

Auckland Surf Park Community Masterplan

Substantive Fast Track Application Pack



PART A

OPEN SPACE STRATEGY

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PART A

Applies to all precincts

Overview

A1

This report sets out an overarching framework to ensure a cohesive and high-quality design strategy for Surf Park's open space network. A site-wide approach is essential to create open spaces that are meaningful, connected, and expressive of the park's surf and beach character.

The open space network is designed to provide users with seamless access to amenity, recreation, and active transport connections across the precinct. It integrates key destinations within the masterplan – the Surf Lagoon, Stream Park, and residential living zones – with a variety of spaces in between for rest, relaxation, and activity. Reflecting Surf Park's aspiration to be a 'third place', the open spaces balance casual social interaction with opportunities for retreat and immersion in nature.

Beyond recreation, the open space network plays a critical role in environmental resilience. It forms a corridor for stormwater management and biodiversity enhancement, supporting ecological restoration across the site. At its heart is the Stream Park, which re-establishes a naturalised watercourse and creates a restorative green spine for the precinct. Around this, stormwater ponds and planting systems are carefully integrated into the public realm.

Together, the network of neighbourhood parks, green spaces, and public squares contributes to the overall enjoyment, identity, and sustainability of Surf Park. With an emphasis on naturalistic design, native planting, and barefoot-friendly landscapes, the open space strategy ensures the Surf Park precinct feels simple, relaxed, and uniquely of Aotearoa.

Overview

Open Space Purpose and Outcomes

Purpose of this report

This strategy identifies and integrates the varied demands on the open space network through a site-wide approach. The design of the open spaces responds to the character and requirements of each precinct within Surf Park, while maintaining a cohesive overall framework. It establishes an ecological and biodiversity-led approach, a connected network of pathways, and opportunities for play and recreation.

This reports sets out the design proposal for the key open spaces throughout the masterplan, including their -

Pathway hierarchy and alignments – creating an interconnected network of enjoyable walking and cycling routes, with multiple options to move easily around the site.

Distribution of rest and recreation amenities – including seating, picnic areas, active spaces, and connection with nature.

Opportunities for socialisation – encouraging shared use, community engagement, and flexibility across open spaces.

Integration of stormwater infrastructure – these elements are designed to be both functional and high-amenity, blurring the boundaries between natural systems and designed landscapes.

Ecological restoration zones – establishing habitats for flora and fauna, while also providing opportunities for rest, relaxation, and nature play.

Open space outcomes

The open space network is guided by three key pillars, which together shape the character, experience, and ecological function of Surf Park’s public realm:

Mauri

Life force through restoration

Mauri provides the holistic foundation for Surf Park’s open space strategy – embodying connection, waiora, care, and restoration. With Surf Park positioned as a ‘third place’, this principle is paramount to fostering rest, relaxation, and wellbeing. Mauri stems from the restored heart of the Stream Park and extends outward, encompassing all interconnected open spaces. Restoration of the primary stream flows into restoration of the wider precinct, reinforcing the essential connection between environmental health and human wellbeing.



Tūhono

Connect, link together

Tūhono represents the links that weave together the masterplan and its distinct precincts. Functional pathway networks – for walking, cycling, and active transport – create safe, enjoyable, and intuitive movement throughout the site. These connections ensure the open space network is cohesive, accessible, and supportive of everyday life at Surf Park.

Tākaro

Play, movement and recreation

Tākaro underpins the provision of spaces that encourage active lifestyles, play, and social engagement. A variety of recreational opportunities – from informal play to more structured activities – will be distributed across the site to cater for all ages and abilities. These high-quality, barefoot-friendly spaces support the concept of Surf Park as a third place, offering opportunities for fun, fitness, and relaxation.



Overview

Open Space Typologies

The Surf Park open space network is anchored by the Stream Park, a restored natural watercourse that forms the ecological heart of the precinct. Supporting this are Neighbourhood Parks in the north and south residential areas, each providing local green spaces for play, rest, and everyday activity. At the centre, the Village Green and more civic Urban Park (Village Square) create flexible gathering places that bring the community together, reinforcing Surf Park as a relaxed, connected third place.

The Surf Lagoon and associated amenity is of course a significant recreation facility with a range of open spaces for both formal and informal activity.

The overarching planting strategy for the development and connected network of walkways combine to create an holistic sense of openness and recreation.

LEGEND:

- A Stream park
- B Neighbourhood park (North)
- C Neighbourhood park (South)
- D Village centre open space
- E Surf Lagoon and associated amenity



