

I403. Beachlands 1

I403.1. Precinct Description

Beachlands is a rural and coastal village located on the eastern side of Auckland, adjoining the Tamaki Strait coastline. The original Beachlands village was laid out in the 1920s as a marine garden suburb. It is characterised by the following key features:

- a grid-based roads pattern with informal road construction and generous verges
- a “green” landscape resulting from significantly vegetated front and rear yards.
- a low-density character with rectangular-shaped allotments of a consistent size and frontage (20m).
- few or no rear sites.

More recent subdivision in the area bounded by Bell Road, Third View Avenue, Beachlands Road and Whitford- Maraetai Road has seen some departure from this pattern; however the village retains a significant rural and coastal character.

The Beachlands 1 Precinct covers approximately 122ha of land. Its purpose is to provide for residential expansion to the south of the existing Beachlands village and to the west of the Pine Harbour marina development in a way that integrates with and maintains and enhances the key features of Beachlands village.

I403.10.1 Beachlands 1: Precinct plan 1 guides the future development of this precinct. The grid based roads pattern shown on I403.10.2 Beachlands 1: Precinct plan 2 road network is a critical element in achieving integration between the precinct, Beachlands village and Pine Harbour marina. Site sizes, site shape, pedestrian linkages and reserve network connectivity in the precinct enables integration with the existing village. The location of the proposed stormwater ponds has been identified in the I403.10.1 Beachlands 1: Precinct plan 1. The location and size of the proposed stormwater ponds is indicative only and will be defined as part of the subdivision consent process.

The zoning of land within this precinct is the Residential - Single House Zone. Refer to the planning maps for the location and extent of the precinct.

I403.2. Objectives [rp/dp]

- (1) The precinct contributes to the growth and development of Beachlands village and ensures that future land use, subdivision and development is contained within the precinct and integrates with the existing Beachlands village to the north, Pine Harbour marina development to the west and the business area in Beachlands 2 Precinct.
- (2) Subdivision and development establishes and maintains a low density, open, spacious rural and coastal village character.
- (3) A well connected and integrated transport network is achieved that reflects the rectilinear grid roads pattern of Beachlands and the importance of transportation links between Beachlands and Pine Harbour Marina.

- (4) Public open space is provided for and treated as integrated features in any development.
- (5) Infrastructure is provided in an effective and efficient way.
- (6) Stormwater runoff and riparian margins are managed in a sustainable way.
- (7) The rural character and appearance of Jack Lachlan Drive is maintained.

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

I403.3. Policies [rp/dp]

General

- (1) Require that land use, subdivision and development be generally in accordance with the I403.10.1 Beachlands 1: Precinct plan 1.
- (2) Maintain the long-term growth limit of Beachlands village with the precinct boundary.
- (3) Create a clear distinction between the urban area of Beachlands and the Whitford rural area to the south and east by requiring edge treatment planting along the full length of Jack Lachlan Drive.

Integrated growth

- (4) Require subdivision and land use activities to be designed in a way that integrates with the roads pattern, open space pattern and rural and coastal character of the Beachlands village.

Low-density coastal character

- (5) Maintain the existing pattern of development and low-density character of the area.

Subdivision, use and development

- (6) Require a development pattern characterised as one house per site.
- (7) Require a minimum site size of 800m² unless otherwise stated in the I403.10.1 Beachlands 1: Precinct plan 1.
- (8) Require the road layout to be designed and constructed to achieve a grid based pattern of development as shown in the I403.10.1 Beachlands 1: Precinct plan 1.
- (9) Avoid the creation of rear sites unless otherwise stated in the I403.10.1 Beachlands 1: Precinct plan 1.
- (10) Encourage the development of buildings that have a coastal appearance using materials, colours and features that complement the rural and coastal character of the original village.
- (11) Require that accessory buildings are single storey.

- (12) Retain a sense of openness between properties, and create a vegetated appearance through tree planting.
- (13) Limit high fencing that dominates the streetscape and creates an urban appearance. Encourage the retention of significant native vegetation and trees.
- (14) Encourage the retention of significant native vegetation and trees.
- (15) Require planting of new vegetation to achieve privacy and maintain a coastal landscaped appearance. Encourage development to front natural watercourses and public open spaces.
- (16) Encourage development to front natural watercourses and public open spaces.

