

PRIVATE PLAN CHANGE xx: 24 AUGUST 2023

PART A – AMENDMENT TO AUCKLAND UNITARY PLAN GIS VIEWER (MAPS)

Map 1 – Proposed Zoning of IXXX Warkworth South Plan Change

Notes:

1. The proposed change to the viewer (maps) has not been made.
2. The map is shown to place the changes in context.

Map number:	1
Geographic area:	North
Current zones:	Future Urban Open Space – Conservation Rural – Rural production
Proposed zones:	Residential – Terrace Housing and Apartment Building Residential – Mixed Housing: Urban Residential – Single House Residential – Large Lot Business – Local Centre Open Space- Conservation Rural – Mixed Rural

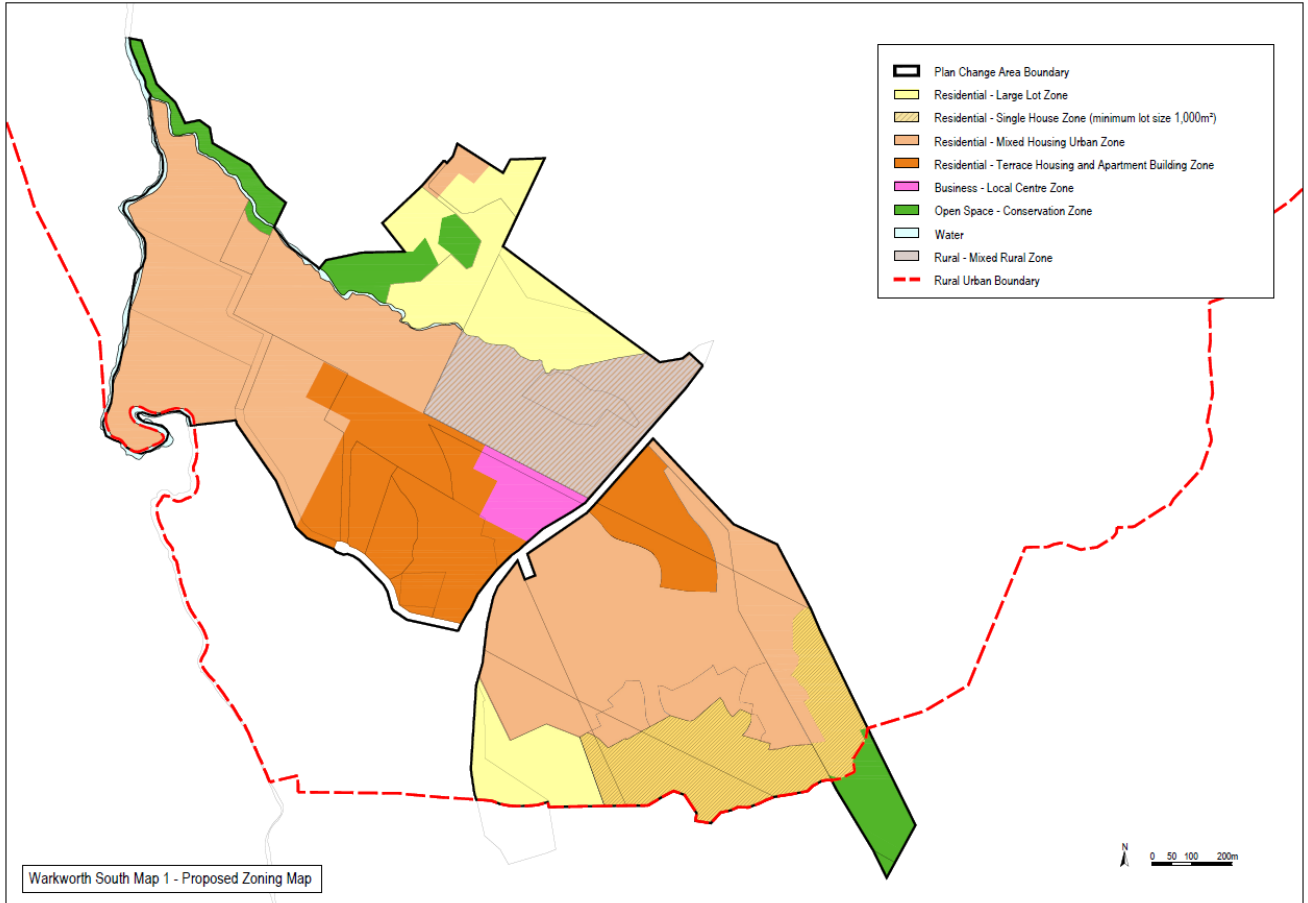
PART A AMENDMENT TO THE MAPS

ZONING

That the land currently zoned Future Urban Zone and Rural – Rural Production to be rezoned Residential – Terrace Housing and Apartment Building, Residential –Single House, Residential – Mixed Housing: Urban, Residential – Large Lot, Business – Local Centre, Open Space- Conservation zone, and Rural – Mixed Rural as shown on the following zoning plan.

The existing area zoned Open Space – Conservation (Lot 3 DP 344489) retains its current zoning.

Map 1 – Zoning



OVERLAYS

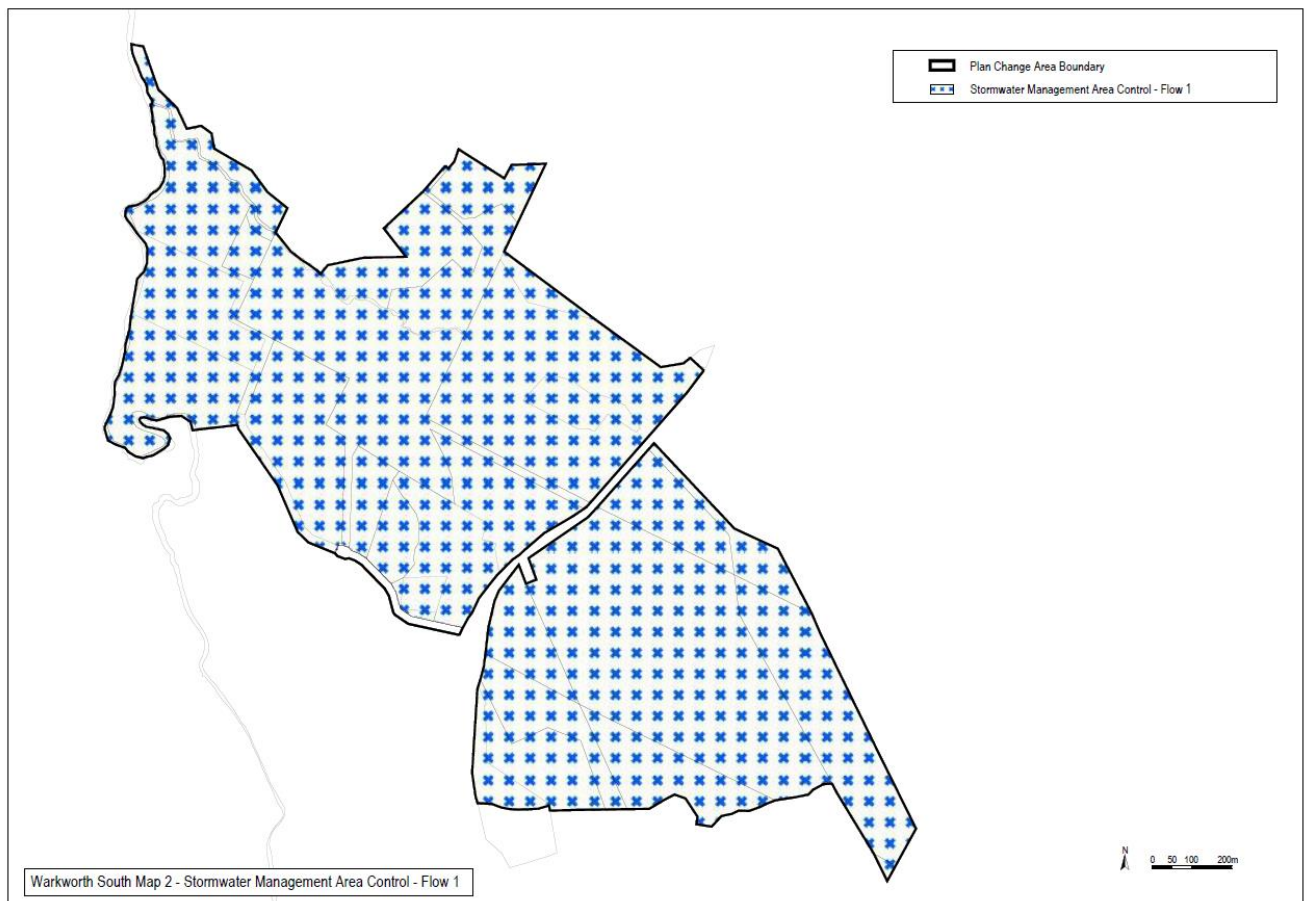
The following existing overlays within the Plan Change area are to be retained:

- Natural Resources: Natural Stream Management Areas Overlay [rp]
- Natural Resources: High-Use Stream Management Areas Overlay [rp]
- Natural Resources: High-Use Aquifer Management Areas Overlay [rp] - Mahurangi Waitemata
- Natural Resources: Significant Ecological Areas Overlay - SEA_T_2367, Terrestrial
- Natural Resources: Significant Ecological Areas Overlay - SEA_T_2378, Terrestrial
- Outstanding Natural Landscapes Overlay [rcp/dp] - Area 43, West Mahurangi Harbour

CONTROLS

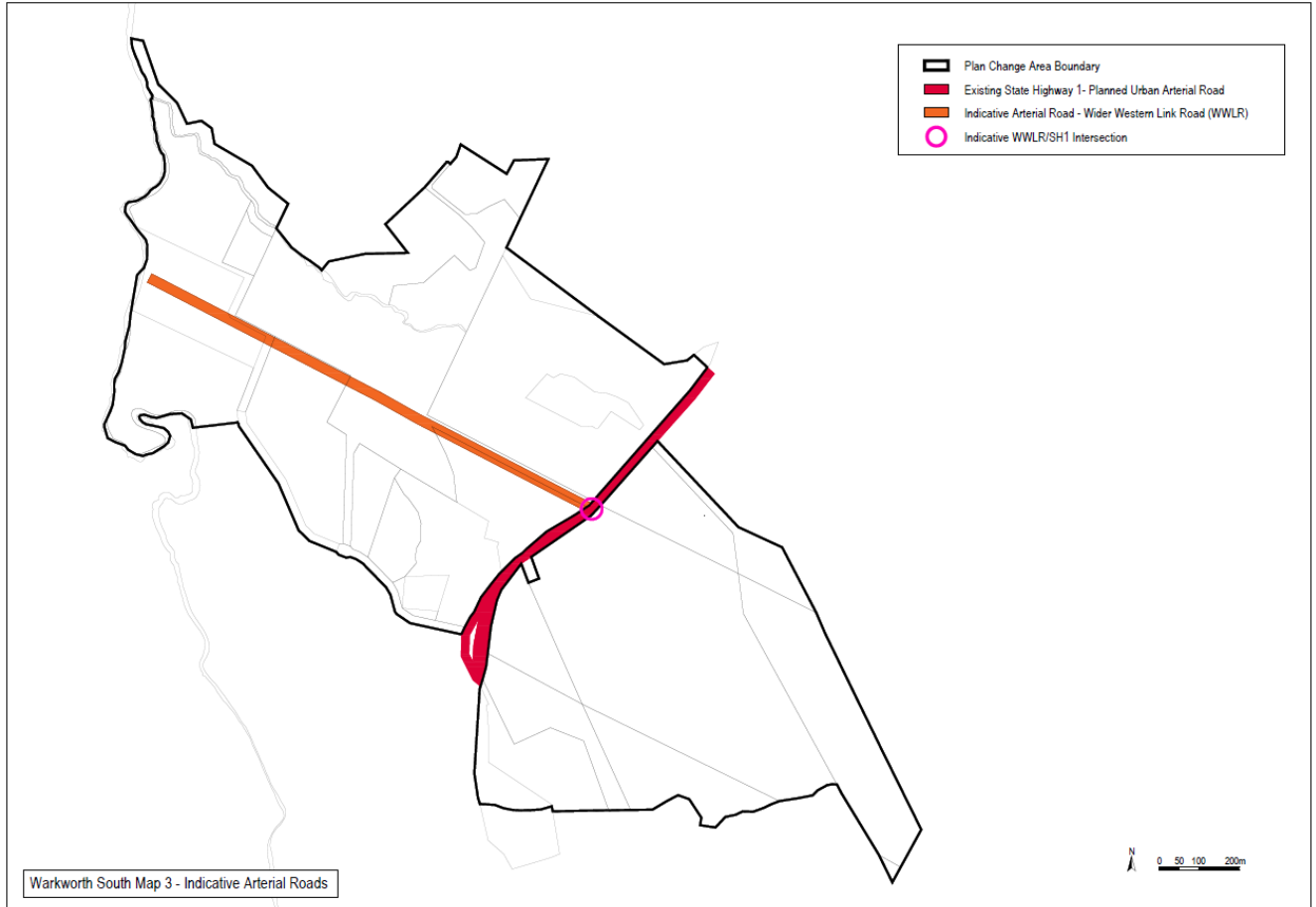
The land shown below be identified as “SMAF1” in the ‘Controls’ map.

Map 2 – Control: SMAF1



The land shown below be identified as “Arterial Road” in the ‘Controls’ map.

