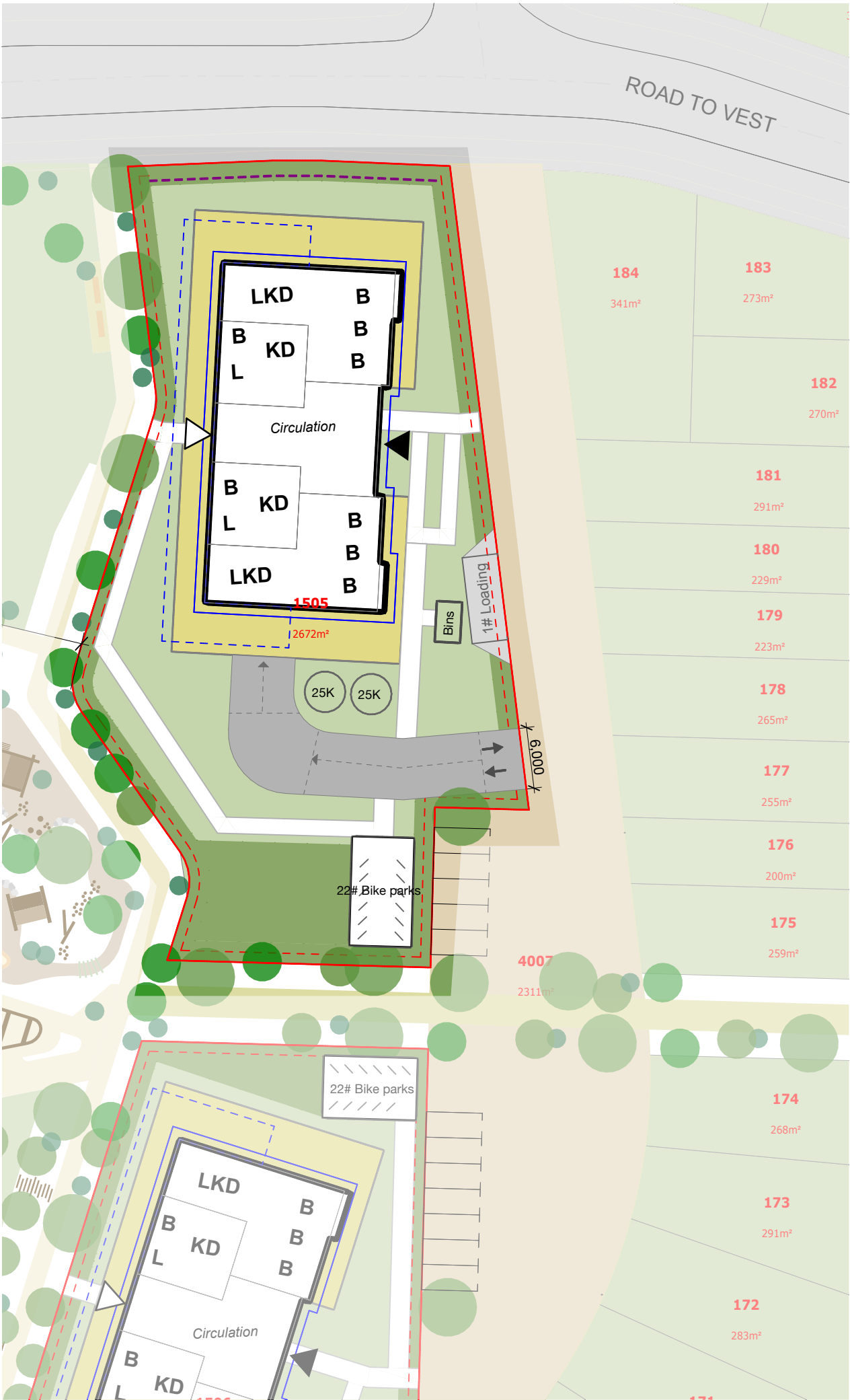
Project Title:
Beachlands South:
Apartments
at
Beachlands South
Whitford-Maraetai Road, Auckland
{Lot X, DP XXXX}

{PROJECT STAGE}
SKB1

Layout Name:
SITE PLANS
MP15-A & MP24-A

Scale: 1:500 Original Paper Size: A3

Job No.: 4655 Layout I.D.: RC_5_1.09 Revision: A



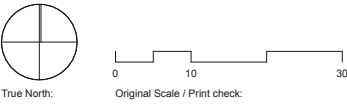
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Rev	Description	Date
A	SKB1	16.06.2026

LEGEND

- Lot boundary
- 1m side and rear yard setback
- 1.5m front setback
- Basement location
- Building location
- 1m outlook zone (variable location)
- 4m outlook zone (variable location)
- Entry (primary)
- Entry (secondary)
- K,D,L,B Kitchen, Dining, Living, Bedroom
- ### m² Building area

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Prepared For:
Russell Property Group

Project Title:
Beachlands South: Apartments
at
Beachlands South
Whitford-Maraetai Road, Auckland
{Lot X, DP XXXX}

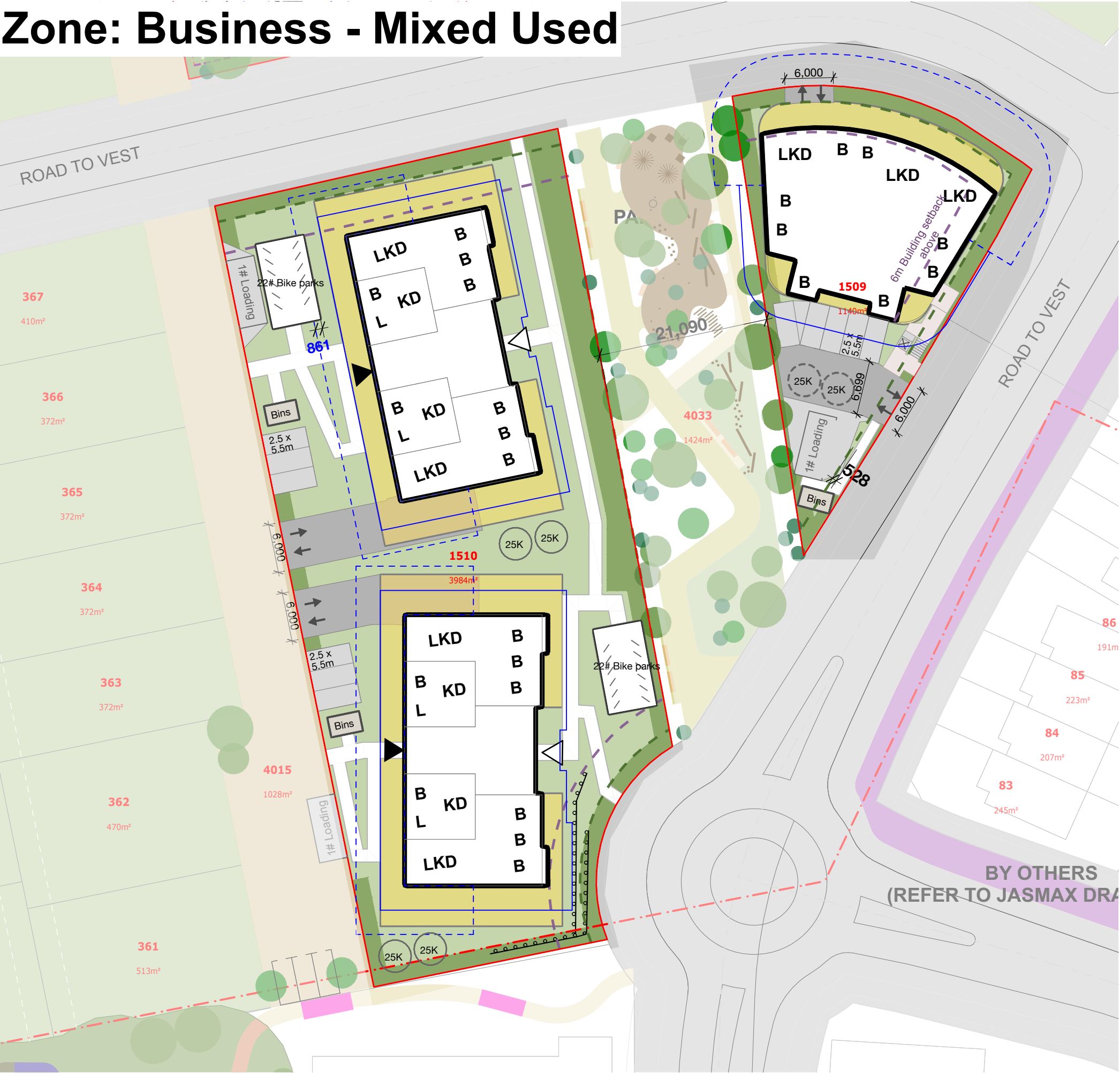
{PROJECT STAGE}
SKB1

Layout Name:
**SITE PLANS
MP16-A & MP16-B**

Scale: 1:500
Original Paper Size: A3

Job No.: 4655
Layout I.D.: RC_5_1.10
Revision: A

Zone: Business - Mixed Used



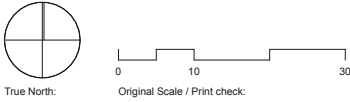
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Rev	Description	Date
A	SKB1	16.06.2026

LEGEND	
	Lot boundary
	2m landscape buffer
	6m building setback at upper level
	Basement location
	Building location
	3m outlook zone (variable location)
	6m outlook zone (variable location)
	Entry (primary)
	Entry (secondary)
K,D,L,B	Kitchen, Dining, Living, Bedroom
### m²	Building area

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Prepared For:
Russell Property Group

Project Title:
Beachlands South: Apartments
at
Beachlands South
Whitford-Maraetai Road, Auckland
{Lot X, DP XXXX}

{PROJECT STAGE}
SKB1

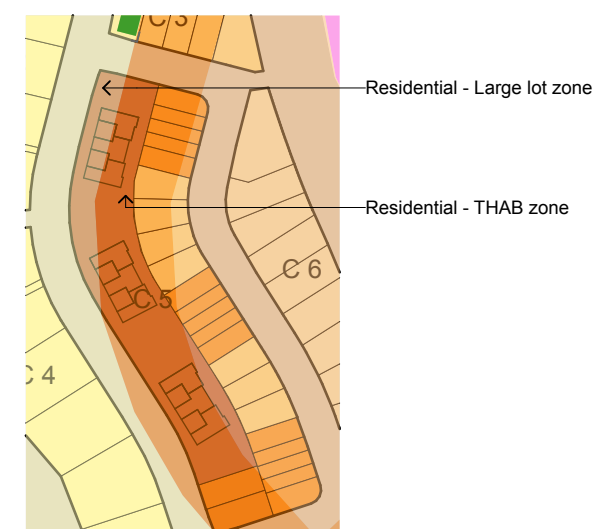
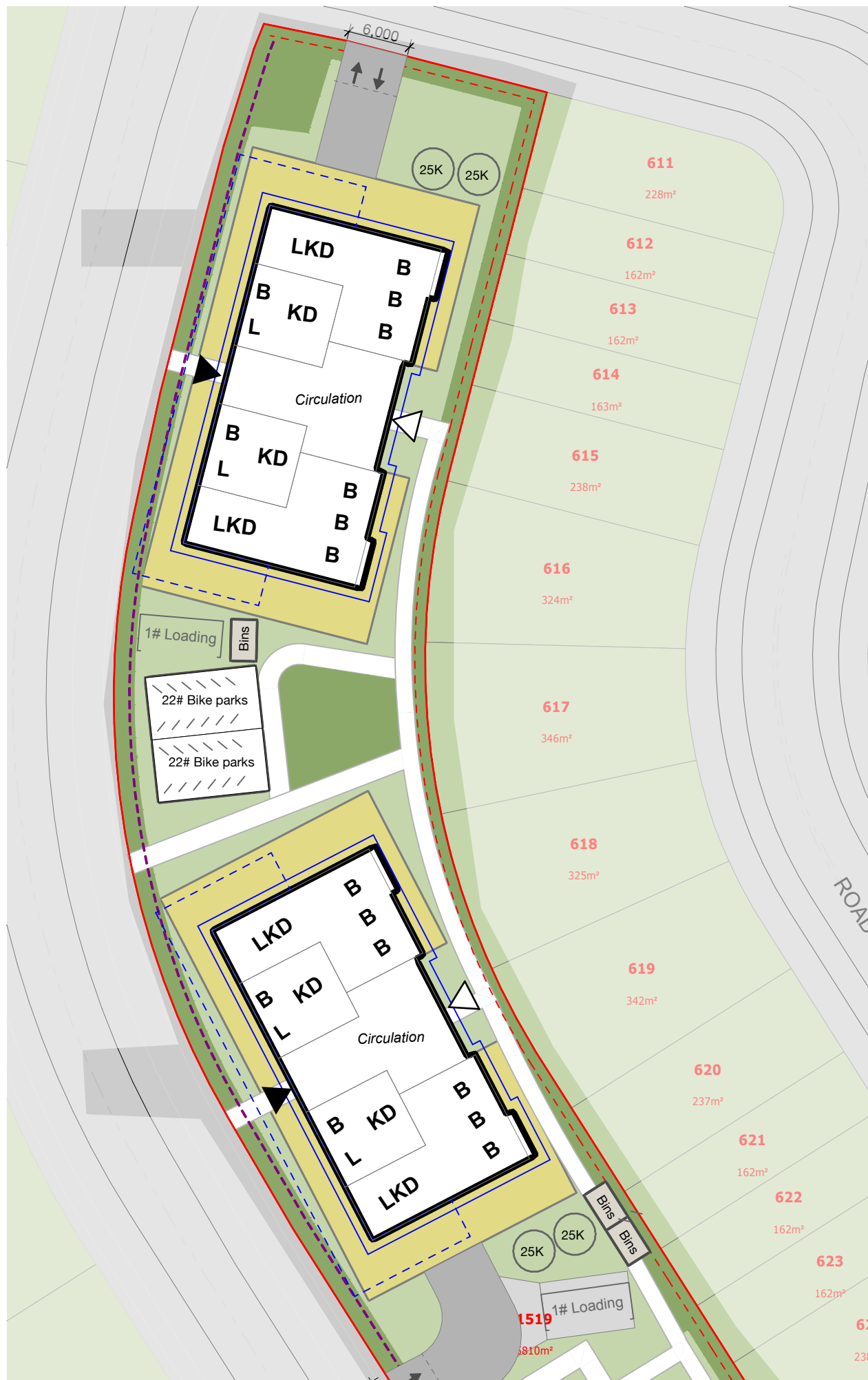
Layout Name:
**SITE PLANS
MP25 & MP26-A**

Scale: 1:500 Original Paper Size: A3

Job No.: 4655 Layout I.D.: RC_5_1.11 Revision: A



Pond 18



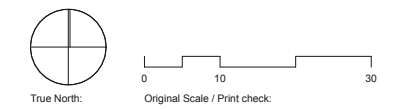
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Rev	Description	Date
A	SKB1	16.06.2026

LEGEND

- | | |
|---|-------------------------------------|
|  | Lot boundary |
|  | 1m side and rear yard setback |
|  | 1.5m front setback |
| <hr/> | |
|  | Basement location |
|  | Building location |
|  | 1m outlook zone (variable location) |
|  | 4m outlook zone (variable location) |
|  | Entry (primary) |
|  | Entry (secondary) |
| K,D,L,B | Kitchen, Dining, Living, Bedroom |
| ### m² | Building area |

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Prepared For:

Prepared For:
Russell Property Group

Project Title:

Project Title:
**Beachlands South:
Apartments**

Beachlands South
Whitford-Maraetai Road, Auckland
{Lot X, DP XXXX}

{PROJECT STAGE}
SKB1

Layout Name:
SITE PLANS
C5-A & C5-B & C5-C

Scale: 1:500, 1:3500

Original Paper Size: **A3**

Job No. :

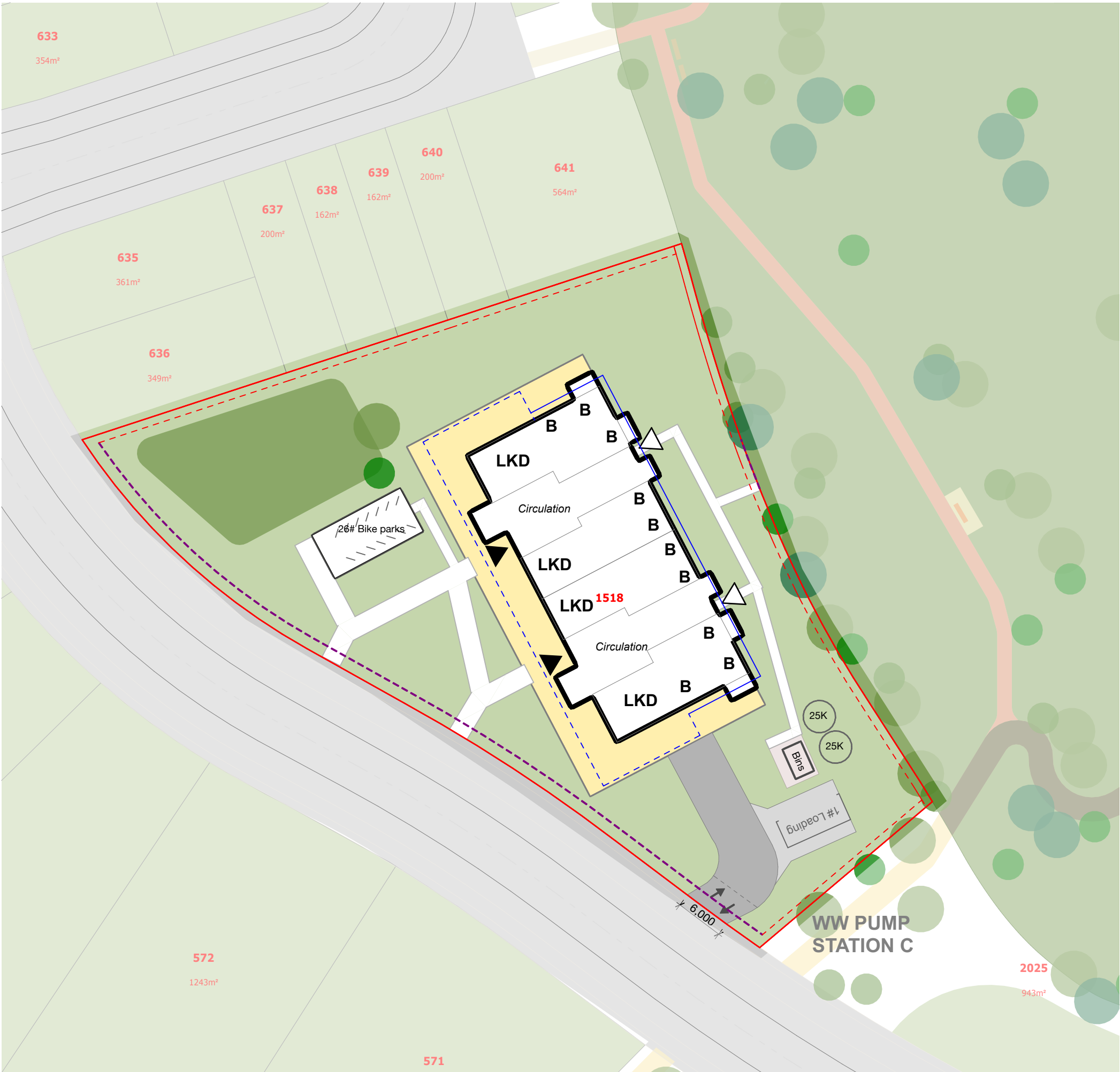
Job No.:
4655

Layout ID:

RC 5 1 13

vision.

A



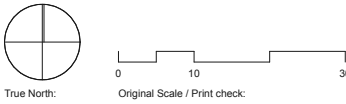
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Rev	Description	Date
A	SKB1	16.06.2026

LEGEND

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- 1.5m front setback
- Basement location
- Building location
- 1m outlook zone (variable location)
- 4m outlook zone (variable location)
- Entry (primary)
- Entry (secondary)
- K,D,L,B Kitchen, Dining, Living, Bedroom
- ### m² Building area

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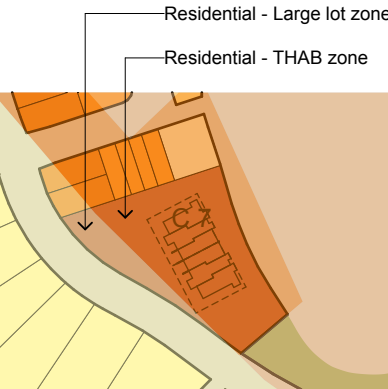
Project Title:
Beachlands South: Apartments
at
Beachlands South
Whitford-Maraetai Road, Auckland
{Lot X, DP XXXX}

{PROJECT STAGE}
SKB1

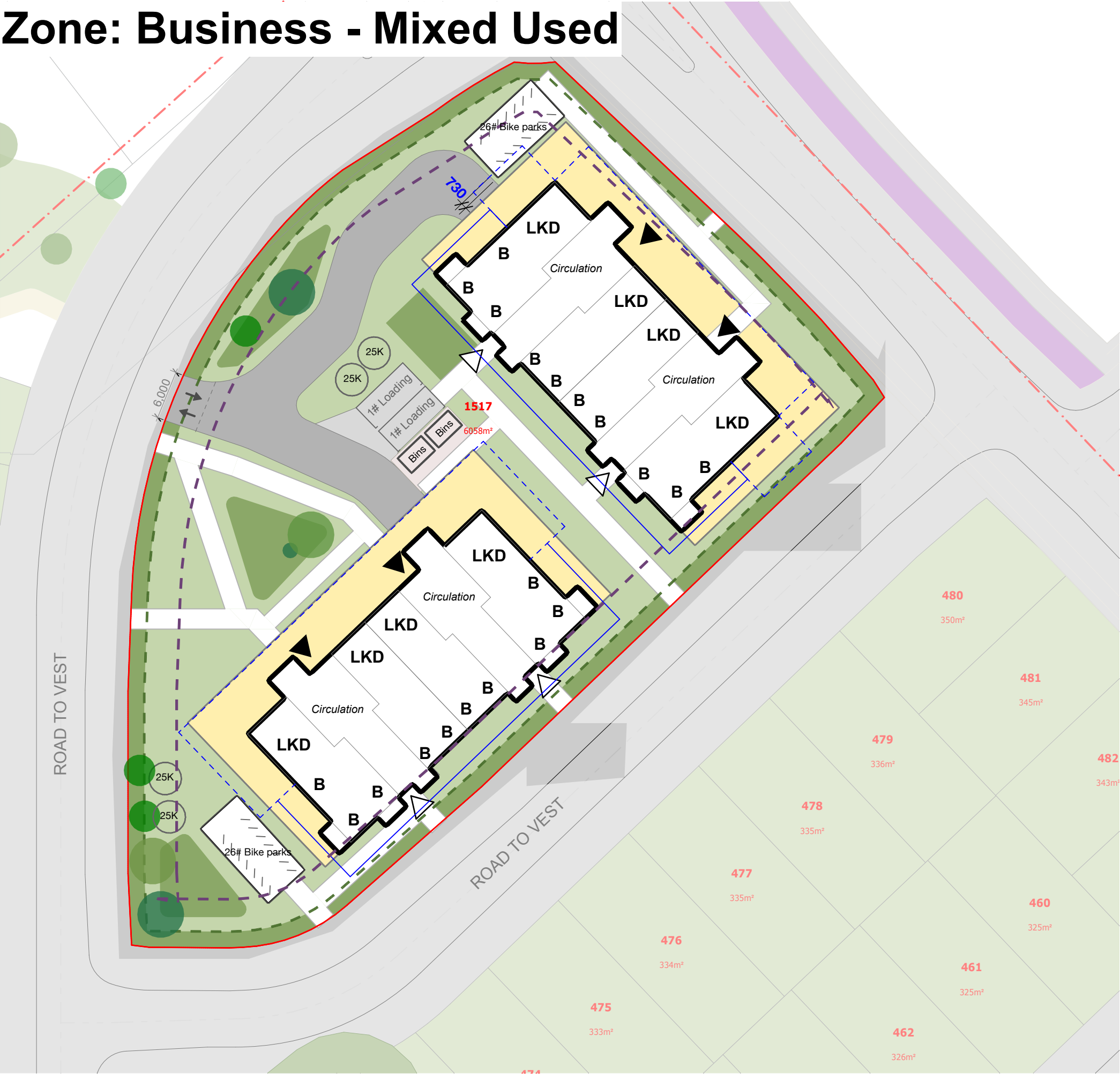
Layout Name:
**SITE PLANS
C7-A**

Scale: 1:500, 1:3500 Original Paper Size: A3

Job No.: 4655 Layout I.D.: RC_5_1.14 Revision: A



Zone: Business - Mixed Used



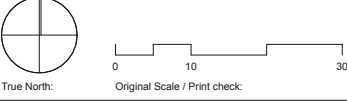
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Rev	Description	Date
A	SKB1	16.06.2026

LEGEND

- Lot boundary
- 2m landscape buffer
- 6m building setback at upper level
- Basement location
- Building location
- 3m outlook zone (variable location)
- 6m outlook zone (variable location)
- Entry (primary)
- Entry (secondary)
- K,D,L,B Kitchen, Dining, Living, Bedroom
- ### m² Building area

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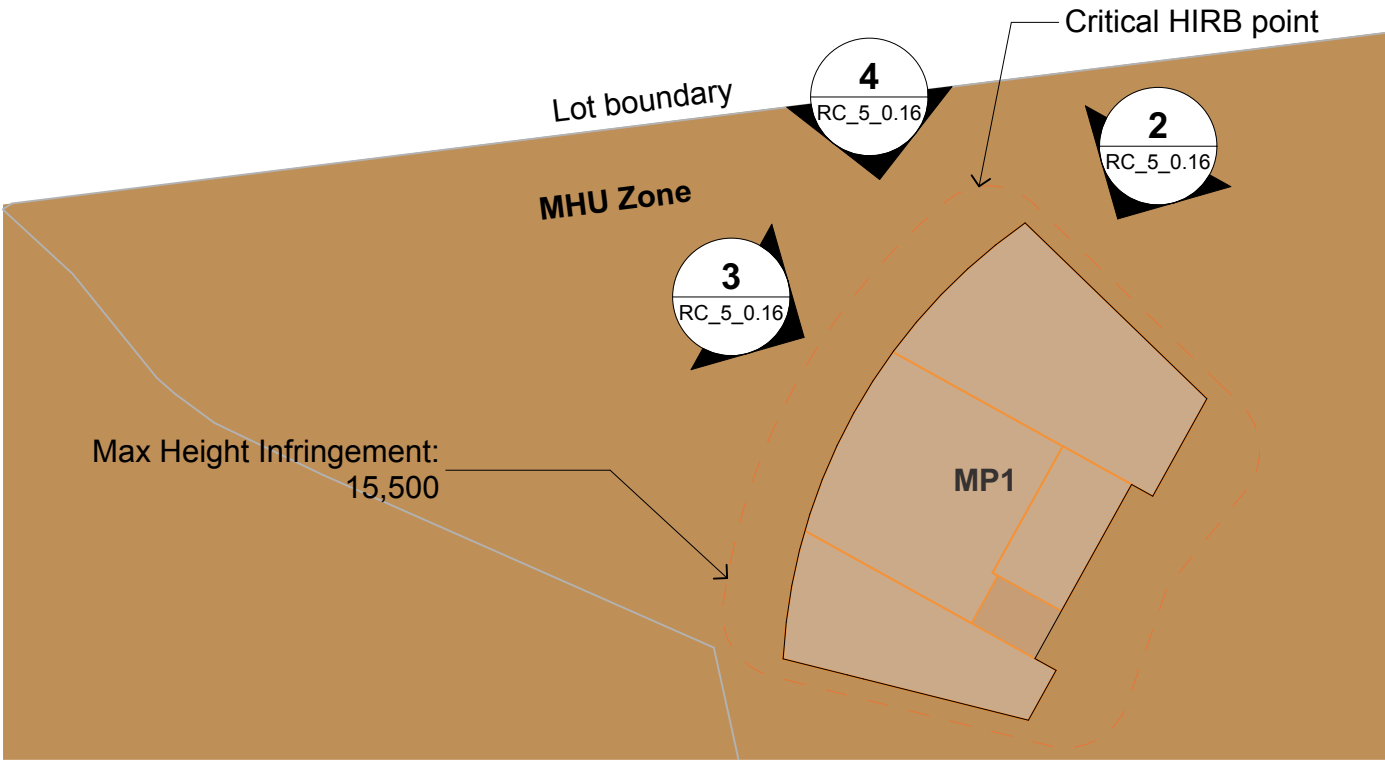
Project Title:
Beachlands South: Apartments
at
Beachlands South
Whitford-Maraetai Road, Auckland
{Lot X, DP XXXX}

