

3.6 Employment Sub-precinct

Located just off Jack Lachlan Drive and at a stone's throw from existing and proposed residential areas, this sub-precinct provides a range of high-quality and local employment opportunities, for better work-life balance and lifestyle choices.

3.6.1 Overview

The Employment sub-precinct is located at the north-east corner of the Beachlands South Precinct, overlooking the Golf Sub-precinct and vegetated gully to the west.

The Employment Sub-precinct is zoned for light industrial and mixed-use activities. This land is immediately adjacent to the intersection between Jack Lachlan Drive and Whitford-Maraetai Road making it highly accessible for the Beachlands-Maraetai community and will provide some valuable employment land in order to minimise travel beyond the area.

This sub-precinct is zoned to allow for a range of employment opportunities as well as amenities such as a cafe and auxiliary retail and office space to light industrial activities. The mixed use zone is intended to enable a range of uses that are complementary to the light industrial zone such as rental accommodation, live-work units and residential units.

The design of buildings in this zone would be carefully controlled to ensure a suitable design quality is maintained in line with the design aspirations for the entire precinct and in order to maintain an attractive approach to Beachlands , Pine Harbour and Beachlands South.

The use of planted buffers and screening shall be incorporated to both minimise the visual impact of the light industrial buildings and to help mitigate any reverse sensitivities relating to the arterial road nature of Whitford-Maraetai Road such as traffic noise and pollution.

Key features and design considerations include:

- 1 Opportunity for high-quality light industrial units in corner site, with easy access off Jack Lachlan Drive minimising the need for industrial traffic to pass through the site.
- 2 Future local-collector road connection to Spine Road
- 3 Green links connect local road to golf course walking and cycling routes.
- 4 Local-collector road aligned with existing road and neighbourhood with walking and cycling routes to the Beachlands South Village Centre

Legend











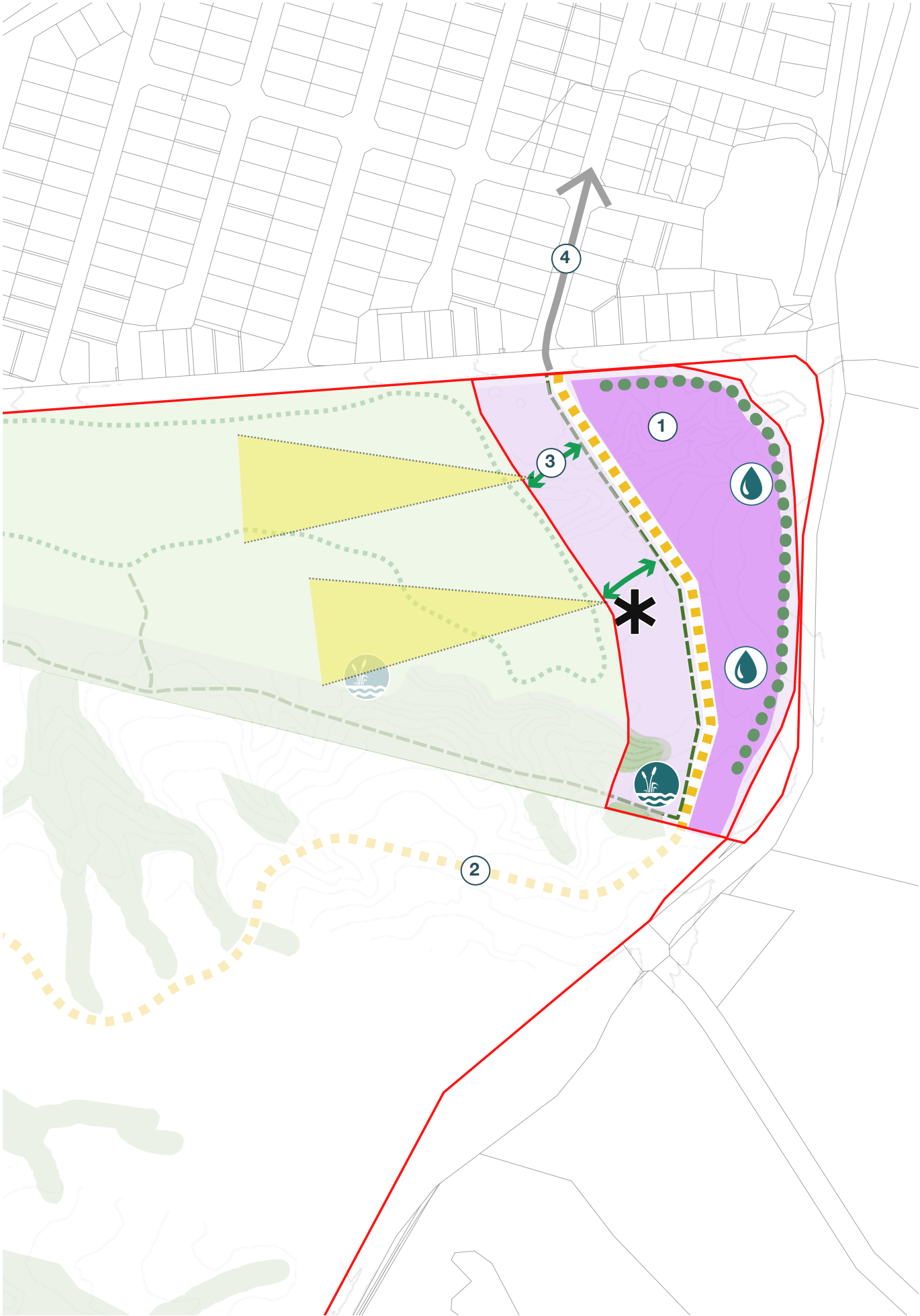
-  Opportunity for green space at high point within employment area, maximising views back out over the golf course down to the coast.
-  Approximate location of stormwater wetland. Size and extent to be confirmed.
-  Potential reservoir at high point on site. Exact location to be determined
-  Green Links, public through-block connections
-  Key view corridors
-  Mixed Use zone
-  Light Industry zone
-  Planted buffer or screening to maintain character of Whitford Maraetai Road and minimise visual impact of development in this area.
-  Walkways
-  Local-Collector Road