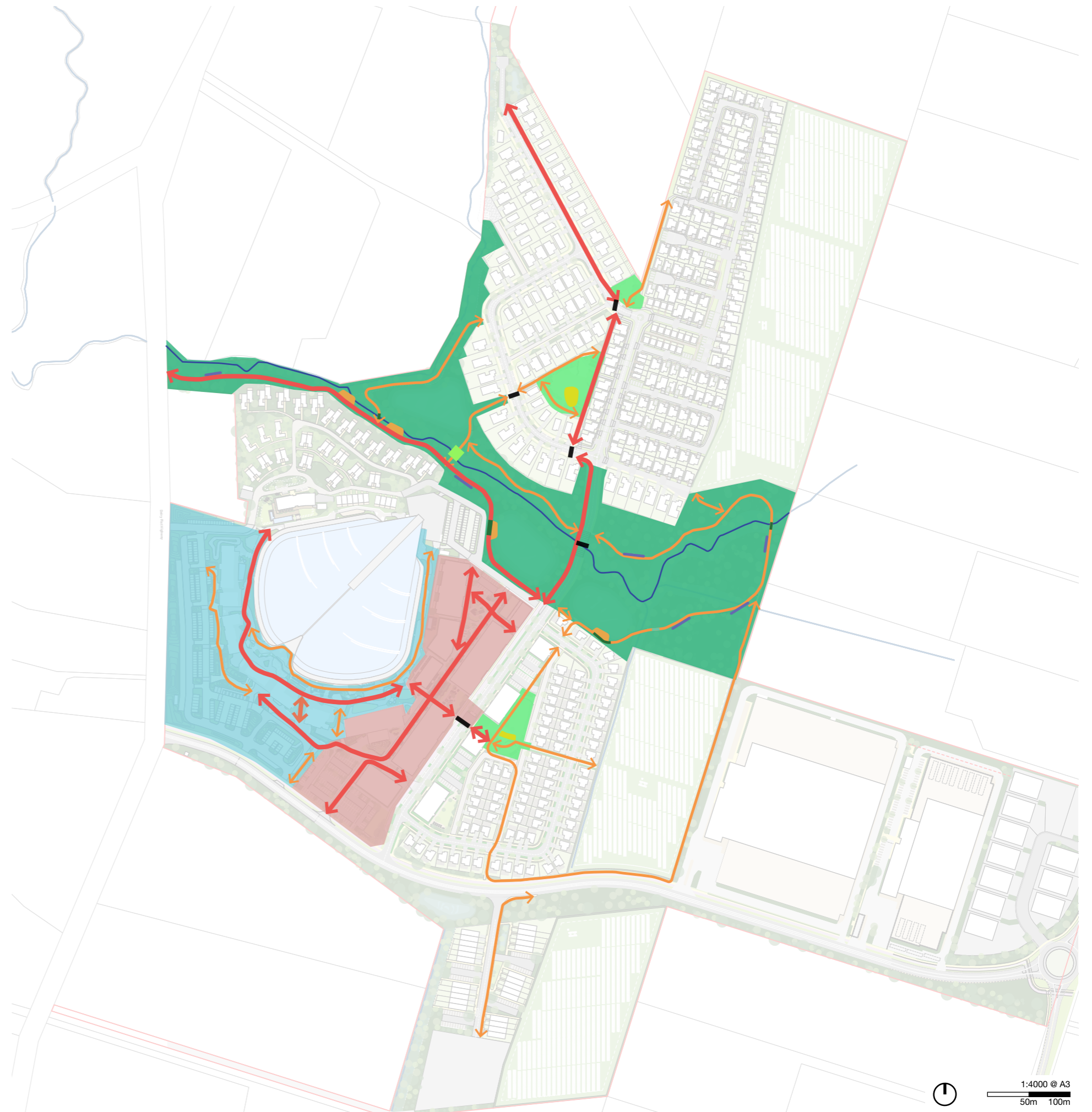
Overview

Open Space Connectivity

The Surf Park connectivity strategy prioritises walkability and easy access to the lagoon and village centre as the heart of the precinct. A legible network of paved and gravel pathways provides multiple routes for walking and cycling, linking neighbourhoods, open spaces, and key amenities. Pathways weave through nature, across the Stream Park, and alongside stormwater features, creating a recreational network that balances movement with moments of rest, lookout points, and opportunities for play. Together, these connections ensure the open space network is intuitive, enjoyable, and supports both everyday use and leisure.

LEGEND:

-  Stream
-  Primary pathways (typically 3m wide)
-  Secondary pathways (typically 1.8m wide)
-  Stream Park
-  Neighbourhood parks
-  Town centre
-  Lagoon amenity
-  Primary pedestrian bridge crossing over stream
-  Boardwalk crossings
-  Pedestrian road crossing
-  Pathway seating and rest areas
-  Stream and stormwater pond build outs, inclusive of seating



Landscape Palettes

A2

Landscape Palettes

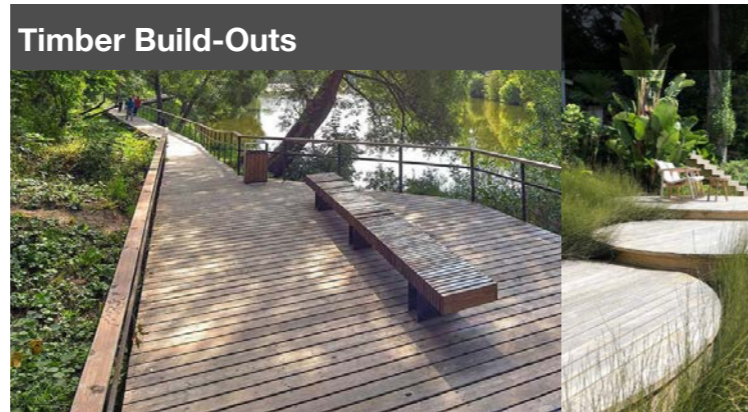
Primary Surface Treatments

Stream Park

Surface treatments within the Stream Park are designed to feel natural, tactile, and closely connected to the landscape. Compacted gravel pathways provide an informal, barefoot-friendly walking surface, while Gratex boardwalks allow movement through sensitive ecological areas without disturbing the ground plane. Timber build-outs create small resting and lookout spaces along the stream edge, and a timber bridge provides a key crossing point, reinforcing the sense of discovery and connection within the park. Together, these elements balance durability with a warm, natural aesthetic that complements the surf-inspired character of the precinct.



Durable and permeable, compacted gravel paths provide a firm but natural walking surface that blends seamlessly into the landscape. The material allows for stormwater infiltration, reducing runoff, while maintaining accessibility for pedestrians and cyclists. Its informal texture complements the relaxed, natural character of the Stream Park.



Simple timber platforms extend into the landscape, offering places for rest, viewing, and small gatherings. Constructed from sustainably sourced hardwood, they are robust, warm underfoot, and weather naturally over time. These build-outs are designed to be low to the ground, reinforcing a sense of closeness to the stream environment.



