

**IN THE MATTER** of the Resource Management Act 1991 (RMA)

**AND**

**IN THE MATTER** of an application by Beach Haven Apartments Limited for a private plan change ("PC99") to the Auckland Unitary Plan ("AUP")

**JOINT WITNESS STATEMENT (JWS) IN RELATION TO:**

**PLANNING**

**5 September 2024**

Expert Conferencing Held on: 5 September

2024 Venue: Barker & Associates offices

**1 Attendance:**

**1.1** The list of participants is included in the schedule at the end of this Statement.

**2 Basis of Attendance and Environment Court Practice Note 2023**

**2.1** All participants agree to the following:

- (a) The Environment Court Practice Note 2023 provides relevant guidance and protocols for the expert conferencing session;
- (b) They will comply with the relevant provisions of the Environment Court Practice Note 2023;
- (c) They will make themselves available to appear before the Panel;
- (d) This statement is to be filed with the Panel and posted on the Council's website.

**3 Matters considered at Conferencing**

**3.1 Precinct provisions**

The experts agree to the amendments highlighted in red in the attached updated precinct provisions. Agreed changes are shown in red strikethrough and underline.

There are no remaining points in contention amongst the experts.

**4 PARTICIPANTS TO JOINT WITNESS STATEMENT**

- 4.1 The participants to this Joint Witness Statement, as listed below, confirm that:
- (a) They agree that the outcome(s) of the expert conferencing are as recorded in this statement; and
  - (b) They have read the Environment Court’s Practice Note 2023 and agree to comply with it; and
  - (c) The matters addressed in this statement are within their area of expertise; and
  - (d) As the final wording from this conferencing was confirmed via an exchange of emails on 6-9 September 2024, in the interests of efficiency, it was agreed that each expert would verbally confirm their position in relation to this para 4.1 the other experts and this is recorded in the schedule below.

**Confirmed in person: 5 September 2024**

<b>EXPERT’S NAME &amp; EXPERTISE</b>	<b>PARTY</b>	<b>EXPERT’S CONFIRMATION REFER PARA 4.1</b>
Rachel Morgan	Applicant	Yes
Karen Bell	Auckland Council (as submitter)	Yes
Katja Huls	Watercare (as submitter)	Yes
Amber Tsang	Healthy Waters (s42A team)	Yes
Jo Hart	Reporting planner (s42A team)	Yes

Amendments are shown as below in underline or ~~striketrough~~:

Black: Requestors amendments (evidence of Rachel Morgan)

Red: Amendments agreed at expert conferencing (Rachel Morgan (Applicant), Karen Bell (Auckland Council as submitter), Jo Hart (AC s42A reporting planner), Amber Tsang (s42A planner for Healthy Waters); Katja Huls (Watercare)).

## **IXXX. Beach Haven Precinct**

### **IXXX.1 Precinct Description**

The purpose of the Beach Haven precinct is to incorporate the Medium Density Residential Standards contained in Schedule 3A of the Resource Management Act 1991.

The Beach Haven precinct applies to a 0.7147ha site located immediately to the north of the Beach Haven Local Centre. The zoning of the land within this precinct is Residential – Mixed Housing Urban. The outcomes anticipated in the precinct correspond to the Residential Mixed Housing Urban zone with the Medium Density Residential Standards incorporated, and the provisions apply except to the extent the density standards are ~~incorporated~~ less enabling to accommodate a qualifying matter.

There are known water supply and wastewater capacity constraints in the infrastructure network serving the Beach Haven Precinct. At the time a land use or subdivision consent application is made, an applicant must demonstrate that there is adequate capacity in the local and bulk network to cater for the proposed development. In practice, this means that consultation with the Council's water and wastewater network utility provider will be required for any subdivision or additional development on the site.

**Commented [B&A1]:** Auckland Council 62.2

**Commented [B&A2]:** Auckland Council 62.2

The precinct is subject to Designation 4311 Whenuapai Airfield Approach and Departure Path Protection which imposes restrictions in relation to permanent and temporary structure height. No permanent or temporary structure shall penetrate the approach and departure path obstacle limitation surfaces identified in Designation 4311 without prior approval in writing of the New Zealand Defence Force.

**Commented [B&A3]:** New Zealand Defence Force 72.2

### **IXXX.2 Objectives**

- (1) A well-functioning urban environment that enables all people and communities to provide for their social, economic and cultural wellbeing, and for their health and safety, now and into the future.
- (2) A relevant residential zone provides for a variety of housing types and sizes that respond to –
  - (a) housing needs and demands; and
  - (b) the neighbourhood's planned urban built character, including three-storey buildings.
- (3) Development and subdivision is enabled where it can be adequately serviced by the local and bulk water supply and wastewater network.

**Commented [B&A4]:** Auckland Council 62.2

All relevant overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

### **IXXX.3 Policies**

- (1) Enable a variety of housing types with a mix of densities within the zone, including three-storey attached and detached dwellings, and low-rise apartments.

Amendments are shown as below in underline or ~~striketrough~~:

Black: Requestors amendments (evidence of Rachel Morgan)

Red: Amendments agreed at expert conferencing (Rachel Morgan (Applicant), Karen Bell (Auckland Council as submitter), Jo Hart (AC s42A reporting planner), Amber Tsang (s42A planner for Healthy Waters); Katja Huls (Watercare)).

- (2) Apply the MDRS across all relevant residential zones in the District Plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga).
- (3) Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.
- (4) Enable housing to be designed to meet the day-to-day needs of residents.
- (5) Provide for developments not meeting permitted activity status, while encouraging high-quality developments.
- (6) Require subdivision and development to be coordinated with the provision of water supply or wastewater infrastructure with adequate capacity to service the proposed development. Where mitigation or upgrades are necessary, require this to occur prior to, or at the same time as, the proposed subdivision and development.

Commented [B&A5]: Watercare 79.1

All relevant overlay, Auckland-wide and zone polices apply in this precinct in addition to those specified above.

#### IXXX.4 Activity table

All relevant overlay, Auckland-wide and zone activities apply in this precinct unless specified below at IXXX.4(1) or Table IXXX.4.1.

- (1) H5.4.1(A5) The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings.

Table IXXX.4.1 specifies the activity status of activities in the IXXX Beach Haven Precinct pursuant to section 9(3) and 11 of the Resource Management Act 1991.

A blank table cell with no activity status specified means that the zone, Auckland-wide and overlay provisions apply.

