



Auckland Surf Park Community Masterplan (PART A)

Substantive Fast Track Application Design Report

Contents

Document produced by:

Studio Pacific Architecture

For:

AW Holdings 2021 Ltd

Other consultants:

Inovo

Barker & Associates Planning

McKenzie & Co

Flow Transportation Specialists


Viridis

The Vision	4
Introduction	7
Vision	8
Themes	9
The Site	15
Location	16
Future Development Context	17
Draft Spatial Land Use Strategy 2022	18
Silverdale West Dairy Flat Structure Plan	19
Site Character	20
Spatial Opportunities	21
Summary Plan	23
Proposed Masterplan	24
Illustrative Masterplan	25
Key Components	26
Surf Lagoon & Amenity	27
Surf Village Centre	29
Stream Park	31
Stream Park Villas	32
South Neighbourhood	34
North Neighbourhood	36
Live Work Precinct	38
Solar Farm	39
Hyperscale Artificial Intelligence Data Centre Campus	40
Vehicle Movement Strategy	41
Active Travel Movement Strategy	42
Vegetation Strategy	43



The Vision



The background image is a dark, blue-tinted photograph. It shows a coastal scene with silhouetted trees in the foreground and a lagoon or beach area in the background. The text is overlaid on this image.

The Auckland Surf Park Community is a sustainable development centered on the creation of a world class surf lagoon, a first in New Zealand, that will deliver exceptional surfing and leisure experiences alongside high quality places to live, and generate meaningful social, environmental and economic value.



Local



Authentic



Surf Centric

Introduction

Auckland Surf Park is a visionary mixed-use development that integrates recreation, community, and sustainability within a rural landscape setting. Located fronting Dairy Flat Highway to the west and Postman Road to the east, the project is defined by its central surf lagoon, extensive ecological restoration, and diverse supporting facilities. The site's existing rural character, typified by pasture, shelterbelts, and a modified stream, will be transformed through carefully planned earthworks, native planting, and habitat restoration.

This report has been prepared in support of the Stage 2 Substantive Application for the Auckland Surf Park project at 1320 and 1350 Dairy Flat Highway, 89 and 105 Lascelles Drive, 237 and 253 Postman Road, Dairy Flat. The application is being progressed under the Fast Track Approvals Act 2024 (FTAA) and comprises both:

- Section 127 variations to parts of the Stage 1 resource consent to provide for amendments to the previously consented 2024 surf park and ancillary activities, visitor accommodation, data centre, solar farm, and associated civil, infrastructure, landscaping and ecological restoration works (BUN60429155); and
- Proposed Stage 2 resource consent to authorise the expansion of the project to include a hyperscale artificial intelligence data centre campus, three residential neighbourhoods, village centre, live/work and light industrial precincts, solar farm extension, and associated civil, infrastructure and landscaping works.

Stage 2 Overview

The Stage 2 proposal builds upon the foundational elements of Stage 1 and incorporates additional land and development elements. It also includes adjustments to the Stage 1 layout, providing a coordinated and integrated framework for the wider Surf Park Community. The consented Stage 1 masterplan established the Surf Lagoon, a Data Centre, and a Solar Farm, alongside the development

of eco-cabins and stream regeneration. The Stage 2 masterplan introduces the following key developments that enhance the park's functionality and community focus:

Residential Neighbourhoods

Development of distinct residential neighbourhoods, each designed with unique character and connectivity to the central Surf Lagoon. A range of standalone homes, medium density housing, and apartment typologies cater to a broad demographic range.

Village Centre

A vibrant Village Centre situated adjacent to the Surf Lagoon, integrating lagoon-front apartments with retail, dining, entertainment, and civic spaces, creating a bustling hub for residents and visitors alike, including civic and recreational spaces, a central market building and market plaza, maker spaces and a market lane, a wellness centre with local amenity, a creche, and community open space, enhancing opportunities for social engagement and active recreation.

Live-Work Precinct

Establishment of a dedicated live-work precinct within the southern landholding, designed to accommodate flexible spaces that support home-based businesses, small enterprises, and creative industries, as well as larger 'workshop' / light industry lots. This precinct fosters a balanced mix of residential and commercial activity while enhancing local economic opportunities.

Stream Park Villas

A cluster of Stream Park Villas are designed to provide high-quality short- and long-term accommodation within a restored natural environment. These villas will feature shared amenities, enhanced connectivity to surrounding neighbourhoods, and integration with ecological features such as boardwalks and streamside parks, centred around a surf park Clubhouse incorporating function spaces and amenity for residents and visitors.

Hyperscale Artificial Intelligence Data Centre Campus

Development of a Hyperscale Artificial Intelligence Data Centre Campus the east, expanding upon the previously proposed Data Centre and supporting the park's increasing operational demands and broader technological infrastructure.

Infrastructure and Transport

Expansion of the internal road network, including continuation of the east-west collector road through to Postman Road, and further secondary shared spaces, connecting the north and south neighbourhoods to the Village Centre and Surf Lagoon.

The masterplan reconsolidates access and parking facilities to manage traffic flows, improve accessibility, and allow for a walkable / car-free and pedestrian activated public realm in the Village Centre.

Environmental and Sustainability Features

Extensive stream restoration, including riparian planting, and habitat creation, enhances biodiversity and water quality. Native planting across the site reintroduces Puriri forest ecosystems, creating a cohesive landscape. Modular wastewater treatment systems (MBR) support sustainable water use, with renewable energy provided by solar power to reduce carbon emissions.

Recreational and Accessibility Enhancements

A network of walking and cycling trails links neighbourhoods to the Surf Lagoon and natural features, with seating and interpretive elements along the way. Local greenspaces, including play areas, shared gardens, and community hubs such as cafes, are within walking distance of every home, fostering social connection and sustainable living through community-led management of productive areas.

Vision

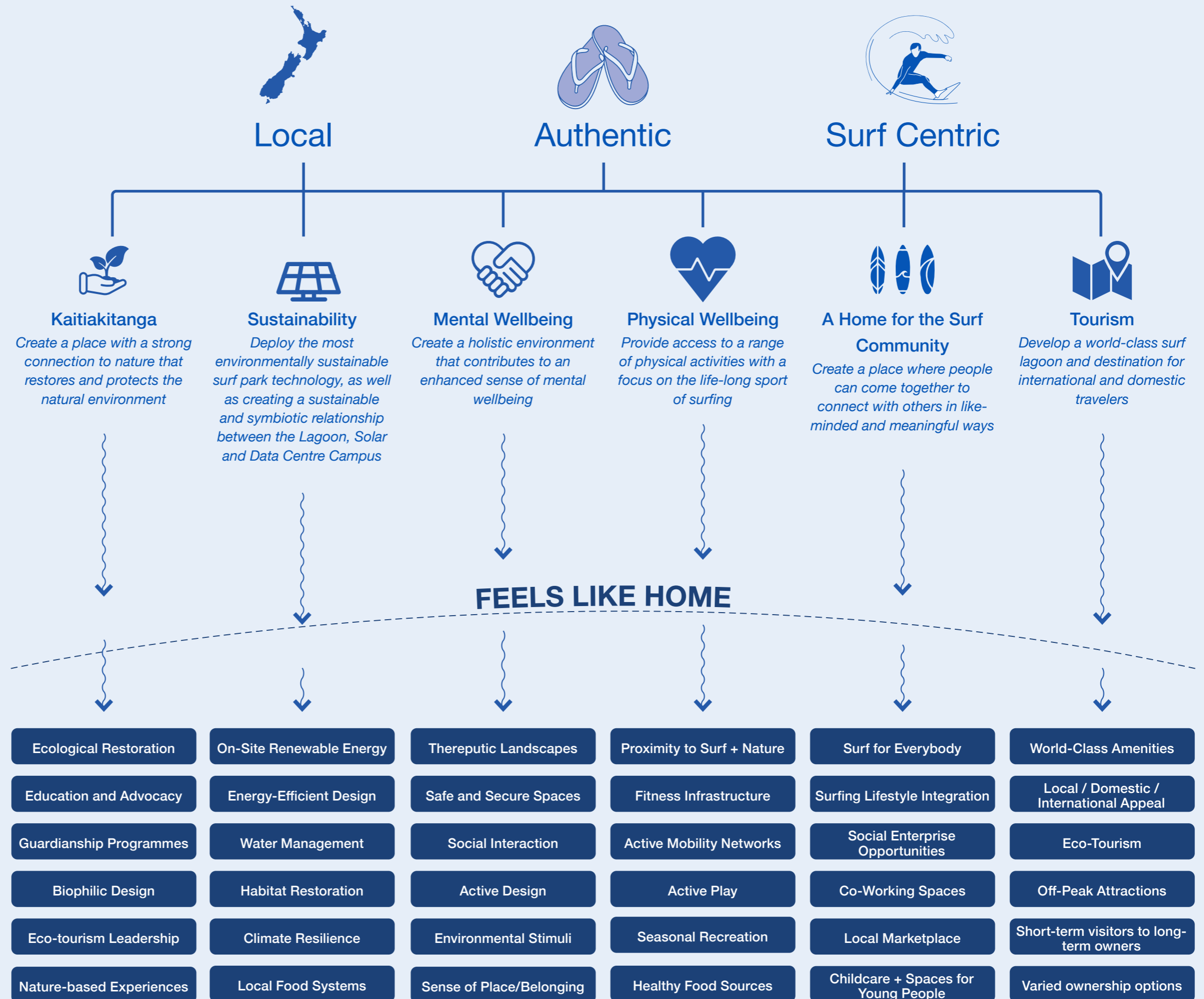
establish a cohesive framework, underpinning the ideology of the development and assisting in strategic decision making

Themes

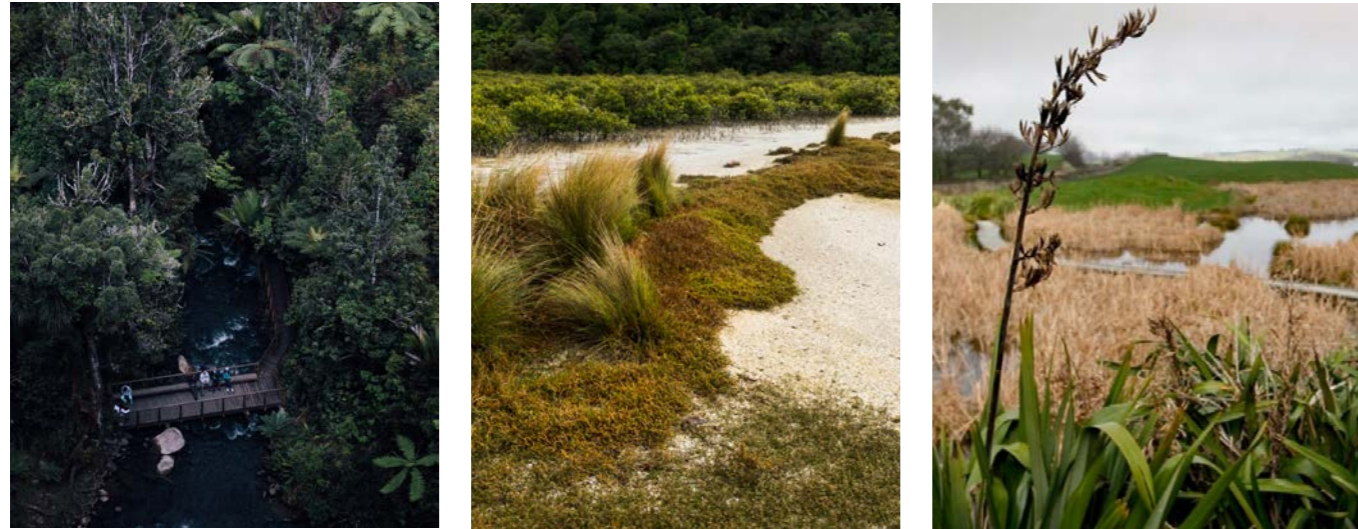
guide the creative process, ensuring all aspects of the project align with the priorities of a development

Principles

serve as benchmarks throughout the design process, ensuring consistency, quality, and alignment with the project's themes and vision.



