

Beachlands South

Fast-track Application

Open Space Strategy

15 June 2026

Contents

Design and Consultant Team

This report has been prepared by Studio Pacific Architecture and Jasmax on behalf of the Beachlands South Ltd Partnership.

We wish to acknowledge the input from the wider consultant team who have contributed their knowledge to the design development to date.

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Section 01

Open Space Overview

This Open Space Strategy has been prepared to support the Beachlands South masterplan under the Fast Track consenting process. It builds directly on the spatial framework, vision and design direction established through the earlier Plan Change process, including the Beachlands South Vision and Design Principles, and the Masterplan Design Report prepared in support of the Plan Change.

The strategy sets out the vision, design principles and performance outcomes for open space across Beachlands South, and provides a clear basis for detailed design and delivery through staged consenting and implementation. It is intended to be read alongside the masterplan documentation and related technical assessments, and to operate as a unifying “public realm and landscape” narrative that aligns ecology, water-sensitive design, movement networks and community recreation into a single integrated open space framework.

1.1 Open Space Vision

Beachlands South is envisioned as a place defined by a symbiotic relationship with the natural environment – where an interconnected network of open spaces, gullies, wetlands and the coastal edge is part of everyday life and supports a healthy, resilient community over generations.

The open space network is a cornerstone of this vision. It is structured to:

- protect and enhance ecological systems and culturally significant landscapes;
- celebrate and enable public access to the coastal edge in a way that is sensitive, safe and legible;
- provide a hierarchy of recreation and play spaces that are accessible, inclusive and well-distributed; and
- connect neighbourhoods, centres and facilities through a coherent green and blue network that supports active travel and wellbeing.



1.2 Open space design principles

The following principles guide the planning, design and delivery of open space across Beachlands South. They are to be read as an integrated set – ie. the network should function as a cohesive system rather than a collection of stand-alone reserves.

1.2.1 Design principles



Multi-purpose, everyday utility

Open spaces will be designed as multi-functional community assets, accommodating a wide range of active and passive recreation, flexible informal use, and “play in everyday life” – from destination spaces to play-along-the-way and nature-based experiences.



Accessible and inclusive

Open space and recreation facilities will be convenient, comfortable and safe to access, with inclusive design that supports a wide range of ages, abilities and modes. Barriers to access will be minimised, including avoidable steps, steep ramps and constrained entries, and key routes will be legible and well-connected.



Positive edges and neighbourhood address

Open spaces will be framed by buildings and streets that provide positive frontages, reinforce neighbourhood character, and support safe, lively public places. Edges will be designed to balance amenity, privacy and passive surveillance, with considered landscape structure and clear sightlines.



Safety through visibility, activity and clarity

The open space network will be safe and welcoming, with clear entrances and exits, strong connections to adjacent streets, good overlooking, and planting that avoids creating concealed spaces. Lighting will prioritise key access points and movement corridors, while respecting ecological sensitivity and coastal character.

1.2.2 Strategy outcomes to be delivered through design and staging

To give effect to the above vision and principles, the strategy will be delivered through:

- a legible parks hierarchy (destination park, neighbourhood parks, civic space and local play spaces) integrated with schools, the Village Centre and movement networks;
- a continuous Kahawairahi Coastal Pathway and supporting links that enable coastal access while protecting sensitive coastal and estuarine environments;
- a coherent set of green links that provide everyday walking/cycling connections and ecological connectivity from inland gullies to the coast; and
- an integrated landscape framework where open space contributes to wellbeing, identity, biodiversity outcomes and long-term resilience.



Easy access to nature – from views to immersion

Residents will have regular and easy access to green and blue spaces within a short walk, ranging from outlook and proximity to spaces that allow people to be immersed in nature. This includes access to the coastal edge, gully networks and riparian corridors, alongside parks embedded within neighbourhoods.



Well-connected green–blue network

Open space will operate as a connected network – linking neighbourhoods, the Village Centre, schools, the coastal edge and wider Beachlands routes. The coastal pathway is a defining element of this network, supported by frequent and legible links from inland neighbourhoods.



Adaptable and resilient landscapes

Open spaces will support long-term resilience by accommodating change over time (including shifts in density and community needs) and by contributing to hazard and infrastructure resilience, including flood mitigation and water-sensitive design responses where appropriate.



Ecology-led planting and habitat protection

Planting will predominantly utilise native species and an ecosystems-based approach that complements identified ecological groups and supports habitat creation and enhancement. Ecologically significant areas and key habitats will be clearly defined and protected – including where this requires limiting access to particularly sensitive environments.

1.3 Open Space Network

Beachlands South will be shaped by a well-connected network of open spaces and movement corridors that brings access to nature into everyday life – supporting recreation, wellbeing and community connection while protecting and enhancing the site’s ecological values.

1.3.1 An Integrated Open Space Network

The open space network at Beachlands South is proposed as a high-quality, safe and well-connected network of natural and ecological spaces that provide a range of social, cultural, economic and environmental benefits for the local and wider Beachlands community, building upon and protecting the existing natural assets of the site.

The open space network of Beachlands South has 3 key components:

- A diverse range of programmed and informal recreation and play spaces, with a variety of walkways, tracks and cycleways for people of different ages and abilities.
- A series of strong green links to the coast, including a coastal pathway that extends along the top of escarpment and along the edge of the estuary.
- An ecological approach to planting that responds to the various ecosystems that already exist on-site and extends it throughout the open space, streets and neighbourhoods.

1.3.2 Open Space Provision

The Auckland Council Open Space Provision Policy (OSPP) informs investment decisions to create a high-quality open space network and principles that guide how high-quality open spaces should be located and configured in relation to the social, built and natural environment. In line with the principles and provision metrics under the OSPP, the following indicative open and recreational spaces are provided:

- A publicly accessible coastal pathway along the entire coastal edge
- Strategic implementation of open space reserves
- A destination Suburb Park with play space and sports fields
- A civic Village Park, with high levels of activation from ground floor uses
- Neighbourhood parks and play spaces within residential areas and short walking distance for all residents
- Stormwater parks with an ecological and recreational focus, and the retained golf course

The open space provision for Beachlands South is assessed against Auckland Council’s Open Space Sport and Recreation Strategy provision standards.

Based on the anticipated population of **5,400 residents** (2,000 dwellings at 2.7 persons per household), the minimum open space requirement equates to **13.5Ha** at 2.5 ha per 1,000 residents.

The masterplan currently provides approximately **34Ha** of open space overall, made up of the aforementioned types.



1.4 Illustrative Plan



Section 02

Site Environmental Analysis

2.1 Site climate and microclimate

Beachlands South sits in Auckland’s coastal climate – generally mild, with warm summers, temperate winters, and rainfall spread through the year. The Hauraki Gulf and Waikōpua Estuary strongly influence day-to-day comfort, bringing exposure to coastal winds and salt air in some locations, while the gullies and vegetated corridors create noticeably more sheltered, cooler and calmer microclimates. This contrast is a defining feature of the site: open, view-facing spaces along the coastal edge, and a more enclosed “forest” experience through riparian routes and regenerative planting.

As the climate changes, the open space network needs to be more than attractive – it needs to perform. Hotter days and longer dry spells increase the importance of reliable shade, drinking water and comfortable places to pause. More intense rainfall events reinforce the value of blue–green corridors that can safely carry and store water while remaining usable and legible. Along the coast and estuary, the edge will continue to evolve over time, so paths, structures and planting need to be designed with adaptability in mind. The open space approach prioritises comfort and resilience while strengthening the site’s coastal identity.

2.1.1 Microclimate typologies



1) Coastal escarpment and exposed headlands

Elevated and open, with panoramic views and higher exposure

Microclimate tendencies: Wind exposure; salt influence on planting/material durability; high sun and glare

Open space strategy: Create comfort “refuges” without blocking views – wind-filter planting, landform seating pockets, and shaded pause points along the coastal route



3) Riparian gullies and regenerative corridors

Sheltered, vegetated areas with tracks and clearings

Microclimate tendencies: Cooler summer conditions; calmer wind; higher moisture and occasional seasonal slickness.

Open space strategy: Prioritise these corridors as everyday, all-seasons walking loops and play-along-the-way routes; choose track gradients/ surfaces that remain comfortable and safe after rain; reinforce biodiversity outcomes through ecosystems-based planting



4) Upper terraces / developable area

Flatter, more open, elevated zones

Microclimate tendencies: High solar exposure; heat stress risk in summer; wind exposure depending on siting and edges

Open space strategy: Treat shade and drinking water as core infrastructure; combine tree canopy with structures where needed; design edges to provide shelter and passive surveillance while maintaining legibility and access

2.2 Geology and geomorphology context

Beachlands South is shaped by a simple but distinctive landform – a coastal edge with steep banks in places, and broader terraces and ridgelines inland. Underfoot, the ground is made up of layered coastal rocks that have been lifted and cut by erosion over time, forming the escarpments and gullies that give the site its structure. These natural folds in the land guide where water wants to move, where planting will thrive, and where paths can sit comfortably.

