



Auckland Surf Park Community Masterplan

Substantive Fast Track Application Pack

(PART B)

OPEN SPACE STRATEGY

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PART B

Precinct specific plans

Stream Park

B1

Stream Park

Open Space Placemaking

Natural, ecological + explorative

A natural resource for generations to enjoy

Rich native planting and re-established habitats strengthen biodiversity, while pathways, bridges, and boardwalks invite people to explore the stream edge in a way that is light, playful, and respectful of nature. The park balances ecological restoration with human experience, creating a place where people can connect with the landscape, slow down, and discover moments of quiet, curiosity, and wellbeing.



Bridges, Boardwalks + Build Outs

Connecting people with the streams edge

A series of boardwalk pathways, bridges and simple platform build outs are proposed to provide access to the stream edge and through the re-vegetating bush.



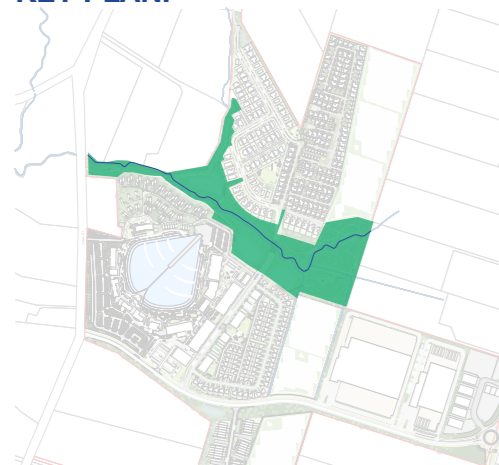
Stream Park

Landscape Plan Overview

The Stream Park is the ecological heart of Surf Park Community Masterplan, restoring the site's primary watercourse and transforming it into a natural green spine that links neighbourhoods, the lagoon, and the village centre. Designed as both a place of ecological restoration and community recreation, the Stream Park weaves together pathways, planting, and water to create a space that feels immersive, restorative, and distinctly of Aotearoa.

At its centre, the naturalised stream is bordered by riparian planting creating a habitat for birds and invertebrates while re-establishing a functioning water corridor. Around this, integrated stormwater ponds manage runoff while also providing moments of reflection and habitat diversity. Pathways of compacted gravel and lightweight boardwalks allow people to move along and across the stream without disturbing its ecology, while timber build-outs and bridges provide resting points, lookouts, and opportunities for gathering.

KEY PLAN:



LEGEND:

- | | | | |
|----------|---------------------------------------|----------|------------------------------------------------------------------------------|
| A | Stream watercourse | F | Simple timber build outs/ platforms, for stream access, inclusive of seating |
| B | 3m wide compacted aggregate pathway | G | Rest areas, inclusive of seating and signage |
| C | 1.8m wide compacted aggregate pathway | H | Stormwater ponds |
| D | Main pedestrian bridge crossing | I | Entry points, inclusive of signage, rocks and other required entry markers |
| E | Boardwalk crossings | | |

