

# Section 03

# Sub-precinct Plans



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## Sub-precinct Plans

The Structure Plan outlines the extent of eight sub-precincts that enable place-based provisions that respond to the varying character, defined by the existing landscape features, proposed density, housing typologies and access to surrounding open space and amenities.

This Masterplan Design Report provides Sub-precinct Plans for six of the Sub-precincts that are proposed to be 'live-zoned' in the plan change. The specific plans and provisions for the 620 and Whitford Maraetai Sub-precincts are located in the Future Urban Zone areas of the plan change and which will need to be completed in due course as part the subsequent plan change required to achieve urban zones over this area and prior to development. Moreover, the plans for subdivision and development will be subject to approval by the Beachlands South Design Review Panel (see chapter 4.1, page 104).

The Sub-precinct Plans in this section describe and illustrate these provisions and provide design approaches for various urban design components, highlighting key features and design considerations. The following plans are supported by the Design Outcomes (refer Section 5, pages 104-107), that provide additional detail to the items listed in the legend.

Note that the Design Outcomes are not Design Guidelines, which will need to be completed separately in due course.

Figure 26. Beachlands South Sub-precinct Plan (illustrative)





## 3.1 Marina Point Sub-precinct

**Innovative, compact, high density living in nature with stunning views of Hauraki Gulf and islands with easy access to public transport. Offering a wide variety of lifestyle choices and affordability with better work-life balance.**

### 3.1.1 Overview

Located at the northern point of the new community, homes in this sub-precinct benefit from the greatest accessibility to local facilities and public transport options. Homes in this sub-precinct will overlook the coastal edge to the west and the existing marina to the north, with great access to the Kahawairahi Coastal Pathway and the network of walkways that trace the gullies across the site.

A key feature of this sub-precinct is the Fairway, a generous band of recreational, ecological and amenity open spaces that run between the existing Marina to the north, and the Village Centre to the south. The Fairway bridges the east-west links that are distributed through the residential blocks, creating a network of convenient and safe walking and cycling routes.

A minimum width of 20m is recommended for the Fairway Reserve to enable the intended design outcomes and support higher density living.

The proximity to the proposed primary collector Spine Road to the east of the Fairway provides excellent access to frequent bus transportation, as well as the ferry service from the existing Pine Harbour Marina.

Accordingly, this sub-precinct represents an ideal opportunity to enable higher density urban living with a mix of 4 and 5-storey lifted apartments that line the Fairway, with 3-storey walk-up apartments and terrace houses with significant corner lots that create gateway features along the central spine road.

