

Tuakiri Dairy Flat Masterplan.

Illustrative Masterplan.

Tuakiri Property Ltd.

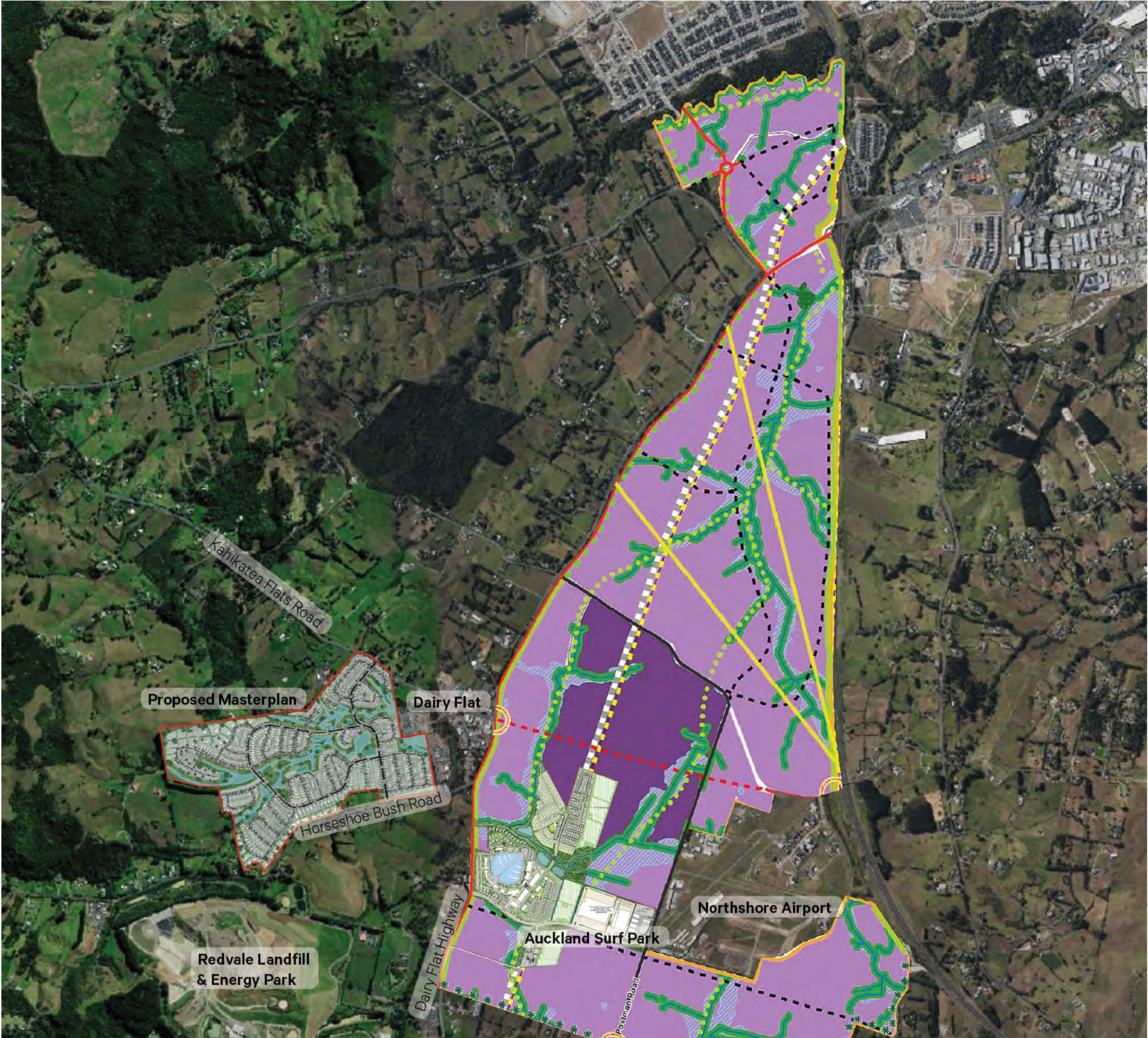
29 May 2026

Isthmus.



Contents.

01. Overview & Context.	03
Overview.	04
Site Overview.	05
Site Photographs.	06
Planning Context.	08
Development Context.	09
Slope & Aspect.	10
Opportunities & Constraints.	12
02. Design Response.	13
Urban Design Statement.	14
Principles.	15
Masterplan Key Moves.	16
Existing Contour and Elevation.	21
03. Development Breakdown.	24
Indicative Staging Plan.	25
Consent Notice Area 9519890.3.	26





01. Overview & Context.

Overview.

The Tuakiri Dairy Flat Masterplan is founded on the idea of creating a connected, resilient, and landscape responsive neighbourhood that reflects the changing identity of Dairy Flat and its role within Auckland's future growth.

Rather than treating the site as a blank canvas, the masterplan is shaped by its existing landscape which includes its rolling topography, central stream network and vegetation patterns. These natural systems form the foundation of the development through a landscape-led design approach, informing how the overall neighbourhood will be arranged including its streets, open spaces, and community environments.

The vision for the development is to create more than housing alone. It seeks to establish a neighbourhood with a strong sense of place, where landscape, connection, and community are closely integrated from the outset. It is based on a strong central landscape framework which informs the overall structure, including the open space and ecological networks which are embedded throughout the masterplan, creating opportunities for recreation, enhancement, restoration, connection to nature, and everyday community life.

The masterplan also recognises the significant change anticipated and occurring across the wider Dairy Flat and Silverdale area, including future transport investment, employment growth, and emerging urban communities. In response, the development has been planned to support a walkable, connected, and adaptable urban environment that can evolve over time while remaining grounded in the character of the site and its surrounding landscape.

Collectively, the proposal aims to deliver a well functioning and enduring neighbourhood that balances growth with environmental responsiveness, supports a diverse community, and contributes positively to the wider future of Dairy Flat.



Site Overview.

The site comprises approximately 77.9 hectares of rolling pastoral land located between Kahikatea Flat Road and Horseshoe Bush Road within the Dairy Flat area. It is characterised by a central stream network set within a natural basin landform, areas of established vegetation, wetlands, and a series of natural ridgelines and catchments which collectively form a strong landscape framework across the site.

Positioned adjacent to the Dairy Flat Road highway and in close proximity to existing and planned infrastructure, employment areas, and Future Urban zoned land, the site occupies a strategic location within the wider Silverdale and Dairy Flat context. The site's natural landform, landscape structure, and relationship to surrounding land uses provide a strong foundation for a connected and landscape responsive neighbourhood.

Site Photos:

The following photographs illustrate the existing character of the site and its landscape context. The site is defined by rolling pastoral landform, established vegetation patterns, stream corridors, and areas of open rural landscape which collectively contribute to the site's natural framework and identity.

The images also highlight the varied topography and basin landform across the site, together with the existing ecological features and vegetation structure that have informed the masterplan response and overall landscape framework.



Site Photographs.



Site Context.

The site is strategically located within the wider Dairy Flat Silverdale and Hibiscus Coast area, with strong connections to existing centres, transport infrastructure, employment areas, schools, and recreation destinations. Positioned west of Dairy Flat Highway and in close proximity to Silverdale, Milldale, Orewa, and the wider coastal communities, the site is well placed within an evolving urban and regional context.

