

Auckland Unitary Plan Operative in part

Plan Change 84 (Private)

Amendment of Omaha South Precinct (I528)

Operative 13 October 2023

Enclosed:

- Public Notice
- Seal page
- Operative version

Public Notice

Auckland Unitary Plan - Plan Change to become operative

Resource Management Act 1991 (the Act)

Plan Change 84 (Private): Amendment of
Omaha South Precinct (I528)

At its meeting on 7/09/23 the council
resolved to approve the above plan change
to the Auckland Unitary Plan following the
completion of the statutory processes.

The operative date is 13 October 2023.

The updated district plan and background
information may be viewed at the following
www.aucklandcouncil.govt.nz/planchanges.

Dated 6 October 2023.

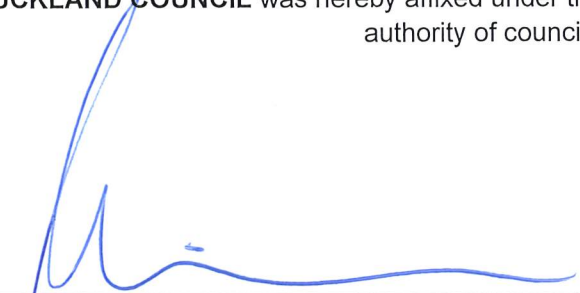
**Find out more: phone 09 301 0101
or visit aucklandcouncil.govt.nz**

Seal page

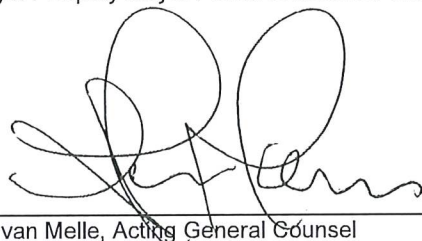
**Auckland Unitary Plan
Plan Change 84 (Private): Amendment of Omaha South
Precinct (1528)**

THE COMMON SEAL of the AUCKLAND COUNCIL was hereby affixed under the
authority of council :





Mayor / Deputy Mayor / Chief Executive / Chief Officer



Bram van Melle, Acting General Counsel

This plan change became operative on 13 October 2023

Operative version

I528. Omaha South Precinct

I528.1. Precinct Description

This precinct applies to land south of Broadlands Drive, Omaha. The land is located in a sensitive coastal environment and the precinct provisions enable comprehensive residential and small scale commercial development to occur in a sustainable manner that is complimentary to the coastal location. This has and will be achieved through:

- (a) clearly defining a dune protection line and requiring all development to occur inland of the defined coastal hazard;
- (b) appropriate planting of foreshore areas and limiting access across the dunes to defined points with appropriately constructed access structures (paths/boardwalks);
- (c) enabling a range of residential subdivision development types (from cluster housing in the large lot development), with an upper limit on the proportion of each type that can occur, and an absolute limit of 600 household units specified for the entire precinct;
- (d) substantial areas of open space, including the kahikatea forest/wetland vested in the Crown as reserve, the recreation reserve vested in the Council (for the purpose of an additional nine golf holes), and the areas vested as neighbourhood reserves and pedestrian access. Some of the areas are located outside the precinct boundaries;
- (e) retaining control over the visual impact of development, to protect the broad landscape values of Omaha and to ensure compatibility between the variety and form of coastal residential development; and
- (f) limiting commercial development to the area identified for that purpose on the Precinct Plan.

The standards of the proposed precinct are designed to ensure that all potential adverse effects of residential development within Omaha South, such as those associated with stormwater generation, are dealt with in a manner that does not adversely affect the coastal environment of the kahikatea forest/wetland. This is achieved through a series of controls requiring on-site water storage for water supply and on-site soakage areas. There has also been an upgrade to the existing sewage treatment plant to provide for the additional sewage generated along with provision for the full development of Omaha North and Point Wells, and for disposal of the effluent in accordance with any consent obtained from the Auckland Council.

Omaha South precinct has six sub-precincts:

- Sub-precincts A – E provide for residential activities and allow for comprehensive development of large areas within the precinct; and
- Sub-precinct F provides for commercial activities.

The Omaha South: Precinct Plan 1 identifies these sub-precincts as well as neighbourhood reserve development areas and access reserve development areas that link the sub-precincts.

The zoning of land within this precinct is Residential – Single House Zone, Residential – Mixed Housing Suburban Zone, Business – Neighbourhood Centre Zone, Open Space – Informal Recreation Zone and Open Space – Conservation Zone.