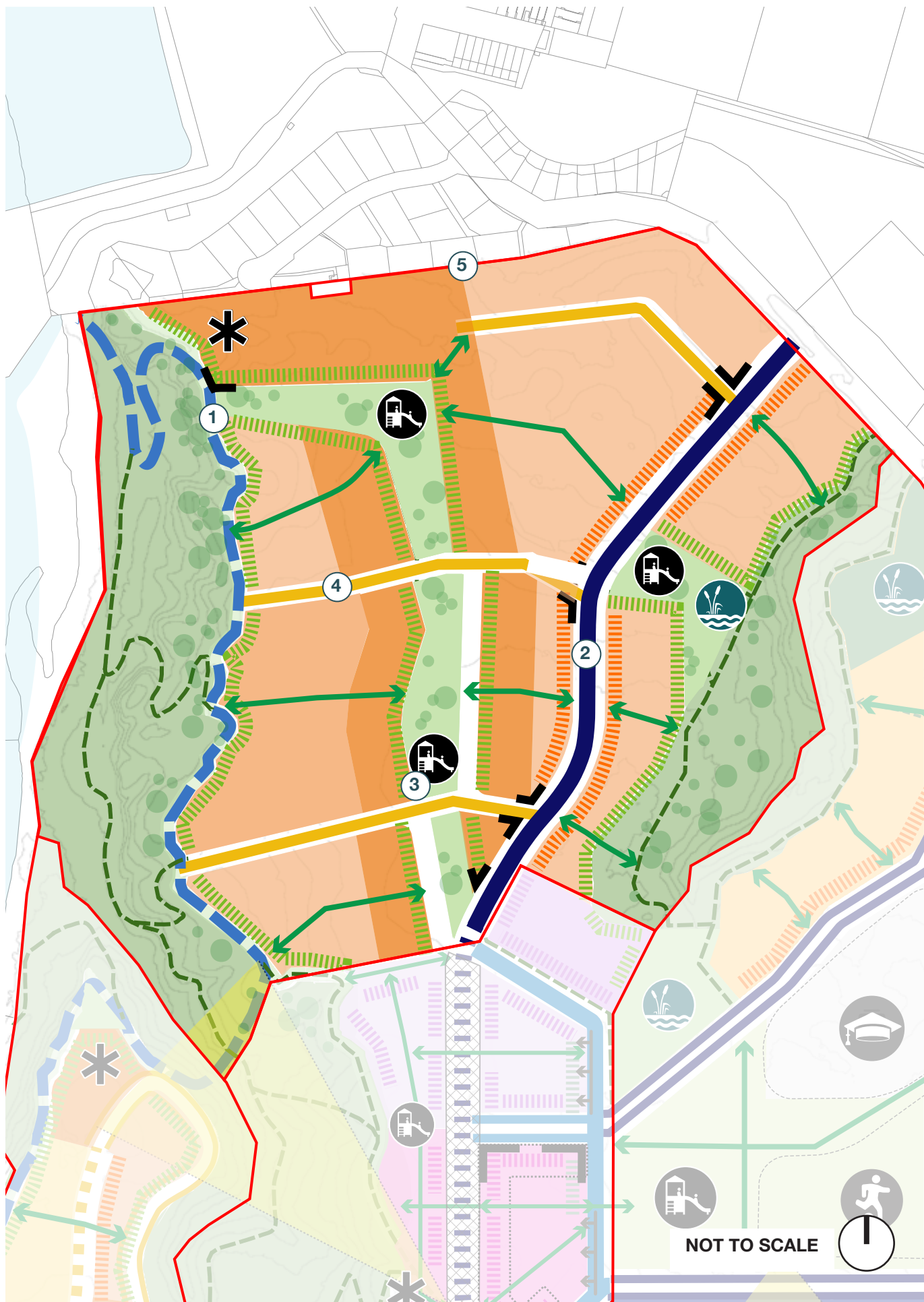
### Key features and design considerations include:

- 1 Placemaking opportunity at nose of the Fairway on the Coastal Pathway. Links down to the existing marina and ferry service
- 2 Spine Road and key public transport route. Provision of bus stops along this road to be assessed in response to residential development.
- 3 The Fairway, with potential opportunities to co-locate small commercial uses such as cafe or shop with proposed play space
- 4 Local streets running east-west between Spine Road and Coastal Pathway
- 5 Potential sensitivities to existing residential area to north

### Legend

-  Notable building opportunity with high architectural character, taking advantage of views over Marina and towards Rangitoto Island
-  Approximate location for provision of play space or similar play facility.
-  Approximate location of stormwater wetland. Full size and extent to be confirmed.
-  Residential frontage to Collector Road, minimise vehicle crossings
-  Residential frontage to Open Space, ensure high passive surveillance
-  Corner lot/dual frontage
-  Green Links, public through-block connections
-  Key view corridors
-  Mixed Housing Urban zone (MHU)
-  Terraced Housing and Apartments zone (THAB)
-  Indicative Open Space Area
-  Ecological Area
-  Coastal Pathway
-  Walkways
-  Primary Collector Spine Road
-  Local Street

Figure 27. Beachlands South Marina Point Sub-precinct Plan



### 3.1.2 Movement

The Marina Point Sub-precinct has a robust grid of clear north-south connections such as the Kahawairahi Coastal Pathway, Fairway and Spine Road, and east-west local streets that are supported by a closely-knit network walkways, laneways and through-block links. Network connections are deliberate and link together neighbourhoods and nature for a compact and sustainable lifestyle.

- (A)** Fairway easily connects parks, residential areas and the Village Centre.
- (B)** Vehicular access to residential lots via rear-laneway along spine road reduces excessive vehicle crossings, creating a safer street environment.
- (C)** Alternate distribution of front and rear access to terrace and zero-lot housing for a balanced street design.

### 3.1.3 Built Form

Proximity to open spaces, public transport options and the Village Centre provides fertile ground for higher-density living. The open space amenity and width of the Fairway facilitates lifted apartments and walk-up apartments without overshadowing, while still maintaining a sea-view.

Built form should complement the landform, stepping down to the east and west with views overlooking the coast and natural areas. Minimise consolidated on-grade parking by prioritising on-lot parking or ground floor parking for lifted apartments.

