



Auckland Surf Park Community Masterplan 2021-2025

Substantive Fast Track Application Design Report

Contents

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Proposed Masterplan

Illustrative Masterplan

The illustrative plan shows the indicative layout of the site incorporating the key components of:

- Surf lagoon and associated amenity
- Hotel Accommodation
- Stream Park Accommodation and Members Club House
- Village Centre with local amenity
- Residential neighbourhoods
- A Live-Work Precinct
- Community park spaces
- Solar Farm
- A Hyperscale Artificial Intelligence Data Centre Campus
- Light Industry
- Revegetated stream corridor and open space network

These key components are described in detail over the following pages.



Key Components

Surf Park

- A** Surf Lagoon
- B** Surf Park Operations and staff car-parking area
- C** Visitor Parking amongst native planting and trees with buffer and planting to Highway
- D** Surf Lagoon Amenities including:
Ticketing / Administration
Changing
Surf Rentals
Surf Academy and pool
Surf Retail
Lagoon Restaurant
- E** Dunescape Buffer / Arrival Sequence

Wider Masterplan

- F** Stream Park - Riparian and ecological planting with walking / cycling networks, ponds and wetlands
- G** Hotel Accomodation
- H** Hotel Parking
- I** Stream Park Villa Accomodation set into riparian and revegetating Stream Park
- J** Members Clubhouse overlooking lagoon with separte pool, dining space and social areas
- K** Market Pavillion showcasing local produce and groceries with outdoor plaza dining area

- L** Wellness Centre
- M** Creche
- N** Food & Beverage Pavillion Building
- O** Apartment Accomodation in Village Centre
- P** Ground Floor Maker Space / Small Scale Retail Units activating Market Lane
- Q** Live:Work Terraces
- R** Light Industrial / Workshop Lots
- S** Residential Neighbourhoods
- T** Neighbourhood Parks and Gardens including play space, lawn areas, communal growing spaces and ecological planting
- U** Eastern Industrial Precinct
- V** Data Centre
- W** Wastewater Treatment Plant set back from neighbourhoods and within revegetating forest
- X** Stormwater Pond devices integrated with ecological planting
- Y** Collector Road
- Z** Solar Farm (approx. 8.8Ha) local renewable energy source



Surf Lagoon & Amenity

The cornerstone of the development is the creation of a 2.3 Hectare surf lagoon. The lagoon is orientated facing into the prevailing wind to optimise offshore conditions for the waves and offers left and right breaks.

Surrounding the lagoon is the 'shoreline', including sand, boardwalks, trees and vegetation and grassed areas for dwelling and spectating. Arrayed around the lagoon a range of amenity buildings face northeast looking out over the lagoon and capturing the sun.

These buildings provide a range of amenity including:

- Ticketing + Administration
- Surf Rentals
- Changing
- Surf Retail
- Lagoon Restaurant
- Surf Academy
- Hotel
- Members Club House