{PROJECT STAGE}
SKB1

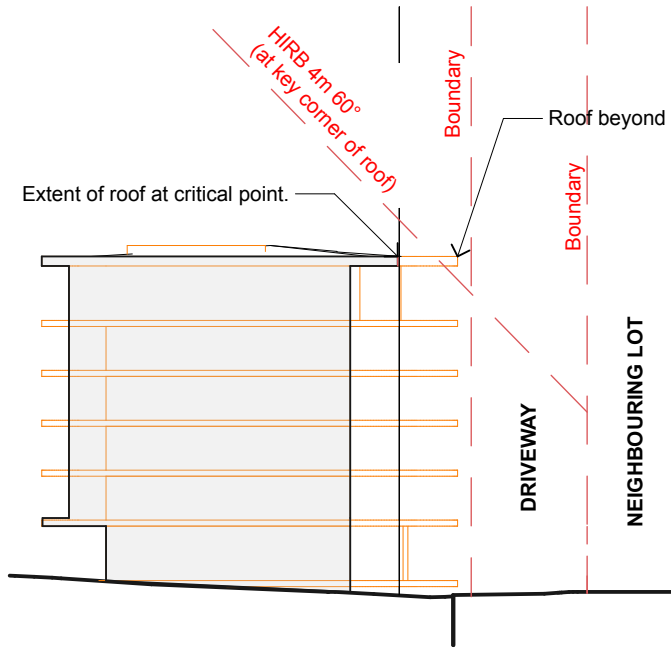
Layout Name:
**SITE PLANS
C9-A & C9-B**

Scale: 1:500 Original Paper Size: **A3**

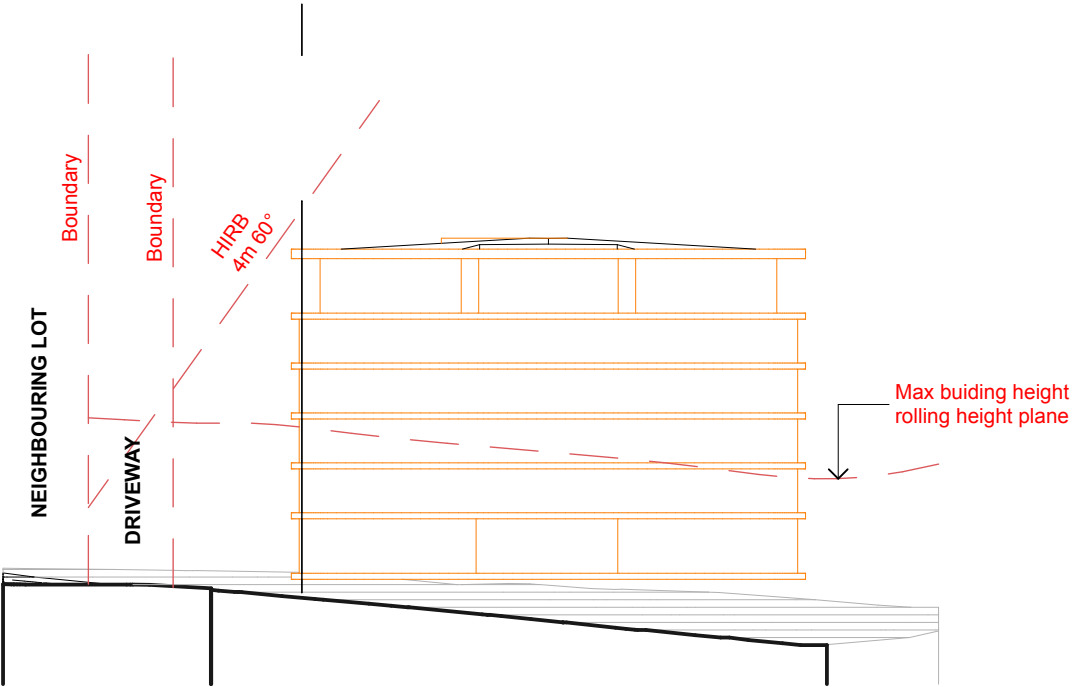
Job No.: **4655** Layout I.D.: **RC_5_1.15** Revision: **A**



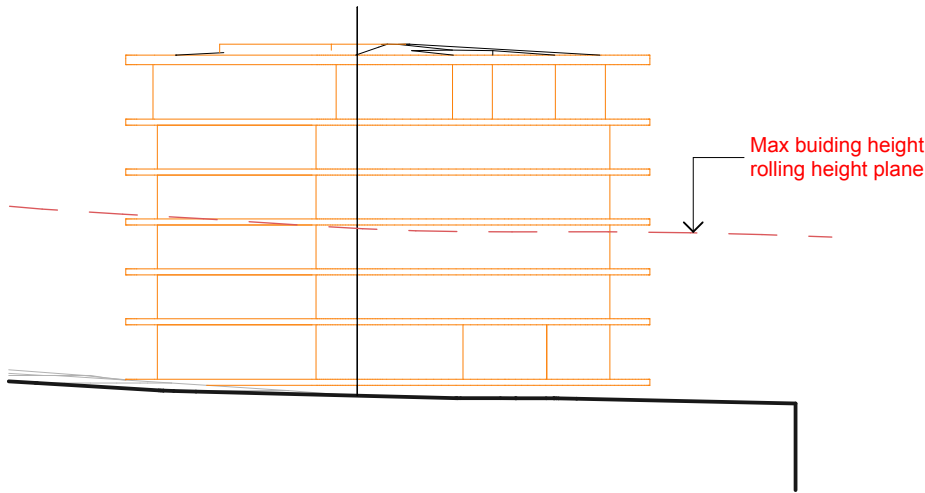
1 Key Plan
- 1:500



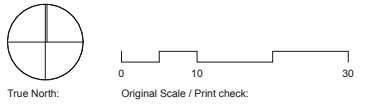
2 Northern Elevation
- 1:500



3 Western Elevation
- 1:500



4 Elevation from North Boundary
- 1:500



Print in Colour

Notes:
DO NOT SCALE OFF DRAWINGS
All dimensions to be checked on site.
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Rev	Description	Date
A	SKB1	16.06.2026

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Prepared For:
Russell Property Group

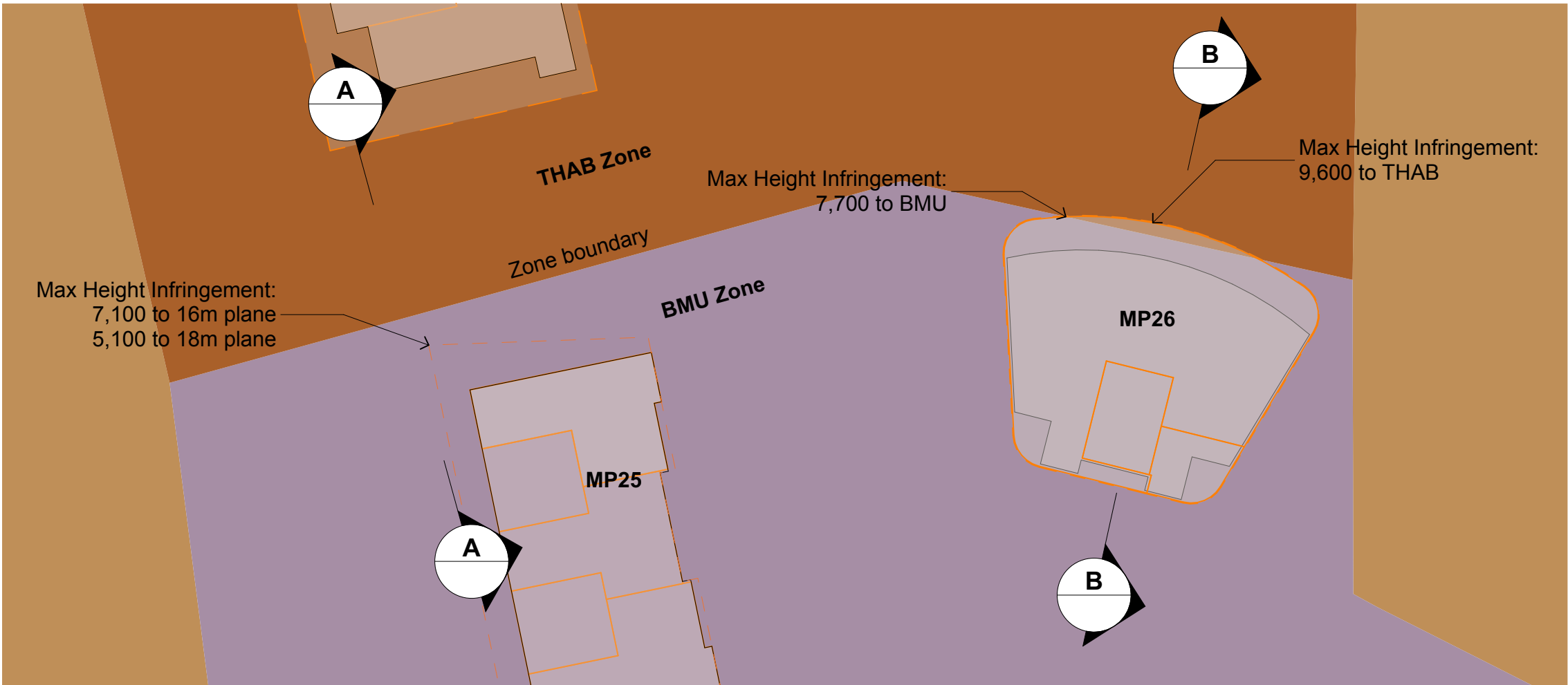
Project Title:
**Beachlands South:
Apartments**
at
Beachlands South
Whitford-Maraetai Road, Auckland
{Lot X, DP XXXX}

**{PROJECT STAGE}
SKB1**

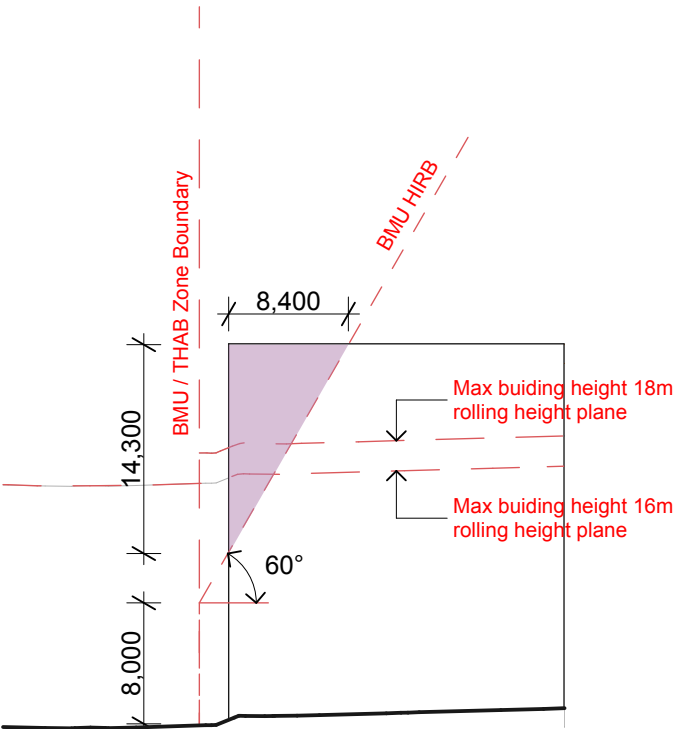
Layout Name:
**SITE PLANS
HIRB**

Scale: 1:500 Original Paper Size: A3

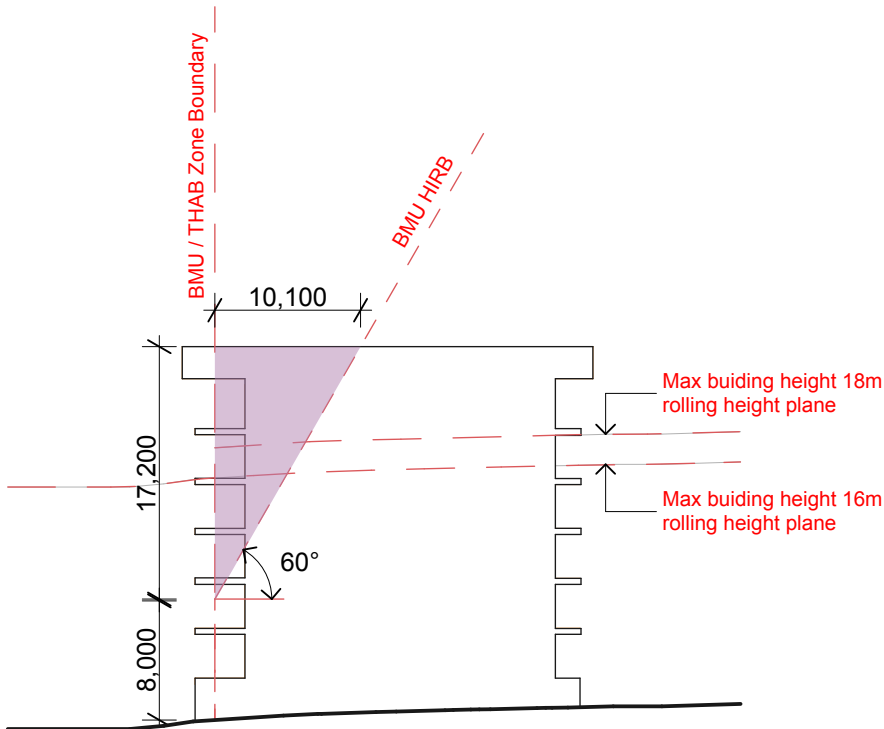
Job No.: 4655 Layout I.D.: RC_5_1.16 Revision: A



1 Key Plan
- 1:500



2 Section A-A
- 1:500



3 Section B-B
- 1:500

True North:

Original Scale / Print check:

Print in Colour

Notes:

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Rev	Description	Date
A	SKB1	16.06.2026

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Prepared For:
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Project Title:
**Beachlands South:
Apartments**
at
Beachlands South
Whitford-Maraetai Road, Auckland
{Lot X, DP XXXX}

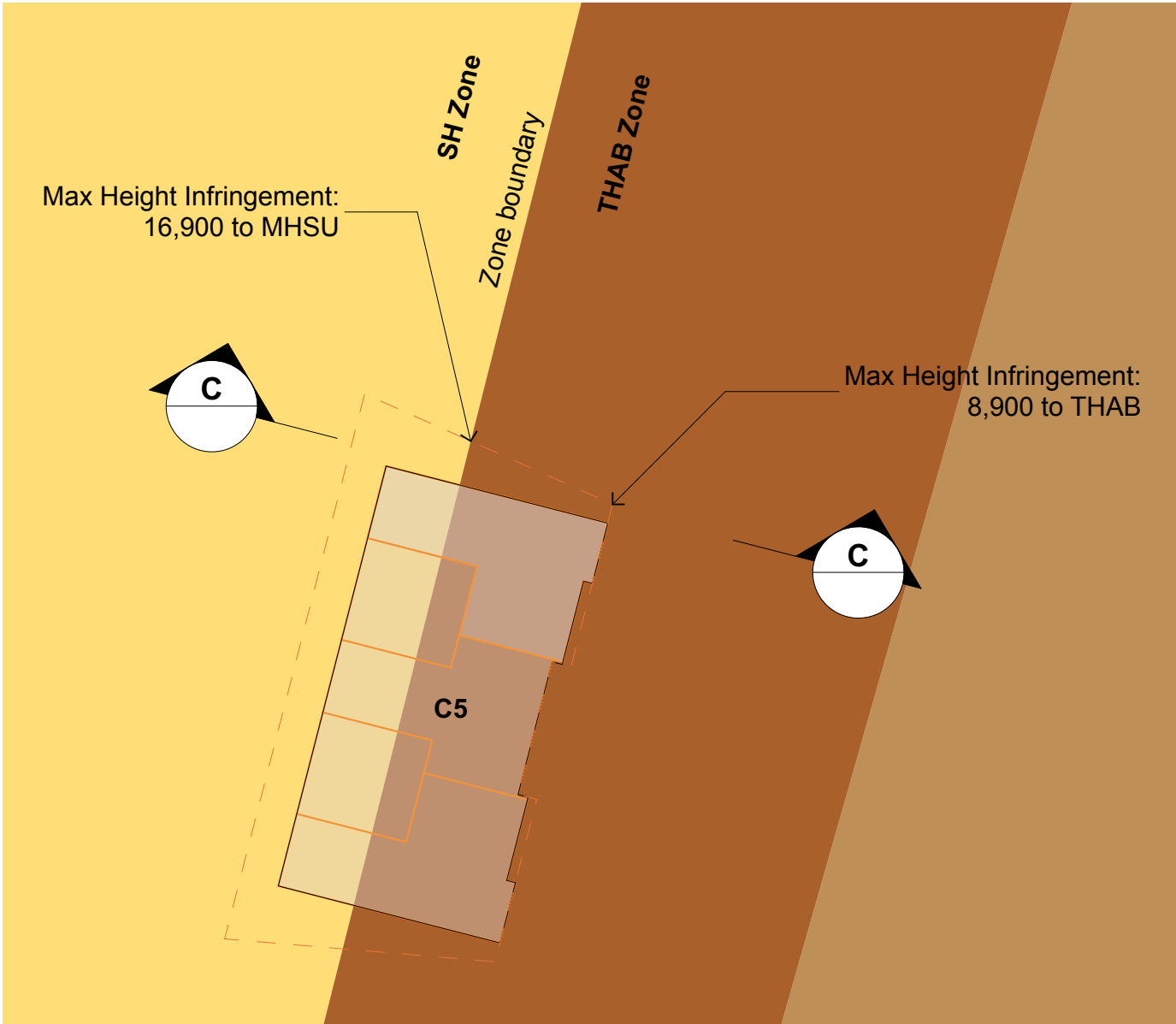
**{PROJECT STAGE}
SKB1**

Layout Name:
**SITE PLANS
HIRB**

Scale: 1:500 Original Paper Size: **A3**

Job No.: **4655** Layout I.D.: **RC_5_1.17** Revision: **A**

Rev	Description	Date
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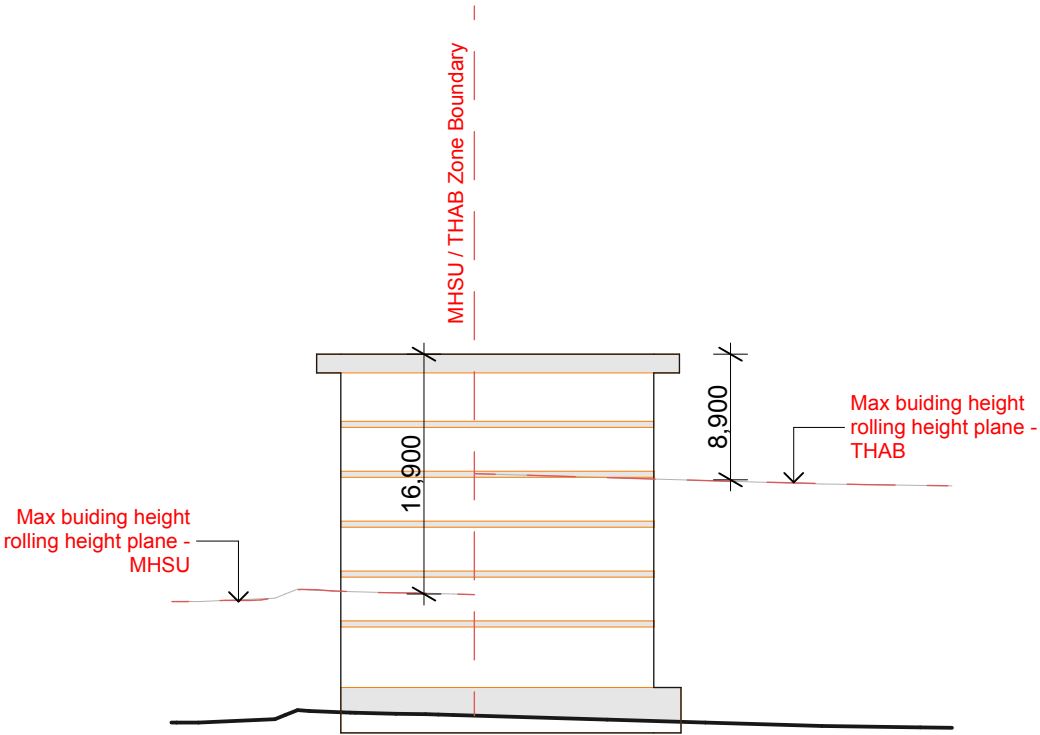


1

-

Key Plan

1:500



2

-

Section C-C

1:500

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Prepared For:
Russell Property Group

Project Title:
**Beachlands South:
Apartments**
at
Beachlands South
Whitford-Maraetai Road, Auckland
{Lot X, DP XXXX}

{PROJECT STAGE}
SKB1

Layout Name:
**SITE PLANS
HIRB**

Scale: 1:500 Original Paper Size: A3

Job No.: 4655 Layout I.D.: RC_5_1.18 Revision: A

Beachlands South: Apartments : TYPOLOGY PLANS

Fast Track Consent

16/06/2026

Prepared by:

studiopacificarchitecture

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Job No.:
4655

APT. TYPE 1



APARTMENTS

6 LEVELS + BASEMENT

26 UNITS

4 x 1 BED UNITS
10 x 2 BED UNITS
8 x 3 BED UNITS
4 x 4 BED UNITS
38 x CARPARKS
26 x BIKEPARKS

ACTIVITY	GFA
RESIDENTIAL	3,784m ²
PARKING*	1128m ²

*EXTERNAL PARKING NOT INCLUDED IN GFA

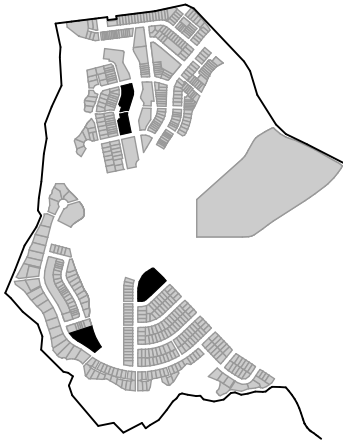
*TERRACES, BALCONIES AND DECK AREAS ARE ADDITIONAL AND SHOWN IN BRACKETS BELOW

LEVEL 05	593m ² (366m ²)
LEVEL 04	799m ² (217m ²)
LEVEL 03	799m ² (217m ²)
LEVEL 02	799m ² (217m ²)
LEVEL 01	799m ² (217m ²)
LEVEL 00	799m ² (371m ²)
LEVEL-01	1,210m ²
TOTAL GFA	5798m² (1605m²)

APARTMENTS

1 BED UNIT	71m ²
2 BED UNIT	114m ²
3 BED UNIT	146-196m ²
4 BED UNIT	196m ²

BUILDING AND UNIT GFA EXCLUDES CANOPIES, TERRACES, BALCONIES AND DECKS



Keyplan

Apartment location code:

MP15-A
MP24-A
C7-A
C9-A
C9-B

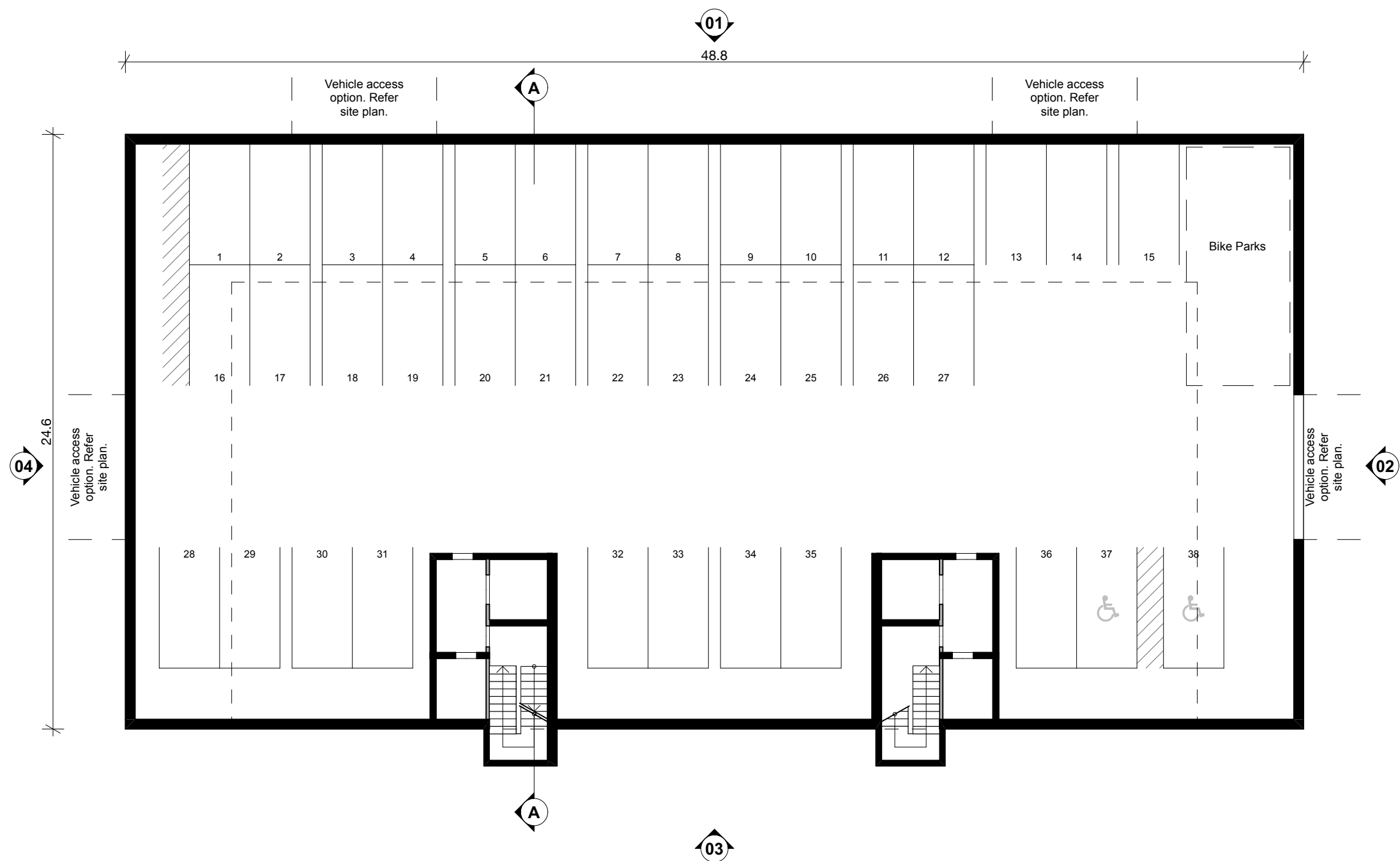
Beachlands South: Apartments

16/06/2026

Prepared by:

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APT. TYPE 1



ROOM CODE	
K	Kitchen
D	Dining
L	Living
E	Entry
WC	WC
G	Garage
bth	Bathroom
B	Bedroom
S	Study
St	Storage
en	Ensuite
Ld	Laundry
C	Circulation
M	Media Room
Sc	Scullery

LEGEND

▲ Entry location

NOTES

Dimensions are subject to design development.

