



Auckland Surf Park Community Masterplan

Masterplan Resource Consent Pack

Contents

Document produced by:

Studio Pacific Architecture

For:

AW Holdings 2021 Ltd

Other consultants:

Barker & Associates Planning

RCP

Flow Transportation Specialists

Bioresearches Ecology

Woods Engineering

Tonkin & Taylor Geotechnical

Property Economics

CFG Heritage Consultants

Renders by One to One Hundred

The Vision

Vision Statement	5
The Vision	6
Key Themes	7

The Site

Location	15
Future Development Context	16
Draft Spatial Land Use Strategy 2022	17
Silverdale West Dairy Flat Industrial Area	
Structure Plan	18
Site Character	19
Spatial Opportunities	20
Spatial Challenges	21
Summary Plan	22

The Proposed Masterplan

Illustrative Masterplan	24
Key Components	25
Surf Lagoon & Amenity	26
Accommodation	29
Farm-to-Table	32
Solar Farm	35
Data Centre	36
Landscape Plan	38
Planting Palette	39
Movement Plan	41
Collector Road	42
Local Road	43

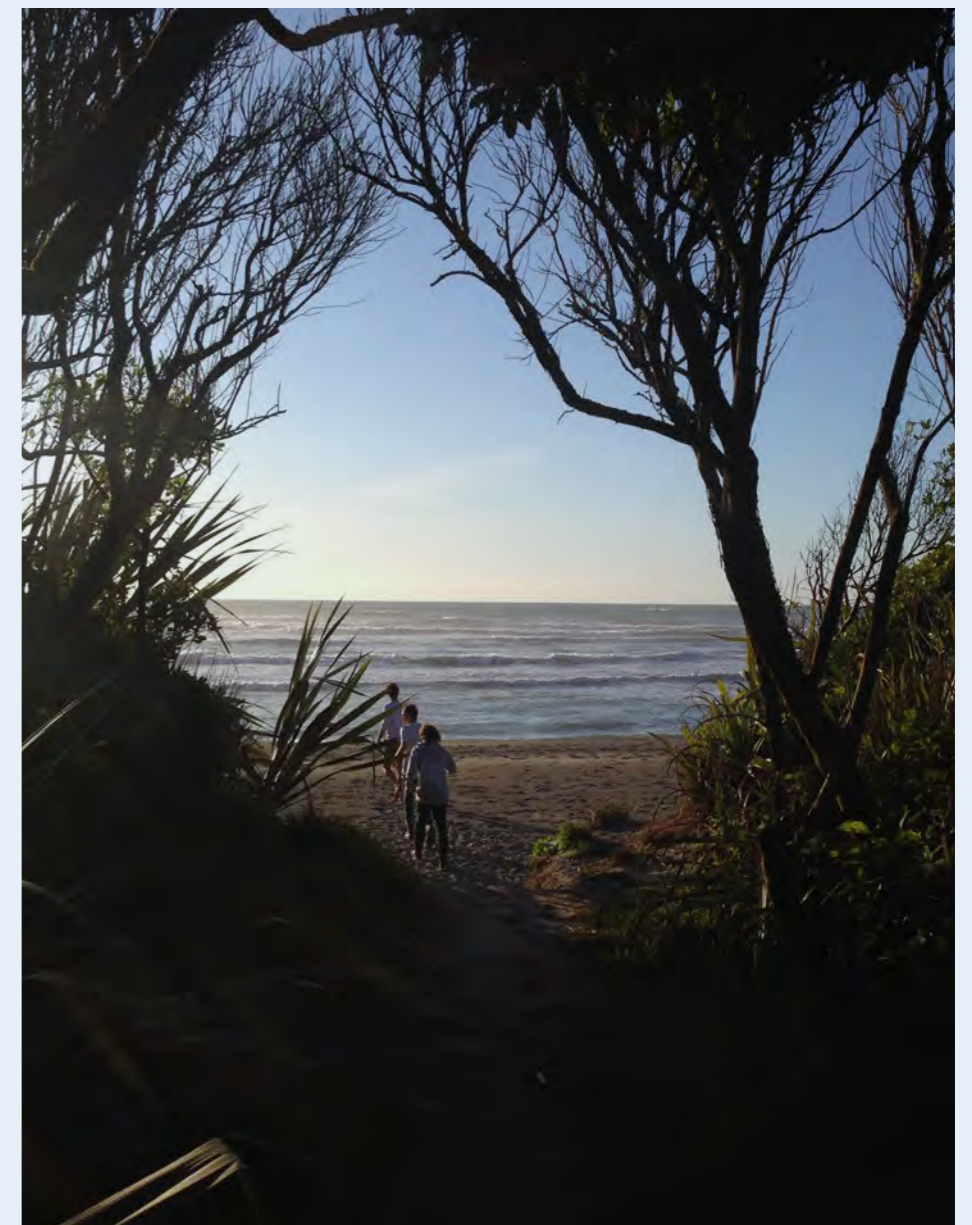
Metrics Plan 45



The Vision



The Auckland Surf Park Community is a sustainable development centred 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.



The Vision

The surf lagoon will be a significant draw for surfers and the 'surf curious' and will provide an anchor for a range of complementary activities that create a vibrant destination that celebrates and immerses visitors in the local environment.

The masterplan proposal consists of:

- 2-hectare surfing lagoon
- Accommodation
- Restaurants and retail outlets
- Surf Club and surf academy
- Farm to table agriculture, restaurant, and market
- Restoration planting incorporating walkways and recreation
- Solar farm
- Data facility

The drivers for the project are to be local, authentic and surf centric. The combination of activities provides a symbiotic ecosystem that responds to the local context and creates a uniquely New Zealand experience.



Local

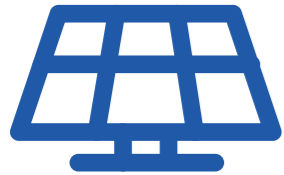


Authentic



Surf Centric

Key themes



Sustainability

Deploy the most environmentally sustainable surf park technology available, as well as creating a sustainable and symbiotic relationship between the Surf Lagoon, Solar Farm and Data Centre



Physical Wellbeing

Provide access to a range of physical activities with a focus on the life-long sport of surfing



Kaitiakitanga

Create a place with a strong connection to nature that restores and protects the natural environment



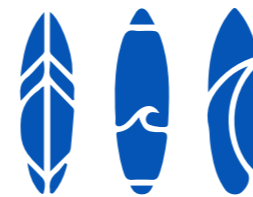
Tourism

Develop a world-class surf lagoon and destination for international and domestic travellers



Mental Wellbeing

Create a holistic environment that contributes to an enhanced sense of mental wellbeing



