

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

**AND**

**IN THE MATTER** of **Private Plan Change 100** – Riverhead to the Auckland Unitary Plan

**HEARING DIRECTION #2 FROM THE HEARING PANEL**

1. Pursuant to section 34A of the RMA, Auckland Council (the Council) has appointed a Hearing Panel consisting of three independent hearing commissioners – Karyn Kurzeja (Chairperson), Nigel Mark-Brown and Vanessa Wilkinson. The Hearing Panel's function is to hear the application and submissions and make a decision on the Plan Change proposal, including any changes to it that are within scope of the notified Plan Change. It is also to deal with any procedural matters.
2. On 5 March 2025 the Hearing Panel directed<sup>1</sup> the Applicant to file a memorandum outlining what, if any, changes they recommend to the proposal and outline which changes are in response to which submissions. The Applicant filed the memorandum on 13 March 2025<sup>2</sup>. Both documents are attached to this Direction.
3. The Hearing Panel has considered the Applicant's memorandum and accordingly directs the following:
  - (a) Pursuant to section 42A of the RMA, the S42A hearing report is to be with the Council's Hearings Manager, Julie McKee by 9am on Thursday 13 March 2025 and shall be released to all parties no later than 5pm **Monday 17 March 2025**. The hearing panel is not able to direct the section 42A hearing report to include an assessment of the revised provisions as that would be contrary to Part 2 of Schedule 1 of the RMA.
  - (b) Pursuant to sections 41B(1) and (2) of the RMA, the Applicant's expert evidence (evidence given by a professional with specialist qualifications and experience) is to be provided to the Council's Hearings Manager no later than **midday, Monday 31 March 2025** and will be made available to the parties and on the Council's website no later than 5.00 pm the same day.
  - (c) Should changes to the Plan Change be proposed by the Applicant the evidence provided in (b) must include a S32AA report and reasons why any proposed changes are in scope.

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<sup>1</sup> Hearing Panel Direction #1 dated 5 March 2025

<sup>2</sup> Memorandum of Counsel Responding to Panel's Direction #1 dated 13 March 2025

- (d) Pursuant to section 42A of the RMA, the reporting planner is requested to prepare an addendum S42A hearing report and provide it to the Council's Hearings Manager no later than **midday, Monday 14 April** and it will be made available to the parties and on the Council's website no later than 5.00 pm the same day.
  - (e) Pursuant to sections 41B(3) and (4) of the RMA, any submitter who intends to call expert evidence at the hearing (evidence given by a professional with specialist qualifications and experience) is to provide that evidence to the Council's Hearings Manager no later than **midday, Thursday 1 May 2025** and will be made available to the parties and on the Council's website no later than 5.00 pm the same day.
  - (f) Pursuant to sections 41B(1) and (2) of the RMA, any rebuttal evidence to be provided by the Applicant is to be provided to the Council's Hearings Manager no later than **midday, Monday 12 May 2025** and shall be made available to the parties and on the Council's website no later than 5.00 pm the same day.
  - (g) The hearing shall commence on **Monday 19 May 2025** and has been set down for three days, with one overflow day.
- 4. While these Directions do not apply to lay or non-expert statements/evidence, the Hearing Panel would appreciate any written statements to be presented at the hearing by submitters to be provided to the Council's Hearings Manager no later than **midday, Wednesday 14 May 2025** and will be made available to the parties and on the Council's website no later than 5.00 pm the same day.
  - 5. The Hearing Panel also encourages parties to pre-circulate any opening legal submissions in advance of the hearing, preferably no later than **midday, Wednesday 14 May 2025**. The Hearing Panel and other parties will be assisted if the legal submissions can be pre-read.
  - 6. The purpose of these Directions is to provide the opportunity for the Hearing Panel and the other parties to have read and considered any legal submissions, evidence or statements in advance of the hearing to assist in understanding the case being presented. As the Hearing Panel will have read all the pre-circulated material before the hearing, there will be no need for it to be read out. An executive summary may be read out or the key points highlighted.
  - 7. Any enquiries regarding these Directions or related matters should be directed to the Council's Hearings Manager, Julie McKee, by email at [Julie.mckee@aucklandcouncil.govt.nz](mailto:Julie.mckee@aucklandcouncil.govt.nz)



Karyn Kurzeja, Chairperson  
14 March 2025

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

**AND**

**IN THE MATTER** of **Private Plan Change 100** – Riverhead to the Auckland Unitary Plan

**HEARING DIRECTION #1 FROM THE HEARING PANEL**

1. Pursuant to section 34A of the RMA, Auckland Council (the Council) has appointed the chair of the Hearing Panel – Karyn Kurzeja (Chairperson). The hearing panel members will be appointed shortly. The Hearing Panel's function is to hear the application and submissions and make a decision on the Plan Change proposal, including any changes to it that are within scope of the notified Plan Change. It is also to deal with any procedural matters.
2. Plan Change 100, in summary, aims to rezone approximately 6 ha of land in Riverhead from Future Urban to Rural - Mixed Rural zone and approximately 75.5 ha to a mixture of Residential - Mixed Housing Suburban, Residential - Terrace Housing and Apartment Buildings, Business - Local Centre and Business - Neighbourhood Centre zones with associated precinct provisions. The request also seeks to shift the Rural Urban Boundary to align with the boundary between the proposed Rural - Mixed Rural zoning and the urban zones.
3. Before the hearing timetable is set down, the Chair directs the Applicant to file a memorandum outlining what, if any, changes they recommend to the proposal and outline which changes are in response to which submissions. This memorandum should be lodged with the Council's Hearings Manager, Julie McKee, by 4pm, Thursday 13 March 2025.
4. The reason for this is, in accordance with Part 2 of Schedule 1 of the RMA, any modifications to the plan change application must be made prior to the Local Authority considering the request under S25 of Schedule 1. As this private plan change has already been notified, the S42A report will be based on the private plan change as notified. The Chair, in setting the hearing timetable, will take into consideration the extent of any proposed changes to ensure all parties have sufficient time to prepare for the hearing.
5. Any enquiries regarding these Directions or related matters should be directed to the Council's Hearings Manager, Julie McKee, by email at [julie.mckee@aucklandcouncil.govt.nz](mailto:julie.mckee@aucklandcouncil.govt.nz).



Karyn Kurzeja, Chairperson  
5 March 2025

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

**AND**

**IN THE MATTER** of Plan Change 100 to **AUCKLAND COUNCIL** by **RIVERHEAD LANDOWNER GROUP** pursuant to Clause 21 of Schedule 1 of the Act to change the Auckland Unitary Plan to rezone land at Riverhead

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**MEMORANDUM OF COUNSEL RESPONDING TO PANEL'S DIRECTION 1**

**DATE: 13 MARCH 2025**

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**MAY IT PLEASE THE PANEL:**

**1. INTRODUCTION**

- 1.1 This memorandum is filed on behalf of Fletcher Residential Limited as representative of Riverhead Landowner Group ("RLG"), the proponent of Plan Change 100.
- 1.2 The Panel issued Direction 1 on 5 March 2025 which, among other matters, made the following request:

3. *Before the hearing timetable is set down, the Chair directs the Applicant to file a memorandum outlining what, if any, changes they recommend to the proposal and outline which changes are in response to which submissions. This memorandum should be lodged with the Council's Hearings Manager, Julie McKee, by 4pm, Thursday 13 March 2025.*

- 1.3 The purpose of this memorandum is to respond to this direction.

**Updated Riverhead Precinct provisions**

- 1.4 In response to issues raised by submitters, RLG has made a number of refinements to the proposed Riverhead Precinct provisions in an attempt to resolve these issues to the extent reasonably practicable.
- 1.5 In summary, the proposed amendments:
- (a) Respond directly to submission points raised by:
- (i) Auckland Council (as submitter) (submitter 186);
  - (ii) Auckland Transport (submitter 161);
  - (iii) Boman Submitters (submitter 205);
  - (iv) Claire Walker (submitter 174);
  - (v) Riverhead Community Association (submitter 114);
  - (vi) Watercare Services Limited (submitter 218); and
  - (vii) Z Energy Limited (submitter 203).

- (b) Are consequential amendments arising from responses to submissions.
  - (c) Are administrative and typographical amendments and/or corrections.
- 1.6 A copy of the proposed Riverhead Precinct provisions with these refinements in track, alongside specific reference to the relevant submitter and submission point that the amendment responds to is contained in **Attachment A** of this memorandum.
- 1.7 It is noted that **Attachment A** reflects the latest iteration of the proposed Precinct provisions and may be subject to further refinement as evidence is exchanged.
- 1.8 Counsel is grateful to the Panel for its attention to this memorandum.

**DATED: 13 March 2025**

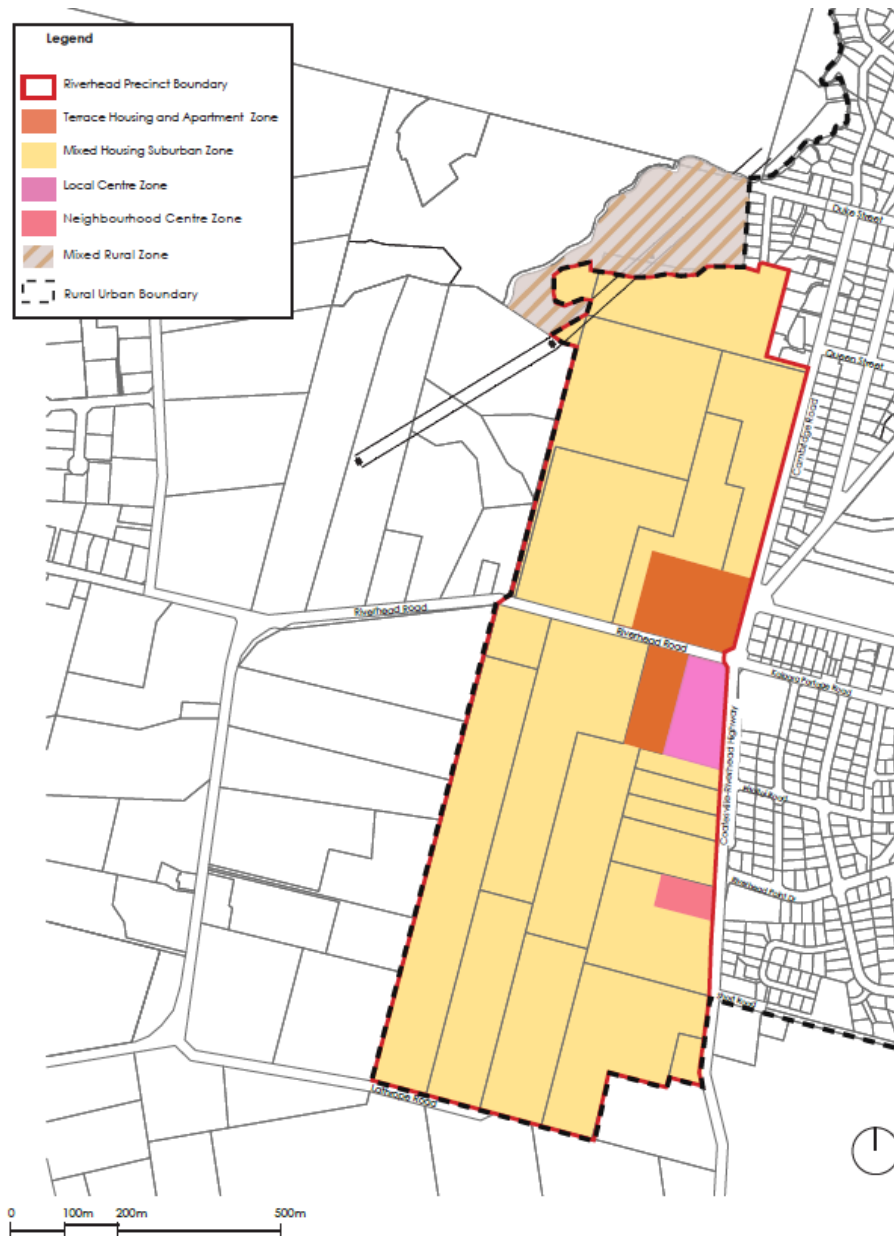


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**S J Simons / S T Macdonald**  
**Counsel for Flether Residential Limited**