Legend.	
①	Community Facilities
②	Places of religion
■	Shops
●	Recreation
—	Beach
Schools	
🎓	Primary (yrs 1-6)
🎓	Primary (yrs 1-8)
🎓	Secondary (yrs 7-13)
🎓	Secondary (yrs 9-13)
Medical	
+	Medical centre/doctors
Infrastructure	
—	State Highways
—	Arterial Routes
Transport	
✈	Small Regional Airport

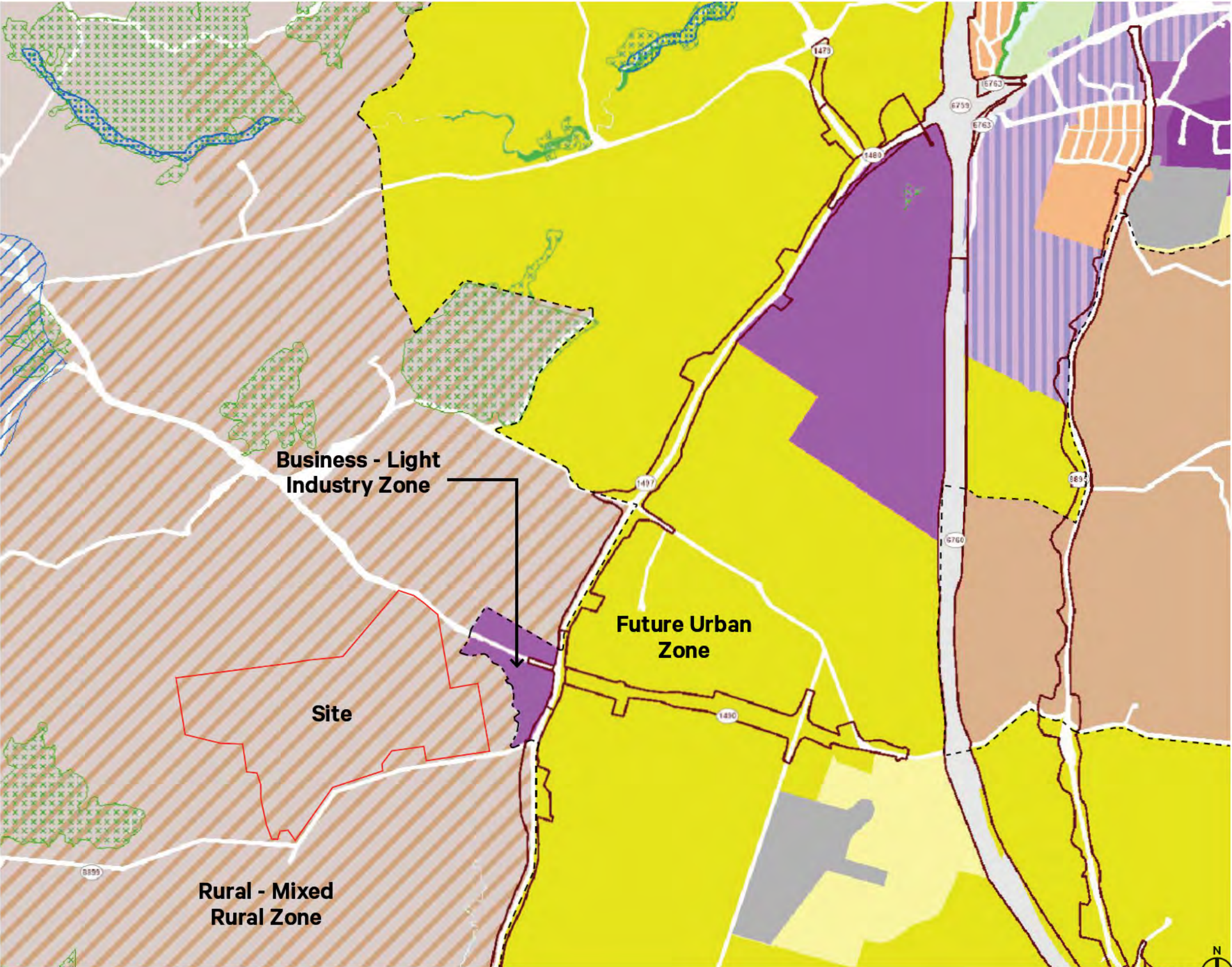


Planning Context.

The site is zoned Rural – Mixed Rural under the Auckland Unitary Plan (Operative in Part) and is located immediately west of the Future Urban zoned land associated with the wider Dairy Flat and Silverdale growth area. The surrounding rural landscape is characterised by a mixture of pastoral land uses, scattered rural residential development, and areas of established vegetation and stream networks.

Under the Auckland Unitary Plan, the Future Urban zoned land east of Dairy Flat Highway anticipates long term urban growth and intensification. The site itself is not identified within any Outstanding Natural Landscape, Outstanding Natural Feature, high Natural Character areas or notable tree overlays, and is not subject to any Significant Ecological Area overlays, although existing stream corridors and vegetation remain important landscape features that have informed the masterplan response.

The site is positioned adjacent to a rapidly evolving urban edge and occupies a strategic location between the existing Dairy Flat settlement and the broader northern growth areas of Silverdale and Orewa.



Development Context.

The wider Dairy Flat and Silverdale area is currently undergoing significant change through a combination of strategic planning initiatives, infrastructure investment, and emerging development activity. Land east of Dairy Flat Highway is zoned Future Urban and is identified for future urbanisation and more recently includes areas rezoned to Business – Light Industry, supporting future employment growth within the Silverdale West Dairy Flat area.

The site is also located proximate to other emerging developments and strategic projects, including the consented Auckland Surf Park. Together, these projects are reshaping this part of Auckland and the wider context from a predominantly rural landscape toward a more diverse peri urban environment with increasing employment, recreation, and infrastructure investment.

Future transport upgrades associated with the Te Tupu Ngātahi Supporting Growth programme, including the planned upgrade of Dairy Flat Highway and future rapid transit connections between Albany and Silverdale, further reinforce the strategic importance of the wider area and its role within Auckland’s northern growth corridor.

