

Auckland Surf Park

Fast Track Approval Stage 2
Surf Park Design Statement

Prepared for:
AW Holdings 2021 Limited
Document Revision Status: For Consent
Revision C

7th October 2025

 WARREN AND MAHONEY®

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Disclaimer:

While Warren and Mahoney has endeavored to summarize the Concept Design process in this document and appendices, the report format cannot represent the broad range and depth of information captured on the Resource Consent Drawings, Specifications and Schedules. Approval of the specific issues contained in this report does not discharge the obligation of the client team to review the drawings and specifications in their entirety.

Introduction

Kupu Whakataki

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, and generate meaningful social, environmental and economic value.

Project Overview

Auckland Surf Park consists of 7 Buildings and amenity landscape surrounding an artificial wave lagoon. Separately to the scope of this report, a clubhouse and accommodation offering is proposed to the north of the lagoon and a town centre development to the east.

The existing landscape of the site is characterised by common elements of rural agricultural land: predominantly pasture edged by remnant shelter belts and a series of channelised drains. The North Shore Airport is located to the east across Postman Road with the majority of the site adjoining rural land including a number of residential properties.

Vegetation across the site includes a mix of largely exotic trees and understorey typical of agricultural hedgerow/ shelter planting arranged in a series of fragmented lines running

north south along field boundaries. Within the area of proposed development vegetation will be cleared to allow for earthworks, all exotic shelter belt planting is proposed to be removed. Opportunity exists to retain existing vegetation along the site boundaries such on the Dairy Flat Road site boundary. Specifically, trees in the area of the existing cottage that provide visual screening (including 2 mature palms) will be retained subject to arboricultural assessment and where not conflicting with highway requirements.

Extensive native planting is proposed across the site to establish a landscape framework within which new built form and development is located. The proposed vegetation framework reinforces vegetation connections across the site and around the lagoon. Extensive planting to reestablish the coastal forest ecosystem consistent with the underlying Auckland Council ecosystem categorisation being WF7.3,

Puriri forest is proposed to both increase habitat resource and as a setting for the surf experience.

There are a variety of building functions including surf academy and surfers lounges, changing rooms and amenities, rental and retail stores, food and beverage offerings and staff and administration. The buildings are arranged along the Surf Lagoon shoreline to engage with the activity in the lagoon. In addition there are a series of car park areas serving the various users groups accessed via a new collector road connecting Dairy Flat Highway and Postman Road. There are a number of service access points to the various buildings throughout the development.

The buildings are predominantly one storey with the exception of the six storey hotel and the two storey food and beverage building. In total there is 9,190m² of GFA spread across all

uses included within the design scope of this report.

Auckland Surf Park is designed as a surf community hub with various zones to allow visitors to engage in the six pillars of mental wellbeing of Chill, Do, Connect, Celebrate, Move, and Enjoy.

Auckland Surf Park is co-located with a wider surf park community development which includes a data centre and solar farm residential and surf village centre uses, which are considered as a system. Refer to separate Masterplan Documentation.



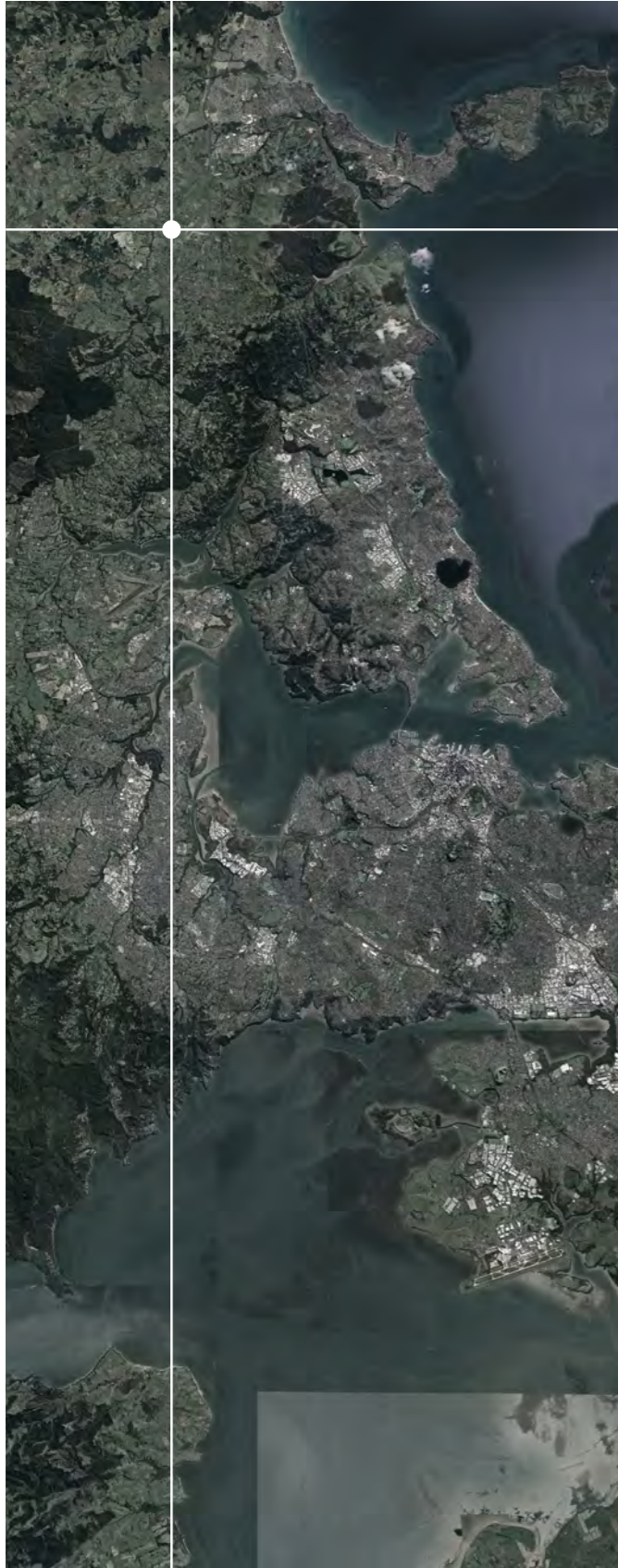
Site Context



1.0 Site Context

Horopaki Pae

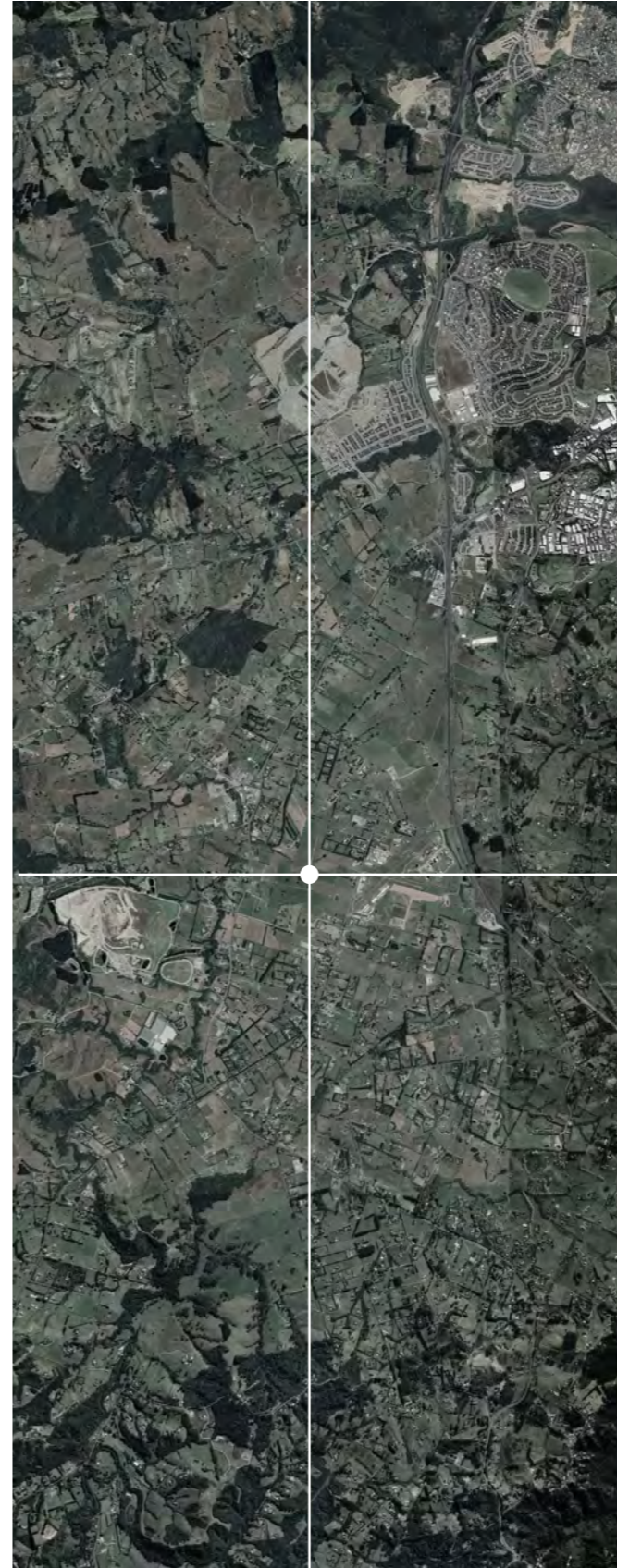
Auckland



North Auckland



Dairy Falt & Silverdale



Site

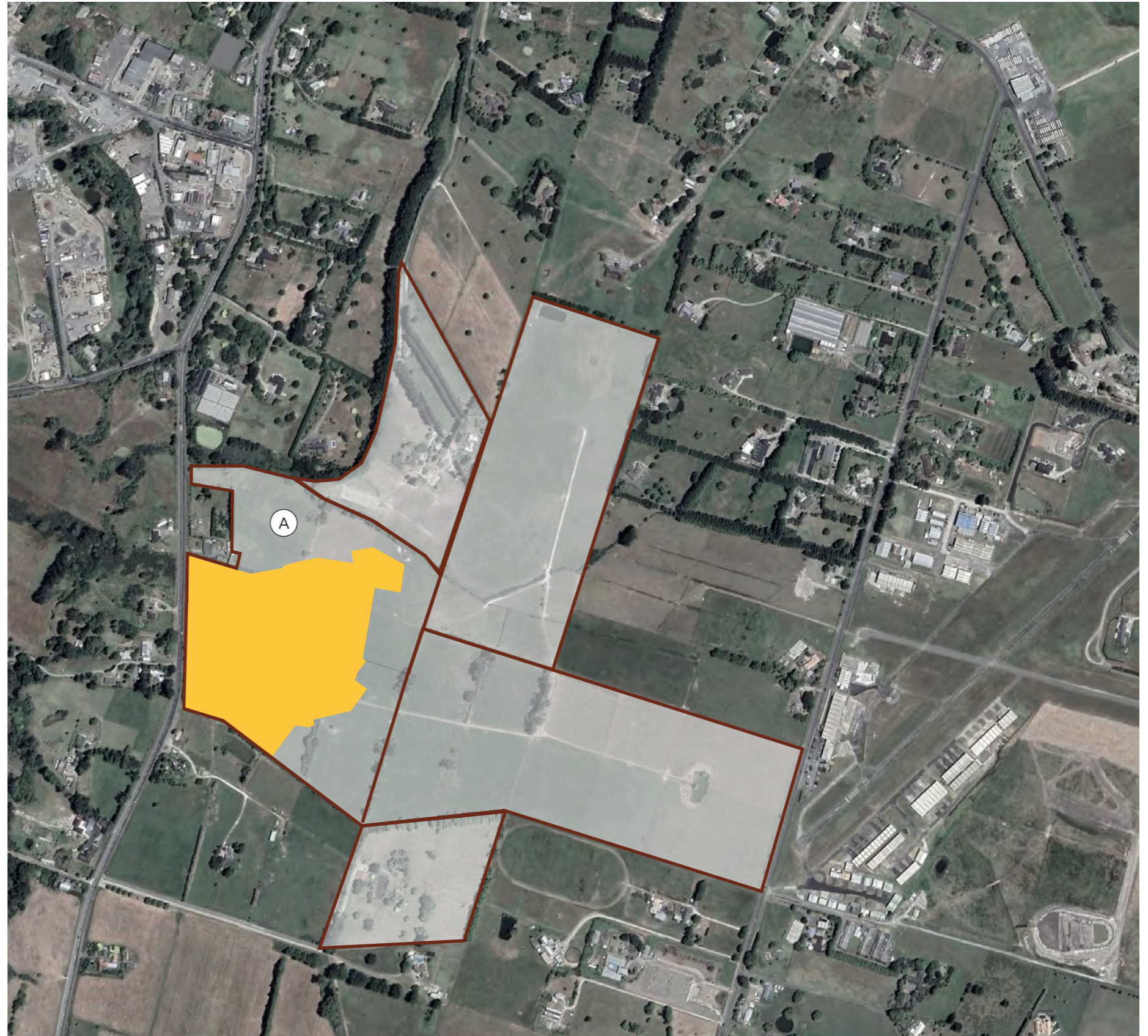


1.0 Site Context

Horopaki Pae

Project Lot and Scope Plan

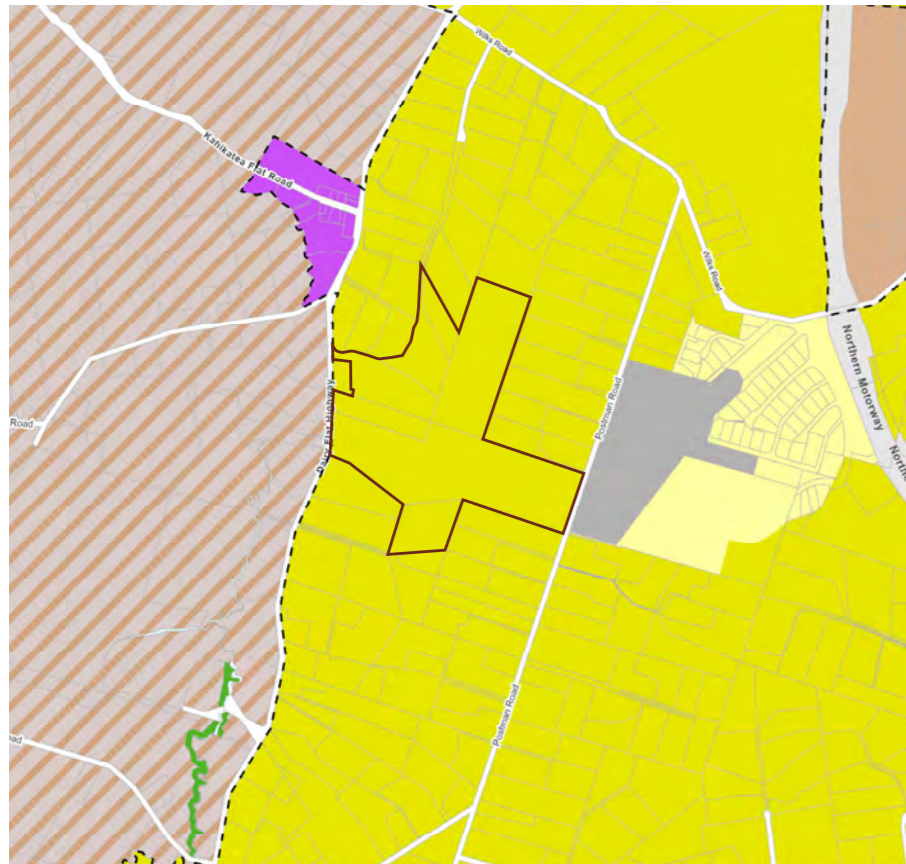
- A 1350 Dairy Flat Highway, Dairy Flat 0792.
LOT 4 DP 607404
14.7085ha
- Lot Boundaries - including Surf Park Masterplan Area
- Surf Park - Design Scope Extent



