Beachlands South
Open Space Sketchbook

16 October 2026

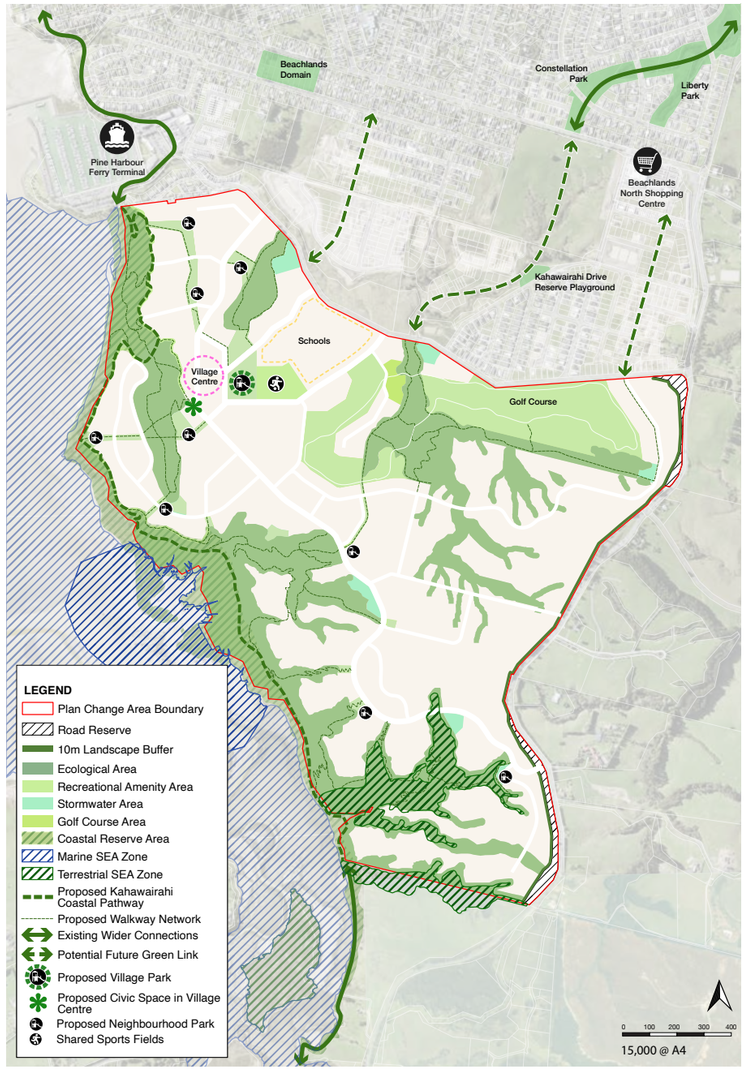


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Alignment with Approved Plan Change