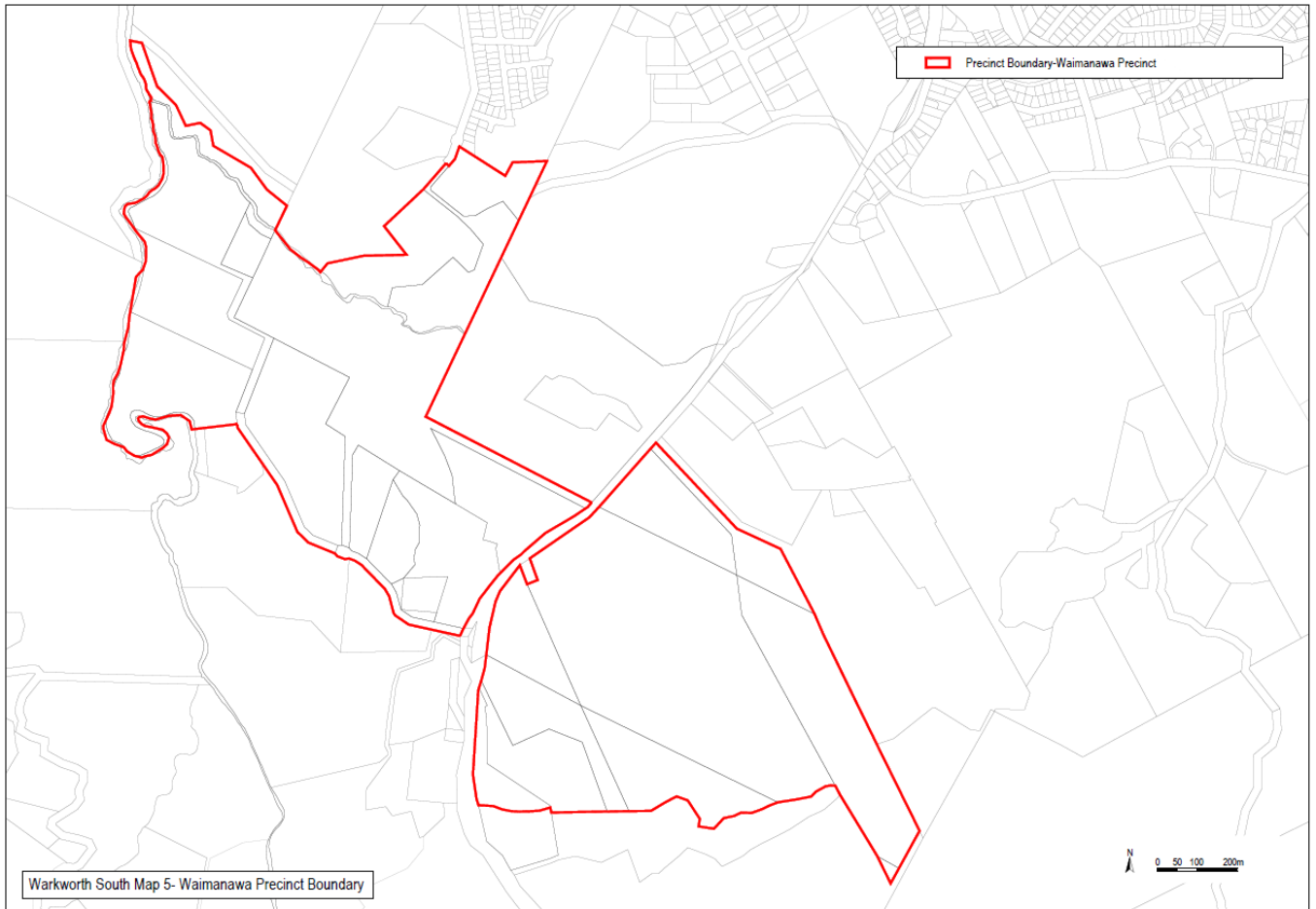
Map 3 – Control: Arterial Roads



PRECINCTS

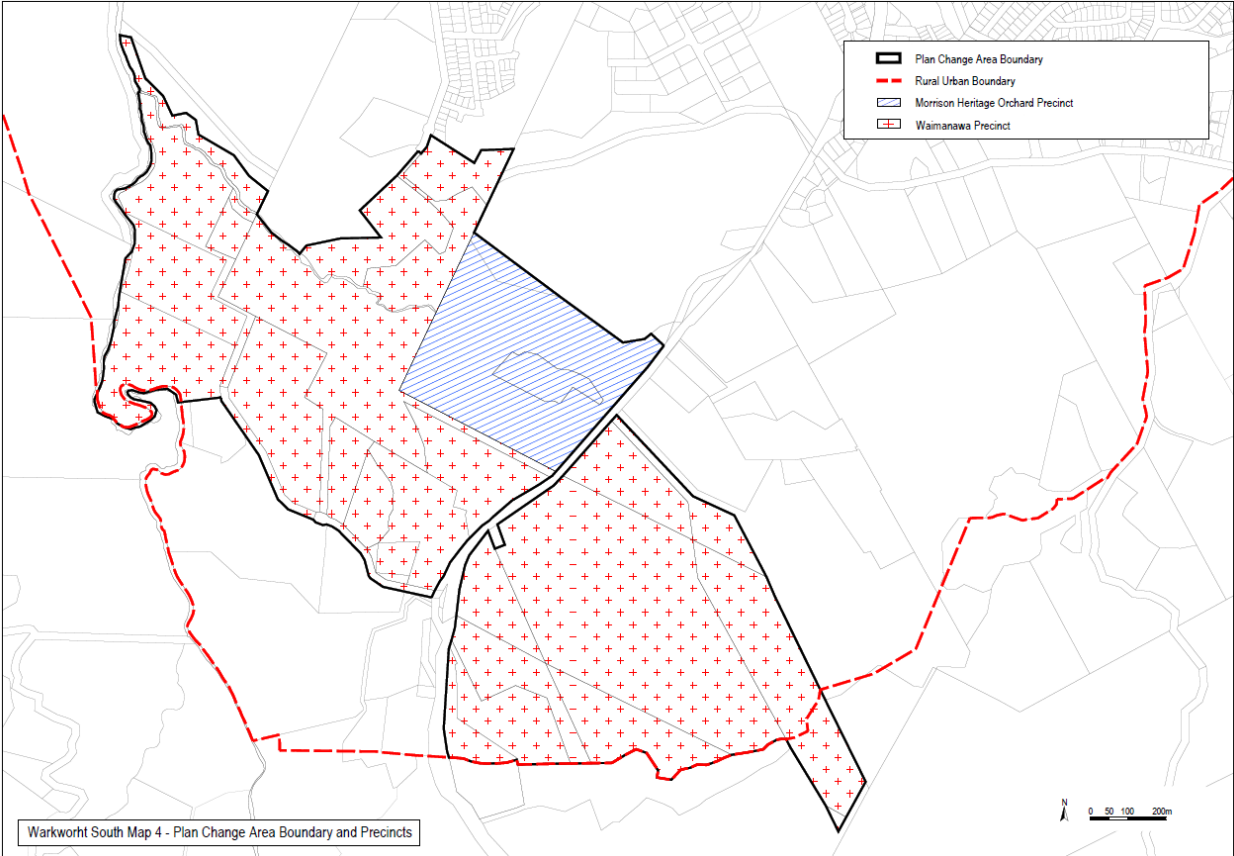
The land shown below be identified as 'Waimanawa' in the 'Precinct' Map.

Map 4 –Precinct Boundary of IXXX Waimanawa Precinct



The land shown below be identified as 'Morrison Heritage Orchard' in the 'Precinct' Map.

Map 5 –Precinct Boundary of IXXX Morrison Heritage Orchard Precinct



PART B IXXX WAIMANAWA PRECINCT

Insert the following new precinct provisions:

IXXX Waimanawa Precinct

IXXX.1 Precinct description

The Waimanawa Precinct assists in providing for urban growth within the Warkworth area. This precinct provides for the development of a new residential neighbourhood within Warkworth and for the coordinated provision of housing, local retail, infrastructure and open spaces. The precinct is located adjacent to the Morrison Heritage Orchard precinct.

The majority of the precinct is within a shallow west-east valley with the upper eastern reaches of the Mahurangi River on the valley floor, with the current State Highway One traversing north-south through the middle of the precinct. To the west of State Highway One, the precinct is on a generally low to gentle contoured valley with two branches of the upper Mahurangi River within the valley floor. The land gently rises towards Valerie Close to the south while the northern side of the valley is much steeper with vegetated areas.

To the east of State Highway One the precinct sits on a low to moderate contoured catchment which rises gently then more steeply to the east where it abuts in part the Avice Miller Scenic Reserve on its eastern edge.

The topography and the watercourses provide a unique opportunity within Warkworth for a residential community within a contained valley and focused along a series of open space areas which adjoin and incorporate the watercourses. With the existing surrounding roading network, the proposed opening of the Puhoi to Warkworth Motorway in 2023 and the possible future development of the Wider Western Link Road, the precinct will be well-connected to both the existing Warkworth urban area and to the wider Auckland Region.

The development of this precinct will create a range of lot sizes providing for different housing typologies focused on a series of open spaces while responding to the topography of the precinct. This will result in a walkable community within a high amenity urban area with enhanced landscape and environmental outcomes.

A range of zonings apply within the Precinct. The zonings are:

- Residential – Terrace Housing and Apartment Building
- Residential – Mixed Housing: Urban
- Residential – Single House
- Residential – Large Lot

- Business – Local Centre
- Open Space - Conservation zone

There are several key open space areas which will be a mix of private, community and public areas which are identified in Precinct Plan 4. These are:

- The Endeans Farm Recreational Park
- The Waimanawa Wetland Reserve
- The Mahurangi River Esplanade Reserve and Parks

These open space areas provide a chain of connected open space areas through the precinct and are to be developed over time to provide for a range of environmental, social and accessibility outcomes.

In addition, a small number of local neighbourhood reserves are proposed.

Provision is made for a local centre designed to be a focal point for the community through providing services to the southern Warkworth community and yet be complementary to the Warkworth town centre. This local centre will be designed to be the gateway to Warkworth from the south and to reflect its location opposite the Morrison Heritage Orchard. The local centre is to be both accessible and functional for the local community.

The precinct provides for an extension of the potable and wastewater network in Warkworth, including the construction of a new potable water reservoir and wastewater pump station(s) which will both service the wider Warkworth South area. The precinct provides for the enhancement of the existing roading network and construction of that part of the Wider Western Link Road which passes through the precinct.

The Wider Western Link Road is a planned future arterial road linking up the current State Highway One, the possible future Southern Interchange and Woodcocks Road. Construction of the Wider Western Link Road through the precinct to a collector road standard will be integrated with subdivision and development within the Precinct. A possible future public transport interchange location is also identified adjacent to the local centre and which is in a location which will be accessible by a range of transport modes.

The development controls for the precinct recognise that development of residential lots can occur concurrently with the provision of infrastructure but prior to the issuing of s224(c) certification for subdivision.

A walking and cycling network is to be incorporated into the roading network and which connects to the wider transportation network. In addition, provision is made for a greenway network providing a network of tracks and walkways through the various open spaces and roads and connecting to the broader greenway and roading network outside the precinct. Provision is also made through a special yard control for a bat flight corridor which is identified on Precinct Plan 5.

In respect of the requirements of the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 the Precinct includes the following qualifying matters:

- A more restrictive front yard rule for residential sites adjacent to the Wider Western Link Road and Green Avenue.
- A more restrictive rear yard in part of the Residential – Mixed Housing Urban Zone to provide for a Bat Flight Corridor.
- A more restrictive rear yard in part of the Residential –Single House Zone adjoining the Avice Miller Reserve.
- A more restrictive minimum lot size in the Residential –Single House Zone.
- A more restrictive maximum height limited in the Landscape Protection Area (Eastern Escarpment).
- A more restrictive minimum landscaping requirement in the Landscape Protection Areas (Northern and Eastern Escarpments).
- Differing riparian yards and planting requirements alongside some streams.

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

IXXX.2 Objectives

- (1) Provide for residential urban growth in the southern Warkworth area that enables a range of housing options and a local centre through a mix of zones.
- (2) The Warkworth South Precinct is subdivided and developed in a manner that achieves an accessible urban area with efficient, safe and integrated vehicle, walking and cycle connections internally and to the wider Warkworth urban area while providing for and supporting the safety and efficiency of the current and future national and local roading network.
- (3) The Warkworth South Precinct is subdivided and developed in a manner that achieves a series of active and passive open spaces and linkages within the southern Warkworth area.
- (4) Apply urban zoning efficiently to protect against future urban expansion into Warkworth’s valued rural and coastal hinterland.
- (5) Enable the enhancement of the character of the rural-urban interface through limitations on housing density, building location, maximum height, and enhanced landscaping.
- (6) Allow for residential zoning that provides for a variety of housing types and sizes that respond to-
 - (i) housing needs and demand; and
 - (ii) the neighbourhoods planned urban built character, including 3-6 storey buildings.
- (7) Enable the development of a local centre which is designed to reflect its location opposite the Morrison Heritage Orchard, at the southern gateway to Warkworth and adjoining a watercourse.
- (8) Subdivision and development is coordinated with the delivery of infrastructure (including transportation, stormwater, potable water, wastewater and future education infrastructure) and services required to provide for development within the precinct and future community requirements.

- (9) Subdivision and development within the precinct provides for the protection and enhancement of identified landscape features, the protection and enhancement of the ecological values of streams, natural wetlands and areas of indigenous vegetation and the retention of a bat flight corridor.
- (10) To provide for the opportunity for a future public transportation interchange which can be safely accessed by a range of transportation modes.