A Home for the Surf Community

Create a place where people can come together to connect with others in likeminded and meaningful ways

Key themes



Sustainability

The three key components of the masterplan proposal are:

- 1. Solar Farm**
- 2. Surf Lagoon** and associated amenity including accommodation and farm to table experience
- 3. Data Centre**

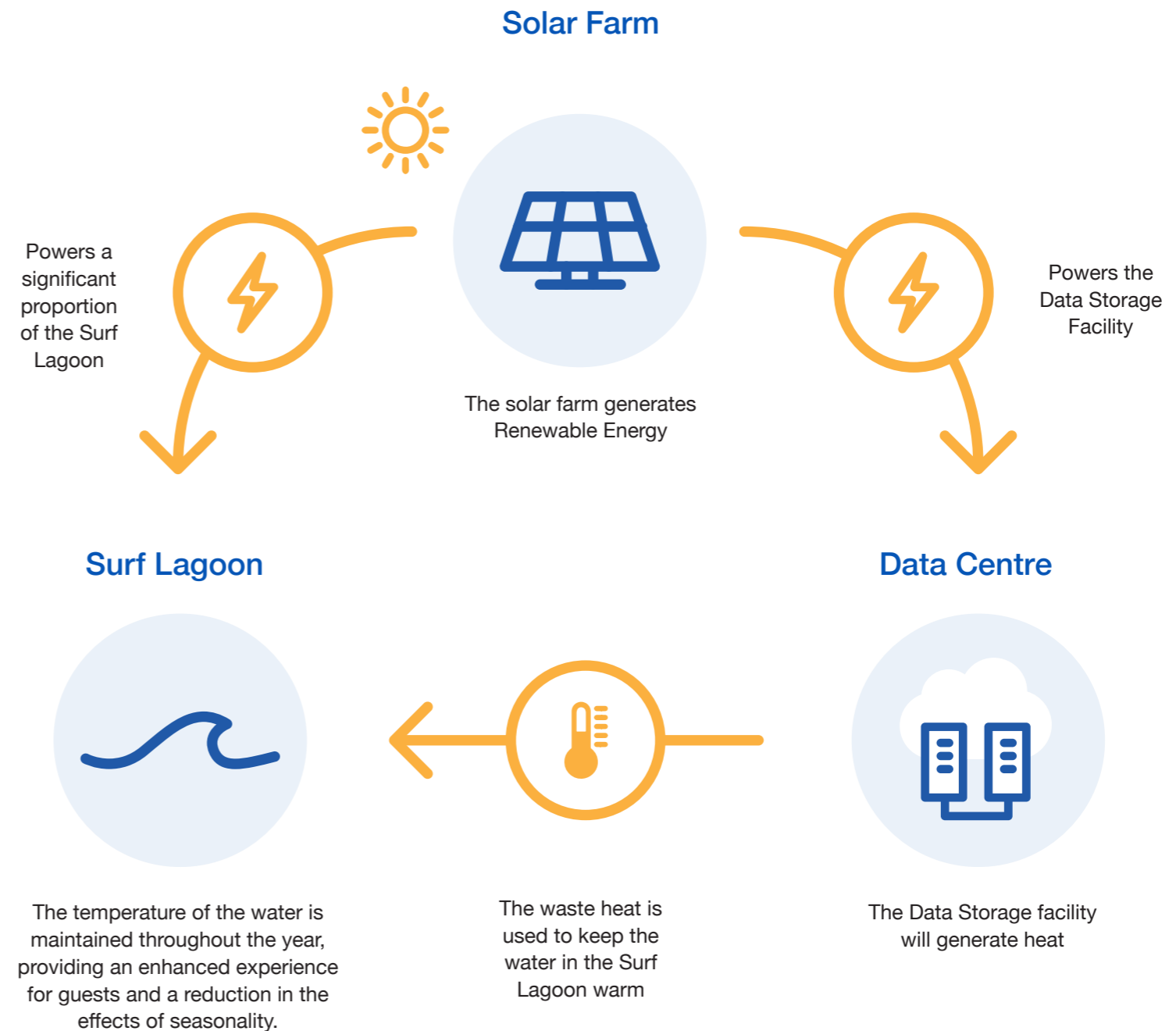
These 3 components create a symbiotic ecosystem with each component supporting the other. The solar farm will provide sufficient energy to power a significant proportion of the surf park activities as well as providing energy to the data centre.

The national grid already generates 85% of its energy through sustainable sources. The onsite solar farm will provide the additional 15% of power to the data centre creating a 100% renewable energy powered facility.

In turn, the waste heat generated by the operation of the data centre can be captured and utilised by the Surf Lagoon to heat the water and provide for an enhanced experience and increase usage all year round, attracting tourists through all seasons.

The technology which produces the waves is the most environmentally sustainable of all currently available technologies and uses 10 x less energy per wave produced compared to its rivals. In addition the total volume of water required per annum equivalent to that used to irrigate approximately 3 holes on a golf course.

The key components of the proposal have been carefully arranged to respond to the site context as well as existing reverse sensitivities and future land use signalled by the current unitary plan.



Key themes



Kaitiakitanga

Guardianship and protection of the environment is a concept that is inherently important to AW Holdings, and to surfers generally.

Environmental sustainability is at the core of the project – it is something reflected in all design, development and operational decision making. One of the overarching goals of the project is to connect people with nature and cultivate a strong sense of custodianship and environmental well-being by:

- Recognising and celebrating local mana whenua, cultural and ecological values of the site.
- Creating a place with a strong connection to nature that promotes custodianship and engagement with the natural environment.

Ecological Restoration

The protection and enhancement of ecological systems and improving ecological connectivity throughout the site and with the wider landscape is a key tenet of this proposal. This includes identifying opportunities to initiate extensive restorative and regenerative planting, especially around waterways, creating new habitat areas for fauna and flora and a healthy environment for local residents and visitors to enjoy.

The project team intends to engage with its environmental advisers in a collaborative way to achieve better environmental outcomes than might otherwise have been the case through the full life-cycle of the project, from design to planning, construction and operation.



Regenerative Native Planting

Well-protected, connected and regenerative native planting areas provide a wide range of benefits, including local fauna and flora habitat, and have a positive impact on the wider ecological network and in turn the local community.

The Surf Park Community Masterplan brings these spaces together through a network of walkways and open spaces that create a place where visitors and the growing local community can connect to nature. The extensive regenerative native vegetation further attracts birdsong and reinforces a sense of place and helps to build custodianship of these spaces.