I528.2. Objectives [rp/dp]

- (1) Coastal, residential and small scale local commercial development recognises the social, environmental and cultural values apparent in Omaha South.
- (2) The cultural values and the relationship of Mana Whenua with the Omaha Spit and its coastal environs are recognised, respected and protected.
- (3) The natural environment at Omaha South, particularly the coastline, Kahikatea forest/wetland and Omaha aquifer, is protected from potential adverse effects which could arise as a result of residential/commercial development.
- (4) Amenity values within neighbourhoods and residential areas in the Omaha South Precinct are maintained and enhanced.
- (5) The existing level of natural character associated with the coastal environment of Omaha South is preserved.
- (6) Development within the Omaha South Precinct does not generate new or worsen existing natural hazards.
- (7) Public access to and along the coastal edge of Little Omaha Bay is maintained in a manner that will not detract from the functioning of the coastal environment, the dune system, and the associated ecosystems.
- (8) The subdivision of land is appropriate for the development proposed and the nature of the land being subdivided.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above with the exception of the objectives of the [H3 Residential – Single House Zone](#), [H4 Residential – Mixed Housing Suburban Zone](#) and [H12 Business – Neighbourhood Centre Zone](#).

I528.3. Policies [rp/dp]

- (1) Require development to not destroy, alter or damage any site that has been identified, surveyed and recorded on residential or commercial titles as being of significance to Mana Whenua.
- (2) Require development complies with the agreed protocol with Mana Whenua.
- (3) Require development and subdivision to be designed to protect and enhance sites, historic resources, and taonga which have been identified as being significant.

- (4) Require development and subdivision to be designed to:
 - (a) protect and enhance the kahikatea forest/wetland; and
 - (b) protect and enhance the significant coastal landscapes and landforms within Omaha South; and
 - (c) not accelerate, worsen or generate any natural hazards; and
 - (d) protect the quantity and quality of water in the Omaha aquifer.
- (5) Require development and subdivision to be designed and constructed to ensure that all adverse effects on the items listed in 4(a)-(d) above and the remaining environmental values of local significance are avoided, remedied or mitigated.
- (6) Provide for stormwater collection, reticulation and discharge to maintain the volume of groundwater existing within Omaha South.
- (7) Avoid significant adverse environmental effects associated with the supply of water and the collection and discharge of stormwater on the Omaha aquifer.
- (8) Avoid contamination of the environment from sewage collection, treatment and discharge.
- (9) Encourage development and subdivision to contribute to the amenity of Omaha South by:
 - (a) incorporating identifiable neighbourhood edges and boundaries; and
 - (b) optimising access to community facilities, the coastal environment of Little Omaha Bay and public open space; and
 - (c) maintaining and enhancing identifiable linkages with the existing development in Omaha North.
- (10) Require buildings to be designed and sited to:
 - (a) prevent overshadowing of adjacent outdoor living areas and buildings; and
 - (b) maintain the level of visual and aural privacy currently experienced within adjacent properties.
- (11) Require all activities to be sited, designed and operated to avoid, remedy or mitigate adverse noise and/or lighting effects on the health of people and amenity values of the area.
- (12) Require commercial and residential subdivision and development to be designed, sited and arranged to minimise any adverse effects on the wider neighbourhood and residential areas; in particular, by achieving an overall compatibility in building scale and design.

- (13) Require the form and layout of residential and commercial areas to promote a safe and secure environment for residents and the public in general.
- (14) Require residential and commercial development to be designed and located in a manner that does not detract from the level of natural character experienced on the beach in Little Omaha Bay.
- (15) Manage development to not interfere with the functioning of the coastal processes of either Little Omaha Bay or the Whangateau Harbour in order to preserve the natural character of the coastal environment.
- (16) Require new development or subdivision to avoid locating in areas susceptible to natural hazards.
- (17) Require development and subdivision to maintain or enhance public access to the coastal marine area of Little Omaha Bay at predetermined localities.
- (18) Require where public access to be provided to the coastal edge of Little Omaha Bay, measures to be implemented to prevent the degradation of the dune environment, including the dynamic processes of the dune system and the associated flora and fauna.
- (19) Require Vehicular and pedestrian access from a formed legal road to be provided to all lots created for residential and commercial purposes.
- (20) Require environmentally appropriate infrastructure to be provided to all new lots created for residential and commercial purposes including sewage collection, treatment and disposal facilities; appropriate stormwater disposal by groundwater soakage except where a reticulated stormwater system is provided; electricity supply, and telecommunications facilities.
- (21) Require all lots created for residential and commercial purposes ~~should~~ to be of a size and shape which enables them to fulfil their intended function without generating adverse effects on the environment.
- (22) Require development the precinct to be consistent with the Omaha South: Precinct Plan 1.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above with the exception of the policies of the Residential – Single House Zone, Residential – Mixed Housing Suburban Zone and Business – Neighbourhood Centre Zone.

