

IXXX. Pukekohe – Lisle Farm Precinct

IXXX.1 Precinct Description

The Pukekohe – Lisle Farm Precinct is located on two parcels of land (at 70A and 70B Lisle Farm Drive) comprising 18.6ha immediately to the east of Lisle Farm Drive, Pukekohe.

The precinct lies within the upper catchment of the Oira Creek waterway and within the wider cultural landscape of Te Awanui O Taikehu which is significant to Ngāti Te Ata and Ngāti Tamaoho. The area was extensively settled and utilised for centuries as part of the traditional food-bowl because of its fertile volcanic soils and were a taonga held and passed down. The Oira Creek waterway and its tributaries were fringed with wairepo (wetland areas), which were primarily used for food, medicine, and materials for goods such as clothing, cooking and housing. Wairepo were also used for housing taonga during times of war. Areas that were not in wetland included dry fertile whenua that was used for maara kai (cultivations), pātaka kai (food storage and preparation), umu (ovens) and wāhi nohoanga.

At the time the precinct was introduced most of the land was being utilised for grazing purposes.

Cultural values, including the history, spiritual, hydrological, geological, archaeological and ecological features within the precinct need to be recognised and appropriately managed, including through consultation with Ngāti Te Ata and Ngāti Tamaoho. Future development has the potential to improve and enhance the area and therefore contribute towards a revitalised cultural landscape.

The precinct has been zoned Residential – Mixed Housing Urban Zone in its entirety and adjoins existing residential zoned land and development to the west and new development under construction to the south. The Residential – Mixed Housing Urban Zone has been chosen as the predominant residential zone for its opportunities for new greenfield development in proximity to the town centre, rail station and employment activities of Pukekohe.

Within this precinct are gullies, wetlands and streams that have ecological value comprising intermittent and permanent streams and associated habitat and indigenous vegetation habitats including swamp maire forest and taraire-tōtara-pukatea forest and contiguous vegetation. In recognition of these values the precinct also includes rules relating to riparian margins and hydrological mitigation. These measures will also have reciprocal benefits in protecting the ecological values associated with the gullies and riparian areas.

The Precinct mitigates the adverse effects of traffic generation on the transport network and achieves the integration of land use and transport by requiring safe, legible and direct pedestrian and cycling connection to existing residential areas as subdivision occurs. This includes the Pukekohe North East Arterial road which is to be designated and runs through the south eastern corner of the precinct. This offers the opportunity for a high quality road, pedestrian and cycling connection to the Precinct.

The precinct also incorporates the Medium Density Residential Standards (MDRS) contained in Schedule 3A of the Resource Management Act 1991. The outcomes anticipated

in this precinct correspond to the Residential Mixed Housing Urban zone with MDRS incorporated.

IXXX.2 Objectives

- (1) Establish 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) Establish 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.

In addition to the objectives specified above, all relevant overlay, Auckland-wide and zone objectives apply in this precinct with the exception of the following:

- H5.2(2) Objectives.
- (3) Establish a residential neighbourhood that achieves attractive and well-designed residential developments and a variety of housing typologies and densities that respond to housing needs and demand.
 - (4) Provide a well-connected and safe urban road network that supports a range of travel modes and provides a strong definition of public open spaces.
 - (5) Transport infrastructure within the Precinct is integrated and coordinated with subdivision and development and provides connections to the wider transport network and upgrades to the road network adjoining the Precinct including access to the Pukekohe North East Arterial road.
 - (6) Subdivision and development across the Precinct does not occur until the co-ordinated delivery of infrastructure including roading, active mode facilities, wastewater, water supply and stormwater services and connections to adjacent land has occurred.
 - (7) The ecological and cultural values of the Precinct's gullies, streams, wetlands and associated native vegetation are protected and enhanced.
 - (8) Stormwater management measures will avoid, as far as practicable, and otherwise mitigate the adverse effects of development while enhancing the receiving environment.
 - (9) Open space areas are provided in a way that meets the neighbourhood open space needs of the community and achieves a high amenity of green spaces including, where practical, along stream corridors and otherwise well integrated into the Precinct's gullies, streams, wetlands, and road network.
 - (10) The cultural, spiritual and historic values held by Ngati te Ata and Ngati Tamaoho and their relationships with the cultural landscape of the Precinct are recognised and provided for and positive environmental outcomes are achieved for the health and wellbeing of the land, waterways and people.

IXXX.3 Policies

Development

- (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 development to achieve a built form that contributes to high-quality built environment outcomes by:
 - (a) maintaining privacy, outlook, daylight and sunlight access to provide for the health and safety of residents on-site;
 - (b) providing for residents' safety and privacy while enabling passive surveillance on the street;
 - (c) minimising visual dominance effects to adjoining sites;
 - (d) maintaining a level of privacy, and sunlight and daylight access for adjoining sites;
 - (e) minimising visual dominance effects of carparking and garage doors to streets and private accessways;
 - (f) minimising adverse effects on the natural environment, including restricting maximum impervious area on a site to reduce 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;
 - (g) requiring development to reduce the urban heat island effects of development and respond to climate change, by providing deep soil areas that enable the growth of canopy trees;
 - (h) designing practical, sufficient space for residential waste management; and
 - (i) designing practical, sufficient space for internal storage and living areas.

In addition to the policies specified above, all relevant overlay, Auckland-wide and zone policies apply in this precinct with the exception of the following:

- Policies H5.3(1) – (5) Policies

- (7) Encourage subdivision layout to achieve legible and walkable urban blocks and for roads to front public open spaces.

Transport

- (8) Require subdivision and development:
- (a) to provide key intersections generally in the locations shown in Precinct Plan 2;
 - (b) to provide at least one connection to the Pukekohe North East Arterial road;
 - (c) to provide an interconnected urban local road network that achieves a connected street layout and integrates with the adjoining local and collector road network;
 - (d) to provide a high standard of amenity and safety for pedestrians particularly in areas where higher volumes of pedestrians are expected;
 - (e) to provide for the safe and efficient movement of vehicles; and
 - (f) to include necessary upgrades to existing wastewater and water supply infrastructure adjoining the Precinct, upgrades and connections to existing and future networks outside the Precinct.

Infrastructure

- (9) ~~Avoid~~ subdivision and development until it is co-ordinated with the provision of necessary infrastructure and network utilities, including identified upgrades within the Precinct.

Stormwater Management and Ecology

- (10) Require subdivision and development to protect and enhance wetlands, streams and significant ecological habitats.
- (11) Require subdivision and development to plant the riparian margin of streams and wetlands and to provide at source hydrological mitigation, attenuation and quality treatment (in accordance with an approved stormwater management plan) to prevent stream bank erosion and to enhance in-stream morphology, and stream and wetland water quality.
- (12) Require subdivision and development to be consistent with any approved stormwater management plan.