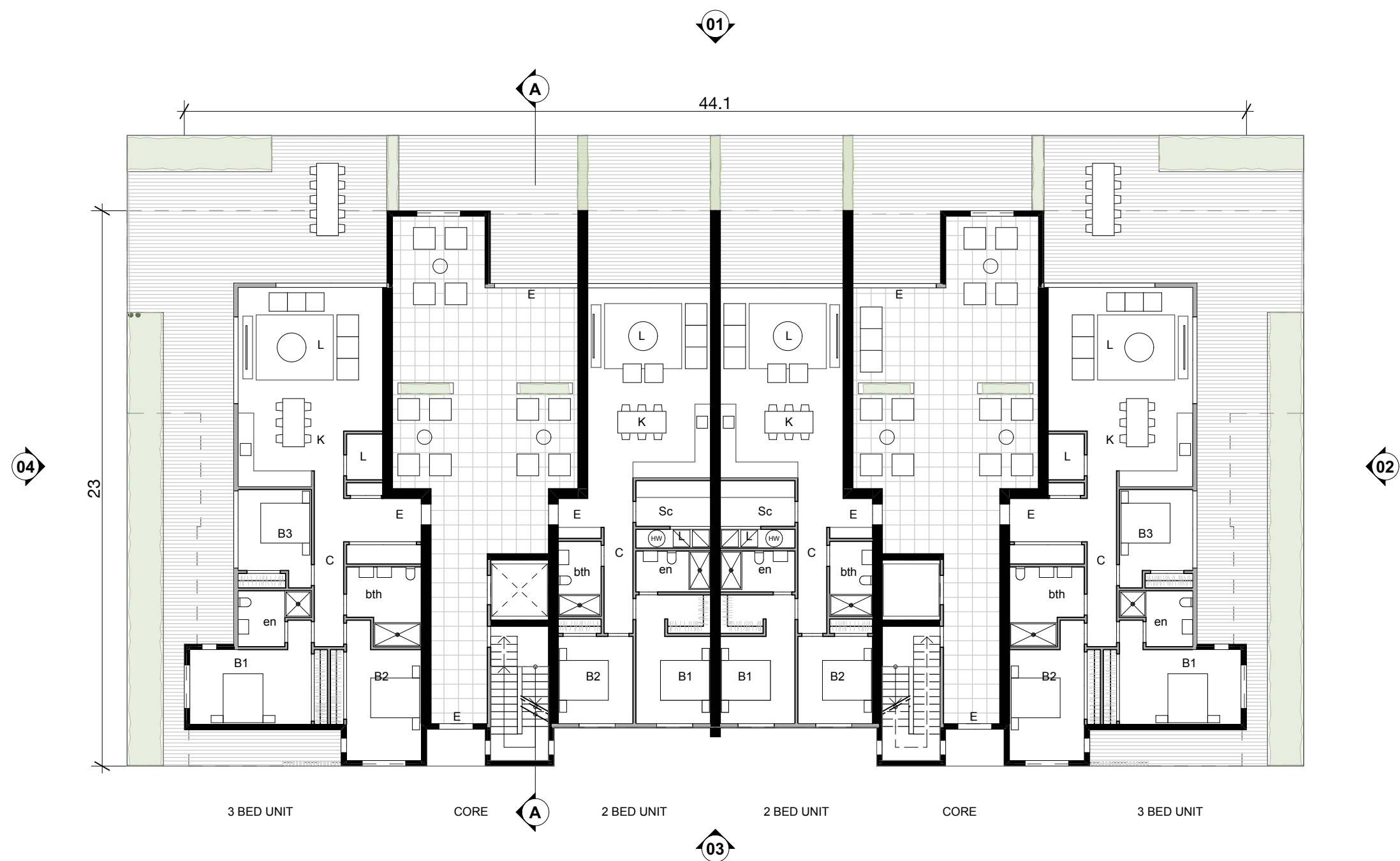
Outdoor Living Space (Terrace/ Balcony)
Compliance: only non-compliance shown.
Otherwise complies.

FENCING

Fencing design is shown indicative and may be altered to suit location and planning requirements

PLAN L-01

APT. TYPE 1



ROOM CODE	
K	Kitchen
D	Dining
L	Living
E	Entry
WC	WC
G	Garage
bth	Bathroom
B	Bedroom
S	Study
St	Storage
en	Ensuite
Ld	Laundry
C	Circulation
M	Media Room
Sc	Scullery

LEGEND	
▲	Entry location

NOTES

Dimensions are subject to design development.

Outdoor Living Space (Terrace/ Balcony)
Compliance: only non-compliance shown.
Otherwise complies.

FENCING

Fencing design is shown indicative and may be altered to suit location and planning requirements

PLAN L00

Scale: 1:200 @ A3

APT. TYPE 1



ROOM CODE	
K	Kitchen
D	Dining
L	Living
E	Entry
WC	WC
G	Garage
bth	Bathroom
B	Bedroom
S	Study
St	Storage
en	Ensuite
Ld	Laundry
C	Circulation
M	Media Room
Sc	Scullery

LEGEND	
▲	Entry location

NOTES	
Dimensions are subject to design development.	
Outdoor Living Space (Terrace/ Balcony) Compliance: only non-compliance shown. Otherwise complies.	
FENCING	
Fencing design is shown indicative and may be altered to suit location and planning requirements	

PLAN L01-04

Scale: 1:200 @ A3

APT. TYPE 1



ROOM CODE	
K	Kitchen
D	Dining
L	Living
E	Entry
WC	WC
G	Garage
bth	Bathroom
B	Bedroom
S	Study
St	Storage
en	Ensuite
Ld	Laundry
C	Circulation
M	Media Room
Sc	Scullery

LEGEND	
	Entry location

NOTES

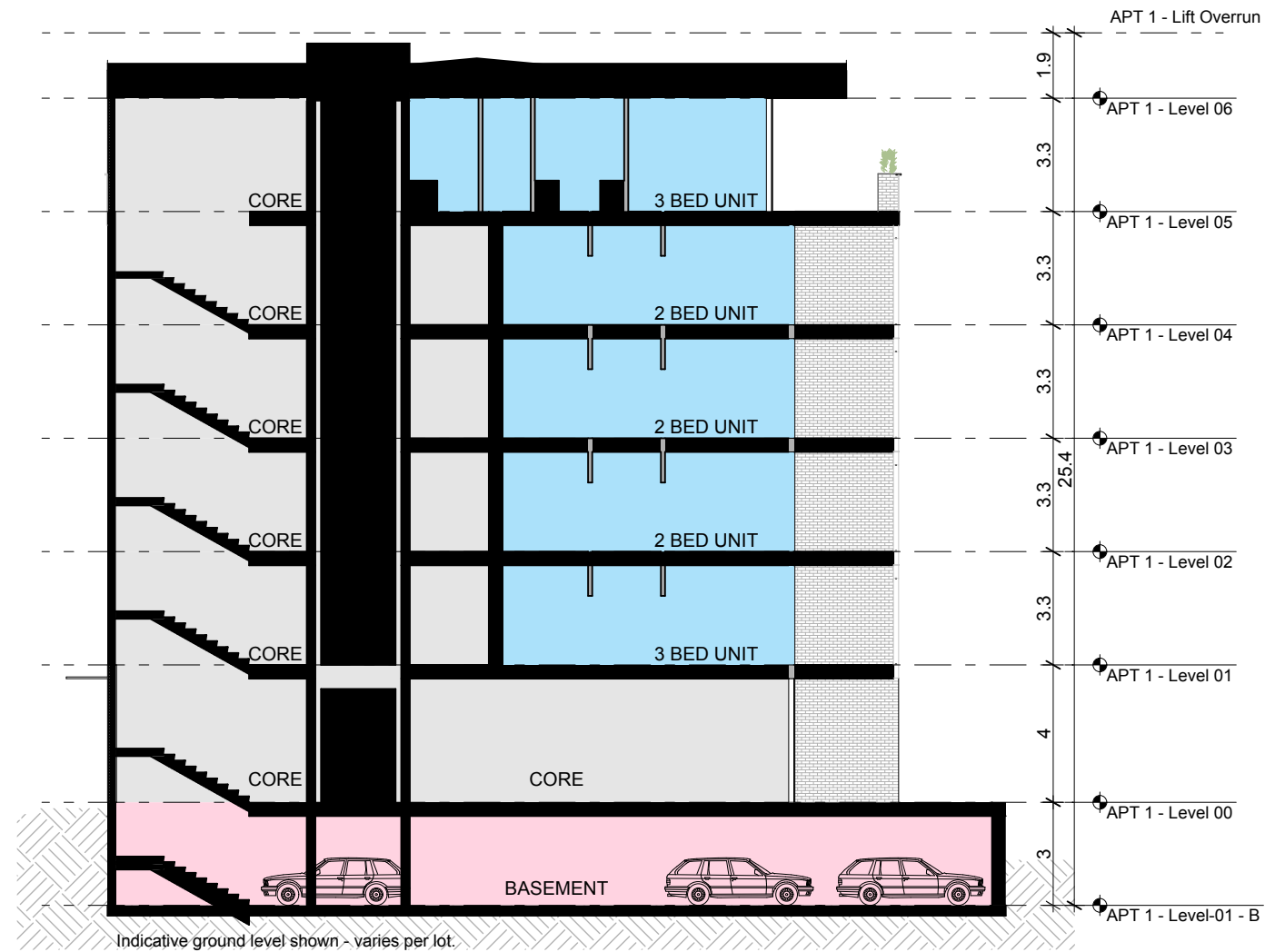
Dimensions are subject to design development.

Outdoor Living Space (Terrace/ Balcony)
Compliance: only non-compliance shown.
Otherwise complies.

FENCING

Fencing design is shown indicative and may be altered to suit location and planning requirements

APT. TYPE 1



Indicative ground level shown - varies per lot.

SECTION

Scale: 1:200 @ A3

APT. TYPE 1



01 - ELEVATION - 1:200



02 - ELEVATION - 1:200

'FAIRWAY' PALETTE



426 Long format brick



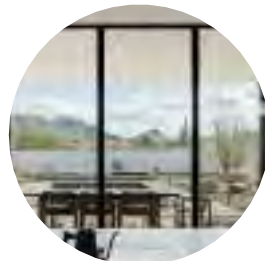
431 Timber look soffit



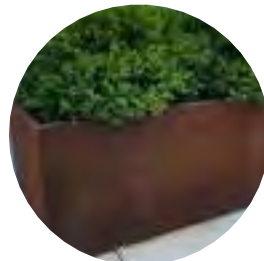
427 Terracotta tile



392 Architectural screen



453 Large format glazing



846 Planters

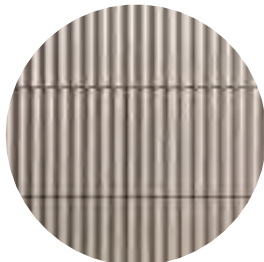
'COASTAL' PALETTE



426 Long format brick



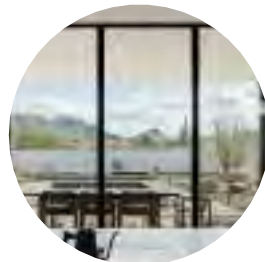
431 Timber look soffit



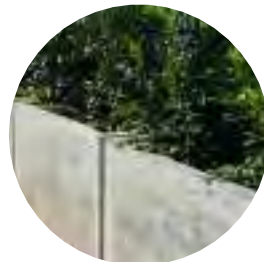
427 Terracotta tile



392 Architectural screen



453 Large format glazing

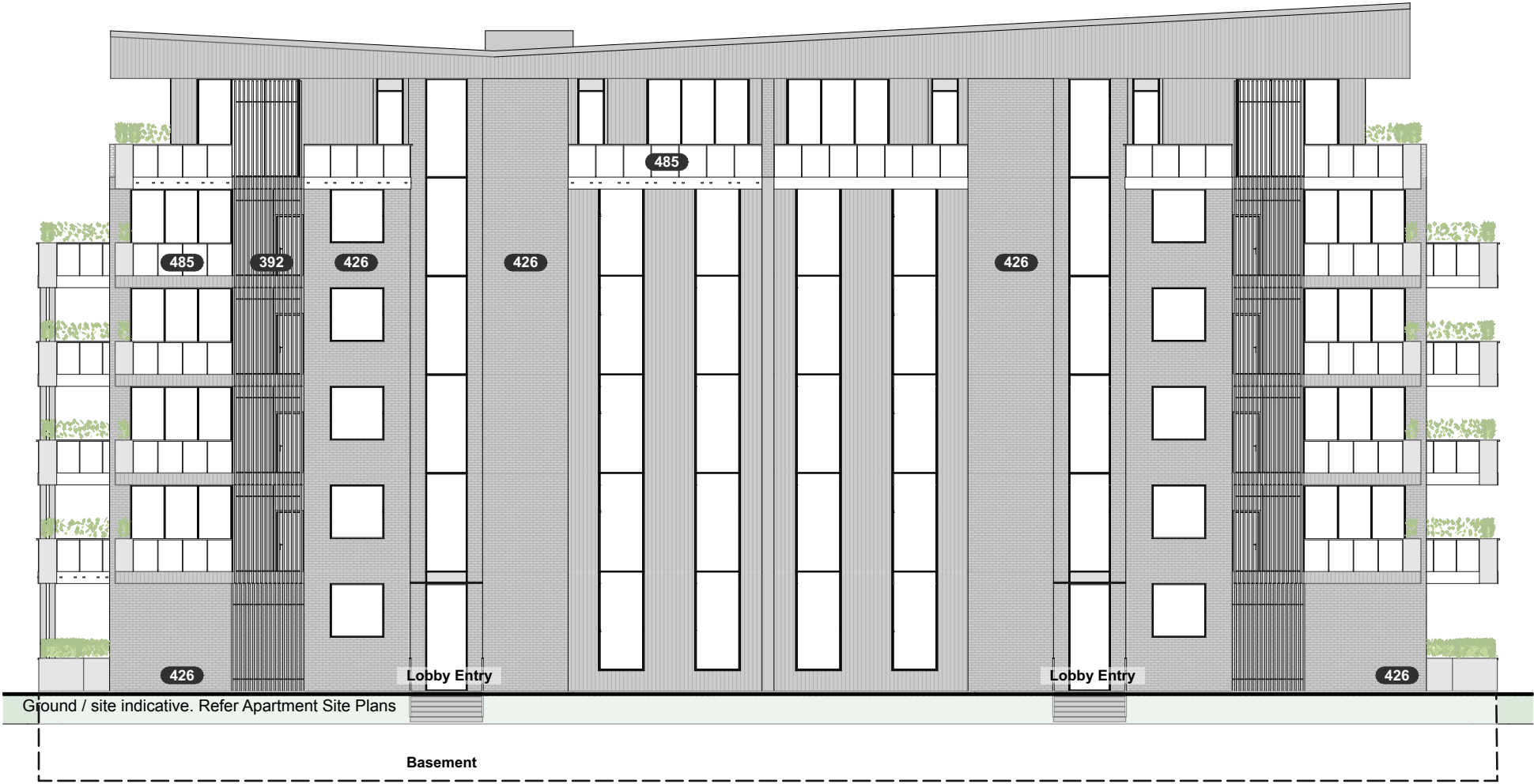


846 Planters

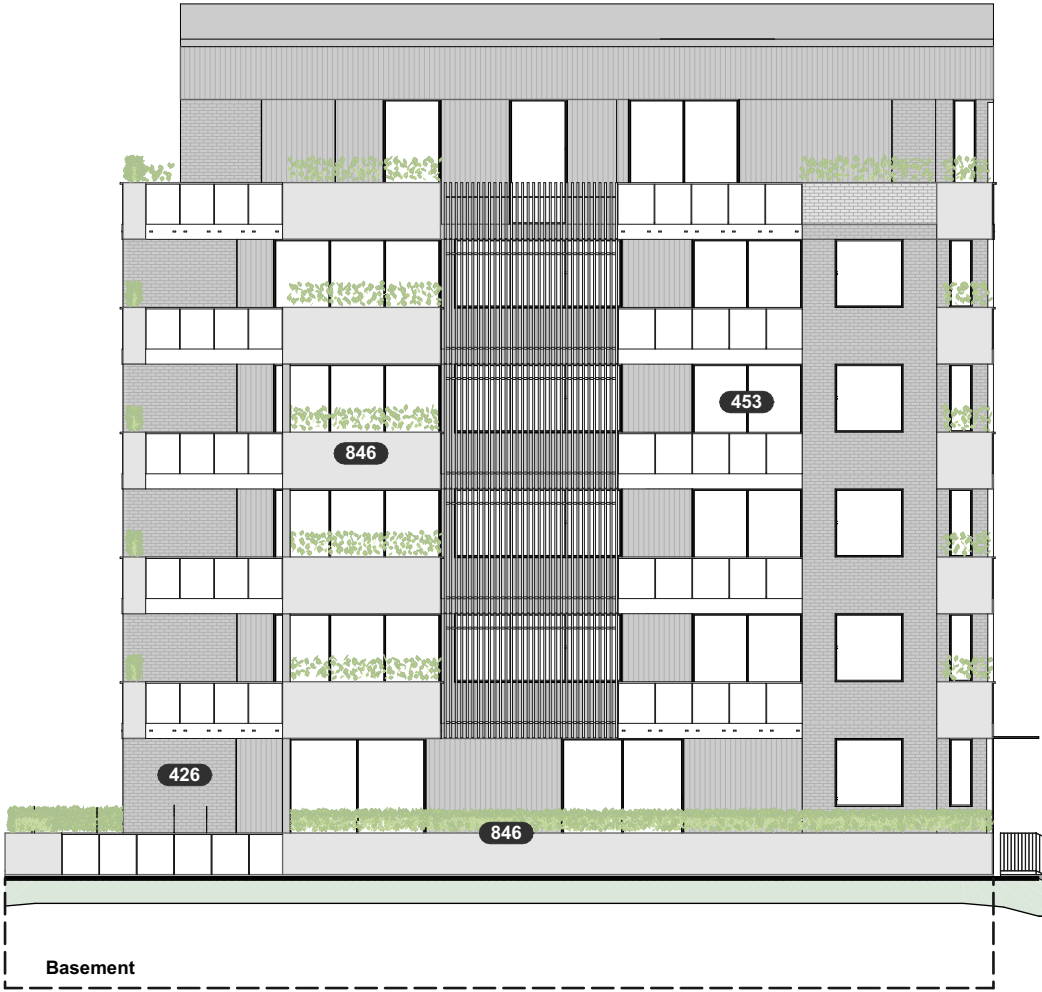
ELEVATION

Scale: 1:200 @ A3

APT. TYPE 1



03 - ELEVATION - 1:200



04 - ELEVATION - 1:200

ELEVATION

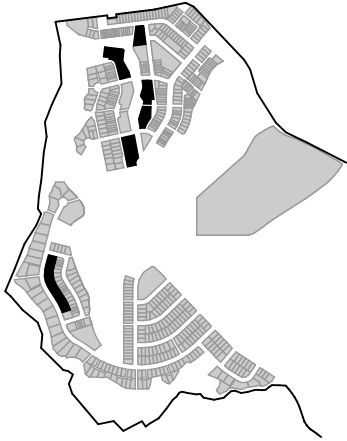
Scale: 1:200 @ A3

APT. TYPE 2



Ground / site indicative - varies. Refer Apartment Site Plans

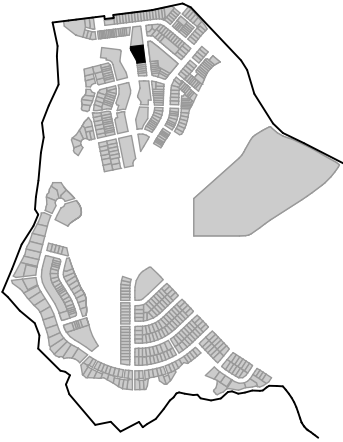
APARTMENTS (Typical)	
6 LEVELS + BASEMENT	
22 UNITS	
6 x 1 BED UNITS	
4 x 2 BED UNITS	
12 x 3 BED UNITS	
34 x CARPARKS	
22 x BIKEPARKS	
ACTIVITY	GFA
RESIDENTIAL	2,718m ²
PARKING*	879m ²
*EXTERNAL PARKING NOT INCLUDED IN GFA	
*TERRACES, BALCONIES AND DECK AREAS ARE ADDITIONAL AND SHOWN IN BRACKETS BELOW	
LEVEL 05	431m ² (378m ²)
LEVEL 04	567m ² (244m ²)
LEVEL 03	567m ² (244m ²)
LEVEL 02	567m ² (244m ²)
LEVEL 01	567m ² (244m ²)
LEVEL 00	567m ² (264m ²)
LEVEL-01	943m ²
TOTAL GFA	4,209m ² (1618m ²)
APARTMENTS	
1 BED UNIT	71m ²
2 BED UNIT	121m ²
3 BED UNIT	144-176m ²
BUILDING AND UNIT GFA EXCLUDES CANOPIES, TERRACES, BALCONIES AND DECKS	



Keyplan

Apartment location code: (Typical)	
MP3-A	
MP13-A	
MP13-B	
MP16-A	
MP16-B	
MP25-A	
MP25-B	
C5-A	
C5-B	
C5-C	

APARTMENTS (MP3-B - CAFE Option)	
6 LEVELS + BASEMENT	
20 UNITS + CAFE	
5 x 1 BED UNITS	
4 x 2 BED UNITS	
11 x 3 BED UNITS	
1 x CAFE	
31 x CARPARKS	
20 x BIKEPARKS	
ACTIVITY	GFA
RESIDENTIAL	2501m ²
CAFE	214m ²
PARKING*	862m ²
*EXTERNAL PARKING NOT INCLUDED IN GFA	
*TERRACES, BALCONIES AND DECK AREAS ARE ADDITIONAL AND SHOWN IN BRACKETS BELOW	
LEVEL 05	431m ² (378m ²)
LEVEL 04	567m ² (244m ²)
LEVEL 03	567m ² (244m ²)
LEVEL 02	567m ² (244m ²)
LEVEL 01	567m ² (244m ²)
LEVEL 00	562m ² (264m ²)
LEVEL-01	927m ²
TOTAL GFA	4,188m ² (1618m ²)
APARTMENTS	
1 BED UNIT	71m ²
2 BED UNIT	121m ²
3 BED UNIT	144-176m ²
CAFE	214m ²
BUILDING AND UNIT GFA EXCLUDES CANOPIES, TERRACES, BALCONIES AND DECKS	



Keyplan (Cafe Option)

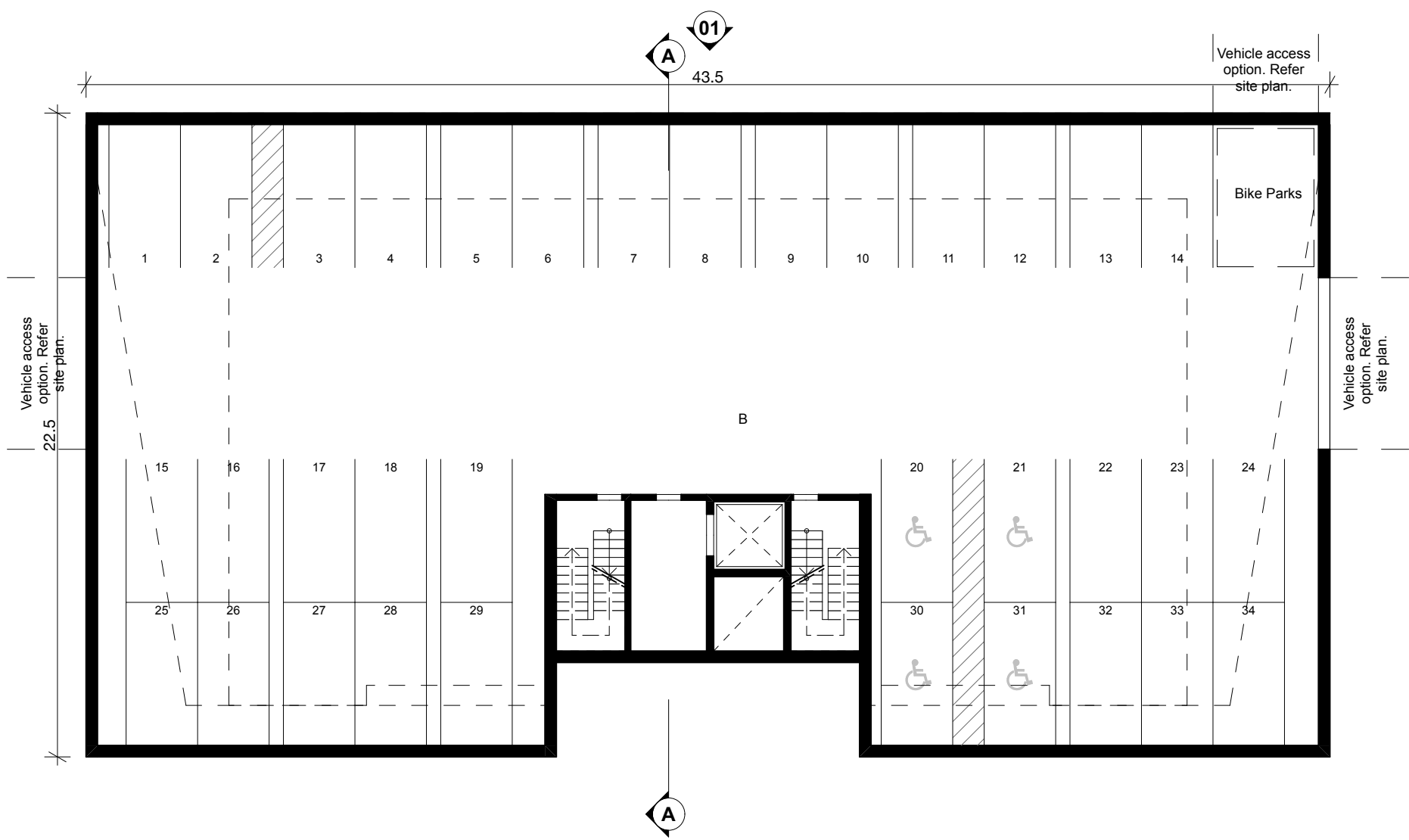
Apartment location code:	
(Ground Floor Cafe Option)	
MP3-B	

Beachlands South: Apartments 16/06/2026

Prepared by:

studiopacificarchitecture

APT. TYPE 2



ROOM CODE	
K	Kitchen
D	Dining
L	Living
E	Entry
WC	WC
G	Garage
bth	Bathroom
B	Bedroom
S	Study
St	Storage
en	Ensuite
Ld	Laundry
C	Circulation
M	Media Room
Sc	Scullery

LEGEND	
▲	Entry location

NOTES

Dimensions are subject to design development.

Outdoor Living Space (Terrace/ Balcony)
Compliance: only non-compliance shown.
Otherwise complies.

FENCING

Fencing design is shown indicative and may be altered to suit location and planning requirements

PLAN L-01

Scale: 1:200 @ A3

APT. TYPE 2



ROOM CODE	
K	Kitchen
D	Dining
L	Living
E	Entry
WC	WC
G	Garage
bth	Bathroom
B	Bedroom
S	Study
St	Storage
en	Ensuite
Ld	Laundry
C	Circulation
M	Media Room
Sc	Scullery

LEGEND	
▲	Entry location

NOTES

Dimensions are subject to design development.

Outdoor Living Space (Terrace/ Balcony)
Compliance: only non-compliance shown.
Otherwise complies.

FENCING

Fencing design is shown indicative and may be altered to suit location and planning requirements

PLAN L00 (TYP.)

APT. TYPE 2



ROOM CODE	
K	Kitchen
D	Dining
L	Living
E	Entry
WC	WC
G	Garage
bth	Bathroom
B	Bedroom
S	Study
St	Storage
en	Ensuite
Ld	Laundry
C	Circulation
M	Media Room
Sc	Scullery

LEGEND	
▲	Entry location

NOTES

Dimensions are subject to design development.

Outdoor Living Space (Terrace/ Balcony)
Compliance: only non-compliance shown.
Otherwise complies.

FENCING

Fencing design is shown indicative and may be altered to suit location and planning requirements

PLAN L00 (MP3-B)

Scale: 1:200 @ A3

APT. TYPE 2



ROOM CODE	
K	Kitchen
D	Dining
L	Living
E	Entry
WC	WC
G	Garage
bth	Bathroom
B	Bedroom
S	Study
St	Storage
en	Ensuite
Ld	Laundry
C	Circulation
M	Media Room
Sc	Scullery

LEGEND	
▲	Entry location

NOTES

Dimensions are subject to design development.

Outdoor Living Space (Terrace/ Balcony)
Compliance: only non-compliance shown.
Otherwise complies.

FENCING

Fencing design is shown indicative and may be altered to suit location and planning requirements

PLAN L01-04

Scale: 1:200 @ A3

APT. TYPE 2



ROOM CODE	
K	Kitchen
D	Dining
L	Living
E	Entry
WC	WC
G	Garage
bth	Bathroom
B	Bedroom
S	Study
St	Storage
en	Ensuite
Ld	Laundry
C	Circulation
M	Media Room
Sc	Scullery

LEGEND	
	Entry location

NOTES

Dimensions are subject to design development.

Outdoor Living Space (Terrace/ Balcony)
Compliance: only non-compliance shown. Otherwise complies.