Stream Restoration

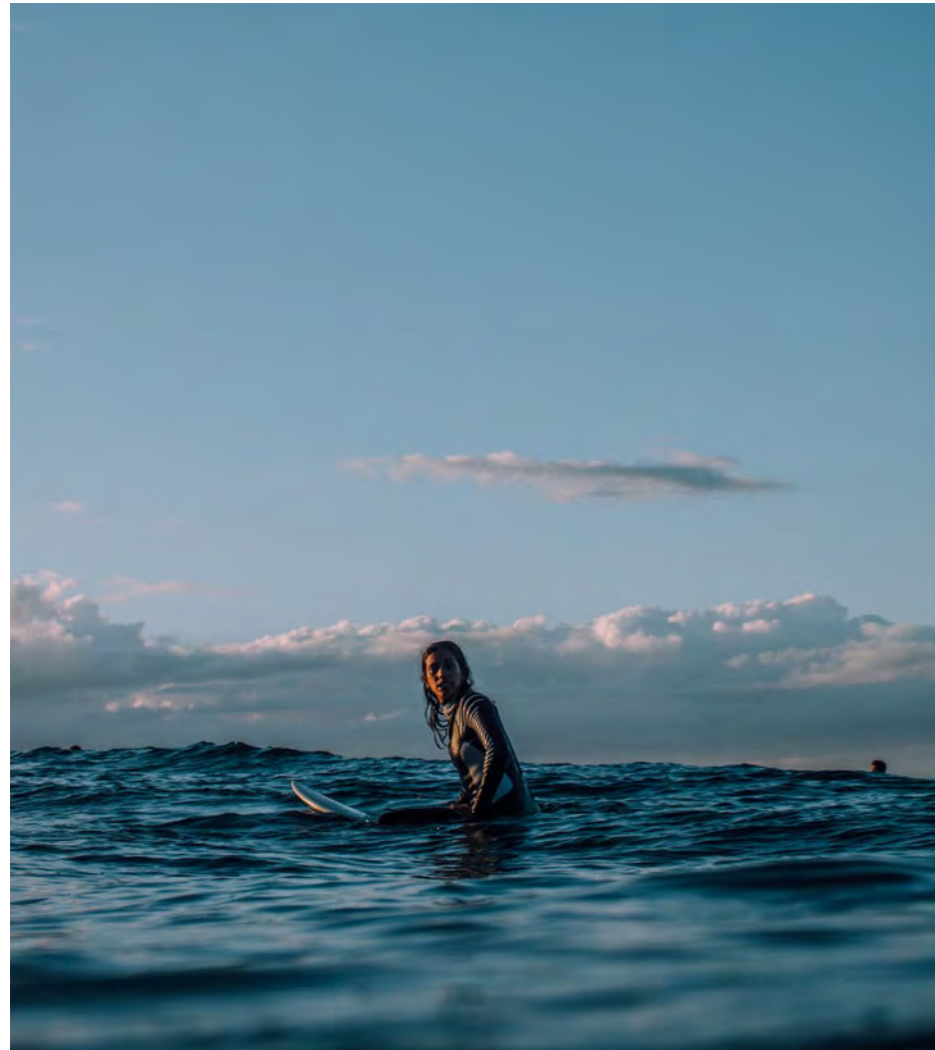
A key component of the regenerative native planting area is the restoration the the existing dilapidated stream, which runs through the interior of the site. The masterplan seeks to establish a 20m protective riparian buffer zone along the stream that will help to restore the stream health, reduce stream bank erosion and create a valuable habitat for locally significant fauna and flora.



Stormwater Ponds and Wetlands

In conjunction with the regenerative native planting and stream restoration, the masterplan brings together an approach to stormwater management that seeks to mimic natural systems and processes by co-locating the stormwater ponds with constructed wetland habitat areas. Together these three components create a robust and resilient foundation to gradually restore and regenerate the natural environment and serve the local and wider community for future generations.

Key themes



Mental wellbeing

The ambition of the project is to create an holistic environment that contributes to an enhanced sense of wellbeing.

There has been a lot of academic research over the past few years into the impact of the outdoors on our health and well-being. Surfing and the surfing lifestyle is at the core of the project, but the whole experience has been designed to create a sense of being 'at peace' with the environment. This will help visitors not only reduce their stress levels but increase their resilience and feel happier in their lives. Complementary activities provided by the park, such as the farm to table restaurant, emphasises quality and connection. The project team includes Sir John Kirwan. Sir John Kirwan's workplace wellbeing platform, Groov, promotes six pillars of mental wellbeing which lead to good wellbeing.

The six pillars of strong mental wellbeing are described on this page and are directly linked to the Surf Park experience.



One in five New Zealander's experience mental illness or significant distress.



Combining meditative experiences and exercise, such as surfing, is shown to reduce depression and anxiety.



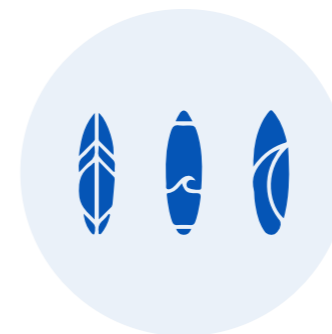
More than 75% of surfers in New Zealand undertake surfing to improve their mental health.

Connect



The Surf Park provides a place to come together to connect with yourself, with others, and with the environment.

Do



Do is all about learning. It's the things you do to keep your brain active and stay creative.

Chill



The Surf Park offers chances to unwind, calm your body down, and appreciate the surrounding natural environment.

Move



Many facilities are available that encourage tourists to be physically active, such as a variety of walking and cycling routes, a surf lagoon, playground and skatepark.

Celebrate



Celebrate is all about recognising and building on strengths. It's the things you do to find the positive, exercise self-compassion, stay anchored to meaning and purpose, and live your values.

Enjoy



Enjoy is all about having things to look forward to. It's the things you do for pleasure and fun, and to practice self-care.

Key themes



Physical wellbeing

Physical inactivity is costing the New Zealand economy \$2.3 billion per annum.

Surfing is an aspirational lifestyle and lifelong sport with both mental and physical health benefits. It is envisaged that the development of the surf park will encourage more people to enjoy the sport of surfing and increase overall physical activity.

Good food and education about the importance of nutrition is also a strong part of surfing culture in respect to physical and mental wellbeing. The proposal includes productive land that will aim to grow onsite and source as much locally produced food as possible to both minimise environmental impact and highlight the “farm to table” healthy eating lifestyle.

In addition, the park will offer a variety of activities that enable visitors to connect with themselves, each other, and the natural environment, including a surf school and academy, high performance surfing, skatepark, cycleways and walking trails.



New Zealand's physical activity is declining.



Water safety is a huge issue in New Zealand with one of the worst drowning rates of the developed world.



The majority of New Zealand's surfing population is based in Auckland with limited access to safe and consistent surf.



