

16.15 — Structure Plans

16.15.8 Kelly's Cove – Beachlands

16.15.8.1 Description of the Area

The subject area comprises 67 hectares of land located between the existing urbanised area of Beachlands to the west, Beachlands Road to the south, the Whitford–Maraetai Road and the Te Puru Reserve to the east and the Hauraki Gulf to the north. The soils are of high quality and the area is currently in pasture for grazing livestock.

16.15.8.2 Development Rules and Assessment Criteria for applications for subdivision consent

(a) Stormwater Quality Control

It is proposed to maintain the substantial open gully system as shown on the structure plan map and enhance it with planting. Provision will also need to be made within the land shown as public open space for two specific areas for the installation of water quality treatment ponds. These will be at the base of the reserve gully system adjoining Whitford–Maraetai Road and that adjoining the inlet immediately between Second View Avenue and Third View Avenue. The cost of providing these ponds and associated stormwater treatment elements shall be met by the developer.

(b) Public Open Space Areas

As detailed above some of the area shown as public open space will be required for stormwater treatment. The remaining areas are located to mitigate effects involving landscape protection, water quality, and coastal stability. The public open space areas will also provide for passive recreational uses and access by way of walkways, particularly to and from Te Puru Reserve. The areas that will be vested as public open space and those required for stormwater treatment areas are shown on Figure 16.10.

Land for coastal reserve linking Third View Ave with Te Puru Reserve will be vested in the Council as part of first approved subdivision after this structure plan becomes operative

Fencing of all sites directly adjoining areas shown as public open space within the structure plan shall comprise of permeable fencing such as "pool" style fencing of a maximum height of 1 metre.

[AM82]

(c) Rooding

The development of this area for residential activities will put a continuing strain on the rural rooding system leading to the area.

It is therefore proposed that upon development a contribution will be sought for road upgrading beyond the site. Road widening is shown on the structure plan map on Beachlands Road. The Whitford–Maraetai Road and the intersection of the Whitford–Maraetai and Beachlands Road will also require upgrading as a result of the development of the Kelly's Cove land.

The section of the Whitford–Maraetai Road adjacent to the subject land is a high speed environment for through traffic. It is therefore considered appropriate that no residential development should directly front the Whitford–Maraetai Road or gain access from it.

In order to ensure that edges of the development along Beachlands Road (west of Constellation Ave) present an attractive frontage, residential development should be designed so that the front door of the household unit faces Beachlands Road and that access is gained from that road.

[AM82]

The main internal roads for the subject land are shown on Figure 16.10. They will provide direct access to the settlement and provide road access to the Te Puru Reserve. It would be a desirable outcome for the internal roading pattern for this area to reflect the rectilinear roading pattern of the existing Beachlands Settlement and all connecting roads running north-south to be oriented to obtain distant views of the coastal reserve. The road pattern should about the coastal public open space and be designed in such a way as to take advantage of the coastal vista as well as ensuring public access to the reserve.

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Given the particular topography and nature of the site, this may be difficult to achieve while also achieving other outcomes such as development being sensitive to the other amenity values of the site. This will require further detailed investigation prior to applications for subdivision being approved.

(d) **Archaeology**

The Manukau City Cultural Heritage Inventory prepared by the Auckland Regional Council is available at Council main office and contains information in map form illustrating known archaeological sites in the City.

The use, subdivision, development of and any work on the land on or in the vicinity of archaeological sites will be subject to relevant restrictions in accordance with the provisions of the Historic Places Act 1993, and other relevant statutory requirements.

[AM89]

(e) **Housing Density**

The structure plan area is zoned Residential Settlement Serviced Zone. A maximum of 420 household units is imposed, with a minimum 700m² of net site area.

