I302. ASB Tennis Arena Precinct

I302.1. Precinct description

The ASB Tennis Arena Precinct provides for the operation, development, redevelopment and intensification of the ASB Tennis Arena.

The zoning of the land within the ASB Tennis Arena Precinct is the Special Purpose - Major Recreation Facility Zone. The overlay, Auckland-wide and zone objectives and policies apply in this precinct in addition to those listed below.

I302.2. Objectives

(1) The ASB Tennis Arena is protected as a regionally and nationally important venue for all of the following primary activities:

(a) organised sports and recreation;

(b) informal recreation;

(c) concerts, events and festivals;

(d) markets, fairs and trade fairs;

(e) functions, conferences, gatherings and meetings; and

(f) displays and exhibitions.

(2) A range of activities compatible with, or accessory to, the primary activity are enabled.

(3) The adverse effects of the operation of the ASB Tennis Arena are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

I302.3. Policies

(1) Enable the safe and efficient operation of the ASB Tennis Arena for its primary activities.

(2) Protect the primary activity of the ASB Tennis Arena from the reverse sensitivity effects of adjacent development.

(3) Enable a range of accessory and compatible activities where they achieve all of the following:

(a) avoid, remedy or mitigate adverse effects; and

(b) are of a character and scale which will not displace the primary activities.

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(4) Manage the adverse effects of the operation of the ASB Tennis Arena, having regard to the amenity of surrounding properties.

(5) Recognise that the ASB Tennis Arena's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

I302.4. Activity table

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

(1) E40 Temporary activities;

(2) E25 Noise and vibration (noise provisions only);

(3) E24 Lighting;

Table I302.4.1 specifies the activity status of land use and development activities in the ASB Tennis Arena Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I302.4.1: Activity table

	Activity	Activity status
Use		
Primary activities		
(A1)	Organised sports and recreation	P
(A2)	Informal recreation	P
(A3)	Concerts, events and festivals	P
(A4)	Displays and exhibitions	P
(A5)	Functions, gatherings, conferences and meetings	P
(A6)	Markets, fairs and trade fairs	P
(A7)	Any primary activity not meeting Standard I302.6.5 but meeting all other standards	C
Accessory activities		
(A8)	Accessory activities	P
(A9)	Any accessory activity not meeting Standard I302.6.5 but meeting all other standards	C
Compatible activities		
(A10)	Sports, recreation and community activities	P
(A11)	Professional fireworks displays meeting Standard I302.6.10	P
(A12)	Professional fireworks displays not meeting Standard I302.6.10	RD

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(A13)	Helicopter flights meeting Standard I302.6.11	P
(A14)	Helicopter flights not meeting Standard I302.6.11	RD
(A15)	Filming activities	P
(A16)	Retail limited to a gross floor area of no more than 200m^2 within the precinct	P
(A17)	Retail with a gross floor area greater than 200m^2 but no more than 400m^2 within the precinct	RD
(A18)	Retail greater than 400m^2 within the precinct	D
(A19)	Any compatible activity not meeting Standard I302.6.5 but meeting all other standards	C
Development		
(A20)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A21)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height	RD
(A22)	Light towers and associated fittings up to and greater than 20m in height	P
(A23)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I302.6.8	RD
(A24)	Demolition of buildings	P
(A25)	Temporary buildings	P

I302.5. Notification

(1) An application for resource consent for a controlled activity listed in Table I302.4.1 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(9) of the Resource Management Act 1991.

(2) Any application for resource consent for an activity listed in Table I302.4.1 Activity table and which is not listed in I302.5(1) 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).

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I302.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I302.4.1 must comply with the following activity standards unless otherwise stated. The following standards do not apply:

(1) E27 Transport – Standard E27.6.1 Trip generation; and

(2) E27 Transport – Standard E27.6.2. Number of parking and loading spaces.

I302.6.1. Noise

(1) The noise (rating) level from any activity as measured within the boundary of any site zoned residential, and incident on the facade of any building containing an activity sensitive to noise established as at September 30, 2013 within the Mixed Use Zone, must not exceed the noise limits in Table I302.6.1.1.

Table I302.6.1.1: Noise standards

Time, day, duration and frequency	Residential noise limit	Mixed Use noise limit
Up to 5 Special Noise Events between 8:00am and 10:30pm in any 12 month period	70dB $L_{Aeq(5min)}$	80dB $L_{Aeq(5min)}$
Up to 15 Special Noise Events between 8:00am and 10:30pm in any 12 month period	65dB $L_{Aeq(5min)}$	75dB $L_{Aeq(5min)}$
General noise standards for all days including Christmas Day, Good Friday & Anzac Day between: • 7:00am and 10:00pm within any residential zone; • 7:00am and 11:00pm within all other zones.	55dB L_{Aeq}	65dB L_{Aeq}
General noise standards at all other times	45dB L_{Aeq} and 75dB L_{Amax}	55dB L_{Aeq} and 75dB L_{Amax}

(2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.

(3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.

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(4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.

(5) Crowd noise is to be excluded from any assessment of compliance with these limits.

(6) Where $L_{Aeq\ (5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.

(7) Professional fireworks displays and helicopter flights are excluded from this standard.

I302.6.2. Lighting

(1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.

(2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).

(3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.

(4) For the purposes of Standards I302.6.2, the curfew and pre-curfew times are as stated in Table I302.6.2.1.

Table I302.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7am – 11pm
Curfew	11pm – 7am

(5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:

(a) The limits in Table I302.6.2.2 when measured at the boundary of any adjacent site containing a lawful dwelling established prior to 30 September 2013. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

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Table I302.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

(b) The vertical illuminance limits in Table I302.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I302.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	25 lux
Curfew	4 lux

(6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2 cd/m^2) on any public road, calculated within each traffic lane in the direction of travel.

(7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I302.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table I302.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd
Special lighting events	25,000 cd

(8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I302.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

(9) Professional fireworks displays are excluded from this standard.

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Table I302.6.2.5: Building façade luminance

	Luminance limit
Standard	25 cd/m^2
Special lighting events	25 cd/m^2

I302.6.3. Special noise events

(1) The total number of special noise events in any 12 month period must not exceed 20 events.

(2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I302.6.1.1.

(3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:

(a) There must be no more than 2 special noise events on any one day.

(b) There must be no more than 4 special noise events within any 2 week period.

(4) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

I302.6.4. Special lighting events

(1) The total number of special lighting events in any 12 month period must not exceed 25 events.

(2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I302.6.2.4 and I302.6.2.5.

I302.6.5. Traffic management

Activities must meet at least one of the following traffic standards:

(1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or

(2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

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I302.6.6. Parking

(1) [Deleted]

I302.6.7. Screening

(1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone must be screened from those areas.

I302.6.8. Interface control areas

(1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) illustrated on the precinct plan. Temporary buildings are excluded from this standard.

I302.6.9. Height in relation to boundary

(1) Where the ASB Tennis Arena Precinct directly adjoins an open space zone, buildings must not project beyond a 45 degree recession plane measured from a point 8.5 metres vertically above ground level on the precinct boundary.

(2) Temporary buildings, light towers and associated fittings are excluded from this standard.

I302.6.10. Professional fireworks displays

(1) Displays are limited to 3 in any 12 month period.

(2) Displays must not exceed 15 minutes in duration.

(3) Displays must be finished by 10:30pm.

(4) Fireworks must be discharged at least 120 metres from any residential zone.

(5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I302.6.11. Helicopter flights

(1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).

I302.6.12. Temporary buildings

(1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I302.7. Assessment – controlled activities

I302.7.1. Matters of control

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay or Auckland-wide provisions:

(1) The effects of the proposed activity on the safety and efficiency of the transport network.

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I302.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

(1) The effects on the safety and efficiency of the transport network:

(a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;

(b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and

(c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I302.8. Assessment – restricted discretionary activities

I302.8.1. Matters of discretion

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

(1) Any activity that does not comply with noise and/or lighting standards:

(a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.

(2) Any activity that does not comply with permitted helicopter flight standards:

(a) the effects of non-compliance with the permitted helicopter flight standard on the amenity of surrounding properties.

(3) Any activity that does not comply with permitted professional fireworks display standards:

(a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.

(4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity that greater than 20~~0~~**2**m in height and/or which does not comply with height in relation to boundary standards:

(a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.

(5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I302.6.8:

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(a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.

(6) Any activity that does not comply with the screening standards:

(a) the visual effects of rubbish and storage areas on residential and open space zoned sites.

(7) Any activity identified as a restricted discretionary activity:

In addition to the matters listed for non-compliance with any general and/or specific standard, discretion is restricted over all of the following matters:

(a) the effects of the activity on the primary activities of the site;

(b) the effects of traffic and parking on the surrounding environment; and

(c) the effects of the activity on metropolitan, town or local centres.

I302.8.2. Assessment criteria

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

(1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:

(a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:

(i) the cumulative noise effects of other activities which are permitted on the site;

(ii) the cumulative effect of numerous infringements of noise standards; and

(iii) the degree of non-compliance.

(b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.

(c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.

(d) the extent to which any artificial lighting will create a traffic safety issue.

(e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.

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(f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance.

(g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.

(h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:

(i) the sensitivity of the surrounding environment; and

(ii) the cumulative effect of numerous infringements of special event standards;

(iii) the additional number of special events; and

(iv) whether there is an operational need for the exceedance.

(2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:

(i) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:

(i) the sensitivity of the surrounding environment;

(ii) the cumulative effect of numerous infringements of this standard;

(iii) the additional number of activities; and

(iv) whether there is an operational need for the exceedance.

(3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.

(a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:

(i) streets and public open spaces; and

(ii) adjoining sites, particularly those in residential zones.

(b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).

(c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s.

(d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.

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(4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.

(a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:

(i) the amenity values and character of the surrounding area;

(ii) the functional and operational requirements of the precinct;

(iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;

(iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;

(v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;

(vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,

(vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.

(5) The visual effects of rubbish and storage areas on residential and open space zoned sites:

(a) the extent to which screening is practicable.

(b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

(6) The effects of an activity on the primary activities of the site:

(a) whether the activity is of a character, scale and intensity to ensure that adverse effects on the operation of the primary activity, including its likely future use or intensification, are avoided, remedied or mitigated.

(7) The effects of traffic and parking on the surrounding environment:

(a) whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements.

(b) whether a reduction in car parking will compromise the successful implementation of a Transport and Traffic Management Plan, where relevant or required.

(c) whether the precinct has sufficient parking capacity to provide for the day to day needs of existing and proposed activities.

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(8) The effects of the activity on metropolitan, town or local centres:

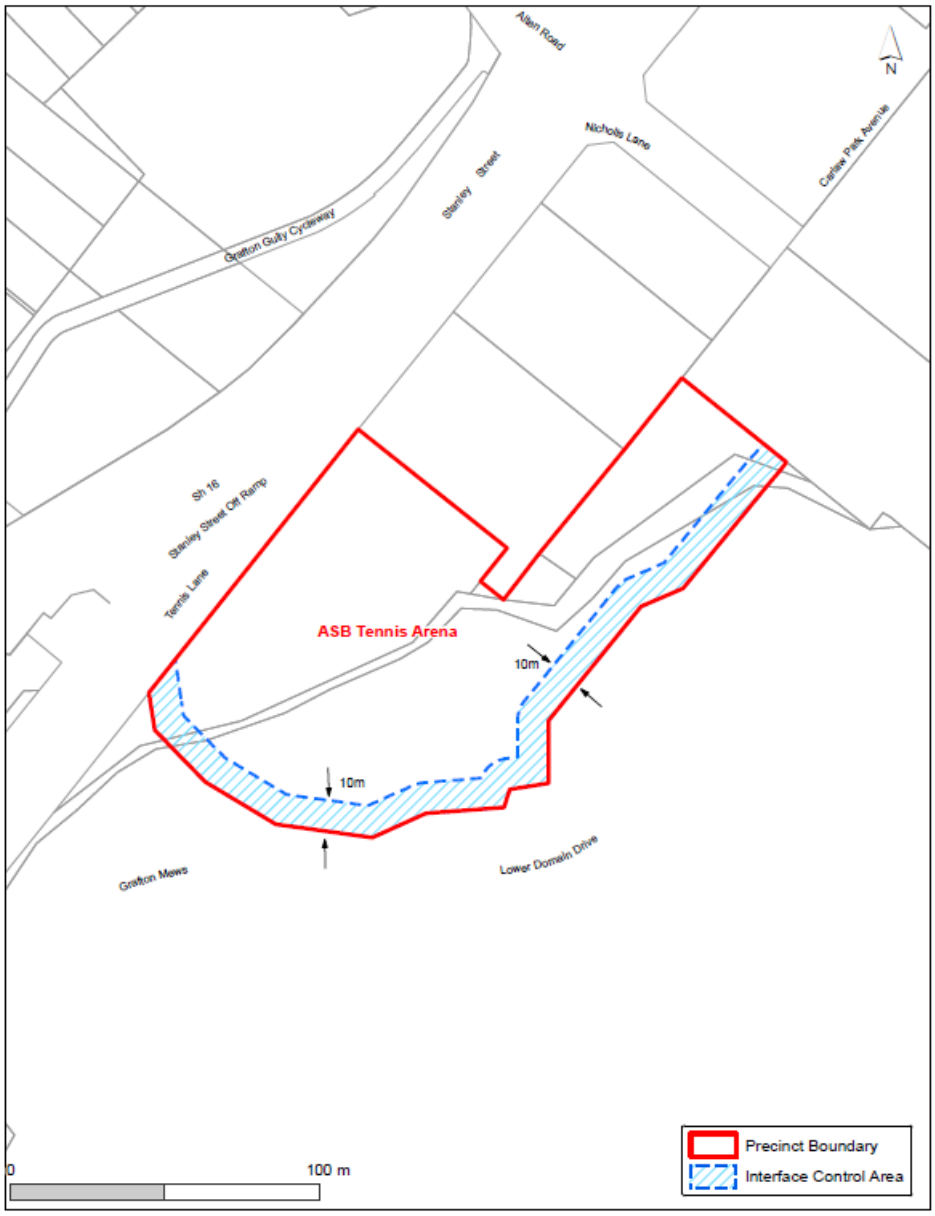
(a) whether the proposed activity will adversely affect the function, role, or amenity of any metropolitan, town or local centre beyond those effects ordinarily associated with trade effects on trade competitors.

I302.9. Special information requirements

There are no special information requirements for this precinct.

I302.10. Precinct plans

I302.10.1. ASB Tennis Area: Precinct plan 1



I308. Central Park Precinct

I308.1. Precinct description

The Central Park Precinct is located at 666 Great South Road, Ellerslie. The purpose of the Central Park Precinct is to provide for employment and office activities within an office park environment. A broader range of activities as identified in the underlying Business – Mixed Use Zone are enabled within sub-precinct B, taking advantage of the proximity of the site to a high capacity, high frequency public transport corridor.

Constraints on the amount and location of parking contribute to the pedestrian amenity of the precinct. The amount of supporting services and minor convenience/service retail that can be established in the site is capped so that the Central Park precinct and Ellerslie town centre complement, and do not compete with each other.

The precinct is separated into five development areas. The five areas have different building heights, reflecting the existing built environment, the nature of the site, its location near Ellerslie town centre and surrounding protected views.

The zoning of the land within the Central Park Precinct is the Business – Business Park Zone and Business Mixed Use Zone.

I308.2. Objective

(1) The Central Park Precinct is developed as a business park with a range of supporting activities that are complementary to the Ellerslie town centre, and is well designed and integrated with the surrounding area and infrastructure.

(2) A broader range of activities as identified in the underlying Business - Mixed Use Zone are enabled in sub-precinct B taking advantage of the proximity of the site to the frequent and reliable transport network.

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

I308.3. Policies

(1) Within sub-precinct A, limit land use activities such as retail, food and beverage and recreation facilities, to those that serve the needs of office workers within the precinct.

(1)(a) Within sub-precinct B, land use activities are limited to those identified within the Business – Mixed Use Zone.

(2) Require buildings to align with and activate private streets within the site.

(3) Require development to avoid, remedy and mitigate any adverse traffic effect on the Ellerslie Panmure Highway interchange.

(4) Require development within the precinct to apply the following principles:

(a) high quality pedestrian links through the site;

(b) landscape amenity space;

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(c) gateway and landmark features;

(d) safe vehicle movements within and to and from the site;

(e) massing and building height; and

(f) landscaped areas and pedestrian plazas that enhance the amenity of the site and provide a focal point of the development.

(5) Promote the use of public transport and pedestrian orientated activity by limiting the amount of parking provided within sub-precinct A once Central Park is fully developed.

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

I308.4. Activity table

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

Table I308.4.1 Activity table specifies the activity status of land use and development activities in the Central Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I308.4.1 Activity table

Sub-precinct A

Activity		**Activity status**
Use		
Commerce		
(A1)	Food and beverage not exceeding 250m^2 of gross floor area per building	P
(A2)	Food and beverage exceeding 250m^2 of gross floor area per building	D
(A3)	Retail not exceeding 250m^2 gross floor area per building, provided any single tenancy does not exceed 150m^2 of gross floor area	P
(A4)	Retail exceeding 250m^2 gross floor area per building, provided any single tenancy does not exceed 150m^2 of gross floor area	D
(A5)	Retail where any single tenancy exceeds 150m^2 of gross floor area	NC
(A6)	Entertainment facilities	D
Community		
(A7)	Recreation facilities not exceeding 250m^2 of gross floor area per building	P
(A8)	Recreation facilities exceeding 250m^2 of gross floor area per	D

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	building	
Development		
(A9)	New buildings	C
(A10)	External additions and alterations to buildings that: (a) are not structural; (b) increase the building development area by less than 25%; and (c) do not increase the height of the building.	P
(A11)	External additions and alterations to buildings not provided for as permitted	C

Sub-precinct B

Activity		Activity status
Development		
(A12)	New buildings	RD
(A13)	External additions and alterations to buildings that: (a) are not structural; (b) increase the building development area by less than 25%; and (c) do not increase the height of the building.	P
(A14)	External additions and alterations to buildings not provided for as permitted	RD

I308.5. Notification

(1) An application for resource consent for a controlled activity listed in Table I308.4.1 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(9) of the Resource Management Act 1991.

(2) Any application for resource consent for an activity listed in Table I308.4.1 Activity table and which is not listed in I308.5(1) 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).

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I308.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct unless otherwise specified below. For clarity, Standard E27.6.1 (Trip generation) applies within sub-precinct B.

All activities listed as permitted, controlled and restricted discretionary in Table I308.4.1 Activity table must comply with the following permitted activity standards.

I308.6.1. Building height

(1) Buildings must not exceed the heights specified in the table below:

Table I308.6.2.1 Building height

Building development areas	New Zealand Vertical Datum 2016	Height above ground level (average)
Sub-precinct A		
A	~~43.9m~~58.6m	~~19.8m~~ 34.5m
B	~~53.0m~~57.1m	~~30.4m~~ 34.5m
C	72.7m	48.0m
D	89.7m	67.9m
Sub-precinct B		
E	66.2m	44.0m

(2) The location of the building development areas within the precinct are shown on Precinct plan 1 - Central Park Building heights.

(3) Building height coordinates are shown on Precinct plan 3 - Central park building height coordinates.

(4) The height above mean sea level method is the prevailing maximum height measure.

I308.6.2. Roof tops

(1) In development areas A, B and C:

(a) rooftop projections must not exceed the maximum building height by more than 10 per cent; and

(b) the total area of rooftop projections must not exceed 10 per cent of the total roof area.

I308.6.3. Site intensity

In sub-precinct A:

(1) *[deleted]*

(2) The gross floor area of the following activities must not exceed 3,500m^2 for:

(a) recreation facilities;

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(b) food and beverage; and

(c) retail provided that the total gross floor area for retail must not exceed 2000m^2

I308.6.4. Upper and lower storey setbacks

In sub-precinct A:

(1) A minimum distance between buildings must be provided as follows:

(a) for the portion of the building façade located between ground level and 13m above ground level: 18m; and

(b) for the portion of the building façade located more than 13m above ground level: 24m.

(2) An existing or consented building will set the building line on one side of the street, and any future building setback must comply with I308.6.4(1) above.

(3) Parking structures (except the parking structure along the eastern frontage of building development area A) will not set the first building line.

I308.6.5. Pedestrian plaza and landscaped amenity spaces

In sub-precinct A:

(1) The indicative pedestrian plaza and indicative landscaped amenity spaces must be provided in the general locations shown on Precinct plan 2: Central Park urban design framework.

(2) The pedestrian plaza must have a minimum area of 600m² (excluding footpaths on road frontages) and must be provided concurrently at the time the next building in the precinct is constructed after the date the Unitary Plan becomes operative.

(3) A minimum of 10 per cent of the total developable area of the precinct (excluding internal road corridors) must be provided as landscaped amenity spaces. The landscaped amenity spaces may comprise:

(a) pedestrian plaza areas;

(b) pocket parks i.e. small parks and breakout areas; or

(c) stormwater retention ponds where they are designed for dual purpose as amenity features.

I308.6.6. Footpaths in the pedestrian oriented area

(1) Footpaths within the pedestrian oriented area must be a minimum of 1.8m wide on both sides of the street.

(2) This standard does not apply to existing or consented footpaths as at June 2010 that do not comply with this standard.

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I308.6.7. Pedestrian connections

(1) Pedestrian connections must be provided and maintained throughout the site, generally in the locations shown on Precinct plan 2: Central Park urban design framework. The following pedestrian connections must be provided:

(a) an at grade pedestrian link as shown on Precinct plan 2: Central Park urban design framework;

(b) internal pedestrian links as shown on Precinct plan 2: Central Park urban design framework; and

(c) signage at the Great South Road and Sultan Road entrances to the pedestrian connection advising the public of the availability of the link, subject at all times to any temporary restrictions that may reasonably be required to be imposed for security purposes.

(2) *[deleted]*

(3) Pedestrian connections must be provided as part of the development or redevelopment of the building development areas.

I308.6.8. Car parking

(1) Car parking in sub-precinct A must comply with the following controls:

(a) [deleted]

(i) *[deleted]*

(ii) *[deleted]*

(b) maximum car parking requirements:

(i) for any development that results in a total gross floor area of between 32,887m^2 and 72,600m^2, the maximum number of car parks that may be provided is 1,613 car parks, plus one car park per 40m^2 of gross floor area above 32,887m^2; and

(ii) For any development that results in a total gross floor area of more than 72,600m^2, the maximum number of car parks within the precinct must not exceed 2,475.

(2) For the purpose of calculating gross floor area to determine the maximum car parking requirements within sub-precinct A, above ground car parking (including manoeuvring areas) located within buildings shall be excluded.

(3) Within sub-precinct B, the Auckland-wide parking provisions apply.

Figure I308.6.8.1 Car parking ratios

[deleted]

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I308.7. Assessment – controlled activities

I308.7.1. Matters of control

The Council will reserve its control to all of the following matters when assessing a controlled activity resource consent application:

(1) new buildings and external additions and alterations that are not provided for as a permitted activity:

(a) building design and external appearance;

(b) pedestrian connections and vehicle access;

(c) pedestrian amenity; and

(d) traffic impacts.

I308.7.2. Assessment criteria

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

(1) new buildings and external additions and alterations that are not provided for as a permitted activity:

(a) building design and external appearance:

building form:

(i) the extent to which the exterior design and appearance of the building contributes to the avoidance of adverse building bulk and dominance effects;

(ii) the extent to which the building creates a human scale environment at street level;

(iii) whether rooftop projections including towers, turrets, chimneys, lift towers, machinery rooms which exceed the parapet or roof height are compatible with the overall architectural form and detailing of the building;

(iv) extent to which there is similarity in facade design and materials and continuity in form and appearance of canopies with the facades of other buildings;

(v) whether signage on the building has been incorporated as part of the building design;

(vi) whether there is landscaping of pedestrian connections throughout the precinct; and

gateway and landmark features:

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(vii) the extent to which buildings on highly visible locations are designed to feature architectural accents such as special architectural features, articulation, extra glazing or lighting;

sustainability:

(viii) the extent to which the proposal addresses the following principles:

- buildings are designed to be sustainable through the use of durable low maintenance materials, maximising solar access and natural ventilation and the incorporation of mechanical and electrical systems that optimise energy efficiency;
- on-site landscaping consists of indigenous vegetation where appropriate;
- on-site stormwater conservation measures are incorporated where appropriate including rainwater harvesting devices, green roofs, site landscaping, rain gardens and wetland treatment systems and stormwater planter boxes (subject to soil contamination considerations);
- adequate storage space and containers are provided for rubbish and recyclable materials in a location which is clearly visible on the site and easily accessible for occupants and collection vehicles;
- building and demolition is undertaken in a way that maximises the use of waste materials for reuse and recycling; and

crime prevention

(ix) the extent to which the proposal addresses crime prevention through environmental design principles.

(b) pedestrian connections and vehicle access:

(i) The extent to which the proposal addresses the following principles:

- pedestrian links through buildings should be provided where these will provide short and convenient pedestrian routes;
- pedestrian links through the ground floor of buildings should:
    - be overlooked by adjacent uses;
    - be lined by internal walls which contribute to visual interest and pedestrian safety;
    - include a variety of architectural detail and maximise building entrances and glazing;
    - minimise blank walls;
    - adopt CPTED principles (i.e. avoid potential entrapment areas and deep recesses);

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- avoid chicanes which limit natural surveillance; and
- provide adequate internal lighting.

(c) pedestrian amenity:

(i) the extent to which the proposal addresses the following principles:

- the pedestrian plaza and landscaped amenity spaces should:
  - be visible from the pedestrian routes on the site and overlooked by buildings to maximise personal safety;
  - be lined with active edges on the ground floor in the case of the pedestrian plaza;
  - be landscaped with soft and hard landscape elements;
  - include adequate seating, lighting, signage and street furniture; and
  - feature high quality materials and robust detailing.
- in addition, street trees and other landscape elements should also be provided to achieve the following:
  - visual enhancement of internal private roads and pedestrian routes; and
  - screening of parking areas where these are visible from the pedestrian routes; and
- outdoor storage and refuse disposal areas should be avoided in the pedestrian oriented area.

(d) traffic impacts:

(i) unless it can be proven they are not required, whether the measures listed below are implemented to manage the traffic effects generated by the redevelopment of the site:

- a second signalised right turn into the site from Great South Road;
- queue detection and/or electronic signage to manage right turn queues into the site from Great South Road;
- at the existing signalised site access (north) – a double right turn into and out of the site;
- internal road upgrades required to meet internal traffic flow demands, including (but not limited to):
  - two lanes being provided in both directions between the Great South Road northern site access to the onsite roundabout;

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- installation of a solid median extending from the signals at the northern site access to beyond the first park entrance, approximately 90m (with a gap to allow access to the site north of the Central Park Precinct); or
- speed tables on approaches

conditions of consent requiring any of the traffic management measures in above may be imposed when individual applications for resource consent for individual buildings (or groups of buildings) are granted. Traffic monitoring may also be required as a condition of consent.

I308.8. Assessment – restricted discretionary activities

I308.8.1 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 zone, Auckland wide or overlay provisions:

(1) New buildings and external additions and alterations to buildings within sub-precinct B that are not otherwise provided for where associated Precinct development standards and/or Precinct Plan notations apply:

(a) building design and external appearance;

(b) pedestrian connections and vehicle access;

(c) pedestrian amenity; and

(d) traffic impacts.

(2) Within sub-precinct B, any reference to streets, public streets and public space in the matters of discretion under H13.8.1(3) of the Business - Mixed Use Zone shall be deemed a reference to any private roads that are subject to the 'pedestrian-oriented area' notation in Precinct Plan 2.

I308.8.2 Assessment Criteria

The Council will consider the relevant policies and/or criteria identified below for restricted discretionary activities, in addition to the assessment criteria or policies specified for assessment of the relevant restricted discretionary activities in the Business - Mixed Use Zone, Auckland wide or overlay provisions:

(1) New buildings and external additions and alterations to buildings within sub-precinct B not otherwise provided for where associated Precinct development standards and/or Precinct Plan notations apply:

(a) For Matter I308.8.1(a) refer to I308.7.2(1)(a) and policies I308.3(2) and I308.3(4).

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(b) For Matter I308.8.1(b) refer to I308.7.2(1)(b) and policy I308.3(4).

(c) For Matter I308.8.1(c) refer to I308.7.2(1)(c) and policy I308.3(4).

(d) For Matter I308.8.1(d) refer to I308.7.2(1)(d) and policies I308.3(3), I308.3 (4) and I308.3 (5).

(2) Within sub-precinct B, any reference to streets, public streets and public space in the assessment criteria under H13.8.2(3) of the Business - Mixed Use Zone shall be deemed a reference to any private roads that are subject to the 'pedestrian-oriented area' notation in Precinct Plan 2.

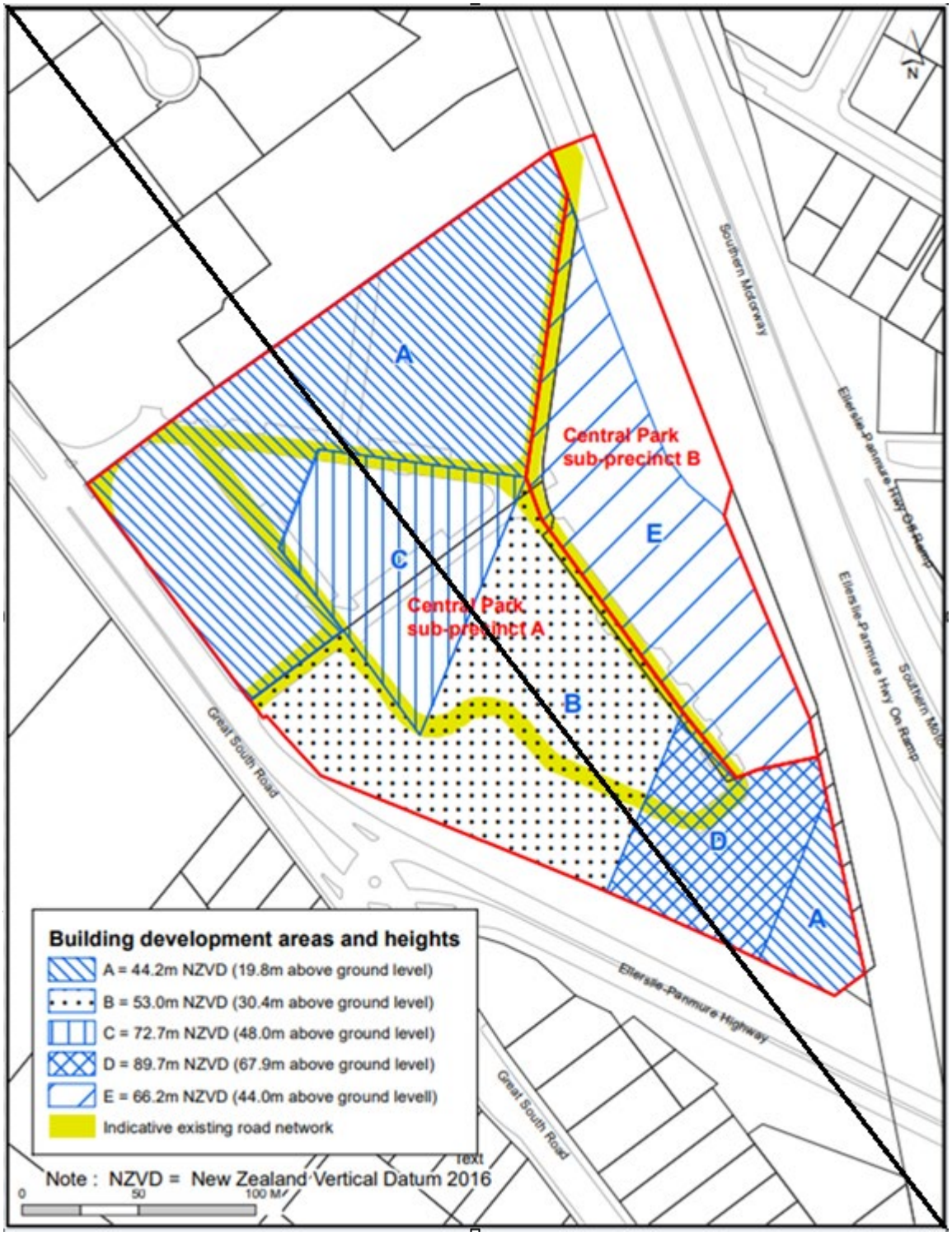
I308.9. Special information requirements

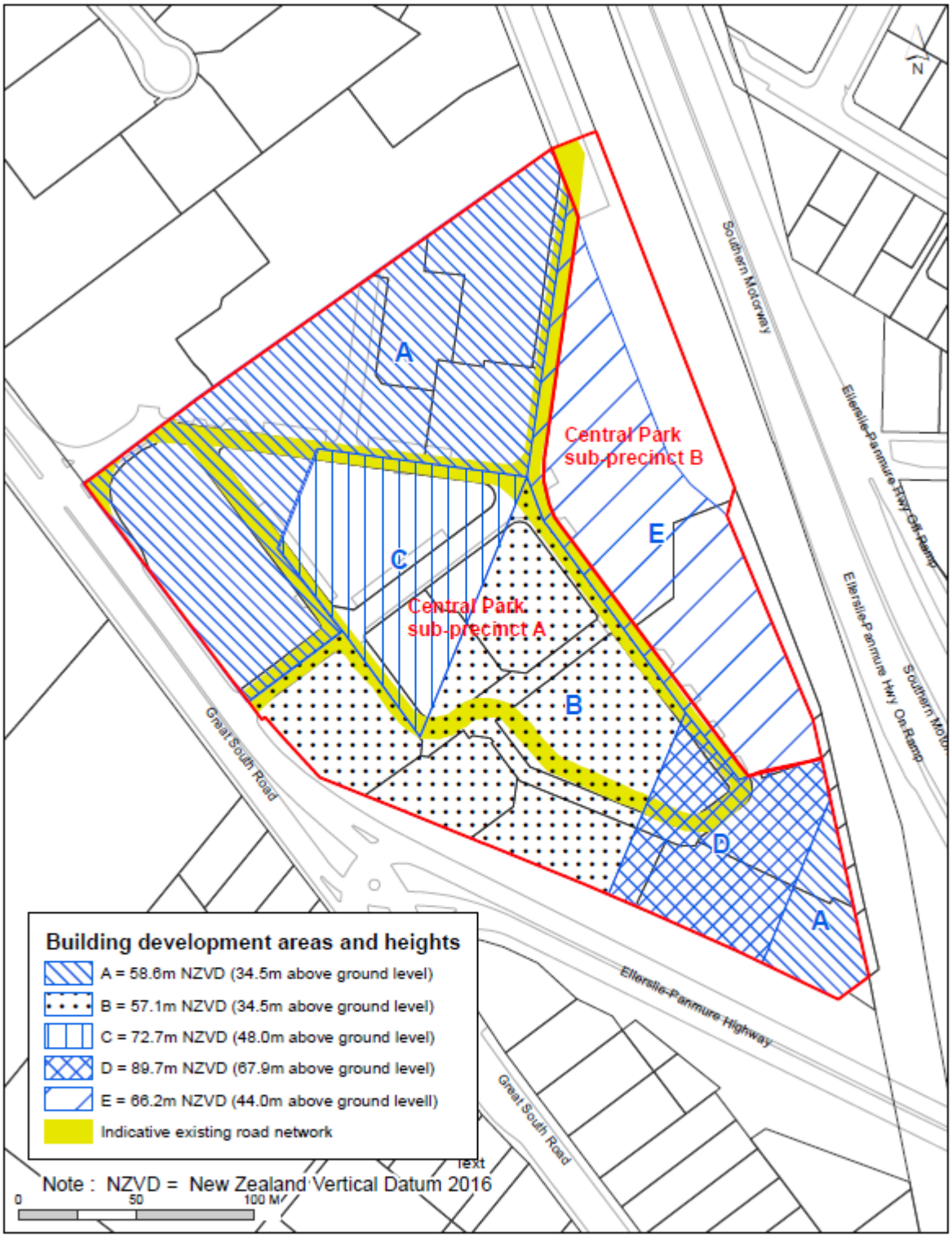
There are no special information requirements in this precinct.

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I308.10. Precinct plans

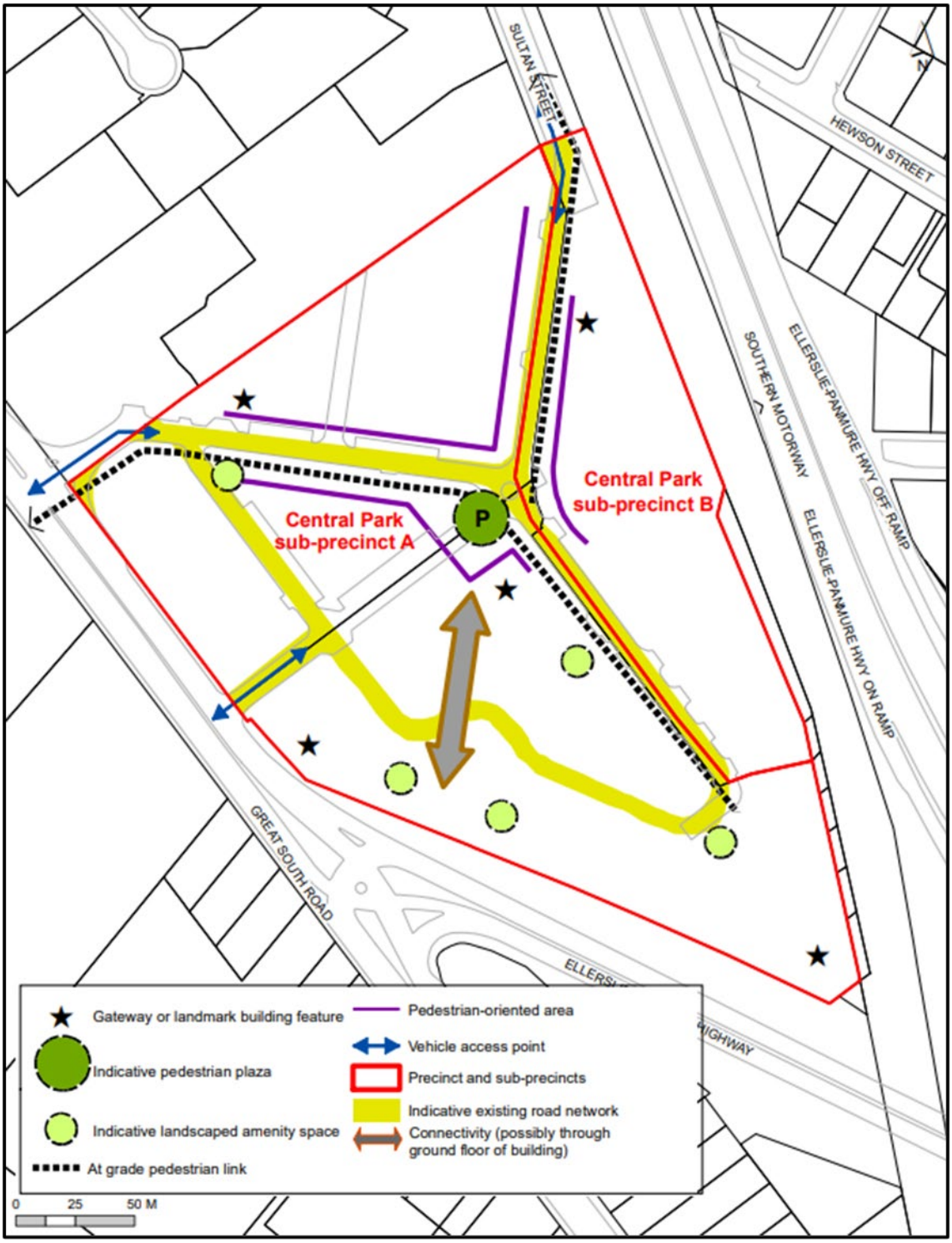
I308.10.1 Central Park: Precinct plan 1 – Central Park building heights



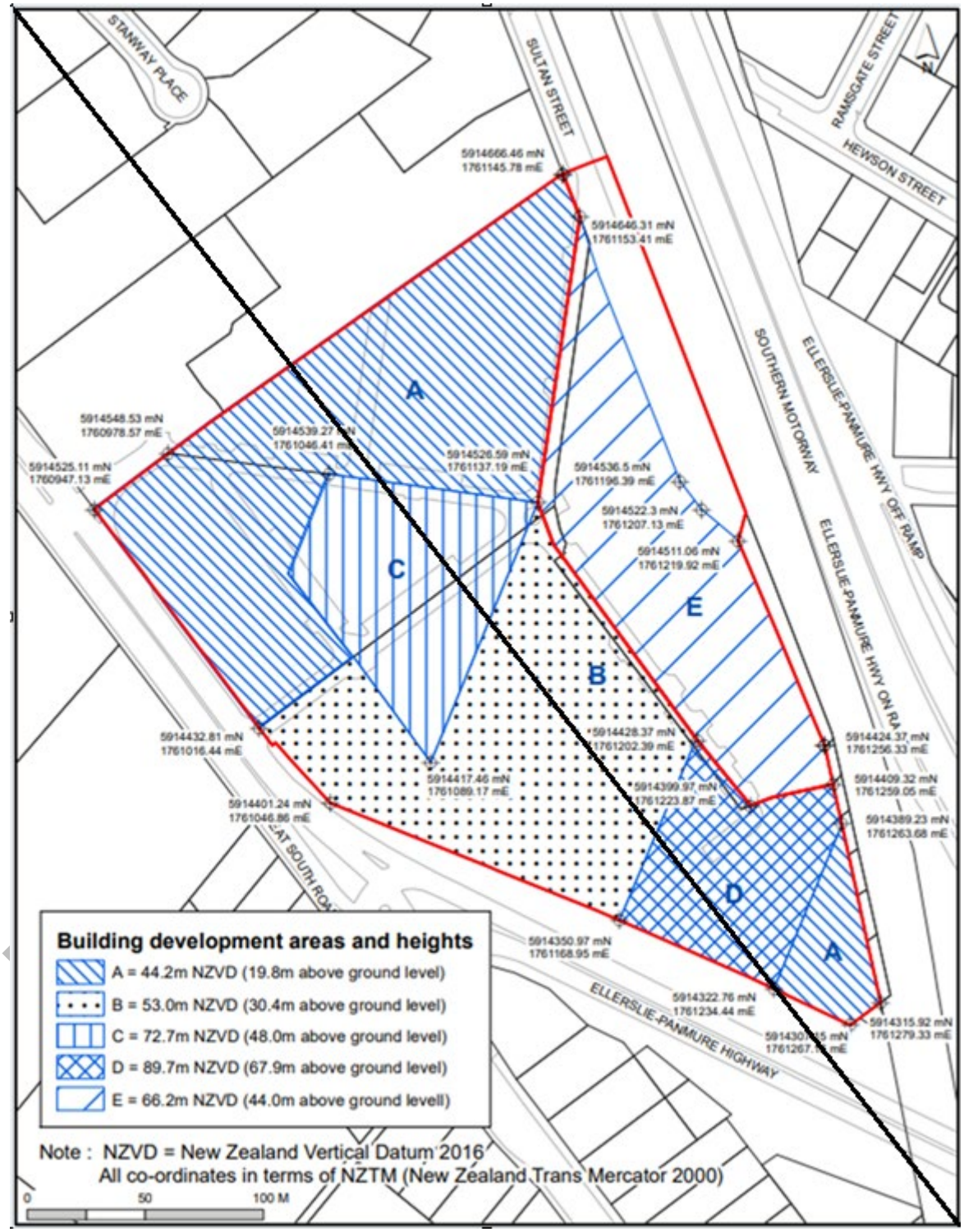


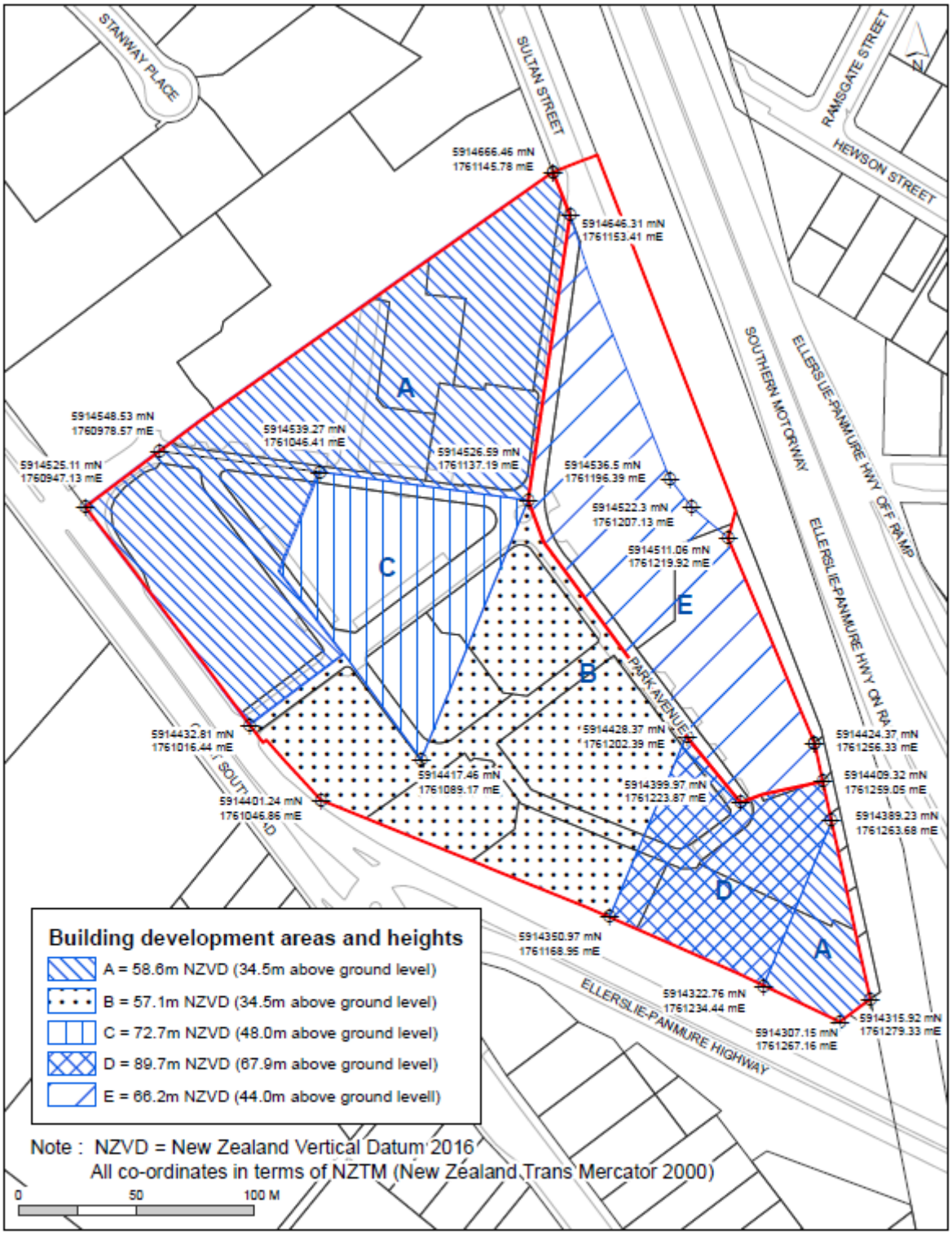
Central Park : Precinct plan 1 - Building heights

I308.10.2 Central Park: Precinct plan 2 – Central Park urban design framework



I308.10.3 Central Park: Precinct plan 3 - Central park building height coordinates





Central Park : Precinct plan 3 - Building height coordinates

I312. Ellerslie 2 Precinct

I312.1. Precinct Description

The Ellerslie 2 precinct is located in the south western corner of the Ellerslie Racecourse, bordered by the southern motorway and an avenue of phoenix palms, which is used to provide the main entrance to the racecourse. The land contains a mixture of pervious and impervious surfaces and was once frequently used for parking in conjunction with race meetings.

The purpose of the Ellerslie 2 precinct is to provide for a limited range of mixed uses that complement existing land uses to the north west of the precinct and do not compromise the economic vitality of Ellerslie town centre.

There are three sub-precincts:

- Sub-precincts A and B introduce variations in land use and design development controls from the underlying Business - Mixed Use Zone that manage the built form, limit the range of activities and protect landscape values.
- Sub-precinct C manages the formation and public use of a private road for through access.

The zoning of land within this precinct is Business - Mixed Use Zone. Refer to the planning maps for the location and extent of the precinct.

I312.2. Objectives

(1) Development is of an intensity that complements surrounding businesses north west of the precinct and does not compromise the economic vitality of Ellerslie town centre.

(2) Development in sub-precincts A and B is of a scale, bulk and height that integrates positively with the landscape values within the precinct and surrounding built form.

(3) Development within the precinct and any resulting through traffic does not result in significant adverse effects on the surrounding road network.

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

I312.3. Policies

(1) Provide for a limited range of mixed uses while managing the effects of activities on the surrounding environment, particularly nearby centres.

(2) Enable a limited amount of total floor area for retail and food and beverage land uses.

(3) Require new buildings and development to be designed and located in a manner that contributes positively to the visual landscape of the Ellerslie Racecourse when viewed from the southern motorway, within the racecourse grounds and surrounding sites by:

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(a) Retaining existing significant trees;

(b) Requiring sufficient space to allow for additional landscaping;

(c) Requiring an active building frontage at the south eastern corner of Sub-precinct B that contributes to pedestrian amenity and passive surveillance of the adjoining road; and

(d) Using building design to manage the building scale, height and bulk

(4) Manage adverse effects of traffic from the precinct and through vehicle and pedestrian safety by:

(a) Providing a private road through the precinct linking Ascot Avenue and Mitchelson Street designed and constructed to ensure the safety and efficiency of the use of this private road by the public, and formed to provide continuous and integrated access with the existing and vested road connections;

(b) Requiring land to vest as road in the Council as specified on the Ellerslie 2 Precinct plan 1 to be designed and constructed in accordance with any relevant codes of practice or any relevant engineering standards;

(c) Requiring pedestrian footpaths/routes linking with existing footpaths to be designed and constructed in accordance with any relevant codes of practice or any relevant engineering standards to provide continuous and integrated access with the existing and vested road connections; and

(d) Controlling the location and number of vehicular access to sites.

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

I312.4. Activity table

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

The provisions of the zone are replaced by Table I312.4.1 Activity table

Table I312.4.1 Activity table specifies the activity status of land use, development, and subdivision activities in the Ellerslie 2 Precinct pursuant to section 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I312.4.1 Activity table

Activity		**Activity status**		
Use		**Sub-precincts**		
Residential		A	B	C
(A1)	Dwellings	RD	RD	NC

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(A2)	Visitor Accommodation	RD	RD	NA
Commerce				
(A3)	Offices	P	P	NA
(A4)	Carparking	P	P	P
(A5)	Food and beverage up to 400m² gross floor area within sub-precinct A and B combined	P	P	NA
(A6)	Food and beverage greater than 400m² total gross floor area within sub-precinct A and B combined	RD	RD	NA
(A7)	Retail up to 300m² total gross floor area within sub-precinct A and B combined	P	P	NA
(A8)	Retail greater than 300m² total gross floor area within sub-precinct A and B combined	D	D	NA
Community				
(A9)	Care centres	RD	RD	NA
(A10)	Community facilities	RD	RD	NA
(A11)	Educational facilities	RD	RD	NA
(A12)	Healthcare services	RD	RD	NA
(A13)	Hospitals	RD	RD	NA
Development				
(A14)	The use and modification of the private road (Avenue of Palms) for public access	NA	NA	C
(A15)	Trimming of protected trees	P	P	NA
(A16)	Trimming of protected trees not otherwise a permitted activity	RD	RD	NA
(A17)	Removal or alteration of protected trees	RD	RD	NA
(A18)	New buildings	RD	RD	NA
(A19)	Accessory activities	P	P	P
Subdivision				
(A20)	Subdivision	RD	RD	RD

I312.5. Notification

(1) An application for resource consent for a controlled activity listed in Table I312.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides

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that special circumstances exist under section 95A(9) of the Resource Management Act 1991.

(2) Any application for resource consent for an activity listed in Table I312.4.1 Activity table and which is not listed in Standard I312.5(1) 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).

I312.6. Standards

The overlay and Auckland-wide standards apply in this precinct.

The standards below replace the standards of the Business – Mixed use Zone

I312.6.1. Activities in the active building frontage

(1) The ground floor of a building subject to the active building frontage identified on the Ellerslie 2 Precinct plan 1 must be occupied by the following activities for a minimum depth of 6m:

(a) retail up to 300m^2 gross floor area with sub-precinct A and B combined~~,~~ and/or

(b) food and beverage.

I312.6.2. Building height

(1) Buildings must not exceed the heights as listed in Table I312.6.2.1 Building height below:

Commented [A1]: No change to building heights within the precinct as the site has a QM under s77O/I (a-i)

Table I312.6.2.1 Building height

Sub - precinct	Occupiable building height	Height for roof form	Total building height
A	18m	NA	18m
B	25m	2m	27m

I312.6.3. Yards and building setbacks

(1) Buildings up to 7m in height must be located at least 7.5m from the nearest site area boundary, except where the Active Building Frontage identified on Ellerslie 2 Precinct plan 1 applies.

(2) Buildings above 7m in height must be located at least 15m from any part of another building.

(3) Buildings above 7m in height must be setback at least 10m from the motorway boundary.

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I312.6.4. Building coverage

(1) The maximum building coverage for each site area identified on Ellerslie 2 Precinct plan 1 is:

(a) 80 per cent for that part of the building up to 7m in height.

(b) 35 per cent for that part of the building between 7m and the maximum height specified in I312.6.2 Building height above.

I312.6.5. Active building frontage

(1) Buildings subject to the active building frontage must:

(a) be set back no greater than 6m from the private road frontage;

(b) adjoin the site frontage adjoining sub-precinct C (private road) for at least 80 per cent of its length;

(c) have a minimum height of 6m for a minimum depth of 6m from the site frontage adjoining sub-precinct C (private road);

(d) provide clear glazing for at least 60 per cent the surface area of the building façade at the ground floor; and

(e) provide clear glazing for at least 40 per cent the surface area of the building façade at the upper floors.

(2) Where a building is setback from the private road frontage, the space between the building and private road frontage must incorporate landscaped areas, pedestrian amenity areas or outdoor eating areas.

(3) The ground floor of a new building subject to the active building frontage must be no more than 1m above or below the level of the site frontage adjoining sub-precinct C (private road).

(4) Vehicle access to parking and service areas must not occupy more than 10 per cent of the site frontage adjoining sub-precinct C (private road).

I312.6.6. Site areas

(1) Site areas may be modified in area by up to plus or minus 10 per cent.

(2) Side boundaries of site areas may be moved up to 15m in either direction.

I312.6.7. Building platform

(1) Buildings must be constructed within the building platform identified on the Ellerslie 2 Precinct plan 1.

I312.6.8. Landscaping

(1) Minimum landscaping for each site area identified on the Ellerslie 2 Precinct plan 1 is 15 per cent.

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I312.6.9. Identified Trees

(1) The following trees listed in Schedule I312.6.9.1 Identified trees below and identified on Ellerslie 2 Precinct plan 1 are subject to this rule.

Schedule I312.6.9.1 Identified trees

Tree number on Ellerslie 2: Precinct plan 1	Botanical name	Common name	Location of tree	Legal description
1	Removed			
2	Metrosideros excelsa	Pohutukawa	80-100 Ascot Avenue	Lot 2 DP 476619
3	Metrosideros excelsa	Pohutukawa	130 Ascot Avenue	Lot 1 DP 406738
4	Elaeocarpus dentatus	Hinau	80-100 Ascot Avenue	Lot 2 DP 476619
5	Elaeocarpus dentatus	Hinau	80-100 Ascot Avenue	Lot 2 DP 476619
6	Telopea oreads.	Warratah	80-100 Ascot Avenue	Lot 2 DP 476619
7	Podocarpus sp.	Cow tail Pine	130 Ascot Avenue	Lot 1 DP 406738
8	Lagunaria patersonii	Norfolk Island Hibuscus	80-100 Ascot Avenue	Lot 2 DP 476619
9	Corynaocarpus laevigatus	Karaka	130 Ascot Avenue	Lot 1 DP 406738
10	Stenocarpus sinuatus	Firewheel tree	80-100 Ascot Avenue	Lot 2 DP 476619
11	Lagunaria patersonii	Norfolk Island Hibuscus	80-100 Ascot Avenue	Lot 2 DP 476619
12	Lagunaria patersonii	Norfolk Island Hibuscus	130 Ascot Avenue	Lot 1 DP 406738
13	Corynaocarpus laevigatus	Karaka	80-100 Ascot Avenue	Lot 2 DP 476619
14	Vitex lucens	Puriri	130 Ascot Avenue	Lot 1 DP 406738
15	Lagunaria patersonii	Norfolk Island Hibuscus	130 Ascot Avenue	Lot 1 DP 406738
16	Cinnamomum camphora	Camphor Laurel	80-100 Ascot Avenue	Lot 2 DP 476619

(2) The following works to the trees in Schedule I312.6.9.1 Identified trees are permitted under this rule.

(a) the removal of any tree or part of a tree that is dead or that is suffering from an untreatable disease which has caused a significant decline in its health, evidence must be produced if required. Note: Where any element

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of uncertainty exists as to the likely fate of the tree, the benefit of doubt will be given to the tree's survival by not removing it until such time as its irreversible decline is obvious. Before removing any affected tree, consultation with the council's arborist is strongly advised.

(b) where emergency tree works are required the person undertaking the work must notify the Council in writing within seven days of the work commencing as to the reason for the work.

(c) where any statutory authority carries out of work authorised by statute the authority must notify the Council in writing no later than seven days prior to the work commencing as to the reason for the work.

(d) maintenance of the private road where the works in the dripline of protected trees is supervised by a qualified arborist and in accordance with accepted arboricultural practices.

(e) trimming of the canopy of the trees, excluding the roots. Such works will be limited to no more than 20 per cent of live growth removal in any one year and must be carried out in accordance with currently accepted arboricultural practice, ensuring that the natural form and branch habit of the tree species is maintained.

(f) if the trimming is completed by a qualified arborist or arboriculturalist, the work must be limited to no more than 30 per cent of live growth removal in any one year and must be in accordance with currently accepted arboricultural practice, ensuring that the natural form and branch habit of the tree species is maintained.

(g) where activities do not comply with clauses e. and f above, any regular minor trimming or maintenance must be done by hand operated secateurs or pruning shears, in accordance with the currently accepted arboricultural practice.

I312.7. Assessment – controlled activities

I312.7.1. Matters of control

The Council will reserve its control to all of the following matters when assessing:

(1) For the use and modification of the private road (Avenue of Palms) for public access that is a controlled activity in the Ellerslie 2 precinct, the Council will reserve its control over the following matters:

(a) road closure;

(b) monitoring;

(c) traffic management measures; and

(d) consultation.

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I312.7.2. Assessment criteria

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

(1) Road closure

(a) the appropriateness of private road closure to public through traffic on a temporary basis for large scale events associated with the Ellerslie Racecourse.

(2) Monitoring:

(a) whether monitoring is required to be carried out to assess the effects of public through traffic (using the Avenue of Palms) on Morrin Street, Somerfield Street, and Kentucky Streets which connect with the Tecoma Street motorway ramps, Mitchelson Street and Walpole Street, Wairakei Street and Woodbine Avenue.

(3) Traffic management measures

(a) the extent to which traffic management measures are necessary to mitigate adverse effects identified by the monitoring to be implemented, including the temporary or permanent closure of the Avenue of Palms to through traffic and associated road design changes.

(4) Consultation

(a) the extent to which the applicant should provide details on the process to be followed for consultation with NZTA, Auckland Transport, Auckland Council and the residents of the surrounding streets, on the results of the monitoring and the identification and implementation of any necessary traffic management measures.

I312.8. Assessment – restricted discretionary activities

I312.8.1. Matters of discretion

The Council will reserve its discretion to all of the following matters when assessing a restricted discretionary resource consent application:

(1) Traffic effects

(2) Intensity and scale of activity

(3) Centre vitality

(4) Landscaping and trees to enhance the visual amenity of buildings and reduce their scale

(5) Building design and interface with the public realm

(6) Water sensitive design

(7) Tree trimming not otherwise a permitted activity, removal and alteration refer to E16 Trees in open space zones and E17 Trees in roads.

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(8) Additional subdivision criteria for the private road, pedestrian connections and road to vest in Council.

I312.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

(1) Traffic:

(a) the extent to which The Avenue of Palms (including extension to it) is designed and constructed in accordance with any relevant codes of practice or engineering standards by the landowner prior to the occupation of any proposed building; and

(b) the extent to which the proposal results in significant traffic effects on Green Lane East, Green Lane interchange, Great South Road and surrounding street network.

(2) Intensity and scale of activity:

(a) whether the activity is of a character, scale and intensity which ensures that any adverse effects on the planned outcomes identified in the Plan for the surrounding area (including likely future use or intensification) are avoided, remedied or mitigated.

(3) Centre vitality:

(a) whether Retail and Food and Beverage activities:

(i) have a substantial adverse effect upon the function, role and amenity values, vitality and functions of the city centre, metropolitan centres or town centres (and in the case of activities in the Business - Mixed Use Zone such effects on local centres), beyond those effects ordinarily associated with trade effects on trade competitors, having regard to:

- the activity's proposed size, composition and characteristics; and
- the centre's on-going ability to provide for the future needs of communities

(b) whether Community activities:

(i) support the efficient and effective operation of public services; and

(ii) enable the convenient access of communities to community services.

(c) whether Residential activities:

(i) result in the intensification of the site; and

(ii) support local high density housing.

(4) Landscaping and trees:

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(a) the extent to which the landscaping enhances the visual amenity of the building(s) when viewed from the southern motorway, from within the grounds of the Ellerslie Racecourse and surrounding residential areas. Landscaping alongside the motorway boundary should include a significant number of substantial trees capable of growing to a height of at least 8m above the nearest adjoining motorway carriageway;

(b) whether landscaping protects or utilise the existing rock wall located between the subject site and the Avenue of Palms (apart from those sections which need to be demolished for vehicle or pedestrian access purposes);

(c) the extent to which the landscaping is in-keeping with the character of the site and Ellerslie Racecourse in general; and

(d) whether on site carparking is screened from view from the motorway and the Avenue of Palms by existing and proposed planting.

(5) Building design and interface with the public realm:

(a) whether the building incorporates architectural relief in terms of its articulation and building mass, and the inclusion of recesses, pilasters, entrances, windows, balconies, and changes in surface texture, colour and other architectural detailing;

(b) whether any rooftop projections including towers, turrets, chimneys, lift towers, machinery rooms and water towers which exceed the parapet or roof height, are compatible with the overall architectural form and detailing of the building. As a general rule rooftop projections should be enclosed in a single structure and avoid a plain box like appearance;

(c) whether good quality, durable exterior cladding materials are used and highly reflective cladding or glazing avoided;

(d) the extent to which the continuity of architectural form in the various facades of a building, especially those visible from adjacent public and private roads. (This criterion is intended to ensure that all of a building's facades are designed to a similar standard);

(e) whether on site parking areas, whether at grade or on elevated decks, are softened by planting, paving patterns or other architectural / landscaping elements, so as to provide visual relief when viewed from adjacent buildings;

(f) whether windows of buildings are designed to overlook adjacent public and private roads, pedestrian routes and entrances;

(g) the extent to which the landscape and streetscape enhances individual sites, adjacent private roads, and any public roads being vested in the Council;

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(h) the extent to which the design treatment of the building edge (with a particular emphasis on the ground level) and any landscape work adjacent to it within the proposed 7.5m setback along that part of the Avenue of Palms that is not classified as 'active building frontage', contributes to the quality and safety of the proposed pedestrian route by:

(i) entry foyers, offices or other ground level activities (where possible) facing the road;

(ii) employing design techniques to mitigate any 'blank wall' effect;

(iii) providing quality landscape design and appropriate lighting that are consistent with 'personal safety' (CPTED) principles; and

(iv) ensuring that the space within the setback (between the building edge and road boundary) is not used for surface carparking (apart from delivery bays).

(i) in sub-precinct B:

(i) the extent to which proportions (height in relation to footprint, including modulation) and design avoid buildings with bulky appearance; and

(ii) the extent to which the building in sub-precinct B contributes as a positive landmark when viewed from the motorway.

(6) Water sensitive design:

(a) whether On site stormwater management can be integrated into the site design, including landscaped areas, applying to apply a water sensitive design approach as appropriate.

(7) Tree trimming not otherwise a permitted activity, removal and alteration:

(a) the degree to which the tree contributes to the existing amenities of the precinct and protects the surrounding environment from the adverse effects of development;

(b) the need to obtain a practicable building site, access, a car parking area, or to install engineering services to the land;

(c) any alternative methods which may be available to the applicant in the achievement of their objectives including consideration of variation to specified development controls or alternative design options where this would encourage retention and enhancement of existing large trees on the site;

(d) whether the tree can be relocated;

(e) whether previous applications made in respect of the land involved consideration of treescape conservation;

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(f) the extent to which the tree or trees contribute to the amenity of the neighbourhood both visual and physical, including contributions as habitats for birds and other animals;

(g) whether there are any function the tree may have in conserving water and soil;

(h) whether there are any actions of the applicant in regard to the tree;

(i) the extent to which the tree or part of a tree is, in the opinion of a council arborist, structurally unsound;

(j) whether removal of the tree would be beneficial to the health and growth of existing, more appropriate trees on the site, taking into account the size, appearance, health and condition of those existing trees; and

(k) the impact of the tree on ground stability.

(8) Additional subdivision criteria

The following assessment criteria apply to subdivision within the precinct and these are in addition to any relevant assessment criteria in the Auckland-wide Subdivision rules:

(a) the extent to which the layout of the private road should be in accordance with the precinct plan;

(b) the extent to which the Avenue of Palms (including its proposed extension) is designed and constructed in accordance with any relevant codes of practice or engineering standards and include the following works:

(i) a traffic roundabout part way along the Avenue of Palms and another at its intersection with Mitchelson Street; and

(ii) the provision of footpaths along each side of the proposed private road together with connections to the existing and proposed footpaths in Ascot Avenue and Mitchelson Street.

(c) whether the proposed footpaths link into the footpaths/pedestrian accessways on the adjoining site(s) so as to facilitate access to Greenlane Road and the Greenlane train station; and

(d) The appropriateness of the proposed road to be vested in the Council as shown on the precinct plan.

I312.9. Special information requirements

The special information requirements in the underlying zone and Auckland-wide provisions apply in this precinct.

In addition, an application for a controlled activity for the use and modification of the private road (Avenue of Palms) must be accompanied by:

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(1) Traffic monitoring programme

(a) the traffic monitoring programme must set out how the traffic monitoring is be undertaken:

(i) prior to the opening of the Avenue of Palms to through traffic; and/or

(ii) within 1 month of the following times or events:

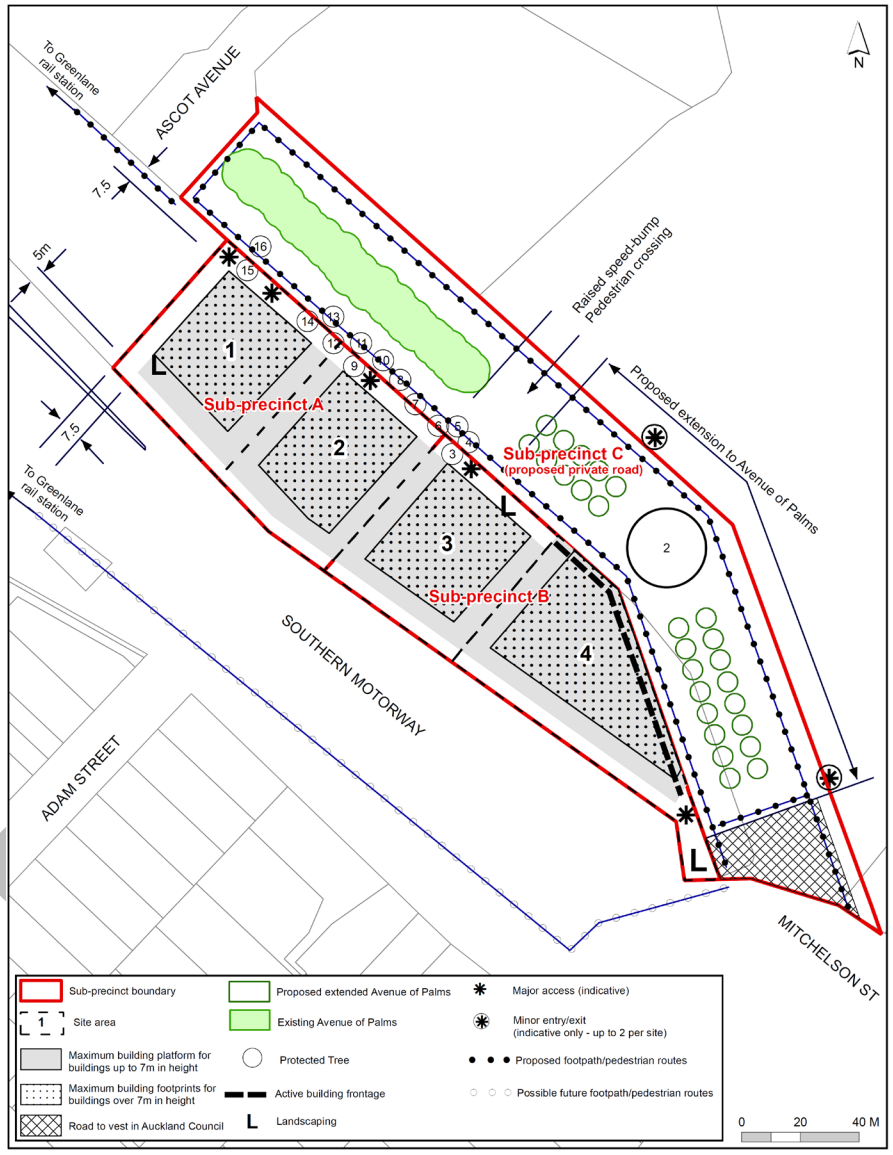
- 12 months after the opening of the Avenue of Palms to through traffic (or a shorter period if deemed appropriate by the Council following the opening of the Avenue of Palms to through traffic); and
- 12 months, 24 months, and 36 months after substantial completion and occupation of the development provided for within the precinct.

(b) the traffic monitoring must be undertaken by an independent traffic engineer engaged by the Auckland Racing Club and the results of the monitoring must be submitted in a report to Auckland Transport and Auckland Council within 2 months of completion of each of the monitoring surveys.

I312.10. Precinct plans

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I312.10.1. Ellerslie 2 Precinct plan 1



I316 Grafton Precinct

I316.1. Precinct Description

The Grafton Precinct applies to multiple sites currently occupied by the University of Auckland, a tertiary education facility that provides medical teaching and research facilities alongside student accommodation, healthcare services, care centre and other accessory activities. The primary campus site is zoned Business - Mixed Use and contains buildings of a significant scale located in a campus style arrangement. The remaining sites contain smaller buildings used for accessory activities.

The purpose of the Grafton Precinct is to enable the development and operation of a range of tertiary education and accessory activities, including teaching and research, and catering for the diverse requirements of the student population, employees and visitors. Community use of the facilities is also provided for, including the Auckland District Health Board (Auckland City Hospital) use of the MRI unit and mortuary.

The zoning of the land within the Grafton Precinct is for Sub-precinct A the Business - Mixed Use Zone, for Sub-precinct B the Business - Local Centre Zone and Residential - Terrace Housing and Apartment Buildings Zone and for Sub-precinct C the Residential - Terrace Housing and Apartment Buildings Zone.

I316.2. Objectives

(1) Tertiary education facilities at Grafton Campus meet the education needs of their students, facilitate research and economic development, and provide for the well-being of employees, students and visitors.

(2) Tertiary education facilities integrate positively with the wider community and environment and mitigate potential adverse effects.

(3) Tertiary education and complementary business activities including services and facilities related to Auckland City Hospital benefit from co-location in tertiary education precincts.

(4) New buildings and structures respond to and positively contribute to the amenity values of public streets, open spaces and surrounding context, thereby reinforcing sense of place.

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

I316.3. Policies

(1) Enable a wide range of activities and building development in the Grafton Precinct, including tertiary education, research, health, recreation, student accommodation and appropriate complementary and accessory activities.

(2) Provide for those complementary activities which clearly contribute to and benefit from co-location with a tertiary education facility, including research, innovation, learning, clinics, and related work experience and training.

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(3) Require new buildings and significant additions and alterations to be designed in a manner that:

(a) makes efficient use of the site;

(b) contributes to the amenity of the public realm where development is located adjacent to a public street or public open space;

(c) responds positively to the existing and planned future context of the Grafton Precinct, zones and surrounding area; and

(d) responds and contributes positively to the sense of place.

(4) Require screening or landscaping of waste management facilities, service areas/buildings and parking to enhance their appearance when viewed from adjacent residential zones or the public realm.

(5) Provide for accessory activities to meet the needs of employees, students and visitors without undermining the function of nearby town centres as the primary location for business activities, and while avoiding, remedying or mitigating adverse effects on the transport network.

(6) Require new buildings to be designed in a manner that respects any adjacent existing heritage places and provides a high standard of amenity.

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

I316.4. Activity table

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

Table I316.4.1 Activity table specifies the activity status of land use and development activities in the Grafton Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I316.4.1 Activity table

Activity		**Activity status**
Use		
Residential		
(A1)	Student accommodation	P
(A2)	Visitor accommodation accessory to tertiary education facilities	P
Commerce		
(A3)	Commercial services	P
(A4)	Licenced premises accessory to tertiary education facilities	P

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(A5)	Laboratories	P
(A6)	Light manufacturing and servicing accessory to tertiary education facilities	P
(A7)	Entertainment facilities accessory to tertiary education facilities	P
(A8)	Offices accessory to tertiary education facilities	P
(A9)	Conference facilities	P
(A10)	Waste management facilities accessory to tertiary education facilities	P
Community		
(A11)	Care centres	P
(A12)	Community facilities	P
(A13)	Community use of tertiary education facilities	P
(A14)	Tertiary education facilities	P
(A15)	Informal recreation	P
(A16)	Organised sport and recreation	P
(A17)	Public amenities	P
(A18)	Displays and exhibitions	P
(A19)	Healthcare facilities	P
(A20)	Artworks	P
(A21)	Information facilities	P
Development		
(A22)	Accessory buildings	P
(A23)	Buildings, alterations, additions and demolition unless otherwise specified below	P
(A24)	Buildings, external alterations, additions and demolition where the work is visible from and located within 10m of a road or Open Space zone (excluding private roads)	RD
(A25)	New parking buildings visible from and located within 10m of a public road or a residential zone or open space zone	RD
(A26)	Parks maintenance	P

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I316.5. Notification

(1) Any application for resource consent for an activity listed in I316.4.1Activity table above will be subject to the normal tests for notification under the relevant sections 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).

I316.6. Standards

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

All activities listed as permitted or restricted discretionary in Table I316.4.1 Activity table must comply with the following permitted activity standards:

~~I316.6.1. Building height~~ [deleted]

~~(1) Buildings must not exceed the heights as set out below:~~

~~Building location~~	~~Maximum height (m)~~		
~~Sub-precinct~~	~~A~~ ~~Standard H13.6.1 does not apply~~	~~B~~ ~~Standard H6.6.5 does not apply.~~	~~C~~
~~Less than 20m from the boundary of a site having a residential zoning~~	~~16m~~	~~12m~~	~~16m~~
~~Greater than 20m from the boundary of a site having a residential zoning~~	~~30m~~	~~18m~~	~~16m~~

~~I316.6.1. Height in relation to boundary~~[deleted]

~~(1) Where a site in the Grafton Precinct directly adjoins a site in another zone outside the precinct, the height in relation to boundary control that applies in the adjoining zone applies to the common boundary.~~

~~(2) Where the adjoining zone does not specify a height in relation to boundary control, the yard and/or setback controls in the adjoining zone apply to the common boundary.~~

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I316.6.2. Yards

(1) The following standard applies to any boundary in the precinct that adjoins a site having a residential zoning:

Yard	Dimension (m)		
Sub-precinct	A	B	C
Front yard	3m	0m	3m
Side and rear yard	3m	3m	3m

I316.6.3. Building coverage

(1) Building coverage must not exceed the coverage standards as set out below:

(a) Sites zoned Business – Mixed Use Zone 60 per cent.

I316.6.4. Screening

(1) Any outdoor storage or rubbish collection areas that directly face and are visible from a residential zone or open space adjoining a boundary with, or on the opposite side of the road from, the Grafton Precinct, must be screened from those areas by a solid wall or fence at least 1.8m high.

I316.6.5. Outlook space

(1) Visitor accommodation and student accommodation in any zone must comply with the Residential - Terrace Housing and Apartment Buildings Zone outlook space Standard H6.6.13.

I316.7. Assessment – controlled activities

There are no controlled activities in this section.

I316.8. Assessment – restricted discretionary activities

I316.8.1. Matters of discretion

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

(1) New parking buildings visible from and located within 10m of a public road or a residential zone or open space zone:

(a) refer to Matters H30.8.1 Special Purpose – Tertiary Education Zone.

(2) New buildings and alterations and additions to buildings, visible from and within 10m of the street:

(a) refer to Matters H30.8.1 Special Purpose – Tertiary Education Zone.

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(3) For development that does not comply with ~~Standards I316.6.1 Building height, I316.6.2 Height in relation to boundary,~~ I316.6.3 Yards, I316.6.4 Building coverage, I316.6.5 Screening, I316.6.6 Outlook space, the Council will reserve its discretion to all of the following matters when assessing a restricted discretionary resource consent application:

(a) any special or unusual characteristic of the site which is relevant to the standard:

(b) where more than one standard will be infringed, the effects of all infringements considered together; or

(c) any matter contained within Matters H30.8.1 Special Purpose – Tertiary Education Zone.

I316.8.2. Assessment criteria

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

(1) New parking buildings visible from and located within 10m of a public road or a residential zone or open space zone:

(a) refer to Criteria H30.8.2 Special Purpose – Tertiary Education Zone.

(2) New buildings and alterations and additions to buildings, visible from and within 10m of the street:

(a) the extent to which development minimises visual dominance effects to open spaces and the street; and

(b) refer to Criteria H30.8.2 Special Purpose – Tertiary Education Zone.

(3) For development that does not comply with ~~Standards I316.6.1 Building height, I316.6.2 Height in relation to boundary,~~ I316.6.3 Yards, I316.6.4 Building coverage, I316.6.5 Screening, I316.6.6 Outlook space, the Council will consider the following assessment criteria when assessing a restricted discretionary resource consent application:

(a) refer to Criteria H30.8.2 Special Purpose – Tertiary Education Zone.

I316.9. Special information requirements

There are no special information requirements in this precinct.

I316.10. Precinct plans

There are no precinct plans in this precinct.

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I320. Mount Albert 2 Precinct

I320.1. Precinct Description

The Mount Albert 2 precinct covers the site currently occupied by the Auckland Institute of Studies St Helens (AIS), a tertiary education facility. The St Helens campus is located on Linwood Avenue in Mount Albert adjacent to the Chamberlain Park Golf Course and established residential areas. The purpose of the precinct is to provide for tertiary education and accessory activities of a scale and intensity compatible with the surrounding Residential and Open Space zones.

The precinct is separated into two sub-precincts. Sub-precinct A applies to the established built out area of the site~~, and therefore does not anticipate additional development outside of existing building platforms.~~ Sub-precinct B provides for future development whilst ~~controlling~~ managing its location and scale, in order to protect the amenity values of Chamberlain Park Golf Course and the surrounding residential area.

The underlying zoning of land within this precinct is Residential - Terrace Housing and Apartment Buildings Zone ~~Mixed Housing Suburban Zone.~~

I320.2. Objectives

(1) Tertiary education facilities meet the education needs of their students, and provide for the well-being of employees, students and visitors.

(2) Tertiary education facilities integrate positively with the wider community and environment and mitigate potential adverse effects. In particular the amenity of neighbouring residential areas on the south east and south west boundaries of the campus is managed ~~protected~~.

(3) New buildings and structures respond to and positively contribute to the amenity values of streets, open spaces and the surrounding context, thereby reinforcing a sense of place.

(4) Traffic effects arising from the tertiary education facilities are managed on the site.

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

I320.3. Policies

(1) Enable tertiary education, student accommodation and appropriate accessory activities in the precinct.

(2) Manage effects on the amenity of surrounding residential and open space areas by:

(a) ~~limiting new development to specified locations within the precinct;~~

(a) ~~controlling~~ managing the scale and intensity of new development; and

(b) requiring identified areas within the precinct to be landscaped.

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(3) Require new buildings and significant additions and alterations to be designed in a manner that:

(a) makes efficient use of the site;

(b) contributes to the amenity of the public realm where development is located adjacent to a street or open space;

(c) responds positively to the existing and planned future form and quality of the surrounding area; and

(d) responds and contributes positively to the sense of place.

(4) Require screening or landscaping of waste management facilities, service areas/buildings and parking to enhance their appearance when viewed from adjacent residential zones and open space.

(5) Manage external transport effects arising from the operation of the tertiary education facility by:

(a) limiting the campus population; and

(b) requiring that sufficient on-site car parking be provided.

(6) Provide for community liaison with parties potentially affected by the operation of the tertiary education facility.

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

I320.4. Activity table

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

In E23 Signs - E23.4.1 Activity Table – Billboards in zones, the Residential - ~~Mixed Housing Suburban~~ Terrace Housing and Apartment Buildings rule (~~A4~~ A6) is replaced with the Special Purpose - Tertiary Education Zone rule (A38).

Table I320.4.1 specifies the activity status of land use and development activities in the Mount Albert 2 Precinct pursuant to sections 9(3) of the Resource Management Act 1991.

For the purpose of this precinct, the “campus population” is defined as the number of students and staff present on the site at any one time. When calculating “campus population”, students living on the campus will be assumed to be on the site at all times.

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Table I320.4.1 Activity table

Activity		Activity status	
		Sub-precinct A	**Sub-precinct B**
(A1)	Development that does not comply with a Standard	RD	RD
Use			
Residential			
(A2)	Student accommodation accommodating up to 120 students	P	D
(A3)	Student accommodation accommodating up to 400 students	D	D
(A4)	Student accommodation accommodating more than 400 students	NC	NC
Infrastructure			
(A5)	Parking existing at 16 December 2004	P	P
(A6)	Parking not existing at 16 December 2004	D	D
Community			
(A7)	Artworks	P	P
(A8)	Community use of education and tertiary facilities	P	P
(A9)	Displays and exhibitions	P	P
(A10)	Informal recreation	P	RD
(A11)	Information facilities	P	RD
(A12)	Organised sport and recreation associated with the teritary education facility	C	C
(A13)	Public amenities associated with the implementation of this precinct	P	RD
(A14)	Teritary education facilities existing at 16 December 2004	P	N/A
(A15)	Teritary education facilities not existing at 16 December 2004	D	D
(A16)	Teritary education facilities for a maximum campus population of 1,100 from Monday to Friday and 570 from Saturday to Sunday	P	D
(A17)	Teritary education facilities for a maximum campus population of 1,500	D	D
(A18)	Teritary education facilities over a campus population of 1,500	NC	NC

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Development			
(A19)	Accessory buildings for the maintenance of the campus grounds and buildings, including storage and workshops	P	RD
(A20)	Buildings, external alterations, additions and demolition unless otherwise specified below	P	RD
(A21)	Buildings greater than 500m^2 in gross floor area	RD	RD
(A22)	Buildings, external alterations, additions and demolition where the work is visible from and located within 10 metres of a road or open space zone (excluding private roads)	RD	RD
(A23)	Parking buildings	D	D

I320.5. Notification

(1) An application for resource consent for a controlled activity listed in Table I320.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.

(2) Any application for resource consent for an activity listed in Table I320.4.1 Activity table and which is not listed in I320.5(1) 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).

I320.6. Standards

The standards applicable to the underlying zone and Auckland-wide apply in this precinct, except the following:

- H4 Residential – ~~Mixed Housing Suburban Zone~~ Terrace Housing and Apartment Buildings Zone Standard ~~H4.6.10~~ H6.6.12 Landscaped area;
- E27 Transport - Table E27.6.2.4 Parking rates - area 2; and
- In E24 Lighting - Table E24.6.1.1 Lighting category classifications, the ~~Mixed Housing Suburban~~ Terrace Housing and Apartment Buildings Zone standard is replaced by the Special Purpose - Tertiary Education Zone standard. For the avoidance of doubt, the lighting category for this precinct is Lighting Category 4 (high brightness).

All activities listed in Table I320.4.1 must comply with the following ~~permitted~~ activity standards.

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~~I320.6.1. Height~~ [deleted]

(1) ~~Buildings must not exceed the maximum height in Table I320.6.1.1 Building heights below:~~

~~Table I320.6.1.1 Building heights~~ [deleted]

~~Building~~	~~Maximum height in metres~~
~~Parking building~~	~~6~~
~~All other building platforms~~	~~10~~

(1) ~~For the purposes of determining maximum height on the building platform in the north western corner of the site marked on Mount Albert 2: Precinct plan 1, all of the following apply:~~

~~(a) the average ground level method or the rolling height method must be used;~~

~~(b) the maximum ground level (RL in terms of NZVD2016) must be taken as RL22.2 and no regard must be had to ground levels above RL22.2; and~~

~~(c) regard must be had to ground levels below RL22.2.~~

~~I320.6.2. Building platform~~ [deleted]

(1) ~~Building development must only occur on the building platforms identified on Mount Albert 2: Precinct plan 2 – activity locations.~~

I320.6.3. Parking

(1) [Deleted]

(2) All parking must be located within the identified parking areas shown on Mount Albert 2: Precinct plan 2 - activity locations.

(3) A designated on-site bus stop and bus parking area must be provided on the site.

I320.6.4. Access

(1) All vehicle and pedestrian access must be from Linwood Avenue.

(2) There must be no pedestrian or vehicle access to the site from Burnside Avenue or Martin Avenue.

(3) The boundary of the tertiary education facility campus with Burnside and Martin Avenues must be fenced so that no pedestrian or vehicle access can be achieved.

(4) The northern Linwood Avenue access must be closed to traffic during the following hours:

(i) Mondays to Saturdays between 10pm and 7am the following day; and

(ii) Sundays between 6pm and 7am the following day

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(d) The access must be closed by a physical barrier such as a locked gate.

(e) A sign must be maintained at the access clearly advising of the times the access is open. precinct

I320.6.5. ~~Impervious area, building coverage and~~ l Landscaping

(1) ~~The maximum impervious area must not exceed 35 per cent of the total site area.~~

(2) ~~The maximum building coverage must not exceed 35 per cent of the total site area.~~

(3) Screening trees and shrubs, in accordance with Mount Albert 2: Precinct plan 2 ~~3~~ - landscaping must be planted in Sub-precinct B along the site's boundary with the adjoining open space zoned land 12 months prior to any construction work being undertaken on the ~~building platforms~~ site. The planting must be accompanied by a planting plan in accordance with I320.9.6.

I320.7. Assessment – controlled activities

I320.7.1. 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 zone or Auckland-wide provisions:

(1) for organised sport and recreation:

(a) the effects of planting and landscaping on the surrounding residential properties and golf course;

(b) the effects of the activity on the neighbourhood character and residential amenity of the surrounding residential properties and golf course; and

(c) the effects on the wider transport infrastructure and network.

I320.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the zone or Auckland-wide provisions:

(1) for organised sport and recreation:

(a) the effects of planting and landscaping on the surrounding residential properties and golf course:

(i) the extent to which the planting and other landscaping is provided in relation to the following matters:

(i) is consistent with Mount Albert 2: Precinct plan 3 – landscaping;

(ii) mitigates adverse visual effects with particular regard to views from adjacent residential and open space zoned land. This includes whether boundary planting is of a suitable species,

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spacing and size to provide screening of the new buildings when viewed from the adjoining open space zoned land;

(iii) includes provision for specimen trees in appropriate locations with particular regard to the need to mitigate the effects of the loss of any existing trees which need to be removed during development; and

(iv) provides adequate topsoil depth to allow for optimum growing conditions for boundary screen planting. This would be required to be achieved through mounding where existing ground conditions are not adequate to provide minimum topsoil depths of 1m for trees and 0.4m for shrubs.

(b) the effects of the activity on the neighbourhood character and residential amenity of the surrounding residential properties and golf course:

(i) the extent to which screening or other design features mitigate adverse effects relating to noise and lighting on the adjoining properties; and

(ii) whether hours of operation and operational measures should be controlled to mitigate adverse effects on adjoining properties.

(c) effects on wider transport infrastructure and network:

(i) the extent to which the proposal provides for safe pedestrian access into and within the site (other than from Martin Avenue). This will include consideration of the pedestrian connections from the site to the adjoining street network and the Asquith Avenue campus; and

(ii) the extent to which any potential adverse effects on the wider transport and infrastructure and network are mitigated. Council may require the following transport actions to be actioned or funded by the tertiary education facility as a condition of any resource consent:

(i) widening Linwood Avenue by approximately 2.2 metres in the vicinity of the site access points to allow for the provision of a central painted flush median and the provision of left turn slip lanes for vehicles turning left into the site from Linwood Avenue. These works are intended to reduce delays for other traffic using Linwood Avenue. Any loss of on-street parking due to the road widening is to be mitigated by the provision of replacement parking in recessed parking bays at suitable locations on Linwood Avenue;

(ii) the upgrading of vehicle access points to the campus from Linwood Avenue to a sealed width of 10 metres. This work will allow the provision of separate left and right turn lanes for vehicles exiting the site and will assist in minimising delays for vehicles exiting the site;

(iii) modification of the vertical alignment of Linwood Avenue to ensure that adequate visibility is maintained at the northern Linwood Avenue access for traffic safety;

(iv) provision of low noise generating surfaces, such as friction course sealing, on Linwood Avenue adjacent to the southern Linwood Avenue access into the campus;

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(v) the enhancement of existing pedestrian access from Linwood Avenue in order to minimise pedestrian and vehicle conflict;

(vi) the design and implementation of intersection upgrades (to the extent that these are required to deal with traffic effects generated by the development on site) for the following intersections:

- St Lukes Road and Linwood Avenue
- Linwood Avenue and Rossgrove Terrace; and
- Rossgrove Terrace and Asquith Avenue.

(vii) the implementation of a transport demand management strategy to reduce reliance on private motor vehicles by tertiary education institute staff and students as a means of transport to the site and to minimise the increase in peak period traffic generation; and

I320.8. Assessment – restricted discretionary activities

I320.8.1. Matters of discretion

The Council will restrict its discretion to all 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 Auckland-wide or zone provisions:

(1) informal recreation:

(a) the matters listed in I320.7.1(1) above;

(2) information facilities, public amenities and, accessory buildings, buildings, alterations and additions identified as restricted discretionary activities:

(b) the matters listed in I320.7.1(1) above;

(c) the effect of the built form on the amenity of the golf course; and

(d) the effect of the building design, location and external appearance.

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I320.8.2. Assessment criteria

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

(1) informal recreation

(a) the matters listed in I320.7.1.(1) above;

(i) the criteria listed at I320.7.2 above;

(2) information facilities, public amenities, and accessory buildings, alterations and additions identified as restricted discretionary activities:

(a) the matters listed in I320.7.1.(1) above;

(i) the criteria listed at I320.7.2 above;

(b) the effect of the built form on the amenity of the golf course:

(i) the extent to which new buildings include suitable screening and/or use toughened glass to minimise damage to people and campus property caused by golf balls from the adjoining golf course; and

(ii) where the boundary planting along the north eastern boundary of the site required by I320.6.5(3) above is not yet of sufficient height and form to provide adequate visual screening of the parking building when viewed from the golf course, the car parking building should be designed such that its building form and north western façade treatment reduces the visual impact of the bulk of the building and provides interest through façade modulation, setbacks, contrasting materials, parapet and or roof forms and building openings; and

(c) the effect of the building design, location and external appearance:

(i) the extent to which the scale, bulk, location and design of buildings or structures:

(i) minimise adverse overshadowing or privacy effects on adjoining residential zoned and open space zoned sites by landscaping, screening, and/or separation distances;

(ii) maintain the personal safety of tertiary education facility users; and

(iii) provides appropriate landscaping or fencing so that the tertiary education facility building is compatible with its surroundings and to preserve privacy of adjoining and facing residential properties and the golf course.

(ii) whether the design of buildings contributes to the local streetscape and sense of place by responding to the planned future context of the surrounding area;

(iii) whether buildings that front the streets and open spaces positively contribute to the public realm and pedestrian safety; and

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(iv) whether buildings include activities that engage and activate streets and public spaces at ground and first floor levels; and

I320.9. Special information requirements

An application for any resource consent in this precinct must be accompanied by the following information, or confirmation that the provisions are being met, whichever is applicable:

I320.9.1. Parking and traffic

(1) The tertiary education institute must provide an annual statement to the Council by 31 March of every calendar year identifying campus numbers and formally marked car parking spaces. The statement must identify:

(a) total people, being equivalent full-time students and full-time staff; and

(b) campus population, being numbers of students and staff on the site at any one time; and

(c) the number of marked parking spaces provided on the site.

I320.9.2. Traffic survey

(1) The tertiary education facility must undertake an annual traffic survey during a peak operational period as agreed with Council to determine:

(a) the extent of traffic generation in the surrounding streets resulting from the tertiary education facility.

(b) the on-site parking demand and the incidence of on-street parking resulting from the tertiary education facility.

(2) The traffic survey must:

(a) be undertaken by a registered traffic engineer during the course of a typical day;

(b) include Linwood, Burnside and Verona Avenues, Martin Avenue as far as Rossgrove Terrace, Rossgrove Terrace between Norrie and Martin Avenues and Challinor Crescent; and

(c) include information setting out the actual campus population during the time that the survey was undertaken.

(3) The manner and timing of the survey must be agreed beforehand with Council.

(4) The results of the survey must be provided to Council within one month of the survey being undertaken.

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I320.9.3. 24-hour contact and complaints register

(1) The tertiary education facility must provide the owners and occupiers of all properties adjoining the site and the Mount Albert Residents Association with a 24-hour contact phone number(s) to report concerns or complaints associated with the tertiary education institute directly to its management or security staff.

(2) The tertiary education facility must keep and maintain a register of any complaints about its operation including those received via the 24-hour contact phone number(s), email, written correspondence or face to face meetings.

(a) The register must record the time of the complaint, who it is from, the nature of the issue and the action taken by the tertiary education facility.

(b) The tertiary education facility must make the register available to the council within 48 hours of a written request from the council.

I320.9.4. Community liaison group

(1) The tertiary education facility must form a community liaison group to consult and liaise with the local community in respect of its operations, including implementation of and compliance with this precinct.

(2) The tertiary education facility must invite the following parties to participate in the community liaison group:

(a) Mount Albert Residents Association;

(b) Auckland City Golf Course Ltd, or any successive manager of the Chamberlain Park Golf Course;

(c) local residents living in the following streets:

(i) Linwood Avenue;

(ii) Burnside Avenue;

(iii) Verona Avenue;

(iv) Martin Avenue (those properties located on either side of Martin Avenue between Rossgrove Terrace intersection and the former Martin Avenue entrance onto the campus);

(v) Rossgrove Terrave; and

(vi) Chaillinor Crescent; and

(d) Gladstone Primary School Board of Trustees.

(3) The tertiary education facility must convene a meeting of the community liaison group on a yearly basis no later than one month after undertaking the annual traffic survey (refer to I320.9.2 above) for the purpose of providing and

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discussing the traffic survey and any other matters of concern to the community arising from activities at the tertiary education institute.

(4) The tertiary education facility must provide a written invitation to the parties outlined in I320.9.4(2) above at least ten working days before the commencement of the meeting.

(5) The meeting must be held at a convenient location mutually agreed upon by the tertiary education institute facility and Mount Albert Residents Association. The costs, if any, of renting the venue must be borne by the tertiary education institute.

(6) The meeting must be chaired by an independent party with mediation skills as agreed between the tertiary education facility and Mount Albert Residents Association. The cost of employing such a person must be borne by the tertiary education facility.

(7) Minutes of the meeting must be provided to all attendees promptly following the meeting. A copy of the minutes must also be provided to Council.

I320.9.5. Intensity

(1) Within 48 hours of receiving a written request from the Council, the tertiary education facility must provide written information about the number of staff and students present on the campus throughout the course of a particular campus day. This is for monitoring purposes.

I320.9.6. Planting and maintenance plan

(1) A planting and maintenance programme must be submitted to and approved by the Council prior to the planting required under Standard I320.6.5(3) being implemented.

The planting plan and maintenance programme must:

(a) be prepared by a registered landscape architect;

(b) include details of plant sizes at the time of planting and intended species, including mature specimen trees to provide screening;

(c) set out the methods for irrigation and fertilising to ensure continued growth of the plants;

(d) set out the methods to protect planting during construction;

(e) provide details on the timing of planting; and

(f) detail topsoil depths, sufficient to ensure the optimum growth of the plants. In particular, boundary planting must be required to achieve the following minimum topsoil depths at the time of planting:

(i) for trees 1 metre of topsoil depth, and

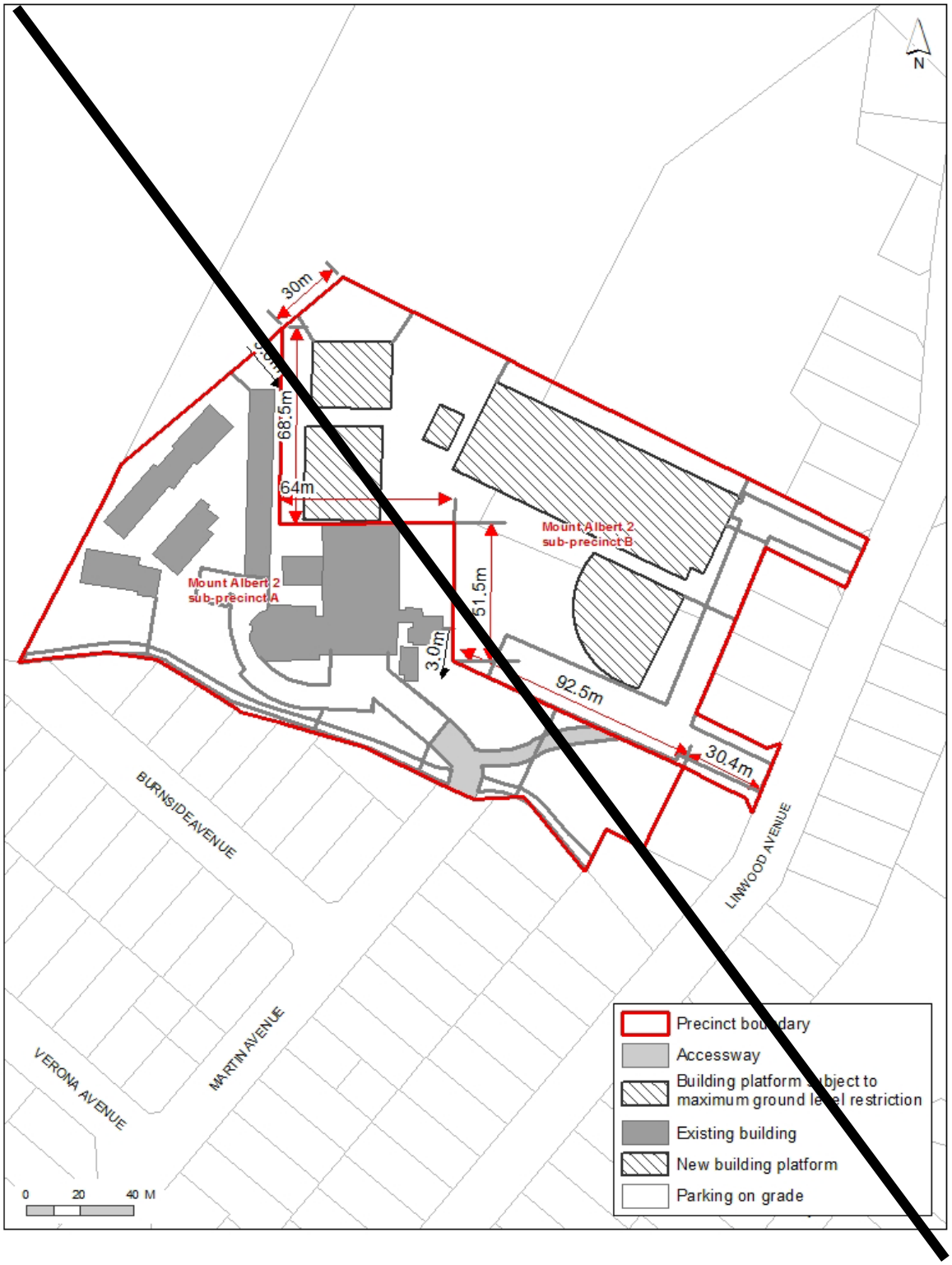
(ii) for shrubs 0.4 metres of topsoil depth.

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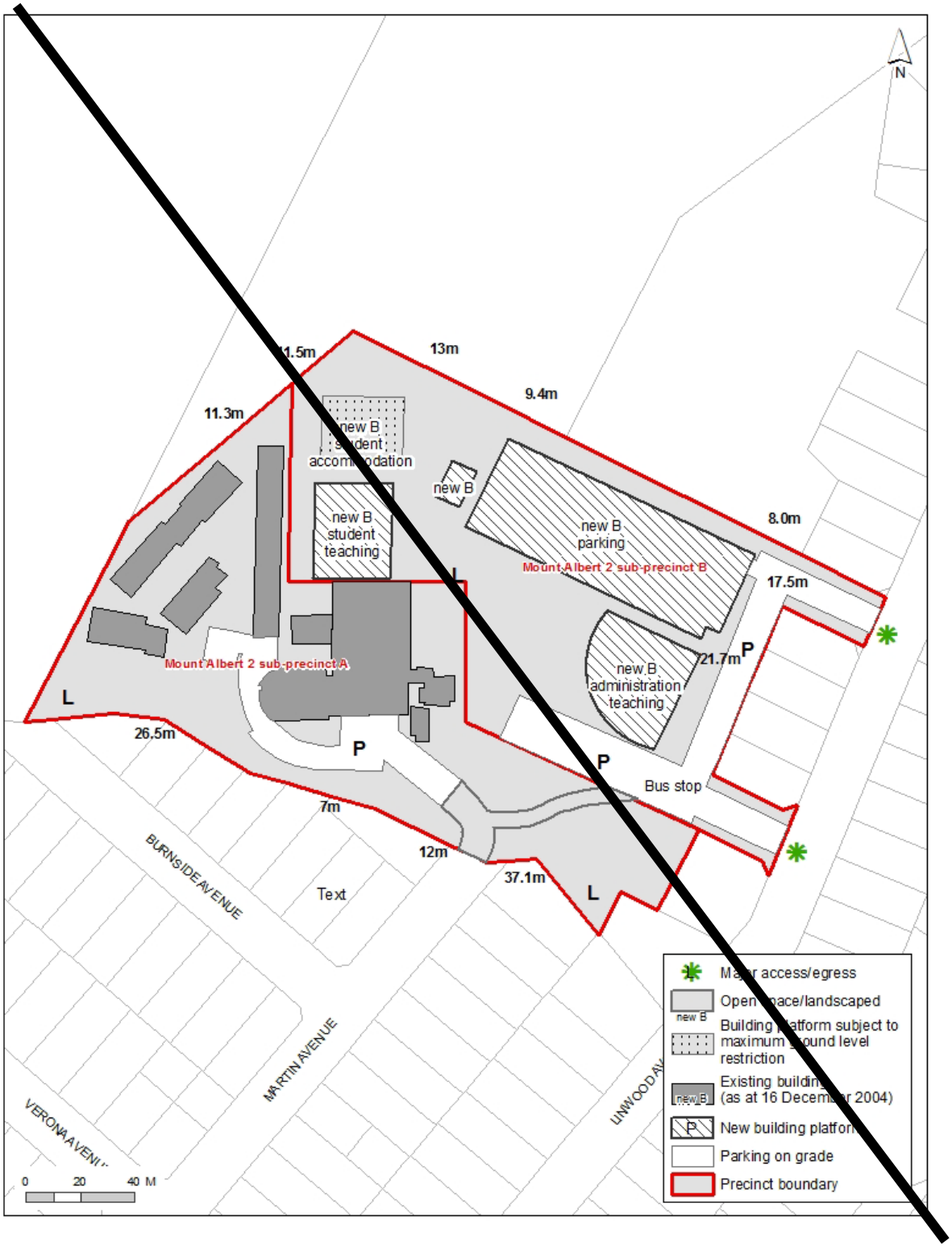
Note: The minimum topsoil depths may either be achieved using existing ground conditions where appropriate or through mounding.

I320.10. Precinct plans

I320.10.1 Mount Albert 2: Precinct plan 1



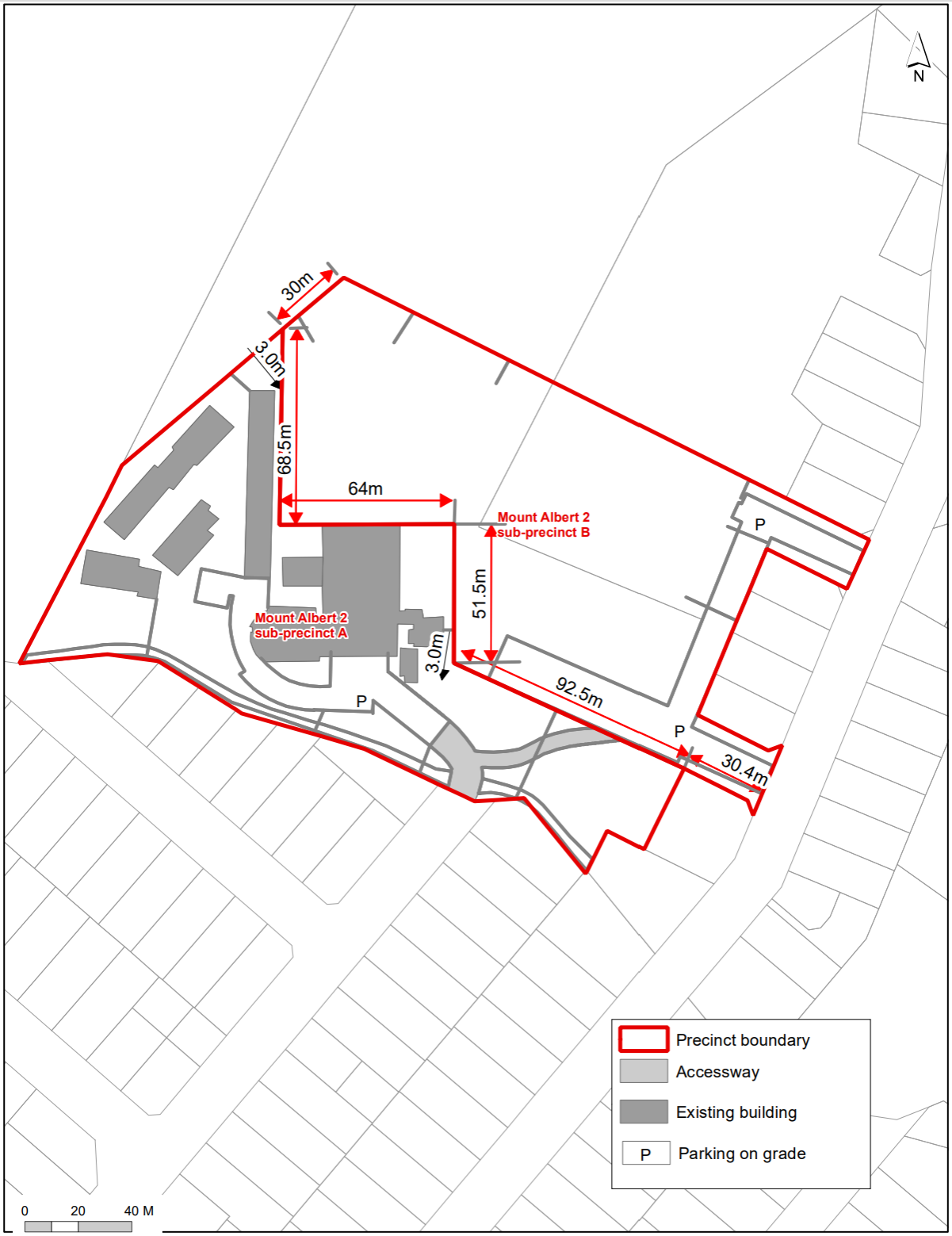
I320.10.2 Mount Albert 2: Precinct plan 2 - activity locations



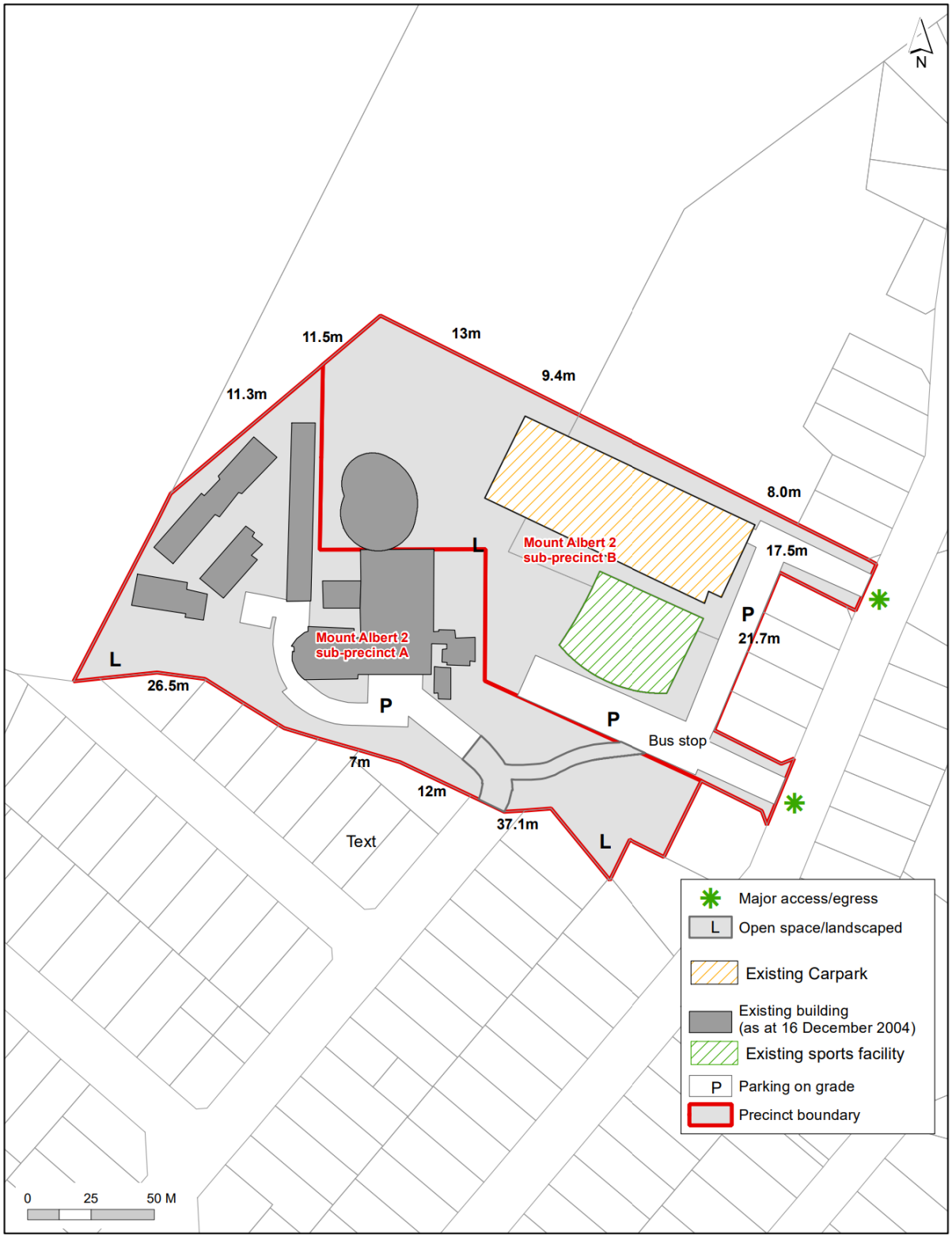
I320.10.3 Mount Albert 2: Precinct plan 3 - landscaping



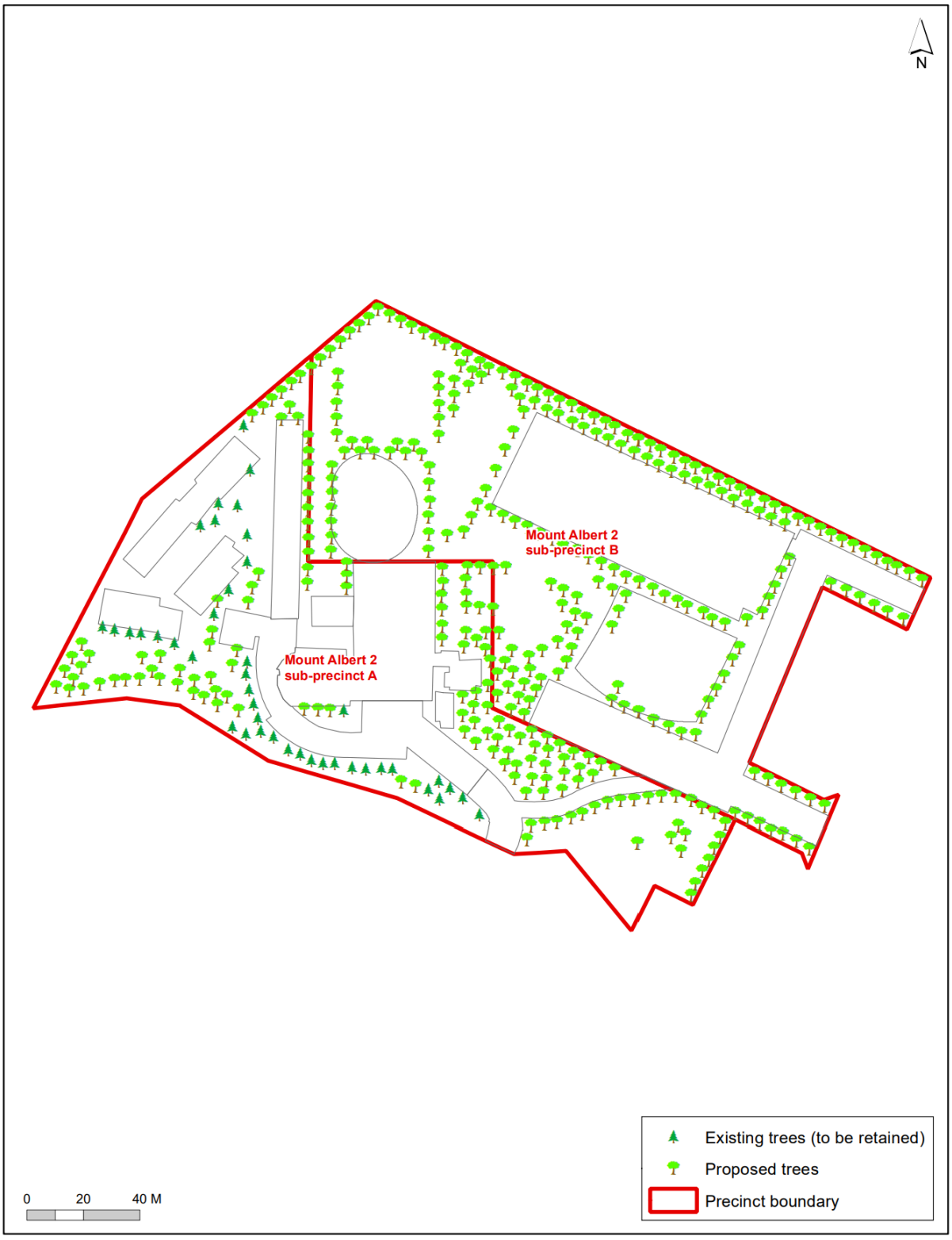
I320.10.1 Mount Albert 2: Precinct plan 1



I320.10.2 Mount Albert 2: Precinct plan 2 - activity locations



I320.10.3 Mount Albert 2: Precinct plan 3 – landscaping



I328. Ōrākei Point Precinct

I328.1. Precinct Description

The Ōrākei Point Precinct applies to land located along Ōrākei Road adjoining the coastal marine area. The precinct is bisected by the North Island Main Trunk Railway.

The purpose of the precinct is to enable a comprehensively planned, transit oriented community, with development undertaken generally in accordance with a master plan, and the staged provision of public facilities and infrastructure. The master plan is shown on I328.10.5 Ōrākei Point: Precinct plan 5.

The Ōrākei Point precinct is divided into Sub-precincts A to F for the purposes of the different standards that apply in these areas. The precinct plans seek to maximise the opportunities offered by the precinct, while respecting the sensitivities of its coastal location and geological and heritage values.

Under I328.10.5 Ōrākei Point: Precinct plan 5, the railway corridor is capped by a podium, reducing noise and allowing development and public access across the precinct. I328.10.5 Ōrākei Point: Precinct plan 5 also includes public plazas, a new Ōrākei train station, and a new loop road to re-enforce the public nature of the development. I328.10.5 Ōrākei Point: Precinct plan 5 provides for 80,000m^2 of gross floor area, equating to approximately 700 apartments and a maximum of 10,000m^2 for both retail and office activities.

The zoning is primarily Business – Mixed Use Zone, apart from the land adjoining the railway line within the railway designation which is zoned Strategic Transport Corridor Zone. Land between the coastal marine area and the precinct in the north and west is zoned Open Space – Informal Recreation Zone and Open Space – Conservation Zone. There is also a small area of Coastal – Coastal Transition Zone land included within this precinct.

I328.2. Objectives

(1) Ōrākei Point is comprehensively developed for mixed-use activities which integrate well with the public transport network.

(2) High quality public open spaces are created, both within Ōrākei Point and around its seaward perimeter.

(3) Principles of sustainability are adopted in the development.

(4) Adverse effects from the current and anticipated future operation of the North Island Main Trunk Railway Line are avoided and mitigated.

The provisions of the D10 Outstanding Natural Feature Overlay and H13 Business – Mixed Use Zone and H22 Strategic Transport Corridor Zone apply in addition to those specified above unless otherwise specified.

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I328.3. Policies

Transit Orientated Community

(1) Promote future growth and improvements to public transport through the construction of a new covered railway station.

(2) Require staging of infrastructure and public places in a manner that compliments built development.

(3) Enable other modes of transport other than private motor vehicle by providing connections to public transport, and limiting parking.

Development is undertaken in a comprehensive manner

(4) Promote development that is generally consistent with I328.10.5 Ōrākei Point: Precinct plan 5.

(5) Require new development and public places to achieve an appropriate interface between buildings, public spaces and Ōrākei Point's coastal setting.

(6) Promote high urban design standards.

High quality public open space

(7) Provide a wide range of public spaces, including green spaces for passive recreation around the perimeter of Ōrākei Point, urban plazas and a street network with a strong pedestrian focus.

(8) Provide a green corridor along Ōrākei Road and Ōrākei Basin by creating new public space and requiring landscaping and setback requirements.

(9) Provide public plazas on the northern seaward side of Ōrākei Point maximising public views and amenity.

Sustainability in new development

(10) Integrate development with public transport.

(11) Orientate development and open spaces northwards to maximise solar access.

(12) Design buildings to be adaptable to other suitable activities over time.

Adverse effects from the North Island Main Trunk Line are avoided or mitigated

(13) Require a minimum level of acoustic amenity for occupiers of buildings through the design and construction of buildings and services.

(14) Avoid and mitigate vibration effects, and diesel fumes associated with current and future operation of the railway line through the design and construction of buildings.

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The provisions of the D10 Outstanding Natural Feature Overlay and H13 Business – Mixed Use Zone and H22 Strategic Transport Corridor Zone apply in addition to those specified above unless otherwise specified.

I328.4. Activity table

Table I328.4.1 Activity Table specifies the activity status of land use activities in the Ōrākei Point Precinct pursuant to section 9(3) of the Resource Management Act 1991.

The activities in the D10 Outstanding Natural Features Overlay and Auckland-wide provisions apply unless otherwise specified.

The provisions in the underlying H13 Business – Mixed Use Zone and H22 Strategic Transport Corridor Zone apply unless otherwise specified.

Table I328.4.1 Activity table

Activity		Activity status
Use		
Accommodation		
(A1)	Dwellings	P
(A2)	Home occupations	P
Commercial		
(A3)	Parking (non-accessory) in sub-precinct F	RD
(A4)	Entertainment facilities up to 500m^2 gross floor area	P
(A5)	Entertainment facilities between 500m^2 and 2000m^2 gross floor area	D
(A6)	Food and beverage	P
(A7)	Garden centres	P
(A8)	Offices	P
(A9)	Parking up to 1750 spaces	P
(A10)	Parking between 1750 and 1950 spaces	RD
(A11)	Retail	P
(A12)	Taverns up to 500m^2 gross floor area	P
(A13)	Visitor accommodation	P
Community		
(A14)	Community facilities up to 500m^2 gross floor area	P
(A15)	Community facilities between 500m^2 and 2000m^2 gross floor area	RD
(A16)	Park and ride	D
(A17)	Road network	P
(A18)	Signs, structures and information boards associated with public pedestrian and cycling access in and around the coastal marine area	P
(A19)	Transport equipment	P

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General		
(A20)	Artificial lighting	P
(A21)	Use of buildings complying with Standard I328.6.10	P
(A22)	Use of buildings not complying with Standard I328.6.10	RD
(A23)	Construction of public open space, public accessways, overpasses, plazas and accessory buildings (excluding roads)	RD
(A24)	Construction of road network	P
(A25)	Buildings and works within the Special Tree Protection Area shown on I328.10.3 Ōrākei Point: Precinct plan 3	RD

I328.5. Notification

(1) The following activities will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991:

(a) any application for buildings, excavation or related works within the Special Tree Protection Areas that result in:

(i) removal of more than 5 per cent of the canopy of any tree located within the Special Tree Protection Area; or

(ii) removal of three or more trees located within the Special Tree Protection Area; or

(iii) significant adverse effects on three or more trees located within the Special Tree Protection Area caused by any physical works or activities within the Special Tree Protection Area.

(2) Any application for resource consent for an activity that does not comply with Standard I328.6.10 Use of buildings will be limited notified to New Zealand Rail Corporation and Ports of Auckland Limited.

(3) Any activity in Table I328.4.1 Activity table not otherwise listed above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

(4) 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).

I328.6. Standards

All activities listed as permitted in Table I328.4.1 Activity table must comply with the following standards.

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

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I328.6.1. Parking

(1) Parking within the precinct must not exceed 1950 spaces unless the 200 park and ride parking spaces have been disestablished.

(2) Where parking for the 200 park and ride spaces has been disestablished, parking within the precinct must not exceed 2150 spaces.

(3) Parking that does not comply with Standard I328.6.1(1) and/or I328.6.1(2) is a non-complying activity.

I328.6.2. Parking (non-accessory) within sub-precinct F

(1) Parking (non-accessory) within Sub-precinct F must not exceed 400 spaces, and can only be undertaken prior to the completion of development within Sub-precinct F (excluding parking provided ancillary to a permitted or restricted discretionary activity).

(2) Parking (non-accesrory) that does not comply with Standard I328.6.2(1) is a non-complying activity.

I328.6.3. Garden centres

(1) Garden centres, including an ancillary café must only occupy up to 20 per cent of the gross floor area, and/or up to 5 per cent of the outdoor area.

(2) Garden centres that do not meet Standard I328.6.3(1) are a discretionary activity

I328.6.4. Offices

(1) Offices must have a total cumulative gross floor area of between 5,000m² and 10,000m².

(2) Offices that do not meet Standard I328.6.4(1) are a discretionary activity.

I328.6.5. Food and beverage

(1) Food and beverage activities must not operate between 11.00pm and 7:00am.

I328.6.6. Park and ride parking

(1) Park and ride parking must provide a maximum of 200 parking spaces.

(2) Park and ride parking that does not meet Standard I328.6.6(1) is a discretionary activity.

I328.6.7. Retail premises

(1) The gross floor area of any individual tenancy (including ancillary on-site warehousing and storage) must not exceed 500m².

(2) A single large floor plate retail tenancy (including ancillary onsite warehouse and storage) must not exceed 2,000m².

(3) The total cumulative gross floor area of retail premises in Standards I328.6.7(1) and I328.6.7(2) must not exceed 10,000m².

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(4) A minimum gross floor area of 5,000m² must be provided

(5) Retail premises that do not comply with any of Standards I328.6.7(1) to (4) for retail premises are a discretionary activity.

I328.6.8. Taverns

(1) Taverns must have a maximum gross floor area of 500m².

I328.6.9. Artificial lighting

(1) Artificial lighting may be used on a site producing on luminance in excess of 150lux, measured at any point on the site containing the light source in a horizontal or vertical plain at ground level.

(2) Lighting that does not comply with Standard I328.6.9(1) is a non-complying activity.

I328.6.10. Use of buildings

(1) Use of buildings for any permitted activity in Table I328.4.1 where located 30m either side of the land designated for railway purposes must be subject to a restrictive non-complaints encumbrance in favour of New Zealand Railways Corporation and the Ports of Auckland, in accordance with Standard I328.6.10(2).

(2) For the purposes of the Ōrākei Point precinct and Standard I328.6.10 (1) a "restrictive non-complaints encumbrance" is a restrictive encumbrance registered on the title to the property or a binding agreement of encumbrance, in favour of New Zealand Railways Corporation and Ports of Auckland Limited, by the landowner (and binding successors in title) not to complain as to the effects generated by the lawful operation of the North Island Main Trunk railway.

(3) The requirement in Standard I328.6.10(2) does not require the encumbrance to forego any right to lodge submissions in resource consent applications or plan changes in relation to the operation of the railway line (although an individual restrictive non-complaints encumbrance may do so. Details of the existence of encumbrance documents may be obtained from New Zealand Railways Corporation, Ports of Auckland Limited, their solicitors, or in the case of registered encumbrance by searching the title to the property.)

Qualifying matter as per s77I(a), (b) and (d) of the RMA

I328.6.11. Building height

(1) Buildings within an identified building platform must not exceed the maximum number of floors above the podium shown on I328.10.1 Ōrākei Point: Precinct plan 1, provided that the overall height of the building (including roofs and roof top projections) must not exceed the maximum height (above datum) in meters also specified for that building platform.

(2) For the purposes of the control above, the ‘maximum number of floors’ must be measured in each case as being above a nominal podium level of

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RL12.2 (Reduced Level in terms of NZVD2016), with the podium level storey counting as the first floor.

(3) Buildings within that area identified as 'podium level' on I328.10.1 Ōrākei Point: Precinct plan 1 must not exceed the height above datum shown on the Plan for that section of the podium, provided that this height limit must not apply to the following buildings and structures located on or over the podium level:

(a) balconies over roads and plazas which meet the assessment criteria in I328.8.2(1)(a) to (c);

(b) seating, bus shelters, pedestrian shelter structures, balustrades, light poles, signs or public artwork on roads or plazas; or

(c) buildings and structures associated with temporary activities.

(d) The Reduced Level in terms of NZVD2016 shown on I328.10.1 Ōrākei Point: Precinct plan 1 must be in terms of New Zealand Vertical Datum 2016 (mean sea level).

I328.6.12. Floor to floor height within buildings

(1) The minimum floor to floor height within buildings must be 4m for the ground level of a building, provided that no minimum floor to floor height will apply to the ground or basement levels of buildings within Sub-precinct A, where those floors contain residential or parking.

(2) The minimum floor to floor height for all other levels within a building must be 3m other than parking levels or to levels below the podium where no minimum floor height applies.

(3) Standard I328.6.21(3) and (4) minimum floor to ceiling heights for residential units must be met.

(4) The maximum floor to ceiling height limit on all levels within a building must be 4.5m, except that the maximum floor to ceiling height limit does not apply to:

(a) ground levels;

(b) other building levels used for entrance lobbies, circulation or foyers or as public entry and access to the covered railway station;

(c) parking levels;

(d) levels used for the rail station, lines and ancillary activities; or

(e) levels incorporating mezzanine floors.

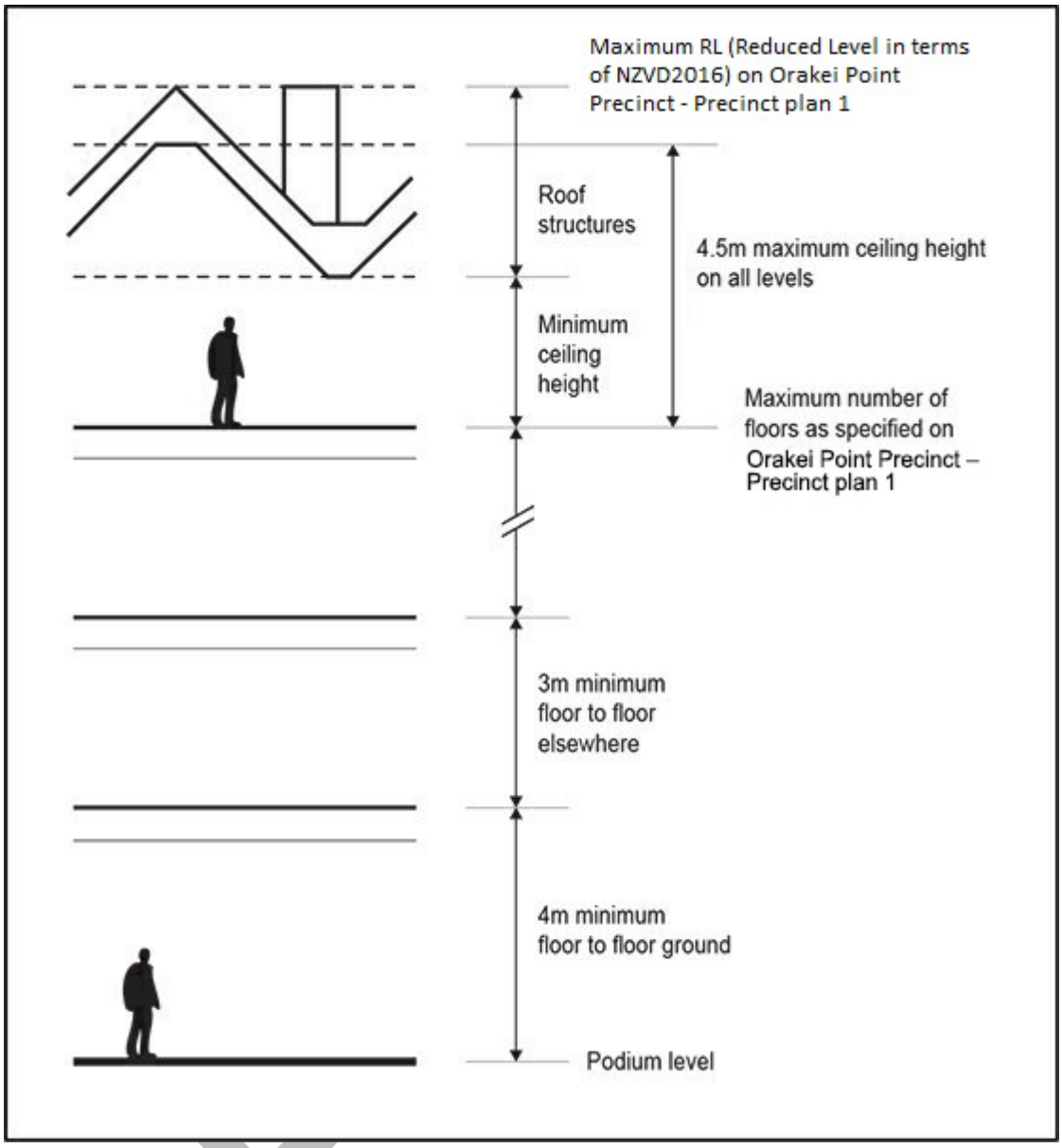
I328.6.13. Roof-top control

(1) Rooftop projections including lift towers, machinery rooms and plant which exceed the height of all parts of a parapet surrounding a roof on which the

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projections are located, must be enclosed in a structure or structures designed as an integral part of the roof of the building, refer to Figure I328.6.13.1 Ōrākei Point height controls .

Figure I328.6.13.1 Ōrākei Point height controls



Explanation:

Buildings are limited to the building platforms shown on the precinct plans to ensure development is consistent with I328.10.5 Ōrākei Point: Precinct plan 5. Building platforms are positioned to concentrate development on the inner and northern part of Ōrākei Point, thereby generally avoiding its Ōrākei Road and Ōrākei Basin edge and ensuring the greatest intensity of development closest to the railway station. Building platforms also provide for buildings to define and enclose public streets open spaces.

Appropriate building heights have been determined with reference to the landform of the wider visual and physical catchment. Maximum building heights have been

determined for each of the building platforms, with reference to the landscape sensitivities of Ōrākei Point and I328.10.5 Ōrākei Point: Precinct plan 5. A range of building heights are specified to ensure variation in the roof profile of the overall development and to have building heights at a scale appropriate to other buildings and adjoining roads and public open spaces. This is achieved by a combination of a maximum number of floors and a maximum RL (Reduced Level in terms of NZVD2016), the later being set higher than the former to provide for and encourage pitched and varied roof forms rather than flat roofs.

Maximum heights (RL in terms of NZVD2016) of RL12.2, RL15.7 and RL14.2 are applied to the plaza podium levels, representing the top of the plaza and road level. The maximum height of RL15.7 is applies to one portion of the podium to allow the road to slope up from the general podium level of RL12.2 to meet Ōrākei Road at grade. A maximum height of RL5.2 is applied to the lower podium levels.

Minimum floor to floor heights have been applied to residential and commercial buildings to allow buildings to be adaptable to alternative uses and provide amenity for occupants.

Maximum floor to floor heights have been applied to ensure that buildings adhere to the scale allowed by the specified floor limits. Lobbies, foyers and public space within buildings have been excluded from the maximums to encourage such spaces to have generous volumes. The rail corridor has also been excluded from the maximum height limit in recognition of its functional need.

I328.6.14. Ōrākei Road recession plane and building landscaping

(1) Buildings within the building platforms identified on I328.10.1 Ōrākei Point: Precinct plan 1 as being subject to the Ōrākei Road recession plane and building landscaping control must comply with the following:

(a) no part of the building must project through a plane starting at the level of Ōrākei Road, measured at the boundary of the site, and rising at 45° to its baseline parallel with the street boundary of the site;

(b) the face of the building to Ōrākei Road must be landscaped and must have sufficient soil depth and drainage to ensure proper plant growth;

(c) the building and landscaping must either be a terraced profile or have a modulated form so as to create a natural hill profile, to generally screen the bulk of buildings behind when viewed from Ōrākei Road level and must not be a literal regression of the 45° angle;

(d) no part of the building must exceed an overall height of RL 29.7 above New Zealand Vertical Datum 2016; and

(e) the upper most edge and sides of the sloping or terraced building face to Ōrākei Road must be fenced in a manner that satisfies the requirements of the Building Act 2004 and any subsequent amendments.

Explanation:

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The Ōrākei Road Recession Plane and Building Landscaping control is applied to the buildings adjoining Ōrākei Road. The control ensures that the buildings maintain a green face to Ōrākei Road and are set back from the road so as to maintain its open character.

I328.6.15. Site intensity

(1) The maximum gross floor area within each sub-precinct must not exceed the area in Table I328.6.15.1.

Table I328.6.15.1 Maximum gross floor areas in sub-precincts

Sub-precinct	Maximum gross floor area
Sub-precinct A	16,000m^2
Sub-precinct B	18,000m^2
Sub-precinct C	9,000m^2
Sub-precinct D	13,000m^2
Sub-precinct E	9,000m^2
Sub-precinct F	15,000m^2
Total gross floor area	80,000m^2

(2) The maximum gross floor area within each sub-precinct must be calculated as the combined total gross floor area of both existing and consented buildings within each of the identified building platforms, with:

(a) 'consented buildings' meaning buildings for which resource consent has been granted, but not given effect to; and

(b) resource consents which have expired or lapsed, or which have been surrendered, not being used in the calculation of maximum gross floor area.

(3) In addition to the matters excluded in the definition of gross floor area, the following must also be excluded from the calculation of gross floor area:

(a) all outdoor balcony or deck space, whether enclosed or not;

(b) floor area used for parking, including associated access ramps, stairs, lifts and plant, where that floor area is:

(i) for Sub-precinct A, below RL 17.71 (Reduced Level in terms of NZVD2016);

(ii) for Sub-precincts B – F, below the podium levels shown on I328.10.1 Ōrākei Point: Precinct plan 1;

(iii) contained within the Ōrākei Road building(s) within the building platform shown on I328.10.1 Ōrākei Point - Precinct plan 1 as being subject to the Ōrākei Road Recession Plane and Building Landscaping Control; or

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(iv) outdoor floor areas associated with garden centres.

Explanation:

The site intensity control limits the amount of gross floor area achievable within each of the sub-precinct areas. Maximum gross floor areas have been established to allow the development of appropriate densities of development (in terms of apartment numbers and commercial floor area) to create a vibrant transit oriented community which supports patronage of public transport, within the constraints imposed by the building platforms and height limits.

Maximum gross floor areas are identified on a sub-precinct basis. The development of individual building areas within each sub-precinct will need to be assessed at the time of resource consent application with reference to the quantum of gross floor area already taken up within the sub-precinct , by both existing and consented development.

Overall, the gross floor areas provided for within the precinct equates to a floor area ratio of approximately 1.8:1 of the entire area of the precinct.

I328.6.16. Verandah/Colonnade requirement

(1) For buildings within building platforms identified as subject to a verandah/colonnade control on I328.10.2 Ōrākei Point - Precinct plan 2 a verandah/colonnade must be provided and must comply with all of the following:

(a) the verandah/colonnade must provide continuous pedestrian cover within the site along the entire building platform frontage identified as subject to a colonnade requirement;

(b) the verandah/colonnade must have a minimum height of 3.4m above the footpath immediately below;

(c) any colonnade must have a minimum unobstructed horizontal width of 2m; and

(d) any verandah must comply with relevant bylaws relating to verandahs.

Explanation:

A verandah/colonnade is required along the western side of the loop road to provide for pedestrian cover between Ōrākei Road and the lee plaza and railway station entrance.

A verandah/colonnade is also required around the southern edge of the lee plaza to provide pedestrian cover to and around the plaza and to enhance the pedestrian amenity of the plaza.

I328.6.17. Pedestrian links

(1) Pedestrian links connecting the road, plazas and open space land must be provided generally at the locations shown on I328.10.3 Ōrākei Point - Precinct plan 3 and must comply with all of the following:

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(a) have a minimum width of 2m;

(b) create a direct and logical pedestrian link through the site between public road, plaza and open space land;

(c) be open to the sky or be covered with transparent glazing, except for a pedestrian link beneath the rail line; and

(d) comply with relevant Crime Prevention Through Environmental Design principles.

Explanation:

Pedestrian links are required in the locations specified to provide for mid-block linkages between roads, plazas and public open space and to allow permeability through the site and development.

I328.6.18. Frontage height and activity control

(1) Any building shown on I328.10.3 Ōrākei Point - Precinct plan 3 subject to a frontage height and activities control must comply with all of the following:

(a) the façade of the building must generally abut the building platform boundary identified as being subject to the frontage height control;

(b) the number of floors along that building platform boundary must be no less than the maximum number of floors specified on I328.10.1 Ōrākei Point - Precinct plan 1, except on the building platform subject to the Ōrākei Road Recession Plane and Building Landscaping Control where Standard I328.7.8(1)(b) does not apply; and

(c) 'frontage' shall be interpreted as meaning the external wall of a building which occupies the length of the road boundary and which rises from that boundary to a height no less than the minimum specified, but excludes vehicle entrances, loading bays, pedestrian entrances and lobbies, window and balcony recesses and similar architectural modulations.

(2) Activities occupying the ground floor frontage of a building on a site identified on I328.10.3 Ōrākei Point - Precinct plan 3 must be limited to the following:

(a) entertainment facilities;

(b) garden centres;

(c) food and beverage;

(d) retail;

(e) taverns;

(f) community facilities; or

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(g) offices.

(3) Activities occupying the ground floor frontage of a building on a site identified on I328.10.3 Ōrākei Point - Precinct plan 3:

(a) must occupy not less than 80 per cent of the length and not less than 10m of the depth of the ground floor road frontage of an identified site; and

(b) up to 20 per cent of the length of the frontage of identified sites may be occupied by building entrances, services entrances, vehicle access and service functions.

Explanation:

The frontage height and activities control is applied to certain building frontages to ensure that new buildings appropriately address and define roads and plazas through specified minimum number of floors appropriate to the scale and character of the streets and plaza they adjoin, while excluding certain building elements to provide for flexibility in design and avoiding potential visual monotony of regimented frontage forms.

On such identified frontages, ground floor activities are limited to entertainment, garden centres, restaurants, cafes and other eating places, retail and taverns to activate the road and plaza.

I328.6.19. Noise

(1) Buildings within the Ōrākei Point precinct must be designed and constructed to ensure the internal noise limits in Table I328.6.19.1 Internal noise limits will not be exceeded.

Table I328.6.19.1 Internal noise limits

Receiving environment	L_{Aeq}, 1 hour
Residential – bedroom	35 dB
Residential – habitable rooms	40 dB
Commercial – offices	40 dB
Conference facilities and care centres	40 dB
Retail	45 dB

(2) Sound insulation calculations must be based on external noise levels derived from 3D acoustic modelling software (Soundplan or Predictor) using:

(a) a train sound power level of LWA127 dB as a point source travelling at 40 km/hr, and 4 trains per hour, and using the spectrum in Table I328.6.19.2 sound spectrum; and

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Table I328.6.19.2 Sound spectrum

	Octave Band Centre Frequency (Hz)						
	63	125	250	500	1k	2k	4k
Sound Power Level (dB)	133	131	127	123	123	119	114

(b) road traffic noise at the façade must be calculated with 3D modelling software and the current traffic flow rates on Ōrākei Road between 10.00 pm and 11.00 pm.

(3) Sound from a moving point source (which propagates in the same manner as line source) can be modelled as such in 3D modelling software.

(4) In addition to meeting Standard I328.6.19 (1) to (3) all bedrooms and other habitable spaces must be adequately ventilated or air conditioned, as determined by a suitably qualified mechanical engineer, to achieve reasonable internal temperatures during all but the extreme summer conditions and at a minimum meet the requirements of Clause G4 of the Building Regulations 1992.

(5) Residential accommodation must not be located closer than 80m to any exposed rail line unless a report from a suitably qualified acoustic consultant demonstrates that the external criterion of LAeq,1hr 60 dB can be achieved within any primary outdoor living area using the source levels detailed in Standard I328.6.19 (2) (a).

I328.6.20. Noise emission

(1) The noise level arising from any activity within the Ōrākei Point precinct must not exceed the following levels;

(a) at the façade of any habitable space within the Ōrākei Point precinct the noise level in Table I328.6.20.1 Noise level at the façade of habitable spaces;

Table I328.6.20.1 Noise level at the façade of habitable spaces

Time	Noise level
7.00 am to 10.00 pm	L_{A10} 60 dB
10.00 pm to 7.00 pm	L_{A10} 55 dB $L_{63\ Hz\ 10}$ 60 dB L_{125Hz} 10 55 dB L_{Amax} 75 dB

(b) within the boundary of any residentially zoned property outside of the Ōrākei Point precinct, the noise level in Table I328.6.20.2 Noise level within the boundary of any residential zoned property outside of the Ōrākei Point precinct; and

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Table I328.6.20.2 Noise level within the boundary of any residential zoned property outside of the Ōrākei Point precinct

Time	Noise level
7.00 am to 10.00	L_{A10} 50 dB
10.00 pm to 7.00	L_{A10} 40 dB L_{Amax} 75 dB

(c) noise levels must be measured and assessed in accordance with the requirements of NZS6801:2008 Acoustics – Measurement of Environmental Sound and NZS6802:2008 Acoustics – Environmental Noise.

Explanation:

The purpose of this control is to provide a minimum level of internal acoustic amenity for occupants of buildings from the external noise sources generated by activities with the Ōrākei Point precinct (including the transport network) and to provide a maximum level of noise that activities other than residential activities can generate.

A general noise control is also applied to the Ōrākei Point precinct to avoid excessive noise occurring for a continuous period or duration so as to be damaging to public health or have an adverse effect on the amenity of the receiving environment.

I328.6.21. Standards for residential units

(1) Residential units must comply with the minimum gross floor area in Table I328.6.21.1 Minimum gross floor area for residential units.

Table I328.6.21.1 Minimum gross floor area for residential units

Residential unit	Minimum gross floor area
One bedroom	45m^2
One bedroom plus study	55m^2
Two bedrooms	70m^2
Three bedrooms or more	90m^2

(2) Minimum balcony sizes of at least 8m² must be provided in addition to the minimum gross floor area requirements in Table I328.6.21.1 Minimum gross floor area for residential units, and all balconies must be internalised (i.e. not projecting) for improved privacy, flexibility of use and protection from windy aspects.

(3) The minimum floor to ceiling height for habitable rooms (including servicing) must be 2.4m except for multi-level or split-level apartments and mezzanine levels, in which case at least 50 per cent of the apartment

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floor area must comply with the minimum 2.4m floor to ceiling height requirements.

(4) Kitchens, bathrooms, hallways, toilets, lobbies, laundries and service areas must have a 2.3m minimum floor to ceiling height.

(5) The minimum width of common area corridors is1.5m.

(6) The minimum width of a corridor/lobby space immediately adjacent to the lift is 2.7m, measured at 90° to the lift doors, for the full combined width of the lift doors.

(7) Residential units must be designed to achieve the following minimum daylight standards:

(8) living rooms and living/dining areas must have a total clear glazed area of exterior wall no less than 20 per cent of the floor area of that space;

(9) bedrooms must have a total clear glazed area of exterior wall no less than 20 per cent of the floor area of that space; and

(10) entrance halls, kitchens, kitchen/dining rooms, bathrooms, toilets, and laundries may rely on borrowed or artificial light, other than where such building elements contain a window placed in an exterior wall parallel to a site boundary, other than the street boundary, then that window/wall must be set back from the boundary by a minimum of 1m.

Explanation:

Minimum unit standards are imposed within the Ōrākei Point precinct to ensure that each unit has an adequate level of amenity for the occupants. Such amenity includes the provision of minimum areas for apartments, floor to ceiling heights, widths of corridors and daylight standards. These standards are designed to ensure that apartments at Ōrākei Point are a desirable place to live.

I328.6.22. Mix of residential units

(1) The combined number of one bedroom, one bedroom plus study and two bedroom units within the Ōrākei Point precinct must not exceed 80 per cent of the total number of residential units in the precinct.

(2) No single building must comprise entirely one bedroom units and no more than:

(a) 10 per cent of units within the precinct can be one bedroom; and

(b) 15 per cent of units within the precinct can be one bedroom plus study.

(3) The total number of residential units in the precinct must be calculated as the combined total of units in both existing and consented buildings where:

(a) ‘consented buildings’ means buildings for which resource consent has been granted, but not given effect to; and

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(b) resource consents which have expired or lapsed, or which have been surrendered must not be used in the calculation of residential units.

Explanation:

A mix of unit sizes is required to ensure that the housing stock within the Ōrākei Point precinct can provide for a variety of household types. The mix of unit sizes ensures that no one apartment size dominates and will provide for a wide demographic mix of occupants, including families, through setting minimums on the number of one bedroom apartments allowed. No provision is made for smaller studio units in the precinct under the gross floor area requirements for residential units.

I328.6.23. Private open space

(1) All residential units must have an outdoor living area no less than 8m².

(2) An outdoor living area must:

(a) have convenient access from a living room;

(b) may consist of either an exclusive area at ground level, a balcony (including a recessed or semi enclosed balcony or part of the balcony) or a roof top space exclusively available to that residential unit; and

(c) must comprise one continuous area rather than comprise the cumulative total of smaller areas.

Explanation:

Outdoor living areas are required to ensure that each unit has an adequate level of amenity for the occupants in the form of useable private open space.

I328.6.24. Visual privacy

(1) Where the habitable room windows of a dwelling or a guestroom within visitor accommodation are less than 6m away, and have direct views of the habitable room windows of other residential units or a guestroom within a tourist facility within the same or adjacent sites, they must:

(a) be offset a minimum of 1m (horizontally or vertically) from the edge of one window to the edge of the other;

(b) have sill heights of 1.6m above floor level;

(c) have fixed obscure glazing in any part of the window below 1.6m above floor level; or

(d) be on the ground floor level and separated by a suitable screening device, including landscaping, of 1.6m minimum height.

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Explanation:

This rule provides a balance between allowing the windows of upper storeys of new developments to have reasonable daylight and outlook while limiting intrusive overlooking of habitable rooms of units on adjoining sites.

I328.6.25. Residential outlook space

(1) A residential outlook space must be provided:

(a) from each face of the building containing windows to principal living areas, ("principal living area" meaning the main communal living space within an accommodation unit for entertainment, recreation and relaxation), or bedrooms of any residential unit; and

(b) where windows to a principal living area or bedroom are provided from two or more faces of a building, outlook space must be provided to the face with the greatest window area of outlook.

(2) The minimum dimensions for outlook space for principal living areas and for bedrooms is 6m, measured perpendicular to the exterior face of the building.

(3) An outlook space may be over:

(a) the site on which the building is located;

(b) legal road;

(c) public open space;

(d) an area otherwise shown on I328.10.1 Ōrākei Point - Precinct plan 1 as being podium or open space and not a building platform above the podium levels;

(e) another site, where more than one building may share an outlook space, provided that:

(i) the outlook space must be secured in perpetuity for the benefit of the building by a legal instrument to be put in place prior to the commencement of construction; and

(ii) written approval of the owner of the adjoining site for the outlook space must be provided when the application for resource consent is lodged.

(4) Balconies that have direct access from the principal living area or bedroom and are recessed within the exterior face of the building may be included in the calculation of outlook space to a maximum depth of 3m.

Explanation:

The purpose of this control is to safeguard outlook, daylight, sunlight and privacy for occupants of residential buildings. It is noted this is not a view protection control.

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I328.6.26. Vibration

(1) Occupied buildings within the Ōrākei Point precinct must be designed and constructed to ensure the levels of vibration in Table I328.6.26.1 Levels of vibration from trains will not be exceeded based on the procedures specified in the Norwegian Standard NS 8176E: 2nd edition September 2005 Vibration and Shock Measurement of Vibration in Buildings from Land Based Transport and Guidance to Evaluation of its Effects on Human Beings.

Table I328.6.26.1 Levels of vibration from trains

Receiving Environment	Maximum Weighted Velocity, V^{w}, ^{95}
Residential Accommodation	0.3 mm/s
Commercial/Retail Areas	0.6 mm/s

I328.6.27. Screening

(1) Where any outdoor storage, refuse disposal area, service or parking area adjoins or directly faces land that is in an open space or residential zone, other than the outdoor area of a garden centre used for the display and sale of plants, pots, garden ornaments and outdoor furniture, a solid wall screen must be erected, to the following heights:

(a) front boundary: 1.2m;

(b) side and rear boundaries: 1.8m; and

(c) the solid wall screen must be densely planted behind with vegetation and shrubs that will screen the areas during the year.

Explanation:

The purpose of this control is to ensure that unsightly outdoor storage, refuse disposal and parking areas are adequately screened to adjoining open space zoned land.

I328.6.28. Parking

(1) The Auckland-wide rules in Chapter E27 Transport apply with the exception of the parking standards where the following rules apply:

(a) where a site is located within the Ōrākei Point precinct the number of parking spaces must not exceed the maximum number of spaces in Table I328.6.28.1 Maximum permitted parking spaces;

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Table I328.6.28.1 Maximum permitted parking spaces

Activity	Maximum permitted parking
Residential	One space per residential unit up to one bedroom (including one bedroom units plus study) Two spaces per residential unit two bedrooms or more
Offices	One space per 60m² of gross floor area
Retail	One space per 40m² of gross floor area
Garden Centre, including an ancillary café that incorporates up to 20 per cent of the gross floor area, and/or up to 5 per cent of the outdoor area	Garden Centre: one space per 40m2 of gross floor area plus one space per 100m^2 of outdoor area Café: one space for every 4 café seats
All other activities	One space per 60m² of gross floor area

(2) The overall parking spaces within the Ōrākei Point precinct must be no more than 1750 spaces.

(3) A minimum parking threshold of 75 per cent of the maximum parking requirement must apply.

(4) The overall parking spaces in the precinct must be calculated as the combined total of spaces in both existing and consented buildings, with:

(a) 'consented buildings' meaning buildings for which resource consent has been granted, but not given effect to; and

(b) resource consents which have expired or lapsed, or which have been surrendered, not being used in the calculation of maximum gross floor area.

(5) Parking may either be provided on the same site as the activity to which it relates, or on another site within the Ōrākei Point Precinct.

(6) No minimum parking standards apply within the Ōrākei Point Precinct.

(7) Podium level public on-street parking is not subject to the maximum permitted parking limitations or total overall parking in Standard I328.6.28(1)(a) or I328.6.28(2).

(8) Park and ride parking up to a maximum of 200 spaces is not subject to the maximum permitted parking limitations or total overall parking in Standard I328.6.28(1)(a) or I328.6.28(2).

(9) The loading standards in Chapter E27 Transport apply, except that loading requirements for individual buildings may be waived where a common

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loading space or spaces are provided and are available and accessible to all buildings and activities within a particular sub- precinct.

(10) No off-street loading is required for buildings and activities within Sub-precinct F.

Explanation:

The Ōrākei Point Precinct restricts the amount of parking which may be provided in recognition of the access limitations of Ōrākei Road and carrying capacity of the surrounding road network. There are no minimum parking requirements to allow the flexibility to provide as little parking as necessary to meet the requirements of a development. This recognises that the site is extremely well connected by public transport and acts as an incentive to developers to consider reducing parking in light of the other transport options that are available to Ōrākei Point.

I328.6.29. Staging and provision of public facilities, infrastructure, traffic and road improvements

(1) Public facilities, infrastructure, traffic and road improvements must be established as a pre-requisite to development of each sub-precinct in accordance with Table I328.6.29.1 Staging of public facilities, infrastructure, traffic and road improvements as a pre-requisite to development of each sub-precinct and 'the link road', 'lee plaza' and 'waterfront plaza' must be as shown on I328.10.5 Ōrākei Point - Precinct plan 5.

Table I328.6.29.1 Staging of public facilities, infrastructure, traffic and road improvements as a pre-requisite to development of each sub-precinct

Column I	Column II	Column III	Column IV
Sub-precinct	**Staging requirements**	**Public facilities and infrastructure**	**Traffic and road improvements**
Sub-precinct A	No building or development must be undertaken within the sub- precinct until the public facilities and infrastructure set out in column III of this table have been established. No building or development within the sub-precinct must be occupied until the traffic and road improvements set out in this column IV have been completed.	Vesting in the council of an esplanade reserve with a minimum depth of 20m along the foreshore adjoining Sub-precinct A so that the reserve can provide continuous public access along its full length.	Closure of any alternative access onto Ōrākei Road (so that the only access onto Ōrākei Road is as shown on I328.10.5 Ōrākei Point: Precinct plan 5).
Sub-precinct B	No building or development above the podium level must be undertaken within the sub- precinct until the public facilities and infrastructure set out in column III of this table have been established.	a. Vesting of Ōrākei Road site frontage to the council for road widening, as shown on I328.10.5 Ōrākei Point - Precinct plan 5 and b. Vesting to the	a. Improvements to the alignment along Ōrākei Road, where feasible; and b. The provision of footpaths along the western side of Ōrākei Road, between 228 Ōrākei Road and the Shore Road roundabout); and

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	Note: this does not preclude the establishment of the parking levels and associated access below the podium level nor the establishment of the roads, plazas and another public places above the podium level prior to the public facilities and infrastructure set out in column III being established. No building or development within the sub-precinct must be occupied until the traffic and road improvements set out in column IV have been completed.	council of the Open Space zoned land at the northern end of the site at 246 Ōrākei Road (headland park); and c. Vesting in the council of an esplanade reserve with a minimum depth of 20m along the foreshore adjoining Sub-precinct A so that the reserve can provide continuous public access along its full length.	c. The provision of on or off road facilities for cyclists along Ōrākei Road; and d. The signalisation of the intersection of the southern access to the site with Ōrākei Road, generally in the position shown on the I328.10.5 Ōrākei Point - Precinct plan 5.
Sub-precinct C	No building or development must be undertaken within the sub- precinct until the public facilities and infrastructure set out in column III of this table have been established. No building or development within the sub-precinct must be occupied until the traffic and road improvements set out in column IV have been completed.	(a) to (c) above and: d. completion of that part of the podium level within sub-precinct B; and e. the establishment of lee plaza*; and f. completion of the railway entrance building*	(a) to (d) above and: e. Upgrading of the Kepa/Ōrākei/Ngapipi intersection from a roundabout to traffic signals, with a single right turn from Ngapipi Road to Ōrākei Road, but with two exit lanes on Kepa Road (to allow two right turn lanes from Ōrākei Road); and f. The provision of a second northbound lane on Ōrākei Road, from south of the southern site access, including vesting in the council the land identified as "Road Widening" on I328.10.1 Ōrākei Point - Precinct plan 1;and g. The signalisation of the intersection of the northern access to the site with Ōrākei Road, generally in the position shown on I328.20.5 Ōrākei Point - Precinct plan 5.
Sub-precinct D	No building or development must be undertaken within the sub- precinct until the public facilities and infrastructure set out in column III of this table have been established.	(a) to (f) above and: g. The establishment an vesting of the Link Road as a public road in strata	(a) to (g) above and: h. The provision of a flush median along Ōrākei Road, where feasible; and i. Further upgrading of the Ōrākei/Kepa/Ngapipi Road

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	No building or development within the precinct must be occupied until the traffic and road improvements set out in column IV have been completed.	within Sub-precincts B and C, including signalised intersections with Ōrākei Road	intersection, with two exit lanes to Ngapipi Road, plus widening of the approach from Kepa Road
Sub-precinct E	No building or development must be undertaken within the sub- precinct until the public facilities and infrastructure set out in column III of this table have been established. No building or development within the sub-precinct must be occupied until the traffic and road improvements set out in column IV have been completed.	(a) to (g) above and: h. Vesting to the council of the Open Space – Informal Recreation Zone land on the western edge of the sites at 228 Ōrākei Road and 236 Ōrākei Road to the railway land.	(a) to (i) above.
Sub-precinct F	No building or development must be undertaken within the sub- precinct until the public facilities and infrastructure set out in column III of this table have been established. No building or development within the sub-precinct must be occupied until the traffic and road improvements, and local purpose reserve vesting, set out in column IV have been completed.	(a) to (h) above and: i. Completion of that part of the podium level within Sub-precinct E; and j. Establishment of waterfront plaza*; and k. Public indoor and outdoor linkage between lee plaza and waterfront plaza*.	(a) to (i) above and: j. Vesting in the council, in fee simple as a local purpose reserve, the landscaped corridor shown in Ōrākei Point - Precinct plan 5 approximately 10m wide running parallel to and adjoining the northern side of Ōrākei Road between the two vehicle entrances shown on Ōrākei Point - Precinct plan 5, excluding the part of that corridor which also comprises part of the railway corridor.

(2) The construction of lee and waterfront plazas, the linkages between the plazas and the railway station entrance building are required to satisfy assessment criteria as a restricted discretionary activity, including the requirements to legally establish safe public access to these public places and facilities.

(3) Throughout the development of every sub-precinct, public pedestrian and service access to the Ōrākei Railway station and vehicle access from Ōrākei Road to the property at 236 Ōrākei Road (Lot 3 DP 112856) must be maintained.

(4) The sequencing of development of each sub-precinct does not need to follow the order of sub-precinct numbering B- E, provided that the public facilities and infrastructure work in column III in Table I328.6.29.1 Staging of

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public facilities, infrastructure, traffic and road improvements as a pre-requisite to development of each sub-precinct and the traffic and road improvements in column IV in Table I328.6.29.1 Staging of public facilities, infrastructure, traffic and road improvements as a pre-requisite to development of each sub-precinct, in respect of the earlier sub-precinct/s are established as a prerequisite to the development of the later sub-precinct.

(5) An application for resource consent for development within any of the sub-precincts must provide details of how the public facilities and infrastructure set out in column III in Table I328.6.29.1 Staging of public facilities, infrastructure, traffic and road improvements as a pre-requisite to development of each sub-precinct have been provided.

(6) Where any of the required public facilities and infrastructure set out in column III in Table I328.6.29.1 Staging of public facilities, infrastructure, traffic and road improvements as a pre-requisite to development of each sub-precinct have not been established at the time of resource consent for a development a resource consent for a restricted discretionary activity will be required for the new building, which must include:

(a) an explanation of the methods by which the public facilities and infrastructure will be established, prior to occupation of the building;

(b) a timetable for their establishment; and

(c) the methods may include conditions of resource consent or bonding to secure the public facilities and infrastructure and the resource consent will be assessed against the extent to which these methods and timetable are appropriate to ensure the public facilities and infrastructure will be established, prior to occupation of the building.

(7) More than one sub-precinct may be constructed simultaneously provided the completion of relevant public facilities and infrastructure under this rule is bonded to the satisfaction of the Council by way of bank bond or bank guaranteed bond.

Explanation:

The provision of public facilities and infrastructure and traffic and road improvements is tied to the development of sub-precincts to ensure they are provided commensurate with the requirements of the development and to ensure the full public benefit outcomes of I328.10.5 Ōrākei Point - Precinct plan 5 are achieved.

The success of Ōrākei Point depends on the staged and coordinated provision of the covered rail, roads, plazas, linkages and infrastructure and roading upgrades.

I328.6.30. Network utility services

(1) The Ōrākei Point precinct development controls do not apply to network utility services. The provisions of E26 Infrastructure apply.

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Explanation:

The development controls of the Ōrākei Point precinct are intended to apply to building development only and not to the height, position and size of network utilities such as traffic signs, telephone booths, bus shelters and other infrastructure in roads and plazas.

I328.6.31. Ōrākei Point coastal yard

(1) The Ōrākei Point coastal yard applies to land within a line 20m from mean high water springs as shown on I328.10.1 Ōrākei Point - Precinct plan 1 and use and development in the Ōrākei Point coastal yard must comply with the following:

(a) no building can be constructed within the Ōrākei Point coastal yard, other than paths and driveways and associated retaining, foundations, surfaces and structures that are in general accordance with I328.10.5 Ōrākei Point - Precinct plan 5 and approved as part of a resource consent;

(b) no person can, damage, alter, injure, destroy or partially destroy:

(i) any indigenous tree or vegetation; or

(ii) any exotic tree greater than 6m in height or 600mm in girth (measured at 500mm above ground level).

(2) The Council may grant an application for restricted discretionary activity resource consent to remove or pollard vegetation or trees within the Ōrākei Point coastal yard if it is satisfied that the works are necessary to address dangerous, diseased or damaged vegetation and trees, compliance with and statutory or legal obligation or hardship, or any other cogent reason.

(3) Consent will not be granted to the removal or pollarding of vegetation or trees within the Ōrākei Point coastal yard for the purpose of improving views unless the natural character of the coastal environment, the ecological and amenity values of the site and the health of the tree will not be adversely affected.

(4) No other yard or building in relation to boundary control applies within the Ōrākei Point precinct.

Explanation:

The Ōrākei Point Coastal Yard is applied at the boundary of Open Space – Informal Recreation Zone land on the northern side of Ōrākei Point. The control is intended to ensure that buildings are appropriately set back from this coastal edge, thereby avoiding effects on its landscape and ecological values.

In other places within the Ōrākei Point precinct the position of buildings in relation to other buildings, roads and open space are controlled by the height and recession plane rules within the identified building platforms rather than yard controls. Buildings are generally encouraged to abut adjoining open space rather than be set back in

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order that they appropriately address and define such open space to maximise opportunities for outlook and surveillance.

I328.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I328.8. Assessment – restricted discretionary activities

I328.8.1. Matters of discretion

The Council will reserve its discretion to all the following matters when assessing a restricted discretionary activity resource consent application in the Ōrākei Point Precinct in addition any other matters specified for restricted discretionary activities in the overlay, Auckland-wide, H13 Business – Mixed Use Zone and H22 Strategic Transport Corridor Zone.

(1) Buildings:

(a) Building design and external appearance.

(b) Public safety.

(c) Creating a positive frontage.

(d) Designing for landmark buildings (in particular Building H).

(e) Activity relationship to public open spaces.

(f) Centre vitality.

(g) Design of parking, access and servicing.

(h) Accommodation.

(i) Site amenity.

(j) Sustainability.

(k) Ōrākei Road parking building.

(l) Travel Demand Management Plan.

(m) Construction management.

(n) Traffic impact on roads and intersections.

(o) Fencing.

(p) Reverse sensitivity effects associated with the operation of the rail line and roads.

(2) Additions and alterations to existing buildings:

(a) Building design and external appearance.

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(b) Public safety.

(c) Creating a positive frontage.

(d) Activity relationship to public open spaces.

(e) Centre vitality.

(f) Design of parking, access and servicing.

(g) Accommodation.

(h) Site amenity.

(i) Sustainability.

(j) Travel Demand Management Plan.

(k) Construction management.

(l) Traffic impact on roads and intersections.

(m) Fencing.

(n) Reverse sensitivity effects associated with the operation of the rail line and roads.

(3) Community facilities between 500m^2 and 2,000m^2 gross floor area:

(a) Building design and external appearance.

(b) Public safety.

(c) Creating a positive frontage.

(d) Activity relationship to public open spaces.

(e) Centre vitality.

(f) Design of parking, access and servicing.

(g) Accommodation.

(h) Site amenity.

(i) Sustainability.

(j) Travel Demand Management Plan.

(k) Construction management.

(l) Traffic impact on roads and intersections.

(m) Fencing.

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(n) Reverse sensitivity effects associated with the operation of the rail line and roads.

(4) Use of buildings for any activity listed in this table as permitted where the site is located within 30m either side of the land designated for railway purposes and the site is not subject to a restrictive non-complaint encumbrance in favour of New Zealand Railways Corporation and Ports of Auckland Limited:

(a) Restrictive Non-complaint Encumbrance for the Ōrākei Point precinct.

(b) Reverse sensitivity effects associated with the operation of the rail line and roads.

(c) Fencing.

(5) Buildings within the Special Tree Protection Area, in addition to the matters of discretion listed in I328.8.1(1):

(a) Existing tree protection.

(b) Tree Protection Plan.

(c) Site specific tree protection.

(d) Works within the Special Tree Protection Area.

(6) Construction of public open space, public accessways, overpasses and plazas, and accessory buildings (excluding roads):

(a) Building design and external appearance.

(b) Public safety.

(c) Creating a positive frontage.

(d) Designing for landmark buildings (in particular Building H).

(e) Activity relationship to public open spaces.

(f) Centre vitality.

(g) Design of parking, access and servicing.

(h) Accommodation.

(i) Site amenity.

(j) Sustainability.

(k) Travel Demand Management Plan.

(l) Construction management.

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(m) Fencing.

(n) Reverse sensitivity effects associated with the operation of the rail line and roads.

(o) I328.10.3 Ōrākei Point - Precinct plan 3.

(p) Public open spaces, public accessways and streets.

(7) Parking (non-accessory)in Sub-precinct F:

(a) Design of parking, access and servicing.

(b) Large commercial parking.

(c) Ōrākei Road parking building.

(d) Site amenity.

(e) Sustainability.

(f) Travel Demand Management Plan.

(g) Construction management.

(8) Parking between 1750 and 1950 spaces:

(a) Design of parking, access and servicing.

(b) Large commercial parking.

(c) Ōrākei Road parking building.

(d) Site amenity.

(e) Sustainability.

(f) Travel Demand Management Plan.

(g) Construction management.

I328.8.2. Assessment criteria

The council will consider the assessment criteria below for restricted discretionary activities, in addition to the relevant assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland-wide H13 Business – Mixed Use Zone and H22 Strategic Corridor Zone.

(1) Buildings - Building design and external appearance:

(a) New buildings should be generally consistent with I328.10.5 Ōrākei Point - Precinct plan 5 and their design and external appearance will be assessed as to whether:

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(i) buildings respond to the proportions, structural modules, and solid-void relationships of existing and proposed public spaces, streets and open spaces, and any existing or consented buildings or building forms otherwise shown on I328.10.5 Ōrākei Point - Precinct plan 5;

(ii) the materials used on new development are responsive to materials used on neighbouring existing and proposed public spaces, streets and open spaces, and any existing or consented buildings or building forms otherwise shown on I328.10.5 Ōrākei Point: Precinct plan 5;

(iii) the height of the proposed building is relative to its neighbours so as to ensure variation in roof height and roof form;

(iv) the building design is of a high quality, showing variety and responsiveness to the local context in a way that contributes to the identity of Ōrākei Point at every scale, including the appearance from viewing points external to Ōrākei Point itself, including from public viewpoints on Tamaki Drive, Ngapipi Road, Kepa Road, Lucerne Road and Shore Road;

(v) the building facades are articulated to create shadows, and have a varied roofline and buildings use exterior materials with a coefficient of reflectivity of less than 55 per cent;

(vi) sound building design precedents are introduced to provide visual cues to the building's overall scale and size and to avoid flat planes or blank facades devoid of modulation, relief or surface detail where visible from streets and public open space;

(vii) the architectural design differentiates upper building levels from lower and ground levels;

(viii) the overall form of buildings as seen from a distance is cognisant of the original landform and the existing silhouette of trees on the peninsula;

(ix) the overall form of buildings complements the natural rise and fall of the land and existing trees on the peninsula;

(x) buildings seen from a distance are varied and intricate in their rooflines and the patterns of light and shade resulting from balconies and other articulation of their facades;

(xi) long flat roof profiles are avoided, while roof profiles which are varied are encouraged;

(xii) roof profiles are designed as part of the overall building form and contribute to the architectural quality of the skyline as viewed from both ground level and the surrounding area, including the integration of plant, exhaust and intake units and other mechanical and electrical equipment into the overall rooftop design so that they are not visible from beyond Ōrākei Point;

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(xiii) durable, high quality, inert and easily maintained materials are used on the exterior of buildings;

(xiv) side or rear walls are used as an opportunity to introduce creative architectural solutions that provide interest in the façade including modulation, relief or surface detailing; and

(xv) balconies over roads project no more than 1.5m over the road, are no wider than 4m and are at least 7m above the surface of the road or footpath below.

(b) Public safety: Applications will be assessed in respect of how they address public safety and whether:

(i) consideration has been given to site amenity and safety considerations in the interim period prior to I328.10.5 Ōrākei Point - Precinct plan 5 being completed (including for example temporary site fencing and/or amenity planting);

(ii) safe public pedestrian and service access will be maintained to the Ōrākei rail station and methods provided to ensure that this access is maintained from public places at all times the rail service is operating (such methods may include the registration of legal instruments on the land title(s)); and

(iii) new development, including parking, is designed in accordance with principles of Crime Prevention Through Environmental Design principles.

(c) Creating a positive frontage: Applications will be assessed in respect of the extent they create positive frontages and whether:

(i) building frontages at street level and at the lee and waterfront plaza level contribute to pedestrian vitality, interest and public safety including through using a variety of architectural detail and maximising doors, window openings and balconies fronting streets and plazas;

(ii) ground floor spaces facing the street and plaza have windows and doors which look directly onto the street and plaza, with glazing comprising a major portion of the ground floor façade;

(iii) building entrances are visible and easily identifiable from the street and plaza and directly accessible from street and plaza level;

(iv) when fences and walls are erected between areas of public and private open space, the design of fences and walls is integrated with landscaping and in some cases a landscaped/land formed edge being more appropriate than solid fences or wall;

(v) passenger drop off points are located close to entrances;

(vi) building frontages alongside open space land contribute to vitality, interest and public safety including through using a variety of

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architectural detail and maximising window openings and balconies fronting onto the public open spaces;

(vii) when the floor level of buildings fronting open space zoned land is above ground level to provide privacy to the occupants or to allow for the fall of the terrain, any foundation walls have a modulated form or are landscaped to avoid the appearance of stark retaining walls or undercroft openings;

(viii) buildings address and align to the street boundary of an identified building platform to a height appropriate to define and enclose the street and define the edge of public places, with minor modulation and variance of the frontage layout, such as recessed pedestrian entrances and windows being acceptable to avoid architectural monotony provided that the overall continuity of the frontage is not compromised;

(ix) buildings are designed so the back of a building avoids being oriented to streets, public plazas, or the foreshore open space zoned land and is orientated towards the backs of other buildings wherever practical;

(x) the rhythm and scale of architectural features, fenestration, finishes and colour harmonises with and complements the streetscape and public places, particularly where this would assist or strengthen the overall effect of the building frontage;

(xi) where large sites enable the development of an extensive street building frontage, the frontage is visually broken up through building separation and/or variation in building height, form and/or design to avoid monotonous building façades as viewed from streets and public open space and external viewing points;

(xii) primary entrances to buildings are located along the main street elevation;

(xiii) where possible, windows are designed to look directly onto the street and to adjoining public open spaces;

(xiv) building facades at middle levels provide richness, interest and depth, including architectural detail and balconies fronting streets, plazas and public open spaces and avoiding blank walls on frontages; and

(xv) large expanses of blank walls are avoided at upper levels on street, plaza and public open space frontage and servicing elements are avoided on these facades unless appropriately integrated into the façade design.

(d) Designing for landmark buildings (in particular Building H): The design of landmark buildings (particularly Building H) will be assessed as to whether:

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(i) the landmark building's overall form and the articulation of its façade announce its unique position on the street or plaza and/or its public function;

(ii) the landmark building articulation or façade treatment is used to express its unique position on the street or plaza, including reduced setbacks and feature elements such as awnings and parapets; and

(iii) the top of the landmark building is designed to distinguish it from adjacent buildings.

(e) Activity relationship to public open spaces: Applications will be assessed in respect of their relationship to public open spaces and whether:

(i) internal space at all levels within the building are designed to maximise outlook for occupants onto streets and public open spaces;

(ii) activities engage and activate streets, through site links and public open space at ground level;

(iii) parking areas that are located within buildings and are visible from streets or public open spaces are avoided;

(iv) building space with active uses is provided between parking areas within buildings and street and public open space frontages;

(v) ventilation, and fumes from parking structures or other uses avoid being exhausted into the adjacent pedestrian environment at podium level;

(vi) to avoid privatising adjoining publicly accessible open space the boundary between public, semi- public and private open space is clearly defined by either one or a combination of fencing or planting along the boundary of the private open space; and

(vii) fencing and planting is designed and located to be sufficiently transparent or of low enough height to ensure there are clear views of the open space in accordance with principles of Crime Prevention Through Environmental Design.

(f) Centre vitality: Applications will be assessed for their contribution to centre vitality and whether:

(i) buildings are designed to be highly adaptable to a variety of uses; for example, open structural frames and more than minimum floor-to-floor heights should be considered.

(g) Design of parking, access and servicing: Applications for parking, access and servicing will be assessed as to whether:

(i) parking, driveways and circulation are integrated into the overall site and building design;

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(ii) parking areas are located underground or within buildings, other than on-street public parking;

(iii) parking is designed to minimise conflict between non-residential, residential and pedestrian traffic;

(iv) when they occur on the subject site, public places and public access linkages shown on I328.10.5 Ōrākei Point - Precinct plan 5 are provided for, and methods to ensure public access to and over such public places and public access linkages are maintained at all times, excluding any areas set aside for outdoor dining (such methods may include the registration of legal instruments on the land title(s);

(v) the proposed finished levels across the subject site allow for public access linkages through and around the site and between adjacent sites, where these are envisaged by I328.10.5 Ōrākei Point - Precinct plan 5;

(vi) methods to legally secure public access at all times to the public places and the linkages referred to in the above criteria are provided, including in the interim period before I328.10.5 Ōrākei Point - Precinct plan 5 is completed, and including prior to the vesting of public roads (such methods may include the registration of legal instruments on the land title(s));

(vii) methods to secure access to other properties within the Ōrākei Point precinct are provided;

(viii) buildings are designed to provide strong architectural cues to accessways and through-site links, with clear and legible entrances, to enhance the visible sense of pedestrian access to the area;

(ix) access to the development is clearly defined and identifiable to both vehicles and pedestrians as they approach the site and emerging from public transport/rail station, with a particular focus on way-finding methods to increase the legibility of the rail station;

(x) the design of vehicle ingress and egress to sites is primarily considered from the perspective of pedestrians and cyclists, particularly in terms of visibility and the use of paving materials;

(xi) frontages are designed as far as possible to avoid multiple service and access interruptions to frontage continuity;

(xii) where possible vehicle access points are located away from the main road frontage to minimise vehicle crossing and accessways;

(xiii) where development within Sub-precinct A occurs prior to the establishment of the link road, a temporary vehicular access to development in Sub-precinct A provides appropriate design, turning restrictions and position of the access drive and footpath crossing (a condition may be imposed on the resource consent requiring the

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closure of this temporary access upon the completion of construction of an alternative access to sub-precinct A directly from the link road);

(xiv) access points are designed to be compatible with the visual appearance of the building(s);

(xv) integration of access for vehicular uses (cars, truck and buses) is used to minimise the crossing of pedestrian paths;

(xvi) accessways are designed to safely accommodate emergency services and other large vehicles;

(xvii) where alternative vehicle access is available, the creation of new vehicle crossings across frontages within the frontage height and activity control is avoided where practical;

(xviii) buildings and parking areas are designed to provide for disabled access, including to extent to which they comply with NZS 4121:2001 Design for access and mobility: buildings and associated facilities;

(xix) parking areas that are located within buildings and are visible from streets or public open spaces are avoided;

(xx) building space with active uses is provided between parking areas within buildings and street and public open space frontages; and

(xxi) ventilation and fumes from parking structures or other uses avoid being exhausted into the adjacent pedestrian environment at podium level.

(h) Accommodation: Applications for accommodation will be assessed as to whether:

(i) accommodation has natural through ventilation, and where there are external windows on more than one wall by window openings facing different directions, with, ventilation provided solely by mechanical means is not being appropriate;

(ii) internal design of every accommodation unit within a development maximises outlook, as distinct from views;

(iii) a mixture of apartment types is provided within each building; and

(iv) plans submitted as part of a resource consent application include a scaled floor plan showing the living arrangement and configuration within each residential or accommodation unit, including scaled furniture.

(i) Site amenity: Applications will be assessed for their contribution to site amenity and whether:

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(i) screening and/or landscaping is provided for all parking, loading and servicing areas within buildings that are visible from streets or public open spaces;

(ii) site services such as mechanical, electrical and communications equipment are concealed from streets or public open spaces;

(iii) service areas are located in areas where they do not detract from the developments visual appeal; and

(iv) rubbish storage and recycling facilities are located away from habitable spaces and screened from public places.

(j) Sustainability: Applications will be assessed for their sustainability and whether:

(i) buildings are designed to be sustainable through the use of durable low maintenance materials, inert exterior cladding, maximising solar access and natural ventilation and the incorporation of mechanical and electrical systems that achieve energy efficiency;

(ii) living spaces within buildings are oriented toward the north to allow for provision of good natural light;

(iii) on-site landscaping generally consists of indigenous vegetation;

(iv) measures will be adopted to remove endemic lizards from works footprint prior to works commencing and relocate lizards (ideally to open space on the southern side of Ōrākei Road);

(v) on-site stormwater conservation measures will be incorporated where appropriate including rainwater harvesting devices, green roofs, site landscaping, rain gardens and wetland treatment systems and stormwater planter boxes (subject to soil contamination considerations);

(vi) separate infrastructure reports will be submitted with resource consent applications assessing infrastructure effects from proposed developments;

(vii) adequate storage space is provided for rubbish and recyclable material, in a location which is clearly visible within the site and easily accessible to occupants and collection vehicles;

(viii) building and demolition will be undertaken in a way that maximises the use of waste materials for reuse and recycling;

(ix) buildings will be insulated beyond the minimum standard to keep buildings warm in winter, cooler in summer, and reduce long term maintenance costs;

(x) buildings will be constructed using materials that have a high thermal mass such as bricks, concrete and stone to increase energy efficiency;

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(xi) buildings utilise external shades and overhangs, and internal blinds, louvres and curtains to maximise solar access in winter and minimise it in summer;

(xii) the lighting controls will enable occupants to minimise energy use;

(xiii) active solar technologies are incorporated into new development; and

(xiv) if solar water heaters are used, they are incorporated into the design of buildings with consideration of their visual impact.

(k) Ōrākei Road parking building: The Ōrākei Road parking building will be assessed as to whether:

(i) the sloping face of the Ōrākei Road parking building is landscaped in a manner that provides a terraced profile or has a modulated form so as to create a natural hill profile characteristic of volcanic forms within Auckland, with particular reference to the tuff ring form of Ōrākei Basin;

(ii) the face and roof of the building is landscaped and has sufficient soil depth and drainage to ensure proper plant growth;

(iii) a fence or appropriate barrier is to be erected at the top and sides of the slope for safety;

(iv) planting uses either low grasses and flaxes or trees, and generally consists of indigenous vegetation;

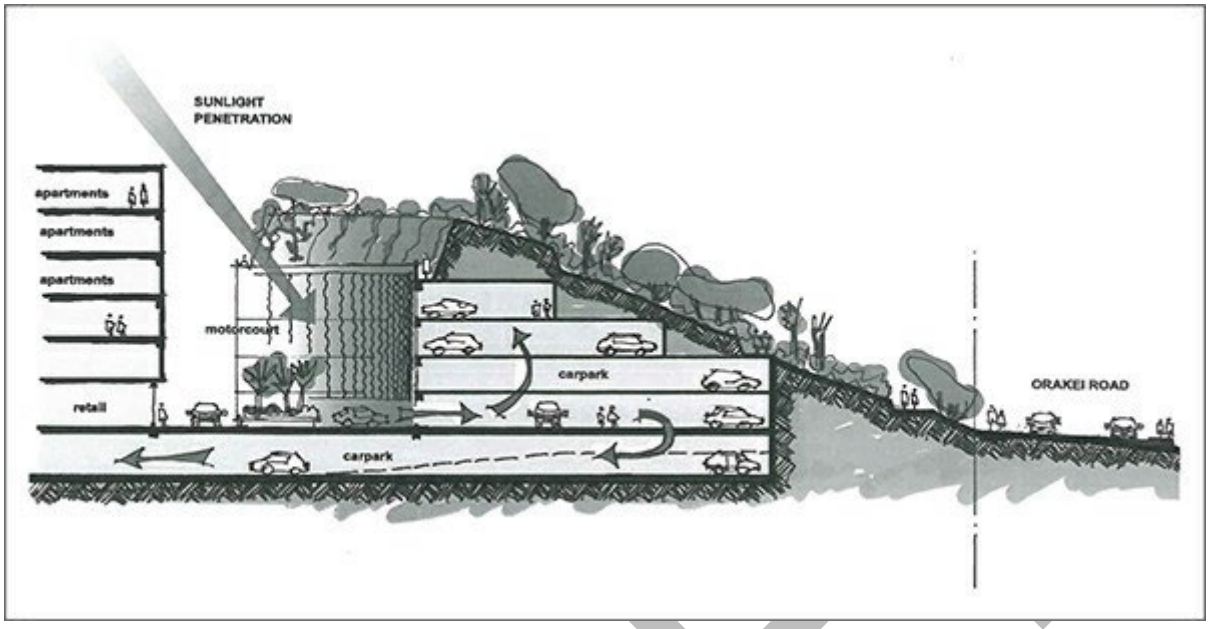
(v) the parking building and adjoining building are sufficiently separated by both an access lane and light well so as to achieve daylight access into a motor court;

(vi) a detailed landscape plan showing compliance with the above criteria and providing details on drainage, soil depth and watering and a maintenance plan is provided; and

(vii) prior to the 'green hill' covering the Ōrākei Point parking area being designed and constructed, an appropriately qualified landscape architect provides confirmation that planting on the slope can sustain a vegetative cover, including moderate sized trees, over the long term.

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Figure I328.8.2.1 Diagram showing an example the Ōrākei Road parking building form and landscape contour



(l) Travel Demand Management Plan: Any Travel Demand Management Plan should use tools and targets to encourage people to travel by alternative modes of transport other than by private car, including public transport, walking and cycling and ride sharing, and will be assessed on whether it includes:

(i) information on existing vehicle, public transport, cycle and pedestrian infrastructure;

(ii) details on the initial implementation and continued development of the Travel Demand Management Plan;

(iii) methods to achieve and monitor the objectives of the Travel Demand Management Plan;

(iv) a description of the facilities to encourage alternative means of transport such as staff showers and bicycle racks; and

(v) the ratios for bicycle parking for private development set out in the ARTA Guidance Note for Cycle Parking Facilities 2007 as a guide for the provision of cycle parking.

(m) Construction management: Applications will be assessed as to whether appropriate measures will be implemented during construction to avoid, remedy or mitigate any adverse effects associated with construction activities (which may be addressed through a construction management plan) including the effects on:

(i) the coastal marine area through stormwater and sediment control measures;

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(ii) the safety and flow of pedestrian and vehicular traffic through appropriate location and management of construction site access locations, provision for off-loading of materials and receipt of waste materials and off-street parking for workers;

(iii) amenity and safety through appropriate construction site fencing or screening and location of workers facilities;

(iv) the road network through measures to avoid and/or clean up debris including wheel washing facilities and procedures to clean up debris; and

(v) access to the railway station, other sites and public areas.

(n) Traffic impact on roads and intersections: Applications will be assessed for their traffic impact on roads and intersections and:

(i) the extent of the actual or potential traffic effects of the development on the safety and flow of the road network, having particular regard to the impact of the traffic generated by the development on Ōrākei Road and its intersections; except

(ii) where the traffic and road improvements have been met, no assessment of the actual or potential traffic effects of the development is required.

(o) Fencing: Fencing will be assessed as to whether:

(i) any fencing abutting public open space is highly transparent with recessive powder coated finish;

(ii) the fencing incorporates landscape initiatives to improve the visual appearance at the interface to open space, as well as to deter tagging; and

(iii) the fencing will deter access to the railway portal.

(p) Reverse sensitivity effects associated with the operation of the rail line and roads: Applications will be assessed for their reverse sensitivity effects associated with the operation of the rail line and roads and where buildings are to be occupied by residential units, visitor accommodation or other sensitive activities, whether:

(i) where they located in accordance with Ōrākei Point - Precinct plan 5 they are appropriately designed to avoid or mitigate reverse sensitivity effects of noise, vibration and fumes associated with the current and future operation of the railway line, and noise effects from traffic;

(ii) where they are not located in accordance with Ōrākei Point - Precinct plan 5 they are appropriately located and designed to avoid or mitigate reverse sensitivity effects of noise, vibration and fumes associated with the current and future operation of the railway line, and noise effects from traffic;

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(iii) they are designed with particular regard to the location of bedrooms and other habitable rooms, the type and thickness of glass, and the presence or otherwise of opening windows or doors to the exterior; and

(iv) they include a design methodology for avoiding or mitigating adverse effects from noise, vibration and fumes associated with the current and future operation of the rail line with any resource consent application.

(2) Additions and alterations to existing buildings: Applications for additions and alterations to existing buildings will be assessed on the extent to which they meet:

(a) the assessment criteria for building design and external appearance in I328.8.2(1)(a)(i) to (xv);

(b) the assessment criteria for public safety in I328.8.2(1)(b)(i) to (iii);

(c) the assessment criteria for creating a positive frontage in in I328.8.2(1)(c)(i) to (xv);

(d) the assessment criteria for an activity's relationship to public open spaces in I328.8.2(1)(e)(i) to (vii);

(e) the assessment criteria for centre vitality in I328.8.2(1)(f)(i);

(f) the assessment criteria for design of parking, access and servicing in I328.8.2(1)(g)(i) to (xxi);

(g) the assessment criteria for accommodation in I328.8.2(1)(h)(i) to (iv);

(h) the assessment criteria for site amenity in I328.8.2(1)(i)(i) to (iv);

(i) the assessment criteria fo sustainability in I328.8.2(1)(j)(i) to(xiv);

(j) the assessment criteria for Travel Demand Management plan in I328.8.2(1)(l)(i) to (v);

(k) the assessment criteria for construction management in I328.8.2(1)(m)(i) to (v);

(l) the assessment criteria for traffic impact on roads and intersections in I328.8.2(1)(n)(i)(ii);

(m) the assessment criteria for fencing in I328.8.2(1)(o)(i) to (iii); and

(n) the assessment criteria for reverse sensitivity effects associated with the operation of the rail line and roads in I328.8.2(1)(p) (i) to (iv).

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(3) Community facilities between 500m^2 and 2,000m^2 gross floor area: Applications for community facilities between 500m^2 and 2,000m^2 gross floor area will be assessed on the extent to which they meet:

(a) the assessment criteria for building design and external appearance in I328.8.2(1)(a)(i) to (xv);

(b) the assessment criteria for public safety in I328.8.2(1)(b)(i) to (iii);

(c) the assessment criteria for creating a positive frontage in in I328.8.2(1)(c)(i) to (xv);

(d) the assessment criteria for an activity's relationship to public open spaces in I328.8.2(1)(e)(i) to (vii);

(e) the assessment criteria for centre vitality in I328.8.2(1)(f)(i);

(f) the assessment criteria for design of parking, access and servicing in I328.8.2(1)(g)(i) to (xix);

(g) the assessment criteria for accommodation in I328.8.2(1)(h)(i) to (iv);

(h) the assessment criteria for site amenity in I328.8.2(1)(i)(i) to (iv);

(i) the assessment criteria fo sustainability in I328.8.2(1)(j)(i) to(xiv);

(j) the assessment criteria for Travel Demand Management Plan in I328.8.2(1)(l)(i) to (v);

(k) the assessment criteria for construction management in I328.8.2(1)(m)(i) to (v);

(l) the assessment criteria for traffic impact on roads and intersections in I328.8.2(1)(n)(i);

(m) the assessment criteria for fencing in I328.8.2(1)(o)(i) to (iii); and

(n) the assessment criteria for reverse sensitivity effects associated with the operation of the rail line and roads in I328.8.2(1)(p)(i) to (iv).

(4) Use of buildings for any permitted activity in Table I328.4.1 where the site is located within 30m either side of the land designated for railway purposes and the site is not subject to a restrictive non-complaint encumbrance in favour of New Zealand Railways Corporation and Ports of Auckland Limited: Any permitted activity in Table I328.4.1 within a building inside an area bounded by lines 30m either side of the land designated for railway purposes within the site on which the building is located that is not subject to a restrictive non-complaint encumbrance in favour of New Zealand Railways Corporation and Ports of Auckland Limited will be assessed on the extent to which:

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(a) the activity is sensitive to any adverse effects from the surrounding environment, including the effects of noise, vibration and fumes associated with the current and future operation of the railway line, and noise effects from traffic;

(b) the building occupied by the activity is located and designed to avoid or mitigate reverse sensitivity effects and any adverse effects of noise, vibration and fumes associated with the current and future operation of the railway line, and noise effects from traffic;

(c) the assessment criteria for reverse sensitivity effects associated with the operation of the rail line and roads in I328.8.2(1)(p)(i) to (iv) are met; and

(d) the assessment criteria for fencing in I328.8.2(1)(o)(i) to (iii) are met.

(5) Buildings and works within the Special Tree Protection Area: Buildings and works within the Special Tree Protection Area, which applies to the trees existing as at 18 January 2010 located within the Special Tree Protection Area identified on Ōrākei Point - Precinct plan 3 and extends to the outer drip-line of the existing trees, will be assessed on whether:

(a) existing trees or parts of trees within the Special Tree Protection Area will be retained except where:

(i) the tree or a part of the tree is structurally unsound;

(ii) removal of the tree or part of the tree would beneficial to the health and growth of existing, more appropriate trees on the site, taking into account the size, appearance, health and conditions of those existing trees; or

(iii) the removal of the tree or part of the tree is necessary to provide for the access drive contained within Sub-precinct A or other public road shown on I328.10.5 Ōrākei Point - Precinct plan 5;

(b) works for building and vehicle access within the Special Tree Protection Area are necessary to give effect to, and generally accord with, I328.10.5 Ōrākei Point - Precinct plan 5;

(c) works for building and vehicle access within the Special Tree Protection Area are subject to an assessment and Tree Protection Plan prepared by a suitably qualified arborist; and

(d) the vehicle access within Sub-precinct A is designed to provide vehicle access from Ōrākei Road to the upper levels within Sub- precinct A, as shown in I328.10.5 Ōrākei Point - Precinct plan 5, while minimising adverse impacts on any tree.

(e) A Tree Protection Plan to assist in the design stages to avoid or minimise adverse effects on the trees in the Special Tree Protection Area must be

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prepared by a suitably qualified arborist for approval by Council and will be assessed on whether it includes:

(i) a pruning schedule including all pruning maintenance;

(ii) details on the proposed irrigation system including timing and monitoring;

(iii) details on the arboricultural monitoring including timing, frequency and memos; and

(iv) specific controls for works under tree crowns and in close proximity.

(f) For site specific tree protection a supervising works arborist must monitor and supervise the site and ensure the conditions of consent are complied with and provide to Council written confirmation on:

(i) whether the irrigation system has been commissioned and correct monitoring is in place;

(ii) the timing of the pre-commencement meeting and implementation of protection fencing;

(iii) all approved pruning, supervision of pruning and the completion of the pruning;

(iv) the preliminary excavations and proposed inspection adjacent to retained trees to ascertain appropriate protection methods are utilised and roots are pruned correctly;

(v) monthly updates of weekly inspections; and

(vi) a final report being provided that documents compliance and any issues of non-compliance along with any remedial works required.

(g) Works within the Special Tree Protection Area shall be assessed on whether:

(i) hazard fencing to be placed around the edges of trees is as specified by the supervising arborist;

(ii) preliminary excavations and exploratory inspections will be undertaken adjacent to the trees to determine root activity and ensure roots are pruned correctly;

(iii) confirmation is provided that an arborist will supervise the works within root zones of trees;

(iv) confirmation is provided that if roots are uncovered during works, the roots will be covered with Geotextile fabric and the ground and surface roots will be kept moist;

(v) confirmation is provided that all roots exposed during excavations that require removal will be cleanly cut back to the excavation surface

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using a handsaw or secateurs in accordance with modern arboricultural practices;

(vi) confirmation is provided that when concrete is to be poured in excavations that all exposed roots will be covered with polythene to prevent any contaminants contacting the exposed roots;

(vii) confirmation is provided that no machinery will be stored or operated within the root zone of any protected tree unless it is supported on an existing concrete or asphalt surface;

(viii) confirmation is provided that no materials, spoil, fill, soil or equipment will be stored or temporarily placed within the root zone of any protected tree unless it is approved by the works arborist and is on an existing hard surface;

(ix) confirmation is provided that people or machinery will not use the area of the root zone of any protected tree on the site for temporary or permanent access unless specifically mentioned in the consent application and conditions of consent;

(x) confirmation is provided that tree protection work will be completed prior to the main construction starting to ensure the tree protection methods are in place before multiple contractors are on site;

(xi) confirmation is provided that all site access will be formed away from the street trees and all services including drainage will be located outside the root zone of the protected trees unless specifically mentioned in the arboricultural report; and

(xii) confirmation is provided that pruning will be carried out in accordance with ANSI A300 Pruning Standards and be approved by the supervising arborist.

(6) Construction of public open space, public accessways, overpasses, plazas and accessory buildings (excluding roads): The construction of public open space, public accessways, overpasses, plazas and accessory buildings (excluding roads) will be assessed on the extent to which they meet:

(a) the assessment criteria for building design and external appearance in I328.8.2(1)(a)(i) to (xv);

(b) the assessment criteria for public safety in I328.8.2(1)(b)(i) to (iii);

(c) the assessment criteria for creating a positive frontage in in I328.8.2(1)(c)(i) to (xv);

(d) the assessment criteria for an activity's relationship to public open spaces in I328.8.2(1)(e)(i)

(e) to (vii);

(f) the assessment criteria for centre vitality in I328.8.2(1)(f)(i);

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(g) the assessment criteria for design of parking, access and servicing in I328.8.2(1)(g)(i) to (xxi);

(h) the assessment criteria for accommodation in I328.8.2(1)(h)(i) to (iv);

(i) the assessment criteria for site amenity in I328.8.2(1)(i)(i) to (iv);

(j) the assessment criteria for sustainability in I328.8.2(1)(j)(i) to(xiv);

(k) the assessment criteria for Travel Demand Management Plan in I328.8.2(1)(l)(i) to (v);

(l) the assessment criteria for construction management in I328.8.2(1)(m)(i) to (v);

(m) the assessment criteria for traffic impact on roads and intersections in I328.8.2(1)(n)(i);

(n) the assessment criteria for fencing in I328.8.2(1)(o)(i) to (iii); and

(o) the assessment criteria for reverse sensitivity effects associated with the operation of the rail line and roads in I328.8.2(1)(p) (i) to (iv).

(p) The construction of public open space, public accessways, overpasses, plazas and accessory buildings (excluding roads) will be assessed on the extent to which the location and design is generally consistent with I328.10.5 Ōrākei Point - Precinct plan 5 and whether:

(i) public access linkages, bus stops, at-grade parking, drop-off points, pedestrian spaces, footpaths, roads; linkages to coastal boardwalks and other connections shown on I328.10.5 Ōrākei Point - Precinct plan 5are provided for;

(ii) the proposed finished levels across the land area allow for public access linkages through and around the site, where these are envisaged by I328.10.5 Ōrākei Point - Precinct plan 5;

(iii) the methods to legally secure such linkages, including in the interim period before Ōrākei Point: Precinct plan 5 is fully given effect are provided;

(iv) the methods to secure access to other properties within the precinct are provided;

(v) consideration is given to site amenity and safety considerations in the interim period before I328.10.5 Ōrākei Point - Precinct plan 5is fully given effect to; and

(vi) safe public pedestrian and service access will be maintained to the Ōrākei rail station and the methods provided to secure such access.

(q) Public open spaces, accessways, streets, parks and plazas will be assessed on the extent to which;

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(i) they are designed to comply with safety guidelines; including the guidelines on informal surveillance, clear visibility of building entrances and public spaces, lighting, clear definition of space, and entrapment spots;

(ii) buildings and parking areas are designed to provide for disabled access, including the extent to which they comply with NZS 4121:2001 Design for access and mobility: buildings and associated facilities;

(iii) they are open and accessible to the public from a public place at all times, except where required to be closed for operational, safety or security reasons;

(iv) methods to legally secure public access at all times to the public places and the linkages are provided, including in the interim period before Ōrākei Point: Precinct plan 5 is given effect to and including prior to the vesting of public roads (such methods may include the registration of legal instruments on the land title(s));

(v) they are designed to attract people and have high quality and appropriate landscaping;

(vi) public open spaces are integrated across the peninsula as a whole and with the design of buildings;

(vii) public open spaces have a sense of order and proportion and regard to the human scale;

(viii) public open spaces are orientated and designed to provide pedestrians with adequate access to sunlight, in particular, public spaces should be designed to maximise sunlight access between 10am and 2pm on the shortest day;

(ix) public open space within or under a building provides adequate access to daylight and/or sunlight for public amenity;

(x) for plant health for plants within or under buildings there is appropriate soil depth, drainage, watering and plant species;

(xi) shade and shelter is provided for pedestrians, in conjunction with colonnades or verandas on adjoining buildings;

(xii) attractive seating and landscaping is provided in appropriate locations and the landscaping comprises trees and shrubs which do not visually obscure the seating from public viewing;

(xiii) robust, durable surfaces and materials are used;

(xiv) soft and hard landscaping follows a consistent palette of materials and colours throughout Ōrākei Point, that give a distinctive sense of place, with reference to the cultural, geological and ecological values of the peninsula and its surrounds;

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(xv) provision is made for large specimen trees in tree pits within the plaza area;

(xvi) adequate provision is made for access and use of the public space by the disabled, including visually impaired;

(xvii) vegetation species used promote habitats and bird feeding;

(xviii) they are designed to encourage public use and provide surveillance at night and whether a lighting strategy is submitted for construction of public open space, accessways and plazas;

(xix) provision is made for activities to locate within the amenity areas or spill out into them from adjacent private space; and

(xx) buildings adjoining public open space are designed, and provide for, activities which attract people, especially at night (for example upper level residential accommodation with windows or balconies overlooking the public open space and adjoining cafes, restaurants or small shops.)

(7) Parking (non-accessory) in Sub-precinct F: Parking (non-accessory) in Sub-precinct F will be assessed against the following:

(a) The extent to which it meets the assessment criteria for design of parking, access and servicing in I328.8.2(1)(g)(i) to (xxi).

(b) Parking (non- accessory) in Sub-precinct F will be assessed on whether;

(i) the parking, in addition to 1750 parking spaces will have adverse impacts on the safety and flow of traffic on the road network;

(ii) the parking, in addition to 1750 parking spaces will provide for the traffic and parking demands of the development in the event that the required public transport improvements have not occurred, with the threshold for sufficient provision of public transport improvements being determined with regard to thresholds of; a train headway of at least 10 minutes in each direction during weekday commuter peak travel periods (i.e. train services to Ōrākei Station must be at least at 10 minute intervals) and bus connections to Ōrākei Station at least at 30 minute intervals;

(iii) in the use and staging of the parking, the parking in addition to the 1750 limit will only be provided after disestablishment of the 200 park and ride spaces within the precinct, and is only used ancillary to other activities within the precinct;

(iv) the parking will only be provided as a temporary use of unallocated spaces within a parking building and prior to the completion of development within sub- precinct F; and

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(v) the hours of operation of the parking take into account the operating hours and pricing incentives for associated traffic movements to avoid peak traffic flows.