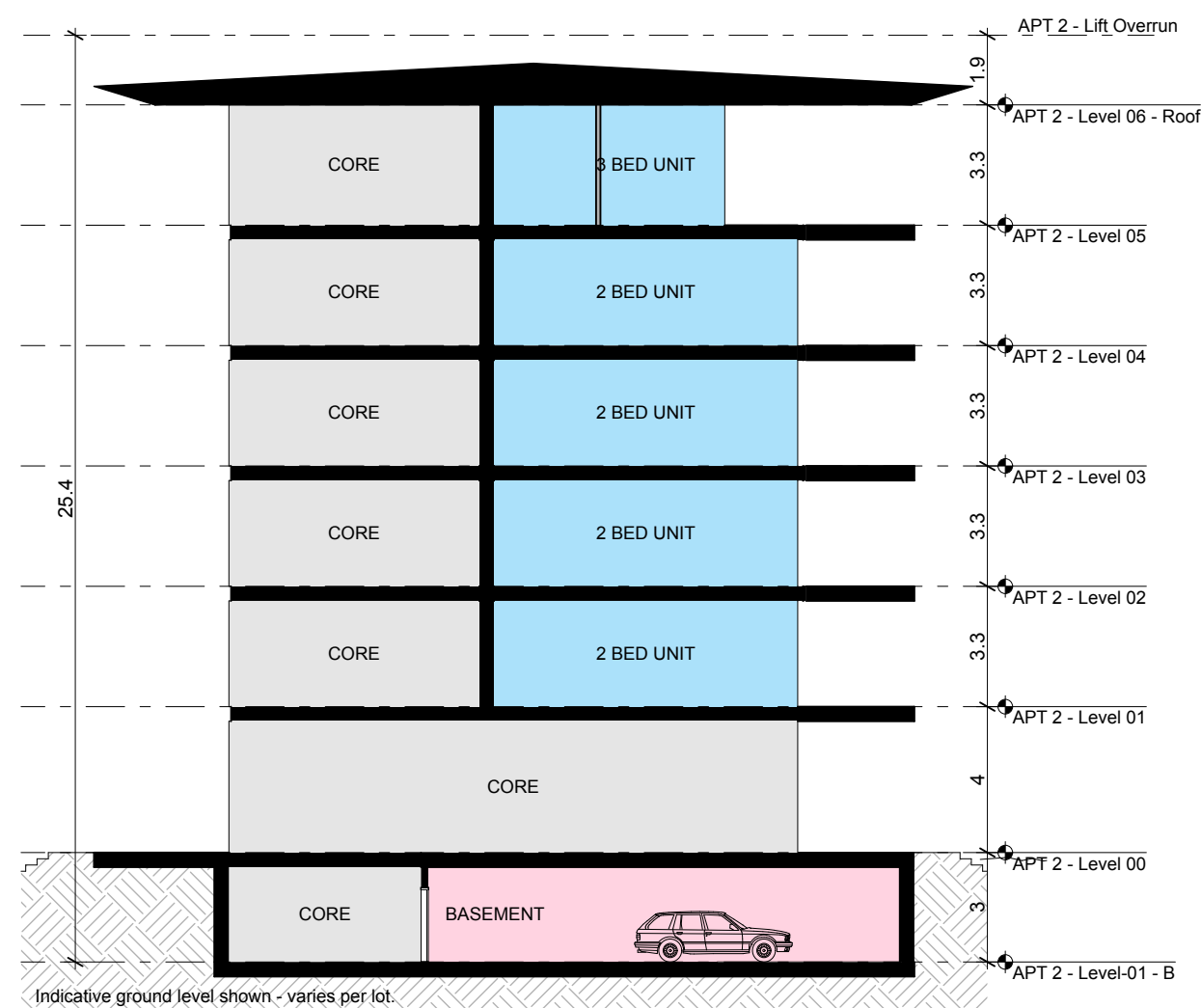
FENCING

Fencing design is shown indicative and may be altered to suit location and planning requirements

PLAN L05

Scale: 1:200 @ A3

APT. TYPE 2



SECTION

Scale: 1:200 @ A3

APT. TYPE 2



01 - ELEVATION - 1:200



02 - ELEVATION - 1:200

'FAIRWAY' PALETTE



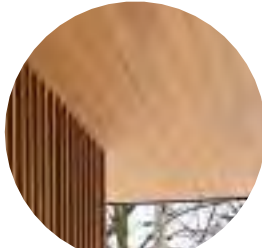
426 Long format brick



422 Timber look cladding



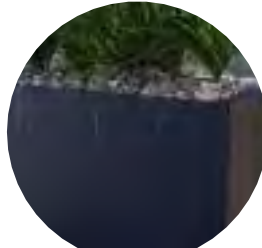
392 Architectural screen



431 Timber look soffit



486 Metal balustrade



846 Planters

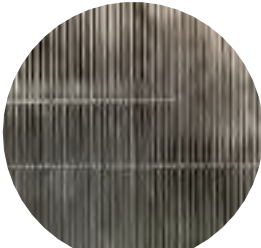
'COASTAL' PALETTE



426 Long format brick



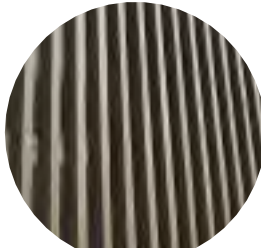
422 Timber look cladding



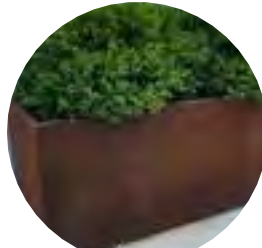
392 Architectural screen



431 Timber look soffit



486 Metal balustrade



846 Planters

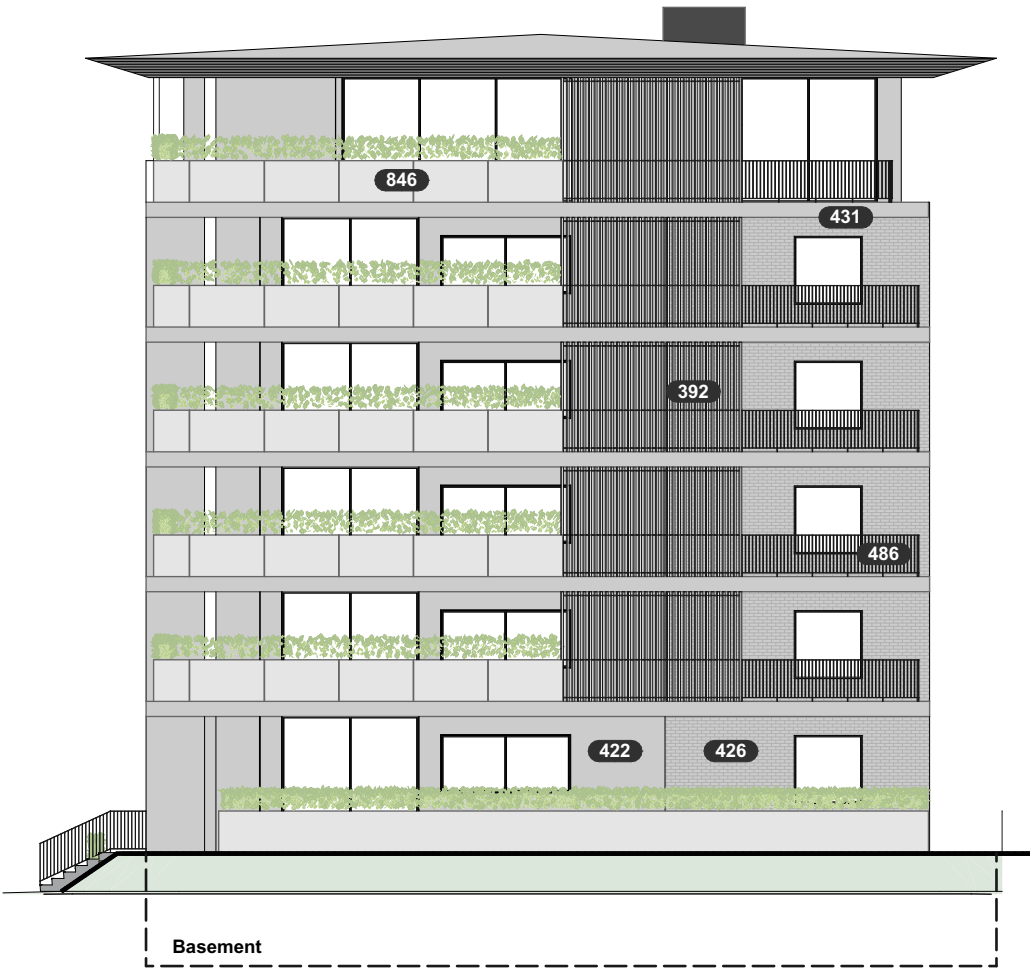
ELEVATION

Scale: 1:200 @ A3

APT. TYPE 2



03 - ELEVATION - 1:200

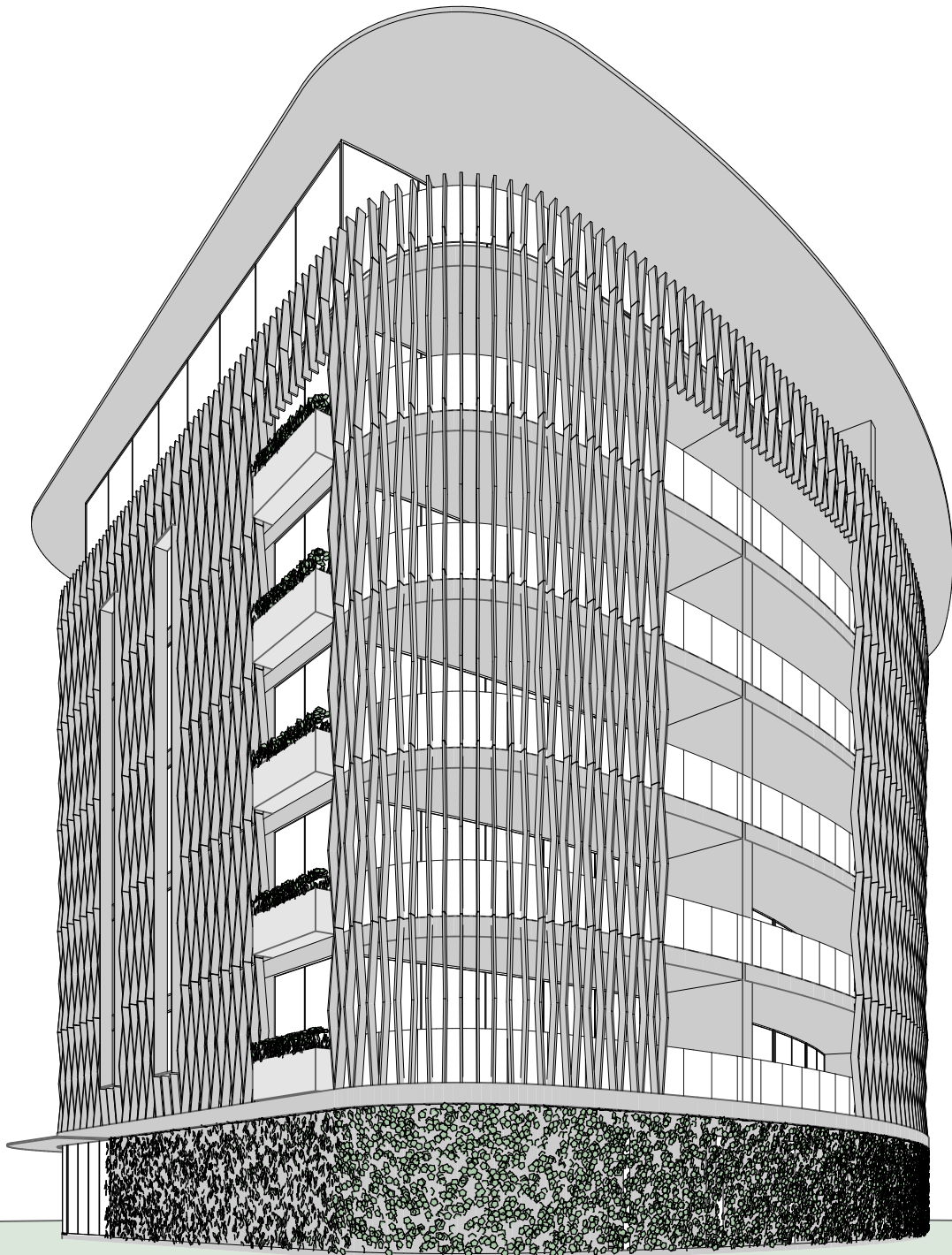


04 - ELEVATION - 1:200

ELEVATION

Scale: 1:200 @ A3

APT. TYPE 3



Ground / site indicative. Refer Apartment Site Plans

APARTMENTS

6 LEVELS + BASEMENT

17 UNITS

- 5 x 2 BED UNITS
- 10 x 3 BED UNITS
- 2 x 4 BED UNITS
- 19 x CARPARKS
- 17 x BIKEPARKS

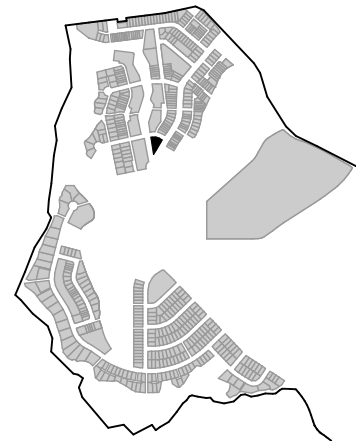
ACTIVITY	GFA
RESIDENTIAL	2413m ²
PARKING*	518m ²
*EXTERNAL PARKING NOT INCLUDED IN GFA	
*TERRACES, BALCONIES AND DECK AREAS ARE ADDITIONAL AND SHOWN IN BRACKETS BELOW	
LEVEL 06	497m ² (145m ²)
LEVEL 05	497m ² (142m ²)
LEVEL 04	497m ² (142m ²)
LEVEL 03	497m ² (142m ²)
LEVEL 02	497m ² (142m ²)
LEVEL 01	497m ² (142m ²)
LEVEL 00	627m ²

TOTAL GFA 3569m² (855m²)

APARTMENTS

2 BED UNIT	107m ²
3 BED UNIT	147m ²
4 BED UNIT	204m ²

BUILDING AND UNIT GFA EXCLUDES CANOPIES, TERRACES, BALCONIES AND DECKS



Keyplan

Apartment location code:
MP26-A

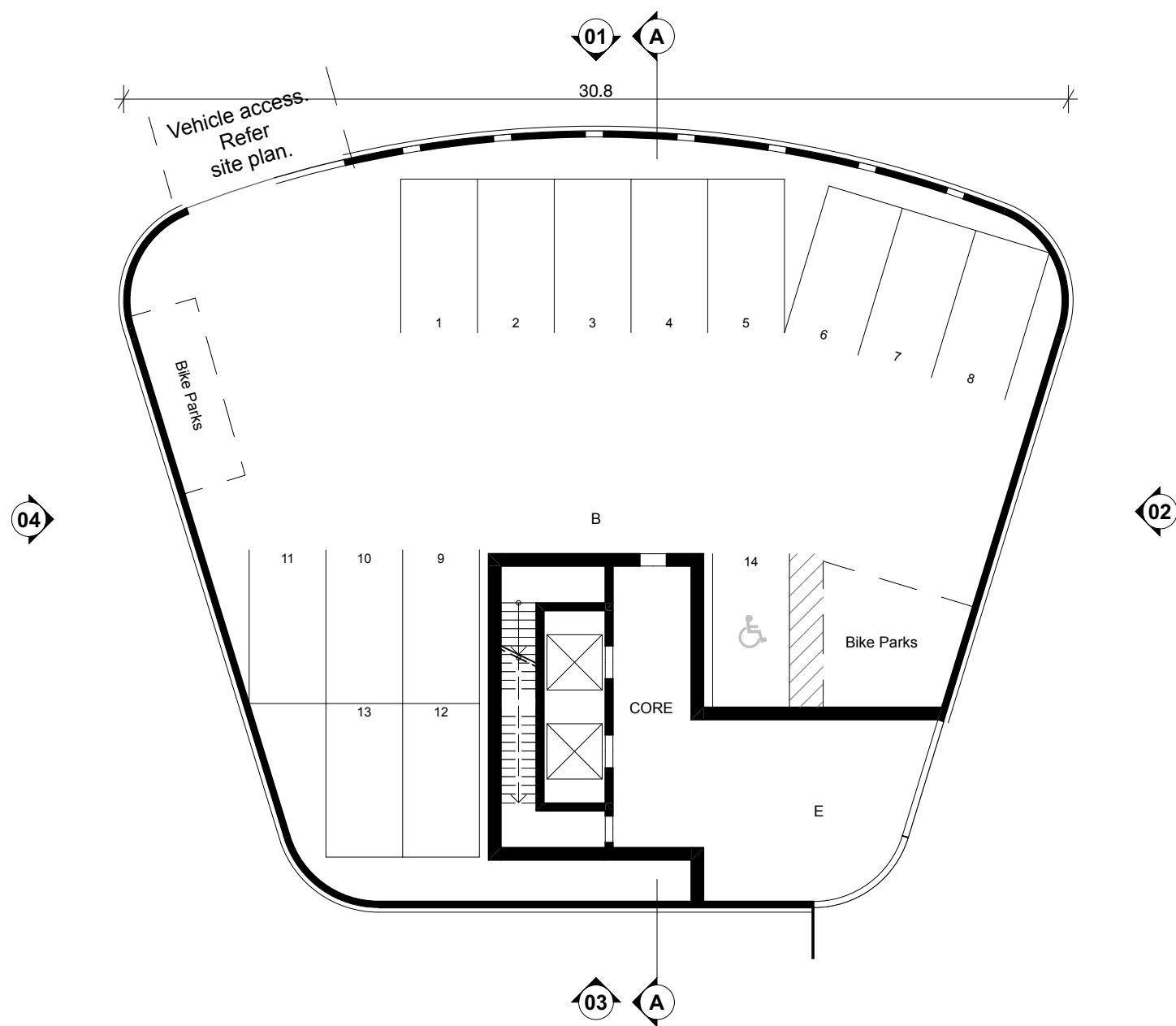
Beachlands South: Apartments

16/06/2026

Prepared by:

studiopacificarchitecture

APT. TYPE 3



ROOM CODE	
K	Kitchen
D	Dining
L	Living
E	Entry
WC	WC
G	Garage
bth	Bathroom
B	Bedroom
S	Study
St	Storage
en	Ensuite
Ld	Laundry
C	Circulation
M	Media Room
Sc	Scullery

LEGEND	
▲	Entry location

NOTES

Dimensions are subject to design development.

Outdoor Living Space (Terrace/ Balcony)
Compliance: only non-compliance shown.
Otherwise complies.

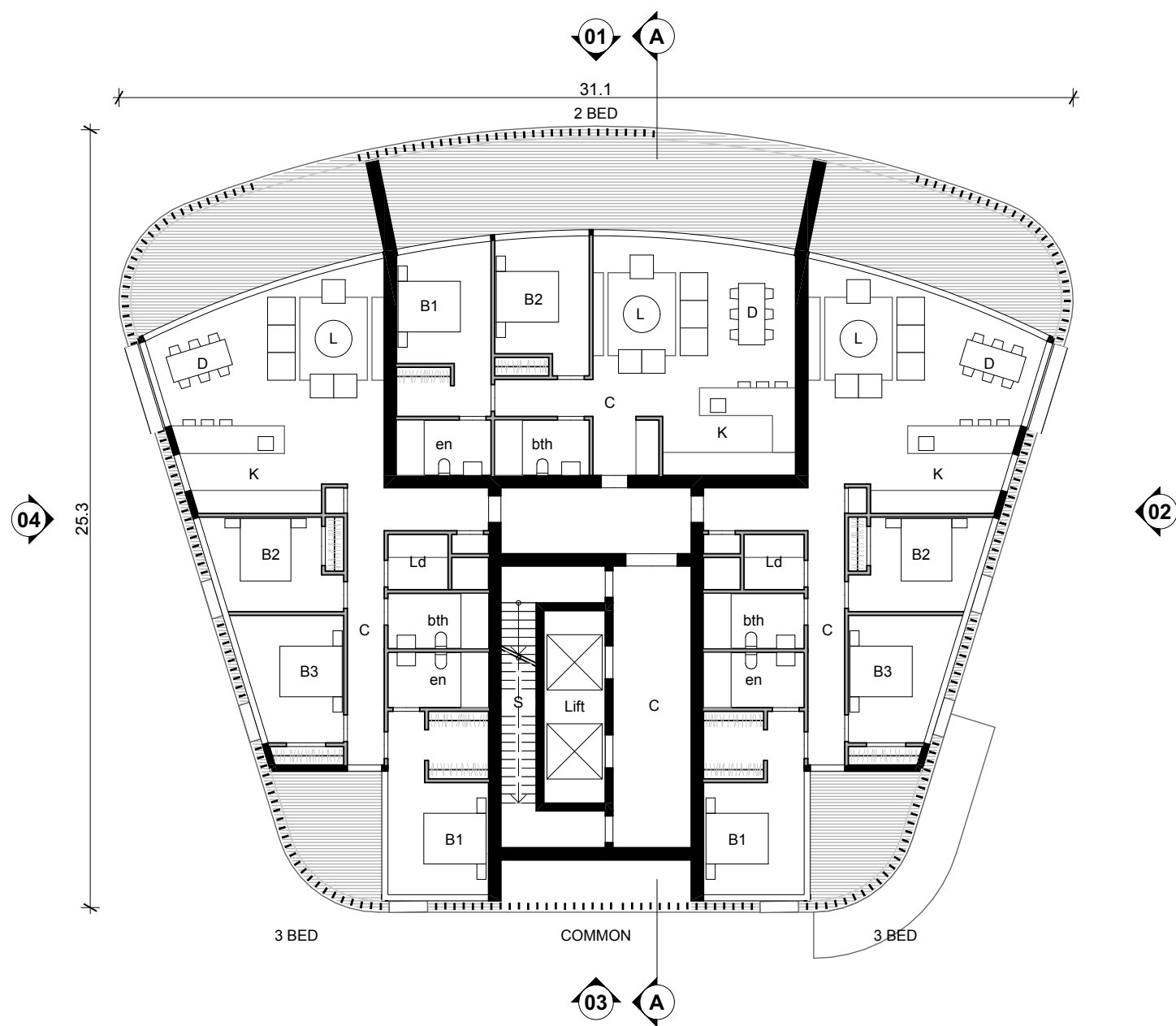
FENCING

Fencing design is shown indicative and may be altered to suit location and planning requirements

- APT 3 - Level-00 - Ground - 1:200

PLAN L00

APT. TYPE 3



ROOM CODE	
K	Kitchen
D	Dining
L	Living
E	Entry
WC	WC
G	Garage
bth	Bathroom
B	Bedroom
S	Study
St	Storage
en	Ensuite
Ld	Laundry
C	Circulation
M	Media Room
Sc	Scullery

LEGEND	
	Entry location

NOTES

Dimensions are subject to design development.

Outdoor Living Space (Terrace/ Balcony)
Compliance: only non-compliance shown.
Otherwise complies.

FENCING

Fencing design is shown indicative and may be altered to suit location and planning requirements

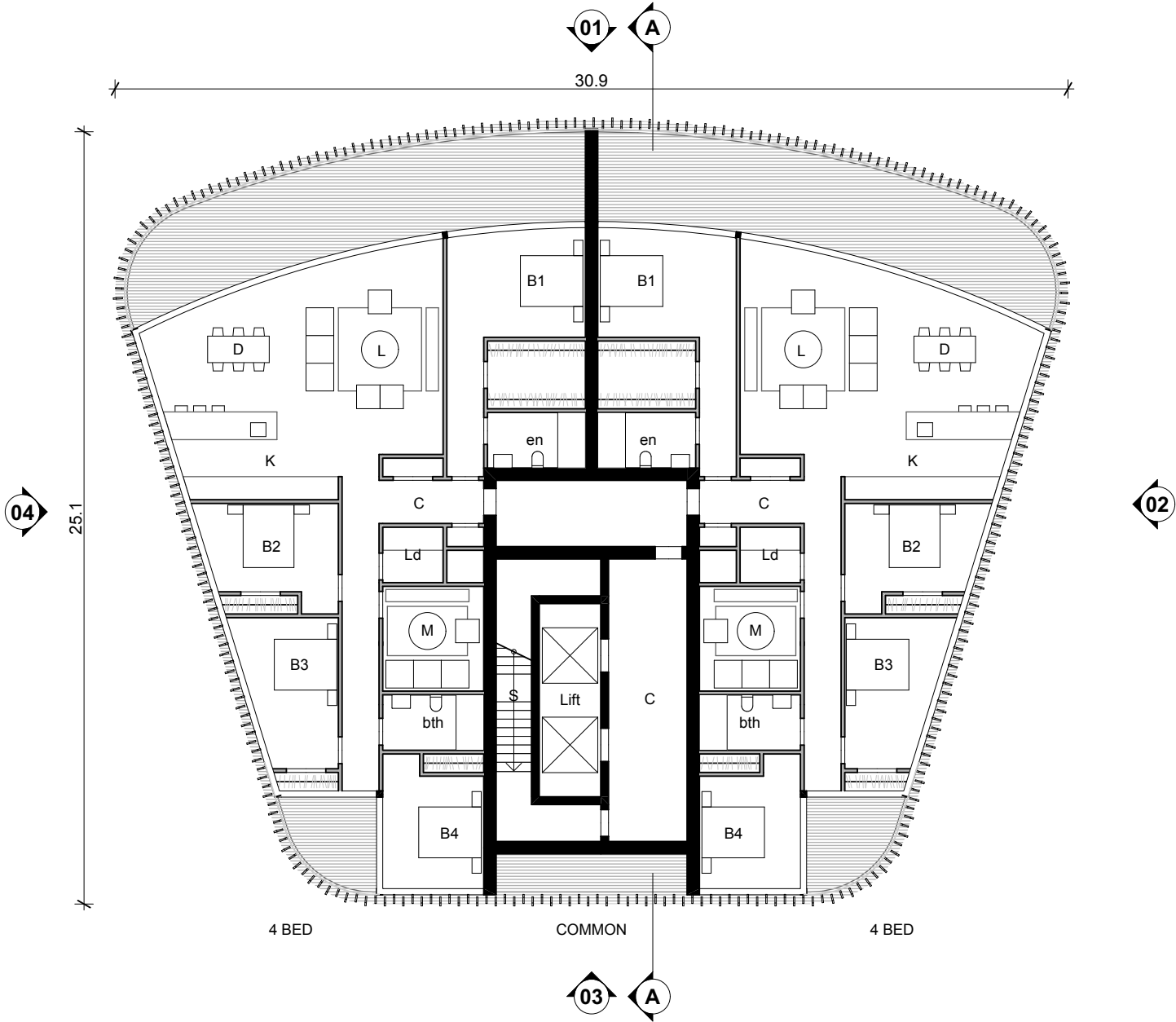
Non-compliant if considered at ground level compliant if considered as above ground.

- APT 3 - LEVEL 01-05 - 1:200

PLAN L01-05

Scale: 1:200 @ A3

APT. TYPE 3



ROOM CODE	
K	Kitchen
D	Dining
L	Living
E	Entry
WC	WC
G	Garage
bth	Bathroom
B	Bedroom
S	Study
St	Storage
en	Ensuite
Ld	Laundry
C	Circulation
M	Media Room
Sc	Scullery

LEGEND	
▲	Entry location

NOTES

Dimensions are subject to design development.

Outdoor Living Space (Terrace/ Balcony)
Compliance: only non-compliance shown.
Otherwise complies.

