

3.3 Community Sub-precinct

The community hub of Beachlands South, offering a range of high-quality social and recreational facilities to serve both the existing and proposed population.

3.3.1 Overview

Located immediately adjacent to the Village Centre, this sub-precinct contains a number of community facilities including a destination park, community sports pitches, the existing golf clubhouse (re-purposed as an events centre) and a potential site for a primary and secondary school.

The destination park is the focal point of the sub-precinct and includes a large multi-age playground and places to gather and relax with seating and shade. Larger community gatherings will be encouraged in these spaces.

The potential school sites allow for the full range of school education (including primary, intermediate and secondary), avoiding the need for residents to travel beyond Beachlands/Maraetai for school. This location provides easy connections for not only new residents, but also for existing residents of Beachlands as well as easy access to the proposed new Village Centre. With prominent road frontage to Jack Lachlan Drive, new pedestrian and cycle connections could be provided over the stream to the adjacent housing areas.

The provision of shared facilities between the school and the community will be encouraged therefore it is important these facilities are co-located with strong pedestrian links. Such shared facilities could be sports pitches and courts, meeting spaces and potentially a swimming pool or library.

Proximity of these community facilities to the Village Centre will encourage linked trips, with excellent walking and cycling access from all parts of the new community. Some car parking will also be provided which can be used for both community facilities or the adjacent Village Centre.

The Community sub-precinct will be complemented by a small area of housing along the northern boundary which will benefit from outlook over one of the retained ecological gullies. Given the proximity to the Village Centre, community facilities and the ferry terminal, this is envisaged as relatively higher density housing.

The sub-precinct will also contain the existing golf clubhouse, which is envisaged as being retained as a multi-purpose building containing the golf pro-shop and changing rooms, conference and wedding venue facilities as well as new visitor accommodation in the form of a new hotel, all served by appropriate hospitality and dining facilities. The existing clubhouse will maintain a generous open space around it to preserve outlook and provide an attractive setting for the visitor facilities and event spaces.

Key features and design considerations include:

- 1 Pedestrian and cycle link over Jack Lachlan Drive and adjacent stream to connect schools and wider sub-precinct with existing Beachlands community.
- 2 Residential layouts to provide strong visual and physical connections through to gully and path network.
- 3 Pedestrian and cycle connections through school sites to provide a safe, attractive link between primary school, secondary school, community pitches, destination play park and Village Centre.
- 4 Existing Formosa Golf Clubhouse retained as conference/events centre with generous grounds for outlook. Provision for new hotel building adjacent to provide visitor accommodation.
- 5 Key corner site at gateway to Village Centre. Mixed use zoning flexible to allow for residential or commercial development.

Legend

-  Opportunity to co-locate hotel with existing clubhouse taking advantage of views over coast and golf course.
-  Proposed Destination Park for future and existing local community. Strong links to Village Centre and schools
-  Proposed location for Secondary and Primary School.
-  Sports pitches shared between school and community to maximise efficient use.
-  Approximate location of stormwater wetland. Full size and extent to be confirmed.
-  Strong flow between golf course, existing club house and potential new hotel facility
-  Private accessway for school to accommodate bus pick up, drop off and required parking
-  Residential 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
-  Corner lot/dual frontage,
-  Green Links, public through-block connections
-  Key view corridors
-  Mixed Housing Urban zone (MHU)
-  Mixed Use zone
-  Indicative Open Space Area
-  Ecological Area
-  Walkways
-  Primary Collector (School Zone)
-  Local Street

3.3.2 Movement

There are two key movement focuses within this sub-precinct: connecting the Village Centre/community facilities with the existing Beachland's community and providing attractive, safe walking and cycling routes to the proposed school. A specific 'School Zone Primary Collector' (see page 36) is proposed as well as a private 'school street' to accommodate drop off/pick up and parking.

- (A)** School Zone Primary Collector
- (B)** Private 'School Street'



Figure 45. School Zone Primary Collector

3.3.3 Built Form

The community sub-precinct has a mix of uses which will result in a varied built form. The residential to the north is envisaged as relatively high density, with a large number of terraced houses and compact units to benefit from the adjacent amenity. The mixed-use zone to the south allows flexibility and could be high density residential (in the form of apartment buildings), commercial, live work units, or a mixture of all. The land allocated for the school assumes the buildings will sit around 2 storeys, with the surrounding land used for playgrounds, pitches, outdoor facilities and appropriate buffers to the collector roads.

