

REVISED HINGAIA 1 PRECINCT TEXT

Clause 23 Response Version

Annotated Tracked Changes

22 March 2021

Each of the changes proposed to the Hingaia 1 precinct relate to one or more of the following themes:

Residential Zoning and Activities

1. Rezoning those parts of the properties at 144, 152, 158, 180, 200 and 252 Park Estate Road, Hingaia currently zoned Residential – Mixed Housing Suburban to Residential – Mixed Housing Urban.
2. Refining the Hingaia 1 Precinct provisions that promote higher densities by enabling increased development opportunities, including removal of the precinct-specific definition for 'Integrated Residential Development'.
3. Inserting Hingaia 1 Precinct provisions that would enable limited use of the Residential – Mixed Housing Urban zone Alternative height in relation to boundary standard within Hugh Green Limited's landholdings as a permitted activity.
4. Removal of the Hingaia 1 development control for fencing (with the zone standard still being applicable).

Commercial Zoning and Activities

5. Rezoning parts of the properties at 180, 200 and 202 Park Estate Road, Hingaia to relocate the Business – Neighbourhood Centre zone to be wholly within 180 Park Estate Road (with the remainder of the sites zoned Residential – Mixed Housing Urban).
6. Removing Hingaia 1 Precinct provisions that limit the area of the Business – Neighbourhood Centre zone and limit the gross floor area of commercial uses within this zone.
7. ~~Inserting Hingaia 1 Precinct provisions that provide for cafés adjacent to esplanade reserves within Hugh Green Limited's landholdings (as a restricted discretionary activity).~~
8. Inserting Hingaia 1 Precinct provisions that provide for show homes within Hugh Green Limited's landholdings (as a permitted activity).

Coastal and Reserve Interface Provisions

9. Removing Hingaia 1 Precinct provisions that require larger site sizes to be provided along the coast.
10. Removing the Hingaia 1 Precinct development control for landscaping for coastal retaining walls and instead inserting Hingaia 1 precinct provisions that restricts buildings, fences and retaining walls within a site's interface with the coast and reserves.

Commented [C231]: Theme deleted as change is no longer proposed

11. Providing in the Hingaia 1 Precinct provisions an exemption to height in relation to boundary for boundaries with reserves or sites subject to protective covenants (for streams and wetlands).

Other Provisions

12. Removal of rules for limited notification to NZTA, Transpower and Counties Power in certain circumstances
13. Inserting Hingaia 1 Precinct provisions that provide for structures not defined as buildings.
14. Inserting Hingaia 1 Precinct provisions that do not require compliance with the precinct provisions for proposed balance allotments.

Consistency with the Auckland Unitary Plan Operative in Part (as Successor to the Proposed Auckland Unitary Plan Notified Version)

15. Replacing all references to the Proposed Auckland Unitary Plan Notified Version in the Hingaia 1 Precinct provisions with references to equivalent provisions in the Auckland Unitary Plan Operative in Part (and deleting any references to provisions of the PAUP NV when decisions on the PAUP deleted those provisions).
16. Reformatting and reorganising the Hingaia 1 Precinct provisions to be consistent with the layout applied in the Auckland Unitary Plan Operative in Part, including the consolidation of the activity tables.
17. Ensuring that all Hingaia 1 Precinct objectives specify the outcome sought and all Hingaia 1 Precinct policies specify the approach to be taken (and relevant weighting) to achieve the precinct outcomes.
18. Removal of Hingaia 1 Precinct provisions that duplicate AUP Overlay provisions or designation responsibilities.
19. Removal of Hingaia 1 Precinct provisions that require affordable dwellings to be provided for and specifically identified.
20. Removal of the Hingaia 1 Precinct development controls for dwellings fronting the street, maximum building length and garages as these were equivalent to or less strict than zone development controls in the PAUP NV and decisions on the Proposed Auckland Unitary Plan were to delete the zone controls (with these not included as zone standards in the AUP).
21. ~~Providing for all subdivision activities to be addressed within the Hingaia 1 Precinct activity table, with appropriate references to section E28 of the Auckland Unitary Plan Operative in Part.~~
22. Replacing subdivision provisions restricting vehicle access over cycle facilities with land use provisions consistent with those in section E27 of the AUP.

Commented [C232]: Theme 14 is able to be achieved without this

23. Removing the Hingaia 1 Precinct subdivision control for roading standards, ~~instead relying on the Auckland-wide subdivision provisions and instead inserting Hingaia 1 Precinct assessment criteria requiring these matters to be considered, alongside consideration of Auckland Transport's current code of practice, as part of subdivision consent applications that include new roads.~~
24. Removing elements from the Hingaia 1 Precinct plan that are not referenced in the Hingaia 1 Precinct provisions (including those elements already mapped in the AUP as overlays or controls).

Commented [C233]: Road cross-sections to be deleted in full.

Consistency with Hugh Green Limited's Resource Consent Master Planning Exercise

25. Replacing Hingaia 1 Precinct stormwater management provisions with an alternative requirement for stormwater management to be consistent with an approved discharge consent (including any Stormwater Management Plan authorised by Council under an approved discharge consent).
26. Amending the Hingaia 1 Precinct plan to relocate the Indicative Parks to the positions most recently agreed to with Council.
27. Amending the Hingaia 1 Precinct plan to relocate the bus route to the position most recently agreed to with Auckland Transport.
28. Amending the Hingaia 1 Precinct plan to relocate the collector roads to the positions granted by resource consent BUN60343386.
29. Amending the Hingaia 1 Precinct plan to relocate the indicative local roads to the align with the key road location shown on Hugh Green Limited's master plan.
30. Amending the Hingaia 1 Precinct plan to ensure that the positions of streams and wetlands ~~match-do not contradict~~ the ecological features confirmed at Hugh Green Limited's sites during the processing of resource consents BUN60325204 and BUN60339982.

Commented [C234]: Amended for clarity

The subsequent tracked changes to the Hingaia 1 precinct text are annotated in relation to the above themes.

1444.6.31 Hingaia 1

1444.1. 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 'Karakā Lakes' residential subdivision.

~~The Hingaia 1 precinct is the area shown on the Hingaia 1 zoning map showing all Hingaia 1 subprecincts A-D.~~

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 (including affordable 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 – Mixed Housing Suburban, Residential – Mixed Housing Urban and Business – Neighbourhood Centre.~~

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

1444.2. Objectives

~~The objectives are as listed in the underlying Mixed Housing Urban zone, Mixed Housing Suburban zone, Neighbourhood Centre zone and Auckland-wide rules in addition to those specified below:~~

- ~~(1) 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) 2.~~ Development achieves a high standard of amenity while ensuring there is a choice of living environments and affordability options.
- ~~(3) 3.~~ Retain and enhance the existing stream network and provide stream corridors as illustrated on the Hingaia 1 precinct plan is retained and enhanced.
- ~~(4) 4.~~ Subdivision and development occurs in a manner that achieves the co-ordinated delivery of infrastructure, including transport, wastewater, and water services. Stormwater management approaches should promote the use of water sensitive design options.
- ~~(5) 5.~~ Control the location of vehicle crossings to individual properties which adjoin shared paths. The safety of users of shared paths and dedicated cycleways is prioritised over vehicle access.
- ~~(6) 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.

Commented [A5]: Themes 15 and 16. This precinct is subsequently relocated to the "Precincts – South" section, rather than the "Precincts – Special Housing Areas" section.

Commented [A6]: This text is redundant as all of this information is shown on the AUP planning maps.

Commented [A7]: Theme 19.

Commented [A8]: Theme 16. Inserted to match AC Precinct Template.

Commented [A9]: Theme 16. This text is relocated to the end of the section and then amended.

Commented [A10]: Theme 17. Amended to read as an objective rather than a method.

Commented [A11]: Themes 17 and 25. This text is redundant, does not read as an objective and duplicates Objective 6.

Commented [A12]: Themes 17 and 22. The current text reads as a policy. The new text aligns with Objective E27.2(5).

~~7. Major overland flowpaths are retained or provided for in the site layout to manage risks from flood events up to the 1 percent AEP, taking account of maximum probable development in the upstream catchment.~~

~~8. To ensure that affordable housing provided in any residential development is distributed throughout the development.~~

~~(7) 9. Subdivision and development adjoining the coast has larger site sizes to provide for enhanced amenity and to avoid risks of adverse effects arising from coastal erosion.~~

~~10. Subdivision and development in the precinct will not adversely impact on the safe and efficient operation of the adjoining State Highway network and/or the National Grid.~~

~~(8) 11. Develop a~~ neighbourhood centre ~~is developed~~ that provides for small scale convenience retail, service and commercial activities that meet the day-to-day needs of the area, and which does not undermine the viability and role of either the Hingaia Mixed Use Town Centre or the Papakura Metropolitan Centre.

~~The All relevant overlay, Auckland-wide and zone objectives are as listed in the underlying Mixed Housing Urban zone, Mixed Housing Suburban zone, Neighbourhood Centre zone and Auckland-wide rules apply in this precinct in addition to those specified above below.~~

1444.3. Policies

~~The policies are as listed in the underlying Mixed Housing Urban zone, Mixed Housing Suburban zone, Neighbourhood Centre zone and Auckland-wide rules in addition to those specified below:~~

~~(1) 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) 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.~~

~~(3) 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, to be dispersed between lower density vacant lots.~~

~~(4) 4. Enable a range of residential living opportunities (including a range of lot sizes) with more intensive housing to be generally located encouraged in locations with close proximity to the neighbourhood centre, public transport routes or and locations areas with high amenity (e.g. locations close to public open space).~~

~~(5) 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) 6. Require subdivision and development to be staged to align with the co-ordinated provision of infrastructure, including transport, water and wastewater.~~

~~(7) 7. Require S subdivision and development should 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.~~

Commented [A13]: Themes 17 and 25. This text does not fully read as a policy and duplicates Auckland-wide provisions (E36) with potential contradictions.

Commented [A14]: Theme 19.

Commented [A15]: Themes 9 and 17. The current text also reads as a policy or method rather than an objective / changes to tense.

Commented [A16]: Theme 18.

Commented [A17]: Theme 17. Changes to tense.

Commented [A18]: Theme 16.

Commented [A19]: Theme 16. This text is relocated to the end of the section and then amended.

Commented [A20]: Theme 14. The amended policy supports the insertion of new rules.

Commented [A21]: Theme 2. Also supports Theme 19.

Commented [A22]: Themes 1 and 2. Also supports the proposed rezoning.

Commented [A23]: Theme 17.

(8) ~~9.~~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.

Commented [A24]: Theme 30.

(9) ~~9.~~Create 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.

Commented [A25]: Theme 17.

(10) ~~40.~~Require the design of Sstormwater retention-management devices in public areas are designed 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.

Commented [A26]: Theme 17. Changes to tense.

~~11.~~Stormwater infrastructure and devices are designed and sized to incorporate projected climate change.

Commented [A27]: Themes 17 and 25.

~~12.~~Protect and eEnhance the natural character of the coast and avoid adverse effects from further coastal erosion throughby:

(11) ~~a.~~encouraging restoration planting with eco-sourced plants at the time of where subdivision vests esplanade reserve in Council.

Commented [A28]: Theme 17.

Commented [A29]: Theme 14.

(12) Promote the development and enhancement of a high amenity urban coastal character by:

~~b.~~requiring larger site sizes adjoining the coast or proposed esplanade reserve

Commented [A30]: Theme 9.

(a) managing the interface between reserves and private allotments to minimise visual dominance effects from buildings, fences and retaining walls; and

Commented [A31]: Theme 10.

