

Beachlands South

Fast-track Application

Response to s67 Request for Futher Information

07 September 2026

Comment No. 4 in the Urban Design and Universal Design Tabs – s67 Response Table

Vehicle Crossings and Pedestrian Continuity

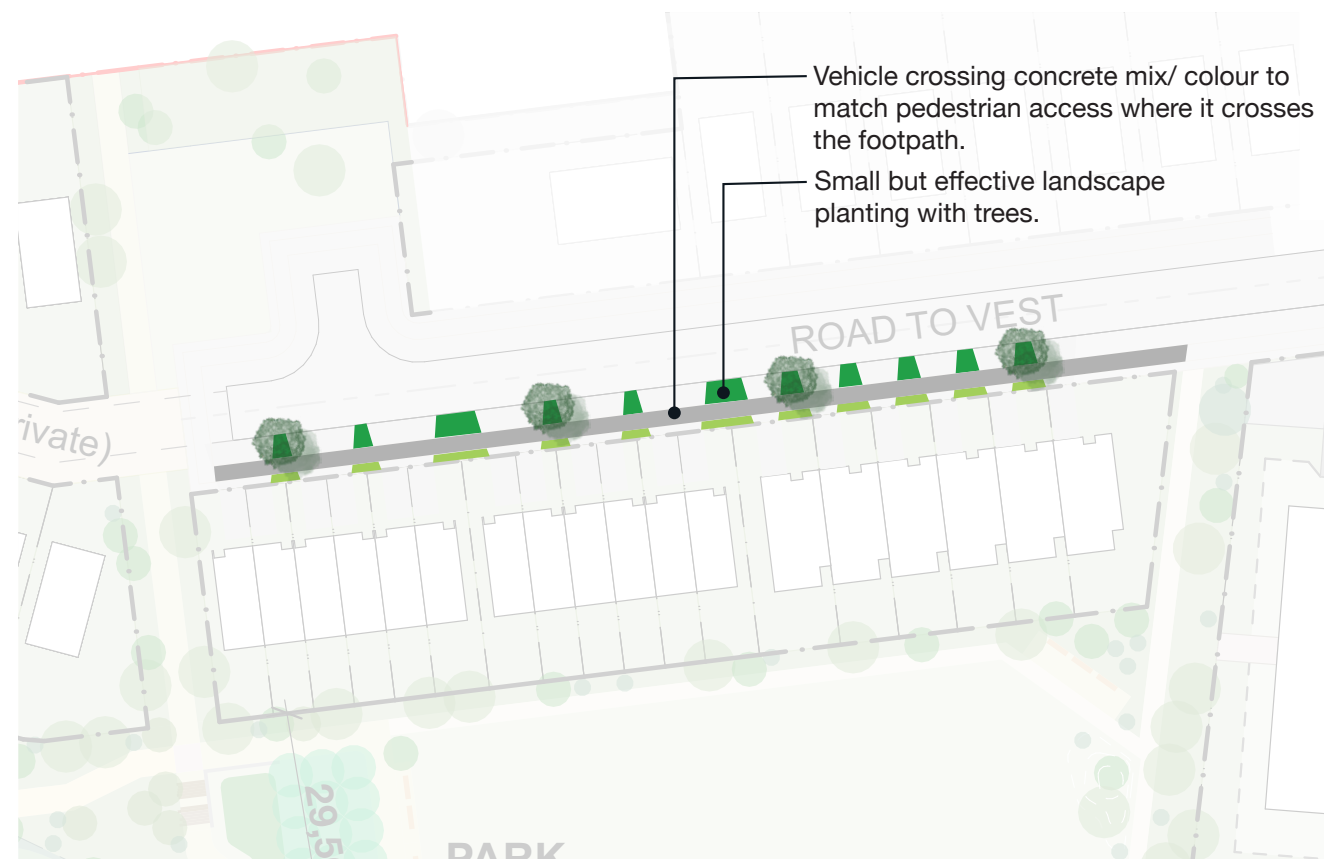
Several residential frontages include frequent individual vehicle crossings. Among these, MP2 has the highest concentration of vehicle crossings, where the street-facing pedestrian footpath is heavily interrupted by repeated driveway crossings.

1. Please clarify whether opportunities to consolidate or reduce vehicle crossings at MP2 have been considered, and how the proposed arrangement maintains pedestrian continuity, safety and amenity along the street edge.

“Presumed conflict between vehicle crossings and footpaths

Please provide the underlying rationale for the queries raised in the urban design report regarding the high concentration of vehicle crossings that disrupt continuous pedestrian flow under ‘Vehicle Crossings and Pedestrian Continuity’.

The information is vital from a pedestrian safety perspective to minimise vehicle-pedestrian collisions, especially affecting vulnerable pedestrians such as children biking in and out of the apartments, elderly residents, caregivers of young children, and people using micromobility devices on footpaths. Minimal vehicle crossings and safety measures in place, such as high-visibility design, champion pedestrian priority and a walkable street environment in general.”



MP2 Streetscape Rationale

Response

To maintain pedestrian continuity, safety and streetscape amenity within MP2 and other similar terraced housing clusters, we have:

- Consolidated vehicle crossings where practicable to reduce interruptions along the footpath.
- Prioritised pedestrian continuity by maintaining a consistent concrete mix and colour across the footpath where it crosses vehicle access points, reinforcing the pedestrian route as the continuous element.
- Maximised limited landscape areas through the careful selection and placement of trees and shrubs to provide greenery, visual relief and improved streetscape amenity, while maintaining clear sightlines around footpaths and vehicle crossings to support the safety of children, cyclists and other vulnerable users.

The successful precedent below in Hobsonville demonstrates how frequent vehicle crossings can be integrated within a residential streetscape while maintaining clear pedestrian continuity and a high-quality landscaped street edge.



