

The Proposed Auckland Unitary Plan (notified 30 September 2013)

5.7 Browns Bay

The activities, controls and assessment criteria in the underlying Mixed Use and Public Open Space – Informal Recreation zones and Auckland-wide rules apply in the Browns Bay precinct unless otherwise specified below. Refer to planning maps for the location and extent of the precinct.

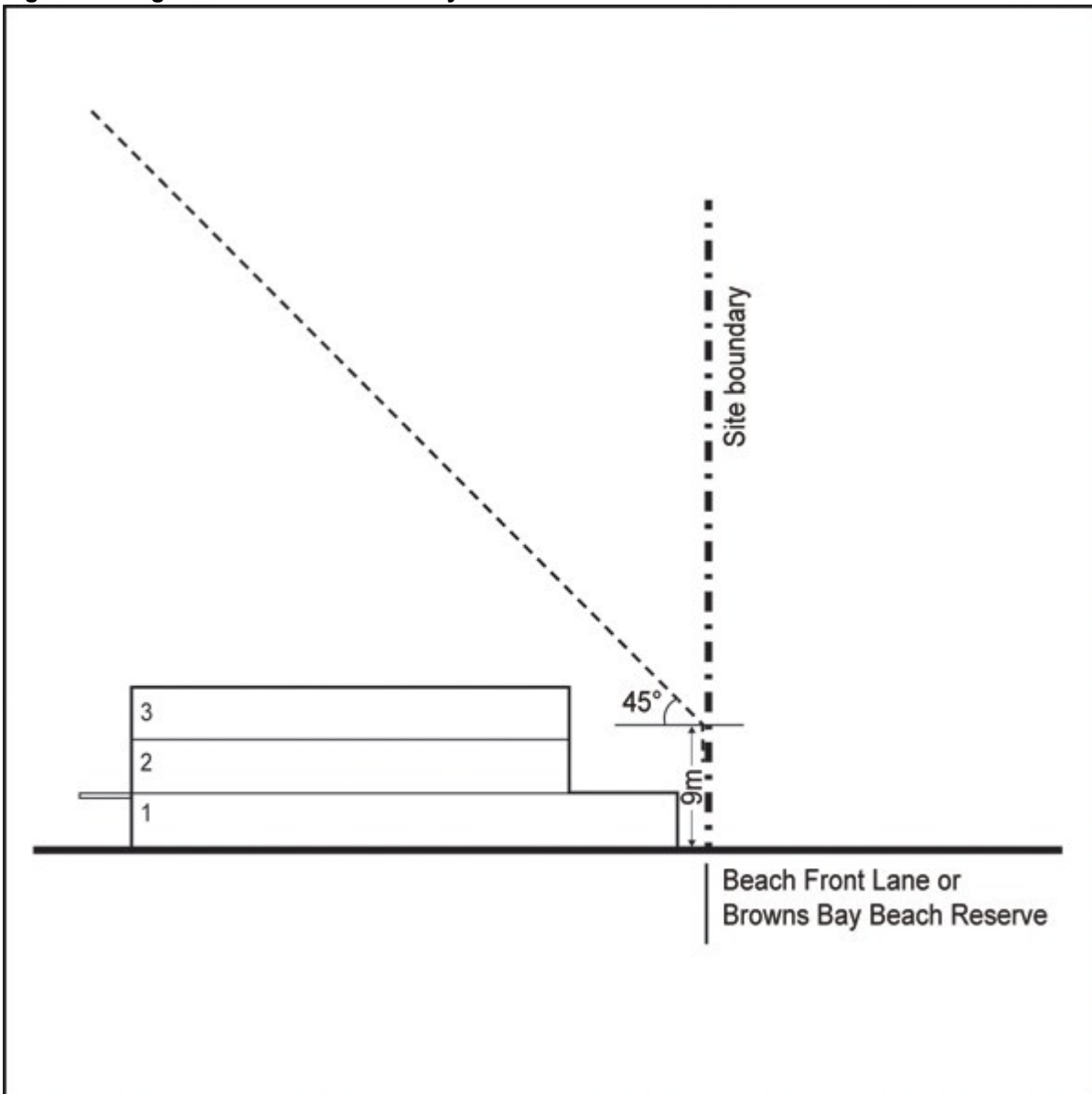
1. Development controls

1. The development controls in the underlying zones apply in the Browns Bay precinct unless otherwise specified below.

1.1 Height in relation to public open spaces

1. Buildings must not project beyond a 45 degree recession plane measured 9m vertically above the boundary to Beachfront Lane or Beachfront reserve, whichever is closer, as shown on Figure 1.
2. Development that does not comply with clause 1 above is a discretionary activity.

Figure 1: Height in relation to boundary



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2. Assessment - Development control infringements

2.1 Matters of discretion

1. The council will restrict its discretion to the matters set out in [clause 2.3](#) in relation to building height.

2.2 Assessment criteria

1. The council will consider the assessment criteria in [clause 2.3](#) for infringements of the building height development control, and the following:
 - a. buildings should not dominate or significantly shade Beachfront Lane or the adjoining beachfront reserve, or adversely affect the character of the coastal environment.

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