



RULES ASSESSMENT
11 Surrey Crescent, Grey Lynn

SITE ZONING, OVERLAYS AND LIMITATIONS

Auckland Unitary Plan – Operative in Part Version 15 November 2016	
Site Area	2,406m ² (2,451m ² on CT) <ul style="list-style-type: none"> • Villa site – 400m² • Cohaus site – 2,006m²
Zone	Residential – Single House Zone
Overlays	<ul style="list-style-type: none"> • Special Character Areas Overlay Residential and Business – Residential Isthmus A
Limitations	<ul style="list-style-type: none"> • Surrey Crescent is an arterial road

AUCKLAND UNITARY PLAN (OPERATIVE IN PART)

Rule	Compliance	Non Compliance
D18 Special Character Areas Overlay – Residential and Business		
D18.4.1 (A1) Restoration, and repair to a building on all sites in the Special Character Areas Overlay–Residential – permitted	Restoration of the relocated villa is a permitted activity.	
D18.4.1 (A3) Total demolition or substantial demolition (exceeding 30 per cent or more, by area, of wall elevations and roof areas) of a building, or the removal of a building (excluding accessory buildings), or the relocation of a building within a site in Residential Isthmus A – restricted discretionary activity		It is proposed to demolish majority of the existing building, with only the original villa portion being retained and relocated – restricted discretionary activity
D18.4.1 (A5) Construction of a new building or relocation of a building onto a site on all sites in the Special Character Area Overlay–Residential – restricted discretionary activity		A portion of the existing villa will be relocated, and new buildings are proposed on the site – restricted discretionary activity
D18.6.1.1 Building height – 8m, except that 50 per cent 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 degrees or more.	The Courtyard Building will utilise the roof height building – complies.	Surrey Building maximum height is 10.5m – restricted discretionary activity
D18.6.1.2 Height in relation to boundary – 3m and 45 degrees along any boundary of the site		The Surrey Building will exceed this recession plane at the front road boundary by a maximum height of 5.14m (as shown on sheets R-25 and R-26), and at the

		boundary with the Villa site by a maximum height of 6.2m over a distance of 9m – restricted discretionary activity
D18.6.1.3 Yards Front – average existing setback of dwellings on adjacent sites, being the three sites on either side of the subject site or six sites on one side of the subject site Side – 1.2m Rear – 3m	Side and rear yards comply	Villa site: minimum front yard setback of 1.7m where 3.7m is required – restricted discretionary activity Garden House: post-subdivision, this will infringe the 3m rear yard at the boundary with the villa site – restricted discretionary activity Surrey Building: front yard setback varies between 0.1m – 2.4m – restricted discretionary activity
D18.6.1.4 Building coverage <ul style="list-style-type: none"> • Site area 300m² – 500m² – 40% • Site area greater than 1,000m² – 25% net site area 		Villa site: 160m ² permitted, 190m ² (or 47.5%) proposed – restricted discretionary activity Cohaus site: 501.5m ² permitted, 865m ² (or 43%) proposed – restricted discretionary activity
D18.6.1.5 Landscaped area <ul style="list-style-type: none"> • Site area 200m² – 500m² – 33% • Site area greater than 1,000m² – 50% net site area • 50% of the front yard must be landscaped area 	Villa site: minimum 132m ² landscaped area required, 210m ² proposed. 70% of the front yard will be landscaped – complies. Cohaus site: minimum 1,003m ² landscaped area required, 1,228m ² proposed. 69% of the front yard will be landscaped – complies.	
D18.6.1.6 Maximum paved area <ul style="list-style-type: none"> • Site area 200m² – 500m² – 20% net site area • Site area greater than 1,000m² – 25% net site area 	Villa site: maximum 80m ² , no paved area proposed – complies. Cohaus site: maximum 501.5m ² , 240m ² proposed – complies.	
D18.6.1.7 Fences, walls and other structures, or any combination of these, must not exceed 1.2m	Complies	
E8 Stormwater Diversion and Discharge		
E8.4.1 (A1) Diversion of stormwater runoff from lawfully established impervious areas directed into an authorised stormwater network or a combined sewer network that complies with Standard E8.6.2.1 – permitted	Complies – it is proposed to install a detention tank to provide attenuation and ensure stormwater discharge is not increased post development. Details are provided in Appendix 6 .	
E12 Land Disturbance – District		
E12.4.1 (A5) Greater than 1000m ² up to 2500m ² – restricted discretionary		Earthworks are proposed over a total area of 2,006m ² – restricted discretionary activity
E12.4.1 (A8) Greater than 250m ³		Total volume of earthworks