Stream Park Planting Strategy

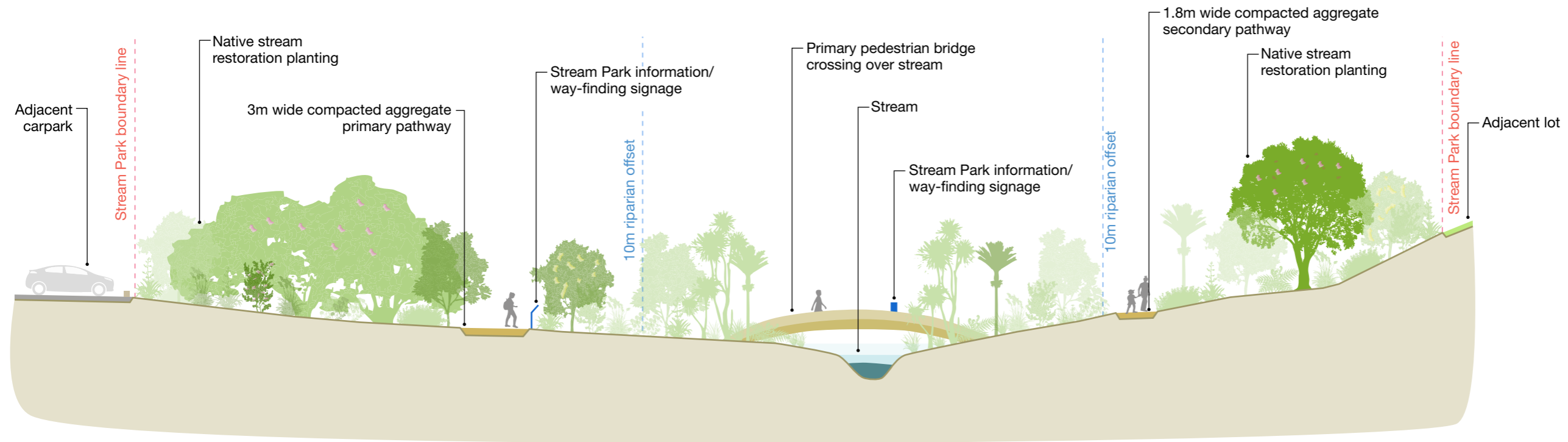


LEGEND:

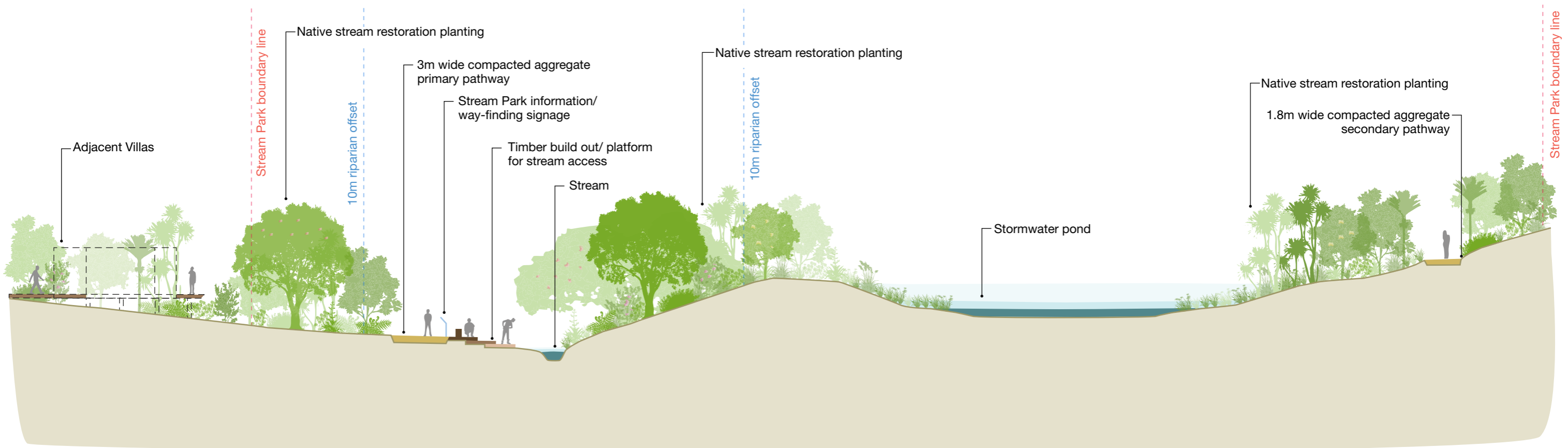
- Stream
- 10m offset riparian planting
- Stormwater pond planting
- Flood prone zone planting
- Riparian buffer planting

Refer to planting palettes in Part A for indicative species.

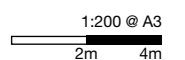
Stream Park Sections



Section AA



Section BB



Neighbourhood Parks

B2

Neighbourhood Parks

Open Space Placemaking

Play and Recreation Features

Variation, exploration + fun in nature

A variety of play and recreation opportunities are woven into the Neighbourhood Parks, designed with a nature- and coast-inspired aesthetic. Materials such as sand, rock, timber, and rope create a relaxed, tactile environment, complemented by pops of pastel colour that echo the carefree energy of surf culture. Together, these elements provide playful and recreational experiences for all ages, encouraging barefoot use and a sense of casual community.



Community + Socialisation

Everyday connection

Neighbourhood Parks foster everyday connection through a mix of casual and flexible spaces. Social seating areas, outdoor dining spots, and adaptable lawns provide opportunities for gathering, relaxing, and community events. Urban agriculture elements further encourage shared activity and local identity, creating places where people can come together in a relaxed, surf-spirited setting.