Surfing for Everyone

The Surf Park appeals to all ability levels through democratising access to waves. In a typical coastal environment 10% of surfers control 90% of the waves through strength, experience and superior skills. The Auckland Surf Park will provide a safe, positive and inclusive environment for people of all ages and abilities to take up surfing, progress their skill, build confidence, and push themselves and try new things. The surf lagoon will also be utilised by surf lifesaving programs to ensure that everyone can feel safe in the water.

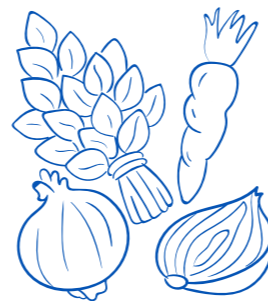


Walking and Cycling Trails & Active Recreation

Active transportation plays an important role in getting around in the Surf Park. With its extensive network of walkways and cycle trails that follow the regenerating stream, wetlands and native planting, visitors of the Surf Park will be able to get their heart rate up while connecting to the natural environment and getting around.

Active recreation opportunities are provided both within the lagoon and the wider surf park and community. A destination play area, skate park and open space for both formal and informal sports are provided throughout the proposal.

The Surf Park will also feature plenty of open spaces for informal sports, a destination play area and a skatepark.



Health and Nutrition

In addition to creating a range of options for physical wellbeing and exercise, the Surf Park Community Masterplan seeks to ensure that good health and nutrition are readily available and accessible to all visitors. The masterplan is integrated with a working farm on-site where visitors and the local community will have access to produce and the Farm-to-Table restaurant and marketplace will offer a place where visitors can learn to grow, cook, create and engage with the food that we consume.

Key themes



Tourism

AW Holdings mission is to establish a world-class surfing location and experience that will add significant social and economic benefit to New Zealand. The Surf Park Community Masterplan has a broad offering with surfing at its core. Whether you're a committed surfer, just starting out, or enjoy chasing new adventures, the Surf Park will aim to offer something for everyone. The proposal supports and advances Tourism New Zealand's goal to be in the top 3 nations internationally for high and high value travellers. The holistic surf community including accommodation will appeal to high value tourists as a premium destination.

The Surf Lagoon uses Wavegarden technology to deliver perfect waves in a secure, monitored, and accessible setting for people of all ages, genders, and abilities. There will also be a wide range of amenities for non-surfers, such as community events and markets, a farm-to-table restaurant and boutique accommodation.

The rural qualities of its location will be celebrated and the authentic Aotearoa experience will be a sought-after destination for international and domestic visitors.

400,000

people surf in
New Zealand Annually



Surfing is one of the fastest
growing sports globally



Surf Tourism was booming worldwide
pre-pandemic and is rapidly returning to
normal at \$US9.5 billion in 2022.

Wavegarden Surf Lagoon



Surfing is in the midst of a new boom in the sport and this decade has already seen surfing debut as an Olympic sport at the Tokyo games. The patented Wavegarden Cove® technology offers a revolutionary development never seen before: up to 1000 perfect waves/hour similar to those in the ocean. The technology has the ability to cater for the full range of ability from high performance athletes through to beginners by producing different wave types. Unlike in the ocean, when surfing in a Wavegarden, surfers are guaranteed an amount of waves and opportunities to surf.

In a Wavegarden Cove, waves are created in four different zones to offer a personalised surfing experience adapted to the level of each person. Each zone has waves of different height, shape and speed, offering a fun and challenging experience for all surfers.

Events, Festivals and Marketplace



The Surf Lagoon is a first in New Zealand and will provide a unique venue for events and festivals. Surf events will range from local competitions to international elite level events that would bring people from all over the world to this destination.

The masterplan includes an events lawn for concerts, movie nights, and festivals. The Farm-to-Table marketplace can host weekly farmers markets and local carnivals.

Boutique Accommodation



As the Surf Park presents a unique destination with its holistic offering of recreational amenities and services, the masterplan seeks to integrate boutique accommodation options for visitors that are travelling from out of Auckland and other countries.

The first type of accommodation is a boutique hotel with exclusive views overlooking the surf lagoon with dedicated access to the surf lagoon through the adjacent clubhouse, where guests can work, sleep and play. The second type is a series of off-grid eco-cabins nestled in amongst the regenerating native vegetation where visitors can 'switch off' and become immersed in nature. Walking and cycling routes provide easy access to the surf, farm to table, and open space opportunities right on their doorstep.

Key themes



A Home for the Surfing Community

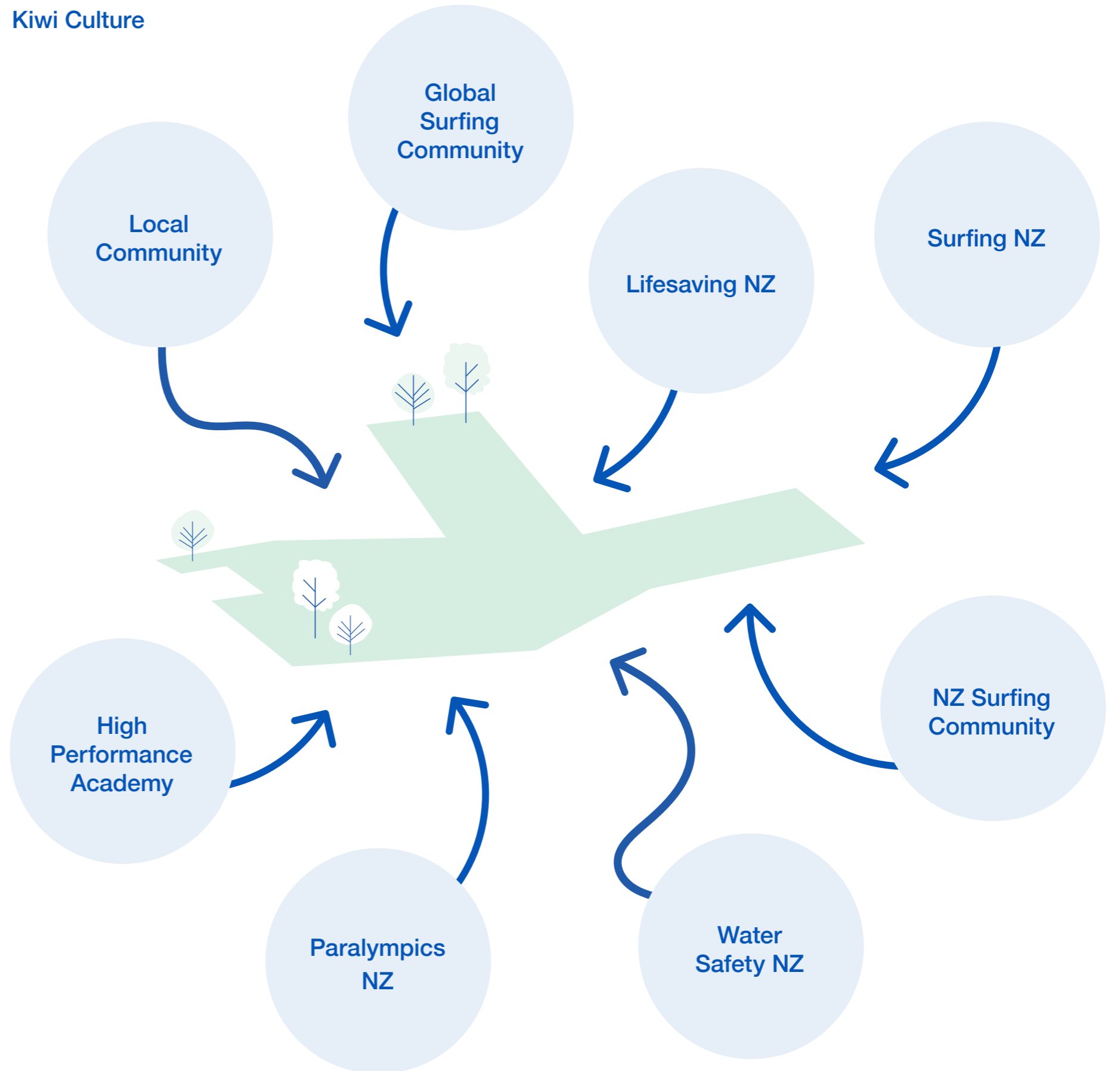
Community is at the heart of the masterplan. It is the 'third place' – the place where you can do all of the things you love outside of work and home.

