

# **PPC71: NPS-UD Removal of Car Parking Minimums – Consequential Technical Amendments**

Auckland Unitary Plan (Operative in Part)  
PPC71 and non-Schedule 1 mark-ups  
February 2022

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## **AUP – Precincts**

## **I100. Boat Building Precinct**

### **I100.1. Precinct description**

The Boat Building Precinct applies to the boat building yards at Alwick Street, Warkworth and the properties at 90, 92, 94 and 105 Rame Road, Greenhithe where long established boat building and boat repair activities continue to operate. These sites have an underlying zoning of Business – Light Industry Zone and are located directly adjacent to the coastal marine area.

The purpose of the precinct is to enable the continued operation of existing boat building, repair, maintenance, and associated activities in a manner that avoids, remedies or mitigates adverse effects on the environment, particularly the marine environment, and the amenity values of the surrounding area.

The objectives and policies of the underlying Business – Light Industry Zone are generally aligned with the purpose of the boat building precinct. However, other light industry activities are not appropriate in these locations and are therefore excluded from the Boat Building Precinct.

### **I100.2. Objectives [rcp/dp]**

- (1) Boat building, repair, maintenance and associated activities continue to be undertaken within the precinct.
- (2) The activities undertaken in the precinct do not result in adverse effects on the water quality or ecological values of the coastal marine area.
- (3) The activities undertaken in the precinct maintain the amenity values of the surrounding area.

The zone and Auckland-wide objectives apply in this precinct, in addition to those specified above, with the exception of Business – Light Industrial Objectives [H17.2\(1\)](#) and [H17.2\(2\)](#).

### **I100.3. Policies [rcp/dp]**

- (1) Enable boat building, repair, maintenance and associated activities, and avoid activities that do not have an operational need to be located in the precinct.
- (2) Manage use and development within the precinct to maintain amenity values and ensure that it is compatible with surrounding residential neighbourhoods and open space areas.
- (3) Require activities in the precinct to manage traffic volumes to avoid adverse effects on residential streets.

The Auckland-wide policies apply in this precinct in addition to those specified above. The Business – Light Industry Zone Policies do not apply, with the exception of [H17.3\(5\)](#) and [H17.3\(6\)](#).

## I100 Boat Building Precinct

### I100.4. Activity table [rcp/dp]

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

Table I100.4.1 Activity table specifies the activity status for land use, development and subdivision activities and structures in the coastal marine area and the occupation of the common marine and coastal area in the Boat Building Precinct pursuant to sections 9(3), 11, 12(1) and 12(2) of the Resource Management Act 1991.

**Table I100.4.1 Activity Table**

Activity		Activity status
<b>Use</b>		
<b>Residential</b>		
(A1)	Workers accommodation	P
(A2)	Workers accommodation that does not comply with Standards I100.6.1 to I100.6.6	D
<b>Commerce</b>		
(A3)	Marine retail	RD
<b>Industry</b>		
(A4)	Marine industry	P
(A5)	Repair and maintenance services accessory to marine industry	P
(A6)	Marine industry or repair and maintenance services accessory to marine industry that do not comply with Standards I100.6.1 to I100.6.6	D
<b>Development</b>		
(A7)	Boat launching facilities	P
(A8)	Demolition or removal of buildings	P
(A9)	Erection, addition to or alteration of buildings and accessory buildings for permitted activities	P
(A10)	Marine and port facilities	RD
(A11)	Development that does not comply with Standards I100.6.1 to I100.6.6	D
<b>Subdivision</b>		
(A12)	Subdivision creating vacant sites	D

### I100.5. Notification

- (1) Any application for resource consent for an activity listed in Table [H1.4.1](#) Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

## I100 Boat Building Precinct

- (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\(4\)](#).

### I100.6. Standards

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

All activities listed as permitted in Table I100.4.1 Activity table must comply with the following standards.

#### I100.6.1. Height

- (1) Buildings must not exceed 9m in height.

#### I100.6.2. Height in relation to boundary

- (1) No part of any building may exceed a height equal to 2.5m plus the shortest horizontal distance between that part of the building and any site boundary, where the boundary is adjacent to a residential or open space zone.

#### I100.6.3. Yards

- (1) Front, side and rear yards must be fully planted with trees, shrubs and ground cover plants within and along the full extent of the yard to provide a layered and densely planted visual buffer. Planting must include specimen trees that:
- (a) are a minimum of PB95 at the time of planting; and
  - (b) are spaced at a minimum of one every 5m along the full length of the yard.
- (2) Goods, materials, refuse or refuse containers must not be stored in a yard.
- (3) No activity other than boat building, boat maintenance or repair, boat recovery or loading or unloading of cargo must be undertaken in a yard adjoining a river.
- (4) The yard requirements in Table I100.6.3.1 Yards must be met.

**Table I100.6.3.1 Yards**

Yard	Requirement
Front	5m Yards are not required for internal roads or service lanes
Rear	7.5m where a rear boundary adjoins a residential or open space zone or a reserve vested in council
Side	7.5m where the side boundary adjoins a residential or open space zone or a reserve vested in council
Riparian yard	20m from the edge of a river where a boundary adjoins a river
Coastal protection yard	20m from the edge of the coast where a boundary adjoins the coast

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### **I100.6.4. Building coverage**

- (1) The maximum building coverage must be no more than 20 per cent of the new site area.

### **I100.6.5. Storage and screening**

- (1) Any outdoor storage or refuse disposal areas that directly face and are visible from a road, residential zone, open space zone or special purpose zone must be screened from those areas by a solid wall not less than 1.8m high.

### **I100.6.6. Subdivision**

- (1) The subdivision standards for Business – Light Industry Zone in [E38 Subdivision – Urban](#) apply in the precinct.

### **I100.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

### **I100.8. Assessment – restricted discretionary activities**

#### **I100.8.1. Matters of discretion**

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

- (1) marine retail:
  - (a) traffic and parking effects; and
  - (b) effects on amenity and existing activities.
- (2) marine and port facilities:
  - (a) construction or works methods, timing and hours of operation;
  - (b) location, extent, design and materials;
  - (c) public access, navigation and safety;
  - (d) traffic and parking effects; and
  - (e) effects on amenity and existing activities.

#### **I100.8.2. Assessment criteria**

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

- (1) construction or works methods, timing and hours of operation:
  - (a) the extent to which the construction or works methods avoid, remedy or mitigate adverse effects, on water quality and sedimentation, marine mammals, bird roosting, nesting and feeding, and recreational users of the coastal marine area; and



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- (b) whether the construction or works hours of operation are limited to minimise effects of noise and disruption on existing activities, and on nearby residential and open space areas.
- (2) location, extent, design and materials:
- (a) whether the development is of a scale, design and materials and located that it remedies or mitigates adverse effects on the coastal environment and adjacent residential and open space zoned land, particularly on the following:
    - (i) the natural character of the coastal environment and coastal processes;
    - (ii) effects on the recreational, visual, amenity and ecological values in the locality;
    - (iii) effects on historic heritage values in the locality and any landscape elements and features;
    - (iv) effects on existing activities in the coastal marine areas and on adjacent land including ongoing operational noise and lighting effects; and
    - (v) the provision of shore-based facilities including car and trailer parking, boat storage and maintenance areas, administration buildings, public toilets, boat racks, public access and esplanade reserves and urban design treatment.
- (3) public access, navigation and safety:
- (a) whether effects on existing public access arrangements should be avoided by minimising the extent and duration of work and by providing alternative access routes where practicable;
  - (b) the extent to which the proposed activity or development adversely affects navigation and safety;
  - (c) the extent to which the effects on vessel access and berthing are avoided, remedied or mitigated;
  - (d) where possible, the layout of buildings and activities should enhance public access, including pedestrian access, to the coastline, including areas of open space; and
  - (e) any loss of public access to, along and within the coastal marine area should be mitigated, including through provision of facilities such as public boat ramps, lookout platforms and alternative access.
- (4) traffic and parking:
- (a) refer to the assessment criteria in [E27 Transport](#).

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- (b) whether the proposal, including any additional vehicle movements, adversely affect the safe and efficient operation of the internal or adjacent road network, including the operation of public transport and the movement of pedestrians, cyclists and general traffic; and
  - (c) whether ~~sufficient parking are provided for workers, customers and service vehicles within the site and~~ access to the public transport network ~~have~~ **has** been considered.
- (5) effects on amenity and existing activities:
- (a) the activity should be complementary to, and not limit the primary use of the site for boat building purposes, including other marine-related activities;
  - (b) adequate provision should be made for activities with a functional requirement for a coastal location;
  - (c) the foreseeable future demand for space for activities with a functional requirement for a coastal location should be provided for without requiring reclamation;
  - (d) the activity should avoid, remedy or mitigate adverse effects on the amenity of the locality arising from use of the facility, including by controlling the design of buildings, signs, noise and hours of operation; and
  - (e) any generation of a need for parking or transport facilities should not be in conflict with the main boat building use.

Commented [A1]: Issue 3

#### **I100.9. Special information requirements**

There are no special information requirements in this precinct.

#### **I100.10. Precinct plans**

There are no precinct plans in this precinct

## **I213. Westhaven – Tamaki Herenga Waka Precinct**

### **I213.1. Precinct description**

The Westhaven – Tamaki Herenga Waka Precinct is located at the western edge of the city centre and comprises the land and coastal marine area occupied by Westhaven marina. The extent of the Westhaven – Tamaki Herenga Waka Precinct is shown on Precinct plan 1. Coordinates for the precinct boundary in the coastal marine area are shown on Precinct plan 2.

The purpose of the Westhaven – Tamaki Herenga Waka Precinct is to provide for the use and development of one of the largest marinas in the southern hemisphere. For more than 100 years, Westhaven has been a significant focus for recreational and competitive boating activities in Auckland and this remains the principal function of the precinct. Along with the Wynyard Precinct, this precinct is a hub of recreational boating, charter services, boat clubs, coastal services and the marine industry. Reflecting its principal function, the precinct provides for the operation of the marina and a limited range of supporting commercial activities.

Westhaven forms an important part of Auckland's waterfront, providing pedestrian and cycling access between the city centre and St Marys Bay. It is located adjacent to the Harbour Bridge and its southern approaches, but functions independently from the motorway infrastructure. The precinct encourages pedestrian and cycling access within the precinct to be enhanced provided such activities do not compromise the current and future function and growth of the marina.

The marina provides an important visual edge to the city centre, with low-level buildings separated by public open spaces, allowing for landscape views of the marina. Development within the Westhaven – Tamaki Herenga Waka Precinct is guided by Precinct plan 1.

The land and coastal marine area in the Westhaven – Tamaki Herenga Waka Precinct is zoned Coastal – Marina Zone.

### **I213.2. Objectives [rcp/dp]**

- (1) A world-class marina for recreational boating and water sport activities that is supported by other marine and port activities and a limited range of commercial business activities that rely on and benefit from a waterfront and marina location and contribute to the efficient operation of the marina and amenity of the waterfront.
- (2) A safe, convenient and interesting environment, which provides for and encourages pedestrian and cycling use and improves connectivity within the precinct and to adjacent areas of the city.
- (3) The efficient use and development of Westhaven marina, principally for recreational and competitive boating activities.
- (4) Adverse effects arising from activities and development are avoided, remedied or mitigated, in an integrated manner across mean high water springs.

## I213 Westhaven – Tamaki Herenga Waka Precinct

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

### I213.3. Policies [rcp/dp]

- (1) Enable the efficient operation and development of the marina by providing for activities that have a functional need to locate in or adjacent to the coastal marine area, while avoiding, mitigating or remedying any significant adverse effects across mean high water springs.
- (2) Enable the use of Westhaven Marina for a limited range of non-marina based activities provided the current and future function and growth of the marina for recreational boating and accessory activities is not compromised.
- (3) Limit maximum building height and the location of building platforms to an appropriate scale to the marina waterfront setting and maintain identified views to and from the city centre.
- (4) Encourage development and use of the marina to enhance pedestrian and cycling access to and along the city centre waterfront and adjoining residential areas to the extent that such activities do not compromise the current and future function and growth of the marina for recreational boating and accessory activities.
- (5) Public open space and ancillary buildings and structures are established to connect Westhaven Precinct to Point Erin in a manner that provides for increased opportunity for recreation and access to, along, or over the coastal marine area.
- (6) Manage the land and coastal marine area to maintain and enhance the ecology of the natural coastal environment and built environment within the precinct.

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

### I213.4. Activity table

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

Table I213.4.1 Activity table specifies the activity status for land use and development activities pursuant to section 9(3) of the Resource Management Act 1991 and the activity status for works, occupation and use in the coastal marine area pursuant to sections 12(1), 12(2), and 12(3) of the Resource Management Act 1991, including any associated discharges of contaminants or water into water pursuant to section 15 of the Resource Management Act 1991, or any combination of all of the above sections where relevant.

- (1) The activities in the Coastal – Marina Zone apply in the Westhaven – Tamaki Herenga Waka Precinct unless otherwise specified in the activity table below.
- (2) Those activities marked with \* have the listed activity status only when that activity is located on an existing coastal marine area structure (e.g. a new

building on an existing wharf). If that activity is located directly in the coastal marine area (e.g. a new wharf) a different activity status will apply.

**Resource Management (National Environmental Standards for Freshwater) Regulations 2020**

The Resource Management (National Environmental Standards for Freshwater) Regulations 2020 ('Freshwater NES') came into force on 3 September 2020. Currently, there may be duplication or conflict between specific plan rules and the Freshwater NES.

The Resource Management (National Environmental Standards for Freshwater) Regulations 2020 apply to coastal wetlands and to any part of the coastal marine area that is upstream from the mouth of a river.

If an activity provided for in rules I213.4.1 to I213.9, including any associated matters of discretion, is also regulated by the Freshwater NES, where there is conflict then the most restrictive provision will prevail.

If the Freshwater NES regulations do not apply to an activity, then the plan rules apply.

Duplication or conflict between plan rules and the Freshwater NES will be addressed in the plan as soon as practicable.

**Table I213.4.1 Activity table**

Activity		Activity status	
		CMA [rcp]	Land [dp]
<b>Works in the coastal marine area</b>			
(A1)	Maintenance or repair of a reclamation or drainage system	P	NA
(A2)	Minor reclamation for the purpose of maintaining, repairing or upgrading a reclamation	RD	NA
(A3)	Reclamation or drainage not otherwise provided for	D	NA
(A4)	Declamation	RD	RD
(A5)	Maintenance dredging	RD	NA
(A6)	Capital works dredging	RD	NA
<b>Use and activities and associated occupation</b>			
<b>Residential</b>			
(A7)	Workers accommodation	NC	P
(A8)	Dwellings, visitor accommodation, home occupations, boarding houses, retirement villages and supported residential care	NC	NC
<b>Commerce</b>			
(A9)	Maritime passenger operations, excluding freight movement and storage	P*	P

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(A10)	Marine retail	P*	P
(A11)	Food and beverage	P*	P
(A12)	Retail	P*	P
(A13)	Storage and sale of fuel and oil for vessels – maximum of 100m <sup>2</sup> gross floor area	P*	P
(A14)	Service stations, excluding storage and sale of fuel and oil for vessels – maximum of 100m <sup>2</sup> gross floor area	NC*	Pr
(A15)	Offices accessory to marine and port activities or maritime passenger operations	P*	P
(A16)	Offices that are not accessory to marine and port activities or maritime passenger operations	NC	NC
(A17)	Retail, commercial services and entertainment facilities not specified as a permitted activity	D*	NC
<b>Community</b>			
(A18)	Clubrooms for marine-related clubs	P*	P
(A19)	Educational facilities accessory to marine and port activities or maritime passenger operations	P*	P
(A20)	Community facilities and education facilities not specified as a permitted activity and healthcare facilities, care centres and emergency services	D*	D
(A21)	Hospitals and major recreation facilities	NC	NC
<b>Industry</b>			
(A22)	Marine and port activities	P	P
(A23)	Marine industry	RD*	RD
(A24)	Industrial activities not specified as a permitted or restricted discretionary activity	D*	D
(A25)	Parking accessory to permitted activities	P*	P
<b>Development</b>			
(A26)	Marine and port facilities	P*	P
(A27)	Marina berths	P	NA
(A28)	Marine and port accessory structures and services	P	P
(A29)	Demolition or removal of buildings or coastal marine area structures	P	P
(A30)	Wave attenuation devices	RD	RD

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(A31)	Observation areas, viewing platforms and boardwalks	RD	RD
(A32)	New and existing swing moorings and pile moorings including occupation of the waterspace by vessel to be moored	P	NA
(A33)	Maimai	NC	NC
(A34)	Helicopter landing areas	D	D
(A35)	Public amenities	P*	P
(A36)	Minor cosmetic alterations to a building that does not change its external design or appearance	P*	P
(A37)	New buildings and alterations and additions to buildings not otherwise provided for as permitted activities	RD*	RD
(A38)	Coastal marine area structures or buildings not otherwise provided for	D	NA
(A39)	Development that does not comply with Standards I213.6.1.1(1)-(2), I213.6.1.2(1) or I213.6.1.3(1)-(2) or Standard I213.6.1.4(1)	NC	NC
(A40)	Development that does not comply with Standard I213.6.1.8(1)	NC	NC

Commented [A1]: Non-Schedule 1

### I213.5. Notification

- (1) Any application for resource consent for an activity listed in Table I213.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

### I213.6. Standards

#### I213.6.1. Land and water use standards

The land and water use standards in the Coastal – Marina Zone apply in the Westhaven – Tamaki Herenga Waka Precinct unless otherwise specified below.

##### I213.6.1.1. Retail

- (1) The gross floor area of an individual retail tenancy must not exceed 200m<sup>2</sup>.
- (2) The total cumulative gross floor area of retail activities within the precinct must not exceed 500m<sup>2</sup>.

##### I213.6.1.2. Marine retail

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- (1) The gross floor area of a marine retail tenancy must not exceed 200m<sup>2</sup>.

**I213.6.1.3. Food and beverage**

- (1) The gross floor area of a food and beverage tenancy must not exceed 200m<sup>2</sup>.
- (2) The total cumulative gross floor area of food and beverage activities in the precinct must not exceed 500m<sup>2</sup>.
- (3) This standard does not apply to food and beverage accessory to clubrooms.

**I213.6.1.4. Parking**

- (4) ~~parking must be provided at a minimum rate of 0.5 for every marina berth.~~
- (2) Standard [E27.6.2](#) Number of parking and loading spaces does not apply.

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**I213.6.1.5. Public access**

- (1) Standard [E38.7.3.2](#) Subdivision establishing an esplanade reserve does not apply to subdivision within the Westhaven – Tamaki Herenga Waka Precinct

**I213.6.1.6. Building platforms**

Purpose: manage building location to ensure development is of a scale and form appropriate to the marina waterfront setting.

- (1) Buildings must not locate outside of the building platforms shown on Precinct plan 1.
- (2) This standard does not apply to marine and port facilities, and marine and port accessory structures and services.

**I213.6.1.7. Building height and coverage**

Purpose: limit building height and coverage to achieve Policy I213.3(3) of the Westhaven – Tamaki Herenga Waka Precinct.

- (1) Buildings on the building platforms on Precinct Plan 1 must not exceed the heights and building coverage as set out in Table I213.6.1.7.1:

**Table I213.6.1.7.1 Building height and coverage**

Building platform	Maximum building height	Maximum building coverage



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1	8m for 60% of the platform 10m for 45% of the platform	60%
2	12m	60%
3	10m	100%
4	4m for 100% of the platform 8m for the area specifically identified within the platform	100%
5	8m	100%
6	6m for 100% of the platform 8m for 50% of the platform	100%
7	12m	100%

- (2) Buildings on land must not exceed 8m in height when located outside of the building platforms shown on Precinct plan 1.
- (3) The height of buildings on land will be measured in accordance with Standard [H8.6.8 of the Business – City Centre Zone](#).
- (4) Buildings and structures in the coastal marine area must not exceed a height of 5m above mean sea level
- (5) The maximum floor area of buildings, including marine and port facilities, and marine and port accessory structures and services on land located outside of the building platforms on Precinct Plan 1 must not exceed 50m<sup>2</sup> for any one structure and a maximum total cumulative floor area of 300m<sup>2</sup> within the precinct.

**I213.6.1.8. Viewshafts**

Purpose: manage development at the north of the marina to maintain views between the marina and the Waitemata Harbour.

- (1) At least two 15m wide view shafts crossing building platform 1 generally in a north-south direction must be provided and kept free of buildings and structures from the ground level upwards.

**I213.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

**I213.8. Assessment – restricted discretionary activities**

**I213.8.1. Matters of discretion**

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

(1) declamation:

- (a) construction or works methods, timing and hours of construction works;
- (b) location, extent, design and materials used;
- (c) effects on coastal processes, ecological values, water quality and natural character;
- (d) effects on public access, navigation and safety;
- (e) effects on existing uses and activities;
- (f) consent duration; and
- (g) effects on Mana Whenua values.

(2) maintenance dredging and capital works dredging:

- (a) effects on coastal processes, ecological values and water quality;
- (b) effects on other users of the coastal marine area, navigation and safety; and
- (c) consent duration and monitoring.

(3) minor reclamation for the purpose of maintaining, repairing or upgrading a reclamation:

- (a) form and design of the reclamation;
- (b) contaminated material;
- (c) the safe and efficient operation of marine and port activities;
- (d) effects on Mana Whenua values;
- (e) construction or works methods, timing and hours of operation; and
- (f) effects on natural hazards, coastal processes, ecological values and water quality.

(4) marine industry:

- (a) the matters of discretion in clauses [F3.8.1\(1\)](#) and [F3.8.1\(3\)](#) of the Coastal – Marina Zone for marine industry other than the maintenance and servicing of vessels apply.

(5) wave attenuation devices:

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- (a) location and design of the wave attenuation device;
  - (b) effects on navigation, safety and existing activities;
  - (c) effects on wave hydraulics;
  - (d) construction or works methods, timing and hours of operation; and
  - (e) consent duration and monitoring.
- (6) new buildings and alterations and additions to buildings not otherwise provided for:
- (a) the matters of discretion in [F3.8.1\(1\) of the Coastal – Marina Zone](#) apply;
  - (b) effects on public access, navigation and safety.
- (7) observation areas, viewing platforms and boardwalks:
- (a) the matters of discretion in [F2.23.1\(1\) of the Coastal – General Coastal Marine Zone](#) rules apply.
- (8) building platforms:
- (a) building scale and form, and dominance/visual amenity effects;
  - (b) effects on public open space and pedestrian access; and
  - (c) effects on the operation and development of the marina.
- (9) building height and building coverage:
- (a) building scale and form, and dominance/visual amenity effects; and
  - (b) effects on current and planned future form and character. building platforms.

**I213.8.2. Assessment criteria**

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the Coastal – Marina Zone provisions:

- (1) declamation:
- (a) whether the adverse effects of declamation are avoided, remedied or mitigated in respect of the effects of the final land/water configuration on:
    - (i) the marine environment, including coastal processes, water quality, sediment quality and ecology, of the coastal marine area;
    - (ii) hydrogeology (ground water) and hydrology; and
    - (iii) sediment accumulation and the need for ongoing maintenance dredging of the coastal marine area.

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- (b) whether declamation works, including the construction of seawalls, avoid, remedy or mitigate the adverse effects of construction, particularly through the management of silt, contaminated soils and groundwater, and other contaminants;
  - (c) whether declamation is located and designed so that the adjacent land area can provide adequate public open space adjacent to, and public access along the water's edge whether on land or on the adjacent water space;
  - (d) the extent to which declamation will affect Mana Whenua values.
- (2) maintenance dredging and capital works dredging:
- (a) whether measures are taken to avoid, remedy or mitigate adverse effects on coastal processes, ecological values, and water quality;
  - (b) whether effects on other users of the coastal marine area during the dredging are avoided, remedied or mitigated;
  - (c) whether consent duration is limited to the minimum duration reasonably necessary for the functional or operational needs of the activity;
  - (d) whether monitoring is required in order to demonstrate the extent and type of effects of the dredging, and the degree to which the effects are remedied or mitigated during and after the activity.
- (3) minor reclamation for the purpose of maintaining, repairing or upgrading a reclamation:
- (a) whether reclamation, as far as practicable, mitigate adverse effects through their form and design, taking into account:
    - (i) the compatibility of the design with the location;
    - (ii) the degree to which the materials used are visually compatible with the adjoining coast;
    - (iii) the ability to avoid consequential erosion and accretion, and other natural hazards;
    - (iv) the effects on coastal processes; and
    - (v) the effects on hydrology.
  - (b) whether the use of contaminated material in a reclamation is avoided unless it is contained in a way that avoids, remedies or mitigates adverse effects on water quality, aquatic ecosystems and biodiversity;
  - (c) the extent to which the reclamation will affect Mana Whenua values;

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- (d) whether construction works avoid, remedy or mitigate the adverse effects of construction, particularly through the management of silt, contaminated sediments, and other contaminants.
- (4) marine industry:
  - (a) the assessment criteria in [F3.8.2\(4\) of the Coastal – Marina Zone](#) rules apply.
- (5) wave attenuation devices:
  - (a) whether the location and design of the wave attenuation device avoid, remedy or mitigate adverse effects on existing activities including marine related industries, other marine activities and/or adjoining coastal activities;
  - (b) whether the location and design of the wave attenuation device avoid, remedy or mitigate adverse effects of wave hydraulics on other users of the coastal marine area;
  - (c) whether construction works avoid, remedy or mitigate the adverse effects of construction, particularly through the management of silt, contaminated sediments, and other contaminants.
- (6) new buildings and alterations and additions to buildings not otherwise provided for:
  - (a) the relevant assessment criteria in [F3.8.2 Coastal – Marina Zone](#) apply;
  - (b) whether the building avoid or mitigate effects on public access, navigation and safety.
- (7) observation areas, viewing platforms and boardwalks:
  - (a) the assessment criteria in [F2.23.2\(1\) and F2.23.2\(17\) of the Coastal – General Coastal Marine Zone](#) rules apply, in addition to the criteria below;
  - (b) whether the design and finish complement and enhance the coastal environment, open spaces and pedestrian linkages.
- (8) building platforms:
  - (a) whether buildings are of a scale and form appropriate to the marina waterfront setting;
  - (b) whether the building location and scale maintains the open space character of the marina appropriate to the waterfront setting and maintain views to and from the city centre;
  - (c) whether the building location compromises the current and future function and growth of the marina.
- (9) building height and building coverage:

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- (a) building height may be exceeded where it would provide an attractive and integrated roof form that also meets the purpose of the standard;
- (b) where building height is exceeded, Policy I213.3(3) of the Westhaven – Tamaki Herenga Waka Precinct should be considered.

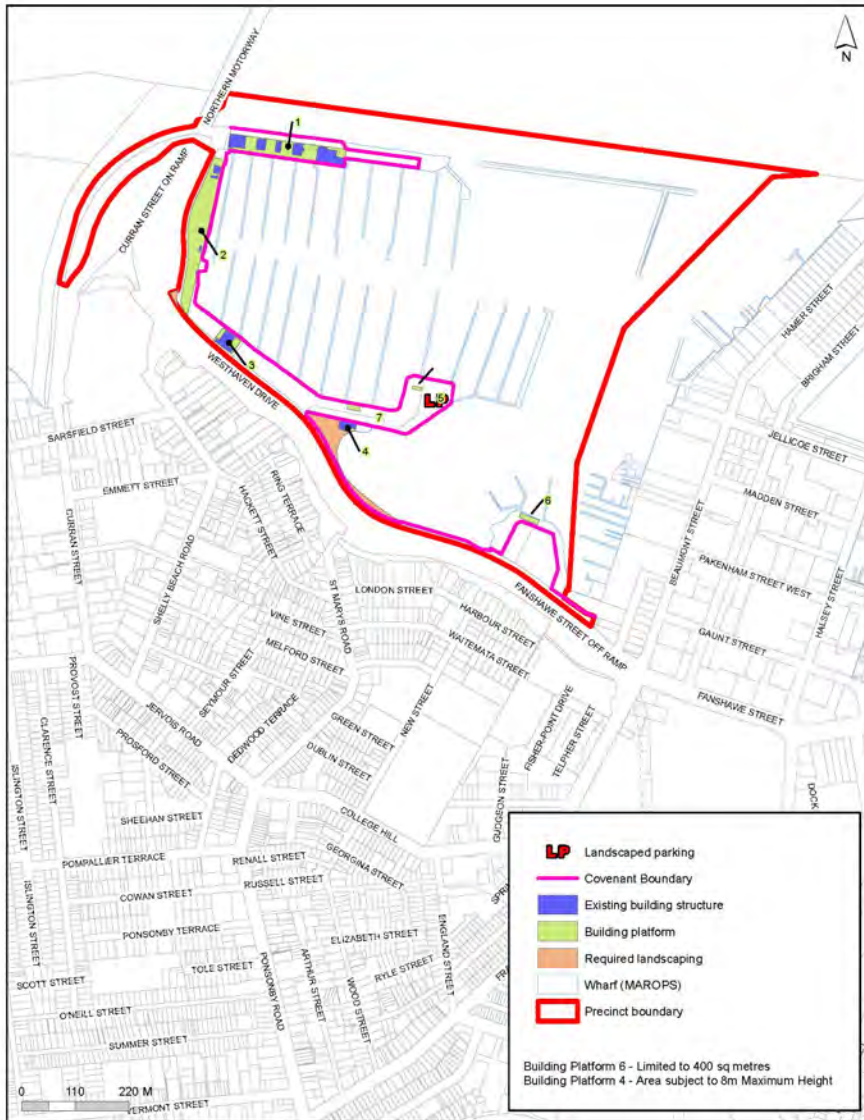
**I213.9. Special information requirements**

There are no special information requirements in this precinct.

**I213.10. Precinct plans**

**I213.10.1 Westhaven – Tamaki Herenga Waka Precinct: Precinct plan 1 - Building platforms**

I213 Westhaven – Tamaki Herenga Waka Precinct



I213 Westhaven – Tamaki Herenga Waka Precinct

I213.10.2 Westhaven – Tamaki Herenga Waka Precinct: Precinct plan 2 - Precinct boundary coordinates in the coastal marine area





## **I300. Alexandra Park Precinct**

### **I300.1. Precinct description**

The Alexandra Park Precinct provides specific planning controls for the use of the Alexandra Park Racecourse. The Alexandra Park Racecourse is a major harness racing venue and is located on the corner of Manukau Rd and Green Lane West. It adjoins Cornwall Park to the north and the ASB Showgrounds to the east.

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

Refer to the planning maps for the location and extent of the precinct.

### **I300.2. Objectives**

- (1) The Alexandra Park Racecourse is protected as a regionally and nationally important venue for all of the following primary activities:
  - (a) horse racing activities;
  - (b) organised sport and recreation;
  - (c) informal recreation;
  - (d) concerts, events and festivals;
  - (e) markets, fairs and trade fairs;
  - (f) functions, conferences, gatherings and meetings; and
  - (g) displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the Alexandra Park Racecourse are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

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

### **I300.3. Policies**

- (1) Enable the safe and efficient operation of the Alexandra Park Racecourse for its primary activities.
- (2) Protect the primary activity of the Alexandra Park Racecourse from the reverse sensitivity effects of adjacent development.

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- (3) Enable a range of accessory and compatible activities to the primary activities where they achieve all of the following:
  - (a) avoid, remedy or mitigate adverse effects; and
  - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of the Alexandra Park Racecourse, having regard to the amenity of surrounding properties.
- (5) Recognise that the Alexandra Park Racecourse's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

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

**I300.4. Activity table**

The provisions in any relevant overlays and Auckland-wide provisions apply in this precinct unless otherwise specified below. The following provisions do not apply:

- (1) [E24 Lighting](#);
- (2) [E25 Noise and vibration](#) (noise provisions only); and
- (3) [E40 Temporary activities](#).

Table I300.4.1 Activity table specifies the activity status of land use and development activities in the Alexandra Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I300.4.1 Activity Table**

	Activity	Activity status
Use		
Primary activities		
(A1)	Horse racing activities	P
(A2)	Organised sports and recreation	P
(A3)	Informal recreation	P
(A4)	Concerts, events and festivals	P
(A5)	Markets, fairs and trade fairs	P
(A6)	Functions, conferences, gatherings and meetings	P
(A7)	Displays and exhibitions	P
(A8)	Any primary activity not meeting Standard I300.6.3 but meeting all other standards	C

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Accessory activities		
(A9)	Accessory activities	P
(A10)	Any accessory activity not meeting Standard I300.6.3 but meeting all other standards	C
Compatible activities		
(A11)	Filming activities	P
(A12)	Sports, recreation and community activities	P
(A13)	Professional fireworks displays meeting Standard I300.6.8	P
(A14)	Professional fireworks displays not meeting Standard I300.6.8	RD
(A15)	Helicopter flights meeting Standard I300.6.9	P
(A16)	Helicopter flights not meeting Standard I300.6.9	RD
(A17)	Any compatible activity not meeting Standard I300.6.3 but meeting all other standards	C
Development		
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m and up to 25m in height	RD
(A20)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m in height	D
(A21)	Light towers and associated fittings up to and greater than 25m in height	P
(A22)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I300.6.6	RD
(A23)	Demolition of buildings	P
(A24)	Temporary buildings	P

**I300.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I300.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.

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- (2) Any application for resource consent for an activity listed in Table I300.4.1 Activity table and which is not listed in I300.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

#### I300.6. Standards

The overlay and Auckland-wide standards apply in this precinct, unless otherwise specified below. The following standards do not apply:

- (1) [E27 Transport – Standard E27.6.1](#) Trip generation; and
- (2) [E27 Transport – Standard E27.6.2](#) Number of parking and loading spaces.

All permitted, controlled or restricted discretionary activities listed in Table I300.4.1 Activity table must comply with the following activity standards unless otherwise stated.

##### I300.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing an activity sensitive to noise must not exceed the noise limits in Table I300.6.1.1 Noise standards.

**Table I300.6.1.1: Noise standards**

Time, day, duration and frequency	Noise limit
All days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB L <sub>Aeq</sub>
At all other times	45dB L <sub>Aeq</sub> and 75dB L <sub>Amax</sub>

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (4) Professional fireworks displays and helicopter flights are excluded from this standard.

##### I300.6.2. Lighting

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

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- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I300.6.2, the curfew and pre-curfew times are as stated in Table I300.6.2.1 Pre-curfew and curfew times.