(b) ~~c.~~providing for viewshafts out to the coast along roads and open space (and from the esplanade reserve back into the development).

~~d.~~providing for ecological corridors through Hingaia.

~~13.~~Subdivision and development promote enhancement and protection of coastal character, heritage items, cultural and ecological features.

Commented [A32]: Theme 18.

~~14.~~New residential developments containing 15 or more dwellings/sites provide for affordable housing.

~~15.~~New retirement village developments containing 15 or more dwellings provide for affordable housing.

Commented [A33]: Theme 19.

~~16.~~Require sites in sub-precincts A-D to be developed in general accordance with Hingaia 1 precinct map.

Commented [A34]: Theme 16. Duplicates policy (1).

~~17.~~Require subdivision to be consistent with the Electricity Transmission and High Noise Land Transport overlay provisions.

Commented [A35]: Theme 18.

(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 ~~people and goods on the road network~~ 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.~~

18. ~~Ensure that in the~~ Provide for a ~~Neighbourhood c~~ Centre as a community meeting point ~~to zone: that~~

~~a. the total land area for the neighbourhood centre is limited in extent to a maximum of 4,000m² in the Hingaia 1 precinct~~

~~b. a range of~~ meets the local convenience retail and commercial services is provided that meets the day-to-day needs of local residents and wider public

~~c. activities are compatible with adjoining residential land uses~~

(14) ~~d. development of the neighbourhood centre occurs~~ in a manner that protects and safeguards the viability and roles of the Hingaia ~~Local Centre (and adjacent Mixed Use Town Centre zone)~~ and the Papakura Metropolitan Centre.

(15) ~~49. Encourage S~~ 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.

~~The All relevant overlay, Auckland-wide and zone policies are as listed in the underlying Mixed Housing Urban zone, Mixed Housing Suburban zone, Neighbourhood Centre zone and Auckland-wide rules apply in this precinct in addition to those specified above below:~~

6.31 Hingaia 1

The activities, controls and assessment criteria in the underlying Mixed Housing Urban zone, Mixed Housing Suburban zone, Neighbourhood Centre and Auckland-wide rules apply in the Hingaia 1 precinct unless otherwise specified.

For the purposes of this precinct the definition of "Integrated Residential Development" applies with the following modification:

~~"Residential development on sites more than 800m² 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 in the Integrated Residential Development. The maximum density land use controls do not apply to Integrated Residential Development."~~

1444.4.1 Activity Tables

All relevant overlay activity tables apply unless otherwise specified below.

~~Activities Tables E38.4.1, E38.4.2 and E38.4.3 do not apply unless specified in Table 1444.4.2.~~

The activities in the ~~All other relevant Auckland-wide rules, Mixed Housing Urban zone, and Mixed Housing Suburban zone and zone activity tables~~ apply in the Hingaia 1 precinct unless otherwise specified the activity is listed in the a ~~Activity Table 1444.4.1 table~~ below.

Table 1444.4.1 specifies the activity status of land use and development activities in the Hingaia 1 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Commented [A36]: Theme 22. A policy enforcing VAR rules was not previously included. The new text aligns with Policy E27.3(21)

Commented [A37]: Theme 16.

Commented [A38]: Theme 6.

Commented [A39]: Theme 16. These items are more appropriately covered in H12.3, especially (15) and (17)

Commented [A40]: Theme 17.

Commented [A41]: Theme 16.

Commented [A42]: Theme 16.

Commented [A43]: Themes 2 and 16.

Commented [C2344]: Changes to Table 1444.4.2 result in these tables applying again.

Table I444.4.2 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 I444.4.1 Residential Activity Table 1 – Land use activities Hingaia 1 Precinct

Activity	Activity Status	Standards to be complied with
Transport		
(A1) Construction or use of a vehicle crossing		E27.6.4.1. Vehicle access restrictions; E27.6.4.2. Width and number of vehicle crossings; The relevant standards in section E27.6; Standard I444.6.1.7 Vehicle access restrictions – Cycle facilities
Residential		
(A2) Residential activities (including dwellings) not provided for below		The underlying zone standards applying to that activity; Standard I444.6.1.4 Fences and walls adjoining reserves
(A23) Up to two or three dwellings per site where the site area per dwelling is less than 400 m ² 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	RDP	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 H4.6.11 Outlook space; Standard H4.6.12 Daylight; Standard H4.6.13 Outdoor living space; Standard H4.6.14 Front, side and rear fences and walls; Standard H4.6.15 Minimum dwelling size; Standard I444.6.1.1 Maximum impervious areas for higher density development; Standard I444.6.1.2. Building coverage for higher density development; Standard I444.6.1.3. Landscaped area for higher density development; Standard I444.6.1.4 Fences and walls adjoining reserves
(A4) Four or more dwellings per site where the site area per dwelling is less than 400 m ² 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 I444.6.1.4 Fences and walls adjoining reserves
(A35) Up to three dwellings on a per front site where the site area per dwelling is less than 400 m ² in area in the Residential – Mixed Housing Urban zone	P	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; 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 I444.6.1.1

Commented [A45]: Theme 16.

Commented [C2346]: In response to AT RFI

Commented [A47]: Themes 16 and 22.

Commented [A48]: Theme 10.

Commented [C2349]: Rule from below relocated to clarify that the zone rules continue to apply. Expanded to cover all residential activities.

Commented [C2350]: Allows for two or three dwellings to use higher coverages but requires RDA consent (as per operative rules)

Commented [A51]: Theme 2.

Commented [A52]: Theme 2.

Commented [C2353]: Rule from below relocated to group rules by zone than by dwelling numbers

Commented [C2354]: Revised Theme 3

			Maximum impervious areas for higher density development; Standard I444.6.1.2. Building coverage for higher density development; Standard I444.6.1.3. Landscaped area for higher density development; Standard I444.6.1.4 Fences and walls adjoining reserves; Standard I444.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone
(A4)	Four or more dwellings per site where the site area per dwelling is less than 400 m ² 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; Standard I444.6.1.4 Fences and walls adjoining reserves
(A6)	Two or three dwellings per site where the site area per dwelling is less than 400 m ² 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 I444.6.1.4 Fences and walls adjoining reserves; Standard I444.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone
(A57)	Four or more dwellings per site where the site area per dwelling is less than 400 m ² in the Residential – Mixed Housing Urban zone	RD	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard I444.6.1.4 Fences and walls adjoining reserves; Standard I444.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone
(A6)	Dwellings not provided for above		The underlying zone standards applying to that activity; Standard I444.6.1.4 Fences and walls adjoining reserves
(A78)	Integrated Residential Development on front sites 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
(A89)	Integrated Residential Development in the Residential – Mixed Housing Urban zone	RD	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard I444.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone
Dwelling(s) on sites that adjoin the coast and/or esplanade reserve and that have a net site area of 600m ² or less		RD	

Commented [A55]: Theme 2.

Commented [C2356]: Revised Theme 3.

Commented [C2357]: Moved above

Commented [A59]: Theme 2.

Commented [C2360]: Permitted use of the higher coverages for two or three dwellings now an RD, more in line with the operative IRD provisions.

Commented [C2361]: Revised Theme 3

Commented [C2358]: Allows for activities that are permitted in the underlying zone to continue to be permitted (e.g. one dwelling that complies with all zone standards).

Commented [A62]: Theme 2.

Commented [C2363]: Revised Theme 3.

Commented [C2364]: Moved above

Commented [A65]: Themes 2 and 16.

Commented [A66]: Themes 2 and 16.

Commented [C2367]: Revised Theme 3

Commented [A68]: Theme 9.

Commerce

(A9)	Restaurants and cafes up to 100 m ² gross floor area per site on sites adjoining an existing or proposed esplanade reserve in the Residential – Mixed Housing Urban zone in Sub-precinct D	RD	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.15 Front, side and rear fences and walls
(A10)	Show homes in the Residential – Mixed Housing Urban zone	P	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; 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 I444.6.1.1 Maximum impervious areas for higher density development; Standard I444.6.1.2. Building coverage for higher density development; Standard I444.6.1.3. Landscaped area for higher density development; Standard I444.6.1.4 Fences and walls adjoining reserves; Standard I444.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone; Standard I444.6.1.6 Show homes in the Residential – Mixed Housing Urban zone

Commented [C2369]: Theme 7 being deleted

Commented [A70]: Themes 2 and 16.

Commented [A71]: Theme 8.

Commented [C2372]: Revised Theme 3

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	
(A13)	New buildings and additions to buildings in the Residential – Mixed Housing Suburban zone which do not comply with H4.6.5 Height in relation to boundary but comply with H4.6.6 Alternative height in relation to boundary	The same activity status and standards as applies in the underlying zone	
(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 I444.6.1.5 Height in relation to boundary in the Residential – Mixed Housing	P	H5.6.6 Alternative height in relation to boundary Standard I444.6.1.5 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

Commented [A73]: Theme 2. Ensures that the correct standards are complied with.

Commented [A74]: Theme 2. Ensures that the correct standards are complied with.

Commented [C2375]: Still retained for clarification purposes. Can be deleted if considered necessary.

	Urban ZoneH5.6.6 Alternative height in relation to boundary in relation to side boundaries only		required for side boundaries but is required for rear boundaries.
(A15)	New buildings and additions to buildings in the Residential – Mixed Housing Urban zone which do not comply with Standard I444.6.1.5 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 I444.6.1.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone is not required.
(A15)	New buildings and additions to buildings in the Residential – Mixed Housing Urban zone which do not comply with H5.6.5 Height in relation to boundary but comply with H5.6.6 Alternative height in relation to boundary not provided for above	The same activity status and standards as applies in the underlying zone	
(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	
(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 I444.6.1.1 Maximum impervious areas for higher density development; Standard I444.6.1.3. Landscaped area for higher density development; Standard I444.6.1.4 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 I444.6.1.4 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 I444.6.1.1 Maximum impervious areas for higher density development; Standard I444.6.1.3. Landscaped area for higher density development; Standard I444.6.1.4 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 I444.6.1.4 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 I444.6.1.4 Fences and walls adjoining reserves

Commented [C2376]: Revised Theme 3. Allows for permitted use of AHIRB for buildings in the MHU zone not listed in the precinct activity table (e.g. single dwellings on sites over 400 m²)

Commented [C2377]: Revised Theme 3. Allows for further use of the alternative height in relation to boundary that does not strictly comply with Standard I444.6.1.7(3).

Commented [C2378]: Deleted as no longer relevant under revised Theme 3.

Commented [A79]: Theme 2. Ensures that the correct precinct standards are complied with.

Commented [A80]: Theme 13. Ensures that the correct and relevant standards are complied with.

Commented [A81]: Theme 13. Ensures that the correct and relevant standards are complied with.

Commented [A82]: Theme 13. Ensures that the correct and relevant standards are complied with.

Commented [A83]: Theme 13. Ensures that the correct and relevant standards are complied with.

Commented [A84]: Theme 13. Ensures that the correct and relevant standards are complied with.

Neighbourhood Centre Zone Activity Table

The activities in the Auckland-wide rule and the Neighbourhood Centre zone apply to the Hingaia 1 precinct unless otherwise specified in the activity table below.

Activity	Activity Status
Retail Individual retail tenancies not exceeding 450m ² (gross floor area)	P
Individual retail tenancies exceeding 450m ² (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 1,000m ²	NC

Commented [A85]: Theme 16. Activity status is the same in the underlying zone.

Commented [A86]: Theme 16. Activity status is the same in the underlying zone.

Commented [A87]: Theme 6.