1.0 Site Context Horopaki Pae

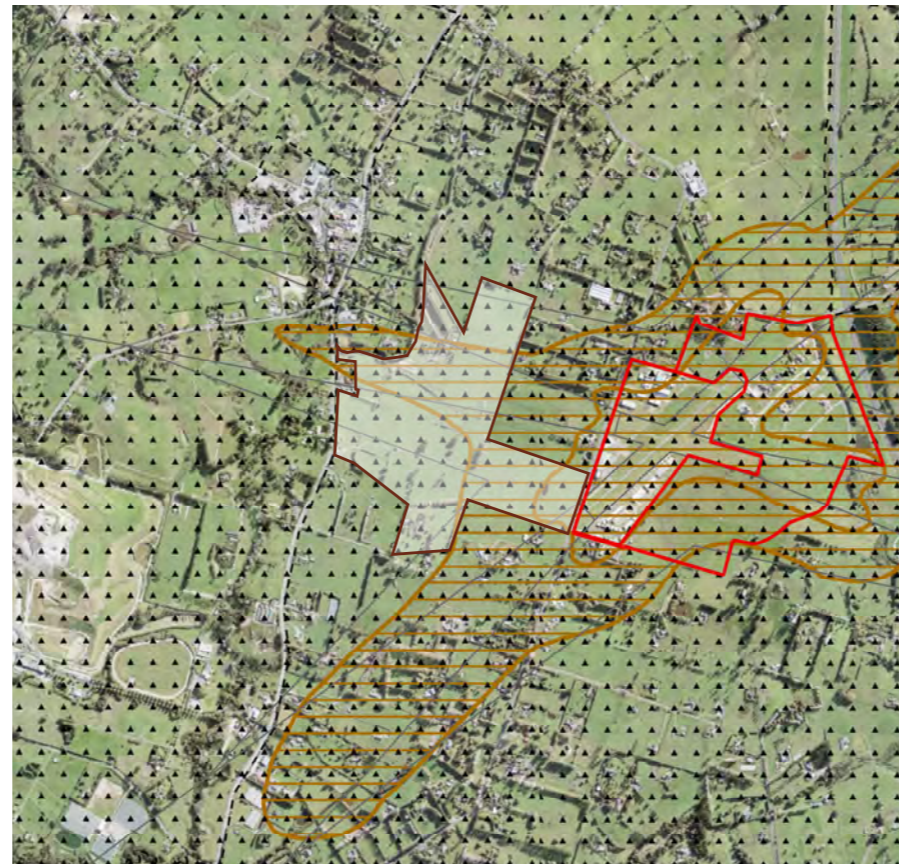
Planning Maps

AUP - Zones



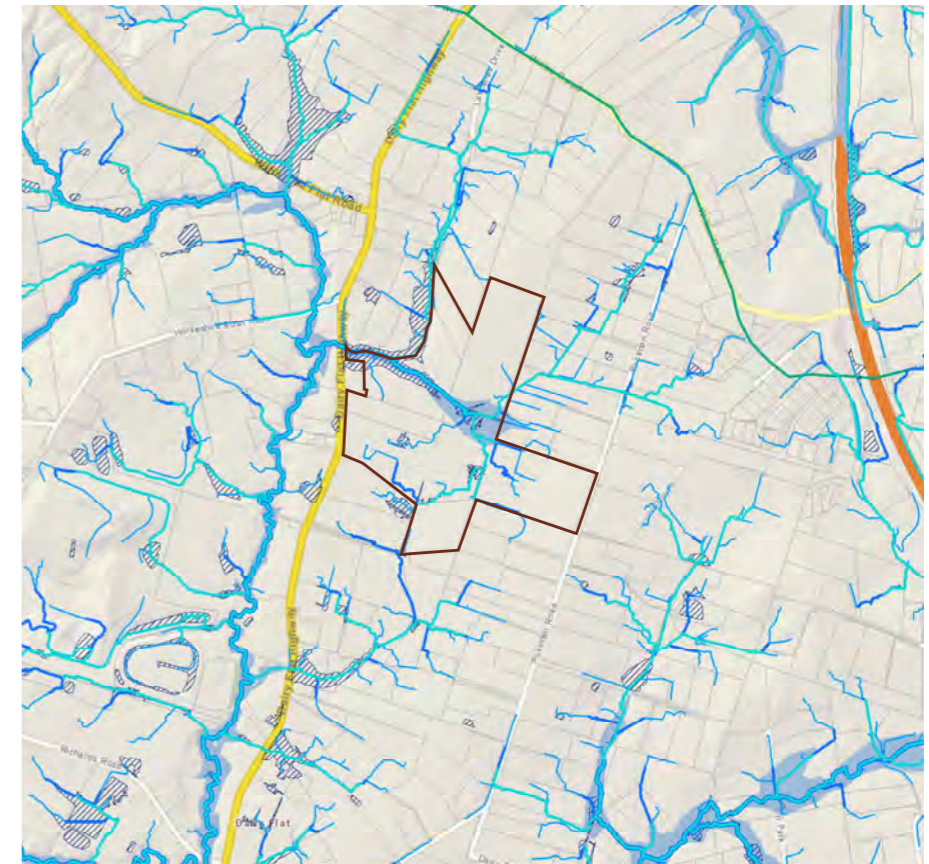
- Residential - Large Lot Zone
- Business - Heavy Industry Zone
- Business - Light Industry Zone
- Rural - Countryside Living Zone
- Special Purpose Zone
- Rural - Mixed Rural Zone
- Future Urban Zone

AUP - Overlays



- Rural Urban Boundary (RUB)
- Aircraft Noise Overlay
- Precincts

AUP - Hydrology



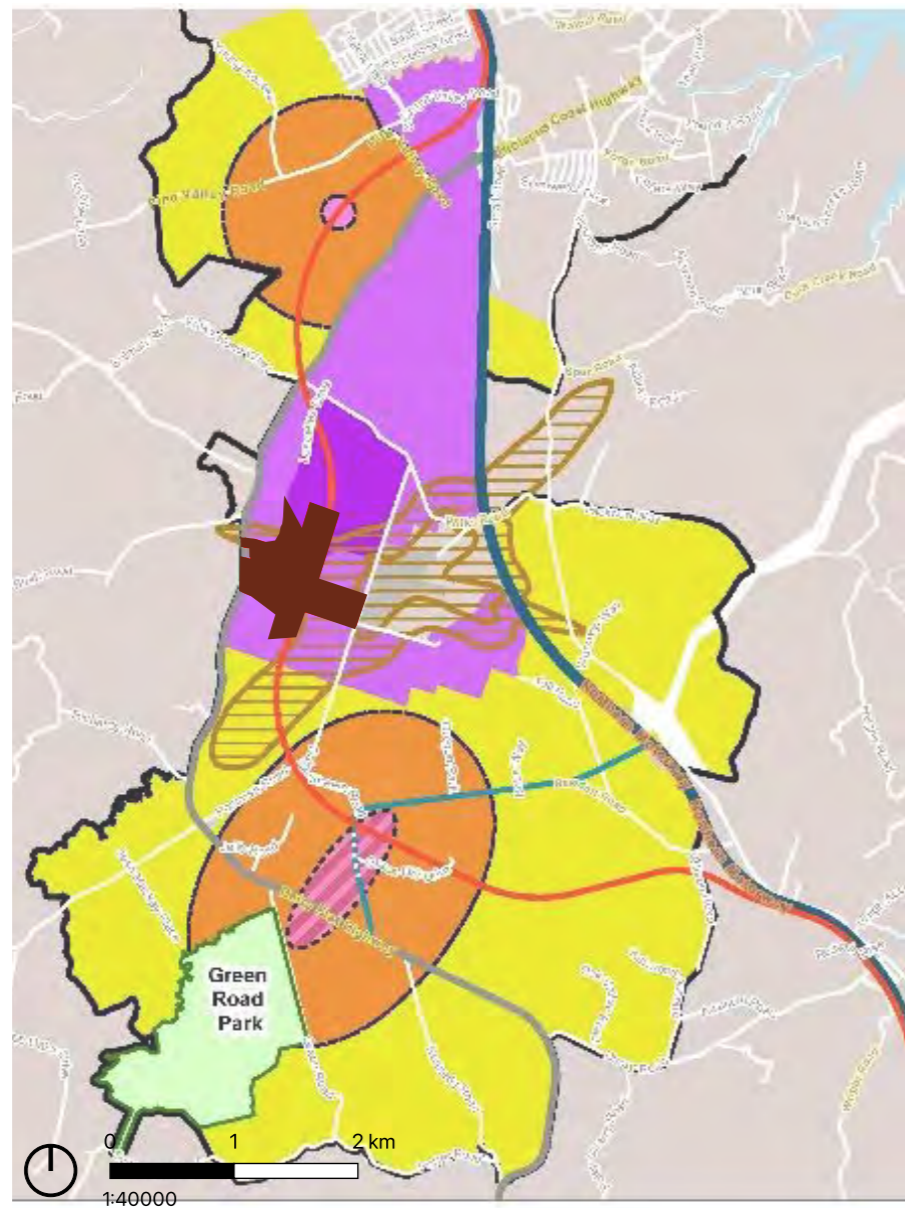
- Open Watercourse
- Piped Watercourse
- Culvert
- Pond
- Overland Flow Paths - 100ha and above (25,000)
- Overland Flow Paths - 3ha to 100ha (25,000)
- Overland Flow Paths - 1ha to 3ha (15,000)
- Flood Prone Areas
- Flood Plains