Open Space

- (13) A Neighbourhood Reserve within the identified “bush and wetland area” is enabled.
- (14) Encourage development that provides accessible green spaces, including where practical along stream corridors.

Cultural Values

- (15) Consult with Ngati Te Ata and Ngati Tamaoho and recognise and provide for their cultural, spiritual and historical values and relationships associated with the cultural landscape at Pukekohe, which includes:

- (a) Important sites, places and areas, waahi tapu and other taonga;
 - (b) Opportunities for visual connections to the waterways and wider cultural landscape;
 - (c) Freshwater quality of waterways and wetlands; and
 - (d) Remnant native trees and vegetation.
- (16) Establish a cultural narrative within the Precinct which responds to the values in Policy (10), including through cultural identity markers and artwork, high quality public open spaces, revegetated riparian margins and effective stormwater management.
- (17) Encourage the provision of access for Ngati Te Ata and Ngati Tamaoho to the waterways and their margins for the purpose of karakia, monitoring, customary purposes and ahi kaa roa.

IXXX.4 Activity table

All relevant overlay, Auckland-wide and zone activities apply in this precinct unless specified below at IXXX.4(1).

- (1) H5.4.1(A5) The conversion of a principal dwelling existing as of 30 September 2013 into a maximum of two dwellings.

Table IXXX.4.1 specifies the activity status of activities in the IXXX [insert Name] 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.

Note 1

All applications for subdivision consent are subject to section 106 of the RMA.

Table IXXX.4.1 Activity Table

| Activity | | Activity Status |
|----------|---|-----------------|
| Use | | |
| (A1) | Up to three dwellings per site each of which complies with Standards IXXX.6.1.1 to IXXX.6.1.17 inclusive | <u>P</u> |
| (A2) | Four or more dwellings per site that complies with standards I4XX.6.10 (Transport Infrastructure Requirements), I4XX.6.11 (Road and Intersection Design), I4XX.6.12 (Riparian setbacks and Buffer Planting), I4XX.6.13 (Site Access), I4XX.6.14 (Stormwater Management) | |

| Activity | | Activity Status |
|--|---|-----------------|
| (A3) | The conversion of a principal dwelling existing as of 30 September 2013 into a maximum of three dwellings each of which complies with Standards IXXX.6.1.1 to IXXX.6.1.9 inclusive | P |
| Development | | |
| (A4) | Accessory buildings associated with a development of dwellings each of which complies with Standards IXXX.6.1.1 to IXXX.6.1.9 inclusive | P |
| (A5) | Internal and external alterations to buildings for a development of dwellings all of which complies with Standards IXXX.6.1.1 to IXXX.6.1.9 inclusive | P |
| (A6) | Additions to an existing dwelling which complies with Standards IXXX.6.1.1 to IXXX.6.1.9 inclusive | P |
| Subdivision for the purpose of the construction or use of dwellings | | |
| (A7) | Subdivision in accordance with an approved land use consent for the purpose of the construction, or use of dwellings as permitted or restricted discretionary activities in the precinct, and meeting IXXX.6.2 Standards for controlled subdivision activities | C |
| (A8) | Subdivision for up to three sites accompanied by: <ul style="list-style-type: none"> (a) A land use consent application for up to three dwellings one or more of which does not comply with any of Standards IXXX.6.1.2 to IXXX.6.1.9 inclusive but does comply with all applicable zonal, Auckland-wide and overlay standards; or (b) A certificate of compliance for up to three dwellings each of which complies with Standards IXXX.6.1.2 to IXXX.6.1.9 inclusive and applicable zonal, Auckland-wide and overlay standards | C |
| (A9) | Any subdivision listed above not meeting IXXX.6.2 Standards for controlled subdivision activities | |
| (A10) | Any subdivision listed above not meeting General Standards E38.6.2 to E38.6.6 inclusive | D |

| Activity | | Activity Status |
|----------|--|-----------------|
| (A11) | Any subdivision listed above not meeting Standards for subdivision in residential zones E38.8.1.1(1) and E38.8.1.2 | D |

IXXX.5 Notification

- (1) Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public notification of an application for resource consent is precluded if the application is for the construction and use of one, two or three dwellings that do not comply with Standards IXXX.6.1.2 to IXXX.6.1.9
- (2) Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public and limited notification of an application for a controlled subdivision resource consent is precluded if the subdivision is associated with an application for the construction and use of:
 - (a) one, two or three dwellings that do not comply with one or more of the Standards listed in IXXX.5(1); or
 - (b) four or more dwellings that comply with all the Standards listed in Table H5.4.1 (A4).
- (3) Any application for a resource consent which is listed in IXXX.5(1), IXXX.5(2), or IXXX.5(3) 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.

IXXX.6 Standards

- (1) Unless specified in Standard IXXX.6(2) below, all relevant overlay, Auckland-wide and zone standards apply to all activities in the IXXX [insert Name] precinct.
- (2) The following zone standards do not apply to activities (A1) and (A3) to (A6) listed in Activity Table IXXX.4.1 above:
 - (a) H5.6.3 The conversion of a principal dwelling existing as of 30 September 2013 into a maximum of two dwellings;
 - (b) H5.6.4 Building height;
 - (c) H5.6.5 Height in relation to boundary;
 - (d) H5.6.6 Alternative height in relation to boundary;
 - (e) H5.6.7 Height in relation to boundary adjoining lower intensity zones;
 - (f) H5.6.8 Yards (except standards in H5.8 6. for riparian, lakeside and coastal protection yards apply in the IXXX [insert Name] precinct);
 - (g) H5.6.10 Building coverage;

- (h) H5.6.11 Landscaped area;
 - (i) H5.6.12 Outlook space; and
 - (j) H5.6.14 Outdoor living space;
- (3) The activities listed as a permitted activity in Activity Table IX.4.1 must comply with permitted activity standards IXXX.6.1.1 to IXXX.6.1.9.
 - (4) Restricted discretionary activity (A2) in Activity Table IX.4.1 must comply with permitted activity standards IXXX.6.1.2 to IXXX.6.1.9.
 - (5) The activities listed as a controlled activity in Activity Table IXXX.4.1 must comply with IXXX.6.2 Standards for controlled subdivision activities and the E38 subdivision standards listed in Activity Table IXXX.4.1.