Hobsonville Point



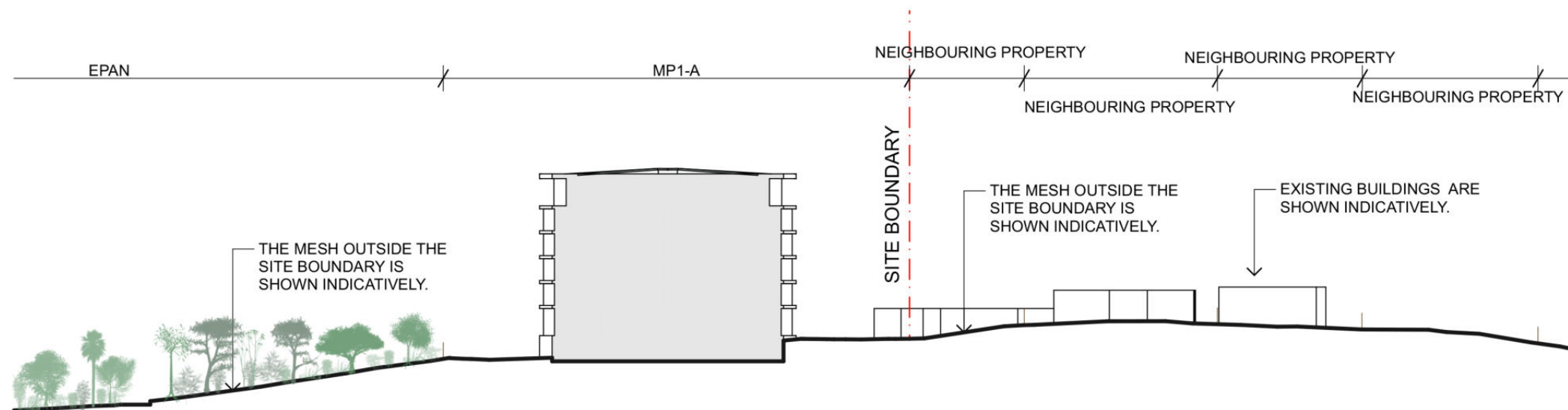
Hobsonville Point

Comment No. 5 in s67 Rrsponse Table

1. Please identify whether any shading/sunlight analysis has been undertaken for the key taller buildings. It would also be useful to provide appropriate targeted sections through the relevant sub-precincts and 3D model views that clearly show the height relationship between the proposed taller buildings, particularly those exceeding the anticipated height, and surrounding built form.