All relevant overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

IXXX.3 Policies

- (1) Provide a mix of residential zones to provide for a range of residential lots sizes and housing typologies, to help meet community needs.
- (2) Provide for social infrastructure, infrastructure, open space uses and a local centre to meet the needs of the community over time through a mix of zonings and public assets.
- (3) Provide a zoning and transport and greenway network that creates a focus of the precinct on a series of open spaces and is sympathetic to the natural topography of the area.
- (4) Provide a series of open spaces along upper reaches of the Mahurangi River and within the precinct to provide for a range of active and passive opportunities, to promote walkability, and to enhance the overall amenity and liveability of the precinct.
- (5) Locate more intensive housing adjacent to the local centre, public transport interchange and overlooking the recreational and wetland open spaces.
- (6) Create low density housing along the rural-urban boundary to form a transition from urban to rural uses.
- (7) Create the opportunity to develop an accessible and functional local centre through zoning at the southern gateway for Warkworth.
- (8) Require subdivision and development to protect and enhance natural wetlands and permanent and intermittent streams identified on Precinct Plan 1.
- (9) Require subdivision and development to protect the landscape values of the flanks of the northern and eastern escarpments (as shown on Precinct Plan 1) and to promote the retention of existing native vegetation or the revegetation of these escarpments.
- (10) Require subdivision and development to protect the landscape values of the Avice Miller Reserve by requiring a planted special yard setback from the reserve boundary.
- (11) Require subdivision and development to retain the Bat flight corridor alongside part of the Mahurangi River.

- (12) Require subdivision and development to provide stormwater, wastewater, potable water, electricity, communication services and educational infrastructure in a coordinated manner.
- (13) Require subdivision and development to provide for walking and cycling networks within the precinct while providing connections to the wider transportation network and any future public transport interchange.
- (14) Require subdivision and development to upgrade existing and/or provide new roading infrastructure (which is designed for a range of modes of transport and including public transport) within the precinct and to provide connections to adjoining land generally in accordance with Precinct Plan 3.
- (15) Provide for and require the Wider Western Link Road to be constructed to a collector road standard in the interim to service subdivision and development within the precinct, while provision is made for its future upgrading by Auckland Transport to provide a strategic transport connection.
- (16) Avoid direct vehicle access from individual sites on to the Wider Western Link Road and State Highway One, while allowing direct pedestrian and cycle access.
- (17) Manage stormwater runoff from all impervious areas in the precinct through a treatment train approach which assists in maintaining high water quality and enhances poor water quality within this upper catchment of the Mahurangi River.
- (18) Require esplanade reserve and riparian yard planting for stormwater management, ecological corridor and amenity purposes.
- (19) Minimise direct vehicle access from individual sites on to collector roads identified on Precinct Plan 3, while allowing direct pedestrian and cycle access.
- (20) Require subdivision to provide for the recreation and amenity needs of residents by: (a) providing open spaces which are prominent and accessible by pedestrians; (b) providing for the number and size of open spaces in proportion to the future density of the neighbourhood; and (c) providing for pedestrian and/or cycle linkages.

All relevant overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

IXXX.4 Activity table

The provisions in any relevant overlays, Auckland-wide provisions and zones apply in this precinct except the following:-

- (a) Rule E26.2.3 (A48) Infrastructure Activity table : Above Ground Reservoirs
- (b) Rule E38.4.2 (A16) Subdivision – Urban Activity : Vacant sites subdivision involving parent sites of less than 1ha complying with Standard E38.8.2.3
- (c) Rule E38.4.2 (A17) Subdivision – Urban Activity: Vacant sites subdivision involving parent sites of less than 1ha not complying with Standard E38.8.2.3.

- (d) Rule E38.4.2 (A18) Subdivision – Urban Activity : Vacant sites subdivision involving parent sites of 1ha or greater complying with Standard E38.8.3.1
- (e) Rule E38.4.2 (A19) Subdivision – Urban Activity : Vacant sites subdivision involving parent sites of 1ha or greater not complying with Standard E38.8.3.1

Activity Table IXXX.4.1 – IXXX.4.9 specify the activity status of regional and district land use, development and subdivision in the Waimanawa Precinct pursuant to sections 9(2), 9(3), 11 and 13 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

A blank in the activity status column means that the activity status in the relevant overlay, Auckland-wide or zone provision apply and one or more precinct standard applies.

Note

Activities and standards apply to vegetation removal within SEA overlay as listed in Chapter E15 Vegetation management and biodiversity.

Table IXXX.4.1 All zones

Activity		Activity status	Standards to be complied with
Use			
Development			
(A1)	New buildings and additions.		Ixxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, Ixxx.6.2 Special Yard: Avice Miller Reserve, Ixxx.6.3 Special Yard: Bat Flight Corridor, Ixxx.6.4 Special Height Limits, Ixxx.6.5 Landscape Protection Area Controls (Northern Escarpment), Ixxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), Ixxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, Ixxx.6.8 Wider Western Link Road, Ixxx.6.9 Wastewater and Potable Water Connections, Ixxx.6.10 Stormwater Management, Ixxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment, Ixxx.6.12 Riparian Yards for Streams and Natural Wetlands, Ixxx.6.13 New

			Buildings and Additions - High Contaminant Yielding Materials, lxxx.6.14 Greenways – Walking and Cycling Infrastructure, lxxx.6.15 Transportation Infrastructure, lxxxx6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A2)	New buildings and additions to buildings which meet Standards lxxx.6.13 High Contaminant Yield Material.		lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, lxxx.6.2 Special Yard: Avic Miller Reserve, lxxx.6.3 Special Yard: Bat Flight Corridor, lxxx.6.4 Special Height Limits, lxxx.6.5 Landscape Protection Area Controls (Northern Escarpment), lxxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), lxxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, lxxx.6.8 Wider Western Link Road, lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment, lxxx.6.12 Riparian Yards for Streams and Natural Wetlands, lxxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials, lxxx.6.14 Greenways – Walking and Cycling Infrastructure, lxxx.6.15 Transportation Infrastructure, lxxxx6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A3)	New buildings and additions to buildings which do not meet Standard lxxx.6.13 High Contaminant Yield Material.	NC	
(A4)	New reclamation or drainage, including filling over or piping of a	NC	

[rp]	stream shown as a Retained Stream on Precinct Plan 2.		
(A5) [rp/dp]	Removal of any native vegetation shown as covenanted, proposed covenanted bush or area of significant vegetation on Precinct Plan 2, not otherwise provided for except this shall not preclude: (i) removal of deceased or damaged limbs or trees that could create a fall hazard; (ii) clearing of bush up to 2m wide to create or maintain consented walking tracks.	NC	
(A6)	Any development of the land shown on Precinct Plan 1 that is not in accordance with Standard Ixxx.6.1 Special Yard – Green Avenue and Wider Western Link Road, or Standard Ixxx.6.2 – Special Yard – Avice Miller Reserve	NC	
(A7)	Public walkways within a riparian yard or esplanade reserve.	RD	Ixxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, Ixxx.6.3 Special Yard: Bat Flight Corridor, Ixxx.6.5 Landscape Protection Area Controls (Northern Escarpment), Ixxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), , 1xxx.6.8 Wider Western Link Road, Ixxx.6.10 Stormwater Management, Ixxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment, Ixxx.6.12 Riparian Yards for Streams and Natural Wetlands, , Ixxx.6.14 Greenways – Walking and Cycling Infrastructure, , Ixxxx6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A8)	Construction of a wastewater pump station and associated infrastructure including holding	C	Ixxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, 1xxx.6.8 Wider Western Link

	tanks and emergency overflow facilities, within the general locations shown on Precinct Plan 2.		Road, lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.12 Riparian Yards for Streams and Natural Wetlands, lxxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials, , lxxxx6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A9)	Development (except for in the Residential – Large Lot Zone) not complying with Standard lxxx.6.9 Standards for Wastewater and Potable Water Connections and/or lxxx.6.10 Standards for Stormwater.	NC	
Subdivision			
(A10)	Subdivision involving parent sites of 1ha or greater complying with Standard E38.8.2.1 or E38.8.3.1, and Standard lxxx.6.11 Special Subdivision Control Area (Eastern Escarpment) in the Residential – Single House Zone, generally in accordance with Precinct Plan 1.	RD	lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, lxxx.6.2 Special Yard: Avice Miller Reserve, lxxx.6.3 Special Yard: Bat Flight Corridor, lxxx.6.5 Landscape Protection Area Controls (Northern Escarpment), lxxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), lxxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, lxxx.6.8 Wider Western Link Road, lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment, lxxx.6.12 Riparian Yards for Streams and Natural Wetlands, lxxx.6.14 Greenways – Walking and Cycling Infrastructure, , lxxxx6.16 Fences adjoining the front yard or vested publicly accessible open space.

(A11)	Subdivision involving parent sites of less than 1ha complying with Standard E38.8.2.1 or E38.8.2.3 and Standard lxxx.6.11 Special Subdivision Control Area – (Eastern Escarpment) in Residential - Single House Zone and generally in accordance with Precinct Plans 1.	RD	lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, lxxx.6.2 Special Yard: Avice Miller Reserve, lxxx.6.3 Special Yard: Bat Flight Corridor, lxxx.6.5 Landscape Protection Area Controls (Northern Escarpment), lxxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), lxxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, lxxx.6.8 Wider Western Link Road, lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment, lxxx.6.12 Riparian Yards for Streams and Natural Wetlands, , lxxx.6.14 Greenways – Walking and Cycling Infrastructure, , lxxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A12)	Subdivision involving parent sites of 1ha or greater not complying with Standard E38.8.2.1 or E38.8.3.1.	D	
(A13)	Subdivision involving parent sites of less than 1ha complying with Standard E38.8.2.1 or E38.8.2.3.	D	
(A14)	Subdivision that does not comply with Standard lxxx.6.11 Special Subdivision Control Area (Eastern Escarpment) in Residential–Single House Zone.	NC	
(A15)	Subdivision not complying with Standard lxxx.6.12 Riparian Yards for Streams and Natural Wetlands	NC	
(A16)	Subdivision (except for in the Residential – Large Lot Zone) not complying with Standard lxxx.6.9 Standards for Wastewater and	NC	

	Potable Water Connections and/or Standard Ixxx.6.10 Standards for Stormwater		
(A17)	Subdivision not complying with Standard Ixxx.6.14 Greenways – Walking and Cycling Infrastructure	RD	Ixxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, IXXX.6.2 Special Yard: Avice Miller Reserve, Ixxx.6.3 Special Yard: Bat Flight Corridor, Ixxx.6.5 Landscape Protection Area Controls (Northern Escarpment), Ixxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), Ixxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, Ixxx.6.8 Wider Western Link Road, Ixxx.6.9 Wastewater and Potable Water Connections, Ixxx.6.10 Stormwater Management, Ixxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment, Ixxx.6.12 Riparian Yards for Streams and Natural Wetlands, , Ixxx.6.14 Greenways – Walking and Cycling Infrastructure, , Ixxxx6.16 Fences adjoining the front yard or vested publicly accessible open space.

Table IXXX.4.2 Residential - Large Lot Zone

Activity		Activity status	Standards to be complied with
Use			
Development			
(A1)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents.		Ixxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, IXXX.6.2 Special Yard: Avice Miller Reserve, Ixxx.6.3 Special Yard: Bat Flight Corridor, Ixxx.6.4 Special Height Limits, Ixxx.6.5 Landscape Protection Area Controls (Northern Escarpment), Ixxx.6.6 Landscape Protection Area

			Controls (Eastern Escarpment), Ixxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, Ixxx.6.8 Wider Western Link Road, Ixxx.6.9 Wastewater and Potable Water Connections, Ixxx.6.10 Stormwater Management, Ixxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment, Ixxx.6.12 Riparian Yards for Streams and Natural Wetlands, Ixxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials, Ixxx.6.14 Greenways – Walking and Cycling Infrastructure, Ixxx.6.15 Transportation Infrastructure, Ixxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A2)	New buildings and additions to buildings on a site subject to the Landscape Protection Controls (Northern Escarpment Area) shown on Precinct Plan 1 that do not comply with Standard Ixxx.6.5 Landscape Protection Controls (Northern Escarpment).	NC	
(A3)	Development not complying with Standard Ixxx.6.15 Transportation Infrastructure	D	
Subdivision			
(A4)	Subdivision not complying with Standard Ixxx.6.15.	D	

Table IXXX.4.3 Residential –Single House Zone

Activity	Activity status	Standards to be complied with
Use		
Development		

(A1)	Integrated residential development.		<p>Ixxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, IXXX.6.2 Special Yard: Avice Miller Reserve, Ixxx.6.3 Special Yard: Bat Flight Corridor, Ixxx.6.4 Special Height Limits, Ixxx.6.5 Landscape Protection Area Controls (Northern Escarpment), Ixxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), Ixxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, 1xxx.6.8 Wider Western Link Road, Ixxx.6.9 Wastewater and Potable Water Connections, Ixxx.6.10 Stormwater Management, Ixxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment, Ixxx.6.12 Riparian Yards for Streams and Natural Wetlands, Ixxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials, Ixxx.6.14 Greenways – Walking and Cycling Infrastructure, Ixxx.6.15 Transportation Infrastructure, Ixxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.</p>
(A2)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents		<p>Ixxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, IXXX.6.2 Special Yard: Avice Miller Reserve, Ixxx.6.3 Special Yard: Bat Flight Corridor, Ixxx.6.4 Special Height Limits, Ixxx.6.5 Landscape Protection Area Controls (Northern Escarpment), Ixxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), Ixxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, 1xxx.6.8 Wider Western Link Road, Ixxx.6.9 Wastewater and Potable</p>

			Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment, lxxx.6.12 Riparian Yards for Streams and Natural Wetlands, lxxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials, lxxx.6.14 Greenways – Walking and Cycling Infrastructure, lxxx.6.15 Transportation Infrastructure, lxxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A3)	New buildings and additions to buildings on a site subject to the Landscape Protection Controls (Eastern Escarpment) shown on Precinct Plan 1 that do not comply with Standard lxxx.6.6 Landscape Protection Controls (Eastern Escarpment).	NC	
(A4)	Development of a water supply reservoir and associated infrastructure, within the general location shown on Precinct Plan 2.	C	lxxx.6.2 Special Yard: Avice Miller Reserve, lxxx.6.4 Special Height Limits, lxxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials, , lxxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.
Subdivision			
(A5)	Subdivision not complying with Standard lxxx.6.7 Limited Access Restrictions and Pedestrian Connections.	NC	

Table IXXX.4.4 Residential - Mixed Housing Urban Zone

Activity		Activity status	Standards to be complied with
Use			
Development			
(A1)	Integrated residential development.		Ixxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, IXXX.6.2 Special Yard: Avice Miller Reserve, Ixxx.6.3 Special Yard: Bat Flight Corridor, Ixxx.6.4 Special Height Limits, Ixxx.6.5 Landscape Protection Area Controls (Northern Escarpment), Ixxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), Ixxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, Ixxx.6.8 Wider Western Link Road, Ixxx.6.9 Wastewater and Potable Water Connections, Ixxx.6.10 Stormwater Management, Ixxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment, Ixxx.6.12 Riparian Yards for Streams and Natural Wetlands, Ixxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials, Ixxx.6.14 Greenways – Walking and Cycling Infrastructure, Ixxx.6.15 Transportation Infrastructure, Ixxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A2)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents.		Ixxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, IXXX.6.2 Special Yard: Avice Miller Reserve, Ixxx.6.3 Special Yard: Bat Flight Corridor, Ixxx.6.4 Special Height Limits, Ixxx.6.5 Landscape Protection Area Controls (Northern Escarpment),

			<p>Ixxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), Ixxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, Ixxx.6.8 Wider Western Link Road, Ixxx.6.9 Wastewater and Potable Water Connections, Ixxx.6.10 Stormwater Management, Ixxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment, Ixxx.6.12 Riparian Yards for Streams and Natural Wetlands, Ixxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials, Ixxx.6.14 Greenways – Walking and Cycling Infrastructure, Ixxx.6.15 Transportation Infrastructure, Ixxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.</p>
(A3)	<p>New buildings and additions to buildings that do not comply with Ixxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, Ixxx.6.3 Special Yard: Bat Flight Corridor, or Ixxx.6.1.16 Fences on Esplanade Reserve Boundaries</p>	D	
(A4)	<p>Development not complying with Standard Ixxx.6.7 Limited Access Restrictions and Pedestrian Connections.</p>	NC	
(A5)	<p>Development not complying with Standard Ixxx.6.8 Wider Western Link Road.</p>	NC	
(A6)	<p>Restaurants and cafes within the existing former Ransom Vineyard Building (Lot 3 DP 155544).</p>	P	<p>Ixxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, Ixxx.6.9 Wastewater and Potable Water Connections, Ixxx.6.10 Stormwater Management, Ixxx.6.13 New Buildings and Additions - High</p>

			Contaminant Yielding Materials, lxxxx6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A7)	Education facilities within the existing former Ransom Vineyard Building (Lot 3 DP 155544).	P	lxxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, , lxxx.6.9 Wastewater and Potable Water Connections, lxxx.6.10 Stormwater Management, lxxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials, , lxxxx6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A8)	Development not complying with Standard lxxx6.15 Transportation Infrastructure.	D	
Subdivision			
(A9)	Subdivision not complying with Standard lxxx.6.7 Limited Access Restrictions and Pedestrian Connections.	NC	
(A10)	Subdivision not complying with Standard lxxx.6.8 Wider Western Link Road.	NC	
(A11)	Subdivision not complying with Standard lxxx.6.15.	D	

Table IXXX.4.5 Residential – Terrace Housing and Apartment Building

Activity		Activity status	Standards to be complied with
Use			
Development			
(A1)	Integrated residential development.		lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, IXXX.6.2 Special Yard: Avice Miller Reserve, lxxx.6.3 Special Yard: Bat Flight Corridor, lxxx.6.4 Special Height Limits, lxxx.6.5

		<p>Landscape Protection Area Controls (Northern Escarpment), Ixxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), Ixxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, 1xxx.6.8 Wider Western Link Road, Ixxx.6.9 Wastewater and Potable Water Connections, Ixxx.6.10 Stormwater Management, Ixxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment, Ixxx.6.12 Riparian Yards for Streams and Natural Wetlands, Ixxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials, Ixxx.6.14 Greenways – Walking and Cycling Infrastructure, Ixxx.6.15 Transportation Infrastructure, Ixxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.</p>
(A2)	<p>Supported residential care accommodating greater than 10 people per site inclusive of staff and residents.</p>	<p>Ixxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, Ixxx.6.2 Special Yard: Avic Miller Reserve, Ixxx.6.3 Special Yard: Bat Flight Corridor, Ixxx.6.4 Special Height Limits, Ixxx.6.5 Landscape Protection Area Controls (Northern Escarpment), Ixxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), Ixxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, 1xxx.6.8 Wider Western Link Road, Ixxx.6.9 Wastewater and Potable Water Connections, Ixxx.6.10 Stormwater Management, Ixxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment, Ixxx.6.12 Riparian Yards for Streams and</p>

			Natural Wetlands, lxxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials, lxxx.6.14 Greenways – Walking and Cycling Infrastructure, lxxx.6.15 Transportation Infrastructure, lxxxx6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A3)	New buildings and additions to buildings to do not comply with lxxx.6.1 Special Yard: Green Avenue and Wider Western Link Road.	D	
(A4)	Development not complying with Standard lxxx.6.7 Limited Access Restrictions and Pedestrian Connections.	NC	
(A5)	Development not complying with Standard lxxx.6.8 Wider Western Link Road.	NC	
(A6)	Development not complying with Standard lxxx6.15 Transportation Infrastructure.	D	
Subdivision			
(A7)	Any subdivision not complying with Standard lxxx.6.7 Limited Access Restrictions and Pedestrian Connections.	NC	
(A8)	Subdivision not complying with Standard lxxx.6.8 Wider Western Link Road.	NC	
(A9)	Subdivision not complying with Standard lxxx.6.15.	D	

Table lxxx.4.6 Business – Local Centre

Activity	Activity status	Standards to be complied with
Use		

(A1)	Operation of a public transport interchange	P	<p>Ixxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, Ixxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, 1xxx.6.8 Wider Western Link Road, Ixxx.6.9 Wastewater and Potable Water Connections, Ixxx.6.10 Stormwater Management, Ixxx.6.12 Riparian Yards for Streams and Natural Wetlands, Ixxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials, Ixxx.6.14 Greenways – Walking and Cycling Infrastructure, Ixxx.6.15 Transportation Infrastructure, Ixxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.</p>
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Development

(A2)	New buildings		<p>Ixxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, Ixxx.6.2 Special Yard: Avic Miller Reserve, Ixxx.6.3 Special Yard: Bat Flight Corridor, Ixxx.6.4 Special Height Limits, Ixxx.6.5 Landscape Protection Area Controls (Northern Escarpment), Ixxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), Ixxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, 1xxx.6.8 Wider Western Link Road, Ixxx.6.9 Wastewater and Potable Water Connections, Ixxx.6.10 Stormwater Management, Ixxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment, Ixxx.6.12 Riparian Yards for Streams and Natural Wetlands, Ixxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials, Ixxx.6.14 Greenways – Walking and</p>
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			Cycling Infrastructure, Ixxx.6.15 Transportation Infrastructure, Ixxxx6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A3)	Additions and alterations to buildings not otherwise provided for		Ixxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, IXXX.6.2 Special Yard: Avice Miller Reserve, Ixxx.6.3 Special Yard: Bat Flight Corridor, Ixxx.6.4 Special Height Limits, Ixxx.6.5 Landscape Protection Area Controls (Northern Escarpment), Ixxx.6.6 Landscape Protection Area Controls (Eastern Escarpment), Ixxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, Ixxx.6.8 Wider Western Link Road, Ixxx.6.9 Wastewater and Potable Water Connections, Ixxx.6.10 Stormwater Management, Ixxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment, Ixxx.6.12 Riparian Yards for Streams and Natural Wetlands, Ixxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials, Ixxx.6.14 Greenways – Walking and Cycling Infrastructure, Ixxx.6.15 Transportation Infrastructure, Ixxxx6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A4)	Development not complying with Standard Ixxx.6.7 Limited Access Restrictions and Pedestrian Connections.	NC	
(A5)	Development not complying with Standard Ixxx.6.8 Wider Western Link Road.	NC	

(A6)	Development of a public transport interchange and associated facilities.	C	Ixxx.6.1 Special Yard: Green Avenue and Wider Western Link Road, Ixxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities, Ixxx.6.8 Wider Western Link Road, Ixxx.6.9 Wastewater and Potable Water Connections, Ixxx.6.10 Stormwater Management, Ixxx.6.12 Riparian Yards for Streams and Natural Wetlands, Ixxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials, Ixxx.6.14 Greenways – Walking and Cycling Infrastructure, Ixxx.6.15 Transportation Infrastructure, Ixxx.6.16 Fences adjoining the front yard or vested publicly accessible open space.
(A7)	Development not complying with Standard Ixxx.6.15 Transportation Infrastructure.	D	
(A8)	New buildings and additions to buildings on a site subject to the Landscape Protection Controls (Eastern Escarpment) shown on Precinct Plan 1 that do not comply with Standards Ixxx.6.6 Landscape Protection Controls (Eastern Escarpment).		
Subdivision			
(A9)	Any subdivision not complying with Standard Ixxx.6.7 Limited Access Restrictions and Pedestrian Connections.	NC	
(A10)	Subdivision not complying with Standard Ixxx.6.8 Wider Western Link Road.	NC	
(A11)	Subdivision not complying with Standard Ixxx.6.15.	D	

Table IXXX.4.7 Open Space – Conservation

Activity		Activity status	Standards to be complied with
Use			
Subdivision			
(A1)	Any subdivision not complying with Standard lxxx.6.7 Limited Access Restrictions and Pedestrian Connections.	NC	

IXXX.5 Notification

- (1) The notification rules of the underlying zone apply in respect of applications for residential activities or for subdivision associated with an application for the construction and use of residential activities.
- (2) Any other application for resource consent for an activity listed in Table IX.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

IXXX.6 Standards

- (1) Unless specified in Standard lxxx.6(2) below, all relevant overlay, Auckland-wide and zone standards apply to all activities listed in Activity Tables lxxx.4.1 to lxxx.4.7 above.
- (2) The following Auckland-wide and zone standards do not apply to the activities listed in activity tables above:
 - (a) Activity Table 1xxx4.1 All zones:
 - Activity (A1):H1.6.5, H3.6.8, H5.6.8, H6.6.9 and H11.6.4 as they relate to riparian yards.
 - Activity (A8): E38.8.2.3 does not apply to subdivision in Residential - Single House Zone where land is subject to special subdivision control area shown on Precinct Plan 1 and Standard lxxx.6.11 applies.
 - Activity (A9): E38.8.3.1(3)-(5) does not apply to subdivision in Residential-Single House Zone where land is subject to special subdivision control area shown on Precinct Plan 1 and Standard lxxx.6.11 applies.
 - (b) Activity Table lxxx.4.3 Residential – Single House Zone:

- Activity (A3): H3.6.6 Building height standard of 8 metres does not apply to that part of the site subject to the Landscape Protection Control (Eastern Escarpment) shown on the planning maps and where Standard Ixxx.6.6 Landscape Protection Control (Eastern Escarpment) applies
- (c) Activity Table Ixxx.4.2 Residential – Large Lot Zone:
- Activity (A2): H6.4.1 Yards. The riparian yard in Table H5.6.8.1 Yards does not apply where:
 - Standard Ixxx6.12 Riparian Yards for Streams and Natural Wetlands applies.
- (d) Activity Table Ixxx.4.3 Residential – Single House Zone:
- Activity (A3): H6.5.1 Yards. The riparian yard in Table H3A.6.9.2 Yards does not apply where:
 - Standard Ixxx6.12 Riparian Yards for Streams and Natural Wetlands applies.
- (e) Activity Table Ixxx.4.4 Residential – Mixed Housing Urban Zone:
- Activity (A3): H5.6.8 Yards. The front yard in Table H5.6.8.1 Yards does not apply where:
 - Standard Ixxx.6.1 Special Yard: Green Avenue and Wider Western Link Road applies.
 - The rear yard in Table H5.6.8.1 Yards does not apply where:
 - Standard Ixxx.6.3 Special Yard: Bat Flight Corridor applies.
 - The riparian yard in Table H5.6.8.1 Yards does not apply where:
 - Standard Ixxx6.12 Riparian Yards for Streams and Natural Wetlands applies.
- (f) Activity Table Ixxx.4.5 Residential – Terrace Housing and Apartment Buildings Zone:
- Activity (A3) H6.6.9 Yards. The relevant yard in Table H6.6.9.1 Yards does not apply where:
 - Standard Ixxx.6.1 Special Yard: Green Avenue and Wider Western Link Road applies.
 - The riparian yard in Table H6.6.9.1 Yards does not apply where:
 - Standard Ixxx6.12 Riparian Yards for Streams and Natural Wetlands applies.
- (g) Activity Table Ixxx.4.6 Business – Local Centre:

- Activity (A1): H6.5.1 Yards. The riparian yard in Table H11.6.4.1 Yards does not apply where:
 - Standard Ixxx6.12 Riparian Yards for Streams and Natural Wetlands applies.
 - Standard H1.6.7 Large Lot Residential Building Coverage as it applies to the Landscape Protection Area Controls (Eastern Escarpment) Ixxx.6.6.
- (3) Permitted Activities listed in Activity Tables Ixxx.4.1 to Ixxx.4.7 must comply with Standards Ixxx.6

Ixxx.6.1 Special Yard: Green Avenue and Wider Western Link Road

Purpose:

- to promote the development of the front yards for outdoor use; and
 - to promote passive surveillance along the adjoining road.
- (1) A building or parts of a building on sites shown as subject to the Special Yard: Green Avenue or Special Yard: Wider Western Link Road on IXXX.10.1 Precinct Plan 1 must be set back at least 3m from the front boundary.

