

# BAYSWATER MARITIME PRECINCT

LANDSCAPE CONCEPT PACKAGE FOR RESOURCE CONSENT

JUNE 2021



**DOCUMENT QUALITY ASSURANCE**

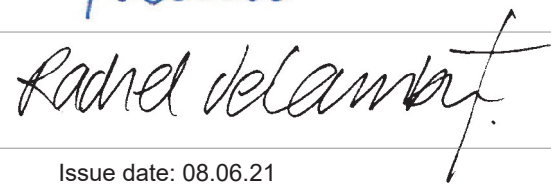
**BIBLIOGRAPHIC REFERENCE FOR CITATION:**

Boffa Miskell, 2021. *BAYSWATER MARITIME PRECINCT LANDSCAPE CONCEPT PACKAGE FOR RESOURCE CONSENT*. Report by Boffa Miskell Limited for BAYSWATER MARINA HOLDINGS LIMITED.

**PREPARED BY:** Tom Hemi  
Landscape Architect  
Boffa Miskell Ltd



**REVIEWED BY:** Rachel de Lambert  
Partner / Landscape Architect  
Boffa Miskell Ltd



**STATUS:** Revision / version: 2

Issue date: 08.06.21

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# LANDSCAPE STATEMENT

## BAYSWATER MARITIME PRECINCT LANDSCAPE DESIGN STRATEGY

The Bayswater Marina is a popular local recreational walking destination for the Bayswater community with the floating breakwater also providing space for fishing, swimming, sunbathing and a vantage point from which to observe the harbour, harbour bridge and central city. The site forms the access to the public boat ramp and Downtown Ferry service and supports a range of activities associated with the marina. The proposed landscape concept for the Bayswater Maritime Precinct is designed to accommodate and enhance marina access as well as public access to the amenities and facilities of the site. This includes the provision of recreational walkways and quality open space for established local users and the future residents of the maritime precinct. A small offering of commercial space including provision for a café will diversify the amenity of the Precinct for marina berth holders, the local community, ferry users, and future residents.

Parks anchor the northern and southern extent of the Precinct with North Park (2,100m<sup>2</sup>) oriented to the sun and Shoal Bay where it extends the established Marine Parade Reserve adjacent to the north beyond the Takapuna Boating Club. This park provides access to the breakwater walkway and links pedestrians from Sir Peter Blake Parade through the park to the coastal / marina walkway. This 3.5m (Min) wide path incorporates coastal planting, seating and 'eddy' spaces for gathering along the coastal edge. Newly configured marina pier access connects to the walkway with ramps aligned parallel to the coastline. South Park (1,400m<sup>2</sup>), oriented south and east is oriented to the view of the Auckland Central City and skyline with the coastal boardwalk here also providing pedestrian access to the Bayswater Ferry Pier. A row of established Pohutukawa trees are retained in this location with 31 of the existing Pohutukawa proposed to be transplanted elsewhere along the coastal edge. In total 128 trees are proposed to be planted providing a green coastal and predominantly native framework to the Precinct. In total 7,750m<sup>2</sup> of quality, coastal open space is provided to support the wider community, berth holder, ferry and residential use of the Precinct.

The proposed urban form is structured around a simple legible street network maintaining marina berth, ferry pier and boat ramp access whilst providing residential sub-precinct access to the south, central and north residential precincts. North Lane has a shared space design with very low traffic volumes whilst the extension to Sir Peter Blake Parade, Cross Street, Link Street and South Street are designed as low traffic streets providing pedestrian as well as vehicular access.

Provision of marina berth holder parking is designed to take on a softened, coastal character. These legally required car parks have a low level of use with very limited 'peak' days associated with Auckland's traditional 'harbour festival' and boating weekend events such as Auckland Anniversary Weekend. For the majority of the time they will remain unoccupied as open space contiguous with the public boardwalk / walkway adjoining the marina water's edge. Car parks throughout the Precinct (other than those designated for marina loading which have an exposed aggregate concrete surface) have been designed to incorporate a planted central strip (with a reinforced soil medium) to 'green' the parking bays and increase the extent of permeable surfacing.