## **Attachment A**

## Riverhead zoning plan



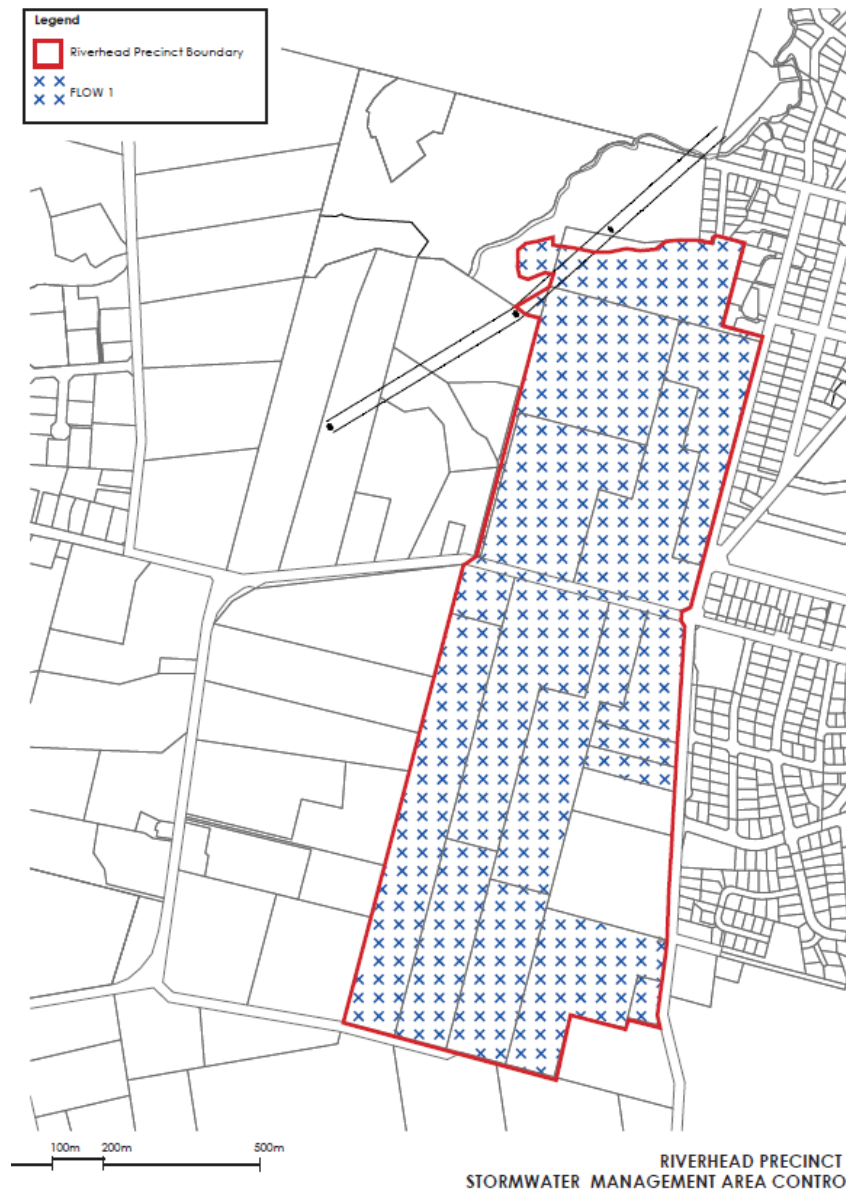


**Legend**

- Riverhead Plan Change Boundary
- Riverhead Precinct Boundary
- Sub-precinct A
- Sub-precinct B

**RIVERHEAD PRECINCT - PRECINCT PLAN 4**  
Sub-precincts

## Riverhead Stormwater Management Area Control (Flow 1)



### IX.1. Precinct description

The Riverhead Precinct applies to approximately 75.5ha of land with a contiguous boundary to the existing urban settlement of Riverhead.

The purpose of the Riverhead Precinct is to provide for the development of a new, comprehensively planned residential community as an extension to Riverhead Village that supports a well-functioning urban environment and a quality compact built form.

A Local Centre is provided at the intersection of Coatesville-Riverhead Highway and Riverhead Road. This centre will provide for the establishment of retail to meet the day to day needs of residents and some increased employment opportunities in a central location to enhance walkability.

The precinct provides for a range of residential densities, including higher residential densities close to the Local Centre and the intersection of Coatesville-Riverhead Highway and Riverhead Road. Medium residential densities are enabled in the remainder of the precinct, with height generally limited to two storey development to respond to the built character of the existing Riverhead settlement.

There are two Sub-precincts within the Riverhead Precinct:

- Sub-precinct A is zoned Residential - Terrace Housing and Apartment Building and provides for the greatest height and residential densities at a key intersection location adjacent to the Local Centre Zone and public transport facilities. A wider range of non-residential activities is provided for at ground floor.
- Sub-precinct B is zoned Residential Mixed Housing Suburban and provides for a transition in building height between Sub-precinct A and the surrounding Mixed Housing Suburban area where height has been limited to two storeys to respond to the existing built character of the Riverhead settlement.

The precinct emphasises the need for development to contribute to a unique sense of place for Riverhead, acknowledging the presence of Riverhead Forest, the unnamed tributary of the Rangitōpuni Stream and the surrounding rural environment, while integrating with the existing settlement at Riverhead. In particular, there is a need to manage stormwater, meet open space needs, and establish connections for all modes of transport through the precinct, and between the precinct and the existing settlement of Riverhead, and realising In response, the precinct seeks to realise the opportunity to establish green corridors through the precinct. Green corridors are multi-purpose public spaces which provide informal recreation, ecological, stormwater and/or movement functions that are integrated with, or adjacent to, the street network. ~~In particular, there is a need to manage stormwater, meet open space needs, and establish connections for all modes of transport through the precinct, and between the precinct and the existing settlement of Riverhead.~~

The precinct seeks to enable the transition from rural to urban development, while recognising the cultural values and relationships that Te Kawerau ā Maki, Ngāti Whātua o Kaipara and other interested iwi have with the land in Riverhead as part of the Māori cultural landscape. The wider Riverhead area is an important cross-roads to different cultural districts being situated between Te Awa Kumeū (Kumeū River) and Manga Rangitōpuni (Rangitōpuni Stream) on the productive alluvial plains between

**Commented [B&A1]:** Redrafting consequential to Riverhead Community Association (114.28) and Auckland Council (S186.7, S186.9).

Pukeharakeke and Te Ahu (the Riverhead Forest hillcountry) and Nga Rau Pou ā Maki (the Waitākere Ranges). This wider area contains important historical kāinga, pā, ara and tōanga (travel routes), wāhi tapu, and food and resource gathering areas. This includes peacemaking areas such as Rangitōpuni between Te Kawerau ā Maki and Te Taou, important Te Kawerau pūrakau such as related to Ruarangi hāerere, and Treaty Settlement assets including the adjacent Riverhead Forest.

Cultural values and associations encompass the geological, ecological, and wāhi tupuna within and adjoining the precinct. In particular Te Tōangaroa (Kaipara Portage) which crosses east-west near the southern part of the precinct and the Papakoura Awa in the north.

The transport and other infrastructure networks within Riverhead will be progressively upgraded over time to support development in the precinct. The precinct includes provisions to ensure that the subdivision and development of land ~~for development~~ is coordinated with the transport and infrastructure upgrades necessary to manage potential adverse effects on the local and wider transport network. Provision is also made for the future widening of Riverhead Road within the Precinct area.

**Commented [B&A2]:** Minor correction.

**Commented [B&A3]:** Auckland Transport (161.5).

Subdivision and development within the Riverhead Precinct will need to be coordinated with the availability of water supply and wastewater infrastructure, and can be undertaken in stages where there is capacity within the public reticulated network for water supply and wastewater.

**Commented [B&A4]:** Auckland Council (186.4), Watercare Services Limited (218.5).

The zoning of land within this precinct is Residential – Terrace Housing and Apartment Building, Residential – Mixed Housing Suburban, Business – Local Centre and Business – Neighbourhood Centre.

All relevant overlay, Auckland-wide and zone provisions apply in this precinct unless otherwise specified below.

## IX.2. Objectives

- (1) Riverhead Precinct is a well-functioning urban environment that integrates with the existing Riverhead settlement, the natural environment and respects Mana Whenua values.
- (2) A variety of housing types and sizes are provided that respond to:
  - (a) Housing needs and demand; and
  - (b) The neighbourhood's planned built character.
- (3) Activities in the Business – Local Centre zone provide local employment opportunities and complement the function, role and amenity of the City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone.
- (4) Access to and from and within the precinct for all modes of transport occurs in a safe, effective and efficient manner. ~~for all modes of transport~~
- (5) Subdivision and development are coordinated with the supply of sufficient transport, stormwater, water supply, wastewater, energy and communications infrastructure.

**Commented [B&A5]:** Auckland Transport (161.6).

(5A) The design and layout of subdivision and development enables opportunities for integration between open space, ecological, stormwater management and/or movement functions within multi-purpose green corridors.

**Commented [B&A6]:** Riverhead Community Association (114.28).

- (6) Stormwater is managed to avoid, as far as practicable, or otherwise minimise or mitigate, adverse effects on the receiving environment.
- (7) Identified ecological values within wetland and stream habitats are protected, restored and enhanced.
- (8) Development is supported by social facilities, including education and healthcare facilities.
- (9) Te Kawerau ā Maki and Ngāti Whātua ō Kaipara (as well as any other relevant tangata whenua) cultural values and their relationship associated with the Māori cultural landscapes, including ancestral lands, water, sites, wāhi tapu, and other taonga, in the Riverhead Precinct are identified, recognised, protected, and enhanced.

### IX.3. Policies

#### Land Use

- (1) Provide for high density residential development and supporting non-residential activities compatible with residential amenity values in Sub-precinct A.
- (2) Enable a variety of housing types with a mix of densities within the precinct including attached and detached dwellings, and apartments.
- (3) Encourage appropriately-scaled office activities, including co-working spaces, to establish in the Local Centre zone to provide local employment opportunities and support the surrounding land uses in Riverhead Precinct.

#### Transport, infrastructure and staging

(3A) Require subdivision and development in the precinct to be coordinated with the provision of sufficient transport, stormwater (including the upgrade to the culvert under Riverhead Road), wastewater, water supply, energy and telecommunications infrastructure.

