

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

## 6.4 Beachlands 1

The activities, controls and assessment criteria in the underlying Single Housing zone apply to the Beachlands 1 precinct unless otherwise specified. Refer to planning maps and the precinct plans in clause 8 below for the location and extent of the precinct

### 1. Activity table

The activities in the Beachlands 1 precinct are those in the Single House zone, except as specified in the activity table below.

Activity	Activity status
<b>Commerce</b>	
Dairies up to 100m <sup>2</sup> GFA per site	NC
Service station on an arterial road	NC
Park-and-Ride	D
<b>Development</b>	
More than one dwelling per site	NC
The conversion of an existing dwelling into two dwellings where the dwelling complies with clause 3.3. of the Residential zones rules	NC

### 2. Development controls

The development controls in the [Single House zone](#) apply in the Beachlands 1 Precinct unless otherwise specified below.

#### 2.1 Beachlands 1 precinct plan

1. All land use must be in accordance with the Beachlands 1 precinct plan.
2. Any activity that does not comply with the above is a non-complying activity.

#### 2.2 Building height

1. Accessory buildings must not exceed a height of 4m and must be single storey.

#### 2.3 Yards

Table 1

Yard	Minimum dimension
<b>Front and corner sites</b>	

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Front	8m except as follows:  6m for - sites adjoining Jack Lachlan Drive that are controlled in clause 4.5.1.1.3.1.11 - 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 and a street.
Side	One yard must be a minimum of 2m and one yard must be a minimum of 3m
Rear	8m
<b>Rear sites</b>	
All yards	8m for at least two yards and 3m for any other yard

### 2.4 Impervious area threshold and building coverage

Table 2

Impervious area threshold	40 per cent
Maximum building coverage	30 per cent

### 2.5 Wastewater servicing

1. All activities requiring wastewater servicing must be connected to a public reticulated sewerage system.
2. Any activity that does not comply with the above is a non-complying activity.

### 2.6 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 following minimum roof areas:

Table 3

Number of bedrooms	Minimum roof area (m <sup>2</sup> ) 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. Clauses 2.6.1 and 2 do not apply to activities where a connection to a reticulated bore water supply is provided to the site.

### 2.7 Fences

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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 Figure 2 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 Figure 2 must not be visible from Jack Lachlan Drive after the full establishment of the hedge required under clause 4.5.1.1.3.1.11.

### 2.8 Landscaping

1. New dwellings must provide for at least two trees in the front yard and two trees in the rear yard. The trees must be planted in the next planting season following the issue of the code of compliance certificate for the dwelling. Each tree at the time of planting must have a minimum in ground height of 2m. Tree species must be selected that are appropriate to the soils, microclimate and the street environment and be typically capable of reaching a minimum height of 4m after five years.

### 3. Subdivision controls

The subdivision controls in the Auckland-wide rules apply in the Beachlands 1 Precinct unless otherwise specified below.

#### 3.1 Road network

1. All roads must be constructed in accordance with the grid road layout shown in the precinct plan in Figure 2 and the centre line specifications as shown in the road network plan in Figure 3.
2. 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.
3. Where a collector road is shown on Figure 3 the entire length of the collector road through the site must be established as part of the first stage of subdivision except for:
  - a. 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.
4. There must be no direct vehicle access off the Whitford-Maraetai Road.
5. Sites must not be served by a jointly owned access or similar shared access except for:
  - a. the lanes shown on Figure 3
  - b. entrance strips and private ways required to access rear sites identified in Figure 2.
6. Road levels must enable integration with the existing or potential road layout on adjoining sites.
7. Lot 1079 DP 21695 is able to be used for access purposes for Lot 1119 DP 21695 subject to the Auckland-wide subdivision controls.
8. Direct vehicle access to Jack Lachlan Drive must not be provided in the area specified as 'no direct site access permitted' on the Beachlands 1 precinct plan.
9. Where a site adjoins Jack Lachlan Drive and direct vehicle access is permitted, shared access driveways must be used.
10. 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:
  - a. kerb and channelling of the road edge for those areas of Jack Lachlan Drive where there is no

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alternative to provide for stormwater runoff from adjacent residential development, and/or

- b. 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
  - c. a footpath of appropriate rural character (gravelled surface or similar).
11. Where a specified centre line for a proposed road is shown in Figure 3 any application for subdivision that does not comply with clauses 3.1(1-10) is a non-complying activity.
  12. Where a specified centre line for a proposed road is not shown in Figure 3 any application for subdivision that does not comply with clauses 3.1(1-10) above is a restricted discretionary activity.