IXXX.6.2 Special Yard: Avice Miller Reserve

Purpose:

- to provide a buffer adjacent to the Avice Miller Reserve.
- (1) A building or parts of a building must be set back from the legal boundary with Avice Miller Reserve by 6m where sites are subject to the Special Yard: Avice Miller Reserve on IXXX.10.1 Precinct Plan 1.
- (2) A 3m wide strip of the Special Yard measured from the boundary of the Avice Miller Reserve shall be planted with indigenous vegetation that attain a height of at least 5m when mature, except where a public walking track is constructed within the 3m yard.
- (3) The 3m wide strip of the Special Yard shall be legally protected by a covenant or consent notice providing for the maintenance and protection of the landscaped area, the prevention of dumping of rubbish and garden waste, the management of noxious weeds, and a prohibition on the keeping of domestic cats.
- (4) This yard does not apply to any bulk potable water reservoir. Any bulk water reservoir shall be set back a minimum of 3m from the Avice Miller Reserve boundary.

Ixxx.6.3 Special Yard: Bat Flight Corridor

Purpose:

- to provide an unobstructed flight corridor for Bats.
- (1) No dwellings, accessory buildings or light standards (over 1m high) are to be constructed within the Special Yard: Bat Flight Corridor as shown on Precinct Plan 5.
 - (2) Any new landscaping which is established in the Special Yard: Bat Flight Corridor (as shown on Precinct Plan 5) is to have a maximum height at maturity of 2m.
 - (3) Lighting shall not exceed 0.3 lux when measured 1m above the ground level at any point within or along the external boundary of the area identified as Special Yard: Bat Flight Corridor as shown on Precinct Plan 5.

Ixxx.6.4 Special Height Limits

Purpose:

- to control the maximum height of buildings on part of or adjacent to the eastern escarpment.
- (1) The maximum height limit in the Residential - Single House zone in the area shown as “special height limit 5m single storey building area” on Precinct Plan 1 shall be 5m.
 - (2) The maximum height limit in the Residential - Single House zone in the area shown as “special height limit 9m building area” on Precinct Plan 1 shall be 9m.

Ixxx.6.5 Landscape Protection Area Controls (Northern Escarpment)

Purpose:

- to protect landscape features on key upper portions of the precinct.
 - to promote revegetation of the northern escarpment.
- (1) The minimum landscaped area for sites identified on Precinct Plan 1 as Landscape Protection Area – Northern Escarpment must be at least 75 per cent of the net site area.
 - (2) External finishes on residential dwellings shall be limited to natural stone and/or timber, or finished in a colour with the following limits utilising the BS5252 colour range:
 - (a) Hue (colour) – all colours from 00 to 24
 - (b) Reflectance value (RV) and greyness groups: for external walls an RV rating of no

more than 60% for greyness groups A and B and no more than 40% for greyness group C. For roofs an RV rating of no more than 40% within greyness groups A, B and C.

Ixxx.6.6 Landscape Protection Area Controls (Eastern Escarpment)

Purpose:

- to protect landscape features on key upper portions of the precinct;
 - To promote revegetation of the eastern escarpment; and
 - to allow an appropriate level of building coverage in the large lot residentially zoned portion of the eastern escarpment.
- (1) The minimum landscaped area for sites identified on IXXX.10.1 Precinct Plan 1 as Landscape Protection Area – Eastern Escarpment must be at least 50 per cent of the net site area.
 - (2) Buildings must not exceed 8 metres 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 1 metre, where the entire roof slopes 15° or more.
 - (3) The maximum building coverage must not exceed 20 per cent of the net site area or 600m², whichever is the lesser.
 - (4) External finishes on residential dwellings shall be limited to natural stone and/or timber, or finished in a colour with the following limits utilising the BS5252 colour range:
 - (a) Hue (colour) – all colours from 00 to 24
 - (b) Reflectance value (RV) and greyness groups: for external walls an RV rating of no more than 60% for greyness groups A and B and no more than 40% for greyness group C. For roofs an RV rating of no more than 40% within greyness groups A, B and C.

Ixxx.6.7 Limited Access Restrictions, Pedestrian Connections and Cycle Facilities

Purpose:

- to avoid direct vehicle access from individual sites onto State Highway One and the Wider Western Link Road; and
 - to have safe and efficient operation of transport infrastructure; and
 - to achieve accessible and high-quality pedestrian and cycle connections within the Precinct and including to the Local Centre and any future public transportation interchange that provides positively for the needs to the local community.
- (1) Any new road intersections with State Highway One or the Wider Western Link Road

servicing the precinct, shall be generally located as identified as “Access Points” on IXXX.10.3 Waimanawa: Precinct Plan 3.

- (2) Sites that front onto the Wider Western Link Road, Green Avenue and State Highway One must not have direct vehicle access to the road and must be provided with access from a rear driveway, rear lanes (access lots) or side roads at the time of subdivision.
- (3) At the time of adjacent land development pedestrian connections, generally as shown in Precinct Plan 3, shall be provided.
- (4) Residential sites that front a collector road other than the ‘Green Avenue’ as shown on Precinct Plan 3, must not have direct vehicle access to the road and must be provided with access from a rear driveway, rear lanes (access lots) or side roads at the time of subdivision.

1xxx.6.8 Wider Western Link Road

Purpose:

- to provide for the transport needs of the precinct while enabling delivery of the Wider Western Link Road through the precinct as shown on Precinct Plan 3 as a strategic transport connection in the network serving the wider Warkworth area.
- (1) Subdivision and development of land adjacent to the Wider Western Link Road shall include the simultaneous construction of the adjacent portion of this road to Collector Road standard (as outlined in Table IXXX.6.15.1) with:
 - (a) a connection to State Highway One; and
 - (b) a location and completed earthwork level at the legal boundaries of all adjacent properties that enables the delivery of the entire road connection, over time, at the grade and cross-section for both Collector Road, and Arterial Road standards.
 - (c) Construction of intersections along its length in the approximate locations shown on Precinct Plan 3

Note: The landowners will fund the construction of the Collector Road and vest the land required for the Collector Road in Auckland Council. Compensation will be payable for the land required for the future upgrading to an arterial road standard (unless otherwise agreed between all parties).

lxxx.6.9 Wastewater and Potable Water Connections

Purpose:

- To ensure efficient delivery of wastewater and potable water infrastructure for Waimanawa.

- (1) All lots except for those in Residential – Large Lot and Open Space – Conservation zones shall connect to a reticulated wastewater network.
- (2) All lots except for those in Residential – Large Lot and Open Space – Conservation zones shall connect to a reticulated potable water network.
- (3) Prior to the issue of s224(c), the development shall be connected to a functioning water and wastewater network.

Ixxx.6.10 Stormwater Management

Purpose

- To ensure that stormwater is managed and treated to maintain and enhance the health and ecological values of streams and to avoid exacerbating flood hazards.
- (1) All land use and development and subdivision must be designed and implemented to be consistent with any stormwater management plan approved by the network utility operator, including the application of water sensitive design.

Ixxx.6.11 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment

Purpose:

- To create larger sites in that area identified as the “Eastern Escarpment Area”.
- (1) Proposed sites in the area shown as “Eastern Escarpment Area” on Precinct Plan 1 must comply with the minimum net site area of 1,000m².

Ixxx.6.12 Riparian Yards for Streams and Natural Wetlands

Purpose:

- To protect and enhance water quality and ecology of the streams and natural wetlands shown on Precinct Plan 1 while preventing erosion.
 - To integrate the watercourse within the Local Centre.
 - To integrate the section of watercourse along the Wider Western Link Road within a wide road berm or as a separate open space integrated with the road berm.
- (1) The riparian yards of retained permanent or intermittent stream must be planted at the time of subdivision or land development to the minimum width shown on Precinct Plan 1 measured from the top of the stream bank or, where the stream edge cannot be identified by survey, from the centre line of the stream. This standard does not apply to that part of a riparian yard where a road or public walkway crosses over the stream and/or passes through or along the riparian yard.

- (2) The riparian yards of any natural wetland shown on Precinct Plan 2 must be planted at the time of subdivision or land development to a minimum width of 10m measured from the wetland's fullest extent. This standard does not apply to that part of a riparian yard where a road or consented public walkway crosses over the wetland and associated riparian area, and/or generally passes across a stream and associated riparian area, or along the riparian yard.
- (3) The planting must:
 - (a) Use eco-sourced native vegetation; and
 - (b) Be planted at a density that will achieve approximately 10,000 plants per hectare of new and existing plants.
- (4) Planting must be undertaken in accordance with the Special Information Requirement lxxx.9.2

lxxx.6.13 New Buildings and Additions - High Contaminant Yielding Materials

Purpose:

- To protect water quality in streams, and the Mahurangi South catchment, by limiting the release of contaminants from building materials.
- (1) New buildings, and additions to buildings must be constructed using inert cladding, roofing and spouting buildings materials.

lxxx.6.14 Greenways – Walking and Cycling Infrastructure

Purpose:

- To provide for walkways and cycleways which Council wants vested in Council to form part of the public greenway network.
- (1) Walkways and cycleways that are to be vested in the Council shall be provided within the greenways shown on Precinct Plan 1 and:
 - (a) Shall be constructed either to a walking track standard similar to that constructed in Regional Parks if not part of a vested formed road, or in the case where the greenway is part of a vested formed road, constructed to normal footpath standards as appropriate;
 - (b) Shall provide connections to greenways on public or private land outside the land subject to resource consent, and are futureproofed by constructing track access to the boundary of the application site;
 - (c) The width of the track shall have a minimum width of 2m.

Where the off-road greenway is not indicated on Precinct Plan 1 as being adjacent to a stream, and it is intended to be vested; the walkway and cycleway shall be located a minimum of 8m from the stream.

- (2) Where the Council does not want or is unable to accept vesting of the walkway and associated riparian yard and stream bank, then there is no requirement to provide the walkway.

Ixxx.6.15 Transportation Infrastructure

Purpose:

- To achieve the integration of land use and transportation infrastructure (including walking and cycling).
 - To ensure transportation infrastructure is appropriately provided for.
 - To provide a pedestrian and cycle connection to the McKinney Road/State Highway One Intersection.
- (1) The development of any part of the Precinct shall provide the relevant transport infrastructure, including walking and cycling, as indicated in Ixxx10.1 and applying to the development site, in the general location shown on Precinct Plans 1 and 3.
 - (2) Subdivision and development (including construction of any new road) must comply with the standards in Table I4XX.6.4.2.1

Table IXXX.6.15.1 Transport Infrastructure Requirements

	Transport Infrastructure Upgrade	Trigger
T1)	Valerie Close/State HighwayOne Intersection	In the event of any subdivision with frontage along Valerie Close occurring or a new road connection to Valerie Close, an assessment is to be undertaken to confirm if any upgrading of the intersection is required as part of that subdivision.
T2)	Upgrading of State Highway One though the WW South Precinct	As part of the first subdivision for <u>any land within the Business – Local Centre zone, for, for a retirement village or for a residential development</u> creating more than 20 residential lots.
T3)	Construction of the pedestrian/cycle path on the eastern side of State Highway One from the Wider Western Link Road/State Highway One Intersection to McKinney Road	As part of the first subdivision for residential development creating more than 20 residential lots.

T4)	Construction of the pedestrian/cycle path on the western side of State Highway One from the Wider Western Link/State Highway One Intersection to the Morrissions Heritage Orchard Entrance	As part of the first subdivision for residential development creating more than 20 residential lots.
T5)	Construction of the Wider Western Link Road/State Highway One Intersection	As part of the first subdivision for <u>any land within the Business – Local Centre zone, for, for a retirement village or for a residential development</u> creating more than 20 residential lots.
T6)	Construction of the Wider Western Link Road	Any subdivision or development with frontage to that section of the Wider Western Link Road.
T7)	Construction of the Green Avenue	As part of the first subdivision for residential development.
T8)	Collector Road	Any subdivision or development with frontage to that section of the Collector Road.
T9)	Upgrading of Mason Heights	Any subdivision or development with frontage to that section of Mason Heights or in the event that Mason Heights is extended or a new road is connected to it within the Waimanawa Precinct.

- (1) The above will be considered to be complied with if the identified upgrade forms part of the same resource consent, or a separate resource consent which is given effect to prior to release of section 224(c) for any subdivision or prior to occupation of any new building(s) for a land use only.
- (2) Any development and/or subdivision must comply with Table lxxx.6.15.2 Minimum Road Width, Function and Required Design Elements as applicable.

Note: Development relevant to any of the Standards T6, T8 and T9 only apply to the section of the road adjacent to the development or subdivision area.

