

I450 Clarks Beach

I450.1 Precinct Description

The purpose of the Clarks Beach precinct is to provide for the integrated development of the Clarks Beach Special Housing Area zoned Future Urban in the Proposed Auckland Unitary Plan. The precinct constitutes approximately half of the area identified for future urban development. The Clarks Beach precinct (and Special Housing Area) comprises approximately 50.7830 ha. The entire area zoned Future Urban at Clarks Beach has been included within a structure plan analysis as background to the Clarks Beach precinct.

The Clarks Beach precinct is bordered to the south and west by Clarks Beach road, to the north by the Manukau Harbour where there is no esplanade reserve and to the east by a 600m long access strip attached to the title where Camp Morley is located. Camp Morley is a church-based holiday camp with frontage to Manukau Harbour.

The area consists of largely flat to undulating land which contains three natural stream systems. The history of the site as a pastoral farming enterprise for over 100 years has led to minor modification of the landforms and natural systems.

The intended outcome is to provide for a consistent residential environment for approximately 650 households across the Clarks Beach precinct area, based on a structure planned road network with supportive stormwater management and public open space provisions. The intended development outcome as depicted on the Clarks Beach precinct plan provides an opportunity for a variety of household typologies within the Mixed Housing Suburban zone and assisted by the two overlays – Areas A and B. Within Area A where road network connections and amenity proximity provide advantage, it is expected that a higher residential density form will emerge in line with the Mixed Housing Urban zone development rules. Within Area B the larger minimum lot size of 600m² will provide for a spacious transition to the adjoining Rural Coastal and Mixed Rural zones to the east and south of the Clarks Beach precinct.

The precinct incorporates three important features. First, the realignment of the primary road access to the Clarks Beach settlement through the subject site as depicted on Clarks Beach precinct plan. Secondly, the provision of an open space network following the corridor of the natural water course system which connects both to Manukau Harbour and the Waiuku River Inlet. This stormwater management network provides an opportunity for pedestrian and cyclist connection from the southern part of the precinct to the coastal edge. A high level of open space amenity is envisaged for this area. Thirdly, the development of a broad esplanade reserve fronting Manukau Harbour which will be approximately 400 metres long. This beachfront amenity offers public coastal access with a broad hinterland of useable land for coastal recreation. It is envisaged that this area will be a popular coastal reserve, particularly during the summertime for the South Auckland population.

In support of the central development layout of the precinct an overlay has provided where the Mixed Housing Urban zone rules apply. The overlay provides for the building envelope available under the Mixed Housing Urban development rules but the underlying zone remains Mixed Housing Suburban. This is identified as Area A.

The objectives and policies of the underlying Mixed Housing Suburban zone are amended within the Precinct to support a specific intended settlement pattern and urban design outcome at the eastern and southern edges of the precinct. This is identified as Area B.

The location and extent of the precinct and the controls within it are shown on the Clarks Beach precinct plan 1.

I450.2 Objectives

The general residential objectives and the objectives in the underlying Mixed Housing Suburban zone, Mixed Housing Urban zone, Single House zone, the Neighbourhood Centre zone and the Recreation zone apply in the precinct in addition to those specified below:

1. Provide a high amenity, accessible coastal environment with supporting facilities, while minimising any adverse effects of activities in this vicinity.
2. Create a high quality open space network and esplanade reserve that contributes to the amenity of the land, recreational opportunities, incorporates a stormwater function and facilitates pedestrian and cyclist access throughout the precinct.
3. A range of housing types are achieved within the precinct, through providing a greater density in Area A, and lower density in Area B.
4. Provide a safe, efficient and effective-street network that allows movement within the precinct, easy access from the main road corridor to the coastal open space, and connectivity with the existing urban area of Clarks Beach village.
5. Subdivision and development manages stormwater runoff to respect natural processes, minimise flood risk and implement water sensitive design.

Affordable Housing

6. To promote increased housing supply, variety and choice by creating well-designed residential developments comprising a range of housing densities, typologies, and price options (including the provision of affordable housing).
7. To ensure that affordable housing provided in any residential development is distributed throughout the location in which resource consent is sought.
8. To promote availability of affordable housing to first home buyers and/or Community Housing Providers.

