

Section 04

Design Outcomes

4.1 Introduction

The following section provides a summary of the Design Outcomes that are included in this Masterplan Design Report. These design outcomes in conjunction with the Beachlands South Precinct and Sub-precinct Provisions will provide guidance for the anticipated design outcomes and relevant assessment criteria to which subsequent subdivision and land use consent applications for development in the Precinct will be assessed against

The Design Outcomes in this section include key components to address architectural and landscape elements (including common areas), and the public and private interface between buildings, and are organised into the following themes :

- Built Form Outcomes
- Streets and Movement Outcomes
- Open Space Outcomes

Further design guidelines addressing the delivery of these matters will be required in the future. Subsequent Subdivision and Land Use Development Consent applications must be assessed by a privately-appointed Design Review Panel for approval.

4.1.1 Beachlands South Design Review Panel

The Beachlands South Design Review Panel (DRP) is a privately-appointed panel of independent professionals with architecture, planning and design expertise.

Their role is to assess planning proposals for the development and provide advice and support to the applicant and to planning officers to help deliver high-quality design outcomes and fulfill the design intent of the masterplan. As mentioned above, proposals will be assessed against the following:

- Vision
- Key Outcomes
- Design Principles
- Design Outcomes
- Precinct and Sub-precinct Provisions
- Sustainability Strategy
- Design Guidelines

The DRP shall consist of an Architect, Landscape Architect, Planner and include members of the Beachlands South Partnership Ltd.

This document is also referenced by the DRP when considering applications in other locations within the precinct. In all circumstances the DRP shall have regard to the existing and surrounding development.

In addition to documents referenced in this Masterplan Design Report, developers seeking approval for proposals should be aware of the need to comply with the rules under the Auckland Unitary Plan Operative in Part, the Building Act and any other relevant statutory documents.

Further requirements for the approval process to be agreed by the DRP, including the appropriate amount and level of information to be submitted.

The Beachlands South DRP shall reserve the right to decline proposals that are not professionally presented or that fail to provide the necessary detail that is required to demonstrate that the development will achieve the Vision, Key Outcomes, Design Principles and Design Outcomes.

4.2 Built Form Outcomes

Neighbourhoods in Beachlands South will promote a walkable and compact urban form that enables access to key amenities and spaces within a short journey of their homes. These compact neighbourhoods will build on the expansion of the existing village character, emphasising its connection to the natural environment, coastal feel and strong sense of place.

4.2.1 Walkable and compact neighbourhoods

- Residential areas are designed to be walkable and safe to walk around.
- Locate high density residential areas in proximity to high-frequency public transport, local centres and amenities
- Neighbourhoods enable shared office spaces or workshops that enable remote working or working close to home.

4.2.2 Ensure sufficient density to enable walkable neighbourhoods

- Ensure a sufficient density that enables walking to community facilities and public transportation.
- Ensure that the design intent of the structure plan is not undermined by inadequate fulfilment of enabled densities.
- Lifted apartments shall be no more than 5-stories high to maintain existing built character.

4.2.3 Buildings have positive frontages to streets and open spaces

- Buildings address the street and open spaces on which they are located to create an attractive frontage, avoiding excessive blank walls, high retaining walls or high fencing.
- The edge of the development contributes positively to streets and open spaces through high-quality landscape and boundary treatment.
- Buildings define space, built close to the street edge.
- Activated street frontages at the ground floor providing a high-degree of interaction between building uses and the public realm.
- Utilising buildings with multiple levels arranged to create a sense of enclosure and intimacy in the adjacent public spaces as well as helping to reinforce a slow-speed, pedestrian priority walkable environment.

4.2.4 Variety of development models

- Enable a variety of development models, particularly in higher density neighbourhoods.
- Encourage a range of dwelling types and sizes to ensure that there is an adequate supply of affordable housing options available.

4.2.5 Maintain a coastal village character

- Human-scale design features, utilising high-quality materials and designed to create a distinctive coastal village character.
- Consider selection of materiality, colour and form appropriate to coastal location

4.2.6 Maximise key view corridors and connection to nature

- Buildings and open space designed to orientate and celebrate views towards the Hauraki Gulf and Rangitōtō Island.
- Spaces that are aligned with key view corridors and establish a strong sense of place.
- Provide all habitable rooms with a view to natural spaces or green space

4.2.7 Balance privacy for residents and surveillance on the street

- Ensure reasonable privacy of living spaces and groundfloor rooms.
- Ensure houses and windows overlook surrounding streets and open spaces.
- Maintain sightlines between front doors of houses and the street.