Table IXXX.6.15.2 Minimum Road Width, Function and Required Design Elements

Name	Role and Function of Road	Minimum Road Reserve (Note 1)	Total No. of Lanes	Design Speed	Median (Note 2)	Cycle Provision	Pedestrian Provision	Freight or Heavy Vehicle Route	Access Restrictions	Bus Provision Subject to (Note 4)
State Highw	Arterial	24m*	2	50 km/h	Yes	Yes (Note 3)	Yes (Note 3)	Yes	Yes	Yes

ay One										
Wider Western Link Road	Arterial	24m	2	50 km/h	Yes	Yes (Note 5)	Yes	Yes	Yes	Yes
Green Avenue	Collector	26m	2	50 km/h	Yes	Yes	Yes	No	No (Note 6)	Yes
Collector Road	Collector	22m	2	50 km/h	No	Yes	Yes	No	No (Note 6)	Yes
Local Road*	Local	16m	2	30 km/h	No	No	Yes	No	No	No

* Existing road reserve for Stage Highway One varies

** Mason Heights included

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.

Note 2: Flush, solid or raised medians subject to Auckland Transport approval at EPA stage.

Note 3: The cycle path provision on State Highway One for both side of the road within the precinct plan frontage excluding Morrison Orchard area and:

- 1. A temporary cycling and walking facility will be provided on the eastern side of State Highway One from the Wider Western Link Road/State Highway One intersection to the McKinney Road/State Highway One intersection.*
- 2. A temporary cycling and walking facility will be provided on the western side of State Highway One from the Wider Western Link Road/State Highway One intersection for approximately 100m to the new entrance to the Morrison Heritage Orchard.*

Note 4: Carriageway and intersection geometry capable of accommodating buses. Bus stop and bus route shall be determined with Auckland Transport at resource consent and engineering plan approval stage.

Note 5: Cycle lane will only be provided on the northern side of wider western link in the section where road boundary abutting existing stream riparian yard.

Note 6: No access restriction proposed on collector roads. However, lots fronting collector road are preferred to be designed with rear access.

Ixxxx6.16 Fences adjoining the front yard or vested publicly accessible open space

Purpose: To provide for fencing that is constructed along residential front boundaries and site boundaries adjoining vested publicly accessible open spaces as shown on Precinct Plan 4, to a height sufficient to:

- Provide privacy for dwellings while enabling opportunities for passive surveillance of the esplanade reserve and / or vested publicly accessible open space.
- Minimise dominance effects from fencing on the esplanade reserve.

1) Fences or walls or a combination of these structures (whether separate or joined together) that adjoin front boundaries or vested publicly accessible open spaces shown on Precinct Plan 4, must not exceed the height specified below, measured from the ground level at the boundary:

(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.

Ixxx.7 Assessment – controlled activities

Ixxx.7.1 Matters of control

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application, in addition to the matters specified for the relevant controlled activities in the overlay, Auckland wide or zone provisions:

- (1) Provision of safe and efficient access;
- (2) Landscaping and fencing;
- (3) Effects on the use of open space; and
- (4) Effects on health and safety.

Ixxx.7.2 Assessment criteria – Controlled Activities

The Council will consider the relevant assessment criteria for controlled activities from the list below:

- (1) Provision of safe and efficient access:
 - (a) Whether safe and direct access can be provided to the site for access and maintenance.
 - (b) For public transport interchanges, whether safe and efficient vehicle, pedestrian and cyclist access into and within the public transport interchange is achieved.
- (2) Landscaping and fencing

- (a) The extent to which the visual effects of any buildings or large extents of paving can be softened by landscaping without compromising the functional requirements of a pump station, water reservoir or public transport interchange.
- (b) The extent to which fencing can be used to minimise potential health and safety hazards.
- (3) Effects on the use of public open space
 - (a) The extent to which interference with public use and enjoyment of open space is minimised where the facility is located in public open space.
- (4) Effects on health and safety
 - (a) Whether there will be any health and safety effects and the extent to which these can be mitigated through measures such as fencing and signage.

Ixxx.8 Assessment – restricted discretionary activities

Ixxx.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 overlay, Auckland wide or zone provisions:

- (1) Subdivision
 - (a) The matters of discretion listed at E38.12.1(7).
 - (b) Landscaping within the Avice Miller Reserve Yard and the Landscape Protection Control areas.
 - (a) The provision of open space as shown on Precinct plan 1, including public accessibility, function of the open space, and compliance with Crime Prevention Through Environmental Design Principles .
 - (b) Transport including access, walking and-cycling infrastructure, traffic generation, access to public transport and parking.
 - (c) The design and operation of any intersection with the Wider Wester Link Road and Stage Highway 1.
 - (d) Stormwater management.
 - (e) Wastewater connections
 - (f) The extent to which greenway connections are provided.
 - (g) The extent to which riparian yards are provided adjacent to streams and natural wetlands.

- (h) The effect on recreation and open space
- (i) The effects of walkways within riparian yards on ecology

Ixxx.8.2 Assessment criteria - Restricted Discretionary Activities

The Council will consider the relevant assessment criteria identified below for restricted discretionary activities, in addition to the assessment criteria specified for assessment of the relevant restricted discretionary activities in the zone, Auckland wide or overlay provisions:

(1) Subdivision

(a) Design and layout;

The extent to which:

- (i) The proposal contributes to the implementation of policies and in particular Ixxx.3(1)-(9).
- (ii) Subdivision layout is consistent with Precinct Plans 1 to 4.
- (iii) Public open space and greenway spaces consider the public street network to support legibility, ease of visual access, and Crime Prevention Through Environmental Design Principles.
- (iv) Land is provided for the open space areas identified on Precinct Plan 4, or such other locations that are suitable and agreed to with Auckland Council.
- (v) Land is provided for the Warkworth South wastewater pump stations and water reservoir in the general locations shown on Precinct Plan 2.
- (vi) Any application proposes a condition of consent requiring landscape planting within the Landscape Protection Control areas to be maintained and replaced as necessary to ensure that the landscaping is maintained in perpetuity.

(b) Streams, natural wetlands, stormwater, and walkways

The extent to which:

- (i) Lots that include streams shown on Precinct Plan 2, have complying practical building platforms clear of identified streams to be retained and any riparian yard requirement.
- (ii) The cumulative effect of the approach to stormwater management is in accordance with a Stormwater Management Plan approved by the network utility operator and achieves a 'treatment train' process based on a ten year attenuation standard which mitigates urban stormwater, quality issues and controls runoff from roads and other impervious surfaces.

- (iii) Connections to greenways on public or private land outside the land subject to resource consent, are futureproofed by constructing track access to the boundary of the application site.
- (iv) Any walkways are set back a minimum of 10m from any natural wetland.
- (v) Any walkway is set back a minimum of 5m from the top of the bank of any stream, except any walkway and bridge which crosses the stream.
- (vi) Any walkway within a riparian yard successfully manages potential stream erosion and sedimentation effects and are planted in indigenous vegetation to the edge of the walkway.
- (vii) The treatment of walkway edges, including retaining walls, protects the ecology of the stream and does not unduly detract from the amenity of the stream and walkway.
- (viii) The location and alignment of the walkway addresses any effects on the ecology of the immediate area and existing riparian planting, land contour and the practicality of constructing the walkway and the amenity that would be provided to users of the walkway.

(c) Transport

The extent to which:

- (i) The collector road network and the Wider Western Link Road, are provided generally as shown on Precinct Plan 3 to achieve a connected street layout that integrates with the surrounding transport network and responds to landform.
- (ii) An integrated network of local roads is provided within the precinct that provides a good degree of accessibility and supports a walkable street network.
- (iii) Greenway routes, generally in accordance with Precinct Plan 3, are created to ensure an interconnected neighbourhood.
- (iv) The intersection design of any road intersection with the Wider Western Link Road or State Highway One as shown on Precinct Plan 3 is supported by a transport assessment and safety audit demonstrating the intersection will provide a safe, efficient and effective connection to service the expected subdivision and development. This includes safe and convenient provision for pedestrians and cyclists.
- (v) The transport assessment and safety audit required under Rule lxxx.8.2(1)(c)(iv) demonstrate the design and operation of the proposed intersection will not have adverse effects on the function of the surrounding transport network including State Highway One and the Wider Western Link Road.
- (vi) The greenway network crossings of the Wider Western Link Road occurs by at-grade pedestrian and/or cyclist crossing facilities.

- (vii) The design of new or upgraded roads accords with the Road Function and Design Elements table.
- (d) Stormwater management
 - (i) Development is in accordance with the approved Stormwater Management Plan and policies E1.3(1) – (14).
- (e) Wastewater connections.
 - (i) The extent to which the proposal facilitates and enables wastewater servicing for Warkworth South to be provided in an efficient and comprehensive way.
- (f) The effect on recreation and open space:
 - (i) The extent to which reserves and open space are provided and their integration with the surrounding open space network and suitability for the intended function and future requirements of the area;
 - (ii) Refer to Policy IXXX.3 (20).
- (2) Assessment criteria for Local Centre:
 - (i) The design of the Local Centre shall achieve a connected and functional design that reflects a high quality of architectural design, landscape architecture and best practise urban design principles, including the extent to which a suitable pedestrian and cyclist connection is provided between the Local Centre and any public transport interchange, the land to the west, south and to the pedestrian and cycle crossing at the Wider Western Link Road and State Highway One Intersection.
 - (ii) The quality of design shall provide a safe useable environment that reflects urban design best practise including Crime Prevention Through Environmental Design principles.
 - (iii) Planting and hard landscape elements shall enhance and reflect local character such as the values of the Mahurangi River, riparian corridors and Morrison Heritage Orchard.
 - (iv) The extent to which land use activities complement adjoining land uses and assist in maintaining or enhancing connectivity and relationship to adjacent open space areas.

Ixxx.9 Special information requirements

Ixxx.9.1 Transport and safety

An application for subdivision and development that proposes an intersection with the Wider Western Link Road or State Highway One must be accompanied by the following information as a minimum:

- (1) A transport assessment and safety audit prepared by a suitably qualified person for any proposed intersection with the Wider Western Link Road or State Highway One. This transport assessment and safety audit is to be prepared in accordance with any relevant Auckland Transport and NZTA/Waka Kotahi Guidelines.

Ixxx.9.2 Riparian planting plan

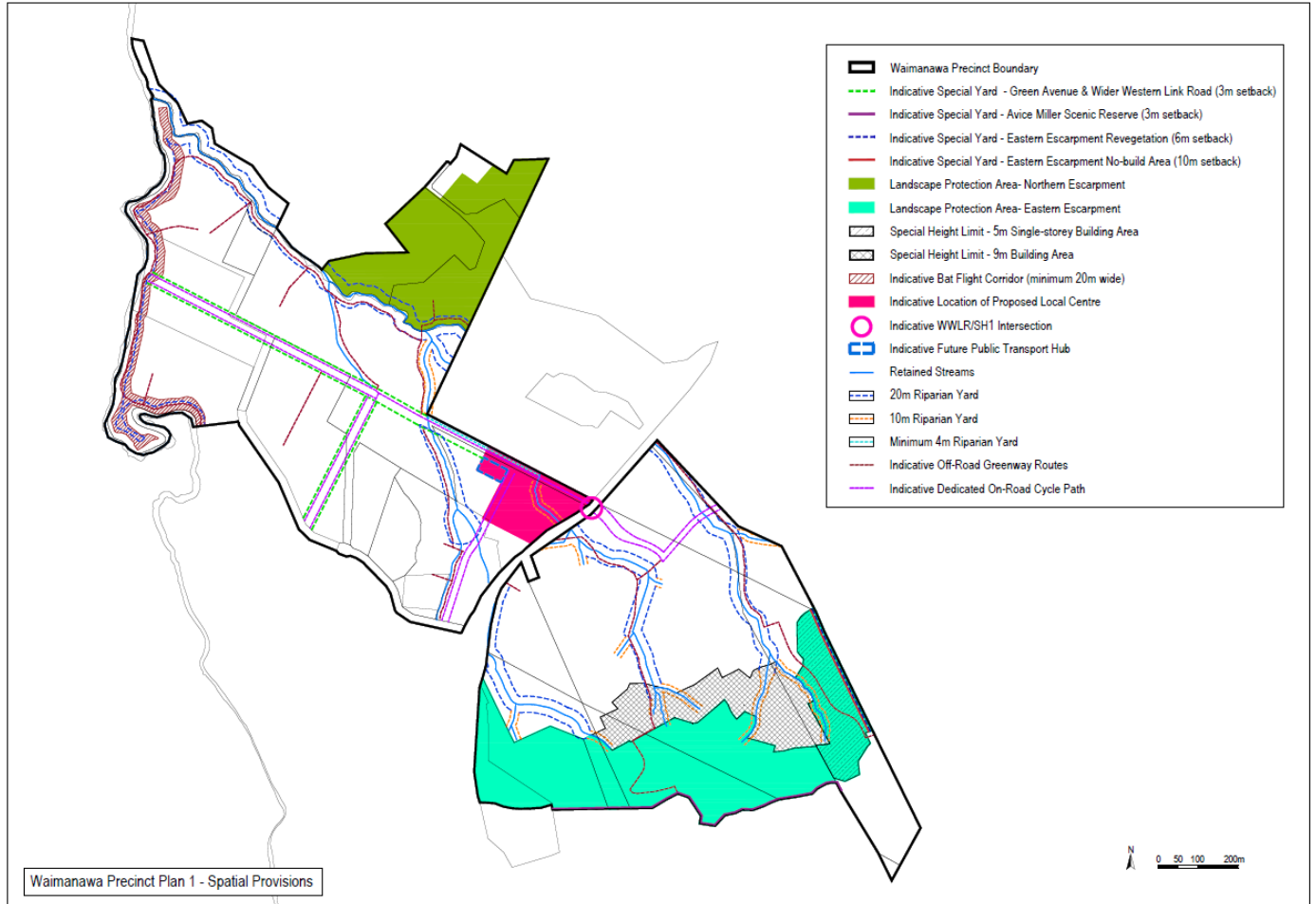
An application for any subdivision or development that requires the provision and planting of an esplanade reserve or riparian yard under Ixxx.6.12 Riparian Yards for Streams and Natural Wetlands must be accompanied by the following information as a minimum:

- (1) A planting plan prepared by a suitably qualified person
- (2) The planting plan must;
 - (i) Identify the location, species, planting bag size and density of the plants;
 - (ii) Confirm detail on the eco-sourcing proposed for the planting; and
 - (iii) Take into consideration the local biodiversity and ecosystem extent.