Table I444.4.25.1 Activity Table – Subdivision activities

The Activity Table 1 – General and Activity Table 2 – Residential Zones in Part 3, Chapter H Section 5 of the Unitary Plan, and related controls, apply to the Hingaia 1 precinct, except as otherwise specified in Table 3 below.

Activity Table 3 – Hingaia 1 Precinct

Subdivision Activity	Activity Status	Standards to be complied with
(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 s for specific purposes listed in Table E38.4.1(A1) to (A6).	RD	The relevant Auckland-wide standards in sections E38.6 to E38.10; Standard I444.6.2.1 Precinct Plan; I444.6.2.3 Riparian Margins; General standards for subdivision; the relevant standards in section E38.7 Standards for specific purposes.
(A23) Subdivision in accordance with an approved land use resource consent that complies with Standard E38.8.2.1 (for residential zones), Standard E38.9.2.1 (for business zones) or Standard E38.10.1.1 (for open space zones)	RD	The standards in section E38.6 General standards for subdivision; Standard I444.6.2.5 Stormwater Management
(A24) Subdivision around existing buildings and development that complies with Standard E38.8.2.2 (for residential zones), Standard E38.9.2.2 (for business zones) or Standard E38.10.1.2 (for open space zones)	RD	The standards in section E38.6 General standards for subdivision; Standard I444.6.2.5 Stormwater Management
(A25) Vacant sites subdivision that creates an allotment 4 ha or greater in area	P	The standards in section E38.6 General standards for subdivision; Standard I444.6.2.1 Precinct Plan
(A2623) Vacant sites subdivision that creates an allotment less than 4 ha in area in a residential zone.	RD	The standards in section E38.6 General standards for subdivision; the standards in section E38.8.1 General standards in residential zones; Standard I444.6.2.1 Precinct Plan; Standard I444.6.2.2 Vacant

Commented [C2388]: All precinct subdivision standards included, with applicability instead specified in each standard

Commented [C2389]: Increased in scope to cover all subdivisions in the underlying activity tables.

Commented [C2390]: Reliance instead on Auckland-wide rule, plus activity above to apply additional precinct standards

Commented [C2391]: Reliance instead on Auckland-wide rule, plus activity above to apply additional precinct standards

Commented [C2392]: Relevance of standards and matters of discretion to lots over 4 ha instead specified in those sections.

Commented [C2393]: Reflecting the change above

			Sites Subdivision in Residential Zones: Standard I444.6.2.3 Riparian Margins
(A27)	Vacant sites subdivision that creates an allotment less than 4 ha in area in a business zone.	RD	The standards in section E38.6 General standards for subdivision; the standards in section E38.9.1 General standards for business zones; Standard I444.6.2.4 Precinct Plan; Standard I444.6.2.5 Stormwater Management
(A28)	Any subdivision that vests a road in Council	RD	The standards applying to other relevant subdivision activity/ies listed above; Standard E38.7.3.2 Subdivision establishing an esplanade reserve; Standard I444.6.2.4 Riparian Margins
(A29)	Any subdivision listed above that creates an allotment less than 4 ha in area which contains or adjoins the coast or a stream	RD	The standards applying to other relevant subdivision activity/ies listed above; Standard E38.7.3.2 Subdivision establishing an esplanade reserve; Standard I444.6.2.4 Riparian Margins
(A30)	Any subdivision listed above that creates an allotment less than 4 ha in area which is within the 1 per cent annual exceedance probability floodplain.	RD	The standards applying to other relevant subdivision activity/ies listed above; Standard E38.7.3.3. Subdivision of a site within the one per cent annual exceedance probability floodplain
(A31)	Any subdivision listed above that creates an allotment less than 4 ha in area which is within any of the following natural hazard areas: — coastal erosion hazard area; or • coastal storm inundation 1 per cent annual exceedance probability (AEP) area	RD	The standards applying to other relevant subdivision activity/ies listed above; Standard E38.7.3.4. Subdivision of land in the coastal erosion hazard area or the coastal storm inundation 1 per cent annual exceedance probability (AEP) area
(A32)	Any subdivision listed above that creates an allotment less than 4 ha in area which is within any of the following natural hazard areas: — coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area; or • land which may be subject to land instability.	RD	The standards applying to other relevant subdivision activity/ies listed above
(A3224)	Any subdivision listed above that does not meet any of the standards to be complied with listed in this table for the relevant subdivision activity/ies	D	
Vacant lot subdivision in accordance with the Hingaia 1 precinct plan	RD		
Vacant lot subdivision not in accordance with the Hingaia 1 precinct plan	D		
Vacant lot subdivision adjoining the coast and/or esplanade reserve of 600m² net site area or more	RD		
Vacant lot subdivision adjoining the coast and/or esplanade reserve of less than 600m² net site area	NC		

Commented [C2394]: Reliance instead on Auckland-wide rule, plus activity above to apply additional precinct standards.

Commented [C2395]: Rule deleted in full. Reliance on Auckland-wide provisions instead

Commented [C2396]: Reliance instead on Auckland-wide rule, plus activity above to apply additional precinct standards

Commented [C2397]: Reliance instead on Auckland-wide rule, plus exemptions for lots over 4 ha specified in the sections for standards and matters of discretion

Commented [C2398]: Reliance instead on Auckland-wide rule, plus exemptions for lots over 4 ha specified in the sections for standards and matters of discretion

Commented [C2399]: Reliance instead on Auckland-wide rule, plus exemptions for lots over 4 ha specified in the sections for standards and matters of discretion

Commented [A100]: Compliance with the precinct plan provided for as Standard I444.6.2.1 Precinct Plan, which provides clear expectations of what elements need to be provided for, supplemented by the matters of discretion and assessment criteria for the level of consistency with the precinct plan.

Commented [A101]: Replaced by "Any subdivision listed above that does not meet any of the standards to be complied with."

Commented [A102]: Theme 9.

Commented [A103]: Theme 9.

Subdivision of sites in accordance with an approved (or concurrent) land use consent, resulting in sites less than 600m² net site area adjoining an existing or proposed esplanade reserve

RD

Commented [A104]: Theme 9.

1444.5. 2. Notification

- (1) Any application for resource consent for an activity listed in Table 1444.4.1 or Table 1444.4.2 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).

1. The notification provisions for sub-precincts A and C outlined in Chapter G.2.4 and Chapter I.1.2 apply.

Commented [A105]: Theme 12 and 16.

2. Subdivision and resource consent applications for urban development within 37m of the centerline of a National Grid transmission line, or over underground Counties Power electricity lines, or adjoining the southern motorway in sub-precincts B, C or D will be notified on a limited basis to Transpower, the New Zealand Transport Agency and/or Counties Power if written approval from these parties is not included with the resource consent application.

Commented [A106]: Themes 12, 16 and 18.

3. Subdivision and resource consent applications that do not meet the minimum berm width adjacent to the road boundary shown in the figures referenced in Activity Table 4, and/or where planting is proposed on berms accommodating services, will be notified on a limited basis to Counties Power if written approval from this party is not included with the resource consent application.

Commented [A107]: Theme 12 and 23.

4. 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 section 95A(4) of the RMA that make notification desirable.

Commented [A108]: Theme 12 and 16.

Land Use Controls – All Zones

A. 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 (a) relative affordable or (b) 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 6.31.4 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.

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 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.

C. 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 B.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 clause 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, 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 B.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 to be met for 3 years from the date of transfer to the first eligible purchaser.

D. 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 the Housing New Zealand Corporation. This rule does not apply to Retirement Villages which are dealt with by rule E below.

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 to be sold at the price point outlined in clause 4 above.

E. 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 timeframe it must continue to meet the required price point set out below in clause (i) below:

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.

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.

Commented [A109]: Theme 19.

Neighbourhood Centre Zone Activity Table

The activities in the Auckland-wide rule and the Neighbourhood Centre zone apply to the Hingaia 1 precinct unless otherwise specified in the activity table below

Commented [A110]: Relocated in accordance with Theme 16. Refer to annotations above.

Activity	Activity Status
Retail	
Individual retail tenancies not exceeding 450m ² (gross floor area)	P
Individual retail tenancies exceeding 450m ² (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 1,000m ²	NC

2. Notification

1. The notification provisions for sub-precincts A and C outlined in Chapter G.2.4 and Chapter I.1.2 apply.

2. Subdivision and resource consent applications for urban development within 37m of the centerline of a National Grid transmission line, or over underground Counties Power electricity lines, or adjoining the southern motorway in sub-precincts B, C or D will be notified on a limited basis to Transpower, the New Zealand Transport Agency and/or Counties Power if written approval from those parties is not included with the resource consent application.

3. Subdivision and resource consent applications that do not meet the minimum berm width adjacent to the road boundary shown in the figures referenced in Activity Table 4, and/or where planting is

~~proposed on terms accommodating services, will be notified on a limited basis to Counties Power if written approval from this party is not included with the resource consent application.~~

~~4. 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 section 95A(4) of the RMA that make notification desirable.~~

1444.6. Standards

1444.6.1. 3. Land use standardscontrols

The land use controls in the Mixed Housing Urban zone, Mixed Housing Suburban and Neighbourhood Centre zone apply to the Hingaia 1 precinct.

4. Development controls

Land use activities listed in Table 1444.4.1 Activity Table – Land use activities must comply with the standards listed in the column in Table 1444.4.1 called Standards to be complied with, including the relevant overlay, Auckland-wide and zone standards, if listed, ~~except that:~~ The development controls in the Mixed Housing Urban zone, Mixed Housing Suburban and Neighbourhood Centre zone apply to the Hingaia 1 precinct subject to any additional or more permissive rules provided below. For the avoidance of any doubt, where the same development control is provided in the underlying zoning and in this section, the more permissive control will apply.

- ~~— Within Sub-precinct D, Standard H5.6.5 Height in relation to boundary, Standard H5.6.6 Alternative height in relation to boundary and Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones do not apply in relation to site boundaries that adjoin:~~
- ~~— A site vested in Council as reserve or in lieu of reserve or a site shown on an approved subdivision consent scheme plan to be vested in Council as reserve or in lieu of reserve where:~~
 - ~~— the site and any adjoining sites vested in Council as reserve or in lieu of reserve are cumulatively greater than 2,000 m² in area; and~~
 - ~~— where that part of the site in (i) is greater than 20 m in width when measured perpendicular to the shared boundary; or~~
- ~~— Part of a site subject to a land covenant that protects streams and/or wetlands where:~~
 - ~~— the covenant area is within 5 m of the site boundary;~~
 - ~~— the covenant area and any adjoining covenant areas for the purpose of protecting streams and/or wetlands are cumulatively greater than 2,000 m² in area; and~~
 - ~~— that part of the site is greater than 20 m in width when measured perpendicular to the shared boundary.~~
- ~~— Within the Business – Neighbourhood Centre Zone, Standard H12.6.3 Residential at ground floor shall only apply to dwellings that have frontage to Park Estate Road or Park Green Avenue.~~

Commented [A111]: Relocated in accordance with Theme 16. Refer to annotations above.

Commented [A112]: Theme 16.

Commented [C23113]: Relocated into new HiRB standard for the MHU zone

Commented [C23114]: Specific exemption deleted.

1444.6.1.1. 4.1 Maximum impervious areas, building coverage and landscaping 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. Integrated residential development

(1) a. The maximum impervious area must not exceed: 70 per cent of the site area.

(2) b. The maximum impervious surface 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.

Commented [A115]: Themes 2 and 16. Additions from MHU and MHS zone standards.

1444.6.1.2. 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) c. The maximum building coverage must not exceed: 50 per cent of net site area.

