

# Seven units planned at Onetangi Beach

ROSE DAVIS

Concern has been sparked by plans for seven new units on a "medium sized" property behind Onetangi Beach.

Onetangi Residents' Association chairperson David Baigent said Reliving Limited's application for Auckland Council consent for the development needs to be "watched carefully".

He is calling for public notification of the plans to build seven three-bedroom units on a 4320 square metre bare section at 20C Third Avenue, which people pass on the way to the beach.

"It's a sensitive flood plain and I would like assurances that the drainage field can handle the amount of effluent that's going to go into it.

"I'm watching it with concern," Baigent said.

Reliving Limited director Bill McDonald, from Orakei in Auckland, has withdrawn previous plans to develop a retirement complex on the property, which is behind The Boathouse Cafe and Onetangi Beach Apartments.

Instead, the company has asked for resource consent to build seven contemporary style, single-level units that would be used for visitor accommodation and as houses.

They would be between 90 square metres and 107 square metres in size and one would feature a 35 metre swimming pool.

The buildings would cover 922 square metres of the site, well over the 648 square metres usually allowed.

Wastewater for the units



The development site at Onetangi Beach.

## "It's a sensitive flood plain"

David Baigent

would be disposed of at an adjoining property on the beachfront at 23 The Strand. The wastewater system would serve The Heritage

Apartments on that site and two other properties.

The council will need to give the plans special consideration because they involve developing buildings and a wastewater system in a coastal erosion zone on flood prone land.

Two units would be six metres

from a wetland, when they would usually need to be 20 metres away.

Earthworks are planned over 1453 square metres, more than three times the normal limit of 400 square metres.

Public walkways through the development site, which is beside a wetland reserve, would be

retained.

The site has a commercial zoning that allows visitor facilities, but the council needs to choose whether to allow houses there.

The council has not yet decided whether to allow the public to formally comment on the plans.

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