Neighbourhood Parks

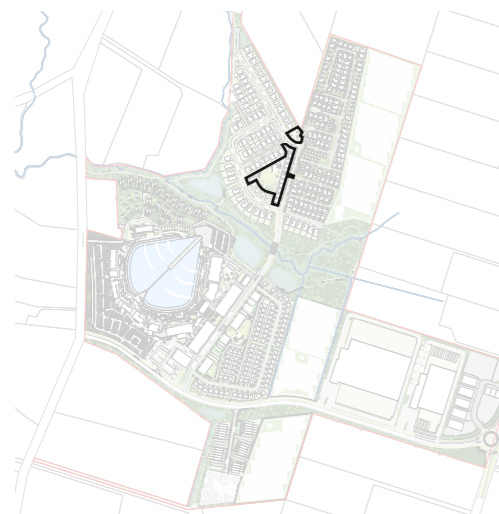
North Neighbourhood Park

The northern neighbourhood park primarily serves the residential area north of the Stream Park. It offers a break out space from the density of housing in this area. The park is large enough to offer a variety of facilities and activities. The spine of the park is the 3m wide shared pathway running through and connecting into the Stream Park shared pathway. Off the central spine is a circulating 1.8m compacted aggregate pathway. This can be used by all but is inclusive of small boardwalks resembling the ones in Stream Park, for learn-to-ride users. Within the circulating pathway sits an open lawn with trees for shade and a social hub inclusive of a picnic area and play space with low key nature inspired pieces. Productive gardens and a lawn mound are also included within the park.

LEGEND:

- A** 3m wide paved pathway
- B** 1.8m wide compacted aggregate pathway
- C** Picnic area with shelter structure, tables and BBQ
- D** Designated play area
- E** Nature play trail
- F** Pathway boardwalks
- G** Productive gardens
- H** Seating
- I** Lawn
- J** Planting

KEY PLAN:



Neighbourhood Parks

South Neighbourhood Park

The southern neighbourhood park primarily serves the residential area south of the Stream Park. It sits adjacent to the town centre across from the spine road providing a strong open space connection. This neighbourhood park provides an important social and recreation space for the adjacent higher density apartments. The park provides open lawn spaces, planting, productive gardens, seating areas and a social hub inclusive of a sheltered picnic area and a designated informal play space.

LEGEND:

- A 3m wide compacted aggregate pathway
- B 1.8m wide compacted aggregate pathway
- C Picnic area with shelter structure, tables and BBQ
- D Informal play area
- E Productive gardens
- F Seating
- G Lawn
- H Planting

KEY PLAN:

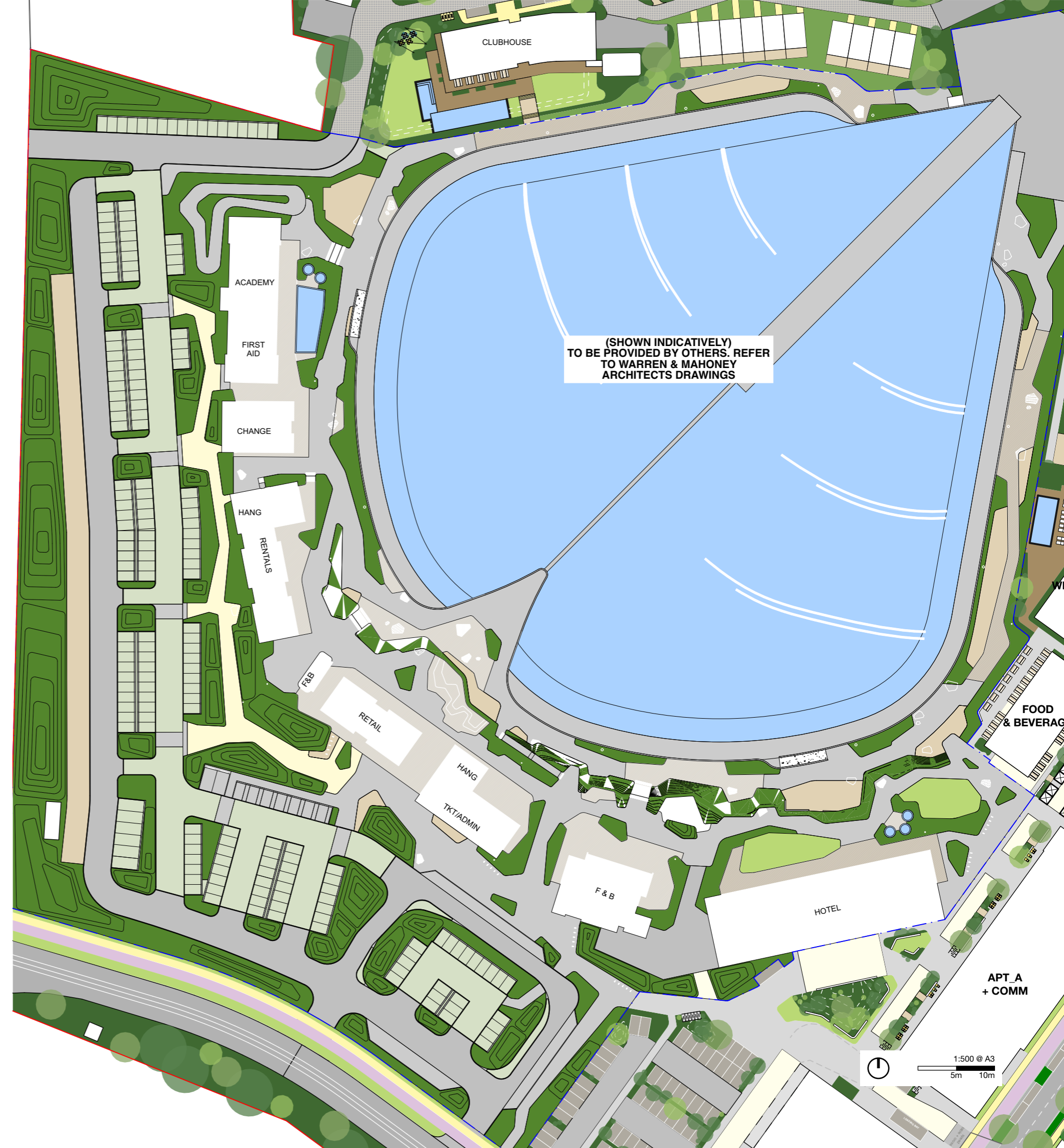


Surf Park

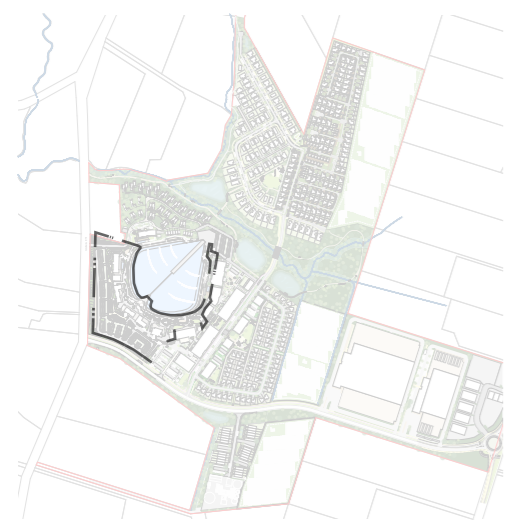
B3

Surf Park Lagoon Edge

Refer to surf park / lagoon documentation for details.



KEY PLAN:



Village Centre

B4

Village Centre

Open Space Placemaking

Civic Rest Areas

Moments for people to slow down and relax

Spaces within the Village Centre encourage people to pause, connect, and enjoy a calmer pace of urban life. Shaded seating, outdoor dining, and informal gathering spots support resting, eating, and socialising, while coastal-inspired paving and natural finishes reinforce a relaxed, surfy character.



Furniture, Signage + Way-Finding Supporting Elements

Supporting elements throughout the Village Centre create consistency and identity. Social seating areas, outdoor dining terraces, and flexible lawns provide opportunities for gathering and community interaction. Carefully designed furniture, signage, and wayfinding features tie the precinct together, ensuring an inviting and intuitive experience for all visitors.



Village Centre Overall Plan

The village centre is the heart of Surf Park development, sitting directly adjacent to the Surf Park itself.

The village offers a variety of activities and zones, from busy market spaces to restful open lawn and planted spaces. The villages is made up of a series of tightly woven smaller spaces to explore. The town centre gives pedestrian priority with vehicle access for service vehicles and deliveries only.

LEGEND:

- A Village Green
- B Village Square
- C South Neighbourhood Park

KEY PLAN:



Village Centre

Village Square

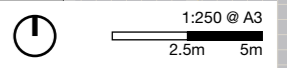
The Village Square is the civic heart of Surf Park. Anchored by the food and beverage pavilion, the square offers a flexible market zone and generous outdoor spill-out areas to the north, activating the precinct with casual dining and social life. A shared space and bio-swale running east-west provide both separation and connection, integrating movement, stormwater management, and green character into the square.

To the south, a community-oriented plaza blends open lawn areas, children's play spaces, seating, and spill-out zones for surrounding commercial units.