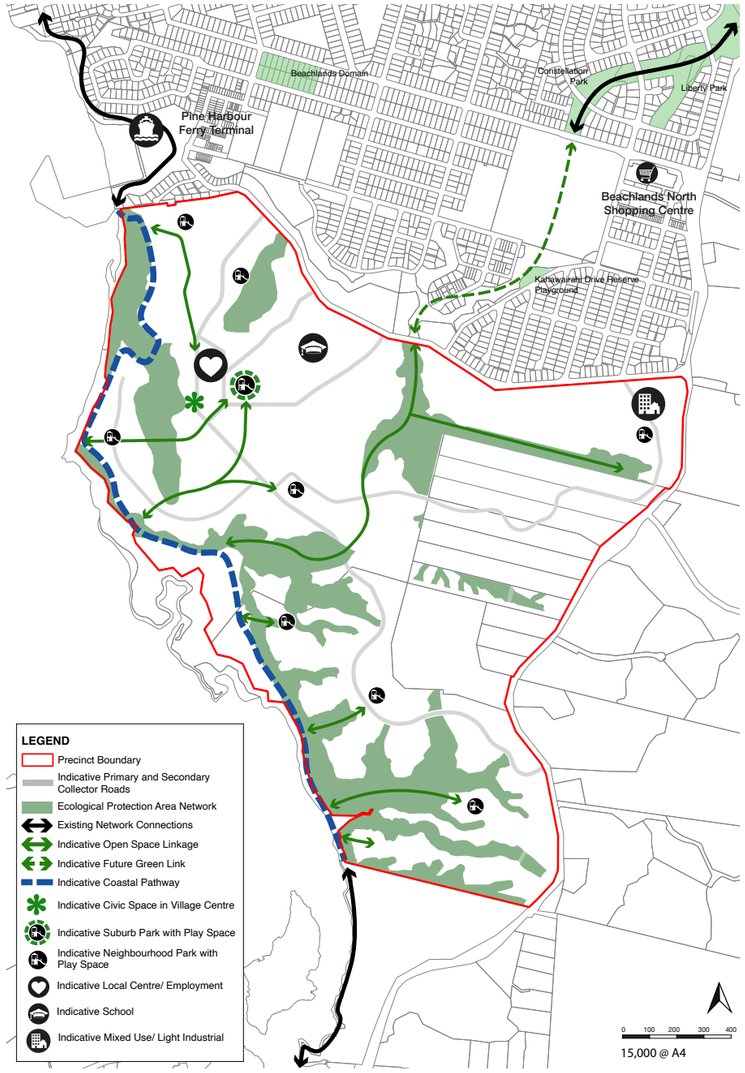
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As can be seen below, the current masterplan, provision and location of open space is broadly aligned with the approved plan change.



Beachlands South Open Space Network Plan

Beachlands South Plan Change Masterplan Design Report
02 September 2022. Figure 5, page 23