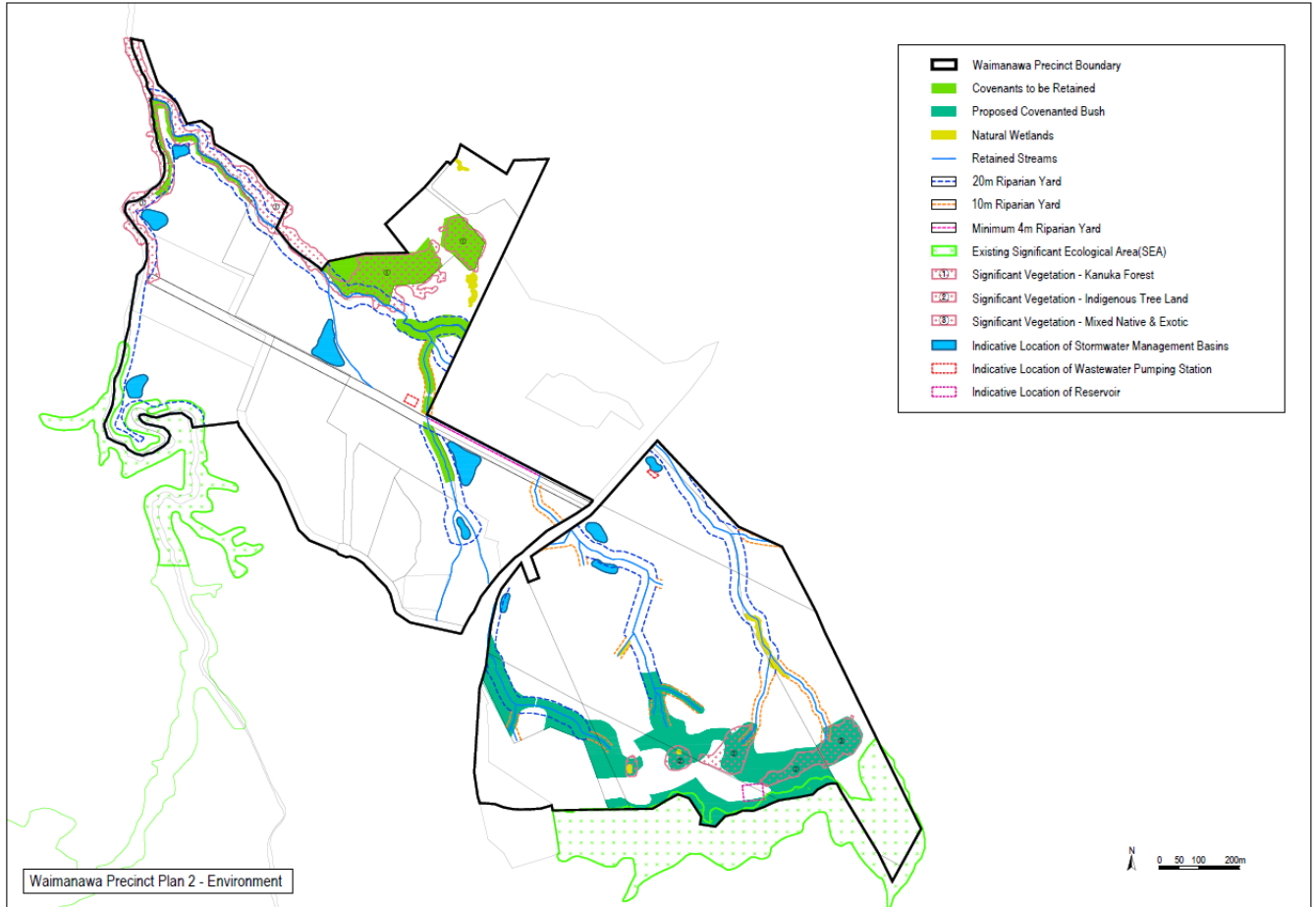
Ixxx.9.3 Local centre

- (1) An application for new buildings which require resource consent in the Local Centre must be accompanied by:
 - (a) An urban design assessment demonstrating how the development addresses where relevant:
 - (i) the matters stated in Objective 7 and Policy 7; and
 - (ii) Activation of the street frontage along the Wider Western Link Road; and
 - (iii) Open space and access along the watercourse; and
 - (iv) Creation of a landmark building on the corner of State Highway One and the Wider Western Link Road; and
 - (v) Its proximity to the Morrison Heritage Orchard.

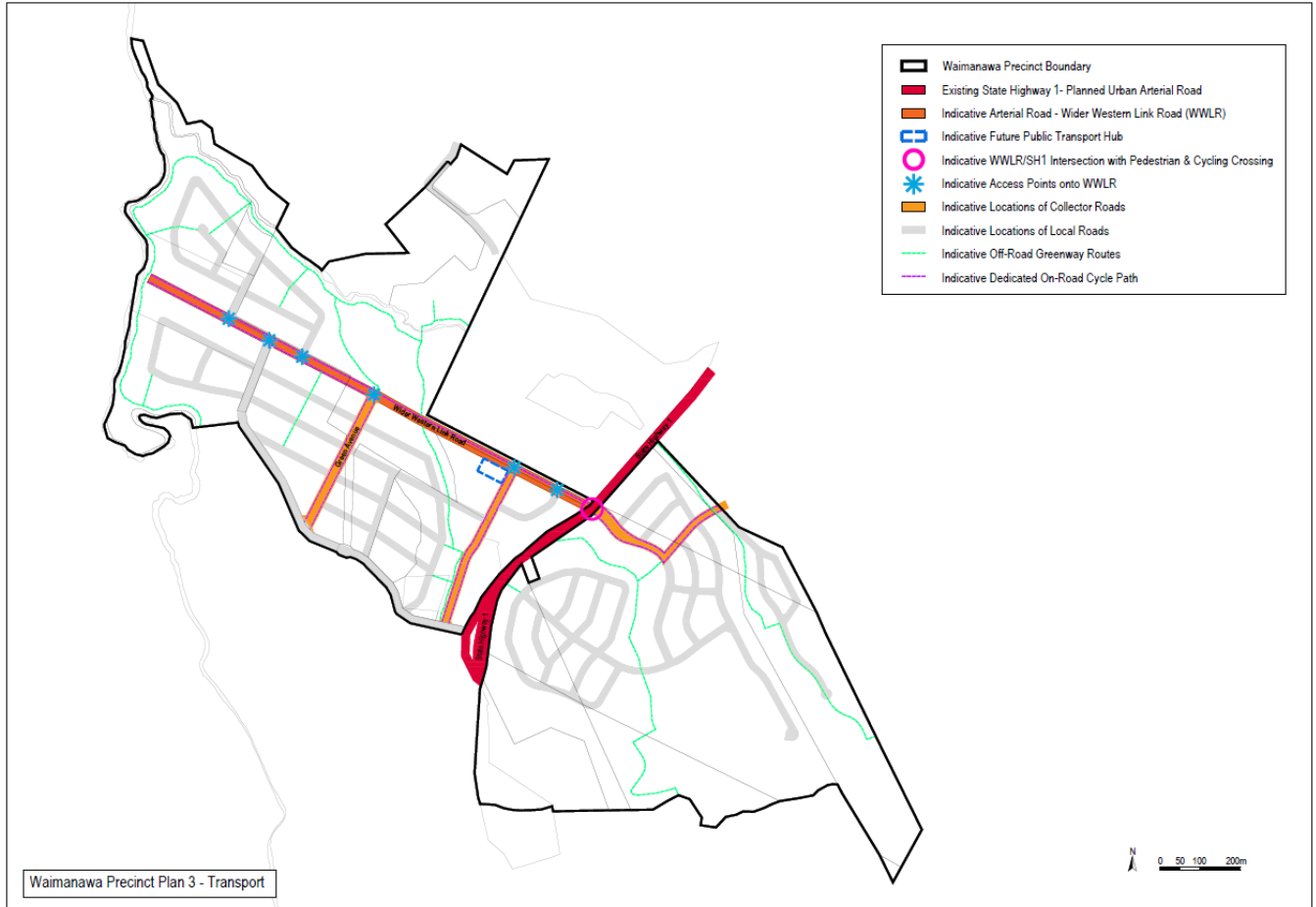
Ixxx.10.1 Waimanawa Precinct Plan 1 Spatial provisions



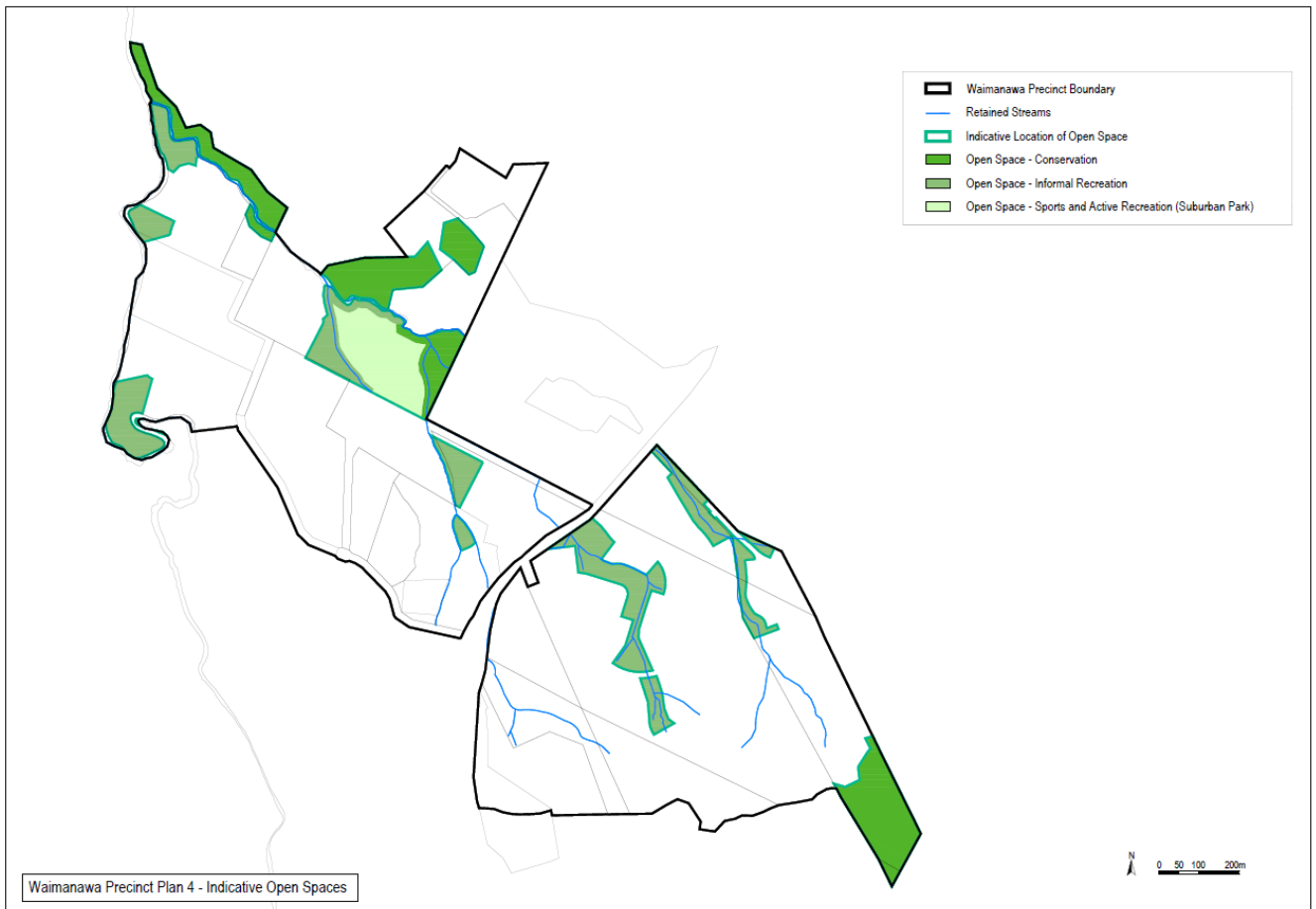
Ixxx.10.2 Waimanawa Precinct Plan 2 Environment