### 3.2 Site area

1. The minimum net site area must be 800m<sup>2</sup>, except that:
  - a. the minimum site area may be reduced to 750m<sup>2</sup> in sub-precinct A and 700m<sup>2</sup> in sub-precinct B as shown on Figure 2
  - 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.
2. Any activity that does not comply with clause 3.2.1 above is a non-complying activity.

### 3.3 Site frontage

1. The minimum site frontage must be:
  - a. front sites: 20m
  - b. rear sites: 3m.
2. Any activity which does not comply with 3.3.1 above is a non-complying activity.

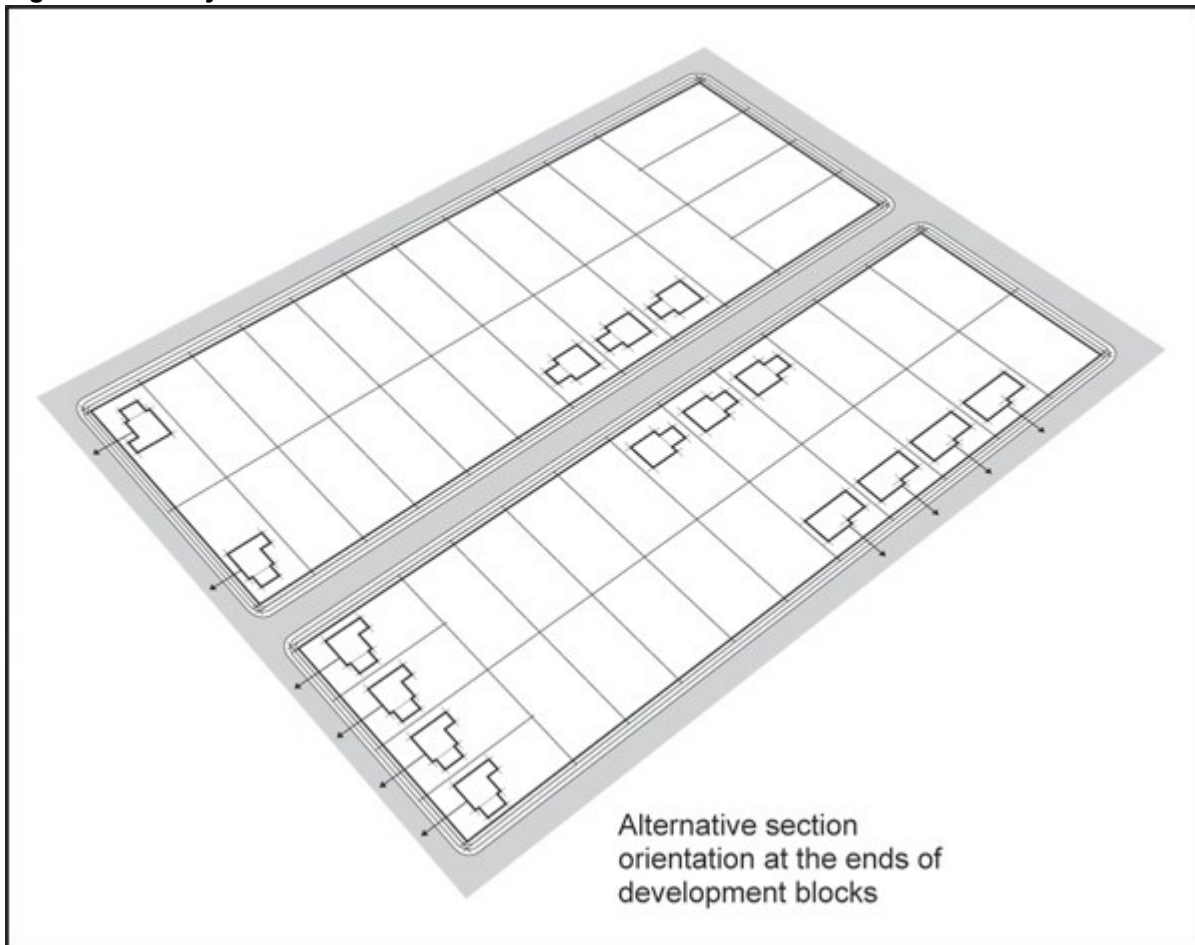
### 3.4 Rear sites

1. There must be no rear sites, except to the maximum number of rear sites within each block shown in figure 2.
2. Any activity that does not comply with clause 3.4.1 above is a non-complying activity.