- (D)** Prioritise east-west orientation for apartments to maximise aspect.

### 3.1.4 Open Space

The Marina Point sub-precinct is characterised by the high-quality, safe and well-connected network of open spaces that provide a range of social, cultural, economic and environmental benefits. This range allows neighbours to take ownership of the green amenities, fostering the creation of a community.

- (E)** Stormwater wetland
- (F)** Kahawairahi Coastal Pathway
- (G)** Access to beachfront
- (H)** Communal open spaces
- (I)** Walkways through gullies

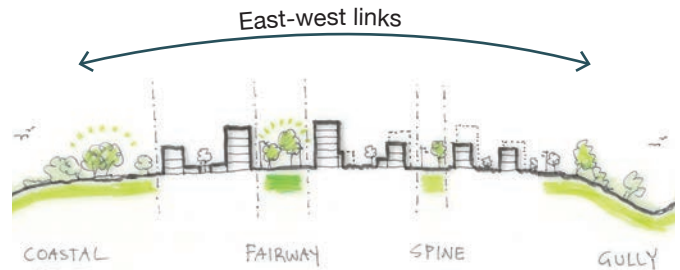


Figure 28. East-west links connect neighbourhoods between fairway and spine to coastal edge and gullies



Figure 29. Built form steps down with natural gradient of landscape



Figure 30. The Fairway provides a similar spatial character to Daldy Street, Wynyard Quarter.



Figure 31. Beachlands South Marina Point Sub-precinct Illustrative Plan





**Innovative, compact, high density living  
in nature with stunning views of Hauraki  
Gulf and Islands**







Figure 32. Visualisation: Beachlands South Marina Point

## 3.2 Village Centre Sub-precinct

**An attractive regional food and beverage destination with retail to serve the new community and a mix of uses including community, employment and residential, relating to the coastal edge with views over the Hauraki Gulf and Rangitoto Island.**

### 3.2.1 Overview

Located at the heart of the Beachlands South Structure Plan area, the Village Centre sub-precinct is a pedestrian-orientated work, shopping & living community hub that is well-connected to the adjacent sub-precincts. It is strategically located on the central circulation spine facilitating convenient connectivity to the new and existing Beachlands community, particularly by walking and cycling, with a number of high-quality routes all arriving at the centre. The Village Centre is orientated with views down to the western gully over the coastal edge and beyond to Rangitōtō Island, reinforcing the connection with the sea.

Promoting a compact and assorted cluster of mid-rise buildings, the Village Centre is imagined to have a mix of local retail offer that sleeve a supermarket along the main street level to encourage pedestrian activity, and potential commercial and residential use on upper floors with apartment balconies capturing coastal views.

Designed to supplement rather than compete with the existing retail offering within Beachlands/Maraetai, the centre will consist of a small number of shops as well as places to eat and drink. The Village Centre is anchored by the central civic space with views to Rangitōtō Island and the Hauraki Gulf. Food and beverage outlets within the Village Centre will be encouraged to locate around this primary open space which benefits from the north-western orientation and key views. The public plaza creates an attractive dining destination for the local community whilst feeling a connection with the sea and enhancing its distinctive, coastal village character.