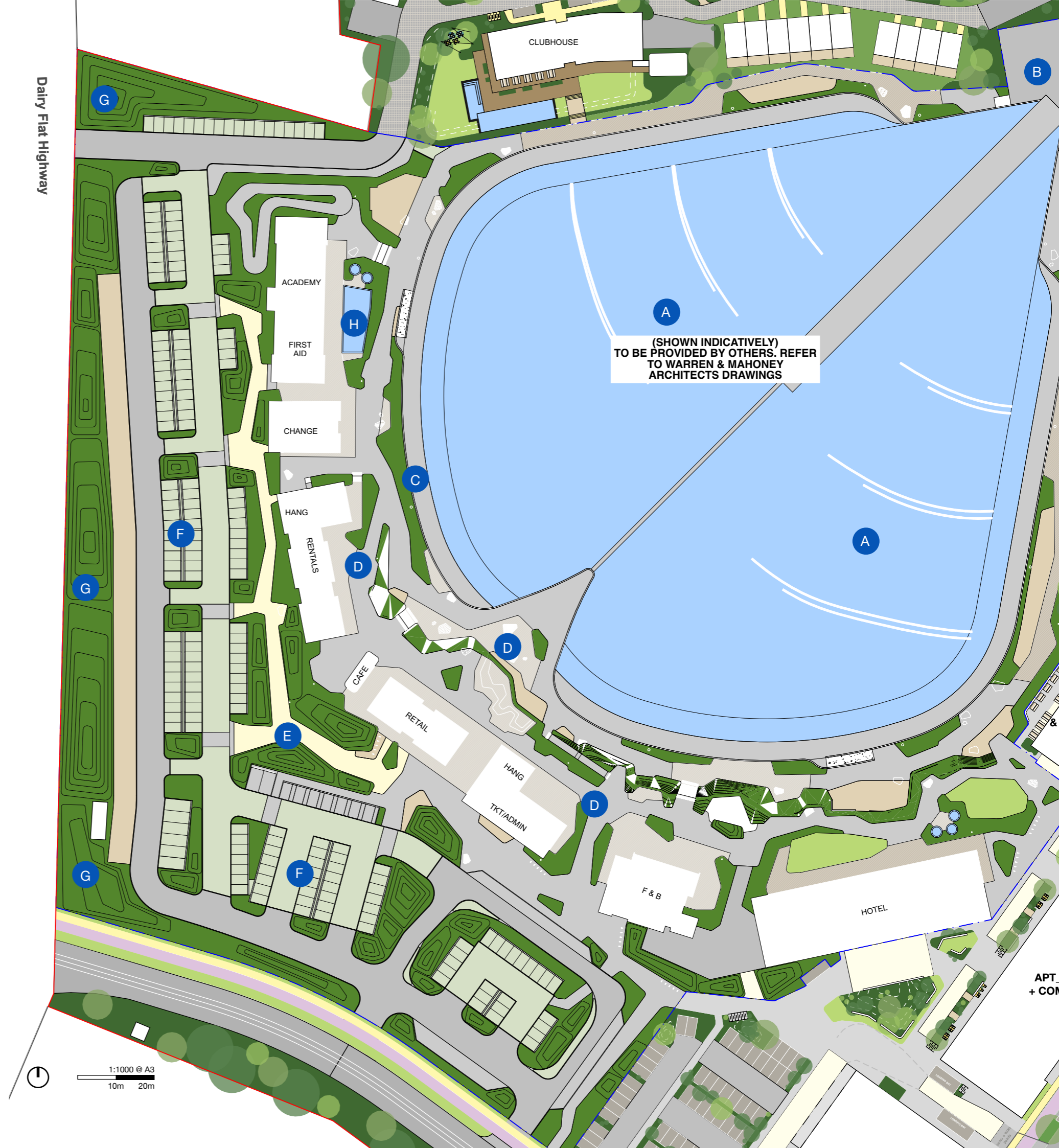
All set within a landscaped environment that captures the qualities of New Zealand coastline and incorporates play spaces, event spaces, swimming pools, viewing spots and 'beach side' environments.

The arrival experience is curated from the turn off at Dairy Flat Highway and sets up a heavily landscaped experience with glimpsed views of the activity to build anticipation.

Carparking is provided at grade, set within landscaping including a buffer / acoustic screening to Dairy Flat Highway, and with clear wayfinding and walkways to the entrances.

The architecture of the surf amenity buildings incorporates the vernacular architecture of New Zealand's rural and coastal environment. A collection of beach side structures with a sense of space and timeless atmosphere.

Dairy Flat Highway



- A** Surf Lagoon
- B** Lagoon Operations Compound
- C** 'Beach' / Shoreline Amenity
- D** Lagoon Amenity Area
- E** Dunescape arrival sequence
- F** Visitor Parking
- G** Bund / Native Buffer
- H** Academy Pool

Surf Lagoon & Amenity



Surf Village Centre

The Surf Village Centre serves as the social and community heart of the Stage 2 Masterplan, offering a vibrant and relaxed environment designed to foster community connection and activity.

Centred around a sunny village square and market plaza, the Village Centre features a market building with mixed local produce and adjoining outdoor spaces for drinks and dining, creating a welcoming space for visitors and residents alike. A market street, lined with mixed-size maker spaces and smaller vendor outlets, encourages local creativity and commerce, as well as meeting the day to day needs of residents. The streetscape prioritises pedestrians with wide walkways, street greening, and gathering spaces, fostering a relaxed and inviting campus character.

At the heart of the village is the central plaza, a flexible space that can open directly toward the Surf Lagoon, creating a seamless connection between the lagoon and village life. This plaza is anchored by a pavilion Food & Beverage building, which features a double-facing aspect - one side engaging with the lively village square, the other opening to views of the Surf Lagoon. To the north a Wellness Centre is located for access by both Lagoon users and others, as well as a creche and early childhood centre.