Typically most surfers spend a significant time driving to and from coastal surf breaks. The Surf Park offers an equal if not greater experience in an accessible location that reduces travel time and will enable people to spend more time in the water and making connections. By creating a home for the Auckland surfing community at the park vehicle emissions associated with surfers travelling long distances in search of waves will be significantly reduced.

The Surf Park will become a home for the New Zealand surfing community at large, something that until now hasn't existed given our expansive coastline and isolated surf spots.

A much needed high performance training centre will be included within the surf park for elite surfers. Surfing is now a medal sport at the olympics and despite New Zealand's standing as a heritage nation it has displayed sub-par performance at recent ISP events, slipping behind 'non' surfing, land locked nations in terms of results.

Kiwi Culture



The Site







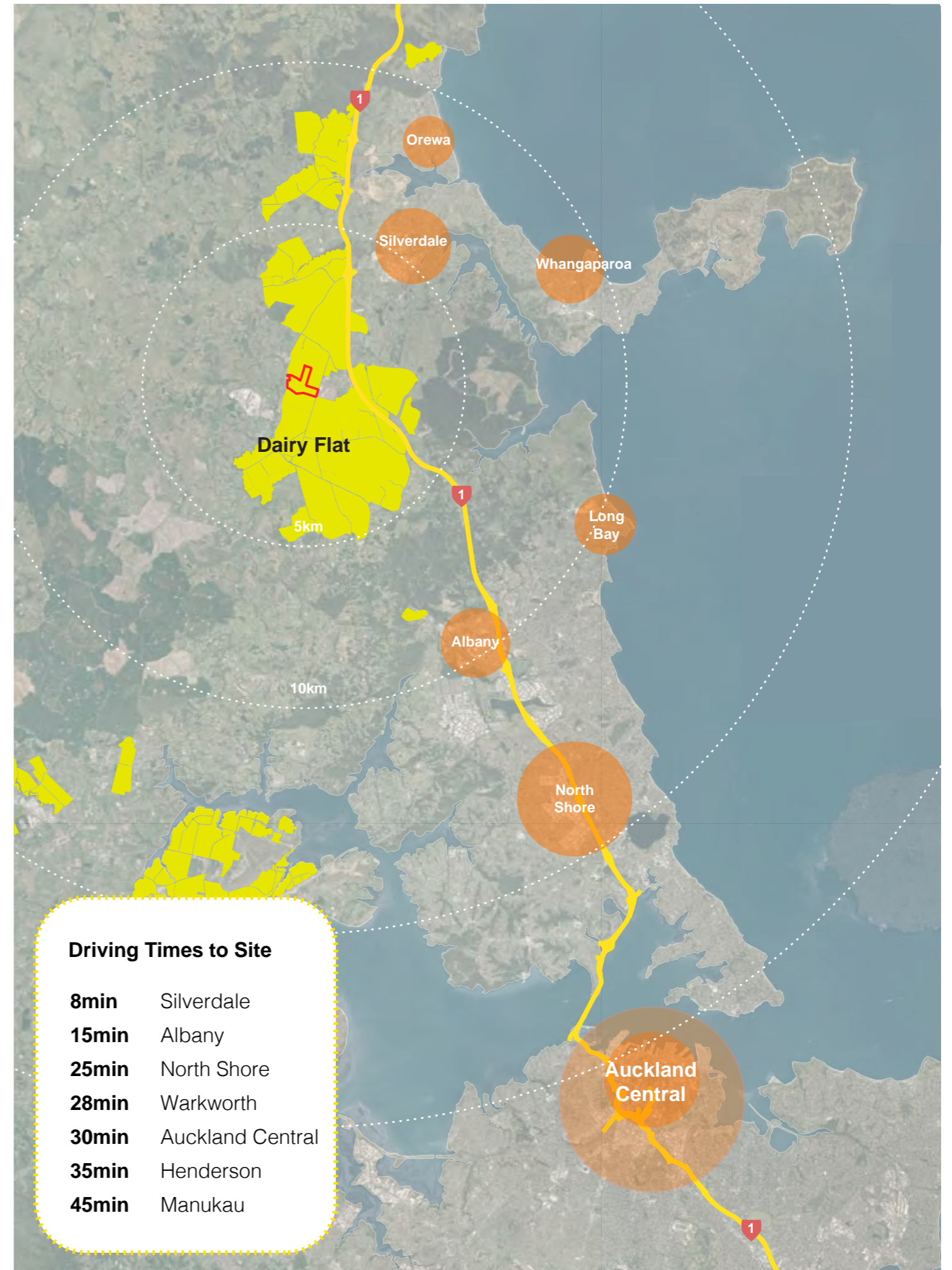
Location

The 42-hectare site for the proposal is located in Dairy Flat within a future growth area in northern Auckland.

The site is located a short distance from State Highway 1 and is easily accessible and well served by existing roading connections. It is also well serviced by surrounding residential centres being just an 8-minute drive to Silverdale and a 30-minute drive to central Auckland.

