

Parks Feedback

20/04/2026

To: Adonica Giborees, Principal Project Lead, Resource Consent
cc: Brooke Dales, Consultant Planner
From: Roja Tafaroji, Senior Parks Planner, Parks & Community Facilities

Subject: Parks Review- Open Space and Streetscape Assessment- Beachlands South Development Proposal (PRR00043648)

Purpose

The purpose of this memorandum is to provide Parks and Community Facilities' assessment of the proposed development at Beachlands South, with a focus on open space provision, configuration, vesting, and streetscape outcomes. This review has been undertaken to assess alignment with Council policy, the Beachlands South Precinct Plan, and Parks' operational requirements.

Overview

Council has reviewed the documentation submitted in support of the proposal, with particular regard to open space provision, configuration, and proposed streetscape outcomes. While the overall connectivity framework is acknowledged and generally supported, a number of matters require further clarification and refinement to ensure consistency with Council policy, the Beachlands South Precinct Plan, and Parks' operational and vesting requirements.

General observations

The connectivity approach demonstrated within the proposal is acknowledged and supported, particularly in relation to alignment with the wider Beachlands South precinct movement framework.

However, while a range of open space typologies is identified across the landscape and open space plans, insufficient information has been provided regarding proposed ownership, vesting arrangements, management responsibilities, and long-term maintenance. This information is required to enable a full assessment from a Parks perspective.

Although the proposal generally aligns with the Beachlands South Precinct Plan in terms of connectivity, the open space provision requirements set out in the precinct plan are not reflected in the proposed master plan and require further alignment.

Comments on proposed open spaces

EPAN network

Further clarification is required regarding ownership, vesting, and ongoing management arrangements. Parks is generally supportive of this open space, noting its role in providing public access to and along the coastal edge via coastal path connections.

Confirmation needed re any **esplanade trigger** along the coastline. Should there be a trigger for esplanade provision, 20m wide esplanade reserve must be provided to show vesting as Local

Purpose (Esplanade) Reserve on the scheme plan. Acquisition/gifting of any part of the reserve beyond 20m is subject to local board approval.

Suburban Park

The location identified on the Open Space Typologies Plan does not align with identified open space provision gaps or the applicable catchment metrics set out in the Open Space Strategy.

Neighbourhood Parks

With the exception of Fairway Park, the remaining light-green open spaces shown on the Open Space Typologies Plan do not meet the functional criteria for Neighbourhood Park classification.

Fieldway Park (referred to as *Fairway Reserve* in the Precinct Plan)

Further clarification is required regarding ownership, management, and vesting. While the linear form has the potential to deliver a north-south connection consistent with the precinct plan requirement for a high-quality linear park linking the coastal walkway and Pine Harbour ferry berths, the limited road frontage proposed along the north-south boundary is not supported from a Parks visibility and safety perspective.

While the concept plans show lots of recreational opportunities on Fairway Park, I'd suggest checking the quality standards set by Council Open Space Strategy including size, road frontage, configuration, topography etc.

Community (Village) Park / Civic Space

Further clarification is required regarding ownership, management, and maintenance?

The central location of the proposed civic space is supported, subject to further clarification on configuration, design, and road frontage. The concept designs provided appear to reflect a more commercialised or privatised space rather than a public civic space suitable for vesting to Council.

Please note that Council has particular criteria for civic spaces. I will be able to pass on further details around Council's preferences for civic space later in the week.

Village Centre

Further clarification is required regarding ownership, management, and maintenance arrangements for open spaces associated with the Village Centre.

Stormwater Parks

Subject to Healthy Waters' approval for vesting, Parks will require further information on reserve landscaping and detailed design outcomes.

Golf Course

Further clarification is required regarding ownership, management, and long-term maintenance responsibilities.

Strategic Open Spaces

The intended function of these spaces is unclear. Further information is required to identify their role within the wider open space network, including ownership and maintenance arrangements.

Communal Amenity Spaces

Clarification is required as to whether these areas are intended for public use, subject to public access easements, or remain private amenity spaces.

Open space provision considerations

Taking into account the wider precinct context and noting that surrounding land is zoned Future Urban and likely to be subject to further development and intensification, the proposed basis for open space vesting within the development should include, at a minimum:

- Two Neighbourhood Parks (with the inclusion of Fairway Park)

- One Suburban Park
- One Civic Space

It is further recommended that the second Neighbourhood Park proposed in the southern portion of the site be relocated further east to avoid proximity to EPAN 3.