The Village Centre integrates three apartment buildings offering a variety of residential options. The north south spine road provides access to the area, incorporating street greening, a cycle lane, car parking, and pedestrian areas. Buildings throughout the Village Centre are designed with a simple and natural character, promoting a timeless quality that complements the landscaped setting. Emphasis is placed on landscape-led design, with greenery and natural materials brought to the forefront, creating a campus-like experience that encourages movement through and around buildings while fostering a relaxed and connected community atmosphere.



- A Hotel Arrival
- B Market Lane
- C Village Square
- D Pavillion Spill Out Space
- E Creche and outdoor space
- F Sculptural Play Space
- G Spine Road
- H Pedestrian Priority Streetscapes
- I Courtyard spaces overlooking lagoon
- J Hotel Terrace

1:1000 @ A3
10m 20m

Surf Village Centre



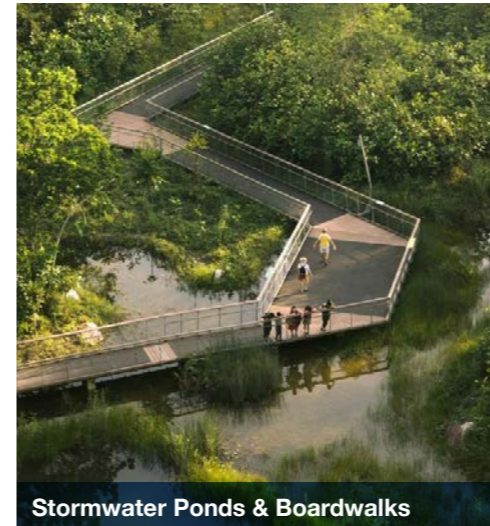
Stream Park

The Stream Park celebrates the naturalisation and revegetation of the stream corridor, forming the heart of the green infrastructure and recreational networks.

A shared path and side trails provide access along the greenway, offering spaces to pause, learn, and engage with the regenerative landscape and cultural values of the site. Features such as pa harakeke and Rongoā planting support the site's wellbeing potential, while naturalised stream edges, wetland terraces, and rock pools enhance habitat opportunities for indigenous flora and fauna. Integrated stormwater wetlands further contribute to the ecological health and resilience of the stream corridor.

- A** Stormwater Ponds
- B** Coastal Forest Planting
- C** Stream Park Villas
- D** Bridge Link to North Neighbourhood
- E** Seating / Viewing Moments
- F** Water Treatment Plant

Open Space Character



Stormwater Ponds & Boardwalks



Natural Materials



Informal Play Opportunities



Stream Park Villas



The Stream Park Villas comprise a series of standalone and dual-key villas set within the regenerating stream park, surrounded by native Puriri coastal forest.

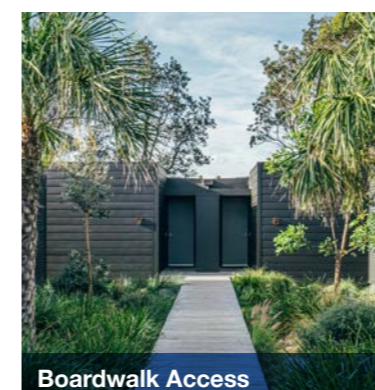
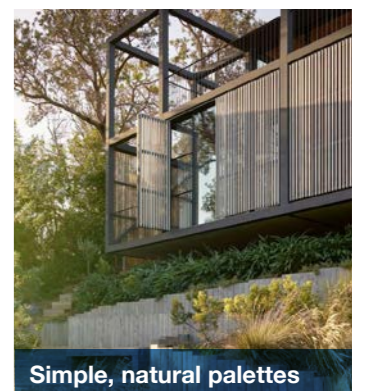
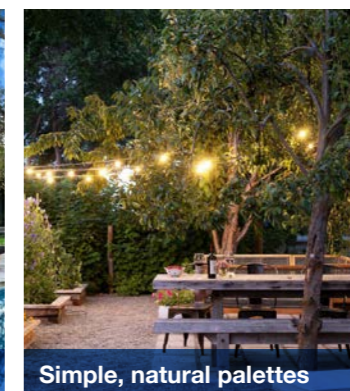
Designed to provide privacy and frame views across the whenua, the villas utilise landform and natural screening to enhance their secluded character. Accessed via buggy paths, all villas are within walking distance of the Members' Clubhouse, which offers shared amenities including dining, a bar, gym, pool, co-working spaces, and administration facilities. A special villa typology is proposed for the northernmost array, constructed on stilts to overlook the stream corridor while remaining outside the flood zone limits.