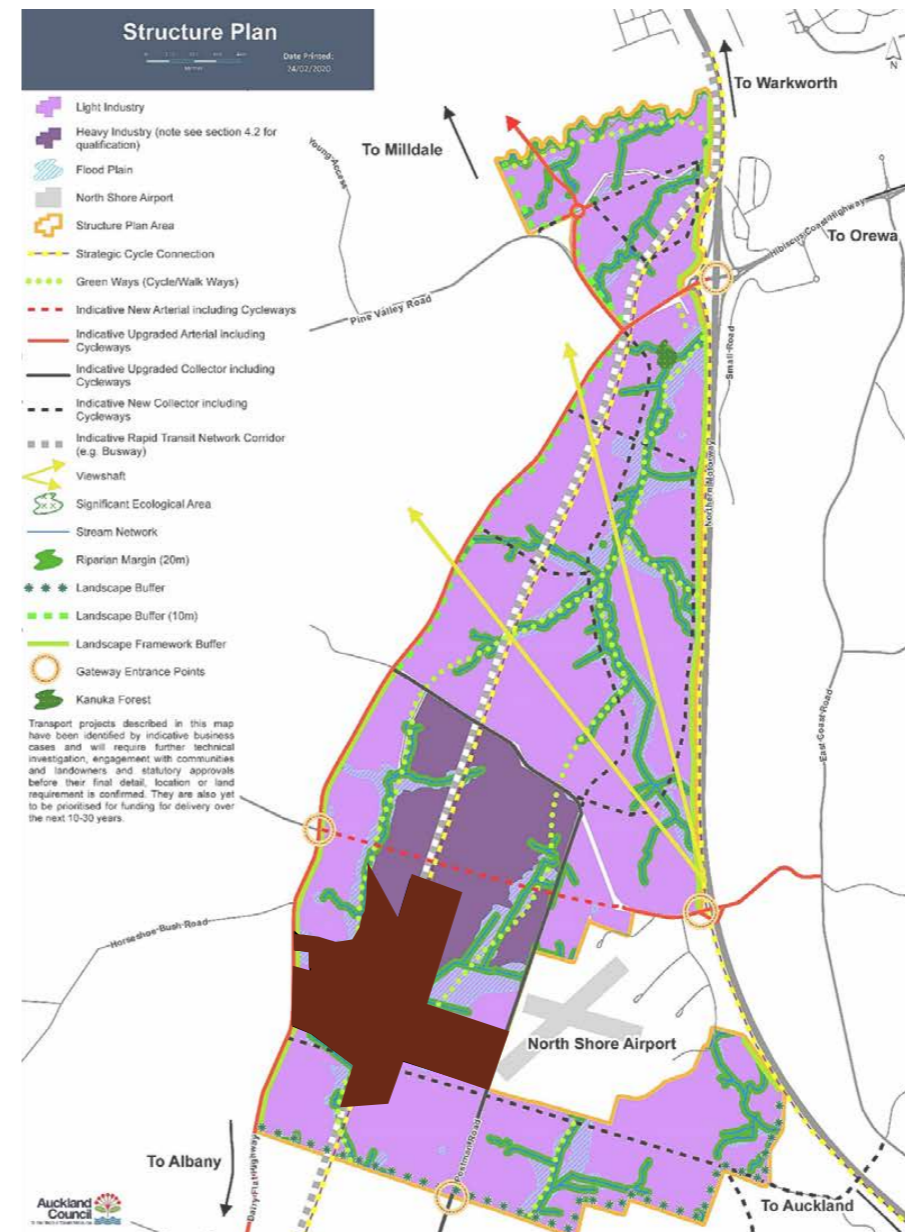
1.0 Site Context Horopaki Pae

Planning Maps

Draft Spatial Land Use Strategy 2022

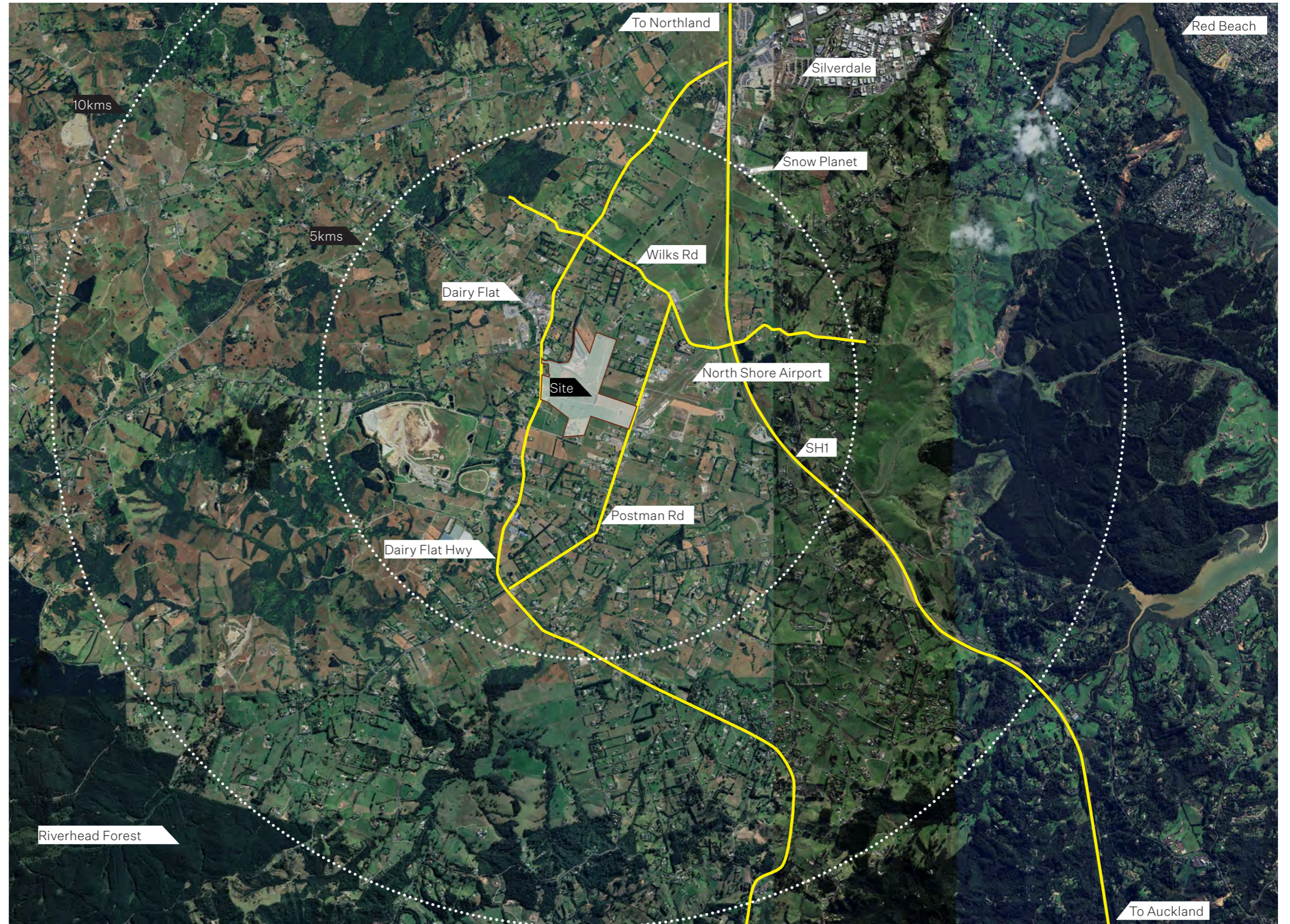


Silverdale West Dairy Flat Industrial Area Structure Plan



1.0 Site Context Horopaki Pae

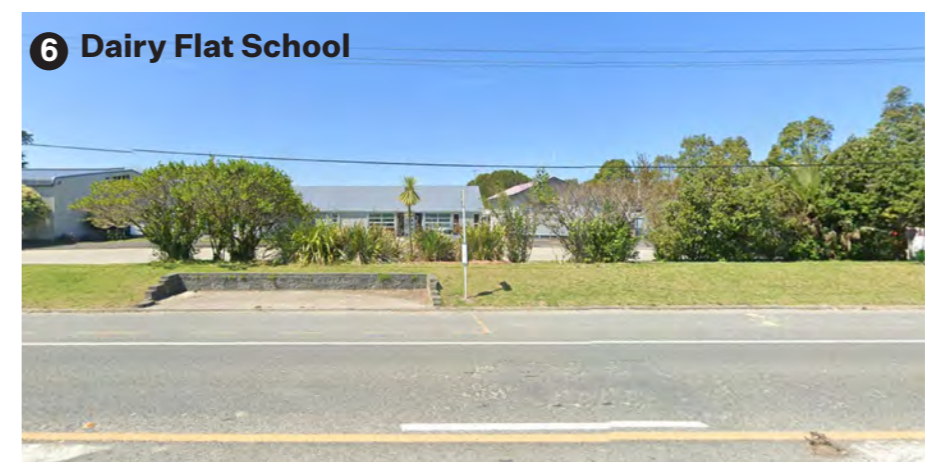
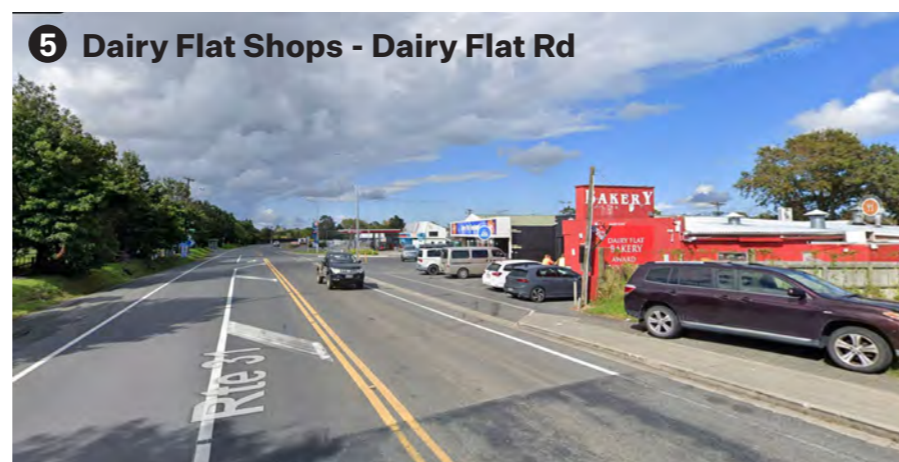
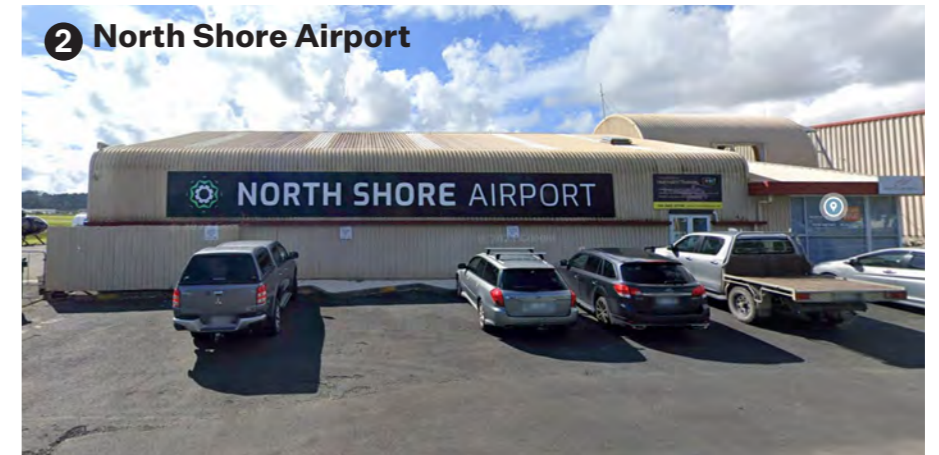
Local Context



1.0 Site Context Horopaki Pae

Local Context

View Location



02

Guiding Principles

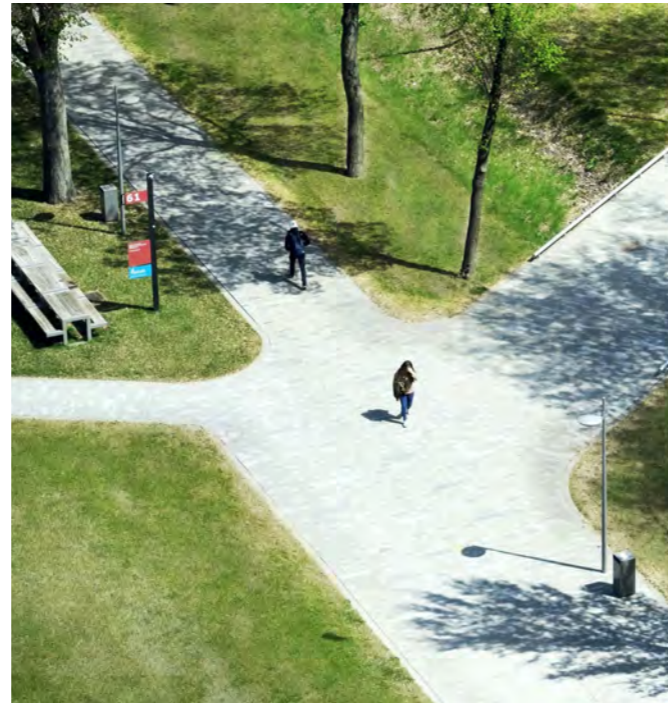


2.0 Guiding Principles Mātāpono Arataki



1. Surf comes first

Auckland Surf Park will live and die by the quality of the surf experience. It must provide a compelling offer for repeat users, not something to tick off on a tourist list. We seek to broaden the enriching experience that surfing brings to a wider and more diverse audience.



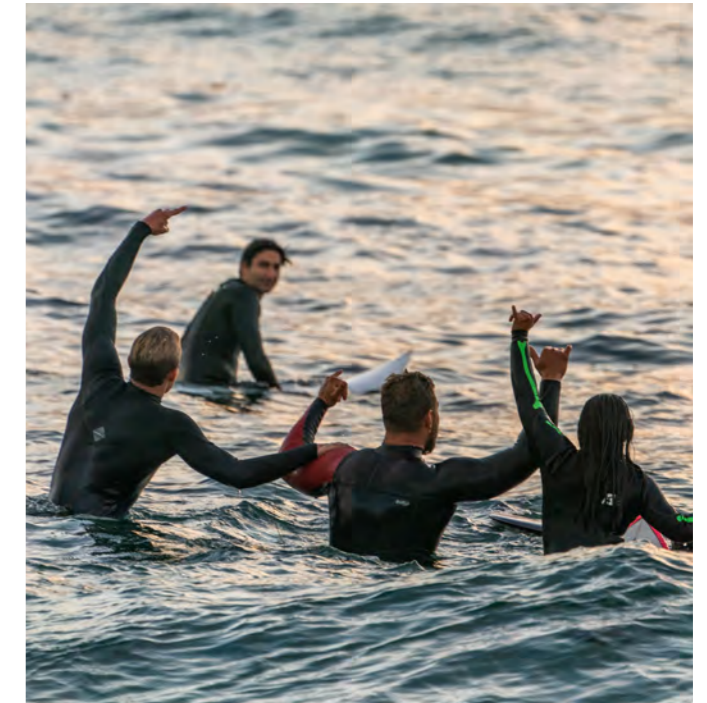
2. Clarity

The cleanest outline, rail profile, rocker and bottom contour, fin shape and placement drives the best in surfboard design. Logical planning, efficient servicing, direct and clear pathways and sight lines minimise friction and complexity leading to an elevated experience.



3. Connected to the Source

Authenticity is a feeling of a connected whole. Expressed structure, integrated and nourishing natural landscapes, natural materials, natural light and ventilation create a feeling that its all connected and nothing is hidden.



4. Embedded in Auckland and Aotearoa

Introducing what's unique flora, fauna, art, community and culture (Surf culture, Pacifica, Manawhenua) through an integrated design thinking approach between landscape and architecture will embed the facility and its users into a mature surf centric outcome.



2.0 Guiding Principles Mātāpono Arataki



5. Pumping 24/7

Recreational assets often have volatile peaks and troughs during weekends and seasonally. The design needs to flex for adjacent use and to generate activity, broad belonging and revenue – smoothing and increasing revenue across the year. More '14 second period long fetch swell, less wind chop'...



6. Future Proofed

Lets create a 'scenario tested model', strengthen the business case and accommodate future opportunities and trends to develop the surf village: changes in operations, facility 'feel' & functionality', transport, security and climate change will be considered together. Where can we grow?



7. Commercially Tuned

Right sizing and detailing each component part to its associated budget and 'leaning into the rustic' are methods we will adopt in creating the spaces and places – taking a well-tuned stripped back approach to materials, space sizing and conjoined functionality



8. Resilient & Regenerative

Connecting its users to a clear understating of health, movement and the importance of 'food as medicine'. Aligning these with sustaining and resilient net zero architecture and landscape we will provide places to thrive for our people and for nature to repopulate our designed environments.



9. Sustainable + Innovative

A spirit of collaboration, an open mind and the focus to make well targeted decisions early in the design process can generate significant cost-neutral sustainability wins.



10. Mana Whenua Collaboration

We seek to integrate authentic discussions for a 'deep cultural imprint'. Through reciprocal dialogue and insights from our indigenous cultures we will achieve harmony and understanding between nature and human activity



2.0 Guiding Principles Mātāpono Arataki

Sustainability

Warren and Mahoney does not attempt to preconceive or restrict stylistic outcomes. We do seek to ensure our work is underpinned by a consistent design approach and philosophy - following 'themes' can be interpreted widely but should act as a framework for design development and review.

Sustainability Mission Statement

Aventuur is the leading global creator of integrated surf park developments. The New Zealand addition should set a new benchmark for sustainability that demonstrates leadership globally.

The project aspires to be a cultural beacon of caring for people, innovation and climate leadership. The aim of this project is to deliver a master plan that brings together a wide variety of amenities that together regenerate the community and regenerate the landscape. The mission is to create an exceptional surfing destination through meaningful connections to the site, community, culture and economy.

Three key areas have been identified as the core focus of the project:

- 1) Mental Health, Community and Wellbeing
- 2) Ecosystem Innovation and Excellence
- 3) Environmental and Climate Leadership

These focus areas have been brought through under the actions for each of the 10 sustainability principles applied to the surf park master-plan.



1. IDENTITY

WE BELIEVE THAT EACH PROJECT HAS ITS OWN 'IDENTITY' SPECIFIC TO THE LOCAL CULTURE, COMMUNITY AND ENVIRONMENT. WE WILL AGREE WITH THE CLIENT A TAILORED LIST OF SUSTAINABILITY ASPIRATIONS AT THE OUTSET.

ACTIONS

- 1) We have worked with the client and wider design team to design a surf park that demonstrates international leadership in sustainability through advanced technology, innovation and community wellbeing.
- 2) We have identified Green Star Communities as the most appropriate certification for this project and are having discussions with the client on it's use.



6. CIRCULARITY

WE WILL DESIGN AND SPECIFY TO MINIMISE WASTE IN CONSTRUCTION AND OPERATIONS OF BUILDINGS.

