

# MEMORANDUM

To: Rachel Morgan, B&A

From: Meyer Neeson / Frank Pierard, B&A

Date: 03/11/2023

Re: Private Plan Change at 13 Cresta Avenue and 96 Beach Haven Road

## 1.1 PROPOSAL

Beach Haven Road Apartments Limited is proposing a private plan change to rezone two contiguous allotments located at 13 Cresta Avenue and 96 Beach Haven Road (**'the site'**) as shown in **Figure 1** below. The purpose of this report is to assess the effects of the proposed zoning changes as they relate to urban design matters.



Figure 1: Aerial map showing the location of the Plan Change area (Source: Auckland Council Geomaps)

## 1.2 SITE DESCRIPTION

13 Cresta Avenue and 96 Beach Haven Road have a total area of approximately 7,147m<sup>2</sup>. The core of the site is generally rectangular in shape, with a 3m wide vehicle access providing an entry from Beach Haven Road and can be regarded as a rear site. A 15m by 66m elongated rectangular portion of land also connects the main block to Cresta Avenue. The 15m wide Cresta Avenue block frontage is approximately the same width as the adjoining residential sites for one block to the north and the four sites to the south.

The 13 Cresta Avenue block has a 1.4m high picket fence and mature trees adjoining the street frontage, with the remainder of the Cresta Avenue block predominantly consisting of shrubs and grass. A dilapidated villa is setback approximately 16m from the front boundary and is screened from the

street by vegetation (**Figure 2**). There is a single vehicle access in the northern-most corner of the Cresta Avenue frontage.



**Figure 2: Cresta Avenue frontage.**

The Cresta Avenue block has a fractured retaining wall along the southern boundary, and a 1.2m high wooden fence along the northern boundary. The site to the south is elevated above the subject site, with the site to the north sitting lower.

The core of the subject site is roughly rectangular in shape and slopes from south to north. A noticeable valley in the landform is obvious to the east of 11 Cresta Avenue. There is an approximately 3.5m high retaining wall (in poor condition) bordering the site in the north-eastern corner of 11 Cresta Avenue.

The northern, southern and eastern boundaries of the subject site have a variety of fencing types, though generally they are 1.8m wooden paling fencing. A variety of trees are located within the site; however, none are protected.

### 1.3 SURROUNDING SITES

To the east of the site at 120 Beach Haven Road is a large 6,969m<sup>2</sup> site which is zoned MHU. That site contains four 3-storey walkup apartment buildings and a swimming pool. A portion of 120 Beach Haven Road has been retained as bush. There is little to no vegetation located between the sites.

The sites to the south between the subject site and Beach Haven Road are zoned MHU, and are predominantly single storey dwellings with infill development located on each site. All of the sites

either have a 1.8m high wooden fence or dense vegetation located along their boundary with the subject site.

Sites to the west of the subject site are zoned as MHS with each site containing two dwellings, except for 11 Cresta Avenue, which contains a single dwelling. Dwellings to the east are generally single level and are elevated above the subject site.

A single dwelling is located to the north of the site at 29 Cresta Avenue and is zoned Single House zone. The dwelling at 29 Cresta Avenue is located in the south-west corner of the neighbouring site due to the majority of the site containing mature vegetation and a stream. Vegetation along the boundary creates privacy between the two sites.

## 1.4 SURROUNDING LAND USES AND AMENITIES

The Shepherds Park Squash and Tennis Club is located approximately 120m away from the Cresta Avenue site entrance. Shepherds Park itself is located directly adjacent to the squash club. The park is also accessible from Beach Haven Road, and its facilities include: a community hall, a fitness trail, learn to ride bike trail, playground, barbeque, and sports facilities (football, futsal, bowls, squash and tennis).

Approximately 100m to the south of the Beach Haven Road entry to the subject site is the Beach Haven Local Centre. The Local Centre provides a range of shops, cafes, takeaways; and services such as: hairdressers, doctors and realtors.

The Beach Haven Ferry Terminal is located a 750m walk from the Beach Haven Road entrance of the site. The ferry provides a direct service to the Auckland CBD, with more frequent services during peak hours. Bus stops are located directly opposite the Beach Haven Road entry to the site.

The site is zoned for Beach Haven Primary School (600m away) and Birkdale Intermediate (2km away). The site is also zoned for two secondary schools: Birkenhead College (2.2km) and Glenfield College (3km). Additionally, four pre-schools are located within 800m of the site.

## 1.5 PROPOSED AREA OF REZONING

The site is located to the north of the Beach Haven Local Centre, and has access to both Beach Haven Road and Cresta Road. The area proposed to be rezoned is approximately 7,147m<sup>2</sup> and is currently zoned Single House zone. Both lots which comprise the site are owned by the applicant. The current zoning is shown below as **Figure 2** with the proposed zoning shown in **Figure 3**. It is proposed to rezone the entirety of the site to Mixed Housing Urban zone (**MHU**).