- A** Members Clubhouse
- B** Stream Park
- C** Boardwalk Access
- D** Lagoon Operations Area
- E** Vehicle Access
- F** Path Access to Villas
- G** Native Buffer

Clubhouse



Open Space Character



Clubhouse



South Neighbourhood

The South Neighbourhood is a vibrant residential area designed to foster a strong sense of community while providing a variety of housing options. Its character is to be highly natural, simple and build upon the 'surf lifestyle' philosophy.

The neighbourhood features a mix of stand-alone housing and apartments arranged around shared communal spaces, with carefully integrated landscaping to enhance privacy and create a natural, relaxed, communal setting.

The communal gardens are designed as highly natural spaces, incorporating explorative gardens, productive gardens, play areas, open lawns, and shared outdoor furniture. These spaces encourage residents to socialise, dine outdoors, and engage with their environment, fostering a strong sense of community and connection within the neighbourhood.

The Local 'loop' Road within the neighbourhood is planned to be vested, with further residential lanes designed as pedestrian-priority shared spaces, promoting movement and safety. The layout encourages walkability and connection, with residents able to easily access nearby amenities, green spaces, and the Surf Lagoon.

Higher density living, in the form of walk-up apartments is positioned closest to the north south spine road and in close proximity to the neighbourhood park creating an active and connected residential core. The masterplan also allows for a future connection through the neighbourhood, linking a potential RTN (Rapid Transit Network) stop to the Village Centre and Surf Lagoon, ensuring seamless accessibility and integration with future transport networks.



- A** Shared Garden - Lawn
- B** Shared Garden - Play
- C** Shared Garden - Productive
- D** Residential Lane
- E** Stream Park
- F** Solar Farm
- G** Future Link to RTN
- H** Surface Parking
- I** Link to Live/Work Precinct

South Neighbourhood



North Neighbourhood

The North Neighbourhood celebrates the natural environment while offering a variety of housing options. It benefits from seclusion with easy access to both the Stream Park, Village Centre and Lagoon beyond.

The proposed character is defined by a focus on sustainability, connection to nature, and a relaxed, community-oriented lifestyle. The neighbourhood features a mix of standalone homes arranged along a vested road network with larger lots at the edges to create a diverse and inclusive residential offering.

Communal spaces are at the heart of the North Neighbourhood, with shared gardens, a play area, and open lawn providing opportunities for social interaction and connection with nature. These spaces are designed to feel natural and inviting, incorporating explorative gardens and productive planting to enhance the sense of place and encourage outdoor activities. Pedestrian-priority streets and shared pathways promote safety, walkability, and accessibility throughout the neighbourhood.

Properties along the stream corridor benefit from a generous riparian buffer that protects the natural environment while providing privacy and tranquillity.

Access northwards via Lascelles Drive is retained as a potential future link.



- A Neighbourhood Green
- B Community Shelter
- C Residential Housing
- D Community Garden
- E Native Buffer
- F Residential Lane
- G Link to Stream Park
- H Stream Park
- I Solar Farm

North Western Neighbourhood



Live Work Precinct

The Live-Work Precinct is a dynamic hub within the masterplan, offering a flexible mix of residential, commercial, and light industrial spaces that cater to a diverse range of lifestyles and business needs.

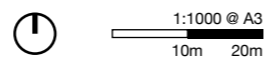
Located to the south of the Surf Lagoon, the precinct is designed to support a balanced, sustainable way of living, where residents can seamlessly integrate work, recreation, and community into their daily lives.

Proximity to the Surf Lagoon, Village Centre, and communal amenities makes the Live-Work Precinct an attractive and highly functional area for entrepreneurs, small business owners, and creatives. The precinct features small-scale workshops, co-working spaces, and creative studios, alongside residential units that encourage a blend of live-in businesses and community-focused enterprises. Shared green spaces and pedestrian-priority streets create a relaxed, collaborative environment, fostering connections between neighbours and supporting a vibrant local economy. Landscaping and street greening are incorporated throughout, ensuring a natural, inviting character that aligns with the broader vision of the Surf Park development.