**Commented [B&A7]:** Auckland Council (S186.7, S186.9).

- (4) Require the occupation of buildings in the precinct to be coordinated with the required transport infrastructure upgrades to ~~minimise~~ manage the adverse effects of development on the safety, efficiency and effectiveness of the surrounding road network.

**Commented [B&A8]:** Correction to achieve consistency with Standard IX.6.1.

- (5) Require development with frontage to Riverhead Road to provide for future road widening.

**Commented [B&A9]:** Auckland Transport (161.11).

~~(5) Require subdivision and development in the precinct to be coordinated with the provision of sufficient stormwater, wastewater, water supply, energy and telecommunications infrastructure.~~

**Commented [B&A10]:** Minor formatting change - this objective has been relocated as Objective 3A.

(5A) Require the provision of water supply and wastewater infrastructure with sufficient capacity to service subdivision and development and ensure that it is delivered in conjunction with subdivision and development as it proceeds within the precinct area.

**Commented [B&A11]:** Consequential to Watercare Services Limited (218.8), consequential to Auckland Council (186.5).

- (6) Provide for new social facilities, including education facilities, that meet the needs of the community.

*Street network, built form and open space*

- (7) Require the main collector roads to be provided generally in the locations shown in IX.10.2 Riverhead: Precinct plan 2, while allowing for variation where it would achieve a highly-connected street layout that integrates with the surrounding transport network.
- (8) Require the key local roads and pedestrian connections to be provided generally in the locations shown in IX.10.2 Riverhead: Precinct plan 2, while allowing for variation where it would achieve a highly connected street-layout of streets and pedestrian connections that integrates with the collector road network within the precinct and surrounding transport network.
- (9) Ensure that subdivision and development provides a local road network that achieves a highly-connected street layout and integrates with the collector road network within the precinct and the surrounding transport network, and supports the safety and amenity of the open space network.
- (10) Require streets to be attractively designed and to appropriately provide for all transport modes by:
- (a) providing ~~for~~ safe access for cyclists and pedestrians on collector roads;
  - (b) providing a level of landscaping that is appropriate for the function of the street; and
  - (c) providing for the safe and efficient movement of vehicles.
- (11) Provide safe connections to public transport facilities and social infrastructure such as open space and schools.
- (12) In addition to matters (a)-(c) of Policy E38.3.18, ensure that the location and design of publicly-accessible public ~~open~~ spaces contribute to a sense of place and a quality network of open spaces for Riverhead, including by incorporating natural features such as:
- (a) Wetlands and streams;
  - (b) The Beech tree identified on IX.10.2 Riverhead: Precinct plan 2, where possible; and
  - (c) Any other mature trees that are worthy of retention, where possible.
- (13) Encourage the provision of integrated a continuous and connected multi-purpose green corridors in the locations indicatively shown on IX.10.2 Riverhead: Precinct plan 2, which achieves the following outcomes:
- (a) Integrates stormwater management, passive recreation opportunities and active transport mode connections, to promote the efficient use of land;
  - (b) Provides additional amenity for the key north-south and east-west movement networks;
  - (c) Promotes ecological linkages through the Precinct; and

**Commented [B&A12]:** Auckland Transport (161.13).

**Commented [B&A13]:** Auckland Transport (161.14).

**Commented [B&A14]:** Auckland Transport (161.15).

**Commented [B&A15]:** Auckland Transport (161.16).

**Commented [B&A16]:** Minor correction.

**Commented [B&A17]:** The Boman Submitters (S205.15), consequential to Auckland Council (186.7, 186.9).

- (d) ~~Co-locates~~ Incorporates smaller open spaces ~~along the multi-purpose green corridor~~ to achieve ~~a connected~~ an integrated network of open space.

**Commented [B&A18]:** Consequential to The Boman Submitters (S205.15).

- (14) Require development adjacent to rural zones to manage potential reverse sensitivity effects on those zones through a building setback.
- (15) Encourage higher buildings which will act as marker buildings at the Coatesville-Riverhead Highway and Riverhead intersection, support the legibility of a new centre and reinforce the role of Memorial Park as the heart of the settlement.
- (16) Encourage building heights throughout the Mixed Housing Suburban zone that:
- (a) Provide for three storey development within Sub-precinct B to enable a transition in height between the five and two storey development in the adjacent areas.
  - (b) Enable three storey development within the Mixed Housing Suburban zone where sites overlook public open space to take advantage of amenity and outlook of public open spaces and promote passive surveillance.

#### Stormwater management

- (17) Require subdivision and development to be consistent with the water sensitive approach outlined in the supporting stormwater management plan, including by:
- (a) ~~Providing a central stormwater management treatment spine through the precinct in general accordance with the multi purpose green corridor in the locations indicatively shown on IX.10.2 Riverhead: Precinct plan 2;~~
  - (b) Applying water sensitive design to achieve water quality and hydrology mitigation;
  - (c) Requiring the use of inert building materials to eliminate or minimise the generation and discharge of contaminants;
  - (d) Requiring treatment of runoff from public road carriageways and publicly accessible carparks by a water quality device designed in accordance with GD01;
  - (e) Requiring runoff from other trafficked impervious surfaces to apply a water sensitive approach to treat contaminant generating surfaces, including cumulative effects of lower contaminant generating surfaces;
  - (f) Providing indigenous planting on the riparian margins of permanent or intermittent streams; and
  - (g) Ensuring development is coordinated with sufficient stormwater infrastructure.

**Commented [B&A19]:** Consequential to Auckland Council (S186.7, S186.9).

#### Ecology

- (18) Contribute to improvements to water quality, habitat and biodiversity, including by providing indigenous planting on the riparian margins of permanent and intermittent streams, and within multi-purpose green corridors where practicable.

#### Mana Whenua values

- (19) Recognise, protect and enhance the cultural values and relationships associated with the cultural landscapes at Riverhead by:
- (a) Including Te Kawerau ā Maki and Ngāti Whātua ō Kaipara (and any other relevant tangata whenua) in resource consenting, including through provision of cultural impact assessments or other engagement;
  - (b) Acknowledging the key views and spiritual connection identified on IX.10.1 Riverhead: Precinct plan 1 in the layout and/or design of development; in particular, sightlines to Te Ahu and Pukeharakeke, and connections to Papakoura Awa and Te Tōangaroa;
    - (i) Providing opportunities to express the relationship of Mana Whenua with the precinct through the establishment of a cultural narrative and/or art, including but not limited to:
    - (ii) The cross roads between several takiwa including Kaipara, Waitākere, Te Whenua Roa ō Kahu, and on to Waitematā;
    - (iii) Ancient footprints of the tūpuna of Te Kawerau ā Maki and Ngāti Whātua ō Kaipara;
    - (iv) Connections to the hills to the north and the awa;
    - (v) References to the natural features or resources of cultural significance;
  - (c) Identifying opportunities early to incorporate traditional names or other names put forward by Te Kawerau ā Maki and Ngāti Whātua ō Kaipara into open space areas, roads, or other community spaces;
  - (d) Taking an integrated approach to the management stormwater which protects and enhances the mauri of freshwater, in particular with regard to Papakoura Awa; and
  - (e) Ensuring the design of streets and publicly accessible open spaces incorporates Te Aranga design principles.

#### IX.4. Activity table

All relevant overlay, Auckland-wide and zone activity tables apply in this precinct except for the following:

##### **All Sub-Precincts**

- H4 Residential – Mixed Housing Suburban Zone:
  - H4.4.1(A3) Up to three dwellings per site
  - H4.4.1(A4) Four or more dwellings per site

##### **Sub-precinct A**

- H6 Residential – Terrace Housing and Apartment Buildings Zone:
  - H6.4.1(A15) Restaurants and cafes up to 100m<sup>2</sup> gross floor area per site
  - H6.4.1(A25) Healthcare facilities up to 200m<sup>2</sup> gross floor area per site



Activity Table IX.4.1 specifies the activity status of subdivision and development in the Riverhead Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

**Table IX.4.1 Activity table – Precinct-wide activities**

| Activity                           |   | Activity status |
|------------------------------------|---|-----------------|
| <b>Subdivision and Development</b> |   |                 |
| (A1)                               | New buildings prior to subdivision  | RD              |
| (A2)                               | Infringements to IX6.2 Road Widening Setback along Riverhead Road   | D               |
| (A2A)                              | Buildings for up to 3 residential dwellings per site in the Mixed Housing Suburban Zone   | P               |
| (A2B)                              | Buildings for more than 3 residential dwellings per site in the Mixed Housing Suburban Zone that comply with Standards IX6.7. Building height within the Mixed Housing Suburban Zone, IX6.8. Height in Relation to Boundary within the Mixed Housing Suburban Zone, IX6.9. Yards within the Mixed Housing Suburban Zone | RD              |
| <b>Subdivision</b>                 |   |                 |
| (A3)                               | Subdivision, including subdivision establishing private roads   | RD              |
| (A4)                               | <del>Subdivision and development</del> <b>Development</b> that does not comply with Standard IX.6.1(1) Staging of Development with Transport Upgrades   | D               |
| (A5)                               | <del>Subdivision and development</del> <b>Development</b> that does not comply with Standard IX.6.1(2)-(56) Staging of Development with Transport Upgrades <u>and Appendix 2: Road function and design elements table - External roads to the Precinct</u>  | RD              |
| (A6)                               | Subdivision and development that does not comply with <b>Standard IX6.2A and</b> Appendix 1: Road function and design elements table - Internal roads within Precinct, <del>and / or Appendix 2: Road function and design elements table - External roads to the Precinct</del>   | RD              |

**Commented [B&A20]:** Auckland Transport (161.17).

**Commented [B&A21]:** Minor correction.

**Table IX.4.2 Activity table – Sub-precinct A activities**

| Activity         |   | Activity status |
|------------------|---|-----------------|
| <b>Commerce</b>  |   |                 |
| (A7)             | Restaurants and cafes up to 250m <sup>2</sup> gross floor area per site | P               |
| (A8)             | Retail up to 100m <sup>2</sup> gross floor area per site                | P               |
| <b>Community</b> |   |                 |
| (A9)             | Healthcare facility up to 250m <sup>2</sup> gross floor area per site   | RD              |

Commented [B&A22]: Auckland Transport (S161.22).

#### IX.5. Notification

- (1) Any application for a restricted discretionary activity listed in Table IX.4.1 Activity table above, will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under sections 95A(9) or 95B(10) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table IX.4.1 Activity table above and which is not listed in IX.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding on 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).

#### IX.6. Standards

All relevant overlay, Auckland-wide and zone standards apply in this precinct except for the following:

##### **Precinct-wide**

- H4 Residential – Mixed Housing Suburban Zone Standards:
  - H4.6.4 Building height
  - H4.6.5 Height in relation to boundary
  - H4.6.6 Alternative height in relation to boundary
  - H4.6.7 Yards
  - H4.6.8 Maximum impervious area
  - H4.6.9 Building coverage
  - H4.6.10 Landscaped area
  - H4.6.11 Outlook space
  - H4.6.13 Outdoor living space

- E27.6.1 – Trip Generation

All activities, except activities listed in Activity Table IX.4.1 (A2B), listed as permitted and restricted discretionary in Activity Table IX.4.1, Activity Table IX.4.2, Activity Table H11.4.1, Activity Table H12.4.1, Activity Table H6.4.1 and Activity Table H4.4.1 must comply with the following permitted activity standards.