LEGEND:

- A Market Zone
- B Pavilion Spill Out
- C Bioswale + Shared Street
- D Pocket Play Space + Shade Structure
- E Wave Bench + Planting
- F Frontage
- G Flexible Market Street
- H Lawn

KEY PLAN:



Village Centre Village Green

The Village Green is a quieter, more natural counterpart to the Village Square, designed as a community-focused open space for both residents and visitors. Flanked by commercial units, the early childhood centre, and wellness centre, the Green supports everyday life with a softer, restorative character. Native gardens, informal play areas, and opportunities for urban agriculture create a shared backyard feel for neighbouring apartments and the wider community. Open lawns are complemented by table tennis and other small-scale play and social opportunities.

LEGEND:

- A Shared Space
- B Native Grass + Seating
- C Bioswale + Shared Street
- D Table Tennis
- E Mounded Lawn Play
- F Urban Agriculture
- G Communal Talbes
- H Nature Play

KEY PLAN:



Club House + Villa Accommodation

B5

Club House + Villa Accomodation Overall Plan

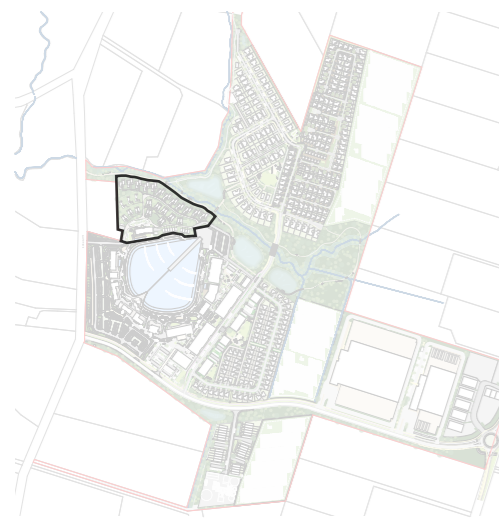
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LEGEND:

- A Clubhouse
- B Servicing
- C Pool
- D Accommodation Villas
- E Shared Path

KEY PLAN:



Club House + Villa Accommodation Landscape Plan Overview

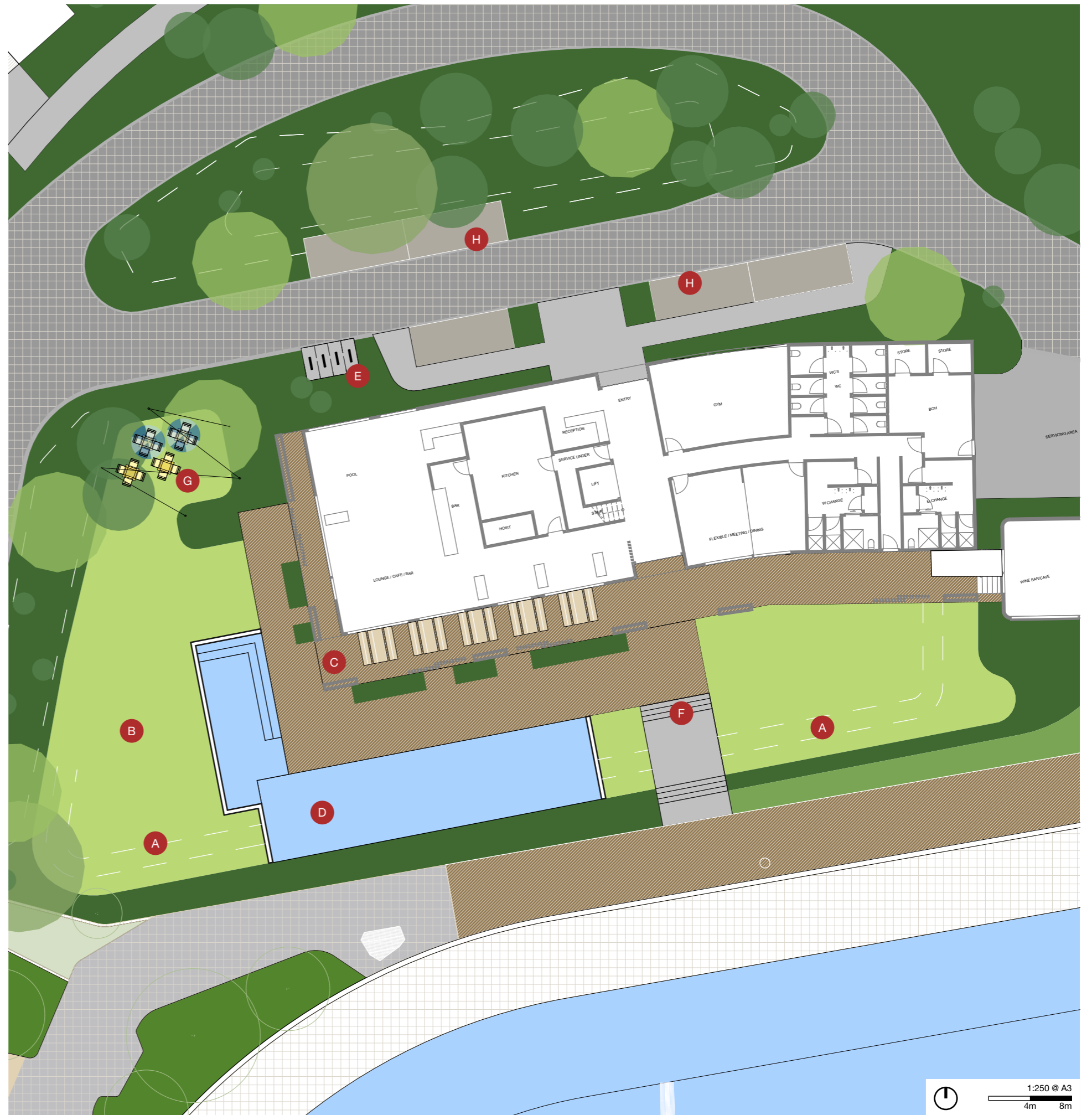
Immersive, meandering pathways connect the villas to the Members' Clubhouse on the northern edge of the lagoon, creating a journey that feels both secluded and connected. Guests arrive through verdant streets framed by re-vegetating native bush, with the Clubhouse nestled into this natural backdrop.