To the south, larger 'workshop' tenancies are proposed to attract a range of potential creative, light industry and craft tenants. The precinct is enveloped by a generous native green frame.



- | | |
|-----------------------------------|--------------------------------------|
| A Live/Work Terraces | G Workshop Lots |
| B Communal Open Space | H Solar Farm |
| C Stormwater Ponds | I Native Buffer |
| D Stream | J Link to South Neighbourhood |
| E Visitor/Staff Parking | |
| F Potential service access | |

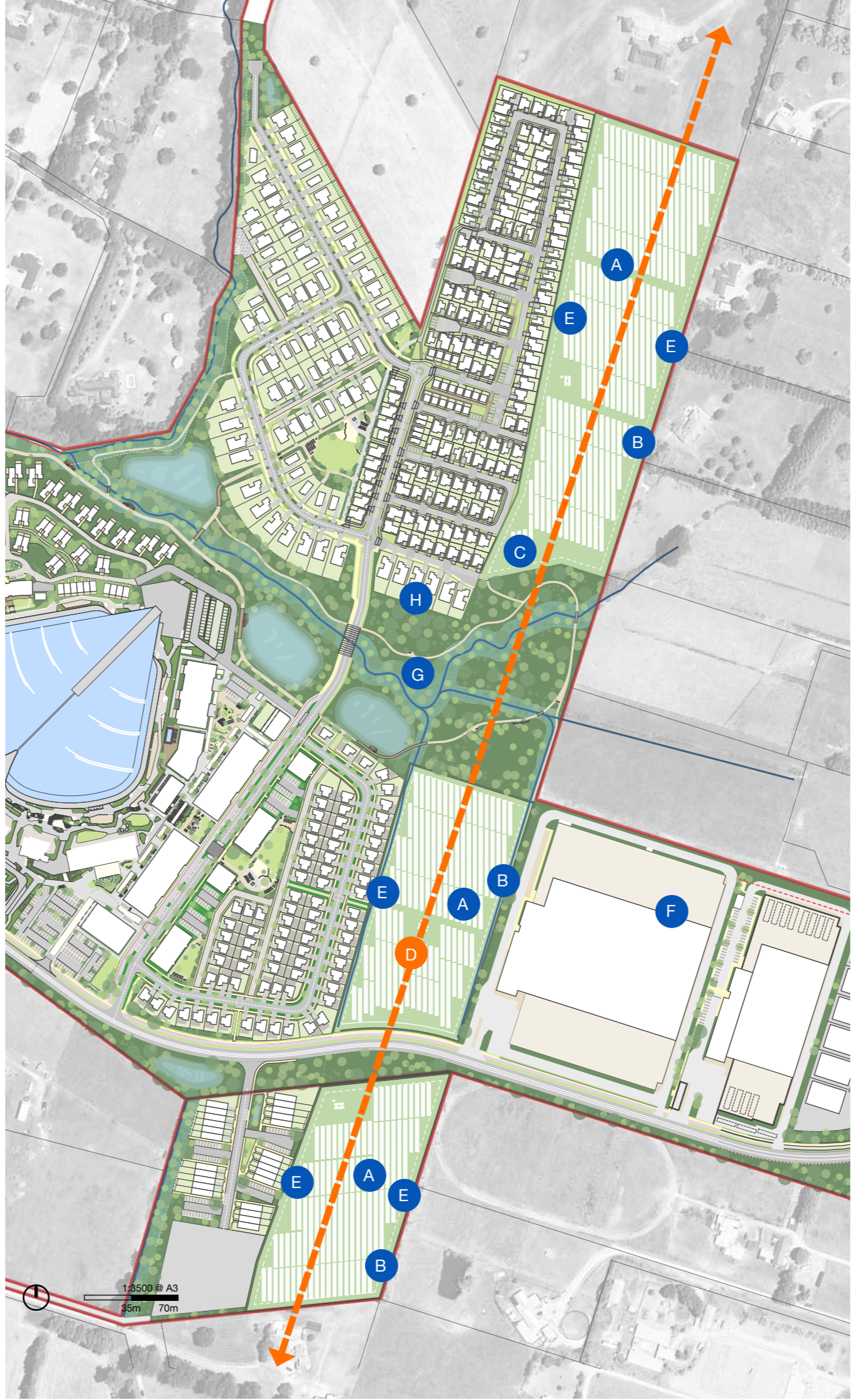


Solar Farm

Sustainability and energy efficiency is a key theme of the vision for the Surf Park.