The site’s wider setting is equally important. Beachlands South looks out across the Hauraki Gulf to Auckland’s volcanic landmarks – especially Rangitoto – giving the open space network a strong sense of orientation and identity. At the lower edges, the landscape meets the harbour and estuary, where the shoreline has shifted over time and continues to be influenced by tides, storms and sea-level change. The Open space approach works with the land: locating the most active spaces on gentler ground, using gullies and margins as green–blue connections, and treating the coastal edge as a dynamic, sensitive environment where access needs to be carefully designed.

2.2.1 Site landform typologies



1) Coastal escarpment / cliffed edge (structural landform)

A coastal margin shaped by uplifted, layered sedimentary rocks that commonly present as steep slopes or cliffs along Auckland’s east coast

Coastal paths and lookouts are a natural asset for the site.

2) Estuarine edge, tidal flats / wetland margins (coastal processes)

The land–water interfaces where fine sediments are deposited and reworked by tides, waves and catchment inflows

Boardwalks, wetland margins and “light-touch” access need to be designed for change – with durable materials, adaptable details, as well as non-accessible ecologically focused areas

3) Ridges, spurs and gullies (erosion landform)

Pattern of higher ground (ridges/spurs) cut by gullies and stream lines, reflecting long-term weathering and incision into the sedimentary sequence and soils.

Gully corridors are be positioned as the site’s everyday nature spine (cooler, more sheltered, more immersive), providing natural linkages for active travel across the masterplan

2.3 Ecology

Beachlands South contains a connected land–freshwater–coastal ecological system, with the highest ecological values concentrated in the southern part of the site and extending along gully networks and the estuarine margin. Across the wider site, ecological condition is more variable – ranging from modified pasture and constructed wetlands to mature forest and higher-value wetland and stream habitats. Overall, the ecological structure is clear: gullies and streams form the site’s ecological spine, linking terrestrial habitats through to the Waikōpua Estuary and its intertidal environments.

Please refer to the Ecologist report for existing features and locations.

2.3.2 Implications for the Open Space Strategy

- Protect and reinforce the southern SEA as the ecological core, supported by appropriate buffers and edge management, with access carefully managed where it can be achieved without compromising habitat values.
- Use gully corridors and riparian margins as the primary ecological and movement framework, prioritising habitat continuity, riparian restoration and managed access that protects stream function.
- Treat wetlands (constructed and natural) as habitat infrastructure as well as stormwater assets, with buffer/enrichment planting and design that supports wetland bird use.
- Design the coastal edge for a high-value, sensitive receiving environment, aligning paths and viewing experiences to avoid shellbanks and sandflats, while supporting enhancement of foraging areas, high tide roosts and coastal bird nesting habitat.

2.3.1 Site ecological typologies



Terrestrial ecology

The highest quality terrestrial habitat is located within the existing Significant Ecological Area (SEA)s, including mature forest. Remnant native vegetation is also present through gully corridors, supporting habitat connectivity across the site. Native birds use these habitats, with kererū and tūī noted within mature and regenerating vegetation.



Stream ecology

Stream condition varies across the site. Streams on the Formosa portion are generally more modified. These freshwater systems support native invertebrates and fish, including tuna (eels) and whitebait species such as īnanga and kōkopu, with banded kōkopu recorded.



Wetland ecology

Freshwater wetlands across the site are predominantly ponds and exotic-dominated wetland areas, with some native-dominated wetlands also present. Both constructed and natural wetlands provide habitat for native fauna, including wetland birds. The proposed approach is to prioritise restoration and enhancement, particularly through buffer planting and enrichment planting to improve habitat quality and long-term resilience.



Marine and estuarine ecology

The receiving environment is ecologically rich and sensitive. Marine ecology identifies extensive intertidal foraging areas used by endemic and migratory birds, intertidal and subtidal seagrass beds, and sandflats with cockle shell cover. Mangrove and saltmarsh vegetation extends up Waikōpua Creek, and shellbanks provide important coastal bird nesting and roosting habitat.

Section 03

Open Space Network

3.1 Open Space Typologies

Each typology has a distinct role – protecting and enhancing natural values, providing day-to-day recreation close to homes, and linking people safely to the Village Centre, schools, the coast and key destinations.

3.1.1 EPAN network + coastal path (Public)

The EPAN network forms the ecological backbone of the masterplan, protecting high-value habitats and linking gullies, streams and the coastal edge. Defined routes and low-impact experiences (tracks, boardwalks and lookouts) enable people to experience nature while maintaining habitat function and long-term ecological resilience.

3.1.2 Suburb park (Public)

The suburb park is the primary “destination” open space for Beachlands South, providing a larger catchment recreation space with a mix of flexible fields, play and social infrastructure. It supports longer stays and wider community use, and anchors the open space network in close relationship with the Village Centre, schools and key movement routes.

3.1.3 Neighbourhood parks (Public)

Neighbourhood parks provide convenient, everyday recreation within a short walk of homes. They are designed for play, relaxation and social interaction, with simple facilities and clear connections to streets and paths. Each park is configured to suit its neighbourhood context, supporting all-ages use while maintaining safe, visible edges.

3.1.4 Stormwater parks (Public)

Stormwater parks integrate constructed wetlands and water-sensitive design with accessible paths and low-key seating. They provide water quality and flood resilience functions while offering a quieter nature-based walking experience.

3.1.5 Golf course (Private)

The golf course remains a large open landscape component within the wider setting, contributing to green character and open views (with access and interface managed where it meets the public network).

3.1.6 Streetscapes + other moments (Public)

Streetscapes and smaller open space moments support “play-along-the-way”, pocket-scale gathering, and safe, well-lit links between destinations. They provide everyday amenity and reinforce a consistent, coastal character across the neighbourhoods.



3.2 Open Space Connectivity

The open space network is designed as a connected, legible active-travel system, integrating walkways, shared paths and cycleways with parks and natural areas to support everyday movement and recreation. Wherever feasible, the primary routes prioritise a natural, car-free experience – providing comfortable, safe connections through green corridors and open spaces rather than relying on streets.

The network provides strong links to the Village Centre and schools, creating direct, convenient routes for daily trips and encouraging walking and cycling as the default. The coastal path and green links also connect north towards the existing Beachlands settlement, local shopping areas and Pine Harbour Marina, with the structure set up to facilitate future connections southwards as opportunities arise. Across the neighbourhoods, local park links are designed so residents have easy and comfortable walking access to neighbourhood parks, supported by clear wayfinding, good visibility and a consistent path hierarchy.

CPTED, lighting and wayfinding

The open space network is designed to feel safe and intuitive through clear sightlines, active edges and legible routes, supported by lighting and signage that are consistent and restrained. Lighting is provided at key access points and decision points – entries, crossings, junctions, bridges/ boardwalk transitions and activity nodes – using low-glare fittings and controlled spill to support comfortable evening movement. Sensitive ecological areas are not continuously lit; instead, lighting is targeted to where it is needed for safe access while avoiding unnecessary disturbance to habitat. Wayfinding is delivered as a simple hierarchy (primary route markers and “you are here” points at key nodes, with minimal secondary signage) to avoid clutter and maintain the natural character of the open space network.

LEGEND:

- Coastal Path (Width - 3m. Refer to I458.6.15. Coastal Walkway)
- Active Travel Network
- Primary Roads + Connections
- Secondary Roads + Connections
- Existing Primary Roads



Section 04

Open Space Areas

4.1 Ecologically Protected Area Network

4.1.1 Function

The Ecologically Protected Area Network (EPAN) forms the site’s primary nature spine – protecting and restoring the gully systems, stream corridors and coastal margin while providing a continuous, low-impact recreation network. All high value terrestrial vegetation is retained, with revegetation focused on strengthening ecological connectivity, buffering sensitive habitats and extending native forest structure through degraded or previously modified areas. The protection and enhancement of both intermittent and permanent streams within ecological areas – supported by wide planted riparian buffers – provides ecological linkages and contributes to water quality and bank stability, while creating a cooler, more sheltered “forest walk” experience within the wider open space system.

4.1.2 Access

Public access within the EPAN is designed as a managed, legible network of walking tracks and shared paths that connects neighbourhoods to the coast and key destinations without eroding habitat function. Movement is supported by bridges and boardwalks where needed to cross wet ground and streams, and by occasional lookouts and widened nodes that allow people to stop, gather and observe the landscape. Nature play opportunities are to be integrated – using landform, boulders and logs along defined routes – with seating placed at key pause points (entries, junctions, and view locations).