In addition to the zone, Auckland-wide and any overlay provisions, for two or three dwellings on a site, four or more dwellings, new buildings or additions to buildings, and subdivision, the matters of discretion, assessment criteria and special information requirements set out in IXXX.8.1, IXXX.8.2 and IXXX.9 apply.

Commented [B&A6]: Linkage provided for clarity.

Note 1

All applications for subdivision consent are subject to section 106 of the RMA.

Note 2

Activity table IXXX.4.1 does not specify any subdivision activities for the purpose of the construction or use of dwellings because only one dwelling per site is enabled as a permitted activity in this precinct.

Where a subdivision application is accompanied by a land use consent application for up to three dwellings, that land use consent application must be an application for a certificate of compliance.

Commented [B&A7]: Watercare 79.1

Amendments are shown as below in underline or ~~striketrough~~:

Black: Requestors amendments (evidence of Rachel Morgan)

Red: Amendments agreed at expert conferencing (Rachel Morgan (Applicant), Karen Bell (Auckland Council as submitter), Jo Hart (AC s42A reporting planner), Amber Tsang (s42A planner for Healthy Waters); Katja Huls (Watercare)).

The precinct is subject to Designation 4311 Whenuapai Airfield Approach and Departure Path Protection which imposes restrictions in relation to permanent and temporary structure height. No permanent or temporary structure shall penetrate the approach and departure path obstacle limitation surface identified in Designation 4311 without prior approval in writing of the New Zealand Defence Force.

Commented [B&A8]: New Zealand Defence Force 72.3

Table IXXX.4.1 Activity Table

Qualifying Matter s77(j)

Activity Use	Activity Status
(A1) <del>Up to three dwellings on a site</del> <u>One dwelling per site which complies with IXXX.6.1.1 to IXXX.6.1.9 inclusive</u>	P
(A2) <del>The conversion of a principal dwelling into a maximum of three dwellings. Two or three dwellings on a site complying with standards IXXX.6.1.1 to IXXX.6.1.9 inclusive</del>	<u>RD</u>
(A3) The conversion of a principal dwelling into a maximum of three dwellings <u>which complies with Standards IXXX.6.1.1 to IXXX.6.1.9 inclusive</u>	<u>P- RD</u>
(A4) <u>Four or more dwellings per site</u>	
<b>Development</b>	
<del>{A3}</del> <del>The construction of one or more dwellings on a site that do not comply with one or more Standards IXXX.6.1.1 to IXXX.6.1.9 inclusive</del>	<del>RD</del>
<del>{A4}</del> <del>{A5}</del> <u>Accessory buildings associated with a development of dwellings each of which complies with Standards IXXX.6.1.1 to IXXX.6.1.9 inclusive</u>	P
<del>{A5}</del> <del>{A6}</del> <u>Internal and external alterations to buildings for a development of dwellings all of which complies with Standards IXXX.6.1.1 to IXXX.6.1.9 inclusive</u>	P
<del>{A6}</del> <del>{A7}</del> <u>Additions to an existing dwelling which complies with Standards IXXX.6.1.1 to IXXX.6.1.9 inclusive</u>	P
<del>{A7}</del> <del>{A8}</del> <u>New buildings and additions to buildings</u>	<u>The same activity status and standards as applies to the land use activity the new building or addition to a building.</u>
<b>Subdivision for the purpose of the construction or use of dwellings (Note 2)</b>	
<del>{A7}</del> <del>Subdivision in accordance with an approved land use consent for the purpose of the construction or use of dwellings as permitted or restricted discretionary activities in the precinct</del>	<del>C</del>
<del>{A8}</del> <del>Subdivision accompanied by a land use consent application for up to three dwellings</del>	<del>C</del>

Commented [B&A9]: Auckland Council 62.2

Commented [B&A10]: Auckland Council 62.2

Commented [B&A11]: Auckland Council 62.2

Amendments are shown as below in underline or ~~striketrough~~:

Black: Requestors amendments (evidence of Rachel Morgan)

Red: Amendments agreed at expert conferencing (Rachel Morgan (Applicant), Karen Bell (Auckland Council as submitter), Jo Hart (AC s42A reporting planner), Amber Tsang (s42A planner for Healthy Waters); Katja Huls (Watercare)).

<del>(A9)</del>	<del>Subdivision around existing buildings and development that complies with the relevant overlay, Auckland wide and zone rules</del>	C
<del>(A10)</del>	<del>Any subdivision listed above not meeting IXXX.6.2 Subdivision Standards</del>	RD
<del>(A11)</del>	<del>Any subdivision listed above not meeting General Standards E38.6.2 to E38.6.6 inclusive</del>	D
<del>(A12)</del>	<del>Any subdivision listed above not meeting Standards for subdivision in residential zones E38.8.1.1(1) and E38.8.1.2</del>	D
<b>Subdivision</b>		
<u>(A9)</u>	<u>Any subdivision</u>	
<u>(A11)</u>	<u>Vacant sites subdivision involving parent sites of less than 1ha and complying with E38.8.2.3</u>	RD

#### IXXX.5 Notification

(1) Any application for resource consent for the construction and use of one, ~~two or three~~ dwellings listed in Activity Table IXXX.4.1(A1) above that does not comply with one or more of the following standards listed in IXXX.5(1)(a)-(h) will be considered without public notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.,

- (a) Standard IXXX.6.1.2 Building height;
- (b) Standard IXXX.6.1.3 Height in relation to boundary;
- (c) Standard IXXX.6.1.4 Yards;
- (d) Standard IXXX.6.1.5 Building coverage;
- (e) Standard IXXX.6.1.6 Landscaped area;
- (f) Standard IXXX.6.1.7 Outlook space (per unit);
- (g) Standard IXXX.6.1.8 Outdoor living space (per unit); and
- (h) Standard IXXX.6.1.9 Windows to street.

