

The Proposed Auckland Unitary Plan (notified 30 September 2013)

5.29 Omaha South

The activities, controls and assessment criteria in the underlying Neighbourhood Centre, Single House and Mixed Housing zones and Auckland-wide rules apply in the following precinct unless otherwise specified below. Refer to planning maps for the location and extent of the precinct and sub-precincts.

1. Activity table

The activities, controls and assessment criteria in the underlying zone apply in the following precinct unless otherwise specified below.

Activity	Activity status
Conversion of a dwelling into a maximum of two dwellings	NC
Five or more dwellings per site in sub-precinct D	RD

2. Land use controls

1. The land use controls in the relevant underlying zone apply in the Omaha South precinct unless otherwise specified below.

2.1 Development cap

1. The total number of dwellings must not exceed 600.
2. Any activity that does not comply with this rule is a non-complying activity.

2.2 Density

1. The number of dwellings on a site must not exceed the limits specified below:

Table 1

Sub-precinct	Density
Sub-precinct A	One dwelling per 450m ² net site area
Sub-precinct B	One dwelling per 600m ² net site area
Sub-precinct C	One dwelling per 1100m ² net site area
Sub-precinct D	One dwelling per 300m ²

2. Development that does not comply with this rule is a discretionary activity.

3. Development controls

1. The development controls in the relevant underlying zone apply in the Omaha South precinct unless otherwise specified below.
2. Development that does not comply with clauses 3.1-3.7 below is a discretionary activity.

3.1 Building height

1. Buildings must not exceed a height of 7.5m in sub-precincts A, B, C and E.
2. Accessory buildings must not exceed a height of 5m.

3.2 Yards

The Proposed Auckland Unitary Plan (notified 30 September 2013)

Table 2

Sub-precinct	Minimum yard
A	Side: 1.5m Rear: 5m
B	Side: 2m Rear: 7.5m
C	Side: 5m Rear: 10m
D	Side: 7.5m Rear: 7.5m

1. Accessory buildings must comply with the following minimum yards:
 - a. side: 1.5m
 - b. rear: 1.5m

3.3 Earthworks

1. Within an area extending from the coastal hazard line to a parallel line drawn 75m inland (westward) shown in the precinct plan, there must be:
 - a. no sediment extraction
 - b. no earthworks that exceed a site area of 20m² when added cumulatively over time
2. Where earthworks occur within the area described in a. above, the disturbed or modified area must be revegetated with native ground cover appropriate to the coastal environment:
 - a. Ground cover must be planted in the planting season immediately following completion of the earthworks.
 - b. The disturbed area must be protected from wind erosion in the intervening period between completion of the earthworks and planting of new vegetation.

3.4 Stormwater discharge

1. An on-site soakage area equal to or exceeding the following requirements must be provided for each new dwelling in the following sub-precincts:
 - a. 17m² in sub-precinct A
 - b. 21m² in sub-precinct B
 - c. 38m² in sub-precinct C
 - d. 10m² in sub-precinct D.
2. This rule does not apply to any dwellings on land south of the soakage area line shown on the precinct plan.

3.5 Archaeological sites

1. Archaeological sites shown on the Precinct Plan1 Omaha South precinct:
 - a. must not be disturbed, modified, altered or destroyed
 - b. must be protected by covenants attached to the certificates of title for the land on which they are located
 - c. must be permanently demarcated with rocks and /or vegetation cover.

3.6 Trees

The Proposed Auckland Unitary Plan (notified 30 September 2013)

1. No native tree exceeding 3m in height must be removed or damaged.

3.7 Beach amenity protection line

1. No buildings or structures on a site or part of a site that is east of the beach amenity protection line shown on the precinct plan must exceed 6m in height.

4. Subdivision controls

The subdivision controls in the Auckland-wide - [Subdivision](#) rules apply in the Omaha South precinct unless otherwise specified below.

4.1 Site size

1. The minimum site size for subdivision must not exceed the site areas specified in the table below:

Table 3

Sub-precinct	Minimum site size
A	450m ²
B	600m ²
C	1100m ²
D	1800m ²

2. Development that does not comply with this rule is a discretionary activity.

5. Assessment - Restricted discretionary activities

5.1 Matters of discretion

For development that is a restricted discretionary activity in the Omaha South precinct, the council will restrict its discretion to the following matters, in addition to the matters specified for development in the relevant underlying zone and Auckland-wide rules:

1. Landscape, landform modification and earthworks
2. Building height and setbacks
3. Beach amenity protection line
4. Stormwater management
5. Trees and native vegetation
6. Archaeological sites.

