

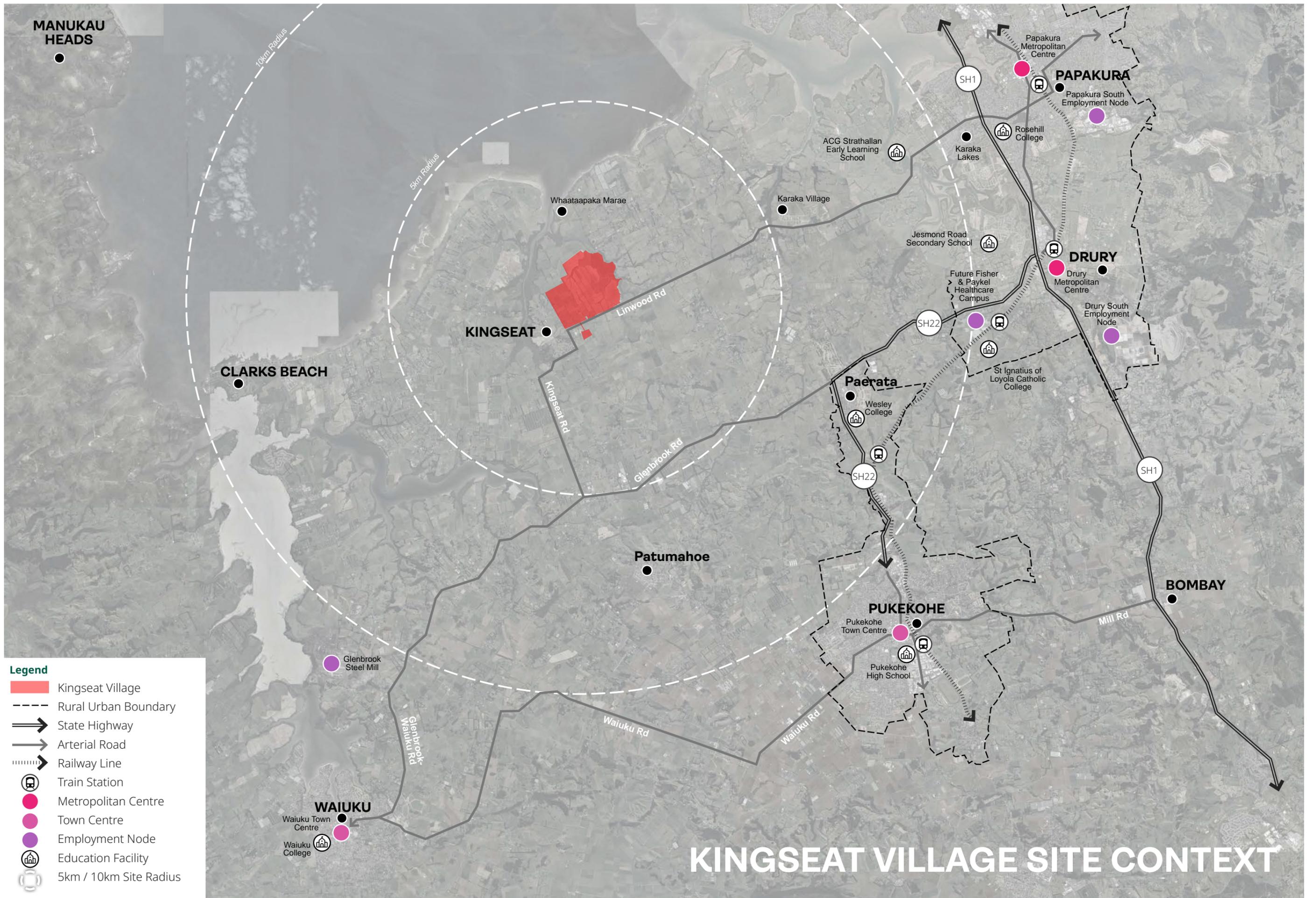
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Urban & Environmental