I450.3 Policies

The general residential policies and the policies in the underlying Mixed Housing Suburban zone, Mixed Housing Urban zone, Single House zone, Neighbourhood Centre zone and Recreation zone apply in the precinct in addition to those specified below:

1. Maintain and enhance the open and spacious coastal character of the Clarks Beach settlement, through providing overall lower residential densities, a high amenity open space network and coastal reserve.
2. Provide for a mix of housing typologies and densities which respond to the local context through Area A and Area B, taking in account the proximity to areas of existing development, open space, the coast, the Spine road and the rural boundary of the precinct.
3. Provide a high quality public open space network that results in multiple functions and opportunities including stormwater detention, passive surveillance, a range of active and passive recreation opportunities.
4. Enable appropriately scaled retail activities in one or more neighbourhood centres to serve the needs of local residents while minimising adverse effects on the vitality and vibrancy of other existing or planned centres.
5. Maintain or enhance the biodiversity of ecological resources and linkages and restore degraded ecosystems while reducing stream bank erosion through riparian planting along retained watercourses.
6. Design and construct areas for stormwater treatment and detention that also provide reserve and visual amenity opportunities.
7. Maintain the existing catchment hydrology through management of stormwater on-site and employing water sensitive design principles prior to the discharge of stormwater to existing gullies and watercourses

8. Integrate the stormwater management network within the precinct with the surrounding development and provide for other values such as movement, amenity, open space and ecological values.
9. Require subdivision and development to achieve SMAF 1 mitigation requirements for stormwater runoff from impervious areas that discharge to a stream environment.
10. Ensure careful design of the beach front road and central spine road, and the provision of traffic calming measures in recognition of the Precinct's coastal environment.

Affordable Housing

11. New residential developments containing 15 or more dwellings, or involving the creation of 15 or more vacant sites, require either:
 - a. 10 percent of new dwellings to be relative affordable, with the purchase price to be set relative to the median house price in the Auckland region and sold to first home buyers and owned for at least three years; or
 - b. 5 percent to be retained affordable, with the purchase price to be set relative to the median household income in Auckland region and sold to Community Housing providers or Housing New Zealand and owned for long term retention.
12. New residential developments containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.
13. New retirement village developments containing 15 or more dwellings provide for affordable housing.

I450.4 Activity Table

The activity tables appropriate to the zones (or the equivalent of these zones as they relate to Area A and Area B in the Clarks Beach precinct plan) listed below must apply. The activities, controls and assessment criteria in the underlying Mixed Housing Suburban, Mixed Housing Urban, Single House and Neighbourhood Centre zones, as well as the Auckland-wide provisions, apply in this precinct unless otherwise specified below. Refer to the Precinct Planning Map for the location and extent of the underlying zones and identified Area A and Area B.

I450.5 Notification

The notification provisions for the underlying zones (or the equivalent of these zones as they relate to Area A and Area B in the Clarks Beach precinct plan) used within the precinct must apply.

I450.6 Land Use Standards

The land use controls for the underlying zones (or the equivalent of these zones as they relate to Area A and Area B in the Clarks Beach precinct plan) must apply in the Clarks Beach precinct.

I450.6.1 Density

1. A maximum of one dwelling per site shall be provided in Area 'B' as depicted on the precinct plan, otherwise the density control of the underlying zone applies.

I450.6.2 Affordable Housing

Purpose: To ensure that the precinct contains affordable housing to help address Auckland's housing affordability needs.

1. New residential developments containing 15 or more dwellings/vacant sites must provide for affordable dwellings/ vacant sites that are either relative affordable or retained affordable that will meet the requirements of clauses 2-8 below.
2. All resource consent applications requiring the provision of affordable dwellings/vacant sites must be accompanied by details of the location, number and percentage of relative and/or retained affordable dwellings/vacant sites.
3. Affordable dwellings/vacant sites must be spread throughout the development, with no more than six in any one cluster.
4. For staged developments, a proportionate number of affordable dwellings and/or vacant sites must be provided at each respective stage on a pro rata basis and spread throughout the development in accordance with clause 3 above.
5. For apartments, no more than one-third of the total number of identified affordable dwellings must be located on a single building level/storey, unless the development is two levels, in which case no more than half of the identified affordable dwellings must be located on a single building level.
6. If the calculation of the percentage of dwellings (and/or vacant sites) that must be affordable dwellings (and/or vacant sites) results in a fractional dwelling (or vacant site) of one-half or more, that fraction is counted as 1 dwelling (or vacant site), and any lesser fraction may be disregarded.
7. For avoidance of doubt, the land use rules do not apply to resource consent applications processed under the Housing Accords and Special Housing Areas Act 2013 (HASHAA) as the provisions specified within the relevant Order in Council amendment to that Act apply. The above provisions apply to consents that are not processed under HASHAA.
8. Affordable housing that does not comply with clauses 2.3 above is a discretionary activity.

I450.6.3 Relative Affordability

Number of Relative Affordable Dwellings or Sites

Purpose: To ensure that the precinct contains price relative affordable housing available to first home buyers to help address Auckland's housing affordability needs.