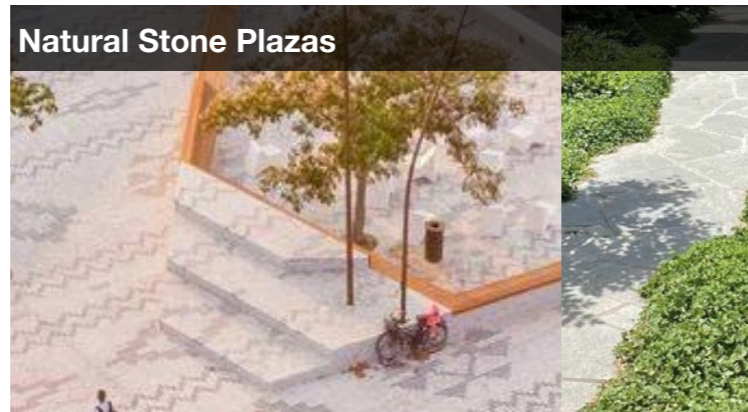
Gratex boardwalks use lightweight, durable grating panels to create simple crossings through sensitive ecological areas. The open-grid surface lets light and water pass through, supporting vegetation below, while providing a safe, slip-resistant walking surface. Easy to install and maintain, these boardwalks offer a practical solution where paths need to tread lightly on the landscape.



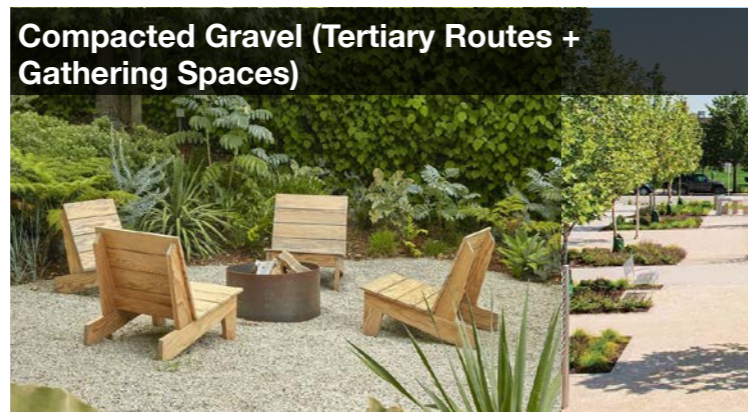
A lightweight timber bridge spans the stream, acting as both a functional crossing and a focal point within the park. Designed with durable structural timbers and non-slip decking, it provides safe passage for pedestrians and cyclists.

Neighbourhood Parks + Village Centre

Surface treatments in the Neighbourhood Parks and Village Centre are designed to create a warm, relaxed, and barefoot-friendly environment that reflects the casual surf culture of Surf Park. Key plaza areas are paved in natural stone to provide a durable yet inviting surface, while secondary and tertiary routes use softer, more naturalistic materials to encourage informal movement.



Key gathering spaces and plazas are paved with warm-toned natural stone in varied unit sizes. The irregular patterning and softened edges bleed into adjacent planting, creating a relaxed transition between hard and soft landscapes. Durable and low-maintenance, the stone establishes a civic character while still feeling natural and coastal.



Tertiary routes and smaller gathering areas are surfaced with compacted gravel, offering a permeable and informal walking surface. The material supports stormwater infiltration, reduces glare, and provides a relaxed barefoot-friendly texture suited to quieter paths and intimate community spaces.



Secondary pathways use exposed aggregate concrete enriched with a shell mix, providing a subtle coastal reference underfoot. The finish offers durability for higher pedestrian use while maintaining a textured, natural look that ties back to the beach-inspired identity of Surf Park.



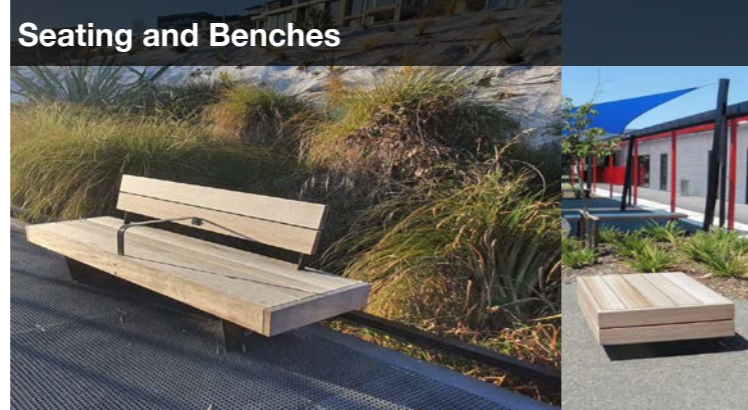
Through planting beds and more naturalised areas, timber slat stepping paths create simple, tactile walkways. Laid with subtle spacing to allow vegetation to weave between them, these paths provide playful, low-impact connections that invite exploration and reinforce the sense of being embedded in nature.

Landscape Palettes

Furniture + Equipment

Stream Park

Furniture and equipment chosen for the Stream Park are to be natural, practical and robust.