Te Tupu Ngātahi Supporting Growth is a collaboration between Auckland Transport and Waka Kotahi NZ Transport Agency that outlines a long-term strategic transport network to keep up with Auckland's growth over the next 30 years. A key aspect of the strategy is well-designed transport connections that are safe, accessible and sustainable for Auckland's new growth areas, which includes Silverdale, Dairy Flat, Wainui and Orewa.

- KEY**
-  Site Extent
 -  State Highway 1
 -  Future Urban Zone
 -  Residential Centres



Future Development Context

The site for the proposal is located along the Northern growth corridor, from Dairy Flat in the South to Orewa to the north.

Silverdale, Dairy Flat, Wainui and Orewa are growing fast. By 2050, the areas of land zoned for future growth will accommodate 40,000 new homes and more than 600 hectares of new business land will be developed.

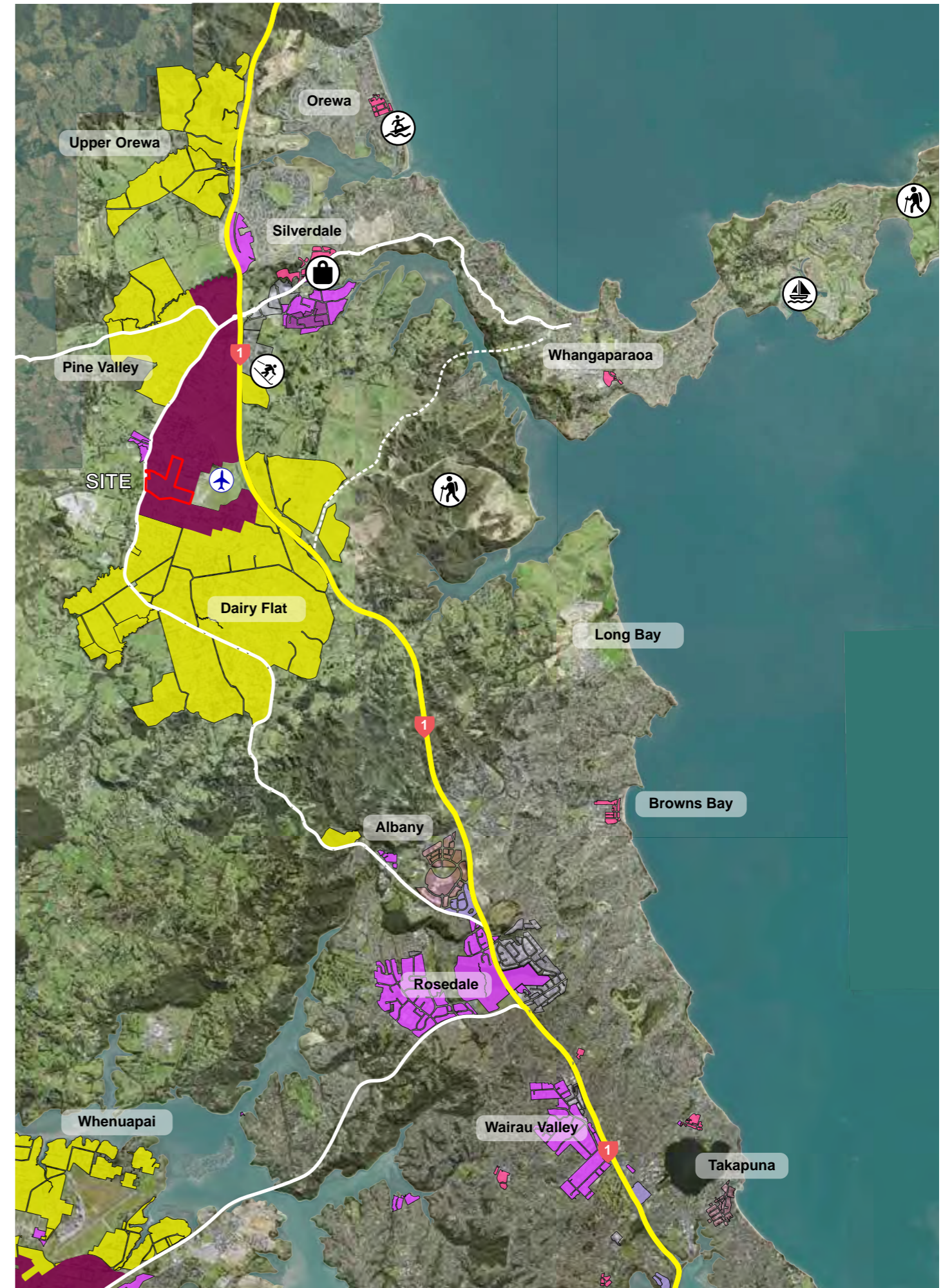
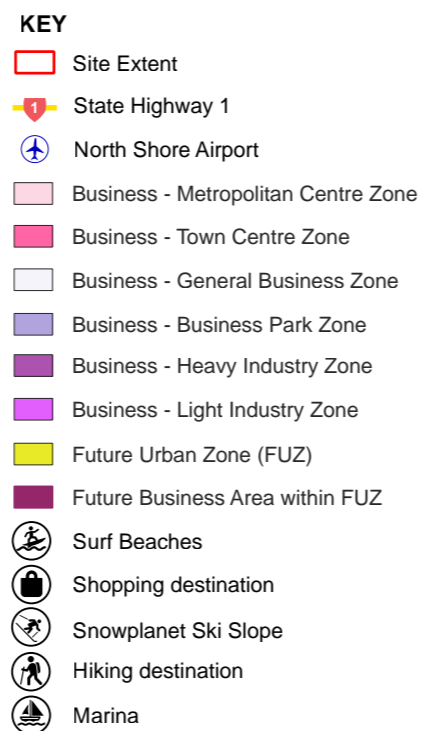
To support future urban growth, a well-designed integrated transport network for North Auckland is planned. Long-term transport projects will help everyone move around safely, easily and sustainably, whether they're walking, cycling, using public transport or driving. There are a number of strategic projects in the north, and these include:

- A new 16km rapid transit corridor (RTC) from Albany via Dairy Flat and onto Milldale providing efficient, frequent, high-quality public transport
- Improved public transport connections for the wider area with bus priority on key routes including a high frequency bus route connecting Orewa and Silverdale
- 25km of new walking and cycling paths
- Improvements to the Northern Motorway (SH1) including additional space to respond to increased travel demand and upgraded interchanges at Redvale and Silverdale and a new interchange at Wilks Road.

Key outcomes of the long-term transport network for North Auckland are:

- Improved access to jobs and social facilities
- Reliable access for the movement of people and goods
- Provide travel choices to encourage a shift to active modes (walking and cycling) and public transport
- Provide a safe transport system for all users
- Ensure the transport network is well integrated with the land use

The project site is ideally placed to capitalise on these long term investments in transport infrastructure, and support their development.