1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 10 percent of the total number of dwellings/vacant sites must be relative affordable and meet the following criteria:
 - a. the price at which a dwelling may be sold does not exceed 75 percent of the Auckland region median house price (calculated as an average of 3 calendar months previous to the date the application for 224c is lodged with council) that is published by the Real Estate Institute of New Zealand.
 - b. if the application is for a subdivision consent, the applicant must identify the sites of the subdivision allocated for the building of relative affordable dwellings and must specify the mechanism (consent notice for example) for ensuring that the combined value of the building and the land upon completion will meet that criterion or is a building associated with such a dwelling.

- c. dwellings must be sold to first home buyers who intend to reside in the dwelling and retain ownership for three years from the date of first transfer. Any dwellings built on vacant sites identified for affordable housing must be sold to first home buyers who intend to reside in the dwelling and retain ownership for 3 years from the date of transfer.

I450.6.3.1 Eligibility for Relative Affordable Housing

Purpose: To ensure relative affordable housing is purchased by appropriate persons

1. Prior to the first transfer of affordable dwellings (including new dwellings that have never been occupied and are built on vacant sites that are identified for affordable dwellings), the consent holder must provide to Council a statutory declaration that confirms the sale complies with the following eligibility requirements:
 - a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date of signing the unconditional sale and purchase agreement.
 - b. the consent holder has sold the dwelling (and any associated parking that is required by resource consent and storage) at a price which is not more than that defined by the 75 percent median price in accordance with rule I450.6.3.1.a above.
 - c. the purchaser intends to own and occupy the affordable dwelling exclusively as their residence for no less than three years from the date of purchase.
 - d. the purchaser is a first home buyer and has never owned any other real property.
 - e. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.
2. Prior to the transfer of a vacant site identified for affordable dwellings, the purchaser must be made aware of the mechanism, e.g. a consent notice required to ensure any building built on the site is a dwelling that will meet the relative affordable criteria in I450.6.3.1 above or is a building associated with such a dwelling.
3. Prior to the transfer of a vacant site identified for an affordable dwelling to a purchaser that intends to develop, own and occupy the affordable dwelling themselves, the consent holder must provide to council a statutory declaration executed by the intended purchaser that confirms the sale complies with the following eligibility requirements:
 - a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date of signing the unconditional sale and purchase agreement.
 - b. any development of the site must be such that the combined value of the dwelling and the land upon completion, as confirmed by a valuation carried out by a registered valuer, must be no more than that defined by the 75 percent median price in accordance with rule 2.4.1(a) above.
 - c. the purchaser intends to own and occupy the affordable dwelling exclusively as their residence for no less than three years from the date of purchase.
 - d. the purchaser is a first home buyer and has never owned any other real property.
 - e. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

4. A consent notice must be placed on the computer freehold register for the respective affordable dwellings/vacant sites requiring the above eligibility criteria be met for 3 years from the date of the transfer to the eligible purchaser.
5. Relative affordable housing that does not comply with rules I450.6.2 and I450.6.3 above is a discretionary activity.

I450.6.4 Retained Affordability

Eligibility for Retained Affordable Housing

Purpose: To ensure that the precinct contains income related retained affordable housing to help address Auckland's housing affordability needs and to ensure retained housing is appropriately managed by Community Housing Providers to achieve ongoing provision and availability where required.

Purchasers in respect of retained affordable housing must be a registered community housing provider or Housing New Zealand Corporation. This rule does not apply to Retirement villages.

I450.6.4.1 Number of Retained Affordable Dwellings or Sites

1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 5 percent of the total number of dwellings, or vacant sites, in any development must be retained affordable and meet the following criteria:
 - a. the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) would not exceed 30 percent of the household's gross monthly income, based on the assumptions that:
 - i. the dwelling is purchased with a 10 percent deposit; and
 - ii. the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average two-year fixed rate. This interest rate used is that published most recently by the Reserve Bank of New Zealand, in relation to the date application for resource consent is made.
2. As part of the resource consent application evidence must be provided to demonstrate a community housing provider will purchase the dwellings/sites. Prior to the transfer of the retained affordable dwellings/sites a council approved statutory declaration must be returned by the consent holder to demonstrate the dwellings/sites are sold at the price point outlined in clause 1 above.
3. Retained Affordable housing that does not comply with clauses I450.6.4.1.1 and I450.6.4.1.2 above is a discretionary activity.

I450.7 Development Standards

The development controls of the underlying zones (or the equivalent of these zones as they relate to Area A and Area B in the Clarks Beach precinct plan) must apply in the Clarks Beach precinct unless otherwise specified below:

I450.7.1 General

1. Area A – within Area A the development standards applicable to the Mixed Housing Urban zone apply.
2. Area B – within Area B the development standards applicable to the Single House zone apply.