IXXX.6.1.1 Number of dwellings per site

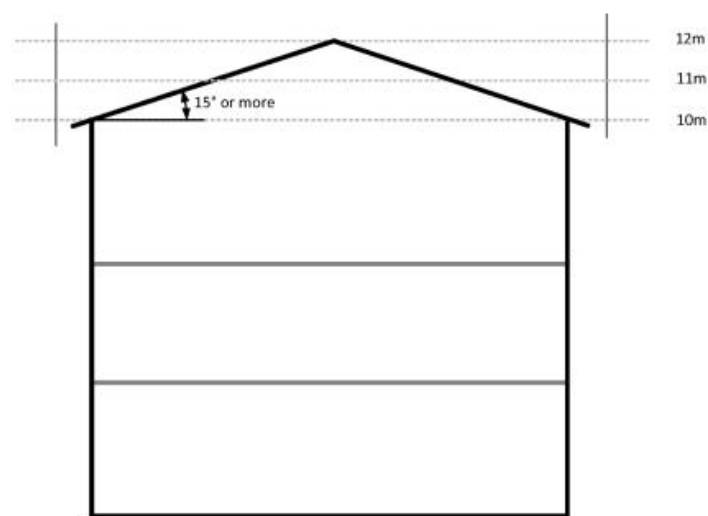
- (1) There must be no more than three dwellings per site.

IXXX.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 IXXX.6.1.2.1 below.

Figure IXXX.6.1.2.1 Building height

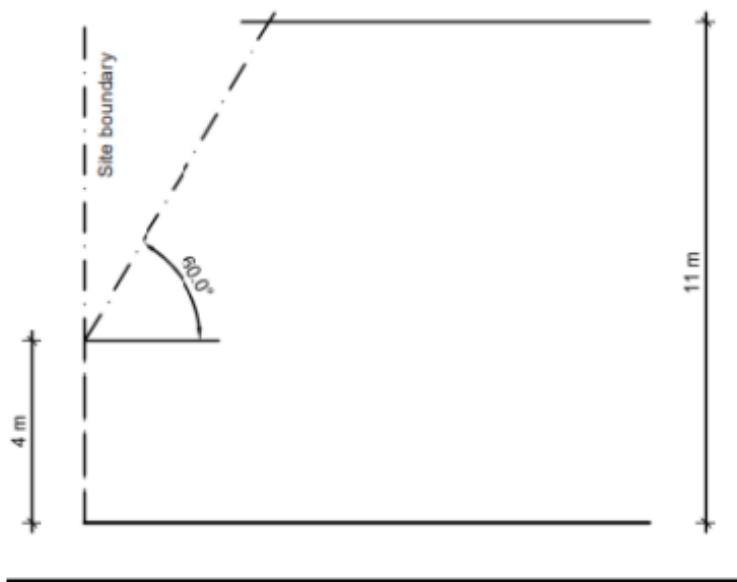


IXXX.6.1.3 Height in relation to boundary

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 alongside and rear boundaries as shown in Figure IXXX.6.1.3.1 Height in relation to boundary below.
 - (a) Standard IXXX.6.1.3(1) above does not apply to a boundary, or part of a boundary, adjoining any Business Zone.
- (2) Standard IXXX.6.1.3(1) above 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.
- (3) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standard H5.6.5(1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (4) The height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.

Figure IXXX.6.1.3.1 Height in relation to boundary



IXXX.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;
 - to ensure buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards; and
 - to enable buildings and services on the site or adjoining sites to be adequately maintained.
- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed below:
- (a) Front yard: 1.5m.
 - (b) Side yard: 1m
 - (c) Rear yard: 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.

IXXX.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.

IXXX.6.1.6 Landscaped area

Purpose:

- to provide for quality living environments consistent with the planned urban built character of buildings surrounded by vegetation; and
 - to create a vegetated urban streetscape character.
- (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.

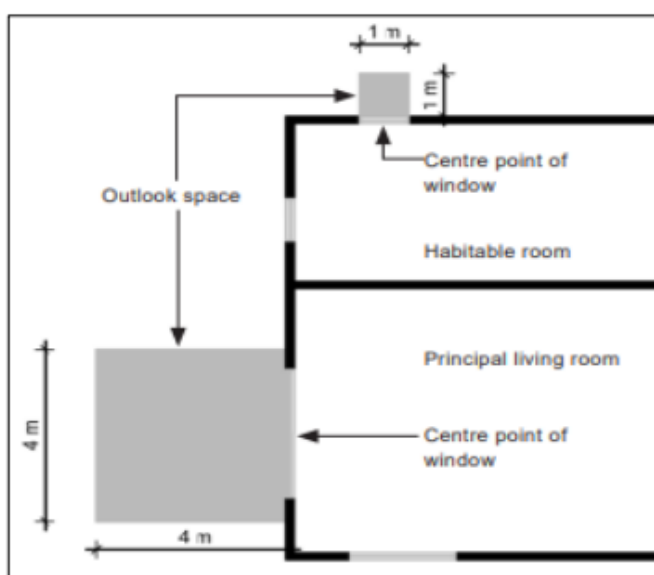
IXXX.6.1.7 Outlook space

Purpose:

- to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and
 - in combination with 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 development containing up to three dwellings as specified in this standard.

- (2) An outlook space must be provided from habitable room windows as shown in Figure IXXX.6.1.7.1 Outlook space requirements for development containing up to three dwellings below.
- (3) The minimum dimensions for a required outlook space are as follows and as shown in Figure IXXX.6.1.7.1 Outlook space requirements for development containing up to three dwellings below:
 - (a) a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
 - (b) all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
- (4) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
- (5) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
- (6) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
- (7) Outlook spaces may be under or over a balcony.
- (8) Outlook spaces required from different rooms within the same building may overlap.
- (9) Outlook spaces must—
 - (a) be clear and unobstructed by buildings; and
 - (b) not extend over an outlook space or outdoor living space required by another dwelling.

Figure IXXX.6.1.7.1 Outlook space requirements for development containing up to three dwellings



IXXX.6.1.8 Outdoor living space

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;
 - 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 8m² and has a minimum dimension of 1.8 metres; and
 - (c) is accessible from the dwelling; and
 - (d) may be—
 - (i) grouped cumulatively by area in 1 communally accessible location; or
 - (ii) located directly adjacent to the 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 8m² and has a minimum dimension of 1.8 metres; and
 - (b) is accessible from the dwelling; and
 - (c) may be—
 - (i) grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
 - (ii) located directly adjacent to the dwelling.

IXXX.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.

I4XX.6.10 Transport Infrastructure Requirements

Purpose:

- To mitigate the adverse effects of traffic generation on the surrounding local and wider road network.
 - To achieve the integration of land use and transport.
- (1) Subdivision and development (including construction of any new road) must comply with the standards in Table I4XX.6.1.1 Transport Infrastructure Requirements.

