

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. An separate exit only access is provided to the north of the car park, as well as access to the Stream Park Eco-Villas.

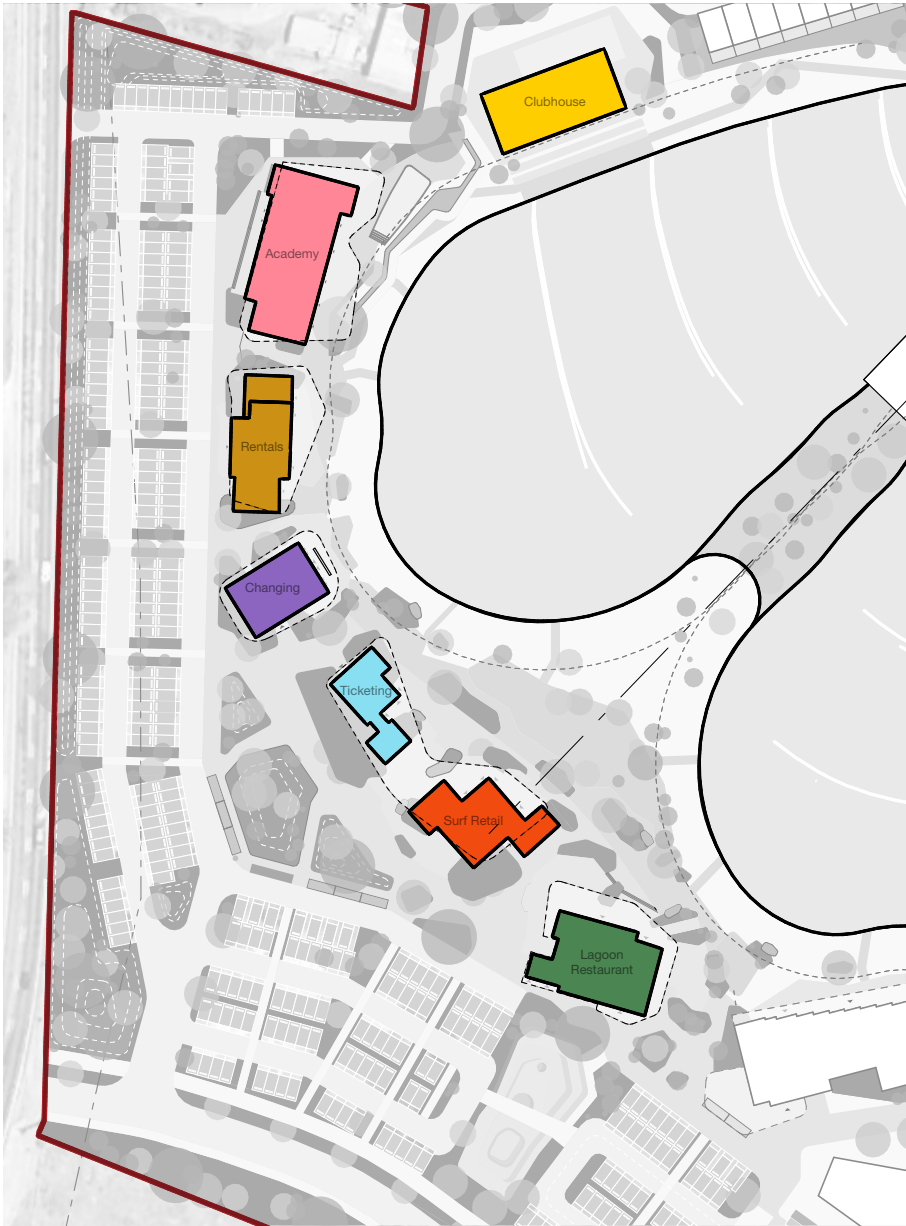
The architecture of the surf amenity buildings incorporates the vernacular architecture of New Zealand's rural and coastal environment. A collection of beach side structures with a sense of space and timeless atmosphere.

- | | |
|--|-------------------------------------|
| A Surf Lagoon | E Dunescape arrival sequence |
| B Lagoon Operations Compound | F Visitor Parking |
| C 'Beach' / Shoreline Amenity | G Bund / Native Buffer |
| D Dunebanks for lounging / spectating | H Skate / Wheels Play |
| | I Academy Pool |



Surf Lagoon & Amenity

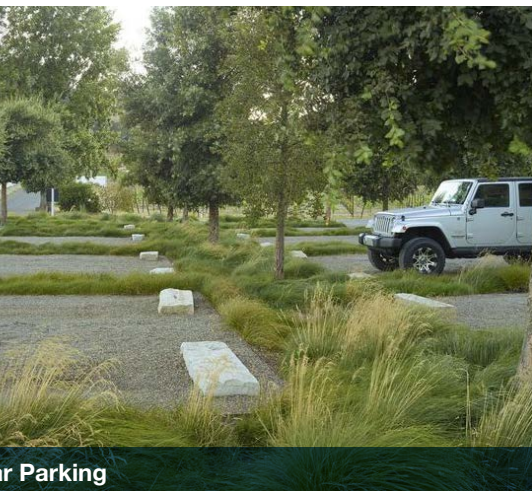
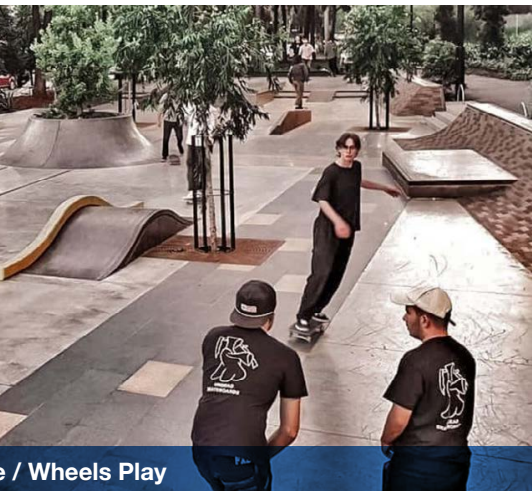
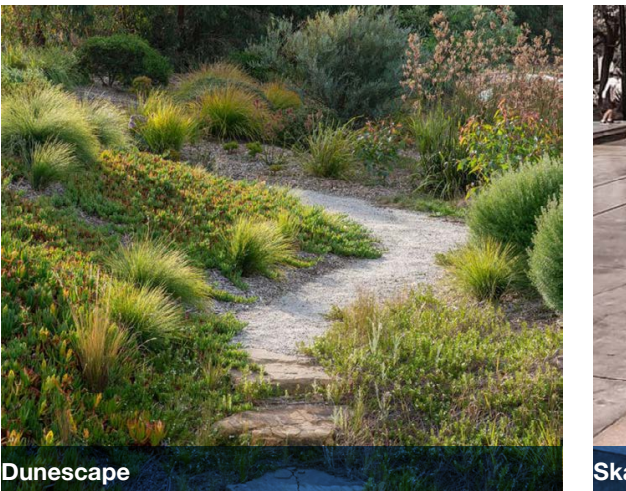
Building Typologies



- Ticketing & Administration
- Changing
- Surf Retail
- Surf Rentals
- Lagoon Restaurant
- Surf Academy
- Members Clubhouse



Open Space Character



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. 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 community precinct provides essential local amenities, including a postal service, grocer, pharmacy, and crèche, ensuring the Village Centre meets the day-to-day needs of its residents and visitors. To the northernmost end nearest the Stream Park is the Wellness Centre for access by both Lagoon users and others.

The Village Centre integrates two apartment typologies: walk-up apartments and townhouses that front either the lagoon, market square, or market street, offering a variety of residential options. The Village Road provides access to the area, incorporating street greening, a swale for stormwater management, 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 Market Plaza | F Sculptural Play Space |
| B Market Lane | G Village Road |
| C Village Square | H Pedestrian Priority Streetscapes |
| D Pavillion Spill Out Space | I Natural bunding overlooking lagoon |
| E Creche and outdoor space | J Hotel Terrace |

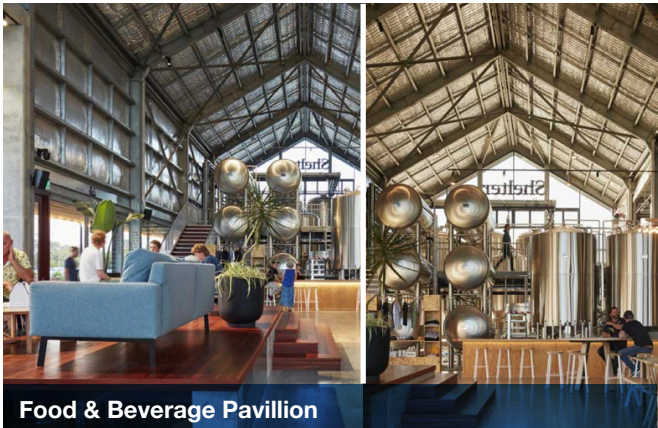
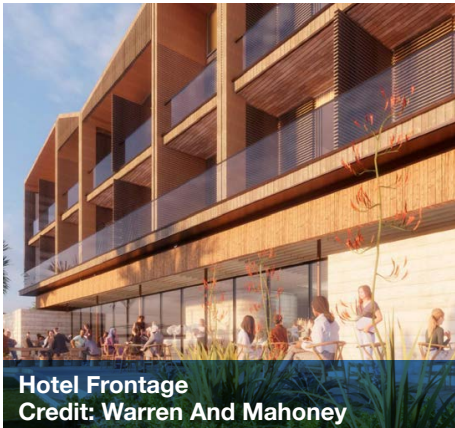


Surf Village Centre

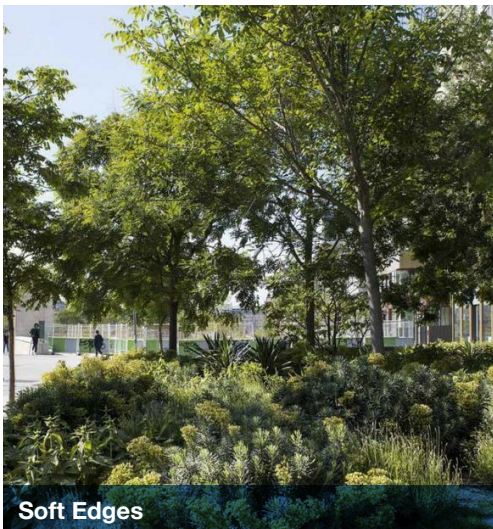
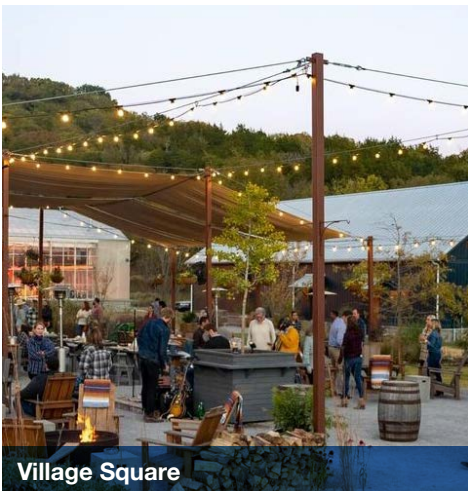
Building Typologies



- | | |
|---|---|
| Hotel | Community Building - Local Amenity |
| Market Building | Small scale maker space / commercial frontage to market street |
| Food & Beverage Pavillion | Apartments (see residential typologies) |
| Wellness Centre | Walk Ups (see residential typologies) |
| Community Building - Creche | Town Houses (see residential typologies) |