(c) The Ōrākei Road parking building will be assessed as to the extent it meets the following:

(i) the assessment criteria for the Ōrākei Road parking building in I328.8.2(1)(k);

(ii) the assessment criteria for site amenity in I328.8.2(1)(i)(i) to (iv);

(iii) the assessment criteria for sustainability in I328.8.2(1)(j)(i) to(xiv);

(iv) the assessment criteria for Travel Demand Management Plan in I328.8.2(1)(l)(i) to (iv);

(v) the assessment criteria for construction management in I328.8.2(1)(m)(i) to (v);

(8) Parking for between 1750 and 1950 spaces: Applications for parking for between 1750 and 1950 spaces will be assessed as to the extent they meet the following:

(a) the assessment criteria for design of parking, access and servicing in I328.8.2(1)(g)(i) to (xxi);

(b) the assessment criteria for public safety in I328.8.2(1)(b)(i) to (iii);

(c) the assessment criteria for the Ōrākei Road parking building in I328.8.2(1)(k);

(d) the assessment criteria for site amenity in I328.8.2(1)(i)(i) to (iv);

(e) the assessment criteria for sustainability in I328.8.2(1)(j)(i) to(xiv);

(f) the assessment criteria for Travel Demand Management Plan in I328.8.2(1)(l)(i) to (iv); and

(g) the assessment criteria for construction management in I328.8.2(1)(m)(i) to (v).

I328.9. Special information requirements

(1) An application for a new building must be accompanied by:

(a) Drawings showing the location and design of the proposed building relative to existing and proposed public spaces, streets and open spaces, and any approved buildings.

(b) Where changes are intended, the relationship of site contours to existing and proposed streets, any adjacent coastal environment or public open space.

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(c) The location and layout of open space areas (within the control of the landowner or leaseholder).

(d) The location of public and private linkages to, through and around the site.

(e) The location of vehicle access, parking areas and loading areas.

(f) Cross-sections showing the relationship of the building to adjoining public open space and streets.

(g) Building elevations and profiles viewed from locations within and outside of Ōrākei Point showing the building relative to its neighbours, including any approved buildings and allowable building envelopes on as yet undeveloped sites.

(h) Demonstration of the individual building's compliance with the cumulative activity, building gross floor area, parking, traffic generation threshold and mix of residential units controls, including the totals of both existing and consented development within the precinct.

(i) An urban design and universal access statement.

(j) A description of legal instruments that will be entered into to secure and maintain appropriate public access across the site in accordance with the requirements of Ōrākei Point: Precinct plan 5.

(2) An application for construction and/or relocation of new buildings and new accessory buildings, including external additions to existing buildings, and accessory buildings within the special tree protection area must be accompanied by an arboricultural assessment, and a tree protection plan.

(3) The arboricultural assessment must identify the potentially affected trees and all proposed building works within the Special Tree Protection Area. This assessment must be based on best practice methods and must be within the guidelines as set out in "Trees and Development: A Technical Guide to Preservation of Trees During Land Development". (Champaign IL: International Society of Arboricultural. Matheny, N., & Clark J.R, (1998)). The assessment must include the following:

(a) an assessment of any modifications proposed to the tree crown and/or branches on the health of the tree;

(b) the extent of injury to tree roots and potential effects on the health of the tree;

(c) the effects of any earthworks on the tree;

(d) the effects of changes to hydrology, soil science, and ground levels on the tree;

(e) the effects of buildings on daylight to the tree canopy;

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(f) measures to avoid clearing native trees and shrubs that are known habitats during the breeding season for indigenous forest birds (October to February inclusive); and

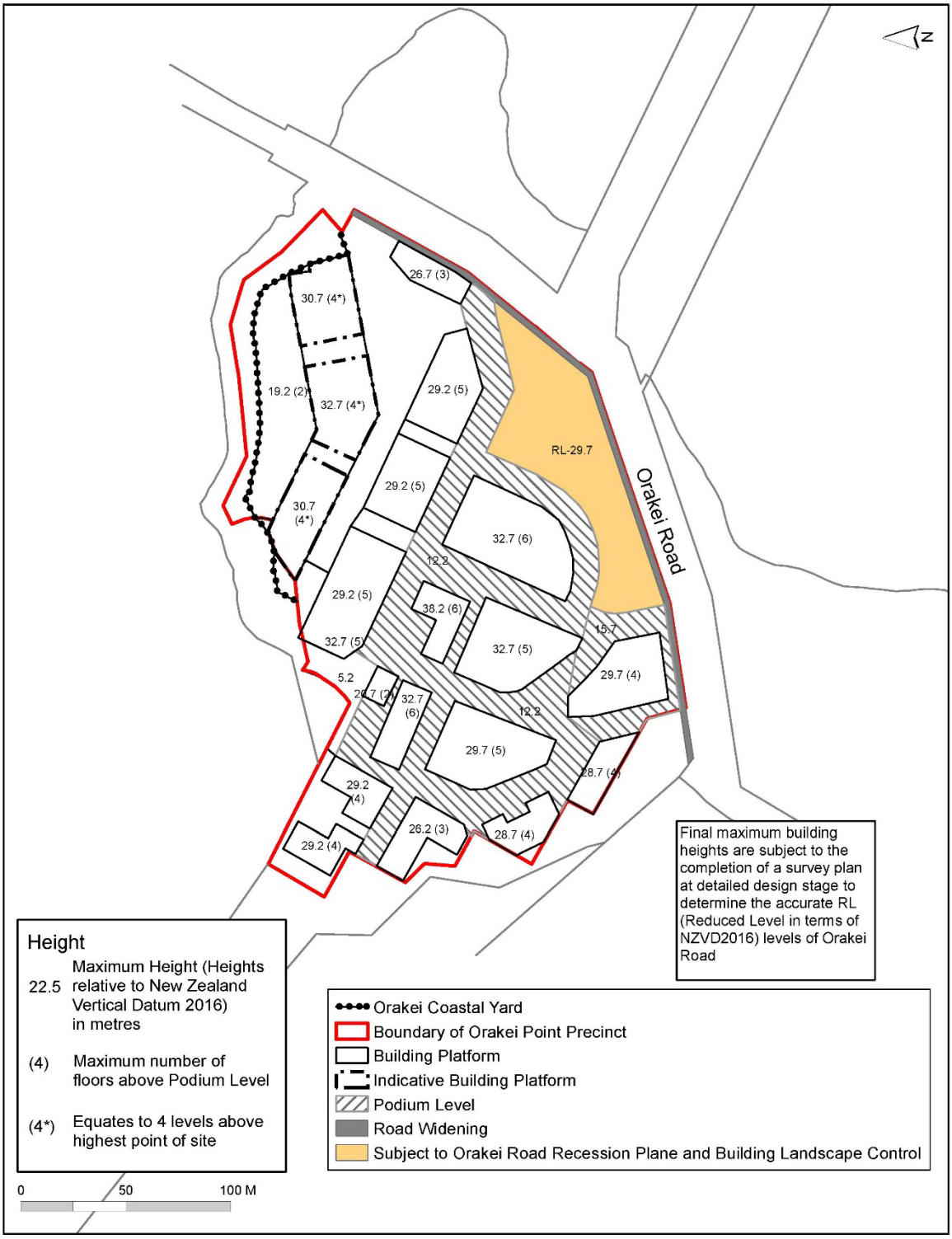
(g) specifications to minimise impacts and protect trees, both during the construction process and ongoing.

I328.10. Precinct plans

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I328.10.1 Ōrākei Point Precinct - Precinct plan 1

Qualifying matter as per s77I(a), (b) and (d) of the RMA



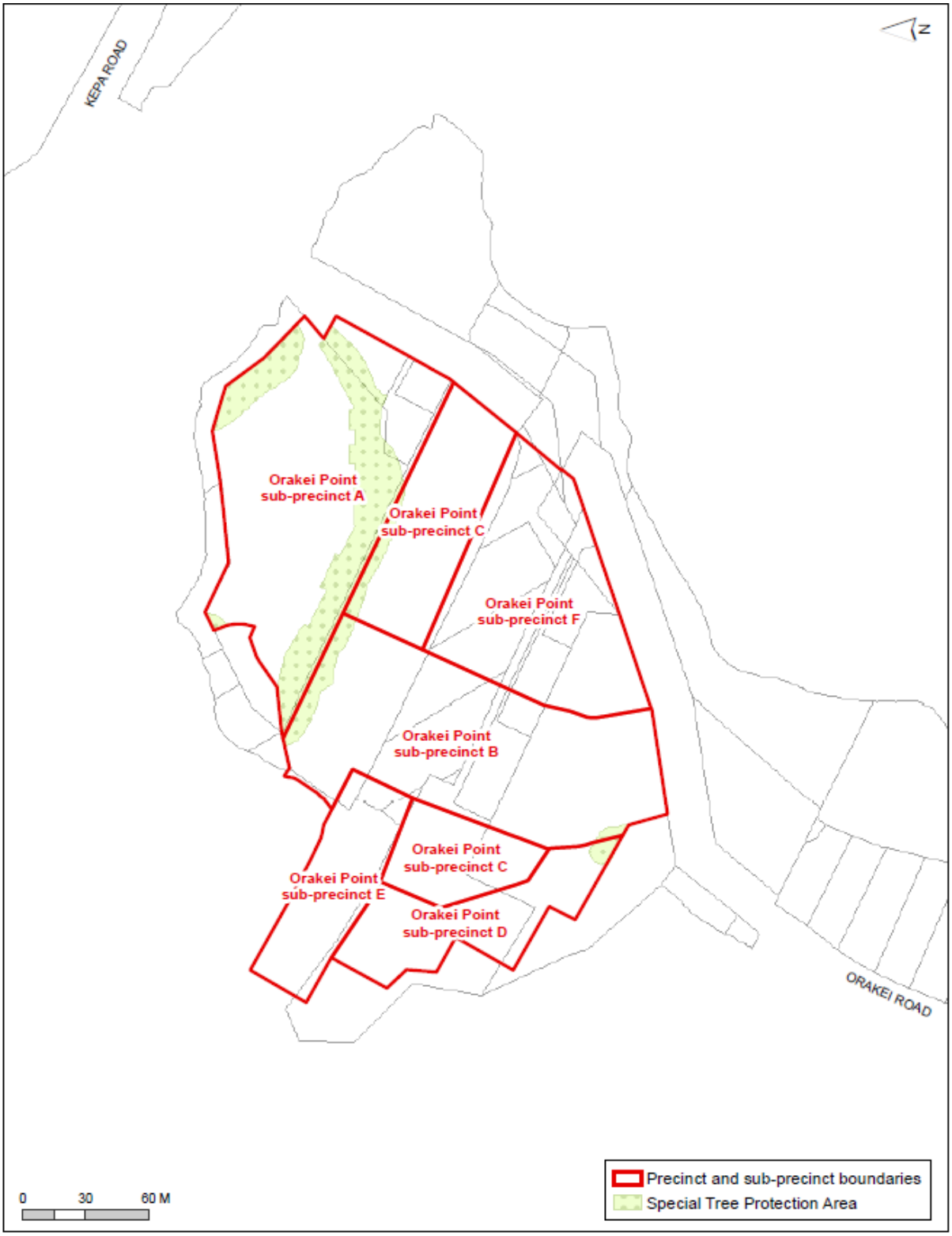
I328.10.2 Ōrākei Point Precinct - Precinct plan 2



I328.10.3 Ōrākei Point Precinct - Precinct plan 3



I328.10.4 Ōrākei Point Precinct - Precinct plan 4



I328.10.5 Ōrākei Point Precinct - Precinct plan 5



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I332. Tāmaki Precinct

I332.1. Precinct Description

The Tāmaki Precinct applies to land located at 231 and 261 Morrin Road, Glen Innes (being Lots 1 and 2 DP 328428). The site is over 12 hectares in area. It has been owned by the University of Auckland since 1945 and was developed as its Tāmaki Innovation Campus. The precinct is occupied by the University of Auckland, Landcare Research and the Ministry for Primary Industries. The University will be exiting the site in the short to medium term. The purpose of the precinct is to enable the land to be used for other uses than those provided for in the Business - Mixed Use Zone along with on-going use for a range of teaching, research and associated activities. In addition to development of the site for future uses, possible changes to the existing buildings are provided for which allows flexibility for on-going tertiary education activities until such time as the precinct is comprehensively redeveloped.

The precinct fronts Merton Road, Morrin Road and the land designated for the future extension of Te Horeta Road (as proposed by Auckland Transport in the Auckland Manukau Eastern Transport Initiative). It has Morrin Reserve on part of its southern boundary and Colin Maiden Park is located on the other side of its Morrin Road frontage. The land is located adjacent to the Glen Innes Town Centre, has excellent access to a range of transport modes (rail station, the various access improvements proposed in the Auckland Manukau Eastern Transport Initiative, cycling and bus routes), is in close proximity to amenities and community facilities, and is surrounded by a range of commercial, light industrial and recreation uses but does not adjoin any residentially zoned land. The strategic location and other characteristics of this land and existing buildings provide an opportunity for the establishment of a wide range of commercial, health, education, residential, and limited retail uses. The site also presents an opportunity for substantial new buildings, including more intensive uses having regard to its large size and locational attributes. ~~The site characteristics support a maximum height limit of 24m although the impact of t~~The two Volcanic Viewshaft overlays (W12 and W13) will restrict development in the southern part of the precinct.

To ensure integrated development of this large land area in a comprehensive manner, the applicant is required to produce design guidelines and an overall plan for all the land included in the precinct as part of the first land use or subdivision resource consent on the site to demonstrate how the land would be developed. The first and subsequent land use and subdivision consent applications are required to be consistent with the design guidelines and overall plan approved as part of the first land use or subdivision resource consent on the site, or any approved variation.

New buildings, including additions to existing buildings and accessory buildings will be assessed against specified urban design matters in a comprehensive manner, in addition to assessment criteria set out in H13 Business – Mixed Use Zone policies H13.3 (3), (4) and (5) to achieve quality urban design outcomes and ensure that the land is used efficiently.

Site-specific controls are set out below with regards to height, the front yard and landscaping along Morrin Road and Merton Road, ~~height in relation to boundary for~~

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~~buildings near public open space boundaries,~~ and a vehicle access restriction applying to Merton Road.

To ensure appropriate site development and support the amenity outcomes sought by the 6m yard to Merton Road and Morrin Road, motor vehicles sales, drive-through restaurants with entry/exits onto Merton Road or Morrin Road, as well as service stations fronting onto Merton Road or Morrin Road are listed as non-complying activities.

A requirement for the preparation of a comprehensive stormwater management plan prior to any development and/or subdivision of the site will ensure that appropriate measures are put in place to manage water quality and quantity.

Car parking maximums apply in the precinct and these will ensure an efficient use of the land and encourage patronage of public transportation, given the close proximity of the site to the Glen Innes bus and rail station facilities. A car parking limit, including a maximum number of 1530 office spaces which are required to be marked out at all times, is intended to mitigate congestion effects on the wider road network.

The zoning of land within this precinct is Business – Mixed Use Zone.

I332.2. Objectives

(1) Tertiary education facilities and industrial laboratories are enabled to meet the education needs of their students, facilitate research and economic development, and provide for the well-being of employees, students and visitors.

(2) Tertiary education facilities and industrial laboratories integrate positively with the wider community and environment and mitigate potential adverse effects.

(3) Tertiary education facilities, industrial laboratories and business activities benefit from co-location in this precinct.

(4) New buildings and structures respond to and positively contribute to the amenity values of streets, public open spaces and surrounding context, thereby reinforcing sense of place.

(5) A range of activities is enabled as appropriate to the precinct's location adjacent to a town centre and surrounding commercial, recreation and transportation uses in an area with extensive amenities and community facilities.

(6) New buildings and structures will be able to attain a greater scale given the site's large size and absence of sensitive adjoining land uses, while maintaining regionally significant views to Maungarei/Mount Wellington.

(7) The new development and activities:

(a) are comprehensively planned;

(b) support the rapid and frequent service network;

(c) avoid effects on the safety and efficiency of the road network;

(d) avoid adverse effects on the function and amenity of Morrin Reserve;

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(8) Future subdivision and development can accommodate the management of stormwater generated by new development in the precinct applying a water sensitive design.

(9) Parking provision is restricted to reduce traffic congestion and provide opportunities to improve amenity.

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

I332.3. Policies

(1) Enable a range of activities and building development in the Tāmaki Precinct, including tertiary education, research, health, recreation, student accommodation and appropriate ancillary development and activities which are consistent with the precinct's location adjacent to the Glen Innes Town Centre and close proximity to public transport modes, recreation facilities, community facilities and other amenities.

(2) Provide for activities which contribute to and benefit from co-location with a tertiary education facility, including research, innovation, learning, and related work experience.

(3) Provide for detailed site-specific planning, development and implementation for a range of activities including those ancillary to tertiary education facilities with the requirement for the preparation of design guidelines and an overall plan at the time of the first land use or subdivision consent application for the precinct.

(4) Require screening or landscaping of waste management facilities, service areas/buildings and parking to enhance their appearance when viewed from public places.

(5) Provide for accessory activities to meet the needs of employees, students and visitors without undermining the function of nearby town centres as the primary location for business activities, and while avoiding, remedying or mitigating adverse effects on the transport network.

(6) Provide for a 24m building height, unless otherwise specified in the Height Variation Control on the planning maps, to recognise and provide for the opportunity for buildings of greater scale resulting from the strategic location and characteristics of the land and absence of sensitive adjoining land uses.

(7) Promote the comprehensive development and redevelopment of the precinct.

(8) Manage stormwater runoff comprehensively and require water sensitive stormwater management solutions to be integrated into the site design and development and to be implemented.

(9) Enable direct access to public transport, pedestrian and cycle networks and Glen Innes Town Centre.

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(10) Restrict vehicular access to Merton Road.

(11) Manage parking by placing a control on the amount of parking that can be provided on the precinct.

(12) Manage shading effects on Morrin Reserve.

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

I332.4. Activity table [rp/dp]

All relevant overlay, Auckland-wide and zone activity tables apply unless the activity is specifically provided for by a rule in Activity Table I332.4.1 below.

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

Table I332.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Tamaki Precinct pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I332.4.1 Activity table

Activity		Activity status
Use		
(A1)	Activities not provided for	NC
Accommodation		
(A2)	Student accommodation	P
Commerce		
(A3)	Drive-through restaurant with entry/exit on to Merton Road or Morrin Road	NC
(A4)	Motor vehicle sales	NC
(A5)	Offices	P
(A6)	Service stations fronting Merton Road or Morrin Road	NC
Community		
(A7)	Community use of education and tertiary education facilities	P
(A8)	Hospitals with up to 50 beds	P
Development		
(A9)	External alterations and additions that are less than 10 per cent of the existing GFA of the building	P

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(A10)	New buildings, or external alterations and additions that are more than 10 per cent of the existing GFA of the building	RD
(A11)	Parking in excess of numbers specified in I332.6.3	RD
(A12)	Development that is inconsistent with the overall plan for the precinct	RD
(A13)	Changes to the overall plan for the precinct	RD
(A14)	Development inconsistent with the approved Stormwater Management Plan for the precinct	RD
(A15)	Maintenance of stormwater management devices consistent with the approved Stormwater Management Plan for the precinct	P
(A16)	Flood mitigation works consistent with the approved Stormwater Management Plan for the precinct	P
Subdivision		
(A17)	Subdivision inconsistent with the approved design guidelines and overall plan for the precinct	RD
(A18)	Subdivision inconsistent with the approved Stormwater Management Plan for the precinct	RD

I332.5. Notification

(1) Any application for resource consent for an activity listed in Table I332.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections 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).

I332.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct, except for Standard H13.6.1 Building height.

All activities listed as permitted or restricted discretionary in Table I332.4.1 must comply with the following permitted activity standards.

I332.6.1. Maximum Building Height

(1) Buildings must not exceed 24m in height, unless otherwise specified in the Height Variation Control on the planning maps.

I332.6.2. Yards and landscaping

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(1) A 6m front yard is required adjoining the road boundary of Merton and Morrin Roads. No less than 60 per cent of the front yard must be landscaped and maintained to the satisfaction of the Council at all times and in such a manner as to create and preserve a good standard of amenity.

(2) Café decks and patios are eligible to count as landscaping.

(3) Individual site entries, car manoeuvring areas or carpark areas must not exceed 8 metres in width within the front yard required in (1) above.

I332.6.3. Parking

In addition to the parking standards set out in Standard E27.6.2 Number of parking and loading spaces, the following parking standards apply.

(1) Parking may either be provided on the same site as the activity to which it relates, or on another site within the precinct.

(2) Permitted parking on the land within the precinct:

(i) is restricted to a maximum of 3,780 spaces overall and, of that quantum, a maximum of 1,530 parking spaces for office activity, unless parking spaces for office activity are 1000 or less in which case a maximum of 4,250 spaces overall; and

(ii) all parking spaces for office activity must be clearly marked as such.

(3) In the event that parking required by Table E27.6.2.3 Parking rates - area 1 exceeds the parking maximum in I332.6.3(2) above, then the parking maximum in I332.6.3(2)applies.

I332.6.4. Vehicle access

(1) There must be no vehicle ingress or egress to the land in the Tāmaki Precinct from Merton Road.

I332.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I332.8. Assessment – restricted discretionary activities

I332.8.1. 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) Stormwater Management Plan, amendments to a Stormwater Management Plan, a replacement Stormwater Management Plan or variations to the approved Stormwater Management Plan.

(a) The extent to which the design, location and capacity of infrastructure servicing is likely to meet the needs for such services in an appropriate manner.

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(b) Whether adequate provision has been made to ensure integration of development with neighbouring areas.

(c) Whether adequate provision has been made for staging of development.

(d) Whether adequate provision has been made for integrated stormwater management.

(e) Whether adequate provision has been made to ensure appropriate water quality outcomes.

(f) The extent to which provisions has been made to manage potential impact on overland flow paths including:

(i) obstruction of flows;

(ii) any change to location and capacity;

(iii) any change to overland flow on other properties.

(g) Whether adequate provision has been made to manage effects on existing infrastructure.

(h) The extent to which provision has been made to manage potential changes in flood depth and frequency upstream and downstream of the site and potential flooding of habitable floors.

(i) Whether adequate provision has been made for the treatment of stormwater and ensuring appropriate standards of stormwater quality before discharge from the site.

(j) Whether adequate provision has been made for on-going access and maintenance requirements.

(k) Whether appropriate methods of providing for long term maintenance and protection such as easements are identified.

(2) Parking in excess of numbers specified in I332.6.3.

(a) Whether adequate provision has been made to ensure accessibility to public transport and active mode networks.

(b) The extent to which provision has been made to manage the effects of traffic generated by activities in the precinct.

(c) The extent to which provision has been made to manage the effects of traffic generated by development in the precinct on capacity and safety of the road network.

(3) New buildings, or external alterations and additions that are more than 10 per cent of the existing GFA of the building.

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(a) Whether the relationship of buildings to the street edges is appropriately managed.

(b) The extent to which provisions has been made to manage the effects arising from the height of development.

(c) The extent to which provision has been made to manage the sustainability of the design (reuse of existing buildings, passive solar design).

(d) The extent to which provision has been made to manage the quality and adaptability of buildings.

(e) Whether the orientation of buildings to roads and public places (existing and future) is appropriately managed.

(f) Whether the effects of fences and walls, along frontages and adjoining public places including reserves are appropriately managed.

(g) The extent to which provisions has been made to ensure provision of active frontages and continuity of frontages.

(h) Whether clear and legible entrances to buildings (including for vehicles) are provided to enhance the sense of pedestrian access and to minimise conflict.

(i) The methods used to integrate car parking underground or within buildings so it is not highly visible from the street, and to minimise any new areas of at-grade parking areas other than kerbside.

(4) The overall plan for the use and development of all land within the Tāmaki Precinct.

(a) The appropriateness of the design of the site layout having regard to the policies for the development of the precinct.

(b) The adequacy of the proposed arrangements for travel demand management having regard to the policies for the development of the precinct.

(c) The adequacy of the provision made for open space and the suitability of the proposed locations having regard to the policies for the development of the precinct.

(d) The adequacy of the provision made for infrastructure servicing to meet the needs for the planned development outcomes for the precinct.

(e) The arrangements made for the integration of development and use having regard to the policies for the development of the precinct.

(f) The proposed methods and arrangements for staging of development, infrastructure and services to ensure that the policies for the development

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of the precinct are applied to the extent practicable throughout the progress of the development of the precinct.

I332.8.2. Assessment criteria

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

(1) Stormwater Management Plan including amendments to a Stormwater Management Plan, a replacement Stormwater Management Plan or variations to the approved Stormwater Management Plan.

(a) The location and capacity of infrastructure servicing including the extent to which the proposed infrastructure is adequate to service all the land in the Tāmaki Precinct, including the proposed development having regard to Council standards.

(b) Whether the design of stormwater management devices has regard to Council standards for management of quality, volume and discharge and achieves appropriate water quality outcomes.

(c) Whether appropriate maintenance plans for the stormwater management devices are provided and whether access for maintenance is adequately provided.

(d) Consistency with any relevant network discharge consent or publicly available and current Council stormwater management plans and/or analysis.

(e) The extent to which the stormwater management plan has achieved integrated and effective stormwater management across all the land in the Tāmaki Precinct.

(f) Whether there is clear identification of those elements that are to be vested in Council and that they meet the Council requirements for vested infrastructure.

(g) The extent to which adverse effects of stormwater diversions and discharges are prevented or mitigated, including cumulative effects, to the extent possible having regard to:

(i) the nature, volume and peak flow of the stormwater discharge;

(ii) avoiding the creation or increase of flood risk to other properties;

(iii) options to manage stormwater on-site or the use of communal stormwater management measures.

(h) The extent to which floodplains and development are managed and whether overland flow paths have been identified and protected.

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(2) Parking in excess of numbers specified in I332.6.3.

(a) Whether the provision of facilities on site is sufficient to accommodate the expected numbers of pedestrians, cyclists, moped, motorbike and public transport users.

(b) The extent to which the proposal achieves greater accessibility to existing or new pedestrian and cycle and public transport networks.

(c) The adequacy of provision for integration with, and avoidance of adverse effects on the safety and efficiency of the transport network of the surrounding area, including any necessary upgrades to the surrounding road network.

(d) The adequacy of any measures to mitigate adverse effects on the capacity of the adjacent roading network caused by expected traffic generation of a proposal.

(e) Whether the effects on existing and probable future traffic volumes on adjacent roads can be appropriately managed.

(f) Whether the proposal demonstrates the ability of the adjacent existing or planned roading network systems to handle increased traffic and the feasibility of improving the roading network systems to handle increased traffic.

(3) The policies set out in H3.3 (4), (5) and (6) are to be applied for new buildings, or external alterations and additions that are more than 10 per cent of the existing GFA of the building.

(4) The overall plan to manage the use and development of all land in the Tāmaki Precinct, and any proposed change to the plan are to be assessed in terms of the extent to which the layout of all the land in Tāmaki Precinct will achieve an urban structure that addresses the following matters:

(a) A network of roads, intersections and connections providing for safe and efficient vehicle, pedestrian and cycle circulation through the site.

(b) Provision for convenient and direct pedestrian and cycle access to the Glen Innes town centre and public transport services.

(c) The layout of blocks and building platforms having regard to the circulation network and any open space.

(d) The relationship of the urban structure to surrounding development including Morrin Reserve, Colin Maiden Park and the Auckland Manukau Eastern Transport Initiative project.

(e) The number and location of vehicle access points, the form of roads, streets and intersections, and the extent to which proposed new access

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points, roads, streets and intersections integrate with existing transportation infrastructure.

(5) The provisions made for the management of travel demand including:

(a) the measures provided as part of the development to manage traffic demand, alternative transport options, including a travel management plan, and connections to public transport and key connections to and within the wider area;

(b) any travel management plan methods for the purposes of encouraging increased use of public transport and active modes (such as walking and cycling) as a means of travel to the site designed to discourage low occupancy private vehicle use for most users of the offices, and to meet or exceed the desired travel mode splits, would need to be finalised as a condition of consent.

(6) The adequacy and appropriateness of the provision for open space and any connections to a public place the public open space network (parks, reserves and streets).

(7) The availability of infrastructure and/or the ability to install and/or upgrade infrastructure to service the proposed development for stormwater, wastewater and water supply.

(8) The extent to which the proposed development and use on the land in the Tāmaki Precinct, including any provision for the transport network or open space, integrates into a coherent form and function with any intended or consented use or development of the balance of the site.

(9) Whether the timing of infrastructure coincides and is coordinated with the expected staging of development to facilitate integrated transport and land use planning.

Note: The staging of development of the land within the Tāmaki Precinct should be linked with the timing of infrastructure upgrades and where development is proposed ahead of upgrades the developer will be required to make development contributions or pay infrastructure growth charges to contribute towards the cost of any necessary infrastructure upgrades in the local area, resulting from the associated growth impacts resulting from development of the land.

I332.9. Special information requirements

(1) An application for the first:

(a) subdivision consent (excluding any boundary adjustment or subdivision to provide for the existing Landcare parking shortfall; and the subdivision from the parent site (Lot 1 DP 328428) of a new title sufficient to contain the existing University of Auckland Data Centre building and the necessary curtilage, car parking and site access); or,

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(b) land use consent application (excluding additions to buildings that are less than 10 per cent of the existing GFA of the building);

must be accompanied by:

(a) a comprehensive Stormwater Management Plan including stormwater quality and quantity management devices to service the development for all the land in the precinct which is in accordance with the additional matters of discretion and assessment criteria set out above;

(b) an overall plan to manage the use and development for all the land in the Tāmaki Precinct that address the matters in paragraphs (i) to (xiii) below:

(i) site layout and circulation;

(ii) the number and location of vehicle access points;

(iii) building platforms;

(iv) proposed new roads and intersections;

(v) internal pedestrian and cycle network and connections to existing and future public pedestrian and cycle networks;

(vi) provision for the safe movement of pedestrians and cyclists across Merton Road to connect to the Glen Innes to Tāmaki Drive Shared Path;

(vii) maximum block size;

(viii) the relationship with the Auckland Manukau Eastern Transport Initiative project;

(ix) the form and location of roads and streets;

(x) the location of any open space;

(xi) travel demand management;

(xii) infrastructure servicing; and

(xiii) staging of development and infrastructure provision.

I332.10. Precinct plans

There are no precinct plans for this precinct.

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I333. Three Kings

I333.1. Precinct description

The Three Kings Precinct provides for the development of a vibrant, sustainable urban village on the former quarries and the adjacent land at Three Kings.

The zoning of the land within the precinct is Residential - Terrace Housing and Apartment Buildings Zone, Business - Town Centre Zone, Open Space – Informal Recreation Zone and Open Space - Sport and Active Recreation Zone. Refer to the planning maps for the location and extent of the precinct.

The purpose of the precinct is to enable the integrated redevelopment of key sites within the Three Kings area in a way that will ensure high quality outcomes that support a compact city.

It will promote legacy developments that support the viability of this emerging centre and integrate the town centre, residential, open space and community facilities.

The proposed urban village is the result of an extensive master planning process. This precinct has been prepared in order to ensure that development proceeds in accordance with the planning parameters established through the master planning process. To achieve this outcome, the precinct contains a number of provisions which are specific to the Three Kings Precinct. This reflects the unique topography, land use history and particular location of the precinct. These provisions set development potential particular to this former quarried land, but also restrict the nature, scale and form of some development to respond to both the unique features of the precinct as well as the specific outcomes sought from the master planning process.

The overall development will offer residents a unique lifestyle choice; residential living on the doorstep of an existing town centre, connected to high quality recreational facilities and other amenities on a major public transport route.

The expected outcomes of the precinct are set out below:

(1) High amenity residential areas that will provide up to 1,500 additional homes to Auckland. There will be a number of housing typologies, including apartments, cascading apartments, and terrace housing. Filling of the quarry floor is required to a minimum RL63.7 (Reduced Level in terms of NZVD2016) on development sites to accommodate apartments and terrace housing on the riu (valley floor). Cascading apartments are built above and cascade over the rock faces. Parking is subsumed within the building alongside the rock face with apartments sleeving the exterior of the car parking.

(2) An open space network comprised of two high-quality/high-use sports fields and a broader network of walkways and cycleways. This network will provide for both active and passive recreation and also achieve important connections between the residential development and the town centre and the broader community. The western reserve will have improved connections to the west, will remain as an area of passive and active open space and as a recreation reserve. It is one of two places identified for a possible Whare Manaaki.

(3) Sightlines to Te Tātua o Riu-ki-uta (Big King) are created. In addition the nature of development will offer distant views of Maungawhau (Mt Eden) and Maungakiekie (One Tree Hill) from two vantage points.

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(4) On-site management of all stormwater through the use of a series of green stormwater infrastructure such as (but not limited to) rain gardens, tree pits, swales and soakage.

(5) Reinforcement of public transport by providing direct connections from the new residential development to the major transport corridor of Mt Eden Road. Access to the riu will be enabled by two publicly accessible lifts.

(6) Assist in achieving higher functionality of the emerging Three Kings town centre by integrating the residential development with the centre.

(7) A high quality of urban design to ensure that the overall development provides an attractive and functional environment.

(8) Key remnant features of the volcanic landform identified as features a, b, c, d and e on I333.10.1 Precinct plan 1: Location are retained and in some cases enhanced.

I333.10.1 Precinct plan 1: Location identifies key features within the precinct. I333.10.1A Precinct plan 1A: Activities and standards illustrates the broad development patterns within the precinct. In particular, the residential, open space and business areas are shown along with the transport network (comprised of the primary road network, the primary and secondary access points and indicative walkways and cycleways). Precinct plan 2: Maximum building height identifies building height for the development sites measured as a maximum reduced level (RL) (Reduced Level in terms of NZVD2016). Precinct plan 2A: Finished ground levels illustrates minimum and maximum finished ground levels for the development sites as a reduced level (RL in terms of NZVD 2016) and Precinct plan 3: Te Tātua o Riu-ki-uta sightlines illustrates the reduced level (RL in terms of NZVD 2016) at the origin of each of the sightlines to Te Tātua o Riu-ki-uta. Precinct plan 4: Stormwater management concept plan, illustrates the location of the various stormwater management features.

I333.2. Objectives

Comprehensive development

(1) Higher density residential development is enabled, which integrates with the town centre, surrounding open spaces and community facilities and which supports the vitality of the adjoining town centre.

(1A) New buildings are designed to apply good urban design principles and address the unique characteristics of the site, reflecting good design qualities outlined in the non-statutory Three Kings Residential Design Guide.

Culture and landscape

(2) The precinct is redeveloped in a way that recognises and protects identified aspects of the volcanic landscape of Te Tātua o Riu-ki-uta, including locally significant volcanic features, the cultural heritage of the area and the history of the quarry lands.

Infrastructure

(3) Infrastructure and site works that are necessary to set appropriate ground levels and to support development within the precinct that are effective, robust, sustainable in the long term and meet sound environmental practice are enabled.

(4) *[deleted]*

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

I333.3. Policies

Comprehensive development

(1) Provide for a density of development which results in an efficient use of land and which contributes to growth within the region.

(2) Ensure development is integrated with its surroundings and provides the required open spaces and infrastructure.

(3) Require that the finished contours of the land support intensive residential redevelopment and achieves integration:

- (a) and improved connectivity between the redeveloped precinct area and surrounding land uses including land to the west
- (b) with the approved stormwater network; and
- (c) between open spaces, to facilitate pedestrian connections from the perimeter of the precinct to the riu. The use of high retaining walls or similarly engineered structures south of the Open Space – Sport and Active Recreation zone is to be avoided.

(4) Enable higher density residential activities along the Mt Eden Road frontage and in the southern portion of the precinct to take advantage of easy access to public transport and the activities located within the town centre.

(5) Enable a range of housing types in order to create a variety of built form and diversity at the scales of the site, street and block, including terrace housing and apartments (including cascading apartments).

(6) Require that the built form of development interacts positively with and improves the quality and safety of streets, public areas and open spaces.

(7) Provide for quality open spaces which:

- (a) include provision for active and passive recreation (including sports fields);
- (b) create quality linkages and connections between the town centre, open spaces including Te Tātua o Riu-ki-uta, and the surrounding area;
- (c) are designed to reinforce ecological values and linkages; and
- (d) are designed and located to create a coherent network.

(8) Require that Grahame Breed Drive and Grahame Breed Drive Extension are developed in a manner that will enable integration between the redeveloped precinct area and the town centre.

(9) Provide for the works and activities necessary to facilitate the network of walkways, cycleways and connections and to ensure a high level of safety, access, amenity and public enjoyment in the open space areas.

(10) Enable high levels of walkability and pedestrian amenity with reduced reliance on private vehicles and greater use of alternative modes of transport such as walking, cycling and public transport.

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(11) Ensure that the layout and design of roads and connections are legible permeable and include the following:

(a) an east-west route through to Mt Eden Road, including a publicly accessible lift of universal design which is concurrent with the construction of the associated cascading apartment building, and stairs from the riu to Mt Eden Road opposite Kingsway, and western walking and cycling connections to Smallfield and Fyvie Avenues;

(b) a north-south route that connects to the town centre including a publicly accessible lift of universal design which is concurrent with the construction of the associated cascading apartment building;

(c) a high quality street environment that promotes walking and cycling via direct, safe and well-designed pedestrian and cycle provisions;

(d) an internal road pattern in the riu that runs approximately north-south and east-west; and

(e) a publicly accessible network which provides walking, cycling, and roading and associated infrastructure including stairways, and publicly accessible lifts (constructed as part of associated cascading apartment buildings) which establish strong connection(s) to the town centre, residential communities, open spaces and adjacent streets.

(12) Provide for increased building height on the corner of Mt Eden Road and Grahame Breed Drive, and to the west of the plaza on Grahame Breed Drive Extension to support and create an attractive transition to the town centre.

(13) Provide for a plaza which is integrated with the town centre and which provides outlook over the sports fields, sightlines to Te Tātua o Riu-ki-uta, and active uses at street level.

(14) Design the section of Grahame Breed Drive Extension between the plaza and town centre as a slow speed environment with a strong priority given to pedestrians.

(15) Ensure that new buildings are suitably designed and respond to the site and result in positive urban design outcomes.

(15A) Ensure a high quality development when viewed from Te Tātua a Riukiuta in terms of building modulation, appearance, design and landscape treatment.

Culture and landscape

(16) Protect views to Te Tātua o Riu-ki-uta through the location of roads and open space and by restricting built development from and within identified sightlines.

(17) Recognise the landmark~~s~~ of Te Tātua o Riu-ki-uta and opportunities for its restoration are central to the design of redevelopment.

(18) Protect Te Tātua o Riu-ki-uta through the creation of an open space buffer and appropriate native planting on its eastern slopes and on the northern slopes of the western reserve.

(18A) Protect key remnant volcanic features of local significance.

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(19) Require that the design and form of the redevelopment integrates reference to and celebrates the following:

(a) the cultural heritage of the area;

(b) the history of the quarry site;

(c) the character of the wider area; and

(d) the original volcanic form and key remnant volcanic features of the land.

(19A) Providing for a Whare Manaaki to enable mana whenua to exercise kaitiakitanga over Te Tātua o Riu-ki-uta within the precinct.

(20) Promote Te Aranga Māori Design Principles in the urban renewal of the area.

Infrastructure **[rp/dp]**

(21) Provide for stormwater quality treatment through the introduction of a treatment train system using source control (in the form of inert roofing and building materials), swales and rain gardens prior to controlled discharge that protects the mauri of the aquifer.

(22) Ensure that the stormwater management systems are well maintained with appropriate legal mechanisms obligating owners of private devices (including bodies corporate) to maintain them; and to provide access for maintenance by Council in the event this does not occur (easements in gross). The stormwater management system must include the use of sediment treatment systems (including rain gardens and tree pits) to protect soakage.

(23) Put in place methods to manage water quality, including controls on roofing materials.

(24) Require that any contaminated land and/or other hazards are made safe and suitable for urban renewal in accordance with the precinct including management of stormwater to protect the aquifer from contamination.

(25) Provide for rehabilitation and filling of the former quarry areas and ensuring that appropriate compaction standards for residential and open space areas are met and the finished contours of the land support integrated stormwater management.

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

I333.4. Activity table

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

Tables I333.4.1 & I333.4.2 Activity tables specify the activity status of land use, development and subdivision activities in the Three Kings Precinct pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I333.4.1 Terrace Housing and Apartment Buildings and Town Centre Zones

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Activity		Activity status
Use		
Residential		
(A1)	Dwellings	C
(A1A)	Residential activity that does not comply with Standard I333.6.1 (2)	NC
(A1B)	Alterations and additions to dwellings built after 30th September 2013	C
(A1C)	Residential activity that does not comply with Standard I333.6.1 (3)	D
Commerce		
(A2)	Retail with a gross floor area under 250m² per tenancy	RD
(A3)	Retail, with a gross floor area under 250m² per tenancy within the areas identified as the ground floor of the "plaza building" or the Plaza (with residential above and below) shown on I333.10.1A Precinct plan 1A: Activities and standards	P
Development		
(A4)	*[deleted]*	
(A5)	Additions/alterations/or relocation of existing buildings or construction of any new building (including accessory buildings), including cascading apartments	C
(A6)	Minor cosmetic alterations to a building that does not change its external design and appearance	P
(A7)	Dwellings within the area identified as 'Plaza (with residential above and below)' on I333.10.1A Precinct plan 1A: Activities and standards	D
(A7A)	Construction or alteration to a cascading apartment building complying with Standard I333.6.2.(6)	RD
(A7B)	Construction or alteration to a cascading apartment building not complying with Standard I333.6.2.(6)	NC
(A7C)	Construction of any building, or alteration to a building, that does not comply with Standard I333.6.8.	NC
(A7D)	Construction of any building on or over any remnant volcanic feature shown on Precinct plan 1A: Activities and standards except that this shall not preclude: • buildings above the lower lava lake shown as feature (e) on Precinct plan 1A • boardwalks giving access to Te Tātua o Riukiutia • fences and other structures less than 1.5m in height	NC
(A7E)	Construction of vehicle crossings fronting Mt Eden Road between Kimiora Road and Grahame Breed Drive provided the number of crossings does not exceed three	C
(A8)	Earthworks greater than 2,500m²	RD
(A9)	*[deleted]*	
(A10)	Earthworks associated with the creation of roading and/or other infrastructure	RD
(A10A)	Earthworks resulting in finished ground levels that do not comply with Standard I333.6.2A Finished Ground Levels	NC
(A10B)	Earthworks, modification or destruction of any remnant volcanic features shown on I333.10.1A Precinct plan 1A:	NC

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	Activities and standards, except for works identified in Standard I333.6.13(1)	
(A11)	Rehabilitation of land zoned Terrace Housing and Apartment Buildings and Town Centre	RD
(A12)	*[deleted]*	
(A13)	Any roading related or in-ground infrastructure works or works on land that is consistent with I333.10.1A Precinct plan 1A: Activities and standards	RD
(A14)	Any infrastructure works or infrastructure activity not provided for as a permitted activity	RD
(A15)	Any activity, development or subdivision not otherwise provided for	D
(A15A)	Removal of rock (scoria or basalt) from the precinct area (unless contaminated as defined by a National Environmental Standard or in the Auckland Unitary Plan).	NC
Subdivision		
(A16)	Subdivision in accordance with I333.10.1A Precinct plan 1A: Activities and standards	RD
(A17)	Subdivision not in accordance with I333.10.1A Precinct plan 1A: Activities and standards	D
(A18)	Subdivision for the purpose of: • Creating lots for infrastructure, including roading • Creating lots utilising zone boundaries	RD

Table I333.4.2 Open Space zones

Activity	**Activity status**	
Use		
Community		
(A19)	A Whare Manaaki generally located in one of the two positions shown on I333.10.1A Precinct plan 1A: Activities and standards	RD
Development		
(A19A)	Earthworks associated with the creation of Open Space	RD
(A19B)	Earthworks associated with the creation of roading and/or other infrastructure	RD
(A19C)	Development of the “southern terrace” shown on I333.10.1A Precinct plan 1A: Activities and standards	C
(A19D)	Development of the “southern terrace” shown on I333.10.1A Precinct plan 1A: Activities and standards that exceeds RL68.5m as specified in Standard I333.6.2(5) Maximum building height	D
(A19E)	Earthworks resulting in finished ground levels that do not comply with Standard I333.6.2A Finished Ground Levels	NC
(A19F)	Earthworks, modification or destruction of any remnant volcanic features shown on I333.10.1 Precinct plan 1: Location, except for works identified in Standard I333.6.13(1)	NC
(A19G)	Construction of any building on remnant volcanic features shown on I333.10.1 Precinct plan 1: Location	NC
(A20)	Rehabilitation of land zoned Open Space	RD
(A21)	Any infrastructure works or infrastructure activity on land zoned Open Space	RD

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(A22)	*[deleted]*	

Note 1

For the purposes of this precinct 'rehabilitation' means the process to prepare the land for future alternate land uses and includes:

- necessary operations, works and extraction to modify rock faces and to recontour land to ensure it is suitable for future development and open space uses as shown on I333.10.1 Precinct plan 1: Location;
- the extraction, processing and removal of rock, earth or other material as part of the process of finalising ground levels and rock faces and contours;
- fill operations including earthworks, compaction and storage of material;
- necessary temporary and permanent drainage, stormwater and roading services to enable rehabilitation;
- protection of future soakage areas from sedimentation during earthworks; and
- establishment of such roading and services suitable for future open space uses.

Note 2

For the purposes of this precinct 'cascading apartments' are built above and cascade over the rock faces. Parking is subsumed within the building alongside the rock face with apartments sleeving the exterior of the car parking. The form of the cascading apartments means that habitable floor space is constructed both above and below Mt Eden Road, Grahame Breed Drive and Grahame Breed Drive Extension.

Note 3

For the purpose of this precinct 'Whare Manaaki' means a meeting, educational, and/or cultural facility for the purpose of Mana Whenua to exercise kaitiakitanga over Te Tātua o Riu-ki-uta and adjacent lands within the precinct. The Whare Manaaki could include meeting and dining facilities, kitchen, plant propagation area(s) for planting and vegetation management, a facility to house implements and equipment associated with ecological restoration, revegetation and track works; and associated storage facilities.

Note 4

In this precinct 'reduced levels' or 'RLs' (in terms of NZVD2016) are used in standards and on Precinct plans to achieve the building, urban form and open space outcomes promoted by the precinct. RLs specify the relative levels of the physical environment such as finished ground levels and height of buildings. This method is necessary as earthworks will shape the future ground levels throughout the precinct, particularly the riu (quarry floor) which will be lifted. RLs are measured from New Zealand Vertical Datum 2016.

Note 5

In this precinct 'riu' refers to the floor of the former quarry (which is to be raised prior to development). The riu is shown on I333.10.1 Precinct plan 1: Location.

I333.5. Notification

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(1) An application for resource consent for a controlled activity listed under I333.4 will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under sections 95A(9) or 95B(10) of the Resource Management Act 1991.

(2) An application for resource consent for an activity that is not a controlled activity as listed under I333.4 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).

I333.6. Standards

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

- Standard H10.6.5 Residential at Ground Floor does not apply for residential activities at ground level shown on I333.10.1A Precinct plan 1A: Activities and standards;
- Certain standards within Chapter E25, as specified in standard I333.6.14 Noise and Vibration.

All activities listed as permitted, controlled or restricted discretionary in Tables I333.4.1 and I333.4.2 must comply with the following standards.

I333.6.1. General standards

(1) Development must comply with I333.10.1A Precinct plan 1A: Activities and standards.

(2) The total number (construction and/or relocation) of dwellings within the precinct must not exceed 1500.

(3) The total number (construction and/or relocation) of dwellings in the 'Area subject to additional density control' shown on the I333.10.1A Precinct plan 1A: Activities and standards must not exceed 400.

(4) The total gross floor area for the Whare Manaaki must not exceed 450m^2.

(5) The total gross floor area for retail must not exceed 1000m² within the Terraced Housing and Apartment Buildings zoned land (excluding the area identified as Plaza with residential above and below on I333.10.1A Precinct plan 1A: Activities and standards).

I333.6.2 Maximum Building Height

(1) The maximum building height is as shown on I333.10.2 Precinct plan 2: Maximum building height. It is stated as a maximum height above the identified Reduced Level (RL). RLs are measured from New Zealand Vertical Datum 2016. Where no maximum building height is specified, the underlying zone standard applies.

(2) *[deleted]*

(3) *[deleted]*

(4) *[deleted]*

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(5) The maximum building height on the southern terrace shown on I333.10.1A Precinct plan 1A: Activities and standards shall be RL68.2m.

(6) A cascading apartment may exceed the maximum building height shown on I333.10.2 Precinct plan 2: Maximum building height provided that the part of the building exceeding maximum building height is limited to:

(a) maximum building height exceedance is of no greater than 2 metres

(b) lift overruns and plant rooms height exceedance is no greater than 2.5m provided that the total area of maximum building height exceedance is no greater than ten per cent of the roof area of the storey immediately below the lift overruns and plant rooms.

I333.6.2A Finished Ground Levels

(1) Earthworks shall result in the minimum finished ground levels specified on I333.10.2A Precinct plan 2A: Finished ground levels

(a) The minimum finished ground level for residential development sites in the "area subject to additional density control" shown on I333.10.1A Precinct plan 1A: Activities and standards shall be RL63.7m (excluding roads which may be lower to achieve drainage outcomes). Roads may have a lower finished level to achieve drainage outcomes.

(b) The minimum finished ground level on the area marked "southern terrace" will be RL66.7m, as specified on I333.10.2A Precinct plan 2A: Finished ground level. At this location and level the width of the terrace at RL66.7m will be no less that 18m and the length shall be no less than 35m.

(c) The average finished ground level of the Open Space - Sport and Active Recreation Zone specified on I333.102A Precinct plan 2A: Finished ground level shall be no less than RL62.7m.

(2) Earthworks shall result in a maximum finished ground level of RL76.7m in the location specified on I333.10.2A Precinct plan 2A: Finished ground level.

(3) Earthworks are not subject to this standard where no minimum or maximum finished ground level is specified on I333.10.2A Precinct plan 2A: Finished ground level.

I333.6.2B Building Setbacks: Cascading Apartments

(1) For the purpose of this standard, the following roads are primary roads:

(a) Mount Eden Road

(b) Grahame Breed Drive

(c) Grahame Breed Drive Extension

(2) Any cascading apartment building fronting a primary road specified in (1) above shall comply with the setback standards below:

(3) A minimum setback of four metres applies to a cascading apartment's rear elevation. The setback shall apply:

(a) from the floor at the level of the primary road, but may vary by one floor above or below the road to allow for slope; and

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(b) to all floors on the rear elevation above the lowest point of the setback.

Note: For clarification - refer to Figure I333.6.2B(5) Minimum building setbacks for cascading apartments.

The intention of the four metre setback rule is to provide the podium level. This setback is designed to break up the bulk of the building when viewed from the western side of the precinct and the Maunga. The setback applies at Mt Eden Road / Grahame Breed Drive (and Grahame Breed Drive extension) level and forms a podium with the cascading sleeved apartments below and the dual loaded apartments above.

(4) A minimum setback of two metres applies to a cascading apartment's front elevation relative to a primary road, or Kimiora Street, where the cascading apartment is a minimum of five levels above the formed road.

(a) The minimum setback shall apply:

(i) from the front elevation of the building; and

(ii) to each floor at the fifth level and above; and

(iii) to only the longest elevation in the event a cascading apartment has frontage to two roads.

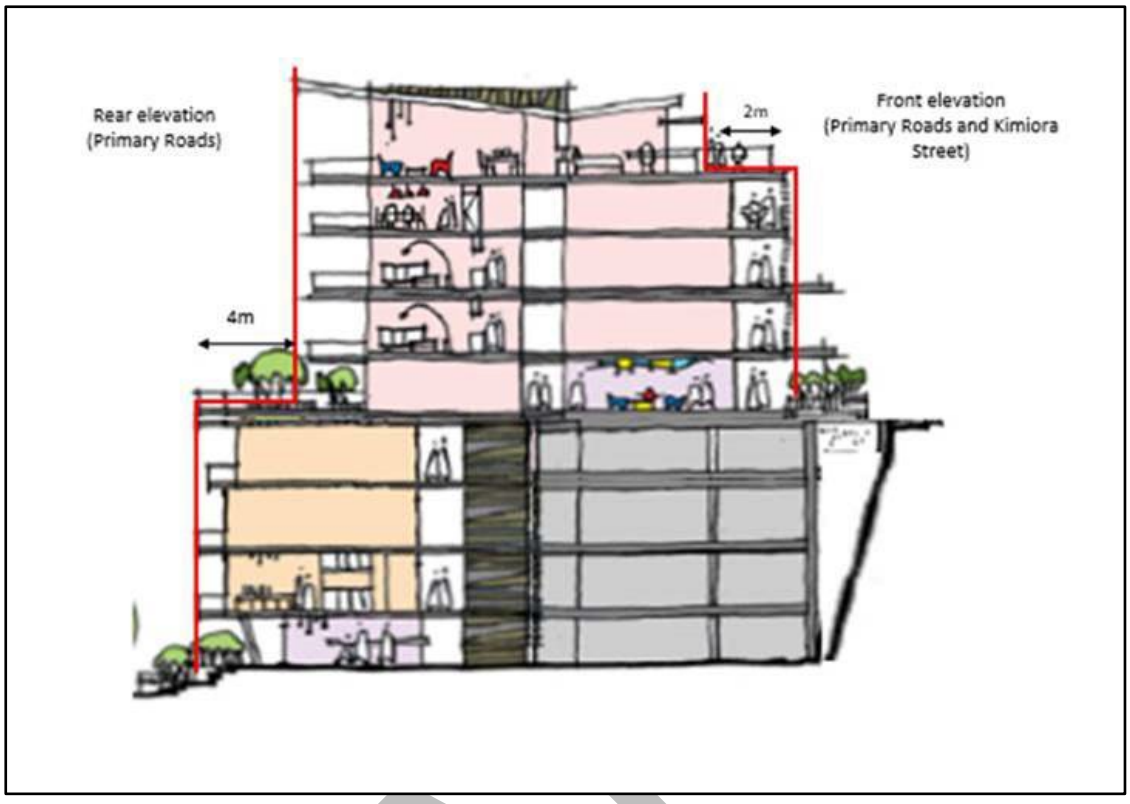
(b) Any partial basement between road level and habitable floor space shall be excluded from the calculation of floor levels.

Note: For clarification - refer to Figure I333.6.2B(5) Minimum building setbacks for cascading apartments.

The two metre setback control applies along Mt Eden Road /Grahame Breed Drive (and Grahame Breed Drive extension) and part of Kimiora Street at the fifth level of the apartment building and above. It is designed to recess the upper floors in order to reduce visual dominance when the building is viewed from primary roads (Mt Eden Road and Grahame Breed Drive) and Kimiora Street

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Figure I333.6.2B(5) Minimum building setbacks for cascading apartments



I333.6.3. Height in relation to boundary

(1) Where the external boundary of the precinct abuts land zoned residential or open space the Height in Relation to Boundary Rule applying in those zones shall apply to land within the precinct that abuts that part of the external boundary but otherwise does not apply to the internal boundaries within the precinct, including boundaries zoned Residential - Terrace Housing and Apartment Buildings, Open Space – Informal Recreation Zone, Open Space - Sport and Active Recreation Zone or Business - Town Centre zones.

I333.6.4. Maximum impervious area, maximum building coverage, minimum landscaped area

(1) The impervious area must not exceed 70 per cent of the net site area.

(2) The building coverage must not exceed 70 per cent of the net site area.

(3) The landscaped area of the site must not be less than 30 per cent of the net site area.

(4) *[deleted]*

(5) *[deleted]*

(6) Standards (1) to (3) above do not apply to cascading apartments.

(7) *[deleted]*

I333.6.5. Yards

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(1) Any building must be set back from the front boundary by a minimum of 2 metres (excluding basement space below the RL (Reduced Level in terms of NZVD2016) of the adjacent street level).

(2) In addition to the above, any building must be set back from the external boundaries of the precinct where it abuts or faces residential or open space zoned land by a minimum of 3 metres. Provided that balconies 3 metres or more above ground level, may protrude into the yard for distances no greater than 1 metre. For the avoidance of doubt, this 3 metre yard does not apply to internal boundaries within the precinct including street frontages and land adjoining open space zoned land.

I333.6.6. Outdoor living space

(1) Residential - Terrace Housing and Apartment Buildings Zone Standard H6.6.15 Outdoor Living Space shall apply except:

(a) that any development which has a balcony with an area of 8m² and a minimum dimension of 2 metres which has convenient access from the living room shall be deemed to meet the requirements of Residential – Terrace Housing and Apartment Buildings Zone Standard H6.6.15 (1); and

(b) The minimum exclusive area for dwellings required by H6.6.15(1) shall be 18m².

I333.6.7. Volcanic Viewshafts: Height Sensitive Areas

(1) For the purposes of determining whether the Height Sensitive Area height limits are exceeded under Standard D14.6, ground level on the western reserve and the adjacent land shown on Precinct plan 1 shall be deemed to be RL77.2m. Height for the purpose of Standard D14.6 must be measured from the identified RL using the rolling height method.

I333.6.8. Te Tātua o Riu-ki-uta sightlines

(1) Buildings must not protrude into the sightlines shown on I333.10.3 Precinct plan 3: Te Tātua o Riu-ki-uta Sightlines.

(2) The origin point for each sightline shall be as shown on I333.10.3 Precinct plan 3: Te Tātua o Riu-ki-uta Sightlines, being 1.5m above finished ground level or in the case of the sightline originating at the Plaza, 1.5m above the finished Plaza level. The destination line on the Maunga shall be RL119.7m.

I333.6.9. Roading-related and in-ground infrastructure

(1) Roading adjacent to the town centre and plaza must provide frontage to the Business - Town Centre Zone and Plaza (with residential above and below) shown on I333.10.1A Precinct plan 1A: Activities and standards.

(2) *[deleted]*

(3) The primary roads shall be located as shown on I333.10.1A Precinct plan 1A: Activities and standards.

(4) The roading shown on I333.10.1A Precinct plan 1A: Activities and standards as a slow speed environment, shall be formed so as to create part of a high amenity area providing slow speed vehicle access, cycleways and pedestrian movements through the plaza and to the residential areas to the north.

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I333.6.10. Minimum dwelling size

(1) Dwellings must have a minimum net internal floor area as follows:

(a) 40m² for studio dwellings;

(b) 45m² for one or more bedroom dwellings;

(c) Where a building contains 20 or more dwellings, when averaged the net internal floor area of all dwellings shall be no less than 55m^2.

(2) *[deleted]*

(3) Notwithstanding Standard I333.6.10(1)(a), up to 30 studio dwellings each with a minimum net internal floor area of 30m² may be constructed in the "area subject to additional density control" as shown on I333.10.1A Precinct plan 1A: Activities and standards.

I333.6.11. Parking

(1) Parking within the precinct must be provided in accordance with E27.6.2 and the following standards:

(a) not more than one parking space per studio or one bedroom dwelling unit shall be provided;

(b) not more than two parking spaces per dwelling unit containing two or more bedrooms shall be provided;

(c) *[deleted]*

(d) at least one cycle parking space shall be provided for each dwelling unit that does not have a dedicated garage;

(e) visitor cycle parking shall be provided at a rate of one for every 20 dwellings within a single building; and

(f) parking accessory to a whare manaaki shall be provided as follows:

(i) Minimum rate: there is no minimum parking rate;

(ii) Maximum rate: five car parking spaces .

I333.6.11A Vehicle Access

(1) Any cascading apartment building on a site with frontage to any road listed below shall be served by vehicle access to that road:

(a) Grahame Breed Drive

(b) Grahame Breed Drive Extension

(c) Kimiora Street

(2) No vehicular access shall be provided between the buildings and the riu.

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Note: Up to three vehicle crossings to Mt Eden Road is a controlled activity, any additional vehicle crossing is subject to the controls in Chapter E27. Refer to assessment criteria I333.7.2(3).

I333.6.12. Subdivision and infrastructure consent standards

(1) A resource consent application for subdivision or application for infrastructure consent must:

(a) Comprise land forming:

(i) the entire precinct; or
(ii) a minimum area of 2 hectares.

(b) Seek consent or illustrate how the subdivision will ensure integrated development of the following:

(i) the roading network;
(ii) infrastructure; and
(iii) earthworks.

I333.6.13 Remnant volcanic features

(1) No earthworks shall occur on the remnant volcanic features identified on I333.10.1A Precinct plan 1A: Activities and standards as:

Feature a – Quarry Park
Feature b – Fyvie Exposure
Feature c – Barrister Exposure
Feature d – South-Eastern Exposure
Feature e – Lower Lava Lake

Except that this rule shall not preclude works:
(a) necessary only for the purpose of making safe any aspect of the exposed rock faces;
(b) associated with the removal of any weeds, other earth, material or vegetation to better display the rock formation;
(c) necessary to undertake rehabilitation due to contamination (if required);
(d) necessary to widen Grahame Breed Drive; and
(e) necessary to construct public pathways.

(2) Any works to the South-Eastern Exposure in accordance with I333.6.13(1) (a), (b) and/or (c) shall preserve a minimum 50 metre length of the northern face of the feature.

I333.6.14 Noise and Vibration

(1) For Rehabilitation activities occurring within the precinct, Chapter E25 applies (including E25.6.27 construction noise and E25.6.30(1)(a) vibration – building damage) except for:

a) E25.6.30(1)(b) (vibration – amenity).

Once rehabilitation activities are complete, the above exclusion no longer applies.

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(2) Blasting associated with Rehabilitation activities is to occur between the hours of 9am and 5pm, Monday to Saturday only, excluding public holidays, with only three blast events permitted on any one day (where a blast event may comprise the firing of several charges in rapid succession).

I333.7. Assessment – controlled activities

I333.7.1. Matters of control

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

(1) Alterations and additions to a dwelling built after 30 September 2013; construction and/or relocation of a dwelling; and construction of any new building (including the plaza or any accessory buildings):

(a) design and appearance:

(i) the effects of the design, appearance and impact of all buildings and structures including elements of height, architectural treatment of building facade and overall scale on the amenity values of the natural and physical landscape;

(b) building interface with public spaces:

(i) the effects of the interface of buildings with open space, roads and other elements of the public realm;

(ii) the effects of the plaza building and associated public stairs and how this relates to the adjacent town centre;

(c) potential contamination of stormwater from roofing materials:

(i) the effects of potential contamination of stormwater and ground water arising from discharges from roofing materials;

(d) views of the rock face:

(i) the visual effects of major buildings on retention of views of the rock face which acknowledge the quarrying origins of the site;

(e) landscaping and building design:

(i) the effect of landscaping and design of the development related to its impact on the site and on abutting or facing residential or open space land;

(ii) the effect of landscaping adjacent to the Maunga and how this contributes to the natural character of the Maunga;

(f) daylight and sunlight access:

(i) the effects of shadowing and loss of access to daylight and sunlight;

(g) observance of Te Tātua o Riu-ki-uta sightlines:

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(i) the effects of proposed buildings on the retention or otherwise of the views identified on I333.10.3 Precinct plan 3: Te Tātua o Riu-ki-uta Sightlines across public roads and open space, between buildings and above buildings in the Riu;

(h) active use at street level of plaza:

(i) the effects of any building located on the 'active use at street level' area shown on I333.10.1A Precinct plan 1A: Activities and standards, on the intended quality publicly accessible plaza integrated to the town centre;

(i) outlook to Te Tātua o Riu-ki-uta from northern face of plaza:

(i) The effects of the design of the northern face of the plaza building on the provision of outlook to Te Tātua o Riu-ki-uta;

(j) reverse sensitivity for dwellings facing sports fields:

(i) the reverse sensitivity of effects of dwellings facing sports fields including regard to any internal noise attenuation provided;

(k) urban design matters:

(i) the effects of the urban design of the development on the visual and amenity values of the people who live, work or play in the Three Kings Precinct or those who visit it.

(l) Fencing

(i) The provision of fencing or safety barriers necessary to meet any health and safety requirements.

(m) Integration and improved connectivity to a publicly accessible network, and improved connectivity through the precinct and to local streets outside the precinct.

(2) Cascading apartments:

(a) residential frontages:

(i) the effect of residential frontages (such as balconies, terraces or other habitable spaces) on the amenity of public spaces, including the potential for mitigating such effects by ground level setback from the street frontage to accommodate front yards and outdoor living spaces;

(b) solar amenity:

(i) the effectiveness of the design of dwellings to optimise daylight access to internal spaces having regard to the orientation of the site;

(ii) the effects of the extent of sunlight access to the dwellings on the amenity of residents having regard to the orientation of the site;

(c) natural ventilation:

(i) the effects of building design on the provision of natural ventilation to dwellings;

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(d) overshadowing impacts:

(i) the effects of overshadowing on the amenity values of those who inhabit or use affected buildings or open spaces;

(e) transport:

(i) the potential visual and other adverse effects arising from large areas of on-site car parking exposed to views from the street and from public spaces;

(ii) the effects of location of car parking on diffusing traffic flow through the high and low streets and through the existing street network;

(iii) the effects of providing car parking in locations which are not the most easily and directly accessed by residents;

(f) heights and setbacks:

(i) the provision of setbacks to avoid adverse effects on the users of both the high (Mt Eden Road and Grahame Breed Drive) and low streets (streets in the riu);

(ii) the visual effects of the bulk of the cascading apartments and the management of those effects through the use of setbacks and variation in setbacks;

(g) *[deleted]*

(h) building frontage:

(i) the effects of the design and location of residential activities and spaces within residential frontages that adjoin public spaces including public roads, on the vitality and amenity of those using the public spaces; and

(ii) the effects of excessively long building frontages along the Grahame Breed Drive and Mt Eden Road frontages and the visual effects that arise as well as the effects on obscuring the views towards the Maunga;

(i) housing mix:

(i) the effects of the mixture of housing types within the development having regard to the benefits of providing for a diverse range of residents and family types that could occupy the proposed development.

(j) safety and visual privacy:

(i) the effects of the design of ground level apartments in the development having regard to the extent of passive surveillance and the need for visual privacy for the residents of these apartments;

(k) Crime prevention through environmental design (CPTED) principles:

(i) the effects of building design and layout on the safety of residents and visitors to the precinct having regard to CPTED principles;

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(ii) the design, access to and delivery of publicly accessible lifts;

(l) urban design and landscaping:

(i) the effects on amenity values of residents and visitors to the precinct arising from the development of the precinct having regard to the opportunities to mitigate any such effects and/or enhance amenity values through the application of good urban and landscape design;

(ii) the planting of appropriate vegetation on slopes having regard to the stability of the slopes and the use of native planting characteristic of Auckland's volcanic landscapes.

(m) For dwellings on land south of Kimiora Street, along Mt Eden Road:

(i) provision of walking connections on adjoining Open Space – Informal Recreation zone land, and a publicly accessible lift of universal design on Terrace Housing and Apartment Building zoned land, that contribute to a publicly accessible network, and improve connectivity through the precinct and to local streets outside the precinct.

(n) For the construction of the southern terrace:

(i) the extent to which the design of the southern terrace provides an effective, walkable transition between the sports fields and the cascading apartments, stairs and ramp, plaza and town centre beyond;

(ii) the effects of the form and scale of the southern terrace on open space by avoiding the use of high walls, and utilising batter slopes, stepped terracing and other low engineered structures (or a combination thereof) as alternatives; and

(iii) the extent to which the southern terrace is landscaped to facilitate integration with the sports fields and enhance the visual amenity.

I333.7.2. Assessment criteria

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

(1) New Buildings except Cascading Apartments:

(a) design and appearance – refer to Policy I333.3 (15);

(b) building Interface with public spaces, including roads - refer to Policy I333.3 (6);

(c) potential contamination of stormwater from roofing materials - refer to Policy I333.3 (21);

(d) views of the rock face - refer to Policy I333.3 (19);

(e) landscaping and building design - refer to Policy I333.3 (15) and (15A);

(f) daylight and sunlight access - refer to Policy I333.3 (15) and Residential - Terrace Housing and Apartment Buildings Zone Policy H6.3(4);

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(g) observance of Te Tātua o Riu-ki-uta Sightlines - refer to Policies I333.3 (16), (17) & (19);

(h) active use at street level of plaza - refer to Policy I333.3 (13);

(i) outlook to Te Tātua o Riu-ki-uta from the northern face of the plaza - refer to Policy I333.3 (13);

(j) reverse sensitivity for dwellings facing sportsfields - refer to Policy I333.3 (6); and

(k) urban design matters - refer to Policy I333.3 (15);

(l) Visual impact when viewed from Te Tātua o Riukiuta for the western face of buildings and rear courtyards. This may include articulation of facades, glazing to habitable rooms, screening of any service or plant areas and treatment of parking areas – refer to Policy I333.3(15A)

(m) Integration and improved connectivity – refer to Policies I333.3(9) to (11)

(2) Cascading Apartments:

(a) Residential Frontages - refer to Policy I333.3 (6);

(b) Solar Amenity - refer to Policy I333.3 (15) and Residential – Terrace Housing and Apartment Buildings Zone Policy H6.3(5);

(c) Natural Ventilation - refer to Policy I333.3 (15);

(d) Overshadowing Impacts - refer to Policy I333.3 (15) and Residential - Terrace Housing and Apartment Buildings Zone Policy H6.3(5);

(e) Transport - refer to Policies I333.3 (6), (9), (10, (11) & (15);

(f) Heights and Setbacks - refer to Policies I333.3 (4), (6), (12), (15) and (15A);

(g) Building Coverage - refer to Policies I333.3 (4) & (15A);

(h) Building Frontage - refer to Policy I333.3 (6);

(i) Housing Mix - refer to Policy I333.3 (5);

(j) Safety and Visual Privacy - refer to Policy I333.3 (6) and Residential - Terrace Housing and Apartment Buildings Zone Policy H6.3(5);

(k) CPTED Principles - refer to Policy I333.3 (6); and

(l) Urban Design and Landscaping including private open space and any communal open space - refer to Policy I333.3 (15);

(m) Design and appearance of roof tops and treatment of plant rooms, recognising the visual impact from Te Tātua a Riukiuta – refer to Policy I333.3(15A);

(n) Design of the plaza area as shown on I333.10.1A Precinct plan 1A: Activities and standards and how this area integrates with the town centre and provides public access to informal recreation areas and the sportsfields and views to Te Tātua a Riu-ki-uta – refer to Policy I333.3(13)

(o) Integration and improved connectivity – refer to Policies I333.3 (9) to (11)

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Note: Three Kings Residential Design Guide, a non-statutory document, can be referred to when assessing new buildings and development within the precinct.

(3) Vehicle crossings on Mt Eden Road provided the number of crossings does not exceed three:

(a) adequacy of the site and the proposal;

(b) design and location of access;

(c) effects on pedestrian and streetscape amenity; and

(d) effects on the transport network.

I333.8. Assessment – restricted discretionary activities

I333.8.1. 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) Retail activities:

(a) the effects on the neighbourhood character, residential amenity of residential spaces on the same and adjoining sites and in the surrounding residential area from all of the following:

(i) The location, form and appearance of the retail premises;

(ii) design of parking and access; and

(iii) noise, lighting and hours of operation.

(2) Whare Manaaki:

(a) the provisions made to ensure protection of the amenity values of the Open Space zones and the particular relationships with Te Tātua o Riu-ki-uta including its landmark status and the protection of viewshafts to and from the Maunga;

(b) the manner in which Te Aranga Maori Design Principles are observed.

(3) Rehabilitation of land including rock removal, earthworks and fill operations

(a) operations, works and extraction of material to modify rock faces and to re-contour land having regard to the suitability of the resultant land form for future residential and open space uses as shown on I333.10.1 Precinct plan 1: Location to leave any rock faces safe, stable and structurally sound;

(b) extraction, processing and removal of rock, earth or other material having regard to consistency with the Precinct plans and final ground levels and contours;

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(c) the nature and manner of fill operations including earthworks, compaction and storage of material;

(d) provisions for temporary and permanent drainage, stormwater and roading services to enable rehabilitation;

(e) the manner of protection of future soakage areas from sedimentation during earthworks;

(f) measures to enable establishment of roading and services suitable for future open space uses;

(g) any potential for noise arising from rehabilitation works to have significant adverse effects on amenity values having regard to:

(i) hours of operation;

(ii) noise levels, location of noise source, frequency, duration or other special characteristics of noise; and

(iii) mitigation measures

(h) any potential for vibration and blasting associated with rehabilitation works to have significant adverse effects on amenity values having regard to location of blasting, frequency, duration and time of day;

(i) timing for the removal of the bund along Mt Eden Road and the final stabilisation of the associated eastern rock face, including the opportunity to stage this work consistent with the timing of the intended development along Mt Eden Road.

(4) Subdivision including roading and associated earthworks and infrastructure:

(a) the matters applying to urban subdivision for residential purposes will apply;

(b) the consistency of the design and method of implementation of the subdivision with Precinct plans 1 to 4, including the provision for roads, walkways, stormwater management and other infrastructure;

(c) the manner in which Te Aranga Maori Design Principles are observed; and

(d) the manner in which the subdivision provides for the transport linkages including the publicly accessible lifts, walkways and cycleways as shown on I333.10.1A Precinct plan 1A: Activities and standards.

(5) Subdivision creating lots along zone boundaries:

(a) the alignment of the cadastral boundaries created with Precinct plan 1A structure and zones.

(6) The proposal provides for the effective development and management of the wastewater network including:

(a) provision for a minimum of eight hours holding capacity at any pump station;

(b) diversion of stormwater from the existing public wastewater network to provide additional capacity for wastewater;

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(c) the location and design of the pump station and connections to the wastewater network;

(d) sufficient capacity for the wastewater network to receive flows from the development;

(e) for any pump station emergency overflow area; its location, size, screening, public access, information, management, maintenance and the clean-up protocols are able to ensure that visual and olfactory offense are managed and minimised in the event of an overflow and that the duration of such an event is minimised; and

(f) public access, information, management, maintenance and clean-up protocols.

(7) The extent to which the proposal provides for the successful application of the principles of Te Aranga as embodied within the precinct, including:

(a) bush landscaping of the boundary to the Te Tātua o Riu-ki-uta to successfully create an interface between the Maunga and the adjacent residential community;

(b) the development of green stormwater infrastructure planted with suitable native vegetation to serve as a functional stormwater management system which has high amenity;

(c) the use of culturally appropriate public art to celebrate the history and cultural dimensions of the area;

(d) the use of stone walls and other landscape forms that reflect early Maori occupation of the area;

(e) the use of native planting specific to the area;

(f) the acknowledgement of the four Maunga that were previously quarried through signage, landscaping and other appropriate forms; and

(g) the use of cultural narrative and names to celebrate the history and culture of the site and its people.

(8) Management of stormwater, including groundwater levels, overland flow paths, design and implementation of a treatment train, soakage capacity and monitoring and maintenance requirements with reference to the following matters:

(a) the development gives effect to I333.10.4 Precinct plan 4: Stormwater management concept plan or such other management plan that will achieve a similar or better water quality outcome;

(aa) ensure that the habitable floor level is above any predicted 1% AEP event (commonly referred to as the 1 in 100 year storm event) plus freeboard at consent stage when subdivisions or development in the riu is proposed.

(ab) the combined soakage and storage system for the overall catchment draining to the development must be sized to cater for 1% AEP event while meeting habitable floor flood freeboard standards.

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(b) The proposal mitigates flooding effects on people and property by ensuring adequate flood storage, soakage capacity, road access for emergency vehicles in a flood event and freeboard is provided. The habitable floor levels must be 750mm above the 1% AEP flood level in catchment B, or 500mm above the 1% AEP flood levels in catchment C. The 1% AEP flood level shall be set based on the assumption that no soakage occurs from the sports field soakage areas in a 1% AEP event. Road design must ensure that no more than 300mm of flood depth occurs in catchments A, B or C;

(c) The proposal includes an effective monitoring and maintenance programme which addresses sediment loads, treatment required for the protection of long term soakage capacity and the monitoring and maintenance required to maintain soakage capacity;

(d) Development provides for on-site management of all stormwater through the use of a series of green stormwater infrastructure such as (but not limited to) rain gardens, tree pits, swales and soakage;

(e) Stormwater treatment is provided for high contaminant load generating activities, such as uncovered car parking, roads with 5,000 Vehicle Movements Per Day (VMPD) and high contaminant generating building materials such as exposed zinc or copper roofing;

(f) The ongoing maintenance of private stormwater devices has been provided for and the appropriateness of mechanisms to ensure monitoring and maintenance occurs to prevent soakage inlets from blocking (e.g. body corporate agreements, easements);

(g) A separate soakage and storage system is required for each area that is subject to a subdivision or development application and this must be sized to cater for the 10% AEP;

(h) Flow from one storage or soakage zone to another is allowed provided that the overall level of service for the 1% AEP is always achieved;

(i) Stormwater treatment is required for all sub-catchments containing roads, vehicle hardstanding or areas likely to contribute high sediment loadings to the soakage and storage system;

(j) Erosion and sediment control measures are required to manage the runoff from earthworks areas that may affect soakage zones during the development of individual sites.

(9) The stormwater management approach respects the mauri and significance of the aquifer by taking a treatment train approach, while protecting the aquifer from contamination and supporting the principles of Kaitiakitanga (Mauri tu, Taiao, Ahikaa).

(10) Development within the riu:

(a) the design and implementation of development within the riu having regard to the manner in which it provides for integrated development within the Precinct. In particular:

(i) how the road layout within the riu provides for an integrated network of connected roads which service the area;

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(ii) how public walkways connect the access points to the town centre and Mt Eden Road bus stop;

(iii) the provision of infrastructure in accordance with the stormwater management plan; and

(iv) how finished ground levels enable consistency with the rules of the Precinct and provide for the outcomes of the stormwater management plan and infrastructure requirements.

(b) where the riu is developed in stages, demonstration that all infrastructure has sufficient capacity to service future stages.

(11) Infrastructure works:

(a) the consistency of the design and method of implementation of infrastructure works with Precinct plan 1 and Precinct plan 4 – Stormwater management concept plan. This includes construction of the Grahame Breed Drive road widening shown on Precinct plan 1.

(12) Transport:

(a) the effect on the safe and efficient functioning of the surrounding road network from the expected traffic generated by the activity;

(b) the road layout provision for local traffic and traffic using the site, and discourages use of the network as a bypass from Mt Albert Road to Mt Eden Road and encourages riu residents to use the northern roading connection to Mt Eden Road;

(c) entry and exit points to the site are designed to suitably accommodate all pedestrians, cyclists, and traffic movements, and in doing so, limit as much as possible disruption to traffic flows on the adjoining road network;

(d) provision for adequate pedestrian connections to public transport nodes and cycleways and walkways to the Town Centre, Te Tātua o Riu-ki-uta, Mt Eden Road and residential areas to the west and north;

(e) any building fronting Mt Eden Road has a single, direct access from Mt Eden Road;

(f) *[deleted]*

(g) the location of activity on a major public transport route, and traffic demand management measures, enable a reduced level of on-site parking;

(h) any car parking associated with the cascading apartment typology is provided within buildings below Mt Eden Road/Grahame Breed Drive street level and is screened from other parts of the site;

(i) the proposal includes the creation of two new roads serving the site; the primary access to Grahame Breed Drive with a second access at the northern end of the site;

(j) the proposal includes appropriate traffic management and safe pedestrian access at the intersection of Mt Eden Road and Grahame Breed Drive;

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(k) the proposed road design and cross sections are appropriate to the function of the road in terms of the network, and provide for appropriate amenity. In assessing any resource consent, regard will be had to the cross section of the road with different cross sections applying to primary access roads, roads which service residential lots and laneways;

(l) the provision of universally designed and publicly accessible lifts within the locations shown on I333.10.1A Precinct plan 1A: Activities and standards; and

(m) the slow speed environment identified on I333.10.1A Precinct plan 1A: Activities and standards provides for a high amenity, pedestrian and cycle friendly environment characterised by low vehicle speeds.

(13) Cascading apartments exceeding maximum building height by up to two metres.

Building height under this rule should be for:

(a) architectural features and/or variation in roof form which provides a variety of roof form when viewed from street level and from the Maunga.

(14) Infringement of maximum impervious area and/or minimum landscaped area:

(a) Increased maximum impervious area and reduced minimum required landscaping area may be achieved through provision of open space areas in alternative parts of the Terrace Housing and Apartment Buildings Zone in the precinct provided they are to an equivalent area required by I333.6.4.

(15) Whare Manaaki:

(a) the extent to which the scale and visual appearance of any proposed structure can be accommodated against the backdrop of the Maunga, a visually significant landscape.

(16) Infringements of building coverage

(a) the extent to which the increased building coverage has effects on residential amenity, landscaping and open space areas within the precinct.

I333.8.2. Assessment criteria

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

(1) Retail activities - refer to Policies I333.3(6), (11)(c), (15);

(2) Whare Manaaki- refer to Objective I333.2(1A) and Policies I333.3(15) – (18A), Objectives H7.5.2 (1) to (3) and policies H7.5.3 (1), (3) to (5) and (7);

(3) Rehabilitation of land including rock removal, earthworks and fill operations - refer to Policies I333.3(3), (15A), (18), (18A) – (25);

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(4) Subdivision including roading and associated earthworks and infrastructure - refer to Policies I333.3(2) – (4), (7), (8), (10), (11), (15A) – (25);

(5) Subdivision creating lots along zone boundaries. Criterion – the extent to which the cadastral boundaries created are aligned with the zone boundaries;

(6) Development within the riu - refer to Policies I333.3(3), (5), (7), (9) – (11) & (15) – (22); and

(7) Infrastructure works - refer to Policies I333.3(21) – (25).

(8) Cascading apartments exceeding maximum building height by up to two metres in Activity Table I333.4.1 -building height under this rule is limited to that necessary for architectural features and variation in roof form which provides a variety of roof form when viewed from street level and from the Maunga.

(9) Construction of more than three vehicle crossings to Mt Eden Road:

(a) effects of the vehicle crossing on the adjacent transport network having regard to:

(i) visibility and safe sight distances for the users of the vehicle crossing;
(ii) proximity to and operation of existing intersections;
(iii) the use and safety of bus stops;
(iv) the integration of the vehicle access with the building design;
(v) the ability of buildings to share the use of a vehicle access/vehicle crossing;
(vi) adequacy for the site and the proposal;
(vii) design and location of access;
(viii) effects on pedestrian and streetscape amenity; and
(ix) effects on the transport network.

I333.9. Special information requirements

The special information requirements in the underlying zone and Auckland-wide provisions apply in this precinct, together with the following:

(1) An application for a subdivision must be accompanied by the following supporting documents (unless these issues have been addressed through a previous subdivision consent):

(a) Outline of any particular infrastructure requirements that are unique to the precinct including the detailed assessment of stormwater including a stormwater management plan, flooding, wastewater and transport;

(b) Cultural assessment and integration of the development to Te Tātua o Riu-ki-uta;

(c) Geotechnical assessment to include details of cut slope assessments during construction, development of specific local stability treatments for cut slopes, engineering filling criteria, and foundation criteria for structure design;

(d) Landscape assessment and proposals to integrate aspects with the volcanic landscape;

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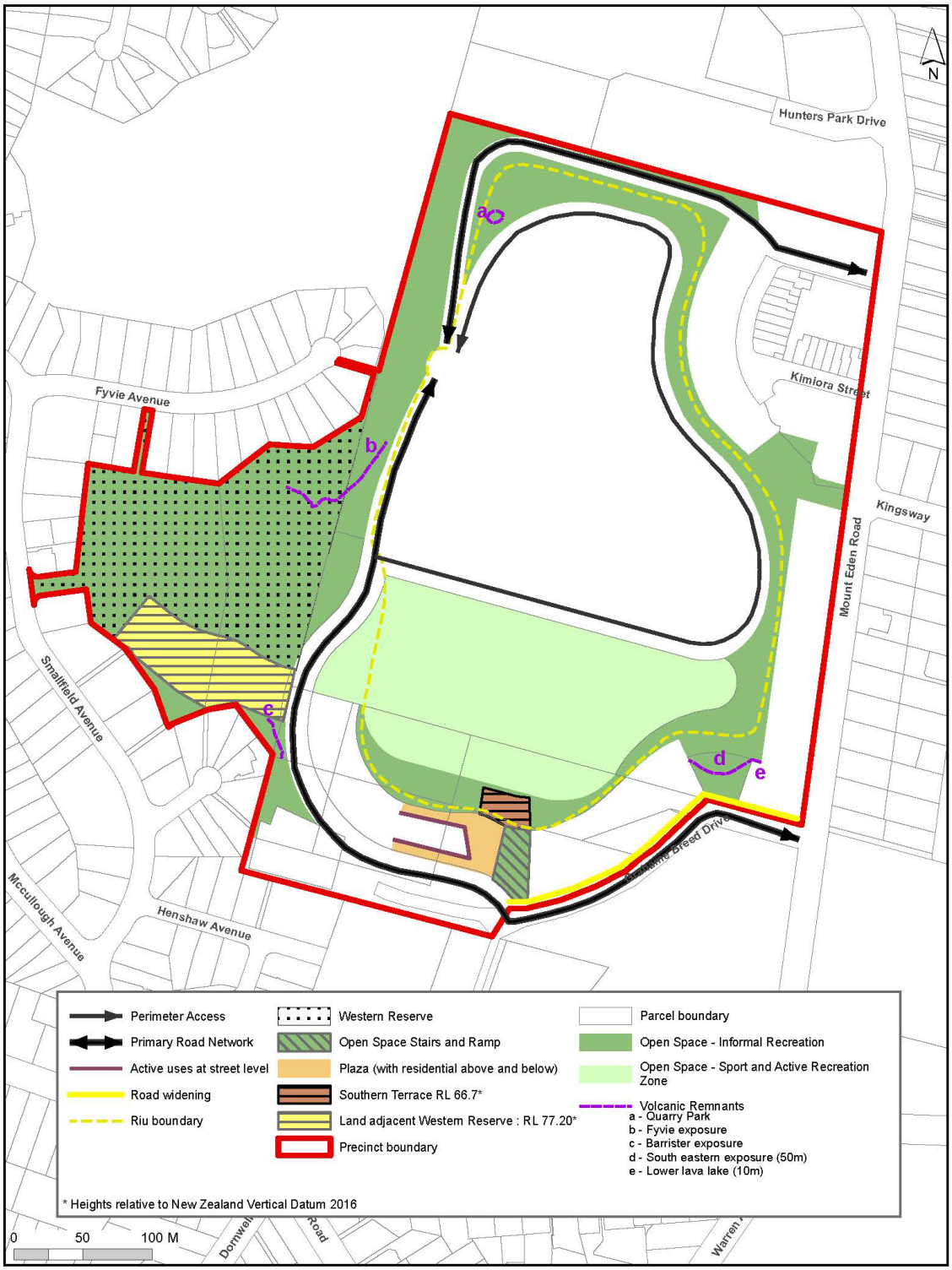
(e) Contamination assessment if not previously provided. This assessment shall be at Preliminary Site Investigation (PSI) level. However if the PSI demonstrates a probable presence of contaminated material then a detailed site investigation report is required; and

(f) For development of land adjacent to the external boundaries of the precinct, a context assessment demonstrating how the development interfaces with surrounding land uses.

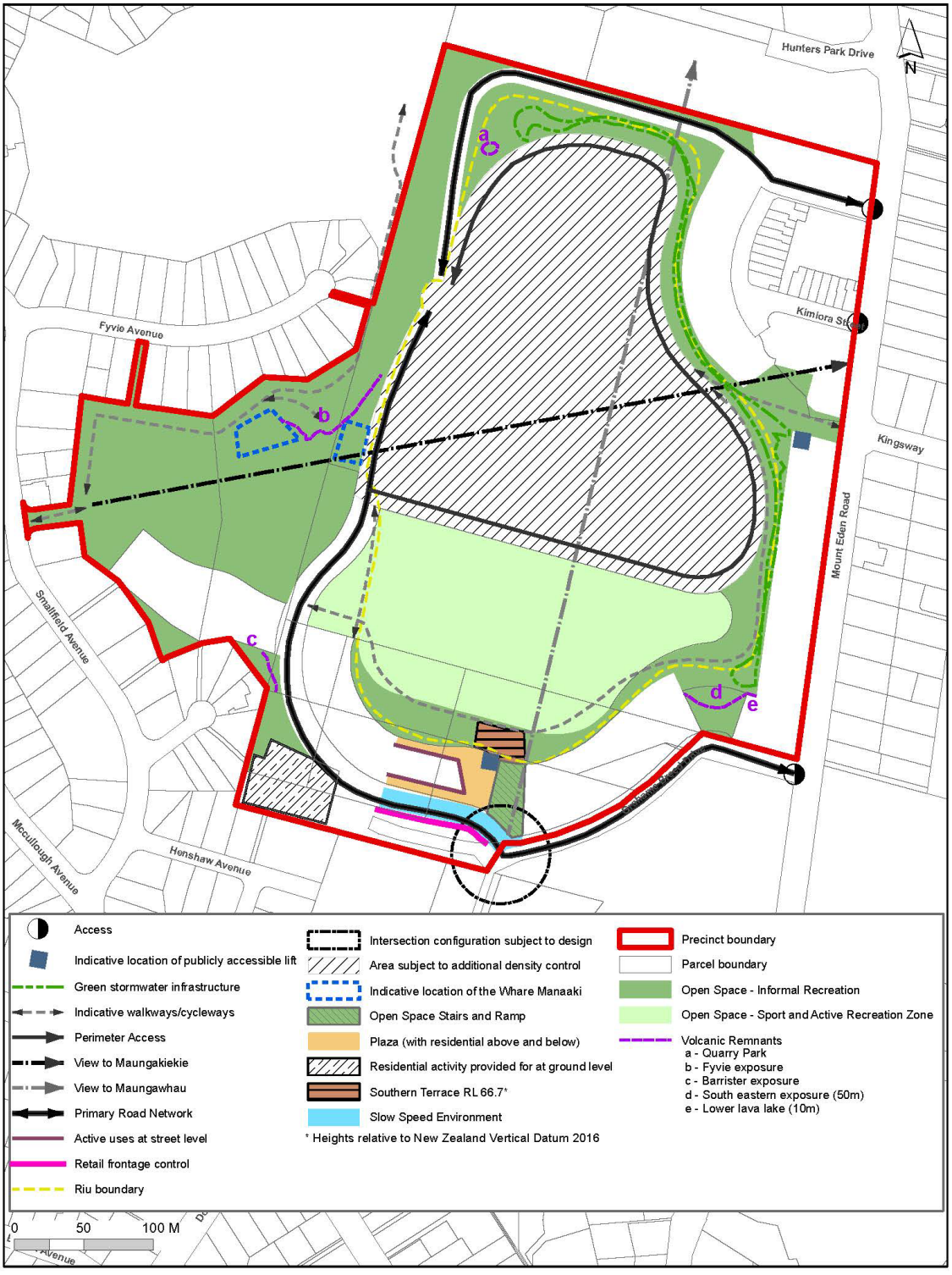
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I333.10. Precinct plans

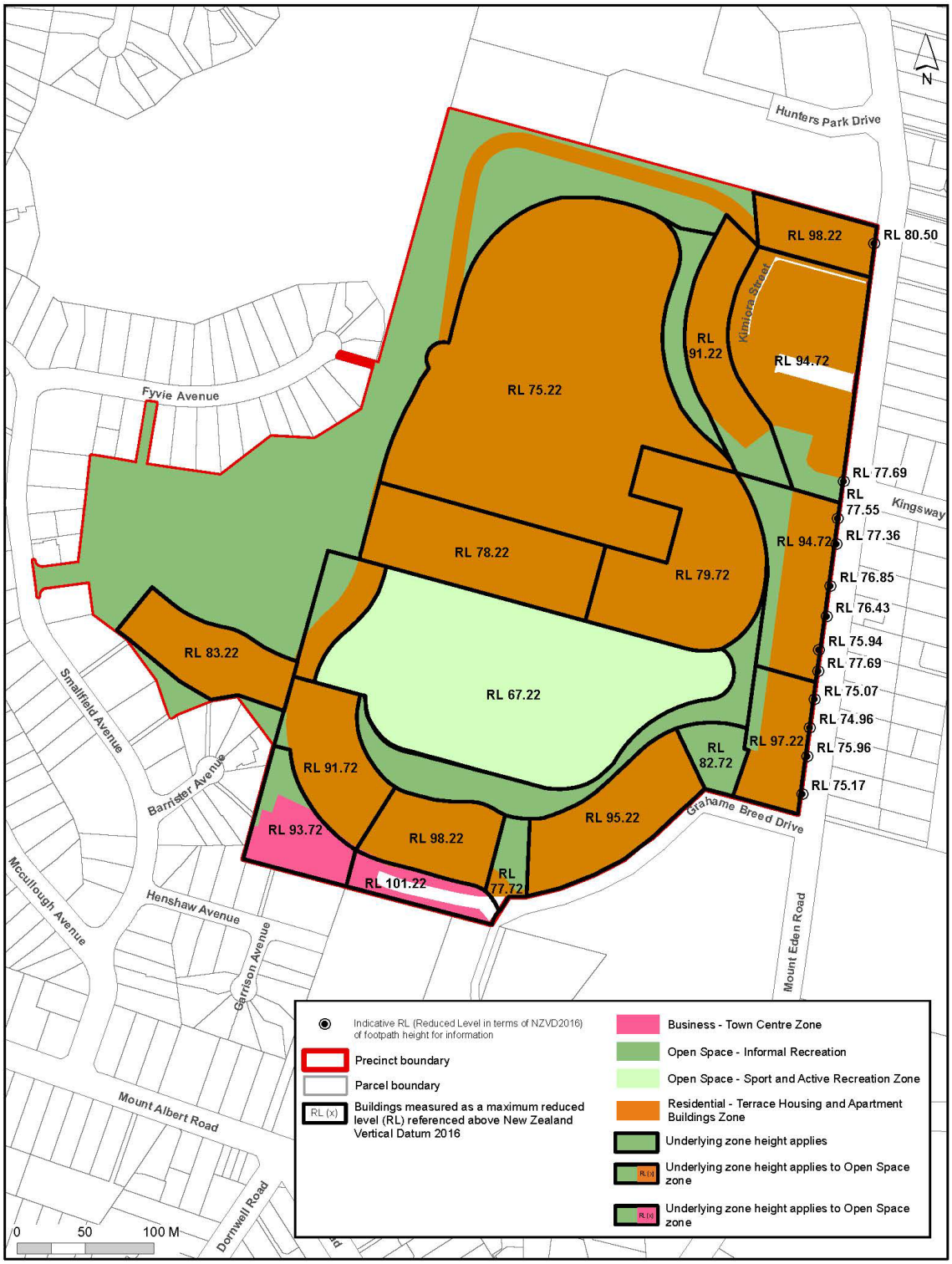
I333.10.1 Precinct Plan 1: Location



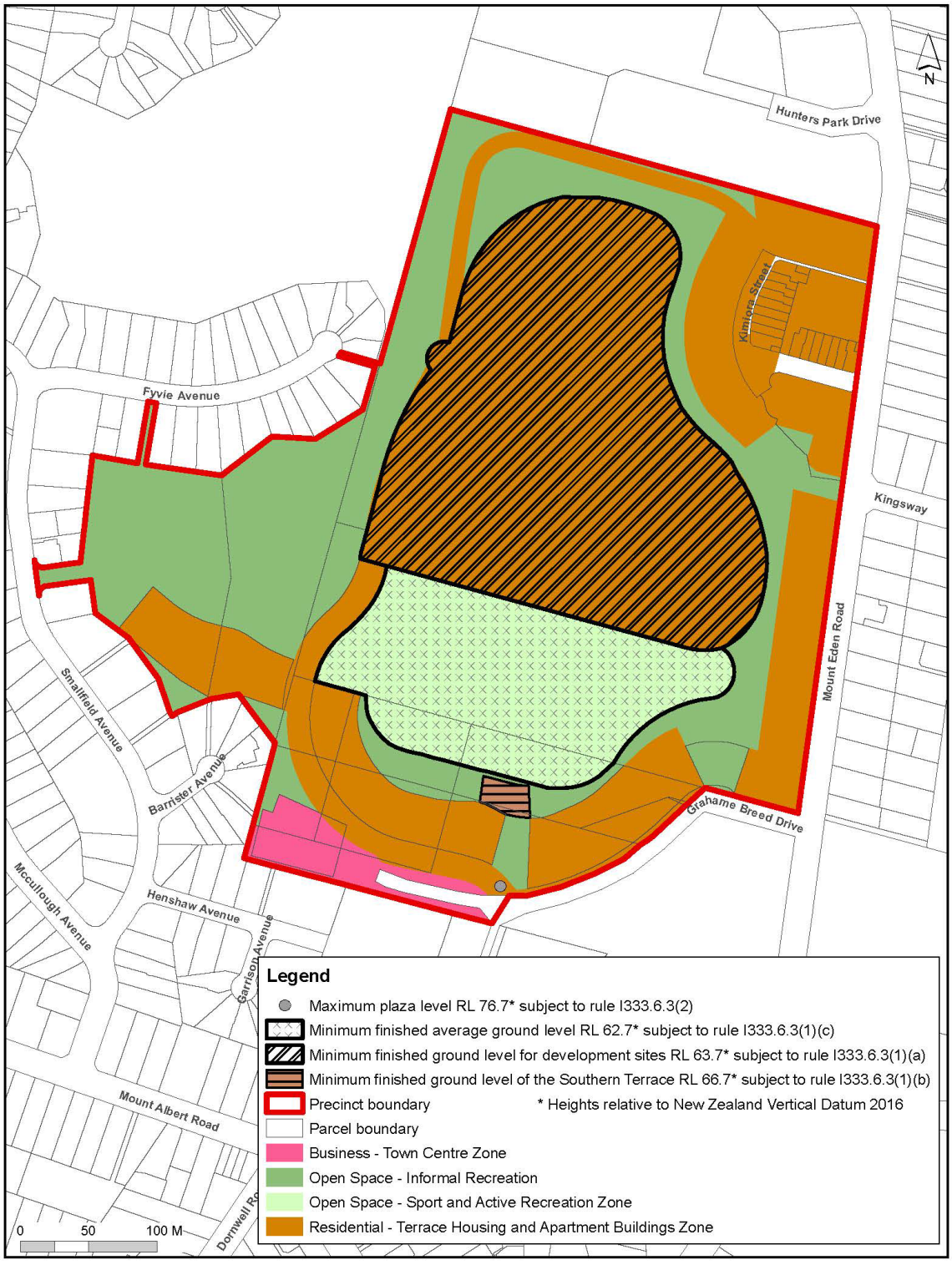
I333.10.1A Precinct Plan 1A: Activities and Standards



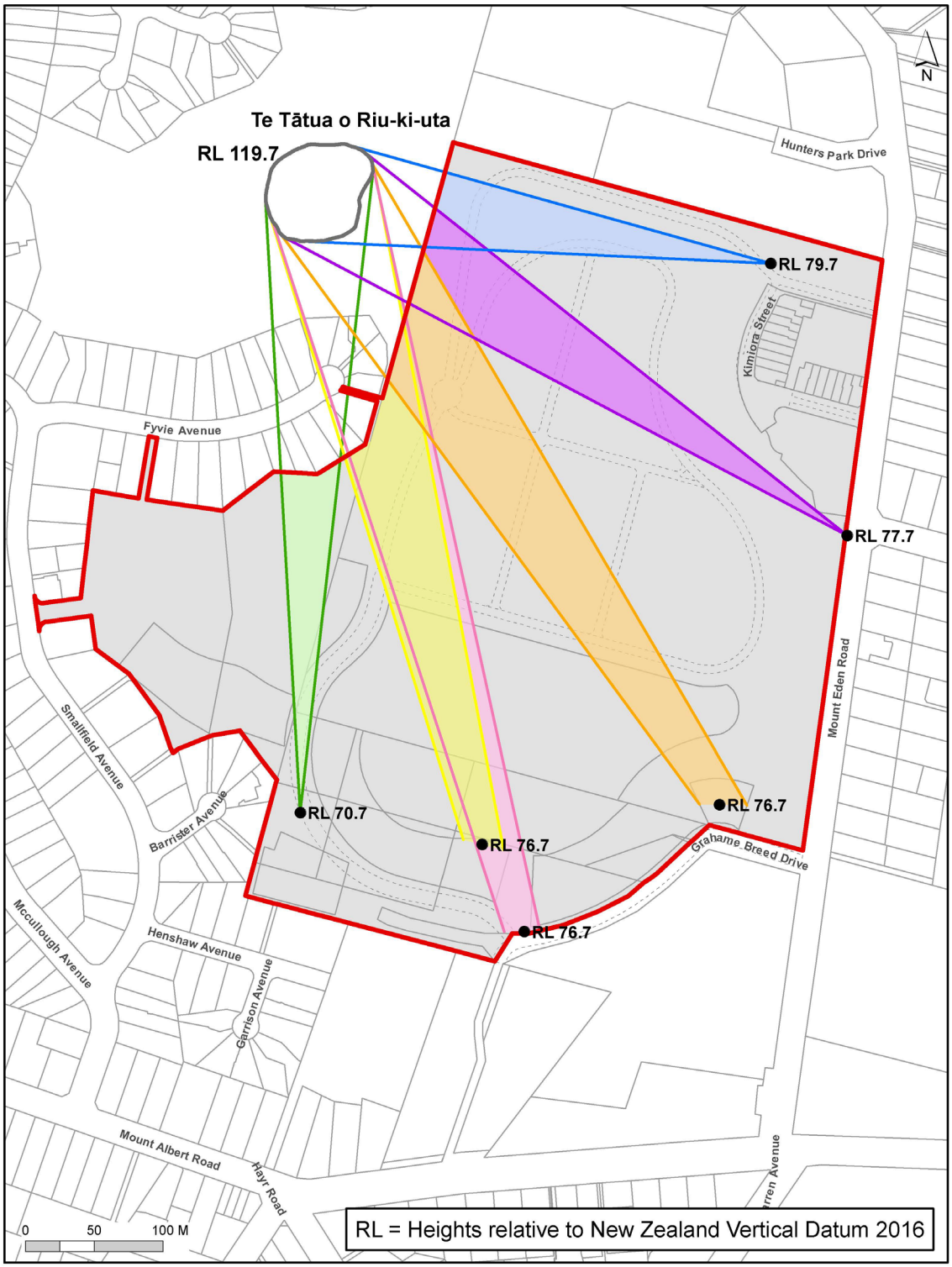
I333.10.2 Precinct Plan 2: Maximum Building Height



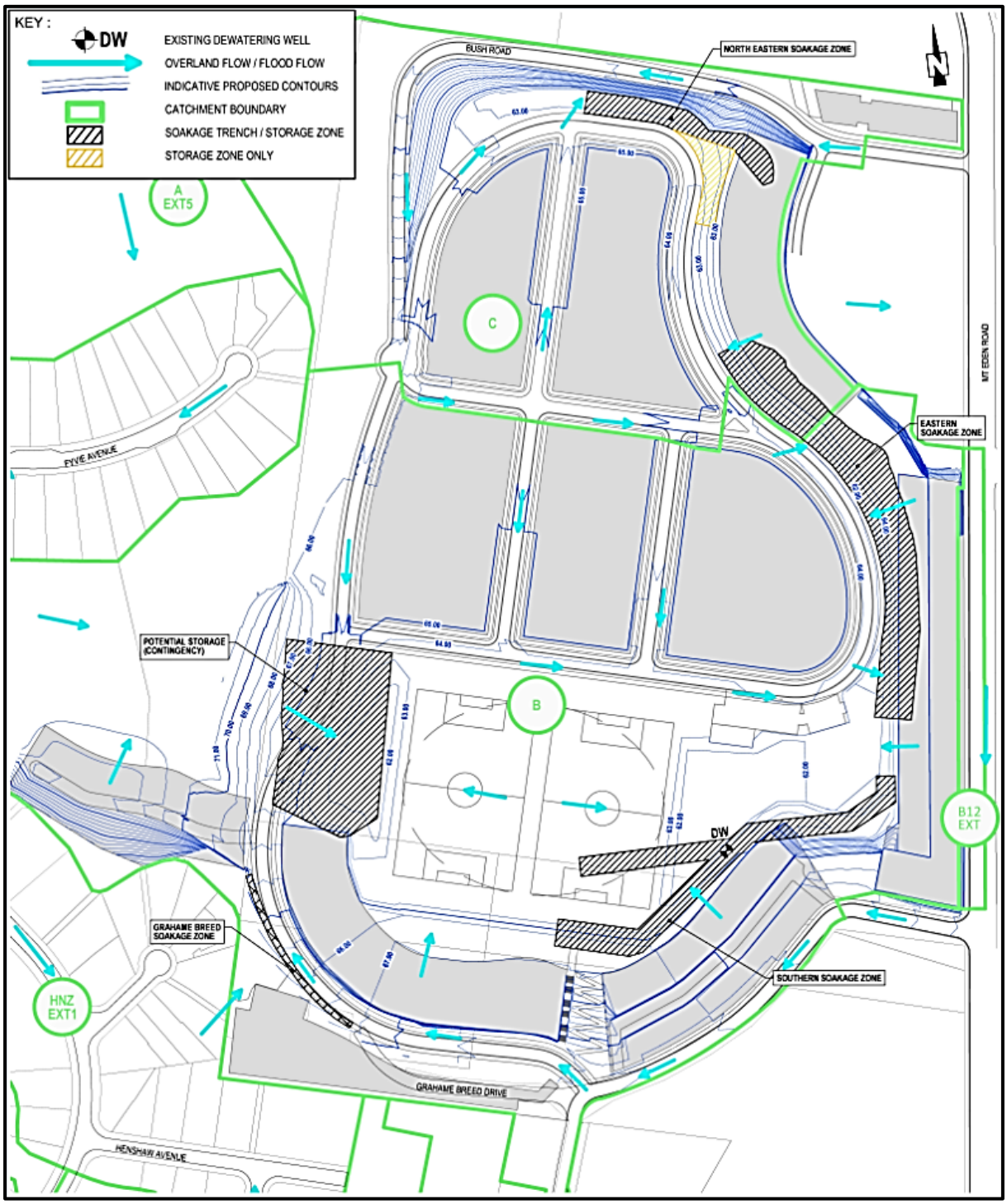
I333.10.2A Precinct Plan 2A: Finished Ground Levels



I333.10.3. Precinct Plan 3: Te Tātua o Riu-ki-uta Sightlines



I333.10.4. Precinct Plan 4: Stormwater Management Concept Plan



I501. Albany 9 Precinct

I501.1. Precinct Description

The Albany 9 Precinct applies to the Massey University Albany Campus which was established in 1993 and which spreads across 67 hectares of land between the Albany Expressway, Bush Road and the Fernhill Escarpment.

The campus is characterised by a coherence in architectural style and building materials. The majority of the campus contains extensive areas of open pasture and regenerating native vegetation and buildings are concentrated along prominent ridgelines.

The purpose of the precinct is to enable tertiary education and the development and operation of a range of activities to cater for the diverse requirements of the student population, employees and visitors. Community use of the facilities is also provided for.

The precinct also allows for business, offices, research and laboratory facilities which are increasingly co-locating within these campuses, to the benefit of the tertiary institution, students and the economic development of Auckland.

The precinct also enables new tertiary education facilities, new activities, access and physical connections within the site.

The zoning of the land within the Albany 9 Precinct is ~~the~~ Business - Mixed Use Zone ~~for Sub-precincts A, B and D~~.

I501.2. Objectives

(1) Tertiary education facilities meet the education needs of their students, facilitate research and economic development, and provide for the well-being of employees, students and visitors.

(2) Tertiary education facilities integrate positively with the wider community and environment and mitigate potential adverse effects.

(3) Tertiary education and complementary business activities both benefit from co-location on tertiary education sites.

(4) New buildings and structures respond to and positively contribute to the amenity values of streets, open spaces and surrounding context, thereby reinforcing sense of place.

(5) A wide range of activities are enabled to occur within the precinct such as health, environmental services and early education to meet the education needs of students, researchers, and teaching staff and visitors; facilitate research and development, and otherwise generally provide for the well-being of staff, students and visitors.

(6) The transportation demands of the precinct are provided for and travel demand planning and operations are used to manage their effects on traffic and pedestrians on campuses and the local transport network.

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(7) Development is designed and implemented in a comprehensive, efficient and integrated way which achieves a high quality urban environment.

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

I501.3. Policies

(1) Enable a wide range of activities on tertiary education facility sites, including tertiary education, research, health, recreation, student accommodation and appropriate accessory activities.

(2) Provide for activities which clearly contribute to and benefit from co-location with a tertiary education facility including research, innovation, learning, and related work experience.

(3) Require new buildings and significant additions and alterations to be designed in a manner that:

(a) makes efficient use of the site;

(b) contributes to the amenity of the public realm where development is located adjacent to a street or open space;

(c) responds positively to the existing and planned future context of the underlying zone and surrounding area; and

(d) responds and contributes positively to the sense of place.

(4) Require screening or landscaping of waste management facilities, service areas/buildings and parking to enhance their appearance when viewed from adjacent residential zones or the public realm.

(5) Provide for accessory activities to meet the needs of employees, students and visitors without undermining the function of nearby town centres' as the primary location for business activities, and while avoiding, remedying or mitigating adverse effects on the transport network.

(6) Provide for medium to large scale buildings as required for tertiary education, sports facilities, learning and research.

(7) Encourage development to incorporate integrated transport planning that:

(a) promotes and enhances opportunities for bicycle and public transport;

(b) avoids adverse traffic effects on pedestrian safety and amenity; and

(c) limits the amount of car parking in recognition of the desirability of maintaining a pedestrian-oriented character of the campuses.

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

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I501.4. Activity table

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

Table I501.4.1 Activity table specifies the activity status of land use and development activities in the Albany 9 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I501.4.1

Activity		Activity status
Use		
Accommodation		
(A1)	Dwellings accessory to tertiary education facilities	P
(A2)	Student Accommodation	P
(A3)	Visitor Accommodation	P
Commerce		
(A4)	Carnivals, concerts, fairs, markets and festivals	P
(A5)	Commercial Services	P
(A6)	Conferences, meetings, receptions and function facilities	P
(A7)	Entertainment Facilities accessory to tertiary education facilities	P
(A8)	Laboratories and clinics	P
(A9)	Licensed premises accessory to tertiary education facilities	P
(A10)	Light manufacturing and servicing accessory to tertiary education facilities	P
(A11)	Offices accessory to tertiary education facilities	P
(A12)	Retail up to 450m^2 gross floor area per tenancy	D
(A13)	Retail greater than 450 m^2 gross floor area per tenancy	NC
(A14)	Total combined retail over 3000m^2 gross floor area within Sub-precincts A, B and D	NC
(A15)	[Deleted]	
(A16)	Supermarkets greater than 450m^2 gross floor area per tenancy	NC
Community		
(A17)	Artworks	P

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(A18)	Care centres	P
(A19)	Community facilities	P
(A20)	Community use of education and tertiary education facilities	P
(A21)	Displays and exhibitions	P
(A22)	Healthcare facilities	P
(A23)	Informal recreation	P
(A24)	Information facilities	P
(A25)	Marae and fale complexes	P
(A26)	Organised sport and recreation	P
(A27)	Public amenities	P
(A28)	Recreation facility	P
(A29)	Recreation trails	P
(A30)	Tertiary Education facilities	P
Rural		
(A31)	Horticulture	P
(A32)	Pastoral farming accessory to tertiary education facilities and on sites larger than 4ha, excluding pig keeping and pig farming	P
Development		
(A33)	Accessory Buildings	P
(A34)	Buildings, alterations, additions and demolition unless otherwise specified below	P
(A35)	Buildings, alterations, additions and demolition visible from and located within 10m of a road or open space	RD
(A36)	Buildings greater than 500m^2 gross floor area	RD
(A37)	Parking buildings	RD
(A38)	Parks maintenance	P
(A39)	Sport and recreation structures	P
(A40)	Waste management facilities accessory to tertiary education facilities	P

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I501.5. Notification

(1) Any application for resource consent for an activity listed in table I501.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections 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).

I501.6. Standards

The overlay, Auckland-wide and underlying zone standards apply in this precinct.

All activities listed as permitted and restricted discretionary in Table I501.4.1 Activity table must comply with the following standards.

I501.6.1. Building height

(1) Buildings must not exceed the heights as set out below:

Sub precinct	Maximum height (m)
~~A and~~ B	32.5m

I501.6.2. Building coverage

(1) The building coverage must not exceed 50% of the whole precinct.

I501.6.3. Height in relation to boundary

(1) Where the precinct directly adjoins a site in a residential or open space zone, the height in relation to boundary control that applies in the adjoining residential zone applies to the adjoining sub-precinct boundary.

I501.6.4. Screening

(1) Any outdoor storage or rubbish collection areas that directly face and are visible from a residential zone or open space adjoining a boundary with, or on the opposite side of the road from, the precinct, must be screened from those areas by a solid wall or fence at least 1.8m high.

I501.6.5. Yards

The following standard applies to any boundary in the precinct that adjoins a residential zone.

Yard	Minimum depth

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Front	A building or any part of a building must not be located less than 3m from the front boundary of the site
Side	A building or any part of a building must not be located less than 3m from the side boundary of the site
Rear	A building or any part of a building must not be located less than 3m from the rear boundary of the site

I501.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I501.8. Assessment – restricted discretionary activities

I501.8.1. Matters of discretion

The Council will restrict its discretion to all 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) Parking buildings, buildings greater than 500m² gross floor area:

(a) building scale, design location and external appearance to make efficient use of the site, contribute to public realm amenity, respond to the existing and planned context of the surrounding area and contribute positively to the sense of place.

(b) access and through sites links to make efficient use of the site;

(c) any special or unusual characteristic of the site which is relevant to the standard; and

(d) where more than one standard will be infringed, the effects of all infringements considered together.

(2) New buildings and alterations and additions to buildings, visible from and within 10m of the street:

(a) building scale, bulk and location to make efficient use of the site, contribute to public realm amenity respond to the existing and planned context of the surrounding area and contribute positively to the sense of place; and

(b) design of parking and access to make efficient use of the site.

(3) Building height, height in relation to boundary, maximum building coverage:

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(a) Any special or unusual characteristic of the site which is relevant to the standard;

(b) Where more than one standard will be infringed, the effects of all infringements considered together;

(c) effects of additional building scale on neighbouring sites, streets and open spaces (sunlight access, dominance, visual amenity); and

(d) consistency with the planned future form and context of the precinct and surrounding area.

(4) Yards and screening

(a) effects on the streetscape or open space amenity values in particular visual interest for pedestrians and opportunities for passive surveillance of the public realm;

(b) any special or unusual characteristic of the site which is relevant to the standard; and

(c) where more than one standard will be infringed, the effects of all infringements considered together.

I501.8.2. Assessment criteria

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

(1) Parking buildings~~,~~; buildings greater than 500m² gross floor area or visible and within 10m of the street:

(a) Building design, location and external appearance.

(i) the extent to which the scale, bulk, location and design of tertiary education buildings or structures should:

- minimises adverse overshadowing or privacy effects on adjoining residential zoned sites by landscaping, screening, and/or separation distances;
- maintains any historic heritage values associated with any scheduled item;
- maintains the personal safety of tertiary education facility users; and
- provides appropriate landscaping or fencing so that the tertiary education facility building is compatible with its surroundings and to preserve privacy of adjoining and facing residential properties.

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(ii) whether the design of buildings contributes to the local streetscape and sense of place by responding to the planned future context of the surrounding area;

(iii) whether buildings that front the streets and open spaces positively contribute to the public realm and pedestrian safety;

(iv) whether buildings include activities that engage and activate streets and public spaces at ground and first floor levels;

(v) whether having regard to the functional requirement of the activity, buildings are designed to:

- incorporate crime prevention through environmental design principles;
- avoid blank walls on all levels, long unrelieved frontages and excessive bulk and scale where practicable;
- visually break up the building mass into distinct elements to reflect a human scale;
- incorporate roof profiles as part of the overall building form; and
- integrate servicing elements on the façade and roof (roof plan, exhaust and intake units and roof equipment) as part of the overall design of the building.

(b) the extent to which traffic generation in relation to a tertiary education activity achieves the following:

(i) not significantly detracting from traffic safety and having regard to potential traffic conflict and proximity to any major traffic intersection; and

(ii) ensuring activities which generate large volumes of traffic are not accessed from a local road.

(2) New buildings and alterations to buildings, visible from and within 10m of the street.

(a) Building scale, bulk and location

(i) refer to the assessment criteria in Criterion I501.8.2(1)(a) above and the following:

- the extent to which buildings introduce creative architectural solutions that provide interest in the façade through modulation, relief or surface detailing especially walls without windows and access points;
- the extent to which buildings maximize the use of entrances, windows and balconies overlooking streets and open spaces.

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(3) Transport

(a) the following assessment criteria are to be addressed in an integrated transport management plan prepared in consultation with Auckland Transport and the New Zealand Transport Agency;

(b) the extent to which the design of roads and the development of sites ensures well-connected attractive and safe transport routes, with appropriate provision for vehicle, cycle and pedestrian movements, car parking, infrastructure services, street tree planting and landscape treatment;

(c) the extent to which a highly inter-connected road system is provided so as to reduce trip distances and to improve local accessibility;

(d) the extent to which any development having access to Albany Expressway is designed to minimise the need for vehicle crossings and achieve safe access, without compromising the ability of those roads and interchanges to efficiently function as a strategic network. It is expected that the applicant will consult with Auckland Transport in respect of this criterion;

(e) the extent to which roads and intersection design creates high quality public spaces, and quality amenity features such as tree planting and footpath paving;

(f) the extent to which a pedestrian and cycle network is provided that safely and directly links main buildings, reserves, commercial areas and passenger transport routes with living areas;

(g) whether good walking and cycle connections are provided between parks/reserves, tertiary education facilities and business areas;

(h) the extent to which the design of roads and slip lanes utilises land efficiently and encourages walkability by using minimal dimensions for carriageways creating safe entry and exit points on the slip lanes;

(i) whether provision is made for public transport facilities, taxi stops and bus stops;

(j) the extent to which development is designed to integrate land uses with transport systems, using an integrated transport assessment methodology for major trip generating activities. The integrated transport assessment should include consideration of public transport;

(k) whether the parking areas meet the requirements of Auckland-wide standards, having regard to:

(i) the efficient use of land;

(ii) the existing provision of parking areas in the vicinity of the site and the capacity of roads giving access to the site;

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(iii) the safety of road users including cyclists and pedestrians, including where appropriate for this purpose, avoiding car parking for an activity being separated by a road;

(iv) neighbourhood character; and

(v) parking demand by character of users for different activities at different times of the day.

(l) the extent to which parking areas are secure, well lit and conveniently accessible;

(m) the extent to which parking areas are located behind buildings, screened with landscaping (not visible from street) or located in semi or full basements;

(n) whether development provides for on-site loading facilities for service and delivery vehicles;

(o) the extent to which worker or student parking for non-residential activities is provided for within a five minute walking distance of land uses, rather than necessarily adjoining each non-residential activity;

(p) whether development promotes a safe environment for pedestrians and cyclists, including adequate lighting and appropriate location and design of entrances, windows and driveways;

(q) whether driveways, parking areas and roads provide for the safe and efficient provision for motor vehicles; and

(r) whether a travel plan is developed for the proposed activity that sufficiently sets out how the development will reduce the number of car journeys generated by the activity and how those on site will be provided with greater transport choices.

(4) Building height, height in relation to boundary, maximum building coverage.

(a) the extent to which buildings that exceed the building height, height in relation to boundary and maximum building coverage demonstrate that the height, location and design of the building allows reasonable sunlight and daylight access to:

(i) streets and open spaces; and

(ii) adjoining sites, particularly those with residential uses.

(5) Yards and screening

(a) The extent to which buildings that do not comply with the front yard or screening standard demonstrate that the ground floor of a building fronting a street or open space provides interest for pedestrians and opportunities for passive surveillance of the public realm.

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I501.9. Special information requirements

There are no special information requirements for this section.

I501.10. Precinct Plans

There are no precinct plans in this precinct.

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I519. Long Bay Precinct

I519.1. Precinct description

The Long Bay Precinct is located at the northern end of the East Coast Bays on the North Shore. The precinct covers approximately 360 ha of land and is held in multiple ownership. It incorporates the following significant natural and physical resources:

- The outstanding landscapes and natural character of the coastline north of Vaughan Stream;
- The high ecological and amenity values of the Vaughan Stream catchment and coastal receiving waters of the Long Bay-Okura Marine Reserve;
- The Long Bay Regional Park, a regionally important area of high recreational and landscape value;
- An area of national heritage value on the Awaruku headland; and
- A number of native vegetation areas of ecological value.

The purpose of the precinct is to develop a new community on greenfield land in accordance with a land use strategy shown on Precinct Plan 1. The strategy uses an integrated, sustainable low impact approach that protects and enhances the high ecological and amenity value of its receiving environment. Long Bay is divided into two main development areas:

- The upper valley consisting of moderate to steep topography closely oriented to the Vaughan Stream corridor, important tributary waterways and areas of native vegetation where low-density development can occur in association with revegetation.
- The lower valley which covers the more open landscapes associated with the wider valley area where more intensive urban development is enabled.

Resource consents for sub-precincts have been used to provide for co-ordinated development and infrastructure in the lower valley.

The Vaughan Stream catchment is divided into Stream Protection Areas A & B (shown on Precinct Plans 1, 3 and 4 based on the ecological values of stream tributaries, their sensitivity to the adverse effects of development and their contribution to the sustainability of the Vaughan Stream.

The features shown on Precinct Plans 3 and 4 are protected and managed through specific provisions relating to:

- Piripiri Point Protection Area;
- Park Interface Protection Area;
- Vegetation – Conservation Areas;
- Vegetation– Restoration Areas;
- Ecology / Stormwater Management Areas;

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•Landscape Enhancement Areas; and

•Stream Interface Management Areas.

In addition to these areas, ridgeline protection and riparian margins are shown on Precinct Plan 4 which include the following features:

•Ridgeline height control and spot heights

•Park interface viewpoints and visibility line “z-z”

•Streams.

Specific standards relate to these matters. The zoning of land within this precinct is set out in Table I519.1.1 Long Bay Sub-precinct descriptions and zoning.

Table I519.1.1 Long Bay Sub-precinct descriptions and zoning

Long Bay Sub-precinct	Description	Zone
A	Large lot residential	H1 Residential - Large Lot Zone
B	Rural residential	H1 Residential - Large Lot Zone
C	Piripiri Point protection area	H1 Residential - Large Lot Zone
D	Suburban neighbourhood – east of Ashley Avenue (Stream Protection A Area)	H3 Residential - Single House Zone
E	Suburban neighbourhood – north of Vaughans Stream (Stream Protection A and B Area)	H3 Residential - Single House Zone
F	Suburban neighbourhood – south of Vaughans Stream	H3 Residential - Single House Zone
G	Mixed neighbourhood – north of Vaughans Stream	H4 Residential - Mixed Housing Suburban Zone
H	Urban neighbourhood	H5 Residential - Mixed Housing Urban Zone **H3 Residential – Single House Zone**
I	Urban village	H6 Residential -Terrace Housing and Apartment Buildings Zone **H3 Residential – Single House Zone**
J	Village centre	H11 Business - Local Centre Zone
K	Village centre – Vaughans Stream interface	H11 Business - Local Centre Zone
L	Two house site	H7 Open Space – Conservation Zone

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Parts of Sub-precinct B mainly around the stream systems are identified as within D9 Significant Ecological Areas Overlay

Parts of Sub-precincts C and E are identified as within D10 Outstanding Natural Landscapes Overlay and within D11 High Natural Character Overlay

Parts of Sub-precinct L are within D17 Historic Heritage Overlay

I519.2. Objectives [rp/dp]

General

(1) A new community is created in an integrated and sustainable way that protects and enhances the natural environment.

(2) The nationally significant heritage values and associated landscape character of the Awaruku headland and seaward end of the Awaruku Ridge are protected and enhanced.

(3) The outstanding landscapes and natural character of the coastal environment bounded by Homestead Spur, Grannys Ridge and Piripiri Point Ridge areas within the North Vaughans area, as seen from within the Long Bay Regional Park and Piripiri Reserve are protected from land use development and subdivision.

(4) The recreational amenities, landscape values and ecological systems of Long Bay Regional Park are protected and enhanced.

(5) The water quality, level and flows, habitat values and fauna of the Vaughan Stream and its tributaries and waterways are protected and enhanced, and the adverse effects of sediment discharges to the stream, Long Bay Beach and the Long Bay Ōkura Marine Reserve and wider Hauraki Gulf are minimised to limit effects on their ecological, amenity and recreational values.

(6) The water quality, habitat values and fauna of the Awaruku Stream are improved and the adverse effects of sediment discharges on Long Bay Beach and the Long Bay Ōkura Marine Reserve are reduced.

(7) Native vegetation remnants and habitats are protected from subdivision, use and development and native bush areas are enhanced and connected over time to form linked ecological areas.

Sub-precincts A and B

(8) Large lot development is undertaken in the upper valley and is rural residential in character with bush areas enhanced and connected over time.

(9) Large lot residential development in Sub-precinct A is provided for in the limited areas where slope and landform do not preclude buildings while protecting and enhancing natural vegetation.

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(10) Rural residential development in Sub-precinct B is provided for while protecting and enhancing the special landscape and environmental values of the steeper areas of the catchment.

Sub-precinct C

(11) The outstanding natural landscape values of Piripiri Point and the amenity values of the Long Bay Regional Park and Piripiri Reserve are protected.

Sub-precincts D, E and F

(12) Single houses are provided in the North Vaughans, Awaruku and Glenvar areas with some higher intensity integrated housing fronting main roads and reserves in the Awaruku area.

Sub-precinct G

(13) A mixture of stand-alone houses on smaller lots and attached housing types are provided in the North Vaughans area, generally to the south and west of the northern Beach Road extension.

Sub-precinct H

(14) A mixture of two and three storey stand alone and terrace type housing is provided on the northern slopes of the Awaruku ridge and the lower North Vaughans slopes.

Sub-precinct I

(15) Terraced housing and apartment buildings are provided in close proximity to the village centre and open space areas located in the Vaughan's Stream corridor.

Sub-precincts J and K

(16) A quality, compact village centre is developed in Sub-precinct J as a focal point for the local community.

(17) The village centre is integrated with the natural character and amenity of the Vaughan Stream corridor in Sub-precinct K.

Sub-precinct L

(18) The landscape and amenity values of the adjacent Regional Park and coastal environment are protected.

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

I519.3. Policies [rp/dp]

Stormwater Management

(1) Apply a low impact, treatment train approach including:

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(a) limitations on landform modification and impervious cover;

(b) on-site stormwater mitigation measures for development, roads and accessways and retention of streams and waterways; and

(c) provision of catchment-wide facilities like wetlands.

(2) Require stormwater treatment devices, utilising the best practicable option, within the road reserve and accessways to mitigate the effects of the majority of stormwater generated by the road or accessway including:

(a) reducing carriageway widths and limiting impervious areas;

(b) incorporation of bio-retention where grades are less than 5%;

(c) check dams and flow control methods for grades of 5 to 8%; and

(d) off-line treatment for grades greater than 8%.

(3) Require the riparian margins of the Vaughan and Awaruku Streams (identified on Precinct Plan 4) to be kept free of development and earthworks and to be made stock proof and replanted with suitable native vegetation at the time of subdivision.

(4) Limit development in the 100 year flood plain to infrastructure that cannot be located elsewhere.

(5) Require stormwater retention and treatment facilities to be designed to retain the ecological values in and along the Vaughan and Awaruku Streams. These areas should be landscaped to add additional habitat (e.g. wetlands).

(6) Within the Stream Protection A area:

(a) require all streams, waterways and their riparian margins to be retained in their natural state;

(b) require existing stormwater overland flow paths to be identified and protected from site works, subdivision and/or development;

(c) require imperviousness to be limited to no more than 15 per cent in Sub-precincts A and B and 50 per cent in Sub-precinct D and that part of Sub-precinct E in the Stream Protection A area, with sites sizes to be at least 600m^2 in Sub-precinct D area;

(d) require development to incorporate on-site stormwater mitigation measures to mitigate adverse water quality and quantity effects from the run off from the following areas of impervious surfaces:

(i) Sub-precinct A and B, 100 per cent of impervious surfaces;

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(ii) Sub-precinct E (Stream 1C catchment), 100 per cent of impervious surfaces; and

(iii) Sub-precinct D and all other stream catchments, 80 per cent of impervious surfaces;

(e) manage the quality of discharged stormwater by removing, on-site, a minimum of 75 per cent of total suspended solids on a long term average basis from the percentage of impervious areas listed in Standards I519.3(6)(d)(i) and I519.3(6)(d)(ii) above; and

(f) require no off-site wetlands or ponds to be created in the Stream Protection A Area except for the treatment of road run off from the steeper sections of Glenvar Ridge Road, where grades are greater than 8 per cent.

(7) Within the Stream Protection B Area:

(a) require the main channels of the Vaughan and Awaruku Streams to be retained in their current state. Allow secondary waterways to be modified (Stream 1B) or removed (except Stream 2);

(b) require overland flow paths to be identified and protected, post development;

(c) provide a range of housing types relative to site sizes and impervious cover; and

(d) require development to be designed so that stormwater run-off is mitigated before it enters the Vaughan and Awaruku Streams.

Protection and management areas

(8) Require areas of existing native vegetation to be set aside at the time of subdivision, made stock proof, weeds and pests eradicated and afforded long term protection by appropriate legal mechanisms. Vegetation removal should be limited to the eradication of plant pests and weeds.

(9) Require subdivision and development to contribute to extending the areas of native bush, helping to develop ecological corridors linking the lower valley with the existing bush areas in the upper valley and to restore and enhance degraded landscapes.

(10) Require subdivision and development to protect the landscapes and natural character of the Regional Park, north of Vaughan Stream, through application of the Piripiri Point Protection Area and the Park Interface Protection Area.

Sediment and earthworks

(11) Require the control of sedimentation on the receiving environment by limiting the area of land exposed at any one time (30 hectares total of bulk and small scale earthworks) across the whole of the precinct, and enhanced sediment control measures.

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(12) Require allocation of the 30 hectare limit to be on the basis that the proportion of likely total earthworks within each sub-precinct will be as follows:

(a) small scale earthworks are expected to amount to no more than two hectares in total across the whole precinct area to be exposed at any one time;

(b) no more than seven hectares of land may be exposed at any one time in Sub-precincts A and B with no ability to exceed this limit; and

(c) up to 21 hectares may be exposed at any one time in Sub-precincts D to K with this extended to 28 hectares where the seven hectare allocation for Sub-precinct A and B has not been taken up in an earthworks season.

(13) Limit the volume and footprint of earthworks within the Stream Protection A area to avoid changes to landforms, waterways and changes in hydraulic response resulting from compaction of soils during earthworks.

(14) Require small scale site works to avoid adverse effects on waterways and their margins and areas of ecological value by the preparation of individual site management plans.

(15) Require all earthwork/geotechnical devices generally to be kept clear of the Vegetation – Conservation areas and riparian margins.

(16) Require a Lizard Conservation Management Plan for the relocation of lizards prior to any larger scale earthworks in the Stream Protection A area.

Upper Valley (Sub-precincts A and B, and that part of Sub-precinct E in the Stream Protection A area)

(17) Prohibit earthworks and structures (except those associated with revegetation and fencing) in the Landscape Protection Area between the catchments of Streams 1C and 1D up to the steeper land above the headwaters of Stream 1D and set this land aside for revegetation at the time of subdivision.

(18) Require re-vegetation on subdivision and development of the land to the north of the escarpment covered by the Landscape Enhancement Area on the northern side of Vaughan Stream.

(19) Enable development of sites in the Ecology/Stormwater Management Area provided sites are located outside of riparian margins, do not result in clustering of development and are subject to replanting requirements.

(20) Require the extension of existing areas of native bush in the Ecology/Stormwater Management Area on subdivision and development to create over time ecological corridors.

(21) Require on site wastewater disposal systems as an interim solution, for development that proceeds ahead of the trunk wastewater network and require

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any such development to connect to the trunk wastewater network once it becomes available.

(22) Prevent minor dwellings in Sub-precincts A, B and D.

Lower Valley (Sub-precincts D to K)

(23) Require proposed roads to be in accordance with the roads shown on Precinct Plans 1, 3 and 4, and allow for variations in alignment (up to 20m of the centre line of the alignment shown on the precinct plans), based on final earth working and site layout.

(24) Enable minor dwellings in the following locations:

(a) sites greater than 1000m^2 in the Sub-precincts E and F; and

(b) within the Sub-precincts G, H and I, minor residential units should be incorporated into garages that overlook rear access lanes.

(25) Require a 10m building setback to be provided on the 370m section of Vaughans Road shown on Precinct Plan 3.

(26) Require a riparian margin and Ecology/Stormwater Management Area to be maintained on Stream 1B or any re-alignment of it.

(27) Require a Stream Interface Management Area to apply to both sides of the lower reaches of the Vaughan Stream outside of the floodplain, with development to provide for public access and informal surveillance of the stream.

(28) Retain a largely open character in the land on the southern side of the Vaughan Stream corridor, within the Stream Interface Management Area covering Sub-precincts H and K. Require buildings and development to occupy no more than 40 per cent of the Glenvar Ridge Road frontage of the Stream Interface Management Area within Sub-precinct H and manage the design and layout of development in Sub-precinct K.

(29) Provide a high quality built edge to the northern side of the Vaughan Stream corridor that supports a safe and attractive open space area within the Stream Interface Management Area, by requiring;

(a) a shared pedestrian and vehicle lane to front the majority of the stream corridor, at least to the extent of the Sub-precinct I frontage, west of Vaughans Road extension;

(b) development to be designed to address and overlook the lane and in turn the stream corridor; and

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(c) the shared lane to have a carriageway design that slows traffic speeds and mixes pedestrian and cycle use.

(30) Require the riparian margins shown on Precinct Plan 4 to be planted in native vegetation according to an approved planting plan, apart from proposed walkways, trails and recreational areas.

(31) Ensure when site works, subdivision or development occur within the Vaughan Stream Corridor, the landowner is responsible for planting the land from the edge of the Vaughan Stream to the top of the bank and at least 5m beyond on either side and that particular care is taken with the ecological and landscape design of the interface with the Long Bay Regional Park.

(32) Require the whole of the riparian margin as shown on Precinct Plan 4, on land zoned Open Space – Informal Recreation to be vested in Council at no cost.

(33) Recognise that vesting of the riparian margin required by Policy I519.3(32) is for stormwater management purposes, including wetlands and perimeter planting and is to be managed for ecological and where practicable, recreational purposes.

(34) Avoid where practicable service station development in all sub-precincts due to adverse effects on amenity.

Sub-precincts A and B

(35) Require a minimum subdivision size of two hectares and enable smaller site sizes where existing areas of native vegetation are protected from development and minimal land modification will occur.

(36) Require development to contribute to revegetation and the extension and linking of existing bush areas for stormwater mitigation, ecological and landscape enhancement purposes.

(37) Require full (100 per cent) on-site mitigation of stormwater.

(38) Require esplanade reserves and strips for the section of Vaughan Stream where provided for by the Resource Management Act 1991 and the Unitary Plan.

Sub-precinct A

(39) Enable the subdivision and development of land of gentle to moderate slope and adjacent to existing roads and accessways to form larger suburban lots.

(40) Require development to consist of single dwellings that avoid a continuous band of housing along Vaughans Road and which are separated from other development, rather than clustered.

(41) Enable site sizes down to a minimum of 2,500m^2, provided that:

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(a) development sets aside and protects areas of native bush from further development keeping it free from stock, weeds and pests; and

(b) earthworks to create building sites and accessways will not disturb more than an average of 2,000m^2 per site in any subdivision.

Sub-precinct B

(42) Confine development (including accessways) to existing cleared areas, and where building sites and driveways can be constructed in a way that does not require substantial earthworks or modification of the landform.

(43) Permit a minimum site size of 5,000m^2; provided that native vegetation areas are protected and the presence of accessways and stable building platforms mean that only limited earthworks are required (generally less than an average of 2,000m^2 per site).

(44) Recognise in some cases, larger minimum site sizes will be needed to ensure a stable building platform can be provided.

Sub-precincts D, E and F

(45) Provide for two storey, standalone housing to ensure that a suburban character is retained, except for small areas of more intensive housing and for sites of 1,000m^2 or more where a minor dwelling may be provided in Sub-precincts E and F.

(46) Enable a limited range of more intensive housing in these sub-precincts provided that:

(a) such housing is located along proposed (main) roads or fronts reserves (public or private) of at least 2000m^2 in area; and

(b) the number of dwellings to be provided does not exceed 20 per cent of the total number of dwellings within the relevant sub-precinct.

(47) Require building heights and land contouring in the northern and eastern sections of Sub-precincts E and G to be set so that no buildings or structures will be visible:

(a) to the east of the northern Beach Road extension (as shown on Precinct Plan 1), from the Long Bay Regional Park, when viewed from the Grannys Bay catchment, and from Piripiri Reserve; and

(b) to the north of northern Beach Road extension (as shown on Precinct Plan 1) when viewed from the northern part of the Grannys Bay catchment, and from Piripiri Reserve.

(48) Require the finished ground level of earthworks across the gully located between the Beach Road extension and Homestead Spur, below the 39.7m contour line (as shown on the Precinct Plans), to be below the crest of the Spur to ensure the

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Long Bay Regional Park is buffered from the visual and landscape effects of housing.

(49) Avoid modification of the existing contours of the crest of Homestead Spur below the 39.7m contour line.

(50) Require the Park Interface Protection Area shown on the Precinct Plans 1 and 4 to be provided at the time of subdivision or earthworks.

(51) Require within the Park Interface Protection Area:

(a) the existing ridgeline, augmented where necessary and contoured in a natural form, to be in accordance with the Ridgeline Height Control shown on Precinct Plan 4 unless it can be demonstrated that a different ridgeline design meets the requirements of Policies 3 and 4 above;

(b) avoid buildings, structures, earthworks or development on the crest, and the eastern and northern side of the Ridgeline Height Control shown on Precinct Plan 4, except for rural type, post and wire fences and re-vegetation, pastoral farming and earthworks to maintain the integrity of the ridgeline;

(c) avoid where practicable buildings other than accessory buildings on the southern and western side of the Ridgeline Height Control shown on Precinct Plan 4;

(d) any accessory buildings, structures and development on the southern and western side of the Ridgeline Height Control shown on Precinct Plan 4 are not to be visible when viewed from the Long Bay Regional Park within the Grannys Bay catchment and from Piripiri Reserve;

(e) all associated earthworks are to retain the structural integrity of the ridgeline; and

(f) a consistent and sustainable approach to the design, planting and on-going management of this Park Interface Protection Area must be put in place at the time of subdivision.

(52) Enable a limited amount of single house development in the North Vaughans area in the catchment of Stream 1C.

(53) Require single house development in Sub-precinct E in the catchment of Stream 1C be confined to within 120m (as measured along Vaughans Road frontage) of the boundary between the Stream Protection A and B Areas and to the north of the Stream 1C Ecology/Stormwater Management Area as shown in Precinct Plan 1.

Sub-precinct D

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(54) Require single house development on larger sections in the Glenvar area and avoid more intensive housing to reflect the location of this area in Stream Protection A area.

(55) Require esplanade reserves and strips along Stream 3, where provided for by the Resource Management Act 1991 and the Unitary Plan.

Sub-precinct G

(56) Enable a mix of single and two storey detached and attached dwellings on smaller sections.

(57) Apply the Mixed Housing Suburban Zone standards, except for those associated with building height, yards, coverage and impervious areas and fencing which are to be compatible with the adjacent Sub-precinct E.

Sub-precinct H

(58) Provide for terraced housing and low rise apartments up to three storeys in height and some single houses on small sites with an average density of housing across the sub-precinct of approximately one unit per 250m^2.

(59) Provide a landmark building at the south eastern edge of Sub-precinct H on the north western corner of southern Beach Road extension and the proposed road connecting Beach Road extension to Ashley Avenue, in proximity to Long Bay College.

(60) Enable the landmark building referred to in Policy I519.3(60) above to be up to four storeys in height and have a local retail function addressing the street.

(61) Require the landmark building referred to in Policy I519.3(60) above to be designed to provide a high quality and distinctive entrance statement to this more intensive section of the urban area.

(62) Provide for a mix of housing on the boundary of the H7 Open Space – Conservation Zone. Gaps are to be created between groups of attached housing to provide for views into and across the H7 Open Space - Conservation Zone and building heights controlled to maintain the amenity and landscape values of the public open space.

(63) Fencing and retaining walls along the edge of Sub-precincts F or H and the H7 Open Space - Conservation Zone should be designed to provide a consistent treatment that is sympathetic to the values of the land zoned open space.

Sub-precinct I

(64) Allow for terraced housing and apartment buildings development up to four storeys in height recognising that the average density of development across the sub-precinct is expected to be more than one unit per 100m^2.

Sub-precincts J and K

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(65) Enable development up to four storeys in height that forms a continuous frontage to all streets and plazas within Sub-precinct J.

(66) Limit large floorplate retail activities to one store in excess of 500m^2 gross floor area within Sub-precinct J, to ensure that the centre develops as a mixed use centre.

(67) Allow apartments and small scale workplaces to locate in Sub-precinct J so that a mixed use focal point for the community is created. Residential development is to be above ground on the main street frontages.

(68) Require development in Sub-precinct K to consist of one to two storey development set within an open landscape that integrates with the natural character and open space values of the adjoining Vaughan Stream corridor.

Sub-precinct C (Piripiri Point Protection Area)

(69) Require the Piripiri Point land to remain in one title, unless subdivision is required for public road access or reserve purposes.

(70) Require buildings to be located in the nominated building site (that is outside the sub-precinct, as shown on Precinct Plan 1) with development in this site subject to the provisions of the relevant zone.

(71) Limit activities to grazing, pastoral farming and indigenous re-vegetation.

(72) Prevent intensive rural activities that involve structures (such as shade houses, glass houses, piggeries, poultry sheds, packing sheds, kennels and the like), forestry and any commercial activities (such as camping grounds and outdoor recreation).

(73) Prevent buildings or structures of any sort (including tennis courts, helipads, swimming pools, and the like) from being located within the sub-precinct and require accessory buildings for pastoral activities and structures associated with domestic activities to be located outside of this sub-precinct.

(74) Limit fencing and accessways to normal farm type post and wire fences and unpaved tracks.

Sub-precinct L (two house site)

(75) Limit further development to the maintenance and repair of the existing buildings. No further building may occur.

(76) Enable continued use of the buildings as residential units, in addition to community or recreational activities.

(77) Avoid any subdivision, except for the provision of access.

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

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I519.4. Activity table

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

For the purposes of this precinct rainwater tanks are not exempt from the definition of 'building' in Chapter J.4.1; and the rainwater tank standards of the underlying Single House zone (H3.6.13); Large Lot zone (H1.6.8); Mixed Housing Suburban zone (H4.6.16) and Mixed Housing Urban zone (H5.6.17) do not apply.

Table I519.4.1 specifies the activity status of land use and development activities in Sub-precincts A, B and D to I (other than in specified locations and in relation to subdivision and earthworks) pursuant to sections 9(2) and 9(3) of the Resource Management Act 1991.

Table I519.4.1: Activity table for Sub-precincts A, B, D, E, F, G, H and I

Activity		**Sub-precincts A and B**	**Sub-precincts D, E, F**	**Sub-precinct G**	**Sub-precinct H**	**Sub-precinct I**
Use						
General						
(A1)	Activities in the Ecology/Stormwater Management and Landscape Enhancement Areas	D	D	NA	NA	NA
Development						
(A2)	Impervious surfaces in the Stream Protection A area	C	C	NA	NA	NA
(A3)	Alterations to buildings	P	P	P	P	P
(A4)	Demolition or removal of an existing building	P	P	P	P	P
(A5)	Dwellings not exceeding one per site, on sites greater than 600m^2 in the Stream Protection A area	C	C	NA	NA	NA
(A6)	Dwellings not exceeding one per site, on sites greater than 450m^2 in the Stream Protection B area	NA	P	P	C	NA

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(A7)	Dwellings in Sub-precinct F at a density of more than 1 unit per 450m^2 of site area (integrated housing developments) within the Stream Protection B area	NA	RD	NA	NA	NA
(A8)	Dwellings in Sub-precincts G to I not exceeding a density of 1 unit per 300m^2 of site area	NA	NA	P	C	C
(A9)	Dwellings in Sub-precincts G to I exceeding a density of 1 unit per 300m^2 of site area	NA	NA	RD	RD	RD
(A10)	Minor dwellings in Sub-precincts E and F on sites greater than 1000m^2, in the Stream Protection B Area, and in Sub-precincts G, H and I where they are located above a garage accessed from a rear lane	NA	P	P	P	P
(A11)	Accessory buildings in the Stream Protection A area not exceeding a total of 50m^2 gross floor area per site	RD	C	NA	NA	NA
(A12)	Accessory buildings in the Stream Protection B area not exceeding a total of 50m^2 GFA per site in Sub-precincts E and F, except for for Integrated housing developments	NA	P	NA	NA	NA
(A13)	Accessory buildings in Sub-precinct F on sites approved for Integrated housing development, and	NA	C	C	C	C

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	in Sub-precincts G to I in the Stream Protection B area and not exceeding a total of 25m^2 gross floor area per site					
(A14)	Additions or alterations to an existing building in the Stream Protection A area which increase the impervious area coverage or roof area	C	C	NA	NA	NA
(A15)	Additions to an existing building in the Stream Protection B area which increase the impervious area coverage except for integrated housing developments in Sub-precinct F	NA	P	RD	RD	RD
(A16)	Additions to an existing building in the Stream Protection B area which increases the impervious area coverage for integrated housing developments in the Sub-precinct F	NA	RD	NA	NA	NA
(A17)	New buildings and additions to existing buildings accommodating activities that are not defined as dwellings.	The activity status of the development is the same as the intended land use activity to be housed within the building				
(A18)	All other development activities	NC	NC	NC	NC	NC

Table I519.4.2 specifies the activity status of land use and development activities in Sub-precincts A and B, F and H (within 30m of Open Space – Conservation Zone land), and Sub-precinct I pursuant to section 9(3) of the Resource Management Act 1991.

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Table I519.4.2: Activity table for Sub-precincts A and B, F and H (within 30m of the Open Space – Conservation Zone), and Sub-precinct I

Activity		Sub-precincts A and B	Sub-precincts F and H within 30m of the Open Space Conservation Zone	Sub-precinct I
Accommodation				
(A19)	Retirement villages	NC	NC	RD
(A20)	Supported residential care and boarding houses accommodating up to 10 people per site inclusive of staff and residents	C	P	P
(A21)	Supported residential care and Boarding Houses not provided for above	NC	NC	RD
(A22)	Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors	C	D	P
(A23)	Visitor accommodation not provided for	NC	NC	D
Commercial				
(A24)	Dairies and cafes up to 100m^2 gross floor area	NC	NC	RD
(A25)	Offices not exceeding 100m^2 gross floor area at ground floor level in Sub-precinct I	NA	NA	P
(A26)	Service stations	NC	NC	NC
(A27)	Commercial breeding/boarding of animals	D	NC	NC
(A28)	Home occupations	P	P	P
Community				

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Activity		Sub-precincts A and B	Sub-precincts F and H within 30m of the Open Space Conservation Zone	Sub-precinct I
(A29)	Care centres accommodating up to 10 people per site excluding staff	D	D	P Note 1
(A30)	Care centres not provided for	NC	NC	RD Note 1
(A31)	Community facilities	NC	NC	RD Note 1
(A32)	Education facilities	NC	NC	D
(A33)	Healthcare facilities up to 200m^2 gross floor area	NC	NC	RD Note 1
(A34)	Healthcare facilities greater than 200m^2 gross floor area	NC	NC	RD Note 1

Note 1: Ground floor only

Table I519.4.3 specifies the activity status of additional land use and development activities in Sub-precincts A and B pursuant to section 9(3) of the Resource Management Act 1991.

Table I519.4.3: Activity table for Sub-precincts A and B

	Activity	Sub-precincts A and B
(A35)	Pastoral farming	P
(A36)	Horticulture	P
(A37)	Glasshouses up to 50m^2 per site	P
(A38)	Glasshouses greater than 50m^2 per site	D
(A39)	Sale of produce grown on the property	P
(A40)	Riding trails and horse jumping courses for non commercial purposes	P

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Table I519.4.4 specifies the activity status of land use and development activities in Sub-precincts J and K pursuant to section 9(3) of the Resource Management Act 1991.

Table I519.4.4 Activity table for Sub-precincts J and K

	Sub-precinct	Activities	Activity status
(A41)	J	Residential development on the ground floor of any development that fronts the proposed roads shown on Precinct Plan 1	NC
(A42)	J	Service stations	NC
(A43)	K	Walkways and playgrounds	P
(A44)	K	All new buildings and all alterations and additions that change the gross floor area of a building	D
(A45)	K	Alterations and additions that change the external appearance, but not the gross floor area of a building	D
(A46)	K	Cafes, restaurants, community meeting spaces, galleries, event and display areas (except for religious organisations), provided that the maximum gross floor space for any one activity must not exceed 100m^2	P
(A47)	K	All other activities	NC

Table I519.4.5 specifies the activity status of land use and development activities in the areas identified pursuant to section 9(3) of the Resource Management Act 1991.

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Table I519.4.5 Activity table for activities in identified areas

	Activity	Sub-precincts A and B within land identified as Vegetation – Conservation	Sub-precincts A and B within land identified as Vegetation – Restoration	All sub-precincts: Riparian Margins	Sub-precinct L	Sub-precinct C: Piripiri Point Protection	Sub-precinct E: land within the Park Interface Protection on the crest, North and East of the Ridgeline Height Control Line
(A48)	Farm type fencing (post and wire)	P	P	P	P	P	P
(A49)	Non-paved farm type accessways	NC	NC	D	D	P	Pr
(A50)	Roads and bridges	NC	NA	D	NC	P Note 2	Pr
(A51)	Footpaths, tracks and trails, provided they are 5m from the top of the bank of a stream	D	P	P	D	P	D Note 3
(A52)	Pastoral farming	NC	NC	NC	P Note 4	P	NC
(A53)	Buildings, shelters, sheds and other ancillary structures	NC	NC	NC	NC	Pr Note 5	Pr
(A54)	The external maintenance and repair (but not extensions or additions) to existing buildings	NA	NA	NA	P	NA	NA
(A55)	Education and interpretive activities for the public	NA	NA	NC	D	NA	NA

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	Activity	Sub-precincts A and B within land identified as Vegetation – Conservation	Sub-precincts A and B within land identified as Vegetation – Restoration	All sub-precincts: Riparian Margins	Sub-precinct L	Sub-precinct C: Piripiri Point Protection	Sub-precinct E: land within the Park Interface Protection on the crest, North and East of the Ridgeline Height Control Line
	within existing buildings (including alterations and additions to these buildings)						
(A56)	All other activities	NC	NC	NC	Pr	Pr	Pr

Note 2: Provided they are for public roads

Note 3: Provided for purposes of public access

Note 4: Excluding cattle, horses and pigs

Note 5: All buildings should be located outside of the sub-precinct, within the building site identified on Precinct Plan 1 and 3.

Subdivision

Table I519.4.6 specifies the activity status of subdivision activities pursuant to section 11 of the Resource Management Act 1991.

A blank in Table I519.4.6 means that the provisions of the overlays, zone or Auckland-wide apply.

Table I519.4.6 Activity table for subdivision

	Activity	Sub-precincts A and B	Sub-precincts D to K	Sub-precinct C: Piripiri Point Protection Area	Sub-precinct L
(A57)	Subdivision to effect a boundary adjustment	P	P		NC
(A58)	Subdivision to provide for a network utility	P	P		NC

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	Activity	Sub-precincts A and B	Sub-precincts D to K	Sub-precinct C: Piripiri Point Protection Area	Sub-precinct L
(A59)	Subdivision in the Stream Protection B Area	NA	RD	NA	NC
(A60)	Single site subdivision including the amalgamation of the relevant part of Lot 26 DP 66117 to incorporate the existing dwelling site and curtilage (as shown as the nominated building platform on Precinct Plan 1) into Sub-precinct C: Piripiri Point Protection Area	NA	NA	C	NA
(A61)	Subdivision in Sub-precinct C: Piripiri Point Protection Area for public road or reserve purposes only	NA	NA	D	NA
(A62)	Subdivision in Sub-precincts A and B, and in Sub-precinct D and E within the Stream Protection A Area.	RD	RD	NA	NA
(A63)	Any other subdivision	NC	NC	Pr	NC

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Land disturbance

Tables I519.4.7 and I519.4.8 specifies the activity status of land use activities pursuant to section 9(2) and 9(3) of the Resource Management Act 1991. In instances where the precinct activity status conflicts with the provisions of E11 Land Disturbance – Regional, E12 Land Disturbance - District or E26 Infrastructure, the precinct provisions prevail.

Table I519.4.7 Activity table for land disturbance

	General land disturbance	Activity status

(A64)	Earthworks which expose no more than 500m^2 surface area of bare earth except where listed in Table I519.4.8	P
(A65)	Earthworks for the maintenance, repair, renewal and minor infrastructure upgrade of network utilities (above and below ground)	P
(A66)	Earthworks for the provision of above ground network utilities located in a formed road reserve	P
(A67)	Earthworks for the maintenance, repair, renewal and minor infrastructure upgrade of roading and road network activities located in a formed road reserve	P
(A68)	Earthworks in Sub-precincts A, B and C which are not a permitted activity provided that the total land area that will be exposed at any one time under all live consents does not exceed 7 hectares Note 6	RD
(A69)	Earthworks in Sub-precinct D and E (within the Stream Protection A Area) which are not a permitted activity, provided that the total land area that will be exposed at any one time under all live consents does not exceed 21 hectares. Note 6	RD
(A70)	Earthworks in Sub-precincts E to K within the Stream Protection B Area which are not a permitted activity, provided that the total land area across Sub-precincts D to K that will be exposed at any one time under all live consents does not exceed 21ha Note 6	RD
(A71)	Earthworks in Sub-precincts E to K in the Stream Protection B Area which are not a permitted activity where the total land area that will be exposed at any one time under all live consents is more than 21ha (and no more than 28ha in Sub-precincts A to K) Note 6	D
(A72)	Earthworks in Sub-precincts A, B and C which are not a permitted activity and where the total land area that will be exposed at any one time under all live consents in Sub-precincts A , B and C exceeds 7ha. Note 6	NC
(A73)	Earthworks in Sub-precincts A to K which are not a permitted activity where the total land area that will be exposed at any one time under all live consents in Sub-precincts A to K exceeds 28ha. Note 6	Pr

Note 6: Live consents include the consent application under consideration and the area and timing of earthworks exposed by giving effect to any approved consents.

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Table I519.4.8 Activity table for land disturbance in specific locations

	Specific location land disturbance	Activity status
	Sub-precinct H	
(A74)	Retaining walls on the western boundary of the H7 Open Space – Conservation Zone which have the effect of raising the ground level less than 1m high	D
	Sub-precinct C: Piripiri Point Protection Area	
(A75)	Earthworks ancillary to a permitted activity	P
(A76)	Earthworks to create a ridgeline in accordance with the Ridgeline Height Control and Spot Heights as shown on Precinct Plan 4	RD
(A77)	Earthworks to create the ridgeline not in accordance with the Ridgeline Height Control and Spot Heights shown on Precinct Plan 4	D
(A78)	Earthworks for public roading or reserve purposes	D
(A79)	All other earthworks	NC
	Sub-precinct E within Park Interface Protection Area	
(A80)	Earthworks to create the ridgeline in accordance with Ridgeline Height Control and Spots Heights as shown on Precinct Plan 4	RD
(A81)	Earthworks to create the ridgeline not in accordance with the Ridgeline Height Control and Spot Heights shown on Precinct Plan 4	D
(A82)	Earthworks to the north and east of the Ridgeline Height Control Line once the ridge is formed for revegetation and fencing purposes	P
(A83)	Other earthworks to the north and east of the Ridgeline Height Control Line once the ridge is formed	NC
(A84)	Earthworks once the Piripriri Point/Grannys Bay Ridge is recontoured which lower the height of the constructed ridgeline	Pr
(A85)	Earthworks which expose up to 25m^2 of bare earth to the west and south of the Ridgeline Height Control Line once the ridge is formed	P
(A86)	Earthworks which expose 25m^2 or more of bare earth to the west and south of the Ridgeline Height Control Line once the ridge is formed	D
(A87)	Retaining walls to the west and south of the Ridgeline Height Control Line once the ridge is formed which have the effect of raising the ground level by up to 1.5m above the natural ground level (measured by the vertical distance from the top to the bottom of the wall).	P
(A88)	Retaining walls to the west and south of the Ridgeline Height Control Line once the ridge is formed which have the effect of raising the ground level by greater than 1.5m abovethe natural	D

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	ground level (measured by the vertical distance from the top to the bottom of the wall).	
(A89)	All other earthworks	NC
	Sub-precincts A and B within Vegetation - Conservation, Vegetation - Restoration, Landscape Enhancement and Ecology / Stormwater Management Areas	
(A90)	Earthworks within Vegetation Conservation areas for the purposes of installing surface laid wastewater disposal fields and tracks for public recreation	D
(A91)	Earthworks within Vegetation Restoration areas directly associated with revegetation, fencing and walking tracks	P
(A92)	Earthworks within Landscape Enhancement Areas that expose up to 25m^2 surface area of bare earth	P
(A93)	Earthworks within Landscape Enhancement Areas that expose more than 25m^2 surface area of bare earth	RD
(A94)	Earthworks within Ecology/Stormwater Management Areas directly associated with revegetation	P
(A95)	Other earthworks within Vegetation Restoration, Landscape Enhancement and Ecology/Stormwater Management Areas	D
(A96)	All other earthworks in Vegetation Conservation areas	NC
	All sub-precincts: Within Riparian Margins	
(A97)	Earthworks for tracks that provide for public access to and along a public reserve more than 5m from the top of the bank of a stream, and site works directly associated with revegetation	P
(A98)	Earthworks associated with stream bank rehabilitation and revegetation of waterways	P
(A99)	Earthworks for the purposes of installing or maintaining infrastructure (including accessways, roads and road network activities)	RD
(A100)	All other earthworks	NC

Table I519.4.9 specifies the activity status of vegetation management land use activities pursuant to section 9(2) of the Resource Management Act 1991.

Table I519.4.9 Activity table for vegetation management

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	Activity	Sub-precincts A and B within land identified as Vegetation – Conservation Areas	Sub-precincts A and B within land identified as Vegetation – Restoration Areas	All sub-precincts: Riparian Margins	Sub-precinct C: Piripiri Point Protection	Sub-precinct E: land within the Park Interface Protection on the crest, North and East of the Ridgeline Height Control Line
(A101)	Alteration or removal of any native vegetation	NC	NC	D	D	NC

Table I519.4.10 specifies the activity status of stream diversions, water takes, disturbance and reclamation activities pursuant to sections 13 and 14 of the Resource Management Act 1991

Table I519.4.10 Activity table for lakes, rivers, streams and wetland management

	Streams	Activity status
(A102)	The diversion, disturbance, piping or reclamation of streams (including intermittent streams) in Sub-precincts E to K, except for the main channel of the Vaughan and Awaruku Streams and Stream 2	P
(A103)	The diversion, disturbance, piping or reclamation of the main channel of the Vaughan and Awaruku Streams and Stream 2 within the Long Bay Precinct.	NC
(A104)	The diversion, disturbance, piping or reclamation of streams (including intermittent streams) within the Stream Protection A Area shown on Precinct Plan 4.	NC

I519.5. Notification

(1) An application for resource consent for a controlled activity listed in Tables I519.4.1 to I519.4.10 Activity tables 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(9) of the Resource Management Act 1991.

(2) Any application for resource consent for an activity listed in Tables I519.4.1 to I519.4.10 Activity tables and which is not listed in I519.5(1) 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).

I519.6. Standards

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

All permitted, controlled and restricted discretionary activities listed in Tables I519.4.1 to I519.4.10 must comply with the following activity standards.

I519.6.1. Minor dwellings in Sub-precincts G to I

(1) Minor dwellings in Sub-precincts G, H and I must meet all of the following:

(a) not exceed a net internal floor area of 65m^2;

(b) be located above a garage that is accessed from a rear lane; and

(c) be orientated so that living/dining/kitchen area overlooks the rear lane.

(2) the dwelling does not need to have its own outdoor living area or service court.

I519.6.2. Building height

(1) Buildings must not exceed the maximum heights specified in Table I519.6.2.1:

Table I519.6.2.1: Maximum building height

Sub-precinct	Maximum height
A and B	8m
D and F	8m
G (South and West of Beach Road extension)	8m
H when more than 30m from land zoned Open Space – Conservation	11m provided 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
Long Bay H within 30m of land zoned Open Space - Conservation	10.5m
I	14m

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J	14m
K	8m

(2) Sub-precinct E and G (North and East of Beach Road extension)

(a) the maximum building height is 8m provided that:

(i) no part of any building (or other structure) built to the East of the northern Beach Road extension and the line marked 'z-z' extending northwards as shown on Precinct Plan 4 is to be visible, when viewed from any of the Park Interface Viewpoints shown on Precinct Plan 4;

(ii) no part of any building (or other structure) built to the North of the northern Beach Road extension and west of the line marked 'z-z' as shown on Precinct Plan 4 is to be visible when viewed from the Park Interface Viewpoints 2 and 3 shown on Precinct Plan 4;

(iii) in determining the visibility of buildings (or other structures) under (i) and (ii) above, allowance must be made for a 0.5m tolerance factor. That is, the height at which a building (or structure) would become visible must be 0.5m below the measured height; and

(iv) compliance with the terms of any consent notice attached to the relevant certificate of title for the building site which sets out the ground level from which building (or other structure) height must be measured and the maximum building (or other structure) height above this level must be deemed to comply with this standard. If no relevant consent notice exists, or an alternative building (or other structure) height is proposed, then sufficient information will need to be provided to demonstrate compliance with the standard (such as an analysis of cross sections from the relevant viewpoints in accordance with Standard I519.6.21(4).

(3) Development that does not comply with Table I519.6.2.1 above is a restricted discretionary activity where located within Sub-precinct H and involving an additional storey (up to a total height of 14m) for one landmark building within that sub-precinct.

(4) Development located within Sub-precincts E and G North and East of the Northern Beach Road extension, as shown on Precinct Plan 1 that does not comply with Standard I519.6.2(2) above is a prohibited activity.

(5) All other development that does not comply with Table I519.6.2.1 above is a discretionary activity.

I519.6.3. Yards

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table I519.6.3.1.

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Table I519.6.3.1: Building yard

Yard	Sub-precincts A and B	Sub-precincts D, E and F	Sub-precinct G	Sub-precinct H	Sub-precinct I
Front yard	7.5m	5m Note 7	5m	2m	2m
Side yard	6m	1.2m	1.2m	0m	0m
Rear yard	6m	3m Note 8	3m	3m yard to be provided on boundary with land zoned Open Space - Conservation, otherwise 0m.	0m

Note 7: Except where the Vaughans Road setback applies under Standard I519.6.6.

Note 8: Except that in Sub-precinct E for sites containing the Park Interface Protection Area, there must be no development built to the north and east of the Ridgeline Height Control Line shown on Precinct Plan 4.

(2) Integrated housing developments in Sub-precinct F must comply with the following side yards:

(a) for 1,500m^2 sites for multi-unit developments, a 2m yard requirement must apply to the exterior boundaries. No yard requirement applies to interior boundaries;

(b) for 300m^2 sites for town house developments, one side yard is to be 2m, for the other side yard, a building may be built up to the boundary where this boundary adjoins another 300m^2 integrated housing development site; and

(c) for 400m^2 and 600m^2 sites for duplexes and triplexes, a 2m yard requirement must apply to exterior boundaries. For internal boundaries, a building may be built up to the boundary where it involves dwellings established concurrently on the site and joined at a common wall at the boundary.

(3) For Sub-precinct G, yards do not apply to those parts of a site boundary that share a wall with an existing or proposed building on an adjoining site.

(4) Rain tanks may be situated within any side and rear yard provided that they do not exceed 2.5m in diameter and are no more than 1.8m in height.

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(5) Rain tanks may be situated within any required front yard provided they are at least 1.5m from the front boundary and are located below finished ground level.

(6) In Sub-precinct J, no front, side or rear yards apply and in Sub-precinct K a 2m yard must apply to all boundaries with the Open Space – Informal Recreation Zone.

(7) Development that does not comply with the front yard Standards I519.6.3(1) and I519.6.3(2) above is a restricted discretionary activity where located:

(a) within Sub-precincts D, E, F and G where:

(i) the sites do not front the southern Beach Road extension (except for that portion of road opposite Sub-precinct H) and the northern Beach Road, Ashley Avenue and Glenvar Road extensions as shown on the Precinct Plan 1; and

(ii) the front yard is reduced up to 1.5m, provided that not more than 30 per cent of the area which lies between 1.5m and 5m back from the front boundary of the site is covered by buildings.

(b) within Sub-precinct I, on sites that adjoin proposed roads, provided that any part of a building at ground level that is located within the front yard is not be used for residential purposes (including garages).

(8) Development that does not comply with the rear yard standards in Standard I519.6.3(1) above is a restricted discretionary activity where located within Sub-precincts D, E, F and G and the length of that part of the building infringing the rear yard is no greater than 10m.

(9) Garages (including minor dwellings) that do comply with Standard I519.6.3(1) above are restricted discretionary activities where both of the following apply:

(a) they are located within a rear yard:

(i) on Sub-precinct F sites approved for integrated housing developments; or

(ii) on Sub-precincts G, H or I sites where vehicle access is provided by a common rear lane rather than direct from the street.

(b) they are designed and located to maintain the amenity of adjacent site and occupying no more than 70 per cent of the frontage of the rear yard (such garages may include a minor household unit designed to overlook the rear vehicle access lane).

(10) All other development that does not comply with Standards I519.6.3(1) and I519.6.3(2) is a discretionary activity.

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I519.6.4. Building coverage

(1) The maximum building coverage must not exceed the maximum net site coverage set out in Table I519.6.4.1.

Table I519.6.4.1: Maximum net site coverage

Sub-precinct	Maximum net site coverage
A and B	10 per cent
D, E and F	35 per cent excluding land to the north and east of the Ridgeline Line Height Control Line within the Park Interface Protection Area.
Integrated housing development sites within Sub-precinct F	40 per cent Note 9
G	35 per cent
H	50 per cent
I	80 per cent
J	100 per cent
K	30 per cent

Note 9: For sites with rear vehicle access via a private lane shown on an approved subdivision plan, building coverage may be assessed on the basis of the sites proportionate share of the accessway.

(2) Development that does not comply with Standard I519.6.4(1) above is a discretionary activity, except for building coverage in Sub-precincts G and H which may be increased by 5% where the additional coverage has been approved as part of a land use consent granted in respect of a development of a site in excess of 1,500m^2 that is located more than 30m from land zoned Open Space-Conservation.

I519.6.5. Height in relation to boundary

(1) Development must comply with the height in relation to boundary standards as set out in Table I519.6.5.1:

Table I519.6.5.1: Height in relation to boundary standards

Sub-precinct	Height in relation to boundary standard
F	The standards from the zone must apply, except as follows for integrated housing developments in Sub-precinct F: • For sites over 1,500m^2 in area, the underlying zone standards must apply to the exterior boundaries, except the road boundary. For internal boundaries, no height in relation to boundary rule applies; • For 300m^2 sites for town houses, buildings must not project beyond a 45 degree recession plane measured from a point

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	2.5m vertically above ground level along side and rear boundaries. Where a side boundary abuts another 300m^2 integrated housing site, for that side boundary, buildings must not project beyond a 68 degree recession plane measured from a point 3m vertically above ground level; or • For sites 400m^2 and 600m^2 sites identified for duplexes and triplexes respectively, buildings must not project beyond a 45 degree recession plane measured from a point 2.5m vertically above ground level along exterior side and rear boundaries..
G	The zone standards apply, except that no height in relation to boundary standard applies to those parts of a site boundary that share a wall with an existing or proposed building on an adjoining site.
H	The zone standards apply along any boundary with Sub-precinct A to F, or an open space zone. For sites that adjoin other sites in Sub-precincts G to I, buildings must not project beyond a 68 degree recession plane measured from a point 3m vertically above ground level, except that this does not apply to: • The internal boundaries of sites 1,500m^2 or greater; • The boundary between adjoining dwellings established concurrently on adjoining sites and joined at a common wall on the boundary; and • Front boundaries.
I	Standards from the zone must apply around the perimeter of the sub-precinct, except for the front boundary, where no height in relation to boundary standard applies, or sites that adjoin the Sub-precinct J and K.
J and K	No standard applies

(2) Development that does not comply with Standard I519.6.5(1) above is a restricted discretionary activity where located in Sub-precincts F to I.

(3) Within Sub-precinct F, on sites approved for integrated housing and in Sub-precincts G, H and I, garages are not required to comply with Standard I519.6.5(1) above where:

(a) They are part of a comprehensively designed development;

(b) vehicle access is provided by a rear lane rather than direct from the street; and

(c) in Sub-precincts G, H and I, where garages that are designed to overlook the rear vehicle access lane incorporate a minor dwellings unit.

(4) All other development that does not comply with Standard I519.6.5(1) above is a discretionary activity.

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I519.6.6. Vaughans Road setback

(1) All buildings on sites subject to the Vaughans Road Set Back shown on Precinct Plan 3 must be set back a minimum of 10m from the common boundary with the road reserve.

(2) All development that does not comply with Standard I519.6.6(1) above is a restricted discretionary activity.

I519.6.7. Activities in Sub-precinct E in the Park Interface Protection Area South and West of the Ridgeline Height Control Line

(1) Buildings, except for accessory buildings must not be located in the Park Interface Protection Area to the south and west of the Ridgeline Height Control Line shown on Precinct Plan 4.

(2) Accessory buildings and structures located in the Park Interface Protection Area to the south and west of the Ridgeline Height Control Line shown on Precinct Plan 4 are discretionary activities, provided that the maximum height of any buildings and structures are 2m below the lowest point of the Ridgeline Height Control line on that property.

(3) Any building or structure that does not comply with Standard I519.6.7(1) above and is not a discretionary activity under Standard I519.6.7(2) above is a prohibited activity.

I519.6.8. On-site stormwater management

(1) Maximum impervious area

(a) Development must comply with the maximum impervious areas set out in Table I519.6.8.1 below, provided that the provisions set out below related to the mitigation, on-site, of stormwater generated from these impervious areas can be complied with in terms of both water quality and quantity:

Table I519.6.8.1: Maximum impervious area

Sub-precinct	Stream Protection A Area	Stream Protection B Area
A and B	500m^{2}or 15 per cent of the site (whichever is greater)	NA
D, E, F and G	50 per cent (to a maximum of 500m^2)	50 per cent(to a maximum of 500m^2) Note 10
H	NA	70 per cent
I	NA	90 per cent
J	NA	100 per cent
K	NA	50 per cent

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Note 10: The calculation of impervious area must exclude all land to the north and east of the Ridgeline Height Control Line within the Park Interface Protection Area. Within this sub-precinct, no impervious surfaces are allowed.

(2) On-site stormwater mitigation

(a) Rain tanks:

(i) all development must use rain tanks to store and reuse stormwater generated from roof areas;

(ii) rain tanks and associated plumbing must be designed to ensure that water from roof areas will be used as a non-potable source of water for toilets, washing machines and irrigation;

(iii) in the Stream Protection A Area rain tanks must be for both attenuating peak flows and for reuse of stormwater (dual purpose);

(iv) in the Stream Protection A Area, the size of the rain tank must be determined by reference to the roof area of buildings and the nature and extent of other on-site stormwater management techniques to be used;

(v) in the Stream Protection B Area, rain tanks need only be designed for the reuse of rainwater as a non-potable source of water in the dwelling; and

(vi) in the Stream Protection B Area the minimum rain tank size must be 3,000l per dwelling or commercial unit, or at least 3,000l per 150m^2 of roof area where there is more than one unit within a building.

(b) Other on-site mitigation - Stream Protection A area:

(i) in Sub-precincts A and B, 100 per cent of the total constructed impervious area on the site is required to be fully mitigated by on-site stormwater management techniques, including the use of the rain tanks, revegetation and other on-site techniques such as pervious paving and bio retention;

(ii) in all cases, in Sub-precincts A and B a mix of techniques must be used;

(iii) in Sub-precinct D all stormwater runoff from not less than 80 per cent of the total constructed impervious areas on sites and from 100 per cent of impervious areas in Sub-precinct E in the catchment of Stream 1C, is required to be fully mitigated by on-site stormwater management techniques;

(iv) in Sub-precincts D and E storm water management techniques must include the use of rain tanks required, revegetation as well as other on-site techniques such as pervious paving and bio retention; and

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(v) the amount of revegetation must take into account any revegetation established at the time of subdivision for the purposes of stormwater mitigation.

(c) Other on-site mitigation - Stream Protection B area:

(vi) in Sub-precincts E to K in the Stream Protection B areas, no additional stormwater mitigation measures to the rain tanks required above are required for the management of the stormwater generated from impervious areas specified in Table I519.6.8.1 above.

(d) Design of on-site mitigation:

(i) the best practicable option must be applied in the choice of stormwater management techniques to be used, except for stormwater wetlands which cannot be used in the Stream Protection A area;

(ii) all proposed on-site stormwater management techniques must be subject to the approval of Council;

(iii) all stormwater management devices must be installed as soon as possible after site construction is complete;

(iv) stormwater and surface runoff from development must be discharged into the primary stormwater system and not to the street;

(v) impervious surfaces, including driveways, must incorporate techniques to intercept and/or divert stormwater runoff to a sump designed to trap silt and floatable debris and where practical discharge to a bio retention device in the road reserve where adequate capacity is available. In other cases the sump must discharge to the primary stormwater system in accordance with Standard I519.6.8(2)(a) above;

(vi) in the Stream Protection A areas, a mix of on-site techniques must be used and rain tanks must not be the sole form of mitigation;

(vii) where the site is identified in Precinct Plan 4 as containing riparian margins and Ecology/Stormwater Management areas on Precinct Plan 4, priority must be given to planting in these areas when designing site stormwater measures and a planting plan must be provided;

(viii) a Council approved covenant under s.108 of the Resource Management Act 1991 or a consent notice under s. 221 of the Resource Management Act 1991 must be registered against the title of every site required to undertake on site stormwater mitigation; and

(ix) the effect of the covenant/consent notice referred to in Standard I519.6.8(2)(d)(viii) above must be to ensure the efficient future functioning and ongoing maintenance of the on-site stormwater management system.

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(3) Development of up to 70 per cent impervious area within Stream Protection B Area is a restricted discretionary activity where located in Sub-precincts E, F and G provided that:

(a) any stormwater runoff from any additional area of impervious surface above 50 per cent of the site is fully mitigated by on-site stormwater management techniques, so that the stormwater run-off from the site is equal to the amount of stormwater generated if 50% of the site was covered in buildings and impervious areas;

(b) a Council approved covenant under s. 108 of the Resource Management Act 1991 or a consent notice under s. 221 of the Resource Management Act 1991 is registered against the title of every site required to undertake on site stormwater mitigation; and

(c) the effect of the covenant/consent notice required by clause Standard I519.6.8(3)(b) above must be to ensure the efficient future functioning and on-going maintenance of the on-site stormwater management system.

(4) Any development that does not comply with the on-site stormwater management standards specified above is a non-complying activity.

I519.6.9. Fences, boundary and retaining walls

(1) In the Long Bay Precinct, except for: Sub-precincts C, J and K; those parts of Sub-precinct E in the Park Interface Protection Area; the boundary between Sub-precinct H and H7 Open Space - Conservation zone, the following standards apply:

(a) for sites that adjoin open space, or are within a Stream Interface Management Area, any boundary fences or walls within a yard fronting a reserve or open space area must be limited to a maximum height of 1.2m, unless at least 50 per cent of the fence is visually permeable, in which case a 1.8m high fence may be erected; and

(b) for sites that immediately adjoin land for cycle and pedestrian routes, a boundary fence or wall may be constructed to a maximum height of 1.2m on the common boundary, unless at least 50 per cent of the fence is visually permeable, in which case a 1.8m high fence may be erected.

(2) In the following areas: Sub-precincts C, J, K and L; those parts of Sub-precinct E in the Park Interface Protection Area; the boundary between Sub-precinct H and Open Space-Conservation Zone, the following standards apply:

(a) in Sub-precinct J, K and L there must be no front fences;

(b) along Sub-precinct H's boundary with the Open Space-Conservation Zone, all boundaries in Sub-precinct C (Piripiri Point Protection Area), those parts of Sub-precinct E in the Park Interface Protection Area north

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and east of the Ridgeline Height Control Line and on the crest of the ridge, fencing must be limited to farm type, post and wire construction;

(c) in Sub-precinct E in the Park Interface Protection Area south and west of the Ridgeline Height Control Line, the zone standards apply, provided that the height of any fence does not exceed the Ridgeline Height Control Line; and

(d) access points from private sites into the H7 Open Space – Informal Recreation Zone, the Regional Park and H7 Open Space-Conservation Zone must be located on the shared boundary between private lots.

(3) Development that does not comply with Standard I519.6.9(1) is a restricted discretionary activity.

(4) Development that does not comply with Standard I519.6.9(2) above is a discretionary activity.

I519.6.10. Earthworks - general

(1) Development that does not comply with Standards I519.6.12 and I519.6.15 is a non-complying activity

(2) All other development that does not comply with the standards in Standard I519.6.10 is a discretionary activity.

(3) A site management plan must be prepared for all earthworks in the Long Bay Precinct irrespective of whether they are classified as a permitted, controlled, discretionary or non-complying activity except for:

(a) earthworks for the installation of fences;

(b) utility connections;

(c) effluent disposal fields;

(d) swimming pools;

(e) garden amenities;

(f) gardening; and

(g) planting of any vegetation.

(4) All erosion and sediment control measures must be in place prior to any earthworks or subdivision activities being undertaken.

(5) Where earthworks are undertaken adjacent to any Vegetation Conservation, Vegetation Restoration Area or Riparian Margin identified on Precinct Plans 4 or 5; land zoned Open Space-Conservation Zone and the Long Bay Regional Park, a protective fence must be constructed at the edge of these areas and remain in situ for the duration of the works.

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(6) After all construction is complete (including hard landscaping) in Sub-precincts A and B; Sub-precinct D within the Stream Protection A area; reserves and open space and all riparian margins, soil which has been compacted as a result of earthworks and vehicle movements must be reconditioned to a minimum depth of 400mm.

(7) For development that is within the catchment of Stream 1C, all subsurface drains must direct groundwater to existing seepage areas prior to discharge to watercourses and there must be no direct discharge from subsurface drains to watercourses.

I519.6.11. Earthworks greater than 500m^2 surface area of bare earth (30 hectare limit)

(1) Allocations for earthworks within all sub-precincts must be on the basis of first-come-first-served respectively.

(2) No earthworks (cut/fill) greater than 2,500m^2 in area must be undertaken outside the period 1 October to 30 April, unless an extension to that earthworks season is granted in writing by an authorised council officer. (The application may be granted or refused at the discretion of the authorised council officer having regard, without limitation, to seasonal conditions at the time of the application).

(3) All exposed sites greater than 2,500m^2 in area must be stabilised prior to 30 April (or the end of the earthworks season if an extension past 30 April has been granted).

(4) Prior to 1 July of the forthcoming earthworks season, no single landowner in Sub-precincts D to K can apply for site works consent for greater than 21 hectares of exposed surface area of bare earth at any one time.

(5) If, by 1 August of that same year, earthwork consents for that earthworks season have not been received for all of the 7ha in the Sub-precincts A, B or C, then application may be made to reallocate any unallocated amount to Sub-precincts D to K.

(6) Earthworks areas are considered to be exposed or ‘open’ from the first day earthwork activities begin (the first day earthwork machines move any earth, including topsoil), until the day the site has been ‘closed off’ and the entire earth worked area is stabilised against any potential sediment being discharged into the receiving environment.

(7) ‘Closed off’ (stabilised) means that a site has been topsoiled and seeded or hydroseeded with grass, or mulched with straw or bark and grass seed.

(8) In the Long Bay Precinct, 100 per cent ground coverage must be achieved so that no bare ground is visible before the site is deemed to be ‘closed off’.

(9) Earthwork consents must be limited to one earthworks season and must contain a monthly staging plan that states the amount of land to be opened and closed for earthworks for each month.

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(10) Monthly reporting of the area exposed and closed off in that month and any preceding months, and the expected exposed area in the remainder of the earthworks season, must be provided to the Council.

(11) Extensions of a consented earthworking schedule to accommodate seasonal conditions may be made in accordance with I519.6.11(2) above, provided that the aggregate area exposed by all live consents does not exceed the limits set out in Activity Table I519.4.7 General land disturbance.

(12) Extensions of a consented earthworks schedule into the following earthworks season may be granted in writing by an authorised council officer, having regard to the area of earthworks proposed for that year as contained in all live consents for the relevant sub-precincts.

(13) Sediment and erosion control ponds and decanting earth bunds are to be installed prior to the earthworks and must be sized as follows:

(a) 300m^3 volume per hectare of contributing catchments (3 per cent volume); and

(b) 30 per cent permanent water storage and 70 per cent temporary storage.

(14) All sediment and erosion control ponds must be flocculated in order to achieve greater efficiencies in retaining fine-grained sediment.

(15) Chemical treatment (flocculation) must be applied as follows:

(a) automatic rainfall activated treatment of all sediment retention ponds for contributing catchments greater than 3,000m^2 and decanting earth bunds with contributing catchments between 250m^2 – 3,000m^2 in area;

(b) batch application where testing of detention ponds after every rainfall event that has caused run off, indicates clarity of less than 50mm (measured vertically from the water surface); and

(c) manual batch application of decanting earth bunds serving contributing catchments less than 250m^2 in area (2 hours settlement period prior to discharge).

(16) A lizard conservation management plan must be prepared prior to any site works over 500m^2 being undertaken in the Stream Protection A area and must include the information requirements set out in I519.9.3.

I519.6.12. Earthworks in Sub-precincts C, E and G (North and East of Beach Road extension)

(1) In addition to Standards I519.6.10 and I519.6.11 above (except for earthworks for geotechnical remediation, stabilisation or preparatory site works):

(a) earthworks must achieve and maintain a ridgeline in Sub-precincts C and E that, in association with contouring of land to the south and west of the ridgeline, ensures that no buildings or structures constructed in accordance with Standard I519.6.2(2) will be visible:

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(i) to the east of the northern Beach Road extension, and the line marked "z-z" extending northwards as shown on Precinct Plan 4 when viewed from any of the Park Interface viewpoints shown on Precinct Plan 4;

(ii) to the north of northern Beach Road extension and west of the line marked "z-z" as shown on Precinct Plan 4 when viewed from the Park Interface Viewpoints 2 and 3 shown on Precinct Plan 4; and

(iii) An analysis must be provided of cross sections in accordance with Standard I519.6.21(4);

(b) finished ground level of land below the 39.7m contour line, east of the northern Beach Road extension shown on Precinct Plan 3 must be 6m below the crest of the Homestead Spur section of the Ridgeline Height Control line; and

(c) the existing contours of the crest of Homestead Spur below and south of the 39.7m contour line must not be reduced.

I519.6.13. Land disturbance is Sub-precincts F and H

(1) In addition to Standards I519.6.10 and I519.6.11 above, where applications for earthworks are proposed adjacent to land zoned Open Space - Conservation:

(a) all earthworks must be kept wholly outside the H7 Open Space - Conservation zone.

I519.6.14. Land disturbance - Vegetation and Conservation Restoration Areas

(1) In addition to Standards I519.6.10 and I519.6.11 above, where earthworks are proposed on sites that contain land identified as Vegetation – Conservation Area or Vegetation– Restoration Area, the application must provide for protective fencing of these areas.

I519.6.15. Land disturbance in Sub-precinct C

(1) Where earthworks are proposed in Sub-precinct C, Standard I519.6.12 must also apply.

I519.6.16A. Subdivision

(1) Any subdivision that does not comply with the standards for proposed roads, stormwater management and riparian margins in Standards I519.6.16 to I519.6.18, the standards specific to Sub-precinct A and B in Standard I519.6.19 and I519.6.20(6) in Sub-precincts D, E and F is a non-complying activity.

(2) Any subdivision that does not comply with the standards in Standard I519.6.21 below relating to ridgeline protection in the Park Interface Protection Area of Sub-precinct E and Sub-precinct C: Piripiri Point Protection Area is a prohibited activity.

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(3) All other subdivisions are a discretionary activity.

I519.6.16. Subdivision - Proposed Roads

(1) The proposed roads shown in Precinct Plans 1, 3 and 4 must be provided in accordance with the alignments shown and the staging of subdivision.

(2) All proposed roads (other than Glenvar Ridge Road) must be provided with a separate shoulder cycle lane in each direction.

(3) On-street parking (other than Glenvar Ridge Road) must be provided on both sides of the road in order to satisfy the on-street parking requirements.

(4) The proposed roads must provide the road widths shown in Precinct Plan 4.

(5) Proposals to alter the alignment of a Proposed Road by more than 20m either side of the centre line of a road at any point along its length are non-complying activities.

(6) Moving the alignment of a Proposed Road less than 20m either side of the centre line of the road to take into account finished earthworks will not be considered to be an alteration of its alignment.

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I519.6.17. Subdivision – stormwater management

(1) Subdivision proposals must demonstrate that the sites to be created can reasonably accommodate development that will be able to comply with the on-site stormwater management standards in Standard I519.6.8 above including the actions to be taken to ensure the on-going retention and maintenance of on-site mitigation areas and facilities (that include covenants and/or consent notices under s 221 of the Resource Management Act 1991).

(2) At the time of subdivision, planting to fully mitigate the effects of stormwater from accessways must be established.

(3) Planting to fully mitigate the effects of stormwater from accessways must be located in any riparian margins and Ecology/Stormwater Management Areas, identified on Precinct Plans 3 and 4 within the existing boundaries of the sites, as a priority, before other areas are planted.

(4) Planting to fully mitigate the effects of stormwater from accessways must be established before the issue by Council of a certificate of compliance under s 224(c) of the Resource Management Act 1991.

(5) Existing overland flow paths in Sub-precincts A, B and C and post development overland flow paths in Sub-precincts D to K must be identified and protected, taking into account the need to provide connectivity with overland flow paths above and below the site.

(6) For all residential sub-precincts (except Sub-precincts A and B), Standard I519.6.8 above may be achieved by a combination of individual and communally owned on-site measures.

(7) Where stormwater devices are proposed to serve more than one unit and communally-owned measures are to be partly relied upon, then:

(a) bio-retention, rain tanks and other localised detention and treatment devices designed to serve a number of sites under the one unit-title (e.g. multi-unit apartment building) must be retained in private ownership and must be managed by an appropriate management structure (e.g. body corporate); and

(b) the use of proposed reserves for soakage areas will only be accepted where these are to vest as local purpose drainage reserves and will not be deducted from development contributions for parks and reserves.

I519.6.18. Subdivision – riparian margins

(1) Any subdivision application to create sites containing land identified as Riparian Margin must comply with the following:

(a) all land must be surveyed to define the width of the riparian margin of the stream/s on the site;

(b) details of the existing vegetation and ground cover within the margin must be provided to identify the scale and extent of additional planting required

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to ensure bank stability and an enhanced aquatic habitat of the stream within the margin;

(c) all riparian margins must be planted in native vegetation to the full width of the margin identified on the Precinct Plan 4;

(d) a planting plan for the riparian margin must be in accordance with I519.9.2 below, and approved by Council;

(e) planting must be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced;

(f) a weed and pest management strategy for the riparian margin must be submitted to and approved by Council and then implemented in full;

(g) all land must be fenced to a stockproof standard, unless otherwise approved by Council;

(h) all earthworks, building platforms and infrastructure must be located wholly outside of any land identified as riparian margin except:

(i) for the purposes of installing and maintaining infrastructure;

(ii) for the purposes of rehabilitation and enhancement of the stream bank and margin; and

(iii) for the provision of tracks and trails for public access to and along a public reserve that is located more than 5m from the top of the bank of the stream within the margin;

(i) where the riparian margin is not to be taken or provided as an esplanade reserve or strip, an agreement to covenant in perpetuity the area of riparian margin must be entered into before the issue by the Council of a certificate pursuant to s224(c) of the Resource Management Act 1991; and

(j) covenants referred to in Standard I519.6.18(i) above must be registered against the titles of all affected sites to be created through the subdivision and require:

(i) that the fencing of riparian margins on both the original site and on the newly created sites is maintained to a stockproof standard;

(ii) that the margin remains undisturbed from any earthworks or structures;

(iii) that restoration planting occurs in the areas identified on the plan of subdivision in accordance with the approved planting plan;

(iv) that weeds and pests are controlled; and

(v) that any revegetation of the margin is protected.

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(k) alternatively to Standard I519.6.18(j), a consent notice under s221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

I519.6.19. Subdivision – Sub-precincts A and B

(1) The minimum net site area is 2ha.

(2) Notwithstanding Standard I519.6.19(1) above, the Council may permit subdivision into sites of less than 2ha where the proposed subdivision proposes to protect all land on the existing site identified as Vegetation - Conservation Area and Vegetation– Restoration Area, in which case the minimum site areas must be as listed in Table I519.6.19.1 Alternative minimum net site sizes.

Table I519.6.19.1: Alternative minimum net site sizes

Sub-precinct	Minimum net site size
A	2,500m^2
B	5,000m^2

(3) The Standards in I519.6.19(2) apply provided that:

(a) the minimum area must not include any land identified as Vegetation - Conservation and Vegetation – Restoration Areas;

(b) for sites that contain land identified as Landscape Enhancement Area, accessways and any building platforms must be kept outside this area;

(c) the total surface area of earthworks associated with subdivision must not exceed an average of 2,000m^2 per site to be created (this area may exclude areas of trench excavation that remain open for no more than 3 days to provide for counterfort or subsoil drains and stormwater or wastewater pipes); and

(d) the gradient of the accessway must not exceed 1:8.

Vegetation – conservation areas

(4) Any subdivision application to create sites containing land identified as Vegetation – Conservation Area must comply with the following:

(a) the land must be surveyed to define the boundary of existing vegetation;

(b) the land must be fenced to a stockproof standard, unless otherwise approved by the Council;

(c) all site works, building platforms and infrastructure, except for surface laid wastewater disposal fields and tracks for public access purposes, must be

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located wholly outside any land identified as Vegetation – Conservation Area;

(d) a weed and pest management strategy must be submitted to and approved by Council and then implemented in full;

(e) an agreement to covenant in perpetuity the area in Vegetation - Conservation must be entered into before the issue by the Council of a certificate pursuant to s224(c) of the Resource Management Act 1991;

(f) covenants referred to in I519.6.19(4)(e) above must be registered against the titles of all affected sites to be created through the subdivision and require:

(i) that the fencing of the Vegetation–Conservation area on both the original site and on the newly created sites is maintained to a stockproof standard;

(ii) that these areas remain undisturbed from any earthworks or structures;

(iii) that all existing trees and any re-vegetation of the area are protected; and

(iv) that weeds and pests are controlled.

(g) alternatively, to Standard I519.6.19(4)(e) a consent notice under s. 221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

Vegetation restoration areas

(5) Any subdivision application to create sites containing land identified as Vegetation – Restoration Area must comply with the following:

(a) all land must be fenced to a stockproof standard, unless otherwise approved by Council;

(b) all site works building platforms and infrastructure must be located wholly outside of any land identified as Vegetation – Restoration;

(c) all land identified as Vegetation - Restoration must be planted for restoration purposes in accordance with an approved planting plan;

(d) a weed and pest management strategy must be submitted to and approved by Council and then implemented in full;

(e) the planting plan must be in accordance with the planting plan in I519.9.2, and must be approved by Council;

(f) planting must be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced;

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(g) an agreement to covenant in perpetuity the area in Vegetation–Restoration Area must be entered into before the issue by Council of a certificate pursuant to s. 224(c) of the Resource Management Act 1991;

(h) covenants referred to in Standard I519.6.19(5)(g) above must be registered against the titles of all affected sites to be created through the subdivision and require:

(i) that the fencing of the Vegetation-Restoration area on both the original site and on the newly created sites is maintained to a stockproof standard;

(ii) that these areas remain undisturbed from any earthworks or structures;

(iii) that restoration planting occurs in the areas identified on the plan of subdivision and in accordance with the approved planting plan;

(iv) that weeds and pests are controlled; and

(v) that all existing trees and any re vegetation of the area is protected.

(i) alternatively to Standard I519.6.19(5)(g) a consent notice under s. 221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

Ecology/ stormwater management areas

(6) For any subdivision of sites containing land in an Ecology/Stormwater management area and where development is proposed within the management area, the following must apply:

(a) no less than 50 per cent of the Ecology/Stormwater Management Area within any new site must be planted for revegetation purposes in accordance with an approved planting plan;

(b) the planted area referred to in Standard I519.6.19(6)(a) above may include areas revegetated for the purposes of on-site stormwater mitigation;

(c) in the Ecology/Stormwater Management Area identified at the head of Stream 1C, the whole of this area must be planted for revegetation purposes in accordance with an approved planting plan;

(d) the planted area referred to in Standard I519.6.19(6)(a) above must be located within the Ecology/Stormwater Management area or be contiguous with land identified as Vegetation - Conservation or riparian margin on the precinct plans;

(e) the planting plan must be in accordance with I519.9.2 below, and must be approved by Council;

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(f) planting must be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced;

(g) all building platforms, accessways and services must be located wholly outside of riparian margins and any land identified for revegetation;

(h) in the case of the headwaters of Stream 1C, all development and earthworks must be kept wholly outside the Ecology/Stormwater Management area;

(i) an agreement to covenant in perpetuity the revegetation area required above must be entered into before the issue by Council of a certificate of compliance pursuant to s224(c) of the Resource Management Act 1991;

(j) covenants must be registered against the titles of the revegetation sites and any sites related to the revegetated sites to be created through the subdivision and require that:

(i) the revegetation area is planted in accordance with an approved planting plan;

(ii) fencing is maintained to a stockproof standard ;

(iii) the area remains undisturbed; and

(iv) weeds and pests are controlled.

(k) alternatively to Standard I519.6.19(6)(i) a consent notice under s.221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

Landscape enhancement areas

(7) Any subdivision application to create sites containing land within the Landscape Enhancement Area must comply with the following:

(a) all the Landscape Enhancement Area contained within the boundaries of the sites to be created must be revegetated in accordance with a planting plan;

(b) the replanting referred to in Standard I519.6.19(7)(a) above may include planting required for riparian margins or on site stormwater management;

(c) the planting plan must be in accordance with I519.9.2 below and must be approved by Council;

(d) planting must be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced;

(e) a weed and pest management strategy must be submitted to and approved by Council. Weed and pest management must be undertaken in accordance with the approved strategy;

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(f) an agreement to covenant in perpetuity the Landscape Enhancement Area must be entered into before the issue by Council of a certificate pursuant to s.224 (c) of the Resource Management Act 1991;

(g) covenants referred to in Standard I519.6.19(7)(f) must be registered against the titles of all affected sites to be created through the subdivision and require:

(i) fencing on both the original site and newly created sites is maintained to a stockproof standard, and remains undisturbed from any earthworks or structures;

(ii) that planting occurs in the areas identified on the plan of subdivision and in accordance with the approved planting and maintenance plan; and

(iii) weeds and pests are controlled and that any revegetation of the area must be protected.

(h) alternatively to Standard I519.6.19(7)(f), a consent notice under s.221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

I519.6.20. Subdivision – Sub-precincts D, E and F

(1) Subdivision for stand-alone dwellings must comply with the site area requirements in Table I519.6.20.1 Site area requirements.

Table I519.6.20.1: Site area requirements

	Minimum net site area	Minimum average net site area within any sub-precinct
Stream protection A area	600m^2	NA
Stream protection B area	450m^2	500m^2

(2) The Council may permit the subdivision of integrated residential developments in Sub-precinct F into sites of less than 450m^2 where all of the following applies:

(a) the integrated residential development is located fronting proposed roads or fronts a neighbourhood reserve of at least 2,000m^2 in area;

(b) the site is not a rear site;

(c) vehicle access can be provided by a rear access lane or a joint driveway; and

(d) the site is not located within the Stream Protection A Area.

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(3) Where the requirements of Standard I519.6.20(2) above are met, sites must comply with the minimum net site areas in Table I519.6.20.2:

Table **I519.6.20.2: Minimum net site area of subdivision of integrated residential developments**

House typology	Minimum net site area
Single townhouse (with zero lot line except where abuts a lot of 450m^2 or greater)	300m^2
Duplex (Two units side by side sharing a common wall)	400m^2
Triplex (Three units side by side sharing a common wall between each unit)	600m^2
Multi-units	1,500m^2 or greater

(4) Subdivision of integrated residential developments to create individual sites for dwellings may only occur once land use consent has been granted in respect of a development. In such cases, the number, size and location of all sites must be in accordance with the land use consent granted in respect of the development.

(5) For stand-alone dwellings on sites of 450m^2 or greater, no more than 10 per cent of sites created per subdivision can be rear sites.

(6) Within protection and management areas:

(a) the proposed subdivision must provide, in accordance with Standards I519.6.19(5) and I519.6.19(7) for that area of land identified in the clauses as required to be set aside from development; and

(b) sites may incorporate land identified as, Vegetation–Conservation Area and Ecology/Stormwater Management Area in Precinct Plan 4 where the provisions of Standards I519.6.19(4) and I519.6.19(6) above are met. In such cases at least 400m^2 of the site must be clear of these areas.

I519.6.21. Subdivision – Sub-precincts C and E

(1) At least 400m^2 of any site must be clear of land identified as Park Interface Protection Area as shown on Precinct Plan 3.

(2) Prior to any s224(c) certificate being issued for sites within the sub-precinct except for a balance site, the following requirements apply:

(a) a ridgeline with natural form must be constructed meeting the requirements of Standard I519.6.12 above;

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(b) the northern and eastern faces of the ridgeline must be vegetated in accordance with a planting and maintenance plan approved by the Council, which must be consistent with planting in the adjoining land within the Long Bay Regional Park;

(c) the planting is to be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced;

(d) a stockproof fence must be provided along the boundaries with the Long Bay Regional Park;

(e) any fencing on the side boundaries of each site must be in accordance with Standard I519.6.9 above;

(f) details of the ownership mechanisms and obligations for the ongoing protection and management of the Park Interface Protection Area must be provided and approved by the council;

(g) a covenant must be registered against the titles of the sites to be created through subdivision that have land within the Park Interface Protection Area. The covenant must define the boundary of the Park Interface Protection Area and the Ridgeline Height Control Line, being the physical location of the crest of the ridgeline as formed, and require that:

(i) the ridgeline may not be reduced in height;

(ii) planting and maintenance occurs in the areas identified on the plan of subdivision and in accordance with the approved planting and maintenance plan;

(iii) pest and weeds are controlled in the planted area;

(iv) the maximum height of buildings or structures within the Protection Area, south or west of the Ridgeline Height Control Line are to be 2m below the lowest point of the ridgeline;

(v) no buildings, structures, site works, development or infrastructure is permitted on the crest or to the north or east of the Ridgeline Height Control Line, except for permitted fencing and revegetation; and

(vi) fencing on the boundary of the Long Bay Regional Park is maintained to a stock proof standard.

(h) alternatively to Standard I519.6.21(g) a consent notice under s.221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant;

(i) a single site subdivision with one title must be created for the whole of sub-precinct C: Piripiri Point Protection Area and this must include an area of land of approximately 1.17ha, incorporating the nominated building platform shown on Precinct Plan 1 to be subdivided from Lot 26 DP 66117;

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(j) details must be provided to and approved by Council of the ownership mechanism and obligations for the on-going protection and management of the Sub-precinct C: Piripiri Point Protection Area;

(k) a covenant in perpetuity must be registered against the title of the lot to be created through subdivision and the covenant must require that:

(i) buildings, structures, above ground infrastructure and access ways to these buildings be confined to the nominated building platform shown on Precinct Plan 1;

(ii) activities in Sub-precinct C: Piripiri Point Protection Area are limited to grazing and other pastoral uses, indigenous revegetation and a public road to the Piripiri Reserve;

(iii) fencing will be limited to farm type, post and wire fences;

(iv) no further subdivision will occur, except for the purposes of a public road to the Piripiri Reserve or to create a public reserve;

(v) the Ridgeline Height Control Line be defined, being the physical location of the crest of the ridgeline as formed, and that the ridgeline may not be reduced in height; and

(vi) a ridgeline with natural form meeting the requirements of Standard I519.6.12(1) above or as set out in any other resource consents that have been authorised or subdivision consent for the land in the North Vaughans Area must be constructed in conjunction with the ridgeline within sub-precinct E and appropriately maintained.