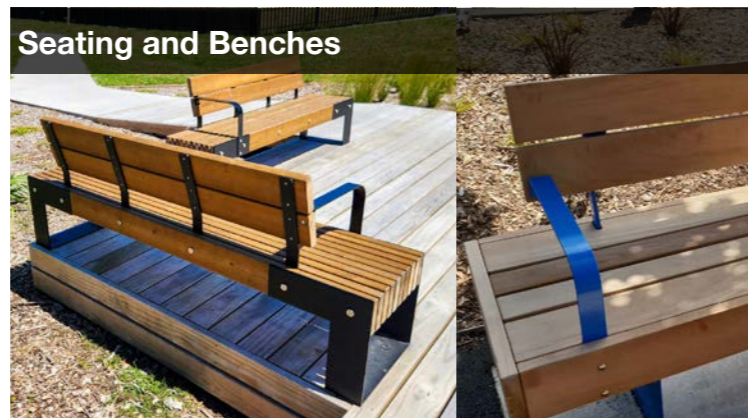
Seating and benches chosen for the Stream Park are chosen to be robust, wide and practical and fit with the Stream Park aesthetic.



Play along the way features for the Stream Park include timber stepping logs and planks, rocks and other natural features. Any play-along-the way will be non-intrusive to the natural surrounds, yet provide some gentle play and fun for children along the trails in order to enhance the nature experience.

Neighbourhood Parks + Village Centre

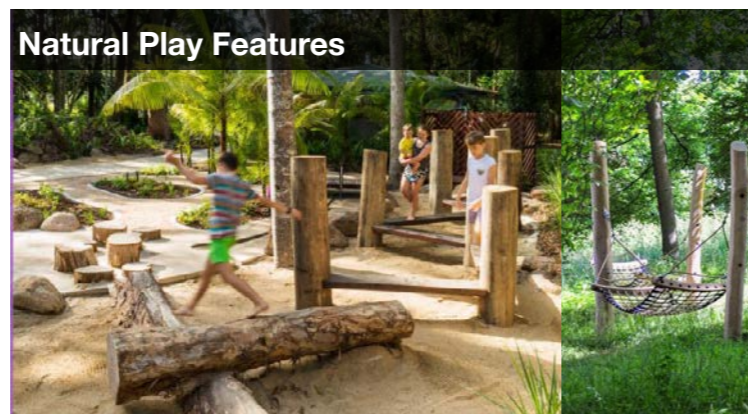
Features chosen for the neighbourhood parks and village centres will aim to capture the relaxed surf culture aesthetic, comprising of soft curving forms, timbers, sand, and relaxed furniture. These spaces are for people to slow down and unwind and the material choices and features will reflect this.



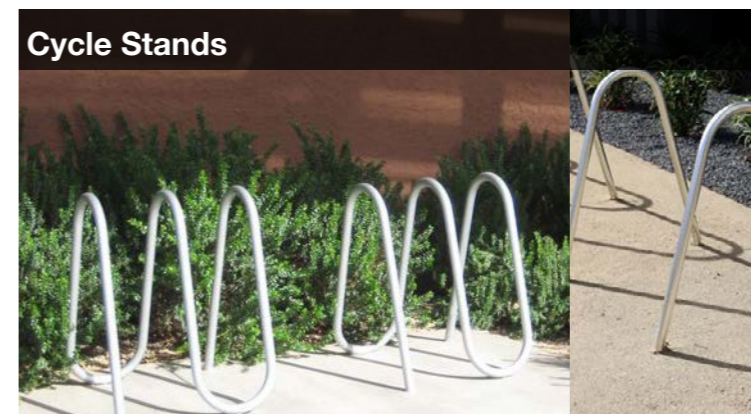
Sturdy timber raised vegetable planters to be installed on a compacted aggregate base amongst the neighbourhood parks and town centre. Option for timber platforms to be included at the ends.



Organically shaped and light slatted structure, to provide shade and shelter.



Natural play features set on a sand surface. Planting and trees incorporated into the play spaces. Features such as rope hammocks that can be enjoyed by any age.



Cycle stands in key locations to encourage cycling through the neighbourhoods.

Landscape Palettes

Furniture + Equipment

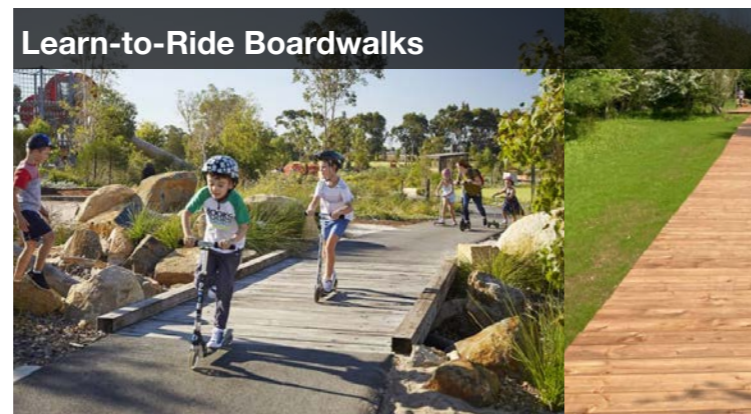
Neighbourhood Parks + Village Centre



Drinking fountain with dog bowl in accessible areas.



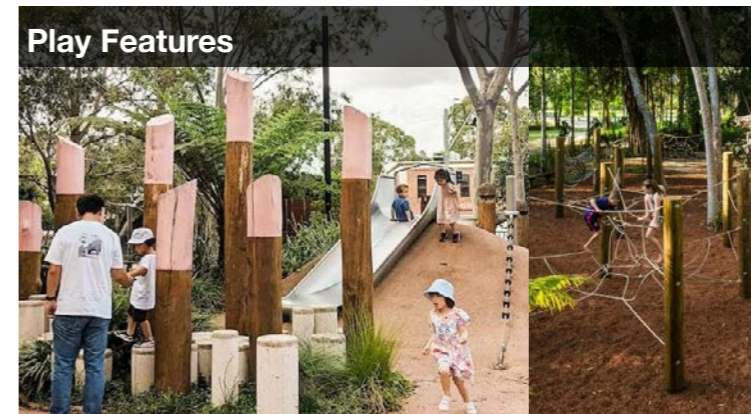
Low soft timber fencing that offers a safety barrier between the play area and nearby roads and driveways with coming and going vehicles. Aesthetic to be non-obtrusive and in keeping with the overall Surf Park.