Business development

- (17) Avoid activities that adversely affect the amenities of residential sites or sense of residential cohesion within the precinct.
- (18) Require retail and commercial activities to be located within existing business zones.

Public open space

- (19) Require public open spaces to be fronted by park edge roads to ensure a high degree of accessibility to public open spaces within the precinct.

Infrastructure

- (20) Require that all development is connected to a public reticulated sewerage system.
- (21) Require sustainable supply of potable water to meet the servicing demands of expected activities on the site.

Stormwater management

- (22) Require subdivision and land use activities to avoid or mitigate the adverse effects of stormwater runoff on receiving environments through incorporating the stormwater management areas shown on I403.10.1 Beachlands 1: Precinct plan 1 or implement alternative solutions which will achieve the same or better stormwater management outcomes.
- (23) Require the planting of vegetation along the riparian margins of stormwater management areas.
- (24) Require development to front to natural watercourses, generally across public roads.

Landscaping along Whitford–Maraetai Road

- (25) Require the provision of a landscaped buffer area along the full length of Whitford-Maraetai Road as shown in the I403.10.1 Beachlands 1 Precinct plan 1.

(26) Require planting of the landscape buffer area with native and exotic species in accordance with I403.11.1 Beachlands 1: Beachlands Village Design Guidelines.

(27) Protect views from Whitford-Maraetai Road to the Hauraki Gulf by means of the view corridor through the landscape buffer area identified in I403.11.1 Beachlands 1: Beachlands Village Design Guidelines.

Jack Lachlan Drive

(28) Maintain the appearance of Jack Lachlan Drive as a rural road and reduce the visual impact of urban development by:

- (a) Limiting the number of roads that intersect with Jack Lachlan Drive.
- (b) Limiting direct vehicle access from adjoining sites to Jack Lachlan Drive, and where direct access is required, encourage the use of shared driveways.
- (c) Requiring screen planting between any development and the boundary of sites adjoining Jack Lachlan Drive except where it is necessary to provide access.
- (d) Requiring street tree planting on the north side of Jack Lachlan Drive to create a lineal effect and reduce the visual impact of urban development

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

I403.4. Activity table

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

Table I403.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Beachlands 1 Precinct pursuant to section 9(2), 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

A blank in Table I403.4.1 Activity table below means that the provisions of the zone or the Auckland-wide provisions apply.

Table I403.4.1 Activity table

Activity		Activity status
Use		
(A1)	Any of the activities listed in the Residential - Single House Zone but located within this precinct other than those activities listed below.	
(A2)	More than one dwelling per site	NC
(A3)	Any activity requiring wastewater servicing that is connected to a public reticulated sewerage system	P

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(A4)	Any activity requiring wastewater servicing that is connected to a public reticulated sewerage system	NC
(A5)	The conversion of an existing dwelling into two dwellings where the dwelling complies with H3.4.1(A4) of the Residential – Single House Zone.	NC
(A6)	Public open space located in the specified area on the Precinct plans: I403.10.1 Beachlands 1: Precinct plan 1	P
(A7)	Public open space located outside of the specified area on the Precinct plans: I403.10.1 Beachlands 1: Precinct plan 1	D
(A8)	Recreational walkways located generally in accordance with the indicative walkway shown in I403.10.1 Beachlands 1: Precinct plan 1.	P
(A9)	Recreational walkways not located in accordance with the indicative walkway shown in I403.10.1 Beachlands 1: Precinct plan 1.	D
(A10)	Any activity which does not comply with the following standards: I403.6.13 Street trees; I403.6.14 Landscape buffer area; and I403.6.15 Planted hedge – Jack Lachlan Drive	D
(A11)	Any activity which does not comply with the following standards: I403.6.8.1 Site area; I403.6.9.1 Site frontage; I403.6.10.1 Rear sites; and/or I403.6.11 Site layout	NC
Commerce		
(A12)	Dairies up to 100m ² gross floor area per site	NC
(A13)	Service station on an arterial road	NC
(A14)	Park-and-Ride	D
Development		
(A15)	New buildings within the stormwater management areas shown on I403.10.1 Beachlands 1: Precinct plan 1.	D
(A16)	Construction, reconstruction and / or formation or reformation of roads, and open space areas in accordance with the Precinct plans: I403.10.1 Beachlands 1: Precinct plan 1 and I403.10.2 Beachlands 1: Precinct plan 2 road network	P
(A17)	New buildings and any modifications to a building other than those listed above	
Subdivision		

(A18)	Subdivision	
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I403.5. Notification

- (1) Any application for resource consent for an activity listed in Table I403.4.1 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).