~~(2) Any application for resource consent for the construction and use of four or more residential units that comply with the density standards (IXXX.6.1.1) will be considered without public and limited notification unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.~~

- ~~(a) Standard IXXX.6.1.2 Building height;~~
- ~~(b) Standard IXXX.6.1.3 Height in relation to boundary;~~
- ~~(c) Standard IXXX.6.1.4 Yards;~~
- ~~(d) Standard IXXX.6.1.5 Building coverage;~~
- ~~(e) Standard IXXX.6.1.6 Landscaped area;~~
- ~~(f) Standard IXXX.6.1.7 Outlook space (per unit);~~
- ~~(g) Standard IXXX.6.1.8 Outdoor living space (per unit);~~
- ~~(h) Standard IXXX.6.1.9 Windows to street;~~

**Commented [B&A12]:** No longer relevant as the precinct is less enabling than the MDRS

Amendments are shown as below in underline or ~~striketrough~~:

Black: Requestors amendments (evidence of Rachel Morgan)

Red: Amendments agreed at expert conferencing (Rachel Morgan (Applicant), Karen Bell (Auckland Council as submitter), Jo Hart (AC s42A reporting planner), Amber Tsang (s42A planner for Healthy Waters); Katja Huls (Watercare)).

- (3) Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public and limited notification of an application for a controlled subdivision resource consent is precluded if the subdivision is: ~~associated with an application for the construction and use of:~~
- (a) ~~one, two or three dwellings that do not comply with one or more of the Standards listed in IXXX.5(1); or~~ (a) in accordance with the approved certificate of compliance or approved land use consent for the purpose of the construction or use of dwellings as permitted or restricted discretionary activities in the precinct.
  - (b) ~~four or more dwellings that comply with all the Standards listed in IXXX.5(2).~~
- (4) Any application for a resource consent which is listed in IXXX.5(1), ~~IXXX.5(2)~~, or IXXX.5(3) above which also requires resource consent under other rules in the Plan will be subject to the normal tests for notification under the relevant sections of the RMA.

**Commented [B&A13]:** Consequential amendment for consistency with amendments to the activity table.

**Commented [B&A14]:** Consequential amendment for consistency with amendments to the activity table.

#### IXXX.6 Standards

- (1) Unless specified in Standard IXXX.6(2) below, all relevant overlay, Auckland-wide and zone standards apply to all activities in the IXXX Beach Haven precinct.
- (2) The following zone standards do not apply to activities IXXX.4.1(A1), ~~(A2)~~, (A3), ~~(A4)~~, ~~(A5)~~, (A6) and ~~(A6)~~ (A7) listed in Activity Table IXXX.4.1 above:
- (a) H5.6.3 The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings;
  - (b) H5.6.6 Alternative height in relation to boundary;
  - (c) H5.6.4 Building height;
  - (d) H5.6.5 Height in relation to boundary (except standards in H.5.6.5(2), (3) and (4) and (7) apply in the IXXX Beach Haven precinct);
  - (e) H5.6.8 Yards;
  - (f) H5.6.10 Building coverage;
  - (g) H5.6.11 Landscaped area;
  - (h) H5.6.12 Outlook space;
  - (i) H5.6.14 Outdoor living space;
- (3) The activities listed as a permitted activity in Activity Table IXXX.4.1 must comply with permitted activity standards IXXX.6.1.1 to IXXX.6.1.9-10.

**Commented [B&A15]:** Consequential amendment for consistency with amendments to the activity table.

Amendments are shown as below in underline or ~~striketrough~~:

Black: Requestors amendments (evidence of Rachel Morgan)

Red: Amendments agreed at expert conferencing (Rachel Morgan (Applicant), Karen Bell (Auckland Council as submitter), Jo Hart (AC s42A reporting planner), Amber Tsang (s42A planner for Healthy Waters); Katja Huls (Watercare)).

- (4) ~~Any activities listed as a controlled activity in Activity Table IXXX.4.1 must comply with controlled activity standards IXXX.6.2.~~
- (5) The activities listed as a restricted discretionary activity in Activity Table IXXX.4.1(A2), and (A3), and (A7) must comply with standards IXXX.6.1.2 to IXXX.6.1.10.

**Commented [B&A16]:** Consequential amendment for consistency with amendments to the activity table.

#### IXXX.6.1.1 Number of dwellings per site

- (1) There must be no more than ~~three~~ one dwellings per site.

**Commented [B&A17]:** Consequential amendment for consistency with amendments to the activity table.

#### IXXX.6.1.2 Building height

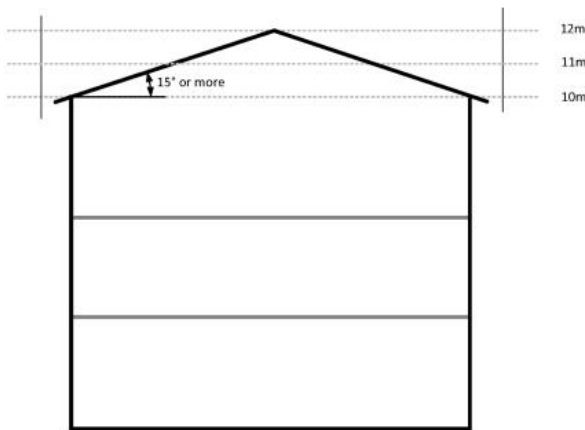
Purpose: To manage the height of buildings to:

- achieve the planned urban built character of predominantly ~~one to two~~ three storeys;
- minimise visual dominance effects;
- maintain a reasonable standard of residential amenity for adjoining sites; and
- provide some flexibility to enable variety in roof forms.

**Commented [B&A18]:** Minor correction.

- (1) Buildings must not exceed 11m in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15° or more, as shown in Figure IXXX.6.1.2.1 below.

Figure IXXX.6.1.2.1 Building height



#### IXXX.6.1.3 Height in relation to boundary

Purpose: To manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access, privacy and minimise adverse visual dominance effects to immediate neighbours.



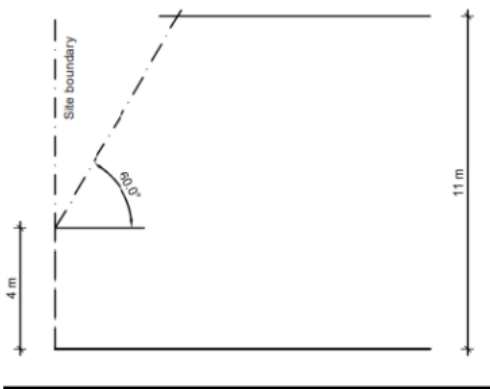
Amendments are shown as below in underline or ~~striketrough~~:

Black: Requestors amendments (evidence of Rachel Morgan)

Red: Amendments agreed at expert conferencing (Rachel Morgan (Applicant), Karen Bell (Auckland Council as submitter), Jo Hart (AC s42A reporting planner), Amber Tsang (s42A planner for Healthy Waters); Katja Huls (Watercare)).