I528.4. Activity table [rp/dp]

The provisions in any relevant overlays, zone and the Auckland-wide apply in this precinct unless otherwise specified below.

The following activity tables do not apply to this precinct:

- [E38 Subdivision – Urban Table E38.4.2](#) Subdivisions in residential zones, [Table E38.4.3](#): Subdivisions in business zones, [Table E38.4.4](#): Subdivisions in the open space zones
- [H3 Residential – Single House Zone Table H3.4.1](#) Activity table
- [H4 Residential – Mixed Housing Suburban Zone Table H4.4.1](#) Activity table
- [H12 Business – Neighbourhood Centre Zone Table H12.4.1](#) Activity table

Table I528.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Omaha South Precinct pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

A blank in Table I528.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

The four residential Development and Subdivision Types listed in Table I528.4.1 Activity table are described as follows:

- (a) Type A (Large Lot) residential development/subdivision means a type of residential development/subdivision which is characterised by large fee simple lots (of at least 1,100m² in area) that may accommodate two storey residential buildings.
- (b) Type B (Medium Lot) residential development/subdivision means a type of residential development/subdivision which is characterised by 600 - 1,100m² fee simple lots that may accommodate two storey residential buildings.
- (c) Type C (Small Lot) residential development/subdivision means a type of residential development/subdivision which is characterised by smaller fee simple lots (of at least 450m² in area that may accommodate two storey residential buildings.
- (d) Type D (Cluster Housing) residential development/subdivision means a type of residential development/subdivision which is characterised by intensive unit titles occurring within fee simple parent titles no smaller than 1,800m² in area. The area and facilities falling outside of the unit titles area, but within the parent title are to be “common area” owned and administered by a body corporate. Two storey buildings are envisaged within the majority of Omaha South, with provisions for buildings up to three storeys in height only anticipated in sub-precinct E. Buildings may accommodate up to six household units. One household unit per 300m² of the parent title is allowed.

Table I528.4.1 Activity table

Activity		Activity status						
		Open Space	Sub-precinct					
		Informal Recreation and Conservation Zones	A	B	C	D	E	F
(A1)	Any use, development or subdivision not listed in Table I528.4.1 Activity table	NC	NC	NC	NC	NC	NC	NC
Use								
Residential								
(A2)	Type A (large lot) residential/subdivision	NC	RD	RD	RD	RD	RD	RD
(A3)	Type B (medium lot) residential/subdivision	NC	RD	RD	RD	RD	RD	RD
(A4)	Type C (small lot) residential/subdivision	NC	RD	RD	D	D	D	RD
(A5)	Type D (cluster housing) residential/subdivision	NC	RD	RD	RD	RD	RD	RD
(A6)	Dwellings, including additions and alterations, complying with I528.4.1 and I528.6.1 to I528.6.7	NC	P	P	P	P	P	RD
(A7)	Visitor accommodation instead of, or in conjunction with Type D residential development / subdivision	NC	RD	RD	RD	RD	RD	RD
(A7A)	Home occupations in accordance with Standard H3.6.2 or Standard H4.6.2 of the underlying residential zones.	NC	P	P	P	P	P	P

I528 Omaha South Precinct

Commerce								
(A8)	Offices	NC	RD	NC	NC	NC	NC	RD
(A9)	Restaurants	NC	RD	NC	NC	NC	NC	RD
(A10)	Retail	NC	RD	NC	NC	NC	NC	RD
(A11)	Buildings and structures ancillary to the commerce land uses	RD	RD	RD	RD	RD	RD	RD
Community								
(A12)	Amenity, observation and viewing areas	RD	RD	RD	RD	RD	RD	RD
(A13)	Car parks	RD	RD	RD	RD	RD	RD	RD
(A14)	Outdoor recreation and entertainment facilities	RD	RD	RD	RD	RD	RD	RD
(A15)	Passive recreation	RD	RD	RD	RD	RD	RD	RD
(A16)	Public toilets / changing facilities	RD	RD	RD	RD	RD	RD	RD
(A17)	Reserves	RD	RD	RD	RD	RD	RD	RD
(A18)	Surf lifesaving towers	RD	D	D	D	D	D	D
(A19)	Walkways and beach walks	RD	RD	RD	RD	RD	RD	RD
Development								
(A20)	Land disturbance activities that comply with Standard I528.6.5	P	P	P	P	P	P	P
(A21)	Land disturbance activities that do not comply with Standard I528.6.5							
(A22)	Managed wetlands for stormwater detention and treatment purposes	RD	RD	RD	RD	RD	RD	RD
(A23)	Stormwater detention ponds	RD	RD	RD	RD	RD	RD	RD
Subdivision								

