

# The Proposed Auckland Unitary Plan (notified 30 September 2013)

## 6.10 Kelly's Cove

1. The activities, controls and assessment criteria in the underlying zones and Auckland-wide rules apply in the Kelly's Cove precinct unless otherwise specified.

### 1. Activity table

Activity	Activity status
Subdivision in accordance with Kelly's Cove precinct plan 1	RD
Subdivision not in accordance with Kelly's Cove precinct plan 1	D

### 2. Land use controls

#### 2.1 Kelly's Cove precinct

1. All land use activities and development must be in accordance with Kelly's Cove precinct plan 1.

### 3. Development controls

1. The development controls in the underlying zones apply in the Kelly's Cove precinct unless otherwise specified below.

#### 3.1 Fences

1. Fences with a frontage to a road or public open space must be at least 50 per cent visually permeable and no more than 1m in height.

### 4. Subdivision controls

1. Refer to the Auckland-wide - Subdivision rules unless otherwise specified below.

#### 4.1 Site boundaries/layout

1. All subdivisions must be in accordance with precinct plan 1.

#### 4.2 Maximum density

1. The minimum site size for subdivision is 700m<sup>2</sup> net site area.
2. The number of dwellings within the precinct must not exceed 420.

#### 4.3 Site configuration

1. Sites within the area bounded by Weatherly Drive and Spinnaker Bay Park must have a configuration that includes rear and street front sites, encouraging residential development adjoining this reserve to front onto the reserve.

#### 4.4 Vesting of open space and stormwater treatment areas

1. Public open spaces and stormwater treatment areas must be provided in the locations shown in precinct plan 1.

### 5. Assessment - Restricted discretionary activities

#### 5.1 Matters of discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the precinct activity table:

1. Subdivision
  - a. Stormwater

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b. Roads.

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### 5.2 Assessment criteria

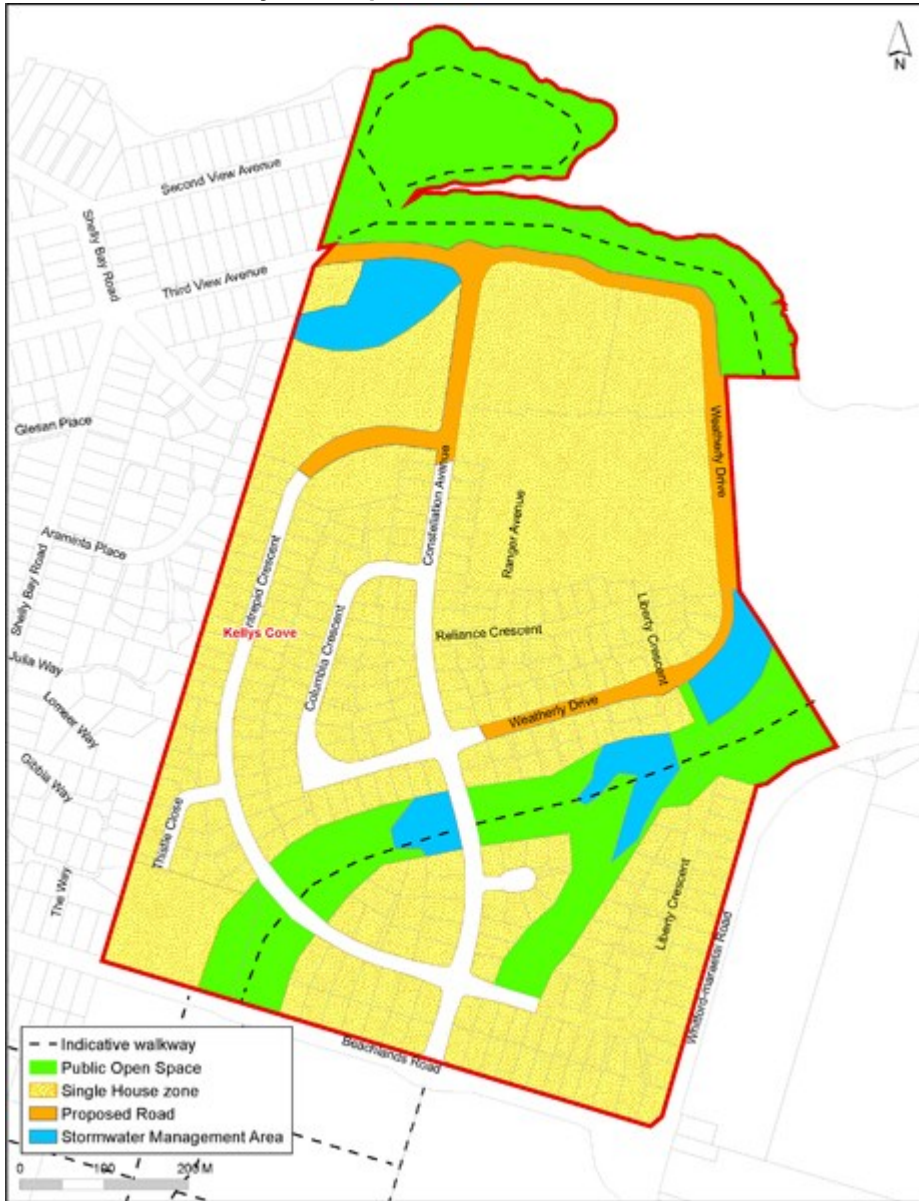
The council will consider the relevant assessment criteria below for the restricted discretionary activities listed above.

1. Subdivision
  - a. Stormwater
    - i. The substantial open gully system shown on Kelly's Cove precinct plan 1 should be maintained and enhanced with planting.
    - ii. Provision should be made within the land shown as public open space for the installation of water quality treatment ponds in the following locations:
      - at the base of the reserve gully system adjoining Whitford–Maraetai Road
      - adjoining the inlet immediately between Second View Avenue and Third View Avenue.
    - iii. The cost of providing these ponds and associated stormwater treatment elements must be met by the developer and will not form part of any development contribution.
  - b. Roads
    - i. Residential development should not directly front Whitford–Maraetai Road or gain access from it.
    - ii. In order to provide for edges of the development along Beachlands Road (west of Constellation Avenue) that contributes to an attractive streetscape, residential development should be designed so that the front door of a dwelling faces Beachlands Road and that access is gained from that road.
    - iii. The internal road pattern within the Kelly's Cove precinct should reflect the grid-like road pattern of the existing Beachlands Village and all connecting roads running north-south should be oriented to obtain distant views of the coastal reserve.
    - iv. Roads should adjoin the coastal public open space, take advantage of the coastal views, and ensure public access to the reserve.

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## 6. Precinct plan

### Precinct Plan 1: Kellys Cove precinct



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