I450.7.2 Fences

1. Fences located on the front boundary of any site within the precinct must be no more than 1.2m in height.
2. Any fence within a side yard or rear yard where the boundary is common with an open space zone, or the land is used as public open space, must be no more than 1.2m in height.

I450.7.3 Viewshaft Control

Purpose: To retain a public view through to the esplanade reserve.

1. No activity or development shall penetrate a sloping height plane defined horizontally by the viewshaft illustrated on the Clarks Beach precinct plan and vertically by the viewpoint elevation RL18.7m (Reduced Level in terms of NZVD2016) at the southern end and viewshaft north elevation RL12.2m (Reduced Level in terms of NZVD2016) at the northern end.

I450.7.4 Garages

Purpose: reduce the dominance of garages as viewed from the street and avoid parked cars overhanging the footpath.

1. A garage door facing the street must not be greater than 50 percent of the width of the front facade of the dwelling to which the garage relates.
2. A garage door facing the street must be set back at least 5 metres from the site frontage and shall not project forward of the front facade of the dwelling.

I450.7.5 Riparian Margins and wetland planting (applies to all zones)

1. In respect of permanent and intermittent streams identified in the precinct plan, riparian margins must:
 - a. be established 10m either side of the banks of permanent/intermittent streams; as measured from the top of the bank.
 - b. be planted from the edge of the bed of the stream with native vegetation at a density of 10,000 plants per hectare, using eco-sourced native vegetation consistent with local biodiversity.
 - c. pedestrian/cycle paths must be located adjacent to, and not within the 10 metre planted strip.
2. Where existing wetlands are to be retained and do not contain existing native planting, they must:

- a. be planted with native vegetation at a density of 10,000 plants per hectare, using eco-sourced native vegetation consistent with local biodiversity.
3. The riparian margins and the wetlands to which this rule applies must be offered to council for vesting.
4. This control shall apply at the time of subdivision which includes land affected by this rule and does not apply to any balance lot set aside for future development.
5. The planting required in sub-clause 1(b) and 2 above may be considered by council for a credit against any assessment for development contributions or levies relevant to the development.

I450.7.6 Esplanade Pine Trees

Purpose: Removal of the existing pine trees on the coast and replacement with native plants.

1. The staged removal of Pine trees within the esplanade reserve must include:
 - a. a tree removal and replanting plan to minimise disruption to biodiversity.
 - b. replacement native re-planting of a 20m width at a density of 10,000 plants per hectare
2. This control shall apply at the time of subdivision which includes land affected by this rule and does not apply to any balance lot set aside for future development.
3. The planting required in sub-clause 1(b) above may be considered by council for a credit against any assessment for development contributions or levies relevant to the development.

I450.7.7 On-site stormwater management – new impervious areas discharging to the CMA via natural stream

1. Development of new impervious areas greater than 50m² (excluding roads) that discharges to a stream environment upstream of RL1.7m (Reduced Level in terms of NZVD2016) must be designed to achieve the following:
 - a. stormwater runoff from the total site impervious area must be directed to an on-site device(s) designed and sized to accommodate stormwater runoff from the site and achieve retention (volume reduction) of 5mm runoff plus detention (temporary storage) of 16.3mm of runoff with a draw down period of 24hrs, except as provided in (b) below.
 - b. Where:
 - i. a suitably qualified person has confirmed that soil infiltration rates are less than 2mm/hr or there is no area on the site of sufficient size to accommodate all required infiltration that is free of geotechnical limitations (including slope, setback from infrastructure, building structures or boundaries and water table depth); and
 - ii. rainwater reuse is not available because:
 - The quality of the stormwater runoff is not suitable for on-site reuse (i.e. for non-potable water supply, garden/crop irrigation or toilet flushing); or
 - There are no activities occurring on the site that can reuse the full 5mm retention volume of water.
 - iii. the retention volume can be taken up by detention where the combined total to be provided complies with Table 1, with a drain down period of 24 hours.

- c. stormwater runoff may be directed to one or more on-site device to achieve the volume requirements in Table 1 where:
 - i. the retention volume must be achieved; and
 - ii. where the total volume requirement is met then a greater retention volume and a corresponding decrease in detention volume can be provided.

Table 1 Retention and detention volume requirements			
m ²	Retention (m ³)	Detention (m ³)	Combined total to be provided (m ³)
1	0.005	0.0163	0.0213

- d. if raintanks are proposed to achieve retention requirements for (a), the rainwater tank must be dual plumbed to non-potable uses such as toilets, laundrys and hose taps in the dwelling.
- e. any stormwater management device or system must be built in accordance with design specifications by a suitably qualified service provider and must be fully operational prior to use of the impervious area.
- f. 'as built' plans for any stormwater management device or system must be provided to Council within three months of practical completion of the works.
- g. any stormwater management device or system must be operated and maintained in accordance with best practice for the device or system.