Commented [A116]: Themes 2 and 16. Additions from MHU and MHS zone standards.

1444.6.1.3. 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
- to provide for flexibility of built form for higher density residential development.

(1) d. The minimum landscaped area must be at least: 30 per cent of net site area.

e. At least 10 percent of the required landscaped area must be planted including at least one tree that is pB95 or larger at the time of planting.

(2) f. At least 40 percent of the front yard must comprise landscaped area of at least 40 per cent of the front yard.

Commented [A117]: Themes 2 and 16. Additions from MHU and MHS zone standards.

4.2 Dwellings fronting the street

Purpose:

To provide for flexibility of built form for higher density development

1. Integrated residential development

a. The front façade of a dwelling or dwellings on a front site must contain:

i. glazing that is cumulatively at least 20 percent of the area of the front façade (excluding the garage door)

ii. a main entrance way that is visible from the street.

Commented [A118]: Theme 20.

4.3 Maximum building length

Purpose:

To manage the length of buildings along side boundaries and the separation between buildings on the same site, to integrate them visually with the surrounding neighbourhood

1. Integrated residential development

a. Where any part of a building is within 5m of a side boundary, the maximum length of the building along the side boundary is to be 20m, after which there must be a separation of at least 5m along the same boundary to any other building on the same site.

Commented [A119]: Theme 20.

4.4 Fencing

Purpose:

To ensure a safe and inviting streetscape for pedestrians

1. Where there is no separation between the lot and the adjacent footpath, fencing located within 0.6m of the front boundary must not exceed 1.2m in height and be 50 percent visually permeable (i.e. with 50 percent material spaced evenly across the width of the fence).

Commented [A120]: Theme 4.

4.5 On-site Stormwater Management – new impervious surfaces

1. In catchments draining to intermittent or permanent streams (as indicated on Hingaia 1 – Precinct Map) all new impervious surfaces of 50m² and over are to be designed to achieve the following:

a. Provide retention (volume reduction) of at least 5mm of run-off 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 all other catchments (catchments draining to the coast) all new impervious surfaces of 50m² and over are to be designed to achieve the following:

a. Provide retention (volume reduction) of at least 5mm of runoff depth for the impervious area, alternatively the equivalent of the retention component can be met by filtration devices or a first flush diverter.

3. Stormwater run-off must be directed to an on-site device designed and sized to accommodate stormwater runoff from the areas described in clause 1 and 2 above.

4. 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 (a), the rainwater tank must be dual plumbed to non-potable uses such as the toilet as a minimum.

5. 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.

Commented [A121]: Theme 25.

4.6 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 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 a dwelling.

3. The garage door must be set back at least 5m from the site frontage.

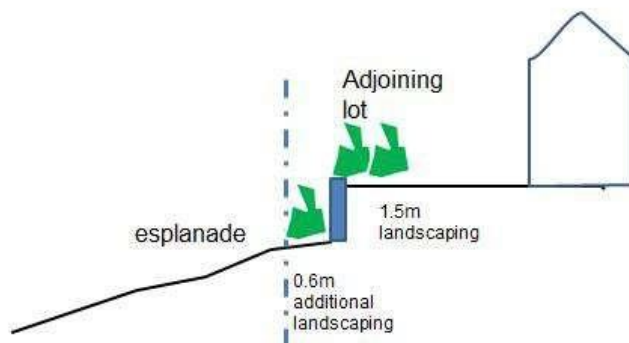
Commented [A122]: Theme 20.

4.7 Landscaping for Coastal Retaining Walls

Purpose:

To soften the visual impact of retaining walls from the esplanade reserve

1. 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 figure below.



1444.6.1.4. Fences and walls adjoining reserves

Purpose: to enable fences and walls to be constructed on or adjacent to a site boundary adjoining a reserve vested or to be vested in Council to be a sufficient height to:

- provide privacy for dwellings while enabling opportunities for passive surveillance of the adjoining reserve; and
- minimise visual dominance effects to the adjoining reserve;

(1) Where a site has a boundary that adjoins either a site that is vested in Council as a local purpose (esplanade) reserve or part of a site that is shown on an approved subdivision consent scheme plan as to be vested in Council as a local purpose (esplanade) reserve, 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 either a site that is vested in Council as a reserve or in lieu of reserves, part of a site that is shown on an approved subdivision consent scheme plan as to be vested in Council as a reserve or in lieu of reserves or a site or part of a site in 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 that Standard I444.6.1.4(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.

I444.6.1.5. 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 I444.6.1.5.1 Height in relation to boundary below.

Commented [A123]: Theme 10.

Commented [C23124]: Revised Theme 3.

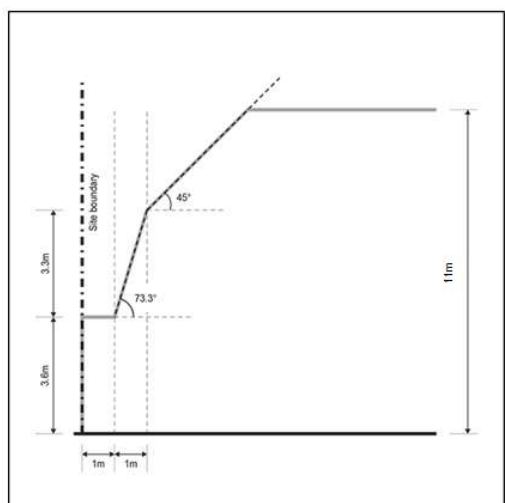
Commented [C23125]: The purpose of Standard H5.6.5

Commented [C23126]: The purpose of Standard H5.6.6

The diagram shows a site boundary with a vertical section of 3m, a horizontal section of 1m labeled 'side/rear yard', and a diagonal section at a 45-degree angle. The total height of the site is 11m. A dashed line indicates the continuation of the diagonal segment.

Commented [C23127]: Based on Standard H5.6.5(1)

- Figure I444.6.1.5.2 Alternative Height in relation to boundary**



Commented [C23128]: Based on Standard H5.6.6(2)

(4) Standard I444.6.1.5(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 I444.6.1.5(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 I444.6.1.5(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.

(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 I444.6.1.5(1).

(h) Those parts of the building that would not comply with Standard I444.6.1.5(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 I444.6.1.5(1) and I444.6.1.5(3) above do not apply to a boundary or part of a boundary adjoining any of the following sites:

(a) Any site in the Business – Neighbourhood Centre Zone;

(b) 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 that are greater than 2,000 m² in area, subject to the following:

(i) the site is greater than 20 m in width when measured perpendicular to the shared boundary; and

Commented [C23129]: Permitted standard requirements based on the assessment criteria in H5.8.1(5).

Commented [C23130]: Based on H5.8.2(5)(a). There is no adaption of H5.8.2(5)(b), as that would remain resource assessment by Council for buildings that do not meet this shading standard.

Commented [C23131]: An adaption of H5.8.2(5)(c)(i), based on operative Development Control 4.2(1)(a)(i) (and also Drury 1 Precinct Development Control 4.9(1)(a) of the and Flat Bush Sub-precinct C Development Control 3.12(1)(a)).

Commented [C23132]: An adaption of H5.8.2(5)(c)(ii), corresponding with Standard H5.6.11(2), but more restrictive than Standard I444.6.1.3(2) (which is an adaption of operative Development Control 4.1(1)(f)).

Commented [C23133]: An adaption of H5.8.1(5)(c)(iii), based on operative Development Control 4.2(1)(a)(ii) (and also Drury 1 Precinct Development Control 4.9(1)(b) of the and Flat Bush Sub-precinct C Development Control 3.12(1)(b)).

Commented [C23134]: A further adaption of H5.8.1(5)(c)(iii).

Commented [C23135]: An adaption of H5.8.1(5)(c)(iv), based on operative Development Control 4.6 (and also Drury 1 Precinct Development Control 4.11(1) of the and Flat Bush Sub-precinct C Development Control 3.15(1)).

Commented [C23136]: An adaption of H5.8.2(5)(d).

Commented [C23137]: Window restrictions based on Standard I412.3.1.3(1)(d)(iii) and Flat Bush Sub-precinct C Development Control 3.1(d)(ii).

- (ii) 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.
- (c) A site vested in Council as reserve or in lieu of reserve or a site shown on an approved subdivision consent scheme plan to be vested in Council as reserve or in lieu of reserve where:
- (i) the site and any adjoining sites vested in Council as reserve or in lieu of reserve are cumulatively greater than 2,000 m² in area; and
- (ii) where that part of the site in (i) is greater than 20 m in width when measured perpendicular to the shared boundary; or
- (d) Part of a site subject to a land covenant that protects streams and/or wetlands where:
- (i) the covenant area is within 5 m of the site boundary;
- (ii) the covenant area and any adjoining covenant areas for the purpose of protecting streams and/or wetlands are cumulatively greater than 2,000 m² in area; and
- (iii) that part of the site is greater than 20 m in width when measured perpendicular to the shared boundary.
- (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 – Mixed Housing Suburban Zone; or
- (b) 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 I444.6.1.5(5)(b) above.
- (7) Standards I444.6.1.5(1), I444.6.1.5(3) and I444.6.1.5(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.
- (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 I444.6.1.5(1), I444.6.1.5(3) or I444.6.1.5(6) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (9) A gable end, former or roof may project beyond the applicable recession plane in Standard I444.6.1.5(1), I444.6.1.5(3) or I444.6.1.5(7) 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 Figure I444.6.1.5.3 Exceptions for gable ends, dormers and roof projections and dormers below

Commented [C23138]: Based on Standards H5.6.5(2) and H5.6.6(3). The only business zone in the Hingaia 1 Precinct is NC. All open space zones are listed as Council regularly performs plan changes to zone vested land in these zones. (b) may not be necessary as this exemption would almost always also be covered by (c) below.

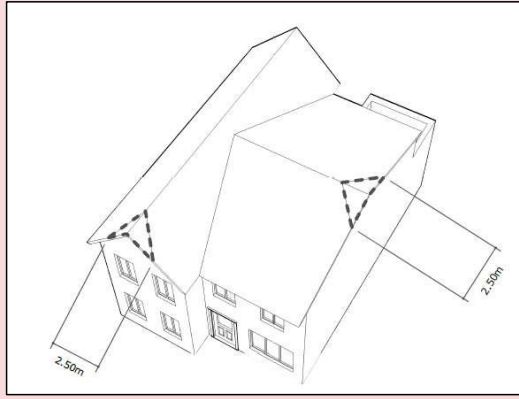
Commented [C23139]: Moved from exceptions to the underlying zone standards listed in section I444.6.1.

Commented [C23140]: Based on Standard H5.6.7. The only lower intensity residential zone in the Hingaia 1 Precinct is MHS. All open space zones are listed as Council regularly performs plan changes to zone vested land in these zones.

Commented [C23141]: Based on Standards H5.6.5(3) and H5.6.6(4).

Commented [C23142]: Based on Standards H5.6.5(4), H5.6.6(5) and H5.6.7(3).

Figure I444.6.1.5.3 Exceptions for gable ends, dormers and roof projections and dormers



(10) No more than two gable end, dormer or roof projections enabled under I444.6.1.5(10) above are allowed for every 6 m length of site boundary.

(11) The recession planes in Standards I444.6.1.5(1), I444.6.1.5(3) and I444.6.1.5(7) do not apply to existing or proposed internal boundaries within a site.

I444.6.1.6. Show homes in the Residential – Mixed Housing Urban zone

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 be treated as a dwelling for the purpose of compliance with all other standards listed in the column in Table I444.4.1 called Standards to be complied with.
- (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.