ACTIONS

- 1) The placement of the surf park on site has considered excess excavated soil as opportunity to be used as part of the landscaping of the site.
- 2) Approximately 40-50% of New Zealand landfills is made up of construction waste. The design team has taken a timber first approach where possible. For each building element a whole of life approach has been taken to consider the scenarios for timber at the end of life.



2. LIFE CYCLE

WE WILL DELIVER ENDURING DESIGN WHICH IS TIMELESS, DURABLE, ADAPTABLE AND FUNCTIONAL BEYOND 50 YEARS.

ACTIONS

- 1) This master plan is designed to be a long term investment in regional tourism and material selections have been made with this long term vision in mind.
- 2) An initial assessment into upfront embodied carbon showed that the use of a low carbon concrete could save approximately 800 tCO₂.



7. WELL-BEING

WE WILL SPECIFY HEALTHY MATERIALS AND DETAIL HEALTHY CONSTRUCTION. WE WILL DESIGN AND SPECIFY USING LOW TOXIC MATERIALS AND FINISHES FOR THE WELLBEING OF ALL PEOPLE.

ACTIONS

- 1) Wellbeing of visitors and staff is a priority. The 6 pillars of mental health and wellbeing has been used as a core design principle for this project.
- 2) An authentic New Zealand experience is achieved through a connection to the natural surroundings. Bush walks through the site allow visitors to pause and connect with a native or pre-agricultural landscape.

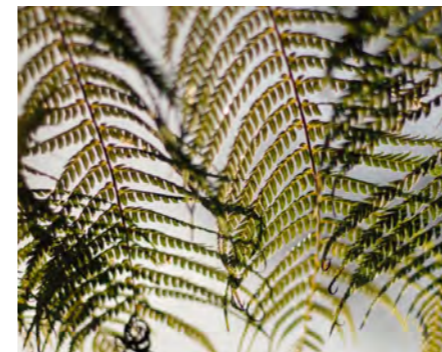


3. ENERGY

WE WILL DELIVER ENERGY EFFICIENT BUILDINGS, AND WILL USE AND ADVOCATE FOR COMPUTER ANALYSIS, INNOVATION AND SPECIALIST INPUT WHERE BENEFICIAL.

ACTIONS

- 1) On site renewable energy through a solar farm is positioned to power the data center.
- 2) The waste heat energy from the Data Centre is proposed to be used to heat the surf park during the day.
- 3) We have identified an opportunity for the Data Centre to heat greenhouses during the night.
- 4) Roof locations have been identified for solar installations on buildings surrounding the



8. REGENERATIVE

WE WILL ADVOCATE FOR LOW ENVIRONMENTAL IMPACT DESIGN AND MATERIALS.

ACTIONS

- 1) The design the landscape has identified strategies to regenerate habitats for native fish, lizards and insects.
- 2) Possible uses for the land under the solar park has been identified. These include food production, free range chickens, or carbon sequestration.
- 3) Planting has been proposed in clusters of species to create more resilient systems.

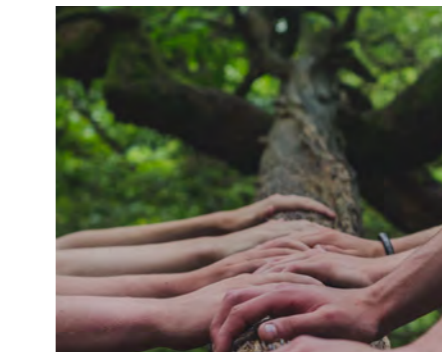


4. PASSIVE

WE WILL ADVOCATE FOR DAY LIGHTING AND NATURAL VENTILATION WITH LOW-TECH OR SMART SYSTEMS WHERE APPROPRIATE TO THE PROJECT.

ACTIONS

- 1) Large overhangs have been included as a design feature to passively keep the buildings surrounding the lagoon cool.
- 2) Cross ventilation is possible on many of the buildings to provide another function to passively cool buildings without having to reduce energy consumption



9. SYSTEMS THINKING

WE WILL DESIGN TO SUPPORT LOCAL COMMUNITIES, ECONOMIES AND TRANSPORT NETWORKS.

ACTIONS

- 1) Broader consideration for future transport networks has been built into the planning of the park. Additional road networks that benefit the wider community have been built into the design.
- 2) As a hub for a the growth of community and local businesses, the park has been designed to be inclusive of a broad range of offerings that complement the surf facilities.

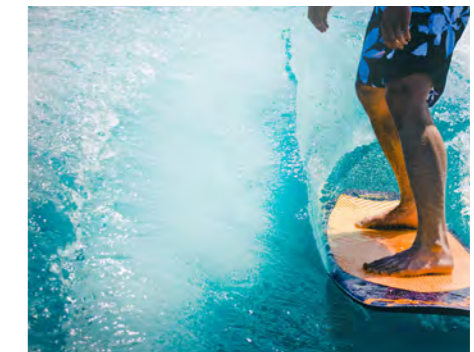


5. WATER

WE WILL DESIGN AND SPECIFY EFFICIENT WATER MANAGEMENT STRATEGIES AND SYSTEMS.

ACTIONS

- 1) Storm-water is designed to be collected from roads/hard surfaces and filtered through wetlands and swales before entering the stream.
- 2) Landscape design improves flood resilience of the site.
- 3) Future development of a second wetland as been identified to support a larger water filtration system.



10. EDUCATIONAL

WE WILL DESIGN TO CELEBRATE AND COMMUNICATE SUSTAINABLE ASPECTS OF PROJECTS FOR EDUCATIONAL PURPOSES.

ACTIONS

- 1) Making surfing more accessible to a wider range of people is a core goal of the park. Consideration for a wide range of users and experience levels has been a focus of the design of the park.
- 2) As a local and international tourist destination this project has been designed to be visibly sustainable to allow people to learn from the project and to deliver on the aspirations of clean green New Zealand.




Design Response Landscape

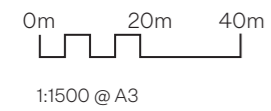


3.0 Design Concept Ariā Hoahoa

Landscape Site Plan

(A)	Drop Off & Arrival
(B)	Surf Park Parking
(C)	Club House & Accommodation Parking
(D)	Surf Village Centre Parking
(E)	Dunes Connection
(F)	Service Areas
	Surf Park Design Extents

Refer to masterplan documents for details of Club house, Accommodation and Surf Village Centre buildings/area outside of Surf Park design extents including Apartments, Wellness and Brewery



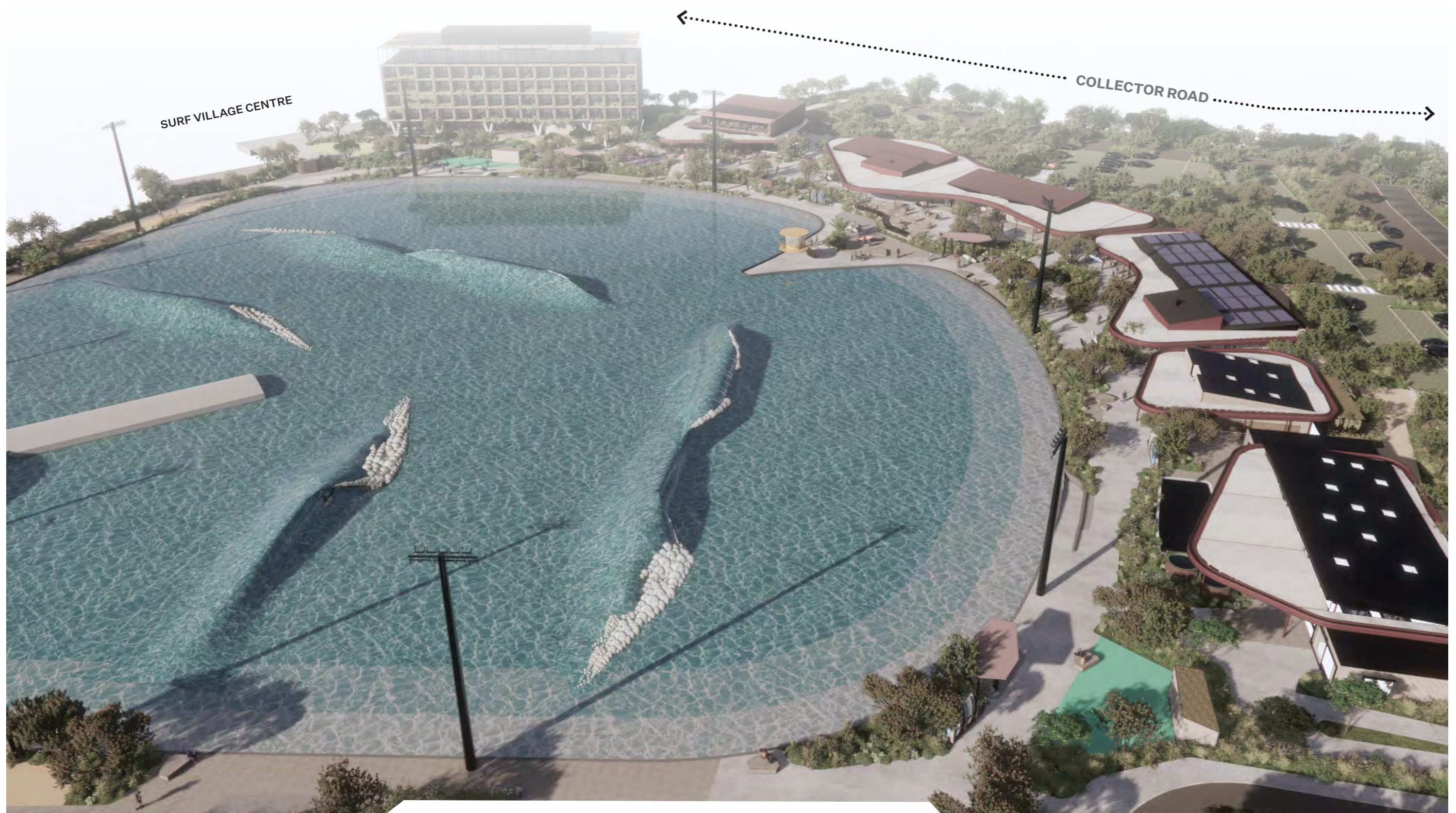
3.0 Design Concept Ariā Hoahoa

Landscape Model View 01



3.0 Design Concept Ariā Hoahoa

Landscape Model View 02



3.0 Design Concept Ariā Hoahoa

Car Parking & Arrival Experience



Enter through the dunes

Vegetated dunes emerging from the forest canopy guide movement into the park. Spatially breaking up the car park and drop off areas into 'clearings' within the edge of the revegetated coastal forest and guiding the journey on foot towards the park. The dunes both shield and frame views leading to the lagoon.



Decompress through coastal forest

Transitioning between the lagoon and car park area, revegetated puriri forest forms the back drop to an immersive surf and arrival experience.



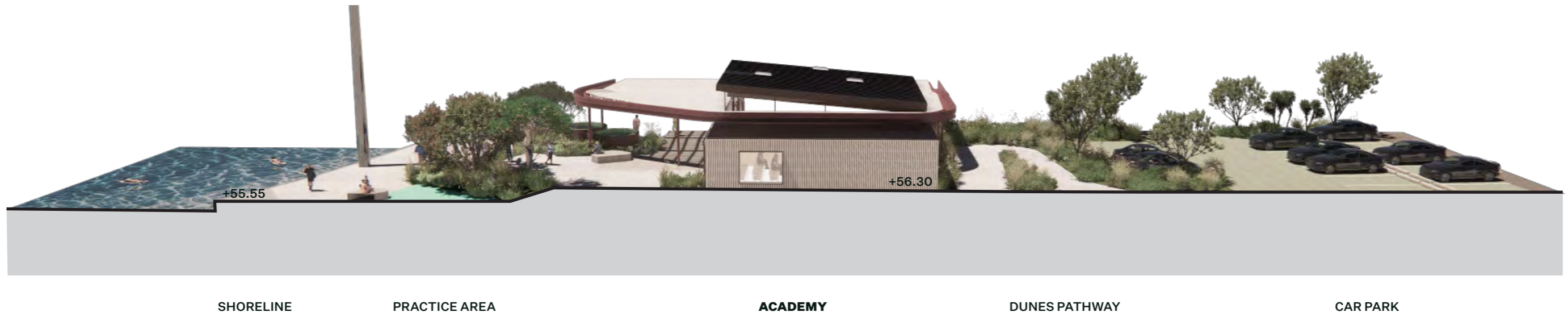
Arrive into the lagoon

Arriving through a sheltered edge of forest and dune like architectural forms to a intimate and immersive shoreline with the expanse of the lagoon beyond and the sky above.

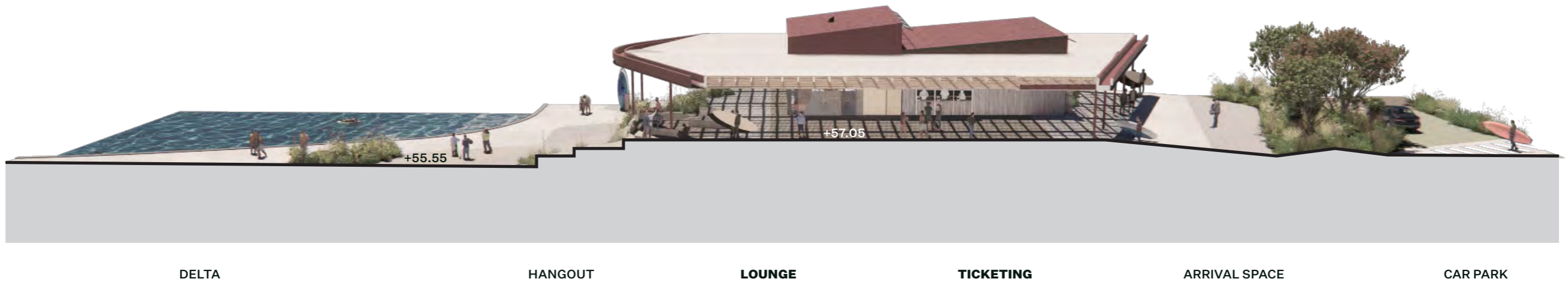


3.0 Landscape Sections Whakakitenga

Section 01



Section 02



3.0 Design Concept Ariā Hoahoa

Car Parking & Arrival Experience



Car park

Looking across a car park 'clearing' towards the administration building



Car park

Entry to the dunes pathway from the car park



Dunes pathway from the car park

Journey from the car park



Dunes pathway to arrival space

Dunes pathway approach towards ticketing



Public entry from drop off

Entering between the administration building and the restaurant/F&B offering



Main entry

Entering between the retail and ticketing buildings beneath the canopy to the centre of the lagoon



3.0 Materiality Rauemi

Car Parking & Arrival Character & Materials



Permeable Paving

—
Informal hard surfaces with soft edges to vegetation lead through strongly vegetated back dune and coastal forest sheltering the lagoon



Bound Gravel



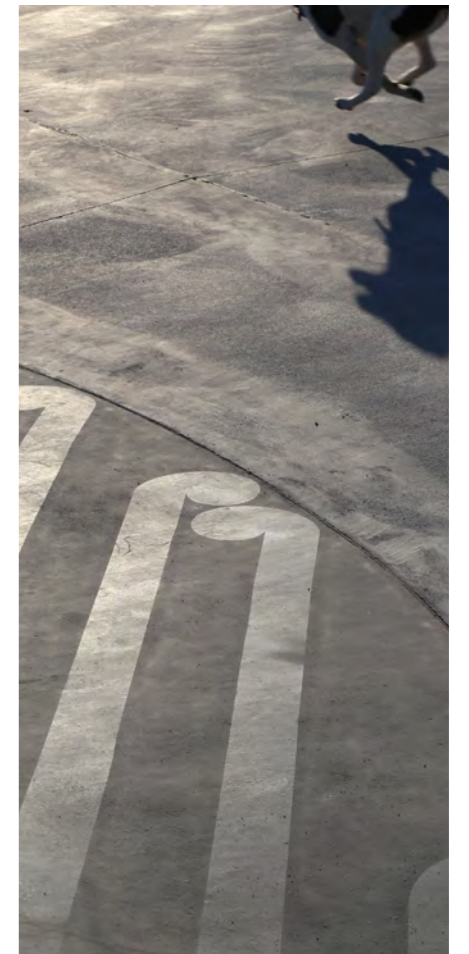
Timber Boardwalk



Stormwater Planting



Forest Canopy



Lightly Sandblasted Concrete



3.0 Design Concept Ariā Hoahoa

Shoreline Experience



Varied edge of coastal rock forms + vegetation

The shoreline landscape evokes the forms of local coastal environments opening up and framing spaces from between pockets of planting and 'rock' form gathering nodes distributed along the shoreline with the pathways between shaped as if eroded by the tide.



