

I533. Red Beach Precinct

I533.1. Precinct Description

The Red Beach Precinct comprises approximately 44.6 hectares of land, accessed from Hibiscus Coast Highway and Red Beach Road as illustrated on the Red Beach: Precinct plan 1.

The purpose of the precinct is to provide for comprehensive and integrated residential development with a variety in residential housing options with larger sites than allowed for in the zone around the edge of the site and within a development cap of 570 dwellings. Development is provided at a rate of one dwelling per site and will be integrated with key road links, recreational resources and stormwater infrastructure.

The precinct includes three sub-precincts:

- Sub-precinct A provides for Large Lots with a minimum lot size 600m²
- Sub-precinct B provides for Medium Lots with a minimum lot size 450m²
- Sub-precinct C provides for Small Lots, as for the Residential - Mixed Housing Suburban Zone.

The provisions applicable within the sub-precincts enable a moderate level of intensification, while retaining a relatively spacious quality consistent with the existing neighbouring suburban residential character. Specific standards within the identified Development Control Area shown on Red Beach: Precinct plan 1 also ensures a transition in both height and intensity of development around the periphery of the precinct where it abuts areas zoned Residential - Single House Zone.

The zoning of the land within this precinct is Residential - Mixed Housing Suburban Zone.

I533.2. Objectives

- (1) A range of housing densities and typologies is provided.
- (2) Residential development is integrated with the existing neighbouring residential environment.
- (3) A safe, efficient, legible and attractive movement network with pedestrian connections to the surrounding pedestrian network.
- (4) Development is connected to and integrated with the external road network and connections to the existing public transportation network are extended through the precinct.
- (5) An attractive landscaped environment with sufficient reserve land to meet assessed demand.
- (6) A stormwater management network that is integrated and contributes positively to open space, ecological and amenity values of the local neighbourhood.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

I533.3. Policies

- (1) Limit development to a maximum of 570 residential dwellings.
- (2) Require the structural elements of Red Beach: Precinct plan 1 to be incorporated into all subdivision and development within the precinct to achieve:
 - (a) a stormwater system which limits peak flows to pre-development flow levels and provides attractive and functional stormwater management areas;
 - (b) safe and efficient road connections to Hibiscus Coast Highway and Red Beach Road;
 - (c) open space to meet demand generated by residential development within the precinct; and
 - (d) an attractive environment where planting provides landscaped gateway features and enhances the streetscape, open space and stormwater reserves.
- (3) Require the internal road network to be generally in accordance with Red Beach: Precinct plan 1 and Red Beach: Precinct plan 2 to achieve an appropriate balance between traffic movement and amenity and provide for the practical extension of the public transport network through the precinct.
- (4) Require built development to be restricted in height and intensity on the boundary of the precinct to a level that is integrated with the existing neighbouring development on land zoned Residential - Single House Zone.
- (5) Require subdivision and development to be designed to appropriately manage stormwater.
- (6) Ensure that development provides a mix of lot sizes, housing typologies and densities to reflect a choice in living environments by:
 - (a) enabling and encouraging intensive development within the identified Sub-precinct C central to the precinct and opposite open space areas;
 - (b) restricting intensification that negatively impacts the established neighbouring development; and
 - (c) enabling medium and large lot development with some opportunities for more intensive development within the balance of the precinct.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

I533.4. Activity table

The provisions in any relevant overlays, zone and the Auckland-wide apply in this precinct unless otherwise specified below.

Table I533.4.1 Activity table specifies the activity status of land use and development activities in the Red Beach Precinct pursuant to section 9(3) of the Resource Management Act 1991 and subdivision activities pursuant to section 11 of the Resource Management Act 1991.