- (1) Buildings must not project beyond a 60-degree recession plane measured from a point 4m vertically above ground level along side and rear boundaries as shown in Figure IXXX.6.1.3.1 Height in relation to boundary below.
- (2) Except that on the boundary identified on Precinct Plan 1, buildings must not project beyond a 45-degree recession plane measured from a point 3m vertically above ground level along side and rear boundaries.

Figure IXXX.6.1.3.1 Height in relation to boundary



#### IXXX.6.1.4 Yards

Purpose:

- to create an urban streetscape character and provide sufficient space for landscaping within the front yard;
  - to maintain a reasonable standard of residential amenity for adjoining sites;
  - to ensure buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards; and
  - to enable buildings and services on the site or adjoining sites to be adequately maintained.
- (1) Buildings must be setback from the relevant boundary by the minimum depth listed below:
    - (a) Front yards: 1.5m.
    - (b) Side and rear yards: 1m
  - (2) This standard does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

Commented [B&A19]: Airedale Property Trust 73.2

Amendments are shown as below in underline or ~~striketrough~~:

Black: Requestors amendments (evidence of Rachel Morgan)

Red: Amendments agreed at expert conferencing (Rachel Morgan (Applicant), Karen Bell (Auckland Council as submitter), Jo Hart (AC s42A reporting planner), Amber Tsang (s42A planner for Healthy Waters); Katja Huls (Watercare)).

#### **IXXX.6.1.5 Building coverage**

Purpose: To manage the extent of buildings on a site to achieve the planned character of buildings surrounded by open space.

- (1) The maximum building coverage must not exceed 50 per cent of the net site area.

#### **IXXX.6.1.6 Landscaped area**

Purpose:

- to provide for quality living environments consistent with the planned urban built character of buildings surrounded by vegetation; and
- to create a vegetated urban streetscape character.

- (1) A dwelling at ground floor level must have a landscaped area of a minimum of 20 per cent of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.

- (2) The landscaped area may be located on any part of the development site, and does not need to be associated with each dwelling.

#### **IXXX.6.1.7 Outlook space (per unit)**

Purpose:

- to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and
- in combination with H5.6.13. Daylight Standard, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.

- (1) An outlook space must be provided for each dwelling as specified in this clause.
  - (a) An outlook space must be provided from habitable room windows as shown in Figure IXXX.6.1.7.1 Outlook space requirements for development containing up to three dwellings below.
  - (b) The minimum dimensions for a required outlook space are as follows and as shown in Figure IXXX.6.1.7.1 Outlook space requirements for development containing up to three dwellings below:
    - (i) a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
    - (ii) all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
  - (c) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
  - (d) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.

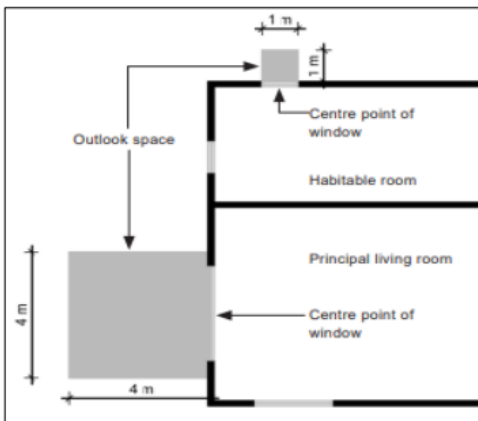
Amendments are shown as below in underline or ~~striketrough~~:

Black: Requestors amendments (evidence of Rachel Morgan)

Red: Amendments agreed at expert conferencing (Rachel Morgan (Applicant), Karen Bell (Auckland Council as submitter), Jo Hart (AC s42A reporting planner), Amber Tsang (s42A planner for Healthy Waters); Katja Huls (Watercare)).

- (e) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
- (f) Outlook spaces may be under or over a balcony.
- (g) Outlook spaces required from different rooms within the same building may overlap.
- (h) Outlook spaces must—
  - (i) be clear and unobstructed by buildings; and
  - (ii) not extend over an outlook space or outdoor living space required by another dwelling.

**Figure IXXX.6.1.7.1 Outlook space**



#### **IXXX.6.1.8 Outdoor living space (per unit)**

Purpose: To provide dwellings with outdoor living space that is of a functional size and dimension, has access to sunlight, is separated from vehicle access and manoeuvring areas, and ensure:

- private outdoor living spaces are directly accessible from the principal living room, dining room or kitchen;
- communal outdoor living spaces are conveniently accessible for all occupants.

- (1) A dwelling at ground floor level must have an outdoor living space that is at least 20m<sup>2</sup> and that comprises ground floor, balcony, patio, or roof terrace space that, —
  - (a) where located at ground level, has no dimension less than 3 metres; and
  - (b) where provided in the form of a balcony, patio, or roof terrace, is at least 8m<sup>2</sup> and has a minimum dimension of 1.8 metres; and
  - (c) is accessible from the dwelling; and
  - (d) may be—
    - (i) grouped cumulatively by area in 1 communally accessible location; or

Amendments are shown as below in underline or ~~striketrough~~:

Black: Requestors amendments (evidence of Rachel Morgan)

Red: Amendments agreed at expert conferencing (Rachel Morgan (Applicant), Karen Bell (Auckland Council as submitter), Jo Hart (AC s42A reporting planner), Amber Tsang (s42A planner for Healthy Waters); Katja Huls (Watercare)).

- (ii) located directly adjacent to the unit; and
- (e) is free of buildings, parking spaces, and servicing and manoeuvring areas.

- (2) A dwelling located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—
  - (a) is at least 8m<sup>2</sup> and has a minimum dimension of 1.8 metres; and
  - (b) is accessible from the dwelling; and
  - (c) may be—
    - (i) grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
    - (ii) located directly adjacent to the unit.

#### **IXXX.6.1.9 Windows facing the street**

Purpose: To provide for passive surveillance while maintaining privacy for residents and users.

- (1) Any dwelling facing the street must have a minimum of 20 per cent of the street-facing façade in glazing. This can be in the form of windows or doors.

#### **IXXX.6.1.10 Pedestrian Access to Beach Haven Road**

Purpose: To ensure safe pedestrian access to the Precinct via Beach Haven Road.

- (1) Vehicle access must not be provided in the location shown on Precinct Plan 1.

Commented [B&A20]: Airedale Property Trust 73.2

#### **IXXX.6.2 Standards for controlled activities**

Commented [JH21]: As per AUP good practice guide.