Open Space Character



Surf Village Centre



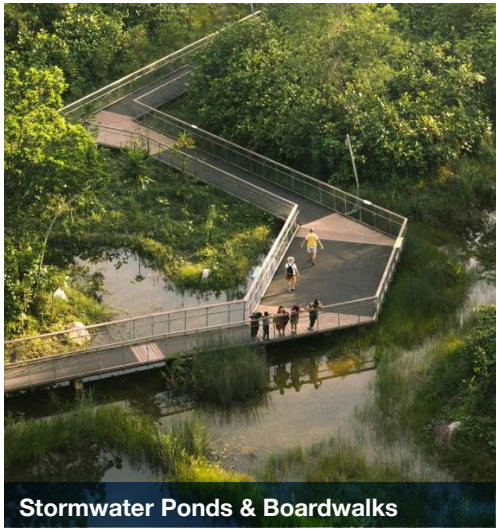
Stream Park

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 Clearing
- C Stream Park Villas
- D Bridge Link to North Neighbourhood
- E Seating / Play Moments
- F Water Treatment Plant

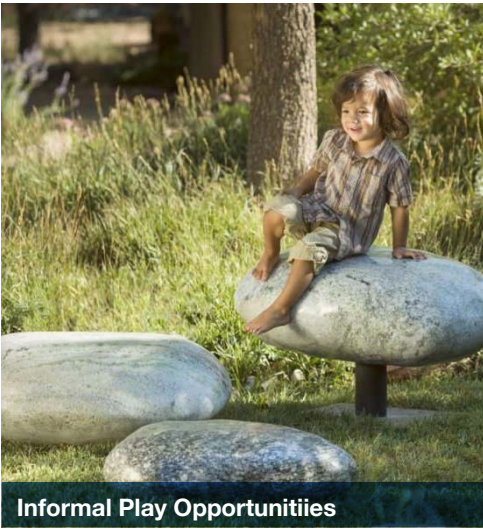
Open Space Character



Stormwater Ponds & Boardwalks



Natural Materials



Informal Play Opportunities



Stream Park Villas

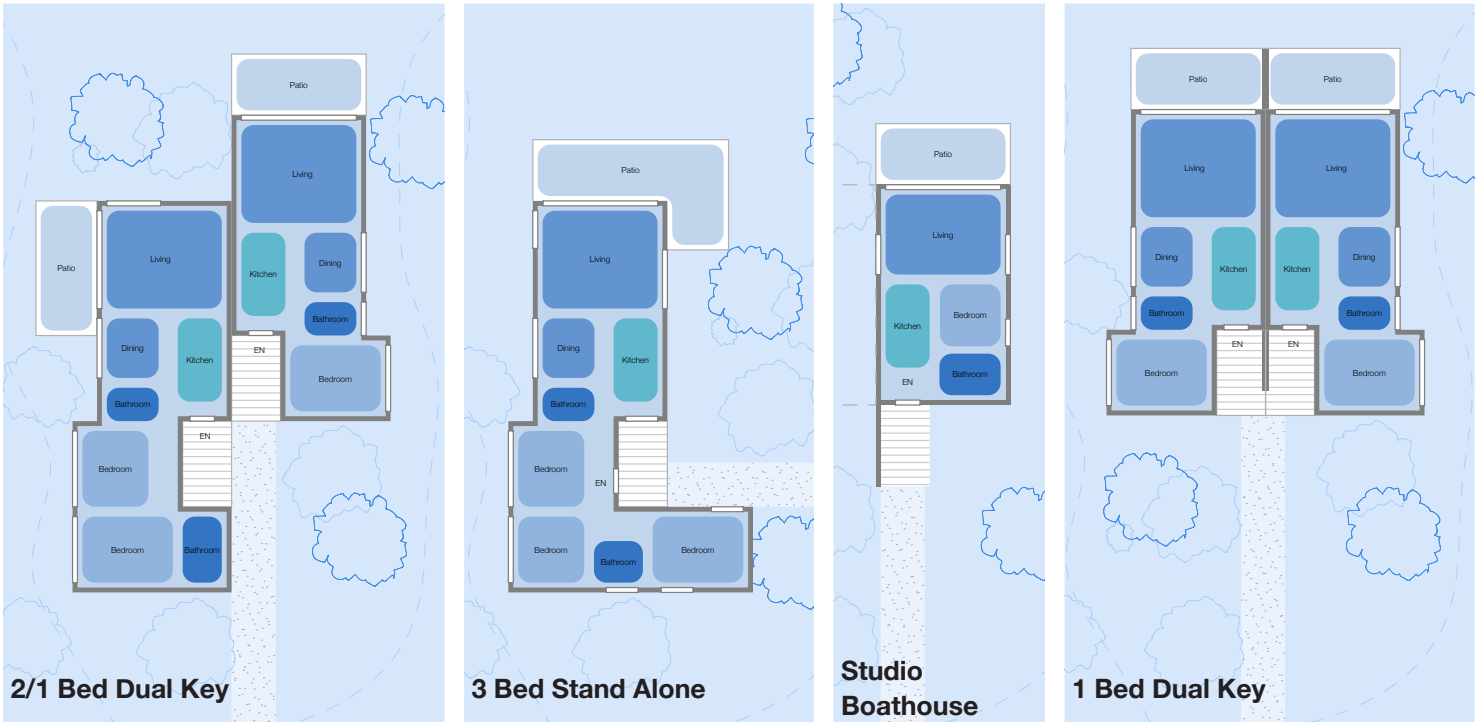


The Stream Park Villas comprise a series of standalone and dual-key villas set within the regenerating stream park, surrounded by native Puriri coastal forest.

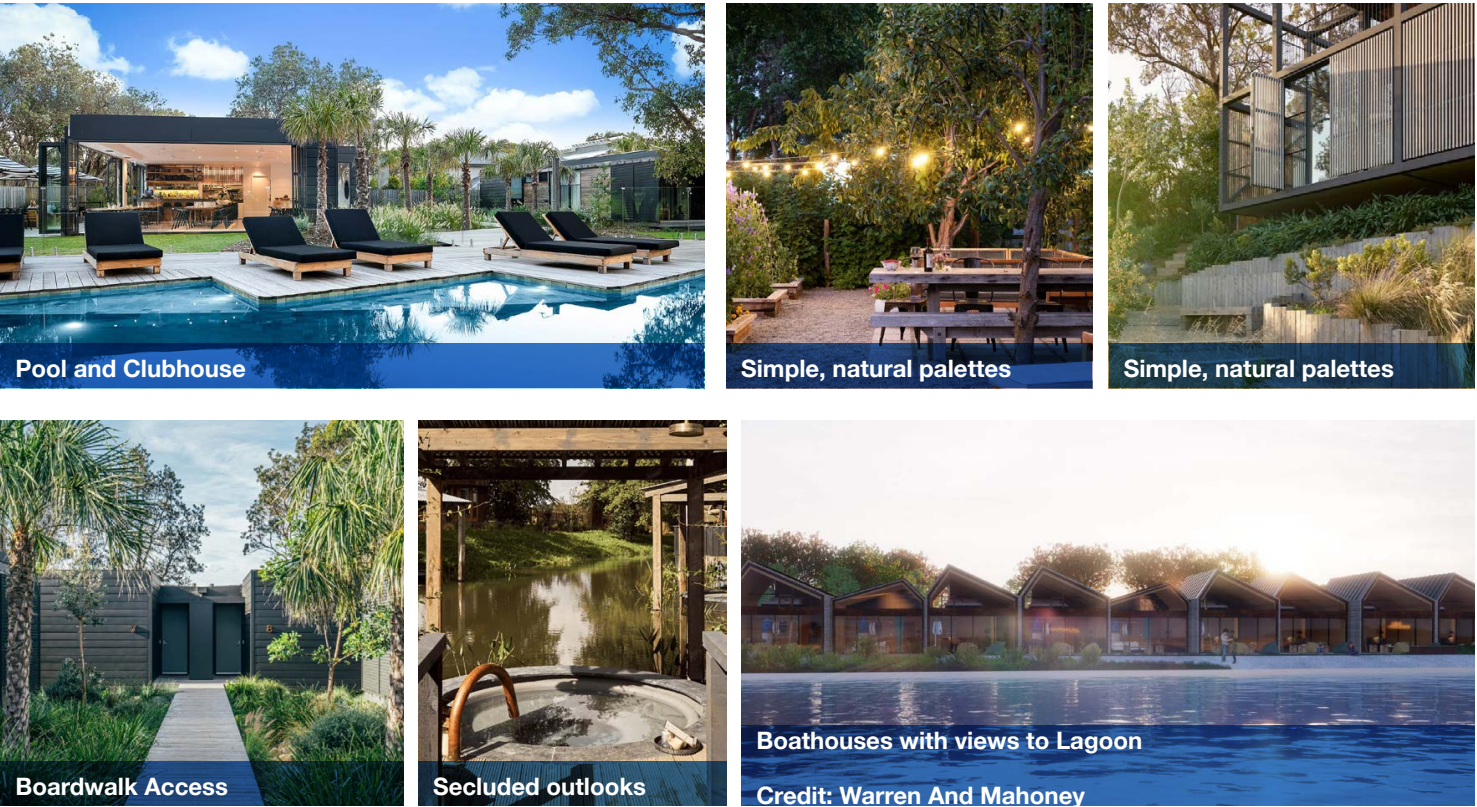
Designed to provide privacy and frame views across the whenua, the villas utilise landform and natural screening to enhance their secluded character. Accessed via buggy paths, all villas are within walking distance of the Members' Clubhouse, which offers shared amenities including dining, a bar, gym, 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

Indicative Layouts



Open Space Character



Stream Park Villas



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 duplexes, high-density townhouses, 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, including walk-up apartments and townhouses, is positioned closest to the Village Road and overlooks communal garden spaces, creating an active and connected residential core. Around the perimeter, lower-density duplexes and larger townhouses provide a more private setting, separated from the adjacent solar farm by a generous native buffer that reinforces the landscape character. 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

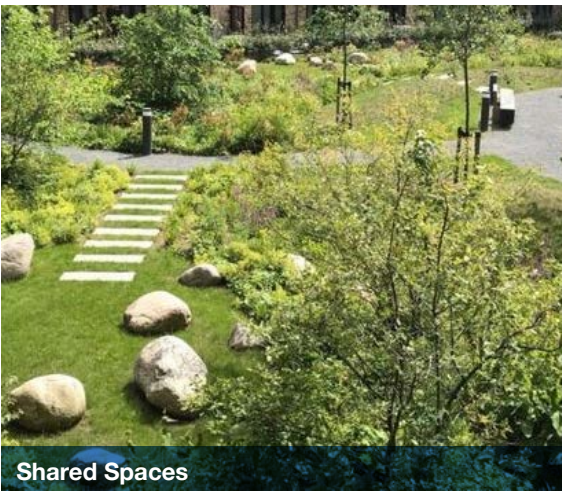
Building Typologies



- Walk Ups (see residential typologies)
- Terrace / Town Houses (see residential typologies)
- Duplex (see residential typologies)



Open Space Character



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, duplexes, and townhouses, 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, play areas, and open lawns 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.

Higher-density terrace homes are clustered around the community heart, featuring a play area and cafe or corner shop. The outer edges feature larger lots and homes, with properties along the stream corridor benefiting 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, however access to the North Neighbourhood is to be via the Collector and Village Roads.

- | | | | |
|----------|----------------|----------|---------------------|
| A | Community Hub | F | Residential Lane |
| B | Play Space | G | Link to Stream Park |
| C | Community Park | H | Stream Park |
| D | Native Garden | I | Solar Farm |
| E | Native Buffer | J | Reservoir |



North Neighbourhood

Building Typologies



- North Neighbourhood Hub
- Terrace / Town Houses (see residential typologies)
- Duplex (see residential typologies)
- Stand Alone Houses (see residential typologies)



Duplex



Terraces

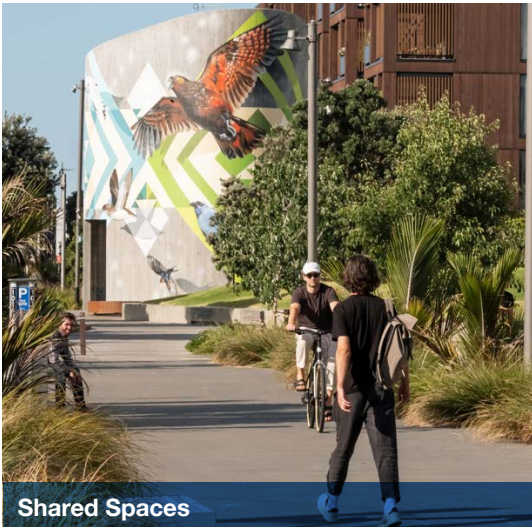


Stand Alone

Open Space Character



Pedestrian Priority Lanes



Shared Spaces



Native planting and lawn areas



Native Buffer



Neighbourhood Hub



Playspace

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.