Draft Spatial Land Use Strategy 2022

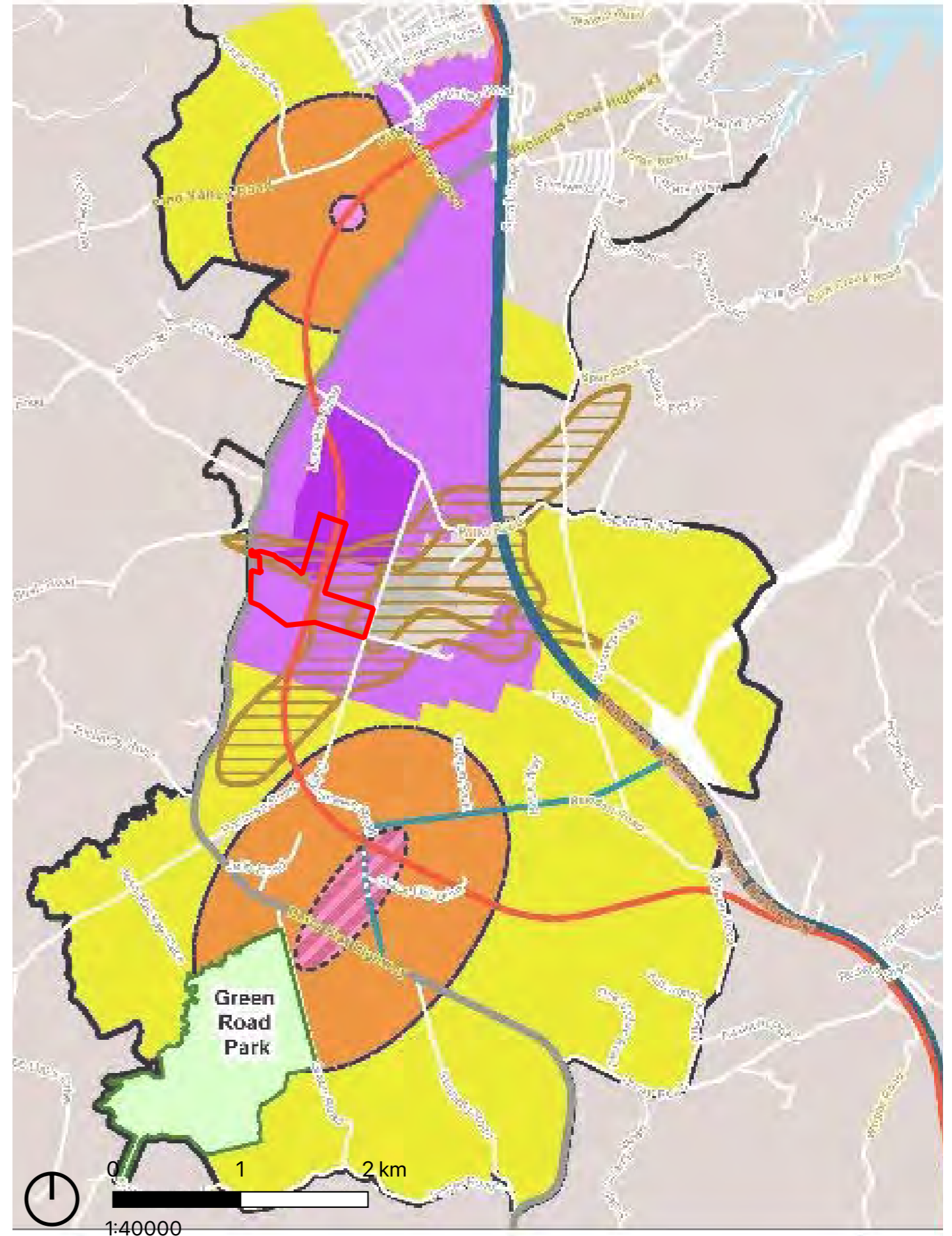
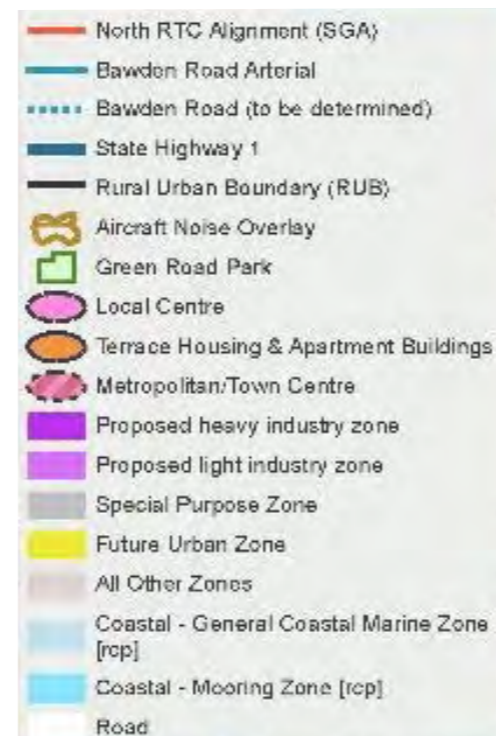
The site for the proposal is located in the heart of the Dairy Flat and Silverdale Future Urban Zone.

Adjacent to the North Shore Airport and equidistant from the two proposed centres to the north and south, the site is positioned in an ideal location for a third centre of activity to support future growth in the area.

The Draft Spatial Land Use Strategy 2022 is a Auckland Council led high-level strategy that identifies future land uses and the location of future metropolitan/town centres to inform the future transport network.

A small metropolitan centre or a large town centre will be needed to provide services to the large future population in Dairy Flat. Metropolitan centres in Auckland are large regional centres that act as focal points for communities and commercial growth and contain hubs serving high frequency public transport. They provide for a wide range of activities including commercial, leisure, high density residential, cultural, community and civic services. Examples of existing metropolitan centres include Albany, Henderson and Westgate-Massey North.

The development of the Spatial Land Use Strategy has been influenced by a number of factors including the Auckland Plan, objectives and policies of the Regional Policy Statement, zoning principles from the Unitary Plan, directions from the National Policy Statement on Urban Development, the existing land uses and zonings of adjacent land, the Indicative Strategic Transport Network, the Te Tupu Ngātahi future Rapid Transit Corridor (RTC) investigations, future centre land requirements and various land constraints such as flooding.