Table I533.4.1 Activity table

Activity		Activity status
Accommodation		
(A1)	One dwelling per site	P
(A2)	More than one dwelling per site within sub-precinct A or sub-precinct B except within the identified Development Control Area shown on Red Beach: Precinct plan 1	D
(A3)	More than one dwelling per site within the Development Control Area shown on Red Beach: Precinct plan 1	NC
Development		
(A4)	Development in sub-precinct A, B and C must be in accordance with Red Beach: Precinct plan 1	P
(A5)	Development that does not comply with I533.6.2 Building height	D
Subdivision		
(A6)	Subdivision in accordance with Red Beach: Precinct plan 1	RD
(A7)	Subdivision not in accordance with Red Beach: Precinct plan 1	D

I533.5. Notification

- (1) Any application for resource consent for an activity listed in Table I533.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I533.6. Standards

The standards applicable to the overlay, zone and Auckland-wide apply in this precinct, except for the following:

- H5 Residential - Mixed Housing Urban Zone, Standard H5.6.12 Outlook Space

- E38 Subdivision – Urban, Table E38.8.2.3.1: Minimum net site area for subdivisions in residential zones for subdivisions with a parent site of less than 1 ha
- E38 Subdivision – Urban, Table E38.8.3.1.1: Minimum net site area for subdivisions in residential zones for subdivisions with a parent site of 1 ha or more

Any permitted activity, controlled activity or restricted discretionary activity in the zone must comply with the following standards.

I533.6.1. Maximum number of dwellings sub-precinct A, B and C

Table I533.6.1.1

Sub-precinct	Maximum number of dwellings
A	150
B and C	420

I533.6.2. Building height

- (1) Buildings must not exceed a maximum 9m in height, except that within the Development Control Area shown on Red Beach: Precinct plan 1, buildings must not exceed a maximum 5m in height measured from existing natural ground level as at 12 April 2012.

I533.6.3. Height in relation to boundary

- (1) Buildings must not exceed a height equal to 3m plus the shortest horizontal distance (45°) between that part of the building and any boundary of the site (except a front boundary) on which the building is to be located.
- (2) This control does not apply:
- (a) To a boundary adjoining a site within an open space zone exceeding 2000m²;
 - (b) Where a boundary abuts an entrance strip to an adjoining site, forms part of a legal right of way, pedestrian access way, or access site. Therefore, this control applies from the farthest boundary of the entrance strip or the legal right of way, pedestrian access way or access lot; and
 - (c) To existing or proposed internal site boundaries.

I533.6.4. Yards

- (1) A building or parts of a building must be setback from the front boundary by a minimum depth of 3m, except that:

(a) Bay windows, steps, verandahs, porches and balconies may protrude into the front yard, but must be no closer than 1.5m from the front boundary.

(2) A building or parts of a building must be setback from the side yard boundary by a minimum depth of 1.2m.

(3) A building or parts of a building must be setback from the rear yard boundary by a minimum depth of:

(a) 3m on a rear site (on a rear site every yard is a rear yard); or

(b) 6m on front and corner sites.

I533.6.5. Maximum impervious area

(1) Maximum impervious area for sites within the Sub-precinct C must be no greater than 70% of net site area.

I533.6.6. Building coverage

(1) Maximum building coverage for sites within the Sub-precinct C must be no greater than 50% of net site area.

I533.6.7. Minimum landscape area

(1) The minimum landscaped area for sites within the Sub-precinct C must not be less than 30% of net site area.

I533.6.8. Fencing

(1) Fences or walls or a combination of these structures (whether separate or joined together) must not exceed the height specified below:

(a) 1.2m within front yards unless all parts of the fence or wall above 1.2m in height are more than 50% visually open.

(b) 2.5m within side yards.

I533.6.9. Subdivision

I533.6.9.1. Minimum net site area

Table I533.6.9.1.1

Precinct	Minimum net site area
Sub-precinct A shown in Precinct plan 1	600m ²
Sub-precinct B shown in Precinct plan 1	450m ²
Sub-precinct C	See Residential – Mixed Housing provisions

I533.6.9.2. Roading

- (1) Roads within the precinct must be located generally as illustrated on Red Beach: Precinct plan 1.
- (2) Road cross sections within the precinct must be generally as illustrated on Red Beach: Precinct plan 2.

I533.7. Assessment – controlled activities

There are no controlled activities within this precinct.

I533.8. Assessment – restricted discretionary activities

I533.8.1. Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) the extent to which the use, development or subdivision is consistent with Red Beach: Precinct plan 1;
- (2) the effects of layout and design of the subdivision; and
- (3) the effects of stormwater design, overland flow paths and ownership of treatment devices.

I533.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions:

- (1) the extent to which the use, development or subdivision is consistent with Red Beach: Precinct plan 1:
 - (a) whether the loss of trees and vegetation is mitigated through the provision of new planting and the re-use of existing semi-mature trees in road reserves and reserves;
 - (b) the extent to which landscaped gateway features are provided at locations indicated on Red Beach: Precinct plan 1;
 - (c) whether any trees selected for relocation and replanting as part of the development are of a type appropriate for the development, the size and health of which will ensure there is a high probability of replanting being successful, in both establishment and maintenance, in both the short and long term. Specifically the following matters are to be assessed: the existing health and structure of the tree; the timing of relocation; the soil

type and profile, and its influence in obtaining a viable rootball; the location of services both above and below ground in close proximity to the tree; the ability to obtain necessary access for required machines; the compatibility of the tree to its new location; and requirements for after-care maintenance following relocation;

- (d) whether the history of the site and the relationship local iwi have with the site is reflected in the subdivision;
 - (e) whether any existing trees and/or vegetation to be retained in-situ on the site, are assessed in terms of their health and likelihood to survive in both the short and the long term and whether they are compatible with other landscaping proposed; and
 - (f) the extent to which the provision of internal roading and transport infrastructure, including the installation of traffic signals on Red Beach Road and the Hibiscus Coast Highway are staged in order to avoid adverse effects on the surrounding transport network.
- (2) layout and design of the subdivision:
- (a) the extent to which subdivision implements and is consistent with:
 - (i) Red Beach: Precinct plan 1;
 - (ii) the roading locations and typologies contained in the Red Beach: Precinct plans 1 and 2; and
 - (iii) the objectives and policies for the precinct.
- (3) for stormwater design, overland flow paths and ownership of treatment devices:
- (a) whether space provided for stormwater attenuation is safe, has adequate access and does not incorporate steep slopes;
 - (b) whether the development limits the peak flows to, or less than pre-development flows for the fifty per cent, ten per cent, and one per cent annual exceedance probability rainfall events;
 - (c) whether the development adversely affects downstream flows, including the duration of downstream flow, for the fifty per cent, ten per cent, and one per cent annual exceedance probability flows;
 - (d) the extent to which stormwater management devices associated with the development are built by the developer and vested in Council;
 - (e) whether the activity has an adverse effect on water quality, flood levels, flood storage on any existing infrastructure; and
 - (f) whether the development provides for adequate and safe overland flow paths within the development.