1 - MP1-A (SECTION A-A) - 1:750

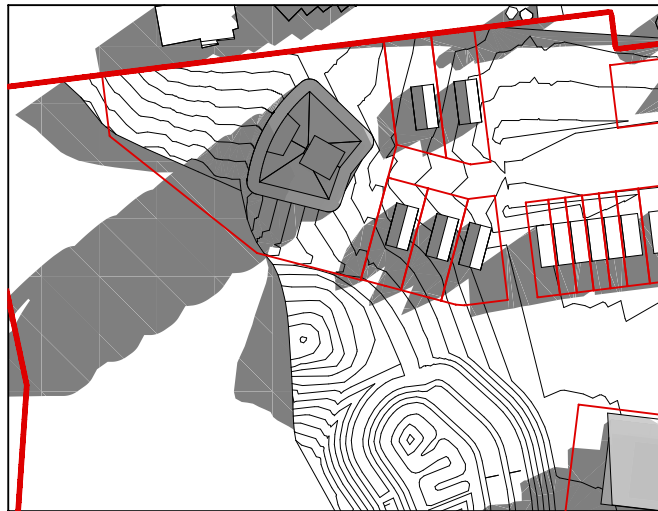


2 - MP1-A (SECTION B-B) - 1:750



MP1-A

EQUINOX



- 9:00am 23/08/2026



- 10:00am 23/08/2026



- 11:00am 23/08/2026



- 12:00pm 23/08/2026



- 1:00pm 23/08/2026



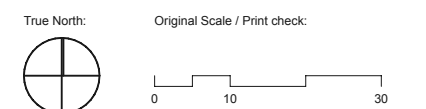
- 2:00pm 23/08/2026



- 3:00pm 23/08/2026



- 4:00pm 23/08/2026



MP1-A

SUMMER SOLSTICE



- 9:00am 22/12/2026



- 10:00am 22/12/2026



- 11:00am 22/12/2026



- 12:00pm 22/12/2026



- 1:00pm 22/12/2026



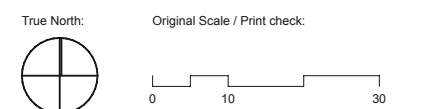
- 2:00pm 22/12/2026



- 3:00pm 22/12/2026

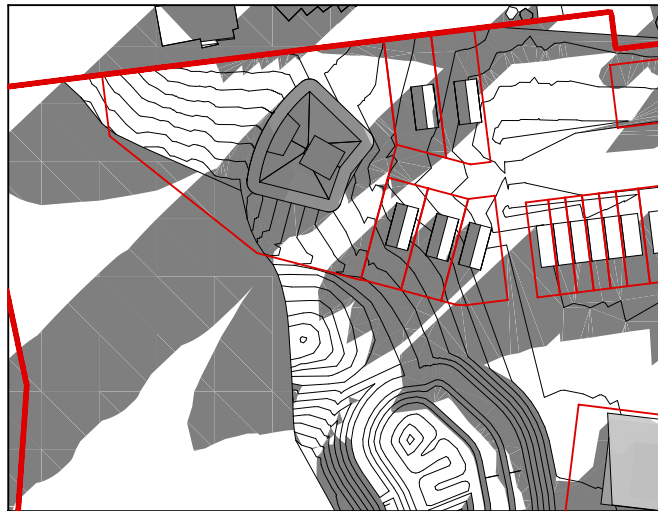


- 4:00pm 22/12/2026



MP1-A

WINTER SOLSTICE



- 9:00am 21/06/2026



- 10:00am 21/06/2026



- 11:00am 21/06/2026



- 12:00pm 21/06/2026



- 1:00pm 21/06/2026



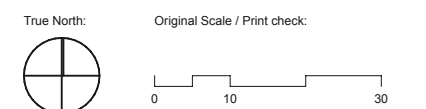
- 2:00pm 21/06/2026



- 3:00pm 21/06/2026

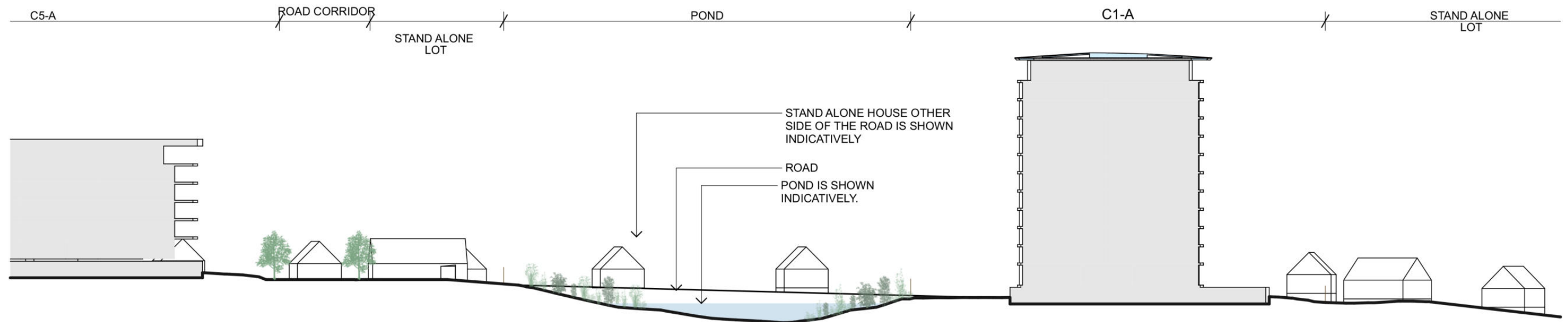


- 4:00pm 21/06/2026

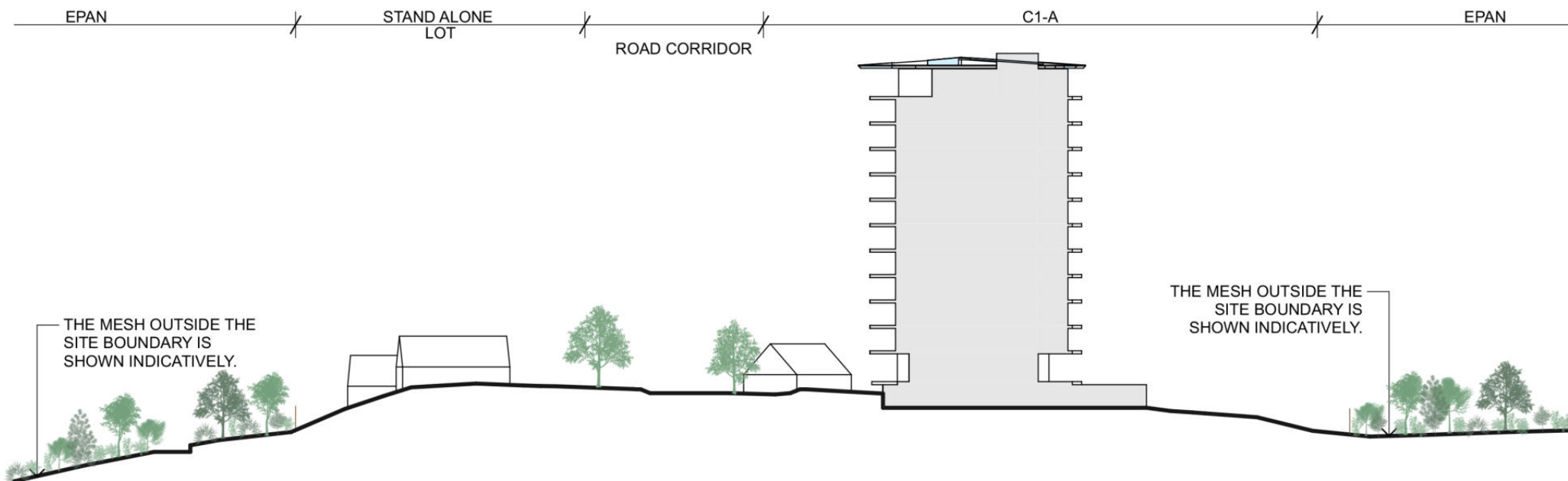


Comment No. 5 in s67 Rrsponse Table

1. Please identify whether any shading/sunlight analysis has been undertaken for the key taller buildings. It would also be useful to provide appropriate targeted sections through the relevant sub-precincts and 3D model views that clearly show the height relationship between the proposed taller buildings, particularly those exceeding the anticipated height, and surrounding built form.