Table I4XX.6.1.10 Transport Infrastructure Requirements

| Transport Upgrade | | Trigger |
|-------------------|--|--|
| (T1) | Provide a local road and intersection connection at 70 Lisle Farm Drive | Any subdivision or development within the precinct. |
| (T2) | Provide a local road and intersection connection at 50 William Andrew Road | Any subdivision or development within the precinct. |
| (T3) | Provide a Collector Road intersection with the Pukekohe North East Arterial Road (consistent with the general location shown on Precinct Plan 2) | Any subdivision or development occurring following completion of the Pukekohe North Eastern Arterial road. |

- (2) The transport upgrade triggers in Standard I4XX.6.1.1(1) above will be considered to be complied with if the identified upgrade forms part of the same resource consent, or a separate resource consent which is given effect to prior to release of section 224(c) for any subdivision OR prior to occupation of any new building(s) for a land use only.

I4XX.6.11 Road and Intersection Design

Purpose:

- To ensure that any activity, development or subdivision complies with Appendix 1: Road Function and Design Elements Table, and that existing rural roads are progressively upgraded to an urban standard.
- (1) Any activity, development or subdivision that includes the construction of new roads, or the upgrade of existing roads, must comply with Appendix 1: Road Function and Design Elements Table.

I4XX.6.12 Riparian Setbacks and Buffer Planting

Purpose:

- To maintain and enhance indigenous biodiversity, ecosystem health, freshwater quality and intermittent streams and wetlands within the Precinct.
 - (1) The riparian margins of any permanent or intermittent stream must be planted at the time of subdivision or land development as follows:
 - (a) 20m measured from the top of the stream bank for the central and northern gully area and either side of the northern section of stream.
 - (b) 15m around wetland habitat within the small gullies along the southern property boundary.
 - (2) The buffer of any natural wetland must be planted at the time of subdivision or land development to a minimum width of 20m measured from the wetland's fullest extent, and the wetted habitat enhanced.
 - (3) The planting required by I4XX.6.3 (1) and (2) above must:
 - (a) use eco-sourced native vegetation;
 - (b) be consistent with local biodiversity;
 - (c) be planted at a density of 10,000 plants per hectare;
 - (d) be prepared in consultation with Ngāti te Ata and Ngati Tamaoho; and
 - (e) Be undertaken in accordance with the Special Information Requirements in I4XX.9.1 Riparian Planting Plan.

I4XX.6.13 Site Access

Purpose:

- Maintain a safe road frontage and shared space footpath uninterrupted by vehicle crossings and to provide for the safe and efficient operation of the future arterial network.
 - (1) Where subdivision and development adjoin an arterial road with an existing or planned shared footpath or protected cycle lane 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 over the shared footpath, protected cycle lane or the road frontage.

I4XX.6.14 Stormwater Management

Purpose:

- To minimise the adverse effects of stormwater runoff on rivers and streams to retain, and where possible enhance, stream naturalness, biodiversity, bank stability and other values.
 - (1) All new impervious surfaces (including roads) exceeding 50m² must provide:
 - (a) retention (volume reduction) of at least 5mm runoff depth for the impervious area

for which hydrology mitigation is required; and

- (b) detention (temporary storage) and a drain down period of 24 hours for the difference between the predevelopment and post-development runoff volumes from the 95th percentile, 24 hour rainfall event minus the 5 mm retention volume or any greater retention volume that is achieved, over the impervious area for which hydrology mitigation is required
- (2) I4XX.6.5.1 (1) does not apply where:
- (a) 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
 - (b) rainwater reuse is not available because:
 - (i) 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
 - (ii) there are no activities occurring on the site that can re-use the full 5mm retention volume of water.
 - (c) the retention volume can be taken up by detention as follows:
 - (i) 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 any retention volume that is achieved, over the impervious area for which hydrology mitigation is required.
- (3) If at the time of subdivision, a communal device has been constructed to provide for the above requirements for multiple allotments, a consent notice shall be registered on such titles identifying that compliance with this provision has been met.
- (4) The post development runoff (with Climate Change Factor) for each catchment must not exceed pre-development runoff up to and including the 1% AEP Storm event, allowing for changes in catchment areas due to earthworks and subdivision design.

I4XX.6.5.15 Water Quality

Purpose:

- To protect water quality in streams, and the Waikato River Catchment, by avoiding the release of contaminants from impervious surfaces.
- (1) New buildings and additions to buildings must be constructed using inert cladding, roofing and spouting building materials that do not have an exposed surface made from contaminants of concern to water quality (i.e. zinc, copper, and lead).

- (2) Runoff from all impervious surfaces (including roads) other than roofing meeting I4XX6.5.2 (1) above must provide for onsite quality treatment. The device or system must be sized and designed in accordance with 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)';
- (3) If at the time of subdivision, a communal device has been constructed to provide for the above requirements for multiple allotments, a consent notice shall be registered on such titles identifying that compliance with this provision has been met.
- (4) The post development runoff (with Climate Change Factor) for each catchment must not exceed pre-development runoff up to and including the 1% AEP Storm event, allowing for changes in catchment areas due to earthworks and subdivision design.

IXX.6.5.16 Operation and Maintenance of Devices

Purpose:

- To ensure ongoing operational functionality of devices constructed and/or installed.
- (1) Stormwater device/s on private land must be maintained and operated by the site owner in perpetuity.
 - (2) For any communal device, the stormwater management device must be certified by a chartered professional engineer as meeting the required permitted activity standards, and an operations and maintenance plan must be established and followed to ensure compliance these standards. The operations and maintenance plan must be provided to the Council within three months of practical completion of works.

I4XX.6.17 Water Supply and Wastewater

Purpose: To ensure subdivision and development in the precinct is adequately serviced with water supply and wastewater infrastructure.

- (1) Prior to the issue of a certificate pursuant to s224(c) for subdivision, all lots must be connected to a functioning public wastewater network capable of servicing the development enabled on the lots.
- (2) Prior to occupation, all buildings must be connected to a functioning public wastewater network capable of servicing the development enabled on the lots.

IXXX.6.2 Standards for controlled subdivision activities

Purpose:

- To provide for subdivision of land for the purpose of construction and use of dwellings in accordance with MDRS permitted and restricted discretionary land use activities

IXXX.6.2.1 Subdivision in accordance with an approved land use consent for the purpose of the construction or use of dwellings as permitted or restricted discretionary activities in the precinct

- (1) Any subdivision relating to an approved land use consent must comply with that land use consent.

- (2) Subdivision does not increase the degree of any non-compliance with standards IXXX.6.1.1 to IXXX.6.1.9 except that Standard IXXX.6.1.3(1) does not apply along the length of any proposed boundary where dwellings share a common wall.
- (3) No vacant sites are created.