- (C)** Hotel and Conference Centre
- (D)** Existing Formosa Golf Clubhouse



Figure 46. Residential units overlooking green space

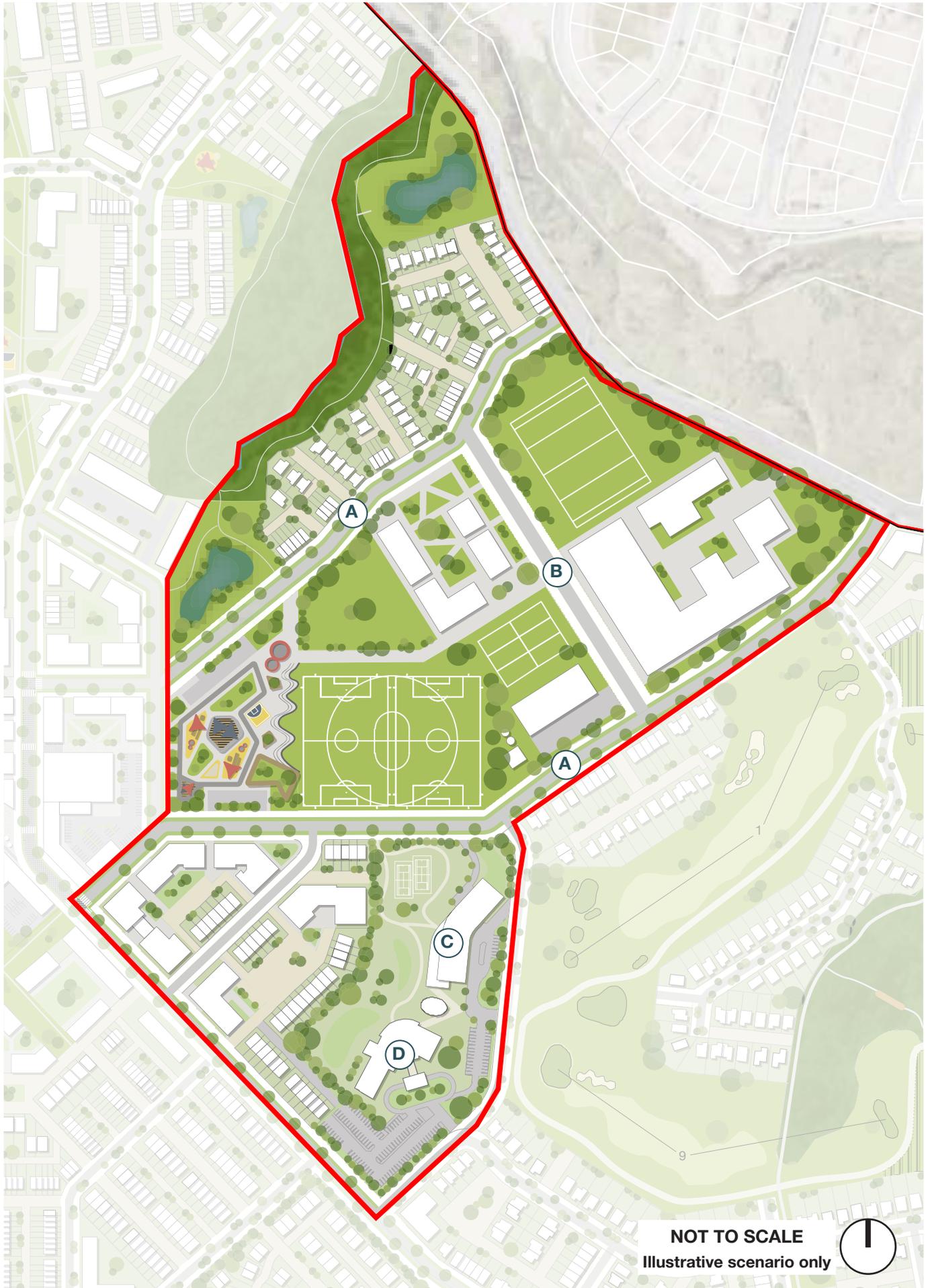
3.3.4 Open Space

The destination park is the focal point of the sub-precinct and is intended as a recreational hub for both the proposed and existing Beachland's community. The park would have a range of facilities to suit all ages and abilities including (but not limited to): younger play, older play, half basketball court, pump track, skating bank, BBQ stations, informal grassed spaces, and a range of seating and hang out spots with appropriate shade. There would also be public toilets and some parking provision. The stormwater wetland to the north provides an attractive connection via paths and boardwalks to the northern gully and Fairway.