Themes




Ecological Restoration	Guardianship Programmes	Eco-tourism Leadership
Education and Advocacy	Biophilic Design	Nature-based Experiences

Kaitiakitanga

Kaitiakitanga, the guardianship and protection of the environment, remains a foundational principle of the Stage 2 Masterplan, reflecting the values of AW Holdings, mana whenua, and the wider surf community. Environmental sustainability is at the core of all design, development, and operational decisions, ensuring the project connects people with nature and fosters custodianship of the environment. This approach celebrates local mana whenua, ecological values, and cultural heritage, creating a place where people can engage meaningfully with the natural environment through bush walks, native landscaping, and restored ecological features. The introduction of permanent homes and neighbourhoods integrates community-led landscape management, promoting productive gardens, shared green spaces, and ecological restoration as part of daily life.

Ecological Restoration

Ecological restoration is central to the masterplan, with extensive regenerative planting, stream restoration, and habitat creation enhancing biodiversity and environmental health. A 20-metre riparian buffer along the site's existing stream will restore its natural function, reduce erosion, and provide habitats for native fish, lizards, and insects. Co-located stormwater ponds and constructed wetlands will mimic natural processes, managing water sustainably while further supporting habitat regeneration. The neighbourhoods will include design guides and strategies to determine on-lot areas for managed restoration and riparian planting, ensuring alignment with the wider ecological goals. These restorative efforts, combined with the use of low-toxicity materials and cluster plantings of native species, reinforce the project's commitment to creating a resilient, interconnected ecological network.

 Environmental sustainability lives in our DNA	 Creating a place with a strong connection to nature	 A healthy environment for local residents and visitors to enjoy
--	--	--



Regenerative Native Planting

Well-protected, connected and regenerative native planting areas provide a wide range of benefits, including local fauna and flora habitat, and have a positive impact on the wider ecological network and in turn the local community.

The Surf Park Community Masterplan brings these spaces together through a network of walkways and open spaces that create a place where visitors and the growing local community can connect to nature. The extensive regenerative native vegetation further attracts birdsong and reinforces a sense of place and helps to build custodianship of these spaces.



Stream Restoration

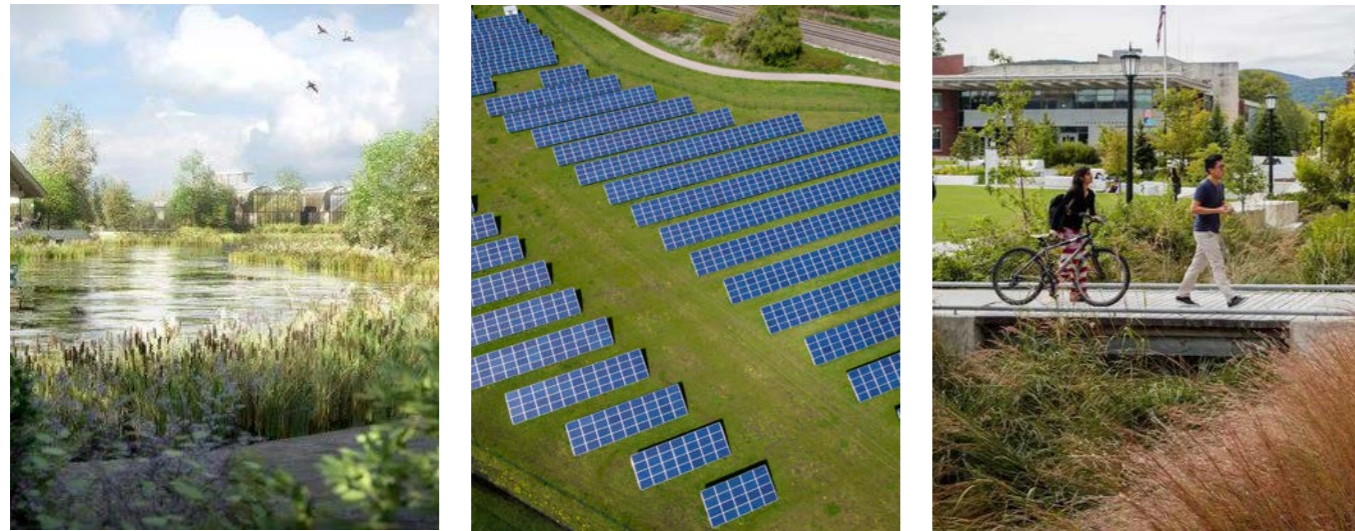
A key component of the regenerative native planting area is the restoration of the existing dilapidated stream, which runs through the interior of the site. The masterplan seeks to establish a 20m protective riparian buffer zone along the stream that will help to restore the stream health, reduce stream bank erosion and create a valuable habitat for locally significant fauna and flora.



Stormwater Ponds and Wetlands

In conjunction with the regenerative native planting and stream restoration, the masterplan brings together an approach to stormwater management that seeks to mimic natural systems and processes by co-locating the stormwater ponds with constructed wetland habitat areas. Together these three components create a robust and resilient foundation to gradually restore and regenerate the natural environment and serve the local and wider community for future generations.

Themes



Sustainability

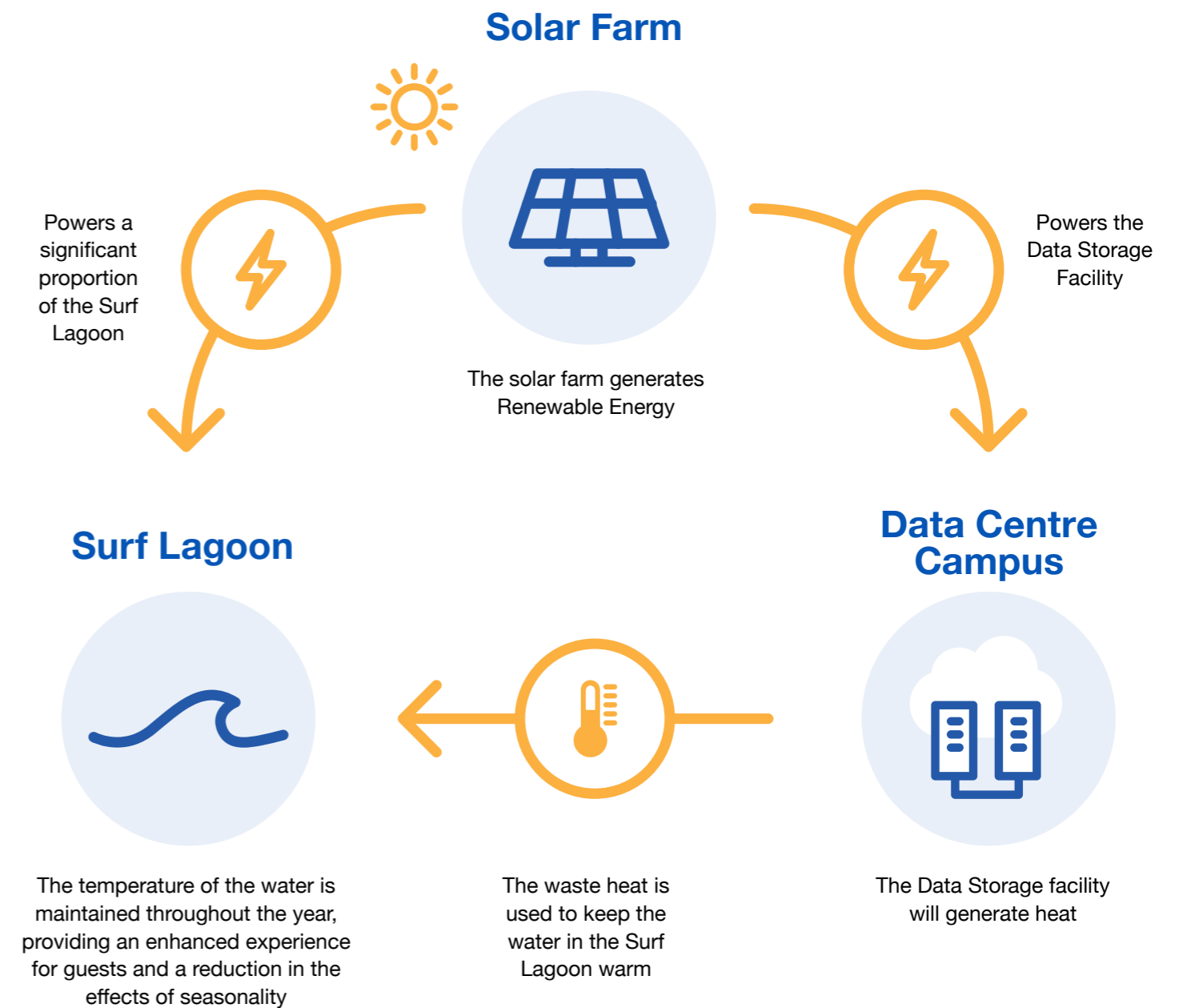
The Stage 2 Masterplan builds upon the strong sustainability foundation established in Stage 1, furthering the vision of creating a globally leading, integrated surf park development that sets new benchmarks for environmental, social, and economic sustainability. The plan is guided by three core focus areas: Mental Health, Community and Wellbeing, Ecosystem Innovation and Excellence, and Environmental and Climate Leadership, with each aspect deeply embedded in the project's design and operation.

