



ARCHITECT'S DESIGN STATEMENT

Novak+Middleton are excited to partner with GibbonsCo to deliver the Auckland Surf Park North East residential neighbourhood, a fully master planned and integrated community that responds directly to Auckland's need for a range of new housing. Located at 1350 Dairy Flat Highway, the North East Neighbourhood will deliver 178 new homes with associated community and supporting services provided as part of the wider Surf Park development.

The master plan includes a diverse range of housing including affordable housing. This will be of a quality that will meet the needs of first home buyers, local workers, singles/couples, families, holiday residents, retirees and future residents, all carefully integrated into this stunning Surf Park development. The design is one of beachside character, informal living, lasting quality, resilience and sustainability, that will fit comfortably into the wider Surf Park landscape.

Drawing inspiration from relaxed seaside living, the housings meandering layout, natural landscaping, and simple casual beachside vibe and Bach inspired modern architecture reflect a casual way of living. The wider master plan celebrates living as part of the Surf Park's vibrant and fun community.

Included in the wider Surf Park master plan are cafes, restaurants, a wave pool, walking, and biking tracks, water features, wetlands, a stream, and an abundance of recreational opportunities, all integrated into the generous and outstanding design of the Auckland Surf Park.

The North East Neighbourhood is a place where housing choice, community life, sustainability, and strong local identity come together. A place to call home. A relaxed place to live with a fun beach vibe!

Novak+Middleton are proud to support GibbonsCo in realising this vision of a fully integrated community that will be an important part of Auckland's future.

21 January 2026

Auckland Surf Park North East Neighbourhood, 1350 Dairy Flat Highway Auckland

INTRODUCTION

The Site

Auckland Surf Park's North East Neighbourhood, located at 1350 Dairy Flat Highway, is nestled within the rolling rural landscape of Dairy Flat, to the North of Auckland. The site is part of three separate lots fronting Dairy Flat Highway to the West and Postman Road to the East. North Shore Airport is located to the East of the site across Postman Road.

The existing surrounding landscape character is rolling green agricultural land; The North East Neighbourhood site is approximately 4.5 hectares, forming part the wider 54 hectare Surf Park site.

The North East Neighbourhood will be discreetly framed by the proposed Surf Park Solar Farm to the East and the remaining residential Surf Park neighbourhoods and Surf Park town centre to the West. To the North is rural farmland and to the South will be lakes, wetlands a stream and the Surf precinct and village centre.

The land slopes gently to the North. Along the Northern boundary there is a rural shelter belt. To the South of the site there is an existing stream.



Local Character

The North East Neighbourhood of the Auckland Surf Park is situated in the rural landscape of Dairy Flat. It is surrounded by open paddocks, with houses interspersed on rural lifestyle blocks. There are no buildings or significant vegetation currently on the site of the North East Neighbourhood.

The wider Dairy Flat context includes the Dairy Flat Highway, the North Shore Airport, the Dairy Flat Shops a community hall and a school. The site retains a sense of rural seclusion with the surrounding land zoned Residential -Large Lot Zone and Rural Countryside Zone.

The built environment surrounding the Surf Park is characterised by dispersed rural living and low-density development. Scattered rural houses and outbuildings reflect the area's agricultural past.

More recent developments including rural lifestyle blocks and housing developments are becoming more prevalent. The area is undergoing change as farmland makes way for residential developments. These varied built forms create a balance of rural and suburban elements, with the Surf Park located at the intersection of these areas.

Opportunities and Constraints

The North East Neighbourhood of the Surf Park at Dairy Flat presents a compelling opportunity to deliver much needed housing north of Auckland.

The site's topography and gently rolling rural land offer a strong framework for a site responsive master plan that integrates blue green infrastructure, water, landscape, and supports diverse, community focused living, with a distinctly relaxed feel. Many of the site attributes – gentle landforms, stream, wetlands etc– are also key drivers of design quality.

The topography naturally guides development, enabling sensitive placement of built form and minimising visual impact. The master plan and the Surf Park concept encourage innovative housing typologies and street design that foster a sense of community.

