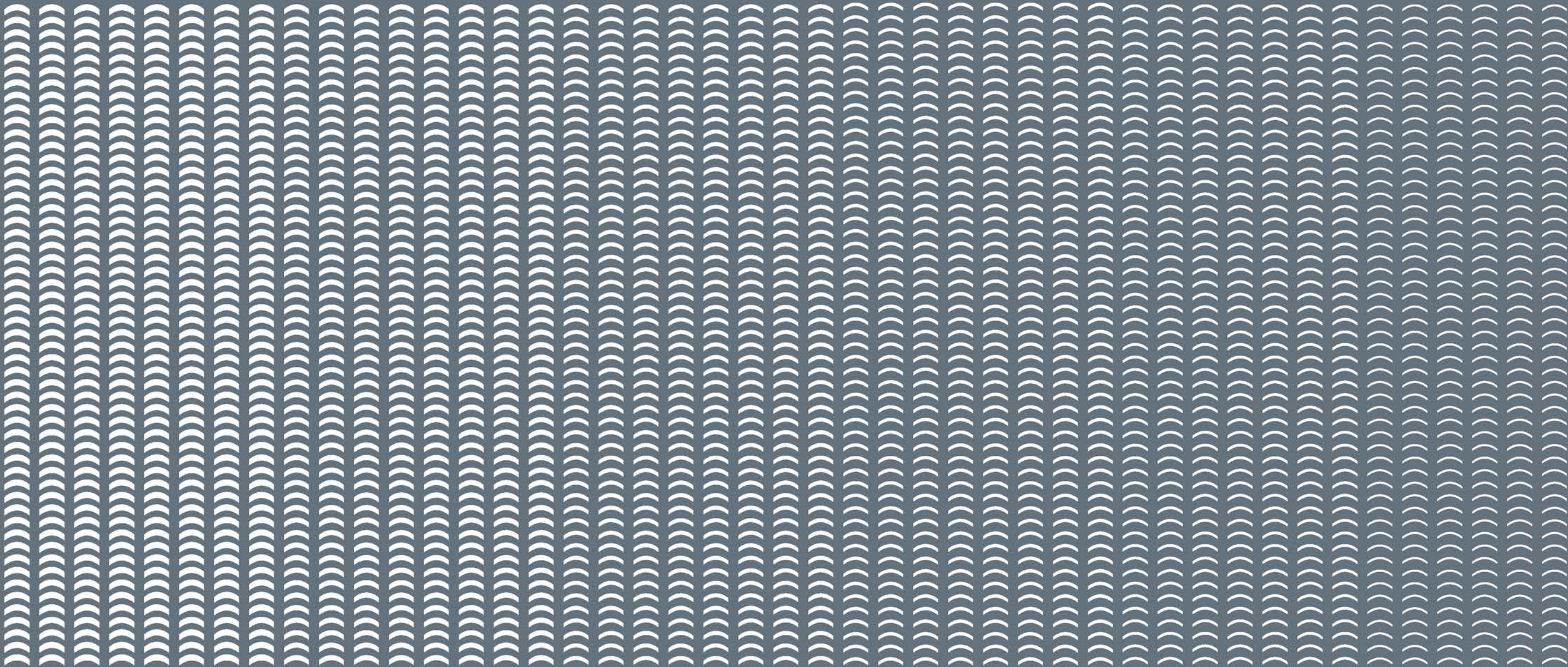


Beachlands South - s67 Request for Further Information

9/09/2026

Project Number
220103

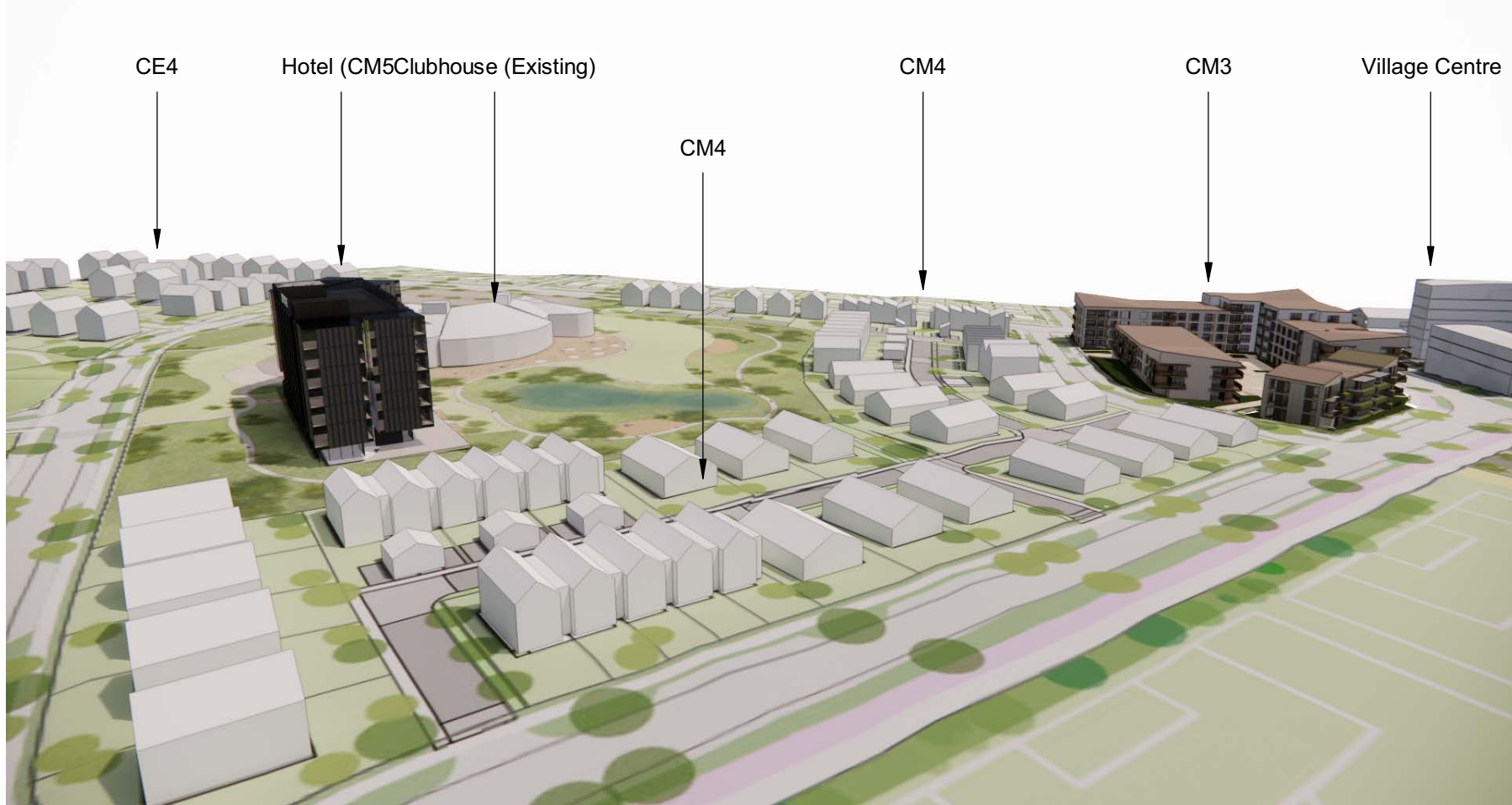