Legend

Residential - Large Lot Zone

Residential - Rural and Coastal Settlement Zone

Residential - Single House Zone

Residential - Mixed Housing Suburban Zone

Residential - Mixed Housing Urban Zone

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 - Community Zone

Business - Town Centre Zone

Business - Local Centre Zone

Business - Neighbourhood Centre Zone

Business - Mixed Use Zone

Business - General Business Zone

Business - Heavy Industry Zone

Business - Light Industry Zone

Future Urban Zone

Rural - Rural Production Zone

Rural - Mixed Rural Zone

Rural - Rural Conservation Zone

Rural - Countryside Living Zone

Strategic Transport Corridor Zone

Special Purpose Zone

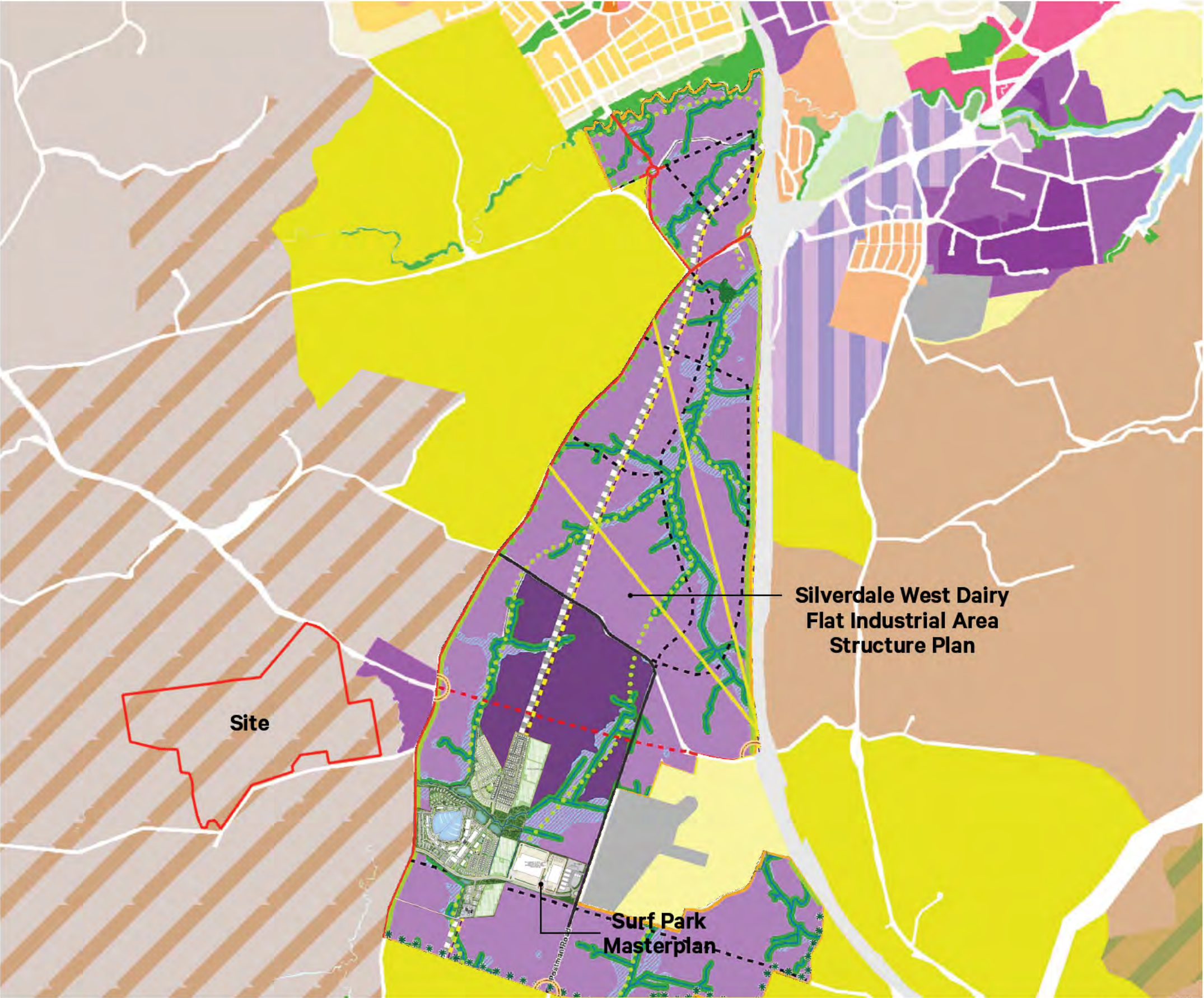
Special Purpose Zone

Special Purpose Zone

Coastal - General Coastal Marine Zone [rcp]

Coastal - Mooring Zone [rcp]

Coastal - Coastal



Context.

Slope & Aspect.

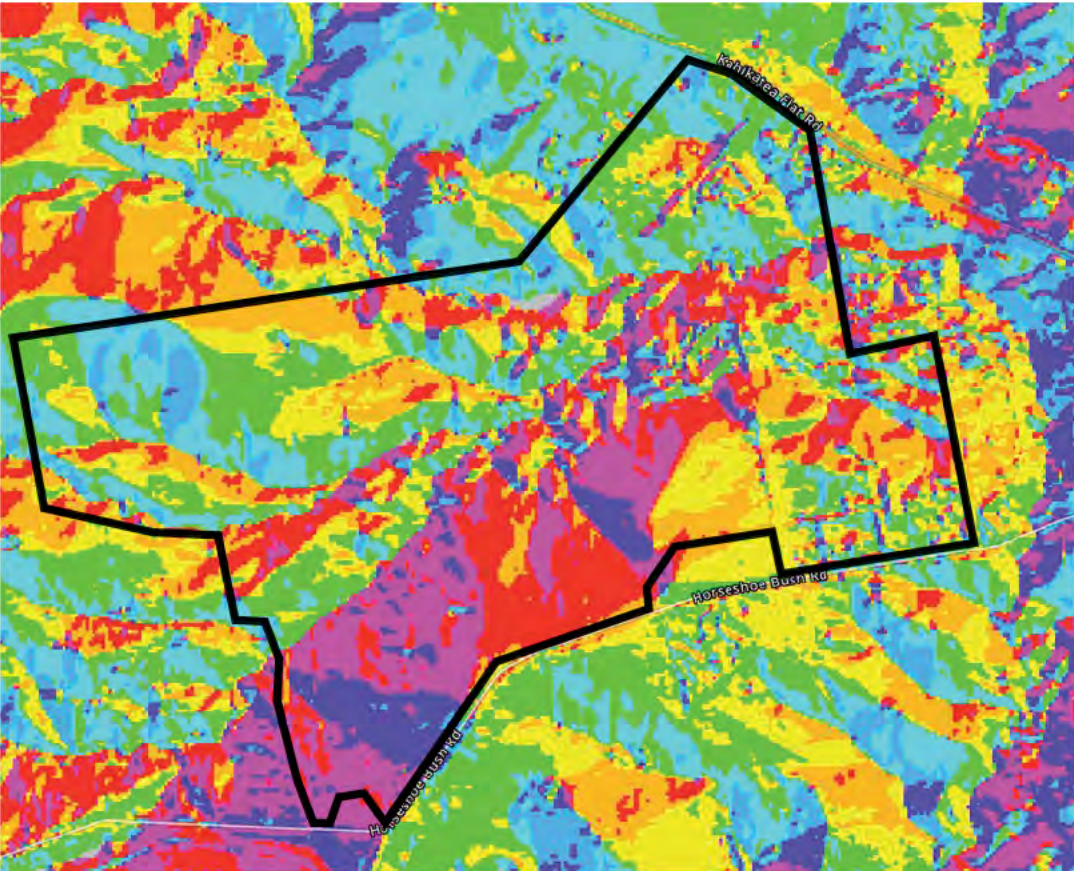
Slope & Aspect.

The site is defined by a rolling landform shaped by a series of ridgelines, natural basins, and stream corridors that traverse the site from west to east. The **slope** analysis identifies that the majority of the site is made up of gentle to moderate gradients, with steeper land generally associated with the stream edges, localised gullies and the western reaches of the site. This topography has played a role in informing the structure of the masterplan, including the location of open space, movement corridors, and development areas.

The varied **aspect** across the site creates a diverse range of environmental conditions and outlook opportunities. Areas with favourable northern, eastern and western orientation provide strong solar access and amenity, while the natural basin landform and surrounding ridgelines contribute to a contained landscape setting.

Together, the slope and aspect analysis has informed a development response that works with the natural landform, reinforces the existing landscape patterns, and supports a more responsive and integrated neighbourhood structure.

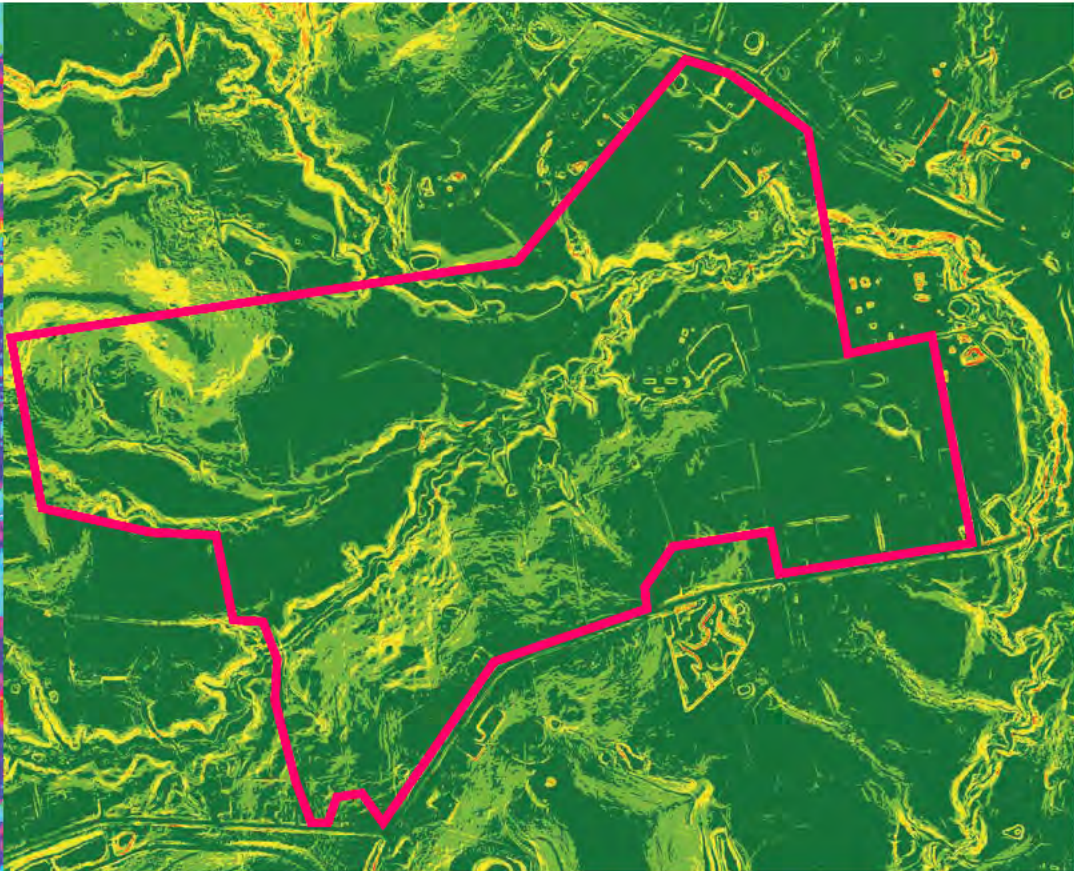
Aspect Map.



