

Auckland Surf Park Community Stage 1 and Stage 2 Comparison Table and Drawings

Supplementary to the Auckland Surf Park Community Masterplan and the Assessment of Environmental Effects, **Table 1** below and the Stage 1 and Stage 2 Comparison Drawings have been prepared to as supplementary material to assist in the understanding of the changes, additions and deletions between the schemes.

Precinct	AUP Activity	Stage 1 Consent	Stage 1 s.127 Proposal	Stage 2 Proposal	Overall
Data Centre Precinct 1	Infrastructure (Network Utility)	1 data centre (29,000m ²)	-	-	Hyperscale AI data centre with 2 buildings (41,640m ²)
Data Centre Precinct 2		-	-	1 additional data centre (12,640m ²)	
Surf Lagoon and Amenity Precinct	Organised Sport and Recreation	Surf Lagoon (2ha)	Increased Surf Lagoon (additional 0.2ha)	-	Surf Lagoon (2.2ha)
	Organised Sport and Recreation	Ancillary activities, i.e. office, surf rental, wellness, surf club, etc (2,019m ²)	Rearranged layout of ancillary activities, i.e. surf academy, change facilities, surf rental, lounge, admin, etc (reduced 804m ²) ¹	-	Ancillary activities (1,115m ²)
	Organised Sport and Recreation (Clubrooms)	Members Club (131m ²)	Relocated to the Accommodation Precinct below and renamed as Clubhouse	-	-
	Retail (Food and Beverage)	Lagoon Restaurant (674m ²)	Restaurant and Kiosk (reduced 54m ²)	-	Food and Beverage (620m ²)
	Residential (Visitor Accommodation and Amenities)	51 units (5 Eco Cabins and 46 Lodge Units)	Removal of 51 units and replaced with 80 Key Hotel (35	-	80 Visitor Accommodation Units

¹ Stage 1 Wellness Facility replaced with Stage 2 Wellness Centre

Precinct	AUP Activity	Stage 1 Consent	Stage 1 s.127 Proposal	Stage 2 Proposal	Overall
			single rooms and 45 double room)		
		Lodge amenities, i.e. reception, wellness, meeting room, etc	Removal of lodge amenities and replaced with hotel amenities, i.e. reception, meeting rooms, seminar space, function spaces, kitchen, bar, etc	-	Hotel Amenities
	Retail	249m2	Additional 6m2	-	255m2
Accommodation Precinct	Organised sport and recreation (Clubrooms)	-	Clubhouse (additional 843m2) ²	-	Clubhouse (974m2)
	Residential (Visitor accommodation)	14 units (Eco Cabins)	Additional 43 units (renamed to villas)	-	57 units (villas)
Village Centre Precinct	Residential (Dwellings)	-	-	120 dwellings	120 dwellings
	Retail (Food and Beverage)	Farm to Table Restaurant (368m2)	Removal of farm to table restaurant	Food and Beverage (additional 52m2)	Food and Beverage (420m2)
	Retail	Market (334m2)	Market (additional 756m2)		Market (1,090m2)
	Commercial	Multifunction Building (334m2)	Removal of multi-function building	Commercial tenancies on ground floor of Apartments A and B (additional 1,210m2)	Commercial (1,544m2)
	Community (Education Facilities)	-	-	Early Childhood Learning Centre (300m2)	ECL Centre (300m2)

² In addition to Consented Stage 1 Members Club (131m²)

Precinct	AUP Activity	Stage 1 Consent	Stage 1 s.127 Proposal	Stage 2 Proposal	Overall
	Community (Healthcare Facilities)	-	-	Wellness Centre (830m2)	Wellness Centre (830m2)
Northeastern Residential Precinct	Residential (Dwellings)	-	-	178 units	178 units
Northwestern Residential Precinct	Residential (Dwellings)	-	-	82 units	82 units
Southern Residential Precinct	Residential (Dwellings)	-	-	82 units	82 units
Live/Work Precinct	Residential (Dwellings/Home Occupations)	-	-	25 live/work units	25 live/work units
Solar Farm Precinct	Infrastructure (Electricity Generating Facility)	7.8ha of solar farm	-	Additional 0.92ha of solar farm	8.72ha of solar farm
	Residential (Visitor Accommodation)	5 units (Eco Cabins)	Removal of 5 units (Eco Cabins)	-	-
Stage 5A vacant lot subdivision	-	-	-	-	-
Overall GFA/Units/Area for Stage 2 & Stage 1 s.127					
Infrastructure (Network Utility) - Hyperscale AI data centre				41,640m2	
Infrastructure (Electricity Generating Facility) - solar farm				8.405ha	
Organised Sport and Recreation				1,115m2 + 974m2 = 2,089m2	
Retail (Food and Beverage)				620m2 + 420m2 = 1,040m2	