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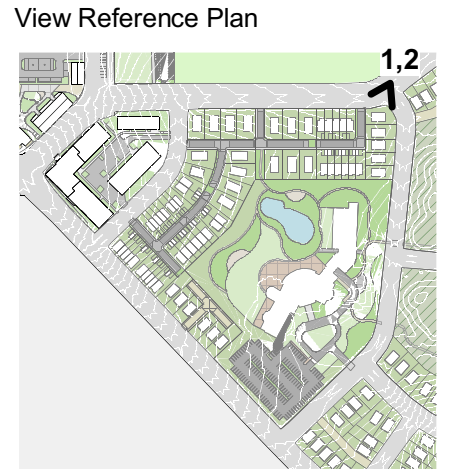
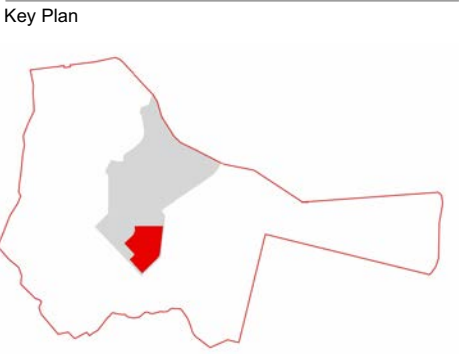
CM3-5 3D Views - Council RFI



