



The Proposed Masterplan

Illustrative Masterplan

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

- Surf lagoon and associated amenity
- Accommodation
- Farm to table experience
- Solar farm
- Data facility
- Revegetated stream corridor and open space network

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



Key Components

- A Surf Lagoon**
- B Solar Farm** (approx. 7ha) local renewable energy source
- C Native planting buffer** to solar farm
- D Proposed RTC Route** alignment
- E Revegetated stream corridor** with native planting, walkways and trails.
- F Recreational Open Space** surrounded by native planting and access to walkways
- G Surf Park Operations** and staff car-parking area
- H Stormwater Management** devices integrated with ecological planting
- I Visitor accomodation** for Surf Park visitors
- J Wellness Retreat** Self-servicing eco-cabins located in and along regenerating native bush
- K Existing planting** retained in Future transit corridor
- L Existing building** retained
- M Surf Park Amenity**
 - Operations (hire and changing rooms)
 - Surf Academy
 - Beach Club
 - F&B
 - Events lawn
 - Skate Park
- N Site Parking** amongst native planting and trees with rural feel, gravel parking, timber wheel stops etc.
- O Data Centre**
- P Retained Rural Land**
- Q Farm to Table**
 - Restaurant
 - Market Space
 - Associated commercial space
 - Boutique retail/Artesian workshops
- R Destination Play Area** and recreational open space
- S Farm to Table** agricultural farm land
- T Road reserve** for future East-West connector road
- U Native planting buffer** along southern boundary



Surf Lagoon & Amenity

The cornerstone of the development is the creation of a 2-hectre surf lagoon. The lagoon is orientated facing into the prevailing wind to optimise offshore conditions for the waves and offers left and right breaks.

Arrayed around the curved 'beach' end of 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 and operations
- Beach club
- Surf academy
- Surf training
- Food and beverage
- Surf hire

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 extensive landscaping and with clear wayfinding and walkways to the entrances.

Visitor accommodation is provided with views over the lagoon and a separate vehicle entrance off Dairy Flat Highway.

This entrance also provides access to the operational buildings for the lagoon and staff carparking. An events lawn behind the main surf building provides space for events and incorporates the retained farm house.

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.

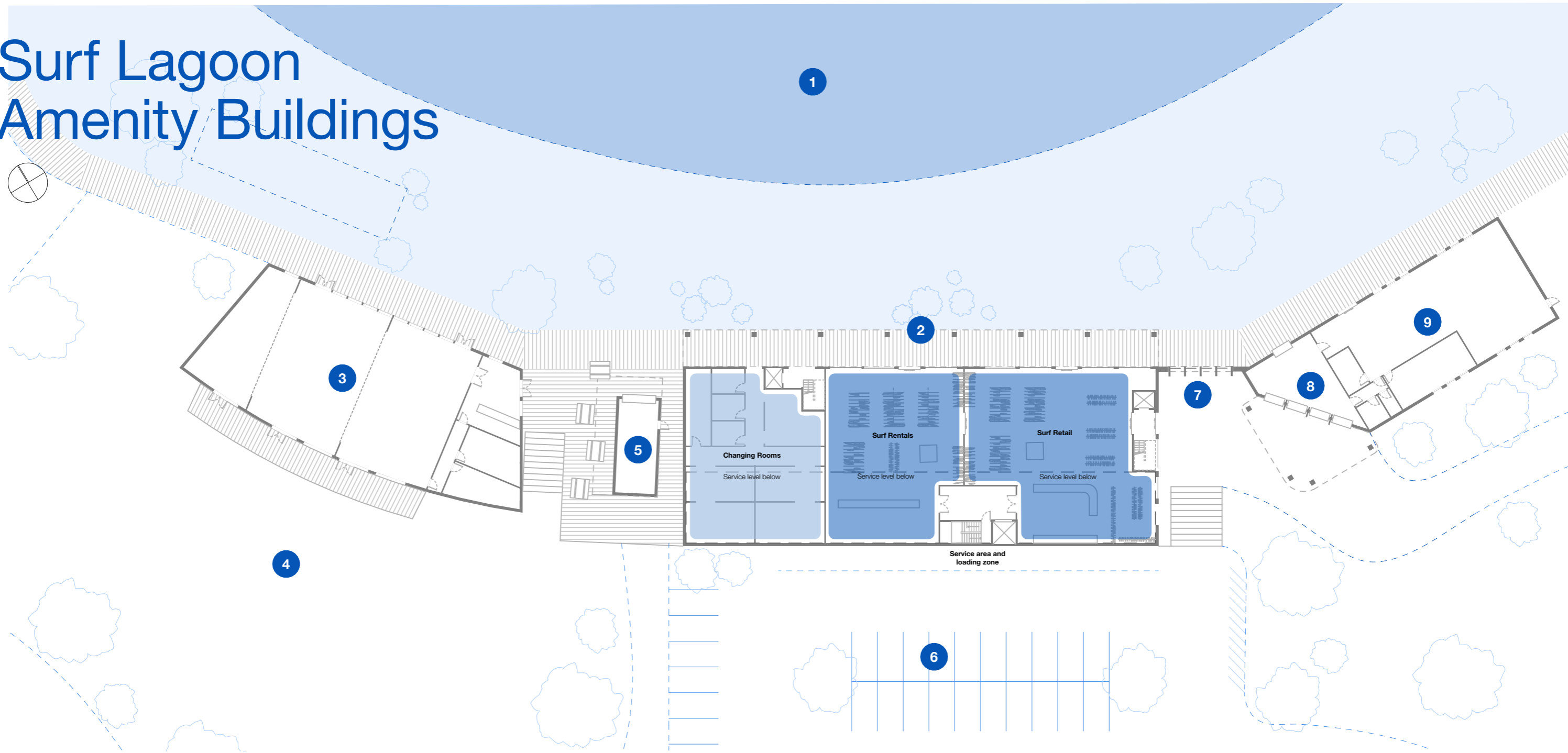
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|----------|--|----------|---------------------------------------|
| A | Surf Lagoon | E | Food and beverage & retail |
| B | Lagoon Operations and staff car parking | F | Ticketing and operations |
| C | 'Beach' amenity | G | Events lawn |
| D | Surf Club and surf Academy | H | Skate park |
| | | I | Car parking |