Figure 47. Destination park with high coastal character

Figure 48. Beachlands South Community Sub-precinct Illustrative Plan



3.3.5 Hotel and Conference Centre

Destination accommodation, event space, recreation and wellness facilities complementing the existing Beachlands hospitality offer.

Driven by an authentic and contextual response to the Beachlands coastal environment, the hotel and conference centre will be a regional attraction for corporate, leisure and local guests alike

A boutique, multi-storey building positioned to take in coastal views of Waikōpua estuary and the Hauraki Gulf to the west, with easterly views overlooking the existing golf course, the hotel and conference centre will provide a venue of prominence that is sympathetic to the landscape. Its form and placement shall tie into the natural contours and maximise views to the coast, with lower podium levels accommodating public facilities, including such potential facilities as a health and wellness club, indoor pool, gym, day spa etc. to encourage community patronage.

The proposed Hotel and Conference Centre location is strategically placed for connectivity to the existing Formosa Golf Club and new Village Centre. This location is accessible to the community and guests have excellent access to the surrounding amenities and coast. Design flexibility should allow for the long-term operation of existing golf facilities encouraging local engagement and development of the site over time.

High-quality architectural outcomes should complement the coastal environment. The hotel shall have landscaped grounds and open space that integrates with the buildings to provide a range of indoor and outdoor spaces that promote a connection to the coastal landscape and sense of place.

It is envisaged that the hotel and conference facilities will provide regional amenity for both corporate and leisure travelers alike as well as local guests. Driven by authentic contextual experiences, the hotel and conference facility presents a range of opportunities for business engagement and development, supporting economic growth, local supply chains and providing a range employment opportunities.



Figure 49. Integration of cultural art and landscape opportunities, Pt. Leo Estate



Figure 50. Hotel facilities offering vistas out to landscape



Figure 51. Coastal outlook from hotel with strong connection to nature



Figure 52. Hotel facilities and amenities such as swimming pools provide a visitor destination



Figure 53. Conference Centre facilities in attractive settings can draw visitors from far afield

Houses overlooking the extensive network of walkways that trace the gullies of Beachlands South.





Figure 54. Visualisation: Houses overlooking gully

3.4 Coastal Sub-precinct

Surrounded by open space on three sides, the peninsula-like landform emphasises the opportunity for neighbourhoods with a strong relationship with the natural coastal environment.

3.4.1 Overview

The Coastal sub-precinct is an elongated area located along a coastal escarpment and is characterised by a central ridge that slopes gently towards a well-vegetated gully and boasts sweeping views of the Hauraki Gulf and Waikōpua Estuary.

This relatively discrete and private sub-precinct is just a short walk to the nearby Village Centre and well-connected to the surrounding open space via the wider network of pathways and cycleways. With the coastal pathway right at its doorstep, it has excellent access to the coastal edge, with the ferry terminal and marina to the north and the Waikōpua estuary to the south.

Overlooking the Waikōpua estuary with Cockle Bay and Howick Beach in the foreground, and the Sky Tower, Rangitōtō Island and Motuihe and Motutapu Islands on the horizon, it is expected that development in this sub-precinct will have a strong focus on maximising sea views while maintaining a light footprint nearer to the coastal edge, enabling clear and legible access to the coastal pathway.

The eastern side of this sub-precinct has a distinctive riparian character, sloping away from the sea view. Extensive riparian and regenerative planting efforts, along with local walking tracks and small clearings for picnics and play within the open space network create an opportunity to enjoy an alternate lifestyle that is more focused on the ‘forest’ aspect of this coastal precinct. Due to the sloping landform, lots and streets will be required to follow contours and minimise retaining walls. Rather than orientating toward a sea-view, housing in this area will face inward toward the beautiful regenerating riparian landscape, taking advantage of the topography to reduce overshadowing and giving clear views to the greenery.