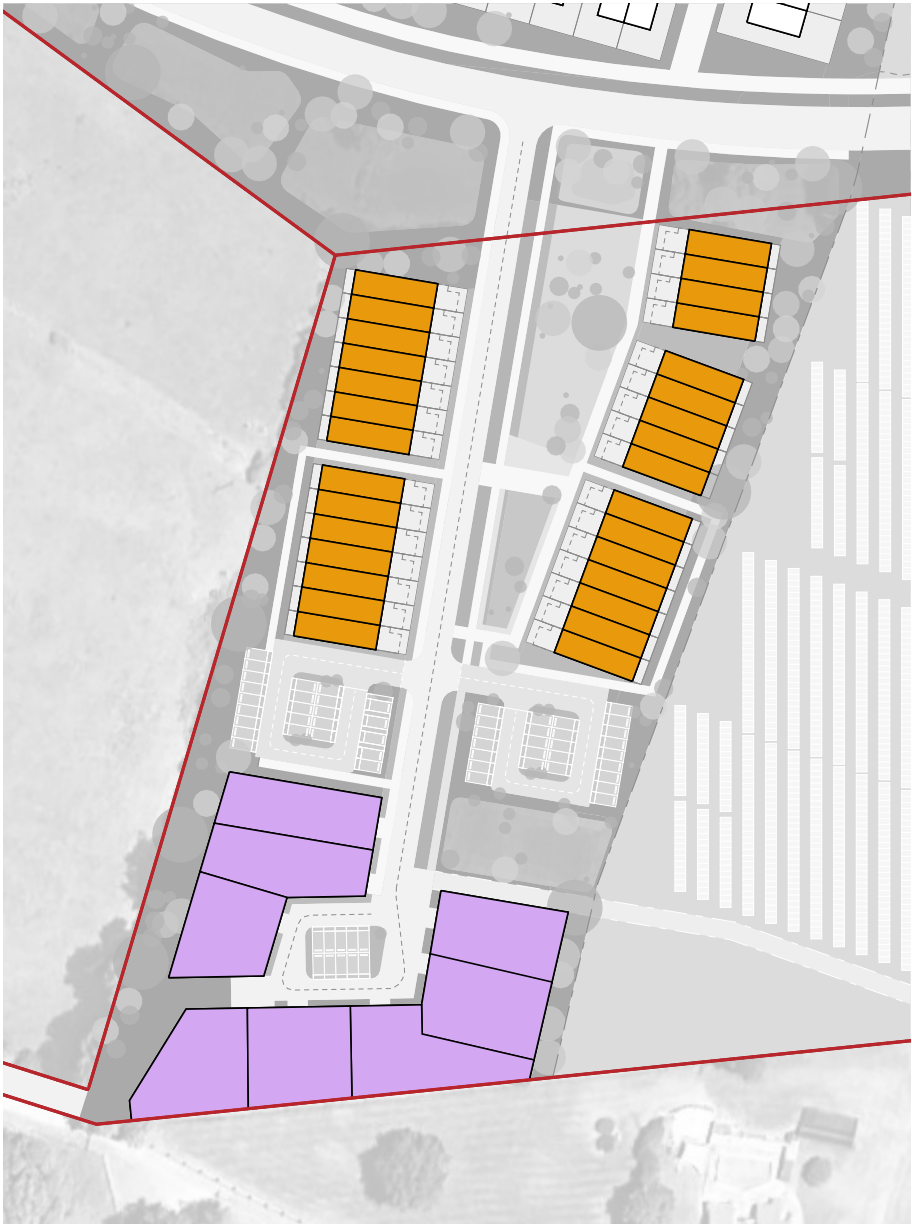
To the south, larger ‘workshop’ lots (420 - 520m²) are proposed with flexible lot sizes attracting a range of potential creative, light industry and craft tenants. The precinct is enveloped by a generous native green frame.

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

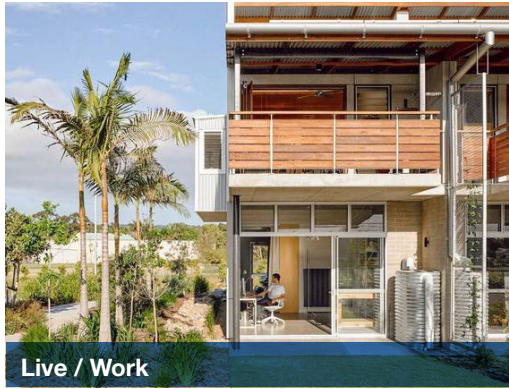
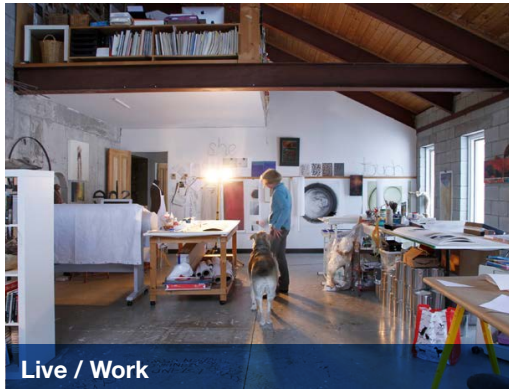


Live Work Precinct

Building Typologies

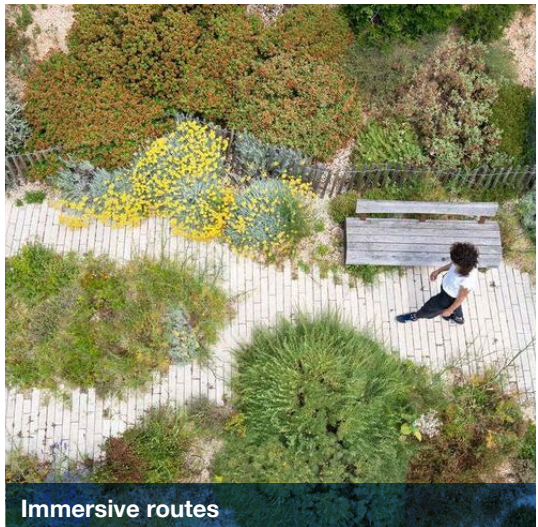
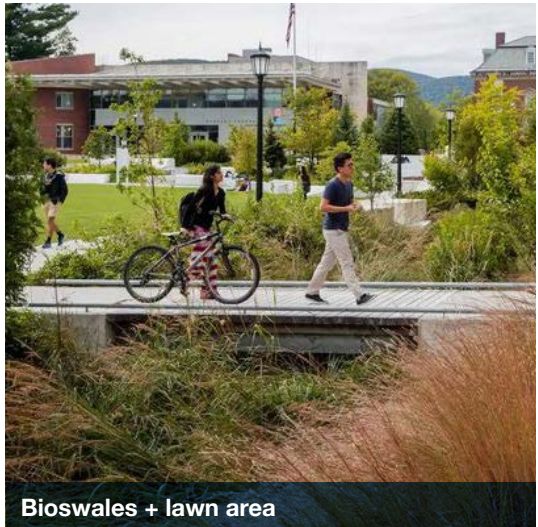


-  Live / Work Terraces (see residential typologies)
-  Workshop Lots



Light Industry / Workshop Lots
Mixed / flexible lot sizes suitable for potential creative, light industry and craft tenants.

Open Space Character



Residential Neighbourhood Characteristics

Potential Community

The residential neighbourhoods within the development have been designed to support a diverse and inclusive community, offering a variety of living options that reflect the needs of different lifestyles and life stages.

The following potential community members have been considered in generating the neighbourhoods strategy.

4

Entrepreneurs / Start ups
Individuals / groups looking for a space, close to Auckland, to start their business
What They're Looking For
live/work/play lifestyle, freedom of use, lease term, shared facilities, access
Attractions
like-minded creative community, brand connotation, workspaces

1

Surfers + Adventurers
Individuals or families passionate about surfing and outdoor activities.
What They're Looking For
Epic facilities, easy access to the surf park, proximity to other nearby adventure sports, a community of like-minded individuals and genuine experience.
Attractions
Community, exclusive memberships, events, competitions, year-round draw cards / seasonal activation

5

Young Professionals
Individuals in early adulthood, single or couples, possibly working in / commuting to Auckland but seeking a more relaxed lifestyle.
What They're Looking For
Modern apartments or townhouses with easy access to amenities and recreational activities.
Attractions
Proximity to the surf park for after-work relaxation, trendy cafes, and coworking spaces, brand/identity, green credentials

2

Weekenders / Work remote
Individuals, couples, families or large groups seeking an easy, near-the-city option to work remotely from/spend the weekend.
What They're Looking For
To escape from the hustle and bustle, close to nature, community, family, year-round fun, flexible working space
Attractions
Everything-you-need in one place, Turn-key / Timeshare, space to unwind, ease of transport, brand/identity, green credentials

6

Families
Young families with children looking for a safe and engaging environment to raise their kids.
What They're Looking For
live/work/play lifestyle, homes with outdoor space and/or easy access to recreation areas, access to school, family-friendly activities, safe, welcoming community.
Attractions
Family-oriented facilities, safe neighbourhoods, educational programs, school and infrastructure.

3

International Visitors
Tourists visiting NZ from abroad seeking surf, play and accommodation in a genuine 'Aotearoa' setting
What They're Looking For
On-site experiences / activities / dining, proximity to other nearby destinations, access/transport, range of accommodation options, year-round offering
Attractions
authenticity, packages / options for visits, the 'instagram' moment

7

Active-agers
Older individuals or couples looking to downsize and enjoy a peaceful, active retirement.
What They're Looking For
Single-level homes or retirement apartments with minimal maintenance, close to healthcare facilities or assisted living options.
Attractions
Quiet, scenic environment, wellness programs, social opportunities, and recreational offering tailored for seniors.