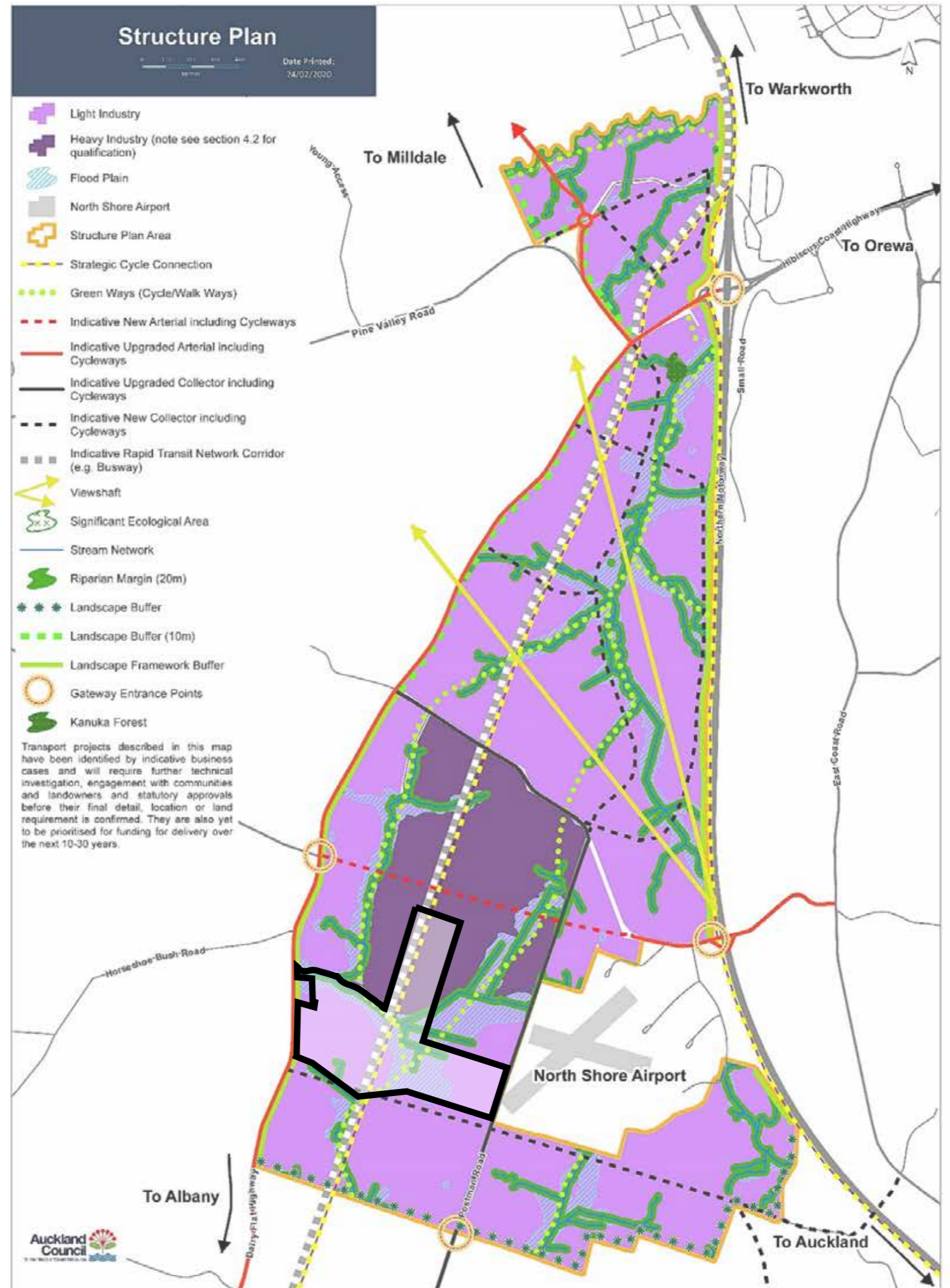
Silverdale West Dairy Flat Industrial Area Structure Plan

The site has been identified in Auckland Council's structure plan as future light and heavy industry.

The proposed masterplan is cognisant of the structure plan (Silverdale West Dairy Flat Industrial Area Structure Plan 2020) that has been produced for the area and responds to the key moves embedded in it. This includes the east-west connections and the indicative Rapid Transit Corridor (RTC) Busway.

Located to the west of the State Highway 1 motorway from Pine Valley in the north, to south of the North Shore Airport and west to the Dairy Flat Highway, the total structure plan area is 600ha gross, however, once floodplains and roads are deducted the net developable area is 350ha. The structure plan identifies 294ha (net, excludes floodplains and roads) for light industry and 56ha (net) for heavy industry. The area of heavy industry is located south of Wilks Road.

Note that at the time that the structure plan was completed it showed the Indicative Business Case RTC location. See previous page for the revised Detailed Business case RTC route alignment that is reflected in the proposed masterplan for this site.



Site Character

The 42ha site is identified as largely flat rural farmland with few natural features. It sits between Dairy Flat Highway to the west and Postman Road to the east.

The existing site is characterised by typical features of rural farmland, with open pastures and a few remnant shelterbelts running in a north-south direction. There is a single existing unoccupied dwelling to the south-western corner of the site and small number of farm sheds. A key natural feature of the site is an existing stream that runs from the centre of the site and along the lower northern boundary towards Dairy Flat Highway.

The site is surrounded by existing rural land on 3 sides with the North Shore airport directly to the east. Dairy Flat Highway represents the rural-urban boundary and will maintain the rural outlook to the west.

The North Shore Airport is a small regional airport with a commercial airline service provided by Barrier Air. The airport is home to the North Shore Aero Club and a range of other businesses including aviation support, flight training and aircraft management.

There is a cluster of shops and an industrial area to the north-west of the site that includes a range of small businesses, petrol station and a dairy.



Existing stream



Remnant shelterbelts



Existing unoccupied dwelling adjacent to small farm sheds



Existing constructed ponds



Spatial Opportunities

Key spatial opportunities for the site include future transport connections through the site and a large central flat area for development

Extensive site investigations have been undertaken by our consultant team for the project, which has identified several spatial opportunities for the site.

The key attributes of the site have been summarised into the following key opportunities:

- Great opportunity to enhance the existing stream through pest plant removal and native revegetation to restore the landscape and give effect to Te mana o te wai
- Proposed future RTC route provides access to future public transport
- Dairy Flat Highway to the west and Postman Road to the east provide convenient local access
- Large central area of flat land provides the ideal location for the surf lagoon and associated Surf Park amenities
- Predominant south-westerlies provide ideal conditions for surf lagoon (lagoon should face in direction of predominant winds).
- Existing site features such as mature trees and farm buildings provide the potential to be retained and contribute to the site character.

Please refer specialist consultant reports for more detailed information.



Large central flat land provides ideal conditions for wave lagoon