Aspect Legend.

Value			
Flat (-1)		West (247.5 - 292.5)	
North (0 - 22.5)		Northwest (292.5 - 337.5)	
Northeast (22.5 - 67.5)		North (337.5 - 360)	
East (67.5 - 112.5)		Project Boundary	
Southeast (112.5 - 157.5)			
South (157.5 - 202.5)			
Southwest (202.5 - 247.5)			

Slope Map.



Slope Legend.

	Project Boundary
0 - 8°	
8° - 15°	
15° - 25°	
25° - 35°	
>35°	

1:15,000 @ A3

Hydrology & Ecology.

The site contains an extensive stream network that traverses the landscape from west to east, forming a defining ecological and hydrological framework across the wider catchment. Existing streams, flood sensitive areas, wetlands, and vegetated corridors create a strong natural structure that contributes to both the environmental character and identity of the site. The hydrological network reflects the site's underlying basin landform and establishes a series of interconnected ecological corridors throughout the wider landscape. Together, these natural systems provide important opportunities and constraints that inform the future structure of the masterplan, including the organisation of open space, ecological enhancement, movement connections, and development areas.

Legend

Project Boundary

Flood Plains

Flood Prone Areas

Flood Sensitive Areas

PermanentStream

Open Watercourse

Culvert

Pond

Pond

Contours 1m



Opportunities & Constraints.

The opportunities and constraints analysis establishes the foundational landscape and environmental conditions that have informed the development of the masterplan. The site is shaped by a combination of natural systems, topography, solar orientation, existing landscape patterns, and surrounding land uses, all of which provide both opportunities for development and areas requiring a more responsive approach.

The analysis identifies a strong underlying landscape framework defined by stream corridors, ridgelines, basin landforms, and varying edge conditions across the site. Together, these elements help establish where development can occur most appropriately, while also identifying opportunities to enhance amenity, solar access, connectivity, and integration with the surrounding context.

Sensitive Landscape Edges

Sensitive edge conditions occur predominantly along the western, northern, and southern boundaries of the site, where the development interfaces with the surrounding rural landscape. The design of these edges provides a transition in lot sizes and provides defined landscape buffers to softer, more integrated edge conditions.

Stream & Catchment Network

The existing stream network forms a central defining natural framework across the site, creating a series of connected corridors and providing natural divisions within the landscape. These corridors establish opportunities for ecological enhancement, open space integration, and structuring the future neighbourhood pattern.

Solar Opportunity

The site contains significant north and northwest (and to a lesser extent northeast) facing slopes that provide strong solar access and outlook opportunities. These areas are well suited to development and contribute positively to residential amenity and environmental performance.

Southern Slope Response

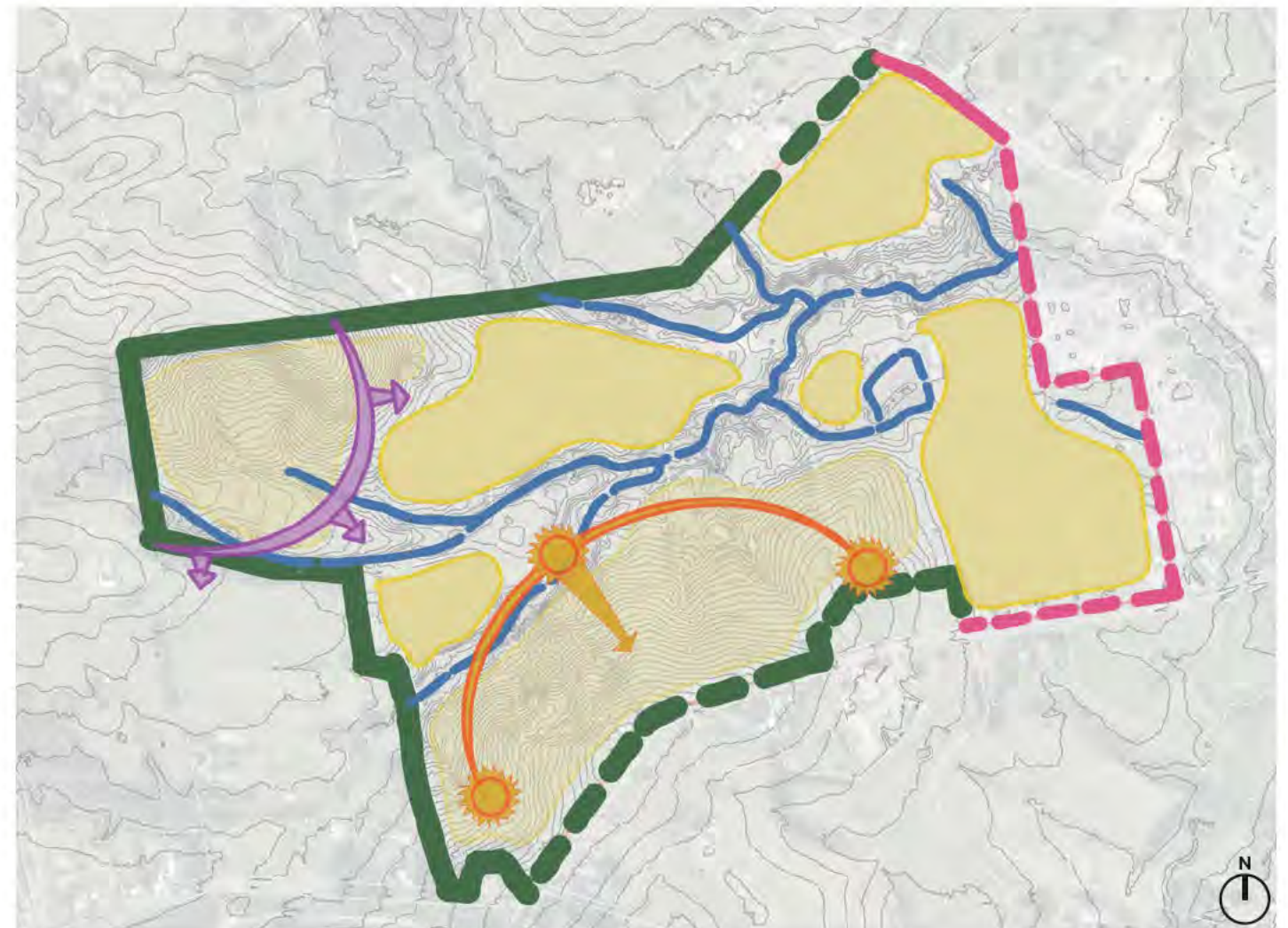
The southern facing slopes within the western portion of the site require a more responsive approach to development intensity and built form to ensure access to sunlight and maintain residential amenity. This creates opportunities for lower density development and increased landscape integration in these areas.

Development Opportunity Areas

The flatter and more accessible portions of the site provide strong opportunities for development due to their favourable topography, accessibility, and relationship to the wider movement network. These areas establish the primary development platforms across the site.

Dairy Flat Interface & Frontage

The eastern edge of the site is influenced by its proximity to existing industrial and activities associated with Dairy Flat and connection to the Dairy Flat Highway. This interface presents opportunities for stronger frontage conditions, increased connectivity, and integration with the emerging urban development in the wider context of the site.