**Key features and design considerations include:**

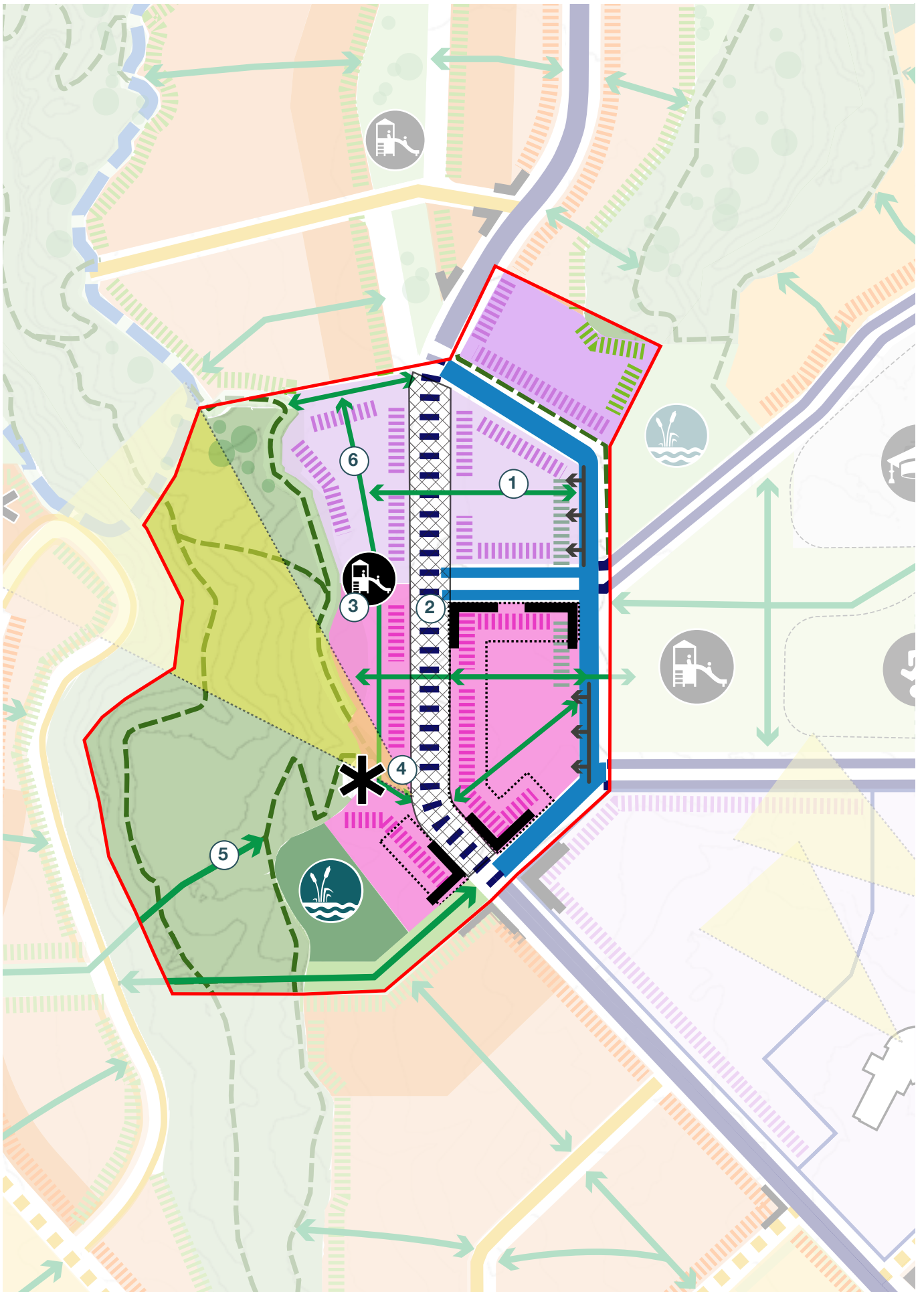
- 1 Mixed-use zone block for future residential or commercial use
- 2 Slow-speed zone at Village Centre along Spine Road, where pedestrians are prioritised.
- 3 Play space associated with Village Centre and civic space
- 4 Civic space opportunity aligned with key viewshaft to Rangitōtō Island
- 5 Walkway connection through gully to the west toward Coastal Sub-precinct and coastal edge.
- 6 Proposed area for Innovation Hub

### Legend

-  Notable civic space opportunity surrounded by commercial and retail space of high architectural character taking advantage of views over Hauraki Gulf and towards Rangitōtō Island
-  Approximate location for provision of play space or similar play facility.
-  Approximate location of stormwater wetland. Full size and extent to be confirmed.
-  Local Centre frontage to Collector Road, minimise vehicle crossings
-  Mixed-use frontage to Collector Road, minimise vehicle crossings
-  Residential frontage to Open Space, ensure high passive surveillance
-  Prominent corner lot with dual frontage
-  Green Links, public through-block connections
-  Key view corridors
-  Service Vehicle access to rear
-  Shared pedestrian street
-  Local Centre zone
-  Mixed Use zone
-  Indicative Open Space Area
-  Ecological Area
-  Walkways
-  Primary Collector at Village Centre
-  Village Centre Secondary Road
-  Village Centre Secondary Road (One-sided)



Figure 33. Beachlands South Village Centre Sub-precinct Plan



### 3.2.2 Movement

The Beachlands South Village Centre will create a high-quality pedestrian priority space, with slow-speed streets promoting a walkable environment. The design of the Village Centre minimises the visual presence of carparking with retail sleeves that enable a compact and active pedestrian environment with appropriate surface parking and vehicle circulation.