**Table I300.6.2.1: Pre-curfew and curfew times**

	Times
Pre-curfew	7.00am – 11.00pm
Curfew	11.00pm – 7.00am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
  - (a) the limits in Table I300.6.2.2 Horizontal and vertical illuminance at a boundary when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

**Table I300.6.2.2: Horizontal and vertical illuminance at a boundary**

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

- (b) the vertical illuminance limits in Table I300.6.2.3 Vertical illuminance at a window when measured at the windows of habitable rooms of a lawfully established dwelling.

**Table I300.6.2.3: Vertical illuminance at a window**

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

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- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of  $2\text{cd/m}^2$ ) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I300.6.2.4 Pre-curfew luminous intensity and 1,000 candelas for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

**Table I300.6.2.4: Pre-curfew luminous intensity**

	Pre-curfew luminous intensity limit
Standard	10,000 cd

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I300.6.2.5 Building façade luminance. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.
- (9) Professional fireworks displays are excluded from this standard.

**Table I300.6.2.5: Building façade luminance**

	Luminance limit
Standard	10 $\text{cd/m}^2$

**I300.6.3. Traffic management**

All activities must meet at least one of the following traffic management standards:

- (1) the activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) the activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

**~~I300.6.4. Parking (deleted)~~**

- (1) ~~(deleted) Any loss of existing formed and marked parking spaces from 30 September 2013, must be accommodated elsewhere within the precinct, unless the number of parking spaces provided exceeds the requirements set out in E27.6.2 Number of parking and loading spaces.~~

Commented [A1]: Non-Schedule 1

#### **I300.6.5. Screening**

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

#### **I300.6.6. Interface control areas**

- (1) New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity must be located outside the Interface Control Area (ICA) illustrated on Alexandra Park: Precinct plan 1. Temporary buildings are excluded from this standard.

#### **I300.6.7. Height in relation to boundary**

- (1) Where the Alexandra Park Precinct directly adjoins an open space zone, buildings must not project beyond a 45 degree recession plane measured from a point 2.5 metres vertically above ground level on the precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this standard.

#### **I300.6.8. Professional fireworks displays**

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.
- (5) Displays must comply with 140dB  $L_{Zpeak}$  at any point in the audience area and within the boundary of any activity sensitive to noise.

#### **I300.6.9. Helicopter flights**

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landings and departures must take place at least 150 metres from any neighbouring site.

#### **I300.6.10. Temporary buildings**

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

### **I300.7. Assessment – controlled activities**

#### **I300.7.1. Matters of control**

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

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

#### **I300.7.2. Assessment criteria**

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

- (1) the effects of the proposed activity on the safety and efficiency of the transport network.
  - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
  - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
  - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

#### **I300.8. Assessment – restricted discretionary activities**

##### **I300.8.1. Matters of discretion**

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

- (1) any activity that does not comply with noise and/or lighting standards:
  - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) any activity that does not comply with permitted helicopter flight standard:
  - (a) the effects of non-compliance with the permitted helicopter flight standard on the amenity of surrounding properties.
- (3) any activity that does not comply with permitted professional fireworks display standard:
  - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m and up to 25m in height and/or which does not comply with height in relation to boundary standards:



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- (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I300.6.6:
  - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) any activity that does not comply with screening standards:
  - (a) the visual effects of rubbish and storage areas on residential and open space sites.

#### **I300.8.2. Assessment criteria**

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

- (1) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
  - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
    - (i) the cumulative noise effects of other activities which are permitted on the site;
    - (ii) the cumulative effect of numerous infringements of noise standards; and
    - (iii) the degree of non-compliance;
  - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;
  - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
  - (d) the extent to which any artificial lighting will create a traffic safety issue;
  - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
  - (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance; and
  - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.

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- (2) the effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
  - (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
    - (i) the sensitivity of the surrounding environment;
    - (ii) the cumulative effect of numerous infringements of this standard;
    - (iii) the additional number of activities; and
    - (iv) whether there is an operational need for the exceedance.
- (3) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
  - (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
    - (i) the amenity values and character of the surrounding area;
    - (ii) the functional and operational requirements of the precinct;
    - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
    - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
    - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
    - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and
    - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas;
  - (b) the extent to which the height, location and design of the building allows reasonable sunlight and daylight access to:
    - (i) streets and public open spaces; and
    - (ii) adjoining sites;
  - (c) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties;
  - (d) whether there is an operational need to exceed height and/or height in relation to boundary standard/s; and

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- (e) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the operational needs of the facility.
- (4) the visual effects of rubbish and storage areas on residential and open space zoned sites:
  - (a) the extent to which screening is practicable; and
  - (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

**I300.9. Special information requirements**

There are no special information requirements for this precinct.

**I300.10. Precinct plans**

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I300.10.1. Alexandra Park: Precinct plan 1



## **I301. ASB Showgrounds Precinct**

### **I301.1. Precinct description**

The ASB Showgrounds Precinct provides specific planning provisions for the use and development of the ASB Showgrounds as an events and exhibition venue.

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

Refer to the planning maps for the location and extent of the precinct.

### **I301.2. Objectives**

- (1) The ASB Showgrounds are protected as a regionally and nationally important venue for all of the following primary activities:
  - (a) concerts, events and festivals;
  - (b) displays and exhibitions;
  - (c) functions, conferences, gatherings and meetings;
  - (d) markets, fairs and trade fairs; and
  - (e) stabling and care of racehorses and livestock.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the ASB Showgrounds are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

### **I301.3. Policies**

- (1) Enable the safe and efficient operation of the ASB Showgrounds for its primary activities.
- (2) Protect the primary activities of the ASB Showgrounds from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
  - (a) avoid, remedy or mitigate adverse effects; and
  - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of the ASB Showgrounds, having regard to the amenity of surrounding properties.

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

**I301.4. Activity table**

The zone, overlay and Auckland-wide provisions apply in this precinct except for the following provisions which do not apply in this precinct.

- (1) [E40 Temporary activities](#).
- (2) [E25 Noise and vibration](#) (noise provisions only).
- (3) [E24 Lighting](#).
- (4) [E27.6.1](#) Trip generation.
- (5) [E27.6.2](#) Number of parking and loading spaces.

Table I301.4.1 specifies the activity status of land use and development activities in the ASB Showgrounds Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I301.4.1: Activity table**

	Activity	Activity status
Use		
Primary activities		
(A1)	Concerts, events and festivals	P
(A2)	Displays and exhibitions	P
(A3)	Functions, conferences, gatherings and meetings	P
(A4)	Markets, fairs and trade fairs	P
(A5)	Stabling and care of racehorses and livestock	P
(A6)	Any primary activity not meeting Standard I301.6.5 but meeting all other standards	C
Accessory activities		
(A7)	Accessory activities	P
(A8)	Any accessory activity not meeting Standard I301.6.5 but meeting all other standards	C
Compatible activities		
(A9)	Sports, recreation and community activities	P
(A10)	Professional fireworks displays meeting Standard I301.6.10	P
(A11)	Professional fireworks displays not meeting Standard I301.6.10	RD

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(A12)	Helicopter flights meeting Standard I301.6.11	P
(A13)	Helicopter flights not meeting Standard I301.6.11	RD
(A14)	Filming activities	P
(A15)	Any compatible activity not meeting Standard I301.6.5 but meeting all other standards	C
<b>Development</b>		
(A16)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A17)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m but up to 25m in height	RD
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m in height	D
(A19)	Light towers and associated fittings up to and greater than 25m in height	P
(A20)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I301.6.8	RD
(A21)	Demolition of buildings	P
(A22)	Temporary buildings	P

**I301.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I301.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I301.4.1 Activity table and which is not listed in I301.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

**I301.6. Standards**

All permitted, controlled or restricted discretionary activities listed in Table I301.4.1 must comply with the following activity standards unless otherwise stated.

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**I301.6.1. Noise**

- (1) The noise (rating) level from any activity as measured within the boundary of any site zoned residential, incident on the facade of any building zoned Business - Mixed Use Zone, must not exceed noise limits stated in Table I301.6.1.1.

**Table I301.6.1.1: Noise standards**

Time, day, duration and frequency	Residential noise limit	Mixed Use noise limit
Up to 5 special noise events between 8:00am and 10:30pm in any 12 month period	75dB $L_{Aeq(5min)}$	85dB $L_{Aeq(5min)}$
Up to 15 special noise events between 8:00am and 10:30pm in any 12 month period	65dB $L_{Aeq(5min)}$	75dB $L_{Aeq(5min)}$
General noise standards for all days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB $L_{Aeq}$	65dB $L_{Aeq}$
General noise standards for all other times	45dB $L_{Aeq}$ and 75dB $L_{Amax}$	55dB $L_{Aeq}$ and 75dB $L_{Amax}$

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.



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- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where  $L_{Aeq (5min)}$ , is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

#### I301.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I301.6.2, the curfew and pre-curfew times are as stated in Table I301.6.2.1.

**Table I301.6.2.1: Pre-curfew and curfew times**

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

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
  - (a) the limits in Table I301.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

**Table I301.6.2.2: Horizontal and vertical illuminance at a boundary**

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

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(b) the vertical illuminance limits in Table I301.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

**Table I301.6.2.3: Vertical illuminance at a window**

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15% (based on an adaption luminance of 2 cd/m<sup>2</sup>) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I301.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

**Table I301.6.2.4: Pre-curfew luminous intensity**

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

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I301.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.
- (9) Professional fireworks displays are excluded from this standard.

**Table I301.6.2.5: Building façade luminance**

	Luminance limit
Standard	10 cd/m <sup>2</sup>
Special lighting events	25 cd/m <sup>2</sup>

### **I301.6.3. Special noise events**

- (1) The total number of special noise events in any 12 month period must not exceed 20 events.
- (2) For the purpose of this standard, a special noise event exceeds the general noise standards but does not exceed the special noise limits, which are both listed in Table I301.6.1.1 Noise standards.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that there must be no more:
  - (a) than 2 special noise events on any one day;
  - (b) than 4 special noise events within any 2 week period.
- (4) A single event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

### **I301.6.4. Special lighting events**

- (1) The total number of special lighting events in any 12 month period must not exceed 25 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I301.6.2.4 and I301.6.2.5.

### **I301.6.5. Traffic management**

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

### **I301.6.6. Parking [deleted]**

- (1) ~~[deleted] Any permanent loss of existing formed and marked parking spaces from 1,200 spaces (as at 30 September 2013) must be accommodated elsewhere within the precinct.~~

Commented [A1]: Non-Schedule 1

### **I301.6.7. Screening**

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

**I301.6.8. Interface control areas**

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

**I301.6.9. Height in relation to boundary**

- (1) Where the ASB Showgrounds Precinct directly adjoins an open space zone, buildings must not project beyond a 45 degree recession plane measured from a point 8.5 meters vertically above ground level on the precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this standard.

**I301.6.10. Professional fireworks displays**

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 meters from any residential zone.
- (5) Displays must comply with 140dB  $L_{Zpeak}$  at any point in the audience area and within the boundary of any activity sensitive to noise.

**I301.6.11. Helicopter flights**

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring residentially zoned site.

**I301.6.12. Temporary buildings**

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

**I301.7. Assessment – controlled activities**

**I301.7.1. Matters of control**

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

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

**I301.7.2. Assessment criteria**

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

- (1) Effects on the safety and efficiency of the transport network:
  - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
  - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
  - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

#### **I301.8. Assessment – restricted discretionary activities**

##### **I301.8.1. Matters of discretion**

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

- (1) Any activity that does not comply with noise and/or lighting standards.
  - (a) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standards.
  - (a) The effects of non-compliance with the permitted helicopter flight standard on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standard.
  - (a) The effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m and up to 25m in height and/or which does not comply with height in relation to boundary standards.
  - (a) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I301.6.8.

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- (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) Any activity that does not comply with screening standards.
  - (a) The visual effects of rubbish and storage areas on residential and open space sites.

**I301.8.2. Assessment criteria**

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

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
  - (a) Whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
    - (i) the cumulative noise effects of other activities which are permitted on the site;
    - (ii) the cumulative effect of numerous infringements of noise standards; and
    - (iii) the degree of non-compliance.
  - (b) Whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.
  - (c) The extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
  - (d) The extent to which any artificial lighting will create a traffic safety issue.
  - (e) Whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.
  - (f) The extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance.
  - (g) Whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
  - (h) The extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
    - (i) the sensitivity of the surrounding environment;

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- (ii) the cumulative effect of numerous infringements of special event standards;
  - (iii) the additional number of special events; and
  - (iv) whether there is an operational need for the exceedance.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
- (a) The extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
    - (i) the sensitivity of the surrounding environment;
    - (ii) the cumulative effect of numerous infringements of this standard;
    - (iii) the additional number of activities; and
    - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (a) The extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
    - (i) streets and public open spaces; and
    - (ii) adjoining sites, particularly those in residential zones.
  - (b) The extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
  - (c) Whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s.
  - (d) The extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (a) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
    - (i) the amenity values and character of the surrounding area;
    - (ii) the functional and operational requirements of the precinct;

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- (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
  - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
  - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
  - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
  - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The visual effects of rubbish and storage areas on residential and open space zoned sites:
- (a) The extent to which screening is practicable
  - (b) The extent to which distance and topographical matters mitigate likely adverse visual effects.

#### **I301.9. Special information requirements**

There are no special information requirements for this precinct.

#### **I301.10. Precinct plans**



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I301.10.1. ASB Showgrounds: Precinct plan 1



## **I302. ASB Tennis Arena Precinct**

### **I302.1. Precinct description**

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

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

### **I302.2. Objectives**

- (1) The ASB Tennis Arena is protected as a regionally and nationally important venue for all of the following primary activities:
  - (a) organised sports and recreation;
  - (b) informal recreation;
  - (c) concerts, events and festivals;
  - (d) markets, fairs and trade fairs;
  - (e) functions, conferences, gatherings and meetings; and
  - (f) displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activity are enabled.
- (3) The adverse effects of the operation of the ASB Tennis Arena are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

### **I302.3. Policies**

- (1) Enable the safe and efficient operation of the ASB Tennis Arena for its primary activities.
- (2) Protect the primary activity of the ASB Tennis Arena from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
  - (a) avoid, remedy or mitigate adverse effects; and
  - (b) are of a character and scale which will not displace the primary activities.

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- (4) Manage the adverse effects of the operation of the ASB Tennis Arena, having regard to the amenity of surrounding properties.
- (5) Recognise that the ASB Tennis Arena's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

**I302.4. Activity table**

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);

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

**Table I302.4.1: Activity table**

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

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

**I302.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I302.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I302.4.1 Activity table and which is not listed in I302.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

### I302.6. Standards

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

- (1) [E27 Transport – Standard E27.6.1](#) Trip generation; and
- (2) [E27 Transport – Standard E27.6.2](#) Number of parking and loading spaces.

#### I302.6.1. Noise

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

**Table I302.6.1.1: Noise standards**

Time, day, duration and frequency	Residential noise limit	Mixed Use noise limit
Up to 5 Special Noise Events between 8:00am and 10:30pm in any 12 month period	70dB L <sub>Aeq(5min)</sub>	80dB L <sub>Aeq(5min)</sub>
Up to 15 Special Noise Events between 8:00am and 10:30pm in any 12 month period	65dB L <sub>Aeq(5min)</sub>	75dB L <sub>Aeq(5min)</sub>
General noise standards for all days including Christmas Day, Good Friday & Anzac Day between: <ul style="list-style-type: none"> <li>• 7:00am and 10:00pm within any residential zone;</li> <li>• 7:00am and 11:00pm within all other zones.</li> </ul>	55dB L <sub>Aeq</sub>	65dB L <sub>Aeq</sub>
General noise standards at all other times	45dB L <sub>Aeq</sub> and 75dB L <sub>Amax</sub>	55dB L <sub>Aeq</sub> and 75dB L <sub>Amax</sub>

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.

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- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where  $L_{Aeq (5min)}$  is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

#### I302.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standards I302.6.2, the curfew and pre-curfew times are as stated in Table I302.6.2.1.

**Table I302.6.2.1: Pre-curfew and curfew times**

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

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
  - (a) The limits in Table I302.6.2.2 when measured at the boundary of any adjacent site containing a lawful dwelling established prior to 30 September 2013. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

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

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

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

**Table I302.6.2.3: Vertical illuminance at a window**

	Vertical illuminance limit
Pre-curfew	25 lux
Curfew	4 lux

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

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

**Table I302.6.2.4: Pre-curfew luminous intensity**

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

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

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

**Table I302.6.2.5: Building façade luminance**

	Luminance limit
Standard	25 cd/m <sup>2</sup>
Special lighting events	25 cd/m <sup>2</sup>

**I302.6.3. Special noise events**

- (1) The total number of special noise events in any 12 month period must not exceed 20 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I302.6.1.1.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
  - (a) There must be no more than 2 special noise events on any one day.
  - (b) There must be no more than 4 special noise events within any 2 week period.
- (4) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

**I302.6.4. Special lighting events**

- (1) The total number of special lighting events in any 12 month period must not exceed 25 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I302.6.2.4 and I302.6.2.5.

**I302.6.5. Traffic management**

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

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.



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### **I302.6.6. Parking [deleted]**

- (1) ~~parking for a minimum of 120 cars must be retained within the precinct unless an authorised Transport and Traffic Management Plan is in effect.~~

Commented [A1]: Non-Schedule 1

### **I302.6.7. Screening**

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

### **I302.6.8. Interface control areas**

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

### **I302.6.9. Height in relation to boundary**

- (1) Where the ASB Tennis Arena Precinct directly adjoins an open space zone, buildings must not project beyond a 45 degree recession plane measured from a point 8.5 metres vertically above ground level on the precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this standard.

### **I302.6.10. Professional fireworks displays**

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.
- (5) Displays must comply with 140dB  $L_{Zpeak}$  at any point in the audience area and within the boundary of any activity sensitive to noise.

### **I302.6.11. Helicopter flights**

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

### **I302.6.12. Temporary buildings**

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

## **I302.7. Assessment – controlled activities**

### **I302.7.1. Matters of control**

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

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

#### **I302.7.2. Assessment criteria**

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

- (1) The effects on the safety and efficiency of the transport network:
  - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
  - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
  - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

#### **I302.8. Assessment – restricted discretionary activities**

##### **I302.8.1. Matters of discretion**

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

- (1) Any activity that does not comply with noise and/or lighting standards:
  - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standards:
  - (a) the effects of non-compliance with the permitted helicopter flight standard on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standards:
  - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity that greater than 20m in height and/or which does not comply with height in relation to boundary standards:
  - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.

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

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

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

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

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

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

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

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

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

#### **I302.8.2. Assessment criteria**

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

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

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

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

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

(iii) the degree of non-compliance.

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

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

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

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

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- (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance.
- (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
- (h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
  - (i) the sensitivity of the surrounding environment; and
  - (ii) the cumulative effect of numerous infringements of special event standards;
  - (iii) the additional number of special events; and
  - (iv) whether there is an operational need for the exceedance.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
  - (i) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
    - (i) the sensitivity of the surrounding environment;
    - (ii) the cumulative effect of numerous infringements of this standard;
    - (iii) the additional number of activities; and
    - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
  - (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
    - (i) streets and public open spaces; and
    - (ii) adjoining sites, particularly those in residential zones.
  - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
  - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s.
  - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.

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- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
  - (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
    - (i) the amenity values and character of the surrounding area;
    - (ii) the functional and operational requirements of the precinct;
    - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
    - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
    - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
    - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
    - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The visual effects of rubbish and storage areas on residential and open space zoned sites:
  - (a) the extent to which screening is practicable.
  - (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.
- (6) The effects of an activity on the primary activities of the site:
  - (a) whether the activity is of a character, scale and intensity to ensure that adverse effects on the operation of the primary activity, including its likely future use or intensification, are avoided, remedied or mitigated.
- (7) The effects of traffic and parking on the surrounding environment:
  - (a) whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements.
  - (b) whether a reduction in car parking will compromise the successful implementation of a Transport and Traffic Management Plan, where relevant or required.
  - (c) whether the precinct has sufficient parking capacity to provide for the day to day needs of existing and proposed activities.

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

**I302.9. Special information requirements**

There are no special information requirements for this precinct.

**I302.10. Precinct plans**

**I302.10.1. ASB Tennis Area: Precinct plan 1**



### **I303. Auckland War Memorial Museum Precinct – Tamaki Paenga Hira**

#### **I303.1. Precinct Description**

The Auckland War Memorial Museum is prominently located in the Auckland Domain and houses one of the most significant collections of Māori, Pacific and New Zealand colonial artefacts in the Southern Hemisphere. The museum is a major New Zealand cultural institution and the museum building is an iconic feature of Auckland that has significant heritage significance. Views to and from museum are protected.

The museum is subject to the Auckland War Memorial Museum Act 1996 under which the Auckland Museum Trust Board manages the museum for charitable purposes.

The Auckland War Memorial Museum Precinct includes the Auckland War Memorial Museum, the surrounding road and parking areas. It does not include the adjoining Cenotaph and parade ground area in front of the museum which is managed by Auckland Council.

The purpose of the precinct is to provide for the on-going use and development of the Auckland War Memorial Museum as a contemporary museum facility while maintaining the significant cultural and built heritage values of the museum. The precinct enables the operation of the museum and associated activities, including conference, education, event, function, ceremonial activities, café, restaurant and retail activities.

The land within the precinct is zoned Open Space – Community Zone. The Auckland War Memorial Museum Viewshaft Overlay extends from the front of the museum building and across the Domain to protect views to and from the museum.

The museum building and the adjoining Cenotaph and parade ground area are scheduled in the Historic Heritage Overlay.

The Outstanding Natural Features Overlay and the Volcanic Viewshaft and Height Sensitive Areas Overlay also apply to the precinct.

#### **I303.2. Objectives**

- (1) The ongoing use and development of the Auckland War Memorial Museum as a contemporary museum facility is enabled.
- (2) New development maintains the heritage values of the Auckland War Memorial Museum building and is appropriate for its context and setting within the Auckland Domain.

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

#### **I303.3. Policies**

- (1) Enable activities associated with the operation of Auckland War Memorial Museum as a contemporary museum facility.

I303 Auckland War Memorial Museum Precinct – Tamaki Paenga Hira

- (2) Require new buildings and structures to be designed and built using colours and materials that are sympathetic to the existing Auckland War Memorial Museum building.
- (3) Require landscaping associated with any development to:
  - (a) preserve the significant views to and from the museum provided for in the Auckland War Memorial Museum Viewshaft Overlay;
  - (b) reduce the visual impact of parking areas; and
  - (c) integrate with the Cenotaph and parade area at the front of the Auckland War Memorial Museum building.
- (4) Locate vehicle and bus parking, and wheelchair accessible drop-off and parking, away from the front of the museum building.
- (5) Limit the impact of car parking areas on the amenity values of the museum and ~~do not require additional parking to be provided for existing and new activities.~~

Commented [A1]: Non-Schedule 1

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

**I303.4. Activity table**

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

Table I303.4.1 specifies the activity status of land use and development activities in the Auckland War Memorial Museum Precinct pursuant to section 9(3) of the Resource Management Act 1991.



**Table I303.4.1 Activity Table**

Activity		Activity status
<b>Use</b>		
<b>Commerce</b>		
(A1)	Offices and administration accessory to the operation of the Auckland War Memorial Museum	P
(A2)	Displays and exhibitions	P
<b>Community</b>		
(A3)	Activities associated with the use and operation of Auckland War Memorial Museum as a contemporary museum facility	P
(A4)	Conference facilities	P
(A5)	Education facilities	P
<b>Development</b>		
(A6)	New buildings	D

**I303.5. Notification**

- (1) Any application for resource consent for an activity listed in Table I303.4.1 Activity Table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

**I303.6. Standards**

The overlay, zone and Auckland-wide standards apply in this precinct, except for the following:

- Standard [E27.6.2](#) Number of parking and loading spaces
- Standard [H7.11.6](#) Maximum site coverage in the Open Space – Community Zone

All activities listed as permitted in Table I303.4.1 must comply with the following permitted activity standards.

**I303.6.1. Number of parking and loading spaces**

- (1) ~~The number of parking and There should be adequate~~ loading spaces ~~must be maintained at 270 spaces, including and~~ 8 bus parking spaces.

Commented [A2]: Issue 3

**I303.6.2. Maximum site coverage**

I303 Auckland War Memorial Museum Precinct – Tamaki Paenga Hira

- (1) The maximum site coverage must not exceed 85 per cent of the area of the precinct.

**I303.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

**I303.8. Assessment – restricted discretionary activities**

There are no restricted discretionary activities in this precinct.

**I303.9. Special information requirements**

There are no special information requirements in this precinct.

**I303.10. Precinct plans**

There are no precinct plans in this precinct.

## **I304. Auckland Zoo Precinct**

### **I304.1. Precinct description**

The Auckland Zoo is a zoological garden situated next to Western Springs Park. The Auckland Zoo Precinct provides specific planning provisions for the use of Auckland Zoo.

The zoning of the land within the Auckland Zoo Precinct is the Special Purpose - Major Recreation Facility Zone.

Refer to the planning maps for the location and extent of the precinct.

### **I304.2. Objectives**

- (1) The Auckland Zoo is protected as a regionally and nationally important venue for the display and management of the living collection of flora and fauna for viewing by the public (including associated visitor programmes, interpretation, conservation, research and education).
- (2) A range of activities compatible with, or accessory to, the primary activity are enabled.
- (3) The character of the Auckland Zoo is maintained and enhanced.
- (4) The adverse effects of the operation of the Auckland Zoo are avoided, remedied or mitigated as far as is practicable recognising that the primary activity will by virtue of its nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

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

### **I304.3. Policies**

- (1) Enable the safe and efficient operation of the Auckland Zoo for its primary activity.
- (2) Protect the primary activity of the Auckland Zoo from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
  - (a) avoid, remedy or mitigate adverse effects; and
  - (b) are of a character and scale which will not displace the primary activity.
- (4) Manage the adverse effects of the operation of the Auckland Zoo, having regard to the amenity of surrounding properties.
- (5) Recognise that the Auckland Zoo's primary activity may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

### I304 Auckland Zoo Precinct

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

#### I304.4. Activity table

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);
- (4) [E27 Transport – Standard E27.6.1](#) Trip generation; and
- (5) [E27 Transport – Standard E27.6.2](#) Number of parking and loading spaces.

Table I304.4.1 Activity table specifies the activity status of land use and development activities in the Auckland Zoo Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I304.4.1: Activity table**

	Activity	Activity status
Use		
Primary activity		
(A1)	The display and management of the living collection of flora and fauna for viewing by the public (including associated visitor programmes, interpretation, conservation, research and education)	P
Accessory activities		
(A2)	Accessory activities	P
(A3)	Any accessory activity not meeting Standard I304.6.3 but meeting all other standards	C
Compatible activities		
(A4)	Sports, recreation and community activities	P
(A5)	Concerts, events and festivals	P
(A6)	Markets, fairs and trade fairs	P
(A7)	Functions, conferences, gatherings and meetings	P
(A8)	Filming activities	P
(A9)	Displays and exhibitions	P
(A10)	No more than one care centre with a gross floor area no greater than 500m <sup>2</sup>	P
(A11)	Care centres not otherwise provided for	RD

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(A12)	Any compatible activity not meeting Standard I304.6.3 but meeting all other standards	C
<b>Development</b>		
(A13)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 15m in height	P
(A14)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity more than 15m in height	RD
(A15)	Elevated walkways, viewing platforms, animal enclosures, light towers and associated fittings required for the display and management of the living collection of flora and fauna up to and greater than 15m in height	P
(A16)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I304.6.6	RD
(A17)	Demolition of buildings	P
(A18)	Temporary buildings	P
(A19)	Workers' accommodation	P

**I304.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I304.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I304.4.1 Activity table and which is not listed in I304.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

**I304.6. Standards**

All permitted, controlled or restricted discretionary activities listed in Table I304.4.1 Activity table must comply with the following standards unless otherwise stated.

**I304.6.1. Noise**

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing an activity sensitive to noise must not exceed the noise limits in Table I304.6.1.1.

**Table I304.6.1.1: Noise standards**

Time, day, duration and frequency	Noise limit
Any day including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:00pm	55dB L <sub>Aeq</sub>
At all other times	40dB L <sub>Aeq</sub> and 70dB L <sub>Amax</sub>

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (4) These noise limits do not apply to the sounds generated by animals kept within the Auckland Zoo.

**I304.6.2. Lighting**

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I304.6.2, the curfew and pre-curfew times are as stated in Table I304.6.2.1.

**Table I304.6.2.1: Pre-curfew and curfew times**

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

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

- (a) the limits in Table I304.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

**Table I304.6.2.2: Horizontal and vertical illuminance at a boundary**

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

- (b) the vertical illuminance limits in Table I304.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

**Table I304.6.2.3: Vertical illuminance at a window**

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2 cd/m<sup>2</sup>) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed 10,000 cd for pre-curfew times and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling within a residential zone and at the boundary of any residentially zoned site where a dwelling does not yet exist.
- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed 10 cd/m<sup>2</sup>. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

### **I304.6.3. Traffic management**

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

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

#### I304 Auckland Zoo Precinct

- (2) The activity generates a crowd of less than 6,000 people and does not require the closure of a public road.

Traffic generated by the primary activity of the Auckland Zoo is excluded from Standard I304.6.3.

#### **I304.6.4. Parking [deleted]**

- (1) ~~[deleted] Parking for a minimum of 270 cars must be retained within the precinct unless an authorised Transport and Traffic Management Plan is in effect.~~

Commented [A1]: Non-Schedule 1

#### **I304.6.5. Screening**

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

#### **I304.6.6. Interface control area**

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

#### **I304.6.7. Height in relation to boundary**

- (1) Where the Auckland Zoo Precinct directly adjoins a road or open space zone, buildings (other than animal enclosures) must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level on the precinct boundary.
- (2) Where the Auckland Zoo Precinct directly adjoins a residential zone, the height in relation to boundary standard that applies in the adjoining residential zone also applies at the Auckland Zoo Precinct boundary.
- (3) Any elevated walkways or viewing platforms or animal enclosure (or structures within an animal enclosure) required for the display and management of the living collection of flora and fauna are excluded from this standard.
- (4) Temporary buildings, light towers and associated fittings are excluded from this standard.

#### **I304.6.8. Temporary buildings**

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

#### **I304.7. Assessment – controlled activities**

##### **I304.7.1. Matters of control**

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



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

##### **I304.7.2. Assessment criteria**

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

- (1) The effects on the safety and efficiency of the transport network:
  - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
  - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
  - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

##### **I304.8. Assessment – restricted discretionary activities**

###### **I304.8.1. Matters of discretion**

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

- (1) Any activity that does not comply with noise and/or lighting standards:
  - (a) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15m in height and/or does not comply with height in relation to boundary standards:
  - (a) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (3) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I304.6.6:
  - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (4) Care centres not otherwise provided for:
  - (a) The effects of the proposed activity on the efficient operation of the primary activity of the site; and

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- (b) The effects of traffic and parking on the safety and efficiency of the transport network.
- (5) Any activity that does not comply with screening standards:
  - (a) The visual effects of rubbish and storage areas on residential and open space zoned sites.

**I304.8.2. Assessment criteria**

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

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
  - (a) Whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
    - (i) the cumulative noise effects of other activities which are permitted on the site;
    - (ii) the cumulative effect of numerous infringements of noise standards; and
    - (iii) the degree of non-compliance.
  - (b) Whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.
  - (c) The extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
  - (d) The extent to which any artificial lighting will create a traffic safety issue.
  - (e) Whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.
  - (f) The extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance.
  - (g) Whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
- (2) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces:
  - (a) The extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:

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- (i) streets and public open spaces; and
- (ii) adjoining sites, particularly those in residential zones.
- (b) The extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
- (c) Whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s.
- (d) The extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (3) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
  - (a) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
    - (i) the amenity values and character of the surrounding area;
    - (ii) the functional and operational requirements of the precinct;
    - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
    - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
    - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
    - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and
    - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (4) The effects of the proposed activity on the efficient operation of the primary activity of the site
  - (a) Whether the activity is of a character, scale and intensity to ensure that adverse effects on the operation of the primary activity, including its likely future use or intensification, are avoided, remedied or mitigated.
- (5) The effects of traffic and parking on the safety and efficiency of the transport network.

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- (a) Whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements.
- (b) Whether ~~a reduction in carparking~~ the proposal will compromise the successful implementation of a Transport and Traffic Management Plan, where relevant or required.
- (c) ~~[deleted] Whether the precinct has sufficient parking capacity to provide for the day to day needs of existing and proposed activities.~~
- (6) The visual effects of rubbish and storage areas on residential and open space zoned sites:
  - (a) The extent to which screening is practicable.
  - (b) The extent to which distance and topographical matters mitigate likely adverse visual effects.

Commented [A2]: Issue 5

**I304.9. Special information requirements**

There are no special information requirements for this precinct.

**I304.10. Precinct plans**

I304 Auckland Zoo Precinct

I304.10.1. Auckland Zoo: Precinct plan 1



## **I307. Avondale Racecourse Precinct**

### **I307.1. Precinct description**

The Avondale Racecourse Precinct provides specific planning provisions for the use of the Avondale Racecourse as a horse racing facility.

The zoning of the land within the Avondale Racecourse Precinct is the Special Purpose - Major Recreation Facility Zone.

### **I307.2. Objectives**

- (1) The Avondale Racecourse is protected as a regionally and nationally important venue for horseracing activities.
- (2) A range of activities compatible with, or accessory to, the primary activity are enabled.
- (3) The adverse effects of the operation of the Avondale Racecourse are avoided, remedied or mitigated as far as is practicable recognising that the primary activity will by virtue of its nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

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

### **I307.3. Policies**

- (1) Enable the safe and efficient operation of the Avondale Racecourse for its primary activity.
- (2) Protect the primary activity of the Avondale Racecourse from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
  - (a) avoid, remedy or mitigate adverse effects; and
  - (b) are of a character and scale which will not displace the primary activity.
- (4) Manage the adverse effects of the operation of the Avondale Racecourse, having regard to the amenity of surrounding properties.
- (5) Recognise that the Avondale Racecourse's primary activity may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

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

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**I307.4. Activity table**

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);
- (4) [E27 Transport – district rule E27.6.1](#); and
- (5) [E27 Transport – district rule E27.6.2](#).