### 3.5 Site layout

1. The layout of the sites within the street blocks shown on the Beachlands 1 precinct plan must be of a configuration which is in accordance with the illustration 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 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.
3. Any activity which does not comply with 3.5.1 and 3.5.2 above is a non-complying activity.

### 3.6 Reserves

1. All land shown as public open space must be provided in the location specified in Figure 2.
2. Any activity which does not comply with 3.6.1 above is a discretionary activity.

### 3.7 Stormwater management areas

1. All building platforms and access to sites must be wholly outside the stormwater management area.
2. 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.
3. 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.

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4. Any activity which does not comply with clauses 3.7.1-4 above is a discretionary activity.

### 3.8 Recreational walkways

1. Recreational walkways must be located generally in accordance with the route shown in Figure 2.
2. Any activity which does not comply with clause 3.8.1 above is a discretionary activity.

### 3.9 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.
3. Any activity which does not comply with clause 3.9.1-2 above is a discretionary activity.

### 3.10 Wastewater servicing

1. All sites capable of accommodating future buildings must be provided with a connection to the public reticulated sewerage system and must be designed and configured to service the upstream catchment in its ultimate land use.
2. Any activity which does not comply with clause 3.10.1 above is a discretionary activity.

### 3.11 Landscape buffer area

1. A landscape buffer area must be developed along Whitford–Maraetai Road as shown in the Beachlands 1 precinct plan. The buffer area must:
  - a. be consistent with the widths indicated in Figure 2 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 Appendix 1, prior to the issuing by the council of the s. 224(c) RMA certificate under the RMA in relation to the subdivision referred to in clause 3.11.1(b) 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 RMA.
4. Any activity that does not comply with clauses 3.11.1-3 above is a discretionary activity.

### 3.12 Planted hedge – Jack Lachlan Drive

1. Where a site adjoins that part of Jack Lachlan Drive specified as 'no direct site access permitted' on the precinct plan 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.
2. Any activity that does not comply with clause 3.12.1 above is a discretionary activity.

## 4. Assessment - Restricted discretionary activities

### Matters of discretion

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1. The council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted discretionary activities in the Single House zone:
  - a. character and amenity of the neighbourhood
  - b. Beachlands Village Precinct Design Guidelines.

### Assessment criteria

1. The following assessment criteria apply in addition to the matters specified for the relevant restricted discretionary activities in the Single House zone:
  - a. Character and amenity of the neighbourhood
    - i. 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.
    - ii. In the case of non-residential activities, the character of the activity and its effects should be compatible with the rural and coastal village character and amenity values identified in the Beachlands 1 Precinct objectives and policies.
  - b. Beachlands Village Design Guidelines
    - i. The proposed activity should comply with the principles contained in the Beachlands Village Design Guidelines.

## 5. Assessment - Development control infringements

### Matters of discretion

1. Where a building exceeds the maximum building height in the Beachlands 1 Precinct, the council will restrict its discretion to the following matters, in addition to those set out in the Single House zone for the same infringement:
  - a. disruption of views

### Assessment criteria

1. The following assessment criteria apply to buildings that exceed the maximum building height in the Beachlands 1 precinct, in addition to that specified in the Single House zone for the same infringement:
  - a. buildings should be compatible with the height and visual character of the streetscape, surrounding area and the character of the Beachlands village
  - b. buildings should not disrupt the views to the sea and the coastal edge from Whitford-Maraetai Road.

## 6. Assessment - Subdivision

### Assessment criteria

1. For subdivision that is a restricted discretionary activity in the Beachlands 1 Precinct, the council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted discretionary activities the Auckland-wide rules - subdivision:
  - a. road network
  - b. stormwater management
  - c. Beachlands Village Design Guidelines
  - d. rear sites.
2. For subdivision that is a restricted discretionary activity in the Beachlands 1 precinct because it is listed as a restricted discretionary activity in the Auckland-wide rules - subdivision, the following assessment criteria apply in addition to the matters specified in the Auckland-wide rules - subdivision:
  - a. Road network
    - i. The road pattern should produce a rectangular grid layout consistent with that shown in

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Figure 3.