- A** Utilise natural site topography to provide concealed parking
- B** Service lane at rear of Village Centre and supermarket

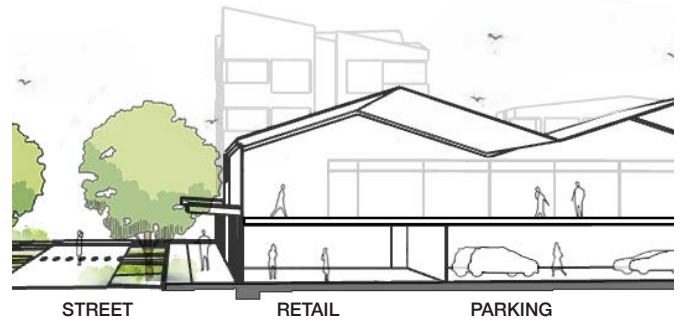


Figure 34. Village Centre Illustrative Section, sloped landform enables undercroft parking with retail frontage

### 3.2.3 Built Form

Built form should respond to the topography and landscape by arranging buildings to provide site planning advantages that reinforce natural landform and views. A variety of mixed-use, multi-level buildings increase vertical density and programmatic diversity that support the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zoning, contributing to the amenity of the neighbourhood.



Figure 35. Vibrant ground level with active frontage to public open plaza

### 3.2.4 Open Space

High-quality designed landscape that provides public terraces and vegetated embankments orientated to site and harbour views. The Village Centre is well-connected to the open space network with clear and legible access from the Kahawairahi Coastal Pathway and Fairway.

- C** Kahawairahi Coastal Pathway
- D** Village Park
- E** Fairway



Figure 36. Public terraces celebrate views to the Hauraki Gulf and Rangitōtō

Figure 37. Beachlands South Village Centre Sub-precinct Illustrative Plan





### 3.2.5 Village Centre

The design of buildings, open space and plaza areas ensure that a visually rich and vibrant neighbourhood centre is created. With a range of activities, including retail, apartments and small scale workplaces the Beachlands Village Centre is a mixed-use focal point for the local community.

The public realm is further supported with a range of urban design elements including public plaza, landscape terraces and sheltered retail street that promote and encourage community engagement and activity