LEGEND:

- Site Boundary

Existing high value terrestrial vegetation to be retained

Revegetation areas

Riparian planting area (10m)

Wetland / Wetland character
- Nature Play Space

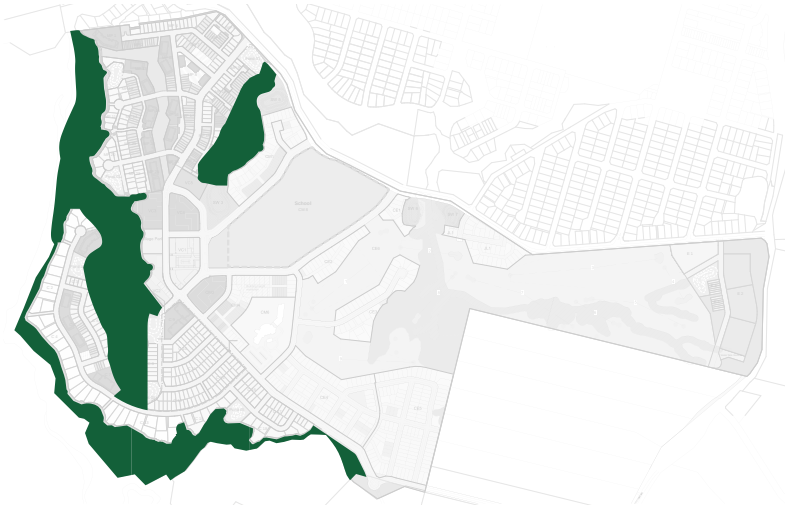
Stream

Stepped Access

Bridge Access

Public access into EPAN

KEY PLAN:





Ecologically Protected Area Network

4.1.3 Celebrate the Coastal Edge and Links to the Coast

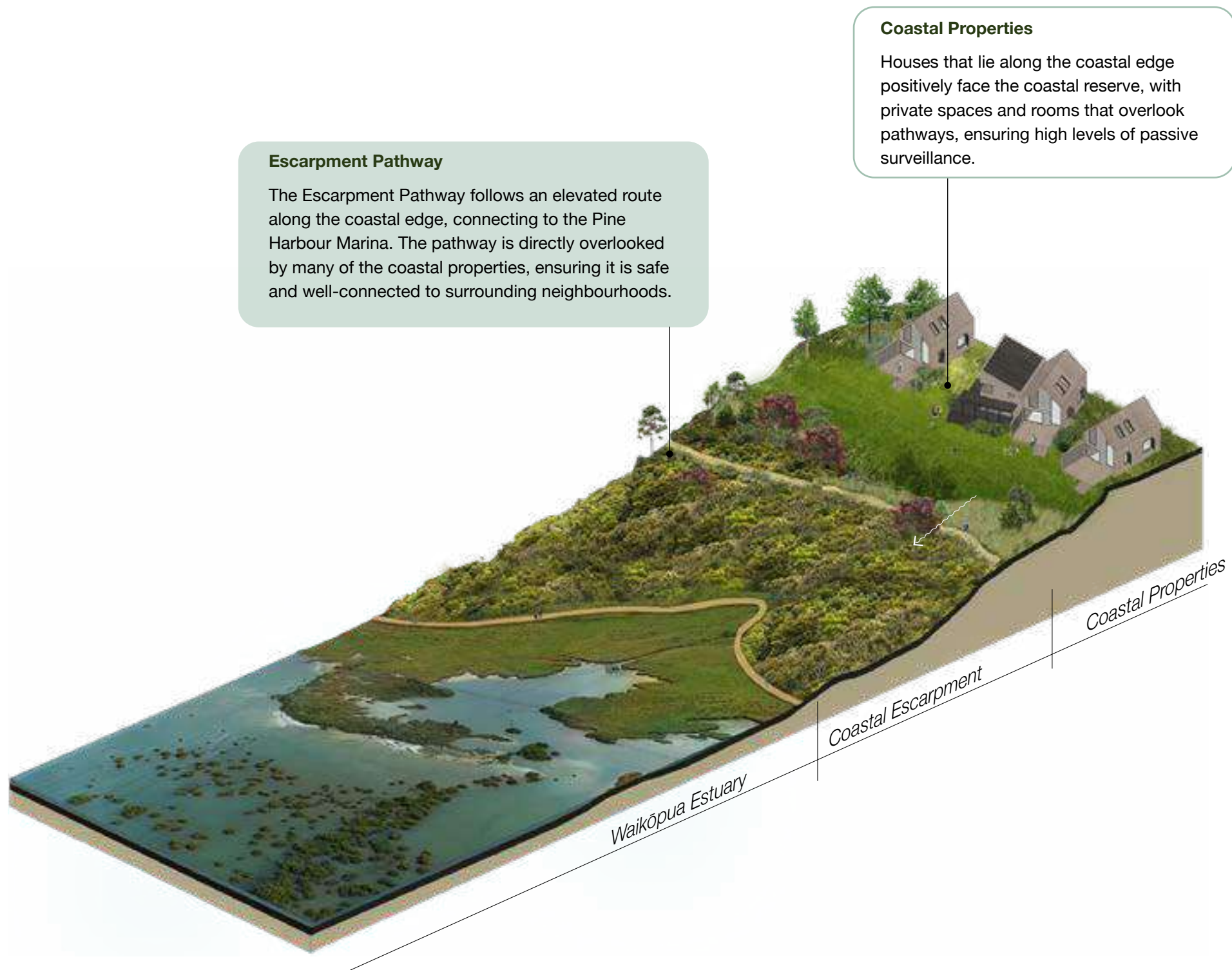
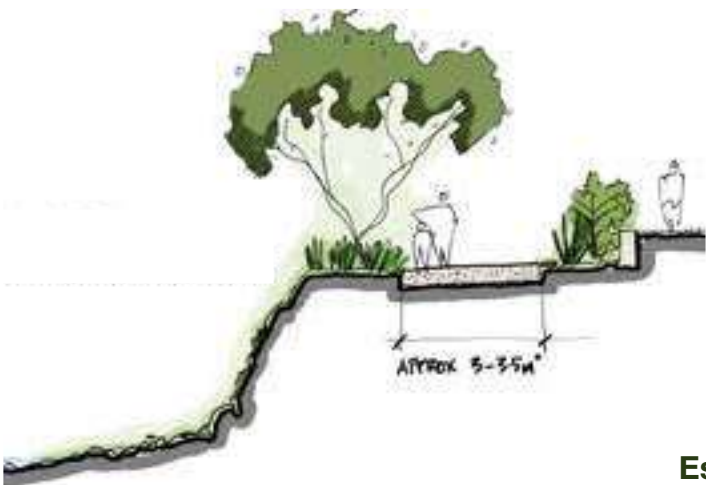
The Kahawairahi Coastal Pathway, meaning *plentiful kahawai*, extends along the entire west coast of Beachlands South - from the Pine Harbour Marina in the north, to an existing coastal pathway to the south.

The Kahawairahi Coastal Pathway traverses a range of coastal ecosystems as well as coastal edge conditions. It consists of a series of pathway typologies that allow users to enjoy sweeping vistas of the Hauraki Gulf and the Waikōpua Estuary, while maintain a light-touch to the underlying landscape.

It is important that during the construction and usage of the coastal pathway, culturally significant sites for mana whenua are respected and enhanced and enable a strong connection with the natural environment, including opportunities to learn about cultivation of the land.

4.1.4 Escarpment Pathways

The escarpment pathways extend along the northern edge of the coast, often fronting open spaces or coastal properties. The elevated position means that amazing views are a given, and the nature of the public reserve means that it is open to everybody. The escarpment pathways are gently sloping in elevation allowing users of all ages and abilities to experience this space.





Coastal Pathway

4.1.5 Hardscape Selections

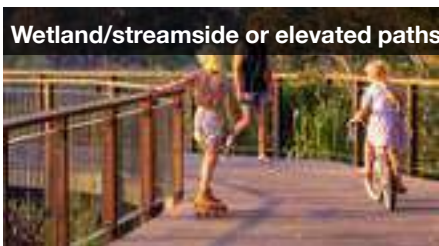
Restrained, coastal-suited palette of robust, low-maintenance surfaces and structures that sit lightly in the landscape and weather naturally over time.



Asphaltic concrete (hotmix) provides a smooth, durable surface for shared walking and cycling, with a coloured seal applied where required to improve legibility and reinforce key routes.



stabilised bound gravel surface on compacted basecourse with edge restraint – suited to walking-focused routes and naturalised areas; used where grades and drainage allow



FRP anti-slip boardwalk decking (moulded grating), on a timber or steel substructure, with powder-coated or stainless balustrade.



Timber boardwalk decking (durable hardwood or composite planks), with galvanised steel posts and stainless wire-rope balustrade, and a timber handrail.



Treated timber stairs with FRP/GRP anti-slip nosings or gritted strips to leading edges. Warm, natural finish suited to coastal and gully settings.

4.1.6 Furniture + Equipment Selections

Durable “kit of parts” in timber and marine-tolerant metalwork, focused on comfort and everyday use without over-programming the open space.



Chunky timber bench elements (simple, durable forms) set on robust footings, with minimal metalwork and fixings kept tidy and discreet. Used as small pause points along paths, at lookouts and near play, with occasional backed seating.



Heavy-duty timber picnic tables suited to coastal exposure and everyday use, with at least one accessible configuration included at key nodes. Located in sheltered pockets and more open areas, paired with shade.



Low, rough-finished concrete seat walls and edges that read as landform – robust, informal and multi-use (sitting, perching, kids’ play). Used where retaining required next to paths.



Simple timber deck structures that sit lightly in the landscape and frame key views, with a visually permeable balustrade. Designed as a small “pause place” rather than a destination building – durable materials, minimal footprint.



Loose, naturalistic play using boulders, logs, balance beams, stepping stones and small landform changes, integrated into planting and path edges. Provides imaginative, low-maintenance play without bright equipment, with durable materials that weather in.