Modes of Living



Walk Ups + Apartments



Terrace, Semi-Detached, Duplex



Live / Work

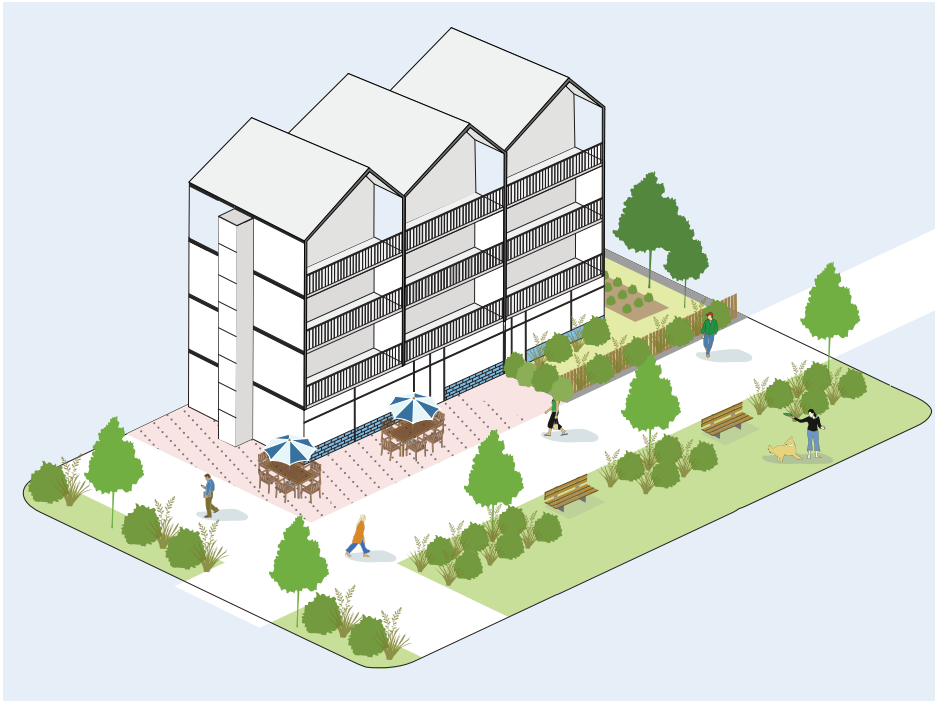


Stand Alone Housing

Residential Neighbourhood Characteristics

Apartments

Diagram



— **Apartments**
typically 4-8 per. floor, shared central
core access

Example



Indicative Layout



Typical Upper Level

Residential Neighbourhood Characteristics

Walk Ups

Diagram

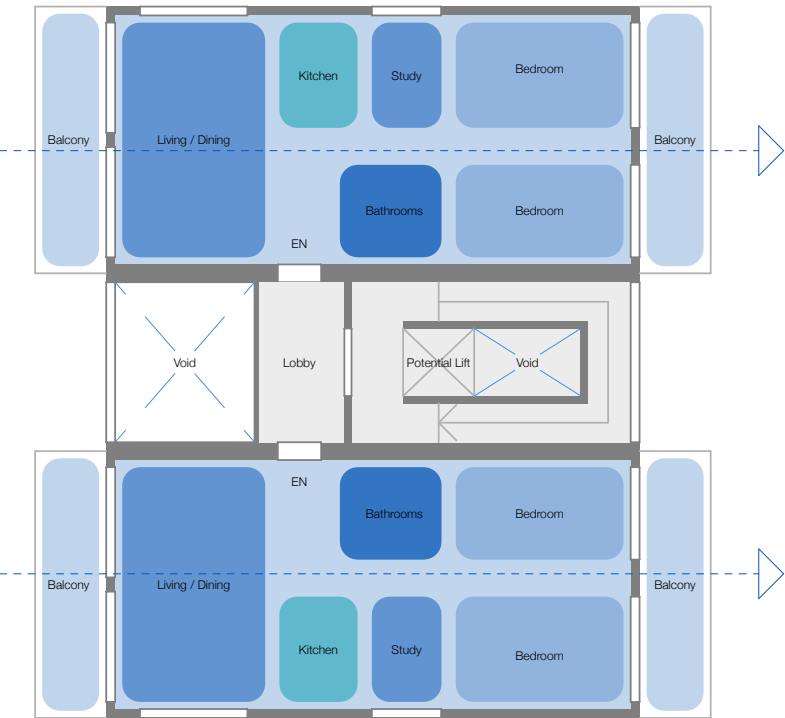


— **Walk Ups**
typically 2 per. floor, dual aspect, walk up with car parking at ground level

Example



Indicative Layout

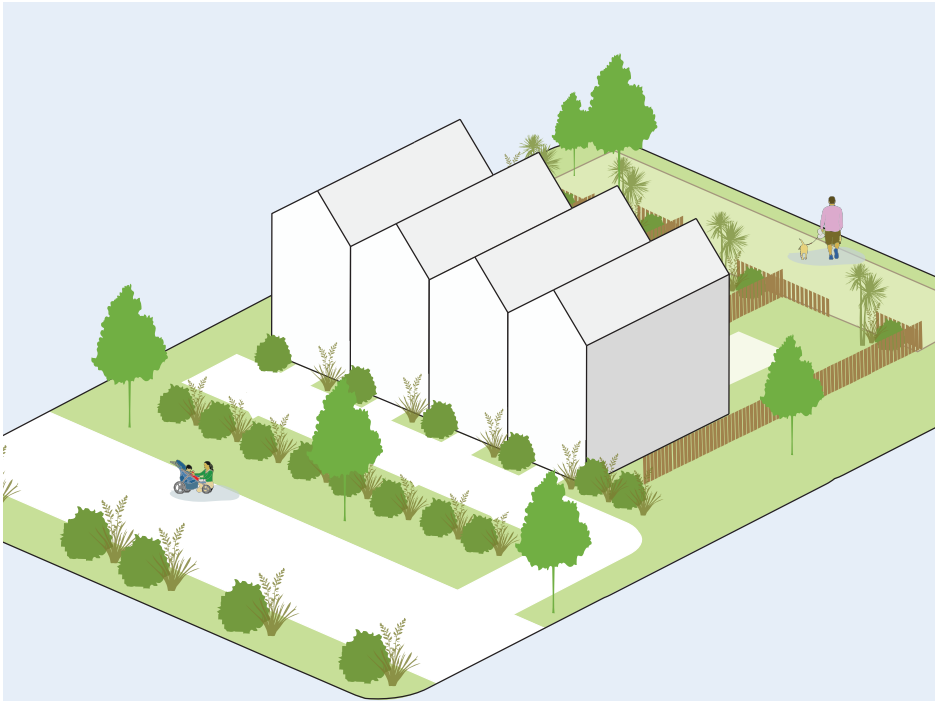


Typical Upper Level

Residential Neighbourhood Characteristics

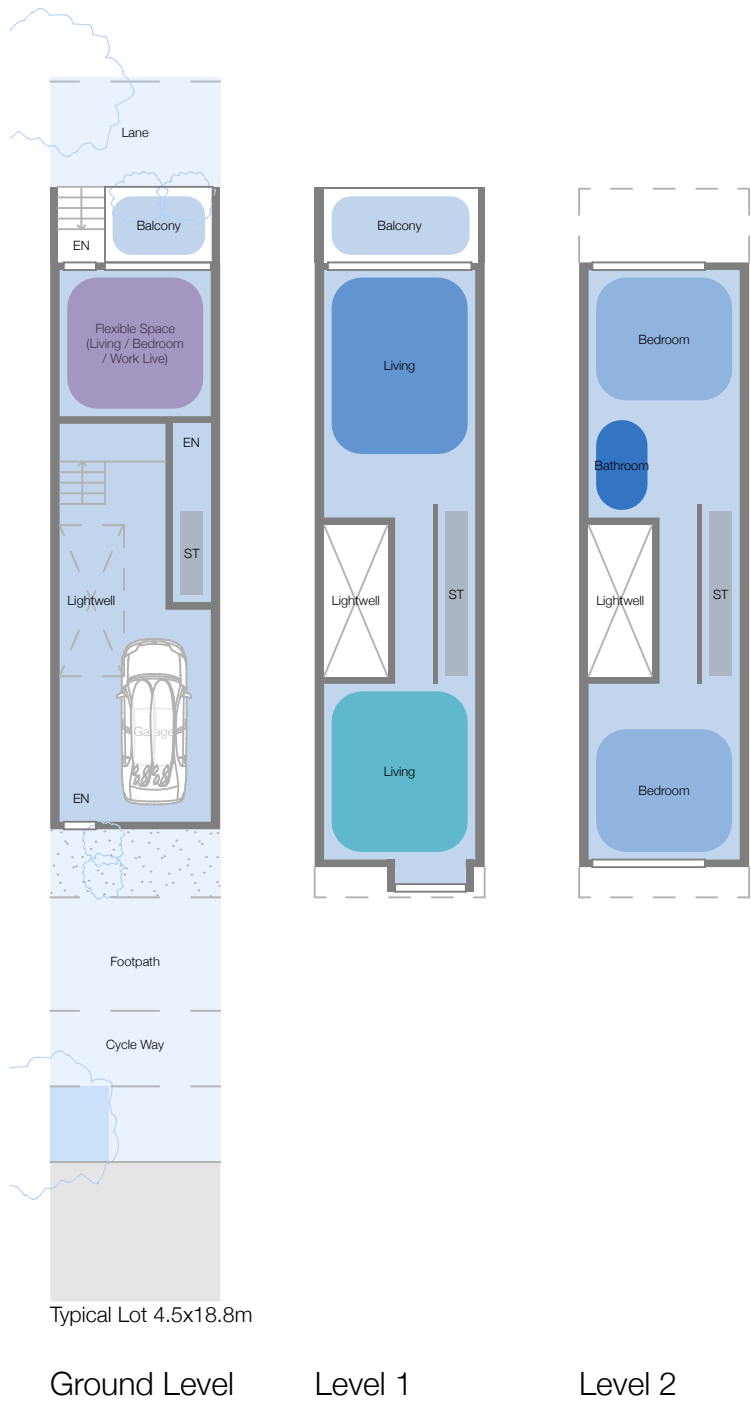
Terraces

Diagram

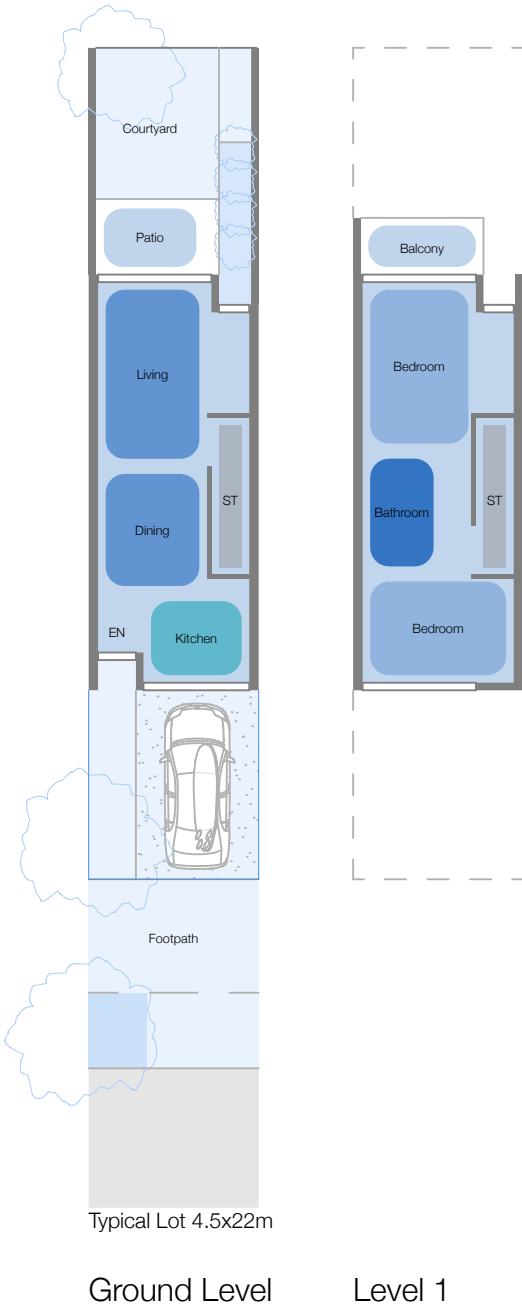


- **Type A (78.5 - 85m²)**
typically 17 x 4.5m terrace lots with communal landscape. Carparking at ground level
- **Type B (90m²)**
typically 20 x 4.5m terrace lots with consolidated surface carpark and large private gardens
- **Type C (99m²)**
typically 22x4.5m drive on town house / terrace lots
- **Type D (156m²)**
typically 26x6m drive on town house / terrace lots

