



16 September 2025

Auckland Surf Park Community

Pre-application Hui Presentation

B&A

Urban & Environmental

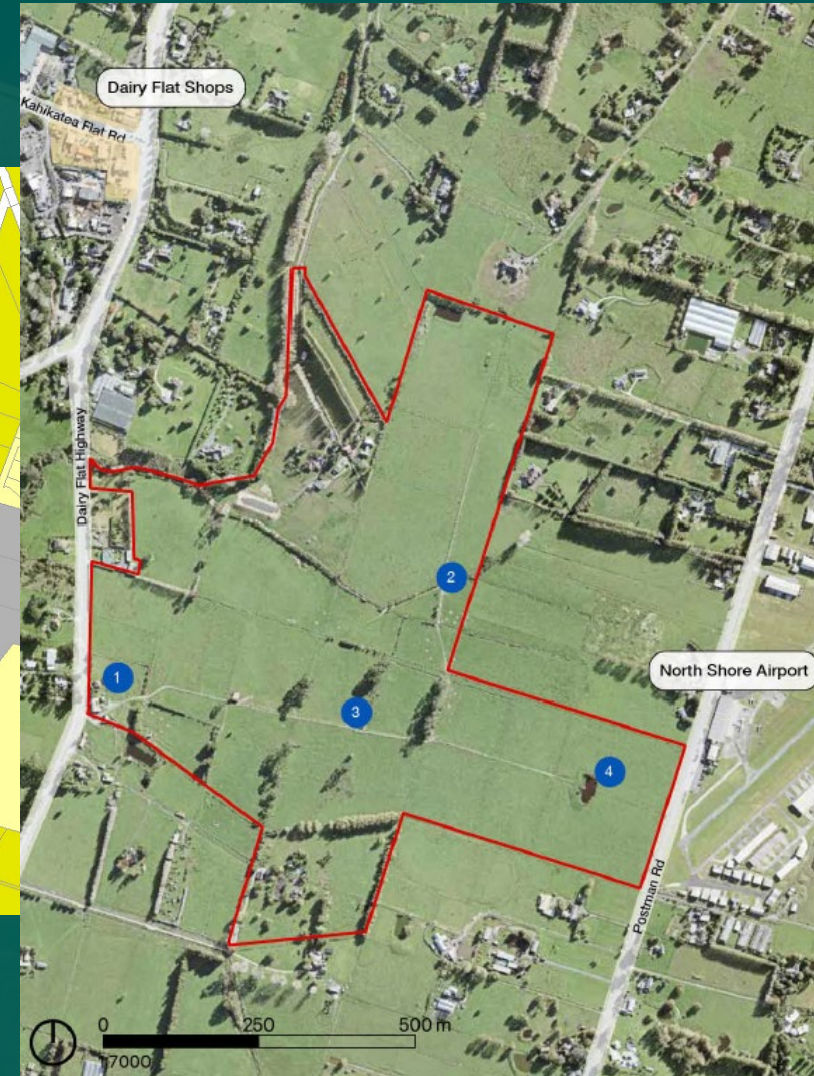
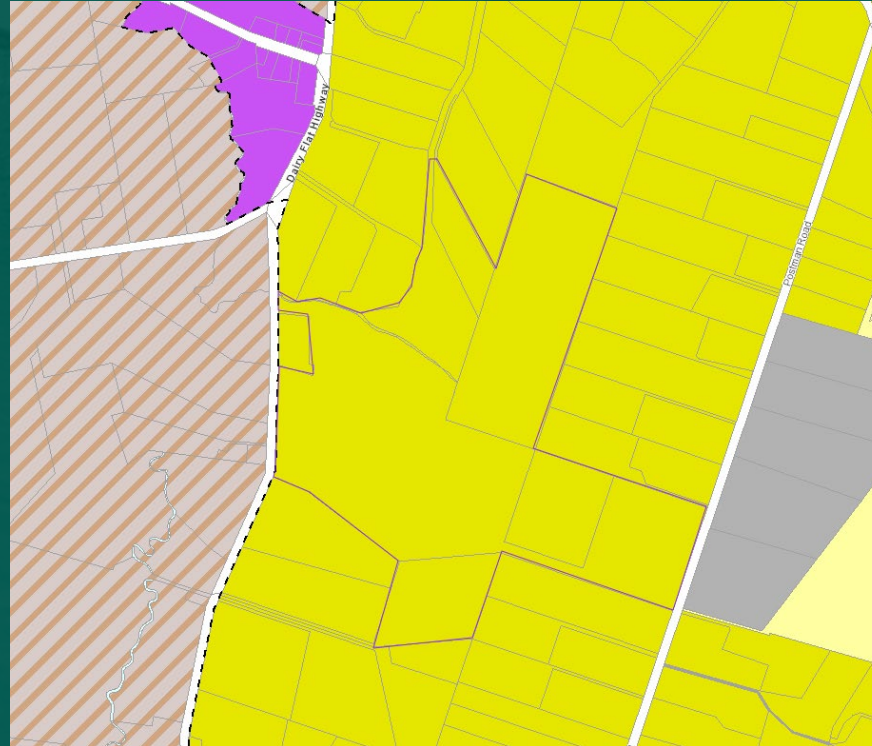
Stage 1 Consented Development