I403.6. Standards

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

All activities in Table I403.4.1 Activity Table must comply with the following standards.

I403.6.1. Building height

- (1) Accessory buildings must not exceed a height of 4m and must be single storey. Height is to be measured using the rolling height method.

I403.6.2. Yards

- (1) A building or parts of a building must be set back from the relevant boundary to the minimum depth listed in Table I403.6.2.1 Yards below.

Table I403.6.2.1 Yards

Yard	Minimum depth
Front and Corner Sites	
Front	8m except as follows: 6m for - sites adjoining Jack Lachlan Drive that are subject to standard I403.6.14 - yards adjoining a stormwater management area or public open space. 3m for - one yard only on a corner site - sites that adjoin a stormwater management area or public open space or a street.
Side	One yard must be a minimum of 2m and one yard must be a minimum of 3m
Rear	8m

Rear sites	
All yards	8m for at least two yards and 3m for any other yard

I403.6.3. Maximum impervious area

(1) The maximum impervious area must not exceed 40 per cent of site area.

I403.6.4. Building coverage

(1) The maximum building coverage must not exceed 30 per cent of net site area.

I403.6.5. Water storage tank

(1) Provision must be made for minimum water storage per dwelling of two 25,000 litre tanks.

(2) All dwellings must comply with the minimum roof areas listed in Table I403.6.5.1 Minimum roof areas for water storage below:

Table I403.6.5.1 Minimum roof areas for water storage

Number of bedrooms	Minimum roof area (m2) connected to the water storage tank
1	100
2	160
3 and above	230

(3) Private water storage tanks must not be visible from the street.

(4) Standards I403.6.5(1) and (2) do not apply to activities where a connection to a reticulated bore water supply is provided to the site.

I403.6.6. Fences

(1) Fences along side and rear boundaries must not exceed 1.8m in height.

(2) Fences adjoining areas shown as public open space or stormwater management areas on I403.10.1 Beachlands 1: Precinct plan 1 must not exceed 1.2m in height and must comprise at least 50 per cent visually permeable fencing.

(3) Fences adjoining that part of Jack Lachlan Drive specified as 'no direct access permitted' on I403.10.1 Beachlands 1: Precinct plan 1 must not be visible from Jack Lachlan Drive after the full establishment of the hedge required under Standard I403.6.15.

I403.6.7. Road network

(1) Where the subdivision is of an existing site that adjoins Beachlands Road, the first stage must include a public road connection to Beachlands Road.

Where the subdivision is of an existing site that adjoins Karaka Road, the first stage of subdivision must include a public road connection to Karaka Road. Where the subdivision is of an existing site that adjoins Jack Lachlan Drive, the first stage of subdivision must include a public road connection to Jack Lachlan Drive.