Surf Lagoon & Amenity

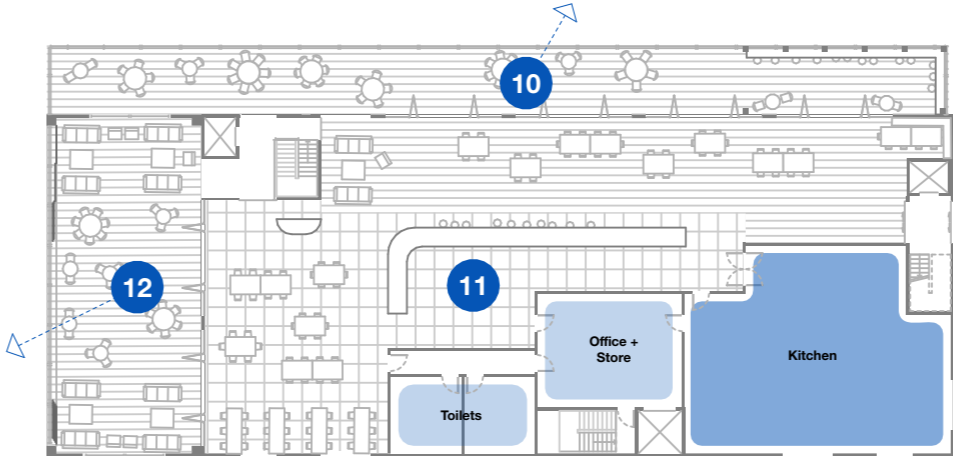


Surf Lagoon Amenity Buildings



Ground Floor Plan

- 1** Surf lagoon
- 2** Board walk
- 3** Surf Academy and flexible function space
- 4** Event lawn
- 5** Coffee kiosk
- 6** Carpark
- 7** Entry gate
- 8** Ticketing office
- 9** Administration
- 10** View to wave pool
- 11** Restaurant
- 12** View to event lawn



First Floor Plan

Accommodation

Two types of accommodation are provided for visitors looking to stay overnight or for longer periods of time.

1. Visitor accommodation/hotel.

A ~ 40 key hotel provides immediate proximity to the surf park with dedicated beach club, views over the lagoon to east, and direct access to the waves.

2. Visitor Eco-cabins

A series of eco-cabins are dotted amongst the regenerative planting towards the centre of the site and provide for a more unique experience where visitors can 'switch off' and become connected to nature. Walking and cycling routes provide easy access to the surf, farm to table, and open space opportunities right on their doorstep.

- A** Visitor accommodation for Surf Park visitors
- B** Car Parking and entrance
- C** Surf Lagoon
- D** Clubhouse
- E** Surf Park Amenity
 - Operations (hire and changing rooms)
 - Surf Academy
 - Beach Club
 - F&B
 - Events lawn
 - Skate Park
- F** Existing building retained
- G** Visitor Eco-cabins
 - Self-servicing cabins located in and along regenerating native bush



Accommodation – Hotel

1:400



- 1 Carpark
- 2 Clubhouse
- 3 Short-stay accomodation
- 4 View to surf lagoon
- 5 Garden
- 6 Berm
- 7 "Beach"
- 8 Surf lagoon
- 9 Clubhouse above



Ground Floor Plan



First Floor Plan

Visitor Eco-cabins



Farm-to-Table

The Farm-to-Table Restaurant and Marketplace is set at the heart of the Surf Park, as a place where the local community and visitors from all across the country can come together in a vibrant and welcoming social setting.

The architecture of the restaurant and marketplace is designed to reflect the rustic backdrop of the surrounding landscape with both indoor and outdoor spaces, garden planters, festoon lighting, a shaded terrace area and regenerating native bush and stream-side walkways a short stroll away. The restaurant has been carefully designed to reflect the rustic charm of a farm barn with a modern twist that also perfectly caters to styled weddings, parties and corporate events.

The farm to table restaurant will stand by the principles that underpin the Surf Park and ensure that it implements an ethical and sustainable business practice on all levels, by addressing issues like sustainable farming, their carbon footprint, shortening their supply chain, food wastage, packaging, water and energy consumption, recycling, and more.

- A** Farm to table restaurant, cafe and market place
- B** Car parking
- C** Market gardens
- D** Productive agricultural land
- E** Destination play space
- F** Park land