FENCING

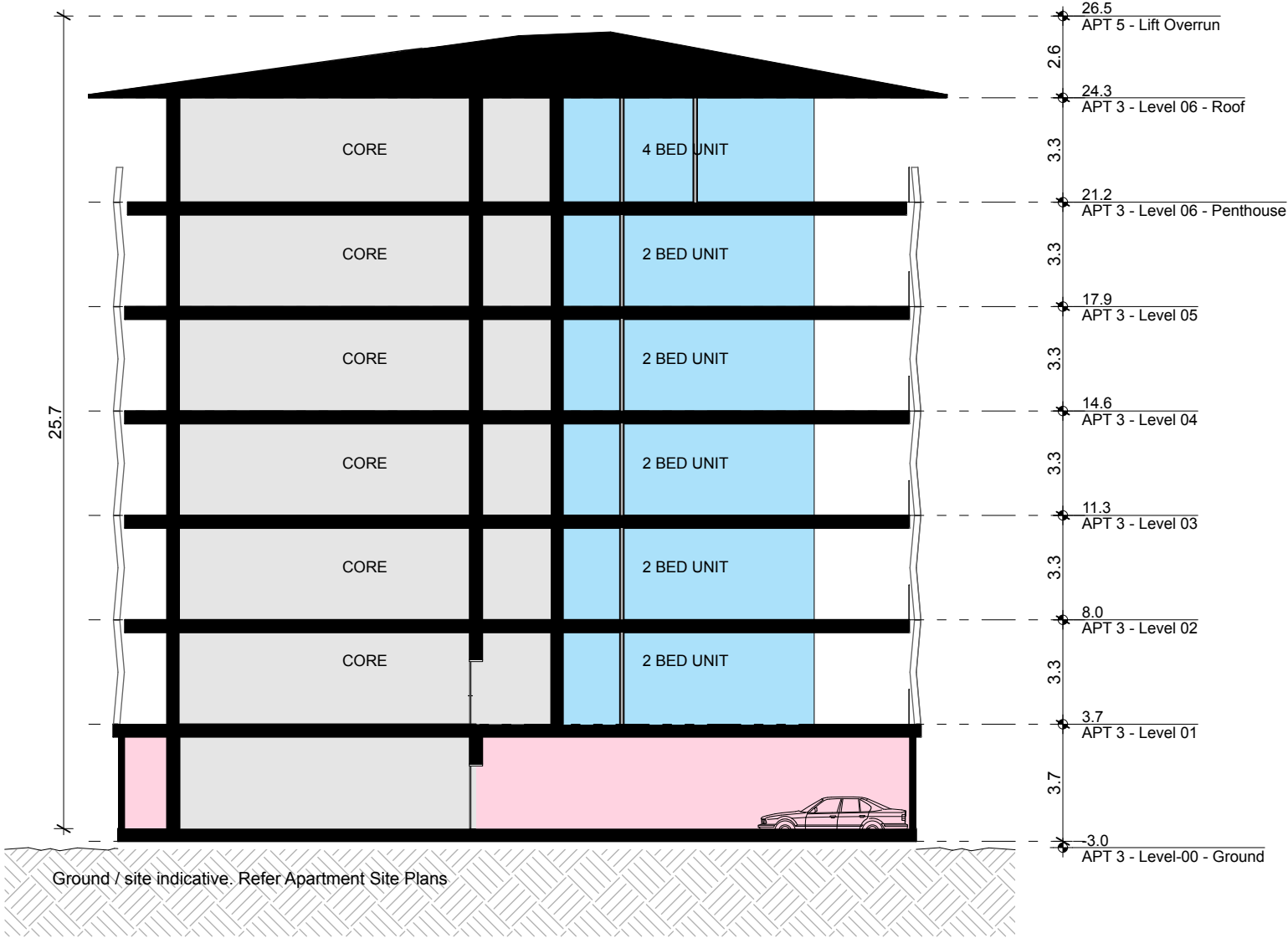
Fencing design is shown indicative and may be altered to suit location and planning requirements

- APT 3 - Level 06 - 1:200

PLAN L06

Scale: 1:200 @ A3

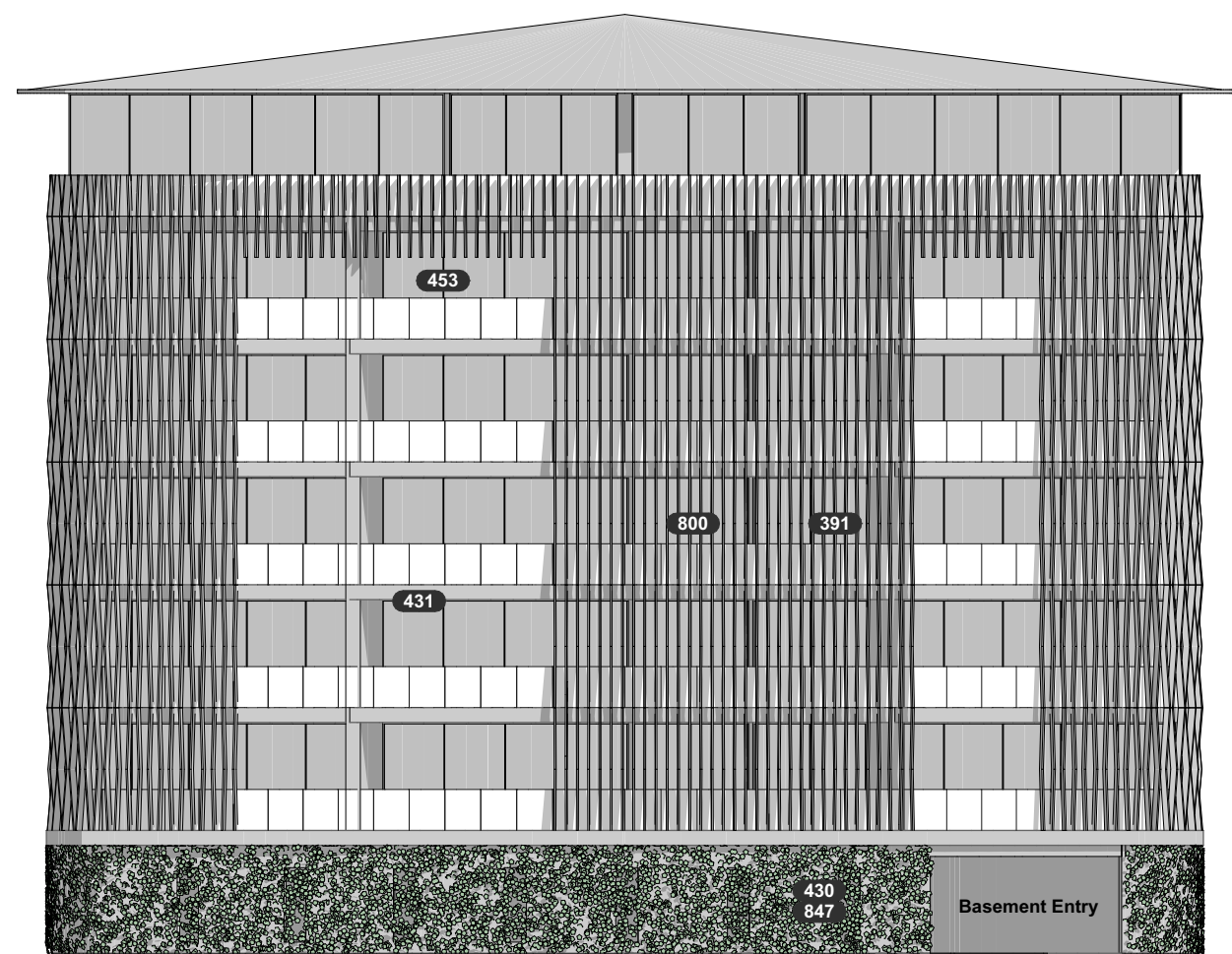
APT. TYPE 3



SECTION

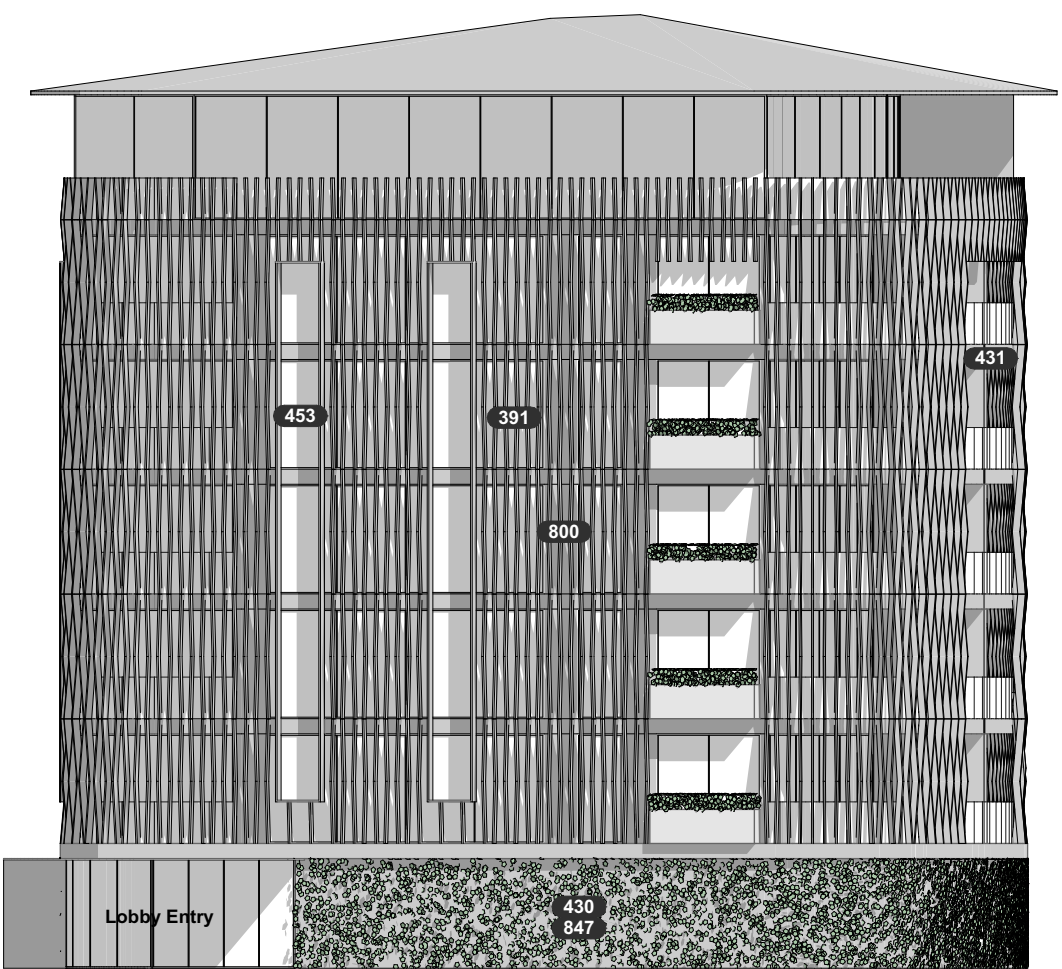
Scale: 1:200 @ A3

APT. TYPE 3

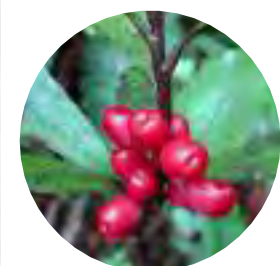


Ground / site indicative. Refer Apartment Site Plans

01 - ELEVATION - 1:200



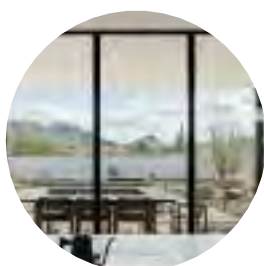
02 - ELEVATION - 1:200



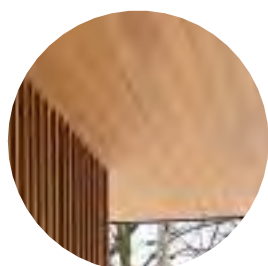
800 Horopito inspired colouring



391 Architectural metal screen



453 Large format glazing



431 Timber look soffit



430 Dark stone cladding

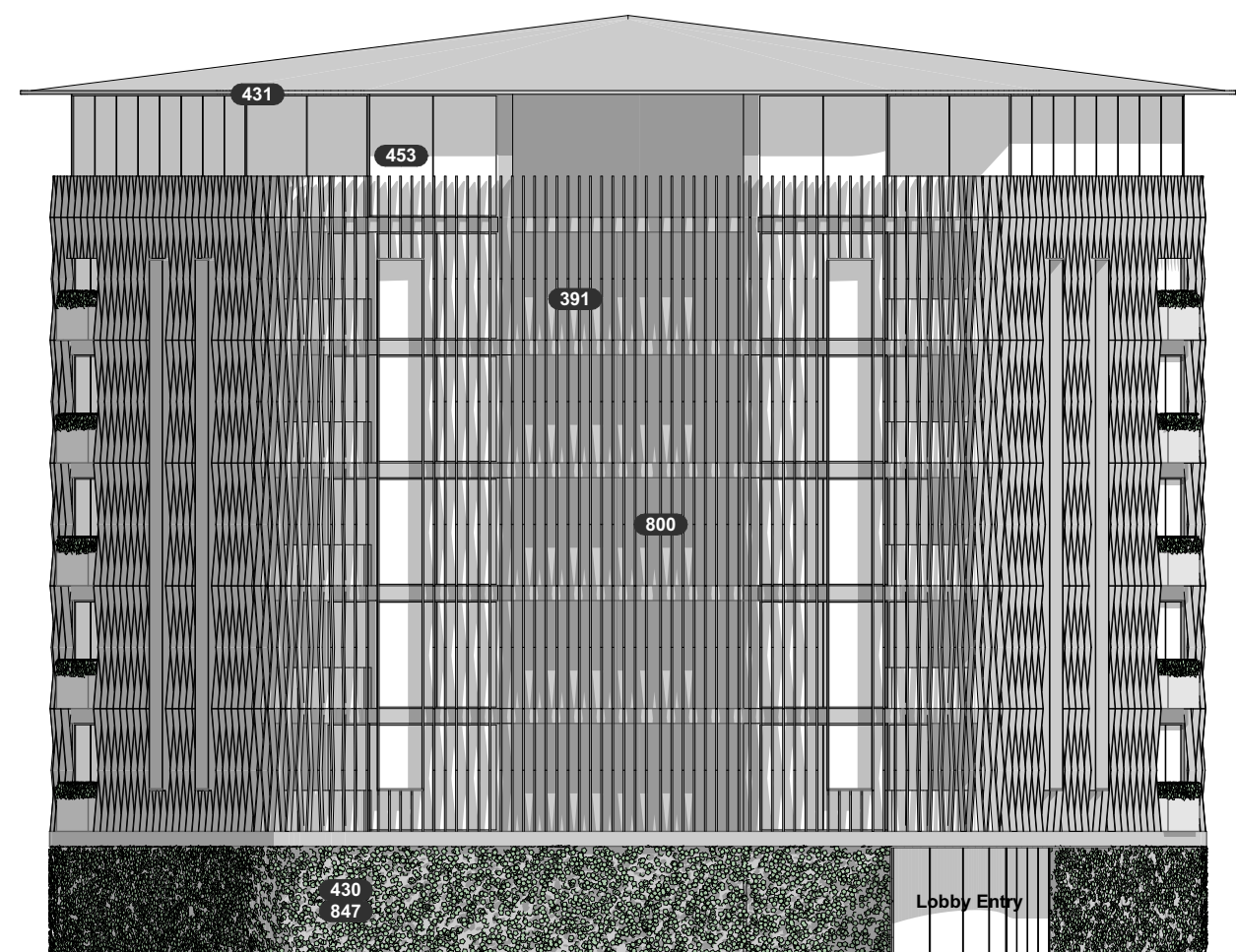


847 Climbing plants

ELEVATION

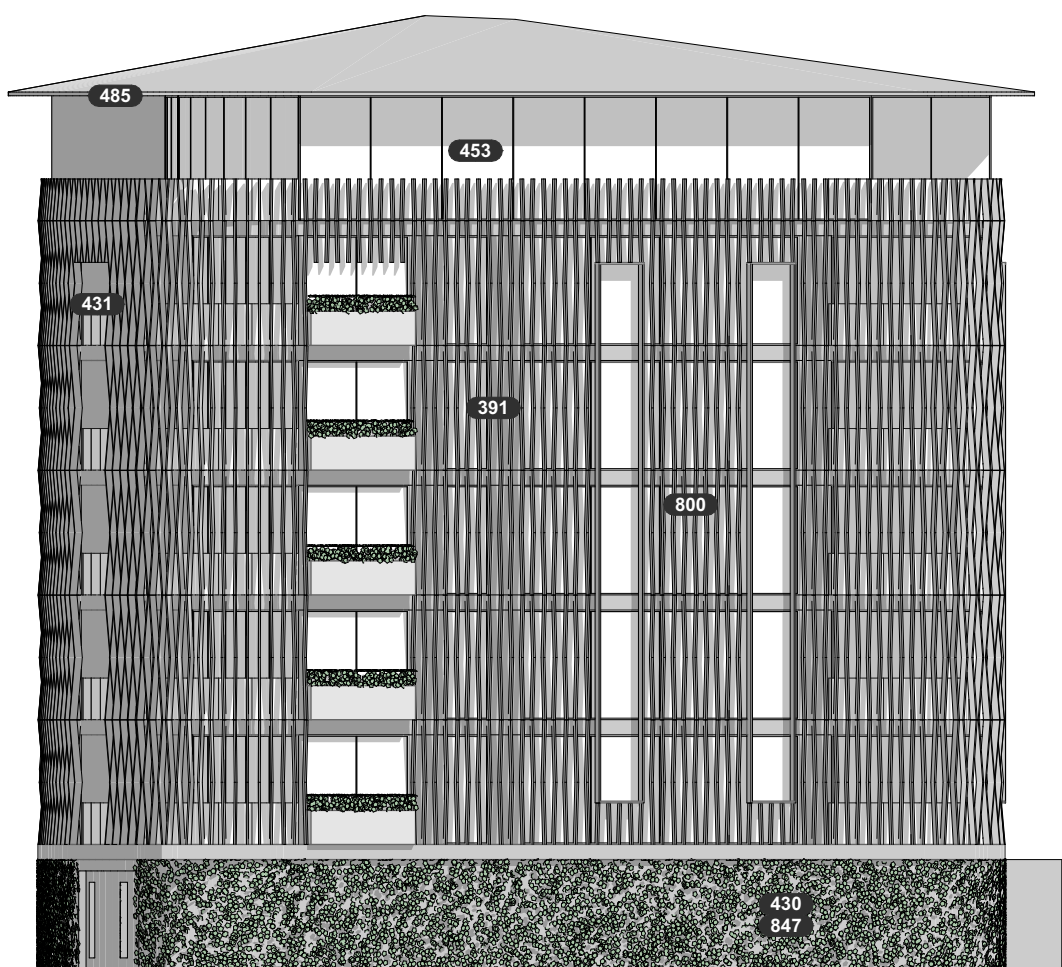
Scale: 1:200 @ A3

APT. TYPE 3



Ground / site indicative. Refer Apartment Site Plans

03 - ELEVATION - 1:200



04 - ELEVATION - 1:200

ELEVATION

Scale: 1:200 @ A3

APT. TYPE 4



Ground / site indicative. Refer Apartment Site Plans

APARTMENTS

12 LEVELS + BASEMENT

23 UNITS

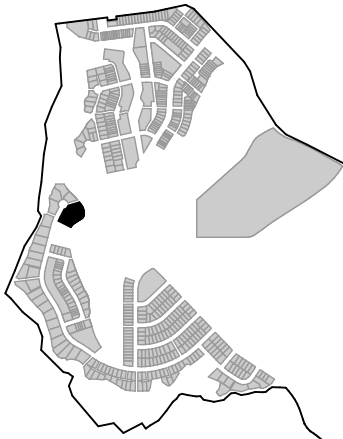
- 2 x 3 BED UNITS
- 20 x 4 BED UNITS
- 1 x PENTHOUSE
- 46 x CARPARKS
- 23 x BIKEPARKS

ACTIVITY	GFA
RESIDENTIAL	5967m ²
PARKING*	1482m ²
*EXTERNAL PARKING NOT INCLUDED IN GFA	
*TERRACES, BALCONIES AND DECK AREAS ARE ADDITIONAL AND SHOWN IN BRACKETS BELOW	
LEVEL 11	499m ² (229m ²)
LEVEL 10	587m ² (170m ²)
LEVEL 09	587m ² (170m ²)
LEVEL 08	587m ² (170m ²)
LEVEL 07	587m ² (170m ²)
LEVEL 06	587m ² (170m ²)
LEVEL 05	587m ² (170m ²)
LEVEL 04	587m ² (170m ²)
LEVEL 03	587m ² (170m ²)
LEVEL 02	587m ² (170m ²)
LEVEL 01	587m ² (170m ²)
LEVEL 00	518m ² (215m ²)
LEVEL-01	1555m ²
TOTAL GFA	8442m ² (2144m ²)

APARTMENTS

3 BED UNIT	179m ²
4 BED UNIT	258m ²
PENTHOUSE	449m ²

BUILDING AND UNIT GFA EXCLUDES CANOPIES, TERRACES, BALCONIES AND DECKS



Keyplan

Apartment location code:
C1-A

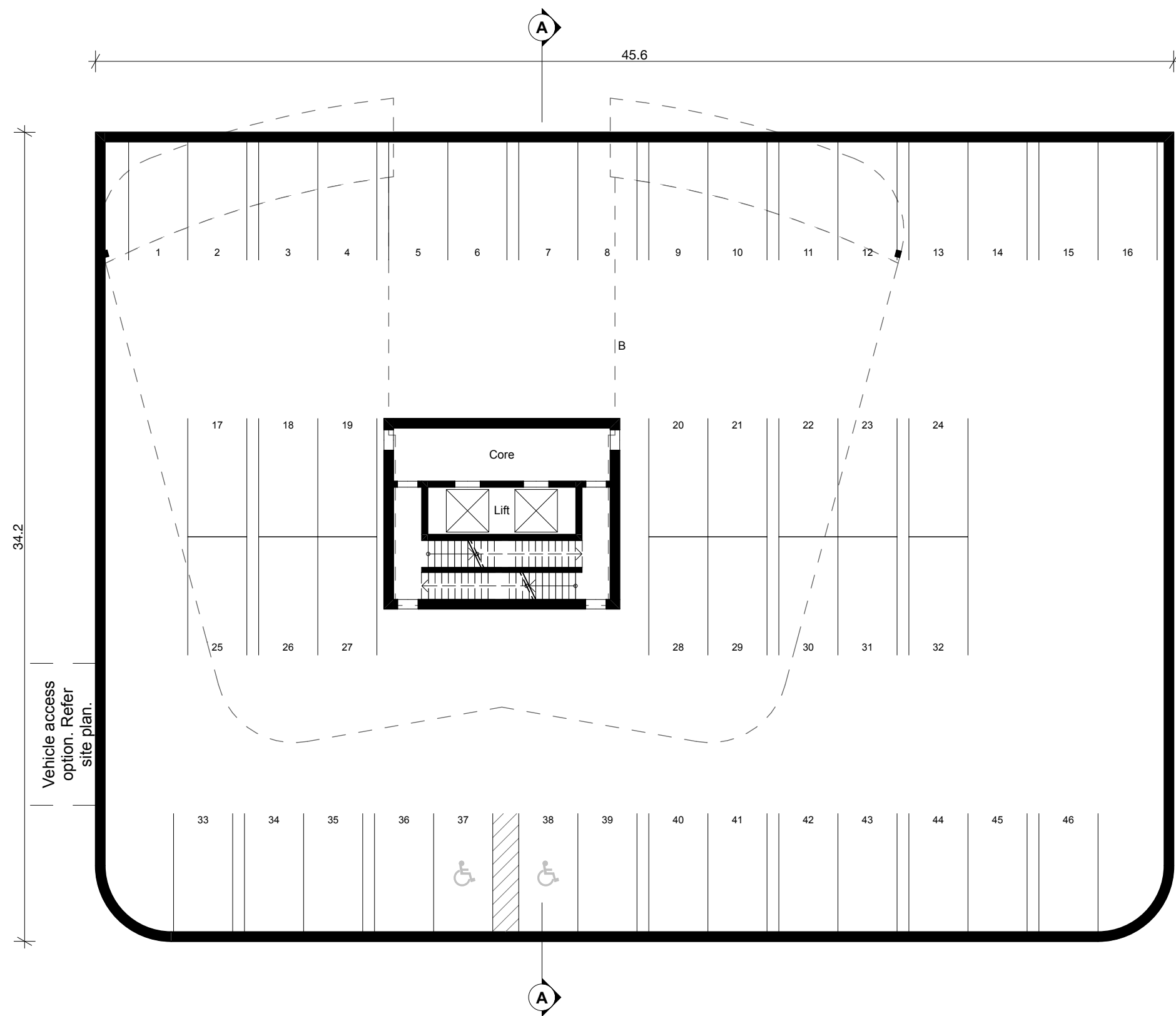
Beachlands South: Apartments

16/06/2026

Prepared by:

studiopacificarchitecture

APT. TYPE 4



ROOM CODE	
K	Kitchen
D	Dining
L	Living
E	Entry
WC	WC
G	Garage
bth	Bathroom
B	Bedroom
S	Study
St	Storage
en	Ensuite
Ld	Laundry
C	Circulation
M	Media Room
Sc	Scullery

LEGEND	
▲	Entry location

NOTES

Dimensions are subject to design development.

Outdoor Living Space (Terrace/ Balcony)
Compliance: only non-compliance shown.
Otherwise complies.

FENCING

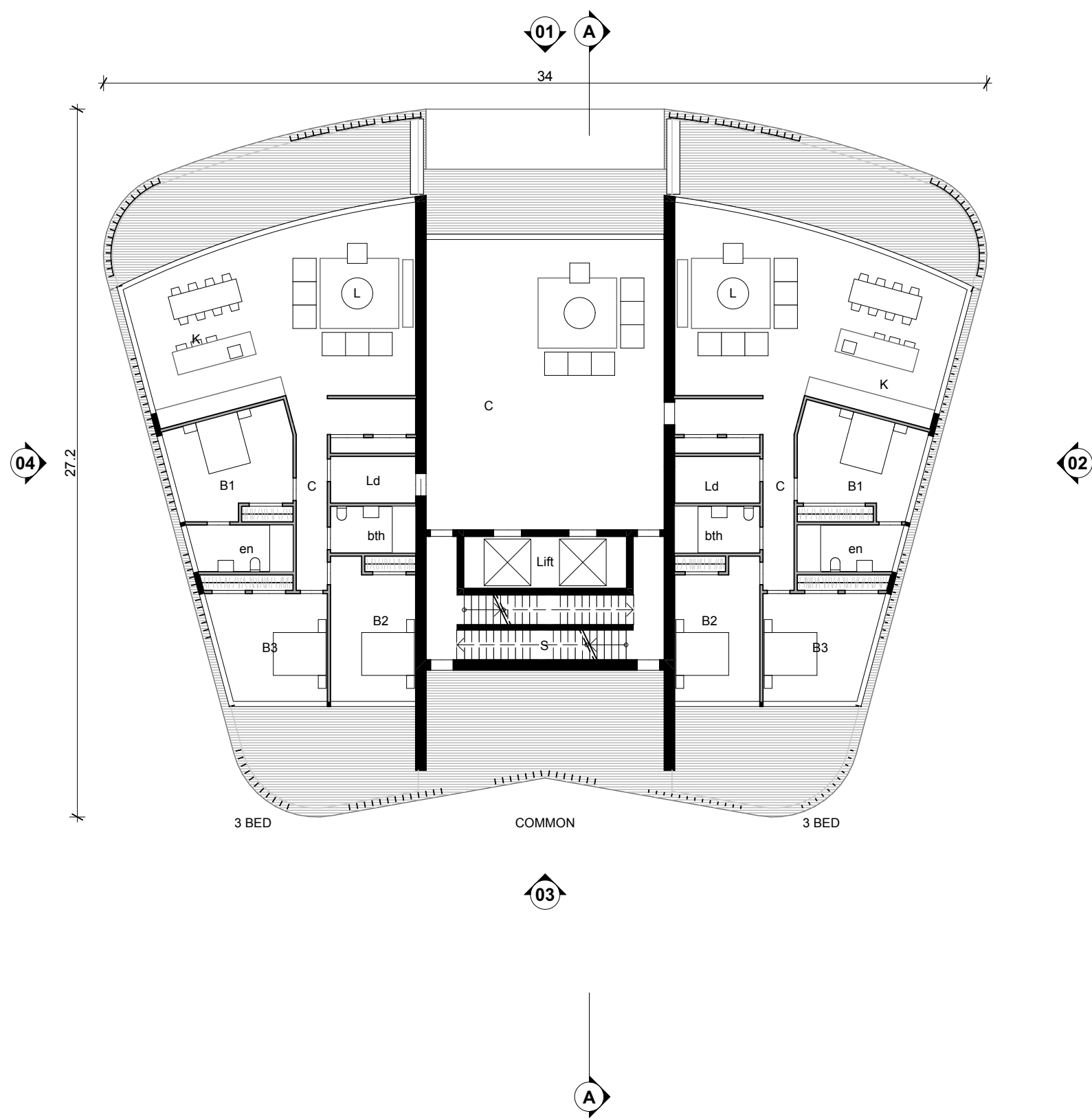
Fencing design is shown indicative and may be altered to suit location and planning requirements

- APT 4 - Level-01 - Basement - 1:200

PLAN L-01

Scale: 1:200 @ A3

APT. TYPE 4



ROOM CODE

K	Kitchen
D	Dining
L	Living
E	Entry
WC	WC
G	Garage
bth	Bathroom
B	Bedroom
S	Study
St	Storage
en	Ensuite
Ld	Laundry
C	Circulation
M	Media Room
Sc	Scullery

LEGEND

▲ Entry location

NOTES

Dimensions are subject to design development.
Outdoor Living Space (Terrace/ Balcony)
Compliance: only non-compliance shown.
Otherwise complies.