- (2) Where a collector road is shown I403.10.2 Beachlands 1: Precinct plan 2 – road network the entire length of the collector road through the site must be established as part of the first stage of subdivision except for:
 - (e) Lot 2 DP 325925, where the collector road must be established prior to the issue of a s. 224(c) certificate under the RMA for more than 80 residential sites within the land contained in that site.
- (3) There must be no direct vehicle access off the Whitford-Maraetai Road.
- (4) Sites must not be served by a jointly owned access or similar shared access except for:
 - (a) the lanes shown on I403.10.2 Beachlands 1: Precinct plan 2 – road network; and
 - (b) entrance strips and private ways required to access rear sites identified in I403.10.1 Beachlands 1: Precinct plan 1.
- (5) Road levels must enable integration with the existing or potential road layout on adjoining sites.
- (6) Lot 1079 DP 21695 is able to be used for access purposes for Lot 1119 DP 21695 subject to the Auckland-wide subdivision controls.
- (7) Direct vehicle access to Jack Lachlan Drive must not be provided in the area specified as 'no direct site access permitted' on the I403.10.1 Beachlands 1: Precinct plan 1.
- (8) Where a site adjoins Jack Lachlan Drive and direct vehicle access is permitted, shared access driveways must be used.
- (9) Subject to the following exceptions, Jack Lachlan Drive is to be retained in its current rural standard formation to maintain its appearance as a rural rather than urban road. Where any alteration to the current rural standard formation is proposed it must be limited to: kerb and channelling of the road edge for those areas of Jack Lachlan Drive where there is no alternative to provide for stormwater runoff from adjacent residential development, and/or
 - (a) kerb and channelling of the road edge which is necessary to provide for vehicle access from adjacent residential development or new road intersections with Jack Lachlan Drive, and/or
 - (b) a footpath of appropriate rural character (gravelled surface or similar).
- (10) Where a specified centre line for a proposed road is shown in on I403.10.2 Beachlands 1: Precinct plan 2 – road network any application for subdivision

that does not comply with standards I403.6.7.1 to I403.6.7.9 above is a non-complying activity.

- (11) Where a specified centre line for a proposed road is not shown in I403.10.2 Beachlands 1: Precinct plan 2 – road network any application for subdivision that does not comply with standards I403.6.7.1 to I403.6.7.9 above is a restricted discretionary activity.

I403.6.8. Site area

- (1) The minimum net site area must be 800m², except that:
- (a) the minimum site area may be reduced to 750m² in Sub-precinct A and 700m² in Sub-precinct B as shown on I403.10.1 Beachlands 1: Precinct plan 1.
 - (b) the minimum site area may be reduced as a discretionary activity where an application for subdivision relates to a development for a retirement village.

I403.6.9. Site frontage

- (1) The minimum site frontage must be as follows:
- (a) front sites: 20m;
 - (b) rear sites: 3m.