View 1



View 2



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Request for Futher
Information**

Client
Beachlands South Limited
Partnership

Sheet

CM 3D VIEWS

Scale @ A3 1 : 7000

Discipline

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FC-CM5-400 A

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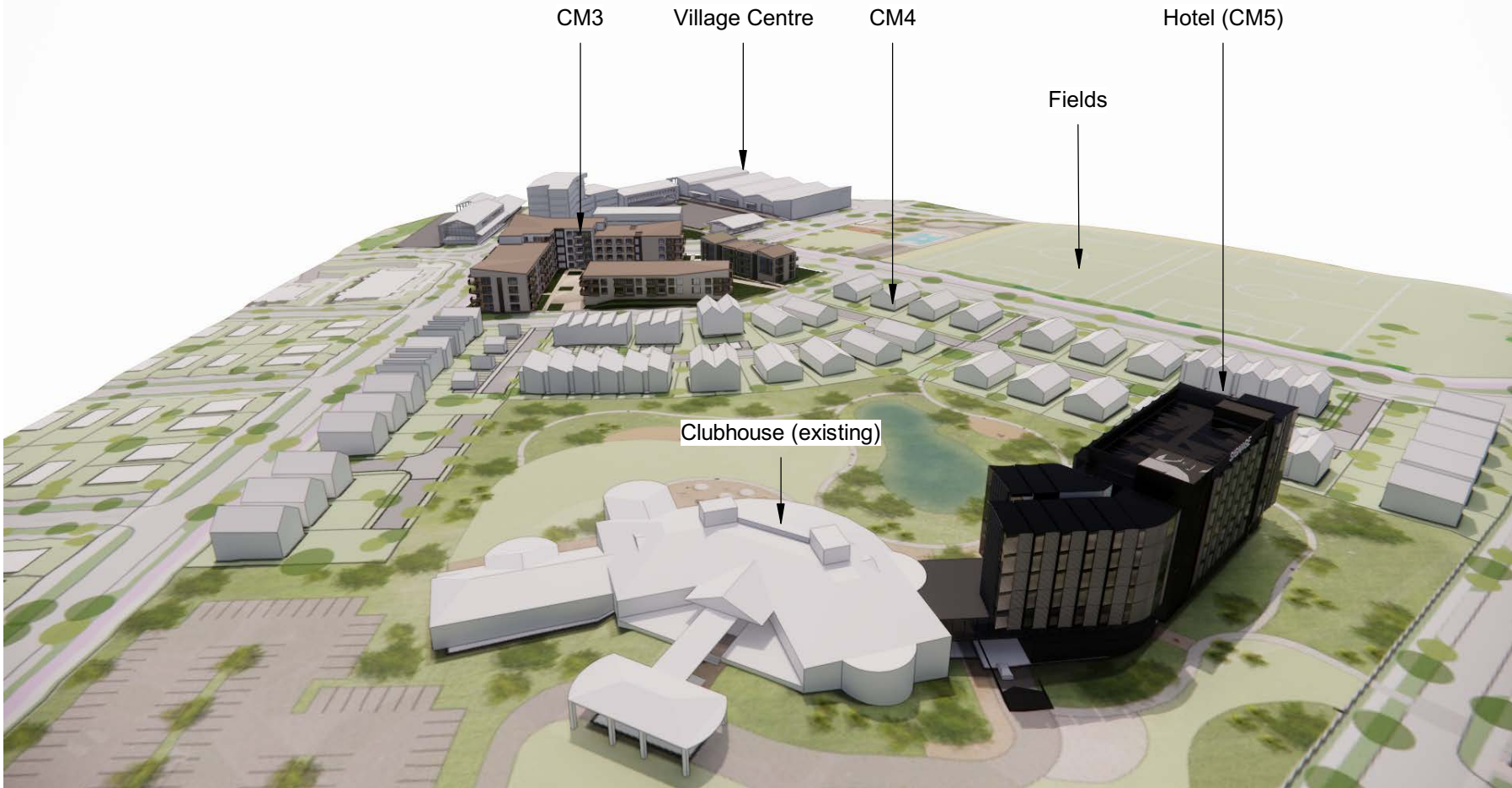
**s67 RFI:
Height, Built Form and Interfaces**

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. This information is essential to better understand the local spatial and amenity effects of the proposed additional height, particularly its relationship with surrounding low-scale residential development.