Precinct	AUP Activity	Stage 1 Consent	Stage 1 s.127 Proposal	Stage 2 Proposal	Overall
Retail				255m2 + 1,090m2 = 1,345m2	
Commercial				1,544m2	
Community (Education Facilities)				300m2 + 830m2 = 1,130m2	
Industrial (Light Industrial) - Surf Industry Workshops				3,145m2	
Residential (Visitor accommodation)				80 + 57 = 137 units	
Residential (Dwellings)				120+178+82+82+25 = 487 dwellings	

Auckland Unitary Plan Nesting Tables

J1.3. Nesting Tables

Table J1.3.1 Commerce

Commercial activities	Offices		
Retail	Food and beverage	Bars and taverns	Restaurants and cafes
			Drive-through restaurant
		Dairies	
			Show home
		Large format retail	Supermarket
			Department store
		Trade supplier	
		Service station	
		Markets	
		Marine retail	
		Motor vehicle sales	
		Garden centres	
Commercial services	Veterinary clinic	Funeral director premise	
Entertainment facilities	Commercial sexual services		

Table J1.3.2 Community

Care centres	
Cemeteries	
Community facilities	
Correction facilities	Justice facilities
	Community correction facilities
Education facilities	Community use of education and tertiary education facilities
Emergency services	
Healthcare facilities	
Hospitals	
Informal recreation	
Motorsport activities	
Organised sport and recreation	
Public places	Public open spaces
Recreation facilities	
Showgrounds	
Temporary activities	Temporary military training activities
Tertiary education facilities	Community use of education and tertiary education facilities

Table J1.3.3 Industry

Industrial activities	Freight depots	Warehousing and storage	
	Industrial laboratories		
	Manufacturing	Light manufacturing and servicing	
	Repair and maintenance services		
	Waste management facilities	Refuse transfer station	Recycling facility
	Rail siding		
	Bus depots		
	Storage and lockup facilities		
	Wholesalers		

Table J1.3.4 Infrastructure

Infrastructure	Network utilities	Roads
		Road network activities
		Service connections
		Minor infrastructure upgrading
		Minor utility structure
		Substations
		Gas distribution regulator stations
		Airports
		Aerials
	Electricity generation activities	Antenna
		Large scale wind farms
		Research and exploratory-scale investigations for renewable electricity generation activities
		Small scale energy generation

Table J1.3.5 Residential

Dwellings	
Home occupations	
Visitor accommodation	
Camping grounds	
Boarding houses	Student accommodation
Integrated residential development	
Retirement village	
Supported residential care	



These drawings have been prepared for information only purposes and should be read in conjunction with the Fast-track Approvals Act substantive application lodgement package in its entirety.

Stage 1 -Approved



True North:

Original Scale / Print check:

Print in Colour

Notes:

DO NOT SCALE OFF DRAWINGS

All dimensions to be checked on site.

Copyright in all drawings, specifications and other documents and in the work executed from them remains the property of Studio of Pacific Architecture Ltd.
© Studio of Pacific Architecture Limited 2025

Rev	Description	Date
01 - WIP	Not in Transmittal Set	
Work in Progress		

LEGEND:

Superlot boundary

Footpath

Footpath (Flush)

Cycleway

Lawn

Planting

Concrete surface

Hoggin surface

Sand play safety surface

10m stream offset riparian planting

Timber boardwalk

Site boundary

NOR boundary (indicative)

Stream centre line

10m stream offset line

Stormwater ponds/ raingardens

Stream Park timber buildouts

Raised vege planters

Buildings

Lounge bench seats

Rocks

Timber nature trail/ play-along-the-way

Picnic tables

BBQ's

Picnic shelter

Bench seats

Trees

Note: Where the masterplan extends beyond the scope of SPA's work, it is shown **indicatively**. For the relevant legend and detailed information, please refer to the respective consultants' drawings.

studiopacificarchitecture

Architects
Urban Designers
Interior Designers
Landscape Architects

74 Cuba Street
P.O. Box 11-517, Te Aro
Wellington
New Zealand 6011

P: (04) 802 5444
E: architects@studiopacific.co.nz
W: www.studiopacific.co.nz

Prepared For:

AW Holdings Ltd

Project Title:

Auckland Surf Park Community

at

Dairy Flat Highway, Auckland

#

Not in Transmittal Set

Layout Name:

MASTERPLAN

Illustrative Masterplan

Scale: 1:4000

Original Paper Size: A3

Job No.: 4663

Layout I.D.: RC_1.01 - WIP

Revision:

DISCLAIMER:

This pdf file and all information contained within are solely to be used for coordination purposes. All boundaries, levels, contours, existing services, trees and vegetation, district plan zones, roads, NOR boundaries, cadastral boundaries, stream centrelines, landscaping, and other site features have been traced from information provided by the client, civil engineer, or surveyor, or other consultants. Data may be subject to change and SPA does not accept liability for any loss, damage or harm resulting directly or indirectly from the recipient or any other person placing, relying on, or making any use of, the preliminary data provided.

Version: SPA_27_01_02 WIP / CAD Ref: 4663_Auckland Surfpark Masterplan-Substantive Application Stage / Printed: 03/06/2026, 1:06 PM