Proposed densities in this sub-precinct are high to medium density apartment units nearer to the Village Centre, terraced houses and lower density detached housing and larger lots along the coastal edge.

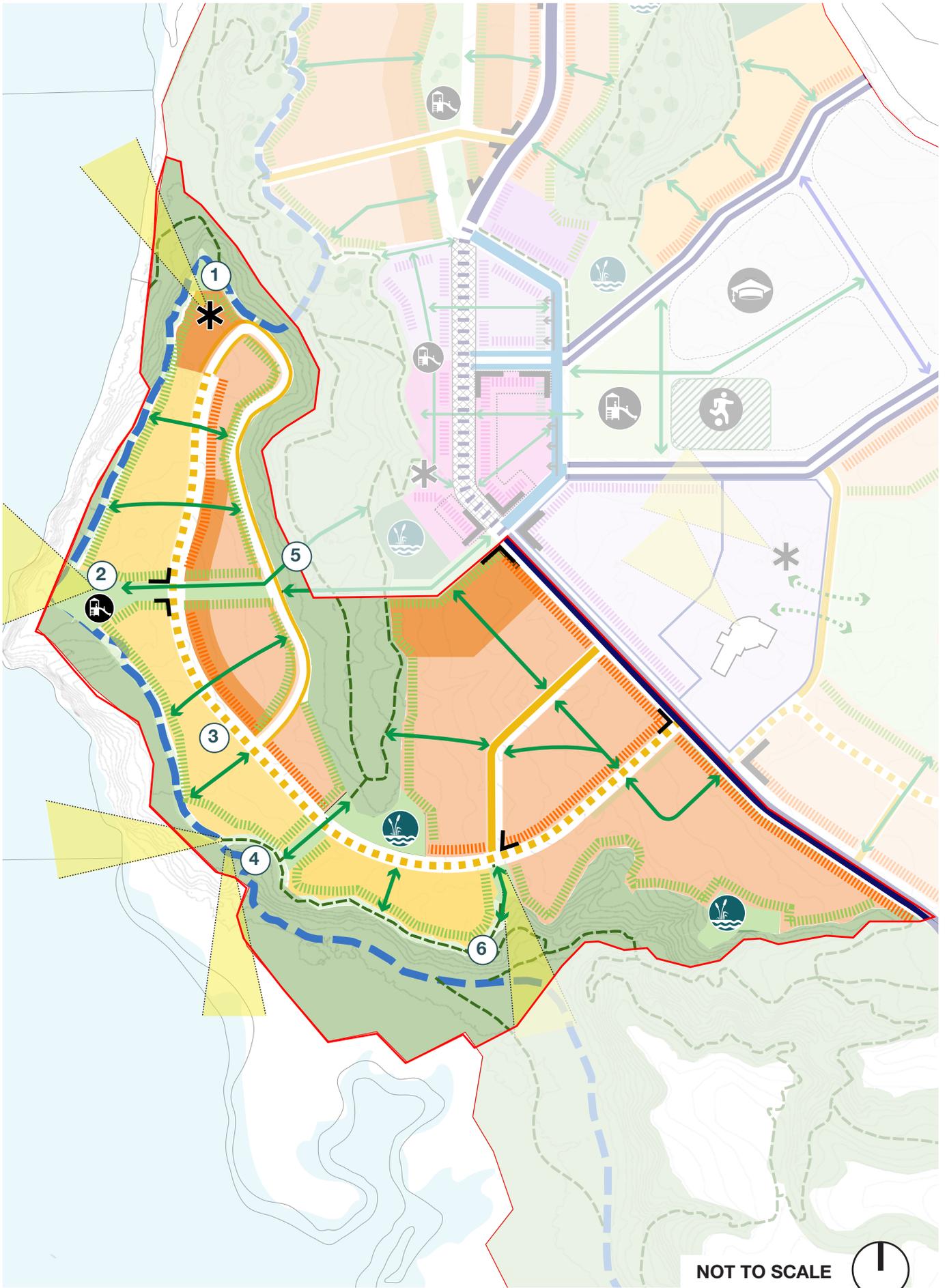
Key features and design considerations include:

- 1 Key building opportunity at the nose of the sub-precinct, with pathway connection down to beach.
- 2 Key open space with sweeping 270° views across the Hauraki Gulf. Co-located with high-quality neighbourhood park and communal facilities.
- 3 Large Lot Zone and Subdivision Variation Control to achieve a spacious character along the coastal edge.
- 4 Key open space with extensive views south-west and walkway link along coastal pathway.
- 5 Notable walkway connection across gully to Village Centre
- 6 Secondary access down to coastal pathway and estuary

Legend

-  Notable building opportunity with high architectural character, taking advantage of views over Hauraki Gulf and towards Rangitoto Island
-  Approximate location for Neighbourhood Park provision
-  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
-  Terraced Housing and Apartments zone (THAB)
-  Mixed Housing Urban zone (MHU)
-  Large-lot Zone with Subdivision Variation Control
-  Indicative Open Space Area
-  Coastal Pathway
-  Walkways
-  Primary Collector Spine Road
-  Local-Collector Road
-  Local Street

Figure 55. Beachlands South Coastal Sub-precinct Plan



3.4.2 Movement

Neighbourhoods in the Coastal sub-precinct are well-supported by an integrated movement network that consists of on-street and off-street pathways including the Kahawairahi Coastal Pathway and walkways within gullies.

Similar to the Marina Point sub-precinct, a notable feature are the through-block links that are formed in part by home zones that create public accessways between the coastal edge to the street network and to key amenities as the Village Centre and Spine Road

- A** Local-collector street along ridge creates two distinct character areas; sloping topography to look towards the verdant gully and low density area looking to the coast.
- B** Home zone links



Figure 56. Home zones create links and frame view corridors to the Coastal Edge

3.4.3 Built Form

The built form responds to the topography with higher density units along the central ridge, maximising views highlighting the opportunity to sequester cars in undercroft parking. Medium density units step down with the landform toward the coast, where detached, lower density units line the coastal edge.

- C** Concentrate high density residential areas in the north adjacent to the Village Centre to create gateway to the Village Centre
- D** Opportunities for Retirement village to be located in south-eastern corner at junction of primary collector and secondary collector.

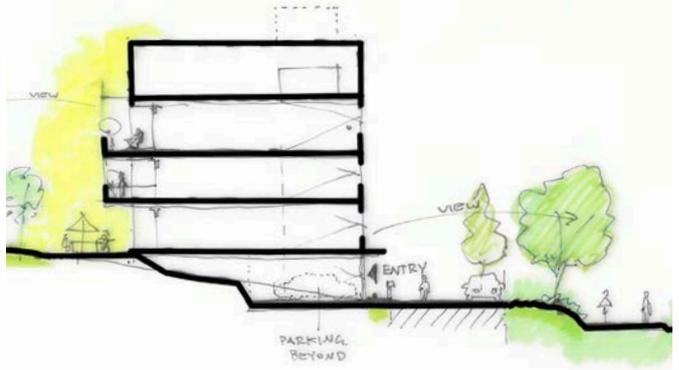


Figure 57. Opportunity for undercroft parking while responding to landform

3.4.4 Open Space

The open space network of the Coastal sub-precinct plays an important role connecting neighbourhoods to key amenities such as the Coastal Pathway, Village Centre and natural spaces. A neighbourhood park is proposed on the nose of the coastal escarpment with sweeping sea-views and a strong connection the Village Centre.

- E** Green links between the coastal and the gully
- F** Neighbourhood park on the nose of the coastal escarpment

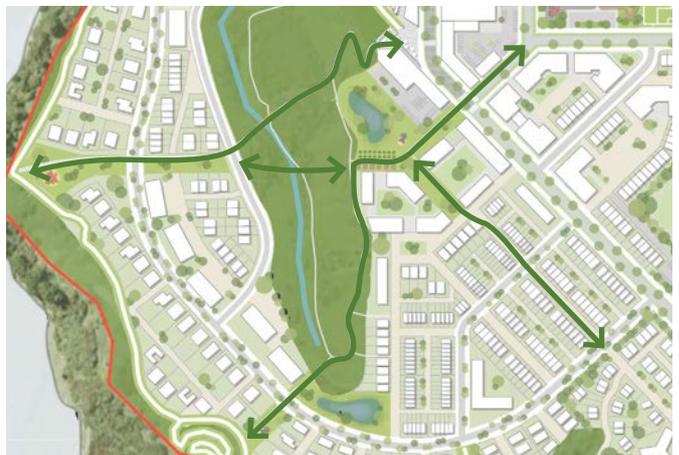


Figure 58. Open Space plays an important role connecting spaces and places.