3 - C1-A (SECTION B-B) - 1:750

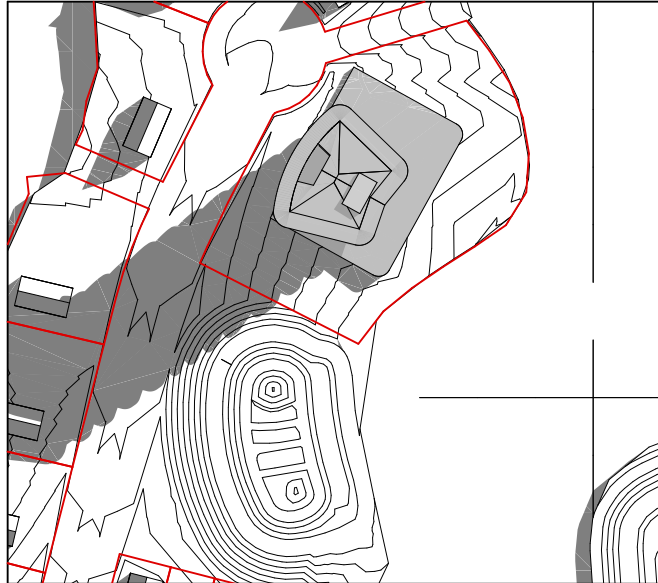


2 - C1-A (SECTION A-A) - 1:750

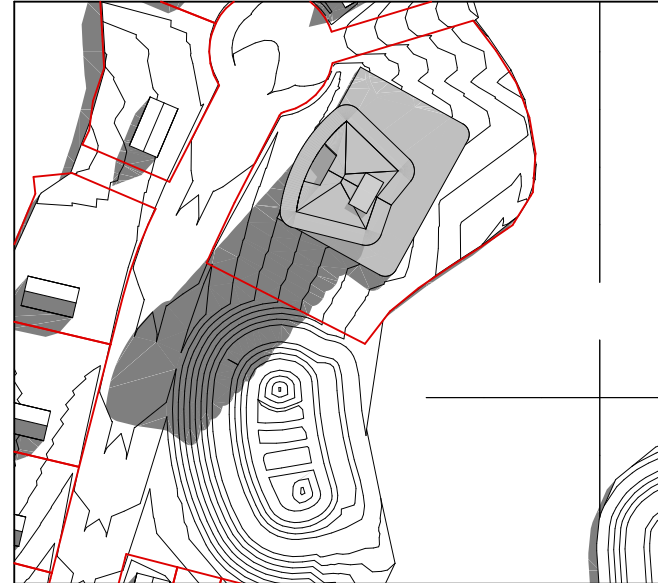


C1-A

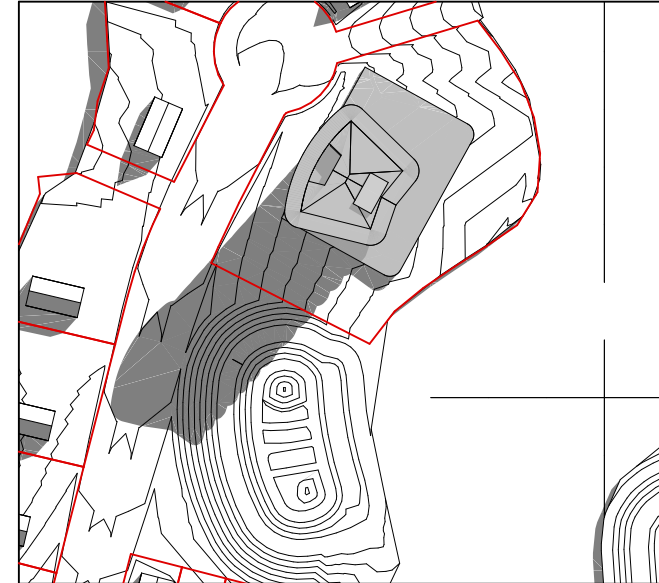
EQUINOX



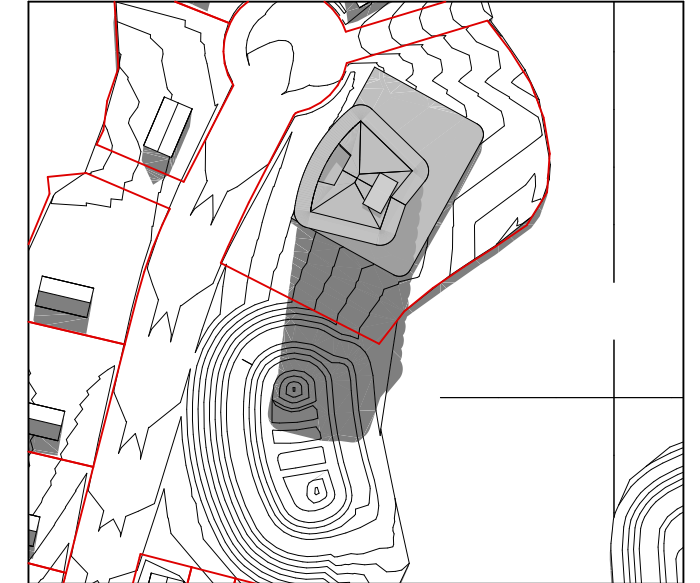
- 9:00am 23/08/2026



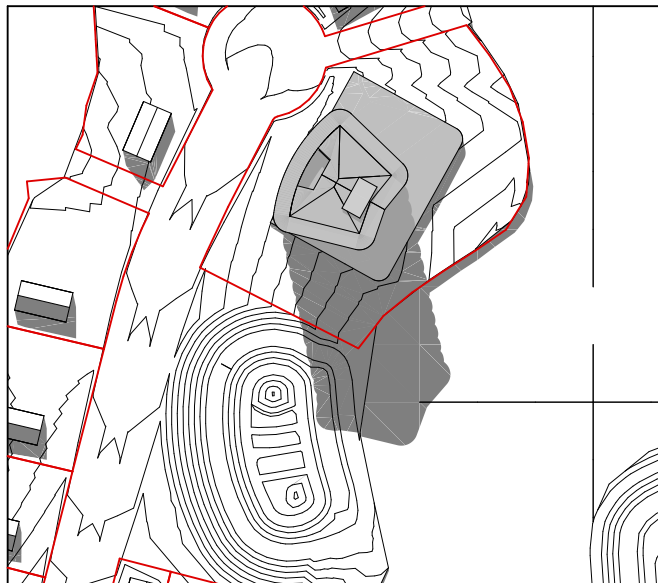
- 10:00am 23/08/2026



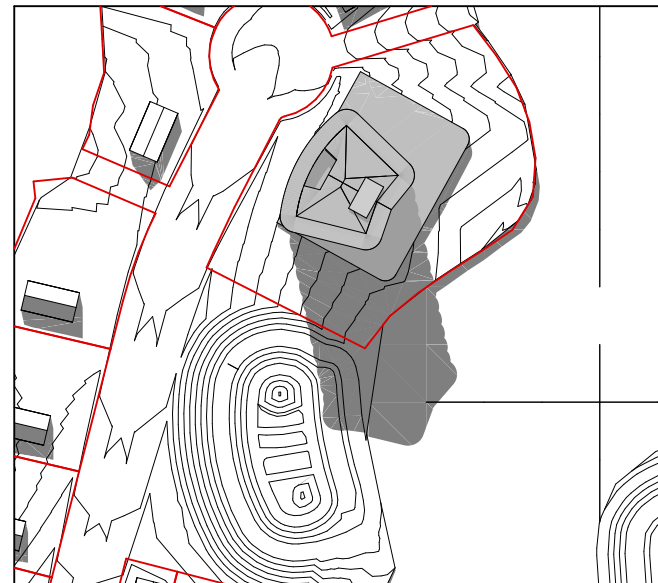
- 11:00am 23/08/2026



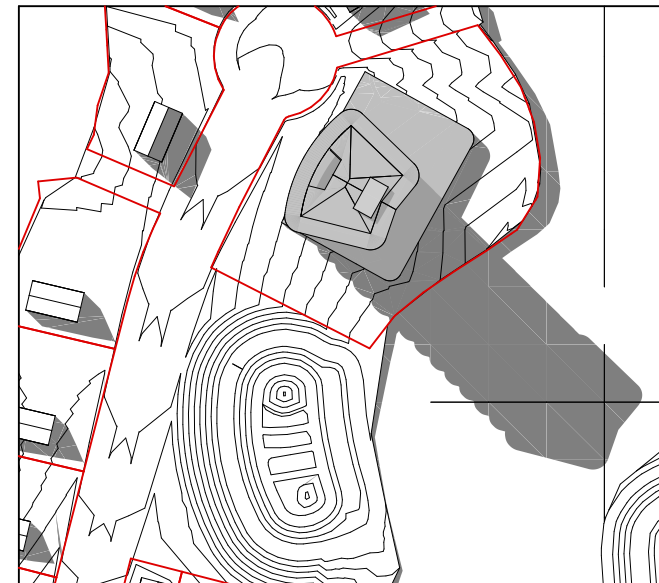
- 12:00pm 23/08/2026



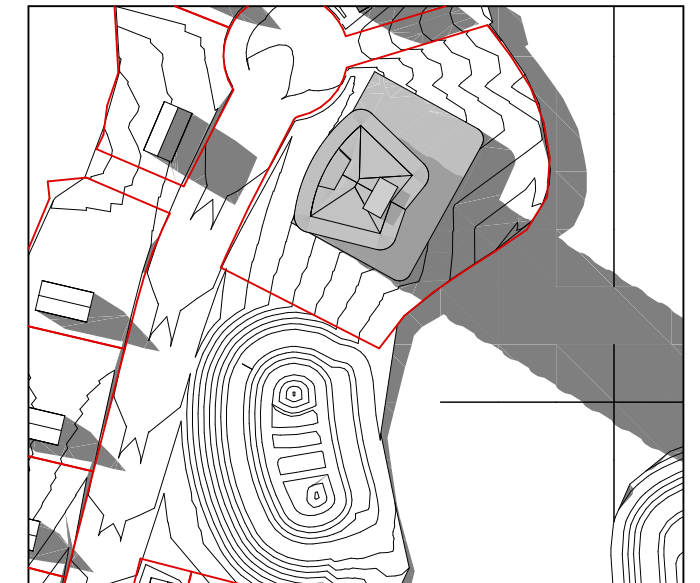
- 1:00pm 23/08/2026