Kingseat Village Masterplan

Kingseat, Auckland

17/10/2025



- Legend**
- Kingseat Village
 - Rural Urban Boundary
 - State Highway
 - Arterial Road
 - Railway Line
 - Train Station
 - Metropolitan Centre
 - Town Centre
 - Employment Node
 - Education Facility
 - 5km / 10km Site Radius

KINGSEAT VILLAGE SITE CONTEXT

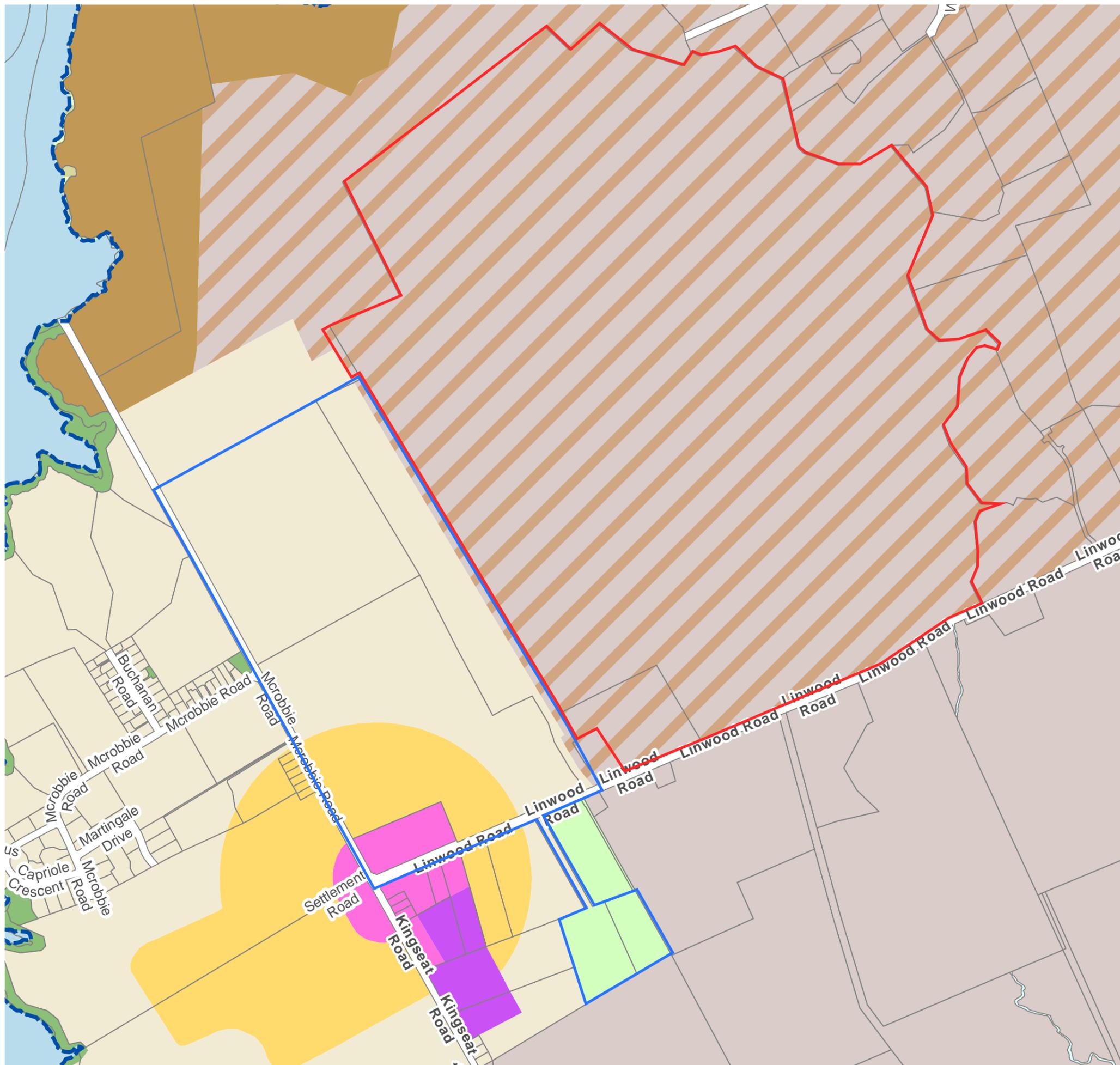
KINGSEAT VILLAGE AUCKLAND UNITARY PLAN ZONING

Legend

- Stage 1
- Stage 2

Zoning

- Residential - Single House Zone
- Residential - Mixed Housing Suburban
- Business - Local Centre Zone
- Business - Light Industry Zone
- Rural - Rural Production Zone
- Rural - Mixed Rural Zone
- Rural - Rural Coastal Zone
- Open Space - Sport and Active Recreation Zone
- Open Space Informal Recreation Zone



KINGSEAT VILLAGE ILLUSTRATIVE MASTERPLAN

Legend

- ▭ Stage 1
- ▭ Stage 2
- ▭ Potential Retirement Village Location (9.7ha)
- ① Kingseat School
- ② Kingseat Sports Park
- ③ Kingseat Local Centre
- ④ Waste Water Treatment Plant Site
- ⑤ Proposed Neighbourhood Centre
- ⑥ Wetland Redevelopment and Restoration
- ⑦ Potential Papakainga Location
- ⑧ Potential additional cafe / community amenity
- ⑨ Indicative Water Treatment Plant Location