(A24)	Subdivision for the creation of commercial lots (including unit title subdivision)	NC	RD	RD	RD	RD	RD	RD
(A25)	Subdivision (fee simple) for the creation of public reserves	RD	RD	RD	RD	RD	RD	RD

I528.5. Notification

- (1) Any application for resource consent for an activity listed in Table I528.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

I528.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct, except that the standards below replace all the standards of [H3 Residential – Single House Zone](#), [H5 Residential – Mixed Housing Suburban Zone](#) and [H12 Business – Neighbourhood Centre Zone](#) for activities listed in Table I528.4.1 Activity Table.

Standards I528.6.19 and I528.6.20 below replace E38.6.1. All other standards of E38.6 apply. For the avoidance of doubt, the standards in E38.7 apply, however, the standards in E38.8, E38.9 and E38.10 do not apply as these standards relate to activity tables that do not apply to the Omaha South Precinct (Rule I528.4).

The Home Occupation Standards of H3.6.2 and H4.6.2 apply, for activities listed in Table I528.4.1 Activity Table.

All activities listed in Table I528.4.1 must comply with the following permitted activity standards.

I528.6.1. Maximum yield

- (1) The total number of dwellings in the precinct must not exceed 600.

I528.6.2. Mix of dwellings

- (1) The mix of dwellings must not exceed the limits prescribed in Table I528.6.2.1 Maximum residential yield by development and subdivision type.

Table I528.6.2.1 Maximum residential yield by development and subdivision type

Residential development/subdivision type	Maximum percentage of dwellings
Type A (large lot)	60%

Type B (medium lot)	50%
Type C (small lot)	40%
Type D (cluster housing)	50%

- (2) The mix of dwellings constructed in each sub-precinct within Omaha South must not exceed the percentages prescribed in the Table I528.6.2.2 Mix of dwellings below:

Table I528.6.2.2 Mix of dwellings

Residential Development / Subdivision Type	Maximum percentage of household units in each Sub-precinct				
	A	B	C	D	E
Type A (Large Lot)	25%	50%	50%	50%	25%
Type B (Medium Lot)	25%	75%	75%	75%	50%
Type C (Small Lot)	75%	25%	0%	0%	0%
Type D (Cluster Housing)	50%	25%	25%	25%	75%

- (3) Residential or commercial subdivision and/or development must not be undertaken to the east (or seaward) of the dune protection area line defined on Omaha South: Precinct Plan 1.

I528.6.3. Archaeological sites

- (1) The recorded archaeological sites must not be disturbed, modified, altered or destroyed by development.
- (2) The recorded archaeological sites must be subject to protective covenants which attach to the Certificate of Title within which they are to be located. The covenants must prevent disturbance, modification, alteration or destruction of the archaeological sites. They must also require that all sites are appropriately demarcated (by way of vegetative planting and/or fences).

I528.6.4. Beach amenity protection line

- (1) Where public pedestrian access to Little Omaha Bay is to be provided across the fore dune, the points of access must be clearly defined upon any land use consent application lodged, and boardwalks or similar approved pathways must be constructed to provide the required access.

I528.6.5. Land disturbance

- (1) Land disturbance must be limited to those directly associated with:
- (a) the construction, maintenance and upgrading of public and network utilities and reserves, provided that, in the access reserve between sub-precincts D and E, the earthworks shall not result in any more than minor modification of the sand ridges present on the reserve;