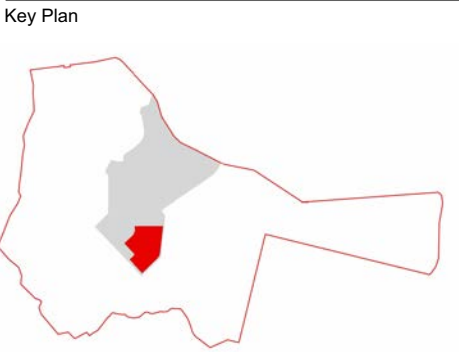
CM3-5 3D Views - Council RFI



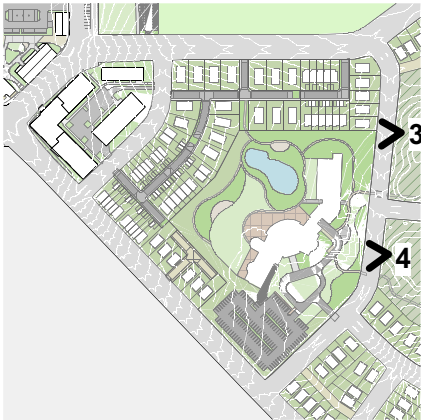
View 3



View 4



View Reference Plan



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Request for Futher
Information

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Beachlands South Limited
Partnership

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CM 3D VIEWS

Scale @ A3 1 : 7000

Discipline
Urban Design

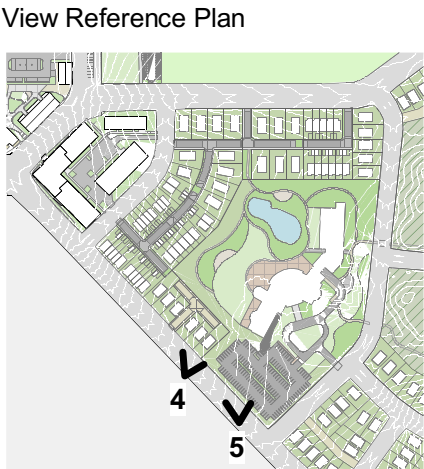
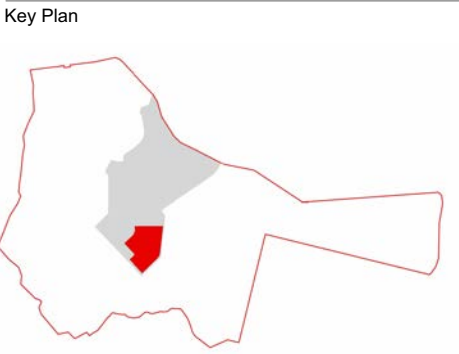
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s67 RFI:
Height, Built Form and Interfaces

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CM3-5 3D Views - Council RFI



View 5



View 6

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Request for Futher
Information

Client
Beachlands South Limited
Partnership

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CM 3D VIEWS

Scale @ A3 1 : 7000

Discipline
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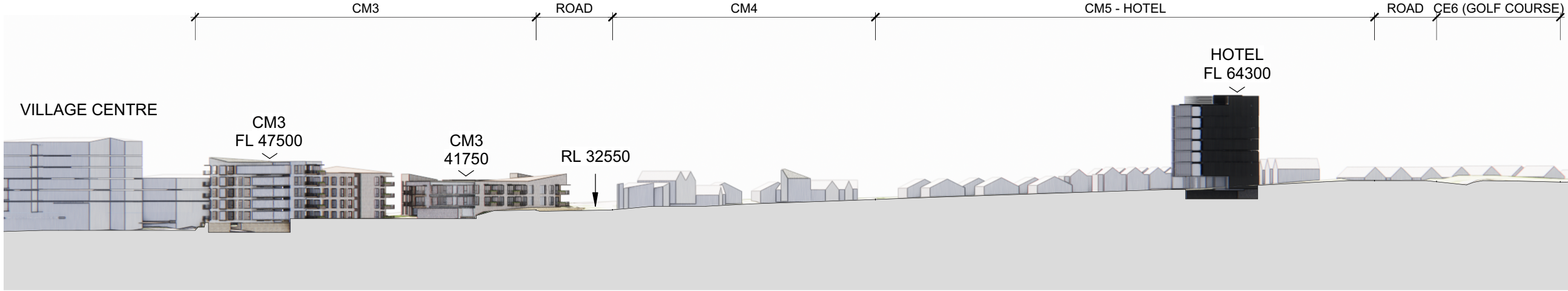
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FC-CM5-402 A