FENCING

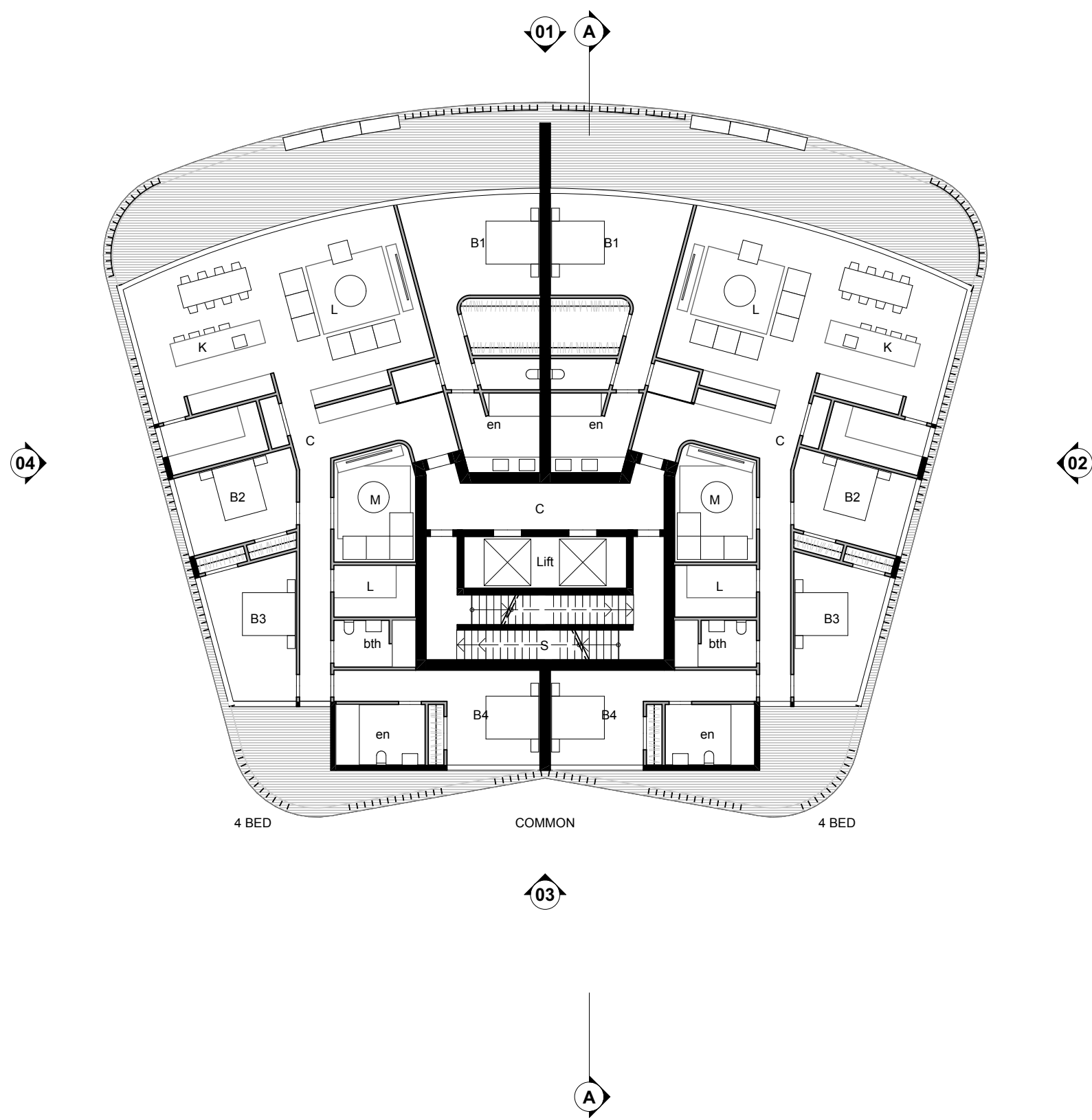
Fencing design is shown indicative and may be altered to suit location and planning requirements

- APT 4 - Level 00 - Ground - 1:200

PLAN L00

Scale: 1:200 @ A3

APT. TYPE 4



ROOM CODE

K	Kitchen
D	Dining
L	Living
E	Entry
WC	WC
G	Garage
bth	Bathroom
B	Bedroom
S	Study
St	Storage
en	Ensuite
Ld	Laundry
C	Circulation
M	Media Room
Sc	Scullery

LEGEND

▲ Entry location

NOTES

Dimensions are subject to design development.

Outdoor Living Space (Terrace/ Balcony)
Compliance: only non-compliance shown.
Otherwise complies.

FENCING

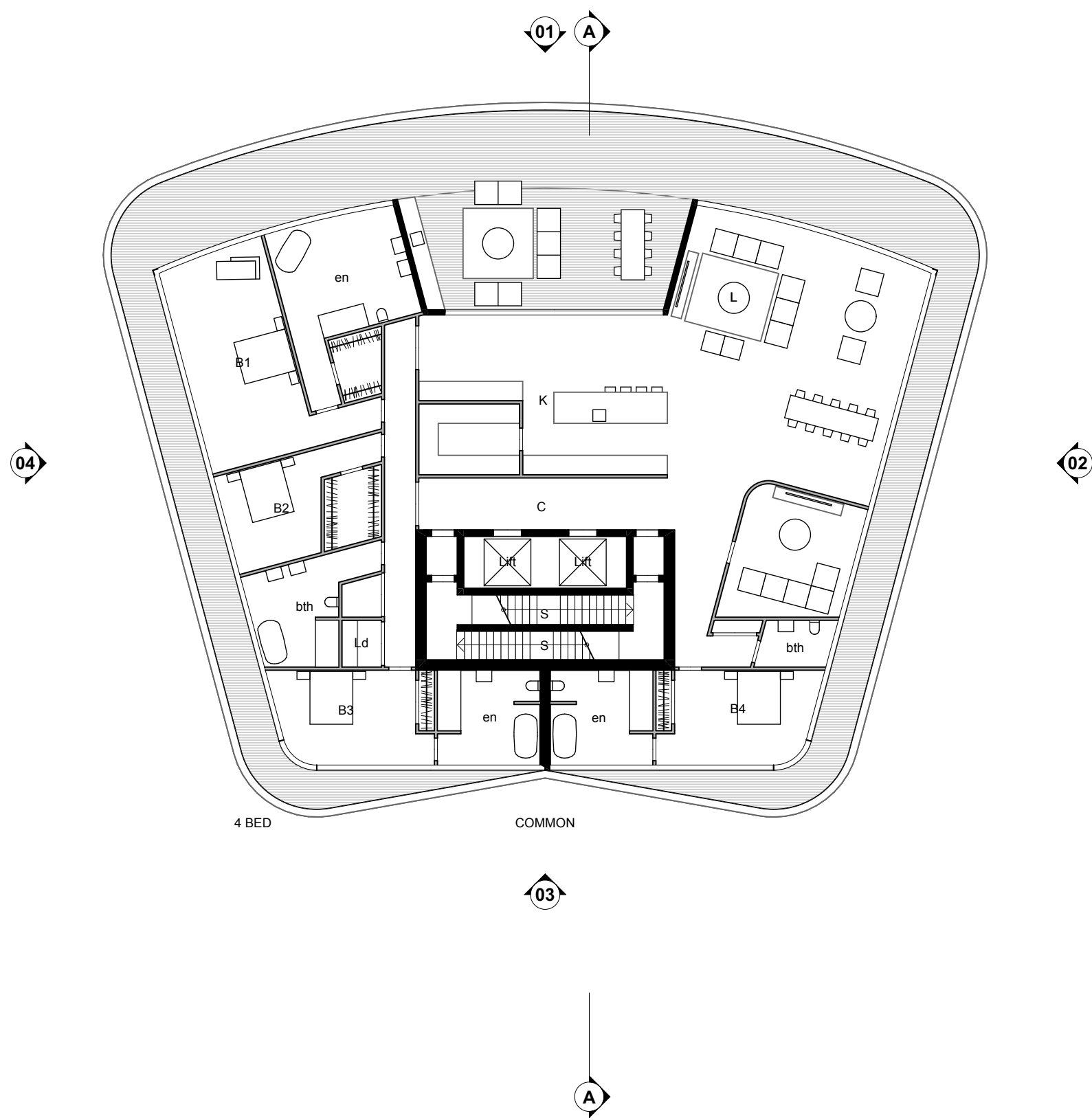
Fencing design is shown indicative and may be altered to suit location and planning requirements

- APT 4 - LEVEL 01-10 - 1:200

PLAN L01-10

Scale: 1:200 @ A3

APT. TYPE 4



ROOM CODE	
K	Kitchen
D	Dining
L	Living
E	Entry
WC	WC
G	Garage
bth	Bathroom
B	Bedroom
S	Study
St	Storage
en	Ensuite
Ld	Laundry
C	Circulation
M	Media Room
Sc	Scullery

LEGEND

▲ Entry location

NOTES

Dimensions are subject to design development.

Outdoor Living Space (Terrace/ Balcony)
Compliance: only non-compliance shown.
Otherwise complies.

FENCING

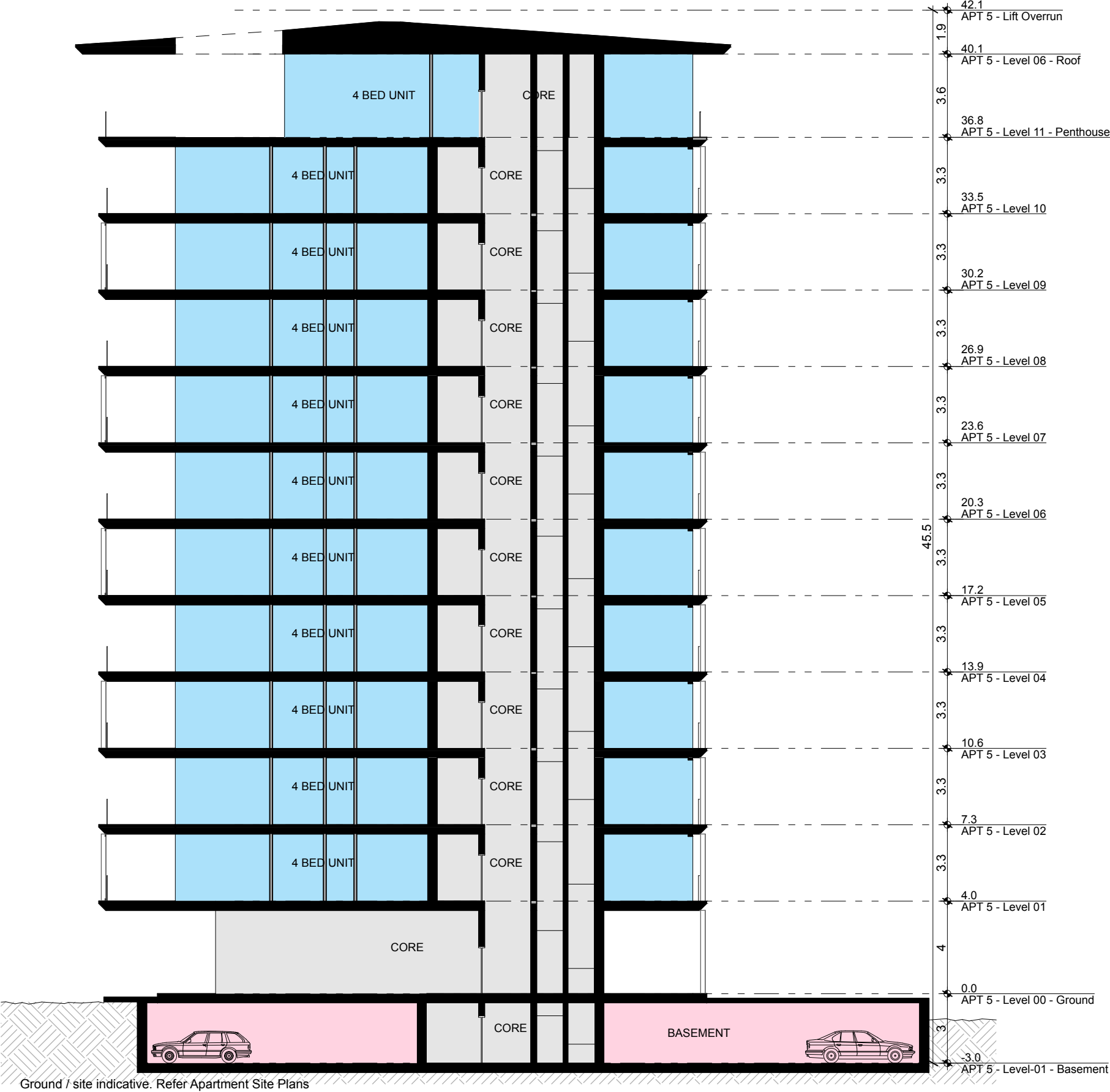
Fencing design is shown indicative and may be altered to suit location and planning requirements

- APT 4 - Level 11 - 1:200

PLAN L11

Scale: 1:200 @ A3

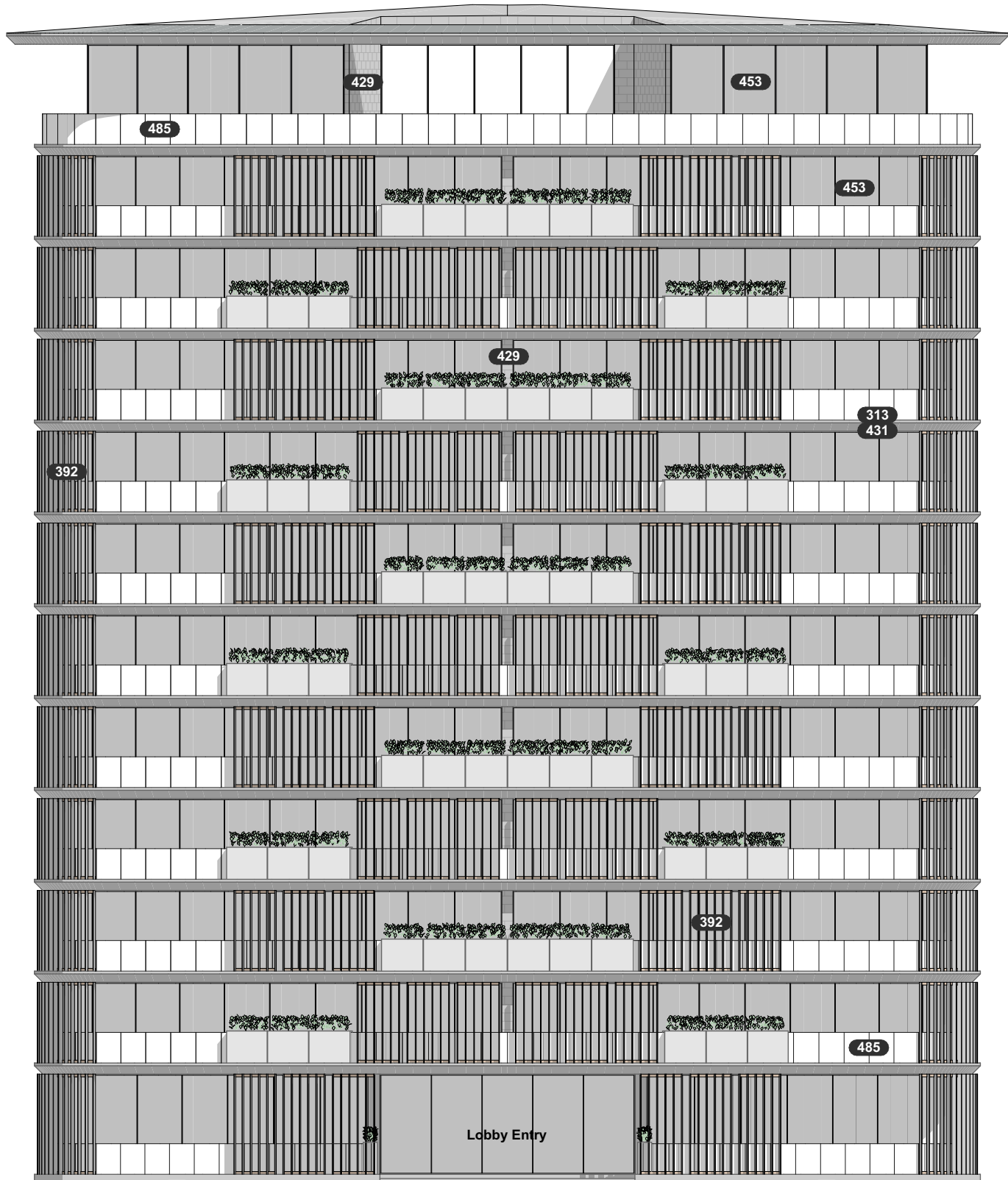
APT. TYPE 4



SECTION

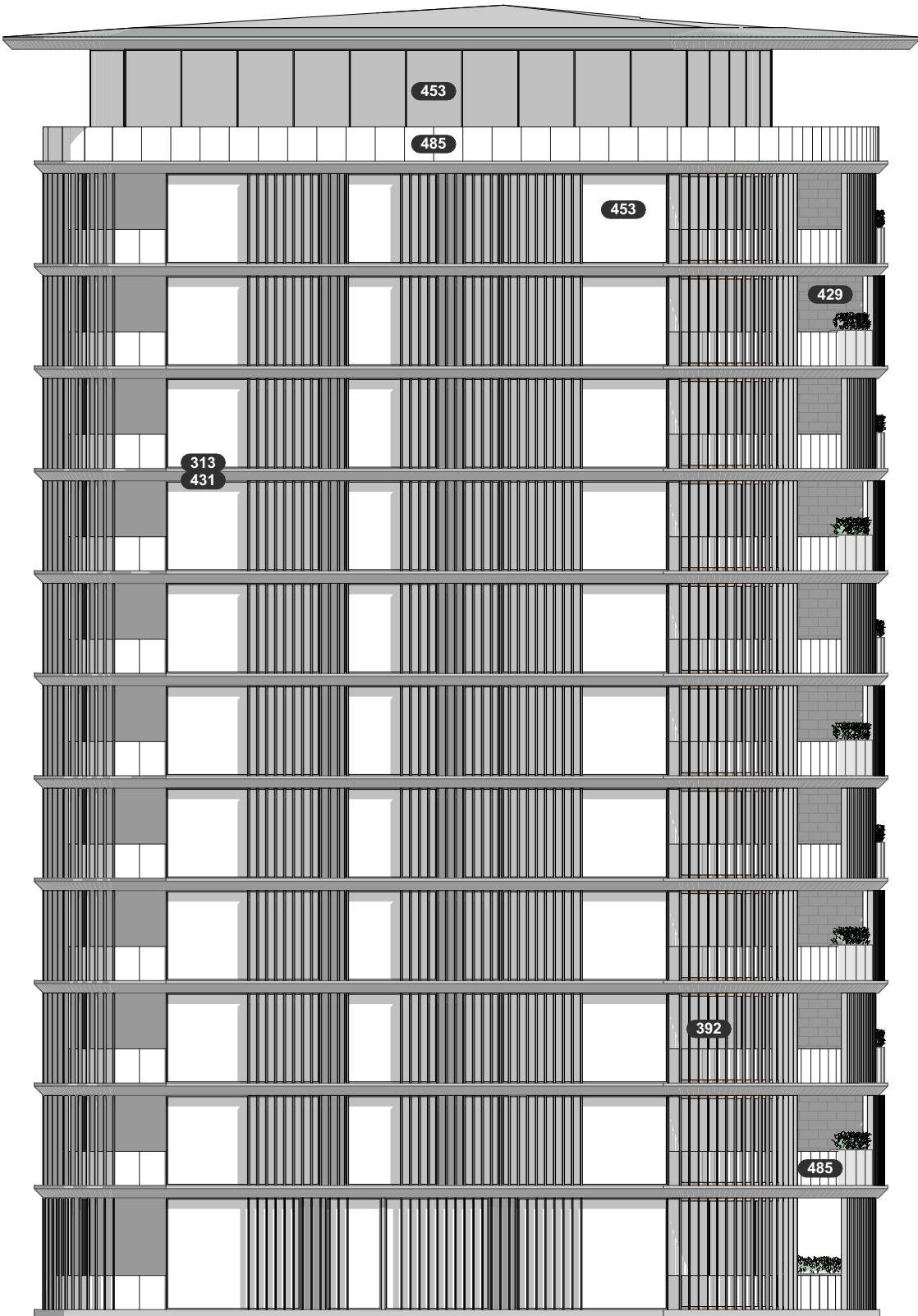
Scale: 1:200 @ A3

APT. TYPE 4

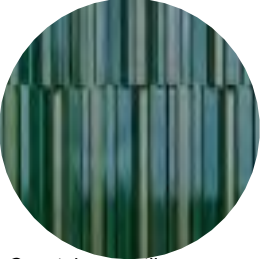
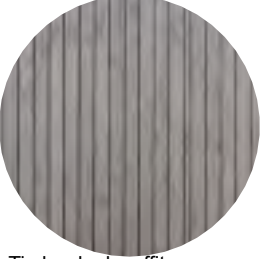
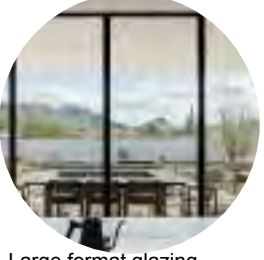


Ground / site indicative. Refer Apartment Site Plans

01 - ELEVATION - 1:200



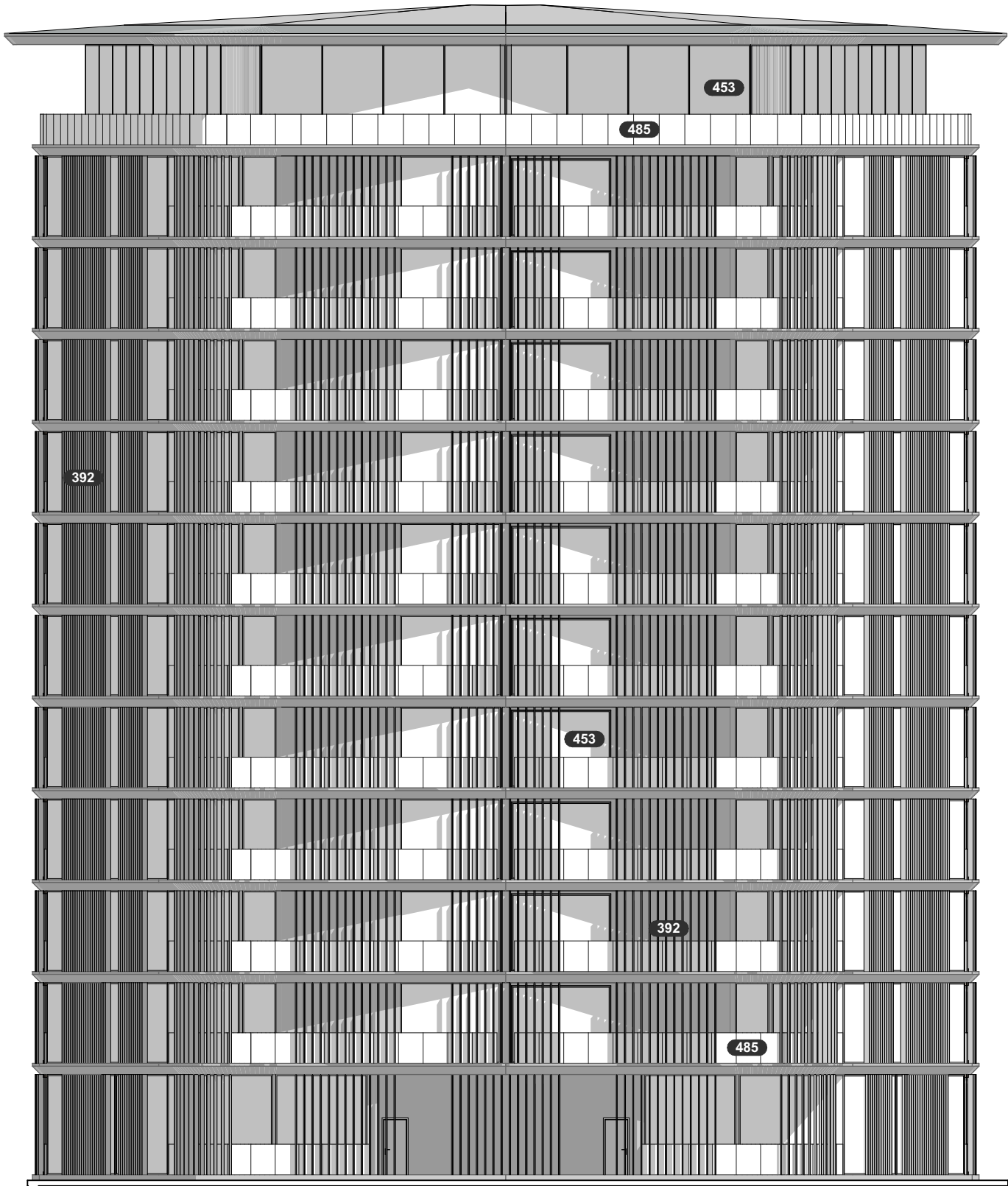
02 - ELEVATION - 1:200

- 
313 Exposed concrete / render
- 
392 Architectural screen
- 
429 Coastal green tile
- 
431 Timber look soffit
- 
453 Large format glazing
- 
485 Glass balustrade

ELEVATION

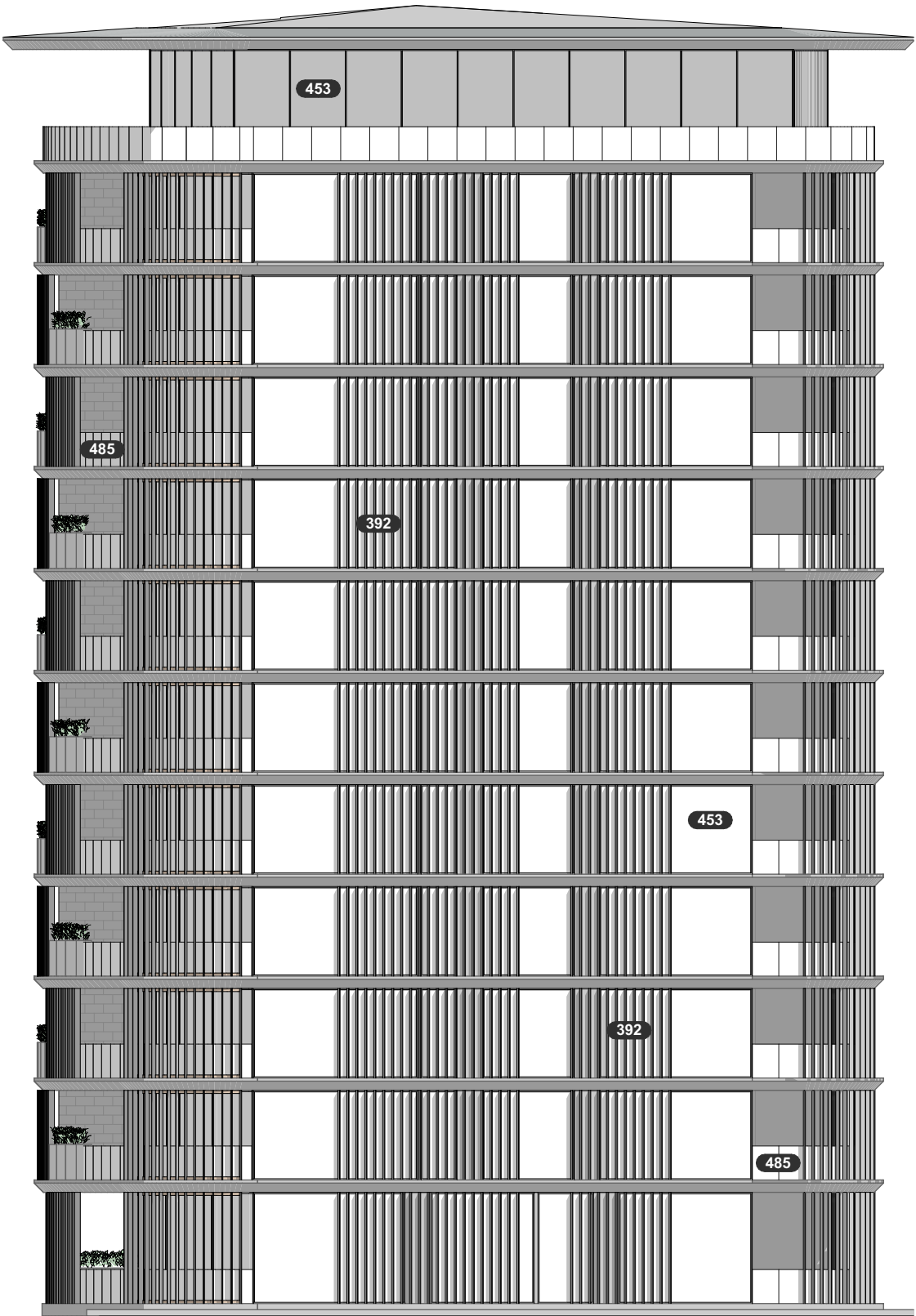
Scale: 1:200 @ A3

APT. TYPE 4



Ground / site indicative. Refer Apartment Site Plans

03 - ELEVATION - 1:200



04 - ELEVATION - 1:200

ELEVATION

Scale: 1:200 @ A3

APT. TYPE 4



ARTISTIC IMPRESSION

LOOK AND FEEL

Scale: 1:5 @ A3

APT. TYPE 5



Ground / site indicative. Refer Apartment Site Plans

APARTMENTS

6 LEVELS + BASEMENT

11 UNITS

- 1 x 1 BED UNIT
- 1 x 3 BED UNIT
- 8 x 4 BED UNITS
- 1 x PENTHOUSE
- 21 x CARPARKS
- 11 x BIKEPARKS

ACTIVITY	GFA
RESIDENTIAL	2797m ²
PARKING*	662m ²

*EXTERNAL PARKING NOT INCLUDED IN GFA

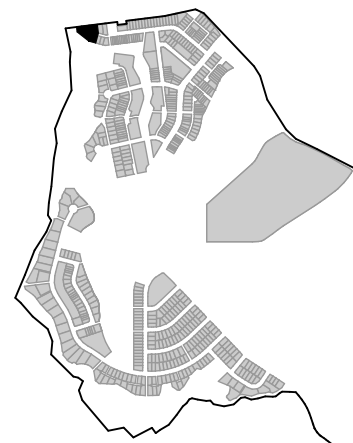
*TERRACES, BALCONIES AND DECK AREAS ARE ADDITIONAL AND SHOWN IN BRACKETS BELOW

LEVEL 05	499m ² (260m ²)
LEVEL 04	587m ² (132m ²)
LEVEL 03	587m ² (132m ²)
LEVEL 02	587m ² (132m ²)
LEVEL 01	587m ² (132m ²)
LEVEL 00	511m ² (91m ²)
LEVEL-01	735m ²
TOTAL GFA	4093m² (879m²)