Table I307.4.1 specifies the activity status of land use and development activities in the Avondale Racecourse Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I307.4.1: Activity table**

Activity		Activity status
<b>Use</b>		
<b>Primary activity</b>		
(A1)	Horse racing activities	P
(A2)	Any primary activity not meeting Standard I307.6.5 but meeting all other standards	C
<b>Accessory activities</b>		
(A3)	Accessory activities	P
(A4)	Any accessory activity not meeting Standard I307.6.5 Traffic management but meeting all other standards	C
<b>Compatible activities</b>		
(A5)	Organised sport and recreation	P
(A6)	Informal recreation	P
(A7)	Concerts, events and festivals	P
(A8)	Markets, fairs and trade fairs	P
(A9)	Functions, conferences, gatherings and meetings	P
(A10)	Filming activities	P
(A11)	Displays and exhibitions	P
(A12)	Sports, recreation and community activities	P
(A13)	Professional fireworks displays meeting Standard I307.6.10	P
(A14)	Professional fireworks pyrotechnics displays not	RD

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	meeting Standard I307.6.10	
(A15)	Helicopter flights meeting Standard I307.6.11	P
(A16)	Helicopter flights not meeting Standard I307.6.11	RD
(A17)	Any compatible activity not meeting Standard I307.6.5 Traffic management but meeting all other standards	C
<b>Development</b>		
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m, but up to 25m in height	RD
(A20)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m in height	D
(A21)	Light towers and associated fittings up to and greater than 20m in height	P
(A22)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I307.6.8 Interface control areas	RD
(A23)	Demolition of buildings	P
(A24)	Temporary buildings	P
(A25)	Workers' accommodation	P

**I307.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I307.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I307.4.1 Activity table and which is not listed in I307.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).



### I307.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I307.4.1 must comply with the following activity standards unless otherwise stated.

#### I307.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I307.6.1.1.

**Table I307.6.1.1: Noise standards**

Time, day, duration and frequency	Noise limit
Up to 5 special noise events between 8:00am and 10:30pm in any 12 month period	75dB $L_{Aeq(5min)}$
Up to 15 special noise events between 8:00am and 10:30pm in any 12 month period	65dB $L_{Aeq(5min)}$
General noise standards for all other days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB $L_{Aeq}$
General noise standards for all other times	40dB $L_{Aeq}$ and 70dB $L_{Amax}$

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where  $L_{Aeq(5min)}$ , is specified, no 5 minute measurement sample can exceed the stated limit.

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

**I307.6.2. Lighting**

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I307.6.2, the curfew and pre-curfew times are as stated in Table I307.6.2.1.

**Table I307.6.2.1: Pre-curfew and curfew times**

	<b>Times</b>
Pre-curfew	7am – 11pm
Curfew	11pm – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following;
- (a) The limits in Table I307.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

**Table I307.6.2.2: Horizontal and Vertical Illuminance at a Boundary**

	<b>Illuminance limit</b>
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) The vertical illuminance limits in Table I307.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

**Table I307.6.2.3: Vertical Illuminance at a Window**

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15% (based on an adaption luminance of 2 cd/m<sup>2</sup>) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I307.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

**Table I307.6.2.4: Pre-curfew luminous intensity**

	Pre-curfew luminous intensity limit
Standard	10,000 cd
Special Lighting Events	25,000 cd

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I307.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

**Table I307.6.2.5: Building façade luminance**

	Luminance limit
Standard	10 cd/m <sup>2</sup>
Special lighting events	25 cd/m <sup>2</sup>

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

### I307.6.3. Special noise events

- (1) The total number of special noise events in any 12 month period must not exceed 20 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I307.6.1.1.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
  - (a) There must be no more than 2 special noise events on any one day.
  - (b) There must be no more than 4 special noise events within any 2 week period.
- (4) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

### I307.6.4. Special lighting events

- (1) The total number of special lighting events in any 12 month period must not exceed 25 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I307.6.2.4 and I307.6.2.5.

### I307.6.5. Traffic management

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

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

### I307.6.6. Parking [deleted]

- (1) ~~[deleted] Any loss of existing formed and marked parking spaces from 30 September 2013, must be accommodated elsewhere within the precinct unless the number of parking spaces provided exceeds the requirements set out in E27 Transport — district rule E27.6.2.~~

Commented [A1]: Non-Schedule 1

### I307.6.7. Screening

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

**I307.6.8. Interface control areas**

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

**I307.6.9. Height in relation to boundary**

- (1) Along the boundaries where the Avondale Racecourse Precinct directly adjoins a zone, the height in relation to boundary standard that applies in the adjoining zone will also apply to the precinct boundary.
- (2) Where the Avondale Racecourse Precinct directly adjoins a road or a zone with no height in relation to boundary standard, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level along the precinct boundary.
- (3) Temporary buildings, light towers and associated fittings are excluded from this standard

**I307.6.10. Professional fireworks displays**

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.
- (5) Displays must comply with 140dB  $L_{Zpeak}$  at any point in the audience area and within the boundary of any activity sensitive to noise.

**I307.6.11. Helicopter flights**

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring site.

**I307.6.12. Temporary buildings**

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

**I307.7. Assessment – controlled activities**

**I307.7.1. Matters of control**

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

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

### **I307.7.2. Assessment criteria**

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

- (1) effects on the safety and efficiency of the transport network:
  - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
  - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
  - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

### **I307.8. Assessment – restricted discretionary activities**

#### **I307.8.1. Matters of discretion**

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

- (1) any activity that does not comply with noise and/or lighting standards:
  - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) any activity that does not comply with permitted helicopter flight standards:
  - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) any activity that does not comply with permitted professional fireworks display standard:
  - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m, but up to 25m in height and/or which does not comply with height in relation to boundary standards:
  - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.

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- (5) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I307.6.8:
  - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) any activity that does not comply with screening standards:
  - (a) the visual effects of rubbish and storage areas on residential and open space sites.

**I307.8.2. Assessment criteria**

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

- (1) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
  - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to:
    - (i) the cumulative noise effects of other activities which are permitted on the site;
    - (ii) the cumulative effect of numerous infringements of noise standards; and,
    - (iii) the degree of non-compliance.
  - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;
  - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement;
  - (d) the extent to which any artificial lighting will create a traffic safety issue;
  - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
  - (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance;
  - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment; and
  - (h) the extent to which the additional special events adversely affect the amenity of the surrounding environment having regard to:

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- (i) the sensitivity of the surrounding environment;
  - (ii) the cumulative effect of numerous infringements of special event standards;
  - (iii) the additional number of special events; and
  - (iv) whether there is an operational need for the exceedance.
- (2) the effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
- (a) The extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
    - (i) the sensitivity of the surrounding environment;
    - (ii) the cumulative effect of numerous infringements of this standard;
    - (iii) the additional number of activities; and
    - (iv) whether there is an operational need for the exceedance.
- (3) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
    - (i) streets and public open spaces; and
    - (ii) adjoining sites, particularly those in residential zones.
  - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
  - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s; and
  - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
    - (i) the amenity values and character of the surrounding area;
    - (ii) the functional and operational requirements of the precinct;



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- (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
  - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
  - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
  - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
  - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) the visual effects of rubbish and storage areas on residential and open space zoned sites:
- (a) the extent to which screening is practicable; and
  - (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

#### **I307.9. Special information requirements**

There are no special information requirements in this precinct.

#### **I307.10. Precinct plans**

I307 Avondale Racecourse Precinct

I307.10.1. Avondale Racecourse: Precinct plan 1



## **I308. Central Park Precinct**

### **I308.1. Precinct description**

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

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

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

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

### **I308.2. Objective**

- (1) The Central Park Precinct is developed as a business park with a range of supporting activities that are complementary to the Ellerslie town centre, and is well designed and integrated with the surrounding area and infrastructure.
- (2) A broader range of activities as identified in the underlying Business - Mixed Use Zone are enabled in sub-precinct B taking advantage of the proximity of the site to the frequent and reliable transport network.

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

### **I308.3. Policies**

- (1) Within sub-precinct A, limit land use activities such as retail, food and beverage and recreation facilities, to those that serve the needs of office workers within the precinct.
  - (1)(a) Within sub-precinct B, land use activities are limited to those identified within the Business – Mixed Use Zone.
- (2) Require buildings to align with and activate private streets within the site.
- (3) Require development to avoid, remedy and mitigate any adverse traffic effect on the Ellerslie Panmure Highway interchange.
- (4) Require development within the precinct to apply the following principles:
  - (a) high quality pedestrian links through the site;
  - (b) landscape amenity space;

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- (c) gateway and landmark features;
  - (d) safe vehicle movements within and to and from the site;
  - (e) massing and building height; and
  - (f) landscaped areas and pedestrian plazas that enhance the amenity of the site and provide a focal point of the development.
- (5) Promote the use of public transport and pedestrian orientated activity by limiting the amount of parking provided within sub-precinct A once Central Park is fully developed.

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

#### I308.4. Activity table

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

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

**Table I308.4.1 Activity table**

#### Sub-precinct A

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

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

**Sub-precinct B**

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

**I308.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I308.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I308.4.1 Activity table and which is not listed in I308.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

**I308.6. Standards**

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

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

**I308.6.1. Building height**

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

**Table I308.6.2.1 Building height**

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

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

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

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

**I308.6.2. Roof tops**

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

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

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

**I308.6.3. Site intensity**

In sub-precinct A:

(1) *[deleted]*

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

(a) recreation facilities;

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- (b) food and beverage; and
- (c) retail provided that the total gross floor area for retail must not exceed 2000m<sup>2</sup>

#### **I308.6.4. Upper and lower storey setbacks**

In sub-precinct A:

- (1) A minimum distance between buildings must be provided as follows:
  - (a) for the portion of the building façade located between ground level and 13m above ground level: 18m; and
  - (b) for the portion of the building façade located more than 13m above ground level: 24m.
- (2) An existing or consented building will set the building line on one side of the street, and any future building setback must comply with I308.6.4(1) above.
- (3) Parking structures (except the parking structure along the eastern frontage of building development area A) will not set the first building line.

#### **I308.6.5. Pedestrian plaza and landscaped amenity spaces**

In sub-precinct A:

- (1) The indicative pedestrian plaza and indicative landscaped amenity spaces must be provided in the general locations shown on Precinct plan 2: Central Park urban design framework.
- (2) The pedestrian plaza must have a minimum area of 600m<sup>2</sup> (excluding footpaths on road frontages) and must be provided concurrently at the time the next building in the precinct is constructed after the date the Unitary Plan becomes operative.
- (3) A minimum of 10 per cent of the total developable area of the precinct (excluding internal road corridors) must be provided as landscaped amenity spaces. The landscaped amenity spaces may comprise:
  - (a) pedestrian plaza areas;
  - (b) pocket parks i.e. small parks and breakout areas; or
  - (c) stormwater retention ponds where they are designed for dual purpose as amenity features.

#### **I308.6.6. Footpaths in the pedestrian oriented area**

- (1) Footpaths within the pedestrian oriented area must be a minimum of 1.8m wide on both sides of the street.
- (2) This standard does not apply to existing or consented footpaths as at June 2010 that do not comply with this standard.

### I308.6.7. Pedestrian connections

- (1) Pedestrian connections must be provided and maintained throughout the site, generally in the locations shown on Precinct plan 2: Central Park urban design framework. The following pedestrian connections must be provided:
  - (a) an at grade pedestrian link as shown on Precinct plan 2: Central Park urban design framework;
  - (b) internal pedestrian links as shown on Precinct plan 2: Central Park urban design framework; and
  - (c) signage at the Great South Road and Sultan Road entrances to the pedestrian connection advising the public of the availability of the link, subject at all times to any temporary restrictions that may reasonably be required to be imposed for security purposes.
- (2) *[deleted]*
- (3) Pedestrian connections must be provided as part of the development or redevelopment of the building development areas.

### I308.6.8. Car parking

- (1) Car parking in sub-precinct A must comply with the following controls ~~and Figure I308.6.8.1 Car parking ratios below:~~
  - (a) ~~[deleted] minimum car parking requirement is a flat rate of 1,613 spaces.~~
    - (i) *[deleted]*
    - (ii) *[deleted]*
  - (b) maximum car parking requirements:
    - (i) for any development that results in a total gross floor area of between 32,887m<sup>2</sup> and 72,600m<sup>2</sup>, the maximum number of car parks that may be provided is 1,613 car parks, plus one car park per 40m<sup>2</sup> of gross floor area above 32,887m<sup>2</sup>; and
    - (ii) For any development that results in a total gross floor area of more than 72,600m<sup>2</sup>, the maximum number of car parks within the precinct must not exceed 2,475.
- (2) ~~For the purpose of calculating gross floor area to determine the quantity of required maximum car parking requirements within sub-precinct A, above ground car parking (including manoeuvring areas) located within buildings shall be excluded.~~
- (3) Within sub-precinct B, the Auckland-wide parking provisions apply.

Commented [A1]: Non-Schedule 1

Commented [A2]: Issue 4



**Figure I308.6.8.1 Car parking ratios**

*[deleted]*

**I308.7. Assessment – controlled activities**

**I308.7.1. Matters of control**

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

- (1) new buildings and external additions and alterations that are not provided for as a permitted activity:
  - (a) building design and external appearance;
  - (b) pedestrian connections and vehicle access;
  - (c) pedestrian amenity; and
  - (d) traffic impacts.

**I308.7.2. Assessment criteria**

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

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

*building form:*

    - (i) the extent to which the exterior design and appearance of the building contributes to the avoidance of adverse building bulk and dominance effects;
    - (ii) the extent to which the building creates a human scale environment at street level;
    - (iii) whether rooftop projections including towers, turrets, chimneys, lift towers, machinery rooms which exceed the parapet or roof height are compatible with the overall architectural form and detailing of the building;
    - (iv) extent to which there is similarity in facade design and materials and continuity in form and appearance of canopies with the facades of other buildings;
    - (v) whether signage on the building has been incorporated as part of the building design;

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

*gateway and landmark features:*

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

*sustainability:*

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

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

*crime prevention*

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

(b) pedestrian connections and vehicle access:

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

- pedestrian links through buildings should be provided where these will provide short and convenient pedestrian routes;
- pedestrian links through the ground floor of buildings should:
  - be overlooked by adjacent uses;
  - be lined by internal walls which contribute to visual interest and pedestrian safety;
  - include a variety of architectural detail and maximise building entrances and glazing;

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- minimise blank walls;
- adopt CPTED principles (i.e. avoid potential entrapment areas and deep recesses);
- avoid chicanes which limit natural surveillance; and
- provide adequate internal lighting.

(c) pedestrian amenity:

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

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

(d) traffic impacts:

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

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

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- two lanes being provided in both directions between the Great South Road northern site access to the onsite roundabout;
- installation of a solid median extending from the signals at the northern site access to beyond the first park entrance, approximately 90m (with a gap to allow access to the site north of the Central Park Precinct); or
- speed tables on approaches

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

#### **I308.8. Assessment – restricted discretionary activities**

##### I308.8.1 Matters of discretion

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

- (1) New buildings and external additions and alterations to buildings within sub-precinct B that are not otherwise provided for where associated Precinct development standards and/or Precinct Plan notations apply:
  - (a) building design and external appearance;
  - (b) pedestrian connections and vehicle access;
  - (c) pedestrian amenity; and
  - (d) traffic impacts.
- (2) Within sub-precinct B, any reference to streets, public streets and public space in the matters of discretion under H13.8.1(3) of the Business - Mixed Use Zone shall be deemed a reference to any private roads that are subject to the 'pedestrian-oriented area' notation in Precinct Plan 2.

##### **I308.8.2 Assessment Criteria**

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

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

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- (a) For Matter I308.8.1(a) refer to I308.7.2(1)(a) and policies I308.3(2) and I308.3(4).
  - (b) For Matter I308.8.1(b) refer to I308.7.2(1)(b) and policy I308.3(4).
  - (c) For Matter I308.8.1(c) refer to I308.7.2(1)(c) and policy I308.3(4).
  - (d) For Matter I308.8.1(d) refer to I308.7.2(1)(d) and policies I308.3(3), I308.3 (4) and I308.3 (5).
- (2) Within sub-precinct B, any reference to streets, public streets and public space in the assessment criteria under H13.8.2(3) of the Business - Mixed Use Zone shall be deemed a reference to any private roads that are subject to the 'pedestrian-oriented area' notation in Precinct Plan 2.

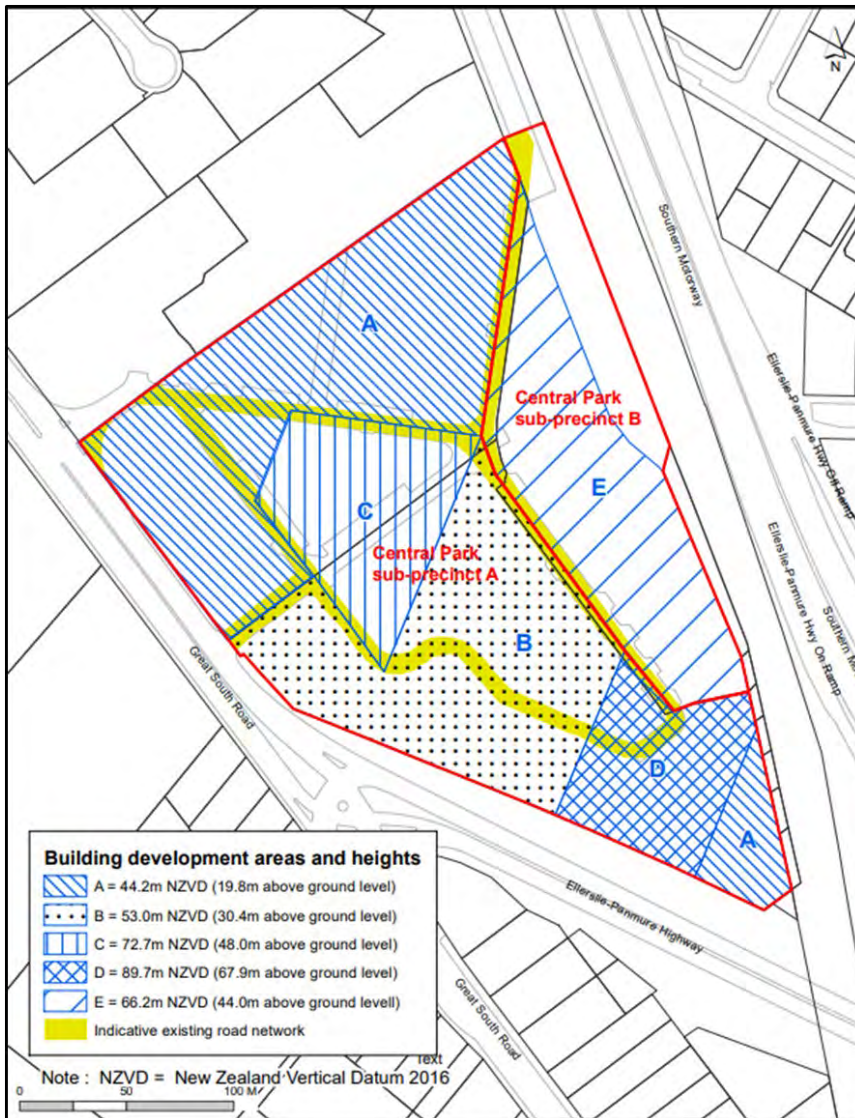
#### **I308.9. Special information requirements**

There are no special information requirements in this precinct.

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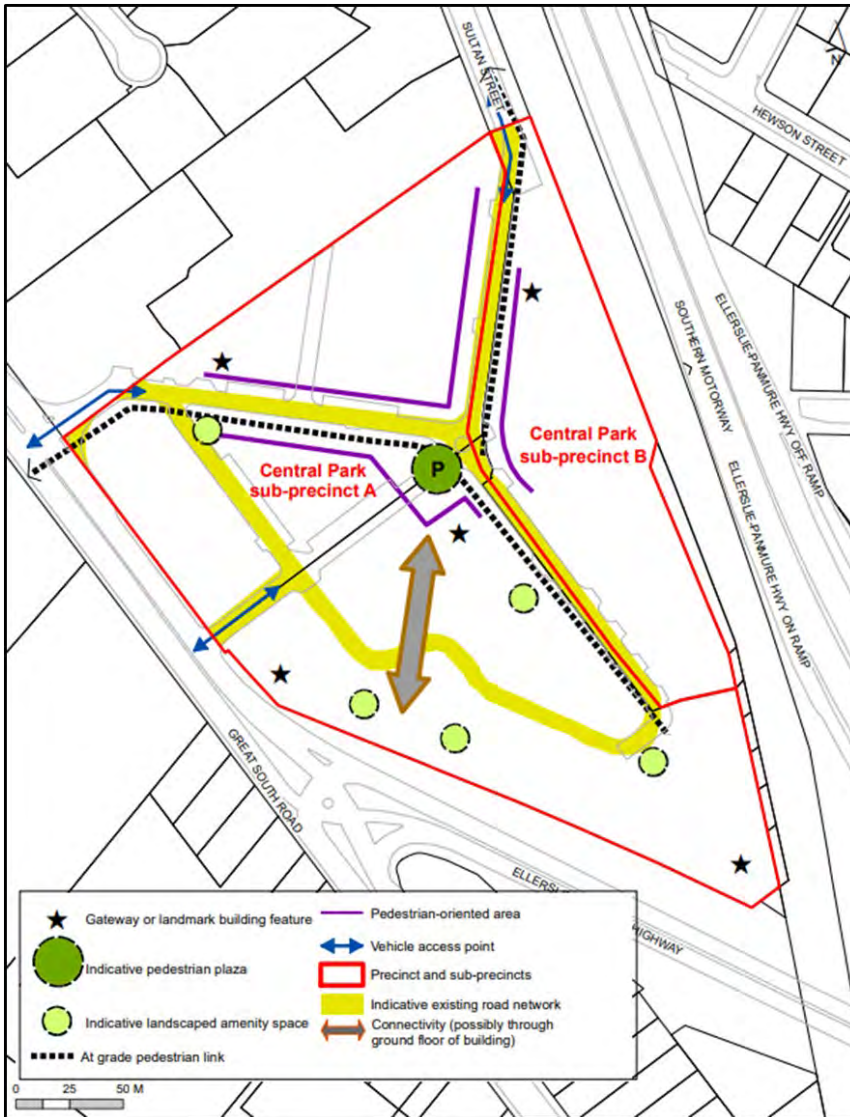
I308.10. Precinct plans

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



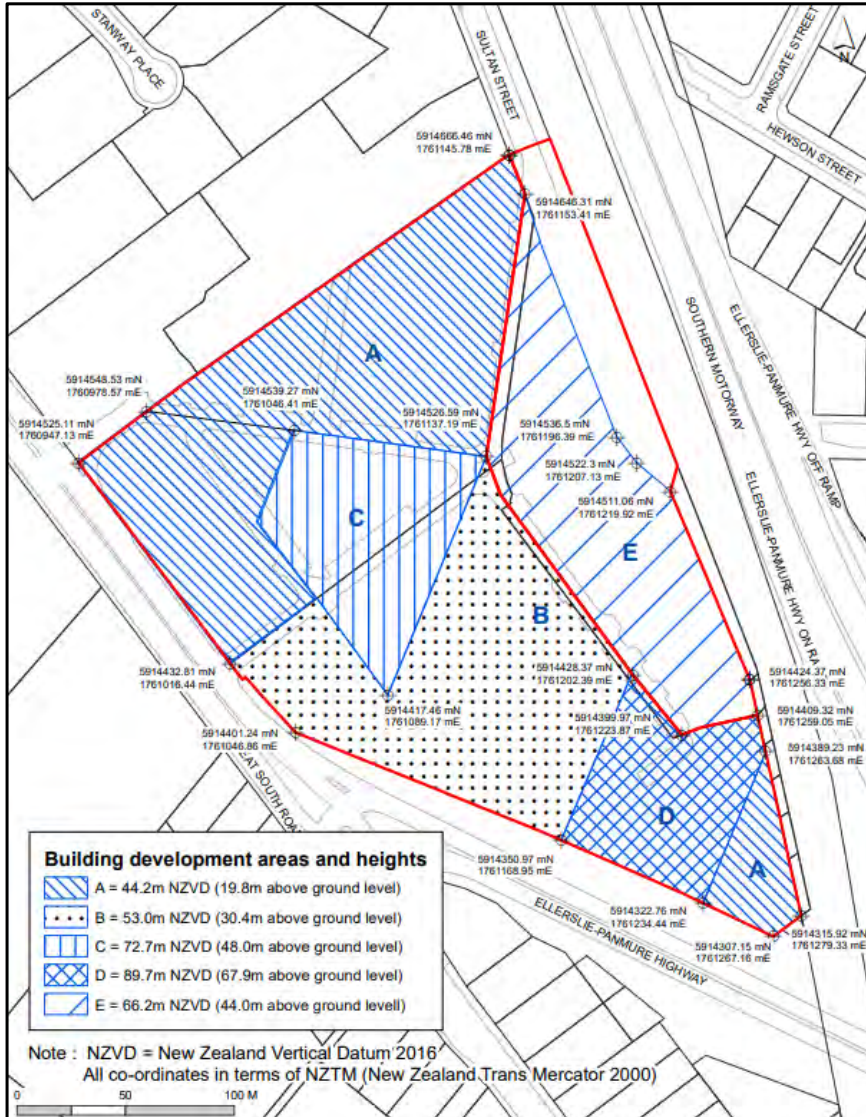
I308 Central Park Precinct

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



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





## **I309. Cornwall Park Precinct**

### **I309.1. Precinct Description**

Cornwall Park is a privately owned and managed landscaped park designed for public recreation and enjoyment and is a highly used and valued open space.

The park is governed by the Cornwall Park Trust Board through a Trust Deed that requires the land to be maintained as parkland for the benefit of the public.

The park is comprised of 172 hectares of land that lies both north and south of Green Lane West Road. The area south of Green Lane West Road has a picturesque semi-rural pastoral setting, with sheep and cattle grazing, natural features, stone walls, and expanses of green open space that provide a 'country' experience in the city. The park is renowned for its landscape design and wide variety of mature trees.

The park enables a diverse range of recreation activities and provides sports fields, barbeque areas, seats, information and education facilities, a restaurant and café. The park contains two buildings (Acacia cottage and Huia Lodge) that are scheduled for their significant historic heritage values.

The park flanks a volcanic cone, Maungakiekie/One Tree Hill, which includes the scoria cone that largely lies in the adjacent One Tree Hill Domain, and the surrounding volcanic landforms. A pre-European Māori fortification (pa) was built on the cone, many features of which can still be seen.

The significant natural and historic values of the park have been scheduled and are managed through overlays including the Historic Heritage Overlay, the Notable Trees Overlay, as an outstanding natural feature in the Outstanding Natural Features Overlay and the Outstanding Natural Landscapes Overlay, and the Volcanic Viewshafts.

The area of the park south of Green Lane West Road is zoned Open Space - Informal Recreation Zone. The area of the park north of Green Lane West Road is zoned Open Space - Sport and Active Recreation zone, apart from the area within Campbell Crescent which is zoned Open Space – Informal Recreation Zone.

The purpose of the Cornwall Park Precinct is to provide for the on-going operation and development of the park for public use and enjoyment while protecting the scheduled features within the park. To assist in achieving these outcomes the precinct provides for activities in appropriate locations within the park through sub-precincts (Refer to the Plan maps), namely:

#### **Sub-precinct A: Parkland conservation**

This sub-precinct includes the lower slopes of Maungakiekie/One Tree Hill and the grove of scheduled olive trees. The topography combined with the scheduled historic heritage, notable trees and outstanding natural feature values in this sub-precinct support its use for informal recreation and limit its suitability for development.

Sub-precinct A is zoned Open Space – Informal Recreation Zone.

**Sub-precinct B: Parkland informal recreation**

This sub-precinct includes the majority of the open parkland used for informal recreation, events and farm activities; predominantly grazing. It also applies to the area within Campbell Crescent adjoining Manukau Road where the statue of Sir John Logan Campbell and fountain is located.

Sub-precinct B is zoned Open Space – Informal Recreation Zone.

**Sub-precinct C: Parkland development**

This sub-precinct includes open parkland used for informal recreation, events, farm, restaurant and café activities. Cornwall Hospital was located in this sub-precinct from 1942-1975 which resulted in the land being modified more than most of the other open parkland areas. As a result the area is less sensitive to future development.

Sub-precinct C is zoned Open Space – Informal Recreation Zone.

**Sub-precinct D: Parkland sport and active recreation**

This sub-precinct includes the parts of the park used for sport and active recreation including associated fields and facilities for tennis, bowling, rugby, rugby league and cricket. In the area north of Green Lane West Road it also includes the adjoining Puriri Drive.

The Sub-precinct D areas north of Green Lane West Road are zoned Open Space – Sport and Active Recreation Zone and Open Space – Informal Recreation Zone.

The Sub-precinct D area south of Green Lane West Road is zone Open Space – Informal Recreation Zone.

**Sub-precinct E: Parkland visitor/information**

This sub-precinct includes the park's visitor and information centre and restaurant/kiosk, the scheduled historic Acacia Cottage and Huia Lodge buildings and the car parking areas.

Sub-precinct E is zoned Open Space – Informal Recreation Zone.

**Sub-precinct F: Parkland farm activities**

This sub-precinct includes facilities associated with farming including farm implement and shearing sheds. It is also appropriate for park administration, horticulture and education activities related to farming.

Sub-precinct F is zoned Open Space – Informal Recreation Zone.

**Sub-precinct G: Parkland administration and operations**

This sub-precinct includes the park administration and operations buildings, including park depot and storage facilities, and the park's plant nursery.

The Sub-precinct G area is zoned Open Space – Sport and Active Recreation Zone.

**I309.2. Objectives**

- (1) Cornwall Park retains its significant value as a farm park and expansive open space that provides for a range of recreational use and enjoyment by the public.

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- (2) The significant historic, natural and amenity values of Cornwall Park are protected while enabling on-going use, development, operation and maintenance activities to be undertaken.

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

#### **I309.3. Policies**

- (1) Provide for use and development that is consistent with the use and values identified for each sub-precinct.
- (2) Enable on-going daily park operations, including farming operations.
- (3) Provide for future use and development in appropriate locations, including farming, recreation, restaurant, cafe and visitor centre activities.
- (4) Limit formed and sealed parking areas adversely affecting the conservation and amenity values of Cornwall Park ~~by not requiring any additional parking to be provided for new activities.~~

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

#### **I309.4. Activity table**

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

Table I309.4.1 Activity table specifies the activity status of land use and development activities in the Cornwall Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

A blank in the activity status for an activity in Table I309.4.1 Activity table below means that the provisions of the overlay/s, zone or Auckland-wide apply.

##### *Sub-precincts*

Sub-precinct A: Parkland conservation

Sub-precinct B: Parkland informal recreation

Sub-precinct C: Parkland development

Sub-precinct D: Parkland sport and active recreation

Sub-precinct E: Parkland visitor/information

Sub-precinct F: Parkland farm activities

Sub-precinct G: Parkland administration and operations

Table I309.4.1. Activity Table

Activity		Sub-precinct activity status						
		A	B	C	D	E	F	G
<b>Use</b>								
<b>Accommodation</b>								
(A1)	Caretaker's, park ranger's, or groundsman's accommodation	D	P	P	P	D	P	P
<b>Commerce</b>								
(A2)	Restaurants and cafes (excluding drive-through restaurants) that are: <ul style="list-style-type: none"> <li>• accessory to a permitted activity; and</li> <li>• not within 50m of a residential zone</li> </ul>	D	RD	P	P	P	RD	RD
(A3)	Restaurants and cafes (excluding drive-through restaurants) that are: <ul style="list-style-type: none"> <li>• accessory to a permitted activity; and</li> <li>• within 50m of a residential zone</li> </ul>	D	RD	RD	RD	RD	RD	RD
<b>Community</b>								
(A4)	Art galleries	D	P	P	D	P	D	D
(A5)	Clubrooms	D	D	D	P	D	D	D
(A6)	Grandstand	NC	NC	NC	RD	NC	NC	NC
(A7)	Offices and administration accessory to a permitted activity	D	P	P	P	P	P	P
(A8)	Organised sport and recreation	RD	RD	RD	P	RD	D	D
(A9)	Recreation facilities	D	D	D	P	D	D	D
(A10)	Visitor centre	D	P	P	NC	P	P	D

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Rural								
(A11)	Farming	P	P	P	P	P	P	P
(A12)	Horticulture						P	P
(A13)	Conservation planting (including in scheduled areas)	P	P	P	P	P	P	P
(A14)	Tree trimming or alteration (including scheduled notable trees)	P	P	P	P	P	P	P
Development								
(A15)	Parks depots, storage and maintenance	RD	P	P	P	P	P	P
(A16)	Rock walls (including on the front boundary)	RD	P	P	P	P	P	P
(A17)	Sport and recreation structures	NC	RD	RD	P	RD	RD	RD

### I309.5. Notification

- (1) Any application for resource consent for an activity listed in Table I309.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

### I309.6. Standards

The overlay, Auckland-wide and zone standards apply in this precinct, unless otherwise specified below. All permitted activities listed in Table [H1.4.1](#). Activity table must comply with the following standards.

#### I309.6.1. Farming

- (1) Farming activities in Sub-precinct A must be limited to grazing of sheep.

#### I309.6.2. Maximum height

- (1) In Sub-precinct A the maximum height of any building must not exceed 5m and the height of exterior lighting, fittings and supports must not exceed 8m.
- (2) In Sub-precinct D the maximum height of any building must not exceed 15m.
- (3) In Sub-precinct G the maximum height of any building must not exceed 8m and the height of exterior lighting, fittings and supports must not exceed 10m.

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### I309.6.3. Gross floor area threshold

- (1) The gross floor area of individual buildings in Sub-precinct B must not be more than 250m<sup>2</sup>.
- (2) The gross floor area of individual buildings in Sub-precincts C, E and F must not be more than 300m<sup>2</sup>.
- (3) The gross floor area of individual buildings in Sub-precinct D must:
  - (a) not be more than 150m<sup>2</sup> where the building is within 20m of a residential zone; or
  - (b) not be more than 500m<sup>2</sup> where the building is further than 20m from a residential zone.