Indicative Layout A



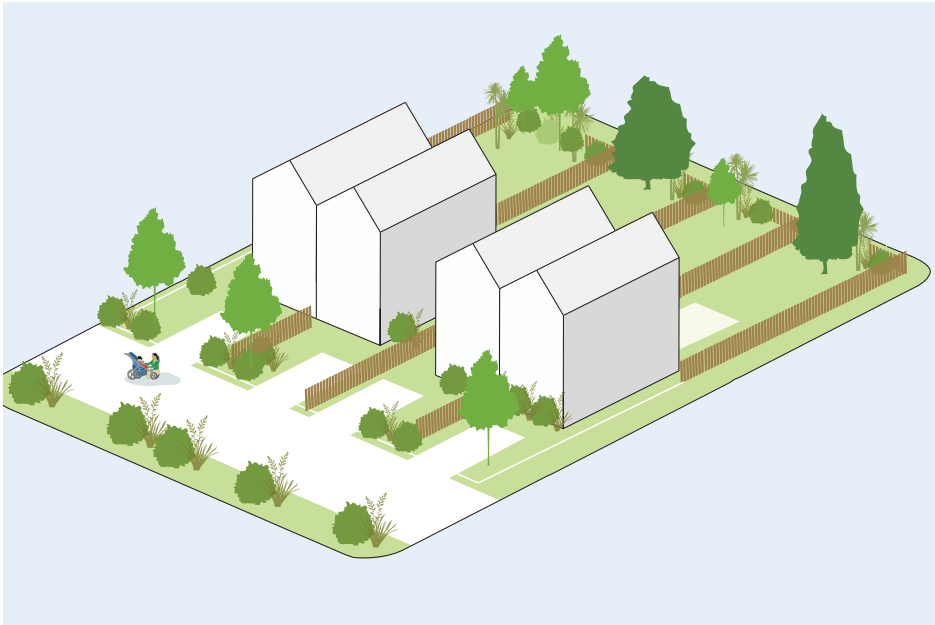
Indicative Layout B



Residential Neighbourhood Characteristics

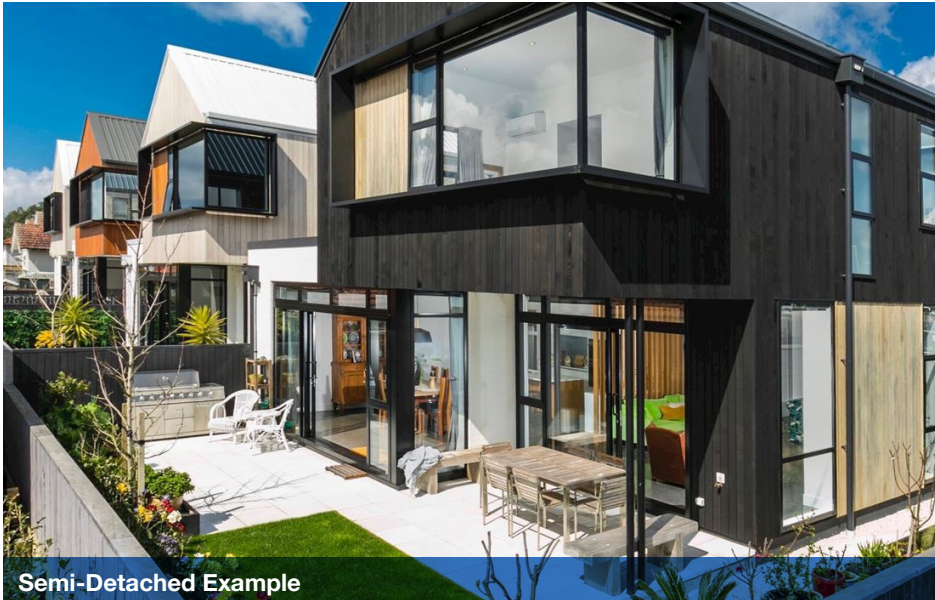
Semi-Detached / Duplex

Diagram



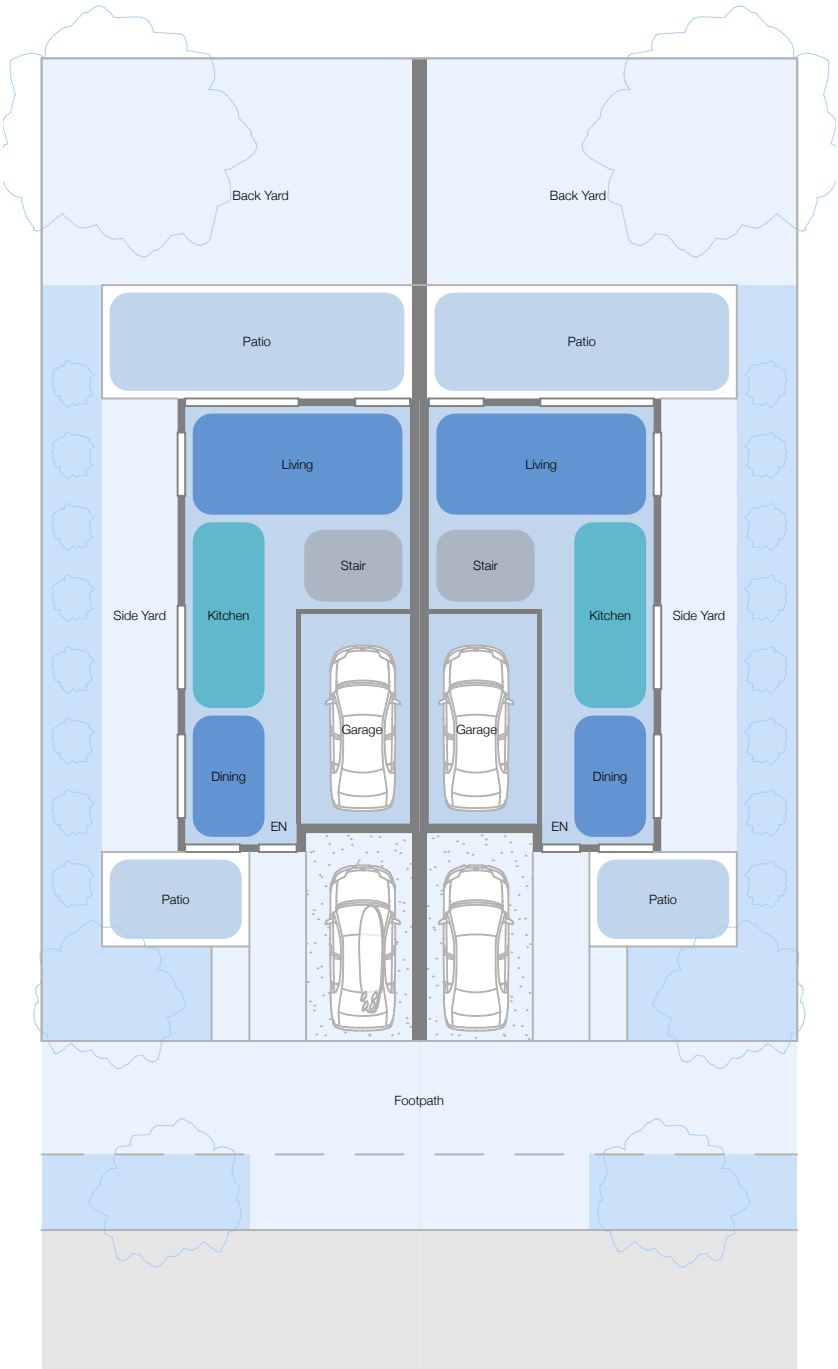
— **Semi-Detached (250 - 270m²)**
typically 25-27 x 10m duplex lot

