

I404. Beachlands 2

I404.1. Precinct Description

The Beachlands 2 precinct covers approximately 6 hectares of land at the corner of Beachlands and Whitford–Maraetai Roads. Its purpose is to provide for an integrated business centre that provides a wide range of retail and commercial activities to service the needs of the growing community while ensuring the design and layout does not compromise the character of Beachlands as a rural and coastal settlement.

1404.10.1 Beachlands 2: Precinct plan 1 guides the future development of this precinct and identifies car and pedestrian transport links that connect with neighbouring sites and existing road networks. 1404.10.2 Beachlands 2: Precinct plan 2 identifies the different height areas that apply to the sub-precincts and landscape buffer areas to protect the amenity and character of the area and neighbouring sites. The figures contained in 1404.11 set out the indicative landscape design and street typology.

It is important to ensure that the development form, look and feel of the local centre is sympathetic to the character of the existing Beachlands settlement. Development within the local centre therefore needs to be designed specifically for the Beachlands community and setting.

The zoning of the land within this precinct is Business - Local Centre Zone. Refer to planning maps for the location and extent of the precinct and three sub-precincts.

I404.2. Objectives

- (1) Development within the Beachlands 2 Precinct maintains and complements the amenity values and character of the surrounding residential, rural and open space areas.
- (2) Provide for a local centre at Beachlands in a location and at a scale that caters for the retail and commercial needs of the existing and future community.
- (3) The design and form of development within the Beachlands 2 Precinct responds to the open, outdoors orientated character, and rural and coastal context of the existing Beachlands settlement.
- (4) Development and/or subdivision within the Beachlands 2 Precinct facilitates a transport network that:
 - (a) integrates with, and manages adverse effects on, the safety and efficiency of the transport network of the surrounding Beachlands area, including any upgrades to the surrounding network;
 - (b) facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles; and
 - (c) is designed and constructed in a manner that is consistent with the requirements of Auckland Transport and any relevant code of practice or engineering standards.

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

I404.3. Policies

- (1) Maintain and enhance the character and amenity associated with the new business area by undertaking development in accordance with the precinct plans and Landscape Design Framework.
- (2) Restrict the height of buildings and provide landscaped areas to protect views from Whitford-Maraetai Road to the Hauraki Gulf.
- (3) Require subdivision and/or development within the precinct to provide for a transport network that:
 - (a) as a minimum, is in accordance with the transport network elements shown on the precinct plan(s);
 - (b) supports safe and efficient movement of pedestrians, cyclists, public transport and vehicles; and
 - (c) is designed and constructed in accordance with the requirements of Auckland Transport and any relevant code of practice or engineering standards.

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

I404.4. Activity table

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

Table I404.4.1 Activity table specifies the activity status of land use and development activities in the Beachlands 2 Precinct pursuant to section 9(3) of the Resource Management Act 1991

Table I404.4.1 Activity table

Activity		Activity status		
		Sub-precinct A	Sub-precinct B	Sub-precinct C
Use				
General				
(A1)	Any land use activity not in accordance with 1404.10.1 Beachlands 2: Precinct plan 1	D	D	D
(A2)	Any activity that does not comply with Standard I404.6.7 Subdivision – landscape buffer area	D	N/A	N/A

Commerce				
(A2)	Trade suppliers	P	NC	RD
(A3)	Drive-through restaurants	P	NC	RD
(A4)	Food and beverage	P	RD	P
(A5)	Retail	P	RD	RD
(A6)	Conference facilities	P	P	P
(A7)	Supermarkets	P	NC	NC
Development				
(A8)	Construction, reconstruction and / or formation or reformation of roads, at grade car parking areas and open space areas	RD	RD	RD
(A9)	Vehicle access from Whitford-Maraetai Road that is not in accordance with 1404.10.1 Beachlands 2: Precinct plan 1	NC	NC	NC

I404.5. Notification

- (1) Any application for resource consent for an activity listed in Table I404.4.1 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).

I404.6. Standards

The relevant overlay, Auckland-wide and zone standards apply in this precinct unless otherwise specified below.

All activities listed in Table I404.4.1 Activity table must comply with the following activity standards.

I404.6.1. Building height

- (1) Buildings in Height Area A as shown on I404.10.2 Beachlands 2: Precinct plan 2 must not exceed two storeys in height (excluding basements and basement car parks) with a maximum height of RL 47.00 above Mean Sea Level, Auckland Vertical Datum 1946.
- (2) Buildings in Height Area B as shown on 1404.10.2 Beachlands 2: Precinct plan 2 must not exceed three storeys in height (excluding basements and basement car parks) with a maximum height of RL 49.30 above Mean Sea Level, Auckland Vertical Datum 1946.

I404.6.2. Side Yards

- (1) Sites located within Sub-precinct C must have a 3 metre side yard on each side or a 6 metre side yard on one side.
- (2) Within Sub-precinct C at least 50 per cent of the side yard including a strip adjoining and parallel with the side boundary and having a minimum width of 2 metres, excluding any area required for vehicular and pedestrian access or any area adjoining the Landscape Buffer Area required along the Whitford-Maraetai Road as shown on I404.10.2 Beachlands 2: Precinct Plan 2, must be landscaped, planted and maintained in trees, shrubs and grass.

I404.6.3. Verandahs

- (1) All buildings with frontage to Active Street Frontage 1 as shown on I404.10.1 Beachlands 2: Precinct plan 1 must have a verandah.
- (2) All buildings with frontage to Active Street Frontage 2 as shown on I404.10.1 Beachlands 2: Precinct plan 1 must be designed to face onto the street, provide the main entrance out to the public realm and provide a minimum of 40 per cent glazing on the street frontage façade.

I404.6.4. Staging of development

- (1) The first stage of any development within the precinct must include:
 - (a) the development of the 15 metre Landscape Buffer Area adjoining Whitford-Maraetai Road as shown on I404.10.2 Beachlands 2: Precinct plan 2, and the Open Space Area adjoining Beachlands Road, as shown on I404.10.1 Beachlands 2: Precinct plan 1;
 - (b) development of the Surface Carpark area as shown on the I404.10.1 Beachlands 2: Precinct plan 1; and
 - (c) construction and vesting with Council of a road between Beachlands Road and the boundary of Lot 2 DP 325925, no later than the time at which any part of Sub-precinct A of the business development is open to the public.
- (2) The building identified as Building 1 on I404.10.1 Beachlands 2: Precinct plan 1 must be constructed before or at the same time as the construction of any other building on the site, in order to sleeve the development from Beachlands Road.