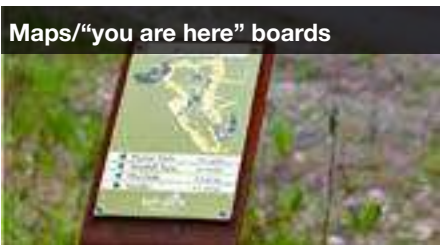
Robust cycle stands (inverted U or rail type) in a durable finish suited to coastal conditions. Located at entries, key gathering nodes and near play/community spaces, with clear sightlines and easy access from the primary path.

4.1.7 Wayfinding + Features Selections

Consistent and low-key wayfinding and lighting - prioritising legibility and safety, while minimising clutter and light spill into sensitive environments.



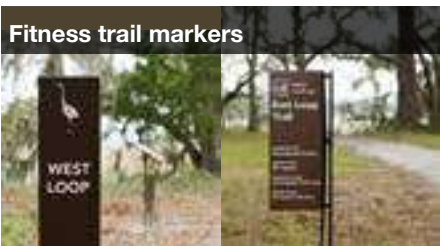
Simple, robust markers at key entry points that establish the park identity and signal public access. Typically a low, simple element with a restrained face (engraved/etched or applied lettering), designed to sit comfortably within planting or over bench seat.



Compact orientation boards at primary entries and key junctions showing loops, connections, distances and key destinations. Designed for quick reading, with a durable frame and a consistent graphic style



Minimal, durable markings to clarify shared use and movement priorities at pinch points and crossings. Used sparingly (icons, centreline where needed).



Small, low-profile markers that identify exercise nodes and provide simple prompts (distance, reps, stretch cues). Integrated with the path network and landscape edges, keeping the fitness offer informal and adaptable.



Targeted lighting at key gateways, crossings and nodes to improve safety and welcome after dark, without over-lighting the landscape. Warm, low-glare fittings with careful spill control to protect coastal character and ecology.

4.2 Village Park

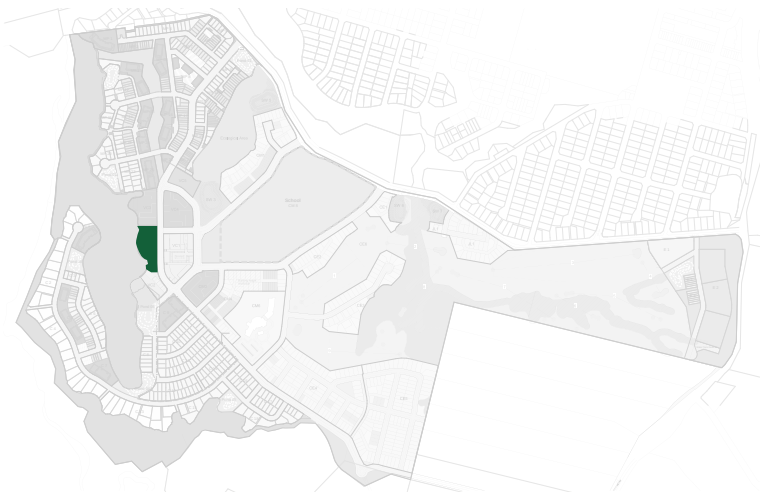
Surrounded by premium food and beverage outlets, the Village Park sits at the centre of the Village Centre. It consists of a few key spaces, including a bespoke playground, a ‘village green’, an alfresco dining terrace and a central plaza, to promote community engagement and activity. The space is proposed to be flexible in nature, allowing for a number of events and spill-out from the food and beverage tenancies. With stunning views to both the ocean and the gully, trees are carefully placed throughout the space to preserve the view to Rangitoto.

The coastal path wraps in and out of the Village Park, bringing visitors in from all areas of Beachlands. Two pedestrian links are provided through supermarket and retail / office spaces, creating a quick walk to the Community Park and schools beyond.

LEGEND:

- A Main Playground space
- B Village Green : Flexible multi-function lawn space
- C F&B Outdoor Seating
- D Main Plaza
- E Picnic table
- F Outdoor stage
- G Timber seating terrace
- H Coastal Path

KEY PLAN:





Village Park

4.2.1 Hardscape Selections

Combines durable civic surfaces with warmer natural materials, defining paths / gathering areas while keeping the park flexible for events and everyday use.



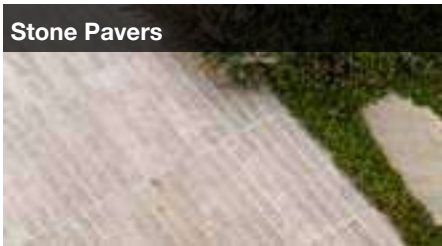
Exposed aggregate concrete pavement



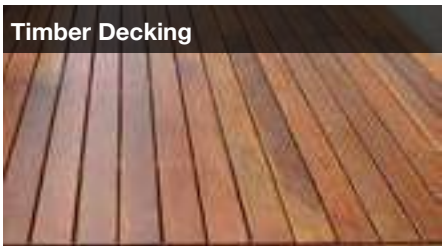
Feature elements throughout concrete surfacing



Aggrok surfacing through nature play paths



Decorative stone paving



Hardwood timber decking



Softfall playground bark mulch

4.2.2 Furniture + Equipment Selections

Supports dining spill-out, play and informal events – robust seating and tables, a small stage element, nature play and practical amenities.



Bespoke timber bench seating



Picnic tables for general public



Small timber stage



Bespoke playground with natural elements



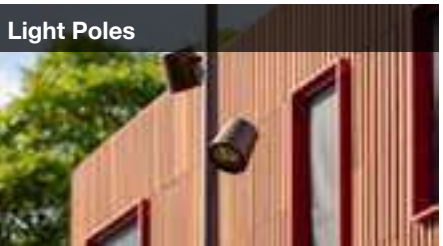
Nature play elements scattered throughout planting areas



Rubbish bins



Stainless steel bike rack



Light poles

4.2.3 Wayfinding + Features Selections

Helps the Park function as a civic place, with cultural narrative elements integrated into the fabric of the park rather than added as separate objects.



Simple signage for village centre



Interpretive signage integrated into play elements



Integration of cultural narratives into pavement and furniture. Narratives to be developed with mana whenua

4.3 Community Park

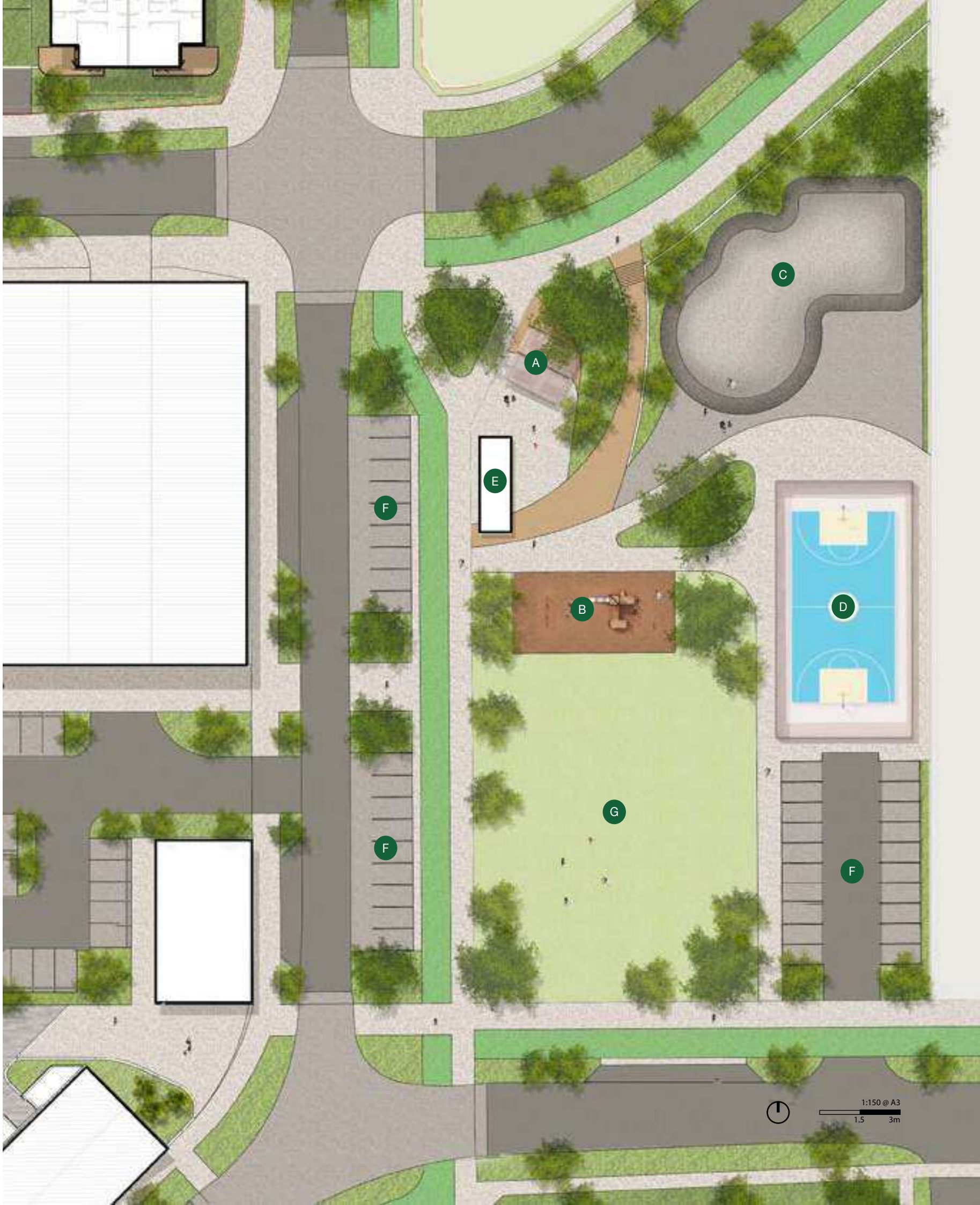
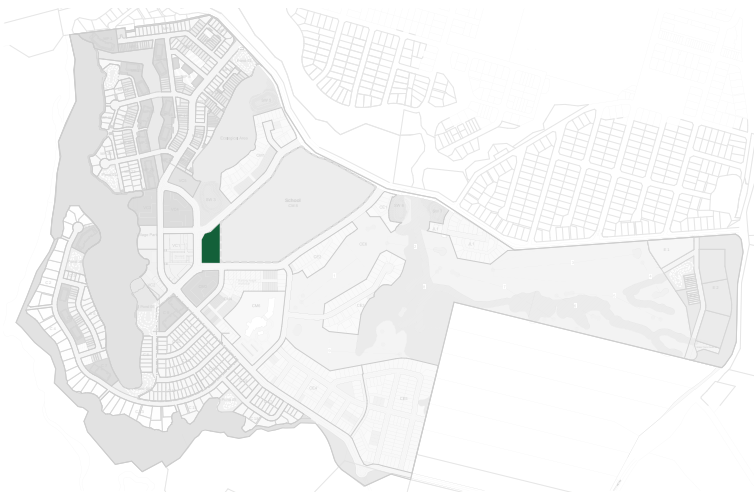
Located immediately adjacent to the Village Centre and the schools, the Community Park is a key space for the residents of Beachlands to gather and relax. It includes a kick-about lawn, a small community playground, a skate bowl, a multi-use court, and a small BBQ and picnic area. The combination of facilities is intended for visitors of all ages and abilities with a direct connection to the school’s sport pitches next door.