Environmental limitations support a water sensitive approach, where wetlands and streams become public amenities – part of a wider open space network that supports walking, biodiversity, and climate resilience.



DESIGN RESPONSE

Design Vision

The North East Neighbourhood will be a contemporary residential district that is embedded into the overall master plan of the Auckland Surf Park.

The design will reflect the relaxed seaside vibe of the Surf Park. Simple, low-profile structures and gable forms will respect the concept of informal living and a fun recreational community. The built environment will prioritise simplicity, proportion, and restraint, creating a harmonious whole where every detail contributes to the aesthetic integrity.

The master plan is designed to work with the existing landform, preserving important features such as the stream and allowing generous landscaped setbacks from the rural properties to the North and East and from the Solar Farm to the West.

The street network and pedestrian pathways will encourage walking and cycling, enhance connectivity and support a sense of community. Public spaces, including parks, the wave pool and town centre, will be interlinked and connected to this neighbourhood. The development will promote a strong sense of place identity and continuity with the landscape.

The landscape strategy will reinforce the site's new identity through informality, openness, and minimal intervention. Roads, paths, and open spaces will follow the natural contours of the land, with a loose structure that allows the landscape to remain legible. Boundaries will be soft and often undefined, blurring the line between public and private space and strengthening the connection between people and place, while still maintaining privacy for residents.



Housing Choice

Housing choice is a key priority in the development, with a range of options designed to support a diverse and inclusive community.

The North East Neighbourhood provides a variety of housing typologies. First home buyer, and family-focused accommodation is provided, as is housing for singles and retirees.

There is a mix of two- and three-bedroom standalone houses that are one and two levels. Many of the houses have garages and others have adjoining car pads. There are smaller and more affordable two bed duplexes that have a designated roadside carpark.

The North East Neighbourhood will offer a mix of housing types such as compact detached homes, and terraces that support greater density and affordability while maintaining the overall design quality of the development. Larger two storey family homes are also provided.

The neighbourhood includes 178 homes. 50 homes are two bedrooms and 128 are three bedrooms. These are arranged around a network of vested and private roads and pedestrian and cycle pathways.

The houses and private and public spaces have been extensively landscaped.

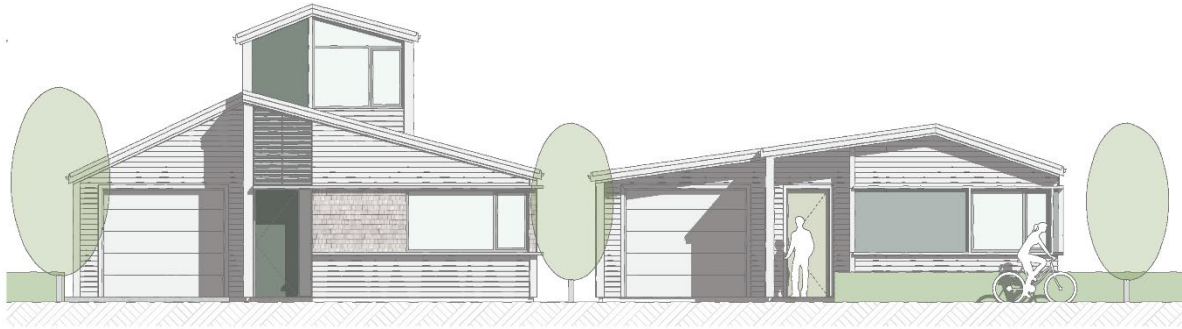
Locating these homes near the town centre and commercial precinct allows for a strong relationship between living working and recreational environments and reflects a broader commitment to providing housing that meets the needs of the wider Auckland community.

Town Centre Precinct

The town centre precinct at The Surf Park will provide essential services and amenities to support the day-to-day needs of residents and the surrounding area.