Approved Precinct Plan 3 – Structuring Elements



Fast Track Application Illustrative Masterplan

Open Space Requirements

Current Open Space Provision



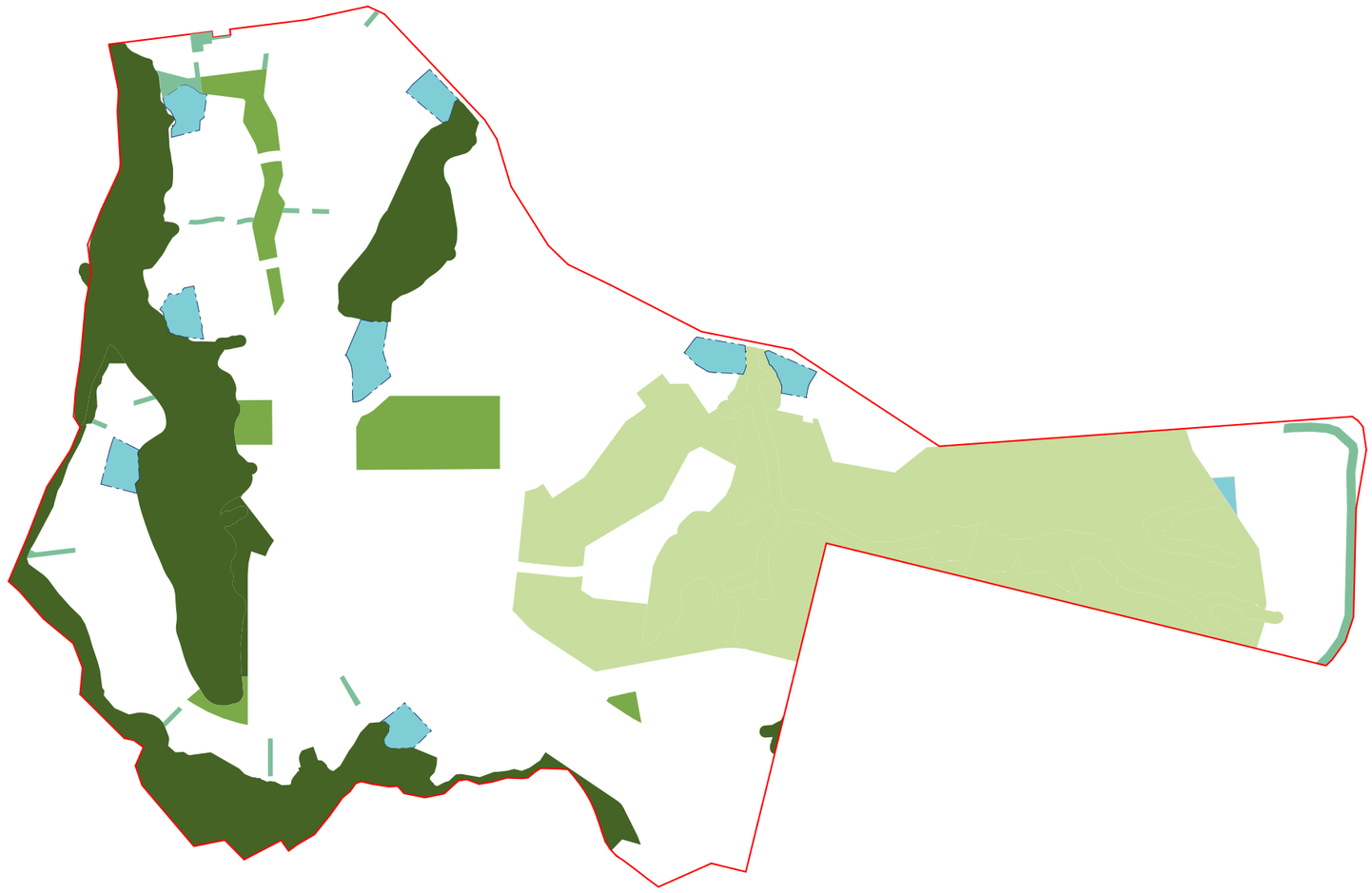
Manaaki Tāmaki Makaurau

Auckland Open Space, Sport and Recreation Strategy (2025)

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 **37.5Ha** of open space overall(excluding golf course), made up of the following types:



WIP Current Open Space Provision	Approximate Areas (Ha)
Recreation parks	5.16
Stormwater management areas	6.26
Conservation Open Space	24.53
Connection, linkage / access open space	1.64
Golf Course	33.47

Given the site provides more than 20m^2 of open space per. capita it should be considered 'High Capacity' by AC for benchmarking open space provision.

Open Space Requirements

Provision Standards

Park distribution and typology mix should be guided by the Strategy's standards for suburb, neighbourhood and pocket parks, including walkable catchments, areas/ proportions and topography.

Density is typically determined by the Auckland Unitary Plan zoning.