IXXX.6.2.2 Subdivision around existing buildings and development

- (1) Prior to subdivision occurring, all development must meet the following:
 - (a) Comply with the relevant overlay, Auckland-wide, zone and precinct rules; or
 - (b) Be in accordance with an approved land use consent.
- (2) Subdivision does not increase the degree of any non-compliance with standards IXXX.6.1.1 to IXXX.6.1.9 except that Standard IXXX.6.1.3(1) does not apply along the length of any proposed boundary where dwellings share a common wall.
- (3) No vacant sites are created.

IXXX.6.2.3 Subdivision for up to three sites accompanied by a land use consent application or certificate of compliance for up to three dwellings

- (1) The subdivision application and land use consent application or certificate of compliance relate to a site on which there are no dwellings;
- (2) The subdivision application and land use consent application or certificate of compliance must be determined concurrently;
- (3) Each dwelling, relative to its proposed boundaries, complies with Standards IXXX.6.1.2 to IXXX.6.1.9;
- (4) A maximum of three sites and three dwellings are created; and
- (5) No vacant sites are created.

IXXX.7 Assessment – controlled activities

IXXX.7.1 Matters of control

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

- (1) All controlled subdivision activities in Table IXXX.4.1:
 - (a) compliance with an approved resource consent or consistency with a concurrent land use consent application or certificate of compliance;
 - (b) compliance with the relevant overlay, Auckland-wide, precinct and zone rules;
 - (c) the effects of infrastructure provision.

IXXX.7.2 Assessment criteria

- (1) The Council will consider the relevant assessment criteria for controlled subdivision from the list below:
 - (a) compliance with an approved resource consent or consistency with a concurrent land use consent application or certificate of compliance:
 - (i) refer to Policy E38.3(6);
 - (b) compliance with the relevant overlay, Auckland-wide, precinct and zone rules;
 - (i) refer to Policy E38.3(1) and (6);
 - (c) whether there is appropriate provision made for infrastructure including:
 - (i) whether provision is made for infrastructure including creation of common areas over parts of the parent site that require access by more than one site within the subdivision; and
 - (ii) whether appropriate management of effects of stormwater has been provided;
 - (iii) refer to Policies E38.8(1), (6), (19) to (23).

IXXX.8 Assessment – restricted discretionary activities

IXXX.8.1 Matters of discretion

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

- (1) For buildings that do not comply with one or more Standards IXXX.6.1.2 to IXXX.6.1.9:
 - (a) any precinct and zone policies 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 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 considered together.
- (2) All activities and development:

- (a) Consistency with the objectives and policies of the precinct.
- (b) Consistency with Precinct Plans 1, 2 and 3.
- (c) The matters in (3) below.
- (3) Construction of stormwater devices or structures:
 - (a) the capacity and design of the stormwater device or structure;
 - (b) the location of the stormwater device or structure; and
 - (c) the ongoing quality, viability and maintenance of the device or structure.
- (4) Subdivision
 - (a) Transport including development of an integrated local road network, new local roads, connections with neighbouring roads, access, walking and cycling networks and infrastructure.
 - (b) Maintain and enhance the ecological values of gullies and riparian areas and associated indigenous biodiversity.
 - (c) Naturalising of the stream morphology and integration with stormwater management.
 - (d) The design and efficiency of stormwater infrastructure and devices (including communal devices)
 - (e) Open Spaces and open space integration including development of the neighbourhood park and greenways which include walking and cycling infrastructure.

IXXX.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 IXXX.6.1.2 to IXXX.6.1.9 1:
 - (a) for all infringements to standards:
 - (i) refer to Policy IXXX.3(5)
 - (ii) refer to Policy IXXX.3(6)
 - (b) for building height:
 - (i) refer to Policy IXXX.3(1)
 - (ii) refer to Policy IXXX.3(5)

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; and
- the location, orientation and design of development,
- 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 the coast
 - (v) how buildings as viewed from the street or public places are designed to appear against the skyline, taking into account:
 - whether roof plan, services and equipment are hidden from views; and
 - whether the expression of the top of the building provides visual interest and variation.
- (c) for height in relation to boundary:
- (i) refer to Policy IXXX.3(1)
 - (ii) refer to Policy IXXX.3(5)

Sunlight access

- (iii) whether sunlight access to the outdoor living space of an existing dwelling on a neighbouring site satisfies the following criterion:

Four hours of sunlight is retained between the hours of 9am – 4pm during the Equinox (22 September):
 - over 75% of the existing outdoor living space where the area of the space is greater than the minimum required by Standard IXXX.6.1.8: or
 - over 100% of existing outdoor living space where the area of this space is equal to or less than the minimum required by Standard IXXX.6.1.8.
- (iv) in circumstances where sunlight access to the outdoor living space of an existing dwelling on a neighbouring site is less than the outcome referenced in IXXX.8.2(1)(b)(v):
 - the extent to which there is any reduction in sunlight access as a consequence of the proposed development, beyond that enabled through compliance with Standard H5.6.5 Height in relation to boundary control; and

- the extent to which the building affects the area and duration of sunlight access to the outdoor living space of an existing dwelling on a neighbouring site, taking into account site orientation, topography, vegetation and existing or consented development.

Visual dominance

- (v) 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

- (vi) 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, balconies or terraces, setbacks, or screening.
- (d) for yards:
- (i) refer to Policy IXXX.3(1)
 - (ii) refer to Policy IXXX.3(3)
 - (iii) the extent to which buildings set back from water bodies maintain and protect environmental, open space, amenity values of riparian margins of and water quality and provide protection from natural hazards.
- (e) for building coverage:
- (i) refer to Policy IXXX.3(1)
 - (ii) refer to Policy IXXX.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 the 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 the building scale in relation to the proportion of the site.
- (f) for landscaped area:
- (i) refer to Policy IXXX.3(1)
 - (ii) refer to Policy IXXX.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 IXXX.3(1)
 - (ii) refer to Policy IXXX.3(3)
 - (iii) refer to Policy IXXX.3(4)
 - (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 IXXX.3(1);
 - (ii) refer to Policy IXXX.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 IXXX.3(3)
 - (ii) the extent to which the glazing:
 - allows views to the street and/or accessways to ensure passive surveillance; and
 - provides a good standard of privacy for occupants.