(l) alternatively to Standard I519.6.21(2)(k), a consent notice under s.221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

(3) For all sites created north and east of the Northern Beach Road extension as shown in Precinct Plan 1, a consent notice under section 221 of the Resource Management Act 1991 must be entered into and registered against the titles setting out

(a) the natural ground level from which maximum building height must be measured; and

(b) the maximum height buildings may be built to without infringing Standards I519.6.2(2)(a)(i) and I519.6.2(2)(a)(ii).

(4) An analysis must be provided of cross section from each of the three viewpoints shown on Precinct Plan 4 to confirm that any buildings located in the area specified in Standard I519.6.21(3) above will not be visible from these points. The analysis must include:

(a) the cross sections must assume that no vegetation or trees are in place; and

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(b) where no buildings exist in the areas identified in Standard I519.6.21(3), then the cross sections must assume a building height that can comply with building height Standard I519.6.2(2)(a).

I519.6.22. Additional Subdivision Standards – Sub-precinct C

(1) There must be no subdivision, except for the provision of a public road or reserve and to effect the amalgamation of the building site required by Standard I519.6.21.

(2) The design and layout of the public access road to the Piripiri Reserve should avoid an overly built appearance and retain the open character of the area. The length of the road should be planted with open planting on the eastern side of the road to allow for views to the Long Bay Regional Park and the Hauraki Gulf. The road carriageway should be sealed but there should be no kerb and channelling. Provision should be made for grassed/vegetated drainage swales either side of the road and generous provision for pedestrian access.

I519.6.23. Subdivision – Sub-precincts G to K and Open Space – Informal Recreation Zone land

(1) Esplanade Reserves must be reduced to the area covered by the Open Space – Informal Recreation Zone where:

(a) all land in the Open Space – Informal Recreation Zone is vested in Council; and

(b) on completion of earthworks, subdivision or development the landowner must plant riparian margin within the Vaughan Stream Corridor in native vegetation according to an approved planting plan. This includes planting from the edge of the Vaughan Stream to the top of the bank and no less than 5m beyond the top of the bank on either side.

I519.7. Assessment – controlled activities

I519.7.1. Matters of control

I519.7.1.1. Land use and development

The Council will reserve its control to all of the following matters when assessing a controlled activity resource consent application for a land use or development activity:

(1) Stormwater management; and

(2) Wastewater management.

I519.7.1.2. Subdivision

The Council will reserve its control to the following matter when assessing a controlled activity resource consent application, in addition to the matters

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specified for the relevant controlled activities in the overlay, zone or Auckland-wide provisions:

(1) The effects of subdivision on the Piripiri Point Protection Area.

I519.7.2. Assessment criteria

I519.7.2.1. Land use and development

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay, zone or Auckland-wide provisions:

(1) Stormwater Management - General:

(a) the extent to which the natural drainage patterns of the site are retained;

(b) whether direct piping of stormwater discharges to streams has been avoided;

(c) whether modifications to natural waterways have been avoided in the Stream Protection A area, and that stream flows, including base flows are not adversely affected;

(d) whether stormwater works on steep or unstable slopes have been avoided;

(e) whether runoff from the site is to be discharged into the primary stormwater system and not to the street;

(f) whether runoff from residential driveways and parking areas enters the primary stormwater system via a sump to trap silt and floatable debris;

(g) whether bio-retention has been used in preference to proprietary stormwater treatment systems;

(h) the extent of perviousness of paving, green roofs, uncovered slatted wooden decks and swimming pools can be taken into account in determining appropriate mitigation methods; and

(i) the extent of imperviousness of areas earthworked and compacted when considering stormwater runoff.

(2) Stormwater management – in Stream Protection A Areas:

(a) whether water reuse is undertaken with ‘dual purpose’ rainwater tanks. These tanks and their associated plumbing should be designed for stormwater peak flow attenuation and rainwater reuse by the dwelling;

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(b) whether one or more of the following methods to mitigate stormwater generated by other hard surfaces such as driveways, paths, patios and decks is used:

(i) revegetation;

(ii) bioretention including rain gardens;

(iii) stormwater planters;

(iv) tree pits; and

(v) pervious paving and other similar devices;

(c) whether planting within the Ecology/Stormwater Area, in particular any riparian areas should be prioritised over other parts of the site;

(d) whether appropriate ongoing maintenance and management systems have been arranged;

(e) whether on-site wastewater disposal systems, used as an interim solution on sites in Sub-precincts A and B should be advanced secondary treatment systems with ultraviolet disinfection and surface dripper irrigation land disposal;

(f) whether on-site wastewater disposal systems should be designed to enable connection to the public wastewater system once it becomes available;

(g) whether a covenant capable of registration under the Land Transfer Act 1952 and approved by Council should be registered against the title of every site with an on-site wastewater treatment system. This would be to ensure the efficient future functioning and ongoing maintenance of the system and to require the property owner to enter into a programmed maintenance contract to Council's satisfaction.

I519.7.2.2. Subdivision

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay, zone or Auckland-wide provisions:

(1) whether the design of the subdivision provides for a single site to include the house site identified on Precinct Plan 1, unless separate sites are needed to provide for public road access to Piripiri Reserve;

(2) whether the subdivision avoids other house sites being substituted for the nominated house site;

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(3) whether the subdivision provides for the protection in perpetuity of the entire sub-precinct by way of a covenant or similar mechanism, as approved by Counci;

(4) whether all buildings and structures are kept wholly outside the sub-precinct;

(5) whether all above ground infrastructure including electricity, water supply, stormwater and wastewater disposal areas to service the building platform are be kept outside the sub-precinct;

(6) whether the design and layout of the access road to the Piripiri Reserve avoids an overly built appearance and retains the open character of the area;

(7) the extent to which the length of the access road to the Piripiri Reserve is planted with open planting on the eastern side of the road to allow for views to the Long Bay Regional Park and the Hauraki Gulf;

(8) Whether the access road carriageway is sealed but also has no kerb and channelling and provision and provision has been made for grassed/vegetated drainage swales on either side of the road and generous provision is made for pedestrian access;

(9) The extent to which the subdivision provides for the ongoing management and maintenance of land within the sub-precinct by methods approved by Council; and

(10) Whether the ridgeline has been contoured so that any development (including structures and buildings) to the south and west of the Ridgeline Height Control Line and north and east of the Vaughans Road extension shown on Precinct Plan 4 is not visible from the Grannys Bay catchment within the Long Bay Regional Park and Piripiri Reserve when viewed from the Park Interface viewpoints 2 and 3 shown on Precinct Plan 4.

I519.8. Assessment – restricted discretionary activities

I519.8.1. Matters of discretion

I519.8.1.1. Land use and development

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application in Tables I519.4.1 to I519.4.2, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions:

(1) effects associated with neighbourhood integration;

(2) effects on the streetscape and neighbourhood character;.

(3) effects of the building design and appearance;

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(4) landscaping effects;

(5) effects of stormwater management;

(6) effects of wastewater disposal; and

(7) visual effects on the Vaughan Stream corridor, the Long Bay Regional Park and the Vaughans Road ridgeline.

(8) in relation to Sub-precinct H, in addition to the above, effects associated with the design of development north of the Awaruku ridgeline in relation to views into and across land zoned Open Space - Conservation.

(9) For accommodation, commercial and community activities in Sub-precinct H, and within 30m of the H7 Open Space – Conservation Zone, in addition to the above, the effects of the activity on the heritage, landscape and amenity values of the Open Space - Conservation Zone.

I519.8.1.2. Land disturbance

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application for earthworks in Tables I519.4.7 and I519.4.8, in addition to the matters specified for the relevant restricted discretionary activities in the overlay and the Auckland-wide provisions:

(1) effects arising from the design of the ridgeline within the Park Interface and Piripiri Point Protection Areas;.

(2) effects arising from the finished profile of the earthworks as they relate to the Protection and Management Areas;

(3) effects of site management techniques, including staging;

(4) the effects of the proposed timing, size and extent of earthworks; and

(5) the effects arising from the amount and location of cut and fill.

I519.8.1.3. Specific standard infringements

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application to infringe the following standards:

- Reduction in Rain Tank Size in a Stream Protection B Area
- Buildings within the Vaughan Road Setback
- Landmark Building in Sub-Precinct H
- Front Yards for Sub-Precincts D to I

(1) effects associated with neighbourhood integration;

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(2) effects on the streetscape and neighbourhood character;

(3) effects of the building design and appearance;

(4) effects associated with the outdoor living space;

(5) privacy effects;

(6) landscaping effects;

(7) effects associated with site facilities and storage areas;

(8) effects of stormwater management; and

(9) visual effects on the Vaughan Stream corridor, the Long Bay Regional Park and the Vaughans Road ridgeline.

I519.8.1.4. Subdivision

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, and Auckland-wide provisions:

(1) Sub-precincts A and B:

(a) effects arising from the extent of landform changes;

(b) effects associated with the location and design of roads and accessways;

(c) effects of wastewater systems; and

(d) effects of on-site management of stormwater.

(2) Sub-precincts D to K:

(a) consistency with any other resource consents that have been approved;

(b) effects associated with the overall urban form and layout of design;

(c) effects arising from the design of proposed and secondary roads including stormwater treatment;

(d) effects associated with the design of the ridgeline, finished ground contours and street lighting in the North Vaughans area;

(e) effects on cycle and pedestrian routes;

(f) effects of proposed reserves;

(g) effects associated with the site sizes and dimensions;

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(h) effects of the design of rear lanes and accessways;

(i) effects of landscape concepts for proposed reserves, public and other areas;

(j) effects associated with any planting plans for Protection and Management Areas and any lizard conservation management plan;

(k) effects of stormwater management; and

(l) for Sub-precinct H, in addition to the above, the effects of subdivision design, earthworks, retaining wall treatments and fencing on the interface with the H7 Open Space – Conservation Zone.

I519.8.2. Assessment criteria

I519.8.2.1. Land use and development

The Council will consider the relevant assessment criteria below for restricted discretionary activities and the assessment criteria for controlled activities relating to stormwater management and wastewater disposal in I519.7.2.1 above, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, zone or Auckland-wide provisions:

(1) whether the development helps to provide a well-connected public movement network, taking into account the following:

(a) whether the development provides for the proposed roads shown on Precinct Plan 1, and the secondary roads and pedestrian and cycle routes shown on any other resource consents granted in respect of the precinct or sub-precinct;

(b) whether development fronts reserves and public open space areas on adjacent sites;

(c) whether the layout of the development allows for the majority of dwellings to front public streets; and

(d) whether the use of cul-de-sacs and internalised accessways is minimised;

(2) whether to the north of the Awaruku Ridgeline, where development in Sub-precinct H is proposed opposite the termination of a public road that is orientated towards (perpendicular to) the H7 Open Space – Conservation Zone, the layout of the buildings provide for a view shaft from such a road to continue through into the Regional Park where practicable and where grades allow;

(3) whether landscaping within the relevant part of private sites in Sub-precinct H is kept low and sympathetic with the landscape character of the

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H7 Open Space – Conservation Zone. Yards are to be maintained unencumbered by accessory structures that would block a view shaft;

(4) the extent to which fences, garages and the sides and rear of buildings do not dominate the views obtained from future open spaces, the Vaughans Corridor and the Long Bay Regional Park;

(5) whether the architectural qualities of the dwelling are of a high standard and achieve an appropriate degree of integration with neighbouring dwellings (existing or proposed) and variety through variation in building form and materials, relative to neighbouring dwellings (existing or proposed);

(6) whether adequate separation is provided between dwellings within the same street block, with at least 12m between the backs of development for those parts of the development that are above the ground floor; and

(7) the extent to which landscaping enhances the overall appearance of the dwelling and provides an attractive living environment for its residents.

Development in Sub-precinct F at a density of greater than 450m^2 per site

In addition to the criteria listed from I519.8.2.1(1) to I1.8.2.1(7), the following criteria apply:

(8) whether the number of dwellings to be provided for exceed 20 per cent of the likely total number of dwellings within Sub-precinct F.

Development in Sub-precinct J

In addition to the criteria listed from I519.8.2.1(1) to I1.8.2.1(7), the following criteria apply:

(9) the extent to which buildings are built to the street edge along the Beach Road and Glenvar Road extensions, with car parking located underground or to the rear of the building;

(10) whether the buildings incorporate ground floor uses that activate the street edge and provide weather cover over the adjacent footpath;

(11) Whether the buildings display high quality urban design that contributes to a vibrant, safe and attractive town centre;

(12) Whether:

(a) the development orientates itself to the street, with doors, windows and balconies opening out to the street;

(b) the ground floor of buildings are distinguishable from upper floors by way of increased stud height, greater extent of glazing / openings and quality of finish;

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(c) the facades of buildings are modulated and proportioned to present an interesting, fine grained and visually rich picture to the street; and

(d) roof lines are varied, with plant and machinery hidden where possible and corners accentuated.

Development in Sub-precinct K

In addition to the criteria listed from I519.8.2.1(1) to I519.8.2.1(7), the following criteria apply:

(13) whether the development is of a very high quality in terms of design, materials and finish;

(14) the extent to which development includes pathways, plazas, outdoor seating areas and landscaping integrated with the adjacent Vaughan corridor;

(15) whether buildings incorporate large areas of openings, glazing and transparent material to ensure a high degree of visual integration between the town centre to the south, and the Vaughan corridor to the north; and

(16) whether on-site car parking is avoided.

Development in the Stream Interface Management Area

In addition to the criteria already listed, the follow criteria will apply:

(17) whether the location, scale and intensity of development contributes to the open nature of the area and provides public access to, and views across the Vaughan Stream;

(18) whether a consistent edge treatment between the Sub-precincts H and K and land zoned Open Space – Informal Recreation is provided through either landscaped earth batter slopes or low (less than 1 metre high) retaining walls, or a combination of both, together with visually permeable fencing. Retaining wall treatments should be consistent to avoid a clash of different styles and materials along the public interface; and

(19) the extent to which landscaping and planting in the Stream Interface Management Area retains the open character of the area and provide for public amenity.

Development in Sub-precincts A and B within Ecology/Stormwater Management Areas

The follow criteria apply to development in these areas:

(20) whether development, including access and building sites, does not result in the removal of any native vegetation;

(21) whether housing is generally located at least 50m apart from neighbouring houses;

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(22) the extent to which development only occurs where there is no loss of riparian vegetation, waterways are not adversely affected and the ecological values of the area are not compromised, unless the development is related to necessary infrastructure. Any adverse effect of infrastructure is to be off-set by way of revegetation; and

(23) whether the development of riding trails and horse jumping courses will result in the removal of any native vegetation and whether the existing and future ecological and landscape values of the management area will not be compromised.

Accommodation, commercial and community activities

(24) Whether any activity adjacent to land zoned Open Space – Conservation responds to the heritage, landscape and amenity values of the open space area and whether large building masses are avoided.

Additional impervious areas and building coverage in the Stream Protection B Area

(25) The assessment criteria for controlled activities relating to stormwater management in I519.7.2.1 apply.

I519.8.2.2. Land disturbance

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

(1) Sediment management for sites which expose more than 500m^2:

(a) whether the mitigation of the effects of earthworks includes a combination of the following measures, so as to minimise sediment runoff and discharge:

(i) stabilised construction entranceways;

(ii) silt fences;

(iii) clean water diversion drains;

(iv) surface flow interception measures (contour drains and bunds);

(v) sediment retention ponds (floating outlet);

(vi) decanting earth bunds (floating or fixed outlet);

(vii) progressive stabilisation of earth-worked areas with grass, straw or hay mulch following topsoil spreading as soon as final contours are established and/or when the exposed area will not be worked on for four weeks or more;

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(viii) additional contingency interception measures comprising: additional down slope earth bunds, super silt fencing and stormwater wetlands (pre-commissioning) as may be appropriate;

(ix) the following essential elements of sediment retention pond design:

- a larger volume is beneficial as retention time is increased
- a floating decant discharge system that discharges water from the surface of the pond
- a discharge rate of 3 litres per second per hectare of catchment draining to the pond
- a forebay pond
- a wide level spreader at the inlet;

(b) whether once earthworks have been completed in the Stream Protection A Area and where parks and open spaces are created in the Stream Protection B Area, reconditioning of surface soils occurs in areas that will not be subject to subsequent secondary earthworks to ensure that these areas retain the ability to absorb rainfall. In general the minimum depth of reconditioning should be 400mm; and

(c) whether earthworks alters or disturbs an overland flow path only where a satisfactory alternative flow path is available.

(2) Earthworks Sub-precincts C and E:

(a) the extent to which the eastern and northern slopes of the ridgeline achieve and retain a natural transition in its landform profile with that of the adjacent landform in the Long Bay Regional Park and or Piripiri Point Ridge;

(b) whether the profile of the earth works to the south and west of the ridgeline aligns with the required contouring of land within Sub-precinct E; and

(c) whether the design and location of any earth works for public access purposes in Sub-precinct C does not adversely affect the landform or landscape of the area.

(3) Riparian margins:

(a) whether works are located outside of the riparian margin where feasible;

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(b) where works are necessary to install infrastructure or for the rehabilitation of stream banks, whether the works minimise disturbance of existing vegetation; and

(c) where vegetation clearance is required, whether enhancement planting off-sets the effects of this and achieve a net increase in vegetation cover.

(4) Landscape enhancement area:

(a) whether earthworks on sites which contain land identified as Landscape Enhancement Area provide landscape enhancement planting in the enhancement area in accordance with an approved planting plan;

(b) whether planting is maintained for a period of not less than two years and any plants that fail to thrive during that time are replaced;

(c) whether planting is undertaken in the planting season immediately following the completion of site works to the satisfaction of the Council; and

(d) whether any earthworks result in changes to the profile of the escarpment and whether works to create stable building platforms are limited to the area of the site outside the Landscape Enhancement Area.

(5) Earthworks in excess of 500m^2 of surface area of bare earth in Stream Protection B Area:

(a) whether the earthworks plan is consistent with any resource consents granted in respect of the precinct or sub-precinct;

(b) whether appropriate mitigation methods are installed; and

(c) whether the earthworks profile within Sub-precinct E, in association with the ridgeline shown on Precinct Plan 4, ensures that development can comply with the standards under Standard I519.6.12.

(6) Sub-precincts A and B:

(a) whether earthwork are limited in area to avoid adverse effects from compaction, siltation or sediment runoff; and

(b) whether earthwork designs maintain landforms and minimise the volume and area of cut and fill with consideration given to the use of structural methods to ensure each lot has within it a building platform that does not require substantial earthworking to provide a stable house site and the construction of access to the platform.

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(7) Sub-precincts D and E in Stream Protection A Area:

(a) the extent to which major modification of the landform, including changes to ground water flows and the base flows of streams, is minimised;

(b) whether cut and fill areas are carefully selected and designed to avoid major changes to landforms and to minimise adverse effects on streams and waterways and areas of native vegetation, including minimising ground level differences between riparian margins, vegetation conservation and restoration areas and sites and streets; and

(c) within the catchment of Stream 1C, whether groundwater flows post-development mimic pre-development groundwater conditions.

I519.8.2.3. Specific standard infringements

The Council will consider the relevant assessment criteria below for restricted discretionary activities which infringe the following standards, in addition to the matters set out in the assessment criteria for stormwater management in I519.7.2.1 above:

(1) Reduction in Rain Tank Size in a Stream Protection B Area:

(a) whether in the Stream Protection B Area, development that involves rain tanks of less than 3,000L per unit must utilise other on-site stormwater techniques so that no additional stormwater to that generated from permitted development occurs.

(2) Buildings within the Vaughan Road Setback:

(a) whether the site has exceptional topographical or geotechnical constraints that require a building to be constructed within the setback;

(b) whether the proposal is for small-scale development such as accessory buildings, garages, swimming pools, decks and terraces, or where a dwelling is proposed, whether it is no more than one storey high;

(c) whether the proposed reduction in yard has no more than a minor effect on the rural character of the ridgeline when viewed from the Long Bay Regional Park and from the Okura coastline; and

(d) whether possible existing native trees and vegetation have been retained.

(3) Landmark Building in Sub-Precinct H:

(a) whether the building is of a high architectural design standard; and

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(b) whether the building positively acknowledges and reflects its location at the entrance to the more intensive areas of the precinct and its location on a prominent corner site.

(4) Front Yards for Sub-Precincts D to I:

(a) in Sub-precinct D to H, whether the combined effect of the height, width and extent of building projection towards the street boundary on the visual amenity of the streetscape and neighbouring properties is adverse;

(b) in Sub-precinct D to H, whether no car ports and garages will be established in the front yard;

(c) in Sub-precinct I at ground level, whether the building contains non-residential activities that open to the street (that is, with doors, windows and display glazing fronting the street) and which help to activate the street environment; and

(d) in Sub-precinct I, whether the building is designed to present a high quality, attractive frontage to the street.

I519.8.2.4. Subdivision

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, and the Auckland-wide subdivision provisions:

(1) For subdivision matters set out in I519.8.1.4 above”

(a) Whether the design and layout of building platforms and accessways maintain existing landforms and minimise earthworks that result in changes to the landscape character of the zone and whether larger than minimum sites are required.

(b) whether vehicle access (public roads and private accessways) is located as close as practical to a formed legal road or served by an existing formed vehicle access, or should be shared between sites where feasible;

(c) whether access avoids Vegetation - Conservation Areas and riparian margins identified on Precinct Plans 3 and 4;

(d) whether access has been designed to follow the existing landform and cause minimal land disturbance;

(e) whether access has been designed in such a way that it incorporates low impact stormwater mitigation techniques such as bio-retention and dual strip driveways;

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(f) whether the design of the access does not accentuate stormwater runoff, erosion or increase the potential for land instability;

(g) whether the gradient of the accessway does not exceed 1:8;

(h) whether there is no direct discharge of stormwater to the street;

(i) whether the design and layout of the subdivision ensures that the site is capable of achieving full stormwater mitigation on site in accordance with the on-site stormwater management rules;

(j) whether the design and layout of subdivision in Sub-precincts A and B ensures that each site is capable of on-site disposal of wastewater as an interim solution until such time as it is possible to connect to the public wastewater network;

(k) whether required planting is appropriately spaced to ensure rapid shade cover to protect against ongoing weed problems and provide an enhanced habitat along streams and riparian margins;

(l) whether planting includes native trees and shrubs that attract native birds, lizards and insects and is appropriately linked to existing native plantings to create ecological corridors for fauna to move along; and

(m) whether planting has been sourced from the local area within the Tamaki Ecological District where possible.

(2) For subdivision in the Stream Protection B Area that is a restricted discretionary activity, the following assessment criteria apply:

(a) whether the proposed layout ensures that development and earthworks can achieve the outcomes required in the Park Interface Protection Area and Piripiri Point Protection Area, Vegetation Conservation Areas and riparian margins, where relevant;

(b) where proposed roads are not provided in accordance with the alignments and design standards specified in Precinct Plans 3 and 4, whether there are alternative alignments that better serve the area, while still ensuring that the proposed road provides the same function as that intended in the precinct;

(c) whether there is an integration of stormwater mitigation devices with the urban form and roading network to ensure that the stormwater devices add to the amenity and landscaping of the area, while the urban form provides the space for both on-site and off-site stormwater mitigation areas;

(d) whether the design of proposed roads achieves a high standard of amenity, in particular through the provision of appropriately designed

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footpaths, cycleways, berms, median strips and size and spacing of street trees;

(e) whether stormwater treatment devices, utilising the best practicable option, are provided to mitigate within the road reserve, the majority of stormwater generated by the road and whether the best practicable option proposed includes the following:

(i) bio-retention and pervious paving for shallow grades less than 5 per cent parallel to the roadway;

(ii) inclusion of check dams and other flow control methods with bio-retention for grades between 5 per cent and 8 per cent; and

(iii) off-line treatment for grades greater than 8 per cent;

(f) whether roads are designed to provide a high degree of connectivity;

(g) whether road layouts ensure that most, if not all, development has the ability to front a street (there should be limited use of rear sites in Sub-precincts D, E and F and no rear sites in Sub-precincts G to I) and provide for informal surveillance of roads to promote safety and personal security streets on adjoining land;

(h) whether rear vehicle access lanes are privately owned and maintained;

(i) whether the design and management of rear lanes and accessways considers the need for access by emergency vehicles, delivery and rubbish collection and whether they provide thoroughfare for pedestrians and cyclists;

(j) whether shared street designs may be an appropriate form of public road design where traffic volumes and speeds allow for the safe mixing of traffic with pedestrians and cyclists in a specifically designed street environment. Whether the design provides functional, low maintenance spaces within the street reserve. The shared spaces should still provide for access by emergency vehicles and service vehicles;

(k) whether site sizes and dimensions are appropriate for the intended housing typology, ensure appropriate orientation of development in terms of fronting streets and ensuring privacy between dwellings, and are able to accommodate stormwater treatment devices (such as rain tanks);

(l) whether roads and reserves provide for the main pedestrian and cycle connections through the area, with dedicated off-street links provided

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where they would maintain and enhance connectivity where vehicle connections cannot be made;

(m) whether cycle and pedestrian only routes are designed to comply with the following:

(i) they should be illuminated at night, where appropriate;

(ii) They should have a minimum width of 5m; and

(iii) They should be designed and landscaped to ensure that stormwater generated from paths can be mitigated;

(n) whether 80 per cent of the homes in Sub-precincts D to I are within 400m of an existing or proposed neighbourhood park/reserve of at least 2,000m^2 in area;

(o) whether proposed reserves help to create linkages with other reserves and natural features in the precinct area and provide a central valley link between the upper valley and the lower valley and the Long Bay Regional Park;

(p) whether land which has a solely stormwater or landscape protection function is not vested as recreation reserve;

(q) whether the design of pedestrian and cycle routes includes appropriate landscaping, fencing, pavements and lighting; and

(r) whether the required planting plans for all Protection and Management Areas and any Lizard Conservation Management Plan provide sufficient detail to ensure that sustainable outcomes can be achieved.

Sub-Precinct E

In addition to the general criteria I519.8.2.4(1) and I519.8.2.4(2)(a) to (r) above, the following criteria apply to Sub-precinct E only:

(a) whether street lighting of the northern Beach Road extension and streets east of northern Beach Road extension are designed so that this lighting has minimal visibility from the Grannys Bay catchment within the Long Bay Regional Park and Piripiri Reserve;

(b) whether adjacent to Vaughans Road, there is no more than one street connection to Vaughans Road in addition to the northern Beach Road extension. Whether in this area, the use of joint accessways/lots to access rear lots from Vaughans Road are avoided, apart from individual driveway access for lots that front Vaughans Road;

(c) whether within the catchment of Stream 1C, development provides for interconnectivity between the different land holdings such as walkways and cycleways;

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(d) whether the subdivision demonstrates how the design of the ridgeline in the Park Interface Area and Piripiri Point Protection Area and the profile of land to the west and south of the ridgeline will meet the standards in Standard I519.6.12. Whether this includes analysis of visibility of permitted development south and west of the ridgeline from the Park Interface Viewpoints shown on Precinct Plan 4;

(e) whether subdivision provides for the protection and consistent management of the entire area of Park Interface Protection Area by way of a covenant in perpetuity or similar mechanism approved by the Council; and

(f) whether the Council is fully satisfied that the finished ground contours and ridgeline comply with Standard I519.6.12 before any s.224(c) certificate for sites created in Sub-precinct E to the north and east of the Vaughans Road extension, as shown on Precinct Plan 4, can be issued.

Sub-precinct H

In addition to the general criteria I519.8.2.4(1) and I519.8.2.4(2)(a) to (r) above the following criteria apply to Sub-precinct H only:

(a) whether subdivision design provides for views into and through land zoned Open Space - Conservation to the Hauraki Gulf;.

(b) whether the design of subdivisions and building platforms, roads, accessways, driveways, underground and surface infrastructure, stormwater mitigation techniques, landscaping, planting and fencing do not adversely affect the archaeological sites within land zoned Open Space – Conservation;

(c) whether a consistent treatment of the boundary with land zoned Open Space - Conservation is achieved through the subdivision design using either landscaped earth batters or low (less than 1m high) retaining walls or a combination of both; and

(d) whether retaining walls treatments are consistent to avoid a clash along the interface with land zoned Open Space – Conservation.

I519.9. Special information requirements

An application for a land use, development and subdivision activity must be accompanied by the following unless otherwise specified:

I519.9.1. Stormwater management

Stormwater management information must include the following:

(1) the amount of stormwater to be generated from the future development on the sites to be created, taking into account existing and future stormwater flows

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upstream and downstream of the site, where relevant. Relevant assumptions and calculations are to be provided;

(2) how the design of the development (for example the layout of the lots sites, driveway locations, the design of roads and the protection of ecological features and stream riparian margins) takes into account stormwater related limitations and incorporates the principles of low impact design;

(3) the range of techniques to be used to manage the adverse effects of the stormwater to be generated by the development and the extent to which these techniques can be accommodated on-site in accordance with Standard I519.6.8 above;

(4) how sufficient space is to be provided for the required stormwater mitigation measures;

(5) in areas where the groundwater levels need to be controlled to maintain stability, how proposed stormwater mitigation measures comprising sub-surface features are designed, in particular lined and drained, to avoid the adverse discharge of runoff to ground;

(6) how development is to be managed to ensure that the integrity of any stormwater mitigation devices (such as bio-retention and pervious paving) will not be compromised during and after the subdivision, development, building and landscaping process; and

(7) details of any covenants and/or consent notices under s 221 of the Resource Management Act 1991 necessary to ensure the on-going retention and maintenance of on-site mitigation areas and facilities.

I519.9.2. Planting Plan

A planting plan must include the following information:

(1) identification of the area of land within the Protection or Management areas and riparian margin to be set aside for planting;.

(2) identification of stream banks, slope, soil type and existing or potential erosion;

(3) details of areal extent of all existing and proposed development;

(4) identification of all existing areas of native and exotic bush and vegetation;

(5) details of soil quality and depth including any required soil reconditioning of compacted areas as the result of previous land uses and site works;

(6) species types, source of plant material, maturity of planting and density of planting;

(7) details of noxious weed, pest and animal control;

(8) details of timing of planting and possible staging of planting;

(9) details of maintenance programme to be implemented and a programme for replanting where the survival rate of planting is less than 90 per cent;

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(10) details of any fencing or alternative stock proof methods proposed;

(11) proposed means of ownership and ongoing management; and

(12) identification of areas of land on which archaeological sites are located, and details of appropriate planting, fencing and ongoing management of those areas.

I519.9.3. Lizard conservation plan

An application for earthworks over 500m^2 in the Stream Protection A Area must include the following information for the management of lizards prior to any earthworks taking place:

(1) identification of sites containing indigenous lizard populations that may be threatened by proposed earthworks on a site;

(2) identifying alternative suitable receptor sites for the relocation of indigenous lizards found, to be approved by a qualified herpetologist. Consideration can be given to receptor sites located within the Ecology/Stormwater Management Area where revegetation will occur for stormwater mitigation;

(3) identifying suitable buffers for avoidance of earthworks and vegetation removal adjacent to the alternative receptor sites and suitable buffers adjoining any lizard habitat areas that will not be affected by the earthworks;

(4) identifying appropriate methodology for the capture and relocation of lizards into the receptor sites. The methodology for the capture and relocation will be prepared by a suitably qualified and experienced herpetologist. The actual relocation operation will be carried out by a suitably qualified and experienced herpetologist. Survey, capture and relocation must commence prior to any vegetation removal and should be done between September to December and/or from March to April;

(5) details for ongoing pest management within the receptor sites;

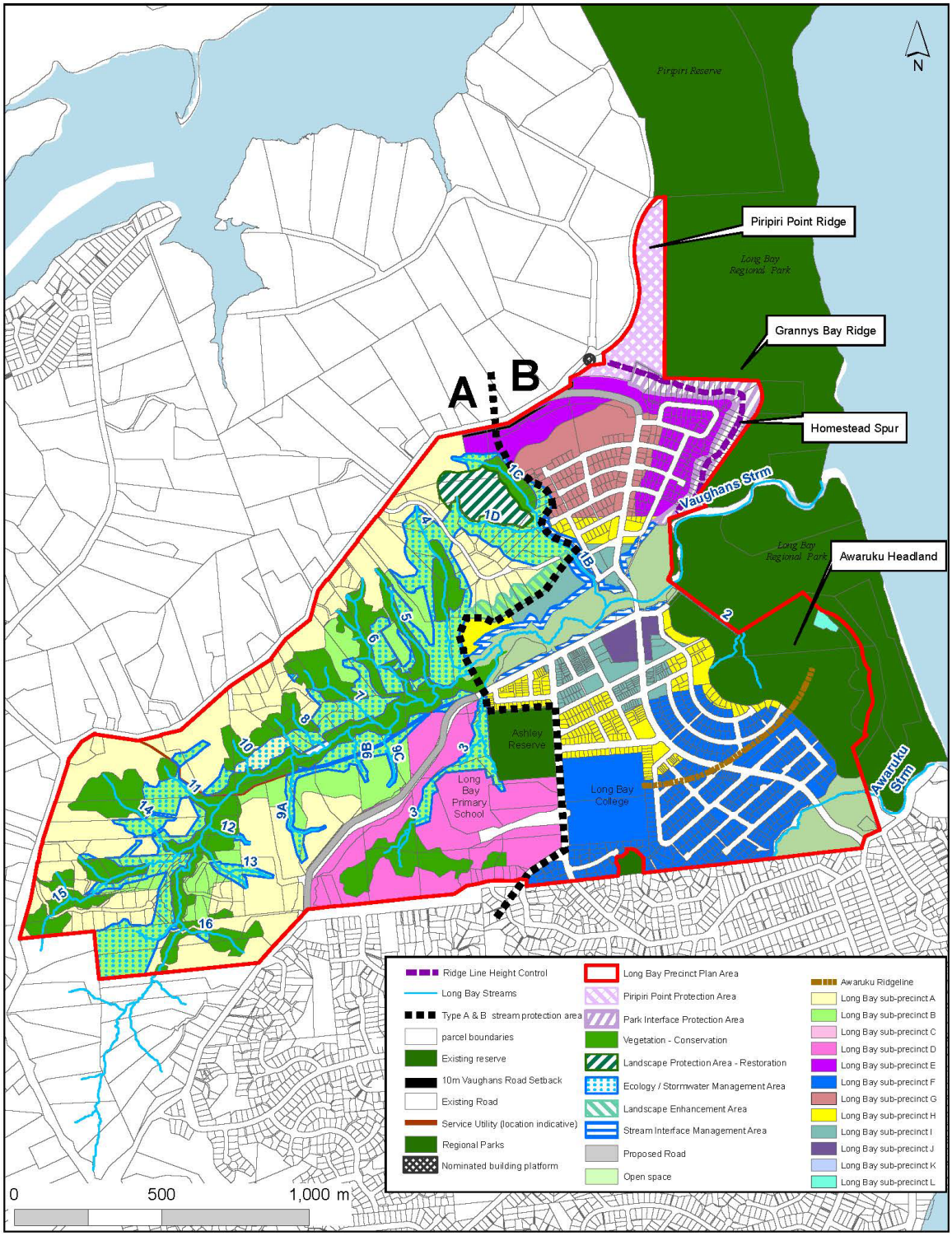
(6) details of fencing or alternative stock proof methods proposed; and

(7) proposed means of ongoing management.

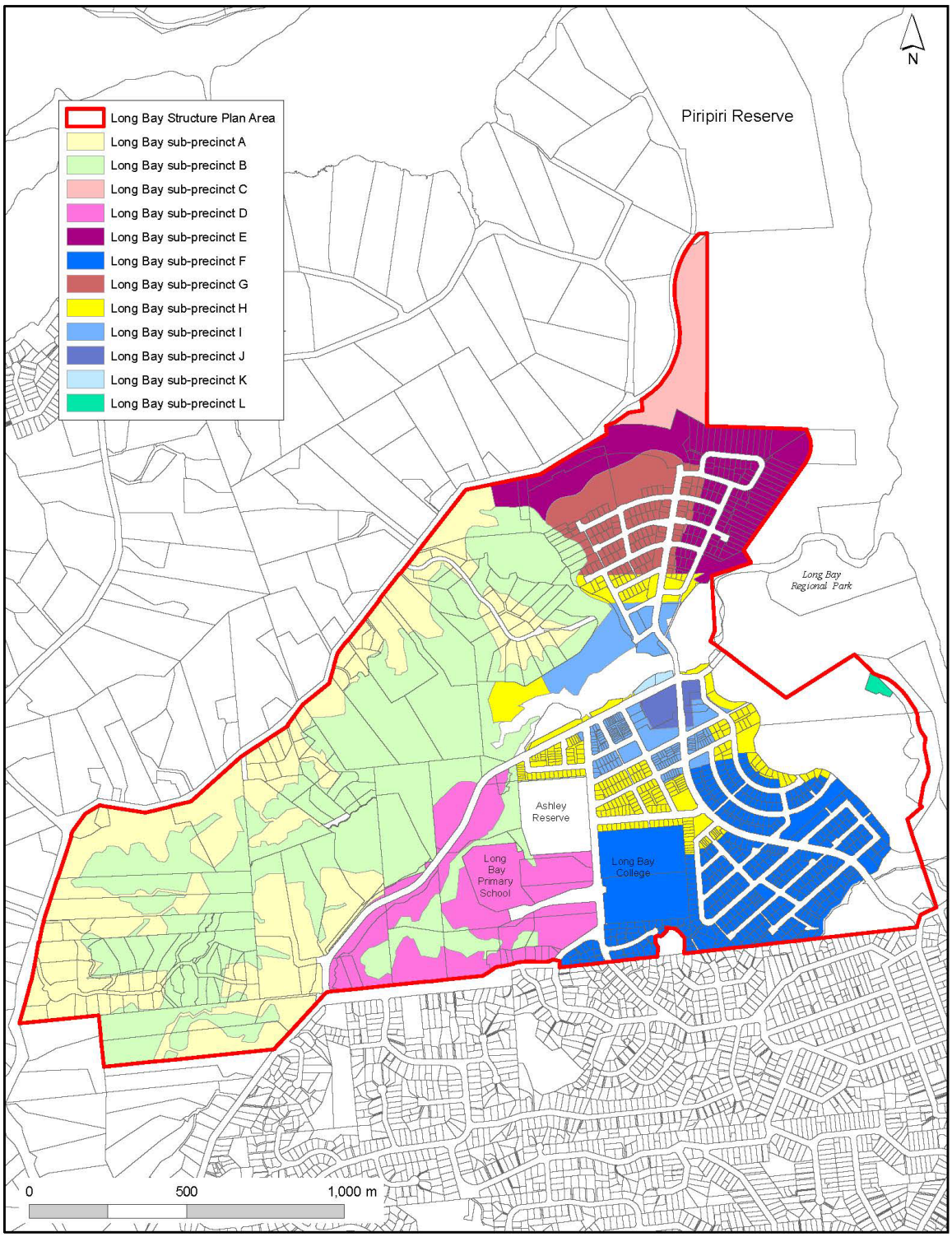
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I519.10. Precinct plans

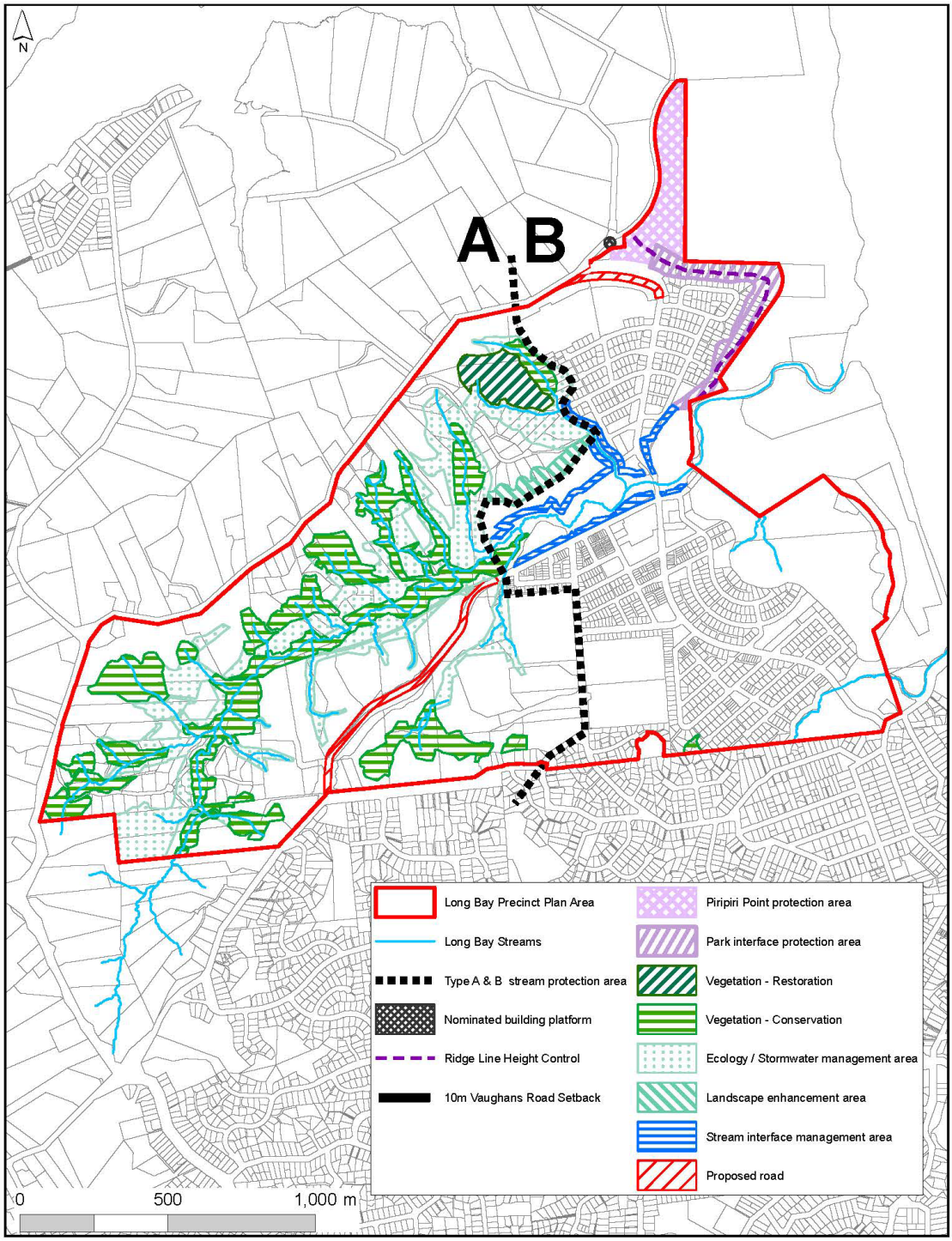
I519.10.1 Long Bay Precinct: Precinct plan 1 – Land use strategy



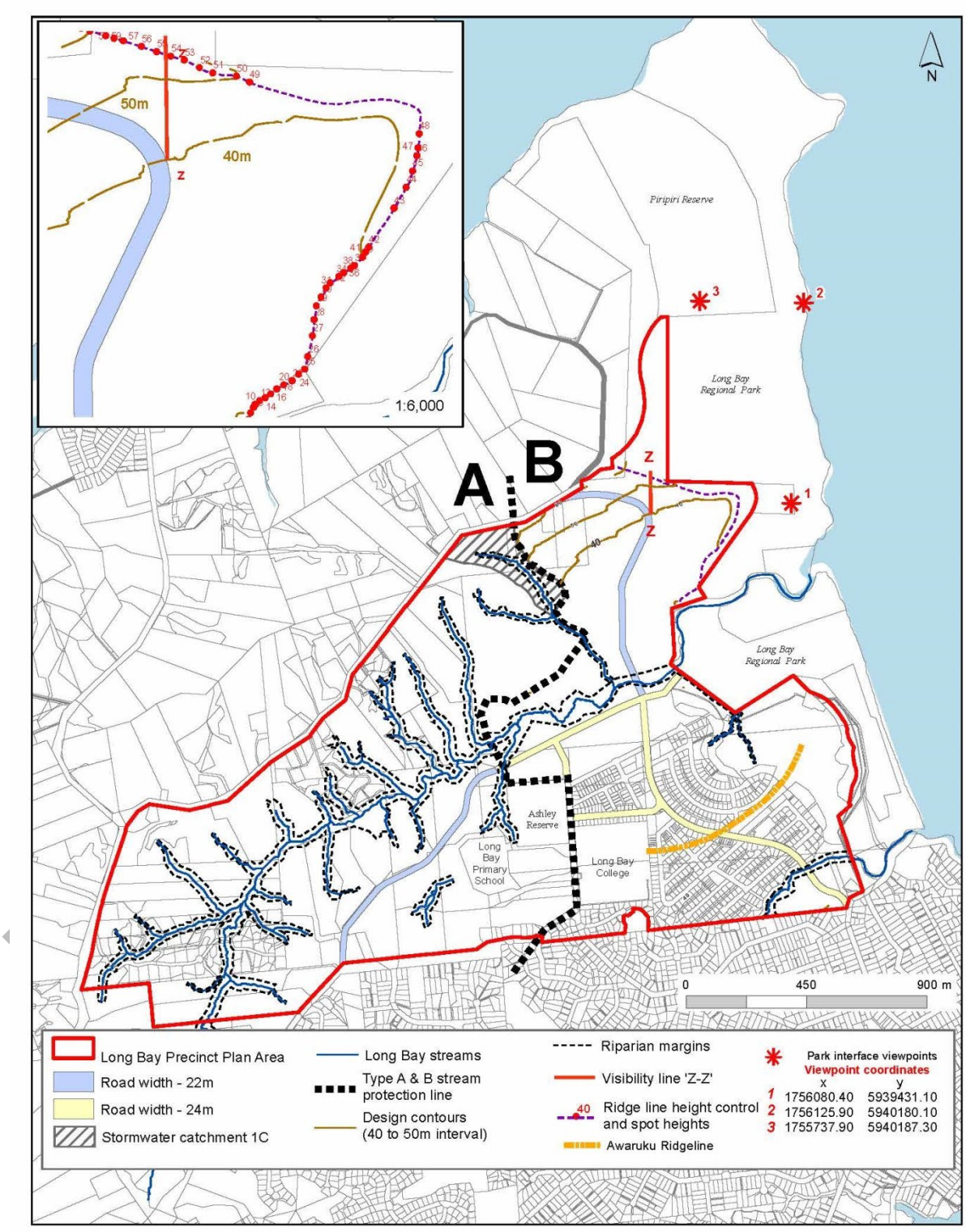
I519.10.2 Long Bay Precinct: Precinct plan 2 – Sub-precincts A to L



I519.10.3 Long Bay Precinct: Precinct plan 3 – Additional controls



I519.10.4 Long Bay Precinct: Precinct plan 4 – Additional controls



I524. North Harbour Stadium and Domain Precinct

I524.1. Precinct description

The North Harbour Stadium and Domain Precinct provides specific planning controls for the use of North Harbour Stadium and Domain. The North Harbour Stadium and Domain occupy 23 hectares of land.

The zoning of the land within the North Harbour Stadium and Domain Precinct is the Special Purpose - Major Recreation Facility Zone. The overlay, Auckland-wide and zone objectives and policies apply in this precinct in addition to those listed below.

Refer to the planning maps for the location and extent of the precinct.

I524.2. Objectives

(1) The North Harbour Stadium and Domain are protected as a regionally and nationally important venue for all of the following primary activities:

(a) organised sports and recreation;

(b) informal recreation;

(c) concerts, events and festivals;

(d) markets, fairs and trade fairs;

(e) functions, conferences, gatherings and meetings; and

(f) displays and exhibitions.

(2) A range of activities compatible with, or accessory to, the primary activities are enabled.

(3) The adverse effects of the operation of the North Harbour Stadium and Domain are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

I524.3. Policies

(1) Enable the safe and efficient operation of the North Harbour Stadium and Domain for its primary activities.

(2) Protect the primary activities of the North Harbour Stadium and Domain from the reverse sensitivity effects of adjacent development.

(3) Enable a range of accessory and compatible activities where they achieve all of the following:

(a) avoid, remedy or mitigate adverse effects; and

(b) are of a character and scale which will not displace the primary activities.

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(4) Manage the adverse effects of the operation of the North Harbour Stadium and Domain, having regard to the amenity of surrounding properties.

(5) Recognise that the North Harbour Stadium and Domain's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

I524.4. Activity table

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

(1) E40 Temporary activities;

(2) E25 Noise and vibration (noise provisions only);

(3) E24 Lighting;

Table I524.4.1 specifies the activity status of land use and development activities in the North Harbour Stadium and Domain Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I524.4.1: Activity table

	Activity	Activity status
Use		
Primary activities		
(A1)	Concerts, events and festivals	P
(A2)	Markets, fairs and trade fairs	P
(A3)	Functions, conferences, gatherings and meetings	P
(A4)	Displays and exhibitions	P
(A5)	Informal recreation	P
(A6)	Organised sport and recreation	P
(A7)	Any primary activity not meeting Standard I524.6.5 but meeting all other standards	C
Accessory activities		
(A8)	Accessory activities	P
(A9)	Any accessory activity not meeting Standard I524.6.5 but meeting all other standards	C
Compatible activities		
(A10)	Sports, recreation and community activities	P
(A11)	Professional fireworks displays meeting Standard I524.6.10	P
(A12)	Professional fireworks displays not meeting	RD

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	Standard I524.6.10	
(A13)	Helicopter flights meeting Standard I524.6.11	P
(A14)	Helicopter flights not meeting Standard I524.6.11	RD
(A15)	Filming activities	P
(A16)	Any compatible activity not meeting Standard I524.6.5 but meeting all other standards	C
Development		
(A17)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20~~0~~**2**m in height	P
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20~~0~~**2**m in height	RD
(A19)	Grandstands and visitor viewing structures up to 35m in height	P
(A20)	Grandstands and visitor viewing structures greater than 35m in height	RD
(A21)	Light towers and associated fittings up to and greater than 35m in height	P
(A22)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I524.6.8	RD
(A23)	Demolition of buildings	P
(A24)	Temporary buildings	P
(A25)	Workers' accommodation	P

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I524.5. Notification

(1) An application for resource consent for a controlled activity listed in Table I524.4.1 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(9) of the Resource Management Act 1991.

(2) Any application for resource consent for an activity listed in Table I524.4.1 Activity table and which is not listed in I524.5(1) 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).

I524.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I524.4.1 must comply with the following activity standards unless otherwise stated. The following standards do not apply:

(1) E27 Transport – Standard E27.6.1 Trip generation; and

(2) E27 Transport – Standard E27.6.2 Number of parking and loading spaces.

I524.6.1. Noise

(1) The noise (rating) level from any activity, as measured at the measurement locations specified in this standard, must not exceed the noise limits in Table I524.6.1.1.

Table I524.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Up to 6 special noise events between 10:00am and 11:30pm in any 12 month period	82dB $L_{Aeq(5min)}$
Up to 10 special noise events between 10:00am and 11:00pm in any 12 month period	82dB $L_{Aeq(5min)}$
All other days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB L_{Aeq}
At all other times	45dB L_{Aeq} and 75dB L_{Amax}

(2) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.

(3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.

(4) Testing and balancing of all sound systems including vocal checks by performers must cumulatively not exceed 3 hours and must not commence before 10am on any day and must be completed by 7pm on the day of the event.

(5) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.

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(6) Crowd noise is to be excluded from any assessment of compliance with these limits.

(7) Where $L_{Aeq\ (5min)}$, is specified, no 5 minute measurement sample must exceed the stated limit.

(8) Measurement Locations:

(a) Location 1: to the north of the stadium complex close to the western boundary of the first residentially zoned property on the southern side of Gills Road.

(b) Location 2: to the east of the stadium complex on the eastern side of Appian Way opposite the entrance to the stadium site.

(c) Location 3: to the south of the stadium complex on the eastern side of the intersection of Bush Road and State Highway 17.

(d) Location 4: to the west of the stadium complex at the southern end of Library Lane at the intersection with the Albany Highway.

(e) Location 5: on the eastern side of the motorway overbridge connecting McClymonts Road to the Albany Centre.

(9) Professional fireworks displays and helicopter flights are excluded from this standard.

I524.6.2. Lighting

(1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.

(2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).

(3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.

(4) For the purposes of Standard I524.6.2, the curfew and pre-curfew times are as stated in Table I524.6.2.1.

Table I524.6.2.1: Pre-curfew and Curfew Times

		Times
Standard	Pre-curfew	7am – 11pm
	Curfew	11pm – 7am

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Special lighting events	Pre-curfew	7am – 12:30am
	Curfew	12:30am – 7am

(5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:

(a) The limits in Table I524.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I524.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	125 lux (above the background level)
Curfew	20 lux (above the background level)

(b) The vertical illuminance limits in Table I524.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I524.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

(6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit t of 15 per cent (based on an adaption luminance of 2 cd/m^2) on any public road, calculated within each traffic lane in the direction of travel.

(7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I524.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

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Table I524.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd
Special lighting events	25,000 cd

(8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I524.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

Table I524.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m^2
Special lighting events	25 cd/m^2

(9) Professional fireworks displays are excluded from this standard.

I524.6.3. Special noise events

(1) The total number of special noise events in any 12 month period must not exceed 16 events.

(2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I524.6.1.1.

(3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:

(a) There must be no more than 2 special noise events on any one day.

(b) There must be no more than 4 special noise events within any 2 week period.

(4) A single special noise event must be limited to a total duration of 4 hours. Any special noise event lasting longer than 4 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

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I524.6.4. Special lighting events

(1) The total number of special lighting events in any 12 month period must not exceed 21 events.

(2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I524.6.2.1, I524.6.2.4 and I524.6.2.5.

I524.6.5. Traffic management

All activities must meet at least one of the following traffic management standards:

(1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or

(2) The activity generates a crowd of less than 7,000 people and does not require the closure of a public road.

I524.6.6. [Deleted]

(1) [Deleted]

I524.6.7. Screening

(1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone, must be screened from those areas.

I524.6.8. Interface control areas

(1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan. Temporary buildings are excluded from this standard.

I524.6.9. Height in relation to boundary

(1) Where the North Harbour Domain and Stadium Precinct directly adjoins a road, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level on the precinct boundary.

(2) Temporary buildings, light towers and associated fittings are excluded from this standard.

I524.6.10. Professional fireworks displays

(1) Displays are limited to 3 in any 12 month period.

(2) Displays must not exceed 15 minutes in duration.

(3) Displays must be finished by 10:30pm.

(4) Fireworks must be discharged at least 120 metres from any residential zone.

(5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

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I524.6.11. Helicopter flights

(1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).

(2) Landing and departures must take place at least 150m from any neighbouring site.

I524.6.12. Temporary buildings

(1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I524.7. Assessment – controlled activities

I524.7.1. Matters of control

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the overlay or Auckland-wide provisions:

(1) The effects of the proposed activity on the safety and efficiency of the transport network.

I524.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant activities in the overlay and Auckland-wide provisions:

(1) Effects on the safety and efficiency of the transport network:

(a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;

(b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and

(c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I524.8. Assessment – restricted discretionary activities

I524.8.1. Matters of discretion

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

(1) Any activity that does not comply with noise and/or lighting standards:

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(a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.

(2) Any activity that does not comply with permitted helicopter flight standards:

(a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.

(3) Any activity that does not comply with permitted professional fireworks display standards:

(a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.

(4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20~~0~~**2**m in height and/or which does not comply with height in relation to boundary standards:

(a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.

(5) Grandstands and spectator viewing structures greater than 35m in height:

(a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.

(6) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I524.6.8:

(a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.

(7) Any activity that does not comply with screening standards:

(a) the visual effects of rubbish and storage areas on residential and open space sites.

I524.8.2. Assessment criteria

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

(1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:

(a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:

(i) the cumulative noise effects of other activities which are permitted on the site;

(ii) the cumulative effect of numerous infringements of noise standards; and

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(iii) the degree of non-compliance.

(b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.

(c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.

(d) the extent to which any artificial lighting will create a traffic safety issue.

(e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.

(f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance.

(g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.

(h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:

(i) the sensitivity of the surrounding environment;

(ii) the cumulative effect of numerous infringements of special event standards;

(iii) the additional number of special events; and

(iv) whether there is an operational need for the exceedance.

(2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:

(a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:

(i) the sensitivity of the surrounding environment;

(ii) the cumulative effect of numerous infringements of this standard;

(iii) the additional number of activities; and

(iv) whether there is an operational need for the exceedance.

(3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.

(a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:

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(i) streets and public open spaces; and

(ii) adjoining sites, particularly those in residential zones.

(b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).

(c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s.

(d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.

(4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.

(a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:

(i) the amenity values and character of the surrounding area;

(ii) the functional and operational requirements of the precinct;

(iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;

(iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;

(v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;

(vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,

(vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.

(5) The visual effects of rubbish and storage areas on residential and open space zoned sites:

(a) the extent to which screening is practicable.

(b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

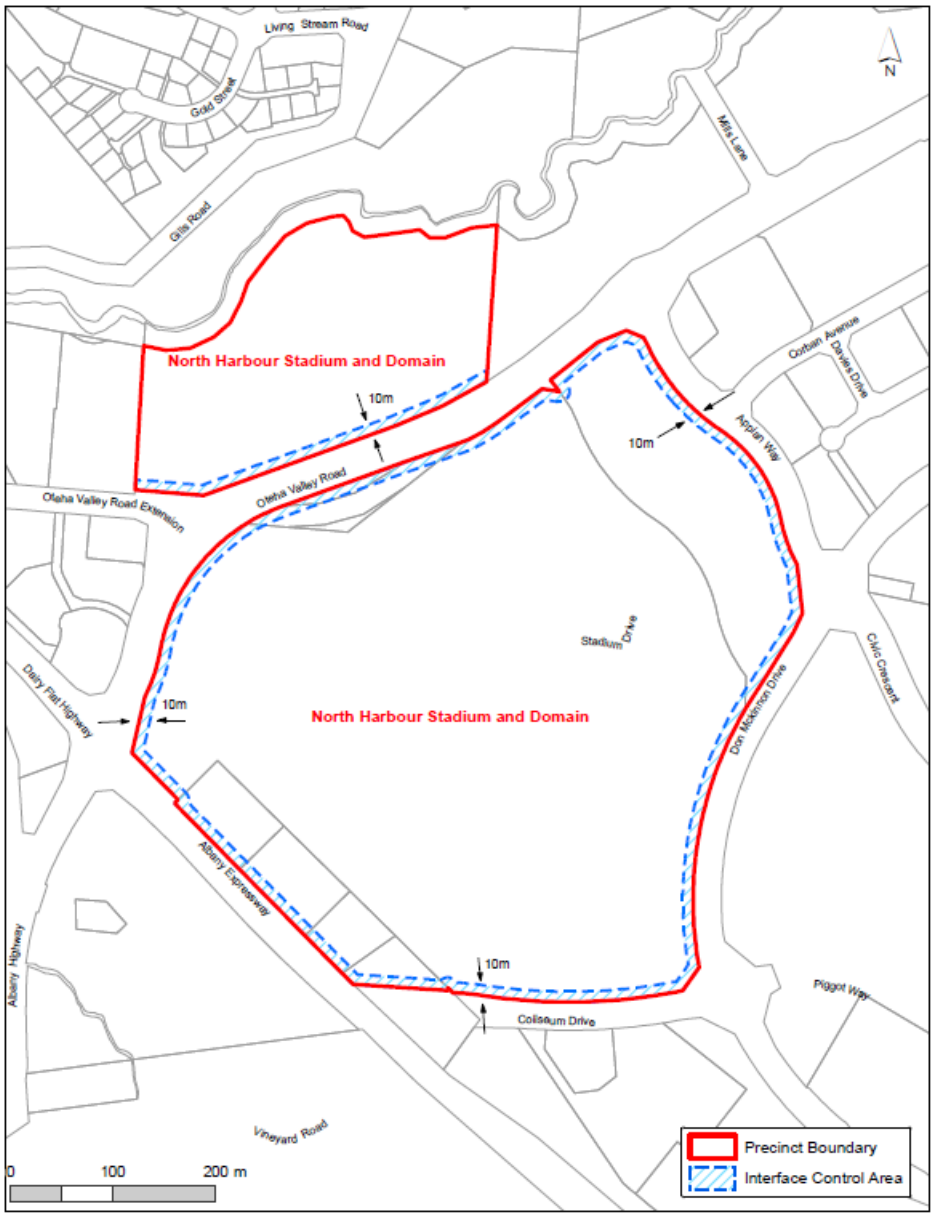
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I524.9. Special information requirements

There are no special information requirements for this precinct.

I524.10. Precinct plans

I524.10.1. North Harbour Stadium and Domain: Precinct plan 1



I529. Orewa 1 Precinct

I529.1. Precinct Description

The Orewa 1 Precinct is located at the corner of Centreway Road and Puriri Avenue at the northern end of Orewa. It sits within a natural bowl including significant stands of puriri trees at its core. The perimeter is bound by:

- Nukumea Stream and Alice Eaves Scenic Reserve to the north;
- Orewa ~~North~~ Beach Primary School to the south; and
- Residential - Mixed Housing Suburban Zone to the west; Residential - Mixed Housing Urban Zone to the east and
- ~~dwelling residential development~~ and Puriri Bush reserve to the east.

The precinct comprises four sub-precincts shown on Orewa 1: Precinct plan 1. These are:

- Sub-precinct A - the lower scale development area;
- Sub-precinct B - mixed use development area at the south of the site where specific provision is made for a retirement village and some shops;
- Sub-precinct C - the apartment area; and
- Sub-precinct D - a communal activity area.

Orewa 1: Precinct plan 1 shows the layout of development across the precinct.

The key purpose of the precinct is to enable the completion of a comprehensive residential community that will incorporate a range of housing typologies, complemented by community facilities, a network of public open spaces, and accessory commercial activity.

Future built form and layout will be progressed in a manner that is complimentary to the character of the substantial development progressed on site to date, and provide the landowner and neighbouring properties with suitable certainty as to the overall outcome.

The zoning of land within this precinct is Residential – Mixed Housing Urban Zone, Open Space – Community Zone and Open Space – Informal Recreation Zone.

I529.2. Objectives

(1) A master planned community is created that achieves:

(a) an inter-related pattern of building heights that integrate with the topography and landscape;

(b) a distinctive and cohesive architectural style that complements the coastal character of the area;

(c) a range of housing types and densities in each sub-precinct;

(d) a series of open space corridors that separate sub-precincts, provide view corridors and create space for community activities;

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(e) provision of apartments and small-scale commercial activities for local residents in Sub-precinct B; and

(f) best practice stormwater management.

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

I529.3. Policies

(1) Require that the layout and development of the precinct is consistent with Orewa 1: Precinct plan 1, including:

(a) a concentration of higher density apartment housing in flatter areas (predominantly Sub-precincts B and C);

(b) development of detached, semi-detached and attached town houses or terraced housing in the rest of the precinct;

(c) development of apartments and small-scale commercial activities in Sub-precinct B with good access to sunlight, active frontages and unobtrusive signage;

(d) yard setbacks, building coverage and permeable surface areas that create a consistent streetscape appearance and a sense of spaciousness around groups of buildings; and

(e) visual corridors and community open spaces in the sub-precincts shown on the precinct plan.

(2) Require that development achieves a cohesive architectural style and character that is complementary to the established characteristics of the existing built form within Kensington Park, including:

(a) materials and levels of detailing;

(b) colour palettes;

(c) high quality building and facade designs that are well articulated;

(d) building block sizes and envelopes that are limited in length to break up the appearance of mass and bulk;

(e) garage doors that are unobtrusive and do not dominate the streetscape; and

(f) open front yards.

(3) Design development and landscaping that is consistent with the Appendix 1 Orewa Design Guidelines and Orewa 1: Precinct plan 1.

(4) Require that buildings adjacent to the Orewa ~~North~~ Beach Primary School are setback to minimise dominance and overshadowing.

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(5) Require that impervious surface areas and stormwater management is designed to minimise runoff and flooding in the Nukumea Stream catchment.

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

I529.4. Activity table

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

Table I529.4.1 Activity table specifies the activity status of land use and development activities in the Orewa 1 Precinct pursuant to section 9(3) and 11 of the Resource Management Act 1991.

A blank activity status cell in Table I529.4.1 Activity table means that the zone, Auckland-wide and overlays apply.

Table I529.4.1 Activity table

Activity		Activity status		
		Sub-precincts A and C	**Sub-precinct B**	**Sub-precinct D**
Use				
(A1)	Commercial services or retail up to a maximum of 1000m^2 gross floor area where: • no more than 400m^2 is developed for retail • no individual retail premise is greater than 200m^2		P	NC
(A2)	Commercial services up to 200m^2 gross floor area			P
(A3)	Dwellings			D
Development				
(A4)	New buildings	RD	RD	RD
(A5)	Western Tower located in Sub-precinct A	P	NA	NA
(A6)	Building not provided for in (A4) or (A5)			
(A7)	Buildings not complying with Standard I529.6.1	D	D	D
Subdivision				
(A8)	Subdivision			

I529.5. Notification

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(1) Any application for resource consent for an activity listed in Table I529.4.1 Activity table will be subject to the normal tests for notification under the relevant sections 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).

I529.6. Standards

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

The following standards do not apply to this precinct:

Residential – Mixed Housing Urban Zone:

(1) Standard H5.6.4 Building height;

(2) Standard H5.6.10 Building coverage and do not apply; and

(3) Standard H5.6.9 Maximum Impervious area and do not apply.

Open Space Zones:

(1) Standard H7.11.1 Building height;

(2) Standard H7.11.6 Maximum site coverage; and

(3) Standard H7.11.7 Maximum Impervious area.

All permitted and restricted discretionary activities listed in Table I529.4.1 Activity table must comply with the following standards.

I529.6.1. Building height

(1) Buildings must not exceed the maximum height shown on Orewa 1: Precinct Plan 2 - height controls where:

(a) for the purposes of determining the height of a building with a 9 metre maximum height, height is measured by either:

(i) the vertical distance between the ground level at any point and the highest part of the building immediately above that point (rolling height); or

(ii) the vertical distance between the highest part of the building and the average ground level, being the average level of the ground at the external foundations of the building walls, calculated around the external foundation of the building walls by measuring ground level and 1 metre intervals, then adding these ground levels and dividing the total by the total number of ground levels that have been measured (average height).

(b) for the purpose of determining height elsewhere:

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(i) basement/semi – excavated car parking is not included in building height; and

(ii) a building may include a roof space with a maximum height of 4 metres in addition to the allowable building height.

I529.6.2. Fences in front yards

(1) A fence or wall located within a front yard must not exceed a maximum height of 0.8 metres. This may be increased to a maximum height of 1.2 metres provided at least 70 per cent of the structure is visually permeable.

(2) Fences or walls must not be located within a front yard that is 1.8 metres or less in depth.

I529.6.3. Garages

(1) Where a garage door faces the street, the front wall containing the garage door must be set back greater than:

(a) 5 metres from the kerb line, where no footpath is provided in the adjoining road berm; or

(b) 5 metres from the front boundary.

(2) Any garage must be recessed by a minimum of 0.5 metres from the front facade of the building.

(3) The total area of all attached or detached garage doors or the open facade of a carport fronting the street must not occupy more than 35 per cent of the active building frontage along a single frontage.

I529.6.4. Precinct interface yards

(1) Minimum precinct interface yards must be provided as shown on Orewa 1: Precinct plan 1. Standards H5.6.8 Yards and H7.11.3 Yards do not apply within the yards shown on Orewa 1: Precinct plan 1.

I529.6.5. Front Yards

(1) For buildings up to 6.5 metres in height, the building must be set back a minimum of 0.3 metres (300mm) from the front boundary. That part of Standards H5.6.8 Yards and H7.11.3 Yards relating to front yards do not apply.

(2) For buildings greater than 6.5 metres in height, the building must be set back a minimum of 1.3 metres from the front boundary. That part of standards H5.6.8 Yards and H7.11.3 Yards relating to front yards do not apply.

I529.6.6. Building coverage

(1) The maximum building coverage in each sub-precinct must not exceed:

(a) Sub-precinct A: 27 per cent;

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(b) Sub-precinct B: 49 per cent; and

(c) Sub-precinct C and D: 27 per cent.

Note

Building coverage must be calculated over the whole sub-precinct, or combined Sub-precincts C and D, and includes roads as well as land zoned Open Space – Informal Recreation Zone, Open Space – Community Zone and Residential – Mixed Housing Urban Zone.

I529.6.7. Height in relation to boundary

(1) No part of any building adjoining ~~Part Lot 1 DP 64430 Part Lot 1 DP 63838 – Orewa North Primary School~~ Part Lot 1 SO 47482, Part Lot 1 SO 47482 – Orewa Beach Primary School must exceed a height equal to 3 metres plus 60 degrees between that part of the building and the precinct boundary on which the building is to be located. ~~Standards H5.6.5 Height in relation to boundary~~, H5.6.6 ~~Alternative~~ height in relation to boundary and H5.6.7 Height in relation to boundary adjoining lower intensity zones do not apply to buildings adjoining ~~Part Lot 1 DP 64430 Part Lot 1 DP 63838 – Orewa North Primary School~~ Part Lot 1 SO 47482, Part Lot 1 SO 47482 – Orewa Beach Primary School.

(2) Buildings must not project beyond a 45-degree recession place measured from a point 3 metres vertically above ground level at the external precinct boundaries other than the boundary in I529.6.7(1) above. ~~Standards H5.6.5 Height in relation to boundary~~, H5.6.6 ~~Alternative~~ height in relation to boundary and H5.6.7 Height in relation to boundary adjoining lower intensity zones do not apply along the external precinct boundary.

I529.6.8. Impervious areas

(1) The maximum impervious areas (including buildings, roads, and footpaths) in each sub-precinct must not exceed:

(a) Sub-precinct A: 53 per cent;

(b) Sub-precinct B: 78 per cent; and

(c) Sub-precinct C and D: 49 per cent.

Note

Impervious surface is calculated over the whole sub-precinct, or combined Sub-precincts C and D, and includes roads as well as land zoned Open Space – Informal Recreation Zone, Open Space – Community Zone and Residential – Mixed Housing Urban Zone.

I529.6.9. Building block

(1) Within the area subject to the 9 metre height rule:

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(a) a building block must not exceed a length equal to two dwellings or 20 metres, whichever is the lesser;

(b) building blocks containing one dwelling must be separated from any other building by 2.4 metres; and

(c) building blocks containing more than one dwelling must be separated from any other building by 4.8 metres.

(2) Building block within Sub-precinct B:

(a) a building block adjacent to the southern boundary must not exceed a length of 50m.

(3) Building block within the remainder of the Orewa 1 Precinct:

(a) a building block must not exceed a length of 60 metres.

I529.6.10. Visual amenity corridors

(1) Visual amenity corridors must be provided in the locations shown on Orewa 1: Precinct plan 1.

(2) Buildings must not be constructed in the visual amenity corridors shown on Orewa 1: Precinct plan 1 unless it is:

(a) a building associated with a temporary activity;

(b) a utility structure located within a road; or

(c) the western tower.

I529.6.11. Subdivision

The subdivision standards in the E38 Subdivision – Urban apply in the Orewa 1 Precinct unless otherwise specified below.

(1) The minimum frontage and access for each site must be 6 metres.

(2) A minimum 0.5 metres landscape strip must be provided on each side of a carriageway within a jointly owned access way or right of way.

(3) Up to six sites or dwellings may gain access or frontage over a jointly owned access lot or right-of-way.

I529.7. Assessment – controlled activities

There are no controlled activities in the precinct.

I529.8. Assessment – restricted discretionary activities

I529.8.1. Matters of discretion

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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) use, development and subdivision:

(a) the design, built form, architectural style and colours and materials of buildings and structures;

(b) landscaping and amenity considerations;

(c) the design of roads, reserves, visual amenity corridors;

(d) the nature and extent of commercial activities and retail;

(e) subdivision standard infringements:

(i) site access and frontage; and

(ii) the layout of streets and sites.

(2) fences in front yards:

(a) criteria I529.8.1.1(1) and (2).

(b) the effects of fences in front yards on: the amenity of public spaces, the amenity of the transition between public spaces and private spaces, and the safety of people.

(3) garages

(a) criteria I529.8.1.1(1) and (2)

(b) the effects on the amenity of public spaces and the safety of people.

(4) precinct interface yard

(a) criteria I529.8.1.1(1) and (2).

(b) the effects of building bulk in the yard on amenity, privacy and daylight access.

(5) building block

(a) criteria I529.8.1.1(1) and (2).

(b) the effects of building block length and separation on built amenity and dominance of built form in relation to open spaces.

(6) visual amenity corridors

(a) criteria I529.8.1.1(1), (2), and (3).

(b) the effects of building in the visual amenity corridors on the sightlines and amenity of the corridors.

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(c) the effects of not providing the visual corridors, or locating them elsewhere to the locations shown on Orewa 1: Precinct plan 1.

I529.8.2. Assessment criteria

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

(1) refer to the objectives and policies in I529.2 and I529.3.

(2) the extent to which the location, height and siting of buildings is consistent with Orewa 1: Precinct plan 1 and does contrast with the established pattern of development in the precinct.

(3) the extent to which the design and built form of buildings and structures is complementary with existing built form with particular consideration given to:

(a) the architectural style, proportions, modulation and massing of buildings;

(b) the external materials, colours and finishes; and

(c) the extent of horizontal and vertical relief that has been used to avoid building bulk and long continuous facades.

(4) the extent to which impermeable surfaces are minimised or infringements offset through the use of rain tanks and additional planting/landscaping.

(5) the extent to which the location of roads, reserves and visual amenity corridors are consistent with Orewa 1: Precinct plan 1.

(6) the extent to which the adverse effects on the intersection of Puriuri Road, Centreway Drive and Puriri Boulevard are avoided, remedied or mitigated.

(7) the extent to which all development and planting is consistent with any landscape plan approved by Council.

(8) the extent to which any commercial or retail activity on the ground floor of buildings provides for an active frontage and cohesive design including such components as glazing, verandahs, building materials and pedestrian amenities.

(9) subdivision standard infringements:

(a) whether subdivision provides vehicle access, manoeuvring areas, roads and legal access designed to maintain the safety of pedestrians and cyclists;

(b) whether the layout and pattern of roads maximises convenient, direct and legible connections and access to roads, bus routes, centres and reserves; and

(c) the extent to which buildings are able to be designed to front the street in accordance with Orewa 1: Precinct plan 1.

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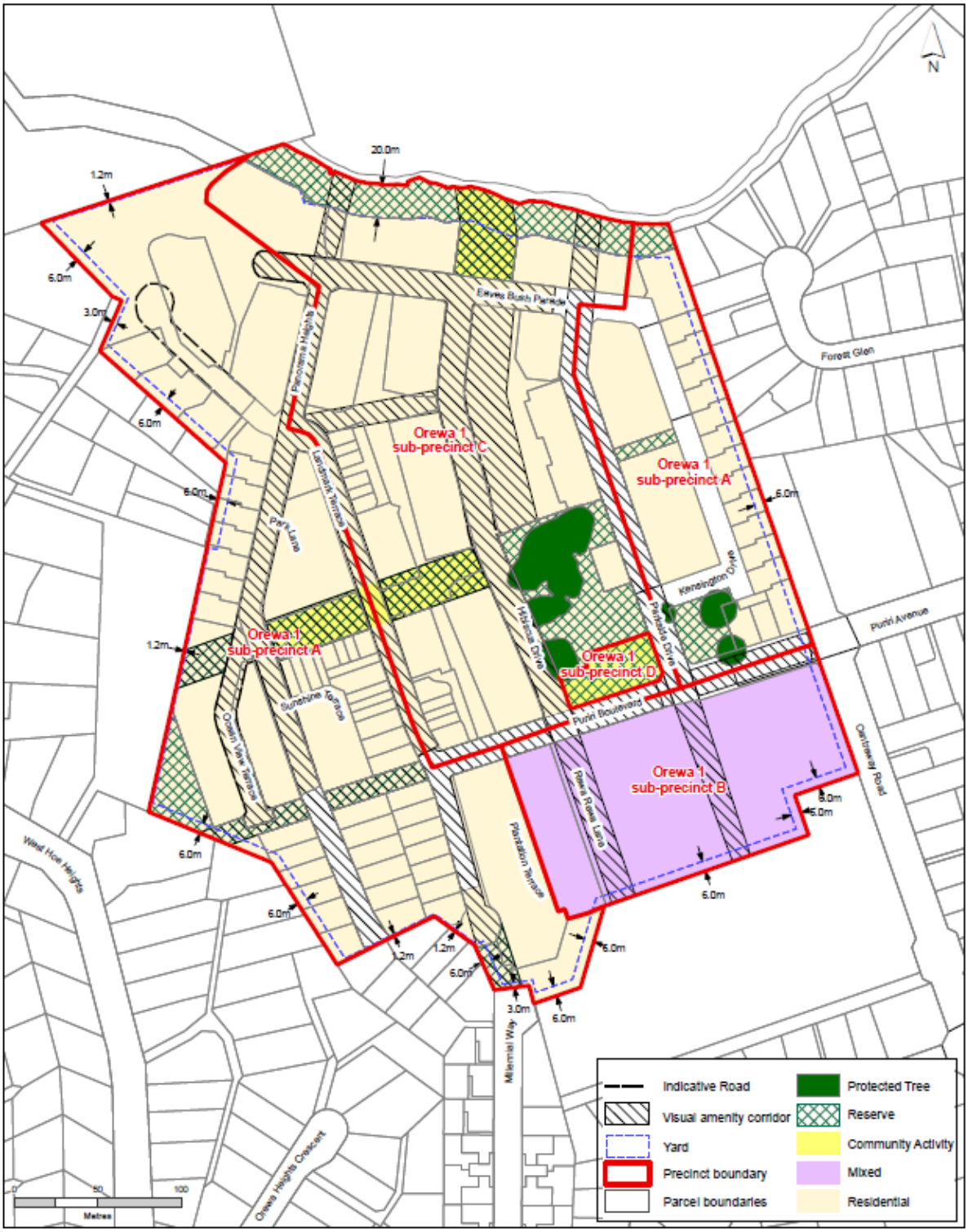
I529.9. Special information requirements

There are no special information requirements in this precinct.

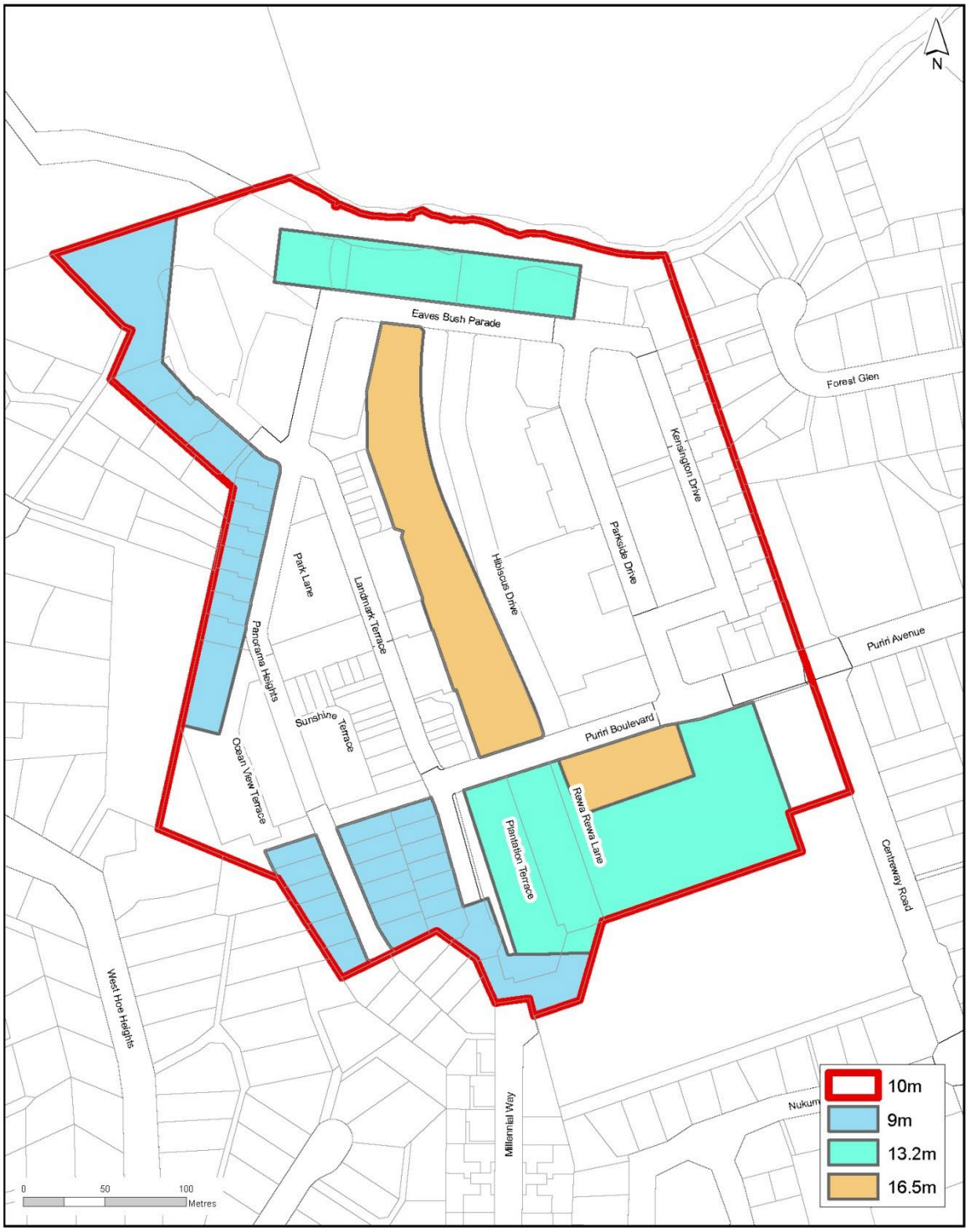
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I529.10. Precinct plans

I529.10.1 Orewa 1: Precinct plan 1



I529.10.2 Orewa 1: Precinct Plan 2 - height controls



I529.11. Appendix 1: Orewa Design Guidelines

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I530. Orewa 2 Precinct

I530.1. Precinct Description

The Orewa 2 Precinct is approximately 240ha of greenfields land bounded by Orewa River estuary to the south; Nukumea Stream to the north; State Highway 1 to the west; and the established Orewa urban area to the east. The precinct incorporates the following natural and physical values:

- the ecological and amenity value of Orewa Estuary and Nukumea Stream
- a number of native vegetation areas of ecological value
- riparian vegetation and wetlands of ecological value.

The purpose of the precinct is to develop a new residential community on greenfield land in accordance with the Orewa 2: Precinct plan 1 and Orewa 2: Precinct plan 2 – sub-precincts while protecting and enhancing the ecological and amenity value of the receiving environment. A flexible range of residential densities is provided for.

The precinct contains a variety of topographical and other landscape features that will impact on the form of future urban development. The existing contours are complex and involve dominant ridge lines and rolling hills with natural gullies and watercourses. The precinct is bisected by Grand Drive which runs in an east - west direction between State Highway 1 and the Orewa Town Centre.

The majority of the roads and other infrastructure including water, wastewater and stormwater services have not yet been constructed. The provision of this infrastructure will determine the staging and sequence of development.

The precinct is divided into 8 sub-precincts shown in Orewa 2: Precinct plan 2 – sub-precincts.

Orewa 2: Precinct plan 1 sets out a road and public open space network, and areas of vegetation that are required to be protected. The precinct plan also identifies Physical Limitation areas where the potential for medium density development is limited by geotechnical conditions, and includes controls to ensure that the land located within these areas is carefully assessed before development occurs.

The zoning of the land within the Orewa 2 Precinct is Residential - Single House Zone, Residential – Mixed Housing Suburban Zone, Residential – Mixed Housing Urban Zone, Coastal – General Coastal Marine Zone, Business - Neighbourhood Centre Zone, Open Space – Informal Recreation Zone and Open Space - Conservation Zone.

I530.2. Objectives

(1) The precinct is developed in a comprehensive and integrated way to create an outstanding urban environment in which people can live, work, and play in accordance with Orewa 2: Precinct plan 1.

(2) The natural and physical values of the precinct are protected from inappropriate subdivision and development.

(3) Urban development is in keeping with urban design principles including:

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(a) clearly defined public and private space;

(b) neighbourhood definition;

(c) attractive and safe streets which encourage walking and cycling;

(d) buildings fronting public open space;

(e) active street frontages;

(f) breaking up building mass; and

(g) high quality landscape planting.

(4) Identifiable business and residential communities and neighbourhoods are created through unique developments based on the key natural features of each area of the precinct.

(5) A range of housing types, densities and site sizes are provided in the precinct.

(6) Development includes adequate and appropriate land for public open space and is an integrated feature in the development.

(7) Adverse effects of stormwater runoff are avoided or mitigated.

(8) Public access along waterways, and between each sub-precinct, is maintained and enhanced.

(9) Street layout and design encourage alternative transport modes including passenger transport, cycling and walking.

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

I530.3. Policies

Development

(1) Promote comprehensive and integrated development of the precinct in accordance with Orewa 2: Precinct plan 1.

(2) Encourage consultation with any owners of land within a sub-precinct, and any neighbouring sub-precinct

(3) Require integration with other land within adjoining sub-precincts, the precinct and the surrounding environment.

(4) Provide flexibility to develop a range of housing sizes, types and densities throughout the precinct.

(5) Provide for higher density development to be located adjacent to public open spaces and retail areas. This development should be designed to protect and maintain significant viewshafts.

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(6) Require development of two or more dwellings to achieve the following outcomes:

(a) a high standard of architectural design;

(b) buildings that are well proportioned and articulated;

(c) landscaping that will reduce the appearance of building bulk and mass; and

(d) a high standard of amenity including provision for and protection of privacy and solar access to private outdoor living spaces; and

(e) dwellings have sufficient street frontage to allow the dwellings to face on to the street.

(7) Require that subdivision and development be designed and implemented so that the:

(a) pattern of activities, densities and the layout of sites and buildings respond positively to the natural and physical features of the area including its steep rolling topography, natural watercourses and its coastline;

(b) natural and environmental values of the precinct are enhanced and maintained.

(8) Require subdivision and development in the Physical Limitations Area to avoid, remedy or mitigate the effects of geotechnical constraints on urban development.

Natural features and open space

(9) Require the protection of natural and physical features that contribute to a unique urban character and identity including:

(a) identified view shafts;

(b) significant natural watercourses and wetlands;

(c) ridges, valleys and other topographical characteristics of the precinct; and

(d) riparian vegetation.

(10) Require public open spaces to be fronted by streets to provide a sense of public ownership, a high level of amenity for the general public, and a safe environment for users.

(11) Require public open spaces adjoining the Orewa Estuary to be bounded for their full perimeter by a combination of the estuary and streets where this is consistent with good environmental outcomes.

(12) Ensure that development and subdivision avoids or mitigates the removal of significant trees, mature indigenous vegetation and other landscape features.

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(13) Require landscaping to demonstrate a theme that is compatible with the urban context and promotes neighbourhood identity.

Infrastructure

(14) Require roads, footpaths and cycle-ways to be designed as an integral component of a development in order to provide high amenity and functional routes for all modes of transport.

(15) Promote the development and maintenance of pedestrian linkages between sub-precincts to encourage active communities and to provide opportunities to easily access live, work, and play environments.

(16) Promote integrated public transport facilities and services.

(17) Maintain a well-connected and efficient road network within the precinct in general accordance with Orewa: Precinct plan 1 and Orewa: Precinct plan 2 - subprecincts, and connections with the wider roading network, taking into account topography, watercourses and native vegetation.

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

I530.4. Activity table

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

Table I530.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Orewa 2 Precinct pursuant to section 9(3) and section 11 of the Resource Management Act 1991 or any combination of these sections where relevant. A blank activity status cell in Table I530.4.1 Activity table means that the zone, Auckland-wide and overlays apply as relevant.

Table I530.4.1 Activity Table

Activity		**Activity status**
Use		
(A1)	One dwelling on a site	P
~~(A2)~~	~~Two or more dwellings on a site~~	~~RD~~
(A3)	Retirement villages	D
Development		
(A4)	Buildings for dwellings	P
(A5)	Any buildings or development, other than buildings for dwellings	RD
Subdivision		
(A6)	Subdivision	
(A7)	Subdivision that does not comply with Standard I530.6.9(1)	D

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I530.5. Notification

(1) Any application for resource consent for an activity listed in Table I530.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections 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).

I530.6. Standards

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

All activities permitted and restricted discretionary activities listed in Table I530.4.1 Activity table must comply with the following standards, except two or more dwellings on a site.

I530.6.1. Minimum vacant lot net site area for land not within a Physical Limitation Area

(1) The minimum vacant lot site areas in that part of Table E38.8.2.3.1 for the Residential – Single House Zone, Residential – Mixed Housing Suburban Zone, and Residential – Mixed Housing Urban Zone do not apply and the minimum vacant lot net site area in this precinct is 650m^2, except that the minimum vacant lot site area may be reduced and varied as specified in Standard I530.6.1(2), Table I530.6.1.1 and Standard I530.6.1(3).

(2) The percentage of vacant lot sites within a sub-precinct of the specified vacant lot net site area must not exceed the maximums specified in Table I530.6.1.1.

Table I530.6.1.1 Net site area reduction and variation by sub-precinct

Vacant lot n~~N~~et site area	Maximum percentage of sites in a sub-precinct
150m^2 – 450m^2	10-20%
450m^2 – 650m^2	60-70%
Greater than 650m^2	10-30%

(3) The percentage of sites of a specified size may be altered by transferring rights from one sub-precinct to another sub-precinct where the following requirements are met:

(a) the number of sites within any specified site area band in Table I5301.6.1.1 for any sub-precinct must not be varied by more than 40%; and

(b) an equivalent percentage of sites within the specified site area band must be provided in a second precinct under the control of the applicant.

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(4) An application to transfer sites from one sub-precinct to another under Standard I530.6.1(3) is a discretionary activity.

(5) Subdivision that does not comply with Standards I530.6.1(1),(2) and (3) is a discretionary activity.

I530.6.2. Minimum net site area for land within a Physical Limitation Area

(1) Sites within a Physical Limitations Area must have a minimum net site area of 1500m² with an average net site area of 5000m² across the precinct.

I530.6.3. Height

(1) The underlying zone Standards ~~H3.6.6~~ for Building height does not apply.

(2) Buildings must not exceed 9m in height.

I530.6.4. Height in relation to boundary

(1) The underlying zone Standards ~~H3.6.7~~ for Height in relation to boundary does not apply to buildings on sites of between 450m^2 and 650^2 net site area.

(2) On sites between 450m^2 and 650m^2 no part of any building shall exceed a height equal to 3m plus the shortest horizontal distance between that part of the building and any site boundary, except a front boundary and except that on side boundaries within 14m of the road frontage the maximum height of a building shall not exceed a height equal to 5m plus the horizontal distance between that part of the building and the side boundary.

(3) Standard I530.6.4(2) does not apply to:

(a) chimneys, radio and television aerials, domestic satellite dishes less than 1m in diameter;

(b) the apex of any roof or gable end not exceeding 1m^2 in area;

(c) dormers not exceeding 2m in width (not more than two per building facing the same boundary); and

(d) those parts of buildings that share a common wall on a site boundary.

(4) Where a site boundary adjoins a site of 650m^2 net site area or greater that is not part of a multi-unit development then the height in relation to boundary control for the Single House zone applies to that boundary.

I530.6.5. Yards

(1) The standard for yards in the Residential - Single House Zone, Residential – Mixed Housing Suburban Zone, or Residential – Mixed Housing Urban Zone apply except as specified in Table I530.6.1.

Table I530.6.1. Yards

Yard	Minimum depth
Front (for sites 650m^2 or greater)	6m
Front (for sites between 450m^2 and 650m^2)	3m

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Side	1m on one side yard 3m on one side yard
Rear (for sites 650m^2 or greater)	6m
Rear (for sites between 450m^2 and 650m^2)	3m

(2) In the case of rear sites between 450m^2 and 650m^2 only one yard of a minimum of 6m will be required. All other yards are deemed to be side yards, only one of which will be required to be a minimum of 3m.

(3) *[deleted]*

(4) For sites between 450m^2 and 650m^2 the combined depth of the front and rear yards must be a minimum of 9m.

(5) For sites between 450m^2 and 650m^2 the minimum depths in Table I530.6.1 are subject to the following:

(a) bay windows, steps, verandahs, porches and balconies may protrude into the 3.0 maximum front yard but shall not be closer than 1.5m to the front boundary;

(b) no fence, wall, or screen located within the front yard shall exceed 0.8m in height; and

(c) where a garage faces the street, then the front wall (containing the garage door) of the garage shall be set back a minimum of 6m from the front boundary.

I530.6.6. Maximum impervious area and building coverage

(1) The maximum areas in Table I530.6.6.1 apply.

Table I530.6.6.1 Maximum impervious area and building coverage

Area	Maximum impervious area	Maximum building coverage
Sites less than 450m^2 not within a Physical Limitation Area	The standards in the Residential - Single House Zone apply	The standards in the Residential - Single House Zone, Residential – Mixed Housing Suburban Zone, or Residential – Mixed Housing Urban Zone apply
Sites greater than 450m^2 not within a Physical Limitation Area	50%	The standards in the Residential - Single House Zone, Residential – Mixed Housing Suburban Zone, or Residential – Mixed Housing Urban Zone apply
Sites within a Physical Limitation Area	50%	11.5%

I530.6.7. Building frontages

(1) For sites between 450m^2 and 650m^2 the total area of all attached or detached garages doors or the open façade of a carport fronting the street shall not occupy more than 35% of the active building frontage.

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(2) For the purposes of this I530.6.7(1), the active building frontage is:

(a) the front façade of a dwelling including any attached or detached garage that faces the street but excluding:

(i) any vertical faces that are located more than 3m to the rear of the garage door; and

(ii) any roof.

I530.6.8. Daylight for two or more dwellings on a site

(1) Standard H4.6.12 from the Residential - Mixed Housing Suburban Zone, and H5.6.13 from the Residential – Mixed Housing Urban Zone apply to two or more dwellings on a site.

I530.6.9. Subdivision layout

(1) The layout of subdivision within the precinct must be in accordance with Orewa 2: Precinct Plan 1.

I530.6.10. Indicative roads

(1) Roads within the precinct must comply with the road cross-sections in Figure I530.6.10.1 Orewa 2 precinct - Collector road and Figure I530.6.10.2 Orewa 2 precinct - Collector road park edge.

(2) The indicative roads shown on Orewa 2: Precinct plan 1 and Orewa 2: Precinct plan 2 – sub-precincts must be formed and vested with Council except,

(a) the alignment of that part of the indicative road specifically identified on the Orewa 2: Precinct Plan 1 may be varied;

(b) the points at which a road (which is not a local road) links with an existing road or another indicative road must not be varied.

(c) the alignment of a road at the point where an indicative road crosses a site precinct boundary must not be varied, except with the agreement of the adjoining property owner at the time of subdivision.

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Figure I530.6.10.1 Orewa 2 precinct - Collector road

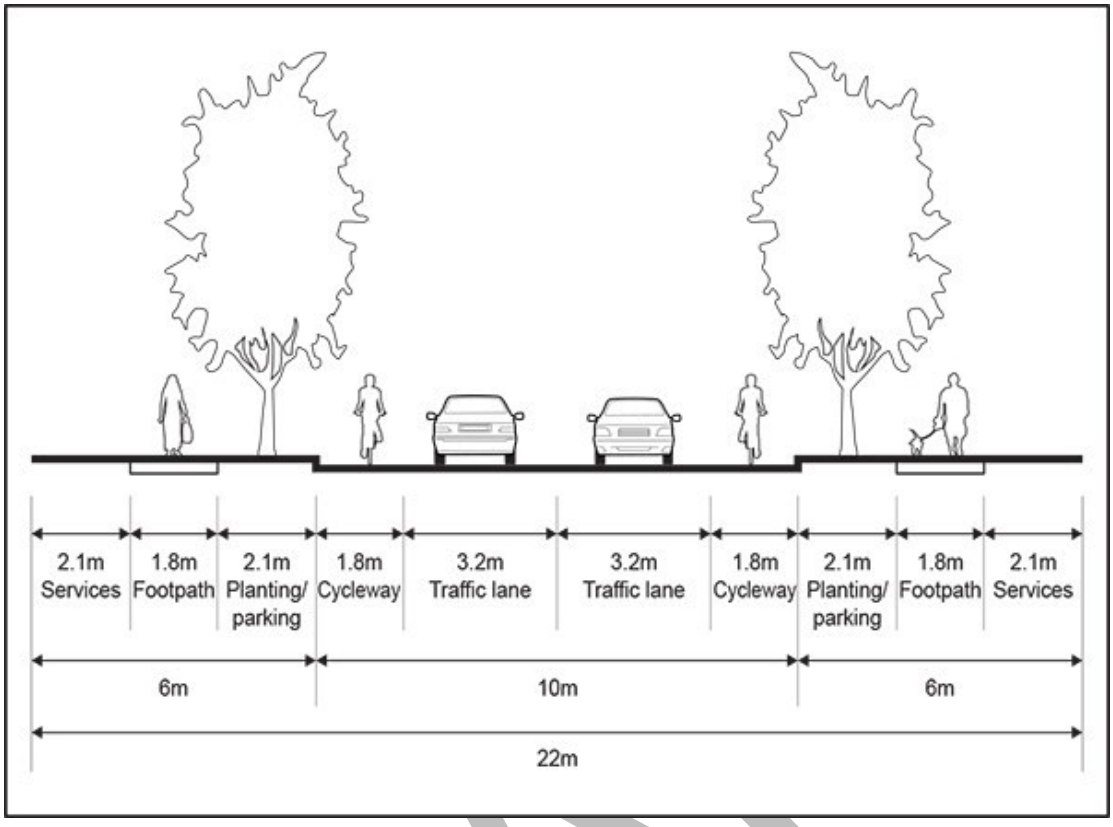
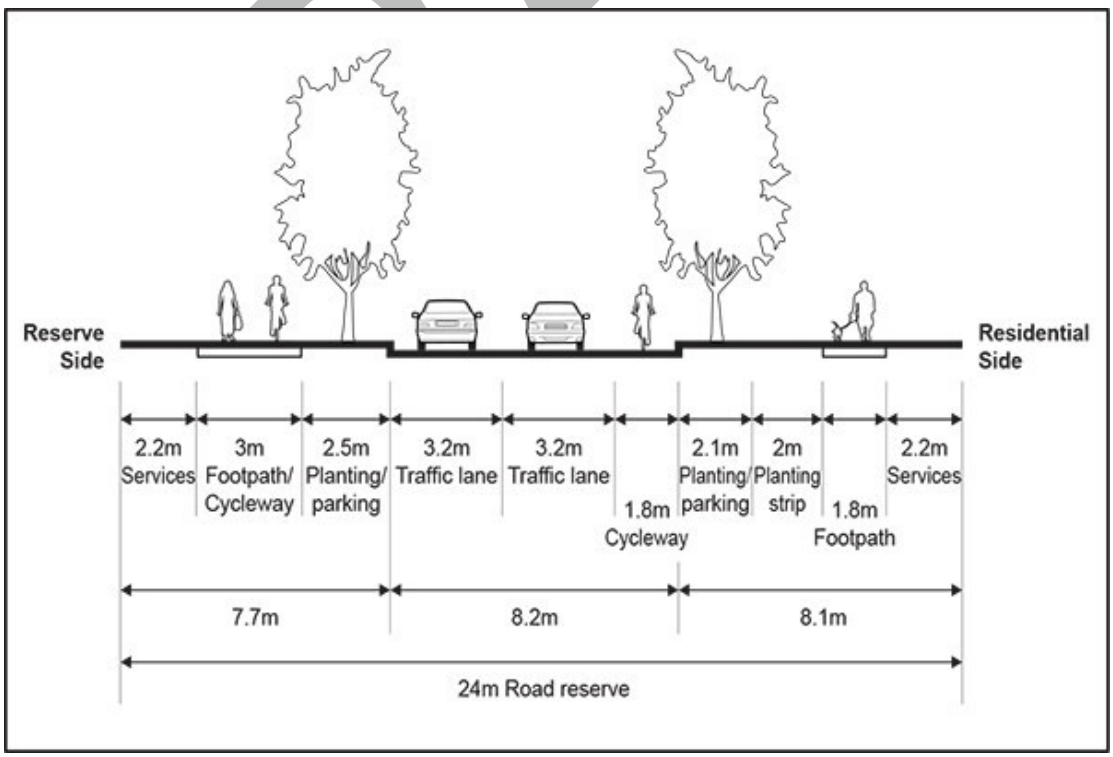


Figure I530.6.10.2 Orewa 2 precinct - Collector road park edge



I530.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I530.8. Assessment – restricted discretionary activities

I530.8.1. Matters of discretion

The Council will restrict its discretion to all 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) Two or more dwellings on a site: design, location and scale.

(2) Buildings, infrastructure, transport and subdivision:

(a) design, location and scale;

(b) the location, bulk and scale of buildings relative to overall development, including the layout and design of roads, pedestrian linkages, other infrastructure, open spaces, land contours, and infrastructure location;

(c) the effects of land instability;

(d) consistency with Orewa 2: Precinct plan 1 and Orewa 2: Precinct plan 2 – sub-precincts;

(e) integration between sub-precincts, and development outside the precinct

I530.8.2. Assessment criteria

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

I530.8.2.1. Design, location and scale

(1) The extent to which buildings, development and subdivision are consistent with:

(a) policies for the precinct; and

(b) Orewa 2: Precinct plan 1 and Orewa 2: Precinct plan 2 sub-precincts.

(2) The extent to which sites proposed for two or more dwellings on the site have sufficient street frontage to allow dwellings to face on to the street.

(3) The extent to which landscaping is used to off-set the visual effect of new buildings and a high standard of amenity is achieved that complements and enhances the natural landscape character of adjoining land.

(4) The extent to which development avoids the degradation of natural permanent watercourses and does not destroy or reduce their ability to

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support in-stream flora and fauna, and adequate riparian buffers are provided.

(5) The extent to which development provides a good standard of aural and visual amenity, particularly between residential activities and non-residential activities and between residential activities and roads.

(6) The extent to which the bulk and scale of the building is consistent with the character of existing development in the sub-precinct or adjoining sub-precinct.

(7) The extent to which the design or location of development adjacent to strategic routes and district arterial routes avoids or mitigates potential reserve sensitivity effects on sensitive activities.

(8) The extent to which the subdivision provides for various site sizes to be spread throughout the sub-precinct.

I530.8.2.2. Two or more dwellings on a site

(1) Development of two or more dwellings on a site will be assessed against the relevant assessment criteria in the Residential - Mixed Housing Suburban Zone.

(2) The extent to which sites proposed for two or more dwellings on the site have sufficient street frontage to allow dwellings to face on to the street.

I530.8.2.3. Transport

(1) The extent to which the proposed roads comply with Orewa 2: Precinct plan 1: and Orewa 2: Precinct plan 2 – sub-precincts.

(2) The extent to which a proposed street network ensures well-connected, attractive and safe transport routes, with appropriate provision for:

(a) pedestrian, cycle and vehicle movements car parking;

(b) infrastructure services; and

(c) street tree planting and landscape treatment consistent with the overall existing or introduced environmental context.

(3) The extent to which local road network provides an efficient and legible roading system so as to reduce trip distances and to improve local accessibility to community facilities, reserves and retail activities.

(4) The extent to which effects of development on the wider road network are avoided, remedied or mitigated.

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I530.8.2.4. Infrastructure

(1) The extent to which roads create high quality public spaces, and incorporate quality amenity features such as tree planting and footpath paving.

(2) The extent to which infrastructure for stormwater, wastewater and water supply is designed to ensure minimisation of water use, storm and wastewater generation and maximise water re-use.

(3) The extent to which infrastructure is provided to serve any new development.

(4) Whether the management of stormwater flows is consistent with the relevant network consent.

(5) The extent to which development retains, enhances and provides protection for riparian margins, coastal edges and esplanade reserves.

(6) Whether the areas of open space and walkways are provided and identified on subdivision.

I530.8.2.5. Subdivision and development

(1) The extent to which the location of infrastructure servicing the area, and open space, results in an integrated network that is adequate to meet the needs of the overall sub-precinct.

(2) The extent to which a legible public street pattern is created with street blocks having a maximum plan dimension in any direction of 250m and a maximum block perimeter of 800m.

(3) The extent to which public parks and reserves are bounded by public streets for 75% of their entire perimeter, (excluding any coastal frontage) taking into account topographical, watercourse and vegetation features

(4) The extent to which low intensity development is located within the Physical Limitations Area. The minimum net site area or average net area for sites within the Physical Limitations Areas may be reduced if the Council is satisfied that:

(a) the geotechnical constraints are removed as shown on a consented subdivision scheme plan, or

(b) a smaller net site area or average net area can be justified in geotechnical terms.

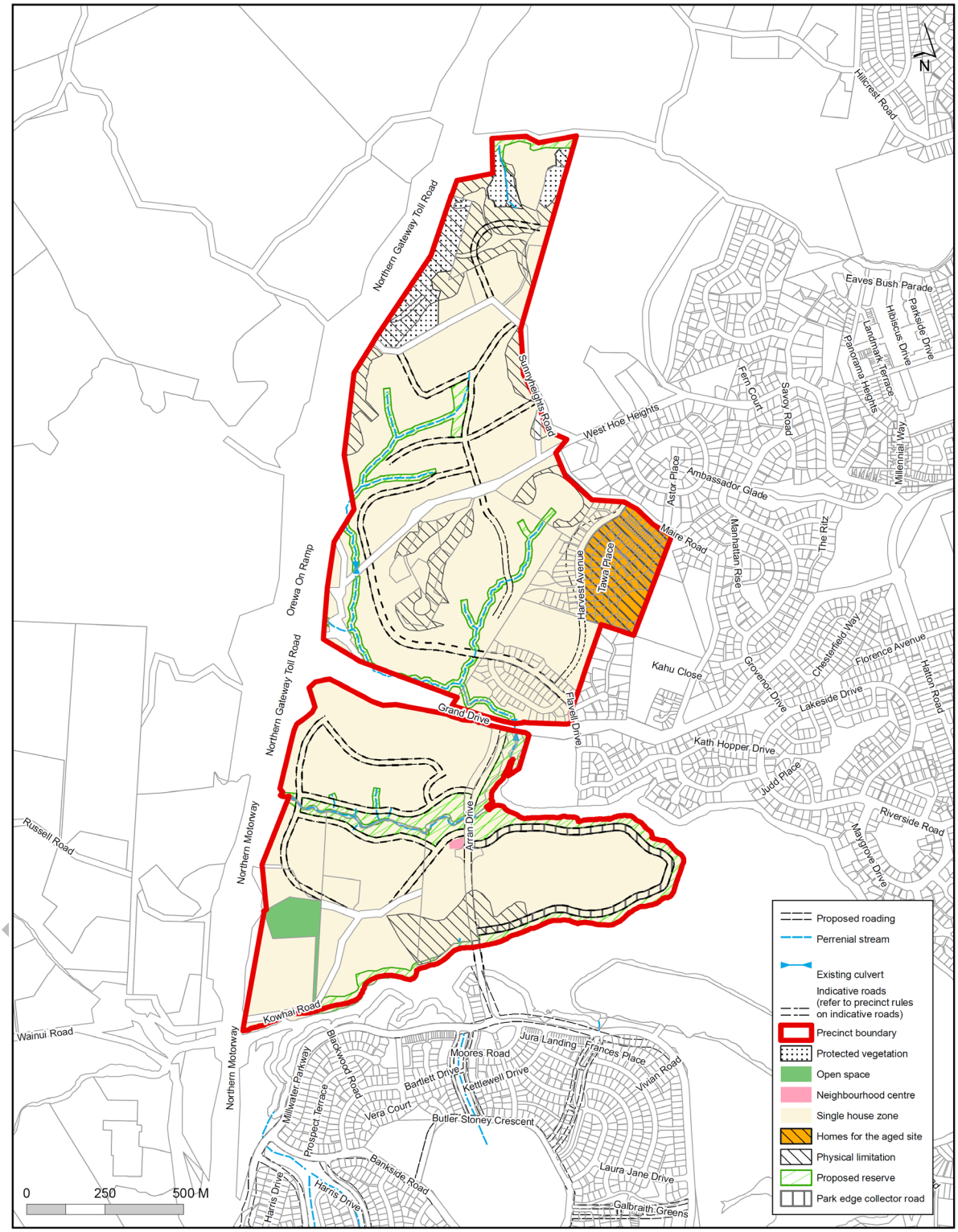
I530.9. Special information requirements

There are no special information requirements in this precinct.

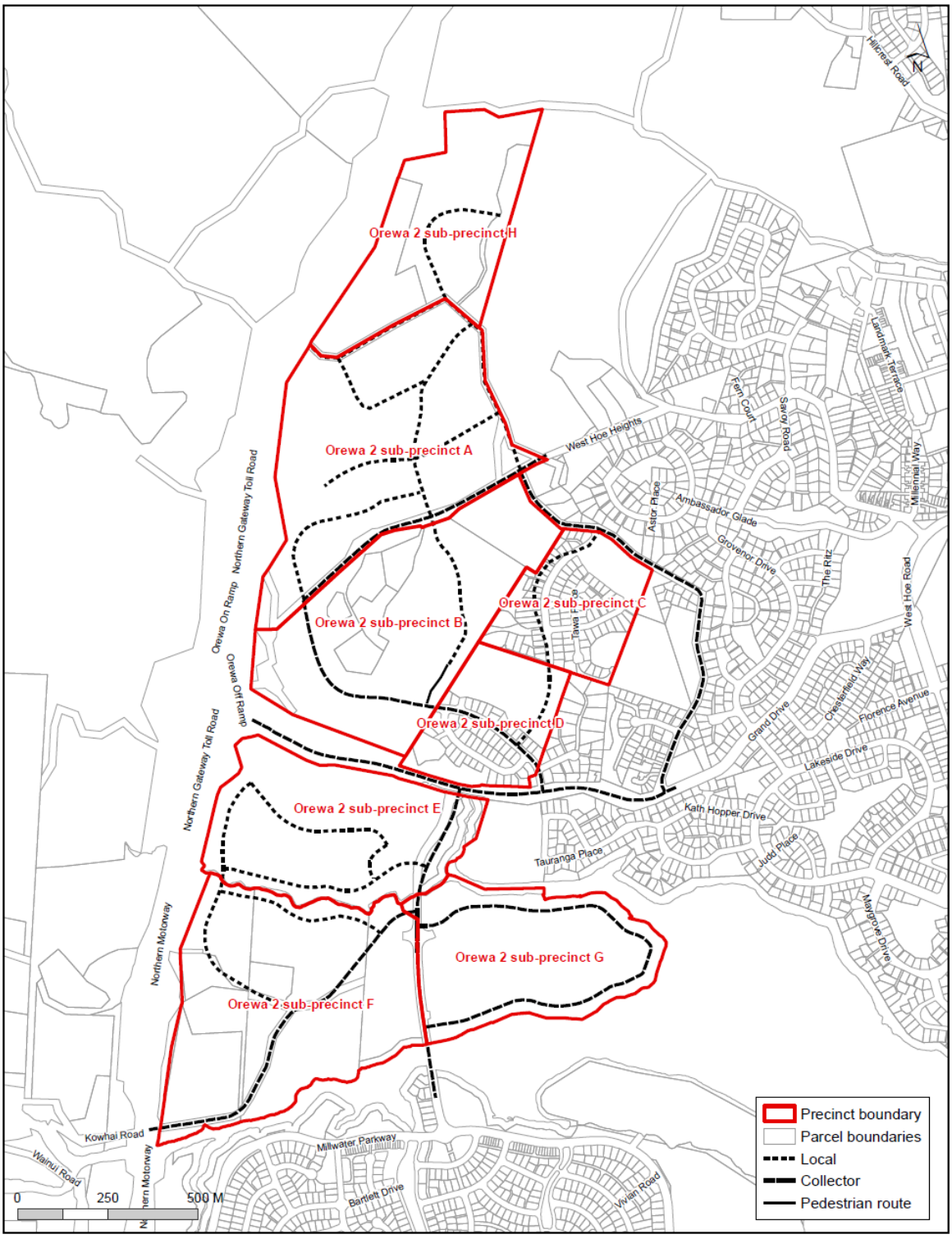
I530.10. Precinct plans

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I530.10.1 Orewa 2: Precinct plan 1



I530.10.2 Orewa 2: Precinct plan 2 – sub-precincts



I531. Orewa 3 Precinct

I531.1. Precinct Description

The Orewa 3 Precinct is located off West Hoe Heights Road, Orewa. The precinct is constrained by onsite features including geotechnical instability and native biodiversity. To respond to, and manage these constraints, a more intensive form of development is enabled by the precinct in areas free from constraints. The precinct contains eight sub-precincts which control the maximum number of dwellings.

The zoning of land within the Orewa 3 Precinct is Residential - Single House Zone, and Mixed Housing Suburban Zone.

I531.2. Objectives

(1) Opportunities for residential development are provided.

(2) The risk posed by natural hazards is avoided, remedied and mitigated.

(3) Native biodiversity, natural landscape qualities and significant natural areas are protected and enhanced.

(4) Infrastructure appropriate for the intensity of development within the precinct is provided.

(5) Development and/or subdivision within the precinct facilitates a transport network that:

(a) integrates with, and avoids adverse effects on the safety and efficiency of the transport network of the surrounding area, including any upgrades to the surrounding network;

(b) facilitates transport choices by providing for pedestrians, cyclists, public transport facilities and vehicles; and

(c) is designed and constructed in a manner that is consistent with the requirements of Auckland Transport and any relevant code of practice or engineering standards.

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

I531.3. Policies

(1) Manage the impact of bulk earthworks on geotechnical stability and visual amenity.

(2) Maintain the efficient road network.

(3) Avoid adverse cumulative effects of activities and subdivision upon the biodiversity, character and amenity values in the precinct.

(4) Enable intensive residential development, within a cap, in identified areas and avoid development outside of those areas.

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(5) Avoid rear sites.

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

I531.4. Activity table

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

Table I531.4.1 specifies the activity status of land use, development and subdivision activities in the Orewa 3 Precinct pursuant to section 9(3) and section 11 of the Resource Management Act 1991. A blank table cell with no activity status specified means that the zone, Auckland-wide and overlay provisions apply.

Table I531.4.1 Activity Table

Activity		Activity status
Use		
(A1)	One dwelling per site	P
(A2)	Two or more dwellings per site	RD
(A3)	Commercial services and retail shops up to a maximum of 2,200m^2 gross floor area in total in sub-precinct B where: • a maximum of 1,100m^2 is retail; and • no individual shop is greater than 200m^2 gross floor area	RD
Subdivision		
(A4)	Subdivision	
(A5)	Subdivision for vacant lot rear sites	NC

I531.5. Notification

(1) Any application for resource consent for an activity listed in Table I531.4.1 above will be subject to the normal tests for notification under the relevant sections 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).

I531.6. Standards

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

All activities listed in Table I531.4.1 and Table ~~H3.4.1~~ H4.4.1 in ~~H3 Residential – Single House Zone~~ H4 Residential – Mixed Housing Suburban Zone must comply with the following standards.

I531.6.1. Dwellings

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(1) All the following standards from the Residential – Mixed Housing Urban Zone apply to all to dwellings in this precinct:

(a) H5.6.4 Building Height;

(b) H5.6.5 Height in relation to boundary;

(c) H5.6.6 Alternative height in relation to boundary;

~~(d) H5.6.7 Height in relation to boundary adjoining lower intensity zones;~~

(e) H5.6.8 Yards;

(f) H5.6.9 Maximum impervious areas;

(g) H5.6.10 Building coverage;

(h) H5.6.11 Landscaped Area;

(i) H5.6.12 Outlook space;

(j) H5.6.13 Daylight;

(k) H5.6.14 Outdoor living space;

(l) H5.6.15 Side and rear fences and walls.

I531.6.2. Number of dwellings

(1) The number of dwellings per sub-precinct must not exceed the numbers as set out in Table I531.6.2.1.

Table I531.6.2.1 Maximum number of dwellings

Sub-precinct	Dwellings
A	201
B	85
C	50
D	160
E	120
F	100
G	120
H and I	open space
Total	836

I531.6.3. Esplanade reserves

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(1) The esplanade reserves shown on Precinct Plan 1 must be vested in the Council.

(2) Any activity that does not comply with I531.6.3(1) is a discretionary activity.

I531.6.4. Public open space

(1) Public open spaces shown on Precinct Plan 1 must be protected as reserve or by covenant.

(2) Any activity that does not comply with I531.6.4(1) is a discretionary activity.

I531.6.5. Buildings and building platforms

(1) All buildings and building platforms must be sited within the development platforms identified in Precinct Plan 1.This includes any building and is not limited to buildings associated with a residential development.

(2) Any activity that does not comply with I531.6.5(1) is a discretionary activity.

I531.6.6. Roads

(1) Roads must be constructed according to the general alignment shown in the Precinct Plan 1 in accordance with council's engineering standards, including Auckland Transport’s Code of Practice and shall be vested in council.

(2) Any activity that does not comply with I531.6.6(1) is a discretionary activity.

I531.6.7. Stormwater

(1) All stormwater ponds must be constructed and commissioned:

(a) prior to impervious surfaces being formed within sub-precincts B-F;

(b) prior to impervious surfaces being created for roads shown on Precinct Plan 1; and

(c) prior to the issuing of under section 224(c) of the Resource Management Act 1991 a certificate for any subdivision for the creation of a precinct site and or for any subdivision within sub-precincts B-F.

(2) Any activity that does not comply with I531.6.7(1) is a discretionary activity.

I531.6.8. Significant Ecological Areas

(1) All land within the Significant Ecological Areas Overlay must be protected by covenant in accordance with the protection of native bush requirements in section E38.8.2.5 of Auckland-wide subdivision rules at the time of the first subdivision for the creation of a site within a sub-precinct and or for any subdivision within a development area.

(2) The area shown on Precinct plan 1 as open space at the eastern extremity of the spur in sub-precinct B must be replanted to the re-vegetation planting standard in I531.6.9 within 12 months of the completion of earthworks.

(3) Any activity that does not comply with I531.6.8(1) is a discretionary activity.

I531.6.9. Planting

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(1) The planting of native vegetation required in I531.6.8(2) must meet the following standards:

(a) a survival rate such that planting will be established to a minimum 90 per cent of the original density specified before the project is signed off as complete;

(b) a density of 5,100 stems per hectare at approximately 1.4m centres in former forest areas, reducing to 1m centres (10,000 stems per hectare) in kikuyu and wetland environments, and riparian margins;

(c) all stock must be fenced within grazing areas using a stock-proof fence to avoid potential access into existing native vegetation or new native planting;

(d) all plants must be sourced from the ecological district and be appropriate for the soil, aspect, exposure and topography;

(e) at planting each plant must be fertilised in accordance with the recommendations of the revegetation report submitted as part of the planting plan assessment; and

(f) planting undertaken must reflect the composition of former natural vegetation likely to have occupied the site and have regard to natural processes of succession.

(2) The maintenance of native plantings must meet the following standards:

(a) maintenance must occur for a minimum of five years or until canopy closure has been achieved within 5 years;

(b) maintenance must include the on-going replacement of plants that do not survive;

(c) all invasive weeds shall be eradicated from the planting site both at the time of planting and on an on-going basis and plants released from kiuyu as necessary to ensure adequate growth;

(d) animal pest control must occur.

(3) The first subdivision application must include a pest and weed control management plan for all of the land within the precinct which details the methods, timeline, monitoring and maintenance of an on-going programme and include possum, rodent and mustelid control and the control of plant pests.

(4) Any activity that does not comply with I531.6.9(1), (2) and (3) is a discretionary activity.

I531.6.10. Subdivision

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(1) The subdivision standards in Chapter E38 Subdivision – Urban apply and the following additional standard applies to vacant lot subdivision that is a restricted discretionary activity:

(a) a proposed vacant site with ~~a~~an net site area of 600m^2 or less, shall contain a square measuring 15m x 15m.

(2) Any vacant lot subdivision ~~activity~~ that does not comply with I531.6.10(1)(a) is a discretionary activity.

I531.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I531.8. Assessment – restricted discretionary activities

I531.8.1. Matters of discretion

The council will restrict its discretion to all 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 and ~~H5 Residential – Mixed Housing Urban Zone~~ H4 Residential – Mixed Housing Suburban Zone provisions.

(1) Subdivision:

(a) development staging;

(b) development platforms;

(c) roads;

(d) esplanade reserve and open spaces;

(e) stormwater management;

(f) methods for managing geotechnical restraints; and

(g) retaining walls over 1.5m.

(2) Dwellings/buildings:

(a) development design;

(b) building interface with streets and public areas;

(c) design of car parking;

(d) access and servicing; and

(e) dwelling design.

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I531.8.2. Assessment criteria

The council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions.

(1) Subdivision; the extent to which:

(a) sub-precincts are staged in accordance with Precinct plan 1. Sub-precincts do not need to be staged consecutively;

(b) building is within the development platforms provided for in Precinct plan 1;

(c) roading, streets and accessways are provided in accordance with Precinct plan 1;

(d) sites have direct access and frontage to the roads shown in Precinct plan 1 or new through roads;

(e) short cul-de-sac's and access sites are avoided except where necessary to manage site constraints, such as topographical constraints.

(f) esplanade Reserves and open spaces:

(i) protect Significant Ecological Areas located within the precinct ; and

(ii) esplanade reserves located on the Precinct plan 1 are vested and the open spaces protected.

(g) stormwater management methods and types minimise lifecycle and maintenance costs;

(h) infrastructure is privately owned and managed;

(i) leachate from any old landfill does not enter the stormwater ponds;

(j) methods for managing geotechnical constraints are designed to minimise long term maintenance requirements and avoid this infrastructure being vested or maintained as a public asset;

(k) potential adverse effects of retaining walls over 1.5m in height, in particular extensive and unrelieved blank faces, are avoided or mitigated by methods such as the location and design of buildings, landscaping and or the design, orientation and treatment of the walls; and

(l) the effects of development on the wider road network are avoided, remedied or mitigated.

(2) The location, scale, and external appearance of buildings achieves integration with roads and other land uses within the development site.

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I531.9. Special information requirements

(1) An application including replanting must be accompanied by:

(a) pre-planting site assessment containing:

(i) the characteristics of the soil (ie. clay, silt, loam etc);

(ii) soil drainage and wetness;

(iii) topography of the area to be planted;

(iv) aspect of the area to be planted;

(v) exposure of site to wind, sunlight and salt spray;

(vi) presence of animal pests and weeds; and

(vii) any restrictions on planting, such as safety issues, maintenance of views etc.

(b) planting plan assessment containing

(i) purpose of the planting, including hill country erosion control, streambank erosion control, buffer planting to protect edges of existing bush, water quality enhancement, retirement of marginally economic land;

(ii) location and extent of planting;

(iii) site preparation for planting, including stock-proof fencing of planting areas, weed and animal pest control;

(iv) site planting, including species to be planted, size of plants, and where they are to be planted, density of planting, and sourcing of plants;

(v) maintenance of planting, including releasing plants, fertiliser, animal pest, weed control and pruning;

(vi) in relation to fertiliser, consideration must be had to potential effects on waterways.

(c) monitoring report containing

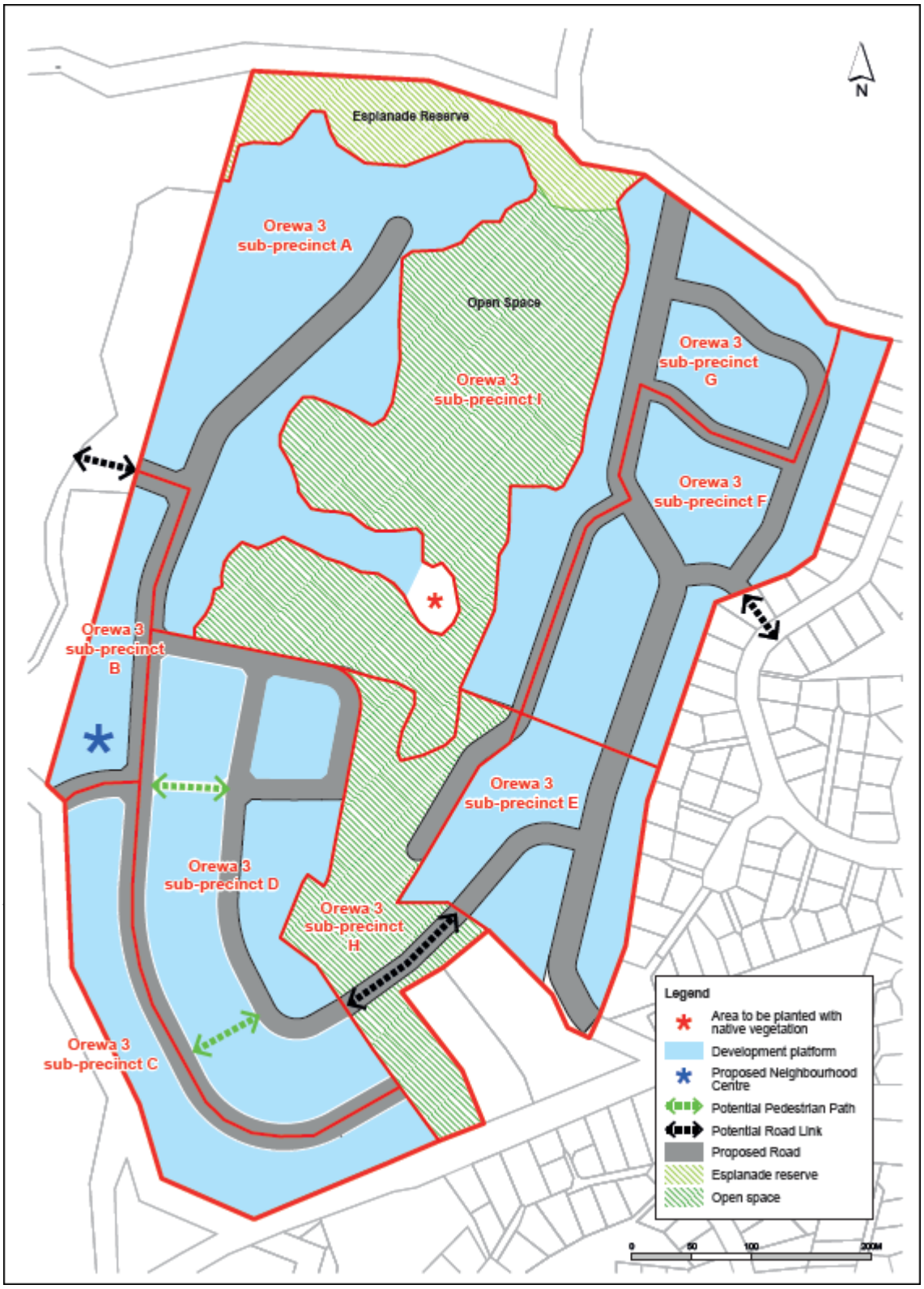
(i) success rates, including growth rates and number of plants lost; and

(ii) recommendations for replacement of dead plants.

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I531.10. Precinct plans

I531.10.1. Orewa 3: Precinct plan 1



I533. Red Beach Precinct

I533.1. Precinct Description

The Red Beach Precinct comprises approximately 44.6 hectares of land, accessed from Hibiscus Coast Highway and Red Beach Road as illustrated on the Red Beach: Precinct plan 1.

The purpose of the precinct is to provide for comprehensive and integrated residential development with a variety in residential housing options with larger sites than allowed for in the zone around the edge of the site and within a development cap of 570 dwellings. Development is provided at a rate of one dwelling per site and will be integrated with key road links, recreational resources and stormwater infrastructure.

The precinct includes three sub-precincts:

- Sub-precinct A provides for Large Lots with a minimum lot size 600m^2
- Sub-precinct B provides for Medium Lots with a minimum lot size 450m^2
- Sub-precinct C provides for Small Lots~~, as for the Residential - Mixed Housing Suburban Zone~~.

The provisions applicable within the sub-precincts enable a moderate level of intensification, while retaining a relatively spacious quality consistent with the existing neighbouring suburban residential character. Specific standards within the identified Development Control Area shown on Red Beach: Precinct plan 1 also ensures a transition in both height and intensity of development around the periphery of the precinct ~~where it abuts areas zoned Residential - Single House Zone~~.

The zoning of the land within this precinct is ~~Residential - Mixed Housing Suburban Zone.~~ a mix of Residential - Mixed Housing Urban Zone, Residential – Mixed Housing Suburban and Residential – Single House Zone.

I533.2. Objectives

(1) A range of housing densities and typologies is provided.

(2) Residential development is integrated with the existing neighbouring residential environment.

(3) A safe, efficient, legible and attractive movement network with pedestrian connections to the surrounding pedestrian network.

(4) Development is connected to and integrated with the external road network and connections to the existing public transportation network are extended through the precinct.

(5) An attractive landscaped environment with sufficient reserve land to meet assessed demand.

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(6) A stormwater management network that is integrated and contributes positively to open space, ecological and amenity values of the local neighbourhood.

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

I533.3. Policies

(1) Limit development to a maximum of 570 residential dwellings.

(2) Require the structural elements of Red Beach: Precinct plan 1 to be incorporated into all subdivision and development within the precinct to achieve:

(a) a stormwater system which limits peak flows to pre-development flow levels and provides attractive and functional stormwater management areas;

(b) safe and efficient road connections to Hibiscus Coast Highway and Red Beach Road;

(c) open space to meet demand generated by residential development within the precinct; and

(d) an attractive environment where planting provides landscaped gateway features and enhances the streetscape, open space and stormwater reserves.

(3) Require the internal road network to be generally in accordance with Red Beach: Precinct plan 1 and Red Beach: Precinct plan 2 to achieve an appropriate balance between traffic movement and amenity and provide for the practical extension of the public transport network through the precinct.

(4) Require built development to be restricted in height and intensity on the boundary of the precinct to a level that is integrated with the existing neighbouring development ~~on land zoned Residential - Single House Zone~~ at the time of the creation of the precinct.

(5) Require subdivision and development to be designed to appropriately manage stormwater.

(6) Ensure that development provides a mix of lot sizes, housing typologies and densities to reflect a choice in living environments by:

(a) enabling and encouraging intensive development within the identified Sub-precinct C central to the precinct and opposite open space areas;

(b) restricting intensification that negatively impacts the established neighbouring development; and

(c) enabling medium and large lot development with some opportunities for more intensive development within the balance of the precinct.

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

I533.4. Activity table

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

Table I533.4.1 Activity table specifies the activity status of land use and development activities in the Red Beach Precinct pursuant to section 9(3) of the Resource Management Act 1991 and subdivision activities pursuant to section 11 of the Resource Management Act 1991.

Table I533.4.1 Activity table

Activity		Activity status
Accommodation		
(A1)	One dwelling per site	P
(A2)	More than one dwelling per site within sub-precinct A or sub-precinct B except within the identified Development Control Area shown on Red Beach: Precinct plan 1	D
(A3)	More than one dwelling per site within the Development Control Area shown on Red Beach: Precinct plan 1	NC
Development		
(A4)	Development in sub-precinct A, B and C must be in accordance with Red Beach: Precinct plan 1	P
(A5)	Development that does not comply with I533.6.2 Building height	D
Subdivision		
(A6)	Subdivision in accordance with Red Beach: Precinct plan 1	RD
(A7)	Subdivision not in accordance with Red Beach: Precinct plan 1	D

I533.5. Notification

(1) Any application for resource consent for an activity listed in Table I533.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections 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).

I533.6. Standards

The standards applicable to the overlay, zone and Auckland-wide apply in this precinct, except for the following:

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- H3 Residential – Single House Zone, Standard H3.6.6. Building Height, Standard H3.6.8. Yards, H4.6.14. Front, side and rear fences and walls
- H4 Residential – Mixed Housing Suburban Zone, Standard H4.6.4. Building Height, Standard H4.6.7. Yards, H4.6.14. Front, side and rear fences and walls
- H5 Residential - Mixed Housing Urban Zone, Standard H5.6.4. Building Height, Standard H5.6.6. Height in relation to boundary, Standard H5.6.7. Height in relation to boundary adjoining lower intensity zones, Standard H5.6.8. Yards, H5.6.9. Maximum impervious area, H5.6.10. Building coverage, H5.6.11. Landscaped area, Standard H5.6.12 Outlook Space, H5.6.15. Front, side and rear fences and walls
- E38 Subdivision – Urban, Table E38.8.2.3.1: Minimum net site area for subdivisions in residential zones for subdivisions with a parent site of less than 1 ha
- E38 Subdivision – Urban, Table E38.8.3.1.1: Minimum net site area for subdivisions in residential zones for subdivisions with a parent site of 1 ha or more

Any permitted activity, controlled activity or restricted discretionary activity in the zone must comply with the following standards.

I533.6.1. Maximum number of dwellings sub-precinct A, B and C

Table I533.6.1.1

Sub-precinct	Maximum number of dwellings
A	150
B and C	420

I533.6.2. Building height

(1) Buildings must not exceed a maximum 9m in height, except that within the Development Control Area shown on Red Beach: Precinct plan 1, buildings must not exceed a maximum 5m in height measured from existing natural ground level as at 12 April 2012.

I533.6.3. Height in relation to boundary

(1) Buildings must not exceed a height equal to 3m plus the shortest horizontal distance (45°) between that part of the building and any boundary of the site (except a front boundary) on which the building is to be located.

(2) This control does not apply:

(a) To a boundary adjoining a site within an open space zone exceeding 2000m²;

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(b) Where a boundary abuts an entrance strip to an adjoining site, forms part of a legal right of way, pedestrian access way, or access site. Therefore, this control applies from the farthest boundary of the entrance strip or the legal right of way, pedestrian access way or access lot; and

(c) To existing or proposed internal site boundaries.

I533.6.4. Yards

(1) A building or parts of a building must be setback from the front boundary by a minimum depth of 3m, except that:

(a) Bay windows, steps, verandahs, porches and balconies may protrude into the front yard, but must be no closer than 1.5m from the front boundary.

(2) A building or parts of a building must be setback from the side yard boundary by a minimum depth of 1.2m.

(3) A building or parts of a building must be setback from the rear yard boundary by a minimum depth of:

(a) 3m on a rear site (on a rear site every yard is a rear yard); or

(b) 6m on front and corner sites.

I533.6.5. Maximum impervious area

(1) Maximum impervious area for sites within the Sub-precinct C must be no greater than 70% of net site area.

I533.6.6. Building coverage

(1) Maximum building coverage for sites within the Sub-precinct C must be no greater than 50% of net site area.

I533.6.7. Minimum landscape area

(1) The minimum landscaped area for sites within the Sub-precinct C must not be less than 30% of net site area.

I533.6.8. Fencing

(1) Fences or walls or a combination of these structures (whether separate or joined together) must not exceed the height specified below:

(a) 1.2m within front yards unless all parts of the fence or wall above 1.2m in height are more than 50% visually open.

(b) 2.5m within side yards.

I533.6.9. Subdivision

I533.6.9.1. Minimum net site area

Table I533.6.9.1.1 Minimum net site area

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Precinct	Minimum net site area
Sub-precinct A shown in Precinct plan 1	600m^2
Sub-precinct B shown in Precinct plan 1	450m^2
Sub-precinct C	See Residential – Mixed Housing provisions

I533.6.9.2. Roading

(1) Roads within the precinct must be located generally as illustrated on Red Beach: Precinct plan 1.

(2) Road cross sections within the precinct must be generally as illustrated on Red Beach: Precinct plan 2.

I533.7. Assessment – controlled activities

There are no controlled activities within this precinct.

I533.8. Assessment – restricted discretionary activities

I533.8.1. 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) the extent to which the use, development or subdivision is consistent with Red Beach: Precinct plan 1;

(2) the effects of layout and design of the subdivision; and

(3) the effects of stormwater design, overland flow paths and ownership of treatment devices.

I533.8.2. Assessment criteria

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

(1) the extent to which the use, development or subdivision is consistent with Red Beach: Precinct plan 1:

(a) whether the loss of trees and vegetation is mitigated through the provision of new planting and the re-use of existing semi-mature trees in road reserves and reserves;

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(b) the extent to which landscaped gateway features are provided at locations indicated on Red Beach: Precinct plan 1;

(c) whether any trees selected for relocation and replanting as part of the development are of a type appropriate for the development, the size and health of which will ensure there is a high probability of replanting being successful, in both establishment and maintenance, in both the short and long term. Specifically the following matters are to be assessed: the existing health and structure of the tree; the timing of relocation; the soil type and profile, and its influence in obtaining a viable rootball; the location of services both above and below ground in close proximity to the tree; the ability to obtain necessary access for required machines; the compatibility of the tree to its new location; and requirements for after-care maintenance following relocation;

(d) whether the history of the site and the relationship local iwi have with the site is reflected in the subdivision;

(e) whether any existing trees and/or vegetation to be retained in-situ on the site, are assessed in terms of their health and likelihood to survive in both the short and the long term and whether they are compatible with other landscaping proposed; and

(f) the extent to which the provision of internal roading and transport infrastructure, including the installation of traffic signals on Red Beach Road and the Hibiscus Coast Highway are staged in order to avoid adverse effects on the surrounding transport network.

(2) layout and design of the subdivision:

(a) the extent to which subdivision implements and is consistent with:

(i) Red Beach: Precinct plan 1;

(ii) the roading locations and typologies contained in the Red Beach: Precinct plans 1 and 2; and

(iii) the objectives and policies for the precinct.

(3) for stormwater design, overland flow paths and ownership of treatment devices:

(a) whether space provided for stormwater attenuation is safe, has adequate access and does not incorporate steep slopes;

(b) whether the development limits the peak flows to, or less than pre-development flows for the fifty per cent, ten per cent, and one per cent annual exceedance probability rainfall events;

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(c) whether the development adversely affects downstream flows, including the duration of downstream flow, for the fifty per cent, ten per cent, and one per cent annual exceedance probability flows;

(d) the extent to which stormwater management devices associated with the development are built by the developer and vested in Council;

(e) whether the activity has an adverse effect on water quality, flood levels, flood storage on any existing infrastructure; and

(f) whether the development provides for adequate and safe overland flow paths within the development.

I533.9. Special information requirements

An application for subdivision must be accompanied by:

(1) A landscape plan which must include the following:

(a) areas of native shrub land and low forest plantings within areas of open space totalling no less than 1.0ha across the precinct area;

(b) one street tree per 20m of road frontage, except where the positioning of trees conflicts with vehicle access, or is likely to inhibit sightlines and negatively impact on vehicle/pedestrian safety;

(c) the establishment of a “Green Street” landscape and amenity feature which provides an amenity linkage and native habitat between the three major open space areas on the Red Beach: Precinct plan 1. The Green Street is conceptually illustrated in Red Beach: Precinct Plan: 2 and will include contiguous soft landscaping treatment from the identified road edge into the front 2m of the adjoining sites, with no fencing within the front 2m of the adjoining sites. Retention of Green Street planting on private lots is to be recorded by way of consent notice on these sites, except that allowance will be made for a vehicle access of 5m in width;

(d) the retention or provision of large scale trees to help establish character early in the development;

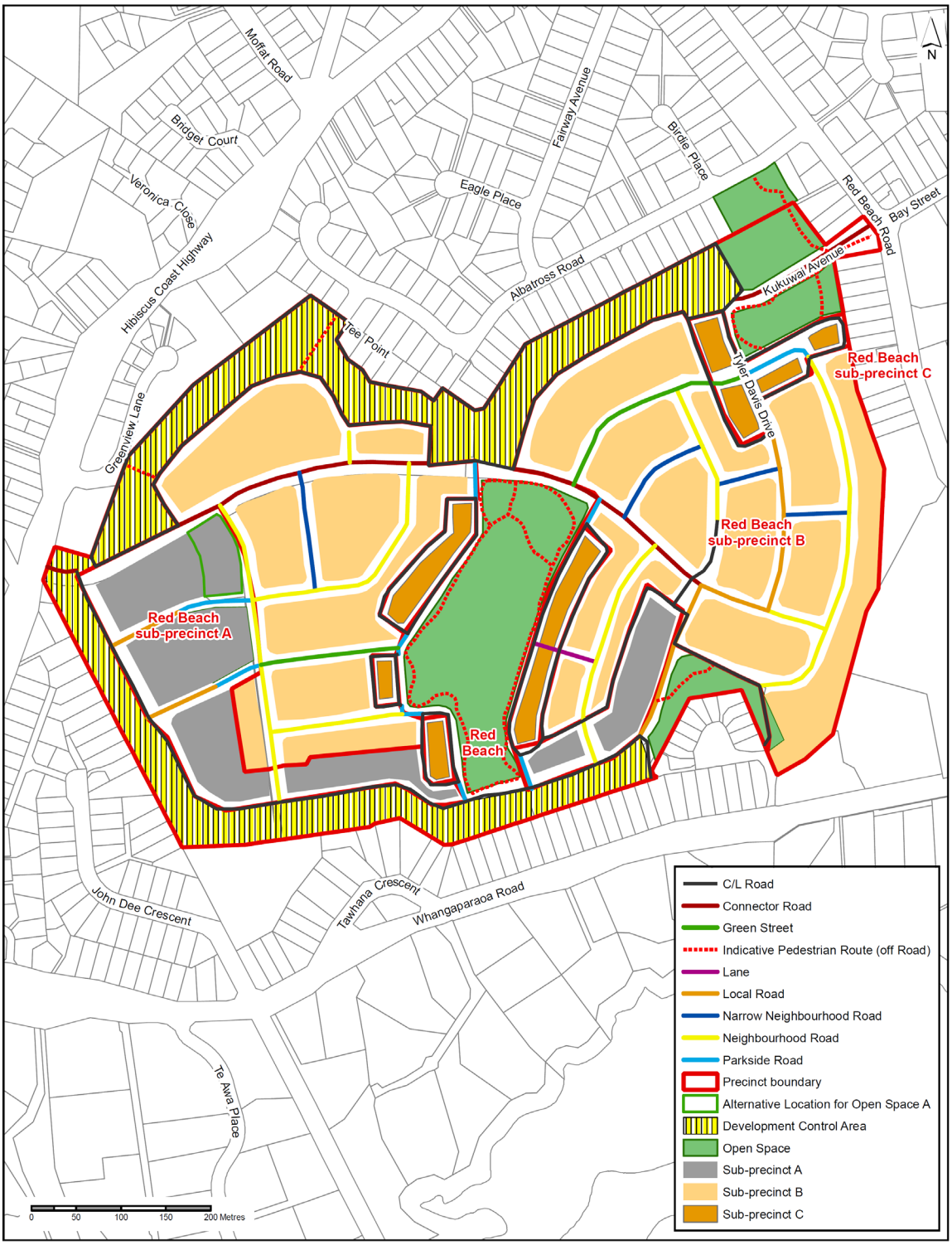
(e) heritage details to be incorporated into the landscaping, both hard and/or soft landscape features, to reflect the site’s cultural significance to iwi and the sites historical use as a golf course, in particular the inclusion of two new groves (named Cauldrey’s and Don Arkle’s) and the Stone attributed to Fred’s Tree, incorporated into the design; and

(f) the retention of existing trees and/or vegetation and the relocation of existing trees where practicable. In particular, existing mature trees in proposed reserves should be retained wherever practicable.

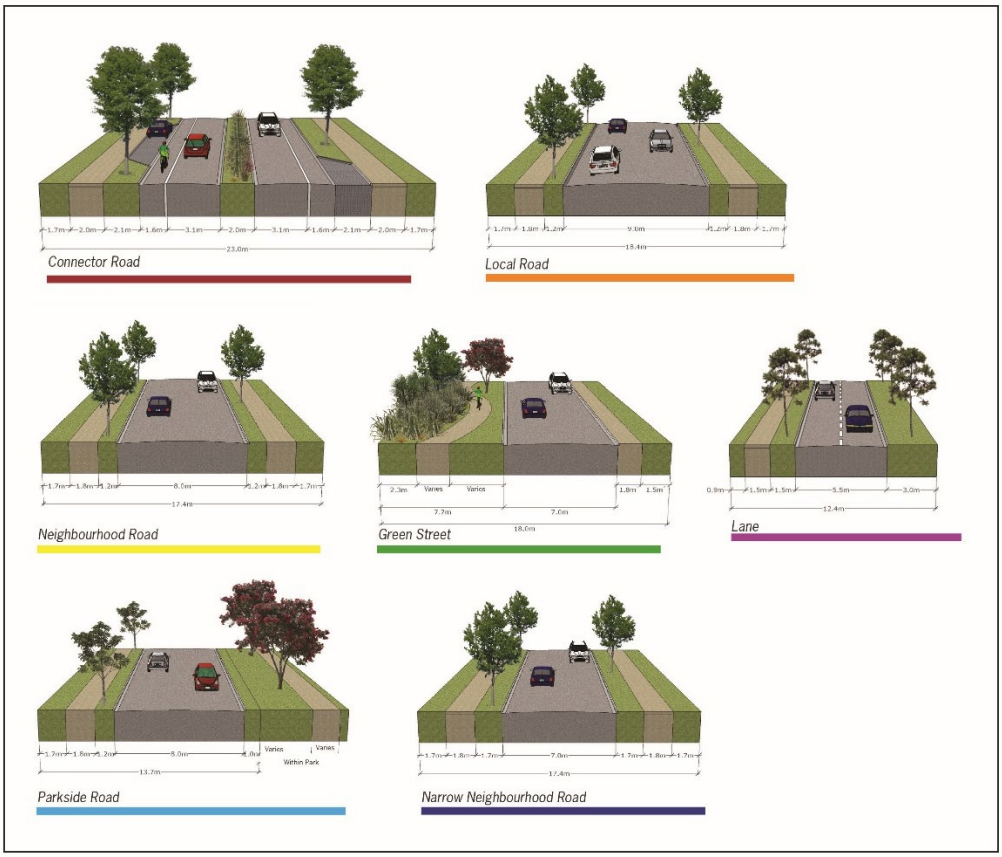
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I533.10. Precinct plans

I533.10.1. Red Beach: Precinct plan 1



I533.10.2. Red Beach: Precinct plan 2



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I537 Silverdale 3 Precinct

I537.1. Precinct Description

The Silverdale 3 Precinct is applied to approximately 41ha of land located between East Coast Road and the motorway (SH 1) known as the Hibiscus Coast Gateway. The precinct provisions seek to achieve a high quality urban design outcome within a visually strong vegetated framework. All development within the precinct will require careful management to assist in creating a high quality gateway to the Hibiscus Coast. It is also to manage the traffic effects of activities on the surrounding road network.

The precinct comprises three Sub-precincts as follows:

- Sub-precinct A – the purpose of this sub-precinct is to enable a range of business activities.
- Sub-precinct B - the purpose of this sub-precinct is to enable a range of residential opportunities.
- Sub-precinct C – the purpose of this sub-precinct is to enable residential opportunities within the business area but which are secondary to business activity.

The zoning of the land within the Silverdale 3 precinct is Business - General Business Zone for Sub-precinct A and Sub-precinct C, and the Residential - Mixed Housing Urban Zone for Sub-precinct B.

I537.2. Objectives

(1) The Silverdale 3 Precinct is developed in a comprehensive and integrated way to provide a high quality urban environment on the southern side of the Hibiscus Coast Highway contributing to a strong sense of arrival at Silverdale.

(2) A high quality built form and vegetated landscape is created.

(3) A range of activities are enabled, but limited to those business and residential land uses that do not generate significant adverse effects on the road network and support the Hibiscus Coast Bus Station.

(4) Access to the precinct occurs in a safe, effective and efficient manner that manages the operation of State Highway 1, and the surrounding arterial road network, taking account of the traffic generation likely to arise from the Silverdale North, Silverdale South and other related development catchments.

(5) The development and operation of walking and cycling networks within the precinct that connect in an effective, efficient and safe manner to the existing or proposed public transport network and other key destinations, particularly those adjacent to the precinct.

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

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I537.3. Policies

(1) Restrict development ahead of the specific improvements required to be made to the arterial road network and connections to East Coast Road to ensure that development does not create unacceptable adverse effects on the arterial road network.

(2) Provide for a mix of land use activities that support the Hibiscus Coast Bus Station, while the operation of this station should enable a greater proportion of the land within the precinct to be developed by providing access to high quality public transport and reducing vehicle trip rates.

(3) Achieve a quality gateway experience through the establishment of sensitively designed prominent buildings located within a vegetated framework.

(4) Emphasise the underlying natural landform when undertaking development by recognising and reinforcing, as far as practicable, the integrity of the East Coast Road ridgeline, natural watercourses, views and access to sunlight.

(5) Create a planted interface with tall trees along the western edge of the precinct adjacent to State Highway 1 (the motorway) providing filtered views to assist in integrating the development into the wider landscape when viewed from the motorway and to complement the high quality built form.

(6) Design the location, scale, materials and colours of buildings, structures and signs to achieve the high quality visual and landscape outcomes sought for the precinct.

(7) Ensure vehicle access to the precinct occurs from a limited number of defined access points on East Coast Road and the Hibiscus Coast Highway.

(8) Provide a low speed high amenity transport network within the precinct with sufficient room for street trees and for pedestrian and cycle movement.

(9) Limit retail activity in the Sub-precinct A and Sub-precinct C so as to not adversely affect the viability of the Silverdale Town Centre, and to assist in managing traffic effects on the external roading network.

(10) Enable a Work/Live area to provide opportunities for business and residential activities to co-locate where the residential activities are accessory to work/business activity.

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

I537.4. Activity table

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

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~~The rules in Activity Table I537.4.1 in I537 Silverdale 3 Precinct as they relate to the construction and use of up to 3 dwellings per site replace the rules in the underlying zones for the construction and use of up to 3 dwellings per site.~~[deleted]

A blank in Tables I537.4.1, I537.4.2, I537.4.3 and I537.4.4 Activity tables below means that the provisions of the overlays, zone or Auckland-wide apply.

- The provisions in Trip generation Standard E27.6.1 do not apply in this precinct.

Tables I537.4.1, I537.4.2, I537.4.3 and I537.4.4 Activity tables specify the activity status of land use, development and subdivision activities in the Silverdale 3 Precinct pursuant to section 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I537.4.1 Silverdale 3 Precinct (all of precinct)

Activity		**Activity status**
Development		
(A1)	Buildings, and alterations and additions to buildings, ~~except in Sub-precinct B~~	RD
~~(A1A)~~	~~Buildings, and alterations and additions to buildings in Sub-precinct B~~ [deleted]	
Vehicle movement in the PM peak		
(A2)	Development of up to a maximum of 15 per cent of the land area of Sub-precinct A and Sub-precinct C, and 15 per cent of Sub-precinct B of the Silverdale 3 Precinct	P
(A3)	Development of greater than 15% and up to a maximum of 25 per cent of the land area of Sub-precinct A and Sub-precinct C, and greater than 15% and up to a maximum of 25% of Sub-precinct B of the Silverdale 3 Precinct provided that the following is met: (a) The Road 1 connection to East Coast Road has been constructed and connected to the "Spine Road" as (shown in I537.10.1 Silverdale 3: Precinct plan 1); or will be constructed and connected to the "Spine Road" as part of a proposed development above 15 per cent; (b) Physical construction of the Hibiscus Coast Bus Station has commenced. If construction of the Hibiscus Coast Bus Station has not commenced by 30 June 2018 this requirement no longer applies.	P
(A4)	Development of greater than 25 per cent and up to a maximum of 50 per cent of the land area of Sub-precinct A and Sub-precinct C, and greater than 25 per cent and up to a maximum of 50 per cent of Sub-	P

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	precinct B of the Silverdale 3 Precinct provided that the following is met: (a) The transport network requirements in Rule (A3) above must be complied with, or will be complied with as part of the development; and (b) The Road 2 connection has been constructed and connected to the "Spine Road" (as shown in I537.10.1 Silverdale 3: Precinct plan 1); or will be constructed and connected to the “Spine Road” as part of a development above 25 per cent; and (c) A third eastbound exclusive through lane on the Hibiscus Coast Highway at the East Coast Road intersection has been provided, including: (i) retaining the existing exclusive left-turn lane into Brian Smith Road (approximately 60m), and a downstream merge lane length of at least 200m; or (ii) an alternative form of mitigation is provided, or is to be provided as part of the development, and the alternative form of mitigation has been certified by Auckland Transport as achieving an equivalent or higher level of mitigation as the works otherwise required.	
(A5)	Development greater than 50 per cent of the land area of Sub-precinct A and Sub-precinct C and greater than 50 per cent of Sub-precinct B provided that the following is met: (a) The transport network requirements in Rules (A3) and (A4) above must be complied with, or will be complied with as part of the development; and (b) That physical construction works of Penlink between Weiti River and Whangaparaoa Road has commenced.	P
(A6)	Any land use or development activity, other than temporary construction activity, that does not meet the Vehicle Movement in PM Peak Permitted activity Rules (A3), (A4) or (A5) above provided that the following are met: (a) Results in no more than 136 vehicles per hour in the PM peak; or (b) Results in no more than 227 vehicles per hour in the PM peak, where the transport requirements for development of up to 25 per cent of the land area in the Silverdale 3 Precinct are met; or (c) Results in no more than 461 vehicles per hour in the PM peak, where the transport	RD

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	requirements for development of up to 50 per cent of the land area in the Silverdale 3 Precinct are met.	
(A7)	Any land use activity, other than temporary construction activity, that does not meet Rule (A6) above.	D
Subdivision		
(A8)	Subdivision	
(A9)	Subdivision exceeding the Standards in I537.6.2 Indicative Roads	D

Note for Vehicle movement in the PM peak:

Activity A3 is based on traffic analysis and modelling demonstrating that this level of development can occur within this precinct without collectively generating more than 227 vehicle trips onto East Coast Road and the Hibiscus Coast Highway from this precinct in any one hour of the PM Peak (4pm to 6pm week days). Hibiscus Coast Bus Station is a public transport interchange on land with legal title: Section 1 SO 469067.

Activity A4 is based on traffic analysis and modelling demonstrating that subject to the above road network improvements greater than 227 vehicle trips in any one hour of the PM Peak (4pm to 6pm week days) but not more than 461 vehicle trips collectively onto East Coast Road and the Hibiscus Coast Highway in any one hour of the PM Peak from this precinct is acceptable in terms of effects on the external road network.

The additional third eastbound lane should be designed to maximise lane utilisation. The purpose of the short exclusive left-turn lane into Brian Smith Road is to avoid left turn vehicles blocking through vehicles.

Activity A5 does not oblige the Council to fund, or Auckland Transport to construct, Penlink in any particular timeframe.

Table I537.4.2 Silverdale 3 Precinct Sub-precinct A – Gateway Business and Sub-precinct C – Work / Live

Activity		**Activity status**
Use		
Accommodation		
(A10)	Visitor accommodation	D
Commerce		
(A10A)	Commercial services	P
(A11)	Major recreation facility	D
(A11A)	Dairies	P
(A12)	Department stores	NC

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(A13)	Drive-through restaurant	RD
(A13A)	Food and beverage	P
(A14)	Entertainment Facilities (excluding cinemas)	RD
(A15)	Offices up to 500m2	RD
(A16)	Retail except as set out in this table	NC
(A17)	Retail for the sale of goods accessory to the main activity on a site	RD
(A17A)	Service stations	RD
(A18)	Trade suppliers	RD
(A19)	Industrial activities except waste management	RD
(A20)	Healthcare facilities	RD
Community		
(A21)	Care centres	RD
(A21A)	Emergency services	RD
(A21B)	Recreation facility	P
(A21C)	Marae complex	P
Development		
(A22)	Any development generally in accordance with I537.10.1 Silverdale 3: Precinct plan 1	RD
(A23)	Any development not generally in accordance with I537.10.1 Silverdale 3: Precinct plan 1	D
(A24)	New buildings	RD
(A25)	Additions and external alterations to buildings	RD

Table I537.4.3 Silverdale 3 Precinct Sub-precinct B – Gateway Residential

Activity		**Activity status**
Development		
(A26)	New buildings	RD
(A27)	Additions and external alterations to buildings	RD

Table I537.4.4 Silverdale 3 Precinct Sub-precinct C – Work / Live

Activity		**Activity status**
Use		
(A28)	Work / Live Units complying with the sub-precinct rules	RD

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Note: activities listed in Table I537.4.4 Activity table are in addition to activities listed in Table I537.4.2 above.

I537.5. Notification

(1) Any application for resource consent for an activity listed in Table I537.4.1, I537.4.2, I537.4.3 and I537.4.4 Activity table above will be subject to the normal tests for notification under the relevant sections 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).

I537.6. Standards

The standards applicable to the zone, overlays and Auckland-wide apply in this precinct, unless as specified below:

- The provisions in Trip Generation standards E27.6.1 do not apply in this precinct.

~~The standards in I537.6 in I537 Silverdale 3 Precinct as they relate to the construction and use of up to 3 dwellings per site replace the corresponding standards in the underlying Residential – Low Density Residential Zone, Residential - Mixed Housing Urban Zone and for the construction and use of up to 3 dwellings per site.~~ [deleted]

All activities listed as permitted or restricted discretionary in Tables I537.4.1, I537.4.2, I537.4.3 and I537.4.4 Activity tables must comply with the following standards.

I537.6.1. Retail for the sale of goods accessory to the main activity on a site within Sub-precincts A and C

(1) Any retail of goods must:

(a) not exceed 25 per cent of the gross floor area set aside for the activity, or 200m^2, whichever is the lesser.

I537.6.2. Indicative Roads

In addition to the Auckland-wide subdivision standards the following apply:

(1) The alignment of the indicative Spine Road extending south west from Painton Road shown on I537.10.1 Silverdale 3: Precinct plan 1, must not be moved westward or eastward away from the western boundary of Lot 1 DP 200971.

(2) With the exception of Standard I537.6.2(1) above the alignment of those indicative roads specifically identified on I537.10.1 Silverdale 3: Precinct plan 1 may be varied by more than 20m.

(3) Connections to the existing road network must occur at the Key Access Points shown on I537.10.1 Silverdale 3: Precinct plan 1.

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(4) New roads intersecting with East Coast Road must be formed and vested so as to connect to the indicative Spine Road extending south west from Painton Road shown on I537.10.1 Silverdale 3: Precinct plan 1.

I537.6.3. Work / Live units in Sub-precinct C

Residential floor area

(1) The gross floor area must be greater than 40m^2 and up to 80m^2; and must only occur in addition to a business premise with a gross leasable area of greater than 80m^2.

Outlook space and outdoor living space

(1) Work/Live units must comply with the outlook space and outdoor living space Standards H6.6.13 and H6.6.15 of the Terrace Housing and Apartment Buildings Zone.

Yards

(1) A building or any part of a building must not be located less than 4m from the rear boundary of the site if no residential activity occurs on the site.

(2) A building or any part of a building must not be located less than 6m from the rear boundary of the site if residential activity occurs on the site and ground floor habitable rooms directly relate to the rear yard.

(3) A building or any part of a building must not be located less than 5m from the front boundary of the site.

Pedestrian access to buildings

(1) All developments must provide for legible separate pedestrian access to business and residential components.

(2) External pedestrian access must be provided as a defined footpath with a minimum width of 1.5m.

I537.6.4. Landscaping in Sub-precinct A and Sub-precinct C

(1) Yards, excluding land in a front yard required for vehicle crossings, must include a strip planted with trees and shrubs of the following minimum widths:

(a) front yard Sub-precinct A – Nil;

(b) front yard Sub-precinct C – 50 per cent must be planted in shrubs and have a minimum width of 2m;

(c) front yard on a front site opposite residential, open space zones, or reserves the planted area must be an average width of 3m and a minimum width of 2m;

Side and rear yards adjoining residential, open space zones or reserves

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(d) the planted area must: be a minimum width of 3m along 100 per cent of the length; and

(e) the planting must comprise plants of which 50 per cent are capable of reaching a height of at least 3 metres.

(2) For sites of at least 10 metres in width with road frontage, or frontage to an indicative road shown on I537.10.1 Silverdale 3: Precinct plan 1 and opposite residential, open space zones or reserves, the front yard planting:

(a) must include a minimum of one tree, plus one additional tree for every 10 metres of road frontage (eg. 10 metres frontage - 2 trees, 20 metres frontage - 3 trees, etc.);

(b) where three or more trees are required these trees must not be planted more than 15 metres apart, or closer than 5 metres apart.

(3) Any trees required by the above standards must be of a species capable of reaching a minimum height greater than 8 metres and must be greater than 1.5 metres high at the time of planting.

(4) Security or other fences must not be constructed along the front boundary of, or within landscape planting required in a front yard.

I537.6.5. Protection and maintenance of trees in Sub-precinct A and Sub-precinct C

(1) Any landscape planting required by these standards must be maintained, and if diseased, or damaged, must be repaired and if dead must be replaced.

(2) Any trees required under Standard I537.6.4(1) and (2) above must be located within a planting protection area around each tree, with a minimum dimension or diameter of 1.5 metres.

(3) Impervious area must not comprise more than 10 per cent of any planting protection area.

(4) Planting protection areas and landscaping adjacent to a road boundary, access or manoeuvring area, or adjacent to a carparking area must be provided with wheel stop barriers to prevent damage from vehicles. Such wheel stop barriers must be located at least 1m from the trunk of any tree.

I537.6.6. Frontage controls

(1) Sites having a Gateway Frontage control or Business Frontage control shown in I537.10.1 Silverdale 3: Precinct plan 1:

(a) Front yard:

(i) Sites with Gateway Frontage control (blue line) - A building or any part of a building must not be located less than 5m from the front boundary of the site.

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(ii) Sites with Building Frontage control (green line) - A building must not be located more than 2m from the front boundary of the site.

(b) Other Yards

(i) The minimum side yard is 3 m for one yard and nil for the other.

(ii) The minimum rear yard is nil except for sites that adjoin Sub-precinct B where the rear yard is 4m.

(2) Building Frontage Control (I537.10.1 Silverdale 3: Precinct plan 1 - green line)

(a) At least part of the main pedestrian entrance to a building must be on or within 3m of the site frontage.

(b) Verandahs must be provided in accordance with the following:

(i) have a minimum height of 3m and a maximum height of 4m above the footpath immediately below;

(ii) be no closer than 700mm to the edge of the road carriageway notwithstanding any other requirement of this standard;

(iii) include drainage to control rain run-off;

(iv) where glazed, be opaque or patterned glass; and

(v) have a minimum width of 4m.

(c) Glazing

(i) the ground floor of a new building must have clear glazing for at least 50 per cent of its width and 50 per cent of its height where the elevation of the building fronts a street (excluding service lanes) or other open space.

(3) Gateway Frontage Control (I537.10.1 Silverdale 3: Precinct Plan 1 - blue line)

(a) front yards must not be used for the storage of rubbish, materials, machinery or servicing.

(b) buildings on sites subject to the Frontage Control must not have blank facades.

I537.6.7. Vehicle access to activities and sites

(1) A site or activity in Sub-precinct A must not have direct vehicle access to the Hibiscus Coast Highway. The only access to the Hibiscus Highway must be via Painton Road.

I537.6.8. Signs

These rules apply to Signs (except billboards) that are part of a comprehensive development (see E23 Signs):

(1) Free standing front yard signs:

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(a) up to a height of 1.5m;

(b) up to a maximum area of $7m^2$; and

(c) one sign per site.

(2) Signs attached to buildings within the Sub-precincts A and C must:

(a) be within the profile of the building and attached parallel to the façade of the building; and

(b) be such that no more than 30% of the area of the building façade shall be occupied by lettering or other parts of the sign (the area is defined by an imaginary best-fit box enclosing the sign).

(3) Signs shall not be located within the front yard of sites subject to the Gateway Frontage Control on I537.10.1 Silverdale 3: Precinct plan 1.

I537.7. Assessment – controlled activities

There are no controlled activities in this section.

I537.8. Assessment – restricted discretionary activities

I537.8.1. 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) Development generally in accordance with I537.10.1 Silverdale 3: Precinct plan 1:

(a) the matters of discretion in Rule C1.9(3) of the general provisions;

(b) the degree of compliance with I537.10.1 Silverdale 3: Precinct plan1;

(c) the methods and measures to avoid land instability, erosion, scour effects from earthworks;

(d) the effects of development on the safe, effective and efficient operation of the transport system;

(e) the effects of development on connections between the Sub-precincts and the Hibiscus Coast Bus Station and the wider road network;

(f) the effects of residential development on the provision of a range of site sizes, the ability of buildings to front the street, the ability to manage reverse sensitivity effects associated with work / live activities;

(g) the effects of development on the ability for it to be serviced by the existing wastewater infrastructure;

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(h) the degree of compliance with any approved catchment management plan; and

(i) the effects of development on the protection and retention of existing riparian vegetation.

(2) Vehicle movement in the PM peak:

(a) the degree of compliance with the Integrated Transport Assessment required in the Special information requirements below; and

(b) the effects of traffic generated on the safe and efficient operation of the external road network in the PM Peak to a level where the effects are deemed unacceptable; including the cumulative effects of traffic from the Silverdale 3 Precinct accessing the external road network in the PM Peak.

(3) New buildings or alterations and additions to buildings:

(a) the degree of compliance with I537.10.1 Silverdale 3: Precinct plan1;

(b) the effects of development on the local streetscape and sense of place;

(c) the effects of development as viewed as silhouettes from the surrounding area to positively contribute to the skyline and provide an attractive edge to the wider environment;

(d) the effects of buildings subject to the Gateway or Building frontage control on the ability to provide strong architectural form and a high quality visual appearance suitable for the gateway location;

(e) the effects of façade glazing on the provision of pedestrian amenity and passive surveillance; and

(f) the effects of signage to ensure it is not a dominant element and is integrated within the building facades.

(4) Drive-through restaurant, Entertainment Facilities, Offices up to 500m^2, Retail for the sale of goods accessory to the main activity on the site, Trade Suppliers, Care Centres, Healthcare facilities and Industrial activities:

(a) the degree of compliance with I537.10.1 Silverdale 3: Precinct plan1;

(b) the effects of the proposal on the ability to locate offices towards the State Highway 1 and Hibiscus Coast Highway;

(c) the effects of the proposal on the ability to locate restaurants/cafes/shops adjacent to the Hibiscus Coast bus station focusing on Painton Road and Small Road;

(d) the ability of the areas of higher landscape amenity and the stormwater management areas to be utilised for locating Care centres and Healthcare facilities;

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(e) Traffic and Transport effects:

(i) effects on the safe and efficient operation of the external road network;

(ii) effects on the queuing, parking and manoeuvring of vehicles on site;

(iii) effects of entry and exit point locations on the amenity values of adjoining sites;

(iv) effects of the proposal on the ability to optimise the use of a range of transport modes;

(v) effects of the proposal on the safety of pedestrians on and off site;

(vi) effects of the proposal on the ability to provide for cycle facilities having regard to anticipated levels of demand; and

(vii) effects of the proposal on the ability to provide parking in accordance with the Integrated Transport Assessment provided as a Special information requirement.

(5) For development that does not comply with Standards I537.6.5, Protection and maintenance of trees in Sub-precinct A and Sub-precinct C, I537.6.3 work / live units, I537.6.4 landscaping in Sub-precinct A and Sub-precinct C , I537.6.6 Frontage controls, I537.6.7 vehicle access to activities and sites, I537.6.8 Signs, the Council will restrict its discretion to all of the following matters when assessing a restricted discretionary resource consent application:

(a) Any special or unusual characteristic of the site which is relevant to the standard;

(b) Where more than one standard will be infringed, the effects of all infringements considered together; or

(c) The effects on the following relevant matters:

(i) Protection and maintenance of trees in Sub-precinct A and Sub-precinct C – effects on the ability to maintain or enhances the overall cohesiveness of the urban landscape for Sub-precincts A and C;

(ii) Work / live units – the effects on the amenity of residents and safe pedestrian access;

(iii) Landscaping in Sub-precinct A and Sub-precinct C – effects on the visual amenity values and visual character of the subject site or adjacent sites, effects on the ability of landscaping to be common with landscaping within areas of open space;

(iv) Frontage controls - the effects of buildings on the ability to provide strong architectural form and a high quality visual appearance suitable for the gateway location;

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(v) Vehicle access to activities and sites - the degree of compliance with I537.10.1 Silverdale 3: Precinct plan1, effects on the safe and efficient operation of the Hibiscus Coast Highway, Silverdale interchange, State Highway 1 or Painton Road; and

(vi) Signs - refer to restricted discretionary activity matters of discretion in Matters E23.8.1 in Chapter E23 Signs.

I537.8.2. Assessment criteria

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

(1) Development generally in accordance with I537.10.1 Silverdale 3: Precinct plan 1:

(a) the assessment criteria in Rule C1.9(3) of the general provisions apply;

(b) the extent to which the proposal complies with I537.10.1 Silverdale 3: Precinct plan 1;

(c) the extent to which the roading network is well connected;

(d) the extent to which the effects on the safe, effective and efficient operation of the transport system are managed including through the use of staging implementation;

(e) the extent to which provision is made for appropriate connections between the sub-precincts, to all sites within the precinct; to the Hibiscus Coast Bus Station and to the wider road network, residential and business environments;

(f) the extent to which the layout provides for housing densities in appropriate locations. This assessment will include consideration of whether higher density housing areas are located adjacent to open space or business areas and the extent to which a sense of spaciousness is maintained and enhances the Gateway;

(g) whether sites proposed for intensive residential development have sufficient street frontage to allow dwellings to face the street, have sufficiently large sites to enable the provision of tree planting, open space areas, car parking areas and amenity areas;

(h) the extent to which the proposal provides for an appropriate mixture of site sizes and locations appropriate for the range of activities provided for in the precinct;

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(i) for Sub-precinct C Work/Live, the extent to which site layout and building design minimises potentially adverse reverse sensitivity effects (such as noise, odour, dust) of business activities on adjacent residential land uses;

(j) for Sub-precinct C Work/Live, the extent to which site layout and building design ensures that positive and compatible environments are created for both the residential and the work activities proposed;

(k) for Sub-precinct C Work/Live, the extent to which development layout is designed in such a way as to mitigate any potential adverse effects of car parking, storage areas and outdoor activities and provide for legible and safe access for pedestrians;

(l) whether development is be able to be serviced by existing wastewater infrastructure;

(m) the extent to which services are designed to be provided in accordance with the Council's Standards for Engineering Design and Construction and Auckland Transport's Code of Practice (or any other relevant Codes of Practice);

(n) whether the management of stormwater flows is consistent with any approved catchment management plan;

(o) the extent to which the development positively contributes to the visual amenity values of the area as a backdrop to the Hibiscus Coast gateway;

(p) whether the proposal provides appropriately for the protection of existing riparian vegetation; and

(q) whether the proposal provides for clusters of buildings in a vegetated framework.

(2) Vehicle movements in the PM peak:

(a) the traffic generated should not adversely affect the safe and efficient operation of the external road network in the PM Peak to a level where the effects are deemed unacceptable; including the cumulative effects of traffic from the Silverdale 3 Precinct accessing the external road network in the PM Peak; and

(b) the extent to which the adverse traffic effects are able to be avoided, or mitigated by improvements to or extension of the indicative road network, to ensure that any traffic effects are acceptable.

(3) New buildings or alterations and additions to buildings:

(a) the extent to which the proposal complies with I537.10.1 Silverdale 3: Precinct plan 1;

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(b) the extent to which the use of retaining walls is minimised, and where they are used, whether the length is minimised and whether height is kept to no greater than 1.5m without a planted stepped setback;

(c) the extent to which the design, scale and orientation of the building, and any related earthworks are comprehensively designed so that they are appropriate for the site; character and amenity outcomes sought for the precinct;

(d) the extent to which the design and location of buildings contributes to the local streetscape and sense of place by responding to the planned future form and character of the surrounding area;

(e) the extent to which the silhouette of the buildings as viewed from surrounding areas positively contributes to the skyline and provides an attractive edge to the wider zone and urban environment;

(f) the extent to which the façade of buildings subject to either Gateway or Building Frontage Control have strong architectural form and have a high quality visual appearance suitable for the Gateway location;

(g) the extent to which buildings subject to the Gateway Frontage Control are setback behind vegetation planted to achieve the vegetated framework that is a key feature of the I537.10.1 Silverdale 3: Precinct plan 1;

(h) the extent to which signage is designed as an integrated part of the building façade and not the dominant element;

(i) the extent to which landscape design contributes to a strong vegetated framework for the precinct through:

(i) modulating and visually interrupting building mass;

(ii) screening utility areas and large carpark areas;

(iii) establishing spatial boundaries;

(iv) establishing a visual relationship to the wider landscape;

(v) contributing to the site legibility through reinforcing entranceways and delineating public and private areas;

(vi) creating a visual buffer between incompatible activities;

(vii) screening insensitive earthworks or retaining walls; and

(viii) creating a coherency within the site and to the wider landscape context.

(j) the extent to which landscaping maintains or enhances the overall cohesiveness of the urban landscape for Sub-precincts A and C; and

(k) the extent to which mature vegetation and large trees are retained on site. Retention of mature trees is particularly encouraged where their size,

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location or species make a significant contribution to the streetscape or where they could be logically incorporated to enhance on-site amenity.

(4) Drive-through restaurant, Entertainment Facilities, Offices up to 500m^2, Retail for the sale of goods accessory to the main activity on the site, Trade Suppliers, Care Centres, Healthcare facilities and Industrial activities:

(a) the extent to which the location and scale of proposed activities is suitable in the existing or proposed context through:

(i) offices being located towards the State Highway 1 and Hibiscus Coast Highway;

(ii) restaurants/cafes/shops being located adjacent to the Hibiscus Coast Bus Station, focusing on Painton Road and Small Road; or

(iii) care centres and healthcare facilities being located where they can benefit from areas of higher landscape amenity such as any stormwater management area or reserve.

(b) the extent to which the scale and location of activities is designed to ensure adverse amenity effects with respect to neighbouring residential areas are acceptable.

(c) the extent to which the traffic generated adversely affects the safe and efficient operation of the external road network including having regard to the cumulative effects of traffic from the precinct and whether any interim traffic effects arise from the extent to which the indicative road network is in place at the time of establishment of an activity;

(d) whether there is sufficient space on site for queuing, parking and manoeuvring of vehicles using the site;

(e) the extent to which the location and width of entry and exit points to the site, and on-site parking areas, has an adverse effect on the amenity values of adjoining sites;

(f) whether the proposal includes travel demand measures, as appropriate, that optimise the use of modes such as shared parking arrangements, cycling, walking and carpooling in order to reduce the use of single purpose/occupant vehicle trips;

(g) the extent to which the proposal is designed to provide for the safe movement of pedestrians using the facilities as well as those passing by and moving between sites;

(h) the extent to which adequate cycle facilities are provided on site and located to encourage cycle use having regard to anticipated levels of demand;

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(i) the extent to which parking areas are provided and managed, marked, and signposted so as to give effect to the criteria above and the recommendation contained within any submitted traffic assessment and management plan or Integrated Transport Assessment; and

(j) the extent to which where there is a parking shortfall the proposal includes provision for the ongoing monitoring of parking supply and demand and the effectiveness of any travel demand measures. For the avoidance of doubt this may entail the imposition of review conditions.

(5) Protection and maintenance of trees in Sub-precinct A and Sub-precinct C:

(a) the extent to which landscaping maintains or enhances the overall cohesiveness of the urban landscape for Sub-precincts A and C; and

(b) the extent to which mature vegetation and large trees are retained on site. Retention of mature trees is particularly encouraged where their size, location or species make a significant contribution to the streetscape or where they could be logically incorporated to enhance on-site amenity.

(6) Work /Live Unit:

(a) the extent to which the residential living floor area is of a scale and location suitable for residential living purposes;

(b) whether the residential living component of the building is accessory to the work component;

(c) the extent to which the pedestrian access to the building is designed to ensure that:

(i) pedestrian movement and access is not compromised;

(ii) the location of the access is safe and appropriate having regard to crime prevention through environmental design principles; and

(iii) the access is suitably differentiated and legible with respect to access to adjoining, or neighbouring business premises.

(7) Landscaping in Sub-precinct A and Sub-precinct C:

(a) the extent to which any reduction in the provision of on-site landscaping does not adversely affect the visual amenity values and visual character of the subject site or adjacent sites;

(b) the extent to which the provision of open space or the provision of landscaping is in common with one or more adjoining sites to achieve a similar level of landscaping; and

(c) the extent to which any reduction in landscaping is offset by other proposals to ensure there is no reduction of amenity values or the overall

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requirement to create a vegetated framework within which built development is sited in the Silverdale 3 Precinct.

(8) Frontage controls:

(a) the extent to which the façade of buildings subject to either Gateway or Building Frontage Control have strong architectural form and have a high quality visual appearance suitable for the Gateway location; and

(b) the extent to which buildings subject to Gateway Frontage Control are setback behind vegetation planted to achieve the vegetated framework that is a key feature of the Silverdale 3 Precinct.

(9) Vehicle access to activities and sites:

(a) the extent to which the proposal complies with I537.10.1 Silverdale 3: Precinct plan 1; and

(b) the extent to which any access generates unacceptable adverse effects on the safe and efficient operation of the Hibiscus Coast Highway; the Silverdale Interchange; State Highway 1 or Painton Road.

(10) Signs:

(a) refer to restricted discretionary activity assessment criteria in Criteria E23.8.2 in Chapter E23 Signs.

I537.9. Special information requirements

An application for development generally in accordance with I537.10.1 Silverdale 3: Precinct plan 1 must be accompanied by:

(1) An Integrated Transport Assessment, or an update to an existing Integrated Transport Assessment, prepared in accordance with the Auckland Transport Integrated Transport Assessment Guidelines in force at the time of the application.

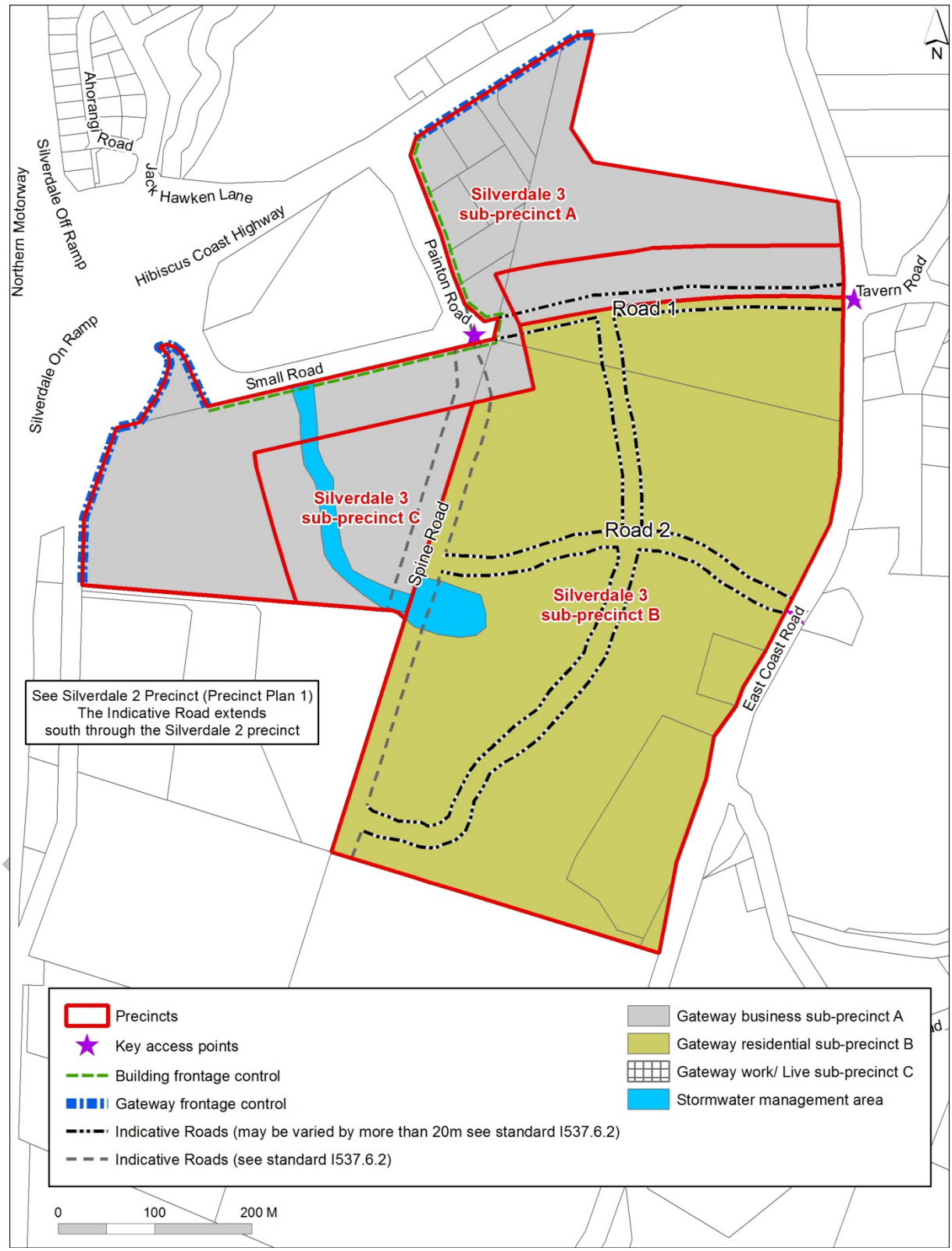
An application for the erection, addition to or alteration to buildings and accessory buildings must be accompanied by:

(2) A perspective sketch or photomontage showing the proposed building when viewed from State Highway 1. The viewpoints for the photomontage or sketch should be agreed with the Manager, Resource Consents at Auckland Council.

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I537.10. Precinct plans

I537.10.1 Silverdale 3: Precinct plan 1



I539. Smales 2 Precinct

I539.1. Precinct Description

The Smales 2 Precinct applies to a 4.8 hectare block of land located on the southern side of Northcote Road and fronting Lake Pupuke, Takapuna. The precinct encompasses two quite distinct areas, for which separate sub-precincts have been developed: the 2.7 hectare Sub-precinct A, which is dominated by the excavations associated with its former quarry use; and the adjoining 2.1 hectare Sub-precinct B, which comprises a block of more elevated undeveloped land that extends to the edge of Lake Pupuke.

The precinct provides for the comprehensive redevelopment of the block of land in the following manner:

Sub-precinct A

This sub-precinct is zoned Business - Mixed Use Zone and has been substantially excavated during quarrying operations in the past. It is considered suitable for a mixture of uses including commercial and a range of residential development such as apartments and retirement accommodation, recognising the location of the land at the residential/business interface. It is the intention to minimise further rock excavation as far as is practicable. Medical related business activities are encouraged, recognising the proximity of the site to the North Shore Hospital and the synergies that could result from such development. An integrated transport assessment was prepared for the Smales 2 Precinct in 2013 and identified that this sub-precinct could accommodate up to 45,000m^2 of business development. The extent of retail and general office development that can occur within the sub-precinct is capped to manage effects on other nearby business centres and manage traffic effects.

Sub-precinct B

This sub-precinct adjoins Lake Pupuke and is zoned Residential - Mixed Housing ~~Suburban~~ **Urban** Zone. The sub-precinct is to be developed for intensive residential purposes in a manner that achieves high standards of on site amenity and which appropriately responds to the location of the land adjacent to the lake and its elevation above Northcote Road immediately to the north. The special character and amenity of Lake Pupuke will be protected through a variety of techniques including the imposition of the 30 metre lake yard setback and, in close proximity to the lake edge, ~~limiting the height of buildings and~~ providing only for individual houses, rather than apartments.

Within the Smales 2 Precinct, the land owner is required to prepare a concept plan at a sub-precinct level before land use, development or subdivision in the area starts. The preparation of a concept plan will reduce the potential for subdivision and development to occur in an uncoordinated manner, and will encourage integrated and comprehensive development of the sub-precincts to achieve a high quality urban environment.

The zoning of land within this precinct is Residential - Mixed Housing ~~Suburban~~ **Urban** and Business - Mixed Use zones.

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I539.2. Objectives

(1) Sub-precinct A is comprehensively planned and developed as a mixed use area that achieves a high quality built environment and responds appropriately to the context of the sub-precinct and the surrounding neighbourhood.

(2) Sub-precinct B is comprehensively planned and developed into an area of high quality intensive housing that achieves a high level of residential amenity, taking advantage of the site's northeast facing aspect while avoiding, remedying or mitigating adverse effects of earthworks, activities and buildings on the amenity of ~~nearby residential zones,~~ Lake Pupuke and public spaces, including Northcote Road.

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

I539.3. Policies [rp/dp]

(1) Require the development of a concept plan for all or part of a sub-precinct in order to promote comprehensive and integrated planning of these areas and to achieve a high level of amenity and built environment throughout the precinct while minimising the adverse environmental effects of subdivision and development. Concept plans are to establish matters such as:

(a) the layout of the site;

(b) the bulk and location of the single tower for Area 1 in Sub-precinct A;

(c) indicative finished land contours;

(d) provision for vehicle access and safe convenient and accessible routes for pedestrians and cyclists;

(e) management of site related traffic on the surrounding road network; and

(f) measures to provide protection and/or accessibility to significant geological features outside the outstanding natural feature.

(2) Require appropriate stormwater management to be employed to protect the water quality of Lake Pupuke, both during and post construction.

(3) Require development to facilitate the comprehensive integration of land uses and transport infrastructure, including pedestrian and cycle routes into and through the site and the provision of public access (both pedestrian and cycle) between Rangitira Avenue and Northcote Road.

(4) Encourage development to minimise further rock excavation to the extent practicable due to the potential adverse effects of noise and vibration.

(5) Provide for vehicle access to be constructed through an Outstanding Natural Feature in a location and manner which minimises the adverse effects on the physical and visual integrity of the feature.

Sub-precinct A

(6) Require the development of a concept plan for Sub-precinct A that demonstrates how development will be undertaken to achieve a high quality design, create good on site standards with particular regard to the needs of pedestrians, and relate appropriately to the context of the sub-precinct, the neighbouring Sub-precinct B, and the surrounding neighbourhood, and in particular to:

(a) create a safe and convenient public environment;

(b) achieve an attractive built environment;

(c) avoid, remedy or mitigate the adverse effects of development on the adjoining residential area, including those effects relating to noise, privacy, visual amenity, shading and dominance;

(d) achieve good urban design outcomes;

(e) utilise landscaping to enhance the appearance of the development and integrate the site with adjoining land uses and the streetscape;

(f) provide appropriately for the movement of cycles and pedestrians into, through and within the site in a manner that is safe, convenient and attractive, and which has regard to the potential significance of the site as part of an around Lake Pupuke link for recreational walkers and cyclists;

(g) provide appropriately for the movement of vehicles into and out of the site, having regard to the effects of traffic on the adjoining road network; and

(h) protect those geological features of most significance outside the Outstanding Natural Feature, and where practicable require that they are available for future study.

(7) Enable a mixture of uses to establish within the sub-precinct, including residential and commercial activities.

(8) Encourage the establishment of businesses providing medical related goods and services to reflect the proximity of North Shore Hospital to the sub-precinct and to limit the total floor area of general (non-medical related) office and retail development in recognition of the potential adverse effects of such activities on nearby town centres.

(9) Provide the opportunity for a single landmark building to be located within a defined area close to Northcote Road.

(10) Encourage the use of alternative modes of travel through the preparation of travel management plans and the inclusion of facilities that support cycling and walking.

(11) Provide for a wide range of primarily medical related business activities, including offices for businesses providing medical related goods and services, reflecting the location of the site in close proximity to North Shore Hospital, but with limitations on the nature and extent of retail and general office activities to ensure that the role and function of other nearby business centres, including the Takapuna Metropolitan Centre is not compromised.

(12) Limit the area occupied by offices associated with non-medical related business activities utilising techniques such as activity status, floor area limitations and sequencing.

(13) Provide for residential activities, including apartments and retirement villages, with good standards of on site amenity.

(14) Require development to protect the amenities of adjoining residential zoned land, the streetscape amenity of Northcote Road and Rangitira Avenue and the visual amenity of Lake Pupuke by:

(a) ~~limiting development to a maximum height of 15 metres when located in close proximity to residential zone boundaries and in the vicinity of Rangitira Avenue;~~

(b) providing for taller buildings outside the residential and Rangitira Road interface; and

(c) requiring landscaping to be provided to create attractive on site amenity and enhance the appearance of development as viewed from roads and adjoining residential areas, including the provision of landscaped yards.

(15) Encourage the use of alternative modes of travel including public transport and facilities that support cycling and walking to manage the supply of parking and effects on the transport network.

(16) Provide pedestrian and cycle routes into and through the site and the provision of a public access (both pedestrian and cycle) between Rangitira Avenue and Northcote Road that is integrated with the development.

Sub-precinct B

(17) Require the development of a concept plan for Sub-precinct B that demonstrates how development will be undertaken to achieve a high quality design, create good on site amenity standards for the residential units, and relate appropriately to the context of the sub-precinct and the surrounding neighbourhood, including the location of the sub-precinct adjoining Lake Pupuke, and in particular to:

(a) create a safe and attractive residential environment;

(b) achieve an attractive built environment;

(c) ~~mitigate the adverse effects of development on the adjoining residential area;~~

(d) avoid adversely affecting the amenity and environmental values of Lake Pupuke;

(e) create an appropriate relationship with Northcote Road **and the values of the Outstanding Natural Feature (Lake Pupuke),** including creating a landscaped buffer between buildings and the upper edge of the bluff; and

(f) protect those geological features of most significance, and where practicable require that they are available for future study.

(18) ~~Provide for the establishment of a range of residential types (from single houses to apartments) in an integrated development with a high level of residential intensity.~~

(19) Provide for the establishment of a range of residential types (from single houses to apartments) in an integrated development with a high level of residential intensity overall and a high standard of residential amenity.

(20) Require the scale and form of development to be appropriate for the location of the development on the site and not adversely affect the amenity values of Lake Pupuke.

(21) Require development to not significantly diminish the amenity and character of ~~surrounding sites and~~ Northcote Road **and the values of the Outstanding Natural Feature (Lake Pupuke)**.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to all of the above policies.

I539.4. Activity table

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

Table I539.4.1 Activity table specifies the activity status of land use and development activities in the Smales 2 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

A blank in Table I539.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

E12 Land disturbance – District Table E12.4.3 Outstanding Natural Features Overlay Activities (A38) to (A41) do not apply to Activity (A12) in Table I539.4.1 Activity table.

Table I539.4.1: Activity table

Activity		Sub-precinct A	Sub-precinct B up to 10m from the western edge of the lake yard	Sub-precinct B greater than 10m from the western edge of the lake yard
Use				
Accommodation				
(A1)	Retirement villages	P	NC	RD
(A2)	Supported residential care		NC	RD
(A3)	Visitor accommodation		NC	RD
Commerce				
(A4)	Dairies up to 100m^2 in gross floor area per site		NC	D
(A5)	Offices for businesses associated with medical related goods and services	P		
(A6)	Offices not associated with medical related goods and services with an aggregate gross leasable area of up to 10,000m^2	P		
(A7)	Offices not otherwise provided for	NC		
(A8)	Retail limited to an aggregate gross leasable area of 2,000m^2 across the precinct, provided that the gross floor area of an individual retail unit is not greater than 450m^2	P		
(A9)	Retail with an aggregate gross leasable area greater than 2,000m^2	D		
(A10)	Non-accessory parking		NC	NC

Development				
(A11)	One building in Area 1 illustrated on the precinct plan with a height greater than 47.7m RL (Reduced Level in terms of NZVD2016) and up to 61.7m RL (Reduced Level in terms of NZVD2016)	D	NA	NA
(A12)	The construction of up to two vehicle accessways and associated earthworks from Northcote Road, across an outstanding natural feature	C	C	C
(A13)	Roads, accessways and service lanes	RD	RD	RD
(A14)	Buildings, and alterations and additions to buildings	RD	RD	RD

I539.5. Notification

(1) An application for resource consent for a controlled activity listed in Table I539.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.

(2) Any application for resource consent for an activity listed in Table I539.4.1 Activity table and which is not listed in I539.5(1) 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).

I539.6. Standards

The standards applicable to the Residential – Mixed Housing **Urban** ~~Suburban~~ and Business – Mixed Used Zones and the Auckland-wide standards apply in this precinct, except for the following:

- Standard H13.6.1 Building height;
- Standard H13.6.2 Height in relation to boundary;
- Standard H13.6.5 Yards;

- Standard H5.6.4~~H4.6.4~~ Building height;
- Standard H5.6.5~~H4.6.5~~ Height in relation to boundary;
- Standard H5.6.6~~H4.6.6~~ Alternative height in relation to boundary; and
- Standard H5.6.8~~H4.6.7~~ Yards.

All permitted, controlled and restricted discretionary activities listed in Table I539.4.1 Activity table must comply with the following activity standards unless otherwise specified.

Sub-precinct A

Standards I539.6.1 to I539.6.6 only apply to Sub-precinct A.

I539.6.1. Floor area

(1) Any development within Sub-precinct A must comply with the following:

(a) An overall combined maximum gross floor area of 45,000m^2 occupied by business activities and up to a maximum of 68 dwellings. Provided that, in the alternative, the gross floor area occupied by business activities may be reduced, and the number of dwellings increased such that the gross floor area of the additional dwellings is no greater than the reduction in the area occupied by business activities.

(b) The maximum gross floor area of 45,000m^2 of business activities, can include up to:

(i) a maximum aggregate gross leasable floor area of 10,000m^2 of general office space, being offices for businesses not associated with medical related goods and services; and

(ii) a maximum aggregate area of 2,000m^2 of retail and food and beverage space.

I539.6.2. Building height

Purpose: manage the effects of building height and enable greater height in those areas that are well separated from adjoining residential zones.

(1) Buildings must not exceed the height limits specified in Table I539.6.2.1 Total building heights for Sub-precinct A.

Table I539.6.2.1: Total building heights for Sub-precinct A

Area	Total building height
Within 20m of residential zoned land located outside the Smales 2 Precinct, and within 20m of Rangitira Avenue. Total building height for this area must be measured in relation to the natural height of the ground at the closest sub-precinct boundary.	16.5~~15~~m

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Areas not otherwise specified	RL 47.7m (Reduced Level in terms of NZVD2016)

~~**I539.6.3. Height in relation to boundary**~~

~~Purpose: require buildings to not dominate neighbouring zones where lower height limits apply.~~

(1) ~~In addition to the zone height in relation to boundary standards, at no point may any building in Area 1 identified on Smales 2: Precinct Plan 1 be higher than its horizontal distance from the nearest residential zone boundary with the Smales 2 Precinct plus 3 metres.~~

I539.6.4. Yards

Purpose: require buildings to be set back from the road frontage and residential properties, and for that yard to be landscaped to: enhance the appearance of the development as viewed from adjoining streets and adjoining residential properties, create a pleasant walking environment for pedestrians using the adjoining road reserve, break up larger building mass and create an appropriate interface with the residential zone on Rangitira Avenue.

(1) The minimum setback from Rangitira Avenue is 5 metres.

(2) No car parking is to be located within the Rangitira Avenue yard.

(3) The Rangitira Avenue yard must be landscaped with a combination of grass, trees, shrubs and ground cover plants along the frontage of sites not occupied by buildings or access points.

(4) The minimum setback from a residential zone is 3~~5~~ metres.

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(5) The residential yard must be fully planted in those parts not occupied by buildings or access points where practicable as follows:

(a) a minimum width of 3 metres along the entire length of the yard must be densely planted in shrubs and trees which will achieve a height of 3.5 metres on maturity. The balance width of 2 metres may be planted, grassed or paved.

I539.6.5. Landscaping

(1) At least 15 per cent of the total area of Sub-precinct A must be landscaped in a manner consistent with the Business - Mixed Use Zone standards.

I539.6.6. Verandahs

Purpose: provide pedestrians with weather protection, safety and amenity.

(1) The ground floor of a building must include a verandah or similar weather protection at the main entrance to the building.

(2) The verandah must have a minimum height of 3 metres and a maximum height of 4.5 metres.

Sub-precinct B

Standards 0 to I539.6.10 only apply to Sub-precinct B.

I539.6.7. Dwellings

(1) Any development must meet the following:

(a) ~~only detached dwellings may be located within 10 metres of the western edge of the lake yard; and~~

(b) a maximum of 145 residential units may be established within Sub-precinct B.

I539.6.8. Building height

Purpose: to manage the scale of development to provide for lower level development close to Lake Pupuke and close to other land zoned for residential purposes, and for medium rise terrace and apartments elsewhere within Sub-precinct B.

(1) Buildings must not exceed the height limits specified in Table I539.6.8.1 Total building heights for Sub-precinct B.

Table I539.6.8.1: Total building heights for Sub-precinct B

Area	Total building height
Within 10m of land zoned residential	11~~8~~m
Within 10m of the lake yard setback	11~~8~~m
Areas not otherwise specified	14.5m

I539.6.9. Building height in relation to boundary

(1) The Residential - Mixed Housing **Urban** ~~Suburban~~ Zone height in relation to boundary standards do not apply to the boundary between Smales 2 Sub-precincts A and B.

I539.6.10. Yards

Purpose: To manage the bulk and scale of buildings, and reduce the visual dominance on Lake Pupuke and Northcote Road.

(1) Yards for Sub-precinct B must comply with the minimum distances specified in Table I539.6.10.1 Yards in Sub-precinct B.

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Table I539.6.10.1: Yards in Sub-precinct B

Location	Minimum yard distance
Minimum setback from Northcote Road	7m
Boundary of Sub-precinct B with residential zone land	13m
Minimum setback from the carriageway of internal roads	2.5m
Lake yard	30m

I539.7. Assessment – controlled activities

I539.7.1. Matters of control

The Council will reserve its control to all of the following matters when assessing a controlled activity resource consent application:

(1) the effects of the location of the accessways on the outstanding natural feature;

(2) the effects of the construction methodology on the outstanding natural feature; and

(3) the effects on the visibility of exposed geological features.

I539.7.2. Assessment criteria

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

(1) whether the location of the accessways affects the most accessible, visible and valuable of the existing identified geological features;

(2) whether the construction methodology limits earthworks to the greatest extent practicable; and

(3) whether methods for retaining access to and visibility of, the most accessible, visible and valuable of the existing geological features will be effective.

I539.8. Assessment – restricted discretionary activities

I539.8.1. Matters of discretion

The Council will restrict its discretion to all 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) all restricted discretionary activities:

(a) the effects of siteworks;

(b) effects of the location and design of open spaces, landscaping and screening;

(c) effects on the amenity of adjoining residentially zoned land, Lake Pupuke and open space;

(d) effects arising from the location and design of parking and loading;

(e) effects arising from pedestrian and cycle access, including amenity, safety and convenience;

(f) the effects of transport management, traffic and the supply of parking;

(g) the effects on geological features outside the outstanding natural feature; and

(h) Stormwater management effects.

(2) retirement villages, supported residential care and visitor accommodation:

(a) matters in I539.8.1(1)

(b) the effects of the intensity and scale of development; and

(c) traffic effects; and

(d) effects on Lake Pupuke, Northcote Road and the adjoining residential area.

(3) buildings, and alterations and additions to buildings:

(a) matters in I539.8.1(1)

(b) effects associated with the location, bulk and scale of buildings relative to overall development, including the layout and design of roads, pedestrian linkages, open spaces, earthworks areas and land contours, and infrastructure location; and

(c) the effects of the design, bulk and location of buildings.

I539.8.2. Assessment criteria

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

(1) all restricted discretionary activities:

(a) whether siteworks are managed to avoid significant adverse effects on the amenity and environmental values of Lake Pupuke and to mitigate adverse effects on the surrounding area and should seek to limit the excavation of rock to the extent practicable;

(b) whether buildings within Sub-precinct A are located and designed to provide a variety of footprint sizes and building heights within an integrated development;

(c) whether the location of buildings within Sub-precinct B seek to manage effects on the amenity values of Lake Pupuke and public open spaces, including Northcote Road;

(d) whether landscaping contributes to the on site amenity for residents, workers and visitors (including pedestrians and cyclists), and to the visual amenity of development on the site when viewed from roads, public spaces (including Lake Pupuke) and adjoining properties;

(e) whether safe and convenient vehicle access has been provided into and within both sub-precincts, with one access only between Northcote Road and Sub-precinct B, and access provided between Sub precinct A and both Northcote Road and Rangitira Avenue.

(f) the extent to which development has been designed and the provision of parking managed to facilitate and encourage the use of alternative means of travel, including public transport, walking and cycling. Travel management plans should be provided to demonstrate how this will be achieved. Safe and convenient pedestrian and cycle access should be provided into, through and within each sub-precinct, including at least one pedestrian and cycle route providing a convenient connection between Northcote Road and Rangitira Avenue through Sub-precinct A;

(g) whether significant geological features are protected and/or made accessible for ongoing study;

(h) whether adequate infrastructure and servicing will be provided; and

(i) whether stormwater management (including during construction) has been designed to avoid adverse effects on the water quality of Lake Pupuke and post construction.

(2) retirement villages, supported residential care and visitor accommodation:

(a) criteria in I539.7.2(1); and

(b) the management of effects on Lake Pupuke, Northcote Road and the adjoining residential area.

(3) buildings, and alterations and additions to buildings:

(a) criteria in I539.7.2(1); and

(b) the extent to which the proposed building, alteration or addition relative to the location of infrastructure to service the area and open space results in an integrated network that is adequate to meet the needs of the overall development area.