Open space configuration and design considerations

In accordance with the Auckland Open Space Strategy and Parks' policy direction for securing and protecting open space, the following principles should be addressed:

- **Location:** Parks should be visible, accessible, and ideally located at the intersection of key movement routes.
- **Configuration and shape:** Open spaces should be appropriately shaped to support their intended function.
- **Topography:** Landform should be suitable for recreational use.
- **Vesting requirements:** Land proposed for vesting should be free of structures, encumbrances, and servicing infrastructure (e.g. retaining walls, transformers).
- **Road frontage and visibility:** Park frontages should be clearly defined and supported by adjoining development that enhances visibility and passive surveillance.
- **Sunlight and shading:** Open spaces should be designed to maximise sunlight across usable areas.
- **Natural hazards:** Council will only acquire park land that is demonstrably safe from flooding, overland flow paths, coastal inundation, land instability, or erosion.

Streetscape strategy

Consistent with Parks' managerial direction regarding streetscape planting and whole-of-life maintenance, **planted berms within the road reserve** are generally not supported. An exception applies where swales have been explicitly approved by Auckland Transport.

The proposed berm and planting widths are generally acceptable for tree establishment. It is noted that servicing appears to be located beneath the footpath, which is expected to provide adequate clearance for root growth and long-term canopy development.

The submitted planting strategy identifies a streetscape canopy target of 10–30%. This does not align with the Urban Ngāhere Strategy, which seeks a **minimum of 30% canopy coverage**. As streets and road reserves are proposed to vest in Council ownership, canopy outcomes are expected to meet, or closely approximate, this target. The indicative tree locations provided appear limited and may be insufficient to achieve the desired canopy coverage. Further information is requested to demonstrate how the 30% canopy target will be met.

Some of the proposed tree species will struggle in the streetscape such as Kauri, and Nikau and Cabbage Trees are higher maintenance and can cause hazards due to the frequent shedding of older fronds. Parks generally encourages a mix of exotic and native trees in the streetscape to enhance overall street tree resilience and average the level of canopy coverage provided.

Regarding the **planting palette** - many of the trees proposed will struggle if planted in new planting areas due to too much exposure. I note the applicant is wanting to propose successional planting - there is no mechanism for this to be implemented under the current regulatory process. There are also species proposed such as Karaka which Council refuses to accept due to the poisonous nature of the plant. The plants proposed can also be relatively high maintenance as well which is unsuitable for areas that will be vesting to Council.

Street trees - A few species will struggle in the streetscape such as Kauri, and Nikau and Cabbage Trees are higher maintenance and can cause hazards due to the frequent shedding of older fronds. Parks generally encourages a mix of exotic and native trees in the streetscape to enhance overall street tree resilience and average the level of canopy coverage provided.

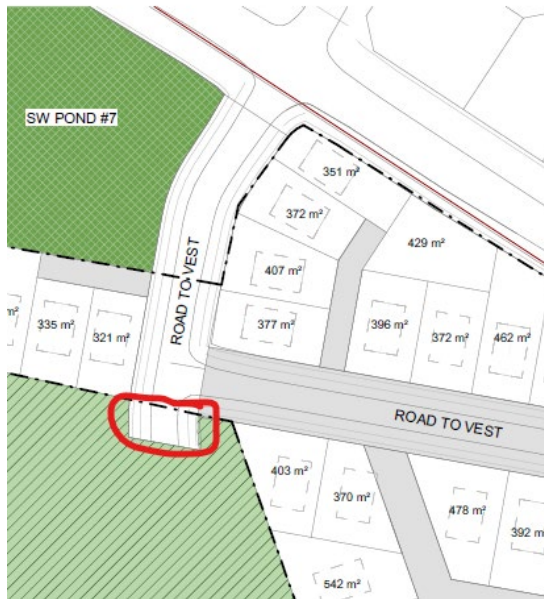
Note- the proposed maintenance strategies seems to have considered Council's perspective considerably which is supported.

Further detailed comments re streetscape landscaping:

- Berm islands, as illustrated, are not supported due to their increased maintenance burden. A more consolidated planting arrangement is preferred.



- Clarification is sought as to whether the section of road within the golf course is intended to remain private, noting that it falls outside the road reserve proposed for vesting.



Signature:

A handwritten signature in blue ink, consisting of a large, stylized 'O' followed by a vertical line and a horizontal stroke.