Located close to the North East Neighbourhood site, it is anticipated that the Surf Park Town Centre will offer a mix of supporting services that may include Retail, Food and Beverage, Health and Wellness, Business and Commercial activities. These type of mix of uses and others will create a convenient local hub that supports both living and working within the community, contributing to the overall vibrancy and self-sufficiency of the development.





Residential - External Aesthetic

The architecture at the North East Neighbourhood of the Surf Park will be relaxed, fun, and have a beachside vibe.

Design inspiration has come from seaside NZ communities with an upmarket coastal bach feel. Think of sand between the toes, surfing, swimming, coastal and holiday living.

The houses will be relaxed and have a holiday atmosphere. Visually eclectic and grounded in beachside precedent, this will be a great place to live.

Buildings are simple in form – single or double storey, rectilinear volumes, modest footprints, and rooflines characterised by gables or lean toos. This composition will avoid excessive articulation or ornamentation, instead relying on proportion and rhythm to create visual interest.

Roofs will be clad in light-coloured materials, referencing coastal architecture. Cladding will consist of weatherboards painted in light colours with sun bleached blues and green accents, natural timber shingles. Louvres and sliding windows and doors will be prevalent.

Materiality is critical. The houses will be constructed from robust, natural materials, including timber, weatherboards, and corrugated pre-painted roofing. These materials will be predominantly painted with the timber shingles left to weather. The material palette is restrained and cohesive to reinforce the master planned Surf Park theme.

All external surfaces - including walls, roofs, joinery, and fencing – will be light sun bleached in colour, ensuring the architecture blends into the surrounding Surf Park environment. Colour palettes will be muted, with a preference for whites, greys, blues, greens, and weathered timber all in light seaside tones

Consistent with a pedestrian-centric vision, and coastal precedent, garages and carports will not dominate the street or dwelling. They will be visually and physically secondary set back from the primary building line, where possible, or expressed as a lean-to under a lower gable or mono-pitched roof, treated as modern shed-like structures that reinforce the coastal bach character.



Residential - Interiors

Interiors at the North East Neighbourhood of the Surf Park will reflect the muted, sun-bleached expression of the exterior.

Walls, floors, and ceilings will be finished in a restrained and natural palette, using timber, plaster, concrete, weatherboard and T&G panelling accents where possible.

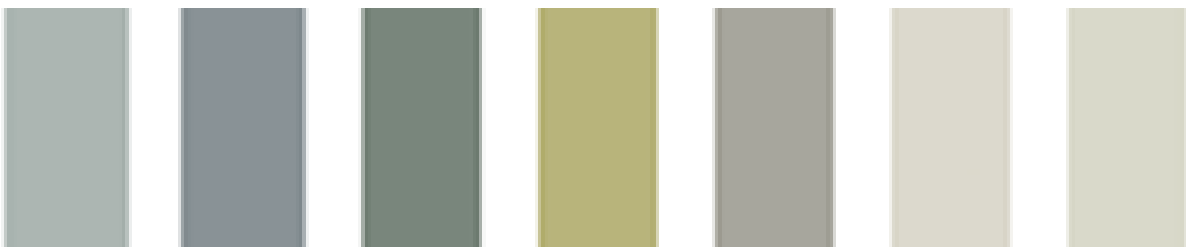
Interior spaces will prioritise passive solar gain, low energy consumption, cross-ventilation, and functional flexibility.

Generous openings are included at gable ends in living spaces to bring in daylight and views while maintaining privacy and thermal performance. Shade will be provided for the summer months. High levels of insulation will be included for the Winter months.

A strong indoor-outdoor connection is fundamental.

Primary living spaces will open onto sheltered terraces or courtyards. These spaces will feel like integrated extensions of the home rather than additions. Interiors will enable adaptable living across seasons and household types.

Beachside materials, featuring muted sun-bleached tones and natural textures will be incorporated seamlessly into contemporary interiors. There will be a range of offerings to suit all budgets and preferences.



Landscape

The landscape strategy focuses on enhancing a beachside coastal community character and creating a resilient, biodiverse environment.