Figure 67. Beachlands South Employment Sub-precinct Plan



3.6.2 Movement

The Employment Sub-precinct is well located to connect into the existing transport network by aligning with Karo Road to the north, which leads directly to the existing Beachlands North Shopping Centre.

Green links connect the local road through this sub-precinct to the looping shared path providing a safe walking and cycling route to the extensive revitalised gullies and Beachlands South Village Centre

The local-collector road is planned to connect with the Spine Road through future urban zone land, providing access to these future residential areas whilst connecting this area to the Beachlands South Village Centre and the rest of the precinct.



Figure 68. The local-collector road includes a generous shared path with ample street trees and planting

3.6.3 Built Form

The built form of this sub-precinct consists of larger light industrial and mixed-use units with some residential dwellings. The larger units serve a variety of purposes and may accommodate the use of heavy vehicles and/or machinery.

Examples of the light industrial uses may include micro-breweries, gin distilleries, recording studios, caterers, artists, carpenters and/or trades persons.

This sub-precinct also enables live-work units that allow for similar activities to take place with the additional provision for residential units above, providing the option for greater lifestyle flexibility. The built form may also include some terrace housing and low-rise apartment buildings located close to employment options within the mixed-use zone.



Figure 69. Light industrial units at The Works, Porirua

3.6.4 Open Space

The 9 hole golf course to the west is a key amenity of this sub-precinct, providing great recreational opportunities close by as well as providing great outlook for the residential and live-work units.

Green links provide connections to the path network and gullies in other sub-precincts. The required stormwater ponds to the south provide further opportunities for native planting, increased biodiversity and paths/boardwalks for recreation amenity.

Smaller open spaces between buildings and along the green links shall provide places for play and to have lunch or take a break during the day.



Figure 70. Live-work units at Lucas 18, Albany

Figure 71. Beachlands South Employment Illustrative Plan



3.7 Illustrative Plan

3.7.1 Purpose of Illustrative Scenario

This plan provides an illustration of the intended built form outcome for the plan change area to be live zoned.

Whilst it represents just one potential scenario that the proposed planning provisions will enable at Beachlands South, it does encapsulate the design vision, key moves and design principles set out in this document.

The plan provides an illustration of the anticipated built form response in terms of building sizes / footprints, density, arrangement and orientation of buildings. In particular, it provides an illustration of the intended building form and arrangement of the village centre and community precinct, showing the location and size of potential school buildings and sports pitches. It has also been used to determine the potential development yield for the site.

This plan therefore represents a benchmark for future masterplans and design responses on the site. The final built outcome across the site may differ from this illustration as inevitably market forces and technology will change over the life of this plan. Nevertheless, the design principles established in this design report and demonstrated in this illustrative plan should be upheld.

Figure 72. Beachlands South Illustrative Plan





Figure 73. Beachlands South Illustrative Plan (Live-zone Area)