A pedestrian link is also provided through the Village Centre to connect visitors and residents to the Village Park.

LEGEND:

- A BBQ and picnic area with pergola
- B Community playground
- C Skate bowl
- D Multi-use sport court
- E Toilet block
- F Carpark spaces
- G Lawn space

KEY PLAN:



Community Park

4.3.1 Hardscape Selections

activity-led palette supporting high wear areas (skate, courts and paths) alongside simpler surfaces, keeping the park legible and easy to maintain.



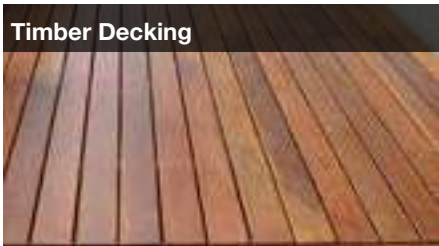
Exposed aggregate concrete pavement



Honed concrete suitable for a skating



Vehicular strength concrete or asphalt



Hardwood timber decking



Concrete court with acrylic sports court coating



Softfall playground bark mulch

4.3.2 Furniture + Equipment Selections

Picnic and BBQ facilities, a small pergola, play, water and bins – sized and located to support daily use by families, schools and the wider community.



Picnic tables



Outdoor BBQ for public use



Small outdoor pergola



Small children's playground



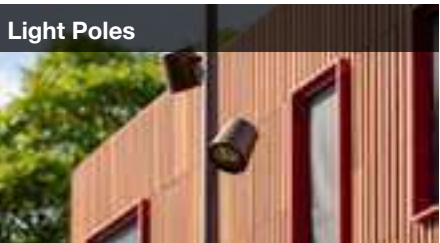
Drinking fountain with dog bowl



Rubbish bins



Stainless steel bike rack



Light poles

4.3.3 Wayfinding + Features Selections

Signage aligned with the Village Centre, with interpretive and cultural narrative elements integrated into surfaces and play where appropriate.



Simple signage to match village centre



Interpretive signage intergrated into play elements



Integration of cultural narratives into pavement and furniture. Narratives to be developed with mana whenua

4.4 Fairway

Fairway Park is a linear neighbourhood park spine that sits at the heart of the medium–higher density Marina North Precinct, pairing a strong public movement corridor with a softer communal edge to the buildings. A clear hierarchy is established between public park + streetscape and a semi-private communal landscape on apartment frontages, enabling ground-floor terraces, building entries and drop-offs to be integrated without creating blank edges.

The proposed uses are distributed along the length of the park to support both everyday recreation and destination moments. Open lawns provide flexible space for informal play and gatherings, with play experiences from natural play pockets and playful routes along the forest walk edge, through to a more active central zone with multi-sport court, outdoor gym and pump track. Social infrastructure is concentrated at key nodes, including a community pavilion with BBQ/outdoor tables and gravel games, and a covered seating/tables area for all-weather use. A more domestic productive layer is added through a community orchard/herb garden and terraced fruit trees at the northern end, with seating integrated at edges to support casual lingering. The proposed character is naturalistic and low-intervention, using planting, landform and timber elements.

LEGEND:

- A

Fairway Southern Entrance
- B

Forest Walk
- C

Natural Play Space
- D

Open Lawn
- E

Community Pavilion, BBQ zone, outdoor tables, gravel games area
- F

Multi-sport Court (basketball, pickle-ball etc)
- G

Outdoor Gym
- H

Pump Track
- I

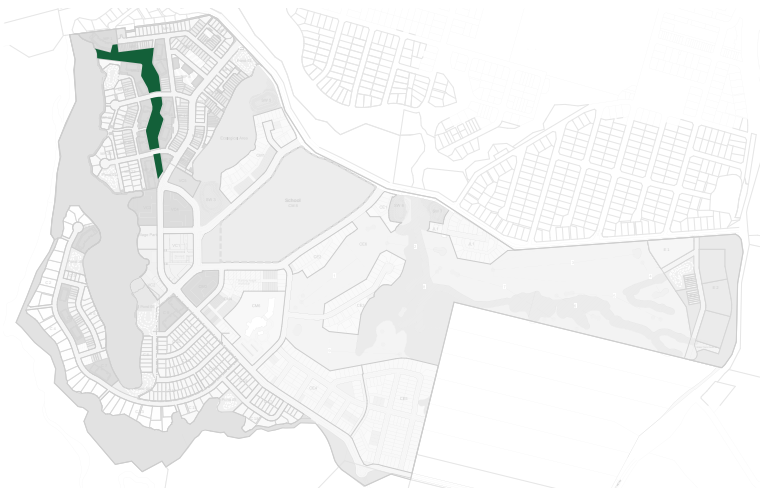
Covered Seating / tables area
- J

Adventure Playspace
- K

Community Orchard / Herb Garden
- L

Forest Walk Connection to Coastal Path

KEY PLAN:



Fairway Typical Edge Conditions

Housing

1 : 200



Private Residential Lots
1.2m maximum height fencing at Fairway Park public - private interface

Planted Buffer

Perimeter Path

Fairway Park Open Space

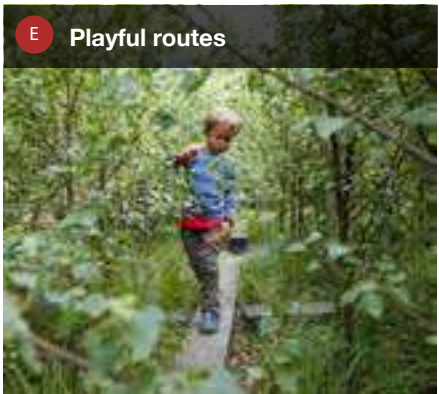
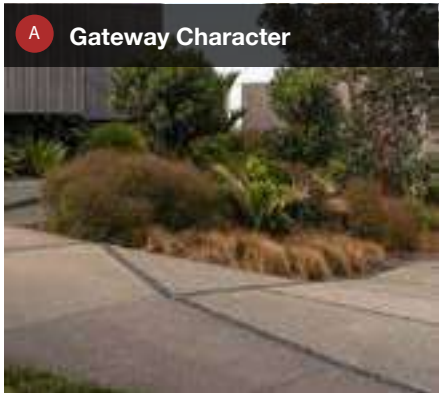
Apartments

1 : 200



Fairway

South End Plan

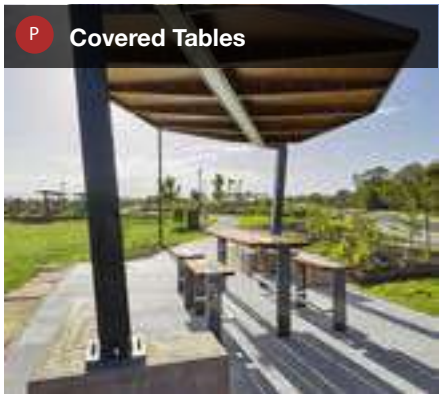


Central Zone Plan

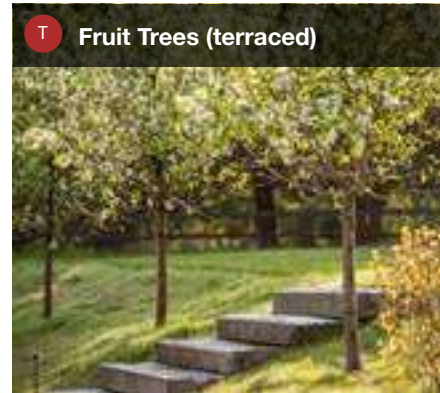


Fairway

North End Plan



West End Plan



4.4.1 Hardscape Selections

Simple, hard-wearing path and activity surfaces that read as park infrastructure, with restrained colour and detailing to keep a natural feel.