- (2) All subdivision, use and development (excluding development standard infringements):
- (a) Consistency with the objectives and policies of the precinct or whether the proposal achieves the equivalent or a better outcome.
 - (b) Whether subdivision and development are in general accordance with Precinct Plans 1, 2 and 3.
 - (c) Whether the ecological values and water quality of the existing watercourses and wetlands are maintained and enhanced by the proposed subdivision or development.
- (3) Subdivision:
- (a) Whether the local roads, key intersections, future connection with the Pukekohe North East Arterial road and other non-vehicle connections depicted within Precinct Plan X and X are provided generally in the locations on the precinct plan to achieve a highly connected street layout that integrates with the surrounding transport network and whether an alternative alignment provides an equal or better degree of connectivity and amenity within and beyond the precinct may be appropriate, having regard to the following functional matters:
 - (i) Landownership patterns and the presence of natural features, natural hazards, contours or other constraints and how these impact on the placement of roads;
 - (ii) The need to achieve an efficient block structure and layout within the precinct suitable to the proposed use and development; and
 - (iii) The constructability of roads and the ability for them to be connected beyond any property boundary.
 - (b) Whether a high quality and integrated network of local roads is provided within the precinct that provides an acceptable degree of accessibility, adjoins areas of planned open space and, where desirable, stream margins, and supports a walkable road network.
 - (c) Whether roads are aligned with the stream network where appropriate, or whether pedestrian and/or cycle paths are provided alongside the stream network, where they would logically form part of an integrated open space network subject to the council's discretion as the future asset owner.
 - (d) Whether subdivision and development provide for local roads to the site boundaries to coordinate with neighbouring sites and support the integrated completion of the network within the precinct over time.
 - (e) The design and layout of the roading network including urban blocks, connections, and safe walking and cycling networks and infrastructure.
 - (f) Whether the road network provides direct, safe and legible pedestrian and cycle connections to the Pukekohe North East Arterial road.
 - (g) Whether a neighbourhood park is appropriate and provided generally in the

location on Precinct Plans X, X and X.

- (h) Design and integration of stormwater management requirements with the open space network.
 - (i) The design and efficiency of stormwater infrastructure and devices (including communal devices) with consideration given to the likely effectiveness, lifecycle costs, ease of access and operation and integration with the built and natural environment.
- (3) Non-compliance with standard I4XX.6.11 Road and Intersection Design
- (a) Whether there are constraints or other factors present which make it impractical to comply with the required standards.
 - (b) Whether the design of the road and intersection achieves the relevant objectives and policies of the Precinct.
 - (c) Whether the proposed road and intersection:
 - (i) incorporates measures to achieve the required design speeds;
 - (ii) can safely accommodate required vehicle movements;
 - (iii) can appropriately accommodate all proposed infrastructure and roading elements including utilities and/or any stormwater treatment;
 - (iv) assesses the feasibility of upgrading any interim design or road reserve to the ultimate required standard.
 - (d) Whether there is an appropriate interface design treatment at property boundaries, particularly for pedestrians and cyclists.

IXXX.9 Special information requirements

I4XX.9.1 Riparian Planting Plan

- (1) An application for any subdivision or development that requires the planting of a riparian or buffer margin must be accompanied by a planting plan prepared by a suitably qualified person. The planting plan must:
 - (a) Identify the location, species, planting bag size and density of the plants;
 - (b) Include a management plan to ensure canopy closure within 5 years and the eradication of pest weeds;
 - (c) Confirm detail on the eco-sourcing proposed for the planting; and
 - (d) Take into consideration the local biodiversity and ecosystem extent.