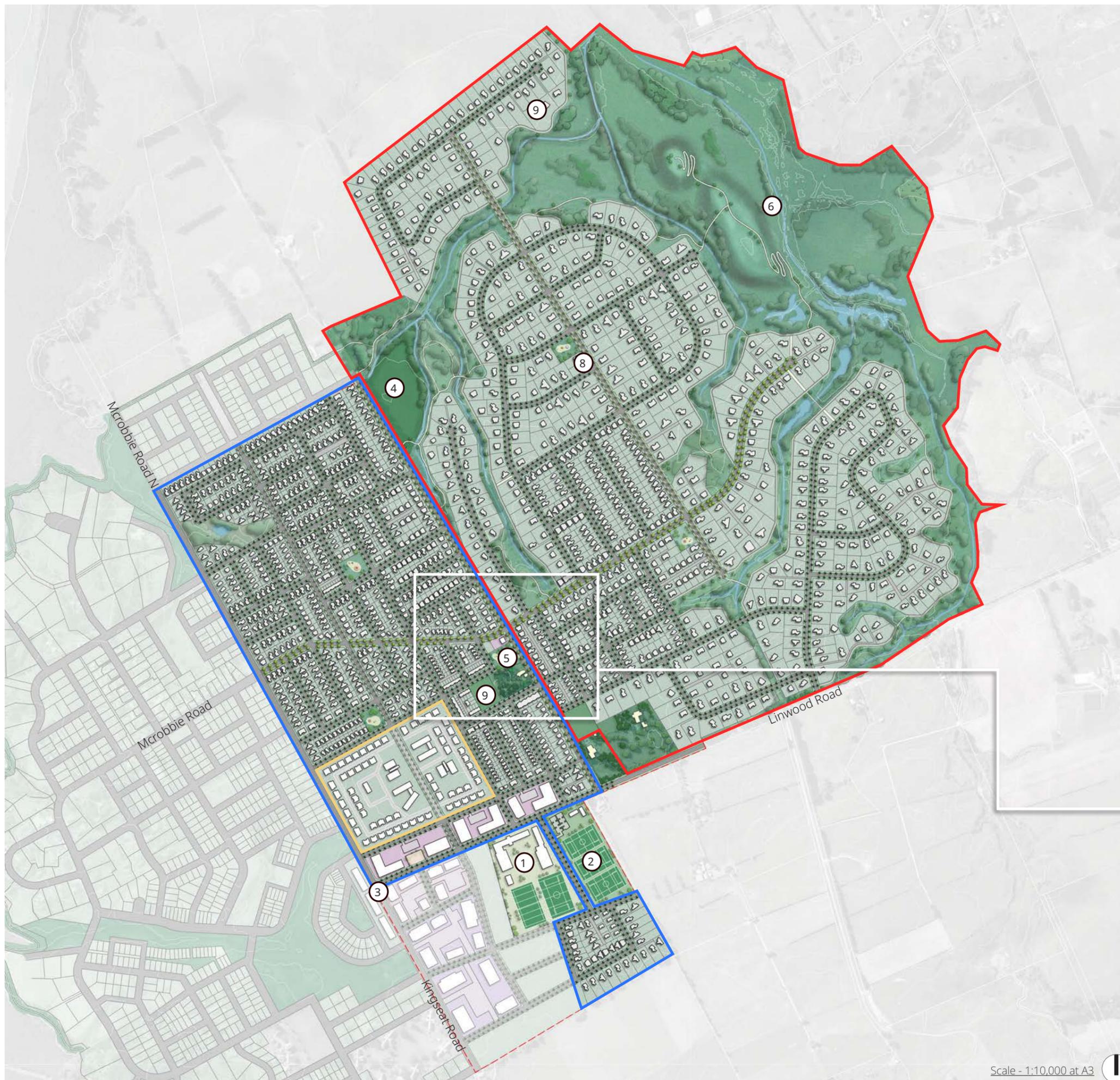
Yields

Stage 1 - ca. 1,145 (including the Retirement Village)
 Stage 2 - ca. 810

Typology Breakdown

Retirement Village - 300 dwellings
 Medium Density (ca. 300m²) - 125 dwellings
 Standard Density (ca. 500m²) - 1,020 dwellings
 Large Lot (>1500m²) - 510 dwellings