Asphaltic concrete for the primary shared route, with coloured seal applied selectively at key crossings, junctions and activity nodes to reinforce the main movement spine and slow-speed areas.



Durable concrete or asphalt paths to key destinations and entrances, aligned to desire lines and set out to sit cleanly within planting and lawn edges.



Stabilised bound gravel paths for the forest walk and quieter loops, with edge restraint and simple detailing to keep a natural character while remaining accessible and robust.



Asphalt or concrete base with acrylic sports coating and line marking, using a muted colour palette to sit within the park setting while still reading as an active, urban play surface.



A mix of engineered bark/mulch to nature play areas, with rubber soft-fall or synthetic surfacing only where required for higher-impact equipment and key access routes.



Compacted fines or stabilised gravel hardstand around the pavilion/BBQ and games area, providing a practical social surface with defined edges and good integration with adjacent planting.

4.4.2 Furniture + Equipment Selections

Robust kit of parts – pavilion, BBQ and informal activity elements – that supports everyday gathering and play without over-formalising the park.



A simple, open-sided shelter structure with a durable roof, sized for casual gatherings and small events. Located to overlook play and lawn areas, with hardstand beneath and allowance for accessible seating and circulation.



Dedicated BBQ area with permanent BBQ units, adjacent prep/lean surfaces and nearby seating. Set on a durable hardstand with clear separation from play and good passive surveillance.



A mix of picnic tables and benches distributed along the main path, around lawn edges and near activity nodes. Includes at least one accessible picnic setting at key gathering areas.



A small cluster of outdoor fitness equipment set on a hardwearing surface, positioned near the main shared path for visibility and casual use. Designed as an informal “stop-in” rather than a fenced facility.



Low-intervention play using logs, boulders, balance elements and small landform changes integrated into planting. Located along the forest walk and park edges to support play-along-the-way.



A more concentrated play area with higher-energy elements (climbing, swinging, sliding) supported by appropriate safety surfacing. Located to balance activation with nearby residential amenity and good visibility from paths and seating.



Small shade elements at key nodes (play, seating, picnic areas) to support comfort across seasons. Designed as simple forms that sit lightly within the landscape and complement tree canopy over time.



Bins/recycling and drinking fountains/bottle fillers located at main entries and high-use nodes (pavilion, BBQ, courts/pump track). Positioned for convenience without dominating views or narrowing paths.

4.4.3 Wayfinding + Features Selections

Consistent signage and lighting focused on entries, junctions and key nodes, keeping navigation clear while minimising visual clutter.



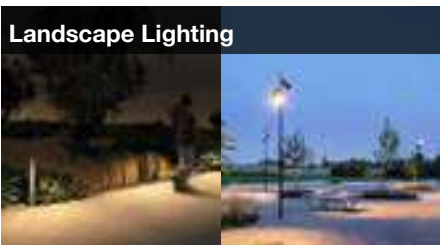
Low, ground-hugging entry markers integrated into a short gabion/stone plinth or low edge element, with cut-out or applied lettering. Set back into planting so the “gateway” is legible without becoming a feature object.



Small directional blades and rule signs at key junctions and entries (share-path etiquette, dogs, hours, sensitive areas). Consistent graphic family and minimal posts to reduce clutter.



A light-touch suite of markers for loop distances, fitness stations and key landscape/ecology moments (forest walk, orchard). Short, durable panels or small posts – enough to tell the story and aid navigation, without over-signing the park.



Low-glare lighting focused on entries, path junctions, activity nodes and any steps/grade changes. Simple, robust fittings with controlled spill to keep the park safe after dark while protecting the natural setting.



4.5 Golf Course

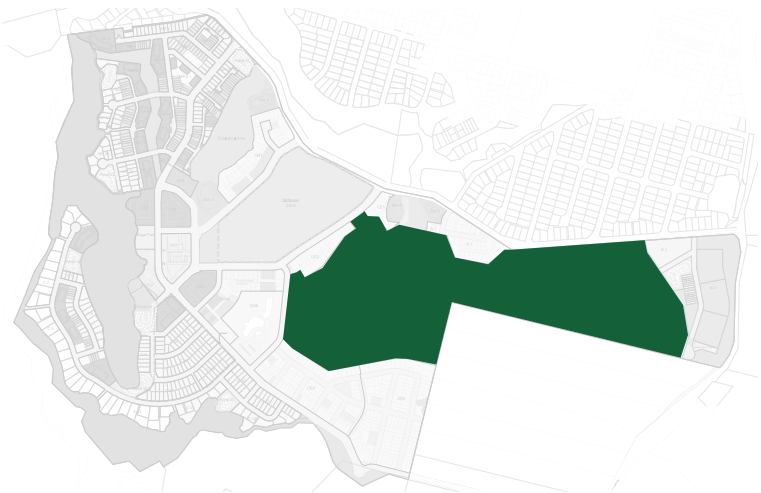
The golf course is retained in a shorter format of 12-holes that is more accessible to a wider range of golfers, including families and younger golfers. It is a valuable community asset for both the proposed and existing Beachland's community. Some of the existing golf holes have been amended to accommodate pockets of housing which overlook the golf course and the gully. A significant portion of this land is a protected ecological area and new pathways have been proposed to connect with the existing cart path for the public to enjoy.



LEGEND:

-  Golf Tee
-  Golf Green
-  Pedestrian Walkways and Cart Path
-  EPAN Area

KEY PLAN:



4.6 Stormwater Parks

The stormwater parks are a series of functional wetland open spaces that provide water storage and flood resilience while adding everyday nature experiences within the neighbourhoods. Each park is considered as a simple constructed wetland zone with path connections where practical, naturalistic and informal seating and occasional boardwalk sections where access crosses wetter ground. Planting is wetland-led and layered, creating habitat value and seasonal change while forming a defined edge to paths and adjacent streets.

These spaces are to be deliberately low-intervention: the primary loop and local links provide convenient walking and cycling connections, while widened nodes and small lookout points create places to pause and observe water, planting and birdlife. Lighting is to be kept low-level and targeted to entries, junctions and boardwalk transitions to support safe evening movement while minimising spill into habitat areas.

Example - North-West Stormwater Park



- Paths to edge of stormwater batter
- Seating with elevated outlook
- Boardwalk crossings where necessary
- Good pedestrian linkages



Stormwater Parks

4.6.1 Hardscape Selections

Durable path and boardwalk elements that prioritises safe access and simple edges.



Wetland primary path

Asphaltic concrete or concrete path (as required) to form the primary loop and connect to the wider network.



Secondary wetland footpaths

Stabilised bound gravel for slower, walking-first links and lookouts.



Boardwalks / crossing structures

Timber boardwalks with FRP/GRP anti-slip strips or grating in wet zones; visually light balustrade only where required.

4.6.2 Furniture + Equipment Selections

Light-touch seating and small viewing moments only, spaced to support short stops and wetland observation without over-furnishing the park.



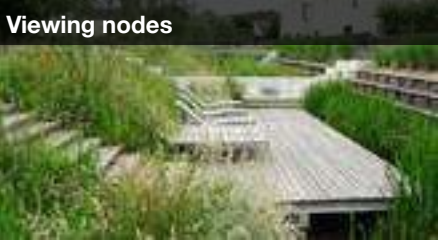
Bench seats

Short rough-finished concrete edges or timber logs where informal seating is needed without adding clutter.



Perch seating / low edges

Informal play boulders
Short gabion seating edges where informal perching is needed – low, robust stone-filled baskets that double as edge definition without adding extra furniture.



Viewing nodes

Small lookout pads or widened boardwalk bays for stopping and passing (minimal structure).



Informal play boulders

Large, stable boulders (and small clusters) set within lawn/planting as climbable, sit-able “play on the way” elements.

4.6.3 Wayfinding + Features Selections

Small, consistent signage and low-level lighting focused on entries and junctions, keeping navigation clear while protecting the wetland setting.



Secondary signage

Small signs (dogs, bikes, sensitive habitat) at key entries and junctions.



Markers / interpretive signage

Light-touch interpretation for wetland ecology and water-sensitive design; distance/loop markers if part of a wider walking circuit.



Low-level lighting

Low-glare bollard or handrail-integrated lighting at entries, junctions and boardwalk transitions only (avoid continuous lighting through habitat areas).