4.2.8 Building form is varied and diverse

- Variety and diversity of building form and design style is encouraged to create visually attractive and interesting neighbourhoods.
- However, the design of the buildings should be harmonious with the overall character of the area, respecting the coastal context, including the use of good quality materials.

4.2.9 Buildings and landscaping is responsive to the existing landform

- Building design reinforces the natural topography, utilising level changes for elements such as structured parking and avoiding excessive exposed retaining walls.
- The design responds to the landform and landscape character and establishes a strong sense of place and connection to the surrounding natural environment.

4.2.10 Corner lots provide legibility to residential areas

- Buildings on corner lots positively front both sides of the street and present high architectural and landscape character, i.e. selection of materiality, colour and visual amenity.
- The design of the building and landscape must be well considered, especially where the buildings terminate vistas, and are carefully employed to help provide a degree of legibility in the residential areas.

4.3 Streets and Movement Outcomes

Local streets within neighbourhoods are reclaimed as places for people and not just for cars. Streets are designed to be slower, safer and more inclusive spaces that enable incidental play, opportunities for community art; a place to get to know your neighbours and strengthen the community.

4.3.1 Safe and walkable streets

- Minimise private driveway crossings onto primary collector and local-collector roads.
- In general, residential lots should be accessed via rear access lanes to minimise driveway crossings to roads.
- Design streets that reinforce slow vehicle speeds.
- Streets prioritise pedestrians and cyclists over cars.

4.3.2 High-quality street design

- Balance the share of the street to provide a safe, well-connected walking and cycling network, with dedicated cycle-provision along key routes.
- Use high-quality paving materials that are attractive and durable.
- Provide innovative approaches for a sustainable mode shift such as car share schemes, attractive facilities for micro mobility, and cycle parking.

4.3.3 Streets, open space and public realm is well overlooked

- The use of home-zones and laneways is encouraged to avoid excessive number of vehicle crossings on primary streets. The provision of overlooking and natural surveillance is strongly encouraged to create a safe and attractive network of laneways.
- Upper floor living areas provide both a greater range of activities and surveillance over the street.

4.3.4 Street trees and street character

- Provide an abundance of multi-generational street trees and plantings for beauty, shade, food, carbon sequestration, biodiversity and stormwater treatment.
- Street trees and materiality reinforce a character that is distinctive to the Beachlands South coastal location and its local context.

4.3.5 Pedestrian crossings

- Street intersections and crossings should prioritise pedestrian and cycle movement, thus further reducing vehicle speeds and car dependency.
- Implement raised tables or speed cushion with pedestrian crossings to reduce speed.
- Ensure that pedestrian crossings are visible and clear of any

visual obstructions such as overgrown planting or canopy cover.

4.3.6 Positive frontages to street

- Street frontages support safe street layouts for active transport and public transport infrastructure.
- Minimise vehicle-centric structures such as garages or car parking pads to primary collector roads or local-collector roads.
- Utilise permeable and soft landscaping between street and residential frontage.

4.3.7 Green links provide frequent through-block connections

- Provide well-defined and legible mid-block connections that improve walkability of neighbourhoods
- Green links are well-lit, attractive, safe, and functional.
- Green links follow direct sightlines and entrances/exits are well-overlooked
- Habitable rooms above ground floor level are positioned to provide opportunities for passive surveillance over green links
- Fencing between green links and any communal outdoor areas are no more than 50% impermeable.

4.3.8 Car parking

- Car parking should be discretely located to minimise visual dominance.
- Where surface car parking is provided, landscape detailing should be utilised to minimise visual impact.
- Applying maximum carparking ratios along and adjacent to public transport routes.

4.3.9 Play-along-the-way and doorstep play

- Create spaces along the street that allow for a range of informal and incidental play to occur
- Provide doorstep play facilities, especially near and around medium and high density residential areas.
- Create some streets as play streets, such as home-zones and laneways, that are designed as safe spaces for children to play.