02. Design Response.

Urban Design Statement.

Design Intent.

The Tuakiri Dairy Flat Masterplan establishes a clear, place-led framework for residential development, grounded in the site’s landscape context and its relationship to the local and wider environment.

Located west of Dairy Flat, the site sits alongside Future Urban zoned land under the Auckland Unitary Plan (AUP:OP), with an underlying Rural Production zoning. Its proximity to Dairy Flat Road, identified for upgrade to an urban arterial through the Supporting Growth Programme (Te Tupu Ngātahi) led by Auckland Transport and NZTA, positions the site to respond to future change in the area. This document is prepared to support early engagement with key stakeholders ahead of a future planning application.

Site Context.

The 77.9ha landholding comprises multiple titles and occupies a ‘pinch point’ between Kahikatea Flat Road to the north and Horseshoe Bush Road to the south. The site sits close to where these roads intersect with Dairy Flat Road, adjacent to an area of Light Industrial zoned properties. This reinforces the site’s location and the opportunity for its strategic role within the evolving Dairy Flat context, and its proximity to the identified Future Urban growth areas.

The existing landscape is defined by rolling pastoral topography interwoven with an intricate stream network. This network has formed a distinct east–west basin through the centre of the site, with land rising toward the northern and southern edges along Kahikatea Flat Road and Horseshoe Bush Road. A series of wetlands and areas of established native and exotic vegetation sit within this central system, creating a strong natural armature that informs the structure of the masterplan.

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Design Approach.

The masterplan is structured around a set of key moves and overarching principles, informed by the site’s context, its landscape attributes, connections, and the ambition to create a well-connected and cohesive neighbourhood.

At a strategic level, the key moves establish a clear spatial structure for the site, shaping how development, open space, and movement align to form a coherent and legible neighbourhood. They respond to the opportunities and constraints of the site, balancing environmental, social, and functional considerations to create a place that is both connected and distinctive.

These moves form a robust scaffold for development, expressed through six interrelated principles:

Community, Affordability, Environmental Quality, Diversity, Place Authenticity, and Identity.

These principles provide a consistent foundation for the masterplan, supporting flexibility and adaptability over time while ensuring development remains responsive to the character of the site and reinforcing a strong sense of place.

The principles and key moves are outlined on the following pages. Collectively, they establish a clear and integrated structure for the masterplan, shaping how landscape, movement, and development align to form a connected and legible masterplan. This approach balances responsiveness to the site’s context and natural systems with the delivery of a coherent and adaptable urban form, providing a strong and considered foundation for the masterplan as it progresses toward a future planning application.



Image from Te Mania, Te Puke



Image from JTB Architects, Tewa Banks



Image from Flowerday Homes, Te Mania

Principles.

These principles establish the foundation for the masterplan, shaping how the key moves come together to create a connected, liveable, and distinctive neighbourhood.



1. Community.

Community grows when it is supported by the right foundations. The opportunities for connections are woven throughout the masterplan through the location and arrangement of shared spaces. These spaces form a common thread between people and place. Together with a small non-residential centre and strong links to the wider Dairy Flat and Silverdale area, this enables a connected, active, and self-sustaining community where people can belong and shape their own identity.



2. Affordability.

Affordability is sought through a deliberate mix of housing typologies and efficient planning, supported by the site's position as part of an evolving growth area. This creates a unique opportunity to provide more attainable homes in proximity to Auckland and Silverdale, before full urbanisation places increasing pressure on housing costs.



3. Environmental Quality.

There is an opportunity for improving environmental quality through the protection and enhancement of the site's natural systems. In particular, the central stream network forms a contiguous and integrated feature. It structures open space and recreation, whilst supporting amenity, outlook and a strong connection to the surrounding landscape context.



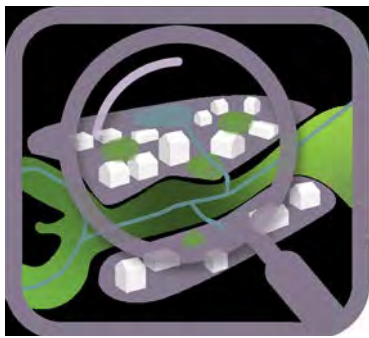
4. Diversity.

Diversity is provided and supported through a range of housing typologies, lot sizes, and configurations, with predominantly single-storey three and four-bedroom homes. These homes are designed to suit a wide range of households and life stages, enabling a diverse and adaptable community to develop over time.



5. Place Authenticity.

Authenticity is achieved through a site-responsive approach that works with the land rather than against it. The masterplan is shaped by the site's landscape and rural context, ensuring development is sensitive, appropriate, and grounded in its setting.



6. Identity.

Identity is shaped through the integration of landscape, movement, and built form. The stream network, open spaces, and character areas create a distinct structure that establishes a recognisable neighbourhood with a strong sense of place.

Masterplan Key Moves.

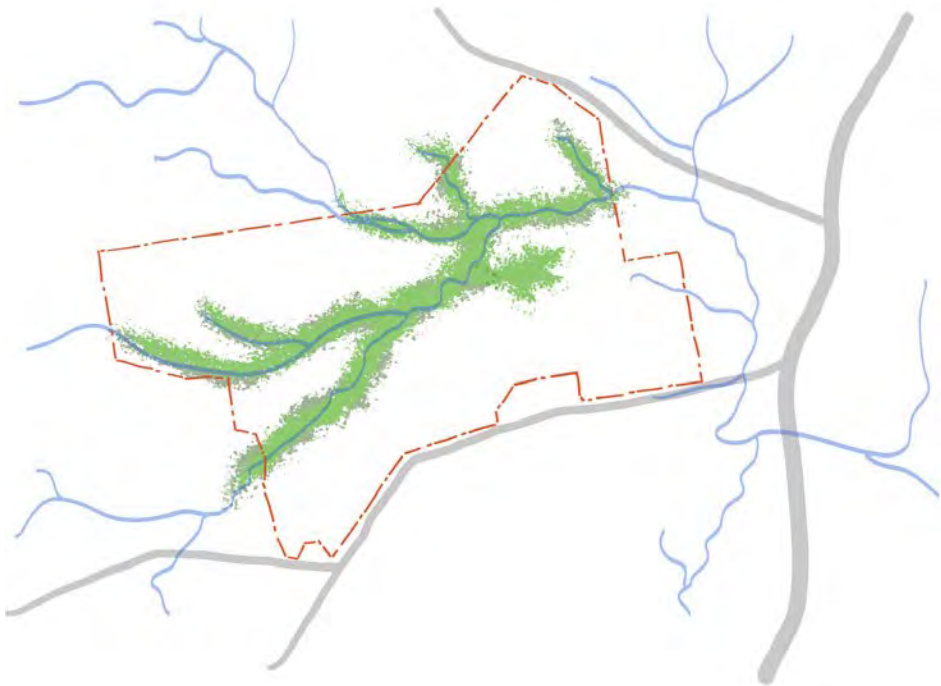
They are about **place-making** – they serve to bring community together, social and public;

They leverage and enhance **value, amenity** and **character** – drawing on the attributes of the surrounding area, ensuring connectivity to and from the site is maximised and this is also enabled within the site;

They uphold **flexibility, adaptability and variety** – allowing aspects such as typologies and market demands to influence how the masterplan is “inhabited” while still being guided by a set of core values.

They are **authentic**, responding to the character of the site and its place; and

They provide for **distinction** – the ideas embedded in the scaffold are unique to the site and will create a neighbourhood which establishes its own identity.



Stream network as a landscape framework.

Retain, integrate and enhance the stream network as a continuous landscape framework, structuring open space and recreation.

The stream network informs the layout of the masterplan and contributes to the **Identity** of each character area, providing a natural setting for open space and amenity. Planting and landscape treatment support the integration of these areas into the wider neighbourhood, contributing to **Environmental Quality** and **Community** life.



Responsive to the rural edge.