Indicative Layout Neighbourhood Centre / Community Hub



Scale - 1:10,000 at A3

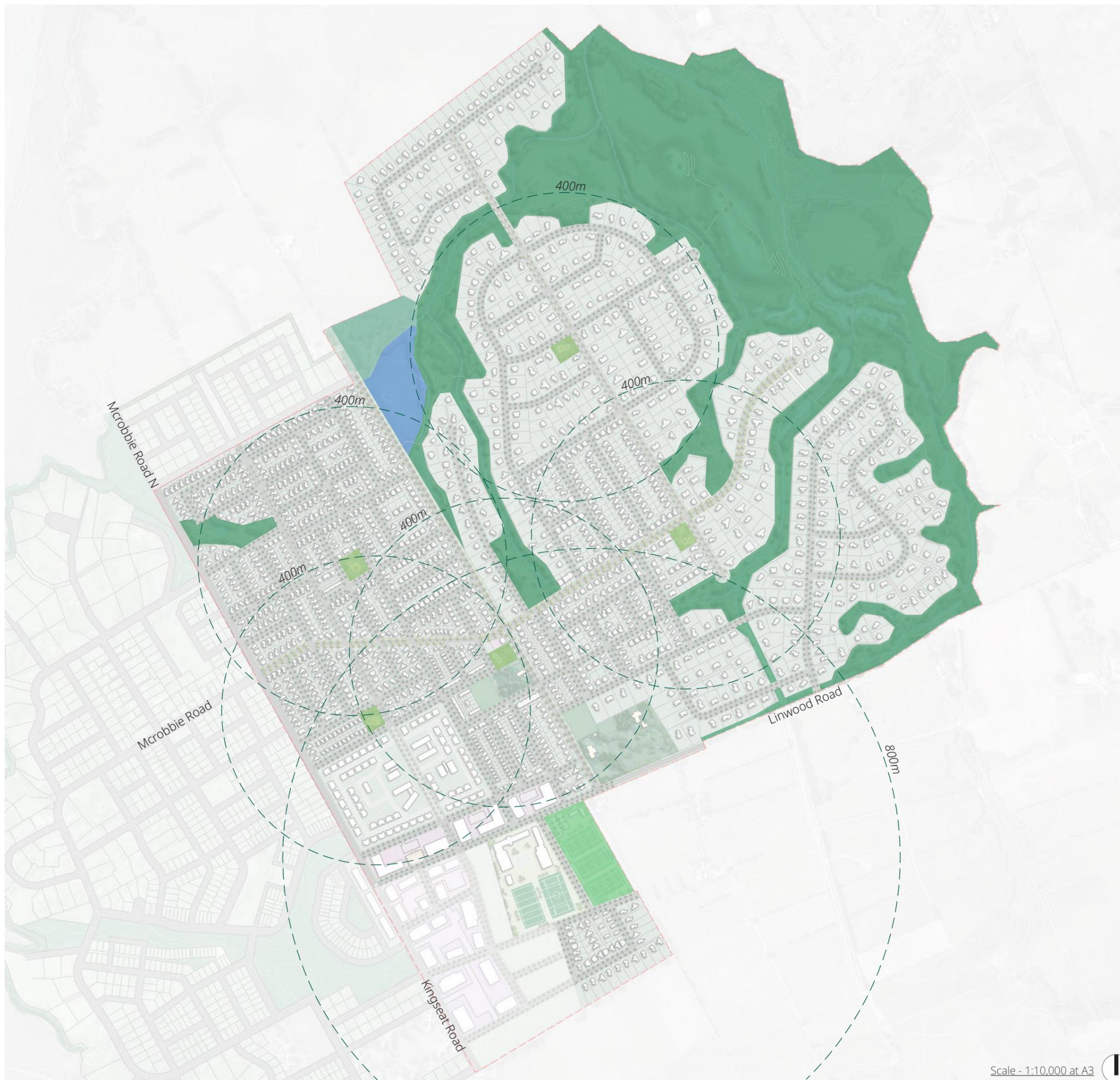


Scale - 1:5,000 at A3

KINGSEAT VILLAGE OPEN SPACE NETWORK

Legend

-  Northern open space: with revegetation planting, stream network and riparian planting
-  Neighbourhood parks
-  Sports fields
-  Northern buffer planting
-  Waste water treatment plant
-  Ped shed: 400m from neighbourhood parks and 800m from sports fields