I539.9. Special information requirements

An application for any land use, development or subdivision activity must be accompanied by:

I539.9.1. Concept plan

(1) The concept plan must apply to all land within the sub-precinct that the applicant is the owner of and may include sites in multiple ownership where the land owners make a joint application.

(2) The concept plan should include the following information:

(a) site boundaries;

(b) site works methodology;

(c) indicative final contours and floor levels: including the relationship of finished contours with floor levels, the relationship between the levels of vehicle and pedestrian access routes and access into buildings and the relationship with levels on adjoining sites;

(d) the proposed subdivision pattern;

(e) indicative building footprints and the general height, bulk and mass of buildings;

(f) the location of open spaces and their purpose;

(g) a landscape concept design including the identification of any existing landmark trees to be retained;

(h) location of parking areas and the number of parking spaces and how the parking will be managed to encourage alternative means of travel, including public transport, walking and cycling;

(i) proposed vehicle access to and from the site and internal circulation with information on levels to demonstrate that safe and convenient access can be provided;

(j) traffic effects including:

(i) the location and design of vehicle access in to the precinct from the surrounding road network, including widths and gradients and the effect of the access on the safety and efficiency of the adjoining roads;

(ii) the road improvements recommended in the 2013 Integrated Transport Assessment for the Smales 2 precinct, including but not limited to development triggers for provision of traffic lights and a pedestrian crossing at the Rangitira Road intersection;

(iii) the location and indicative design of the internal vehicle routes, parking areas, service access, pedestrian links, pedestrian areas and cycle routes including widths and gradients;

(iv) the location of pedestrian and cycle routes into and through Sub-precincts A and/or B as the case may be, including widths and gradients. Pleasant, safe, practical and convenient pedestrian and cycle access shall be provided from Rangitira Avenue to Northcote Road;

(v) travel management plan to demonstrate how alternative means of travel to the precinct will be provided for and encouraged;

(k) proposed pedestrian and cycle access;

(l) the location of significant geological features and measures for protection and/or accessibility;

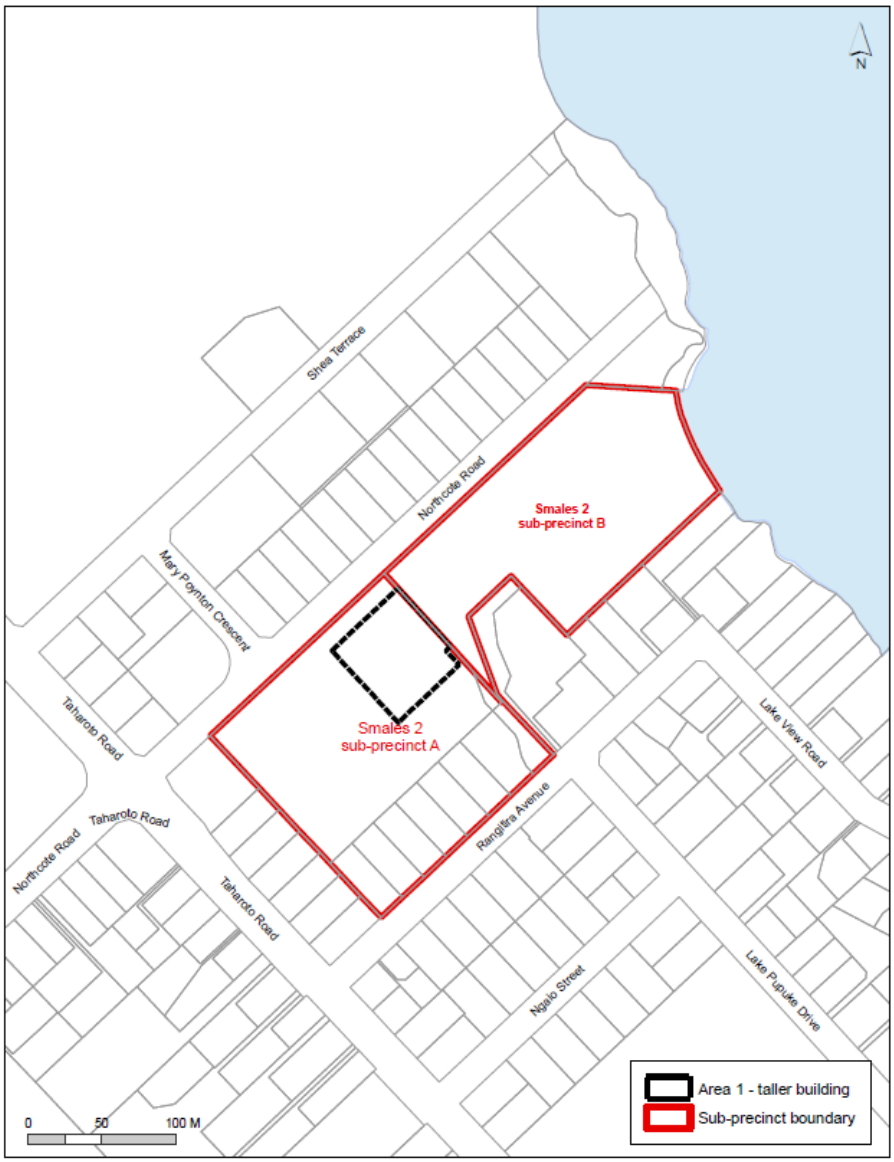
(m) proposals for providing infrastructure services to the site, including a stormwater management plan (both during and post construction);

(n) location of existing and proposed site boundaries; and

(o) the indicative staging of development.

I539.10. Precinct plans

I539.10.1. Smales 2: Precinct plan 1



I544. Wainui Precinct

I544.1. Precinct Description

The Wainui Precinct is located to the west of Millwater, Silverdale, Orewa and the Northern Motorway.

The precinct includes the Wainui East (Argent Lane) Special Housing Area that was established by Order in Council dated January 2016, together with the surrounding land that has been purchased since the Special Housing Area was established. The single ownership of all of the land within the precinct provides logical and defensible boundaries based on the location of roads and physical constraints and also enables the integrated development of the entire area.

The precinct applies to a master planned community designed to offer a variety of residential activities and housing typologies to be established around open space areas, neighbourhood centres and reserves.

The key considerations to be addressed through the Wainui Precinct are the servicing of the development, including water, wastewater and integration with the wider transport network, and details on how servicing will be staged and funded and provided in a timely manner.

It is envisaged that future subdivision consents will be staged according to the provision of infrastructure as agreed by infrastructure providers. The precinct requires that subdivision and development occurs in a comprehensive and integrated manner in line with infrastructure by restricting any urban subdivision or development until such time as wastewater, water and transport services are provided to service the subdivision.

The zonings of the land within the Wainui Precinct are Residential – Single House Zone, Residential – Mixed Housing Suburban Zone, Residential – Mixed Housing Urban Zone, Residential - Terrace Housing and Apartment Buildings Zone, Business – Neighbourhood Centre Zone, Business – Local Centre Zone, Open Space – Informal Recreation Zone and Open Space – Conservation Zone.

I544.2. Objectives

(1) Subdivision and development occurs in a manner which reflects the coordination and delivery of open space and infrastructure including transport, wastewater, water and stormwater services.

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

I544.3. Policies

(1) Require a reticulated wastewater and water supply to be available to service any subdivision or development.

(2) Require subdivision to be staged and designed to align with the provision and upgrading of open space and infrastructure including transport, water, wastewater and stormwater.

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(3) Avoid subdivision, use and development prior to the availability of bulk water, wastewater and road infrastructure, including the wider transport network, to service development in the Wainui Precinct.

(4) Require provision of roads, pedestrian links and open space generally similar to that shown on I544.10.1 Wainui: Precinct plan 1 with some variation in location, width and area of open space allowed provided that the open space to be provided has equal functional equivalence to that which would have been provided as shown on the I544.10.1 Wainui: Precinct plan 1.

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

I544.4. Activity table

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

~~The rules in Activity Table I544.4.1 in I544 Wainui Precinct as they relate to the construction and use of up to 3 dwellings per site replace the rules in the underlying zones for the construction and use of up to 3 dwellings per site.~~ [deleted]

Table I544.4.1 Activity table specifies the activity status of development and subdivision activities in the Wainui Precinct pursuant to section 9(3) and section 11 of the Resource Management Act 1991.

TableI544.4.1 Activity table

Activity		Activity status
(A1)	Any new use, subdivision or development that does not comply with Standard I544.6.2 Infrastructure	NC
(A2)	Subdivision, building and development in accordance with I544.10.1 Wainui: Precinct plan 1	RD
(A3)	Subdivision, building and development not in accordance with I544.10.1 Wainui: Precinct plan 1	D

I544.5. Notification

(1) Any application for resource consent for an activity listed in Table I544.4.1Activity table will be subject to the normal tests for notification under the relevant sections 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).

I544.6. Standards

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

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~~The standards in I544.6 in I544 Wainui Precinct as they relate to the construction and use of up to 3 dwellings per site replace the corresponding standards in the underlying Residential - Mixed Housing Urban Zone and Residential - Terrace Housing and Apartment Buildings Zone for the construction and use of up to 3 dwellings per site.~~[deleted]

All subdivision, building and development listed in Table I544.4.1 Activity table must comply with the following standards.

I544.6.1. Open Space

(1) The location and width of the open space shall be minimum width of 25m for Waterloo Creek ecological corridor and 15m for secondary ecological corridors.

I544.6.2. Infrastructure

(1) Subdivision, building or development is to be staged in accordance with the availability of bulk water, wastewater and road infrastructure, including on the wider transport network, to service development in the Wainui Precinct.

(2) No residential or commercial sites shall be occupied until bulk water, wastewater and road infrastructure, including the wider transport network, are available to service the sites in the Wainui Precinct.

I544.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I544.8. Assessment – restricted discretionary activities

I544.8.1. 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, building and development:

(a) the location and capacity of infrastructure servicing; including the wider bulk water, wastewater and road infrastructure;

(b) staging and design of development to align with the provision of open space and infrastructure (wastewater, water, stormwater, pedestrian links and roading); and

(c) confirmation of funding or other such measures agreed between applicant and service providers.

(2) effects of infringement of Standard I544.6.1. Open space

I544.8.2. Assessment criteria

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

(1) subdivision and development:

(a) Subdivision and development shall demonstrate that all necessary infrastructure services are available, including the wider bulk water, wastewater and road infrastructure, and can be provided in a timely and co-ordinated manner to service the precinct;

(b) sufficient evidence of capacity must be demonstrated in the wastewater, water, and roading networks to ensure that the subdivision area can be supplied with (and connected to public system for) water and wastewater services and the wider transport network;

(c) the extent to which any staging of subdivision will be required due to the co-ordination of the provision of infrastructure;

(d) where public infrastructure is required to be extended, the preparation of an infrastructure funding agreement or other such measure must be agreed with service providers to ensure that the infrastructure required to service the subdivision can be funded and provided in a timely manner; and

(e) consistency with the policies of the precinct.

(2) infringement of subdivision standard

(a) whether:

(i) the open space and ecological corridors within the subdivision are adequate to provide for the needs of residents and future residents, and to ensure public access to the margins of rivers;

(ii) the open space is sufficient to maintain capacity to function as an overland flow path and flood storage area;

(iii) the open space and proposed ecological corridors are generally consistent with the indicative reserve network in the area concerned or is consistent with the intent of I544.10.1 Wainui: Precinct plan 1; and

(iv) non-compliance reduces the ability of existing reserves to function for their intended purpose.

I544.9. Special information requirements

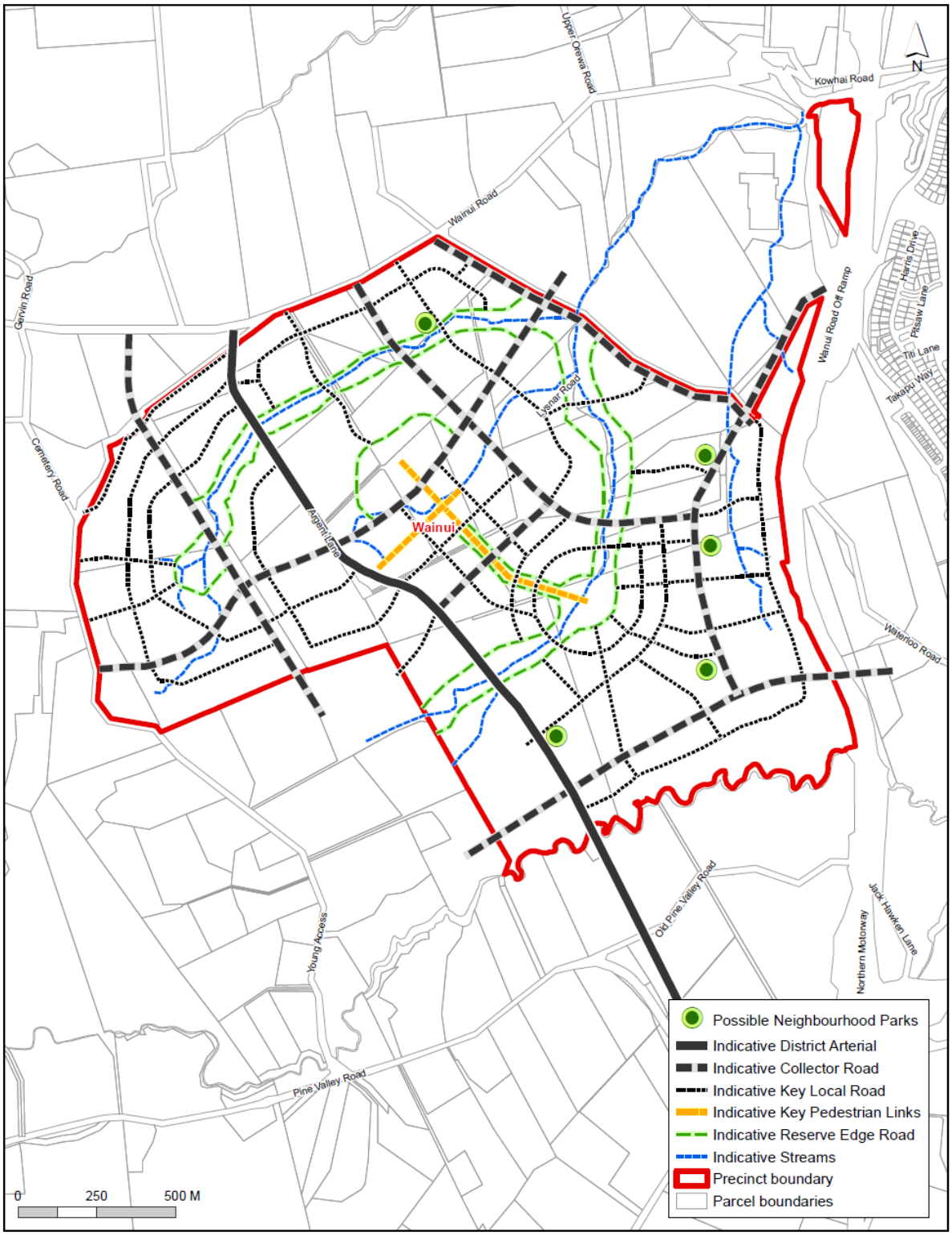
An integrated transport assessment shall be prepared as part of the first subdivision resource consent or land use resource consent application to determine the transport infrastructure required on the wider transport network to support the development and to determine the appropriate staging of provision of the transport infrastructure.

I544.10. Precinct plans

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I544.10.1 Wainui: Precinct plan 1



I549. Akoranga Precinct

I549.1. Precinct Description

The Akoranga Precinct applies to the Auckland University of Technology Campus located at Akoranga Drive, Northcote with a direct connection to the Northern Busway's Akoranga Station.

The purpose of the precinct is to enable tertiary education and the development and operation of a range of activities to cater for the diverse requirements of the student population, employees and visitors. Community use of the facilities is also provided for.

The precinct also allows for business, offices, research and laboratory facilities which are increasingly co-locating within these campuses, to the benefit of the tertiary institution, the students and the economic development of Auckland.

The precinct also enables new tertiary education facilities, new activities, access and physical connections within the site.

The zoning of the land within the Akoranga Precinct is the Business - Mixed Use Zone.

I549.2. Objectives

(1) Tertiary education facilities meet the education needs of their students, facilitate research and economic development, and provide for the well-being of employees, students and visitors.

(2) Tertiary education facilities integrate positively with the wider community and environment and mitigate potential adverse effects.

(3) Tertiary education and complementary business activities both benefit from co-location on tertiary education sites.

(4) New buildings and structures respond to and positively contribute to the amenity values of streets, open spaces and surrounding context, thereby reinforcing sense of place.

(5) A wide range of activities are enabled to occur within the precinct such as health, environmental services and early education to meet the education needs of students, researchers, and teaching staff and visitors; facilitate research and development, and otherwise generally provide for the well-being of staff, students and visitors.

(6) The transportation demands of the precinct are provided for and travel demand planning and operations are used to manage their effects on traffic and pedestrians on campuses and the local transport network.

(7) Development is designed and implemented in a comprehensive, efficient and integrated way which achieves a high quality urban environment.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to

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those specified above.

I549.3. Policies

(1) Enable a wide range of activities on tertiary education facility sites, including tertiary education, research, health, recreation, student accommodation and appropriate accessory activities.

(2) Provide for activities which clearly contribute to and benefit from co-location with a tertiary education facility including research, innovation, learning, and related work experience.

(3) Require new buildings and significant additions and alterations to be designed in a manner that:

(a) makes efficient use of the site;

(b) contributes to the amenity of the public realm where development is located adjacent to a street or open space;

(c) responds positively to the existing and planned future context of the underlying zone and surrounding area; and

(d) responds and contributes positively to the sense of place.

(4) Require screening or landscaping of waste management facilities, service areas/buildings and parking to enhance their appearance when viewed from adjacent residential zones or the public realm.

(5) Provide for accessory activities to meet the needs of employees, students and visitors without undermining the function of nearby town centres as the primary location for business activities, and while avoiding, remedying or mitigating adverse effects on the transport network.

(6) Provide for medium to large scale buildings as required for tertiary education, sports facilities, learning and research.

(7) Encourage development to incorporate integrated transport planning that:

(a) promotes and enhances opportunities for bicycle and public transport;

(b) avoids adverse traffic effects on pedestrian safety and amenity; and

(c) limits the amount of car parking in recognition of the desirability of maintaining a pedestrian-oriented character of the campus.

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

I549.4. Activity table

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

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Table I549.4.1 Activity table specifies the activity status of land use and development activities in the Akoranga Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I549.4.1

Activity		**Activity status**
Use		
Accommodation		
(A1)	Dwellings accessory to tertiary education facilities	P
(A2)	Student Accommodation	P
(A3)	Visitor Accommodation	P
Commerce		
(A4)	Commercial Services	P
(A5)	Conferences facilities	P
(A6)	Entertainment Facilities accessory to tertiary education facilities	P
(A7)	Laboratories	P
(A8)	Licensed premises accessory to tertiary education facilities	P
(A9)	Light manufacturing and servicing accessory to tertiary education facilities	P
(A10)	Offices accessory to tertiary education facilities	P
(A11)	Retail up to 450m^2 gross floor area per tenancy	D
(A12)	Retail greater than 450 m^2 gross floor area per tenancy	NC
(A13)	Total combined retail over 2000m^2 gross floor area in the Akoranga Precinct	NC
(A14)	Supermarkets greater than 450m^2 gross floor area per tenancy	NC
Community		
(A15)	Artworks	P
(A16)	Care centres	P
(A17)	Community facilities	P
(A18)	Community use of education and tertiary education facilities	P
(A19)	Displays and exhibitions	P

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(A20)	Healthcare facilities	P
(A21)	Informal recreation	P
(A22)	Information facilities	P
(A23)	Organised sport and recreation	P
(A24)	Public amenities	P
(A25)	Tertiary Education facilities	P
Development		
(A26)	Accessory Buildings	P
(A27)	Buildings, alterations, additions and demolitions unless otherwise specified below	P
(A28)	Buildings, alterations, additions and demolition visible from and located within 10m of a road or open space	RD
(A29)	Buildings greater than 500m^2 gross floor area	RD
(A30)	Parking buildings	RD
(A31)	Parks maintenance	P
(A32)	Sport and recreation structures	P
(A33)	Waste management facilities accessory to tertiary education facilities	P

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I549.5. Notification

(1) Any application for resource consent for an activity listed in table I549.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections 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).

I549.6. Standards

The overlay, Auckland-wide and underlying zone standards apply in this precinct.

All activities listed as permitted and restricted discretionary in Table I549.4.1

Activity table must comply with the following standards.

I549.6.1. Building height

(1) buildings must not exceed the heights as set out below:

Sub precinct	Maximum height (m)

Where the HVC is shown in the planning maps	34.5m
Within 20m of the Akoranga Drive site boundary	18m
Areas greater than 20m from the Akoranga Drive site boundary	30m

I549.6.2. Building coverage

(1) The building coverage must not exceed 50% of the whole precinct.

I549.6.3. Height in relation to boundary

(1) Where the precinct directly adjoins a site in a residential or open space zone, the height in relation to boundary control that applies in the adjoining residential zone applies to the adjoining precinct boundary.

I549.6.4. Screening

(1) Any outdoor storage or rubbish collection areas that directly face and are visible from a residential zone or open space adjoining a boundary with, or on the opposite side of the road from, the precinct, must be screened from those areas by a solid wall or fence at least 1.8m high.

I549.6.5. Yards

The following standard applies to any boundary in the precinct that adjoins a residential zone.

Yard	Minimum depth
Front	A building or any part of a building must not be located less than 3m from the front boundary of the site
Side	A building or any part of a building must not be located less than 3m from the side boundary of the site
Rear	A building or any part of a building must not be located less than 3m from the rear boundary of the site

I549.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I549.8. Assessment – restricted discretionary activities

I549.8.1. Matters of discretion

The Council will restrict its discretion to all 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) Parking buildings, buildings greater than 500m² gross floor area:

(a) building scale, design location and external appearance to make

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efficient use of the site, contribute to public realm amenity, respond to ~~the existing and~~ [deleted] planned context of the surrounding area and contribute positively to the sense of place.

(b) access and through sites links to make efficient use of the site;

(c) any special or unusual characteristic of the site which is relevant to the standard; and

(d) where more than one standard will be infringed, the effects of all infringements considered together.

(2) New buildings and alterations and additions to buildings, visible from and within 10m of the street:

(a) building scale, bulk and location to make efficient use of the site, contribute to public realm amenity respond to the ~~existing and~~ planned context of the surrounding area and contribute positively to the sense of place; and

(b) design of parking and access to make efficient use of the site.

(3) Where a proposal infringes building height~~,~~ height in relation to boundary, maximum building coverage:

(a) Any special or unusual characteristic of the site which is relevant to the standard;

(b) Where more than one standard will be infringed, the effects of all infringements considered together;

(c) effects of additional building scale on neighbouring sites, streets and open spaces (sunlight access, dominance, visual amenity); and

(d) consistency with the planned future form and context of the precinct and surrounding area.

(4) Yards and screening

(a) effects on the streetscape or open space amenity values in particular visual interest for pedestrians and opportunities for passive surveillance of the public realm;

(b) any special or unusual characteristic of the site which is relevant to the standard; and

(c) where more than one standard will be infringed, the effects of all infringements considered together.

I549.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant

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restricted discretionary activities in the overlay, Auckland-wide or zone provisions:

(1) Parking buildings, buildings greater than 500m² gross floor area or visible and within 10m of the street:

(a) Building design, location and external appearance.

(i) the extent to which the scale, bulk, location and design of tertiary education buildings or structures:

- ~~minimises adverse overshadowing or privacy effects on adjoining residential zoned sites by landscaping, screening, and/or separation distances;~~ [deleted]
- maintains any historic heritage values associated with any scheduled item;
- maintains the personal safety of tertiary education facility users; and
- provides appropriate landscaping, screening or fencing so that the tertiary education facility building is compatible with its surroundings and to preserve privacy of adjoining and facing residential properties.

(ii) whether the design of buildings contributes to the local streetscape and sense of place by responding to the planned future context of the surrounding area;

(iii) whether buildings that front the streets and open spaces positively contribute to the public realm and pedestrian safety;

(iv) whether buildings include activities that engage and activate streets and public spaces at ground and first floor levels;

(v) whether having regard to the functional requirement of the activity, buildings are designed to:

- incorporate crime prevention through environmental design principles;
- avoid blank walls on all levels, long unrelieved frontages and excessive bulk and scale where practicable;
- visually break up the building mass into distinct elements to reflect a human scale;
- incorporate roof profiles as part of the overall building form; and
- integrate servicing elements on the façade and roof (roof plan, exhaust and intake units and roof equipment) as part of the overall design of the building.

(b) the extent to which traffic generation in relation to a tertiary education activity achieves the following:

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(i) not significantly detracting from traffic safety and having regard to potential traffic conflict and proximity to any major traffic intersection; and

(ii) ensuring activities which generate large volumes of traffic are not accessed from a local road.

(2) New buildings and alterations to buildings, visible from and within 10m of the street.

(a) Building scale, bulk and location

(i) refer to the assessment criteria in Criterion I549.8.2(1)(a) above and the following:

- the extent to which buildings introduce creative architectural solutions that provide interest in the façade through modulation, relief or surface detailing especially walls without windows and access points;
- the extent to which buildings maximize the use of entrances, windows and balconies overlooking streets and open spaces.

(3) Transport

(a) the following assessment criteria are to be addressed in an integrated transport management plan prepared in consultation with Auckland Transport and the New Zealand Transport Agency;

(b) the extent to which the design of roads and the development of sites ensures well-connected attractive and safe transport routes, with appropriate provision for vehicle, cycle and pedestrian movements, infrastructure services, street tree planting and landscape treatment;

(c) the extent to which a highly inter-connected road system is provided so as to reduce trip distances and to improve local accessibility;

(d) the extent to which any development having access to Akoranga Drive is designed to minimise the need for vehicle crossings and achieve safe access, without compromising the ability of those roads and interchanges to efficiently function as a strategic network. It is expected that the applicant will consult with Auckland Transport in respect of this criterion;

(e) the extent to which roads and intersection design creates high quality public spaces, and quality amenity features such as tree planting and footpath paving;

(f) the extent to which a pedestrian and cycle network is provided that safely and directly links main buildings, reserves, commercial areas and passenger transport routes with living areas;

(g) whether good walking and cycle connections are provided between

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parks/reserves, tertiary education facilities and business areas;

(h) the extent to which the design of roads and slip lanes utilises land efficiently and encourages walkability by using minimal dimensions for carriageways creating safe entry and exit points on the slip lanes;

(i) whether provision is made for public transport facilities, taxi stops and bus stops;

(j) the extent to which development is designed to integrate land uses with transport systems, using an integrated transport assessment methodology for major trip generating activities. The integrated transport assessment should include consideration of public transport;

(k) whether the parking areas meet the requirements of Auckland-wide standards, having regard to:

(i) the efficient use of land;

(ii) the existing provision of parking areas in the vicinity of the site and the capacity of roads giving access to the site;

(iii) the safety of road users including cyclists and pedestrians, including where appropriate for this purpose, avoiding car parking for an activity being separated by a road;

(iv) neighbourhood character; and

(v) parking demand by character of users for different activities at different times of the day.

(l) the extent to which parking areas are secure, well lit and conveniently accessible;

(m) the extent to which parking areas are located behind buildings, screened with landscaping (not visible from street) or located in semi or full basements;

(n) whether development provides for on-site loading facilities for service and delivery vehicles;

(o) the extent to which worker or student parking for non-residential activities is provided for within a five minute walking distance of land uses, rather than necessarily adjoining each non-residential activity;

(p) whether development promotes a safe environment for pedestrians and cyclists, including adequate lighting and appropriate location and design of entrances, windows and driveways;

(q) whether driveways, parking areas and roads provide for the safe and efficient provision for motor vehicles; and

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(r) whether a travel plan is developed for the proposed activity that sufficiently sets out how the development will reduce the number of car journeys generated by the activity and how those on site will be provided with greater transport choices.

(4) Building height, height in relation to boundary, maximum building coverage.

(a) the extent to which buildings that exceed the building height, height in relation to boundary and maximum building coverage demonstrate that the height, location and design of the building allows reasonable sunlight and daylight access to:

(i) streets and open spaces; and

(ii) adjoining sites, particularly those with residential uses.

(5) Yards and screening

(a) The extent to which buildings that do not comply with the front yard or screening standard demonstrate that the ground floor of a building fronting a street or open space provides interest for pedestrians and opportunities for passive surveillance of the public realm.

I549.9. Special information requirements

There are no special information requirements for this section.

I549.10. Precinct Plans

There are no precinct plans in this precinct.

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Height restriction in designation.

6101 – Auckland University of Technology North Campus

Designation Number	6101
Requiring Authority	Minister for Tertiary Education, Skills and Employment
Location	42 and 72 Akoranga Drive, Northcote
Lapse Date	Given effect to (i.e. no lapse date)

Purpose

The public work authorised by the designation is the construction, undertaking, establishment, management, operation and maintenance of a tertiary educational facility and every use of the land for educational and ancillary purposes.

Note:

Ancillary activities includes activities, structures and buildings supporting tertiary education such as (but not limited to) administration, research and development needs, accommodation, meeting and assembly area, commercial, retail and services.

Conditions

1. That the proposed intersections and access arrangements on Akoranga Drive be designed and located in accordance with the following principles as far as practicable:

    a. Be designed and located to optimise safety and efficiency; and

    b. Provide for public transport, cyclists, pedestrians and visually and mobility impaired people, in terms of the reasonably foreseeable needs of AUT; and

    c. Consider the views of the following directly affected parties: Northbridge Retirement Home and Awataha Marae.

2. That all new buildings on the site shall not exceed a height of 24 metres within 20 metres of the current boundary of Akoranga Drive and 30 metres elsewhere on the site.

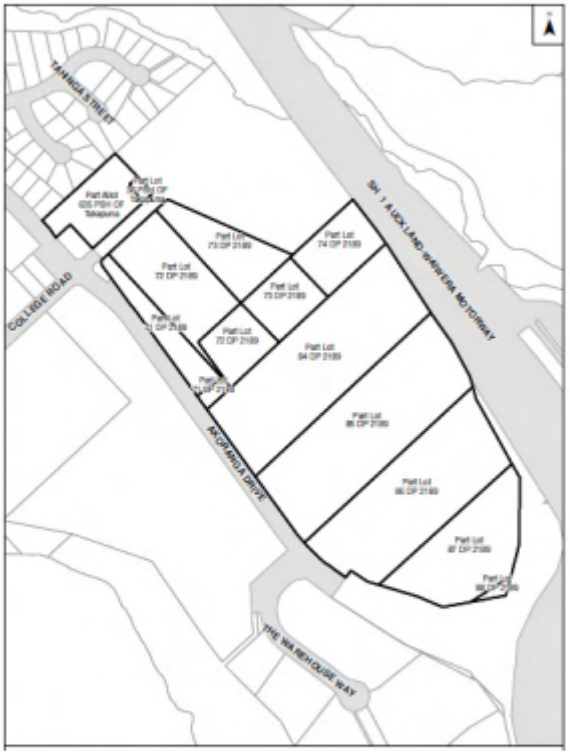
3. Where practicable, at least one pedestrian entrance to new buildings shall be located facing the street.

4. The Requiring Authority shall prepare a Campus Development Plan (CDP) for the site. The purpose of the CDP is to provide for the general design framework and direction for the ongoing development of the site and activities.

The CDP will address matters of urban design, major building areas, parking, access and overall site landscaping. As part of the preparation of the CDP, the Requiring Authority will liaise with council's Urban Design Team.

The CDP will be used as a framework for future Outline Plan of Works to be submitted to council under section 176A Resource Management Act 1991. The CDP will be revised by the Requiring Authority to reflect ongoing developments for the site as they occur.

Designation Plan for 6101



I550. Millwater South Precinct

I550.1. Precinct Description

The Millwater South precinct is located northwest of the original Silverdale town centre and applies to approximately 51 ha of land bounded by Wainui Road to the south and west, Manuel Road to the east and Grut Greens to the north. It is part of the wider Millwater residential area. It is characterised by a steep north east facing horseshoe shaped valley with views of Orewa and the coast from the higher areas.

The purpose of the precinct is to ensure that the development is carried out in an integrated way and that the urban form is consistent with the rest of the already developed Millwater area to the north. The precinct enables ~~more intensive development than the underlying Single House zone and enables~~[deleted] a mix of housing densities. The rules also apply a consistent approach to the development controls under which the rest of the Millwater area was developed.

The zonings of the land in the Millwater South precinct ~~is~~ are Residential - ~~Single House~~ [deleted] Mixed Housing Urban and Residential - Mixed Housing Suburban zone.

I550.2. Objectives

(1) Subdivision and development are designed and implemented in a comprehensive, efficient and integrated manner.

(2) Open space and land for community facilities are identified.

(3) Significant views from public places are protected.

(4) High standards of urban design are achieved including distinctive architectural styles, attractive landscaping and the use of colours and materials that will not dominate the landscape setting or compromise character of the streetscape or neighbourhood in which they are located.

(5) A range of housing types, densities and site sizes are provided in the precinct.

The overlay, Auckland–wide and zone objectives apply in the precinct in addition to those specified above.

I550.3. Policies

(1) Enable flexibility to develop a range of housing sizes, types and densities throughout the precinct.

(2) Encourage higher densities around public open space.

(3) Require and protect sunlight access to proposed and existing private outdoor living spaces to ensure they receive at least five hours of sunshine between 9am and 3pm on 22 March/September.

(4) Require development of two or more dwellings to achieve the following outcomes:

(a) a high standard of architectural design;

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(b) buildings that are well proportioned and articulated;

(c) landscaping that will reduce the appearance of building bulk and mass;

(d) a high standard of amenity including provision for and protection of privacy and solar access to private outdoor living spaces.

(5) Discourage subdivision that creates rear sites.

(6) Require that buildings and structures in the Subject to Building Restrictions area in the Millwater South I550.10.1 Precinct plan 1 do not obscure significant view shafts when viewed from identified public places.

The overlay, Auckland–wide and zone policies apply in the precinct in addition to those specified above.

I550.4. Activity table

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

Table I550.4.1 Activity table, specifies the activity status of land use, development and subdivision activities in the Millwater South Precinct pursuant to section 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I550.4.1 Millwater South Precinct

Activity		**Activity status**
Use		
Accommodation		
(A1)	Two dwellings on a site	P
(A2)	Three or more dwelings on a site	RD

I550.5. Notification

(1) Any application for resource consent for an activity listed in Table I550.4.1 Activity table will be subject to the normal tests for notification under the relevant sections 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).

I550.6. Standards

The standards applicable to the zone, overlays and Auckland-wide apply in this precinct unless otherwise specified below.

All activities listed as permitted or restricted discretionary in Table I550.4.1 Activity table must comply with the following standards.

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Development that does not comply with clauses I550.6.1 and I550.6.7 is a discretionary activity unless otherwise specified.

I550.6.1. Activities

(1) Densities are those allowed in the Residential ~~- Single House~~[deleted] Mixed Housing Urban and Mixed Housing Suburban zone except for the following:

(a) The number of dwellings on a site must not exceed the limits specified in Table I550.6.1.1 below:

Table I550.6.1.1

Density – site size per dwelling	Percentage of dwellings in development area
150m² - 449.9m²	25 – 35 per cent
450m² - 649.9m²	30 – 50 per cent
650m²+	20 – 40 per cent

(b) Where two dwellings are proposed on a site, each dwelling must front a street.

(c) Where two to four dwellings are proposed on a site, the site must be at least 15m wide:

(i) at the site frontage; and

(ii) for at least 80 per cent of the length of its side boundaries.

(d) Where five or more dwellings are proposed on a site, the site:

(i) has a minimum net site area of 1200m²; and

(ii) is at least 20m wide:

- at the site frontage;
- for at least 80 per cent of the length of its side boundaries.

I550.6.2. Height

(1) Buildings must not exceed a height of 9m.

I550.6.3. Side and Rear Yards

(1) Buildings must be set back:

(a) 3m from one side yard;

(b) 1m from any other side yard except where a wall is located on a boundary as provided for in standard H4.6.7.1 Yards in the Residential – Mixed Housing Suburban Zone ~~clause H3.6.8.2 in the Residential - Single House zone~~[deleted]; and

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(c) 3m from rear yard, or for rear sites, 3m for one rear yard and 1m for any other rear yard.

I550.6.4. Private outdoor living space

(1) For sites less than 450m², the Residential - Mixed Housing Suburban zone standards apply.

(2) In applying the Residential – Mixed Housing Suburban standard for outdoor living space, rainwater tanks shall be considered as 'buildings'.

I550.6.5. Sunlight access to the private outdoor living space of proposed and existing dwellings

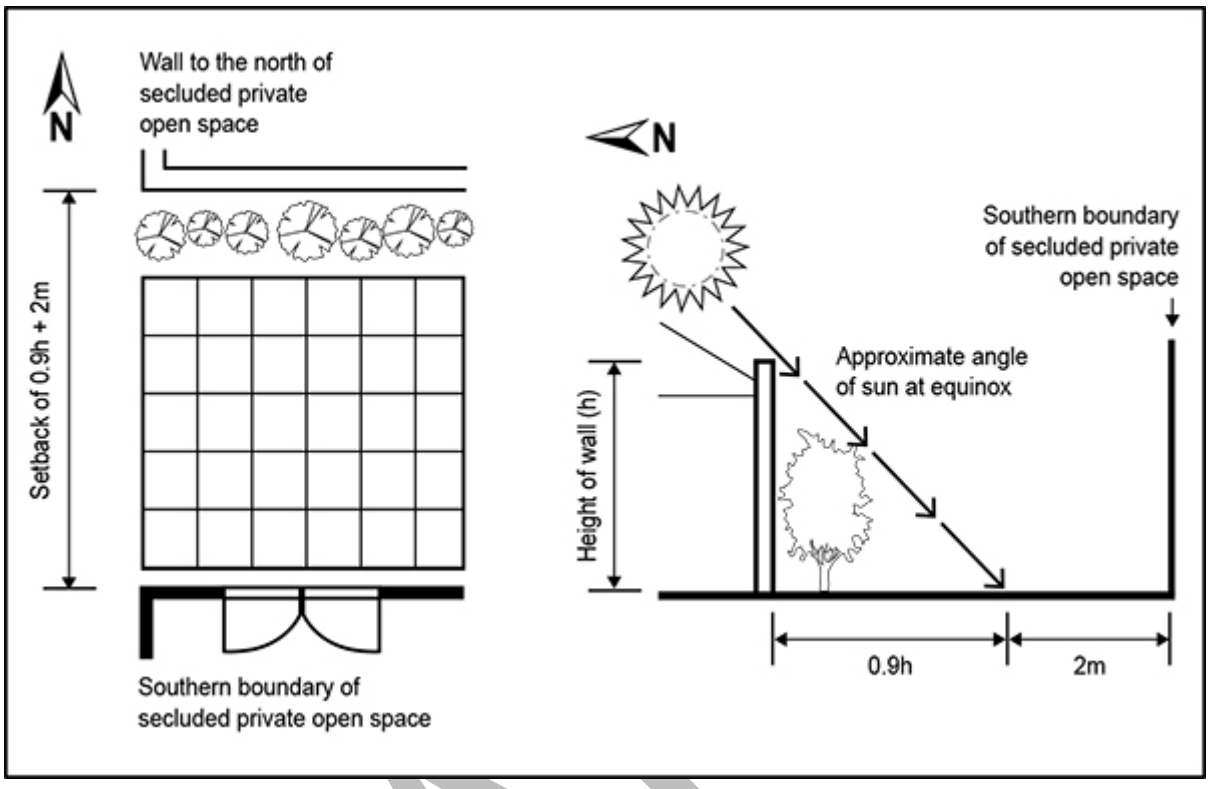
(1) Private outdoor living space must be located to receive at least five hours of sunshine between 9am and 3pm on 22 March/September.

(2) A wall, building or rainwater tank on a side or rear boundary allowed by standard H4.6.7.1 Yards in the Residential – Mixed Housing Suburban zone ~~allowed by clause H3.6.8.2 in the Residential - Single House zone~~ must not reduce sunlight to the private outdoor living space of another dwelling to less than five hours between 9am and 3pm on 22 March/September. The private outdoor living space of another dwelling is deemed to be any area behind the front facade of the dwelling that contains a square measuring at least 4.5m by 4.5m. If existing sunlight to the private outdoor living space of another dwelling is already less than required by this rule, the amount of sunlight must not be further reduced.

(3) The southern boundary of any private outdoor living space must be set back from a wall on the north of the space at least (2 + 0.9h) metres, where 'h' is the height of the wall (Refer Figure I550.6.5.1).

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Figure I550.6.5.1: Sunlight access to private outdoor living space



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I550.6.6. Additional controls for sites 450m² to 650m²

I550.6.6.1. Height in relation to boundary

(1) No part of any building shall exceed a height equal to 3m plus the shortest horizontal distance between that part of the building and any site boundary, except a front boundary, and except that on side boundaries within 14m of the road frontage, the maximum height of a building shall not exceed a height equal to 5m plus the horizontal distance between that part of the building and the side boundary.

(2) This rule shall not apply to:

(a) chimneys, radio and television aerials, domestic satellite dishes less than 1m in diameter;

(b) the apex of any roof or gable end not exceeding 1m² in area;

(c) dormers not exceeding 2m in width (not more than two per building facing the same boundary); and

(d) those parts of buildings that share a common wall on a site boundary.

(3) Where a site boundary adjoins a site in the precinct with a site size of 650m² or greater that is not part of a multi-unit development then rule H3.6.7.6 Residential - Single House height in relation to boundary shall apply to that boundary.

I550.6.6.2. Yards

Table I550.6.6.2.1 Yards

Yard	Dimension
Front	3m
Side	One yard of 1m and one yard of 3m
Rear	See I550.6.6.3 below

Front Yards: The siting of the building does not cause vehicles parked on site to protrude over the front boundary of the site.

Notwithstanding the above, the following additional rules also apply:

(1) Bay windows, steps, verandas, porches and balconies may protrude into the 3m maximum front yard but shall not be closer than 1.5m to the front boundary;

(2) No fence, wall, or screen located within the front yard may exceed 0.8m in height; and

(3) Where a garage faces the street, then the front wall (containing the garage door) of the garage shall be set back a minimum of 6m from the front boundary.

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I550.6.6.3. Rear Yards/Open Space

(1) The minimum rear yards dimensions must be as follows;

(a) For sites accessed from street frontages oriented between NW (315º) and NE (45º) of the lot:

(i) The minimum rear yard depth extending across the entire width of the site shall be sufficient to accommodate a 6m wide by 6m deep private open space that is directly adjoining and accessible from the living room or kitchen of the associated dwelling.

(b) For sites accessed from street frontages oriented between SW (225º) and SE (135º) of the site:

(i) The minimum rear yard depth extending across the entire width of the site must be sufficient to accommodate a 6m wide by 6m deep private open space that is directly adjoining and accessible from the living room or kitchen of the associated dwelling.

(c) For sites accessed from street frontages oriented between NE (45º) and SE (135º) and NW (315º) and SW (225º) of the site:

(i) The minimum rear yard depth extending across the entire width of the site shall be sufficient to accommodate a 4.5m wide by 6m deep private open space that is directly adjoining and accessible from the living room or kitchen of the associated dwelling.

I550.6.6.4. Building Frontages

(1) The total area of all attached or detached garages doors or the open façade of a carport fronting the street shall not occupy more than 35 per cent of the building frontage which excludes:

(a) Any vertical faces that are located more than 3m to the rear of the garage door; and

(b) Any roof.

I550.6.7. Additional controls for two or more dwellings

(1) The Residential - Mixed Housing Suburban zone standards, except for building height, apply where two or more dwellings are proposed on a site.

I550.6.8. View Protection

(1) Buildings and structures (including a parapet, chimney, communication device, tank or building services component, ornamental tower or lift tower) on any land identified within the view shafts shown on Precinct Plan 1 must not exceed the height limits specified in the standards for the underlying zone.

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(2) Development that does not comply with clause I550.6.8(1) above is a non-complying activity.

I550.6.9. Subdivision

I550.6.9.1. General

(1) The following subdivision controls apply.

(2) Site sizes must comply with the net site area specified in Table I550.6.9.1.1 below:

Table I550.6.9.1.1 Minimum net site size

Site size per dwelling	Percentage of sites in development area
150m² - 449.9m²	25 – 35 per cent
450m² - 649.9m²	30 – 50 per cent
650m²+	20 – 40 per cent

(3) All residential sites must have:

(a) a minimum frontage and access of 6m; and

(b) a minimum 0.5m landscaped strip on each side of a carriageway within a jointly owned accessway or right of way.

I550.7. Assessment – controlled activities

There are no controlled activities in the precinct.

I550.8. Assessment – restricted discretionary activities

I550.8.1. 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 land use activities in the overlay, Auckland–wide or zone provisions:

(1) Three or more dwellings on a site
Development generally in accordance with I550.10.1 Millwater South Precinct Plan 1:

(a) the effect of the siting, scale, form, design, appearance of development and landscaping of buildings and development on the amenity and character of the area;

(b) the effects of development on sunlight access to outdoor living space; and

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(c) the effects of development on views as identified by the view shafts in Precinct Plan 1.

I550.8.2. Assessment criteria

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

(1) Three or more dwellings on a site

(a) The extent to which landscaping and planting enhances the amenity values and character of the streetscape and surrounding area and mitigates the visual effects of building and development.

(b) The extent to which the location and height of any buildings or structures within the view shafts identified in Precinct Plan I550.10.1 obscure views to features or public places protected by the relevant view shaft.

(c) The extent to which the construction, additions, alterations or the relocation of any buildings should be developed and landscaped to comply with policy I550.3(4).

(d) The extent to which the bulk, shape and design of buildings:

(i) is consistent with the buildings in the neighbourhood;

(ii) adversely affects public enjoyment of public open space, including the street; and

(iii) adversely affects the provision of landscaping on the site, on neighbouring sites or on the street.

(e) The extent to which the setback of a building from a side or rear boundary allows for the efficient use of the site while respecting the character of the neighbourhood and the amenity of adjacent sites.

(f) The extent to which the location of buildings:

(i) results in significant shading effects;

(ii) results in a significant reduction in visual and/or aural privacy;

(iii) results in significant adverse visual impacts;

(iv) adversely affects the safe and efficient operation, including maintenance, of any utility or network utility; and

(v) adversely affects practical access to the rear of the site.

(g) The extent to which additional building coverage compromises the character of the streetscape and surrounding neighbourhood and whether any effects are off-set by additional landscaping.

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(h) The extent to which garage(s) dominate the street frontage.

(i) The extent to which street frontages of dwellings provide potential for surveillance of the street.

(j) The extent to which private outdoor living space is located on the north side of the dwelling , and if not, whether it is oriented to the side or rear of the dwelling to maximise solar access and avoid unreasonable overshadowing from a wall on its northern boundary. Consideration will also be given to:

(i) whether the private outdoor living space receives adequate levels of sunlight;

(ii) the usability and amenity of the private outdoor living space based on the sunlight it will receive; and

(iii) whether the private outdoor living space is directly accessible to and part of the associated dwelling.

(k) The extent to which the location of any wall on a boundary unreasonably overshadows any north facing windows or the private outdoor living space of any adjacent property.

I550.9. Special information requirements

An application for the following activities must be accompanied by the following additional information to that required in the underlying zone required to address the matters for discretion.

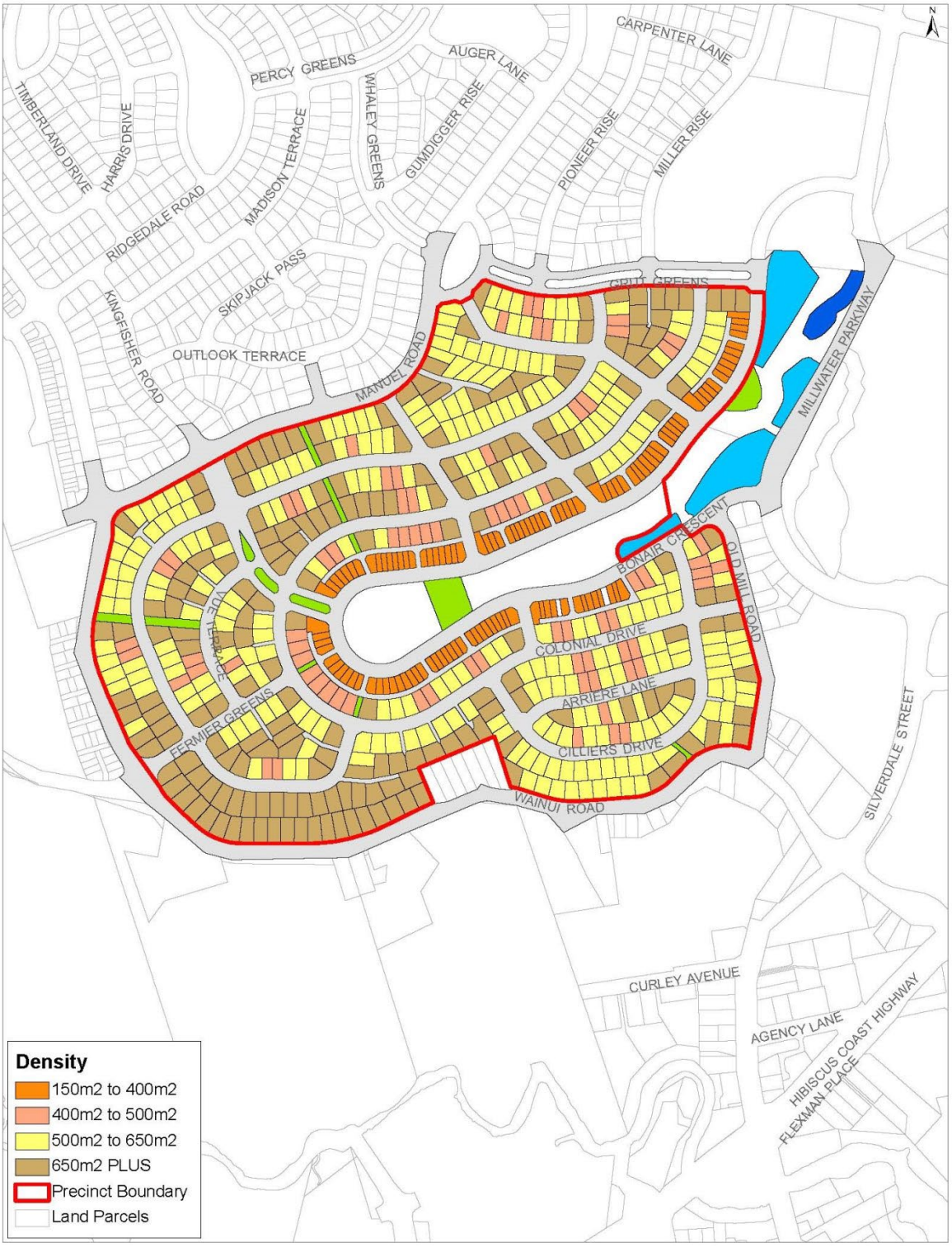
Buildings, and alterations and additions to buildings, and subdivision must provide the following information:

(1) Where three or more dwellings are proposed a design statement equivalent to that required for more than five dwellings in the Mixed Housing Suburban zone must be prepared in accordance with the Special Information requirements of the residential zones (refer to Chapter I clause 12).

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I550.10. Precinct plans

I550.10.1. Precinct Plan 1: Millwater South Precinct



I556. Takapuna 2 Precinct

I556.1. Precinct Description

The Takapuna 2 Precinct applies to a site at 48 Esmonde Road, Takapuna, which is located adjacent to the estuary of Shoal Bay. The site comprises an area of 2.1566 hectares.

The precinct benefits from the existing amenity, landscape and ecological values that the adjacent coastal margin provides and is strategically located adjacent to Esmonde Road, which provides multi-modal transport connections to the Takapuna Metropolitan Centre and the city centre. These features support the intensity of development and residential liveability of the precinct.

The purpose of the precinct is to provide for the comprehensive and integrated redevelopment of the site. The precinct enables a new residential community comprising a mixture of accommodation types and supporting activities within a unique urban setting of high quality. The precinct also sets aside an approximately 20 metre wide coastal margin that is to become zoned Public Open Space – Conservation zone.

The zoning of the land within the precinct comprises Residential - Terrace Housing and Apartment Buildings zone and Public Open Space – Conservation zone (the coastal margin).

Within the Residential - Terrace Housing and Apartment Buildings Zone part of the Precinct a range of building heights are enabled to recognise the favourable size, location and topography of the precinct. The precinct provisions provide for a variety of building heights up to 16 storeys and ensure that building modulation to the skyline is achieved. The precinct requires visual corridors between buildings and the provision of lower buildings around the edge of the site with increasing building heights towards the centrally located tallest structure/s.

The precinct provisions also require the provision of a range of privately owned, but publicly accessible, communal open space areas throughout the precinct to provide for the open space and amenity needs of residents and visitors to the Precinct.

The precinct provisions seek to manage any adverse effects of stormwater runoff and vehicle trips on the adjacent transportation network and encourage the use of non-car based trips. The existing intersection will be upgraded prior to development occurring on the site. Transport controls are provided for within the precinct to manage effects on the capacity of the transport network to accommodate the planned growth.

The Open Space - Conservation Zone part of the precinct seeks to protect the ecological functions and water quality of the coastal margin, while also enhancing the ecological, landscape, open space amenity and heritage values of the area. This is achieved through requirements for stormwater management, coastal planting and building design at the interface with the Residential – Terrace Housing and Apartment Buildings Zone. The Open Space – Conservation Zone also seeks to provide for and improve public access to the coastal margin through the provision of a shared coastal pathway and viewing platforms, called ‘pause points’, in the locations identified on the Precinct Plans.

Development of this precinct will be guided by the following precinct plans:

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- Precinct Plan 1 – Site Features
- Precinct Plan 2 – Building height and coverage
- Precinct Plan 3 – Communal Open Space Areas

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

I556.2. Objectives [dp]

(1) The Takapuna 2 Precinct develops as a vibrant and diverse residential community which:

(a) responds positively to its immediate surrounds and coastal setting with exemplary high quality architectural and urban design responses;

(b) provides a range of accommodation types including integrated residential development;

(c) is in keeping with the planned urban built character of the precinct, enabling buildings between four and 16 storeys in height;

(d) takes advantage of the site's proximity to the frequent public transport network;

(e) enables a limited range and scale of ancillary non-residential activities to support residents of the precinct.

(f) provides recreational opportunities for residents of, and visitors to, the precinct.

(g) provides a suitable interface with the Open Space – Conservation Zone to manage dominance, amenity and privacy effects.

(2) The Takapuna 2 Precinct functions in a way that:

(a) links pedestrian and cycling facilities within and around the precinct, to enhance recreation and connectivity with the wider environment;

(b) ensures that the landscape, arboricultural, heritage and ecological values of the Open Space – Conservation Zone are recognised and protected from inappropriate use and development;

(c) ensures that development is integrated with improvements to the transport network and mitigation measures are implemented to ensure the safe, effective and efficient operation of the transport network and support for active and public transport choices;

(d) ensures that the intensity of development is appropriate for the surrounding transport network; and,

(e) ensures that adverse effects of stormwater runoff within the precinct are avoided, remedied or mitigated to maintain water quality and preserve the *mauri* of the Waitemata Harbour.

(3) The Takapuna 2 Precinct avoids significant adverse effects on the:

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(a) safe, efficient and effective operation of the surrounding transport network;

(b) amenity of neighbouring zones and sites;

(c) function and amenity of Business – Metropolitan or Town Centre zones.

(d) trees, ecology and heritage in the Open Space - Conservation zone.

Objective H6.2(2) of the Residential - Terrace House and Apartment Building Zone does not apply in this Precinct. Otherwise, all other relevant overlay, Auckland-wide and zone objectives apply in this precinct.

I556.3. Policies [dp]

(1) Ensure comprehensive, integrated high quality development of the precinct in general accordance with Precinct Plans 1, 2 and 3 that:

(a) provides for development in a variety of building forms and heights;

(b) enables the efficient and effective use of land;

(c) achieves the planned urban built character of the precinct;

(d) protects the character and amenity of the Open Space – Conservation Zone, and

(e) provides exemplary high quality urban built character and high-quality on-site amenity.

(f) provides a public shared path in the Open Space - Conservation Zone around the site circumference and provides two connections to Esmonde Road.

(g) provides a range of privately owned but publicly accessible communal open space areas for residents of and visitors to the Precinct.

(2) Achieve an integrated exemplary high quality urban form that:

(a) supports the safe, effective and efficient operation of the transport network;

(b) connects well with public transport and pedestrian and cycleway networks; and

(c) promotes alternatives to, and reduces dependency on, private motor vehicles as a means of transport while taking into account the maximum number of vehicle trips anticipated for the precinct.

(3) Enable a limited range and scale of non-residential activities to support residents and service the needs of the precinct while ensuring that:

(a) the activities will avoid, remedy or mitigate adverse effects on residential amenity of the precinct, car-based trips or generate adverse traffic effects on the surrounding transport network; and

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(b) the scale and intensity of commercial activities within the precinct will not have an adverse effect on the role, function and viability of the Takapuna Metropolitan Centre or any town centre.

(4) Require that new buildings:

(a) achieve a high-density exemplary high quality urban built character of four to 16 storey buildings in identified locations in a variety of visually interesting forms;

(b) are appropriate in scale to, and establish a quality interface with the internal pedestrian network, the Open Space - Conservation Zone and the public frontage along Esmonde Road;

(c) provide a transition in building height down towards the Open Space - Conservation Zone and Esmonde Road to reinforce the land-form/topography of the precinct and recognise that buildings will be viewed from all sides of the precinct - providing “frontage” in perimeter form;

(d) achieve a minimum development of four levels around the perimeter of the Residential – Terrace Housing and Apartment Buildings Zone to ensure that screening of the taller buildings within the centre of the precinct is achieved;

(e) are located and designed to maintain the indicative Visual Corridors through the precinct to the Open Space - Conservation Zone and communal open space areas and pedestrian connections to the locality;

(f) are set back from Esmonde Road to provide space for a public shared pedestrian cycling facility within the site along the street frontage as shown in Precinct Plan 1.

(g) to employ mitigation measures to avoid bird strike through the use of nano UV-reflective coatings or patterns on windows or other visual cues for birds to identify hazards and reduce bird-strike incidents. (Refer: Bird Friendly Best Practise: Glass 2016: Bird-Friendly Development Guidelines. Toronto. 54 pp.).

(h) to employ measures to minimise the risk of bird strike resulting from increased night lighting.

(i) achieve reasonable internal noise levels for noise sensitive spaces for the protection of residential amenity from both business/commercial activities within the precinct and from elevated traffic noise from Esmonde Road and the nearby motorway.

(5) Ensure the Open Space – Conservation Zone and internal communal open space areas identified in Precinct Plans 1 and 3 provide for the amenity, use and enjoyment of residents and visitors by:

(a) providing the communal open space areas as indicated in Precinct Plan 3;

(b) providing a minimum 3 metres formed width shared pathway within the Open Space - Conservation Zone (as identified in Precinct Plan;1)

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(c) Providing pause points, in the form of viewing platforms, in the indicative locations identified in Precinct Plan 3.

(6) Ensure that the arboricultural, ecological, heritage and landscape values of the Open Space - Conservation Zone are recognised and protected from the effects of inappropriate use and development.

(7) Ensure that the effects of stormwater runoff within the precinct are mitigated to maintain water quality and preserve the *mauri* of the Waitemata Harbour.

(8) Ensure that the safety, efficiency and effectiveness of the surrounding transport network is maintained, taking into account the anticipated maximum number of vehicle trips enabled by the precinct, by requiring intersection improvements that are aligned to the level of congestion caused by vehicles entering and exiting the precinct. Traffic generated by activities in the precinct shall not exceed 420 vehicles per peak hour, unless it can be demonstrated that wider network improvements have been undertaken to enable an increase in peak movements at the site access and the safety, efficiency and effectiveness of the surrounding transport network is not compromised.

(9) Ensure access points are restricted in accordance with Precinct Plan 1 to achieve a well-connected pedestrian, cycle and road network that provides for all modes of transport and facilitates active modes.

(10) Require the applicant/developer to consider alternative methods to support movement to and from the precinct and encourage behaviour change away from private vehicles to other transport modes, including by way of a bus shuttle service to Takapuna or other locations where this is practicable and can be legally secured, such that the traffic generated by activities in the precinct does not exceed 420 vehicles per peak hour; and require an Integrated Transport Assessment to the satisfaction of Auckland Transport.

Policy H6.3(2) of the Residential – Terrace Housing and Apartment Building Zone does not apply in this precinct. Otherwise, all other relevant overlay, Auckland-wide and zone policies apply in this Precinct.

I556.4. Activity table

All relevant overlay, Auckland-wide and zone activity tables apply unless the activity is specifically provided for by a rule in Activity Table I556.4.1 or Table I556.4.2 below in which case the activity status of the precinct applies.

Activity Table I556.4.1 and Table I556.4.2 specify the activity status of land use, development and subdivision activities in the Takapuna 2 Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991. Where there is a blank box in the table, the zone rules apply.

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Table I556.4.1 Activity table - Residential – Terraced Housing and Apartment Buildings zoned land

Activity		Activity Status
Use		
Residential		
A1	Dwellings	
A2	Integrated residential development	P
A3	Visitor accommodation	P
Commercial activities		
A4	Commercial activities and Healthcare facilities (excluding Drive through) of up to 200m^2 gross floor area per tenancy that comply with Standard I556.6.13 – Commercial GFA and location control.	P
A5	Commercial activities and Healthcare facilities (excluding Drive through) of more than 200m^2 gross floor area per tenancy that comply with Standard I556.6.13 – Commercial GFA and location control.	RD
A6	Commercial activities and Healthcare facilities (excluding Drive through) that do not comply with Standard I556.6.13 – Commercial GFA and location control.	D
A7	Care centres	D
Development		
A8	New buildings comprising up to three dwellings	P
A9	All other new buildings	RD
A10	External additions to existing buildings	RD
A11	Accessory buildings	RD
A12	Development that exceeds Standard I556.6.11 Maximum On Site Parking	RD
A13	Development which complies with Table I556.6.12.1 and Standard I556.6.12(1) Transport infrastructure development requirements	RD
A14	Development which exceeds the 273 dwellings or short term visitor acommodatioin units or 1,257m^2 of non-residential activity occupation thresholds but still generates less than 420 vehicle movements per any peak hour in Table I556.6.12.2 and Standard I556.6.12(2) Transport review thresholds	RD
A15	Development which does not comply with Table I556.6.12.1 and Standard I556.6.12(1) Transport infrastructure development requirements	D
A16	Development where the traffic generated by all activities in the precinct exceeds 420 vehicle movements per any peak hour.	D

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Activity		Activity Status
A17	Buildings (other than street furniture and lighting poles) within an identified Visual Corridor on Precinct Plan 1.	D
A18	Any development, including vehicle access to Esmonde Road not otherwise listed in Table I556.4.1 that is not in accordance with Precinct Plan 1.	D
A19	Development that does not comply with Standard I556.6.8 Stormwater.	D
A20	Buildings that are less than four (4) storeys high above RL10. that do not comply with Standard I556.6.4.	D
A21	Buildings that do not comply with the height limit in Standard I556.6.1(c)	NC
A22	Development that does not comply with Standard I556.6.17 Communal Open Space Areas	D
A23	Buildings and/or development that do not comply with Standard I556.6.15 Open Space – Conservation Zone and Precinct/Building Interface.	RD
Community		
A2	Recreation and leisure activities (including community spaces and gyms) within ground floor non-residenital areas, identified on Precinct Plan 1	P

Table I556.4.2 Activity table - Open Space – Conservation zoned land

Activity		Activity Status
A1	Public amenities	
A2	Parks infrastructure	
A3	Recreation trails	
A4	Accessory buildings	
A5	Development that does not comply with I556.6.9. Coastal planting	D
A6	Development that does not comply with Standard I556.6.16. Public Shared Coastal Pathway and Pause Points.	D

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I556.5. Notification

(1) Any application for resource consent for a restricted discretionary, discretionary or non-complying activity listed in Table I556.4.1 and I556.4.2 Activity tables above will be subject to the normal tests for notification under the relevant sections 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).

I556.6. Standards

All permitted and restricted discretionary activities listed in Table I556.4.1 must comply with the following standards.

The overlay, zone, and Auckland-wide standards apply in this precinct in addition to the following standards, except as outlined below:

The following standards in the Residential – Terrace Housing and Apartment Buildings Zone do not apply to land in the Takapuna 2 Precinct:

- H6.6.5. Building height;
- H6.6.6. Height in relation to boundary;
- H6.6.7. Alternative height in relation to boundary within the Residential – Terrace Housing and Apartment Buildings Zone;
- H6.6.8. Height in relation to boundary adjoining lower intensity zones;
- H6.6.10. Maximum impervious area;
- H6.6.11. Building coverage;
- H6.6.16. Front, side and rear fences and walls

The following standards in the Residential – Terrace Housing and Apartment Buildings Zone do apply in the Takapuna 2 Precinct:

- H6.6.2. Home occupations;
- H6.6.9. Yards
- H6.6.12. Landscaped area;
- H6.6.13. Outlook space;
- H6.6.14. Daylight;
- H6.6.15. Outdoor living space;
- H6.6.17. Minimum dwelling size

Standard E27.6.1 Trip generation does not apply to commercial activities or healthcare facilities that do not exceed a total of 1,257m^2 gross floor area within the precinct.

All standards in the Open Space – Conservation Zone apply to the Open Space – Conservation zoned land in the Takapuna 2 Precinct.

I556.6.1. Building Height and Building Length

Purpose: To ensure development is consistent with the planned outcomes identified on Precinct Plan 2 and to make efficient use of the site, by:

- focusing greater building height within the precinct in identified locations that are set back from the Open Space - Conservation Zone and Esmonde Road;

- providing a cascade of building heights focussing the greatest height and density through the centre of the precinct; and,

- controlling the length of buildings to manage building dominance effects.

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(a) Buildings in Area 1 (Outer) must not exceed 7 storeys above RL 5 and no part of the building shall exceed RL30m in height.

(b) Buildings in Area 2 (Intermediate) must not exceed 10 storeys above RL 5 and no part of the building shall exceed RL41m in height.

(c) Buildings in Area 3 (Inner) must not exceed 16 storeys above RL 5 and no part of the building exceeds RL62m in height.

(d) The maximum length of any building at the maximum storey heights set out in (a) to (c) above must not exceed 35m measured along any building façade facing any site boundary.

I556.6.2. Maximum impervious area

Purpose: To provide for the intensive use of Areas 1, 2 and 3 of the precinct to reflect the precinct's planned urban character of multi-storey buildings surrounded by public open space.

(1) The maximum impervious area in Areas 1, 2 and 3 as shown on the Takapuna 2 Precinct Plan 2 must not exceed:

(a) Area 1 (Outer) - 90% of the Area 1 area of 7,160 m^2

(b) Area 2 (Intermediate) - 95% of the Area 2 area of 5,005 m^2.

(c) Area 3 (Inner) - 100% of the Area 3 area of 1,175 m^2.

I556.6.3. Building coverage

Purpose: To ensure development is consistent with the planned outcomes identified on Precinct Plan 2 and manage the extent of buildings on a site to achieve the planned urban character of buildings surrounded by open space and ensure a varied and visually interesting skyline of built forms.

(1) The maximum building coverage in Area 1 (Outer) must not exceed 60% of Area 1 provided that, the allowable coverage for each storey height (within that 60%) is as follows:

a. Up to RL23 (5 storeys) - 100%.
b. Up to RL26.5 (6 storeys) – 90%
c. Up to RL 30 (7 storeys) – 40%

(2) The maximum building coverage in Area 2 (Intermediate) must not exceed 60% of Area 2 provided that, the allowable coverage for each storey height (within that 60%) is as follows:

a. Up to RL30 (7 storeys) - 100%.
b. Up to RL41 (8-10 storeys) – 35%

(3) The maximum building coverage in Area 3 (Inner) must not exceed 60% in Area 3 provided that, the allowable coverage for each storey height (within that 60%) is as follows:

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a. Up to RL41 (10 storeys) - 100%.
b. Up to RL62 (11-16 storeys) – 35%

Note: All RL levels must be confirmed by a registered surveyor.

I556.6.4. Minimum building height

Purpose: To ensure that buildings provide a minimum number of storeys to ensure that the efficient use of the precinct is achieved and that the outer buildings of the precinct deliver a cascade of heights to break up the form of the taller buildings located in the centre of the precinct as viewed from outside the precinct.

(1) Buildings in Areas 1, 2 and 3 must be a minimum height of 4 storeys above ground level (RL10).

Note: All RL levels must be confirmed by a registered surveyor.

I556.6.5. Maximum building dimension and separation

Purpose: To ensure that buildings over 19m in height:

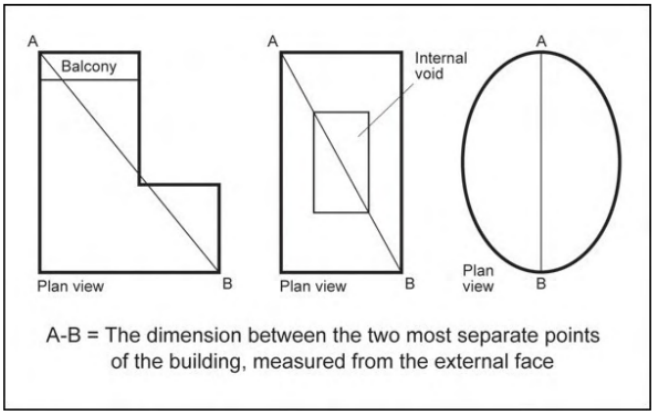
- are not overly bulky in appearance and avoid significant visual dominance effects;
- allow adequate sunlight and daylight access to Esmonde Road, public open space and internal communal open space areas and nearby sites;
- provide adequate sunlight and outlook around and between buildings; and
- mitigate adverse wind effects.

(1) The maximum plan dimension of that part of the building above 19m must not exceed 55m.

(2) The maximum plan dimension is the horizontal dimension between the exterior faces of the two most separate points of the building.

(3) The part of a building above 19m must be located at least 6m from any side or rear boundary of the site.

Figure 1 - Maximum tower dimension plan view



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I556.6.6. Wind

Purpose: mitigate the adverse wind effects generated by tall buildings potentially affecting the amenity of Esmonde Road, the Open Space – Conservation zoned land or any areas of public open space or communal open space within the precinct accessible to the general public.

(1) A new building exceeding 25m in height and additions to existing buildings that increase the building height above 25m must not cause:

a) the mean wind speed around it to exceed the category for the intended use of the area as set out in Table 1 and Figure 2 below;

b) the average annual maximum peak 3-second gust to exceed the dangerous level of 25m/second; and

c) an existing wind speed which exceeds the controls of Standard I556.6.6(1)(a) or Standard I556.6.6(1)(b) above to increase.

(2) A report and certification from a suitably qualified and experienced person, showing that the building complies with Standard I556.6.6(1) above, will demonstrate compliance with this standard.

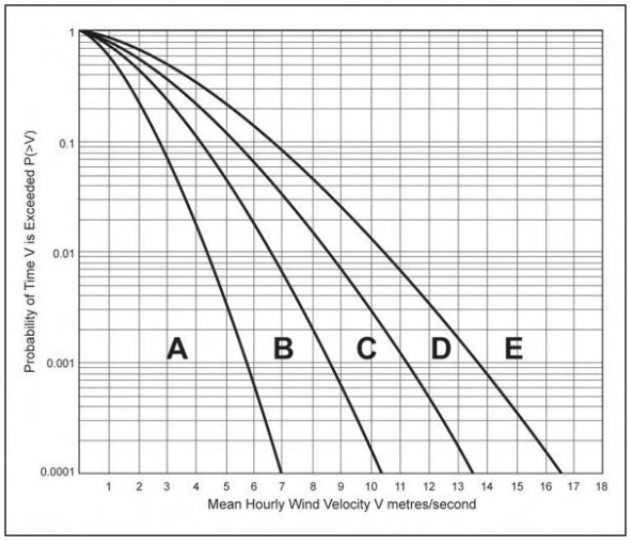
(3) If the information in Standard I556.6.6(2) above is not provided, or if such information is provided but does not predict compliance with the rule, a further wind report including the results of a wind tunnel test or appropriate alternative test procedure is required to demonstrate compliance with this standard.

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Table 1 Categories

Category	Description
Category A	Areas of pedestrian use or adjacent dwellings containing significant formal elements and features intended to encourage longer term recreational or relaxation use i.e. public open space and adjacent outdoor living space
Category B	Areas of pedestrian use or adjacent dwellings containing minor elements and features intended to encourage short term recreation or relaxation, including adjacent private residential properties
Category C	Areas of formed footpath or open space pedestrian linkages, used primarily for pedestrian transit and devoid of significant or repeated recreational or relaxational features, such as footpaths not covered in categories A or B above
Category D	Areas of road, carriage way, or vehicular routes, used primarily for vehicular transit and open storage, such as roads generally where devoid of any features or form which would include the spaces in categories A - C above.
Category E	Category E represents conditions which are dangerous to the elderly and infants and of considerable cumulative discomfort to others, including residents in adjacent sites. Category E conditions are unacceptable and are not allocated to any physically defined areas of the city

Figure 2 - Wind environment control



Derivation of the wind environment control graph:

The curves on the graph delineating the boundaries between the acceptable categories (A-D) and unacceptable (E) categories of wind performance are described by the Weibull expression:

$P(>V) = e^{-(v/c)k}$

where V is a selected value on the horizontal axis, and P is the corresponding value of the vertical axis:

and where:

P(>V) = Probability of a wind speed V being exceeded;

e = The Napierian base 2.7182818285

v = the velocity selected;

k = the constant 1.5; and

c = a variable dependent on the boundary being defined:

A/B, c = 1.548

B/C, c = 2.322

C/D, c = 3.017

D/E, c = 3.715

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I556.6.7. Front, side and rear fences and walls

Purpose: To ensure that where fences and walls are provided, they:

- enable privacy whilst maximising opportunities for passive surveillance of Esmonde Road, the spaces between buildings or the adjoining Open Space – Conservation Zone; and
- minimise visual dominance effects to Esmonde Road or adjoining public places.

(1) There must be no fences or walls or a combination of these structures along the length of Esmonde Road within 4 metres of the road boundary.

(1) Fences or walls or a combination of these structures must not exceed the 1.0m in height on land or boundaries that adjoin or are within 3 metres of the Open Space – Conservation Zone.

(2) Any other fences or walls or a combination of these structures must not exceed 1.8m in height were located internally to the precinct (i.e not within 4 metres of Esmonde Road (1) above; or within 3 metres of the Open Space – Conservation Zone (2) above).

(3) Any fence or wall or combination of these structures on a rear boundary that faces onto a rear lane must be at least 50 percent visually open, as viewed perpendicular to the boundary.

I556.6.8. Stormwater

Purpose: To ensure that stormwater in the precinct is managed and, where appropriate, treated, to ensure the health and ecological values of the coastal environment are maintained and enhanced.

(1) All land use development must be managed in accordance with a Stormwater Management Plan approved by the stormwater network utility operator.

I556.6.9. Coastal planting

Purpose: To ensure that the amenity, water quality and ecology of the coastal environment within the precinct is enhanced through coastal planting; and to ensure the enhancement of the landscape values of the coastal margin.

(1) Any application for resource consent must include an Ecological Management Plan identifying how the Open Space Conservation Zone will be enhanced.

(2) The Ecological Management Plan in (1) above must be implemented as part of the approved resource consent and must include:

(a) a baseline assessment;

(b) a detailed planting plan including plant size and species;

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(c) a weed and pest management plan;

(d) a maintenance plan detailing maintenance for a minimum of 5 years duration;

(e) the use of eco-sourced native vegetation consistent with the local biodiversity and habitat in accordance with Appendix 16 Guidelines for native revegetation plantings.

(3) Planting in the Open Space – Conservation Zone does not preclude the provision of pedestrian and shared walkways or pause points as identified on Precinct Plan 1 – Site Features.

(4) The Ecological Management Plan required by (1) above is not required if it has been implemented under any previously approved resource consent. (For clarity – if the Ecological Management Plan has not been implemented then it must continue to be submitted with any resource consent application until it is implemented).

I556.6.10. Visual Corridors

Purpose: To ensure that the identified visual corridors are provided through the precinct to the coast, open space and pedestrian connections to the locality.

(1) The visual corridors must be provided as indicated on precinct plan 1 and have a minimum width of 5 metres clear of buildings (other than street furniture and lighting poles).

I556.6.11. Maximum On-site parking

Purpose: To ensure the safety, efficiency and effectiveness of the internal and local road network and to discourage single occupancy car-based trips to and from the precinct.

(1) The maximum number of long term or short term parking spaces (inclusive of any stacked parking) within the precinct must not exceed 321.

Activity/parking type	Car parking spaces
Residential dwellings and Visitor accommodation	301
Commercial activities and healthcare facilities	20
Total:	321

I556.6.12. Transport infrastructure development thresholds

Purpose: To ensure that the precinct maintains the safe, efficient and effective operation of the local transport network.

(1) Any application that involves the construction of 1 or more dwellings, or 1 or more visitor accommodation units, or any non-residential activity must meet the requirements specified in Table I556.6.12.1 Integrated transport infrastructure development upgrade requirements:

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Table I556.6.12.1 Integrated transport infrastructure development upgrade requirements

Occupation threshold	Transport infrastructure required in order to exceed the occupation threshold
1 dwelling or any non-residential activity.	Provision of a new bus stop to the west of the site access on the southern side of Esmonde Road.
	Provision of a private shuttle bus between the site and Takapuna for residents, to encourage behaviour change away from private vehicle and towards public transport.
	Provision of the pedestrian/cycle connection along the extent of Esmonde Road identified on Precinct Plan 1.
	Provision of a Parking and Traffic Management Plan, including provision for shared parking and bicycles.
	Provision of an upgrade to the signalised intersection of the site access with Esmonde Road to improve pedestrian and cyclist safety and amenity and increase traffic capacity as required to support 420 vehicle movements generated by the precinct in any peak hour: • removal of the left turn slip lanes from Esmonde Road (westbound) and from the site access road • addition of separate left and right turn lanes (with at least 12m of queue length and 3m taper (total of 15m)) on the site approach to the intersection • addition of a separate left turn lane (with at least 21 m queue length) on the Esmonde Road (westbound) approach to the intersection • provision of dual pedestrian and cyclist signalised crossings on the site access and Esmonde Road (eastbound) arms of the intersection.

(2) Any application that involves the construction of dwellings, visitor accommodation, or any non-residential activities that will result in the total cumulative number of dwellings, visitor accommodation, or any non-residential activities within the precinct either constructed or consented exceeding the occupation thresholds but still generating less than 420 vehicle movements per any peak hour specified in Table I556.6.12.2 Transport review thresholds must meet the following requirements:

Table I556.6.12.2 Transport review thresholds

Occupation threshold	Transport assessment required in order to exceed the occupation threshold
273 dwellings or short term visitor accommodation units; or 1,257m^2 of non-residential activity	A Transport Assessment is required to ensure the traffic generation of the existing and proposed development is less than the traffic generation threshold detailed below: (a) 420 vehicles movements per any peak hour. The Transport Assessment must include details of:

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	• Surveyed traffic volumes entering and exiting the precinct at the signalised intersection; • Resultant traffic generation rate of the precinct (trips / dwelling); • Predicted traffic generated by any proposed development that will generate vehicle trips, and the specific traffic generating characteristics of those activities; and • Traffic generation analysis demonstrating the predicted cumulative traffic generation of all existing and proposed development within the precinct is less than the traffic generation thresholds referenced above, being 420 vehicles movements per any peak hour Note: All applications where the number of vehicle movements exceeds 420 vehicles per hour in any peak hour are required to be accompanied by an Integrated Transport Assessment as required in the Special Information Requirements.

I556.6.13. Commercial Gross Floor Area and location control

Purpose: To enable commercial activities and healthcare facilities in identified locations on Precinct Plan 1 without compromising the role, function and viability of existing centres, and to maintain the effective, efficient and safe operation of Esmonde Road.

(1) Commercial activities and healthcare facilities must be located in areas shown on Precinct Plan 1.

(2) The area to be used for commercial and/or healthcare purposes must have its public access and frontage to Esmonde Road or the communal open space areas of the precinct.

(3) The total gross floor area of all commercial activities and healthcare facilities within the precinct must not exceed 1,257m^2, provided that retail activities must be limited to 1,200m^2.

I556.6.14. Noise

Purpose: To ensure appropriate noise levels for noise sensitive spaces for the protection of residential amenity from business activities within the precinct and by elevated road noise from Esmonde Road and the nearby motorway.

(1) All buildings containing noise sensitive spaces (as defined in AUP (OP) J1) must be designed, constructed and maintained to not exceed the following internal noise levels:

Unit	Time	Ambient Noise Limit
Bedrooms and sleeping areas	Between 10:00pm to 7:00am	*35 dB $L_{Aeq,T}$ or NC 30*

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Other noise sensitive spaces	At all other times	*40 dB $L_{Aeq,T}$*

(2) Where the noise levels in I556.6.14(1) can only be achieved when windows and/or external doors to rooms are closed, those rooms must have installed a mechanical ventilation and/or air conditioning system which does not generate a noise level greater than 35 dB L_{Aeq} in bedrooms and 40 dB L_{Aeq} in other spaces when measured 1m from the diffuser at the minimum air flows required to achieve the design temperatures and air flows in (i) or (ii) below or an alternative temperature control system approved by the Council.

(i) an internal temperature no greater than 25 degrees celsius based on external design conditions of dry bulb 25.1 degrees celsius and wet bulb 20.1 degrees celsius; or

Note 1

Mechanical cooling must be provided for all habitable rooms (excluding bedrooms) provided that at least one mechanical cooling system must service every level of a dwelling that contains a habitable room (including bedrooms).

(ii) a high volume of outdoor air supply to all habitable rooms with an outdoor air supply rate of no less than:
- six air changes per hour (ACH) for rooms with less than 30 per cent of the façade area glazed; or
- 15 air changes per hour (ACH) for rooms with greater than 30 per cent of the façade area glazed; or
- three air changes per hour for rooms with facades only facing south (between 120 degrees and 240 degrees) or where the glazing in the façade is not subject to any direct sunlight.

I556.6.15. Open Space – Conservation Zone and Precinct / Building Interface

Purpose: To ensure that dominance and the interface between proposed buildings and the Open Space – Conservation Zone are:

- managed to maintain a reasonable level of amenity for users of the Open Space - Conservation Zone and the coastal pathway.
- managed to maintain a reasonable level of privacy and amenity for residents of the Precinct.

(1) For all buildings or parts of buildings fronting the Open Space – Conservation Zone - the building façade must be set back at least 6 metres from the boundary with the Open Space – Conservation Zone, except that single protruding balconies may extend into the setback by no more than 2 metres, and integrated balconies either single or in a group must not extend more than 10m along a building facade.

(2) A one metre wide planted area with planting of at least 1.0m high must be provided between the Open Space – Conservation Zone and any private outdoor living areas.

(3) All private outdoor living areas associated with ground floor dwellings must have ground level height of not less than 0.5 metres above any immediately adjoining the Open Space – Conservation Zone boundary.

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I556.6.16. Public Shared Coastal Pathway and Pause Points

Purpose: To ensure the provision of a shared pathway within the Open Space Conservation Zone (as identified in Precinct Plan 1) in a staged manner and to create pause points, separate to the main pathway, to enable people to stop and enjoy views of the coast.

(1) Any resource consent for buildings, development or subdivision within the precinct must make provision for a 3m wide public shared coastal pathway and pause points 1, 2 and 3 (including viewing platforms) in the Open Space Conservation Zone in the indicative locations identified on Precinct Plan 1 and must be funded and constructed by the consent holder as part of each development stage as identified on Precinct Plan 1, in accordance with (2) – (3) below.

(2) Any resource consent made after 30 August 2023 in the Stage 1 or Stage 2 area area must include provision for the completion of the public shared coastal pathway from the eastern Esmonde Road end up to and including pause point 1 as identified on Precinct Plan 1.

(3) The full public shared coastal pathway from the eastern Esmonde Road end to the western Esmonde Road end as identified on Precinct Plan 1 and including pause points 1, 2 and 3 must be completed as part of any Stage 3 development.

I556.6.17. Communal Open Space Areas

Purpose: To provide for the open space needs and amenity for residents and users of the Precinct.

(1) Communal open space areas must be provided in the Precinct in general accordance with the Communal Open Space Areas, their type/use and size as identified on Precinct Plan 3.

(2) Public access to the Communal Open Space Areas required to be provided by (1) above must be secured by way of easement.

(3) The Communal Open Space Areas required by (1) above must be maintained in good and accessible condition in perpetuity by the Body Corporate(s).

I556.7. Assessment controlled activity

There are no assessment controlled activities in this precinct.

I556.8. Assessment – restricted discretionary activities

I556.8.1. Matters of discretion

The council will restrict its discretion to all 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 any relevant overlay, zone, and Auckland-wide provisions:

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(1) new buildings, additions and alterations to existing buildings and accessory buildings:

(a) consistency with precinct plans;
(b) building design and external appearance;
(c) consistency with precinct plans;
(d) shading;
(e) landscaped open space;
(f) transport and access;
(g) travel plans and integrated transport assessments; and
(h) infrastructure.

(2) Commercial activities and Healthcare facilities (excluding Drive through) of more than 200m^2 gross floor area per tenancy that comply with Standard I552.6.13 – Commercial GFA and location control, effects on:

(a) residential amenity;
(b) transport; and
(c) travel plans and integrated transport assessments.

(3) Any development that does not comply with standard I556.6.11 Maximum On-Site Parking:

(a) effects on the transport network.

(4) Any development that complies with Table I556.6.12.1 and Standard I556.6.12(1) Transport infrastructure development thresholds:

(a) the operation, including but not limited to the type, capacity and frequency, of a private shuttle bus between the site and Takapuna for residents;
(b) the design of the pedestrian/cycle connection along the extent of Esmonde Road identified on Precinct Plan 1;
(c) the Parking and Traffic Management Plan; and
(d) the design of the intersection upgrade so that pedestrian and cyclist safety and amenity is improved; and so that traffic capacity supports 420 vehicle movements in any peak hour while ensuring adequate performance of through traffic movements on Esmonde Road.

(5) Any development which exceeds the 273 dwellings or short-term visitor accommodation units or 1,257m^2 of non-residential activity occupation thresholds but still generates less than 420 vehicle movements per any peak hour in Table I556.6.12.2 and Standard I556.6.12(2) Transport review thresholds:

(a) the adequacy and the recommendations in the Transport assessment.
(b) the contribution of alternatives to mitigating overall traffic effects.

(6) Any development that does not comply with the following standards I556.6.1. Building Height and Building Length, I556.6.2 Maximum impervious area, I556.6.3 Building coverage, I556.6.5. Maximum building dimension and separation, I556.6.6 Wind, I556.6.7. Front, side and rear fences and walls, I556.6.10. Visual Corridors, I556.6.14. Noise; I556.6.15 Open Space – Conservation Zone and Precinct/Building Interface.

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I556.8.2. Assessment criteria

The council will consider the relevant assessment criteria below for restricted discretionary activities in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, zone, and Auckland-wide provisions.

(1) New buildings, additions and alterations to existing buildings and accessory buildings:

(a) Consistency with precinct plans:

(i) whether the development, land use or subdivision is in accordance with Precinct Plans 1, 2 and 3.

(b) Building design and external appearance:

the extent to which building design and layout achieves:

(i) a character and appearance that will ensure a high standard of amenity for residents and visitors;

(ii) a design of buildings that is of an exemplary high quality that contributes to the local streetscape and a sense of place by responding positively to the planned form and character of the surrounding area and the coastal setting;

(iii) a silhouette of the buildings as viewed from areas surrounding the site in a way that positively contributes to the Takapuna skyline;

(iv) clearly defined public frontages and entrances that address Esmonde Road and open space and communal open space areas to positively contribute to the public realm and pedestrian safety, including the any necessary setback along Esmonde Road for pedestrian and amenities;

(v) for mixed use buildings, a separate pedestrian entrance for residential uses;

(vi) a coherent scheme including proposed building heights for the whole precinct to demonstrate an overall design strategy that contributes positively to the visual quality of the precinct and the locality;

(vii) each building should provide its own distinctive architectural design and character to avoid a homogeneity of design;

(viii) buildings that are designed to:

a) avoid long, unrelieved frontages and excessive bulk and scale when viewed from Esmonde Road and open spaces;

b) Visually break up their mass to avoid monotonous building forms, though building modulation and articulation,

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changes in roof profiles, changes in colours and materials and the use of elements such as balconies and other architectural features, provided that where balconies infringe the built interface standard they do not dominate the building façade and an infringement should not be read as the main frontage;

c) provide view corridors through the site towards the coastal margin in general accordance with Precinct Plan 1;

d) use techniques such as recesses, variation in building height, length, and roof form, horizontal and vertical rhythms, and facade modulation and articulation, including buildings that front onto the Open Space – Conservation Zone;

e) for stage 3 building design consideration should be given to avoiding apartments that are exposed to the prevailing wind and will predominantly be in shade. Consideration should also be given to creating double loaded units in the south west part of the Precinct.

f) in relation to the 16 storey tower, an exemplary high-quality design response is expected that creates a landmark building, including but not limited to the architectural top of the building to create an integrated and appropriate conclusion to the tall building form. Architectural quality, and design excellence should be reflected through the effective placement of building form, high-quality materials, innovative and sustainable building design and construction, and through a sensitive and highly resolved response.

g) Have a multi-core access strategy for universal access as well as breaking up building massing through vertical circulation on facades.

h) Consideration should also be given to creating through apartments rather than double loaded units in the south west part of the site.

(ix) a variety of architectural detail at ground and middle levels including maximising doors, windows and balconies overlooking the Esmonde Road and open spaces;

(x) roof profiles that are designed as part of the overall building form and contribute to the architectural quality of the skyline as viewed from both ground level and the surrounding area. This includes integrating plant, exhaust and intake units and other mechanical and electrical equipment into the overall rooftop design;

(xi) colour variation and landscaping, used in conjunction with building articulation, that achieves overall exemplary design quality;

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(xii) glazing is provided along Esmonde Road and open space frontages and the benefits it provides in terms of:

(i) the attractiveness and pleasantness of the street and public open space and the amenity for people using or passing through that street, the coastal pathway or other communal open spaces;
(ii) the degree of visibility that it provides between the street and public open space and the building interior; and
(iii) the opportunities for passive surveillance of the street and public open space from the ground floor of buildings.

(xiii) buildings that use quality, durable and easily maintained materials and finishes on the façade, particularly at street level;

(xiv) measures are used to minimise the risk of bird strike resulting from increased night lighting, including consideration of the following:

a) all internal lights should be downward facing with minimal horizontal spill, and external lights should be shielded with no horizontal spill (National Light Pollution Guidelines for Wildlife Including Marine Turtles, Seabirds and Migratory Shorebirds, Commonwealth of Australia 2020. 111 pp.).

b) window screens and tinted windows can reduce light being seen at night by birds. Vegetation should be planted to screen roosting and breeding areas from the building (National Light Pollution Guidelines for Wildlife Including Marine Turtles, Seabirds and Migratory Shorebirds, Commonwealth of Australia 2020. 111 pp.).

c) lighting should only be used as necessary and at a low intensity.

d) the spectral range should avoid lights rich in blue light (400 – 500 nm).

(xv) signage that is designed as an integrated part of the building façade;

(xvi) development that integrates mātauranga and tikanga into the design of new buildings, communal open space areas and public open spaces;

(xvii) design that recognises the functional requirements of the intended use of the building; and

(xviii) design that contributes to the avoidance of conflict between residential and non-residential activities within the precinct.

(xix) additionally, for residential development:

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- the mechanical repetition of unit types is not encouraged, where this would detract from the architectural form of the building.
- balconies are designed as an integral part of the building.
- external walkways/breezeways should generally be avoided unless a high design resolution is achieved;

(xx) the use of materials, colour finishes, and glazing reduces glare having regard to this coastal location;

(xxi) internal living areas at all levels within a building maximise outlook onto open spaces and proposed public open space (the coastal pathway) and Esmonde Road;

(xxii) any otherwise unavoidable blank walls are enlivened by methods which may include artwork, māhi toi, articulation, modulation and cladding choice to provide architectural relief;

(xxiii) parking areas located within buildings are not directly open and/or visible from open spaces or Esmonde Road;

(xxiv) firefighting water supply in accordance with New Zealand Fire Service Code of Practice

(c) Shading:

the extent to which:

(i) the location and design of buildings ensures a reasonable level of sunlight access (measured at the Equinox) to residential units (principal living rooms and private outdoor spaces) and communal open space areas, taking into consideration site and building orientation and the planned built character of the precinct.

(d) Landscaped area (both soft and hard landscaping):

the extent to which:

(i) landscaping treatment within any private open space or communal open space areas responds to and acknowledges the natural landscape character of the adjoining Open Space – Conservation Zone;

(ii) the design of hard and soft landscaping integrates with and appropriately enhances the design and configuration of buildings and the amenity of publicly accessible areas for the various visitors to the precinct;

(iii) the design of hard and soft landscaping along Esmonde Road provides for pedestrian and cycle movements and includes high quality of soft landscape elements to assist in stitching both sides of the Esmonde Road corridor together.

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(iv) Provides for high quality outdoor amenity spaces to meet the needs of future residents, including the provision of play spaces for young children.

(v) Boundary treatments between the private outdoor living areas associated with ground floor dwellings along the edge of the Open Space – Conservation Zone should be designed to balance security and privacy of the outdoor living areas with transparency to provide natural surveillance over the Open Space – Conservation Zone and the shared public coastal walkway. Solid high fences should be avoided.

(e) Transport and access:

the extent to which:

(i) vehicle access is designed and located to complement the road function and hierarchy;

(ii) appropriate provision is made for:

a) pedestrian, cycle and vehicle movements, including pause points 1, 2 and 3;
b) infrastructure services;
c) capacity of the roading network; and
d) access for emergency services

(iii) pedestrian/cycle networks minimise potential conflicts between vehicles and cyclists and encourage a walkable neighbourhood to reduce vehicle dependency and ensure local accessibility to community facilities, open space areas, public transport facilities and non-residential activities;

(iv) prior to the first occupation of the site, the provision of a private shuttle bus between development within the Takapuna 2 Precinct and the Takapuna Metropolitan Centre:

a) achieves the intended purpose of encouraging behaviour change away from private vehicles and towards public transport;

b) is privately funded, operated, managed and, where not provided directly by the developer, is secured through an appropriate legal mechanism such as (but not limited to) a Body Corporate or residents' association to ensure an effective level of service;

c) provides a level of service to support residents at any given stage of development of the Precinct; and

d) is necessary taking into consideration other transport options and modes available to the residents of and visitors to the precinct.

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(f) Travel plans and integrated transport assessments:

the extent to which:

(i) proposed developments and travel plans prepared in support of a proposal are consistent with the analysis and recommendations of any existing integrated transport assessment applying to the proposed development and/or precinct.

(g) Infrastructure

the extent to which:

(i) there is consistency with the Stormwater Management Plan and/or relevant network discharge consent.

(ii) access around the precinct is designed to be:

a) suitable and safe for regular share pedestrian and cycle use;
b) easily visible and accessible; and
c) linked to the public walkway and cycleway network outside the precinct.

(h) Communal open space areas are provided so that they are:

(i) readily visible and accessible by adopting methods such as a generous street frontage or bordering onto yards of sites and front faces of buildings that are clear of visual obstructions;

(ii) located to provide visual relief;

(iii) integrated with surrounding development; and

(iv) sized and developed according to community and neighbourhood needs; and

(2) Commercial activities and Healthcare facilities (excluding drive through) of more than 200m^2 gross floor area per tenancy that comply with Standard I556.6.13 – Commercial GFA and location control:

(a) Effect on residential amenity.

(b) Transport:

(i) The extent that traffic generation and trip movements to and from the activity may create adverse effects on the:

a) capacity of roads giving access to the site;
b) safety of road users including cyclists and pedestrians;
c) effective, efficient and safe operation of the arterial road network; and
d) the planned urban built character of the precinct.

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(c) Travel plans and integrated transport assessments:

(i) The extent to which proposed travel plans prepared in support of a proposal are consistent with the analysis and recommendations of any existing integrated transport assessment for the proposed development and/or precinct.

(3) Any activity or development which does not comply with standards I556.6.11 Maximum On-site parking.

the extent to which:

(a) the trip characteristics of the proposed activities on the site enable additional parking spaces without creating adverse effect on the roading network;

(b) the effects of the vehicle movements associated with the additional parking spaces on the safe and efficient operation of the adjacent transport network, including public transport and the movements of pedestrians, cyclists and general traffic;

(c) the adequacy and accessibility of public transport and its ability to serve the proposed activity;

(d) a bus shuttle service to the Takapuna Metropolitan Centre is in place and provides for the transportation needs of residents and visitors;

(e) mitigation measures are proposed to provide the additional parking, which may include measures such as by entering into a shared parking arrangement with another site or sites in the immediate vicinity; or

(f) the demand for the additional parking can be adequately addressed by management of existing or permitted parking. Depending on the number of additional parking spaces proposed, the number of employees, and the location of the site, this may be supported by a travel plan outlining measures and commitments for the activity or activities on-site to minimise the need for private vehicle use and make efficient use of any parking provided.

(4) Any development which exceeds the 273 dwellings or short term visitor accommodation units or 1,257m^2 of non-residential activity occupation thresholds but still generates less than 420 vehicle movements per any peak hour in Table I556.6.12.2 and Standard I556.6.12(2) Transport review thresholds:

(a) Effects on the transport network:

(i) Whether subdivision and/or development has adverse effects on the safety, efficiency and effectiveness of the operation and safety of the transport network, having particular regard to:

a) Safety, efficiency and effectiveness effects of general traffic on existing and future pedestrians, active mode users, public transport operations of Esmonde Road;

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b) safety effects on existing and future users of the transport network on Esmonde Road.

(b) Contribution of alternatives to overall traffic effects:

(i) Whether other transport network upgrade works to those identified in Table I556.6.-12.1 and Standard I556.6.12(1) Transport infrastructure development thresholds can be undertaken, or other measures are proposed that mitigate the transport effects of the proposed subdivision and/or development; and

(ii) The extent to which (if any) staging of subdivision or development may be required due to the co-ordination of the provision of transport infrastructure.

(5) Any activity or development that does not comply with standard I556.6.1. Building Height and Building Length, I556.6.2 Maximum impervious area, I556.6.3 Building coverage, I556.6.5. Maximum building dimension and separation, I556.6.6. Wind, I556.6.7. Front, side and rear fences and walls, I556.6.10. Visual Corridors, I556.6.14. Noise, I556.6.15 Open Space – Conservation Zone and Precinct/Building Interface.

(a) any policy which is relevant to the standard;

(b) the purpose of the standard;

(c) the effects of the infringement of the standard;

(d) the effects on the urban built character of the zone;

(e) the effects on the amenity of neighbouring sites;

(f) the effects of any special or unusual characteristic of the site which is relevant to the standard;

(g) the characteristics of the development;

(h) any other matters specifically listed for the standard; and

e) where more than one standard will be infringed, the effects of all infringements.

(6) Open Space – Conservation Zone

The extent to which

(i) Trees located within the Open Space – Conservation Zone are retained and protected from development works.

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I556.9. Special information requirements

In addition to the general information that must be submitted with a resource consent application (refer C1.2(1) Information requirements for resource consent applications), applications for the activities listed below must be accompanied by the additional information specified:

Integrated Transport Assessment

(1) Any subdivision resource consent application, or land use resource consent application for any development where the peak hour trip generation exceeds 420 vehicles movements per any peak hour, must be accompanied by an integrated transport assessment for the precinct.

Commercial Gross Floor Area details

(2) Any application for commercial activities or healthcare facilities shall be accompanied by details of existing and proposed gross floor areas of individual premises for these activities and facilities within the precinct, so as to confirm compliance with standard I556.6.13. Commercial GFA and location control.

Private Shuttle Service

(3) Where residential dwellings are proposed as part of any application, information shall be provided to confirm that the private shuttle bus required under Standard I556.6.12 Transport infrastructure development thresholds is in place and operating.

Arboricultural Assessment

(4) Any resource consent involving any tree trimming or alteration and/or works within the protected root zone of trees over 3 metres in height, including but not limited to trees 23 and 69, that are located within the Open Space – Conservation Zone and overlapping the development areas shall be accompanied with an arboricultural assessment of the effects on the trees and tree works / protection methodology to minimise any adverse effects on the trees.

Acoustic Assessment

(5) An acoustic assessment shall be prepared by a suitably qualified and experienced acoustic professional to calculate noise levels arising from both business/commercial activities within the precinct and from traffic on Esmonde Road and the nearby motorway to inform the minimum façade noise reductions required to achieve the internal noise levels specified in I556.6.14(1) for noise sensitive spaces. The acoustic design must be based on cumulative noise from business/commercial activities within the precinct and traffic noise (i.e. from the road network). Furthermore, where the internal noise levels can only be achieved when windows and/or external doors to rooms are closed, those rooms shall have installed a mechanical ventilation and/or air conditioning system designed in accordance with the requirements specified in Standard I556.6.14(2).

Note:
At the time the building consent application is lodged the consent holder will be required to provide written certification from a suitably qualified and

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experienced acoustic professional to the Council confirming that the building has been designed to ensure internal noise levels in bedrooms and other noise sensitive spaces specified in I556.6.14 will be met. Written certification will need to be in the form of a report.

Communal Open Space Areas Plan

(6) As part of any resource consent beyond Stages 1 and 2, any resource consent shall be accompanied by a communal open space plan for the entire development within the Residential – Terrace Housing and Apartment Buildings Zone in general accordance with Precinct Plan 3 - Indicative Communal Open Space. The plan must also show the areas of private open space for all ground floor units.

Auckland Urban Design Panel

(7) Details of the minutes of attendance at the Auckland Urban Design Panel for all buildings with an assessment of how the buildings meet the requirements of these minutes.

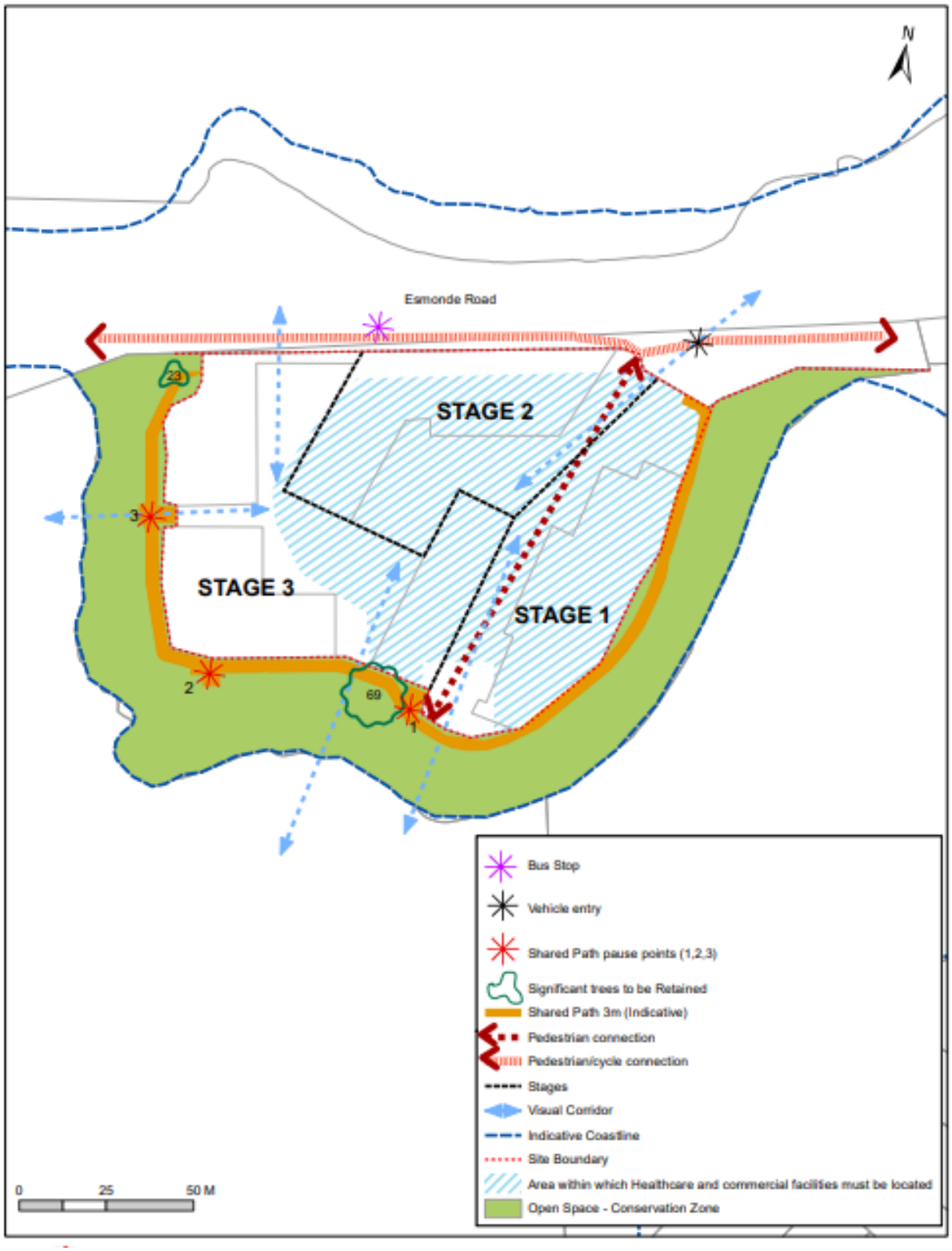
Archaeological Assessment

(8) Any resource consent application within the Open Space – Conservation Zone shall be accompanied by an archaeological assessment, including a survey. The purpose of this assessment is to evaluate the effects on archaeological values prior to any land disturbance, planting or development works, and to confirm whether the proposal will require an Authority to Modify under the Heritage New Zealand Pouhere Taonga Act 2014.

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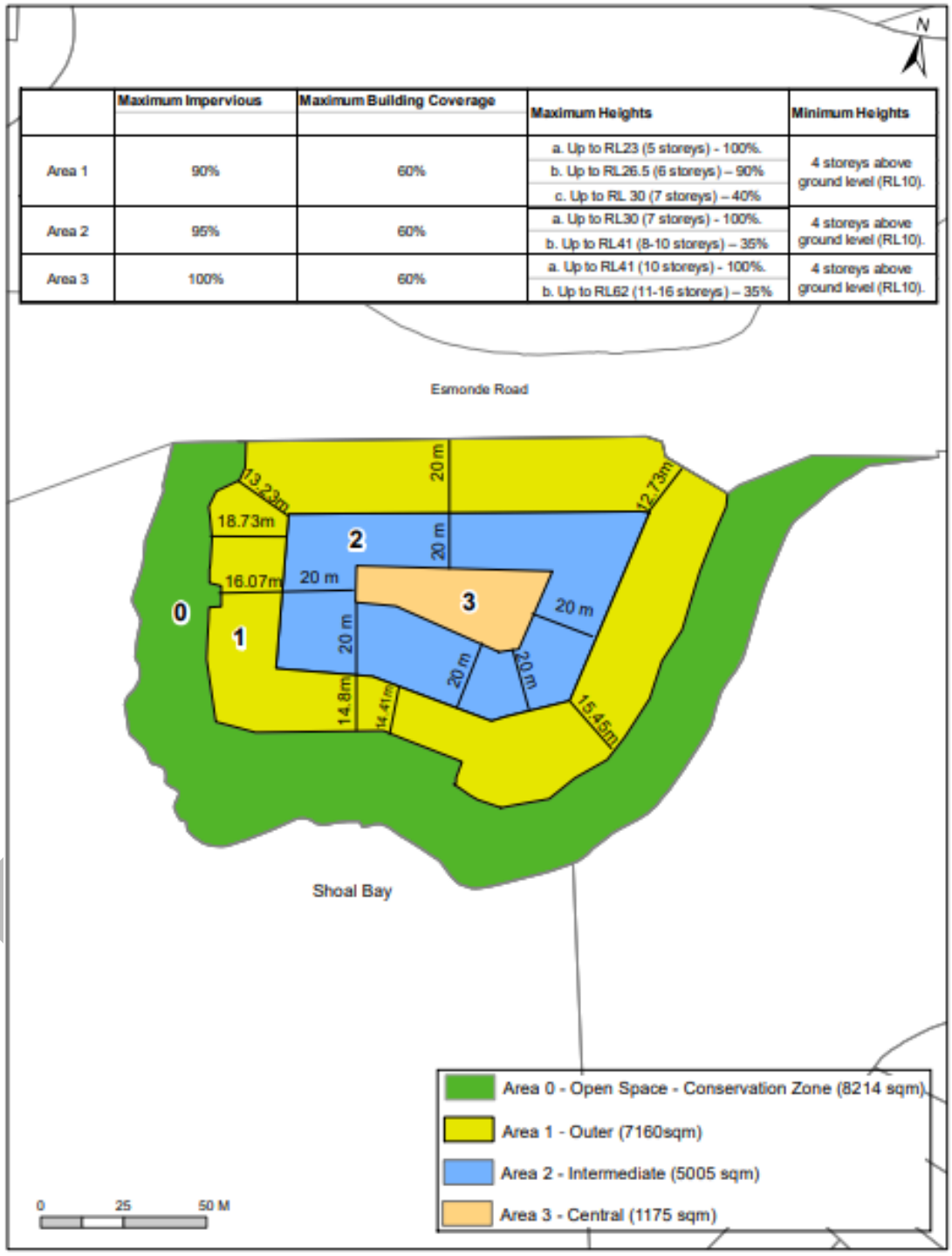
I556.10. Precinct plans

I556.10.1. Precinct Plan 1 - Site features

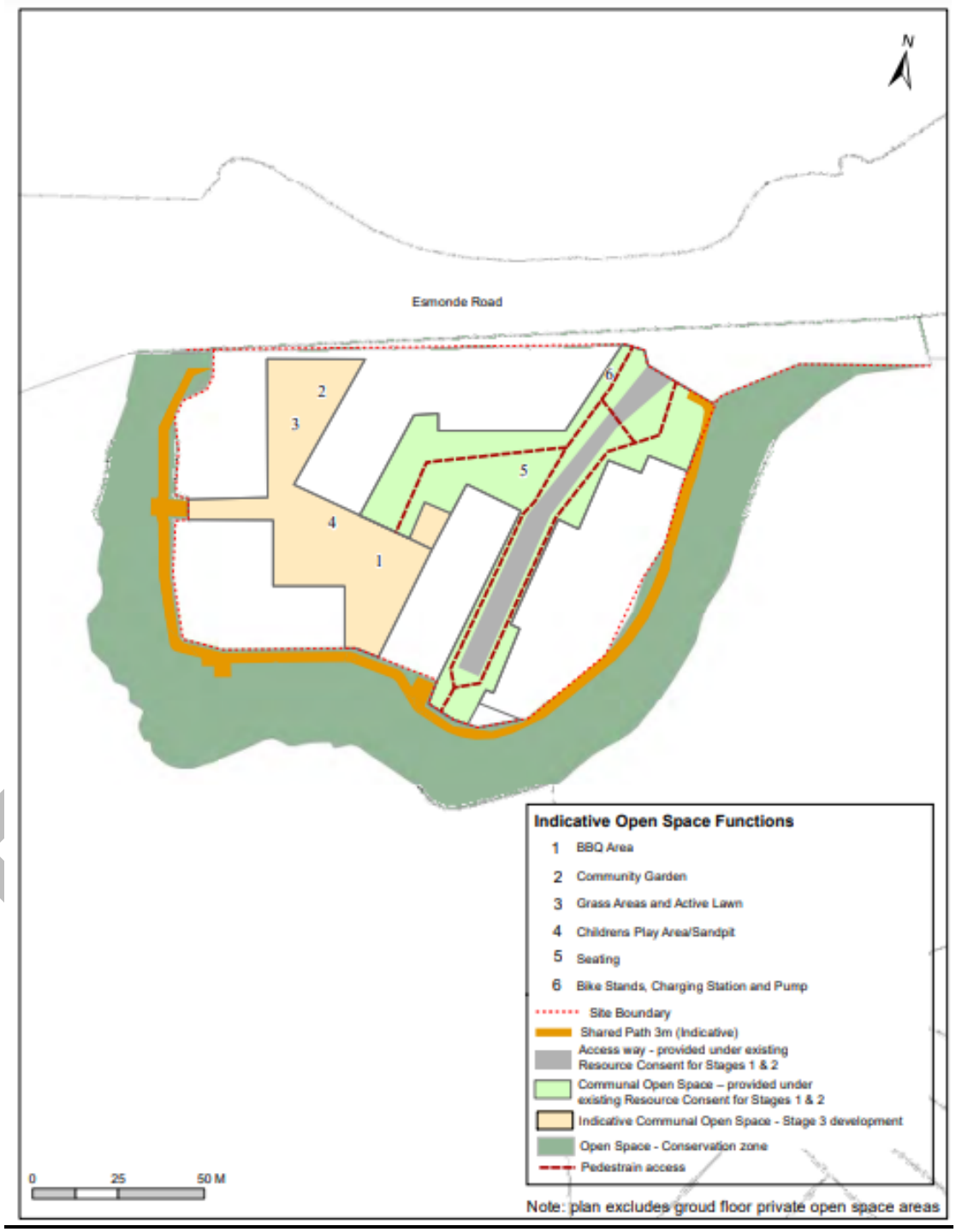


I556.10.2. Precinct Plan 2 - Building height and coverage

	Maximum Impervious	Maximum Building Coverage	Maximum Heights	Minimum Heights
Area 1	90%	60%	a. Up to RL23 (5 storeys) - 100%. b. Up to RL26.5 (6 storeys) – 90% c. Up to RL 30 (7 storeys) – 40%	4 storeys above ground level (RL10).
Area 2	95%	60%	a. Up to RL30 (7 storeys) - 100%. b. Up to RL41 (8-10 storeys) – 35%	4 storeys above ground level (RL10).
Area 3	100%	60%	a. Up to RL41 (10 storeys) - 100%. b. Up to RL62 (11-16 storeys) – 35%	4 storeys above ground level (RL10).



I556.10.3. Precinct Plan 3 - Communal Open Space Areas



I558. Beach Haven Precinct

I558.1. Precinct Description

The purpose of the Beach Haven Precinct is to enable greater density and make efficient use of highly accessible land close to the Beach Haven Local Centre and public transport. The Beach Haven Precinct incorporates the Medium Density Residential Standards contained in Schedule 3A of the Resource Management Act 1991.

The Beach Haven precinct applies to a 0.7147ha site located immediately to the north of the Beach Haven Local Centre. The zoning of the land within this precinct is Residential – Mixed Housing Urban. The outcomes anticipated in the precinct correspond to the Residential Mixed Housing Urban zone with the Medium Density Residential Standards incorporated, and the provisions apply except to the extent the density standards are less enabling to accommodate a qualifying matter.

There are known water supply and wastewater capacity constraints in the infrastructure network serving the Beach Haven Precinct. At the time a land use or subdivision consent application is made, an applicant must demonstrate that there is adequate capacity in the local and bulk network to cater for the proposed development. In practice, this means that consultation with the Council's water and wastewater network utility provider will be required for any subdivision or additional development on the land.

The precinct is subject to Designation 4311 Whenuapai Airfield Approach and Departure Path Protection which imposes restrictions in relation to permanent and temporary structure height. No permanent or temporary obstacle shall penetrate the approach and departure path obstacle limitation surfaces identified in Designation 4311 without prior approval in writing of the New Zealand Defence Force.

I558.2. Objectives

(1) A well-functioning urban environment that enables all people and communities to provide for their social, economic and cultural wellbeing, and for their health and safety, now and into the future.

(2) A relevant residential zone provides for a variety of housing types and sizes that respond to –

(a) housing needs and demand; and

(b) the neighbourhood's planned urban built character, including three-storey buildings.

(3) Objective Subdivision and development is enabled where it can be adequately serviced by the local and bulk water supply and wastewater network.

All relevant overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above with the exception of the following:

- H5.2(2) Objectives.

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I558.3. Policies

(1) Enable a variety of housing types with a mix of densities within the zone, including three-storey attached and detached dwellings, and low-rise apartments.

(2) Apply the MDRS across all relevant residential zones in the District Plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga).

(3) Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.

(4) Enable housing to be designed to meet the day-to-day needs of residents.

(5) Provide for developments not meeting permitted activity status, while encouraging high-quality developments.

(6) Require subdivision and development to be coordinated with the provision of water supply or wastewater infrastructure with adequate capacity to service the proposed development. Where mitigation or upgrades are necessary, require this to occur prior to, or at the same time as, the proposed subdivision and development.

All relevant overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above with the exception of the following:

- H5.3(1)-(5) Policies

I558.4. Activity table

All relevant overlay, Auckland-wide and zone activities apply in this precinct unless specified below at Table I558.4.1.

Table I558.4.1 specifies the activity status of activities in the I558 Beach Haven Precinct pursuant to section 9(3) and 11 of the Resource Management Act 1991.

A blank table cell with no activity status specified means that the zone, Auckland-wide and overlay provisions apply.

In addition to the zone, Auckland-wide and any overlay provisions, for two or three dwellings on a site, the conversion of a principal dwelling, four or more dwellings, new buildings or additions to buildings, and subdivision, the matters of discretion, assessment criteria and special information requirements set out in I558.8.1, I558.8.2 and I558.9 apply.

Note 1

All applications for subdivision consent are subject to section 106 of the RMA.

Note 2

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Activity table I558.4.1 does not specify any subdivision activities for the purpose of the construction or use of dwellings because only one dwelling per site is enabled as a permitted activity in this precinct.

Table I558.4.1 Activity table

Activity		Activity status
Use		
(A1)	One dwelling per site which complies with I558.6.1.1 to I558.6.1.10 inclusive	P
(A2)	Two or three dwellings on a site complying with standards I558.6.1.1 to I558.6.1.10 inclusive	RD
(A3)	The conversion of a principal dwelling into a maximum of three dwellings which complies with Standards I558.6.1.1 to I558.6.1.10 inclusive	RD
(A4)	Four or more dwellings per site	
Development		
(A5)	Accessory buildings associated with a development of dwellings each of which complies with Standards I558.6.1.1 to I558.6.1.10 inclusive	P
(A6)	Internal and external alterations to buildings for a development of dwellings all of which complies with Standards I558.6.1.1 to I558.6.1.10 inclusive	P
(A7)	Additions to an existing dwelling which complies with Standards I558.6.1.1 to I558.6.1.10 inclusive	P
(A8)	New buildings and additions to buildings	The same activity status and standards as applies to the land use activity the new building or addition to a building.
Subdivision for the purpose of the construction or use of dwellings (Note 2)		
Subdivision		
(A9)	Any subdivision	

Qualifying Matter s77I(j) of the RMA

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I558.5. Notification

(1) Any application for resource consent for the construction and use of one dwelling listed in Activity Table I558.4.1(A1) above that does not comply with one or more of the following standards listed in I558.5(1)(a)-(h) will be considered without public notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991:

(a) Standard I558.6.1.2 Building height;

(b) Standard I558.6.1.3 Height in relation to boundary;

(c) Standard I558.6.1.4 Yards;

(d) Standard I558.6.1.5 Building coverage;

(e) Standard I558.6.1.6 Landscaped area;

(f) Standard I558.6.1.7 Outlook space (per unit);

(g) Standard I558.6.1.8 Outdoor living space (per unit); and

(h) Standard I558.6.1.9 Windows to street.

(2) Any application for a resource consent which is listed in I558.5(1) above which also requires resource consent under other rules in the Plan will be subject to the normal tests for notification under the relevant sections of the RMA where the rule states that is required.

I558.6. Standards

(1) Unless specified in Standard I558.6(2) below, all relevant overlay, Auckland-wide and zone standards apply to all activities in the I558 Beach Haven Precinct.

(2) The following zone standards do not apply to activities I558.4.1(A1), (A2), (A3), (A5), (A6) and (A7) listed in Activity Table I558.4.1 above:

(a) H5.6.6 Alternative height in relation to boundary;

(b) H5.6.4 Building height;

(c) H5.6.5 Height in relation to boundary ~~(except standards in H.5.6.5(2), (3) and (4) and (7) apply in the I558 Beach Haven Precinct)~~

(d) H5.6.7 Height in relation to boundary adjoining lower intensity zones;

(e) H5.6.8 Yards;

(f) H5.6.10 Building coverage;

(g) H5.6.11 Landscaped area;

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(h) H5.6.12 Outlook space;

(i) H5.6.14 Outdoor living space;

(3) The activities listed as a permitted activity in Activity Table I558.4.1 must comply with permitted activity standards I558.6.1.1 to I558.6.1.10.

(4) The activities listed as a restricted discretionary activity in Activity Table I558.4.1 must comply with standards I558.6.1.2 to I558.6.1.10.

(5) The activity listed as a restricted discretionary activity in Activity Table H5.4.1(A4) must comply with I558.6.1.3(2) and I558.6.1.10, in addition to the standards in the Mixed Housing Urban Zone.

Qualifying Matter s77I(j) of the RMA

I558.6.1.1. Number of dwellings per site

(1) There must be no more than one dwelling per site.

I558.6.1.2. Building height

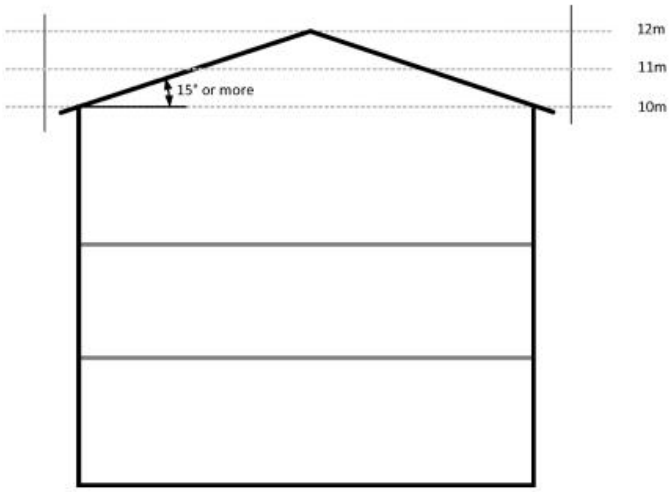
Purpose: To manage the height of buildings to:

- achieve the planned urban built character of predominantly three storeys;
- minimise visual dominance effects;
- maintain a reasonable standard of residential amenity for adjoining sites; and
- provide some flexibility to enable variety in roof forms

(1) Buildings must not exceed 11m in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15° or more, as shown in Figure I558.6.1.2.1 below.

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Figure I558.6.1.2.1 Building height



I558.6.1.3. Height in relation to boundary

Purpose: To manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access, privacy and minimise adverse visual dominance effects to immediate neighbours.

(1) Buildings must not project beyond a 60-degree recession plane measured from a point 4m vertically above ground level along side and rear boundaries as shown in Figure I558.6.1.3.1 Height in relation to boundary below. Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the height in relation to boundary applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way. This standard does not apply to-

(a) a boundary with a road;

(b) existing or proposed internal boundaries within a site; or

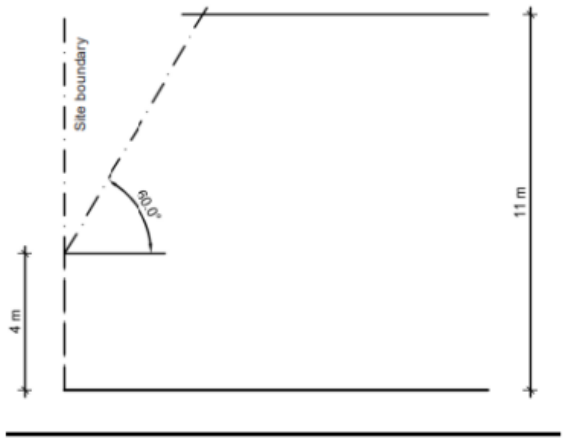
(c) site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

Qualifying Matter s77I(j) of the RMA

(2) Except that on the boundary identified on Precinct Plan 1, buildings must not project beyond a 45-degree recession plane measured from a point 3m vertically above ground level along side and rear boundaries.

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Figure I558.6.1.3.1 Height in relation to boundary



I558.6.1.4. Yards

Purpose:

- to create an urban streetscape character and provide sufficient space for landscaping within the front yard;
- to maintain a reasonable standard of residential amenity for adjoining sites; and
- to enable buildings and services on the site or adjoining sites to be adequately maintained.

(1) Buildings must be setback from the relevant boundary by the minimum depth listed below:

(a) Front yards: 1.5m.

(b) Side and rear yards: 1m

(2) This standard does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

I558.6.1.5. Building coverage

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

(1) The maximum building coverage must not exceed 50 per cent of the net site area.

I558.6.1.6. Landscaped area

Purpose:

- to provide for quality living environments consistent with the planned urban built character of buildings surrounded by open space; and
- to create a landscaped urban streetscape character.

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(1) A dwelling at ground floor level must have a landscaped area of a minimum of 20 per cent of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.

(2) The landscaped area may be located on any part of the development site, and does not need to be associated with each dwelling.

I558.6.1.7. Outlook space (per dwelling)

- to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and
- in combination with H5.6.13. Daylight Standard, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.

(1) An outlook space must be provided for each dwelling as specified in this clause.

(a) An outlook space must be provided from habitable room windows as shown in Figure I558.6.1.7.1 Outlook space.

(b) The minimum dimensions for a required outlook space are as follows and as shown in Figure I558.6.1.7.1:

(i) a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and

(ii) all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.

(c) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.

(d) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.

(e) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.

(f) Outlook spaces may be under or over a balcony.

(g) Outlook spaces required from different rooms within the same building may overlap.

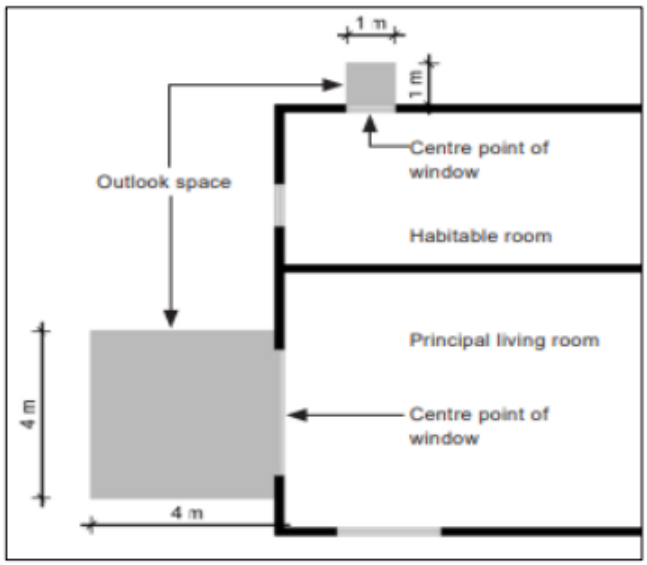
(h) Outlook spaces must—

(i) be clear and unobstructed by buildings; and

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(ii) not extend over an outlook space or outdoor living space required by another dwelling.

Figure I558.6.1.7.1 Outlook space



I558.6.1.8. Outdoor living space (per dwelling)

Purpose: To provide dwellings with outdoor living space that is of a functional size and dimension, has access to sunlight, is separated from vehicle access and manoeuvring areas, and ensure:

- private outdoor living spaces are directly accessible from the principal living room, dining room or kitchen;
- where provided communal outdoor living spaces are conveniently accessible for all occupants.

(1) A dwelling at ground floor level must have an outdoor living space that is at least 20m2 and that comprises ground floor, balcony, patio, or roof terrace space that, —

(a) where located at ground level, has no dimension less than 3 metres; and

(b) where provided in the form of a balcony, patio, or roof terrace, is at least 8m^2 and has a minimum dimension of 1.8 metres; and

(c) is accessible from the dwelling; and

(d) may be—

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(i) grouped cumulatively by area in 1 communally accessible location; or

(ii) located directly adjacent to the dwelling; and

(e) is free of buildings, parking spaces, and servicing and manoeuvring areas.

(2) A dwelling located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that—

(a) is at least 8m^2 and has a minimum dimension of 1.8 metres; and

(b) is accessible from the dwelling; and

(c) may be—

(iii) grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or

(iv) located directly adjacent to the dwelling.

I558.6.1.9. Windows facing the street

Purpose: To provide for passive surveillance while maintaining privacy for residents and users.

(1) Any dwelling facing the street must have a minimum of 20 per cent of the street-facing façade in glazing. This can be in the form of windows or doors.

I558.6.1.10. Pedestrian Access to Beach Haven Road

Purpose: To ensure safe pedestrian access to the Precinct via Beach Haven Road.

(1) Vehicle access must not be provided in the location shown on Precinct Plan 1.

I558.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I558.8. Assessment – restricted discretionary activities

I558.8.1. Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary resource consent application:

(1) For buildings that do not comply with one or more of Standards I558.6.1.1 to I558.6.1.10:

(a) any precinct and zone policies relevant to the standard;

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(b) the purpose of the standard;

(c) the effects of the infringement of the standard;

(d) the effects on the urban built character of the precinct;

(e) the effects on the amenity of neighbouring sites;

(f) the effects of any special or unusual characteristic of the site which is relevant to the standard;

(g) the characteristics of the development;

(h) any other matters specifically listed for the standard; and

(i) where more than one standard will be infringed, the effects of all infringements.

(2) Any subdivision in the Beach Haven Precinct:

(a) the effects of infrastructure capacity, including whether there is adequate provision and capacity in the local and bulk wastewater and water supply networks to service the subdivision;

(b) whether appropriate management of stormwater runoff has been provided on the site;

(c) whether stormwater discharge effects (including cumulative effects from within the precinct) are managed so that flooding risks to downstream properties are not increased in events up to the 1 per cent annual exceedance probability (AEP);

(d) refer to Policy I558.3(6); and

(e) refer to E38.12.1(7) Matters of discretion.

(3) Two or three dwellings on a site, the conversion of a principal dwelling, four or more dwellings per site, new buildings and additions to buildings:

(a) effects of local and bulk infrastructure capacity, including whether there is adequate provision and capacity in the local and bulk wastewater and water supply networks to service the development;

(b) whether appropriate management of stormwater runoff has been provided on the site;

(c) whether stormwater discharge effects (including cumulative effects from within the precinct) are managed so that flooding risks to downstream properties are not increased in events up to the 1 per cent annual exceedance probability (AEP); and

(d) refer to Policy I558.3(6).

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I558.8.2. Assessment criteria

The Council will consider the assessment criteria below for restricted discretionary activities to the extent relevant to the proposal:

(1) For buildings that do not comply with one or more of Standards I558.6.1.1 to I558.6.1.10:

(a) for all infringements to standards:

(i) refer to Policy I558.3(5)

(b) for building height:

(i) refer to Policy I558.3(1)

(ii) refer to Policy I558.3(2)

Visual dominance

(iii) the extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects of any additional height, taking into account:

- the planned urban built character of the precinct;
- the location, orientation and design of development; and
- the effect of the proposed height on the surrounding and neighbouring development.

Character and Visual Amenity

(iv) the extent to which the form and design of the building and any additional height responds to the planned form and existing character of the surrounding area, including natural landforms and features; and

(v) how buildings as viewed from the street or public places are designed to appear against the skyline, taking into account:

(c) for height in relation to boundary:

(i) refer to Policy I558.3(1)

Sunlight access

(ii) within the context of the planned urban built character anticipated for the Precinct, whether the height and bulk of the development achieves a reasonable level of sunlight access and minimises visual dominance effects to immediate neighbours. This will include considering the specific context of the development and the outlook and orientation of neighbours' principal living room and outdoor living space.

(iii) consideration will be given to the range of design techniques proposed to mitigate potential effects on sunlight access and visual dominance, including building location and separation, the use of

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setbacks and upper floors, and the use of landscaping and recessive building elements.

Visual dominance

(iv) the extent to which buildings, as viewed from the side or rear boundaries of adjoining residential sites or developments, are designed to reduce visual dominance effects, taking into account:

- the planned urban built character of the zone;
- the location, orientation and design of development;
- the physical characteristics of the site and the neighbouring site;
- the design of side and rear walls, including appearance and dominance; and
- providing adequate visual and/or physical break up of long continuous building forms.

Overlooking and privacy

(v) the extent to which direct overlooking of a neighbour's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows or balconies or terraces, setbacks, or screening.

(d) for yards:

(i) refer to Policy I558.3(1)

(ii) refer to Policy I558.3(3)

(e) for building coverage:

(i) refer to Policy I558.3(1)

(ii) refer to Policy I558.3(3)

(iii) whether the non-compliance is appropriate to the context, taking into account:

- whether the balance of private open space and buildings is consistent with the existing and planned urban character anticipated for this Precinct;
- the degree to which the balance of private open space and buildings reduces onsite amenity for residents, including the useability of outdoor living areas and functionality of landscape areas;
- the proportion of building scale in relation to the proportion of the site.

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(f) for landscaped area:

(i) refer to Policy I558.3(1)

(ii) refer to Policy I558.3(3)

(iii) refer to Policy H5.3(10) and

(iv) the extent to which existing trees are retained.

(g) for outlook space:

(i) refer to Policy I558.3(1)

(ii) refer to Policy I558.3(3)

(iii) refer to Policy I558.3(4); and

(iv) the extent to which overlooking of a neighbour's habitable room windows and private and/or communal outdoor living space can be minimised through the location and design of habitable room windows, balconies or terraces and the appropriate use of building and glazing setbacks and/or screening which is integrated part of the overall building design.

(h) for outdoor living space:

(i) refer to Policy I558.3(1);

(ii) refer to Policy I558.3(4); and

(iii) the extent to which dwellings provide private open space and communal open space that is useable, accessible from each dwelling and attractive for occupants.

(i) for windows facing the street:

(i) refer to Policy I558.3(3); and

(ii) the extent to which the proposal provides for passive surveillance while maintaining privacy for residents and users.

(j) for pedestrian access to Beach Haven Road:

(i) refer to Policy I558.3(3); and

(ii) the extent to which safe pedestrian access is provided to the Precinct via Beach Haven Road.

(2) Any subdivision within the Beach Haven Precinct:

(a) the effects on infrastructure capacity, including whether there is adequate provision and capacity in the local and bulk wastewater and water supply networks to service the subdivision, including any mitigation proposed;

(b) whether appropriate management of stormwater runoff has been provided on the site;

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(c) whether stormwater discharge effects (including cumulative effects from within the precinct) are managed so that flooding risks to downstream properties are not increased in events up to the 1 per cent annual exceedance probability (AEP);

(d) the effect on the functions of floodplains and provision for any required overland flow paths:

(i) refer to Policy E38.3(2).

(e) the effect of the design and layout of the sites to achieve the purpose of the Precinct and to provide safe and legible and convenient access to a legal road.

(f) whether safe and convenient pedestrian access is provided to the Beach Haven Local Centre taking into the location of existing transport infrastructure, including bus stops and on-street parking on Beach Haven Road.

(3) Two or three dwellings on a site, the conversion of a principal dwelling, four or more dwellings, new buildings or additions to buildings:

(a) the effects on infrastructure capacity, including whether there is adequate provision and capacity in the local and bulk wastewater and water supply networks to service the development, including any mitigation proposed;

(b) whether appropriate management of stormwater runoff has been provided on the site;

(c) whether stormwater discharge effects (including cumulative effects from within the Precinct) are managed so flooding risks to downstream properties are not increased in events up to the 1 per cent annual exceedance probability (AEP).

(d) whether safe and convenient pedestrian access is provided to the Beach Haven Local Centre taking into account the location of existing transport infrastructure, including bus stops and on-street parking on Beach Haven Road.

(e) refer to Policy I558.3(1).

I558.9. Special information requirements

(1) requirement For two or three dwellings on a site, the conversion of a principal dwelling, four or more dwellings on a site, any subdivision, or any new buildings or additions to existing buildings where connections to water supply and wastewater infrastructure are proposed, the resource consent application must provide:

(a) a water supply and wastewater infrastructure capacity assessment, which includes information on how the development and/or subdivision will be

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serviced and whether there is capacity within the local and bulk water supply and wastewater networks, including any mitigation if needed.

(b) a flood risk assessment to determine the effects on properties downstream of the precinct, including cumulative effects of development within the precinct. This assessment must consider:

(i) Building footprints and any obstructions to overland flow path and any private infrastructure (such as culverts and retaining walls). This may include recent publicly available information (i.e. visual inspection from within the precinct or public places, GIS information and other public records);

(ii) The volume and rate of the discharge from the development compared to pre-development levels, and any associated change in flood hazards; and

(iii) Information on how the subdivision and/or development will mitigate flood effects. This may include demonstrating that there is no increase in peak discharge above pre-development level (based on existing terrain and catchment area) for up to a 1% AEP flood event, with allowance for climate change adjustments to rainfall.

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I558.10. Precinct plans

I558.10.1 Precinct plan 1 – Development Standards



I450 Clarks Beach

I450.1 Precinct Description

The purpose of the Clarks Beach precinct is to provide for the integrated development of the Clarks Beach Special Housing Area zoned Future Urban in the Proposed Auckland Unitary Plan. The precinct constitutes approximately half of the area identified for future urban development. The Clarks Beach precinct (and Special Housing Area) comprises approximately 50.7830 ha. The entire area zoned Future Urban at Clarks Beach has been included within a structure plan analysis as background to the Clarks Beach precinct.

The Clarks Beach precinct is bordered to the south and west by Clarks Beach road, to the north by the Manukau Harbour where there is no esplanade reserve and to the east by a 600m long access strip attached to the title where Camp Morley is located. Camp Morley is a church-based holiday camp with frontage to Manukau Harbour.

The area consists of largely flat to undulating land which contains three natural stream systems. The history of the site as a pastoral farming enterprise for over 100 years has led to minor modification of the landforms and natural systems.

The intended outcome is to provide for a consistent residential environment for approximately 650 households across the Clarks Beach precinct area, based on a structure planned road network with supportive stormwater management and public open space provisions. The intended development outcome as depicted on the Clarks Beach precinct plan provides an opportunity for a variety of household typologies within the Mixed Housing Suburban zone and assisted by the two overlays – Areas and B. Within Area A where road network connections and amenity proximity provide advantage, it is expected that a higher residential density form will emerge in line with the Mixed Housing Urban zone development rules. Within Area B the larger minimum lot size of 600m^2 will provide for a spacious transition to the adjoining Rural Coastal and Mixed Rural zones to the east and south of the Clarks Beach precinct.

The precinct incorporates three important features. First, the realignment of the primary road access to the Clarks Beach settlement through the subject site as depicted on Clarks Beach precinct plan. Secondly, the provision of an open space network following the corridor of the natural water course system which connects both to Manukau Harbour and the Waiuku River Inlet. This stormwater management network provides an opportunity for pedestrian and cyclist connection from the southern part of the precinct to the coastal edge. A high level of open space amenity is envisaged for this area. Thirdly, the development of a broad esplanade reserve fronting Manukau Harbour which will be approximately 400 metres long. This beachfront amenity offers public coastal access with a broad hinterland of useable land for coastal recreation. It is envisaged that this area will be a popular coastal reserve, particularly during the summertime for the South Auckland population.

In support of the central development layout of the precinct an overlay has provided where the Mixed Housing Urban zone rules apply. The overlay provides for the building envelope available under the Mixed Housing Urban development rules but the underlying zone remains Mixed Housing Suburban apart from a small area of Single House Zone that is already developed. This is identified as Area A.

The objectives and policies of the underlying Mixed Housing Suburban zone are amended within the Precinct to support a specific intended settlement pattern and urban design outcome at the eastern and southern edges of the precinct. This is identified as Area B.

The location and extent of the precinct and the controls within it are shown on the Clarks Beach precinct plan 1.

I450.2 Objectives

The general residential objectives and the objectives in the underlying Mixed Housing Suburban zone, Mixed Housing Urban zone, Single House zone, the Neighbourhood Centre zone and the Recreation zone apply in the precinct in addition to those specified below:

1. Provide a high amenity, accessible coastal environment with supporting facilities, while minimising any adverse effects of activities in this vicinity.

2. Create a high quality open space network and esplanade reserve that contributes to the amenity of the land, recreational opportunities, incorporates a stormwater function and facilitates pedestrian and cyclist access throughout the precinct.

3. A range of housing types are achieved within the precinct, through providing a greater density in Area A, and lower density in Area B.

4. Provide a safe, efficient and effective-street network that allows movement within the precinct, easy access from the main road corridor to the coastal open space, and connectivity with the existing urban area of Clarks Beach village.

5. Subdivision and development manages stormwater runoff to respect natural processes, minimise flood risk and implement water sensitive design.

Affordable Housing

6. To promote increased housing supply, variety and choice by creating well-designed residential developments comprising a range of housing densities, typologies, and price options (including the provision of affordable housing).

7. To ensure that affordable housing provided in any residential development is distributed throughout the location in which resource consent is sought.

8. To promote availability of affordable housing to first home buyers and/or Community Housing Providers.

I450.3 Policies

The general residential policies and the policies in the underlying Mixed Housing Suburban zone, Mixed Housing Urban zone, Single House zone, Neighbourhood Centre zone and Recreation zone apply in the precinct in addition to those specified below:

1. Maintain and enhance the open and spacious coastal character of the Clarks Beach settlement, through providing overall lower residential densities, a high amenity open space network and coastal reserve.

2. Provide for a mix of housing typologies and densities which respond to the local context through Area A and Area B, taking in account the proximity to areas of existing development, open space, the coast, the Spine road and the rural boundary of the precinct.

3. Provide a high quality public open space network that results in multiple functions and opportunities including stormwater detention, passive surveillance, a range of active and passive recreation opportunities.

4. Enable appropriately scaled retail activities in one or more neighbourhood centres to serve the needs of local residents while minimising adverse effects on the vitality and vibrancy of other existing or planned centres.
5. Maintain or enhance the biodiversity of ecological resources and linkages and restore degraded ecosystems while reducing stream bank erosion through riparian planting along retained watercourses.

6. Design and construct areas for stormwater treatment and detention that also provide reserve and visual amenity opportunities.

7. Maintain the existing catchment hydrology through management of stormwater on-site and employing water sensitive design principles prior to the discharge of stormwater to existing gullies and watercourses

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8. Integrate the stormwater management network within the precinct with the surrounding development and provide for other values such as movement, amenity, open space and ecological values.

9. Require subdivision and development to achieve SMAF 1 mitigation requirements for stormwater runoff from impervious areas that discharge to a stream environment.

10. Ensure careful design of the beach front road and central spine road, and the provision of traffic calming measures in recognition of the Precinct's coastal environment.

Affordable Housing

11. New residential developments containing 15 or more dwellings, or involving the creation of 15 or more vacant sites, require either:

    a. 10 percent of new dwellings to be relative affordable, with the purchase price to be set relative to the median house price in the Auckland region and sold to first home buyers and owned for at least three years; or

    b. 5 percent to be retained affordable, with the purchase price to be set relative to the median household income in Auckland region and sold to Community Housing providers or Housing New Zealand and owned for long term retention.

12. New residential developments containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.

13. New retirement village developments containing 15 or more dwellings provide for affordable housing.

I450.4 Activity Table

The activity tables appropriate to the zones (or the equivalent of these zones as they relate to Area A and Area B in the Clarks Beach precinct plan) listed below must apply. The activities, controls and assessment criteria in the underlying Mixed Housing Suburban, Mixed Housing Urban, Single House and Neighbourhood Centre zones, as well as the Auckland-wide provisions, apply in this precinct unless otherwise specified below. Refer to the Precinct Planning Map for the location and extent of the underlying zones and identified Area A and Area B.

I450.5 Notification

The notification provisions for the underlying zones (or the equivalent of these zones as they relate to Area A and Area B in the Clarks Beach precinct plan) used within the precinct must apply.

I450.6 Land Use Standards

The land use controls for the underlying zones (or the equivalent of these zones as they relate to Area A and Area B in the Clarks Beach precinct plan) must apply in the Clarks Beach precinct.

I450.6.1 Density

1. A maximum of one dwelling per site shall be provided in Area 'B' as depicted on the precinct plan, otherwise the density control of the underlying zone applies.

I450.6.2 Affordable Housing

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Purpose: To ensure that the precinct contains affordable housing to help address Auckland's housing affordability needs.

1. New residential developments containing 15 or more dwellings/vacant sites must provide for affordable dwellings/ vacant sites that are either relative affordable or retained affordable that will meet the requirements of clauses 2-8 below.

2. All resource consent applications requiring the provision of affordable dwellings/vacant sites must be accompanied by details of the location, number and percentage of relative and/or retained affordable dwellings/vacant sites.

3. Affordable dwellings/vacant sites must be spread throughout the development, with no more than six in any one cluster.

4. For staged developments, a proportionate number of affordable dwellings and/or vacant sites must be provided at each respective stage on a pro rata basis and spread throughout the development in accordance with clause 3 above.

5. For apartments, no more than one-third of the total number of identified affordable dwellings must be located on a single building level/storey, unless the development is two levels, in which case no more than half of the identified affordable dwellings must be located on a single building level.

6. If the calculation of the percentage of dwellings (and/or vacant sites) that must be affordable dwellings (and/or vacant sites) results in a fractional dwelling (or vacant site) of one-half or more, that fraction is counted as 1 dwelling (or vacant site), and any lesser fraction may be disregarded.

7. For avoidance of doubt, the land use rules do not apply to resource consent applications processed under the Housing Accords and Special Housing Areas Act 2013 (HASHAA) as the provisions specified within the relevant Order in Council amendment to that Act apply. The above provisions apply to consents that are not processed under HASHAA.

8. Affordable housing that does not comply with clauses 2.3 above is a discretionary activity.

I450.6.3 Relative Affordability

Number of Relative Affordable Dwellings or Sites

Purpose: To ensure that the precinct contains price relative affordable housing available to first home buyers to help address Auckland's housing affordability needs.

1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 10 percent of the total number of dwellings/vacant sites must be relative affordable and meet the following criteria:

    a. the price at which a dwelling may be sold does not exceed 75 percent of the Auckland region median house price (calculated as an average of 3 calendar months previous to the date the application for 224c is lodged with council) that is published by the Real Estate Institute of New Zealand.

    b. if the application is for a subdivision consent, the applicant must identify the sites of the subdivision allocated for the building of relative affordable dwellings and must specify the mechanism (consent notice for example) for ensuring that the combined value of the building and the land upon completion will meet that criterion or is a building associated with such a dwelling.

c. dwellings must be sold to first home buyers who intend to reside in the dwelling and retain ownership for three years from the date of first transfer. Any dwellings built on vacant sites identified for affordable housing must be sold to first home buyers who intend to reside in the dwelling and retain ownership for 3 years from the date of transfer.

I450.6.3.1 Eligibility for Relative Affordable Housing

Purpose: To ensure relative affordable housing is purchased by appropriate persons

1. Prior to the first transfer of affordable dwellings (including new dwellings that have never been occupied and are built on vacant sites that are identified for affordable dwellings), the consent holder must provide to Council a statutory declaration that confirms the sale complies with the following eligibility requirements:

    a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date of signing the unconditional sale and purchase agreement.

    b. the consent holder has sold the dwelling (and any associated parking that is required by resource consent and storage) at a price which is not more than that defined by the 75 percent median price in accordance with rule I450.6.3.1.a above.

    c. the purchaser intends to own and occupy the affordable dwelling exclusively as their residence for no less than three years from the date of purchase.

    d. the purchaser is a first home buyer and has never owned any other real property.

    e. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

2. Prior to the transfer of a vacant site identified for affordable dwellings, the purchaser must be made aware of the mechanism, e.g. a consent notice required to ensure any building built on the site is a dwelling that will meet the relative affordable criteria in I450.6.3.1 above or is a building associated with such a dwelling.

3. Prior to the transfer of a vacant site identified for an affordable dwelling to a purchaser that intends to develop, own and occupy the affordable dwelling themselves, the consent holder must provide to council a statutory declaration executed by the intended purchaser that confirms the sale complies with the following eligibility requirements:

    a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date of signing the unconditional sale and purchase agreement.

    b. any development of the site must be such that the combined value of the dwelling and the land upon completion, as confirmed by a valuation carried out by a registered valuer, must be no more than that defined by the 75 percent median price in accordance with rule 2.4.1(a) above.

    c. the purchaser intends to own and occupy the affordable dwelling exclusively as their residence for no less than three years from the date of purchase.

    d. the purchaser is a first home buyer and has never owned any other real property.

    e. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

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4. A consent notice must be placed on the computer freehold register for the respective affordable dwellings/vacant sites requiring the above eligibility criteria be met for 3 years from the date of the transfer to the eligible purchaser.

5. Relative affordable housing that does not comply with rules I450.6.2 and I450.6.3 above is a discretionary activity.

I450.6.4 Retained Affordability

Eligibility for Retained Affordable Housing

Purpose: To ensure that the precinct contains income related retained affordable housing to help address Auckland's housing affordability needs and to ensure retained housing is appropriately managed by Community Housing Providers to achieve ongoing provision and availability where required.

Purchasers in respect of retained affordable housing must be a registered community housing provider or Housing New Zealand Corporation. This rule does not apply to Retirement villages.

I450.6.4.1 Number of Retained Affordable Dwellings or Sites

1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 5 percent of the total number of dwellings, or vacant sites, in any development must be retained affordable and meet the following criteria:

    a. the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) would not exceed 30 percent of the household's gross monthly income, based on the assumptions that:

        i. the dwelling is purchased with a 10 percent deposit; and

        ii. the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average two-year fixed rate. This interest rate used is that published most recently by the Reserve Bank of New Zealand, in relation to the date application for resource consent is made.

2. As part of the resource consent application evidence must be provided to demonstrate a community housing provider will purchase the dwellings/sites. Prior to the transfer of the retained affordable dwellings/sites a council approved statutory declaration must be returned by the consent holder to demonstrate the dwellings/sites are sold at the price point outlined in clause 1 above.

3. Retained Affordable housing that does not comply with clauses I450.6.4.1.1 and I450.6.4.1.2 above is a discretionary activity.

I450.7 Development Standards

The development controls of the underlying zones (or the equivalent of these zones as they relate to Area A and Area B in the Clarks Beach precinct plan) must apply in the Clarks Beach precinct unless otherwise specified below:

I450.7.1 General

1. Area A – within Area A the development standards applicable to the Mixed Housing Urban zone apply.

2. Area B – within Area B the development standards applicable to the Single House zone apply.

I450.7.2 Fences

1. Fences located on the front boundary of any site within the precinct must be no more than 1.2m in height.

2. Any fence within a side yard or rear yard where the boundary is common with an open space zone, or the land is used as public open space, must be no more than 1.2m in height.

I450.7.3 Viewshaft Control

Purpose: To retain a public view through to the esplanade reserve.

1. No activity or development shall penetrate a sloping height plane defined horizontally by the viewshaft illustrated on the Clarks Beach precinct plan and vertically by the viewpoint elevation RL18.7m (Reduced Level in terms of NZVD2016) at the southern end and viewshaft north elevation RL12.2m (Reduced Level in terms of NZVD2016) at the northern end.

I450.7.4 Garages

Purpose: reduce the dominance of garages as viewed from the street and avoid parked cars over-hanging the footpath.

1. A garage door facing the street must not be greater than 50 percent of the width of the front facade of the dwelling to which the garage relates.

2. A garage door facing the street must be set back at least 5 metres from the site frontage and shall not project forward of the front facade of the dwelling.

I450.7.5 Riparian Margins and wetland planting (applies to all zones)

1. In respect of permanent and intermittent streams identified in the precinct plan, riparian margins must:

    a. be established 10m either side of the banks of permanent/intermittent streams; as measured from the top of the bank.

    b. be planted from the edge of the bed of the stream with native vegetation at a density of 10,000 plants per hectare, using eco-sourced native vegetation consistent with local biodiversity.

    c. pedestrian/cycle paths must be located adjacent to, and not within the 10 metre planted strip.

2. Where existing wetlands are to be retained and do not contain existing native planting, they must:

    a. be planted with native vegetation at a density of 10,000 plants per hectare, using eco-sourced native vegetation consistent with local biodiversity.

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3. The riparian margins and the wetlands to which this rule applies must be offered to council for vesting.

4. This control shall apply at the time of subdivision which includes land affected by this rule and does not apply to any balance lot set aside for future development.

5. The planting required in sub-clause 1(b) and 2 above may be considered by council for a credit against any assessment for development contributions or levies relevant to the development.

I450.7.6 Esplanade Pine Trees

Purpose: Removal of the existing pine trees on the coast and replacement with native plants.

1. The staged removal of Pine trees within the esplanade reserve must include:

   a. a tree removal and replanting plan to minimise disruption to biodiversity.

   b. replacement native re-planting of a 20m width at a density of 10,000 plants per hectare

2. This control shall apply at the time of subdivision which includes land affected by this rule and does not apply to any balance lot set aside for future development.

3. The planting required in sub-clause 1(b) above may be considered by council for a credit against any assessment for development contributions or levies relevant to the development.

I450.7.7 On-site stormwater management – new impervious areas discharging to the CMA via natural stream

1. Development of new impervious areas greater than 50m^2 (excluding roads) that discharges to a stream environment upstream of RL1.7m (Reduced Level in terms of NZVD2016) must be designed to achieve the following:

   a. stormwater runoff from the total site impervious area must be directed to an on-site device(s) designed and sized to accommodate stormwater runoff from the site and achieve retention (volume reduction) of 5mm runoff plus detention (temporary storage) of 16.3mm of runoff with a draw down period of 24hrs, except as provided in (b) below.

   b. Where:

      i. a suitably qualified person has confirmed that soil infiltration rates are less than 2mm/hr or there is no area on the site of sufficient size to accommodate all required infiltration that is free of geotechnical limitations (including slope, setback from infrastructure, building structures or boundaries and water table depth); and

      ii. rainwater reuse is not available because:

         - The quality of the stormwater runoff is not suitable for on-site reuse (i.e. for non-potable water supply, garden/crop irrigation or toilet flushing); or

         - There are no activities occurring on the site that can reuse the full 5mm retention volume of water.

      iii. the retention volume can be taken up by detention where the combined total to be provided complies with Table 1, with a drain down period of 24 hours.

   c. stormwater runoff may be directed to one or more on-site device to achieve the volume requirements in Table 1 where:

      i. the retention volume must be achieved; and

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ii. where the total volume requirement is met then a greater retention volume and a corresponding decrease in detention volume can be provided.

Table 1 Retention and detention volume requirements			
m^2	Retention (m^3)	Detention (m^3)	Combined total to be provided (m^3)
1	0.005	0.0163	0.0213

d. if raintanks are proposed to achieve retention requirements for (a), the rainwater tank must be dual plumbed to non-potable uses such as toilets, laundrys and hose taps in the dwelling.

e. any stormwater management device or system must be built in accordance with design specifications by a suitably qualified service provider and must be fully operational prior to use of the impervious area.

f. 'as built' plans for any stormwater management device or system must be provided to Council within three months of practical completion of the works.

g. any stormwater management device or system must be operated and maintained in accordance with best practice for the device or system.

I450.7.8 On-site stormwater management (discharging to the CMA directly)

1. Retention and detention is not required for impervious areas that discharge to the CMA.

2. Adopt a 10mm Water Quality Volume requirement for all roads and JOAL impervious surfaces in catchment 1.

I450.7.9 Rear Yards

1. A minimum 3m rear yard applies to residential sections which share a common boundary with 43, 45, 47 and 49 Sergeants way and 31 Crispe road.

I450.8 Subdivision Standards

The subdivision controls in the Auckland-wide rules (Chapter E38) applies in this precinct unless otherwise specified below:

I450.8.1 Activity Table

The Activity Table – Table–E38.4.2 Activity Table – Subdivision in Residential zones applies to the Clarks Beach precinct plan, except as specified in the Table 1 below.

Table 1: Subdivision Activity Status

Subdivision Activity	**Activity Status**
Subdivision in accordance with the Clarks Beach precinct plan	RD
Subdivision not in accordance with the Clarks Beach precinct plan	NC

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Subdivision of a vacant site in accordance with Table E38.8.2.3.1 and 5.1.2 below	RD
Any subdivision (or any development of land which precedes a subdivision)	RD
Development of any site with frontage to the Spine road shown on precinct plan	RD

I450.8.2 Subdivision Development Standards

The subdivision development controls in E38 Subdivision - Urban apply in this precinct unless otherwise specified below.

1. Minimum net site area

a. area B – Minimum net site area: 600m^2

2. Roads

a. all roads must be located in general accordance with the Clarks Beach precinct plan.

b. no vehicle access to a site must cross a proposed or existing 3m or greater shared path for pedestrians and cyclists.

c. all roads within the precinct shall be constructed to the standards contained in Table 2: Road Construction Standard – Clarks Beach precinct. Cross-section diagrams set out below for each road type shall be used. Where a road is not described or provided for in Table 2, the relevant Auckland wide rules shall apply.

d. subdivision that makes provision for any portion of 'Beach Front road' (Road Type D) or equivalent must also make provision for the Crispe road extension, unless the extension is otherwise provided for through a previous subdivision consent.

e. sites gaining vehicular access onto Road 1 – Type A Road must provide for on-site manoeuvring when located within 100m of the neighbourhood centre, or to the east of the new spine road southern connection with Clark's Beach road.

Table 2: Road Construction Standard – Clarks Beach Precinct

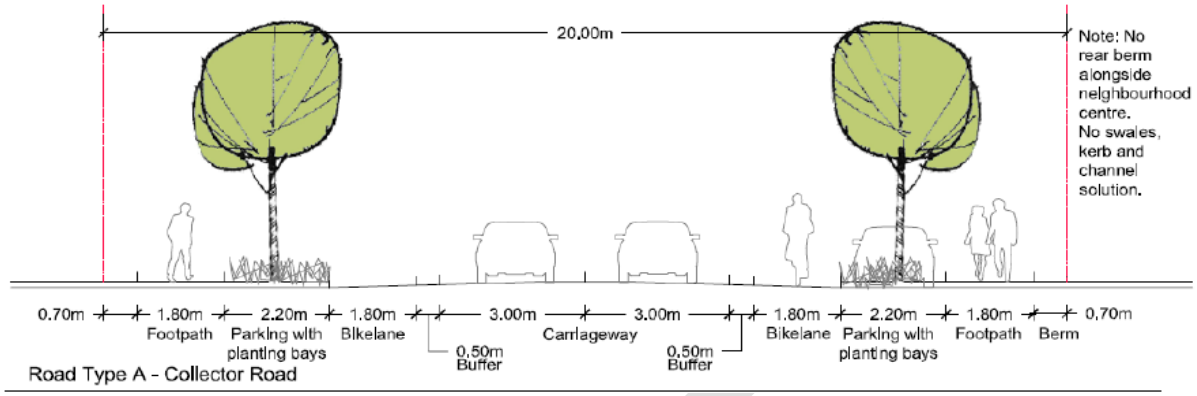
Type	Road	Road Width	Carriageway	Footpath Width	Bike lane	Figure
A	Collector	20m	6m	1.8m	2x 1.8m	1
B	Collector road Neighbourhood Centre	20.5m	6m	3+ 1.8m	2x 1.8m	2
C	Clarks Beach Road (existing) precinct responsibility	20.12m	3.5m	1.8m	N/A	3

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D	Beachfront road	22.6m	6m + 5m parking	1.8m	4m Combination foot/cycle	4
E	Park Edge road	14.9m	5.6m	1.8m	3m	5
F	Local road	19.0m	5.6m	1.8m	N/A	6

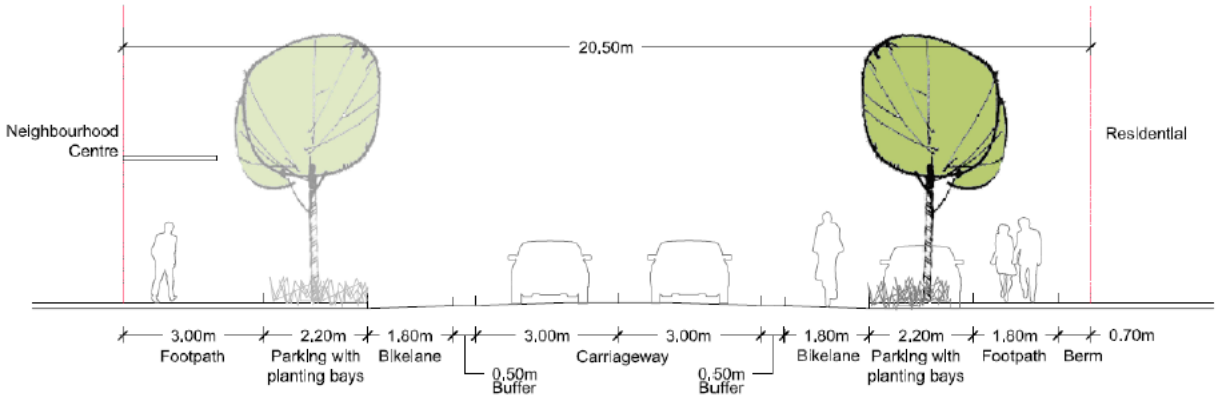
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Figure 1



Road Type A - Collector Road

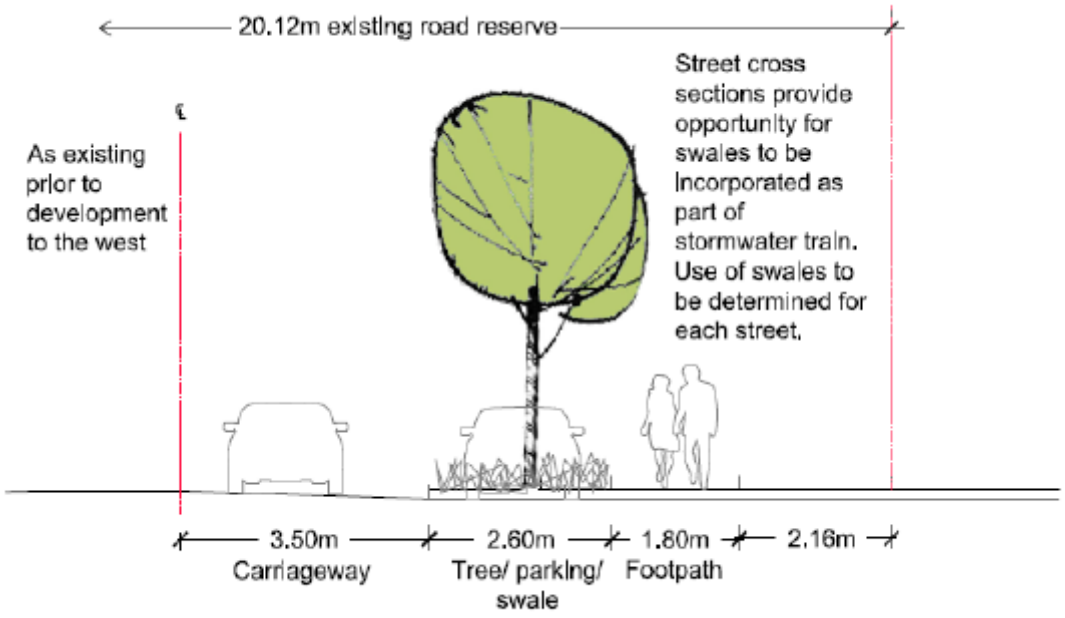
Figure 2



Road Type B - Collector Road at Neighbourhood Centre

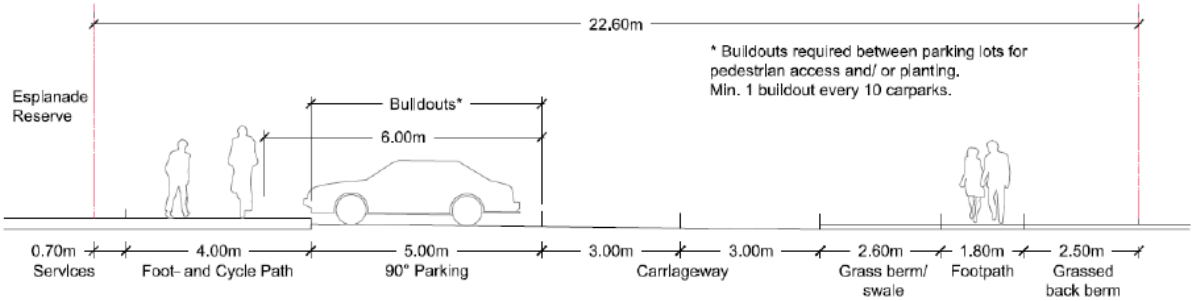
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Figure 3



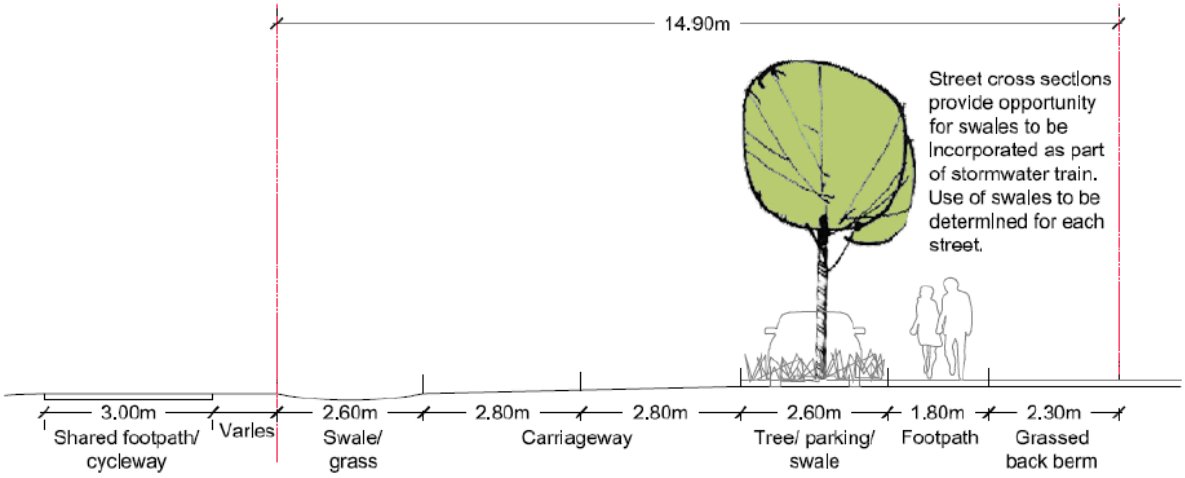
Road Type C - Clarks Beach Road

Figure 4



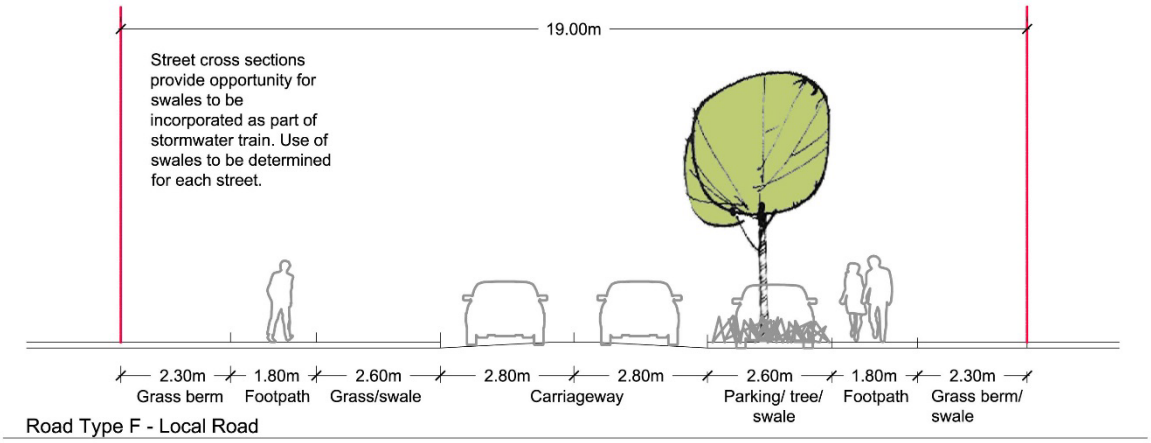
Road Type D - Beach Front Road

Figure 5



Road Type E – Park Edge Road

Figure 6



Road Type F - Local Road

I450.8.3 Stormwater management in roads

1. **Roads discharging to the CMA via natural streams**

    a. stormwater runoff from impervious surfaces within roads (and future roads) must be directed to a stormwater device(s) designed and sized to achieve the following stormwater hydrology mitigation requirements:

        i. retention (volume reduction) of 5mm runoff must be provided "at source" within road reserves; and

        ii. detention (volume reduction) of 16.3mm of runoff with a draw down period of 24hrs must be provided within road reserves or in communal devices.

2. **Roads discharging directly to the CMA**

    Stormwater runoff from impervious surfaces within roads (and future roads) must be directed to a stormwater device(s) designed and sized to achieve treatment of at least 10mm runoff "at-source" within road reserves or green corridor (except where more stringent water quality management requirements apply).

I450.9 Assessment – Development Standard Infringements

I450.9.1 Matters of Discretion

1. Development Standard Infringements

    a. the matters of discretion set out in C1.9(3) and in the underlying zone specific to the control infringed apply.

2. On-site stormwater management – new impervious areas

    Impervious areas unable to comply with rule I450.8.3.1. The council will restrict its discretion to:

    a. items (a)-(d) in the Auckland-wide rules for Stormwater Management Area Flow. Areas in rule E10.

I450.9.2 Assessment Criteria

1. Development Standard Infringements

    a. the assessment criteria in C1.9(3) and in the underlying zone specific to the control infringed applies.

    b. where relevant to the assessment, the objectives and policies of the precinct shall be taken into account.

2. On-site stormwater management – new impervious areas

    a. the assessment criteria in the Auckland-wide rules for Stormwater Management Flow apply. See rule E10.

I450.10 Assessment – Subdivision

In addition to the matters set out in E38 Subdivision, the council will restrict its discretion to the matters below for activities listed as restricted discretionary in the subdivision activity table.

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I450.10.1 Matters of discretion

1. Subdivision in accordance with the Clarks Beach precinct plan:

   a. stormwater management

   b. the design and location of the subdivision

   c. the matters for discretion outlined in E38.12.1

I450.10.2 Assessment criteria

1. Subdivision in accordance with the Clarks Beach precinct plan

   a. subdivision should implement and generally be consistent with the:

      i. roading typologies of the precinct plan set out in Table 2 and cross sections illustrated in Figures 1-5.

      ii. objectives and policies for the precinct;

      iii. rules of the underlying zone.

      iv. assessment criteria set out in E38.12.2

2. Stormwater management

   a. whether a stormwater management system is provided appropriate to the scale of development and consistent with an approved Stormwater Management Plan and stormwater discharge consent.

   b. the extent to which sufficient space is available to achieve hydrology mitigation requirements on-site.

      Note: Consent notices may be required on titles of new lots to ensure compliance with the on-site stormwater management requirements.

   c. for communal stormwater devices:

      i. the extent to which the device can be accommodated to allow efficient operation and maintenance, and appropriate amenity; and

      ii. whether the use of communal devices achieves the best practicable alternative to on-site management.

      iii. the extent to which the device is needed to manage downstream flooding

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I450.11 Precinct Plan – Clarks Beach



I450.12 Special information requirements

I450.12.1 Earthworks plans

Any application for subdivision or development shall be accompanied by detailed earthworks plans. Such plans must:

1. Describe the nature and scale of the proposed earthworks, such as the extent of cut and/or fill, sources of fill and how the cut and fill is to be transported.

2. Describe the construction management and communication methods to be followed to minimise nuisances and disruption to surrounding residents

I450.12.2 Esplanade Pine Trees

Any application for subdivision or works within the area of the existing pine trees along the beach front must include the following information:

1. Staging of works including removal and replanting

2. Methodology for removal of pines to manage existing ecosystems

3. Landscape plan specifying the any proposed earthworks, planting strategy and any hard works (i.e. paths and access).

I450.12.3 Crispe Road Extension

Any application for subdivision or works within the area of the Crispe road extension and beach front road as identified on the Clarks Beach precinct plan must include a design for the entire length of this road from the end of the existing Crispe road to the Neighbourhood Centre zone regardless of whether only a portion is being proposed for development. The design must include the following information:

1. The total proposed road reserve

2. Carriageway location, footpaths, lighting, vegetation, parking, pedestrian crossing points, levels and materials.

3. How the design encourages slow traffic speeds.

4. How the design provides for an integrated outcome with the esplanade reserve to the north and a neighbourhood park to the south, and with the neighbourhood centre.

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6.35 Drury 1

Precinct description

The precinct has an area of 167.67 ha and is bordered by Drury Creek in the north, southern motorway to the east SH22 (Karaka road) to the south and Jesmond road to the west. The site is gently rolling terrain, with coastal frontage to the upper estuary reach of Drury Creek. Two permanent watercourses run through the land, both originating within the site and flowing north towards the coastal edge. The Precinct Plan 1 area applies to the original 84.62 ha of the Precinct. The Precinct Plan 2 area applies to an extension of 83.05 ha.

It incorporates the provisions of the precinct plan and includes the development of a local centre with opportunities for intensive residential development.

Policy 14 allows for consideration of biodiversity offsets and ecological compensation for unavoidable impacts arising from development on natural resources, where this is directed to the Drury Creek Islands Recreation Reserve (DCIRR). The matters in Policy 14 can provide subsequent considerations to the provisions of E3, E1, E15 and Appendix 8 of the Auckland Unitary Plan, which address the circumstances in which residual adverse effects on natural resources that cannot be avoided, remedied or mitigated may be offset.

The transport provisions for Precinct Plan 2 recognise that Auckland Transport and the NZ Transport Agency have not yet completed planning the strategic transport network for the wider Drury area including the Future Urban zones to the west and south of the Drury 1 Precinct. The precinct provisions recognise and support future strategic transport connections which may be required to and through the precinct - in particular Jesmond Road and the new east-west road (Future Collector Road (New)).

The Jesmond Road / SH 22 intersection upgrade is required prior to development in Precinct Plan 2. Other transport infrastructure upgrades outside of the precinct have not been prescribed in the same manner. However the Precinct recognises the potential for adverse traffic effects at five identified intersections and the Norrie Road one way bridge. Those effects will be assessed at the time of subdivision applications and required upgrades or other mitigation determined at that time.
Refer to planning maps for the location and extent of the precinct. The following underlying zones apply to the precinct:

- Residential- Single House Zone
- Residential - Mixed Housing Suburban
- Residential - Mixed Housing Urban
- Residential - Terrace Housing and Apartment Building
- Business - Local Centre

Objectives

The objectives are as listed in the relevant underlying zones and Auckland wide provisions, except as specified below:

1. An integrated, more intensive residential environment which has high levels of amenity, allows for a range of housing densities and typologies and incorporates opportunities for a local centre.

2. A well connected roading layout that supports a range of travel modes, provides a strong definition of public spaces, legible and safe urban road pattern and clear differentiation between the private and public realm.

3. Ecology is maintained and enhanced through riparian margin re-planting at the time of development, building set-backs and landscaping.

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4. Buildings are developed in an intensive manner, reflecting an urban character and amenity with clear definition of public fronts where buildings are massed, and private back yards that are predominantly open (excluding rear lane accessed garaging).

5. Stormwater runoff is managed to enable the maintenance and enhancement of natural waterways and water quality.

6. Subdivision, land use and development in the precinct will not adversely impact on the safe and efficient operation of the National Grid.

7. To promote availability of affordable housing to first home buyers and/or Community Housing Providers.

Precinct Plan 2

8. Subdivision and development is coordinated with the delivery of infrastructure required to service the Precinct, connect it to the wider network and manage its effects, including transport, wastewater, stormwater and water services.

9. Infrastructure serving the Precinct is funded and implemented in an integrated and coordinated manner.

10. Subdivision and development occurs in way that does not compromise the ability to provide efficient and effective strategic transport connections to and through the precinct to serve future urban growth in the wider Drury area.

Policies

The policies are as listed in the relevant underlying zones and Auckland wide provisions except as specified below:

1. Enable and support an intensive urban form and character defined by:
a. establishing a local centre within a walkable pedestrian focused environment and focus retail and commercial development in this centre
b. providing a clear definition between public and private spaces, including roads and public open space.
c. opportunities for convenient, comfortable and safe interaction at the public / private road boundary interface through the enablement of low-height, visually open porch structures extending into the front yard setback.
d. an urban built form that encourages higher density, intensive and massing towards the road frontage and side boundaries of sites, with less development within the rear yards.
e. provision of a medium density built form along the northern coastal edge of the precinct.
f. a reliance on high quality and safe interconnected roads and public open spaces in preference to larger private outdoor spaces

2. Enable high density residential development (including smaller vacant sites and integrated residential developments), particularly in close proximity to the local centre, collector roads and public open spaces.

3. Maximise vehicular, cycling and pedestrian connectivity and permeability of the road network wherever possible.

4. Encourage roads to form urban blocks and to front public open spaces.

5. Require residential development within urban blocks to:
a. conform to a perimeter block pattern of development where buildings are massed towards the road and provide front building façades to the road
b. generally provide vacant site that have narrower frontages than their depth

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c. ensure there is sufficient space between the rear of opposing dwellings to provide privacy and back yards for outdoor living
d. maintain reasonable solar access to rear yards
e. avoid driveway crossings to shared paths and dedicated cycle lanes, utilising access from side roads, access lots or rear lanes
f. generally avoid rear lots

6. Control road façade elements to ensure dwellings relate to the road, including presence of a front door, sufficient glazing, ability to establish verandas / porches, landscaping provision, fencing heights and the control of garage in proportion to the façade.

7. Enable the development of rear lanes, including opportunities for rear garaging and habitable areas above the garage, especially where lot or dwelling frontage widths are narrow.

8. Require on-site management, or for higher density development private communal management of stormwater runoff from impervious areas. Stormwater from roads should generally be managed within the road corridors.

9. Require native riparian planting along waterways.

10. Avoid adverse effects of subdivision, land use and development on the National Grid line by ensuring that:
a. appropriate buffer distances for managing subdivision, land use and development are provided
b. sensitive activities, buildings and most structures are excluded from establishing within 12m of the centreline of a National Grid transmission line and within 12m of a National Grid support structure; and
c. subdivision, landuse and development is managed around the National Grid line to ensure that future activities, buildings and development do not restrict the operation, maintenance, upgrading and development of the National Grid line.

11. Utilise the National Grid corridor for road or open space networks where practicable, provided that they are designed and located to avoid adverse effects on the operation, maintenance, upgrading and development of the National Grid lines.

12. For new residential developments containing 15 or more dwellings, or involving the creation of 15 or more vacant sites, require either:

a. 10 percent of new dwellings to be relative affordable, with the purchase price to be set relative to the median house price in the Auckland region and sold to first home buyers and owned for at least three years; or
b. 5 percent to be retained affordable, with the purchase price to be set relative to the median household income in Auckland region and sold to Community Housing providers or Housing New Zealand and owned for long term retention.

13. New residential developments containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.

14. Following assessment under the provisions of E1, E3, E15 and Appendix 8, where offsets or compensation are proposed to address residual adverse effects on natural resources that cannot be avoided, remedied or mitigated, consideration may be given to the local restoration opportunity and the multiple ecosystem benefits which could be achieved by directing the offsets or compensation to the Drury Creek Islands Recreation Reserve. Where any such offset or compensation is proposed, it should contain an assessment of the ecosystem values lost or degraded within the precinct and gained on the Drury Creek Islands Recreation Reserve.

<u>Precinct Plan 2</u>

15. Require subdivision and development to coordinate infrastructure design, funding and implementation.

16. Ensure subdivision and development is designed and implemented to meet the foreseeable transportation needs of residents within the Precinct by providing and upgrading infrastructure.

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17.Manage the adverse traffic effects of subdivision and development on the following parts of the transport network:

- intersection of State Highway 22 and Jesmond Road
- intersection of Great South Road / Firth Street,
- intersection of Firth Street / Norrie Road,
- intersection of Great South Road / Norrie Road / Waihoehoe Road,
- intersection of Great South Road / Karaka Road (SH22),
- intersection of Victoria Street / SH22, and
- the Norrie Road One-Way Bridge.

18. Require subdivision to implement the collector roads and provide for the strategic transport connections by means of the Future Collector Road (New) and Collector Road (Possible Future Arterial Road) shown on Precinct Plan 2.

Precinct rules
The activities, controls and assessment criteria in the underlying Residential - Mixed Housing Suburban zone, Residential - Mixed Housing Urban zone, Residential - Terrace Housing and Apartment Buildings zone, Business - Local Centre zone, Auckland-wide rules and overlays apply in the precinct unless otherwise specified below. Refer to the Precinct Planning Map for the location and extent of the underlying zones.

1. Activity Table

All relevant overlay, Auckland-wide and zone activity tables apply unless the activity is specifically provided for by a rule in Activity Tables A1.1, 1.1, 1.2, and 1.3 below.

A1.1 All Zones

Table A1.1 Activity table: All zones

Activity		Activity status
(A1)	Residential activities that do not comply with any clause within Standard 2.2 Affordable Housing	D

1.1 Residential Zones

Table 1.1 Activity table: Residential zones

Activity		Activity status
Residential		
(A2)	Integrated Residential Developments	RD
(A2A)	Integrated Residential Developments that do not comply with Standard 6.3.1(d)	D
(A3)	Dwellings that do not comply with Standard 2.1 Density	D
(A4)	Activities that do not comply with Standard 4.12 or 5.12	D
Commerce		
(A5)	Show home	P
(A6)	Retail in the Terrace Housing and Apartment Buildings zone	NC
Infrastructure		

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(A7)	Overhead electricity lines (a single circuit) up to and including 110kV. Within areas of the Road and Unformed Road this activity shall have the same status as the adjacent Residential zone	P
On-site stormwater management (dwellings and impervious areas excluding roads)		
(A8)	Impervious areas (excluding roads) of less than or equal to 50m2 within a site	P

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(A9)	Impervious areas (excluding roads) greater than 50m2 within a site that meet hydrology mitigation requirements in the relevant precinct rules below	P
(A10)	Communal stormwater device(s) located within common land serving two or more dwellings that meet hydrology mitigation requirements in the relevant precinct rules below	C
(A11)	Impervious areas unable to comply with the activity controls	RD

1.2 Local Centre Zone

Table 1.2 Activity table: Local Centre Zone

Activity		**Activity Status**
On-site stormwater management (dwellings and impervious areas excluding roads)		
(A12)	Impervious areas (excluding roads) of less than or equal to 50m2 within a site	P
(A13)	Impervious areas (excluding roads) greater than 50m² within a site that meet hydrology mitigation requirements in the relevant precinct rules below	P
(A14)	Impervious areas unable to comply with the activity controls	RD
(A15)	Communal stormwater device(s) located within common land serving two or more buildings that meet hydrology mitigation requirements in the relevant precinct rules below	C

1.3 Subdivision

Table 1.3 Activity table: Subdivision

Subdivision Activity		**Activity Status**
(A16)	Subdivision in accordance with the precinct plan	RD
(A17)	Subdivision not in accordance with the precinct plan	D
(A18)	Subdivision of sites in accordance with an approved land use consent or a concurrent subdivision and land-use consent	RD
(A19)	Subdivision not complying with Standards 6.1 – 6.6, or 6.8	D
(A20)	Subdivision creating a rear site or sites	NC
(A21)	Subdivision creating a cul-de-sac, except staged road construction as part of a staged subdivision or balance site	NC
(A22)	Subdivision not complying with Standard 6.3(1)(d)(ii) (but otherwise complying with Standards 6.1 – 6.6 or 6.8)	RD

2. Land use controls – residential zones

The relevant overlay, Auckland-wide and zone standards apply in the precinct, except as specified below.

2.1 Density

1. The number of dwellings on a site must not exceed the limits specified below in Table 2.1.1:

Table 2.1.1 Density

Zone	Density
Residential - Mixed Housing Suburban	Maximum allowable average density of 200m^2 per dwelling where the requirements of rule 2.1.2 below are met
Residential - Mixed Housing Urban	No density limits apply where four or more dwellings are proposed and the requirements of rule 2.1.3 below are met
Residential - Terrace Housing and Apartment Buildings	No density limits apply

2. Within the Residential - Mixed Housing Suburban zone the site:
a. has a minimum net parent site area of 1000m^2
b. is at least 20m wide at the frontage of the site.

3. Within the Residential - Mixed Housing Urban zone the site:
a. has a minimum net parent site area of 1000m²
b. is at least 20m wide at the frontage of the site.

4. [*deleted*]

2.2 Affordable Housing

Purpose: To ensure that the precinct contains affordable housing to help address Auckland's housing affordability needs.

A. General Controls

1. New residential developments containing 15 or more dwellings/vacant sites must provide for affordable dwellings/ vacant sites that are either (B) relative affordable or (C) retained affordable that will meet the requirements of clauses 2-8 below.

2. All resource consent applications requiring the provision of affordable dwellings/vacant sites must be accompanied by details of the location, number and percentage of relative and/or retained affordable dwellings/vacant sites.

3. Affordable dwellings/vacant sites must be spread throughout the development, with no more than six in any one cluster.

4. For staged developments, a proportionate number of affordable dwellings and/or vacant sites must be provided at each respective stage on a pro rata basis and spread throughout the development in accordance with clause 3 above.

5. For apartments, no more than one-third of the total number of identified affordable dwellings shall be located on a single building level/storey, unless the development is two levels, in which case no more than half of the identified affordable dwellings shall be located on a single building level.

6. If the calculation of the percentage of dwellings (and/or vacant sites) that must be affordable dwellings (and/or vacant sites) results in a fractional dwelling (or vacant site) of one-half or more, that fraction is counted as 1 dwelling (or vacant site), and any lesser fraction may be disregarded.

7. For avoidance of doubt, the land use rules do not apply to resource consent applications processed under the Housing Accords and Special Housing Areas Act 2013 (HASHAA) as the provisions specified within the relevant Order in Council amendment to that Act apply. The above provisions apply to consents that are not processed under HASHAA.

8. [*deleted*]

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B. Relative Affordable

Number of Relative Affordable Dwellings or Sites

Purpose: To ensure that the precinct contains price relative affordable housing available to first home buyers to help address Auckland's housing affordability needs.

1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 10 percent of the total number of dwellings/vacant sites must be relative affordable and meet the following criteria:

a. the price at which a dwelling may be sold does not exceed 75 percent of the Auckland region median house price (calculated as an average of three calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) that is published by the Real Estate Institute of New Zealand.

b. if the application is for a subdivision consent, the applicant must identify the sites of the subdivision allocated for the building of relative affordable dwellings and must specify the mechanism (consent notice for example) for ensuring that the combined value of the building and the land upon completion will meet that criterion or is a building associated with such a dwelling.

c. Dwellings must be sold to first home buyers who must reside in the dwelling and retain ownership for three years from the date of first transfer. Any dwellings built on vacant sites identified for affordable housing must be sold to first home buyers who must reside in the dwelling and retain ownership for three years from the date of transfer.

Eligibility for Relative Affordable Housing

Purpose: To ensure relative affordable housing is purchased by appropriate persons

1. Prior to the first transfer of affordable dwellings (including new dwellings that have never been occupied and are built on vacant sites that are identified for affordable dwellings), the consent holder must provide to council a statutory declaration that confirms the sale complies with the following eligibility requirements:
a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date of signing the unconditional sale and purchase agreement.
b. the consent holder has sold the dwelling (and any associated parking that is required by resource consent and storage) at a price which is not more than that defined by the 75 percent median price in accordance with clause 1(a) above.
c. the purchaser is a first home buyer and has never owned any other real property.
d. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

2. Prior to the transfer of a vacant site identified for affordable dwellings, the purchaser must be made aware of the consent notice mechanism required to ensure any building built on the site is a dwelling that will meet the relative affordable criteria in 1 above or is a building associated with such a dwelling.

3. Prior to the transfer of a vacant site identified for an affordable dwelling to a purchaser that intends to develop, own and occupy the affordable dwelling themselves, the consent holder must provide to council a statutory declaration executed by the intended purchaser that confirms the sale complies with the following eligibility requirements:
a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date of signing the unconditional sale and purchase agreement.
b. any development of the site must be such that the combined value of the dwelling and the land upon completion, as confirmed by a valuation carried out by a registered valuer, must be no more than that defined by the 75 percent median price in accordance with clause 1(a) above.
c. the purchaser intends to own and occupy the affordable dwelling exclusively as their residence for no less than three years from the date of purchase.

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d. the purchaser is a first home buyer and has never owned any other real property.
e. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

4. A consent notice must be placed on the computer freehold register for the respective affordable dwellings/vacant sites requiring the above eligibility criteria be met for three years from the date of the transfer to the eligible purchaser.

5. [*deleted*]

C. Retained Affordable

Eligibility for Retained Affordable Housing

Purpose: To ensure that the precinct contains income related retained affordable housing to help address Auckland's housing affordability needs and to ensure retained housing is appropriately managed by Community Housing Providers to achieve ongoing provision and availability where required.

1. Purchasers in respect of retained affordable housing must be a registered community housing provider or Housing New Zealand Corporation.

2. [*deleted*]

Number of Retained Affordable Dwellings or Sites

1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 5 percent of the total number of dwellings, or vacant sites, in any development must be retained affordable and meet the following criteria.
a. the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) would not exceed 30 percent of the household's gross monthly income, based on the assumptions that:
i. the dwelling is purchased with a 10 percent deposit; and
ii. the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average two-year fixed rate. This interest rate used is that published most recently by the Reserve Bank of New Zealand, in relation to the date application for resource consent is made.

2. As part of the resource consent application evidence must be provided to demonstrate a community housing provider will purchase the dwellings/sites. Prior to the transfer of the retained affordable dwellings/sites a council approved statutory declaration must be returned by the consent holder to demonstrate the dwellings/sites are sold at the price point outlined in clause 1 above.

3. [*deleted*]

Where the following definitions apply:

Retained affordable
Housing that is:
a. built by a registered community housing provider or Housing New Zealand Corporation; or
b. sold to a registered community housing provider or Housing New Zealand Corporation; and
c. sold at a price defined by the Auckland median household income as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later.

Relative Affordable

Housing that is:
a. bought by first home buyers and remains in the same ownership for three years from the date of first transfer, where the purchaser has a gross household income that does not exceed 120 percent of the Auckland median household income as set at the date of signing the unconditional sale and purchase agreement.
b. sold at a price that does not exceed 75 percent of the Auckland region median house price published by the Real Estate Institute of New Zealand and calculated as an average of three calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later

Community Housing Provider
means a housing provider (other than Housing New Zealand Corporation) that has, as one of its objectives, the provision of one or both of the following types of housing:
a. social rental housing:
b. affordable rental housing
c. rent to own (ie. as provided by New Zealand Housing Foundation)

Household Income
Household income shall include all taxable income as defined by the New Zealand Inland Revenue Department.

Show home
A house on a newly built subdivision which is furnished and decorated to be shown to prospective buyers.

3. Development Controls – All Zones

The following development controls apply to all activities (A8) – (A15) listed in Activity Tables 1.1 and 1.2 above.

3.1 On-site stormwater management (dwellings and onsite impervious areas, excludes roads)

Purpose: ensure appropriate stormwater retention and detention associated with site development.

1. Within catchments draining to streams all new impervious surfaces of 50m^2 and over must be designed to achieve the following:

Except as provided by c. the following (a. and b.) applies.

a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required; and
b. provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 95th percentile, 24 hour rainfall event minus the 5mm retention volume or any greater retention volume that is achieved, over the impervious area for which hydrology mitigation is required.
c. Where:
i. a suitably qualified person has confirmed that soil infiltration rates are less than 2mm/hr or there are no areas on the site of sufficient size to accommodate all required infiltration that is free of geotechnical limitations (including slope, setback from infrastructure, building structures or boundaries and water table depth); and
ii. rainfall reuse is not available because:

- The quality of the stormwater runoff is not suitable for on-site reuse (i.e. for non-potable water supply, garden irrigation or toilet (flushing); or
- There are no activities occurring on the site that can re-use the full 5mm retention volume of water;

the retention volume can be taken up by providing detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 95th percentile, 24 hour rainfall event over the impervious area for which hydrological mitigation is required (minus any designed retention volume that is achieved).

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2. The stormwater device/s:
a. must be maintained by the site owner(s) in perpetuity. A consent notice will be registered on the certificate of title to that effect at time of subdivision.
b. if rainwater tanks are proposed to achieve the retention requirements above, the rainwater tank must be dual plumbed to non-potable uses such as toilet and washing machine in the dwelling.

3. Compliance shall be demonstrated to the council in conjunction with any application for building consent, or by way of certificate of compliance or at the time of subdivision.

4. Stormwater devices within the National Grid Yard must comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP34:2001, including their ongoing operation and maintenance.

5. [*deleted*]

4. Development Controls – Residential Mixed Housing Suburban Zone

The following development controls apply to activities listed in Activity Table 1.1 of this precinct and Activity Table H4.4.1 of the Residential – Mixed Housing Suburban Zone instead of the development standards listed in Standard H4.6, with the exception of the following standards:

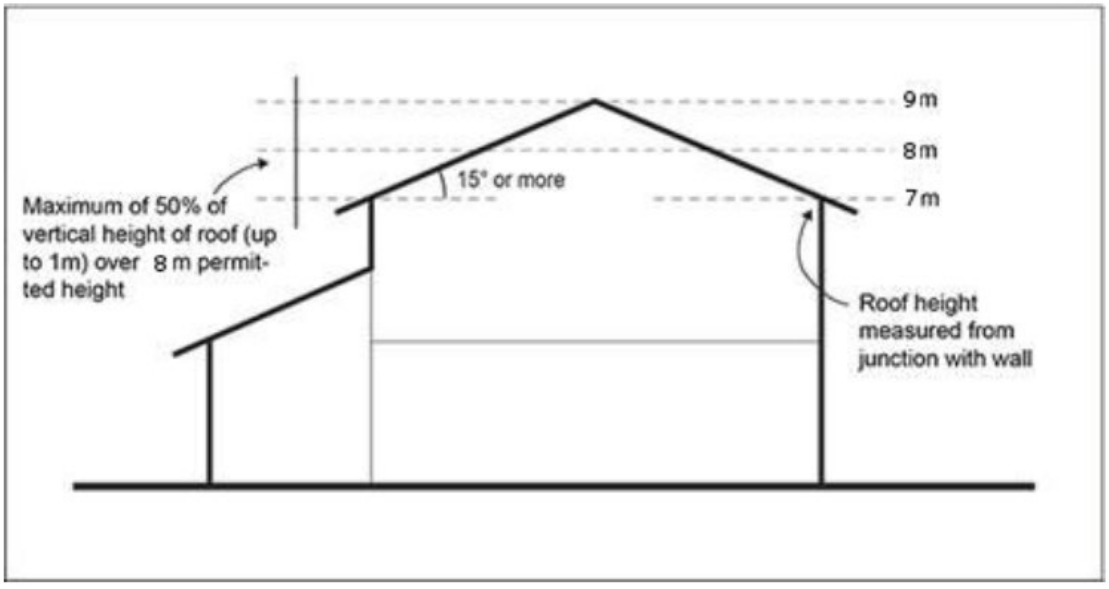
a) H4.6.2 Home occupations
b) H4.6.3 The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings
c) H4.6.16 Rainwater tanks

4.1 Building Height

Purpose: manage the height of buildings to:
- Achieved the planned built character of predominantly one and two storeys
- Provide some flexibility to enable variety in roof forms.

1. Buildings must not exceed 8m in height except that 50 percent of a building's roof elevation, measure vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more (as shown on figure 1 below).

Figure 1: Building height



4.2 Height in relation to boundary

Purpose: manage the bulk and scale of buildings and maintain a reasonable level of sunlight access and minimise adverse visual dominance effects to immediate neighbours.

1. The following height in relation to boundary controls apply:
a. for all lots, the height in relation to boundary control does not apply to the street boundary.

In the case of front lots (not being a corner lot or adjacent to a corner lot) a building height in relation to boundary of 5m and 45 degrees must apply on side boundaries adjoining other front lots, up to a maximum distance of 8m from the rear boundary.

A height in relation to boundary of 2.5m and either 45 degrees (for east or west boundaries), 55 degrees (for north boundaries), 35 degrees (for southern boundaries) must apply to the remaining part of any side boundary that is within 8m from the rear boundary and to all rear boundaries.

In the case of front lots which adjoin a corner lot the following apply:

On side boundaries that adjoin the shortest side boundary of the corner lot, a height in relation to boundary of 2.5m and either 45 degrees (for east or west boundaries), 55 degrees (for north boundaries), 35 degrees (for southern boundaries) must apply to the whole length of the boundary including where that side boundary extends beyond the corner lot.

On side boundaries that adjoin the longest side boundary of the corner lot, a building height in relation to boundary of 5m and 45 degrees must apply up to a maximum distance of 8m from the rear boundary. Rule 1c above must apply to the remaining part of the side boundary that is within 8m from the rear boundary.

In relation to the shortest side boundary of a corner lot (including where that side boundary extends beyond the corner lot) all windows above the ground floor level facing the corner lot (or facing a lot adjoining the corner lot) must have a window sill level at least 1.6m above the floor level or be fitted with opaque glass

A height in relation to boundary of 2.5m and either 45 degrees (for east or west boundaries), 55 degrees (for north boundaries), 35 degrees (for southern boundaries) must apply to any rear boundary.

In the case of corner lots the following apply:

- On the shortest side boundary of the corner lot, a height in relation to boundary of 2.5m and either 45 degrees (for east or west boundaries), 55 degrees (for north boundaries), 35 degrees (for southern boundaries) must apply
- On the longest side boundary of the corner lot, a building height in relation to boundary of 5m and 45 degrees must apply up to a maximum distance of 8m from the rear boundary. A height in relation to boundary of 2.5m and either 45 degrees (for east or west boundaries), 55 degrees (for north boundaries), 35 degrees (for southern boundaries) must apply to the remaining part of the side boundary that is beyond 8 m from the rear boundary.
- All buildings within 6m of the shortest side boundary must be limited to a single storey and a 5m maximum height.

For all rear boundaries a height in relation to boundary of 2.5m and either 45 degrees (for east or west boundaries), 55 degrees (for north boundaries), 35 degrees (for southern boundaries) apply.

2. This control does not apply to a boundary adjoining sites within the public open space zones or vested reserves exceeding 2000m².

3. Where the boundary adjoins a rear lane (access lot) the control applies from the farthest boundary of the rear lane (access lot).

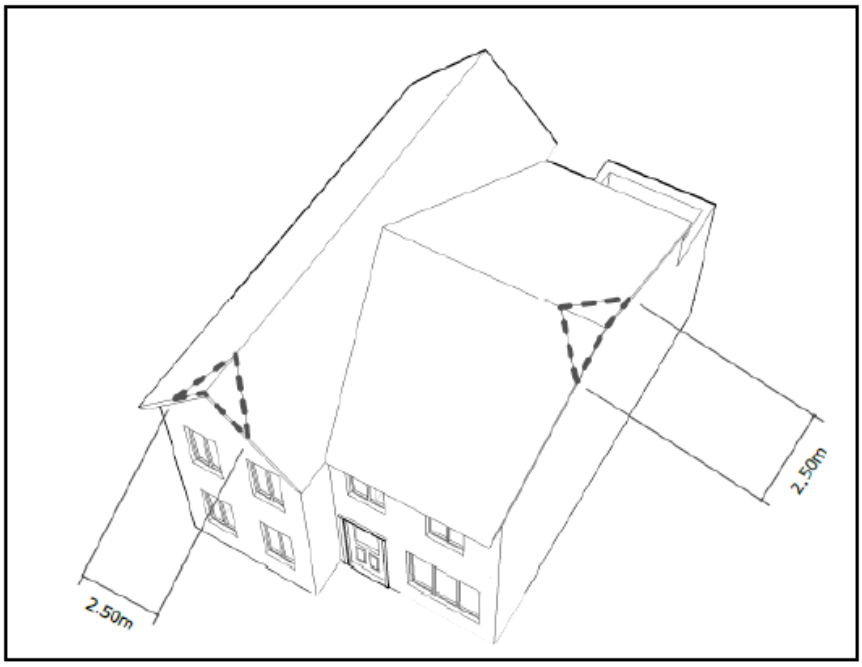
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4. A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:
a. no greater than 1.5m^2 in area and no greater than 1m in height
b. no greater than 2.5m cumulatively in length measured along the edge of the roof.
No more than two gable end, dormer or roof projections are allowed for every 6m length of site boundary.

5. The height in relation to boundary rule does not apply to existing or proposed internal site boundaries within an application area.

6. The height in relation to boundary control does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

Figure 2: exceptions for gable ends and dormers



4.3 Yards

Purpose:

- Maintain the built character of the streetscape and provide sufficient space for landscaping in the front yard
- Maintain a reasonable standard of residential amenity
- Ensure dwellings are adequately set back from streams and the coast
- Provide a reasonable standard of visual and acoustic privacy between different dwellings, including their outdoor living space, on the same or adjacent sites

1. The minimum yards must be those in Table 4.3.1.

Table 4.3.1 Yards

Yard	Minimum depth
Front	4m
Side	1m
Rear	8m, except that a single storey building (or part of a building) up to a maximum height of 5m, is permitted within the rear yard provided that it is no closer than 3m from the rear boundary.