I450.7.8 On-site stormwater management (discharging to the CMA directly)

1. Retention and detention is not required for impervious areas that discharge to the CMA.
2. Adopt a 10mm Water Quality Volume requirement for all roads and JOAL impervious surfaces in catchment 1.

I450.7.9 Rear Yards

1. A minimum 3m rear yard applies to residential sections which share a common boundary with 43, 45, 47 and 49 Sergeants way and 31 Crispe road.

I450.8 Subdivision Standards

The subdivision controls in the Auckland-wide rules (Chapter [E38](#)) applies in this precinct unless otherwise specified below:

I450.8.1 Activity Table

The Activity Table – Table–[E38.4.2](#) Activity Table – Subdivision in Residential zones applies to the Clarks Beach precinct plan, except as specified in the Table 1 below.

Table 1: Subdivision Activity Status

Subdivision Activity	Activity Status
Subdivision in accordance with the Clarks Beach precinct plan	RD
Subdivision not in accordance with the Clarks Beach precinct plan	NC
Subdivision of a vacant site in accordance with Table E38.8.2.3.1 and 5.1.2 below	RD
Any subdivision (or any development of land which precedes a subdivision)	RD
Development of any site with frontage to the Spine road shown on precinct plan	RD

1450.8.2 Subdivision Development Standards

The subdivision development controls in [E38 Subdivision - Urban](#) apply in this precinct unless otherwise specified below.

1. Minimum net site area

- a. area B – Minimum net site area: 600m²

2. Roads

- a. all roads must be located in general accordance with the Clarks Beach precinct plan.
- b. no vehicle access to a site must cross a proposed or existing 3m or greater shared path for pedestrians and cyclists.
- c. all roads within the precinct shall be constructed to the standards contained in Table 2: Road Construction Standard – Clarks Beach precinct. Cross-section diagrams set out below for each road type shall be used. Where a road is not described or provided for in Table 2, the relevant Auckland wide rules shall apply.
- d. subdivision that makes provision for any portion of 'Beach Front road' (Road Type D) or equivalent must also make provision for the Crispe road extension, unless the extension is otherwise provided for through a previous subdivision consent.
- e. sites gaining vehicular access onto Road 1 – Type A Road must provide for on-site manoeuvring when located within 100m of the neighbourhood centre, or to the east of the new spine road southern connection with Clark's Beach road.

Table 2: Road Construction Standard – Clarks Beach Precinct

Type	Road	Road Width	Carriageway	Footpath Width	Bike lane	Figure
A	Collector	20m	6m	1.8m	2x 1.8m	1
B	Collector road Neighbourhood Centre	20.5m	6m	3+ 1.8m	2x 1.8m	2

C	Clarks Beach Road (existing) precinct responsibility	20.12m	3.5m	1.8m	N/A	3
D	Beachfront road	22.6m	6m + 5m parking	1.8m	4m Combination foot/cycle	4
E	Park Edge road	14.9m	5.6m	1.8m	3m	5
F	Local road	19.0m	5.6m	1.8m	N/A	6