I444.6.1.7. 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 I444.10.1. 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 I444.6.1.7(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

Commented [C23143]: Based on Standards H5.6.5(5), H5.6.6(6) and H5.6.7(4).

Commented [C23144]: Based on Standards H5.6.5(6) and H5.6.6(7).

Commented [C23145]: Based on Standards H5.6.5(7) and H5.6.6(8).

Commented [A146]: Theme 8.

(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.

Commented [A147]: Theme 22.

1444.6.2. 5. Subdivision standardscontrols

5.1 Activity Table

The Activity Table 1 — General and Activity Table 2 — Residential Zones in Part 3, Chapter H Section 5 of the Unitary Plan, and related controls, apply to the Hingaia 1 precinct, except as otherwise specified in Table 3 below.

Activity Table 3 — Hingaia 1 Precinct

Subdivision Activity	Activity Status
Vacant lot subdivision in accordance with the Hingaia 1 precinct plan	RD
Vacant lot subdivision not in accordance with the Hingaia 1 precinct plan	D
Vacant lot subdivision adjoining the coast and/or esplanade reserve of 600m ² net site area or more	RD
Vacant lot subdivision adjoining the coast and/or esplanade reserve of less than 600m ² net site area	NC
Subdivision of sites in accordance with an approved (or concurrent) land use consent, resulting in sites less than 600m ² net site area adjoining an existing or proposed esplanade reserve	RD

Commented [A148]: Relocated in accordance with Theme 16. Refer to annotations above.

5.2 Development Controls

Subdivision activities listed in Table 1444.4.2 Activity Table – Subdivision must comply with the standards listed in the column in Table 1444.4.2 called Standards to be complied with, including the relevant overlay and Auckland-wide standards, if listed, except that the following standards do not apply to any proposed allotment 4 ha or greater in area:

- (1) E38.6.1. Site size and shape;
- (2) E38.6.6. Existing vegetation on the site;
- (3) E38.7.3.1. Subdivision of a site with two or more zones or subdivision along an undefined zone boundary;
- (4) E38.7.3.3. Subdivision of a site within the one per cent annual exceedance probability floodplain;
- (5) E38.7.3.4. Subdivision of land in the coastal erosion hazard area; or the coastal storm inundation 1 per cent annual exceedance probability (AEP) area;
- (6) E38.8.1.1. Site shape factor in residential zones;
- (7) E38.8.2.5. Subdivision involving indigenous vegetation scheduled in the Significant Ecological Areas Overlay.

Commented [C23149]: Theme 14. Alternative to additional subdivision activities in the activity table.

The subdivision controls in the Hingaia 1 precinct are those listed in the Auckland-wide rules—subdivision except as specified below.

I444.6.2.1. Precinct Plan

(1) Vacant sites subdivision shall provide for the following structural elements shown on Figure I444.10.1. 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 ~~and amenity connector roads~~;

(b) Shared paths or dedicated cycle ways ~~(except that delivery of excluding the shared path along the Southern Motorway is the responsibility of NZTA)~~;

(c) Parks, in the locations shown on the precinct plan ~~or as otherwise agreed to by Auckland Council Parks~~;

(2) Where the structural elements shown on Figure I444.10.1. 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.

I444.6.2.2. 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 I444.6.2.2.1 Minimum and average net site areas for vacant sites subdivisions involving parent sites of 1 hectare or greater above.~~

1. In addition to the controls in table 1 of Chapter H Section 6.2.3, subdivision of a parent site of 1 ha 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 for the zone below, provided that the proposed minimum net site area is no less than 20 percent less of the required minimum net site areas for the relevant zone and that the average lot size is not less than:

a. 300m² net site area for the Mixed Housing Suburban Zone

2. Any lot which is 800m² or greater (and identified for future development) will be excluded from the calculation of average lot size under clause 1 above.

Table I444.6.2.2.1 Minimum and average net site areas for vacant sites subdivisions involving parent sites of 1 hectare or greater

<u>Zone</u>	<u>Minimum Net Site Area</u>	<u>Minimum Average Net Site Area</u>	<u>Maximum Average Net Site Area</u>
<u>Residential – Mixed Housing Suburban Zone</u>	240m ²	300m ²	480m ²
<u>Residential – Mixed Housing Urban Zone</u>	240m ²	300m ²	360m ²

(b) ~~The minimum average net site area calculated over the total of all sites created must comply with Table I444.6.2.2.1 Minimum and average net site areas for vacant sites subdivisions involving parent sites of 1 hectare or greater above.~~

Commented [A150]: Theme 14.

Commented [C23151]: Consequential change due to the deletion of the road cross-sections

Commented [C23152]: Changed in response to RFI item 35

Commented [C23153]: Changed in response to RFI item 35

Commented [A154]: Refer to earlier annotation. Standard introduced to provide further clarity to text previously in the subdivision activity table.

Commented [A155]: Theme 14.

Commented [C23156]: Inserted in response to RFI item 37

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 1444.6.2.2.1 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.

~~Vacant Sites Subdivision in the Business – Neighbourhood Centre Zone~~

~~Each vacant site within the Business – Neighbourhood Centre Zone must comply with the minimum net site area of 200 m².~~

~~The total number of rear sites within the Business – Neighbourhood Centre Zone must not exceed 20 per cent of the total number of sites in the Business – Neighbourhood Centre Zone.~~

5.3 Roading Standards

1. Roads must be provided in accordance with the Hingaia 1 precinct plan.

2. New roads are to be constructed to the standards contained in Table 4 for Additional Road Types.

3. New roads in sub-precinct A must be constructed in accordance with the road construction standards in figures 1 – 4 in Table 4 and the corresponding figure in the precinct figures.

4. New roads in sub-precincts B – C must be constructed in accordance with figures 1 – 3 in Table 4 and the corresponding figure in the precinct figures.

5. New roads in sub-precinct D must be constructed in accordance with figures 1, 2, 3, 5 and 6 in Table 4 and the corresponding figure in the precinct figures.

6. On Collector, Amenity Connector and Local Roads an unsealed strip of land with a minimum width of 600mm must be provided immediately adjacent to the road boundary of all lots for electricity supply infrastructure installation and maintenance.

7. In the Minor Residential Street, an easement in favour of Counties Power Limited must be provided over a strip of land with a minimum width of 700mm in all residential allotments immediately adjacent to the road boundary as outlined in Figure 4 in Table 4 and the corresponding figure in the precinct figures.

8. The unsealed strip of land required by standards 5 and 6 must be kept free of planting, fencing, buildings and structures.

9. No vehicle access to allotments adjoining a Collector or Amenity Connector road is to be provided over the combined cycle / footpath.

10. For the avoidance of doubt:

- Construction of a Minor Residential Street will require resource consent as a restricted discretionary activity;
- Private vehicle access over a combined cycle/footpath to allotments adjoining a Collector and/or Amenity Connector road will require consent as a restricted discretionary activity.

Activity Table 4 – Minimum Road Construction Standards

Commented [A157]: Theme 16. Consistent with Standard E38.8.3.1, except that the minimum average net site area of 300 m² in both MHU and MHS zones is retained from the existing precinct provisions.

Commented [A158]: Theme 16. Consistent with Standard E38.8.3.1(6).

Commented [A159]: Theme 16. Consistent with Standard E38.9.2.3.

Commented [C23160]: No longer required. Standard E38.9.2.3 will apply instead via 144.4.2(A22)

Commented [A161]: Theme 23. Table 4 is relocated to the assessment criteria section (see below).

Types of Road	Road Width	Carriageway	Footpath Width	Combined Cycle/ Footpath	Figure
Collector	21m	7.0m	1.8m (one side)	2.0m (one side)	Figure 1
Amenity Connector	18m	6.0m	1.8m (one side)	2.0m (one side)	Figure 2
Local Road	16m	6.0m	1.8m	N/A	Figure 2
Minor Street	12m	5.6m	1.8m	N/A	Figure 4
Reserve Edge Link	12m	6.0m	1.8m	N/A	Figure 5
Park Edge Road	14.7m	5.8m	1.8m	N/A	Figure 6

1444.6.2.3. 5.4 Riparian Margins

- (1) 4-Where a permanent or intermittent stream is shown on Figure 1444.10.1. 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 a perennial the stream (shown on subprecincts A-D as Indicative Intermittent Stream and Stream Buffer) (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 Council for vesting in the Council as local purpose (drainage) reserves where not required by Standard E38.7.3.2 Subdivision establishing an esplanade reserve to be vested as local purpose (esplanade) reserve.

Commented [A162]: Themes 14 and 16.

Stormwater Management

- The diversion and discharge of stormwater from future development anticipated on all proposed allotments less than 4 ha in area must be authorised in accordance with the requirements in section E8.

Note: Where the site is within an area covered by a network discharge consent held by Council, a Stormwater Management Plan must be authorised in accordance with the conditions of that consent in order for subdivision to comply with this standard.

Commented [A163]: Theme 25.

Commented [C23164]: Deleted as per the response to RFI item 39

1444.7. Assessment – controlled activities

There are no controlled activities in this precinct

Commented [A165]: Theme 16.

1444.8. 6. Assessment –of Restricted Discretionary Activities

1444.8.1. 6.1 Matters for of Discretion

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

Commented [A166]: Theme 16.

- (1) for 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;

Commented [C23167]: Inserting new RDA

Commented [A168]: Theme 16. Aligns with and cross-references H4.8.1(2).

(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 I444.6.1.1 Maximum impervious areas for higher density development;

(ii) Standard I444.6.1.2 Building coverage for higher density development;

(iii) Standard I444.6.1.3 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.

(2) for 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;

(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 I444.6.1.1 Maximum impervious areas for higher density development;

(ii) Standard I444.6.1.2 Building coverage for higher density development;

(iii) Standard I444.6.1.3 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) 4-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 I444.6.1.1 Maximum impervious areas for higher density development;

(ii) Standard I444.6.1.2 Building coverage for higher density development;

Commented [A169]: Theme 2.

Commented [C23170]: Inserting new RDA

Commented [A171]: Theme 16. Aligns with and cross-references H5.8.1(2).

Commented [A172]: Theme 2.

Commented [A173]: Theme 16. Aligns with and cross-references H4.8.1(3).

(iii) Standard I444.6.1.3 Landscaped area for higher density development;

Commented [A174]: Theme 2.

(iv) Standard I444.6.1.4 Fences and walls adjoining reserves;

Commented [A175]: Theme 10.

(v) Standard H4.6.11 Outlook space;

(vi) Standard H4.6.12 Daylight;

(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.

The Council will restrict its discretion to those matters listed under "four or more dwellings" in the Mixed Housing Suburban zone:

Commented [A176]: Theme 15.

(4) for Integrated Residential Development in the Residential – Mixed Housing Urban zone:

Commented [A177]: Theme 16. Aligns with and cross-references H5.8.1(3).

(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 I444.6.1.1 Maximum impervious areas for higher density development;

(ii) Standard I444.6.1.2 Building coverage for higher density development;

(iii) Standard I444.6.1.3 Landscaped area for higher density development;

Commented [A178]: Theme 2.

(iv) Standard I444.6.1.4 Fences and walls adjoining reserves;

Commented [A179]: Theme 10.

(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.

~~for restaurants and cafes up to 100 m² gross floor area per site on sites adjoining an existing or proposed esplanade reserve in the Residential – Mixed Housing Urban zone in Sub-precinct D;~~

~~the matters listed in H5.8.1(1);~~

~~the interface with the esplanade reserve; and~~

~~adverse cumulative effects related to the number of restaurants and cafes adjoining an existing or proposed esplanade reserve.~~

Commented [C23180]: Theme 7 being deleted.