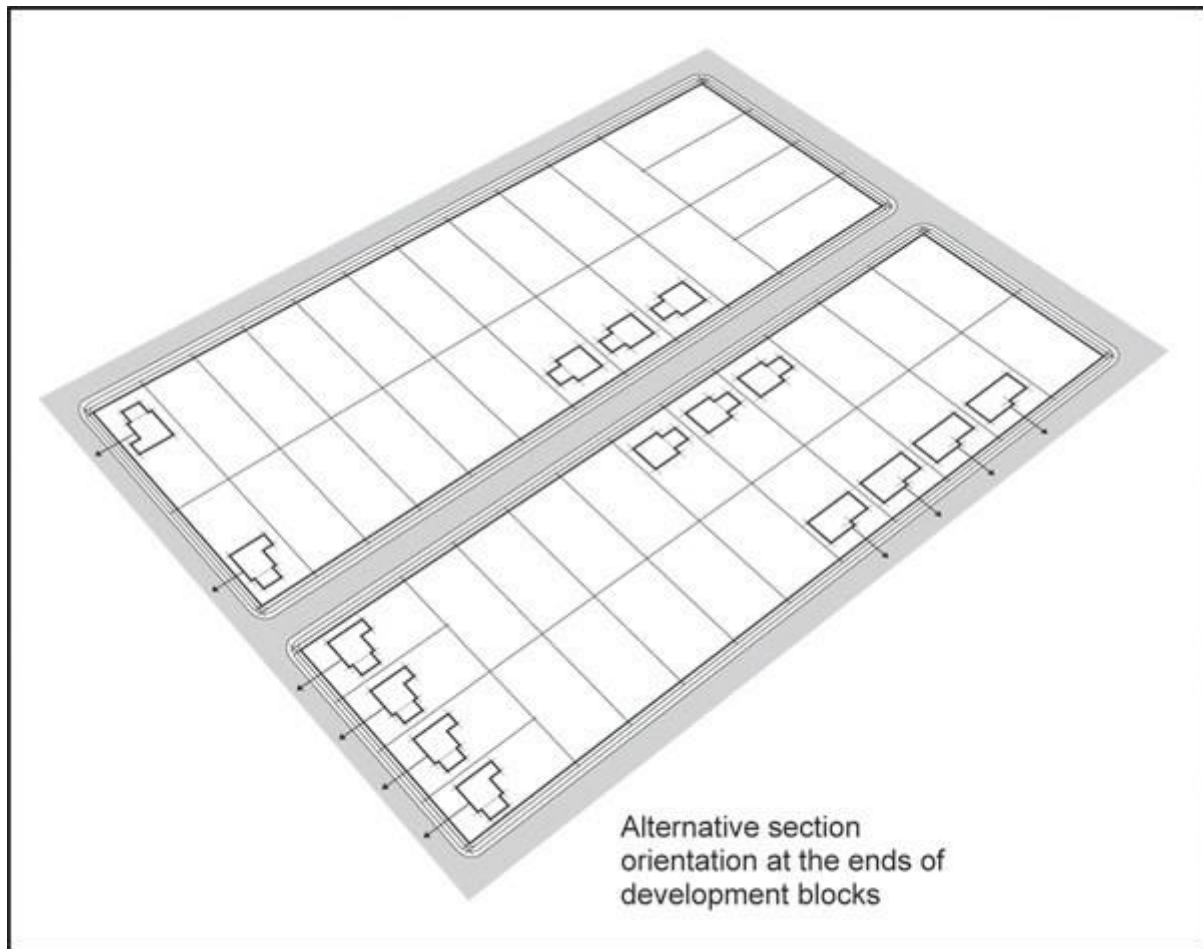
I403.6.10. Rear sites

- (1) There must be no rear sites, except to the maximum number of rear sites within each block shown in I403.10.1 Beachlands 1: Precinct plan 1.

I403.6.11. Site layout

- (1) The layout of the sites within the street blocks shown on the I403.10.1 Beachlands 1: Precinct plan 1 must be of a configuration which is in accordance with Figure I403.6.11.1 Site Layout below, except for the street blocks containing rear sites or sites which adjoin but do not have vehicle access to Jack Lachlan Drive in which case the layout of the sites must make allowance for those sites but otherwise be in general accordance with the illustration below:

Figure I403.6.11.1 Site layout



- (2) The layout of the sites within the street blocks shall be such that it enables all future buildings to be designed to face and front onto the active street frontage, except:
- (a) where sites directly adjoin stormwater management areas in which case the buildings shall be designed to face and front onto the reserves.
 - (b) rear sites.
 - (c) where sites adjoin but do not gain access from Jack Lachlan Drive.

I403.6.12. Stormwater management areas

- (1) All riparian margin areas within the stormwater management area must comprise planting at a minimum density of 1.4m centres (5100 stems per hectare) provided that a greater density may be required in some situations, for instance where there is significant weed infestation or planting is in the proximity of streams or wetlands.
- (2) The applicant will be responsible for implementing the revegetation plan/programme for a period of two years from the time of planting, which must be secured by suitable legal instrument on the certificate of title.

- (3) Upon development or subdivision of sites containing land within the stormwater management area and flood plain, such land may be vested in Council subject to Council's approval.

I403.6.13. Street trees

- (1) Street tree planting on the north side of Jack Lachlan Drive must create a lineal effect so that the trees, rather than the built development behind, become the dominant visual feature as viewed from the road.
- (2) All species selected for street tree planting must be approved by the council.

I403.6.14. Landscape buffer area

- (1) A landscape buffer area must be developed along Whitford–Maraetai Road as shown in the precinct plan I403.10.1 Beachlands 1: Precinct plan 1. The buffer area must:
 - (a) be consistent with the widths indicated in the precinct plan I403.10.1 Beachlands 1: Precinct plan 1 being a minimum width of 15m at any point;
 - (b) where it is within any existing site, must be established as a condition of any subdivision of that site;
 - (c) be planted in accordance with the landscape plan for the buffer area and the planting scheduled contained in I403.11.1 Beachlands 1 Beachlands Village Design Guidelines, prior to the issuing by the council of the s. 224(c) certificate under the Resource Management Act 1991 in relation to the subdivision referred to in Standard I403.6.14.1(a) above.
- (2) The applicant is responsible for the maintenance of the buffer area, including weed control, mulching and watering and any necessary plant replacement, for a period of three years from the time of planting.
- (3) The buffer area must be vested in the council free-of-charge (and without any impact on the development contribution required for the subdivision) at a time to be determined in the subdivision consent, being no more than two years after council issues the s. 224(c) certificate under the Resource Management Act 1991.