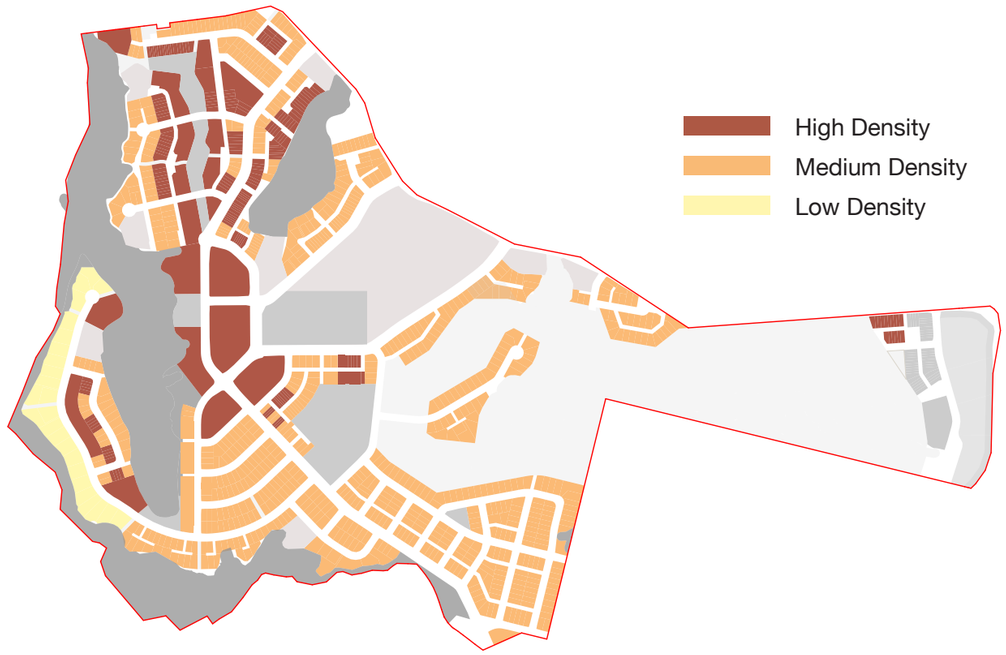


Table 10: Provision standards for pocket, neighbourhood and suburb parks[1]

Density	Auckland Unitary Plan zones	Park / Open space type	Catchment	Size / Scale
High density	• Metropolitan centre • Town centre • Local centre • Mixed use • Terraced housing and apartment buildings	Pocket park	Not within 200m of other publicly accessible open space and ideally located equidistantly between other park types	0.10ha to 0.15ha
		Neighbourhood park in areas with high capacity	400m / 5mins walk (300m radial proxy)	0.2ha
		Neighbourhood park in areas with medium capacity	400m / 5mins walk (300m radial proxy)	0.3ha
		Neighbourhood park in areas with low capacity	400m / 5mins walk (300m radial proxy)	0.5ha
		Suburb park	1000m / 12mins walk (750m radial proxy)	3.0ha
Medium density	• Mixed housing urban • Mixed housing suburban	Pocket park where density is equivalent to high-density	Not within 200m of other publicly accessible open space and ideally located equidistantly between other park types	0.10ha to 0.15ha
		Pocket park at no capital cost	Not within 200m of other publicly accessible open space and ideally located equidistantly between other park types	0.10ha to 0.15ha
		Neighbourhood park in areas with high capacity	400m / 5mins walk (300m radial proxy)	0.2ha
		Neighbourhood park in areas with medium capacity	400m / 5mins walk (300m radial proxy)	0.3ha
		Neighbourhood park in areas with low capacity	400m / 5mins walk (300m radial proxy)	0.5ha
		Suburb park	1000m / 12mins walk (750m radial proxy)	3.0ha
Low density	• Single house • Rural and coastal settlement	Neighbourhood park	600m / 8mins walk (450m radial proxy)	0.3ha
		Suburb park	1500m / 20mins walk (1125m radial proxy)	3.0ha