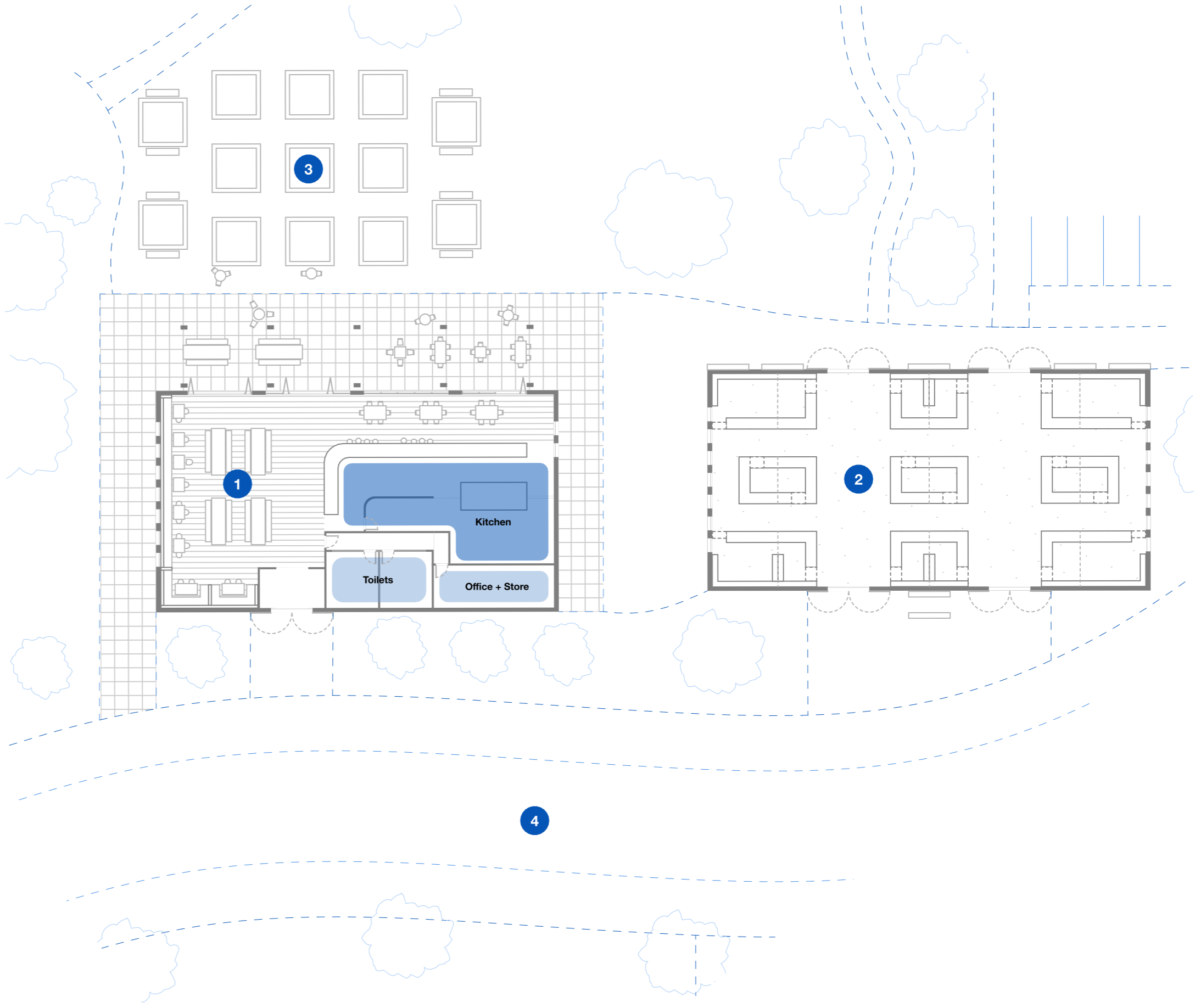


Farm to Table Restaurant and Market Place



Farm to Table Restaurant and Market Place

- 1 Farm to table restaurant
- 2 Market + flexible space
- 3 Community gardens / raised planters
- 4 Road to cabins and solar farm



1:300

Ground Floor Plan

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 5MW Solar Farm will generate approximately 8400 MWh in energy per year, further offsetting 30,000 tons of CO2 emissions. Furthermore, by excluding any gas connections eliminates emissions and air pollution within accomodation units and commercial sites, benefiting the health and wellbeing of visitors, reducing environmental impact, and moving toward a zero-carbon future.

We are in discussion with several solar farm developers and they have provided preliminary technical design and assure us it is possible to deliver the solar farm in the timeframe and to the scale we are anticipating.



- A** Solar Farm generating approx. 5MW of local renewable energy source
- B** Service Road
- C** Solar Farm Inverter and Transformer
- D** Proposed Future RTC Route
- E** Native Planting Shelter Belt



Data Centre

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.

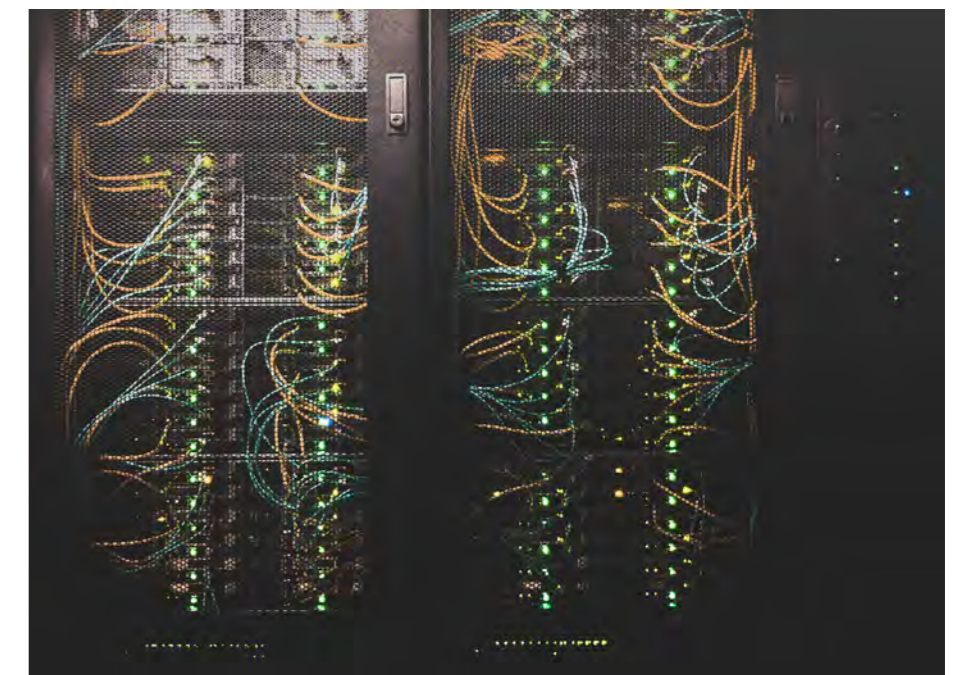
Conventionally, data centres perform well in terms of efficiency and sustainability, however have struggled to find a market for the excess heat from its servers due to the relatively low temperature of the waste heat. With temperatures that range from 30°C to 40°C, it is too low to be converted into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