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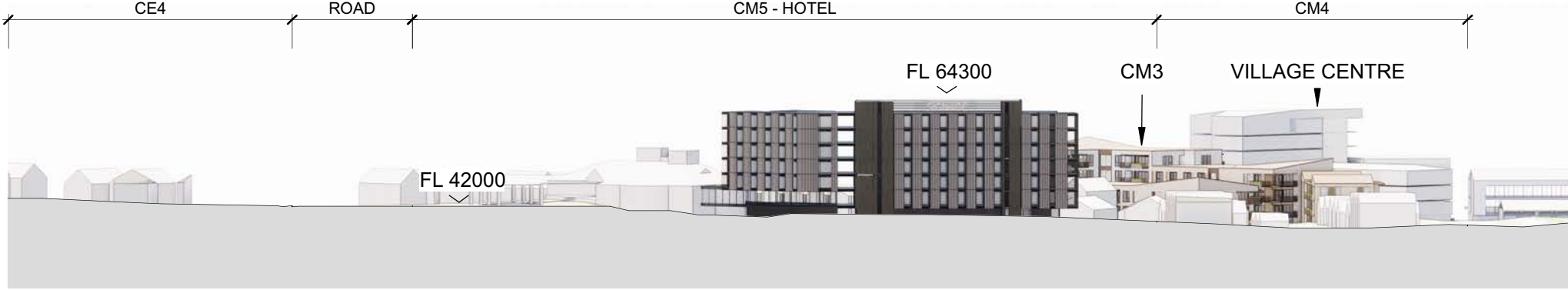
s67 RFI:
Height, Built Form and Interfaces

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. This information is essential to better understand the local spatial and amenity effects of the proposed additional height, particularly its relationship with surrounding low-scale residential development.

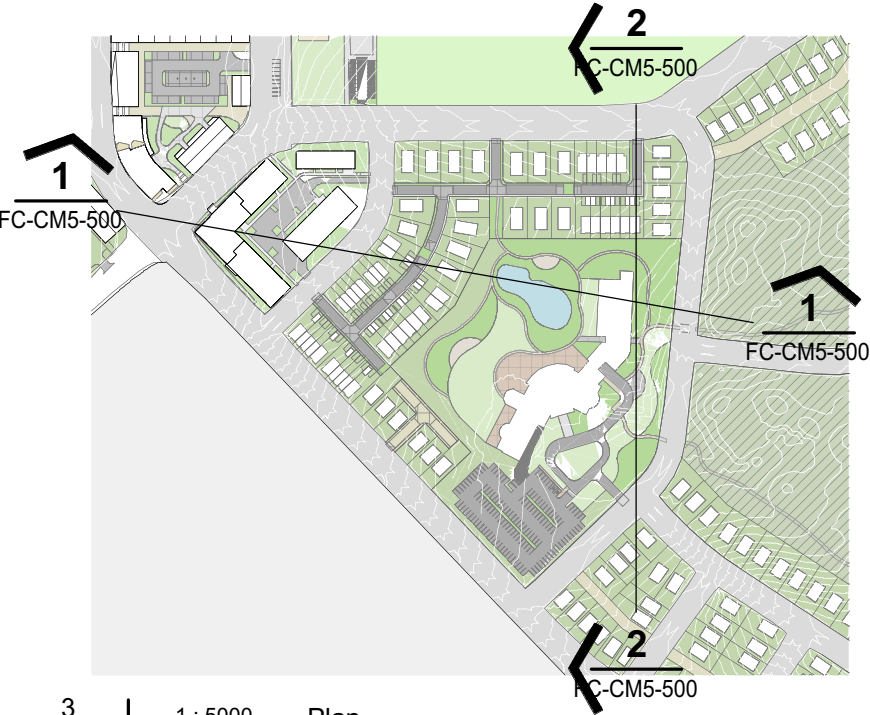
CM3-5 Site Sections - Council RFI



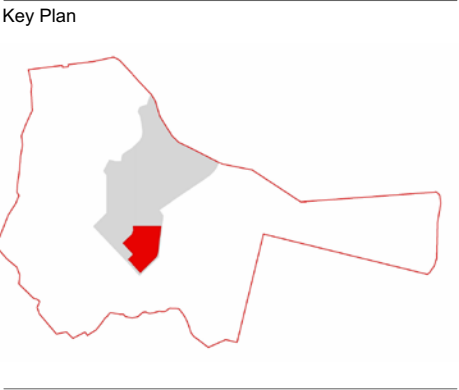
1
FC-CM4-12 | 1 : 1250 Section
Section 4