Open Space Requirements

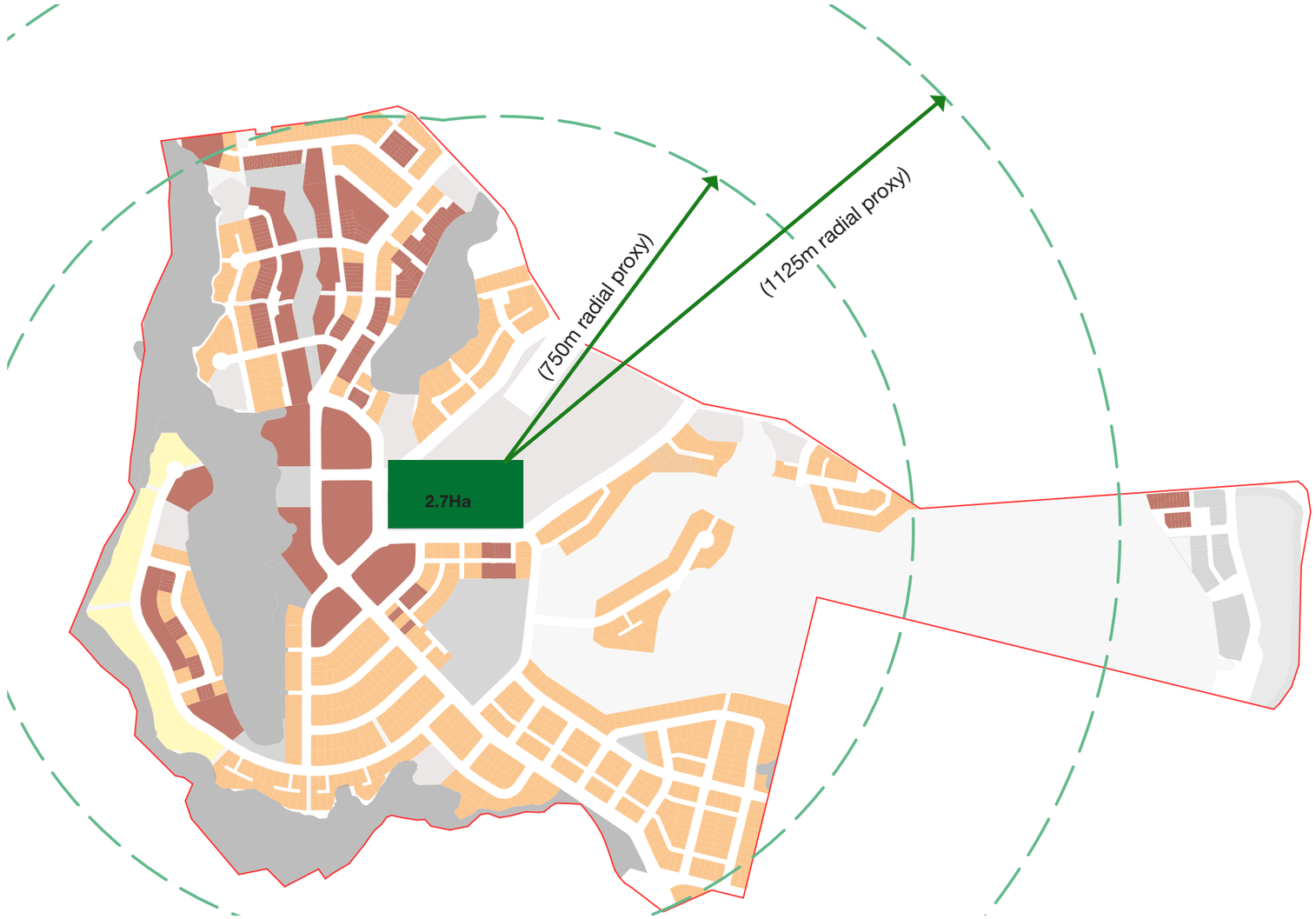
Suburb Park Catchment

Suburb Park

	Catchment	Size/Scale
High Density	1000m / 12mins walk (750m radial proxy)	3.0ha
Medium Density		
Low Density	1500m / 20mins walk (1125m radial proxy)	3.0ha

Considerations

- **Minimum size / catchment:** Provide suburb parks as minimum 3.0 ha parks serving a wider walkable catchment than neighbourhood parks.
- **Distribution:** Space suburb parks through the network so they complement other park types – avoid “doubling up” beside other major open spaces.
- **Topography:** Prefer level land (or terraced) to achieve usable, level activity areas.
- **Frontage / visibility (by size):** 3–5 ha: ≥100 m road frontage, <3 ha: road frontage ≥25% of site perimeter. Preferred: 2–3 road frontages ≥50 m (where feasible) for access and passive surveillance.
- **Sun / shade:** Site and shape the park to maximise sun and avoid problematic shading over key areas at peak use.
- **Access:** Multiple safe, legible entries, ideally at-grade to streets, with accessible (all-abilities) routes where practicable.



Proposed Open Spaces



Park Catchments