### I309.6.4. Parking [deleted]

- (1) ~~[deleted] A minimum of 800 car parking spaces must be retained in the Cornwall Park precinct.~~
- (2) ~~[deleted] No additional car parking is required for new activities.~~

Commented [A1]: Non-Schedule 1

### I309.6.5. Conservation planting (including in scheduled areas)

- (1) Conservation planting in Sub-precinct A must be limited to the restoration of vegetative cover on the cone's slopes.
- (2) Conservation planting in all other sub-precincts must not result in earthworks that extend more than 300mm below the surface.

### I309.6.6. Tree trimming and alteration (including scheduled notable trees)

- (1) The maximum branch diameter must not exceed 150mm.
- (2) No more than 20 per cent of live growth of the tree can be removed in any one calendar year.
- (3) The works must meet best arboricultural practice.
- (4) All trimming or alteration must retain the natural shape, form and branch habit of the tree.

### I309.7. Assessment – controlled activities

There are no controlled activities in this precinct.

### I309.8. Assessment – restricted discretionary activities

#### I309.8.1. Matters of discretion

For development that is a restricted discretionary activity in the Cornwall Park Precinct, the Council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted discretionary activities in the Open

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Space – Informal Recreation Zone or the Open Space – Sport and Active Recreation Zone.

(1) Rock walls:

- (a) design, external appearance and landscaping; and
- (b) effects on heritage and the natural environment.

(2) Sport and recreation structures:

- (a) intensity and scale;
- (b) development design, external appearance and landscaping; and
- (c) effects on heritage and the natural environment.

**I309.8.2. Assessment criteria**

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

**I309.8.2.1. Rock walls**

(1) The extent to which the design, external appearance and any landscaping:

- (a) is compatible with the character of the area and height and form of any existing rock walls;
- (b) minimises any adverse effects, including visual amenity through use of materials and colour; and
- (c) integrates with the existing landscape character of the area.

(2) Whether the construction of the wall will have adverse effects on any areas with scheduled values, and the extent to which these can be remedied or mitigated.

(3) The extent to which any disturbance to the existing landform and vegetation is minimised and any adverse effects can be remedied or mitigated.

**I309.8.2.2. Sport and recreation structures**

(1) The extent to which the intensity and scale of the structures will detract from the amenity value of any adjoining residential areas, and the measures to remedy or mitigate any adverse effects.

(2) Whether the structures are located to minimise adverse effects on public access to, and use of, the open space.

(3) The extent to which any disturbance to existing landform and vegetation is minimised.

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- (4) The extent to which any adverse effects on natural values or amenity values are avoided, remedied or mitigated through location, design, external appearance and landscaping.

**I309.9. Special information requirements**

There are no special information requirements in this precinct.

**I309.10. Precinct plans**

There are no precinct plans in this precinct.



## **I310. Eden Park Precinct**

### **I310.1. Precinct description**

The Eden Park Precinct provides specific planning controls for the use, development and redevelopment of Eden Park. Eden Park was established as the home of Auckland Cricket in 1910, with Auckland Rugby joining in 1925. Eden Park is a multi-purpose stadium and is one of New Zealand's premier sports facilities.

The zoning of the land within the Eden Park Precinct is Special Purpose - Major Recreation Facility Zone. Refer to the planning maps for the location and extent of the precinct.

### **I310.2. Objectives**

- (1) Eden Park is protected as a regionally, nationally and internationally important venue for all of the following primary activities:
  - (a) organised sports and recreation;
  - (b) informal recreation; and
  - (c) day time non-sporting events.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of Eden Park are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

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

### **I310.3. Policies**

- (1) Enable the safe and efficient operation of Eden Park for its primary activities.
- (2) Protect the primary activities of Eden Park from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
  - (a) avoid, remedy or mitigate adverse effects; and
  - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of Eden Park, having regard to the amenity of surrounding properties.

### I310 Eden Park Precinct

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

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

#### I310.4. Activity table

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

- (1) [E24 Lighting](#);
- (2) [E25 Noise and vibration](#) (noise provisions only); and
- (3) [E40 Temporary activities](#).

Table I310.4.1 Activity table specifies the activity status of land use and development activities in the Eden Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Note 1:

For the purposes of this precinct the following applies:

- day time activities are those undertaken between 30 minutes before sunrise and 30 minutes before sunset on the same day. For clarity, any activity that continues longer than 30 minutes before sunset is defined as a night time activity.
- night time activities are those undertaken between 30 minutes before sunset on one day and 30 minutes before sunrise on the following day. For clarity, any activity that continues longer than 30 minutes before sunrise remains defined as a night time activity.

**Table I310.4.1: Activity table**

	Activity	Activity status
Use		
Primary activities		
(A1)	Organised sports and recreation undertaken during the day time	P
(A2)	Informal sports and recreation undertaken during the day time	P
(A3)	Non-sporting events undertaken during the day time	P
(A4)	Organised sports and recreation undertaken during the night time	C
(A5)	Any primary activity not meeting Standard I310.6.4 but meeting all other standards unless otherwise specified.	C

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Accessory activities		
(A6)	Accessory activities	P
(A7)	Any accessory activity not meeting Standard I310.6.4 but meeting all other standards	C
Compatible activities		
(A8)	Functions, gatherings, conferences and meetings	P
(A9)	Sports, recreation and community activities	P
(A10)	Filming activities	P
(A11)	Professional fireworks displays meeting Standard I310.6.13	P
(A12)	Professional fireworks displays not meeting Standard I310.6.13	RD
(A13)	Helicopter flights meeting Standard I310.6.14	P
(A14)	Helicopter flights not meeting Standard I310.6.14	RD
(A15)	Up to 6 concerts in any 12 month period	D
(A16)	More than 6 concerts in any 12 month period	NC
(A17)	Any compatible activity not meeting Standard I310.6.4 but meeting all other standards	C
Development		
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 15m in height (excluding grandstands and spectator viewing structures)	P
(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15m in height (excluding grandstands and spectator viewing structures)	RD
(A20)	Grandstands and spectator viewing structures up to 35m in height	P
(A21)	Grandstands and spectator viewing structures exceeding 35m in height	RD
(A22)	Light towers and associated fittings up to and greater than 15m in height	P
(A23)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I310.6.7	RD
(A24)	Demolition of buildings	P
(A25)	Temporary buildings and structures	P
(A26)	Workers' accommodation	P

### I310.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I310.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I310.4.1 Activity table and which is not listed in I310.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

### I310.6. Standards

The overlay and Auckland-wide standards apply in this precinct, unless otherwise specified below. The following standards do not apply:

- (1) [E27 Transport – Standard E27.6.1](#) Trip generation; and
- (2) [E27 Transport – Standard E27.6.2](#) Number of parking and loading spaces.

All permitted, controlled or restricted discretionary activities listed in Table I310.4.1 Activity table must comply with the following activity standards unless otherwise stated.

#### I310.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site in a residential zoned property (not owned by the Eden Park Trust) must not be greater than the noise limits in Table I310.6.1.1 Noise standards.

**Table I310.6.1.1: Noise standards**

Time, day, duration and frequency	Noise limit
All days between 8:00am and 10:30pm	55dB L <sub>A10</sub> (13hr) 60dB L <sub>A10</sub> (10min) 85dB L <sub>Amax</sub>
At all other times	40dB L <sub>A10</sub> and 75dB L <sub>Amax</sub>

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.

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- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where  $L_{Aeq (10min)}$  is specified, no 10 minute measurement sample can exceed the stated limit.
- (7) A computer based measurement system (including electronic limiter) attached to the sound system output must be used as the preferred method of measurement for sound system noise except for any 75 dB noise events.
- (8) Professional fireworks displays and helicopter flights are excluded from this standard.

**I310.6.2. Lighting**

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I310.6.2, the curfew and pre-curfew times are as stated in Table I310.6.2.1 Pre-curfew and curfew times.

**Table I310.6.2.1: Pre-curfew and curfew times**

	Times
Pre-curfew	7.00am – 11.00pm
Curfew	11.00pm – 7.00am

- (5) The following standards apply to the playing field floodlights, in addition to the standards listed above:
  - (a) The playing field floodlights may be used for up to four hours in the 48 hour period prior to their use for a night time sporting event, provided the playing field floodlights are fully turned off by 10.00pm.
  - (b) The playing field floodlights may be switched on for maintenance purposes up to a maximum of six nights every two years. This must be

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for a maximum of two hours after sunset and they must be switched off by 10.00pm.

- (c) The playing field floodlights may be used for training purposes up to two nights per week provided they are turned off by 10.00pm.
  - (d) The playing field floodlights must be switched to an average level no higher than 300 lux on the field, no later than 15 minutes after the finish of play, and must be turned off no later than 30 minutes after the finish of play.
  - (e) Where an incident occurs that emergency services agencies consider could potentially jeopardise public safety and the emergency services request that the lights remain energised, the lights may remain energised until the emergency services agencies consider it safe to de-energise.
- (6) The added illuminance at sites other than those owned by the Eden Park Trust from artificial lighting within the precinct must not be greater than either of the following:
- (a) the limits in Table I310.6.2.2 Horizontal and vertical illuminance at a boundary when measured or calculated at the boundary of any residentially zoned site. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

**Table I310.6.2.2: Horizontal and vertical illuminance at a boundary**

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

- (b) a pre-curfew vertical illuminance limit of 25 lux, and curfew limit of 10 lux, when measured or calculated at the windows of habitable rooms of a lawfully established dwelling within a residential zone.
- (7) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 20 per cent (based on an adaption luminance of 10cd/m<sup>2</sup>) on any public road, calculated within each traffic lane in the direction of travel.
- (8) If the playing field floodlighting is added to or modified in any way, the Glare Rating (GR) must be calculated at the windows facing the stadium of all residential dwellings located adjacent to the site and not owned by the Eden Park Trust, and must not exceed 35.
- (9) Any artificial lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the

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applicable limits for pre-curfew times in Table I310.6.2.3 Pre-curfew luminous intensity and 1,000 candelas for curfew times. This must be measured or calculated at the windows of habitable rooms of a lawfully established dwelling within a residential zone or at the boundary of any residentially zoned site where a dwelling does not yet exist.

**Table I310.6.2.3: Pre-curfew luminous intensity**

	Pre-curfew luminous intensity limit
Standard	7,500 cd
Special lighting events	70,000 cd

- (10) Feature lighting may be used to illuminate the exterior of the stadium provided that this occurs on no more than 25 occasions during a 12 month period and is de-energised by 10.30pm. Feature lighting may be dynamic in nature (e.g. moving, colour changing, etc.), but not strobe lights or similar effects which are directly visible from outside the site.
- (11) The average surface luminance for an intentionally artificially lit building façade must not exceed 25cd/m<sup>2</sup> or a maximum of 50cd/m<sup>2</sup>. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination
- (12) Professional fireworks displays are excluded from this standard.

#### **I310.6.3. Special lighting events**

- (1) The total number of special lighting events in any 12 month period must not exceed 25 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting event limits listed in Table I310.6.2.3 Pre-curfew luminous intensity.

#### **I310.6.4. Traffic management**

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

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport.
- (2) Organised sports and recreation activities which generates a crowd of less than 5,000 people and does not require the closure of a public road; or
- (3) Any other activity undertaken at night time which generates a crowd of less than 2,000 people and does not require the closure of a public road.

**I310.6.5. Parking [deleted]**

- (1) ~~parking for a minimum of 310 cars must be retained within the precinct unless an authorised Transport and Traffic Management Plan is in effect.~~

Commented [A1]: Non-Schedule 1

**I310.6.6. Screening**

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

**I310.6.7. Interface control areas**

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

**I310.6.8. Height in relation to boundary**

- (1) Where the Eden Park Precinct directly adjoins another zone, the height in relation to boundary standard that applies within the adjoining zone also applies to the adjoining Eden Park Precinct boundary.
- (2) Where the Eden Park Precinct directly adjoins a road or a zone with no height in relation to boundary standard, buildings must not project beyond a 45 degree recession plane measured from a point 8.5 metres vertically above ground level on the road or zone boundary.
- (3) Temporary buildings, light towers and associated fittings are excluded from this standard.

**I310.6.9. Yards**

- (1) All buildings must be setback from the front boundary by the minimum distances set out in Table I310.6.9.1 Front yard requirements.

**Table I310.6.9.1 Front yard requirements**

Street frontage	Front yard
Sandringham Road	3m
Walters Road	10m
Cricket Avenue	2m
Reimers Avenue	10m

**I310.6.10. Primary activities undertaken during the day time**

- (1) Day time primary activities must not be undertaken on the Number 1 field (main ground) within the same 24 hour period as night time primary activities. This standard does not apply to organised sport and recreation activities



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which are accessory to another organised sport and recreation event such as 'curtain raisers'.

- (2) The number of non-sporting activities held on the Number 1 field within any 12 month period must not exceed the number listed in Table I310.6.10.1 Number of non-sporting activities.

**Table I310.6.10.1 Number of non-sporting activities**

Number of occurrences	Crowd capacity
Unlimited	Up to 2,000
No more than 30	2,001 to 10,000
No more than 20	10,001 to 25,000
No more than 6	25,001 to 50,000

#### **I310.6.11. Organised sports and recreation activities undertaken at night time on the Number 1 field**

These activities must meet all of the following standards:

- (1) There must be no more than 25 activities within any 12 month period;
- (2) There must be no more than one day/night cricket test match within any 12 month period;
- (3) If scheduled between Monday and Friday (inclusive), these activities (excluding day/night cricket test matches) must commence after 7:30pm and be scheduled to finish no later than 9:30pm. Activities on public holidays are excluded from these time limits;
- (4) Day/night cricket test matches must be scheduled to finish no later than 10.00pm;
- (5) These activities must not be undertaken on a Sunday;
- (6) These activities must not exceed four occurrences within any 35 day period; and
- (7) The crowd attending any of these activities must not exceed 50,000 persons.
- (8) For the purpose of these standards, a day/night cricket test match of up to five days in duration is to be counted as one activity.

#### **I310.6.12. Functions, gatherings, conferences and meetings**

- (1) The crowd numbers within the precinct's function facilities must not exceed 2,000 people.
- (2) This activity must not be undertaken at the same time as any primary activity or sports, recreation and community activity that has a cumulative capacity greater than 10,000 people.

**I310.6.13. Professional fireworks displays**

- (1) Displays are limited to three in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.
- (5) Displays must comply with 140dB  $L_{Zpeak}$  at any point in the audience area and within the boundary of any activity sensitive to noise.

**I310.6.14. Helicopter flights**

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 100 metres from any neighbouring site.

**I310.6.15. Temporary buildings and structures**

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

**I310.7. Assessment – controlled activities**

**I310.7.1. Matters of control**

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

- (1) organised sports and recreation undertaken during the night time:
  - (a) the effects of the proposed activity on the safety and efficiency of the transport network.
  - (b) the effectiveness of any community liaison.
  - (c) effects associated with any event management plan.
- (2) any primary, accessory or complimentary activity not meeting Standard I310.6.4 Traffic management but meeting all other standards:
  - (a) the effects of the proposed activity on the safety and efficiency of the transport network.

**I310.7.2. Assessment criteria**

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

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

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- (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
  - (b) the extent to which entry and exit points to the precinct will be managed to suitably accommodate traffic and pedestrian movements;
  - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person);
  - (d) the extent to which consultation has been undertaken with representatives of any relevant transport agencies; and
  - (e) the extent to which bus parking is to be provided to reduce traffic flows within the surrounding residential area.
- (2) the effectiveness of any community liaison:
- (a) the extent to which ongoing community liaison has adequately addressed the immediate concerns of the community surrounding Eden Park.
  - (b) the extent to which provision is made for adequate notice of night time events to be provided to the community; and
  - (c) the extent to which review and monitoring protocols are developed and will be implemented to ensure that any community consultation and communication plan can be updated to address matters arising through public feedback and monitoring.
- (3) effects associated with event management:
- (a) the extent to which pre-event procedures and procedures on the day of an event, including the management requirements in respect of the event and communications planning, are developed and will be implemented.
  - (b) the extent to which methods of ensuring the co-ordination and briefing of relevant agencies involved in managing events within the Eden Park Precinct are developed and will be implemented.
  - (c) the extent to which security measures are to be provided both within and outside the precinct to ensure the safe and efficient operation of the event and the minimisation of adverse effects on the surrounding environment.
  - (d) the extent to which provision is made to ensure littering and antisocial behaviour in public places following organised sports and recreation activities is avoided, remedied or mitigated.

### **I310.8. Assessment – restricted discretionary activities**

#### **I310.8.1. Matters of discretion**

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

- (1) any activity that does not comply with noise and/or lighting standards:
  - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) any activity that does not comply with the permitted helicopter flight standard:
  - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) any activity that does not comply with the permitted professional fireworks display standard:
  - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15 metres in height and/or which does not comply with height in relation to boundary standards:
  - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) grandstands and spectator viewing structures exceeding 35 metres in height:
  - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (6) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I310.6.7 Interface control areas, and/or yard standards:
  - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (7) any activity that does not comply with screening standards:
  - (a) the visual effects of rubbish and storage areas on residential and open space zoned sites.

#### **I310.8.2. Assessment criteria**

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

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- (1) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
  - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
    - (i) the cumulative noise effects of other activities which are permitted on the site;
    - (ii) the cumulative effect of numerous infringements of the noise standards; and
    - (iii) the degree of non-compliance.
  - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;
  - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement;
  - (d) the extent to which any artificial lighting will create a traffic safety issue;
  - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
  - (f) the extent to which the amount of light falling into habitable rooms during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance;
  - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment; and
  - (h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
    - (i) the sensitivity of the surrounding environment;
    - (ii) the cumulative effect of numerous infringements of the special event standards;
    - (iii) the additional number of special events; and
    - (iv) whether there is an operational need for the exceedance.
- (2) the effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
  - (a) the extent to which the additional activities adversely affect the amenity of the surrounding properties, having regard to all of the following:

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- (i) the sensitivity of the surrounding environment;
  - (ii) the cumulative effect of numerous infringements of this standard;
  - (iii) the additional number of activities; and
  - (iv) whether there is an operational need for the exceedance.
- (3) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces:
- (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
    - (i) streets and public open spaces; and
    - (ii) adjoining sites, particularly those in residential zones.
  - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
  - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s; and
  - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces:
- (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
    - (i) the amenity values and character of the surrounding area;
    - (ii) the functional and operational requirements of the precinct;
    - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
    - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
    - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
    - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,

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- (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) the visual effects of rubbish and storage areas on residential and open space zoned sites:
  - (a) the extent to which screening is practicable; and
  - (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

#### **I310.9. Special information requirements**

A Community Consultation and Communication Management Plan (CCCMP) and Events Management Plan (EMP) must be prepared and provided to the Council with any resource consent application for organised sport and recreation activities undertaken at during the night time.

##### **I310.9.1. Community consultation and communication plan**

- (1) The Community Consultation and Communication Management Plan must include the following information in addition to any other matters relevant to the matters of control:
  - (a) details of the community communication and consultation liaison officer. The community liaison officer must be identified as being the main and accessible point of contact. The community liaison officer's contact details must be listed on the Eden Park and Auckland Council websites;
  - (b) details of the membership of the Community Liaison Group (CLG);
  - (c) details of how all of the following have been invited to participate within the Community Liaison Group:
    - (i) representatives of recognised local community organisations active in the Eden Park community;
    - (ii) the Eden Park Neighbours Association Incorporated;
    - (iii) the Eden Park Residents Association Incorporated;
    - (iv) mainstreet business associations from Kingsland and Valley Road;
    - (v) Council and relevant Council Controlled Organisations; and
    - (vi) the New Zealand Police.
  - (d) details of the responses to the request to participate within the Community Liaison Group;
  - (e) details of how the applicant will provide all of the following to the Community Liaison Group:
    - (i) regular updates on scheduling of primary activities;

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- (ii) opportunities for feedback and input with regards to the effectiveness of methods to avoid, remedy or mitigate adverse effects associated with the activity;
- (iii) details of how the applicant will respond to queries and complaints including all of the following matters:
  - who is responsible for responding;
  - how responses will be provided; and
  - the timeframes that the responses will be provided within; and
- (iv) details of consultation undertaken and responses and feedback received. Where responses and feedback are provided, the applicant must set out how feedback and responses have been addressed, and if not incorporated into the Community Consultation and Communication Management Plan, the reasons why;
- (f) details of methods for informing each household within the vicinity of Eden Park, the Community Liaison Group, other stakeholders and affected parties of forthcoming activities and related arrangements (including the use of fireworks) not less than four times per 12 month period;
- (g) details of the Eden Park "hotline". The Eden Park hotline must be maintained and advertised for the purposes of enabling the local community, stakeholders and the Community Liaison Group to contact the appropriate authorities or gain assistance. The hotline must be operated for two hours prior to any event or function being held within Eden Park and must continue to operate until midday (12:00pm) the following day after any event; and
- (h) details of the complaints protocol. The complaints protocol must include methods for responding to and managing complaints arising from the actions of spectators, including methods for liaising with and assisting the New Zealand Police in devising and implementing an appropriate protocol to ensure as far as practicable, that spectators do not engage in anti-social behaviour in the vicinity of Eden Park.

#### **I310.9.2. Events management plan**

- (1) The Events Management Plan must include the following information in addition to any other matters relevant to the matters of control:
  - (a) details of methods for ensuring the removal of litter from streets within the vicinity of Eden Park.
  - (b) details of methods and procedures for preventing the consumption of alcohol in public places and areas outside of the Eden Park precinct.
  - (c) details of pre-event procedures including:



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- (i) methods for ensuring the appropriate coordination of all agencies involved in managing events including:
- New Zealand Police;
  - security companies (in the precinct and street security patrol);
  - Auckland Transport;
  - bus services;
  - St Johns;
  - fire Service;
  - taxi operators;
  - tow truck operators; and
  - media.
- (d) methods for ensuring that security arrangements for both inside and outside of the precinct are undertaken in a safe and efficient manner; and
- (e) details of the post event procedures including methods for ensuring that patrons depart the precinct in a safe, efficient and orderly manner.

**I310.10. Precinct plans**

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I310.10.1. Eden Park: Precinct plan 1



### **I313. Ellerslie Racecourse Precinct**

#### **I313.1. Precinct description**

The Ellerslie Racecourse Precinct provides specific planning controls for the use of the Ellerslie Racecourse. The Ellerslie Racecourse is a major horse racing venue that covers approximately 55 hectares of privately-owned land.

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

Refer to the planning maps for the location and extent of the precinct.

#### **I313.2. Objectives**

- (1) The Ellerslie Racecourse is protected as a regionally and nationally important venue for all of the following primary activities:
  - (a) horse racing activities;
  - (b) organised sport and recreation;
  - (c) informal recreation;
  - (d) concerts, events and festivals;
  - (e) markets, fairs and trade fairs;
  - (f) functions, conferences, gatherings and meetings; and
  - (g) displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the Ellerslie Racecourse are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

#### **I313.3. Policies**

- (1) Enable the safe and efficient operation of the Ellerslie Racecourse for its primary activities.
- (2) Protect the primary activity of the Ellerslie Racecourse from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
  - (a) avoid, remedy or mitigate adverse effects; and

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

(4) Manage the adverse effects of the operation of the Ellerslie Racecourse, having regard to the amenity of surrounding properties.

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

**I313.4. Activity table**

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);
- (4) [E27 Transport – district rule E27.6.1](#); and
- (5) [E27 Transport – district rule E27.6.2](#).

Table I313.4.1 specifies the activity status of land use and development activities in the Ellerslie Racecourse Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I313.4.1: Activity Table**

	Activity	Activity status
Use		
Primary activity		
(A1)	Horse racing activities	P
(A2)	Organised sports and recreation	P
(A3)	Informal recreation	P
(A4)	Concerts, events and festivals	P
(A5)	Markets, fairs and trade fairs	P
(A6)	Functions, conferences, gatherings and meetings	P
(A7)	Displays and exhibitions	P
(A8)	Any primary activity not meeting Standard I313.6.5 but meeting all other standards	C
Accessory activities		
(A9)	Accessory activities	P
(A10)	Any accessory activity not meeting Standard	C

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	I313.6.5 but meeting all other standards	
Compatible activities		
(A11)	Filming activities	P
(A12)	Sports, recreation and community activities	P
(A13)	Sports, recreation and community activities up to 1,000m <sup>2</sup> gross floor area	P
(A14)	Sports, recreation and community activities greater than 1,000m <sup>2</sup> gross floor area	RD
(A15)	Care centres up to 500m <sup>2</sup> gross floor area	P
(A16)	Care centres greater than 500m <sup>2</sup>	RD
(A17)	Education facilities up to 500m <sup>2</sup> gross floor area	P
(A18)	Education facilities greater than 500m <sup>2</sup> gross floor area	RD
(A19)	Healthcare facilities up to 500m <sup>2</sup> gross floor area	P
(A20)	Healthcare facilities greater than 500m <sup>2</sup> gross floor area	RD
(A21)	Entertainment facilities up to 500m <sup>2</sup> gross floor area	P
(A22)	Entertainment facilities greater than 500m <sup>2</sup> gross floor area	RD
(A23)	Non accessory food and beverage facilities up to 500m <sup>2</sup> gross floor area	P
(A24)	Non accessory food and beverage facilities greater than 500m <sup>2</sup> gross floor area	RD
(A25)	Non accessory offices up to 500m <sup>2</sup> gross floor area	P
(A26)	Non accessory offices greater than 500m <sup>2</sup> gross floor area	RD
(A27)	Licensed premises (excluding off-license premises not associated with a primary or compatible activity) up to 500m <sup>2</sup> gross floor area	P
(A28)	Licensed premises (excluding off-license premises not associated with a primary or compatible activity) greater than 500m <sup>2</sup> gross floor area	RD
(A29)	Non accessory retail up to 500m <sup>2</sup> gross floor area	P
(A30)	Non accessory retail greater than 500m <sup>2</sup> gross floor area	RD
(A31)	Professional fireworks displays meeting Standard I313.6.10	P
(A32)	Professional fireworks displays not meeting Standard I313.6.10	RD
(A33)	Helicopter flights meeting Standard I313.6.11	P

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(A34)	Helicopter flights not meeting Standard I313.6.11	RD
(A35)	Any compatible activity not meeting Standard I313.6.5 but meeting all other standards	C
Development		
(A36)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 25m in height	P
(A37)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m and up to 35m in height	RD
(A38)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 35m in height	D
(A39)	Light towers and associated fittings up to and greater than 35m in height	P
(A40)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I313.6.8	RD
(A41)	Demolition of buildings	P
(A42)	Temporary buildings	P
(A43)	Workers' accommodation	P

**I313.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I313.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I313.4.1 Activity table and which is not listed in I313.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

**I313.6. Standards**

All permitted, controlled or restricted discretionary activities listed in Table I313.4.1 must comply with the following activity standards unless otherwise stated.

### I313.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I313.6.1.1.

**Table I313.6.1.1: Noise Standards**

Time, day, duration and frequency	Noise limit
Up to 5 special noise events between 8:00am and 10:30pm in any 12 month period	75dB $L_{Aeq(5min)}$
Up to 15 special noise events between 8:00am and 10:30pm in any 12 month period	65dB $L_{Aeq(5min)}$
General noise standards for all other days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB $L_{Aeq}$
General noise standards for all other times	45dB $L_{Aeq}$ and 75dB $L_{Amax}$

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where  $L_{Aeq(5min)}$  is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

### I313.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the

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event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.

- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I313.6.2, the curfew and pre-curfew times are as stated in Table I313.6.2.1.

**Table I313.6.2.1: Pre-curfew and curfew times**

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

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
  - (a) The limits in Table I313.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

**Table I313.6.2.2: Horizontal and vertical illuminance at a boundary**

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

- (b) The vertical illuminance limits in Table I313.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

**Table I313.6.2.3: Vertical illuminance at a window**

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux



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- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15% (based on an adaption luminance of 2 cd/m<sup>2</sup>) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I313.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling.

**Table I313.6.2.4: Pre-curfew luminous intensity**

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

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I313.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

**Table I313.6.2.5: Building façade luminance**

	Luminance limit
Standard	10 cd/m <sup>2</sup>
Special lighting events	25 cd/m <sup>2</sup>

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

**Table I313.6.2.5: Building façade luminance**

	Luminance limit
Standard	10 cd/m <sup>2</sup>
Special lighting events	25 cd/m <sup>2</sup>

**I313.6.3. Special noise events**

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

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- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I313.6.1.1.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
  - (a) There must be no more than 2 special noise events on any one day.
  - (b) There must be no more than 4 special noise events within any 2 week period.
- (4) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours shall be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

#### **I313.6.4. Special lighting events**

- (1) The total number of special lighting events in any 12 month period must not exceed 25 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I313.6.2.4 and I313.6.2.5.

#### **I313.6.5. Traffic management**

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 20,000 people and does not require the closure of a public road.

#### **I313.6.6. Parking [deleted]**

- (1) ~~[deleted] A minimum number of parking spaces must be provided within the precinct at the rate of 1 parking space for every 4 persons that the outside seated capacity of the grandstands is designed to accommodate.~~

Commented [A1]: Non-Schedule 1

#### **I313.6.7. Screening**

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

#### **I313.6.8. Interface control area**

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan.

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- (2) Temporary buildings are excluded from this standard. Entry ports and ticket boxes with an individual gross floor area of less than 50m<sup>2</sup> are also excluded from this standard.

#### **I313.6.9. Height in relation to boundary**

- (1) Along the boundaries where the Ellerslie Racecourse Precinct directly adjoins a residential zone, the height in relation to boundary standard that applies in the adjoining zone will also apply to the precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this standard.

#### **I313.6.10. Professional fireworks displays**

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.
- (5) Displays must comply with 140dB L<sub>Zpeak</sub> at any point in the audience area and within the boundary of any activity sensitive to noise.

#### **I313.6.11. Helicopter flights**

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring site.

#### **I313.6.12. Temporary buildings**

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

### **I313.7. Assessment – controlled activities**

#### **I313.7.1. Matters of control**

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

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

#### **I313.7.2. Assessment criteria**

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

- (1) Effects on the safety and efficiency of the transport network:

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- (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
- (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
- (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

#### **I313.8. Assessment – restricted discretionary activities**

##### **I313.8.1. Matters of discretion**

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

- (1) Any activity that does not comply with noise and/or lighting standards:
  - (a) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standard:
  - (a) The effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standard:
  - (a) The effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m and up to 35m in height and/or which does not comply with height in relation to boundary standards:
  - (a) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I313.6.8.
  - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) Any activity that does not comply with screening standards:

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

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

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

- (a) the effects of the proposed activity on the efficient operation of the primary activity of the site;
- (b) the effects of traffic and parking on the safety and efficiency of the transport network; and
- (c) The effects of the activity on metropolitan, town or local centres.

#### **I313.8.2. Assessment criteria**

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

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
  - (a) Whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
    - (i) the cumulative noise effects of other activities which are permitted on the site;
    - (ii) the cumulative effect of numerous infringements of noise standards; and,
    - (iii) the degree of non-compliance.
  - (b) Whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.
  - (c) The extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
  - (d) The extent to which any artificial lighting will create a traffic safety issue.
  - (e) Whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.
  - (f) The extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance.

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- (g) Whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
- (h) The extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
  - (i) the sensitivity of the surrounding environment;
  - (ii) the cumulative effect of numerous infringements of special event standards;
  - (iii) the additional number of special events;
  - (iv) whether there is an operational need for the exceedance
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
  - (a) The extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
    - (i) the sensitivity of the surrounding environment;
    - (ii) the cumulative effect of numerous infringements of this standard;
    - (iii) the additional number of activities; and
    - (iv) whether there is an operational need for the exceedance.
  - (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
    - (a) The extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
      - (i) streets and public open spaces; and
      - (ii) adjoining sites, particularly those in residential zones.
    - (b) The extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
    - (c) Whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s.
    - (d) The extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
  - (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.

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- (a) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
- (i) the amenity values and character of the surrounding area;
  - (ii) the functional and operational requirements of the precinct;
  - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
  - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
  - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
  - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
  - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The effects of the proposed activity on the efficient operation of the primary activity of the site:
- (a) Whether the activity is of a character, scale and intensity to ensure that adverse effects on the operation of the primary activity, including its likely future use or intensification, are avoided, remedied or mitigated.
- (6) The effects of traffic and parking on the safety and efficiency of the transport network:
- (a) Whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements.
  - (b) Whether ~~a reduction in carparking the proposal~~ will compromise the successful implementation of a Traffic and Transport Management Plan, where relevant or required.
  - (c) ~~[deleted] Whether the precinct has sufficient parking capacity to provide for the day to day needs of existing and proposed activities.~~
- (7) The effects of the activity on metropolitan, town or local centres:
- (a) Whether the proposed activity will adversely affect the function, role, or amenity of any metropolitan, town or local centre beyond those effects ordinarily associated with trade effects on trade competitors.
- (8) The visual effects of rubbish and storage areas on residential and open space zoned sites:

Commented [A2]: Issue 5

Commented [A3]: Issue 3

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- (a) The extent to which screening is practicable.
- (b) The extent to which distance and topographical matters mitigate likely adverse visual effects.

**I313.9. Special information requirements**

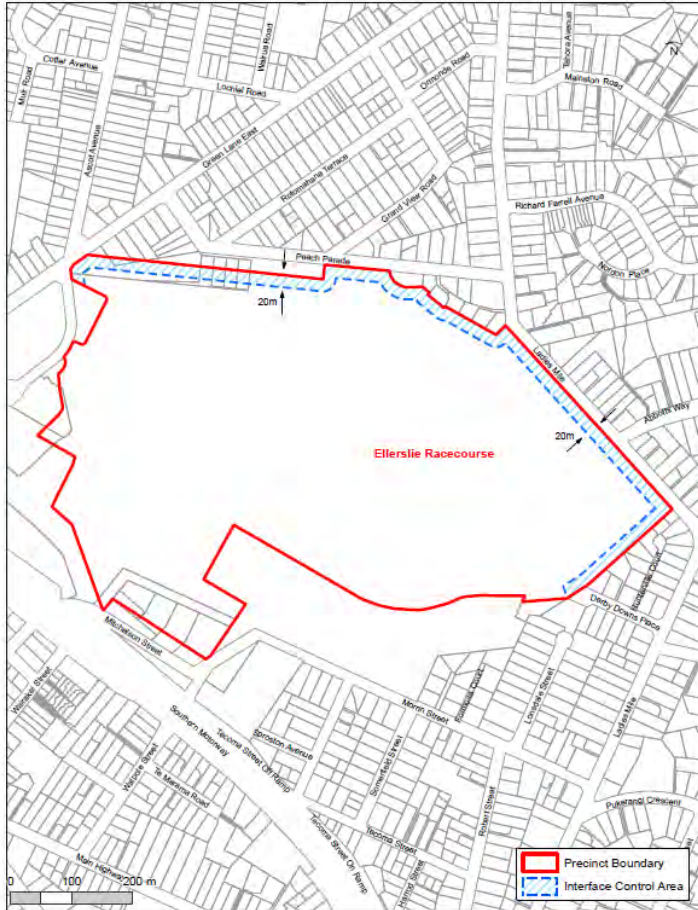
There are no special information requirements for this precinct.