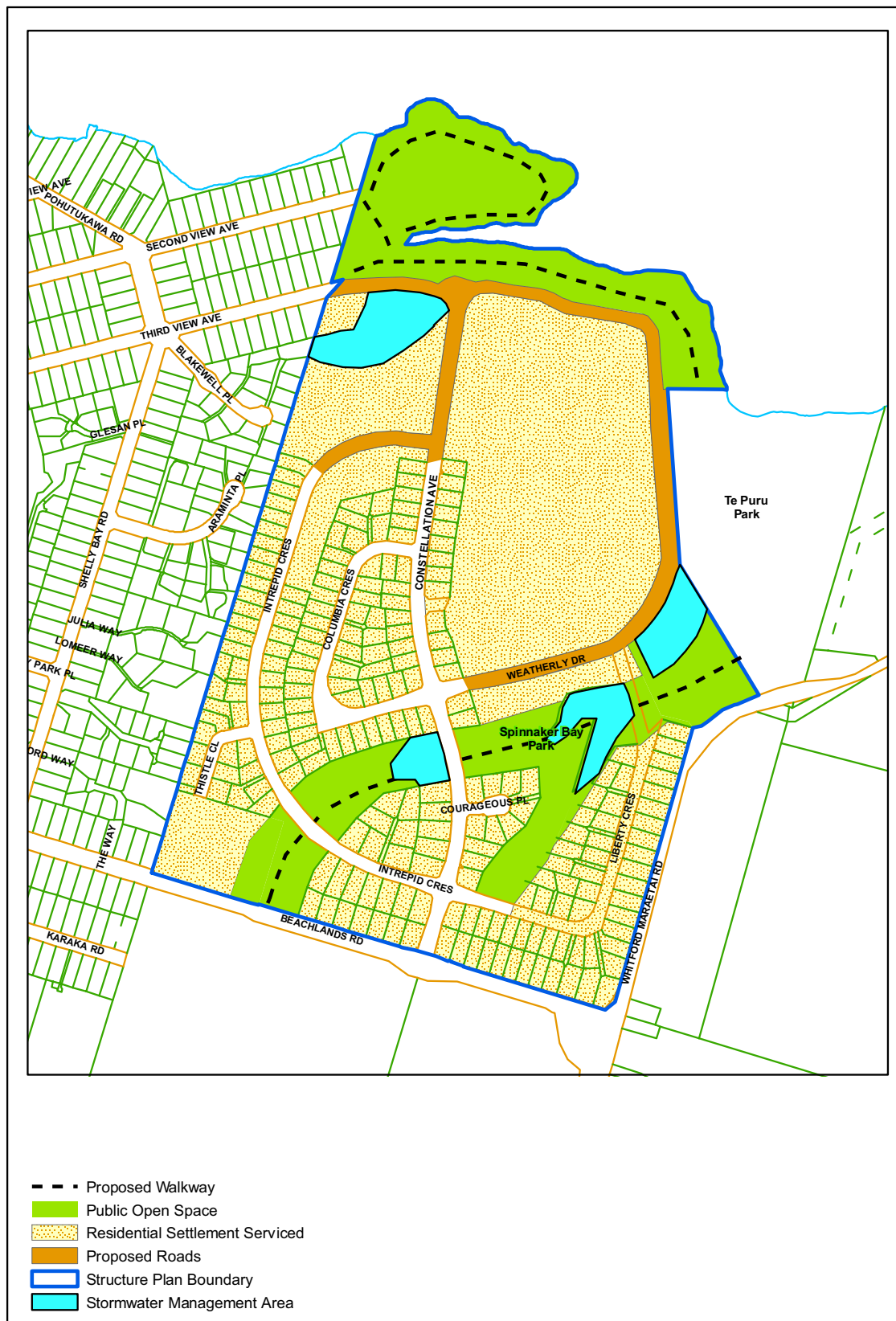
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Sites contained within the area bounded by Weatherly Drive and Spinnaker Bay Park, must have a configuration that includes rear and street front lots. This configuration will encourage residential development adjoining this reserve to "front" onto the reserve.

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Various management areas are defined on the structure plan map which outline the proposed housing density for the sub-areas of the site. While the total residential area of the site will be zoned Residential Settlement — Serviced, the management areas defined in this structure plan will provide a more detailed level of control as to minimum site size.

This level of control is provided to ensure that the development of this land is sensitive to the character and amenity values of the existing Beachlands settlement, the coastal environment and the reserve areas in the locality. The impact on the capacity of the Beachlands–Maraetai Sewage Scheme is also controlled by the use of management areas. A maximum of 360 household units can be created in the area within these provisions. The provisions of the Residential Settlements — Serviced zone will enable the location of small retail and other business activities within the area along with a variety of other residential related activities.



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FIGURE 16.10 KELLYS COVE STRUCTURE PLAN

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