I403.6.15. Planted hedge – Jack Lachlan Drive

- (1) Where a site adjoins that part of Jack Lachlan Drive specified as 'no direct site access permitted' on I403.10.1 Beachlands 1: Precinct plan 1 a planted hedge is to be provided for the full length of the Jack Lachlan Drive boundary of the site. The hedge species selected must be capable of reaching and be maintained at a height of no less than 2m. The planted hedge will be subject to appropriate legal protection, arranged at the time of subdivision.

I403.7. Assessment – controlled activities

There are no controlled activities in this precinct

I403.8. Assessment – restricted discretionary activities

I403.8.1. Matters of discretion

The Council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted discretionary activities in the Residential - Single House zone:

- (a) character and amenity of the neighbourhood;
- (b) Beachlands Village Precinct Design Guidelines.

In addition to the general matters set out in Rule C1.9(3) Infringements of standards the specific matters set out for the infringement in the Residential - Single House zone, the Council will restrict its discretion to the matters below:

- (a) Building height;
 - (i) disruption of views
- (2) Subdivision

In addition to the matters of discretion for the relevant restricted discretionary activity in the Auckland-wide subdivision rules, the Council will restrict its discretion to the matters below for subdivision

- (a) Subdivision in accordance with the Beachlands 1: Precinct plan
 - (i) road network;
 - (ii) stormwater management;
 - (iii) Beachlands Village Design Guidelines;
 - (iv) rear sites.

I403.8.2. Assessment criteria

Council will consider the relevant assessment criteria below for restricted discretionary activities:

- (1) Character and amenity of the neighbourhood
 - (a) The extent to which the design, layout, intensity, external appearance and landscaping of the buildings and sites should enhance the rural and coastal village character and amenity values identified in the Beachlands 1 precinct objectives and policies.
 - (b) In the case of non-residential activities, the extent to which the character of the activity and its effects are compatible with the rural and coastal village character and amenity values identified in the Beachlands 1 Precinct objectives and policies.

(2) Beachlands Village Design Guidelines

- (a) The extent to which the proposed activity complies with the principles contained in the Beachlands Village Design Guidelines.

(3) Standards

(a) Building height

- (i) The extent to which buildings are compatible with the height and visual character of the streetscape, surrounding area and the character of the Beachlands village; and/or
- (ii) Whether buildings disrupt the views to the sea and the coastal edge from Whitford-Maraetai Road.

(4) Subdivision

In addition to the criteria for the relevant restricted discretionary activity in the Auckland-wide subdivision rules, the following assessment criteria apply,

(a) Subdivision in accordance with a Precinct Plan

Road network

- (i) Whether the road pattern produces a rectangular grid layout consistent with that shown in I403.10.2 Beachlands 1: Precinct plan 2 – road network
- (ii) All roads should be designed to enable integration with existing or potential road layouts on adjoining sites.
- (iii) The extent to which the road pattern is designed to enhance public access to reserves and take advantage of coastal and rural vistas.

(b) Stormwater management

- (i) The extent to which the revegetation plan for stormwater management areas retain existing trees either on a permanent basis or until the new planting has been established.

(c) Beachlands Village Design Guidelines

- (i) The extent to which the proposed subdivision meets the principles contained in the Beachlands Village Design Guidelines 0.1 Beachlands 1 Beachlands Village Design Guidelines.

(d) Rear sites

- (i) Whether rear sites that will ultimately front a proposed local road shown in I403.10.1 Beachlands 1 Precinct plan 1 are designed to enable all future buildings to face and front the proposed local road.

(e) Jack Lachlan Drive Edge

- (i) Whether sites in excess of 800m² adjoin the majority of the length of Jack Lachlan Drive.