(5) for development that does not comply with Standard I444.6.1.1 Maximum impervious areas for higher density development; Standard I444.6.1.2 Building coverage for higher density development; Standard I444.6.1.3 Landscaped area for higher density development; Standard I444.6.1.4 Fences and walls adjoining reserves; Standard I444.6.1.6 Show homes in the Residential – Mixed Housing Urban zone;

Commented [A181]: Theme 2, 8, 10, 15 (see below) and 16. Aligns with H4.8.1(4) and H5.8.1(4).

- (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;
 - (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 I444.6.1.5 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 I444.6.1.5 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.

Commented [C23182]: Revised Theme 3.

(8) ~~for construction or use of a vehicle crossing that does not comply with Standard I444.6.1.7. Vehicle access restrictions – Cycle facilities;~~

Commented [A183]: Themes 16 and 22.

(a) ~~the matters listed in E27.8.1(12).~~

~~for subdivision in accordance with an approved land use resource consent; subdivision around existing buildings and development;~~

Commented [A184]: Themes 16 and 21.

~~the matters listed in E38.12.1(6); and~~

~~any applicable on-site stormwater management requirements.~~

Commented [A185]: Theme 25.

(9) ~~for subdivision listed as a restricted discretionary activity in Activity Table I444.4.2: vacant sites subdivision that creates an allotment less than 4 ha in area in a residential zone; vacant sites subdivision that creates an allotment less than 4 ha in area in a business zone;~~

Commented [C23186]: Rule deleted – reliance on Auckland-wide provisions instead

Commented [C23187]: Changed due to changes to the activity table. Now covers all RD subdivisions in the precinct

(a) ~~the relevant matters listed in section E38.12.1(7), except that the matters listed in the following sections should not apply to proposed allotments 4 ha or greater in area:~~

(i) ~~E38.12.1(1) subdivision of a site within the one per cent annual exceedance probability floodplain;~~

(ii) ~~E38.12.1(2) subdivision of a site in the coastal storm inundation 1 per cent annual exceedance probability (AEP) area or the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1 metre sea level rise area;~~

(iii) ~~E38.12.1(3) subdivision of a site in the coastal erosion hazard area;~~

(iv) ~~E38.12.1(4) subdivision of a site subject to land instability including those areas defined in the Plan as "land which may be subject to land instability", or other unstable soils as identified through a specific site assessment;~~

(v) ~~E38.12.1(7) all other restricted discretionary activity subdivisions; and~~

(vi) ~~E38.12.1(8) subdivision involving indigenous vegetation scheduled in the Significant Ecological Areas Overlay.~~

Commented [C23188]: Theme 14

2. Subdivision in accordance with the Hingaia 1 precinct

The Council will restrict its discretion to those matters listed for subdivision under the Auckland-wide rules and the following matters:

(b) ~~a. C~~the subdivision's consistency with [Figure I444.10.1. Hingaia 1 - Precinct Plan](#)~~the Hingaia 1 precinct plan;~~

(c) ~~consistency with Standard I444.6.1.7 Vehicle access restrictions – Cycle facilities for any proposed or future vehicle crossings required to access proposed or existing allotments; and~~

Commented [A189]: Theme 22.

(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;~~

Commented [A190]: Theme 25.

Commented [C23191]: Considered necessary following deletion of rule for "any subdivision that vested a road in Council", as the stormwater management provisions otherwise only refer to on-site management

(f) ~~enabling viewshafts out to the coast.~~

Commented [C23192]: Inserted in response to Urban Design clause 23 matter 8.

~~b.Limitations on access for future lots adjoining a Collector and/or Amenity Connector road~~

Commented [A193]: Theme 22.

~~c.Shape of lots earmarked for Integrated Residential Development~~

Commented [A194]: Theme 2.

~~d.Distribution of lots earmarked for Integrated Residential Development~~

Commented [A195]: Theme 15 (also see above).

~~e.The matters for discretion outlined in Part 3, Chapter H, Section 5.4, Table 13.~~

~~— for any subdivision that vests a road in Council:~~

~~— the relevant matters listed above or in E38 Subdivision – Urban for any other elements of the proposed subdivision;~~

~~— consistency with the road locations shown on Figure I444.10.1, Hingaia 1 – Precinct Plan;~~

~~— the concept design of the road cross-sections;~~

~~— the ability for all necessary infrastructure, including network utilities, to be provided for within or adjacent to the road;~~

~~— consistency with Standard I444.6.1.6 Vehicle access restrictions – Cycle facilities;~~

~~— management of effects of stormwater from the proposed roads; and~~

~~— where an esplanade reserve is established, the matters listed in E38.12.1(5).~~

Commented [C23196]: Rule deleted – reliance on Auckland-wide provisions instead

~~— for any subdivision that creates an allotment less than 4 ha in area which contains or adjoins the coast or a stream:~~

~~— the relevant matters listed above or in E38 Subdivision – Urban for any other elements of the proposed subdivision; and~~

~~— where an esplanade reserve is established, the matters listed in E38.12.1(5).~~

Commented [C23197]: Rule deleted – reliance on Auckland-wide provisions instead

~~— for any subdivision that creates an allotment less than 4 ha in area which is subject to the 1 per cent annual exceedance probability floodplain:~~

~~— the relevant matters listed above or in E38 Subdivision – Urban for any other elements of the proposed subdivision; and~~

~~— the matters listed in E38.12.1(1).~~

Commented [C23198]: Rule deleted – reliance on Auckland-wide provisions instead

~~— for any subdivision that creates an allotment less than 4 ha in area which is subject to the coastal storm inundation 1 per cent annual exceedance probability (AEP) area or coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1 m sea level rise area:~~

~~— the relevant matters listed above or in E38 Subdivision – Urban for any other elements of the proposed subdivision; and~~

~~— the matters listed in E38.12.1(2).~~

Commented [C23199]: Rule deleted – reliance on Auckland-wide provisions instead

~~— for any subdivision that creates an allotment less than 4 ha in area which is subject to the coastal erosion hazard area:~~

~~the relevant matters listed above or in E38 Subdivision – Urban for any other elements of the proposed subdivision; and~~

~~the matters listed in E38.12.1(3).~~

~~for any subdivision for specific purposes of land which may be subject to land instability; Vacant sites subdivision that creates an allotment less than 4 ha in area which may be subject to land instability;~~

~~the relevant matters listed above or in E38 Subdivision – Urban for any other elements of the proposed subdivision; and~~

~~the matters listed in E38.12.1(4).~~

Commented [C23200]: Rule deleted – reliance on Auckland-wide provisions instead

Commented [C23201]: Rule deleted – reliance on Auckland-wide provisions instead

3. Development Control Infringements

The Council will restrict its discretion to those matters listed in Part 3, Chapter I, Section 1.11, and Part 3, Chapter G, Section 2.3 for development in the Hingaia 1 precinct

Commented [A202]: Themes 15 (see above) and 16.

I444.8.2. 6.2 Assessment Criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities from the list below.

Commented [A203]: Theme 16

For development that is a restricted discretionary activity in the Hingaia 1 precinct, the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activities in the Mixed Housing Urban zone, Mixed Housing Suburban zone and Auckland Wide Rules:

- (1) ~~for 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;~~

Commented [C23204]: Inserting new RDA

Commented [A205]: Theme 16. Aligns with and cross-references H4.8.2(2).

- (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 I444.6.1.1 Maximum impervious areas for higher density development;

(ii) Standard I444.6.1.2 Building coverage for higher density development;

(iii) Standard I444.6.1.3 Landscaped area for higher density development;

Commented [A206]: Theme 2.

(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).

(2) for 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;

Commented [C23207]: Inserting new RDA

Commented [A208]: Theme 16. Aligns with and cross-references H5.8.2(2).

(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 I444.6.1.1 Maximum impervious areas for higher density development;

(ii) Standard I444.6.1.2. Building coverage for higher density development;

(iii) Standard I444.6.1.3. Landscaped area for higher density development;

Commented [A209]: Theme 2.

(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) 1. for integrated Residential Development in the Residential – Mixed Housing Suburban zone;

Commented [A210]: Theme 16. Aligns with and cross-references H4.8.2(3).

(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 I444.6.1.1 Maximum impervious areas for higher density development;

(ii) Standard I444.6.1.2 Building coverage for higher density development;

(iii) Standard I444.6.1.3 Landscaped area for higher density development;

Commented [A211]: Theme 2.

(iv) Standard I444.6.1.4 Fences and walls adjoining reserves

Commented [A212]: Theme 10.

(v) Standard H4.6.11 Outlook space;

(vi) Standard H4.6.12 Daylight;

(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.

(b) the criteria listed in H4.8.2(3)(b) to H4.8.2(3)(k).

The Council will consider the assessment criteria applying to four or more dwellings in the underlying Mixed Housing Suburban zone.

Commented [A213]: Theme 15.

(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 I444.6.1.1 Maximum impervious areas for higher density development;

(ii) Standard I444.6.1.2. Building coverage for higher density development;

(iii) Standard I444.6.1.3. Landscaped area for higher density development;

(iv) Standard I444.6.1.4 Fences and walls adjoining reserves

(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).

~~for restaurants and cafes up to 100 m² gross floor area per site on sites adjoining an existing or proposed esplanade reserve in the Residential – Mixed Housing Urban zone in Sub-precinct D:~~

~~the criteria listed in H5.8.2(1).~~

~~the extent that the interface with the esplanade reserve:~~

~~promotes interaction between the proposed activity and the esplanade reserve, including enabling passive surveillance;~~

~~minimises visual dominance effects to users of the esplanade reserve; and~~

~~ensures that service areas are appropriately screened.~~

~~the extent that an additional restaurant or cafe adjoining an existing or proposed esplanade reserve:~~

~~is separated from existing or consented restaurants and/or cafes adjoining an existing or proposed esplanade reserve, serving a different local catchment and as part of a separate community focal point; and~~

~~would result in cumulative effects upon residential amenity and the viability of the Business – Neighbourhood Centre zone where three or more restaurants and/or cafes already exist or have obtained resource consent within Sub-precinct D.~~

(5) for development that does not comply with Standard I444.6.1.1 Maximum impervious areas for higher density development:

(a) refer Policies I444.3(3) and I444.3(4).

Commented [A214]: Theme 16. Aligns with and cross-references H5.8.2(3).

Commented [A215]: Theme 2.

Commented [A216]: Theme 10.

Commented [C23217]: Theme 7 being deleted

Commented [A218]: Themes 2, 15 (see below) and 16. Cross-references and aligns with H4.8.2(9) and H5.8.2(10).

- (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 I444.6.1.2 Building coverage for higher density development:
- (a) refer Policies I444.3(3) and I444.3(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 I444.6.1.3 Landscaped area for higher density development:
- (a) refer Policies I444.3(3) and I444.3(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 I444.6.1.4 Fences and walls adjoining reserves:
- (a) refer Policies I444.3(5) and I444.3(12).
- (9) for new buildings and additions to buildings in the Residential – Mixed Housing Urban zone which do not comply with Standard I444.6.1.5 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 I444.6.1.5 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 I444.3(3) and I444.3(4).
- (b) the criteria listed in H5.8.2(6) and H5.8.2(7).
- (11) for development that does not comply with Standard I444.6.1.6 Show homes in the Residential – Mixed Housing Urban zone:
- in the Residential – Mixed Housing Suburban zone, refer Policy H4.8.2(9).
- (a) in the Residential – Mixed Housing Urban zone, refer Policy H5.8.2(8).
- (12) for construction or use of a vehicle crossing that does not comply with Standard I444.6.1.7. Vehicle access restrictions – Cycle facilities:
- (a) the criteria listed in E27.8.2(11).
- for subdivision in accordance with an approved land use resource consent: subdivision around existing buildings and development:

Commented [A219]: Themes 2, 15 (see below) and 16. Cross-references and aligns with H4.8.2(10) and H5.8.2(11).