Example



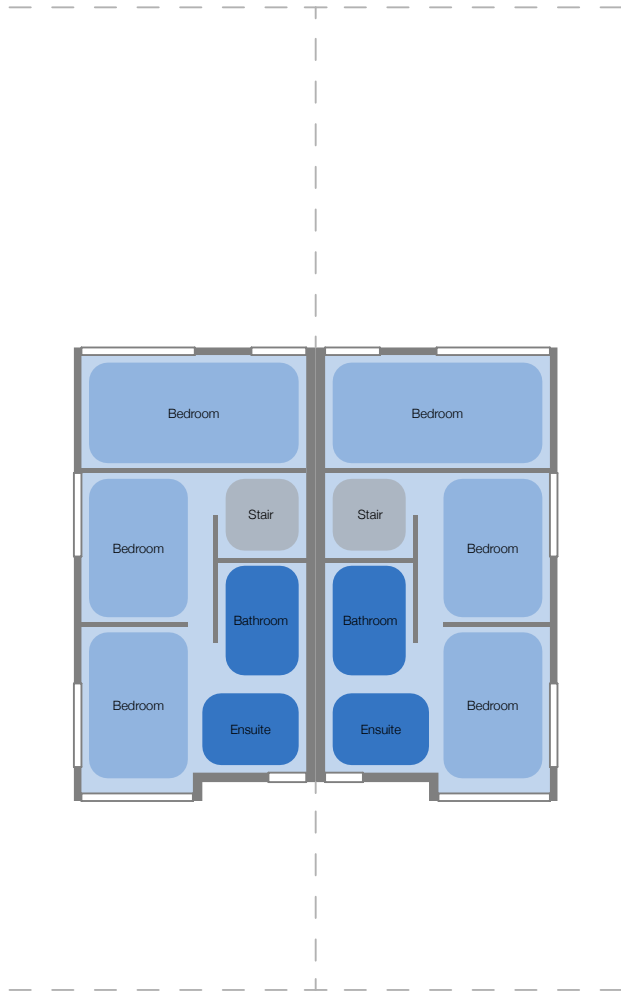
Semi-Detached Example

Indicative Ground Floor Layout



Typical Lot 10x26m

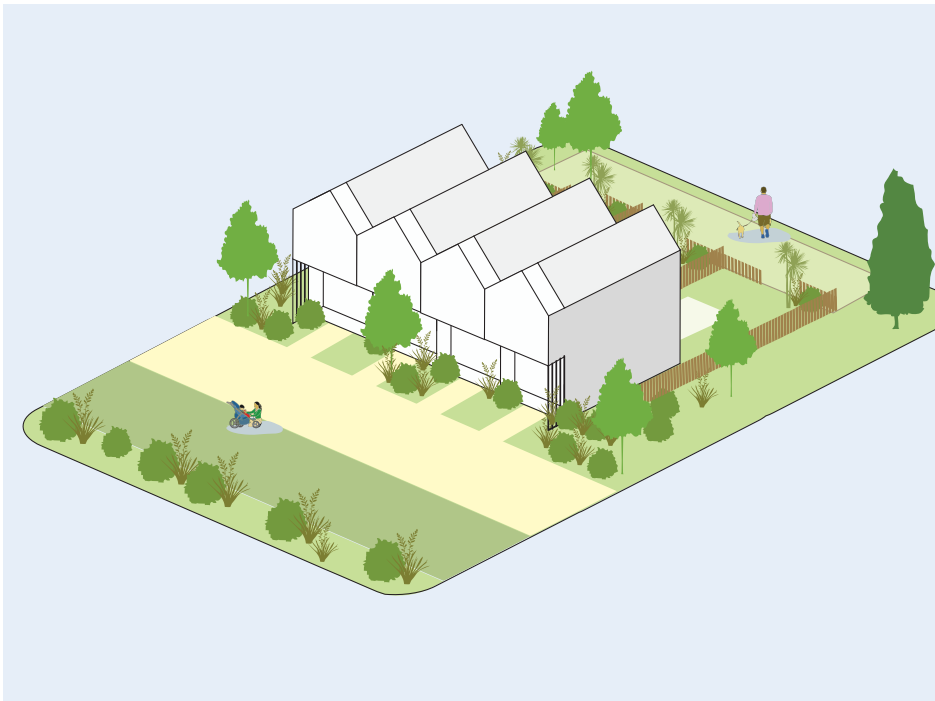
Indicative First Floor Layout



Residential Neighbourhood Characteristics

Live / Work

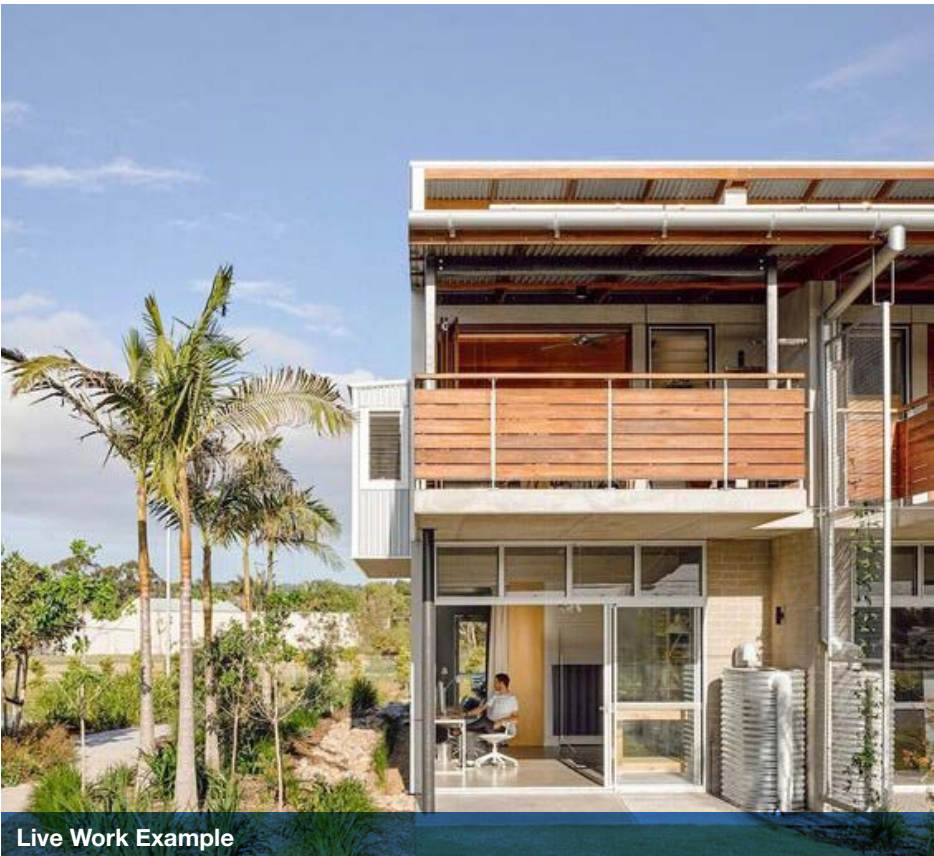
Diagram



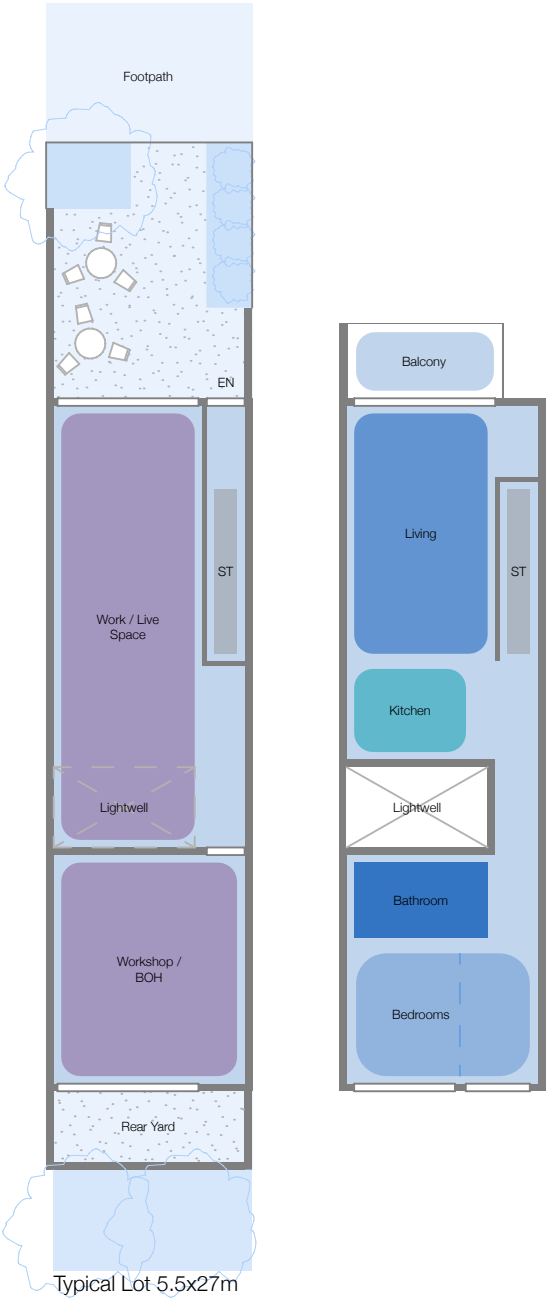
Type C Apartment (135m²)

27x5m Live/Work lots with Communal Landscape and consolidated surface carpark nearby

Example



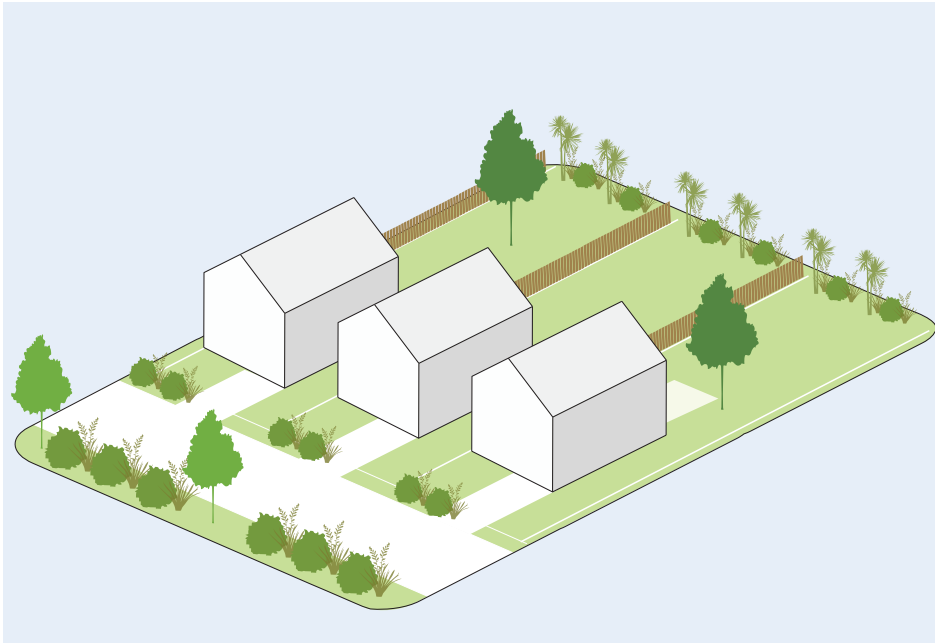
Indicative Layout



Residential Neighbourhood Characteristics

Stand Alone Housing

Diagram



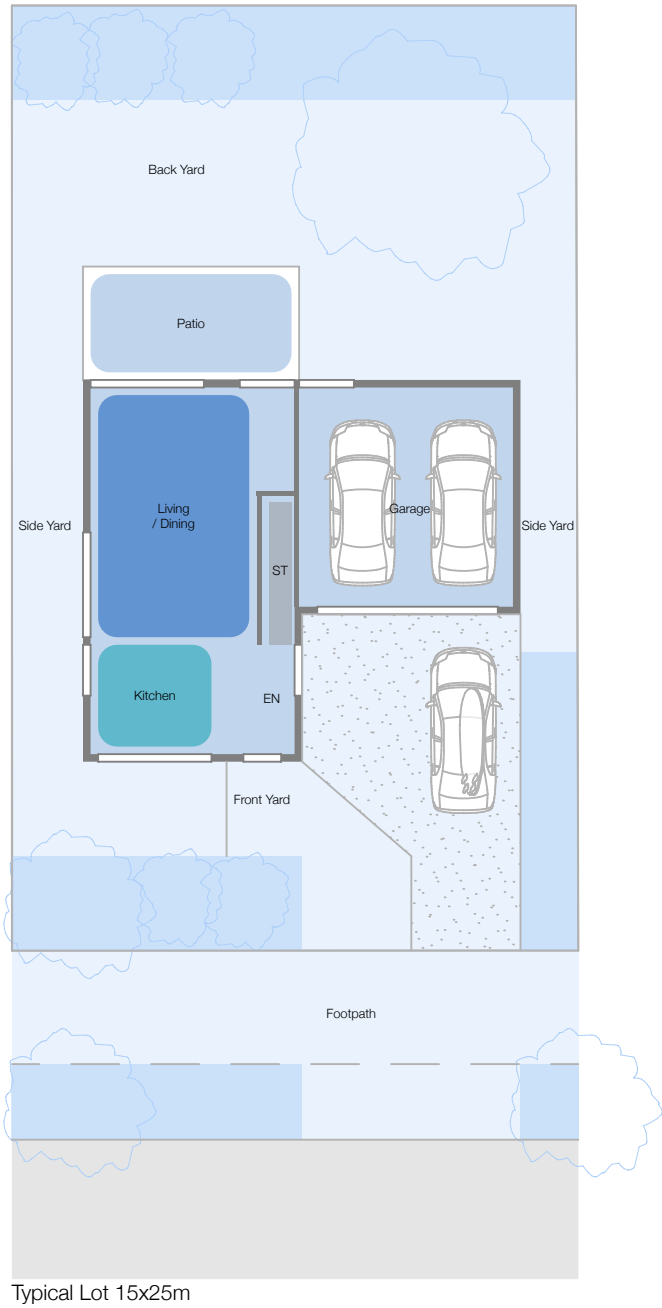
- **Lot Type A (375 m²)**
typically 25x15m stand alone house lot
- **Lot Type B (432 m²)**
typically 27x16m stand alone house lot
- **Lot Type C (750 - 1100m²)**
typically 35-50x20m stand alone house lot

Example

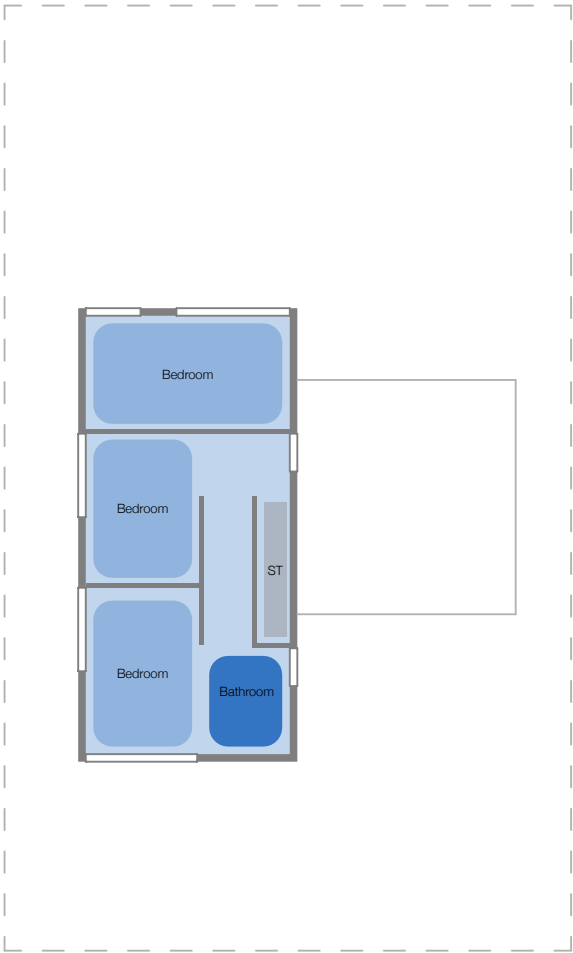


Stand Alone Housing Example

Indicative Ground Floor Layout



Indicative First Floor Layout



Yield

Anticipated Yield

Residential	Homes	Accomodation
Apartments	40	
Walk Ups	28	
Terrace Homes	184	
Duplex Homes	78	
Stand Alone Homes	44	
Live / Work Terraces	30	
Light Industrial Lots		
Accomodation		
Hotel Rooms		80 rooms
Stream Park Villas		60 villas
Total	404	140