Activities listed in Activity Table IX.4.1(A2B) are not required to comply with standards IX6.10. Building coverage within the Mixed Housing Suburban Zone, IX6.11. Landscaped area within the Mixed Housing Suburban Zone, IX6.12. Maximum impervious area within the Mixed Housing Suburban Zone, IX6.13. Outlook space within the Mixed Housing Suburban Zone, IX6.14. Outdoor living space within the Mixed Housing Suburban Zone, IX6.15. Windows to the street within the Mixed Housing Suburban Zone, H5.6.13 Daylight, H5.6.15 Front, side and rear fences and walls, and H5.6.16 Minimum dwelling size, but must comply with all the other following permitted activity standards.

#### IX.6.1. Standards

##### IX.6.1. Staging of development with transport upgrades

Purpose:

- To manage the adverse effects of traffic on the safety and efficiency of the surrounding road network for all modes of transport by ensuring subdivision and development is coordinated with identified transport infrastructure and road upgrades.
  - To ensure that transport upgrades comply with Appendix 2 Road function and design elements tables – External roads to the precinct.
- (1) Prior to occupation of any new dwelling within the Riverhead Precinct, the following transport infrastructure must be provided in accordance Standard IX.6.1(6) constructed and operational:
    - (a) Upgrade of the Coatesville-Riverhead Highway / Main Road (SH16) intersection to a roundabout, as part of the SH16 Brigham Creek to Waimauku project, led by Waka Kotahi NZ Transport Agency.
    - (b) Upgrade of the Coatesville-Riverhead Highway / Old Railway Road intersection to provide a right turn bay.
    - (c) Upgrade of the Coatesville-Riverhead Highway / Riverland Road intersection to provide a right turn bay.
  - (2) Prior to occupation of any new building on a site with vehicle access to and/or from Coatesville-Riverhead Highway, the following road infrastructure upgrades must be provided in accordance Standard IX.6.1(6) constructed and operational:
    - (a) Upgrade and urbanise Coatesville-Riverhead Highway from 80m south of Short Road to the Coatesville-Riverhead Highway / Riverhead Road roundabout, including walking/cycling infrastructure, gateway treatment and public transport infrastructure in accordance with IX.10.3 Riverhead: Precinct plan 3 and IX.11.2 Appendix 2; and

**Commented [B&A23]:** Correction to achieve consistency with Standards IX.6.1(1)-(5).

**Commented [B&A24]:** Auckland Transport (161.26).

**Commented [B&A25]:** Auckland Transport (161.27).

**Commented [B&A26]:** Consequential to NZ Transport Agency Waka Kotahi (NZTA) submission paragraph 4.

**Commented [B&A27]:** Auckland Transport (161.27).

- (b) Upgrade and urbanise the Coatesville-Riverhead Highway / Riverhead Road roundabout, in accordance with IX.10.3 Riverhead: Precinct plan 3 and IX.11.2 Appendix 2.
- (3) Prior to occupation of any new building on a site with vehicle access to and/or from Riverhead Road, the following road infrastructure upgrades must be provided in accordance Standard IX.6.1(6)constructed and operational:
- (a) Upgrade and urbanise Coatesville-Riverhead Highway from 80m south of Short Road to the Coatesville-Riverhead Highway / Riverhead Road roundabout, including walking/cycling infrastructure, gateway treatment and public transport infrastructure in accordance with IX.10.3 Riverhead: Precinct plan 3 and IX.11.2 Appendix 2; and
  - (b) Upgrade and urbanise the Coatesville-Riverhead Highway / Riverhead Road roundabout, in accordance with IX.10.3 Riverhead: Precinct plan 3 and IX.11.2 Appendix 2; and
  - (c) Upgrade and urbanise Riverhead Road, from the eastern boundary of 307 Riverhead Road to Coatesville-Riverhead Highway, including walking/cycling infrastructure, gateway ~~threshold~~ treatment, and public transport infrastructure in accordance with IX.10.3 Riverhead: Precinct plan 3 and IX.11.2 Appendix 2.
- (4) Prior to occupation of any new building on a site with vehicle access to and/or from Lathrope Road, the following road infrastructure upgrades must be provided in accordance Standard IX.6.1(6)constructed and operational:
- (a) Upgrade Lathrope Road between Riverhead Road and the new access point, in accordance with IX.10.3 Riverhead: Precinct plan 3 and Appendix 2; and
  - (b) Upgrade the Riverhead Road/Lathrope Road intersection to a Give-Way controlled intersection, in accordance with IX.10.3 Riverhead: Precinct plan 3 and IX.11.2 Appendix 2.
- (5) Prior to occupation of any new building on a site with vehicle access to and/or from Cambridge Road, the following road infrastructure upgrades must be provided in accordance Standard IX.6.1(6)constructed and operational:
- (a) A new footpath on the western side of Cambridge Road between Queen Street and ~~Riverhead Road~~Coatesville Riverhead Highway in accordance with IX.10.3 Riverhead: Precinct plan 3;
  - (b) Upgrade and urbanise the existing carriageway of the formed portion of Cambridge Road south of Queen Street to an urban standard, in accordance IX.10.3 Precinct Plan 3;
  - (c) A new footpath on the northern side of Queen Street between Coatesville-Riverhead Highway and Cambridge Road in accordance with IX.10.3 Riverhead: Precinct plan 3; and
  - (d) An additional pedestrian crossing facility on Coatesville-Riverhead Highway between Edward Street and Princes Street.

**Commented [B&A28]:** Auckland Transport (161.27).

**Commented [B&A29]:** Auckland Transport (161.3).

**Commented [B&A30]:** Auckland Transport (161.27).

**Commented [B&A31]:** Auckland Transport (161.27).

**Commented [B&A32]:** Consequential to Z Energy Limited (203.1).

- (6) Applications for resource consent for development will be deemed to comply with Standards IX.6.1(1) - (5) if the infrastructure identified within each standard is:
- (a) Constructed and operational prior to lodgement of the resource consent application; or
  - (b) Under construction with the relevant consents and/or designations being given effect to prior to the lodgement of the resource consent application and that the application is expressly made on the basis that the relevant infrastructure upgrades will be completed and operational prior to occupation of:
    - (i) Dwellings, where IX.6.1(1) applies; or
    - (ii) Buildings, where IX.6.1(2) – (5) apply; or
  - (c) Proposed to be constructed by the applicant as part of a resource consent application and/or other relevant approval process, and the application is expressly made on the basis that the relevant infrastructure upgrades will be completed and operational prior to occupation of:
    - (i) Dwellings, where IX.6.1(1) applies; or
    - (ii) Buildings, where IX.6.1(2) – (5) apply.
- (7) Any application lodged in terms of IX.6.1(6) (b) or (c) above must confirm the applicant's express agreement in terms of 108AA(1)(a) of the RMA to the imposition of consent conditions requiring (as relevant) that no dwellings or buildings should be occupied until the relevant infrastructure upgrades are constructed and operational.
- (8) For the purpose of this standard:
- (a) 'Occupation' and 'occupied' mean occupation and use for the purposes permitted by the resource consent but not including occupation by personnel engaged in construction, fitting out or decoration; and
  - (b) 'Operational' means the relevant upgrade is available for use and open to all mode users.

#### **IX.6.2A Road design**

Purpose: To ensure that development and/or subdivision complies with IX.11.1 Appendix 1 Road function and design elements table – Internal roads within the Precinct

- (1) Any development and/or subdivision that includes the construction of new roads must comply with IX.11.1 Appendix 1 Road function and design elements table – Internal roads within the Precinct.

#### **IX.6.2. Road widening setback along Riverhead Road**

Purpose: To provide for the future required widening of Riverhead Road.

- (1) A 2m wide road widening setback must be provided along that part of the frontage of the land adjoining Riverhead Road shown as subject to the ~~Required~~ 'Indicative Road Widening Required' notation on the IX.10.3 Riverhead: Precinct plan 3.

**Commented [B&A33]:** Consequential to Auckland Transport (161.18).

**Commented [B&A34]:** Consequential to Auckland Transport (161.41).

**Commented [B&A35]:** Auckland Transport (161.31).

- (2) The setback must be measured from the legal road boundary that existed at the year of 2022. No buildings, structures or parts of a building shall be constructed within this 2m wide setback.
- (3) Any minimum front yard setback required in the underlying zoning for the land adjoining Riverhead Road shall be measured from this 2m wide road widening setback.

#### **IX.6.3. Riparian margin**

Purpose: To contribute to improvements to water quality, habitat and biodiversity.

- (1) Riparian margins of permanent or intermittent streams must be planted either side to a minimum width of 10m measured from the top of bank of the stream, provided that:
  - (a) This rule shall not apply to road crossings over streams;
  - (b) Walkways and cycleways must not locate within the riparian planting area; and
  - (c) The riparian planting area is vested in Council or protected and maintained in perpetuity by an appropriate legal mechanism.

#### **IX.6.4. Stormwater quality**

Purpose: To ensure that stormwater is managed and treated prior to discharge to maintain and enhance the health and ecological values of the receiving environment.

- (1) Stormwater runoff from new, or redeveloped, high contaminant generating carparks, all publicly accessible carparks exposed to rainfall, and all roads must be treated with a stormwater management device(s) meeting the following standards:
  - (a) The device or system must be sized and designed in accordance with 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)'; or
  - (b) Where alternative devices are proposed, the device must demonstrate it is designed to achieve an equivalent level of contaminant or sediment removal performance to that of 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)'.
- (2) For all other trafficked impervious surfaces, water quality treatment in accordance with the approved stormwater management plan must be installed.
- (3) New buildings, and additions to buildings must be constructed using inert cladding, roofing, spouting and building materials that avoid the use of high contaminant yielding building products which have:
  - (a) Exposed surface(s) or surface coating of metallic zinc of any alloy containing greater than 10% zinc; or
  - (b) Exposed surface(s) or surface coating of metallic copper or any alloy containing greater than 10% copper; or
  - (c) Exposed treated timber surface(s) or any roof material with a copper-containing or zinc-containing algaecide.

#### **IX.6.5. Rural interface setback**

Purpose: To provide a buffer between residential activities within the Precinct and the neighbouring Mixed Rural zone to mitigate reverse sensitivity effects.

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table IX.6.5.1.

**Table IX.6.5.1 Rural Interface Setback**

| <b>Yard</b> | <b>Minimum depth</b>  |
|-------------|---|
| Rear        | 5m where the rear boundary adjoins the Rural – Mixed Rural Zone |
| Side        | 5m where the side boundary adjoins the Rural – Mixed Rural Zone |

Note 1: A side or rear yard is only required along that part of the side or rear boundary adjoining the Rural – Mixed Rural Zone.

#### **IX.6.6. Fences adjoining publicly accessible open space**

Purpose: To ensure development positively contributes to the visual quality and interest of publicly accessible open spaces.