Commented [A220]: Themes 2, 15 (see below) and 16. Cross-references and aligns with H4.8.2(11) and H5.8.2(12).

Commented [A221]: Themes 10, 15 (see below) and 16.

Commented [C23222]: Revised Theme 3.

Commented [A223]: Themes 8, 15 (see below) and 16. Cross-references and aligns with H4.8.2(9) and H5.8.2(8).

Commented [A224]: Themes 16 and 22.

Commented [A225]: Themes 16 and 21.

~~the criteria listed in E38.12.2(6); and~~

~~whether on-going compliance with the on-site stormwater management requirements contained in any relevant Stormwater Management Plan will be achieved;~~

Commented [A226]: Theme 25.

(13) ~~for subdivision listed as a restricted discretionary activity in Activity Table I444.4.2vacant sites subdivision that creates an allotment less than 4 ha in area in a residential zone; vacant sites subdivision that creates an allotment less than 4 ha in area in a business zone;~~

Commented [C23227]: Changed due to changes to the activity table. Now covers all RD subdivisions in the precinct

(a) ~~the relevant criteria listed in section E38.12.2(7).2-Subdivision~~, except that the criteria listed in the following sections should not apply to proposed allotments 4 ha or greater in area:

(i) ~~E38.12.2(1) subdivision of a site within the one per cent annual exceedance probability floodplain;~~

(ii) ~~E38.12.2(2) subdivision of a site in the coastal storm inundation 1 per cent annual exceedance probability (AEP) area or the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1 metre sea level rise area;~~

(iii) ~~E38.12.2(3) subdivision of a site in the coastal erosion hazard area;~~

(iv) ~~E38.12.2(4) subdivision of a site subject to land instability including those areas defined in the Plan as "land which may be subject to land instability", or other unstable soils as identified through a specific site assessment;~~

(v) ~~E38.12.2(7) all other restricted discretionary activity subdivisions; and~~

(vi) ~~E38.12.2(8) subdivision involving indigenous vegetation scheduled in the Significant Ecological Areas Overlay.~~

Commented [C23228]: Theme 14

(b) ~~a-whether the structural elements shown in Figure I444.10.1. Hingaia 1 - Precinct Plan of the 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);-including:~~

~~i.Roads; and~~

~~ii.Stream Corridors~~

(c) ~~b-whether the proposed Sstaging of development promotes efficient development of the structural elements shown in Figure I444.10.1. Hingaia 1 - Precinct Planaccords with the Hingaia 1 precinct plan.~~

(d) ~~whether the subdivision e.Development~~ is consistent with the Hingaia 1 precinct objectives and policies.

(e) ~~d.whether Vehicle access to lots adjoining an existing or proposed shared path or dedicated cycle way, including where shown on Figure I444.10.1. Hingaia 1 - Precinct Plan, that portion of the Amenity Connector which has the wider of the two berms should be are provided with access by way of a rear access, or from an alternative road boundary so that infringement of Standard I444.6.1.7 Vehicle access restrictions – Cycle facilities (including future infringements by land use activities on the proposed allotments) can be avoided or minimised where possible. Where this is not practical or feasible, the layout should provide alternative solutions for access to individual properties which minimise the frequency with which the berm will be crossed by vehicles entering or exiting the properties and maximise the safety of pedestrians and cyclists.~~

~~e.Pedestrian access to an Amenity Connector from all adjoining allotments.~~

(f) ~~f.whether Con-going compliance with the on-site stormwater management solutions requirements contained in the 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.~~

~~g.The assessment criteria outlined in Part 3, Chapter H, Section 5.4.~~

~~h.Vacant front sites which are 800m² (or greater):~~

~~i.The shape and dimensions of the lot should be at least 20m wide at the frontage of the site, for at least 80% of the length of site boundaries; and~~

~~ii.The location of the lot(s) should be distributed across the proposed subdivision in clusters.~~

~~— for any subdivision that vests a road in Council:~~

~~— the relevant criteria listed above or in E38 Subdivision – Urban for any other elements of the proposed subdivision.~~

~~— whether the proposed road locations are consistent with, do not preclude or are a superior solution to the road locations shown on Figure I444.10.1. Hingaia 1 – Precinct Plan.~~

~~— the concept design of the road cross-sections:~~

~~— whether the design of proposed roads are consistent with Auckland Transport's relevant Code of Practice for roading that is in effect at the time that the application for resource consent is made;~~

~~— whether the proposed road cross-sections are designed to reflect the purpose of that road, with regard to the hierarchy shown on Figure I444.10.1. Hingaia 1 – Precinct Plan; and~~

~~— whether the proposed road cross-section design is generally consistent with the minimum road construction standards for the applicable road type specified in Table I444.8.2.1 – Minimum Road Construction Standards and as shown in Figures Figure I444.8.2.1 to Figure I444.8.2.6 below.~~

Commented [A229]: Theme 22.

Commented [A230]: Theme 25.

Commented [C23231]: Considered necessary following deletion of rule for “any subdivision that vested a road in Council”, as the stormwater management provisions otherwise only refer to on-site management

Commented [C23232]: Inserted in response to Urban Design clause 23 matter 8.

Commented [A233]: Theme 2.

Activity Table I444.8.2.14 – Minimum Road Construction Standards

Types of Road	Sub-Precinct	Road Width	Carriageway	Footpath Width	Combined Cycle / Footpath	Figure
Collector	All	21m	7.0m	1.8m (one side)	3.0m (one side)	Figure I444.8.2.4 Figure 1
Amenity Connector	All	18m	6.0m	1.8m (one side)	3.0m (one side)	Figure I444.8.2.2 Figure 2
Local Road	All	16m	6.0m	1.8m	N/A	Figure I444.8.2.3 Figure 3
Minor Street	A-only	12m	5.6m	1.8m	N/A	Figure I444.8.2.4 Figure 4
Reserve Edge Link	D-only	12m	6.0m	1.8m	N/A	Figure I444.8.2.5 Figure 5
Park Edge Road	D-only	14.7m	5.8m	1.8m	N/A	Figure I444.8.2.6 Figure 6

Figure I444.8.2.11 – Collector Road



Figure I444.8.2.22 – Amenity Connector Road



Figure I444.8.2.33 – Local Road



Figure 1444.8.2.44 – Minor Residential Road



[Figure I444.8.2.55 – Reserve Edge Link](#)

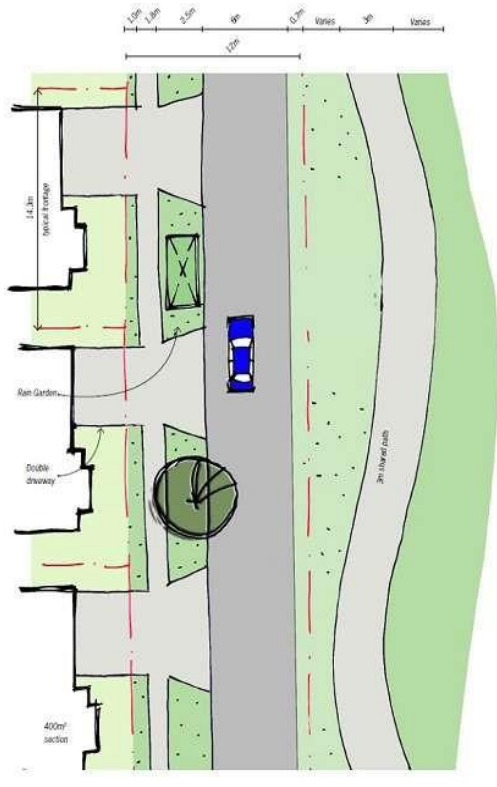
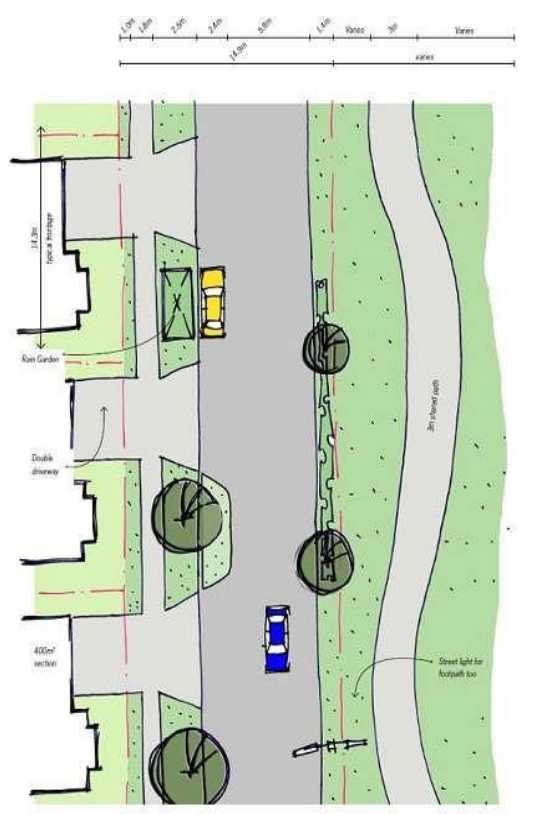


Figure I444.8.2.66 – Park Edge Road



- the ability for all necessary infrastructure, including network utilities, to be provided for within or adjacent to the road;
- whether the concept design is consistent with Auckland Council's codes of practice for infrastructure provision that are in effect at the time that the application for resource consent is made;
- where network utilities are to be located within the road corridor, whether a back berm is provided with a minimum width of 600 mm that is clear of planting and structures (other than grass and vehicle crossings);
- where network utilities are not to be located within the road and instead within private allotments, the ability for a strip of land with a minimum width of 700 mm immediately adjacent to the road boundary to be subject to an easement in favour of the network utility provider(s) and be kept free of planting, fencing, buildings and structures (other than grass and paved access to vehicle crossings);

~~— where the road contains a shared path or dedicated cycle way, whether lots with frontage to that shared path or dedicated cycle way are provided with access from an alternative road so that infringement of Standard I444.6.1.6 Vehicle access restrictions — Cycle facilities by land use activities on those allotments can be avoided or minimised;~~

~~— whether the management of stormwater runoff from the road is consistent with the requirements of any relevant Stormwater Management Plan;~~

~~— where an esplanade reserve is established, the criteria listed in E38.12.2(5);~~

~~— for any subdivision that creates an allotment less than 4 ha in area which contains or adjoins the coast or a stream:~~

~~— the relevant criteria listed above or in E38 Subdivision — Urban for any other elements of the proposed subdivision;~~

~~— where an esplanade reserve is established, the criteria listed in E38.12.2(5);~~

~~— for any subdivision that creates an allotment less than 4 ha in area which is subject to the 1 per cent annual exceedance probability floodplain:~~

~~— the relevant criteria listed above or in E38 Subdivision — Urban for any other elements of the proposed subdivision;~~

~~— the criteria listed in E38.12.2(1);~~

~~— for any subdivision that creates an allotment less than 4 ha in area which is subject to the coastal storm inundation 1 per cent annual exceedance probability (AEP) area or coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1 m sea level rise area:~~

~~— the relevant criteria listed above or in E38 Subdivision — Urban for any other elements of the proposed subdivision;~~

~~— the criteria listed in E38.12.2(2);~~

~~— for any subdivision that creates an allotment less than 4 ha in area which is subject to the coastal erosion hazard area:~~

~~— the relevant criteria listed above or in E38 Subdivision — Urban for any other elements of the proposed subdivision;~~

~~— the criteria listed in E38.12.2(3);~~

~~— for any subdivision that creates an allotment less than 4 ha in area which may be subject to land instability:~~

~~— the relevant criteria listed above or in E38 Subdivision — Urban for any other elements of the proposed subdivision;~~

~~— the criteria listed in E38.12.2(4);~~

Commented [C23234]: Rule deleted – reliance on Auckland-wide provisions instead

Commented [C23235]: Rule deleted – reliance on Auckland-wide provisions instead

Commented [C23236]: Rule deleted – reliance on Auckland-wide provisions instead

Commented [C23237]: Rule deleted – reliance on Auckland-wide provisions instead

Commented [C23238]: Rule deleted – reliance on Auckland-wide provisions instead

Commented [C23239]: Rule deleted – reliance on Auckland-wide provisions instead

3. Development Control Infringements

The Council will restrict its discretion to those matters listed in Chapter I.1.11, Chapter G.2.3, for development in the Hingaia 1 precinct.