up to 1000m ³ – restricted discretionary		proposed is 627m ³ – restricted discretionary activity
E25 Noise and Vibration		
E25.4 (A1) Activities that comply with all the relevant permitted activity standards – permitted	Construction works will comply with the relevant noise and vibration standards.	
E27 Transport		
E27.4.1 (A2) Parking, loading and access which is an accessory activity but which does not comply with the standards for parking, loading and access – restricted discretionary		The proposal will not comply with the minimum parking rate and is subject to a Vehicle Access Restriction – restricted discretionary activity
E27.4.1 (A5) Construction or use of a vehicle crossing where a Vehicle Access Restriction applies under Standards E27.6.4.1(2) or E27.6.4.1(3) – restricted discretionary		A Vehicle Access Restriction applies under E27.6.4.1(3) – restricted discretionary activity
E27.6.1 Trip Generation	N/A – less than 100 dwellings are proposed	
E27.6.2.4 Parking rates – Area 2 Sites within the D18 Special Character Areas Overlay <ul style="list-style-type: none"> • (T44) Site area less than 500m² – no minimum, no maximum • (T45) Site area greater than 500m² – as per underlying zoning 	The villa site has no minimum or maximum parking requirement.	
E27.6.2.4 Parking rates – Area 2 (T46) All other areas – dwellings – minimum 1 per dwelling, no maximum		A total of 19 carparks are required for the Cohaus site, and 9 are proposed – restricted discretionary activity
E27.6.2.5 Required bicycle parking rates (T81) Developments of 20 or more dwellings: <ul style="list-style-type: none"> • Visitor short-stay – 1 per 20 dwellings • Secure long-stay – 1 per dwelling without a dedicated garage 	The Cohaus development involves a total of 19 dwellings. Bicycle parking is not required, however space for at least 25 bicycles is proposed.	
E27.6.2.7 Loading Activities with GFA up to 5000m ² – no loading required	The development has a GFA less than 5000m ² . No loading is required, or proposed.	
E27.6.2(10) Where parking is provided, parking spaces for people with disabilities is to be provided in accordance with the New Zealand Standard for Design	No accessible parks are required by the standards, and none are proposed.	

<p>for Access and Mobility (NZS: 4121-2001).</p>		
<p>E27.6.3.1 Design of Parking and Loading Spaces</p> <ul style="list-style-type: none"> • Dimensions set out at E27.6.3.1.1 • Must be clear, not infringe landscape requirements etc. 	<p>Complies</p>	
<p>E27.6.3.3 Access and Manoeuvring</p> <p>(1) Every parking space must have driveways and aisles for entry and exit of vehicles to and from the road, and for vehicle manoeuvring within the site. Access and manoeuvring areas must accommodate the 85 percentile car tracking curves in Figure E27.6.3.3.1</p> <p>(2) Every loading space and where access and manoeuvring areas must accommodate heavy vehicles, a tracking curve for an appropriately sized truck for the type of activities to be carried out on the site must be assessed. Heavy vehicle tracking curves are set out in the following NZTA guidelines: RTS 18: NZ on-road tracking curves (2007).</p> <p>(3) Where a dwelling provides more than one parking space, these may be stacked. Stacked parking means access is required through another parking space.</p>	<p>Access and manoeuvring areas can accommodate tracking curves, as demonstrated in Appendix 5.</p>	<p>The Cohaus site will provide three vertical car stackers, which will be associated with different residents – restricted discretionary activity</p>
<p>E27.6.3.4 Reverse Manoeuvring</p> <p>(1) Sufficient space must be provided on the site so vehicles do not need to reverse off the site or onto or off the road from any site where any of the following apply:</p> <p>(a) four or more required parking spaces are served by a single access;</p> <p>(b) there is more than 30m between the parking space and the road boundary of the</p>	<p>There will be sufficient space for on-site manoeuvring for users of the carpark.</p>	<p>Rubbish trucks will need to reverse into the site from Firth Road – restricted discretionary activity</p>