Riparian	10m from the edge of all permanent and intermittent streams
Coastal	10m

2. The rear yard in Table 4.3.1 does not apply to a building up to a height of 7m where the site adjoins a rear lane (access lot).

3. The side yard control does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

4. A single storey unenclosed verandah / porch space attached to the building is exempt from the front yard setback provided it must not be located within 2m of the front boundary.

5. [*deleted*]

4.4 Outlook

Purpose: ensure a reasonable standard of amenity for dwellings and encourage building windows to face the road, rear yard and/or rear lane

1. Where the principal glazing from the principal living room or dining room of a dwelling does not face a road or a rear lane (access lot), an outlook space must be provided as follows:
a. a depth of 4m within the site measured at right angles to and horizontal from the window to which it applies
b. a width of 4m measured within the site from the centre point of the largest window on the building face to which it applies
c. the height of the outlook space is the same as the floor height, measures from floor to ceiling, of the building face to which the control applies.
d. be clear and unobstructed by buildings.

4.5 Impervious Area

Purpose: manage the amount of stormwater runoff generated by a development.

1. The maximum impervious area of the site area must be 70 percent.

4.6 Building Coverage

Purpose: manage the extent of buildings on the site to achieve the planned built character.

1. Maximum building coverage shall comply with Table 4.6.1 below:

Table 4.6.1 Maximum Building Coverage

Site Area or Activity	Maximum Building Coverage
Sites over 400 net site area	40 percent
Sites under 400 net site area	50 percent
Integrated Residential Developments	50 percent

4.7 Landscaping

Purpose:

- Provide for on-site amenity and an attractive streetscape character
- Improve stormwater absorption on-site.

1. The minimum landscaped area shall be 30 percent of the net site area.

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2. At least 50 percent of the front yard must comprise landscaped area.

4.8 Outdoor Living

Purpose: provide dwellings with outdoor living space that is of a functional size and dimension and is accessible from the principal living room, dining room, kitchen and is separated from vehicle access and maneuvering areas.

1. A dwelling at ground floor level must have an outdoor living space that is at least 20m^2 that comprises ground floor space that:
a. has no dimension less than 4m and has a gradient not exceeding 1 in 20;
b. is directly accessible from the principal living room, kitchen or dining room;
c. is free of buildings, parking spaces, servicing and maneuvering areas;

2. Where an entire dwelling is located above ground level, it must have an outdoor living space in the form of a balcony or roof terrace that is at least 5m^2 for studio and one bedroom dwellings and 8m^2 for two or more bedroom dwellings and has a minimum dimension of 1.8m.

4.9 Dwellings Fronting the Road

Purpose: ensure dwellings are orientated to provide for passive surveillance of the road and contribute to streetscape amenity.

1. The front façade of a dwelling on a site must contain:
a. glazing that is cumulatively at least 20 percent of the area of the front façade measured on the basis of a storey height of 2.4m per storey (excluding garage door).
b. a main entrance door that is visible from the road.

4.10 Fences

Purpose: enhance passive surveillance over the road and maintain the open character of front yards.

1. Fences in a front yard must not exceed 1.2m in height.

4.11 Garages

Purpose:

- Minimise the dominance of garages as viewed from the road
- Avoid parked cars over-hanging the footpath.

1. A garage door facing a road:
a. must be no greater than 50 percent of the width of the front façade of the dwelling to which the garage relates.
b. must not project forward of the front façade of a dwelling.
c. must be set back at least 5m from the site's frontage.

2. If the site is served by a rear lane (access lot) there must not be a garage on the site's road frontage.

4.12 Vehicle Access

Purpose: maintain a safe road frontage and shared space footpath uninterrupted by vehicle crossings

1. Sites fronting a road with a 3m shared footpath on the site's frontage must not have direct vehicle access to that road frontages.

2. Where the site is served by a rear lane (access lot) there must not be direct vehicle access from the road.

3. [*deleted*]

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4.13 Minimum dwelling size

Purpose:

- Dwellings are functional and of a sufficient size to provide for the day-to-day needs of residents, based on the number of occupants the dwelling is designed to accommodate.

1. Dwellings must have a minimum net internal floor area as follows:

a. 30 m^2 for studio dwellings
b. 45 m^2 for one bedroom dwellings

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5. Development Controls – Residential Mixed Housing Urban Zone

The following development controls apply to activities listed in Activity Table 1.1 of this precinct and Activity Table H5.4.1 of the Residential – Mixed Housing Urban Zone instead of the development standards listed in Standard H5.6, with the exception of the following standards:

a) H5.6.2 Home occupations
b) H5.6.3 The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings.
c) H5.6.17 Rainwater tanks

5.1 Building Height

Purpose: manage the height of buildings to:

- Be consistent with an urban residential character
- Maintain a reasonable standard of amenity for adjacent sites
- Support intensification of residential density and intensity
- Provide some flexibility to enable variety in roof forms

1. Buildings must not exceed 11.5m in height.

5.2 Height in relation to boundary

Purpose:

- Enable building height and intensity to be located in the front of the site to provide a built character and streetscape consistent with the planned urban environment and its density
- Manage height in the rear yard of the site to minimise adverse visual dominance, allow the establishment of spacious rear yards, solar access to rear yards, and reasonable outlook and privacy (subject to rear lane-accessed housing)
- Enable the passive surveillance of the rear lanes by providing for minor dwelling or habitable space above the garage

1. The following height in relation to boundary controls shall apply.

a. no height in relation to boundary control shall apply to the road boundary or a boundary with a rear lane (access lot).
b. no height in relation to boundary control shall apply to the side boundaries located outside the 8m rear yard.
c. A height in relation to boundary of 2.5m and either 45 degrees (for east or west boundaries), 55 degrees (for north boundaries), 35 degrees (for southern boundaries) shall apply to the side boundaries located within the 8m rear yard.

2. A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:

a. no greater than 1.5m^2 in area and no greater than 1m in height
b. no greater than 2.5m cumulatively in length measured along the edge of the roof.

3. No more than two gable end, dormer or roof projections are allowed for every 6m length of site boundary.

4. The height in relation to boundary rule does not apply to existing or proposed internal site boundaries within an application area.

5. The height in relation to boundary control does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

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5.3 Yards

Purpose:

- Maintain the built character of the streetscape, enable more intensive development adjoining the road and interaction with the road, and provide reasonable transitional space for landscaping in the front yard
- Maintain a reasonable standard of residential amenity
- Ensure buildings are adequately set back from streams and the coastal edge to maintain water quality and provide protection from natural hazards
- Provide a reasonable standard of visual and acoustic privacy between different buildings, including their outdoor living space, on the same or adjacent sites
- Provide an additional setback along Jesmond Road

1. The minimum yards must be those in Table 5.3.1.

Table 5.3.1 Yards

Yard	Minimum depth
Front	2.5m, except that a 8.5m front yard applies to the length of Jesmond Road identified as "Collector Road (Possible Future Arterial Road) on Precinct Plan 2, subject to 6 below.
Side	1m One side yard can be reduced to 0m provided that legal provision is made for access for maintenance of the structure or it is a common / party wall.
Rear	8m, except that a single storey building (or part of a building) up to a maximum height of 5m, is permitted within the rear yard provided that it is no closer than 3m from the rear boundary.
Riparian	10m from the edge of all permanent and intermittent streams
Coastal	10m

2. The rear yard in Table 5.3.1 does not apply to a building up to a height of 7m where the site adjoins a rear lane (access lot).

3. The side yard control does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

4. A single storey unenclosed verandah / porch space attached to the building is exempt from the front yard setback provided it must not be located within 1m of the front boundary.

5. [*deleted*]

6. The 8.5m front yard required in Table 5.3.1 shall lapse two years after it becomes operative unless a plan change is notified prior to that date, seeking to have Jesmond Road classified as an Arterial Road under the Auckland Unitary Plan. If a plan change has not been notified, the 2.5m yard shall apply thereafter.

Note: Additional yard setbacks may be required to meet the requirements of Chapter D26 National Grid Corridor Overlay.

5.4 Outlook

Purpose: ensure a reasonable standard of amenity for dwellings and encourage building windows to face the road, rear yard and/or rear lane

1. Where the principal glazing from the principal living room or dining room of a dwelling does not face a road or a rear lane (access lot), an outlook space must be provided as follows:
a. a depth of 4m within the site measured at right angles to and horizontal from the window to which it applies
b. a width of 4m measured within the site from the centre point of the largest window on the building

face to which it applies
c. the height of the outlook space is the same as the floor height, measures from floor to ceiling, of the building face to which the control applies.
d. be clear and unobstructed by buildings.

5.5 Impervious Area

Purpose: manage the amount of stormwater runoff generated by a development.

1. The maximum impervious area of the site area must be 70 percent.

5.6 Building Coverage

Purpose: manage the density of buildings on the site consistent with the urban residential character.

1. Maximum building coverage shall comply with Table 5.6.1 below:
Table 5.6.1 Maximum Building Coverage

Site Area or Activity	Maximum Building Coverage
Sites over 400 net site area	40 percent
Sites under 400 net site area	50 percent
Integrated Residential Developments	50 percent

5.7 Landscaping

Purpose:

- Provide for on-site amenity and an attractive streetscape character
- Improve stormwater absorption on-site.

1. The minimum landscaped area shall be 30 percent of the net site area.

2. At least 50 percent of the front yard must comprise landscaped area (excluding the area of an unenclosed verandah space from rule 4.3.4 above).

5.8 Outdoor Living

Purpose: provide dwellings with outdoor living space that is of a functional size and dimension and is accessible from the principal living room, dining room, kitchen and is separated from vehicle access and maneuvering areas.

1. A dwelling at ground floor level must have an outdoor living space that is at least 20m^2 that comprises ground floor space that:
a. has no dimension less than 4m and has a finished gradient not exceeding 1 in 20;
b. is directly accessible from the principal living room, kitchen or dining room;
c. is free of buildings, parking spaces, servicing and maneuvering areas;

2. Where an entire dwelling is located above ground level, it must have an outdoor living space in the form of a balcony or roof terrace that is at least 5m^2 for studio and one bedroom dwelling and 8m^2 for two or more bedroom dwelling and has a minimum dimension of 1.8m.

5.9 Dwellings Fronting the Road

Purpose: ensure dwellings are orientated to provide for passive surveillance of the road and contribute to streetscape amenity.

1. The front façade of a dwelling on a site must contain:

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a. glazing that is cumulatively at least 20 percent of the area of the front façade measured on the basis of a storey height of 2.4m per storey (excluding garage door).
b. a main entrance door that is visible from the road.

2. A habitable room fronting a rear lane (access lot) must have a façade that contains glazing that is cumulatively at least 20 percent of that storey's façade to the rear lane.

5.10 Fences

Purpose: enhance passive surveillance over the road and maintain the open character of front yards.

1. Fences in a front yard must not exceed 1.2m in height.

5.11 Garage

Purpose:

- Minimise the dominance of garages as viewed from the road
- Avoid parked cars over-hanging the footpath.

1. A garage door facing a road:
a. must be no greater than 50 percent of the width of the front façade of the dwelling to which the garage relates.
b. must not project forward of the front façade of a dwelling.
c. must be set back at least 5m from the site's frontage.

2. If the site is served by a rear lane (access lot) there must not be a garage on the site's road frontage.

5.12 Vehicle Access

Purpose: maintain a safe road frontage and shared space footpath uninterrupted by vehicle crossings

1. Sites fronting a Future Collector road (New), Collector road (New), Collector road (Existing), Collector road (possible future arterial) and a Collector road – Protected Cycleway identified on precinct plan 1 or 2 or a road with a 3m shared footpath on the site's frontage must not have direct vehicle access to that road frontage.

2. Where the site is served by a rear lane (access lot) there must not be direct vehicle access from the road.

3. [*deleted*]

5.13 Minimum dwelling size

Purpose: Dwellings are functional and of a sufficient size to provide for the day-to-day needs of residents, based on the number of occupants the dwelling is designed to accommodate.

1. Dwellings must have a minimum net internal floor area as follows:

a. 30 m^2 for studio dwellings
b. 45 m^2 for one bedroom dwellings

6. Subdivision Controls

Unless specified below, the standards applicable to the overlays, zones and Auckland-wide provisions apply to all activities listed in Activity Table 1.3.

The following standards do not apply to activities listed in Activity Table 1.3:

(1) Chapter E38 Subdivision – Urban: E38.8.2.3 Vacant sites subdivisions involving parent sites of less than 1 hectare

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6.1 Minimum Site Sizes for Vacant Sites – Residential Zones

1. Minimum vacant site sizes shall comply with Table 6.1.1 below:

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Table 6.1.1 Minimum Site Sizes for Proposed Vacant Sites – Residential Zone

Site Width	Minimum Site Size
Minimum site size where the minimum front site width is 12.5m or greater	325m²
Minimum site size where the minimum front site width is between 10m and 12.49m and Table 7 (Alternative Front Site) is complied with and the site's frontage is not to a road on the north-west to north-east boundary	260m²

2. [*deleted*]

3. There are no minimum site sizes where subdivision is proposed as part of an integrated land use consent or to subdivide around an approved land use consent for a residential development.

4. [*deleted*]

6.2 Minimum Site Dimensions for Vacant Sites

1. Minimum site dimensions for vacant sites shall comply with Table 6.2.1 below:

Table 6.2.1 Minimum Site Dimensions for Proposed Vacant Sites – Residential zones

Site Type or Measurement	Dimension
Front site: Minimum Width in metres	12.5m
Alternative Front Site: Width in metres where a legal mechanism restricts the width of a garage and vehicle crossing for any subsequent building development to a single car width or where a rear lane provides legal access	10m to 12.49m
Front Site: Minimum Depth in meters	26m
Minimum Legal Width of Rear Lanes in meters	7m

2. There are no minimum site dimensions where subdivision is proposed as part of an integrated land use and subdivision consent or to subdivide an approved land use consent for a residential development.

3. [*deleted*]

4. [*deleted*]

6.3 Movement Network

1. All subdivision must comply with the following controls:
a. all new subdivisions, roads and lots shall comply with the following:
i. maximum Block Length: 250m
ii. maximum Block Perimeter: 750m

For clarity the measurements above may be curvilinear.

b. [*deleted*]

c. collector roads must be provided in accordance with the alignments in precinct plan 1 and 2.

d. roads must be constructed to the standards illustrated in Figures 3 to 11 below (with reference to precinct plan 1 and 2) or where not contained in the figures below, the relevant Auckland Wide rules shall apply. Except that:

i where a road is located within the National Grid Corridor Overlay, the road will be constructed with a design specific to the accommodation of the Corridor. The design will be determined as part of the resource consent required by Chapter D26 National Grid Corridor Overlay.

ii The future collector road (new) is required to be:
a. formed to a Local Road standard only as set out in Figure 11 – Road 1 Future Collector Road (New) – Interim Local Road formation.
b. Vested to enable the future construction of the Future Collector Road (New) as set out in Figure 10.

Note 1:
1. The alignment of the future collector road (new) as shown on Precinct Plan 2 is indicative and may vary by up to 20m. The exact alignment of the future collector road (new) will:

- Be determined through detailed design in conjunction with subdivision and /or land use consent applications;
- Provide for the length of the road to connect across property boundaries i.e. the road will be constructed up to the boundary of the adjoining property to allow it to be continued;
- Connect at its eastern end with the road in Precinct Plan 1; and
- Connect at its western end with Jesmond Road.

e. Prior to the occupation of any new dwelling or unit in the Precinct Plan 2 area, the intersection of SH22 and Jesmond Road must be upgraded with a double lane roundabout with approach lanes, or traffic signals (including approach lanes) where the posted speed limit supports their implementation to provide a safety and capacity solution, unless an interim traffic safety solution has been approved by the New Zealand Transport Agency as the requiring authority for State Highway 22. This rule:

- Also applies to integrated residential developments sought as a land use consent application; and
- Continues to apply to each application for subdivision or development within the Precinct Plan 2 area until such time as the intersection of State Highway 22 and Jesmond Road has been upgraded with a double lane roundabout or traffic signals.

Note 1: If an interim traffic safety solution has been implemented at the SH22/Jesmond Road intersection under this rule, applicants are advised that they are required to consult with the New Zealand Transport Agency and Auckland Transport to determine whether this interim solution needs to be upgraded to a roundabout or traffic signals to address safety and capacity matters, prior to any further subdivision or development proceeding within the Precinct Plan 2 area.

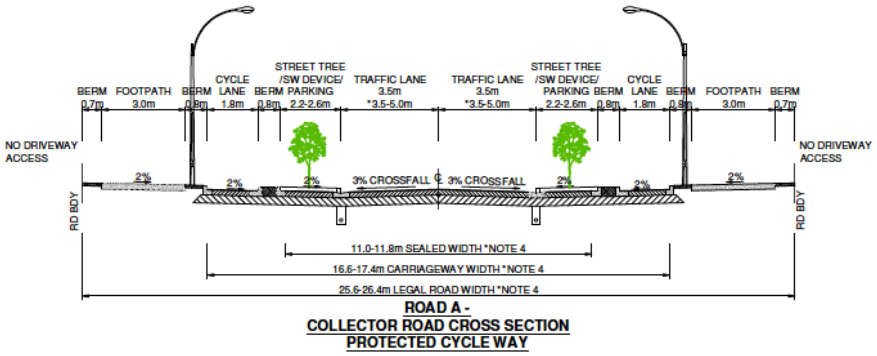
f. Sites fronting the Collector Road (possible future arterial) shall provide for a 8.5m front yard setback along the boundary with the Collector Road (possible future arterial) at the time of subdivision. This rule shall lapse two years after it becomes operative unless a plan change is notified prior to that date, seeking to have Jesmond Road classified as an Arterial Road under the Auckland Unitary Plan.

2. [*deleted*]

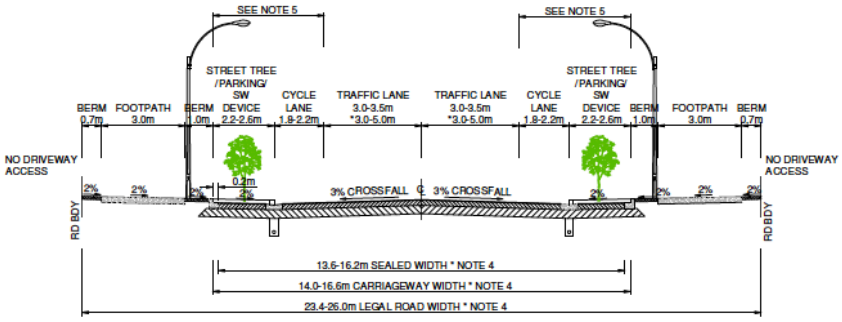
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Figures 3 to 11 Road Cross Sections

Figures 3 and 4



ROAD A -
COLLECTOR ROAD CROSS SECTION
PROTECTED CYCLE WAY



ROAD B -
COLLECTOR ROAD (EXISTING) CROSS SECTION

NOTES:

STORMWATER NOTE:

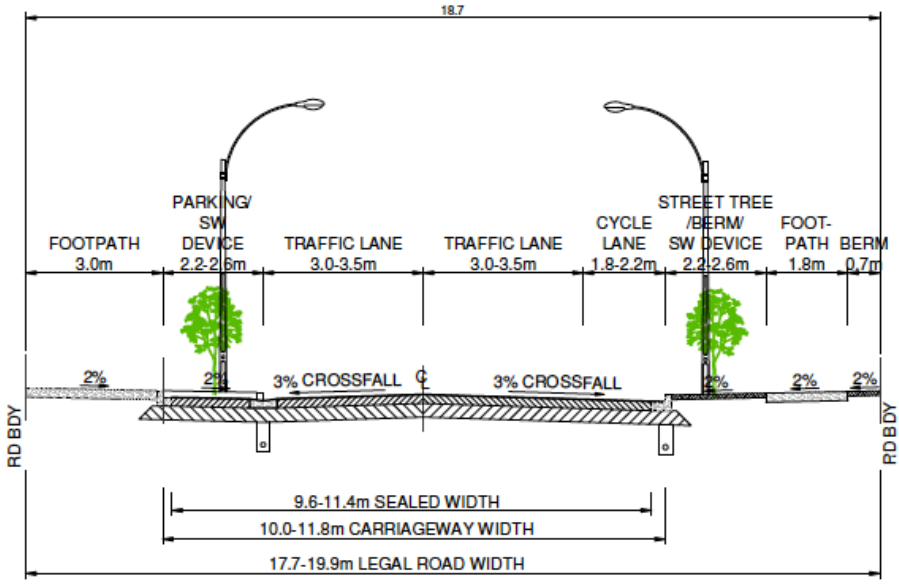
1. STORMWATER DEVICE WIDTH TO BE CONFIRMED SUBJECT TO WIDTH OF DEVICE USED.

COLLECTOR ROAD:

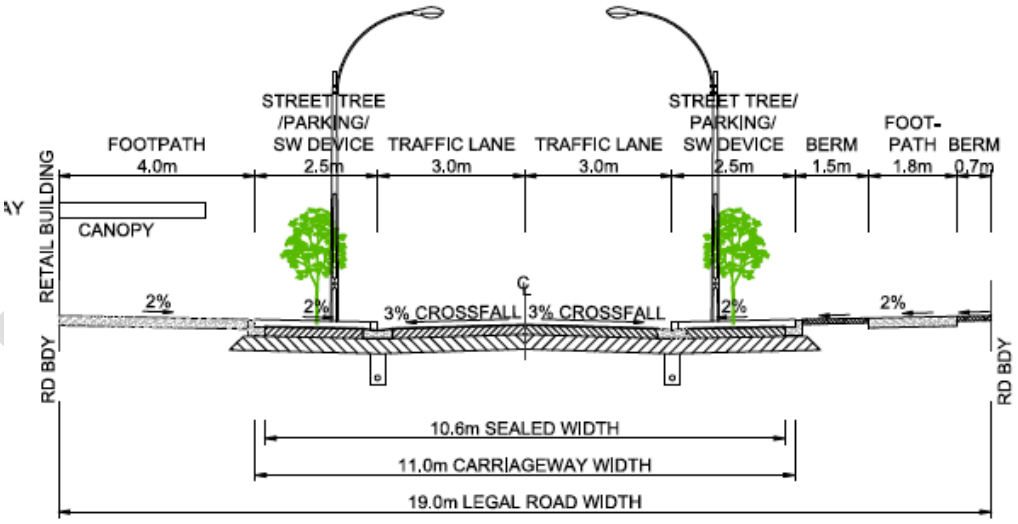
1. TRAFFIC LANE WIDTH 3.0m UNLESS PUBLIC TRANSPORT ROUTE.
2. CYCLE LANE WIDTH VARIES IN TREATMENT IE. SEPARATED/ BUFFER DEPENDING ON TRAFFIC VOLUMES ON COLLECTOR ROAD.
3. TRAFFIC LANES TO INCREASE 3.0m FOR TRAFFIC RIGHT TURNING BAYS ON ROAD A AND B
4. ALL CARRIAGEWAY/LEGAL ROAD WIDTH TO INCREASE FOR TURNING BAYS TO MAINTAIN STANDARD PARKING/ SW DEVICE/ CYCLE LANES AND BERMS WIDTHS AS SHOWN
5. CYCLELANE AND PARKING BAYS CAN BE INTERCHANGEABLE

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Figures 5 and 6

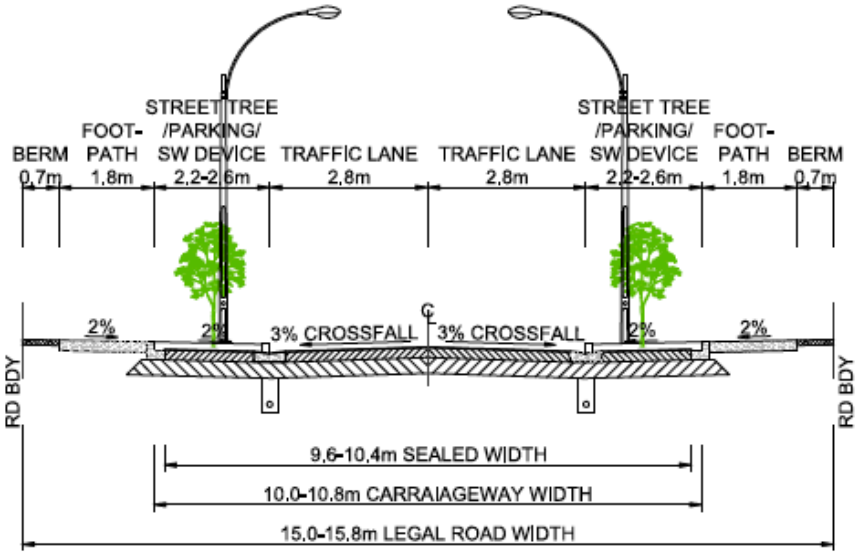


ROAD C -
COLLECTOR ROAD (NEW) CROSS SECTION

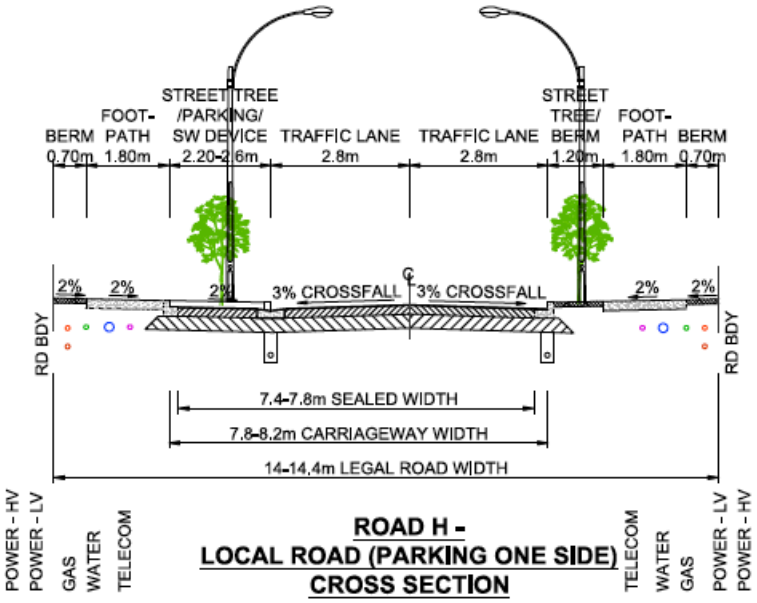


ROAD E -
LOCAL CENTRE ROAD
CROSS SECTION

Figures 7 and 8

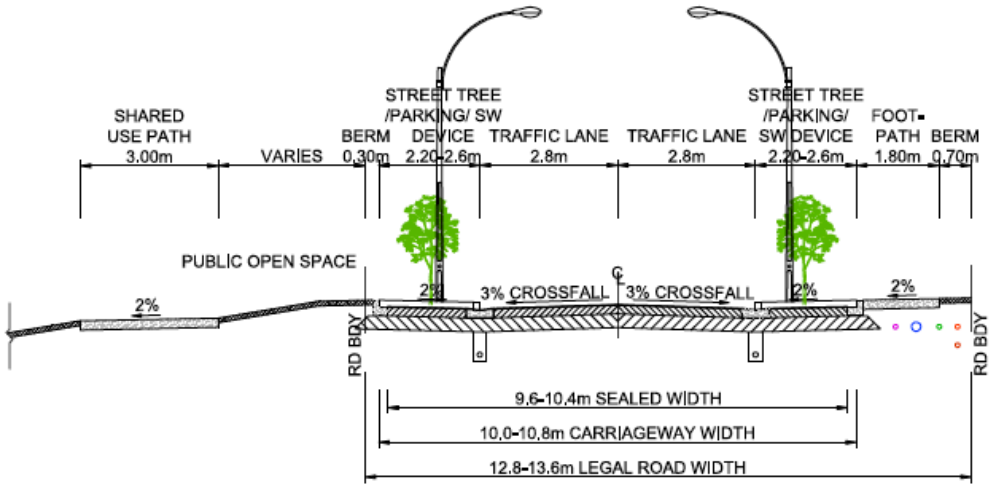


ROAD F -
LOCAL ROAD (PARKING BOTH SIDES)
CROSS SECTION



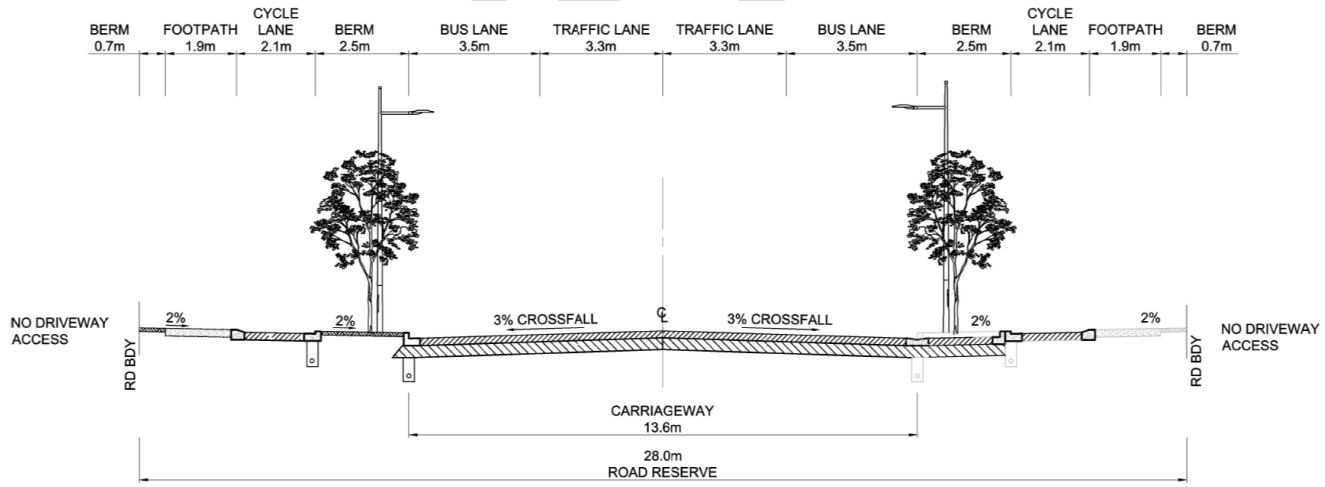
ROAD H -
LOCAL ROAD (PARKING ONE SIDE)
CROSS SECTION

Figure 9



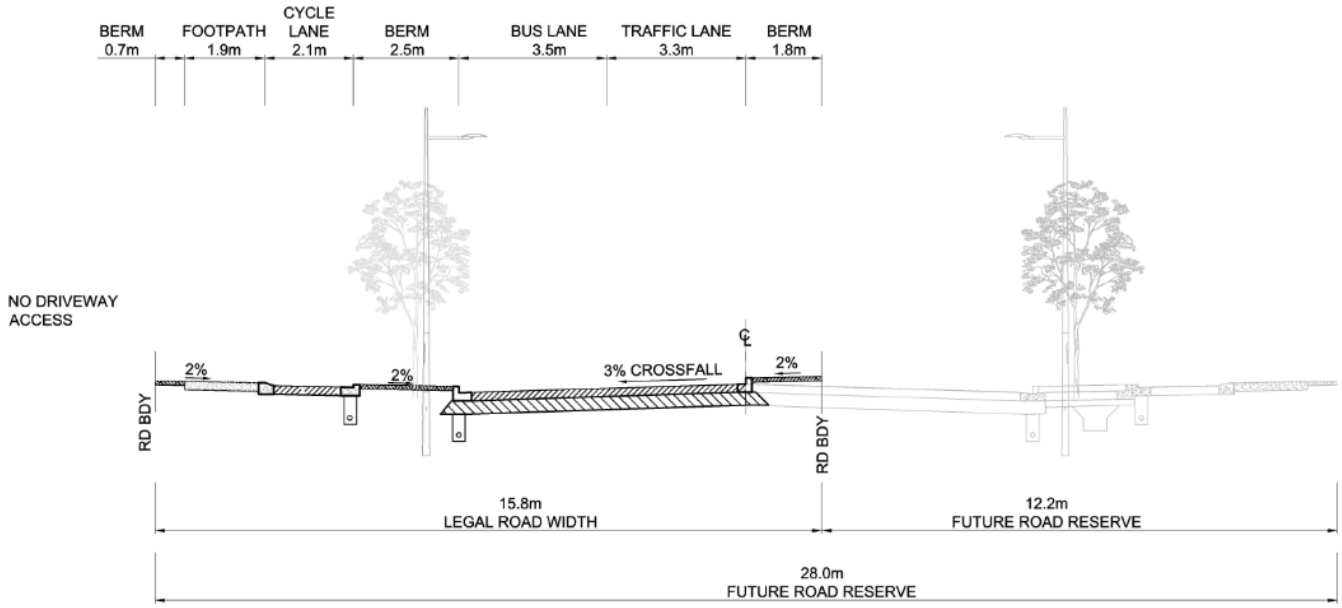
ROAD G -
PARK EDGE LOCAL ROAD (PARKING BOTH SIDES)
CROSS SECTION

Figure 10



Road H – Future Collector Road (New) – Final 28m formation

Figure 11



Road I Future Collector Road (New) – Interim Local Road formation

Notes:
1. stormwater device width to be confirmed subject to width of device used.

6.4 Park Edge Roads

1. Where subdivision adjoins an Open Space Zone or Future Esplanade Reserve on precinct plan 1 and 2 or a recreation reserve to vest then park edge roads must be provided.

2. [*deleted*]

6.5 Site Access

1. Where subdivision adjoins a Future Collector road (New), Collector Road (New), Collector Road (Existing), Collector Road (possible future arterial) or a Collector Road – Protected Cycleway identified on the Precinct Plan 1 and 2 or a road with a 3m shared footpath on the site's frontage, rear lanes (access lot) or access from side roads must be provided so that no vehicle access occurs directly from the site's frontage to the 3m shared footpath or the road frontage.

6.6 Riparian Margin

1. Riparian margins must be planted either side to a minimum width of 10m measured from the bank of the stream. This rule shall not apply to road crossings over streams.

2. Any planting required, will be implemented in accordance with a council approved landscape plan and must be use eco-sourced native vegetation, be consistent with local biodiversity and planted at a density of 10,000 plants per hectare.

3. [*deleted*]

6.7 Stormwater Management

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1. Within catchments draining to streams, stormwater runoff from impervious surfaces within roads (and future roads) of 50 m^2 and over must be directed to a stormwater device(s) designed and sized to achieve the following stormwater hydrology mitigation requirements:

Except as provided by c. the following (a. and b.) applies.

a. provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required; and
b. provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 95th percentile, 24 hour rainfall event minus the 5mm retention volume or any greater retention volume that is achieved, over the impervious area for which hydrology mitigation is required.
c. where:
i. a suitably qualified person has confirmed that soil infiltration rates are less than 2mm/hr or there are no areas on the site of sufficient size to accommodate all required infiltration that is free of geotechnical limitations (including slope, setback from infrastructure, building structures or boundaries and water table depth); and
ii. rainfall reuse is not available because:

- The quality of the stormwater runoff is not suitable for on-site reuse (i.e. for non-potable water supply, garden irrigation or toilet (flushing); or
- There are no activities occurring on the site that can re-use the full 5mm retention volume of water;

the retention volume can be taken up by providing detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 95th percentile, 24 hour rainfall event over the impervious area for which hydrological mitigation is required (minus any designed retention volume that is achieved).

2. Within catchments draining to the coast, stormwater runoff from impervious surfaces within roads (and future roads) must achieve water quality treatment to all impervious surfaces based on rain gardens (or the equivalent) with a surface area sized to 2 percent of the contributing catchment.

3. Stormwater devices within the National Grid Yard must be designed to comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances NZECP34:2001, including their ongoing operation and maintenance.

4. [*deleted*]

6.8 Affordable Housing

1. Rule 2.2 shall apply to subdivision applications containing 15 or more vacant sites.

7. Assessment – Land Use Control Infringements

7.1 Matters of Discretion

In addition to the general matters set out in standard C1.9(3) and the specific matters set out for infringements in the relevant underlying zones and Auckland-wide rules, the council will restrict its discretion to the matters below for the relevant land use control infringement.

1. Stormwater Management
a. the council will restrict its discretion to
i. the matters set out in E10.8.1(1) of the Stormwater management area - Flow 1 and Flow 2 chapter
ii. whether the non-compliance occurs on sites/lots intended for affordable housing or higher density development.

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2. Development Control Infringements

a. For development control infringements within the Residential – Mixed Housing Suburban Zone, the council will restrict its discretion to those matters listed in H4.8.1(4), and the following matters:
i. For infringements to 4.9 Dwellings fronting the road, 4.11 Garages and 4.12 Vehicle access, the any policy which is relevant to the standard; the purpose of the standard; and the effects of the infringement of the standard

ii. urban design outcomes and density enabled by infringements to building coverage

b. For development control infringements within the Residential – Mixed Housing Urban Zone, the council will restrict its discretion to those matters listed in H5.8.1(4), and the following matters:
i. For infringements to 5.9 Dwellings fronting the road, 5.11 Garages and 5.12 Vehicle access, the any policy which is relevant to the standard; the purpose of the standard; and the effects of the infringement of the standard
ii. urban design outcomes and density enabled by infringements to building coverage.

3. Integrated Residential Development
a. Within the Residential – Mixed Housing Suburban Zone, the council will restrict its discretion to those matters listed in H4.8.1(3)
b. Within the Residential – Mixed Housing Urban Zone, the council will restrict its discretion to those matters listed in H5.8.1(3)

7.2 Assessment Criteria

In addition to the specific assessment criteria for the infringement in the relevant underlying zones and Auckland-wide rules, the council will consider the relevant assessment criteria below for the development control infringement.

1. On-site stormwater management
a. the assessment criteria set out in E10.8.2(1) of the Stormwater management area – Flow 1 and Flow 2 chapter.
b. where the non-compliance occurs on sites/lots intended for affordable housing or higher density development applicants may demonstrate that runoff from the impervious surfaces can be accommodated within the public stormwater system/network.

2. Development control Infringements
a. For development control infringements within the Residential – Mixed Housing Suburban Zone, the council will consider the criteria listed in H4.8.2, and the following matters:
i. For infringements to 4.9 Dwellings fronting the road; and 4.11 Garages, refer to Policy 6 of this precinct
ii. For infringements to 4.12 Vehicle access, refer to Policy 5(e) of this precinct.
iii. urban design outcomes and density enabled by infringements to building coverage
b. For development control infringements within the Residential – Mixed Housing Urban Zone, the council will consider the criteria listed in H5.8.2, and the following matters:
i. For infringements to 5.9 Dwellings fronting the road; and 5.11 Garages, refer to Policy 6 of this precinct
ii. For infringements to 5.12 Vehicle access, refer to Policy 5(e) of this precinct.
iii. urban design outcomes and density enabled by infringements to building coverage

c. the extent that any infringement of building coverage enables quality urban design outcomes and higher density development.

3. Integrated Residential Development
a. Within the Residential – Mixed Housing Suburban Zone, the council will consider the criteria listed in H4.8.2(3)

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b. Within the Residential – Mixed Housing Urban Zone, the council will consider the criteria listed in H5.8.2(3)

8. Assessment – Subdivision

8.1 Matters of Discretion

1. Subdivision
a. the council will restrict its discretion to those matters listed in E38.12.1 within Chapter E38 Subdivision – Urban, and the following matters:
i. Consistency with precinct plan 1 and 2
ii. stormwater management
iii. for subdivision within the National Grid Corridor Overlay, the matters listed in D26.8.1(1) and (1A) within Chapter D26 National Grid Corridor Overlay.
iv. transportation Management
v. effects of additional traffic on the intersections identified in Assessment Criteria 8.2(3)(a) and the Norrie Road one way bridge and mitigation proposals for those effects.
vi. effects associated with the intersection of Burberry Road and SH22 and mitigation for those effects, prior to forming a physical connection to Burberry Road.
vii. for subdivision not complying with Standard 6.3(1)(d)(ii) these additional matters apply:

- protection of the route for the future collector road (new)
- integration of the proposed subdivision with the future collector road (new)
- effects on the transport network.

8.2 Assessment Criteria

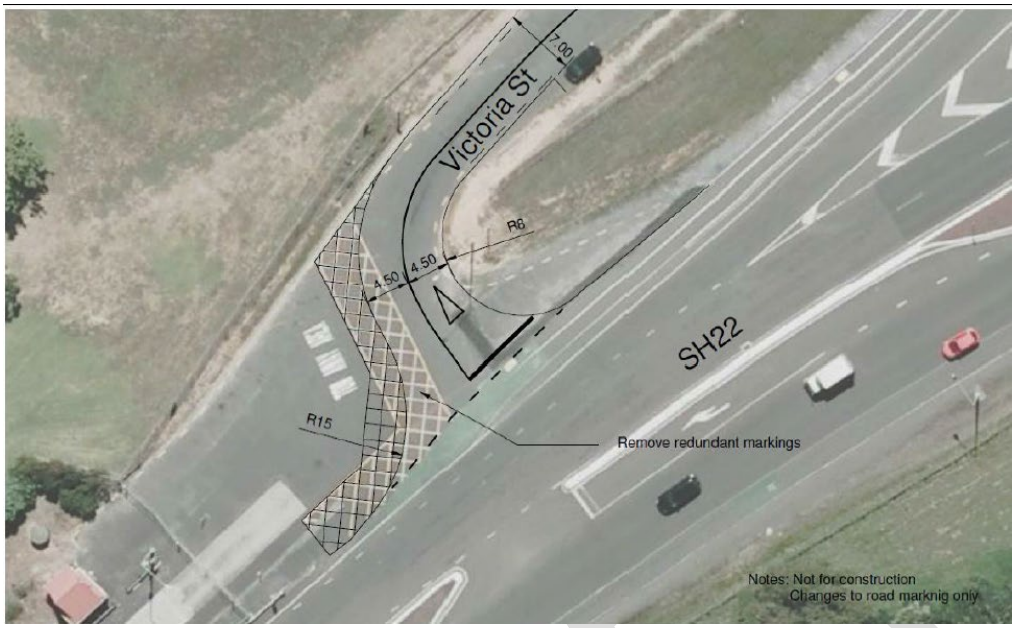
1. For development that is a restricted discretionary activity, the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activities in the zone and Auckland Wide Rules:
a. the structural elements of precinct plan 1 and 2 are incorporated into the subdivision design.
b. the approach to stormwater management for roads, lanes (access lots) and sites addresses the recommendations of the Stormwater Management Plans (May 2016) for sites located within Precinct Plan 1 or March 2018 for sites located within Precinct Plan 2 (including those relating to the catchments discharging to both the streams and estuary), and that the hydrology mitigation requirements outlined in the relevant rules can be met. Consent Notices may be required on the titles of all new sites to ensure compliance with the onsite stormwater management requirements contained in the rules of this Precinct and where recommended with the subdivision application to implement the Stormwater Management Plans (May 2016 for sites located within Precinct Plan 1 or March 2018 for sites located within Precinct Plan 2).
c. the design of low impact outfalls as lengths of manmade channels with a natural form (materials and planting) to dissipate energy and minimise erosion for outfalls to streams and the coast.
d. the assessment criteria listed in E38.12.2 within Chapter E38 Subdivision – Urban.
e. [*deleted*]

2. The implementation of relevant upgrades to the roading network
Development of up to 50 households should occur when the following transport requirements are met:

- Bremner road approach to the Ngakoroa Stream Bridge to a two lane urban road (as required by the consented development) including separated cycle lanes (including a shared path on one side of the Ngakoroa Stream Bridge)
- Footpaths to link the Drury 1 precinct to Drury Township, as per Drawing Reference A1,1013-Qd1EX022 by McKenzie and Co Consulting

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- SH22/Victoria Street intersection – changes to the intersection refer diagram below



- Pedestrian Improvements at Norrie road/Great South road Intersection, as illustrated at Figure 5-4 of the ITA
- Pedestrian upgrade (one side only) of Bremner road motorway overbridge, including safety improvements to the footpath and handrail structures.
- Great South road/Firth street intersection priority changes to the intersection

a. prior to the development of 100 cumulative dwellings being constructed across the Drury 1 precinct, the Firth street/Great South road intersection improvements, including markings and curve realignment as per Drawing 1, Revision A, dated 20 June should be implemented
b. prior to the development of 400 cumulative dwellings being constructed across the Drury 1 precinct, a dedicated cycle facility should to be constructed across State Highway 1, alongside Bremner road.

3. Effects of additional traffic on the intersections identified in (a) below and the Norrie Road one way bridge and mitigation proposed for those effects

a. Whether the proposal avoids, remedies, or mitigates adverse traffic effects to maintain the safe and efficient operation of the transport network at the following locations:

- intersection of Great South Road / Firth Street,
- intersection of Firth Street / Norrie Road,
- intersection of Great South Road / Norrie Road / Waihoehoe Road,
- intersection of Great South Road / Karaka Road (SH22),
- intersection of Victoria Street / SH22 and
- the Norrie Road One-Way Bridge.

Assessment of these adverse effects and mitigation proposed will be based on the transport assessment required to be provided with any subdivision application as outlined in Special Information Requirement 2.

b. The extent to which the road network within Precinct Plan 2 integrates with and takes into account information and outcomes associated with NZTA projects, and Auckland Council's structure planning for Drury/Opaheke.

c. The extent to which there is evidence of consultation regarding the proposal with Auckland Transport and NZTA.

4. Effects associated with the intersection of Burberry Road and SH22 and mitigation for those effects, prior to forming a physical connection to Burberry Road.

a. The extent to which, prior to the forming of a physical connection to Burberry Road, upgrading work has been undertaken to the intersection of Burberry Road and SH22 to ensure there are safe and appropriate connections.

5. For subdivision not complying with Standard 6.3(1)(d)(ii) (which requires the future collector road (new) to be constructed to local road standard as set out in Figure 11 with additional land vested to enable upgrading to a final 28m formation as set out in Figure 10) these additional assessment criteria apply:

a. Whether the proposal protects the route for the future collector road (new) with the formation identified on Figure 10 - Future Collector Road (New) - Final 28m formation, and in the location identified on Precinct Plan 2. This includes:

- clearly identifying the land to be set aside for the future collector road (new) on any subdivision plan
- the mechanisms to be used, such as conditions (including requiring a covenant under s108(2)(d) of the RMA or a consent notice under s221 of the RMA) or written legal agreements, to ensure that the land will be available for the future collector road (new) and will be kept clear and unobstructed by buildings or structures. Such mechanisms may include a time limit whereby they lapse after an appropriate period if the land no longer needs to be kept available for the future collector road (new).

b. Whether the proposed subdivision layout is designed to provide for integration with the future collector road (new) once it is constructed. This includes:

- providing connections for pedestrians and cyclists to the future collector road (new)
- providing local road access to the future collector road (new) and to any interim local road constructed within the future collector road (new) corridor on adjacent sites.

c. Whether the proposed road network can efficiently and safely accommodate walking, cycling and vehicles (excluding buses). This includes:

- providing pedestrian and cycling connectivity with the surrounding network
- avoiding generating high volumes of traffic onto local roads
- demonstrating through traffic modelling and vehicle tracking that the intersections serving the subdivision will operate safely and efficiently.

Special Information requirement:

1. All subdivision consent applications for development within Precinct Plan 2, must include a traffic assessment undertaken by a suitably qualified and experienced traffic engineer that addresses whether the proposal complies with (a) and (b) below. The assessment must utilise traffic data no older than two years at the time that a subdivision resource consent application is lodged.

The baseline scenario for the assessment is the operation of the road network at the time, plus development enabled in Precinct Plan 1 and activities that have already been consented in Precinct Plan 2.

a. Road Intersection Performance

i. All-day: No individual traffic movement shall have a LOS worse than LOS E, or have a degree of saturation higher than 95%. If the baseline scenario is already at LOS F, then:

- degrees of saturation shall be no more than the baseline scenario; or
- delay shall not increase beyond the baseline scenario by more than 10%.

ii. The overall intersection LOS shall be no worse than LOS D

For the purposes of this standard, the relevant road intersections are:

- Great South Road / Firth Street
- Firth Street / Norrie Road
- Great South Road / Norrie Road / Waihoehoe Road
- Great South Road / Karaka Road (SH22)
- Victoria Street / SH22

b. Norrie Road One-Way Bridge

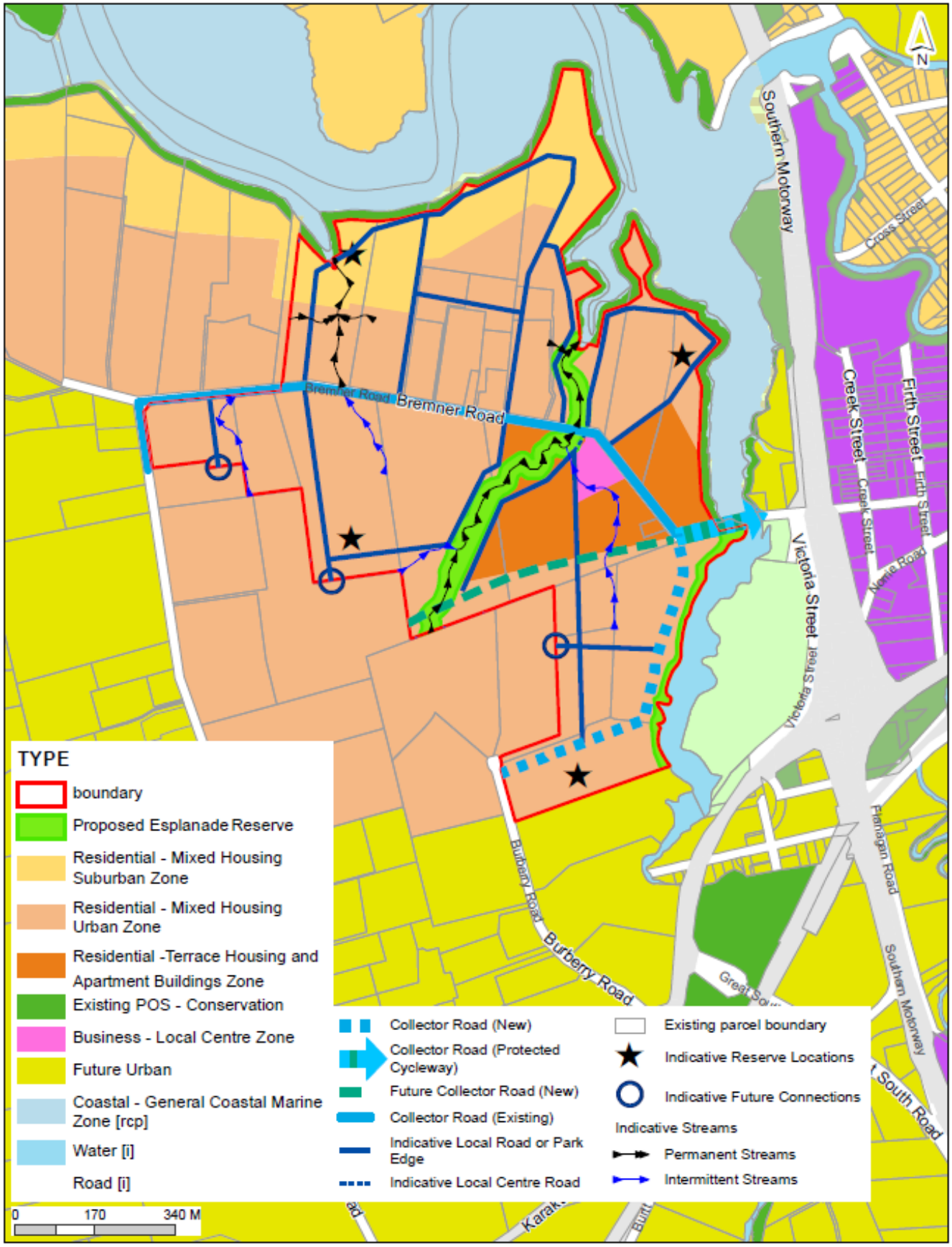
i. All-day: No individual traffic movement from upstream and downstream intersection shall have 85th percentile queues reaching or crossing the one-way bridge

ii. Queues at the approaches to the one-way bridge shall not extend to and through the upstream intersection

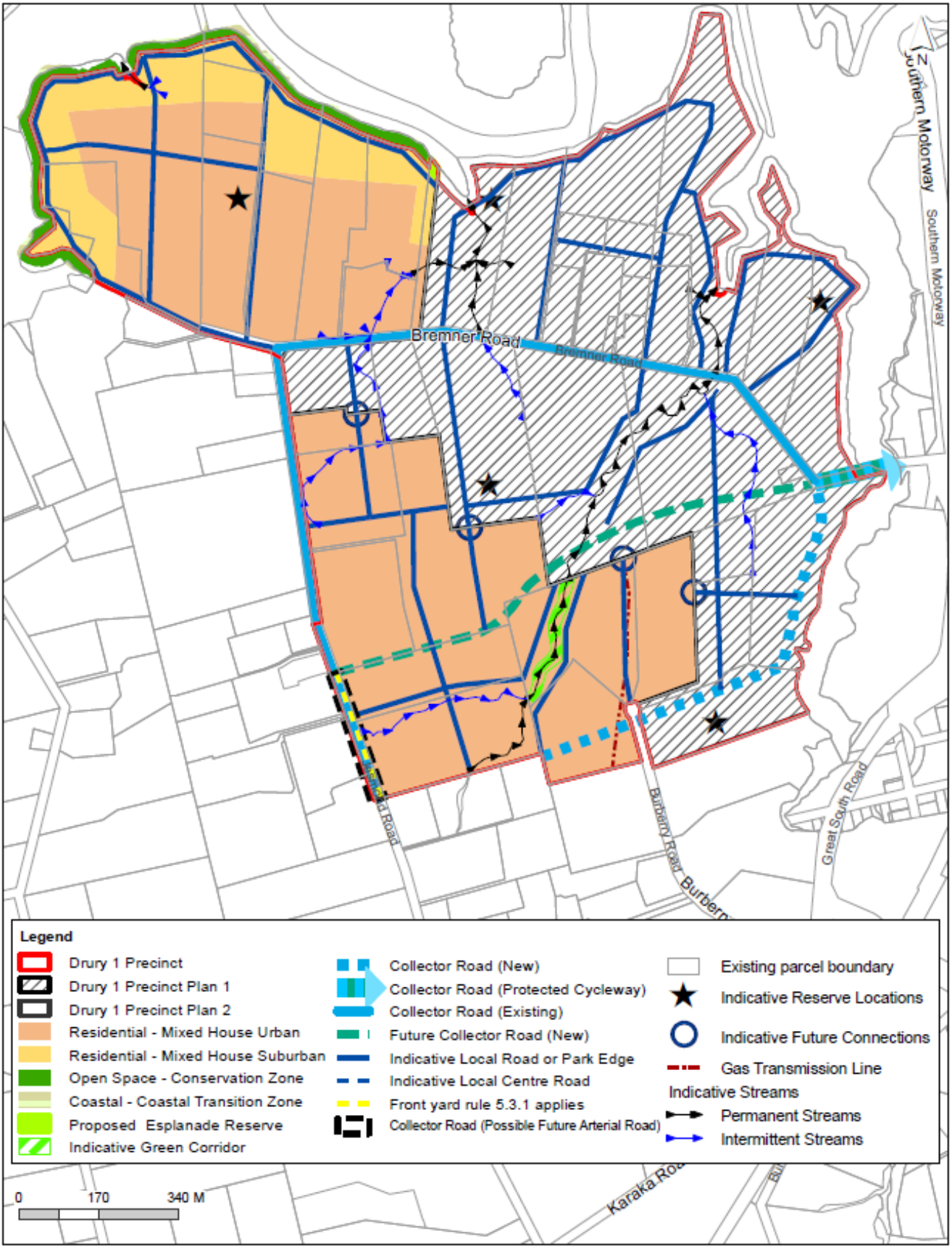
iii. Delays on the bridge shall not have LOS worse than LOS D.

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9. PRECINCT PLAN 1



10. PRECINCT PLAN 2



Appendix 6.35.1 [*deleted*]

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6.30 Franklin 2

The following objectives and policies apply in the Franklin 2 precinct and sub-precincts as indicated in the planning maps. The location and extent of the precinct and sub-precincts is shown on the Franklin 2 precinct overlay.

Precinct description
The Franklin 2 precinct ("the precinct") is located approximately 6km north of the centre of Pukekohe and forms the northern edge of the rural urban boundary that surrounds Pukekohe, an identified rural satellite town. The precinct is applied to just under 300 hectares of land that has been principally owned by the Wesley College Trust Board for much of the past century. From 1922 up until the current day Wesley College and its associated agricultural operation has been located on the land.

The precinct provides for the development of a sustainable community with a compatible mix of residential and supporting activities to meet the daily needs of the new, largely residential, community.

The precinct is designed as an accessible, multi-modal, walkable residential community, based on a passenger transport interchange, that achieves high quality environmental outcomes and that offers its residents access to quality connected open space, water sensitive stormwater design, a local commercial centre that will provide a heart for the community as well as meeting their local service needs. This community heart builds on the history of the Wesley College, its people and place.

The precinct provisions provide for the bulk of the land to be developed with a variety of residential activities and housing typologies including terrace, duplex and standalone dwellings, predominantly single and two storey houses, with a limited opportunity for additional height in the local centre. Provision is also made for more comprehensively planned and integrated residential developments including retirement villages. Two distinct Franklin 2 residential sub-precincts have been created. The intent of these is to provide a range of housing choice commensurate with their locality and proximity to amenity.

The Franklin 2 Residential A sub-precinct is applied to the majority of the land in the precinct. The provisions are based on the Mixed Housing Urban zone to achieve the desired medium density outcomes. Specific provisions apply to the northern boundary of the precinct, which adjoins land zoned rural and is accessed from Gellert road, to preserve a sense of space for these neighbouring properties.

The Franklin 2 Residential B sub-precinct is applied to the central part of the precinct, adjoining the local centre, central park and the higher ground where Sim road intersects with the railway line. The Franklin 2 Residential B sub-precinct provides for a higher intensity of residential development to that provided for by Franklin 2 Residential A.

The Residential Terrace Housing and Apartment Building Zone has been applied around the Paerata train station. The development controls for that underlying zone apply in the precinct.

The Wesley sub-precinct provides the commercial and social hub of the new community. The provisions applying to this sub-precinct will enable the redevelopment of this area to provide for the local convenience needs of the surrounding residential community including local retail, commercial services, offices, food and beverage and a small scale supermarket. The new community will remain reliant on commercial facilities further afield for its bulk item retail and professional service needs. The provisions also enable the development of a wide range of residential activities.

The provisions recognise the area's historical links to Wesley College, with retention of the W.H. Smith Memorial Chapel as a focal point in the local centre along with other features that provide important links to the site's past.
Wesley College is to be relocated to a new rural location outside the precinct. In the interim, the precinct provisions continue to recognise and make provision for the operation of the College and its associated activities.

Objectives
1.The Franklin 2 precinct is developed in a comprehensive and integrated way that provides for a compatible mix of residential living, housing typologies and locations designed to increase housing supply and to support passenger rail.

2.Development makes efficient use of land based on a series of walkable neighbourhoods in close proximity to passenger transport, local centres and open space.

3.Development is of a height, bulk, form, scale and design that provides for high quality amenity for residents and responds to the precinct's intended residential character.

4.Different types of housing and levels of intensification are enabled through application of development controls that allow a choice of living environments while providing for good quality on-site amenity for residents on adjoining residential sites.

5.Commercial and retail activities are enabled at a scale and intensity which complements and serves the primarily residential development, while avoiding adverse effects on the social and economic function and viability of the Pukekohe town centre.

6.Subdivision and development is sensitive to the precinct's built heritage values and natural ecological values, and those values are a significant feature of the precinct's development.

7.Subdivision and development is integrated with transport networks and provides a well-connected internal street network supporting pedestrian, cycle and public transport use along with facilities to promote use of public transport, including rail.

8.Subdivision and development in the precinct will not adversely impact on the safe and efficient operation of the adjoining state highway network or the National Grid line (GLN-DEV A).

9.Subdivision and development provides a high level of recreation and open space amenity for residents through provision of a network of public open spaces and parks, catering for both active and passive recreational opportunities.

10.Adverse effects of stormwater runoff are avoided or mitigated through incorporating the use of water sensitive design principles.

11.Subdivision and development of the precinct depends on provision of adequate water and wastewater infrastructure.

12.Subdivision of the precinct will facilitate restoration of riparian margins.

13.Development will be undertaken to ensure the continued operation of Wesley College and farm on its current site in the short to medium term.

Policies
Development
1.Require the development of framework plans prior to subdivision, the establishment of land use activities or development to ensure that the precinct is developed in a co-ordinated, integrated and comprehensive manner.

2.Require the framework plan to demonstrate the interrelationship and future integration with other land and features in the precinct, including the National Grid Corridor.

3.Encourage higher density and mixed use development centred on the public transport network, particularly rail, with pedestrian and cycleway facilities, to provide alternatives to, and reduce dependency on, private motor vehicles as a means of transport.

4.Enable medium and high density housing to make efficient use of the land resource while maintaining the reasonable amenity of adjoining lower intensity residential sites and providing high-quality on-site amenity.

5.Provide sufficiently flexible development controls to provide for a range of living situations to accommodate extended families, sub-tenancies and multiple units in a dwelling that will foster quality long term density outcomes including the opportunity for the provision of habitable roof space.

6.Enable activities for the local convenience needs of the surrounding residential area, including local retail, commercial services, office, food and beverage and small scale supermarkets.

7.Discourage large scale commercial activity that would adversely affect the:
a.retention and establishment of a mix of activities in the local centre;
b.function, vitality or amenity of the Pukekohe Town Centre zone;

c.safe and efficient operation of the transport network.

Built Form
8.Require residential development to achieve a high quality of on-site amenity by:
a.providing functional and accessible outdoor living spaces;
b.controlling fence heights to provide a reasonable level of on-site privacy while enabling passive surveillance of the street and open space;

c.controlling building coverage, impervious areas and minimum landscaped areas;

d.applying design assessment criteria in sub-precincts to manage privacy effects;

e.specifying minimum setbacks from boundaries for primary and secondary outlooks to minimise overlooking, maximise daylight access and to mitigate noise effects;

f.creating developments with visual interest when viewed from the street and reducing the dominance of garage doors.

Heritage
9.Apply controls in the Wesley sub-precinct to protect and to enhance the precinct's heritage values, amenity and character features including recognising the significant historic heritage of the W.H. Smith Memorial Chapel.
10.Protect and recognise the heritage values in the detailed design for the precinct.

11.Require the design of any proximate new buildings to be sensitive to the location, scale and setback of historic buildings identified in the precinct plan.

12.Provide for identified historic buildings in the Wesley sub-precinct to be retained and, together with their surrounds, managed in accordance with a heritage management plan approved as part of a framework plan.

Open space

13.Protect and enhance the natural values of, and public access to, streams and ecological habitats within the precinct.
14.Provide for establishment of public open space to recognise and protect the ecological values of the precinct and to provide public amenity.

15.Enhance ecological and natural character values, and avoid additional stream bank erosion by requiring the riparian margins of the identified streams in the precinct plan to be planted with suitable native vegetation at the time of subdivision.

16.Require integrated, accessible and usable public open spaces as shown in precinct plan 1 to provide for the recreational needs of the community within walkable distances for all residents.

17.Incorporating the Electricity Transmission corridor as part of the east west, informal recreation open space corridor traversing the precinct.

Stormwater management
18.Apply a Water Sensitive Design (WSD) approach that promotes at-source stormwater management to avoid as far as practicable the adverse effects of stormwater runoff on the ecological values and the ecological functions of receiving environments.
19.Apply specific stormwater measures to protect the different receiving environments of the identified Stormwater Management Areas in the precinct as shown on precinct plan 3.

20.Enable the use of ephemeral stream gullies, restored wetlands, and constructed watercourses for the detention and attenuation of stormwater runoff in locations that suit existing topography and in a manner that will enhance the landscape amenity and ecology of the precinct.

21.Avoid adverse effects of flood risk by keeping the floodplain for the 1 percent Annual Exceedance Probability (AEP) event free of development and using flood attenuation to avoid more than minor effects of flooding downstream.

Other Infrastructure
22.Require the construction of new roads in accordance with an approved framework plan to achieve a highly interconnected pedestrian and road system that provides for all modes of transport, particularly cycling as shown in precinct plan 5.
23.Require pedestrian and cycle links in accordance with an approved framework plans to allow for safe and efficient movements within the precinct and where practicable the surrounding network, as shown in precinct plan 5.

24.Limit the number and location of vehicle access and egress points from the precinct to State Highway 22 as shown in precinct plan 1.

25.Require the construction of water and wastewater network services in conjunction with the staged subdivision and development of the project.

26.Applying rules to allow for the continued operation of the existing Wesley College and its farming operation.

Subdivision
27.Require subdivision to give effect to an approved framework, concept plan and/or the precinct plan.
28.Require subdivision to be consistent with the Electricity Transmission overlay provisions.

29.Subdivision design should respond to the natural landscapes by:

a.locating and designing roads, access and infrastructure in a manner which minimises earthworks;
b.locating roads and blocks to follow land contours;

c.enhancing the riparian margins of the stream network within the precinct.

30.Require subdivision to be designed to create integrated communities and to provide a street and block pattern that supports the concepts of liveable, walkable and connected neighbourhoods including:
a.a road network that:
i.is easy and safe to use for pedestrians and cyclists;
ii.is connected with a variety of routes in the immediate neighbourhood and between adjacent sites;

iii.is connected to public transport, shops, schools, employment, open spaces and other amenities.

b.vesting roads as public infrastructure;

c.a road network which is set out in a manner that supports the needs of the public transport system;

d.incorporating principles of crime prevention through environmental design.

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Precinct Rules

Franklin 2 Residential sub-precincts

The following activities, controls and assessment criteria and Auckland-wide rules apply in the Franklin 2 Residential sub-precincts unless otherwise specified. Refer to the planning maps for the location and extent of the sub-precincts.

1. Activity Table

The following table specifies the status of activities in the Franklin 2 Residential A and Franklin 2 Residential B sub-precincts.

Activity	Franklin 2 sub-precinct A	Franklin 2 sub-precinct B
Framework plans		
A framework plan, amendments to an approved framework plan or a replacement framework plan	RD	RD
New buildings on land subject to but not in accordance with an approved framework plan	NC	NC
Development		
Demolition of buildings and structures	P	P
New buildings on land subject to and in compliance with an approved framework plan	RD	RD
Alterations to existing buildings that are less than 10% of the existing GFA of the building	P	P
Internal alterations to buildings	P	P
Additions and alterations to buildings not otherwise provided for	RD	RD
Accessory buildings	RD	RD
Residential		
Dwellings	P	P
Home occupations	P	P
Integrated Residential Development	RD	RD
Retirement villages	D	RD
Supported residential care and boarding houses up to 200m² GFA per site	P	P
Supported residential care and boarding houses not provided for above	D	RD
Visitor accommodation up to 200m² GFA per site	RD	RD
Visitor accommodation not provided for above	D	D
Commerce		
Dairies up to 100m² GFA per site	RD	RD
Restaurants and cafés up to 100m² GFA per site	D	RD
Restaurants and cafés not provided for above	NC	NC
Offices p to 200m² GFA per site	D	RD

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Retail up to 200m² GFA per site	D	RD
Service stations on arterial roads	D	D
Community		
Care centres up to 200m² GFA per site	P	P
Care centres between 200m² - 400m² GFA per site	D	RD
Care centres not provided for above	D	D
Community facilities (including places of worship, halls and marae complex)	D	D
Education facilities	D	D
Emergency services on arterial roads	D	D
Healthcare facilities up to 200m² GFA per site	RD	RD
Healthcare facilities and associated buildings not provided for above	D	RD
Pedestrian and cycling facilities	P	P
Rural		
Farming	P	P

2. Notification

1.Restricted discretionary activity resource consent applications for framework plans, and amendments to framework plans, can be expected to be considered without the need for public notification. However, limited notification may be undertaken, including notice being given to any land owner and occupiers in the precinct who have not provided written approval.

2.All other restricted discretionary activities will be considered without public or limited notification, or the need to obtain written approval from affected parties, unless otherwise specified in the Unitary plan or special circumstances exist in accordance with s. 95A(9) of the RMA that make notification desirable.

3.To avoid doubt, discretionary and non-complying activities are subject to the statutory tests for notification under the relevant sections of the RMA, unless otherwise specified in the Unitary plan.

4.Buildings that do not comply with the following development controls will be subject to the statutory tests for notification under the relevant sections of the RMA:
a.building height;
b.height in relation to boundary;

c.building coverage and landscaping;

d.privacy;

e.outdoor living space.

3. Land use controls

The following land use controls apply in the Franklin 2 Residential sub-precincts. Any activity that does not comply with the land use controls is a non-complying activity unless otherwise stated.

3.1 Density

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No density limits apply where dwellings are proposed in the Franklin Residential sub-precincts.

3.2 Framework plans

A resource consent application for a framework plan, amendment(s) to a framework plan or for a replacement framework plan:
1.Must comply with the rules, assessment criteria and special information requirements for framework plans specified for the Franklin 2 precinct;
2.May seek consent for the following land uses:
a.mix and location of housing types; and/or
b.the design and location of public open spaces, community or social infrastructure; and/or

c.the design and location of blocks, roads and pedestrian connections; and/or

d.stormwater, water and wastewater infrastructure; and/or

e.earthworks associated with the development; and/or

f.vehicle accessways.

3.Identify the location of pedestrian, cycle and other transport connections in the precinct and to the surrounding neighbourhood.

4. Development controls

4.1 Development control infringements

Buildings that infringe three or more of the following development controls are a restricted discretionary activity:
1.Building height.
2.Height in relation to boundary.

3.Yards.

4.Maximum impervious area.

5.Building coverage.

6.Landscaping.

7.Outlook.

4.2 Height

Purpose:
To manage the height of buildings to be consistent with an urban residential character of up to three storeys, particularly in the Franklin 2 Residential 2 sub-precinct area where greater height reflects the development potential of smaller site sizes.

Height of up to 22m is enabled within the walkable catchment of the Paerata train Station on land zoned Residential Terrace Housing and Apartment Building Zone.

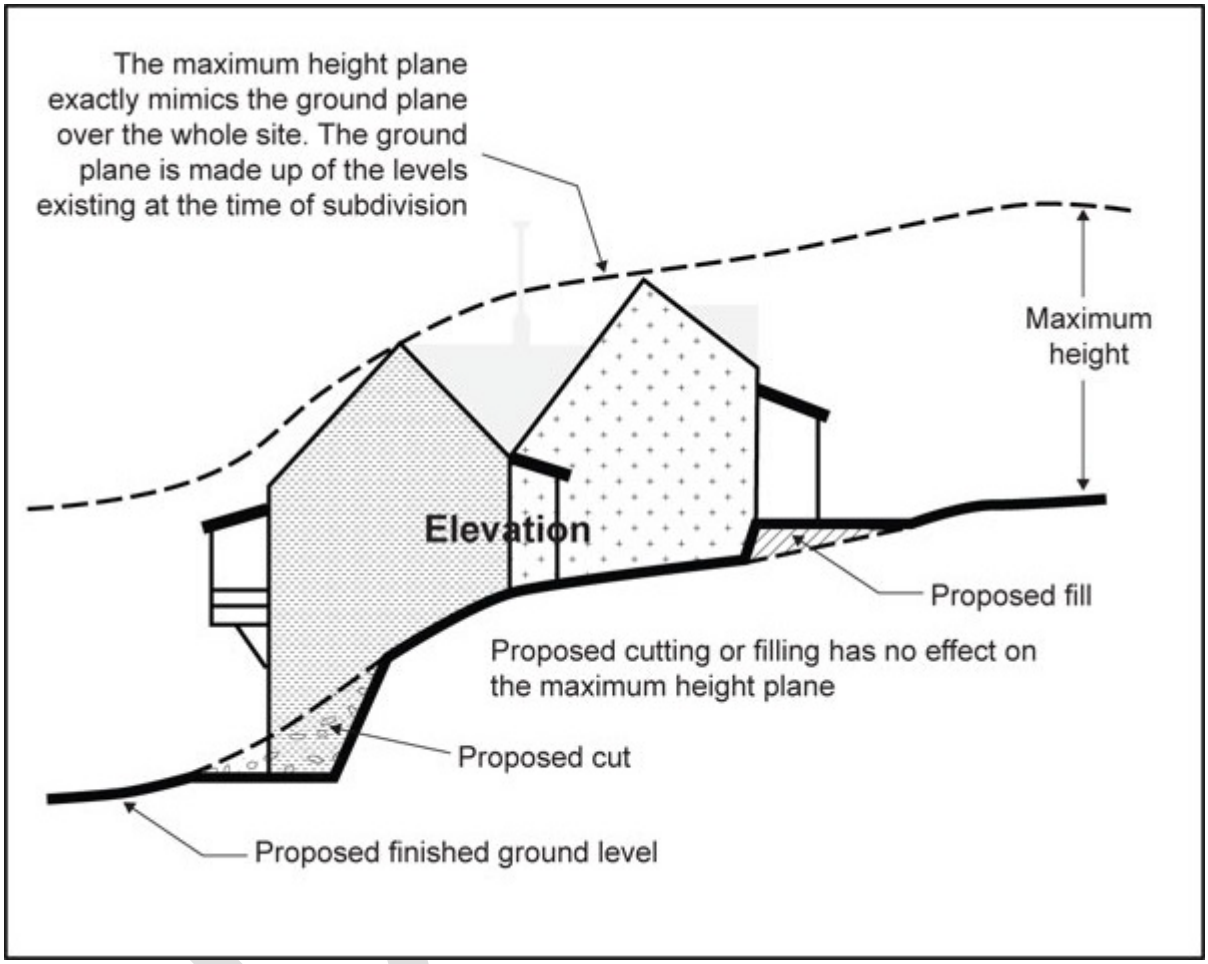
Buildings must not exceed the heights set out below:

Sub precinct	Buildings and landscape

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Franklin 2 Residential A	10 m except that 50% of a building's roof, measured vertically from the junction between wall and roof, may exceed this height by 1m where the entire roof slopes 15 degrees or more
Franklin 2 Residential B	13.5m
Residential Terrace Housing and Apartment Building Zone	22m

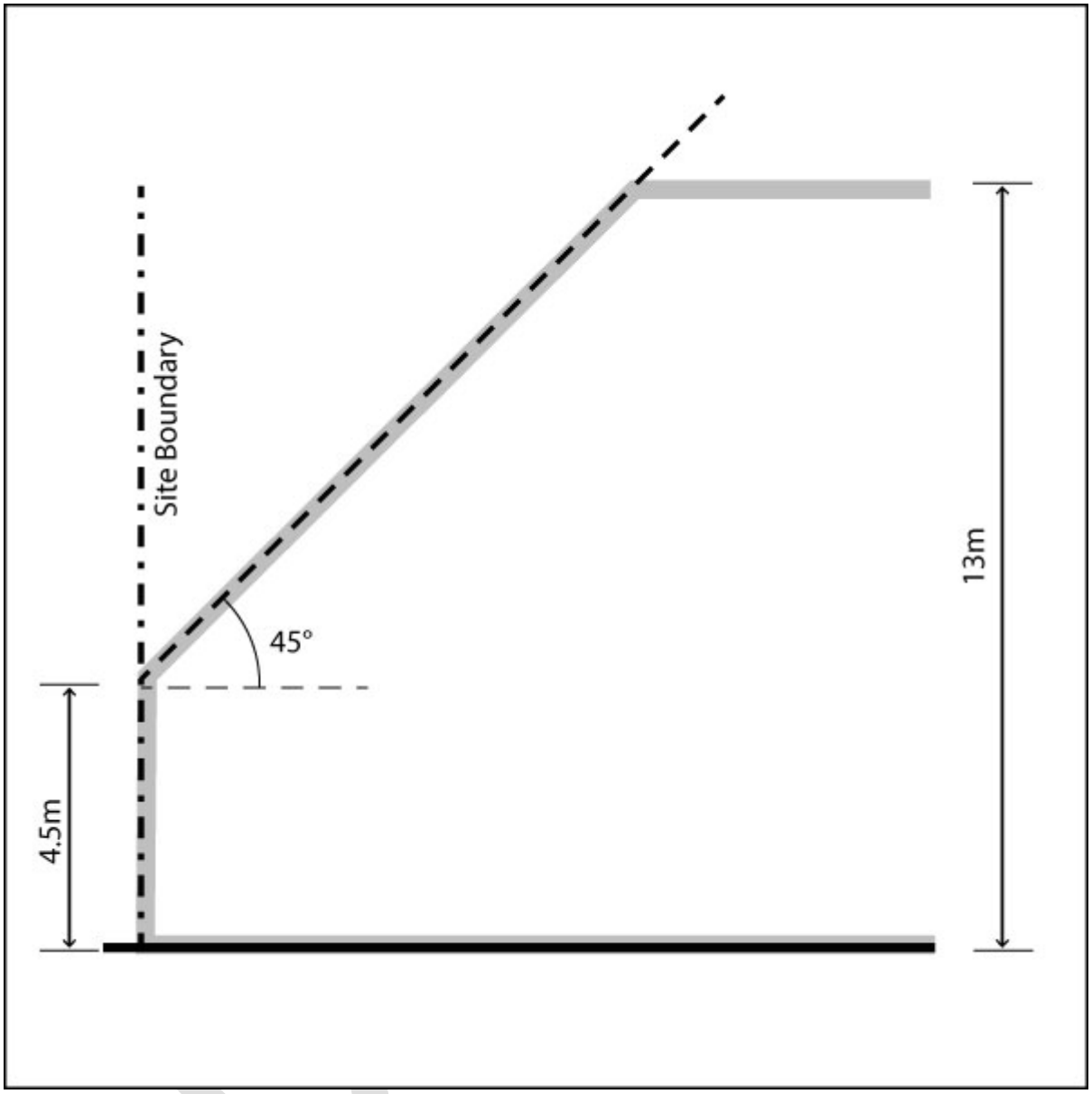
For the purpose of applying this control height is measured in accordance with the diagram below:



4.3 Height in relation to boundary

Purpose:
To manage the bulk and scale of buildings at boundaries to limit overshadowing of neighbouring sites and to provide a setback space between buildings on adjoining sites, particularly where dwellings are detached. The control in the Residential B sub-precinct is to enable dwellings to achieve the greater height intended by the zone while maintaining a good quality design outcome.
1.In the Franklin 2 Residential A sub-precinct buildings must not exceed a height of 3m measured vertically above ground level on the side and rear boundaries. Thereafter buildings must be set back 1m for every additional metre in height (45 degrees).
2.In the Franklin 2 Residential B sub-precinct buildings must not exceed a height of 4.5m measured vertically above ground level and thereafter must be set back 1m for every additional metre in height (45 degrees), as per the diagram below, for 50 percent of the side boundary. For the remaining 50

percent buildings must not exceed a height of 3m plus 45 degrees in accordance with the control for the Residential A sub-precinct.



3.Where the boundary forms part of a legal right of way, pedestrian accessway, or access site, the control applies from the furthest boundary of that legal right of way, pedestrian access way or access site.

4.A gable end or dormer may project beyond the recession plane where it is:
a.no greater than 1m in height and width measured parallel to the nearest adjacent boundary; and
b.no greater than 1m in depth measured horizontally at 90 degrees to the nearest adjacent boundary.

4.4 Common walls

Purpose:
To enable greater flexibility in housing mix and the pattern of development by enabling attached development as one form of residential development throughout the wider precinct.

The height in relation to boundary and yard controls do not apply where a common wall is proposed.

4.5 Yards

Purpose:
To create a transition from the front façade of the dwelling to the street that contributes to the quality of the streetscape commensurate with the nature of development. Open space and riparian yards ensure dwellings are adequately set back from the open space and stream network in the precinct to maintain a sense of open space and water quality respectively and to provide protection from natural hazards.

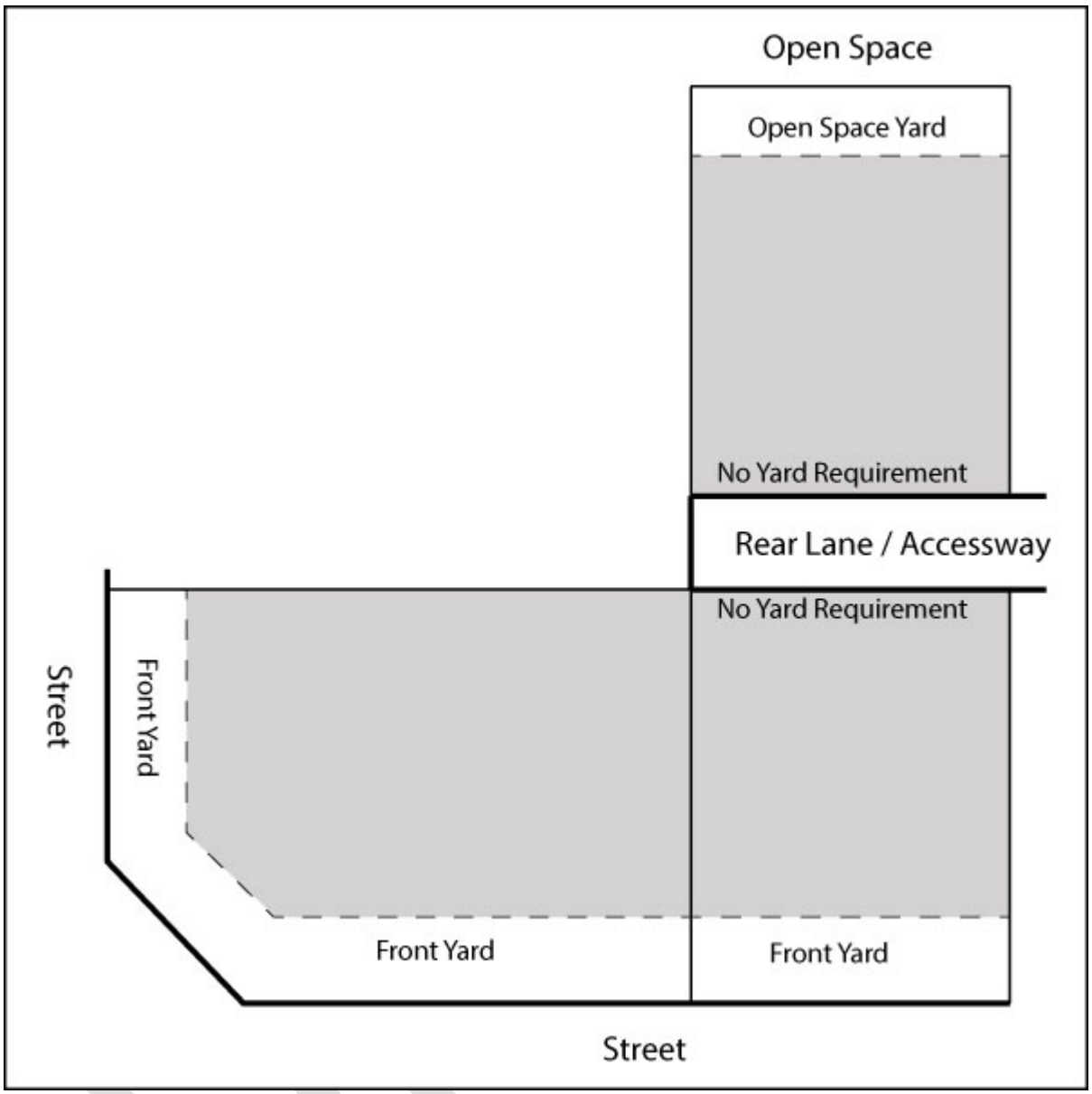
No buildings shall be located in the following yards set out in table 2 and the diagram below:

Table 2

Yard	Franklin 2 Residential A sub precinct	Franklin 2 Residential B sub precinct
Front	2.5m applies except where there is a provision for garages and carports, in which case there shall be a minimum setback of 5m in that part of the yard. Except that where vehicle access is from a rear lane or rear access way no yard is required on that boundary with the rear lane or access way.	1m front yard except where there is a provision for garages and carports, in which case there shall be a minimum setback of 5m in that part of the yard. Except that where vehicle access is from a rear lane or rear access way no yard is required on that boundary with the rear lane or access way.
Riparian	10m from the edge of all permanent and intermittent streams as shown on precinct plan 1.	
Open space	Where the rear boundary on any site adjoins land zoned open space, a 3m set back from the boundary applies on these sites to create a private-public open space interface.	
Rural	15m set back from the boundary applies on sites identified in the precinct plan 1, to create a sense of openness and space between the precinct and the adjoining rural zoned land.	N/A

Where a site adjoins riparian margin and/or land zoned public open space, the more restrictive of the yard controls will apply.

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4.6 Maximum impervious area

Purpose:
To manage the amount of stormwater runoff generated by a development.
1.Maximum impervious area for a site to be occupied by detached dwellings that are greater than or equal to 300m²: 60 percent.
2.Maximum impervious area for a site to be occupied by detached dwellings that are less than 300m²: 70 percent.

3.Maximum impervious area for a site to be occupied by attached dwellings: 70 percent.

4.Maximum impervious area applying to a site to be occupied by apartment building(s): 100 percent.

4.7 Building coverage

Purpose:

To ensure the scale of buildings and on site amenity are consistent with the urban residential character of the precinct.
1.Maximum building coverage for a site to be occupied by detached dwellings that are greater than or equal to 300m²: 40 percent.
2.Maximum building coverage for a site to be occupied by detached dwellings that are less than 300m²: 50 percent.

3.Maximum building coverage for a site to be occupied by attached dwellings: 55 percent.

4.Maximum building coverage does not apply to a site to be occupied by apartment building(s).

4.8 Landscaping

Purposes:
To provide for on-site amenity consistent with the urban residential character of the precinct;
To improve stormwater absorption on site.
1.Where a site to be occupied by detached dwellings that are greater than or equal to 300m²: 40 percent of the site must comprise landscaped area.
2.Where a site to be occupied by detached dwellings that are less than 300m²: 30 percent of the site must comprise landscaped area.

3.Where a site is to be occupied by attached dwellings: 30 percent of the site must comprise landscaped area.

4.The landscaping requirement does not apply to sites to be occupied by apartment buildings (Note: this requirement does apply to retirement villages).

4.9 Privacy

Purposes:
To ensure a reasonable standard of visual and acoustic privacy between different dwellings, including their outdoor living spaces, on the same or adjacent sites.
To encourage the placement of habitable room windows to the site frontage or to the rear of the site in preference to side boundaries, to maximise both passive surveillance of the street and privacy, and to avoid overlooking of neighbouring sites.
1.Privacy to and for dwellings is regulated through outlook space for individual dwellings and separation of buildings within a site for sites with apartments or multiple dwellings. The controls below replace those for outlook space and separation of buildings in the Unitary Plan.
2.All detached and attached housing in the precinct must be designed so that each external wall of a building is nominated with a primary outlook (i.e. principal living room), secondary outlook (i.e. other habitable rooms including bedrooms), or no outlook (i.e. non-habitable rooms).

3.The minimum set-backs are set out in the table below:

Minimum set-back primary outlook	Minimum set-back secondary outlook	Minimum set-back for no outlook
6m x 4m	3m x 3m	0m

4.The minimum set-back of the outlook space is measured at right angles to and horizontal from the window or balcony to which it applies. Where the outlook space applies to a balcony, it will be measured from the edge of the balcony.

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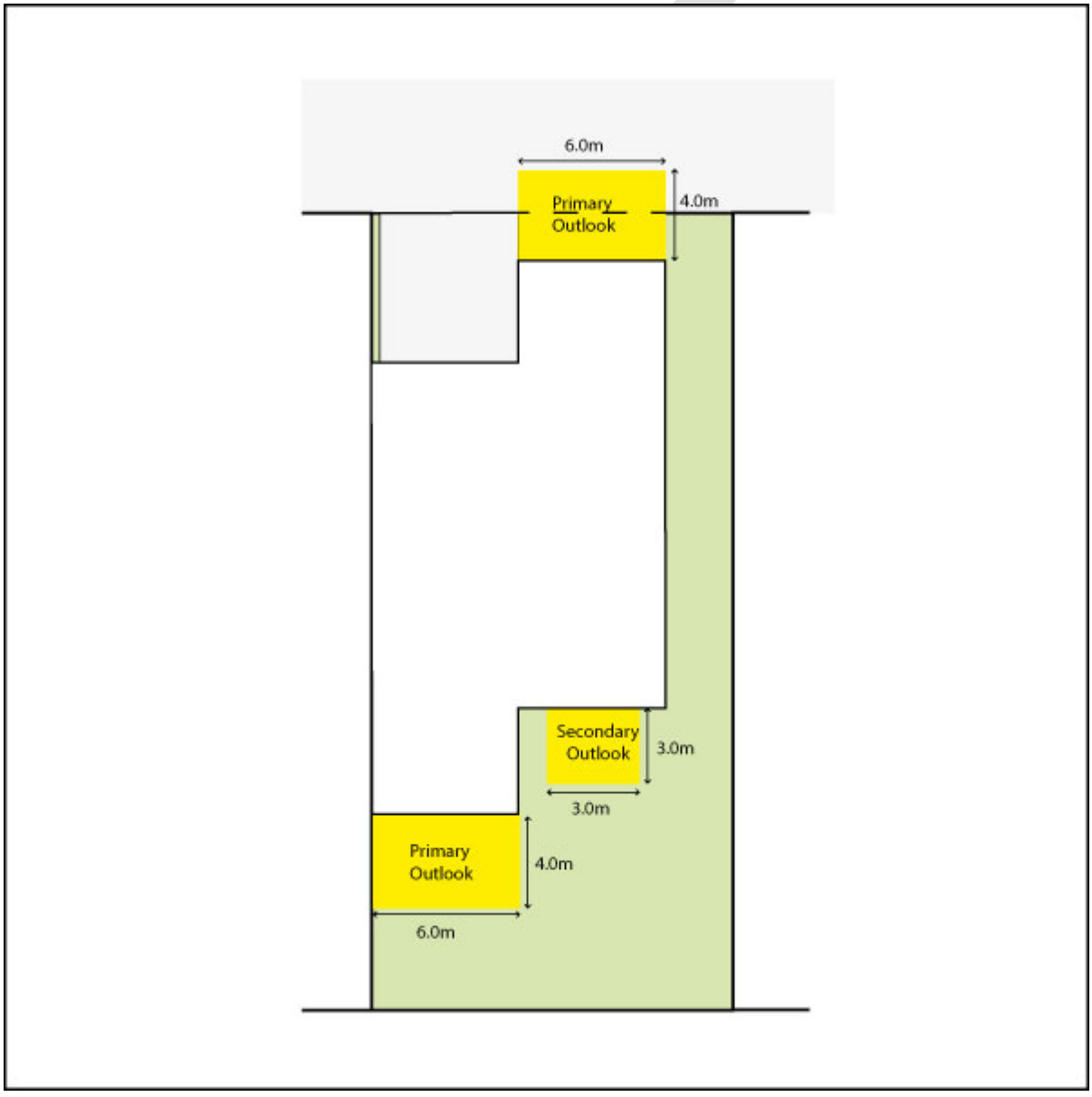
5.The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the control applies.

6.Outlook space may be over the street, public open space, shared access sites and private lanes.

7.Outlook spaces required from different rooms within the same dwelling may overlap.

8.Outlook spaces must:
a.be clear and unobstructed by buildings;
b.not extend over adjacent sites.

9.Apartments in the precinct are required to have a minimum set-back of 15m between the faces of the buildings for the primary outlook (i.e. living room) of any apartments that face the primary outlook of other apartments (whether in the same building or not).



4.10 Outdoor living space

Purpose:
To provide dwellings with outdoor living space that is of a usable size and dimension for the type of dwelling and is accessible from the principal living room.
1.The following development controls for outdoor living spaces apply to all:
a.detached and attached dwellings at ground level with 3 or more bedrooms;
b.principal living rooms above ground level;

c.entire dwellings located above ground level.

2.A dwelling at ground level must have an outdoor living space measuring at least 40m² that:
a.is free of buildings, parking spaces, servicing and manoeuvring areas;
b.excludes any area with a dimension less than 1m.

3.Where a dwelling has the principal living room at ground level part of the required outdoor living space must be able to contain a delineated area measuring at least 20m² that:
a.has no dimension less than 4m;
b.is directly accessible from the principal living room ;

c.has a gradient not exceeding 1 in 20.

4.Where a dwelling has the principal living room above ground level, part of the required outdoor living space must include a balcony or roof terrace that:
a.is directly accessible from the principal living room;
b.has a minimum area of 8m²;

c.has a minimum depth of 2.4m.

5.Except that the following outdoor living space controls apply where a detached or an attached dwelling at ground level has:
a.a studio or 1 bedroom: a minimum unobstructed outdoor living space of 20m² is required with no dimension less than 3m, being accessible from the unit to which it relates;
b.2 bedrooms: a minimum unobstructed outdoor living space of 25m² is required with no dimension less than 4m, being accessible from the unit to which it relates.

6.Where an entire dwelling is above ground level, it must have an outdoor living space in the form of a balcony or roof terrace that is at least 10m² and has a minimum depth of 2.4m.

4.11 Dwellings fronting the street

The underlying Mixed Housing Urban zone control for dwellings fronting the street does not apply to this precinct. This is regulated by the controls for privacy and by assessment criteria for building design for integrated residential developments.

4.12 Fences

Purpose:
To provide a reasonable level of privacy for dwellings while enabling passive surveillance over the street and public open space.
1.Fences on a road boundary, or adjoining a public open space, must not exceed 1.2m in height.
2.A combined fence and retaining wall on a front boundary must not exceed 1.2m in height.

3.Where there is no front fence, and a side boundary fence is to run between adjoining properties, the boundary fence must be setback at least 1m from the front corner of the building.

4.Fences on a rear boundary must not exceed 1.8m in height and where the rear boundary faces onto a lane the fence must be visually permeable across 50 percent of the area.

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5.Fences on a side boundary must not exceed 1.8m in height.



4.13 Garages

Purpose:
To ensure a strong residential interface and to reduce the dominance of cars on the street frontage.
1.A garage door facing a street must be no greater than 50 percent of the width of the front elevation of the dwelling to which the garage relates.
2.Garage doors must not project forward of the front elevation of a dwelling.

3.The garage door must be set back at least 5m from the front boundary.



4.14 Minimum Dwelling Size

Purpose:
Dwellings are a sufficient size to provide for the day-to-day needs of residents.

Dwellings must have a minimum net internal floor area of 45m² for a one bedroom dwelling

4.15 Daylight to dwellings

The daylight to dwellings controls do not apply. This is regulated through the yard, height in relation to boundary, and outlook space controls.

4.16 Minimum dimensions of principal living rooms or principal bedrooms

The minimum dimensions of principal living rooms or principal bedrooms do not apply in this precinct. These are controlled by assessment criteria in section 5.

4.17 Servicing and Waste

Purpose:
Dwellings in medium to large scale residential development have sufficient space within the building to accommodate the storage of waste.
1.A building or site containing 10 or more dwellings must provide a communal storage area for waste. The size of the communal storage area must be a minimum area of 1.25m² per dwelling.
2.An additional 30 percent in area of the total floor area required above must be provided in the communal storage area for manoeuvring or sorting within the waste storage area.

4.18 Water and Wastewater

Purpose:
To ensure development occurs only where it can be serviced by connections to the water supply and wastewater networks.

At the framework plan stage, the applicant must demonstrate to the satisfaction of the council that there is an available connection to the water supply and wastewater networks.

4.19 Storage

Purpose: to ensure dwellings have sufficient space for the storage of everyday household items and bulky items such as bicycles.
1.A building or development containing 5 or more dwellings must provide covered storage space for each dwelling with internal measurements of at least 4m³, excluding storage within the kitchen and bedroom wardrobes. The storage may be within the dwelling or external to it, within the site.
2.The required storage space for each dwelling must include a single covered storage space within internal dimensions of at least 2m³.

4.20 Universal access

Purpose:
Medium to large scale residential development provides equal physical access and use for people of all ages and abilities.
1.Where a new building or development contains 10 or more dwellings, 20 percent of those dwellings must comply with the following:
a.doorways must have a minimum clear opening width of 810mm;
b.stairwells must have a minimum width of 900mm;

c.corridors must have a minimum width of 1050mm;

d.the principal means of access from the frontage, or the parking space serving the dwelling, to the principal entrance of the dwelling must have:
i.a minimum width of 1.2m;
ii.a maximum slope of 1:20;

iii.a maximum cross-fall of 1:50.

2.Where the calculation of the dwellings required to be universally accessible results in a fractional dwelling, any fraction that is less than one-half will be disregarded and any fraction of one-half or more will be counted as one dwelling.

3.All dwellings required to be universally accessible must provide at least one parking space for people with a disability. The dimensions and accessible route requirements for such parking spaces are detailed in Section 5.5 of the New Zealand Building Code D1/AS1 New Zealand Standard for Design for Access and Mobility – Buildings and Associated Facilities (NZS 41212001).

5. Assessment

5.1 Restricted discretionary activities

5.1.1. Matters of discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the precinct activity table:
1.Framework plans
The council will restrict the exercise of its discretion to the matters listed below for creation of a framework plan, including any amendments to an approved framework plan or replacement framework plan, in the Franklin 2 precinct:
a.site layout and configuration;
b.the location, physical extent and design of public open space;

c.the location and design of roads, access and parking;

d.the location and capacity of infrastructure servicing;

e.integration of development with neighbouring areas;

f.staging of development;

g.the location, form of control, function and layout of road connections and corridor treatments, in particular those connecting with SH22;

h.the location and design of public transport and active mode infrastructure including walking and cycling;

i.design, layout and proposed use in relation to the GLN-DEV A National Grid Line, including:
i.impacts on the operation, maintenance, upgrade and development of the National Grid line;
ii.compliance with NZCEP34: 2001;

iii.the risk of electrical hazards affecting public or individual safety;

iv.the nature and location of any vegetation to be planted in the vicinity of the National Grid line.

2.Integrated Residential Development
a.building design and external appearance;
b.design and scale of buildings adjoining or across the street from identified buildings to be retained in the Wesley sub-precinct;

c.topography, earthworks and natural features;

d.design and layout of dwellings, visitor accommodation and boarding houses;

e.design of landscaping;

f.design of parking and access;

g.infrastructure and servicing;

h.design of infrastructure that promotes walking and cycling.

3.Retirement Villages
a.building design and external appearance;
b.topography, site orientation and earthworks;

c.design of communal open space and of the site landscaping;

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d.design and layout of dwellings;

e.design of parking and access;

f.infrastructure and servicing.

4.Visitor Accommodation, Dairies, Restaurants and Cafés and Offices
a.intensity and scale;
b.noise, lighting and hours of operation;

c.design of parking, access and servicing.

5.Retail up to 200m²
a.intensity and scale;
b.noise, lighting and hours of operation;

c.design of parking, access and servicing.

6.Care centres between 200m²-400m² and Healthcare facilities
a.intensity and scale;
b.noise, lighting and hours of operation;

c.design of parking, access and servicing.

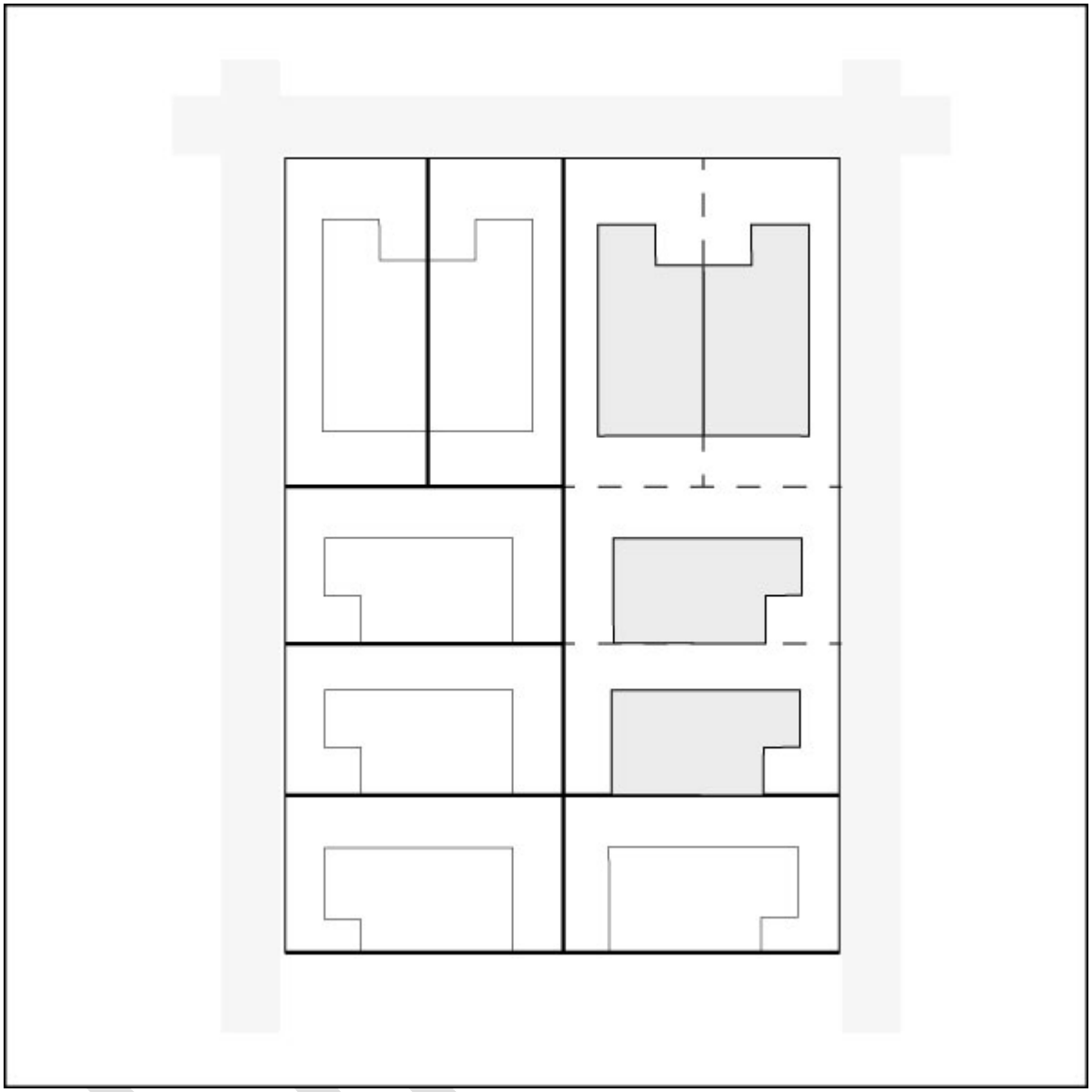
5.2 Assessmemt Criteria

For development that is a restricted discretionary activity in the Franklin Residential sub-precincts, the following assessment criteria apply:
1.Framework plans
When considering a restricted discretionary application for a framework plan, amendments to an approved framework plan or replacement framework plan, the council will consider the proposal against the following criteria:
a.site layout and configuration (refer to the diagram below):
i.orientation of sites to support appropriate solar access for development on the site;
ii.site configuration and size to enable a range of appropriate housing typologies and encourage scale and modulation of built form when viewed from public open space;

iii.site proportion to enable provision of setback and quality, private outdoor living spaces for dwellings/developments;

iv.site configuration that enables the provision of dwellings/development that provides good passive surveillance of the street and contributes to streetscape amenity.

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b.the location, physical extent and design of public open space:
Public open spaces should be provided in the location(s) identified in the precinct plan to meet the needs of the local community. Where no location is identified, open space should be provided and located to serve the future needs of the local community.

c.the location and design of roads, access and parking:
Streets and pedestrian connections should be provided in the location identified in the precinct plan to achieve a legible street network. Where no location is identified, an integrated and efficient street and pedestrian network should be provided, including connections to existing and future streets and networks.

d.the location and capacity of infrastructure servicing:
Adequate infrastructure should be provided to service the proposed development including stormwater, wastewater, water supply, electricity and telecommunications.

e.integration of development with neighbouring areas:
Where the framework plan is for a particular site or sub-precinct within a wider precinct, the framework

plan should demonstrate how the development achieves the overall objectives of the precinct, including the integration of streets, pedestrian connections, open spaces and other infrastructure that will serve the development.

f.staging of development:
The framework plan should provide details of how the development will be staged. The council may impose conditions enabling a lapse period longer than five years, having regard to s. 79 of the RMA and the need for unimplemented resource consents generally to reflect the planning strategy in the Unitary plan.

g.the location, form of control, function and layout of road connections and corridor treatments, in particular those connecting with SH22:
The framework plan should provide details of the location, form, function and layout of road connections, corridor treatments and access/egress points. The framework plan should demonstrate how the development achieves the overall objectives of the precinct, in particular delivery of an integrated transport network with well-connected internal streets. Particular attention should be given to any connection with SH22 to ensure the safe and efficient operation of the adjoining State Highway network is not adversely impacted.

h.the location and design of public transport and active mode infrastructure including walking and cycling:
The framework plan should provide details on the design and location of all public transport and active mode infrastructure to be provided to demonstrate how these will deliver a highly interconnected, safe and efficient network that provides for all modes of transport, particularly walking and cycling.

i.design, layout and proposed use in relation to the GLN_DEV A National Grid Line:
Where the framework plan includes land that is identified in the Electricity Transmission Overlay the council will consider:
i.the effects on the ability of Transpower to operate, maintain, upgrade and develop the National Grid line, including access to the line;
ii.the extent to which the design and layout will enable earthworks, buildings and structures to comply with NZECP34: 2001;

iii.the extent to which the design and layout, including the location of roads and reserves, landscaping and building platforms, allows for activities to be set back from the National Grid line to ensure adverse effects on, and from, the National Grid and on public safety are appropriately avoided;

iv.the extent to which the design and layout will minimise the potential for reverse sensitivity effects.

2.Integrated Residential Development
The council will consider the assessment criteria applying to more than one dwelling in the Residential A and B sub-precincts as set out below:
a.building design and external appearance
i.buildings should have clearly defined public fronts that contribute positively to the amenity and pedestrian safety of streets and public open space as set out in the diagram below:
•maximising doors, windows and balconies over all levels on the front façade;
•introducing visual interest through a variety of architectural detail and building materials;

•clearly defining the boundary between the site and the street or public open space by planting or fencing.

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ii.ground level balconies or patios that front to a street or public open space should be at a height sufficient to provide privacy for residents while enabling sightlines to the public realm.

iii.the number of dwellings that directly front, align and orientate to public streets should be maximised.

iv.buildings should be designed to break up their mass into visually distinct elements, particularly when of a greater height or bulk than surrounding buildings, to reflect a human scale.

v.techniques to achieve this include the use of physical separation, variations in building height and roof form, façade modulation and articulation and building materials.

vi.building frontages to streets, accessways and public open spaces should avoid blank walls. Side or rear walls should be designed to provide interest in the façade; including modulation, relief or surface detailing.

vii.for larger scale developments:
•encourage modulation of building façade
•balconies should be designed as an integral part of the building and a predominance of cantilevered balconies should be avoided

vii.quality, durable and easily maintained materials should be used on the façade of dwellings, with particular emphasis on frontages to the street and public open space.

b.topography, site orientation and earthworks
i.the topography, orientation, size and proportions of the site should be suitable to accommodate the housing type proposed. In particular, development on steep land with poor solar orientation or narrow sites is discouraged unless sites are carefully designed to optimise on-site amenity values and to complement the surrounding neighbourhood landform;
ii.building platforms, outdoor living spaces, car parking areas and driveways should be located and designed to respond to the natural landform and site orientation in an integrated manner;

iii.earthworks should be minimised and retaining avoided where possible. However, where retaining or earthworks are required they should be incorporated as a positive landscape or site feature by:
•integrating retaining as part of the building design
•stepping and landscaping earthworks or retaining over 1m in height to avoid dominance or overshadowing effects

•ensuring all earthworks or retaining visible to the public, including neighbours, is attractively designed and incorporates modulation, landscaping and quality materials to provide visual interest

c.design and layout of dwellings, visitor accommodation and boarding houses
i.dwellings should be located, proportioned and orientated on a site to maximise the amenity of future residents by:

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•clearly defining communal, semi-private and private areas, including outdoor living space, within the development
•maximising passive sunlight access, particularly for high density development, by methods including maximising north facing windows, while balancing the need for dwellings to front the street

•providing for natural cross ventilation by window openings facing different directions

ii.outdoor living space should balance the need to achieve the following, in order of priority:
•avoid a southerly orientation and be located on site to maximise the number of hours that the outdoor living space receives winter sunlight
•maintain privacy between the outdoor living space of adjacent dwellings and between outdoor living space and the street

•be sheltered from the prevailing wind

•be located to take advantage of any views or outlook from or within the site

iii.in addition to the above, any communal outdoor living spaces should be designed to:
•provide an attractive, functional and high quality outdoor environment, located on the site to form a focus of the development
•be conveniently accessible to all residents

•be overlooked by the principal living rooms and balconies of dwellings, at ground or lower levels, to enhance safety

iv.the size of the communal outdoor living space should be adequate for the number of people the development is designed to accommodate.

v.appropriate management and maintenance systems should be provided for communal outdoor living space, depending on the scale of development and the extent of communal access, to ensure it is available for all residents of the development.

d.design of landscaping
i.development should integrate and retain significant natural features including trees, streams and ecological areas;
ii.site landscaping should be located and designed to:
•complement the streetscape and/or any adjacent public open space
•enhance energy efficiency and stormwater management, including shading and swale systems

•enhance on-site amenity and improve privacy between dwellings

e.design of parking and access
i.developments on larger sites with frontages to two or more streets should extend and connect a pedestrian and cycle link.
ii.individual or communal car parking areas should be located and designed to:
•be close and convenient to dwellings
•be secure, well lit, or visible from dwellings

•be well ventilated, if enclosed

•minimise noise and fumes by providing separation from bedroom windows

•avoid surface car parking areas fronting streets and public open spaces

•provide visual interest and an attractive appearance, including the use of paving patterns and different material types in combination with landscaping

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iii.where practicable, parking should be located underground, or in semi-basements projecting no more than 1m above ground.

f.location and design of vehicle and pedestrian access
i.vehicle crossings and accessways should be designed to reduce vehicle speed, be visually attractive and clearly signal to pedestrians the presence of a vehicle crossing or accessway.
ii.vehicle crossings and accessways should be clearly separated from pedestrian access. The spaces may be integrated where designed as a shared space with pedestrian priority.

iii.the design of pedestrian routes between dwelling entries, carpark areas, private and communal open space and the street should provide equal physical access for people of all ages and physical abilities and provide a high level of pedestrian safety and convenience.

g.accessibility of common areas
Common areas in buildings should be designed to provide equal physical access for people of all ages and abilities.

h.infrastructure and servicing
i.required infrastructure should integrate into the design of the site. This includes stormwater management devices, overland flow paths/floodplains, wastewater systems, and water supply.
ii.rubbish storage areas should be incorporated into the design of the building and screened from public view.

iii.plant, exhaust, intake units and other mechanical and electrical equipment located on the roof of a building should be integrated into the overall design and be contained in as few structures as possible.

3.Retirement villages
Refer to the assessment criteria set out in Wesley sub-precinct at clause 2.7.

6. Sub-precinct: Wesley

The following activities, controls and assessment criteria and Auckland-wide rules apply in the Wesley sub-precinct unless otherwise specified. Refer to the planning maps for the location and extent of the sub-precincts.

1. Activity table

1.1 Area A

The following table specifies the status of activities in Area A of the Wesley sub-precinct concept plan:

Activity	
Framework plans	
Framework plan, amendments to an approved framework plan or a replacement framework plan	RD
New buildings on land subject to, but not in accordance with, an approved framework plan	NC
Accommodation	
Dwellings	P
Conversion of building or part of a building to dwellings, visitor accommodation or boarding houses	RD

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Retirement villages	RD
Supported residential care	P
Visitor accommodation and boarding houses	P
Commerce	
Commercial Services	P
Commercial sexual services	NC
Drive-through facilities	RD
Entertainment facilities	D
Food and Beverage	P
Funeral directors' premises	P
Garden Centres	D
Offices up to 500m² GFA per site	P
Dairies up to 100m² GFA per site	P
Motor vehicle sales	D
Restaurants and cafés up to 100m² GFA per site	P
Restaurants and cafés not otherwise provided for	RD
Retail up to 450m² GFA per site	P
Retail between 450m² -799m² GFA per site	RD
Retail greater than 800m² GFA per site	NC
Service stations on arterial roads	D
Supermarkets up to 4000m² GFA per site	P
Supermarkets greater than 4000m² GFA per site	RD
Trade suppliers	NC
Community	
Care centres	P
Community facilities (including marae complex)	P
Emergency services	D
Educational facilities	P
Healthcare facilities	P
Places of assembly	P
Industry	
Artisan industries	P
Repair and maintenance services	P
Transport infrastructure	
Pedestrian and cycling facilities	P
Development	
Integrated Residential Development	RD

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New Buildings	RD
Alteration to building façades that are less than: - 10% of its total surface area, or - 15m² whichever is the lesser	P
Alteration to buildings that are less than: - 10% of the existing GFA of the building, or - 250m² whichever is the lesser	P
Internal alterations to buildings	P
Additions and alterations to buildings not otherwise provided for	RD
Demolition of Buildings (except those defined on the concept plan as scheduled, proposed or potentially to be retained)	P
Demolition of the following buildings located on Lot 1 DP 72819: - William Henry Caughey Memorial Hospital - Fire station - Water tower	RD
Demolition of the W H Smith Memorial Chapel	NC
Accessory Buildings	RD

1.2 Area B

In Area B of the Wesley sub-precinct concept plan, the activities in the Franklin 2 Residential B sub-precinct apply.

2. Notification

1.Restricted discretionary resource consent applications for framework plans, and amendment to framework plans, can be expected to be considered without the need for public notification. However, limited notification may be undertaken, including notice being given to any land owner and occupiers in the precinct who have not provided written approval.

2.Buildings that infringe the building height and height in relation to boundary development controls set out in the Wesley sub-precinct are subject to the statutory tests for notification under the relevant sections of the RMA.

3. Development controls

In the Wesley sub-precinct the following development controls will apply in conjunction with the Wesley sub-precinct concept plan. The Terrace Housing and Apartment Building Zone controls apply to that zone in this precinct.

3.1 Maximum Retail Floor Area

In Area A of the Wesley sub-precinct concept plan, the gross floor area of retail activity is 15,000m².

3.2 Development control infringements

Buildings that infringe three or more of the following development controls are a discretionary activity:
1.Building height;
2.Height in relation to boundary;

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3.Buildings fronting the street;

4.Yards;

5.Outlook.

3.3 Building height

Purpose:
To manage the effects of building height;
To allow reasonable sunlight and daylight access to streets, public open space and adjoining sites;
To minimise visual dominance effects particularly on historic buildings.
1.Within the Chapel street overlay area buildings must not exceed 13.5m (or 3 storeys).
2.~~Elsewhere~~ Buildings with the underlying Residential Terrace Housing and Apartment Building Zone ~~in~~ around the Paerata train station must not exceed 22m in height in accordance with. Elsewhere in the Wesley sub-precinct buildings must not exceed 16.5m (or 4 storeys) in accordance with the underlying Local Centre zone.

3.4 Height in relation to boundary

Purpose:
To manage the effects of building height;
To allow reasonable sunlight and daylight access to streets, public open space and adjoining sites;
To avoid visual dominance effects on neighbouring residential zones where lower height limits apply.

The underlying Centre's height in relation to boundary controls apply except where the boundary of a site adjoins the Franklin 2 Residential A sub-precinct or the Franklin 2 Residential B sub-precinct. In these situations the residential height in relation to boundary controls will apply.

3.5 Building setback at upper levels

The building setback at upper levels control does not apply in the Wesley sub-precinct. The height limit and height in relation to boundary and buildings fronting the street controls will determine setbacks.

3.6 Buildings fronting the street

Purpose:
To encourage built form on the principal streets within the local centre to define the street edge and to contribute to:
Providing an attractive streetscape by positively contributing to street definition and enclosure;
Creating a vital, active street and enhancing pedestrian amenity;
Making buildings universally accessible by providing convenient and direct access between the street and the building;
While recognising that a different setback may be more appropriate in the context of the historic College buildings to preserve a sense of green space.
1.With the exception of required vehicle access, any new building located within the identified Main street frontage areas must adjoin the entire length of the road frontage.
2.Any new building located within the identified Chapel street overlay must be setback 10m from the road frontage.

3.7 Building entrances

Purpose:
To ensure the pedestrian entrances are clearly visible from the street, universally accessible and facilitate pedestrian movement along the street.
1.The principal pedestrian entrance to any new building must be located on or within 3m of the site road frontage.
2.This control does not apply in the Chapel street overlay area.

3.8 Verandahs

Purpose:
To provide pedestrians with weather protection, safety and amenity on the frontages of sites on retail oriented streets.
1.The ground floor of a new building fronting Main street must provide a verandah along the full extent of the frontage. The verandah must:
a.be related to its neighbours to provide continuous pedestrian cover of the footpath, excluding vehicle access;
b.have a minimum height of 3m and a maximum height of 4.5m above the footpath;

c.be set back at least 600mm from the kerb.

2.Lighting outside daylight hours must be provided under a verandah to a minimum of 20 lux (light illumination) on the footpath, where the lux level is measured at ground level on a horizontal plane at 2m from the building adjoining the footpath. Lighting of the footpath must have a uniformity ratio of 0.5.

3.Lighting levels required under verandahs may be met by one or more of the following methods, providing it also complies with the Auckland-wide lighting rules in Chapter H 6.1.1:
a.providing lighting beneath a verandah;
b.providing lighting within the shop/office that spills out through windows to the outside footpath;

c.the use of internally illuminated advertising signage of light colour which will spill light out onto the footpath;

d.providing downwardly directed lighting on the exterior of the building.

3.9 Building Frontage Heights

Purpose:
To ensure buildings provide an attractive streetscape by positively contributing to street definition and enclosure and to enhance pedestrian amenity.

Any new building in the Wesley sub-precinct fronting Main street must have a minimum height of 8.5m or two storeys for a minimum depth of 10m from the road frontage.

3.10 Minimum floor to floor/ceiling height

Purpose:
To ensure buildings are adaptable to a wide variety of uses over time and create a sense of spaciousness inside the building.
1.The ground floor of a new building or any addition to an existing building in the Chapel street or Main street frontage areas must have a minimum finished floor to floor height of 4.5m for a minimum depth of 10m.
2.Except as identified above, for all other sites in the Wesley sub-precinct, the ground floor of a new building must have a minimum finished floor to floor height of 4m for a minimum depth of 6m.

3.The finished floor to floor height of new buildings above ground floor must be at least 3.6m where those floors will accommodate non-residential activities.

4.The finished floor to finished ceiling height of new buildings above ground floor must be at least 2.55m where those floors will accommodate dwellings.

3.11 Glazing

Purpose:
To avoid blank walls at the ground floor to:
Create an attractive streetscape environment and enhance the amenity of streets and public open space;
Provide a high degree of visibility between the street / public open space and the building interior and positively contribute to pedestrian amenity;
Enable passive surveillance of the street from the ground floor of buildings.
1.The ground floor of a building must have clear glazing for:
a.at least 50 percent of its width and 50 percent of its height where it fronts a street or public open space; and
b.at least 30 percent of its width and 75 percent of its height where its side or rear boundary adjoins a public open space.

2.Where a publicly accessible through-site link is provided through a site or block as part of a development, the ground floor of those buildings with façades facing the through-site link must have clear glazing for at least 30 percent of the length of the ground floor building façade that faces the through-site link and 75 percent of its height.

3.12 Roller Doors

Purpose:
It is recognised that security devices (e.g. grills/roller doors) may be required for retail and commercial premises. Where used these should, as much as practicable, be integrated into the design of the building to create an attractive streetscape environment and to enhance the amenity of streets and public open space as well as to provide a high degree of visibility between the street / public open space and the building interior and contribute to pedestrian amenity and safety.

Roller doors on street facing ground floor facades must be:
1.Located inside the building façade;
2.At least 75 percent transparent.

3.13 Ground Floor at Street Frontage

The ground floor at street frontage controls do not apply in the Wesley sub-precinct. There is a desire to retain the identified existing Wesley College buildings in this locality which will influence the pattern of development and relationship to the street frontage.

3.14 Yards

Purpose:
To provide a buffer and screening between commercial activities and neighbouring residential activities and public open space, to mitigate adverse visual and nuisance effects;
To ensure buildings are adequately setback from the streams, maintain water quality, amenity, provide protection from natural hazards, and potential access to the stream network.

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1.No yards are required in the Wesley sub-precinct except where sites adjoin the Franklin 2 Residential sub-precincts.
2.Where sites adjoin the Franklin 2 Residential sub-precincts a 3.0 m setback will apply.

3.15 Dwellings, Visitor Accommodation and Boarding Houses

Purpose:
To ensure a good standard of amenity within and between dwellings and visitor accommodation dwellings in relation to the Wesley local centre.
1.Dwellings must comply with the zone controls specified in the Franklin 2 Residential B sub-precinct.
2.Visitor accommodation and boarding houses must comply with the outlook space controls of the Franklin 2 Residential sub-precincts.

4. Assessment

4.1 Restricted discretionary activities

4.1.1 Matters of discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the activity table.
1.Framework Plans
The council will restrict the exercise of its discretion to the matters listed below for the creation of a framework plan, including any amendments to an approved framework plan or replacement framework plan, in the Wesley sub-precinct:
a.site layout and configuration;
b.the location, physical extent and design of public open space;

c.the location and design of roads, access and parking;

d.the location and capacity of infrastructure servicing;

e.integration of development with neighbouring areas;

f.staging of development.

g.the location, form of control, function and layout of road connections and corridor treatments, in particular those connecting with SH22;

h.the location and design of public transport and active mode infrastructure including walking and cycling;

i.design, layout and proposed use in relation to the GLN_DEV A National Grid Line, including:
i.impacts on the operation, maintenance, upgrade and development of the National Grid line.
ii.compliance with NZECP34: 2001.

iii.the risk of electrical hazards affecting public or individual safety.

iv.the nature and location of any vegetation to be planted in the vicinity of the National Grid line.

2.Conversion of a building or part of a building to dwellings, visitor accommodation and boarding houses
a.design and layout of dwellings, visitor accommodation and boarding houses.

3.Restaurants and Cafés greater than 100m²
a.intensity and scale;
b.noise, lighting and hours of operation;

c.design of parking and access.

4.Drive-through facilities and Supermarkets greater than 4000m²
a.building design, form and relationship to public realm;
b.intensity and scale;

c.design of landscaping;

d.design of parking, access and servicing;

e.compatibility with surrounding activities;

f.noise, lighting and hours of operation.

5.Retail greater than 450m²
a.centre vitality;
b.intensity and scale;

c.lighting and hours of operation;

d.design of parking, access and servicing.

6.Integrated Residential Development and new buildings and alterations and additions to buildings not otherwise provided for
a.building form and relationship to public realm that promotes walking and cycling.

7.Retirement Villages
a.building form and relationship to the public realm;
b.topography, site orientation and earthworks;

c.design of communal open space and of landscaping for the site;

d.design and layout of dwellings;

e.design of parking and access;

f.infrastructure and service

8.Demolition of buildings identified as proposed to be retained or potentially retained
a.effect demolition or partial demolition will have on the heritage values and character of the Chapel street overlay area;
b.effect demolition will have on the grouping of remaining buildings proposed to be retained;

c.pedestrian amenity and safety during and post demolition;

d.potential for re-use of building materials;

e.site condition post demolition;

f.traffic generation.

4.1.2 Assessment criteria

For development that is a restricted discretionary activity in the Wesley sub-precinct, the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activities in the underlying Local Centre zone, or where applicable the Mixed Housing Urban zone.
1.Framework Plans
When considering a restricted discretionary application for a framework plan, amendments to an approved framework plan or replacement framework plan, the council will consider the proposal against the following criteria:

a.site layout and configuration:
i.site proportion to enable provision of setback and quality relationship to street;
ii.site configuration to enable good passive surveillance of the street and contribute to streetscape amenity.

b.the location, physical extent and design of public open space:
i.public open spaces should be provided in the location(s) identified in the precinct plan to meet the needs of the local community. Where no location is identified, open space should be provided to and located the serve the future needs of the local community.

c.the location and design of roads, access and parking:
i.streets and pedestrian connections should be provided in the location identified in the precinct plan to achieve a legible street network. Where no location is identified, an integrated and efficient street and pedestrian network should be provided, including connections to existing and future streets and networks.

d.the location and capacity of infrastructure servicing:
i.adequate infrastructure should be provided to service the proposed development including stormwater, wastewater, water supply, electricity and telecommunications.

e.integration of development with neighbouring areas:
i.where the framework plan is for a particular site or sub-precinct within a wider precinct, the framework plan should demonstrate how the development achieves the overall objectives of the precinct, including the integration of streets, pedestrian connections, open spaces and other infrastructure that will serve the development.

f.staging of development:
i.the framework plan should provide details of how the development will be staged. The council may impose conditions enabling a lapse period longer than five years, having regard to s. 79 of the RMA and the need for unimplemented resource consents generally to reflect the planning strategy in the Unitary Plan.

g.the location, form of control, function and layout of road connections and corridor treatments, in particular those connecting with SH22.
i.the framework plan should provide details of the location, form function and layout of road connections, corridor treatments and access/egress points. The framework plan should demonstrate how the development achieves the overall objectives of the precinct, in particular delivery of an integrated transport network with well-connected internal streets. Particular attention should be given to any the connection with SH22 to ensure the safe and efficient operation of the adjoining state highway network is not adversely impacted.

h.the location and design of public transport and active mode infrastructure including walking and cycling.
The framework plan should provide details of the design and location of all public transport and active mode infrastructure to be provided to demonstrate how these will deliver a highly interconnected, safe and efficient network that provides for all modes of transport, particularly walking and cycling.

i.design, layout and proposed use in relation to the GLN_DEV A National Grid Line.
i.where the framework plan includes land that is identified in the Electricity Transmission Overlay the council will consider:
ii.the effects on the ability of Transpower to operate, maintain, upgrade and develop the National Grid line, including access to the line.

iii.the extent to which the design and layout will enable earthworks, buildings and structures to comply with NZECP34: 2001.

iv.the extent to which the design and layout, including the location of roads and reserves, landscaping and building platforms, allows for activities to be set back from the National Grid line to ensure adverse effects on, and from the National Grid and on public safety are appropriately avoided.

v.the extent to which the design and layout will minimise the potential for reverse sensitivity effects.

2.Conversion of a building or part of a building to dwellings, visitor accommodation and boarding houses
a.design and layout of dwellings, visitor accommodation and boarding houses
i.common areas in buildings containing dwellings, visitor accommodation or boarding houses should provide equal physical access for people of all ages and physical abilities, in particular by providing doorways, corridors and circulation spaces of sufficient dimension to allow ease of movement and minimising stairs where possible.
ii.visitor accommodation and boarding houses should be designed to achieve a reasonable standard of internal amenity. Consideration will be given to:
•any specific internal design elements that facilitate the more efficient use of internal space
•the relationship of windows or balconies to principal living rooms

•the provision of larger indoor or outdoor living spaces, whether communal or exclusive to the dwelling, especially in dwellings that are not self-contained

3.Drive-through facilities, activities within 30m of a residential zone, supermarkets greater than 4000m²
a.building design, form and relationship to the public realm:
Contributing to sense of place
i.the design of buildings should contribute to the local streetscape and sense of place by responding to the existing and planned future form and character of the surrounding area;

Creating a positive frontage
ii.buildings should have clearly defined public frontages that address the street and public open spaces to contribute positively to the public realm and pedestrian safety;
iii.pedestrian entrances should be located on the street frontage and be clearly identifiable and conveniently accessible from the street;

iv.for mixed use buildings, separate pedestrian entrances should be provided for residential uses;

v.activities that engage and activate streets and public open spaces are encouraged at ground and first floor levels;

vi.internal space at all levels in buildings should be designed to maximise outlook onto street and public open spaces;

vii.servicing elements should be avoided on the street frontage of buildings unless integrated into the façade design.

Visual interest and variation in building form
viii.buildings, including external alterations and additions, should be designed as a coherent scheme and should demonstrate an overall design strategy that positively contributes to the visual quality of development;
ix.where the proposed development is an extension or alteration to an existing building, it should be designed with consideration to the architecture of the original building and respond positively to the visual amenity of the surrounding area;

x.buildings should be designed to:
•visually break up their mass into distinct elements to reflect a human scale and the typical pattern of development in the area

•differentiate the ground level from upper levels and the roof (techniques to achieve this include use of recesses, variation in building height and roof form, horizontal and vertical rhythms and façades modulation and articulation)

xi.blank walls should be avoided on all levels of building frontages to streets and public open spaces;

xii.where side or rear walls do not have windows or access points, these should be used as an opportunity to introduce creative architectural solutions that provide interest in the façade including modulation, relief or surface detailing;

xiii.buildings should provide a variety of architectural detail at ground and middle levels including maximising the use of entrances, and windows and balconies overlooking the streets and public open spaces;

xiv.roof profiles should be designed as part of the overall building form and contribute to the architectural quality of the skyline as viewed from both ground level and the surrounding area. This includes integrating plant, exhaust and intake units and other mechanical and electrical equipment into the overall rooftop design.

b.intensity and scale
i.the intensity and scale of the land use activity, in particular the number of people involved and traffic generated by the activity, should not compete with the Pukekohe Town Centre.

c.noise, lighting and hours of operation
i.noise and lighting from the activity should not adversely affect the amenity of surrounding residential properties. In determining this, consideration will be given to the location of any potentially noisy activities e.g. outdoor play areas associated with a care centre, and any proposed measures to mitigate noise including:
•locating noisy activities away from neighbouring residential boundaries
•screening or other design features

•the proposed hours of operation

d.design of parking, access and servicing
i.parking should be separated from the street frontage by uses that activate the street (e.g. parking should be underground or to the rear of the building);
ii.vehicle crossings and accessways should be designed to reduce vehicle speed, be visually attractive, and clearly signal the presence of a crossing or accessway to both vehicles and pedestrians;

iii.surface parking should be softened with landscaping, including tree planting;

iv.pedestrian access between parking areas, building entrances/lobbies and the street should provide universal access for people of all ages and physical abilities and provide a high level of pedestrian safety;

v.separate vehicle and pedestrian access should be provided in parking areas, and between parking areas, buildings and the street. Shared pedestrian and vehicle access may be appropriate where a lane or street is proposed within a development site. The shared access should prioritise pedestrian movement;

vi.ventilation and fumes from parking structures or other uses should not be vented into the adjacent pedestrian environment at ground level;

vii.where practicable service lanes should be provided within blocks to allow access to the rear of buildings and to minimise gaps in the streetscape;

viii.where ramps are used they should be minimal in length and integrated into the design of the building;

ix.for commercial activities, suitable provision should be made for on-site rubbish storage and sorting of recyclable materials that:
•is a sufficient size to accommodate the rubbish generated by the proposed activity
•is accessible for rubbish collection

•for new buildings, is located inside the building

•for alterations or additions to existing buildings where it is not possible to locate the storage area inside the building, is located in an area not visible from the street or public open spaces

x.the development must be able to be adequately served by wastewater and transport infrastructure.

4.Restaurants and cafés greater than 100m²
a.intensity and scale
Refer to the assessment criteria in 3.b. above.
b.noise, lighting and hours of operation
Refer to the assessment criteria in 3.d. above.

c.design of parking and access
Refer to the assessment criteria in 3.e. above.

5.Retail greater than 450m²
a.intensity and scale
Refer to the assessment criteria in 3.b. above.
b.centre vitality
Retail and office activities should be of a scale and form that:
i.provides for the day-to-day needs of the local community living in Franklin;
ii.does not have a substantial adverse effect upon the amenity values, vitality and functions of Pukekohe as the principal service centre for the greater locality.

c.lighting and hours of operation
Refer to the assessment criteria in 3.d. above.

d.design of parking, access and servicing
Refer to the assessment criteria in 3.e. above.

6.Integrated residential development and new buildings, accessory buildings and alterations and additions to buildings not otherwise provided for:
a.building design and external appearance
Contributing to sense of place
i.the design of buildings should contribute to the local streetscape and sense of place by responding to the planned future form and character of the surrounding area;
Creating a positive frontage
ii.buildings should have clearly defined public frontages that address the street and public open spaces to contribute positively to the public realm and to pedestrian safety;
iii.pedestrian entrances should be located on the street frontage and be clearly identifiable and conveniently accessible from the street;

iv.where buildings have a mix of uses, separate pedestrian entrances should be provided for residential uses;

v.activities that engage and activate streets and public open spaces are encouraged at ground and first floor levels;

vi.internal space at all levels in buildings should be designed to maximise outlook onto streets and public open spaces;

vii.servicing elements should be avoided on building façades unless integrated into the façades design;

viii.mechanical and electrical equipment located on the roof of a building should be integrated into the overall design and contained in as few structures as possible;

Visual interest and variation in building form
ix.buildings, including alterations and additions, should be designed as a coherent scheme and should demonstrate an overall design strategy that positively contributes to the visual quality of development;
x.where the proposed development is an extension or alteration to an existing building, it should be designed with consideration to the architecture of the original building and respond positively to the visual amenity of the surrounding area;

xi.buildings should be designed to:
•visually break up their mass into distinct elements to reflect a human scale and the typical pattern of development in the area
•differentiate the ground level from upper levels and the roof

•techniques to achieve this include the use of recesses, variation in building height and roof form, horizontal and vertical rhythms and façade modulation and articulation

xii.side or rear walls without windows or access points should be modulated or contain relief or surface detailing;

xii.buildings should provide a variety of architectural detail at ground and middle levels including maximising the use of entrances, and windows and balconies overlooking the streets and public open spaces;

xiv.roof profiles should be designed as part of the overall building form and contribute to the architectural quality of the skyline as viewed from both ground level and the surrounding area. This includes integrating plant, exhaust and intake units and other mechanical and electrical equipment into the overall rooftop design;

xv.for residential development:
•balconies should be designed as an integral part of the building avoiding cantilevered balconies
•apartments above ground floor should generally be accessed from internal corridors or entrance ways, avoiding the use of external walkways / breezeways

Materials and finishes
xvi.buildings should use quality, durable and easily maintained materials and finishes on the façade, particularly at street level;
xvii.buildings should not use reflective materials that would adversely affect safety, pedestrian amenity or the amenity of surrounding properties;

xviii.where provided, signage should be designed as an integrated part of the building façade.

b.design and scale of buildings in or adjoining the Chapel street overlay
New Buildings in or adjoining the Chapel street overlay:
i.should be located and designed to have regard to the history and built form of the place, particularly those buildings proposed to be retained. This does not mean a rigid adherence to the height of the place, nor does it reduce the development potential of the site, but it does require careful consideration in terms of the form and design of the building to minimise the effects of dominance;

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ii.may not be required to adjoin the site frontage if a better design outcome could be achieved by respecting the setback and/or spatial location of the place;

iii.should use materials and/or design detail that respects rather than replicates any patterns or elements existing in the place, however new and contemporary interpretations in form and detail may be used.

c.design of public open space
i.where provided, through-site links and public open spaces should be designed to integrate with the existing or planned streets and public open spaces, be visually attractive and contribute positively to the streetscape and sense of place;
ii.through-site links should be publicly accessible preferably with 24 hour a day and seven day a week access;

iii.public open spaces should provide a high level of pedestrian safety and prioritise pedestrian and cycle movement over vehicle and service traffic;

iv.where new publicly accessible open spaces are provided they should be designed and managed to be accessible to people of all ages and abilities.

d.design of landscaping
i.where provided, landscaping should:
•integrate the development into the surrounding area and contribute to the site and surrounding area amenity
•maintain the personal safety of people and enhance pedestrian comfort

•be designed for on-going ease of maintenance

ii.where landscaping is provided for a visual buffer to an adjoining residential or open space zone it should form a continuous screen at all times of the year.

e.topography, earthworks and natural features
i.building platforms, parking areas and vehicle entrances should be located and designed to respond to and integrate with the natural landform, landscape features and site orientation.
ii.earthworks should be minimised and retaining walls avoided where possible. However, where retaining walls or earthworks are required they should be incorporated as a positive landscape or site feature by:
•integrating retaining walls as part of the building design
•stepping and landscaping earthworks or retaining walls over 1m in height, to avoid dominance or overshadowing effects

•ensuring that earthworks or retaining walls visible to the public, including adjoining sites, provide visual interest through attractive design and by incorporating modulation, landscaping and quality materials

•where practicable retain mature vegetation and large trees on site. Retention of mature trees is particularly encouraged where their size, location or species makes a significant contribution to the streetscape or where they could be logically incorporated to enhance on-site amenity

f.design of parking, access and servicing
i.refer to the assessment criteria in 3.d. above.

g.design and layout of dwellings, visitor accommodation and boarding houses
i.dwellings should be located, proportioned and orientated on a site to maximise the amenity of future residents by:
•clearly defining communal, semi-communal and private areas in a development

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•maximising passive solar access while balancing the need for buildings to front the street

•providing for natural cross-ventilation by window openings facing different directions

ii.adequate storage space for larger items such as bikes, gardening and cleaning equipment, should be provided either in each dwelling or in the building containing the dwellings;

iii.common areas in buildings containing dwellings, visitor accommodation and boarding houses should provide equal physical access for people of all ages and physical abilities, in particular by providing doorways, corridors and circulation spaces of sufficient dimension to allow ease of movement and minimising stairs where possible;

iv.visitor accommodation and boarding houses should be designed to achieve a reasonable standard of internal amenity. Consideration will be given to:
•any specific internal design elements that facilitate the more efficient use of internal space
•the relationship of windows or balconies to principal living rooms

•the provision of larger indoor or outdoor living spaces whether communal or exclusive to the dwelling, especially in dwellings that are not self-contained

7.Retirement villages
a.building design and external appearance
i.refer to the assessment criteria set out in 6.a. above.
b.topography, orientation and earthworks
i.building platforms, outdoor living spaces, car parking areas and driveways should be located and designed to respond to the natural landform and site orientation;
i.significant natural features including trees, streams, and ecological areas should be retained and integrated into the development.

c.design of communal open space
i.communal open spaces should be located at ground or lower levels and be designed to:
•provide an attractive, functional and high quality outdoor environment
•be conveniently accessible to all residents

•maximise winter sunlight access

•be overlooked by the principal living rooms and balconies of dwellings to enhance safety

•be located within the site to form a focus of the development

•be sheltered from the prevailing wind

d.design and layout of dwellings
i.dwellings should be located, proportioned and orientated on a site to maximise the amenity of future residents by:
•clearly defining communal, semiprivate and private areas within the development
•maximising passive sunlight access, particularly, while balancing the need for dwellings to front the street and maximise views

•providing for natural cross ventilation by window openings facing different directions

ii.dwellings should be designed to provide a good standard of internal amenity by providing adequate circulation space around standard sized household furniture. The Auckland Design Manual illustrates possible ways of achieving this;

iii.outdoor living space should balance the need to achieve the following, in order of priority:
•be located to maximise winter sunlight access

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•maintain privacy between the outdoor living space of adjacent dwellings and between

•outdoor living space and the street

•be sheltered from the prevailing wind

•be located to take advantage of any views or outlook from or within the site

e.design of parking and access
i.individual or communal parking areas should be located and designed to:
•be close and convenient to the facilities/l dwellings they service
•be secure and well lit

•be well ventilated if enclosed

•provide visual interest and an attractive appearance

ii.parking areas should be designed and grouped to make efficient use of land;

iii.vehicle access ways should be designed to reduce vehicle speed and be visually attractive by limiting the width of the access and using quality paving and landscaping clearly separated from pedestrian access;

iv.the design of pedestrian routes between building entries, parking areas, open space areas and the street should provide equal physical access for people of all ages and abilities provide a high level of pedestrian safety and convenience;

f.infrastructure and servicing
i.there should be adequate and confirmed capacity in the existing stormwater and wastewater network to service the proposed development;
ii.rubbish storage areas visible from the street or public open space should be either incorporated into the design of the building or screened from public view.

8.Demolition of buildings
a.pedestrian amenity and safety
i.sites containing buildings that are proposed to be demolished should not have significant adverse effects on the quality and amenity of the public realm and the safety and efficiency of the surrounding transport network. In particular:
•a high-quality and safe temporary hard or landscaped edge should be provided along the site boundaries so that a defined boundary to streets and public open spaces is maintained. This should include the provision and maintenance of continuous pedestrian cover along Main Street
•an edge treatment should be maintained that is designed to reduce its vulnerability to graffiti and vandalism

b.re-use of building materials
Demolished materials should be re-used and recycled as much as possible.

c.site condition post demolition
If the site is not developed following demolition, the site should be landscaped to provide good standard of visual amenity and the site should not be used for temporary or permanent parking.

d.traffic generation
With regard to the effects of building demolition on the transport network, consideration should be given to the proposed hours of operation, the frequency and timing of truck movements to and from the site, and the location of vehicle access.

7. Additional Provisions

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1. Passenger Transport Interchange – Additional development provisions

Where land with the underlying Mixed Housing Urban zone is located within a 400m radius of a designated passenger transport interchange, the provisions of the Franklin Residential 2B sub-precinct will apply.

2. Wesley College

Wesley College is currently located in the precinct in the area depicted on precinct plan 4. Planning is underway to relocate the college to a new site outside the precinct. While the existing college operation remains on this site the provisions of the Special Purpose School zone will apply in addition to the precinct provisions.

3. Affordable Housing

Where a new development contains 15 or more dwellings or the creation of 15 or more vacant sites, 7 percent of the total number of dwellings or vacant sites must meet the following affordability criteria:
1.The price at which a dwelling may be sold does not exceed 75 percent of the Auckland region median house price for the most recent full month, as published by the Real Estate Institute of New Zealand, at the date that the relevant building consent is issued for the development; and
2.If the application is for a subdivision consent, the applicant—
a.identifies the lots of the subdivision allocated for the building of dwellings that meet the criterion in paragraph (1.); and
b.specifies the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling; and

3.If the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

4. Vehicle Access to State Highway 22

1.Paerata road and Karaka road form part of State Highway 22 (SH 22) and are Limited Access Roads. The maximum number of direct vehicle access/egress points from the precinct to SH 22 is limited to four and these will be located generally at the points shown on precinct plan 1, with the final location and design of each intersection to be approved by the New Zealand Transport Agency.

2.Any development that does not comply with this rule shall be a restricted discretionary activity and will be assessed in accordance with the development control infringement provisions set out in Chapter H.1.2.5 Limited notification may be undertaken in relation to the application, including notice being given to the New Zealand Transport Agency.

5. Access upgrades and timing of development

Purpose:
To ensure that the rate of development is aligned with access upgrades

The number of dwellings in the Franklin 2 precinct must not exceed the numbers in the table below until the relevant access upgrade has been constructed and is operational. For the purposes of this rule “dwelling” is a dwelling that has been granted building consent under the Building Act 2004.

Table 1: Rate of development and alignment with access upgrades

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Trigger (completion of)	Access Measure
Prior to the first dwellings in the Franklin 2 precinct	Interim Access off SH22 Paerata in one of the four locations generally consistent with precinct plan 1 for the Franklin 2 precinct
Prior to 350 dwellings being completed across the Franklin 2 precinct	Upgrade of the "Interim Access" off SH22 Paerata road. The upgrade, in conjunction with the subsequent SH22 accesses shown on precinct plan 1, shall be able to cater for the full build out of the Franklin 2 precinct
Prior to 1200 dwellings and 5000m² GFA of commercial development (in Area A shown in precinct plan 2) being completed across the Franklin 2 precinct	A second SH22 Paerata road access in one of the four locations generally consistent with precinct plan 1 for the Franklin 2 precinct
More than 1200 dwellings and a further 5000m² GFA of commercial development (in Area A shown on Franklin 2 precinct plan 2) being completed across the Franklin 2 precinct	Two additional SH22 Paerata road accesses in the remaining two locations generally consistent with precinct plan 1 for the Franklin 2 precinct
Any framework plan and/or subdivision resource consent for commercial development in Area A shown on precinct plan 2	Assessment of the need for one or both of the access points off SH22 Paerata road immediately adjacent to the Wesley sub-precinct, in the locations generally consistent with precinct plan 1 for the Franklin 2 precinct and the construction of such access point(s) if assessed to be necessary
Between 2500 and 3900 residential units across the Franklin 2 precinct	Assessment of the need for an upgrade of the SH22 Karaka road/Sim road intersection and associated Sim road upgrade and the construction of such upgrade(s) if assessed to be necessary

Development that does not comply with the table above shall be a restricted discretionary activity.

Assessment criteria
In addition to the general assessment criteria for development control infringements in clause 2.3 of the general provisions the council will consider the relevant criterion below for the listed development control infringements:

1.Access upgrades and timing of development
Development that exceeds the trigger in relation to a specific infrastructural upgrade item will need to demonstrate that the actual trip generation of the additional development proposed will not have unacceptable adverse effects on the efficiency of the roading network.

8. Special information requirements

1. Framework plans

An application for a framework plan, amendment(s) to an approved framework plan or a replacement framework plan must be accompanied by the following information:
1.The overall context of the land area relative to existing buildings, including any public open space, transport connections, the electricity transmission corridor, any approved buildings and approved framework plans;
2.Where land re-contouring is proposed, the relationship of site contours to existing and proposed streets, and, where information is available, public open space;

3.The location and layout of any proposed public open space including the general location of soft and hard landscaping areas, such as pocket parks, plazas and linking spaces, ecological linkages and any natural features to be retained or enhanced;

4.An indicative layout of proposed sites and the location of building platforms;

5.The general location and design of streets and lanes, including the design of all main road linkages as identified in precinct plans 1 and 5, and including cross sections where applicable;

6.Identification of the location and function of main pedestrian and cycling routes to and within the sub-precincts, and their relationship to schools, parks and community services, connections with Paerata road and/or Karaka road (SH22) and transport nodes. This must include representative cross-sections showing the width of the paths;

7.The location of stormwater, wastewater and water supply infrastructure;

8.Areas to be developed for stormwater treatment and detention purposes consistent with the relevant network discharge consent;

9.The distribution of various densities/site sizes throughout the application area;

10.The general location of activity types (residential and non-residential);

11.Proposed staging of development and the means of managing any vacant land through the staging process;

12.Development should be generally in accordance with the Neighbourhood Design Statement for the Franklin 2 precinct;

13.The location, form of control, function and layout of road connections and corridor treatments, in particular those connecting with SH22;

14.The location and design of public transport and active mode infrastructure including walking and cycling network.

Note: All connections to SH22 are required to be designed in accordance with the NZTA's requirements for physical works to State Highways.

9. Stormwater Mitigation

Purpose:
To ensure all development and subdivision in the precinct is capable of including water sensitive design (WSD) approaches to manage the quality and quantity of stormwater runoff.

These rules control the management of stormwater that arises from development in the Franklin 2 precinct.

1. Activity Table

Activity	Activity Status
Impervious areas (including roads created through subdivision of land) in SMAF 1	P
Stormwater devices designed in accordance with the criteria set out in clause 5 3.1	P

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Stormwater devices that fail to comply with the criteria set out in clause 5 3.1	RD

2. Notification

1.Restricted discretionary activities will be considered without public or limited notification, or the need to obtain written approval from affected parties, unless special circumstances exist in accordance with s. 95A(9) of the RMA that make notification desirable.

2.To avoid doubt, discretionary and non-complying activities are subject to the statutory tests for notification under the relevant sections of the RMA.

3. Development controls

Stormwater management

1.Development shall comply with the maximum impervious areas in the precinct impervious coverage rules set out in clause 1.4.6.

2.Any new development in the precinct shall meet the following design criteria:
a.retention of stormwater runoff of 10mm/m², for all new impervious surfaces (Note: retention of runoff is independent of native soil permeability);
b.detention of stormwater runoff of 28mm/m² for all new impervious surfaces. (Note: If retention is in a separate device the detention shall be 18mm/m²). Release of the net detention of 18mm/m² shall be over 24 hours;

c.treatment to achieve stormwater runoff quality of total zinc <30 µg/l, copper <10 µg/l, TSS <20 mg/l, and temperature <25ºc from all high use roads (>5000 vehicles per day) and carparks greater than 1000m²;

d.new roofing, spouting, external wall cladding or architectural features used on buildings shall not exceed:
i.an exposed surface or surface coating of metallic zinc or any alloy containing greater than 10 percent zinc;
ii.exposed surface or surface coating of metallic copper or any alloy containing greater than 10 percent copper.

e.where a development meets the retention and detention criteria in 2.a. and b., there is no further requirement to include specific stormwater treatment devices.

3.All development shall achieve the stormwater management design criteria set out in 2.a. at-source.

4.At-source stormwater management shall be provided by one or a combination of the following approaches:
a.rain tanks
i.retention of stormwater runoff will be met for a dwelling where rain tanks, collecting rooftop stormwater, meet the design criteria set out in 2.a. and are plumbed to provide the non-potable water supply for toilets, washing machines, and irrigation purposes for the dwelling;
ii.rain tanks may also be used to comply with the required detention of stormwater runoff design criteria set out in 2.b.;

iii.rain tanks shall be located in a position that is easily accessible for maintenance and inspection purposes.

b.bioretention and infiltration devices
i.retention of stormwater runoff from all impervious surfaces will be met where devices are designed and installed to meet the design criteria set out in 2.a.

ii.detention of stormwater runoff from all impervious surfaces may be met where devices are designed and installed to meet the design criteria set out in 2.b.

iii.all bioretention and infiltration devices shall be easily accessible for maintenance and inspection purposes.

c.permeable pavements
Requirements for retention, detention and attenuation of stormwater runoff do not apply to permeable paving, provided it is in accordance with council and manufacturers' requirements.

5.Alternatively, detention volumes may be directed to an identified lower-catchment stormwater management control in an ephemeral stream or restored wetland, where these locations suit the existing topography, and in a manner that will enhance the landscape amenity and ecology of the precinct.

6.Where a site is within the contributing catchment of an existing wetland, the design criteria of 2.a. for the retention of stormwater shall be achieved by infiltration practices such as bioretention or infiltration devices.

7.All stormwater management devices shall be installed as soon as practicable after site construction is complete and earth surfaces are stabilised.

8.A council approved covenant under s. 108 of the RMA or a consent notice under s. 221 of the Act shall be registered against the Title of every site required to undertake at-source stormwater management. The effect of the covenant or consent notice shall be to ensure the efficient future functioning and ongoing maintenance of the at-source stormwater management system.

4. Assessment - Restricted discretionary activities

4.1 Matters of discretion

1.The council will restrict its discretion to the following matters when dealing with applications for stormwater management that fail to comply with the design criteria set out in development controls 5.3.1:
a.the extent of impervious area
b.the best practicable option (BPO) for the management of adverse effects of stormwater runoff on receiving environments, buildings, and property

c.the methodology and programme for implementing the BPO for both existing and, where relevant, future development.

d.operations and maintenance requirements.

4.2 Assessment criteria

1.Stormwater devices that fail to comply with the design criteria set out in development controls 5.3.1:
a.the extent to which the proposal prevents or minimises the adverse effects of stormwater runoff and discharge, including cumulative effects, having regard to:
i.the nature, volume, and peak flow of the stormwater discharge;
ii.the ecological functions of receiving environments;

iii.the sensitivity of the receiving environment to stormwater contaminants and flows;

iv.avoiding the creation or increase of flood risk to other properties;

v.options for managing stormwater at-source or through communal management devices;

vi.degree of compliance with the criteria set out in clause 5.3.1;

vii.practical limitations on the measures that may be used.

b.opportunities to reduce existing adverse effects and to enhance receiving environments.

10. Subdivision controls

The Auckland-wide Chapter H. 5 Subdivision rules apply in the Franklin 2 precinct unless otherwise specified below.

1. Activity Table

Activity	Activity Status
Subdivision in accordance with an approved framework plan	RD
Subdivision around existing buildings and development in accordance with an approved framework plan	RD
Subdivision not in accordance with an approved framework plan	NC
Subdivision not in accordance with the stormwater management rules 6.3.4	RD

2. Notification

1.Restricted discretionary activities will be considered without public or limited notification, or the need to obtain written approval from affected parties, unless special circumstances exist in accordance with s. 95A(9) of the RMA that make notification desirable.

2.To avoid doubt, discretionary and non-complying activities are subject to the statutory tests for notification under the relevant sections of the RMA.

3. Development controls

The subdivision controls in the Auckland wide rules – subdivision apply in the Franklin precinct unless otherwise specified below:

3.1 Minimum site size

All proposed sites shall comply with the minimum areas set out in the following table 1:

Table 1: Minimum net site area

Zone	Minimum net site area
Franklin 2 Residential sub-precinct A	300m² for vacant proposed sites
Franklin 2 Residential sub-precinct B	200m² for vacant proposed sites
Wesley sub-precinct	200m² for vacant proposed sites

3.2 Size shape

All proposed vacant sites shall contain the following:
1.Access and manoeuvring that meets the requirements of the Auckland-wide and underlying zone rules
2.Private outdoor space required by the precinct rules

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3.A rectangle measuring 8m by 15m shall be able to be located outside any of the following:
a.natural hazard area identified in a council natural hazard register/database or GIS viewer
b.slopes greater than an average of 1 in 5

c.protected root zone of a notable tree

d.network utility installations, including private and public lines

e.building line restrictions in the Unitary Plan and on a Certificate of Title

f.right-of-way easements

g.area of esplanade reserves and esplanade strips required by clause 2.1.6

h.yard setback

i.riparian yard

j.separation distance from national grid transmission lines.

3.3 Rear lanes/Rear accessways

Vehicle access to residential sites where direct vehicle access to a formed legal road is not feasible shall be by way of a formed rear lane or accessway. A rear lane shall be a minimum width of 8m and shall provide a surface that creates a slow zone to allow shared pedestrian and vehicle movement.

3.4 Stormwater Management

1.These rules control the management of stormwater that arises from subdivision in the Franklin 2 precinct. In applying the following rules reference shall be made to the Stormwater Management zones depicted in precinct plan 3.

2.Subdivision proposals shall demonstrate that the sites to be created can reasonably accommodate development able to comply with the stormwater management development controls in 5.3.1, including the actions to be taken to address the on-going operation and maintenance of at-source stormwater management devices (including covenants and/or consent notices under s. 221 of the Act).

3.In the case of sites where infiltration practices are required to meet the design criteria of 5.3.1 but are precluded by potential geotechnical instability or steepness of slope, the retention of stormwater runoff shall be met by a nearby at-source device. Where this is not practicable, the retention of stormwater runoff shall be provided by raintank or added to the detention volume 5.3.1.2.b. of a lower-catchment stormwater management control such as an ephemeral stream gully, restored wetland, or communal stormwater management device.
It is anticipated that approaches to areas of land instability and steep sites, and the potential to utilise ephemeral streams, existing wetlands, and centralised stormwater devices for detention and attenuation of stormwater runoff, will be identified through the subdivision approval process.

4.Stormwater Management zone A (SWMZ A)
Stormwater management in SWMZ A shall be in accordance with rule 5.3.1.

5.Stormwater Management zone Ai (SWMZ A.i)
Stormwater management in SWMZ A.i shall be in accordance with rule 5.3.1 above except retention of stormwater runoff shall be achieved solely by infiltration practices, such as bioretention or infiltration devices or permeable paving, designed in accordance with the requirements of 5.3.1.2.a. in order to recharge upper catchment stream environments.

6.Stormwater Management zone B (SWMZ B)
Stormwater management in SWMZ B shall be in accordance with rule 5.3.1 above except:
a.detention of stormwater runoff may be directed to a stormwater device lower in the catchment, prior to discharge to the receiving environment; and
b.attenuation of stormwater runoff from the 10 percent and 1 percent AEP events shall match pre-development flood peaks for properties outside the precinct boundary. To achieve this, live storage volume of 20mm/m² of new impervious area and a weir type outlets shall be provided.

7.Stormwater Management zone C (SWMZ C)
Stormwater management in SWMZ C shall be in accordance with rule 5.3.1 above except the attenuation of stormwater runoff from the 10 percent and 1 percent AEP events shall match pre-development flood peaks for properties outside the precinct boundary. To achieve this live storage volume of 20mm/m² of new impervious area and a weir type outlet shall be provided.

8.Existing overland flow paths and post-development overland flowpaths shall be identified and provided for, taking into account the need for connectivity with overland flow paths above and below the site.

9.Where stormwater devices are proposed to serve more than one unit title, or are located on public land or land vested in the council, then these shall be vested in council. If communally-owned measures are to be partly relied upon, then:
a.bio-retention, rain tanks and other localised detention and treatment devices designed to serve a number of sites under the one unit title (e.g. multi-unit apartment building) shall be retained in private ownership and shall be managed by an appropriate management structure (e.g. body corporate);
b.the use of proposed reserves for stormwater management will be accepted only where these are to vest as local purpose drainage reserves and will not be deducted from development contributions for parks and reserves.

3.5 Water and Wastewater

Subdivision proposals shall demonstrate that the sites to be created can be serviced for water and wastewater purposes and that there is sufficient capacity available in the respective networks.

3.6 Riparian Enhancement

Purpose:
Riparian yards ensure residential development is adequately set back from the open space and stream network within the precinct to enhance ecology and water quality respectively, to provide protection from natural hazards and to maintain a sense of open space. The Riparian Enhancement provisions are designed to facilitate the restoration of the riparian margins while enabling public access and enjoyment of these natural features.
1.All subdivision plans in the Franklin 2 precinct, excluding boundary adjustments, must show any stream or wetland depicted on precinct plan 1 that exist on, or on the boundary of, the land being subdivided along with the riparian yard requirement.
2.All subdivisions which include riparian yards shall be accompanied by a riparian enhancement plan that must give effect to objectives and policies that will facilitate the restoration of the riparian margins while enabling public access and enjoyment of these natural features.

3.The riparian enhancement plan shall include the following information:
a.identification of the area of land within the riparian yard to be set aside for planting;
b.identification of stream banks, slope, soil type and existing or potential erosion;

c.details of the areal extent of any existing and proposed structures (e.g. boardwalks, footpaths, cycleways, furniture) in the yard;

d.identification of all existing areas of native and exotic bush and vegetation including that to be retained and removed;

e.details of soil quality and depth including any required soil reconditioning of compacted areas as the result of previous land uses and site works;

f.species types, source of plant material, size of plants and density of planting;

g.details of noxious weed, pest and animal control;

h.details of timing of planting and possible staging of planting;

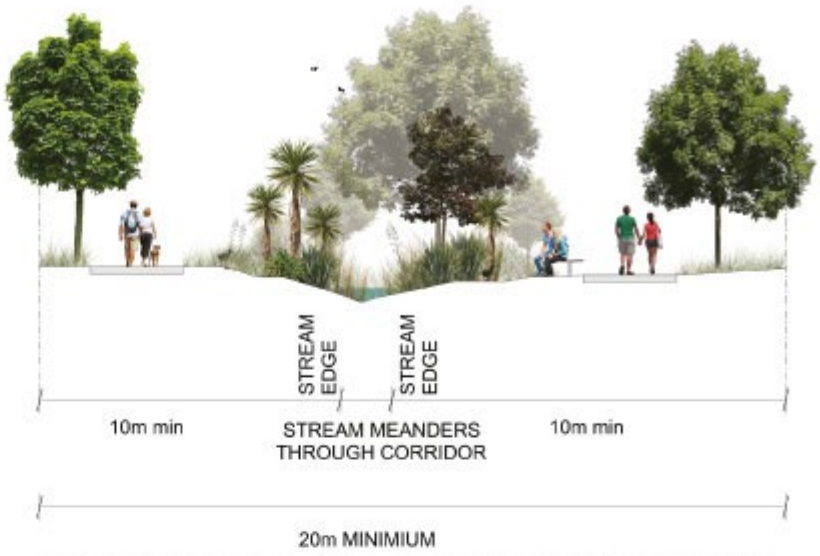
i.details of maintenance programme to be implemented and a programme for replanting where the survival rate of planting is less than 90 percent;

j.details of any fencing or alternative stock proof methods proposed;

k.proposed means of ownership and ongoing management.

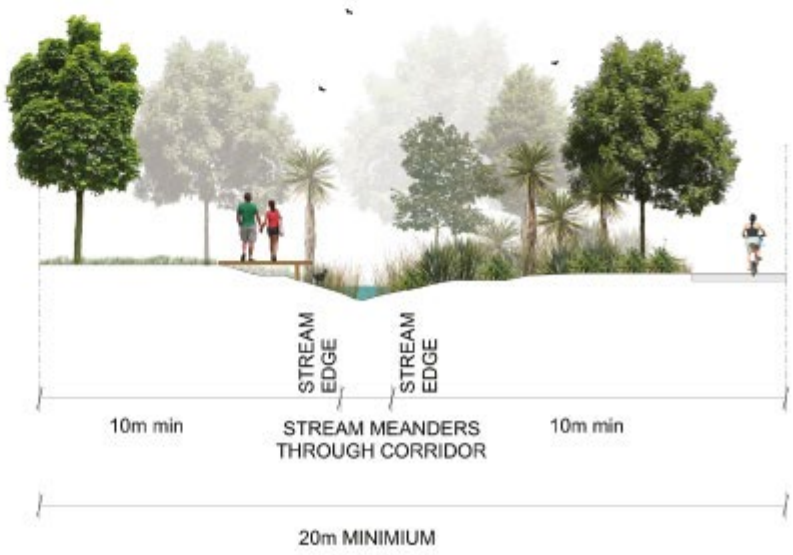
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TYPICAL EXAMPLE 1



(INCLUDES RIPARIAN ENHANCEMENT PLANTING, PROVISION FOR WALKING AND CYCLE ACCESS, BOARDWALKS, CROSSING POINTS, SEATING AND OPEN SPACE AREAS)

TYPICAL EXAMPLE 2



(INCLUDES RIPARIAN ENHANCEMENT PLANTING, PROVISION FOR WALKING AND CYCLE ACCESS, BOARDWALKS, CROSSING POINTS, SEATING AND OPEN SPACE AREAS)

4. Assessment - Restricted discretionary activities

4.1 Matters of discretion

The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the Activity Table:
1.Subdivision in accordance with an approved framework plan, including around existing buildings and development.
a.consistency with approved framework plan;
b.site sizes and dimensions;

c.location and design of roads, lanes and reserves;

d.location and design of reserves;

e.location and capacity of infrastructure servicing;

f.stormwater management.

2.Subdivision not in accordance with the stormwater management rules 6.3.4.
a.the council will restrict its discretion to the following matters when dealing with applications for stormwater management that fails to comply with the design criteria set out in development controls 6.3.5:
i.geotechnical matters;
ii.the extent of impervious area;

iii.the best practicable option (BPO) for the management of adverse effects of stormwater runoff on receiving environments, buildings, and property;

iv.the methodology and programme for implementing the BPO for both existing and, where relevant, future development;

v.operations and maintenance requirements.

4.2 Assessment criteria

The council will consider the relevant assessment criteria below for the restricted discretionary activities listed above.
1.Subdivision in accordance with an approved framework plan, including around existing buildings and development.
a.matters should be in accordance with the approved framework plan;
b.site sizes and dimensions should be appropriate for the intended housing typology and able to accommodate stormwater treatment devices;

c.location and design of roads, lanes and reserves should be detailed including carriageway design, footpaths and berms, utilities and on-site stormwater management;

d.location and design of proposed reserves and public spaces to be set aside and/or vested with the council;

e.location and capacity of infrastructure servicing;

f.stormwater management in accordance with the precinct design criteria.

2.Stormwater devices that fail to comply with the design criteria set out in development controls 6.3.4.
a.the extent to which the proposal prevents or minimises the adverse effects of stormwater runoff and discharge, including cumulative effects, having regard to:

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i.ground stability and steepness of slope;
ii.the nature, volume, and peak flow of the stormwater discharge;

iii.the ecological functions of receiving environments;

iv.the sensitivity of the receiving environment to stormwater contaminants and flows;

v.avoiding the creation or increase of flood risk to other properties;

vi.options for managing stormwater at-source or through communal management devices;

vii.degree of compliance with the criteria set out in clause 6.3.4;

viii.practical limitations on the measures that may be used.

b.opportunities to reduce existing adverse effects and enhance receiving environments.

c.bioretention devices are generally not suitable for meeting the intent of the rules in locations with ground instability or steep slopes.

11. Definitions

Apartment
A multi-storey set of dwelling units contained in one building.

Attached dwelling
A self-contained dwelling that adjoins with another dwelling, sharing walls and/or intermediate floors. Unlike the apartment typology, all ground floor dwellings must have direct street access.

Detached dwelling
A free standing dwelling that does not share walls with another dwelling. The ground floor plan shape may or may not have one edge on a side boundary known as a zero lot condition. The zero lot setback typically occurs in the southern or eastern quarters giving a more efficient use of private open space to the opposing side and capitalising on good solar orientation to the north and west. Parking and servicing is from the street or a rear lane and can be integrated with the house or be detached.

Integrated Residential Development
Residential development on sites greater than 2000m² where elements of the development such as building design, open space, landscaping, vehicle access, roads and subdivision are designed to form an integrated whole. The height in relation to boundary and yards development controls do not apply to internal site boundaries within the integrated residential development.

Open Space Yard
The area along the full length of a site's rear boundary which adjoins land zoned or proposed to be zoned public open space, except that the yard does not apply to any area zoned or proposed to be zoned open space where the primary purpose of the area is to provide access to the open space area.

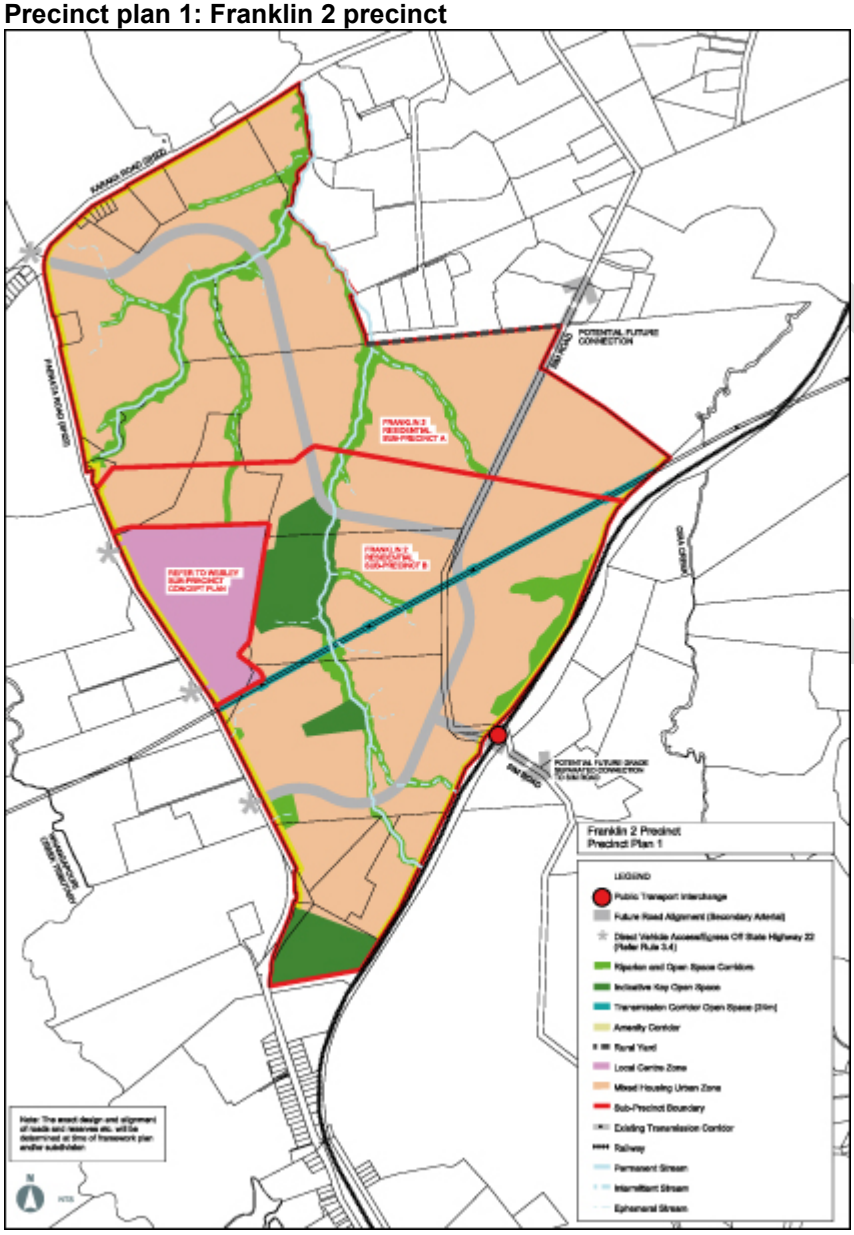
Bioretention device
A device that collects stormwater to pass through vegetation into a relatively porous media (e.g. rock aggregate, loam) below ground for disposal to either a stormwater system via sub-soils, or baseflow into nearby streams or to the groundwater system. Bioretention devices can accommodate both retention and detention of stormwater flow. Examples of bioretention devices include raingardens, tree pits, planter boxes, swales with an infiltration trench, and filter strips with loam topsoil layer.

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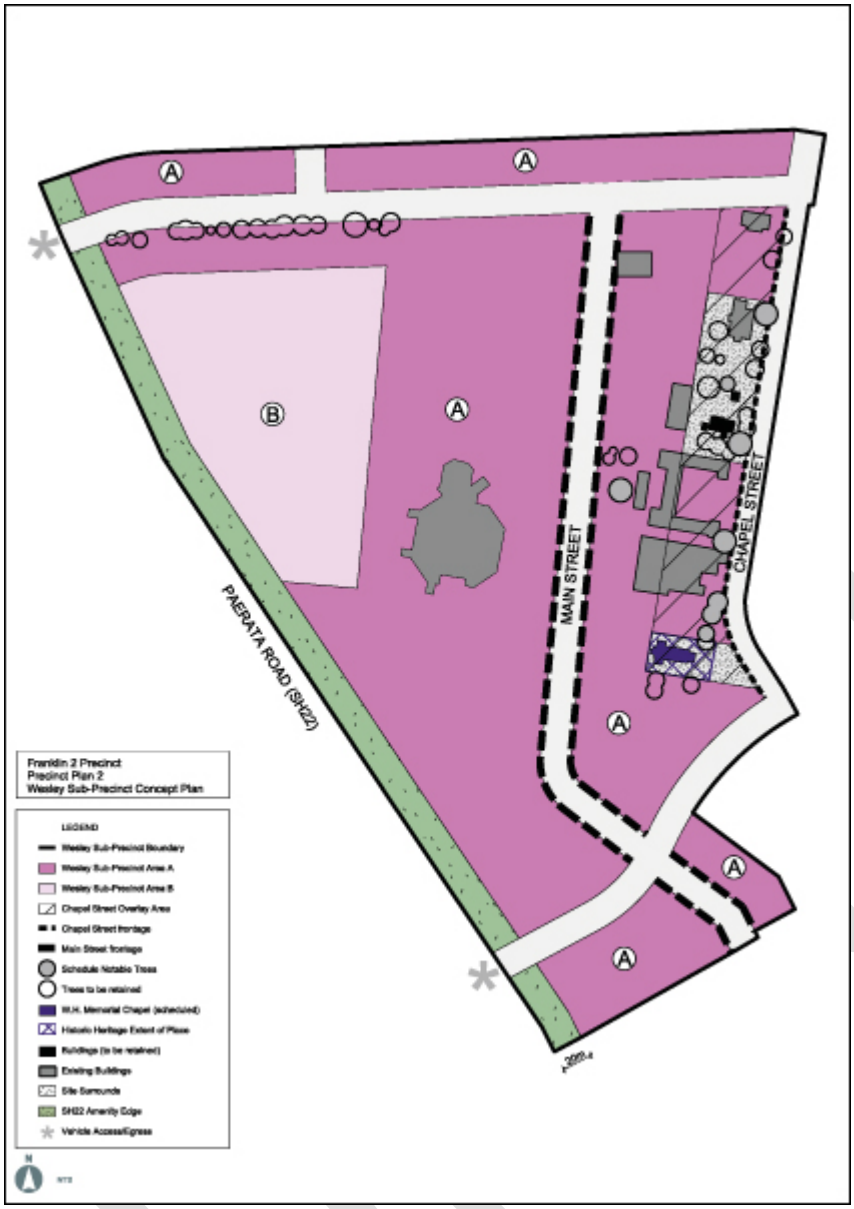
Infiltration device
A device that collects and holds stormwater in a relatively porous media (e.g. rock aggregate , loam) below ground for disposal to either baseflow into nearby streams or to the groundwater system. In general, infiltration devices accommodate only retention of stormwater flow. Examples of infiltration devices are similar to bioretention devices except there is no disposal to a stormwater system.

12. Precinct plans

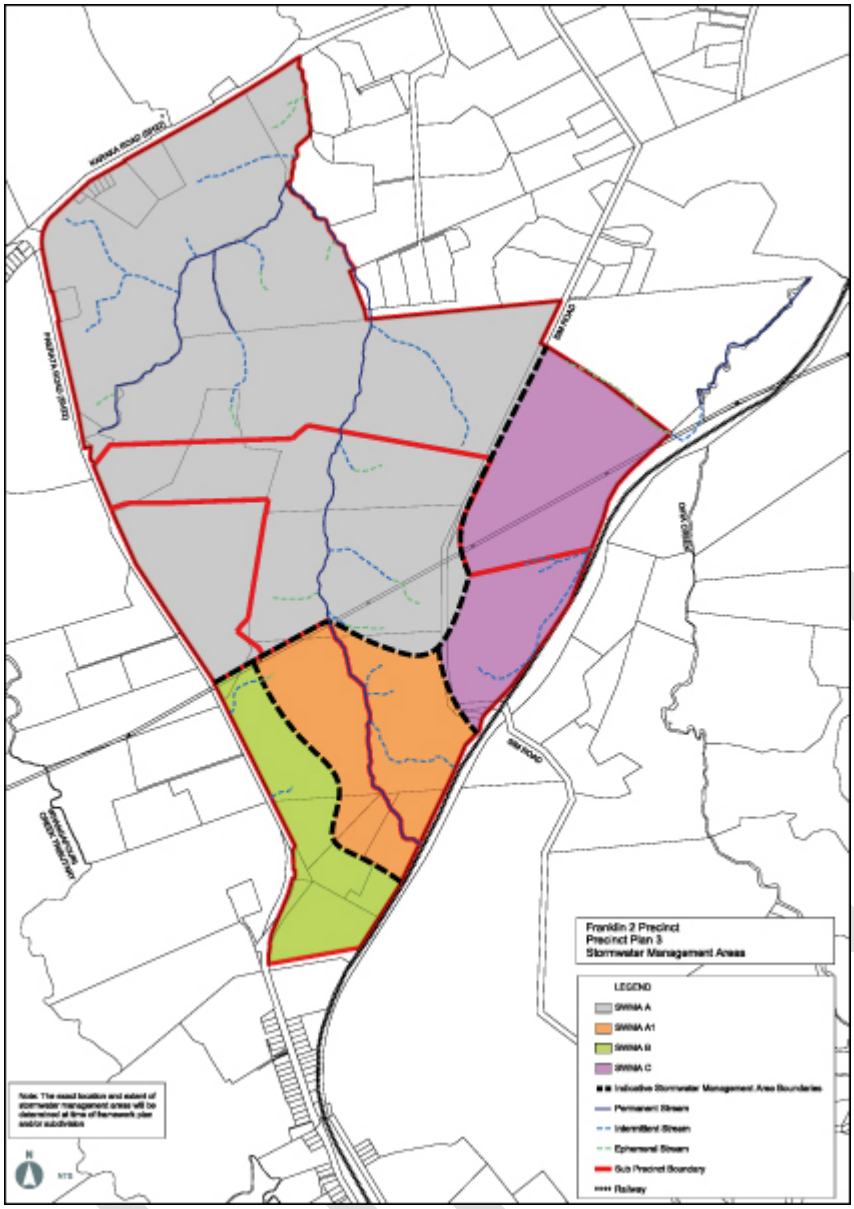
Precinct plan 1: Franklin 2 precinct



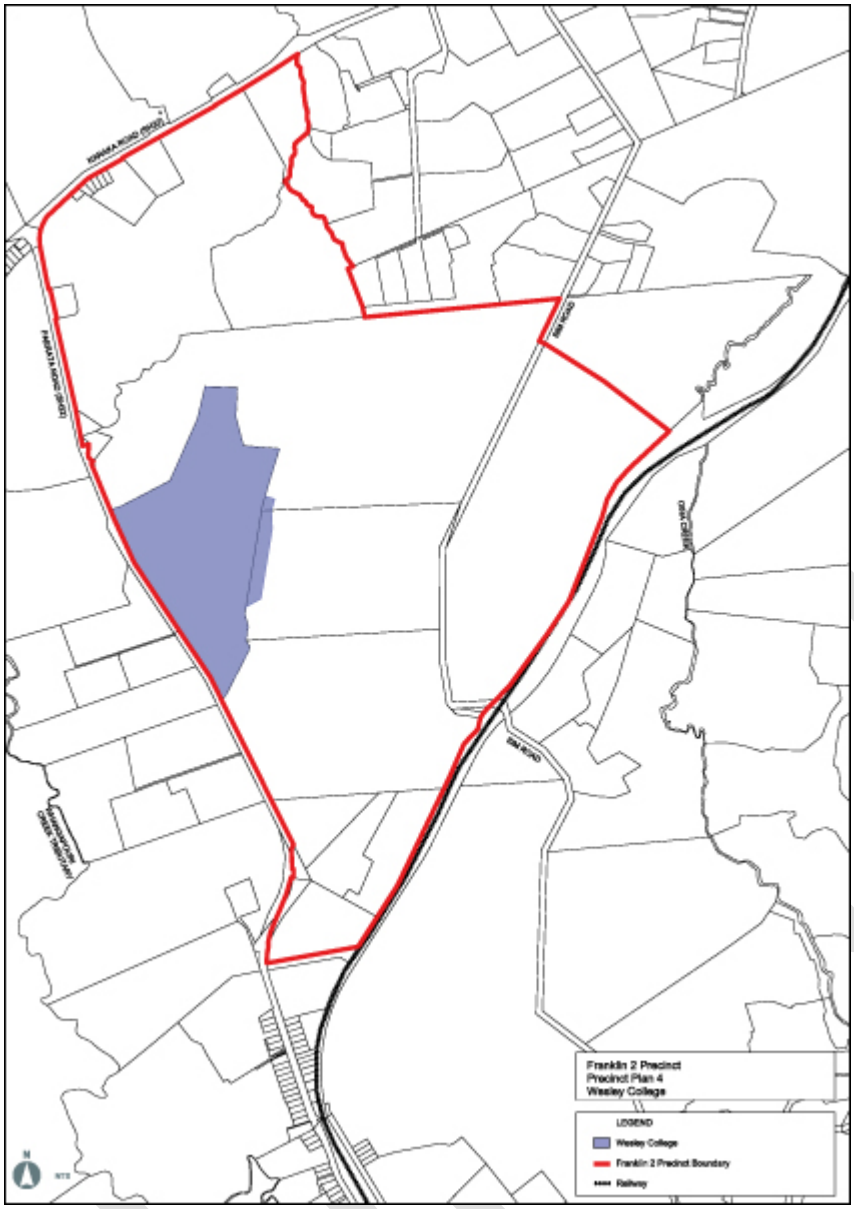
Precinct plan 2: Wesley Sub-Precinct Concept Plan



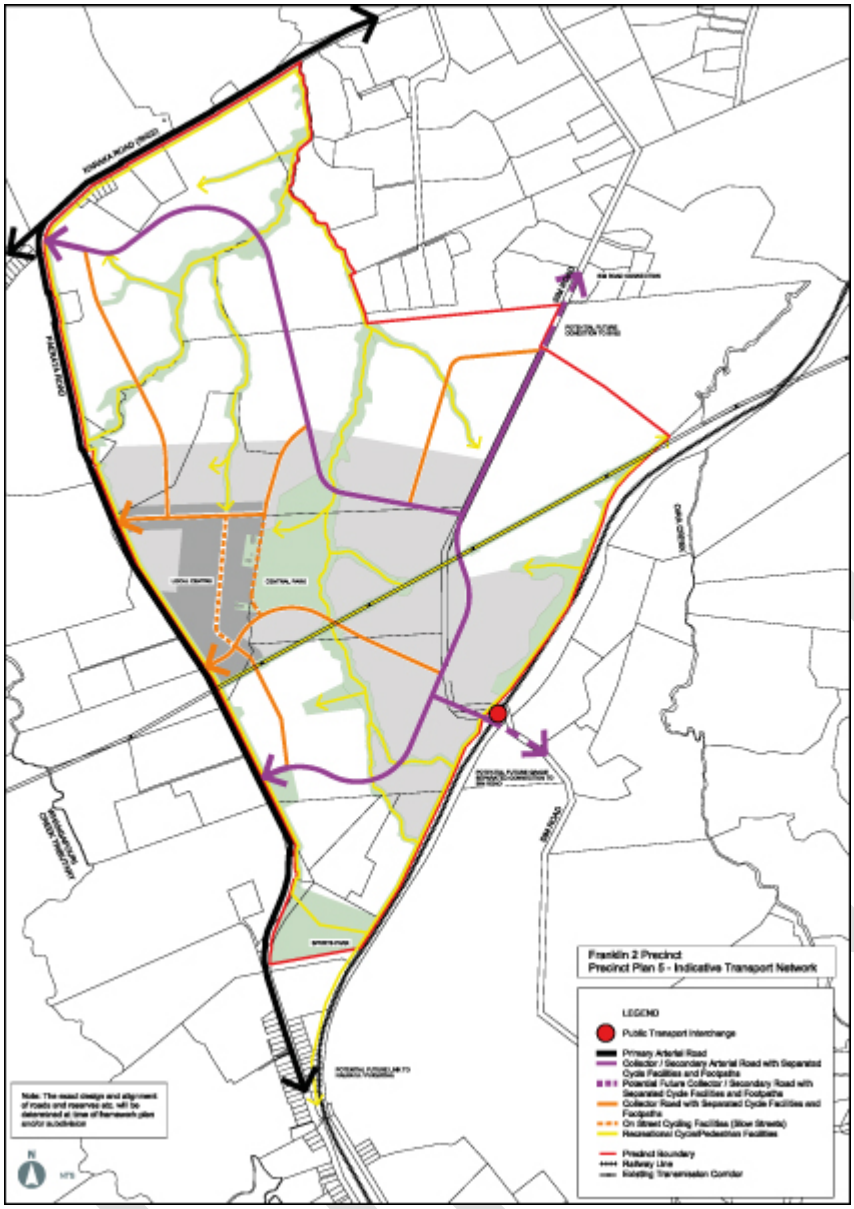
Precinct plan 3: Stormwater Management Areas



Precinct plan 4: Wesley College



Precinct plan 5: Indicative Transport Network


Franklin 2 Precinct
Precinct Plan 5 - Indicative Transport Network
LEGEND
Public Transport Interchange
Primary Arterial Road
Collector / Secondary Arterial Road with Separated Cycle Facilities and Footpaths
Potential Future Collector / Secondary Road with Separated Cycle Facilities and Footpaths
Collector Road with Separated Cycle Facilities and Footpaths
On Street Cycling Facilities (Slow Streets)
Recreational Cycle/Pedestrian Facilities
Precinct Boundary
Railway Line
Existing Transmission Corridor
Note: The exact design and alignment of roads and reserves etc. will be determined at time of framework plan and/or subdivision
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6.32 Hingaia 2

Precinct Description
The Hingaia 2 precinct comprises 57 hectares of land located in the western portion of the Hingaia Peninsula, to the west of the existing "Karaka Lakes" and "Karaka Harbourside" residential developments, and to the east of the established residential settlement at Bottle Top Bay. The underlying zones of the Hingaia 2 precinct are:
•Mixed Housing Suburban
•Mixed Housing Urban

•Neighbourhood Centre; Single House Zone

and

•~~Green Infrastructure Corridor~~ Open Space-Informal Recreation Zone(the location and extent of which will be confirmed at the time of subdivision).

The purpose of the Hingaia 2 precinct is to provide for comprehensive and integrated residential subdivision and development that will contribute towards increasing the supply of housing (including affordable housing), and to enable the efficient use of land and the provision of infrastructure prior to, or concurrent with, development. The precinct enables a range of lot sizes and house types and will ensure that residential subdivision and development is integrated with the provision of key road links, appropriately manages stormwater, the water quality of streams and water bodies, and the ecological and amenity values of the coastal margin.

The Hingaia 2 precinct also enables a neighbourhood centre to establish on the north-western corner of the intersection of Oakland Road with Hingaia road. This centre will provide for a range of retail, commercial and community facilities that will meet the day-to-day needs of the local population.

Objectives
The objectives are as listed in the underlying Residential Single House, Mixed Housing Urban, Mixed Housing Suburban and Neighbourhood Centre zones and the relevant Auckland-wide objectives, in addition to those below.
1.Subdivision and development occurs in a coordinated manner that implements the Hingaia 2 precinct plan.
2.Development achieves a range of housing types and densities, living environments and affordability options while ensuring that a high standard of amenity is provided, particularly adjoining the coastal edge where larger lots are generally provided for.

3.Subdivision and development maintains coastal landform, streams and riparian corridors, and enhances the ecological and amenity values of the coastal, estuarine and stream environments. Public access is provided along streams and adjacent to the coast. Neighbourhood parks of up to 4,000m² in area are provided in appropriate locations for recreation.

4.Subdivision and development occurs in a manner that retains, where practicable, trees that have high amenity value in subdivision design and layout.

5.Subdivision and development occurs in a manner that facilitates views of, and access to, the coast.

6.Subdivision and development occurs in a manner that achieves the coordinated delivery of infrastructure including transport, wastewater, stormwater and water services.

7.Subdivision and development implements stormwater management that:
a.uses water sensitive design as a core development approach;

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b.protects and, where practicable, enhances the ecological values of the receiving environment; and

c.integrates with open space, road and pedestrian/cycling networks.

8.Promote the development of a defined neighbourhood centre that is developed in a manner that achieves its key function and role of providing a small scale centre for convenience retail, service and commercial activities that meets the day to day needs of the area, and which does not undermine the viability and role of the Hingaia Mixed Use Town Centre or the Papakura Metropolitan Centre.

9.Ensure that affordable housing is distributed throughout the location in which resource consent is sought.

10.Promote the availability of affordable housing to first home buyers and/or community housing providers.

11.Adverse effects of stormwater runoff on communities, the marine receiving environment and freshwater systems are avoided to the extent practical or otherwise mitigated using water sensitive design principles.

12.Major overland flow paths are retained or provided for within the site layout to manage risks from flood events up to the 1 percent AEP, taking into account maximum probable development in the upstream catchment.

Policies
The policies are as listed in the underlying Mixed Housing Urban, Mixed Housing Suburban zone and Neighbourhood Centre zones and the Auckland-wide policies, in addition to those specified below:

1.Require the structural elements of the Hingaia 2 precinct plan to be incorporated into all subdivision and development to achieve:
a.a range of housing choice and section sizes that enable views from public roads to the coast;
b.key roads that promote an integrated road network;

c.restricted vehicle access along specified roads to safeguard safety for road users and cyclists and to reinforce the stormwater management approach;

d.a viable and sustainable neighbourhood centre that will meet the day-to-day convenience needs of local residents;

e.two Neighbourhood Parks;

f.a network of pedestrian and cycle paths; and

g.public access to the coast, including the provision of Coastal Places.

2.Enable a range of residential living opportunities (including a range of lot sizes) with more intensive housing to be generally located in close proximity to the neighbourhood centre and locations with high amenity (e.g. locations close to public open space) and lower density forms of housing along the coastal margin.

3.Ensure that subdivision and development, including road design, achieves a high standard of amenity, and contributes to a positive sense of place and identity consistent with the existing urban areas on the Hingaia Peninsula.

4.New residential development containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.

5.New retirement village developments containing 15 or more dwellings provide for affordable housing.

6.Ensure that subdivision development adjacent to the coast and esplanade reserve safeguards the visual and other amenities of the coastal environment and, in particular, that dwellings are located, and are of a scale, form and design, to maintain views of the coast, and to enhance the amenities of, and safe public access to, the esplanade reserve.

7.Ensure that subdivision and land use activities provide an interconnected road network which:
a.is consistent with the locations and road types identified on the Hingaia 2 precinct plan to achieve an appropriate hierarchy of roads on the Hingaia 2 precinct as well as connections to the wider Hingaia Peninsula.
b.enables a transport network that provides for the safe and efficient movement of motor vehicles, pedestrians, and cyclists.

c.provides and aligns, where practicable, north-south roads that provide viewshafts and public access to the coast.

d.makes appropriate provision for stormwater management and low impact stormwater management devices, consistent with the principles of the Hingaia 2 precinct Stormwater Management plan.

e.contributes to a positive sense of place and identity through in-street landscape elements, including retention of existing landscape features, and maximising coastal vistas.

8.Require subdivision and development to provide coordinated infrastructure, including stormwater, wastewater, water, public utilities and transport infrastructure.

9.Require all new developments to manage stormwater impacts on receiving environments in a manner that is consistent with the Hingaia 2 Stormwater Management plan, and which has regard to principles of water sensitive design.

10.Ensure that riparian corridors and recreational and amenity spaces are provided in the Hingaia 2 precinct by requiring:
a.restoration and enhancement of the riparian corridors identified on the precinct plan and to provide the long term protection of these areas.
b.vesting of esplanade reserve adjacent to the coast.

c.the creation of Coastal Places as identified on the precinct plan.

d.connectivity within, and through, the precinct to the coastal and riparian margins by providing and aligning, where practicable, north-south roads that provide viewshafts and public access to the coast, and by providing pedestrian and cycle paths and open space linkages.

11.Neighbourhood Parks as shown indicatively on the Hingaia 2 precinct plan. Ensure that subdivision design and layout appropriately considers, and responds to, opportunities to retain existing trees that have high amenity value and that are suitable to be retained in an urban environment.

12.Ensure that, in the Neighbourhood Centre zone:
a.the total land area for the neighbourhood centre is limited in extent to a maximum of 4,000m² in the Hingaia 2 precinct;
b.a range of convenience retail and commercial services are provided that meet the day-to-day needs of residents and wider public;

c.a maximum of 1,000m² gross floor area of convenience retail and commercial activities is provided;

d.activities do not detract from the amenities of, and are not incompatible with, adjoining residential land uses;

e.development of the neighbourhood centre achieves a high standard of amenity and is designed to be pedestrian and cycle friendly; and

f.development of the neighbourhood centre occurs in a manner that protects and safeguards the viability and roles of the Hingaia Mixed Use Town centre and the Papakura Metropolitan centre.

13.Facilitate the safe and effective movement of all modes of transport between the precinct and Hingaia road through signalisation of the Oakland road and Hingaia road intersection if and when required.

6.32 Hingaia 2

The activities, controls and assessment criteria in the underlying Mixed Housing Suburban, Mixed Housing Urban and Neighbourhood Centre zones and the Auckland-wide rules apply in the Hingaia 2 precinct unless otherwise specified. Refer to the planning maps for the location and extent of the precinct. In addition, the following rules apply.

1. Activity Table

The activities in the Auckland-wide rules, the Mixed Housing Urban and Mixed Housing Suburban and Neighbourhood Centre zones apply in the Hingaia 2 precinct unless otherwise specified in the activity table below.

Table 1: Activity status in the Mixed Housing Suburban zone

Activity	Activity Status
Residential	
Dwelling(s) on sites that adjoin the esplanade reserve and that have a net site area of 600m² or less per dwelling	RD

The activities in the Auckland-wide rules and Neighbourhood Centre zone apply in the Hingaia precinct unless otherwise specified in the activity table below.

Table 2 - Activity Status in the Neighbourhood Centre zone

Activity	Activity Status
Retail	
Individual retail tenancies not exceeding 450m² (gross floor area)	P
Individual retail tenancies exceeding 450m² (gross floor area)	NC
Any Retail Activity that results in the total gross floor area of all Commercial and Retail Activities in the Neighbourhood Centre zone exceeding 1,000m²	NC
Commerce	
Commercial sexual services	NC
Drive-through facilities	NC
Taverns	D
Entertainment Facilities	NC
Service Stations	NC
Any Commercial Activity that results in the total gross floor area of all Commercial and Retail Activities in the	NC

Neighbourhood Centre zone of the Hingaia 2 precinct exceeding 1,000m²	
Industry	
Repair and maintenance services	NC

2. Notification

The notification provisions outlined in G2.4 General and I1.2 Residential apply to the Hingaia 2 precinct.

3. Land use controls in all zones

The land use controls in the underlying zones apply except as varied below.

3.1 Affordable housing

Purpose:
To ensure that the precinct contains affordable housing to help address Auckland's housing affordability needs.

1.New residential developments containing 15 or more dwellings/vacant sites must provide for affordable dwellings/vacant sites that are either (b) relative affordable or (c) retained affordable that will meet the requirements of rules 2-9 below.
2.All resource consent applications requiring the provision of affordable dwellings/vacant sites must be accompanied by details of the location, number and percentage of affordable dwellings/vacant sites.

3.Affordable dwellings/vacant sites must be spread throughout the development, with no more than six in any one cluster.

4.For staged developments, a proportionate number of affordable dwellings and/or vacant sites must be provided at each respective stage on a pro-rata basis and spread throughout the development in accordance with rule 3 above.

5.For apartments, no more than one-third of the total number of identified affordable dwellings shall be located on a single building level/storey, unless the development is two levels, in which case no more than half of the identified affordable dwellings shall be located on a single level.

6.If the calculation of the percentage of dwellings (and/or vacant sites) that must be affordable dwellings (and/or vacant sites) results in a fractional dwelling (or vacant site) of one-half or more, that fraction is counted as 1 dwelling (or vacant sites) and any lesser fraction may be disregarded.

7.For avoidance of doubt, the land use rules in this section 6.32.4 do not apply to resource consent applications processed under the Housing Accords and Special Housing Areas Act 2013 ("HASHAA") as the provisions specified in the relevant order in council apply. The above provisions apply to consents that are not processed under the HASHAA.

3.2 Relative Affordable

Purpose:
To ensure that the precinct contains price relative affordable housing available to first home buyers to help address Auckland's housing affordability needs.

1.For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant

sites being 15 or more), at least 10 percent of the total number of dwellings/vacant sites must be relative affordable and meet the following criteria:
a.the price at which a dwelling may be sold does not exceed 75 percent of the Auckland region median house price (calculated as an average of 3 calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) that is published by the Real Estate Institute of New Zealand.
b.if the application is for a subdivision consent, the applicant must identify the sites of the subdivision allocated for the building of relative affordable dwellings and must specify the mechanism (consent notice for example) for ensuring that the combined value of the building and the land upon completion will meet that criterion or is a building associated with such a dwelling.

c.dwellings must be sold to first home buyers who must reside in the dwelling and retain ownership from the date of transfer.

3.2.1 Eligibility for relative affordable housing

Purpose:
To ensure relative affordable housing is purchased by appropriate persons.

1.Prior to the first transfer of affordable dwellings (including new dwellings that have never been occupied and are built on vacant sites that are identified for affordable dwellings), the consent holder shall provide the council with a statutory declaration that confirms the sale complies with the following eligibility requirements:
a.the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income at the date the sale and purchase agreement was made unconditional.
b.the consent holder has sold the dwelling (and any associated parking that is required by resource consent and storage) at a price which is not more than that defined by the 75 percent median price in accordance with rule 3.2.1(a).

c.the purchaser is a first home buyer and has never owned any other real property.

d.the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

2.Prior to the transfer of a vacant site identified for affordable dwellings, the purchaser shall be made aware of the consent notice mechanism required to ensure any building built on the site is a dwelling that will meet the relative affordable criteria in 3.2.1 or is a building associated with such a dwelling.

3.Prior to the transfer of a vacant site identified for an affordable dwelling, the consent holder shall provide the council with a statutory declaration executed by the intended purchaser that confirms the sale complies with the following eligibility requirements:
a.the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement became unconditional;
b.any development of the site shall be such that the combined value of the dwelling and the land on completion, as confirmed by a registered valuation, shall be no more than that defined by the 75 percent median price in accordance with rule 3.2.1(a);

c.the purchase is a first home buyer and has never owned any other real property;

d.the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name, or on behalf, of any other person or entity.

4.A consent notice shall be placed on the computer freehold register for the respective affordable dwellings/vacant sites requiring the above eligibility criteria be met for 3 years from the date of transfer to the eligible purchaser.

3.3 Retained Affordable

3.3.1 Eligibility for retained affordable housing

Purpose:
To ensure that the precinct contains income related retained affordable housing to help address Auckland's housing affordability needs and to ensure retained housing is appropriately managed by community housing providers to achieve ongoing provision and availability where required.

1.Purchasers in respect of retained affordable housing must be a registered community housing provider or the Housing New Zealand Corporation. This rule does not apply to Retirement Villages which are dealt with by rules 6.32.3.4 and 6.32.3.4.1 below.

3.3.2 Number of retained affordable dwellings or sites

1.For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 5 percent of the total number of dwellings, or vacant sites, in any development must be retained affordable and meet the following criteria.
a.the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter calculated as an average of 3 calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) would not exceed 30 percent of the household's gross monthly income, based on the assumptions that:
i.the dwelling is purchased with a 10 percent deposit; and
ii.the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average two–year fixed rate. The interest rate used is to be that published most recently by the Reserve Bank of New Zealand, in relation to the date the application for resource consent is made.

2.As part of the resource consent application evidence shall be provided to demonstrate a community housing provider will purchase the dwellings/sites. Prior to transfer of the retained affordable dwellings/sites a council approved statutory declaration must be returned to the council by the consent holder to demonstrate the dwellings/sites are sold at the price point outlined in clause 1. above.

3.4 Affordable housing in retirement villages

Purpose: To ensure affordable housing is provided in retirement village complexes

1.For retirement village developments (including any redevelopment creating additional units) containing 15 or more units:
a.at least 10 percent of the total number of units must be relative affordable for three years from the date of purchase. If a dwelling is transferred (including by way of lease or licence) during this time frame it must continue to meet the required price point set out below in clause (i);
i.the units classed as relative affordable will be valued at no more than 65 percent of the Auckland region median house price published by the Real Estate Institute of New Zealand for the most recent full calendar month preceding the date on which the application for resource consent is approved or

the date on which all appeals on the resource consent application are finally resolved, whichever is the later.
ii.the price point required by clause (i) above shall include annual charges for maintenance and refurbishment at the retirement village but exclude entry costs, transfer costs, periodical charges, rates and insurance.

3.4.1 Eligibility for relative affordable in a retirement village

Purpose: To ensure relative affordable housing is purchased by qualified persons

1.The purchaser(s)/resident(s) shall have a gross household income that does not exceed 150 percent of the NZ superannuation income receivable, current at the date of purchase.

4. Land use controls - neighbourhood centre zone

1.The land use controls in the Neighbourhood Centre zone apply in the Hingaia 2 precinct unless otherwise specified in the precinct rules.
The total gross floor area for all retail and commercial activities (refer to the nesting table for definition) that establish in the Neighbourhood Centre zone shown on the Hingaia 2 precinct plan shall not exceed 1,000m².

5. Development controls - mixed housing surburban zone

The development controls in the Mixed Housing Suburban zone apply in the Hingaia 2 precinct unless otherwise specified below:

5.1 Building height

Purpose: To manage the height of buildings to generally maintain a low-rise suburban residential character of the zone while ensuring that the height provides for diversity of built form.

1.Buildings must not exceed 9m in height.

5.2 Rear yards

Purpose: To provide additional setback and open space areas between the rear of buildings.

Table 3

Activity	Yard (m)
Sites with a density less than or equal to one dwelling per 400m²	3m
Rear sites	1m

5.3 Maximum impervious area

Purpose: To provide for flexibility of built form for higher density development while managing stormwater runoff generated by development.

1.All developments with a density less than or equal to one dwelling per 400m² the maximum impervious area shall not exceed 60 percent.
2.All developments with a density greater than one dwelling per 400m² the maximum impervious area shall not exceed 70 percent.

5.4 Landscaping

Purpose: To provide for on-site amenity and an attractive streetscape character, to improve stormwater absorption on-site, and to provide for an attractive interface between residential lots located adjacent to the esplanade reserve, and the coast.

1.Developments with a density less than or equal to one dwelling per 400m², at least 40 percent of a site must comprise landscaped area.
2.Developments with a density greater than one dwelling per 400m², at least 30 percent of a site must comprise landscaped area.

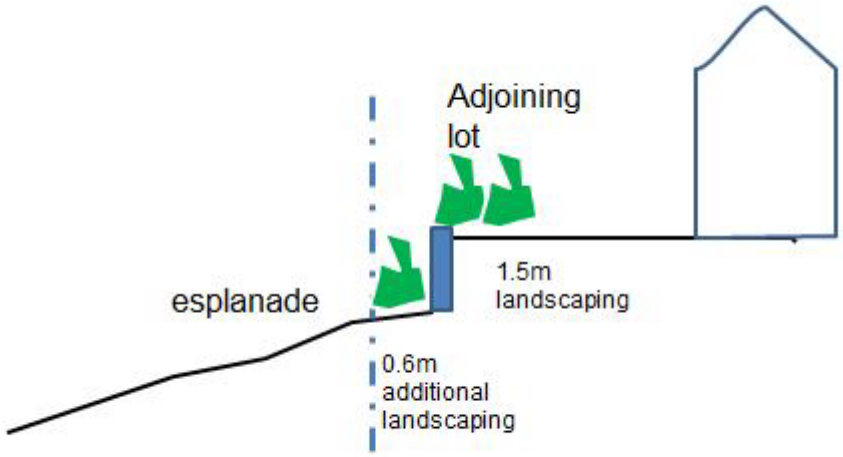
3.For clause 2. above, the following must be met
a.at least 10 percent of the required landscaped area must be planted with shrubs including at least one tree that is PB95 or larger at the time of planting.
b.at least 40 percent of the front yard must comprise landscaped area.