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I313.10. Precinct plans

I313.10.1. Ellerslie Racecourse: Precinct plan 1



## **I319. MOTAT Precinct**

### **I319.1. Precinct description**

The MOTAT Precinct provides specific planning controls for the use, operation, development, redevelopment and intensification of The Museum of Transport and Technology (MOTAT). MOTAT is a transport, technology, science and social history museum spread between two sites at Great North Road (MOTAT 1) and Meola Road (MOTAT 2).

The zoning of the land within the MOTAT Precinct is the Special Purpose - Major Recreation Facility Zone.

### **I319.2. Objectives**

- (1) MOTAT is protected as a regionally and nationally important venue for all of the following primary activities:
  - (a) concerts, events and festivals;
  - (b) markets, fairs and trade fairs;
  - (c) functions, conferences, gatherings and meetings; and
  - (d) demonstrations, displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of MOTAT are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

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

### **I319.3. Policies**

- (1) Enable the safe and efficient operation of MOTAT for its primary activities.
- (2) Protect the primary activities of MOTAT from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
  - (a) avoid, remedy or mitigate adverse effects; and
  - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of MOTAT, having regard to the amenity of surrounding properties.

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

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

#### I319.4. Activity table

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);
- (4) [E27 Transport – district rule E27.6.1](#); and
- (5) [E27 Transport – district rule E27.6.2](#).

Table I319.4.1 specifies the activity status of land use and development activities in the MOTAT Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I319.4.1 Activity table**

Activity		Activity status
<b>Primary activity</b>		
(A1)	Concerts, events and festivals	P
(A2)	Markets, fairs and trade fairs	P
(A3)	Functions, conferences, gatherings and meetings	P
(A4)	Demonstrations, displays and exhibitions	P
(A5)	Any primary activity not meeting Standard I319.6.3 Traffic management but meeting all other standards	C
<b>Accessory activities</b>		
(A6)	Accessory activities	P
(A7)	Any accessory activity not meeting Standard I319.6.3 Traffic management but meeting all other standards	C
<b>Compatible activities</b>		
(A8)	Sports, recreation and community activities	P
(A9)	Filming activities	P
(A10)	Professional fireworks displays meeting Standard I319.6.8	P

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(A11)	Professional fireworks displays not meeting Standard I319.6.8	RD
(A12)	Helicopter flights meeting Standard I319.6.9	P
(A13)	Helicopter flights not meeting Standard I319.6.9	RD
(A14)	Any compatible activity not meeting Standard I319.6.3 Traffic management but meeting all other standards	C
<b>Development</b>		
(A15)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A16)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity more than 20m, but up to 25m in height	RD
(A17)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m in height	D
(A18)	Light towers and associated fittings up to and greater than 25m in height	P
(A19)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I319.6.6 Interface control areas	RD
(A20)	Demolition of buildings	P
(A21)	Temporary buildings	P

**I319.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I319.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I319.4.1 Activity table and which is not listed in I319.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

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### I319.6. Standards

All permitted, controlled or restricted discretionary activities in Table I319.4.1 must comply with the following activity standards unless otherwise stated.

#### I319.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I319.6.1.1.

**Table I319.6.1.1: Noise standards**

Time, day, duration and frequency	Noise limit
Any day including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB L <sub>Aeq</sub>
31 October (Halloween) between 10:30pm and 12am	55dB L <sub>Aeq</sub>
At all other times	45dB L <sub>Aeq</sub> and 75dB L <sub>Amax</sub>

- (2) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (4) The noise from tram and train whistles and horns is excluded from any assessment of compliance with the noise limits.
- (5) For up to 8 times in any 12 month period, but no more frequently than 1 in any 2 week period, the noise (rating) level may be up to 75dB L<sub>Aeq(10min)</sub> for up to 6 hours per day. No 10 minute sample can exceed the stated noise limit. This noise level does not apply at any of the following times:
- (a) Between 10:30pm and 8am at MOTAT 1 and MOTAT 2; and
  - (b) Between 8am and 4pm Monday to Friday during the normal school term at MOTAT 2.
- (6) For activities and activities undertaken in accordance with Standard I319.6.1(5) a noise management plan must be prepared by a suitably qualified and experienced person and include the following:
- (a) Procedures for advising the occupiers of residentially zoned properties located within 150m of either MOTAT 1 or 2 where the activity is proposed that will exceed the noise limits Table I319.6.1.1. The advance notice

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must be given no earlier than 14 days and no later than 7 days prior to the activity taking place and must include:

- (i) The times and days when the noise is likely to be generated and the finishing time of the activity;
  - (ii) A contact name and number for the receipt of complaints;
  - (iii) A procedure for recording and responding to noise complaints; and
  - (iv) Identification of the best practicable options that will be undertaken to minimise the noise.
- (7) An adjustment for Special Audible Characteristics must not be applied to:
- (a) the noise from any steam powered vehicle, military vehicle, train, tram, transport vehicle or transport equipment;
  - (b) the noise generated between 10.30pm and 11.00pm for the 14 days prior to Christmas Day; and
  - (c) the noise generated in accordance with Standard I319.6.1(5).
- (8) A Duration Adjustment (as prescribed by NZS6802:2008) must only be applied to noise generated between the hours of 8am and 10.30pm.
- (9) Professional fireworks displays and helicopter flights are excluded from this standard.

#### **I319.6.2. Lighting**

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I319.6.2, the curfew and pre-curfew times are as stated in Table I319.6.2.1.

**Table I319.6.2.1: Pre-curfew and curfew times**

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

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

- (a) The limits in Table I319.6.2.2 when measured at the boundary of any residentially zoned site containing an established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

**Table I319.6.2.2: Horizontal and vertical illuminance at a boundary**

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

- (b) The vertical illuminance limits in Table I319.6.2.3 when measured at the windows of habitable rooms of an established dwelling within a residential zone.

**Table I319.6.2.3: Vertical Illuminance at a window**

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15% (based on an adaption luminance of 2 cd/m<sup>2</sup>) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed 10,000 cd for pre-curfew times and 1,000 cd for curfew times at the windows of habitable rooms of an established dwelling within a residential zone and at the boundary of any residentially zoned site where a dwelling does not yet exist.
- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed 10 cd/m<sup>2</sup>. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

**I319.6.3. Traffic management**

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All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Traffic and Transport Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

### **I319.6.4. Parking [deleted]**

- (1) [deleted] Parking for a minimum of 100 cars must be retained within the precinct unless an authorised Traffic and Transport Management Plan is in effect.

Commented [A1]: Non-Schedule 1

### **I319.6.5. Screening**

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

### **I319.6.6. Interface control areas**

Permitted activities must meet all of the following standards. Temporary buildings are excluded from Standard I319.6.6.

- (1) Within the Great North Road 10m Interface Control Area (ICA) as illustrated on Precinct plan 1:
  - (a) Buildings (including external alterations and additions) must have a footprint no greater than 150m<sup>2</sup>; and
  - (b) The cumulative total of buildings (including external alterations and additions) within the ICA must not exceed 80% of the total frontage.
- (2) Within the Meola Road 20m ICA as illustrated on Precinct plan 2:
  - (a) Buildings (including external alterations and additions) must have a footprint no greater than 500m<sup>2</sup>; and
  - (b) The cumulative total of buildings (including external alterations and additions) within the ICA must not exceed 60% of the total frontage.
- (3) Within the Upper Meola Creek 20m ICA as illustrated on the Precinct plan 2:
  - (a) Buildings (including external alterations and additions) must have a footprint no greater than 250m<sup>2</sup>; and
  - (b) The cumulative total of buildings (including external alterations and additions) within the ICA must not exceed 15% of the total frontage.

### **I319.6.7. Height in relation to boundary**

- (1) Where the MOTAT Precinct adjoins a road or another zone, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level along the road or zone boundary, except at the following MOTAT 2 boundaries illustrated on the Precinct plan 2:



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- (a) Boundary D: 10m + 45 degrees
- (b) Boundaries E and F: 4.5m + 45 degrees
- (2) Temporary buildings, light towers and associated fittings are excluded from this standard.

#### **I319.6.8. Professional fireworks displays**

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 meters from any residential zone.
- (5) Displays must comply with 140dB  $L_{Zpeak}$  at any point in the audience area and within the boundary of any activity sensitive to noise.

#### **I319.6.9. Helicopter flights**

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring site.

#### **I319.6.10. Temporary buildings**

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

### **I319.7. Assessment – controlled activities**

#### **I319.7.1. Matters of control**

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

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

#### **I319.7.2. Assessment criteria**

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

- (1) the effects on the safety and efficiency of the transport network:
  - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
  - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and

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

#### **I319.8. Assessment – restricted discretionary activities**

##### **I319.8.1. Matters of discretion**

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

- (1) any activity that does not comply with noise and/or lighting standards:
  - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) any activity that does not comply with permitted helicopter flight standards:
  - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) any activity that does not comply with permitted professional fireworks display standards:
  - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m and up to 25m in height and/or which does not comply with height in relation to boundary standards:
  - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I319.6.6:
  - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) any activity that does not comply with screening standards:
  - (a) the visual effects of rubbish and storage areas on residential and open space sites.

### **I319.8.2. Assessment criteria**

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

- (1) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
  - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
    - (i) the cumulative noise effects of other activities which are permitted on the site;
    - (ii) the cumulative effect of numerous infringements of noise standards; and
    - (iii) the degree of non-compliance.
  - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;
  - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement;
  - (d) the extent to which any artificial lighting will create a traffic safety issue;
  - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
  - (f) the extent to which the amount of light falling into habitable rooms of established dwellings within a residential zone during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance; and
  - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
- (2) the effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
  - (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
    - (i) the sensitivity of the surrounding environment;
    - (ii) the cumulative effect of numerous infringements of this standard;
    - (iii) the additional number of activities; and

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- (iv) whether there is an operational need for the exceedance.
- (3) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces:
  - (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
    - (i) streets and public open spaces; and
    - (ii) adjoining sites, particularly those in residential zones.
  - (b) The extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
  - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s; and
  - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces:
  - (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
    - (i) the amenity values and character of the surrounding area;
    - (ii) the functional and operational requirements of the precinct;
    - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
    - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
    - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
    - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
    - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) the visual effects of rubbish and storage areas on residential and open space zoned sites:

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- (a) the extent to which screening is practicable.
- (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

**I319.9. Special information requirements**

There are no special information requirements for this precinct.

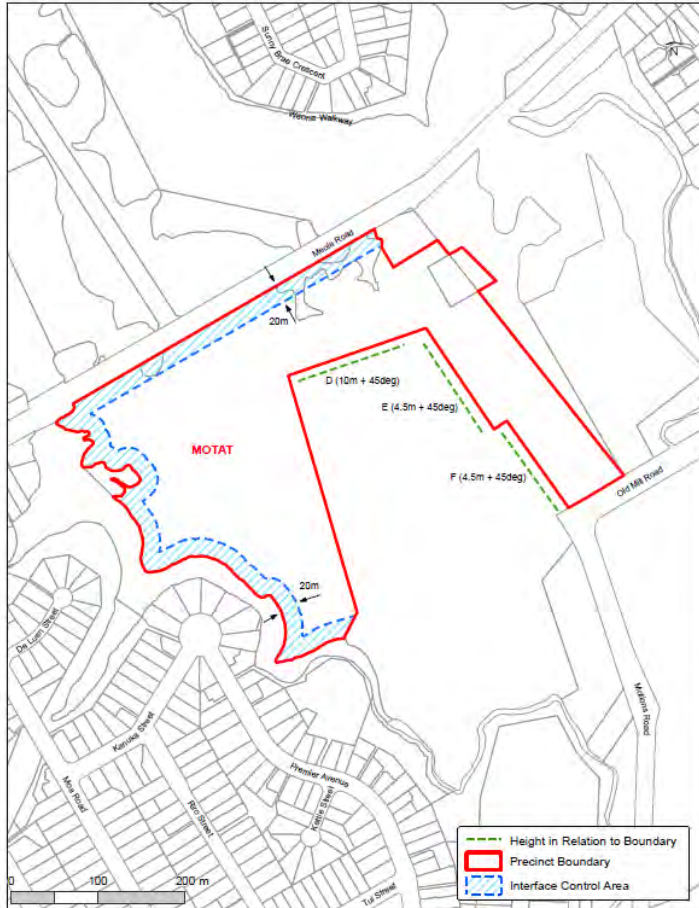
**I319.10. Precinct plans**

**I319.10.1. MOTAT 1 : Precinct plan 1**



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I319.10.2. MOTAT 2 : Precinct plan 2



## **I320. Mount Albert 2 Precinct**

### **I320.1. Precinct Description**

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

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

The underlying zoning of land within this precinct is Residential - Mixed Housing Suburban Zone.

### **I320.2. Objectives**

- (1) Tertiary education facilities meet the education needs of their students, and provide for the well-being of employees, students and visitors.
- (2) Tertiary education facilities integrate positively with the wider community and environment and mitigate potential adverse effects. In particular the amenity of neighbouring residential areas on the south east and south west boundaries of the campus is protected.
- (3) New buildings and structures respond to and positively contribute to the amenity values of streets, open spaces and the surrounding context, thereby reinforcing a sense of place.
- (4) Traffic effects arising from the tertiary education facilities are managed on the site.

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

### **I320.3. Policies**

- (1) Enable tertiary education, student accommodation and appropriate accessory activities in the precinct.
- (2) Manage effects on the amenity of surrounding residential and open space areas by:
  - (a) limiting new development to specified locations within the precinct;
  - (a) controlling the scale and intensity of new development; and
  - (b) requiring identified areas within the precinct to be landscaped.

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- (3) Require new buildings and significant additions and alterations to be designed in a manner that:
  - (a) makes efficient use of the site;
  - (b) contributes to the amenity of the public realm where development is located adjacent to a street or open space;
  - (c) responds positively to the existing and planned future form and quality of the surrounding area; and
  - (d) responds and contributes positively to the sense of place.
- (4) Require screening or landscaping of waste management facilities, service areas/buildings and parking to enhance their appearance when viewed from adjacent residential zones and open space.
- (5) Manage external transport effects arising from the operation of the tertiary education facility by:
  - (a) limiting the campus population; and
  - (b) requiring that sufficient on-site car parking be provided.
- (6) Provide for community liaison with parties potentially affected by the operation of the tertiary education facility.

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

#### **I320.4. Activity table**

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

In [E23 Signs - E23.4.1](#) Activity Table – Billboards in zones, the Residential - Mixed Housing Suburban rule (A4) is replaced with the Special Purpose - Tertiary Education Zone rule (A38).

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

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



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**Table I320.4.1 Activity table**

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

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

#### I320.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I320.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I320.4.1 Activity table and which is not listed in I320.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

#### I320.6. Standards

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

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

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

### I320.6.1. Height

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

**Table I320.6.1.1 Building heights**

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

- (1) For the purposes of determining maximum height on the building platform in the north western corner of the site marked on Mount Albert 2: Precinct plan 1, all of the following apply:
- (a) the average ground level method or the rolling height method must be used;
  - (b) the maximum ground level (RL in terms of NZVD2016) must be taken as RL22.2 and no regard must be had to ground levels above RL22.2; and
  - (c) regard must be had to ground levels below RL22.2.

### I320.6.2. Building platform

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

### I320.6.3. Parking

- (1) ~~[deleted] Parking must be provided at a minimum ratio of 1 space for every 3 students and staff permitted to be on the site at any one time.~~
- (2) All parking must be located within the identified parking areas shown on Mount Albert 2: Precinct plan 2 - activity locations.
- (3) A designated on-site bus stop and bus parking area must be provided on the site.

Commented [A1]: Non-Schedule 1

### I320.6.4. Access

- (1) All vehicle and pedestrian access must be from Linwood Avenue.
- (2) There must be no pedestrian or vehicle access to the site from Burnside Avenue or Martin Avenue.
- (3) The boundary of the tertiary education facility campus with Burnside and Martin Avenues must be fenced so that no pedestrian or vehicle access can be achieved.
- (4) The northern Linwood Avenue access must be closed to traffic during the following hours:
  - (i) Mondays to Saturdays between 10pm and 7am the following day; and

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- (ii) Sundays between 6pm and 7am the following day
- (d) The access must be closed by a physical barrier such as a locked gate.
- (e) A sign must be maintained at the access clearly advising of the times the access is open.

**I320.6.5. Impervious area, building coverage and landscaping**

- (1) The maximum impervious area must not exceed 35 per cent of the total site area.
- (2) The maximum building coverage must not exceed 35 per cent of the total site area.
- (3) Screening trees and shrubs, in accordance with Mount Albert 2: Precinct plan 3 - landscaping must be planted in Sub-precinct B along the site's boundary with the adjoining open space zoned land 12 months prior to any construction work being undertaken on the building platforms. The planting must be accompanied by a planting plan in accordance with I320.9.6.

**I320.7. Assessment – controlled activities**

**I320.7.1. Matters of control**

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

- (1) for organised sport and recreation:
  - (a) the effects of planting and landscaping on the surrounding residential properties and golf course;
  - (b) the effects of the activity on the neighbourhood character and residential amenity of the surrounding residential properties and golf course; and
  - (c) the effects on the wider transport infrastructure and network.

**I320.7.2. Assessment criteria**

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

- (1) for organised sport and recreation:
  - (a) the effects of planting and landscaping on the surrounding residential properties and golf course:
    - (i) the extent to which the planting and other landscaping is provided in relation to the following matters:
      - (i) is consistent with Mount Albert 2: Precinct plan 3 – landscaping;

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- (ii) mitigates adverse visual effects with particular regard to views from adjacent residential and open space zoned land. This includes whether boundary planting is of a suitable species, spacing and size to provide screening of the new buildings when viewed from the adjoining open space zoned land;
  - (iii) includes provision for specimen trees in appropriate locations with particular regard to the need to mitigate the effects of the loss of any existing trees which need to be removed during development; and
  - (iv) provides adequate topsoil depth to allow for optimum growing conditions for boundary screen planting. This would be required to be achieved through mounding where existing ground conditions are not adequate to provide minimum topsoil depths of 1m for trees and 0.4m for shrubs.
- (b) the effects of the activity on the neighbourhood character and residential amenity of the surrounding residential properties and golf course:
- (i) the extent to which screening or other design features mitigate adverse effects relating to noise and lighting on the adjoining properties; and
  - (ii) whether hours of operation and operational measures should be controlled to mitigate adverse effects on adjoining properties.
- (c) effects on wider transport infrastructure and network:
- (i) the extent to which the proposal provides for safe pedestrian access into and within the site (other than from Martin Avenue). This will include consideration of the pedestrian connections from the site to the adjoining street network and the Asquith Avenue campus; and
  - (ii) the extent to which any potential adverse effects on the wider transport and infrastructure and network are mitigated. Council may require the following transport actions to be actioned or funded by the tertiary education facility as a condition of any resource consent:
    - (i) widening Linwood Avenue by approximately 2.2 metres in the vicinity of the site access points to allow for the provision of a central painted flush median and the provision of left turn slip lanes for vehicles turning left into the site from Linwood Avenue. These works are intended to reduce delays for other traffic using Linwood Avenue. Any loss of on-street parking due to the road widening is to be mitigated by the provision of replacement parking in recessed parking bays at suitable locations on Linwood Avenue;
    - (ii) the upgrading of vehicle access points to the campus from Linwood Avenue to a sealed width of 10 metres. This work will allow the provision of separate left and right turn lanes for vehicles

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exiting the site and will assist in minimising delays for vehicles exiting the site;

- (iii) modification of the vertical alignment of Linwood Avenue to ensure that adequate visibility is maintained at the northern Linwood Avenue access for traffic safety;
- (iv) provision of low noise generating surfaces, such as friction course sealing, on Linwood Avenue adjacent to the southern Linwood Avenue access into the campus;
- (v) the enhancement of existing pedestrian access from Linwood Avenue in order to minimise pedestrian and vehicle conflict;
- (vi) the design and implementation of intersection upgrades (to the extent that these are required to deal with traffic effects generated by the development on site) for the following intersections:
  - St Lukes Road and Linwood Avenue
  - Linwood Avenue and Rossgrove Terrace; and
  - Rossgrove Terrace and Asquith Avenue.
- (vii) the implementation of a transport demand management strategy to reduce reliance on private motor vehicles by tertiary education institute staff and students as a means of transport to the site and to minimise the increase in peak period traffic generation; and

### **I320.8. Assessment – restricted discretionary activities**

#### **I320.8.1. Matters of discretion**

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

- (1) informal recreation:
  - (a) the matters listed in I320.7.1(1) above;
- (2) information facilities, public amenities and, accessory buildings, buildings, alterations and additions identified as restricted discretionary activities:
  - (b) the matters listed in I320.7.1(1) above;
  - (c) the effect of the built form on the amenity of the golf course; and
  - (d) the effect of the building design, location and external appearance.

### **I320.8.2. Assessment criteria**

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

- (1) informal recreation
  - (a) the matters listed in I320.7.1.(1) above;
    - (i) the criteria listed at I320.7.2 above;
- (2) information facilities, public amenities, and accessory buildings, alterations and additions identified as restricted discretionary activities:
  - (a) the matters listed in I320.7.1.(1) above;
    - (i) the criteria listed at I320.7.2 above;
  - (b) the effect of the built form on the amenity of the golf course:
    - (i) the extent to which new buildings include suitable screening and/or use toughened glass to minimise damage to people and campus property caused by golf balls from the adjoining golf course; and
    - (ii) where the boundary planting along the north eastern boundary of the site required by I320.6.5(3) above is not yet of sufficient height and form to provide adequate visual screening of the parking building when viewed from the golf course, the car parking building should be designed such that its building form and north western façade treatment reduces the visual impact of the bulk of the building and provides interest through façade modulation, setbacks, contrasting materials, parapet and or roof forms and building openings; and
  - (c) the effect of the building design, location and external appearance:
    - (i) the extent to which the scale, bulk, location and design of buildings or structures:
      - (i) minimise adverse overshadowing or privacy effects on adjoining residential zoned and open space zoned sites by landscaping, screening, and/or separation distances;
      - (ii) maintain the personal safety of tertiary education facility users; and
      - (iii) provides appropriate landscaping or fencing so that the tertiary education facility building is compatible with its surroundings and to preserve privacy of adjoining and facing residential properties and the golf course.
    - (ii) whether the design of buildings contributes to the local streetscape and sense of place by responding to the planned future context of the surrounding area;

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- (iii) whether buildings that front the streets and open spaces positively contribute to the public realm and pedestrian safety; and
- (iv) whether buildings include activities that engage and activate streets and public spaces at ground and first floor levels; and

**I320.9. Special information requirements**

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

**I320.9.1. Parking and traffic**

- (1) The tertiary education institute must provide an annual statement to the Council by 31 March of every calendar year identifying campus numbers and formally marked car parking spaces. The statement must identify:
  - (a) total people, being equivalent full-time students and full-time staff; and
  - (b) campus population, being numbers of students and staff on the site at any one time; and
  - (c) the number of marked parking spaces provided on the site.

**I320.9.2. Traffic survey**

- (1) The tertiary education facility must undertake an annual traffic survey during a peak operational period as agreed with Council to determine:
  - (a) the extent of traffic generation in the surrounding streets resulting from the tertiary education facility.
  - (b) the on-site parking demand and the incidence of on-street parking resulting from the tertiary education facility.
- (2) The traffic survey must:
  - (a) be undertaken by a registered traffic engineer during the course of a typical day;
  - (b) include Linwood, Burnside and Verona Avenues, Martin Avenue as far as Rossgrove Terrace, Rossgrove Terrace between Norrie and Martin Avenues and Challinor Crescent; and
  - (c) include information setting out the actual campus population during the time that the survey was undertaken.
- (3) The manner and timing of the survey must be agreed beforehand with Council.
- (4) The results of the survey must be provided to Council within one month of the survey being undertaken.



**I320.9.3. 24-hour contact and complaints register**

- (1) The tertiary education facility must provide the owners and occupiers of all properties adjoining the site and the Mount Albert Residents Association with a 24-hour contact phone number(s) to report concerns or complaints associated with the tertiary education institute directly to its management or security staff.
- (2) The tertiary education facility must keep and maintain a register of any complaints about its operation including those received via the 24-hour contact phone number(s), email, written correspondence or face to face meetings.
  - (a) The register must record the time of the complaint, who it is from, the nature of the issue and the action taken by the tertiary education facility.
  - (b) The tertiary education facility must make the register available to the council within 48 hours of a written request from the council.

**I320.9.4. Community liaison group**

- (1) The tertiary education facility must form a community liaison group to consult and liaise with the local community in respect of its operations, including implementation of and compliance with this precinct.
- (2) The tertiary education facility must invite the following parties to participate in the community liaison group:
  - (a) Mount Albert Residents Association;
  - (b) Auckland City Golf Course Ltd, or any successive manager of the Chamberlain Park Golf Course;
  - (c) local residents living in the following streets:
    - (i) Linwood Avenue;
    - (ii) Burnside Avenue;
    - (iii) Verona Avenue;
    - (iv) Martin Avenue (those properties located on either side of Martin Avenue between Rossgrove Terrace intersection and the former Martin Avenue entrance onto the campus);
    - (v) Rossgrove Terrave; and
    - (vi) Chaillinor Crescent; and
  - (d) Gladstone Primary School Board of Trustees.
- (3) The tertiary education facility must convene a meeting of the community liaison group on a yearly basis no later than one month after undertaking the annual traffic survey (refer to I320.9.2 above) for the purpose of providing and

#### I320 Mount Albert 2 Precinct

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

- (4) The tertiary education facility must provide a written invitation to the parties outlined in I320.9.4(2) above at least ten working days before the commencement of the meeting.
- (5) The meeting must be held at a convenient location mutually agreed upon by the tertiary education institute facility and Mount Albert Residents Association. The costs, if any, of renting the venue must be borne by the tertiary education institute.
- (6) The meeting must be chaired by an independent party with mediation skills as agreed between the tertiary education facility and Mount Albert Residents Association. The cost of employing such a person must be borne by the tertiary education facility.
- (7) Minutes of the meeting must be provided to all attendees promptly following the meeting. A copy of the minutes must also be provided to Council.

#### **I320.9.5. Intensity**

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

#### **I320.9.6. Planting and maintenance plan**

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

The planting plan and maintenance programme must:

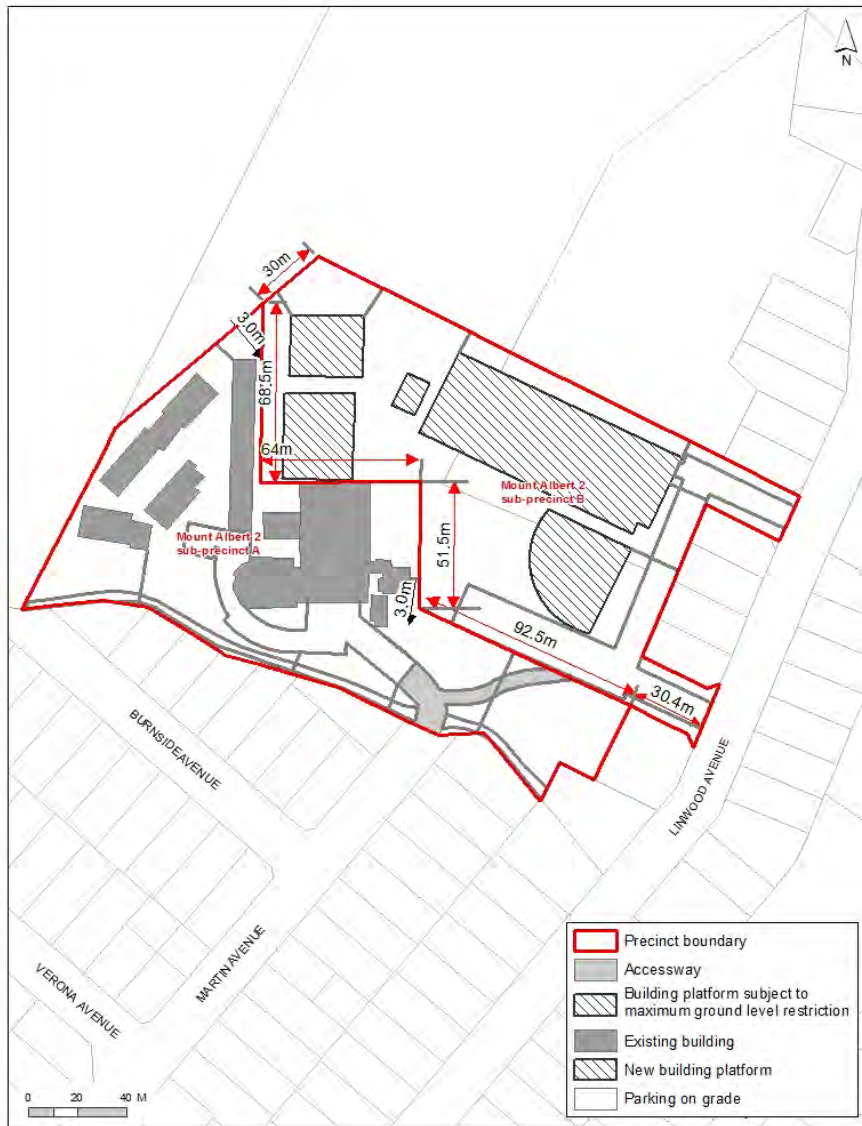
- (a) be prepared by a registered landscape architect;
- (b) include details of plant sizes at the time of planting and intended species, including mature specimen trees to provide screening;
- (c) set out the methods for irrigation and fertilising to ensure continued growth of the plants;
- (d) set out the methods to protect planting during construction;
- (e) provide details on the timing of planting; and
- (f) detail topsoil depths, sufficient to ensure the optimum growth of the plants. In particular, boundary planting must be required to achieve the following minimum topsoil depths at the time of planting:
  - (i) for trees 1 metre of topsoil depth, and
  - (ii) for shrubs 0.4 metres of topsoil depth.

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

I320.10. Precinct plans

I320.10.1 Mount Albert 2: Precinct plan 1



I320 Mount Albert 2 Precinct

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



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



## **I321. Mount Smart Stadium Precinct**

### **I321.1. Precinct description**

The Mount Smart Stadium Precinct provides specific planning controls for the use and development of Mount Smart Stadium. Mount Smart Stadium Precinct is a 22 hectare sports and recreation stadium. It was originally a volcanic hill that stood 86 metres high and local Maori called it Rarotonga which means 'below south'.

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

Refer to the planning maps for the location and extent of the precinct.

### **I321.2. Objectives**

- (1) The Mount Smart Stadium is protected as a regionally and nationally important venue for all of the following primary activities:
  - (a) organised sports and recreation;
  - (b) informal recreation;
  - (c) concerts, events and festivals;
  - (d) markets, fairs and trade fairs;
  - (e) functions, conferences, gatherings and meetings;
  - (f) motorsport activities; and
  - (g) displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the Mount Smart Stadium are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

### **I321.3. Policies**

- (1) Enable the safe and efficient operation of the Mount Smart Stadium for its primary activities.
- (2) Protect the primary activities of the Mount Smart Stadium from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
  - (a) avoid, remedy or mitigate adverse effects; and

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

(4) Manage the adverse effects of the operation of the Mount Smart Stadium, having regard to the amenity of surrounding properties.

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

**I321.4. Activity table**

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);
- (4) [E27 Transport – district rule E27.6.1](#); and
- (5) [E27 Transport – district rule E27.6.2](#).

Table I321.4.1 specifies the activity status of land use and development activities in the Mount Smart Stadium Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I321.4.1: Activity table**

	Activity	Activity status
Use		
Primary activities		
(A1)	Concerts, events and festivals	P
(A2)	Markets, fairs and trade fairs	P
(A3)	Functions, conferences, gatherings and meetings	P
(A4)	Displays and exhibitions	P
(A5)	Informal recreation	P
(A6)	Organised sport and recreation	P
(A7)	Motorsport Activities	P
(A8)	Any primary activity not meeting Standard I321.6.4 but meeting all other standards	C
Accessory activities		
(A9)	Accessory activities	P
(A10)	Any accessory activity not meeting Standard	C

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	I321.6.4 but meeting all other standards	
<b>Compatible activities</b>		
(A11)	Sports, recreation and community activities	P
(A12)	Professional fireworks displays meeting Standard I321.6.8	P
(A13)	Professional fireworks displays not meeting Standard I321.6.8	RD
(A14)	Helicopter flights meeting Standard I321.6.9	P
(A15)	Helicopter flights not meeting Standard I321.6.9	RD
(A16)	Filming activities	P
(A17)	Any compatible activity not meeting Standard I321.6.4 but meeting all other standards	C
<b>Development</b>		
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height	RD
(A20)	Grandstands and spectator viewing structures up to 35m in height	P
(A21)	Grandstands and spectator viewing structures greater than 35m in height	RD
(A22)	Light towers and associated fittings up to and greater than 35m in height	P
(A23)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I321.6.6	RD
(A24)	Demolition of buildings	P
(A25)	Temporary buildings	P
(A26)	Workers' accommodation	P

**I321.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I321.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I321.4.1 Activity table and which is not listed in I321.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.



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- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

#### I321.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I321.4.1 must comply with the following activity standards unless otherwise stated.