Solar Farm

Sustainability and energy efficiency is a key theme of AW Holdings 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 Road
- C

Solar Farm Inverter and Transformer
- D

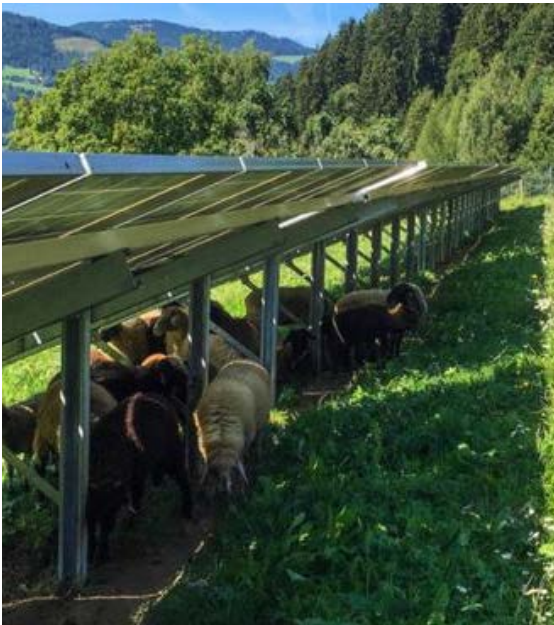
Proposed Future RTN Route
- E

Native Planting Shelter Belt
- F

Hyperscale Artificial Intelligence Data Centre Campus
- G

Stream Park
- H

Wastewater Treatment



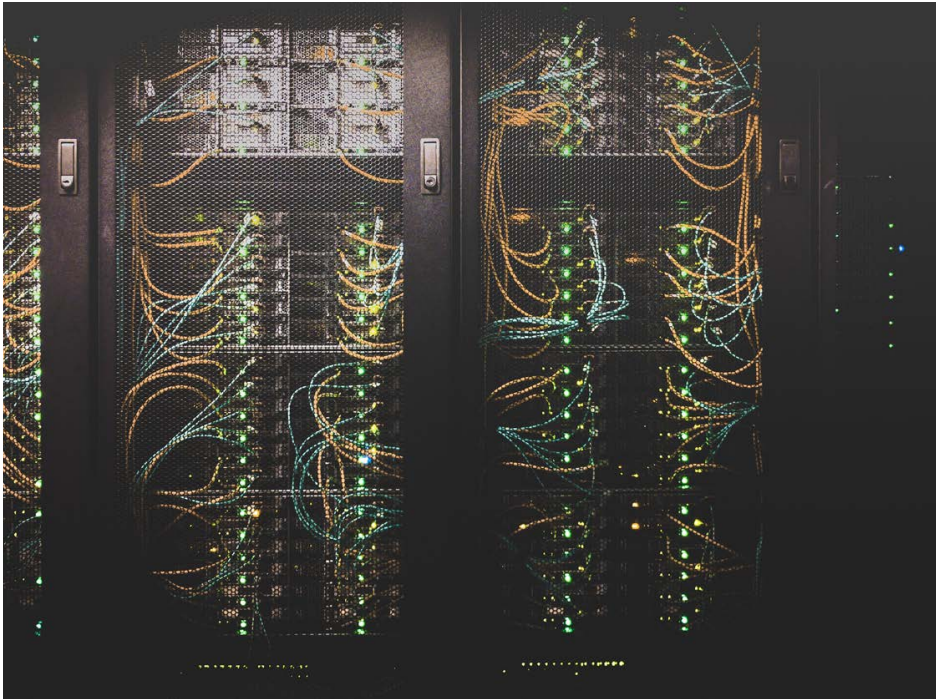
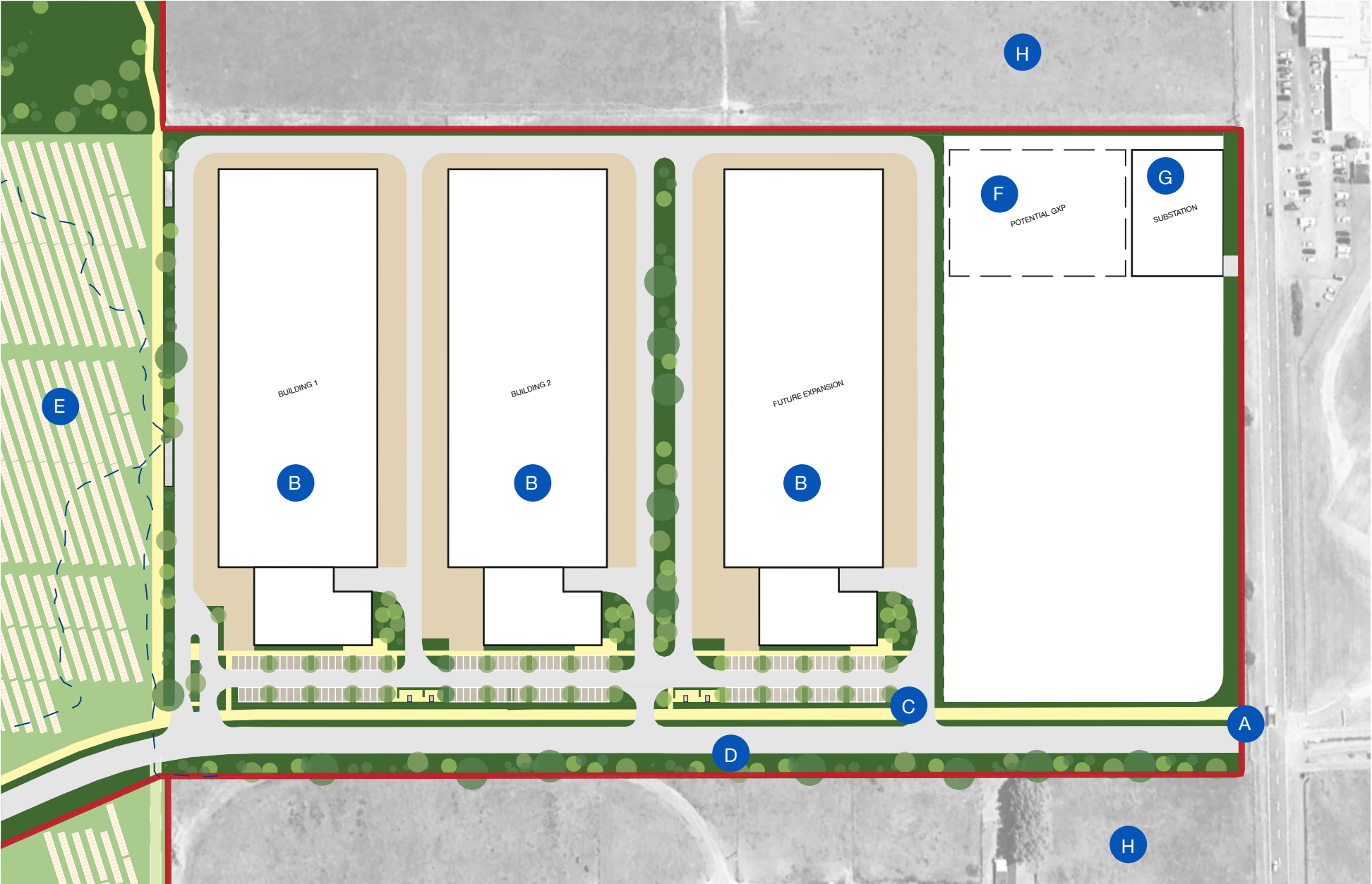
Hyperscale Artificial Intelligence Data Centre Campus

Further to AW Holdings 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

Potential GXP
- G

Substation
- H

Retained Rural Land

Movement Strategy

In the short to medium term, site access will be serviced from Dairy Flat Highway, with a provision to create a full east-west connection 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.

Key

Roading & Access

- Dairy Flat Highway + Postman Road
- Collector Road
- Village Road
- Local Road
- Residential Lane
- Shared Space (emergency + service access only)
- Data Centre Access