The proposed development will transform the landscape of the Bayswater Marina from a surface carpark and hard surface dominated hardstand to a high quality public realm designed as an amenity for the local Bayswater community, users of the site (berth holder, ferry, boat ramp) and future residents. The introduction of a 24/7 residential presence will also enhance the safety of the Precinct for users and provide desirable passive surveillance for the marina and publicly accessible open space which will be established and maintained by the Marina and residential body corporate structures.

# BAYSWATER MARITIME PRECINCT CONTEXT



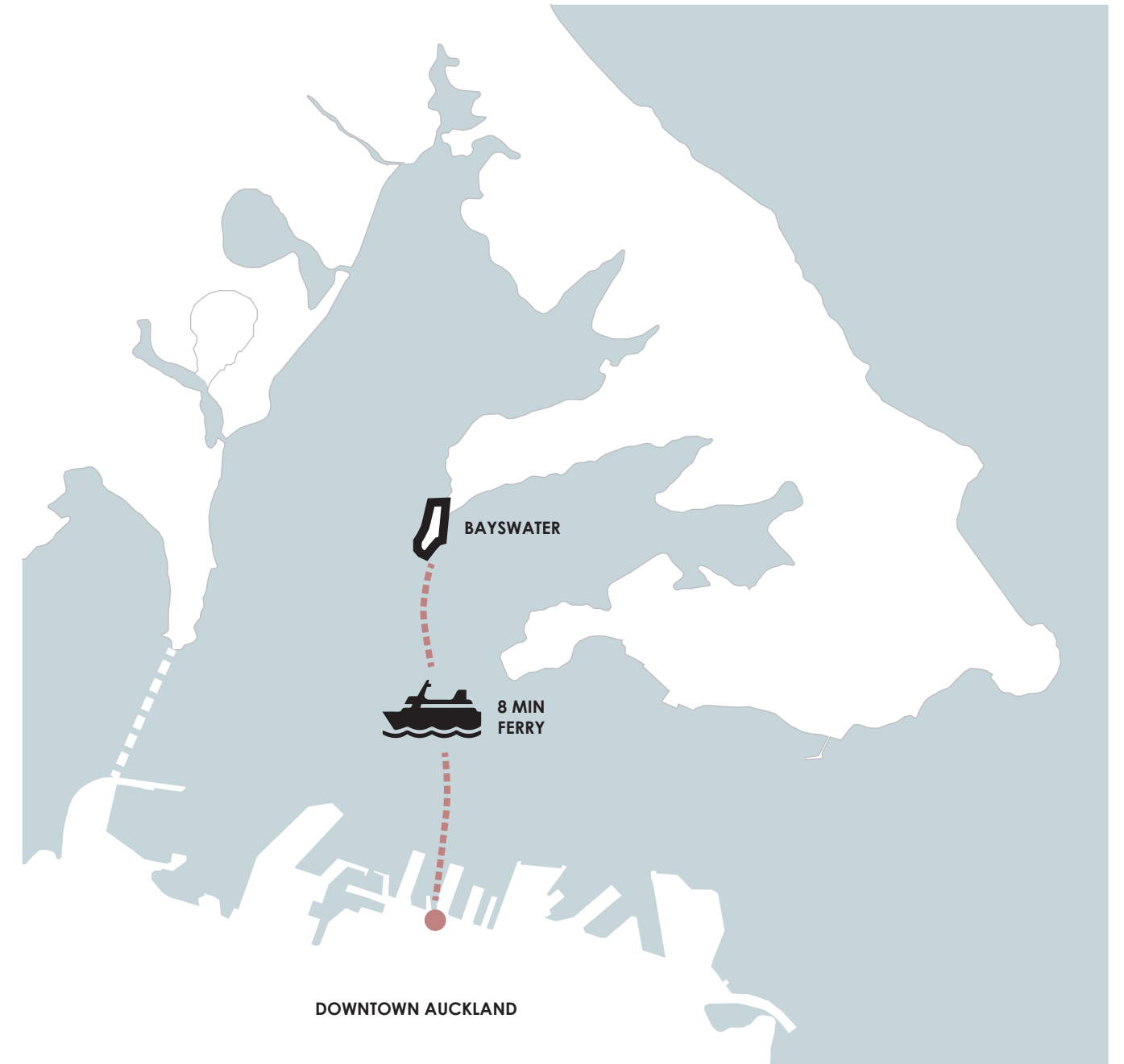
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# LANDSCAPE FRAMEWORK