I404.6.5. Landscaping

- (1) All roads, at grade parking areas and open space areas (including plazas) must be landscaped in general accordance with the figures contained in I404.11 Figures.
- (2) The Landscape Buffer Area as shown on I404.10.2 Beachlands 2: Precinct plan 2 must be accessed from Karaka Road for maintenance purposes (physical vehicle access is not required to the Landscape Buffer Area from the road but provision should be available within the surrounding local road network for the parking of maintenance vehicles).

I404.6.6. Lighting

- (1) All artificial lighting must comply with the levels and limits of Environmental Lighting category 3 as identified in E24.6 Standards.

I404.6.7. Subdivision – landscape buffer area

- (1) A Landscape Buffer Area must be developed along Whitford–Maraetai Road as shown on I404.10.2 Beachlands 2 Precinct plan 2. The buffer area must:
 - (a) be consistent with the widths indicated in I404.11.10 Beachlands 2 Figure 10: Open space - plaza and being a minimum width of 15 metres at any point;
 - (b) where it is within any existing site, must be established as a condition of any subdivision of that site; and
 - (c) be planted in accordance with the landscape plan for the buffer area and the planting scheduled contained in I404.11.10 Beachlands 2 Figure 10: Open space - plaza 10, prior to the issuing by the Council of the section 224(c) certificate under the Resource Management Act 1991.
- (2) The consent holder must be responsible for the maintenance of the buffer area, including weed control, mulching and watering and any necessary plant replacement, for a period of two years from the time of planting.
- (3) The buffer area must be vested in the Council free-of-charge at a time to be determined in the subdivision consent, being no more than two years after council issues the section 224(c) certificate under the Resource Management Act 1991.
- (4) Any activity that does not comply with Standard I404.6.7 Subdivision – landscape buffer area (1)-(3) above is a discretionary activity.

I404.6.8. Road Layout

- (1) Roads must be designed so that carriageways align at intersections with other existing or proposed roads.

I404.7. Assessment – controlled activities

There are no controlled activities within the precinct.

I404.8. Assessment – restricted discretionary activities

I404.8.1. 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) trade suppliers & drive -through restaurants in Sub-precinct C, food and beverage in Sub-precinct B, and retail in Sub-precinct B and C:
 - (a) delay to the creation of a main street character along Karaka Road; and

- (b) visual amenity and character.
- (2) construction or reconstruction and / or formation or reformation of roads, at grade car parking areas and open space areas:
 - (a) visual amenity values;
 - (b) streetscape character;
 - (c) the extent, type and nature of landscaping;
 - (d) the maintenance of plantings;
 - (e) lighting; and
 - (f) road design;
- (3) building height:
 - (a) disruption of views.
- (4) side yards:
 - (a) landscaping; and
 - (b) character generated by the coverage of buildings on sites adjoining the Whitford-Maraetai Road.
- (5) staging of the development
 - (a) streetscape amenity and character;
 - (b) visual amenity; and
 - (c) pedestrian amenity and safety.

I404.8.2. 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) trade suppliers and drive-through restaurants in Sub-precinct C, food and beverage in Sub-precinct B and retail in Sub-precincts B and C:
 - (a) the extent to which the development within Sub-precinct B results in a delay to the completion of development along Karaka Road that could compromise the achievement of a main street character along this road; and
 - (b) the extent to which any delay to the completion of development along Karaka Road creates adverse effects on visual amenity and character.
- (2) construction or reconstruction and / or formation or reformation of roads, at grade car parking areas and open space areas:

- (a) the extent to which the landscape proposal is designed to create visual interest and contribute to the visual amenity of the business area and surrounding area;
 - (b) the extent to which the landscape proposal relates appropriately to, and is designed to further enhance, the existing streetscape and landscape character of the local centre;
 - (c) the extent to which the landscape proposal softens the visual impact of structures and minimise conflicts of scale;
 - (d) the extent to which the landscape proposal provides an appropriate level of visual screening of parking and loading areas and outdoor storage areas;
 - (e) the extent to which the landscape proposal adequately provides for the maintenance of plantings at a reasonable maintenance cost;
 - (f) the extent to which the location and design of the at grade car parking areas provide for convenience and a safe and efficient circulation pattern; and
 - (g) the extent to which the planting within the at grade car parking areas contributes to creating a sense of place within the local centre consistent with I404.11 Figures, without affecting visibility at intersections or pedestrian and traffic safety.
- (3) Building height:
- (a) whether the height of the building disrupts views north to the sea and coastal edge from the Whitford-Maraetai Road; and
 - (b) the extent to which the proposed height of the buildings and other structures are compatible with the prevailing character of the surrounding Beachlands area.
- (4) Yards:
- (a) whether the development within the yard detracts from the character and amenity values of the area, in particular the amenity of sites adjoining the Whitford-Maraetai Road; and
 - (b) whether the development within the yard disrupts views north to the sea and coastal edge from the Whitford-Maraetai Road.
- (5) Staging of the development:
- (a) the extent to which the building design and any interim screening or landscaping between the supermarket and Beachlands Road provides adequate mitigation of adverse visual effects of the supermarket as viewed from Beachlands Road, until such time as a building is established between

the supermarket and Beachlands Road as envisaged by I1.10.1 Beachlands 2: Precinct plan 1.