- (b) the construction of buildings or structures allowed as restricted discretionary or discretionary activities in Table I528.4.1 Activity table;
 - (c) the provision of vehicular access, parking and loading spaces to buildings, structures or activities allowed as restricted discretionary or discretionary activities in Table I528.4.1 Activity table; or
 - (d) excavation/construction of stormwater detention ponds and/or managed wetlands.
- (2) Any land disturbance conducted within the area that extends from the dune protection area line to a parallel line drawn 75 metres inland (or westward) of the dune protection area line as defined by the Omaha South: Precinct Plan 1 must:
- (a) not extract sediment from within that area;
 - (b) not cover greater than 20m² (when added cumulatively) of any one site, at any one time.
- (3) Where land disturbance is conducted within the area that extends from the dune protection area line to a parallel line drawn 75 metres inland (or westward) of the dune protection area line as defined by the Omaha South: Precinct Plan 1, ground cover appropriate to the coastal environment shall be planted to reinstate the disturbed/modified area. The ground cover shall be planted in the planting season immediately following the completion of the land disturbance. The ground shall be protected from wind erosion in the intervening period between the land disturbance ceasing and the planting of the ground.

I528.6.6. Potable Water Supply

- (1) All potable water must be supplied using on site tanks. For the purposes of this rule, site tanks (rainwater tanks) shall be considered as buildings.
- (2) Where on site tanks are used to supply potable water, the following minimum storage capacities must be supplied:
 - (a) every retail, office or restaurant activity must have storage capacity equal to or exceeding 56.8m³ (or 12,500 gallons);
 - (b) where visitor accommodation is proposed, 68.16m³ (or 15,000 gallons) of storage must be provided for every building forming part of the complex which provides overnight accommodation;
 - (c) every dwelling must have storage capacity equal to or greater than:
 - (i) 22.72m³ (or 5,000 gallons) where the individual dwelling roof catchment does not exceed 100m²;
 - (ii) 45.44m³ (or 10,000 gallons) where the dwelling individual roof catchment is between 100m² and 200m²;

- (iii) 68.16m³ (or 15,000 gallons) where the dwelling individual roof catchment exceeds 200m².

I528.6.7. Stormwater Disposal

- (1) On site soakage areas equal to or exceeding the following requirements must be provided where dwellings-are to be developed:
- (a) an on-site soakage area of 21m² per dwelling must be provided in Type B subdivision/development;
 - (b) an on-site soakage area of 17m² per dwelling must be provided in Type C subdivision/development;
 - (c) an on-site soakage area of 10m² per dwelling must be provided in Type D subdivision/development;

This standard does not apply to dwellings in Sub-precinct E and those in the southern third (measured along the main access road frontage) of Sub-precinct D.

I528.6.8. Height

- (1) Buildings or structures located within a lot which is crossed by, or to the east of the beach amenity protection line defined on the Omaha South: Precinct plan 1, must not exceed six metres in height.
- (2) Buildings and structures located to the west of the beach amenity protection line must not exceed the height limits prescribed in Table I528.6.8.1 Maximum heights.