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<p>site; or</p> <p>(c) access would be from an arterial road or otherwise within a Vehicle Access Restriction covered in Standard E27.6.4.1.</p>		
E27.6.3.5 Vertical clearance	No vertical obstructions are proposed. Car stackers will be as per industry standards.	
<p>E27.6.3.6 Formation and Gradient</p> <ul style="list-style-type: none"> • Maximum 1:25 for accessible spaces • Maximum 1:20 for other spaces • Maximum 1:8 for manoeuvring 	Complies – maximum gradient of vehicle parking and access is 1:29 (3.5%).	
E27.6.3.7 Lighting is required where there are 10 or more parking spaces which are likely to be used during the hours of darkness.	Less than 10 parking spaces are proposed, therefore no lighting is required.	
E27.6.4.1(3)(a) Vehicle Access Restrictions apply and vehicle crossings must not be constructed or used to provide vehicle access across that part of a site boundary which is located within 10m of any intersection as measured from the property boundary.		The proposed vehicle crossing on Firth Road will be within 10m of the Firth Road and Surrey Crescent intersection – restricted discretionary activity
<p>E27.6.4.2.1 Max number of vehicle crossings and separation distance between crossings (T144) That part of a site subject to Vehicle Access Restrictions</p> <ul style="list-style-type: none"> • Max number – 1 per 50m of frontage or part thereafter • Min separation from crossings serving adjacent sites – 2m • Min separation for crossings serving the same site – 6m 	The Firth Road crossing complies.	
<p>E27.6.4.2.1 Max number of vehicle crossings and separation distance between crossings (T146) All other sites</p> <ul style="list-style-type: none"> • Max number – 1 per 25m of frontage or part thereafter • Min separation from crossings serving adjacent sites – 2m provided that two crossings can be combined where they do not exceed a total width of 6m at the property boundary • Min separation for crossings 	The Browning Street crossing complies. The vehicle crossing will be combined with the adjacent crossing, with the total width not exceeding 6m.	

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<p>serving the same site – 6m</p>		
<p>E27.6.4.3.2 Vehicle crossing and vehicle access widths (T149) Serving one dwelling</p> <ul style="list-style-type: none"> • Min width 2.75m • Max width 3m • Min formed access width 2.5m 	Complies for the villa site.	
<p>E27.6.4.3.2 Vehicle crossing and vehicle access widths (T151) Serving 10 or more parking spaces or six or more dwellings</p> <ul style="list-style-type: none"> • Min width 5.5m (two-way). This may be narrowed to 2.75m if there are clear sight lines along the entire access and passing bays at 50m intervals can be provided • Max width 6m (two-way) • Min formed access width 5.5m (providing for two-way movements) 	Complies – the proposed Firth Road vehicle crossing will be 4.5m wide with clear sight lines	
<p>E27.6.4.4 Gradient of Vehicle Access (T157) Maximum 1 in 5 (20 per cent) serving residential</p>	Complies – the maximum gradient of vehicle parking and access is 1:29 (3.5%).	
E38 Subdivision – Urban		
<p>E38.4.2 (A14) Subdivision in accordance with an approved land use resource consent complying with Standard E38.8.2.1 – restricted discretionary</p>		It is proposed to take subdivision around buildings subject to approval under this consent. This is a restricted discretionary activity .
<p>E38.6.1 Site size and shape</p>	Complies – sites will be in accordance with an approved land use consent	
<p>E38.6.2. Access and entrance strips</p>	Complies – all sites will have either vehicle or pedestrian access	
<p>E38.6.3. Services</p>	Complies – both sites can be adequately serviced	
<p>E38.6.4. Staging</p>	N/A	
<p>E38.6.5. Overland flow paths</p>	The sites are not subject to overland flow paths.	
<p>E38.6.6. Existing vegetation on the site</p>	N/A	
<p>E38.8.1.1. Site shape factor in residential zones</p>	Complies. No vacant sites are proposed.	
<p>E38.8.2.1. Subdivision in accordance with an approved land use resource consent</p>	The proposed subdivision will comply with the land use consent.	
<p>E38.8.2.6. Subdivision of sites identified in the Special Character</p>	The proposed sites will meet the minimum 400m ² net site area	