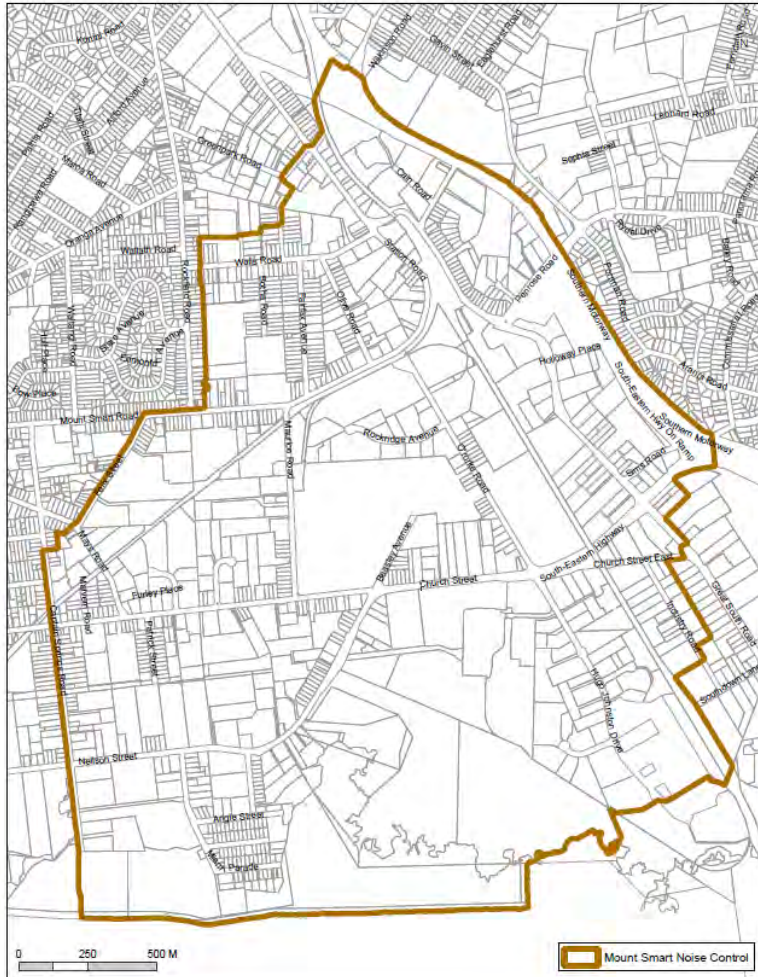
##### I321.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any residential site in a residential zone must not exceed the noise limits in Table I321.6.1.1. Noise limits do not apply within the Mount Smart noise control area as illustrated in Figure I321.6.1.1.

**Table I321.6.1.1: Noise standards**

Time, day, duration and frequency	Noise limit
Up to 6 special noise events between 8:00am and 10:30pm in any 12 month period	75dB $L_{Aeq(5min)}$
Up to 30 special noise events between 8:00am and 10:30pm in any 12 month period	65dB $L_{Aeq(5min)}$
Up to 50 special noise events between 8:00am and 10:30pm in any 12 month period	55dB $L_{Aeq}$
General noise standards for all days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB $L_{Aeq}$
General noise standards for all other times	45dB $L_{Aeq}$ and 75dB $L_{Amax}$

Figure I321.6.1.1: Mount Smart noise control area



- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) Testing and balancing of all sound systems including vocal checks by performers must cumulatively not exceed 3 hours and must not commence

### I321 Mount Smart Stadium Precinct

before 10am on any day and must be completed by 7pm on the day of the event.

- (5) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (6) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (7) Where  $L_{Aeq (5min)}$ , is specified, no 5 minute measurement sample can exceed the stated limit.
- (8) Professional fireworks displays and helicopter flights are excluded from this standard.

#### I321.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I321.6.2, the curfew and pre-curfew times are as stated in Table I321.6.2.1.

**Table I321.6.2.1: Pre-curfew and curfew times**

	Times
Pre-curfew	7am – 12am
Curfew	12am – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
  - (a) The limits in Table I321.6.2.2 when measured at the boundary of any residentially zone. The illuminance limit will apply horizontally and vertically at any point on the residential zone boundary and at any height;  
or

**Table I321.6.2.2: Horizontal and vertical illuminance at a boundary**

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

- (b) The vertical illuminance limits in Table I321.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling within a residential zone.

**Table I321.6.2.3: Vertical illuminance at a window**

	Vertical illuminance limit
Pre-curfew	25 lux
Curfew	4 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 10 cd/m<sup>2</sup>) on any public road, calculated within each traffic lane in the direction of travel.
- (7) The glare resulting from any artificial lighting must not exceed 50,000 cd for pre-curfew times and 2,500 cd for curfew times measured at any residential zone boundary.
- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed 50cd/m<sup>2</sup>. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.
- (9) Professional fireworks displays are excluded from this standard.

**I321.6.3. Special noise events**

- (1) The total number of special noise events in any 12 month period must not exceed 86 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I321.6.1.1.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
- (a) There must be no more than 2 special noise events on any one day.

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- (b) There must be no more than 4 special noise events within any 2 week period.
- (4) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

#### **I321.6.4. Traffic management**

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 10,000 people and does not require the closure of a public road.

#### **I321.6.5. Parking [deleted]**

- (1) ~~parking for a minimum of 325 cars must be retained within the precinct unless an authorised Transport and Traffic Management Plan is in effect.~~

Commented [A1]: Non-Schedule 1 only

#### **I321.6.6. Interface control areas**

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

#### **I321.6.7. Height in relation to boundary**

- (1) Where the Mount Smart Stadium Precinct directly adjoins a road, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level on the precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this standard.

#### **I321.6.8. Professional fireworks displays**

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.
- (5) Displays must comply with 140dB  $L_{Zpeak}$  at any point in the audience area and within the boundary of any activity sensitive to noise.

**I321.6.9. Helicopter flights**

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring site.

**I321.6.10. Temporary buildings**

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

**I321.7. Assessment – controlled activities**

**I321.7.1. Matters of control**

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

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

**I321.7.2. Assessment criteria**

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

- (1) Effects on the safety and efficiency of the transport network:
  - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
  - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
  - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

**I321.8. Assessment – restricted discretionary activities**

**I321.8.1. Matters of discretion**

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

### I321 Mount Smart Stadium Precinct

- (1) Any activity that does not comply with noise and/or lighting standards:
  - (a) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks;
- (2) Any activity that does not comply with permitted helicopter flight standards:
  - (a) The effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties;
- (3) Any activity that does not comply with permitted professional fireworks display standards:
  - (a) The effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties;
- (4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height and/or which does not comply with height in relation to boundary standards:
  - (a) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces;
- (5) Grandstands and spectator viewing structures greater than 35m in height:
  - (a) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces; and
- (6) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I321.6.6:
  - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.

#### **I321.8.2. Assessment criteria**

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

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
  - (a) Whether the effects of the activity will give rise to noise effects are unreasonable, having regard to all of the following:
    - (i) the cumulative noise effects of other activities which are permitted on the site;
    - (ii) the cumulative effect of numerous infringements of noise standards; and
    - (iii) the degree of non-compliance;

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- (b) Whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;
- (c) The extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement;
- (d) The extent to which any artificial lighting will create a traffic safety issue;
- (e) Whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
- (f) The extent to which the amount of light falling into habitable rooms during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance;
- (g) Whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment; and
- (h) The extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
  - (i) the sensitivity of the surrounding environment;
  - (ii) the cumulative effect of numerous infringements of special event standards;
  - (iii) the additional number of special events; and
  - (iv) whether there is an operational need for the exceedance.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
  - (a) The extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
    - (i) the sensitivity of the surrounding environment;
    - (ii) the cumulative effect of numerous infringements of this standard;
    - (iii) the additional number of activities; and
    - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces:
  - (a) The extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
    - (i) streets and public open spaces; and
    - (ii) adjoining sites, particularly those in residential zones;



#### I321 Mount Smart Stadium Precinct

- (b) The extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
  - (c) Whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s; and
  - (d) The extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces:
- (a) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
    - (i) the amenity values and character of the surrounding area;
    - (ii) the functional and operational requirements of the precinct;
    - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
    - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
    - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
    - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
    - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.

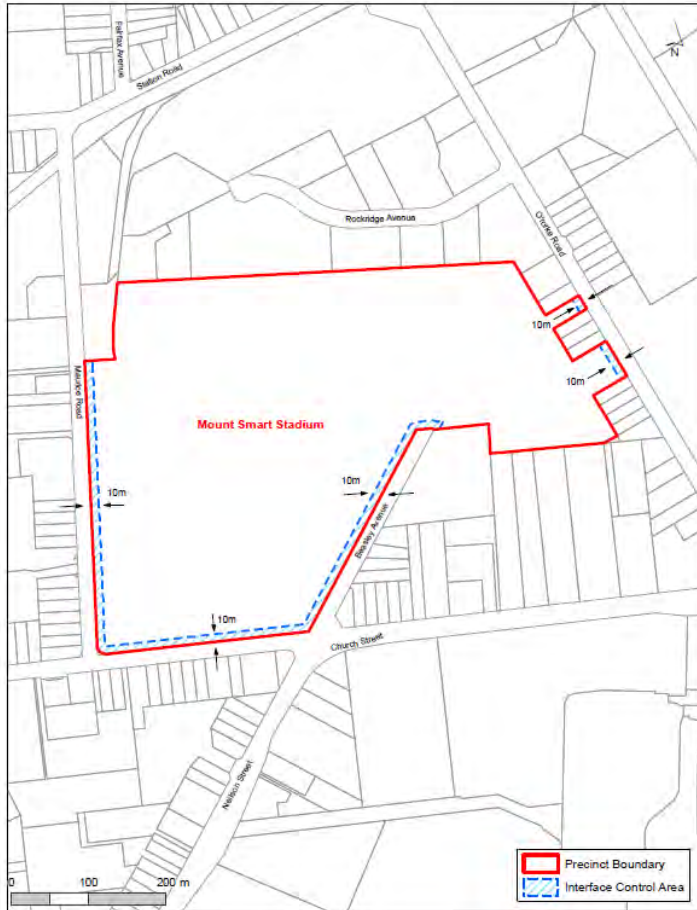
#### **I321.9. Special information requirements**

There are no special information requirements for this precinct.

#### **I321.10. Precinct plans**

I321 Mount Smart Stadium Precinct

I321.10.1. Mount Smart Stadium: Precinct plan 1



## **I322. Mount Wellington 5 Precinct**

### **I322.1. Precinct description**

The Mount Wellington 5 Precinct incorporates a large purpose built sports centre occupying 7.5ha of land in Mount Wellington. The centre provides predominantly for netball activities, while other sports and community activities also use the facilities in order to support the viability of the centre. The centre has regional, as well as local, significance providing for organised sport and recreation at all levels, from school children to premier sport. It is envisaged that up to 46 outdoor and eight indoor netball courts will be established on the site when it is fully developed.

The zoning of the land within the Mount Wellington 5 Precinct is Open Space - Sport and Active Recreation Zone.

### **I322.2. Objectives**

- (1) Organised sports and recreation activities are promoted on the site.
- (2) Other activities which are compatible with, or accessory to, organised sport and recreation are provided for where they do not detract from the safe and efficient operation of the site.
- (3) The amenity values of the precinct and surrounding areas are maintained.

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

### **I322.3. Policies**

- (1) Recognise that this site is a purpose-built sport and recreation facility when considering whether other activities represent an efficient use of these physical resources.
- (2) Provide for a range of other activities which are compatible with, or accessory to, organised sport and recreation within the precinct where they are of a character and scale which will not displace organised sport and recreation activities.
- (3) Manage the activities conducted within the precinct to maintain its safe and efficient operation.
- (4) Manage adverse effects generated by the operation of the site to maintain the amenity and safety of the surrounding area.
- (5) Require proposed development to be located in accordance with the precinct plan.

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

## I322 Mount Wellington 5 Precinct

### I322.4. Activity table

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

Table I322.4.1 specifies the activity status of land use and development in the Mount Wellington 5 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

A blank in Table 0.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

**Table I322.4.1: Activity table**

	Activity	Activity status
<b>Use</b>		
(A1)	Any activity within this precinct that is not identified below	
(A2)	Organised sports and recreation	P
(A3)	Informal recreation	P
(A4)	Any permitted activity not meeting Standard I322.6.4 but meeting all other standards	C
(A5)	Concerts, events and festivals	P
(A6)	Markets, fairs and trade fairs	P
(A7)	Functions, conferences, gatherings and meetings	P
(A8)	Displays and exhibitions	P
(A9)	Accessory activities	P
<b>Development</b>		
(A10)	New buildings, building alterations or additions to a building	P
(A11)	Grandstands	P

### I322.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table 0.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.

### I322.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct, except that the following standards do not apply:

- Standard [E25.6.17](#) Open Space – Sport and Active Recreation Zone interface
- Standard [E27.6.2](#) Number of parking and loading spaces do not apply in this precinct

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- Standard [H7.11.1](#) Building height
- Standard [H7.11.5](#) Gross floor area threshold
- Standard [H7.11.6](#) Maximum site coverage
- Standard [H7.11.7](#) Maximum impervious area

All activities listed in Table 0 Activity table must comply with the following activity standards unless otherwise specified.

**I322.6.1. Noise**

- (1) The noise (rating) levels from any activity as measured within the boundary of any site containing an activity sensitive to noise, must not be greater than the noise limits and duration in Table I322.6.1.1 Noise standards.

**Table I322.6.1.1 Noise standards**

Time, day, duration and frequency	Noise limit	Cumulative duration
Up to 5 special noise events between 8:00am and 10:00pm in any 12 month period	65dB L <sub>Aeq</sub>	6 hours within any 12 hour period
Up to 15 special noise events between 8:00am and 10:00pm in any 12 month period	60dB L <sub>Aeq</sub>	6 hours within any 12 hour period
General noise standards for all days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:00pm	55dB L <sub>Aeq</sub>	
General noise standards for all other times	40dB L <sub>Aeq</sub> and 70dB L <sub>Amax</sub>	

- (2) Compliance with noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) An adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) For the purposes of this standard, a special noise event exceeds the general noise limits but not the special noise event noise limit in Table I322.6.1 Noise standards.

## I322.6.2. Lighting

### I322.6.2.1. General lighting

The Auckland-wide provisions of [E24 Lighting](#) apply with the following modifications:

- (1) The curfew and pre-curfew times are as listed in Table I322.6.2.1 Pre-curfew and curfew times.

**Table I322.6.2.1.1 Pre-curfew and curfew times**

	Times
Pre-curfew	8:00am – 10:00pm
Curfew	10:00pm – 8:00am

- (2) The illuminance limits must not exceed the limits as stated in Table I322.6.2.1 Illuminance limits.

**Table I322.6.2.1.2 Illuminance limits**

	Illuminance limits
Pre-curfew	125 lux (above background level)
Curfew	20 lux (above background level)

- (3) The pre-curfew luminous intensity limit (glare limit) is 10,000 candelas.
- (4) The average surface illuminance for an intentionally artificially lit building façade must not exceed 10 cd/m<sup>2</sup>.

### I322.6.2.2. Special lighting events

- (1) There may be 20 special lighting events in any 12 month period of 6 hours in duration per event (cumulative hours within any 12 hour period).
- (2) For the purposes of this standard, a special lighting event exceeds the general lighting limits in Standard I322.6.2.1 but not the modified limits listed below.
- (3) For special lighting events, the limits listed in Standard I322.6.2.1 General lighting apply with the following modifications:
  - (a) the pre-curfew glare limit is 25,000 candelas;
  - (b) the average surface illuminance must not exceed 50cd/m<sup>2</sup> for 5 special lighting events and 25cd/m<sup>2</sup> for the remaining 15 special lighting events; and

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- (c) temporary lighting (including stage lighting and special effects lighting) may, within the pre-curfew period, exceed the illuminance limits and glare standards allowed within this precinct provided this is for no more than a total of 10 minutes in any 60 minute period.

### I322.6.3. Impervious areas

- (1) The maximum impervious areas within this precinct must comply with the impervious areas illustrated on Mount Wellington 5: Precinct Plan 1.
- (2) Buildings over the hardcourt area illustrated on Mount Wellington 5: Precinct Plan 1 are excluded from calculations of the maximum site coverage.

### I322.6.4. Parking [deleted]

- (1) ~~[deleted] Parking for a maximum of 820 cars, areas for access, vehicle drop off, buses and ambulances must be retained within the precinct.~~

Commented [A1]: Non-Schedule 1

### I322.6.5. Building height

- (1) Buildings must not exceed 12m in height (includes light poles).

### I322.6.6. Building location

- (1) Buildings must be located within the building platform area illustrated on the Mount Wellington 5: Precinct plan 1.
- (2) Buildings which provide a weather proof covering over the hardcourt area illustrated on the Mount Wellington 5: Precinct plan 1 are exempted from this standard.

## I322.7. Assessment – controlled activities

### I322.7.1. Matters of control

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

- (1) any permitted activity not meeting Standard I322.6.4 but meeting all other standards:
  - (a) the effects of the increased number of vehicles on the surrounding transport network.

### I322.7.2. Assessment criteria

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

- (1) any permitted activity not meeting Standard I322.6.4 but meeting all other standards:
  - (a) the effects of the increased number of vehicles on the surrounding transport network:

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- (i) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
- (ii) the extent to which entry and exit points to the precinct will be managed to suitably accommodate traffic and pedestrian movements; and
- (iii) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

#### **I322.8. Assessment – restricted discretionary activities**

##### **I322.8.1. Matters of discretion**

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

- (1) any activity that does not comply with Standard I322.6.1 Noise:
  - (a) the effects of additional noise events, or events exceeding noise limits, on the amenity of the surrounding environment;
- (2) any activity that does not comply with Standard I322.6.2 Lighting:
  - (b) the effects of additional lighting events, or events exceeding lighting limits, on the amenity of the surrounding environment; and
  - (c) the effects of artificial lighting on the safety of the transport network.
- (3) any activity that does not comply with Standards I322.6.3 Impervious areas, I322.6.5 Building height or I322.6.6 Building location:
  - (a) the visual effects of the proposed building design and appearance on the surrounding environment;
  - (b) the effects of additional buildings on neighbouring sites, streets and public open spaces;
  - (c) the effects of the buildings on organised sport and recreation activities undertaken within the precinct; and
  - (d) the effects on the surrounding transport network.
- (4) any other restricted discretionary activity:
  - (a) the effects of the proposed activity on organised sport and recreation undertaken within the precinct.



### **I322.8.2. Assessment criteria**

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

- (1) any activity that does not comply with Standard I322.6.1 Noise:
  - (a) the effects of additional noise events, or events exceeding noise limits, on the amenity of the surrounding environment.
    - (i) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
      - (i) the cumulative noise effects of other activities which are permitted on the site;
      - (ii) the cumulative effect of numerous infringements of noise standards; and
      - (iii) the degree of non-compliance.
    - (ii) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time; and
    - (iii) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
- (2) any activity that does not comply with Standard I322.6.2 Lighting:
  - (a) the effects of additional lighting events, or events exceeding lighting limits, on the amenity of the surrounding environment.
    - (i) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
    - (ii) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance; and
    - (iii) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
- (3) any activity that does not comply with Standards I322.6.3 Impervious areas, I322.6.5 Building height or I322.6.6 Building location:
  - (a) the visual effects of the proposed building design and appearance on the surrounding environment;

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- (i) the extent to which building design and external appearance avoid, remedy or mitigate adverse effects on neighbours having regard to all of the following:
  - (ii) the amenity values and character of the surrounding area;
  - (iii) the functional and operational requirements of the precinct;
  - (iv) integrated CPTED principles into external building and layout design;
  - (v) long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones are avoided;
  - (vi) mechanical and electrical equipment is integrated into the building design as far as possible;
  - (vii) the use of quality, durable, fit for purpose and easily maintained materials for building design and construction; and,
  - (viii) landscaping has been utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (b) the effects of additional buildings on neighbouring sites, streets and public open spaces;
  - (i) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
    - (i) streets and public open spaces; and
    - (ii) adjoining sites, particularly those in residential zones.
  - (ii) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
  - (iii) whether there is an operational need to exceed height and/or height in relation to boundary standard/s; and
  - (iv) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (c) the effects of the buildings on organised sport and recreation activities undertaken within the precinct; and
  - (i) whether the proposed activity is of a character, scale and intensity to ensure that adverse effects on the operation of organised sport and recreation activities, including its likely future use or intensification, are avoided, remedied or mitigated; and
- (d) the effects on the surrounding transport network.

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- (i) whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
  - (ii) ~~whether a reduction in car parking will compromise the successful implementation of a Transport and Traffic Management Plan, where relevant or required;~~
  - (iii) ~~whether the precinct has sufficient parking capacity to provide for the day to day needs of existing and proposed activities; and~~
  - (iv) whether proposed artificial lighting will create a traffic safety issue or enhance safety.
- (4) any other restricted discretionary activity:
- (a) the effects of the proposed activity on organised sport and recreation undertaken within the precinct:
    - (i) whether the proposed activity is of a character, scale and intensity to ensure that adverse effects on the operation of organised sport and recreation activities, including its likely future use or intensification, are avoided, remedied or mitigated.

Commented [A2]: Issue 5

Commented [A3]: Issue 3

**I322.9. Special information requirements**

There are no special information requirements for this precinct.

**I322.10. Precinct plan**

I322.10.1. Mount Wellington 5: Precinct plan 1



## **I325. Okahu Marine Precinct**

### **I325.1. Precinct Description**

The Okahu Marine Precinct is located at Okahu Bay, Tamaki Drive. It covers an area of approximately 4.5 hectares, including both the coastal marine area and the adjoining land at Orakei Marina, the Okahu landing and boat ramp, and Watene Reserve.

The purpose of the precinct is to provide for marina, marine-related and recreation activities in an integrated manner across land and sea. The precinct provides guidance for the future use and development of the precinct.

The precinct provides for marine-related activities and structures associated with Orakei marina and Okahu Landing, and recognises the value of the landing in providing access to the harbour. The public amenity and open space values of the precinct are also recognised, including the pedestrian and cycle connections that are a key part of the informal recreation use of the precinct and Tamaki Drive. Parts of the precinct provide for ancillary or temporary activities related to marine activities and the use of the public space.

The use of land within the precinct is prioritised for marine-related and recreation activities. ~~No additional parking is required for these activities or associated accessory activities.~~

Overflow boat trailer parking for boats using the precinct is provided for in Watene Reserve.

The precinct is comprised of three sub-precincts as shown on the planning maps:

- Sub-precinct A applies to the Orakei Marina (including the coastal marine area and a cantilevered deck) and is zoned Coastal – Marina Zone.
- Sub-precinct B applies to the hardstand area (Okahu Landing) adjacent to the Orakei Marina that is used for a mix of recreation and marine-related activities and is zoned Open Space-Sport and Active Recreation Zone. This area is also included in the Sites and Places Of Significance to Mana Whenua Overlay.
- Sub-precinct B also applies to the boat ramp adjoining Okahu Landing and part of the coastal marine area. The area located below mean high water springs is zoned Coastal – General Coastal Marine Zone.
- Sub-precinct C applies to the adjacent Watene Reserve and provides for the overflow of trailer parking during peak periods. Sub-precinct C is zoned Open Space – Informal Recreation Zone. The Outstanding Natural Features Overlay applies to Sub-precinct C.

### **I325.2. Objectives [rcp/dp]**

- (1) The Okahu Marine Precinct is managed in an integrated way that supports the precinct's multi-use functions and maintains the recreation, visual amenity, landscape and ecological values of Okahu Bay.
- (2) The ongoing use and development of Okahu Landing hardstand is provided for.

### I325 Okahu Marine Precinct

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

#### I325.3. Policies [rcp/dp]

- (1) Enable activities and development that reflect the coastal location on Tamaki Drive and the particular requirements of the marine recreation activities undertaken within each sub-precinct.
- (2) Recognise the need to manage parking associated with the marine recreation occurring within the precinct in a comprehensive manner.
- (3) Provide for informal recreation in the precinct, recognising the recreational trails linked to Tamaki Drive that provide for public access and safety.
- (4) Require assessment of buildings and structures not otherwise provided for in the precinct or the underlying zoning so that:
  - (a) sufficient land is available for the future long term provision of open space;
  - (b) public access via identified recreational trails is not restricted;
  - (c) ~~[deleted] sufficient car parking is available for boat users of the marina and the marine related sport and recreation facilities, particularly during peak boating times; and~~
  - (d) sufficient land is available to continue to undertake the environmental management regime associated with managing contaminants or waste material from the cleaning, painting and maintenance of vessels, and any potential reverse sensitivity effects due to the cleaning and maintenance activities in relation to the public access areas should be avoided, remedied or mitigated.
- (5) Require assessment of activities not otherwise provided for in the precinct or the underlying zoning so that:
  - (a) sufficient land is available for the future long term provision of open space; and
  - (b) ~~[deleted] sufficient parking is available for boat users of the marina and the marine related sport and recreation facilities, particularly during peak boating times.~~

Commented [A1]: Issue 3

Commented [A2]: Issue 3

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

#### I325.4. Activity table

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

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Table I325.4.1 specifies the activity status of land use, development and use of coastal marine area in the Okahu Marine Precinct pursuant to sections 9(3), 12(1), 12(2) and 12(3) of the Resource Management Act 1991.

A blank in Table I325.4.1 below means that the relevant overlay, zone and Auckland-wide provisions apply.

**Table I325.4.1 Activity table[rcp/dp]**

Activity		Activity status				
		Sub-precinct A		Sub-precinct B		Sub-precinct C
		CMA [rcp]	Land [dp]	CMA [rcp]	Land [dp]	Land [dp]
<b>Use</b>						
<b>Commerce</b>						
(A1)	Restaurants and cafes (excluding drive-through restaurants)				P	
(A2)	Offices				P	
(A3)	Marine retail				P	
<b>Community</b>						
(A4)	Grandstands and related structures (where in the CMA they are located on an existing CMA structure)	RD		P	P	
(A5)	Recreational trails (where in the CMA they are located on an existing CMA structure)	P		P	P	
(A6)	Marine and port facilities excluding drydocks, shiplifts cranes, cargo stacking and lifting devices	P		P	P	
(A7)	Marine and port accessory structures and services	P	P	P	P	
(A8)	Clubrooms for marine-related clubs				P	
(A9)	Marine and port activities excluding loading, unloading and storage of cargo and seafood processing, undertaken on an existing CMA structure Sub-precinct B	P		P		
(A10)	Parking of vehicles including trailers (where in the CMA they are located on an existing CMA structure)	P		P	P	P
<b>Development</b>						
(A11)	New buildings and external additions or alterations to existing buildings				P	
(A12)	Buildings and structures not otherwise provided for in the precinct or the	D	D	D	D	D

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	underlying zoning					
(A13)	Activities not otherwise provided for in the precinct or the underlying zoning	D	D	D	D	D

**I325.5. Notification**

- (1) Any application for resource consent the following activities must be publicly notified:
  - (a) buildings and structures not otherwise provided for; or
  - (b) activities not otherwise provided for.
- (2) Any activity not otherwise listed above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

**I325.6. Standards**

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

All activities listed as permitted activity in Table I325.4.1 must comply with the following standards.

**I325.6.1. Marine retail**

- (1) Marine retail must be accessory to marinas and marine related sport and recreation activities based in this precinct.
- (2) The gross floor area of an individual marine retail tenancy must not exceed 200m<sup>2</sup>.
- (3) The total cumulative gross floor area of marine retail activities within the precinct must not exceed 300m<sup>2</sup>.

**I325.6.2. Restaurants and cafes**

- (1) Restaurants and cafes must be accessory to marinas and marine related sport and recreation activities based in the Okahu Marine Precinct.
- (2) The gross floor area of a restaurant or cafe tenancy must not exceed 200m<sup>2</sup>.
- (3) The total cumulative gross floor area of restaurant or cafe activities in the precinct must not exceed 300m<sup>2</sup>.
- (4) The floor area limits specified in Standards I325.6.2(2) and (3) above do not apply to restaurants or cafes accessory to clubrooms that are not open to the general public.



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**I325.6.3. Offices**

- (1) Offices must be accessory to marinas and marine related sport and recreation activities based in the Okahu Marine precinct.
- (2) The total cumulative gross floor area of offices within the precinct must not exceed 300m<sup>2</sup>.
- (3) Any individual accessory office use must be directly related to a permitted activity and the size of the office must be secondary to that activity.

**I325.6.4. Parking**

- (1) The parking requirements of in [E27 Transport](#) do not apply within the Okahu Marine Precinct.
- (2) Parking of vehicles including trailers must be associated with marine sport and recreation activities.
- (3) ~~[deleted] A minimum of 79 vehicle parking spaces must be provided in Sub-precinct A.~~
- (4) ~~[deleted] A minimum of 77 vehicle parking spaces must be provided in Sub-precinct B.~~

Commented [A3]: Non-Schedule 1

Note 1. Vehicle parks may be used for trailer parks within Sub-precinct B in a manner determined by the landowner.

Note 2. The use of Sub-precinct C for vehicle and trailer parks is managed by the landowner.

**I325.6.5. Building platforms**

- (1) Buildings in Sub-precinct B must be located in the building areas shown on Okahu Marine Precinct: Precinct plan 1.

**I325.6.6. Building height**

- (1) Buildings must not exceed 9.5m in height.

**I325.6.7. Yards**

- (1) Yards within Sub-precinct B must comply with Table I325.6.7.1 Building yard within Sub-precinct B below.

**Table I325.6.7.1 Building yard within Sub-precinct B**

Yard	Building area 1 and 2	Building area 3
Front	No yard is required	5m front yard in relation to Tamaki Drive

**I325.6.8. Impervious area**

- (1) The maximum impervious area is 100 per cent of the site area for Sub-precinct B.

**I325.6.9. Building coverage**

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- (1) Building coverage within Sub-precinct B must comply with the standards specified in Table I325.6.9.1 Building coverage below.

**Table I325.6.9.1 Building coverage**

Area	Building area 1	Building area 2	Building area 3
Building coverage	1600m <sup>2</sup>	1500m <sup>2</sup>	300m <sup>2</sup>

### **I325.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

### **I325.8. Assessment – restricted discretionary activities**

#### **I325.8.1. Matters of discretion**

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

- (1) grandstands and related structures:
- (a) construction or works, methods, timing and hours of operation;
  - (b) location, extent, design and materials used; and
  - (c) effects on existing uses and activities.

#### **I325.8.2. Assessment criteria**

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

- (1) grandstands and related structures:
- (a) whether construction or works are done at a time that will avoid or minimise, adverse effects on bird roosting, nesting and feeding, and recreational users of the coastal marine area;
  - (b) the extent to which construction or works hours of operation are limited to minimise effects of noise and disruption on nearby residential and open space areas;
  - (c) whether the form, intensity and scale of structures are designed to be sensitive to the marine environment and surrounding adjoining spaces and ensure efficient use of the coastal marine area by using the minimum area necessary for their purpose;
  - (d) the extent to which the design, materials and finish complement and enhance the coastal environment, open spaces and pedestrian linkages;

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- (e) whether the building material used for structures are appropriately marine treated. If relocated or recycled building material is used, it should be treated to prevent the transference or introduction of harmful aquatic organisms; and
- (f) the extent to which the location of structures avoid impacts on the users of the sport and recreation facilities present within the precinct, particularly during peak boating times. It should not impact on access to and from dedicated boat storage, cleaning, painting and maintenance areas, or impact on users of the identified recreational trails.

**I325.9. Special information requirements**

There are no special information requirements in this precinct.

**I325.10. Precinct plans**

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## **I330. Saint Lukes Precinct**

### **I330.1. Precinct description**

The objectives and policies of the Business – Town Centre Zone apply in the following precinct unless otherwise specified.

Saint Lukes Shopping Centre is one of Auckland's premier retail destinations and performs the role of anchor for the wider Saint Lukes Town Centre. It is strategically located in the western part of the Auckland isthmus and is well connected to the surrounding road network. Several bus routes serve the integrated shopping town centre and the Morningside railway station is within walking distance.

The three precinct plans provide for the future expansion and development of the Saint Lukes Shopping Centre. The principal focus of the precinct plans is to allow flexibility for the configuration of the Shopping Centre's expansion and to enable a range of permitted activities, while including a set of provisions to manage potential external effects.

Enabling the development of a mixed use environment is a key element of the development of a high density town centre at Saint Lukes. The Saint Lukes Shopping Centre itself may not contain all the elements that comprise the town centre but it will form its commercial heart. The precinct plan provisions enable and encourage the establishment of a wide range of uses including retail, entertainment, education, civic, commercial and residential activities.

The precinct plans facilitate an extension to Exeter Road, as a private road linking Exeter Road and Aroha Avenue that will provide safe, pleasant and convenient pedestrian access to the Shopping Centre from the residential areas to the east as well as promoting a pedestrian oriented focus for the expanded centre. Rules and assessment criteria are included to ensure a high level of pedestrian amenity and lower priority for motor vehicles along this road.

Intensity controls reflect the floor area of activity considered appropriate and sustainable, particularly in terms of potential traffic generation effects. In addition to the precinct plans providing for lateral expansion, the height controls provide for flexibility in the configuration of floor area, including higher buildings on two prime corners of the Saint Lukes Precinct, and a mixture of uses.

### **I330.2. Objectives**

- (1) The future expansion, development and intensification of the Saint Lukes Shopping Centre is enabled.
- (2) Integrate the future outward expansion and development of the Saint Lukes Shopping Centre with nearby and adjoining residential and commercial areas.

### **I330.3. Policies**

- (1) Enable and encourage the establishment of a wide range of uses including retail, entertainment, education, civic, commercial and residential activities.
- (2) Require development to manage potential effects on the surrounding residential and commercial areas, in particular effects on amenity and public safety.

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- (3) Enable a private road extension linking Exeter Road and Aroha Avenue, that provides a safe, pleasant and convenient pedestrian access to the Saint Lukes Shopping Centres from the residential areas to the east as well as promoting a pedestrian-oriented focus for the expanded Shopping Centre.

**I330.4. Activity table**

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

Table I330.4.1 specifies the activity status of land use, development and subdivision activities in the Saint Lukes Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of these sections where relevant.

Refer to Precinct plan 1 - activity areas for the location of area A and area B:

- area A dominant activities include retail, entertainment, restaurants, cafes and other eating places; and
- area B dominant activities include retail, offices and community facilities.