The surf park operates as a symbiotic ecosystem, integrating key components that support and enhance each other. The on-site solar farm generates renewable energy to power the expanded development, including a data centre campus, making them 100% renewable energy-powered facilities. Waste heat from the data centres is captured and repurposed to warm the surf lagoon, extending its usability year-round and enhancing its appeal as a tourist destination. Additional opportunities to utilise this heat for greenhouses and other applications are being explored.

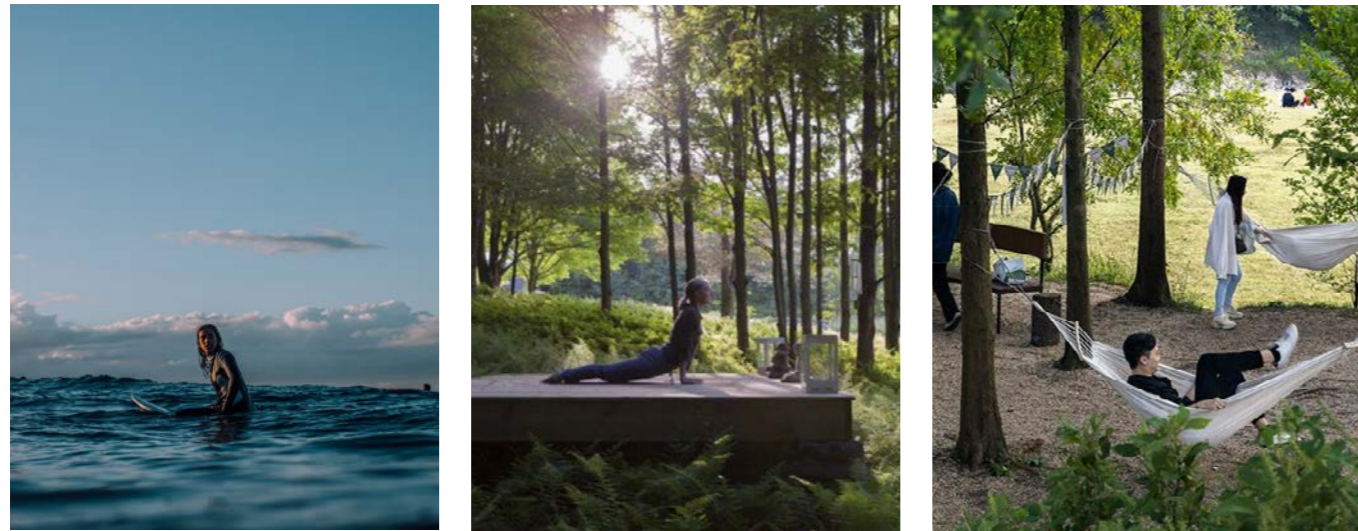
Innovative design features and technologies minimise the environmental footprint of the development. The surf lagoon employs cutting-edge technology that uses ten times less energy per wave compared to competitors, while water requirements remain minimal, equivalent to the irrigation needs of just three golf course holes annually. Advanced stormwater management systems filter water through wetlands and swales before entering the stream, and future expansion includes additional wetlands to support larger water filtration systems.

The masterplan will emphasise long-term resilience through the use of durable, low-carbon materials such as timber and low-carbon concrete, reducing embodied carbon and construction waste. Landscaping strategies regenerate habitats for native species, cluster plantings for resilience, and identify opportunities for sustainable use of the land beneath the solar farm, such as food production or carbon sequestration.

Key design principles ensure the surf park is a cultural beacon for climate leadership, community wellbeing, and education. The project incorporates authentic connections to New Zealand's natural and cultural heritage through bush walks, regenerative landscaping, and an inclusive environment designed to support a wide range of users and skill levels. Broader benefits include improved transport networks and community hubs that stimulate local economies while offering amenities that complement the surf facilities.



Themes



Mental wellbeing

The Stage 2 Masterplan aspires to create a holistic environment that fosters mental wellbeing by integrating thoughtful design, outdoor connectivity, and a vibrant community. Building on research that highlights the positive impact of nature and outdoor activity on mental health, the development combines the surfing lifestyle with complementary spaces and activities to enhance overall wellbeing. At its core, the addition of the Village Centre, northern and southern neighbourhoods, and a live-work precinct provides opportunities for social interaction, reflection, and connection with the natural and built environment.

Key elements, such as therapeutic landscapes and safe, secure spaces, are designed to reduce stress and promote resilience. The masterplan includes active design principles that encourage movement through walkable neighbourhoods, cycling networks, and bush walks, while also providing quiet areas for mindfulness. Shared spaces in the Village Centre, including cafes, markets, and community hubs, are designed to bring people together and foster a strong sense of belonging. By incorporating low-toxicity materials and finishes, the project ensures spaces are not only visually calming but also physically healthy for residents and visitors alike.

The six pillars of mental wellbeing, as promoted by Groov (Project Advocate Sir John Kirwan's workplace wellbeing platform) and embraced by the project, are deeply embedded into the design. These include fostering environmental stimuli through bush walks and green spaces, encouraging active lifestyles with proximity to the surf and fitness facilities, and creating safe and inclusive spaces for all. The combination of thoughtful planning and regenerative design ensures that the Surf Park is a destination that enhances both individual wellbeing and community resilience.



One in five New Zealanders experience mental illness or significant distress.



Combining meditative experiences and exercise, such as surfing, is shown to reduce depression and anxiety.



More than 75% of surfers in New Zealand undertake surfing to improve their mental health.

Therapeutic Landscapes

Safe and Secure Spaces

Social Interaction

Active Design

Environmental Stimuli

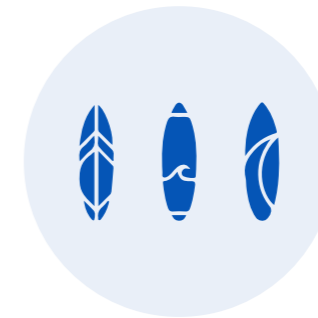
Sense of Place/
Belonging

Connect



The Surf Park provides a place to come together to connect with yourself, with others, and with the environment.

Do



Do is all about learning. It's the things you do to keep your brain active and stay creative.

Chill



The Surf Park offers chances to unwind, calm your body down, and appreciate the surrounding natural environment.

Move



Many facilities are available that encourage tourists to be physically active, such as a variety of walking and cycling routes, a surf lagoon, playground and skatepark.

Celebrate



Celebrate is all about recognising and building on strengths. It's the things you do to find the positive, exercise self-compassion, stay anchored to meaning and purpose, and live your values.

Enjoy



Enjoy is all about having things to look forward to. It's the things you do for pleasure and fun, and to practice self-care.

Themes



Proximity to Surf + Nature	Active Mobility Networks	Seasonal Recreation
Fitness Infrastructure	Active Play	Healthy Food Sources

Physical wellbeing

Physical inactivity costs the New Zealand economy \$2.3 billion annually, and the Stage 2 Masterplan aims to address this by promoting an active, healthy lifestyle through its thoughtfully designed spaces and amenities. Surfing, a lifelong sport with significant mental and physical health benefits, is at the heart of the development, encouraging more people to engage with this aspirational lifestyle. The addition of the Village Centre, northern and southern neighbourhoods, and the live-work precinct an environment where physical activity is integrated into everyday life, with walkable streets, cycleways, and easy access to the Surf Lagoon and recreational facilities.

The proposal also prioritises education and access to good food, recognising the link between nutrition and wellbeing. Productive land within the development will grow on-site produce and source locally whenever possible, supporting the “farm-to-table” ethos. This aligns with surfing culture’s focus on health and sustainability, while also minimising environmental impact. Restaurants and markets in the Village Centre will further highlight the importance of healthy eating as part of the community’s lifestyle.

The park will provide a diverse range of activities designed to connect visitors and residents with themselves, each other, and the natural environment. These include a surf school and academy, high-performance surfing facilities, skateparks, and extensive walking and cycling trails. Together, these elements ensure the development is a hub for physical activity, fostering a culture of movement and wellbeing for all ages and abilities.



Surfing for Everyone

The Surf Park appeals to all ability levels through democratising access to waves. In a typical coastal environment 10% of surfers control 90% of the waves through strength, experience and superior skills. The Auckland Surf Park will provide a safe, positive and inclusive environment for people of all ages and abilities to take up surfing, progress their skill, build confidence, and push themselves to try new things. The surf lagoon will also be utilised for surf lifesaving and water skills programmes which will not only ensure a safe environment in the pool but address ocean drowning prevention.



Walking and Cycling Trails & Active Recreation

Active transportation plays an important role in getting around in the Surf Park. With its extensive network of walkways and cycle trails that follow the regenerating stream, wetlands and native planting, visitors of the Surf Park will be able to get their heart rate up while connecting to the natural environment and getting around.

Active recreation opportunities are provided both within the lagoon and the wider surf park and community. A destination play area, skate park and open space for both formal and informal sports are provided throughout the proposal.

The Surf Park will also feature plenty of open spaces for informal sports, a destination play area and a skatepark.



Health and Nutrition

In addition to creating a range of options for physical wellbeing and exercise, the Surf Park Community Masterplan seeks to ensure that good health and nutrition are readily available and accessible to all visitors. The masterplan is integrated with a local produce market on site where visitors and the local community will have access to produce and visitors can learn to grow, cook, create and engage with the food that we consume.

<p>New Zealand’s physical activity is declining.</p>	<p>Water safety is a huge issue in New Zealand with one of the worst drowning rates of the developed world.</p>	<p>The majority of New Zealand’s surfing population is based in Auckland with limited access to safe and consistent surf.</p>
--	---	---

Themes



Tourism

AW Holdings' mission is to establish a world-class surfing destination that delivers significant social and economic benefits to New Zealand. The Stage 2 Masterplan builds on this vision with the addition of a Village Centre, northern and southern neighbourhoods, and a live-work precinct, creating a vibrant and inclusive surf community. Whether you're a dedicated surfer, a beginner, or simply seeking new adventures, the Surf Park will offer something for everyone. Supporting Tourism New Zealand's goal to rank among the top three nations for high-value travellers, the expanded development provides premium accommodation, dining, and recreational offerings to attract high-value domestic and international tourists.

At the heart of the project is the Surf Lagoon, which uses Wavegarden technology to deliver perfect, consistent waves in a secure, accessible environment for people of all ages, genders, and abilities. As the most advanced surf lagoon technology in the southern hemisphere, it offers a superior experience compared to similar facilities in Australia, making it highly attractive to affluent surf travellers and adventure seekers. Beyond surfing, the park offers amenities for non-surfers, such as community events, markets, boutique accommodation, and a farm-to-table restaurant that integrates locally sourced and on-site produce.