Establish a defined and responsive rural edge that provides a sensitive transition to the site’s surrounding context.

The site’s western boundary is shaped through a combination of larger lots, planted edges and considered orientation to transition and integrate with the surrounding rural landscape, reinforcing **Authenticity** and responding to the existing character of the site.

The approach provides a transition in density while maintaining an open and spacious edge condition. It supports landscape continuity and contributes to the overall **Environmental Quality** of the site, whilst establishing distinction yet integration between the development and its rural context.

Masterplan Key Moves.

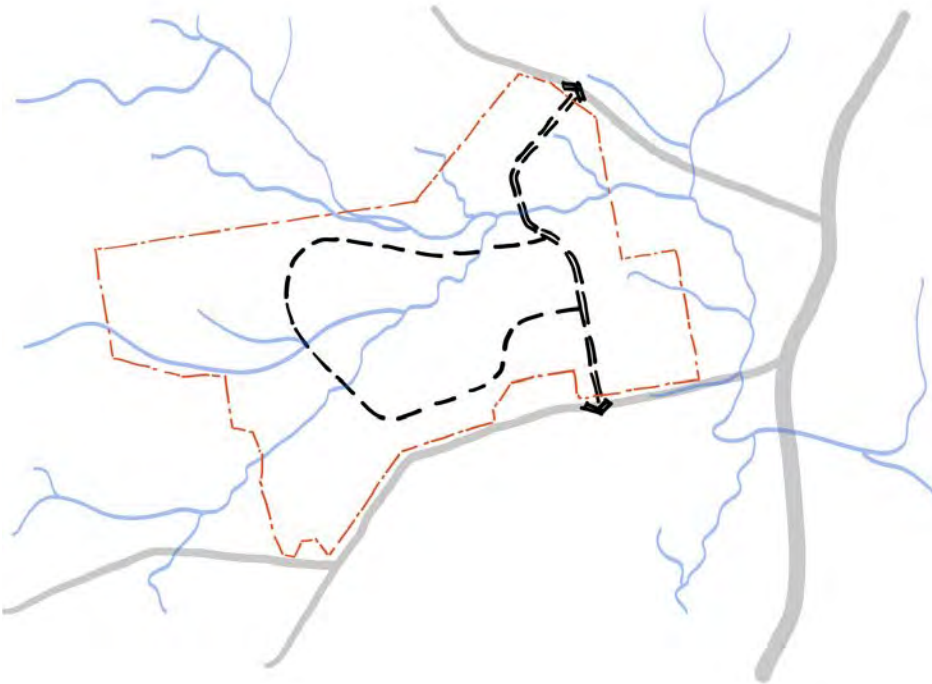


Landscape led character areas.

Defined landscape-led character areas respond to natural attributes such as topography, solar orientation and existing natural features.

The masterplan is organised into distinct areas that create a varied neighbourhood and reinforce a strong sense of **Identity**. Variation in density, lot size, block pattern and street alignment reflects landform and access conditions, supporting **Diversity** while allowing for adaptability over time.

This approach avoids uniformity and ensures each area responds to its specific context as a part of the overall masterplan, reinforcing **Authenticity** and contributing to a cohesive yet differentiated neighbourhood.

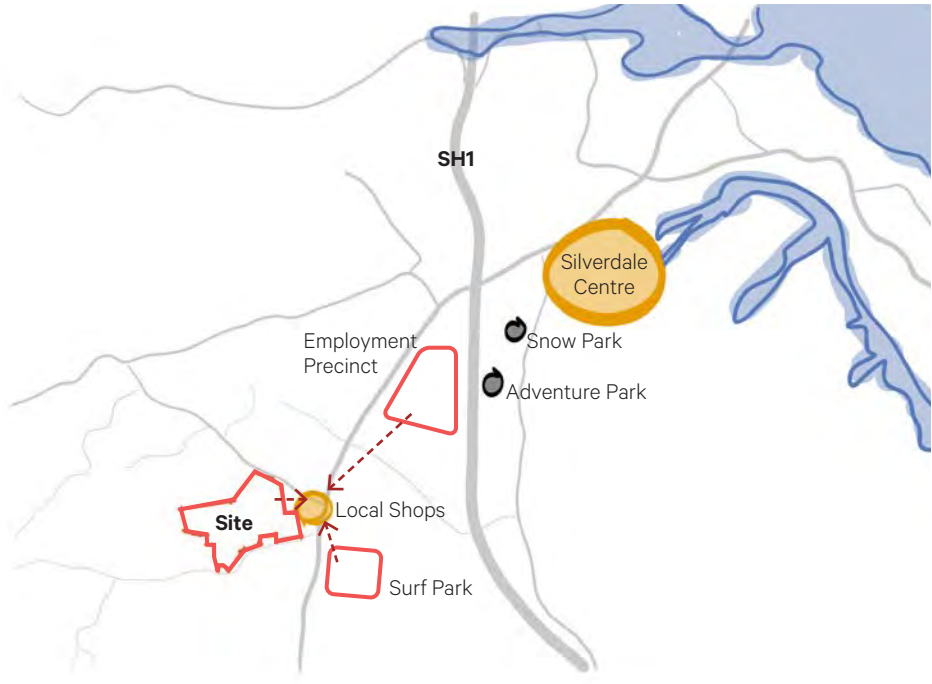


Movement network.

Establish a considered movement network hierarchy that provides a clear and legible structure across the site.

The network is organised through a defined hierarchy, with a primary axis road forming key connections to existing roads in the wider context, a secondary neighbourhood street that moves through the site and connects with each character area, and local streets providing access within neighbourhoods. Pedestrian and cycle connections are integrated throughout, including bridges at key locations across the stream corridors, supporting movement across the wider network.

This approach creates a connected and legible movement structure, strengthening **Connectivity** and contributing to a clear sense of **Identity** across the neighbourhood.



Support and strengthen existing centres.

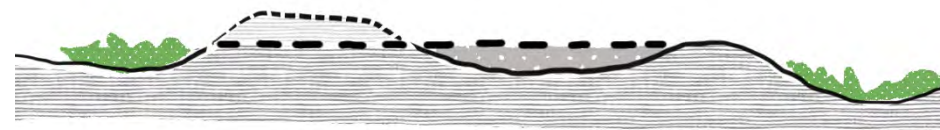
Avoid duplicating existing centres by focusing the masterplan development on residential use, with only a limited provision of non-residential activity.

The masterplan works with the surrounding urban structure, supporting nearby local shops and the Silverdale centre reinforcing their role as Primary hubs for services, retail and community activity. This approach strengthens **Community** and enhances **Connectivity** to existing amenities, contributing to a cohesive and integrated neighbourhood within the site's context.

Slope Management Principles.

1. Bulk Earthworks

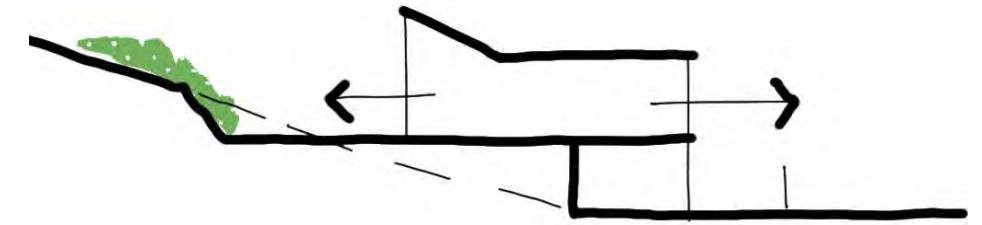
Respond to the natural landform by concentrating earthworks within areas capable of accommodating development efficiently, while avoiding significant modification within steep gullies, stream corridors, and ecologically sensitive areas. Earthworks should seek to achieve a balanced cut and fill outcome and maximise the delivery of practical, predominantly flat development platforms.