4.7 Communal Amenity Spaces (Private)

Communal residential landscapes provide the shared “everyday outdoors” for apartment lots – a network of garden courts, paths and small gathering areas that sit between buildings and the public open space system. These spaces are designed to feel naturalistic and domestic in character, with shared gardens, lawn pockets, seating and playful moments that support informal use by residents of all ages. A clear hierarchy is maintained: public routes remain legible and well overlooked, while ground-floor units are supported by integrated planting buffers, low screening and careful level changes to provide privacy to terraces without relying on solid fencing. Building entries and key desire lines are designed as clear, visible thresholds, supporting passive surveillance and safe movement day and night.

Boundaries are intentionally “soft” – using planting, edge detailing and furniture to create a gradual transition between public and private realms and reduce the need for hard barriers.

Please refer to the relevant precinct plans for the specific arrangements, dimensions and compliance requirements for each apartment block and shared private space.



Communal Amenity Spaces

4.7.1 Hardscape Selections

Durable set of paths and thresholds that support everyday movement and shared outdoor living



Concrete pavers for primary circulation and entries.



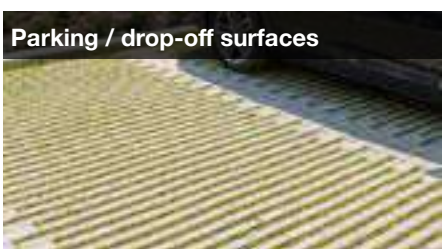
Stone steppers set through low planting/ groundcover for slower garden walks and local links.



A simple concrete dining pad (for tables/ BBQ/prep and accessible circulation) paired with compacted gravel to define a softer spill-out zone and informal seating edges.



Building entry thresholds using stone unit paving with occasional stone insets/ steppers and planted joints, to create a softer, garden-led arrival and clear separation from vehicle areas.



Grasscrete (reinforced turf / concrete grid) to parking and drop-off areas, with concrete aprons at crossings and building front doors to clearly define pedestrian priority zones.

4.7.2 Furniture + Equipment Selections

Seating, dining and informal play elements that supports daily use and neighbourly interaction



Shared tables and benches (timber/metal) in sheltered locations, including accessible seating positions.



Simple outdoor lounge settings (fixed or robust loose furniture) in small, semi-private pockets.



Short benches along garden walks, at entries and at play/lawn edges.



Boulders, logs and balance elements integrated into planting and lawn edges (no bright equipment).



Compact cycle stands near entries.

4.7.3 Wayfinding + Features Selections

Low-key lighting and cues focused on safe, legible routes and entry thresholds



Low-glare entry and path lighting (bollards / low poles / wall-mounted at buildings), focused on routes and thresholds.



Uplighting to selected feature trees and garden pockets to support wayfinding and evening ambience, with tight spill control and minimal glare.



Lighting to covered dining and lounge areas (under-awning strips or compact downlights), focused on tables and thresholds rather than general floodlighting.

Section 05

Vegetation Strategy

5.1 Tree and Planting Palette

5.7.1 An Ecological Approach to Planting

The planting strategy is central to achieving the vision for Beachlands South – a place shaped by its coastal setting and a close relationship with the natural environment. The overall approach is ecotone-led: planting is organised in response to the site’s natural structure, from the coastal zone through gully systems and riparian bases, up to lower and upper gully slopes, and across coast-side and inland terraces. This provides a clear, legible framework that supports biodiversity, strengthens landscape character, and creates everyday opportunities for people to connect with nature.

A key imperative is that planting builds from and complements existing ecological values, including the terrestrial and marine Significant Ecological Areas (SEA) and areas of significance to Mana Whenua. The strategy prioritises the protection and enhancement of these areas, supported by revegetation that restores ecological function, improves habitat connectivity, and reinforces resilient landscape edges. Following resource consent, more detailed planting plans and a long-term ecological management plan will be developed for public reserves, alongside further development of streetscape planting in alignment with this framework.

5.7.2 Key Features

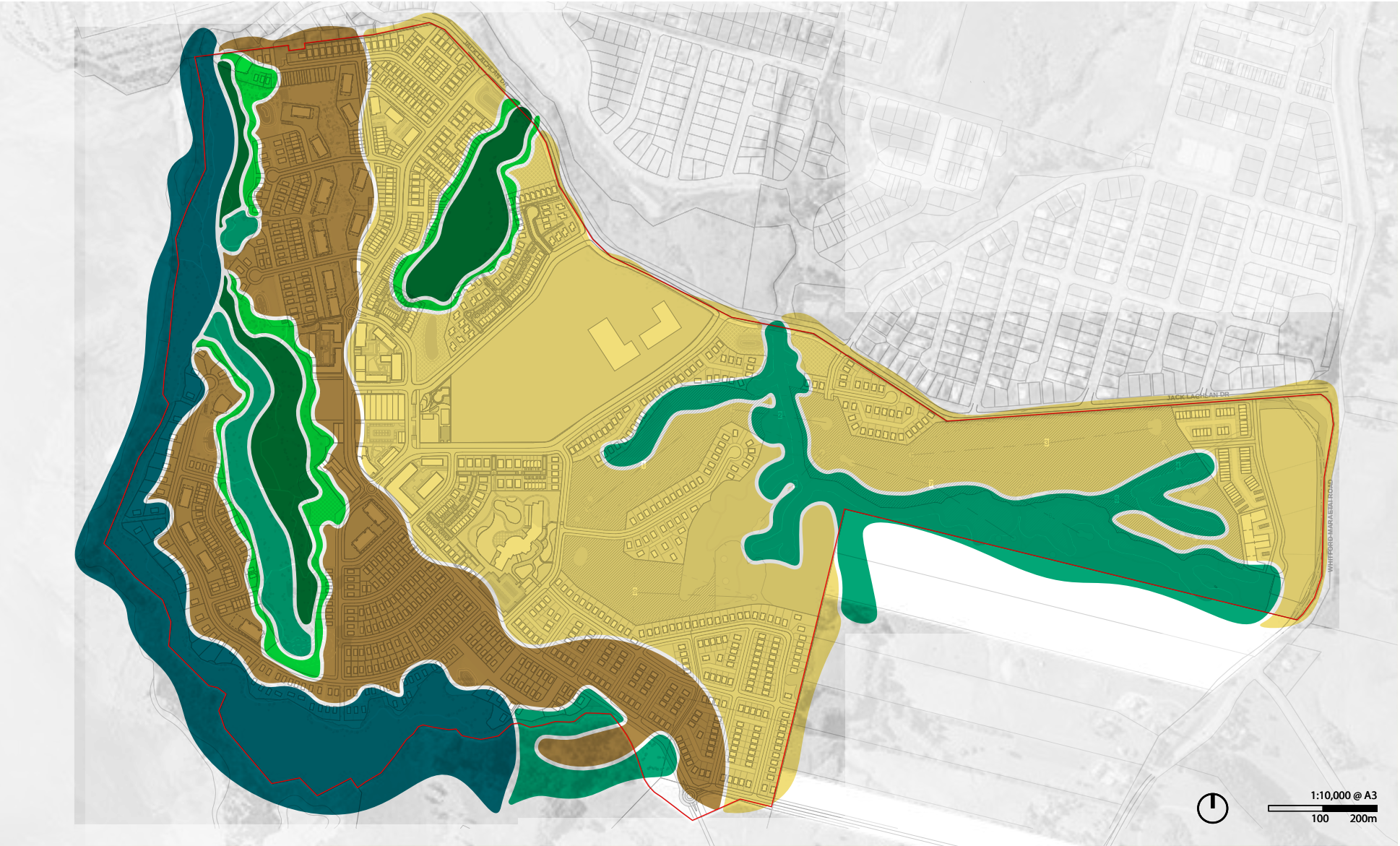
- Culturally informed planting aligned with Mana Whenua values and practices, including opportunities for rongoā, mahinga kai and the inclusion of taonga species where appropriate.
- A legible network of habitat types that supports flora and fauna, improves soil and slope stability, and strengthens ecological corridors across the site’s gully and coastal systems.
- An ecosystems-based approach that protects and enhances existing SEA areas, and extends native planting into streets, parks and residential areas to reinforce a consistent coastal identity.

5.7.3 Plant selection criteria

Plant selection will be guided by: cultural significance; site and soil conditions; hardiness and coastal tolerance; seasonal variation; habitat/food for pollinators and birds; amenity and shade provision.

5.7.4 Planting framework

This ecotone map identifies the planting zones across the site. The following palettes respond to those zones and will be applied in combination where ecotones overlap: Coastal, Native Forest, Native Forest Margin, Riparian Margin, Open Spaces, Residential Spaces, and Streetscapes. The next pages set out the indicative palettes and their intended character.



Ecotone Map

Coastal Zone (cliffs and saline margins)	C
Riparian Gully Base (including wetlands)	RM
Lower Gully Slopes	NF
Upper Gully Slopes	NM
Coast Side Terraces	RS S OS
Inland Terraces	RS S OS

planting within this zone might include species from the following palettes

primary	supporting
C	NF RS S
RM	NM
NF	NM
NM	NF
RS S OS	C RM NM
RS S OS	NF RM NM

Tree and Planting Palettes

Coastal Palette	C
Native Forest Palette	NF
Native Forest Margin Palette	NM
Riparian Margin Palette	RM
Open Spaces Palette	OS
Residential Spaces Palette	RS
Streetscapes Palette	S

Tree and Planting Palette

Coastal Planting Palette

This is a sample palette only and will be expanded through detailed design. Planting will use a hardy, predominantly native mix that supports habitat and reflects local plant communities, with pōhutukawa used as a key feature species to reinforce the “Pōhutukawa Coast” identity.