Figure 1

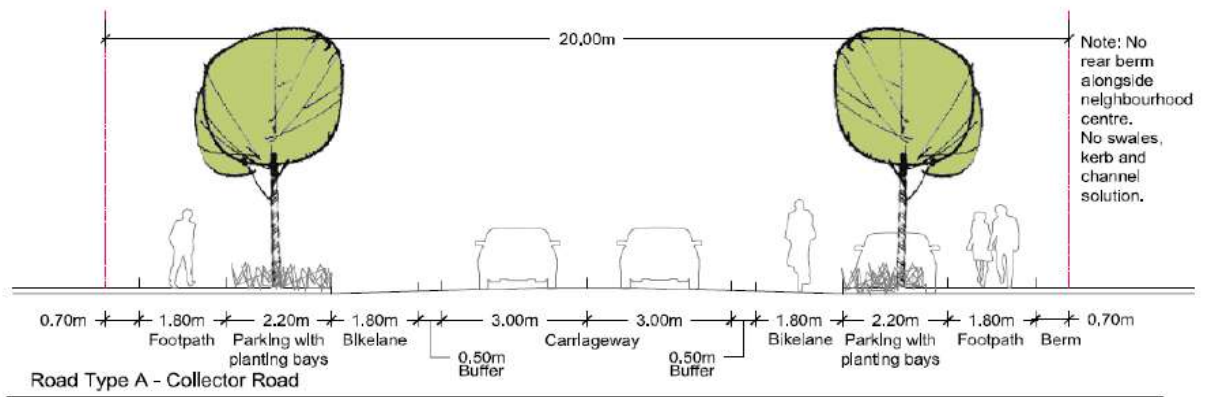


Figure 2

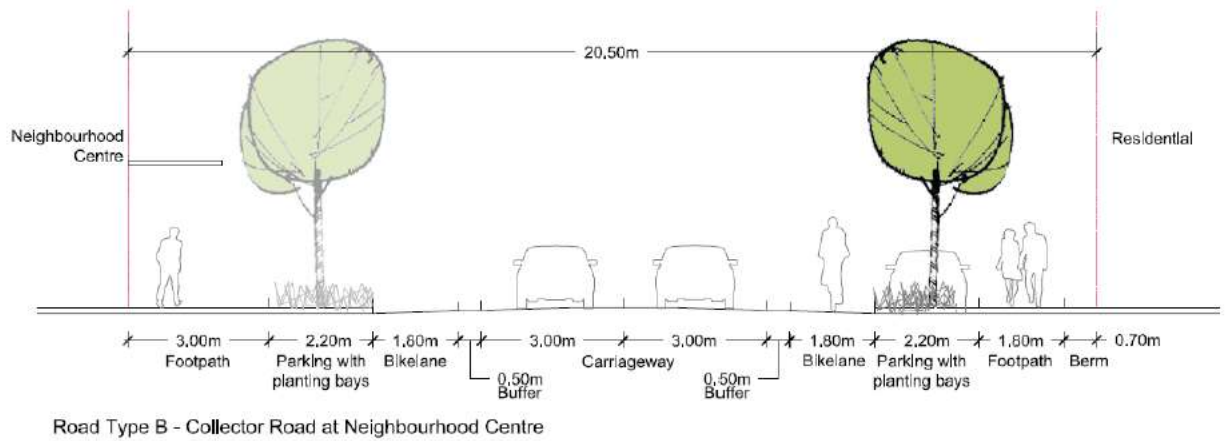


Figure 3

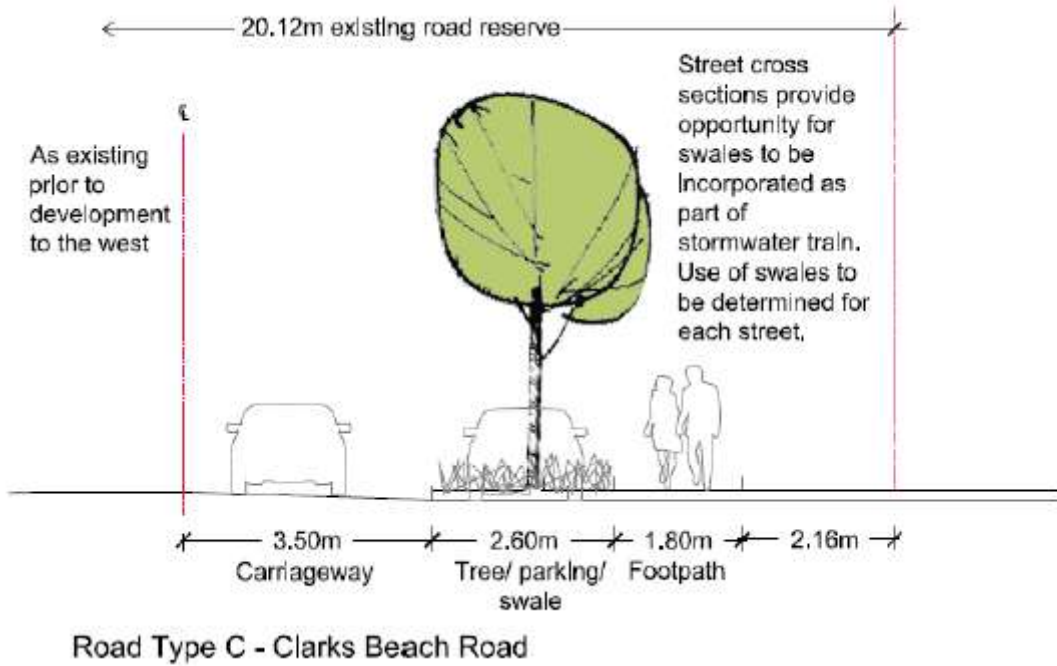


Figure 4

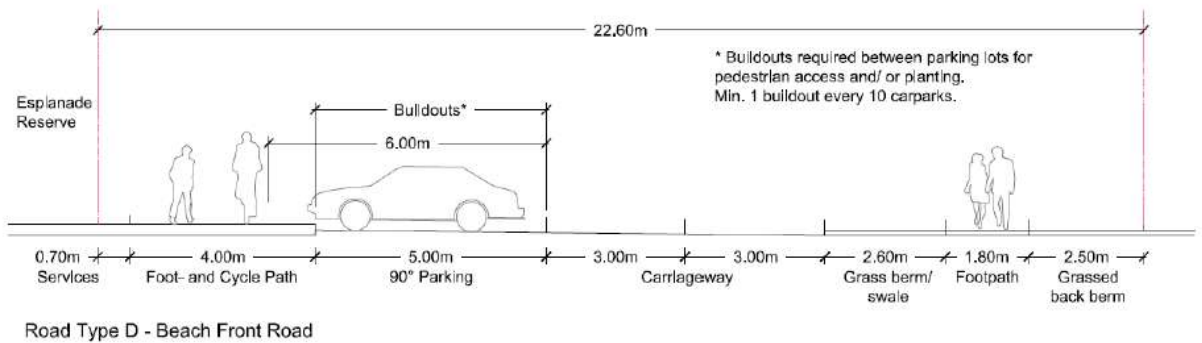


Figure 5

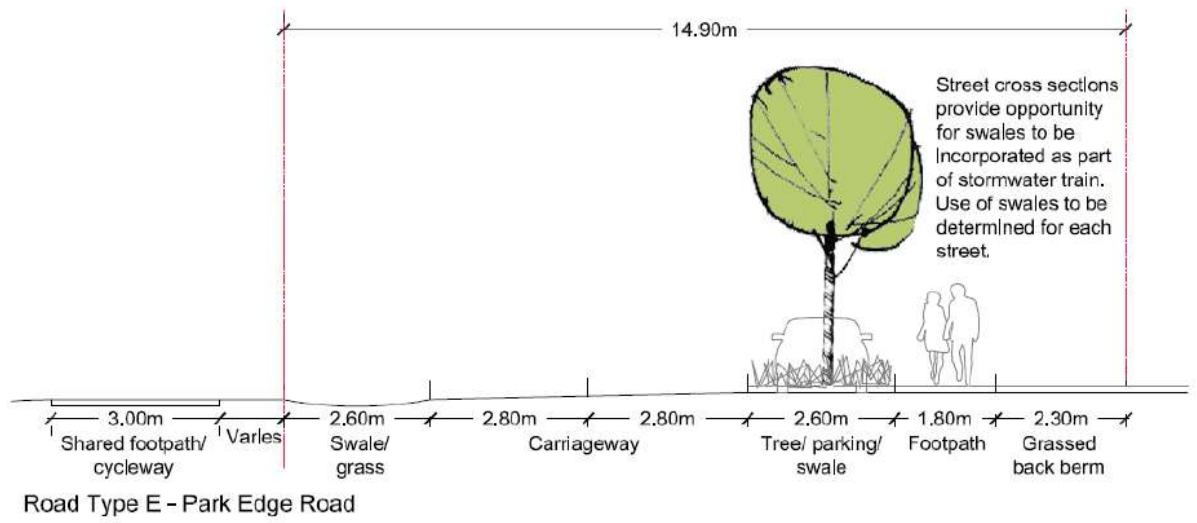
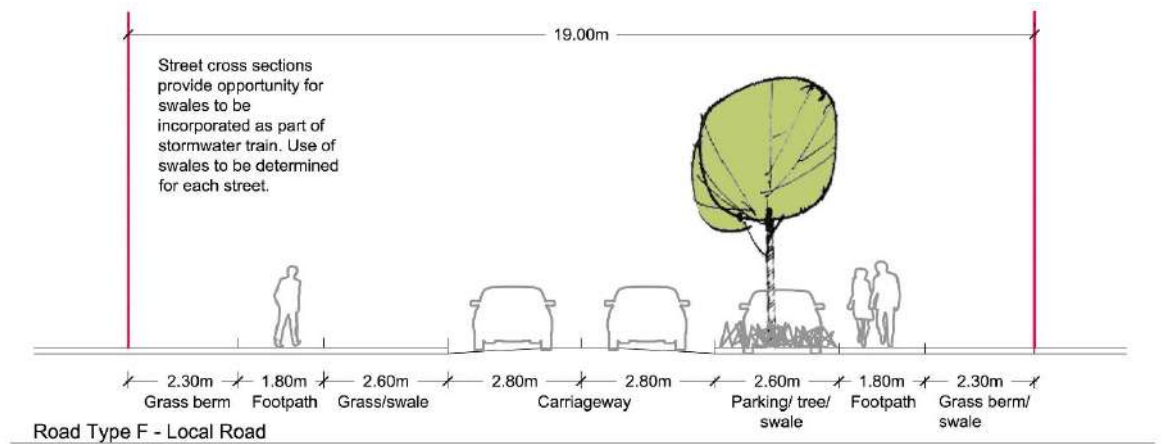


Figure 6



I450.8.3 Stormwater management in roads

1. Roads discharging to the CMA via natural streams

- a. stormwater runoff from impervious surfaces within roads (and future roads) must be directed to a stormwater device(s) designed and sized to achieve the following stormwater hydrology mitigation requirements:
 - i. retention (volume reduction) of 5mm runoff must be provided “at source” within road reserves; and
 - ii. detention (volume reduction) of 16.3mm of runoff with a draw down period of 24hrs must be provided within road reserves or in communal devices.