2
FC-CM4-12 | 1 : 1250 Section
Section 5



3
Section Reference Plan
1 : 5000 Plan



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Partnership

Sheet
CM SITE SECTIONS

Scale @ A3 As indicated
Discipline

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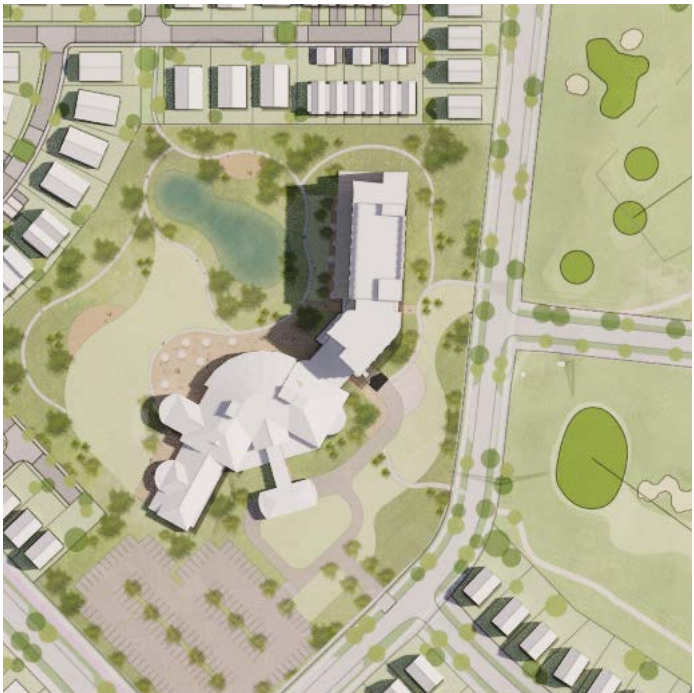
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1.1 Summer Solstice (22 December)