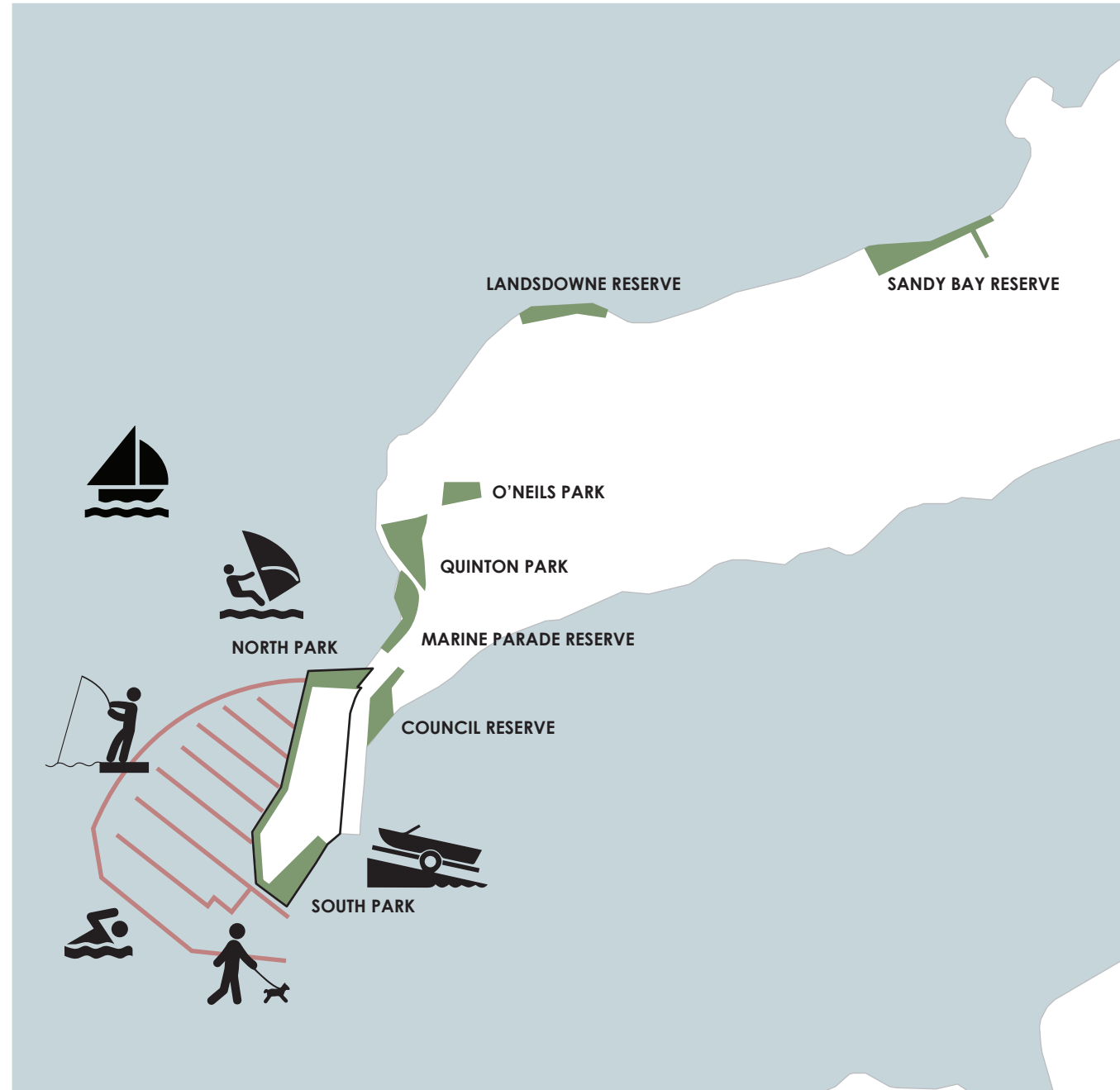


01 - CONNECTION TO SIGNIFICANT LANDMARKS

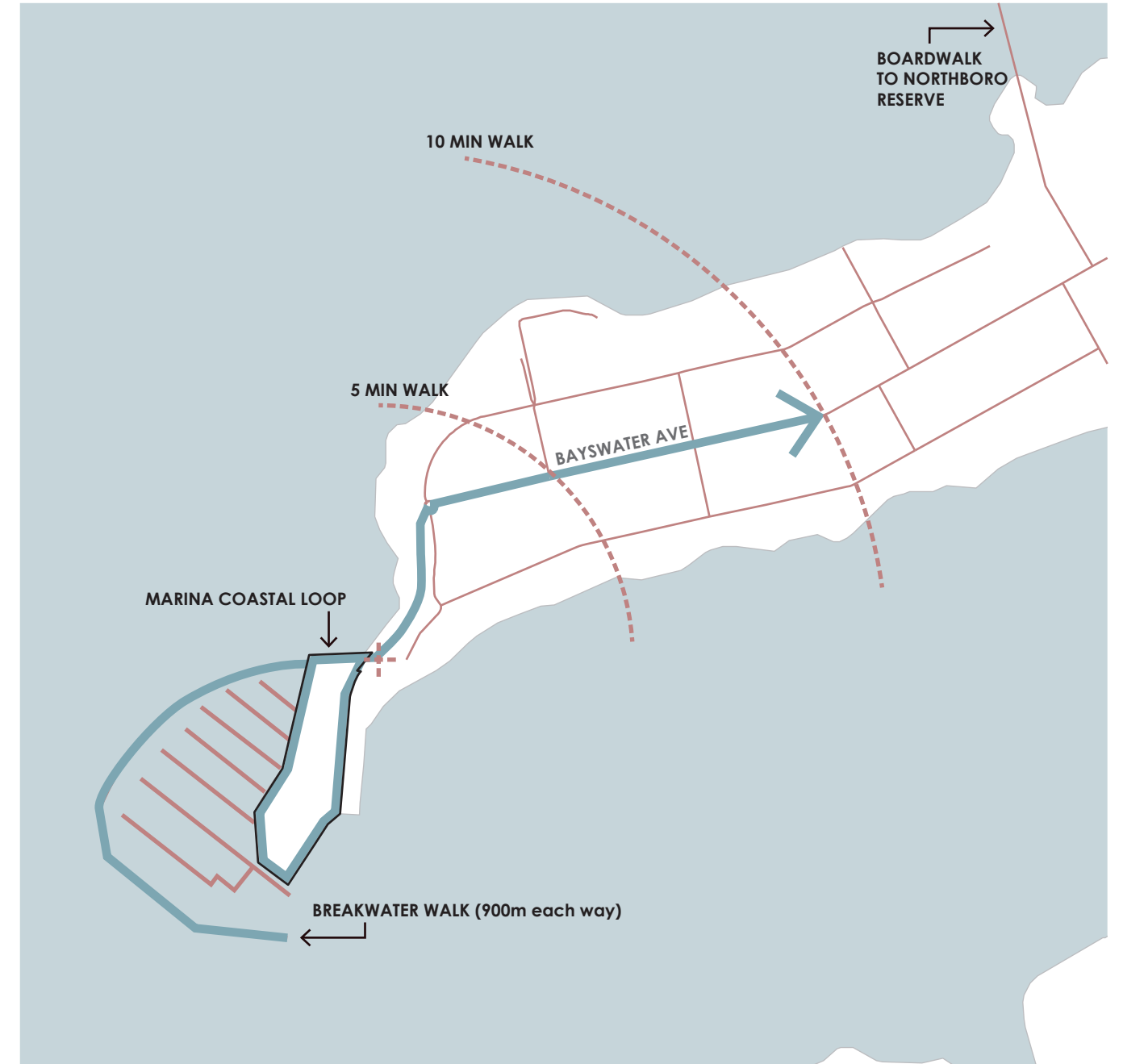


02 - CONNECTION TO THE CITY

# LANDSCAPE FRAMEWORK



03 - RECREATION LINKS AND OPPORTUNITIES



04 - COMMUNITY CONNECTIONS