Commented [A240]: Themes 15 (see above) and 16.

1444.9. 7. Special Information Requirements

There are no special information requirements in this section.

For Integrated Residential Development, the Special information requirements applying to four or more dwellings in the underlying Mixed Housing Suburban zone apply.

For subdivision, the relevant special information requirements in the Auckland-wide subdivision rules apply.

For subdivision that includes a Collector and/or Amenity Connector road, proposed vehicle crossings to proposed allotments adjoining these roads must be shown on the subdivision scheme plan.

Subdivision and development within 50m of the coast requires a coastal erosion and geotechnical assessment.

8. Definitions

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.

Relative affordable

Housing that is:

1. Bought by first home buyers, 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 sale and purchase agreement.
2. 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 the 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.

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 includes all taxable income as defined by the New Zealand Inland Revenue Department.

Minor Residential Street

Means a narrow street which is not anticipated to have high traffic volumes as it serves primarily as access to properties, rather than a through movement function. Such streets can be utilised only as part of a comprehensive development and not for vacant lot subdivision. If widespread use of such a street is proposed, specific traffic calming measures will need to be incorporated in the design.

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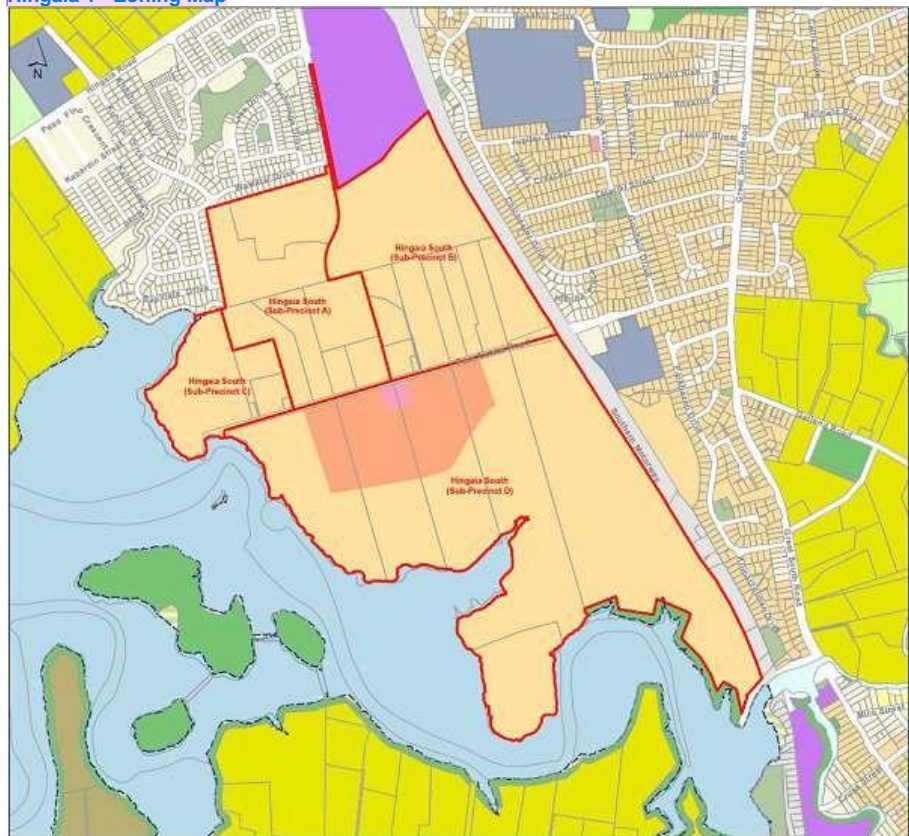
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1444.10. 9. Precinct Plans

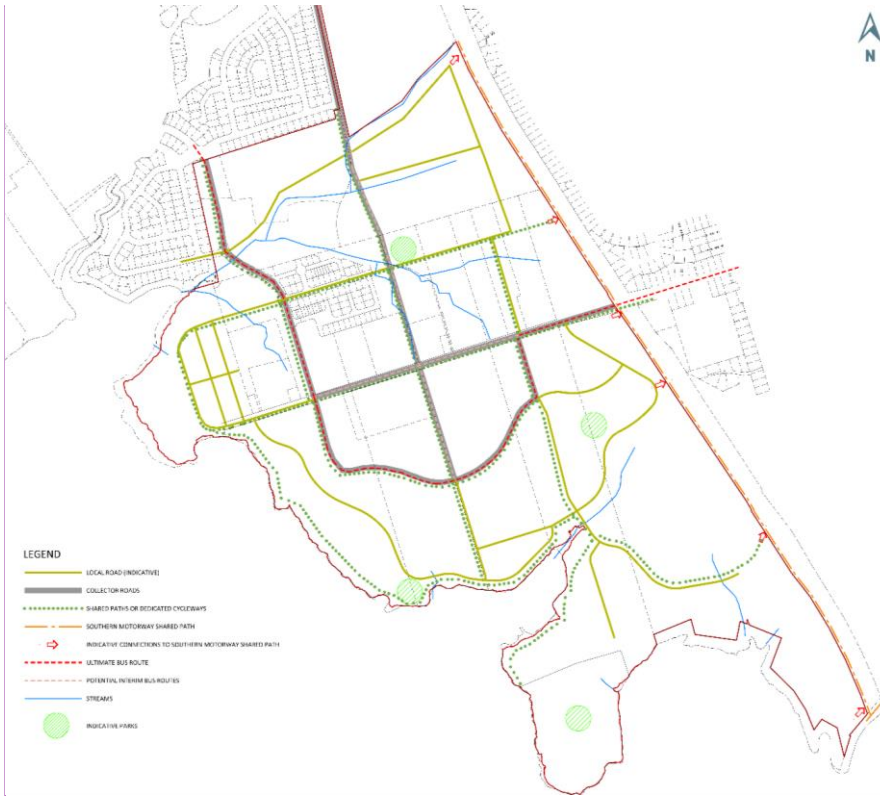
Hingaia 1 - Zoning Map

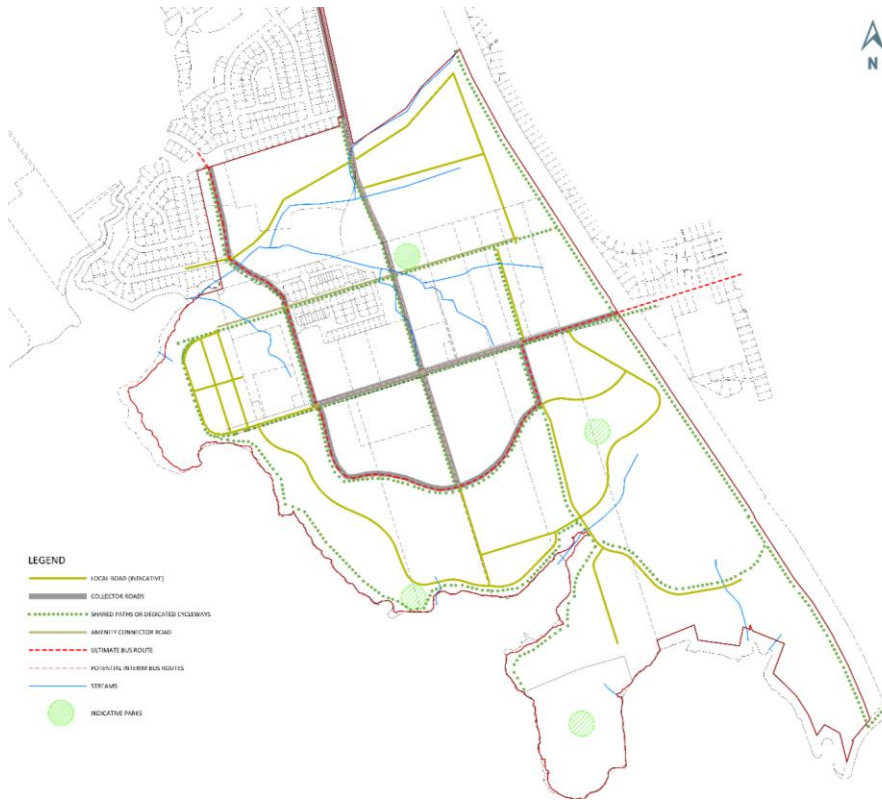


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[Figure I444.10.1](#). Hingaia 1 - Precinct [PlanMap](#)

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Commented [A249]: It is noted that the Hingaia 1 Precinct plan currently shown in the Hingaia 1 Precinct is incorrect – this was replaced by the version dated 31/03/2016, by clause 20A in January 2018.

Figure 1—Collector Road



Figure 2—Amenity Connector Road



Figure 3—Local Road

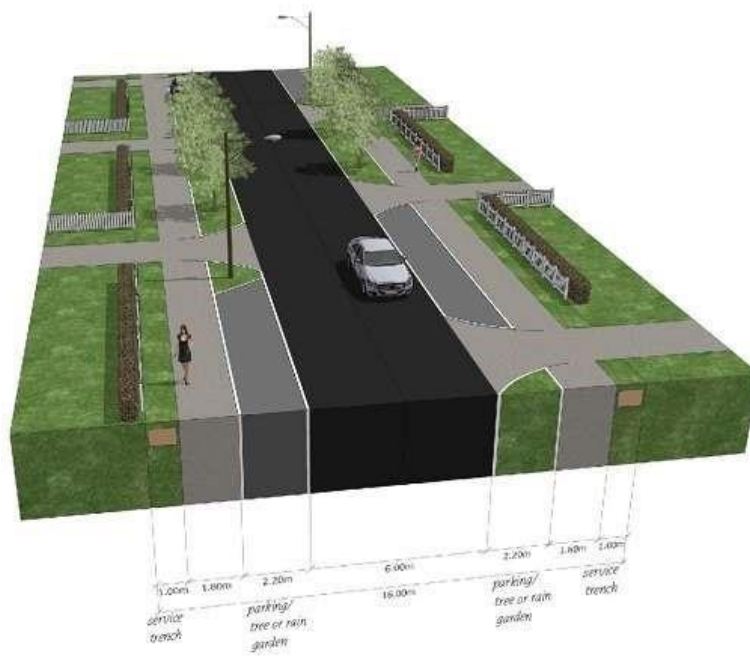


Figure 4—Minor Residential Road



Figure 5—Reserve Edge Link