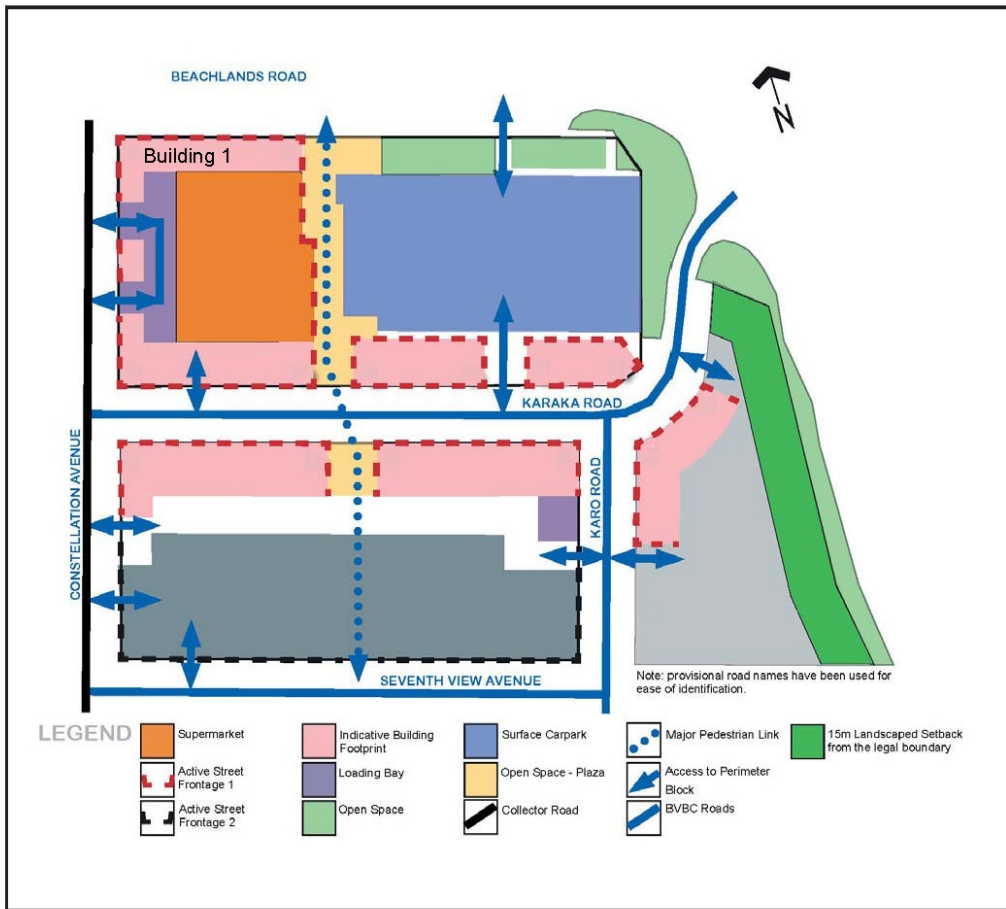
I404.9. Special information requirements

An application where landscaping is required must be accompanied by:

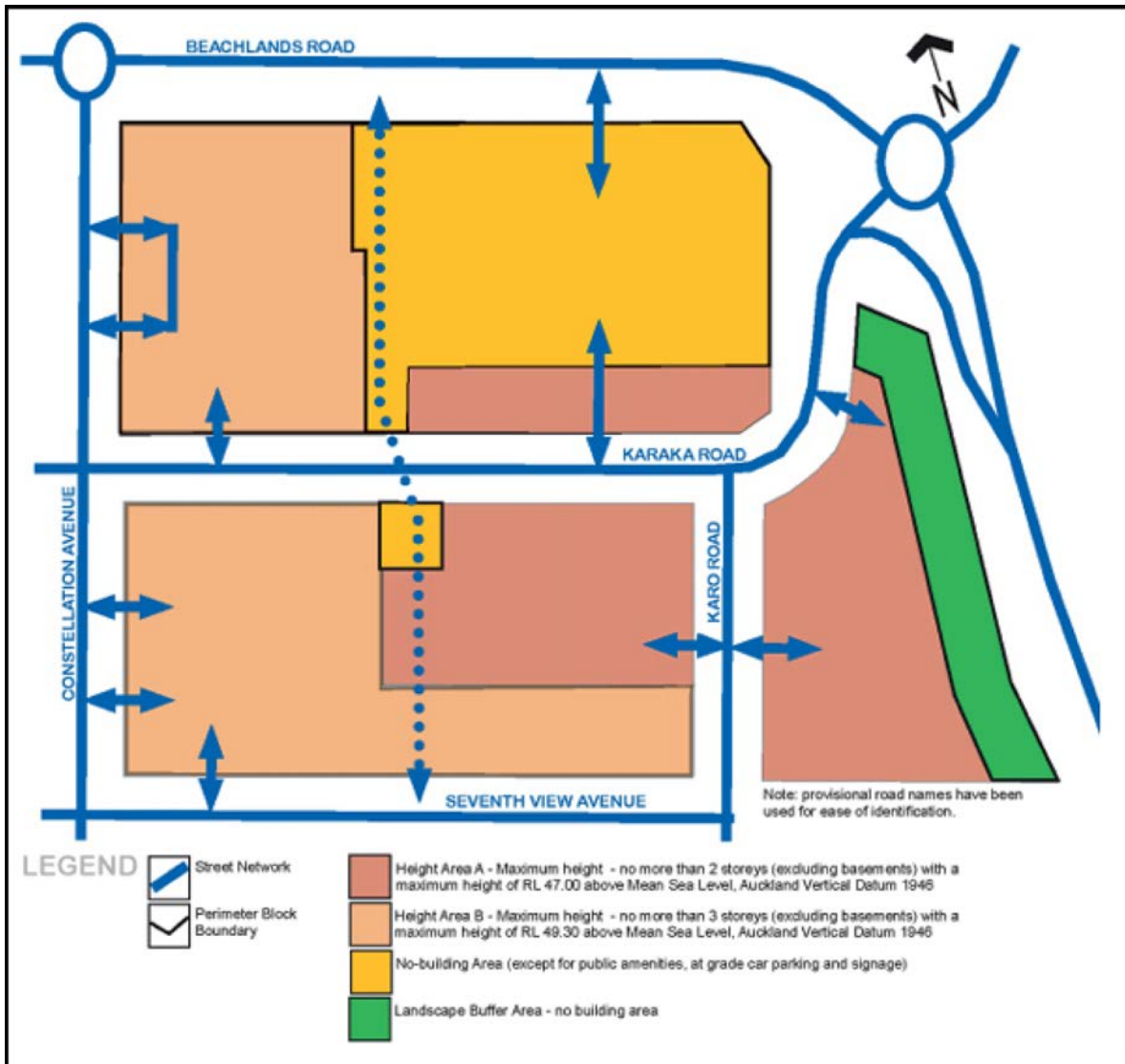
- (1) A planting plan for the landscape buffer area that provides detail of the:
 - (a) site preparation for planting, weed and pest control;
 - (b) existing trees to be retained, species to be planted, size of plants, where they are to be planted and density of planting; and
 - (c) maintenance of planting, including fertiliser, replacing dead plants, animal and plant pest control and mulching.
- (2) A re-vegetation plan/programme, including:
 - (a) pre-planting site assessment and planting plan assessment an annual monitoring programme.

I404.10. Precinct plans

I404.10.1. Beachlands 2: Precinct plan 1

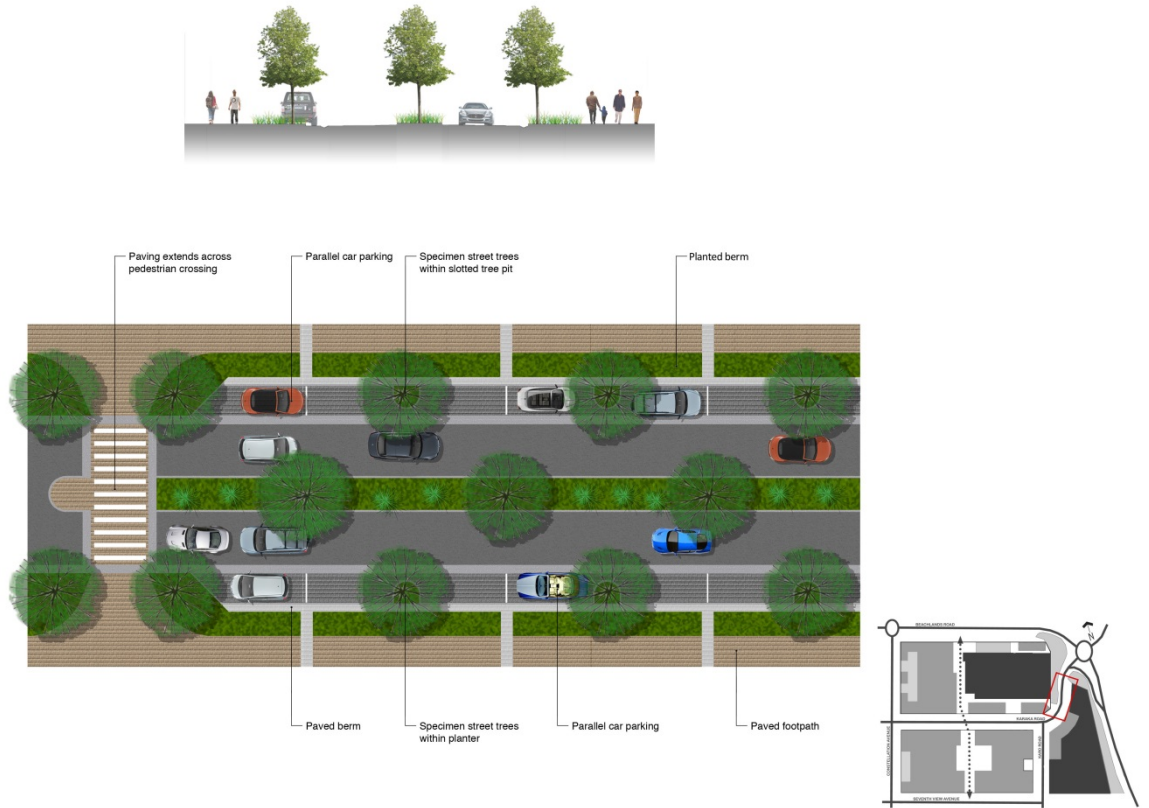


I404.10.2. Beachlands 2: Precinct plan 2

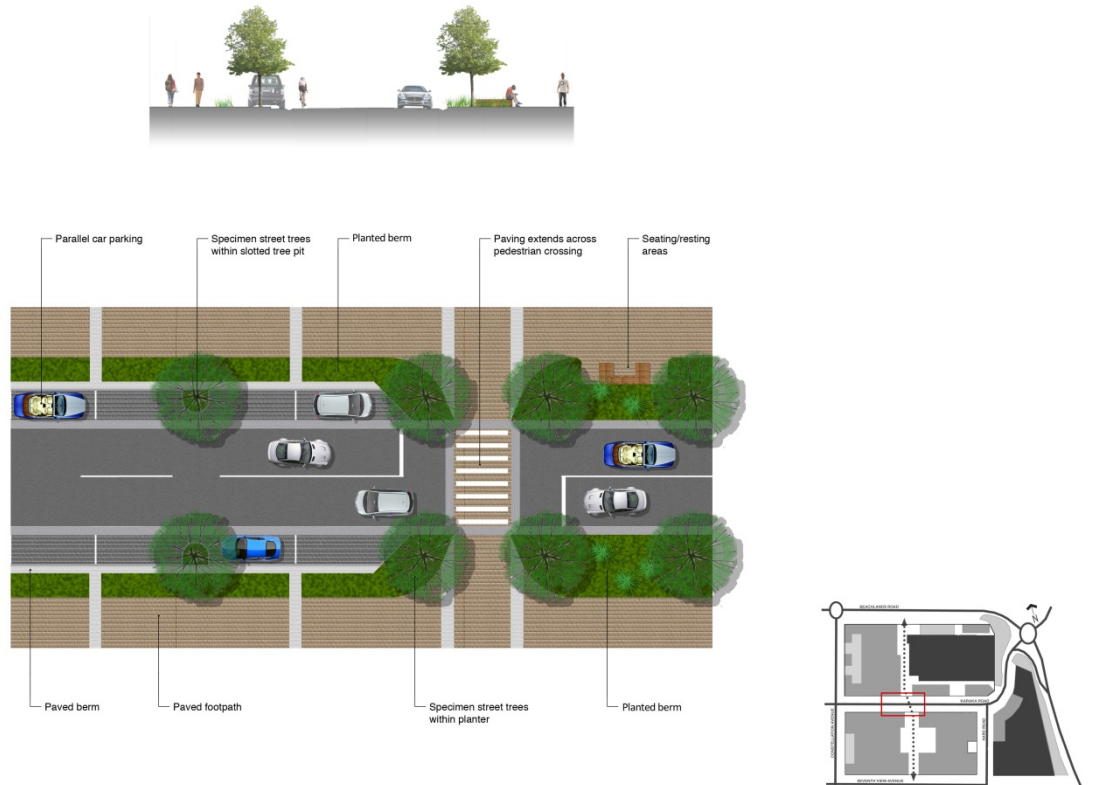


I404.11. Figures

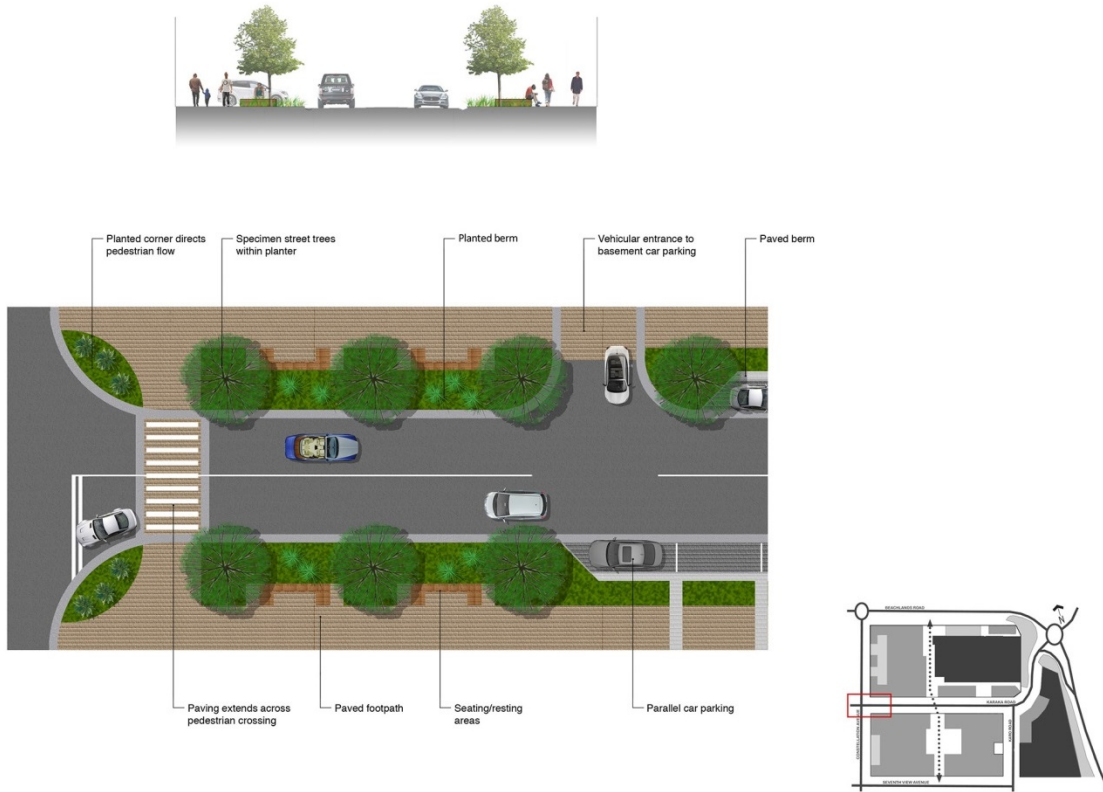
I404.11.1. Beachlands 2 Figure 1: Karaka Road



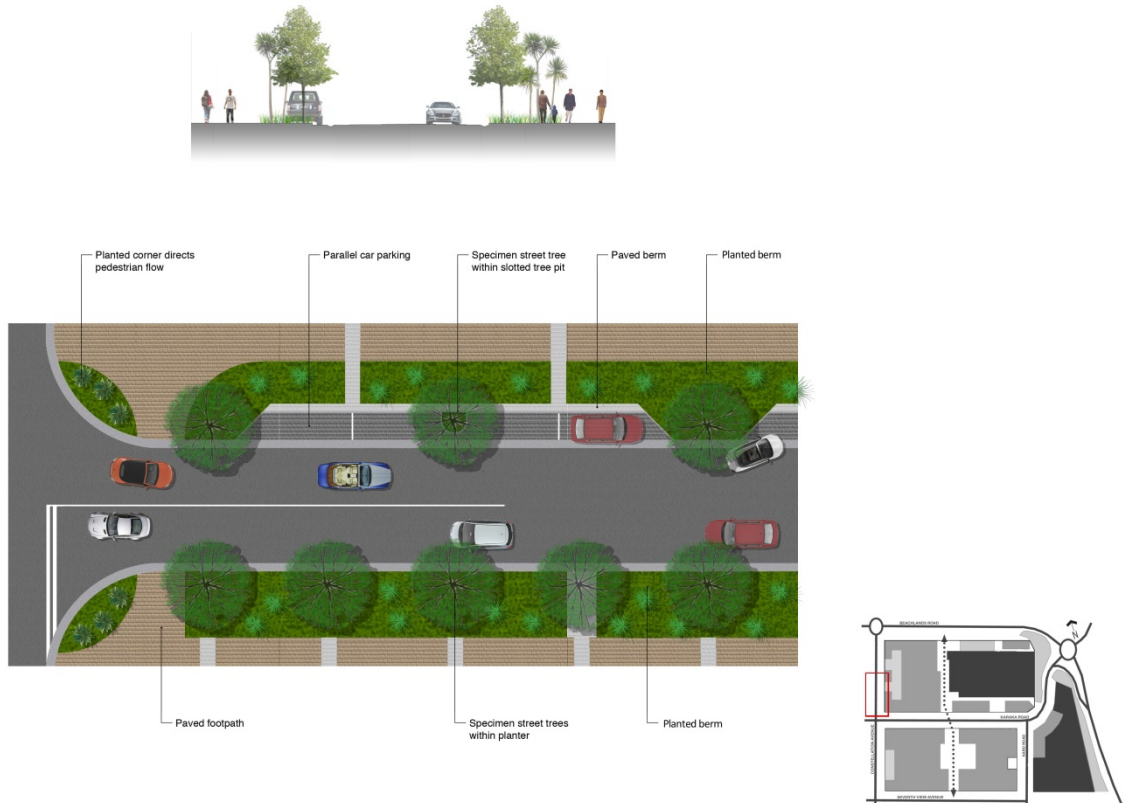
I404.11.2. Beachlands 2 Figure 2: Karaka Road



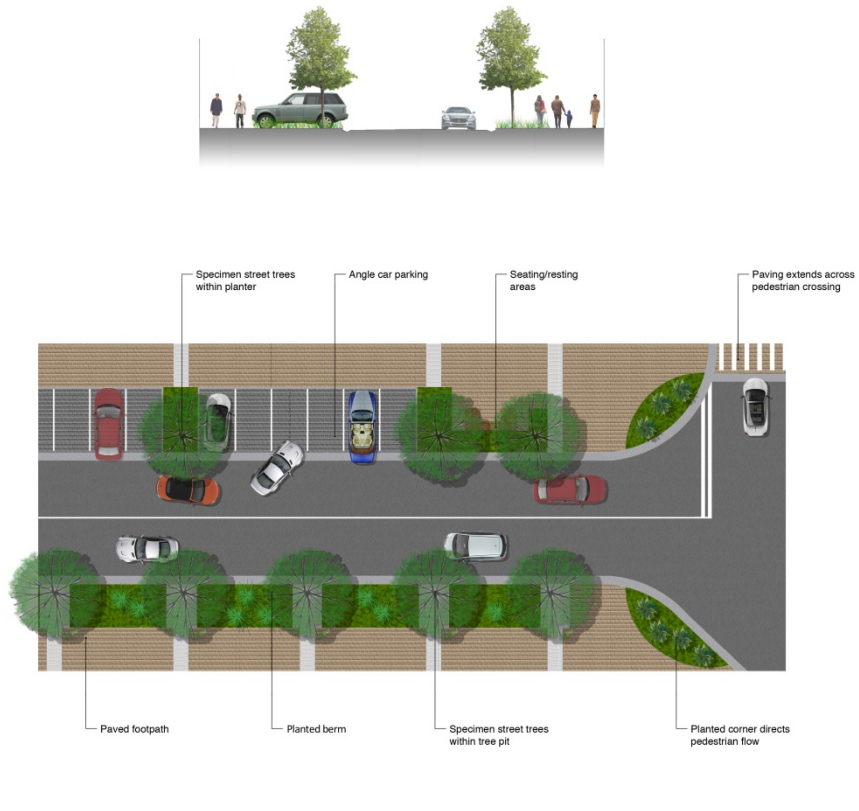
I404.11.3. Beachlands 2 Figure 3: Karaka Road



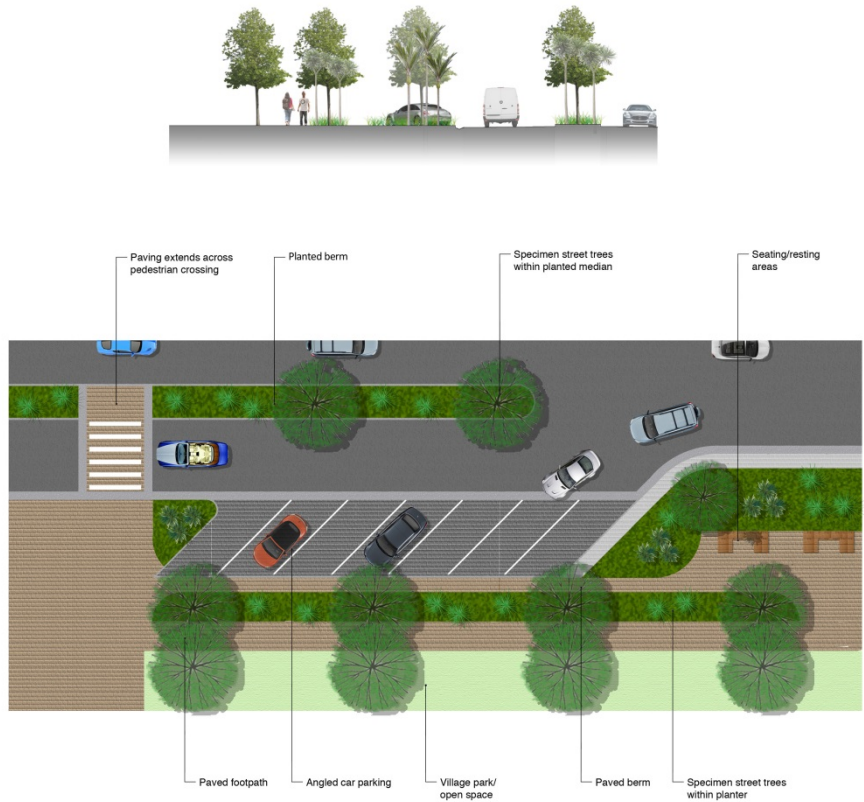
I404.11.4. Beachlands 2 Figure 4: Constellation Avenue



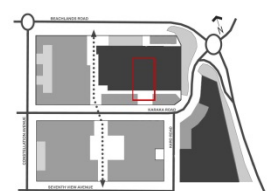
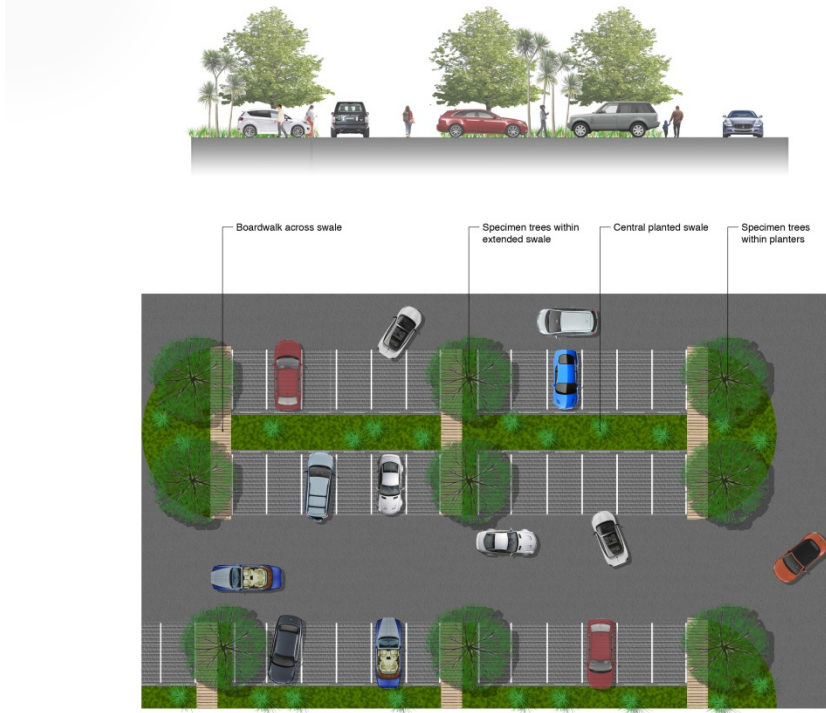
I404.11.5. Beachlands 2 Figure 5: Karo Road



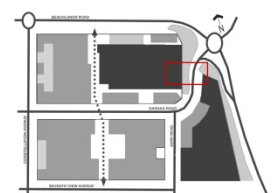
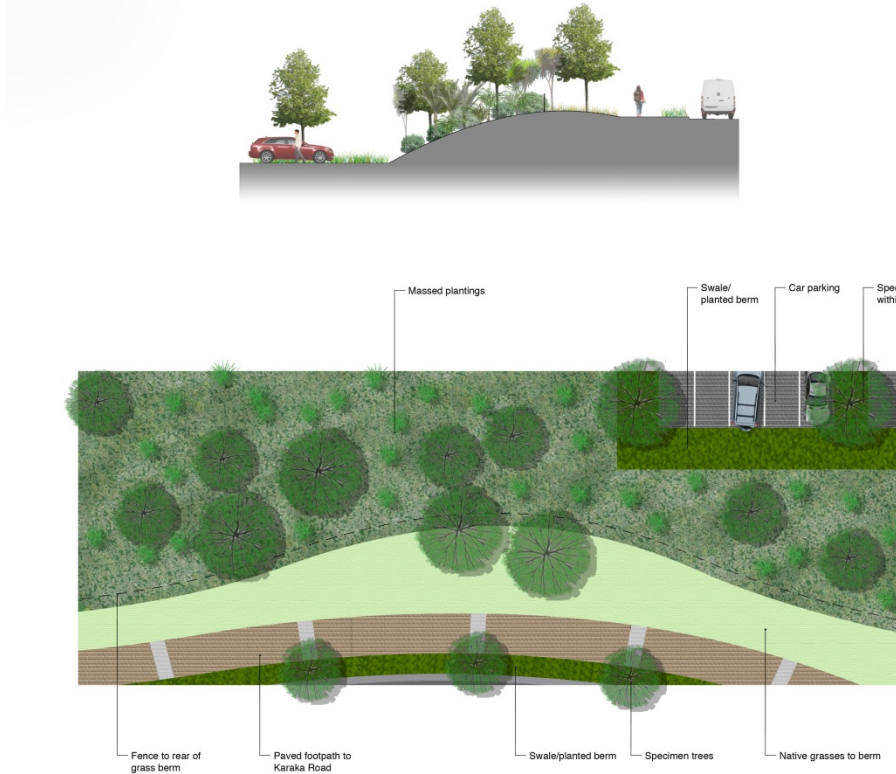
I404.11.6. Beachlands 2 Figure 6: Beachlands Road



I404.11.7. Beachlands 2 Figure 7: Typical carpark layout



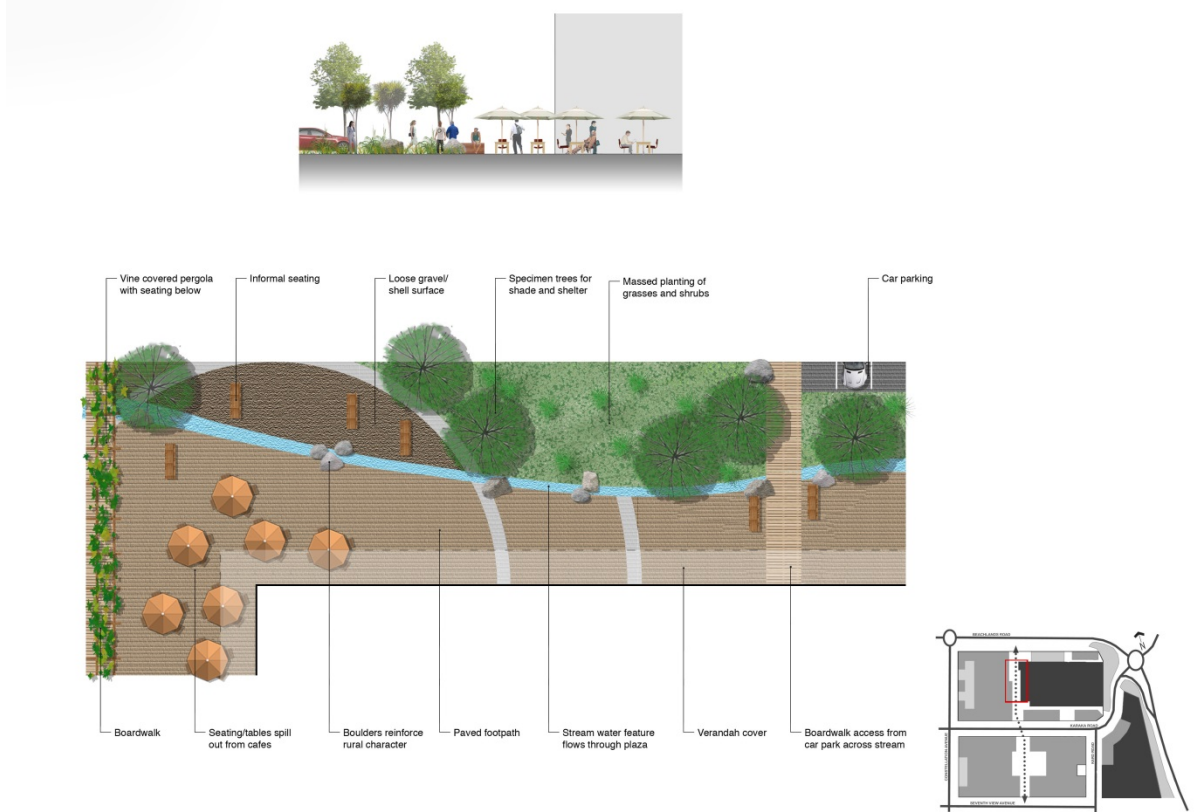
I404.11.8. Beachlands 2 Figure 8: Open space – Karaka Road