4.3.10 Seating and resting areas

- Provide frequent and convenient seating and resting areas along the street.
- Ensure these spaces are safe and well-overlooked.
- Provision of resting areas should complement adjacent land uses, such as near local shops or aligned with view corridors.
- Resting areas should be located in legible and easily identifiable places such as street corners or near landmarks.

4.4 Open Space Outcomes

Neighbourhoods will be designed with a greater provision of high-quality recreation and play spaces that have been purposefully-designed to meet a wide range of community needs, where residents can relax and connect with nature as part of a healthy and resilient community.

4.4.1 Open spaces are multi-purpose and have a wide range of uses

- Open spaces have multiple functions and include opportunities for active and passive recreation, for example, playgrounds, picnic areas, sportsfields etc.
- All parks and reserves have flexible spaces that can be used for a variety of formal and informal uses such as community fairs and markets to ad hoc kick-around space.
- All open spaces promote play, e.g. nature play, play-along-the-way etc.
- Provide places for shelter and include seating.
- Provide ancillary facilities such as toilets, rubbish/recycling bins and drinking fountains.

4.4.2 Open spaces are accessible and inclusive

- Minimise accessibility barriers such as steps and steep ramps, or providing a handrail or alternative path in its place.
- Minimise creating public spaces and recreational features that can only be used by a small group of potential users.
- Design open spaces to promote inclusivity and universal access.

4.4.3 Positive frontage to open spaces and reserves

- Landscaping of front yards fronting open spaces reinforce the character of the open space or reserve.
- Open spaces are not adversely impacted by building structure or landscape features, such as overshadowing or blocking sightlines.
- Surrounding residents can easily access the park from their property.
- Ground floor units fronting the park are encouraged to have direct access to the park from their yard.

4.4.4 Open spaces are safe and well-overlooked

- Minimise high fences or barriers between open space and property, allowing for overlooking/passive surveillance.
- Minimise dense planting to the edges of open space that create visual barriers between adjacent houses.
- Ensure that open spaces have multiple entrances and exits.
- Ensure sightlines to entrances and exits are clear and free from obstructions.

- Ensure adequate lighting to entrances and exits
- Minimise creating spaces that enable antisocial behaviour.

4.4.5 Easy access to open space and nature

- Ensure that residents have regular and easy access to blue and green spaces within a short walk of their homes.
- Access to open spaces should be convenient, comfortable, and safe.
- Access should range from views of natural spaces through to spaces where users can become fully immersed in a natural environment.

4.4.6 Open spaces are well-connected

- Connect into the wider network of planned and existing coastal pathways and greenways in Beachlands and beyond.

4.4.7 Open spaces are adaptable and resilient

- Ensure that open spaces are able to mitigate or adapt to or accommodate events such as flooding, natural disasters, infrastructural failures.
- Ensure that open spaces include the provision of flood mitigation devices and are not made redundant due to flood.

4.4.8 Open spaces are designed to adapt to surrounding development

- Ensure that open spaces are designed to be able to respond to future change, such as increased density or change to adjacent land use.
- The edges of open spaces should be flexible to future change, such as undergoing a land-swap or change to frontage.

4.4.9 Native planting species are complementary to existing ecosystem groups

- Promote planting of native species across the entire development.
- Promote biodiversity through habitat creation and enhancement.
- Native species must complement the existing ecosystem groups that have been identified on site.

4.4.10 Ecological significant spaces and key habitats are clearly demarcated

- In order to protect habitats and biodiversity, not all natural areas should be publicly accessible.
- Provide spaces for flora and fauna to thrive and mitigate adverse impacts from development or human contact.