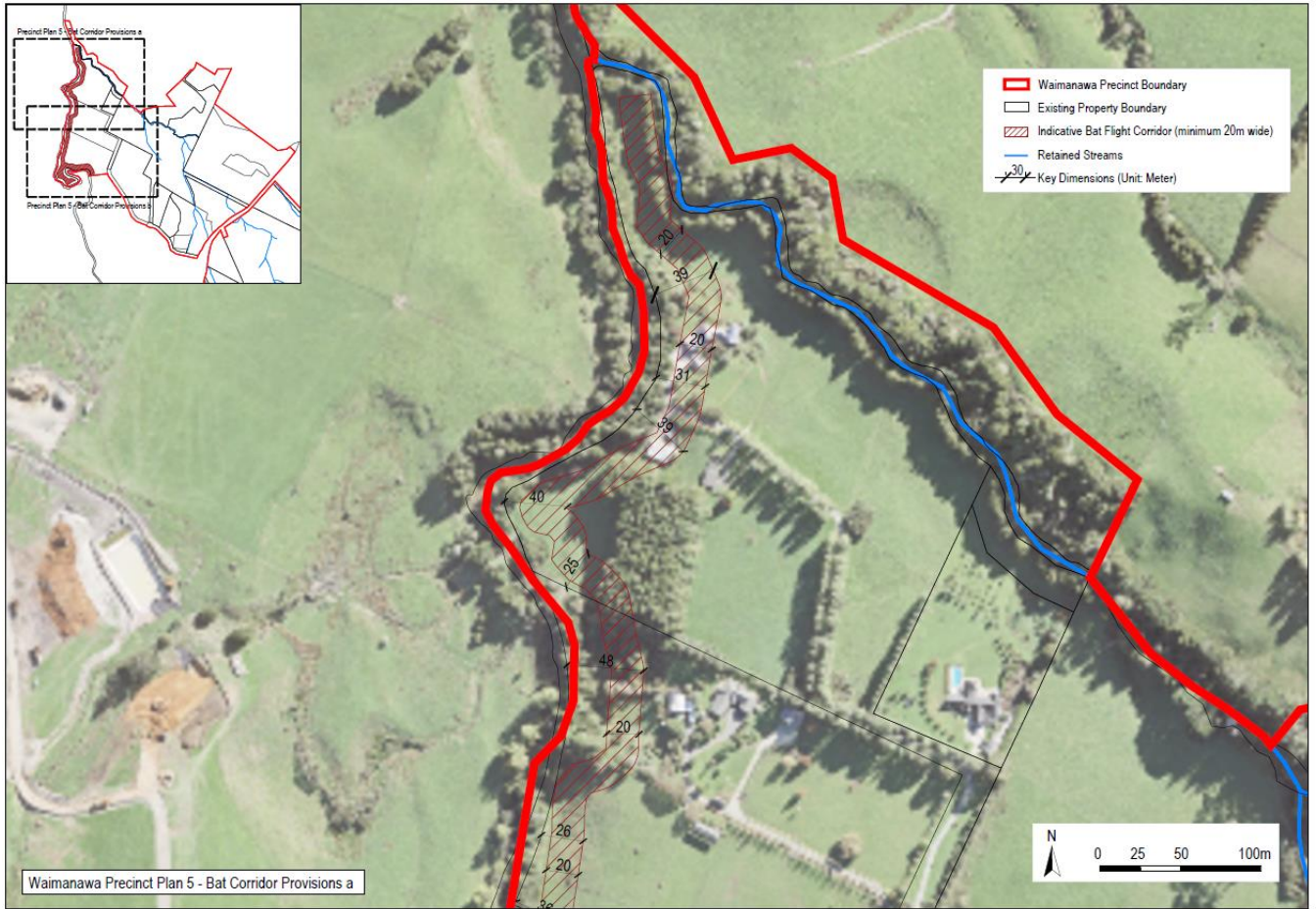
Ixxx.10.3 Waimanawa Precinct Plan 3 Transportation



Ixxx.10.4 Waimanawa Precinct Plan 4 Indicative Open Space



Ixxx.10.5 Waimanawa Precinct Plan 5 Bat Flight Corridor





PART C IXXX MORRISON HERITAGE ORCHARD PRECINCT

XXX.1. Morrison Heritage Orchard Precinct Description

The Morrison Heritage Orchard Precinct is located to the south of Warkworth on State Highway One. The precinct is comprised of approximately 20 hectares and is located adjacent to the Waimanawa Precinct.

The purpose of the Morrison Heritage Orchard Precinct is to enable the ongoing operation and expansion of the existing Morrison Orchard as a heritage rural land use. It permits the ongoing use of the site for both traditional orchard and other rural productive land use activities, and complementary tourist and visitor activities including an orchard shop, a market, restaurant / café as well as playground, wedding venue and similar social activities.

The precinct limits activities to those with a rural orchard and similar rural activities, and tourist and visitor activities based on the Precinct's values for such activities within the wider surrounding urban environment. Although privately owned and operated, the Heritage Orchard Precinct provides an important significant green space for relatively intensive urban development that is planned in Warkworth with few significant non-urbanised areas to offset the resulting adverse effects of extensive built development.

In addition to the above activities, provision is also made for limited Residential - Large Lot Residential subdivision and use, including the option of cluster subdivision and development that responds to both landscape and contour / geotechnical considerations and limitations.

Subdivision in this precinct is also controlled so that the Morrison Orchard continues to be managed and operated largely as a single entity but with provision for limited residential activities and/or long term ownership options such as leases for family members.

The underlying zoning of land within this precinct is Rural - Mixed Rural for Areas A and B, and Residential - Large lot for Area C.

XXX.2. Objectives

- (1) Existing and future orchard and appropriate rural production activities are provided for and enabled by the Precinct.
- (2) A range of tourist, visitor activities and limited residential activities are provided for to enable heritage, social and economic opportunities based on and complementary to the established heritage orchard and rural activities.
- (3) A rural heritage character and appearance of the Morrison Heritage Orchard is maintained.

The Auckland-wide and zone objectives apply in this Precinct in addition to those specified above.

XXX.3. Policies

- (1) Provide for existing and future orchard and complementary commercial and visitor activities

including outdoor rural-based activities, accommodation, weddings and functions, restaurant / café and markets.

- (2) Ensure that residential subdivision and development is enabled in defined areas and at appropriate densities that are consistent with and do not compromise the open space heritage values of the orchard or conflict with associated rural and visitor activities.
- (3) Encourage subdivision, development and land uses that maintain and protect the overall rural character and appearance of the Heritage Orchard Precinct and avoid adverse effects between it and existing and future surrounding residential and other sensitive activities.

The Auckland-wide and zone policies apply in this Precinct in addition to those specified above.

XXX.4. Activity table

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

Table XXX.X.1 Activity table specifies the activity status of land use, development and subdivision activities in the Morrison Heritage Orchard Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Permitted activities are subject to the relevant standards in XXX.6.

Table XXX.X.1 Activity table

Use		Activity status
Visitor Activities and Accommodation		
(A1)	A maximum of four dwellings in Activity Area A as of [INSERT OPERATIVE PLAN CHANGE DATE] or a single site comprising Activity Area A.	P
(A2)	One dwelling per site in Activity Areas A and C other than as permitted in (A1) above.	P
(A3)	Camping ground	P
(A4)	Garden centre	P
(A5)	Markets	P
(A6)	One minor dwelling per principal dwelling	P
(A7)	Produce sales	P
(A8)	Restaurant and café	P
(A9)	Rural commercial services	P
(A10)	Rural tourist and visitor activities	P
(A11)	Visitor accommodation	P
(A12)	Workers' accommodation	P
(A13)	Weddings and functions	P
(A14)	Activities (A1) to (A13) not complying with the standards in Rule XXX.6 below.	RD
Development		
(A15)	New buildings or additions up to 250m ² GFA in all Precinct Activity Areas	P
(A16)	New buildings or additions 250m ² GFA in all Precinct Activity Areas.	RD
Subdivision		
(A17)	Subdivision complying with Standard XXX.6.11.	RD
(A18)	Subdivision not complying with Standard XXX.6.11.	D

XXX.5. Notification

- (1) An application for resource consent for a restricted discretionary activity listed in Table XXX.X.1 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 section 95A(4) of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

XXX.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct unless otherwise specified below.

All activities listed as permitted, restricted discretionary in (A16) and subdivision in (A17) in **Table XXX.X.1** Activity table must comply with the following standards.

XXX.6.1 General access and traffic generation standard

- (1) All activities shall obtain access to State Highway One in accordance with the Approved Entry Point (AEP) shown on the Precinct Plan.
- (2) Activities A3 to A13 excluding produce sales (A7) listed in Table XXX.X.1 above do not either singularly or cumulatively exceed a trip generation threshold of 100 v/hr (any hour).

XXX.6.2. Camping ground within Precinct Plan Areas A and B

- (1) Camping ground for a maximum of 50 sites in each of Activity Areas A and B.

XXX.6.3. Garden Centre within Precinct Plan Areas A and B

- (1) The maximum area of a garden centre including building and outdoor sales and storage areas is 750m².

XXX.6.4. Markets

- (1) The location of the market shall be located within Activity Area B.
- (2) A maximum of 100 stalls.
- (3) The trading hours of markets are limited to 7.00am until 11.00pm.
- (4) Any other activities associated with the market must not occur between midnight and 6.00am.
- (5) Stalls involved in the markets are limited to the sale of food and beverages or items produced by the stall holder which may include fresh and processed goods, small holding livestock, artwork, crafts and pottery and includes locally made products. This includes shops with an operational function (e.g. cheese making).

XXX.6.5. Produce sales

- (1) The location of the Orchard produce sales shop shall be located within Activity Area B of the Precinct plan.
- (2) A maximum of 450m² for the display and sale of produce.
- (3) The type of produce offered for sale on the site must be confined to the following:
 - (a) fruit, vegetables, plants, eggs, flowers, honey, dairy products, meat, beer, wine, juices.
 - (b) produce or products from on-site primary produce manufacturing.
 - (c) produce and handcrafts not grown or produced on the site or on a site in the locality, shall not exceed 10 % of the GFA.

XXX.6.6. Restaurant and cafe

- (1) One restaurant and one café in Activity Area B.
- (2) A restaurant or café shall provide seating for a maximum of 120 people.
- (3) The hours of operation of a restaurant or café are limited to 7.00am to midnight.

XXX.6.7. Rural tourist and visitor activities

- (1) Rural tourist and visitor activities for a maximum of 500 people in Activity Areas A and B.

XXX.6.8 Visitor accommodation

- (1) Visitor accommodation (including manager's accommodation) for a maximum of 25 units or 100 people (whichever is greater) within either or both Activity Areas A and B.

XXX.6.9 Weddings and functions

- (1) Wedding and function activities may occur within either or both Activity Areas A and B.
- (2) The activity may include use of a restaurant / café on the site and temporary or semi-permanent marquees.

XXX.6.10. Workers accommodation

- (1) Workers accommodation with a maximum of 10 dwellings in total in either or both Activity Areas A and B complying with the following:
 - (a) Dwellings shall comply with all the relevant yard setbacks and height standards for buildings in the Zone.
 - (b) Dwellings shall have a maximum floor area of 120m² excluding decks and garaging. The floor area may include a dormitory or individual rooms.
 - (c) The accommodation may accommodate seasonal workers.

XXX.6.11. Subdivision

- (1) Minimum and maximum net site areas for a maximum of four sites, excluding the balance site, within Activity Area A:
 - (a) Between 600m² and 4,000m² for sites serviced by a private or public wastewater network.
 - (b) Between 2,500m² and 4,000m² for sites serviced by individual on-site wastewater systems.
- (2) The land comprising each of Activity Areas A and B; being two sites in total.
- (3) Large Lot Residential Activity Area C:
 - (a) Subdivision in Activity Area C is governed by two optional Rules but not both.
 - (b) Option 1 (Simple Subdivision). The minimum net site area for the Residential – Large Lot Zone rules in E38.8.
 - (c) Option 2 (Cluster Subdivision)
 - (i) Minimum site area of 300m² for proposed sites serviced by a public or private wastewater network or 2,500m² for proposed sites serviced by an on-site wastewater system, and capable of containing a building rectangle complying with Rule E38.8.1.1 (2).
 - (ii) The area of household unit sites shall be limited to an area for the household unit and reasonable outdoor use including room for household unit extensions. (Note: houses may be joined together).
 - (iii) The total number of sites created must not exceed the number of lots which could be created over the net site area of the parent site at 1 house per 4,000m², other than a balance site.
 - (iv) The identified building rectangles of all proposed sites must be located within a single contiguous area not exceeding 30% of Activity Area C.
 - (v) The remainder of Activity Area C shall be held either within one of the proposed residential sites or in common as a single balance site and shall have a consent notice included on the title to the satisfaction of the Council preventing additional dwellings being erected on the site and requiring the control of weeds and pests.

IXXX.6.12 Landscape Protection Area Controls (Northern Escarpment)

Purpose:

- To protect landscape features on key upper portions of the precinct.
- To promote revegetation of the northern escarpment.

- (1) The minimum landscaped area for new sites identified on the Morrison Orchard: Precinct Plan as Landscape Protection Area – Northern Escarpment must be at least 75 per cent of the net site area. Except that for cluster subdivision provided for by the Morrison Heritage Orchard Precinct Rule XXX.6.11. Subdivision (3) Large Lot Residential Activity Area C: Option 2 (Cluster Subdivision) where the minimum landscaping area is to be 30% of the combined area of the residential sites, land within one of the proposed residential sites or owned in common as a single balance site.
- (2) External finishes on residential dwellings shall be limited to natural stone and/or timber, or finished in a colour with the following limits utilising the BS5252 colour range:
 - (a) Hue (colour) – all colours from 00 to 24
 - (b) Reflectance value (RV) and greyness groups: for external walls an RV rating of no more than 60% for greyness groups A and B and no more than 40% for greyness group C. For roofs an RV rating of no more than 40% within greyness groups A, B and C.

XXX.7. Assessment – restricted discretionary activities

XXX.7.1. Matters of discretion

- (1) **Land use activities**
- (2) The Matters of discretion in Rule H19.12.1 apply,
- (3) **Subdivision**

The Matters of discretion in Rule E38.12.1 apply,

XXX.7.2. Assessment criteria

- (1) **Land use activities:**

The Assessment criteria in Rule H19.12.2 (1) (b) to (d); (5) and (6) and E27.8.2 (3), (9), (10) and (11) apply.

- (2) **Subdivision:**

The Assessment criteria in Rule E38.12.2 apply.

XXX.8. Special information requirements

Xxxx8.1 Transportation and Safety

The special information requirements under E27.9 apply.

XXX.9. Precinct plan

XXX.9.1 Morrison Orchard: Precinct Plan