The rural qualities of the site are embraced throughout the design, creating an authentic Aotearoa experience that blends surfing culture with the natural landscape. With its thoughtful integration of surfing, community, and sustainability, the Surf Park aims to become a sought-after destination for both international and domestic visitors, celebrating New Zealand's unique identity and way of life.

World-Class Amenities	Eco-Tourism	Short-term visitors to long-term owners
Local / Domestic / International Appeal	Off-Peak Attractions	Varied ownership options

Wavegarden Surf Lagoon



Surfing is in the midst of a new boom in the sport and this decade has already seen surfing debut as an Olympic sport at the Tokyo Games. The patented Wavegarden Cove® technology offers a revolutionary development never seen before: up to 1000 perfect waves/hour similar to those in the ocean. The technology has the ability to cater for the full range of ability from high performance athletes through to beginners by producing different wave types. Unlike in the ocean, when surfing in a Wavegarden, surfers are guaranteed an equal amount of waves and opportunities to surf.

In a Wavegarden Cove, waves are created in four different zones to offer a personalised surfing experience adapted to the level of each person. Each zone has waves of different height, shape and speed, offering a fun and challenging experience for all surfers.

Events, Festivals and Marketplace



The Surf Lagoon is a first in New Zealand and will provide a unique venue for events and festivals. Surf events will range from local competitions to international elite level events that would bring people from all over the world to this destination.

The masterplan includes an village square for concerts, movie nights, and festivals. The local market can host weekly farmers markets and local carnivals.

Boutique Accommodation

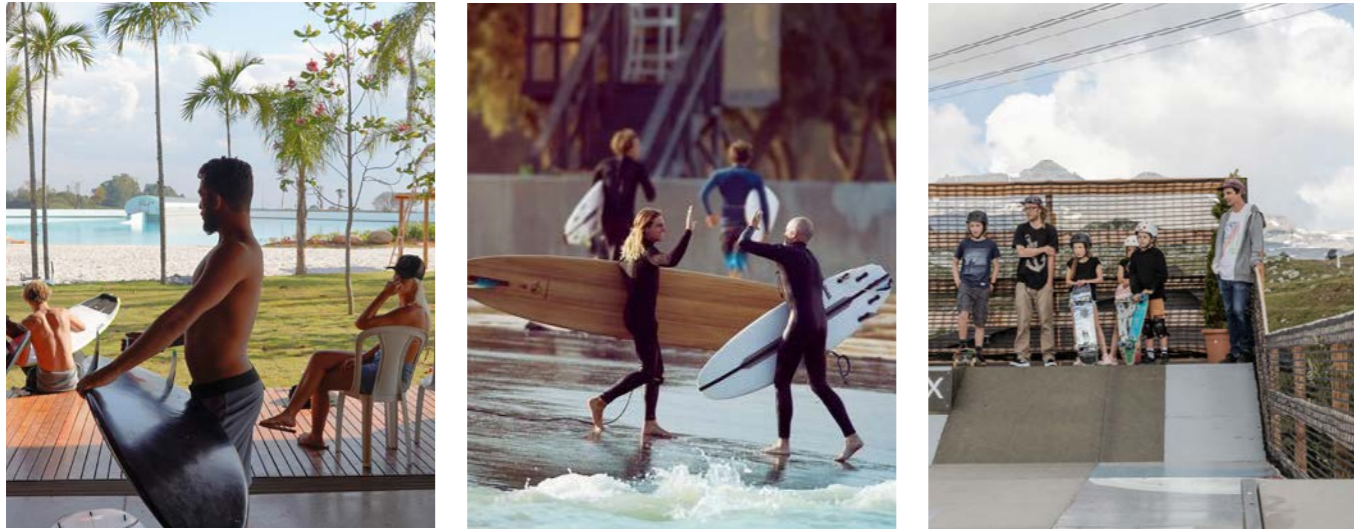


As the Surf Park presents a unique destination with its holistic offering of recreational amenities and services, the masterplan seeks to integrate boutique accommodation options for visitors that are travelling from out of Auckland and other countries.

The first type of accommodation is a boutique hotel with exclusive views overlooking the surf lagoon with dedicated access to the surf lagoon through the adjacent clubhouse, where guests can work, sleep and play. The second type is a in a series of off-grid eco-cabins nestled in amongst the regenerating native vegetation where visitors can 'switch off' and become immersed in nature. Walking and cycling routes provide easy access to the surf and open space opportunities right on their doorstep.

<p>400,000</p> <p>people surf in New Zealand Annually</p>	<p>Surfing is one of the fastest growing sports globally</p>	<p>Surf Tourism was booming worldwide pre-pandemic and is rapidly returning to normal at \$US9.5 billion in 2022.</p>
--	--	---