Low timber boardwalk integrated into the pathways to provide a learn-to-ride play feature. Learn-to-ride pathways will be subtle and not obvious play features so that they can remain usable pathways for all.



Potential electric BBQ in communal open spaces.



Low key play features incorporated into the open spaces to encourage play for all ages.



Waste and recycling bins.

Landscape Palettes

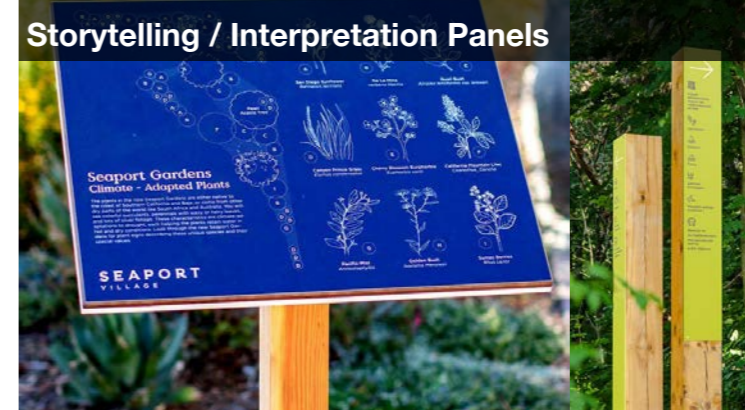
Wayfinding + Features

Stream Park

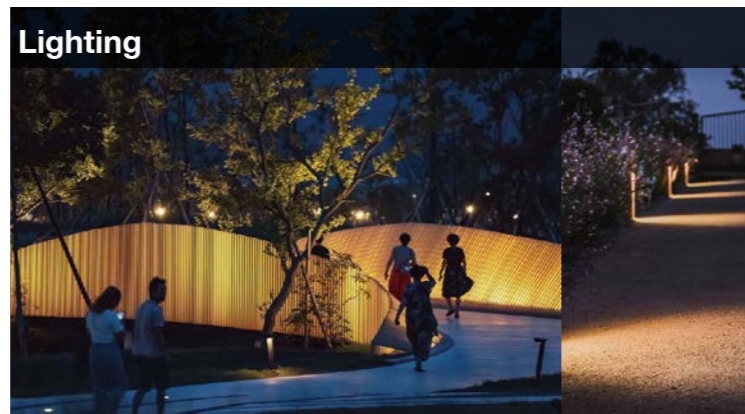
The way-finding and signage for the Stream Park will be a cohesive suite. Included at the entries and then at pause spots along the trails, such as on the timber build outs and where there are seating stops. Lighting will also contribute to way-finding, with the main 3m wide pathway being lit at night to reinforce the hierarchy of this route across the stream.



Signage at the entries to the Stream Park will primarily orientate users on the pathway and direct them throughout the park. Secondary to this they can also act as perch-able informal furniture, somewhere to rest and take stock before continuing along the trail.



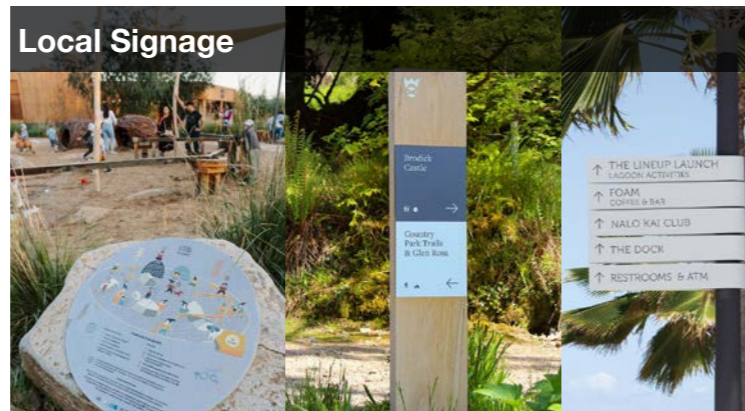
Signage that is bright, vibrant, engaging and informative. The signage has the opportunity to inform visitors about the ecology of the Stream Park and all of its flora and fauna.



The main trail through the Stream Park, including over the bridge will be lit. This will help orientate users of the main pathway and help them to feel safe after dark. The pathway and bridge will be lit with amber coloured night sky sensitive down lighting that will also help to accentuate the design of the bridge.

Neighbourhood Parks + Village Centre

The neighbourhood parks and village centre are places for people to congregate, socialise and relax. Therefore signage and features will be low key, integrated, and support intuitive wayfinding.



A variety of local signage types that are informative, graphic and in keeping with the Surf Park aesthetic.



Informal navigation cues can be designed into the pathways to offer informal way-finding. Paving selections and pathway widths will convey a clear network hierarchy.



Catenary lighting overhead of the village square to create an enjoyable and atmospheric night time experience.

Vegetation Strategy

A3

Vegetation Strategy Overview

LEGEND:

- Streams and Watercourses
- 10m offset riparian planting
- Stormwater pond planting
- Flood prone zone planting
- Riparian buffer planting
- Neighbourhood Parks/Residential Planting
- Coastal forest planting
- Village Centre Planting
- Native buffer planting
- Street frontage planting

**Stream Restoration
Planting + Wetland
Restoration Planting**

Refer to Warren and Mohany
Documentation for planting
details.



1:4000 @ A3
50m 100m

Vegetation Strategy

Indicative planting palette

Stream Restoration & Wetland Restoration

Native revegetation areas within the site promote the regeneration of the broadleaved forest that used to be here before, once again providing key habitat areas for kererū and tūi and other native birdlife.