There are no controlled activities in this precinct.

Purpose:

- ~~• To provide for subdivision of land for the purpose of construction and use of dwellings in accordance with MDRS permitted and restricted discretionary land use activities~~

#### **~~IXXX.6.2.1 Subdivision in accordance with an approved land use consent for the purpose of the construction or use of dwellings as permitted or restricted discretionary activities in the precinct~~**

- ~~(1) Any subdivision relating to an approved land use consent must comply with that land use consent.~~
- ~~(2) Subdivision does not increase the degree of any non-compliance with standards IXXX.6.1.1 to IXXX.6.1.9 except that Standard IXXX.6.1.3(1) does not apply along the length of any proposed boundary where dwellings share a common wall.~~
- ~~(3) No vacant sites are created.~~

#### **IXXX.6.2.2 Subdivision around existing buildings and development**

- (1) Prior to subdivision occurring, all development must meet the following:
  - ~~(a) Comply with the relevant overlay, Auckland wide, zone and precinct rules; or~~
  - ~~(b) Be in accordance with an approved land use consent.~~

Amendments are shown as below in underline or ~~strikethrough~~:

Black: Requestors amendments (evidence of Rachel Morgan)

Red: Amendments agreed at expert conferencing (Rachel Morgan (Applicant), Karen Bell (Auckland Council as submitter), Jo Hart (AC s42A reporting planner), Amber Tsang (s42A planner for Healthy Waters); Katja Huls (Watercare)).

~~(2) Subdivision does not increase the degree of any non-compliance with standards IXXX.6.1.1 to IXXX.6.1.9 except that Standard IXXX.6.1.3(1) does not apply along the length of any proposed boundary where dwellings share a common wall.~~

~~(2) No vacant sites are created.~~

#### **~~IXXX.6.2.3 Subdivision accompanied by a land use consent application for up to three dwellings~~**

~~(1) The subdivision and land use consent applications relate to a vacant site;~~

~~(2) The subdivision and land use consent applications must be determined concurrently;~~

~~(3) Each dwelling, relative to its proposed boundaries, complies with Standards IXXX.6.1.1 to IXXX.6.1.9; and~~

~~(4) No vacant sites are created.~~

**Commented [B&A22]:** Consequential amendment for consistency with amendments to the activity table.

#### **~~IXXX.7 Assessment – controlled activities~~**

##### **~~IXXX.7.1 Matters of control~~**

The Council will reserve control over all of the following matters when assessing a controlled activity resource consent application:

~~(1) All controlled subdivision activities in Table IXXX.4.1:~~

~~(a) compliance with an approved resource consent or consistency with a concurrent land use consent application;~~

~~(b) compliance with the relevant overlay, Auckland wide, precinct and zone rules;~~

~~(c) the effects capacity of infrastructure provision and management of effects on stormwater.~~

**Commented [B&A23]:** Auckland Council 62.2

##### **~~IXXX.7.2 Assessment criteria~~**

~~(1) The Council will consider the relevant assessment criteria for controlled subdivision from the list below:~~

~~(a) compliance with an approved resource consent or consistency with a concurrent land use consent application:~~

~~(i) any proposed consent notice;~~

~~(ii) refer to Policy E38.3(6);~~

~~(b) compliance with the relevant overlay, Auckland wide, precinct and zone rules;~~

~~(i) refer to Policy E38.3(1) and (6);~~

~~(c) whether there is adequate appropriate provision and capacity made for infrastructure to service the subdivision including:~~

~~(i) whether provision is made for infrastructure including creation of common areas over parts of the parent site that require access by more than one site within the subdivision; and~~

~~(ii) whether appropriate management of effects of stormwater has been provided on the site;~~

~~(iii) refer to Policies E838.8(1), (6), (19) to (23).~~

**Commented [B&A24]:** Auckland Council 62.2

Amendments are shown as below in underline or ~~striketrough~~:

Black: Requestors amendments (evidence of Rachel Morgan)

Red: Amendments agreed at expert conferencing (Rachel Morgan (Applicant), Karen Bell (Auckland Council as submitter), Jo Hart (AC s42A reporting planner), Amber Tsang (s42A planner for Healthy Waters); Katja Huls (Watercare)).

## IXXX.8 Assessment – restricted discretionary activities

### IXXX.8.1 Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary resource consent application:

- (1) The construction of one or more dwellings on a site that do not comply with ~~any one or more~~ of Standards IXXX.6.1.1 to IXXX.6.1.9~~10~~;
  - (a) any precinct and zone policies relevant to the standard;
  - (b) the purpose of the standard;
  - (c) the effects of the infringement of the standard;
  - (d) the effects on the urban built character of the precinct;
  - (e) the effects on the amenity of neighbouring sites;
  - (f) the effects of any special or unusual characteristic of the site which is relevant to the standard;
  - (g) the characteristics of the development;
  - (h) any other matters specifically listed for the standard; and
  - (i) where more than one standard will be infringed, the effects of all infringements.

**Commented [B&A25]:** Consequential amendments.

- ~~(X) Vacant sites subdivision involving parent sites of less than 1ha and complying with E38.8.2.3. Any subdivision in the Beach Haven Precinct:~~

**Commented [B&A26]:** Auckland Council 62.2

~~(a) the effects of infrastructure capacity, including whether there is adequate provision and capacity in the local and bulk wastewater and water supply networks to service the subdivision;~~

~~(b) whether appropriate management of stormwater runoff has been provided on the site;~~

~~(c) whether flood risk to habitable floor levels on downstream properties is stormwater discharge effects (including cumulative effects from within the precinct) are managed so it does not cause inundation of buildings on other properties that flooding risks to downstream properties are not increased in events up to the 1 per cent annual exceedance probability (AEP);~~

~~(d) refer to Policy IXXX.3(6);~~

~~(e) refer to E38.12.1(7) Matters of discretion.~~

**Commented [B&A27]:** Note: adapted from E38.6.5 - Overland Flow Paths, to be more specific to the site conditions and issues raised in Auckland Council's submission.