Sheltering coastal forest canopy

Forming the skyline above and around the lagoon and the amenity buildings a canopy of Puriri, Nikau Kohekohe and Pohutukawa forest opens up and becomes more dispersed towards the edge of the lagoon. Offering shade and shelter, groupings of trees help spatially define zones and pockets of space around the shoreline that provide for a variety of activities to be supported simultaneously.



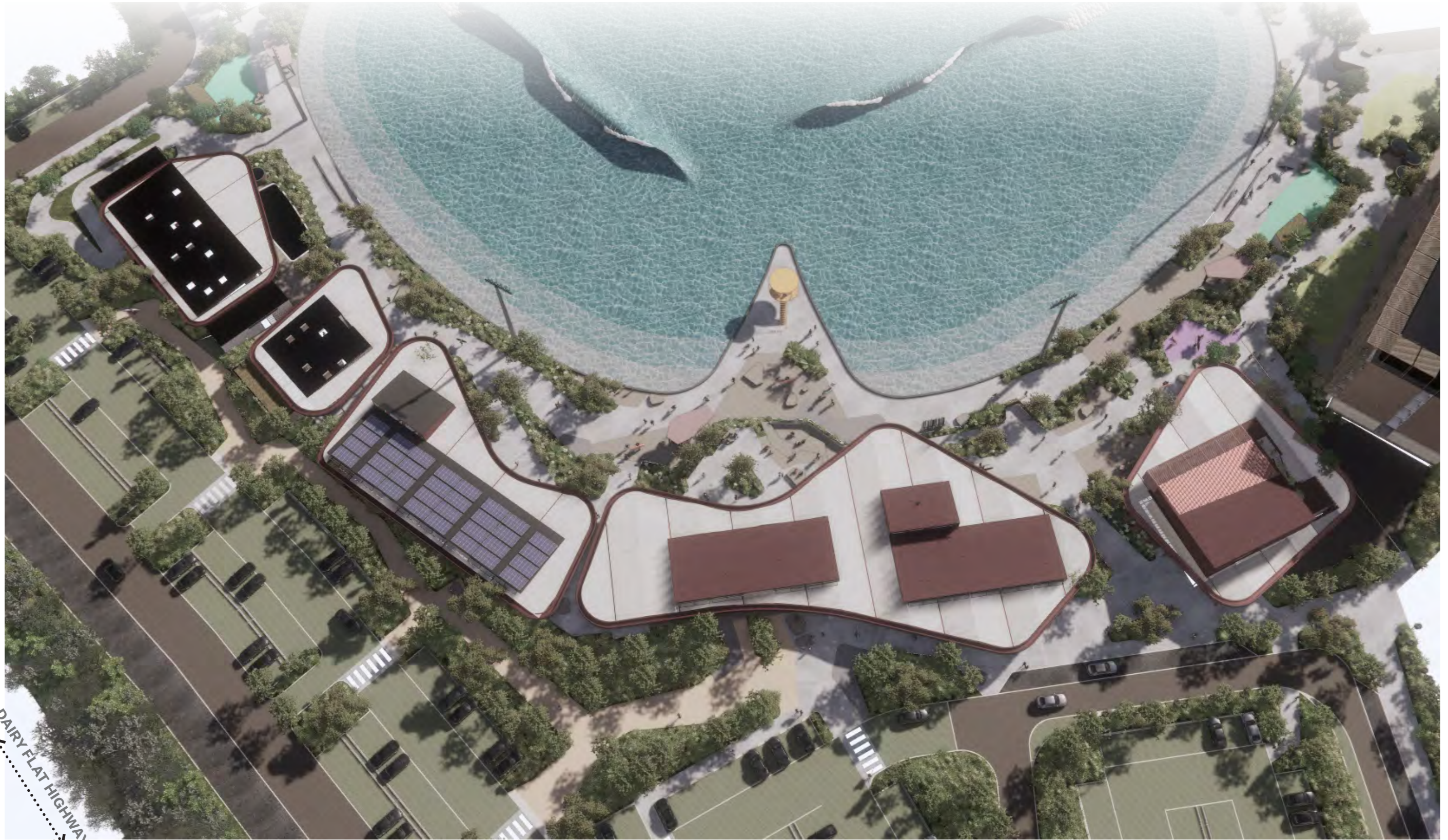
Views to open skies across the water

Looking out from the shoreline and amenity buildings the lagoon is central to the surf park experience, the surf action and background noise of the surf infused through the shoreline landscape spaces by the careful framing of views and orientation of spaces towards the lagoon whilst allowing the journey along the shoreline to be a sequence of different experiences and opportunities to dwell at a welcoming and comfortable scale.



3.0 Design Concept Ariā Hoahoa

Landscape Model View 03



DAIRY FLAT HIGHWAY



3.0 Design Concept Ariā Hoahoa

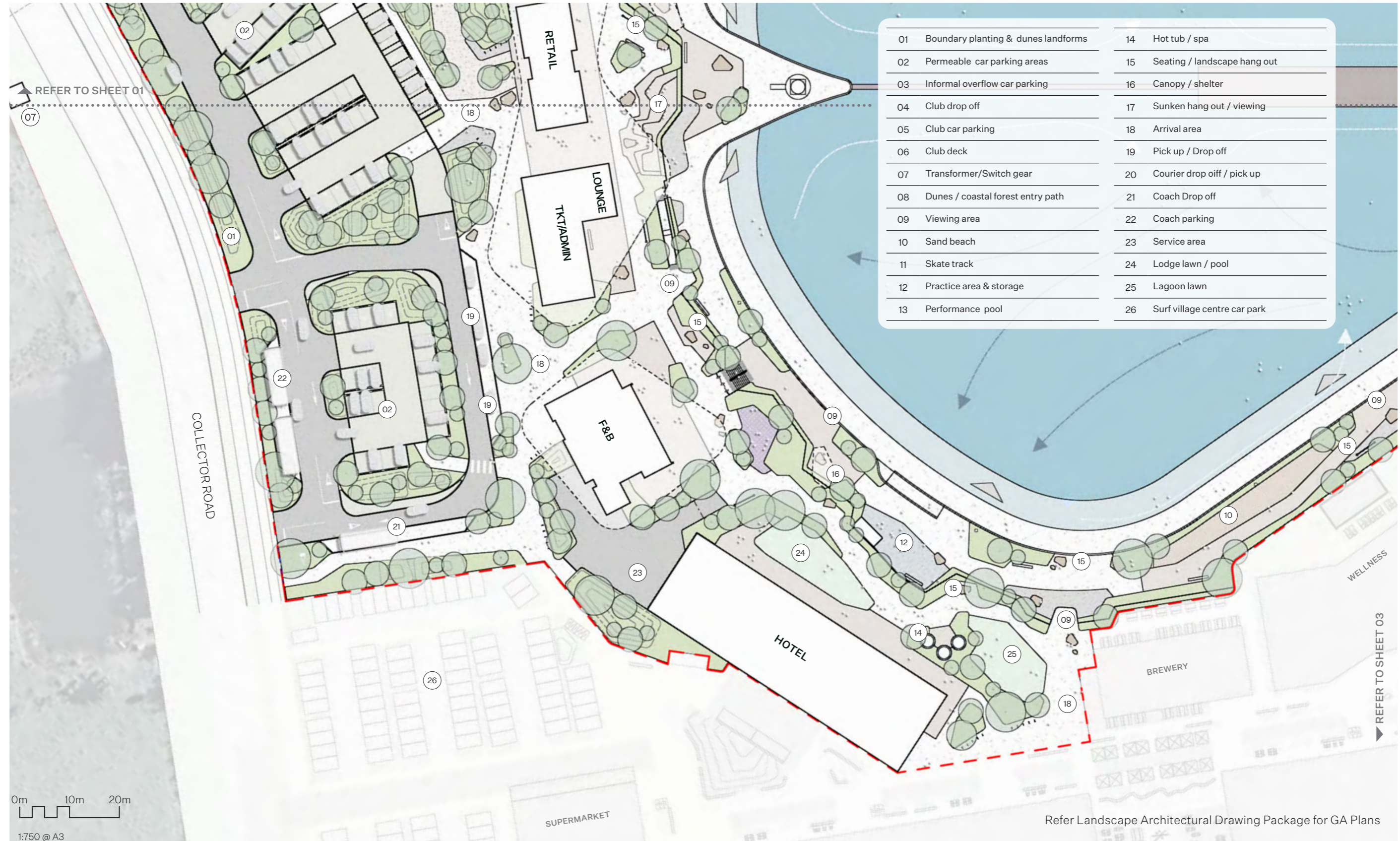


Concept Plan Sheet 01



3.0 Design Concept Ariā Hoahoa

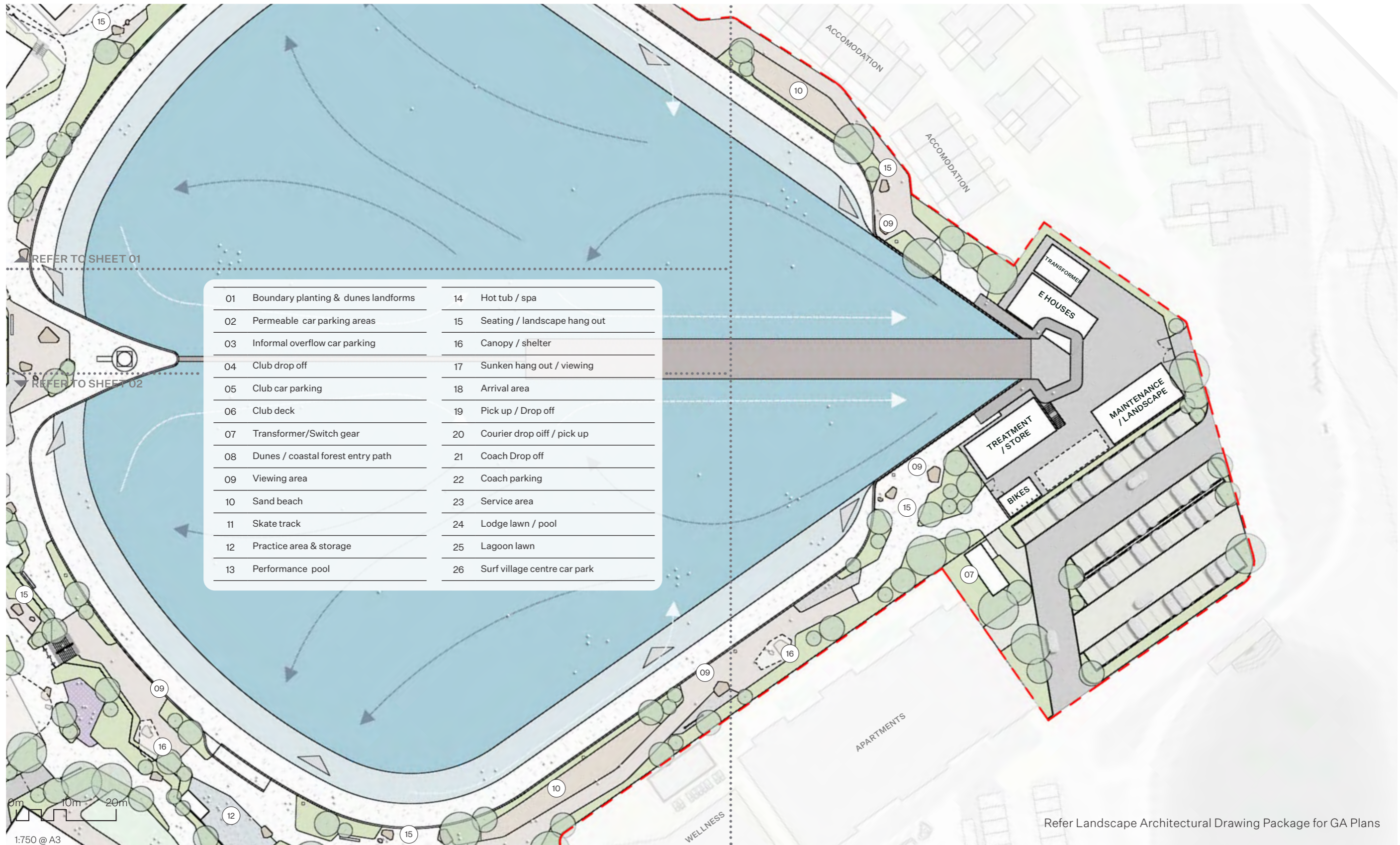
Concept Plan Sheet 02



3.0 Design Concept Ariā Hoahoa



Concept Plan Sheet 03



Refer Landscape Architectural Drawing Package for GA Plans

3.0 Landscape Sections Whakakitenga

Section 03



Section 04



3.0 Landscape Sections Whakakitenga

Section 05



Section 06



3.0 Landscape Sections Whakakitenga

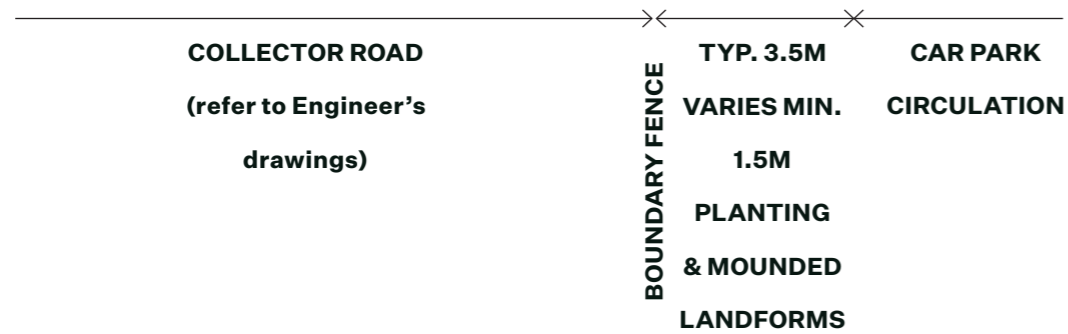
Section 07

Collector Road Boundary

Section looking west through site boundary in front of the surf park car park with screening planting to car park frontage