**Table I330.4.1 Activity table**

Activity		Area A	Area B
<b>Use</b>			
(A1)	Public transport facility	P	NC
(A2)	Parking accessory to permitted or approved activities	P	P
(A3)	Entertainment facilities	P	D
(A4)	Taverns	P	NC
(A5)	Warehousing and storage	P	NC
(A6)	Light manufacturing and servicing	D	D
<b>Development</b>			
(A7)	Construction of, or any addition to building(s) which: (a) are not within 30m of a boundary of the Saint Lukes Precinct; (b) increase the gross floor area on the Saint Lukes Precinct by less than 500m <sup>2</sup>	P	P
(A8)	Any activity providing parking for more than 100 vehicles	C	C
(A9)	Construction and use of the proposed private link road from Exeter Road to Aroha Avenue	C	C
(A10)	New buildings or additions fronting Exeter Road Extension or Aroha Avenue	RD	RD
(A11)	New buildings or additions not provided for as a permitted activity	RD	RD

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Subdivision			
(A12)	Subdivision	RD	RD
General			
(A13)	Activities that do not comply with Standard I330.6.1 Site intensity	D	D

#### I330.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I330.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I330.4.1 Activity table and which is not listed in I330.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

#### I330.6. Standards

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

All activities listed as permitted, controlled and restricted discretionary in Table I330.4.1 must comply with the following standards.

##### I330.6.1. Site intensity

- (1) Overall gross floor area limitation:
  - (a) the maximum gross floor area on the Saint Lukes Precinct is 92,500m<sup>2</sup>.
- (2) Specific gross floor area limitations:
  - (a) the maximum gross floor area for a combination of retail, entertainment facilities, taverns and cafes, restaurants and other eating places is 77,500m<sup>2</sup>; and
  - (b) the maximum gross floor area for offices is 15,000m<sup>2</sup>.
- (3) Floor area incentive for dwellings fronting Aroha Avenue:
  - (a) Notwithstanding I330.6.1(1) above, the overall gross floor area limitation must be increased by 7.9m<sup>2</sup> gross floor area for every 1m<sup>2</sup> of gross floor area of residential development fronting Aroha Avenue, subject to a maximum increase of 7000m<sup>2</sup> gross floor area; and

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- (b) Notwithstanding I330.6.1(2)(a) above, the maximum gross floor area must be increased by 5.7m<sup>2</sup> gross floor area for every 1m<sup>2</sup> of gross floor area of residential development fronting Aroha Avenue, subject to a maximum increase of 5000m<sup>2</sup> gross floor area.

#### I330.6.2. Building height

- (1) The maximum height of any new building must be in accordance with the following table provided that individual building elements above a height of 20m in height area 2 must not have a combined floor area in excess of 1500m<sup>2</sup>. Refer to Precinct plan 2 - Building height areas for Datum locations.

**Table I330.6.2.1 Building height**

Height area	Height above datum	Datum	Datum RL
1	32.5m	Morningside	36.35
2	32.5m	Morningside	36.35
3	32.5m	Aroha	41.01
4	20m	Aroha	41.01
5	16m	Aroha	41.01
6	16m	Aroha	41.01

- (2) Notwithstanding I330.6.2(1) above, a building in height area 6 must not exceed 10m if that building is wholly occupied by non-residential activity.
- (3) Notwithstanding I330.6.2(1) above, for the purposes of assessing compliance with the maximum height rule in the Saint Lukes Precinct, no account shall be taken of any radio, television or communications aerials, ancillary plant or machinery room structures, which may collectively occupy up to 10 per cent of the roof area of any building, provided such structures do not exceed the maximum height limit by more than 6m.

#### I330.6.3. Exeter Road extension

- (1) The Exeter Road extension must be a pedestrian and vehicle link between Exeter Road and Aroha Avenue, located generally as shown on Precinct plan 1 - Activity areas.
- (2) With the exception of emergency service vehicles, heavy motor vehicles are not permitted to enter/exit Exeter Road extension at the Aroha Avenue end.
- (3) Continuous pedestrian shelter must be provided along each side of the street except for that area occupied by vehicle access. The shelter must have a minimum height of 3m and a maximum of 4.5m above the footpath immediately below. The shelter must be located no closer than 600mm from the kerb line of the road and, where practicable, must have a minimum width of 2.5m.



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- (4) Buildings must directly adjoin the street frontage for not less than 50 per cent of their length with no part of the building facade located further than 5m from the street frontage at ground level. Where the building facade is set back at ground level, the area between the building and the street frontage must be not less than 7.5m in length and be occupied by activities or amenities such as outdoor seating, display, landscaping or pedestrian amenities.
- (5) A minimum of 70 per cent of the street facade of buildings at ground level must comprise glazing and pedestrian entries.
- (6) Glazing and balconies must comprise no less than 30 per cent of the street facade of the upper levels of any building.
- (7) The minimum height of building facades at the street frontage must be 8m.
- (8) The maximum gross floor area of individual tenancies within buildings fronting the street must be 2500m<sup>2</sup>.
- (9) Parking must not be located in front of a building at the level of the Exeter Road extension between the building and the road but parking may be located on the street. Parking at or above street level within a building must be located more than 10m from the edge of the footpath nearest the building.

#### I330.6.4. Location of site access

- (1) Vehicle access to the Saint Lukes Precinct and primary pedestrian access to buildings must be located generally in accordance with Precinct plan 1 - Activity areas. Access into individual tenancies and driveways to parking spaces and service areas accessory to the activities within buildings with frontage to Aroha Avenue may be provided in addition to the entries shown on Precinct plan 1 - activity areas.

#### I330.6.5. Parking, loading and access

- (1) ~~For the first 45,473m<sup>2</sup> of gross floor area a minimum of 2018 parking spaces are to be provided and maintained to the Council's satisfaction.~~
- (2) ~~For gross floor area in excess of 45,473m<sup>2</sup>, parking spaces are to be provided on the Saint Lukes Precinct in accordance with the following rates as a minimum:~~
  - ~~(a) for retail activities: one space for every 22m<sup>2</sup> of gross floor area;~~
  - ~~(b) for cinemas: one space for every 11 seats;~~
  - ~~(c) for dwellings: one space per dwelling in addition to the Table I330.6.5.1 below; and~~
  - ~~(d) for other activities: the rates set out in [E27.6.2.4 Parking rates – area 2](#).~~

**Table I330.6.5.1 Parking rates**

Unit size	Parking
Two bedrooms or more and/or 75m <sup>2</sup> gross floor area (includes 1 bedroom with gross floor area of 75m <sup>2</sup> or more)	Maximum 2 car parks per dwelling
Visitor spaces	1 space for every 5 dwellings (to the nearest whole number)
Loading spaces	1 space for 10 dwellings or more

(2A) 1 loading space must be provided if there are 10 or more dwellings

Commented [A1]: Non-Schedule 1

- (3) All parking areas must be interconnected within the Saint Lukes Precinct.
- (4) Loading spaces must be provided in accordance with the requirements of [E27.6.2](#) Number of parking and loading spaces
- (5) provided that surplus loading spaces existing prior to development of additional floor space can be used to satisfy this requirement.
- (6) Parking and loading areas must be dimensioned and formed in accordance with the requirements of [E27.6.3](#) Design of parking and loading spaces.
- (7) Sufficient space must be provided on the Saint Lukes Precinct so that no reverse manoeuvring on or off public roads is necessary by vehicles using parking or loading spaces.

**I330.6.6. Required pedestrian plaza**

- (1) A pedestrian plaza having a minimum area of 300m<sup>2</sup> must be provided on the Saint Lukes Precinct, or on an adjacent property readily accessed from the Saint Lukes Precinct. The plaza will be required no later than the completion of a cumulative additional 19,250m<sup>2</sup> gross floor area as a condition of consent. The plaza may be roofed, may be separate or integrated with any buildings, and must:
  - (a) have a minimum horizontal dimension of 16m;
  - (b) be readily accessible from adjoining street(s) during the regular trading hours of Saint Lukes centre;
  - (c) provide shelter from the prevailing south-west winds;
  - (d) receive sunlight between the hours of 11am-2pm throughout the year;
  - (e) be designed for personal safety; and
  - (f) provide accessible and comfortable seating which is not reserved for patrons of restaurants, cafes or other eating places.

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- (2) For clarity, an area within a building at the corner of Morningside Drive and Exeter Road that meets the assessment criteria in I330.8.2(2) below may satisfy this requirement.

#### **I330.6.7. Required road works**

- (1) Unless determined by the council to be unnecessary, the following physical alterations to the road network will be required as conditions of consent:
- (a) when a cumulative additional 11,000m<sup>2</sup> gross floor area of activities other than offices plus up to 1500m<sup>2</sup> gross floor area of offices is constructed on the Saint Lukes Precinct:
- (i) the installation of new traffic signals, including pedestrian crossings, at the intersection of Morningside Drive and Exeter Road;
  - (ii) the provision of an additional left turn lane from Morningside Drive into Saint Lukes Road generally as shown on Saint Lukes: Precinct plan 3 - Proposed access layout.
- (b) When a cumulative additional 19,250m<sup>2</sup> gross floor area of activities other than offices plus up to 5,000m<sup>2</sup> gross floor area of offices is constructed on the Saint Lukes Precinct:
- (i) the construction of the Exeter Road extension.
- (c) when Exeter Road has been constructed:
- (i) the implementation of traffic calming measures on Aroha Avenue. In relation to Aroha Avenue, the implementation of traffic calming must be undertaken in consultation with key stakeholders. Such measures must be designed to have regard to the following traffic principles:
    - reducing vehicle speeds to maintain residential amenity and public safety on Aroha Avenue;
    - minimising the likelihood that Aroha Avenue will become a 'rat run' route via the Exeter Road extension for traffic unrelated to Westfield Saint Lukes or local residents, while ensuring that Aroha Avenue and Bournemouth Avenue have a part to play in providing connectivity between Sandringham Road and Morningside Drive;
    - ensuring the measures are not so severe as to become a nuisance and/or a problem for existing road users and local residents;
    - ensuring the measures are not so severe as to discourage its use by Westfield Saint Lukes traffic;
    - not encouraging undesirable driver behaviour;
    - avoiding measures that will create safety issues for pedestrians and cyclists; and

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- ensuring traffic calming measures appear as an integral part of the design and appearance of the road reserve.

#### **Note 1**

Avoiding the potential for the Exeter Road extension to be used as a 'rat run' will primarily be achieved with the design of the Exeter Road extension to address the matters in I330.7.1(2).

The provision of an additional left turn lane from Morningside Drive into St Lukes Road will entail the relocation of part of the footpath onto the Saint Lukes Precinct and the construction of associated retaining walls. That part of the Saint Lukes Precinct occupied by the footpath, but not the associated retaining walls, must be vested with the council at no cost to the council.

The residents of Aroha Avenue must be consulted by the council on both the design and implementation of the traffic calming measures on Aroha Avenue.

#### **I330.6.8. Additional off-site road works**

- (1) In addition to the road works identified as being required in Standard I330.6.7 above, some or all of the following works, or financial contributions to partially fund such works, may be required as conditions of consent to deal with effects on the road network generated by development on the Saint Lukes Precinct.
- (2) Adjustments to the road layout and permitted turning movements at the car park access points on Morningside Drive. These works must not be required before the completion of a cumulative additional 5000m<sup>2</sup> gross floor area.
- (3) The reconfiguration of Saint Lukes Road at its intersection with Wagener Place, and the existing traffic islands, to provide:
  - (a) improved pedestrian access between development on the south side of Saint Lukes Road and the Saint Lukes Precinct;
  - (b) an additional west bound lane on Saint Lukes Road;
  - (c) an extended right turn lane into Fowlds Avenue;
  - (d) an extended right turn lane into Morningside Drive; and
  - (e) cycle lanes.
- (4) These works must not be required before the completion of a cumulative additional 16,500m<sup>2</sup> gross floor area of activities other than offices plus up to 2500m<sup>2</sup> gross floor area of offices.
- (5) Improvements to the intersection of Saint Lukes Road and New North Road to provide:
  - (a) an extension to the westbound approach lanes; and/or

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- (b) a double right turn from Saint Lukes Road, eastbound approach, into New North Road.
- (6) These works must not be required before the completion of a cumulative additional 19,250m<sup>2</sup> gross floor area of activities other than offices plus up to 5000m<sup>2</sup> gross floor area of offices.
- (7) Conditions of consent requiring the implementation of works at any of the locations listed in Standards I330.6.7 and I330.6.8 above may be imposed on individual applications for resource consent when the need for such works is demonstrated. Conditions of consent may also be imposed requiring monitoring of the traffic conditions, including consideration of the adjacent frequent public transport network at any of the listed locations and reporting of the monitoring results to the council. Remedial works may be required if the council determines this is necessary.
- (8) The amount of any contribution to the cost of any required works, either by works or by financial contribution, will be that proportion of the actual cost of road works required as a result of the particular application. The proportion that is payable on any application will be determined taking into account the amount of traffic generated by the development for which resource consent is being sought, relative to existing traffic, and the extent to which that development will use up additional capacity provided by the improvement works. In calculating the financial contribution payable, consideration will also be given to the benefits accruing to other road users and property owners in terms of actual usage and increased capacity.

#### **I330.6.9. Other required works**

- (1) If any of the existing cherry trees currently growing within the berm on either side of Exeter Road are removed to facilitate development work on the Saint Lukes Precinct, an equivalent number of cherry trees of a planting grade of 160l or larger must be planted elsewhere on the Saint Lukes Precinct, such as within a plaza area or as street trees along Exeter Road extension:
  - (a) the plaque currently located within the berm on the eastern side of the southern leg of Exeter Road commemorating the planting of the existing trees must be relocated near to the replacement trees in a location to be agreed with the council.
- (2) The following additional works must be implemented no later than the completion of a cumulative additional 40,000m<sup>2</sup> gross floor area:
  - (a) the construction of buildings adjoining the southwest corner of the site (corner Saint Lukes Road and Morningside Drive adjacent to Height Area 2 on Precinct plan 2) and the northwest corner of the site (corner Morningside Drive and Exeter Road adjacent to Height Area 3 on Precinct plan 2);

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- (b) improved pedestrian accessibility between the Mount Albert library and the Saint Lukes Shopping Centre by improving the configuration of the pedestrian crossing to the mall, clearing vegetation and improving directional signage within the mall and on the library site, and by providing a covered walkway between the library and the subject Saint Lukes Precinct.

### **I330.6.10. Financial contributions/development contributions**

- (1) A private development agreement detailing the proportional contribution towards the cost of off-site works and other financial contributions/development contributions will apply to development contemplated by this precinct. The private development agreement must specify the amount of the financial contributions/development contributions to be expended on any upgrades of roads, services or open spaces in the local area in the vicinity of the Saint Lukes Precinct (including any upgrades of Aroha Avenue in addition to the required traffic calming measures) to be carried out by the Council.

### **I330.7. Assessment – controlled activities**

#### **I330.7.1. Matters of control**

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

- (1) activities providing parking for more than 100 vehicles:
  - (a) the suitability of parking management strategy which:
    - (i) mitigates against the effects of spill over of parking onto neighbouring streets; and
    - (ii) provides for efficient use of on-site parking.
  - (b) the extent to which a site traffic management strategy provides for:
    - (i) vehicular access to and from the Saint Lukes Precinct in a manner which ensures adequate sight distances and prevents off-site congestion;
    - (ii) safe and efficient servicing of tenants operating within the Saint Lukes Precinct;
    - (iii) circulation of traffic within the Saint Lukes Precinct;
    - (iv) pedestrian safety including the separation of pedestrian and vehicle access and circulation and, where appropriate, the provision of circulation spaces specifically designed for shared use;
    - (v) security measures to ensure that any nuisance resulting from the inappropriate use of parking areas on the Saint Lukes Precinct is controlled; and

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- (vi) bicycle parking in a convenient location.
  - (c) the sufficiency of a travel demand management plan which details measures that will be undertaken to encourage the use of public transport and other modes of transport as alternatives to the use of private vehicles, and which is to be implemented at the time the resource consent is exercised and continued thereafter.
  - (d) the design of vehicle access so that it:
    - (i) provides for a high level of pedestrian amenity;
    - (ii) provides and enhances pedestrian and vehicular safety minimises pedestrian crossing distances;
    - (iii) provides adequate signage;
    - (iv) maintains the intended pedestrian focused environments on the south west corner of the site (corner of Saint Lukes Road and Morningside Drive) and the Exeter Road extension; and
    - (v) provides for or enhances access for a range of users, e.g. cars, motorcycles and bicycles.
  - (e) the design of the layout of parking areas to provide for personal safety.
  - (f) ensuring that any required works in Standards I330.6.6 and I330.6.7 above are undertaken in conjunction with the development in order to mitigate effects generated by that development.
- (2) construction of the proposed Exeter Road extension linking Exeter Road with Aroha Avenue:
- (a) the Exeter Road extension is designed as a pedestrian oriented, at-grade street, encouraging slow movement of vehicles and providing a high level of pedestrian priority and amenity;
  - (b) a high-quality, high amenity, pedestrian environment is achieved on both sides of the street by the use of such design elements as wide footpaths, underground services, and the coordinated use of high quality materials, street furniture, signage and lighting;
  - (c) traffic calming measures to encourage the slow movement of vehicular traffic and enhance pedestrian safety are implemented, including narrower than usual traffic lanes, tight tracking curves, textured road surfaces or other accepted traffic engineering mechanisms;
  - (d) traffic engineering measures are implemented to discourage vehicles from using the Exeter Road extension as a shortcut between Exeter Road and Aroha Avenue;

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- (e) measures to discourage heavy motor vehicles from using Exeter Road extension are implemented, including signage, and road geometry and informing the tenants of the centre in writing of this requirement;
- (f) a management plan for the operation of Exeter Road extension addresses maximising the use of that road to distribute traffic around the Saint Lukes Precinct while allowing for occasional use for special events and taking account of potential adverse effects on residents of Aroha Avenue; and
- (g) The required works in Standard I330.6.7 above are undertaken in conjunction with the development in order to mitigate effects generated by that development.

#### **I330.7.2. Assessment criteria**

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

- (1) activities providing parking for more than 100 vehicles:
  - (a) Policy I330.3(2)
- (2) construction of the proposed Exeter Road extension linking Exeter Road with Aroha Avenue:
  - (b) Policy I330.3(3)

#### **I330.8. Assessment – restricted discretionary activities**

##### **I330.8.1. Matters of discretion**

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

- (1) new buildings and additions and alterations to existing buildings;
  - (a) general criteria:
    - (i) building design and location;
    - (ii) stormwater;
    - (iii) water conservation and re-use;
    - (iv) timing of required works.
  - (b) additional criteria for buildings on the Exeter Road/Morningside Drive and Saint Lukes Road/Morningside Drive corners:
    - (i) building mass;
    - (ii) additional criteria for buildings fronting Exeter Road extension:
      - building design;



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- additional criteria for pedestrian access to buildings:
    - visibility and accessibility;
    - movement;
    - amenity;
    - safety;
    - legibility;
    - passive surveillance; and
    - streetscape.
- (2) vehicle or pedestrian access not meeting the locational requirements of Standards I330.6.4 and I330.6.5 of this precinct:
- (a) vehicle access; and
  - (b) pedestrian access.
- (3) parking not meeting the requirements of Standard I330.6.5 of this precinct:
- (a) parking and loading spaces;
  - (b) kerbs; and
  - (c) building line designations.
- (4) loading areas not meeting the requirements of Standard I330.6.5 of this precinct:
- (a) parking and loading spaces;
  - (b) kerbs; and
  - (c) building line designations;
- (5) subdivision:
- (a) permitted activities or activities granted consent;
  - (b) consistency with Saint Lukes precinct;
  - (c) dominant activity on-site; and
  - (d) works, infrastructure and contributions.

#### **I330.8.2. Assessment criteria**

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

- (1) new buildings and additions and alterations to existing buildings - general criteria for building design:

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- (a) applications will be assessed in terms of, the extent to which:
- (i) the design of those parts of any building visible from, and within 30m of, a road or residential or open space zone, is of high quality and, where appropriate, responds to and enhances the positive characteristics of the local streetscape;
  - (ii) the scale, proportion and rhythm of architectural features and the fenestration, materials, finishes and colours (as appropriate) of proposed buildings addressing street frontages acknowledge the characteristics of the streetscape and provide street frontages with architectural design richness, interest and depth;
  - (iii) flat planes or blank facades devoid of modulation, relief or surface detail can be avoided;
  - (iv) any otherwise unavoidable blank walls are enlivened by display cases, artwork, articulation, modulation and cladding choice to provide architectural relief;
  - (v) long building frontages are visually broken up by variations in height, form and other design means such as variations in facade design and roofline, recesses, awnings, upper level balconies and other projections, materials and colours;
  - (vi) servicing elements are concealed where possible and not placed on facades unless integrated into the facade design;
  - (vii) exterior lighting is integrated with architectural and landscape design to minimise glare and light overspill onto adjacent properties and streets;
  - (viii) exterior signage and signage zones are integrated with the design of buildings;
  - (ix) any rooftop mechanical plant or other equipment is screened or integrated in the building design;
  - (x) buildings are designed to contribute to the prevention of crime through their design and configuration;
  - (xi) the location and design of buildings avoid or mitigate significant adverse shadowing effects, if any, on adjacent residential properties on Aroha Avenue and Cornwallis Street;
  - (xii) appropriate provision is made for the treatment and disposal of stormwater runoff from buildings and ancillary parking areas, including flood protection, in accordance with relevant standards;
  - (xiii) water conservation and water re-use has been considered where appropriate, having regard to costs and to the environmental benefits of groundwater recharge; and

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- (xiv) any required works in Standards I330.6.6, I330.6.7, I330.6.8 and I330.6.9 of this precinct are undertaken in conjunction with the development in order to mitigate effects generated by that development;
- (2) additional criteria for buildings on the Exeter Road/Morningside Drive and Saint Lukes Road/Morningside Drive corners:
- (a) applications will be assessed in terms of the extent to which:
- (i) building mass at the corner of Morningside Drive and Exeter Road is fragmented to provide a generous pedestrian entry and level of amenity, and to visually, spatially and physically integrate the interior of the building with the street; and
  - (ii) building mass at the corner of Saint Lukes Road and Morningside Drive architecturally reinforces, 'punctuates' and emphasises this prominent corner location by increased height, building mass, and/or the deployment of traditional urban design techniques such as providing a major pedestrian entrance or architecturally distinctive and vertically proportioned forms;
- (b) additional criteria for buildings fronting Exeter Road extension:
- (i) applications will be assessed in terms of the extent to which building facades fronting the road contribute at street level to pedestrian vitality, interest and public safety, relative to a variety of architectural detail, and maximising visibility and access between buildings and adjacent pedestrian areas;
- (c) additional criteria for pedestrian access to buildings:
- (i) applications will be assessed in terms of the extent to which:
    - entrances are clearly visible and easily accessible from the street and incorporate pedestrian shelter and amenity;
    - ease of movement, amenity, safety and legibility for pedestrians are provided or enhanced;
    - opportunities for passive surveillance are provided for or enhanced;
    - movement for a range of users, e.g. pedestrians, cyclists, people with disabilities, mobility scooters, is provided for or enhanced;
    - where pedestrian entries into the centre cannot be lined by active uses, for example where through a car park or corridor, a good quality of design and lighting is achieved, and vehicular and pedestrian traffic are separated to the extent practicable in order to minimise conflict; and

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- where pedestrian entrances are near public transport stops, they allow easy, direct and safe access into the centre and are lined by active uses;
- (3) vehicle or pedestrian access not meeting the locational requirements of Standards I330.6.4 and I330.6.5 above:
- (a) applications will be assessed in terms of the extent to which:
- (i) vehicle access
- the extent to which the matters listed I330.7.1(1)(d) above are addressed and the extent to which vehicle access:
    - provides an effective connection to the Saint Lukes Precinct;
    - provides adequate sight distances;
    - prevents congestion caused by the ingress and egress entry and exit of vehicles.
  - pedestrian access:
    - recognises pedestrian desire lines;
    - enhances overall site circulation, access and legibility;
    - provides easy connections to an extended pedestrian network linking adjacent sites and facilities e.g. Warren Freer Park and the Megacentre.
- (4) parking and loading areas not meeting the requirements of Standard I330.6.5 above:
- (a) applications will be assessed in terms of the extent to which:
- (i) parking and loading areas:
- are properly graded, drained and sealed to prevent dust nuisance or concentrated runoff of water from the Saint Lukes Precinct;
  - are located remote from residential zone boundaries. Where this is impracticable adequate screening should be provided in the form of fencing or landscaping, in order to reduce to an acceptable level any adverse aural or visual impacts on residentially zoned properties;
  - have internal circulation designed to the satisfaction of the Council so that the particular requirements of individual proposals for safe and efficient vehicle circulation on site are attended to, and so that adverse effects on the roading network are prevented.

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- (ii) ~~[deleted] reduction in parking spaces: The following criteria apply only to parking areas (not loading areas) and only as they relate to the off-site effects of the activity:~~
- ~~• whether the amount of parking proposed is sufficient for the proposal having regard to:
    - ~~○ the nature of the operation including the interaction between activities on the Saint Lukes precinct • the availability and accessibility of public transport serving the Saint Lukes Precinct;~~
    - ~~○ the measures and commitments outlined in a travel plan for the Saint Lukes Precinct which will reduce the need for vehicle use to a level where parking demands can be satisfactorily addressed through efficient use of the proposed parking;~~
    - ~~○ the extent to which activity on the Saint Lukes Precinct have complementary parking demands;~~~~
  - ~~• the effects of parking overspill from the reduction in parking on adjacent activities and on the transport network;~~
  - ~~• the extent to which there is public parking on-street or off-street in the immediate vicinity with capacity and availability at the times required to serve the proposal;~~
  - ~~• the extent to which the parking requirements of the proposal will be met by entering into a shared parking arrangement with another site in the immediate vicinity that has available parking spaces which are not required at the same times as the proposed activity;~~
  - ~~• the extent to which it is physically practicable to provide the required parking on the site including in terms of the existing location of buildings and the availability of access to the road.~~
- (iii) departure from loading spaces requirements:
- the effects of the proposed loading arrangements on the safe and efficient operation of the adjacent transport network;
  - the specific business practice, operation or type of customer associated with the proposed activities;
  - the extent to which an accessible and adequate on-street loading space is available nearby or can be created while having regard to other demands for kerbside use of the road.
  - the extent to which the reduction in loading spaces will contribute to the efficient use of land and the growth and intensification provided for in the Saint Lukes Precinct.

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(iv) favourable consideration may be given to the provision of stack parking subject to the following criteria:

- stacked parking occurs when access to a parking space is achieved through another parking space;
- stacked parking will generally only be allowed in special circumstances in order to alleviate adverse effects, where no feasible alternative exists;
- stacked parking may be ~~allowed for one of the two required parking spaces provided~~ for any residential development where each residential unit has two parking spaces physically associated with it;
- stacked parking may be a satisfactory means of providing staff parking where:
  - the staff parking area is clearly defined, marked and separated from other required parking on the Saint Lukes Precinct.

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(v) kerbs:

- where a parking or manoeuvring area is adjacent to a road, a kerb or similar barrier, not less than 150mm high and at least 600mm from the road boundary, must be provided on those parts of the frontage not used for vehicular access.

(vi) building line designations:

- no required parking or loading spaces, manoeuvring area, or part thereof must be located between any building line designation and the road alignment shown on the planning maps.

(b) ~~where it is desired to provide parking in excess of the Unitary Plan requirements,~~ it may be feasible to operate stacked parking which must be specifically designed to the council's satisfaction. The satisfactory operation of the ~~required~~ parking area should not be compromised.

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(5) subdivision:

(a) applications will be assessed in terms of the extent to which:

- (i) the proposed use of any new site or sites created is in accordance with the precinct's permitted activities or with an application for resource consent which has been granted or applied for concurrently;
- (ii) the subdivision is consistent with the precinct and will not adversely affect the operation and management of the dominant activity;
- (iii) the subdivision provides for the required works, infrastructure, and contributions in money as set out in Standard I330.6.10.

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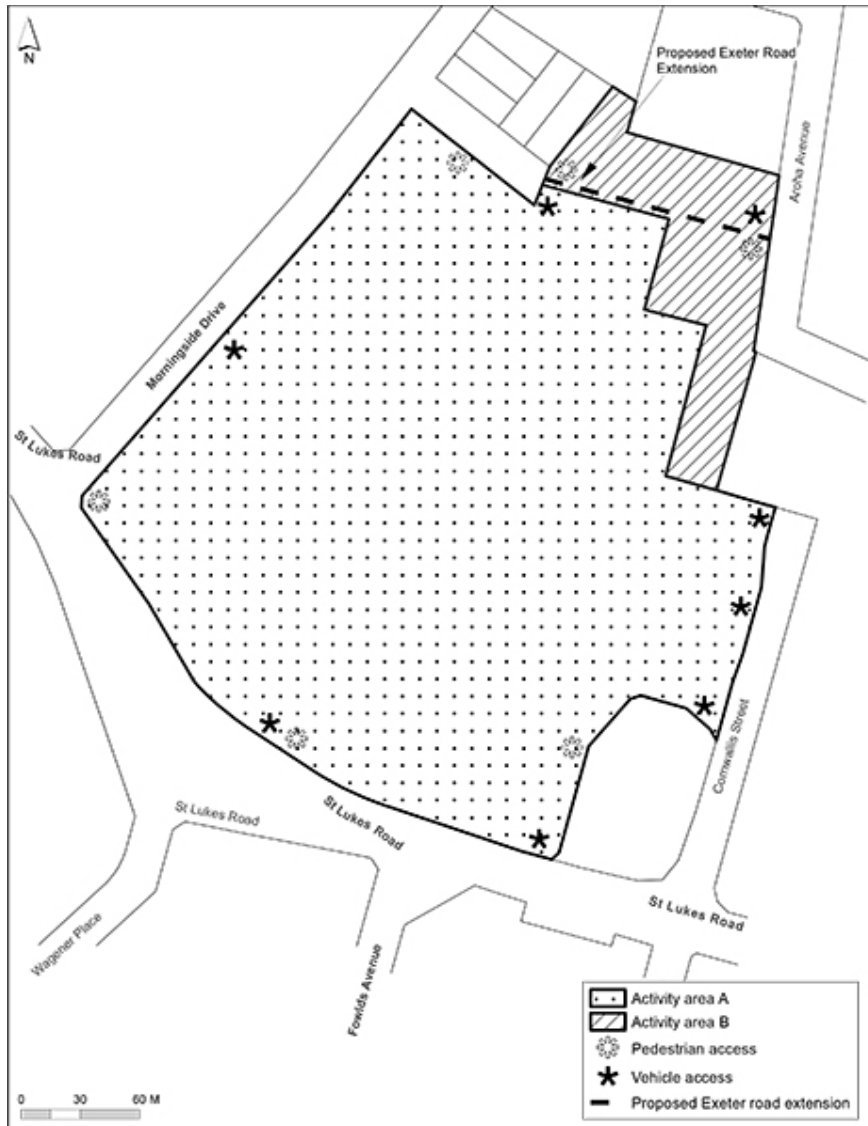
**I330.9. Special information requirements**

There are no special information requirements in this precinct.

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I330.10. Precinct plans

I330.10.1 Saint Lukes: Precinct plan 1 - Activity areas



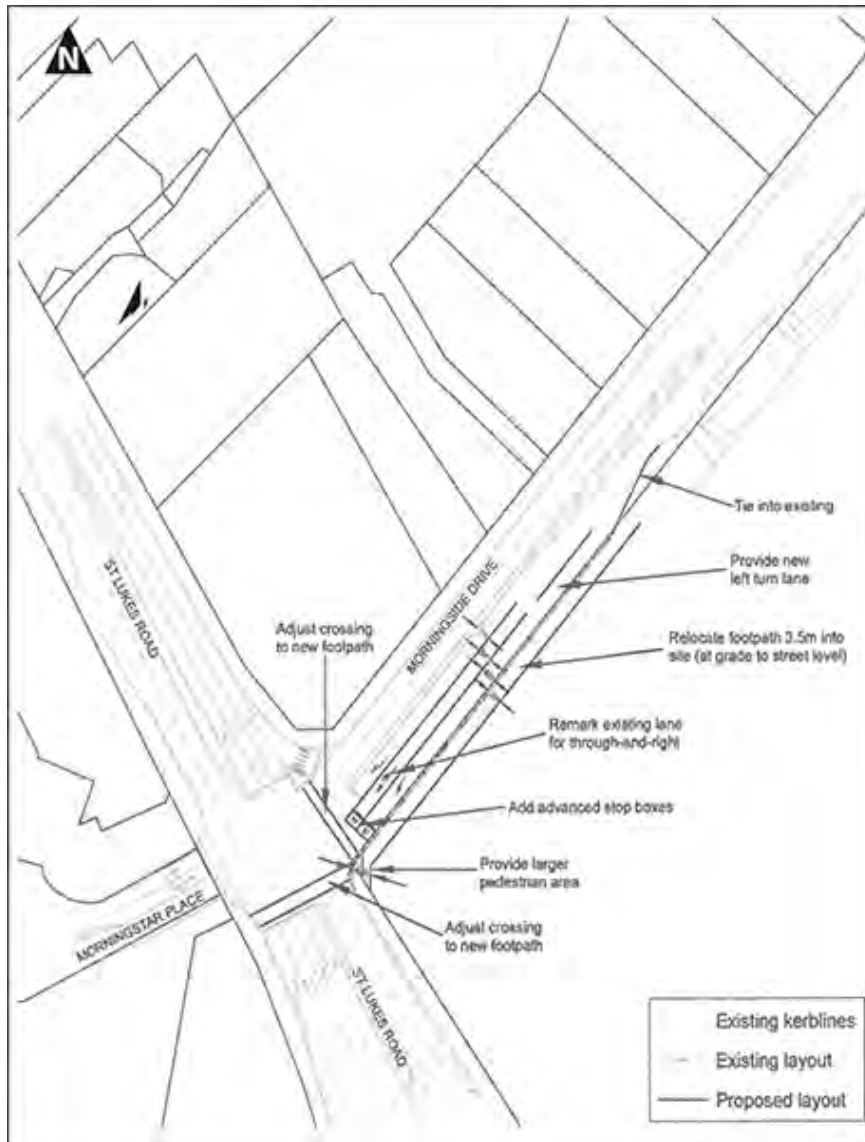


I330 Saint Lukes Precinct

I330.10.2 Saint Lukes: Precinct plan 2 - Building height areas



I330.10.3 Saint Lukes: Precinct plan 3 - Proposed access layout



### **I333. Three Kings**

#### **I333.1. Precinct description**

The Three Kings Precinct provides for the development of a vibrant, sustainable urban village on the former quarries and the adjacent land at Three Kings.