4.For proposed sites that are adjacent to the esplanade reserve, landscaping must be provided along the esplanade reserve boundary in conjunction with any boundary fence that exceeds 1.2m in height. Landscaping must be undertaken within the site (not within the esplanade reserve), have a minimum depth of 1.5m, and be provided along the entire length of the fence.

5.5 Landscaping for coastal retaining walls

Purpose: To soften the visual impact of the retaining walls when viewed from the esplanade reserve.

Retaining walls of 1.0m or more in height adjoining the esplanade reserve boundary must have trees planted for a depth 0.6m in front of the retaining wall and within the site as illustrated in the diagram below:



5.6 Dwellings fronting the street

Purpose: To ensure dwellings are oriented to provide for passive surveillance of the street and to contribute to streetscape amenity.

1.The front façade of a dwelling or dwellings on a front site must contain:

a.glazing that overall comprises at least 20 per cent of the area of the front façade (excluding the garage door)
b.a main entrance door that is visible from the street.

5.7 Fences

Purpose: To maintain and enhance passive surveillance of the street and public open space, including the esplanade reserve, and to enhance the visual amenity of, and view from, sites that are located adjacent to the esplanade reserve, to the coast.

1.Fences in the front yard must not exceed 1.2m in height.
2.Fences along any boundary that adjoins public open space, including the esplanade reserve, must have a maximum height of 1.5m and be a minimum of 70 percent visually permeable. The exception to this rule is that where fences are proposed on retaining walls or structures that are more than 0.5m above the ground level at the base of the retaining wall or structure, the maximum fence height shall be 1m.

5.8 Garages

Purpose: To ensure garages are not a dominant feature in the streetscape.

1.A garage door facing a street must be no greater than 50 percent of the width of the front façade of the dwelling to which the garage relates.
2.Garage doors must not project forward of the front façade of a dwelling.

3.The garage door must be set back at least 5m from the site frontage.

5.9 On-site stormwater management - new impervious surfaces

1.In catchments shown on the Hingaia Indicative Stormwater Management Plan as draining to intermittent or permanent streams all new impervious surfaces of 50m² and over must be designed to achieve the following:
a.provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.
b.provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (11.5mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.

2.In catchments shown on the Hingaia Indicative Stormwater Management plan as draining to the coast all new impervious surfaces of 50m² and over are designed to achieve the following:
a.provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area.

3.In catchments shown on the Hingaia Indicative Stormwater Management Plan shown as requiring retention and half the detention volume, all new impervious surfaces of 50m² and over are designed to achieve the following:
a.provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.
b.provide half the detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (5.75mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required; provided that

c.the remaining detention volume (5.75mm) is directed to a communal device designed and sized to accommodate flows from the site.

4.In catchments shown on the Hingaia Indicative Stormwater Management plan as draining to a wetland all new impervious surfaces are to be directed to a wetland that has been designed and sized to accommodate flows from the site OR are to be directed to devices designed to achieve the following:
a.provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.
b.provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (11.5mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.

5.Stormwater runoff must be directed to an on-site device designed and sized to accommodate stormwater runoff from 1, 2, 3 (a) and (b), and 4 (a) and (b) above.

6.Stormwater device/s on private land:
a.must be maintained by the site owner in perpetuity. A consent notice must be registered on the Certificate of Title to that effect.
b.if rainwater tanks are proposed for a dwelling to achieve the retention requirements of clause (a) above, the rainwater tank must be dual plumbed to non-potable uses such as the toilet as a minimum.

7.Compliance shall be demonstrated to the council in conjunction with any application for building consent, or by way of certificate of compliance or at the time of subdivision.

8.Non-compliance with clauses 1-7 above is a restricted discretionary activity.

6. Development controls - mixed housing urban zone

The development controls in the Mixed Housing Urban zone apply in the Hingaia 2 precinct unless otherwise specified below.

6.1 Rear yards

Purpose: To provide additional setback and open space areas between the rear of buildings

1.For developments less than or equal to one dwelling per 300m² the rear yard setback is 3m.
2.For developments more than one dwelling per 300m² the rear yard setback is 1m.

3.For all rear sites yards the setback is 1m.

6.2 Landscaping

Purpose: To provide for on-site amenity and an attractive streetscape character, to improve stormwater absorption on-site.

1.Developments with a density less than or equal to one dwelling per 400m², at least 40 percent of a site must comprise landscaped area.
2.Developments with a density greater than one dwelling per 400m², at least 30 percent of a site must comprise landscaped area.

3.For clause 2 above, the following must be met:
a.at least 10 percent of the required landscaped area must be planted with shrubs including at least one tree that is PB95 or larger at the time of planting; and

b.at least 40 percent of the front yard must comprise landscaped area.

6.3 Dwellings fronting the street

Purpose: To ensure dwellings are oriented to provide for passive surveillance of the street and contribute to the streetscape amenity.

1.The front façade of a dwelling or dwellings on a front site must contain:
a.glazing that overall comprises at least 20 percent of the area of the front façade (excluding the garage door).
b.a main entrance door that is visible from the street.

6.4 Fences

Purpose: To maintain and enhance passive surveillance of the street and public open space, including the esplanade reserve, and to enhance the visual amenity of, and views from, sites that are located adjacent to the esplanade reserve, to the coast.

1.Fences in the front yard must not exceed 1.2m in height.
2.Fences along any boundary that adjoins public open space, including the esplanade reserve, must have a maximum height of 1.5m and be a minimum of 70 percent visually permeable. The exception to this rule is where fences are proposed on retaining walls or structures that are more than 0.5m above the ground level at the base of the retaining wall or structure, the maximum fence height shall be 1m.

6.5 Garages

Purpose: To ensure garages are not a dominant feature of the streetscape.

1.A garage door facing a street must be no greater than 50 percent of the width of the front façade of the dwelling to which the garage relates.
2.Garage doors must not project forward of the front façade of a dwelling.

3.The garage door must be set back at least 5m from the site frontage.

6.6 On-site stormwater management - new impervious surfaces

1.In catchments shown on Hingaia Indicative Stormwater Management plan as draining to intermittent and permanent streams all new impervious surfaces of 50m² and over are designed to achieve the following:
a.provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.
b.provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (11.5mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.

2.In catchments shown on Hingaia Indicative Stormwater Management plan as draining to coast the all new impervious surfaces of 50m² and over are designed to achieve the following:
a.provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area.

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3.In catchments shown on Hingaia Indicative Stormwater Management plan shown as requiring retention and half the detention volume, all new impervious surfaces of 50m² and over are designed to achieve the following:
a.provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.
b.provide half the detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (5.75mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required; provided that

c.the remaining detention volume (5.75mm) is directed to a communal device designed and sized to accommodate flows from the site.

4.In catchments shown on Hingaia Indicative Stormwater Management plan as draining to a wetland all new impervious surfaces are to be directed to a wetland that has been designed and sized to accommodate flows from the site OR are to be directed to devices designed to achieve the following:
a.provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.
b.provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (11.5mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.

5.Stormwater runoff must be directed to an on-site device designed and sized to accommodate stormwater runoff from 1, 2, 3 (a) and (b), and 4 (a) and (b) above.

6.Stormwater device/s on private land:
a.must be maintained by the site owner in perpetuity.
b.if rainwater tanks are proposed for a dwelling to achieve the retention requirements of clause (a) above, the rainwater tank must be dual plumbed to non-potable uses such as the toilet as a minimum.

7.Compliance shall be demonstrated to the council in conjunction with any application for building consent or by way of a certificate of compliance, or at the time of subdivision.

8.Non-compliance with clauses 1-7 above is a restricted discretionary activity.

7. Subdivision activity table

1.The Activity Table 1 – General, and Activity Table 2 – Residential zones, and Table 4 – Standards for vacant site subdivision in the City Centre and Business zones in H5 Subdivision and related controls, apply in the Hingaia 2 precinct, except as specified in the following Activity Table 4:

Table 4 - Activity table Hingaia 2 precinct	
Subdivision activity	**Activity status**
Subdivision in accordance with the Hingaia 2 precinct plan	RD
Subdivision not in accordance with the Hingaia 2 precinct plan	D
Subdivision adjoining the existing or proposed esplanade in which all proposed sites are 600m² net site area or more	RD
Vacant lot subdivision adjoining the existing or proposed esplanade with proposed sites of less than 600m² net site area	NC

Subdivision of sites in accordance with an approved land use consent or a concurrent comprehensive subdivision and land-use consent for subdivision adjoining the existing or proposed esplanade with proposed sites of less than 600m² net site area	RD
Subdivision of a site with road access to a vehicle access restriction (VAR) road	RD

8. Subdivision development controls

1.The subdivision controls in the Neighbourhood Centre zone of the Hingaia 2 precinct are those listed in H5.2.3.1 Auckland-wide Rules- Subdivision.

2.The subdivision controls in the Mixed Housing Suburban and the Mixed Housing Urban zones of the Hingaia 2 precinct are those listed in H5.2.3.1 Auckland-wide rules – Subdivision, except as specified in rule 6.32.9.3 below.

8.1 Residential zones - site size

1.In addition to the controls in Table 1 [of H5.2.3.1 Subdivision rule] subdivision of a parent site of 1ha or more, and where 15 or more vacant sites are proposed, each site that will contain a building must comply with the average net site area below for the zone, provided that the proposed minimum net site area is no less than 20 percent of the required minimum net site areas for the relevant zone and that the average lot size is not less than:
a.600m² net site area for vacant sites adjoining the coast in the Mixed Housing Suburban zone
b.400m² net site area for the Mixed Housing Suburban zone

c.300m² net site area for the Mixed Housing Urban zone.

2.Any site which is 1,200m² or greater (and identified for future development) will be excluded from the calculation of average lot size in relation to clause 1 above.

8.2 Roading standards

1.Roads, apart from those local roads marked as “indicative”, must be provided in general accordance with the Hingaia 2 precinct plan.

2.The road network shall be constructed to the standards contained in Table 5: Road Construction Standards for Additional Road Types and be consistent with the applicable Figure or, where contained in Table 5, the relevant Auckland-wide rules shall apply.

Table 5 - Road construction standards					
Types of road	**Road width (metres)**	**Carriage way (metres)**	**Footpath Width (metres)**	**Cycleway (metres)**	**Figure**
Hingaia road	31	14	NA	3m combined footpath/cycleway (both sides)	1
Collector road (Oakland road)	22.5	7	1.8m (one side)	3m combined footpath/cycleway (one side)	N/A
Hayfield way	20	6.6	1.8m (one side)	3.6m combined footpath/cycleway (one side)	2

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Swale street	20	6	1.8m (one side)	3m combined footpath/cycleway (one side)	3
Local road	16	6	1.8m (both sides)	N/A	4

3.Where local roads are proposed along the north-south pedestrian and cycle path shown on the precinct plan, the local road typology shall include a 3.0m combined cycle and footpath on one side.

4.Direct vehicle access to any Mixed Housing Urban lots located on the south side of the Swale street should not be obtained from the road.

5.Direct access to any lots located on the north side of Hingaia road shall not be obtained from Hingaia road.

6.Unsealed berm, free of planting and of sufficient dimensions, shall be made available immediately adjacent to the road boundary of all lots for the installation, operation, maintenance and upgrading of electricity supply infrastructure on all categories of road, consistent with the road construction standards in Table 5 and the applicable figure.

8.3 Riparian margin

1.Riparian margins shall be established either side of the banks of a stream (shown on the precinct plan as riparian corridor) to a minimum width of 10m measured from the bank of the stream, where the location of the bank can be physically identified by ground survey, or from the centreline of the stream where the bank cannot be physically identified by ground survey. These margins shall be planted in native vegetation and shall be offered to the council as local purpose drainage reserves.

8.4 Landscaping

Purpose: To ensure that landscaping on lots adjoining public open space, including the esplanade reserve, is provided in perpetuity.

1.A consent notice must be registered on the Titles for all lots that adjoin public open space, including the esplanade reserve, requiring that landscaping be undertaken in accordance with land use rule 6.32.5.4 and 6.32.5.5, 6.32.6.2 of the Hingaia 2 precinct.
2.The detailed design of landscaping in roads and public open spaces (including the esplanade reserve), and on lots that adjoin public open space areas, shall be undertaken in parallel with the Engineering Plans Approval process.

8.5 Fences

Purpose: To maintain and to enhance passive surveillance of the street and public open space, including the esplanade reserve, and to enhance the visual amenity of, and views to the coast from, sites located adjacent to the esplanade reserve.

1.A consent notice must be registered on the titles for lots requiring that fences are erected in accordance with the relevant land use rule 6.32.5.7, 632.6.4 of the Hingaia 2 precinct.

8.6 Affordable housing

1.Refer to the affordable housing clauses in the land use and development control sections above.

8.7 On-site stormwater management

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1.Where the detention component of the On-site Stormwater Management rule (6.32.5.9, 6.32.6.6) is to be provided in a communal device, the device must be provided at the time of subdivision and be designed and constructed to council standards.

2.Stream channels shall be used to convey flood flows and shall be capable of passing the 1 percent AEP without generating effects on adjacent properties and designed to council standards.

9. Assessment of restricted discretionary activities

Matters for discretion

9.1 Subdivision in the Hingaia 2 precicnt

The council will restrict its discretion to those matters listed for subdivision under the Auckland-wide rules as well as the following matters:
1.Consistency with the Hingaia 2 precinct plan;
2.Limitations or restrictions on access for future lots adjoining the Swale street (Mixed Housing Urban lots) and Hingaia road;

3.The extent to which the proposed subdivision facilitates views of, and access to, the coast;

4.The extent to which proposed subdivision at the coastal interface minimises the need for retaining structures and, where retaining structures are required, the extent to which the proposal minimises the length, height and visual prominence of all retaining structures;

5.The extent to which the proposed subdivision will provide for an appropriate connection between public open space and any esplanade reserves;

6.Opportunities to retain existing trees and vegetation where practicable and to integrate them into subdivision design and layout;

7.Consistency with the Hayfield way Stormwater Management plan;

8.The matters for discretion outlined in H5.4 Subdivision, Table 13; and

i) Vehicle access:
9.Vehicle access:
The council will restrict its discretion on vehicle access to the following matters:
a.the location and design of vehicle and pedestrian access.
b.the effects on safety, particularly for pedestrians and cyclists.

9.2 Buildings on sites that have a net site area of less than 600m2 that adjoin the esplanade reserve in the Hingaia 2 precinct

The council will restrict its discretion to the following matters:
1.Dwelling location, scale, form and design, and the extent to which the dwelling will maintain viewshafts to the coast from public places, support surveillance of the esplanade reserve, and present an overall design that respects high amenity values at the coastal edge.

9.3 Development control infringements

The council will restrict its discretion to those matters listed in I1.11 Residential, and Chapter G, G2.3 General, for development in the Hingaia 2 precinct except where otherwise specified below.
1.Landscaping and Landscaping for Coastal Retaining Walls
a.those matters listed in I1.11.5.1

b.the amenity values and landscape character of the esplanade reserve and coastal environment

c.the interface between residential lots and the esplanade reserve

d.the nature of the landscaping proposed at the interface with the esplanade reserve, including the species to be planted and the density of planting proposed.

2.Fences
a.the matters listed in I1.11.5.1
b.the effect on amenity values and character of the public open space.

3.On-site Stormwater Management
Impervious areas unable to comply with rules: 6.32.5.9, 6.32.6.6 and 6.32.8.7:
The council will restrict its discretion to:
i.items (a)-(d) listed in H4.14.2.4.2.4.1 Stormwater Management – Flow in the Auckland-wide rules;
ii.H4.14.3.4.1 Stormwater quality management requirements for minimising adverse effects.

9.4 Assessment criteria

For development that is a restricted discretionary activity in the Hingaia 2 precinct, the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activities in the Mixed Housing Suburban zone, Mixed Housing Urban zone, the Neighbourhood Centre zone and the Auckland-wide rules:

9.4.1 Subdivision

1.The structural elements of the Hingaia 2 precinct plan are incorporated into the subdivision design including:
a.key roads;
b.vehicle access or no access restrictions along Hingaia road and along the Mixed Housing Urban land on the southern side of Swale street

c.riparian (green infrastructure) corridors; and

d.neighbourhood Parks (which may be relocated).

2.Development is consistent with the Hingaia 2 precinct objectives and policies.

3.Where any lots are created that are affected by the Vehicle Access Restriction notation on the precinct plan, the lots shall be provided with rear vehicle accessways, and pedestrian access only should be provided off the road.

4.Where any lots are created adjacent to the esplanade reserve, or to a public open space, use of retaining structures should be minimised where possible. Where retaining structures are required, they will be assessed having regard to:
a.the location of the retaining structure and its visual impact on the amenity of the public open space and/or the coast;
b.the length, height and design of the retaining structure, including the materials to be used in its construction; and

c.what landscaping is proposed in order to minimise the prominence of the retaining structures.

5.Whether existing trees are to be retained, having regard to the following:
a.the health, form and condition of the tree (or group of trees);

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b.the extent to which the tree (or group of trees) can be appropriately accommodated into the subdivision design and layout in a manner that will safeguard the future health, form and condition of the tree; and

c.the amenity value of the tree (or group of trees) and its contribution to the overall landscape character and visual amenities of the precinct.

6.Compliance with the on-site stormwater management solutions in the approved Stormwater Management plan for the Hingaia 2 precinct;

7.The assessment criteria outlined in H5.4 Subdivision.

9.4.2 Buildings on sites that have a net site area of less than 600m2 that adjoin the esplanade reserve in the Hingaia 2 precinct

1.The location, scale, form and design of the building;

2.The extent to which the location, scale, form and design of any building will facilitate or maintain views of the coast;

3.The extent to which the building will respect the amenity values of the coastal environment; and

4.The extent to which the building will provide an appropriate interface with the coast, in particular the extent to which the design encourages surveillance of the esplanade reserve.

9.4.3 Landscaping and landscaping for coastal retaining walls

1.Those matters listed in I.1.11.1.5;

2.Whether the proposed planting will eventually grow to soften the visual effects of the retaining wall/fencing as viewed from the esplanade reserve; and

3.Whether the materials selected for the retaining wall/fence are appropriate to the location and context.

9.4.4 Vehicle access

1.Vehicle crossings and accessways should be designed to reduce vehicle speed, be visually attractive by using quality paving and landscaping, and clearly signal the presence of a vehicle crossing or accessway.

2.Vehicle crossings and accessways should enable pedestrian access. The spaces may be integrated where designed as a shared space with pedestrian priority.

3.The design of pedestrian routes between dwelling entries, car park areas, private and communal open space and the street should provide equal physical access for people of all ages and physical abilities and provide a high level of pedestrian safety and convenience.

4.Whether vehicle access to lots adjoining shared paths on Oakland road and Hayfield way can be practicably provided by way of a rear access or from an alternative road boundary where possible. Where this is not practical or feasible, alternative solutions for access to individual properties should be provided which minimise the frequency and extent to which the berm is crossed by vehicles entering or exiting the properties and maximise the safety of users of the berm.

5.Ramps, where necessary, should be integrated into the design of the building and landscaping.

6.Effects on safety for all road users and on the streetscape amenity.

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9.4.5 Impervious areas unable to comply with rules 6.32.6.9, 6.32.7.6 and 6.32.8.9.

1.The council will consider assessment criteria H4.14.2.4.2 (a) – (f) listed under Stormwater Management – Flow in the Auckland-wide rules; and

2.Assessment criteria H4.14.3.4.2(a) to (f) listed under Stormwater Management – Quality in the Auckland-wide rules.

3.Whether consent notices are required to be registered on the Certificates of Title for new lots to ensure compliance with the on-site stormwater management requirements.

10. Special information requirements

For subdivision, the relevant special information requirements in the Auckland-wide subdivision rules apply as well as the following:
1.A coastal erosion and geotechnical report should be provided with subdivision and land use applications.

11. Definitions

Community housing provider
Means a housing provider (other than the Housing New Zealand Corporation) that has, as one of its objectives, the provision of one or both of the following types of housing:
1.Social rental housing
2.Affordable rental housing

Household income
Household income shall include all taxable income as defined by the New Zealand Inland Revenue Department.

Relative affordable
Housing that is:
1.Bought by first home buyers, where the purchaser has a gross household income that does not exceed 120 per cent of the Auckland median household income as set at the date of signing the sale and purchase agreement.
2.Sold at a price that does not exceed 75 per cent of the Auckland region median house price published by the Real Estate Institute of New Zealand and calculated as an average of 3 calendar months previous to the date of application for resource consent is approved or the date on which all appeals to the resource consent application are finally resolved, whichever is the later.

Retained affordable
Housing that is:
1.Built by a registered community housing provider or the Housing New Zealand Corporation; or
2.Sold to a registered community housing provider or the Housing New Zealand Corporation; and

3.Sold at a price defined by the Auckland median household income as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later.

12. Precinct plans

Figure 1 - Zoning Plan

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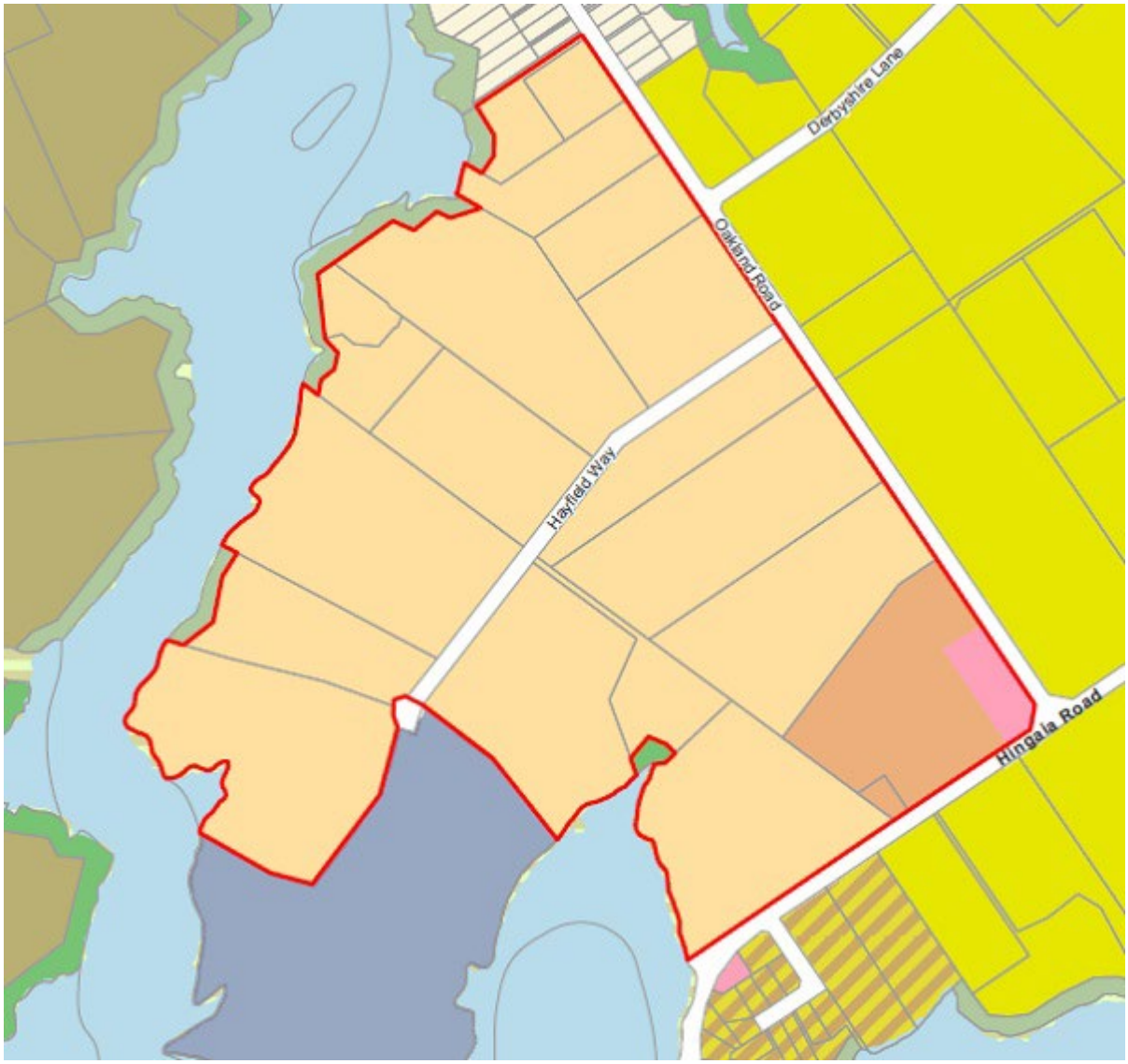


Figure 2 - Precinct Plan

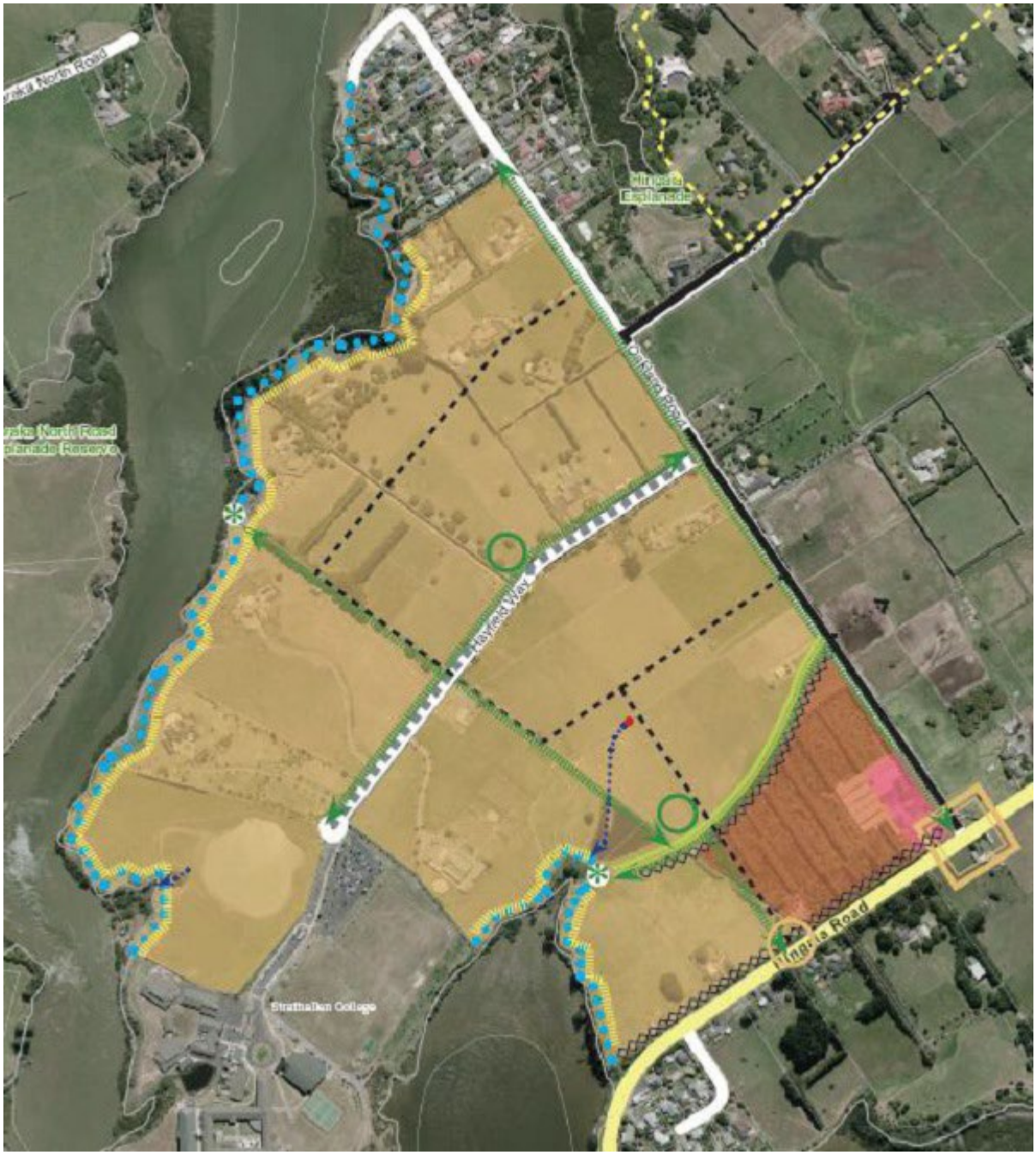

Strathallan College
Ridgeway
Ridge Road

Figure 3a - Stormwater Plan

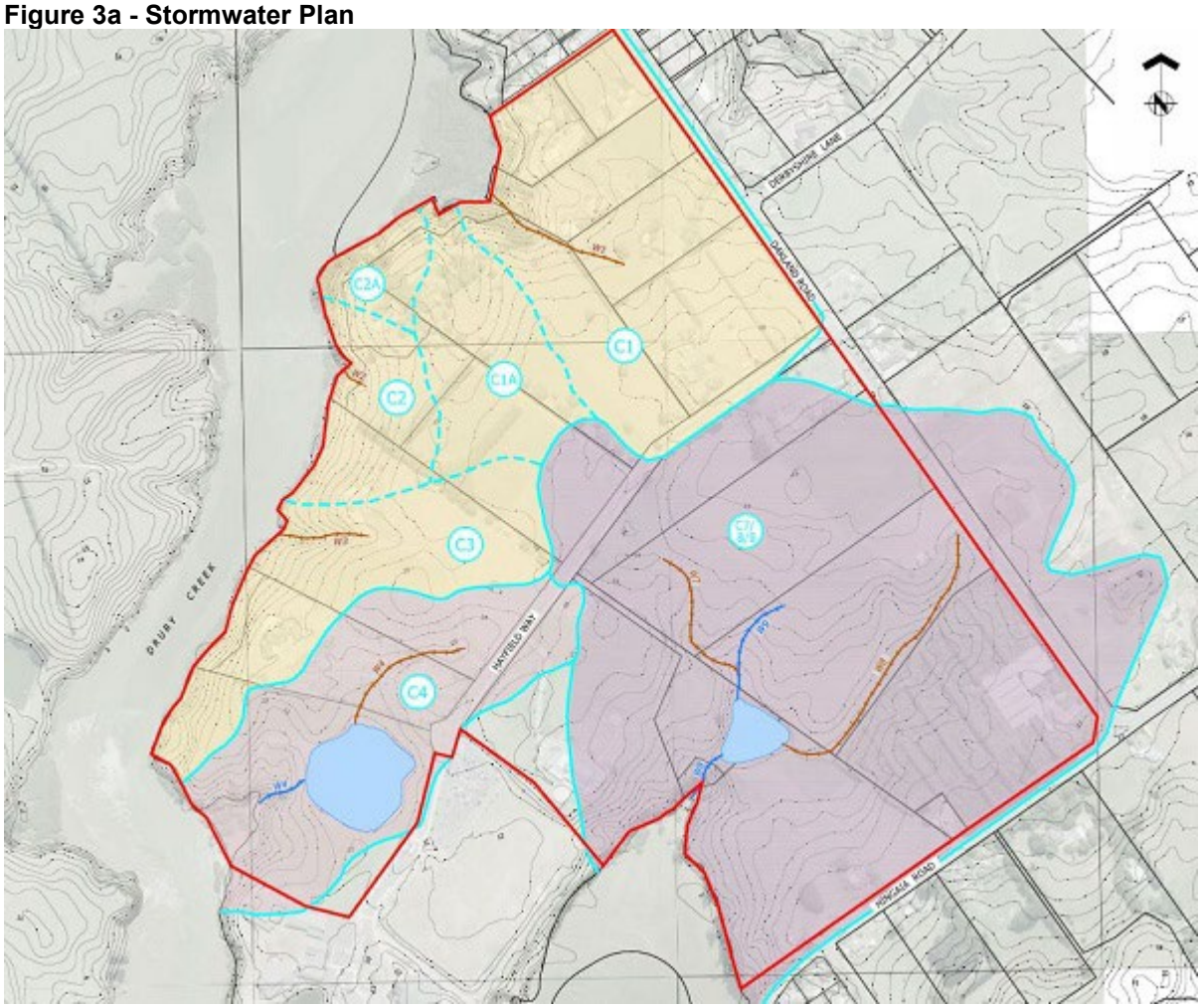


Figure 3b - Stormwater Plan

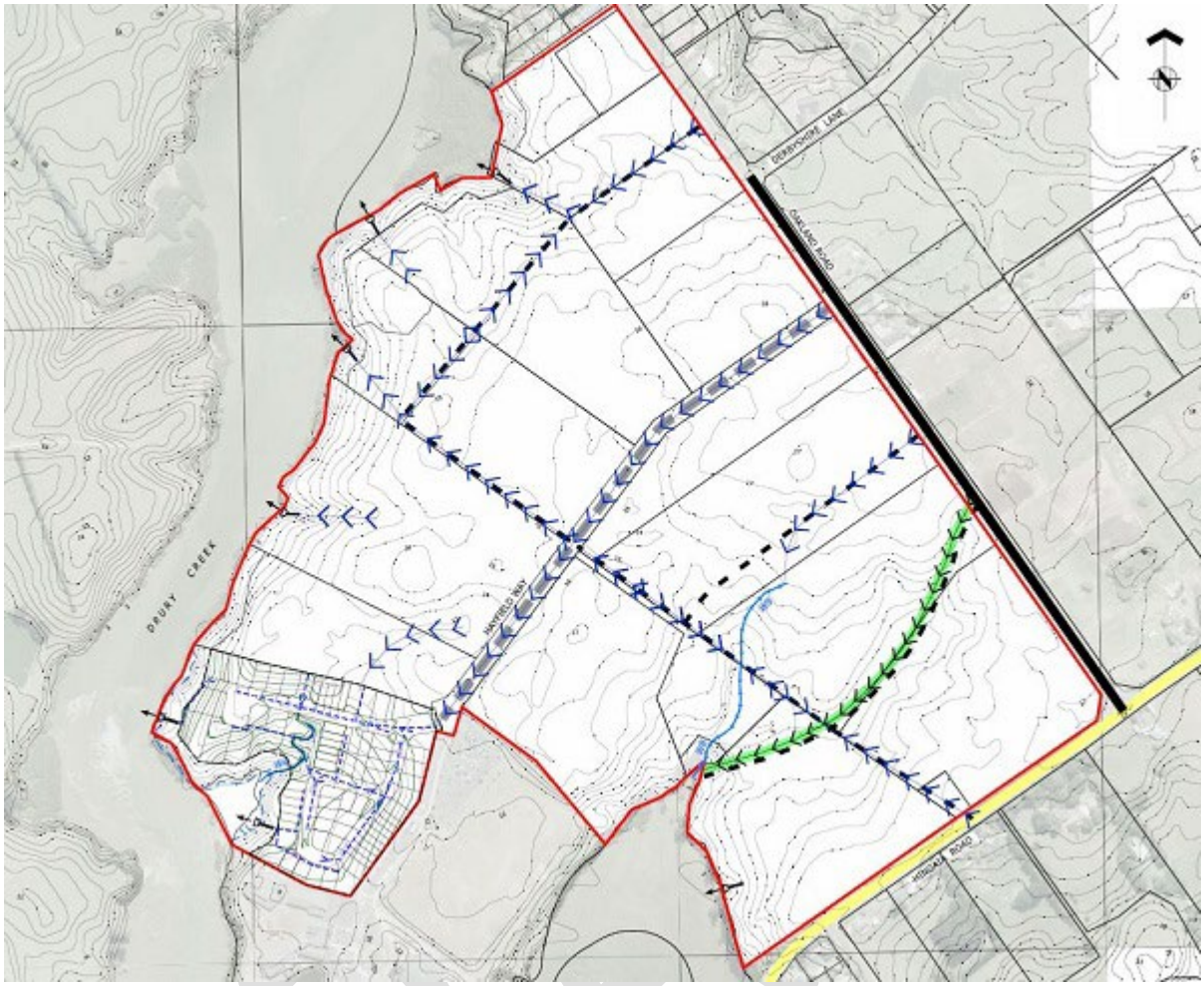


Diagram 1 - Hingaia Road (Arterial)



Diagram 2 - Hayfield Way (Connector)



Diagram 3 - Swale Street



Diagram 4 - Local Road



Diagram 5 - Local Road With Cyclepath



6.33 Hingaia 3

Precinct description
The objectives and policies of the underlying, Large Lot, Residential-Single House, Mixed Housing Suburban, Mixed Housing Urban, Terrace Housing and Apartment Buildings, Neighbourhood Centre and Mixed Use zones apply to this precinct unless otherwise specified. The location and extent of the precinct is shown on the precinct plans and maps.

No change is proposed to the underlying Special Purpose: School and the Public Open Space: Sport and Active Recreation zones objectives, policies or rules.

The area comprises approximately 202ha of relatively flat land which has been subject to structure planning analysis allowing for a mixture of development opportunities. The precinct is a natural extension of the Karaka Harbourside area and provides for new greenfields development extending as far as Oakland Road to the west and across Hingaia Road to the south into land in the south-west with frontage to the coast.

The intended outcome is to provide for a variety of residential environments across land with high capability for urban development. The precinct will provide large lot, medium density and medium-high density opportunities. The area is well served with a new primary school and a large public open space fronting Hingaia Road. A high quality residential amenity will be provided through street planting and connectivity to the coastal edge. The proposed stormwater management system will become the corridor for a future pedestrian and cycle linkage running from Hingaia Road to the coast. The presence of the large lot area has been managed to achieve a development option without requiring the installation of wastewater and water supply infrastructure through that part of Hingaia 3. This is the intended development enhancement of the Karaka large lot area that was supported and promoted through previous statutory planning instruments and the Southern Sector Agreement which set a pattern for urbanisation of this area in 2002.

Objectives
The general residential and business objectives and the objectives in the underlying Large Lot, Residential Single House, Mixed Housing Suburban, Mixed Housing Urban, Terrace Housing and Apartment Buildings, Neighbourhood Centre, and Mixed Use zones, and the Auckland-wide objectives apply in this precinct in addition to those specified below.
1.Subdivision and development maintains and enhances the coastal and estuarine environment, streams and riparian margins. Public access and public open space is provided adjacent to the coast and neighbourhood parks are provided in appropriate locations to ensure opportunities for recreation.
2.Subdivision and development occurs in a manner that achieves the coordinated delivery of infrastructure, including transport, wastewater, stormwater and water services.

3.Adverse effects of stormwater runoff on communities, the marine receiving environment and freshwater systems are avoided to the extent practical or otherwise mitigated using water sensitive design principles

4.Major overland flowpaths are retained or provided for in the site layout to manage risks from flood events up to the one percent AEP, taking into account maximum probable development in the upstream catchment.

Affordable housing
5.To promote increased housing supply, variety and choice by creating well-designed residential developments comprised of a range of housing densities, typologies, and price options (including the provision of affordable housing).

6.To ensure that affordable housing provided in any residential development is distributed throughout the location in which resource consent is sought.

7.To promote availability of affordable housing to first home buyers and/or Community Housing Providers.

Policies

The general residential and business policies and the policies of the Large Lot, Residential Single House, Mixed Housing Suburban, Mixed Housing Urban, Terrace Housing and Apartment Buildings, Neighbourhood Centre and Mixed Use zones and the Auckland-wide policies apply in this precinct in addition to those specified below.

1.Design subdivision and development in the Large Lot zone to protect the landscape features and character of the area.

2.Maintain the low density residential environment of the Large Lot zone to provide for on-site stormwater and wastewater provision.

3.Increase the intensity of development through reduced site size while maintaining the intended amenities of the zone.

4.Subdivision, land use and development should use water sensitive design as the core development approach to manage stormwater runoff, water quality and flooding, mimic the natural hydrological regime, and provide baseflow to streams.

5.Require subdivision and development to promote the restoration and enhancement of the stream network to achieve a natural appearance with appropriate native species and encourage pedestrian walkways along stream edges. Where possible, pedestrian walkways should integrate with existing linkages and open space areas, and should not preclude the ability for future development on neighbouring properties to connect to the pedestrian network.

6.Stormwater devices in public areas are designed to be integrated with the surrounding area and to contribute to multi-use benefits. Where appropriate they should also be natural in appearance.

7.Ensure that subdivision and land use activities provide an interconnected road network which:

a.provides for a quality urban form

b.makes appropriate provision for stormwater management and on-site stormwater management devices, consistent with the principles of the Network Discharge Consent and water sensitive design.

c.contributes to a positive sense of place and identity through in-street landscape elements, including retention of existing landscape features, and maximising coastal vistas.

8.Require subdivision and development to provide co-ordinated infrastructure, including stormwater, wastewater, water, public utilities and transport infrastructure.

9.Ensure that riparian margins and recreational and amenity spaces are provided in this precinct by requiring:

a.Restoration and enhancement of riparian margins by providing a minimum of 10m planting either side of a permanent or intermittent stream.

b.Vesting esplanade reserves adjacent to the coast.

c.Connectivity within and through this precinct to the coastal and riparian margins by providing and aligning, where practicable, north-south roads that provide viewshafts and public access to the coast, and by providing pedestrian and cycle paths and open space linkages.

Affordable housing

10.New residential developments containing 15 or more dwellings, or involving the creation of 15 or more vacant sites, require either:

a.10 percent of new dwellings to be relative affordable, with the purchase price to be set relative to the median house price in the Auckland region and sold to first home buyers; or
b.Five percent to be retained affordable, with the purchase price to be set relative to the median household income in the Auckland region and sold to Community Housing providers or the Housing New Zealand Corporation and owned for long term retention; or

11.New residential developments containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.

12.New retirement village developments containing 15 or more dwellings provide for affordable housing.

6.33 Hingaia 3

The activities, controls and assessment criteria in the underlying Large Lot, Residential Single House, Mixed Housing Suburban, Mixed Housing Urban, Terrace Housing and Apartment Buildings, Neighbourhood Centre and Mixed Use zones and the Auckland-wide provisions apply in this precinct unless otherwise specified below. Refer to the precinct planning map for the location and extent of the underlying zones.

1. Activity Tables

Activity table 1: Mixed Housing Suburban, Mixed Housing Urban and Terrace Housing and Apartment Buildings zones

Activity	Activity status
Commerce	
Show homes	RD
Accommodation	
Dwellings on sites that adjoin esplanade reserves and which have a maximum net site area of 600m² per dwelling	RD
Integrated residential developments on sites with a minimum net site area of 1200m²	RD
Retirement villages	RD

2. Activity table 2: Auckland-wide rules – transport and subdivision

Activity	Activity status
Transport	
Road Access to a vehicle access restriction ("VAR") road	RD
Subdivision	
Subdivision in accordance with the Hingaia North structure plan	RD
Subdivision not in accordance with the Hingaia North structure plan	D
Subdivision adjoining existing or proposed esplanade reserves in which all proposed sites are 600m² net site area or more	RD
Vacant lot subdivision adjoining existing or proposed esplanade reserves with proposed sites of less than 600m² net site area	NC
Subdivision of sites in accordance with an approved land use consent or a concurrent comprehensive subdivision and land use consent for subdivision adjoining existing or proposed esplanade reserves with proposed sites of less than 600m² net site area	RD

Subdivision of a site with road access to a vehicle access restriction ("VAR") road	RD

2. Notification

The notification provisions in rules G2.4 and I1.2 apply in this precinct.

3. Land Use Controls

The underlying zones and Auckland-wide land use controls apply in this precinct unless otherwise specified below:

3.1 Maximum density: Residential zones

1.The number of dwellings on a site must not exceed the limits specified in Table 3 below:

Table 3:

Zone	Dwellings
Large Lot	One dwelling per 2,500m²
Mixed Housing Suburban and Mixed Housing Urban	One dwelling per 300m² where the parent sites frontage is at least 12.5m and the requirements of clause 2 below are met One dwelling per 260m² where the parent sites frontage is between 10m and 12.49m and the requirements of clause 2 below are met

2.In the Mixed Housing Suburban and Mixed Housing Urban zones the densities above apply where:
a.the frontage specified must apply for at least 80 percent of the length of the side boundaries
b.sites with a frontage between 10m and 12.49m must include a legal mechanism that restricts the width of a garage and vehicle crossing for any subsequent building development to a single car width except where a rear lane provides legal access

3.Development that does not comply with the controls in rule I1.3.1 Maximum Density or clauses 1-2 above is a non-complying activity.

3.2 Affordable housing - general controls

Purpose: To ensure that this precinct contains affordable housing to help address Auckland's housing affordability needs.
1.New residential developments containing 15 or more dwellings/vacant sites must provide for affordable dwellings/vacant sites that are either relative affordable or retained affordable that will meet the requirements of clauses 2-8 below.
2.All resource consent applications requiring the provision of affordable dwellings/vacant sites must be accompanied by details of the location, number and percentage of relative and/or retained affordable dwellings/vacant sites.

3.Affordable dwellings/vacant sites must be spread throughout the development, with no more than six in any one cluster.

4.For staged developments, a proportionate number of affordable dwellings and/or vacant sites must be provided at each respective stage on a pro rata basis and spread throughout the development in accordance with clause 3 above.

5.For apartments, no more than one-third of the total number of identified affordable dwellings must be located on a single building level/storey, unless the development is two levels, in which case no more than half of the identified affordable dwellings must be located on a single level.

6.If the calculation of the percentage of dwellings (and/or vacant sites) that must be affordable dwellings (and/or vacant sites) results in a fractional dwellings (or vacant site) or one-half or more, that fraction is counted as one dwelling (or vacant sites) and any lesser fraction may be disregarded.

7.For avoidance of doubt, the land use rules do not apply to resource consent applications processed under the Housing Accords and Special Housing Areas Act 2013 ("HASHAA") as the provisions specified in the relevant Order in Council amendment to that Act apply. The above provisions apply to consents that are not processed under the HASHAA.

8.Affordable housing that does not comply with clauses 1-7 above is a discretionary activity.

3.3 Number of relative affordable dwellings or sites

Purpose: To ensure that this precinct contains price relative affordable housing available to first home buyers to help address Auckland's housing affordability needs.
1.For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 10 percent of the total number of dwellings/vacant sites must be relative affordable and meet the following criteria:
a.the price at which a dwelling may be sold does not exceed 75 percent of the Auckland region median house price (calculated as an average of three calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) that is published by the Real Estate Institute of New Zealand.
b.if the application is for a subdivision consent, the applicant must identify the sites of the subdivision allocated for the building of relative affordable dwellings and must specify the mechanism (consent notice for example) to ensure that the combined value of the building and the land on completion will meet that criterion or is a building associated with such a dwelling.

c.any dwellings built on vacant sites identified for affordable housing must be sold to first home buyers who must reside in the dwelling from the date of transfer.

2.Relative affordable housing that does not comply with clause 1 above is a discretionary activity.

3.4 Eligibility for relative affordable housing

Purpose: To ensure relative affordable housing is purchased by appropriate persons
1.Prior to the first transfer of affordable dwellings (including new dwellings that have never been occupied and are built on vacant sites identified for affordable dwellings), the consent holder must provide the Council with a statutory declaration that confirms the sale complies with the following eligibility requirements:
a.the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement becomes unconditional;
b.the consent holder has sold the dwelling (and any associated parking that is required by resource consent, and storage) at a price which is not more than that defined by the 75 percent median price in accordance with rule 3.3(1) (a) above;

c.the purchaser is a first home buyer and has never owned any other real property; d. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

2.Prior to the transfer of a vacant site identified for affordable dwellings, the purchaser shall be made aware of the consent notice mechanism required to ensure any building built on the site is a dwelling that will meet the relative affordable criteria in rule 3.3(1)(b) above or is a building associated with such a dwelling.

3.Prior to the transfer of a vacant site identified for an affordable dwelling to a purchaser that intends to develop, own and occupy the affordable dwelling themselves, the consent holder shall provide the Council with a statutory declaration executed by the intended purchaser that confirms the sale complies with the following eligibility requirements:
a.the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date of the sale and purchase agreement became unconditional; b. any development of the site shall be such that the combined value of the dwelling and the land upon completion, as confirmed by a registered valuation, shall be no more than that defined by the 75 percent median price in accordance with rule 3.3(1)(a) above;
c.the purchaser intends to own and occupy the affordable dwelling exclusively as their residence from the date of purchase;

d.the purchase is a first home buyer and has never owned any other real property

e.the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

4.A consent notice shall be placed on the computer freehold register for the respective affordable dwellings/vacant sites requiring the above eligibility criteria to be met for 3 years from the date of transfer to the first eligible purchaser.

5.Relative affordable housing that does not comply with clauses 1-4 above is a discretionary activity.

3.5 Eligibility for retained affordable housing

Purpose: To ensure that this precinct contains income related retained affordable housing to help address Auckland's housing affordability needs and to ensure retained housing is appropriately managed by Community Housing Providers to achieve ongoing provision and availability where required.
1.Purchasers in respect of retained affordable housing must be a registered community housing provider or the Housing New Zealand Corporation.
2.Retained affordable housing that does not comply with clause 1 above is a discretionary activity.

This rule does not apply to Retirement Villages which are addressed by rule 3. 7 below.

3.6 Number of retained affordable dwellings or sites

Purpose: To ensure that this precinct contains price relative retained affordable housing available to first home buyers to help address Auckland's housing affordability needs.
1.For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least five percent of the total number of dwellings, or vacant sites, in any development must be retained affordable and meet the following criteria:
a.the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand

for the most recent June quarter before the date the application for resource consent application or any appeals to the decision on that application are finally resolved, whichever is the later) would not exceed 30 percent of the household's gross monthly income, based on the assumptions that:
i.the dwelling is purchased with a 10 percent deposit; and
ii.the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average two-year fixed rate. The interest rate used is that published most recently by the Reserve Bank of New Zealand, in relation to the date application for resource consent is made.

2.As part of the resource consent application evidence must be provided to demonstrate a Community Housing Provider will purchase the dwellings/sites. Prior to transfer of the retained affordable dwellings/sites a Council approved statutory declaration must be returned by the consent holder to demonstrate the dwellings/sites are sold at the price point outlined in clause 1 above.

3.Retained affordable housing that does not comply with clauses 1-2 above is a discretionary activity.

3.7 Affordable housing in retirement villages

Purpose: To ensure affordable housing is provided in retirement village complexes
1.For retirement village developments (including any redevelopment creating additional units) containing 15 or more units, either:
a.at least 10 percent of the total number of units must be relative affordable for three years from the date of purchase. If a dwelling is sold or otherwise transferred or licensed during this timeframe it must continue to meet the required price point set out below until such time that it does not apply:
i.the units classed as relative affordable will be valued at no more than 65 percent of the Auckland region median house price that is published by the Real Estate Institute of New Zealand for the most recent full calendar month preceding the date on which the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later;
ii.the price point as required by clause 1 above must include annual charges for maintenance and refurbishment at the retirement village but exclude entry costs, transfer costs, periodical charges, rates and insurance.

2.Affordable housing in a retirement village that does not comply with clause 1 above is a discretionary activity.

3.8 Eligibility for relative affordable in a retirement village

Purpose: To ensure relative affordable housing is purchased by appropriate persons
1.The purchaser(s)/resident(s) must have a gross household income that does not exceed 150 percent of the NZ superannuation income receivable, current at the date of purchase.
2.Relative affordable housing in a retirement village that does not comply with clause 1 above is a discretionary activity.

3.9 Total gross floor area: Neighbourhood Centre zone

1.The total gross floor area for all retail and commercial activities that establish in the Neighbourhood Centre zone must not exceed 1,000m².

2.Development that does not comply with clause 1 above is a non-complying activity.

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4. Development Controls

The underlying zones development controls and Auckland-wide controls apply in this precinct unless otherwise specified below:

4.1 Building height – Mixed Housing Suburban and Mixed Housing Urban and Mixed Use zones

1.Buildings in the Mixed Housing Suburban zone must not exceed 9m in height.

2.Buildings in the Mixed Housing Urban zone must not exceed 11m in height.

3.Buildings in the Mixed Use zone must not exceed 13.0m in height.

4.2 Yards in the Mixed Housing Suburban and Mixed Housing Urban zones

1.**Table 4**

Yard	Mixed Housing Suburban	Mixed Housing Urban zone
Front	3m	3m
Rear	3m	3m
Side	1m	N/A

2.The rear yard in Table 4 above (clause 1) does not apply where the site adjoins a rear lane or access lot.

4.3 Building coverage – Mixed Housing Suburban and Mixed Housing Urban zones

1.Maximum building coverage for proposed sites in the Mixed Housing Suburban and Mixed Housing Urban zones, with a density less than or equal to one dwelling per 400m²: 50 percent.

2.Maximum building coverage for proposed sites in the Mixed Housing Suburban and Mixed Housing Urban zones with a density greater than one dwelling per 400m²: 40 percent.

4.4 Maximum impervious area – Mixed Housing Suburban and Mixed Housing Urban zones

Purpose: To provide for flexibility of built form for higher density development while managing stormwater runoff generated by development

1.The maximum impervious area in the Mixed Housing Suburban and Mixed Housing Urban zones must not exceed 70 percent.

4.5 Dwellings fronting the street in residential zones

Purpose: To ensure dwellings are oriented to provide for passive surveillance of the street and to contribute to streetscape amenity.
1.The front façade of a dwelling or dwellings on a front site must contain:
a.glazing that is cumulatively at least 20 percent of the area of the front façade (excluding the garage door)
b.a main entrance door that is visible from the street.

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4.6 Fences in residential zones

Purpose: To maintain and enhance passive surveillance of the street and public open space, including the esplanade reserve, and to enhance the visual amenity of, and view to the coast from sites that are located adjacent to the esplanade reserve.
1.Fences in the front yard must not exceed 1.2m in height.
2.Fences along any boundary that adjoins public open space, including the esplanade reserve, must have a maximum height of 1.5m and be a minimum of 70 percent visually permeable. The exception to this rule is where fences are proposed on retaining walls or structures that are more than 0.5m above the ground level at the base of the retaining wall or structure, then the maximum fence height must be 1m.

4.7 Garages in residential zones

Purpose: To ensure garages are not a dominant feature of the streetscape.
1.A garage door facing a street must be no greater than 50 percent of the width of the front façade of the dwelling to which the garage relates.
2.Garage doors must not project forward of the front façade of a dwelling.

3.The garage door must be set back at least 5m from the site's frontage.

4.8 Glazing in the Mixed Use zone

1.The ground floor of buildings in the Mixed Use zone subject to a key retail frontage overlay must have clear glazing for at least 75 percent of its width and 75 percent of its height.

4.9 Landscaping – all residential zones

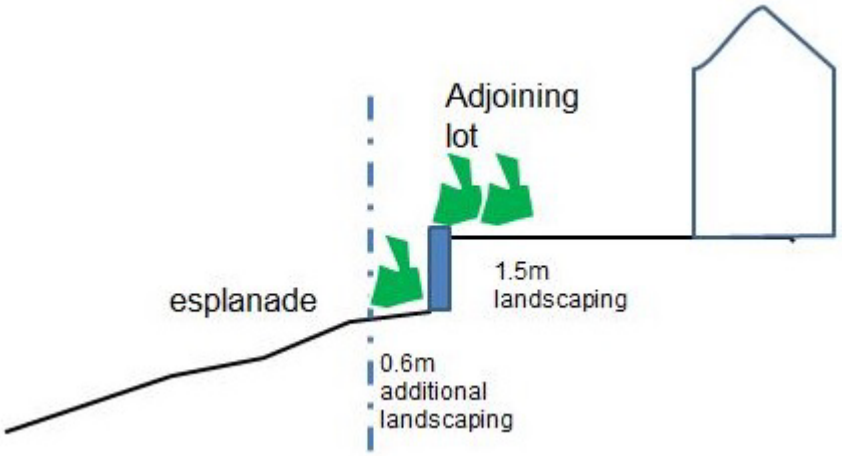
Purpose: To provide for on-site amenity and an attractive streetscape character, to improve stormwater absorption on site, and to provide for an attractive interface between residential lots located adjacent to the esplanade reserve, and the coast.
1.At least 40 percent of the front yard must comprise landscaped area.
2.For proposed sites that are adjacent to the esplanade reserve, landscaping must be provided along the esplanade reserve boundary in conjunction with any boundary fence that exceeds 1.2m in height.

3.Landscaping must be undertaken within the site (not within the esplanade reserve), have a minimum depth of 1.5m, and be provided along the entire length of the fence.

4.10 Landscaping for coastal retaining walls in the Large Lot, Mixed Housing Suburban and Mixed Housing Urban zones

Purpose: To soften the visual impact of the retaining wall from the esplanade reserve.
1.Retaining walls of 1.0m or more in height adjoining the esplanade reserve boundary must plant trees for a depth 0.6m in front of the retaining wall as illustrated in Figure 1 below.

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4.11 On-site stormwater management – new impervious surfaces – all zones

1.In catchments shown on the Hingaia North structure plan as draining to streams all new impervious surfaces of 50m² and over must be designed to achieve the following:
a.provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.
b.provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (11.5mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.

2.In catchments shown on the Hingaia North structure plan as draining to the coast (including via ephemeral streams) all new impervious surfaces of 50m² and over must be designed to achieve the following:
a.provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area.

3.In catchments shown on the Hingaia structure plan shown as requiring retention and half the detention volume; all new impervious surfaces of 50m² and over must be designed to achieve the following:
a.provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.
b.provide half the detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (5.75mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required, provided that

c.the remaining detention volume (5.75mm) is directed to a communal device designed and sized to accommodate flows from the site.

4.In catchments shown on the Hingaia North structure plan as draining to a wetland all new impervious surfaces must be directed to a wetland that has been designed and sized to accommodate flows from the site OR are directed to devices designed to achieve the following:
a.provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area for which hydrology mitigation is required.
b.provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90th percentile, 24 hour rainfall event minus the 5mm retention volume (11.5mm) or any greater retention volume that is achieved over the impervious area for which hydrology mitigation is required.

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5.Stormwater runoff must be directed to an on-site device designed and sized to accommodate stormwater runoff from clauses 1 to 4 above.

6.Stormwater device/s on private land:
a.must be maintained by the site owner in perpetuity. A consent notice to that effect must be registered on the Certificate of Title at the time the purchase is settled.
b.where rainwater tanks are proposed for a dwelling to achieve the retention requirements of clause 4(a), the rainwater tank must be dual plumbed to non-potable uses such as the toilet as a minimum

7.Compliance must be demonstrated to the Council in conjunction with any application for building consent, or by way of a certificate of compliance or at the time of subdivision.

4.12 Residential road access: dwellings fronting the street

1.Each site fronting or having direct access to a road shown as a vehicle access restriction road in the precinct diagram 2 must be able to provide sufficient on-site manoeuvring space to avoid vehicles reverse manoeuvring onto streets.

2.Sites fronting “no vehicle access” streets shown on precinct diagram 2 must not have driveways fronting onto those streets.

5. Subdivision Controls

The subdivision controls in the Auckland-wide rules, H5 Subdivision apply in this precinct unless otherwise specified below:

5.1 Minimum site sizes – Residential zones

1.Minimum site sizes must comply with Table 5 below:

Table 5: Minimum net site area

Zone	Minimum net site area
Large Lot	2,500m²
Mixed Housing Suburban and Mixed Housing Urban	300m² where the parent sites frontage is at least 12.5m and the requirements of clause.2 below are met 260m² where the parent sites frontage is between 10m and 12.49m and the requirements of clause 2 below are met

2.In the Mixed Housing Suburban and Mixed Housing Urban zones the densities above apply where:
a.the frontage specified must apply for at least 80% of the length of the side boundaries
b.sites with a frontage between 10m and 12.49m must include a legal mechanism that restricts the width of a garage and vehicle crossing for any subsequent building development to a single car width except where a rear lane provides legal access.

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5.2 Roading construction standards

1.Roads must be provided in general accordance with the Hingaia North structure plan.

2.The road network must be constructed to the standards contained in Table 6 below:

Table 6: Roading construction standards

Types of Road	Road width (metres)	Carriageway (metres)	Footpath width (metres)	Cycleway (metres)
Hingaia Road	**31**	14	N/A	3m combined footpath/cycleway (both sides)
Collector Roads (Papaka Road and Oakland Road between Hingaia Road and their respective intersections with Fleur Road	22.5	7	1.8m (one side)	Shared path 3m on one side
Connector Road (Derbyshire, Island View and Pararekau Drive etc)	18	6	1.8m (one side)	5.2m shared cycleway/footpath on one side
Local Road	16	6	1.8m (both sides)	N/A

3.Where local roads are proposed along the north-south key pedestrian and cycle path shown on the Hingaia North structure plan, the local road typology must include a 3.0m combined cycle and footpath on one side.

4.Direct access to lots located on the north side of Hingaia Road must not be obtained from Hingaia Road.

5.Unsealed berm, free of planting and of sufficient dimensions must be made available immediately adjacent to the road boundary of all lots for the installation, operation, maintenance, and upgrading of electricity supply infrastructure on all categories of road, consistent with the Road Construction Standards in Table 6 above.

5.3 Riparian margins

1.Riparian margins must be established either side of the banks of a stream (shown on the Hingaia North structure plan as riparian margin) to a minimum width of 10m measured from the bank of the stream, where the location of the bank can be physically identified by ground survey, or from the centreline of the stream where the bank cannot be physically identified by ground survey.

2.Riparian margins must be planted in native vegetation.

3.Riparian margins must vest in the Council as local purpose drainage reserves.

5.4 Landscaping

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Purpose: To ensure that landscaping in lots adjoining public open space, including esplanade reserves, is provided in perpetuity.
1.A consent notice must be registered on the Certificates of Title for lots that adjoin land zoned Public Open Space, including the esplanade reserves, requiring that landscaping be undertaken in accordance with rule 4.9 of this precinct.
2.The detailed design of landscaping within roads and public open spaces (including the esplanade reserve), and on lots that adjoin public open space areas, must be undertaken in parallel with the engineering plan approval process.

5.5 Fences

Purpose: To maintain and enhance passive surveillance of the street and public open space, including esplanade reserves, and to enhance the visual amenity of, and views from, sites that are located adjacent to the esplanade reserve, to the coast.
1. A consent notice must be registered on the Certificates of Title for lots requiring that fences are erected in accordance with rule 4.6 above.

5.6 Affordable housing

1.Refer to the affordable housing land use controls in rules 3.2 to 3.8 above.

5.7 On-site stormwater management

1. Where the detention component of the on-site stormwater management in rule 4.11 above is to be provided in a communal device, the device must be provided at the time of subdivision and be designed and constructed to Auckland Council standards.
a.stream channels must be used to convey flood flows and must be capable of passing the 1 percent AEP without generating effects on adjacent properties and designed to Auckland Council standards;
b.overland flow paths that convey greater than two cumecs must be located on public land.

6. Assessment - Restricted Discretionary Activities

6.1 Matters for discretion

For activities and development that is a restricted discretionary activity in this precinct the Council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted activities in H5.4.1 Matters for Discretion [Subdivision] and other Auckland wide provisions:
1. Show homes
a.hours of operation
b.parking and traffic.

2. Dwellings on Mixed Housing Suburban and Mixed Housing Urban zoned sites that adjoin esplanade reserves and which have a maximum net site area of 600m² per dwelling
a.effects on the natural character and landscape values of the coast
b.amenity and character of public open spaces

c.landscaping

d.fencing

e.natural hazards.

3. Integrated residential development and retirement villages
a.the Council will consider the matters of discretion applying to four or more dwellings in the Mixed Housing Suburban zone set out in I10.1.3(a)-(g).

4. Vehicle access restrictions
a.effects on pedestrian and streetscape safety and amenity
b.effects on the transport network.

5. Subdivision
a.consistency with the Hingaia North structure plan
b.design, location and scale of development

c.design and location of roads, accessways, cycle and pedestrian routes and public transport

d.road access restrictions

e.treatment of natural stream systems and riparian corridors

f.landscaping

g.coastal amenity

h.subdivision adjoining existing or proposed esplanade reserves
i.refer to matters of discretion in clause 2 above

i.stormwater management

j.natural hazards

6.2 Assessment criteria

The Council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the activity tables for this precinct, in addition to the criteria specified for the relevant restricted discretionary activities in H5.4.2 Assessment criteria [Subdivision] and other Auckland-wide provisions:

1. Show homes
a.hours of operation should respect the character of the surrounding neighbourhood
b.the number of people involved and the traffic generated by the activity should be compatible with the street function

2. Dwellings on Mixed Housing Suburban and Mixed Housing Urban zoned sites that adjoin esplanade reserves and which have a maximum net site area of 600m² per dwelling
a.the extent to which the dwellings complements the landscape character and amenity values of the coastal environment including esplanade reserves
b.the design of buildings and associated driveways, parking areas and other structures should minimise the visual appearance of buildings and structures when viewed from the coastal environment by:
i.using low reflectivity glass and recessive colour schemes
ii.introduce visual interest through variety of architectural detail and building materials

iii.avoid buildings with long unrelieved frontages and excessive bulk

c.landscape treatment should maintain and enhance the natural landscape character of adjoining esplanade reserves, natural drainage patterns, the coastal margin and views into the land from the Manukau Harbour

d.existing trees should be retained to create a sense of place having regard to:
i.the health, form and condition of the trees (or group of trees)

ii.the extent to which the tree (or group of trees) can be appropriately accommodated into subdivision design and layout in a manner that will safeguard the future health, form and condition of the tree(s)

iii.the amenity value of the tree (or group of trees) and its contribution to the overall landscape character and visual amenities of the Hingaia North precinct

e.a landscaping plan showing the species to be planted and the density of planting should be provided

f.fencing designs should address how an active private-public interface can be achieved on residential land adjoining esplanade reserves

g.development should provide for the maintenance and enhancement of coastal yards and esplanade reserves in a naturalised state to avoid or minimise coastal erosion

h.the extent to which proposed subdivision at the coastal interface minimises the need for retaining wall structures and, where retaining structures are required, the extent to which the proposal minimises the length, height and visual prominence of the retaining structures

3. Integrated residential development and retirement villages
a.the Council will consider the assessment criteria applying to four or more dwellings in the underlying Mixed Housing Suburban zone set out in I1.10.2.3(a)-(g).
4. Vehicle access restrictions
a.vehicle access restrictions for future lots adjoining Hingaia Road
b.lots subject to a vehicle access restriction should be designed to provide rear lanes which are safe and visually attractive by using quality paving and landscaping and a street lighting theme

c.pedestrian access to the front doors of buildings should be provided off the respective road

d.the presence of vehicle crossings or accessways should be clearly signalled to pedestrians

e.ramps, where necessary, should be integrated into the design of the buildings and landscaping

f.where spaces are designed as shared spaces, pedestrians should have priority

g.effects of the location and design of the access on the safe and efficient operation of the adjacent transport network.

5. Subdivision
a.design location and scale of development
i.subdivision should be in general accordance with the:
•Hingaia North structure plan

•Objectives and policies for this precinct

b.design and location of roads, accessways, cycle and pedestrian routes and public transport should

i.be of a suitable size and location to accommodate the proposed activity

ii.generally be consistent with the locations shown on the structure plan and provide a highly inter-connected and walkable roading network

iii.address Crime Prevention through Environmental Design principles

iv.be consistent with the roading typologies in Diagram 2

v.create roads which function as high quality public spaces and incorporate quality amenity features such as tree planting and footpath paving and a street lighting theme

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vi.pedestrian and cycle paths should be of a scale, form, design and layout that facilitates public access to the coast and creates a high amenity interface between the urban area and the coast

c.road access restrictions

i.refer to the assessment criteria in clause 4 above

d.treatment of natural stream systems and riparian corridors

i.stream enhancement along existing streams should be preserved as shown on the structure plan

e.landscaping

i.refer to the assessment criteria in clause 2(c) to (f) above

f.coastal amenity

i.the extent to which the proposed subdivision will facilitate views of and access to the coast

ii.the extent to which proposed subdivision will provide for an active private-public interface on residential land adjoining esplanade reserves

g.subdivision adjoining existing or proposed esplanade reserves

i.the Council will consider the assessment criteria in clause 2(a)-(h) above

h.stormwater management

i.consistency with the approved Stormwater Management Plan

ii.the Council will consider the relevant assessment criteria listed under Stormwater Management – Flow in H4.14.1.4.2.1(a)-(e)

i.natural hazards
i. the extent to which proposed subdivision at the coastal interface minimises the need for retaining wall structures and, where retaining structures are required, the extent to which the proposal minimises the length, height and visual prominence of retaining structures

7. Assessment - Development Control Infringements

7.1 Matters of discretion

In addition to the general matters set out in rule G2.3 of the general provisions, the assessment provisions for development control infringements in I1.11 [Residential] and I3.7 [Business] and the Auckland wide provisions, the Council will restrict its discretion to the matters specified below for development control infringements in this precinct.
1.**On-site stormwater management – new impervious surfaces**
For development that does not comply with rules 4.11 and 5.7 the Council will restrict its discretion to:
a.items (a)-(d) listed in H4.14.1.4.1(a)-(d) Stormwater Management – Flow
b.effects on sites intended for affordable housing.

c.stormwater quality.

7.2 Assessment criteria

In addition to the general matters set out in rule G2.3 of the general provisions, the assessment provisions for development control infringements in I1.11 [Residential] and I3.7 [Business], and the

Auckland wide provisions, the Council will restrict its discretion to the matters specified below for development control infringements in this precinct:

1. On-site stormwater management – new impervious surfaces

a.the Council will consider assessment criteria H4.14.2.4.2.1(a)–(e) [Stormwater Management – Flow] and assessment criteria H4.14.3.4.1(a)-(f) [Stormwater Management – Quality]

b.whether consent notices are required on the Certificates of Title for new lots to ensure compliance with the on-site stormwater management requirements

8. Special Information Requirements

The special information requirements in underlying zones and Auckland-wide provisions apply in this precinct, unless otherwise specified below:

1.An application for subdivision consent within 50m of the coast must be accompanied by a geotechnical and coastal erosion report.

9. Definitions

Retained Affordable

Housing that is:

a.built by a registered community housing provider or the Housing New Zealand Corporation; or

b.sold to a registered community housing provider or the Housing New Zealand Corporation; and

c.sold at a price defined by the Auckland median household income as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is later.

Relative affordable

Housing that is:

a.bought by first home buyers and intended to remain in the same ownership for three years from the date of first transfer, where the purchaser has a gross household income that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement becomes unconditional.

b.sold at a price that does not exceed 75 percent of the Auckland region median house price published by the Real Estate Institute of New Zealand and calculated as an average of three calendar months prior to the date the application for resource consent is approved or the date on which all appeals to the resource consent application are finally resolved, whichever is later

.

Community housing provider

Means a housing provider (other than the Housing New Zealand Corporation) which has as one of its objectives the provision of one or both of the following types of housing:

a.social rental housing

b.affordable rental housing.

Household income

Household income includes all taxable income as defined by the New Zealand Inland Revenue Department.

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10. Precinct Plans

Figure 1 - Zoning Map

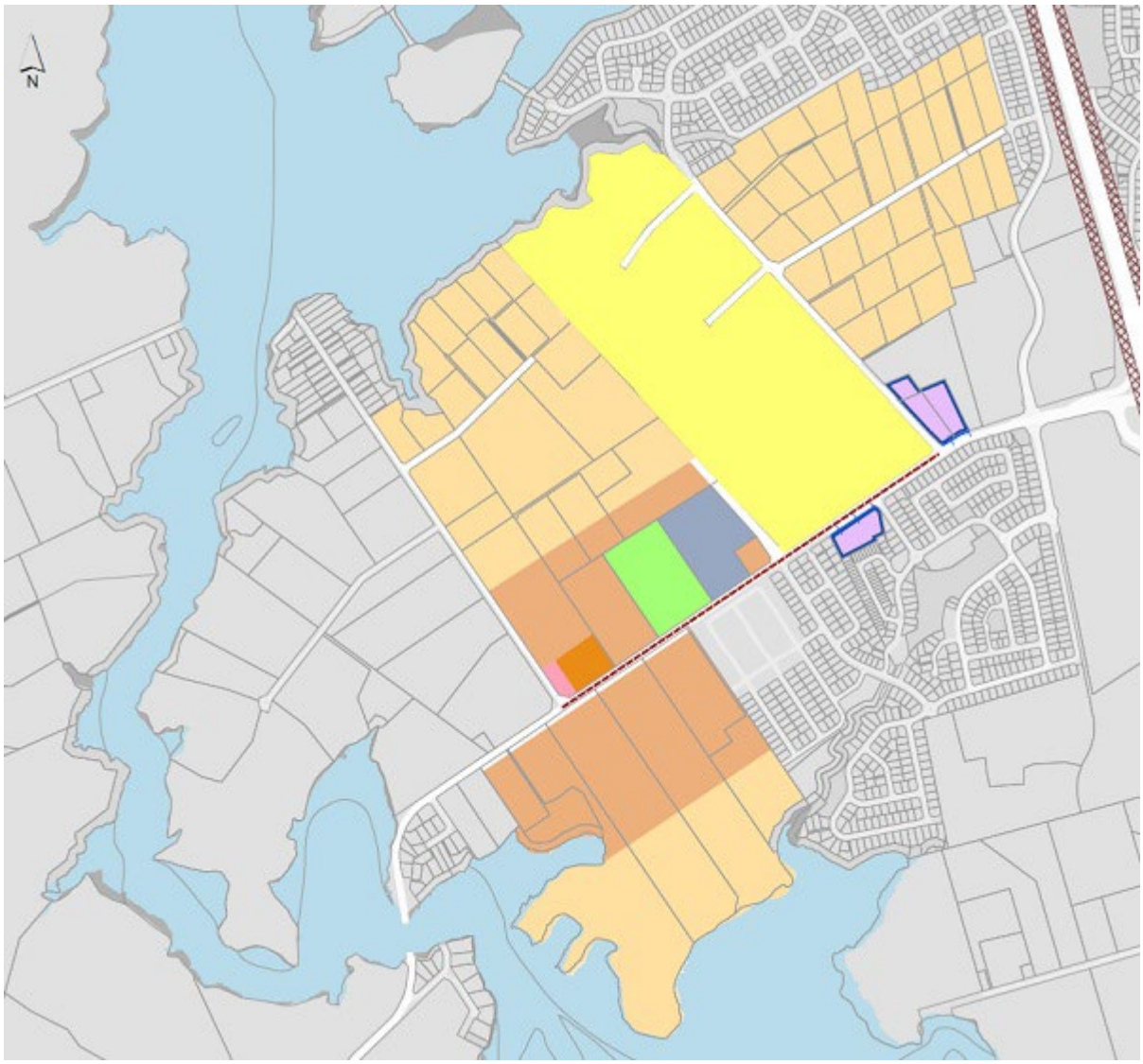


Figure 2 - Structure Plan

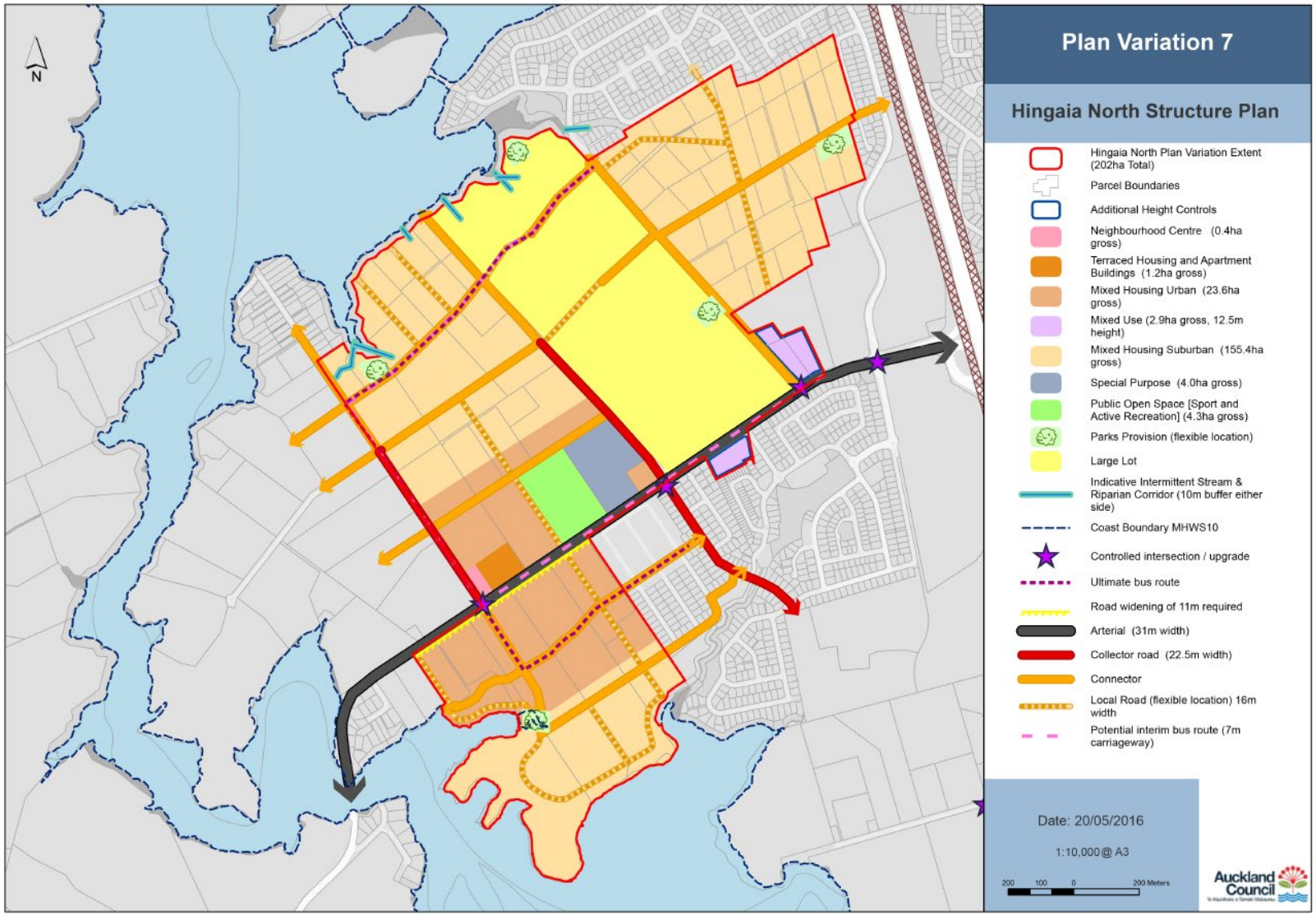


Figure 3 - Arterial



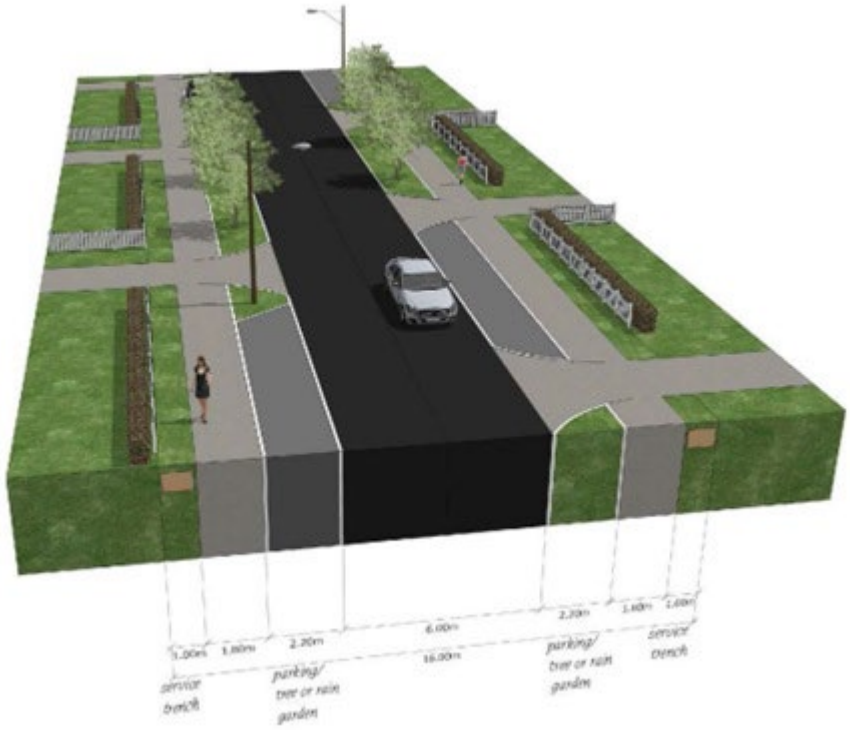
Figure 4 - Collector Roads



Figure 5 - Amenity Connector
Example only, to be determined at subdivision stage



Figure 6 - Local Roads



5.62 Huapai Triangle

Precinct Description
The Huapai Triangle precinct contains 65.37 hectares and is located east of Station road, north of Nobilo road, west of Huapai Stream and south of the main trunk railway line at Huapai. The land slopes gently towards the north-east with north-east trending rolling ridges and gullies extending over much of the land. The precinct is within easy walking distance of Huapai School, Huapai domain, the Huapai station, the main trunk railway line, State Highway 16, the Huapai town centre, and the employment areas at Access road. The precinct allows urban expansion in a logical location and supports Huapai/Kumeu's role as a compact centre.

Development layout within the precinct is to be consistent with the Huapai Triangle precinct plan and sub-precinct spatial plans to ensure that subdivision and development is co-ordinated and integrates with surrounding land. The precinct plan takes into account the topography and natural values of the land, and sets out the primary roading configuration within the precinct and connections with the existing traffic network; stormwater management systems, parks and open spaces, walkways and cycleways; intended linkages with other land; the location of a small neighbourhood centre; and sub-precincts based on the existing ownership structure within the precinct. Sub-precinct spatial plans will provide neighbouring landowners and the council with assurance as to the future roading network, infrastructure and connectivity between the neighbouring sub-precincts.

The Mixed Housing Suburban zone, with appropriate modifications for the Huapai Triangle precinct, is applied to the majority of the precinct to enable the development of a new neighbourhood. The Residential-Single House Zone is applied to one site. The ~~Green Infrastructure Corridor~~ Open Space Informal Recreation zone, with appropriate modifications is applied to the northern and eastern periphery of the precinct containing stormwater management areas, susceptible to flooding, green linkages, and potential car parking close to Huapai station for future rail passenger services. The Neighbourhood Centre zone provisions are applied to the central neighbourhood centre.

Residential densities are intended to provide for a mix of choice and opportunity to cater to residential demands and affordability, to reflect the capacity of existing services, and to complement and support the existing social infrastructure of Huapai/Kumeu, including the school, town centre, parks, and the potential future expansion of bus and train services. The provisions enable development to a suburban medium density of 300-400m² properties, with opportunities for further intensity in some parts of the precinct.

A maximum total of 1200 dwellings applies across the precinct, based on infrastructural capacities and traffic limitations, with a maximum number of dwellings for each sub-precinct.

Objectives
Huapai Triangle precinct - Mixed Housing Suburban zone
The objectives of the Huapai Triangle precinct are as listed in the Mixed Housing Suburban zone and the relevant Auckland-wide objectives, except as specified below.
1.Efficient greenfields development that is co-ordinated by way of a precinct plan and sub-precinct spatial plans that provide for a range of housing types and densities, to achieve an integrated, connected, high quality suburban neighbourhood.
2.An attractive built environment that provides for and positively responds to streets and open spaces, and contributes to public safety.

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3.Adequate parks and open spaces to meet the recreation and amenity needs of residents, and a network of pedestrian and cycle connections that are safe and convenient and which, along with the street network, allow easy connections within the precinct and with surrounding social infrastructure.

4.An appropriate total number of dwellings within the precinct in line with servicing capacities and residential amenities, and managed distribution of higher density dwellings across the precinct with emphasis on increased density adjacent to the two parks, stormwater corridor and Neighbourhood Centre zone.

5.Development implements a comprehensive stormwater management network that provides for the green linkages shown on the Huapai Triangle Stormwater Management precinct plan. The stormwater management network should be developed to integrate with the surrounding development and provide for other values such as movement, amenity, open space and ecological values.

6.Adverse effects of stormwater runoff on communities and freshwater systems are avoided to the extent practical or otherwise mitigated using water sensitive design principles.

7.A safe and efficient street network within the precinct that provides for all transport modes while also integrating with likely future development in surrounding areas.

8.Transport infrastructure necessary to mitigate the effects of development in the precinct is provided either before or concurrent with development.

9.Adequate linkages to public infrastructure systems and appropriate distribution of infrastructure through the precinct.

Huapai Triangle precinct - ~~Green Infrastructure Corridor~~ Open Space Informal Recreation zone
The objectives of the Huapai Triangle precinct are as listed for the ~~Green Infrastructure~~ Open Space Informal Recreation ~~Corridor~~ zone except as specified below:
10.To enable limited development within the green infrastructure corridor area within sub-precinct E only.
Huapai Triangle precinct - Neighbourhood Centre zone
The objectives of the Huapai Triangle precinct are as listed for the Neighbourhood Centre except as specified below:
11.A small neighbourhood centre in a convenient location to provide for the day to day needs of the residential neighbourhood, and to complement the existing Huapai town centre.
12.Increased housing supply, variety and choice by creating a well-designed residential development comprising a range of housing densities, typologies, and affordable price options.

13.The proportion of new dwellings that are affordable to households is increased in the application location.

Policies
Huapai Triangle precinct - Mixed Housing Suburban zone
The policies of the Huapai Triangle precinct are as listed in the Mixed Housing Suburban zone and the relevant Auckland-wide policies, except as specified below.
Precinct plan and integration
1.Ensure that development gives effect to the Huapai Triangle precinct plan, by:
a.requiring that development proposals are generally consistent with the precinct plan features;
b.discouraging any development proposal that does not provide for the precinct plan features;

c.requiring the development of the whole sub-precinct, or that subdivision applications for part of a sub-precinct are accompanied by a sub-precinct spatial plan with logical staging;

d.requiring development plans to demonstrate the interrelationship and future integration with adjoining sub-precincts.

Built environment, density and diversity
2.Require development to provide for a high quality public realm that is co-ordinated throughout the precinct, including by way of consistent street cross-sections, landscaping, street lighting and paving.
3.Require development to deliver sites that are an appropriate size and shape for the medium density residential development intended by the zone, and to enable sites that are capable of higher density residential development in locations where they are proximate to open spaces, the neighbourhood centre, the Huapai town centre, or public transport opportunities.

4.Manage the total number of dwellings within the precinct and within sub-precincts, and manage the height, bulk, location, form and appearance of buildings and site landscaping and fencing, to maintain a mixed medium and higher residential density and character of generally one to four storeys.

5.Require development to be of a height and bulk that allows immediate neighbours to have a reasonable standard of sunlight access and privacy and avoids excessive dominance effects.

6.Require dwellings to be designed to:
a.have usable and accessible outdoor living space;
b.provide privacy and outlook;

c.be of a size, have access to daylight and sunlight, and provide the on-site amenities necessary to meet the day to day needs of residents.

7.Require dwellings to be designed, with a particular emphasis on those parts of the dwelling visible from the street to:
a.create visual interest;
b.face the street and maximise passive surveillance of it;

c.minimise the dominance of garage doors visible from the street.

8.Limit the density and scale of development to provide high-quality amenity on site and for adjoining sites and the surrounding area.

9.Provide for a range of dwelling types and sizes to help meet the housing needs of households on low to moderate incomes, while maintaining a high quality of urban and building design.

Parks and open spaces
10.Require development to provide for the recreation and amenity needs of residents by providing public open spaces required by the precinct plan, enabling passive surveillance of public open spaces, ensuring all public open spaces are fronted with roads, and requiring pedestrian and/or cycle linkages (including within the street environment to connect with the public open spaces, the neighbourhood centre, Huapai domain, the Huapai station and town centre, and Huapai School.
Infrastructure and transport
11.Require development to be designed to provide a street ad block pattern that is generally consistent with the Road Hierarchy & Movement Plan and Road Type Cross Sections and which:
a.is easy and safe to use for pedestrians and cyclists;
b.is connected by a variety of routes within the immediate neighbourhood and between adjacent sub-precincts;

c.is safely and efficiently connected to State Highway 16, public transport routes, the Huapai domain and Huapai town centre, Huapai School and employment areas;

d.limits cul-de-sac roads to where site and topographical constraints, or sub-precinct boundaries, inhibit connections;

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e.is public;

f.incorporates principles of crime prevention through environmental design.

12.Ensure that the following upgrades to the external transport network necessary to mitigate the effects of the development occur either before or in connection with development:
a.upgrade of the Station road/State Highway 16 intersection;
b.upgrade of the Access road/State Highway 16 intersection;

c.complete upgrade of Station road and partial upgrade of Nobilo road to urban standards;

d.construction of a grade-separated pedestrian and cycling bridge across the adjacent railway line to provide access to the local shopping centre and public transport routes on State Highway 16.

13.Require development to provide servicing:
a.in a coordinated and integrated manner;
b.so that the network is or can be expanded or extended to adjacent land where that land is or may be zoned for urban development;

c.on the basis that the reasonable costs of providing or upgrading local infrastructure are met by the developer;

d.so that power and telecommunications services are reticulated underground to each site wherever practicable.

14.Require all sites capable of containing a building to individually connect to the following reticulated networks:
a.wastewater;
b.potable water;

c.electricity

15.Require development to be designed to manage stormwater in an integrated and cost-effective manner that prioritises water sensitive design and generally accords with the Stormwater Management Plan for the precinct, including methods to implement:
a.stormwater attenuation within the ~~Green Infrastructure Corridor~~ Open Space Informal Recreation zone with the provision of vegetated swales sized to treat those areas that cannot practically provide SMAF or quality treatment for the Design Effluent Quality Requirements (DEQRs);
b.management of flows for up to 10 year ARI events in the piped drainage network. Gross Pollutant Traps will be used where appropriate. Management of flows above the 10 year ARI event and up to 100 year ARI events will be contained in overland flow paths within the road network and the vegetative swale;

c.devices designed to comply with the SMAF requirements of Table 2 in Chapter H, Rule 4.14.2.4of the Unitary Plan as notified within lots including storage tanks, rain gardens, permeable pavement and infiltration trenches.

d.devices within roads designed to comply with the SMAF requirements of Table 2 in Chapter H, Rule 4.14.2.4 of the Unitary Plan as notified including rain gardens, tree pits and swales. The detention component may be met in communal devices including the vegetative swale.

e.the location, sizing, design, construction and zoning for stormwater infrastructure to be vested in council will be identified prior to subdivision and will generally be in accordance with council's requirements and the precinct plan.

16.To correlate the rate of development within the precinct with the timing of upgrades to key infrastructure items serving the development.

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17.Protect the existing railway corridor and State Highway network from reverse sensitivity effects by providing suitable development setbacks including, where necessary, appropriate standards for building design in relation to noise and vibration attenuation.

18.Provide suitable fencing adjoining the rail corridor to avoid conflict between urban land uses and the safe and efficient operation of the rail network.

Huapai Triangle precinct - ~~Green Infrastructure Corridor~~ Open Space Informal Recreation zone
The policies of the Huapai Triangle precinct are as listed for the ~~Green infrastructure Corridor~~ Open Space Informal Recreation zone except as specified below:
19.Enable outdoor recreation (including commercial outdoor recreation), walking and cycling linkages.
20.Enable private ownership within sub-precinct E while ensuring that any fencing, landscaping and other modifications do not adversely affect the stormwater management and floodplain role of this land or provision for public pedestrian/cycleway linkages.

Huapai Triangle precinct - Neighbourhood Centre zone
The policies of the Huapai Triangle precinct are as listed for the Neighbourhood Centre zone except as specified below:
21.Provide for a neighbourhood centre with small scale retail, business services, and food and beverage premises of a scale and in a location to meet the local convenience needs of residents and passers-by.
22.Limit the extent of retail, and avoid larger-scale commercial activity, to avoid any significant adverse effects on:
a.the small scale character of the neighbourhood centre,
b.residential amenity in the vicinity,

c.the vitality of the Huapai town centre, and

d.the safe and efficient operation of the transport network

Affordable Housing
23.Require 7 percent of new dwellings to be relative affordable with the sale price based on the median house price in the Auckland region or, to be retained affordable with the sale price based on median household income in Auckland, in new medium to large scale residential subdivision or residential development.
24.Provide for affordable housing that is similar in external design to market rate housing within the development and that is located throughout the development.

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5.62 Huapai Triangle

The activities, controls and assessment criteria in the underlying Mixed Housing Suburban zone, ~~Green Infrastructure Corridor~~ Open Space Informal Recreation zone, Neighbourhood Centre zone and the Auckland-wide rules apply in the Huapai Triangle precinct unless otherwise specified in this section.

1. Activities

1.Mixed Housing Suburban zone

Table 1: Activity status within the Huapai Triangle precinct

Activity	Huapai Triangle precinct
Residential	
Home occupations	P
Dwellings up to 3 per site	P
Dwellings 4 or more per site	RD
Retirement villages	D
Supported residential care and boarding houses up to 200m² GFA per site	P
Supported residential care and boarding houses not provided for above	D
Visitor accommodation up to 200m² GFA per site	RD
Visitor accommodation not provided for above	D
Commerce	
Dairies, restaurants and cafés up to 100m² GFA per site	D
Dairies, restaurants and cafés not provided for above	NC
Community	
Care centres up to 200m² GFA per site	P
Care centres between 200m² - 400m² GFA per site	RD
Care centres not provided for above	D
Community facilities	D
Education facilities	D
Emergency services on arterial road	D
Healthcare facilities up to 200m² GFA per site	RD
Healthcare facilities not provided for above	D
Development	
Alterations and additions to any dwelling on a site	P
Demolition of buildings	P
Buildings for the permitted and restricted discretionary non-residential activities listed above	RD
Buildings for all other activities listed in this table have the same activity status as the activity itself	

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2.~~Green Infrastructure Corridor~~ Open Space Informal Recreation zone
The rules of the ~~Green Infrastructure Corridor~~ Open Space Informal Recreation zone apply to ~~the Green Infrastructure Corridor~~ that zone within the Huapai Triangle precinct, except where different provision is made in this section.

3.Neighbourhood Centre zone
The rules of the Neighbourhood Centre zone apply to the Neighbourhood Centre zone within the Huapai Triangle precinct, except where different provision is made in this section.

2. Land use controls

2.1 Density and number of units

1.No single dwelling may be built on a site greater than 700m²

2.The number of dwellings on a site must not exceed the limits specified below:
a.one dwelling per 400m² net site area; or
b.one dwelling per 300m² net site area where:
i.the site has a frontage of at least 7.5m in width for each dwelling and is the same width for the length required to accommodate the proposed density; and
ii.each proposed dwelling is setback at least 3m and no more than 6m from the frontage of the site.

c.no density limit applies where four or more dwellings are proposed and the site;
i.has a minimum net site area of 1200m²; and
ii.is a front site; and

iii.is at least 20m wide:
•At the frontage of the site; and
•For at least 80 percent of the length of its side boundaries; and

iv.is located:
•Adjoining or opposite any required open space of the ~~Green Infrastructure Corridor~~ Open Space Informal Recreation zone shown on the precinct plan; or
•Within 400m walking distance of the intersection of Matua road and SH16 (provided that a footbridge is constructed over the railway line in approximately the location of the Huapai station); or

•Is within 200m walking distance of the Neighbourhood Centre zone; or

•Adjoining or opposite any other public or private open space area provided that the open space area is at least 500m² with a minimum dimension of 10m.

3.Where three or more dwellings are proposed on a front site the site must be at least 15m wide:
a.at the frontage; and
b.for at least 80 percent of the length of its side boundaries.

4.The maximum number of dwellings within each sub-precinct must not exceed the number in Table 2 below:

Table 2: Maximum number of dwellings per sub-precinct

Sub-precinct	Maximum number of total dwellings
A	452
B	185

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C	152
D	171
E	116
F	124
Total	1200

5.Development that does not comply with Rule 2.1.1, Rule 2.1.2 or Rule 2.1.3 above is a discretionary activity. Development that does not comply with Rule 2.1.4 above is a non-complying activity.

2.2 Home occupations

1.At least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence.

2.No more than two people who do not use the dwelling as their principal place of residence may work in the home occupation.

3.No more than four people in total may work in the home occupation.

4.The sale of goods or services from the home occupation that requires customers to come to the site, and the delivery to goods to and from the site, may not occur before 7am or after 7pm.

5.Car trips to and from and associated with the home occupation activity must not exceed 20 per day.

6.Heavy vehicle trips associated with the home occupation activity must not exceed two per week.

7.No more than one commercial vehicle associated with the home occupation may be on site at any one time.

8.Storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view.

9.Materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site.

10.With the exception of goods ordered and distributed electronically or by mail/courier, goods sold from the home occupation must be produced on site.

11.A home occupation that does not comply with clauses 2.2.1-2.2.10 above is a non-complying activity.

2.3 Number of affordable dwellings or sites

Purpose:
To ensure that the precinct provides for affordable housing to address Auckland's housing needs.

1.For new residential developments containing 15 or more dwellings or the creation of 15 or more vacant sites, either:
a.at least 7 percent of the total number of dwellings or vacant sites must be relative affordable.
i.a dwelling is classed as relative affordable if it may be sold for no more than 75 percent of the Auckland region median house price that is published by the Real Estate Institute of New Zealand for the most recent full month of September, in relation to the date application for resource consent is made.

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ii.if the application is for a subdivision consent, the applicant must identify the lots of the subdivision allocated for the building of dwellings that meet the median house price criterion in (i) above and must specify the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

2.If the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

3.All resource consent applications involving the provision of affordable housing or vacant lots must be accompanied by details of the location, number and percentage of relative and affordable housing. Where relevant, details of the staging of the development, including the timing of provision of the affordable housing must be supplied.

4.For staged developments, the required number of affordable dwellings or vacant lots must be provided at each respective stage.

3. Development Controls

3.1 Development control infringements

1.Buildings that infringe any development control are a restricted discretionary activity, unless otherwise stated below.

2.Buildings that infringe three or more of the following development controls are a discretionary activity:
a.building height
b.height in relation to boundary

c.yards

d.maximum impervious area

e.building coverage

f.landscaping

g.outlook space

h.separation between buildings

3.2 Building height

Purpose:
Manage the height of buildings to generally maintain a low-rise suburban residential character of the Huapai Triangle precinct (one to four storeys).

1.Buildings must not exceed 10m in height except that, for developments of four or more dwellings which comply with Rule 2.1.2.c above, a maximum height of 12m applies.

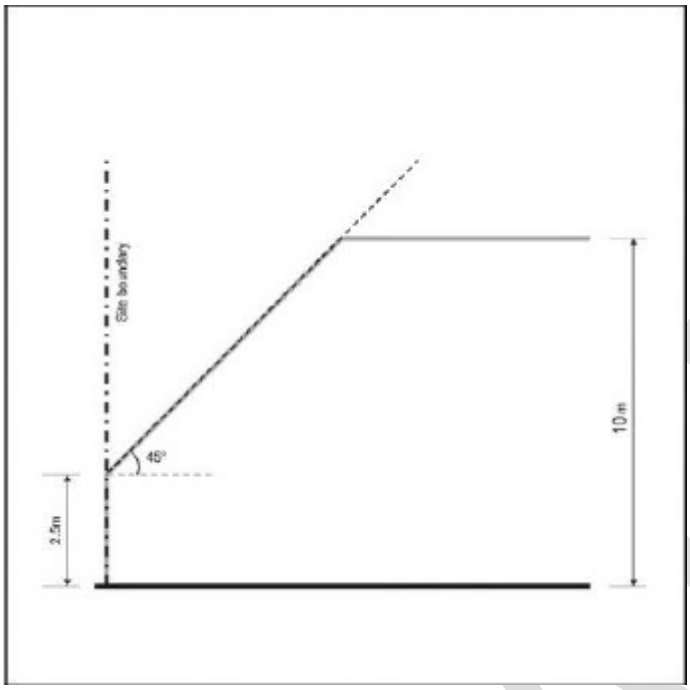
3.3 Height in relation to boundary

Purpose:
Manage the bulk and scale of buildings at boundaries to limit over-shadowing and dominance of neighbouring sites and provide space between buildings.

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1.Buildings must not exceed a height of 2.5m measured vertically above ground level at side and rear boundaries. Above that, buildings must be set back 1m for every additional metre in height on an inclined 45 degree plane, as shown on Figure 1 below.

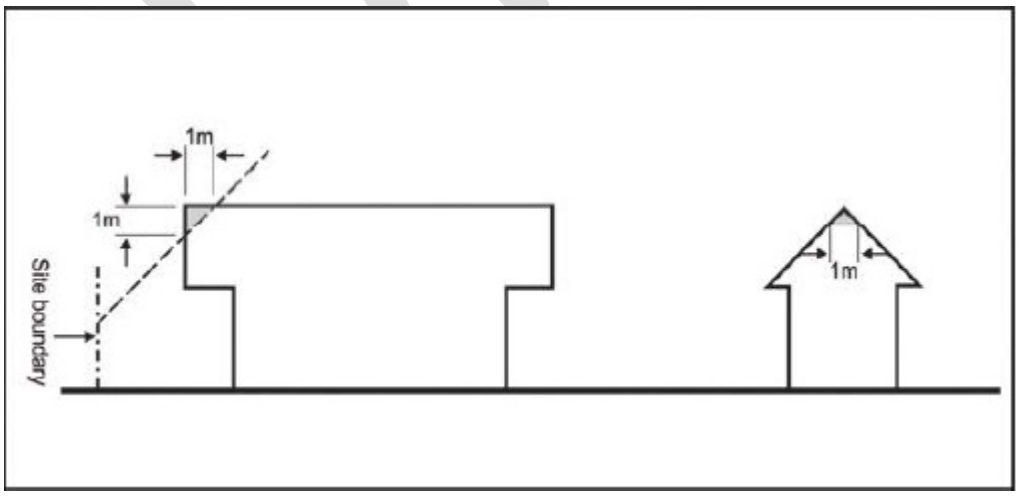
Figure 1: Height in relation to boundary



2.Where the boundary adjoins a legal right of way, pedestrian access way, or access site, the control applies from the farthest boundary of that legal right of way, pedestrian access way or access lot.

3.A gable end or dormer may project beyond the height in relation to boundary plane, as shown on Figure 2, where the projection is:
a.no greater than 1m in height and width measured parallel to the nearest adjacent boundary; and
b.no greater than 1m in depth measured horizontally at 90 degrees to the nearest adjacent boundary

Figure 2: Exceptions for gable ends and dormers



4.No more than two gable end or dormer projections are allowed for every 6m length of building.

3.4 Alternative height in relation to boundary

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Purpose:
Enable the efficient use of the site by providing design flexibility for higher density development.

1.This development control is an alternative to the permitted height in relation to boundary control in Rule 3.3 above which may be used for development that is at a density greater than one dwelling per 400m² under Rules 2.1.2.b or 2.1.2.c above.
2.A building is a restricted discretionary activity if it complies with Rule 3.4.3 below.

3.Buildings must not exceed a height of 5.4m measured vertically above ground level at side boundaries. Above this, buildings must be set back one meter for every additional meter in height or an inclined 45 degree plane.

4.The exceptions to the permitted height in relation to boundary control listed in clause 3.3 above apply.

3.5 Yards

Purpose:
Maintain an open streetscape character and ensure dwellings are adequately set back from neighbours.

1.The yard setbacks for buildings must comply with table 3 below:

Yard	Minimum depth
Front	3m
Side (detatched dwellings and end of row attached dwellings only)	1m
Rear	1m

3.6 Common walls

Purpose:
Enable attached dwellings.

1.The development controls for height in relation to boundary and yards do not apply where there is a common wall between two buildings on adjacent sites.

3.7 Maximum impervious area

Purpose:
Manage the amount of stormwater runoff generated by a development.

1.Maximum impervious area per site: 60 percent

3.8 Building coverage

Purpose:
Manage the amount of residential character of the Huapai Triangle precinct.

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1.For a site 400m² or more, or with a density less than or equal to one dwelling per 400m², maximum building coverage per site: 50 percent.
2.For a site smaller than 400m², or with a density greater than one dwelling per 400m², maximum building coverage per site: 55 percent.

3.9 Landscaping

Purpose:
Provide for on-site amenity and an attractive streetscape character
Improve stormwater absorption on-site

1.For a site 400m² or more, or with a density less than or equal to one dwelling per 400m², at least 40 percent must comprise landscaped area.
2.For a site smaller than 400m², or with a density greater than one dwelling per 400m², at least 30 percent must comprise landscaped area.

3.For Rule 3.9.1-3.9.2 above, the following must be achieved:
a.at least 10 percent of the required landscaped area must be planted with shrubs including at least one tree that is pB95 or larger at the time of planting
b.at least 50 percent of the front yard must comprise landscaped area.

3.10 Outlook space

Purpose:
Ensure a reasonable standard of visual and acoustic privacy between different dwellings, including their outdoor living space, on the same or adjacent sites.
Encourage the placement of habitable room windows to the site frontage or to the rear of the site in preference to side boundaries, to maximise both passive surveillance of the street and privacy, and to avoid overlooking of neighbouring sites.

1.An outlook space must be provided from the face of a building containing windows or balconies to a habitable room. Where the room has two or more external faces with windows or balconies the outlook space must be provided from, in order of priority, the face with the largest balcony or largest area of glazing.
2.The minimum dimensions for a required outlook space are as follows:
a.principal living room: 6m in depth and 4m in width
b.principal bedroom: 3m in depth and 3m in width

c.all other habitable rooms: 1m in depth and 1m in width

3.The depth of the outlook space is measured at right angles to and horizontal from the window or balcony to which it applies. Where the outlook space applies to a balcony, it must be measured from the outside edge of the balcony.

4.The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies or from the centre point of the largest balcony.

5.The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the control applies.

6.Outlook spaces must comprise land within the site, and/or a private access way, and/or a road, or other public open space.

7.Outlook spaces must:

a.be unobstructed by buildings; and
b.not extend over adjacent sites or overlap with outlook spaces within the site required by another dwelling.

3.11 Separation between buildings within a site

Purpose:
Require reasonable separation between buildings on the same site to manage dominance, provide access to daylight and natural ventilation.

1.Buildings must be separated where any habitable room of a dwelling has windows or balconies that face out to the wall of another building on the same site (the facing wall). Where the primary room has two or more external faces with windows or balconies the building separation must be applied from, in order of priority, the face with the largest balcony or the largest area of glazing.
2.The separation space required must be free of buildings for the depth, width and height set out below.

3.The depth of the separation space is measured at right angles to, and horizontal from the window or balcony to which it applies across to the facing wall, excluding eaves or guttering. Where the building separation applies to a balcony, it is measured from the outside edge of the balcony.

4.For the principal living room the depth of the separation space required is equal to the height of the facing wall above the floor level of the habitable room or 15m, whichever is the lesser.

5.For the principal bedroom, the depth of the separation space required is 6m.

6.For other habitable rooms, the depth of the separation space required is 3m.

7.The width of the separation space is 50 percent of its depth and is measured equally either side of the centre point of the largest window in the habitable room on the building elevation to which it applies or equally either side of the centre point of the largest balcony.

8.The height of the separation space is from the height of the floor of the habitable room or balcony upwards, clear to the sky except that eaves or gutters may protrude into it.

9.Where the adjacent building is not perpendicular to the distance being measured, the minimum separation depth required must be measured as an average around the centre line of the window/balcony.

3.12 Outdoor living space

Purpose:
Provide dwellings with outdoor living space that is of a useable size and dimension for the type of dwelling and accessible from the principal living room.

1.A dwelling at ground level must have outdoor living space measured at least 40m² that:
a.is free of buildings, parking spaces, and vehicle manoeuvring areas; and
b.excludes any area with a dimension less than 1m.

2.Where a dwelling has the principal living room at ground level, part of the required outdoor living space must be able to contain a delineated area measuring at least 20m² that:
a.has no dimension less than 4m
b.is directly accessible from the principal living room

c.has a gradient not exceeding 1 in 20.

3.Where a dwelling at ground level has the principal living room above ground level, part of the required outdoor living space must include a balcony or roof terrace that:
a.is directly accessible from the principal living room
b.has a minimum area of 8m²

c.has a minimum depth of 2.4m

4.Where an entire dwelling is above ground level, it must have an outdoor living space in the form of a balcony or roof terrace that is at least 10m² and has a minimum depth of 2.4m.

3.13 Dwellings fronting the street

Purpose:
Ensure dwellings are orientated to provide for passive surveillance of the street and contribute to streetscape amenity.

1.The front façade of any dwelling must contain:
a.glazing that is cumulatively at least 20 percent of the area of the front façade (excluding any garage door and roof)
b.a main entrance door that is visible from a street frontage

3.14 Vehicle Access Restrictions and Cycleway - Station Road

Purpose:
To provide for the safe and efficient operation of the transport network including movements by cyclists, pedestrians and general traffic.

1.Vehicles from properties fronting Station road
a.the Vehicle Access Restrictions provisions in Part H.1.2.3.4.1 of the Unitary Plan, apply, in addition to b below:
b.vehicles from properties fronting Station road may not reverse out of private driveways onto Station road. This may be achieved by one of the following methods:
i.an on-site vehicle manoeuvring area to allow vehicles to turn around on-site and access Station road in a forward direction;
ii.sites may have frontage to Station road but their vehicle access can be provided via a side road or rear lane;

iii.sites may back onto Station road.

3.15 Upgrade of road frontages on Station road and Nobilo road

1.Development within the Huapai Triangle precinct adjoining Station road between SH16 and Nobilo road shall upgrade that part of Station road adjacent to the development to the edge of the existing carriageway in accordance with the 'Road Type Cross Section – Station road'.

2.Development within the Huapai Triangle precinct adjoining Nobilo road shall upgrade that part of Nobilo road adjacent to the development to the edge of the existing carriageway in accordance with the 'Road Type Cross Section – Nobilo road'.

3.16 Maximum building length

Purpose:
Manage the length of buildings along side and/or rear boundaries and the separation between buildings on the same site to visually integrate them into the surrounding neighbourhood.

1.The maximum length of a building along a side or rear boundary is 20m, after which there must be a separation of at least 5m along the same boundary to any other building on the same site.

3.17 Fencing

Purpose:
Enhance passive surveillance of the street and maintain the open character of front yards, and to provide security and safety in relation to the rail corridor.

1.Fences in a front yard must not exceed 1.2m in height
2.Any fence that is not visually permeable (i.e.: with not more than 50 percent solid material spaced evenly across the width of the fence) must be set back from the front yard boundary by at least 0.6m and the space between the fence and the front boundary must be landscaped (including in shrubs) provided this rule does not apply to a fence on a side boundary.

3.All timber fences visible from the public realm must be stained a dark colour.

4.Fences at the ~~Green Infrastructure Corridor~~ Open Space Informal Recreation zone interface adjoining the railway line: a fence not exceeding 1.5m in height shall be provided at the boundary of any site that directly abuts the railway corridor.

4a.Close boarded fences or other solid fences will not be placed in such a way that the fence obstructs flood flows or overland flow paths.

5.Fences at the 'Green Finger Open Space Connection' interface: a fence not exceeding 1.5m shall be provided with planted hedge fronting the 'Green Finger Open Space Connection'. The hedge species selected must be capable of reaching and be maintained at a height of no less than 1.2m. The planted hedge will be subject to appropriate legal protection, arranged at the time of subdivision.

3.18 Garages

Purpose:
Reduce the dominance of garages as viewed from a road
Avoid parked cars over-hanging the footpath

1.A garage door facing a road must be no greater than 45 percent of the front façade of the dwelling to which the garage relates.
2.Garage doors must not project forward of the front façade of a dwelling.

3.The garage door must be set back at least 5m from the site frontage.

3.19 Minimum dwelling size

Purpose:
Dwellings are of a sufficient size to provide for the day-to-day needs of residents.

1.Dwellings must have a minimum net internal floor area as follows:
a.40m² for studio dwellings
b.45m² for one bedroom dwellings.

3.20 Minimum dimension of principal living rooms and principal bedrooms

Purpose:
Principal living rooms and bedrooms are of a size sufficient to accommodate standard size furniture and circulation space.

1.The principal living room within a dwelling must have no dimension less than 3m, measured perpendicularly from any point on the internal walls of the room.
2.The principal bedroom within a dwelling must be at least 3m in width and 3.5m in length measured perpendicular from the internal walls of the room. Cupboards and other storage space may be included in the minimum dimension.

3.21 Servicing and waste

Purpose:
Dwellings within medium to large-scale residential development have sufficient space within the building or site to accommodate the storage of waste.

1.A building or development containing 10 or more dwellings must provide a communal storage area for waste. The size of the communal storage area must be an aggregate of the minimum areas specified for the dwelling types below:
a.studio and one bedroom – 0.3m² per dwelling
b.two bedrooms – 0.5m² per dwelling

c.three bedrooms – 0.7m² per dwelling

d.four or more bedrooms – 1m² per dwelling.

2.An additional 30 percent of the total floor area required above must be provided within the communal storage area for manoeuvring or sorting within the waste storage area.

3.Rules 3.21.1 and 3.21.2 do not apply where the dwellings in any detached and attached housing are front sites.

3.22 Water and wastewater

Purpose:
Ensure development can be serviced by connections to the water supply and wastewater networks.

1.At the time of application for building consent, the applicant must demonstrate to the satisfaction of the council that there is an available connection to the water supply and wastewater networks.
2.Any proposal that does not comply with this development control shall be a non-complying activity.

3.23 Stormwater hydrology mitigation

Purpose:
To require on-site retention and detention of stormwater runoff from the roofs of dwellings to mitigate downstream effects of stormwater on water quality and quantity.

1.Each dwelling must provide onsite retention and detention of stormwater runoff from roofs by either providing:
a.a rain tank providing 1,000 litres of stormwater retention and 2,500 litres of stormwater detention per 100m2 of roof area (total volume of 3,500 litres per 100m² of roof area); or
b.a rain garden or infiltration trench each of 3m² providing a similar retention/detention functionality as a rain tank described in (a) above; or

c.permeable paving of area equivalent to the driveway area of the lot.

2.If a rain tank is the preferred option, the retention component of the tank volume must be able to be reused for non-potable water needs, i.e. toilets or laundry.

Note: Retaining and detaining stormwater onsite in accordance with 3.23.1.a or b above is deemed to demonstrate compliance with the hydrology mitigation requirements of the SMAF1 zone in Table 2 of Section H.4.14.2

3.24 Storage

Purpose:
Ensure dwellings have sufficient space for the storage of everyday household items and bulky items, such as bicycles.

1.A building containing 5 or more dwellings must provide covered storage space of at least 4m³ for each dwelling, excluding storage within the kitchen and bedroom wardrobes, including a single covered storage space of at least 2m³. The storage space may be within the dwelling, or external to it within the site.

3.25 Additional development controls for the Neighbourhood Centre zone

1.The maximum gross floor area of any retail premise shall be 200m².

2.The total combined gross floor area of all retail premises shall be 2000m².

3.Any proposal that infringes Rule 3.25.1 or 3.25.2 above shall be a non-complying activity.

3.26 Sites in sub-precincts A, C and E within 40m of the boundary with the rail corridor

1.The High Land Transport Noise overlay provisions, in Part J.1.5 of the Unitary Plan, apply to any sites within the distance specified in Rule J.1.5 of the boundary with the rail corridor and the state highway corridor.

3.27 Infrastructure upgrades and timing of development

Purpose:
Ensure that rate of development is aligned with infrastructure upgrades.

1.The number of dwellings within the precinct may not exceed the numbers in Table 4 below until the relevant infrastructure item has been constructed and is operational. For the purposes of this rule 'dwelling' is a dwelling that has been granted building consent under the Building Act 2004.
Table 4: Rate of development and alignment with infrastructure upgrades

Infrastructure item	Trigger (completion of)
Right turn bay on Station road entrance to Main road	300 dwellings
Station road/SH16 intersection upgrade	300 dwellings
Station road from SH16 Nobilo road separated footpath and cycle lane	300 dwellings
Extension of two lane westbound approach to Access road intersection	400 dwellings
Extension of two lane eastbound exit from Access road intersection	1000 dwellings

A left turn lane on westbound approach to Access road intersection	1000 dwellings
Install half arm barrier on the Access road intersection railway crossing and fence unformed portion of crossing to the east of the level crossing	200 dwellings
Pedestrian/cycle crossing of north Auckland railway line in vicinity of Matua road	300 dwellings within sub-precincts C,D,E and F

2.Development that does not comply with Table 4 above shall be a restricted discretionary activity.

4. Assessment - Restricted discretionary activities

4.1 Matters of discretion

The council will restrict its discretion to the general matters in clause 2.3 of the general provisions, plus the matters below for the activities listed as restricted discretionary in the Huapai Triangle precinct Activity Table 1.

1.Four or more dwellings on a site
a.external building design and external appearance
b.topography, site, dwelling orientation and earthworks

c.internal design and internal layout of dwellings

d.design and implementation of landscaping

e.design of parking and access

f.infrastructure and servicing

g.water sensitive design.

2.Buildings accessory to the permitted or restricted discretionary non-residential activities listed in the activity table
a.building design and external appearance
b.design and implementation of landscaping

c.design of parking and access

d.infrastructure and servicing

e.water sensitive design.

3.Visitor accommodation up to 200m² GFA; care centres between 200m² - 400m² GFA; healthcare facilities up to 200m² GFA
a.the matters in 4.1.1 above
b.intensity and scale

c.noise, lighting and hours of operation.

4.2 Assessment criteria

The council will consider the relevant assessment criteria below for the restricted discretionary activities listed above. The Auckland Design Manual may also provide guidance on how the outcomes of particular criteria can be met.

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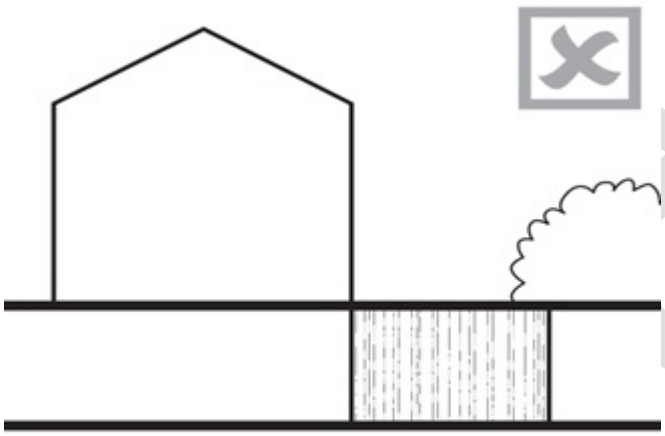
1.Four or more dwellings on a site, and buildings accessory to the permitted or restricted discretionary non-residential activities listed in the activity table
a.building design and external appearance

Contributing to sense of place in the precinct
i.residential developments of increased density should be designed and located on the site to be consistent with a medium-density suburban residential character.

Creating a positive frontage
ii.buildings should have clearly defined public fronts, as illustrated in Figure 3 below, that positively contribute to the amenity and pedestrian safety of streets and public open spaces by:
•Maximising doors, windows and balconies over all levels on the front façade
•Introducing visual interest through a variety of architectural detail and building materials

•Clearly defining the boundary between the site and the street or public open space by planting or fencing.

Figure 3: Defined public fronts and clear sense of address



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iii.ground level balconies or patios facing a street or public open space should be a height sufficient to provide privacy for residents while enabling sightlines to the public realm.

iv.the number of dwellings that directly front, align and orientate to public streets should be maximised.

v.ground level dwellings closest to the street should each have direct and clearly defined pedestrian access from the street in preference to a single building entrance.

Building design and external appearance - Visual interest and variation in building form
vi.buildings should be designed to:
•Avoid long unrelieved frontages and excessive bulk when viewed from streets and public open spaces
•Break up their mass into visually distinct elements, particularly when of a greater height or bulk than surrounding buildings, to reflect a human scale and the typical pattern of development in the area.

Techniques to achieve this include the use of physical separation, variations in building height and roof form, horizontal and vertical rhythms, façade modulation and articulation and building materials.
vii.blank walls should be avoided on all building frontages to streets, accessways and public open spaces. Side or rear walls should be designed to provide interest in the facade including modulation, relief or surface detailing.

viii.for larger scale developments:
•Balconies should be designed as an integral part of the building;
•Internal access to apartments is encouraged.

Materials and finishes
ix.quality, durable and easily maintained materials should be used on the façade of dwellings, with particular emphasis on frontages to the street and public open space.

b.topography, site orientation and earthworks

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i.the topography, orientation, size and proportions of the site should be suitable to accommodate the housing type proposed. In particular, development with poor solar orientation or on narrow sites is discouraged unless sites are carefully designed to optimise on-site amenity values and complement the surrounding neighbourhood landform.
ii.building platforms, outdoor living spaces, car parking areas and driveways should be located and designed to respond to the natural landform and site orientation in an integrated manner.

ii.earthworks should be minimised and retaining avoided where possible. However, where retaining or earthworks are required they should be incorporated as a positive landscape or site feature by:
•Integrating retaining as part of the building design

•Stepping and landscaping earthworks or retaining over 1.5m in height, to avoid dominance or overshadowing effects

•Ensuring all earthworks or retaining visible to the public, including neighbours, is attractively designed and incorporates modulation, landscaping and quality materials to provide visual interest.

c.design and layout of dwellings
i.dwellings should be located, proportioned and orientated within a site to maximise the amenity of future residents by:
•Clearly defining communal, semi-private and private areas, including outdoor living space, within the development
•Maximising passive sunlight access, particularly for high density development, by methods including maximising north facing windows, while balancing the need for dwellings to front the street.

•Providing for natural cross ventilation by window openings facing different directions.

ii.dwellings should be designed to provide a good standard of internal amenity by providing adequate circulation space around standard sized household furniture. The Auckland Design Manual illustrates possible ways of achieving this.

iii.outdoor living space should balance the need to achieve the following, in order of priority:
•Avoid a southerly orientation and be located on site to maximise the number of hours that the majority of the outdoor living space receives winter sunlight
•Maintain privacy between the outdoor living space of adjacent dwellings and between outdoor living space and the street. Outdoor living space should be located away from street frontages, where practicable

•Be sheltered from the prevailing wind

•Be located to take advantage of any views or outlook from or within the site.

iv.in addition to the above, any communal open spaces should be designed to:
•Provide an attractive, functional and high quality outdoor environment, located within the site to form a focus of the development
•Be conveniently accessible to all residents

•Be overlooked by the principal living rooms and balconies of dwellings, where at ground or lower levels, to enhance safety.

v.the size of the communal outdoor living space should be adequate for the number of people the development is designed to accommodate.

vi.appropriate management and maintenance systems should be provided for communal outdoor living space dependent on the scale of development and the extent of communal access to ensure it is available for all residents of the development.

d.design and implementation of landscaping
i.development should integrate and retain significant natural features including trees, streams and ecological areas.
ii.site landscaping should be located and designed to:
•Assist with blending new developments with the surrounding streetscape and/or any adjacent public open space

•Allow space for the planting of large trees

•Enhance energy efficiency and stormwater management, including shading and swale systems

•Enhance on-site amenity and improve privacy between dwellings.

iii.landscape implementation and maintenance requirements should be considered to ensure that approved landscaping is implemented and maintained so that it achieves its intended objective.

e.design of parking and access

Connections to the neighbourhood
i.developments on larger sites with frontages to two or more streets should extend and connect pedestrian and cycle links or, where practicable, a public street through the site. Cul-de-sac roads should be avoided unless there is no practical alternative available.
Location and design of parking
ii.individual or communal car parking areas should be located and designed to:
•Be close and convenient to dwellings
•Be secure, well lit, or visible from dwellings

•Be well ventilated if enclosed

•Minimise noise and fumes by providing separation from bedroom windows

•Avoid surface car parking areas fronting streets and public open spaces

•Provide visual interest and an attractive appearance, including the use of paving patterns and different material types in combination with landscaping.

iii.parking areas and garages should be designed and grouped to make efficient use of land.

iv.parking areas should be attractively landscaped.

Location and design of vehicle and pedestrian access
v.vehicle crossings and access ways should be generally consistent with the Huapai Triangle precinct provisions for road crossings, particularly on Station road, and be designed to reduce vehicle speed, use quality paving and landscaping, and clearly signal to pedestrians the presence of a vehicle crossing or access way.
vi.vehicle crossings and access ways should be clearly separated from pedestrian access. The spaces may be integrated in accordance with the precinct diagrams and vehicle access rules.

vii.the design of pedestrian routes between dwelling entries, car park areas, private and communal open space and the street should provide equal physical access for people of all ages and physical abilities and provide a high level of pedestrian safety and convenience.

viii.ramps, where necessary, should be integrated into the design of the building and landscaping.

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Accessibility of common areas
ix.common areas within buildings should be designed to provide equal physical access for people of all ages and abilities. Common areas should also allow for standard household furniture to be easily moved in and out. This includes providing corridors and circulation spaces of sufficient dimension. The Auckland Design Manual illustrates possible ways of achieving this.

f.infrastructure and servicing
i.there must be adequate capacity in the existing stormwater and wastewater network to service the proposed development.
ii.required infrastructure should integrate into the design of the site. This includes green infrastructure devices, overland flow paths/floodplains, wastewater systems, and water supply.

iii.rubbish storage areas should be either incorporated into the design of the building or screened from public view.

iv.plant, exhaust, intake units and other mechanical and electrical equipment located on the roof of a building should be integrated into the overall design and be contained in as few structures as possible.

g.water sensitive design
i.new dwellings should be designed to incorporate water sensitive design principles for stormwater management to minimise adverse effects and protect and enhance the values and functions of natural ecosystems. This may include:
•A water sensitive design approach that is appropriate to the scale of the development
•Maximising localised water collection, and re-use

•Using stormwater retention and detention to mitigate stormwater flows generated by impervious surfaces

•Avoiding the use of high contaminant generating building products

•Minimising stormwater runoff by maximising vegetated areas and soil infiltration

•Using ecologically sensitive techniques to reduce and treat stormwater flows.

2.Visitor accommodation up to 200m² GFA, care centres between 200m² - 400m2 GFA, healthcare facilities up to 200m² GFA:
a.the matters in 4.1.2 above
b.intensity and scale
i.the intensity and scale of the activity, in particular the number of people involved and traffic generated by the activity, size and location of buildings and associated car parking, should be compatible with the existing and planned future form and character of the precinct.
ii.for care centres, the site should be of an adequate size and road frontage to accommodate the activity. In particular, sufficient space will need to be provided for a safe pick-up and drop-off area.

c.noise, lighting and hours of operation
i.noise and lighting from the activity should not adversely affect the amenity of surrounding residential properties. In determining this consideration will be given to the location of any potentially noisy activities e.g. outdoor play areas associated with a care centre, and any proposed measures to mitigate noise including:
•Locating noisy activities away from neighbouring residential boundaries
•Screening or other design features

•The proposed hours of operation.

3.Affordable housing
a.the objectives and policies of the precinct for affordable dwellings.

5. Assessment - Development control infringements

5.1 Matters of discretion

The council will restrict its discretion to the general matters set out in clause 2.3 of the general provisions, plus the matters listed below for the relevant development control infringement:

1.Building height, height in relation to boundary, side and rear yards, building coverage
a.effects of additional building scale on neighbouring sites, streets, and public open spaces (sunlight access, dominance, visual amenity)
2.Maximum impervious area
a.the relevant matters in Chapter H, Rule 4.14.1.4.1.6

3.Outlook space
a.effects of reduced privacy and outlook.

4.Separation between buildings within a site, maximum building length
a.dominance effects
b.effects of reduced daylight and sunlight access and ventilation.

5.Landscaping
a.effects on streetscape amenity
b.effects on stormwater absorption.

6.Front yards, dwellings fronting a street, garages, fencing
a.effects on streetscape amenity and safety.

7.Minimum dwelling size, storage, servicing and waste, outdoor living space, minimum dimension of principal living rooms and principle bedrooms
a.effects of reduced living space, sunlight/daylight access, storage space and outdoor living space on residential amenity.

8.Stormwater detention
a.the relevant matters in Chapter H, Rule 4.14.2.4.1

9.Infrastructure upgrades and timing of development
a.effects of additional development on the efficiency of the operation and safety of the transport network.

10.Vehicle access restrictions and cycleway – Station road
a.the relevant matters listed in the Auckland-wide transport rules Chapter H, Rule1.2.5.1.5.

5.2 Assessment criteria

In addition to the general assessment criteria for development control infringements in clause 2.3 of the general provisions the council will consider the relevant criteria below for the listed development control infringements.

1.Building height, height in relation to boundary, building coverage, side and rear yards, dwellings fronting the street

a.effects of additional building scale on neighbouring sites, streets, and public open spaces, dominance, visual amenity
i.the building should not dominate or unreasonably shade the outdoor living space or windows to habitable rooms of adjoining dwellings.
ii.the building should be designed to avoid dominance, over-shadowing, or reduced access to sunlight of the adjoining dwellings and their outdoor living spaces. Methods to achieve this include providing variations in building heights building setbacks, or breaks in building massing.

2.Outlook space
a.development that infringes the outlook control will need to demonstrate that there will be a reasonable standard of visual and acoustic privacy between dwellings, including their outdoor living space. Methods to achieve this include off-setting or changing the orientation of balconies and windows to avoid direct over-looking, the use of screening devices and landscaping.

3.Front yards, dwellings fronting a street, garages, fencing
a.effects on streetscape amenity and safety
i.development that infringes the front yard control will need to demonstrate that the proposed setback is consistent with the typical depth of yard in the surrounding neighbourhood, particularly those of adjoining sites.
ii.development that infringes the fences control will need to demonstrate that the proposed fence will enable direct sightlines to the dwelling from any adjoining street or public open space and vice versa.

4.Minimum dwelling size, storage, servicing and waste, outdoor living space, minimum dimension of principal living rooms and principal bedrooms
a.effects of reduced living and circulation space, daylight access and storage on residential amenity
i.all habitable rooms in dwellings should be naturally lit and should not rely on borrowed light from other rooms.
ii.dwellings should have adequate natural light that avoids the need for the dwelling to be artificially lit during daylight hours.

iii.consideration will be given to the configuration and orientation of the dwelling so that sunlight access is maximised to principal living rooms.

5.Separation between buildings within a site, maximum building length
a.dominance effects
i.development that infringes this control should not result in the building visually dominating the outdoor living space or windows to habitable rooms of dwellings on the same site.
b.effects of reduced daylight and sunlight access and ventilation
i.development that infringes this control will need to demonstrate that the dwellings will receive a good degree of daylight and ventilation, and will not reduce access to sunlight, particularly for dwellings at lower building levels.

6.Maximum impervious area
a.the relevant matters in Chapter H, Rule 4.14.1.4.2.1.

7.Landscaping
a.the matters in Rule 4.2.1 d. above

8.Stormwater detention and retention
a.the relevant matters in Chapter H, Rule 4.14.2.4.2.
b.the degree of compliance with the relevant controls set out in clause 6.23 and any reasons for non-compliance.

9.Transport network upgrades and timing of development

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a.development that exceeds the trigger in relation to a specific infrastructural upgrade item will need to demonstrate that the actual trip generation of the additional development proposed will not have unacceptable adverse effects on the effectiveness, efficiency and safety of the transport network.

10.Vehicle access restrictions and cycleway – Station road
a.the relevant matters in Chapter H, Rule 1.2.5.2.6.

5.3 Special information requirements

1.Design statement
A design statement is required for the activities specified in Table 5 below. The design statement is required to include as a minimum the matters indicated within the table as set out in clause 2.7.2 of the general provisions. Drawings, illustrations and supporting written explanation should be proportionate to the complexity and significance of the development proposal. Refer to the Auckland Design Manual for guidance on the preparation of design statements.
Table 5: Design statement requirements

Activity		4 - 15 dwellings	15+ dwellings	Apartments
A. Context analysis				
1. Site analysis				
a.	existing site plan	X	X	X
b.	streetscape character	X	X	X
2. Neighbourhood analysis				
a.	natural and cultural environment	X	X	X
b.	movement	X	X	X
c.	neighbourhood character		X	X
d.	use and activity		X	X
e.	urban structure		X	X
3. Opportunities and constraints analysis				
a.	opportunities and constraints diagram	X	X	X
B. Design response				
a.	concept design	X	X	X
b.	proposed site plan	X	X	X
c.	proposed elevations	X	X	X
d.	sunlight access	X	X	X
e.	landscape	X	X	X
f.	streets, access ways and lanes	X	X	X
g.	urban structure		X	

h.	public open space		X	

6. Subdivision Controls

6.1 Activities

1.Activity Table
The Activity Table 1 – General and Activity Table 2 – Residential zones in Chapter H, Section 5(subdivision) of the Unitary Plan, and related controls, apply to the Huapai Triangle precinct, except as specified in Table 6 below.

Table 6: Subdivision Activity - Huapai Triangle precinct	
Subdivision Activity	**Activity Status**
Subdivision in accordance with the Huapai Triangle precinct plan	RD
Subdivision that does not comply with the development controls in Rule 6.2 below	D, except where specified otherwise
Subdivision that is not for an entire sub-precinct as shown on the precinct plan and which is not accompanied by a sub-precinct spatial plan required under Rule 6.2.2	NC
Any other subdivision not listed in this Table 1 or Rule 6.1.2	D

2.Any subdivision for the following purposes shall have the activity status as set out in Chapter H, Section 5 (subdivision – Activity tables 1 and 2) of the Unitary Plan, and the relevant controls, matters of control or discretion, and assessment matters in Chapter H, Section 5 shall apply:
a.subdivision around existing buildings and development;
b.subdivision in accordance with an approved land use resource consent;

c.lease in excess of 35 years of a building or part of a building where a cross-lease, company lease or unit title subdivision is not involved;

d.boundary adjustment which do not exceed 10 percent of the net site area of each site;

e.new cross leases and amendments to cross-leases, including additions and alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners, and company lease, unit title and strata title subdivisions;

f.subdivision of a site within the 1 percent AEP floodplain;

g.subdivision for a network utility.

6.2 Development controls

1.Huapai Triangle precinct plan
All subdivision must generally be in accordance with the Huapai Triangle precinct plan in respect of the location of roads, public open spaces, and stormwater management. A location variation of up to 30m shall be considered to be in accordance with the precinct plan.
Any subdivision not complying with this rule is a non-complying activity.

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2.Sub-precinct spatial plan
a.any application for subdivision for less than an entire sub-precinct as shown on the Huapai Triangle precinct plan must be accompanied by a sub-precinct spatial plan for the entire sub-precinct. A sub-precinct spatial plan must show, in addition to the information required by Rule 6.2.1 above, the locations of:
i.main roads throughout the sub-precinct and locations of where such roads will connect to adjoining sub-precincts and other neighbouring land;
ii.public parks and open spaces;

iii.walkways and cycleways, and where these will connect to adjoining sub-precincts and other neighbouring land;

iv.three waters infrastructure (water, wastewater and stormwater), including open spaces required for stormwater management, and where these will connect to adjoining sub-precincts and other neighbouring land.

b.rule 6.2.2.a above does not apply to any subdivision where a sub-precinct spatial plan has already been approved for the sub-precinct within which the subdivision is proposed.

c.any application for subdivision of land for which a sub-precinct spatial plan has already been approved must be in accordance with the approved sub-precinct spatial plan. Subdivision that is not in accordance with the latest approved sub-precinct spatial plan, or an approved amendment to the sub-precinct spatial plan, is a non-complying activity.

3.Site size and shape
a.all sites to be created for residential purposes must:
i.be in accordance with an approved land use resource consent; or
ii.comply with the minimum net site area between 300m² and 700m² provided that any lots less than 400m² in size must have a minimum frontage of 7.5 metres; or

iii.be greater than 1200m² (to allow further development in accordance with future land use consents).

Subdivision that does not comply with i. or ii. above is a discretionary activity.
b.all sites to be created for residential purposes must meet the following minimum size and shape factor requirements:
i.site shape factor: Each proposed vacant site must contain the following:

•Access and manoeuvring that meets the requirements of the Auckland-wide and zone rules;
•Outdoor living space required by Rule 3.12 of this precinct;

•A rectangle measuring 8m by 15m with slopes no greater than an average of 1 in 5 must be able to be located outside any network utility installations, including private and public lines; right-of-way easements; on-site manoeuvring for vehicles, overland flow path; private open space, and yard setbacks required.

ii.rear sites: On a parent site greater than 1ha where 15 or more vacant sites are proposed, the total number of rear sites must not exceed 5 percent of the total number of proposed sites.

iii.access to vacant rear sites:
•A single jointly owned access lot or right-of-way easement must not serve more than eight proposed vacant rear sites;
•Vehicle access to proposed vacant rear sites must be by way of an entrance strip, jointly owned access lot or right-of-way easement over adjoining land or by a combination of these, provided the total width and other dimensions of the access complies with the controls in Table 7 below. Any application that infringes this rule will be a restricted discretionary activity.

Table 7: Access to rear sites

Subdivision Activity	1	2-5	6-8
Minimum legal width	3m	3m	6.5m
Minimum formed width	2.5m	2.5m	5.5m
Service strip	0.5m	0.5m	1m
Maximum length	50m	50m	50m
Maximum gradient	1 in 5		
Minimum vertical clearance from buildings or structures	4.5m		
Minimum inside turning radius for bends	6.5m		

iv.pedestrian access to vacant rear sites:
a.driveways serving six or more vacant rear sites must provide separate pedestrian access, which can be located within the formed driveway. The pedestrian access:
i.must have a minimum width of 1m;
ii.can include the service strip;

iii.must be distinguished from the vehicle carriageway through the use of a raised curb or different colour or surface treatment.

4.Access and entrance strips
a.All proposed sites must be provided with legal and physical access to a road, unless they:
i.are being created for reserves or road closure, or
ii.will be amalgamated with another site that already has legal and physical access to a road.

b.entrance strips must be less than 7.5m wide. Any entrance strip 7.5m or more in width shall be considered a front site.

5.Services
a.all proposed sites capable of containing a building, or in the case of a cross-lease or unit title, strata title, or company lease, each building, must be designed and located so that provision is made for:
i.collection, treatment (where necessary), retention, detention and disposal of stormwater;
ii.collection, and disposal of wastewater, via a connection to a wastewater network;

iii.underground water, electricity supply and telecommunications

b.the services required by clauses (i)-(iii) above must comply with the council's current engineering standards.

6.Staging
a.where a subdivision is to be carried out in stages, the applicant must provide the indicative timetable and sequencing of the staging at the time they apply for the first subdivision consent. This detail must include:
i.the time period over which the development is intended to take place;
ii.the area of land subject to the different proposed stages.

7.Roading cross-sections
a.roads shall be constructed in general accordance with the Road Types shown on the Huapai Triangle Road Hierarchy/Movement Plan, and with the Road Type Cross Sections.

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b.stormwater management devices shall be provided that are sized to provide retention and detention in accordance with Table 2 in Chapter H, Rule 4.14.2.

c.stormwater detention (temporary storage) with a volume equal to the runoff volume from the 95thpercentile, 24 hour rainfall event for the impervious area for which hydrology mitigation is required shall be provided in the communal devices shown on the precinct plan, including the vegetative swale. In the event that insufficient detention volume is available the detention component shall be provided in the road reserves.

6.3 Restricted discretionary activity: matters of discretion

For subdivision that is in accordance with the Huapai Triangle precinct plan, the council will restrict its discretion to the matters in Table 8 below:

Table 8: Matters for discretion

Matters of discretion	Subdivision for up to 4 proposed sites	Subdivision for between 5 and 15 proposed sites	Subdivision for over 15 proposed sites	Sub-precinct spatial plan
Giving effect to the Huapai Triangle precinct plan				
1. The requirements of the precinct plan	X	X	X	X
Neighbourhood, blocks and roads				
2. The integration of the subdivision with its surrounding neighbourhood	X	X	X	X
3. The layout and connections of blocks and roads		X	X	X
4. Provision of, and linkages to, public transport routes		X	X	X
5. Solar orientation of blocks and sites	X	X	X	X
6. Diversity of site sizes		X	X	
7. Staging of subdivision		X	X	
8. Consistency with an approved sub-precinct spatial plan for the sub-precinct	X	X	X	
Site design				
9. The ability to provide for future development which will comply with the rules of the Unitary Plan and/or any resource consent	X	X	X	
Access				

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10. The design, safety, location construction of any access, off-road pedestrian and cycling facilities, car parking, on-site-manoeuvring areas	X	X	X	
Cultural and natural features				
11. The extent of earthworks and landscape modification	X	X	X	
Reserves				
12. The provision, design, purpose and location of any reserve other than those shown on the Huapai Triangle precinct plan		X	X	X
Infrastructure and servicing				
13. The provision, location, design, capacity, connection, upgrading, staging and integration of infrastructure	X	X	X	X
14. The management of wastewater and potable water	X	X	X	
15. Having regard to the precinct plan, and the stormwater management plan; the use of water sensitive design, to develop: a. the layout and design of the subdivision b. the location, design, capacity, integration and appropriateness of infrastructure c. flood management areas, and, overland flow paths d. stormwater retention, detention, quality and disposal devices e. staging of development	X	X	X	X

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16. The vesting of infrastructure	X	X	X	
17. Implementation of a relevant integrated catchment management plan or network discharge consent	X	X	X	
18. Effects on significant infrastructure	X	X	X	X
Site suitability				
19. Avoidance or mitigation of natural or man-made hazards and site contamination	X	X	X	
20. The location of sites in proximity to high voltage transmission lines	X	X	X	
Controls on buildings				
21. The proposed building design controls to be imposed by covenants on new titles	X	X	X	

6.4 Restricted discretionary activity: assessment matters for subdivision

For subdivision that is in accordance with the Huapai Triangle precinct plan, the council will consider the relevant assessment criteria in Table 9 below:

Table 9: Restricted discretionary activity assessment criteria

Matters of discretion	Subdivision that creates 4 additional sites	Subdivision that creates between 5 and 15 additional sites	Subdivision that creates over 15 additional sites	Sub-precinct spatial plan
Giving effect to the Huapai Triangle precinct plan				
1. Subdivision should implement the Huapai Triangle precinct plan. Required roads, open spaces, and land for stormwater management (including the green finger open space connection and the stormwater attenuation areas) and the stream edge/ floodplain areas	X	X	X	X

should be in the general locations and dimensions shown on the precinct plan				
Neighbourhood, blocks and roads				
2. The layout and design of roads and blocks should maximise the ability to provide front site		X	X	X
3. The layout and pattern of roads and blocks should maximise convenient and legible access to: a. station road and Nobilo road b. bus routes and the Huapai train station c. Huapai School, Huapai domain, and the Huapai town centre		X	X	X
4. Connection and integration with the surrounding neighbourhood and other sites should be provided through roads which provide for pedestrian and cycle use		X	X	X
5. Subdivision should be designed and laid out to reflect the planned function of the road within the roading hierarchy		X	X	
6. Local roads should be aligned generally north/south to establish blocks and site layouts that are oriented east/west to enable proposed sites and future buildings and associated private open space to derive maximum possible benefit from solar gain. The shape factor for each site should demonstrate a		X	X	X

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future dwelling (or group of dwellings) and private open space can achieve maximum solar gain				
7. Provide pedestrian and cycle routes that are safe, efficient, convenient and legible. Roads should be generally consistent with the roading cross-sections for the precinct (Rule 6.2.7) and should be multimodal by integrating cycle and pedestrian movement		X	X	
8. Any proposed road shall be designed, and located to meet the road's intended primary transport function as well as support the intended land use outcomes	X	X	X	X
9. Blocks should be of a scale, length and shape to achieve a connected road layout with a choice of routes that prioritises walking and cycling		X	X	X
10. Block layout and design should enable the creation of sites which can meet the development standards of the precinct and the precinct plan		X	X	
11. Subdivision should provide a mix of site sizes	X	X	X	
12. Where staging is to occur, detail should be given as to the area and number of sites included in each stage and the anticipated timeframes for the development		X	X	
13. The subdivision should be consistent with the layout of roads, open spaces and other features shown on the	X	X	X	

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approved sub-precinct spatial plan for the sub-precinct				
Site design				
14. Proposed sites should be able to accommodate development intended by the underlying zone. Where this is not demonstrated, a land use resource consent should be approved for that development prior to the approval of the subdivision	X	X	X	
Assessment criteria				
15. Proposed front sites intended for detached dwellings should have a frontage width to length ratio of between 1:1.3 and 1:4. The ratio can be determined by measuring from the midpoints along the site's width and length		X	X	
16. Proposed sites should front onto a legal road with a single road frontage (except corner sites or where defined setbacks are proposed in the application) and except where a lane or private way provides direct access		X	X	
17. Proposed sites should ensure that safe, legible and convenient pedestrian and vehicle access can be achieved	X	X	X	
18. Proposed sites should be designed to maximise opportunities to create private outdoor space on-site	X	X	X	
19. A proposed site's shape factor and its layout should provide:	X	X	X	

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a. site size and shape b. the intended building area, required open space and any car parking proposed c. vehicle and pedestrian access and manoeuvring				
20. Proposed sites should be designed and located to prioritise solar gain. Proposed site location, shape and orientation should enable future buildings (including the windows to habitable rooms) and private open space to achieve appropriate solar gain Proposed sites with a frontage facing south should be narrower in width and have longer length to allow for a dwelling to the front and the private outdoor space to the rear	X	X	X	
Access				
21. Access to proposed sites should achieve an attractive streetscape appropriate to the location and character of the neighbourhood	X	X	X	
22. Proposed residential sites should be located within 135m from a fire hydrant. Proposed sites for business activities should be located within 90m of a fire hydrant.	X	X	X	
23. Proposed sites should provide vehicle access, manoeuvring areas and vehicle crossings that enable the safe movement of pedestrians, cyclists and vehicles	X	X	X	

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24. Any pedestrian access strip proposed should employ colours and materials to clearly identify to vehicles that pedestrians have priority		X	X	
25. All shared driveways should be designed as low speed environments (approximately 10km/h or slower)	X	X	X	
26. Driveways serving over eight rear sites or over 50m in length should be avoided, unless it can be demonstrated that a shared driveway can provide safe and convenient access and can be reasonably managed and maintained through private ownership		X	X	
27. Shared driveway design should, where appropriate, provide for the storage of rubbish bins		X	X	
28. Shared service lanes or driveways (if any) in the neighbourhood centre must be designed to accommodate the anticipated volume of traffic, including any heavy vehicle movements, to maximise safety	X	X	X	
29. The position of any on-street car parking bays should take account of the likely position of driveway crossings		X	X	
30. Cul-de-sac roads should be avoided. They should only be used where connected road patterns are not possible because of natural		X	X	X

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features, sub-precinct boundaries, or where a connecting road network will result in a significant loss of developable land. Where cul-de-sac roads are provided, they should be short in length, straight, and include pedestrian and cycle links to surrounding roads				
31. Where an interconnected road network is not possible, pedestrian and cycle links that are of adequate width, observable from adjacent dwellings, landscaped and accessible, should be provided			X	X
32. Pedestrian and cycle links should run along the fronts of sites and not the rear of sites			X	
Cultural and natural features				
33. Subdivision should: a. retain, where practicable, existing vegetation where it contributes to the future desired character of the area b. protect, restore and enhance, where practicable, natural water bodies, riparian margins and other ecological sites and corridors	X	X	X	
34. Subdivision should respond to identified topographical features, characteristics and landscape patterns to: a. form a focal point for the subdivision layout b. ensure access is maintained to those features	X	X	X	X

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35. Any earthworks associated with subdivision should ensure efficient land use and: a. be minimised as far as practicable unless it serves to limit the visual impact of future development or to provide acoustic mitigation and its effects can be managed b. be undertaken, as far as practicable, in one stage rather than having prolonged or repeat land modification works c. avoid the need for large retaining. Land modification should be graded to appear as natural as possible by distributing cuts and fills across a site	X	X	X	
36. Subdivision design should ensure that any natural and cultural features are accessible to the public and, where appropriate, form prominent features within the overall design	X	X	X	X
Public open space				
37. Development of reserves and public open spaces should be suitably designed for the intended function and demonstrate good design principles	X	X	X	
38. Location of reserves and public open spaces should ensure integration with the wider open space network, including suitable walking and cycling connectivity to Huapai Domain	X	X	X	X

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39. Public access to public open space should be secured in perpetuity	X	X	X	
40. The public open space administering body should provide written advice that a proposed open space is acceptable for addition to the public open space network	X	X	X	
41. Clear sight lines into all areas of reserves should be available from public roads or nearby proposed sites intended for residential use	X	X	X	
Infrastructure and servicing				
42. Subdivision should provide coordinated and appropriately designed and located infrastructure consistent with the standards and specification that meet the requirements of Auckland Transport and Watercare and any relevant service provider as well as any other relevant Code of Practice	X	X	X	X
43. Proposed sites should connect to infrastructure that has sufficient capacity for the intended development. Where necessary, subdivision should provide an appropriate contribution to the upgrade of existing infrastructure to accommodate the additional sites	X	X	X	X
44. Subdivision should provide for the appropriate management of stormwater through using water sensitive design as a core development approach that:	X	X	X	

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a. enable design of developments so that the greatest intensity of future development (impervious area) is located in places where necessary earthworks and resulting stormwater discharges are minimised and have least impact on the amenity and ecological values of ecological areas and natural drainage systems, and Mana Whenua values b. identify and avoid, where practicable, floodplains and major overland flow paths c. identify, maintain and enhance, where practicable, natural hydrology and freshwater systems, d. implement water sensitive design elements when designing roads, reserves and sites by: (i) minimising impervious areas (ii) using green infrastructure and bio-retention systems such as grassed or vegetated swales and other vegetated areas, wetlands, rain gardens, living roofs and planting. (iii) using other devices that can recharge groundwater such as infiltration trenches e. ensure sites can accommodate on-site retention and detention of stormwater where this is necessary f. where appropriate, provide for				

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decompaction of soils after earthworks or other remediation to enhance natural absorption capability of soils g. consider communal and catchment scale mitigation together with local or site based approaches				
45. Subdivision should have regard to the recommendations of an integrated stormwater catchment management plan or an approved network stormwater discharge consent	X	X	X	
46. Subdivision should provide for the appropriate management of stormwater, including treatment, detention and disposal as relevant that will avoid or mitigate adverse effects of subsequent land use development	X	X	X	
47. Drainage reserves should: a. be integrated into the layout of the subdivision and neighbourhood, including reserve and pedestrian links in accordance with the Huapai Stormwater Management precinct plan b. be designed to fit in with the surrounding landscape and appear as a natural component of the overall setting c. be limited to the areas shown on the precinct plan	X	X	X	
Site suitability				
48. The design and layout of subdivision on	X	X	X	X

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land that may subject to a hazard should: a. avoid or remedy the relevant hazard b. avoid the potential for future damage to property or infrastructure, or risk to life resulting from any hazard event c. account for the geotechnical constraints that may exist d. give regard to the land being physically suited to the proposed development, having considered topography, stability, proximity to waterways, significant infrastructure, the possibility of inundation from flooding				
49. The extent to which the design of the subdivision allows for earthworks, building and structures to comply with the New Zealand Electrical Code of Practice (NZECP34:2001)	X	X	X	
50. Whether, in instances where contaminants have been identified as being present: a. appropriate remediation works can be undertaken to satisfactorily deal with any potential adverse effects on human health b. mitigating measures can be adopted to deal with any potential effects of undertaking these works	X	X	X	
Controls on buildings				
51. Building design controls to be provided	X	X	X	

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for by way of covenants on titles				

6.5 Special information requirements

A design statement is required for the activities specified in the Table 10 below. The design statement is required to include as a minimum the matters indicated within the table as set out in clause 2.7.2 of the general provisions. Drawings, illustrations and supporting written explanation should be proportionate to the complexity and significance of the development proposal. Refer to the Auckland Design Manual for guidance on the preparation of design statements.

Table 10: Design statements

Activity	**Creation of fee simple sites in the Huapai Triangle precinct**			**Sub-precinct spatial plan**
Number of proposed sites	**1 - 4 sites**	**5 - 15 sites**	**15+ sites**	
A. Context analysis				
1. Site Analysis				
a. existing site plan	X	X	X	X
b. streetscape character		X	X	
2. Neighbourhood analysis				
a. natural and cultural environment		X	X	
b. movement		X	X	X
c. neighbourhood character		X	X	
d. use and activity			X	
e. urban structure			X	X
B. Design response				
a. concept design	X	X	X	X
b. proposed site plan	X	X	X	
c. sunlight access	X	X	X	
d. landscape	X	X	X	
e. streets, accessways and lanes	X	X	X	X
f. urban structure		X	X	X
g. public open space		X	X	X

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7. Precinct Plans

Figure 5 - Huapai Triangle Zoning Map

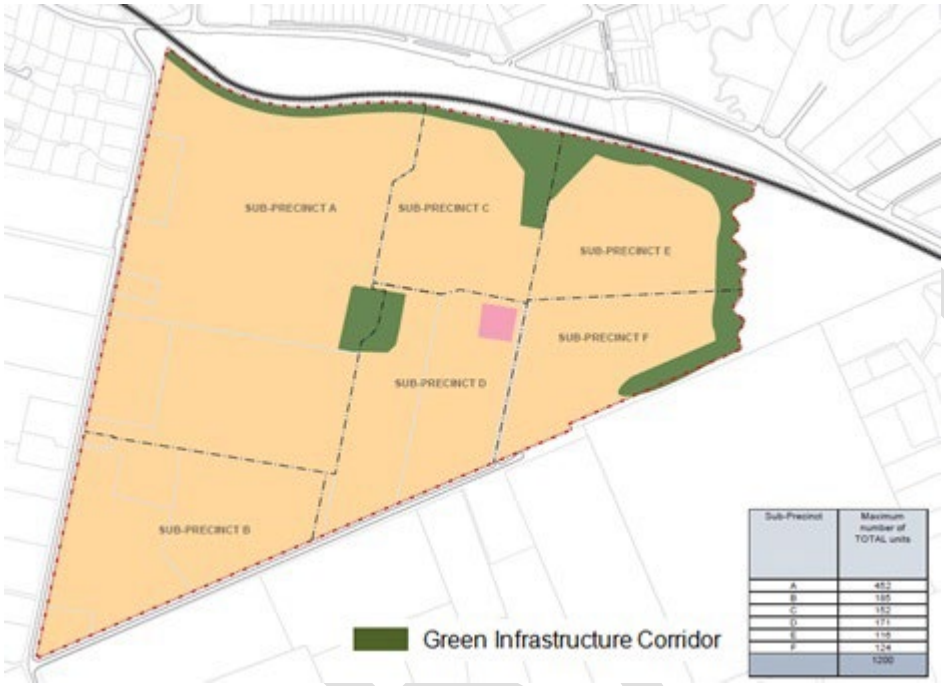


Figure 6 - Road Hierarchy/Movement Plan

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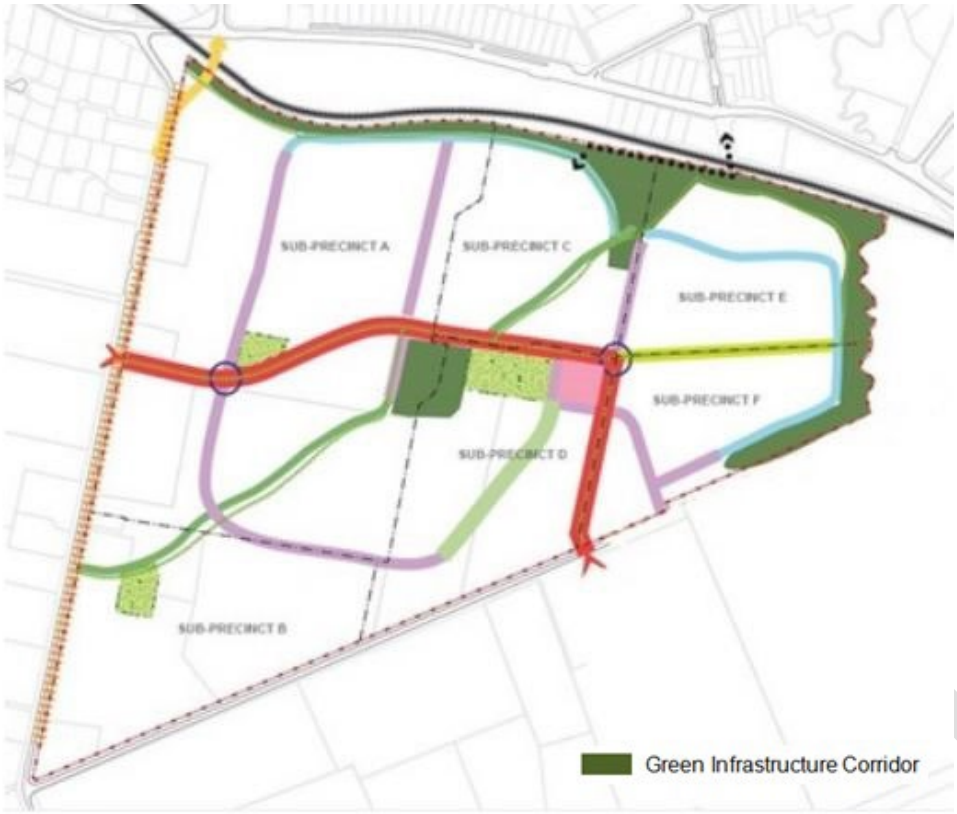


Figure 7 - Stormwater Management



Figure 8 - Main Road

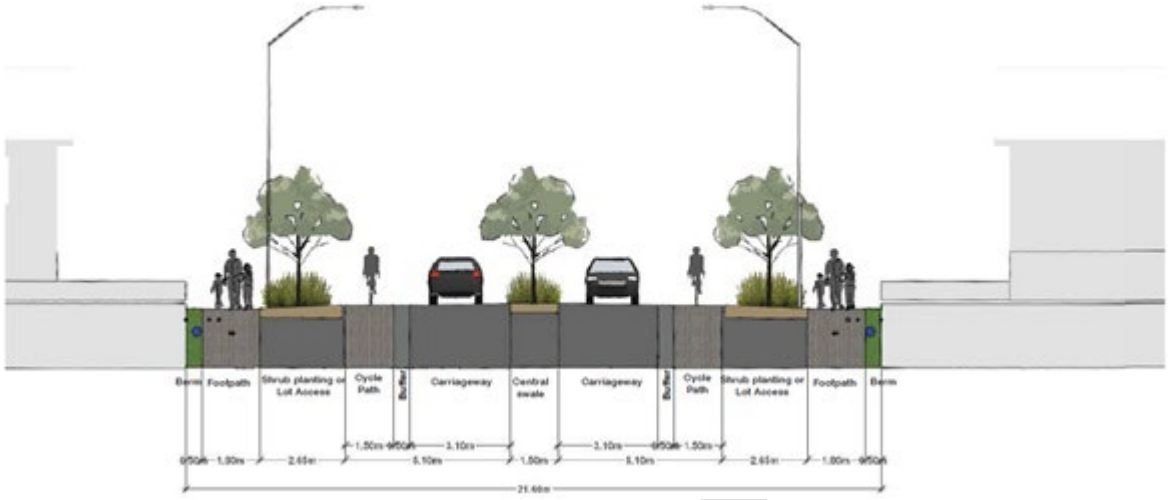


Figure 9 - Green Finger Type 1

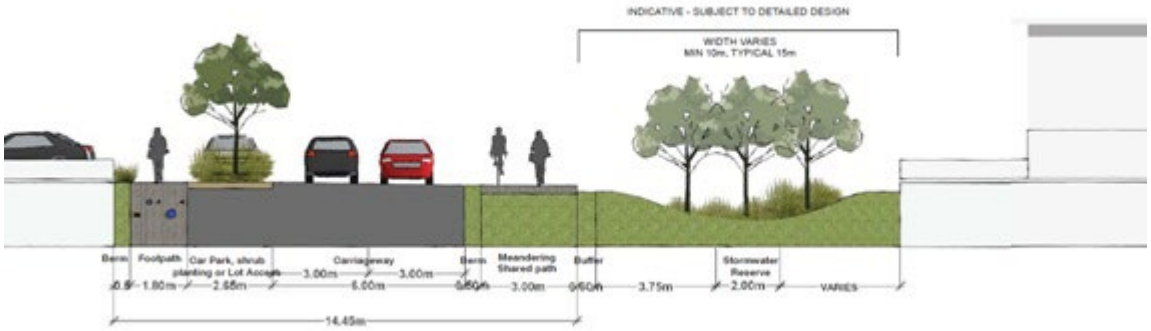


Figure 10 - Green Finger Type 2

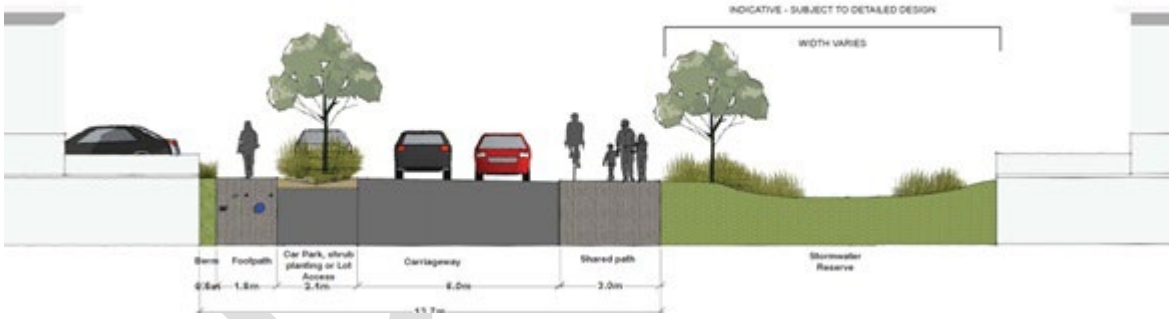


Figure 11 - Reserve Side Road

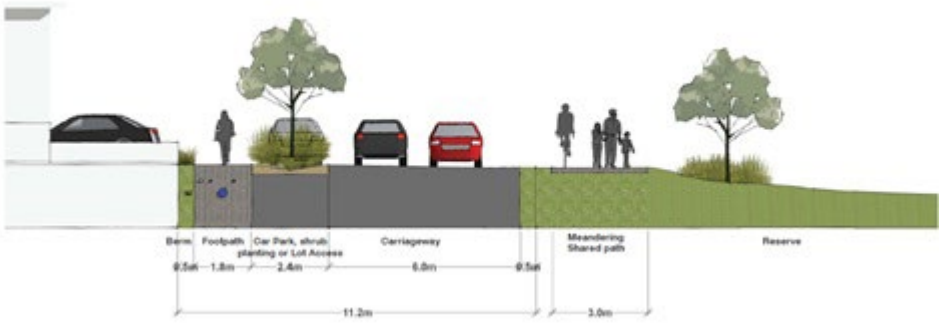


Figure 12 - Cycle Road

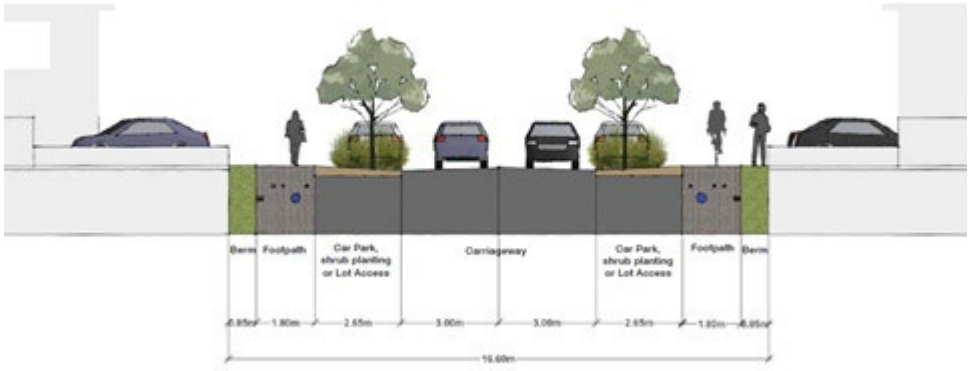


Figure 13 - Nobilo Road

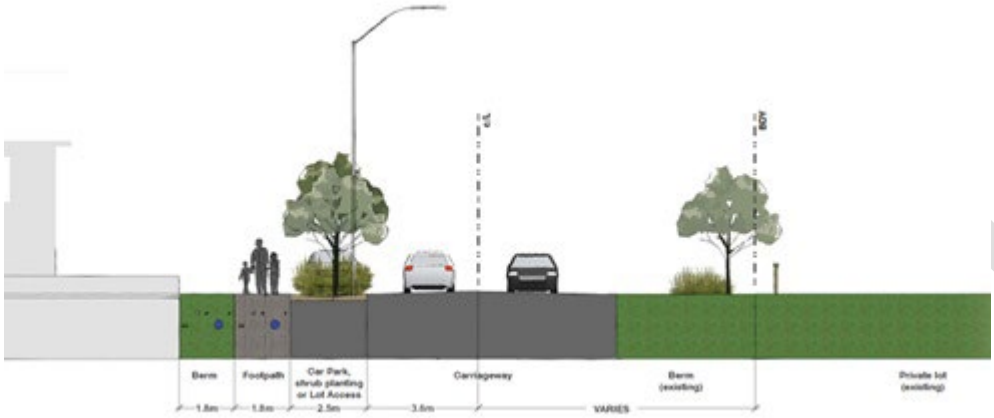
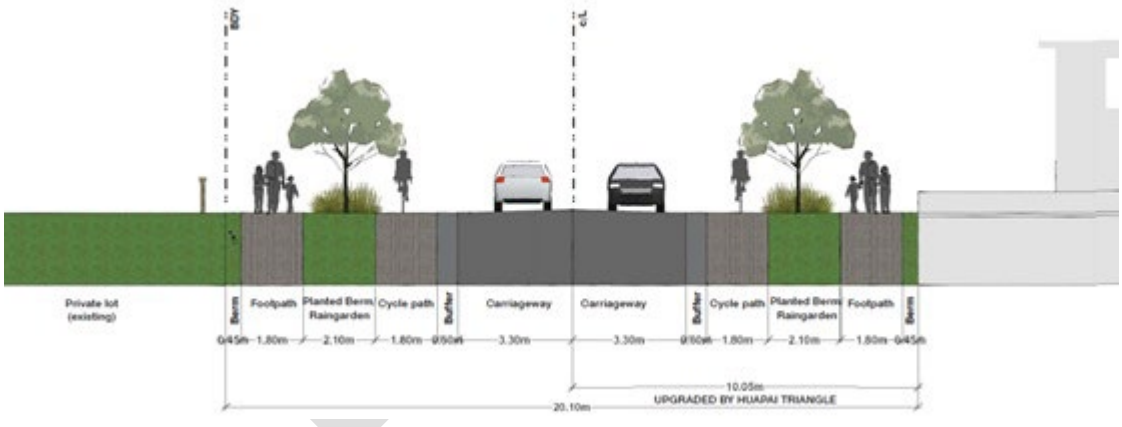


Figure 14 - Station Road



I454 Opaheke 1

I454.1 Precinct description

The Opaheke 1 precinct comprises some 27 hectares of land between Bellfield Road and Opaheke Park, approximately 1.5km south of the Papakura Metropolitan Centre.

The purpose of the precinct is to provide for comprehensive and integrated development of the site, making efficient use of land resources and infrastructure, and increasing the supply of housing in the Papakura area. Development within the precinct is envisaged to provide approximately 500 new dwellings comprising a mixture of attached and detached typologies.

The development of the precinct will be integrated with Opaheke Park through the alignment of proposed roads, pedestrian linkages, and the enhancement of specified green corridors.

The zoning of land within the precinct is Residential Single House, Mixed Housing Urban, Mixed Housing Suburban, Neighbourhood Centre, and Open Space: Conservation. Refer to the planning maps for the location and extent of the precinct.

I454.2 Objectives

The underlying zones and Auckland-wide objectives apply in this precinct, in addition to those specified below.

(1) Opaheke 1 precinct is subdivided and developed in a comprehensive and integrated way, providing a mix of housing densities, typologies and affordable price options and incorporating opportunities for a neighbourhood centre.

(2) A high quality built form and landscaped streetscape has developed, reflecting an urban character and amenity.

(3) A safe, efficient and integrated road network provides strategic connections and improvements, encourages walking and cycling and the use of public transport, and provides strong legible connections to and through the precinct.

(4) A high quality and safe public open space and green corridor network that integrates stormwater management, ecological amenity and recreational functions.

(5) Indigenous biodiversity is maintained and enhanced through riparian margin re-planting at the time of development, building set-backs and landscaping.

(6) Stormwater runoff is managed to respect natural processes, minimise flood risk and implement water sensitive design.

(7) Housing affordability is enhanced by facilitating the efficient use of land for residential development.

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(8) To ensure that affordable housing provided in any residential development is distributed throughout the precinct.

(9) To promote availability of affordable housing to first home buyers and/or Community Housing Providers.

I454.3 Policies

The underlying zones and Auckland-wide policies apply in this precinct, in addition to those specified below.

Subdivision and development

(1) Require that the design of any subdivision and development within the precinct is undertaken in general accordance with the Opaheke 1 precinct plan.

(2) Require a built urban form and character that transitions from a reasonably high density (typically attached dwellings) around key roads, public open space and green corridors to progressively lower densities (detached dwellings) within the central areas of the precinct and adjacent to established neighbouring development.

(3) Ensure a network of high quality landscaped public open spaces and green corridors, predominately edged by roads and served by walkways and cycleways and /or appropriately addressed by adjoining residential development.

(4) Enable the expansion of, and improved access to Keryn Reserve.

(5) Encourage the establishment of land use activities or development within the residential areas to ensure that the precinct is developed in a coordinated, integrated and comprehensive manner.

Built form

(6) Require new buildings to be located and designed so that they:

a. contribute to the streetscape and sense of place by responding to the planned future form and character of the surrounding area.

b. complement the character of adjoining buildings and development

c. provide clearly defined public fronts that positively contribute to the amenity and pedestrian safety of streets and public open spaces;

d. maximise outlook onto streets and public open spaces

e. avoid long unrelieved frontages and excessive bulk when viewed from streets and public open spaces;

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f. create visual interest through massing, articulation, roof form, materials and colour;

g. provide clearly defined semi-private and private areas, including outdoor living space within the site;

h. address both street frontages for corner lots. This can be achieved by:

i. placement of windows, massing, materials or articulated elements on both frontages;

ii. eliminating blank walls facing the street;

i. avoid carports and garages being the dominant feature of the streetscape

j. screen exterior rubbish storage areas from public view or incorporate them into the design of the building

(7) Require residential development to:

a. be of a scale and form that is complementary to the character of adjacent or planned development;

b. maintains adequate sunlight access to adjoining residential sites;

c. minimises bulk and dominance effects;

d. avoids rear lots;

e. provides privacy; and

f. have usable and accessible outdoor living space

(8) Require retaining walls to be a positive site or landscaping feature through building design and site landscaping.

Infrastructure

(9) Require a safe and interconnected road network which provides for:

a. improvements to Opaheke Road where it adjoins the precinct;

b. restricted vehicle access for new lots fronting Opaheke Road, to increase the safety and efficiency of Opaheke Road;

c. signalisation of the intersection of Bellfield Road, Great South Road and Taonui Road to ensure the effective and safe movement of vehicles and pedestrians;

d. road connections to Bellfield Road and Keryn Place;

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e. future road connections to the south; and

f. pedestrian and cycle linkages to and through the precinct, including two pedestrian bridges to Opaheke Park and walkways to Opaheke Road and Coulthard Place.

(10) Require the internal road network, to be consistent with the precinct specific road cross sections to achieve an appropriate balance between movement and sense of place functions and to maintain a high quality, safe, slow speed environment.

(11) Require rear lanes to be designed to address safety, lighting, landscaping and visual amenity.

Streams and wetlands

(12) Require subdivision and development to provide for the restoration and enhancement of the riparian margins of streams and wetlands, as shown on the Opaheke 1 precinct plan to:
   a. achieve a natural appearance through planting using eco-sourced native species;
   b. provide walkways these areas adjacent to riparian margins along both sides of streams, and boardwalks through wetlands where appropriate.

Stormwater

(13) Integrate the precinct's stormwater management network, with the surrounding development by providing for values such as pedestrian movement, amenity, open space and ecology.

(14) Maintain the existing catchment hydrology through management of stormwater onsite and employing water sensitive design principles prior to the discharge of stormwater.

(15) Require subdivision and development to achieve SMAF1 mitigation through the use of a single device or combination of devices and generally accord with any relevant approved Network Discharge Consent and Stormwater Management Plan.

(16) Restrict maximum impervious area on a site to ensure that the overall maximum impervious area for the Opaheke Precinct does not exceed 70 percent excluding roads and green corridors.

(17) Ensure stormwater management devices (including outlet structures on land zoned Open Space are located and designed to complement the context, character and the natural, ecological and landscape values of the area.

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Affordable Housing

(18) New residential developments containing 15 or more dwellings, or involving the creation of 15 or more vacant sites, require either:

a. 10 percent of new dwellings to be relative affordable, with the purchase price to be set relative to the median house price in the Auckland region and sold to first home buyers; or

b. 5 percent to be retained affordable, with the purchase price to be set relative to the median household income in the Auckland region and sold to Community Housing providers or the Housing New Zealand Corporation and owned for long term retention.

(19) New residential developments containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the precinct.

I454.4 Activity table

(1) The provisions in any relevant zone and Auckland-wide provisions apply in this precinct unless otherwise specified below. A blank table cell with no activity status specified means that the underlying zone provisions apply.

Tables I454.4.1 and I454.4.2 Activity table specifies the activity status of development and subdivision activities in the Opaheke 1 Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Table I454.4.1 Activity table – Residential and Neighbourhood centre zones

Activity	**Activity status**		
	Mixed Housing Suburban	**Mixed Housing Urban**	**Neighbourhood Centre**
Residential			
(A1) One dwelling per site of 320m^2 or greater	P		
(A2) One dwelling per site on sites 319m^2 or less outside of the Detached Dwelling Buffer Area as shown on the Opaheke 1 precinct plan	D		
(A3)Two or more dwellings per site in the Detached Dwelling Buffer Area as shown on the Opaheke 1 precinct plan	NC	NC	

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(A4) Comprehensive Residential Development on sites outside the Detached Dwelling Buffer Area as shown on Opaheke 1 precinct plan	RD	RD	
(A5) Comprehensive Residential Development on sites within the Detached dwelling buffer area as shown on Opaheke 1 precinct plan	NC	NC	
(A6) Supported residential care			D
(A7) Visitor accommodation and boarding houses			D
Commerce			
(A8) Show homes	P	P	P
(A9) Drive through restaurants			NC
(A10) Supermarkets greater than 300m^2 gross floor area per tenancy			NC
(A11) Offices at ground level			D
(A12) Service stations	NC	NC	NC
Community			
(A13) Emergency services			NC
Industry			
(A14) Repair and maintenance services			NC

Table I454.4.2 Activity table - Subdivision – All zones

Activity	Activity status
Subdivision	
(A1) Subdivision in accordance with the Opaheke 1 precinct plan	RD
(A2) Subdivision not in accordance with the Opaheke 1 precinct plan	NC

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I454.5 Notification

(1) Any application for resource consent for a restricted discretionary activity for comprehensive residential development on sites listed in activity table I454.4.1 above, will be considered without public notification subject to meeting the standards of I454.7.1.1.

(2) Any application for resource consent for an activity listed in activity tables I454.4.1 and I454.4.2 and not listed in I454.5(1) 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).

I454.6. Affordable housing controls

I454.6.1. General Controls

Purpose: To ensure that this precinct contains affordable housing to help address Auckland's housing affordability needs.

(1) New residential developments containing 15 or more dwellings/vacant sites must provide for affordable dwellings/vacant sites that are either relative affordable or retained affordable that will meet the requirements of clauses 2-7 below.

(2) All resource consent applications requiring the provision of affordable dwellings/vacant sites must be accompanied by details of the location, number and percentage of relative and/or retained affordable dwellings/vacant sites.

(3) Affordable dwellings/vacant sites must be spread throughout the development, with no more than six in any one cluster.

(4) For staged developments, a proportionate number of affordable dwellings and/or vacant sites must be provided at each respective stage on a pro rata basis and spread throughout the development in accordance with clause 3 above.

(5) For apartments, no more than one-third of the total number of identified affordable dwellings must be located on a single building level/storey, unless the development is two levels, in which case no more than half of the identified affordable dwellings must be located on a single level.

(6) If the calculation of the percentage of dwellings (and/or vacant sites) that must be affordable dwellings (and/or vacant sites) results in a fractional dwellings (or vacant site) or one-half or more, that fraction is counted as 1 dwelling (or vacant sites) and any lesser fraction may be disregarded.

(7) Affordable housing that does not comply with clauses 1-6 above is a discretionary activity.

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I454.6.2 Number of relative affordable dwellings or sites

Purpose: To ensure that this precinct contains price relative affordable housing available to first home buyers to help address Auckland's housing affordability needs.

(1) For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 10 percent of the total number of dwellings/vacant sites must be relative affordable and meet the following criteria:

a. The price at which a dwelling may be sold does not exceed 75 percent of the Auckland region median house price (calculated as an average of 3 calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) that is published by the Real Estate Institute of New Zealand.

b. If the application is for a subdivision consent, the applicant must identify the sites of the subdivision allocated for the building of relative affordable dwellings and must specify the mechanism (consent notice for example) to ensure that the combined value of the building and the land on completion will meet that criterion or is a building associated with such a dwelling.

c. Any dwellings built on vacant sites identified for affordable housing must be sold to first home buyers who must reside in the dwelling from the date of transfer. Any dwellings built on vacant sites identified for affordable housing must be sold to first home buyers who must reside in the dwelling and retain ownership for three years from the date of transfer.

(2) Relative affordable housing that does not comply with clause 1 above is a discretionary activity.

I454.6.3 Eligibility for relative affordable housing

Purpose: To ensure relative affordable housing is purchased by appropriate persons

(1) Prior to the first transfer of affordable dwellings (including new dwellings that have never been occupied and are built on vacant sites identified for affordable dwellings), the consent holder must provide the Council with a statutory declaration that confirms the sale complies with the following eligibility requirements:

a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement becomes unconditional;

b. the consent holder has sold the dwelling (and any associated parking that is required by resource consent, and storage) at a price which is not more than that defined by the 75 percent median price in accordance with Rule I454.6.2(1)(a) above;

c. the purchaser is a first home buyer and has never owned any other real property;

d. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

(2) Prior to the transfer of a vacant site identified for affordable dwellings, the purchaser shall be made aware of the consent notice mechanism required to ensure any building built on the site is a dwelling that will meet the relative affordable criteria in Rule I454.6.2(1)(a) above or is a building associated with such a dwelling.

(3) Prior to the transfer of a vacant site identified for an affordable dwelling to a purchaser that intends to develop, own and occupy the affordable dwelling themselves, the consent holder shall provide the Council with a statutory declaration executed by the intended purchaser that confirms the sale complies with the following eligibility requirements:

a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date of the sale and purchase agreement became unconditional;

b. any development of the site shall be such that the combined value of the dwelling and the land upon completion, as confirmed by a registered valuation, shall be no more than that defined by the 75 percent median price in accordance with Rule I454.2(1)(a) above;

c. the purchaser intends to own and occupy the affordable dwelling exclusively as their residence for no less than three years from the date of purchase;

d. the purchase is a first home buyer and has never owned any other real property;

e. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

(4) A consent notice shall be placed on the computer freehold register for the respective affordable dwellings/vacant sites requiring the above eligibility criteria to be met for 3 years from the date of transfer to the first eligible purchaser.

(5) Relative affordable housing that does not comply with clauses 1-3 above is a discretionary activity.

I454.6.4 Eligibility for retained affordable housing

Purpose: To ensure that this precinct contains income related retained affordable housing to help address Auckland's housing affordability needs and to ensure retained housing is appropriately managed by Community Housing Providers to achieve ongoing provision and availability where required.

(1) Purchasers in respect of retained affordable housing must be a registered community housing provider or the Housing New Zealand Corporation.

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(2) Retained affordable housing that does not comply with clause 1 above is a discretionary activity.

I454.6.5 Number of retained affordable dwellings or sites

Purpose: To ensure that this precinct contains price relative retained affordable housing available to first home buyers to help address Auckland's housing affordability needs.

(1) For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 5 percent of the total number of dwellings, or vacant sites, in any development must be retained affordable and meet the following criteria:

a. The price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent application or any appeals to the decision on that application are finally resolved, whichever is the later) would not exceed 30 percent of the household's gross monthly income, based on the assumptions that:

i. The dwelling is purchased with a 10 percent deposit; and

ii. The balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average two-year fixed rate. The interest rate used is that published most recently by the Reserve Bank of New Zealand, in relation to the date application for resource consent is made.

(2) As part of the resource consent application evidence shall be provided to demonstrate a Community Housing Provider will purchase the dwellings/sites. Prior to transfer of the retained affordable dwellings/sites a Council approved statutory declaration must be returned by the consent holder to demonstrate the dwellings/sites are sold at the price point outlined in clause 1 above.

(3) Retained affordable housing that does not comply with clauses 1-2 above is a discretionary activity.

I454.7 Standards

The standards applicable to the Residential - Mixed Housing Urban, Mixed Housing Suburban and Business – Neighbourhood Centre and Open Space – Conservation zones, and Auckland-wide provisions apply in this precinct except for the following:

Standard H4.6.7 Yards

Standards H4.6.14 and H5.6.15 Front, side and rear fences and walls

Standards H4.6.8 and H5.6.9 Maximum impervious area

Standards H4.6.9 and H5.6.10 Building coverage

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Standards H4.6.10 and H5.6.11 Landscaped Area

All permitted and restricted discretionary activities listed in Tables I454.4.1 and I454.4.2 must comply with the following activity standards unless otherwise specified.

I454.7.1.1 Comprehensive Residential Developments

Purpose: To encourage integrated and comprehensively designed developments by enabling efficient use of the site and providing for design flexibility while maintaining a reasonable level of sunlight access and minimising visual dominance effects to immediate neighbours.

(1) A Comprehensive Residential Development must:

a. have a minimum site size of 1,000m^2

b. have road frontage of at least 37.5m

c. be outside of the Detached Dwelling Buffer Area

(2) The height in relation to boundary and yards development standards do not apply to internal site boundaries within the application area.

(3) Development that does not comply with clause 1 above is a non-complying activity.

(4) Development must comply with the following standards: H4.6.4 and H5.6.4 Building height, I454.7.1.3 On site stormwater management, - new impervious surfaces, I454.7.1.4 Front, side and rear fences and walls and Standard I454.7.1.5 Retaining walls,

(5) Development that does not comply with clause 4 above is a restricted discretionary activity.

I454.7.1.2 Dwellings fronting Opaheke Road

Purpose: To ensure that dwellings front and have direct pedestrian access from Opaheke Road to provide for passive surveillance of the street and contribute to streetscape amenity.

(1) The front facade of any dwelling on a site that adjoins Opaheke Road must contain:

a. glazing to habitable rooms that is cumulatively at least 20 percent of the area of the front facade; and

b. a main entrance door that is visible and accessible from the street.

I454.7.1.3 On-site stormwater management – new impervious area

Purpose: To manage stormwater runoff from the development of impervious areas onsite to mitigate adverse effects on catchment hydrology.

(1) A Development of new impervious areas greater than 50m^2 is a permitted activity provided that:

a. stormwater from the total site impervious area must be directed to an on-site device designed and sized to accommodate stormwater runoff from the site and achieve retention (volume reduction) of 5mm runoff plus detention (temporary storage) of 19.4mm of runoff with a draw down period of 24 hours.

b. stormwater runoff may be directed to one or more on-site device to achieve the volume requirements in Table I454.7.1.3.1 where:

    i. the retention volume must be achieved; and

    ii. where the total volume requirement is met then a greater retention volume and a corresponding decrease in detention volume can be provided.

c. any stormwater management device or system is built generally in accordance with design specifications by a suitably qualified service provider and is fully operational prior to use of the impervious area.

d. 'as built' plans for any stormwater management device or system are provided to council within three months of practical completion of the works.

e. the stormwater device/s: any stormwater management device or system is operated and maintained in accordance with best practice for the device or system.

Table I454.7.1.3.1 Retention and detention volume requirements

M^2	Retention (m^3)	Detention (m^3)	Combined total to be provided (m^3)
1	0.005	0.0194	0.0244

I454.7.1.4 Front, side and rear fences and walls

Purpose: Enable fences and walls to be constructed within yards to a height sufficient to:

- provide privacy for dwellings while enabling opportunities for passive surveillance of the street, green corridors and public open space,
- minimise visual dominance effects to immediate neighbours and the street and maintain the open character of front yards.

(1) Fences or walls or a combination of these structures (whether separate or joined together) must not exceed the height specified below, measured from the ground level at the boundary:

    a. within the front yard or any yard adjoining a green corridor or public open space: 1.2m in height

    b. within any yard adjoining a Jointly owned access lot: 1.8m in height where the fence is at least 25 percent visually open

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c. for all other side and rear yards: 2m in height

I454.7.1.5 Retaining walls

Purpose: To avoid visual dominance or overshadowing effects as viewed from the street or the boundary of the precinct.

(1) Any retaining walls within 3m of a precinct boundary or site boundary must not exceed 1.2m in height, as measured by the vertical distance from the top to the bottom of the wall.

I454.7.2 Mixed Housing Suburban zone

I454.7.2.1 Yards

(1) The purpose and yard controls for the Mixed Housing Suburban zone apply in the precinct unless otherwise specified below:

a. Front yard: 2.5m

I454.7.2.2 Maximum Impervious Area

Purpose: manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks, support the functioning of riparian yards and stream water quality and ecology and accommodate integrated development that will make efficient use of the site

(1) Maximum impervious area must not exceed:

a. 60 percent of the site area for sites 320m^2 or greater; or

b. 70 percent of the site area for sites 319m^2 or less

(2) Maximum impervious area within a riparian yard: 10 percent.

I454.7.2.3 Building coverage

Purpose: manage the extent of buildings on a site to achieve the planned built character of buildings anticipated within the Opaheke 1 precinct.

Maximum building coverage 50 percent of net site area.

I454.7.2.4 Landscaped area

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Purpose: provide for high quality living environments consistent with the planned built character of buildings anticipated within the Opaheke 1 precinct and maintain the landscaped character of the streetscape within the zone.

(1) Minimum landscaped area: 30 percent of net site area

(2) At least 50 percent of the front yard must comprise landscaped area.

I454.7.3 Mixed Housing Urban zone

I454.7.3.1 Maximum Impervious Area

Purpose: manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks, support the functioning of riparian yards and stream water quality and ecology and accommodate integrated development that will make efficient use of the site

(1) Maximum impervious area must not exceed:

a. 60 percent of the site area for sites 320m^2 or greater; or

b. 70 percent of the site area for sites between 319m^2 and 200m^2

c. 85 percent of the site area for sites less than 200m^2

(2) Maximum impervious area within a riparian yard: 10 percent.

I454.7.3.2 Building coverage

Purpose: manage the extent of buildings on a site to achieve the planned urban built character of buildings anticipated within the Opaheke 1 precinct.

1. Maximum building coverage must not exceed 60 percent of net site area for attached dwellings; or.

2. The maximum building coverage must not exceed 50 percent for the net site area for detached dwellings.

I454.7.3.3 Landscaped area

Purpose: provide for high quality living environments consistent with the planned urban built character of buildings while recognising the proximity of Opaheke Park and to contribute to the landscaped character of the streetscape within the zone.

1. Minimum landscaped area: 15 percent of net site area

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2. At least 50 percent of the front yard must comprise landscaped area.

I454.8 Subdivision Standards – All zones

I454.8.1 Minimum Net Site area

(1) All proposed sites must comply with the following minimum net site areas for vacant lot subdivision as set out in Table I454.8.1.1:

Table I454.8.1.1

Zone	Minimum Net Site Area
Mixed Housing Suburban	320m^2
Mixed Housing Urban	Refer Rule E38.8.3.1

(2) Subdivision that does not comply with clause 1 above is a discretionary activity except in the Detached Dwelling Buffer Area.

(3) Subdivision in the Detached Dwelling Buffer Area that does not comply with clause 1 above is Non-complying activity.

I454.8.2 Riparian margins

Purpose: Riparian yards ensure development is adequately set back from the open space and stream network within the precinct to provide protection from natural hazards and to maintain a sense of open space.

(1) Riparian margins identified on the Opaheke 1 Precinct Plan must be planted on either side of the banks of a permanent or intermittent stream to a minimum width of 10m measured from the bank of the stream or the edge of the stream determined by the extent of the 2.3 year Mean Annual Flood (MAF) Event. This rule does not apply to crossings of streams.

(2) Riparian margins identified on the Opaheke 1 Precinct Plan must be planted and maintained in accordance with a council approved landscape plan and must use eco-sourced native plants, be consistent with local biodiversity and planted at a density of 10,000 plants per hectare.

(3) Pedestrian/cycle paths must be located adjacent to and not within the 10m planted strip.

(4) Riparian margins identified in clause 1 above must be offered to Council for vesting.

(5) Where the esplanade provisions apply in clause 1 above, 15m of the full esplanade reserve must be planted in accordance with clause 1 above.

(6) Subdivision that does not comply with clauses 1 to 5 above is a discretionary activity.

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I454.8.3 Roading Construction Standards

Purpose: to provide a safe and legible street network

(1) All roads within the precinct must be located in general accordance with the Opaheke 1 Precinct Plan.

(2) All road provided within the precinct must be constructed to the standards contained within Table I454.8.3.1: Road Construction Standards within the Opaheke 1 Precinct and cross-section diagrams in Figures 1 to 7 below or, where not contained in Table I454.8.3.1 below, the relevant Auckland-wide rules apply.

Table I454.8.3.1: Road Construction Standards – Opaheke 1 Precinct

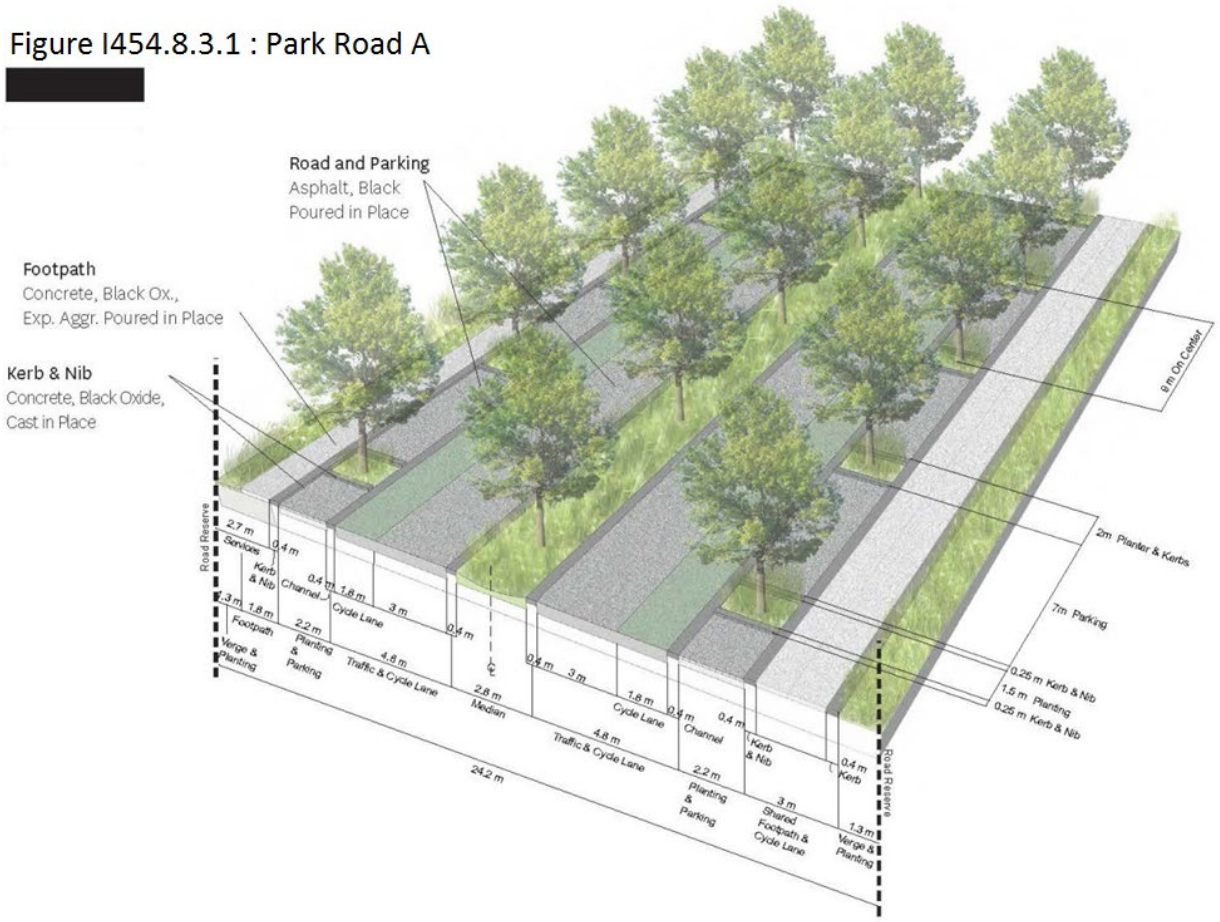
Road typology	Road Width	Carriageway	Footpath Width	Cycle Lane	Shared Cycle Lane/ Footpath	Median
Park Road A	24.2m	3.0 per lane	1.8m	1.8m	3.0m	1.8m
Park Road B	23.0m	3.0 per lane	1.8m	1.8m	N/A	2.8m
Typical Road	16.0m	2.7m per lane	1.8m	N/A	N/A	N/A
Bellfield Road	11.3m	3.0m per lane	1.8m	N/A	N/A	N/A
Wetland Road	10.7m	2.7m per lane	1.8m	N/A	N/A	N/A
Laneway	8.0m	5.4m	N/A	N/A	N/A	N/A
East-West Laneway	8.0m	4.9m	1.8m	N/A	N/A	N/A
Pedestrian walkways	N/A	N/A	N/A	N/A	8m	N/A

(3) Subdivision that does not comply with clauses 1 and 2 above is a discretionary activity.

(4) Cul de sac roads are a non-complying activity. This rule does not apply to staged road construction as part of a staged subdivision or balance site.