- ii. All roads should be designed to enable integration with existing or potential road layouts on adjoining sites.
  - iii. The road pattern should be designed to enhance public access to reserves and take advantage of coastal and rural vistas.
- b. Stormwater management
- i. The revegetation plan for stormwater management areas should consider retaining existing trees either on a permanent basis or until the new planting has been established.
- c. Beachlands Village Design Guidelines
- i. The proposed subdivision should meet the principles contained in the Beachlands Village Design Guidelines ([Appendix ?](#)).
- d. Rear sites
- i. Rear sites that will ultimately front a proposed local road shown in Figure 2 should be designed to enable all future buildings to face and front the proposed local road.
  - ii. Sites in excess of 800m<sup>2</sup> should adjoin the majority of the length of Jack Lachlan Drive.

### 7. Special information requirements

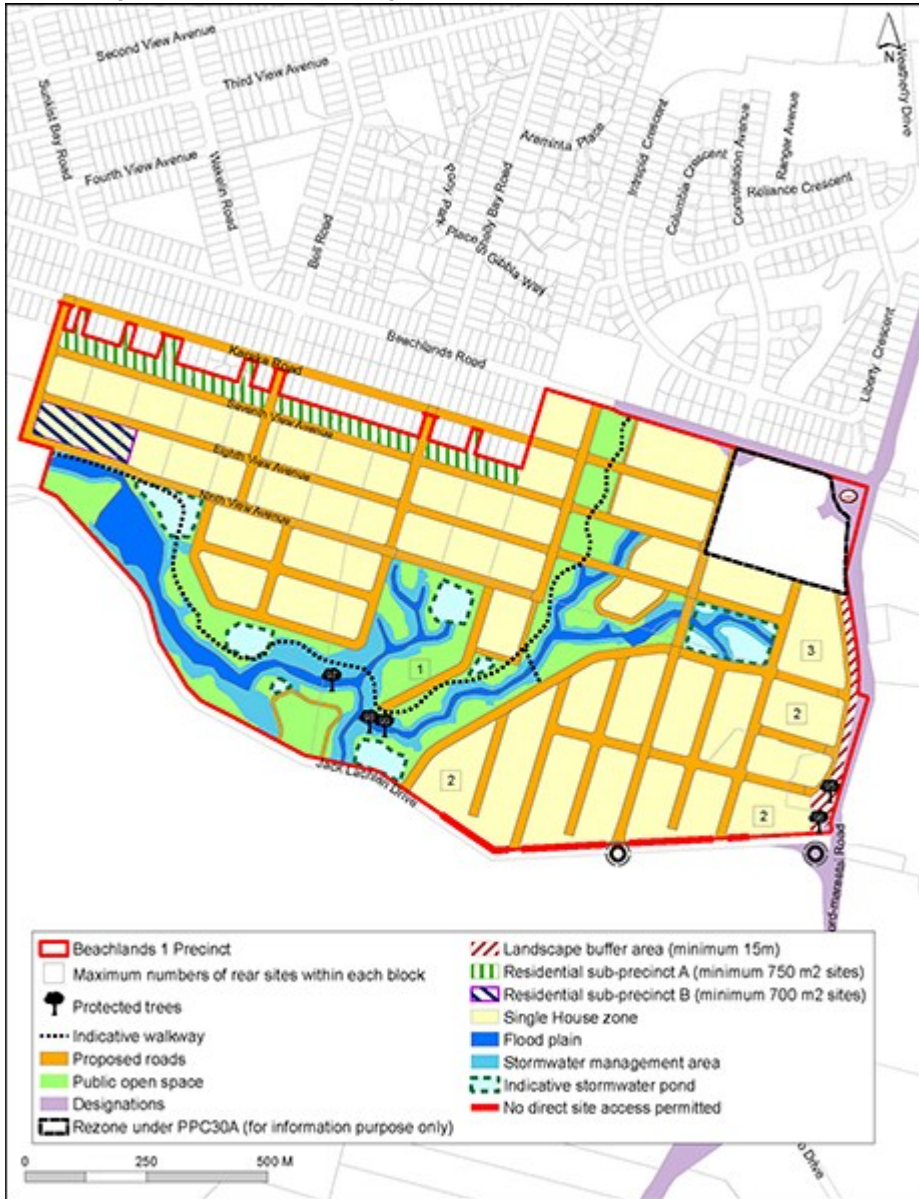
1. Where landscaping is required, a resource consent application must be accompanied by the following information:
  - a. A planting plan for the landscape buffer area that provides detail of the:
    - i. site preparation for planting, weed and pest control
    - ii. existing trees to be retained, species 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.



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## 8. Precinct plans

### Precinct plan 1: Beachlands 1 precinct





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