Themes

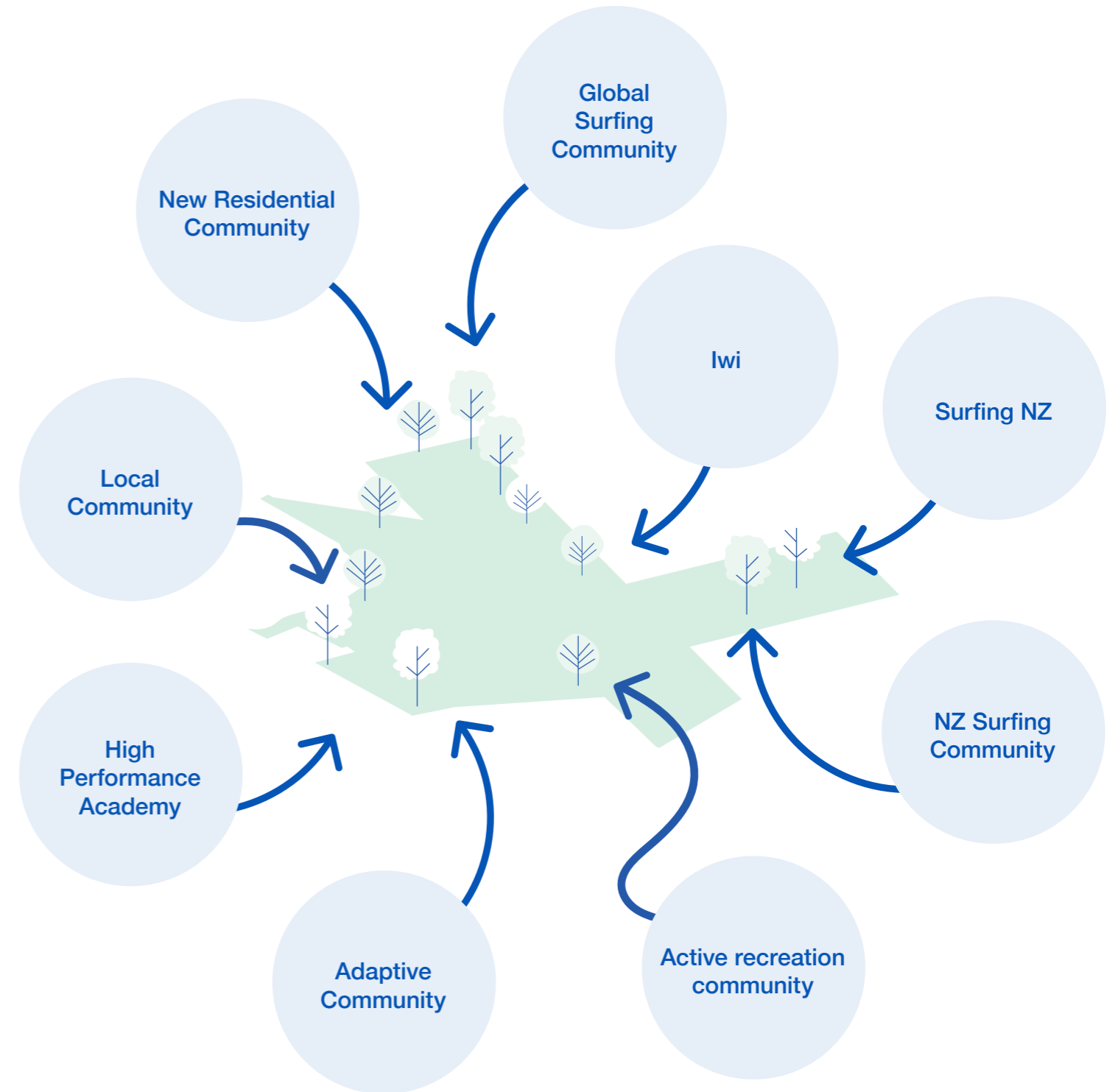


A Home for the Surfing Community

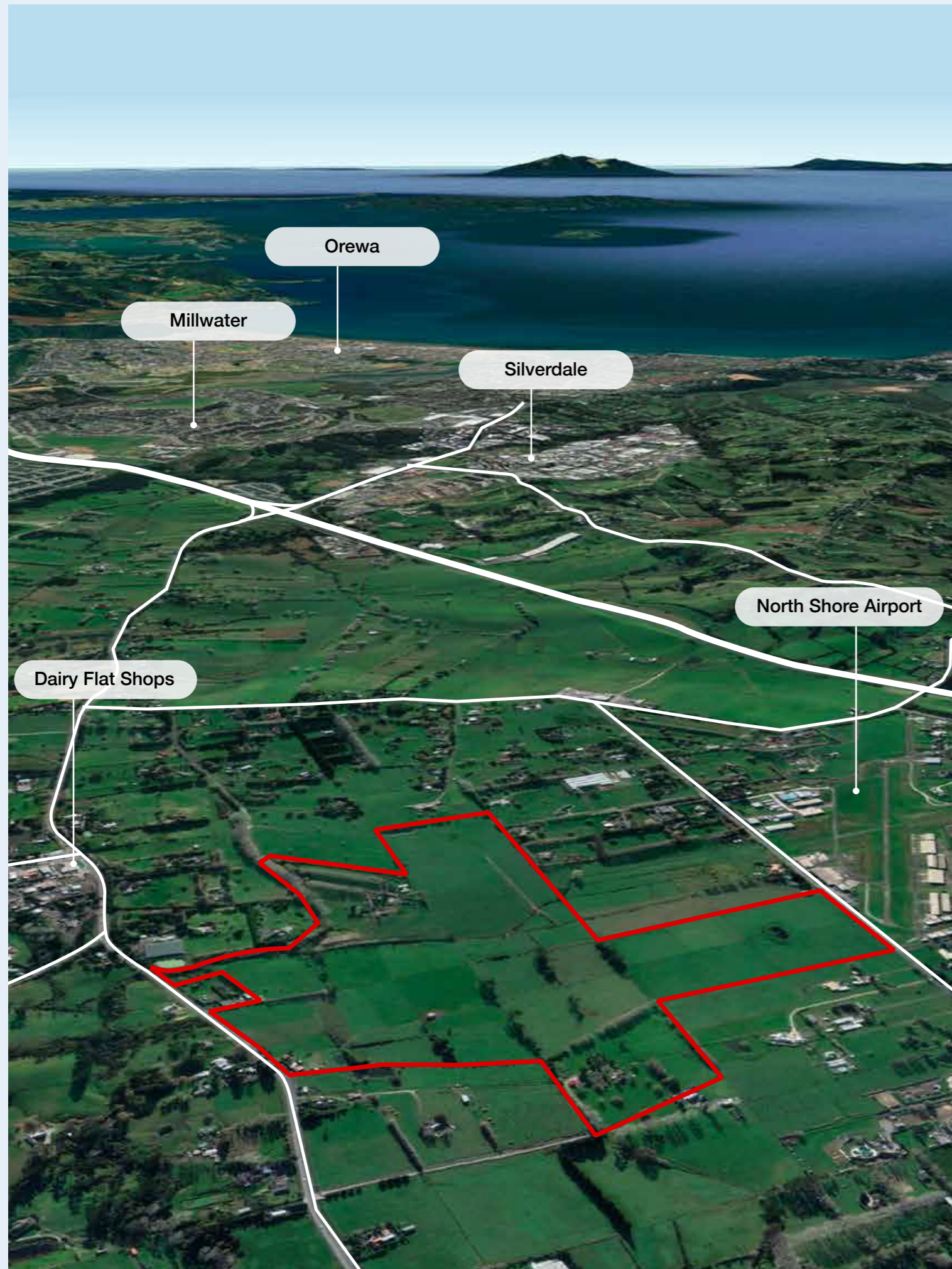
Community is central to the Stage 2 Masterplan, with the addition of the Village Centre, northern and southern neighbourhoods, and a live-work precinct creating a vibrant hub for the surfing lifestyle. The Surf Park is designed as a “third place” - a space beyond home and work - where people can pursue the activities they love, connect with others, and foster a sense of belonging. Unlike coastal surf breaks that require long travel times, the Surf Park offers a world-class surfing experience in a convenient location, allowing people to spend more time in the water and building connections while reducing vehicle emissions from long-distance surf trips.

The Surf Park aims to become a true home for New Zealand’s surfing community, offering a unique space where surfers of all levels can gather, connect, and thrive. Removing barriers to surfing is a core focus, with programmes designed to increase access for young girls, women, low-decile schools, and physically or mentally disadvantaged communities. Facilities like the high-performance training centre will support elite athletes, addressing a critical gap in New Zealand’s surfing infrastructure. With surfing now a medal sport at the Olympics, this centre will provide the resources needed to elevate New Zealand’s competitive standing on the global stage.

By establishing a dedicated hub for surfing culture, the development provides not only a premium surfing experience but also a platform to build a connected, inclusive, and sustainable community. The Surf Park becomes more than a destination; it is a catalyst for fostering social interaction, reducing environmental impacts, and celebrating New Zealand’s identity as a surf heritage nation.



The Site







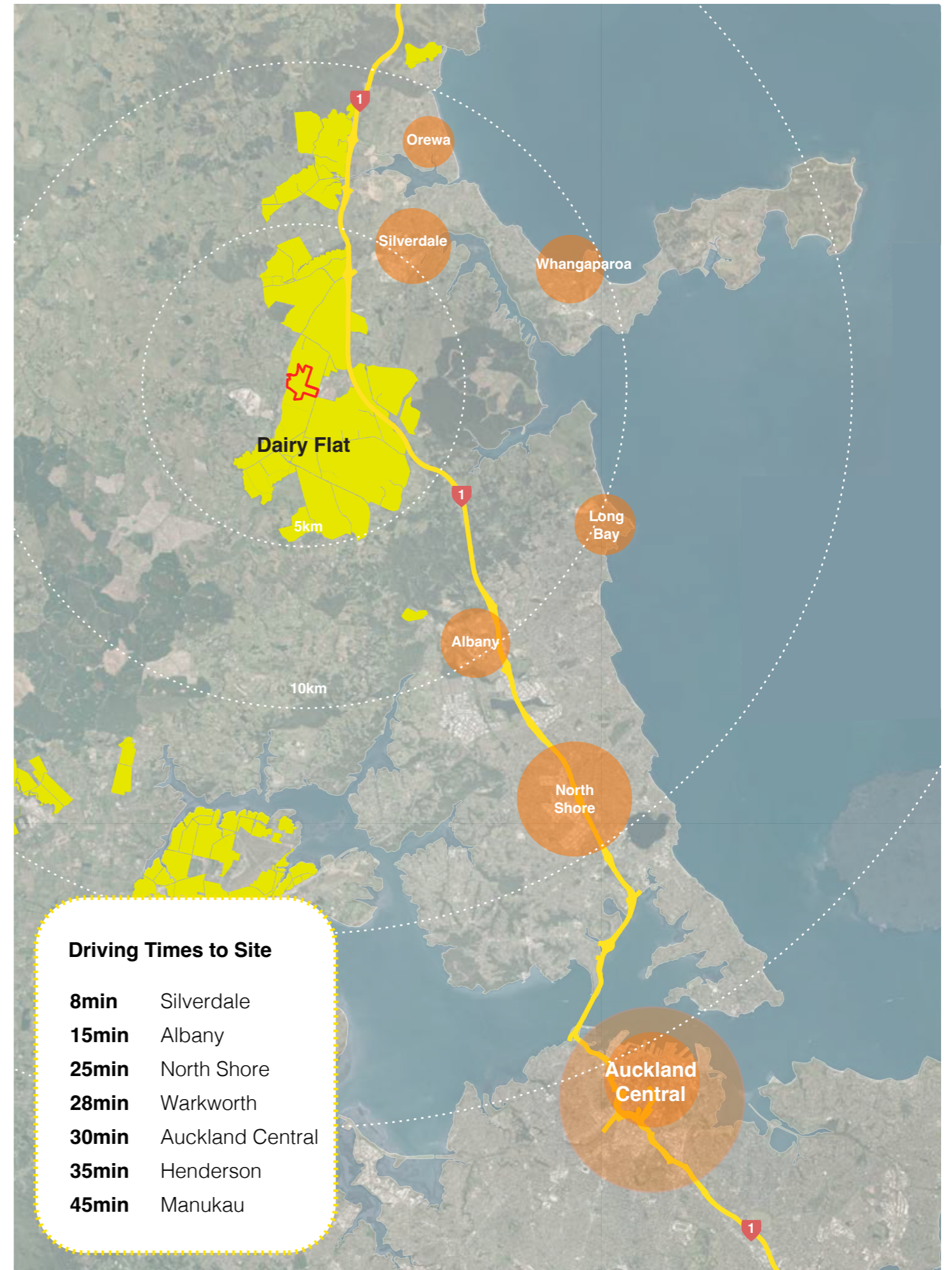
Location

The 54-hectare site for the proposal is located in Dairy Flat within a future growth area in northern Auckland.

The site is located a short distance from State Highway 1 and is easily accessible and well served by existing roading connections. It is also well serviced by surrounding residential centres being just an 8-minute drive to Silverdale and a 30-minute drive to central Auckland.

Te Tupu Ngātahi Supporting Growth is a collaboration between Auckland Transport and Waka Kotahi NZ Transport Agency that outlines a long-term strategic transport network to keep up with Auckland's growth over the next 30 years. A key aspect of the strategy is well-designed transport connections that are safe, accessible and sustainable for Auckland's new growth areas, which includes Silverdale, Dairy Flat, Wainui and Orewa.

- KEY**
-  Site Extent
 -  State Highway 1
 -  Future Urban Zone
 -  Residential Centres



Future Development Context

The site for the proposal is located along the Northern growth corridor, from Dairy Flat in the South to Orewa to the north.

Silverdale, Dairy Flat, Wainui and Orewa are growing fast. By 2050, the areas of land zoned for future growth will accommodate 40,000 new homes and more than 600 hectares of new business land will be developed.

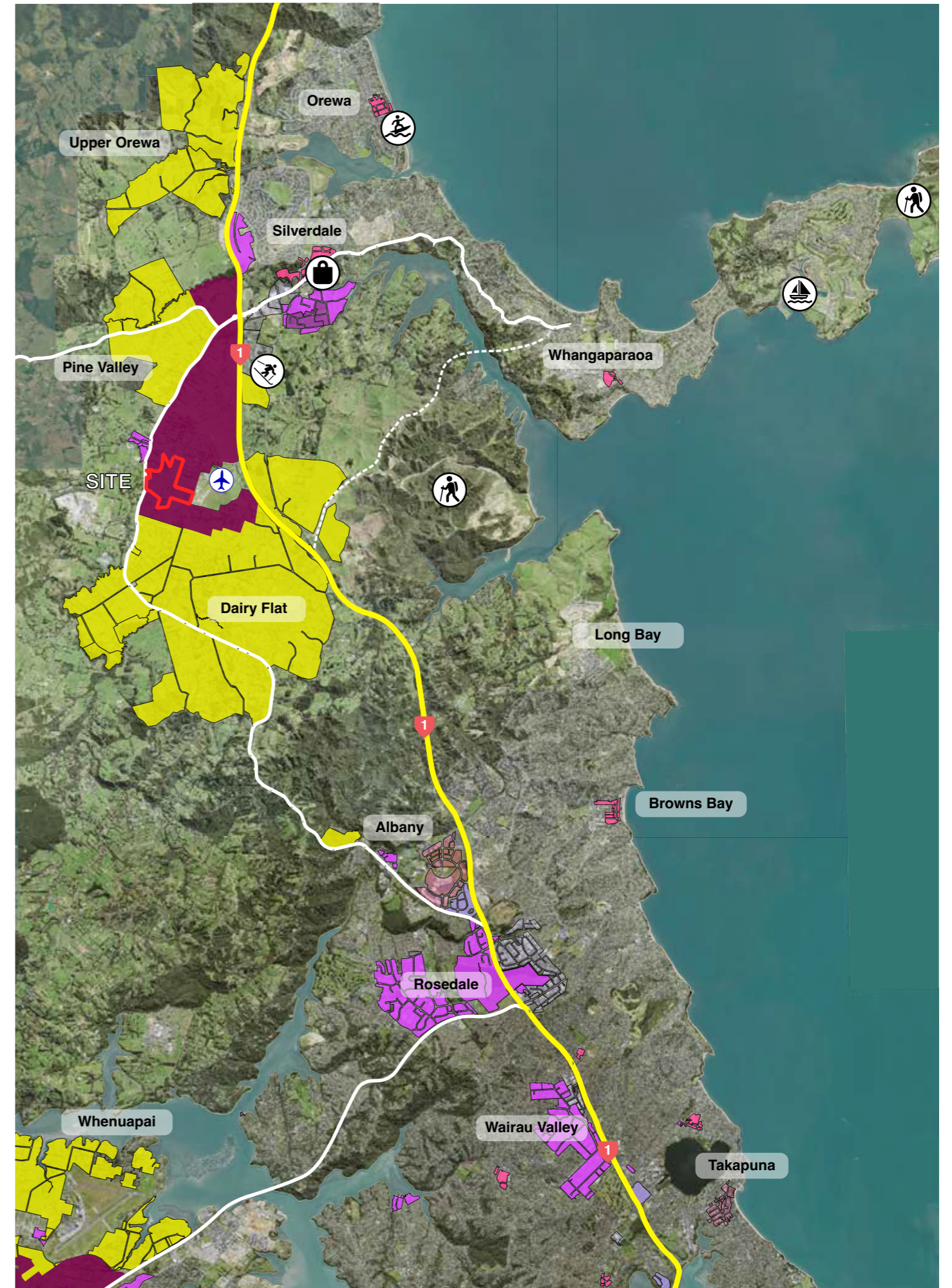
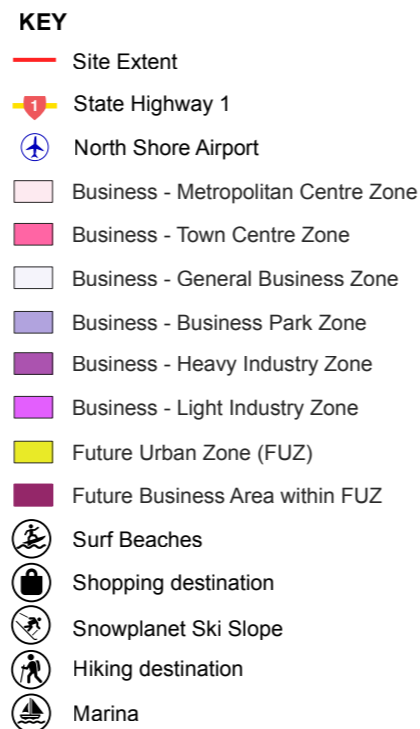
To support future urban growth, a well-designed integrated transport network for North Auckland is planned. Long-term transport projects will help everyone move around safely, easily and sustainably, whether they're walking, cycling, using public transport or driving. There are a number of strategic projects in the north, and these include:

- A new 16km rapid transit corridor (RTC) from Albany via Dairy Flat and onto Milldale providing efficient, frequent, high-quality public transport
- Improved public transport connections for the wider area with bus priority on key routes including a high frequency bus route connecting Orewa and Silverdale
- 25km of new walking and cycling paths
- Improvements to the Northern Motorway (SH1) including additional space to respond to increased travel demand and upgraded interchanges at Redvale and Silverdale and a new interchange at Wilks Road.

Key outcomes of the long-term transport network for North Auckland are:

- Improved access to jobs and social facilities
- Reliable access for the movement of people and goods
- Provide travel choices to encourage a shift to active modes (walking and cycling) and public transport
- Provide a safe transport system for all users
- Ensure the transport network is well integrated with the land use

The project site is ideally placed to capitalise on these long term investments in transport infrastructure, and support their development.



Draft Spatial Land Use Strategy 2022

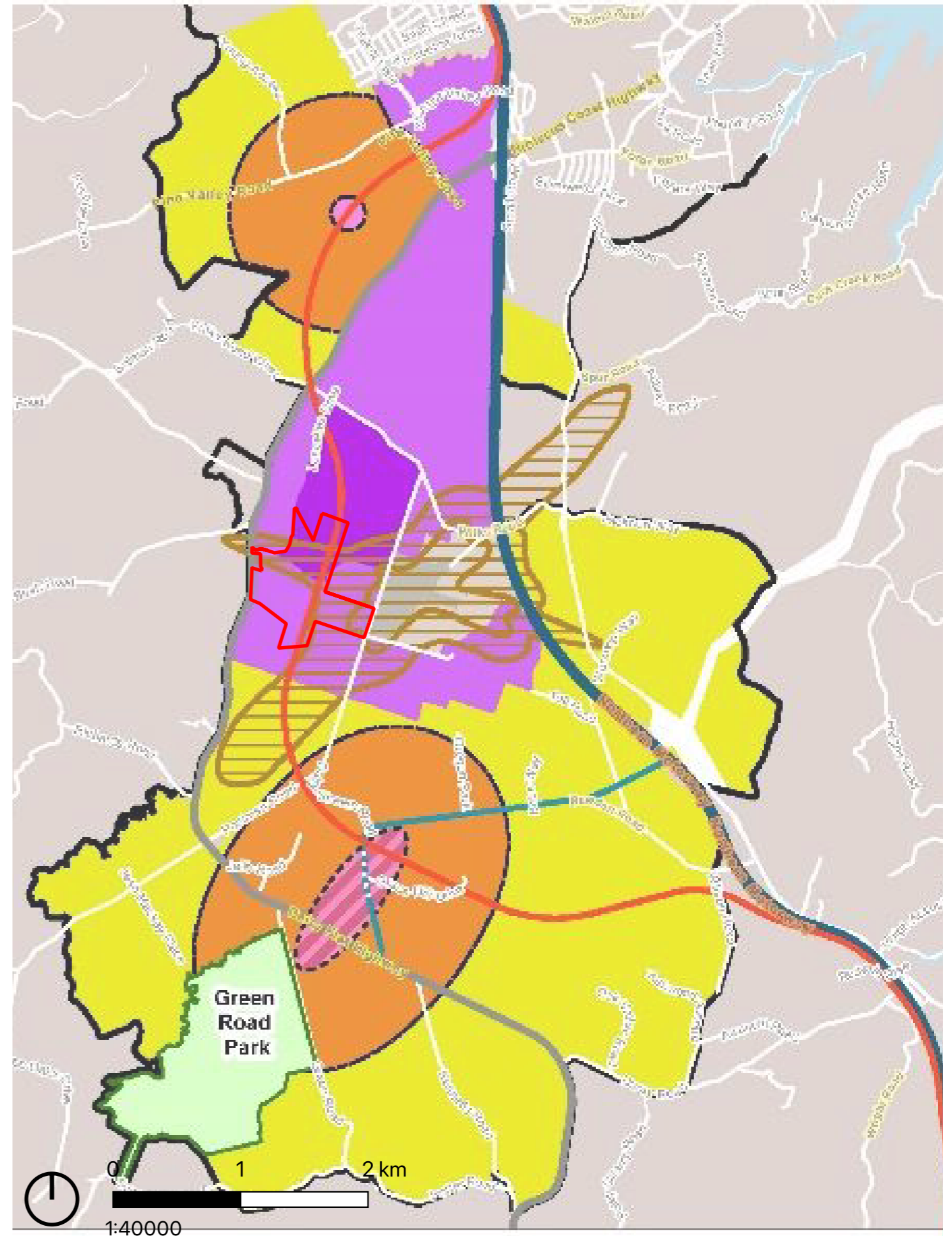
The site for the proposal is located in the heart of the Dairy Flat and Silverdale Future Urban Zone.

Adjacent to the North Shore Airport and equidistant from the two proposed centres to the north and south, the site is positioned in an ideal location for a third centre of activity to support future growth in the area.

The Draft Spatial Land Use Strategy 2022 is a Auckland Council led high-level strategy that identifies future land uses and the location of future metropolitan/town centres to inform the future transport network.

A small metropolitan centre or a large town centre will be needed to provide services to the large future population in Dairy Flat. Metropolitan centres in Auckland are large regional centres that act as focal points for communities and commercial growth and contain hubs serving high frequency public transport. They provide for a wide range of activities including commercial, leisure, high density residential, cultural, community and civic services. Examples of existing metropolitan centres include Albany, Henderson and Westgate-Massey North.

The development of the Spatial Land Use Strategy has been influenced by a number of factors including the Auckland Plan, objectives and policies of the Regional Policy Statement, zoning principles from the Unitary Plan, directions from the National Policy Statement on Urban Development, the existing land uses and zoning of adjacent land, the Indicative Strategic Transport Network, the Te Tupu Ngātahi future Rapid Transit Corridor (RTC) investigations, future centre land requirements and various land constraints such as flooding.



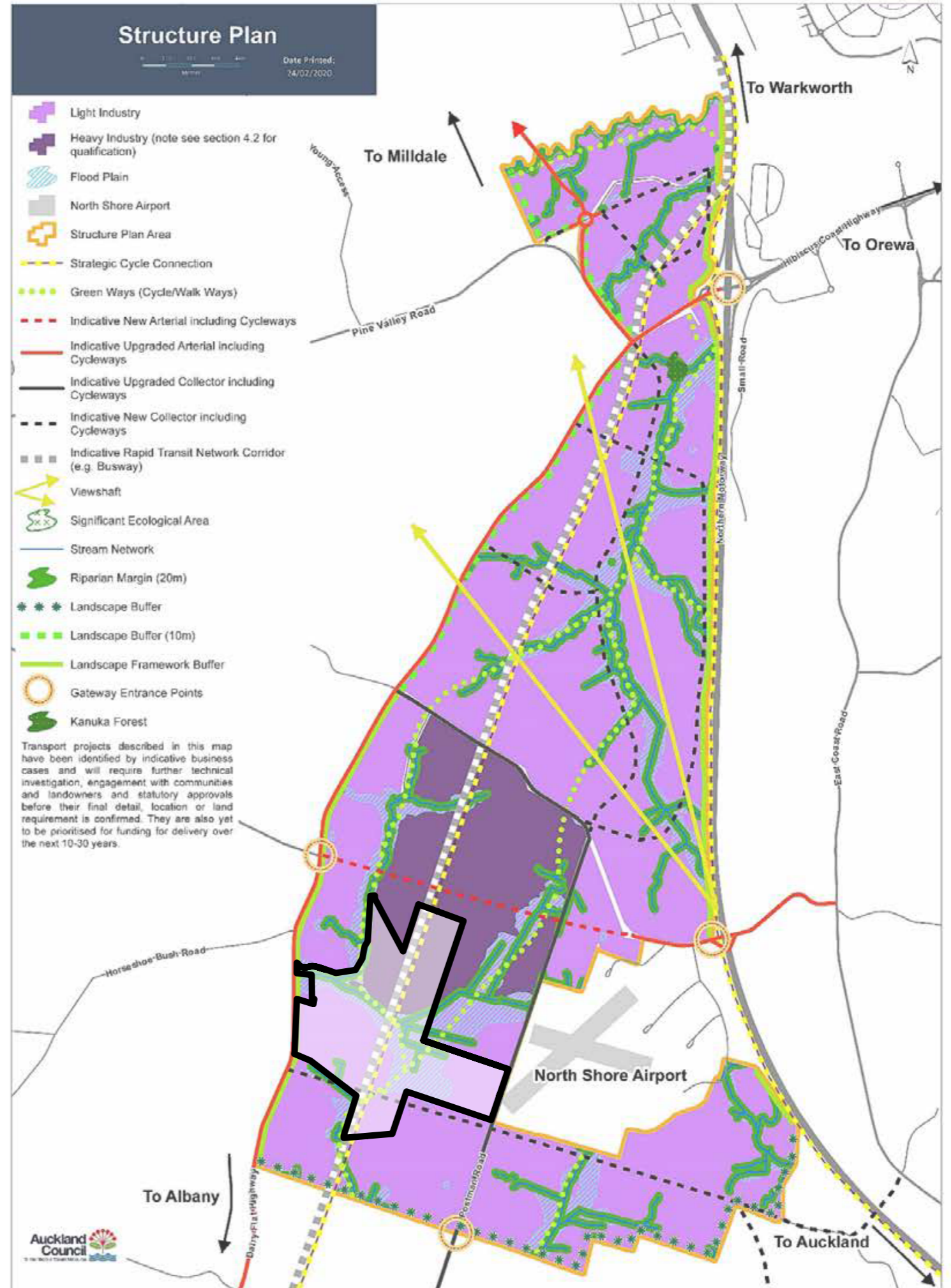
Silverdale West Dairy Flat Structure Plan