By developing the masterplan around the conventional constraint of heat recovery, the Data Centre is able contribute to the vision of the Surf Park, whilst providing future employment opportunities for this growing community.



- A** Main Site Entry and staff car parking
- B** Data Centre Buildings
- C** Service Entry and access to loading area
- D** Loading Area
- E** Administration Building
- F** Future Collector Road Extension to Postman Road
- G** Proposed Future RTC Route
- H** Retained Rural Land



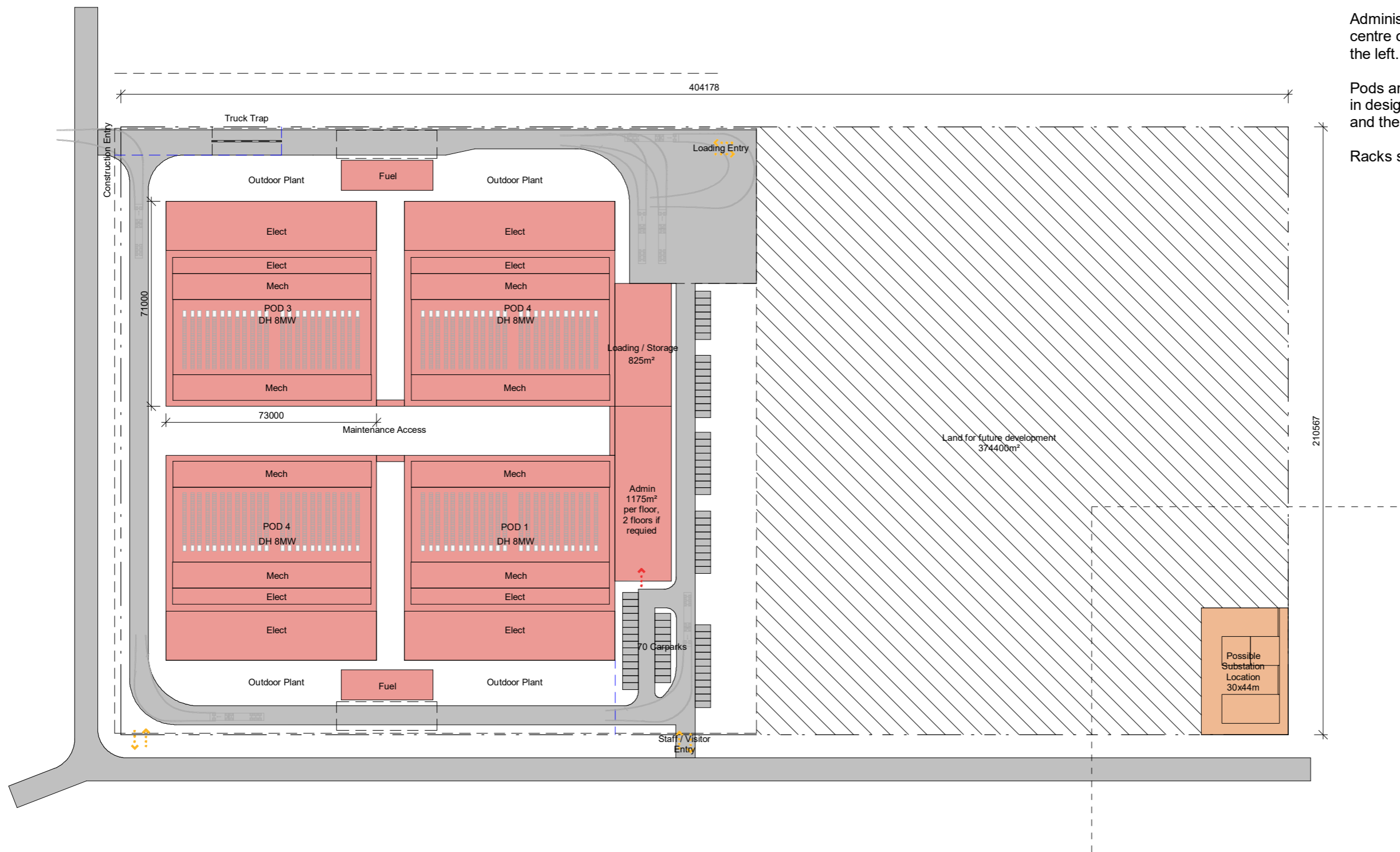
Indicative Data Centre Layout

This scheme tests locating a possible truck trap

Administration & Loading has been located to centre of the site with access from new road to the left.

Pods are sized based 5180m² allowing flexibility in design to suit specific tenant requirements and the a future selected cooling solution.

Racks shown in layout 667per Pod



Landscape Plan

The whole of the site has been considered holistically to provide for a unique and immersive experience that celebrates the New Zealand environment.