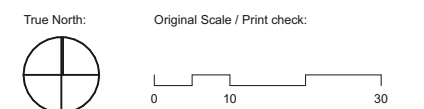
- 2:00pm 23/08/2026



- 3:00pm 23/08/2026

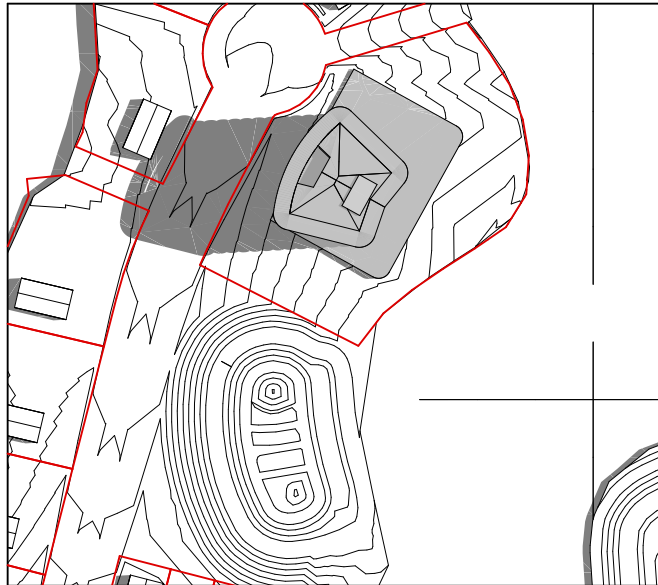


- 4:00pm 23/08/2026

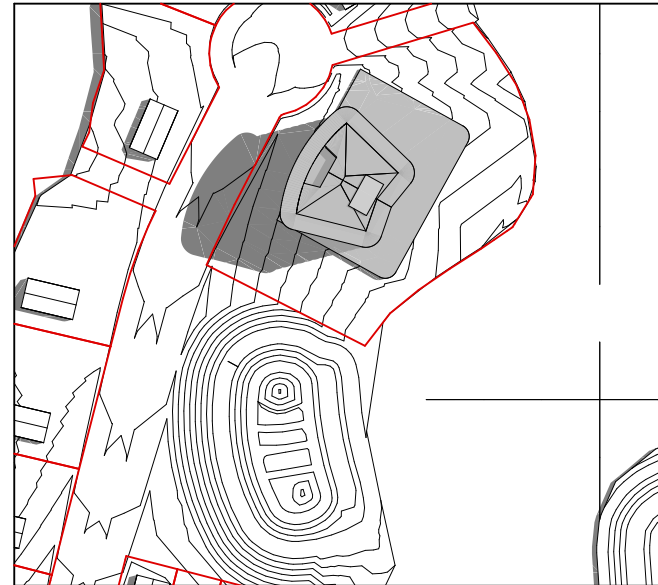


C1-A

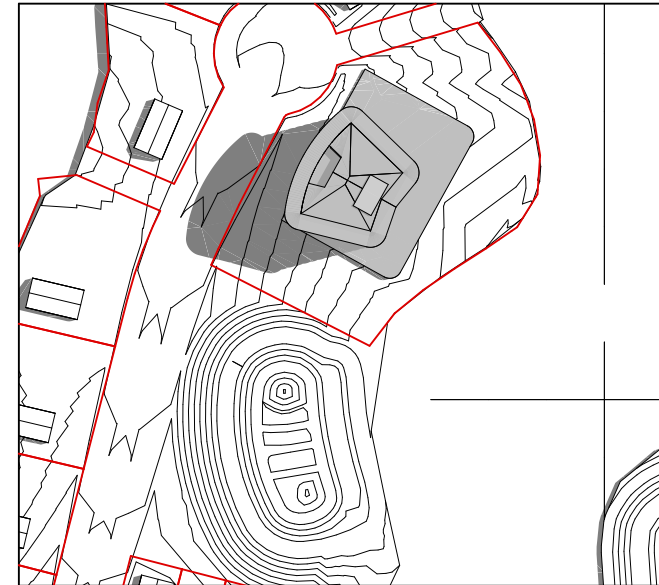
SUMMER SOLSTICE



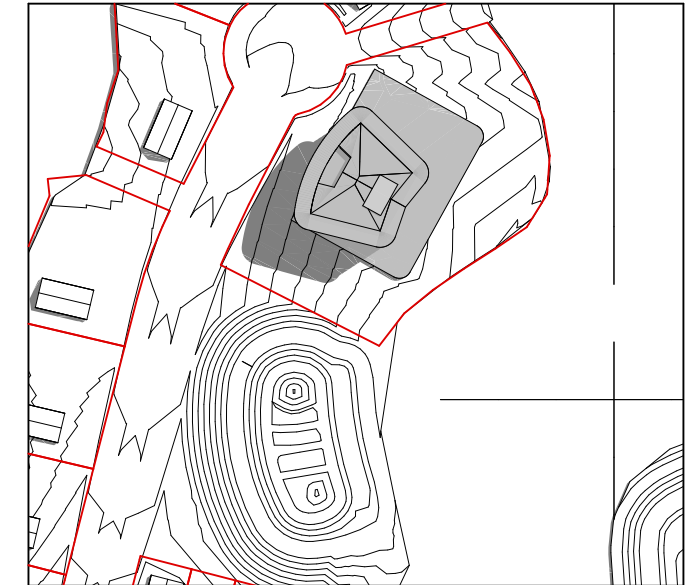
- 9:00am 22/12/2026



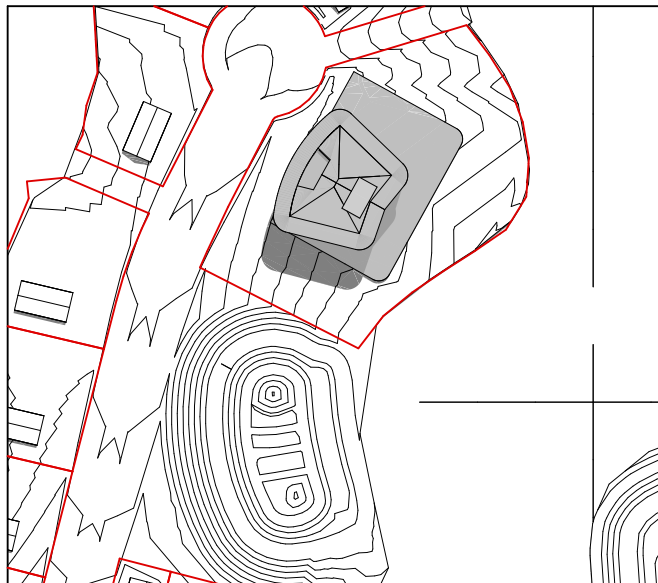
- 10:00am 22/12/2026



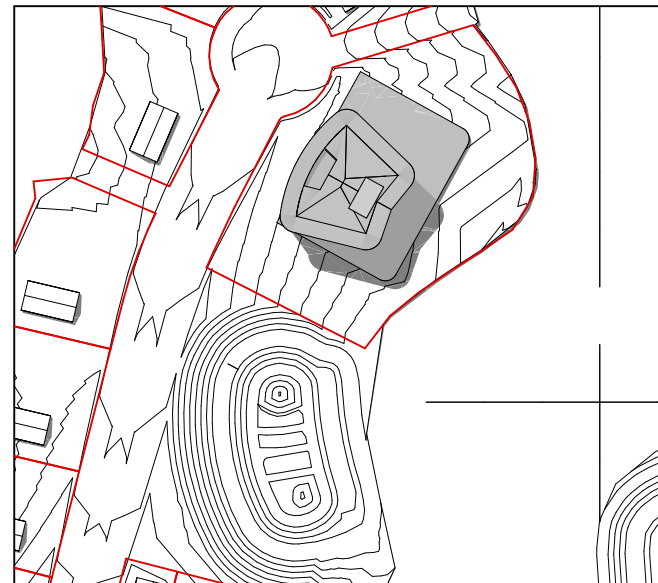
- 11:00am 22/12/2026



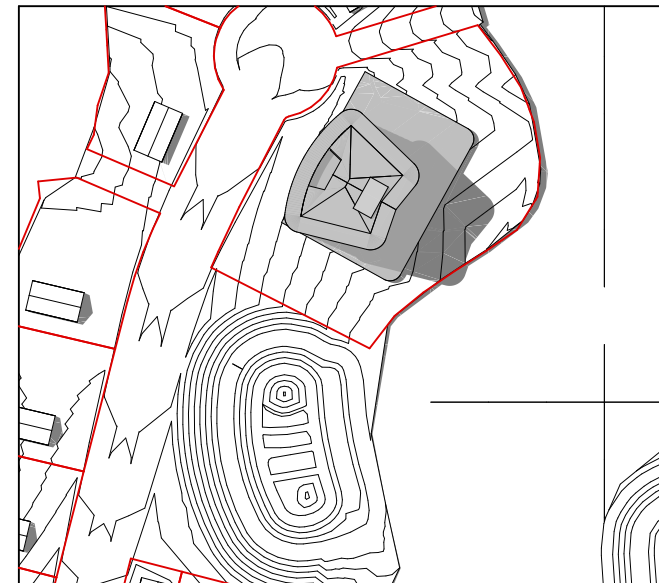
- 12:00pm 22/12/2026



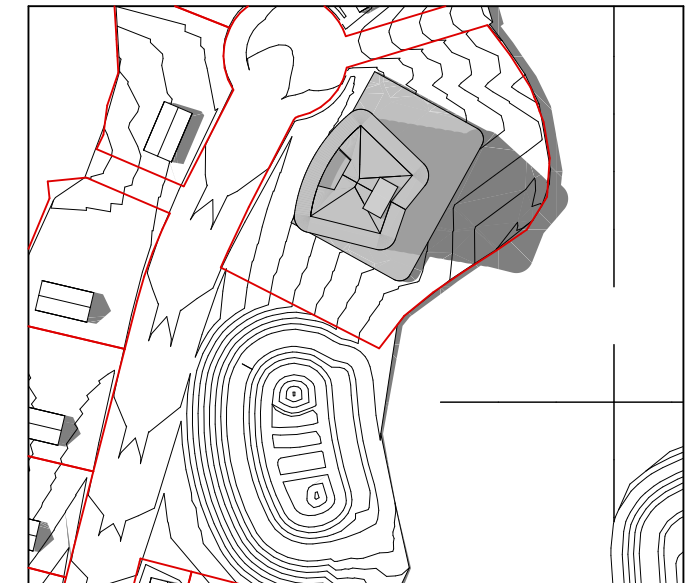