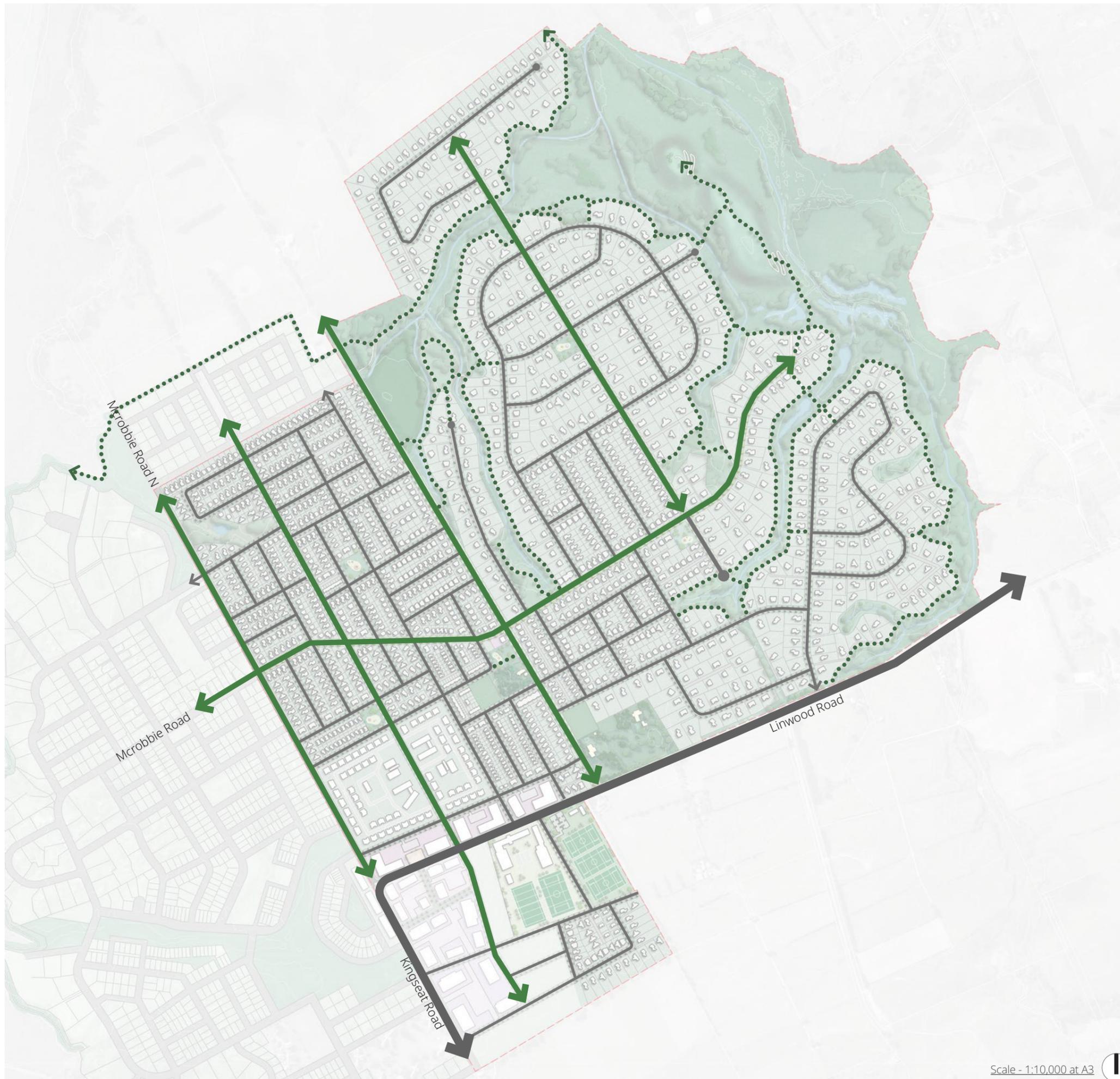
Scale - 1:10,000 at A3



KINGSEAT VILLAGE MOVEMENT NETWORK

Legend

- Main arterial
- Boulevards
- Local roads
- Pedestrian connections



Scale - 1:10,000 at A3



DEVELOPER PRECEDENT - KARAKA LAKES

The team behind Kingseat Village Limited (KVL) have extensive experience in property development around the former Papakura and Franklin areas. Most notably, this included development of the Karaka Lakes subdivision from the mid-2000s. Karaka Lakes features over 600 homes with a coherent architectural strategy with a variety of densities and housing typologies. These homes are set within an attractive landscaped environment. This included the development of a central lake with surrounding parklands, extensive riparian enhancement, neighbourhood parks and the retention of large amounts of mature specimen trees to create a highly amenable neighbourhood for residents. This same approach is being used to inform development proposals for Kingseat Village.