The site has been identified in Auckland Council's structure plan as future light and heavy industry.

The proposed masterplan is cognisant of the structure plan (Silverdale West Dairy Flat Industrial Area Structure Plan 2020) that has been produced for the area and responds to the key moves embedded in it. This includes the east-west connections and the indicative Rapid Transit Corridor (RTC) Busway.

Located to the west of the State Highway 1 motorway from Pine Valley in the north, to south of the North Shore Airport and west to the Dairy Flat Highway, the total structure plan area is 600ha gross, however, once floodplains and roads are deducted the net developable area is 350ha. The structure plan identifies 294ha (net, excludes floodplains and roads) for light industry and 56ha (net) for heavy industry. The area of heavy industry is located south of Wilks Road.

Note that at the time that the structure plan was completed it showed the Indicative Business Case RTC location. See previous page for the revised Detailed Business case RTC route alignment that is reflected in the proposed masterplan for this site.



Site Character

The 54Ha site is identified as largely flat rural farmland with few natural features. It sits between Dairy Flat Highway to the west and Postman Road to the east.

The existing site is characterised by typical features of rural farmland, with open pastures and a few remnant shelter belts running in a north-south direction. There is a single existing unoccupied dwelling to the south-western corner of the site and small number of farm sheds. A key natural feature of the site is an existing stream that runs from the centre of the site and along the lower northern boundary towards Dairy Flat Highway.

The site is surrounded by existing rural land on 3 sides with the North Shore airport directly to the east. Dairy Flat Highway represents the rural-urban boundary and will maintain the rural outlook to the west.

The North Shore Airport is a small regional airport with a commercial airline service provided by Barrier Air. The airport is home to the North Shore Aero Club and a range of other businesses including aviation support, flight training and aircraft management.

There is a cluster of shops and an industrial area to the north-west of the site that includes a range of small businesses, petrol station and a dairy.



Existing stream



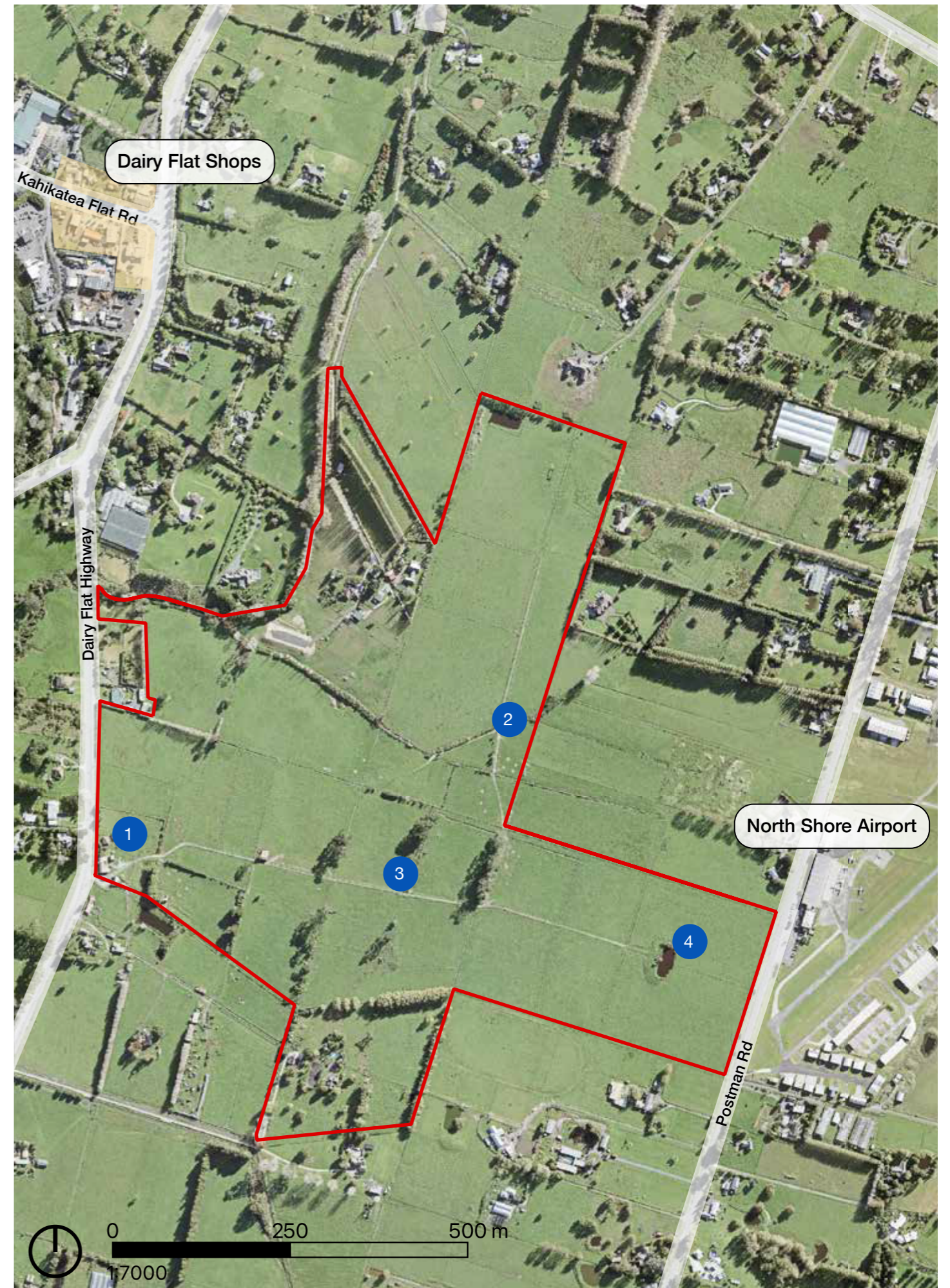
Remnant shelter belts



Existing unoccupied dwelling adjacent to small farm sheds



Existing constructed ponds



Spatial Opportunities

Key spatial opportunities for the site include future transport connections through the site and a large central flat area for development.

Extensive site investigations have been undertaken by our consultant team for the project, which has identified several spatial opportunities for the site.

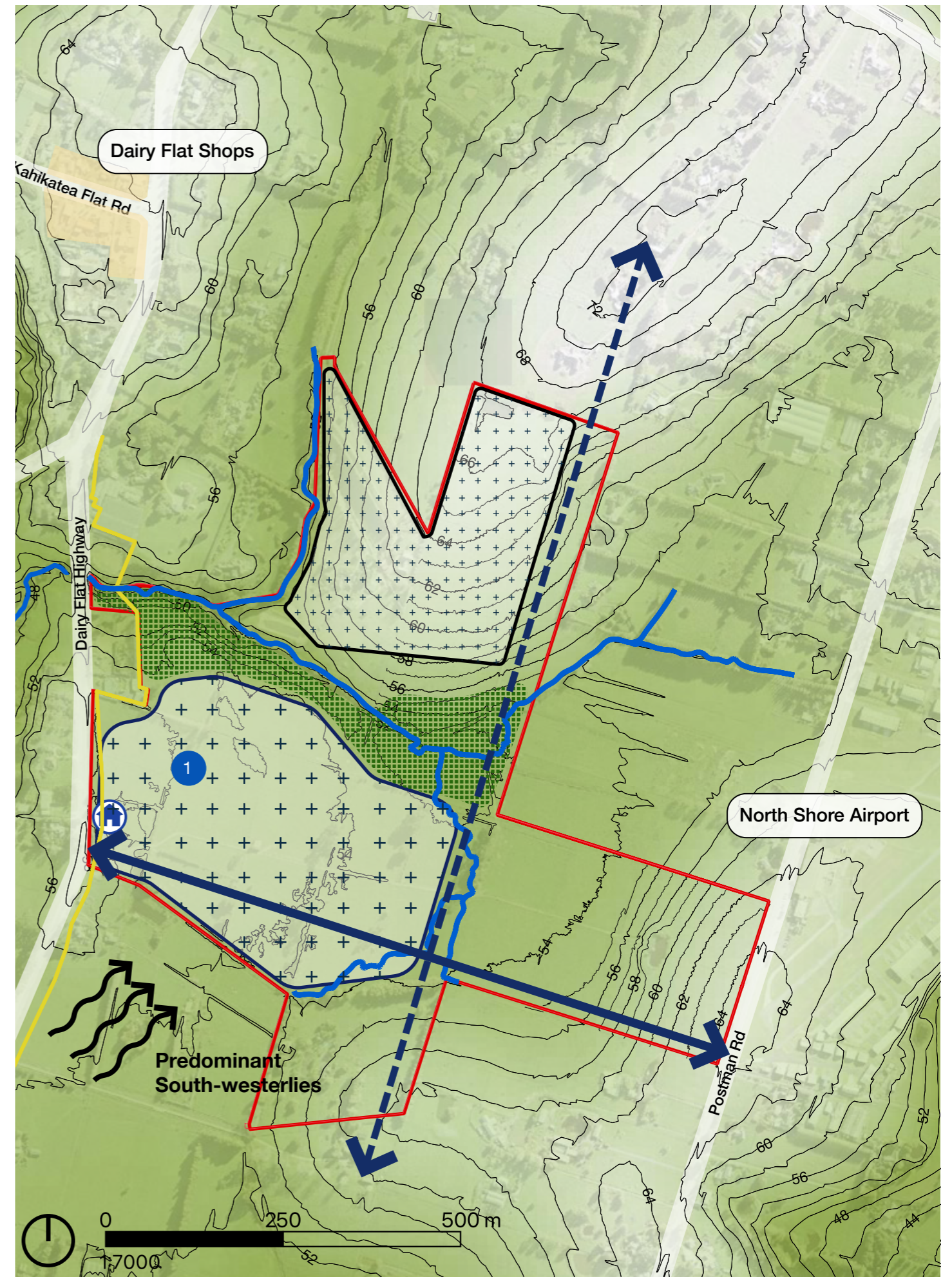
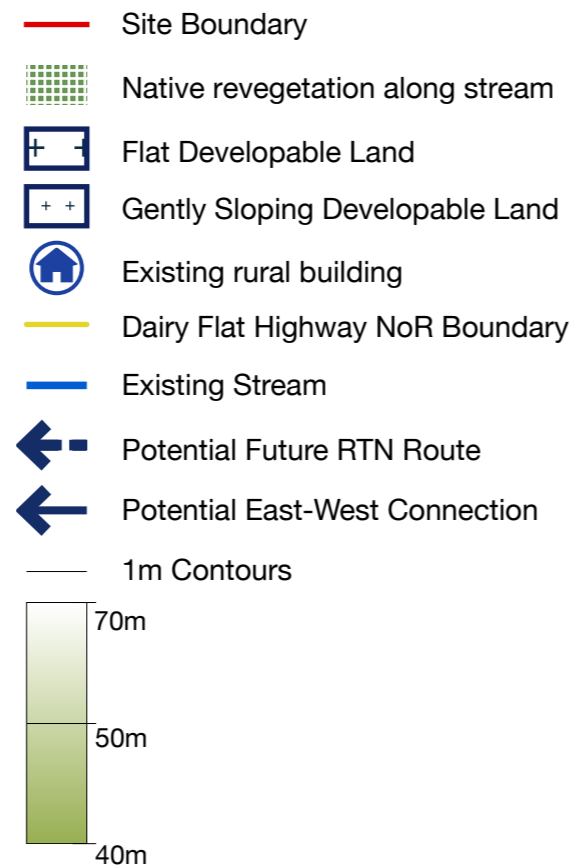
The key attributes of the site have been summarised into the following key opportunities:

- Great opportunity to enhance the existing stream through pest plant removal and native revegetation to restore the landscape and give effect to Te mana o te wai
- Proposed future RTN route provides access to future public transport
- Dairy Flat Highway to the west and Postman Road to the east provide convenient local access
- Large central area of flat land provides the ideal location for the surf lagoon and associated Surf Park amenities
- Predominant south-westerlies provide ideal conditions for surf lagoon (lagoon should face in direction of predominant winds).
- Existing site features such as mature trees and farm buildings provide the potential to be retained and contribute to the site character.

Please refer specialist consultant reports for more detailed information.



Large central flat land provides ideal conditions for wave lagoon



Spatial Challenges

Key spatial challenges for the site include activity restrictions due to aircraft noise contours and the flood prone land around the existing stream

Extensive site investigations have been undertaken by our consultant team for the project, which has identified several spatial challenges to the site.

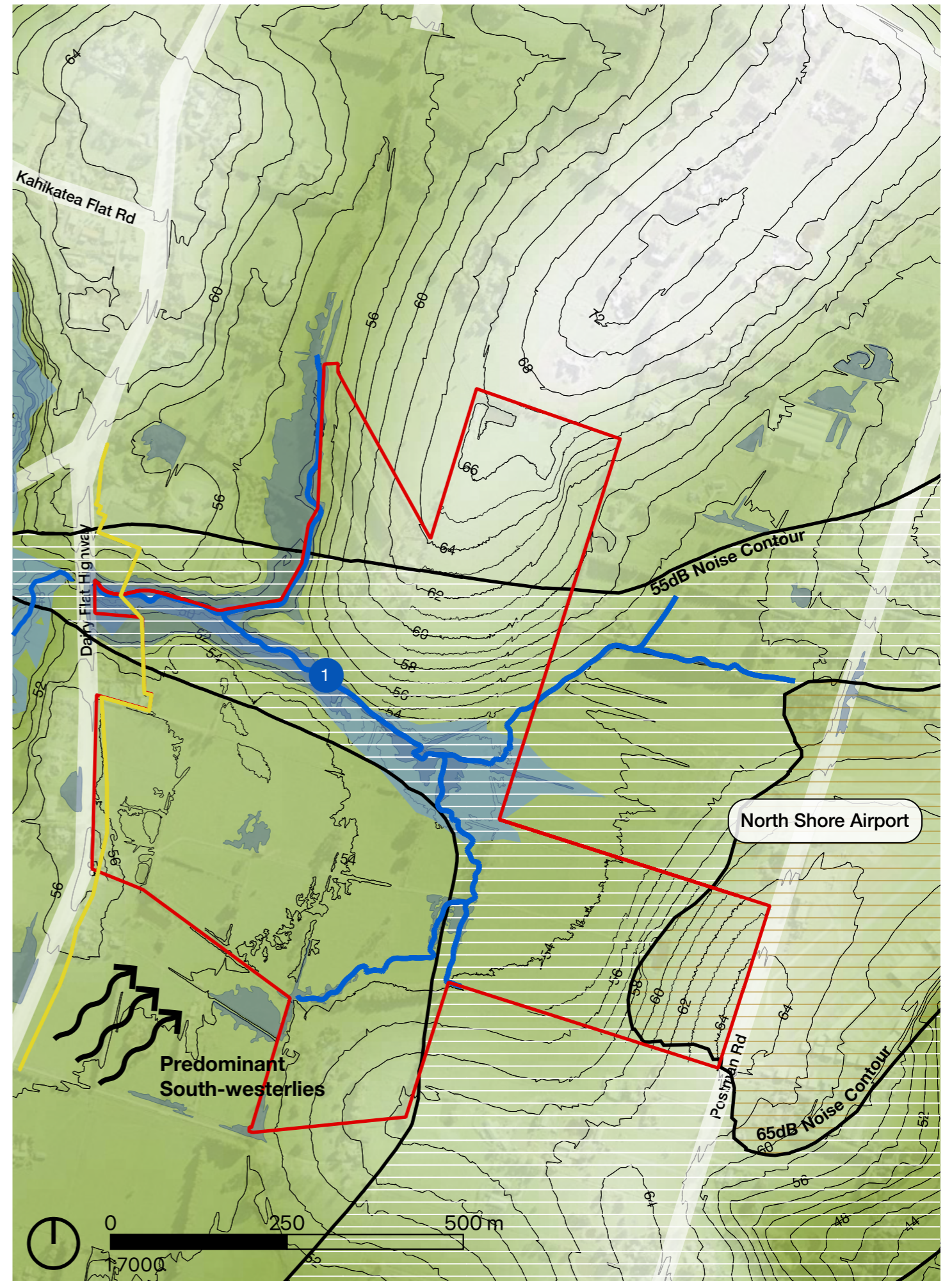
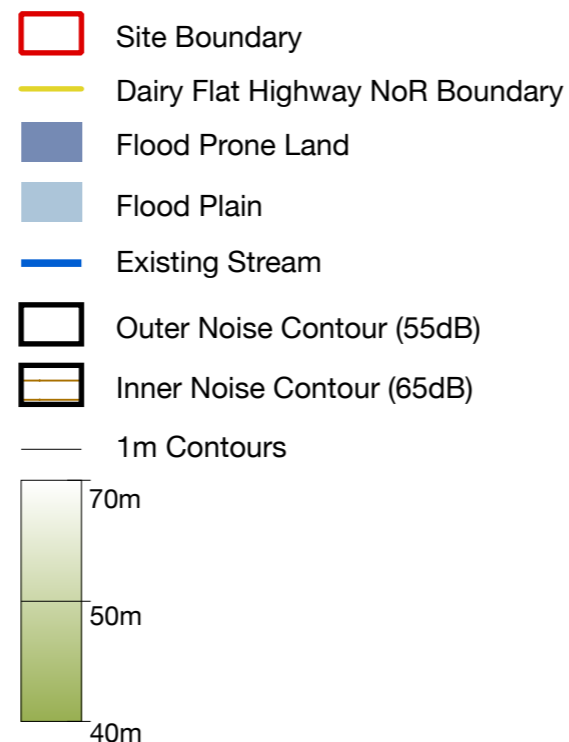
The key attributes of the site have been summarised into the following key challenges.

- Aircraft noise contours from the adjacent North Shore airport create restrictions on activity to the northern and eastern parts of the site
- Additionally, height restrictions near the airport limit intensive development
- The existing stream is in poor condition with extensive removal of pest plant and revegetation required
- Flood prone land surrounding the existing stream
- Relatively flat flood plain surrounding existing stream
- Existing vegetation within the site is relatively sparse, is primarily exotic and may need to be removed in due course

Please refer specialist consultant reports for more detailed information.



Pest plant removal and native revegetation needed along existing stream



Summary Plan

The following sketch forms the conceptual foundation for how the spatial opportunities and challenges stack up to inform the key components of the Surf Park Community.

The symbiotic relationship between the solar farm, surf park activities and data centre campus creates a unique and sustainable environment that becomes a springboard for additional activities that will support growth in the area.

Combined with planned future transportation network and development upgrades, the site provides a raft of opportunities to establish an innovative and sustainable community.

- 1 **Surf Lagoon** located central to flat land and orientated towards predominant wind direction
- 2 **Surf Amenity Buildings** surrounding surf lagoon providing base of operations, Surf Academy and F&B
- 3 **Primary entry and access to site** serviced off Dairy Flat Highway
- 4 **Village Centre** serving the new community, existing local community and visitors alike
- 5 **South Neighbourhood** Medium density housing within easy walking distance of the lagoon and Village Centre
- 6 **North Neighbourhood** Medium / Lower density housing centred around a community hub with direct links to the Stream Park and Lagoon / Village Centre beyond
- 7 **Local Road** connecting the masterplan to the north neighbourhood
- 8 **Live:Work Precinct** creative hub with specialist terrace housing centred around a shared garden
- 9 **Revegetated stream corridor** with native planting, walkways and trails
- 10 **Future East-west connection through the site** connecting Dairy Flat Highway and Postman Road
- 11 **Hyperscale Artificial Intelligence Data Centre Campus** providing additional local employment opportunities and contributing to sustainability outcomes
- 12 **Solar Farm** providing local renewable energy source / proposed future RTC route creating access to future public transport