Table I528.6.8.1 Maximum Heights

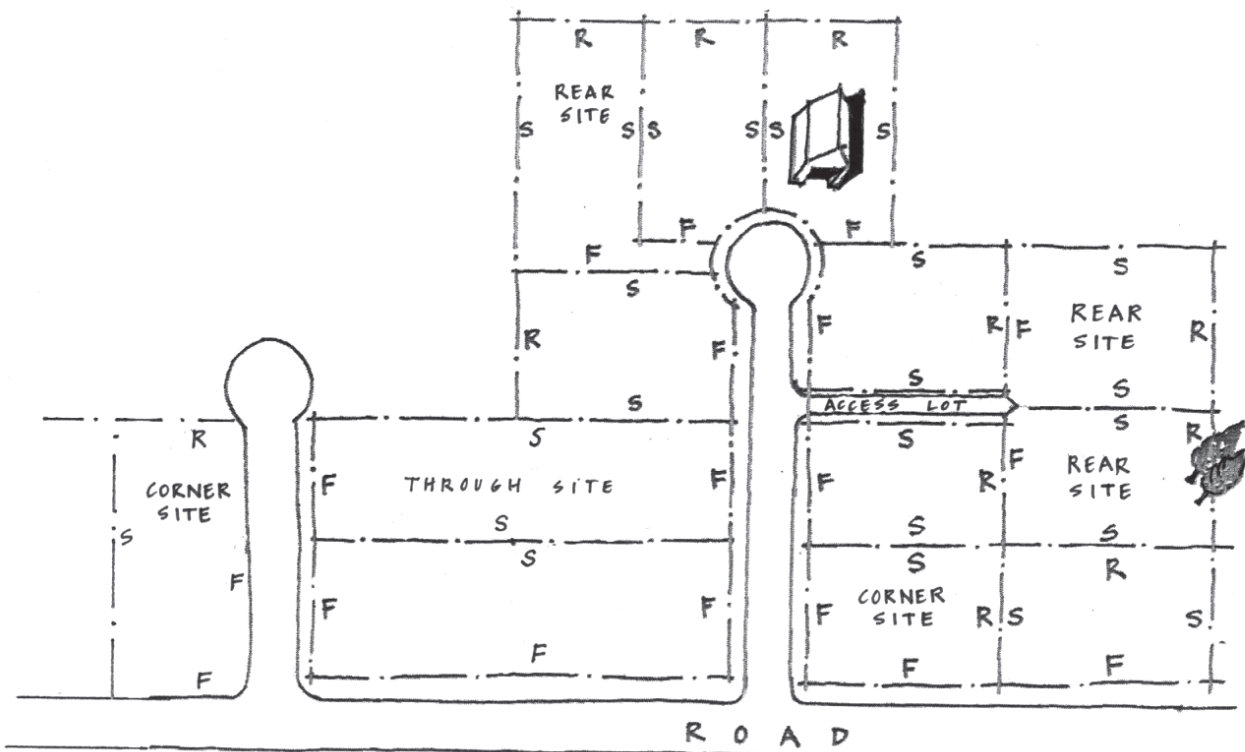
Use	Maximum height except in Sub-precinct E	Maximum height in Sub-precinct E	Maximum height of the finished second floor level in Sub-precinct E
Type A	7.5m	7.5m	NA
Type B	7.5m	7.5m	NA
Type C	7.5m	7.5m	NA
Type D	7.5m	12m	7m
Buildings and structures accessory to Residential Uses	7m	5m	NA
Visitor Accommodation	7.5m	12m	7m
Retail	7.5m	7.5m	NA
Offices	7.5m	7.5m	NA
Restaurants	7.5m	7.5m	NA
Buildings and structures accessory to Commerce Uses	6m	6m	NA

I528.6.9. Yards

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table I528.6.9.1 Yards below.
- (2) All yards must remain unobstructed by buildings except as provided for in Standard I528.6.9 (3)(a) and (b) below.
- (3) The following can be built in any yard for Type A to Type D development:
 - (a) decks, unroofed terraces, landings, steps or ramps with a maximum height of 0.3 metres provided they do not prevent vehicular access to a required parking space; and
 - (b) fascia, gutters, downpipes, eaves; masonry chimney backs, flues, pipes, domestic fuel tanks, cooling or heating appliances or other services; light fittings, electricity or gas meters, aerials or antennae, pergolas or sunblinds provided they do not encroach into the yard by more than 0.3 metres.
- (4) For the purpose of Table I528.6.9.2 Yards shall be determined in accordance with Figure I528.6.9.1 below which replaces the front, side, and rear yard definitions in Chapter J.

PC 71 (see Modifications)

Figure I528.6.9.1: Omaha South Precinct Identification of Front, Rear, and Side boundaries



R = Rear Boundary
 S = Side Boundary
 F = Front Boundary

Note 1: On corner sites, the longer internal boundary shall be the side boundary. If both internal boundaries are the same length then one shall be a rear boundary and the other a side boundary.

Note 2: On rear sites, the longer pair of opposing boundaries (excluding those on the access leg) shall be side boundaries.

Table I528.6.9.1 Yards

Use	Front yard	Side yard	Rear yard
Type A	5m	5m	10m
Type B	7.5m	2m	7.5m
Type C	2.5m	1.5m	5m
Type D	7.5m	7.5m	7.5m
Buildings and structures accessory to Residential Use	5m	1.5m	1.5m
Visitor Accommodation	7.5m	7.5m	7.5m
Retail		Nil	5m
Offices	Nil except where the site adjoins a residential sub-precinct where the yard must be 1m	Nil except where the site adjoins a residential sub-precinct where the yard must be 1m	5m
Restaurants		Nil except where the site adjoins a residential sub-precinct where yard must be 5m	5m
Buildings and structures accessory to Commerce Use	1m	1m	5m

I528.6.10. Building coverage

- (1) The maximum building coverage for each site must not exceed the limits in Table I528.6.10.1 Building coverage. This includes accessory buildings on the site.

Table I528.6.10.1 Building coverage

Use	Maximum coverage
Type A	33%
Type B	30%
Type C	40%
Type D	40%
Visitor Accommodation	40%

Retail	70%
Offices	70%
Restaurants	70%

- (2) Buildings and structures accessory to Types A to D residential development/subdivision must have a gross floor area no greater than 60m².