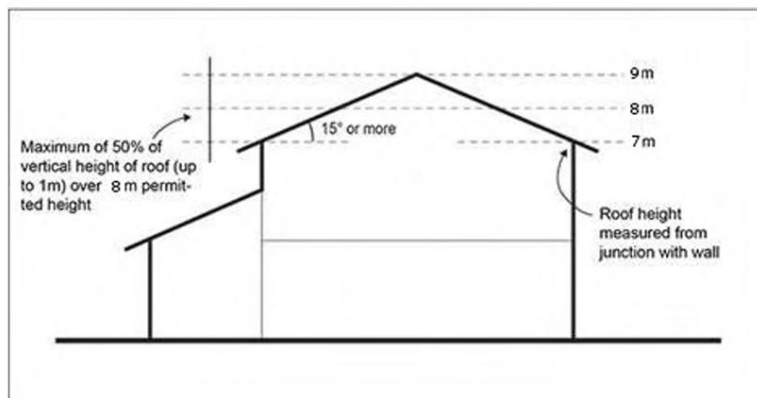
- (1) Fences, or walls, or a combination of these structures, within a side or rear yard adjoining a publicly accessible open space (excluding roads) must not exceed the heights specified below, measured from the ground level at the boundary:
  - (a) 1.2m in height, or;
  - (b) 1.8m in height if the fence is at least 50 per cent visually open.

#### **IX.6.7. Building height within the Mixed Housing Suburban Zone**

Purpose: To manage the height of buildings to achieve an urban built character of generally two storeys, with three storey development adjoining the Terrace Housing and Apartment Building zone and the Local Centre zone to enable a transition in height between the five and two storey development in the adjacent areas.

- (1) In Sub-precinct B, Standard H5.6.4. Building height applies.
- (2) In the remainder of the Residential – Mixed Housing suburban zone, buildings must not exceed 8m 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 on the following diagram:

**Figure IX 6.7.1 Building height in the Mixed Housing Suburban Zone not located within Sub-precinct B.**



#### IX6.8. Height in Relation to Boundary within the Mixed Housing Suburban Zone

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.

- (1) Standard H5.6.5 Height in relation to boundary applies within the Mixed Housing Suburban zone.

#### IX6.9. Yards within the Mixed Housing Suburban Zone

Purpose:

- to create a suburban 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) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table IX.6.9.1 Yards below.

Table IX.6.9.1 Yards

| Yard  | Minimum depth   |
|-------|---|
| Front | <p><u>3m from a front boundary which adjoins Coatesville-Riverhead Highway, Riverhead Road, and Cambridge Road</u></p> <p>2.5m <u>from all other front boundaries</u></p> |

**Commented [B&A36]:** Riverhead Community Association (114.10), Claire Walker (174.12).



|                         |   |
|-------------------------|---|
| Side                    | 1m  |
| Rear                    | 1m  |
| Riparian                | 10m from the edge of all permanent and intermittent streams |
| Lakeside                | 30m   |
| Coastal protection yard | 10m   |

#### **IX6.10. Building coverage within the Mixed Housing Suburban Zone**

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

- (1) Standard H5.6.10(1) Building coverage applies within the Mixed Housing Suburban zone.

#### **IX6.11. Landscaped area within the Mixed Housing Suburban Zone**

Purpose:

- to provide for quality living environments consistent with the planned urban built character of buildings within a generally spacious setting; and
  - to maintain the landscaped character of the streetscape within the zone.
- (1) A dwelling at ground floor level must have a landscaped area of a minimum of 20% 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.
- (3) At least 50 per cent of the area of the front yard must comprise landscaped area.

**Commented [B&A37]:** Consequential to Riverhead Community Association (114.10), Claire Walker (174.12).

#### **IX6.12. Maximum impervious area within the Mixed Housing Suburban Zone**

Purpose:

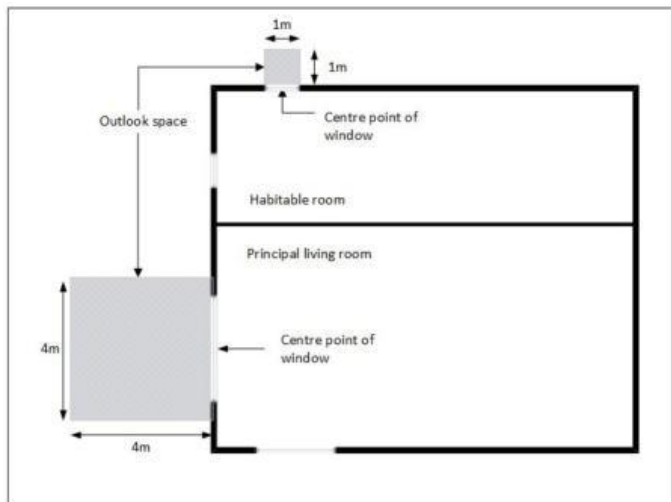
- to manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks;
  - to support the functioning of riparian yards, lakeside yards and coastal yards and water quality and ecology;
  - to reinforce the building coverage and landscaped area standards;
  - to limit paved areas on a site to improve the site's appearance and cumulatively maintain amenity values in a neighbourhood.
- (1) Standard H5.6.9 Maximum impervious area applies within the Mixed Housing Suburban zone.

### IX6.13. Outlook space within the Mixed Housing Suburban Zone

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 the 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.
- (2) An outlook space must be provided from habitable room windows as shown in the diagram below:



- (3) The minimum dimensions for a required outlook space are as follows:
  - (a) a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
  - (b) all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
- (4) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
- (5) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
- (6) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
- (7) Outlook spaces may be under or over a balcony.
- (8) Outlook spaces required from different rooms within the same building may overlap.

(9) Outlook spaces must—

- (a) be clear and unobstructed by buildings; and
- (b) not extend over an outlook space or outdoor living space required by another dwelling.

#### **IX6.14. Outdoor living space within the Mixed Housing Suburban Zone**

Purpose: to provide dwellings, supported residential care and boarding houses with outdoor living space that is of a functional size and dimension, has access to sunlight, and is accessible from the dwelling.

- (1) A dwelling at ground floor level must have an outdoor living space that is at least 20 square metres 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 8 square metres 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
    - (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 8 square metres 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.

#### **IX6.15. Windows to the street within the Mixed Housing Suburban Zone**

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% of the street-facing façade in glazing. This can be in the form of windows or doors.

#### **IX.6.16. Activities sensitive to noise adjacent to Coatesville-Riverhead Highway or Riverhead Road**

- (1) Any new building or alteration to an existing building containing Activities Sensitive to Noise constructed within the specified distances from the centreline of the roads identified in Table IX.6.16.1 below must be designed, constructed and maintained

Commented [B&A38]: Auckland Transport (161.4).

so that road traffic noise does not exceed 40 dB LAeq (24 hour) in all noise sensitive spaces.

**Table IX.6.16.1 Activities sensitive to noise**

| <u>Road</u>                          | <u>Distance from road centreline</u> |
|--------------------------------------|--------------------------------------|
| <u>Coatesville-Riverhead Highway</u> | <u>40m</u>                           |
| <u>Riverhead Road</u>                | <u>35m</u>                           |

- (2) [Provisions relating to implementing the above standard and associated objectives, policies, matters of discretion, and assessment criteria are subject to further consideration by the applicant and will be addressed in evidence].

**IX.6.17. Riverhead Road Culvert Upgrade**

- (1) Prior to development of land south of Riverhead Road that discharges stormwater north into the tributary to the Rangitopouri Stream via the culvert under Riverhead Road, the culvert under Riverhead Road must be upgraded to accommodate conveyance of flow up to 1% AEP.

**Commented [B&A39]:** Auckland Council (S186.7, S186.9)

**IX.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

**IX.8. Assessment – restricted discretionary activities**

**IX.8.1. Matters of discretion**

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlays, Auckland-wide or zones provisions:

- (1) Healthcare facility up to 250m<sup>2</sup> gross floor area per site:
- (a) Matters of discretion H6.8.1(1) apply.
- (2) For new buildings prior to subdivision; and subdivision, including subdivision establishing private roads:
- (a) Location and design of the collector roads, key local roads and connections with neighbouring sites to achieve an integrated street network, and appropriately provide for all modes;
  - (b) Provision of cycling and pedestrian networks and connections;
  - (c) Open space network;
  - (d) Stormwater and flooding effects;
  - (e) Servicing;
  - (f) Trees;
  - (g) The effects on cultural values and Māori Cultural Landscape values; ~~and~~

**Commented [B&A40]:** Consequential to Auckland Transport (S161.22).

**Commented [B&A41]:** Auckland Transport (161.34).

- (h) The imposition of consent conditions of the kind referred to in rule IX.6.1(6) and (7).
- (i) Matters of discretion IX.8.1(1)(a)-(eh) apply in addition to the matters of discretion in E38.12.1.
- (3) For four or more dwellings on a site:
- (a) The effects on the neighbourhood character, residential amenity, safety, and the surrounding residential areas from all of the following
    - (i) Building intensity, scale, location, form and appearance;
    - (ii) Traffic; and
    - (iii) Location and design of parking and access.
  - (b) All of the following standards:
    - (i) Standard IX6.10. Building coverage within the Mixed Housing Suburban Zone;
    - (ii) Standard IX6.11. Landscaped area within the Mixed Housing Suburban Zone;
    - (iii) Standard IX6.12. Maximum impervious area within the Mixed Housing Suburban Zone;
    - (iv) IX6.13. Outlook space within the Mixed Housing Suburban Zone;
    - (v) Standard IX6.14. Outdoor living space within the Mixed Housing Suburban Zone;
    - (vi) Standard IX6.15. Windows to the street within the Mixed Housing Suburban Zone; and
    - (vii) Standard H5.6.13 Daylight;
    - (viii) Standard H5.6.15 Front, side and rear fences and walls; and
    - (ix) Standard H5.6.16 Minimum dwelling size.
  - (c) Infrastructure and servicing.
- (4) For occupation of dwellings that does not comply with Standard IX.6.1(2)-(65) Staging of development with transport upgrades, Appendix 1: Road function and design elements table – Internal roads within Precinct, and / or Appendix 2: Road function and design elements table – External roads to the Precinct:
- (a) Effects of traffic generation on the safety and operation of the surrounding road network;
  - (b) Effects on pedestrian and cyclist connectivity and safety; and
  - (c) Effects on public transport.