Coastal slope / terraces



Gullies / stream corridors



Coastal transition to streets / open space



Native Forest Palette

This palette applies to revegetation areas across the more inland parts of the site, supporting the regeneration of native forest character over time. Planting draws on kauri-podocarp-broadleaved (and, where appropriate, beech-associated) forest types, with emergent trees included for their tāonga value and long-term canopy structure.

Structural canopy



Nurse + mid-storey



Ground + margins



Tree and Planting Palette

Native Forest Margin Palette

This palette applies to the edges of native forest planting where it meets paths, open space and housing. Planting remains predominantly low and layered, with occasional taller trees, to maintain views, support clear sightlines and avoid excessive shading while still reading as native forest.

Edge canopy trees (spaced / selective)



Shrub layer (low-mid screen + habitat)



Ground layer (grasses / ferns / flax / groundcovers)



Riparian Margins Palette

Riparian margins are the transition zones alongside streams and constructed wetlands. They provide a planted buffer that strengthens habitat connections, supports local fauna, and contributes to water quality and bank stability, with species selected to tolerate periodic inundation.

Riparian canopy / corridor (generally dry)



Upper riparian margin (occasionally wet)



Wetland / lower margin (frequently wet)



Tree and Planting Palette

Open Spaces

Open space planting will reinforce Beachlands South’s coastal character through a predominantly native palette, tailored to different park types and the scale of each space. Canopy trees will provide shade and identity to lawns and key paths, while smaller amenity trees and a robust understorey will structure edges, improve comfort and support habitat. Exotic specimen trees may be used selectively in the Village Centre and civic spaces only, where they contribute to amenity and legibility without compromising ecological objectives.

Park canopy trees (shade + identity)



Amenity edge and garden trees (smaller scale)



Understorey and ground layer (structure + seasonal interest)



Residential Spaces

Residential planting supports a more domestic, lived-in landscape character across communal courtyards and private lots, combining small canopy trees (including optional fruit trees) with robust edge planting for privacy and comfort, and a productive/ground-layer mix of low natives and edible species to encourage everyday use, seasonal interest and easy maintenance.

On-lot and courtyard canopy trees



Residential edge + screening planting



Ground layer + productive planting



Street Trees

Tree, shrub and groundcover planting will be integrated throughout the Beachlands South street network to support amenity, shade and habitat value. A predominantly native tree palette is used to reinforce differences between collector and local streets by associating key species with each road typology, as shown in the matrix below. Shrub and groundcover planting will also draw from native palettes, with more coastal-tolerant species used in streets closer to the coast. Refer to the street cross-sections for the proposed street typologies and their intended planting character.

	Primary Street Trees (avenue planting)					Secondary Street Trees (intersections, entries, widened berms, parkside)			
	Pohutukawa	Titoki	Puriri	Kowhai	Houhere	Kauri	Five Finger	Nikau	Ti Kouka
Primary Collector (Public Transport)	●	●	●				●		
Primary Collector (Village Centre)	●	●	●				●	●	
Primary Collector (School Zone)	●	●	●				●	●	
Village Centre Secondary Road	●	●	●	●	●	●	●	●	
Local-Collector Road		●		●	●		●	●	●
Local Street		●		●	●			●	●
Home-zone			●	●	●				●

Select one primary species per street segment; additional primary species only at transitions or where street character changes.

Supporting streetscape planting palette



Carex testacea
Carex



Libertia grandiflora
Mikoikoi



Pratia angulata
Panakenake



Arthropodium cirratum
Rengarenga



Carex flagellifera
carex



Corokia cotoneaster
Korokia Taranga



Hebe stricta
Koromiko



Muehlenbeckia complexa
Pōhuehue



Astelia banksii
Kōwharawhara



Dichondra repens
kōwhitiwhiti



Libertia ixioides
mikoikoi



Asplenium bulbiferum
manamana

5.2 Planting technical requirements

Revegetation / ecological zones

Positioning / placement

- Reinforce a continuous corridor structure and the Ecological Protected Area Network (EPAN) as the primary habitat framework.
- Stage planting as nurse/cover first, then enrichment (successional approach), with the detailed staging, species mix and performance targets to be confirmed through the Biodiversity Management Plan prepared at the next stage (post-consent / prior to relevant works, as required).
- Where links are required through EPAN, limit vegetation clearance to that necessary to form the indicative shared path links (and routine track maintenance), and avoid high value terrestrial and wetland vegetation.

Setbacks / clearances / standards

- Riparian margins – 10 m riparian yard setback to permanent or intermittent streams; no buildings/structures in the riparian yard.
- Riparian planting – minimum 10 m planted either side (native), protected and maintained in perpetuity (legal mechanism or vesting).
- Maintain 5 m building setback from High Value Terrestrial Planting and Wetland Margin Buffer Planting; no buildings/structures/parts of buildings within the 5 m setback.
- Implement erosion and sediment controls for all land disturbance (align to Auckland Council GD05), noting earthworks limits and staging controls apply precinct-wide (including maximum disturbed area controls).

Maintenance / operations

- As subdivision includes EPAN and associated planting areas: a Biodiversity Management Plan is to be prepared and provided at the next stage (post-consent / prior to relevant works, as required), including long-term governance and funding arrangements (e.g. covenants, vesting, and/or a residents’ association) to ensure delivery and ongoing management over time.
- Early weed control, plant replacement, and pest control inputs in years 1–5.
- Maintain practical access for ecological management (monitoring, pest traps, wetland/stream maintenance) without creating mown maintenance corridors.

Parks and open spaces

Positioning / placement

- Place canopy trees to support shade to lawns, paths and nodes, while keeping clear sightlines at entries, corners and around play.
- Use lower planting at corners/junctions and lift-limbed trees to maintain visibility and passive surveillance.
- Avoid poisonous and high-allergen species in high-use areas (play spaces, picnic/BBQ zones, courts, schools routes and dog areas), and avoid species with problematic fruit/drop zones over paths, seating and lawns.

Clearances / setbacks / standards

- Maintain a clear visibility band (avoid dense planting) generally between 0.6 m and 2.5 m in key sightline areas (entries, corners, crossings), consistent with AT landscape sightline guidance.
- Maintain separation from buildings/structures where practical to enable access and maintenance (AT guidance notes 2.0 m from buildings and 1.0 m from verandas/canopies as typical minimums “where practical”).

Maintenance / operations

- Provide clear mowing/edge conditions at lawn interfaces (mow strips/defined edges where appropriate).
- Select species and placement to avoid ongoing conflict with paths, lighting and furniture (clearances for pruning and access).
- Design maintenance access so it supports ecological management without opening up continuous maintenance corridors through habitat areas.

Streetscapes

Positioning / placement

- Use the street tree matrix as a rule-set: one primary species per street segment, with secondary species at nodes only.
- Coordinate street tree positions with underground services early; avoid placing trees where future access to lids/valves is likely.
- Keep planting low and open near intersections, crossings and driveways; use canopy lift/pruning to maintain visibility.
- Avoid poisonous and high-allergen species in berms, near schools/bus stops and in narrow pedestrian environments; prioritise low-irritant species with predictable litter/drop characteristics and maintain clear pedestrian corridors.

Clearances / setbacks / standards

- Set street trees back ≥ 0.6 m from the front of kerb.
- Maintain minimum vertical clearances:
 - 2.5 m over footpaths
 - 3.0 m over local road carriageways
 - 4.5 m over arterial road carriageways
- Apply Auckland Transport vertical/horizontal clearance guidance on bus routes and key corridors.
- Where working near Watercare assets, confirm whether “works near/over” approvals apply and coordinate accordingly.

Maintenance / operations

- Plan for routine clearance pruning to maintain AT envelope clearances over time.
- Use robust understorey planting that won’t block sightlines or spill into footpaths; keep edges maintainable.

Residential and on-lot

Positioning / placement

- Use canopy trees to shade courtyards/lawns while keeping entries and shared routes legible and overlooked.
- Use edge/screen planting to define semi-private thresholds (terraces, entries, drop-offs) without creating concealed spaces.
- Locate productive planting (fruit/herbs) in designated, maintainable areas (sun, water access, and clear ownership/responsibility).

Clearances / setbacks / standards

- Keep planting clear of egress routes, entry thresholds, service cupboards and meter locations (access for maintenance).
- Coordinate on-lot trees with private services and any Watercare assets where present (check “works near” requirements if relevant).

Maintenance / operations

- Provide tidy, durable edges (where needed) to reduce ongoing labour in communal areas (mowing, trimming, leaf litter management).

References

Auckland Unitary Plan (Operative in Part) – I458 Beachlands South Precinct (EPAN, riparian margins/planting, setbacks and Biodiversity Management Plan requirements).
Auckland Council – GD05 Erosion and Sediment Control Guide for Land Disturbing Activities.
Auckland Transport – ATCOP Section 14 Landscaping.
Auckland Transport – Practice Note 06 Vertical and Horizontal Clearance.