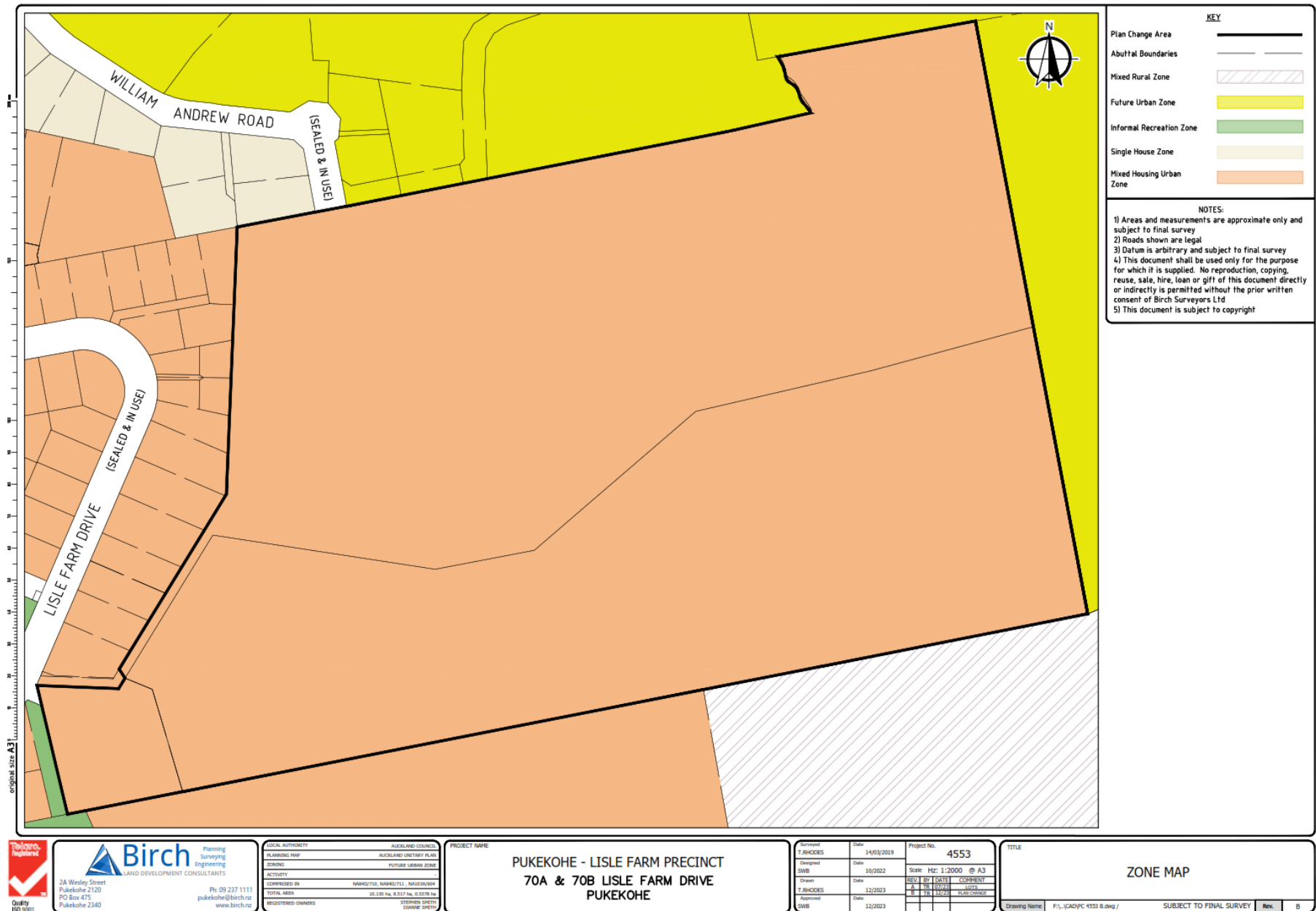
I4XX.9.2 Traffic Assessment

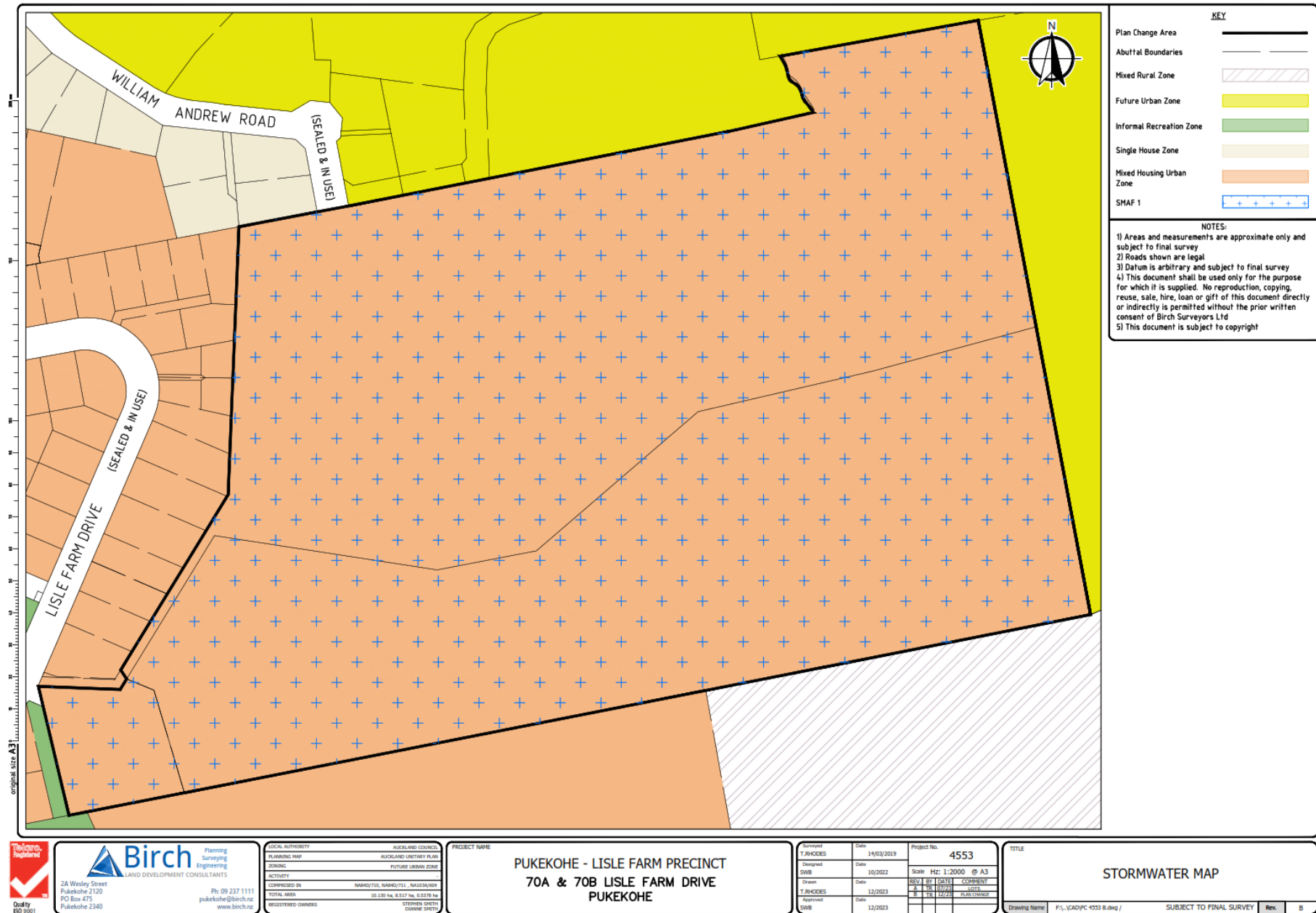
- (1) Any proposed new road intersection or upgrading of existing key road intersections illustrated on Precinct Plan 2 must be supported by a Transport Design Report and Concept Plans (including forecast transport modelling and land use assumptions), prepared by a suitably qualified transport engineer confirming the location and design of any road and its intersection(s) supports the safe and efficient function of the existing

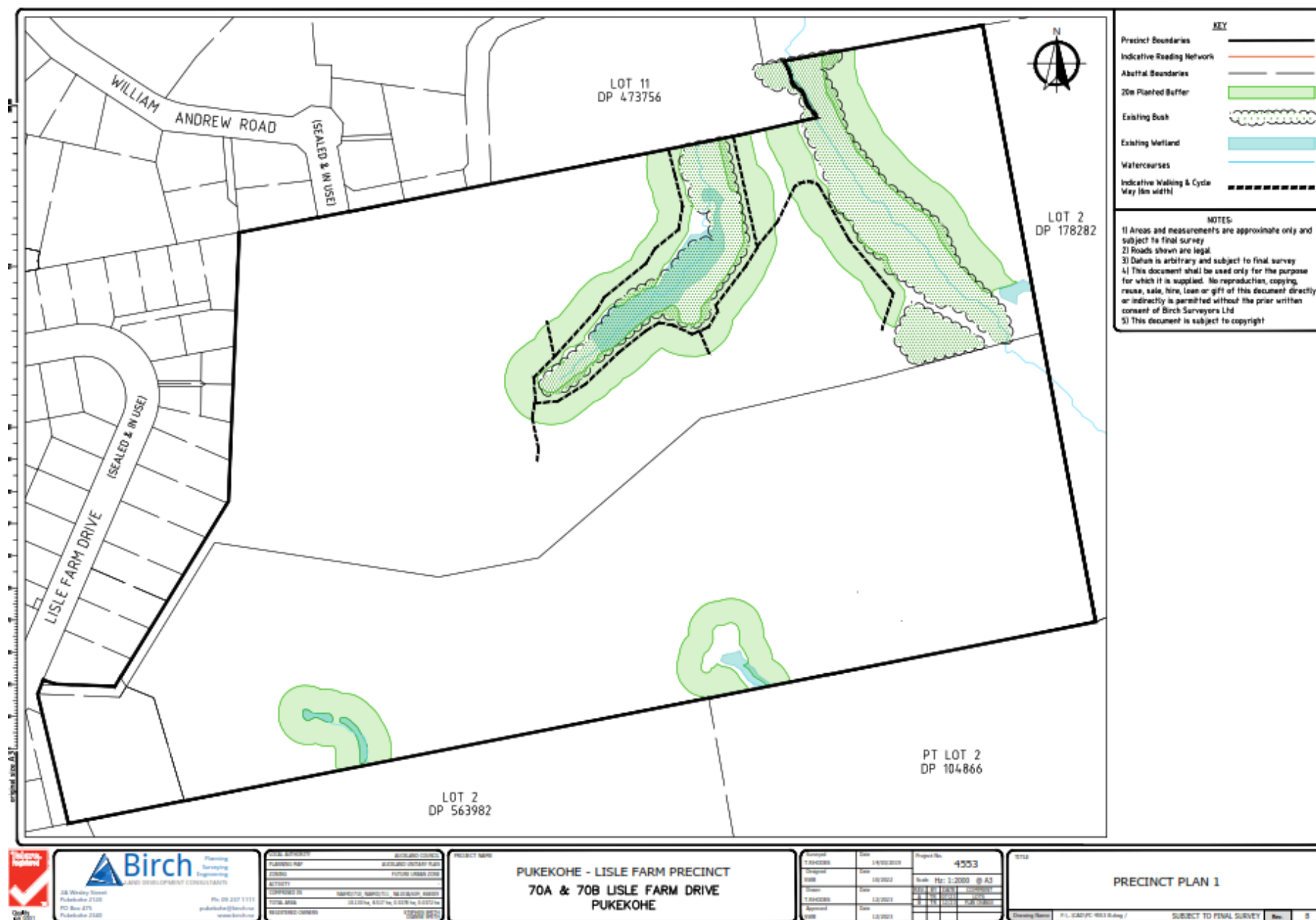
and future (ultimate) transport network and can be accommodated within the proposed or available road reserves. This may be included within a transport assessment supporting land use, development or subdivision consents.