- 1:00pm 22/12/2026



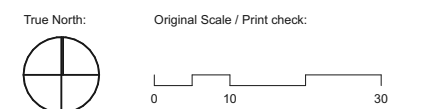
- 2:00pm 22/12/2026



- 3:00pm 22/12/2026

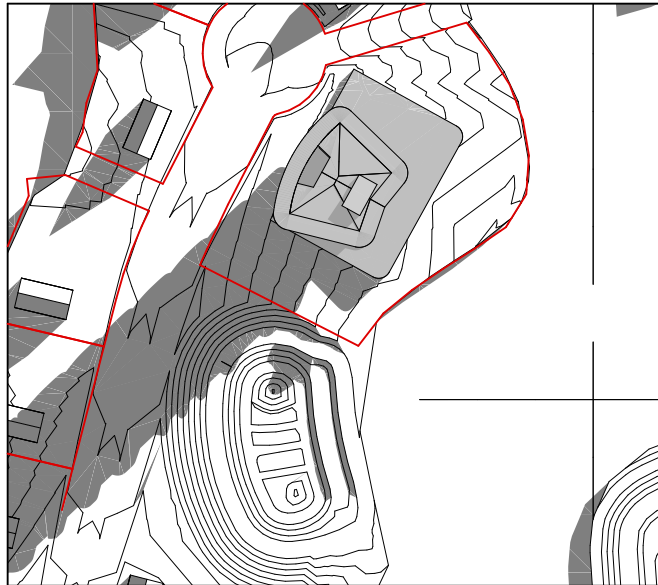


- 4:00pm 22/12/2026

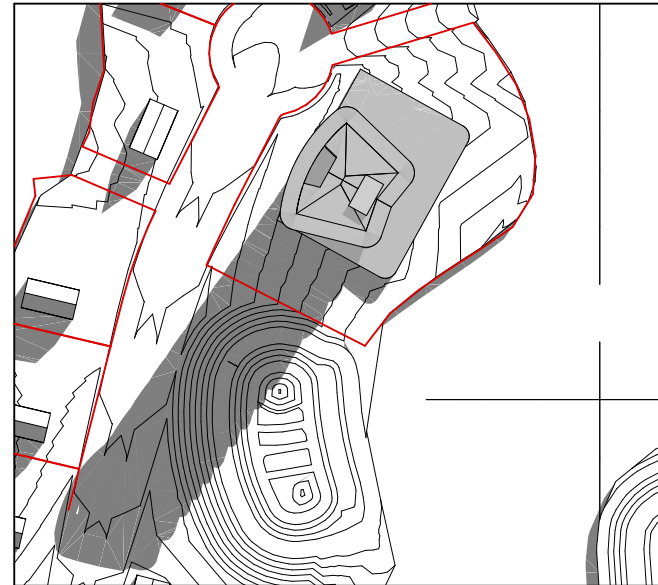


C1-A

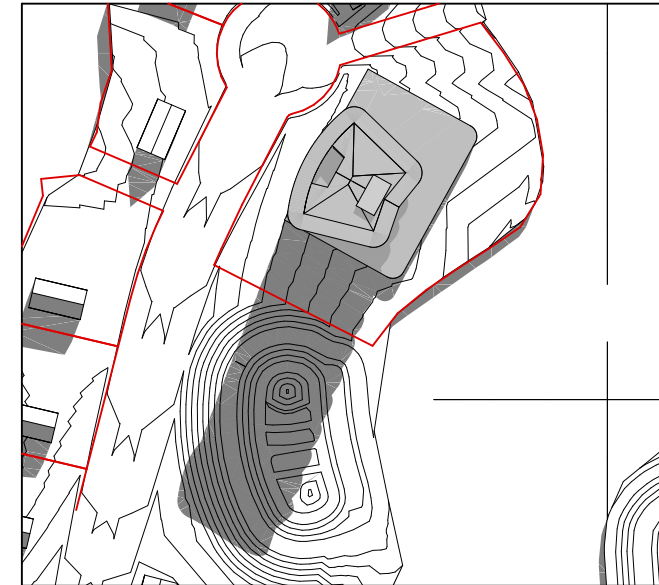
WINTER SOLSTICE



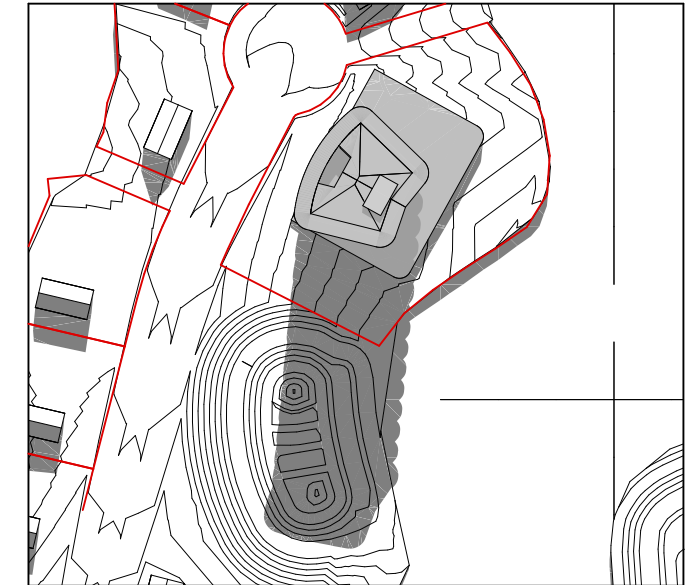
- 9:00am 21/06/2026



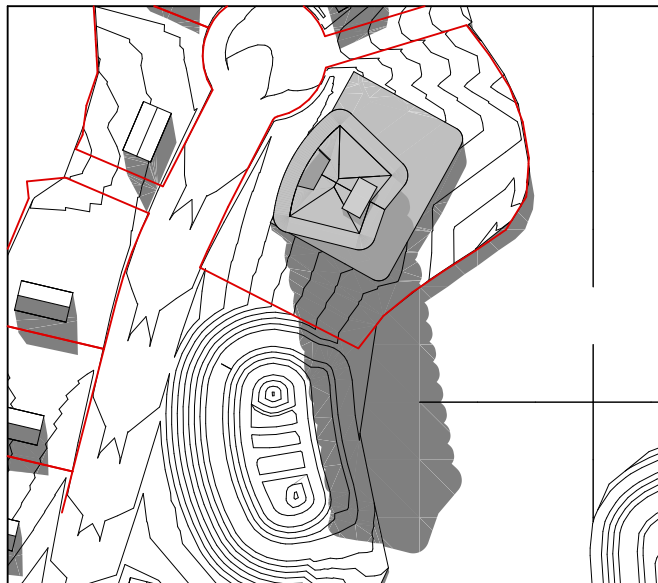
- 10:00am 21/06/2026



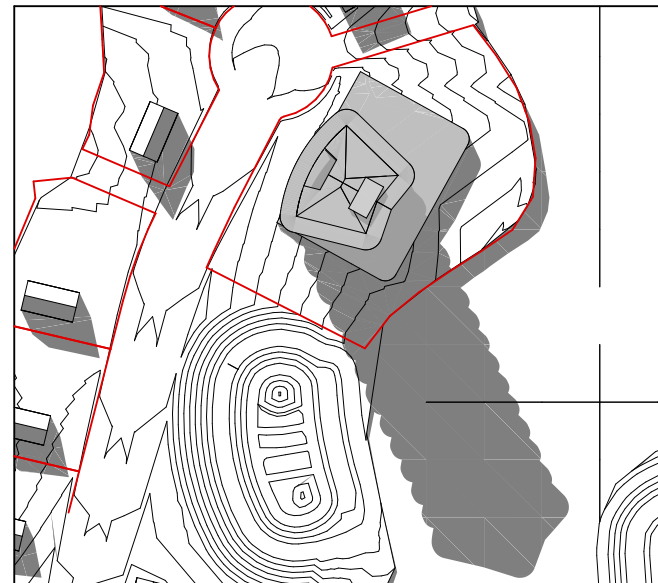
- 11:00am 21/06/2026



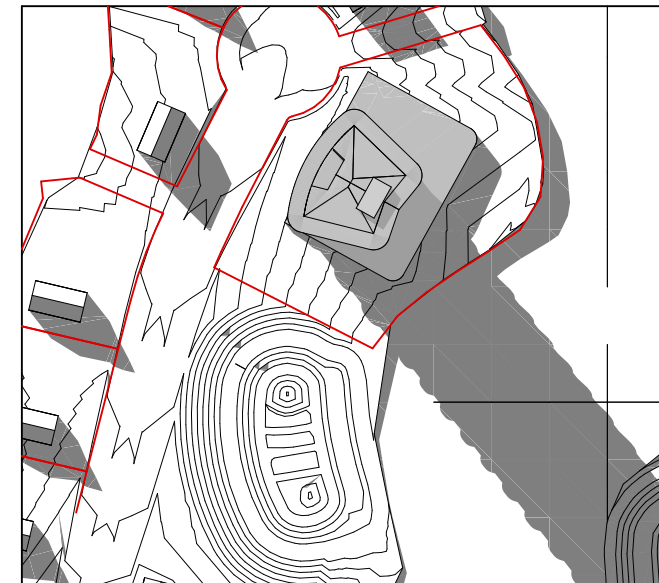
- 12:00pm 21/06/2026