Tree species*



Rhopalostylis sapida
Nikau



Vitex lucens
Puriri



Sophora microphylla
Kōwhai



Dacrycarpus dacrydioides
Kahikatea



Melicytus ramiflorus
Māhoe



Schoenoplectus californicus
ssp. *tatora* **Tōtara**



Dysoxylum spectabile
Kohekohe



Geniostoma ligustrifolium var.
ligustrifolium **Hangehange**



Hedycarya arborea
Porokaiwhiri



Beilschmiedia tarairi
Taraire

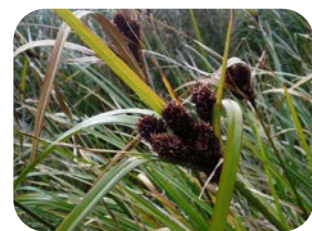


Alectryon excelsus
Titoki



Prumnopitys taxifolia
Matai

10m riparian offset planting



Cyperus ustulatus
Upoko-Tangata



Carex lambertiana
Bush Sedge



Carex dissita
Purei



Carex virgata
Pukio



Carex secta
Makura



Carex lessoniana
Ruatahi



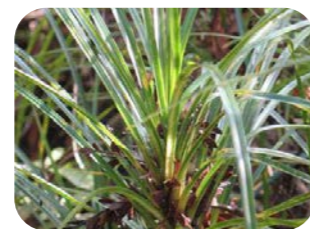
Blechnum novae-zelandiae
Kiokio



Astelia grandis
Kakaha



Machaerina rubiginosa
Baumea



Freycinetia banksii
Kiekie



Microlaena stipoides
Rice Grass



Poa anceps
Broad-Leaved Poa



Eleocharis acuta
Sharp Spike Sedge



Astelia solandrii
Kowharawhara

*Tree species taken from WF7.3 Pūriri Forest revegetation from Te Haumanu Taiao Guide.

Vegetation Strategy

Indicative planting palette

 Stream Restoration & Wetland Restoration

 Riparian buffer planting



Dicksonia squarrosa
Wheki



Coprosma propinqua
Mingimingi



Cyathea dealbata
Ponga



Pseudopanax arboreus
Puahou



Phormium tenax
Harakeke



Carex lessoniana
Ruatahi



Kunzea robusta
Kanuka



Carex virgata
Pukio



Hoheria populnea
Lacebark



Hebe stricta
Koromiko



Melicytus ramiflorus
Pukio



Coprosma robusta
Karamu

 Flood Prone Zone Planting



Austroderia toetoe
Toetoe



Coprosma robusta
Karamu



Hebe stictasalicifolia
Koromiko



Leptospermum scoparium
Manuka



Phormium Tenax
Harakeke



Cordyline australis
Tī Kōuka



Melicytus ramiflorus
Māhoe



Alectryon excelsus
Titoki



Myrsine australis
Mapou



Vitex lucens
Puriri



Sophora microphylla
Kōwhai



Schoenoplectus californicus
ssp. *tatora* Tōtara

Vegetation Strategy

Indicative planting palette

 Stream & Wetland Restoration

Pa harakeke + planting for cultural harvest species



Freycinetia banksii
Kiekie



Hoheria populnea
Houhi



Austroderia toetoe
Toetoe



Lygodium articulatum
Mangemange



Cordyline australis
Ti Kōuka



Macropiper excelsum
Kawakawa



Coprosma grandifolia
Kanono



Ripogonum scandens
Kareo



Coriaria arborea
Tutu



Ptisana salicina
Para



Entelea arborescens
Whau



Hoheria populnea
Houhi

Rongoā planting species



Hebe stictasalicifolia
Koromiko



Aristelia serrata
Makomako



Dodonaea viscosa
Ake Ake



Macropiper excelsum
Kawakawa



Myoporum laetum
Ngaio



Pseudowintera colorata
Horopito



Solanum aviculare
Poroporo



Usnea barbata
Angeango



Pomaderris kumarahou
Kumarahou



Schefflera digitata
Patete

Vegetation Strategy

Indicative planting palette

Native Buffer Planting

Native buffer planting provides a resilient and attractive screen to separate the site from road networks, neighbouring properties, and the future RTN corridor. The mix includes hardy species like mānuka, kānuka, and harakeke for structure, alongside larger species such as tītōkī and tarata for added privacy and shade.

Species Mix:



Leptospermum scoparium
Manuka



Coprosma robusta
Karamu



Kunzea robusta
Kanuka



Alectryon excelsus
Tītōkī



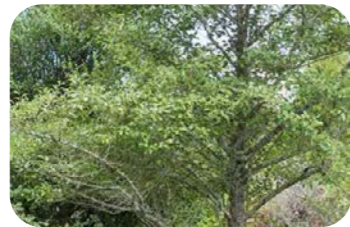
Myoporum laetum
Ngaio



Pittosporum eugenioides
Tarata



Pittosporum crassifolium
Karo



Carpodetus serratus
Putaputawētā



Phormium Tenax
Harakeke



Alectryon excelsus
Rengarenga



Corokia spp



Coprosma robusta
Kāramuramu

Lagoon & Village Centre Planting

Feature planting mix to enhance the character of the central spaces with a mix of coastal and low-maintenance species. Plants like harakeke, pōhuehue, and kōwhangatara reflect the natural lagoon setting, while sedums and native iceplants provide seasonal colour and texture.