The Community Hub and Surf Park are at the heart of the North East Neighbourhood. They will provide social interaction and connection with the landscape. The pathways, bike trails and roadways that interlink are inviting and will encourage and promote activity and recreation within the wider community.

A mix of seaside shrubs trees and coastal grasses, typical of the coastline north of Auckland, will be used throughout. These will be selected for their ability to thrive in local conditions and support ecological health. These will be complemented by avenues and clusters of native and exotic trees to provide seasonal interest and structure along key roads.

The overall layout will maintain a sense of informality, with laneways that follow the natural contours of the land, minimal use of formed kerbs, and central drainage.

Meandering boardwalks, gravel paths and a general absence of fences or defined boundaries will reinforce a sense of openness and connection to the landscape. Pedestrian lanes create safe and attractive connections throughout the site that encourage walking.

Roadways have surface variation to promote slower traffic speeds. Pedestrian crossings are highlighted in a change of materials that will assist with traffic calming and pedestrian safety.

The entrances to the houses will include a timber boardwalk reminiscent of coastal walkways. Low level timber light bollards utilising some of the tree stumps unearthed during excavation and machined into weathered posts will be used (if available), for lighting and supporting letterboxes and signage.

Concrete driveways will contain a range of shells and coastal aggregates. Permeable concrete is used in a beach sand weathered colours for the footpaths.



KEY DESIGN PRINCIPLES

1. Roof Form

Gabled rooflines and lean to extensions will define the built form, with simple, traditional volumes reflective of local rural and coastal buildings. Garages will be recessive, ideally recessed as lean-tos to the main structure. While individual homes may vary, their collective identity will be consistent, providing a subtle cohesion with the wider context.

2. Visual Recession

All exterior surfaces will use materials and colours with light sun-bleached tones, whites and muted blues and greens with natural faded timber shingles, to enhance the beach vibe and be consistent with the master planned community.

3. Material Authenticity

All materials will be durable, natural materials where possible, that weather gracefully over time. Synthetic imitations and faux finishes are avoided.

4. Responsive Siting

Buildings will be oriented and placed to follow the natural topography, avoiding excessive cut and fill. Siting and layout will enable efficient development of the land and support a site responsive masterplan that integrates blue green infrastructure, water, landscape, and supports diverse, community focused living, with a distinctly relaxed feel.

5. Climate Performance

Homes will be designed for passive solar performance, with good orientation, thermal mass, shading, and ventilation. This will ensure they stay warm in the cooler months while maintaining a comfortable environment in the summer months reducing the need for mechanical systems

6. Housing Choice

The North East Neighbourhood will offer a diverse range of housing types to support a resilient, inclusive community. Housing choice will be guided by context, with density and form responding to lifestyle, amenity and affordability.