1. Bulk Earthworks

2. Slope Responsive Housing

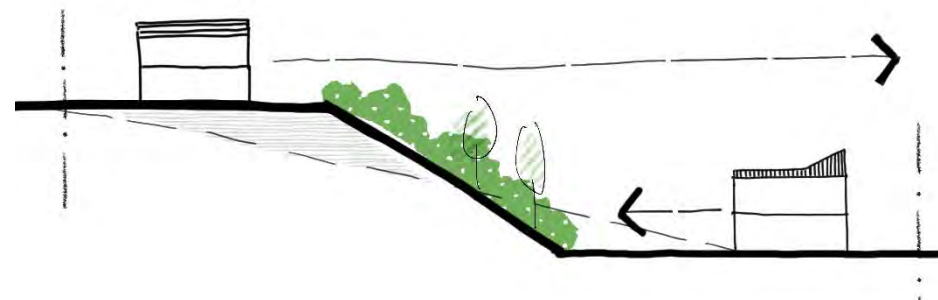
Incorporate housing typologies capable of responding to sloping sites where appropriate, particularly within more constrained or elevated areas of the site. These typologies should be used selectively and focused in locations where a more bespoke design response can enhance amenity, outlook, and integration with the landform.



2. Slope Responsive Housing

3. Mid Slope Batter Integration

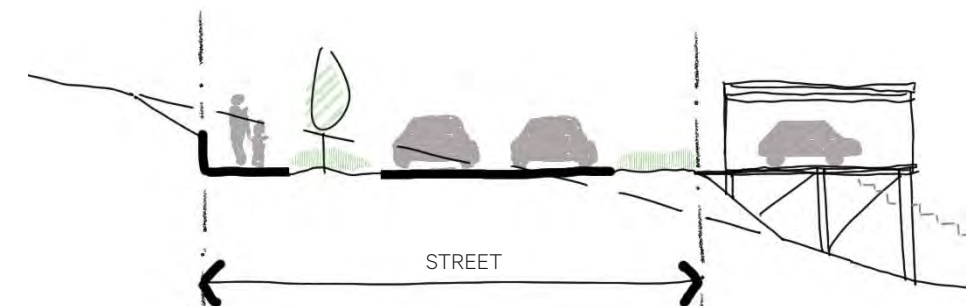
Utilise mid slope batters to create practical and efficient flat building platforms while reducing the visual impact of retaining and earthworks. Superlot dimensions should be structured to accommodate this approach.



3. Mid Slope Batter Integration

4. Efficient Street Typologies

Develop street typologies that respond to topography and minimise unnecessary road reserve widths, reducing earthworks and infrastructure requirements where possible. Streets should be designed to work with the natural contours of the site while maintaining legibility, functionality, and a high quality public realm outcome.



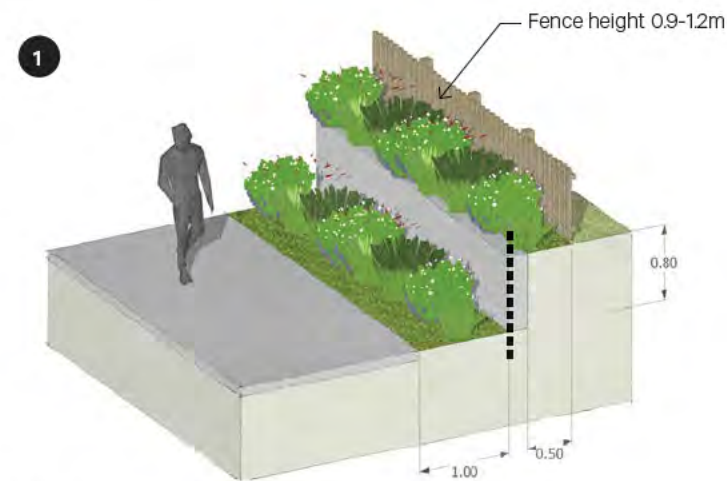
4. Efficient Street Typologies

Retaining Principles.

The retaining principles seek to work with the site's natural topography to minimise the visual and physical impact of level changes across the development. Lower retaining heights, planted batters, and landscape integrated solutions are prioritised to create a more cohesive and attractive neighbourhood outcome.

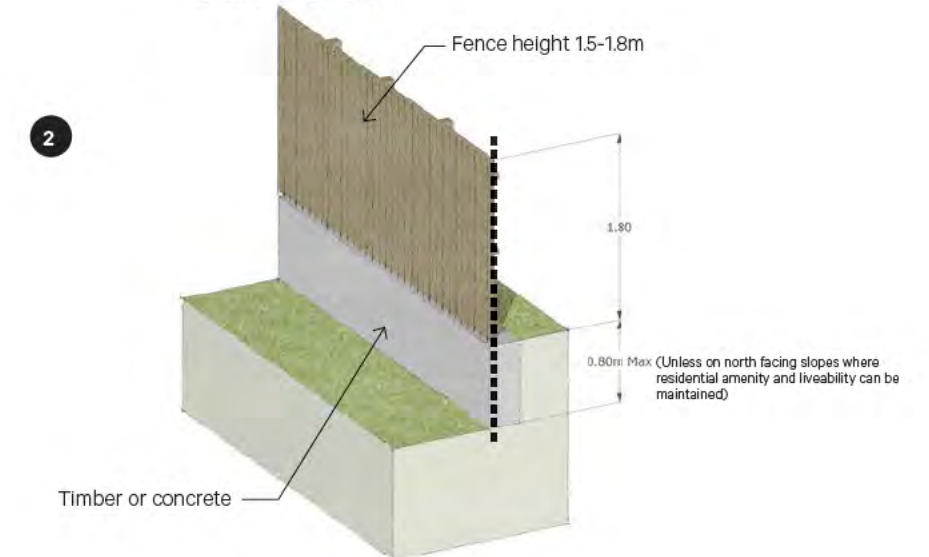
In steeper areas of the site, road alignments and lot configurations should be carefully arranged to enable smaller and more distributed retaining between lots. This approach reduces the need for large retained platforms and oversized lots, allowing development to respond more sensitively and efficiently to the landform while maintaining residential amenity and streetscape quality.

Front Yards



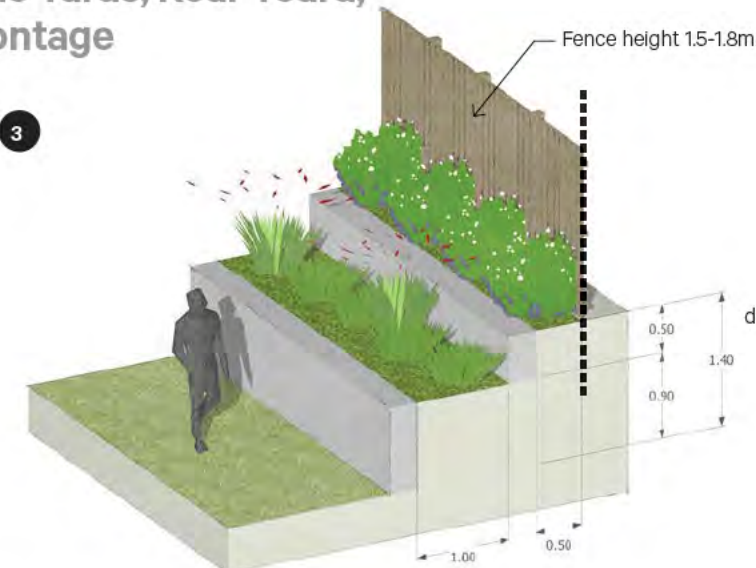
0.8m Retaining

Side Yards



Retaining Between Lots

Side Yards, Rear Yeard, Frontage



1-1.4m Retaining

Side Yards, Rear Yeard, Frontage



2m Stabilized Battered Slope (Max. 1:1.5)

Illustrative Masterplan.

The illustrative masterplan establishes a landscape led framework for a connected and adaptable residential neighbourhood shaped by the site's natural systems, topography, and surrounding context. The arrangement of development responds to the existing stream network, floodplain areas, topography and basin setting, and areas of established vegetation. As such the natural landscape attributes inform the overall structure and organisation of the neighbourhood including its movement corridors and open space.