I528.6.11. Floor Area Ratio

- (1) The maximum floor area ratio for each building must not exceed the limits in Table I528.6.11.1 Floor area ratio.

Table I528.6.11.1 Floor area ratio

Use	Maximum floor area ratio
Type A	1:0.37
Type B	1:0.40
Type C	1:0.50
Type D	1:0.45
Visitor Accommodation	1:0.5
Retail	1:1
Offices	1:1
Restaurants	1:1

I528.6.12. Building separation

- (1) All buildings in Type D (cluster housing) residential development/subdivision must be separated by a minimum of 5 metres from other buildings on the same site.
- (2) All visitor accommodation buildings must be separated by a minimum of 5 metres from other buildings on the same site.

I528.6.13. Outdoor living space and service areas

- (1) All ground floor dwellings in Type D (cluster housing) residential development/subdivision must have an outdoor living court greater than 20m² with minimum dimensions of 4 metres by 5 metres.
- (2) All ground floor dwellings in Type D (cluster housing) residential development/subdivision must have a service area greater than 15m² with minimum dimensions of 5 metres by 2 metres.
- (3) All first floor dwellings in Type D (cluster housing) residential development/subdivision must contain a balcony greater than 6m² with minimum dimensions of 3 metres by 2 metres.

I528.6.14. Maximum dwellings per building

- (1) Each building may contain a maximum number of dwellings as set out in Table I528.6.14.1 Maximum dwellings per building

Table I528.6.14.1 Maximum dwellings per building

Use	Maximum dwellings per building
Type A	1
Type B	1
Type C	1
Type D	6
Visitor accommodation	6

I528.6.15. Density

- (1) Each site may contain a maximum number of dwellings or activities as set out in Table I528.6.15.1 Maximum density

Table I528.6.15.1 Maximum density

Use	Maximum density per site
Type A	1
Type B	1
Type C	1
Type D	1 per 300m ² of fee simple parent title
Retail	1
Offices	1
Restaurants	1

I528.6.16. Separation from utilities

- (1) All Type A to Type D residential development/subdivision buildings must be set back a minimum of 1 metre from any underground private/public network utilities excluding household connections.

I528.6.17. Screening

- (1) For all visitor accommodation, retail, office and restaurant activities a 1.8 metre high solid fence must surround all service areas.

I528.6.18. Verandahs

- (1) For all retail, office and restaurant activities a verandah a 2.5 metre wide verandah, 3 metres above the footpath must be provided where the building has a continuous frontage to a formed legal road.

I528.6.19. Subdivision site area and frontage

- (1) The minimum site area and minimum frontage for fee simple subdivision must be as set out in the Table I528.6.19.1 Site area and frontage.

Table I528.6.19.1 Site area and frontage

Use	Minimum site area	Minimum frontage on front or corner sites
Type A	1100m ²	15m
Type B	600m ²	10m
Type C	450m ²	7.5m
Type D	1800m ²	20m
Visitor Accommodation	1800m ²	20m
Retail	400m ²	6m
Offices	400m ²	6m
Restaurants	400m ²	6m

I528.6.20. Subdivision shape factor

- (1) The minimum shape factor for fee simple subdivision must be as set out in the Table I528.6.20.1 Shape factor.

Table I528.6.20.1 Shape factor

Use	Minimum shape factor
Type A	15m by 15m square
Type B	15m by 15m square
Type C	10m by 10m square

I528.6.21. Recreation use height

- (1) Recreation buildings must not exceed the heights specified in Table I528.6.21.1 Maximum heights.

Table I528.6.21.1 Maximum Heights

	Public toilets and changing facilities	Walkways and beachwalks	Amenity, observation and viewing areas	Buildings and structures accessory to recreation activities	Surf Lifesaving towers
Maximum height	6m	1.2m	6m	4m	8m

I528.6.22. Recreation use gross floor area

- (1) Recreation buildings must not exceed the maximum gross floor area as specified in Table I528.6.22.1 Recreation use maximum gross floor area

Table I528.6.22.1 Recreation use maximum gross floor area

	Public toilets and changing facilities	Amenity, observation and viewing areas	Buildings and structures accessory to recreation activities	Surf Lifesaving towers
Maximum gross floor area	25m ²	25m ²	60m ²	15m ²

I528.6.23. Recreation use subdivision

- (1) The minimum site area for open space zoned land is as specified in Table I528.6.22.1 Recreation use subdivision standards