Revegetation extending out from the existing stream provides a green spine to the development with an extensive network of walking and recreation trails.

Stormwater management devices are incorporated into the natural environment and provide additional ecological and recreation opportunities.

Central to the site a primary central park incorporates a range of recreation opportunities including a destination playground, skatepark and other activities. This parkland bleeds into agricultural farmland to service the farm to table restaurant and markets and incorporates the existing shelterbelts.

Extensive amenity planting provides a framework for the surf park and carparking. Futureproofing the proposal from future development on all sides. This framework of planting will be predominantly native and contribute to both the experiential and ecological qualities of the site, as well as provides screening from Dairy Flat Road Highway and properties to the south in particular.



- A** Stream restoration and riparian planting
- B** Stormwater ponds integrated in natural setting
- C** Regenerative native planting creating new habitat and ecological areas
- D** Pockets of open space provide recreational opportunities that contribute to mental and physical wellbeing
- E** Forest edge planting that blends with surrounding landscape
- F** Native amenity planting creates unique sense of place and shelter
- G** Extensive network of walkways that provide opportunities to connect to nature and enjoy the surrounds
- H** Retained Rural Land

Planting Palette

Stream restoration:

The indigenous terrestrial forest for this region would have been Puriri forest. A broadleaved forest type that is critically endangered and would have comprised of an abundance of Puriri, with kahikatea, kohekohe and nīkau. These forests provide fruit and nectar for kererū and tūī, and habitat for the more common native bush birds, e.g. morepork, kingfisher, shining cuckoo, fantail, grey warbler and silvereye.

The planting intent for the stream corridor is to re-establish this forest ecosystem as an ecological spine for the development with walking tracks and adjacent accommodation.

Amenity planting:

Amenity planting throughout the development will build on this native planting palette to further enhance the ecological connections and create a distinctive and unique sense of place. New native planting will be combined with retained shelterbelts and agricultural land to the centre of the site.



Indicative Planting Palette

Native revegetation

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 tūī and other native birdlife.

Indicative tree species:



Metrosideros excelsa
Pöhutukawa



Rhopalostylis sapida
Nikau



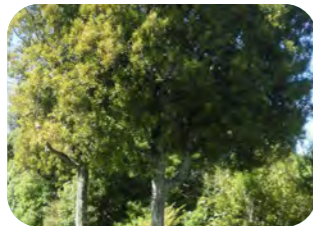
Vitex lucens
Puriri



Meryta sinclairii
Puka



Corynocarpus laevigatus
Karaka



Beilschmiedia tawa
Tawa



Alecyrion excelsus
Titoki



Myoporum laetum
Ngaio

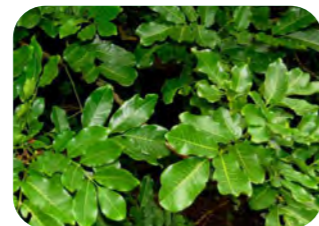
Indicative medium and low planting species:



Coprosma repens
Taupata



Hebe stricta
Koromiko



Dysoxylum spectabile
Kohekohe



Muehlenbeckia axillaris
Pöhuehue



Plagianthus divaricatus
Makaka



Juncus australis
Wiwi



Ozothamnus leptophyllus
Tauhinu



Sarcocornia quinqueflora
Ureue

Riparian planting

Riparian planting provides stream bank stabilisation and improves water quality. It also provides an important habitat for local fauna and fish throughout the wider catchment area.

Indicative tree species:



Sophora microphylla
Kōwhai



Rhopalostylis sapida
Nikau



Melicytus ramiflorus
Māhoe



Prumnopitys taxifolia
Matai



Cordyline australis
Ti Kōuka



Dacrycarpus dacrydioides
Kahikatea



Dicksonia fibrosa
Whēki Ponga

Indicative medium and low planting species:



Syzygium maire
Maire Tawake



Cortaderia fulvida
Toetoe



Coprosma propinqua
Mingimingi



Coprosma robusta
Karamū



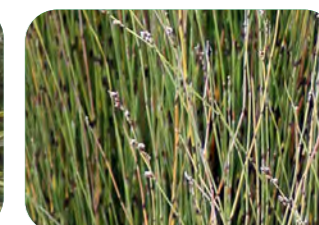
Laurelia novae-zelandiae
Pukatea



Astelia banksii
Kōwharawhara



Phormium tenax
Harakeke



Apodasmia similis
Oioi

Movement Plan


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

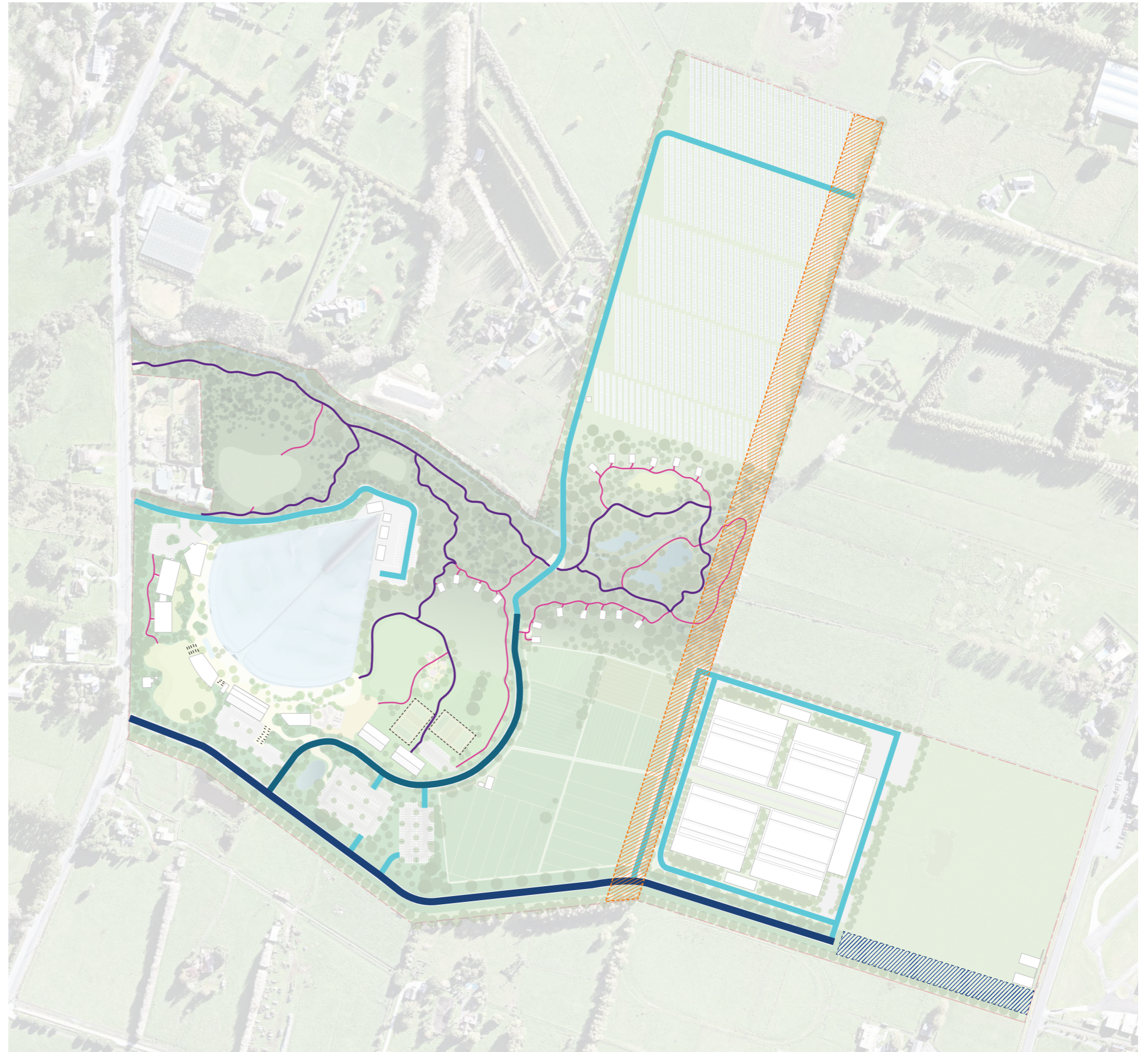
The movement network of the Surf Park Community is focused on prioritising active modes of transport, with an extensive network of walking and cycling pathways and a safe and slow-speed street environment.

Our commitment to sustainability extends beyond the operation of the Surf Park to ensure that the getting to and from and around the Surf Park Community can be done without the need for private vehicles. AW Holdings will encourage the use of bicycles and e-scooters by guests and staff to access the site, by providing incentives, such as bike and scooter parking areas adjacent to the entrance and end of trip facilities. AW Holdings will also install electric car recharging stations and to have dedicated bays for electric vehicles within the carparking areas across the site.

Our systems encourage the use of public transport and shared car transport options to access its developments. The provision of high-quality hire equipment will reduce the need for guests to bring their own surfboards, better enabling the use of public transport and cycling options.

The movement network also enables the proposed future RTC route through the site, which will only increase the accessibility to the site via public transport.

- Key**
- Roads**
 -  Collector Road
 -  Local Road
 -  Service Road
 - Future Overlay**
 -  Proposed Future RTC Route
 -  Future Collector Road Extension
 - Off-road**
 -  Primary pathway
 -  Secondary pathway