(4A) For development and subdivision that does not comply with Standard IX.6.1(2)-(5) for Appendix 2: Road function and design elements table – External roads to the Precinct or Standard IX.6.2A Road design for Appendix 1: Road function and design elements table – Internal roads within the Precinct:

**Commented [B&A42]:** Minor correction.

**Commented [B&A43]:** Consequential to Auckland Transport (161.41).

- (a) The design of the road and associated road reserve.
  - (b) Design constraints.
- (5) For development that does not comply with Standard IX6.3. Riparian margins:
- (a) Effects on water quality and stream habitat.
- (6) For development that does not comply with Standard IX6.4. Stormwater quality:
- (a) Matters of discretion E9.8.1(1) apply.
- (7) For development that does not comply with Standard IX6.5. Rural interface setback:
- (a) Reverse sensitivity effects.
- (8) Infringement of Standard IX.6.6. Fences adjoining publicly accessible open space:
- (a) Effects on the amenity and safety of the open space.
- (9) Infringement of Standard IX6.7. Building height within the Mixed Housing Suburban Zone:
- (a) Within Sub-precinct B:
    - (i) Matters of discretion H5.8.1(2)(a) apply.
  - (b) Within the remainder of the Mixed Housing Suburban zone:
    - (i) The design and layout of buildings and development insofar as it affects the existing and future amenity values of open spaces; any policy which is relevant to the standard;
    - (ii) the purpose of the standard;
    - (iii) the effects of the infringement of the standard;
    - (iv) the effects on the planned built character of the zone;
    - (v) the effects on the amenity of the neighbouring sites;
    - (vi) the effects of any special or unusual characteristic of the site which is relevant to the standard;
    - (vii) the characteristics of the development; and
    - (viii) any other matters specifically listed for the standard.
- (10) Infringement of Standard H6.5.5. Building height:
- (a) Matters of discretion H6.8.1(4) apply.
- (11) Infringement of Standard H11.6.1. Building height:
- (a) Matters of discretion H11.8.1(8) apply.
- (12) Infringement of Standard IX6.8. Height in Relation to Boundary within the Mixed Housing Suburban Zone:
- (a) any policy which is relevant to the standard;
  - (b) the purpose of the standard;
  - (c) the effects of the infringement of the standard;

**Commented [B&A44]:** Consequential to Auckland Transport (161.41).

- (d) the effects on the planned built character of the zone;
  - (e) the effects on the amenity of the 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; and
  - (h) any other matters specifically listed for the standard.
- (13) Infringement of Standard IX6.9. Yards within the Mixed Housing Suburban Zone; IX6.10. Building coverage within the Mixed Housing Suburban Zone; IX6.11. Landscaped area within the Mixed Housing Suburban Zone; IX6.12. Maximum impervious area within the Mixed Housing Suburban Zone; IX6.13. Outlook space within the Mixed Housing Suburban Zone; IX6.14. Outdoor living space within the Mixed Housing Suburban Zone; IX6.15. Windows to the street within the Mixed Housing Suburban Zone:

(a) Matters of discretion H5.8.1(4) apply.

#### **IX.8.2. Assessment criteria**

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlays, Auckland-wide or zones provisions:

- (1) Healthcare facility up to 250m<sup>2</sup> gross floor area per site:

(a) Assessment criteria H6.8.2(1) apply.

- (2) For new buildings prior to subdivision, and subdivision, including subdivision establishing private roads:

Māori cultural landscape values

- (a) The extent to which Māori cultural landscape values and associations of Te Kawerau ā Maki and Ngāti Whātua ō Kaipara (as well as any other relevant tangata whenua) with land and water are recognised and provided for including but not limited to:
  - (i) The key views and spiritual connection identified on IX.10.1 Riverhead: Precinct plan 1;
  - (ii) The cross roads between several takiwa including Kaipara, Waitakere, Te Whenua Roa o Kahu, and on to Waitemata;
  - (iii) Ancient footprints of the tūpuna of Te Kawerau ā Maki and Ngāti Whātua ō Kaipara;
  - (iv) Connections to the hills to the north and the awa;
  - (v) Freshwater quality; and
  - (vi) Mauri, particularly in relation to freshwater.
- (b) The ability to incorporate mātauranga Māori and tikanga Māori, recognising and providing for the outcomes articulated by Mana Whenua;

**Commented [B&A45]:** Consequential to Auckland Transport (S161.22).

- (c) Whether consideration of practicable alternative methods, locations or designs that would avoid or mitigate the impact on the identified Māori cultural landscape values;
- (d) The extent to which streets and public open spaces recognise the relationship of Mana Whenua with the Māori cultural landscape including through:
  - (i) The incorporation of design elements, art works, naming and historical information to reflect the values and relationship mana whenua have with the Riverhead area;
  - (ii) Locating and orientating streets and public open spaces to reference and respect the Māori cultural landscape values identified in IX.10.1 Riverhead: Precinct plan 1 where practicable;
  - (iii) Indigenous landscaping, vegetation and design including removal and replanting; and
  - (iv) Maintenance of views and connections to and between important sites, places and areas, wāhi tapu and other taonga.

#### Location of roads and other transport connections

Commented [B&A46]: Auckland Transport (161.37).

- (e) Whether the collector roads, key local roads and key ~~pedestrian~~ active mode connections are provided generally in the locations shown on IX.10.2 Riverhead: Precinct Plan 2 to achieve a highly connected street layout and active mode network that integrates with the surrounding transport network. An alternative alignment that provides an equal or better degree of connectivity and amenity within and beyond the precinct may be appropriate, having regard to the following functional matters:
  - (i) ~~The~~ Land ownership patterns, the presence of natural features, natural hazards, ~~or~~ contours or other constraints and how this impacts the placement of roads and active mode connections;
  - (ii) The need to achieve an efficient block structure and layout within the precinct suitable to the proposed activities; and
  - (iii) The constructability of roads and the ability for it to be delivered by a single landowner and connected beyond any property boundary within the precinct.
- (f) Whether a high quality and integrated network of ~~local~~ roads (including collector and local roads) is provided within the precinct that has a good degree of accessibility and supports a walkable street network. Whether roads and active mode connections are aligned to provide visual and physical connections to open spaces, including along the stream network, where the site conditions allow.

Commented [B&A47]: Auckland Transport (161.38).

#### Design of roads

- (g) Whether the design of new collector and local roads or upgrade of existing roads accord with the road design details provided in IX.11.1 Appendix 1 and IX.11.2 Appendix 2.

Commented [B&A48]: Auckland Transport (161.39).



- (h) Whether the layout of the street network provides a good degree of accessibility and supports a walkable street network. As a general principle, the length of a block should be no greater than 200m, and the perimeter of the block should be no greater than 600m.

#### Open space network

- (i) Whether open spaces are provided in the locations generally consistent with the indicative locations shown on IX.10.2 Riverhead: Precinct plan 2.
- (j) Neighbourhood and suburb parks should have adequate street frontage to ensure they are visually prominent and safe.
- (k) Whether multi-purpose green corridors are provided in a manner consistent with Policy IX.3(13).

#### Trees

- (l) Whether the Beech Tree identified on IX.10.2 Riverhead: Precinct plan 2, is retained where possible.

#### Stormwater and flooding

- (m) Whether development is in accordance with the approved Stormwater Management Plan and Policies E1.3(1)-(14).
- (n) The design and efficacy of infrastructure and devices with consideration given to the likely effectiveness, ease of access, operation and integration with the surrounding environment.
- (o) Whether the proposal ensures that development manages flooding effects upstream or and downstream of the site and in the Riverhead precinct so that the risks to people and property (including infrastructure) are not increased for all flood events, up to a 100-year ARI flood event.
- (p) The location, size, design and management of any interim flood attenuation areas that may be necessary to ensure that development does not increase flooding risks prior to upgrades of culverts.

#### Servicing

- (q) Whether adequate water supply and wastewater infrastructure is provided at the time of subdivision or development.

#### (3) For four or more dwellings on a site:

- (a) The extent to which or whether the development achieves the purpose outlined in the following standards or what alternatives are provided that result in the same or a better outcome:
  - (i) Standard IX6.10. Building coverage within the Mixed Housing Suburban Zone;
  - (ii) Standard IX6.11. Landscaped area within the Mixed Housing Suburban Zone;
  - (iii) Standard IX6.12. Maximum impervious area within the Mixed Housing Suburban Zone;

- (iv) Standard IX6.13. Outlook space within the Mixed Housing Suburban Zone;
  - (v) Standard IX6.14. Outdoor living space within the Mixed Housing Suburban Zone;
  - (vi) Standard IX6.15. Windows to the street within the Mixed Housing Suburban Zone;
  - (vii) Standard H5.6.13 Daylight;
  - (viii) Standard H5.6.15 Front, side and rear fences and walls; and
  - (ix) Standard H5.6.16 Minimum dwelling size.
- (b) The extent to which the development contributes to a variety of housing types at higher densities in the zone and is in keeping with the neighbourhood's planned built character of predominantly two storey buildings (attached or detached) by limiting the height, bulk and form of the development and managing the design and appearance as well as providing sufficient setbacks and landscaped areas.
- (c) The extent to which development achieves attractive and safe streets and public open space by:
- (i) providing doors, windows and/or balconies facing the street and public open spaces.
  - (ii) minimising tall, visually impermeable fences.
  - (iii) designing large scale development (generally more than 15 dwellings) to provide for variations in building form and/or façade design as viewed from streets and public open spaces.
  - (iv) optimising front yard landscaping.
  - (v) providing safe pedestrian access to buildings from the street.
  - (vi) minimising the visual dominance of garage doors, walkways or staircases to upper level dwellings, and carparking within buildings as viewed from streets or public open spaces.
- (d) 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;
- (e) The extent to which dwellings:
- (i) Orientate and locate windows to optimise privacy and encourage natural cross ventilation within the dwelling.
  - (ii) Optimise sunlight and daylight access based on orientation, function, window design and location, and depth of the dwelling floor space.
  - (iii) Provide secure and conveniently accessible storage for the number and type of occupants the dwelling is designed to accommodate.

- (iv) Provide the necessary waste collection and recycling facilities in locations conveniently accessible and screens from streets and public open spaces.
- (f) The extent to which outdoor living space:
  - (i) Provides for access to sunlight.
  - (ii) Provides privacy between the outdoor living space of adjacent dwellings on the same site and between outdoor living space and the street.
  - (iii) When provided at ground level, is located on generally flat land or otherwise functional.
- (g) refer to Policy H5.3(7); and
- (h) infrastructure and servicing:
  - (i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.
  - (ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.
- (4) For development ~~and subdivision~~ that does not comply with Standard IX.6.1(2)-(6) Staging of Development with Transport Upgrades, ~~Appendix 1: Road function and design elements table – Internal roads within Precinct, and / or Appendix 2: Road function and design elements table – External roads to the Precinct.~~
- (a) A proposal that does not comply with IX.6.1 Staging of development with transport upgrades will be assessed in terms of the matters below, as informed by an Integrated Transport Assessment.
- (b) Whether the proposal is in accordance with Policy IX.3(4) in addition to any relevant AUP policy that is within the scope of the matters of discretion in IX.8.1(3).
- (c) Whether safe connections can be achieved to public transport services, schools and community facilities within Riverhead.
- (d) The extent to which public transport facilities on Coatesville Riverhead Highway fronting the Precinct are of a high standard including shelter, hardstand and seating.
- (e) The extent to which localised intersection widening will allow for safe, protected active-mode facilities and bus stop infrastructure on Coatesville-Riverhead Highway. The extent to which localised intersection widening will allow for safe, protected active-mode facilities on Riverhead Road.
- (f) Whether the transport network at key intersections within Riverhead can operate safely and efficiently during the inter-peak period, with an overall intersection Level of Service (LOS) no worse than LOS D. The key intersections to consider include Coatesville Riverhead Highway/Riverhead Road, Coatesville Riverhead Highway/Riverhead Point Drive and Riverhead Road/Lathrope Road.