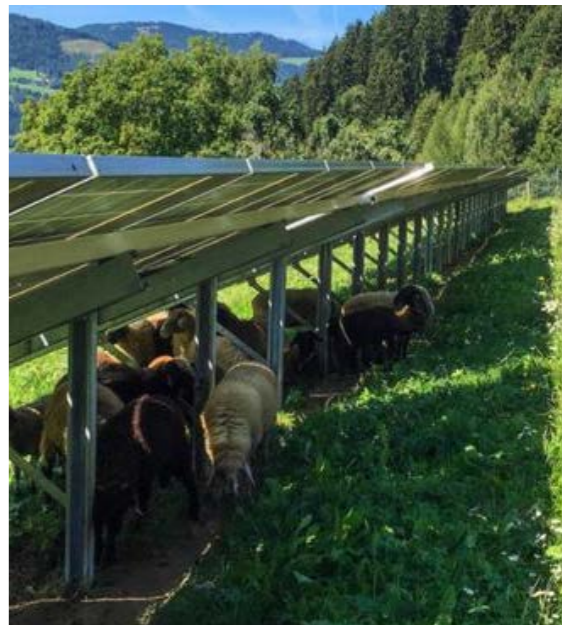
Prioritising clean and affordable energy, the energy requirements of the Surf Park will be fundamentally supported by on-site solar power, including providing charging stations for e-bikes and shared electric vehicles.

The 6.50 MW Solar Farm will generate approximately 10,900 MWh in energy per year, further offsetting 39,000 tons of CO2 emissions. Furthermore, by excluding any gas connections eliminates emissions and air pollution within accommodation units and commercial sites, benefiting the health and wellbeing of visitors, reducing environmental impact, and moving toward a zero-carbon future.



- A** Solar Farm generating approx. 6.5 MW of local renewable energy source
- B** Service Track
- C** Solar Farm Inverter and Transformer
- D** Proposed Future RTN Route
- E** Native Planting Shelter Belt
- F** Hyperscale Artificial Intelligence Data Centre Campus
- G** Stream Park
- H** Wastewater Treatment