- The construction and operation of a surf park which included a surfing lagoon, restaurants, market space and 70 visitor accommodation units consisting of a lodge and eco cabin
- A solar farm
- Data centre
- Roading including the collector anticipated by the structure plan
- Three waters infrastructure



Site Context

- Addition of 89 and 105 Lascelles Drive and 1320 Dairy Flat Highway
- Total of 54ha
- Future Urban Zone
- Frontages to both Dairy Flat Highway and Postman Road





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Stage 2 Proposal

Key Components

Surf Park

- A** Surf Lagoon
- B** Surf Park Operations and staff car-parking area
- C** Visitor Parking amongst native planting and trees with buffer and planting to Highway
- D** Surf Lagoon Amenities including:
Ticketing / Administration
Changing
Surf Rentals
Surf Academy and pool
Surf Retail
Lagoon Restaurant
- E** Dunescape Buffer / Arrival Sequence

Wider Masterplan

- F** Stream Park - Riparian and ecological planting with walking / cycling networks, ponds and wetlands
- G** Hotel Accommodation
- H** Hotel Parking
- I** Stream Park Villa Accommodation set into riparian and revegetating Stream Park
- J** Members Clubhouse overlooking lagoon with separate pool, dining space and social areas
- K** Market Pavilion showcasing local produce and groceries with outdoor plaza dining area

- L** Wellness Centre
- M** Community Building with local amenity (post shop, pharmacy, corner shop) and Creche
- N** Food & Beverage Pavilion Building
- O** Apartment Accommodation in Village Centre
- P** Ground Floor Maker Space / Small Scale Retail Units activating Market Lane
- Q** Live:Work Terraces overlooking communal public park
- R** Light Industrial / Workshop Lots
- S** Residential Neighbourhoods
- T** Neighbourhood Parks and Gardens including play space, lawn areas, communal growing spaces and ecological planting
- U** Residential Lane Access with pedestrian priority
- W** Wastewater Treatment Plant set back from neighbourhoods and within revegetating forest
- X** Stormwater Pond devices integrated with ecological planting
- Y** Collector Road
- Z** Solar Farm (approx. 8.8Ha) local renewable energy source