Figure 59. Beachlands South Coastal Sub-precinct Illustrative Plan



The Coastal Pathway is a public recreational asset that extends along the entire western coastal edge





Figure 60. Visualisation: Kahawairahi Coastal Pathway

3.5 Golf Sub-precinct

Characterised by a 9-hole golf course and stunning views back over the Hibiscus coast, this sub-precinct provides a range of medium density housing with great connections to recreational opportunities and ecological areas.

3.5.1 Overview

The Golf sub-precinct is located immediately to the south-east of the Village Centre and Community Sub-precinct, offering excellent access to all local amenities, community facilities and school.

It is envisaged the golf course will remain in a shorter format of 9-holes that are more accessible to a wider range of golfers including families and younger golfers, complemented by indoor and outdoor practice facilities. This will provide a valuable community asset for both the proposed and existing Beachland's community.

Through a staged approach, amending some of the existing golf holes opens up pockets of land for housing across this sub precinct, many of which would benefit from overlooking the golf course or backing onto a gully. Given the proximity to the Village Centre and other community facilities, it is anticipated that this housing will be medium density ranging from some apartment buildings closer to the Village Centre, terraced houses through to more conventional stand-alone homes.

The intention is for a golf course to remain. However, should the golf course cease to be a viable entity, the land will have an underlying residential zoning which would allow further medium density housing to be located in this area, although a significant portion of this land is protected ecological area, providing opportunities for great outlook and extensive path networks.

Key features and design considerations include:

- 1 9 hole golf course retained (with some amendments) as a valuable community amenity
- 2 Residential layouts to maximise dwellings fronting onto the golf course
- 3 Residential layouts to provide strong visual and physical connections through to gully and path network.
- 4 Local road to eventually connect Spine Road through to existing Beachland's community when full plan change area realised.

Legend

-  Approximate location for provision of play space or similar play facility.
-  Approximate location of stormwater wetland. Full size and extent to be confirmed.
-  Potential reservoir location at high point on site
-  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)
-  Indicative Open Space Area (also refer golf course overlay)
-  Coastal Pathway
-  Strong flow between golf course, existing club house and potential new hotel facility.
-  Path around golf course
-  Walkways
-  Primary Collector Spine Road
-  Local-Collector Road
-  Local Street

3.5.2 Movement

As the majority of residential areas in this sub-precinct are located to the west of the golf course, medium density neighbourhoods remain relatively close to public transport options and key amenities. A key feature of this sub-precinct is the golf course, which will have a looping shared path providing a beautiful 3km+ walk or cycle and should link into the path network that runs through the extensive revitalised gullies.

Future stages of the development on the future urban zoned land (which will be the subject of further plan changes) envisage a local-collector road to connect the Spine Road through to the mixed-use/light industrial area to the east and eventually to the existing Beachlands community to the north.



Figure 61. Shared pathway network around golf course

3.5.3 Built Form

The built form and character of this sub-precinct will be dominated by medium density housing, with a range of typologies. Key corners along the spine road could be marked with 3 storey walk ups, especially closer to the Village Centre. The rest of the residential land is envisaged as a range of small and large terraces and stand-alone dwellings. These typologies should be pepper potted (rather than consolidated) to create visual interest and diversity. Layouts should maximise rear-loaded terraces onto the spine road, houses fronting the golf course and access to the gully path network.



Figure 62. Houses fronting golf course

3.5.4 Open Space

The 9 hole golf course is the focal point of the sub-precinct and serves as a fantastic recreational opportunity for both the proposed and existing Beachland's community, as well as providing great outlook for many residential dwellings. Green links through the residential areas should be located to connect to key paths and gullies in other sub-precincts. The required stormwater ponds provide further opportunities for native planting, increased biodiversity and paths/board walks for recreation.