Table I528.6.23.1. Recreation use subdivision standards

Use	Minimum site area	Minimum frontage on front or corner sites
Access reserve development area	2000m ²	10m
Neighbourhood reserve development area	2000m ²	30m

I528.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I528.8. Assessment – restricted discretionary activities

I528.8.1. Matters of discretion

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

- (1) All applications requiring restricted discretionary activity consent:
- (a) The effect of any proposed land uses on:
 - (i) the continued existence, functioning and resilience of the natural processes within Little Omaha Bay;
 - (ii) the continued existence and growth of ecosystems, habitats and species both within the zoned area, and upon land immediately adjacent to the Omaha South precinct zone;
 - (iii) the groundwater aquifer and its role in supporting the continued survival of the kahikatea forest/wetland;
 - (iv) the level of visual amenity apparent within the vicinity of the sub-precinct being developed and/or subdivided;

- (v) existing recreational activities conducted within Omaha North and Little Omaha Bay;
 - (vi) the existing and proposed networks of infrastructure, including but not limited to, the roading, stormwater collection/reticulation and discharge, sewage reticulation/treatment and discharge, telecommunications and electricity supply networks; and
 - (vii) any existing natural hazards, particularly the manner in which they could effect existing development and landforms;
- (b) the design and location of buildings;
 - (c) the provision and design of all reserves and public open spaces provided for within the sub-precinct;
 - (d) the design, specification and method of construction of all infrastructure networks (which includes both public and network utilities);
 - (e) the capacity of the Omaha Sewage Treatment Plant and the effluent disposal system, and their ability to cater for the increased volumes of sewage generated by the development proposed;
 - (f) the number, location and design of all vehicle, car parking and loading facilities;
 - (g) the amount of earthworks undertaken on site, and the options employed in the disposal and placement of cut and fill;
 - (h) the measures required to remedy or mitigate any potential adverse environmental effects;
 - (i) the location of proposed buildings and the potential effect of known natural hazards of these buildings; and
 - (j) for subdivision consents only - the shape, size and finished contour of all new lots being created.

PC 71 ([see Modifications](#))

[new text to be inserted]

PC 71 ([see Modifications](#))

I528.8.2. Assessment criteria

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

- (1) all applications requiring restricted discretionary activity consent:
 - (a) whether the proposal is consistent with the precinct description;
 - (b) whether the proposal is consistent with the Omaha South: Precinct Plan 1;
 - (c) the extent to which the proposal is consistent with the Standards for the precinct and the Auckland-wide provisions in Chapter E;

- (d) whether the development and/or subdivision proposed will enable the objectives and policies for the precinct to be achieved;
- (e) whether access and servicing involve no more than minor earthworks and whether any adverse effects of providing access and servicing are remedied or mitigated;
- (f) whether land uses detract from the ability of the natural dune system to buffer Omaha South from events of coastal erosion;
- (g) whether buildings and structures adversely affect the natural quality or functioning of the coast (including the fore dune system);
- (h) whether proposed land uses and subdivisions adversely affect the groundwater aquifer;
- (i) whether all developments and subdivisions avoid natural and physical resources of cultural, ecological, landscape, natural character or visual significance. Where avoidance is not possible, any adverse environmental effects shall be minimised through the adoption and implementation of mitigation measures;
- (j) whether land uses will place an undue burden on public services to the extent that adverse environmental effects will result;
- (k) whether any proposed land uses and/or subdivisions include the provision of all services, infrastructure and utilities necessary to manage the environmental effects, or alternatively demonstrate how the necessary services, infrastructure and utilities are able to be provided in time to manage the environmental effects;
- (l) whether any proposed land uses and/or subdivision detrimentally affect the safe and efficient operation of any public road;
- (m) whether stormwater capture, treatment and disposal occur, where practicable, in a manner that sees the treated water discharged in close proximity to where it falls (the intention being to maintain the levels of the Omaha groundwater aquifer at their 1998 levels);
- (n) whether the technical investigation into, and the ongoing monitoring of the groundwater aquifer under Omaha South indicates that the proposed development is likely to have, or is having a significant adverse effect on it; and
- (o) where an application relates to a site where a sub-precinct consent has been granted, whether the subdivision or land use is generally consistent with the sub-precinct consent or has adverse effects upon the pattern of subdivision and development that has been approved.

I528.9. Special information requirements

There are no special information requirements in this precinct.

I528.10. Precinct plans

I528.10.1 Omaha South: Precinct plan 1

