

BEACHLANDS SOUTH



FAST TRACK DESIGN PRESENTATION TO AUCKLAND COUNCIL AND THEIR SPECIALISTS

Meeting Date: 17th April 2026

Meeting Time: 09:30 to 11:30

Attendance:

In person			
Graeme Harvey (GH)	RPG	Brooke Dales (BD)	AC
Vijay Lala (VL)	UNIO	Richard Black (RBI)	AT
Nick Roberts (NR)	UNIO	Nick Denton (ND)	UD
Alistair Ray (AR)	Jasmax		
Online			
Rahman Bashir (RaB)	Parks	Adonica Giborees (AG)	AC
Roja Tafaraji (RT)	Parks	Phil Harrison (PH)	AT
Sheerin Samsudeen (SS)	UD	Peter Kensington (PK)	L/V
Daryl Hughes (DH)	HT	Chris Maday (CM)	HG
David Barker (DB)	Parks		
Apologies			
Brett Russell (BR)	BSLP	Rob Bassett (RBa)	BSLP
Nick Barratt-Boyes (NB-B)	SPA	Campbell McGregor (CMcG)	HG
Chris Freke (CF)	AT	Hedre Dednam (HD)	AT
Stuart Dunn (SD)	SPA		

1. **Open Space Provision and Ownership:** RT, DB, RaB, and the applicant team discussed the provision, ownership, and management of open spaces, including neighbourhood and suburb parks, fairway reserves, and stormwater areas, with emphasis on equitable distribution, council acquisition, and legal mechanisms for public access.
 - a. **Neighbourhood and Suburb Park Locations:** DB explained the council's approach to acquiring neighbourhood parks of approximately 3,000 square metres and a suburb park of 3 hectares, focusing on the southern and southeast areas to ensure equitable open space distribution based on 30-year population projections.
 - b. **Ownership and Management Mechanisms:** RT and GH discussed the intention for fairway reserves to remain under private ownership but be open to the public, with legal mechanisms such as public access easements and maintenance agreements to ensure accessibility and safety.
 - c. **Council Acquisition Criteria:** RT clarified council's reluctance to acquire reserves wider than 20 meters due to operational costs, and RaB emphasized the need for justification and local board approval for acquisitions or gifting, referencing precedents and the importance of catchment metrics.
 - d. **Stormwater Areas and Healthy Waters:** CM confirmed preliminary discussions with Healthy Waters regarding stormwater devices, with the intention to vest these areas

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- to council, and RT noted parks' involvement in maintenance and passive recreation design.
- e. **Legal and Design Requirements for Fairway Reserve:** VL detailed plan provisions for the fairway reserve, including requirements for continuous safe walking and cycling connections, public access hours, legal protection mechanisms, and restrictions on fencing to preserve open space quality.
2. **Transport and Connectivity Strategy:** AR, DH, GH, ND and council team reviewed proposed pedestrian, cycle, and road connections, including upgrades to Jack Lachlan Drive, multiple access routes to the ferry terminal, and signalised intersections to facilitate movement and safety within the development.
- a. **Ferry Terminal Access Routes:** AR described several proposed connections to the ferry terminal, including a coastal path with switchbacks and stairs, pedestrian and cycle links via Tui Bray, with ongoing negotiations for access across private land.
 - b. **Cycleway and Footpath Upgrades:** DH explained plans for a three-meter shared path along Jack Lachlan Drive, addressing constraints from boathouses and gardens, and confirmed discussions with Auckland Transport to ensure accessibility and safety.
 - c. **Signalised Intersections and School Access:** VL outlined requirements for signalised intersections with pedestrian crossings at key roads to facilitate safe access to schools and the development, including future proposals for additional crossings.
 - d. **Transport Team Coordination:** AG confirmed that all transport-related materials have been shared with the council team, and a separate technical transport meeting is scheduled to address detailed issues and integration with parks and streetscape planning.
3. **Zoning, Building Heights, and Typologies:** AR, VL, PK, and BD discussed zoning adjustments, building height variations, and housing typologies, including technical infringements, apartment and townhouse designs, and consent processes for different lot sizes within the development.
- a. **Zoning Adjustments and Technical Infringements:** AR explained minor shifts in zoning boundaries due to road realignments, resulting in technical infringements where apartment buildings straddle zones with different height limits, but emphasized no material change in overall development intent.
 - b. **Apartment and Townhouse Typologies:** AR and NR clarified that smaller lots under 300 square metres will have consented townhouse typologies, while larger lots will show indicative building platforms, with flexibility for future variations subject to internal and council design review.
 - c. **Building Height Variations:** AR highlighted locations of taller apartment buildings, including a six-storey building near the ferry terminal and a twelve-storey building in the coastal precinct, justified by site context and views, with reference to similar precedents.
 - d. **Consent and Design Review Process:** VL described the process for variations to consented typologies, including council certification and internal design review, ensuring compliance with consent conditions and design guidelines.