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Areas Overlay – Residential and Business	requirement.	
H3 Residential – Single House Zone		
H3.4.1 (A3) One dwelling per site – permitted		Once subdivided, the existing villa will be on a separate site – permitted
H3.4.1 (A9) Integrated Residential Development ¹ – discretionary		The site is greater than 2000m ² and a residential development with supporting communal facilities are proposed. The development is therefore considered an Integrated Residential Development requiring discretionary activity consent.
H3.4.1 (A32) Demolition of buildings – permitted	The proposed demolition is permitted under the Single House zone standards.	
H3.4.1 (A36) New buildings and additions to buildings – discretionary (same activity status and standards as the land use activity)		The new buildings proposed require discretionary activity consent.
H3.6.6 Building Height – 8m except that 50 per cent 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 degrees or more	The Courtyard Building will utilise the roof height building – complies.	Surrey Building maximum height is 10.5m – restricted discretionary activity
H3.6.7 Height in relation to boundary – 2.5m and 45 degrees along side and rear boundaries		Surrey Building exceeds this at the northern boundary by a maximum height of 6.7m, over a distance of 9m. Courtyard building exceeds this at the northern, eastern and southern boundaries, and western internal boundary with the villa site, at worst by 500mm as depicted on sheet R-22. This is a restricted discretionary activity .
H3.6.8 Yards Front – 3m Side – 1m Rear – 1m	Side and rear yards comply.	Surrey Building will have a setback between 0.1m – 2.4m from the front boundary – restricted discretionary activity Garden House will be built up to

¹ Defined in Chapter J1 as: A residential development on sites greater than 2,000m² which includes supporting communal facilities such as recreation and leisure facilities, supported residential care, welfare and medical facilities (inclusive of hospital care), and other non-residential activities accessory to the primary residential use. For the avoidance of doubt this would include a retirement village.

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		the boundary with the villa site, where a 1m rear yard setback is required – restricted discretionary Villa building will be setback minimum 1.75m from the front boundary – restricted discretionary activity
H3.6.9 Max impervious area – 60%	Villa site: max. 240m ² permitted, 190m ² proposed – complies. Cohaus site: max. 1,203.6m ² permitted, 1,105m ² proposed – complies	
H3.6.10 Building Coverage – 35% net site area		Villa site: max. 140m ² permitted, 190m ² (or 47.5%) proposed – restricted discretionary activity Cohaus site: max. 702.1m ² permitted, 865m ² (or 43%) proposed – restricted discretionary activity
H3.6.11 Landscaped area 40% net site area At least 50% of the front yard must be landscaped area	Villa site: minimum 160m ² required, 210m ² landscaped area proposed. 70% of the front yard will be landscaped – complies. Cohaus site: minimum 802.6m ² landscaped area required, 1,228m ² proposed. 69% of the front yard will be landscaped – complies.	
H3.6.12 Fences or walls must not exceed (a) Within the front yard, either: (i) 1.4m in height, or (ii) 1.8m in height for no more than 50 per cent of the site frontage and 1.4m for the remainder, or (iii) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the front boundary (b) Within the side and rear yards: 2m.	Complies	