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

1.2 Equinox (21 March / 23 September)



9:00am 23/09/2026



10:00am 23/09/2026



11:00am 23/09/2026



12:00pm 23/09/2026



1:00pm 23/09/2026



2:00pm 23/09/2026



3:00pm 23/09/2026



4:00pm 23/09/2026

1.3 Winter Solstice (21 June)



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

Village Centre - Community Facility

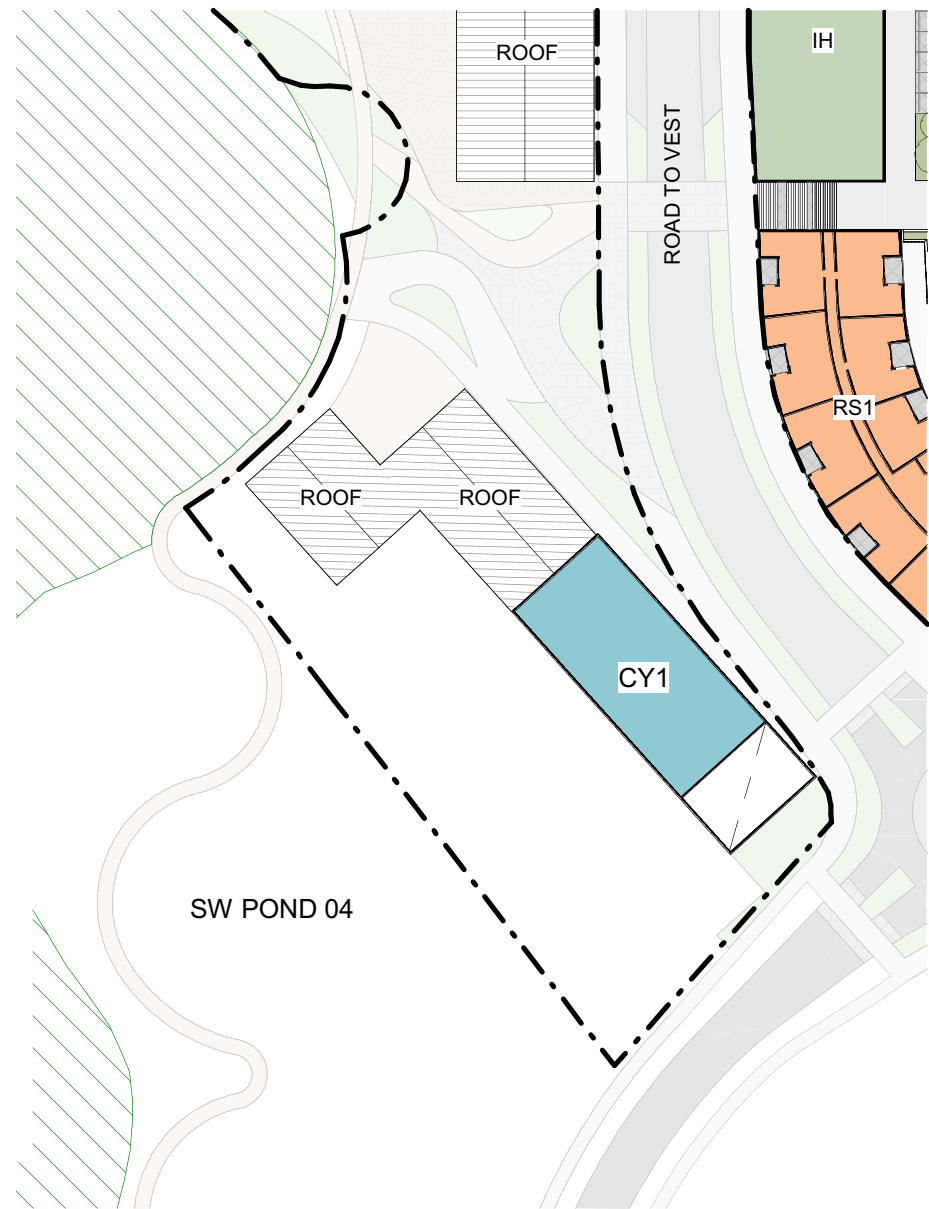


1 | 1 : 1000 | Plan
FC-VC1-200 | VC - COMMUNITY GROUND LEVEL

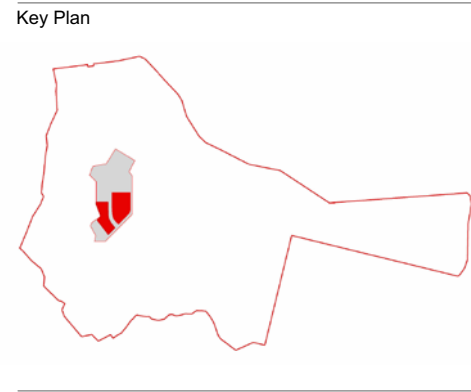
Community Facility Location Rationale

- The community centre is located on a key corner of the village centre entrance from the south and east - a route which many local residents will use to access the village centre
- In close proximity to the food & beverage area of the village centre, as well as the village park, which is envisaged to be a high-quality, destination playground
- Corner frontage on the main road (bus route) and a local road, serving the coastal sub-precinct
- Good accessibility for all modes of transport- accessible carpark adjacent to the south of the building, pedestrian access from the main street (bus route), and the cycle route is across the street from the building
- The upper floor of the community centre will have uninterrupted views to the north-west vegetated gully/ecological area, to the sea and Rangitoto maunga in the distance