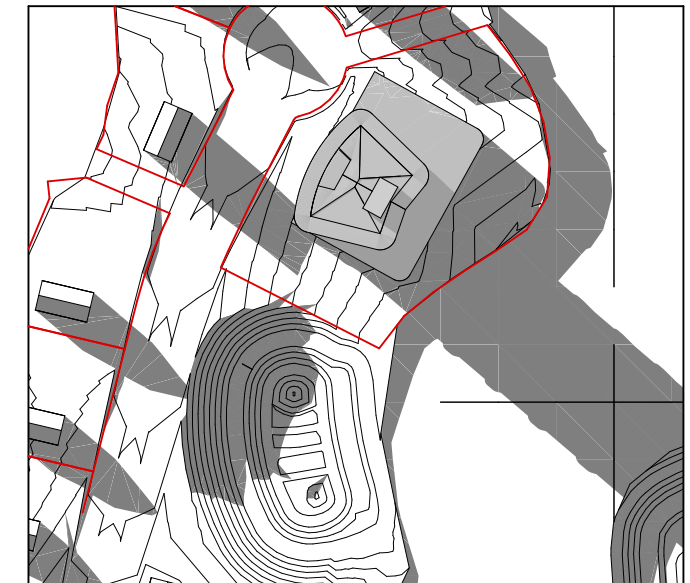
- 1:00pm 21/06/2026



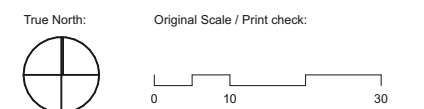
- 2:00pm 21/06/2026



- 3:00pm 21/06/2026



- 4:00pm 21/06/2026



Comment No. 6 in s67 Rrsponse Table (item 3)

3. Please also clarify the status of the indicative neighbourhood park/play space in Sub precinct F, including whether it has been provided, relocated or substituted elsewhere.

This information is required to understand whether the proposed layout maintains intended connectivity and movement function of the precinct’s open-space network.