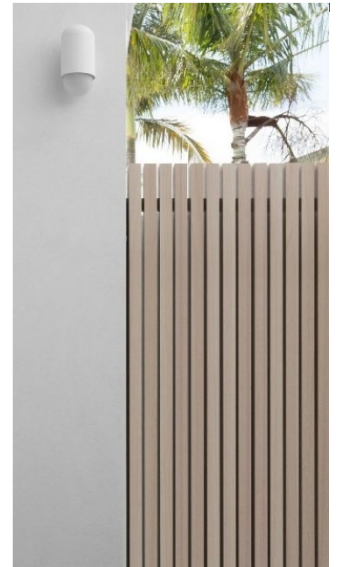
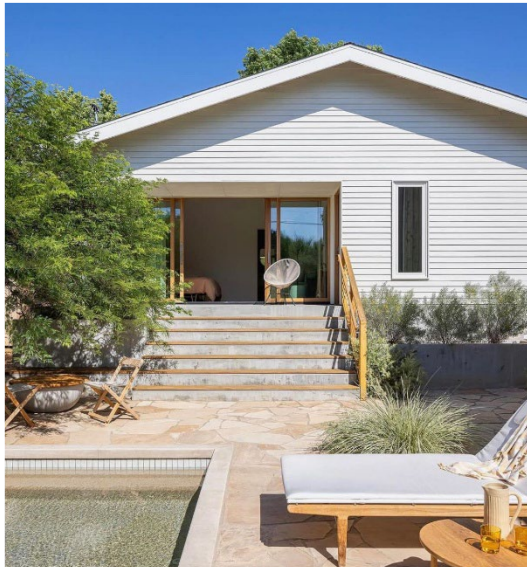
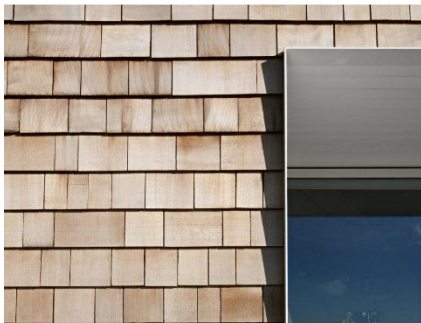
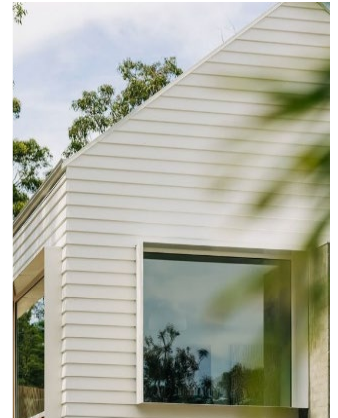
7. Landscape Integration

Built form and landscape will work together. Coastal planting, boardwalks, permeable paving, gravel pathways and low hedges and minimal fencing will reinforce the coastal themed setting. The public realm is to be durable, low-maintenance, and designed to enhance both ecological function and community enjoyment.

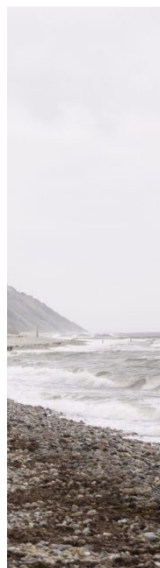
8. Community and Services

The North East Neighbourhood will foster a strong sense of community and connection to the wider Surf Park. Spaces and services that support daily life are provided as part of the Surf Park masterplan and include, parks, shared gardens, community facilities, recreation, walking cycling connections, cafes and local commerce. These are essential to a thriving and resilient community, The design will encourage interaction, belonging, and wellbeing across all ages and stages of life.