- ~~(2) All other Restricted discretionary subdivision activities in Table IXXX.4.1:~~

~~(a) Refer to E38.12.1.(6) and (7) Matters of discretion~~

~~(b) Refer to Policy E38.3(13)~~

- (3) Two or ~~more three~~ dwellings on a site, ~~four or more dwellings per site~~, new buildings and additions to buildings;

**Commented [B&A28]:** Auckland Council 62.2

(a) ~~the~~ effects of local and bulk infrastructure capacity, including whether there is adequate provision and capacity in the local and bulk wastewater and water supply networks to service the development;

Amendments are shown as below in underline or ~~striketrough~~:

Black: Requestors amendments (evidence of Rachel Morgan)

Red: Amendments agreed at expert conferencing (Rachel Morgan (Applicant), Karen Bell (Auckland Council as submitter), Jo Hart (AC s42A reporting planner), Amber Tsang (s42A planner for Healthy Waters); Katja Huls (Watercare)).

(b) whether appropriate management of stormwater runoff has been provided on the site;

(c) whether ~~flood risk to habitable floor levels on downstream properties~~ stormwater discharge effects (including cumulative effects from within the precinct) are ~~is~~ managed so that flooding risks to downstream properties are not increased ~~it does not cause inundation of buildings on other properties~~ in events up to the 1 per cent annual exceedance probability (AEP);

(d) refer to Policy IXXX.3(6).

#### **IXXX.8.2 Assessment criteria**

The Council will consider the assessment criteria below for restricted discretionary activities to the extent relevant to the proposal:

(1) The construction of one or more dwellings on a site that do not comply with one or more of Standards IXXX.6.1.1 to IXXX.6.1.9-110;

**Commented [B&A29]:** Consequential amendment.

(a) for building height:

(i) refer to Policy IXXX.3(1)

(ii) refer to Policy IXXX.3(2)

(iii) refer to Policy IXXX.3(5)

(iv) require development to achieve a built form that contributes to high-quality built environment outcomes by:

- maintaining privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;
  - providing for residents' safety and privacy while enabling passive surveillance on the street;
  - minimising visual dominance effects to adjoining sites;
  - maintaining a level of privacy, and sunlight and daylight access for adjoining sites;
  - minimising visual dominance effects of carparking and garage doors to streets and private accessways;
  - minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated;
  - requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;
  - designing practical, sufficient space for residential waste management; and
- (v) designing practical, sufficient space for internal storage and living areas.

#### **Visual dominance**

(vi) the extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects of any additional height, taking into account:

- the planned urban built character of the precinct; and
- the location, orientation and design of development,

Amendments are shown as below in underline or ~~striketrough~~:

Black: Requestors amendments (evidence of Rachel Morgan)

Red: Amendments agreed at expert conferencing (Rachel Morgan (Applicant), Karen Bell (Auckland Council as submitter), Jo Hart (AC s42A reporting planner), Amber Tsang (s42A planner for Healthy Waters); Katja Huls (Watercare)).

- the effect of the proposed height on the surrounding and neighbouring development.

#### **Character and Visual Amenity**

(vii) the extent to which the form and design of the building and any additional height responds to the planned form and existing character of the surrounding area, including natural landforms and features, and the coast; and

(viii) how buildings as viewed from the street or public places are designed to appear against the skyline, taking into account:

- whether roof plan, services and equipment are hidden from views; and
- whether the expression of the top of the building provides visual interest and variation.

(b) for height in relation to boundary:

(i) refer to Policy IXXX.3(1)

(ii) refer to Policy IXXX.3(5)

(iii) require development to achieve a built form that contributes to high-quality built environment outcomes by:

- maintaining privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;
- providing for residents' safety and privacy while enabling passive surveillance on the street;
- minimising visual dominance effects to adjoining sites;
- maintaining a level of privacy, and sunlight and daylight access for adjoining sites;
- minimising visual dominance effects of carparking and garage doors to streets and private accessways;
- minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated;
- requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;
- designing practical, sufficient space for residential waste management; and

(iv) designing practical, sufficient space for internal storage and living areas.

#### **Sunlight access**

(v) whether sunlight access to the outdoor living space of an existing dwelling on a neighbouring site satisfies the following criterion:

Four hours of sunlight is retained between the hours of 9am – 4pm during the Equinox (22 September):

- over 75% of the existing outdoor living space where the area of the space is greater than the minimum required by Standard IXXX.6.1.8; or
- over 100% of existing outdoor living space where the area of this space is equal to or less than the minimum required by Standard IXXX.6.1.8.



Amendments are shown as below in underline or ~~striketrough~~:

Black: Requestors amendments (evidence of Rachel Morgan)

Red: Amendments agreed at expert conferencing (Rachel Morgan (Applicant), Karen Bell (Auckland Council as submitter), Jo Hart (AC s42A reporting planner), Amber Tsang (s42A planner for Healthy Waters); Katja Huls (Watercare)).

(vi) in circumstances where sunlight access to the outdoor living space of an existing dwelling on a neighbouring site is less than the outcome referenced in Standard IXXX.6.1.8:

- the extent to which there is any reduction in sunlight access as a consequence of the proposed development, beyond that enabled through compliance with Standard H5.6.5 Height in relation to boundary control; and
- the extent to which the building affects the area and duration of sunlight access to the outdoor living space of an existing dwelling on a neighbouring site, taking into account site orientation, topography, vegetation and existing or consented development.

#### **Visual dominance**

(vii) the extent to which buildings as viewed from the side or rear boundaries of adjoining residential sites or developments are designed to reduce visual dominance effects, taking into account:

- the planned urban built character of the zone;
- the location, orientation and design of development;
- the physical characteristics of the site and the neighbouring site;
- the design of side and rear walls, including appearance and dominance; and
- providing adequate visual and/or physical break up of long continuous building forms.

#### **Overlooking and privacy**

(viii) the extent to which direct overlooking of a neighbour's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening.

(c) for yards:

(i) refer to Policy IXXX.3(1)

(ii) refer to Policy IXXX.3(2)

(iii) refer to Policy IXXX.3(3)

(iv) require development to achieve a built form that contributes to high-quality built environment outcomes by:

- maintaining privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;
- providing for residents' safety and privacy while enabling passive surveillance on the street;
- minimising visual dominance effects to adjoining sites;
- maintaining a level of privacy, and sunlight and daylight access for adjoining sites;
- minimising visual dominance effects of carparking and garage doors to streets and private accessways;
- minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated;

Amendments are shown as below in underline or ~~striketrough~~:

Black: Requestors amendments (evidence of Rachel Morgan)

Red: Amendments agreed at expert conferencing (Rachel Morgan (Applicant), Karen Bell (Auckland Council as submitter), Jo Hart (AC s42A reporting planner), Amber Tsang (s42A planner for Healthy Waters); Katja Huls (Watercare)).

- requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;
- designing practical, sufficient space for residential waste management; and
- (v) designing practical, sufficient space for internal storage and living areas.

(d) for building coverage:

(i) refer to Policy IXXX.3(1)

(ii) refer to Policy IXXX.3(3)

(iii) require development to achieve a built form that contributes to high-quality built environment outcomes by:

- maintaining privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;
- providing for residents' safety and privacy while enabling passive surveillance on the street;
- minimising visual dominance effects to adjoining sites;
- maintaining a level of privacy, and sunlight and daylight access for adjoining sites;
- minimising visual dominance effects of carparking and garage doors to streets and private accessways;
- minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated;
- requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;
- designing practical, sufficient space for residential waste management; and
- (iv) designing practical, sufficient space for internal storage and living areas.
- (v) whether the non-compliance is appropriate to the context, taking into account:
  - whether the balance of private open space and buildings is consistent with the existing and planned urban character anticipated for the precinct;
  - the degree to which the balance of private open space and buildings reduces onsite amenity for residents, including the useability of outdoor living areas and functionality of landscape areas;
  - the proportion of the building scale in relation to the proportion of the site.

(e) for landscaped area:

(i) refer to Policy IXXX.3(1)

(ii) refer to Policy IXXX.3(3)

(iii) require development to achieve a built form that contributes to high-quality built environment outcomes by:

- maintaining privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;
- providing for residents' safety and privacy while enabling passive surveillance on the street;
- minimising visual dominance effects to adjoining sites;

Amendments are shown as below in underline or ~~striketrough~~:

Black: Requestors amendments (evidence of Rachel Morgan)

Red: Amendments agreed at expert conferencing (Rachel Morgan (Applicant), Karen Bell (Auckland Council as submitter), Jo Hart (AC s42A reporting planner), Amber Tsang (s42A planner for Healthy Waters); Katja Huls (Watercare)).

- maintaining a level of privacy, and sunlight and daylight access for adjoining sites;
- minimising visual dominance effects of carparking and garage doors to streets and private accessways;
- minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated;
- requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;
- designing practical, sufficient space for residential waste management; and
- (iv) designing practical, sufficient space for internal storage and living areas.
- (v) refer to Policy H5.3(10) and
- (vi) the extent to which existing trees are retained.

(f) for outlook space:

(i) refer to Policy IXXX.3(1)

(ii) refer to Policy IXXX.3(3)

(iii) refer to Policy IXXX.3(5)

(iv) require development to achieve a built form that contributes to high-quality built environment outcomes by:

- maintaining privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;
- providing for residents' safety and privacy while enabling passive surveillance on the street;
- minimising visual dominance effects to adjoining sites;
- maintaining a level of privacy, and sunlight and daylight access for adjoining sites;
- minimising visual dominance effects of carparking and garage doors to streets and private accessways;
- minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated;
- requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;
- designing practical, sufficient space for residential waste management; and
- designing practical, sufficient space for internal storage and living areas.
- (v) The extent to which overlooking of a neighbour's habitable room windows and private and/or communal outdoor living space can be minimised through the location and design of habitable room windows, balconies or terraces and the appropriate use of building and glazing setbacks and/or screening which is integrated part of the overall building design.

(g) for outdoor living space:

(i) refer to Policy IXXX.3(1);

Amendments are shown as below in underline or ~~striketrough~~:

Black: Requestors amendments (evidence of Rachel Morgan)

Red: Amendments agreed at expert conferencing (Rachel Morgan (Applicant), Karen Bell (Auckland Council as submitter), Jo Hart (AC s42A reporting planner), Amber Tsang (s42A planner for Healthy Waters); Katja Huls (Watercare)).

- (ii) refer to Policy IXXX.3(4); and
- (iii) the extent to which dwellings provide private open space and communal open space that is useable, accessible from each dwelling and attractive for occupants.
  
- (h) for windows to street and private vehicle and pedestrian accessways:
  - (i) refer to Policy IXXX.3(3)
  - (ii) require development to achieve a built form that contributes to high-quality built environment outcomes by:
    - maintaining privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;
    - providing for residents' safety and privacy while enabling passive surveillance on the street;
    - minimising visual dominance effects to adjoining sites;
    - maintaining a level of privacy, and sunlight and daylight access for adjoining sites;
    - minimising visual dominance effects of carparking and garage doors to streets and private accessways;
    - minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated;
    - requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;
    - designing practical, sufficient space for residential waste management; and
    - designing practical, sufficient space for internal storage and living areas. And
  - (iii) the extent to which the glazing:
    - allows views to the street and/or accessways to ensure passive surveillance; and
    - provides a good standard of privacy for occupants.

~~(X) Vacant sites subdivision involving parent sites of less than 1ha and complying with E38.8.2.3. Any subdivision within the Beach Haven Precinct:~~

(a) the effects on infrastructure capacity, including whether there is adequate provision and capacity in the local and bulk wastewater and water supply networks to service the subdivision, including any mitigation proposed;

(b) whether appropriate management of stormwater runoff has been provided on the site;

~~(c) whether to habitable floor levels on downstream properties is stormwater discharge effects (including cumulative effects from within the precinct) are managed so it does not cause inundation of buildings on other properties that flooding risks to downstream properties are not increased in events up to the 1 per cent annual exceedance probability (AEP);~~

(d) the effect on the functions of floodplains and provision for any required overland flow paths;

(i) refer to Policy E38.3(2).

Commented [B&A30]: Auckland Council 62.2

Amendments are shown as below in underline or ~~striketrough~~:

Black: Requestors amendments (evidence of Rachel Morgan)

Red: Amendments agreed at expert conferencing (Rachel Morgan (Applicant), Karen Bell (Auckland Council as submitter), Jo Hart (AC s42A reporting planner), Amber Tsang (s42A planner for Healthy Waters); Katja Huls (Watercare)).

(e) the effect of the design and layout of the sites to achieve the purpose of the precinct and to provide safe and legible and convenient access to a legal road.