I403.9. Special information requirements

(1) Where landscaping is required, a resource consent application must be accompanied by the following information:

(a) A planting plan for the landscape buffer area that provides detail of the:

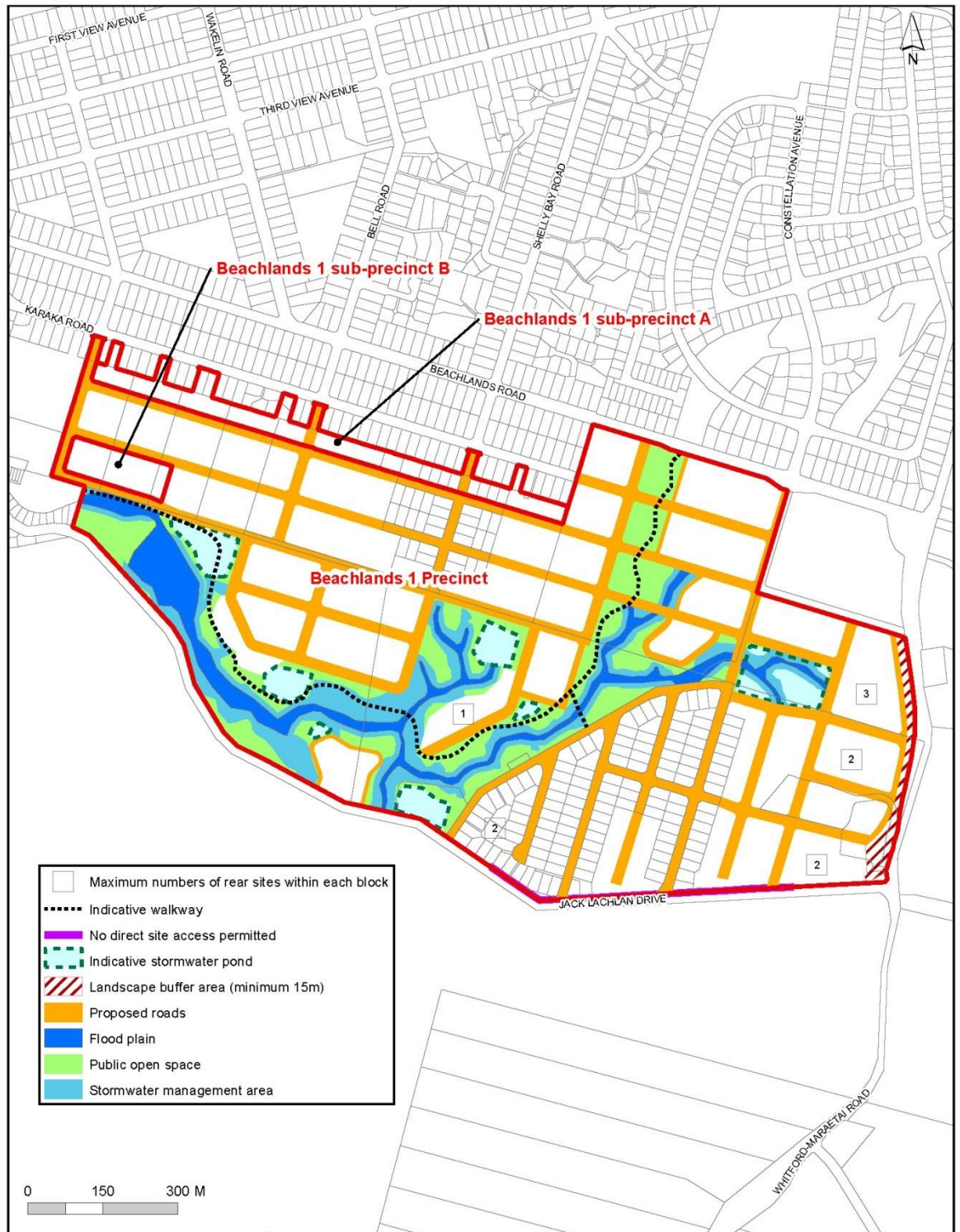
- (i) site preparation for planting, weed and pest control;
- (ii) existing trees to be retained, species to be planted, size of plants, where they are to be planted and density of planting;
- (iii) maintenance of planting, including fertiliser, replacing dead plants, animal and plant pest control and mulching.