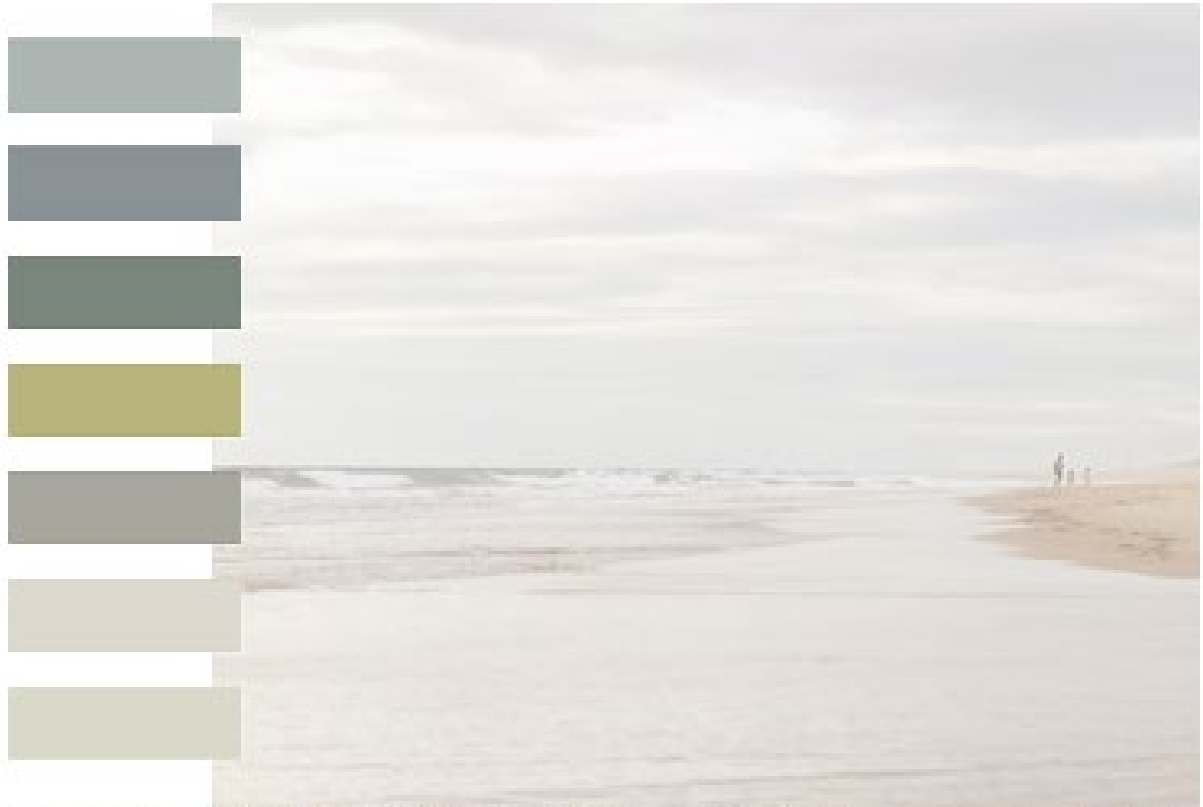
NORTH EAST NEIGHBOURHOOD - DESIGN PRECEDENTS



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NORTH EAST NEIGHBOURHOOD – INDICATIVE MATERIAL PALETTE



NORTH EAST NEIGHBOURHOOD – INDICATIVE LANDSCAPE PALETTE



Note: Materials shown are indicative / conceptual only. All material selections are subject to further design development, regulatory approvals, and stakeholder consultation.



SUMMARY

The North East Neighbourhood at the Auckland Surf Park is a carefully considered and master planned integrated proposal that will create a well-balanced community to the North of Auckland.

Designed to meet the growing need for housing in the region, it integrates into the wider concept for the Surf Park while offering modern affordable and well-designed living solutions.

The plan includes 178 two and three-bedroom homes, along with connectivity to the adjoining community and commercial facilities, green/blue spaces, and recreational opportunities included in the wider Surf Park precinct.

The design prioritises sustainability and integration with the surrounding landscape, ensuring that new development blends seamlessly with the Surf Park and the existing environment. Connection to the green/blue spaces and integration with the site wide water management strategies are key. Simple pitched roofs will provide a good platform for solar panel installations.

The development will be a vibrant, functional and fun community, one that provides quality living spaces with excellent community and recreational facilities.

Housing choice is varied, with a wide spectrum of offerings, including affordable housing, houses for first home buyers, housing for workers, singles, couples, families, retirees.



The master plan includes much needed housing for all demographics in the community, helping to address the housing shortage and facilitating growth in the region.

The housing and lot layouts will have a light touch on the landscape, blending into the wider concept of the Surf Park as a fully integrated master planned community. A comprehensive landscape design for the complete neighbourhood that integrates with the housing is a key design element. It includes all the public and private spaces and will provide great amenity, high quality living environments and streetscapes.

Open spaces, including parks, shared recreation areas, and commercial supporting facilities, are provided as part of the wider Auckland Surf Park. The design of the North East Neighbourhood, seamlessly connects to the overall community masterplan providing places for residents and visitors to gather, relax, and enjoy the relaxed and vibrant lifestyle that is envisaged.

The masterplan includes a well-connected road and pathway network, prioritising pedestrian and cyclist access, along with transport and recreational solutions that support sustainability.

The North East Neighbourhood has been designed to be a community for all. Providing quality housing for North Auckland residents.

The architecture will reflect a relaxed seaside community vernacular, with a distinctly beach vibe. The North East Neighbourhood at the Auckland Surf Park will be an outstanding place to live.



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