~~(2) All other restricted~~ Restricted discretionary subdivision activities in Table IXXX.4.1

~~(a) the effect of the design and layout of the sites to achieve the purpose of the precinct and to provide safe and legible and convenient access to a legal road;~~

~~(b) the effect of infrastructure provision and management of effects on stormwater;~~

~~(c) the effects arising from any significant increase in traffic volumes on the existing road network; and~~

~~(d) the effect on the functions of floodplains and provision for any required overland flow paths: ——— (i) refer to Policy E38.3(2); and~~

~~(e) the effect of the layout and design of blocks and sites on the solar gain achieved for the sites created.~~

3) Two or ~~more three~~ dwellings on a site, four or more dwellings, new buildings or additions to buildings:

(a) the effects on infrastructure capacity, including whether there is adequate provision and capacity in the local and bulk wastewater and water supply networks to service the development, including any mitigation proposed;

(b) whether appropriate management of stormwater runoff has been provided on the site;

(c) whether ~~flood risk to habitable floor levels on downstream properties~~ stormwater discharge effects (including cumulative effects from within the precinct) are managed so it does not cause inundation of buildings on other properties flooding risks to downstream properties are not increased in events up to the 1 per cent annual exceedance probability (AEP).

#### IXXX.9 Special information requirements

There are no special information requirements in this precinct.

1. For two or ~~more three~~ dwellings on a site, four or more dwellings on a site, any subdivision vacant sites subdivision involving parent sites of less than 1 hectare, or any new buildings or additions to existing buildings where connections to water supply and wastewater infrastructure are proposed, the resource consent application must provide:

a) a water supply and wastewater infrastructure capacity assessment, which includes information on how the development and/or subdivision will be serviced and whether there is capacity within the local and bulk water supply and wastewater networks, including any mitigation if needed.

b) a flood risk assessment to determine the ~~effects on impact to habitable floors of~~ properties downstream of the ~~overland flow discharge point from~~ the precinct, including cumulative effects of development within the precinct. This assessment must consider:

Commented [B&A31]: Auckland Council 62.2

Amendments are shown as below in underline or ~~striketrough~~:

Black: Requestors amendments (evidence of Rachel Morgan)

Red: Amendments agreed at expert conferencing (Rachel Morgan (Applicant), Karen Bell (Auckland Council as submitter), Jo Hart (AC s42A reporting planner), Amber Tsang (s42A planner for Healthy Waters); Katja Huls (Watercare)).

- (i) Building footprints and any ~~significant~~ obstructions to overland flow path and any private infrastructure (such as culverts and retaining walls). ~~This may include will be based on recent publicly available information (i.e. visual inspection from within the precinct or public places, GIS information and other public records); and~~
- (ii) The volume and rate of the discharge from the development compared to pre-development levels, and any associated change in flood hazards; ~~and~~
- (iii) Information on how the subdivision and/or development will mitigate flood effects. This may include demonstrating that there is no increase in peak discharge above pre-development level (based on existing terrain and catchment area) for up to a 1% AEP flood event, with allowance for climate change adjustments to rainfall.

Commented [B&A32]: Auckland Council 62.2

Amendments are shown as below in underline or ~~striketrough~~:

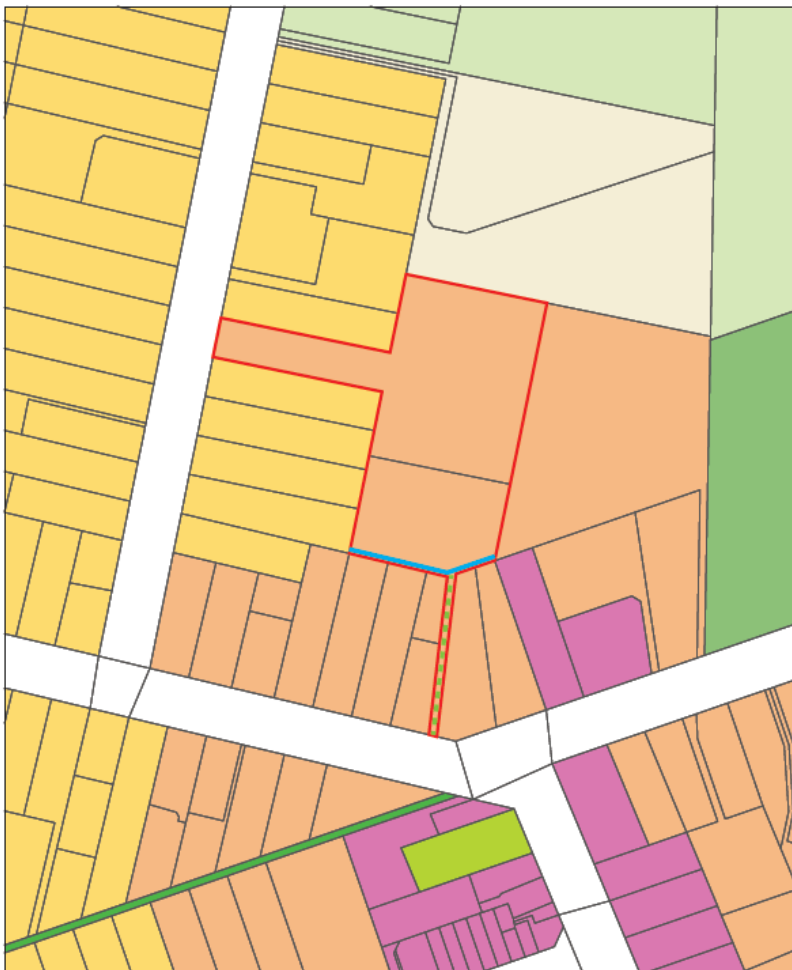
Black: Requestors amendments (evidence of Rachel Morgan)

Red: Amendments agreed at expert conferencing (Rachel Morgan (Applicant), Karen Bell (Auckland Council as submitter), Jo Hart (AC s42A reporting planner), Amber Tsang (s42A planner for Healthy Waters); Katja Huls (Watercare)).

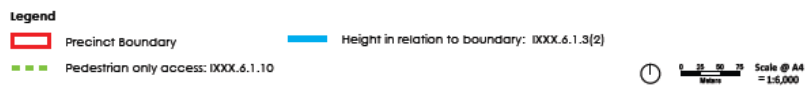
### IXXX.10 Precinct plans

There are no precinct plans in this precinct.

#### Precinct Plan 1: Development Standards



1556. Beach Haven Precinct Plan 1



- Commented [B&A33]:** Airedale Property Trust 73.2
- Commented [JH34]:** Need to remove zoning - AUP Best Practice Guide - 'avoid showing zoning on precinct plans'
- Commented [B&A35R34]:** Precinct plan will be updated as per Council's template.