2. Roads discharging directly to the CMA

Stormwater runoff from impervious surfaces within roads (and future roads) must be directed to a stormwater device(s) designed and sized to achieve treatment of at least 10mm runoff “at-source” within road reserves or green corridor (except where more stringent water quality management requirements apply).

I450.9 Assessment – Development Standard Infringements

I450.9.1 Matters of Discretion

1. Development Standard Infringements
 - a. the matters of discretion set out in [C1.9\(3\)](#) and in the underlying zone specific to the control infringed apply.
2. On-site stormwater management – new impervious areas

Impervious areas unable to comply with rule I450.8.3.1. The council will restrict its discretion to:

- a. items (a)-(d) in the Auckland-wide rules for Stormwater Management Area Flow. Areas in rule [E10](#).

I450.9.2 Assessment Criteria

1. Development Standard Infringements
 - a. the assessment criteria in [C1.9\(3\)](#) and in the underlying zone specific to the control infringed applies.
 - b. where relevant to the assessment, the objectives and policies of the precinct shall be taken into account.
2. On-site stormwater management – new impervious areas
 - a. the assessment criteria in the Auckland-wide rules for Stormwater Management Flow apply. See rule [E10](#).

I450.10 Assessment – Subdivision

In addition to the matters set out in [E38 Subdivision](#), the council will restrict its discretion to the matters below for activities listed as restricted discretionary in the subdivision activity table.

I450.10.1 Matters of discretion

1. Subdivision in accordance with the Clarks Beach precinct plan:
 - a. stormwater management
 - b. the design and location of the subdivision
 - c. the matters for discretion outlined in [E38.12.1](#)

I450.10.2 Assessment criteria

1. Subdivision in accordance with the Clarks Beach precinct plan
 - a. subdivision should implement and generally be consistent with the:
 - i. roading typologies of the precinct plan set out in Table 2 and cross sections illustrated in Figures 1-5.
 - ii. objectives and policies for the precinct;
 - iii. rules of the underlying zone.
 - iv. assessment criteria set out in [E38.12.2](#)
2. Stormwater management
 - a. whether a stormwater management system is provided appropriate to the scale of development and consistent with an approved Stormwater Management Plan and stormwater discharge consent.
 - b. the extent to which sufficient space is available to achieve hydrology mitigation requirements on-site.

Note: Consent notices may be required on titles of new lots to ensure compliance with the on-site stormwater management requirements.
 - c. for communal stormwater devices:
 - i. the extent to which the device can be accommodated to allow efficient operation and maintenance, and appropriate amenity; and
 - ii. whether the use of communal devices achieves the best practicable alternative to on-site management.
 - iii. the extent to which the device is needed to manage downstream flooding

I450.11 Precinct Plan – Clarks Beach



I450.12 Special information requirements

I450.12.1 Earthworks plans

Any application for subdivision or development shall be accompanied by detailed earthworks plans. Such plans must:

1. Describe the nature and scale of the proposed earthworks, such as the extent of cut and/or fill, sources of fill and how the cut and fill is to be transported.
2. Describe the construction management and communication methods to be followed to minimise nuisances and disruption to surrounding residents

I450.12.2 Esplanade Pine Trees

Any application for subdivision or works within the area of the existing pine trees along the beach front must include the following information:

1. Staging of works including removal and replanting
2. Methodology for removal of pines to manage existing ecosystems
3. Landscape plan specifying the any proposed earthworks, planting strategy and any hard works (i.e. paths and access).

I450.12.3 Crispe Road Extension

Any application for subdivision or works within the area of the Crispe road extension and beach front road as identified on the Clarks Beach precinct plan must include a design for the entire length of this road from the end of the existing Crispe road to the Neighbourhood Centre zone regardless of whether only a portion is being proposed for development. The design must include the following information:

1. The total proposed road reserve
2. Carriageway location, footpaths, lighting, vegetation, parking, pedestrian crossing points, levels and materials.
3. How the design encourages slow traffic speeds.
4. How the design provides for an integrated outcome with the esplanade reserve to the north and a neighbourhood park to the south, and with the neighbourhood centre.