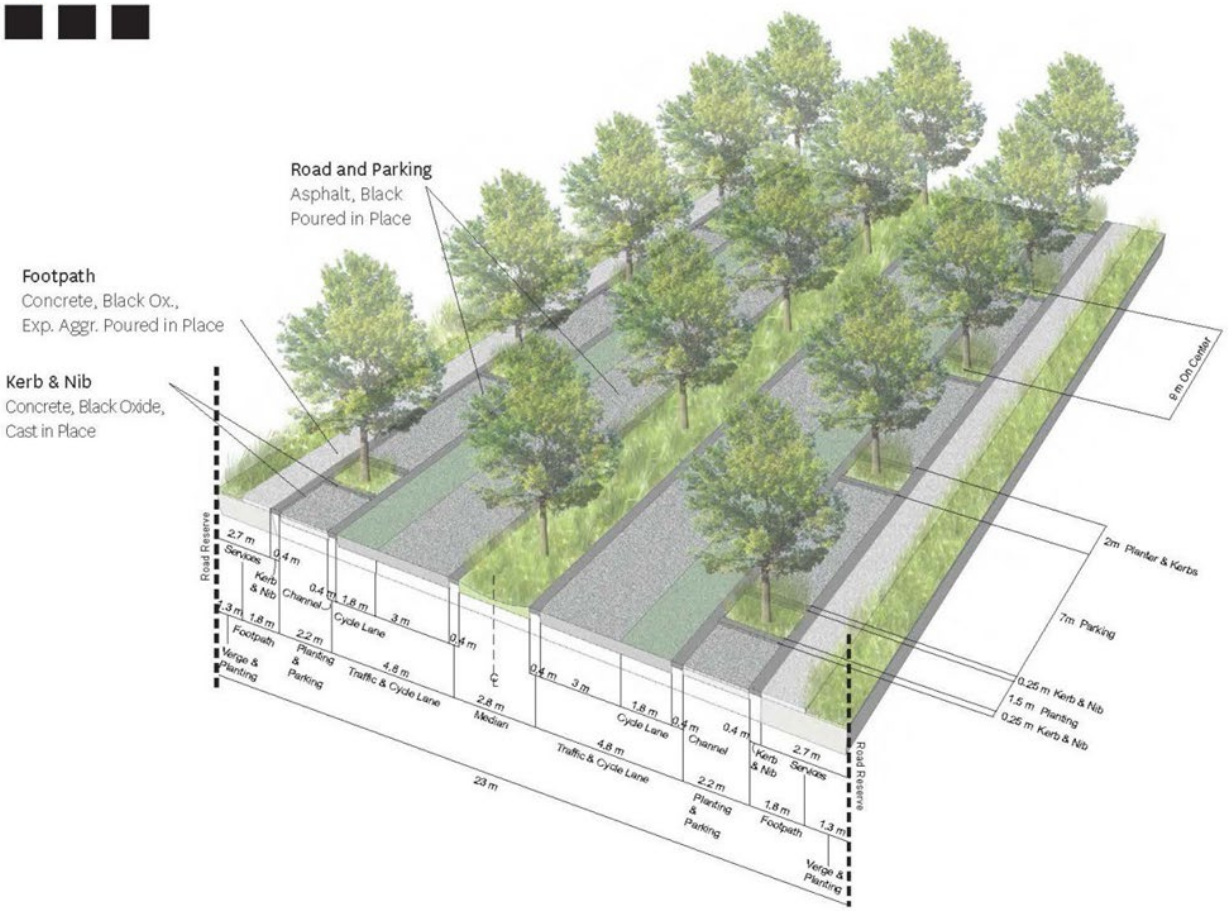
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Figure I454.8.3.1 : Park Road A



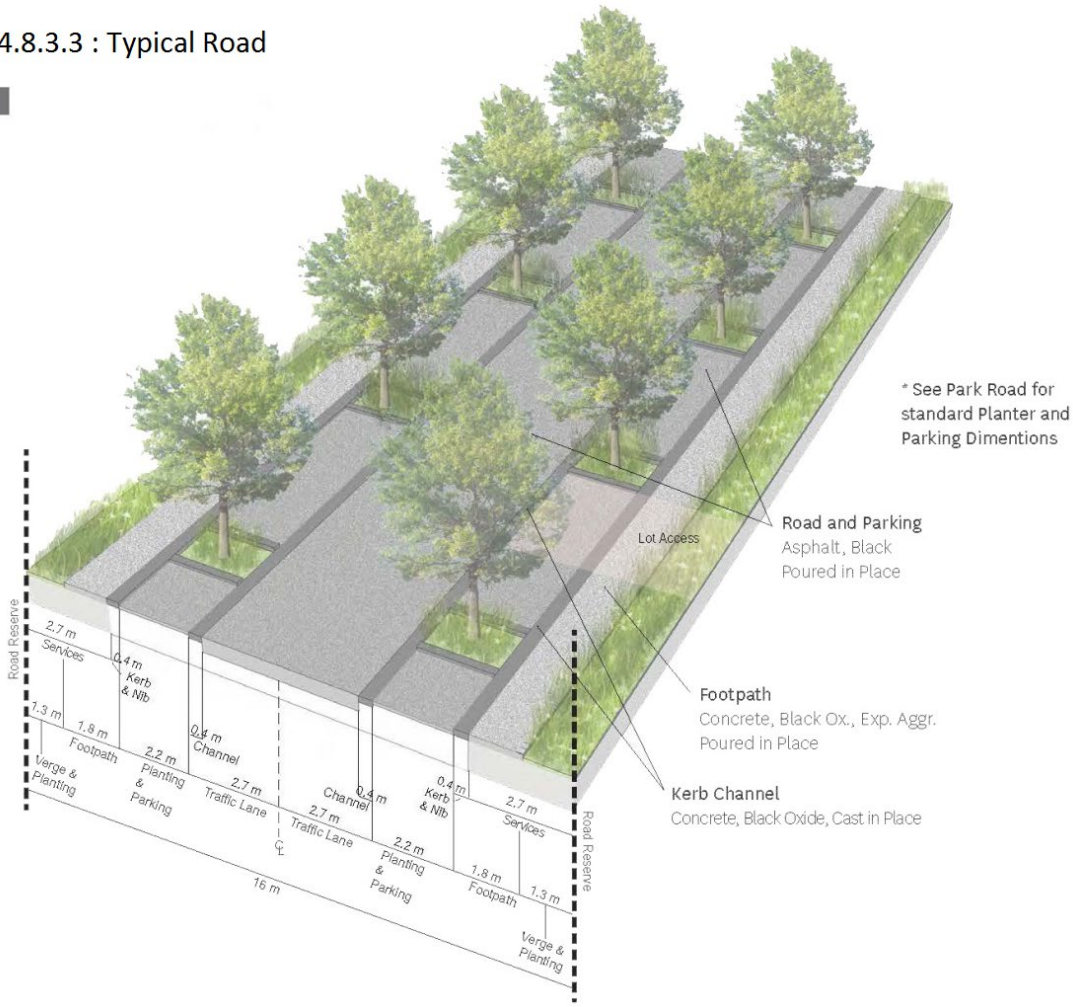
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Figure I454.8.3.2 : Park Road B



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Figure I454.8.3.3 : Typical Road



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Figure I454.8.3.4 : Bellfield Road

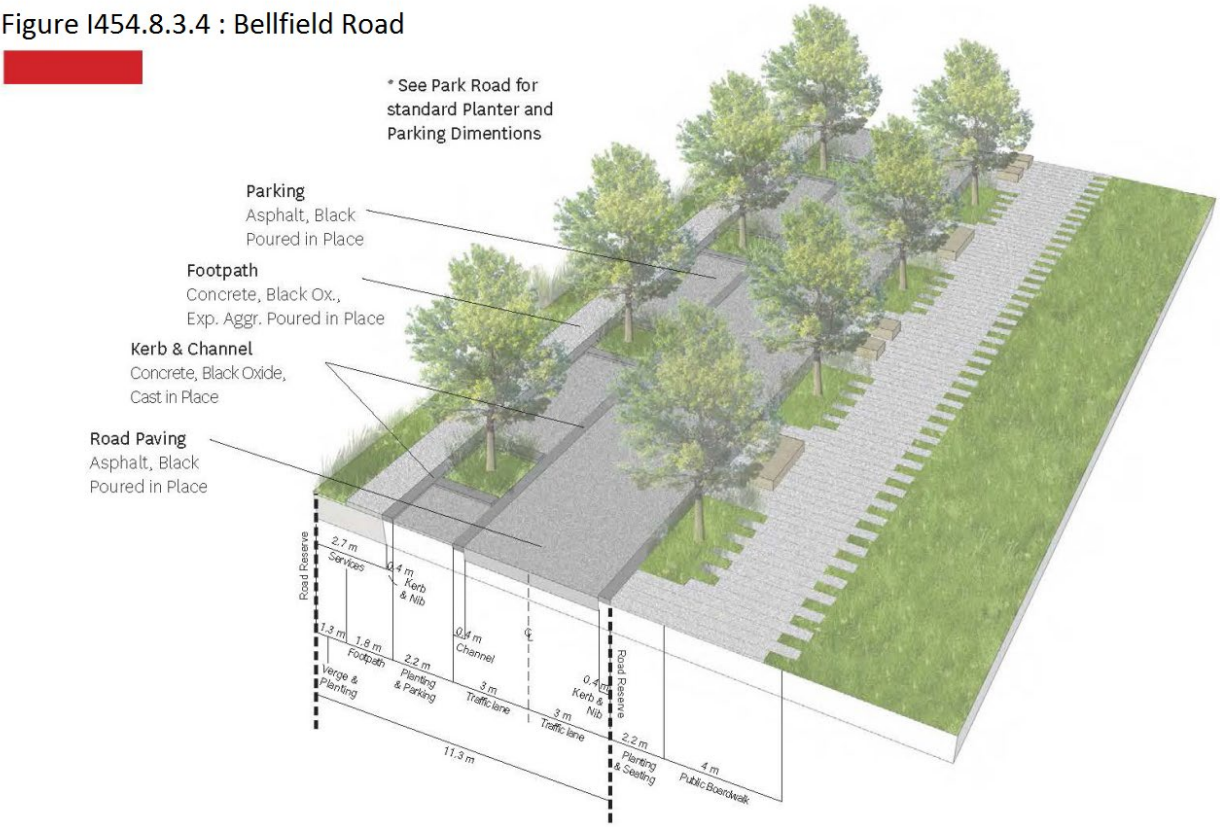
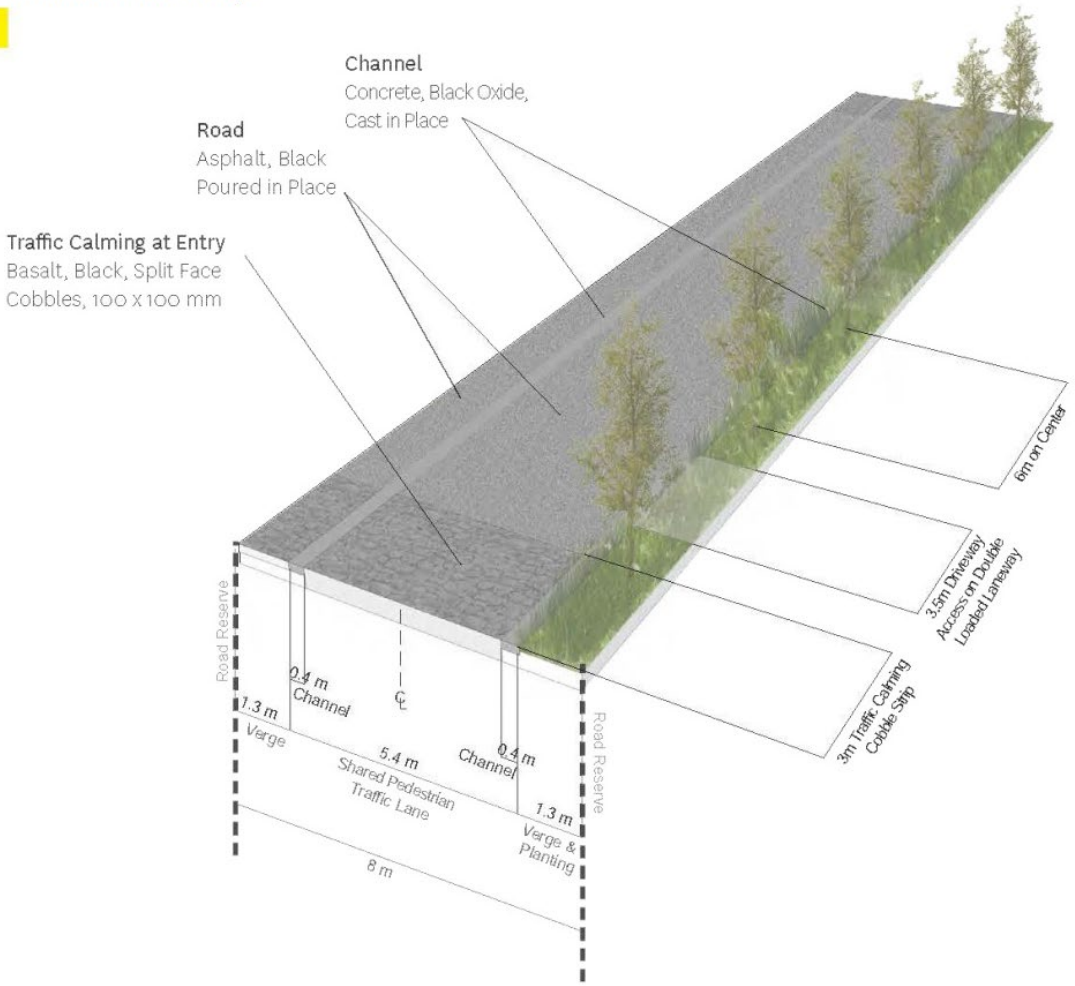


Figure I454.8.3.5 : Wetland Road

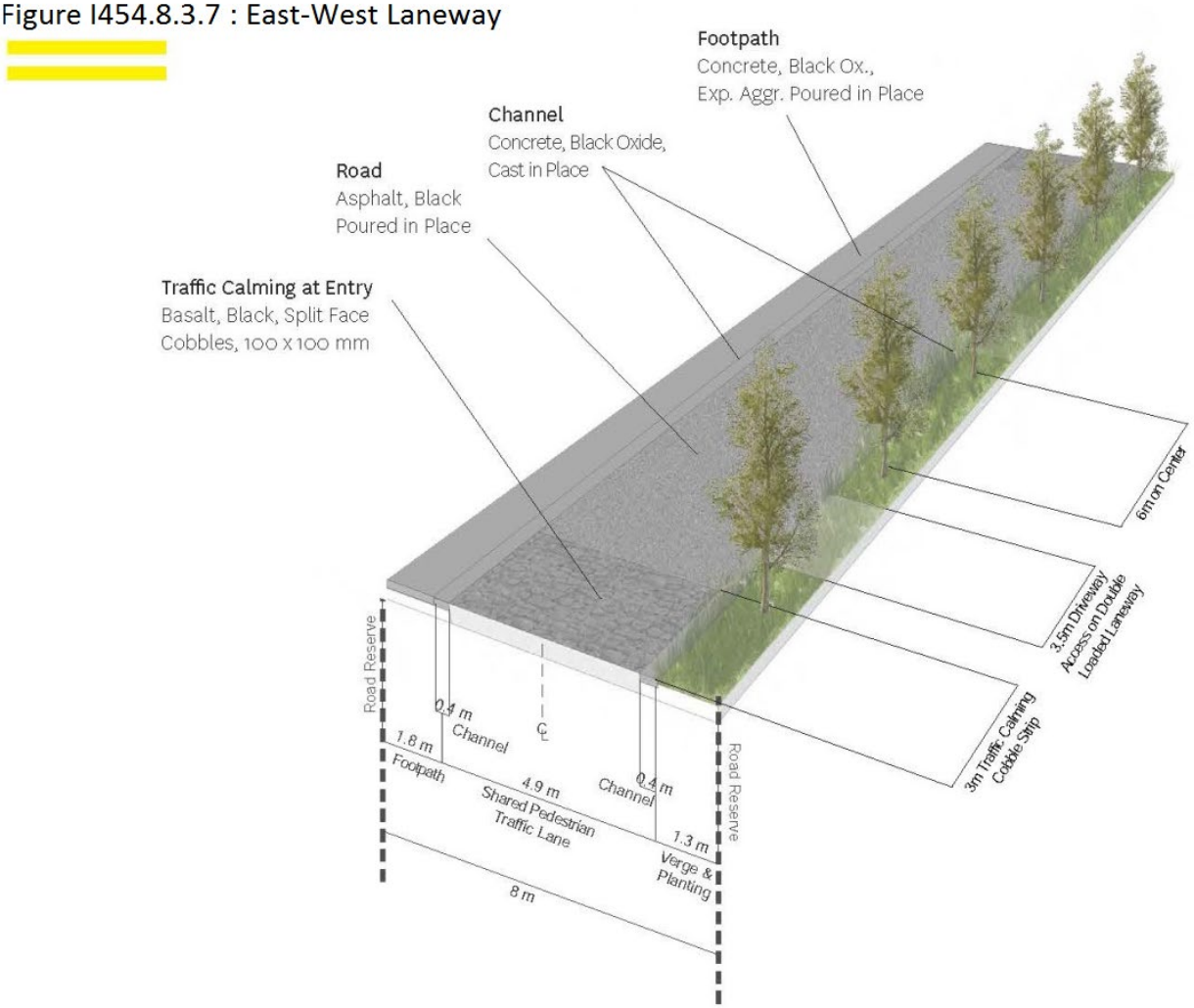


Figure I454.8.3.6 : Laneway



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Figure I454.8.3.7 : East-West Laneway



Legend : Road materials



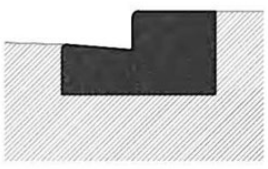
Parking
Concrete, Black Ox., Exp. Aggr.
Poured in Place



Parking Pavers
Basalt, Black, Split Face
Cobbles, 100 x 100 mm



Road Paving
Asphalt, Black
Poured in Place





I454.8.4 Roading improvements

Purpose: To ensure an interconnected roading network is provided in a coordinated and timely manner.

(1) Subdivision within Area A, as shown on the Opaheke 1 precinct plan, must provide roading connections to Bellfield Road and Keryn Place, unless those connections have already been provided.

(2) The signalisation of the Great South Road, Bellfield Road and Taonui Place intersection must be provided prior to or at the same time of the construction of any new road connection to Bellfield Road or Keryn Place.

(3) Subdivision not in accordance with clauses 1 or 2 above is a non-complying activity.

I454.9 Assessment – controlled activities

There are no controlled activities in this precinct.

I454.10 Assessment – Restricted discretionary activities

I454.10.1 Matters of discretion

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

(1) Subdivision and development

a. Consistency with the Opaheke 1 precinct plan

b. Stormwater

c. Transport

d. Design and appearance, location and integration

(2) New residential buildings and Comprehensive Residential Development

a. Design and appearance, location and integration

b. In addition, Comprehensive Residential Developments should assess:

i. consistency with the Opaheke 1 precinct plan

ii. in the Mixed Housing Suburban zone the matters listed under H4.8.1(2)(a) and (c) and in the Mixed Housing Urban zone the matters listed in H5.8.1(2)(a) and (c) [for three or more dwellings per site]

iii. all of the following relevant standards:

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- Standards I454.7.2.2 and 7.3.1 Maximum impervious areas;
- Standards I454.7.2.3 and 7.3.2 Building coverage;
- Standards I454.7.2.4 and 7.3.3 Landscaped area;
- Standards H4.6.11 and H5.6.12 Outlook space;
- Standards H4.6.12 and H5.6.13 Daylight;
- Standards H4.6.13 and H5.6.14 Outdoor living space;
- Standards H4.6.15 and H4.6.16 Minimum dwelling size.

iv. design of landscaping

(3) For development that does not comply with precinct standards the Council will restrict its discretion to all of the following matters when assessing a restricted discretionary resource consent application:

a. the matters listed under C1.9(3);

b. for buildings that do not comply with Standard I454.7.1.4 Front, side and rear fences and walls, Standard I454.7.2.1 Yards; Standards I454.7.2.3 and 7.3.2 Building coverage; Standards I454.7.2.4 and 7.3.3 Landscaped area;

i. in the Mixed Housing Suburban zone the matters listed under H4.8.1(4)(a) to (c) and (e) to (i) and in the Mixed Housing Urban zone the matters listed under H5.8.1(4)(a) to (c) and (e) to (i); and

c. for Standard I454.7.1.2 Dwellings fronting Opaheke Road, the matters listed under:

i. design and appearance of buildings

ii. E27.8.1(11)(a) and (b).

d. for Standard I454.7.1.3 on-site stormwater management – new impervious areas the matters listed under E10.8.1(1)(a) – (d) [Stormwater Management – Flow]

e. for Standard I454.7.1.5 Retaining walls, the purpose of the control

f. for Standards I454.7.2.1 or I454.7.3.1 Maximum impervious areas:

i. stormwater runoff

ii. maximum impervious areas

iii. housing typology

I454.10.2 Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary

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activities in addition to the assessment criteria specified for the relevant restricted discretionary activities in the zones or Auckland-wide provisions.

I454.10.2.1 Consistency with the Opaheke 1 Precinct Plan

(1) All subdivision and development should implement and be in general accordance with the Opaheke 1 Precinct Plan;

(2) Refer to Policy I454.3.1;

(3) Refer to Policy I454.3.2;

(4) Refer to Policy I454.3.3;

(5) Refer to Policy I454.3.4;

(6) Refer to Policy 1454.3.5;

(7) New neighbourhood parks should be located and configured so that they are:

   a. highly visible and accessible;

   b. bounded by at least two street frontages; and

   c. integrated with surrounding development and, where practical, existing parks;

(8) Refer to Policy I454.3.12; and

(9) Refer to Policy I454.3.13

I454.10.2.2 Stormwater

(1) Stormwater management infrastructure required by any Network Discharge Consent (and associated Stormwater Management Plan) and shown on the Opaheke 1 Precinct plans is provided in accordance with the creation of impervious surfaces within the corresponding stormwater catchment.

(2) The approach to stormwater management for roads and future lots should take into account the recommendations of any Network Discharge Consent (and associated Stormwater Management Plan) and should provide sufficient space to achieve hydrology mitigation at-source.

   Note: Consent Notices may be required on the titles of all new lots to ensure compliance with the onsite stormwater management requirements of this precinct.

(3) Refer to Policy I454.3.13

(4) Refer to Policy I454.3.14

(5) For communal stormwater devices:

   a. the extent to which the devices to be invested with council can be accommodated within the green corridors identified on the Opaheke 1 precinct

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plan to allow efficient operation and maintenance;

b. the extent to which the devices integrate with the amenity, ecological, recreational and pedestrian movement values of the green corridors

c. the extent to which adequate provision is made for efficient operation and maintenance of devices not vested to council; and

d. whether the use of communal devices achieves the best practicable option to manage stormwater runoff.

e. Refer to Policy I454.3.17

I454.10.2.3 Transport

(1) Refer to Policy I454.3.1

(2) Refer to Policy I454.3.3

(3) Refer to Policy I454.3.9

(4) Refer to Policy I454.3.10

(5) Refer to Policy I454.3.11

(6) Refer to Policy I454.3.13

(7) An integrated street lighting and landscaping theme should be implemented which is consistent with the overall environmental context.

(8) Landscape treatment of roads should maintain and enhance views into Opaheke Park (where practical).

I454.10.2 4 Design, Location and Integration

(1) Refer to Policy I454.3.1

(2) Refer to Policy I454.3.2

(3) Refer to Policy I454.3.3

(4) Refer to Policy I454.3.5

(5) Refer to Policy I454.3.6

(6) Refer to Policy I454.3.7

(7) Refer to Policy I454.3.8

(8) Refer to Policy I454.3.11

I454.10.2.5 Development Standard infringements

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(1) The standard of Rule C1.9

(2) For buildings that do not comply with Standard I454.7.1.4 Front, side and rear fences and walls, Standard I454.7.2.1 Yards; Standard I454.7.2.3 or 7.3.2 Building coverage; Standard I454.7.2.4 or 7.3.3 Landscaped area:

a. Refer to Policy I454.3.2;

b. Refer to Policy I454.3.6; and

c. Refer to Policy I454.3.7

(3) For infringement of standard I454.7.1.2 Dwelling fronting Opaheke Road:

a. Access should be provided by way of a rear access, Jointly Owned Access Lot or from an alternative road boundary;

b. The assessment criteria of E27.8.2(11)(a)(i); and

c. Refer to Policy I454.3.9.b

d. Refer to Policy I454.3.6.a to d

(4) For infringement of standard I454.7.1.3 On-site stormwater management:

a. The assessment criteria E10.8.2.1(a) and (b) [Stormwater Management Area – Flow 1 and Flow 2]

b. Where the non-compliance occurs on sites/lots where space for on-site devices is constrained, whether runoff from the impervious surfaces can be accommodated on-site for retention and within the public stormwater

system/network for detention; or

c. Refer to Policy I454.3.15

(5) For infringement of Standard I454.7.1.5 Retaining walls:

a. The degree of overshadowing or adverse visual amenity effects from the retaining walls on on-site amenity and on neighbouring properties; and

b. The degree to which the retaining visible to the neighbours, is attractively

designed and incorporates modulation, landscaping and quality materials.

c. Refer to Policy I454.3.6

d. Refer to Policy I454.3.7

e. Refer to Policy I454.3.8

(6) For infringement of standards I454.7.2.2 or I454.7.3.1 Maximum impervious area

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a. Subdivision and development should restrict maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a

development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.

b. The extent to which subdivision and development restricts maximum impervious area to 70 percent for the application area (excluding roads and green infrastructure corridors) where there are multiple dwelling typologies.

c. Whether adequate provision for on-site stormwater management is provided for within Terrace Housing typologies consistent with the Network Discharge Consent (and associated Stormwater Management Plan).

d. Refer to Policy I454.3.15

I454.10.2.6 Comprehensive Residential Developments

(1) In addition to I454.10.2.4, the extent to which or whether the development achieves the purpose outlined in the following standards or what alternatives are provided that result in the same or a better outcome:

a. In the Mixed Housing Suburban Zone:

i. Standard I454.7.2.2 Maximum impervious areas;

ii. Standard I454.7.2.3 Building coverage;

iii. Standard I454.7.2.4 Landscaped area;

iv. Standard H4.6.11 Outlook space;

v. Standard H4.6.12 Daylight;

vi. Standard H4.6.13 Outdoor living space;

vii. Standard H4.6.15 Minimum dwelling size.

b. In the Mixed Housing Urban zone:

i. Standard I454.7.3.1 Maximum impervious areas;

ii. Standard I454.7.3.2 Building coverage;

iii. Standard I454.7.3.3 Landscaped area;

iv. Standard H5.6.12 Outlook space;

v. Standard H5.6.13 Daylight;

vi. Standard H5.6.14 Outdoor living space;

vii. Standard H4.6.16 Minimum dwelling size.

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I454.11 Special information requirements

I454.11.1 Landscaping plan for roads, private laneways, private lots, comprehensive residential development, and riparian and wetland planting

(1) Any application for subdivision or development creating roads, private laneways, private lots, comprehensive residential developments, and riparian and wetland planting must provide a concept landscaping plan, which includes the following key elements:

a. for roads, Jointly Owned Access Lots, Comprehensive Residential Development, and the planting of riparian, wetland and green corridors:

i. species, Pb sizes, planting density;

b. for riparian and wetland planting only

i. the depth of planting within riparian margins,

ii. cross sections of planting within riparian margins

iii. details on how eco-souring planting will be achieved; and

iv. integration into the landscape of infrastructure including stormwater outfall devices

c. for comprehensive residential developments only:

i. the proposed landscaping within front yards; and

ii. retaining wall and fencing details, boundary treatment, the location of bollards, cycle parking design, bin enclosures and letterboxes;

d. for roads to vest and proposed Jointly Owned Access Lots only

i. pavement plan, detailing materiality and colour, and identifying surface treatments to slow traffic and promote pedestrian movement throughout the development site and at key intersections of the Jointly Owned Access Lots with the pubic road;

ii. a 'way finding' signage plan for pedestrian connections from Opaheke Road through the development and to Opahake Park; and

iii. a lighting plan for Jointly Owned Access Lots

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I454.12 Definitions specific to Opaheke 1 precinct

Attached housing
Attached housing is a self-contained dwelling that adjoins another dwelling, sharing walls and/or intermediate floors. All ground floor dwellings has direct street access.

Community Housing Provider
means a housing provider (other than Housing New Zealand Corporation) that has, as one of its objectives, the provision of one or both of the following types of housing:

a. social rental housing:

b. affordable rental housin

Detached dwellings
Detached housing is a free standing dwelling that does not share walls with another dwelling. The ground floor plan shape may or may not have one edge on a side boundary known as a zero lot condition. The zero lot setback typically occurs in the southern or eastern quarters giving a more efficient use of private open space to the opposing side and capitalising on good solar orientation to the north and west. Parking and servicing is from the street or a rear lane and can be integrated with the house or be detached.

Household Income
Household income must include all taxable income as defined by the New Zealand Inland Revenue Department.

Relative Affordable
Housing that
is:

a. bought by first home buyers with the intention to remain in the same ownership for three years from the date of first transfer, where the purchaser has a gross household income that does not exceed 120 percent of the Auckland median household income as set at the date of signing the unconditional sale and purchase agreement.

b. sold at a price that does not exceed 75 percent of the Auckland region median house price published by the Real Estate Institute of New Zealand and calculated as an average of 3 calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later

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Retained affordable

Housing that is:

a. built by a registered community housing provider or Housing New Zealand Corporation; or

b. sold to a registered community housing provider or Housing New Zealand Corporation; and

c. sold at a price defined by the Auckland median household income as published by

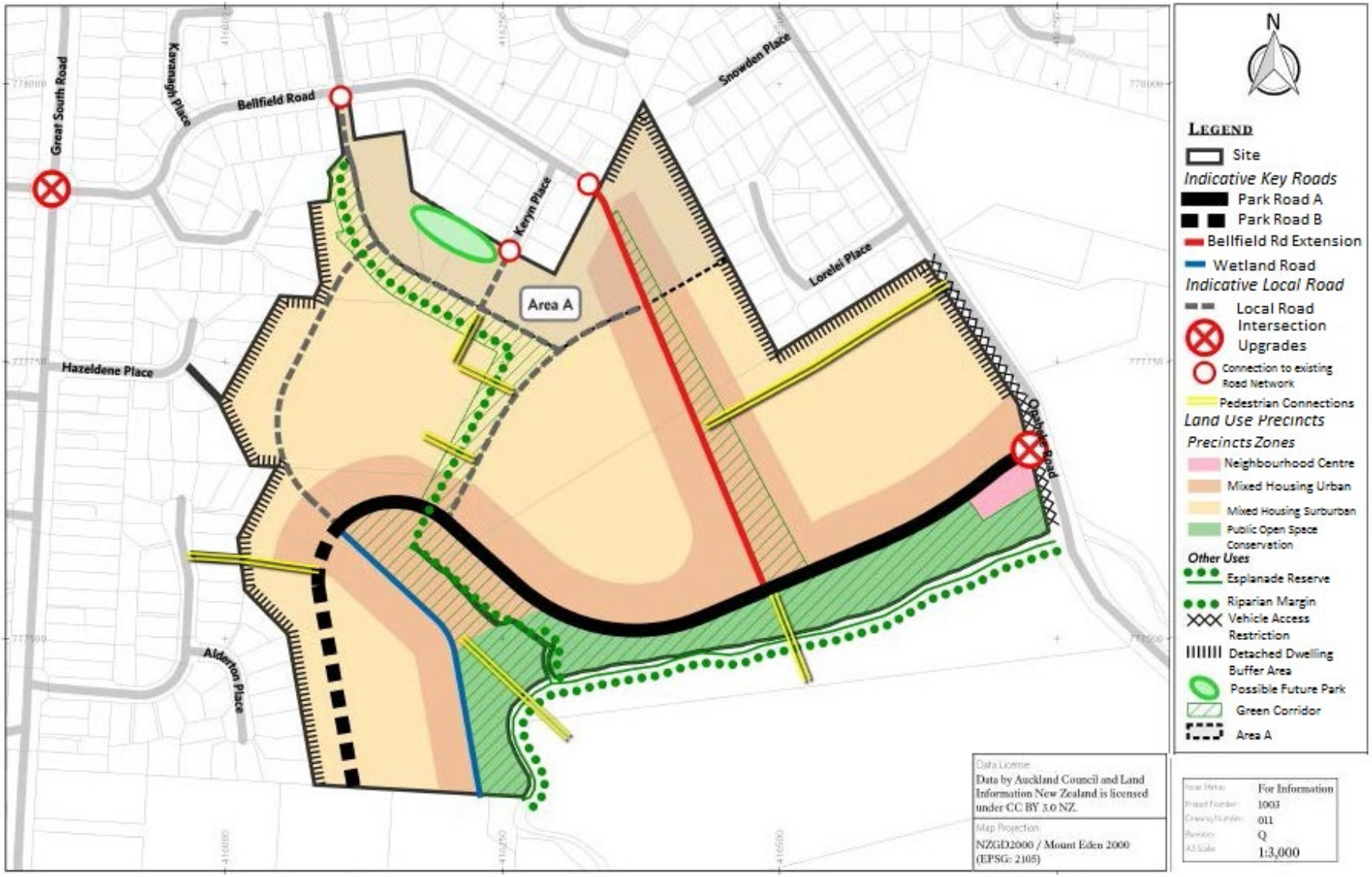
   Statistics New Zealand for the most recent June quarter before the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the latter.

Show home

A house on a newly built subdivision which is furnished and decorated to be shown to prospective buyers

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I454.13 Precinct plan



5.59 Whenuapai 1

Precinct Description
The Whenuapai 1 precinct comprises 31.4 hectares of land located approximately 23 kilometres to the northwest of central Auckland, bound by Dale road to the north, Totara road to the east and Brigham Creek road to the south, as illustrated on the Whenuapai 1 precinct plan. The underlying zones are Residential Mixed Housing Urban, Residential Single House Zone and Open Space Informal Recreation Zone.

The purpose of the precinct is to provide for comprehensive and integrated development to increase the supply of housing (including affordable housing), and to encourage the efficient use of land and the provisions of infrastructure. The precinct will provide for a residential area integrated with key road links, areas of public open space, and a range of housing options.

It is envisaged that future land use and subdivision resource consents will give effect to the key elements of the Whenuapai 1 precinct plan to facilitate residential development in a co-ordinated manner.

Objectives
The objectives are as listed in the Mixed Housing Urban zone except as specified below:

1.Subdivision and development occurs in a coordinated manner that implements the Whenuapai 1 precinct plan.
2.The precinct is supported by a safe, efficient, and legible movement network with low speed internal streets and appropriate connections to future development areas surrounding the precinct.

3.Subdivision and development is integrated with the external road network and provides for improvements of the adjoining portions of Brigham Creek road, Totara road and Dale road to an urban standard.

4.Subdivision and development occurs in a manner that recognises the presence, ongoing operation and strategic importance of the RNZAF Base Whenuapai.

5.A network of three attractive, safe and functionally distinct open space areas comprising a town park, neighbourhood reserve, and a drainage reserve, which enhance the amenity of the precinct and of Whenuapai Village.

6.A town park that integrates with:
a.the village of Whenuapai and its main street; and
b.a community facility or café building immediately adjoining the south-western edge of the park.

7.Increased housing supply, variety and choice by creating a well-designed residential development comprising a range of housing densities, typologies, and affordable price options.

8.Implementation of a stormwater management network that uses water sensitive design as a core development approach, protects the ecological values of the receiving environment and integrates with the public open space network.

9.A landform outcome that uses site platforming and retaining wall design to maximise construction efficiencies and, when houses are constructed, site and street amenity.

10.The proportion of new dwellings that are affordable to households in the intermediate housing market is increased in Whenuapai.

Policies
The policies are as listed in the Mixed Housing Urban zone except as specified below:

1.Require structural elements of the Whenuapai 1 precinct plan to be incorporated into all subdivision and development to achieve:
a.a network of three open space areas, as specified in Objective 5, predominantly edged by roads or otherwise front-onto by adjoining residential development.
b.a town park which anchors and visually terminates the Whenuapai Village main street, and has a mixed recreational, site heritage, and civic function.

c.a neighbourhood park that provides for the recreational needs of the developed precinct.

d.a drainage reserve which provides attractive and functional stormwater management areas, and includes off-road pedestrian and cycleway connections linking the neighbourhood park to the western boundary of the precinct.

e.a logical and visually distinct north-south local road connection through the precinct, linking Brigham Creek road with Dale road.

f.a logical east-west local road connection through the centre of the precinct which links with Totara road to the east, and provides a road connection to the land to the west of the precinct.

g.a limited number of driveway access points onto Brigham Creek road.

h.no less than four road connections to the land to the west of the precinct.

i.visual differentiation of key road sections connecting the precinct with the surrounding road network through the provision of in-road “gateway” features.

2.Require the internal road network to comply with precinct specific road cross-sections to achieve an appropriate balance between movement and sense of place functions, recognising that appropriate calming measures may be required on some local roads to maintain a low vehicle speed environment.

3.Require development to be designed to:
a.provide for improvements to Brigham Creek road where it adjoins the precinct to balance its function as an arterial road with its future role as part of Whenuapai Village.
b.provide for improvements to Totara road and Dale road where they adjoin the precinct to safeguard their future transport function in Whenuapai.

c.facilitate the effective and safe movement of all modes of transport between the precinct and the main street of Whenuapai Village through the establishment of a signalised intersection at the corner of Brigham Creek road and Totara road. No more than 160 lots should be titled prior to the signalised intersection being established.

4.Ensure that reverse sensitivity effects in respect of noise from the RNZAF Base Whenuapai operation on residential activities, and effects of road and residential lighting on the RNZAF Base Whenuapai, are appropriately avoided, remedied and mitigated.

5.Enable the establishment of restaurant, café and community facility activities on the site immediately adjoining the town park to enhance the amenity and local identity of the Whenuapai Village (as identified on the precinct Diagram below).

6.Enable the relocation of the existing villa (located at 36 Brigham Creek road) to the site immediately adjoining the town park earmarked for a possible community facility or café building (as identified on the precinct diagram in Chapter K7.12.6).

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7.Ensure that development provides a mix of lot sizes, housing typologies and densities to reflect a choice in living environments and affordability.

8.Ensure that, where practical, sites on roads abutting the open spaces of the development are utilised for more intensive housing typologies.

9.Encourage the use of rear lane developments for more intensive housing typologies as part of the mix of intensive housing solutions.

10.Install stormwater devices within the road corridors to retain the first 10mm of a 24hr rain event for new impervious areas associated with the road network except for:
a.roads over a grade of 5 percent; and
b.the north-south road (indicated on the Whenuapai 1 precinct plan) where the space within the berm has been allocated to parking.

11.Require site platforms and retaining walls to be designed to:
a.recognise likely housing and outdoor space layout, aspect and configuration on the site;
b.create opportunities for views and for the visual connection between the house and the street;

c.minimise the use and height of any retaining walls on street boundaries; and

d.improve the overall yield by enhancing the contour of the existing landform in conjunction with a landscape and built form strategy to mitigate any effects.

12.Require 10 percent of new dwellings to be relative affordable, or 5 percent to be retained affordable.

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5.59 Whenuapai 1

The activities, controls and assessment criteria in the underlying Mixed Housing Urban zone and Auckland-wide rules apply in the following precinct unless otherwise specified. Refer to the Planning Maps for the location and extent of the precinct.

1. Activity Table

The activities in the Mixed Housing Urban zone and Auckland-wide rules apply in the Whenuapai 1 precinct unless otherwise specified in the activity table below.

Table 1

Activity	Activity status
Commerce	
Restaurants and cafes up to 150m² gross floor area utilising the relocated villa on the site immediately adjoining the town park as shown on the precinct plan	P
Community facilities up to 150m² gross floor area utilising the relocated villa on the site immediately adjoining the town park as shown on the precinct plan	P
Restaurants and cafes up to a maximum of 300m² gross floor area utilising the relocated villa and extensions or additional buildings on the site immediately adjoining the town park as shown on the precinct plan	C
Community Facilities up to a maximum of 300m² gross floor area utilising the relocated villa and extensions or additional buildings on the site immediately adjoining the town park as shown on the precinct plan	C

2. Notification

The notification provisions outlined in Chapter G2.4 and Chapter I1.2 apply.

3. Development Controls

1. The development controls in the Mixed Housing Urban zone apply in the Whenuapai 1 precinct unless otherwise specified below.

3.1 Landscaping

Purpose:
Provide for on-site amenity, traffic safety and an attractive streetscape character.
Provide for stormwater retention in accordance with Chapter H4.14.2, Activity Table 2.1.

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1.For proposed sites with a density less than or equal to one dwelling per 300m² at least 40 percent of the site must comprise landscaped area.
2.For proposed sites with a density greater than one dwelling per 300m² that comply with the requirements of clause 3.1.3 below, at least 30 percent must comprise landscaped area.

3.For clause 2 above the following must be met:
a.as part of the initial development at least 10 percent of the required landscaped area must be planted with shrubs including at least one tree that is PB95 or larger at the time of planting; and
b.at least 50 per cent of the front yard of residential lots must comprise landscaped area.

3.2 Dwellings fronting the street

Purpose:
Ensure dwellings are orientated to provide for passive surveillance of the street and contribute to streetscape and amenity.

1.The front façade of a dwelling or dwellings on a front site must contain:
a.glazing that is cumulatively at least 20 percent of the area of the front façade (excluding the garage door).
b.a door that is the main entrance to the dwelling.

3.3 Garages

Purpose:
Reduce dominance of garages as viewed from the street.
Avoid parked cars over-hanging the footpath.

1.A garage door facing the street must be no greater than 45 percent of the width of the front façade of the dwelling to which the garage relates.
2.Garage doors must not project forward of the front façade of the dwelling.

3.The garage door must be set back at least 5m from the site's frontage.

3.4 Brigham Creek Road vehicle access/crossing restriction

Purpose:
Limit the number of vehicle crossing directly accessing Brigham Creek road.
Reduce traffic effects on Brigham Creek road.
Avoid traffic/pedestrian/cyclist conflicts on Brigham Creek road.

1.In the location shown on the Whenuapai 1 precinct plan, a maximum of eight paired vehicle crossings may serve up to 16 individual lots (two lots for each paired vehicle crossing) fronting Brigham Creek road.
2.Sufficient vehicle manoeuvring space must be provided on-site for each lot provided with direct vehicle access to Brigham Creek road to ensure vehicles can exit the site without the need to reverse manoeuvre off, or on to, Brigham Creek road.

3.5 Lighting

Purpose:
Ensure that street lighting and outdoor lighting does not affect aircraft operations.

1.Street lighting must comply with Chapter H6.1 Lighting.
2.No person must illuminate or display the following outdoor lighting between 11:00pm and 6:30am:

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a.searchlights; or
b.outside illumination of any building or public recreational facility by floodlight.

3.6 Noise

Purpose:
Ensure that potential reverse sensitivity effects of noise from the adjacent RNZAF Whenuapai Base on residential amenity are appropriately addressed and provided for within the precinct.

1.A no-complaints covenant shall be included on each title issued within the precinct. This covenant shall be registered with the deposit of the subdivision plan, in a form acceptable to the Council under which the registered proprietor will covenant to waive all rights of complaint, submission, appeal or objection it may have under the Resource Management Act 1991 or otherwise in respect of any subdivision, use or development of the New Zealand Defence Force's land at Whenuapai Airbase.

3.7 Affordable Housing

Purpose:
Ensure that the precinct provides for affordable housing to address Auckland's housing shortage.

1.A total of 10 per cent of proposed dwellings must be relative affordable or 5 percent for retained affordable dwellings. At the time of subdivision, the applicant must:
a.identify the lots of the subdivision allocated for the building of dwellings that are affordable; and
b.specify the mechanism for ensuring that any building constructed on those lots is a dwelling that will meet the affordability criteria outlined in the Housing Accords and Special Housing Areas Act 2013 – (Auckland) Amendment Order 2014 for the Whenuapai Special Housing Area Act 2013 – (Auckland) Amendment Order inserted on 31 July 2014 for Whenuapai Village, Whenuapai special housing area.

4. Subdivision Controls

The controls in the Auckland-wide rules – Subdivision apply in the Whenuapai 1 precinct unless otherwise specified below.

4.1 Activity Table

The Activity Table 1 – General and Activity Table 2 – residential zones in Chapter H5.1 of the Unitary Plan, apply to the Whenuapai precinct, except as specified in Table 2 below:

Table 2

Subdivision Activity	Activity status
Subdivision in accordance with the Whenuapai 1 precinct plan	RD
Subdivision not in accordance with the Whenuapai 1 precinct plan	D

4.2 Development Controls

4.2.1 Roading Standards

Purpose:
Provide a safe and legible street network within the precinct, and appropriate improvements to existing roads immediately adjoining the precinct.

1.Roads within the precinct must be located generally as illustrated on the Whenuapai 1 precinct plan.
2.All roads provided within the precinct must be constructed to the standards contained within Table 3: Road Construction Standards within (and immediately adjoining) the Whenuapai 1 precinct plan Area or, where not contained in Table 3, the relevant Auckland-wide rules will apply.

3.Subdivision applications must be accompanied by a programme detailing the upgrading of existing public roads immediately adjoining the proposed subdivision area, including a description of the road upgrade works that will be undertaken, and the timing of the upgrade works. All road upgrade works must be undertaken in accordance with the standards contained in Table 3: Road Construction Standards and road upgrade works must be undertaken along the full road frontage of all existing public roads within, or adjacent to, the area to be subdivided.

4.Traffic calming measures (such as road build-outs/pinch-points) must be provided on local roads in appropriate and logical locations, taking into consideration the location of street trees, street lighting, vehicle crossings, and on-street parking spaces.

5.All internal roads within the precinct must be constructed to local road standards, except for any jointly owned access lots.

Note: It is expected that all existing public roads within, and adjacent to, a proposed subdivision area will be upgraded prior to or concurrent with subdivision and that upgrade works must be undertaken in a manner consistent with the standards contained in Table 3: Road Construction Standards. Road upgrade works will be funded by the developer and constructed as part of the subdivision works unless otherwise agreed with the council.

Table 3: Road Construction Standards within (and immediately adjoining) the Whenuapai 1 precinct plan area

Road	Road width	Carriageway	Footpath width	Cycle Lane	Figure
Brigham Creek road	24.0m	7.0m (plus 2.5m central flush median)	1.8m	1.8m (plus 0.6m buffer on precinct side)	Figure 1
Totara road	24.5m	7.0m (plus 2.5m central flush median)	1.8m east 2m west	1.8m (plus 0.6m buffer)	Figure 2
Dale road	20.0m	6.0m	1.8m	N/A	Figure 3
North-South road	17.0m	6.0m	1.8m	N/A	Figure 4
Local road	17.0m	7.8m	1.8m	N/A	Figure 5
Parkside road	Varies	6.0m	1.8m (development side only)	N/A	Figure 6
Entrance road	17.0m	2.9m movement lanes (plus 2m central swale)	1.8m	N/A	Figure 7

4.2.2 In road gateway feature

Purpose:
Provide for the visual differentiation of key road intersections connecting the precinct with the surrounding road network.

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1.Key road sections identified as Entrance road on the Whenuapai 1 precinct plan must be designed to provide an in-road gateway feature. These sections must be constructed in accordance with the Entrance road detail shown in Figure 7 which includes a central road swale. Gateway features must be designed to provide appropriate pedestrian crossing/pram crossing facilities at intersections. Gateways may be created in a number of additional ways, including but not limited to:
a.feature planting, such as groups of tree/shrubs that are different to those used in other streets.
b.feature signage and/or public art.

4.2.3 Road connections

Purpose:
Provide opportunities for appropriate future road connections to the west of the precinct.

1.A minimum of four road connections capable of being extended to the west of the precinct must be provided as part of the development of the Whenuapai 1 precinct.

4.2.4 Totara Road/Brigham Creek Road/Mamari Road Intersection

Purpose:
Provide an appropriate signalised intersection at any early state in the development of the precinct.

1.No more than 160 dwellings should be constructed prior to the Brigham Creek road/Totara road/Mamari road intersection being signalised.

5. Assessment

5.1 Controlled Activities

5.1.1 Matters of Control

The council will reserve its control to the matters below for the activities listed as controlled in the precinct activity table:
1.Impervious areas in the Whenuapai 1 precinct unable to comply with activity controls.
2.The design, size, and location of buildings required to be erected on the site.

3.The relationship between the built form and the adjoining park.

4.Management of parking and access arrangements.

5.Noise levels and hours of operation.

5.1.2 Assessment Criteria

1.The scale and location of buildings should comply with the development controls of the Mixed Housing Urban zone.

2.The relevant assessment criteria under the Stormwater Management – Flow in the Auckland-wide rules.

3.The design and layout of buildings should be sympathetic to the adjoining park.

4.Buildings should promote an active frontage facing the park.

5.Any parking provided should be managed appropriately to avoid conflict with the surrounding road network.

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6.The hours of operation and noise levels for the proposed uses should ensure that the residential amenity of adjacent properties is protected.

5.2 Restricted Discretionary Activities

5.2.1 Matters of Discretion

Subdivision in accordance with the Whenuapai 1 precinct plan
1.The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the precinct activity table:
a.the Whenuapai 1 precinct plan.
b.the design and location of the subdivision.

c.landscaping.

d.the matters for discretion outlined in Chapter H5.4, Table 13.

Development Control Infringements
2.The council will restrict its discretion to those matters listed in Chapter I1.11 and Chapter G2.3, for development within the Whenuapai 1 precinct unless otherwise specified below.

Brigham Creek Road vehicle access/crossing restriction
3.The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the precinct activity table to the following matters:
a.effect on safe operation of the transport network.
b.the total number, location and design of vehicle crossings.

c.the ability for vehicles to safely manoeuvre on to Brigham Creek road.

5.2.2 Assessment Criteria

Impervious areas in the Whenuapai 1 precinct unable to comply with the activity controls
1.The council will consider the relevant assessment criteria listed under Stormwater Management – Flow in the Auckland-wide rules.

Subdivision in accordance with the Whenuapai 1 precinct plan
2.The council will consider the relevant assessment criteria below for the activities listed as restricted discretionary in the activity table for the Whenuapai 1 precinct.

Subdivision should implement and generally be consistent with:
a.the Whenuapai 1 precinct plan.
b.the roading typologies set out in Figures 1 to 7 (Road Construction Standards) to the Whenuapai 1 precinct

c.the objectives and policies for the precinct.

d.the rules of the Mixed Housing Urban zone.

e.the assessment criteria outlined in Chapter H5.4.2.

Development Control Infringements
3.The council will consider the relevant assessment criteria listed in Chapter I1.11 and Chapter G2.3, for development within the Whenuapai 1 precinct unless otherwise specified below.

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Landscaping should be located and designed to:
a.minimise any visual effects of significant retaining walls from any public space after housing development; and
b.maintain safe sightlines for access.

Brigham Creek Road vehicle access/crossing restriction
4.The council will consider whether effects on the transport network can be appropriately avoided or mitigated, with particular regard to:
a.the total number, location and design of vehicle crossings serving lots fronting Brigham Creek road;
b.the ability for vehicles to safely manoeuvre on to Brigham Creek road;

c.the safety of pedestrians and cyclists; and

d.streetscape amenity.

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6. Precinct plans

Whenuapai 1 Precinct Plan

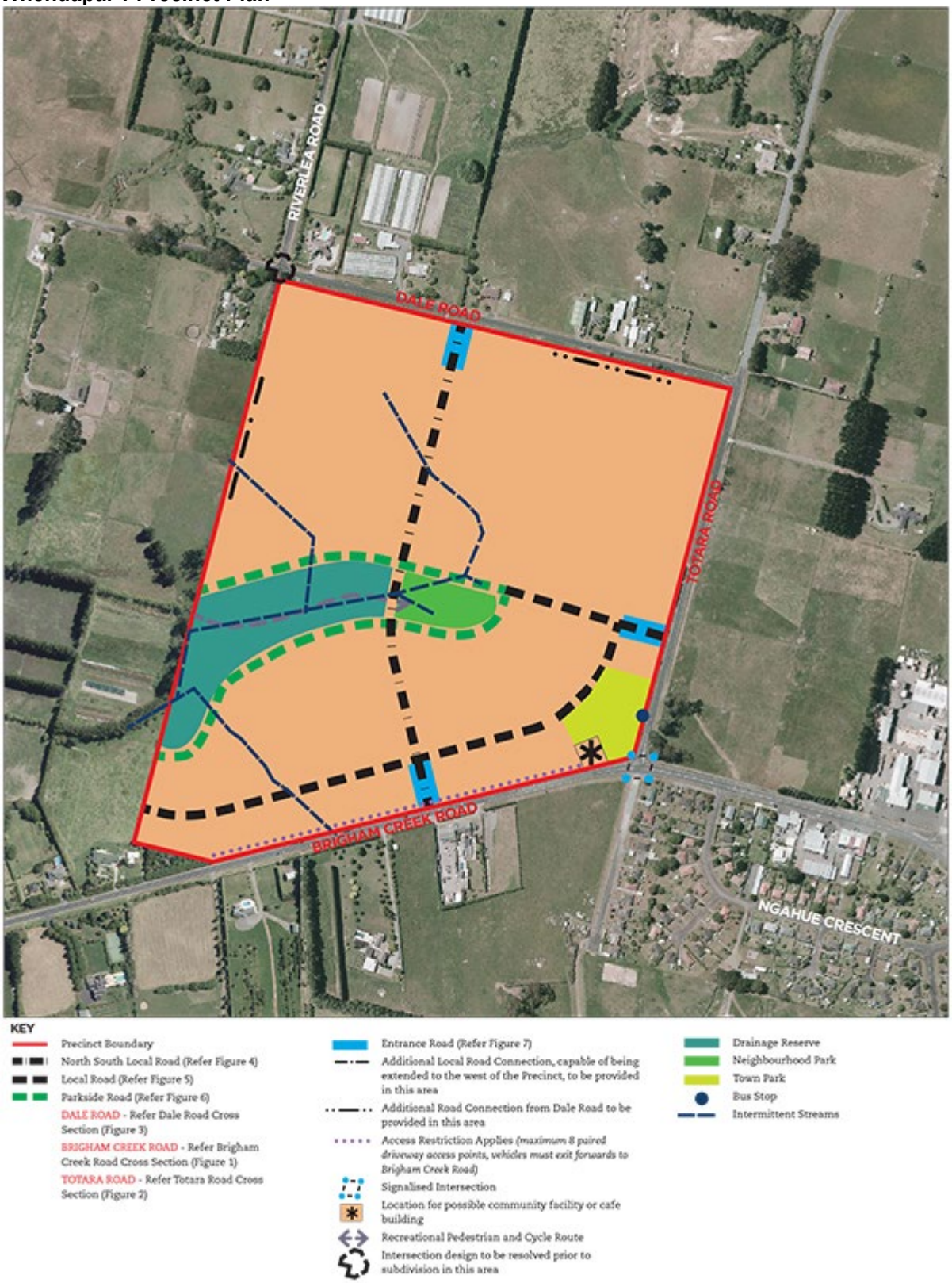


Figure 1 - Brigham Creek Road

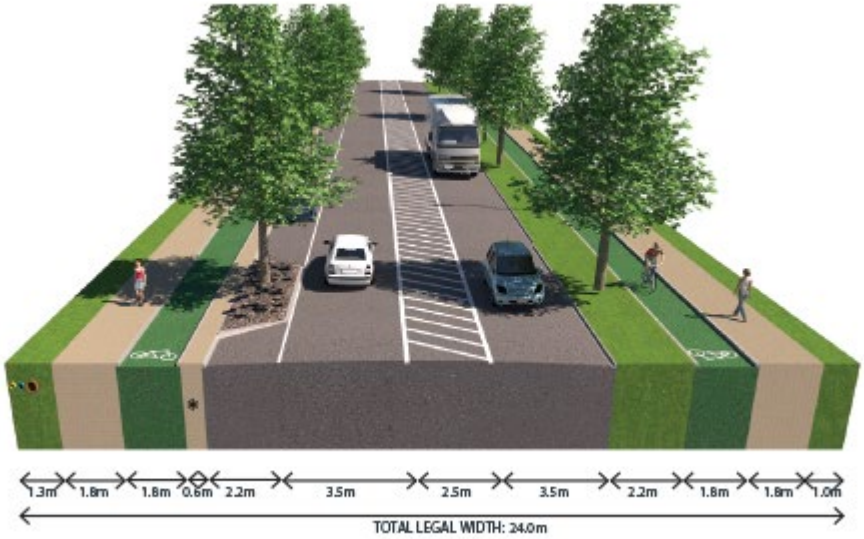


Figure 2 - Totara Road

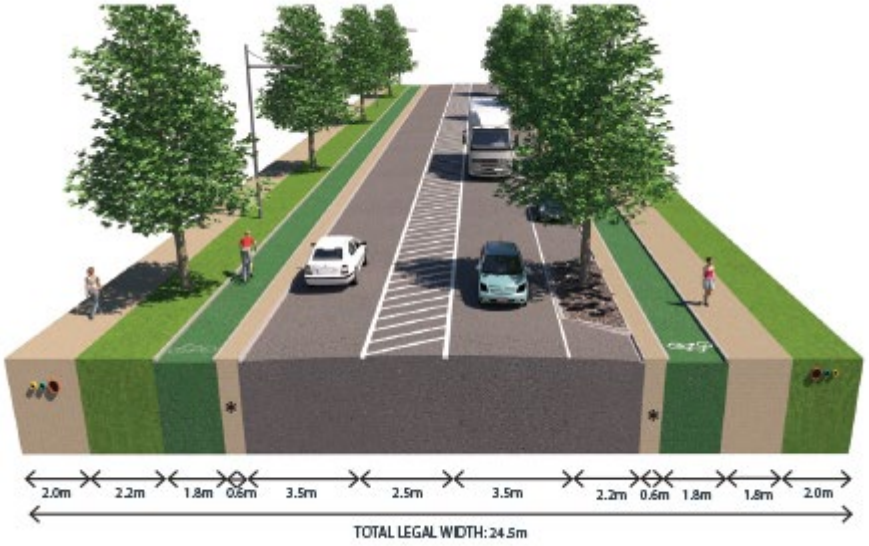


Figure 3 - Dale Road

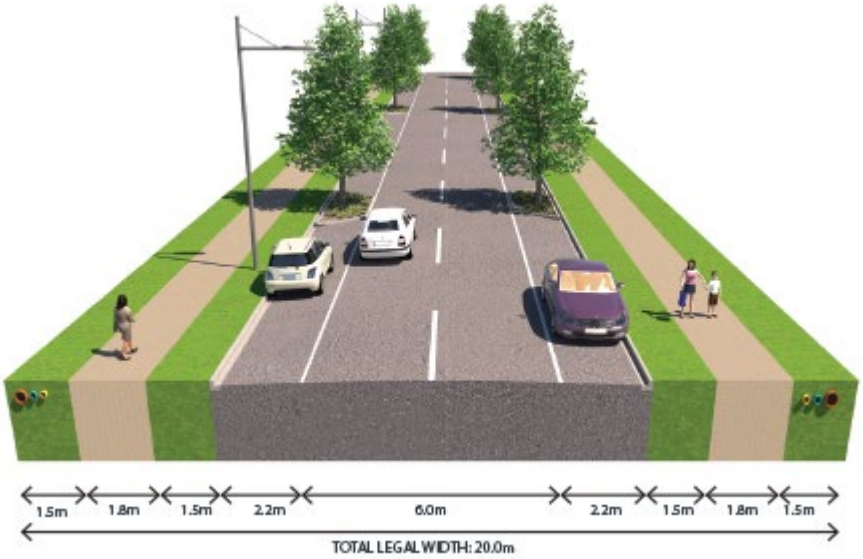


Figure 4 - North-South Road

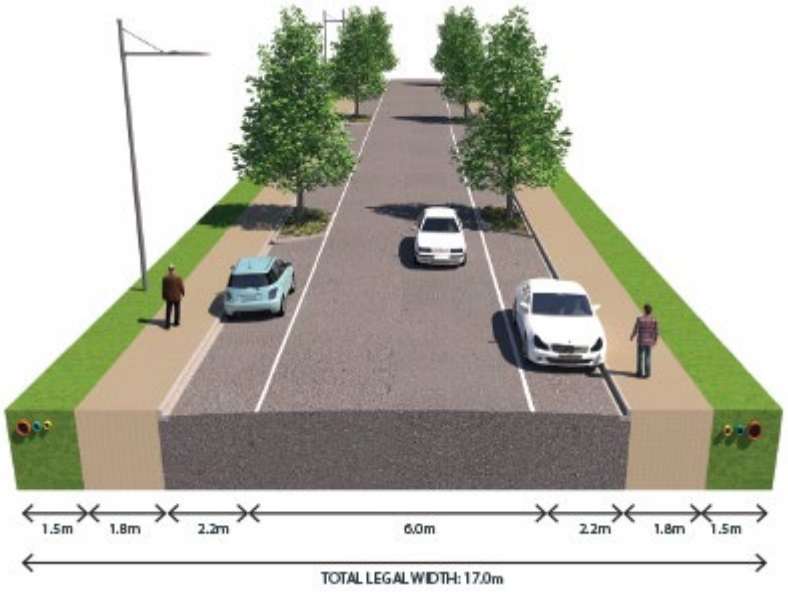


Figure 5 - Local Road



Figure 6 - Parkside Road

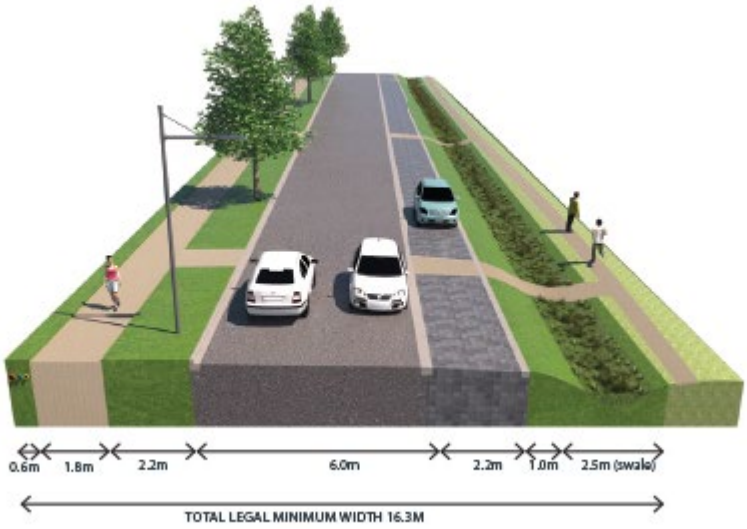
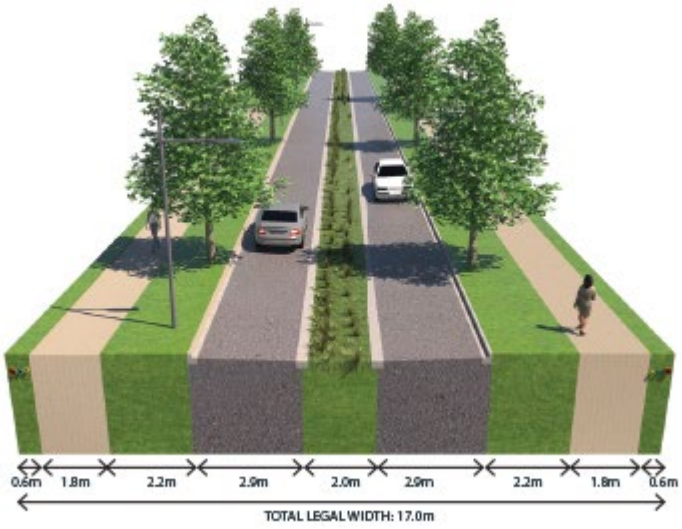


Figure 7 - Entrance Road



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I412. Flat Bush Precinct

I412.1. Precinct description

The Flat Bush precinct covers approximately 1730ha of land adjacent to the Rural Urban Boundary.

The Flat Bush Precinct incorporates the provisions of the Flat Bush Precinct plan and includes ten sub-precincts. The sub-precincts vary the subdivision controls of the respective underlying zones in relation to block design, road design and road construction standards.

The precinct is divided into the following sub-precincts and areas and contains the objectives, policies and standards relevant to subdivision, development and earthworks in the precinct plan area.

Flat Bush Residential Sub-precincts

These eight Sub-precincts apply to land within the urban residential zones:

Flat Bush Sub-precinct A (General)

This Sub-precinct is generally located on the low-lying lands within 1.5 km of the Flat Bush Town Centre and Barry Curtis Park. It promotes higher residential densities than have been achieved in the past, and is characterised by a diverse range of housing types.

Flat Bush Sub-precinct B (Central)

This Sub-precinct has a residential emphasis and is generally located within a 5 minute walk of the Flat Bush Town Centre. It is a sub-precinct where higher residential densities are to be promoted.

Flat Bush Sub-precinct D (Arterial)

This Sub-precinct is generally located within 60m of the main road networks and enables a range of residential activities. It is envisaged that sites fronting arterial routes will contain apartments and terrace/semi-detached housing up to a maximum height of 4 storeys.

Flat Bush Sub-precinct E (Barry Curtis Edge)

This Sub-precinct is located around the perimeter of Barry Curtis Park, which is a substantial public open space of approximately 90ha. All parts of this Sub-precinct are located within a 10 to 15 minute walk from the Flat Bush Town Centre. It is anticipated that the highest residential densities in the Flat Bush area will be developed in this Sub-precinct, including apartment buildings overlooking the Park of generally up to 6 storeys.

Flat Bush Sub-precinct F (Local Centre)

This Sub-precinct is similar to the Flat Bush Sub-precinct A (General) but is located immediately around three Neighbourhood Centres in, or immediately adjacent to, the Flat Bush Precinct. It has a residential emphasis and is generally located within 400m or a five minute walk of the Neighbourhood Centres.

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Flat Bush Sub-precinct G (Open Space)

The land contained within this Sub-precinct surrounds the main waterways (Stormwater Management Areas) within the Flat Bush catchment and as a result is generally linear in shape. It runs along key identified corridors from the lower end of the catchment in the vicinity of Barry Curtis Park, through to the upper catchment. It is noted that land within this Sub-precinct does not include land within the 100-year flood plain, as this land is specifically required for drainage purposes. The fundamental purpose of this Sub-precinct is to include land to be set aside as open space for passive informal recreation and leisure activities and to mitigate the adverse environmental effects created by urban development.

Flat Bush Sub-precinct H (Mixed Housing Suburban)

This Sub-precinct relates to land in the upper McQuoids Road / Flat Bush School Road area that transitions to the upper catchment area. It therefore anticipates a medium density residential environment with development controls to ensure a degree of spaciousness.

Flat Bush Sub-precinct K (Single House)

This area relates to steeper land in the upper McQuoids Road / Flat Bush School Road area that transitions to the upper catchment area. It therefore anticipates lower density residential environment with development controls to ensure a degree of spaciousness.

These two Sub-precincts apply outside the urban areas:

Flat Bush Sub-precinct I (Countryside Transition)

This Sub-precinct relates to land within the upper catchment area and alongside the many streams and waterways in the Sub-precinct. The Sub-precinct further functions to protect and enhance the natural environmental qualities found within the Sub-precinct, while providing for appropriate countryside living.

Flat Bush Sub-precinct J (Conservation and Stormwater Management)

This Sub-precinct covers the steep gully areas and waterways that have been identified as warranting environmental enhancement. The function of the Sub-precinct is to improve the overall ecological condition of these gullies and waterways and ensure a level of open space by limiting development in these sensitive areas and undertaking riparian planting and allowing areas of existing native vegetation to regenerate. The riparian planting will enhance the ecological condition of streams, maintain stream bank stability and reduce the level of erosion and flooding created within the catchment where existing exotic planting exists. Land covered by this Sub-precinct is to remain in private ownership and is to be kept free from buildings and structures.

Flat Bush Sub-precinct C

Sub-precinct C is the subject of operative Plan Variation 8, pursuant to the Housing Accords and Special Housing Areas Act 2013. Accordingly, Sub-precinct C is not subject to the provisions of the Flat Bush Precinct.

Flat Bush Precinct outside sub-precincts

Areas which fall within the boundaries of the Flat Bush Precinct and which are not within the boundaries of any sub-precinct are not subject to any of the standards or other

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provisions which apply to those sub-precincts. The provisions of the zoning, Auckland-wide and overlays apply to the areas of Flat Bush Precinct which lie outside any sub-precincts.

Flat Bush conservation and stormwater management area

The Flat Bush conservation and stormwater management area lies over part of the land within Flat Bush Sub-precinct J (Conservation and Stormwater Management). The purpose of this sub-precinct is to improve the overall ecological condition of these gullies and waterways by requiring riparian planting and allowing areas of existing native vegetation to regenerate. The riparian planting will enhance the ecological condition of streams, maintain stream bank stability and reduce the level of erosion and flooding created within the catchment where existing exotic planting exists.

Areas covered by this overlay are to remain in private ownership and are to be kept free from buildings and structures.

The zoning of land within the Flat Bush Sub-precincts A,B and D to K is set out in the following table:

Table I412.1.1 - Zoning of land within this precinct

Zones	Sub-precincts
Residential - Mixed Housing Urban, ~~and~~ Residential - Mixed Housing Suburban and Residential – Single House	Flat Bush Sub-precinct A (General)
Residential - Terrace Housing and Apartment Buildings	Flat Bush Sub-precinct B (Central)
Residential - Terrace Housing and Apartment Buildings, Residential – Mixed Housing Urban and Residential - Mixed Housing Suburban	Flat Bush Sub-precinct D (Arterial)
Residential - Terrace Housing and Apartment Buildings and Residential - Mixed Housing Urban	Flat Bush Sub-precinct E (Barry Curtis Edge)
Residential - Terrace Housing and Apartment Buildings	Flat Bush Sub-precinct F (Local Centre)
Residential – Mixed Housing Urban, Residential Mixed Housing Suburban and Residential – Single House	Flat Bush Sub-precinct G (Open Space)
Residential Mixed Housing Suburban	Flat Bush Sub-precinct H (Mixed Housing suburban)
Residential - Single House	Flat Bush Sub-precinct K (Single House)
Residential - Large Lot	Flat Bush Sub-precinct I (Countryside Transition)
Rural - Countryside Living	Flat Bush Sub-precinct I (Countryside Transition)
Rural - Countryside Living and Residential – Single House	Flat Bush Sub-precinct J (Conservation and Stormwater Management)
As noted above areas of the Flat Bush Precinct that lie outside the boundaries of any of the sub-precincts listed above are subject to the provisions of the zone.	

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I412.2. Objective

I412.2.1. Objectives for Flat Bush Precinct

(1) A well-connected, adaptable, safe, attractive and healthy environment for living, working and movement with an emphasis on the importance of the public realm, is achieved.

(2) An appropriate range of physical and social infrastructure and facilities enhance the resulting urban environment and address any adverse effects of urbanisation.

(3) Ecology of remnant native vegetation and waterways are protected, sustained, restored and enhanced.

(4) A pattern of commercial activities based on an identifiable community focus is established which is supported by office or institutional activities and small scale business and mixed use activities along nominated main roads and in close proximity to the town and neighbourhood centres.

(5) A safe, efficient, well-connected and integrated transport system is established within and beyond the Flat Bush area that provides a choice of travel modes.

(6) High quality residential amenity is promoted for all types of housing that reflects and responds to community needs and the physical environment both now and in the future.

(7) Stormwater runoff is managed to enable the maintenance and enhancement of natural waterways, native forest and wetlands and to provide passive recreational opportunities as well as pedestrian and cycle access.

(8) The adverse effects on Auckland International Airport of activities sensitive to aircraft noise within the medium aircraft noise area (MANA) in the Flat Bush Precinct are minimised.

I412.2.2. Objectives for Flat Bush Sub-precincts A, B, D, E, F, G, H and K

(1) An integrated, medium to high density residential environment which has high levels of amenity, supports a range of travel modes, allows for a range of living opportunities and incorporates opportunities for compatible small scale employment.

(2) A street grid that, combined with the park edge road network, provides a legible urban pattern that reveals the Flat Bush landscape.

(3) In Sub-precincts H and K, the landscape quality, water and soil resources, native forest, wetlands and open space amenity values of this highly visible landscape in the mid to upper reaches of the Flat Bush basin along with a degree of spaciousness in this medium to low density residential sub-precinct is maintained and enhanced.

I412.2.3. Objectives for Flat Bush Sub-precincts I and J

(1) The landscape quality, water and soil resources, native forest, wetlands and open space amenity values of this highly visible landscape in the mid to upper

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reaches of the Flat Bush basin along with the spaciousness in these low density residential sub-precincts is maintained and enhanced.

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

I412.3. Policies

I412.3.1. Policies for Flat Bush Precinct

(1) Enable land uses within Sub-precincts that orient primarily towards business, residential and open space activities and provide a gradation of residential activity density by:

(a) focusing the highest allowable densities around the Flat Bush Town Centre, Flat Bush Neighbourhood Centres, the perimeter of Barry Curtis Park and along arterial roads;

(b) allowing medium/higher densities within the remaining residential areas; and

(c) locating less intensive residential areas at the extremities of the Flat Bush Precinct Plan area.

(2) Enable an integrated road and transport system by guiding the design and layout of subdivision to provide connectivity and the opportunity for a variety of travel modes.

(3) Encourage riparian planting along waterways to:

(a) maintain and enhance water quality and aquatic habitats;

(b) enhance existing native forest and wetland areas within the catchment; and

(c) reduce stream bank erosion.

(4) Require subdivision and development to be of a type, density and design that does not detract from, and is supportive of, the specific environmental outcomes identified for each Sub-precinct.

(5) Require subdivision and development to incorporate sustainable management principles as part of the land modification process to comply with safe practices in the identification, assessment, treatment and/or remediation of asbestos-containing materials.

(6) Require subdivision, land use and development to maintain and enhance the natural character and ecological values of the wider Flat Bush precinct and provide access to such features so they contribute to the unique character of the area by:

(a) using the conservation and stormwater management area and subdivision standards to maintain and enhance identified watercourses and environmental corridors; and

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(b) requiring street patterns to maximise long views to the environmental corridors where practical and having regard to topography.

(7) Require open space corridors to be edged by streets and maintain physical integration between the open space and street environment e.g. significant grade changes are avoided.

(8) Avoid residential development beyond the average site size control within the MANA to minimise the effects of aircraft noise on residents.

I412.3.2. Policies for Flat Bush Sub-precincts A, B, D, E, F, G, H and K

(1) Encourage higher density residential development in close proximity to the Town Centre/Neighbourhood Centres, main arterials and public open space including Barry Curtis Park.

(2) Maximise vehicular and pedestrian connectivity/permeability of the street network wherever possible.

(3) Promote development where streets are to form blocks that enable:

(a) future development to conform to a perimeter block pattern of development where buildings front roads; and

(b) there is sufficient space between the rear of opposing dwellings to provide privacy.

(4) Promote and maintain interconnectivity between sub-catchments.

(5) In Sub-precinct H and K, require medium to lower densities and site coverage to create spacious urban development with reduced visual impact.

I412.3.3. Policies Flat Bush Sub-precincts I and J

(1) Require lower densities and site coverage to create spacious rural and transitional urban development with reduced visual impact.

(2) Require riparian planting of native species within the conservation and stormwater management area to:

(a) maintain and enhance water quality and aquatic habitats, existing native forest and wetland areas within the catchment; and

(b) improve general landscape qualities and to prevent stream bank erosion.

(3) Require that activities, buildings and structures are designed and located to:

(a) retain significant native vegetation, including riparian vegetation; and

(b) protect the ecological and landscape values associated with the area.

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

I412.4. Activity table

The activity status of activities in the underlying zone, and Auckland-wide provisions apply in this precinct unless otherwise specified below.

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Table I412.4.1 specifies the activity status of land use, development and subdivision activities in the Flat Bush Precinct pursuant to section 9(3) and 11 of the Resource Management Act 1991 or any combination of these sections where relevant.

Table I412.4.1 Activity status of land use, development and subdivision activities in the Flat Bush Precinct

Activity		Activity status by Sub-precinct									
		A	**B**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**
Residential											
(A1)	One dwelling per site	P	P	P	P	P	NA	P	P	NA	P
(A2)	Two or more dwellings (including integrated landuse and subdivision resource consent)	RD	RD	RD	RD	RD	NA	RD	RD	NA	RD
Development											
(A3)	Alterations and additions to existing dwellings involving habitable room(s) within the Moderate Aircraft Noise Area	RD	RD	RD	RD	RD	P	RD	RD	NC	RD
(A4)	Cluster Housing on sites greater than 20ha	NA	NA	NA	NA	NA	NA	NA	D	D	NA
Community Facilities											
(A5)	Educational facilities	RD	RD	RD	RD	RD	NA	RD	RD	NC	RD
(A6)	Entertainment facilities	NC	NC	D	D	NC	NA	RD	RD	NC	RD
(A7)	Formed Bridle Trails and Mountain Bike Trails	NA	NA	NA	NA	NA	C	NA	NA	C	NA
Rural											
(A8)	Farming	P	P	P	P	P	P	P	P	P	P
Commerce											
(A9)	Food and beverage	D	D	D	D	D	NA	D	D	NA	D

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(A10)	Offices not exceeding 150sqm Gross Floor Area	D	D	D	D	D	NA	NC	NC	NA	NC
(A11)	Offices exceeding 150sqm Gross Floor Area.	NC	NC	D	D	D	NA	NC	NC	NA	NC
(A12)	Retail no greater than 150sqm Gross Floor Area	NC	D	D	D	D	NA	NA	NA	NA	NA
(A13)	Show homes	P	P	P	P	P	NC	P	NC	NC	P
Subdivision Note: The Auckland-wide standards for Subdivision apply. Under E38 Subdivision – Urban, Activity Table E38.4.2, (A18) "Vacant sites subdivision involving a parent site of 1ha or greater complying with standard E38.8.3.1" require a discretionary activity consent. The following subdivision activities that are listed as RD and involve a parent site of 1 Ha or more therefore become discretionary activities if the parent site is 1 ha or more.											
(A14)	Any subdivision activity that is integrated with a land use consent that does not comply with the site size identified in I412.6.2.1 and the minimum site dimensions identified in I412.6.2.2.	RD	RD	RD	RD	RD	NA	NA	NA	NA	NA
(A15)	Any subdivision activity on sites that include more than one sub-precinct, and which varies from the maximum or minimum average site size requirements specified in I412.6.2.1	RD	RD	RD	RD	RD	NA	NA	NA	NA	NA
(A16)	Any subdivision that contains land within the Sub-precinct J	NA	NA	NA	NA	NA	NA	NA	RD	RD	NA
(A17)	Any subdivision that does not comply with I412.6.2.3	D	D	D	D	D	D	D	D	D	D

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(A18)	Any activity (including subdivision) which includes wastewater disposal in the Sub-precinct I	NA	NA	NA	NA	NA	NA	NA	RD	NA	NA
(A19)	Any subdivision, building or structure within the Sub-precinct J	NA	NA	NA	NA	NA	NA	RD	RD	RD	RD
(A20)	Any subdivision, building or structure within the Sub-precinct G	RD	RD	RD	RD	RD	RD	NA	NA	NA	NA

I412.5. Notification

(1) An application for resource consent for a controlled activity listed in Table I412.4.1 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(9) of the Resource Management Act 1991.

(2) A resource consent application under I412.6.2.4(2)(e) – Alternative Road Layouts may be considered on a limited notified basis within the sub-catchment areas as shown on Precinct Plan 3. Sub-catchments.

(3) Any other application for resource consent for an activity with a different activity status listed in Table I412.4.1 above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

(4) 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).

I412.6. Standards

I412.6.1. Permitted activity standards

The overlay, zone and Auckland-wide standards apply in this precinct except the following;

(1) The following standards within Residential - Mixed Housing Suburban Zone and Residential - Mixed Housing Urban Zone do not apply.

(a) Outlook;

(b) Separation between Buildings within a site; and

(c) Maximum building length.

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All activities listed as permitted and restricted discretionary in table I414.4.1 Activity table must comply with the following permitted activity standards:

I412.6.1.1. Density

(1) The following density requirements shall apply within the Flat Bush Sub-precincts:

Table I412.6.1.1.1 Density requirements

	Sub-Precinct									
	A	B	D	E	F	G	H	I	J	K
Minimum density (sqm net site area per dwelling)	425	300	425	250	425	NA	520	NA	NA	1000
Maximum allowable density within the MANA area (sqm per dwelling)	400	NA	150	180	300	NA	NA	NA	NA	NA
Maximum density (sqm per dwelling)	NA	NA	NA	NA	NA	NA	NA	5000	NA	NA

(2) Site size in Sub-precincts H, I and K may include land within Sub-precinct J and land in Sub-precinct G which is not required for open space purposes.

(3) Any application not meeting the density requirements of I412.6.1.1(1) shall be a non-complying activity.

I412.6.1.2. Building height

(1) Buildings must not exceed the maximum height in the table below:

Table I412.6.1.2.1 Building height

	Sub-Precinct									
	A	B	D	E	F	G	H	I	J	K
Maximum height in meters	9	9	12	16	9	8	8	8	8	8

I412.6.1.3. Height in Relation to Boundary

(1) The following height in relation to boundary controls apply:

(a) for all lots, the height in relation to boundary control does not apply to the street boundary;

(b) in the case of front lots (not being a corner lot or adjacent to a corner

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lot) a building height in relation to boundary of 5m and 45° must apply on side boundaries adjoining other front lots, up to a maximum distance of 8m from the rear boundary;

(c) a height in relation to boundary of 2.5m and either 45° (for east or west boundaries), 55° (for north boundaries), 35° (for southern boundaries) must apply to the remaining part of any side boundary that is within 8m from the rear boundary;

(d) in the case of front lots which adjoin a corner lot the following apply:

(i) on side boundaries that adjoin the shortest side boundary of the corner lot, a height in relation to boundary of 2.5m and either 45° (for east or west boundaries), 55° (for north boundaries), 35°(for southern boundaries) must apply to the whole length of the boundary including where that side boundary extends beyond the corner lot;

(ii) on side boundaries that adjoin the longest side boundary of the corner lot, a building height in relation to boundary of 5m and 45° must apply up to a maximum distance of 8m from the rear boundary. Standard I412.6.1.3(1)(c) must apply to the remaining part of the side boundary that is within 8m from the rear boundary; and

(iii) in relation to the shortest side boundary of a corner lot (including where that side boundary extends beyond the corner lot) all windows above the ground floor level facing the corner lot (or facing a lot adjoining the corner lot) must have a window sill level at least 1.6m above the floor level or be fitted with opaque glass;

(e) in the case of corner lots the following apply:

(i) on the shortest side boundary of the corner lot, a height in relation to boundary of 2.5m and either 45° (for east or west boundaries), 55° (for north boundaries), 35° (for southern boundaries) must apply;

(ii) on the longest side boundary of the corner lot, a building height in relation to boundary of 5m and 45° must apply up to a maximum distance of 8m from the side boundary. A height in relation to boundary of 2.5m and either 45° (for east or west boundaries), 55° (for north boundaries), 35° (for southern boundaries) must apply to the remaining part of the side boundary that is within 8 m from the rear boundary; and

(iii) all buildings within 6m of the shortest side boundary must be limited to a single storey and a 5m maximum height;

(f) exceptions for Height in Relation to Boundary identified in I412.6.1.3(1)(a)-(e) above:

(i) a gable end including fascia up to a maximum of 7m^2 may intrude

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into the height in relation to boundary recession plane. For the purposes of this standard a gable end is defined as the triangular sides of a building with a gable roof where the wall reaches all the way to the ridge;

(ii) no account shall be taken of minor projections such as radio and television aerials, antennas, solar heating devices and chimneys (not exceeding 2.0m in any horizontal direction and projecting no more than 2.0m above the maximum permitted height of the main structure);

(iii) where a site abuts an entrance strip, private way, access lot, access way or public walkway the furthest boundary of these may be deemed to be the site boundary for the purpose of this standard; and

(iv) there is no height in relation to boundary applicable to the length of the common wall between abutting buildings.

I412.6.1.4. Yards

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table I412.6.1.4.1 below.

Table I412.6.1.4.1 Yards

	Sub-Precinct									
	A	B	D	E	F	G	H	I	J	K
Front Yard in meters	3	NA	0	0	3	0	4	6	6	4
Side Yard in meters	1.2	1.2	1.2	1.2	1.2	0	1.2	6	0	3
Rear yard[1] in meters	8	8	8	8	8	0	8	6	0	8

(2) Provided that:

(a) rear yards on all sites must be a minimum of 8m (except 6m in Sub-precinct I), except that a single storey building (or part of a building) up to a maximum height of 5m is permitted within the rear yard provided that it is no closer than 3m from the rear boundary;

(b) the rear yard required above does not apply where the site adjoins a rear lane or access lot; and

(c) for rear sites (except in Sub-precinct I), all yards must be a minimum of 3m.

I412.6.1.5. Building coverage

(1) The maximum building coverage must not exceed the relevant percentage set out in table I412.6.1.5.1 below.

Table I412.6.1.5.1 Maximum building coverage (as a percent of the site)

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	Maximum Building Coverage (as a percent of the site)									
	Sub-Precinct									
	A	**B**	**D**	**E**	**F**	**G**	**H**	**I**	**J**	**K**
Sites over 400sqm net site area	40	40	50	50	40	NA	40	15	NA	30
Sites between 200sqm-399sqm net site area	40	45	50	50	45	NA	NA	NA	NA	NA
Sites under 200sqm net site area	50	50	50	50	50	NA	NA	NA	NA	NA

I412.6.1.6. Impervious Area

(1) The maximum impervious area must not exceed 70 per cent of the gross site area.

I412.6.1.7. Fences

(1) Where land within Flat Bush Precinct adjoins Flat Bush Sub-precincts G or J, the boundary fencing or walls along the common boundaries shall be limited to a maximum height of 1.8m.

I412.6.2. Subdivision

I412.6.2.1. Minimum and average lot sizes

(1) Minimum and average site sizes shall comply with the table below and the controls which follow:

Table I412.6.2.1.1 Minimum and average lot sizes

	Sub-Precinct							
	A	B	D	E	F	H	I	K
Average Site size in sqm	325 to 425	NA	325 to 425	325 to 425	325 to 425	NA	5000	NA
Average Site size in sqm within MANA	425 to 450	NA	NA	NA	NA	NA	NA	NA
Minimum site size in sqm	325	NA	325	325	325	520	2000	1000

(a) average or minimum site size in Sub-precincts H, I and K may include land within Sub-precinct J;

(b) no minimum lot sizes apply to an integrated land use and subdivision

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application;

(c) additional Development Standards to be met in the Flat Bush Sub-precinct I:

(i) subdivision creating sites will only be permitted on land held in a separate Certificate of Title on 27 October 2010 (the existing site); and

(ii) subdivisions are permitted to be made in stages by reference back to the existing site. Multiple subdivision consent applications may not be used to negate the provision for an average site size or the maximum number of sites that would be permitted by the subdivision of the existing site;

(d) Any application not meeting any of the above requirements shall be a non-complying activity.

I412.6.2.2. Minimum site dimensions

(1) Minimum sites dimensions shall comply with the table below:

Table I412.6.2.2.1 Minimum site dimensions

	Sub-Precincts		
	A, B, D, E & F	H & K	J
Front Site Minimum Width in metres	12.5	20	25
Front Site Minimum Depth in metres	26	26	NA
Front Site Legal Width of Back Lanes in metres	7	NA	NA
Rear sites	NC	NA	NA

(2) There shall be no minimum site size within Sub-precincts A, B, D, E, & F where subdivision is proposed as part of an integrated land use consent, provided that within the MANA the maximum allowable densities set out in Standard I412.6.1.1 are complied with.

(3) Any application not meeting the above requirements shall be a discretionary activity.

I412.6.2.3. Subdivision standards applying to land within Sub-precincts G and J

(1) The following subdivision standards apply to land within Sub-precincts G and J:

(a) standards for Sub-precinct G:

(i) upon development or subdivision of sites containing land within Sub-precinct G, such areas shall be vested in the Council for public open space purposes;

(ii) all Stormwater Management Areas are indicative only and the exact boundaries are subject to final stormwater modelling;

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(iii) all land contained within the Sub-precinct G that is vested in Council upon subdivision, development or by direct purchase, shall be administered in accordance with the Standards set out below for Sub-precinct J;

(iv) where all or part of the land identified within the Sub-precinct G is not required to be vested in Council as public open space, the area status shall no longer apply and the provisions of the underlying Zone will apply; and

(v) where land is no longer required as a Stormwater Management Area within the Flat Bush area the land shall be administered in accordance with the provisions for Sub-precinct G;

(b) standards for Sub-precinct J:

(i) access to all sites and all building platforms within the subdivision shall be wholly outside Sub-precinct J;

(ii) where an application for subdivision consent includes two or more adjoining sites, the combined areas may be treated as one site for the sole purpose of subdivision design and configuration, provided that the average site size and minimum site size are in accordance with Table I412.6.2.1.1.

(iii) land within Sub-precinct J to be set aside for planting and to be secured by consent notice shall be planted and a programme of weed and pest control shall be provided for in the consent notice;

(iv) a Riparian Planting Plan shall be provided as part of any application for land modification, development and subdivision; and

(v) the developer shall be responsible for the routine maintenance and replacement of any planting they provide for a period of two years from the time of planting.

I412.6.2.4. Movement Network

(1) All subdivision shall comply with the following controls:

(a) roads shall be provided in accordance with the indicative alignments in Figure 1 Collector Road Park Edge with development on one side and the Precinct Plan 2. Road Network shall be constructed to the standards contained within Table I412.6.2.4.2: Construction Standards for Additional Road Types within the Flat Bush Precinct Plan Area or, where not contained in Table I412.6.2.4.2, the relevant Auckland Wide standards shall apply;

(b) all new subdivisions, roads and sites shall comply with the standards and terms in Table I412.6.2.4.1 Connected Movement Network and shall be built in accordance with the cross sections in Figures 1 through to Figure 5.

Table I412.6.2.4.1 Connected Movement Network

	Sub-Precinct

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	A	B	D	E	F	G	H	I	J	K
Maximum Block Length in metres	250	250	250	250	250	NA	NA	NA	NA	NA
Maximum Block Perimeter Distance in metres	700	700	700	700	700	NA	NA	NA	NA	NA
Maximum cul-de-sac lengths (excluding turning circle) in metres	0	0	0	0	0	NA	200	NA	NA	200

Table I412.6.2.4.2 Construction Standards For Additional Road Types Within The Flat Bush Precinct Plan Area

Types of road	Road	Carriage-way	Max. grade	Figure
Collector Road Park Edge with development on one side in metres	19.6	9.2	8.33%	Refer Figure 1
Collector Road Park Edge – Bridge in metres	15	7	8.33%	Refer Figure 2

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Collector Road Park Edge - with public open space on both sides in metres	17.4	7	8.33%	Refer Figure 3
Flat Bush Local Road in metres	18.2	7.8	12.5%	Refer Figure 4
Flat Bush Local Road Park Edge in metres	14	7.8	12.5%	Refer Figure 5
Flat Bush Special Local Road Park Edge	14	8.1	2.5%	Refer Figure 6

(2) Alternative road layouts:

(a) alternative road layouts may be proposed which demonstrate the implications for the whole sub-catchment within which the changes are proposed as identified in Precinct Plan 3. Sub-catchments shall be constructed to the standards contained within Table I412.6.2.4.2 Construction Standards for Additional Road Types within the Flat Bush Precinct Plan Area, or where not contained in Table I412.6.2.4.1 Connected Movement Network;

(b) all alternative road layouts shall meet the requirements of Standard I412.6.2.4(1)(b) and shall not alter the position of arterial roads as identified in Precinct Plan 2. Road Network;

(c) all alternative road layouts must maintain the position of key specified local road connections between sub catchment areas, as indicated in Precinct Plan 4. Key Road Connections;

(d) in the Sub-precincts A, B, D, E, & F the block depth shall accommodate the minimum site dimension as specified in Standard I412.6.2.2 Minimum site dimensions; and

(e) any application not meeting the above requirements shall be a restricted discretionary activity.

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Figure 1. Collector Road Park Edge with development on one side

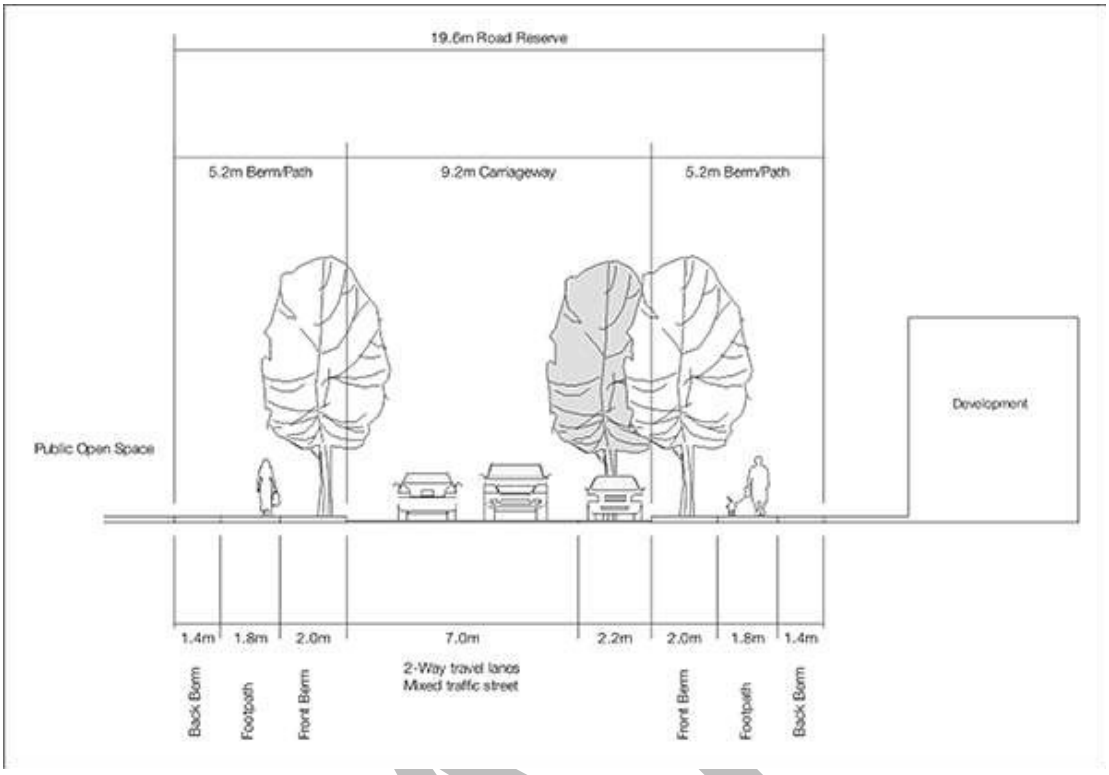


Figure 2. Collector Road Park Edge - Bridge

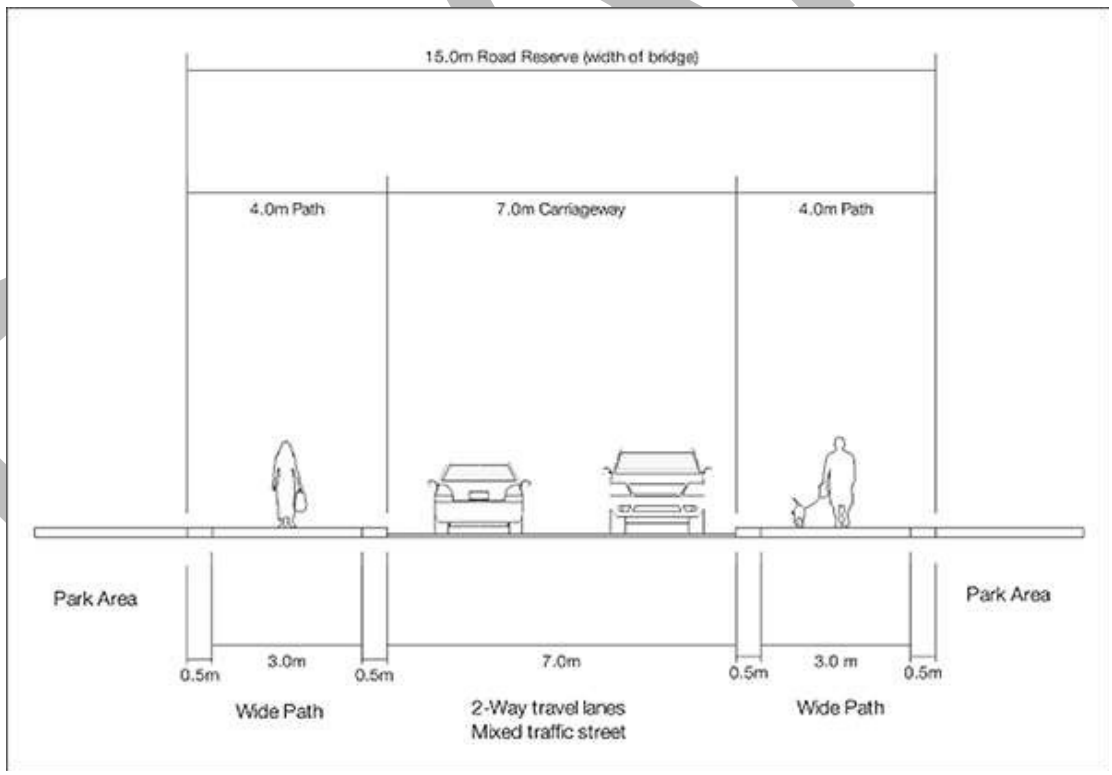


Figure 3. Collector Road Park Edge with public open space on both sides

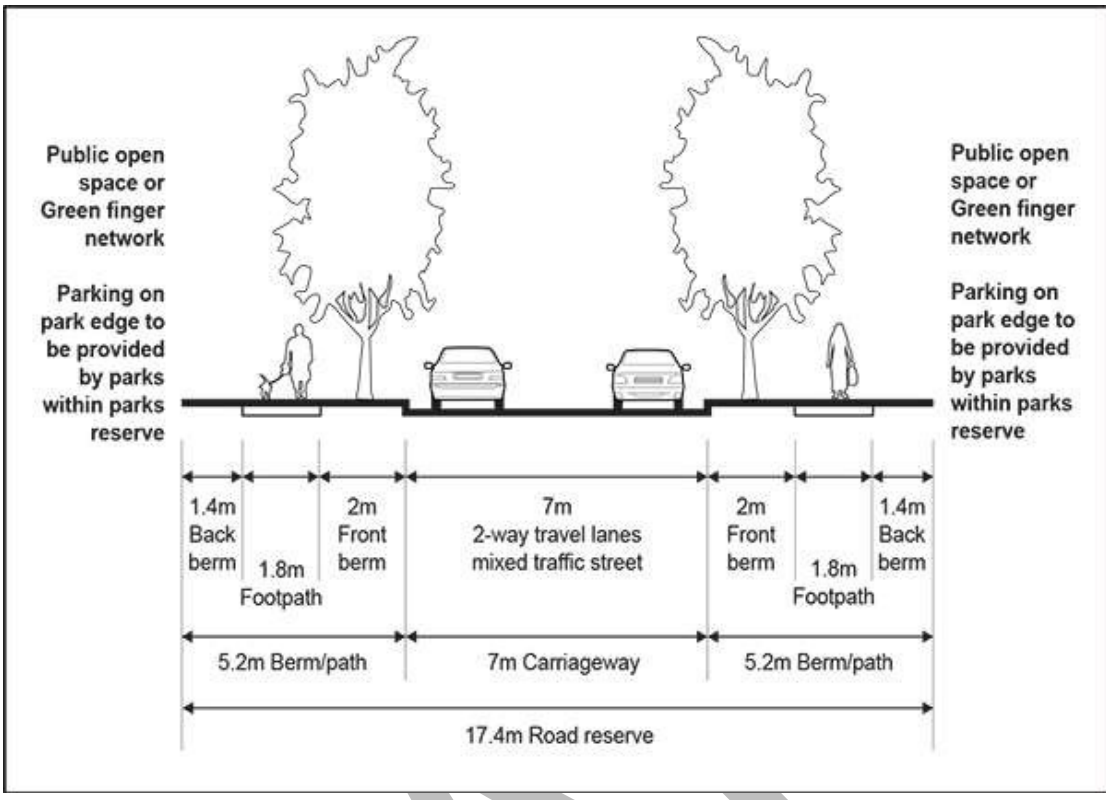


Figure 4. Flat Bush Local Road

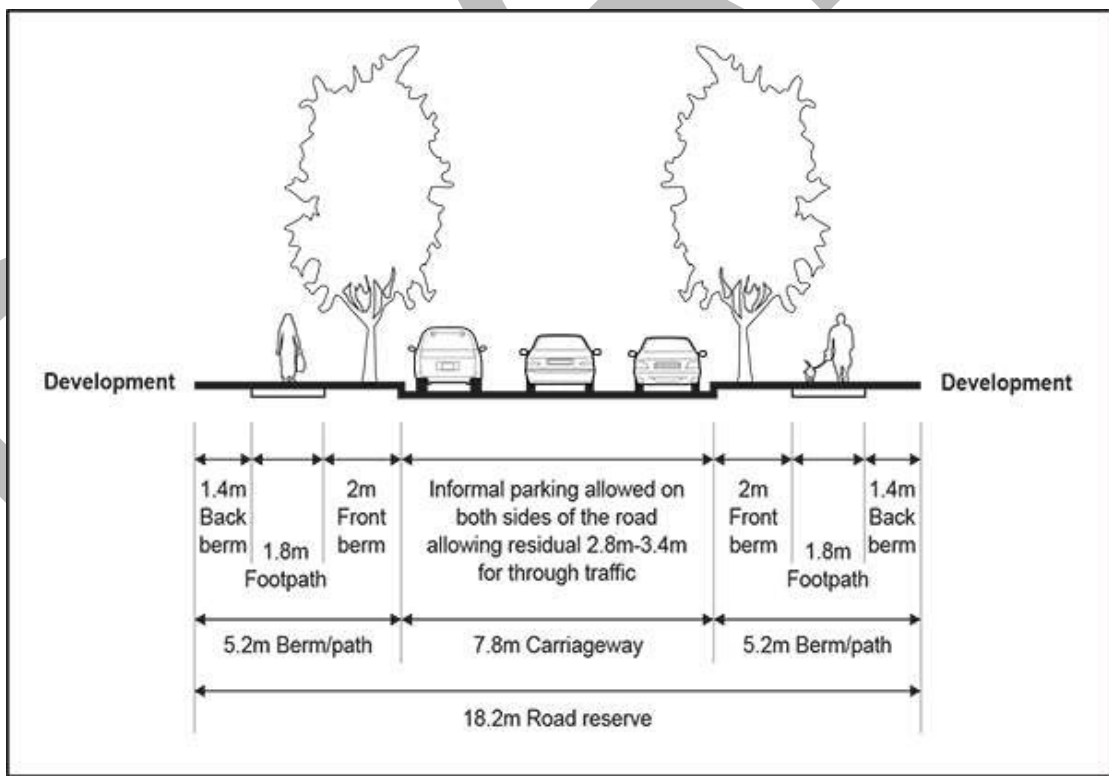
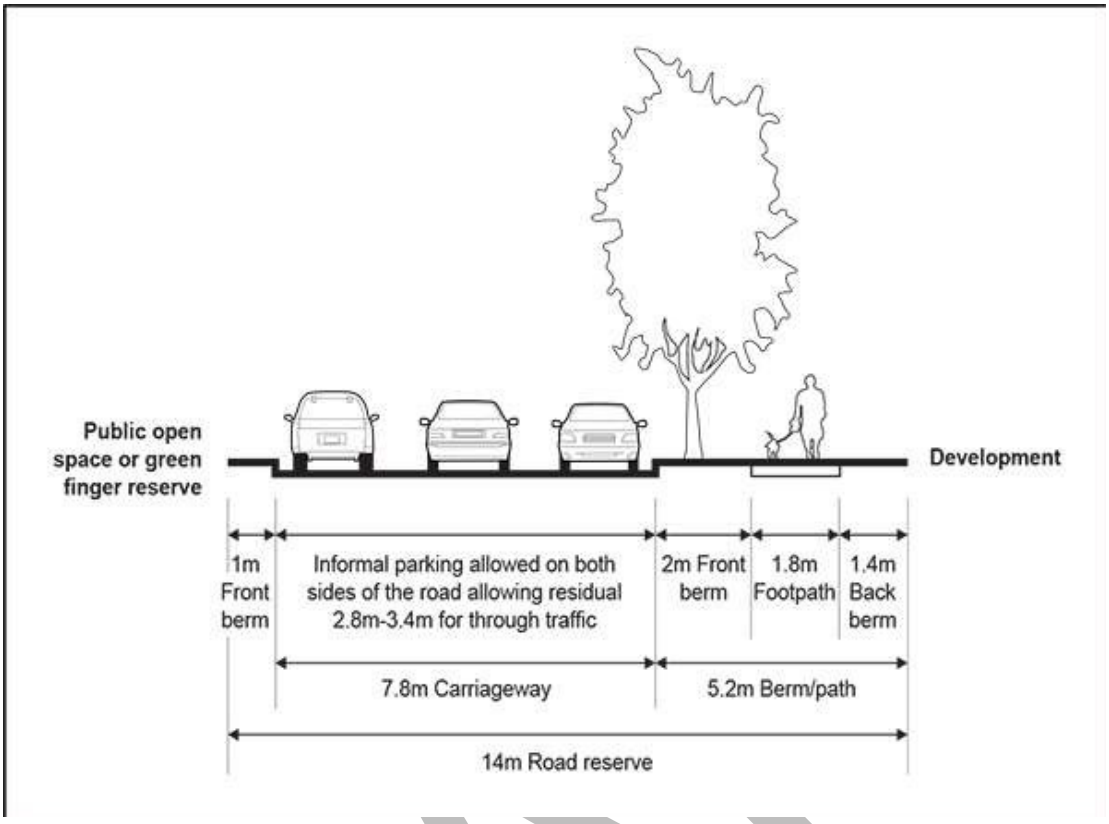
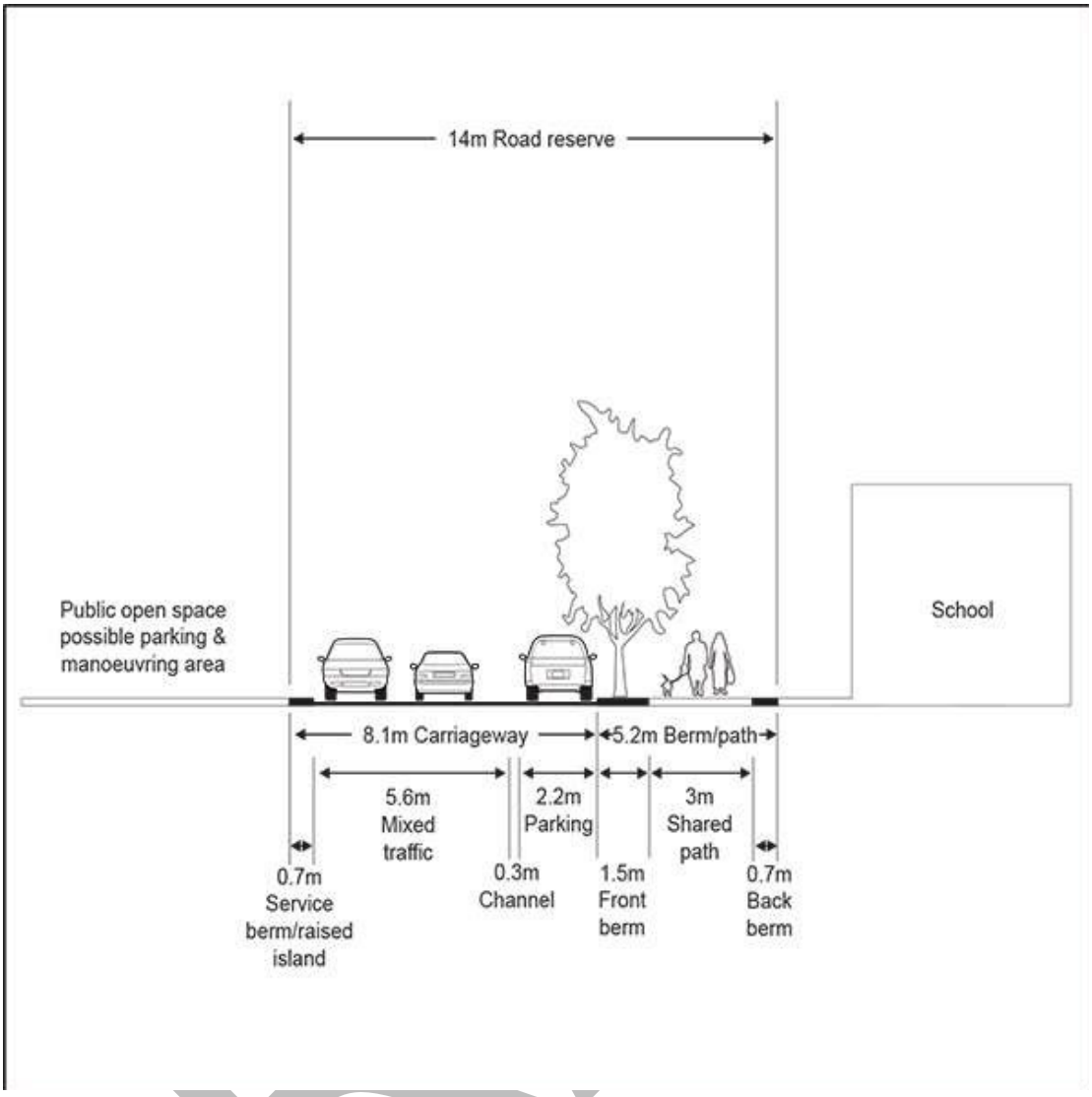


Figure 5. Flat Bush Local Road Park Edge



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Figure 6.Flat Bush Special Local Road Park Edge



I412.7. Assessment – controlled activities

I412.7.1. Matters of control

(1) The Council will reserve its control to the matters below for the activities listed as controlled in the precinct activity tables:

(a) formed Bridle Trails and Mountain Bike Trails in Sub-precincts F and I:

(i) location and design; and

(ii) personal safety and damage to and effects on neighbouring properties.

I412.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the zone or Auckland-wide provisions:

(1) Formed Bridle Trails and Mountain Bike Trails in Sub-precincts G and J:

(a) location and design:

(i) whether the bridle trail provides for safe and convenient access and addresses effects on the safe and efficient operation of the adjoining road network; and

(ii) whether the access has a minimal adverse effect on pedestrian access and safety and/or the recreational or environmental functions of the areas;

(b) personal safety and damage to and effects on neighbouring properties

(i) whether the activity results in a dangerous situation to other public open space users or otherwise detracts from other users enjoyment of the public open space.

(ii) the activity should not cause damage to neighbouring residential properties.

I412.8. Assessment – restricted discretionary activities

I412.8.1. Matters of discretion

(1) The Council will restrict its discretion to the matters listed below when assessing a restricted discretionary activity resource consent application listed in Table I412.4.1 Activity table, in addition to the matters specified for the relevant restricted discretionary activities in the zone or Auckland-wide provisions:

(a) restricted discretionary activity within Sub-precinct J:

(i) existing native vegetation, riparian planting, ecosystem and natural landscape quality;

(ii) placement of buildings infrastructure and other structures; and

(iii) site stability;

(b) restricted discretionary activity within all other sub-precincts:

(i) existing native vegetation, riparian planting, ecosystem and natural landscape quality;

(ii) placement of buildings infrastructure and other structures;

(iii) design and external appearance;

(iv) servicing - Wastewater disposal and discharge of contaminants; and

(v) site stability.

(2) For construction of more than two or more dwellings within Flat Bush Sub-precincts A or B (including integrated land use and subdivision):

(a) subdivision as part of an Integrated Land Use.

(3) The Council will restrict its discretion to the matters listed below when assessing a restricted discretionary activity resource consent for infringements of I412.6.1

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Permitted Activity Standards and I412.6.2 Standards for Subdivision, in addition to the matters specified in the zone, or Auckland-wide provisions:

(a) infringements of I412.6.2 Standards for Subdivision:

(i) road Standards;

(ii) provision of Back Lanes;

(iii) legibility of Network, Safety, Block Pattern and Neighbourhood Identity;

(iv) movement Network: Maximum Block Length and Maximum Block Perimeter Distance;

(v) variations in the maximum or minimum allowable average site sizes after adjustment of the boundaries between adjoining sub-precincts and areas;

(vi) design and Layout of Subdivision, Staging, Design and External Appearance;

(vii) impact of Previous Subdivision within Sub-precinct I; and

(viii) movement network;

(b) Infringements of I412.6.2.4(2) Alternative Road Layouts

(i) legibility of Network, Safety, Block Pattern and Neighbourhood Identity; and

(ii) movement network.

I412.8.2. Assessment criteria

I412.8.2.1. Assessment criteria for Listed Restricted Discretionary Activities

The Council will consider the relevant assessment criteria below for activities listed as restricted discretionary activities in Table I412.4.1, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the zone, or Auckland-wide provisions:

(1) Existing native vegetation, riparian planting, ecosystem and natural landscape quality:

(a) the development should not alter the existing topography of the site or affect existing natural features or existing native vegetation;

(b) the development should not adversely affect the ability in the future to protect land within Sub-precinct J from development and undertake native riparian planting;

(c) the development should propose a Riparian Planting Plan for Sub-precinct J that should add ecological and amenity values as public open space;

(d) the proposal should avoid adverse effects on the freshwater and terrestrial ecosystems including the quality of the water and riparian vegetation, areas of native forest and wetlands or on the natural

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habitats of birds, aquatic species and wildlife found within Sub-precincts G or J;

(e) the proposal should not impact on the natural landscape quality of Sub-precincts F or I;

(f) the proposed planting should be sufficiently robust to survive in the proposed location;

(g) the pest and weed management programme for the area should protect the planting from damage and ensure plant survival; and

(h) a refundable bond may be required to ensure that the riparian planting undertaken in accordance with the approved riparian planting plan survives for a two-year period from the time of planting.

(2) Placement of buildings infrastructure and other structures:

(a) the design and external appearance of a building or structure in terms of scale, form, materials and colour should respect the natural character and aesthetic qualities of the sub-precinct;

(b) the proposed building or structure should make a positive contribution to the built form of the surrounding streetscape and to any existing buildings on the public open space; and

(c) the placement of buildings and structures should avoid Sub-precinct J.

(3) Design and external appearance:

(a) the proposed building or structure should be sympathetic to the surrounding natural landscape qualities and characteristics;

(b) the car parking and access for the proposed building or structure should be safe and convenient while still maintaining an acceptable aesthetic quality;

(c) the proposed activity should not generate noise levels that adversely affect the amenity of adjoining properties and whether any mitigation measures are proposed to reduce noise effects on these properties;

(d) the development must satisfactory provide for attenuation of aircraft noise;

(e) the design and external appearance of buildings including the scale, articulation, orientation and spacing should complement the existing buildings in the vicinity;

(f) the bulk or repetitive form of buildings should not detract from the visual amenities of the neighbourhood; and

(g) the car parking should be safe and convenient while still maintaining an acceptable aesthetic quality as viewed from the street, in particular the hard paved areas associated with parking and garaging should not dominate the streetscape.

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(4) Servicing - Wastewater disposal and discharge of contaminants:

(a) the site should have sufficient area available to accommodate an adequate wastewater disposal system which should not create an erosion, land instability or water pollution problem and that should not adversely affect the stormwater treatment and discharge systems on the site, or adversely affect public health and safety;

(b) adequate provision should be made on site for rubbish storage and servicing and the areas should be adequately screened from view from public places and neighbouring sites; and

(c) the proposal should not generate any dust, smoke, fumes or other discharges to air which would potentially detract amenity values of the area.

(5) Site stability:

(a) the building, structure or activity should not adversely affect the stability of the site or adjacent sites.

(6) For construction of two or more dwellings within Flat Bush Precincts (including integrated land use and subdivision):

(a) subdivision as part of an Integrated Land Use;

(b) the proposed subdivision should follow rational boundaries with regard to access, privacy, amenity etc;

(c) acceptable levels of private outdoor living should be achieved for each dwelling; and

(d) restrictions should be included in the proposal such as, limitations on placements of windows, no build yard areas and maximum heights to ensure that privacy and avoiding domination of buildings is achieved.

I412.8.2.2. Assessment criteria for Restricted Discretionary Activities

The Council will restrict its discretion to the matters listed below when assessing a restricted discretionary activity resource consent for infringements of I412.6.1 Permitted Activity Standards and I412.6.2 Standards for Subdivision, in addition to the matters specified in the underlying zone or Auckland-wide provisions:

(1) Infringements of I412.6.2 Standards for Subdivision:

(a) road Standards:

(i) cycleways should provide continuous routes between subdivisions; and

(ii) subdivisional road and site layout and dimensions should optimise the orientation of the sites to the sun in terms of their likely future development;

(b) provision of back lanes that connect roads and/or provide alternative access to the rear of residential sites:

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(i) back lanes should be limited in length to ensure that long repetitive lanes are avoided;

(ii) building line restrictions should be introduced in relation to rear lanes to ensure that adequate opportunities are provided for landscaping and to limit repetitive building forms;

(c) legibility of Network, Safety, Block Pattern and Neighbourhood Identity:

(i) whether changes to the park edge local roads have adverse impacts on the design, amenity and usability of the adjacent open space and result in substantially greater earthworks and retaining structures adjacent to the open space than would otherwise be required;

(ii) whether the proposal avoids adverse effects on the clarity, legibility and connectivity of the roading network with particular regard to any cumulative effect which might arise with regard to the wider neighbourhood in each sub-catchment as shown on Precinct Plan 3. Sub-catchments;

(iii) whether the proposal achieves straight roads that maximise legibility to reveal the topography and strengthen visual connection to the wider landscape;

(iv) whether the proposed layout promotes good connectivity by all modes of travel including short walking routes to potential bus routes and other community infrastructure such as schools, neighbourhood centres and public open space;

(v) whether the proposal achieves a neighbourhood identity by maximising connections to landscape features and to other features such as schools, neighbourhood centres, public open space and community facilities;

(vi) whether the proposed layout contributes to a clear and legible understanding of the neighbourhood within the wider context;

(vii) whether the proposed road layout creates flexibility for a range of potential activities and residential densities to occur in appropriate places now and in the future;

(viii) whether vehicle access should be restricted (including on arterial routes) to achieve spatial outcomes that reinforce a sense of place and achieve a high quality public realm;

(ix) whether the proposed block pattern results in the opportunity to create regular shaped sections with the inherent flexibility to be developed for a range of potential activities and residential densities now and into the future;

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(x) whether the proposed street design and layout provides for consistency of treatment down lengths of street and appropriate integration to adjoining areas; and

(xi) whether the proposal impacts the clarity and legibility of the roading network with particular regard to the sub-catchment within which the proposed subdivision is located, as shown in Precinct Plan 3. Sub-catchments;

(d) Movement Network: Maximum Block Length and Maximum Block Perimeter Distance:

(i) whether the proposed road layout provides for convenient and safe access for pedestrian, cycle and vehicle users;

(ii) whether the proposed road layout provides for a clear and easily understood network that is easy to navigate through for all users; and

(iii) whether the proposed road layout is constrained by topography, trees or bush to be retained and/or fragmented land ownership and/or existing buildings;

(e) variations in the maximum or minimum allowable average site sizes after adjustment of the boundaries between adjoining Sub-precincts:

Note: This assessment is intended to apply where the Sub-precinct boundaries, as defined on the relevant planning maps, have been modified. In such instances the Council will assess whether the proposed subdivision yields the same number of sites as it would have in the case of a subdivision which complied with the maximum or minimum subdivision standards had the Sub-precinct boundary(s) remained unaltered.

(i) whether the target densities of each of the adjoining sub-precincts are being generally achieved; and

(ii) the extent to which the average site size in each of the adjoining sub-precincts differs from the requirements of I412.6.2.1.

(f) design and layout of subdivision, staging and design:

(i) in the case of a staged subdivision, whether each stage of subdivision complies with the development and performance standards (including density) of the Sub-precinct. Council may, by way of either a consent notice or a condition of consent, require that any such density shortfall or surplus be made good in, or be carried forward to, subsequent stages of the subdivision;

(ii) whether the subdivision design provides an adequate buffer between the proposed sites and the conservation and stormwater management area;

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(iii) whether the design and layout of the subdivision protects land in the conservation and stormwater management area from inappropriate development; and

(iv) whether the subdivision provides an appropriate structure for the future ownership and management of land within the conservation and stormwater management area having regard to the native riparian planting requirement and on-going maintenance responsibilities. Whether the proposal achieves neighbourhood identity by maximising connections to landscape features and to other features such as schools, neighbourhood centres, public open space and community facilities;

(g) impact of previous subdivision within Sub-precinct I where the site previously subdivided has reduced the average site size of the original subdivision below the average density of one per 5000sqm:

(i) whether the proposed subdivision detracts from the character of the area;

(ii) whether the proposed subdivision has sufficient open space within the conservation and stormwater management area to offset the effects of further subdivision on the site;

(iii) whether the proposed subdivision allows sufficient space for wastewater disposal outside of the conservation and stormwater management area; and

(iv) whether the proposed subdivision makes use of existing infrastructure including private ways, roads, reticulated water, wastewater disposal and power;

(h) movement network:

(i) whether there are topographical, geotechnical or other environmental factors or constraints which indicate that changes to collector, park edge and local roads would improve the road layout from that set out in Precinct Plan 4;

(ii) whether the proposed road layout respects and relates to the existing contour and avoid permanent features such as steep cut faces and retaining structures which are highly visible;

(iii) whether the layout promotes good vehicular and pedestrian connectivity within the area including to community infrastructure such as bus stops, schools, neighbourhood centres, public open space and community facilities;

(iv) whether the proposal achieves an acceptable low impact stormwater management solution having regard to integrating good urban design and stormwater management solutions;

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(v) whether the road serves only a small number of dwellings or is for a short length;

(vi) whether an alternative design of the road addresses traffic and pedestrian volumes, safety and amenity and access for emergency vehicles;

(vii) whether on-street car parking is catered for;

(viii) whether a footpath is required or is desirable on both sides of the road; and

(ix) whether visual and physical differentiation is required and, if so, the modified section of road links appropriately with adjoining sections of road.

I412.9. Special information requirements

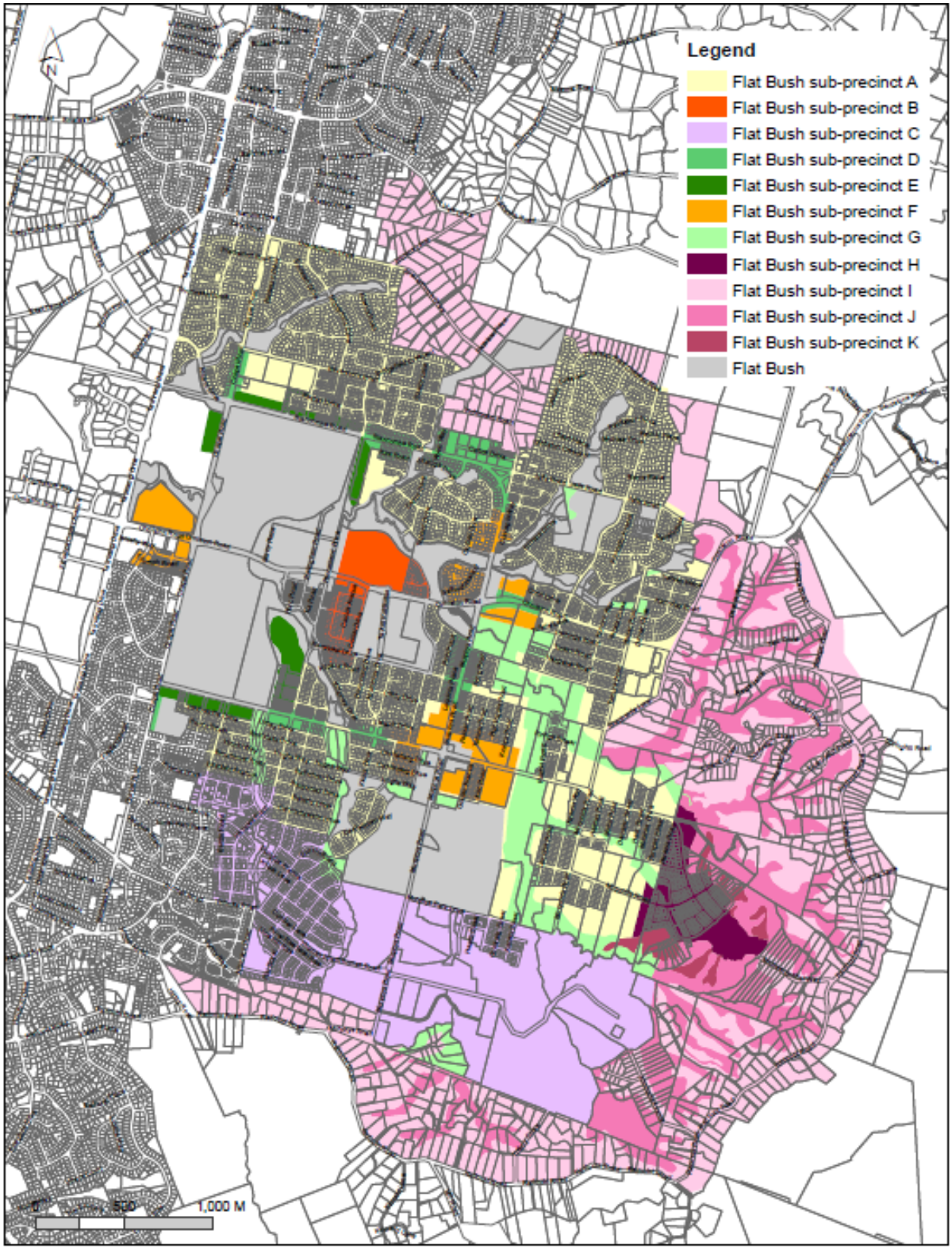
An application for land modification, development and subdivision must be accompanied by:

(1) A riparian planting plan.

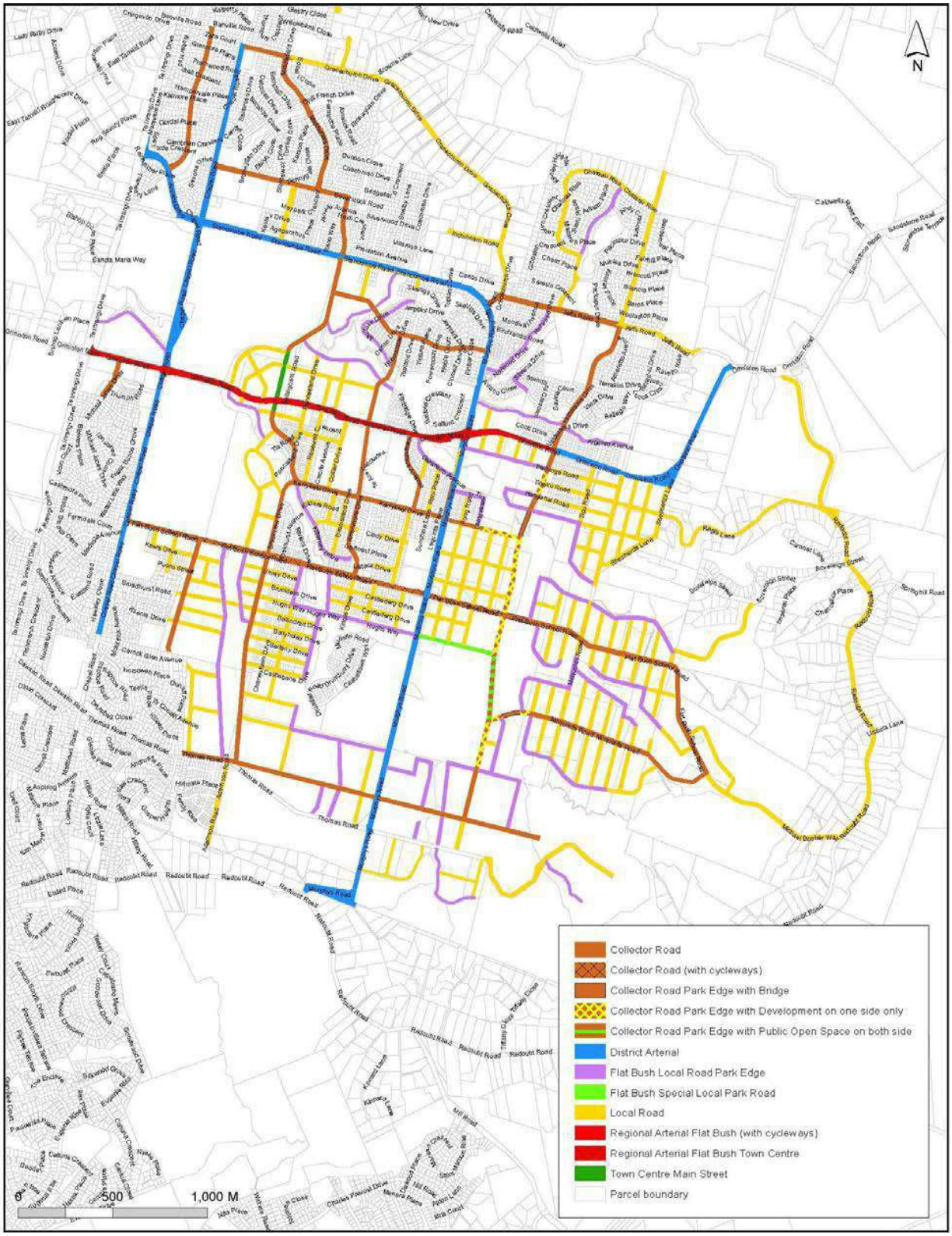
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I412.10. Flat Bush Precinct Plans

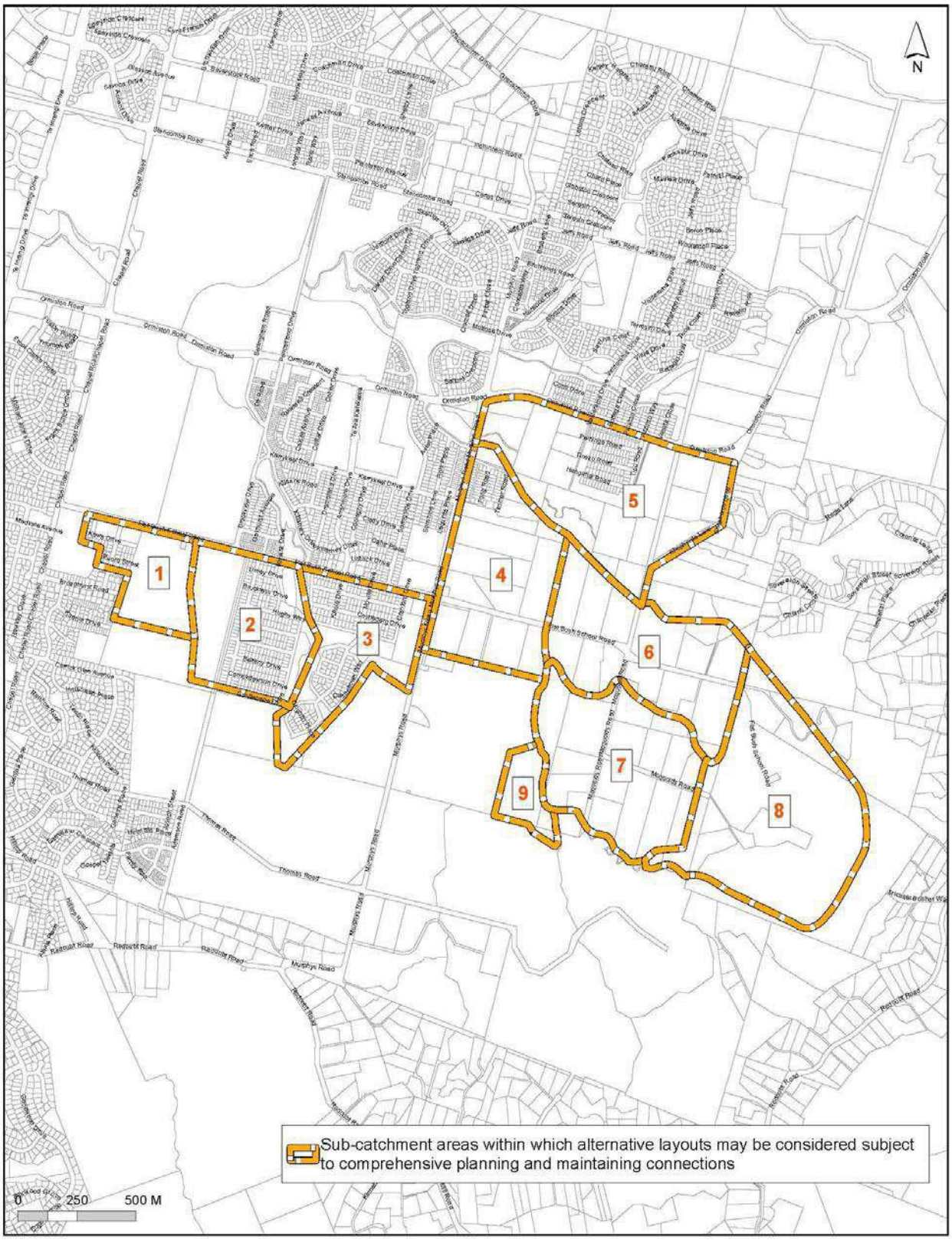
I412.10.1. Flat Bush: Precinct plan 1 - Sub-precincts Boundary



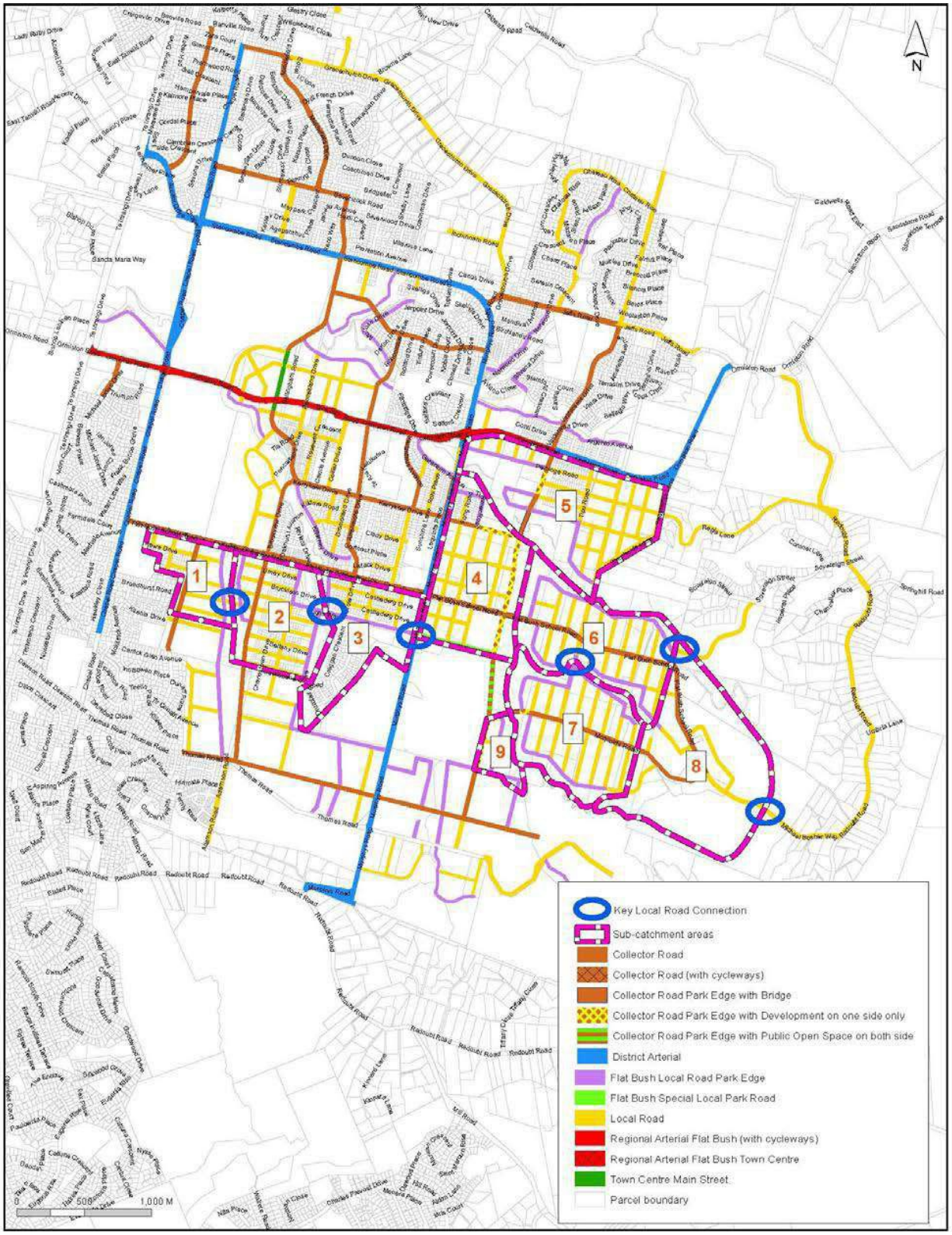
I412.10.2. Flat Bush: Precinct plan 2 – Road Network



I412.10.3. Flat Bush: Precinct plan 3 – Sub-catchments



I412.10.4. Flat Bush: Precinct plan 4 – Key Connections



I421. Māngere 2 Precinct

I421.1. Precinct Description

The Māngere 2 precinct seeks to protect one of the first examples of cluster housing in New Zealand in Teo and Tioro lanes. This state housing was built in 1978 and is significant because it represents a change in the government's housing policies relating to architectural and subdivision design.

Qualifying Matter as per 77(j) of the RMA

The zoning of land within this precinct is Residential – Mixed House Suburban ~~Residential - Single House Zone.~~

I421.2. Objectives

(1) The unique and established character of Teo and Tioro lanes is protected

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

I421.3. Policies

(1) Manage the demolition of buildings to ensure that the established built character of Teo and Tioro lanes is protected.

(2) Restrict new development and alterations so that they do not detract from the established built and landscape character of Teo and Tioro lanes.

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

I421.4. Activity table

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

Table I421.4.1 Activity table specifies the activity status of development activities in the Māngere 2 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I421.4.1 Activity table

Qualifying Matter as per 77(j) of the RMA

Activity		Activity status
Development		
(A1)	Total or substantial demolition of buildings exceeding 30 per cent or more by volume or footprint, (whichever is the greater)	RD
(A2)	External additions or alterations to buildings	RD
(A3)	Construction of new buildings or relocation of buildings onto the site	RD

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I421.5. Notification

(1) Any application for resource consent for an activity listed in Table I421.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections 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).

I421.6. Standards

The overlay, Auckland-wide and zone standards apply in this precinct except that the following:

Standard H3.6.8 Yards, side yard Residential - Mixed House Suburban ~~Residential – Single House Zone~~ [deleted] does not apply.

All activities listed in Table I421.4.1 Activity table must comply with the following standards.

Qualifying Matter as per 77(j) of the RMA

I421.6.1. Yards

(1) A building or parts of a building must be set back from the side boundary by a minimum depth of 3 metres.

I421.7. Assessment – controlled activities

There are no controlled activities in this precinct

I421.8. Assessment – restricted discretionary activities

I421.8.1. Matters of discretion

The Council will restrict its discretion to all 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) total or substantial demolition of buildings:

(a) the intrinsic character and value of the existing building; and

(b) health and safety considerations for building removal or demolition.

(2) external additions or alterations:

(a) use of similar or same design elements, materials and finishes;

(b) character of the cluster development or streetscape; and

(c) existing landscaping, trees and planting.

(3) construction of new buildings and relocation of buildings:

(a) Architectural design; and

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(b) Streetscape and context.

(4) building yards:

In addition to the general matters set out in Rule C1.9(3) and the specific matters set out for infringements in the Residential – Mixed House Suburban ~~Residential - Single House Zone~~ [deleted] and Auckland-wide rules, the council will restrict its discretion to the matter below:

(a) character of streetscape, character qualities of the area.

I421.8.2. Assessment criteria

The council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions.

(1) total or substantial demolition of buildings:

(a) the extent to which the total or substantial demolition of buildings will have on the intrinsic character and value of the existing building, and its contribution to streetscape character; and

(b) whether demolition or removal is required for health or safety reasons.

(2) external additions or alterations to buildings on the site:

(a) the extent to which the external additions and alterations to existing buildings should:

(i) use the same or similar design elements, materials and finishes as those of the original buildings;

(ii) not detract from the character of the cluster development or streetscape;

(iii) be in keeping with the existing site layout and siting of buildings and structures;

(iv) conserve and enhance existing landscaping, trees and planting; and

(v) avoid, remedy or mitigate any other adverse effects on the residential character of the area.

(3) construction of new buildings and relocation of buildings:

(b) the extent to which the new building or relocated building should:

(i) use the same or similar design elements, materials and finishes as those of the original buildings;

(ii) not detract from the character of the cluster development or streetscape;

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(iii) be in keeping with the existing site layout and siting of buildings and structures;

(iv) conserve and enhance existing landscaping, trees and planting; and

(v) avoid, remedy or mitigate any other adverse effects on the residential character of the area.

(4) building yards:

(a) the extent to which the reduction in yards adversely affects the identified character of the streetscape; and

(b) the extent to which the reduction in yards adversely affects the identified character qualities of the area.

I421.9. Special information requirements

There are no special information requirements in this precinct.

I421.10. Precinct plans

There are no precinct plans in this precinct.

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I431. Pine Harbour Precinct

I431.1. Precinct description

Pine Harbour Marina is located in Beachlands. It is a public transport node which provides passenger ferry services to the Auckland Central Business District for the Beachlands and Maraetai settlements and the surrounding rural area. A higher density of development is provided for in the Pine Harbour Precinct to reinforce its role as a passenger transport node.

The Pine Harbour Precinct provides for the mixed use development of the landward component of the Pine Harbour Marina into a distinctive marina based community. The precinct covers approximately 11ha.

The key purpose of the Pine Harbour Precinct is to implement the precinct plan (I431.10.1 Pine Harbour: Precinct plan 1) to ensure that the precinct creates high quality mixed use development which is integrated with the wider Beachlands settlement. The integration of the built form (including buildings, street pattern and open spaces) with the existing Beachlands settlement (along the northern boundary) and the adjoining Beachlands Precinct (along the eastern boundary) is important. Pine Harbour: Precinct plan 1 includes provision for a road connection with Karaka Road in the event that the existing reserve located at the Karaka Road and Sunkist Bay Road intersection is not developed.

The precinct is divided into seven sub-precincts compassing the land based marine industry, residential and commercial activity and open space purposes. Pine Harbour: Precinct plan 1 also identifies the indicative location of the stormwater management area. This covers the existing watercourse, stormwater pond and the area which may be required for the future expansion of the pond.

Sub-precinct A – Open Space

Sub-precinct A overlooks the marina and will be bordered by a range of mixed use buildings. It is to operate as a multi-functional area and is the “green heart” of Pine Harbour. The green itself will be largely free of landscape interventions or buildings and can be used for a range of passive recreational activities.

Sub-precinct A incorporates a future plaza area between Sub-precinct D (Southern Apartments) and Sub-precinct E (Northern Apartments). This plaza is the pedestrian extension of Ninth View Avenue into Pine Harbour from the Beachlands Precinct. The landscape features of this plaza will provide a strong focal connection through to the marina itself. Pine Harbour: Precinct plan 1 illustrates the location of the future excavation area to extend the marina. The provisions of Sub-precinct A will continue to apply to this area until resource consent for the extension of the marina is granted.

Sub-precinct B – Transition Residential North

Sub-precinct B is the transitional area between the existing low density residential development in Beachlands and the higher density apartments within the precinct. The purpose of Sub-precinct B is to ensure transitional quality and integration with the existing Beachlands urban area and the Beachlands Precinct.

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Sub-precinct C – Transition Residential South

Sub-precinct C provides for a transition upon entering Pine Harbour. Houses within this precinct are expected to allow shared views across the riparian corridor for the public and occupants. The bulk and form of the dwellings should be compatible with existing development adjoining to the south in Tui Brae.

Sub-precinct D – Southern Apartments

Sub-precinct D enables terrace housing and apartment building development. The majority of this sub-precinct is to contain apartments up to three storeys high.

Sub-precinct E – Northern Apartments

Sub-precinct E enables terrace housing and apartment building development. The majority of this sub-precinct is to contain apartments up to four storeys high.

Sub-precinct F – Marina Commercial

Sub-precinct F covers the existing commercial buildings and the additional area which may be required for future commercial buildings servicing the marina and marine-related uses, such as marine retail and offices. Sub-precinct F does not provide for marine industrial activities. Sub-precinct F is located adjacent to the current ferry terminal.

Sub-precinct G – Marine Industry

Sub-precinct G provides specifically for marine industrial activities. Marine related uses which are non-industrial in nature (such as offices and clubrooms) are non-complying activities to recognise the limited spatial extent of sub-precinct G. This is to ensure that non-marine industrial activities do not undermine the efficient use of this limited space.

Sub-precinct G has a maximum building height of 9m and a building restriction line to ensure that coastal views from the established residential area along Pine Harbour Parade are generally retained. Additional height to cater for the stacking of boats in non-enclosed structures is enabled to 12m as a discretionary activity.

The additional height areas shown in Pine Harbour: Precinct plan 1 enables maximum height of 18m, which allows for apartments of five storeys. These buildings are key marker buildings, which require the design to clearly address each street frontage. The additional height will be used to articulate the prominence of the corners.

The mixed use areas shown in the Pine Harbour Precinct Plan enable the ground floor of apartment buildings to be designed to allow for either commercial or residential use.

The zonings of land within this precinct are Coastal – Marina Zone, Residential – Single House Zone, Residential – Mixed Housing Suburban Zone and Residential – Terrace Housing and Apartment Buildings Zone.

I431.2. Objectives

(1) The precinct allows for the development of an integrated mix of residential, business, open space and marine related activities, creating a distinctive marina based community.

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(2) An appropriate development density and mix of land uses are provided in the precinct to support its function as an efficient passenger transport node.

(3) The precinct is integrated with both the existing and future urban form of the Beachlands settlement (including the Beachlands 1 precinct area).

(4) A safe and efficient transport network is integrated and connected with the existing and planned transportation network, including connections between Beachlands and Pine Harbour.

(5) Public access is maintained, enhanced and integrated with the public open space zoned land, coastal marine area and the Beachlands 1 precinct.

(6) A high amenity environment is created through the placement and design of buildings, roads and open spaces recognising the coastal setting of Pine Harbour Marina.

(7) Stormwater infrastructure is provided in an effective and efficient way, including integration with the wider catchment.

(8) Water and wastewater infrastructure is provided in an effective and efficient way, including the ability to connect to the Beachlands-Maraetai Sewage Treatment Plant.

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

I431.3. Policies

(1) Require land use, subdivision and development to be generally in accordance with Pine Harbour: Precinct plan 1.

(2) Provide for increased development density to promote the role of the precinct as a passenger transport node.

(3) Provide for a range of activities at a scale complementary with the amenity values of the precinct.

(4) Require the layout, form and design of buildings, roads and open spaces within the precinct to:

(a) integrate with the existing and future form of the Beachlands settlement (including alignment of roads);

(b) address potential adverse effects on adjoining land uses;

(c) assist with the implementation of transportation connections between Beachlands and Pine Harbour;

(d) assist with the integration of passenger transport services;

(e) create opportunities for multi-functional, safe, passive or active recreation;

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(f) ensure ongoing public access to the coastal marine area;

(g) ensure the provision of walkways providing pedestrian linkages through the precinct; and

(h) recognise and provide for the character of the coastal environment and its associated amenity values.

(5) Require potential adverse effects (including reverse sensitivity) of any development and activities within the precinct on the character of the coastal environment and on the amenity values of the surrounding area to be avoided, remedied or mitigated.

(6) Require that all development is connected to a public reticulated wastewater treatment and disposal system.

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

I431.4. Activity table

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

The provisions of the Open Space – Civic Zone in H7 Open Space Zones apply to Sub-precinct A (Open Space).

Table I431.4.1 specifies the activity status of land use and development activities in sub-precinct B (Transition Residential North) and C (Transition Residential South) of the Pine Harbour Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I431.4.2 specifies the activity status of land use and development activities in sub-precinct D (Southern Apartments) and E (Northern Apartment) of the Pine Harbour Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I431.4.3 specifies the activity status of land use and development activities in sub-precinct F (Marina Commercial) and G (Marina Industry) of the Pine Harbour Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I431.4.1 Activity table – Sub-precinct B and C

Activity		**Activity status**
Use		
Commerce		
(A1)	Dairies	NC
(A2)	Food and beverage	NC
Development		
(A3)	Dwellings	RD

Table I431.4.2 Activity Table – Sub-precinct D

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Activity		Activity status
Use		
Commerce		
(A4)	Dairies with a gross floor area up to 100m^2 in the Mixed Use Area identified in I431.10.1 Pine Harbour: Precinct plan 1	RD
(A5)	Dairies	NC
(A6)	Food and beverage in the Mixed Use Area identified in I431.10.1 Pine Harbour: Precinct plan 1	RD
(A7)	Food and beverage	NC
(A8)	Offices in the Mixed Use Area identified in I431.10.1 Pine Harbour: Precinct plan 1	RD
(A9)	Offices	NC
(A10)	Retail with gross floor area of up to 90m^2 in the Mixed Use Area identified in I431.10.1 Pine Harbour: Precinct plan 1	P
(A11)	Retail with gross floor area greater than 90m^2 in the Mixed Use Area identified in I431.10.1 Pine Harbour: Precinct plan 1	RD
Community		
(A12)	Community facilities in the Mixed Use Area identidied in Precinct Plan 1 – Pine Harbour Precinct 1	RD
(A13)	Community facilities	D
(A14)	Maritime passengers operations in the Mixed Use Area identidied in Precinct Plan 1 – Pine Harbour Precinct 1	RD
(A15)	Maritime passengers operations	NC
Development		
(A16)	Dwellings	RD

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Tablel431.4.3 Activity Table – Sub-precincts F and G

Activity		Activity status	
		Sub-precinct F	Sub-precinct G
Use			
Commerce			
(A17)	Construction of new buildings	RD	RD
(A18)	Clubrooms for marine related clubs	P	NC
(A19)	Food and beverage	RD	NC
(A20)	Dairies with a gross floor area up to 100m^2	P	NC
(A21)	Dairies with a gross floor area greater than 100m^2	RD	NC
(A22)	Offices	P	NC
(A23)	Marine retail with a gross floor area up to 100m^2	P	NC
(A24)	Marine retail with a gross floor area greater than 100m^2	RD	NC
Industry			
(A25)	Marine industry	NC	P
(A26)	Boat stacks with a non-enclosed structures, travel lifts and boat haulage structures complying with Standard I431.6.16	NA	P
(A27)	Boat stacks with a non-enclosed structures, travel lifts and boat haulage structures not complying with Standard I431.6.16(1) and the boat stack height is between 9m – 12m.	NA	D
(A28)	Public transport facilities	P	NA

I431.5. Notification

(1) Any application for resource consent for an activity listed in Tables I431.4.1, I431.4.2, and I431.4.3 Activity Table above will be subject to the normal tests for notification under the relevant sections 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).

I431.6. Standards

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

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All activities listed as permitted in Tables I431.4.1, I431.4.2, and I431.4.3 must comply with the following permitted activity standards.

I431.6.1. Development within the precinct

(1) All development within the precinct must be in general accordance with Pine Harbour: Precinct plan 1.

I431.6.2. Number of floors

(1) The number of storeys for each building permitted in each sub-precinct must meet the minimum and maximum as set out in Table I431.6.2.1 below.

Table I431.6.2.1 Number of floors

Sub-precinct	Minimum number of storey	Maximum number of storey
B	2	2 + 1 (for habitable roof space)
C	2	2 + 1 (for habitable roof space)
D	2	5 within the mixed use area identified in I431.10.1 Pine Harbour: Precinct plan 1 3 outside the mixed use area identified in I431.10.1 Pine Harbour: Precinct plan 1
E	2	5 within the mixed use area identified in I431.10.1 Pine Harbour: Precinct plan 1 4 outside the mixed use area identified in I431.10.1 Pine Harbour: Precinct plan 1
F	2	2
G	NA	NA

I431.6.3. Maximum height

(1) Buildings within sub-precincts must not exceed the maximum height as set out in Table I431.6.3.1 below.

Table I431.6.3.1 Maximum height

Sub-precinct	Maximum height
B	9m
C	9m
D	12m

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	18m for building located within the additional height area identified in I431.10.1 Pine Harbour: Precinct plan 1.
E	15m 18m for building located within the additional height area identified in I431.10.1 Pine Harbour: Precinct plan 1.
F	9m
G	9m

I431.6.4. Threshold condition (ground floor above adjacent footpath)

(1) For sub-precincts D and E the minimum must be 0.5m and the maximum is 1.25m.

I431.6.5. Site width

(1) Sites within sub-precinct C must have a minimum width of 6m and maximum width of 25m.

(2) Sites within sub-precinct B must have a minimum width of 6.5m and maximum width of 20m.

I431.6.6. Site depth

(1) The minimum site depth must meet one of the following:

(a) 22m if garages are located fronting the street; or

(b) 30m if garages do not front onto the street and are accessed from rear lane.

I431.6.7. Yards

(1) Buildings within sub-precincts B – G must meet the following yard setback requirements as outlined in Table I431.6.7.1 below.

(2) For garages within sub-precincts B and C, the front yard setback requirement is 0.5m from the building frontage and 5m minimum setback from the front boundary.

(3) The separation distance between balconies or windows of primary living spaces in directly opposing buildings within sub-precincts D and E must be greater than 20m and must otherwise be not less than 15m. Facades with no glazing must be greater than 10m apart.

(4) Buildings within sub-precinct G must not be located beyond the building restriction line as identified on Pine Harbour: Precinct plan 1.

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Table I431.6.7.1 Yards

Yard	Sub-precinct					
	B	**C**	**D**	**E**	**F**	**G**
Front yard set back	Minimum – 2m Maximum – 5m Also see standard I431.6.7(2)	Minimum – 2m Maximum – 5m Also see standard I431.6.7(2)	Minimum –0m Maximum – 1m	Minimum –0m Maximum – 1m	Minimum –0m Maximum – 1m	0m
Rear yard set back	Minimum – 8m	Minimum – 8m	See standard I431.6.7(3)	See standard I431.6.7(3)	NA	See standard I431.6.7(4)

I431.6.8. Maximum building coverage

(1) For sub-precinct B, the maximum building coverage is 65 per cent of net site area for sites less than 200m^2.

(2) For sub-precinct B, the maximum building coverage is 65 per cent of net site area for sites greater than 500m^2.

(3) For sub-precinct C, the maximum building coverage is 50 per cent of net site area for sites less than 300m^2.

(4) For sub-precinct B, the maximum building coverage is 40 per cent of net site area for sites less than 300m^2.

(5) For sub-precincts D and E, the maximum building coverage is 75 per cent of net site area.

(6) For sub-precinct F, the maximum building coverage is 80 per cent of net site area.

(7) For sub-precinct G, the maximum building coverage is 50 per cent of the precinct area.

I431.6.9. Maximum impermeable area

(1) For sub-precinct B, the maximum impermeable area is 85 per cent of net site area for sites less than 200m^2.

(2) For sub-precinct B, the maximum impermeable area is 70 per cent of net site area for sites greater than 200m^2.

(3) For sub-precinct C, the maximum impermeable area is 75 per cent of net site area for sites less than 300m^2.

(4) For sub-precinct C, the maximum impermeable area is 65 per cent of net site area for sites greater than 300m^2.

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(5) For sub-precincts D, E, F and G, the maximum impermeable area is 100 per cent of net site area.

I431.6.10. Minimum permeable area

(1) For sub-precinct B, the maximum impermeable area is 15 per cent of net site area for sites less than 200m^2.

(2) For sub-precinct B, the maximum impermeable area is 30 per cent of net site area for sites greater than 200m^2.

(3) For sub-precinct C, the maximum impermeable area is 25 per cent of net site area for sites less than 300m^2.

(4) For sub-precinct C, the maximum impermeable area is 35 per cent of net site area for sites greater than 300m^2.

I431.6.11. Minimum private open space

(1) For sub-precinct B, where a dwelling contains two bedrooms or less the minimum private open space to be provided is 40m^2.

(2) For sub-precinct B where a dwelling contains two bedrooms or more the minimum private open space to be provided is 80m^2.

(3) For sub-precinct C, the minimum private open space to be provided must be 100m^2. The total area required can be made up of more than one single space provided each space must contain an area greater than 40m^2.

(4) For sub-precincts D and E, the minimum private open space for ground floor apartments must be 15m^2. For one bedroom apartment located above the ground floor the minimum private open space required is 5m^2 and 8 m^2 for all apartments containing more than one bedroom.

I431.6.12. Building frontage

(1) For sub-precincts B and C, the width of garages must not exceed 50 per cent of the width of the site.

I431.6.13. Driveway width

(1) For sub-precincts B and C, the amount of road frontage taken up by driveways, accessways or car parking areas at the front boundary must be limited to 3.5m.

(2) For sub-precincts B and C, driveways, accessways and car parking may splay from the front boundary up to a width no greater than 50 per cent of the total width of the road frontage.

I431.6.14. Minimum floor to ceiling height

(1) For sub-precincts B and C, the minimum floor to ceiling height for ground floor dwelling must be 2.7m and for all other others, it must be 2.4m.

(2) For sub-precincts D and E, the minimum floor to ceiling height for ground floor dwelling must be 3m and for all other others, it must be 2.7m.

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I431.6.15. Maximum fencing height in the front yard

(1) The maximum fencing height in the front yard for all sub-precincts is 900mm.

I431.6.16. Boat stacks within non-enclosed structures, travel lifts and boat haulage structures

(1) Boats must not be stacked greater than 9m in height.

(2) Travel lifts and boat haulage structures must not be greater than 18m in height.

(3) Boats stacks between 9 and 12m in height is a discretionary activity.

I431.6.17. Maritime passenger operations and facilities

(1) A ferry terminal or terminus (being a facility for the berthing of passenger ferries) must be provided within the precinct at all times.

I431.6.18. Marine service management plan

(1) At the time of the design of the first dwelling immediately adjoining sub-precinct G (Marine Industry) a review of current operational practices and their location within the Pine Harbour Precinct must be undertaken by Pine Harbour Marina Ltd (or its successors) and a marine services management plan prepared. This management plan is to be submitted as part of the first application for any dwelling immediately adjoining sub-precinct G (Marine Industry) and used as the basis for assessing any potential reverse sensitivity issues.

I431.6.19. Retail

(1) The total area used for retail (except marine retail, food and beverage) within the precinct must not exceed 1,500m^2 gross floor area.

I431.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I431.8. Assessment – restricted discretionary activities

I431.8.1. Matters of discretion

The council will restrict its discretion to all 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 Auckland wide or zone provisions:

(1) all restricted discretionary activities:

(a) provisions, layout and design of roads and car parking areas;

(b) design and external appearance of buildings;

(c) public access through Pine Harbour Marina;

(d) relationship with adjoining activities.

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I431.8.2. Assessment criteria

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

(1) for new dwellings and building:

(a) roading network:

(i) whether the proposed roading pattern is in general accordance with the indicate road and road pattern as shown in H1.10.1 Pine Harbour: Precinct plan 1;

(ii) the extent to which provisions have been made for a road connection between Pine Harbour Precinct and Karaka Road. The road connection between the Pine Harbour precinct and Karaka Road should be provided along the alignment identified as 'Provisional alternative road' in I431.10.1 Pine Harbour: Precinct plan 1 until such time as all or part of the Sunkist Bay Road Extension is constructed, in which case council will then consider whether adequate provision has been made for the future closure of the provisional alternative road and replacing it altogether with Sunkist Bay Road extension.

(b) relationship with adjoining activities:

(i) whether consideration has been given to reverse sensitivity issues which may arise from existing marine-related industries, other marina activities or adjoining residential activities. In some cases, this may need to include consideration of additional acoustic treatment, visual screening, security and landscaping.

(c) building design and external appearance:

(i) whether buildings have been designed to complement the urban coastal character and that will achieve a high level of amenity.

(d) public access:

(i) whether buildings are located and designed to enable and maintain public access linkages (including pedestrian linkages) to the east and to and along open space areas including land zoned open space; and

(ii) whether the design of public access contributes to the integration of passenger transport services.

(2) dairies, food and beverages, offices, retail and community facilities:

(a) roading network:

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(i) whether the proposed roading pattern is in general accordance with the indicate road and road pattern as shown in I431.10.1 Pine Harbour: Precinct plan 1;

(ii) the extent to which provision has been made for a road connection between Pine Harbour Precinct and Karaka Road. The road connection between the Pine Harbour precinct and Karaka Road should be provided along the alignment identified as 'Provisional alternative road' in I431.10.1 Pine Harbour: Precinct plan 1 until such time as all or part of the Sunkist Bay Road Extension is constructed, in which case council will then consider whether adequate provision has been made for the future closure of the provisional alternative road and replacing it altogether with Sunkist Bay Road extension; and

(iii) whether access and egress to parking and for goods delivery and service vehicles are provided in a safe manner and avoid traffic conflict.

(b) building design and external appearance:

(i) the extent to which the design and external appearance of any building are in context with the surrounding development and is consistent with the form and character of the sub-precinct is it located within;

(ii) whether the design and external appearance of any building maintains or enhances the streetscape or sub-precinct it is located within.

(c) relationship with adjoining activities:

(i) whether consideration has been given to reverse sensitivity issues which may arise from existing marine-related industries, other marina activities or adjoining residential activities. In some cases, this may need to include consideration of additional acoustic treatment, visual screening, security and landscaping.

(d) public access

(i) whether buildings are located and designed to enable and maintain public access linkages (including pedestrian linkages) to the east and to and along open space areas including land zoned open space; and

(ii) whether the design of public access contributes to the integration of passenger transport services.

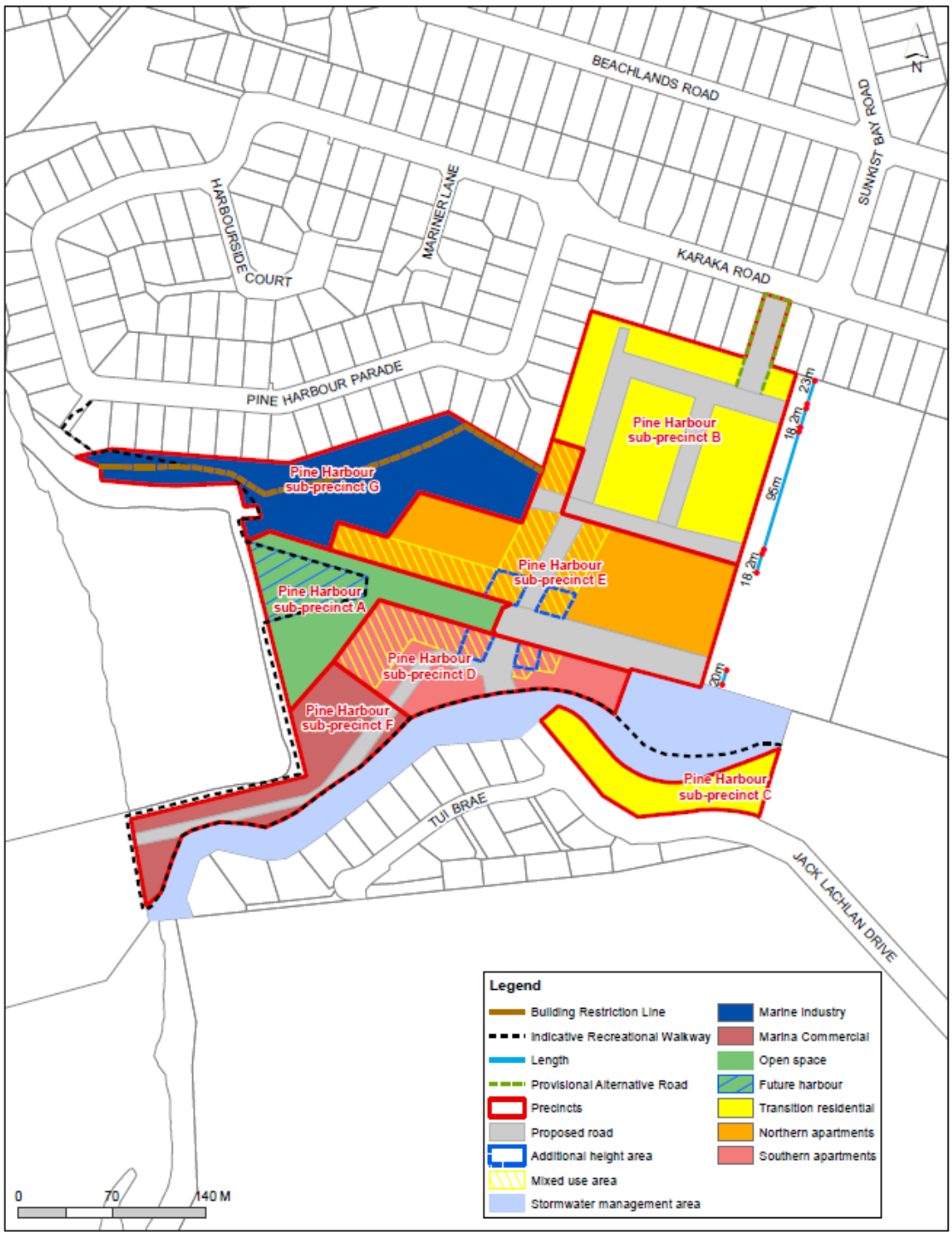
I431.9. Special information requirements

There are no special information requirements in this precinct.

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I431.10. Precinct plans

I431.10.1 Pine Harbour: Precinct plan 1



I438. Takanini Precinct

I438.1. Precinct Description

The zoning of land within this precinct is listed below. Refer to the planning maps for the location and extent of the precinct:

Sub-precinct A: Open Space - Informal Recreation Zone

Business - Light Industry Zone

~~Residential - Single House Zone~~

Residential – Mixed Housing Urban Zone

Residential – Terrace Housing and Apartment Building Zone

Residential – Mixed Housing Suburban Zone

Sub-precinct B: Business - Local Centre Zone

Sub-precinct C: Residential - Mixed Housing Suburban Zone

Residential - Mixed Housing Urban Zone

Residential – Single Housing Zone

Residential – Terrace Housing and Apartment Building Zone

Sub-precinct D: Residential - Single House Zone

Residential - Mixed Housing Suburban

Refer to Takanini Precinct: Precinct plan 1 for the location and extent of the Takanini Precinct and Sub-precincts. Figure 1 relates to soakage pit requirements. Takanini Precinct: Precinct plan 2 is a landscape plan for Sub-precinct A.

The Takanini Precinct applies to some 263 hectares of land. The precinct is divided into four Sub-precincts (A, B, C & D) which seek to encourage the subdivision and development of this land in a comprehensive manner to achieve a quality built and well-connected environment.

The precinct contains standards in response to known geotechnical limitations.

I438.1.1. Sub-precinct A

Takanini Precinct: Sub-precinct A applies to some 55 hectares of land between the Papakura Stream, Takanini School Road, Manuroa Road and Porchester Road. This land is currently undeveloped. The Sub-precinct provisions include specific standards relating to vehicle access, overland flowpaths and geotechnical constraints. Subdivision is to be in compliance with Takanini Precinct: Precinct plan 1 in order to require connections to the surrounding area.

The zones within the Sub-precinct are:

- Open Space - Informal Recreation Zone

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- Business - Light Industry Zone
- ~~Residential - Single House Zone~~
- Residential – Mixed Housing Suburban Zone
- Residential – Mixed Housing Urban Zone
- Residential – Terrace Housing and Apartment Building Zone

Subdivision and development in Sub-precinct A must comply with the landscape plan in Takanini Precinct: Precinct plan 2.

An extension to the Mahia Branch Sewer is proposed within Sub-precinct A. Its indicative location is shown on Takanini Precinct: Precinct plan 1. A Mahia Branch Sewer Network Utility Yard applies to Sub-precinct A to protect the future alignment of the Sewer Line.

When proposing a new site or building, part or all of which will be located within the Mahia Branch Sewer Line Network Utility Yard, consultation with Watercare Services Limited is advised. Evidence of consultation with and support or comments from Watercare should be included in the subdivision or resource consent application.

I438.1.2. Sub-precinct B

Takanini Sub-precinct B applies to some 4.4 hectares of land with frontage to Porchester Road. This land is currently undeveloped. Subdivision and development should achieve a quality and well-connected environment, which will principally serve the local convenience needs of the surrounding residential area within Takanini Precinct: Sub-precinct C. The zoning is Business - Local Centre Zone

I438.1.3. Sub-precinct C

Takanini Precinct: Sub-precinct C applies to some 177 hectares of land throughout the wider precinct, and covers the largest land area of the four sub-precincts. It also contains a number of standards in response to known geotechnical limitations which have been identified through structure planning. The zoning is Residential - Mixed Housing Suburban Zone, ~~and~~ Residential - Mixed Housing Urban Zone, Residential – Single Housing Zone and Residential – Terrace Housing and Apartment Building Zone.

This area includes reverse sensitivity provisions relating to the New Zealand Defence Force's Papakura Military Camp, and to Transpower's site at 65 Airfield Road.

I438.1.4. Sub-precinct D

Takanini Precinct: Sub-precinct D applies to some 27 hectares land between Papakura-Clevedon and Old Wairoa Roads. Development at a low density is encouraged in this Sub-precinct to assist in maintaining the elements of amenity and open space character. The area incorporates aspects of the relevant structure plan. Sub-precinct D contains standards in response to the known geotechnical limitations in the area, and provides for a landscape buffer between development along Papakura-Clevedon Road and the adjacent rural zone. The zoning is Residential - Single House Zone and Mixed Housing Suburban Zone.

I438.2. Objectives

(1) Subdivision and development occurs in a coordinated way that implements Takanini Precinct: Precinct plan 1.

(2) Subdivision and development avoids, remedies or mitigates the actual or potential adverse effects from developing on land subject to stormwater and geotechnical constraints.

I438.2.1. Sub-precinct A

(1) Subdivision supports walking, cycling, and public transport use and takes advantage of proximity to public transport routes, neighbourhood centres and local parks.

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(2) Subdivision and development implements the landscape plan in Takanini Precinct: Precinct plan 2.

I438.2.2. Sub-precinct B

(1) Subdivision and development occurs in a way that avoids ad hoc development.

(2) Commercial activity development is of a scale that is appropriate to a local centre.

I438.2.3. Sub-precinct C

(1) Subdivision supports walking, cycling, and public transport use and takes advantage of proximity to public transport routes, neighbourhood centres and local parks.

(2) Subdivision and development occurs in a way that avoids ad hoc development.

I438.2.4. Sub-precinct D

(1) Subdivision and development is designed so that it retains elements of existing amenity values and character.

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

I438.3. Policies

(1) Require subdivision and development to be designed to avoid, remedy or mitigate the actual or potential adverse effects from developing on land subject to stormwater and geotechnical constraints.

(2) Require the key structural elements of Takanini Precinct: Precinct plan 1 to be incorporated into all subdivision and development.

I438.3.1. Sub-precinct A

(1) Subdivision should occur in a way that supports various transport choices and takes advantage of proximity to public transport routes, neighbourhood centres and local parks.

I438.3.2. Sub-precinct B

(1) Limit the total gross floor area of commercial activities.

I438.3.3. Sub-precinct C

(1) Subdivision should occur in a way that supports various transport choices and takes advantage of proximity to public transport routes, neighbourhood centres and local parks.

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I438.3.4. Sub-precinct D

(1) Subdivision and development in Sub-precinct D should be designed and implemented in a manner that maintains significant elements of existing amenity values and character.

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

I438.4. Activity table

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

Table I438.4.1 specifies the activity status of land use, development and subdivision activities in the Takanini Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of these sections where relevant.

Table I438.4.1

Activity		**Activity status**			
		Sub Precinct A	**Sub Precinct B**	**Sub Precinct C**	**Sub Precinct D**
Use					
Vehicle Access					
(A1)	Any activity with vehicle access from road frontages marked as vehicle access restriction in Takanini Precinct: Precinct plan 1	RD	NA	RD	RD
Commerce					
(A2)	Commercial activities in Sub-precinct B provided that the total gross floor area for commercial activities in the Sub-precinct will not exceed 10,000m²	NA	RD	NA	NA
(A3)	One supermarket up to 3500m^2 gross floor area in Sub-precinct B	NA	C	NA	NA
(A4)	One service station in Sub-precinct B	NA	C	NA	NA
(A5)	Commercial activities that will result in the cumulative total gross floor area for Sub-precinct B exceeding 10,000m^2	NA	NC	NA	NA
Development					
(A6)	The modification of the overland flowpaths depicted on Takanini Precinct: Precinct plan 1	RD	NA	NA	NA
Subdivision					
(A7)	Subdivision that is in compliance with Takanini Precinct: Precinct plan 1, and (in Sub-precinct A)	RD	NA	RD	RD

	Takanini Precinct: Precinct plan 2				
(A8)	Subdivision not in compliance with Takanini Precinct: Precinct plan 1, or (in Sub-precinct A) Takanini Precinct: Precinct plan 2	NC	NA	NC	NC

I438.5. Notification

(1) An application for resource consent for a controlled activity listed in Table I438.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.

(2) Any application for resource consent for an activity listed in Table H1.4.1 Activity table and which is not listed in I438.5(1) 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).

I438.6. Standards

The Auckland-wide and underlying zone standards apply in this Precinct in addition to the following standards. Where there is any conflict or difference between standards in this Precinct and the standards for the Auckland-wide and zones the standards in this Precinct will apply.

I438.6.1. Standards for buildings and development

All buildings and development listed as permitted or restricted discretionary in the underlying zone must comply with the following standards.

I438.6.1.1. Building height

(1) Buildings within Sub-precinct B must not exceed 12m in height.

I438.6.1.2. Papakura Military Camp Height Restriction Area

Purpose

Building height restrictions and specific upper floor design controls apply to all development within the Papakura Military Camp Height Restriction Area to the east side of Grove Road, immediately opposite the Camp (as defined on Takanini Precinct: Precinct plan 1) to ensure that any actual or potential reverse sensitivity effects, and privacy, overlooking and security effects are appropriately avoided, remedied or mitigated.

(1) The maximum height of buildings within the Papakura Military Camp Height Restriction Area is 9 metres.

(2) The maximum upper-floor floor-level of any building within the Papakura

Military Camp Height Restriction Area is 3.8 metres above natural ground level (the surveyed Reduced Level pre-development).

(3) Any development within the Papakura Military Camp Height Restriction Area that cannot comply with Clauses (1) and (2) above is a Non-complying Activity.

I438.6.1.3. Specific Upper Floor Design Controls Applicable to all Buildings Falling within the Papakura Military Camp Height Restriction Area:

Purpose

Within the Papakura Military Camp Height Restriction Area, all buildings shall be designed to ensure that the number, position and size of first floor windows and doors minimise opportunities for overlooking of the Papakura Military Camp.

(1) First floor windows that offer a sightline to the Papakura Military Camp are only permitted where they serve a bathroom, a stairwell, or where they are designed to incorporate a minimum sill height of 1.6 metres above first floor level and are obscure glazed;

(2) There must be no first floor door openings, or external balustrade to first floor windows, that offer a sightline to Grove Road;

(3) There must be no first floor balconies, or other external amenity areas, that offer a sightline to the Papakura Military Camp;

(4) There must be no 'Velux-style' roof or skylight windows inserted to any roof slope that offer a sightline to Grove Road; and

(5) Any development within the Papakura Military Camp Height Restriction Area that cannot comply with Clauses (1) to (4) above is a Non-complying Activity.

I438.6.1.4. Yards

(1) Sub-precinct A – Mahia Branch Sewer Line Network Utility Yard

(a) A Network Utility Yard of 10m must be provided on both sides of the proposed Mahia Branch Sewer Line shown on Takanini Precinct: Precinct plan 1.

(b) The yard is to be measured (in a horizontal plane at right angles) from both sides of the centre line of the proposed sewer.

(c) This yard control only applies prior to the construction of the proposed Mahia Branch Sewer Line, and will cease to have effect upon completion of its construction.

(d) Any development which is unrelated to the construction/provision of the sewer line, and which does not comply with the above yard requirement is a restricted discretionary activity.

(2) Sub-precinct D – landscape strip.

3)

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(4) (e) Each new site adjacent to Papakura-Clevedon Road in Sub-precinct D must provide in compliance with Takanini Precinct: Precinct plan 1 a minimum of a 3m wide landscape strip planted in grass, trees and shrubs, parallel and adjacent to Papakura-Clevedon Road, or landscaping in compliance with a landscape plan approved as part of subdivision.

I438.6.1.5. Maximum Impervious Area

(1) The maximum impervious area within Sub-precinct B must not exceed 85 percent of the site area.

I438.6.1.6. Stormwater

(1) Within Sub-precincts A, C and D:

(a) Development of all sites must provide for groundwater recharge by providing for soakage disposal of stormwater runoff from buildings and other impervious surfaces.

(b) A groundwater recharge pit providing temporary storage for stormwater runoff is required for all development sites underlain by the peat soil aquifer. The design of groundwater recharge pits must provide a storage volume between 1.5m below ground level and 0.5m below ground level. The groundwater recharge pits must be designed to be capable of holding the first 15mm of stormwater runoff from the impervious surface areas of any proposed development. The contributing catchment for each individual recharge pit must be limited to a maximum of 500m² to encourage an even spatial distribution of groundwater recharge across the site. The recharge pits must be kept at least 3m away from the edge of any building foundations and at least 2m away from the site boundaries.

(c) Overflow from the soakage system must be provided for with a piped connection to the public stormwater drainage system.

(d) The required volume of soakage pit in relation to the buildings and other impervious surface area for each development is shown in Figure 1: Soakage pit requirements.

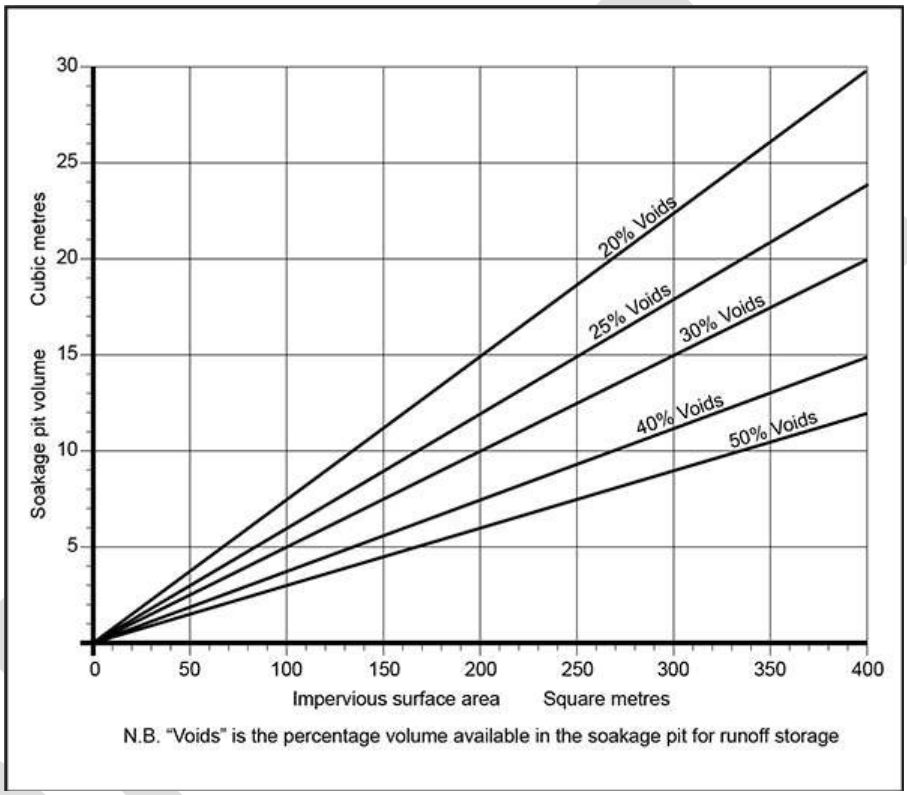
(2) Within Sub-precinct B development of all sites must provide for groundwater recharge by providing for soakage disposal of stormwater runoff from buildings and other impervious surfaces and long-term monitoring of factors critical to maintaining ground stability. Any

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infringement would be assessed on its ability to maintain equivalent infiltration from the site's undeveloped state.

(3) Within Sub-precincts C and D, development of all sites within the area identified as Kirikiri Sub-precinct D and that part of Sub-precinct C bounded by Old Wairoa Road and Papakura-Clevedon Road on Takanini Precinct: Precinct plan 1, must be consistent with the recommendations of the approved Stormwater Catchment Management Plan for the area or an approved discharge consent.

Figure 1: Soakage pit requirements



I438.6.1.7. Fences

(1) Fences on the Papakura-Clevedon Road boundary must not exceed 1.8m in height.

I438.6.1.8. Landscaping and planting in Sub-precinct A

(1) Development in Sub-precinct A must comply with the landscape plan in Takanini Precinct: Precinct plan 2.

(2) Any development not complying with the above clause is a non-complying activity.

I438.6.2. Noise

(1) The following controls apply to the land adjoining Transpower's Electricity Substation shown in Takanini Precinct: Precinct plan 1 as subject to environmental noise constraints:

(a) All buildings with habitable rooms are to be designed and constructed so

that the noise level in all habitable rooms must not exceed a level of 30dBA L10 (includes 5 decibel adjustment for tonal component as provided for in New Zealand Standard NZS6802:1991 “Assessment of Environmental Sound”), with any required ventilation system (including windows) in operation. All measures to achieve this standard are to meet the provisions of the New Zealand Building Code.

(b) At the time of lodging a Building Consent Application with the Council, a certificate from a suitably qualified and experienced acoustic consultant is to be provided to the Council stating that, in respect of all habitable rooms, the buildings will achieve the acoustic performance specified in subclause (a) above. If that certificate states that the building will achieve the acoustic performance without any special modifications, the certificate may also state that further testing under subclause (c) below is not required.

(c) Prior to occupation of habitable rooms, representative testing of the rooms is to be undertaken by a suitably qualified and experienced acoustic consultant to confirm that the design criterion of 30dBA L10 is being met (unless it has been certified under subclause (b) above that further testing is not required), with any required ventilation system (including windows) in operation. Noise levels from any mechanical ventilation system shall be measured at least 1m away from any diffuser.

(d) Where the results of any testing carried out in the preceding condition demonstrates that the 30dBA L10 criterion is not achieved, remedial action must be undertaken such that the criterion is met and compliance subsequently is to be certified in compliance with subclause (c) above prior to the occupation of the building or the transfer of ownership of the building, whichever occurs first.

(2) Any development not complying with the above clause is a non-complying activity.

I438.6.3. Subdivision Standards

The subdivision controls in the Auckland wide rules – subdivision apply in the Takanini Precinct and sub-precincts unless otherwise specified below:

(1) Subdivision must be generally in accordance with the indicative transport network identified on Takanini Precinct: Precinct plan 1.

(2) Sub-precinct A – Mahia Branch Sewer Line Network Utility. Any part of a proposed lot (other than a lot created for a road, service lane, or reserve) that is unrelated to the construction/provision of the sewer line, and which lies

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partly or wholly within the Mahia Branch Sewer Line Network Utility Yard, is a restricted discretionary activity.

(3) Sub-precinct C – Road Offset Opposite Papakura Military Camp Access

(a) Subdivision of land within the block of Takanini Sub-precinct C bounded by Grove, Walters and Cosgrave Roads that creates any access road to Grove Road must ensure that any such access road avoids aligning with the existing entrance (Main Gate) to the Papakura Military Camp, by being offset by a minimum of 50 metres when measured from the centreline of the existing entrance (Main Gate) to the centreline of the proposed access road.

(b) Subdivision that does not meet clause (a) above is a discretionary activity.

I438.7. Assessment – controlled activities

I438.7.1. Matters of control

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application:

(1) Activity: One supermarket up to 3500m^2 gross floor area;

(a) Traffic;

(b) Noise, lighting and hours of operation;

(c) Design of car parking, access and servicing; and

(d) Pedestrian access and vehicle linkages.

(2) Activity: One service station:

(a) Intensity and Scale;

(b) Traffic;

(c) Noise, lighting and hours of operation; and

(d) Design of carparking, access and servicing.

I438.7.2. Assessment criteria

The council will consider the relevant assessment criteria below for the controlled activities listed in I438.7.1 above:

(1) Intensity and scale of the activity

(a) Whether the intensity and scale of the land use activity, in particular, the number of people involved and traffic generated by the activity, is

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compatible with the planned future form and character of the surrounding area.

(2) Traffic

(a) Whether the expected traffic generated by the activity creates adverse effects on the surrounding transport network, particularly at peak times.

(b) Whether adverse effects can be mitigated by upgrades to road and intersection design

(c) Whether the potential conflict between circulating service traffic, heavy traffic movements, general traffic, pedestrians and cyclists can be managed.

(3) Noise, lighting and hours of operation

(a) Whether the noise and lighting from the activity adversely affects the amenity of surrounding residential properties having regard to the location of any potentially noisy activities and any proposed measures to mitigate noise including:

(i) locating noisy activities away from neighbouring residential boundaries;

(ii) screening or other design features;

(iii) the proposed hours of operation; and

(iv) the times of goods deliveries.

(4) Pedestrian access and vehicle linkages

(a) Whether the site design provides for pedestrian access and vehicle linkages between the supermarket, its car parking and the balance of the Sub-precinct.

I438.8. Assessment – restricted discretionary activities

I438.8.1. Matters of discretion

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

(1) Vehicle Access Restriction:

(a) the matters in E27.8.1(12) Auckland-wide Transport rules

(2) Modification of indicative flow paths:

(a) design, location and operation of overland flowpaths.

(3) Subdivision in compliance with Takanini Precinct Plan 1:

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(a) geotechnical.

(4) Subdivision in compliance with Takanini Precinct: Precinct plan 2 (for Sub-precinct A):

(a) landscaping and planting.

(5) In addition to the general matters set out in Rule C1.9(3) of the General Provisions and the specific matters set out for infringements in the underlying zone and Auckland-wide rules, the council will restrict its discretion to the matters below for the relevant development control infringement:

(a) Infringement of Building Height:

(i) Building scale and dominance.

(b) Infringement of Yards in Sub-precinct D:

(i) Rural character.

(d) Infringement of Network Utility Yard in Sub-precinct A

(i) Geotechnical matters;

(ii) Subdivision design;

(iii) Location of building platforms; and

(iv) Location of tree planting and landscaping.

(e) Infringement of Maximum Impervious Area:

(i) Extent of impervious area required to provide for groundwater recharge.

(f) Infringement of Stormwater:

(i) Geotechnical matters including groundwater recharge of underlying peat soils; and

(ii) Mitigation of adverse effects identified by an approved catchment management plan or discharge consent.

I438.8.2. Assessment criteria

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

(1) Vehicle access restriction:

(a) refer to the assessment criteria in E27.8.2 (11) - Auckland-wide Transport.

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(2) Modification of indicative flowpaths:

(a) Whether the overland flowpaths are capable of adequately accommodating events up to the 1% AEP in 100-year ARI in compliance with the Catchment Management Plan.

(b) Whether any modification(s) to the indicative overland flowpaths has a less than minor impact on the downstream and upstream properties in terms of increased flood risk and erosion potential.

(c) Whether sites in the upstream and downstream catchment have the ability to continue to provide for overland flow.

(d) Whether activities obstruct the overland flowpaths.

(e) Whether any modification(s) to the general alignment of the overland flowpaths should be limited to within the boundaries of the properties included in the resource consent application and does not affect existing or planned flowpaths upstream or downstream of the application site.

(3) Subdivision in compliance with Takanini Precinct: Precinct plan 1

(a) Geotechnical:

(i) Whether it can be demonstrated that the subdivision will create sites that are suitable for the development of a permitted activity or an activity for which resource consent has been obtained.

(4) Subdivision in compliance with Takanini Precinct: Precinct plan 2 (for Sub-precinct A)

(a) Landscaping and planting:

(i) Whether footpaths are provided on each side of any proposed street, connecting with wider walking and cycling networks;

(ii) Whether cycle lanes are provided for as part of the Papakura Walking and Cycle Network;

(iii) Whether appropriate street lighting is provided;

(iv) Whether trees and other vegetation are provided within the public realm, to assist in adding definition and amenity value to the area;

(v) The extent to which existing trees are incorporated into any proposed development or subdivision to either enhance the amenity of the site and/or not compromise the amenity of the surrounding area;

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(vi) Where the interface is with the open space surrounding Papakura Stream, whether a programme for establishment of native species forming a strong connection with the stormwater basin and aiding in visual mitigation of proposed built form is provided;

(vii) Whether regard is had to any landscape concept plans for adjoining land.

(5) Building scale and dominance

(a) Whether the height, location and design of the building allows reasonable sunlight and daylight access to:

(i) adjoining sites, particularly those with residential uses

(ii) streets and public open spaces.

(b) Whether the application establishes that the additional height is appropriate in the location and makes a positive contribution to the streetscape.

(c) Whether the building is visually dominating when viewed from the street, neighbouring sites, public open spaces and distant locations.

(6) Rural character

(a) Whether the application for a development that does not comply with the yards can demonstrate that:

(i) The landscaping is designed to create visual interest and contribute to the amenity of the area;

(ii) The landscaping is integrated throughout the Sub-precinct and complements the landscaping in the adjacent mixed housing and public open space zones;

(iii) The species proposed take into account the long-term maintenance requirements and relationship to infrastructure; and

(iv) The landscaping provides for both winter sun and summer shade.

(a) Whether the application for a development that does not comply with the landscaping control can demonstrate, where appropriate, that the proposed planting regime will be of sufficient height, width and density, when mature, to:

(i) Fully block any fence from view from Papakura Clevedon Road; and

(ii) Screen any other development from view from Papakura Clevedon Road.

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(iii) The maturity of the plants when planted and their respective growth rates which will determine the length of time that the proposed planting will take to reach a sufficient height, width and density in clause (b) above.

(iv) Development that does not comply with the fence control will need to demonstrate that the construction timeframes for the over height fence will allow the fence to be fully blocked by the proposed planting prior to completion.

(9) Maximum impervious area

(a) Whether adequate provision has been made for groundwater recharge.

(10) Geotechnical matters and stormwater

(a) Whether the specific soakage technique(s) proposed and corresponding design parameters are supported by a detailed site specific stormwater and geotechnical investigation.

(b) Whether the long term effects on the building foundations in close proximity to soakage areas are less than minor.

(c) Whether the techniques and parameters proposed in (a) above are consistent with any approved catchment management plan or discharge consent and whether the rationale for any differences is acceptable.

(11) Network Utility Yard in Sub-precinct A

(a) The effect of the proposed activity on the geotechnical conditions of land within the Network Utility Yard to the extent that it compromises the ability to construct, operate or maintain the Mahia Branch Sewer Line, taking into account the potential for ground instability, settlement and altering groundwater recharge.

(12) Subdivision design

(a) Whether the subdivision design, including the layout of lots and the location of roads, service lanes, and reserves recognise and provide for the construction, operation or future maintenance of the Mahia Branch Sewer Line.

Note: this will normally be implemented by easement on the title to the land through which the line passes.

(13) Location of building platforms

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(a) Whether the horizontal separation between the outer walls of the building, the building platforms and curtilage to the building are sufficient to enable the construction, operation or future maintenance of the Mahia Branch Sewer Line.

(14) Location of proposed tree planting and other landscaping

(a) Whether the separation between the location of proposed trees or other landscaping and the proposed Mahia Branch Sewer Line is sufficient to enable the construction, operation or future maintenance of the Sewer Line, taking into account:

(i) the likely mature size and spread or drip line of the trees

(ii) their potential to interfere with the proposed Sewer Line

(iii) the appropriateness of locating trees elsewhere.

I438.9. Special information requirements

Within Sub-precinct A, an application for subdivision must be accompanied by:

(1) A site specific geotechnical investigation report, prepared by a suitably qualified and experienced geotechnical engineer, confirming that the land will be suitable for development. The report must:

(a) Make recommendations for future site development in respect of the following matters:

(i) consolidation settlement

(ii) differential settlement

(iii) foundation bearing pressure

(iv) maintaining groundwater equilibrium

(v) service lines.

(vi) recommend appropriate specific structural and civil engineering design measures to be undertaken. These measures shall make provision for site specific geotechnical and groundwater recharge requirements, for example foundation design and pre-loading, if required.

(2) Include a site specific groundwater recharge system design prepared by a suitably qualified stormwater engineer.

(3) A landscape concept plan for streets and public open space.

Within Sub-precinct A, an application for infringement of the stormwater development control must be accompanied by:

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(4) A site specific stormwater and geotechnical investigation report, prepared by a suitably qualified and experienced engineer, which identifies the proposed soakage technique(s) and corresponding design parameters.

Within Sub-precinct B an application for development must be accompanied by:

(5) A geotechnical investigation report, prepared by a suitably qualified and experienced geotechnical engineer, which is specific to the proposal and site and that:

(a) demonstrates the land is suitable for the proposed development

(b) identifies how long-term stability will be monitored.

(c) identifies groundwater recharge requirements.

Within Sub-precinct B, an application for subdivision must be accompanied by:

(6) A geotechnical report, prepared by a suitably qualified and experienced geotechnical engineer, confirming that the subdivided sites will be suitable for development. The geotechnical report must make recommendations for future site development and monitoring in respect of the following matters:

(a) Consolidation settlement, including long-term monitoring of factors critical to maintaining ground stability

(b) Differential settlement

(c) Foundation bearing pressure

(7) A geotechnical investigation report, prepared by a suitably qualified and experienced geotechnical engineer, which is specific to the proposal and site and that:

(a) Demonstrates the land is suitable for the proposed development

(b) Identifies how long-term stability will be monitored.

(c) identifies groundwater recharge requirements.

Within Sub-precinct C, an application for subdivision must be accompanied by:

(8) A site specific geotechnical investigation report, prepared by a suitably qualified and experienced geotechnical engineer, confirming that the land will be suitable for development. The geotechnical investigation report must:

(a) Make recommendations for future site development in respect of the following matters:

(i) Consolidation settlement

(ii) Differential settlement

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(iii) Foundation bearing pressure

(iv) Maintaining groundwater equilibrium

(v) Service lines.

(vi) Recommend appropriate specific structural and civil engineering design measures to be undertaken.

These measures shall make provision for site specific geotechnical and groundwater recharge requirements, for example foundation design and preloading, if required.

(9) Include a site specific groundwater recharge system design prepared by a suitably qualified stormwater engineer.

Within Sub-precinct C, an application for infringement of the stormwater development control must be accompanied by:

(10) A site specific stormwater and geotechnical investigation report, prepared by a suitably qualified engineer, which identifies the proposed soakage technique(s) and corresponding design parameters.

Within Sub-precinct C, where subdivision proposes new access roads in the block bounded by Grove, Walters and Cosgrave Roads to Grove Road, or involve the vesting of land for the widening and upgrade of Grove Road

(11) Evidence of consultation with New Zealand Defence Force is to be provided

Within Sub-precinct D, an application for subdivision must be accompanied by:

(12)A site specific geotechnical investigation report, prepared by a suitably qualified geotechnical engineer, confirming that the land will be suitable for development. The geotechnical investigation report must:

(a) Make recommendations for future site development in respect of the following matters:

(i) Consolidation settlement

(ii) Differential settlement

(iii) Foundation bearing pressure

(iv) Maintaining groundwater equilibrium

(v) Service lines.

(vi) Recommend appropriate specific structural and civil engineering design measures to be undertaken. These measures must make provision for site specific geotechnical and groundwater recharge requirements, for example foundation design and pre-loading, if required.

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(13) A site specific groundwater recharge system design prepared by a suitably qualified stormwater engineer.

Within Sub-precinct D, and that part of Sub-precinct C bounded by Old Wairoa Road and Papakura-Clevedon Road, an application for subdivision must be accompanied by:

(14) A landscape plan that:

(a) Identifies the location of new vegetation and any existing vegetation to be retained, provides details about the species, height, width and density at maturity, growth rates, compatibility with site conditions and maturity on planting.

(b) Identifies the location of new fences and any existing fences to be retained, including details about the construction materials, form and height of fences.

(c) Sets out planting and fence construction timeframes and how they relate to each other.

(d) Identifies the significant elements of existing amenity values and character and demonstrate how these are to be maintained and integrated with any new landscaping.

(e) The landscape plan must also identify appropriate types and locations, and timing of planting and fence construction to:

(i) ensure a consistent landscaping theme along the length of Papakura Clevedon Road;

(ii) create a planted landscape buffer between the combined sub-precincts, Papakura Clevedon Road, and the adjacent rural zone as a transition between urban and rural development;

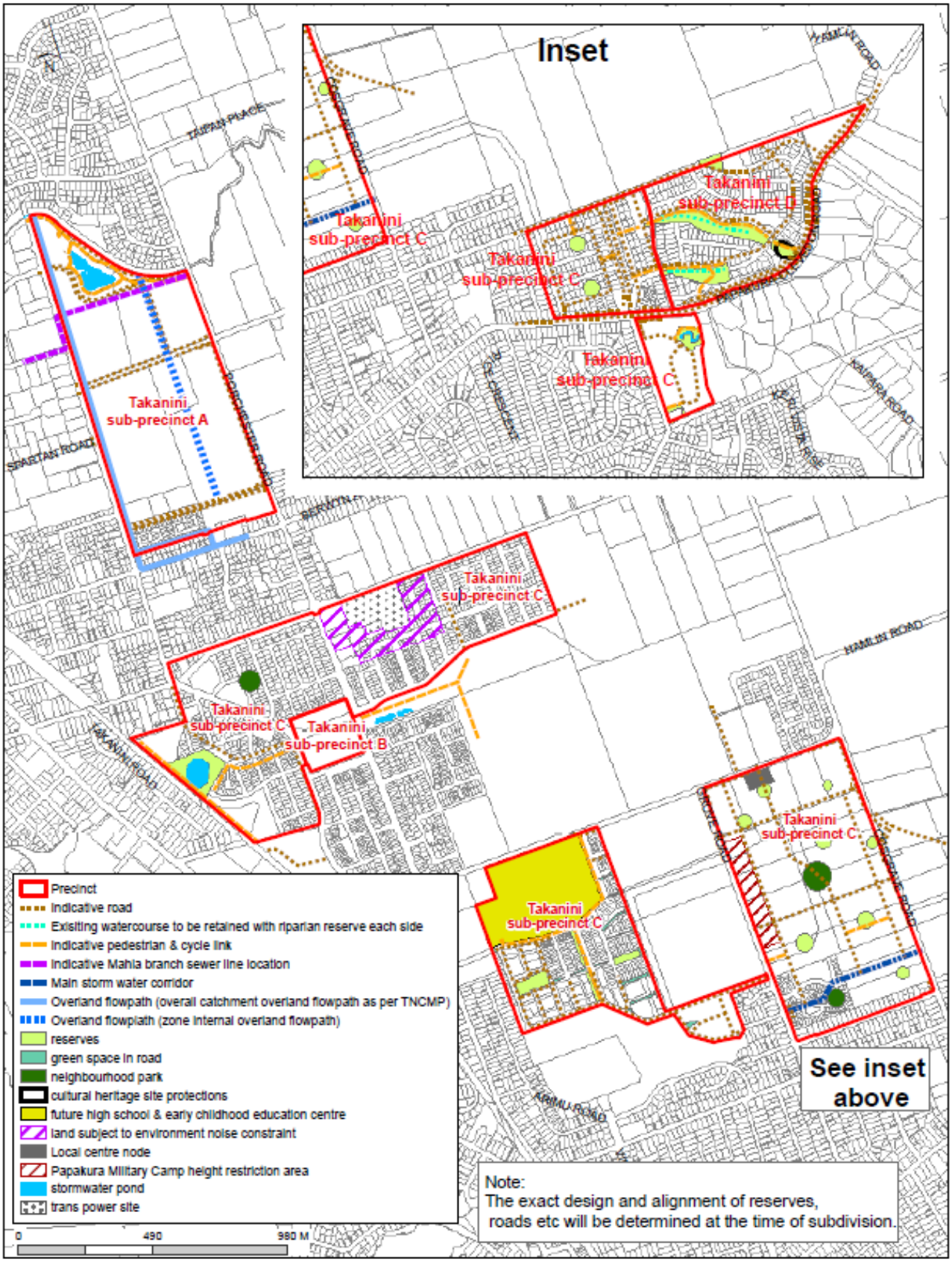
(iii) maintain significant elements of existing amenity values and character; and

(iv) ensure that any over height fences are fully blocked from view from Papakura Clevedon Road by proposed planting prior to the completion of the fencing.

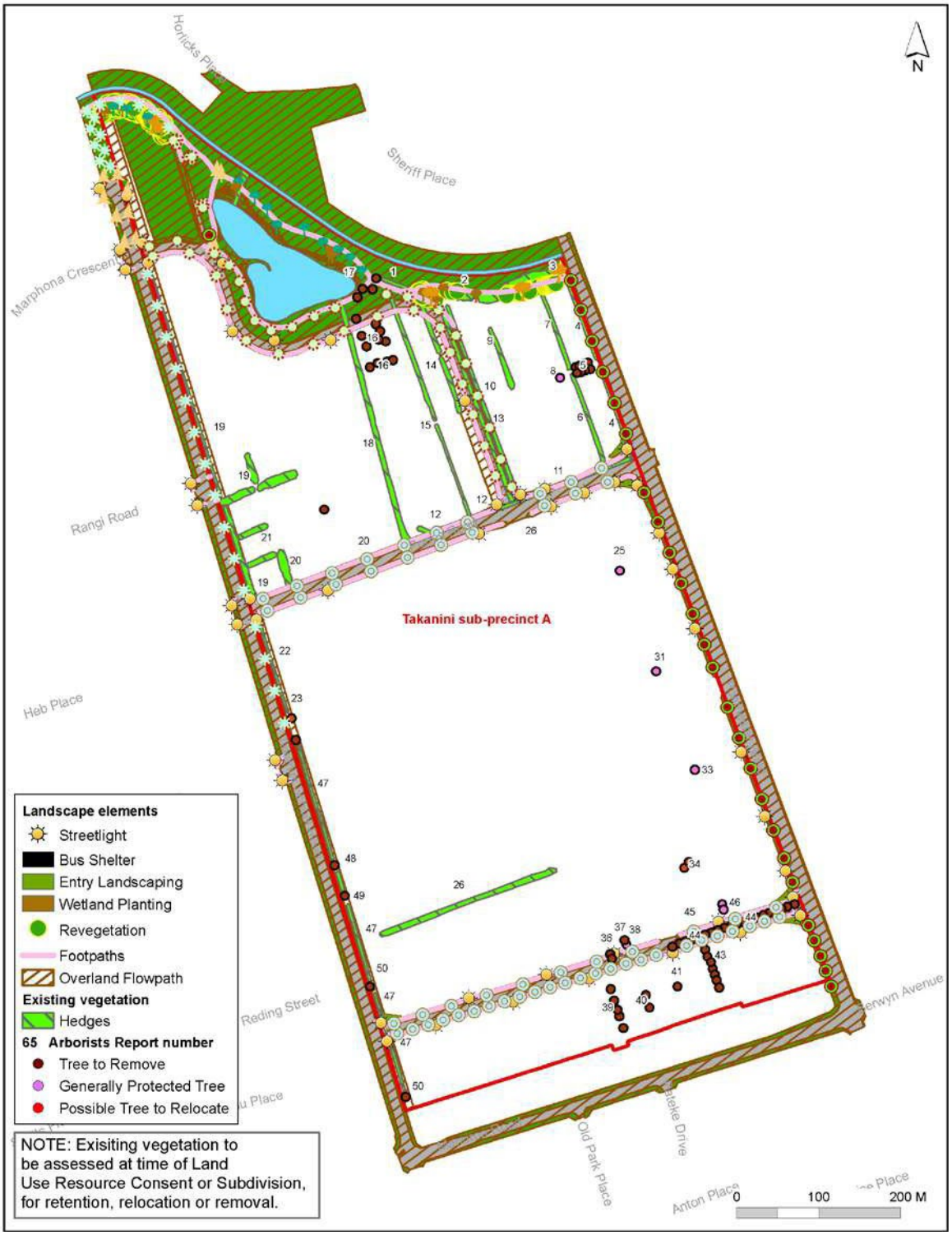
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I438.10. Precinct plans

I438.10.1. Takanini Precinct: Precinct plan 1



I438.10.2. Takanini Precinct: Precinct plan 2



I449. Hingaia 1

I449.1. Precinct Description

The Hingaia 1 precinct is located approximately 2.4km west of Papakura and is located in the southern part of the Hingaia Peninsula, to the south of the existing 'Karaka Lakes' residential subdivision.

The whole of the Hingaia Peninsula was structure planned for growth in 2000-2002. However, only Stage 1A was re-zoned at that time. This precinct is to be developed to provide for a logical extension of the existing Hingaia urban area, and development in the precinct will be guided by the Hingaia 1 precinct plan.

The purpose of the Hingaia 1 precinct is to provide for comprehensive and integrated residential development on the Hingaia Peninsula, to increase the supply of housing, to facilitate the efficient use of land, and to co-ordinate the provision of infrastructure.

It is envisaged that future land use, development and subdivision consents will give effect to the key elements of the precinct plan and provide opportunities for pedestrian and roading connections into future development areas.

The zoning of land within this precinct is Residential - Single House Zone, Residential – Mixed Housing Suburban Zone, Residential – Mixed Housing Urban Zone, ~~and~~ Business – Neighbourhood Centre Zone and Open Space – Informal Recreation Zone.

The following overlays apply to parts of the land within this precinct:

- D9 Significant Ecological Areas Overlay
- D13 Notable Trees Overlay
- D17 Historic Heritage Overlay
- D26 National Grid Corridor Overlay

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

I449.2. Objectives

(1) Subdivision and development occurs in a co-ordinated way that implements the Hingaia 1 precinct plan, provides a logical extension to the existing urban environment, and provides for connections to future development on adjoining land.

(2) Development achieves a high standard of amenity while ensuring there is a choice of living environments and affordability options.

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(3) The existing stream network as illustrated on the Hingaia 1 precinct plan is retained and enhanced.

(4) Subdivision and development occurs in a manner that achieves the co-ordinated and timely delivery of infrastructure, including transport, wastewater, and water services either prior to or at the same time as development.

(5) The safety of users of shared paths and dedicated cycleways is prioritised over vehicle access.

(6) Significant adverse effects of stormwater run-off on communities, the marine receiving environment and freshwater systems are avoided to the extent practical, or otherwise mitigated using water sensitive design principles.

(7) Subdivision and development adjoining the coast provides for enhanced amenity and avoids risks of adverse effects arising from coastal erosion.

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

I449.3. Policies

(1) Require the structural elements of the Hingaia 1 precinct plan to be incorporated into all subdivision and development that results in urbanisation of the land.

(2) Require the construction of new roads, as generally indicated on the Hingaia 1 precinct plan, to achieve integration with the existing urban area and to enable future connections to link into adjoining sites to ensure that an interconnected movement network can be achieved on the Hingaia Peninsula.

(3A) Manage the adverse traffic effects of subdivision and development on the following parts of the transport network:

(a) The intersection of Great South Road and Park Estate Road;

(b) The intersection of Park Estate Road and Goodwin Drive, unless the full construction of Hinau Road and/or Ngakoro Road to collector road standard between Wawatai Drive and Park Estate Road has been completed; and

(c) The intersection of Park Estate Road, Clover Road and a future fourth leg.