APARTMENTS

1 BED UNIT	105m ²
3 BED UNIT	179m ²
4 BED UNIT	258m ²
PENTHOUSE	449m ²

BUILDING AND UNIT GFA EXCLUDES CANOPIES, TERRACES, BALCONIES AND DECKS



Keyplan

Apartment location code:
MP1-A

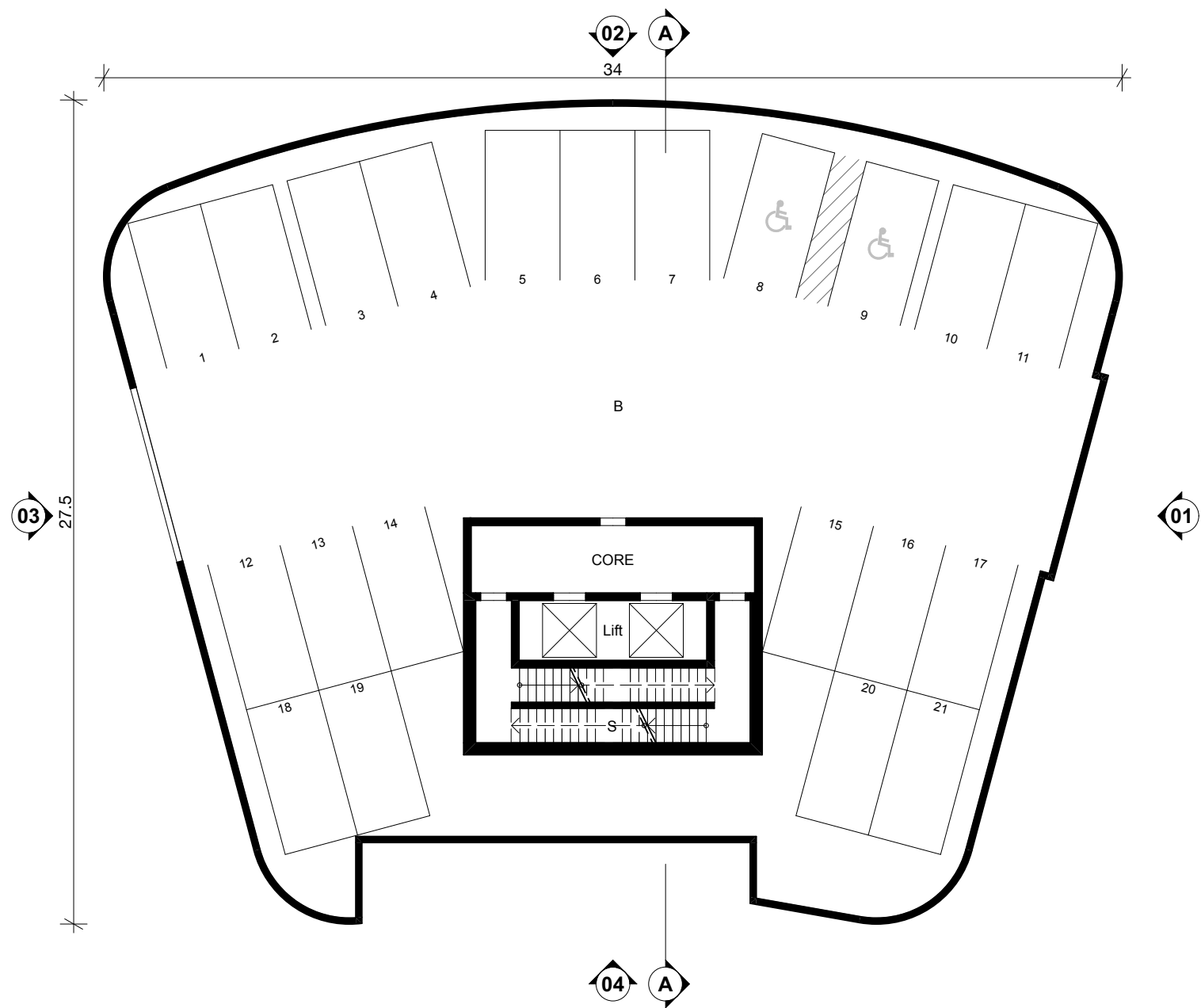
Beachlands South: Apartments

16/06/2026

Prepared by:

studiopacificarchitecture

APT. TYPE 5



ROOM CODE

K	Kitchen
D	Dining
L	Living
E	Entry
WC	WC
G	Garage
bth	Bathroom
B	Bedroom
S	Study
St	Storage
en	Ensuite
Ld	Laundry
C	Circulation
M	Media Room
Sc	Scullery

LEGEND

▲ Entry location

NOTES

Dimensions are subject to design development.
Outdoor Living Space (Terrace/ Balcony)
Compliance: only non-compliance shown.
Otherwise complies.

FENCING

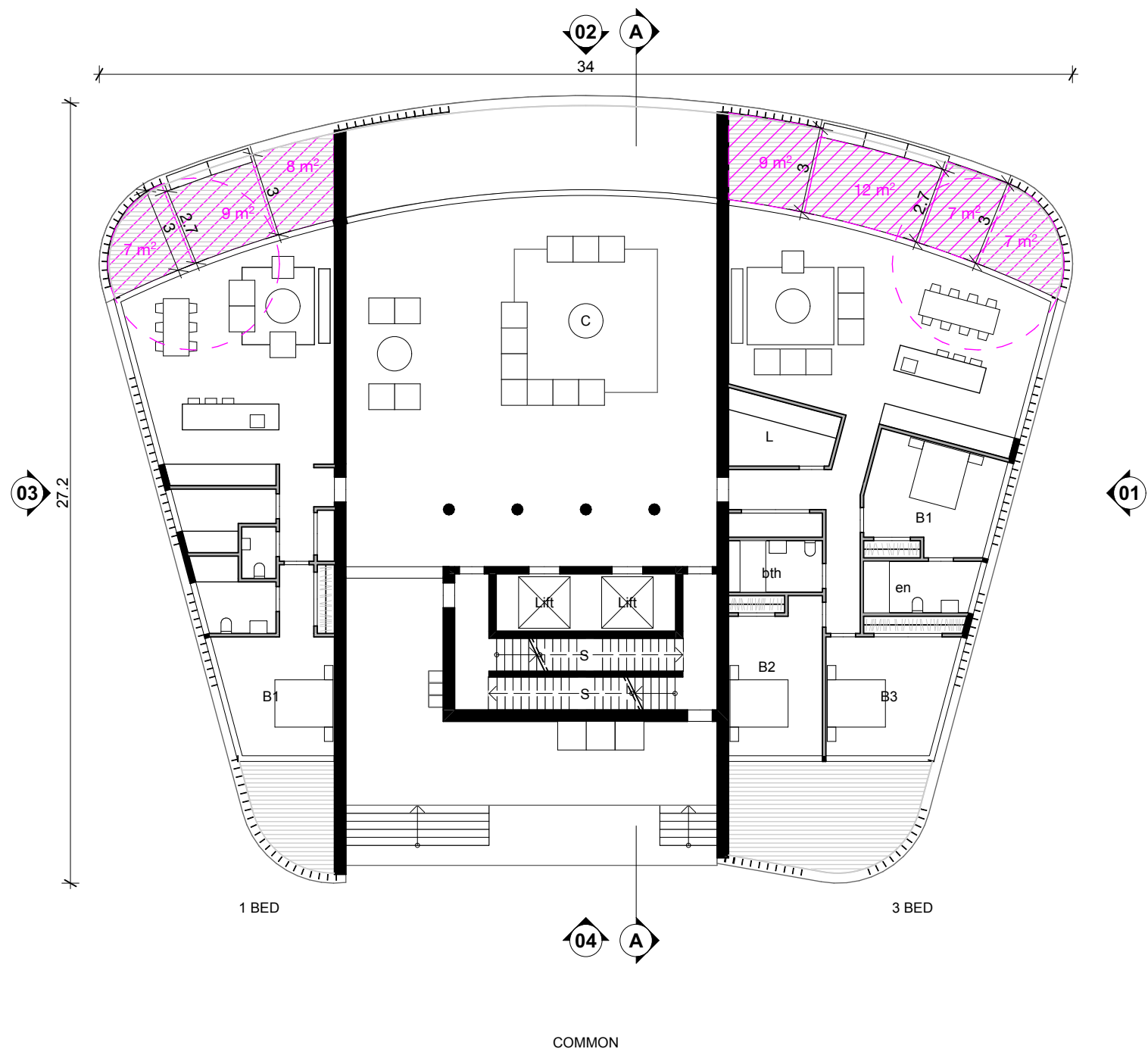
Fencing design is shown indicative and may be altered to suit location and planning requirements

- APT 5 - Level-01 - Basement - 1:200

PLAN L-01

Scale: 1:200 @ A3

APT. TYPE 5



ROOM CODE	
K	Kitchen
D	Dining
L	Living
E	Entry
WC	WC
G	Garage
bth	Bathroom
B	Bedroom
S	Study
St	Storage
en	Ensuite
Ld	Laundry
C	Circulation
M	Media Room
Sc	Scullery

LEGEND

▲ Entry location

NOTES

Dimensions are subject to design development.

Outdoor Living Space (Terrace/ Balcony)
Compliance: only non-compliance shown.
Otherwise complies.

FENCING

Fencing design is shown indicative and may be altered to suit location and planning requirements

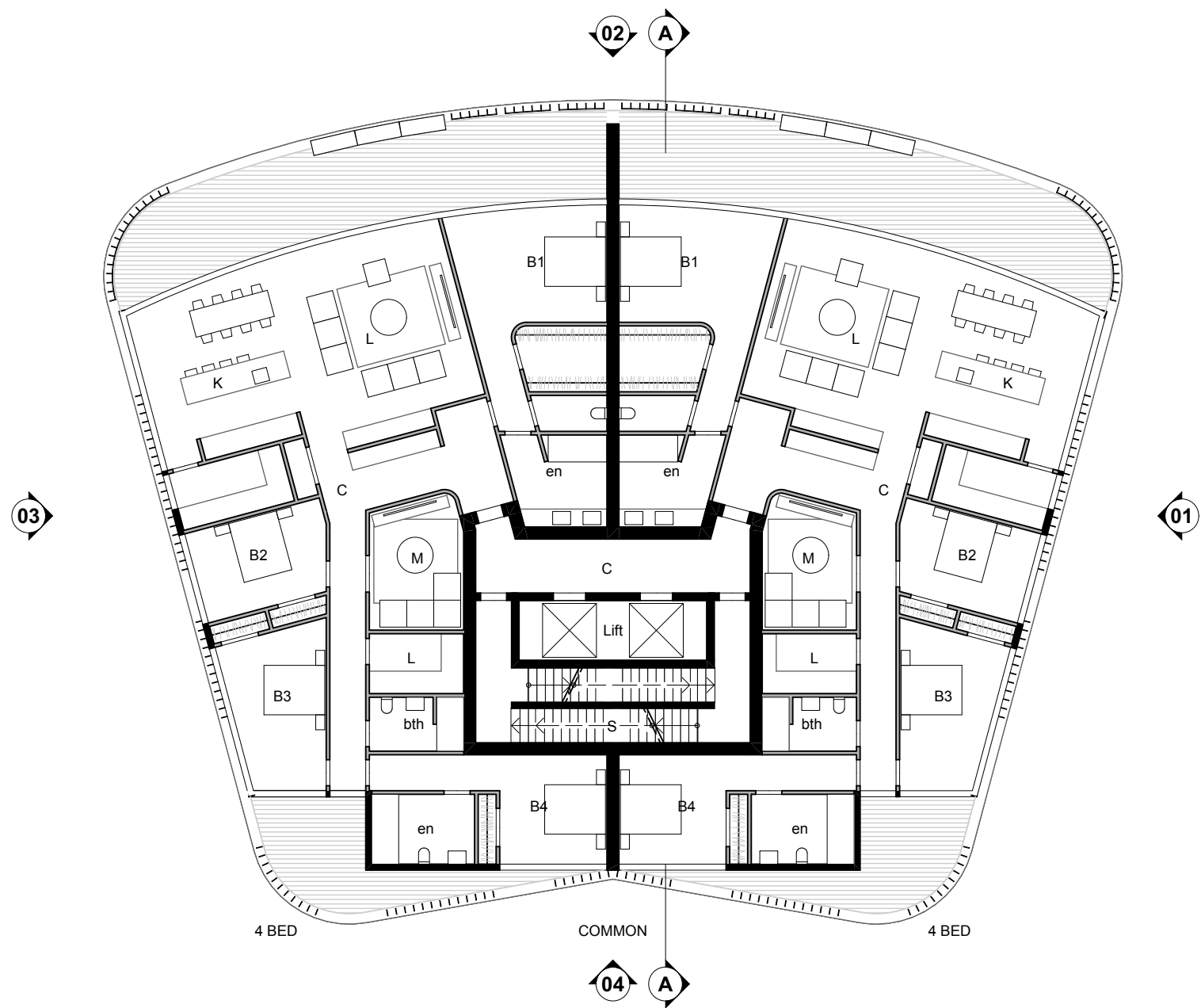
Non-compliant if considered at ground level compliant if considered as above ground.

- APT 5 - Level 00 - Ground - 1:200

PLAN L00

Scale: 1:200 @ A3

APT. TYPE 5



ROOM CODE	
K	Kitchen
D	Dining
L	Living
E	Entry
WC	WC
G	Garage
bth	Bathroom
B	Bedroom
S	Study
St	Storage
en	Ensuite
Ld	Laundry
C	Circulation
M	Media Room
Sc	Scullery

LEGEND	
▲	Entry location

NOTES

Dimensions are subject to design development.

Outdoor Living Space (Terrace/ Balcony)
Compliance: only non-compliance shown.
Otherwise complies.

FENCING

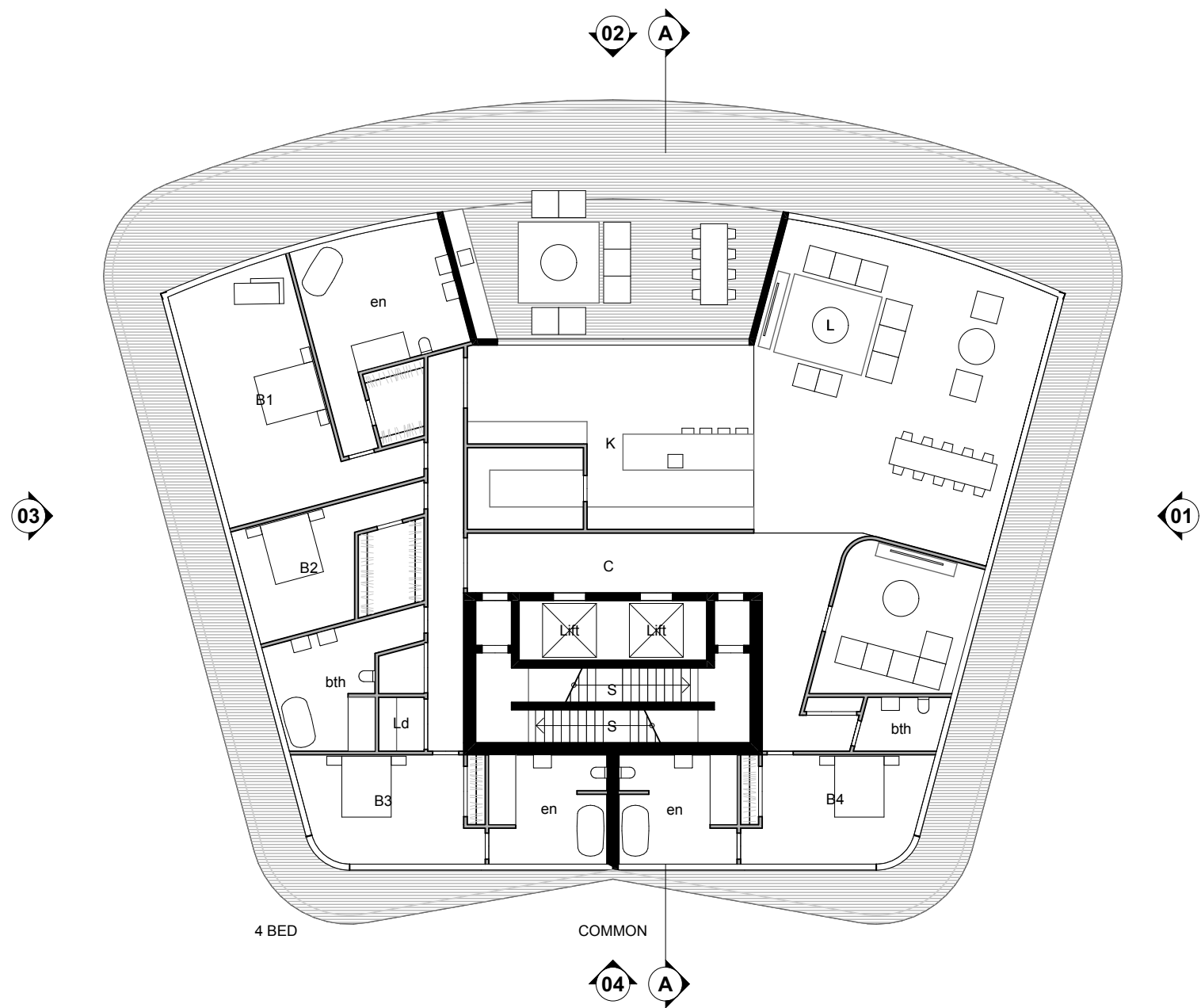
Fencing design is shown indicative and may be altered to suit location and planning requirements

- APT 05 - LEVEL 01-04 - 1:200

PLAN L01-04

Scale: 1:200 @ A3

APT. TYPE 5



ROOM CODE	
K	Kitchen
D	Dining
L	Living
E	Entry
WC	WC
G	Garage
bth	Bathroom
B	Bedroom
S	Study
St	Storage
en	Ensuite
Ld	Laundry
C	Circulation
M	Media Room
Sc	Scullery

LEGEND	
▲	Entry location

NOTES

Dimensions are subject to design development.

Outdoor Living Space (Terrace/ Balcony)
Compliance: only non-compliance shown.
Otherwise complies.

FENCING

Fencing design is shown indicative and may be altered to suit location and planning requirements

- APT 5 - Level 05 - 1:200

PLAN L05

Scale: 1:200 @ A3

APT. TYPE 5

ROOM CODE

K	Kitchen
D	Dining
L	Living
E	Entry
WC	WC
G	Garage
bth	Bathroom
B	Bedroom
S	Study
St	Storage
en	Ensuite
Ld	Laundry
C	Circulation
M	Media Room
Sc	Scullery

LEGEND

▲ Entry location

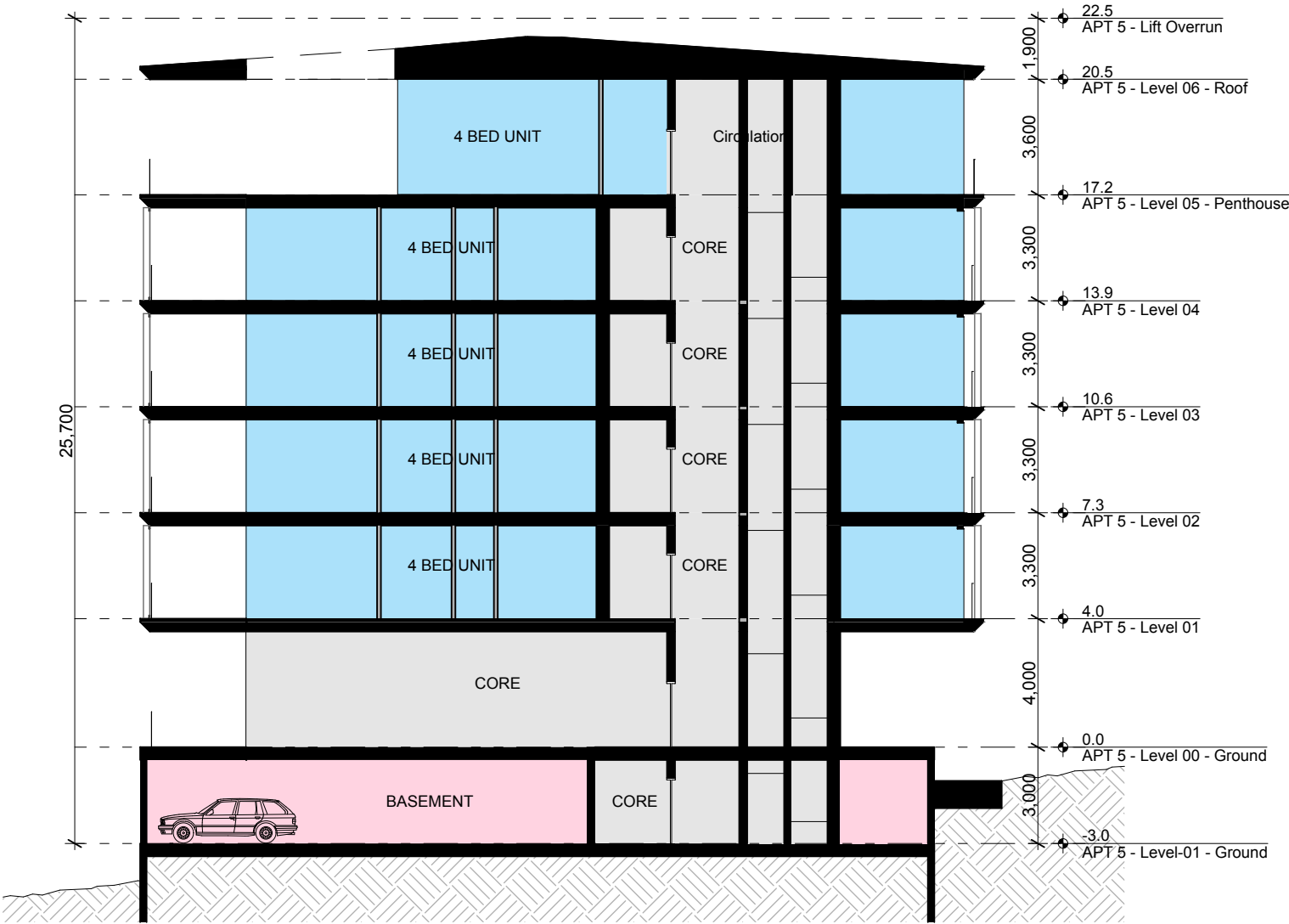
NOTES

Dimensions are subject to design development.

Outdoor Living Space (Terrace/ Balcony)
Compliance: only non-compliance shown.
Otherwise complies.