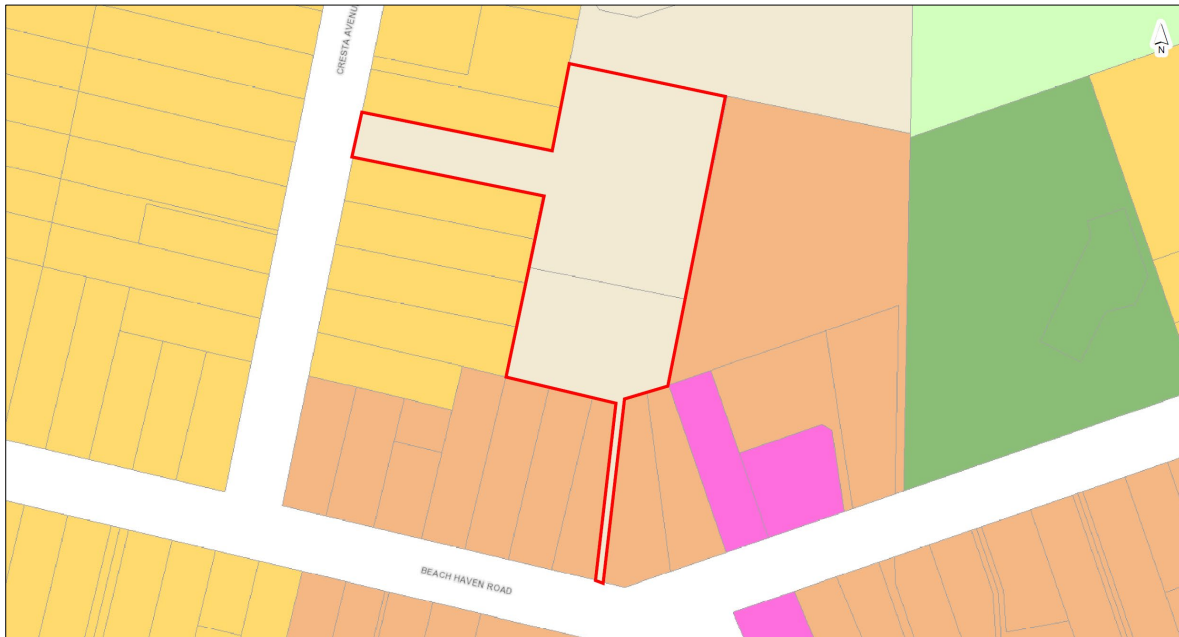


Figure 2: Subject site highlighted in red



Figure 3: Subject site highlighted in red, showing proposed zoning

The proposed zoning reflects the surrounding zoning pattern of the neighbourhood to the south and east (**Figure 3**). Due to the proximity to the Beach Haven Local Centre, the entirety of the site is proposed to be zoned MHU.

## 1.6 URBAN DESIGN ASSESSMENT

### 1.6.1 Compact urban form and housing choice

The land proposed to be rezoned is within close proximity to the Beach Haven Local Centre and within walking distance of the Beach Haven ferry terminal. The direct ferry to Auckland City will minimise the need for cars and enable residents to avoid congestion. A large amount of amenity is available in the local area, including Shepard's Park with its associated sports clubs and open spaces. For these reasons, in my view, the proposed rezoning would support the AUP's objectives to achieve a compact urban form.

The Single House zone enables one dwelling per site, which limits the number of dwellings achievable on the site to seven under the AUP. The proposed zoning will enable a wider range of housing typologies, including detached, terraces and low-rise apartments. This will contribute to a more diverse mix of housing choices for people in a location that is well catered for in terms of amenity and services.

### 1.6.2 Effects on the quality and safety of streets

The future streetscape will be largely unaffected by development on the site. The site has access to both Beach Haven Road and Cresta Avenue, however the bulk of the developable land is located behind the existing residential streetscape along those roads.

The limited view of the main body of the site will mean that the Beach Haven Road streetscape will change indiscernibly due to any development being setback from the street by over 60m, and being limited to 3 storeys (**Figure 4**).



Figure 4: Beach Haven Road access

In terms of the Cresta Avenue frontage, future permitted development fronting Cresta Avenue (if any) would be consistent with the scale and form of dwellings on the rest of the street, given; the narrow and constrained 15m site frontage, likely requirement for vehicle access to service the rear of the site and the existing bulk and location and amenity controls associated with the MHU zone (i.e. height in

relation to boundary and outlook) which will constrain built form outcomes within this narrow portion of the site.

Overall, in my view, the proposed zoning will not adversely affect the quality and safety of the street given that the site is predominantly a rear site, and given that the zoning controls will enable a form of development that will visually integrate with the wider neighbourhood.

### 1.6.3 Site interface effects and on-site amenity

The proposed rezoning will enable an increase in the density of buildings on the site, which may change the nature of effects to neighbouring sites in terms of visual amenity, sunlight access and privacy.

The MHU zone includes provisions that effectively manage these effects including:

- All forms of height in relation to boundary;
- Yards (side and rear);
- Maximum building coverage;
- Minimum landscaped area;
- Outlook space;
- Requiring restricted discretionary activity consent for four or more dwellings, with one of the assessment matters being the extent to which the height, bulk and location of the development maintains a reasonable standard of sunlight access and privacy and minimises visual dominance to adjoining sites<sup>1</sup>.

While the proposed rezoning will enable an increase in the density of buildings, the site and the proposed zoning pattern is typical in the Auckland context, and the provisions of the MHU zone will ensure that the neighbouring sites will achieve a reasonable level of sunlight access and privacy, with visual dominance effects being minimised.

The MHU zone also includes various provisions that will ensure development achieves high quality living environments.

## 1.7 CONCLUSION

I consider that the proposed rezoning of the site from Single House zone to MHU would:

- enable the land to be used in a more efficient manner for higher density living, which is appropriate given its proximity to services and amenities; would not adversely affect the quality and safety of surrounding streets; and
- through the provisions of the MHU, ensure that the effects on neighbours in terms of visual amenity, sunlight access and privacy are appropriately managed, and ensure high quality on-site living environments are achieved.

I support the proposed rezoning from an urban design perspective.

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<sup>1</sup> Refer to H5.8.2(2)(d).

# MEMORANDUM

# B&A

Urban & Environmental

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## PREPARED BY



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## REVIEWED BY



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Date: 03/11/2023