post & wire
fence to
boundary



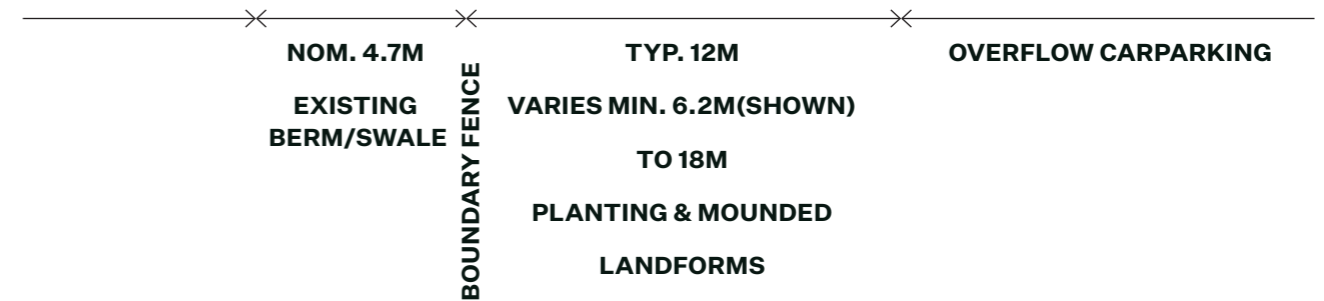
Section 08

Dairy Flat Highway Boundary

Section looking north through site boundary in front of the car park with screening planting to car park overflow parking



post & wire
fence to
boundary



3.0 Design Concept Ariā Hoahoa

Shoreline Experience



Hangout

Stepped deck area providing opportunities to meet, gather and lookout



The delta

Looking from the tower back towards the stepped hangout terraces



Shoreline

Looking along the eastern shoreline towards the delta



Public lookout

Lookout over the lagoon, practice area and lower shoreline sheltered by planting from public areas approached from the surf village centre



Restaurant / F&B shoreline

The western shoreline in front of the restaurant.



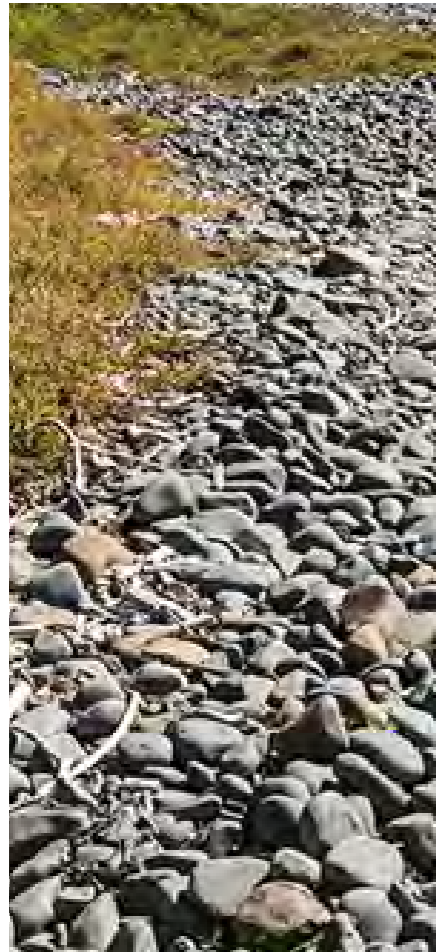
Hotel lagoon side

Looking across the practice area and lower shoreline with the hotel and public spaces above



3.0 Materiality Rauemi

Shoreline Character & Materials

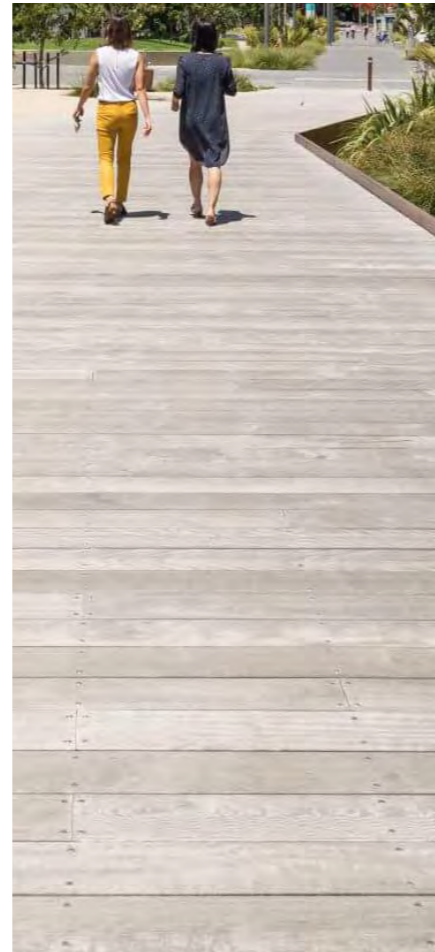


Beach Gravels

—
Hard wearing weathered materials that speak to the textures and tones of the natural landscape



Acid Etched Concrete



Silvered Timber



Weathered Steel



Forest Canopy



Coastal Planting



Site Design Strategies

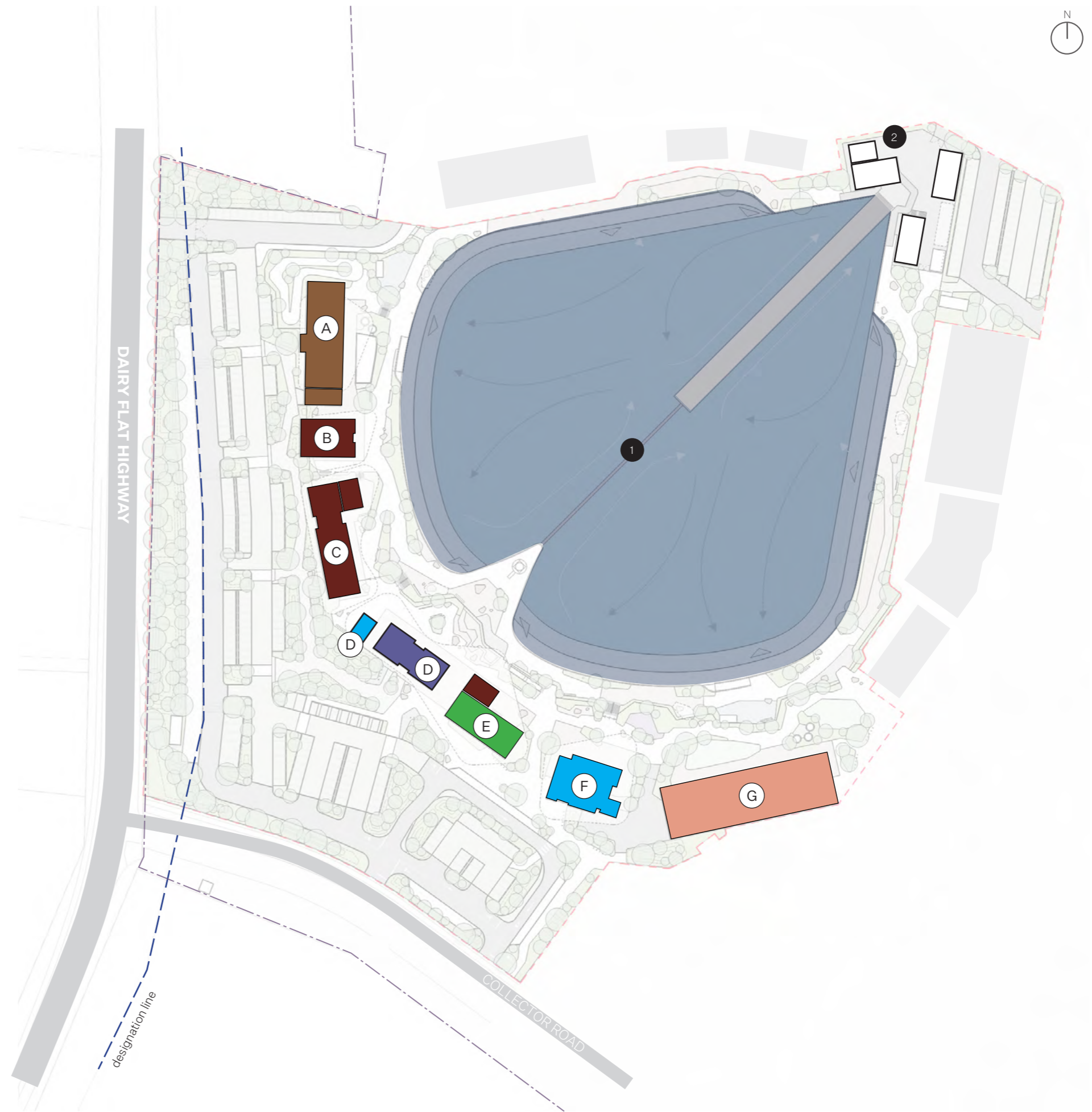
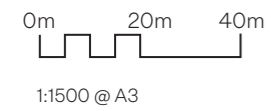


4.0 Design Strategies

Rautaki Hoahoa

Building Program

KEY	USE	AREA
Surf Lagoon	1 Surf	22,000m ²
Surf Academy and First Aid	A Surf	575m ²
Change Building	B Amenities	215m ²
Surf Rentals	C Amenities	475m ²
Food + Beverage Kiosk	D F&B	45m ²
Surf Retail	D Retail	255m ²
Surf Lounge	E Amenities	75m ²
Ticketing & Administration	E Staff	275m ²
Restaurant	F F&B	575m ²
Hotel	G Accommodation	6,700m ²
Service Area (Refer Wavegarden design)	2 Staff	Refer Wavegarden (design)
Total Building Area		9,190m²

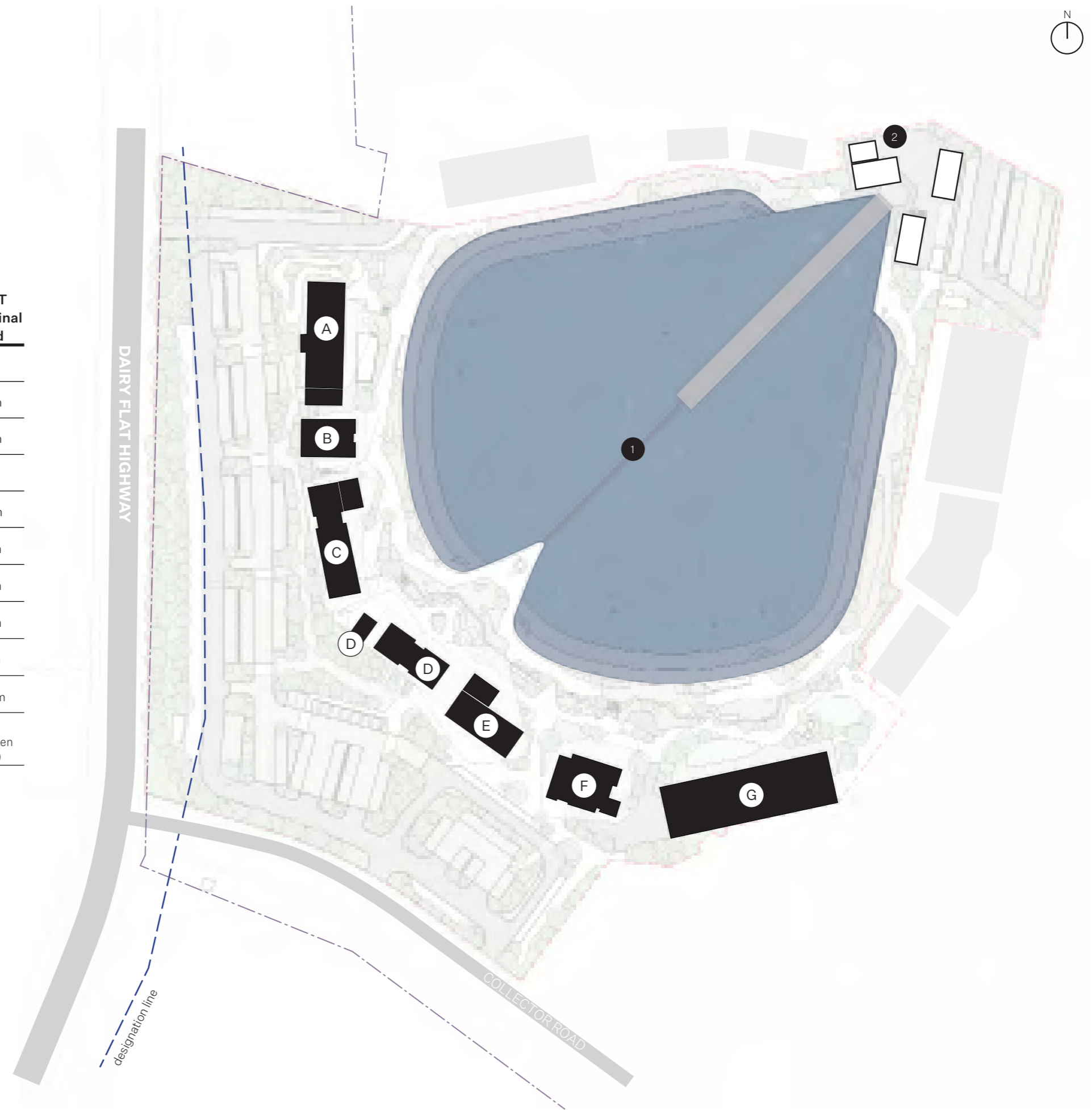


4.0 Design Strategies

Rautaki Hoahoa

Building Heights

KEY	STORIES	HOB	HEIGHT from original ground
Surf Lagoon	1	-	-
Surf Academy and First Aid	A	1	5.985m
Change Building	B	1	5.780m
Surf Rentals	C	1	6.140m
Food & Beverage Kiosk	D	1	3.900m
Surf Retail	D	1	5.590m
Surf Lounge	E	1	6.100m
Ticketing & Administration	E	1	5.590m
Restaurant	F	2	7.600m
Hotel	G	6	21.700m
Service Area (Refer Wavegarden design)	2	Refer Wavegarden (design)	Refer Wavegarden (design)