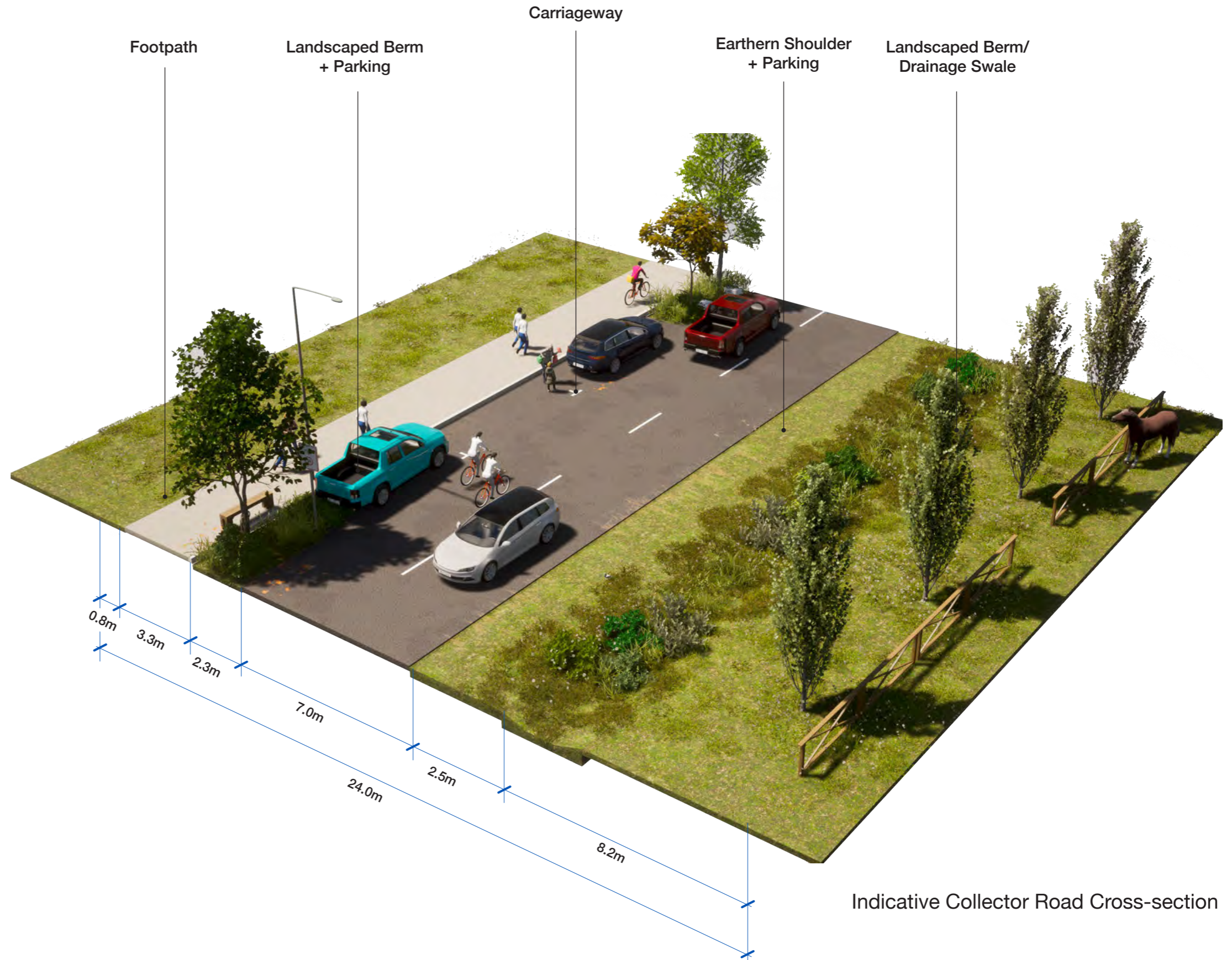
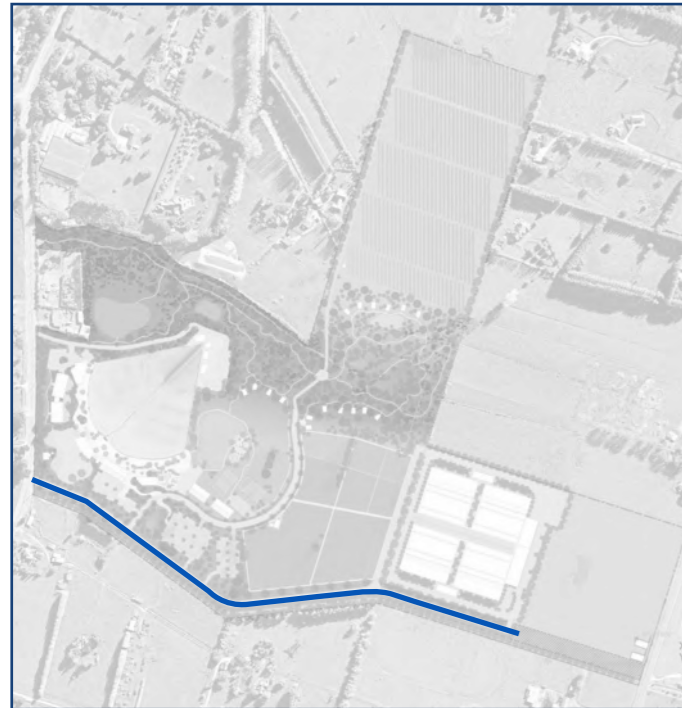
Collector Road

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

The Collector Road provides access to the Surf Park Community and to the Data Centre. It is designed as a initial-stage intervention with informal on-street parking and a footpath to one side only.

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.