Active Travel

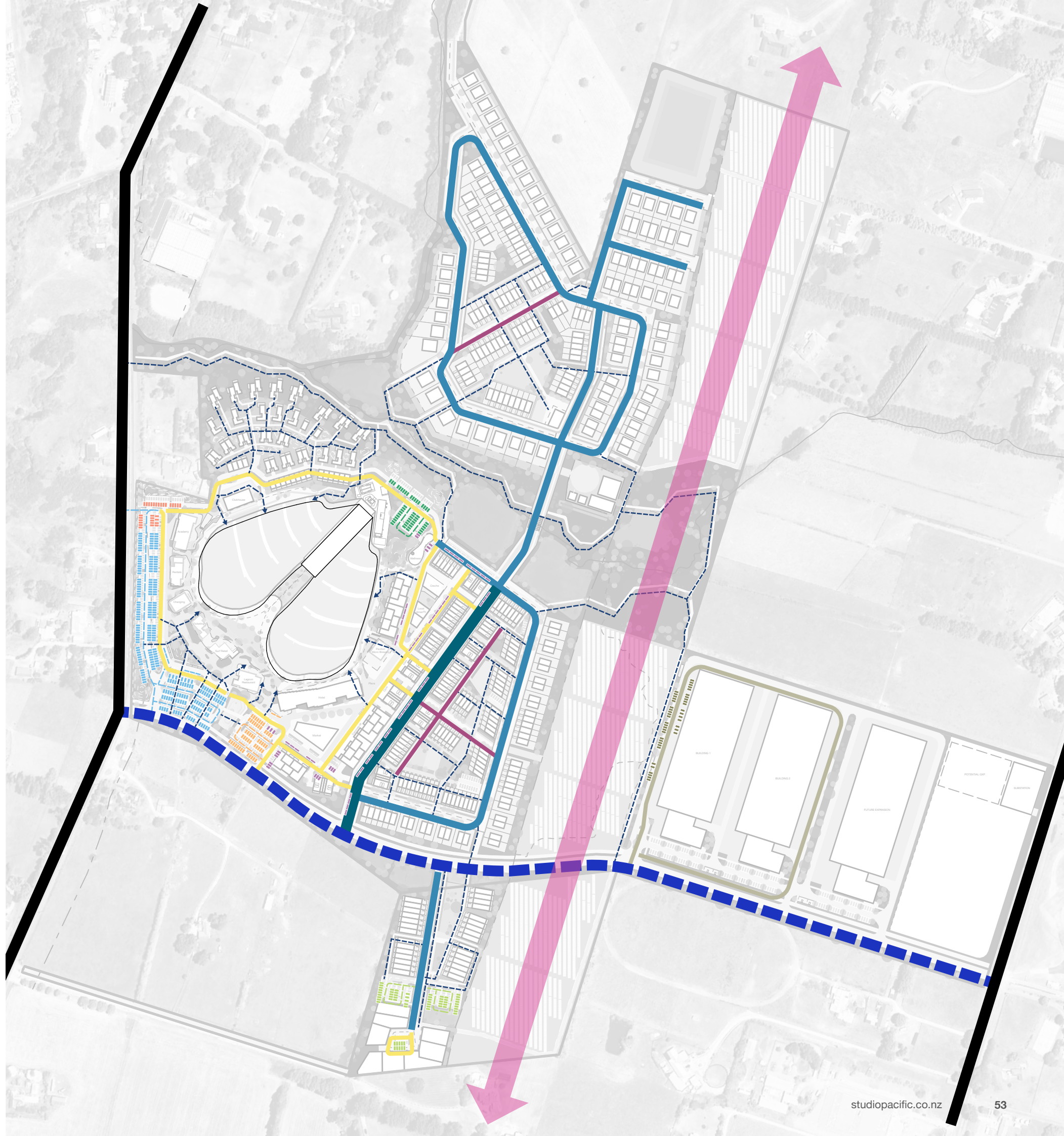
- Primary Paths

Future Overlay

- Proposed Future RTN Route

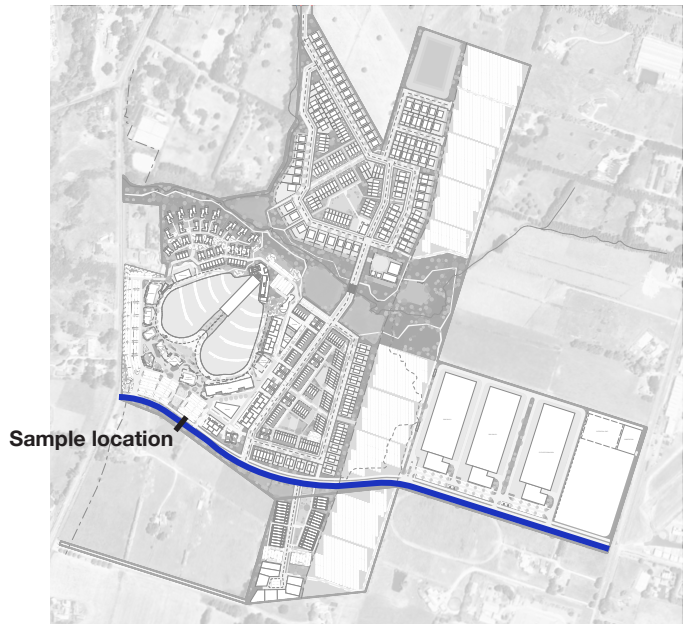
Car Parking

- Surf Park + Visitor Parking
- Staff Parking
- Village Centre Parking
- Hotel Parking
- Live / Work Residents and Visitors Parking
- Data Centre Parking



Streetscape

Collector Road



Key Plan

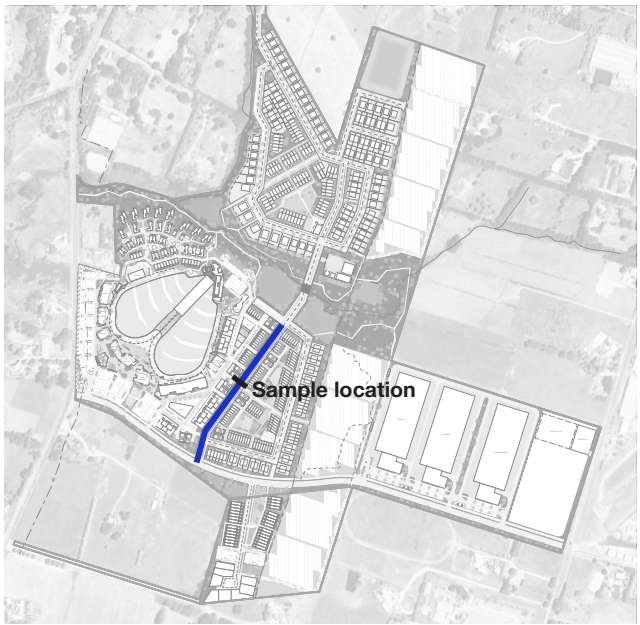
The Collector Road provides the primary entrance from Dairy Flat Highway through to Postman Road.

It is designed to provide access to the Surf Park, Village Centre, South Neighbourhood, Live Work and Data Centre Campus, as well as the North Neighbourhood via the Village Road.

The width of the Collector Road is future-proofed to enable future bus routes as well as separated cycle facilities as surrounding land is developed and increases the demand on the road, and the future extension to Postman Road creating the east west connection.



Village Road



Key Plan

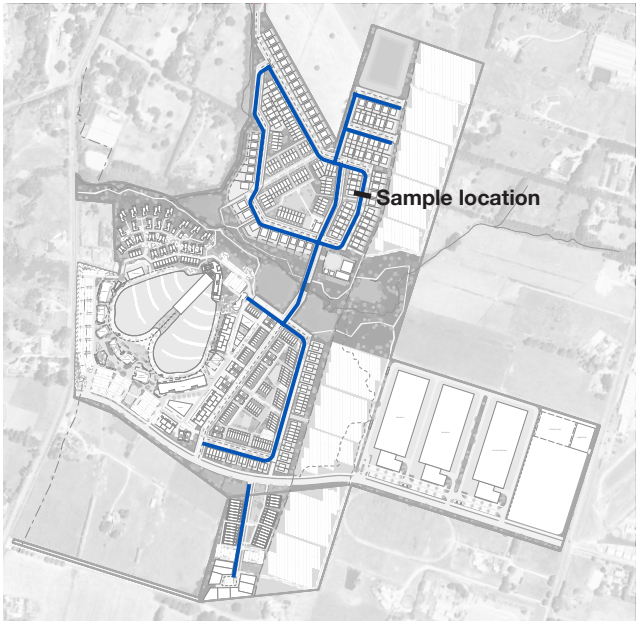
The Village Road serves as the primary connector through the Village Centre, balancing vehicle access with a strong emphasis on pedestrian and cyclist movement.

Designed as a multi-functional corridor, it incorporates street greening, a central swale for stormwater management, and dedicated cycle lanes to promote active transport. Pedestrian areas are generous, ensuring safe and easy access to local amenities, while on-street parking is integrated to support visitors and businesses.



Streetscape

Local Road



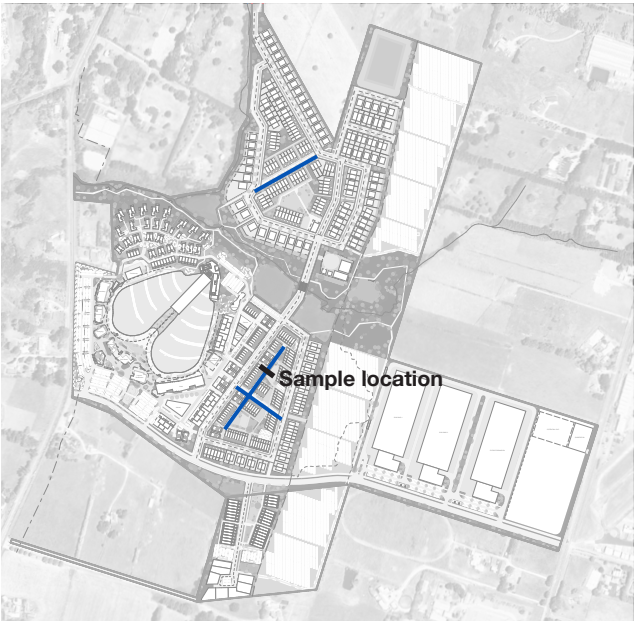
Key Plan

The Local Roads primarily serve the two neighbourhoods and Live Work Precinct, and are designed to provide safe and efficient access for vehicles, pedestrians, and cyclists while fostering a low-speed, community-friendly environment.

In line with AT guidance, these roads prioritise active transport through well-defined footpaths and shared spaces. Streetscapes incorporate greening, swales and on-street parking to support residents and visitors while maintaining a calm, neighbourhood character.



Residential Lane



Key Plan

Pedestrian-Priority Residential Lanes are designed as low-speed, shared spaces that prioritise walking and cycling while maintaining limited vehicle access for residents and services.

These lanes create a safe and inviting environment with a strong focus on community interaction and active transport. Key design features include textured paving, landscaping, and street furniture to slow vehicle speeds and enhance the pedestrian experience.



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 Tūī, and creating habitats for species including Piwakawaka (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 |



Indicative Planting Palette

Stream & 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.

Indicative tree species



Metrosideros excelsa
Pōhutukawa



Rhopalostylis sapida
Nikau



Vitex lucens
Puriri



Meryta sinclairii
Puka



Sophora microphylla
Kōwhai



Rhopalostylis sapida
Nikau



Cordyline australis
Tī Kōuka



Cyathea medullaris
Mamaku



Phyllocladus trichomanoides
Tanekaha



Corynocarpus laevigatus
Karakā



Dacrycarpus dacrydioides
Kahikatea



Dicksonia fibrosa
Whekī Ponga

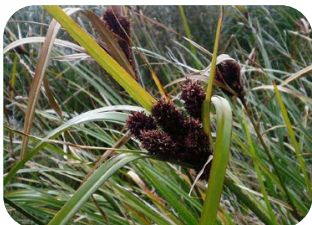


Melicytus ramiflorus
Māhoe



Vitex lucens
Pūriri

Indicative stream margin and floodplain wetland area species



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



Freyinetia banksii
Kiekie



Microlaena stipoides
Rice Grass



Poa anceps
Broad-Leaved Poa



Eleocharis acuta
Sharp Spike Sedge



Astelia solandrii
Kowharawhara

Indicative Planting Palette

Stream & Wetland Restoration

Indicative stream bank species



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

Indicative 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
Kanonu



Ripogonum scandens
Kareo



Coriaria arborea
Tutu



Ptisana salicina
Para



Entelea arborescens
Whau



Hoheria populnea
Houhi

Indicative rongoā planting species



Hebe stictosalicifolia
Koromiko



Aristelia serrata
Makomako



Dodonaea viscosa
Ake Ake



Macropiper excelsum
Kawakawa



Myoporum laetum
Ngaio



Pseudowintera colorata
Horopito



Solanum aviculare
Poroporo



Usnea barbata
Angeange



Pomaderris kumarahou
Kumarahou



Schefflera digitata
Patete

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 titokī and tarata for added privacy and shade.

Indicative species mix:



Leptospermum scoparium
Manuka



Coprosma robusta
Karamu



Kunzea robusta
Kanuka



Alectryon excelsus
Titoki



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.

Indicative species mix:



Ozothamnus eptophyllus
Tauhinu



Phormium Tenax
Harakeke



Ficinia spiralis
Pīngao



Muehlenbeckia complexa
Pohuehue



Austroderia splendens
Toetoe



Coprosma acerosa
Sand Coprosma



Calystegia soldanella
Rauparaha



Spinifex sericeus
Kōwhangatara



Carmichaelia australis
Mākaka



Dodonaea viscosa
Akeake



Cyperus ustulatus
Giant Umbrella Sedge



Disphyma australe
Native Iceplant



Sedum spectabile
Exotic Iceplant



Sedum ternatum
Woodland Stonecrop



Sedum reflexum
Blue Stonecrop



Sedum lydium
Pigwee

Indicative Planting Palette

Dunes Planting

The Dunes mix will create a distinctive coastal arrival to the lagoon, blending hardy natives like pōhuehue and kōwhangatara with larger species such as pōhutukawa. The undulating landforms and planting enhance the sense of immersion and reveal.

Indicative species mix:



Cordyline australis
Ti Kōuka



Spinifex sericeus
Kōwhangatara



Muehlenbeckia complexa
Pohuehue



Phormium tenax
Harakeke



Coprosma acerosa
Sand Coprosma



Myoporum laetum
Ngaio



Pseudopanax lessonii
Houpara



Metrosideros excelsa
Pōhutukawa



Austroderia splendens
Toetoe



Apodasmia similis
Oioi



Coprosma repens
Taupata



Cyperus ustulatus
Giant Umbrella Sedge

Coastal Forest Planting

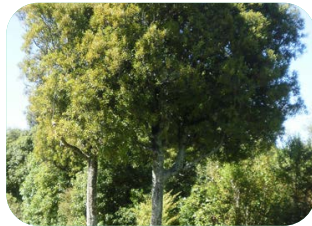
Indicative Puriri Forest species:



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
Tōtora

Indicative 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

Indicative Planting Palette

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.

Indicative tree species



Knightia 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

Indicative 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.

Indicative 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