Ecology

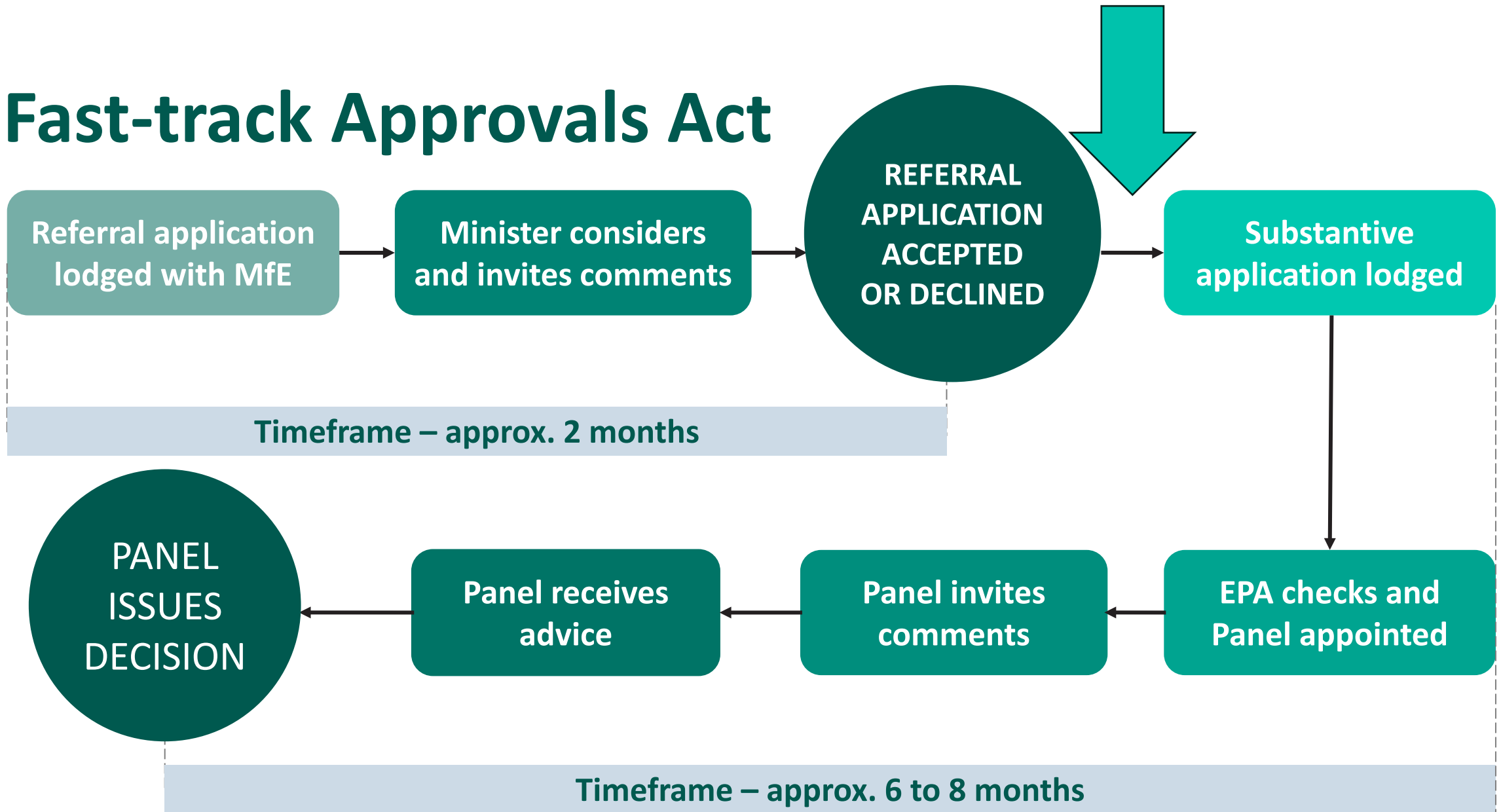
- No natural inland wetlands are present on the site.
- Similar to Stage 1, no works are proposed within the stream along the boundary of 105 Lascelles Drive. Significant riparian enhancement is proposed along the extent of the stream contained within the site.
- Indirect effects associated with earthworks such as increased risk of sedimentation and discharge of other stormwater contaminants, can be adequately managed through appropriate design and erosion and sediment controls.
- The site does not include any areas meeting the definition of a significant ecological area.



Servicing

- Stormwater: The key recommendations of the Stormwater Assessment for Stage 1 will be adopted into Stage 2. The development will continue to manage existing watercourses, overland flows and flood plains with retention/detention and the maintaining freeboard above the 1%MPD flood event (including climate change).
- Wastewater: The site is not connected to a public wastewater network. It is proposed to construct and operate a private on-site wastewater treatment plant (WWTP), with on-site discharge. Similar to Stage 1, provision will be made for a pumpstation and rising main to the future public network.
- Water supply: The site is not connected to a public water supply network.
- Consent will be sought to establish a water take via a bore.

Fast-track Approvals Act



Next Steps...

Questions?

Auckland Surf Park Community