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4. **Parks and Civic Space Distribution:** RT, DB, RaB, and AR discussed the equitable distribution of parks and civic spaces, considering catchment metrics, future urban zones, and the need for flexibility in park locations to serve both current and future populations.
 - a. **Catchment Metrics and Future Urban Zones:** RT and RaB emphasized the importance of using updated council metrics to determine optimal locations for suburb and neighbourhood parks, taking into account future urban zones and projected population growth.
 - b. **Equitable Distribution and Acquisition Strategy:** DB stressed the need for equitable distribution of open spaces, mindful of limited acquisition funds and 30-year population projections, with flexibility to adjust park locations as the wider network develops.
 - c. **Civic Space Ownership and Metrics:** RT requested clarification on the ownership of civic spaces, noting that council metrics would apply if spaces are vested, and encouraged formalization of public access through legal easements and improved road frontage for visibility and safety.
5. **Design, Landscape, and Streetscape Considerations:** SS, AR, RT, and VL addressed landscape and streetscape strategies, including canopy coverage, amenity planting, signage, wayfinding, and the integration of ground floor apartments and flexible spaces along key roads.
 - a. **Canopy Coverage and Amenity Planting:** RT relayed feedback from the council's landscape specialist, highlighting the need to achieve minimum 30% canopy coverage and restrictions on amenity planting in road reserves due to maintenance and visibility concerns.
 - b. **Signage and Wayfinding Strategy:** SS and VL discussed the importance of clear signage and wayfinding, especially for privately managed but publicly accessible spaces, with AR confirming that main roads will be vested and signage strategies will be developed for other areas.
 - c. **Ground Floor Apartment Design:** SS requested details on ground floor apartments in the village centre, including elevation for privacy, avoidance of basement walls, and potential for flexible spaces to allow future retail or community uses.
 - d. **Street Trees and Maintenance Agreements:** RT explained the service level agreement between parks and Auckland Transport for maintenance of green assets on road reserves, ensuring proper care of trees, berms, and plants.
6. **Industrial Area and EPAN Clarifications:** PK, VL, and AR resolved questions about the northeastern industrial area, clarifying errors in EPAN boundaries and confirming planting requirements and stream reclamation plans.
 - a. **EPAN Boundary Errors:** VL confirmed that EPAN boundaries shown in Studio Pacific drawings were errors, clarified the presence of an intermittent stream to be reclaimed, and outlined a 15-meter wide planting requirement in the area.
7. **Utility Reserves and Residual Land:** RaB, GH, and the applicant team discussed the purpose and vesting of utility reserves and residual land in the northern portions, confirming their use for pump stations and cell towers and intention to vest to relevant operators.

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- a. **Utility Reserve Vesting:** GH explained that residual land in the northern corner is designated for utility purposes, such as pump stations and cell towers, and will be negotiated with relevant operators for ongoing management.

8. Follow-up tasks:

8.1	Open Space Provision and Distribution	Organize a focused follow-up discussion between the applicant team and council (parks and open space) to resolve the location, ownership, and equitable distribution of neighbourhood and suburban parks, including the civic space, based on council policy and population projections.	AG, GH,
8.2	Open Space Policy Sharing	Send the link to the new council open space strategy to the applicant team for their review and consideration in design and planning.	AG, RT
8.3	Fairway Reserve Legal Mechanism	Formalize public access over the Fairway Reserve by establishing a public access easement and clarify the legal protection mechanism for ongoing maintenance and public use.	VL
8.4	Stormwater Areas Review	Provide final stormwater design details to Healthy Waters for their review and confirmation regarding vesting and maintenance responsibilities.	CM
8.5	Street Tree and Amenity Planting Compliance	Review and adjust street tree and amenity planting proposals to ensure compliance with council's urban area strategy (minimum 30% canopy coverage) and parks/community facility department's maintenance requirements.	AR, VL
8.6	Apartment Building Height and Landscape Assessment	Conduct shading analysis and provide cross-sectional drawings for apartment buildings, especially those in headland and coastal locations, to assess impacts on immediate context and compliance with height provisions.	AR, SD