FENCING

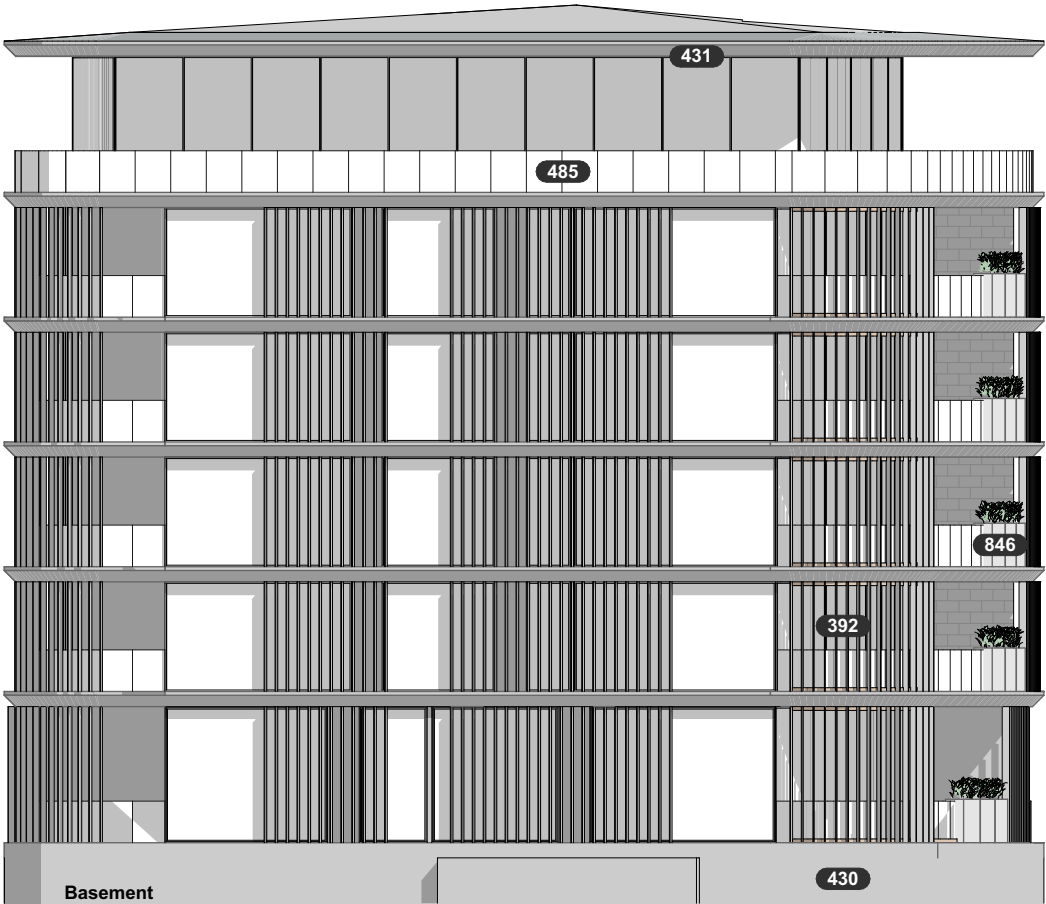
Fencing design is shown indicative and may be altered to suit location and planning requirements



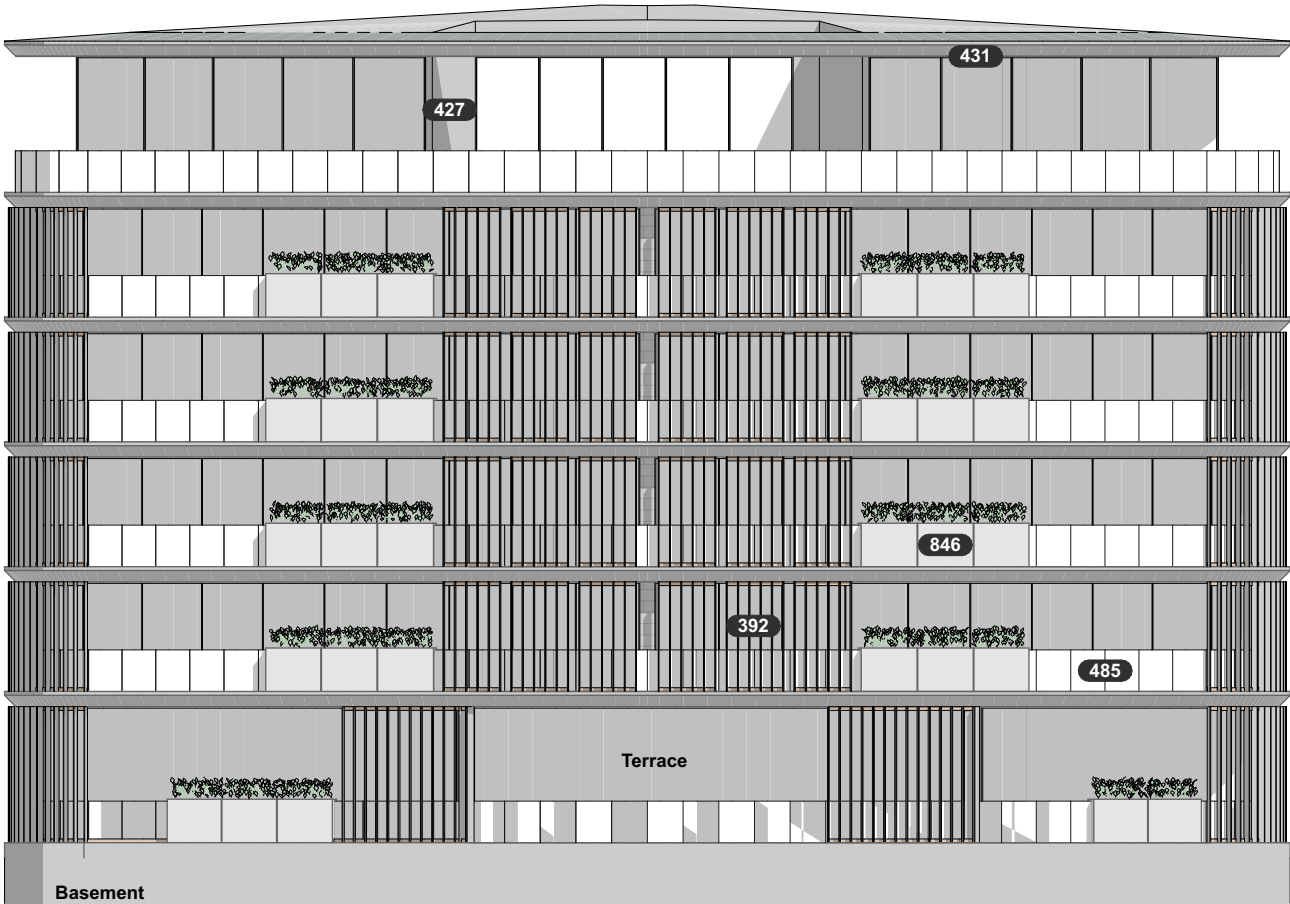
SECTION

Scale: 1:200 @ A3

APT. TYPE 5



01 - ELEVATION - 1:200



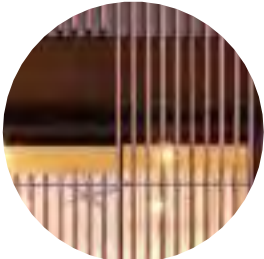
02 - ELEVATION - 1:200



430 Dark stone cladding



427 Terracotta tile



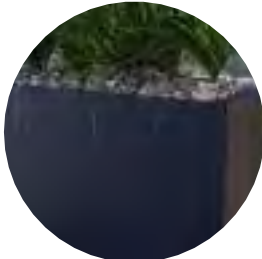
392 Architectural timber screen



431 Timber look soffit



485 Glass balustrade

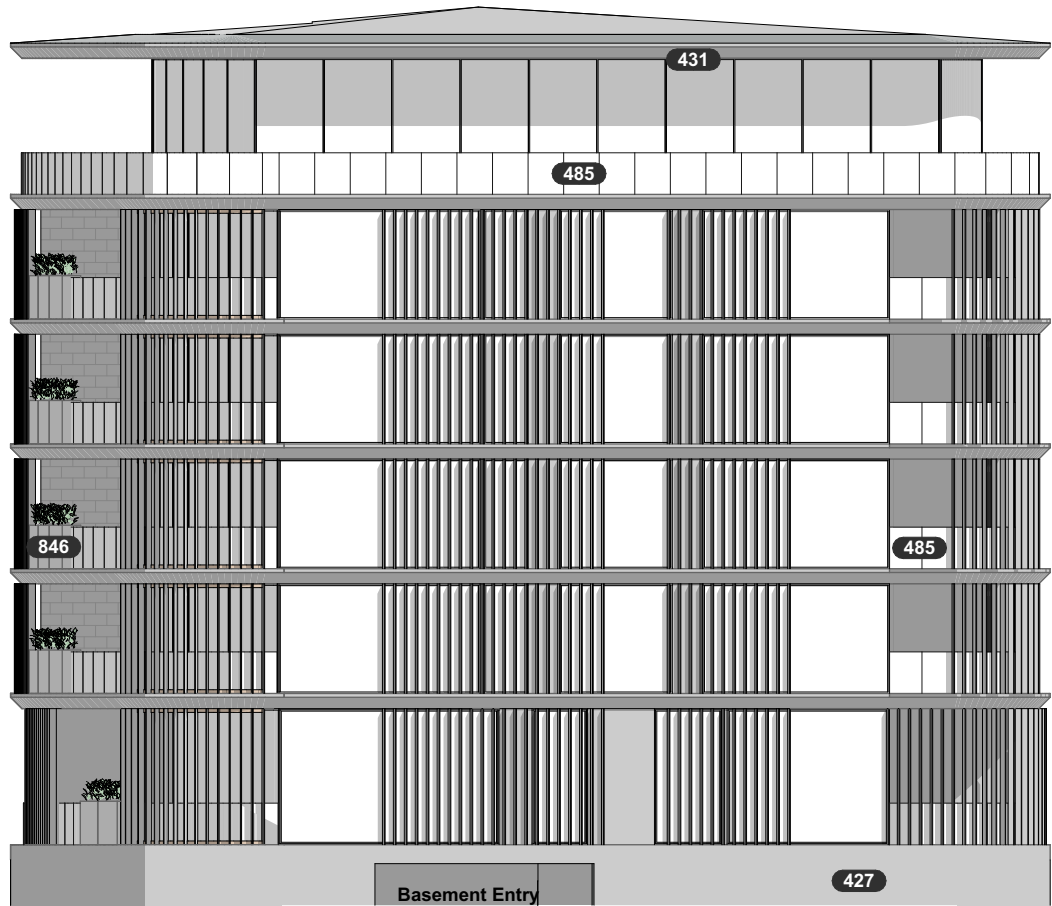


846 Planters

ELEVATION

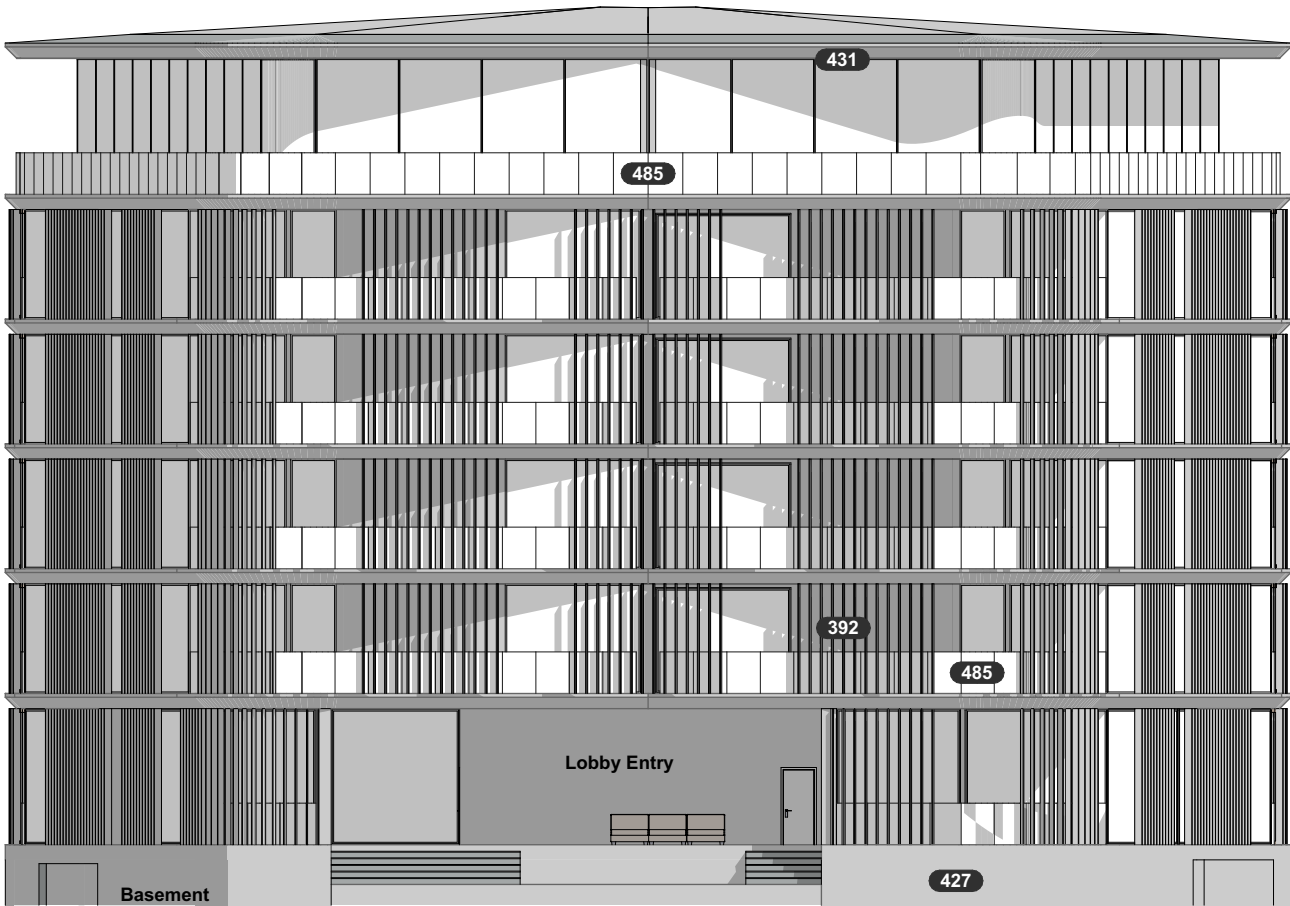
Scale: 1:200 @ A3

APT. TYPE 5



Ground / site indicative. Refer Apartment Site Plans

03 - ELEVATION - 1:200



04 - ELEVATION - 1:200

ELEVATION

Scale: 1:200 @ A3

APT. TYPE 5



ARTISTIC IMPRESSION

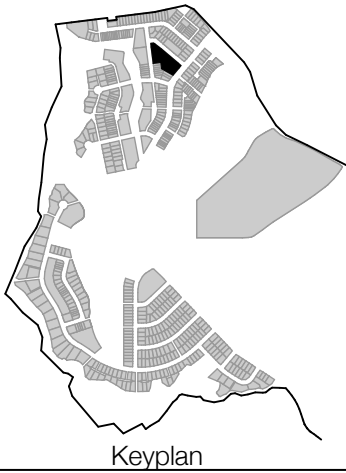
LOOK AND FEEL

APT. TYPE 6



Ground / site indicative - varies. Refer Apartment Site Plans

WALKUP APARTMENTS	
3 LEVELS + BASEMENT	
18 UNITS	
18 x 1 BED UNITS	
18 x CARPARKS	
18 x BIKEPARKS	
ACTIVITY	GFA
RESIDENTIAL	990m ²
PARKING*	N/A
*EXTERNAL PARKING NOT INCLUDED IN GFA	
*TERRACES, BALCONIES AND DECK AREAS ARE ADDITIONAL AND SHOWN IN BRACKETS BELOW	
LEVEL 02	424m ² (84m ²)
LEVEL 01	424m ² (84m ²)
LEVEL 00	424m ² (84m ²)
TOTAL GFA	1272m² (252m²)
APARTMENTS	
1 BED UNIT	55m ²
BUILDING AND UNIT GFA EXCLUDES CANOPIES, TERRACES, BALCONIES AND DECKS	



Keyplan

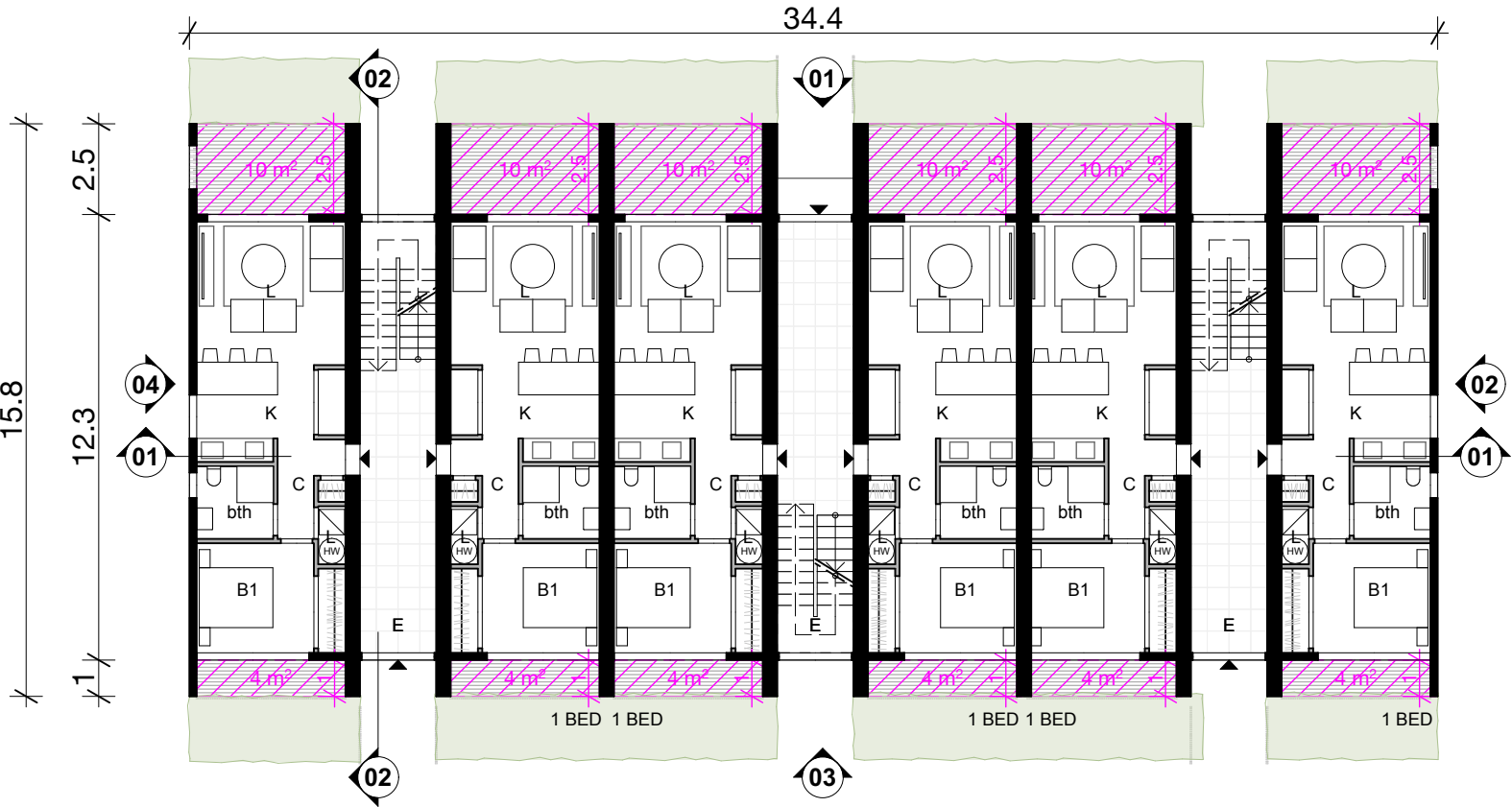
Apartment location code:
MP8-A
MP8-B
MP8-C

Beachlands South: Apartments 16/06/2026

Prepared by:

studiopacificarchitecture

APT. TYPE 6



ROOM CODE	
K	Kitchen
D	Dining
L	Living
E	Entry
WC	WC
G	Garage
bth	Bathroom
B	Bedroom
S	Study
St	Storage
en	Ensuite
Ld	Laundry
C	Circulation
M	Media Room
Sc	Scullery

LEGEND

▲ Entry location

NOTES

Dimensions are subject to design development.

Outdoor Living Space (Terrace/ Balcony)
Compliance: only non-compliance shown.
Otherwise complies.

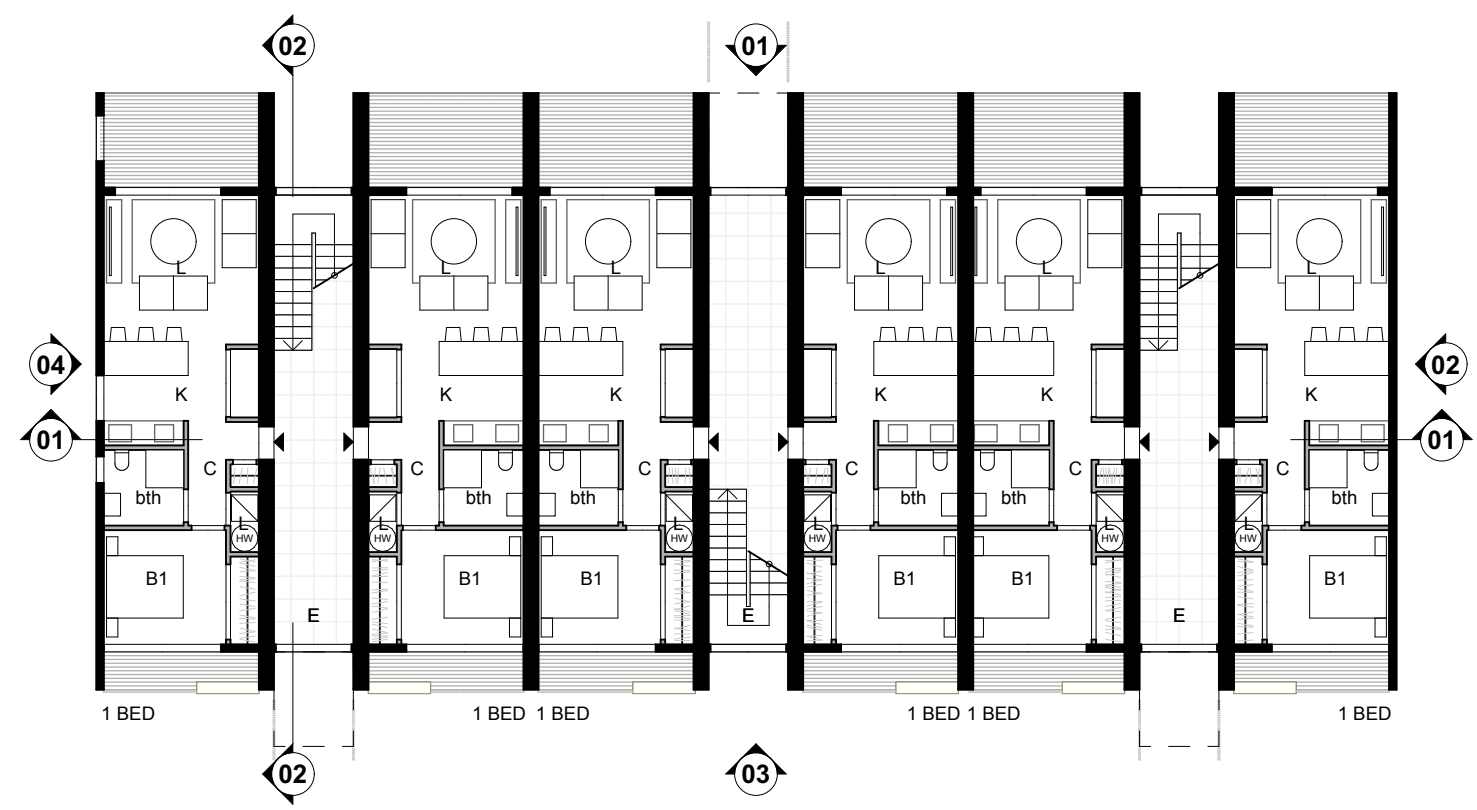
FENCING

Fencing design is shown indicative and may be altered to suit location and planning requirements

PLAN L00

Scale: 1:200 @ A3

APT. TYPE 6



ROOM CODE	
K	Kitchen
D	Dining
L	Living
E	Entry
WC	WC
G	Garage
bth	Bathroom
B	Bedroom
S	Study
St	Storage
en	Ensuite
Ld	Laundry
C	Circulation
M	Media Room
Sc	Scullery

LEGEND

▲ Entry location

NOTES

Dimensions are subject to design development.

Outdoor Living Space (Terrace/ Balcony)
Compliance: only non-compliance shown.
Otherwise complies.

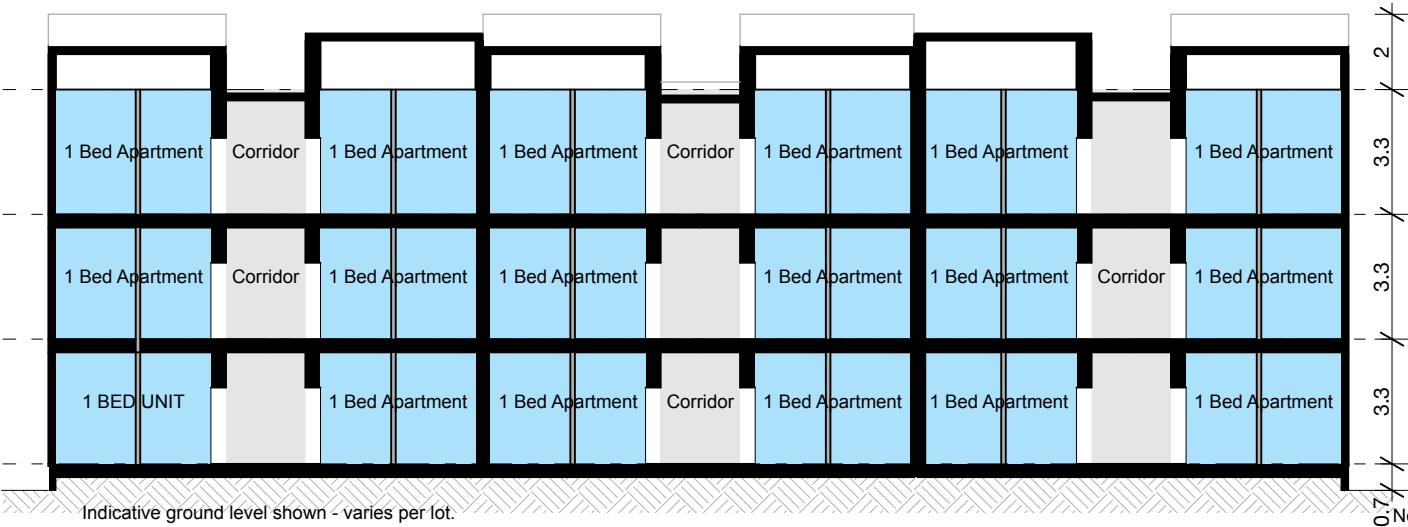
FENCING

Fencing design is shown indicative and may be altered to suit location and planning requirements

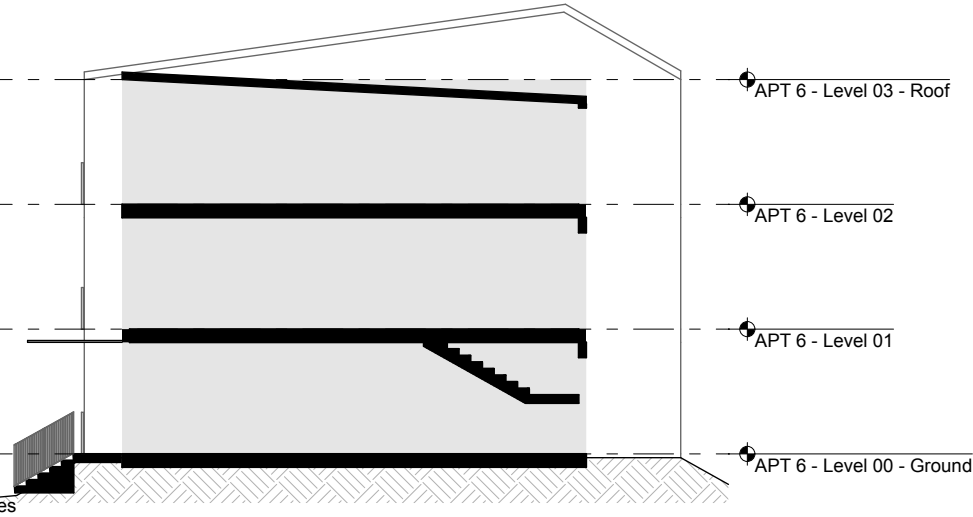
PLAN L1-02

Scale: 1:200 @ A3

APT. TYPE 6



01 - SECTION - 1:200



02 - SECTION - 1:200

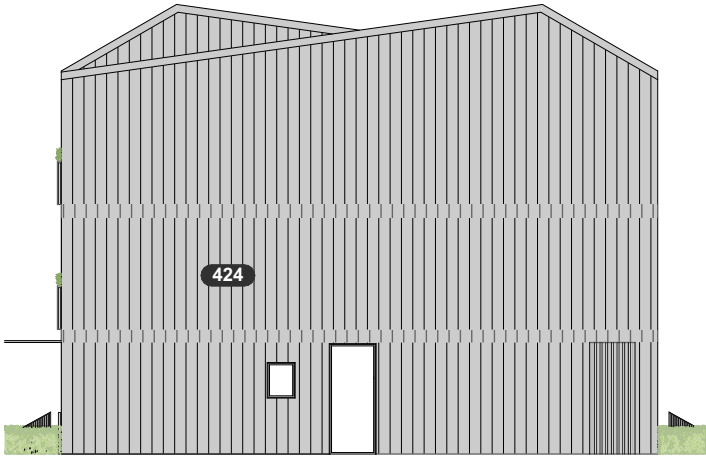
SECTION

APT. TYPE 6



Ground / site indicative - varies per lot. Refer Apartment Site Plans

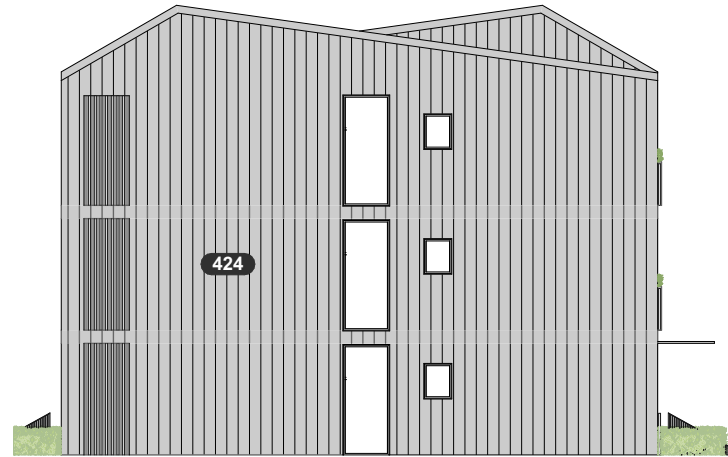
01 - ELEVATION - 1:200



02 - ELEVATION - 1:200



03 - ELEVATION - 1:200



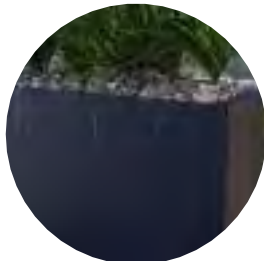
04 - ELEVATION - 1:200



424 Dark metal cladding



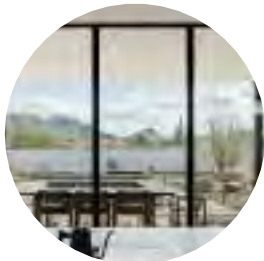
486 Metal balustrade



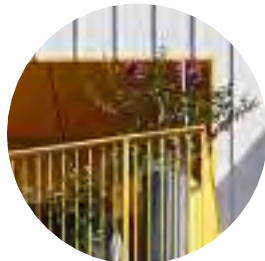
846 Planters



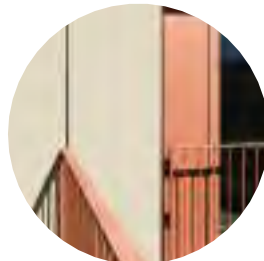
485 Glass balustrade



453 Large format glazing



801 Feature coloured recess



801 Feature coloured recess

ELEVATION

Scale: 1:200 @ A3