**Commented [B&A49]:** Minor correction.

**Commented [B&A50]:** Consequential to Auckland Transport (161.41).

- (g) The extent to which safety improvements have been implemented at the Coatesville Riverhead Highway/SH16 intersection.
  - (h) The extent to which interim transport upgrades which achieve (a) – (g) will contribute towards the final transport upgrade.
- (4A) For development and subdivision that does not comply with Standard IX.6.1(2)-(5) for Appendix 2: Road function and design elements table – External roads to the Precinct or Standard IX.6.2A Road design for Appendix 1: Road function and design elements table – Internal roads within the Precinct :
- (a) Whether there are constraints or other factors present which make it impractical to comply with the required standards.
  - (b) Whether the design of the road and associated road reserve achieves policies IX.3(4), (7), (8), and (9).
  - (c) Whether the proposed design and road reserve:
    - (i) Incorporates measures to achieve the required design speeds;
    - (ii) Can safely accommodate required vehicle movements;
    - (iii) Can appropriately accommodate all proposed infrastructure and roading elements including utilities and/or any stormwater treatment;
    - (iv) Assesses the feasibility of upgrading any interim design or road reserve to the ultimate required standard.
  - (d) Whether there is appropriate interface design treatment at property boundaries, particularly for pedestrians and cyclists.
- (5) For development that does not comply with Standard IX.6.3. Riparian planting:
- (a) Whether the development is consistent with Policy IX.3(18).
- (6) For development that does not comply with Standard IX.6.4. Stormwater quality:
- (a) Assessment criteria E9.8.2(1); and
  - (b) Whether the proposal is in accordance with the approved Stormwater Management Plan and Policies E1.3(1)-(10) and (12)-(14).
- (7) For development that does not comply with Standard IX.6.5. Rural interface setback:
- (a) Refer to Policy IX.3(13).
- (8) Infringement of Standard IX.6.6 Fences adjoining publicly accessible open space:
- (a) Whether the proposal positively contributes to the visual quality and interest of the adjoining open space, while providing an adequate degree of privacy and security for the development.
- (9) Infringement of Standard IX.6.7. Building height within the Mixed Housing Suburban Zone:
- (a) Refer to Policy IX.3(16);
  - (b) For sites within Sub-precinct B, assessment criteria H5.8.2(4) apply;

**Commented [B&A51]:** Consequential to Auckland Transport (161.41).

- (c) For sites within the remainder of the Residential – Mixed Housing Suburban zone, assessment criteria H4.8.2(5) apply.
- (10) Infringement of Standard H6.6.5: Building height:
  - (a) Refer Policy IX.3(15); and
  - (b) Assessment criteria H6.8.2(5) apply.
- (11) Infringement of Standard H11.6.1: Building height:
  - (a) Refer Policy IX.3(15); and
  - (b) Assessment criteria H11.8.2(8)(a) apply.
- (12) Infringement of Standard IX6.8. Height in Relation to Boundary within the Mixed Housing Suburban Zone:
  - (a) Assessment criteria H4.8.2(6) apply.
- (13) Infringement of Standard IX6.9. Yards within the Mixed Housing Suburban Zone:
  - (a) Assessment criteria H5.8.2(9) apply.
- (14) Infringement to Standard IX6.10. Building coverage within the Mixed Housing Suburban Zone:
  - (a) Assessment criteria H5.8.2(11) apply.
- (15) Infringement to Standard IX6.11. Landscaped area within the Mixed Housing Suburban Zone:
  - (a) Assessment criteria H5.8.2(12) apply.
- (16) Infringement of Standard IX6.12. Maximum impervious area within the Mixed Housing Suburban Zone:
  - (a) Assessment criteria H5.8.2(10) apply.
- (17) Infringement of Standard IX6.13. Outlook space within the Mixed Housing Suburban Zone:
  - (a) Assessment criteria H5.8.2(13) apply.
- (18) Infringement of Standard IX6.14. Outdoor living space within the Mixed Housing Suburban Zone:
  - (a) Assessment criteria H5.8.2(15) apply.
- (19) Infringement of Standard IX6.15. Windows to the street within the Mixed Housing Suburban Zone:
  - (a) The extent to which the glazing:
    - (i) Allows views to the street and/or accessways to ensure passive surveillance; and
    - (ii) Provides a good standard for privacy of occupants.

#### **IX.9 Special information requirements**

- (1) Riparian planting plan

An application for land modification, development and subdivision which adjoins a permanent or intermittent stream must be accompanied by a riparian planting plan identifying the location, species, planter bag size and density of the plants. Plant species should be native.

(2) Consultation with Waka Kotahi NZ Transport Agency

An application for development, excluding construction activities, which occurs prior to the upgrade of the Coatesville-Riverhead Highway / Main Road (SH16) intersection must be accompanied by a description of consultation undertaken with Waka Kotahi NZ Transport Agency and the outcomes of this consultation.

(3) Large or highly visible commercial or community focused buildings

Design of large or highly visible commercial or community focused buildings or structures or infrastructure shall provide opportunity to Te Kawerau ā Maki and Ngāti Whātua ō Kaipara to integrate cultural design elements.

(4) Archaeological assessment

An application for land modification on 22 Duke Street must be accompanied by an archaeological assessment, including a survey. The purpose of this assessment is to evaluate the effects on archaeological values associated with the Waitemata Flour Mill/Riverhead Paper Mill site R10\_721 prior to any land disturbance, and to confirm whether the development will require an Authority to Modify under the Heritage New Zealand Pouhere Taonga Act 2014.

(5) Water and wastewater servicing plan

Commented [B&A52]: Watercare (S218.3).

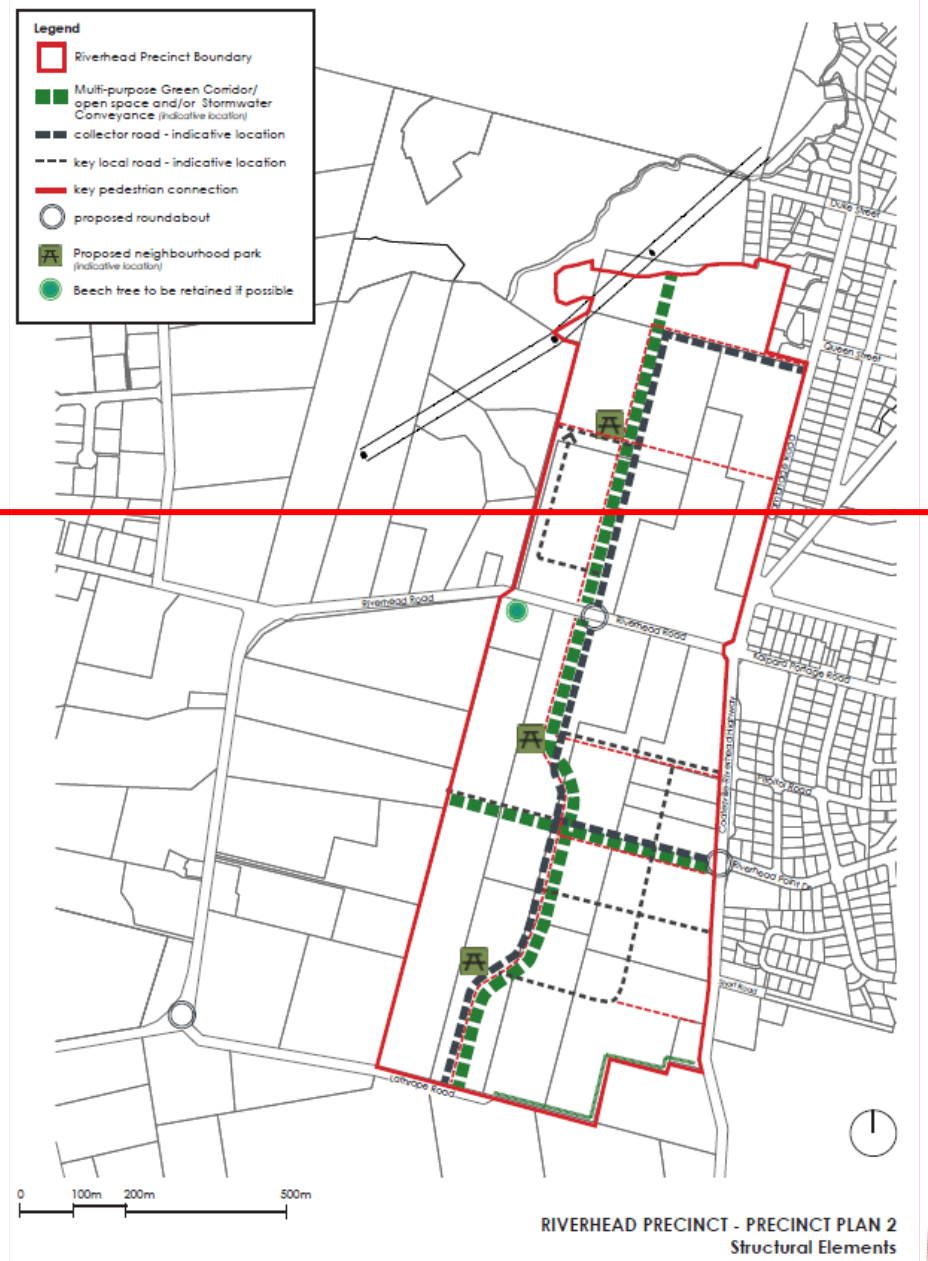
At the first stage of subdivision and / or development of any site existing at (date of plan change approval) within the precinct a Water and Wastewater Servicing Plan shall be provided. The Water and Wastewater Servicing Plan shall identify the water and wastewater servicing strategy for the precinct area, including:

- (a) Identify the indicative location and estimated capacity of water and wastewater infrastructure located outside of the precinct area required to service the precinct area, and the indicative location(s) of the required connection(s) to the boundary of the precinct area. The Water and Wastewater Servicing Plan shall be updated for water and wastewater infrastructure located outside of the precinct area updated as development and / or subdivision is undertaken in stages within the precinct area; and
- (b) Identify the location, size and capacity of infrastructure located within the precinct area and required to service the proposed subdivision and / or development.