1:3500 @ A3
35m 70m



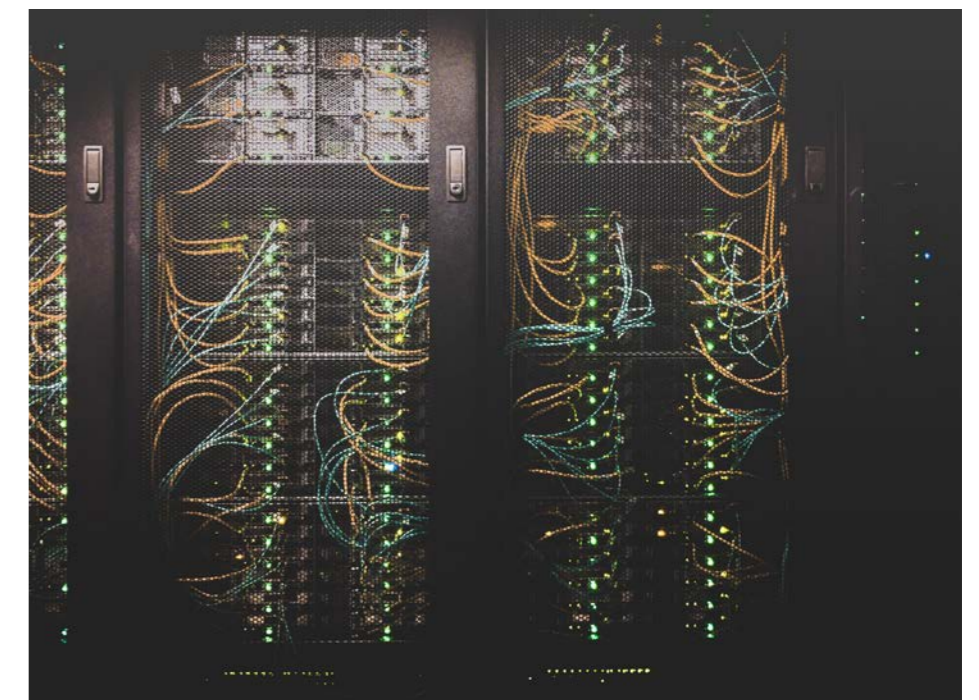
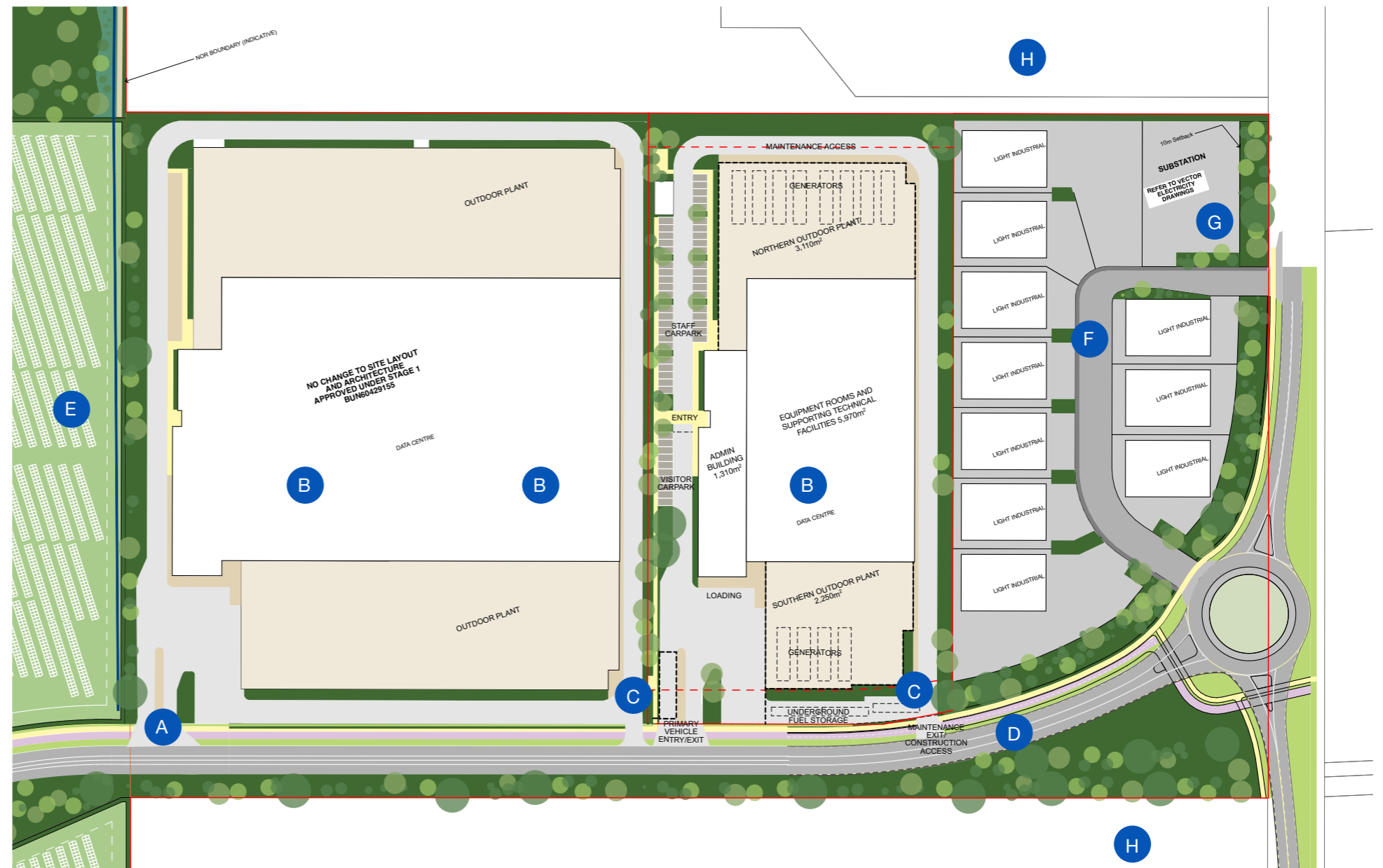
Hyperscale Artificial Intelligence Data Centre Campus

Further to the commitment to creating a sustainable and energy efficient community, the masterplan integrates the unique opportunity for the use of waste heat, creating a highly sustainable model for Data Centres.