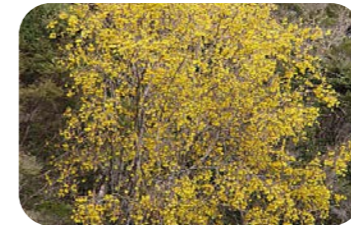
Tree Species:



Rhopalostylis sapida
Nīkau



Leptospermum scoparium
Manuka



Sophora microphylla
Kowhai



Alectryon excelsus
Tītōkī

Species Mix:



Coprosma acerosa
Sand Coprosma



Phormium Tenax
Harakeke



Ficinia spiralis
Pingao



Muehlenbeckia complexa
Pohuehue



Austroderia splendens
Toetoe



Sedum spectabile
Exotic Iceplant



Calystegia soldanella
Rauparaha



Spinifex sericeus
Kōwhangatara



Carmichaelia australis
Mākaka



Dodonaea viscosa
Akeake



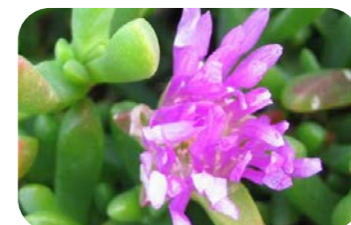
Sedum lydium
Pigwee



Sedum ternatum
Woodland Stonecrop



Cyperus ustulatus
Giant Umbrella Sedge



Disphyma australe
Native Iceplant



Sedum reflexum
Blue Stonecrop



Ozothamnus eptophyllus
Tauhinu

Vegetation Strategy

Indicative planting palette

Coastal Forest Planting

Puriri Forest Species:



Vitex lucens
Puriri



Prumnopitys taxifolia
Matai



Beilschmiedia tawa
Tawa



Corynocarpus laevigatus
Karaka



Metrosideros robusta
Northern Rātā



Dysoxylum spectabile
Kohekohe



Dacrycarpus dacrydioides
Kahikatea



Macropiper excelsum
Kawakawa



Laurelia novae-zelandiae
Pukatea



Rhopalostylis sapida
Nikau



Knightia excelsa
Rewarewa



Beilschmiedia tarairi
Taraire



Schoenoplectus californicus
ssp. *tatora* Tōtara

Kahikatea Forest Species:



Dacrycarpus dacrydioides
Kahikatea



Astelia grandis
Kakaha



Carex secta
Purei



Carex virgata
Pukio



Carpodetus serratu
Putaputaweta



Coprosma propinqua var.
propinqua Mingimingi



Rhopalostylis sapida
Nikau



Cordyline australis
Ti Kōuka



Leptospermum scoparium
Manuka



Phormium tenax
Harakeke

Vegetation Strategy

Indicative planting palette

Neighbourhood Park + Residential Planting

Native residential planting within the site integrates a diverse mix of buffer plants, trees, and low-growing natives to create functional and attractive spaces. Edible and flowering species contribute to placemaking and seasonal interest.

Tree Species:



Knightsia excelsa
Rewarewa



Alectryon excelsus
Titoki



Myrsine australis
Mapou



Pittosporum tenuifolium
Kohuhu



Citrus



Myoporum laetum
Ngaio



Sophora microphylla
Kowhai



Corynocarpus laevigatus
Karaka



Laurelia novaezelandiae
Pukatea



Avocado

Medium and low planting species



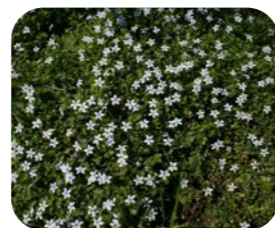
Coprosma repens
Taupata



Coprosma robusta
Kāramuramu



Phormium cookianum
Wharariki/mountain flax



Pratia angulata
Pannakenake



Macropiper excelsum
Kawakawa



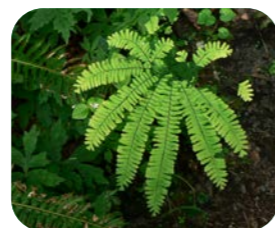
Clematis paniculata
Puawananga



Metrosideros carminea
Akakura



Asplenium bulbiferum
Mouku



Adiantum species
Maidenhair



Rorippa divaricata
Matangoa, NZ Cress

Raingardens, Swales + Planting For Stormwater Control

Included strategically across masterplan.

Species Mix:



Carex lambertiana
Pūrei



Carex virgata
Pukio



Carex lessoniana
Ruatahi



Carex secta
Pūrei



Cyperus ustulatus
Upoko Tangata



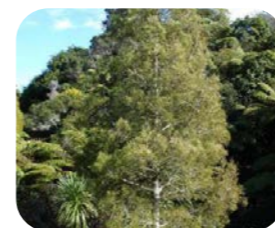
Phormium tenax
Harakeke



Rhopalostylis sapida
Nīkau



Carpodetus serratus
Putaputawētā



Dacrycarpus dacrydioides
Kahikatea



Cordyline australis
Tī Kōuka

Vegetation Strategy

Street Tree Strategy

The street tree strategy sets out to reinforce the hierarchy of streets and contribute to way-finding throughout the development. The larger roads have more capacity to accommodate regularly spaced larger trees, whereas smaller laneways will be planted with smaller species and grades and with more intermittent spacing.

Street tree planting focuses on native species to generate a strong sense of character and contribute to bio-diversity and habitat connectivity throughout the site.