Reference: https://hdp-au-prod-app-ak-haveyoursay-files.s3.ap-southeast-2.amazonaws.com/3817/3889/1063/Draft_Manaaki_Tamaki_Makaurau_-_Auckland_Open_Space_Sport_and_Recreation_Strategy.pdf

Manaaki Tāmaki Makaurau

Table 6: Recreation opportunities service catchments*

Service catchment	Neighbourhood	Suburb	Multi-suburb	Sub-regional	Regional
Distance and travel time	600m / 8 min walk	1500m / 20 min walk	5km / 10 min drive	10km / 20 min drive	20km / 40 min drive
Radial proxy	450m	1125m	3.75km	7.5km	15km
Play and children's activity					
Young children's play / neighbourhood play	X				
Older children's play and activity		X			
Destination play			X	X	X
Youth recreation					
Local youth recreation		X			
Destination youth recreation			X	X	
Nature-based recreation					
Land-based nature recreation		X	X	X	X
Water-based recreation			X	X	X
General recreation and community					
Local recreation and socialising	X	X			
Longer stay recreation, socialising, and picnicking			X	X	X
Dog exercise (off leash)	X	X	X	X	
Active recreation and sport					
Exercise and fitness		X	X	X	
Walking and cycling path-based recreation		X	X	X	X
Social sport and active recreation	X	X	X		
Organised sport and active recreation			X	X	X

* Opportunities provided at a larger catchment level also provide recreational opportunities for surrounding residents within smaller catchments, e.g. a suburb-level play opportunity will also meet the neighbourhood-level play needs of residents within a 600m / 8 min walk from it.

Response

The proposed layout has taken into account the existing Kahawairahi Drive Reserve Playground as part of the wider provision for local play and recreation in Sub-precinct F. The playground is located in close proximity to the precinct and is accessible via the surrounding pedestrian network.

Given the relatively low number of residents anticipated within Sub-precinct F, together with access to the existing playground and the broader recreational setting provided by the adjacent golf course and open-space connections, these existing facilities are considered sufficient to contribute to the local play and recreation needs of future residents.

On this basis, providing an additional similar play facility within Sub-precinct F is not considered necessary and would result in unnecessary duplication.



Comment No. 6 in s67 Rrsponse Table (item 1 and 2)

Open Space Network and Precinct Linkages

The provision and distribution of public open spaces across the development and their function need further clarification and resolution.

1. Please clarify how the proposal responds to the open-space linkages and green links shown as Structuring Elements on Precinct Plan 3 (I458.10.3), including the indicative connection between the Sub-precinct D EPAN and the Sub-precinct C suburban park, which does not appear to be clearly replicated in the proposed layout.

2. Where any linkage has been relocated, altered or omitted, please clarify how its intended connectivity and movement function is otherwise achieved.

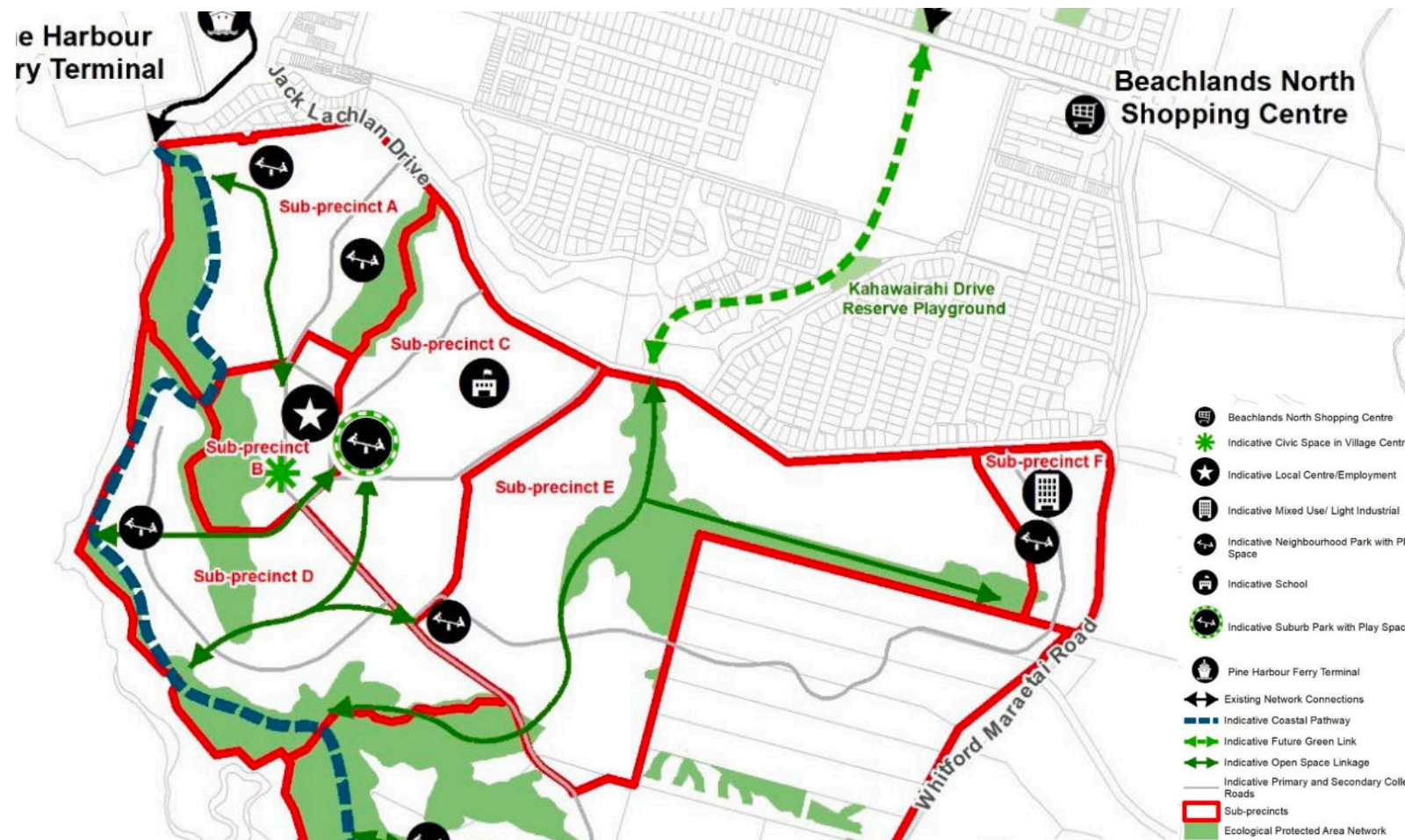
Response

The Open Space Overview Plan has been updated to more clearly identify the pedestrian and green links across the development, including the indicative connection between the Sub-precinct D EPAN and the Sub-precinct C suburban park, consistent with the connectivity shown on Precinct Plan 3.

Where the exact alignment of a linkage differs from Precinct Plan 3, the proposed layout maintains its intended connectivity and movement function through alternative pedestrian and open-space connections. These links provide continuous and legible connections between the key open spaces and surrounding precincts.

Please refer to the updated Open Space Overview Plan below.

I458.10.3 Precinct Plan 3 – Structuring Elements



Open Space Overview Plan