0m 20m 40m
1:1500 @ A3



4.0 Design Strategies

Rautaki Hoahoa

Circulation - Arrival & Car Parking

-  Rural Planting / Visual Screening
-  Surf Park car parking access & circulation
-  Clubhouse/Accommodation car parking access
-  Drop off
-  Pedestrian access to lagoon

Clubhouse & Accommodation

38 Spaces

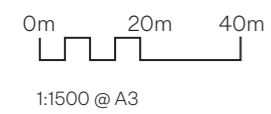
Surf Park

150 + 7 Mobility Spaces + 2 Courier

Nom. 40 Overflow in designation

56 Staff / Service Yard

Total 293 excluding Surf Village Centre & Supermarket Car Parking

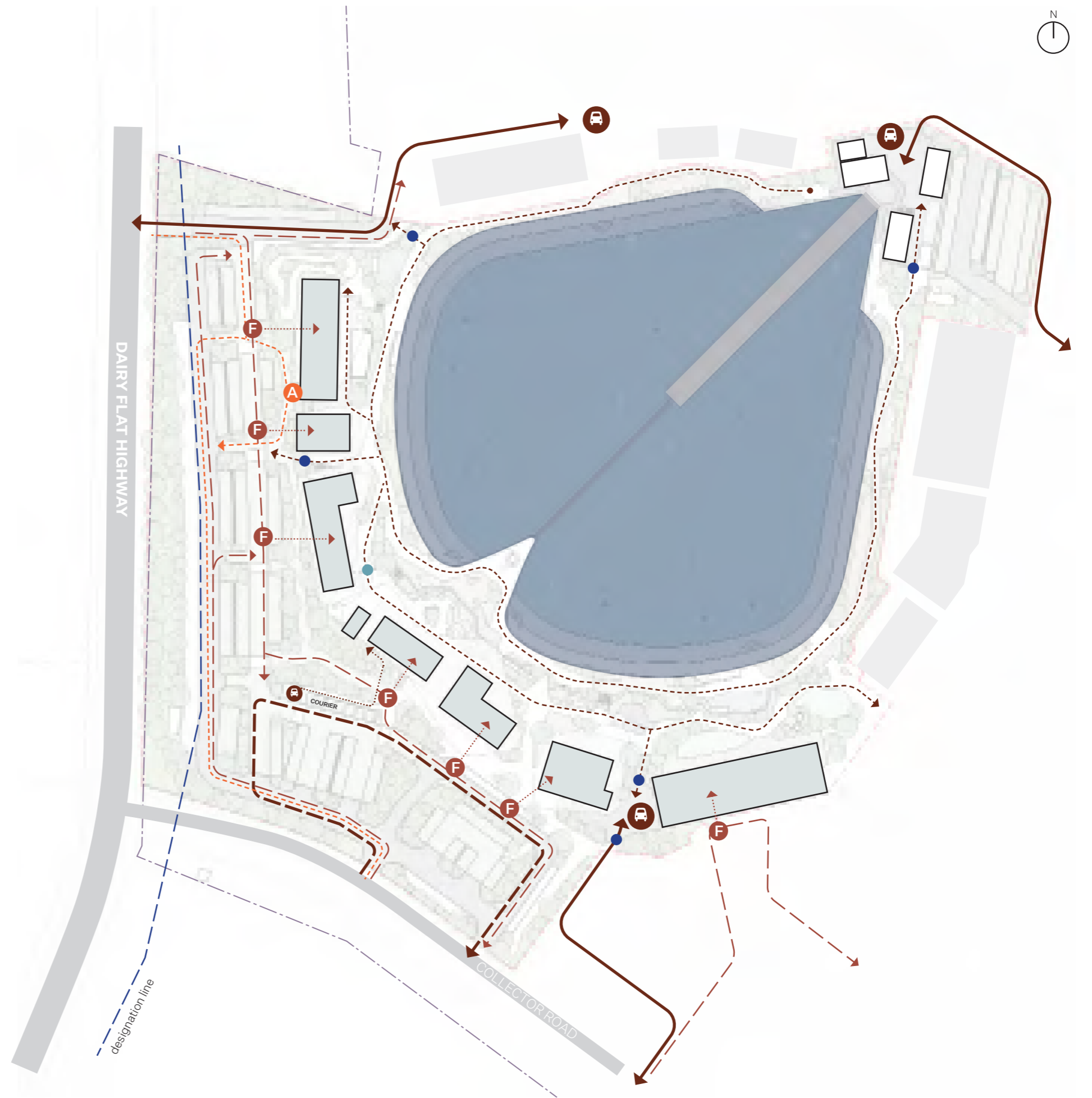


4.0 Design Strategies Rautaki Hoahoa

Circulation - Servicing

	Service Area / Yard
	Service Access Route
	Ambulance Access
	Fire Truck Access
	Gate / Access Control
	Maintenance Access (light vehicle/Pelorus)

0m 20m 40m
1:1500 @ A3



4.0 Design Strategies

Rautaki Hoahoa

Fencing & Access

- A Public Area - Surf Park

- B Controlled Access / Fenced Area - Surf Park

- C Controlled Access - Amenity Area Including Club House & Accomodation

- D Car Park & Arrival Area - Fenced to site boundary

- Staff Access to Service Areas / Car Park & Accomodation Access (after hours)

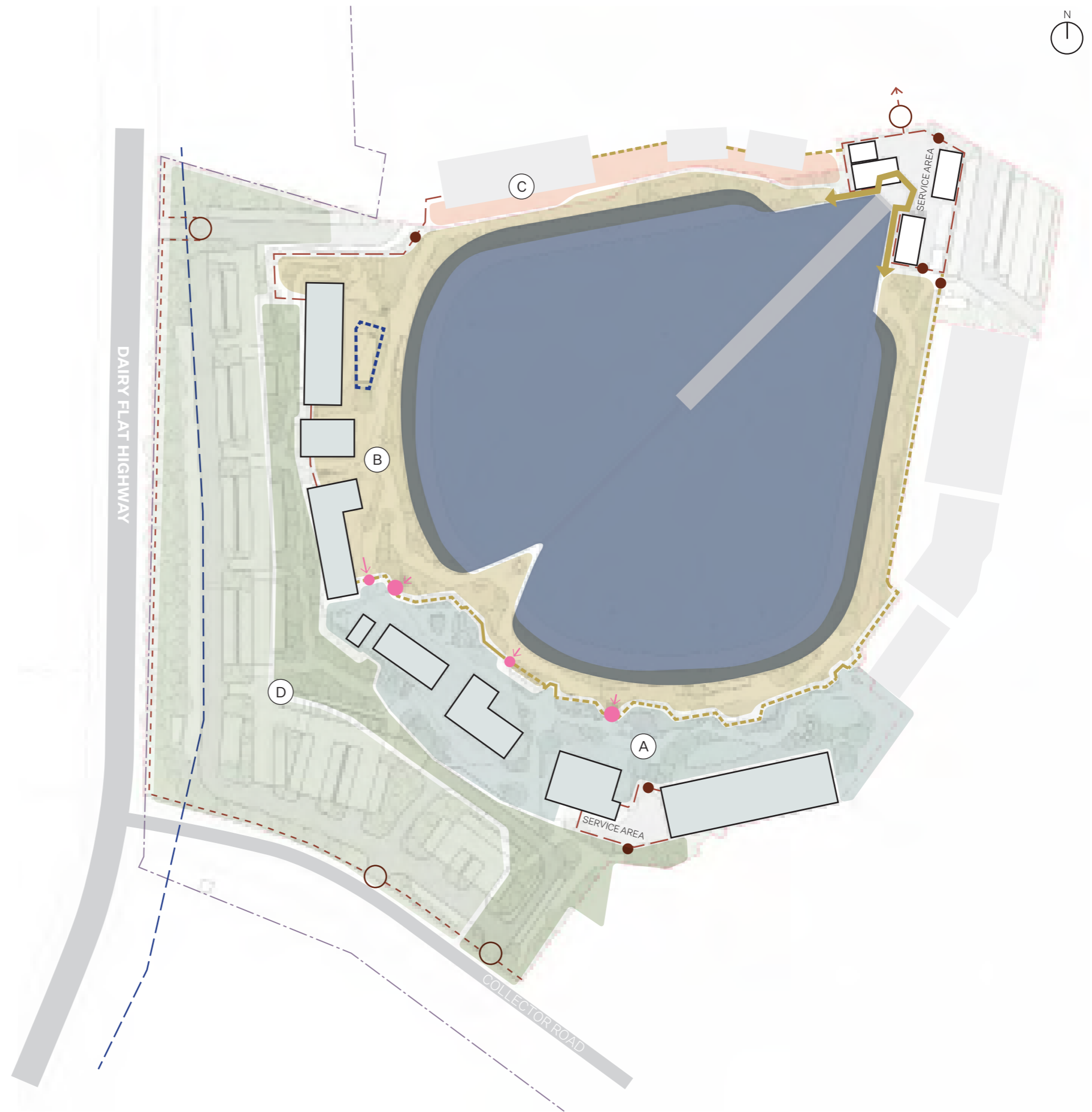
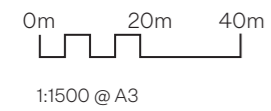
- Controlled Access Points

- Park Secure Line - Nom. 1.2m high Timber / Glass / Steel

- Fence Line - post and wire to site boundary

- Fence Line - Nom. 1.8m vertical bar





- Pool Fencing



4.0 Design Strategies

Rautaki Hoahoa

Levels Strategy

-  Vegetation Level Change
-  Stepped Level Change / Outlook
-  Steps
-  Indicative Stormwater Collection/Treatment

0m 20m 40m
1:1500 @ A3

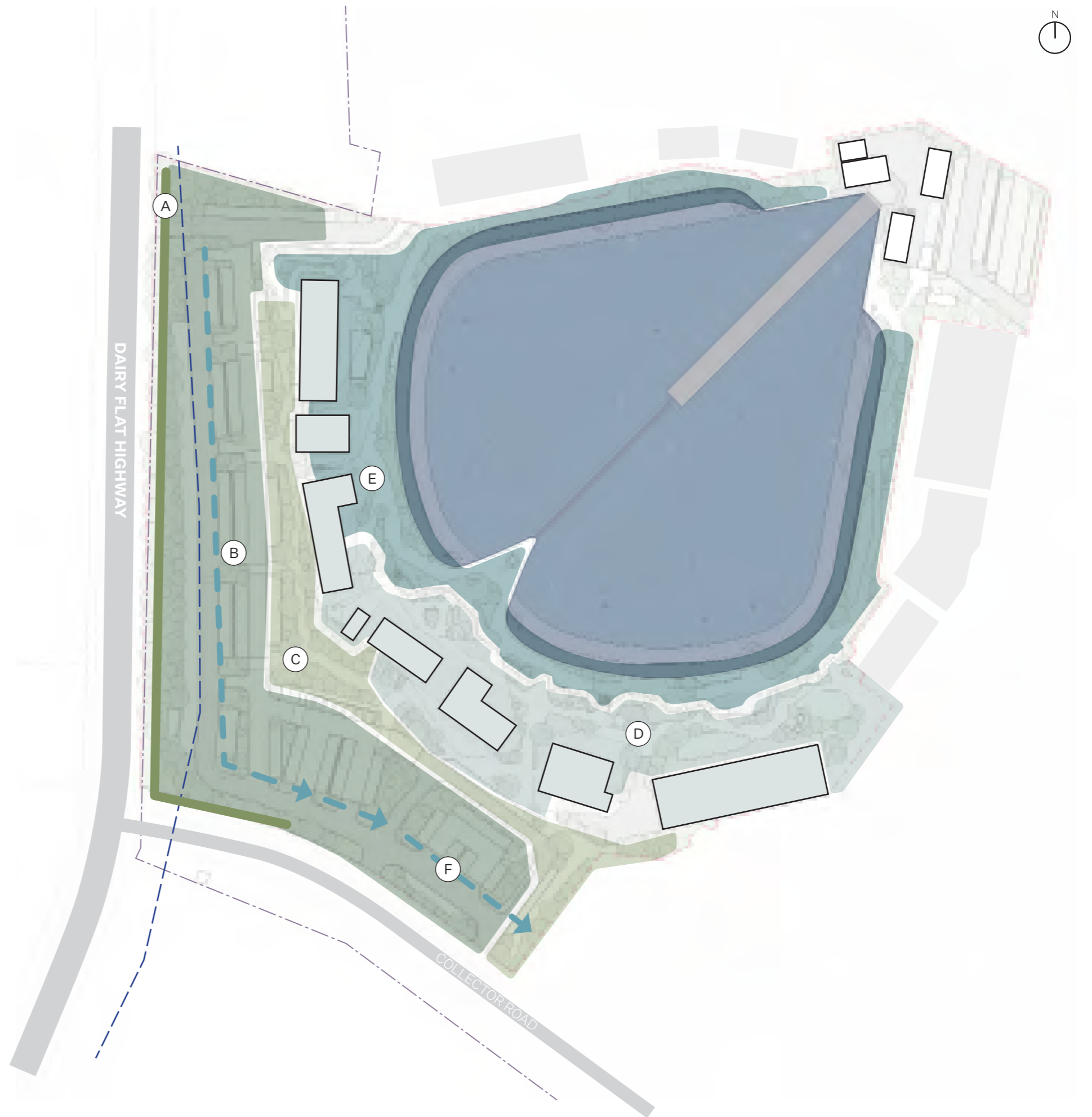
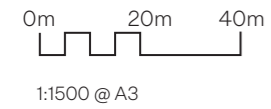


4.0 Design Strategies

Rautaki Hoahoa

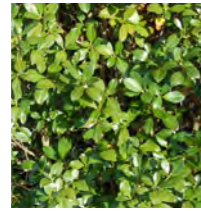
Vegetation Strategy

- (A) Rural Planting / Visual Screening
- (B) Dunes Planting
- (C) Coastal Forest Planting
- (D) Upper Shoreline Lagoon Planting
- (E) Lower Shoreline Lagoon Planting
- (F) Swale /Raingarden Planting