5.2 Assessment criteria

For development that is a restricted discretionary activity in the Omaha South precinct, the following assessment criteria apply in addition to the criteria specified for development in the relevant underlying zone and Auckland-wide rules:

1. Landscape, landform modification and earthworks
 - a. The location and construction of the building should minimise modifications to the landscape and should include planting of coastal species that are indigenous to the area to enhance amenity values and the coastal character of the Omaha South precinct.
 - b. Earthworks should be minimised and not cause or contribute to foredune coastal erosion along Omaha Beach.
 - c. Any earthworks or the removal of vegetation should not have an adverse effect on the land or any

The Proposed Auckland Unitary Plan (notified 30 September 2013)

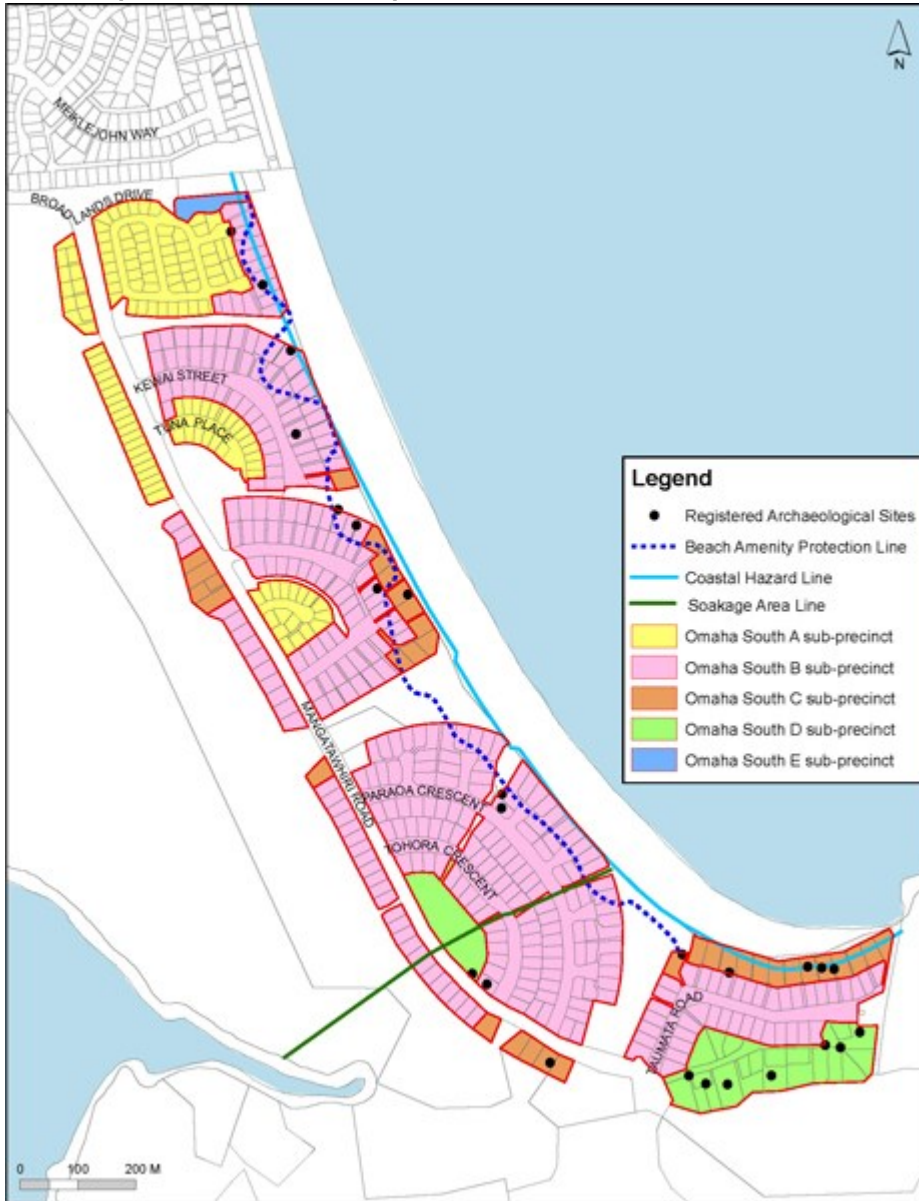
stream, river or CMA; and should be mitigated by appropriate planting of coastal species that are indigenous to the area.

2. Building height and setbacks
 - a. Building heights should complement the coastal character and amenity of the Omaha South area.
 - b. Yard setbacks should maintain the spacious character of existing development in the residential sub-precincts.
3. Beach amenity protection line
 - a. Buildings in close proximity to the foredune of Omaha Beach should be of a scale and design that does not detract from the character and amenity of the coastal environment.
 - b. The siting and design of a building should ensure that the height of the building does not dominate and excessively shade the foredune area, while achieving a reasonable sharing of views of the coast by properties to the rear.
4. Stormwater management
 - a. The adverse effects associated with additional stormwater runoff should be mitigated using best practice stormwater management design.
 - b. Development should not result in erosion or flooding of the site or adjacent sites, and should not adversely affect land stability, overland flow paths or other stormwater runoff that may cause flooding.
5. Trees and native vegetation
 - a. Existing trees and native vegetation should be retained wherever possible to complement and enhance the character of the Omaha South area.
 - b. Vegetation should be removed only where one of the following circumstances applies:
 - i. a practicable building site, access, parking area or installation of infrastructure cannot otherwise be achieved
 - ii. there are no alternative design options or variations that will allow the vegetation to be retained
 - iii. a qualified arborist has determined that the vegetation is structurally unsound or dying due to a disease
 - iv. the removal of the tree is beneficial to the health and growth of existing more appropriate trees on the site, taking into account the size, appearance, health and condition of those existing trees.
6. Archaeological sites
 - a. Where an archaeological site is identified on a residential site, it should be protected by permanent demarcation with rocks and/or vegetation.

The Proposed Auckland Unitary Plan (notified 30 September 2013)

6. Precinct plan

Precinct plan 1: Omaha South precinct



The Proposed Auckland Unitary Plan (notified 30 September 2013)