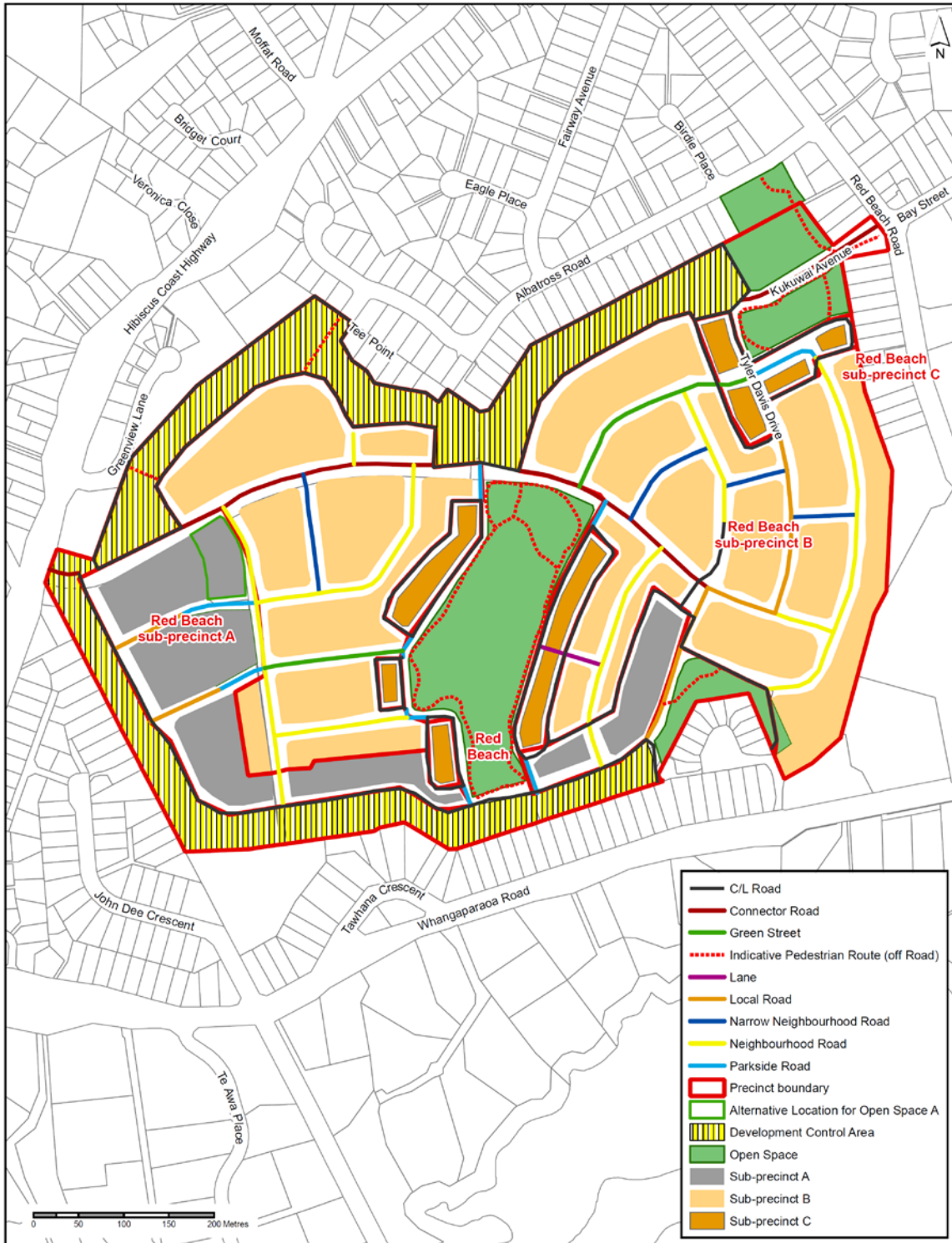
I533.9. Special information requirements

An application for subdivision must be accompanied by:

- (1) A landscape plan which must include the following:
 - (a) areas of native shrub land and low forest plantings within areas of open space totalling no less than 1.0ha across the precinct area;
 - (b) one street tree per 20m of road frontage, except where the positioning of trees conflicts with vehicle access, or is likely to inhibit sightlines and negatively impact on vehicle/pedestrian safety;
 - (c) the establishment of a “Green Street” landscape and amenity feature which provides an amenity linkage and native habitat between the three major open space areas on the Red Beach: Precinct plan 1. The Green Street is conceptually illustrated in Red Beach: Precinct Plan: 2 and will include contiguous soft landscaping treatment from the identified road edge into the front 2m of the adjoining sites, with no fencing within the front 2m of the adjoining sites. Retention of Green Street planting on private lots is to be recorded by way of consent notice on these sites, except that allowance will be made for a vehicle access of 5m in width;
 - (d) the retention or provision of large scale trees to help establish character early in the development;
 - (e) heritage details to be incorporated into the landscaping, both hard and/or soft landscape features, to reflect the site’s cultural significance to iwi and the sites historical use as a golf course, in particular the inclusion of two new groves (named Cauldrey’s and Don Arkle’s) and the Stone attributed to Fred’s Tree, incorporated into the design; and
 - (f) the retention of existing trees and/or vegetation and the relocation of existing trees where practicable. In particular, existing mature trees in proposed reserves should be retained wherever practicable.

I533.10. Precinct plans

I533.10.1. Red Beach: Precinct plan 1



I533.10.2. Red Beach: Precinct plan 2