Key Plan



Indicative Collector Road Cross-section

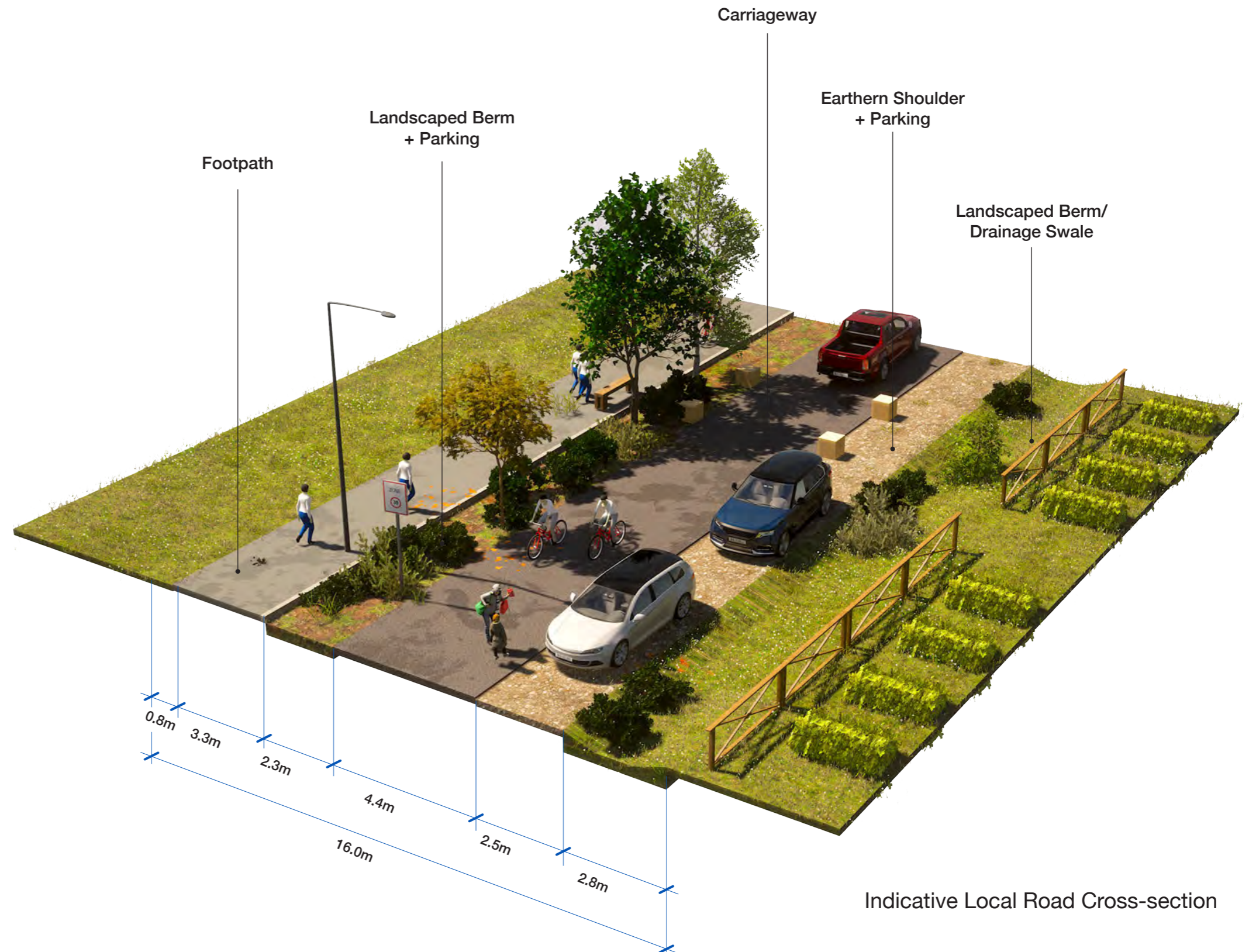
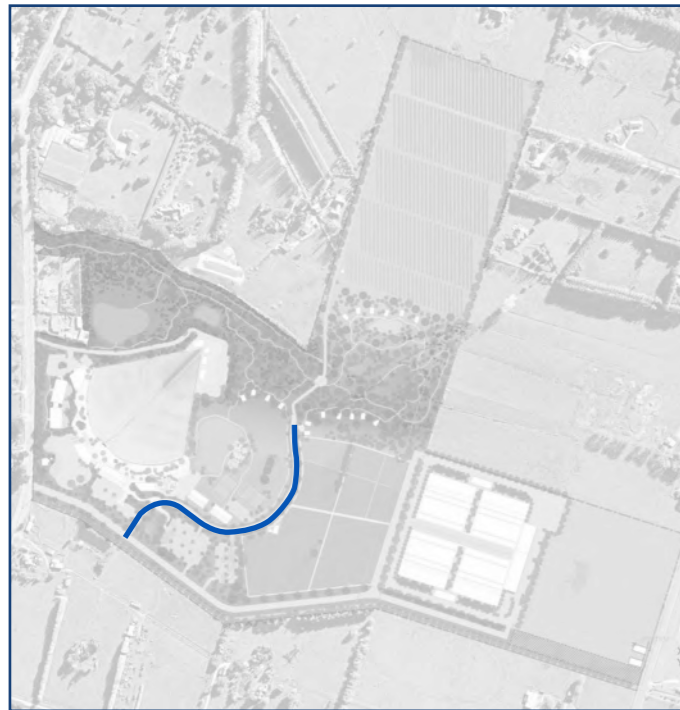
Local Road

The Local Road is designed to be a slow-speed street environment with rural character.

The Local Road provides access within the Surf Park Community, in particular to the Farm-to-Table area and Cabins nestled within the regenerating forest.

It is designed as a initial-stage intervention with informal on-street parking and a footpath to one side only. The width of the Local Road is future-proofed to enable future development to adjacent sites.

Key Plan



Indicative Local Road Cross-section



Metrics Plan



Masterplan Site Coverage Areas	
Impervious Areas	
Zone Name	Measured Area
Collector Road	18,769.16
Data Centre	46,334.87
Local Road	6,419.62
Service Road	6,971.77
Solar Farm Area	73,080.67
Surf Lagoon Operations	2,530.85
Surf Park Amenity	10,929.29
Total (impervious)	165,036.23 m²
Pervious Areas	
Car Parking	10,698.63
385 (number of carparks)	
Ecological Planting	86,504.72
Farm to Table	71,204.48
General Landscaping	33,988.73
Lagoon	22,389.14
Retained Rural Land	38,674.74
Total (pervious)	263,460.44 m²
TOTAL SITE COVERAGE AREAS	428,496.67 m²

Potential future connections

- 1 Potential future rapid transit corridor
- 2 Potential future connection to Postman Road

Buildings

- A1 Hotel amenity / clubhouse**
1 storey
GFA 500m²
- A2 Hotel / short-stay accomodation (approx. 40 units)**
2 storey
GFA 2400m²
- B1 Surf Academy / flexible space**
1 storey
GFA 500m²
- B2 Surf park amenity buildings**
2 storey
GFA 1600m²
- B3 Surf park amenity buildings / ticketing and administration**
1 storey
GFA 330m²
- C1 Farm to table restaurant**
1 storey
GFA 465m²
- C2 Farm to table market / flexible space**
1 storey
510m²
- D Self-serviced luxury cabins (approx. 20 units across site)**
1 storey
GFA 45m²
- E Surf operations buildings**
1 storey
GFA 450m²