LEGEND:

- Spine road (21m wide)
- Local road, vested (16m wide)
- 12m wide lane
- 10m wide lane
- 8m wide lane



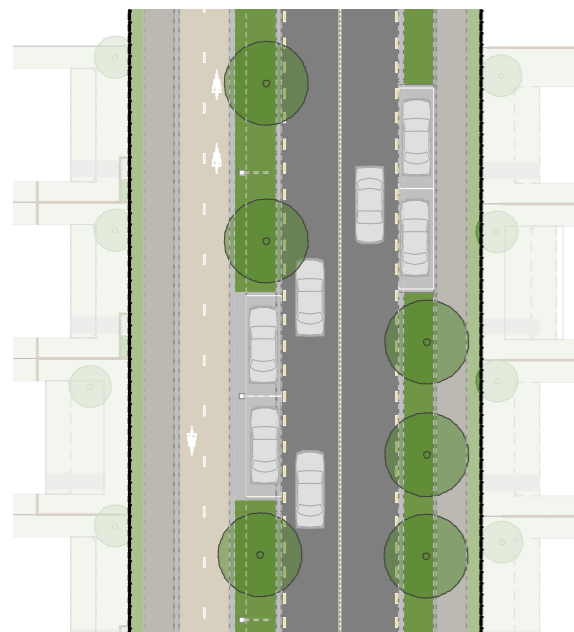
Vegetation Strategy

Street Tree Strategy

Rather than a single species of tree for each street typology a selection of trees are proposed to provide variety and richness across the site.

Spine Road (21m wide)

60L native specimen trees.



Recommended species:

Rhopalostylis sapida
Nīkau

Laurelia novaezelandiae
Pukatea

Corynocarpus laevigatus
Karaka

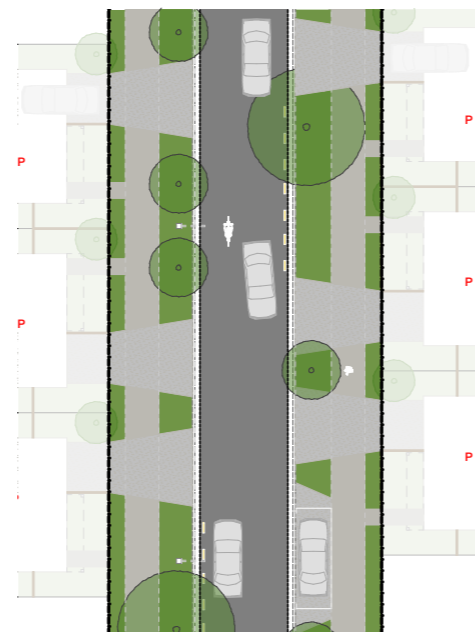
Alectryon excelsus
Titoki

Myoporum laetum
Ngaio

Vitex lucens
Puriri

Local Road (16m)

80L to 160L native specimen trees.



Recommended species:

Alectryon excelsus
Titoki

Sophora microphylla
Kowhai

Cordyline australis
Ti Kōuka

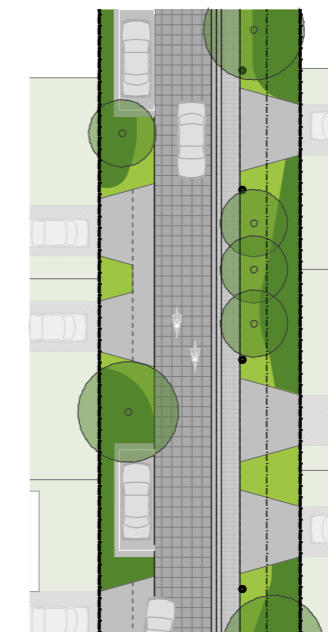
Knightia excelsa
Rewarewa

Myrsine australis
Mapou

Schoenoplectus californicus ssp. tatora
Tōtara

Large Lane (12m)

45L to 80L native specimen trees. Species chosen come from the residential palette and are small to medium sized trees to fit the width of the laneways.



Recommended species:

Alectryon excelsus
Titoki

Sophora microphylla
Kowhai

Rhopalostylis sapida
Nīkau

Cordyline australis
Ti Kōuka

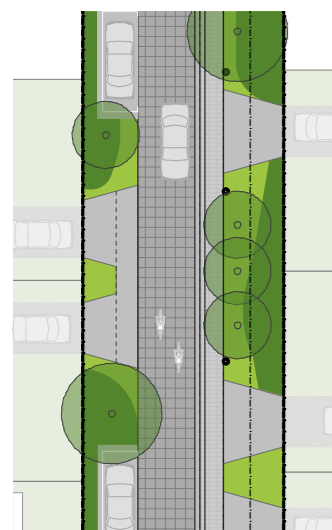
Pseudopanax lessonii
Houpara

Corynocarpus laevigatus
Karaka

Carpodetus serratus
Putaputawētā

Medium Lane (10m)

45L to 80L native specimen trees. Species chosen come from the residential palette and are small to medium sized trees to fit the width of the laneways.



Recommended species:

Alectryon excelsus
Titoki

Sophora microphylla
Kowhai

Cordyline australis
Ti Kōuka

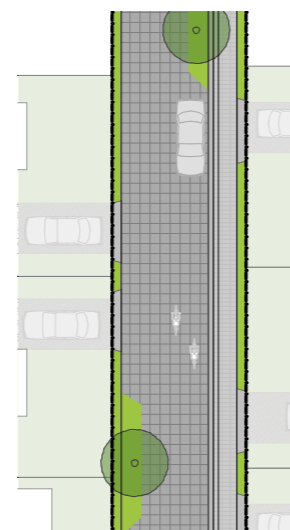
Leptospermum scoparium
Manuka

Myrsine australis
Mapou

Pseudopanax lessonii
Houpara

Small Lane (8m)

45L to 80L native specimen trees. Species chosen come from the residential palette and are smaller species to fit the narrow width of the smallest laneways. Citrus trees are introduced to be enjoyed by residents.



Recommended species:

Pittosporum tenuifolium
Kohuhu

Citrus

Cordyline australis
Ti Kōuka

Alectryon excelsus
Titoki

Sophora microphylla
Kowhai

Leptospermum scoparium
Manuka