Conventionally, data centres perform well in terms of efficiency and sustainability, however have struggled to find a market for the excess heat from its servers due to the relatively low temperature of the waste heat. With temperatures that range from 30°C to 40°C, it is too low to be converted into electricity or to be re circulated through district heating networks.

Within the Surf Park, the excess heat that is generated by the operation of the data centre will be captured and utilised by the Surf Lagoon to heat the water and provide for an enhanced experience and increase usage all year round.

The layout shown indicates the proposed Hyperscale Artificial Intelligence Data Centre Campus and possible future expansion.













- A** Main Site Entry and staff car parking
- B** Hyperscale Artificial Intelligence Data Centre Campus Buildings
- C** Data Centre Entry and access to loading area
- D** Collector Road Extension to Postman Road
- E** Solar Farm / Proposed Future RTN Route
- F** Industrial Precinct
- G** Substation
- H** Retained Rural Land

Vehicle Movement Strategy

The Stage 2 masterplan connects the east west collector road from Dairy Flat Highway through to Postman Road, improving connectivity across the masterplan. The movement network within the expanded Surf Park Community prioritises active modes of transport, with an extensive network of walking and cycling pathways linking the Village Centre, residential neighbourhoods, and live-work precinct. Streets have been designed as safe, slow-speed environments to promote pedestrian priority and enhance the overall user experience.

The masterplan's commitment to sustainability ensures that travel to, from, and within the community can be achieved without reliance on private vehicles. Bicycle and e-scooter use will be encouraged through incentives, supported by dedicated bike and scooter parking areas at key destinations and end-of-trip facilities. Electric vehicle infrastructure will include recharging stations and dedicated bays across parking areas for residents and visitors, supporting low-emission travel. Additionally, shared car transport options and high-quality equipment hire - such as surfboards - will reduce the need for guests to bring their own gear, making public transport and cycling more viable.

A key feature of the movement strategy is the integration of the proposed future RTC (Rapid Transit Corridor) route through the site, significantly enhancing public transport accessibility.

-  Arterial
-  Collector Road
-  Spine Road
-  Local Road 1
-  Local Road 2
-  Industrial Road
-  JOAL (Lanes)
-  Solar Farm Maintenance Access/
Data Centre Internal Access
-  Communal Carpark Internal Lane
-  Vested Road Extent



Active Travel Movement Strategy

- Pedestrian
- - - Cycle Lane
- Shared Path
- - - Pedestrian Crossing
- Bus Stop










Vegetation Strategy

The Vegetation Strategy integrates a range of planting typologies to enhance ecological connectivity, restore habitats, and create a strong landscape character across the site. Located within an area of habitat potential for the critically endangered Puriri Forest Ecosystem (WF7-3), the site presents a unique opportunity to serve as a stepping stone for long-range ecological connections in the region. This ecosystem, currently a gap in the regional mapping, will be restored through the use of anchor species such as Puriri, Karaka, Kohekohe, and Kahikatea, providing fruit and nectar for native birds like Kererū and Tūi, and creating habitats for species including Pīwakawaka (fantail), Ruru (Morepork), and Kōtare (kingfisher).

At both site and neighbourhood scales, the strategy supports Primary Green Infrastructure Connections through the restoration of streams and wetlands, reinforcing the ecological role of riparian corridors. Native buffer planting along the site's perimeter and adjoining the solar farm creates ecological edges and mitigates visual impacts. Lagoon and Village Centre planting will feature native species to enhance amenity while tying into the natural setting, while dune planting introduces coastal resilience and reinforces the surf park's landscape character. Within residential areas, coastal forest planting and residential planting will further connect habitats, creating a lush, natural environment integrated with housing typologies.

Amenity planting throughout the development builds on this native palette, enhancing biodiversity while creating a distinctive sense of place. Combined with retained shelter belts and agricultural land, the strategy delivers a resilient, connected, and ecologically rich landscape that supports regional biodiversity goals and reinforces the site's unique natural and cultural identity.

Key

- | | | | |
|---|--|---|----------------------------------|
|  | Primary Green Infrastructure Connections |  | Lagoon & Village Centre Planting |
|  | Stream & Wetland Restoration |  | Dunes Planting |
|  | Native Buffer Planting |  | Coastal Forest Planting |
| | |  | Residential Planting |