The building is encircled by a wide verandah covered deck, opening seamlessly onto a mix of flat and gently rolling lawns. These lawns host casual lounge areas and the Clubhouse pool, offering places for relaxation, recreation, and social gathering.

LEGEND:

- A Rolling Lawn
- B Lawn Lounge
- C Covered Verandah
- D Club Pool
- E Cycle Parking
- F Front Steps
- G Feature Dining
- H Parking

KEY PLAN:



Live Work Precinct

B6

Live/ Work Precinct Landscape Plan Overview

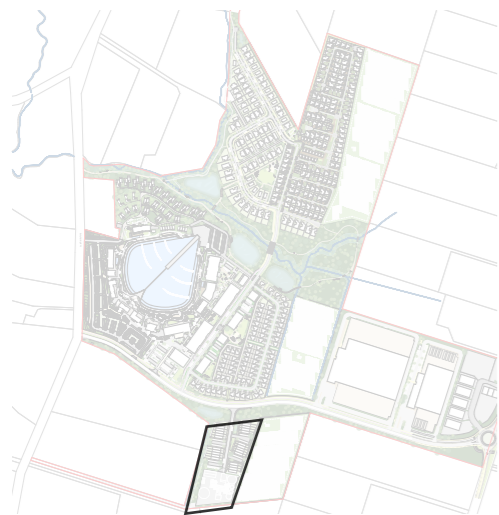
The Live-Work Precinct at the Surf Park integrates residential apartments and workshop lots within a landscape framework. A riparian corridor with native planting strengthens biodiversity and provides a green spine to the west of the precinct, complemented by pedestrian connections and visual amenity.

Resident and visitor carparking areas are integrated with trees, rain gardens, and low planting edges to reduce visual dominance and support stormwater treatment. A central park doubles as both a recreational space and a stormwater detention space area. Landscape buffers soften the transition between residential and industrial uses, offering screening, noise mitigation, and ecological value.

LEGEND:

- A Riparian Planting / Stream Corridor
- B Carparking + Planting
- C Swale Park
- D Landscape Buffer
- E Solar Farm
- F Screen Planting

KEY PLAN:



Data Centre and Surf Industry Precinct

B7

Data Centre and Surf Industry Precinct

The surf industry precinct incorporates the data centres and eight lots with a private road adjacent to Postmon Road. A 10m planted setback is provided along Postmon Road, with screen/ shelter belt planting along both boundaries to provide screening for adjacent properties.

LEGEND:

- A 10m planted setback
- B Internal planting to lot boundaries
- C Screen/ Shelter belt
- D Amenity planting to data centre



KEY PLAN:

