

I520. Martins Bay Precinct

I520.1. Precinct Description

The Martins Bay Precinct is located on Scandrett Road, adjacent to Martins Bay beach and the entrance to the Scandrett Regional Park. The precinct has been split into two Sub-precincts (refer to Martins Bay Precinct: Precinct plan 1).

The purpose of the Martins Bay Precinct is to maintain and enhance existing development and character of this unique coastal bach settlement. The key feature of the area is the informality of development with unformed driveways and car parking areas. A maximum of 58 dwellings is provided for within Sub-precinct A and a maximum of six dwellings is provided for in Sub-precinct B. New dwellings will require resource consent and will be subject to controls to maintain the scale of the coastal landscape character and the integrity of the upper slopes. The precinct also provides for the establishment of an esplanade reserve that includes the trees running along the foreshore of the site and for a significant area of communal open space to be maintained.

The land in the Martins Bay Precinct is zoned Residential - Rural and Coastal Settlement Zone.

I520.2. Objectives

- (1) The landscape and natural character values of Martins Bay are protected.
- (2) The unique character of the coastal bach settlement is maintained and enhanced.

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

I520.3. Policy

- (1) Locate and limit the visual impact of buildings, roads and earthworks to retain the landscape values, and unique character in Martins Bay, and its coastal bach settlement.

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

I520.4. Activity table

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

Table I520.4.1 specifies the activity status of land use, development and subdivision activities in the Martins Bay Precinct pursuant to section 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I520.4.1

Activity		Activity status	
		Sub-precinct A	Sub-precinct B
Development			
(A1)	Replacement of existing dwellings and accessory buildings to the same footprint and height as at 1 September 2006	P	NA
(A2)	Existing vehicle access arrangements for up to 58 dwellings as at 1 September 2006	P	NA
(A3)	Vehicle access arrangements for up to 6 dwellings in Sub-precinct B via existing Sub-precinct A vehicle access	NA	P
(A4)	Dwellings	RD	RD
(A5)	Conversion of a dwelling into a maximum of two dwellings	NC	NC
(A6)	Accessory buildings	RD	RD
(A7)	Additions to an existing dwelling	RD	RD
(A8)	Dwellings that do not comply with Standard I520.6.1 density	NC	NC
Subdivision			
(A9)	Subdivision of the Martins Bay precinct from the remainder of the site	RD	RD

I520.5. Notification

- (1) Any application for resource consent for an activity listed in Table I520.4.1 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).

I520.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct in addition to the following standards.

All activities listed as permitted and restricted discretionary activities in Table I520.4.1 must comply with the following activity standards.

I520.6.1. Density

- (1) The number of dwellings in the sub-precincts must not exceed:

- (a) Sub-precinct A – 58; and
- (b) Sub-precinct B – 6.

I520.6.2. Building coverage

- (1) A dwelling (including any associated accessory building) footprint must not exceed:
 - (a) 168m² for single storey.
 - (b) 140m² for two storeys.
 - (c) Decks must not exceed 25m² plus an area equivalent to the difference in the maximum dwelling footprint in clause 1 above and the footprint of the relevant dwelling.
 - (d) Buildings or decks must not be located within the communal open space or future esplanade reserve shown in Martins Bay Precinct: Precinct plan 1.

I520.6.3. Open Space

- (1) A minimum of 5,000m² of communal open space must be maintained adjoining the future esplanade reserve as shown on Martins Bay Precinct: Precinct plan 1.

I520.6.4. Yards

- (1) Buildings and decks must not locate within 6m of the future esplanade reserve shown on Martins Bay Precinct: Precinct plan 1.

I520.6.5. Reticulated connection

- (1) Dwellings in Sub-precinct A must be connected to Martins Bay 1999 Ltd private sewerage reticulation and water supply.

I520.6.6. Subdivision

- (1) An esplanade reserve as indicated by the future esplanade reserve area in Martins Bay Precinct: Precinct plan 1 must be provided when subdivision of the Martins Bay Precinct from the remainder of the site occurs.

I520.7. Assessment – controlled activities

There are no controlled activities in this section.

I520.8. Assessment – restricted discretionary activities

I520.8.1. Matters of discretion

The Council will restrict its discretion to all 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, zone or Auckland wide provisions:

- (1) for dwellings, accessory buildings, additions to an existing dwelling and subdivision of the Martins Bay Precinct from the remainder of the site:
 - (a) the effect of the location, design, scale and appearance of buildings;
 - (b) the effects of landscaping and screening;
 - (c) the effects of earthworks and land modification;
 - (d) the effects of land suitability for building;
 - (e) the effects on the existing access is maintained to the bach settlement;
 - (f) the effects of the methods and design of water supply, sewage disposal and drainage; or
 - (g) the effects of the provision of an esplanade reserve.

I520.8.2. 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, zone or Auckland wide provisions:

- (1) for dwellings, accessory buildings, additions to an existing dwelling and subdivision of the Martins Bay Precinct from the remainder of the site:
 - (a) the extent to which the proposed overall development, location and design of buildings and provision of open space is in general accordance with maintaining the future esplanade reserve and communal open space on Martins Bay Precinct: Precinct plan 1;
 - (b) whether the proposed development is located to minimise the visual impact of buildings, roads and earthworks to retain the landscape and natural character values of Martins Bay;
 - (c) whether buildings and structures are sited so they do not require extensive landform modification to minimise adverse effects on natural landform and discharges of silt;
 - (d) whether appropriate methods are proposed to avoid adverse effects on land stability, water quality, and the habitats of flora and fauna;
 - (e) whether development is in scale with development on site existing at 1 September 2006;
 - (f) the extent to which dwellings are connected to a reticulated connection; or
 - (g) whether the development retains the informal character of the existing coastal village by:

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- (i) not requiring individual sealed driveways or car parking areas; and
- (ii) avoiding kerb and channelling.

I520.9. Special information requirements

There are no special information requirements in this precinct.

I520.10. Precinct plan

I520.10.1. Martins Bay Precinct: Precinct plan 1 – Sub-precincts A & B