4.0 Planting Whakatō

Rural & Visual Screening Species



Titoki
Alectryon excelsus

Karamu
Coprosma robusta



Manuka
Leptospermum scoparium

Kanuka
Kunzea robusta



Ngaio
Myoporum laetum

Karo
Pittosporum crassifolium



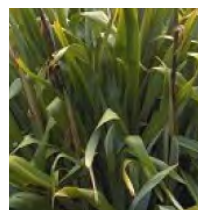
Tarata
Pittosporum eugenioides

Kohuhu
Pittosporum tenuifolium



Mapou
Myrsine australis

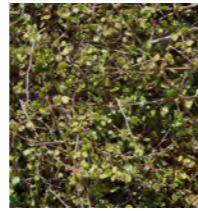
Arthropodium bifurcatum
Rengarenga Lily



Harakeke
Phormium tenax

New Zealand Blueberry
Dianella nigra

Dunes Planting Species



Pohuehue
Muehlenbeckia complexa

Harakeke
Phormium tenax



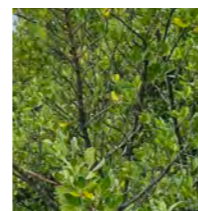
Sand Coprosma
Coprosma acerosa

Ngaio
Myoporum laetum



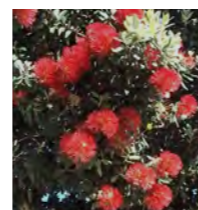
Houpara
Pseudopanax lessonii

Kōwhangatara
Spinifex sericeus



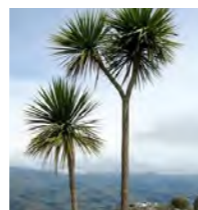
Toetoe
Austroderia splendens

Taupata
Coprosma repens



Oioi
Apodasmia similis

Pōhutukawa
Metrosideros excelsa



Ti Kōuka
Cordyline australis

Giant Umbrella Sedge
Cyperus ustulatus

Coastal Forest Species - Puriri Forest



Pūriri
Vitex lucens

Karaka
Corynocarpus laevigatus



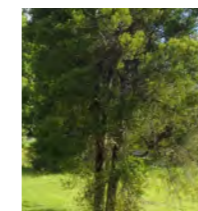
Kohekohe
Dysoxylum spectabile

Taraire
Beilschmiedia tarairi



Kawakawa
Macropiper excelsum

Tōtora
Schoenoplectus californicus ssp. tatora



Mataī
Prumnopitys taxifolia

Pukatea
Laurelia novae-zelandiae



Rewarewa
Knightia excelsa

Tawa
Beilschmiedia tawa



Little Hard Fern
Blechnun penna marina

Kiokio
Parablechnum novae-zealandiae



Northern Rātā
Metrosideros robusta

Nikau
Rhopalostylis sapida



4.0 Planting Whakatō

Coastal Forest Species - Kahikatea Forest



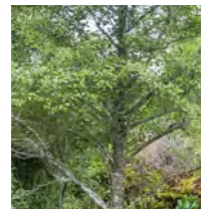
Kakaha
Astelia grandis



Purei
Carex secta



Pukio
Carex virgata



Putaputaweta
Carpodetus serratus

Pohuehue
Muehlenbeckia complexa



Mingimingi
Coprosma propinqua var. propinqua
Vitex lucens
Puriri



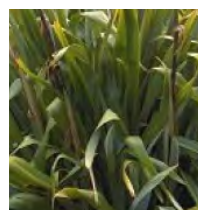
Kahikatea
Dacrydium dacrydioides



Ti Kōuka
Cordyline australis



Manuka
Leptospermum scoparium

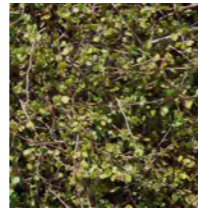


Harakeke
Phormium tenax



Nikau
Rhopalostylis sapida

Lagoon Shoreline Planting Species



Pohuehue
Muehlenbeckia complexa



Harakeke
Phormium tenax



Sand Coprosma
Coprosma acerosa



Native Iceplant
Disphyma australe



Tauhinu
Ozothamnus leptophyllus



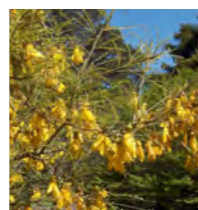
Mākaka
Carmichaelia australis



Toetoe
Austroderia splendens



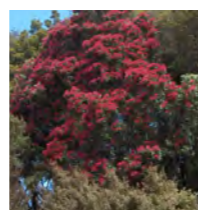
Wharawhara
Astelia banksii



Kōwhai
Sophora microphylla



Taupata
Coprosma repens 'poor knights'



Northern Rātā
Metrosideros robusta



Nikau
Rhopalostylis sapida



Arthropodium bifurcatum
Rengarenga Lily



Kiokio
Parablechnum novae-zealandiae

Raingarden & Stormwater Planting Species



Pūrei
Carex lambertiana



Karamu
Coprosma robusta



Manuka
Leptospermum scoparium



Kanuka
Kunzea robusta



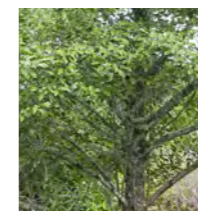
Ngaio
Myoporum laetum



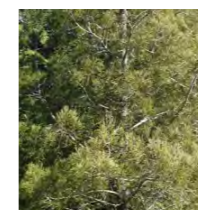
Karo
Pittosporum crassifolium



Ti Kōuka
Cordyline australis



Kohuhu
Pittosporum tenuifolium



Ti Kōuka
Cordyline australis



Nikau
Rhopalostylis sapida



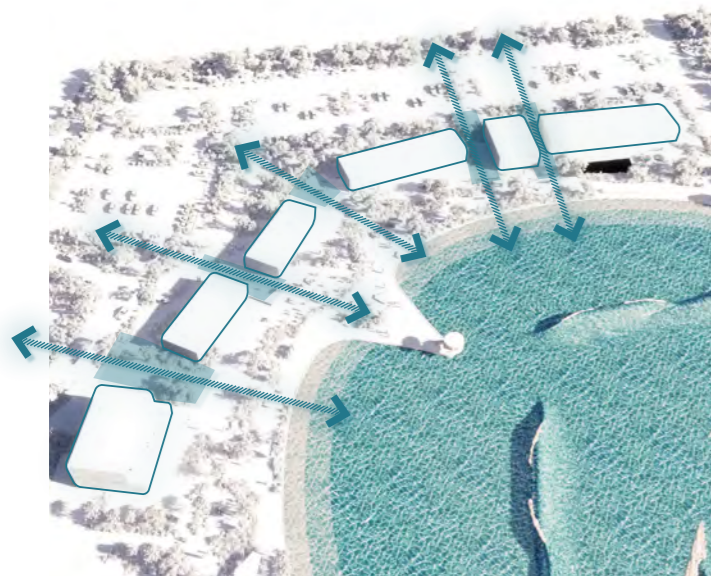
Design Response Architecture



5.0 Design Concept Ariā Hoahoa

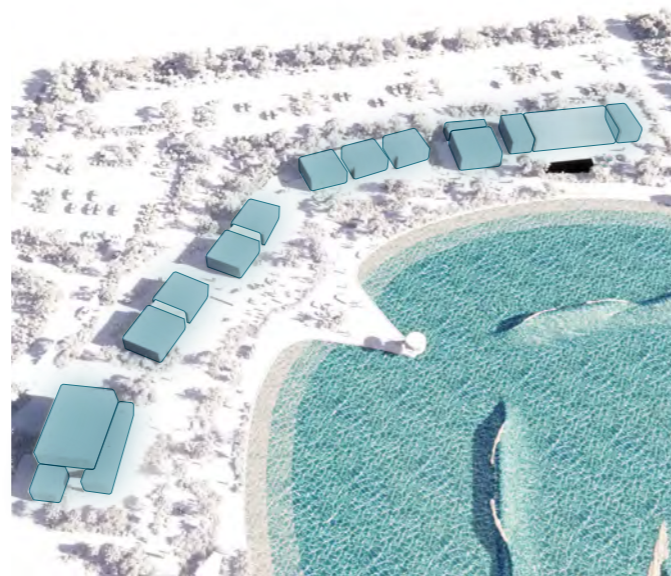
Architectural Design Strategies

The Design of buildings for Auckland Surf Park follows the lead of the landscape design. Utilizing horizontal low slung roofs the buildings recede into the landscape and are revealed to visitors through approach to the Lagoon. The Rural context is respected with mass broken into smaller forms and gabled pitched roof above the landscape roofs where building prominence has resulted.



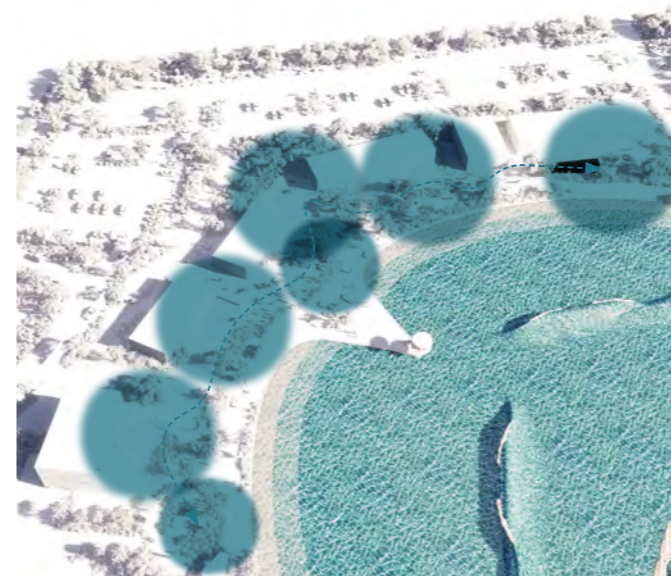
A Glimpse through the Trees

Gaps in the Surf Park building provide visual permeability through the development. The landscape and building work together to create glimpses of the lagoon.



Coastal Village

Clustering of smaller built forms together to create villages of programme that breaks down the scale of development into a more rural sensitive approach.



Hang Zones

The building forms and landscape create a series of protected internal and external spaces for social interaction, and relaxing. These range from enclosed surf lounges to outdoor seating zones and covered kiosks.



Protective Canopies

Canopies considered as tree-like shelters with translucent roof and timber battens providing shade, protection from the elements, and dappled light to outdoor areas.



5.0 Design Concept Ariā Hoahoa

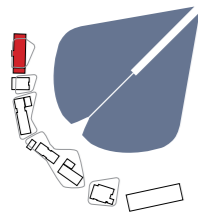
Building A: Surf Academy



View of Academy Looking West

Refer Architectural Drawing Package for
Plans, Elevations and Sections

Key Plan



East Elevation NTS



5.0 Design Concept Ariā Hoahoa

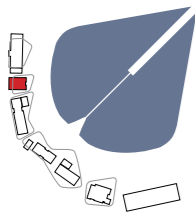
Building B: Changing Facilities



View of Change Facility from North Looking South East

Refer Architectural Drawing Package for
Plans, Elevations and Sections

Key Plan



East Elevation NTS



5.0 Design Concept Ariā Hoahoa

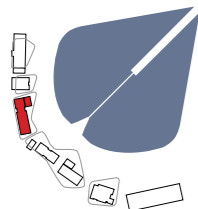
Building C: Rental Building



View of Rental Building Looking West

Refer Architectural Drawing Package for
Plans, Elevations and Sections

Key Plan



East Elevation - NTS



5.0 Design Concept Ariā Hoahoa

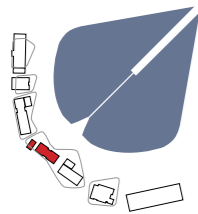
Building D: Food & Beverage Kiosk and Retail Space



View From North Looking South

Refer Architectural Drawing Package for
Plans, Elevations and Sections

Key Plan



North Elevation - NTS



5.0 Design Concept Ariā Hoahoa

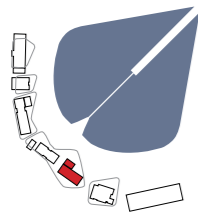
Building E: Administration, Ticketing and Surfers Lounge



View From North Looking East

Refer Architectural Drawing Package for
Plans, Elevations and Sections

Key Plan



North Elevation - NTS



5.0 Design Concept Ariā Hoahoa

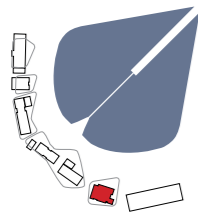
Building F: Lagoon Restaurant



View From North Looking South at F&B Building

Refer Architectural Drawing Package for
Plans, Elevations and Sections

Key Plan



North Elevation - NTS



5.0 Design Concept Ariā Hoahoa

Building G: Hotel



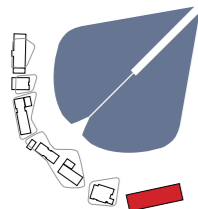
View of North Elevation looking towards F&B

North Elevation - NTS



Refer Architectural Drawing Package for
Plans, Elevations and Sections

Key Plan



5.0 Materiality

Rauemi

Architectural Materials Palette

Character and Materials



Random Weatherboard



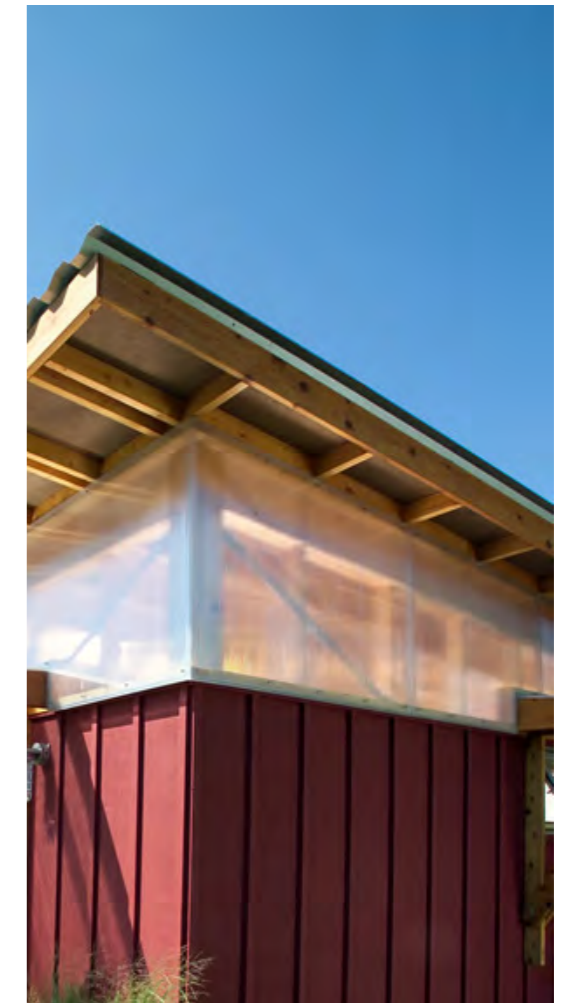
Rough Sawn Timber



Weatherboard Cladding



Hit and Miss Battens



Polycarbonate



5.0 Materiality

Rauemi

Facade Expression - Typical Material Compositions



Typical Surf Park Buildings



F&B Building



Typical Surf Park Buildings + Food & Beverage Kiosk



One studio
7 locations
350+ people
49 principals
65 years
1000+ awards

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