(3B) Avoid subdivision and development that results in an average density of more than 40 dwellings per net ha (excluding roads and open space) or a total of 2,300 dwellings south of Park Estate Road, unless all adverse effects on the transport network resulting from this density are avoided, remedied or mitigated, including through the delivery of any necessary upgrades to the transport network.

(3) Ensure that a range of lot sizes, housing typologies and densities is enabled throughout the precinct to reflect a choice of living environments and affordability, including by enabling greater development potential for higher density residential developments and integrated residential development.

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(4) Enable a range of residential living opportunities (including a range of lot sizes) with more intensive housing encouraged in locations with close proximity to the neighbourhood centre, public transport routes or areas with high amenity (e.g. locations close to public open space).

(5) Ensure subdivision and development, including road design, achieves a high standard of amenity, pedestrian safety and convenience, and contributes to a positive sense of place and identity.

(6) Require subdivision and development to be staged to align with the co-ordinated provision of infrastructure, including transport, water and wastewater.

(7) Require subdivision and development to use water sensitive design principles as the core development approach to manage stormwater run-off, water quality, and flooding and mimic the natural hydrological regime and provide baseflow to streams.

(8) Require subdivision and development to restore and to enhance the stream network, as illustrated on the Hingaia 1 precinct plan, to achieve a natural appearance with appropriate native species and encourage restoration and enhancement of wetland areas.

(9) Encourage walkways along stream corridors and within and around wetland areas. Where possible, walkways should integrate with existing open space areas and enable future connections to adjoining undeveloped sites.

(10) Require the design of stormwater retention devices in public areas to be integrated with the surrounding area and to contribute to multi-use benefits for public areas. Where appropriate, the devices should be natural in appearance.

(11) Enhance the natural character of the coast and avoid adverse effects from further coastal erosion by restricting residential density on sites directly adjacent to the coast and encouraging restoration planting with eco-sourced plants where subdivision vests esplanade reserve in the council.

(12) Promote the development and enhancement of a high amenity urban coastal character by:

(a) managing the interface between open space and private allotments to minimise visual dominance effects from buildings, fences and retaining walls; and

(b) providing for viewshafts out to the coast along roads and open space (and from the esplanade reserve back into the development).

(13) Restrict or manage vehicle access to and from sites adjacent to shared paths or dedicated cycleways so that:

(a) the location, number, and design of vehicle crossings and associated access provides for the efficient movement of users of the shared path or dedicated cycleway; and

(b) any adverse effect on the effective, efficient and safe operation of the shared paths or dedicated cycleways arising from vehicle access across these facilities is avoided or mitigated.

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(14) Encourage subdivision and development to contribute to a positive sense of place and identity through in-street landscape elements, including retaining existing landscape features, and maximising coastal vistas.

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

I449.4. Activity Table

All relevant overlay activity tables apply unless otherwise specified below.

All other relevant Auckland-wide and zone activity tables apply unless the activity is listed in Activity Table I449.4.1 below or Activity Table I449.4.2 below.

Table I449.4.1 specifies the activity status of land use and development activities in the Hingaia 1 Precinct pursuant to sections 9 (2) and 9(3) of the Resource Management Act 1991.

Table I449.4.2 specifies the activity status of subdivision activities in the Hingaia 1 Precinct pursuant to section 11 of the Resource Management Act 1991.

A blank cell in the activity status means that the activity status (and any relevant matters of control or discretion) in the relevant overlay, Auckland-wide or zone provisions applies.

Table I449.4.1 Activity Table – Land use activities

Activity		Activity Status	Zone and Precinct Standards to be complied with
Transport			
(A1)	Construction or use of a vehicle crossing that does not comply with Standard I449.6.1.7 Vehicle access restrictions – Cycle facilities	RD	
Residential			
(A2)	Residential activities (including dwellings) not provided for below		The underlying zone standards applying to that activity; Standard I449.6.1.4 Fences and walls adjoining public places other than roads
(A2A)	Two or three dwellings on sites that adjoin the coast and/or esplanade reserve	RD	The underlying zone standards applying to that activity; Standard I449.6.1.4 Fences and walls adjoining public places other than roads
(A3)	Two or three dwellings per site where the site area per dwelling is less than 400 m² in the Residential – Mixed Housing Suburban Zone that do not comply with Standard H4.6.8 Maximum impervious area, Standard H4.6.9 Building coverage or Standard H4.6.10 Landscaped area	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards; Standard I449.6.1.4 Fences and walls adjoining public places other than roads

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(A4)	Four or more dwellings per site where the site area per dwelling is less than 400 m² in the Residential – Mixed Housing Suburban Zone	RD	Standard H4.6.4 Building height; Standard; H4.6.5 Height in relation to boundary; H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards; Standard I449.6.1.4 Fences and walls adjoining public places other than roads
(A4A)	Four or more dwellings on sites that adjoin the coast and/or esplanade reserve in the Residential – Mixed Housing Suburban Zone	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards; Standard I449.6.1.4 Fences and walls adjoining public places other than roads
(A5)	One dwelling on a front site less than 400 m² in area in the Residential – Mixed Housing Urban Zone	P	Standard H5.6.4 Building height; Standard H5.6.8 Yards; Standard H5.6.12 Outlook space; Standard H5.6.13 Daylight; Standard H5.6.14 Outdoor living space; Standard H5.6.15 Front, side and rear fences and walls; Standard H5.6.16 Minimum dwelling size; Standard I449.6.1.1 Maximum impervious areas for higher density development; Standard I449.6.1.2. Building coverage for higher density development; Standard I449.6.1.3. Landscaped area for higher density development; Standard I449.6.1.4 Fences and walls adjoining public places other than roads; Standard I449.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone
(A6)	Two or three dwellings per site where the site area per dwelling is less than 400 m² in the Residential – Mixed Housing Urban Zone that do not comply with Standard H5.6.9 Maximum impervious area, Standard H5.6.10 Building coverage or Standard H5.6.11 Landscaped area	RD	Standard H5.6.4 Building height; Standard H5.6.8 Yards; Standard I449.6.1.4 Fences and walls adjoining public places other than roads; Standard I449.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone
(A7)	Four or more dwellings per site where the site area per dwelling is less than 400 m² in the Residential – Mixed Housing Urban Zone	RD	Standard H5.6.4 Building height; Standard H5.6.8 Yards; Standard I449.6.1.4 Fences and walls adjoining public places other than roads; Standard I449.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone

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(A7A)	Four or more dwellings on sites that adjoin the coast and/or esplanade reserve in the Residential – Mixed Housing Urban Zone	RD	Standard H5.6.4 Building height; Standard H5.6.8 Yards; Standard I449.6.1.4 Fences and walls adjoining public places other than roads; Standard I449.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone
(A8)	Integrated Residential Development in the Residential – Mixed Housing Suburban Zone	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards
(A9)	Integrated Residential Development in the Residential – Mixed Housing Urban Zone	RD	Standard H5.6.4 Building height; Standard H5.6.8 Yards; Standard I449.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone
Commerce			
(A10)	Show homes in a residential zone	P	Standard I449.6.1.6 Show homes
Development			
(A11)	Internal and external alterations to buildings in residential zones	The same activity status and standards as applies to the land use activity that the building is designed to accommodate	
(A12)	Accessory buildings in residential zones	The same activity status and standards as applies to the land use activity that the building is accessory to	
(A14)	New buildings and additions to buildings in the Residential – Mixed Housing Urban zone which do not comply with Standard H5.6.5 Height in relation to boundary but comply with Standard I449.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone	P	Standard I449.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone Note: Compliance with Standard H5.6.5 Height in relation to boundary is not required.
(A15)	New buildings and additions to buildings in the Residential – Mixed Housing Urban zone which do not comply with Standard I449.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone but comply with Standard H5.6.6 Alternative height in relation to boundary	RD	H5.6.6 Alternative height in relation to boundary Note: Compliance with Standard I449.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone is not required.
(A16)	New buildings and additions to buildings in residential zones	The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate	

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(A17)	Structures not defined as buildings under Chapter J in the Residential – Mixed Housing Suburban zone that are accessory to a residential activity listed as permitted or restricted discretionary activity in this activity table	P	Standard H4.6.14 Front, side and rear fences and walls; Standard I449.6.1.1 Maximum impervious areas for higher density development; Standard I449.6.1.3. Landscaped area for higher density development; Standard I449.6.1.4 Fences and walls adjoining reserves
(A18)	Structures not defined as buildings under Chapter J in the Residential – Mixed Housing Suburban zone not otherwise provided for	P	Standard H4.6.8 Maximum impervious areas; Standard H4.6.10 Landscaped area; Standard H4.6.14 Front, side and rear fences and walls; Standard I449.6.1.4 Fences and walls adjoining reserves
(A19)	Structures not defined as buildings under Chapter J in the Residential – Mixed Housing Urban zone that are accessory to a show home or a residential activity listed as permitted or restricted discretionary activity in this activity table	P	Standard H5.6.15 Front, side and rear fences and walls; Standard I449.6.1.1 Maximum impervious areas for higher density development; Standard I449.6.1.3. Landscaped area for higher density development; Standard I449.6.1.4 Fences and walls adjoining reserves
(A20)	Structures not defined as buildings under Chapter J in the Residential – Mixed Housing Urban Zone not otherwise provided for	P	Standard H5.6.9 Maximum impervious areas; Standard H5.6.11 Landscaped area; Standard H5.6.15 Front, side and rear fences and walls; Standard I449.6.1.4 Fences and walls adjoining reserves
(A21)	Structures not defined as buildings under Chapter J in the Business – Neighbourhood Centre zone	P	Standard H12.6.11 Landscaping; Standard H12.6.6. Maximum impervious area in the riparian yard; Standard I449.6.1.4 Fences and walls adjoining reserves
(A21A) [rp]	Development of new or redevelopment of existing impervious areas greater than 50 m² within Stormwater management area control – Flow 2 complying with Standard E10.6.1 and Standard E10.6.4.1	P	

Table I449.4.2 Activity Table – Subdivision activities

Subdivision Activity		**Activity Status**
(A22)	Subdivision that is listed as a restricted discretionary activity in Table E38.4.1, E38.4.2, E38.4.3 or E38.4.4 and not otherwise provided for below	RD
(A23)	Vacant sites subdivision in a residential zone	RD

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(A24)	Any subdivision listed in this activity table that does not comply with any of the relevant standards in I449.6.2 Subdivision standards	D

I449.5. Notification

(1A) Any application for resource consent for the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties:

(a) Two or three dwellings per site where the site area per dwelling is less than 400 m² in the Residential – Mixed Housing Suburban zone that do not comply with Standard H4.6.8 Maximum impervious area, Standard H4.6.9 Building coverage or Standard H4.6.10 Landscaped area that comply with all of the standards listed for that activity in Table I449.4.1 Activity Table – Land use activities;

(b) Four or more dwellings per site where the site area per dwelling is less than 400 m² in the Residential – Mixed Housing Suburban zone that comply with all of the standards listed for that activity in Table I449.4.1 Activity Table – Land use activities;

(c) Two or three dwellings per site where the site area per dwelling is less than 400 m² in the Residential – Mixed Housing Urban zone that do not comply with Standard H5.6.9 Maximum impervious area, Standard H5.6.10 Building coverage or Standard H5.6.11 Landscaped area that comply with all of the standards listed for that activity in Table I449.4.1 Activity Table – Land use activities;

(d) Four or more dwellings per site where the site area per dwelling is less than 400 m² in the Residential – Mixed Housing Urban zone that comply with all of the standards listed for that activity in Table I449.4.1 Activity Table – Land use activities;

(e) Integrated Residential Development in the Residential – Mixed Housing Urban zone that comply with all of the standards listed for that activity in Table I449.4.1 Activity Table – Land use activities;

(f) Integrated Residential Development in the Residential – Mixed Housing Suburban zone that comply with all of the standards listed for that activity in Table I449.4.1 Activity Table – Land use activities; and

(g) New buildings and additions to buildings in the Residential – Mixed Housing Urban zone which do not comply with Standard I449.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone but comply with Standard H5.6.6 Alternative height in relation to boundary.

(1) Any application for resource consent for an activity listed in Table I449.4.1 or Table I449.4.2 and which is not listed in I449.5(1A) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

(2) When deciding who is an affected person in relation to any activity for the

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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).

I449.6. Standards

I449.6.1. Land use standards

(1) All relevant overlay and Auckland-wide standards apply to the activities listed in Table I449.4.1.

(2) Land use activities listed in Table I449.4.1 Activity Table – Land use activities must comply with the standards listed in the column in Table I449.4.1 called Standards to be complied with, including the relevant zone standards.

I449.6.1.1. Maximum impervious areas for higher density development

Purpose:

- to manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risk;
- to support the functioning of riparian yards, lakeside yards and coastal yards and water quality and ecology;
- to reinforce the building coverage and landscaped area standards;
- to limit paved areas on a site to improve the site's appearance and cumulatively maintain amenity values in a neighbourhood; and
- to provide for flexibility of built form for higher density development.

(1) The maximum impervious area must not exceed 70 per cent of the site area.

(2) The maximum impervious area within a riparian yard, a lakeside yard or a coastal protection yard must not exceed 10 per cent of the riparian yard, the lakeside yard or the coastal protection yard area.

I449.6.1.2. Building coverage for higher density development

Purpose:

- in the Residential – Mixed Housing Suburban zone, to manage the extent of buildings on a site to achieve the planned suburban built character of buildings;
- in the Residential – Mixed Housing Urban Zone, to manage the extent of buildings on a site to achieve the planned urban built character of buildings; and
- to provide for flexibility of built form for higher density residential development.

(1) The maximum building coverage must not exceed 50 per cent of the net site area.

I449.6.1.3. Landscaped area for higher density development

Purpose:

- in the Residential – Mixed Housing Suburban Zone, to provide for quality living environments consistent with the planned suburban built character of buildings within a generally spacious setting;
- in the Residential – Mixed Housing Urban zone, to provide for quality living environments consistent with the planned urban built character of buildings surrounded by open space;
- to maintain the landscaped character of the streetscape within the zone; and

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- to provide for flexibility of built form for higher density residential development.

(1) The minimum landscaped area must be at least 30 per cent of the net site area.
(2) The front yard must comprise landscaped area of at least 40 per cent of the front yard.

I449.6.1.4. Fences and walls adjoining public places other than roads

Purpose: to enable fences and walls to be constructed on or adjacent to a site boundary adjoining a public place (other than roads) to be a sufficient height to:

- provide privacy for dwellings while enabling opportunities for passive surveillance of the adjoining public place; and
- minimise visual dominance effects to the adjoining public place.

(1) Where a site has a boundary that adjoins either the marginal strip legally described as Allotment 435 Parish of Opaheke or a site that is vested in the council as a local purpose (esplanade) reserve and is adjacent to the coastal marine area, then:

(a) no fences or walls shall be constructed on or within 1.0 m of that boundary;

(b) no retaining walls shall be constructed within 1.5 m of that boundary;

(c) within 1.5 m of that boundary, any fences must not exceed a height, measured from the ground level at the boundary, of either:

(i) 1.2 m; or

(ii) 1.6 m, if the fence is at least 50 per cent visually open as viewed perpendicular to the boundary;

(d) within 1.5 m of that boundary, any fences must be a dark, recessive colour; and

(e) if any fence is constructed within 1.5 m of that boundary, then the area between the fence and that boundary shall be fully planted with shrubs that are maintained at a height of at least 1.0 m, except that:

(i) where a fence contains a gate, no planting is required between that gate and the boundary for a maximum width of 2 m.

(2) Where a site has a boundary that adjoins a public place other than a road that Standard I449.6.1.4(1) does not apply to, then:

(a) on or within 1.0 m of that boundary, fences or walls or any combination of these structures (whether separate or joined together) must not exceed a height, measured from the ground level at the boundary, of either:

(i) 1.4 m;

(ii) 1.8 m for no more than 50 per cent of the length of the boundary and 1.4 m for the remainder; or

(iii) 1.8 m if the fence is at least 50 per cent visually open as viewed perpendicular to the boundary.

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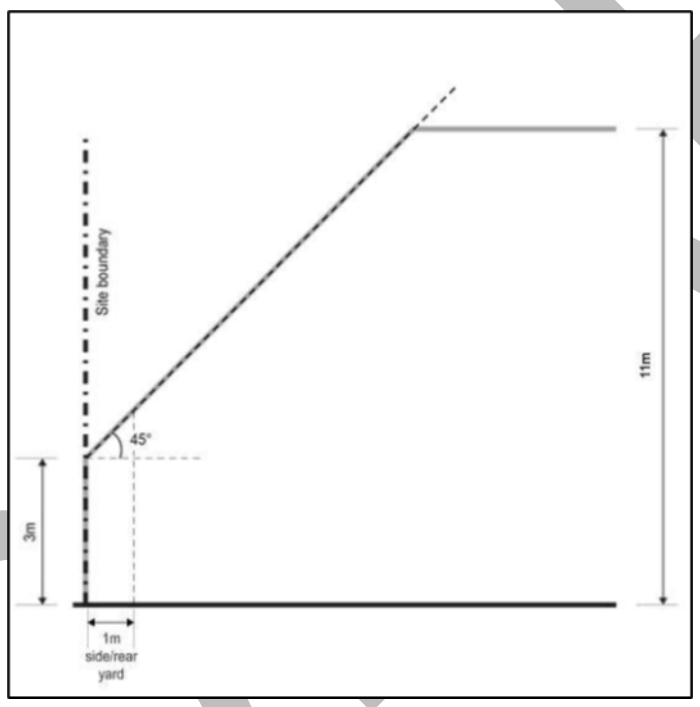
I449.6.1.5. Height in relation to boundary in the Residential – Mixed Housing Urban Zone

Purpose:

- to manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access and minimise adverse visual dominance effects to immediate neighbours; and
- to enable the efficient use of the site by providing design flexibility at upper floors of a building close to the street frontage, while maintaining a reasonable level of sunlight access and minimising overlooking and privacy effects to immediate neighbours.

(1) Unless otherwise specified below, buildings must not project beyond a 45 degree recession plane measured from a point 3 m vertically above ground level along side and rear boundaries, as shown in Figure I449.6.1.5.1 Height in relation to boundary below.

Figure I449.6.1.5.1 Height in relation to boundary

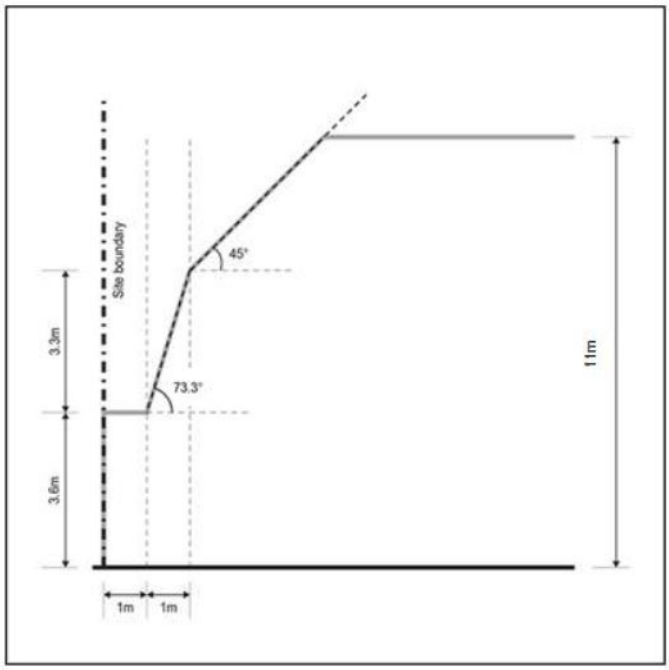


(2) Standard I449.6.1.5(1) does not apply to any buildings or parts of buildings that comply with Standards I449.6.1.5(3) and I449.6.1.5(4) below.

(3) Any buildings or parts of buildings on front sites within 20 m of the site frontage and more than 6 m from any rear boundary must not exceed a height of 3.6 m measured vertically above ground level at side boundaries. Thereafter, buildings must be set back 1 m and then 0.3 m for every additional metre in height (73.3 degrees) up to 6.9 m and then 1 m for every additional metre in height (45 degrees) as shown in Figure I449.6.1.5.2 Alternative Height in relation to boundary, below.

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Figure I449.6.1.5.2 Alternative Height in relation to boundary



(4) Standard I449.6.1.5(3) above only applies to buildings that comply with the following:

(a) Where the site that adjoins the side boundary that the recession plane under Standard I449.6.1.5(3) is taken from contains an existing dwelling (or a dwelling that has obtained building consent), then shading caused by those parts of the building that would not comply with Standard I449.6.1.5(1) shall not result in less than four hours of sunlight between the hours of 9am and 4 pm during the equinox (22 September) over an area of at least:

(i) 75% of that existing dwelling's outdoor living space, if the outdoor living space has a total area of 20 m² or greater; or

(ii) 100% of that existing dwelling's outdoor living space, if the outdoor living space has a total area of less than 20 m².

(b) The front façade of each building must contain glazing that is cumulatively at least 20 percent of the area of the front façade (excluding any garage door).

(c) The front yard must comprise landscaped area of at least 50 per cent of the front yard.

(d) The proposed building shall provide a main entrance door that is visible from the street.

(e) Pedestrian access between the main entrance door of the building and the street must not cross any areas for the parking or manoeuvring of vehicles.

(f) Any garage doors facing the street must:

(i) Be set back at least 5 m from the front boundary; and

(ii) Must not project forward of the front façade of the building.

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(g) Any balconies, decks or any similar outdoor living spaces above ground floor level must not be visible from any side boundary (when viewing perpendicular to that boundary), unless the structure (including any balustrades) does not intrude the recession planes specified in Standard I449.6.1.5(1).

(h) Those parts of the building that would not comply with Standard I449.6.1.5(1) must not include any glazing that faces a side boundary unless at least one of the following applies:

(i) The glazing is opaque; or

(ii) The window sill height is at least 1.6 m above the room's floor level.

(5) Standards I449.6.1.5(1) and I449.6.1.5(3) above do not apply to a boundary or part of a boundary adjoining any of the following:

(a) a Business – Neighbourhood Centre Zone;

(b) sites within the Open Space – Conservation Zone, Open Space – Informal Recreation Zone, Open Space – Sports and Active Recreation Zone, Open Space – Civic Spaces Zone or the Open Space – Community Zone, sites vested in the council as reserve, or sites held by the council as a park pursuant to section 138 of the Local Government Act 2002:

(i) that are greater than 2,000 m² in area;

(ii) where that part of the site in (i) is greater than 20 metres in width when measured perpendicular to the shared boundary;

(iii) where an open space comprises multiple sites but has a common open space zoning, the entire zone may be treated as a single site for the purpose of applying this standard; and

(iv) where multiple reserves adjoin each other, the combined reserves may be treated as a single site for the purpose of applying this standard.

(6) Unless otherwise specified below, buildings must not project beyond a 45 degree recession plane measured from a point 2.5 m vertically above ground level along any boundary adjoining any of the following sites:

(a) Any site in the Residential – Single House Zone; or

~~(a)~~ (b) Any site in the Residential – Mixed Housing Suburban Zone; or

~~(b)~~ (c) Any site within the Open Space – Conservation Zone, Open Space – Informal Recreation Zone, Open Space – Sports and Active Recreation Zone, Open Space – Civic Spaces Zone or the Open Space – Community Zone not covered by Standard I449.6.1.5(5)(b) above.

(7) Standards I449.6.1.5(1), I449.6.1.5(3) and I449.6.1.5(6) do not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

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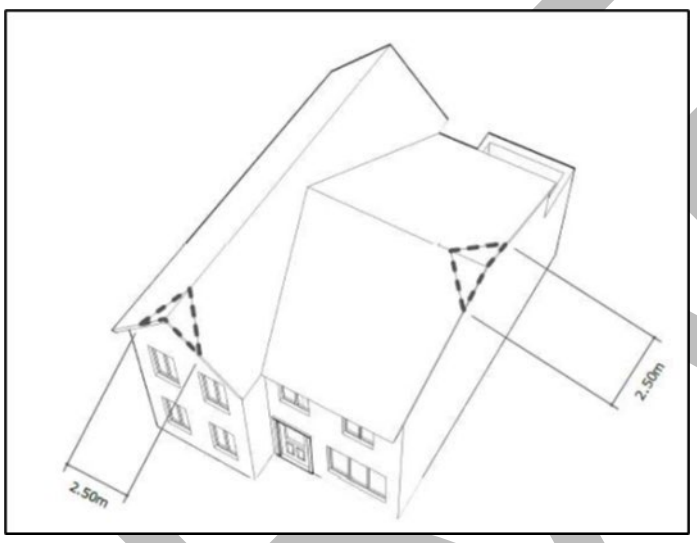
(8) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the applicable recession plane in Standard I449.6.1.5(1), I449.6.1.5(3) or I449.6.1.5(6) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.

(9) A gable end, dormer or roof may project beyond the applicable recession plane in Standard I449.6.1.5(1), I449.6.1.5(3) or I449.6.1.5(6) where that portion beyond the recession plane is:

(a) no greater than 1.5 m² in area and no greater than 1 m in height; and

(b) no greater than 2.5 m cumulatively in length measured along the edge of the roof as shown in I449.6.1.5.3 Exceptions for gable ends, dormers and roof projections and dormers below.

Figure I449.6.1.5.3 Exceptions for gable ends, dormers and roof projections and dormers



(10) No more than two gable end, dormer or roof projections enabled under I449.6.1.5(9) above are allowed for every 6 m length of site boundary.

(11) The recession planes in Standards I449.6.1.5(1), I449.6.1.5(3) and I449.6.1.5(6) do not apply to existing or proposed internal boundaries within a site.

I449.6.1.6. Show homes

Purpose: to avoid, remedy and mitigate adverse effects on residential amenity resulting from show homes, including in relation to noise and traffic.

(1) The show home shall comply with all standards that are applicable to a dwelling on the site.

(2) The show home shall not operate outside the hours of 9:00 am and 5:00 pm on any day.

(3) The show home shall cease to operate five years after approval of code compliance certificate for that show home. From that date, the show home shall be deemed to be a dwelling.

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I449.6.1.7. Vehicle access restrictions – cycle facilities

(1) In addition to the requirements of Standard E27.6.4.1, new vehicle crossings must not be constructed or used to provide vehicle access across that part of a site boundary which has frontage to an existing or proposed shared path or dedicated cycle way, including where shown on Figure I449.10.1. Hingaia 1 - Precinct Plan. For the avoidance of doubt, this relates only to allotments fronting that side of the road where the shared path or dedicated cycle way exists or is proposed.

(2) Standard I449.6.1.7(1) above applies in any of the following circumstances:

(a) a new vehicle crossing is proposed;

(b) a new activity is established on a site;

(c) there is a change of type of activity; or

(d) a building(s) is constructed, or additions to buildings that are not permitted activities in Table H12.4.1 Activity table, except that this does not apply in the case of a dwelling where the reconstruction, alteration or addition does not increase the number of dwellings on a site.

(3) Standards I449.6.1.7(1) and I449.6.1.7(2) above do not apply to:

(a) the use of a vehicle crossing that exists on 12 August 2022 that serves no more than one dwelling per site; and

(b) the construction or use of a vehicle crossing that has been shown on the plans of an approved subdivision consent that will serve no more than one dwelling per existing or approved site.

I449.6.2. Subdivision controls

(1) All relevant overlay, Auckland-wide and zone standards apply to the activities listed in Table I449.4.1.

(2) Activities listed in Table I449.4.2 must comply with the Standards I449.6.2.1 to I449.6.2.3.

I449.6.2.1. Precinct plan

(1) Vacant sites subdivision shall provide for the following structural elements shown on Figure I449.10.1. Hingaia 1 - Precinct Plan, unless they are shown on the precinct plan to be within any proposed allotment 4 ha or greater in area:

(a) Collector roads;

(b) Shared paths or dedicated cycle ways (excluding the shared path along the Southern Motorway);

(c) Parks, in the locations shown on the precinct plan.

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(2) Where the structural elements shown on Figure I449.10.1. Hingaia 1 - Precinct Plan are required within any proposed allotment that is 4 ha or greater in area, it shall be demonstrated that the proposed subdivision does not preclude the provision of these elements under future subdivisions of that allotment.

I449.6.2.2. Vacant sites subdivision in residential zones

(1) Where subdivision is of a parent site less than 1 ha, each vacant site must comply with the minimum net site area of 300 m².

(2) Where subdivision is of a parent site 1 ha or greater in area:

(a) Each vacant site within residential zones must comply with the minimum net site area in Table I449.6.2.3.1 Minimum and average net site areas for vacant sites subdivisions involving parent sites of 1 hectare or greater above.

Table I449.6.2.2.1 Minimum and average net site areas for vacant sites subdivisions involving parent sites of 1 hectare or greater

Zone	Minimum Net Site Area	Minimum Average Net Site Area	Maximum Average Net Site Area
Residential – Mixed Housing Suburban Zone	240m²	300m²	480m²
Residential – Mixed Housing Urban Zone	240m²	300m²	360m²

(b) The minimum average net site area calculated over the total of all sites created must comply with Table I449.6.2.2.1 Minimum and average net site areas for vacant sites subdivisions involving parent sites of 1 hectare or greater above.

When calculating the minimum average net site area for the purpose of this standard, any proposed site with a net site area greater than the maximum average net site area specified for the applicable zone in Table I449.6.2.2.1 Minimum and average net site areas for vacant sites subdivisions involving parent sites of 1 hectare or greater must be included in the averaging calculation at the figure specified as the maximum average net site area for the applicable zone.

(3) Where 30 or more vacant sites are proposed, the total number of rear sites must not exceed five per cent of the total number of proposed sites.

I449.6.2.3. Riparian Margins

(1) Where a permanent or intermittent stream is shown on Figure I449.10.1. Hingaia 1 - Precinct Plan within or adjoining a road or an allotment less than 4 ha in area riparian margins shall be established either side of the banks of the stream (or on one side where the opposite side adjoins an allotment 4 ha or more in area) to a minimum width of 10m measured from the bank of the stream, where the location of the bank can be physically identified by ground survey, or from the centreline of the stream where the bank cannot be physically identified by ground survey. Those margins shall be planted in native vegetation and shall be offered to the council for vesting as local purpose (drainage) reserves.

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I449.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I449.8. Assessment of Restricted Discretionary Activities

I449.8.1. Matters of Discretion

The council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application.

(1A) For two or three dwellings on sites that adjoin the coast and/or esplanade reserve:

(a) effects on the natural character of the coast; and

(b) risks from coastal erosion.

(1) For four or more dwellings on sites that adjoin the coast and/or esplanade reserve in the Residential – Mixed Housing Suburban Zone; two or three dwellings per site where the site area per dwelling is less than 400 m² in the Residential – Mixed Housing Suburban Zone that do not comply with Standard H4.6.8 Maximum impervious area, Standard H4.6.9 Building coverage or Standard H4.6.10 Landscaped area; four or more dwellings per site where the site area per dwelling is less than 400 m² in the Residential – Mixed Housing Suburban Zone:

(aa) for sites that adjoin the coast and/or esplanade reserve:

(i) effects on the natural character of the coast; and

(ii) risks from coastal erosion;

(a) the matters listed in H4.8.1(2)(a) and H4.8.1(2)(c); and

(b) all of the following standards:

(i) Standard I449.6.1.1 Maximum impervious areas for higher density development;

(ii) Standard I449.6.1.2 Building coverage for higher density development;

(iii) Standard I449.6.1.3 Landscaped area for higher density development;

(iv) Standard H4.6.11 Outlook space;

(v) Standard H4.6.12 Daylight;

(vi) Standard H4.6.13 Outdoor living space;

(vii) Standard H4.6.14 Front, side and rear fences and walls; and

(viii) Standard H4.6.15 Minimum dwelling size.

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(2) For four or more dwellings on sites that adjoin the coast and/or esplanade reserve in the Residential – Mixed Housing Urban Zone; two or three dwellings per site where the site area per dwelling is less than 400 m² in the Residential – Mixed Housing Urban Zone that do not comply with Standard H5.6.9 Maximum impervious area, Standard H5.6.10 Building coverage or Standard H5.6.11 Landscaped area; four or more dwellings per site where the site area per dwelling is less than 400 m² in the Residential – Mixed Housing Urban Zone:

(aa) for sites that adjoin the coast and/or esplanade reserve:

(i) effects on the natural character of the coast; and

(ii) risks from coastal erosion;

(a) the matters listed in H5.8.1(2)(a) and H5.8.1(2)(c); and

(b) all of the following standards:

(i) Standard I449.6.1.1 Maximum impervious areas for higher density development;

(ii) Standard I449.6.1.2 Building coverage for higher density development;

(iii) Standard I449.6.1.3 Landscaped area for higher density development;

(iv) Standard H5.6.12 Outlook space;

(v) Standard H5.6.13 Daylight;

(vi) Standard H5.6.14 Outdoor living space;

(vii) Standard H5.6.15 Front, side and rear fences and walls; and

(viii) Standard H5.6.16 Minimum dwelling size.

(3) For Integrated Residential Development in the Residential – Mixed Housing Suburban Zone:

(a) the matters listed in H4.8.1(3)(a) and H4.8.1(3)(c); and

(b) all of the following standards:

(i) Standard I449.6.1.1 Maximum impervious areas for higher density development;

(ii) Standard I449.6.1.2 Building coverage for higher density development;

(iii) Standard I449.6.1.3 Landscaped area for higher density development;

(iv) Standard I449.6.1.4 Fences and walls adjoining public places other than roads;

(v) Standard H4.6.11 Outlook space;

(vi) Standard H4.6.12 Daylight;

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(vii) Standard H4.6.13 Outdoor living space;

(viii) Standard H4.6.14 Front, side and rear fences and walls; and

(ix) Standard H4.6.15 Minimum dwelling size.

(4) For Integrated Residential Development in the Residential – Mixed Housing Urban Zone:

(a) the matters listed in H5.8.1(3)(a) and H5.8.1(3)(c); and

(b) all of the following standards:

(i) Standard I449.6.1.1 Maximum impervious areas for higher density development;

(ii) Standard I449.6.1.2 Building coverage for higher density development;

(iii) Standard I449.6.1.3 Landscaped area for higher density development;

(iv) Standard I449.6.1.4 Fences and walls adjoining public places other than roads;

(v) Standard H5.6.12 Outlook space;

(vi) Standard H5.6.13 Daylight;

(vii) Standard H5.6.14 Outdoor living space;

(viii) Standard H5.6.15 Front, side and rear fences and walls; and

(ix) Standard H5.6.16 Minimum dwelling size.

(5) For development that does not comply with Standard I449.6.1.1 Maximum impervious areas for higher density development; Standard I449.6.1.2 Building coverage for higher density development; Standard I449.6.1.3 Landscaped area for higher density development; Standard I449.6.1.4 Fences and walls adjoining public places other than roads; Standard I449.6.1.6 Show homes:

(a) any precinct or zone policy which is relevant to the standard;

(b) the purpose of the standard;

(c) the effects of the infringement of the standard;

(d) in the Residential – Mixed Housing Suburban Zone, the effects on the suburban built character of the zone;

(e) in the Residential – Mixed Housing Urban Zone, the effects on the urban built character of the zone;

(f) the effects on the amenity of neighbouring sites;

(g) the effects of any special or unusual characteristic of the site which is relevant to the standard;

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(h) the characteristics of the development;

(i) any other matters specifically listed for the standard; and

(j) where more than one standard will be infringed (including standards in the underlying zone), the effects of all infringements.

(6) For new buildings and additions to buildings in the Residential – Mixed Housing Urban zone which do not comply with Standard I449.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone but comply with Standard H5.6.6 Alternative height in relation to boundary:

(a) the matters listed in H5.8.1(5).

(7) for new buildings and additions to buildings in the Residential – Mixed Housing Urban zone that does not comply with Standard I449.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone where Standard H5.6.6 Alternative height in relation to boundary is either not applicable or infringed:

(a) any precinct or zone policy which is relevant to the standard;

(b) the purpose of the standard;

(c) the effects of the infringement of the standard;

(d) the effects on the urban built character of the zone;

(e) the effects on the amenity of neighbouring sites;

(f) the effects of any special or unusual characteristic of the site which is relevant to the standard;

(g) the characteristics of the development;

(h) any other matters specifically listed for the standard; and

(i) where other standards will be infringed (including standards in the underlying zone), the effects of all infringements.

(8) for construction or use of a vehicle crossing that does not comply with Standard I449.6.1.7. Vehicle access restrictions – Cycle facilities:

(a) the matters listed in E27.8.1(12); and

(b) effects on cyclist safety and amenity.

(9) for subdivision listed as a restricted discretionary activity in Activity Table I449.4.2:

(a) the relevant matters listed in section E38.12.1;

(b) the subdivision's consistency with Figure I449.10.1. Hingaia 1 - Precinct Plan;

(c) consistency with Standard I449.6.1.7 Vehicle access restrictions – Cycle facilities for any proposed or future vehicle crossings required to access proposed or existing allotments;

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(cc) effects on the transport network

(d) any applicable on-site stormwater management requirements for lots less than 4 ha in area; and

(e) the management of effects of stormwater from any proposed roads; and

(f) enabling viewshafts out to the coast.

I449.8.2. Assessment Criteria

The council will consider the relevant assessment criteria below for restricted discretionary activities from the list below.

(1A) For two or three dwellings on sites that adjoin the coast and/or esplanade reserve

(a) Refer to Policy I449.3(11).

(1) For four or more dwellings on sites that adjoin the coast and/or esplanade reserve in the Residential – Mixed Housing Suburban zone; two or three dwellings per site where the site area per dwelling is less than 400 m² in the Residential – Mixed Housing Suburban Zone that do not comply with Standard H4.6.8 Maximum impervious area, Standard H4.6.9 Building coverage or Standard H4.6.10 Landscaped area; four or more dwellings per site where the site area per dwelling is less than 400 m² in the Residential – Mixed Housing Suburban Zone

(aa) For sites that adjoin the coast and/or esplanade reserve, refer to Policy I449.3(11).

(a) The extent to which or whether the development achieves the purpose outlined in the following standards or what alternatives are provided that result in the same or a better outcome:

(i) Standard I449.6.1.1 Maximum impervious areas for higher density development;

(ii) Standard I449.6.1.2 Building coverage for higher density development;

(iii) Standard I449.6.1.3 Landscaped area for higher density development;

(iv) Standard H4.6.11 Outlook space;

(v) Standard H4.6.12 Daylight;

(vi) Standard H4.6.13 Outdoor living space;

(vii) Standard H4.6.14 Front, side and rear fences and walls; and

(viii) Standard H4.6.15 Minimum dwelling size.

(b) The criteria listed in H4.8.2(2)(b) to H4.8.2(2)(i).

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(2) For four or more dwellings on sites that adjoin the coast and/or esplanade reserve in the Residential – Mixed Housing Urban Zone; two or three dwellings per site where the site area per dwelling is less than 400 m² in the Residential – Mixed Housing Urban Zone that do not comply with Standard H5.6.9 Maximum impervious area, Standard H5.6.10 Building coverage or Standard H5.6.11 Landscaped area; four or more dwellings per site where the site area per dwelling is less than 400 m² in the Residential – Mixed Housing Urban Zone:

(aa) For sites that adjoin the coast and/or esplanade reserve, refer to Policy I449.3(11).

(a) The extent to which or whether the development achieves the purpose outlined in the following standards or what alternatives are provided that result in the same or a better outcome:

(i) Standard I449.6.1.1 Maximum impervious areas for higher density development;

(ii) Standard I449.6.1.2. Building coverage for higher density development;

(iii) Standard I449.6.1.3. Landscaped area for higher density development;

(iv) Standard H5.6.12. Outlook space;

(v) Standard H5.6.13. Daylight;

(vi) Standard H5.6.14. Outdoor living space;

(vii) Standard H5.6.15. Front, side and rear fences and walls; and

(viii) Standard H5.6.16. Minimum dwelling size.

(b) The criteria listed in H5.8.2(2)(b) to H5.8.2(2)(h).

(3) For integrated residential development in the Residential – Mixed Housing Suburban Zone

(a) The extent to which or whether the development achieves the purpose outlined in the following standards or what alternatives are provided that result in the same or a better outcome:

(i) Standard I449.6.1.1 Maximum impervious areas for higher density development;

(ii) Standard I449.6.1.2 Building coverage for higher density development;

(iii) Standard I449.6.1.3 Landscaped area for higher density development;

(iv) Standard I449.6.1.4 Fences and walls adjoining public places other than roads;

(v) Standard H4.6.11 Outlook space;

(vi) Standard H4.6.12 Daylight;

(vii) Standard H4.6.13 Outdoor living space;

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(viii) Standard H4.6.14 Front, side and rear fences and walls; and

(ix) Standard H4.6.15 Minimum dwelling size.

(b) The criteria listed in H4.8.2(3)(b) to H4.8.2(3)(k).

(4) For integrated residential development in the Residential – Mixed Housing Urban Zone

(a) The extent to which or whether the development achieves the purpose outlined in the following standards or what alternatives are provided that result in the same or a better outcome:

(i) Standard I449.6.1.1 Maximum impervious areas for higher density development;

(ii) Standard I449.6.1.2. Building coverage for higher density development;

(iii) Standard I449.6.1.3. Landscaped area for higher density development;

(iv) Standard I449.6.1.4 Fences and walls adjoining public places other than roads;

(v) Standard H5.6.12. Outlook space;

(vi) Standard H5.6.13. Daylight;

(vii) Standard H5.6.14. Outdoor living space;

(viii) Standard H5.6.15. Front, side and rear fences and walls; and

(ix) Standard H5.6.16. Minimum dwelling size.

(b) The criteria listed in H5.8.2(3)(b) to H3.8.2(3)(k).

(5) For development that does not comply with Standard I449.6.1.1 Maximum impervious areas for higher density development:

(a) Refer Policies I449.3(3) and I449.3(4).

(b) In the Residential – Mixed Housing Suburban Zone, the criteria listed in H4.8.2(9).

(c) in the Residential – Mixed Housing Urban Zone, the criteria listed in H5.8.2(10).

(6) For buildings that do not comply with Standard I449.6.1.2 Building coverage for higher density development:

(a) refer Policies I449.3(3) and I449.3(4).

(b) in the Residential – Mixed Housing Suburban Zone, the criteria listed in H4.8.2(10).

(c)in the Residential – Mixed Housing Urban Zone, the criteria listed in H5.8.2(11).

(7) For development that does not comply with Standard I449.6.1.3 Landscaped area for higher density development:

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(a) refer Policies I449.3(3) and I449.3(4).
(b) in the Residential – Mixed Housing Suburban Zone, the criteria listed in H4.8.2(11).

(c) in the Residential – Mixed Housing Urban Zone, the criteria listed in H5.8.2(12).

(8) For development that does not comply with Standard I449.6.1.4 Fences and walls adjoining public places other than roads:

(a) refer Policies I449.3(5) and I449.3(12).

(9) For new buildings and additions to buildings in the Residential – Mixed Housing Urban Zone which do not comply with Standard I449.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone but comply with Standard H5.6.6 Alternative height in relation to boundary:

(a) the criteria listed in H5.8.2(5).

(10) For new buildings and additions to buildings in the Residential – Mixed Housing Urban zone that does not comply with Standard I449.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone where Standard H5.6.6 Alternative height in relation to boundary is either not applicable or infringed:

(a) refer Policies I449.3(3) and I449.3(4).

(b) the criteria listed in H5.8.2(6) and H5.8.2(7).

(11) For development that does not comply with Standard I449.6.1.6 Show homes:

(a) refer Policy H5.8.2(8).

(12) For construction or use of a vehicle crossing that does not comply with Standard I449.6.1.7. Vehicle access restrictions – Cycle facilities:

(a) the criteria listed in E27.8.2(11); and

(b) refer to Policy I449.3(13).

(13) For subdivision listed as a restricted discretionary activity in Activity Table I449.4.2:

(a) The relevant criteria listed in section E38.12.2.

(b) whether the structural elements shown in Figure I449.10.1. Hingaia 1 - Precinct Plan (including roads and stream corridors) are incorporated into the subdivision design (other than where proposed sites are 4 ha or greater in area);

(ba) the extent to which any roads are designed in accordance with the road construction guidelines in Appendix 1.

(c) whether the proposed staging of development promotes efficient development of the structural elements shown in Figure I449.10.1. Hingaia 1 - Precinct Plan.

(cc) whether there is a need for any of the following transport upgrades:

(i) The signalisation of the intersection of Great South Road and Park Estate Road;

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(ii) If Hinau Road or Ngakoro Road is not yet constructed to collector road standard between Wawatai Drive and Park Estate Road, any upgrades to the intersection of Park Estate Road and Goodwin Drive;

(iii) The installation of a roundabout at the intersection of Park Estate Road and Clover Road when the northern fourth leg is constructed; or

(iv) If the development will provide for an average density of 40 dwellings per net ha (excluding roads and open space) across all of the Hingaia 1 Precinct south of Park Estate Road, any other transport upgrades to the road network resulting from this density.

(d) whether the subdivision is consistent with the Hingaia 1 precinct objectives and policies.

(e) whether lots adjoining an existing or proposed shared path or dedicated cycle way, including where shown on Figure I449.10.1. Hingaia 1 - Precinct Plan, are provided with access from an alternative road so that infringement of Standard I449.6.1.7 Vehicle access restrictions – Cycle facilities (including future infringements by land use activities on the proposed allotments) can be avoided or minimised.

(f) whether on-going compliance with the on-site stormwater management requirements contained in any relevant approved Stormwater Management Plan will be achieved.

(g) whether the management of stormwater runoff from any proposed road is consistent with the requirements of any relevant Stormwater Management Plan.

(h) the extent to which viewshafts from roads and open spaces out to the coast are provided for.

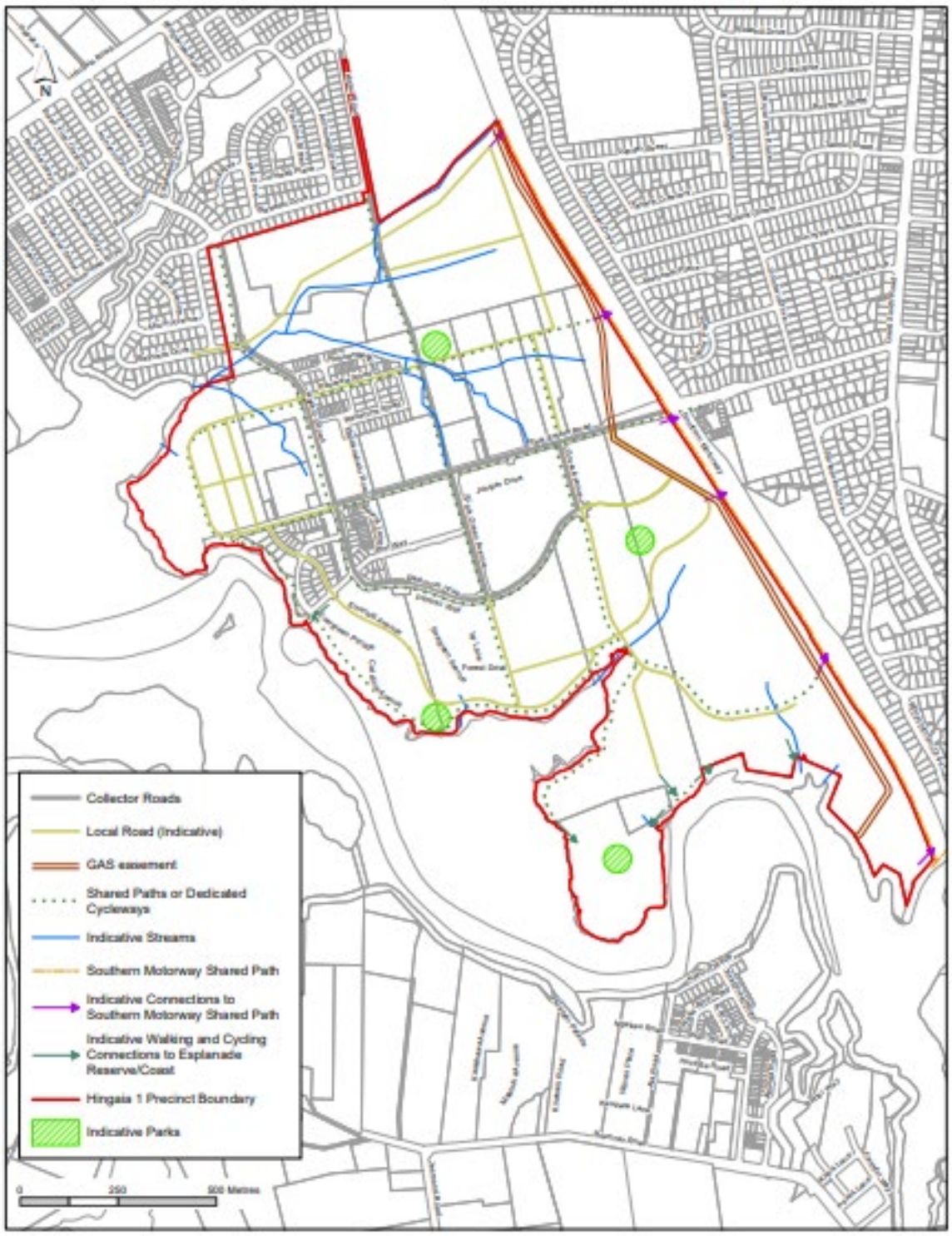
I449.9. Special Information Requirements

There are no special information requirements in this section.

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I449.10. Precinct Plan

Figure I449.10.1. Hingaia 1 - Precinct Plan



I449.11. Hingaia 1 Precinct – Appendix 1

This appendix sets out the guidelines for the construction of roads in the precinct but is not intended to represent the only design solution.

Table I449.11.1 Hingaia 1 Precinct road construction guidelines

Road Type/Function	Minimum* Road Reserve Width	Total Number of Lanes	Design Speed	Cycle Provisions	Pedestrian Provision	Access Restrictions	Bus Provision
Park Estate Road, Hinau Road or Ngakoro Road (Collector)	21m	2	50 km/h	Yes	Both sides	Where cycle provision is made, in accordance with Standard I449.6.1.7.	Yes
Other Collector Road	21m	2	30 km/h	Yes	Both sides		Yes
Local Road	16m	2	30 km/h	If shown on Figure I449.10.1. Hingaia 1 - Precinct Plan	Both sides		No
Park Edge Local Road	12m	2	30 km/h		Both sides, but can be provided within park rather than the road		No

* Typical minimum cross section which may need to be varied in specific locations where required to accommodate batters, structures, intersection design, significant constraints or other localised design requirements.

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I605. Hobsonville Point Precinct

I605.1. Precinct Description

The Hobsonville Point Precinct is located approximately 11 kilometres north-west of central Auckland. The precinct is being redeveloped as a sustainable community with a compatible mix of residential and employment activities. Development of this precinct will be guided by the following precinct plans:

- Precinct plan 1 - Hobsonville Point precinct plan;
- Precinct plan 2 - Hobsonville Point features plan;
- Catalina Sub-precinct (Sub-precinct E) plans (precinct plans 3 - 5); and
- Landing Sub-precinct plans (Sub-precinct F) (precinct plans 6-7).

The purpose of the precinct is to provide for a comprehensive and integrated redevelopment of the former airbase, making efficient use of land and infrastructure and increasing the supply of housing in the Hobsonville area. The precinct will provide an integrated residential and marine area, comprising a primary and secondary school, integrated public transport, a range of open spaces and community facilities, and a variety of housing options. The precinct is located near to the local centre being developed within the adjacent Hobsonville Corridor Precinct.

There are six sub-precincts in the precinct being the:

- Hobsonville Point Village Sub-precinct (Sub-precinct A);
- Buckley Sub-precinct (Sub-precinct B);
- Sunderland Sub-precinct (Sub-precinct C);
- Airfields Sub-precinct (Sub-precinct D);
- Catalina Sub-precinct (Sub-precinct E); and
- Landing Sub-precinct (Sub-precinct F).

The Hobsonville Point Village Sub-precinct (Sub-precinct A) has some provision for small-scale retail fronting Hobsonville Point Road. The Buckley, Sunderland and Catalina sub-precincts predominately provide for urban residential living, with areas set aside for retail and community facilities to serve the local community. The Landing Sub-precinct (Sub-precinct F) provides for mixed uses, and is intended to be a vibrant urban node building on its existing heritage and landscape features and taking advantage of its waterside position and ferry service. The Airfields Sub-precinct (Sub-precinct D) is a comprehensive mixed use development for limited retail, business and residential activities.

Stormwater management within the precinct is guided by an integrated catchment management plan and is the subject of a granted stormwater network discharge consent which contains both an overall management approach and specific requirements for both on-site stormwater management and larger scale communal stormwater management ponds and wetlands.

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The zoning of the land within the Hobsonville Point Precinct is Residential – Single House, Residential - Mixed Housing Urban, Residential - Terrace Housing and Apartment Buildings, Business - Mixed Use, Open Space – Informal Recreation, Open Space - Conservation, and Special Purpose – Maori Purpose zones.

I605.2. Objectives

(1) Hobsonville Point Precinct is developed in a comprehensive and integrated way to provide for a compatible mix of residential living, commercial and employment in order to increase housing supply.

(2) Development is of a form, scale and design that provides for high-quality on-site amenity for residents and responds to the neighbourhood's planned residential character.

(3) Different types of housing and levels of intensification are enabled, including medium and high-density housing, to provide a choice of living environments while providing for high-quality on-site amenity for residents and maintaining the reasonable amenity of adjoining residential sites.

(4) Commercial and retail activities are enabled at a scale and intensity which ensures that the adverse effects on the function and viability of the local centre within the Hobsonville Corridor Precinct are avoided.

(5) Subdivision and development is sensitive to the precinct's historic cultural heritage, natural ecological and open space and coastal values, and those values are a significant feature of the precinct's development.

(6) Development is integrated with transport networks and supports pedestrian, cycle and public transport use.

(7) Adverse effects of stormwater runoff are avoided or mitigated.

(8) Provide for public transport infrastructure and maintain access to this infrastructure within the Landing Sub-precinct (Sub-precinct F) to support the transport needs of the wider Hobsonville Point Precinct.

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

I605.3. Policies

Development

(1) Promote comprehensive and integrated development of the precinct in accordance with Precinct plan 1 - Hobsonville Point precinct plan.

(2) Encourage the establishment of land use activities or development within a sub-precinct to ensure that the precinct is developed in a co-ordinated, integrated and comprehensive manner.

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(3) Enable a community that models sustainability, particularly the principles of passive solar design, energy efficiency, sustainable water management, and compact walkable neighbourhoods.

(4) Encourage higher density and mixed use development, and an integrated urban form, with public transport networks, pedestrian facilities and cycleways movement networks, to provide an alternative to, and reduce dependency on, private motor vehicles as a means of transportation.

(5) Enable medium and high-density housing to make efficient use of the land resource while maintaining the reasonable amenity of adjoining residential sites and providing high-quality on-site amenity.

(6) Enable retail and commercial activities to service the community while ensuring:

(a) the intensity of the use will not detract from the residential amenity of the precinct; and

(b) the scale and intensity of the activities will not have an adverse effect on the function and viability of the local centre within I603 Hobsonville Corridor Precinct.

Built form

(7) Promote principles of urban sustainability and excellence of urban form.

(8) Require residential development to be of a scale and form that maintains adequate sunlight access to adjoining residential sites and avoids bulk and dominance effects.

(9) Require residential development to achieve a high quality of on-site amenity by:

(a) providing functional and accessible outdoor living spaces;

(b) controlling fence heights to provide a reasonable level of on-site privacy while enabling passive surveillance of the street and open space;

(c) requiring minimum side yards to allow for access to the rear of sites;

(d) controlling building coverage, impervious areas and minimum landscaped areas;

(e) applying design assessment criteria within sub-precincts to manage privacy effects;

(f) specifying minimum setbacks from boundaries for primary and secondary outlooks to minimise overlooking, maximise daylight access and mitigate noise effects;

(g) applying energy efficiency standards, water use efficiency standards and standards for use of rainwater for non-potable water; and

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(h) requiring new buildings and other development in the Landing Sub-precinct (Sub-precinct F) to be located and designed to maintain key identified views (precinct plan 7) between public spaces and the existing hangar buildings and the escarpment.

Historic heritage and public open spaces

(10) Apply controls which protect and enhance the precinct's historic heritage values, and amenity and character features.

(11) Encourage recognition and protection of historic and Mana Whenua cultural heritage values in the detailed design for the sub-precincts.

(12) Encourage the establishment of public open space within the Catalina Sub-precinct (Sub-precinct E) to recognise and protect the collective historic and cultural heritage, natural ecological and open space values of Bomb Point and the adjoining coastal marine areas, and to provide for public access to the coast and protected historic heritage features.

(13) Require the protection and preservation of no less than two of the former ammunition stores at Bomb Point within the Catalina Sub-precinct (Sub-precinct E).

(14) Require the retention and adaptive re-use of the hanger building as part of the development of the Airfields Sub-precinct (Sub-precinct D).

(15) Provide for any identified historic heritage buildings and their surrounds, and heritage landscapes to be managed in accordance with a heritage management plan.

(16) Require any new buildings to be sensitive to the location and scale of the existing heritage buildings and their surrounds.

(17) Protect the natural values of, and public access to, the coast.

(18) Require integrated, accessible and usable public open spaces to be provided within walkable distances for all residents.

(19) Require the retention and adaptive re-use of existing buildings with historic value as part of the development of the Landing Sub-precinct (Sub-precinct F).

(20) Encourage the creation of a vibrant promenade in the Landing Sub-precinct (Sub-precinct F) while safeguarding public access along the waterfront.

Infrastructure

(21) Require the construction of new roads as generally indicated on Precinct plan 1 - Hobsonville Point precinct plan to achieve a highly interconnected pedestrian and roads system that provides for all modes of transport.

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(22) Require pedestrian and cycle links as generally indicated on Precinct plan 2 - Hobsonville Point features plan to allow for safe and efficient movements within the precinct.

(23) Minimise the effects of off-site disposal of stormwater and wastewater through the use of sustainable infrastructure design.

(24) Ensure development is consistent with the granted network discharge consent (or variation thereto) and integrated management plan.

(25) Ensure that space and public access is available with The Landing Sub-precinct (Sub-precinct F) to integrate complementary and public transport facilities for:

(a) the movement of ferry passengers and supporting facilities;

(b) the efficient access, circulation and manoeuvring of buses servicing the Hobsonville ferry terminal; and

(c) the provision of cycle parking within close proximity to the Hobsonville ferry terminal at all times.

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

I605.4. Activity table

The provisions in the zone and Auckland-wide provisions apply in this precinct unless otherwise specified below where an activity status is specified in a table cell. A blank table cell with no activity status specified means that the underlying zone provisions apply.

Table I605.4.1 specifies the activity status of activities in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Buckley Sub-precinct (Sub-precinct B), Sunderland Sub-precinct (Sub-precinct C), Airfields Sub-precinct (Sub-precinct D), and Catalina Sub-precinct (Sub-precinct E), pursuant to sections 9(3) and section 11 of the Resource Management Act 1991. These sub-precincts are in the residential zones.

Table I605.4.2 specifies the activity status of activities in The Landing Sub-precinct (Sub-precinct F), pursuant to sections 9(3) and 11 of the Resource Management Act 1991. This precinct is in in the Business – Mixed Use Zone.

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Table I605.4.1 Activity table – Sub-precincts A-E (Residential Zones)

Activity		Activity status				
		Hobsonville Point Village Sub-precinct (Sub-precinct A)	Buckley Sub-precinct (Sub-precinct B)	Sunderland Sub-precint (Sub-precinct C)	Airfields Sub-precinct (Sub-precinct D)	Catalina Sub-precinct (Sub-precinct E)
Use						
Commerce						
(A1)	Filming	P	P	P	P	P
(A2)	Retail	RD	RD	RD	RD	RD
(A3)	Retail that does not comply with Standard I605.6.2			D	D	
(A4)	Restaurants and cafes up to 500m² gross floor area per site			RD	RD	
(A5)	Restaurants and cafes exceeding 500m² gross floor area per site			D	D	
(A6)	Restaurants and cafes up to 200m² gross floor area per site	RD	RD			RD
(A7)	Service stations on arterial roads	D	NC	NC	NC	NC
(A8)	Offices			RD	RD	
(A9)	Commercial services			RD	RD	
(A10)	Education facilities			RD	RD	
(A11)	Healthcare facilities			RD	RD	
(A12)	Office or warehousing activities in the Airfields Sub-precinct (Sub-precinct D)	NA	NA	NA	D	NA
(A13)	Any retail, office, commercial service, entertainment recreational or				P	

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	community use within the WASP Hangar					
(A14)	Parking and “Park and Ride “ facilities				P	
(A15)	Ongoing operation of existing marine industry activities that were in operation at 30 September 2013				P	
(A16)	Three or more dwellings per site within the Residential - Mixed Housing Urban Zone	P	P	P	P	P
Development						
(A17)	Internal alterations to buildings	P	P	P	P	P
(A18)	Buildings and alterations and additions to buildings	RD	RD	RD	RD	RD
(A19)	Complete demolition or demolition of any part of the former ammunition stores in the Catalina Sub-precinct (Sub-precinct E)	N/A	N/A	N/A	N/A	D
(A20)	Infrastructure					
Subdivision						
(A21)	Subdivision					

Table I605.4.2 Activity table – Sub-precinct F (Mixed Use Zone)

Activity		**Activity status**
Use		
Commerce		
(A22)	Marine Retail	P
(A23)	Offices greater than 500m^2 gross floor area per site	P
(A24)	Walkways, cycling facilities, bus access and circulation, bus stops and shelters	P
Development		
(A25)	Complete demolition or demolition of more than 30% of the frontage of existing buildings of historic value	NC
(A26)	New buildings	RD

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(A27)	Alterations to, or the demolition of no more than 30% of the front façade of existing buildings of historic value	RD
(A28)	Internal alterations to buildings	P
Subdivision		
(A29)	Subdivision	RD

Note 1

Attached housing is a self-contained dwelling that adjoins another dwelling, sharing walls and/or intermediate floors. Unlike the apartment typology however, all ground floor dwellings must have direct street access.

Note 2

Detached housing is a free standing dwelling that does not share walls with another dwelling. The ground floor plan shape may or may not have one edge on a side boundary known as a zero lot condition. The zero lot setback typically occurs in the southern or eastern quarters giving a more efficient use of private open space to the opposing side and capitalising on good solar orientation to the north and west. Parking and servicing is from the street or a rear lane and can be integrated with the house or be detached.

Note 3

In this precinct 'approved comprehensive development plan' means the comprehensive development plan consents granted for the Buckley and Sunderland sub-precincts and referenced as LUC-2008-389 and LUC-2012-1078, and the comprehensive development plan granted for the Airfields Sub-precinct (Sub-precinct D) and referenced as LUC 2013-1261.

Note 4

The existing buildings of historic value referred in the Landing Sub-precinct (Sub-precinct F), and identified on Precinct plan 6 - Landing Sub-precinct F connections, movement and public spaces plan Precinct plan 7 - Landing Sub-precinct F buildings and views plan are:

(a) Building A = Fabric Bay;

(b) Building B = Seaplane Hangars;

(c) Building C = Workshops;

(d) Building D = Painting Bay;

(e) Building E = GRP Building; and

(f) Building F = Sunderland Hangar.

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Note 5

For the avoidance of doubt, ‘demolition’ does not include the removal and replacement of cladding, roofing, doors, windows, gutters and spouting and the like.

I605.5. Notification

(1) Any application for resource consent for a restricted discretionary activity for new buildings, alterations and additions, subdivision and development on sites listed in activity tables I605.4.1 and I605.4.2, will be considered without public notification. However, limited notification may be undertaken, including notice being given to any owner of land within the sub-precinct who has not provided written approval to the application.

(2) Any application for resource consent for an activity listed in activity tables I605.4.1 and I605.4.2 and which is not listed in I605.5(1) above 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).

I605.6. Standards

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

All activities listed in Table I605.4.1, Table I605.4.2, Table H3.4.1 in H3 Residential – Single House Zone, Table H5.4.1 in H5 Residential - Mixed Housing Urban Zone , and Table H.6.4.1 in H6 Residential - Terrace Housing and Apartment Buildings Zone, as permitted or restricted discretionary activities must comply with the following standards. All subdivision that is a controlled, restricted discretionary or discretionary activity must comply with the standards I605.6.3, I605.6.5.8, I605.6.8, and I605.6.9.1.

I605.6.1. Minimum and maximum density

(1) The number of dwellings within a sub-precinct must be no less than the minimum density and no more than the maximum density specified in Table I605.6.1.1.

(2) Any activity that does not comply with I605.6.1(1) is a discretionary activity.

Table I605.6.1.1 Density

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Sub-precinct	Minimum number of dwellings	Maximum number of dwellings
Hobsonville Point Village Sub-precinct (Sub-precinct A)	274	NA
Buckley Sub-precinct (Sub-precinct B)	1080	1200
Sunderland Sub-precinct (Sub-precinct C)	592	1175
Residential – Single House and Residential - Mixed Housing Urban zone within the Airfields Sub-precinct (Sub-precinct D)	40 dwellings per hectare net*	150 dwellings per hectare net*
Catalina Sub-precinct (Sub-precinct E)	40 dwellings per hectare net*	150 dwellings per hectare net*

*excluding land used for public roads, public open space or any other land used for a non-residential activity.

I605.6.2. Retail

Within Hobsonville Point Village Sub-precinct (Sub-precinct A), Buckley Sub-precinct (Sub-precinct B), Sunderland Sub-precinct (Sub-precinct C), Airfields Sub-precinct (Sub-precinct D) and Catalina Sub-precinct (Sub-precinct E):

(a) the total gross floor area of retail within a sub-precinct must not exceed 3000m^2;

(b) retail units must not exceed 500m^2 gross floor area per unit, or maximum average gross floor area of 200m^2; and

(c) a maximum of two adjoining retail units may locate in the same area.

I605.6.3. Stormwater management

(1) Subdivision and development shall be managed in accordance with the integrated catchment management plan and granted network consent (or approved variation).

I605.6.4. Residential – Mixed Housing Urban Zone

(1) The standards in the Residential - Mixed Housing Urban Zone apply in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Buckley Sub-precinct (Sub-precinct B), Sunderland Sub-precinct (Sub-precinct C), Airfields Sub-precinct (Sub-precinct D) and Catalina Sub-precinct (Sub-precinct E), including sites zoned Residential – Single House, except as specified below.

I605.6.4.1. Height in relation to boundary

(1) The height in relation to boundary standards H3.6.7 in H3 Residential – Single House Zone, H5.6.5 and H5.6.6 in H5 Residential – Mixed Housing Urban Zone do not apply in the Hobsonville Point Village Sub-precinct

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(Sub-precinct A), Buckley Sub-precinct (Sub-precinct B), Sunderland Sub-precinct (Sub-precinct C), Airfields Sub-precinct (Sub-precinct D) and Catalina Sub-precinct (Sub-precinct E).

I605.6.4.2. Yards

Purpose:

- Front yard: to provide a transition from the street to the front facade of the dwelling and ensure dwellings address the street where practicable.
- Side yard: a minimum on one side boundary to provide practical access to the rear of the site.
- Provides for garages or carports facing the street to be setback to ensure that parked cars do not overhang the footpath.

(1) The standards for yards in H5 Residential - Mixed Housing Urban Zone under Standard H5.6.8 apply, including to sites zoned Residential – Single House, except as specified in Table I605.6.4.2.1:

Table I605.6.4.2.1 Yards

Yard	Minimum depth	Maximum depth
Front (except for garages and carports)	1m	6m
Side yard (detached dwellings and end of row attached dwellings only)	1.2m on one side yard only	None applies.

(2) A garage or carport facing the street must be set back at least 0.5m from the dwelling frontage.

(3) The front of the garage or carport must not be between 1.5m and 5.5m from the front boundary of the site.

I605.6.4.3. Common walls

Purpose: enable attached dwellings in Hobsonville Point Village Sub-precinct (Sub-precinct A), Buckley Sub-precinct (Sub-precinct B), Sunderland Sub-precinct (Sub-precinct C), Airfields Sub-precinct (Sub-precinct D) and Catalina Sub-precinct (Sub-precinct E).

(1) The side yard in I605.6.4.2 does not apply where a common wall is proposed.

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I605.6.4.4. Maximum impervious area, building coverage and landscaping

Purpose:

- manage the amount of stormwater runoff generated by a development;
- maintain the suburban built character of the zone; and
- provide a good standard of on-site amenity for residents.

(1) The following standards from H3 Residential – Single House Zone do not apply:

(a) H3.6.9 Maximum impervious area

(b) H3.6.10 Building coverage

(c) H3.6.11 Landscaped area

(2) The following standards from H5 Residential – Mixed Housing Urban Zone do not apply:

(a) ~~Rule~~ H5.6.9 Maximum impervious area;

(b) ~~Rule~~ H5.6.10 Building coverage; and

(c) ~~Rule~~ H5.6.11 Landscaped area.

(2) The maximum and minimum areas in Table I605.6.4.4.1 apply.

Table I605.6.4.4.1. Maximum impervious area, building coverage and landscaping

Sub-precinct/area	Maximum impervious area	Maximum building coverage	Minimum landscaped area
Buckley Sub-precinct (Sub-precinct B)	70% for detached housing, or 85% for attached housing	60% for detached housing, or 75% for attached housing	30% for detached housing, or 15% for attached housing
Sunderland Sub-precinct (Sub-precinct C)	80% for detached housing 85% for attached housing	55% for detached housing 65% for attached housing	15%
Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and, Airfields Sub-	85%	65%	15%

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precinct (Sub-precinct D)			
Riparian yard – in all sub-precincts where a riparian yard exists	10%	NA	NA

I605.6.4.5. Outdoor Living Space

Purpose: provide dwellings with an outdoor living space that is useable and accessible.

(1) The standards for outdoor living space in the Residential - Mixed Housing Urban apply, including to sites zoned Residential – Single House, except as specified in Table I605.6.4.5.1.

Table I605.6.4.5.1 Outdoor living space

Sub-precinct	Minimum area	Minimum dimensions
Buckley sub-precinct (Sub-precinct B)	The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply.	The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply.
Sunderland Sub-precinct (Sub-precinct C)	18m^2 for a 1 bedroom dwelling at ground level; 40m^2 for a 2 bedroom dwelling at ground level; 50m^2 for a 3 bedroom dwelling; or 60m^2 for a 4 bedroom dwelling. for small houses: 18m^2 for a 1 bedroom dwelling; or 25m^2 for a 2 bedroom. The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply to: a. principal living rooms above ground level; and b. entire dwellings above the ground level. Where a dwelling has the principal living room above ground level a balcony or terrace at least 8m²	4m diameter circle for a 1 or 2 bedroom dwelling. The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply to: a. principal living rooms above ground level. Minimum depth of 2.4m for a above ground balcony or terrace.

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The Airfields Sub-precinct (Sub-precinct D), Hobsonville Point Village Sub-precinct (Sub-precinct A) and Catalina Sub-precinct (Sub-precinct E)	18m^2 for a 1 bedroom dwelling; or 25m^2 for a 2 bedroom dwelling. The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply to: a. 3 or more bedrooms; b. principal living rooms above ground level; and c. entire dwellings located above ground level.	4m diameter circle for a one or more bedroom dwelling, or The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply to: a. principal living rooms above ground level; and b. entire dwellings above the ground level.

* Refer to definition of 'small house' in Note 1 for Table I605.6.4.7.1 Outlook space and building separation

(2) In the Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and Sunderland Sub-precinct (Sub-precinct C) outdoor living spaces must receive at least 3 hours of sunlight on June 21 for at least 50 per cent of the outdoor living space and at least 5 hours on September 21.

I605.6.4.6. Fences

Purpose: provide a reasonable level of privacy for dwellings while enabling passive surveillance over the street and public open space.

(1) Standard H3.6.12 – Front, side and rear fences and walls, in H3 Residential – Single House Zone does not apply.

(2) Standard H5.6.15 - Side and rear fences and walls, in H5 Residential – Mixed Housing Urban Zone does not apply.

(3) Fences in a front yard, or adjoining a public open space, must not exceed 0.9m in height.

(4) Where a dwelling is erected within 1.5m of the frontage a fence must not be erected in the front yard.

(5) Where there is no front fence, and a side boundary fence is to run between adjoining properties, the boundary fence must be set back at least 1m back from the front corner of the building.

(6) Fences on a rear boundary must not exceed 1.8m in height and where the rear boundary faces onto a lane the fence must be visually permeable across 50 per cent of the area.

(7) Fences on a side boundary must not exceed 1.8m in height.

(8) A combined fence and retaining wall on a front boundary must not exceed 0.9m in height.

I605.6.4.7. Outlook space and building separation

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Purpose:

- ensure a reasonable standard of outlook and privacy between dwellings on adjacent sites;
- maximise daylight into dwellings and outdoor living spaces; and
- reduce noise disturbance.

(1) Standard H5.6.12 Outlook space in H5 Residential – Mixed Housing Urban Zone does not apply in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and Sunderland Sub-precinct (Sub-precinct C).

(2) All attached housing and detached housing in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and Sunderland Sub-precinct (Sub-precinct C) must be designed so that each external wall of the building is nominated with a primary outlook, secondary outlook or no outlook.

(3) The minimum set-backs from site boundaries are set out in Table I605.6.4.7.1.

(4) The outlook area may be over the street, public open space, shared access sites, car parking areas and private lanes.

(5) Any building constructed directly adjacent to the primary or secondary outlook of a small house must not exceed a maximum height of two storeys.

(6) The underlying zone standards for separation between buildings does not apply in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and Sunderland Sub-precinct (Sub-precinct C). The nominated outlooks and setback distances in Table I605.6.4.7.1 apply as separation distances between dwellings on the same site.

Table I605.6.4.7.1 Outlook space and building separation

Minimum set back	Dwellings (other than small houses)	Small houses
Primary outlook*	6m	4m
Secondary outlook	3m	2m
No outlook	0m	0m

*Refer to Precinct plan 4 - Catalina Sub-precinct E - building separation diagram

Note:

(1) A small house is a dwelling with a maximum of two storeys, and a maximum 100m^2 gross floor area (including garage), and a maximum of three bedrooms.

(2) Primary outlook relates to a living space, typically comprising a lounge, living or dining space. At least one of the external walls of the principal

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living space must be nominated with a primary outlook. The primary outlook must have direct access to the private open space provision. A combined open plan lounge, living and dining area may be treated as a single living space in terms of nominating the primary outlook. Any additional living space must have at least one external wall with a secondary outlook.

(3) Secondary outlook is an outlook from a private space, comprising a bedroom or any living space not included as a primary outlook. At least one external wall of each bedroom must be designed to include one secondary outlook.

(4) No outlook relates to a service space, typically comprising a kitchen, bathroom, circulation space, laundry or garage. All external walls of each service space may be designed to include no outlook. Although kitchen spaces are service in nature they may form part of living spaces and therefore gain benefit from the outlook requirements of living spaces. If a kitchen is in a separate room, it must have at least one secondary outlook. Any other external walls not required to be nominated as either a primary or secondary outlook, may be nominated as no outlook wall. An outlook space may be used more than once for external walls of different spaces.

I605.6.4.8. Jointly owned access sites

(1) Jointly owned access sites or rights of way must not exceed 5 per cent or one site, whichever is the greater, per development block.

(2) A jointly owned access site or right of way must not serve more than four dwellings.

(3) I605.6.4.8(1) and (2) do not apply to rear lanes that provide secondary access to properties with road frontage.

I605.6.4.9. Energy efficiency and non-potable water supply

Purpose: ensure new dwellings adopt minimum energy efficiency measures to provide cost, comfort and health benefits to their occupants, and sustainability benefits to the wider community.

(1) All new dwellings are designed to achieve a calculated or modelled Building Performance Index value at 1.2 or lower using an acceptable method for calculating compliance with H1 of the New Zealand Building Code.

(2) All new dwellings (excluding apartments), have a solar or heat pump hot water system installed, or an alternative system that achieves a minimum of 5.5 stars applying the Energy Efficiency and Conservation Authority Water Heating Assessment Tool.

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(3) All new dwellings are designed to have non-potable water requirements (for toilets, laundry and gardens) supplied by rainwater tanks (or bladders) sized in accordance with the table below. Rain tank/bladder capacity for attached housing and apartment typologies can be provided in either individual or as communal rainwater systems; and

(4) All new dwellings are fitted with water efficient fixtures, to a minimum 3 Star standard (under the Water Efficiency Labelling Scheme (WELS)).

(5) The minimum sizes for rainwater tanks (or bladders) in Table I605.6.4.9.1 and Table I605.6.4.9.2 apply to detached and attached housing in all sub-precincts.

Table I605.6.4.9.1 All dwellings except apartments

Dwelling type	Minimum tank (or bladder)
1 bedroom (includes Studio)	1000L
2 bedroom	2000L
3 bedroom	3000L*
4 bedroom	5000L (roof area up to 110m^2), or 3000L (roof area greater than 110m^2)
5 bedroom	5000L

* All attached houses to be 3000L max

Table I605.6.4.9.2 Apartments

Dwelling type	Minimum tank (or bladder)
1 bedroom (includes Studio)	1000L
2 bedroom	1000L
3 bedroom	1500L*
4 bedroom	2000L
5 bedroom	2500L

I605.6.4.10. Special height and frontage

Purpose: ensure a quality interface between buildings and key street edges to contribute to streetscape amenity and maintain passive surveillance and outlook to the street within the Catalina Sub-precinct (Sub-precinct E).

(1) Within the Catalina Sub-precinct (Sub-precinct E) buildings fronting roads identified as types A to D on Precinct plan 5 - Catalina Sub-precinct E - special height and frontage must comply with the requirements of the special height and frontage matrix in Table I605.6.4.10.1.

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(2) On frontages where Standard I605.6.4.10(1) applies, where there is a conflict between this standard and any other standard, this standard applies.

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Table I605.6.4.10.1 Special height and frontage matrix

		a	b	c	d
	Street or Urban Open Space Frontage Typology	**Type A Urban Street – Formal**	**Type B Urban Street – Informal**	**Type C Suburban Street**	**Type D Open space / Walkway**
	Description:	Buildings fronting Type A Urban Streets provide a more formal urban frontage. Scale and density is urban in character. Increased building height, continuous frontage and reduced setback reinforces the urban character of the street. No vehicular access or garaging is permitted to ensure pedestrian safety.	Buildings fronting Type B Urban streets provide a less formal urban frontage that is also envisaged for specific open spaces proximate to a scale and density that is urban in character. Safety for all users is ensured by allowing for but reducing the impact of car parking and manoeuvring areas. Modest private open space can be accommodated in the front yard, however setback is limited so as to retain an urban character, albeit less formal.	Buildings fronting Type C Suburban Streets provide a suburban frontage, reinforced with a generous building setback and limited building length. Safety for all users is ensured by allowing for but reducing the impact of car parking and manoeuvring areas. Landscaping helps to reinforce the suburban character of the streets.	Buildings shall front Open Spaces and Walkways in order to provide passive surveillance, ensuring safety for park users. Buildings shall take full advantage of the amenity on offer by actively fronting open spaces and walkways. Building length is controlled to allow buildings further back to participate in the amenity on offer, and to maximise accessibility to open spaces and walkways.
1	**No. of floors shall be:** [refer also to note i below]	2.5 min [refer to note ii below for definition of 0.5 storey]	2 min	2 min	1 – 3 min – max
2	**Threshold conditions shall be:** [refer to note iii below for definition]	0.5 – 1.25m min – max	0.5 – 1.25m min - max	0 – 0.9m min – max	
3	**Boundary setback: Front shall be:**	0 – 2.5m min – max	0 – 3.5m min - max	2 – 5m min – max	2m min
4	**Garages and carports front setback shall be:**	N/A	Not between 1.5m and 5.5m	Not between 1.5m and 5.5m	Not between 1.5m and 5.5m
5	**Continuous frontage required:** [refer to note v below for definition]	yes for 80% of development block	no	no	no

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6	**Solid / void relationship:** [refer to note iv below for definition]	65% solid maximum for ground floor 75% solid maximum for upper storeys	65% solid maximum for ground floor 75% solid maximum for upper storeys	75% solid maximum	75% solid maximum
7	**Max building length shall be:**	N/A	60m max	50m max	75m max
8	**Vehicular access on street frontage permitted:**	no	yes	yes	yes (where street occurs between lot and open space)
9	**Landscape treatment plan required:**	yes – if front setback is greater than 0m	yes – if front setback is greater than 0m Maximum permitted paved area in the front yard is limited to driveways (no greater than the width of garage door +0.5m) plus a 1.2m wide pathway for access to the front door. The balance area must be soft landscaping.	yes Maximum permitted paved area in the front yard is limited to driveways (no greater than the width of garage door +0.5m) plus a 1.2m wide pathway for access to the front door. The balance area must be soft landscaping.	yes
10	**Small Houses permitted:** [refer to Note 1 in I605.6.4.7.1]	no	yes	yes	yes

i The relevant minimum height is deemed to have been met where the building frontage meets the storey height limit ad is at least one dwelling unit depth. Small Houses need not comply with the storey height limits outlined above.
ii The definition of 'half' (0.5) storey is a roof space that can be occupied or utilised for storage and has at least one window opening to the street elevation.
iii The definition of Threshold is the height difference between street level and the ground floor level of the unit.
iv Solid / void relationship is described as the percentage of openings – windows / doors within a building façade (excluding garage doors)
v. The definition of continuous building frontage is a row of buildings with no more than 2m separating adjoining residential units with no driveways servicing the front.

I605.6.4.11. Garages

Purpose: Minimise the dominance of garages as viewed from the street.

(1) A garage door facing a street must be no greater than 50 percent of the width of the front facade of the dwelling to which the garage relates.

(2) Garage doors must not project forward of the front facade of a dwelling.

(3) For the avoidance of doubt these standards apply in place of any and all parts of the Residential - Mixed Housing Urban Zone standard for garages.

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I605.6.4.12. Minimum dwelling size

Purpose: Dwellings are of a sufficient size to provide for the day-to-day needs of residents.

(1) Studio dwellings must have a minimum net internal floor area of 30m².

(2) One-bedroom dwellings must have a minimum net internal floor area of 40m².

I605.6.5. Terrace Housing and Apartment Buildings zone

(1) The standards in the Residential - Terrace Housing and Apartment Building zone apply in the Buckley, Sunderland and Catalina sub-precincts except as specified below.

I605.6.5.1. Building height

Purpose: manage the scale of development to provide for medium-rise terrace housing and apartments.

(1) Standard H.6.6.5(1) in H6 Residential – Terrace Housing and Apartment Buildings Zone does not apply in the Catalina Sub-precinct (Sub-precinct E)

(2) Buildings in the Catalina Sub-precinct (Sub-precinct E) must not exceed 20.5m in height.

I605.6.5.2. Yards

Purpose: provide an attractive transition from the street to the front facade of the terraced housing or the apartment building.

(1) In the Sunderland and Catalina sub-precincts the standards for front, side and rear yards set in ~~Rule~~ **Standard** H6.6.9(1) in H6 Residential – Terrace Housing and Apartment Buildings Zone do not apply, and the minimum depths in Table I605.6.5.2.1 apply.

Table I605.6.5.2.1 Yards

Yard	Minimum depth
Front (except for garages and carports)	1m
Side yard (detached dwellings and end of row terrace dwellings and apartment buildings only)	1.2m on one side only for 1 to 2 storeys and 3m on one side only for 3 or more storeys
Rear yard (apartments only)	6m for up to 2 storeys and 9m for 3 or more stories

(2) A garage or carport facing the street must be set back at least 0.5m from the dwelling frontage.

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(3) The front of the garage or carport must not be between 1.5m and 5.5m from the front boundary of the site.

I605.6.5.3. Maximum impervious area, building coverage and landscaping

Purpose:

- manage the amount of stormwater runoff generated by a development
- enable an intensive built character for apartment buildings
- provide a good standard of on-site amenity for residents.

(1) The following standards in H6 Residential – Terrace Housing and Apartment Buildings Zone do not apply:

(a) Standard H6.6.10 maximum impervious area,

(b) Standard H6.6.11 building coverage and

(c) Standard H6.6.12 landscaped area.

(1) The maximum and minimum areas in Table I605.6.5.3.1 apply.

Table I605.6.5.3.1 Maximum impervious area, building coverage and landscaping

Maximum impervious area	Maximum building coverage	Minimum landscaped area
Apartments 100% Detached or attached housing 85% Any site not connected to stormwater 10% Riparian yard 10%	Apartments 100% Detached or attached housing 65%	Apartments 0% Detached or attached housing 15%

I605.6.5.4. Outlook space

(1) Standard H6.6.13 outlook space in the Residential - Terrace Housing and Apartment Buildings Zone does not apply in the Sunderland and Catalina sub-precincts.

I605.6.5.5. Building separation

Purpose:

- ensure a reasonable standard of outlook and privacy between dwellings on adjacent sites
- maximise daylight into dwellings and outdoor living spaces
- reduce noise disturbance.

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(1) Attached housing and detached housing in the Sunderland and Catalina sub-precincts must be designed so that each external wall of the building is nominated with a primary outlook, secondary outlook or no outlook.

(2) The minimum set-backs from site boundaries are set out in Table I605.6.5.5.1 and Table I605.6.5.5.2.

(3) The outlook area may be over streets, public open spaces, shared access sites, and private lanes and parking areas.

(4) Any building constructed directly adjacent to the primary or secondary outlook of a small house must not exceed a maximum height of two storeys.

(5) The nominated outlooks and setback distances in Table I605.6.5.5.1 apply as separation distances between dwellings on the same site.

Table I605.6.5.5.1 Attached housing and detached housing*

Residential Building Typologies	**Housing (except small houses*)**	**Small Houses***
Primary Outlook*	6m min	4m min
Secondary Outlook*	3m min	2m min
No Outlook*	0m min	0m min

*Refer to Precinct plan 4: Catalina sub-precinct building separation diagram

Note:

(1) A small house is a dwelling with a maximum of two storeys, and a maximum 100m^2 gross floor area (including garage), and a maximum of three bedrooms.

(2) Primary outlook relates to a living space, typically comprising a lounge, living or dining space. At least one of the external walls of the principal living space must be nominated with a primary outlook. The primary outlook must have direct access to the private open space provision. A combined open plan lounge, living and dining area may be treated as a single living space in terms of nominating the primary outlook. Any additional living space must have at least one external wall with a secondary outlook.

(3) Secondary outlook is an outlook from a private space, comprising a bedroom or any living space not included as a primary outlook. At least one external wall of each bedroom must be designed to include one secondary outlook.

(4) No outlook relates to a service space, typically comprising a kitchen, bathroom, circulation space, laundry or garage. All external walls of each service space may be designed to include no outlook. Although kitchen spaces are service in nature they may form part of living spaces and

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therefore gain benefit from the outlook requirements of living spaces. If a kitchen is in a separate room, it must have at least one secondary outlook. Any other external walls not required to be nominated as either a primary or secondary outlook, may be nominated as no outlook wall. An outlook space may be used more than once for external walls of different spaces.

Table I605.6.5.5.2 Apartments

Outlook	Minimum set back below 8.5m height	Minimum set back over 8.5m height
Front to front*	15m	18m
Front to side	10m	15m

*Refer to Precinct plan 4 - Catalina Sub-precinct E building separation diagram

Note 1

Front means the external face of any building or portion thereof that has a minimum habitable space facing a street or public or communal open space.

Note 2

Side means the external face of any building or portion thereof that does not have a habitable space with its primary access or window facing out.

I605.6.5.6. Fences

Purpose: provide a reasonable level of privacy for dwellings while enabling passive surveillance over the street and public open space.

(1) Standard H6.6.16 side and rear fences and walls in H6 Residential – Terrace Housing and Apartment Buildings Zone does not apply.

(2) Fences on a road boundary, or adjoining a public open space, must not exceed 0.9m in height.

(3) Where a dwelling is erected within 1.5m of the road boundary a fence must not be erected in the front yard.

(4) Where there is no front fence, and a side boundary fence is to run between adjoining properties, the boundary fence must be set-back at least 1m back from the front corner of the building.

(5) Fences on a rear boundary must not exceed 1.8m in height and where the rear boundary faces onto a lane the fence must be visually permeable across 50 per cent of the area.

(6) Fences on a side boundary must not exceed 1.8m in height.

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(7) A combined fence and retaining wall on a front boundary must not exceed 0.9m in height.

I605.6.5.7. Energy efficiency and non-potable water supply

Purpose: ensure new dwellings adopt minimum energy efficiency measures to provide cost, comfort and health benefits to their occupants, and sustainability benefits to the wider community.

(1) All new dwellings are designed to achieve a calculated or modelled Building Performance Index value at 1.2 or lower using an acceptable method for calculating compliance with H1 of the New Zealand Building Code.

(2) All new dwellings (excluding apartments), have a solar or heat pump hot water system installed, or an alternative system that achieves a minimum of 5.5 stars applying the Energy Efficiency and Conservation Authority Water Heating Assessment Tool.

(3) All new dwellings are designed to have non-potable water requirements (for toilets, laundry and gardens) supplied by rainwater tanks (or bladders) sized in accordance with the table below. Rain tank/bladder capacity for attached housing and apartment typologies can be provided in either individual or communal rainwater systems.

(4) All new buildings are fitted with water efficient fixtures, to a minimum 3 star standard (under the Water Efficiency Labelling Scheme (WELS)).

(5) The minimum sizes for rainwater tanks (or bladders) in Table I605.6.5.7.1 and Table I605.6.5.7.2 apply to detached and attached housing and apartments in all sub-precincts.

Table I605.6.5.7.1 Detached housing and attached housing

Dwelling type	Minimum tank (or bladder)
1 bedroom (includes Studio)	1000L
2 bedroom	2000L
3 bedroom	3000L*
4 bedroom	5000L (roof area up to 110m^2), or 3000 L (roof area greater than 110m^2)
5 bedroom	5000L

* All attached houses to be 3000L max

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Table I605.6.5.7.2 Apartments

Dwelling type	Minimum tank (or bladder)
1 bedroom (includes Studio)	1000L
2 bedroom	1000L
3 bedroom	1500L*
4 bedroom	2000L
5 bedroom	2500L

I605.6.5.8. Special height and frontage

Purpose: ensure a quality interface between buildings and key street edges to contribute to streetscape amenity and maintain passive surveillance and outlook to the street within the Catalina Sub-precinct (Sub-precinct E).

(1) Within the Catalina Sub-precinct (Sub-precinct E) buildings fronting roads identified as types A to D on Precinct plan 5 - Catalina Sub-precinct E special height and frontage must comply with the requirements of Table I605.6.4.10.1 above.

(2) On frontages where this standard applies, where there is a conflict between this standard and any other standard, this standard applies.

I605.6.5.9. Height in relation to boundary

(1) Standard H6.6.8. Height in relation to boundary adjoining lower intensity zones in H6 Residential – Terrace Housing and Apartment Buildings Zone does not apply in the Hobsonville Point Precinct.

I605.6.5.10. Outdoor living space

Purpose: provide dwellings with an outdoor living space that is useable and accessible.

(1) Standard H6.6.15 Outdoor living space in the Residential - Terraced Housing and Apartment Buildings Zone applies; except that a dwelling with the principal living room at ground level must have an outdoor living space capable of containing a delineated area measuring at least 18m^2 which has no dimension less than 4.5m.

I605.6.5.11. Garages

(1) Purpose: Reduce the dominance of garages as viewed from the street.

(2) A garage door facing a street must be no greater than 50 percent of the width of the front facade of the dwelling to which the garage relates.

(3) Garage doors must not project forward of the front facade of a dwelling.

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(4) For the avoidance of doubt these standards apply in place of any and all standards in the Residential - Terraced Housing and Apartment Zone for garages.

I605.6.5.12. Minimum dwelling size

Purpose: dwellings are of a sufficient size to provide for the day-to day-needs of residents.

(1) Studio dwellings must have a minimum net internal floor area of 30m^2.

(2) One-bedroom dwellings must have a minimum net internal floor area of 40m^2.

I605.6.5.13. Daylight

(1) Standard H.6.6.14.Daylight in H6 Residential – Terrace Housing and Apartment Buildings Zone does not apply in the Hobsonville Point Precinct.

I605.6.6. Business - Mixed Use Zone

(1) The standards in the Business - Mixed Use Zone apply in the Landing Sub-precinct (Sub-precinct F) apply except as specified below.

I605.6.6.1. Building height

Purpose:

- manage the effects of building height;
- allow reasonable sunlight and daylight access to public open space excluding streets and nearby sites;
- manage visual dominance;
- allow an occupiable height component to the height limit, and an additional height for roof forms that enables design flexibility to provide variation and interest in building form when viewed from the street; and
- enable greater height at the eastern end of the sub-precinct in an area identified as suitable for intensification.

(1) Standard H13.6.1 Building height in H13 Business – Mixed Use Zone does not apply.

(2) Buildings must not exceed the height in metres in Table I605.6.6.1.1. Average height is based on building footprint.

Table I605.6.6.1.1 Height

Area (as shown on Precinct plans 6 and 7)	Average height for all new buildings	Maximum height for any single building
Development Area 4	N/A	27m

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Development Area 3	N/A	16.5m
Development Areas 1 and 2	8m	13.5m
Building A (Fabric Bay)	N/A	8m
Building B (Seaplane Hangar)	N/A	11m
Building C (Workshops)	N/A	8m
Building D (Painting Bay)	N/A	8m
Building E (GRP Building)	N/A	11m
Building F (Sunderland Hangar)	N/A	13.5

I605.6.6.2. Yards

Purpose: to enable the creation of a vibrant waterside promenade while ensuring that buildings and outdoor seating are adequately set back from the coastal edge to maintain unobstructed pedestrian access along the waterfront.

(1) Coastal protection yard.

(a) Buildings: 10m measured landwards from the top of the reclamation seawall.

(b) Seating/tables and decks no more than 1m in height associated with food and beverage activities in buildings: 5m.

(c) The coastal protection yard can be reduced in front of the existing Fabric Bay building (Building A on precinct plans 6 and 7) such that a minimum width of 2m (measured from MHWS) is provided to ensure continuous public access to the waterfront.

I605.6.6.3. Landscaping

(1) Standard H13.6.6 in H13 Business – Mixed Use Zone does not apply.

I605.6.6.4. Energy efficiency and non-potable water supply

Purpose: ensure new dwellings adopt minimum energy efficiency measures to provide cost, comfort and health benefits to their occupants, and sustainability benefits to the wider community.

(1) All new dwellings are designed to achieve a calculated or modelled Building Performance Index value at 1.2 or lower using an acceptable method for calculating compliance with H1 of the New Zealand Building Code.

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(2) All new dwellings (excluding apartments), have a solar or heat pump hot water system installed, or an alternative system that achieves a minimum of 5.5 stars applying the Energy Efficiency and Conservation Authority Water Heating Assessment Tool.

(3) All new buildings are fitted with water efficient fixtures, to a minimum 3 star standard (under the Water Efficiency Labelling Scheme (WELS)).

I605.6.7. Subdivision - Hobsonville Point Village, Buckley, Sunderland and Airfields sub-precincts

(1) The subdivision standards in the Auckland wide rules apply in these sub-precincts, except that in the Residential - Terraced Housing and Apartment Buildings Zone, the minimum vacant net site area is 300m².

I605.6.8. Subdivision - Catalina Sub-precinct (Sub-precinct E)

(1) The subdivision standards for the Catalina Sub-precinct (Sub-precinct E) are those applying to the underlying residential zones and listed in the Auckland-wide subdivision rules. In addition, the following standards apply.

I605.6.8.1. Super site subdivision

(1) Following the super site subdivision for one or more development blocks, the first resource consent for each approved development block must provide information:

(a) demonstrating compliance with the relevant street height and frontage;

(b) demonstrating complying private outdoor living space;

(c) demonstrating complying solar access to outdoor living space including shadow diagrams;

(d) nominating outlook types – primary, secondary and no outlook; and

(e) showing building height, building type, access lanes, parking, site services.

I605.6.8.2. Vacant lot subdivision

(1) Any application for a vacant lot subdivision with a site of less than 450m², must include a plan showing a building envelope that complies with the standards.

I605.6.9. Subdivision - Landing Sub-precinct (Sub-precinct F)

(1) The subdivision standards for the Landing Sub-precinct (Sub-precinct F) are those applying to the underlying Business – Mixed use zones and listed in the Auckland-wide subdivision rules. In addition, the following standards apply.

I605.6.9.1. Esplanade reserves

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(1) Where any subdivision involving the creation of sites less than 4ha, is proposed of land adjoining the mean high water springs, the application plan and the subsequent Land Transfer plan, must provide for a minimum esplanade or esplanade strip in accordance with section 230 of the Resource Management Act 1991, to be measured as follows and as indicatively illustrated on Precinct plan 6.

(a) Between MHWS and the Fabric Bay building: 2m.

(b) Elsewhere: 5m unobstructed measured landwards from the top of the existing reclamation seawall so that there is 5m width of flat pedestrian-usable land.

(2) Any esplanade reserve or esplanade strip must be measured in a landward direction at 90 degrees to mean high water springs.

(3) Any reduction in width or any request to waive the esplanade reserve or esplanade strip requirement is a discretionary activity.

(4) The provision of an esplanade strip rather than an esplanade reserve no less than 5m wide is a discretionary activity.

I605.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I605.8. Assessment – restricted discretionary activities

I605.8.1. Matters of discretion

The council will restrict its discretion to all 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 zone, Auckland-wide provisions:

(1) Restaurants and cafes up to 200m^2 gross floor area per site, retail, offices, commercial services, educational facilities, healthcare facilities:

(a) design, location and integration; and

(b) consistency with an approved comprehensive development plan where relevant.

(2) Alterations and additions to buildings:

(a) design, location and integration.

(3) New buildings:

(a) design, location and integration.

(4) Subdivision:

(a) design, location and integration;

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(b) Infrastructure; and

(c) transport.

(5) All subdivision and development:

(a) sub-precinct specific criteria to the extent that:

(i) they are relevant to the location and scale of the development;

(ii) the criteria remain relevant given development already implemented;

(iii) consistency with the integrated catchment management plan and granted network discharge consent (or variation thereto); and

(iv) consistency with an approved Comprehensive Development plan (where relevant).

(6) In addition to the above, for the Landing Sub-precinct (Sub-precinct F), consistency with policies and objectives.

I605.8.2. Assessment criteria

The council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, zone, and Auckland-wide provisions.

Development may differ from the precinct plans, where it is demonstrated that a different approach will result in a better quality outcome for the community, or where it is necessary to integrate with authorised development on land outside the precinct that was not anticipated at the time the design guideline and plans were prepared.

I605.8.2.1. Design location and integration

(1) All activities should implement and generally be consistent with precinct plans 1, 2, 6 and 7.

(2) redevelopment, additions and alterations to buildings should complement the existing character, form and appearance of development and have regard to:

(a) the heritage values of the Hobsonville Point Precinct;

(b) the architectural and heritage elements of the building which contribute to its character, such as cladding and fenestration;

(c) the visual appearance of the development from the road and reserves; and

(d) amenity values and neighbourhood character.

(3) The design of buildings, driveways, parking and other development should complement the character of existing buildings and development, features and uses of adjoining land.

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(4) Landscape treatment should maintain and enhance the natural landscape character of adjoining land, the coast margin and views into the land from the Waitemata Harbour.

(5) Buildings, driveways, parking and other development should be of suitable size, location and scale to accommodate the proposed activity.

(6) Retail serving the local neighbourhood should be designed, developed and operated to:

(a) be easily accessible by walking, cycling and car;

(b) provide adequate cycle parking and infrastructure

(c) have an attractive street frontage, with buildings located on the street frontage providing generous display space, serve the local neighbourhoods rather than a wider area, recognising that the local centre within the Hobsonville Corridor Precinct is the focus for future retail and commercial development in the Hobsonville area.

(7) Building design themes should achieve:

(a) a community that models sustainability, particularly the principles of passive solar design and walkable neighbourhoods;

(b) a character and appearance that will ensure a high standard of amenity values;

(c) a design that avoids conflicts between activities within the relevant precinct and between that precinct and other precincts;

(d) maintenance and enhancement of existing airbase houses, hangers and other ex-airforce buildings through comprehensive development planning and heritage management plans;

(e) enhancement of existing airbase houses, hangers and other ex-airforce buildings that provides design integration with the intended surrounding development;

(f) a consistent and attractive streetscape character;

(g) variations in building footprints, form and style;

(h) articulation of any building facades which are visible from roads;

(i) access by windows of habitable rooms to sunlight, daylight and outlook;

(j) permeable fencing, except where residential activities need clear separation from non-residential activities; and

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(k) incorporation of existing views and natural features around the sub-precincts, including the natural landscape qualities of the environment adjacent to the coastal esplanade reserve.

(8) A comprehensive landscape theme should ensure that potential adverse effects of development are avoided, remedied or mitigated and that a high standard of amenity is achieved consistent with the overall existing or introduced environmental context.

I605.8.2.2. Sunderland Sub-precinct (Sub-precinct C)

(1) High-quality landscape treatments should be achieved for the Catalina Green and adjacent streets.

(2) Design and orientation of buildings located south of Hudson Bay Road should accommodate mixed use activities, avoiding more than minor adverse effects in respect of noise, odour and visual amenity for activities located within the Airfields Sub-precinct (Sub-precinct D).

(3) A design theme should be established for the entire sub-precinct which reflects an inter-war air force theme.

(4) Offices, a neighbourhood retail centre and education activities should be provided.

(5) Adequate cycle parking and infrastructure should be provided.

I605.8.2.3. Buckley Sub-precinct (Sub-precinct B)

(1) The design and operation of schools should meet the criteria in I605.8.2.1(2) above.

(2) A neighbourhood retail centre south of the intersection of Squadron Drive and Buckley Avenue should provide an attractive gateway to the community and to meet the criteria in I605.8.2.1(1) above.

I605.8.2.4. Hobsonville Point Village Sub-precinct (Sub-precinct A)

(1) Provision should be made for retail activities to serve the local neighbourhoods, rather than a wider area, recognising that the local centre within the Hobsonville Corridor Precinct is the focus for future retail and commercial development in the Hobsonville area.

I605.8.2.5. Airfields Sub-precinct (Sub-precinct D)

(1) Provision should be made for:

(a) open space sufficient to service the residential development in the sub-precinct;

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(b) proposed park and ride, office or warehousing activities servicing marine activities in adjacent sub-precincts; and

(c) the retention, and adaptive re-use, of the hanger building.

I605.8.2.6. Catalina Sub-precinct (Sub-precinct E)

(1) Development should be in general accordance with:

(i) the design guidelines for the Catalina Sub-precinct (Sub-precinct E) in Appendix 1;

(ii) Precinct plan 3 - Catalina Sub-precinct E, where this is relevant to the scale of the development; and

(iii) the Hobsonville Point Precinct and Catalina Sub-precinct(Sub-precinct E) policy, where relevant to the scale and type of development;

Note: development may differ from the design guidelines and precinct plans, where it is demonstrated that a different approach will result in a better quality outcome for the community, or where it is necessary to integrate with authorised development on land outside the precinct that was not anticipated at the time the design guideline and plans were prepared.

(2) The extent to which the development complies with the design assessment report of the Hobsonville Design Review Panel.

(3) Development should be within a density range of between 40 to 150 dwellings per hectare net (excluding land used for public roads, public open space or any other land used for a non-residential activity).

I605.8.2.7. Landing Sub-precinct (Sub-precinct F)

(1) Design and Integration

(a) The extent to which development is in general accordance with:

(i) precinct plans 1, 2, 6 and 7 to the extent the respective plans are relevant to the scale of the development

(ii) the Hobsonville Point Precinct objectives and policies, where relevant to the scale and type of development.

(b) The extent to which development within The Landing sub-precinct:

(i) Demonstrates a coherent overall design the creates an attractive urban node with a strong sense of place that incorporates, but is not limited to, the site’s distinctive heritage

(ii) Respects the area’s cultural and spiritual significance

(iii) Respects the history and heritage features of the former seaplane and flying boat base

(iv) Ensures new buildings complement, but do not replicate, the heritage buildings through attention to the characteristics of the

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heritage buildings

(v) Maintains the underlying plane of the concrete apron

(vi) Maintains the integrity of the vegetated escarpment as a legible inland backdrop

(vii) Establishes a public open space, open to the harbour, in front of the Sunderland Hangar

(viii) Establishes a minimum 10m wide coastal protection yard around the coastal perimeter of the apron, including a minimum 5m wide esplanade reserve, supported by active frontages facing the harbour

(ix) Establishes a spatial and circulation hierarchy including main streets in front of the heritage buildings, the perimeter esplanade, and intimate secondary lanes

(x) Prioritises pedestrian circulation ahead of vehicles

(xi) Establishes attractive and fine-grained pedestrian circulation that is aligned with heritage frontages, and with views to the harbour

(xii) Establishes buildings with active frontages at street level, and high quality architectural design that emphasises human presence.

(xiii) Incorporates car parking within buildings in a way that does not compromise active and transparent frontages, minimises circulation by cars within The Landing, and screens the cars

(xiv) Provides an efficient, legible and attractive transfer between buses and the ferry

(xv) Is accessible and satisfies CPTED (crime prevention through environmental design) principles such as those published by the N.Z Department of Justice

(xvi) Provides for treatment of stormwater runoff without compromising the otherwise flat plane of the apron

(c) For alterations or extensions to the heritage character buildings identified on Precinct Plan 7, the extent to which such works:

(i) Maintains or enhances heritage character

(ii) Is in accordance with good practice conservation principles and methods

(iii) Is based on an understanding of the heritage character values of the building, informed by a Heritage Assessment

(d) The extent to which development in Development Areas 1-3 (the apron in front of the hangars):

(i) Conveys a different, but complementary, appearance from the heritage buildings so that the heritage buildings are discernible as

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a distinct group

(ii) Have a light appearance, in contrast to the more solid appearance of the heritage buildings, and are designed to be seen from all four sides ('in the round')

(iii) Are aligned with the grid and frontages established by the heritage buildings

(iv) Include gaps to frame views of the heritage buildings and backdrop escarpment from within the Landing and from the harbour – having particular regard to the view shafts depicted on Precinct Plan 7

(v) Have a fine grain appearance (for instance modules in the order of 15m – 25m) that reflects the smaller heritage buildings and is subservient to the two hangars

(vi) Are of such height as to maintain legibility of the Seaplane Hangar from the harbour (to avoid doubt, this does not mean that universal views are required of the hangar, but that there is sufficient visibility of such elements as the parapet and doors that the hangar's form is readily understood from a reasonable range of places on the harbour)

(e) The extent to which any building in Development Area 4:

(i) Has exceptional design quality suitable for this landmark location

(ii) Is designed to be seen from all four sides (with the exception of those frontages otherwise concealed below the escarpment or by the Sunderland Hangar) including views from Harrier Point Park

(iii) Continues the frontage line established by the Sunderland Hangar

(iv) Maintains north-east views from Harrier Point Park to the escarpment in the vicinity of trig A5W8 and along Oruamo (Hellyers Creek)

(v) Establishes an appropriate scale relationship with the Sunderland Hangar so that a new building does not overwhelm or detract from the prominence of the hangar. Aspects that may help achieve an appropriate scale relationship include:

- A podium that is similar to (or lower than) the height of the Sunderland Hangar door (approximately 10.6m)
- Separation between the buildings
- A finely modulated and articulated façade in contrast to the simple form of the Sunderland Hangar
- Complementary proportions between a new building and the Sunderland Hangar

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- Other design measures that reduce the apparent bulkiness of a new building or otherwise serve to establish and appropriate scale relationship with the Sunderland Hangar

(f) The extent to which it is demonstrated that any proposal that differs from the sub-precinct plans will result in a better quality outcome for the Hobsonville Point community.

(g) The extent to which the location and scale of new buildings would adversely affect the amenity value of the adjoining coastal environment, including views of the site from the harbour and over the site to the harbour as identified on Precinct plan 7.

(h) New buildings should be located in a way which maintain or enhance the views identified on Precinct plan 7.

(i) Parking areas should be located in order of preference; within buildings, to the rear of buildings or separated from the street frontage by uses that activate the street. Visible, surface parking should be avoided.

(j) Shared pedestrian and vehicle access is appropriate for pedestrian connections / lanes and the identified internal vehicle circulation route within the site. The shared access should prioritise pedestrian movement.

(k) Pedestrian access should be maintained through the sub-precinct from the Launch Road staircase to the entrance of the Hobsonville ferry terminal.

(l) Space for bus access and circulation facilities should be provided for within the sub-precinct.

(m) Development or subdivision should not compromise the continued safe and efficient operation of bus movements and public access to and from the Hobsonville ferry terminal.

(n) Provisions should be made for stormwater treatment in a way that does not detract from the unifying flat plane of the apron.

(o) Open spaces and pedestrian connections should be designed to be visually attractive and positively contribute to the streetscape and sense of place.

(p) Publicly accessible open spaces and pedestrian connections should be designed and managed to be accessible to people of all ages and abilities.

(q) Where provided, landscaping should:

(i) integrate the development into the surrounding area and complement the existing natural landscape character, including the natural character of the coast.

(ii) maintain the personal safety of people and enhance pedestrian comfort

(iii) be designed for on-going ease of maintenance.

(r) Building platforms, parking areas and vehicle entrances should be located and designed to respond to and integrate with existing

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landscape features and site orientation.

(s) Where earthworks or retaining walls are required, they should be incorporated as a positive landscape or site feature by:

(i) integrating retaining walls as part of the building design

(ii) stepping and landscaping earthworks or retaining walls over 1m in height, to avoid dominance or overshadowing effects.

(t) Retention of mature trees on the vegetated escarpment is encouraged where their size, location or species makes a significant contribution to the existing landscape character of the site.

(u) Any proposed vegetation removal should be off-set by the provision of new native vegetation to ensure no overall net loss of on-site vegetation.

(v) Development should maintain the amenity values of the coastal environment and natural landscape of the area.

(w) The design of new buildings situated between the ferry terminal and the bus stop location identified on Precinct Plan 6 should facilitate a safe and convenient pedestrian route between the ferry terminal and bus stop location which provides a form of rain shelter.

(2) Design assessment

(a) The extent to which the development complies with the design assessment report of the Hobsonville Design Review Panel.

I605.8.2.8. Transport

(1) Development should be designed to integrate land uses with transport systems through an integrated transport assessment methodology for major trip generating activities and this should include provision for public transport within the precinct, between precincts, and beyond the Hobsonville Point precinct.

(2) the council, Auckland Transport and New Zealand Transport Agency should be consulted.

(3) A design theme for streets and public lanes should ensure well-connected, attractive and safe transport routes, with appropriate provision for:

(a) pedestrian, cycle and vehicle movements;

(b) car parking;

(c) infrastructure services; and

(d) street tree planting and landscape treatment consistent with the overall existing or introduced environmental context.

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(4) The local road network should provide a highly inter-connected roading system so as to reduce trip distances and to improve local accessibility to community facilities, reserves, public transport facilities and retail activities.

(5) Provision should be made for public transport, including public transport facilities.

(6) Traffic generation from proposed activities should not create adverse effects on the:

(a) capacity of roads giving access to the site;

(b) safety of road users including cyclists and pedestrians;

(c) sustainability of the primary road network; activity and capacity; and

(d) neighbourhood character.

(7) Provision should be made for a pedestrian and cyclist network throughout the precinct, and linked to adjoining precincts including the Hobsonville village town centre, and beyond Hobsonville.

I605.8.2.9. Infrastructure

(1) Roads should create high quality public spaces, and incorporate quality amenity features such as tree planting and footpath paving.

(2) The street lighting theme should be consistent with wider Hobsonville air base precinct and with the overall existing or introduced environmental context.

(3) The design of streets and public lanes should conserve land and encourages walkability by:

(a) using minimal dimensions for carriageways; and

(b) integrating service lines beneath footpaths or car parking bays.

(4) Infrastructure for stormwater, wastewater and water supply are designed to ensure minimisation of water use, storm and wastewater generation and maximise water re-use.

(5) Infrastructure provided to serve any new development models a range of different methods to achieve sustainability, with a particular emphasis on the efficient use and natural treatment of water systems.

(6) An integrated approach to stormwater management should be adopted for stormwater mitigation, with the emphasis being on water reuse and water

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sensitive design the reduction of stormwater generated from sites through reuse and an increase of permeable areas.

(7) Consistency with the integrated catchment management plan and relevant network discharge consent.

(8) [deleted]

(9) Stormwater retention and treatment facilities are to be designed to retain in-stream ecological values and added additional habitat where possible.

(10) Development should retain, enhance and provide protection for riparian margins, coastal edges and esplanade reserves.

(11) Public open spaces should be provided and developed so that they are:

(a) readily visible and accessible by adopting methods such as a generous street frontages or bordering onto yards of sites and front faces of buildings that are clear of visual obstructions;

(b) located to provide visual relief, particularly in intensively developed areas;

(c) integrated with surrounding development;

(d) sized and developed according to community and neighbourhood needs;

(e) consistent with any current and/or proposed council parks strategy; and

(f) easy to maintain.

(12) The coastal walkway and all other walkways should be designed to be:

(a) suitable and safe for regular pedestrian use;

(b) easily visible and accessible;

(c) located seaward of adjoining development; and

(d) linked to the public walkway and cycleway network.

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I605.9. Special information requirements

(1) The special information requirements in the underlying zone and Auckland-wide provisions apply in this precinct. In addition, the following information requirements apply.

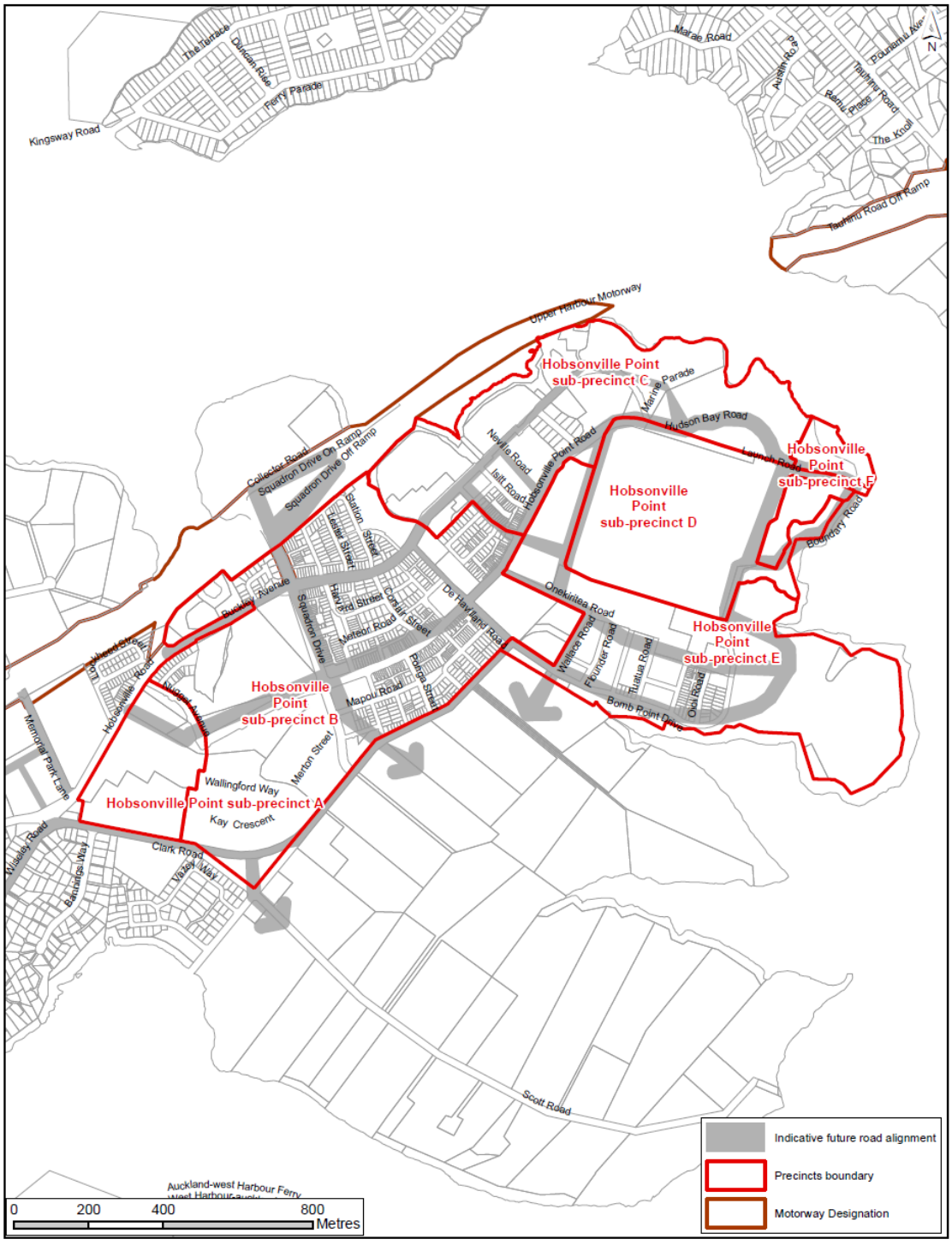
(2) A resource consent application for any development must include a design assessment report from the Hobsonville Design Review Panel.

(3) Applications for dwellings in Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and Sunderland Sub-precinct (Sub-precinct C) must include shadow diagrams demonstrating compliance with standard I605.6.4.5(2).

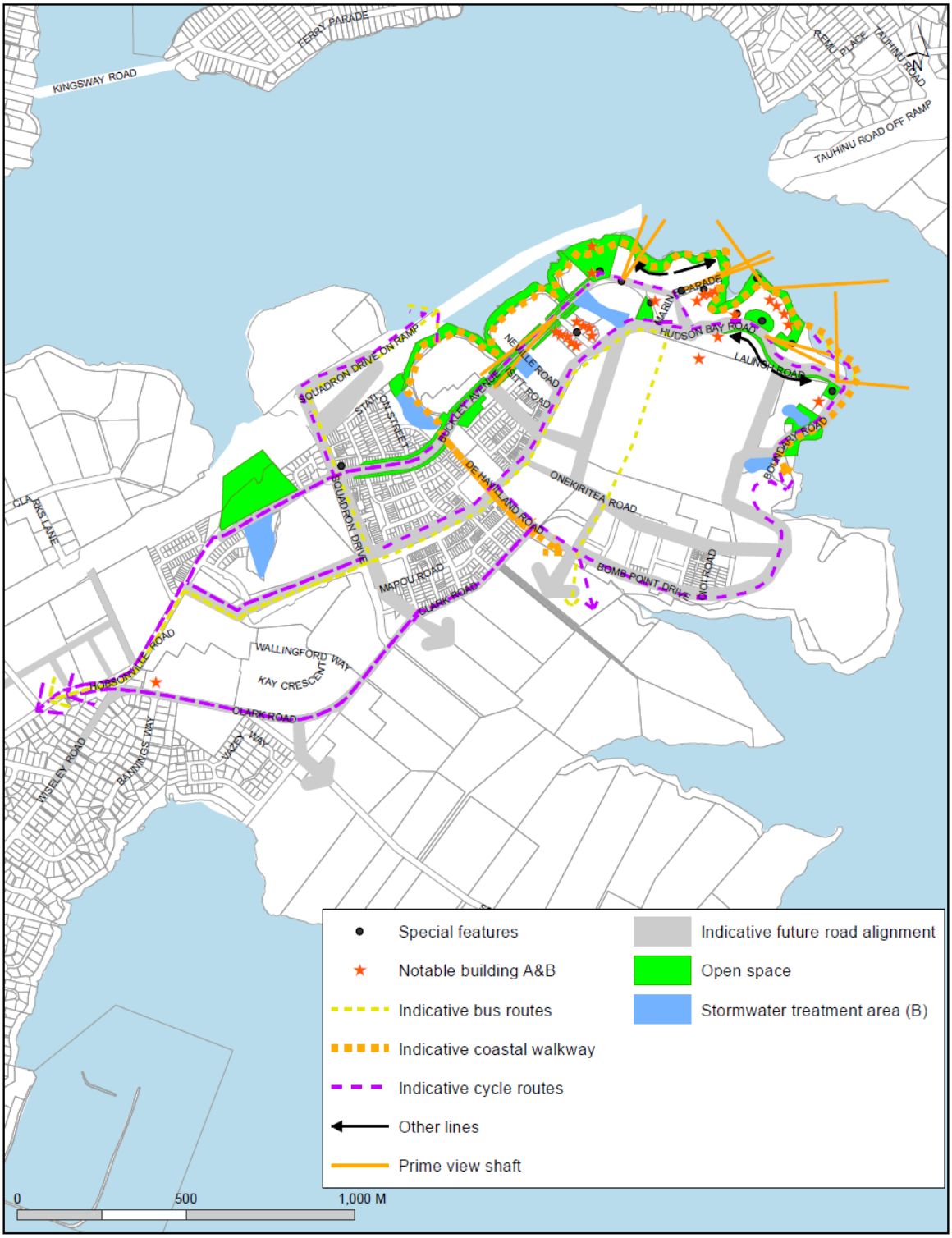
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I605.10. Precinct plans

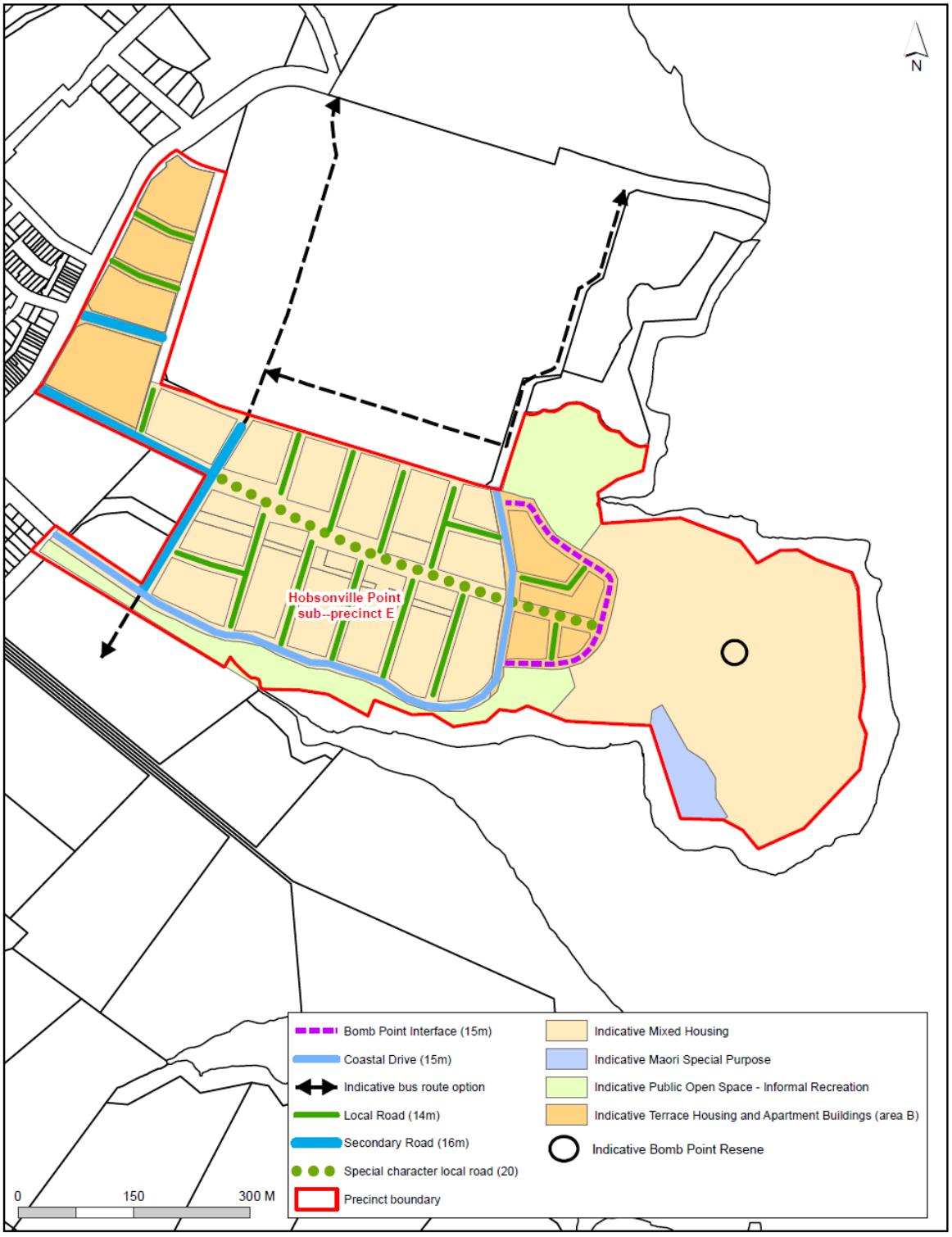
I605.10.1. Hobsonville Point: Precinct plan 1 - Hobsonville Point precinct plan



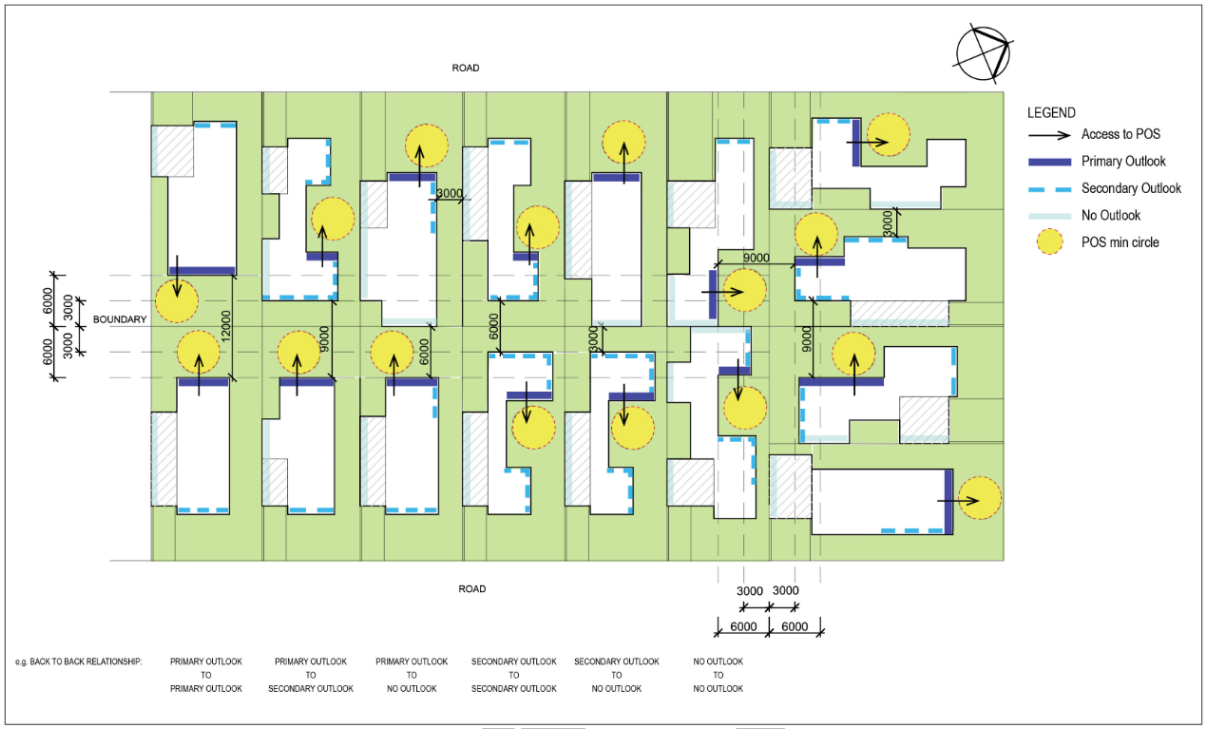
I605.10.2. Hobsonville Point: Precinct plan 2 - Hobsonville Point features plan



I605.10.3. Hobsonville Point: Precinct plan 3 - Catalina Sub-precinct E

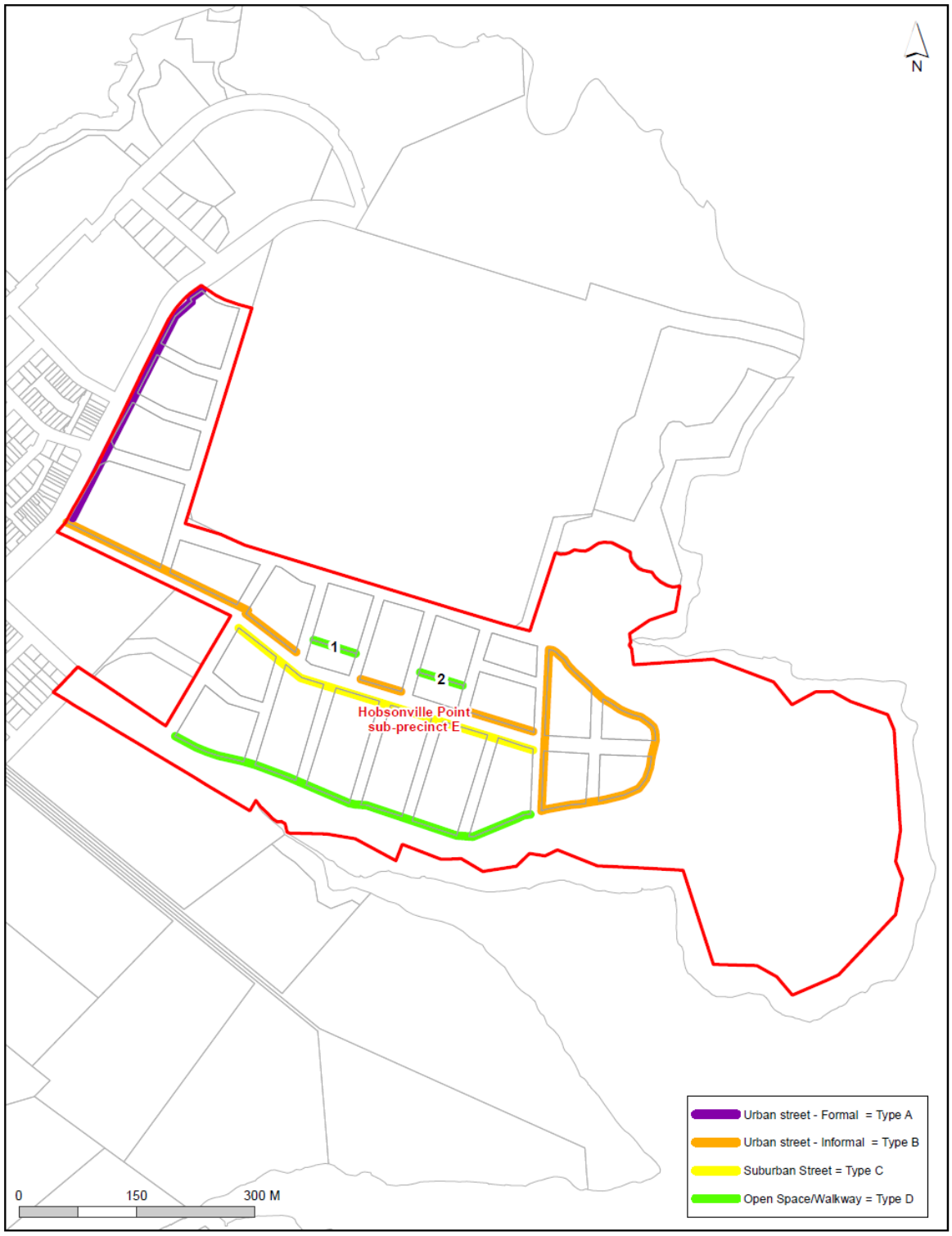


I605.10.4. Hobsonville Point: Precinct plan 4 - Catalina Sub-precinct E - building separation diagram

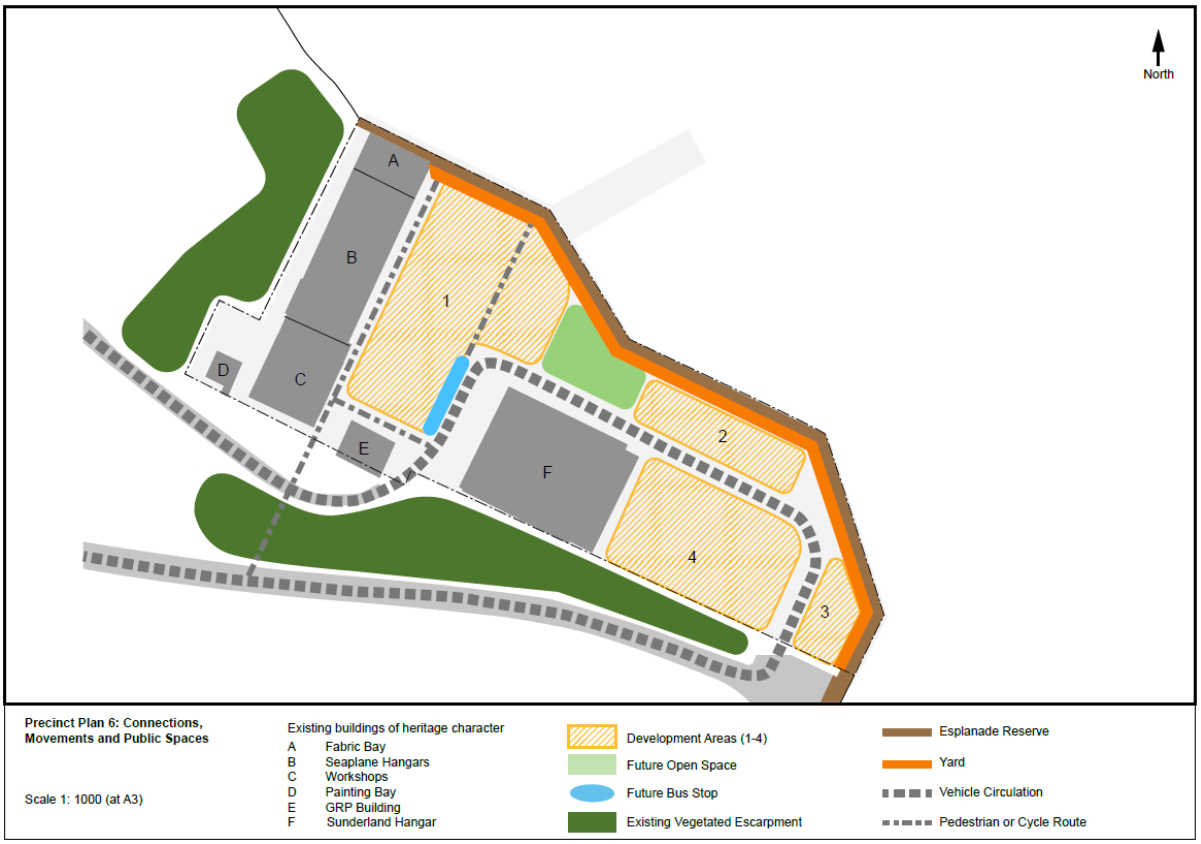


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I605.10.5 Hobsonville Point: Precinct plan 5 - Catalina Sub-precinct E special height and frontage



I605.10.6 Hobsonville Point: Precinct plan 6 - Landing Sub-precinct F connections, movement and public spaces plan



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I605.10.7 Hobsonville Point: Precinct plan 7 - Landing Sub-precinct F buildings and views plan



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I615. Westgate Precinct

I615.1. Precinct Description

The Westgate Precinct is located approximately 18km west of the Auckland city centre.

There are seven Sub-precincts in the Westgate Precinct:

- Sub-precinct A is zoned Business - Metropolitan Centre Zone and Open Space – Civic Spaces Zone and contains the town square and the key retail streets that are the focal point for intensive retail, commercial and civic development and pedestrian activity within the precinct;
- Sub -precinct B is zoned Business - General Business Zone and provides a strategic road linkage to Sub-precinct A;
- Sub -precinct C is zoned Business - Mixed Use Zone;
- Sub -precinct D is zoned Residential - Terrace Housing and Apartment Buildings Zone;
- Sub -precinct E is zoned Business - Metropolitan Centre Zone and includes a key retail street with pedestrian linkages to Sub-precinct A; and
- Sub -precinct F is zoned open space and includes storm water management devices, strategic road linkages and pedestrian linkages.
- Sub-precinct G is zoned Business – Light Industry Zone.

The primary purpose of the precinct is to develop a new metropolitan centre in Sub-precinct A, integrated with the existing Westgate Centre in Sub-precinct E. The precinct will provide an integrated employment and business area, comprising a retail core in Sub-precincts A and E, surrounded by a mix of large format retail, compact mixed use, residential and open space activities in the adjoining sub-precincts. The precinct will include community and public transport facilities centred around the town square and a new library in Sub-precinct A.

The Westgate Precinct Plan (refer to precinct plan 1) shows the sub-precinct boundaries and the major roads pattern, indicative roads, indicative bus interchange, indicative park and ride and indicative open space. The Westgate Concept Plan – Conceptual Road Network (refer to Westgate Precinct: Precinct plan 2) provides further detail of the roading and transport network for all precincts including strategic access points.

In addition to these I615: Westgate Precinct provisions, as specified in A1.3 of the Plan, reference should also be had to the planning maps (GIS Viewer) which shows the extent of all designations, overlays and controls applying to land within Westgate Precinct.

I615.2. Objectives

(1) The Westgate precinct is developed in a comprehensive and integrated way for urban activities in a manner that recognises the importance of Sub-precincts A and E as a metropolitan centre.

(2) The key retail frontage in Sub-precinct A is the focal point of intensive retail, commercial and civic development and pedestrian activity, with the key retail

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frontage and general commercial frontage in adjoining sub-precincts supporting this role.

(3) High-quality urban design outcomes are achieved in the metropolitan centre and pedestrian linkages through, and between, sub-precincts are promoted.

(4) Sub-precinct A is the compact, pedestrian orientated retail core of the precinct with a comprehensively planned mix of large and small scale retail activities integrated with other commercial and office activities, leisure, tourist, cultural, residential, community and civic services.

(5) Development in Sub-precinct E is comprehensively planned to integrate with Sub-precinct A, while ensuring that the expansion or intensification of retail activities in the Sub-precinct does not detract from the function, amenity and vitality of the development of a compact, pedestrian oriented retail core in Sub-precinct A.

(6) Development in Sub-precincts B and C is comprehensively planned to integrate with, and support, the metropolitan centre, while ensuring that retail activities within Sub-precincts B and C do not detract from the function, amenity and vitality of the metropolitan centre in Sub-precinct A.

(7) Residential development in Sub-precincts B, C and D provide high-quality amenity for residents.

(8) Sub-precinct F is public open space that provides for infrastructure that supports the operation of precincts A-E

(9) Sub-precinct G indicates a road that provides an integrated and efficient roading network.

(10) Adverse effects of stormwater runoff are remedied or mitigated.

(11) Adverse effects on the surrounding road network are avoided.

The zone, Auckland-wide and overlay objectives apply in this precinct except as specified above.

I615.3. Policies

Development

(1) Promote comprehensive and integrated development and redevelopment of the Sub-precincts in accordance with Precinct Plan 1 and 2.

(2) Provide for the greatest intensity of retail and commercial development to occur in Sub-precinct A.

(3) Enable redevelopment and intensification in Sub-precinct E where the outcome can be shown to contribute to the function, amenity and vitality of the metropolitan centre, and to enhance integration with Sub-precinct A.

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(4) Control the development of additional retail in Sub-precinct E until no less than 44,200m^2 gross floor area has been established in Sub-precinct A.

(5) Require development and redevelopment of Sub-precincts B, C and E not to detract from the function, amenity and vitality of the development of a compact, pedestrian oriented retail core in Sub-precinct A.

(6) Provide for compact mixed use environments by:

(a) managing development in Sub-precincts A, C and E to provide a range of commercial, retail and residential activities; and

(b) enabling residential and office activities above street level in the metropolitan centre.

(7) Provide for the development of large format retail in Sub-precinct B between the Terrace Housing and Apartment Buildings Zone and the northern motorway to mitigate the adverse effects of the operation of the transport network on sensitive activities.

(8) Enable a mix of compatible activities in Sub-precinct B including residential, office and small service activities.

(9) Avoid the establishment of integrated retail development or large format retail in Sub-precinct C that will undermine the intensification outcomes sought within Sub-precinct A being achieved, except for:

(a) one supermarket located within the south-eastern street block adjoining Fred Taylor Drive; and

(b) provision for limited large format retail in that part of the Sub-precinct adjacent to Fred Taylor Drive north of the intersection with Don Buck Road.

(10) Enable the establishment of a school within close proximity to the metropolitan centre core and new residential development in the north of the precinct.

Built form

(11) Control development so that its scale and design contributes to the creation of high-quality amenity through pedestrian connections and public open space.

(12) Require buildings within the key retail frontages in Sub-precincts A and E to be developed to retain a sense of enclosure and human scale.

(13) Manage the adverse effects of large format retail by:

(a) requiring the height and form of new buildings to recognise the key retail frontage and general commercial frontage;

(b) ensuring new buildings achieve a quality built environment; and

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(c) managing compatibility issues between new buildings and adjoining sites and activities through controls on site layout and design.

(14) Recognise the importance of the key retail streets in Sub-precincts A and E as primary places for public interaction by requiring buildings with frontages to these streets to:

(a) avoid blank walls;

(b) provide easily accessible pedestrian entrances;

(c) provide minimum floor heights to maximise building adaptability to a range of uses;

(d) maximise glazing;

(e) erect frontages of sufficient height to frame the street;

(f) provide weather protection for pedestrians;

(g) locate vehicle crossings in Sub-precinct A in accordance with Westgate Precinct: Precinct plan 2;

(h) be designed according to perimeter block principles where car parking is provided behind buildings except for kerbside parking;

(i) avoid new vehicle crossings in Sub-precinct E; and

(j) provide for pedestrian linkages in accordance with Westgate Precinct: Precinct plan 2.

Pedestrian access, street quality and safety

(15) Support the development of public open spaces, pedestrian and cycle linkages, including enhancement of the riparian margins, in accordance with Westgate Precinct: Precinct plan 1.

(16) Promote the development of pedestrian linkages between Sub-precincts A and E to:

(a) encourage pedestrian activity and movement between the Sub-precincts; and

(b) integrate the Westgate metropolitan centre, while ensuring vehicle movements are facilitated.

Infrastructure

(17) Require development to be sequenced to align with the delivery of infrastructure.

(18) Manage development so that it does not adversely affect the safe and efficient operation of the traffic network.

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(19) Require the intersections with Fred Taylor Drive to be consistent with Westgate Precinct: Precinct plan 2, unless it can be demonstrated that alternative access points would result in a better outcome for:

(a) the efficiency of the traffic network;

(b) public transport;

(c) pedestrian activity;

(d) urban amenity; and

(e) an integrated metropolitan centre focused around the key retail frontage.

(20) Require that the integration of Sub-precinct A and E is not compromised by heavy vehicle traffic travelling from Sub-Precinct G.

(21) Promote the integration of public transport facilities within the metropolitan centre and wider precinct while supporting the compact intensive development urban growth of Sub-precinct A.

(22) Provide for storm water mitigation and passive recreational opportunities by requiring developments to provide public open spaces, predominantly in Sub-precinct F, and riparian margins in accordance with the Westgate Precinct: Precinct plan 1.

(23) Require development to be consistent with the Tōtara integrated catchment management plan.

The zone, Auckland-wide and overlay policies apply in this precinct except as specified above.

I615.4. Activity table

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

Table I615.4.1 specifies the activity status of activities in the Westgate Precinct.

Table I615.4.1: Activity table Sub-precincts A, B, C, D, E

Activity		**Activity status**				
		Sub-precinct A	Sub-precinct B	Sub-precinct C	Sub-precinct D	Sub-precinct E
Use						
Commerce						
(A1)	Integrated retail development	P	NC	NC	NC	RD
(A2)	Marine retail	NC	P	D	NC	P
(A3)	Motor vehicle sales	NC	P	D	NC	NC

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(A4)	Retail greater than 450m^2 gross floor area per tenancy	P	P	P	NC	P
(A5)	Retail in Sub-precinct E up to total gross floor area of 44,200m^2	NA	NA	NA	NA	P
(A6)	Retail in Sub-precinct E greater than total gross floor area of 44,200m^2	NA	NA	NA	NA	RD
(A7)	Service stations on arterial roads	NC	NC	P	D	NC
(A8)	Trade suppliers	NC	P	P	NC	P
Industry						
(A9)	Industrial activities	NC	NC	NC	NC	NC
(A10)	Light manufacturing and servicing	NC	P	P	NC	NC

Table I615.4.2 Development - Sub-precincts A, B, C, D, E and F

Activity		**Activity status**
Development		
(A11)	Buildings	RD
(A12)	Any vehicle access to Fred Taylor Drive, other than through the strategic access points identified in precinct plan 2, or left in left out access points on Fred Taylor Drive.	D
(A13)	Earthworks greater than 2500m^2	RD
(A14)	Public open spaces	RD
(A15)	Roads and pedestrian linkages	RD
(A16)	Vehicle access ways	RD
(A17)	Stormwater controls in accordance with the integrated catchment management plan and relevant network discharge consents	RD

I615.5. Notification

(1) Any application for resource consent for an activity listed in Tables I615.4.1 and I615.4.2 Activity tables above will be subject to the normal tests for notification under the relevant sections 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).

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I615.6. Standards

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

All activities listed in Table I615.4.1 must comply with the following standards.

I615.6.1. Activity thresholds in Sub-precinct A

(1) Retail and entertainment facilities must not exceed 40,000m^2 gross floor area, until a minimum 4000m^2 gross floor area of other activities listed as permitted in the activity table for this Sub-precinct (excluding retail and entertainment activities) is established.

(2) For every additional 10,000m^2 gross floor area of retail and entertainment facilities, 4000m^2 gross floor area of other activities listed as permitted activities in the activity table for this Sub-precinct (excluding retail and entertainment activities) must be provided.

(3) Individual retail units must not exceed 9000m^2 gross floor area.

(4) Outdoor retail activities must not exceed 60 per cent of the total area used by that activity.

(5) Retail which is a component of mixed use is to be included within the total retail area for the Sub-precinct.

(6) Any activity that does not comply with I615.6.1(1),(2),(3),(4) or (5) is a non-complying activity.

I615.6.2. Activity thresholds Sub-precinct B

(1) Retail and commercial services may be established in tenancies less than 400m^2 up to a total of 10 per cent of existing gross floor area of Sub-precinct B.

(2) All other tenancies must have a minimum gross floor area of 400m^2.

(3) Individual tenancies must not exceed 15,000m^2 gross floor area.

(4) Any activity that does not comply with I615.6.2(1), (2) or (3) is a non-complying activity.

I615.6.3. Activity thresholds Sub-precinct C

(1) Supermarkets:

(a) one only and must be located within the south-eastern street block adjoining Fred Taylor Drive; and

(b) the supermarket must not exceed 5500m^2 gross floor area.

(2) Large format retail and trade suppliers may be located adjacent to Fred Taylor Drive north of the intersection with Don Buck Road. Large format retail and trade suppliers within the Sub-precinct must not exceed 22,000m^2 total gross floor area.

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(3) All other retail activities in the Sub-precinct must not exceed 4000m^2 total gross floor area.

(4) Individual retail units must not exceed 9000m^2 gross floor area.

(5) Residential activities on the ground floor must not exceed 30 per cent gross floor area of the Sub-precinct.

(6) Outdoor retail activities must not exceed 60 per cent of the total area used by that activity.

(7) Development that does not comply with I615.6.3(1),(2),(3),(4),(5) or (6) is a non-complying activity.

I615.6.4. Activity thresholds Sub-precinct D

(1) At least 60 dwellings must be provided per ha (net) in Sub-precinct D.

(2) Development that does not comply with I615.6.4(1) is a non-complying activity.

I615.6.5. Activity thresholds Sub-precinct E

(1) Until such time as buildings totalling no less than 44,200m^2 total gross floor area are constructed and operating in Sub-precinct A:

(a) retail development in Sub-precinct E must not exceed 44,200m^2 total gross floor area; and

(b) additional retail development up to 44,200 gross floor area in Sub-precinct E must comprise no more than 5000m^2 gross floor area of tenancies of 400m^2 gross floor area or less, of which no less than 750m^2 gross floor area must be located on the key retail frontage to a depth of 20m and the balance may comprise redevelopment of existing buildings.

(2) Retail development exceeding the thresholds I615.6.5(1) is a restricted discretionary activity.

(3) The thresholds in I615.6.5(1) will cease to apply to retail development in Sub-precinct E when buildings totalling no less than 44,200m^2 total gross floor area are constructed and operating in Sub-precinct A. For the purposes of this threshold, gross floor area does not include any park-and-ride, parking or public open spaces in Sub-precinct A.

(4) Individual retail units must not exceed 9000m^2 in gross floor area.

(5) Outdoor retail activities must not exceed 60 per cent of the total area used by that activity.

(6) Retail which is a component of mixed use is to be included within the total retail area for the Sub-precinct.

(7) Development that does not comply with I615.6.5(4),(5) or (6) is a non-complying activity.

I615.6.6. Building height

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(1) Buildings must not exceed the height and storey limits specified in Table I615.6.6.1.

(2) Development that does not comply with I615.6.6(1) is a discretionary activity.

Table I615.6.6.1 Height

Zone	Maximum height	Maximum number of storeys
Business - Mixed Use Zone	**~~32~~4.5m**	**~~8~~ 10 storeys**
Business - General Business Zone	32.5 m	8 storeys
Residential - Terrace Housing and Apartment Buildings Zone	**~~32~~4.5m**	**~~8~~ 10 storeys**

I615.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I615.8. Assessment – restricted discretionary activities

I615.8.1. Matters of discretion

The Council will restrict its discretion to 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 zone, Auckland wide, or overlay provisions:

(1) Any buildings or development:

(a) the matters of discretion in H13.8.1(3) of the Business – Mixed Use Zone rules for new buildings and additions to buildings not otherwise provided for apply;

(b) building interface with the public realm;

(c) design, location and scale; and

(d) the location, bulk and scale of buildings relative to overall development, including the layout and design of roads, pedestrian linkages, open spaces, earthworks areas and land contours, and infrastructure location.

(2) Subdivision:

(a) design, location and scale; and

(b) the proposed subdivision layout relative to the overall development, including the layout and design of roads, pedestrian linkages, open spaces, earthworks areas and land contours, and infrastructure location.

(3) Retail in Sub-precinct E greater than total gross floor area of 44200m^2

(a) design, location and scale; and

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(b) development integration with Sub-precinct A.

(4) Earthworks greater than 2500m^2;

(c) the location and design earthworks and land contours relative to overall development, including the layout and design of roads, pedestrian linkages, open spaces, and infrastructure location.

(5) Public open space:

(a) the location, physical extent and design of the open space relative to overall development, including the layout and design of roads, pedestrian linkages, open spaces, earthworks areas and land contours, and infrastructure location.

(6) Stormwater management devices:

(a) the location, capacity and design of the stormwater management devices relative to overall development, including the layout and design of roads, pedestrian linkages, open spaces, earthworks areas and land contours, and infrastructure location.

(b) staging and funding of infrastructure and services

(7) Vehicle access:

(a) the matters of discretion set out in E27.8.1(12) Auckland-wide Transport; and

(b) the location and design of the vehicle access relative to overall development, including the layout and design of roads, pedestrian linkages, open spaces, earthworks areas and land contours, and infrastructure location.

(8) Roads and pedestrian linkages:

(a) the location, physical extent and design of the roads and pedestrian linkages relative to overall development, including the layout and design of open spaces, earthworks areas and land contours, and infrastructure location.

(b) integration of roads and pedestrian linkages with neighbouring areas, including integration of the transport network with the transport network of the wider area.

(c) staging of development and the associated lapse period for applicable resource consents

(d) staging and funding of infrastructure and services

(9) Subdivision in Sub-precinct G:

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(a) the proposed subdivision layout relative to the overall development and adjacent precincts, including the layout and design of roads, pedestrian linkages, open spaces, earthworks areas and land contours, and infrastructure location.

I615.8.2. Assessment criteria

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

(1) Design location and scale:

(a) Whether the building design:

(i) enables a community that models sustainability, particularly the principles of passive solar design and walkable neighbourhoods;

(ii) achieves a character and appearance that will ensure a high standard of amenity values and avoid conflicts between activities within and between Sub-precincts;

(iii) avoids monotonous built form when viewed from public open space through variation in building footprints, height and form;

(iv) enhances and activates proposed open space areas within the site;

(v) enhances the form and function of existing and proposed streets, and lanes (including through site links) within and outside of the site;

(vi) maximises views, outlook and sunlight access for future site occupants; and

(vii) incorporates existing views and natural features, including the natural landscape qualities of the environment adjacent to the riparian areas.

(b) Whether activities, buildings, driveways, carparking and other development is of a size, location, scale and design that will accommodate the proposed activity and complement the character of buildings and development of adjoining land, having regard to the existing and potential use(s) as identified in the Westgate Precinct: Precinct plans 1 and 2;

(c) Whether outdoor storage areas are located, designed or screened to avoid creating adverse visual and odour effects on pedestrian amenity, roads and adjoining sites;

(d) Whether redevelopment of, or additions and alterations to, existing buildings complements the existing and proposed character of Sub-precincts A and E having regard to:

(i) the architectural elements of the building which contribute to its character, such as cladding and fenestration;

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(ii) the visual appearance of the development from the road reserves; and

(iii) amenity values and neighbourhood character.

(e) Whether a resource consent for a building details the extent to which the proposed finished contour levels across the subject land area will avoid variations between the ground floor level of future buildings and adjoining existing and proposed public open space;

(f) Whether the proposed building or subdivision layout relative to the location of infrastructure servicing the area and open space results in an integrated network that is adequate to meet the needs of the overall development area; and

(g) Whether consideration has been given to the relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct

(2) Integrated development:

(a) Whether any proposed building or subdivision is consistent with the Westgate Precinct: Precinct plans 1 and 2;

(b) Whether the proposal for a building or subdivision consent demonstrates that it will not compromise the ability of the metropolitan centre to support an efficient public transport system;

(c) Whether areas of open space, planting and streetscape treatment are used to offset the visual impact of buildings and development;

(d) Whether the site is of an adequate size to accommodate the proposed activity and any proposed Sub-precinct A and E activities together with associated car parking, landscape treatment and any other facilities;

(e) Whether the proposed development makes the most efficient use of the land resource with the use of shared facilities between similar activities both on adjoining sites and in the vicinity;

(f) Whether an application for retail in Sub-precinct E exceeding the thresholds in I615.6.5 above provides details of how the proposal will:

(i) contribute to the amenity of the key retail frontage in Sub-precinct E and promote the development of pedestrian linkages between Sub-precinct A and E; and

(ii) reinforce the development of a compact, pedestrian oriented retail core in Sub-precinct A.

(g) Whether the bulk and scale of individual retail activities provides retail diversity, and urban amenity.

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(h) The extent to which an application for retail in Sub-precinct E exceeding the thresholds addresses any adverse effects identified in a peer reviewed analysis of adverse effects on retail diversity and urban amenity;

(i) The extent to which areas of public open space are to be developed to meet the demand of future occupants of the precinct and be of a high quality, providing for public use and accessibility, views, sunlight access and wind protection;

(j) The extent to which development defines the corner of the Rua Road and Fred Taylor Drive intersection including:

(i) building mass emphasising the corner;

(ii) the building is articulated to provide visual interest; and

(iii) the corner is designed with an active edge that appropriately contributes to pedestrian safety and amenity.

(k) Whether community facilities are located in a place that offers visual prominence and is easily accessible for pedestrians and public transport users;

(l) Whether the location of infrastructure servicing the area, and open space, results in an integrated network that is adequate to meet the needs of the overall development area; and

(m) The extent to which consideration has been given to the relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct.

(3) Transport:

(a) Where any building or subdivision requires a transport management plan whether that plan addresses the following:

(i) the location and design of roads and pedestrian connections in accordance with Westgate Precinct: Precinct plans 1 and 2;

(ii) roads and transport systems upgraded between and around Sub-precinct A and E, to enable efficient and safe transport movements having regard to traffic generation within the precinct as a whole. This includes any temporary measures or staging as development progresses;

(iii) development integrated with a safe, convenient and attractive pedestrian access across Fred Taylor Drive, taking into account any staging of development;

(iv) the layout and design of streets and public lanes to be well-connected, attractive, efficient and safe transport routes, with appropriate provision for vehicle, cycle and pedestrian movements, carparking,

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infrastructure services street-tree planting, and landscape treatment in accordance with the requirements of Auckland Transport and any relevant code of practice or engineering standards;

(v) the roading network provides a highly inter-connected roading system to reduce trip distances and to improve local accessibility to community facilities, reserves, public transport facilities and the town centre core;

(vi) the provision of public transport facilities, including a public transport interchange, taxi stops and bus stops. The transport interchange to be visually prominent, safe and easily accessible for pedestrians and public transport users;

(vii) development designed and sequenced to integrate the land uses with transport systems including provision for public transport; within and between sub-precincts and the wider regional transport catchment, having regard to the particular characteristics of the proposal and its surrounding environment;

(viii) an integrated transport assessment methodology developed in consultation with Auckland Transport and the New Zealand Transport Agency is used for major trip generating activities;

(ix) traffic generation from proposed activities including assessment of adverse effects on:

1. the capacity of roads giving access to the site;
2. the safety of road users including cyclists and pedestrians; and
3. neighbourhood character.

(x) the park-and-ride must be accessible for public transport users and deliver a safe and secure environment for users. Its location can change as the town develops further, including the option to deliver such use within a parking structure.

(4) Infrastructure:

(a) Where buildings or subdivision require an Infrastructure Management Plan, whether that Plan addresses the following:

(i) the extent to which stormwater, wastewater, water supply, electricity and telecommunication infrastructure will be provided to adequately service the nature and staging of anticipated development within the subject land area;

(ii) the extent to which proposed location of built form, public open space and stormwater management infrastructure provides for the establishment of future stormwater management features which incorporate low impact stormwater design principles and improved water quality systems;

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(iii) the design and location of street lighting to assist in creating and enhancing a consistent and safe character throughout the precinct with an integrated approach to Sub-precincts A and E as a whole;

(iv) the design of streets and public lanes to conserve land and encourage walkability by using minimal dimensions for carriageways and integrating service lines beneath footpaths or parking bays;

(v) infrastructure for stormwater, wastewater and water supply designed to ensure techniques are used to minimise water use stormwater runoff and wastewater generation;

(vi) provision for stormwater management and land use meeting the requirements of the relevant network discharge consent;

(vii) stormwater retention and treatment facilities designed to retain in-stream ecological values and add additional habitat (e.g. wetlands) where possible; and

(viii) development retaining and enhancing riparian margins and providing protection. Any reduction in the riparian margins and indicative open space does not compromise the Totara Integrated Catchment Management Plan.

(5) Vehicle access:

(a) the assessment criteria in clause E27.8.2 (11)- Auckland-wide Transport apply.

(6) Roads and pedestrian linkages:

(a) whether roads and pedestrian linkages are located generally in the location identified in the precinct plan;

(b) whether the location of the roads and pedestrian linkages relative to the location of infrastructure servicing the area and open space results in an integrated and efficient network that is adequate to meet the needs of the overall development area including connections to existing and future roads and pedestrian linkages; and

(c) whether consideration has been given to the relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct.

(7) Earthworks greater than 2500m^2:

(a) whether the earthworks, including bulk earthworks for the provision of infrastructure and the final contouring of land should be consistent with the scale of development;

(b) Whether the finished land contours and scale of the earthworks are commensurate with the amenity anticipated in the precinct;

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(c) Whether consideration has been given to the relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct.

(8) Public open space:

(a) whether open space areas are located generally in the location identified in the precinct plan;

(b) whether the location, physical extent and design of the open space areas are likely to meet the needs, including future needs of the local community; and

(c) Whether consideration has been given to the relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct.

(9) Stormwater management devices:

(a) whether the location and design of the stormwater management devices is consistent with the integrated catchment management plan and relevant network discharge consents;

(b) Whether the location of the stormwater management devices relative to the location of infrastructure servicing the area and open space results in an integrated network that is adequate to meet the needs of the overall development area; and

(c) Whether consideration has been given to the relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct.

(10) Subdivision in Sub-precinct G:

(a) whether roads and pedestrian linkages are generally in the location identified in the precinct plan;

(b) whether the location of the roads and pedestrian linkages relative to the location of infrastructure servicing the area and open space results in an integrated and efficient network that meets the needs of the overall development area, including connections to existing and future roads and pedestrian linkages; and

(c) whether consideration has been given to the relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct.

I615.9. Special information requirements

(1) An application for subdivision and development must be accompanied by the following information as a minimum:

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(a) plans showing:

(i) The overall context of the subject land area relative to existing development, public open space and any approved development. To the extent possible, the context must consist of a minimum of two full blocks surrounding all edges of the subject land area;

(ii) the exact boundaries between the sub-precinct and adjoining sub-precincts and areas to be developed;

(iii) the relationship of proposed site contours to existing and proposed streets, lanes, and existing and proposed public open space;

(iv) building footprints relative to existing and proposed streets, lanes and public open space;

(v) the location and layout of proposed public open space areas (within the control of the landowner or leaseholder), including the general location of soft and hard landscaping areas, such as pocket parks, plazas and linking spaces that meets the demand of future occupants of the site and complements the surrounding public open space network;

(vi) the general location of vehicle access, car parking areas and loading areas; and

(vii) the location and function of pedestrian, cycling and vehicle routes to and within the site, and their relationship to other surrounding pedestrian, cycling and vehicle routes. This must include representative street and lane cross sections showing the width of footpaths, cycle paths and traffic lanes.

(b) plans showing the location and design of the following:

(i) natural features such as native vegetation and riparian margins to be retained or enhanced;

(ii) areas to be developed for stormwater treatment and detention purposes that are consistent with the relevant network discharge consent;

(iii) proposed town square in Sub-precinct A;

(iv) landscaping and street design for the Sub-precinct;

(v) all bus stops;

(vi) car parking, and, where relevant, loading or service bays for all proposed activities; and

(vii) main street vehicular and pedestrian connections to the existing Westgate Shopping Centre (Sub-precinct E).

(c) proposed building profile and height as viewed from all existing and proposed street and lane frontages and existing and proposed public

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open spaces. Proposed building profiles should include two dimensional and three dimensional building block elevations and building cross sections showing:

(i) overall building form and height (as opposed to detailed design);

(ii) indicative proposed floor to floor heights of each building storey;

(iii) areas at ground level adjoining public open space intended to be available for active uses; and

(iv) areas of walls likely to contain windows for principal living areas of accommodation units to demonstrate how the outlook space development control will be met.

(d) the general location of activity types which have potential to influence the staging and design of development across the subject land area including accommodation and entertainment uses;

(e) proposed staging of demolition, earthworks and building and works development, including the staging of proposed public open space;

(f) an indicative layout of proposed sites including the design of a street grid block layout;

(g) an assessment of how the precinct will be integrated visually, and by vehicular, public transport, pedestrian, bicycle and open space networks, with adjoining land and precincts and, where relevant, both the existing and re-aligned Fred Taylor Drive; generally in accordance with Westgate Precinct: Precinct Plan 1;

(h) a transport management plan prepared including traffic modelling and any staging of development necessary to coordinate with delivery of transport networks, such as but not limited to, the realignment of Fred Taylor Drive;

(i) an infrastructure management plan.

(2) Applications for subdivision and development where the applicant does not own or have an interest in all the land within the precinct:

(a) where the applicant does not own or have an interest in all the land within the Sub-precinct, then the consent is only required for the land within the precinct that the applicant owns or has an interest in;

(b) for that part of the Sub-precinct that the applicant does not own or have an interest in, a general outline will be acceptable, provided the outline:

(i) includes information about any development proposals, including any other approved subdivision and development consents for the Sub-precinct to which the application relates;

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(ii) addresses all relevant matters in I615.9.(1) with as much information as can reasonably be obtained having made reasonable enquiries

(iii) details to determine that adequate transport connections are made across the entire precinct, including connections to the surrounding road network;

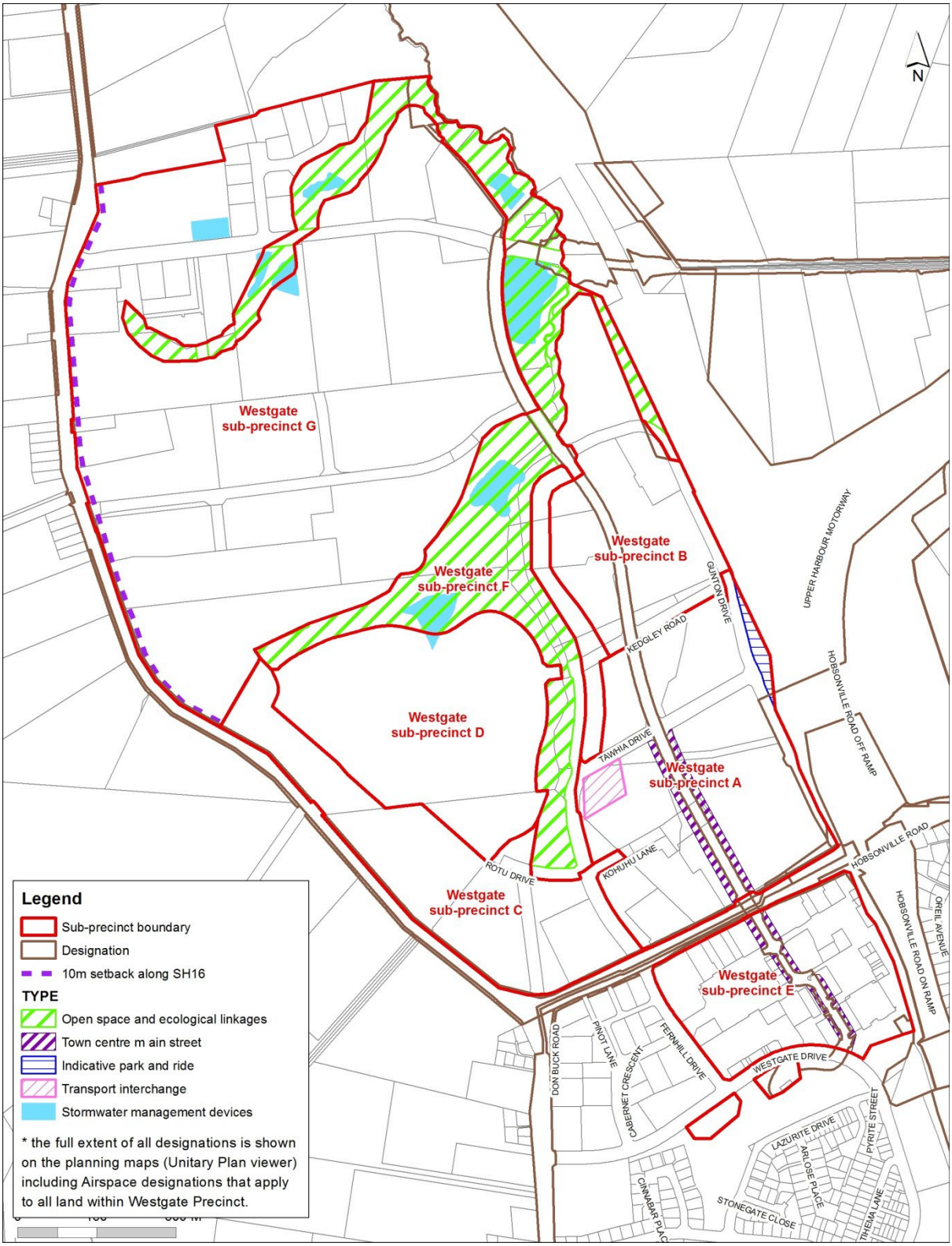
(iv) the location and design of roads and pedestrian networks shown on the Precinct plan 1, where those roads and pedestrian networks relate to the precinct to which the applicant's proposed subdivision consent relates to;

(c) any additional roads and/or pedestrian networks or any amendments to be made to the roading and pedestrian network proposed to Westgate Precinct: Precinct Plan 1 and 2.

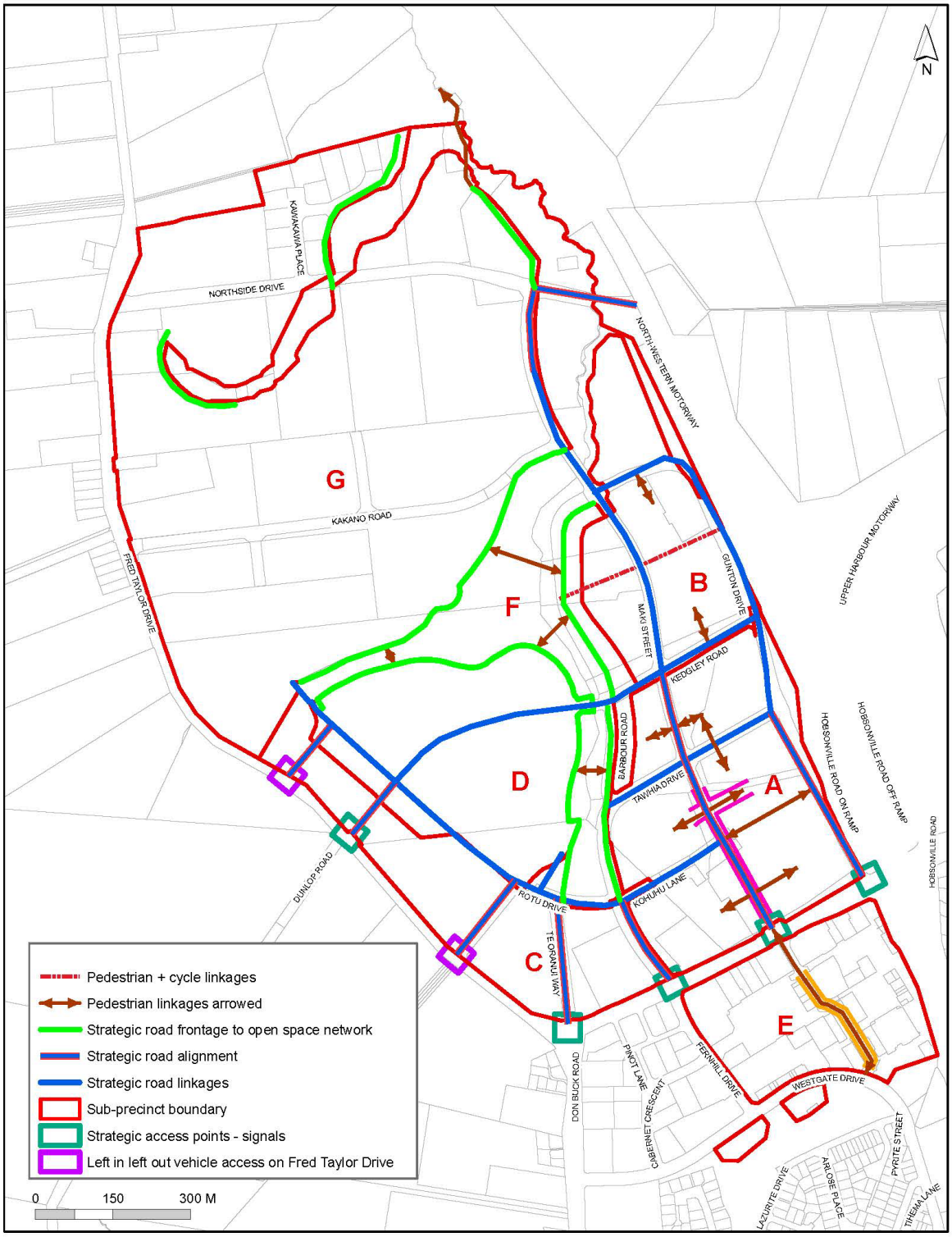
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I615.10. Precinct plans

I615.10.1. Westgate Precinct plan 1



I615.10.2. Westgate Precinct plan 2 - conceptual road network



I609. Penihana North Precinct

I609.1. Precinct description

The Penihana North Precinct is located south of the Swanson Railway Station, adjacent to the Rural Urban Boundary (RUB) and Waitakere Ranges Heritage Area, and is approximately 22.5 ha in area. The precinct and three sub-precincts (A, B and C) provide for the residential expansion of Swanson Village.

Most of the residential development within the precinct is provided for in Sub-precinct C near the Swanson Railway Station and Swanson Local Centre. The precinct provides for a transition from urban built character in Sub-Precinct C to ~~single house development on higher ground in~~ sub-precincts A and B located adjacent to the rural landscapes of the Waitakere Ranges Heritage Area.

The precinct provides a framework for the subdivision and development of the area. There are specific subdivision design criteria which require the consideration of design elements identified in the Penihana North Precinct plans. The focus of these criteria is on movement of pedestrians, cyclists and vehicles, block size and site type, design of roads and design of reserves. Specific roadscape designs are required where sub-precincts B and C adjoin Christian Road to acknowledge the rural amenity of this road.

The underlying zoning of land within this precinct is Residential – Mixed Housing Urban, and ~~Residential – Single House Zone, Residential – Large Lot Zone~~ Terraced Housing and Apartment Buildings Zone.

I609.2. Objectives

(1) A quality residential neighbourhood is established in Penihana North with a range ~~of site sizes and~~ house types within walking distance to the Swanson Railway Station and Swanson Local Centre.

(2) Residential density ~~reduces~~ in the southern part of Penihana North is sympathetic to the adjoining Waitakere Ranges Heritage Area and mitigates the effects of urban development on the adjoining land. ~~Waitakere Ranges Heritage Area.~~

(3) Land use and transport (pedestrian, cycle and road) linkages are integrated within Penihana North and connected to the Swanson Railway Station and the Swanson Local Centre.

(4) The identified vegetation areas of Penihana North are protected and enhanced.

(5) Development is consistent with the Penihana North Precinct plans.

(6) Development and subdivision within the precinct facilitates a transport network that:

(a) integrates with, and avoids adverse effects on the safety and efficiency of, the transport network of the surrounding area, including any upgrades to the surrounding network;

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(b) facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles; and

(c) is designed and constructed in a manner that is consistent with the requirements of Auckland Transport and any relevant code of practice or engineering standards.

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

I609.3. Policies

(1) ~~Provide for dwellings within Sub-precinct C that have a height of predominantly two storeys and comprise a variety of detached and attached housing types.~~[deleted]

(2) Provide for pedestrian, cycle and road linkages particularly to the Swanson Railway Station, Swanson Local Centre and open space network.

(3) Encourage a transition in residential density that reduces in the southern part of Penihana North Precinct where development adjoins the foothills of the Waitakere Ranges Heritage Area.

(4) Require development along Christian Road to align with the rural character of land in the Waitakere Ranges Heritage Area Overlay.

(5) Protect and enhance the Blewitt Gully Stream and Waimoko Stream and their riparian margins.

(6) Protect and enhance the regenerating native vegetation located alongside Christian Road, identified in Penihana North: Precinct plan 1.

(7) Require subdivision and development within the precinct to provide for a transport network that:

(a) as a minimum, is in accordance with the transport network elements shown on the Penihana North Precinct plans;

(b) support safe and efficient movement of pedestrians, cyclists, public transport and vehicles; and

(c) is designed and constructed in accordance with the requirements of Auckland Transport and any relevant code of practice or engineering standards.

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

I609.4. Activity table

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

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Table I609.4.1 specifies the activity status of land use, development and subdivision activities in the Penihana North Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Table I609.4.1 Activity table

Activity		Activity status		
		Sub-precinct A	**Sub-precinct B**	**Sub-precinct C**
Use				
Accommodation				
(A1)	Dwellings	P	P	P
Development				
(A2)	Buildings complying with Standard I609.6.1	NA	NA	P
(A3)	Buildings fronting onto Christian Road complying with Standard I609.6.2	NA	P	P
~~(A4)~~	~~Buildings complying with standards I609.6.3 and I609.6.4~~	~~P~~	~~NA~~	~~NA~~
Subdivision				
(A5)	Subdivision creating sites with access onto Christian Road	NA	RD	RD
~~(A6)~~	~~Subdivision creating sites with minimum site size of 600m^2 complying with Standard I609.6.5~~	~~NA~~	~~RD~~	~~NA~~
~~(A7)~~	~~Subdivision creating sites with minimum site size of 1,200m^2 complying with Standard I609.6.5~~	~~RD~~	~~NA~~	~~NA~~
~~(A8)~~	~~Subdivision creating sites with minimum site size of 2,000m^2 for greenfield purpose and complying with Standard I609.6.5~~	~~NA~~	~~NA~~	~~RD~~
~~(A9)~~	~~Subdivision creating sites not complying with the minimum site size of 2,000m^2~~	~~NC~~	~~NA~~	~~NA~~
(A10)	Subdivision not complying with Standard I609.6.5	D	D	D

I609.5. Notification

(1) Any application for resource consent for an activity listed in Table I609.4.1 Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

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(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).

I609.6. Standards

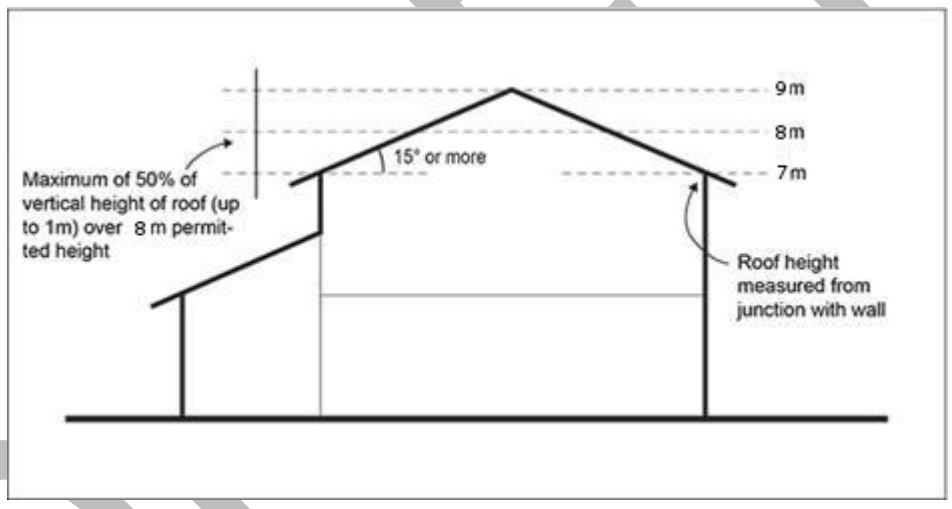
The Auckland-wide and underlying zone standards apply in this precinct, unless otherwise specified below.

All activities listed as permitted in Table I609.4.1 must comply with the following standards.

~~I609.6.1. Building height in Sub-precinct C~~ [deleted]

~~(1) Building must not exceed 8m in height 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.~~

~~Figure I609.6.1.1 Building height in Sub-Precinct C~~



I609.6.2. Minimum setback requirement to Christian Road

(1) Sites fronting onto Christian Road must be located at least 6m from the boundary adjoining Christian Road.

~~I609.6.3. Maximum impervious area in Sub-precinct A~~

~~(1) The maximum impervious area is 15 per cent of net site area if the site is not connected to a reticulated stormwater system.~~

~~(2) The maximum impervious area is 60 per cent of net site area if the site is connected to a reticulated stormwater system and Standard H1.6.6.(1) Maximum impervious area does not apply.~~

~~I609.6.4. Maximum building coverage in Sub-precinct A~~

~~(1) The maximum building coverage is 35 per cent of net site area and Standard H1.6.7 Building coverage does not apply.~~

I609.6.5. Subdivision

(1) Subdivision must be carried out in general accordance with Penihana North: Precinct plan 1.

~~(2) The minimum net site area for subdivision in Sub-precinct A is 1,200m^2.~~

~~(3) The minimum net site area in Sub-precinct C is 2,000m^2 where the subdivision is for greenfield purpose.~~

~~(4) Where the site for subdivision is located across two sub-precincts, the minimum net site area standard for subdivision relating to the majority of the site applies provided that no new site created will have a net site area greater than 2,000m^2.~~

(5) Subdivision involving sites fronting Christian Road:

(a) the minimum width of a proposed site must be greater than 20m; and

(b) the proposed site must not rely on Christian Road for driveway access.

(6) Subdivision must not occur within the Identified Vegetation Area as set out in Penihana North: Precinct plan 1.

I609.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I609.8. Assessment – restricted discretionary activities

I609.8.1. Matters of discretion

The council will restrict its discretion to all 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 Auckland wide or zone provisions.

(1) Subdivision:

(a) the design, location, construction and alignment of driveways and roads and pedestrian linkages;

(b) avoidance of flooding on or downstream of the site;

(c) the provision of landscape treatment;

(d) protection of natural features;

(e) the location, design and construction of infrastructure;

~~(f) density of the proposed subdivision;~~

(g) roading, pedestrian and cycle network layout and connections;

(h) layout, scale and shape of blocks and lots; and

(i) design, location and positioning of reserves and linkages between reserves and their surrounds.

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I609.8.2. Assessment criteria

The council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the Auckland wide or zone provisions.

(1) Subdivision:

(a) the extent to which the proposed subdivision is in general accordance with the Penihana North: Precinct plan 1. When assessing application refers to Penihana North: Precinct plans 2 - 6 for guidance.

(b) the extent to which the design of sites and roads support the integration of land use and transport to the Swanson Railway Station and the Swanson Local Centre;

(c) the extent to which the proposed subdivision maximises secondary roading connections and provides convenient access to Swanson Railway Station;

(d) the extent to which the proposed road and indicative road network provide for a connected transport network that supports safe and efficient movement of pedestrians, cyclists, public transport and vehicles;

(e) whether pedestrian network is provided to the roads, reserves and linkages to the railway crossing as identified in Penihana North: Precinct plan 1;

(f) whether proposed sites meet the objectives and policies of the underlying zone;

(g) whether the proposed subdivision provides for a lot layout that differs in density by accommodating smaller lots or blocks to enable future terraced housing or other forms of comprehensive development closer to the railway station;

(h) whether sites created in Sub-precinct B have access to a road or access lot that avoids where practicable proposed sites backing onto the open space reserve;

(i) whether proposed sites with road frontage to Christian Road minimise individual vehicle access to Christian Road;

(j) whether the layout and shape of proposed sites with frontage to Christian Road provide sufficient width and depth to enable a building platform located to meet the minimum road frontage requirement to Christian Road;

(k) the extent to which the character and physical form of the secondary road along the railway edge identified on Penihana North: Precinct plan 1

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includes landscape planting that complements the pedestrian and cycle network in the area;

(l) whether the proposed subdivision reinforces the character and physical form of Christian Road being located along the rural edge and providing a transition between areas of rural and urban character;

(m) whether the informal recreation reserve identified in Penihana North: Precinct plan 1 is designed and located opposite to and aligns with the edges of the conservation reserve including its riparian vegetation;

(n) whether the proposed subdivision enables views to the Waitakere Ranges foothills from the conservation reserve and secondary road as identified in Penihana North: Precinct plan 1; and

(o) whether the conservation and informal recreation reserves are designed to adjoin roads or front onto dwellings and associated access lots.

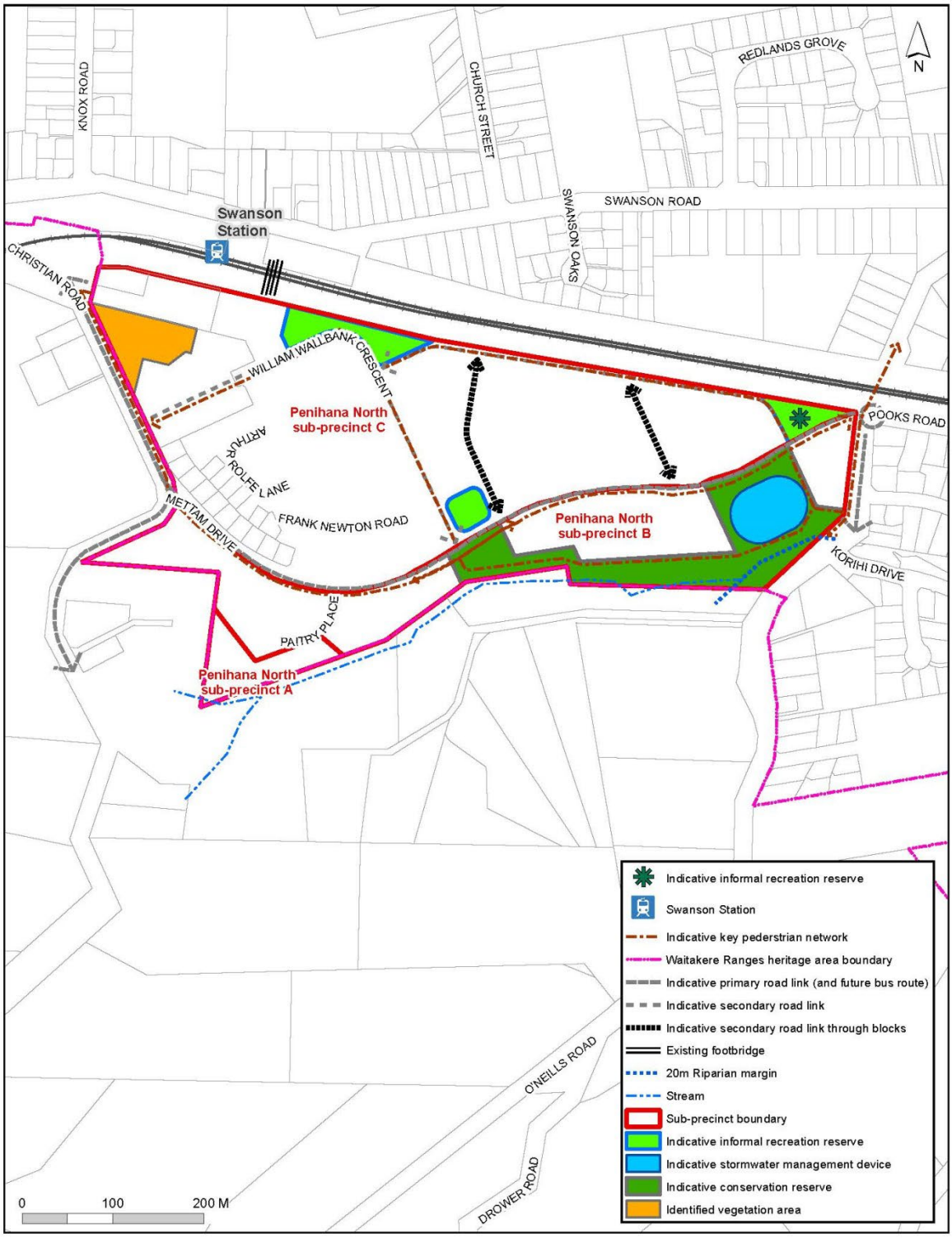
I609.9. Special information requirements

There are no special information requirements in this precinct.

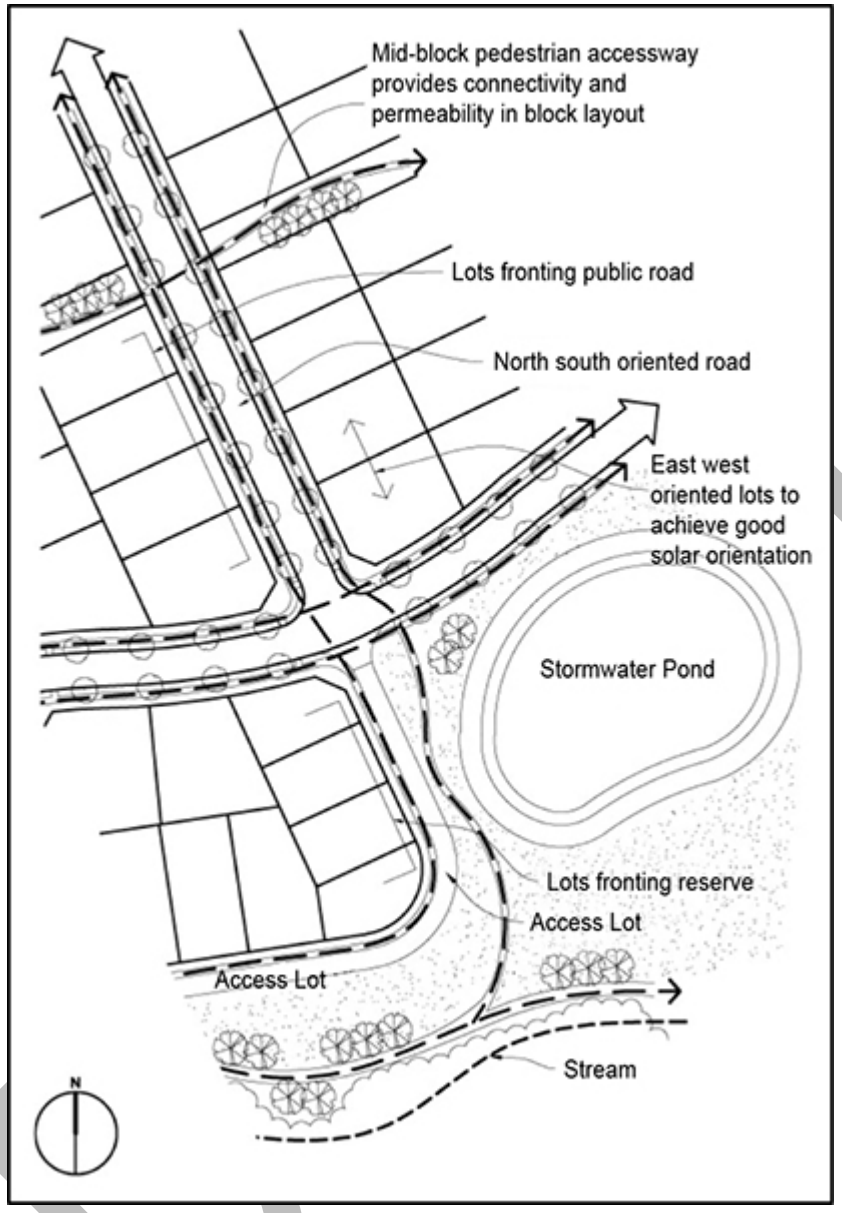
I609.10. Precinct plans

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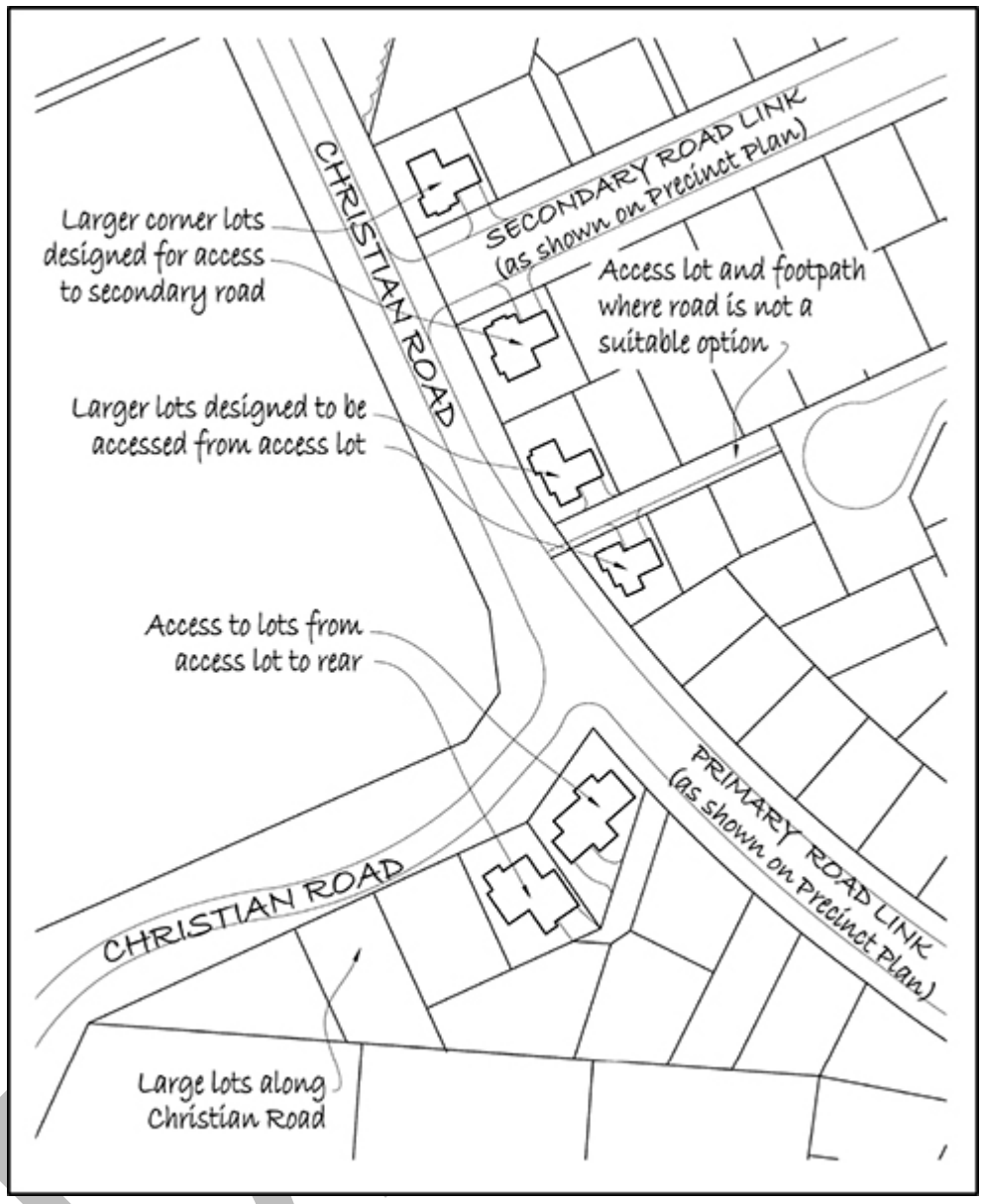
I609.10.1. Penihana North: Precinct plan 1



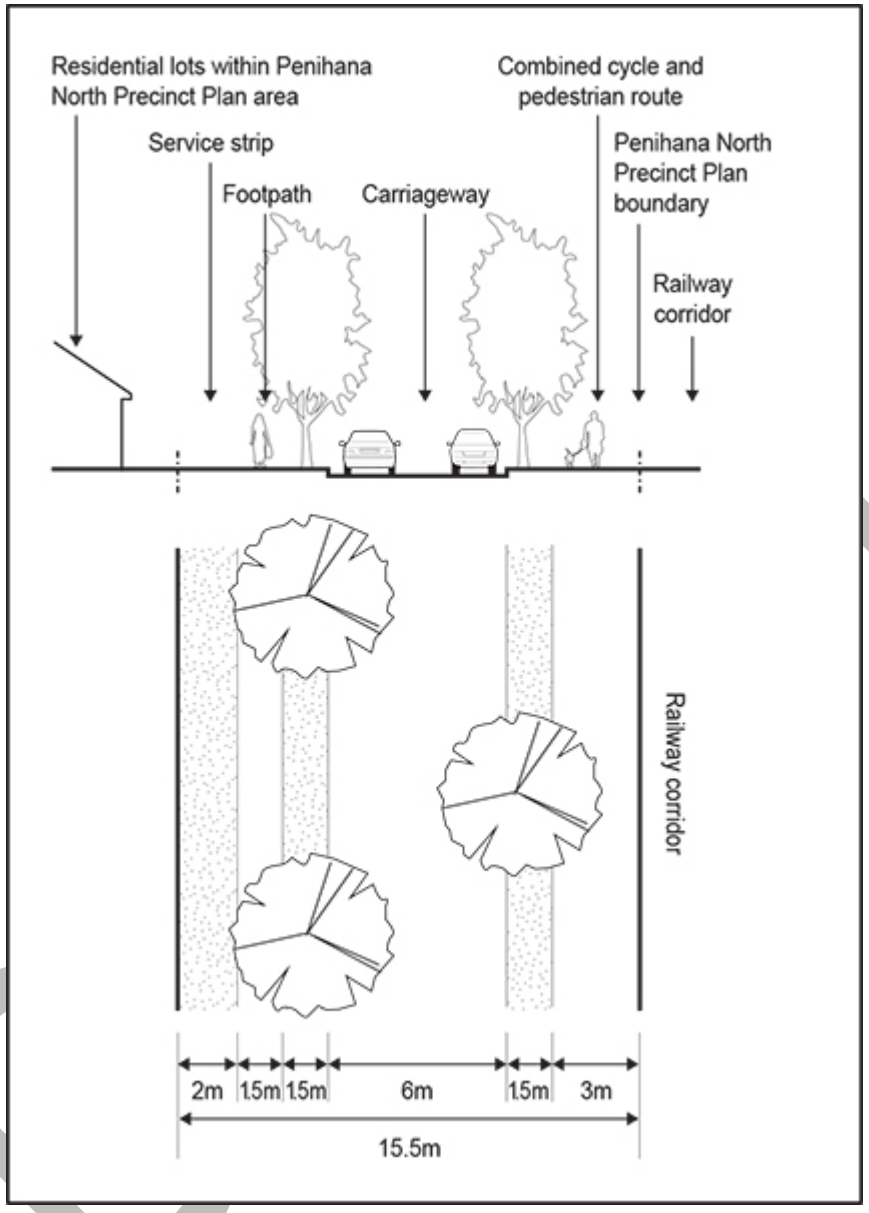
I609.10.2. Penihana North: Precinct plan 2 – Block size and lot type 1



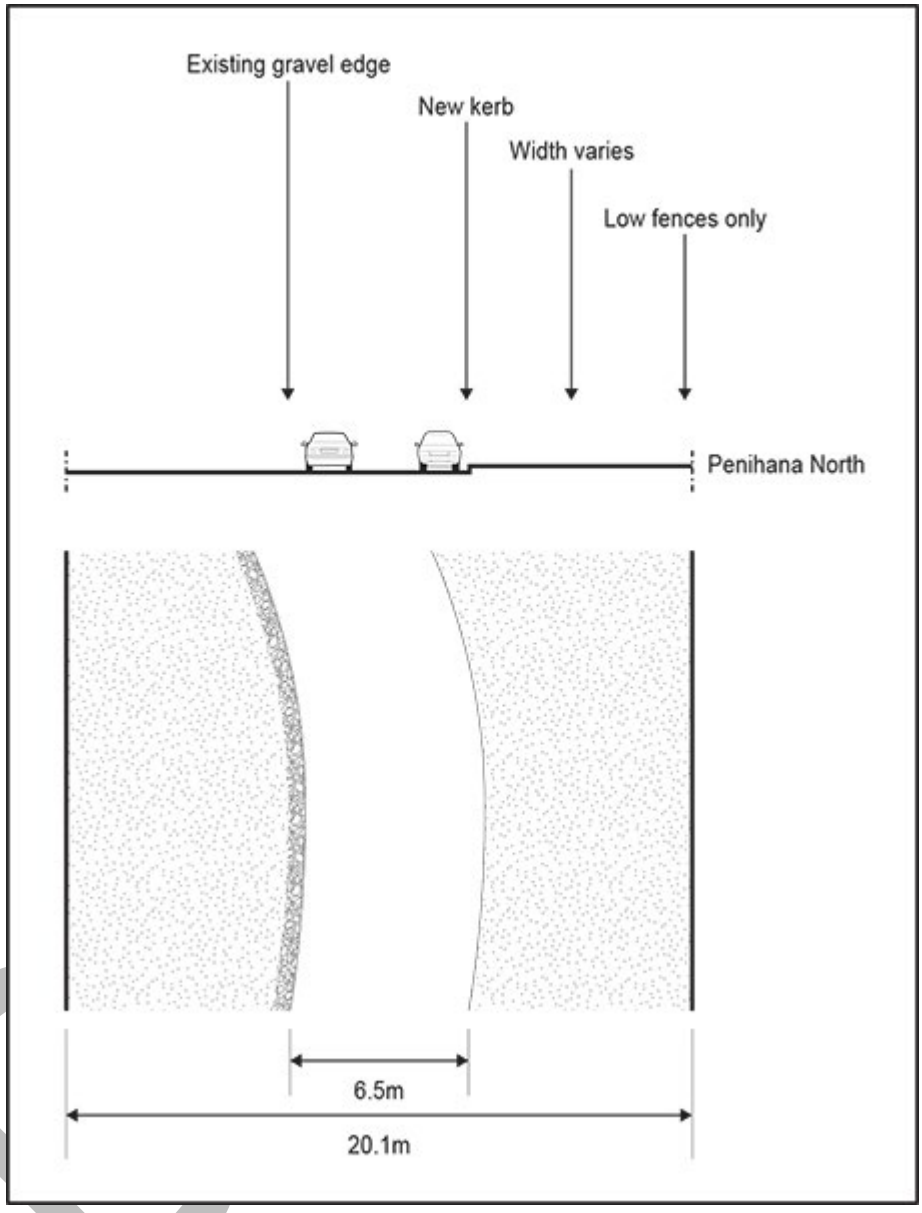
I609.10.3. Penihana North: Precinct Plan 3 – block size and lot type 2



I609.10.4. Penihana North: Precinct Plan 4 – combined cycle and pedestrian route



I609.10.5. Penihana North: Precinct plan 5 – Christian Road cross section adjacent to sub- precinct C



I609.10.6. Penihana North: Precinct plan 6 – Christian Road cross section adjacent to sub-precinct B