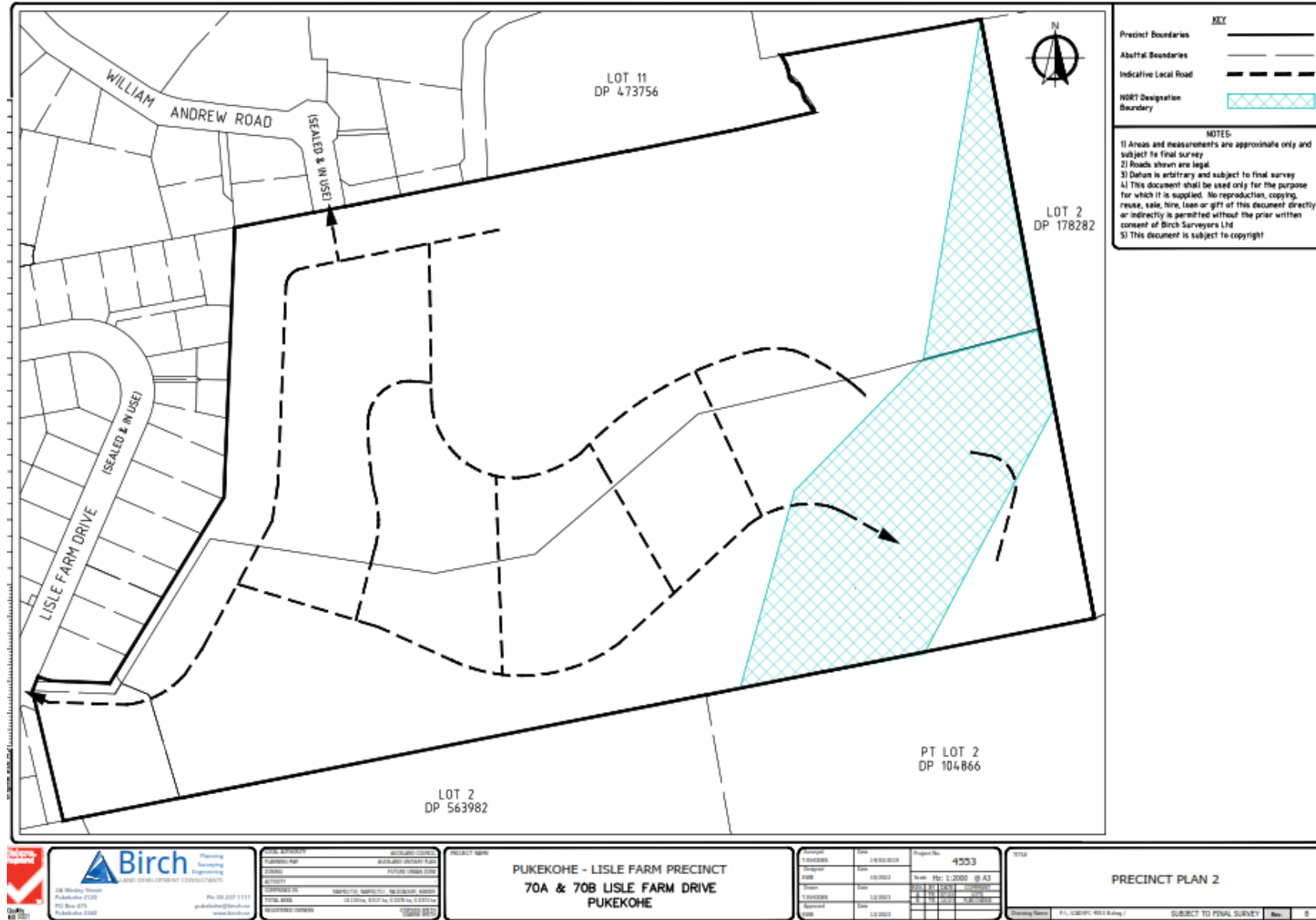
In addition, where an interim upgrade is proposed, information must be provided, detailing how the design allows for the ultimate upgrade to be efficiently delivered.

IXXX.10 Precinct plans









Appendix 1 Road Function and Required Design Elements Table

| Road Function and Required Design Elements Table | | | | | | | | | | |
|---|---|--|-----------------------|------------------------------|---------------------|--------|---------------|-------------------|-----------------|---|
| Road Name | Proposed Role and Function of Road in Precinct Area | Minimum Road Reserve (subject to note 1) | Total number of lanes | Speed Limit (Design) (km/hr) | Access Restrictions | Median | Bus Provision | On Street Parking | Cycle Provision | Pedestrian Provision |
| William Andrew Road From the southeast boundary of 50 William Andrew Road to the northeast boundary of 52 William Andrew Road | Local | 20 m | 2 | 50 | No | No | No | Optional | No | Yes On southeast side to connect to existing footpaths |
| Local Roads (Residential) | Local | 16m | 2 | 30 | No | No | No | Optional | No | Yes Both sides |
| Local Roads – One-way (Residential) | Local | 15m | 1 | 30 | No | No | No | Optional | No | Yes Both sides |

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