4.5 List of Figures

Figure 1. Beachlands South Plan Change Area	9	Figure 29. Built form steps down with natural gradient of landscape.....	60
Figure 2. Stages of Work.....	11	Figure 30. The Fairway provides a similar spatial character to Daldy Street, Wynyard Quarter.	60
Figure 3. Beachlands South Structure Plan Drawing	13	Figure 31. Beachlands South Marina Point Sub-precinct Illustrative Plan	61
Figure 4. Beachlands South Key Spatial Design Moves....	17	Figure 32. Visualisation: Beachlands South Marina Point..	62
Figure 5. Beachlands South Open Space Network Plan ...	23	Figure 33. Beachlands South Village Centre Sub-precinct Plan	65
Figure 6. Kahawairahi Coastal Pathway Transect	24	Figure 34. Village Centre Illustrative Section, sloped landform enables undercroft parking with retail frontage	66
Figure 7. Kahawairahi Coastal Pathway Estuarine (sketches) 25		Figure 35. Vibrant ground level with active frontage to public open plaza.....	66
Figure 8. Kahawairahi Coastal Pathway Escarpment (sketches)	25	Figure 36. Public terraces celebrate views to the Hauraki Gulf and Rangitōtō	66
Figure 9. Village Park close-up (illustrative scenario).....	26	Figure 37. Beachlands South Village Centre Sub-precinct Illustrative Plan	67
Figure 10. Informal Recreation and Play Space diagrams .	27	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	68
Figure 11. Beachlands South Movement and Transport Plan 37		Figure 39. Alfresco Dining and Plaza	68
Figure 12. Street Cross-section: Primary Collector with Public Transport	38	Figure 40. Landscape Terraces	68
Figure 13. Street Cross-section: Primary Collector (Village Centre).....	39	Figure 41. High-quality flexible buildings that can accommodate a range of different uses over time 69	
Figure 14. Street Cross-section: Primary Collector (School Zone)	40	Figure 42. Integration inside and outside spaces to promote social collaboration and a sense of community.69	
Figure 15. Street Cross-section: Village Centre Secondary Road.....	41	Figure 43. Visualisation: Beachlands South Village Centre 71	
Figure 16. Street Cross-section: Village Centre Secondary Road (One-sided)	42	Figure 44. Beachlands South Community Sub-precinct Plan 73	
Figure 17. Street Cross-section: Local-Collector Street	43	Figure 48. Beachlands South Community Sub-precinct Illustrative Plan	75
Figure 18. Street Cross-section: Local Street	44	Figure 52. Visualisation: Hotel and Conference Aerial View77	
Figure 19. Street Cross-section: Local Street (One-sided) 45		Figure 53. Visualisation: Houses overlooking gully	79
Figure 20. Visualisation: Home-zone.....	46	Figure 54. Beachlands South Coastal Sub-precinct Plan..	81
Figure 21. Beachlands South Built Form and Housing Plan.. 49		Figure 58. Beachlands South Coastal Sub-precinct Illustrative Plan	83
Figure 22. Local Centre Zone Visualisation	50	Figure 59. Visualisation: Kahawairahi Coastal Pathway.....	85
Figure 23. High Density Zone Visualisation	51	Figure 60. Shared pathway network around golf course ...	87
Figure 24. Medium Density Zone Visualisation	52	Figure 61. Houses fronting golf course	87
Figure 25. Low Density Zone Visualisation	53		
Figure 26. Beachlands South Sub-precinct Plan (illustrative) 57			
Figure 27. Beachlands South Marina Point Sub-precinct Plan	59		
Figure 28. East-west links connect neighbourhoods between fairway and spine to coastal edge and gullies	60		

Figure 62. Homes overlook retained 9-hole golf course	87
Figure 63. Beachlands South Golf Sub-precinct Plan	88
Figure 64. Beachlands South Golf Sub-precinct Illustrative Plan	90
Figure 65. Visualisation: Homes fronting walkways	93
Figure 66. Beachlands South Employment Sub-precinct Plan	95
Figure 67. The local-collector road includes a generous shared path with ample street trees and planting.	96
Figure 68. Light industrial units at The Works, Porirua	96
Figure 69. Live-work units at Lucas 18, Albany	96
Figure 70. Beachlands South Employment Illustrative Plan	97
Figure 71. Beachlands South Illustrative Plan.....	99
Figure 72. Beachlands South Illustrative Plan (Live-zone Area).....	101
Figure 73. Beachlands South Sub-precinct Plan	111
Figure 74. Beachlands South Indicative Staging Plan	112
Figure 75. Beachlands South Zoning Plan.....	113
Figure 76. Beachlands South Street Hierarchy Plan	114
Figure 77. Beachlands South Open Space Plan.....	115