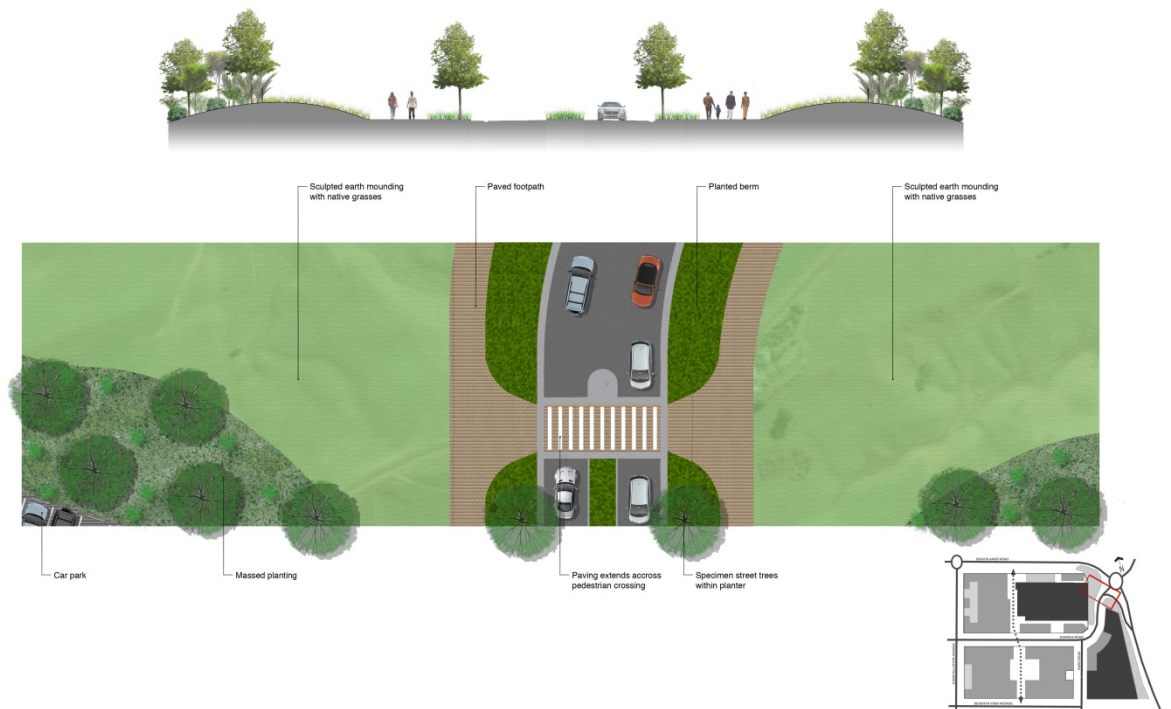
1404 Beachlands 2 Precinct

Code	Botanical Name	Common Name	Min PB size	Min Height When Planted (mm)	Spacing (mm)	Percentage/Number
Medium to Large Trees						100%/130
DAC cup	Dacrycarpus cupressinum	Rimu	PB95	2500	As shown	10%/13
DAC dac	Dacrycarpus dacrydiodes	Kahikatea	PB95	2500	As shown	10%/13
GIN bil	Ginkgo biloba	Ginkgo	PB95	2500	As shown	10%/13
LIR tul	Liriodendron tulipifera	Tulip tree	PB95	2500	As shown	10%/13
LIQ sty	Liquidambar styraciflua	American sweet gum	PB95	2500	As shown	20%/26
MET exc	Metrosideros excelsa	Pohutukawa	PB95	2500	As shown	20%/26
POD tot	Podocarpus totara	Totara	PB95	2500	As shown	10%/13
VIT luc	Vitex lucens	Puriri	PB95	2500	As shown	10%/13
Small to Medium Trees						100%/220
CED atl	Cedrus atlantica	Atlas cedar	PB50	2000	As shown	10%/22
COR lae	Corynocarpus laevigatus	Karaka	PB50	2000	As shown	20%/44
PYR cal	Pyrus calleryana	Callery pear	PB50	2000	As shown	20%/44
SOP mic	Sophora microphylla	Kowhai	PB50	2000	As shown	20%/44
QUE coc	Quercus coccinea	Scarlet oak	PB50	2000	As shown	10%/22
QUE pal	Quercus palustris	Pin oak	PB50	2000	As shown	10%/22
QUE rob	Quercus robur 'Fastigiata'	Fastigate oak	PB50	2000	As shown	10%/22
Understorey Planting						100%/500
DOD vis	Dodonea viscosa	Akeake	PB28	1500	As shown	20%/100
HOH pol	Hoheria populnea	Lacebark	PB28	1500	As shown	20%/100
LEP cop	Leptospermum 'Copper Sheen'	Manuka hybrid	PB28	1500	As shown	15%/75
PIT cra	Pittosporum crassifolium	Karo	PB28	1500	As shown	15%/75
PSE arb	Pseudopanax arboreus	Five finger	PB28	1500	As shown	15%/75
PSE lae	Pseudopanax laetus		PB28	1500	As shown	15%/75

I404.11.10. Beachlands 2 Figure 10: Open space – plaza



I404.11.11. Beachlands 2 Figure 11: Open space – Karaka Road/ Whitford-Maraetai Road



I404.11.12. Beachlands 2 Figure 12: Seventh View Avenue