Figure 63. Homes overlook retained 9-hole golf course

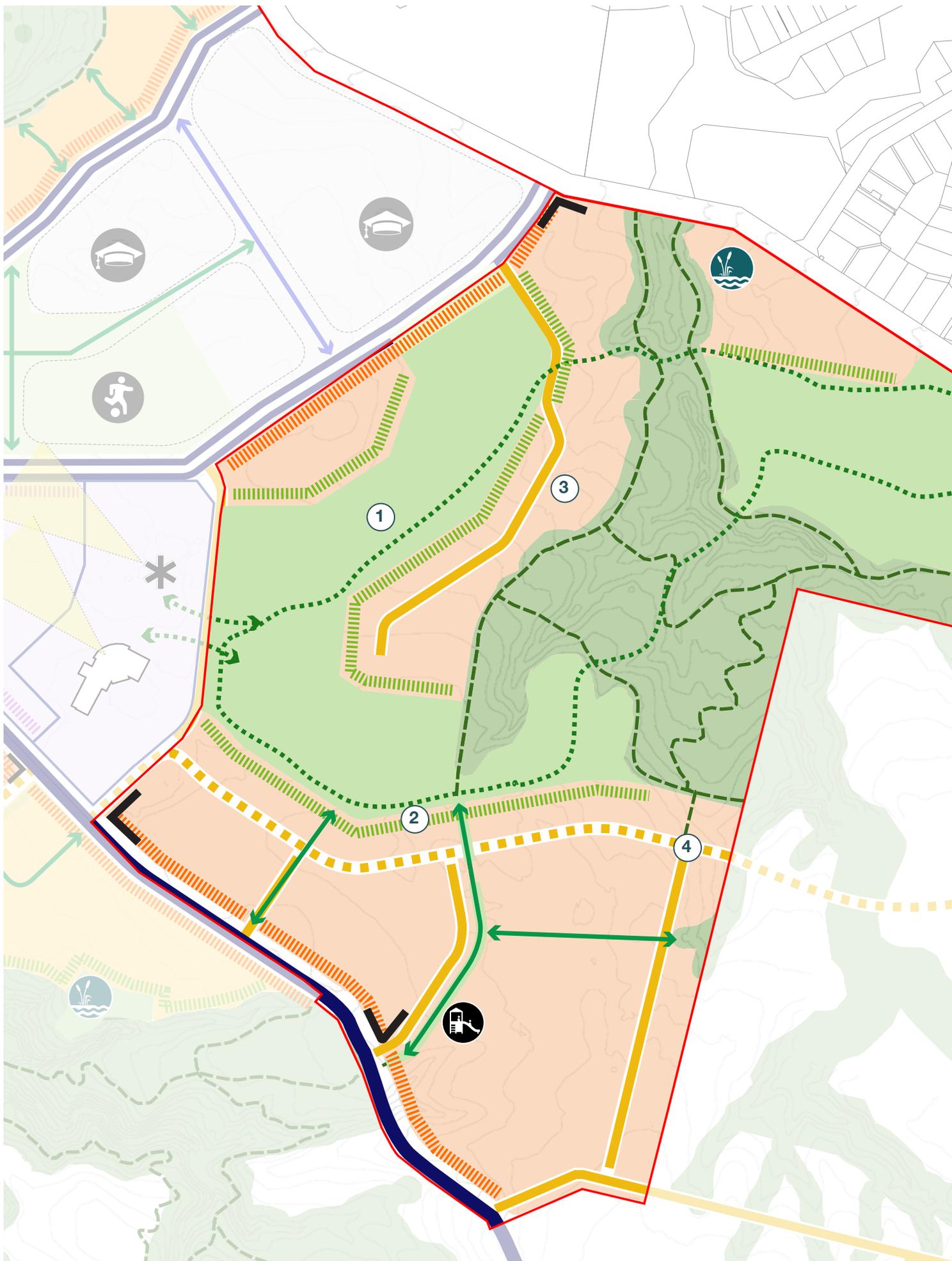


Figure 64. Beachlands South Golf Sub-precinct Plan





Figure 65. Beachlands South Golf Sub-precinct Illustrative Plan



**Private, north-facing outdoor spaces
fronting onto open space with walkway**





Figure 66. Visualisation: Homes fronting walkways