(b) A re-vegetation plan/programme, including:

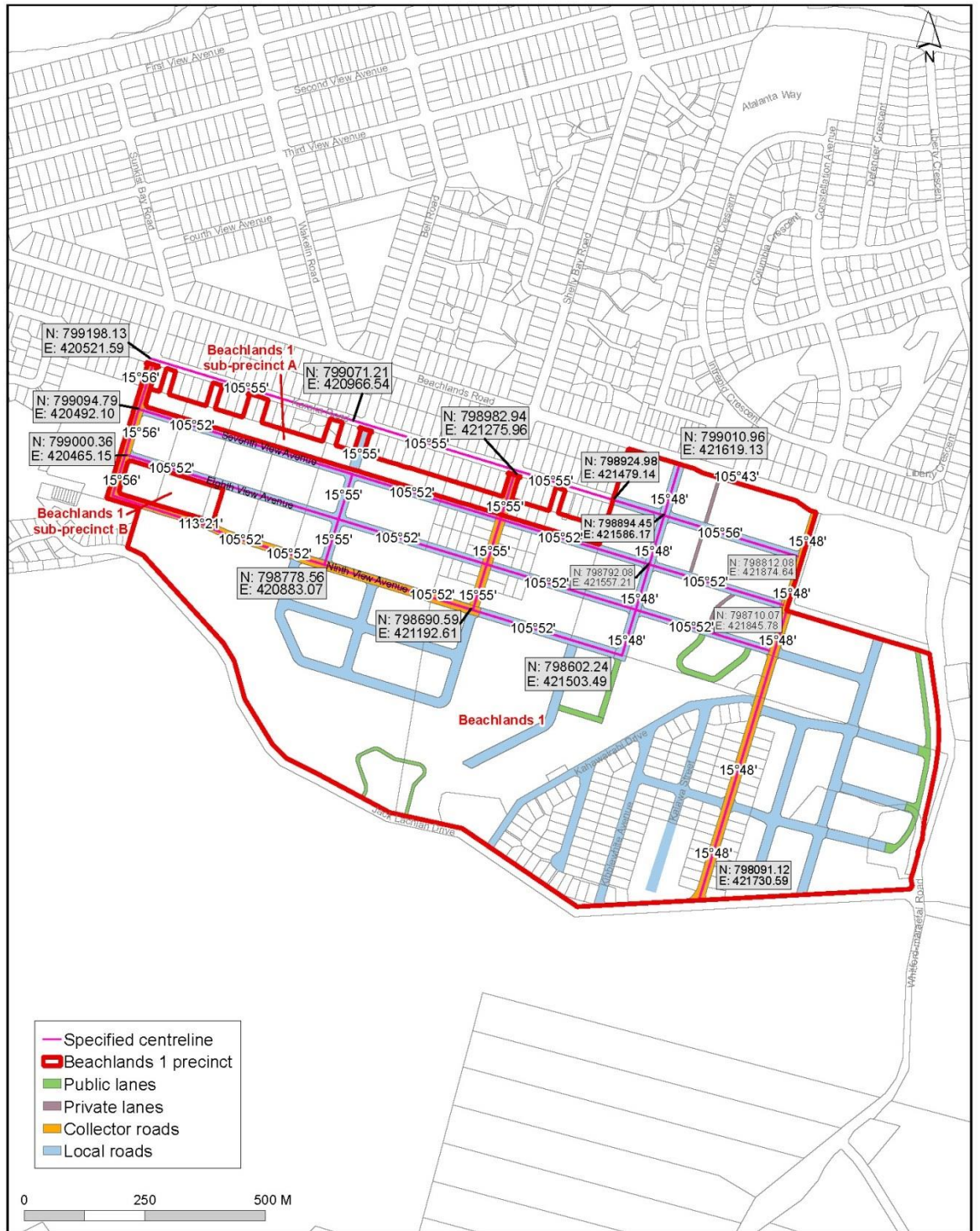
- (i) pre-planting site assessment and planting plan assessment;
- (ii) an annual monitoring programme.

I403.10. Precinct plans

I403.10.1. Beachlands 1: Precinct plan 1



I403.10.2. Beachlands 1: Precinct plan 2 – road network



I403.11. Appendix

I403.11.1. Beachlands 1 Beachlands Village Design Guidelines