### IX.10.1 Riverhead: Precinct plan 1

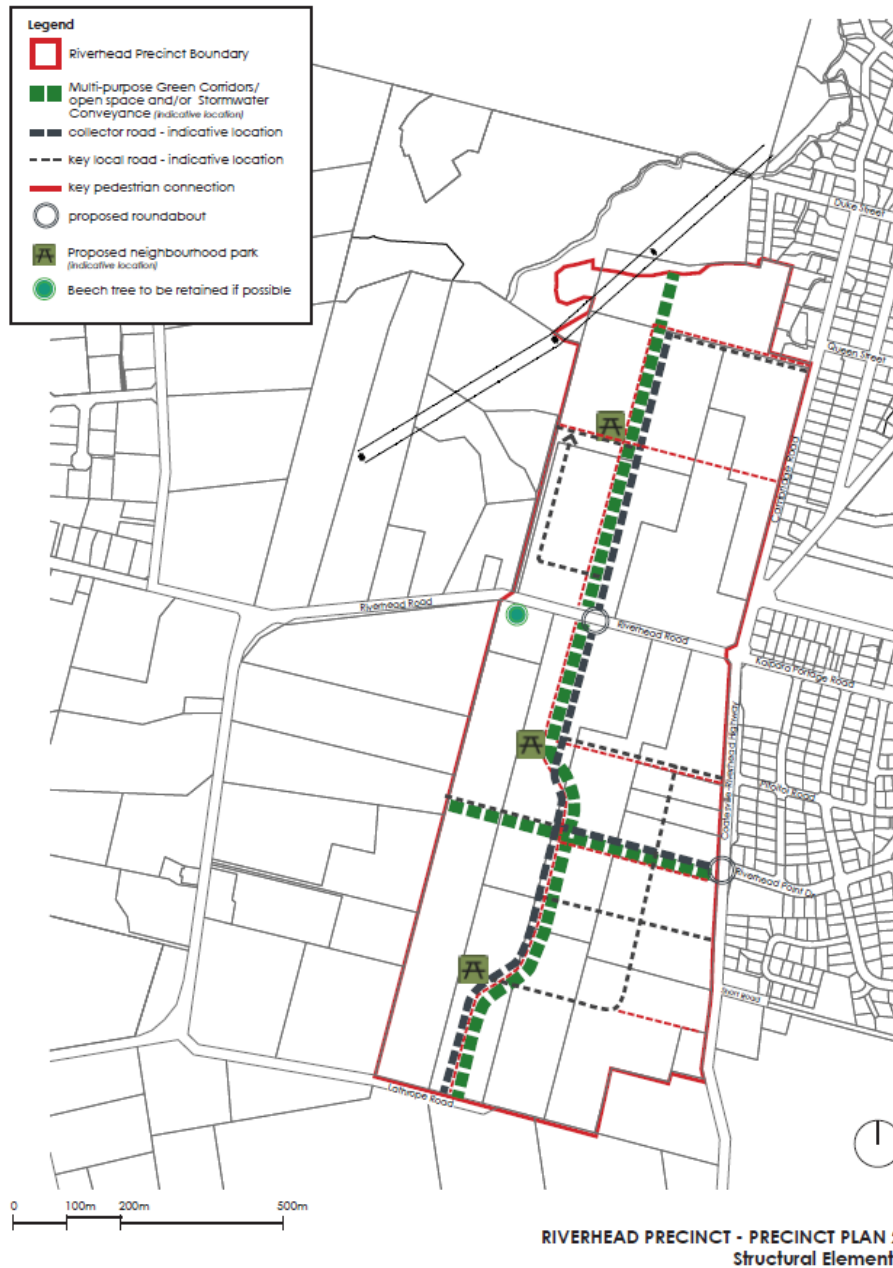


## IX.10.2 Riverhead: Precinct plan 2



**Commented [B&A53]:** Auckland Transport (161.43); consequential to Auckland Council (S186.7, S186.9)



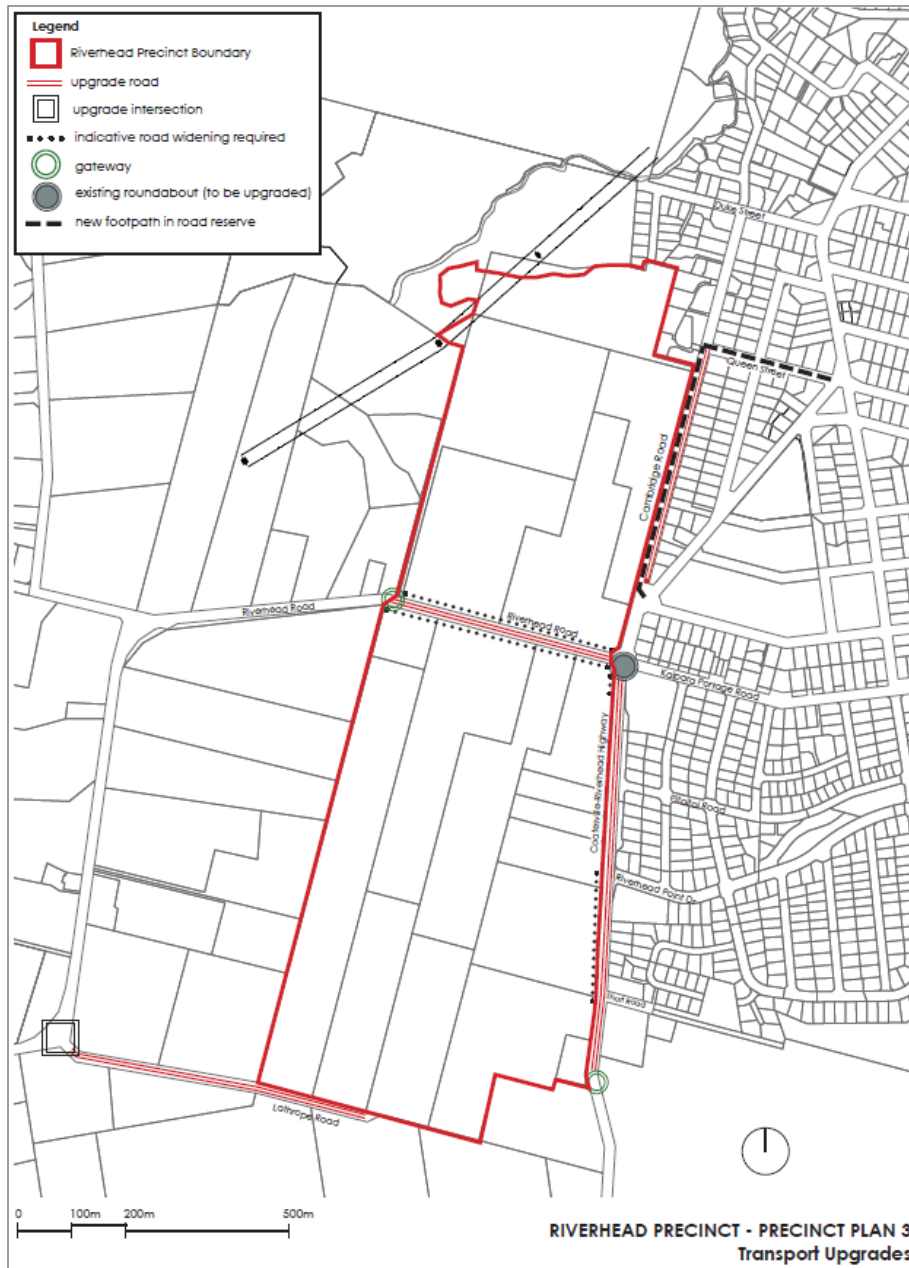


**Legend**

- Riverhead Precinct Boundary
- upgrade road
- upgrade intersection
- indicative road widening required
- gateway
- existing roundabout (to be upgraded)
- new footpath in road reserve

The map displays the Riverhead Precinct boundary in red. Roads are shown with various upgrade indicators: solid red lines for road upgrades, dashed black lines for new footpaths, and dotted black lines for areas requiring indicative road widening. Key features include a roundabout at the intersection of Riversong Road and Carriage Road, and several gateways marked with green circles. The Coastlink Bus Rapid Highway runs along the eastern side of the precinct. A scale bar at the bottom left shows distances from 0 to 500 meters.

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## IX.11. Appendices

### IX.11.1 Appendix 1: Road function and design elements table – Internal roads within ~~the~~ Precinct

Commented [B&A55]: Minor correction.

| Road Description   | Proposed Role and Function of Road in Precinct Area | Minimum Road Reserve<br>( <u>subject to note 1</u> ) | Total Number of Lanes                             | Speed Limit (Design) | On-Street Parking | Access Restrictions | Cycle Provision                    | Pedestrian Provision                               | Street Trees    | Bus Provision<br>( <u>subject to note 2</u> ) |
|--|---|--|---|----------------------|-------------------|---------------------|------------------------------------|--|-----------------|---|
| <b>Collector Road</b><br>(without adjacent reserve)  | Collector Road<br>( <del>Type 1</del> )             | 25m  | 2   | 40 km/h              | Optional          | No                  | Yes<br><br>Separated on both sides | Yes<br><br>Both sides                              | Trees each side | Yes   |
| <b>Collector Road</b><br>(with adjacent reserve which includes a shared path alongside (but outside) road reserve) | Collector Road<br>( <del>Type 1</del> )             | 21m  | 2   | 40 km/h              | Optional          | No                  | Yes<br><br>Separated on both sides | Yes<br><br>One side (not required on reserve side) | Trees each side | Yes   |
| <b>Local Roads</b>   | Local Road<br>( <del>Type 2</del> )                 | 18m  | 2 (on-street parking with staggered yellow lines) | 30 km/h              | Optional          | No                  | No                                 | Yes<br><br>Both sides                              | Trees each side | No  |

Commented [B&A56]: Auckland Transport (161.45).

Commented [B&A57]: Auckland Transport (161.45).

Note 1: Typical minimum width which may need to be varied in specific locations where required to accommodate network utilities, batters, structures, stormwater treatment, intersection design, significant constraints or other localised design requirements.

**Commented [B&A58]:** Auckland Transport (161.46).

Note 2: Carriageway and intersection geometry capable of accommodating buses.

**Commented [B&A59]:** Auckland Transport (161.47).

IX.11.2 Appendix 2: Road function and design elements table – External roads to the Precinct

| Road Description   | Proposed Role and Function of Road | Minimum Road Reserve<br><u>(subject to note 1)</u>   | Total Number of Lanes | Speed Limit (Design) | On-Street Parking | Access Restrictions | Cycle Provision                    | Pedestrian Provision | Street Trees                 | Bus Provision<br><u>(subject to note 2)</u> |
|--|------------------------------------|--|-----------------------|----------------------|-------------------|---------------------|------------------------------------|----------------------|------------------------------|---|
| <b>Coatesville-Riverhead Highway</b><br><br>Between Kaipara Portage Road and Riverhead Point Drive | Arterial Road                      | Existing width (varies) plus localised intersection widening   | 2                     | 50                   | No                | Yes                 | Yes<br><br>Separated on both sides | Yes                  | Yes                          | Yes   |
| <b>Coatesville-Riverhead Highway</b><br><br>From Riverhead Point Drive to 80m south of Short Road  | Arterial Road                      | Existing with localised widening on the western boundary to allow for intersections and tie-in works for the future shared path on Coatesville-Riverhead Highway, south of Short Road. | 2                     | 50                   | No                | Yes                 | Yes<br><br>Separated on both sides | Yes                  | Yes<br><br>Western side only | Yes   |

| Road Description  | Proposed Role and Function of Road | Minimum Road Reserve<br><u>(subject to note 1)</u>                   | Total Number of Lanes | Speed Limit (Design) | On-Street Parking | Access Restrictions                    | Cycle Provision                    | Pedestrian Provision          | Street Trees | Bus Provision<br><u>(subject to note 2)</u> |
|---|------------------------------------|--|-----------------------|----------------------|-------------------|--|------------------------------------|-------------------------------|--------------|---|
| <b>Riverhead Road</b><br><br>From the eastern boundary of 307 Riverhead Road to Coatesville-Riverhead Highway | Arterial Road                      | 24m, with 2m widening each side plus localised intersection widening | 2                     | 50                   | No                | <u>No</u> <u>Yes</u> (refer to note 3) | Yes<br><br>Separated on both sides | Yes                           | Yes          | <u>No</u> <u>Yes</u>                        |
| <b>Lathrope Road</b>  | Local Road                         | Existing width (20m)   | 2                     | 50                   | No                | No                                     | No                                 | Yes<br><br>Northern side only | No           | Yes   |

**Commented [B&A60]:** Auckland Transport (161.50).

**Commented [B&A61]:** Auckland Transport (161.50).

Note 1: Typical minimum width which may need to be varied in specific locations where required to accommodate network utilities, batters, structures, stormwater treatment, intersection design, significant constraints or other localised design requirements.

**Commented [B&A62]:** Auckland Transport (161.48).

Note 2: Carriageway and intersection geometry capable of accommodating buses.

**Commented [B&A63]:** Auckland Transport (161.49).

Note 3: Vehicle access restriction applies under Standard E27.6.4.1.