Figure 39. Alfresco Dining and Plaza



Figure 40. Landscape Terraces

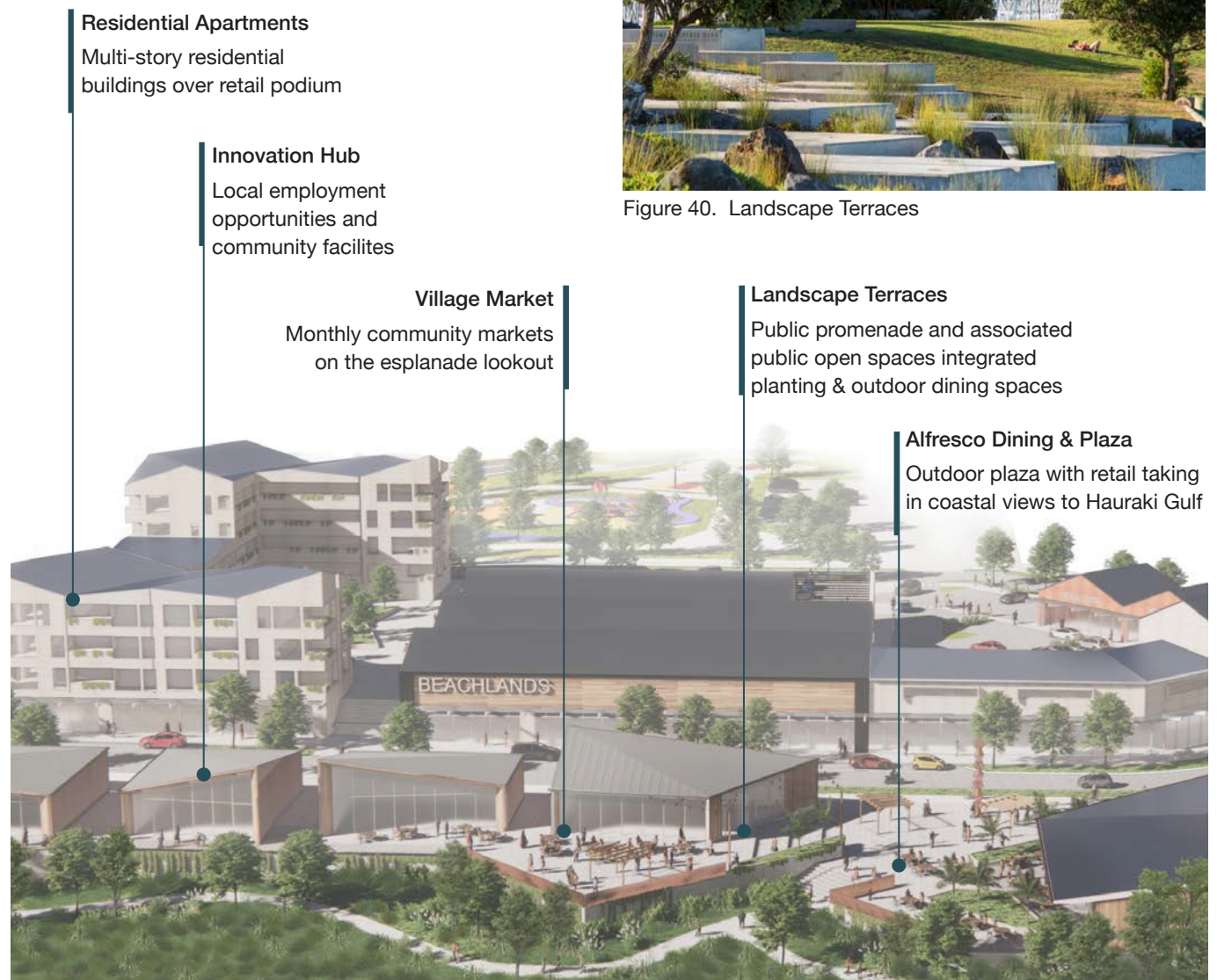


Figure 38. Beachlands Village Centre Western Elevation. A range of spatial conditions & urban focal points encourages public use of the Village Centre promoting strong engagement with local community

### 3.2.6 Innovation Hub

Beachlands South can provide fertile ground for resilience, sustainability, autonomy, self-sufficiency, and growth of Kaitiakitanga for the next generation of changemakers.

A high-quality indoor and outdoor environment for networking and peer to peer collaboration provides employment, fostering entrepreneurship, learning opportunities and supporting the community to make Beachlands a place where ‘talent’ wants to live.

For Beachlands South, the Innovation Hub is first and foremost a community facility offering opportunities for local employment, workspace provision, life-long learning, training, and social amenities. It will require more than the careful design of the physical space alone: it must host open networks and build peer-to-peer communities of practice. Initiatives such as an innovation Hub, enabled by innovative finance and co-investment, can ignite and speed up the new social ventures that are crucial to the civic economy, forming the type of business infrastructure that is needed for a balanced local economy.

The Innovation Hub is an opportunity to attract local residents who want to avoid daily commutes to the CBD, to entrepreneurs who want to work close to home or innovators of all kinds. This can offer multiple opportunities for local employment, education, training, culture, social entrepreneurship and even tourism.

Hosts will manage and organise events in a way that maintains a strong shared ethos, thus creating fertile ground for innovation and collaboration. This would provide co-working spaces, inspiring events, programmes, meeting and event spaces, an online platform and business support. A flexible, tailored mix of these solutions, combined with a locally rooted, global community, is how it could enable growth to its members

Rather than a large building we see it as a number of co-located smaller buildings forming a ‘cluster’ or ‘compound’ that sits at the edge of the Village Centre and part of the designated ‘mixed-use’ zoning. This will allow the space to adapt to the demands of the community whether it be workspace or social and civic amenities and capitalise on lifestyle expectations of the knowledge workforce.

High-quality flexible buildings that can accommodate change over time and provide spaces that can accommodate mezzanines for expansion or associative activities. They must have a wider urban benefit and give collective elements value by having an integrative purpose.

Disposition of the buildings is important; organised around a high-performance landscape supporting sociability and interaction and linking to the wider network of coastal pathways and greenways network. They should also give value to the spine road. Orientation, access and transparency are important architectural features to integrate inside and outside and to promote interdisciplinary crossovers, collaboration and a sense of community.



Figure 41. High-quality flexible buildings that can accommodate a range of different uses over time



Figure 42. Integration inside and outside spaces to promote social collaboration and a sense of community.



Thriving civic open space at the Village Centre with views out towards Rangitōtō Island







Figure 43. Visualisation: Beachlands South Village Centre