KINGSEAT VILLAGE STAGE 1 PRECEDENT IMAGERY



KINGSEAT VILLAGE STAGE 2 PRECEDENT IMAGERY



KINGSEAT VILLAGE SUSTAINABILITY STRATEGY



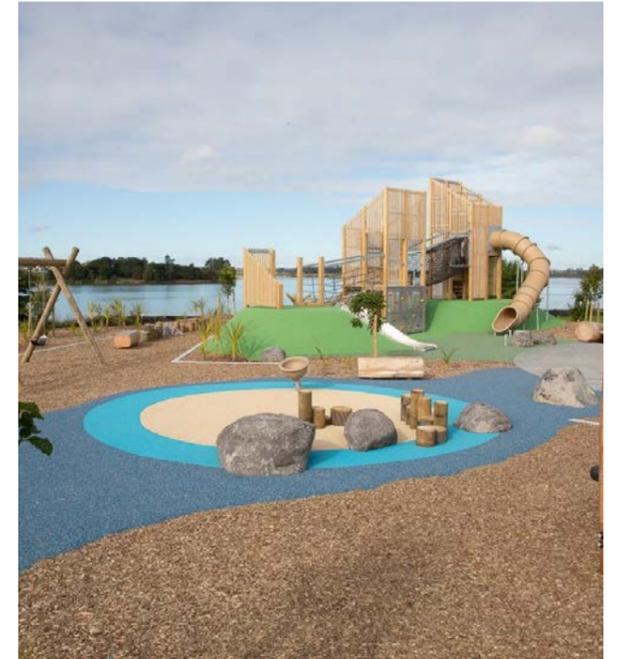
1. Utilise low-carbon measures such as solar PV panels



2. Develop on-street & off-street active mode networks



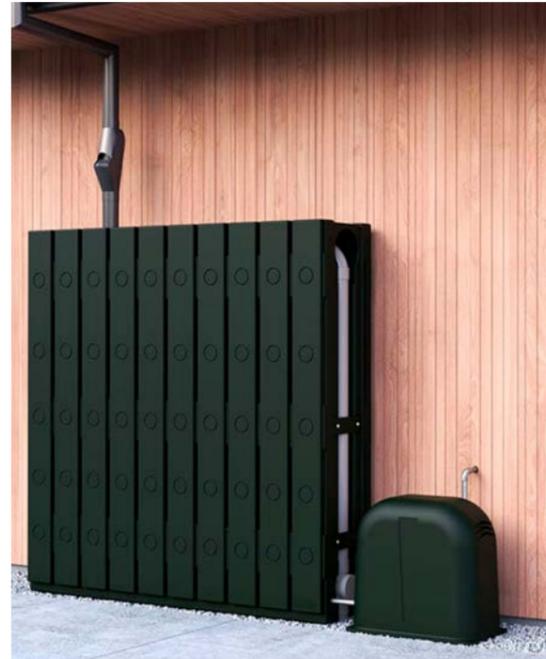
3. Riparian restoration with native planting & water sensitive urban design



4. On-site amenities to suit a range of households



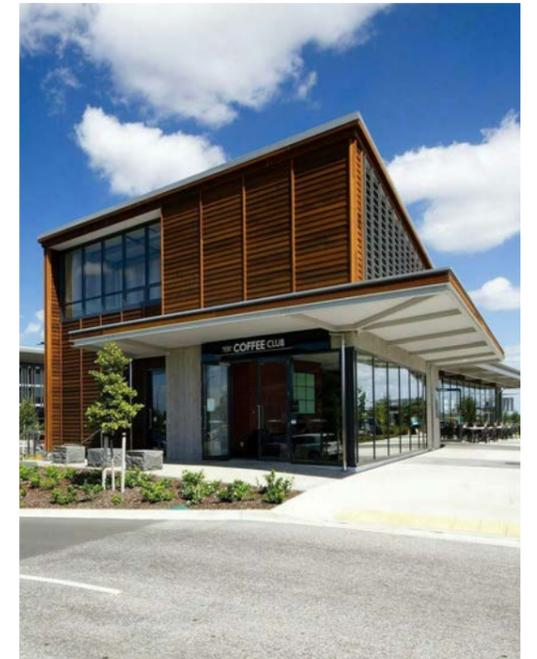
5. Open spaces & wetland creation



6. Rainwater harvesting & re-use



7. EV Charging Infrastructure



8. Local commercial & community services

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