9 September 2026



2 | 1 : 1000 | Plan
FC-VC1-200 | VC - COMMUNITY FIRST LEVEL



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Project Number: 220103

BEACHLANDS VILLAGE CENTRE

Client
Beachlands South Limited Partnership

Sheet
VC1+2 - VILLAGE CENTRE COMMUNITY FACILITY

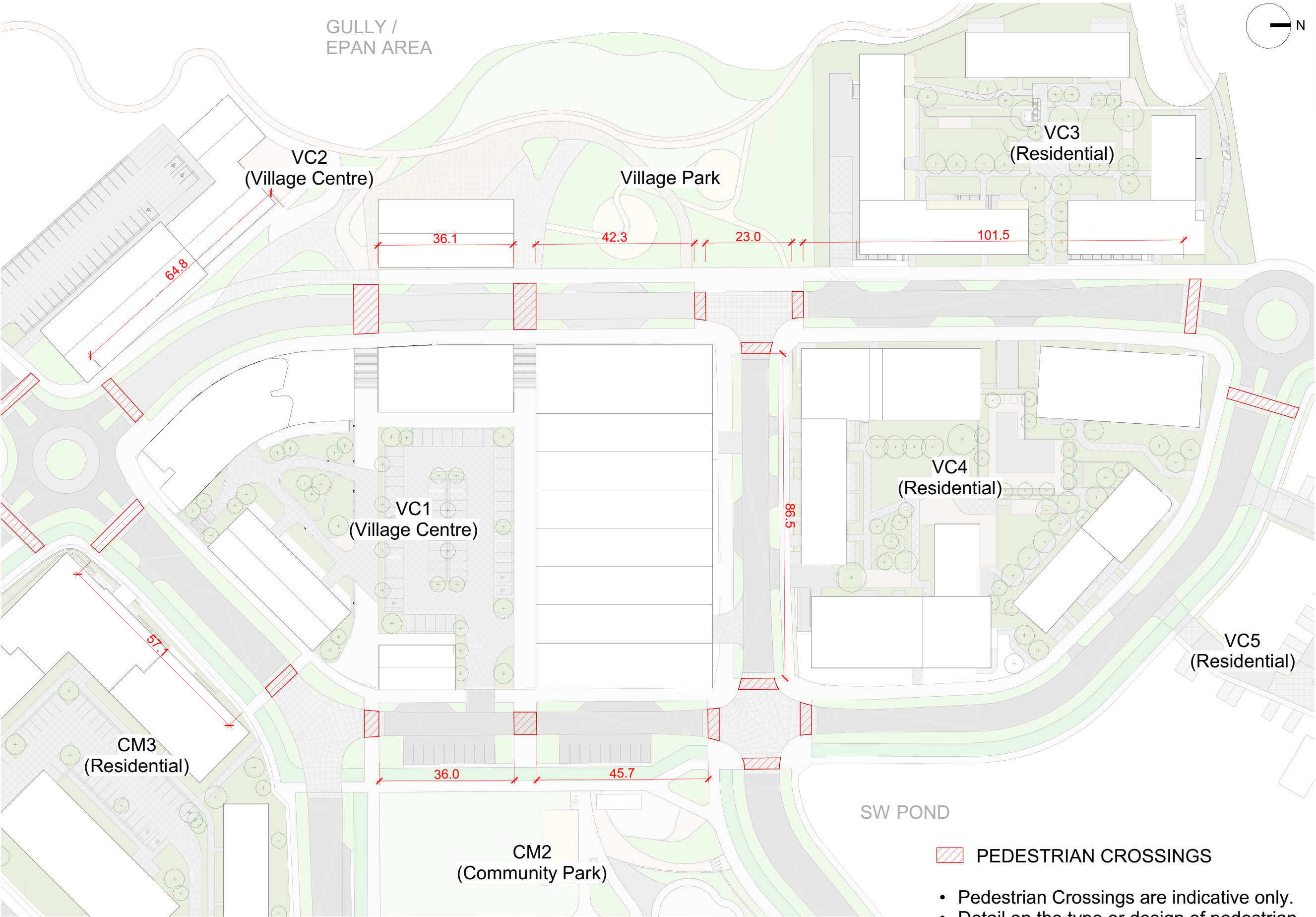
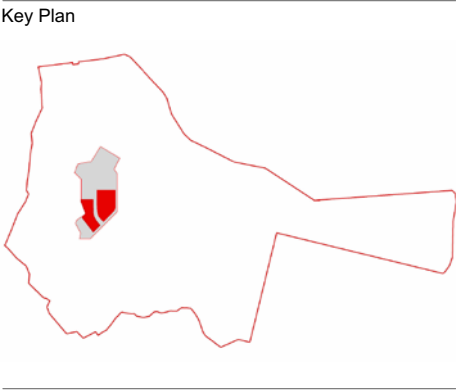
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FC-VC0-501 A

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Village Centre - Pedestrian Crossings



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BEACHLANDS VILLAGE CENTRE

Client
Beachlands South Limited Partnership

Sheet
VC1+2 - VILLAGE CENTRE CROSSINGS

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PEDESTRIAN CROSSINGS

- Pedestrian Crossings are indicative only.
- Detail on the type or design of pedestrian crossing is to be confirmed at a later stage.