A central blue green network forms the primary structuring element of the masterplan, creating a continuous landscape corridor that integrates ecological systems, stormwater management, recreation, and public open space throughout the site. This framework also assists in defining a series of distinct neighbourhood character areas that respond to varying landform, aspect, and landscape conditions across the site.

The movement network is organised around a clear hierarchy of streets and connections, anchored by a primary north south spine linking Kahikatea Flat Road and Horseshoe Bush Road. Secondary streets, local roads, and integrated walking and cycling connections provide legibility, accessibility, and connectivity across the wider neighbourhood while responding to the site's natural contours and landscape features.

The masterplan seeks to balance environmental responsiveness with the creation of a cohesive and liveable community. Development areas are integrated with open space and landscape buffers, particularly along stream corridors and rural edges, helping to reinforce landscape character while providing amenity and a sensitive transition to the surrounding context. Collectively, the illustrative masterplan establishes a robust and flexible framework that supports a well connected neighbourhood with a strong sense of place, grounded in the natural character and landscape structure of the site. Whilst also being well connected to the emerging development patterns and land uses in the wider landscape.



Existing Contour and Elevation.

The indicative sections demonstrate how development can respond sensitively to the site's existing landform through a combination of slope responsive lot design, reduced retaining heights, integrated landscape treatment, and efficient street layouts. Together, these approaches work to balance development efficiency with residential amenity, landscape integration, and a built form that sits more naturally within the topography.



Section A-A

Private Lot Private Lot Street Private Lot Private Lot Private Lots (Gardens) Private Lot Private Lot Private Lot Street Private Lot Private Lot Stream & riparian planting

Private Lot (Gardens) Private Lot (Gardens)



Section B-B

Stream & riparian planting Private Lots Street Private Lot Existing road

Housing Precedents.

Lot Sizes	
<219m ²	2%
220-249m ²	5%
250-279m ²	16%
280-319m ²	44%
320-499m ²	25%
500-999m ²	5%
1000-3499m ²	3%
>3500m ²	0.5%
Total Yield Range	1,000-1,100
Village Centre GFA	1,200m2



Open Space Precedents.

The existing stream and floodplain network forms a key part of the site’s natural framework and has strongly informed the structure of the masterplan. Significant stream corridors have generally been provided with a minimum 20m wide setback and open space interface, with many areas exceeding this width in response to existing ecological values, floodplain extents, topography, and landscape opportunities.

The masterplan has been intentionally structured around these natural systems, ensuring the primary development areas sit outside of the most sensitive ecological and hydrological corridors. While further ecological, stormwater, and engineering investigations will continue to refine these areas, the framework has been developed with sufficient flexibility and robustness to respond appropriately as additional technical information becomes available.

This approach enables the stream network to become a defining landscape and amenity feature for the future neighbourhood, while supporting ecological enhancement, water management, and long term environmental resilience.





03. Development Breakdown.

Indicative Staging Plan.

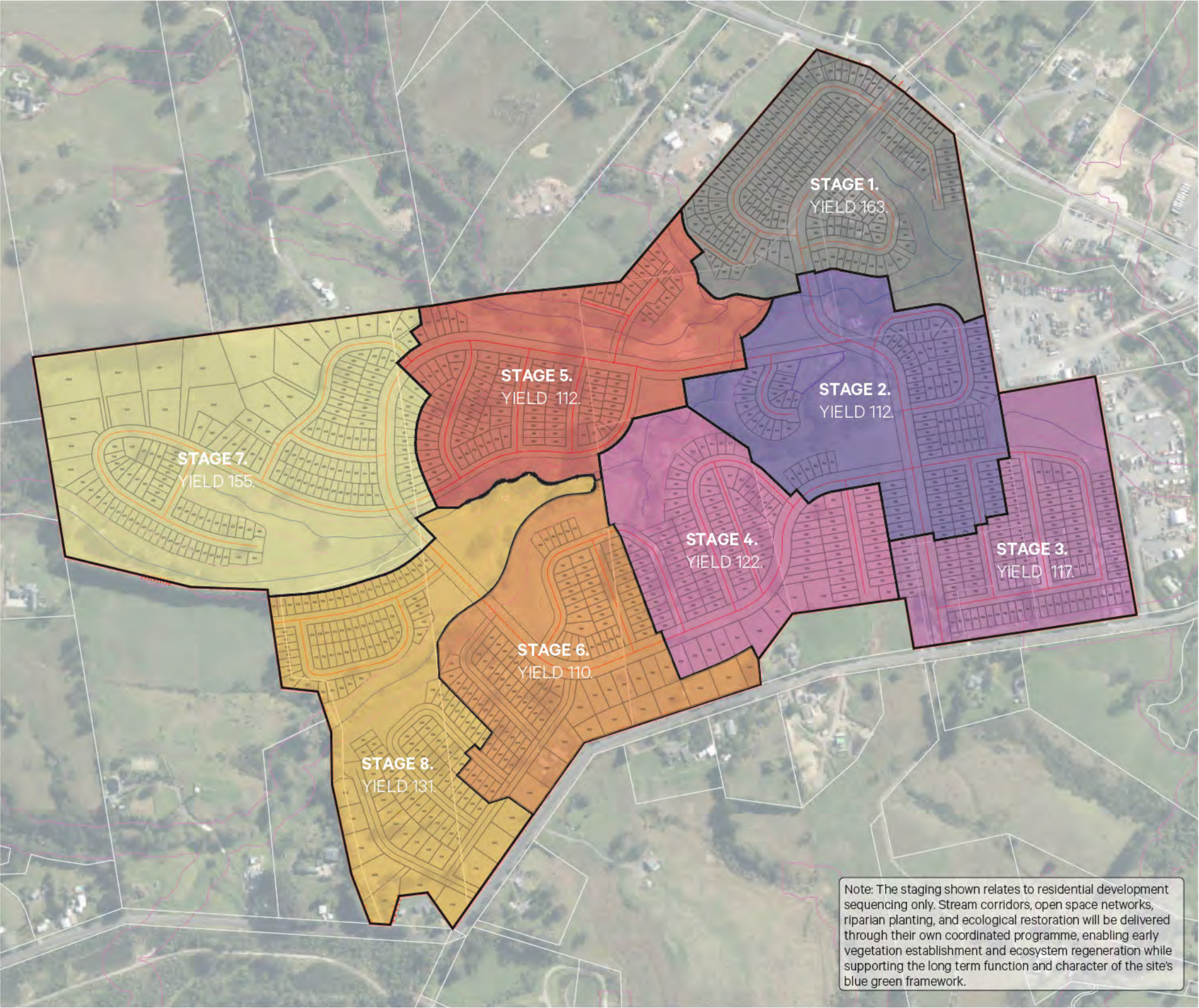
The staging strategy has been developed to balance infrastructure delivery, amenity provision, land ownership, and the creation of a strong community environment from the outset.

Development is proposed to commence at the Northeast end of the site, enabling primary infrastructure and the transport spine and key open space amenities to be established early to support the first residents and create a clear structure for future growth.

Stage 2 builds on this foundation through the introduction of the commercial offering and expanded neighbourhood amenities. Stage 3 then completes the strategic spine road connection between Kahikatea Flat Road and Horseshoe Bush Road, improving overall accessibility and network resilience across the site.

Subsequent stages continue progressively up the catchment, allowing earthworks, infrastructure, open space, and housing delivery to be coordinated in a logical and efficient manner. The staging approach also supports a steady delivery of housing, with each stage anticipated to provide approximately 100 to 150 dwellings on average.

Planting and ecological restoration will be integrated throughout the staging process, with stream corridors, open space areas, and landscape buffers established early to support amenity, environmental performance, and neighbourhood character from the outset of development. This approach allows vegetation to mature alongside each stage, reinforcing the blue green framework and contributing to a stronger sense of place over time.



Consent Notice Area 9519890.3.

The masterplan has considered the existing natural features, including Consent Notice 9519890.3, and incorporates this area as part of the wider landscape and open space framework.

The extents shown are based on current aerial information and remain subject to detailed survey confirmation. The masterplan framework is intended to adapt to the final confirmed wetland and buffer requirements.