The zoning of the land within the precinct is Residential - Terrace Housing and Apartment Buildings Zone, Business - Town Centre Zone, Open Space – Informal Recreation Zone and Open Space - Sport and Active Recreation Zone. Refer to the planning maps for the location and extent of the precinct.

The purpose of the precinct is to enable the integrated redevelopment of key sites within the Three Kings area in a way that will ensure high quality outcomes that support a compact city.

It will promote legacy developments that support the viability of this emerging centre and integrate the town centre, residential, open space and community facilities.

The proposed urban village is the result of an extensive master planning process. This precinct has been prepared in order to ensure that development proceeds in accordance with the planning parameters established through the master planning process. To achieve this outcome, the precinct contains a number of provisions which are specific to the Three Kings Precinct. This reflects the unique topography, land use history and particular location of the precinct. These provisions set development potential particular to this former quarried land, but also restrict the nature, scale and form of some development to respond to both the unique features of the precinct as well as the specific outcomes sought from the master planning process.

The overall development will offer residents a unique lifestyle choice; residential living on the doorstep of an existing town centre, connected to high quality recreational facilities and other amenities on a major public transport route.

The expected outcomes of the precinct are set out below:

- (1) High amenity residential areas that will provide up to 1,500 additional homes to Auckland. There will be a number of housing typologies, including apartments, cascading apartments, and terrace housing. Filling of the quarry floor is required to a minimum RL63.7 (Reduced Level in terms of NZVD2016) on development sites to accommodate apartments and terrace housing on the riu (valley floor). Cascading apartments are built above and cascade over the rock faces. Parking is subsumed within the building alongside the rock face with apartments sleeving the exterior of the car parking.
- (2) An open space network comprised of two high-quality/high-use sports fields and a broader network of walkways and cycleways. This network will provide for both active and passive recreation and also achieve important connections between the residential development and the town centre and the broader community. The western reserve will have improved connections to the west, will remain as an area of passive and active open space and as a recreation reserve. It is one of two places identified for a possible Whare Manaaki.
- (3) Sightlines to Te Tātua o Riu-ki-uta (Big King) are created. In addition the nature of development will offer distant views of Maungawhau (Mt Eden) and Maungakiekie (One Tree Hill) from two vantage points.

- (4) On-site management of all stormwater through the use of a series of green stormwater infrastructure such as (but not limited to) rain gardens, tree pits, swales and soakage.
- (5) Reinforcement of public transport by providing direct connections from the new residential development to the major transport corridor of Mt Eden Road. Access to the riu will be enabled by two publicly accessible lifts.
- (6) Assist in achieving higher functionality of the emerging Three Kings town centre by integrating the residential development with the centre.
- (7) A high quality of urban design to ensure that the overall development provides an attractive and functional environment.
- (8) Key remnant features of the volcanic landform identified as features a, b, c, d and e on I333.10.1 Precinct plan 1: Location are retained and in some cases enhanced.

I333.10.1 Precinct plan 1: Location identifies key features within the precinct. I333.10.1A Precinct plan 1A: Activities and standards illustrates the broad development patterns within the precinct. In particular, the residential, open space and business areas are shown along with the transport network (comprised of the primary road network, the primary and secondary access points and indicative walkways and cycleways). Precinct plan 2: Maximum building height identifies building height for the development sites measured as a maximum reduced level (RL) (Reduced Level in terms of NZVD2016). Precinct plan 2A: Finished ground levels illustrates minimum and maximum finished ground levels for the development sites as a reduced level (RL in terms of NZVD 2016) and Precinct plan 3: Te Tātua o Riu-ki-uta sightlines illustrates the reduced level (RL in terms of NZVD 2016) at the origin of each of the sightlines to Te Tātua o Riu-ki-uta. Precinct plan 4: Stormwater management concept plan, illustrates the location of the various stormwater management features.

### **I333.2. Objectives**

#### *Comprehensive development*

- (1) Higher density residential development is enabled, which integrates with the town centre, surrounding open spaces and community facilities and which supports the vitality of the adjoining town centre.
- (1A) New buildings are designed to apply good urban design principles and address the unique characteristics of the site, reflecting good design qualities outlined in the non-statutory Three Kings Residential Design Guide.

#### *Culture and landscape*

- (2) The precinct is redeveloped in a way that recognises and protects identified aspects of the volcanic landscape of Te Tātua o Riu-ki-uta, including locally significant volcanic features, the cultural heritage of the area and the history of the quarry lands.

#### *Infrastructure*

- (3) Infrastructure and site works that are necessary to set appropriate ground levels and to support development within the precinct that are effective, robust, sustainable in the long term and meet sound environmental practice are enabled.
- (4) *[deleted]*

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

### **I333.3. Policies**

#### *Comprehensive development*

- (1) Provide for a density of development which results in an efficient use of land and which contributes to growth within the region.
- (2) Ensure development is integrated with its surroundings and provides the required open spaces and infrastructure.
- (3) Require that the finished contours of the land support intensive residential redevelopment and achieves integration:
  - (a) and improved connectivity between the redeveloped precinct area and surrounding land uses including land to the west
  - (b) with the approved stormwater network; and
  - (c) between open spaces, to facilitate pedestrian connections from the perimeter of the precinct to the riu. The use of high retaining walls or similarly engineered structures south of the Open Space – Sport and Active Recreation zone is to be avoided.
- (4) Enable higher density residential activities along the Mt Eden Road frontage and in the southern portion of the precinct to take advantage of easy access to public transport and the activities located within the town centre.
- (5) Enable a range of housing types in order to create a variety of built form and diversity at the scales of the site, street and block, including terrace housing and apartments (including cascading apartments).
- (6) Require that the built form of development interacts positively with and improves the quality and safety of streets, public areas and open spaces.
- (7) Provide for quality open spaces which:
  - (a) include provision for active and passive recreation (including sports fields);
  - (b) create quality linkages and connections between the town centre, open spaces including Te Tātua o Riu-ki-uta, and the surrounding area;
  - (c) are designed to reinforce ecological values and linkages; and
  - (d) are designed and located to create a coherent network.
- (8) Require that Grahame Breed Drive and Grahame Breed Drive Extension are developed in a manner that will enable integration between the redeveloped precinct area and the town centre.
- (9) Provide for the works and activities necessary to facilitate the network of walkways, cycleways and connections and to ensure a high level of safety, access, amenity and public enjoyment in the open space areas.
- (10) Enable high levels of walkability and pedestrian amenity with reduced reliance on private vehicles and greater use of alternative modes of transport such as walking, cycling and public transport.

- (11) Ensure that the layout and design of roads and connections are legible permeable and include the following:
- (a) an east-west route through to Mt Eden Road, including a publicly accessible lift of universal design which is concurrent with the construction of the associated cascading apartment building, and stairs from the riu to Mt Eden Road opposite Kingsway, and western walking and cycling connections to Smallfield and Fyvie Avenues;
  - (b) a north-south route that connects to the town centre including a publicly accessible lift of universal design which is concurrent with the construction of the associated cascading apartment building;
  - (c) a high quality street environment that promotes walking and cycling via direct, safe and well-designed pedestrian and cycle provisions;
  - (d) an internal road pattern in the riu that runs approximately north-south and east-west; and
  - (e) a publicly accessible network which provides walking, cycling, and roading and associated infrastructure including stairways, and publicly accessible lifts (constructed as part of associated cascading apartment buildings) which establish strong connection(s) to the town centre, residential communities, open spaces and adjacent streets.
- (12) Provide for increased building height on the corner of Mt Eden Road and Grahame Breed Drive, and to the west of the plaza on Grahame Breed Drive Extension to support and create an attractive transition to the town centre.
- (13) Provide for a plaza which is integrated with the town centre and which provides outlook over the sports fields, sightlines to Te Tātua o Riu-ki-uta, and active uses at street level.
- (14) Design the section of Grahame Breed Drive Extension between the plaza and town centre as a slow speed environment with a strong priority given to pedestrians.
- (15) Ensure that new buildings are suitably designed and respond to the site and result in positive urban design outcomes.
- (15A) Ensure a high quality development when viewed from Te Tātua a Riukiuta in terms of building modulation, appearance, design and landscape treatment.

*Culture and landscape*

- (16) Protect views to Te Tātua o Riu-ki-uta through the location of roads and open space and by restricting built development from and within identified sightlines.
- (17) Recognise the landmarks of Te Tātua o Riu-ki-uta and opportunities for its restoration are central to the design of redevelopment.
- (18) Protect Te Tātua o Riu-ki-uta through the creation of an open space buffer and appropriate native planting on its eastern slopes and on the northern slopes of the western reserve.
- (18A) Protect key remnant volcanic features of local significance.

- (19) Require that the design and form of the redevelopment integrates reference to and celebrates the following:
  - (a) the cultural heritage of the area;
  - (b) the history of the quarry site;
  - (c) the character of the wider area; and
  - (d) the original volcanic form and key remnant volcanic features of the land.
- (19A) Providing for a Whare Manaaki to enable mana whenua to exercise kaitiakitanga over Te Tātua o Riu-ki-uta within the precinct.
- (20) Promote Te Aranga Māori Design Principles in the urban renewal of the area.

**Infrastructure [rp/dp]**

- (21) Provide for stormwater quality treatment through the introduction of a treatment train system using source control (in the form of inert roofing and building materials), swales and rain gardens prior to controlled discharge that protects the mauri of the aquifer.
- (22) Ensure that the stormwater management systems are well maintained with appropriate legal mechanisms obligating owners of private devices (including bodies corporate) to maintain them; and to provide access for maintenance by Council in the event this does not occur (easements in gross). The stormwater management system must include the use of sediment treatment systems (including rain gardens and tree pits) to protect soakage.
- (23) Put in place methods to manage water quality, including controls on roofing materials.
- (24) Require that any contaminated land and/or other hazards are made safe and suitable for urban renewal in accordance with the precinct including management of stormwater to protect the aquifer from contamination.
- (25) Provide for rehabilitation and filling of the former quarry areas and ensuring that appropriate compaction standards for residential and open space areas are met and the finished contours of the land support integrated stormwater management.

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

**I333.4. Activity table**

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

Tables I333.4.1 & I333.4.2 Activity tables specify the activity status of land use, development and subdivision activities in the Three Kings Precinct pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

**Table I333.4.1 Terrace Housing and Apartment Buildings and Town Centre Zones**

Activity	Activity status
Use	

<b>Residential</b>		
(A1)	Dwellings	C
(A1A)	Residential activity that does not comply with Standard I333.6.1 (2)	NC
(A1B)	Alterations and additions to dwellings built after 30th September 2013	C
(A1C)	Residential activity that does not comply with Standard I333.6.1 (3)	D
<b>Commerce</b>		
(A2)	Retail with a gross floor area under 250m <sup>2</sup> per tenancy	RD
(A3)	Retail, with a gross floor area under 250m <sup>2</sup> per tenancy within the areas identified as the ground floor of the "plaza building" or the Plaza (with residential above and below) shown on I333.10.1A Precinct plan 1A: Activities and standards	P
<b>Development</b>		
(A4)	<i>[deleted]</i>	
(A5)	Additions/alterations/or relocation of existing buildings or construction of any new building (including accessory buildings), including cascading apartments	C
(A6)	Minor cosmetic alterations to a building that does not change its external design and appearance	P
(A7)	Dwellings within the area identified as 'Plaza (with residential above and below)' on I333.10.1A Precinct plan 1A: Activities and standards	D
(A7A)	Construction or alteration to a cascading apartment building complying with Standard I333.6.2.(6)	RD
(A7B)	Construction or alteration to a cascading apartment building not complying with Standard I333.6.2.(6)	NC
(A7C)	Construction of any building, or alteration to a building, that does not comply with Standard I333.6.8.	NC
(A7D)	Construction of any building on or over any remnant volcanic feature shown on Precinct plan 1A: Activities and standards except that this shall not preclude: <ul style="list-style-type: none"> <li>• buildings above the lower lava lake shown as feature (e) on Precinct plan 1A</li> <li>• boardwalks giving access to Te Tātua o Riukiutia</li> <li>• fences and other structures less than 1.5m in height</li> </ul>	NC
(A7E)	Construction of vehicle crossings fronting Mt Eden Road between Kimiora Road and Grahame Breed Drive provided the number of crossings does not exceed three	C
(A8)	Earthworks greater than 2,500m <sup>2</sup>	RD
(A9)	<i>[deleted]</i>	
(A10)	Earthworks associated with the creation of roading and/or other infrastructure	RD
(A10A)	Earthworks resulting in finished ground levels that do not comply with Standard I333.6.2A Finished Ground Levels	NC
(A10B)	Earthworks, modification or destruction of any remnant volcanic features shown on I333.10.1A Precinct plan 1A: Activities and standards, except for works identified in Standard I333.6.13(1)	NC
(A11)	Rehabilitation of land zoned Terrace Housing and Apartment Buildings and Town Centre	RD



(A12)	<i>[deleted]</i>	
(A13)	Any roading related or in-ground infrastructure works or works on land that is consistent with I333.10.1A Precinct plan 1A: Activities and standards	RD
(A14)	Any infrastructure works or infrastructure activity not provided for as a permitted activity	RD
(A15)	Any activity, development or subdivision not otherwise provided for	D
(A15A)	Removal of rock (scoria or basalt) from the precinct area (unless contaminated as defined by a National Environmental Standard or in the Auckland Unitary Plan).	NC
<b>Subdivision</b>		
(A16)	Subdivision in accordance with I333.10.1A Precinct plan 1A: Activities and standards	RD
(A17)	Subdivision not in accordance with I333.10.1A Precinct plan 1A: Activities and standards	D
(A18)	Subdivision for the purpose of: <ul style="list-style-type: none"> <li>• Creating lots for infrastructure, including roading</li> <li>• Creating lots utilising zone boundaries</li> </ul>	RD

**Table I333.4.2 Open Space zones**

Activity		Activity status
<b>Use</b>		
<b>Community</b>		
(A19)	A Whare Manaaki generally located in one of the two positions shown on I333.10.1A Precinct plan 1A: Activities and standards	RD
<b>Development</b>		
(A19A)	Earthworks associated with the creation of Open Space	RD
(A19B)	Earthworks associated with the creation of roading and/or other infrastructure	RD
(A19C)	Development of the "southern terrace" shown on I333.10.1A Precinct plan 1A: Activities and standards	C
(A19D)	Development of the "southern terrace" shown on I333.10.1A Precinct plan 1A: Activities and standards that exceeds RL68.5m as specified in Standard I333.6.2(5) Maximum building height	D
(A19E)	Earthworks resulting in finished ground levels that do not comply with Standard I333.6.2A Finished Ground Levels	NC
(A19F)	Earthworks, modification or destruction of any remnant volcanic features shown on I333.10.1 Precinct plan 1: Location, except for works identified in Standard I333.6.13(1)	NC
(A19G)	Construction of any building on remnant volcanic features shown on I333.10.1 Precinct plan 1: Location	NC
(A20)	Rehabilitation of land zoned Open Space	RD
(A21)	Any infrastructure works or infrastructure activity on land zoned Open Space	RD
(A22)	<i>[deleted]</i>	

**Note 1**

For the purposes of this precinct 'rehabilitation' means the process to prepare the land for future alternate land uses and includes:

- necessary operations, works and extraction to modify rock faces and to recontour land to ensure it is suitable for future development and open space uses as shown on I333.10.1 Precinct plan 1: Location;
- the extraction, processing and removal of rock, earth or other material as part of the process of finalising ground levels and rock faces and contours;
- fill operations including earthworks, compaction and storage of material;
- necessary temporary and permanent drainage, stormwater and roading services to enable rehabilitation;
- protection of future soakage areas from sedimentation during earthworks; and
- establishment of such roading and services suitable for future open space uses.

**Note 2**

For the purposes of this precinct 'cascading apartments' are built above and cascade over the rock faces. Parking is subsumed within the building alongside the rock face with apartments sleeving the exterior of the car parking. The form of the cascading apartments means that habitable floor space is constructed both above and below Mt Eden Road, Grahame Breed Drive and Grahame Breed Drive Extension.

**Note 3**

For the purpose of this precinct 'Whare Manaaki' means a meeting, educational, and/or cultural facility for the purpose of Mana Whenua to exercise kaitiakitanga over Te Tātua o Riu-ki-uta and adjacent lands within the precinct. The Whare Manaaki could include meeting and dining facilities, kitchen, plant propagation area(s) for planting and vegetation management, a facility to house implements and equipment associated with ecological restoration, revegetation and track works; and associated storage facilities.

**Note 4**

In this precinct 'reduced levels' or 'RLs' (in terms of NZVD2016) are used in standards and on Precinct plans to achieve the building, urban form and open space outcomes promoted by the precinct. RLs specify the relative levels of the physical environment such as finished ground levels and height of buildings. This method is necessary as earthworks will shape the future ground levels throughout the precinct, particularly the riu (quarry floor) which will be lifted. RLs are measured from New Zealand Vertical Datum 2016.

**Note 5**

In this precinct 'riu' refers to the floor of the former quarry (which is to be raised prior to development). The riu is shown on I333.10.1 Precinct plan 1: Location.

**I333.5. Notification**

- (1) An application for resource consent for a controlled activity listed under I333.4 will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under sections 95A(9) or 95B(10) of the Resource Management Act 1991.

- (2) An application for resource consent for an activity that is not a controlled activity as listed under I333.4 will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

### **I333.6. Standards**

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

- Standard [H10.6.5](#) Residential at Ground Floor does not apply for residential activities at ground level shown on I333.10.1A Precinct plan 1A: Activities and standards;
- Certain standards within [Chapter E25](#), as specified in standard I333.6.14 Noise and Vibration.

All activities listed as permitted, controlled or restricted discretionary in Tables I333.4.1 and I333.4.2 must comply with the following standards.

#### **I333.6.1. General standards**

- (1) Development must comply with I333.10.1A Precinct plan 1A: Activities and standards.
- (2) The total number (construction and/or relocation) of dwellings within the precinct must not exceed 1500.
- (3) The total number (construction and/or relocation) of dwellings in the 'Area subject to additional density control' shown on the I333.10.1A Precinct plan 1A: Activities and standards must not exceed 400.
- (4) The total gross floor area for the Whare Manaaki must not exceed 450m<sup>2</sup>.
- (5) The total gross floor area for retail must not exceed 1000m<sup>2</sup> within the Terraced Housing and Apartment Buildings zoned land (excluding the area identified as Plaza with residential above and below on I333.10.1A Precinct plan 1A: Activities and standards).

#### **I333.6.2 Maximum Building Height**

- (1) The maximum building height is as shown on I333.10.2 Precinct plan 2: Maximum building height. It is stated as a maximum height above the identified Reduced Level (RL). RLs are measured from New Zealand Vertical Datum 2016. Where no maximum building height is specified, the underlying zone standard applies.
- (2) *[deleted]*
- (3) *[deleted]*
- (4) *[deleted]*
- (5) The maximum building height on the southern terrace-shown on I333.10.1A Precinct plan 1A: Activities and standards shall be RL68.2m.

- (6) A cascading apartment may exceed the maximum building height shown on I333.10.2 Precinct plan 2: Maximum building height provided that the part of the building exceeding maximum building height is limited to:
- (a) maximum building height exceedance is of no greater than 2 metres
  - (b) lift overruns and plant rooms height exceedance is no greater than 2.5m provided that the total area of maximum building height exceedance is no greater than ten per cent of the roof area of the storey immediately below the lift overruns and plant rooms.

#### **I333.6.2A Finished Ground Levels**

- (1) Earthworks shall result in the minimum finished ground levels specified on I333.10.2A Precinct plan 2A: Finished ground levels
- (a) The minimum finished ground level for residential development sites in the “area subject to additional density control” shown on I333.10.1A Precinct plan 1A: Activities and standards shall be RL63.7m (excluding roads which may be lower to achieve drainage outcomes). Roads may have a lower finished level to achieve drainage outcomes.
  - (b) The minimum finished ground level on the area marked “southern terrace” will be RL66.7m, as specified on I333.10.2A Precinct plan 2A: Finished ground level. At this location and level the width of the terrace at RL66.7m will be no less than 18m and the length shall be no less than 35m.
  - (c) The average finished ground level of the Open Space - Sport and Active Recreation Zone specified on I333.10.2A Precinct plan 2A: Finished ground level shall be no less than RL62.7m.
- (2) Earthworks shall result in a maximum finished ground level of RL76.7m in the location specified on I333.10.2A Precinct plan 2A: Finished ground level.
- (3) Earthworks are not subject to this standard where no minimum or maximum finished ground level is specified on I333.10.2A Precinct plan 2A: Finished ground level.

#### **I333.6.2B Building Setbacks: Cascading Apartments**

- (1) For the purpose of this standard, the following roads are primary roads:
- (a) Mount Eden Road
  - (b) Grahame Breed Drive
  - (c) Grahame Breed Drive Extension
- (2) Any cascading apartment building fronting a primary road specified in (1) above shall comply with the setback standards below:
- (3) A minimum setback of four metres applies to a cascading apartment’s rear elevation. The setback shall apply:
- (a) from the floor at the level of the primary road, but may vary by one floor above or below the road to allow for slope; and
  - (b) to all floors on the rear elevation above the lowest point of the setback.

**Note:** For clarification - refer to Figure I333.6.2B(5) Minimum building setbacks for cascading apartments.

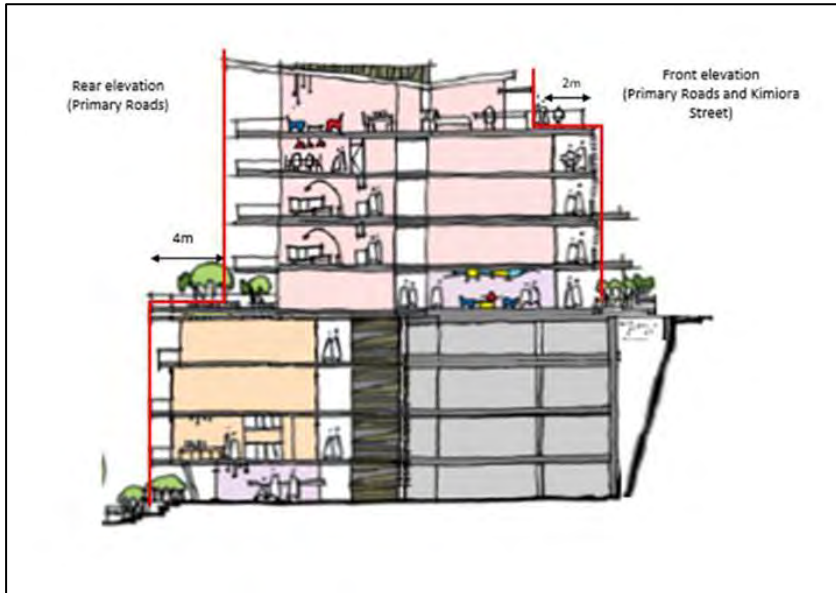
The intention of the four metre setback rule is to provide the podium level. This setback is designed to break up the bulk of the building when viewed from the western side of the precinct and the Maunga. The setback applies at Mt Eden Road / Grahame Breed Drive (and Grahame Breed Drive extension) level and forms a podium with the cascading sleeved apartments below and the dual loaded apartments above.

- (4) A minimum setback of two metres applies to a cascading apartment's front elevation relative to a primary road, or Kimiora Street, where the cascading apartment is a minimum of five levels above the formed road.
- (a) The minimum setback shall apply:
- (i) from the front elevation of the building; and
  - (ii) to each floor at the fifth level and above; and
  - (iii) to only the longest elevation in the event a cascading apartment has frontage to two roads.
- (b) Any partial basement between road level and habitable floor space shall be excluded from the calculation of floor levels.

**Note:** For clarification - refer to Figure I333.6.2B(5) Minimum building setbacks for cascading apartments.

The two metre setback control applies along Mt Eden Road /Grahame Breed Drive (and Grahame Breed Drive extension) and part of Kimiora Street at the fifth level of the apartment building and above. It is designed to recess the upper floors in order to reduce visual dominance when the building is viewed from primary roads (Mt Eden Road and Grahame Breed Drive) and Kimiora Street

**Figure I333.6.2B(5) Minimum building setbacks for cascading apartments**



**I333.6.3. Height in relation to boundary**

- (1) Where the external boundary of the precinct abuts land zoned residential or open space the Height in Relation to Boundary Rule applying in those zones shall apply to land within the precinct that abuts that part of the external boundary but otherwise does not apply to the internal boundaries within the precinct, including boundaries zoned Residential - Terrace Housing and Apartment Buildings, Open Space – Informal Recreation Zone, Open Space - Sport and Active Recreation Zone or Business - Town Centre zones.

**I333.6.4. Maximum impervious area, maximum building coverage, minimum landscaped area**

- (1) The impervious area must not exceed 70 per cent of the net site area.
- (2) The building coverage must not exceed 70 per cent of the net site area.
- (3) The landscaped area of the site must not be less than 30 per cent of the net site area.
- (4) *[deleted]*
- (5) *[deleted]*
- (6) Standards (1) to (3) above do not apply to cascading apartments.
- (7) *[deleted]*

#### **I333.6.5. Yards**

- (1) Any building must be set back from the front boundary by a minimum of 2 metres (excluding basement space below the RL (Reduced Level in terms of NZVD2016) of the adjacent street level).
- (2) In addition to the above, any building must be set back from the external boundaries of the precinct where it abuts or faces residential or open space zoned land by a minimum of 3 metres. Provided that balconies 3 metres or more above ground level, may protrude into the yard for distances no greater than 1 metre. For the avoidance of doubt, this 3 metre yard does not apply to internal boundaries within the precinct including street frontages and land adjoining open space zoned land.

#### **I333.6.6. Outdoor living space**

- (1) Residential - Terrace Housing and Apartment Buildings Zone Standard [H6.6.15](#) Outdoor Living Space shall apply except:
  - (a) that any development which has a balcony with an area of 8m<sup>2</sup> and a minimum dimension of 2 metres which has convenient access from the living room shall be deemed to meet the requirements of Residential – Terrace Housing and Apartment Buildings Zone Standard [H6.6.15 \(1\)](#); and
  - (b) The minimum exclusive area for dwellings required by [H6.6.15\(1\)](#) shall be 18m<sup>2</sup>.

#### **I333.6.7. Volcanic Viewshafts: Height Sensitive Areas**

- (1) For the purposes of determining whether the Height Sensitive Area height limits are exceeded under Standard [D14.6](#), ground level on the western reserve and the adjacent land shown on Precinct plan 1 shall be deemed to be RL77.2m. Height for the purpose of Standard [D14.6](#) must be measured from the identified RL using the rolling height method.

#### **I333.6.8. Te Tātua o Riu-ki-uta sightlines**

- (1) Buildings must not protrude into the sightlines shown on I333.10.3 Precinct plan 3: Te Tātua o Riu-ki-uta Sightlines.
- (2) The origin point for each sightline shall be as shown on I333.10.3 Precinct plan 3: Te Tātua o Riu-ki-uta Sightlines, being 1.5m above finished ground level or in the case of the sightline originating at the Plaza, 1.5m above the finished Plaza level. The destination line on the Maunga shall be RL119.7m.

#### **I333.6.9. Roading-related and in-ground infrastructure**

- (1) Roading adjacent to the town centre and plaza must provide frontage to the Business - Town Centre Zone and Plaza (with residential above and below) shown on I333.10.1A Precinct plan 1A: Activities and standards.
- (2) *[deleted]*
- (3) The primary roads shall be located as shown on I333.10.1A Precinct plan 1A: Activities and standards.
- (4) The roading shown on I333.10.1A Precinct plan 1A: Activities and standards as a slow speed environment, shall be formed so as to create part of a high amenity area

providing slow speed vehicle access, cycleways and pedestrian movements through the plaza and to the residential areas to the north.

#### **I333.6.10. Minimum dwelling size**

- (1) Dwellings must have a minimum net internal floor area as follows:
  - (a) 40m<sup>2</sup> for studio dwellings;
  - (b) 45m<sup>2</sup> for one or more bedroom dwellings;
  - (c) Where a building contains 20 or more dwellings, when averaged the net internal floor area of all dwellings shall be no less than 55m<sup>2</sup>.
- (2) *[deleted]*
- (3) Notwithstanding Standard I333.6.10(1)(a), up to 30 studio dwellings each with a minimum net internal floor area of 30m<sup>2</sup> may be constructed in the "area subject to additional density control" as shown on I333.10.1A Precinct plan 1A: Activities and standards.

#### **I333.6.11. Parking**

- (1) Parking within the precinct must be provided in accordance with [E27.6.2](#) and the following standards:
  - (a) not more than one parking space per studio or one bedroom dwelling unit shall be provided;
  - (b) not more than two parking spaces per dwelling unit containing two or more bedrooms shall be provided;
  - (c) ~~[deleted] parking for visitors shall be provided at a rate of not less than 0.2 parking spaces per dwelling;~~
  - (d) at least one cycle parking space shall be provided for each dwelling unit that does not have a dedicated garage;
  - (e) visitor cycle parking shall be provided at a rate of one for every 20 dwellings within a single building; and
  - (f) parking accessory to a whare manaaki shall be provided as follows:
    - (i) Minimum rate: there is no minimum parking rate;
    - (ii) Maximum rate: five car parking spaces .

Commented [E11]: Non-Schedule 1

#### **I333.6.11A Vehicle Access**

- (1) Any cascading apartment building on a site with frontage to any road listed below shall be served by vehicle access to that road:
  - (a) Grahame Breed Drive
  - (b) Grahame Breed Drive Extension
  - (c) Kimiora Street



- (2) No vehicular access shall be provided between the buildings and the river.

**Note:** Up to three vehicle crossings to Mt Eden Road is a controlled activity, any additional vehicle crossing is subject to the controls in [Chapter E27](#). Refer to assessment criteria I333.7.2(3).

#### **I333.6.12. Subdivision and infrastructure consent standards**

- (1) A resource consent application for subdivision or application for infrastructure consent must:
- (a) Comprise land forming:
    - (i) the entire precinct; or
    - (ii) a minimum area of 2 hectares.
  - (b) Seek consent or illustrate how the subdivision will ensure integrated development of the following:
    - (i) the roading network;
    - (ii) infrastructure; and
    - (iii) earthworks.

#### **I333.6.13 Remnant volcanic features**

- (1) No earthworks shall occur on the remnant volcanic features identified on I333.10.1A Precinct plan 1A: Activities and standards as:

Feature a – Quarry Park  
Feature b – Fyvie Exposure  
Feature c – Barrister Exposure  
Feature d – South-Eastern Exposure  
Feature e – Lower Lava Lake

Except that this rule shall not preclude works:

- (a) necessary only for the purpose of making safe any aspect of the exposed rock faces;
  - (b) associated with the removal of any weeds, other earth, material or vegetation to better display the rock formation;
  - (c) necessary to undertake rehabilitation due to contamination (if required);
  - (d) necessary to widen Grahame Breed Drive; and
  - (e) necessary to construct public pathways.
- (2) Any works to the South-Eastern Exposure in accordance with I333.6.13(1) (a), (b) and/or (c) shall preserve a minimum 50 metre length of the northern face of the feature.

#### **I333.6.14 Noise and Vibration**

- (1) For Rehabilitation activities occurring within the precinct, [Chapter E25](#) applies (including [E25.6.27](#) construction noise and [E25.6.30\(1\)\(a\)](#) vibration – building damage) except for:
- a) [E25.6.30\(1\)\(b\)](#) (vibration – amenity).

Once rehabilitation activities are complete, the above exclusion no longer applies.

- (2) Blasting associated with Rehabilitation activities is to occur between the hours of 9am and 5pm, Monday to Saturday only, excluding public holidays, with only three blast events permitted on any one day (where a blast event may comprise the firing of several charges in rapid succession).

### **I333.7. Assessment – controlled activities**

#### **I333.7.1. Matters of control**

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

- (1) Alterations and additions to a dwelling built after 30 September 2013; construction and/or relocation of a dwelling; and construction of any new building (including the plaza or any accessory buildings):
  - (a) design and appearance:
    - (i) the effects of the design, appearance and impact of all buildings and structures including elements of height, architectural treatment of building facade and overall scale on the amenity values of the natural and physical landscape;
  - (b) building interface with public spaces:
    - (i) the effects of the interface of buildings with open space, roads and other elements of the public realm;
    - (ii) the effects of the plaza building and associated public stairs and how this relates to the adjacent town centre;
  - (c) potential contamination of stormwater from roofing materials:
    - (i) the effects of potential contamination of stormwater and ground water arising from discharges from roofing materials;
  - (d) views of the rock face:
    - (i) the visual effects of major buildings on retention of views of the rock face which acknowledge the quarrying origins of the site;
  - (e) landscaping and building design:
    - (i) the effect of landscaping and design of the development related to its impact on the site and on abutting or facing residential or open space land;
    - (ii) the effect of landscaping adjacent to the Maunga and how this contributes to the natural character of the Maunga;
  - (f) daylight and sunlight access:
    - (i) the effects of shadowing and loss of access to daylight and sunlight;

- (g) observance of Te Tātua o Riu-ki-uta sightlines:
    - (i) the effects of proposed buildings on the retention or otherwise of the views identified on I333.10.3 Precinct plan 3: Te Tātua o Riu-ki-uta Sightlines-across public roads and open space, between buildings and above buildings in the Riu;
  - (h) active use at street level of plaza:
    - (i) the effects of any building located on the 'active use at street level' area shown on I333.10.1A Precinct plan 1A: Activities and standards, on the intended quality publicly accessible plaza integrated to the town centre;
  - (i) outlook to Te Tātua o Riu-ki-uta from northern face of plaza:
    - (i) The effects of the design of the northern face of the plaza building on the provision of outlook to Te Tātua o Riu-ki-uta;
  - (j) reverse sensitivity for dwellings facing sports fields:
    - (i) the reverse sensitivity of effects of dwellings facing sports fields including regard to any internal noise attenuation provided;
  - (k) urban design matters:
    - (i) the effects of the urban design of the development on the visual and amenity values of the people who live, work or play in the Three Kings Precinct or those who visit it.
  - (l) Fencing
    - (i) The provision of fencing or safety barriers necessary to meet any health and safety requirements.
  - (m) Integration and improved connectivity to a publicly accessible network, and improved connectivity through the precinct and to local streets outside the precinct.
- (2) Cascading apartments:
- (a) residential frontages:
    - (i) the effect of residential frontages (such as balconies, terraces or other habitable spaces) on the amenity of public spaces, including the potential for mitigating such effects by ground level setback from the street frontage to accommodate front yards and outdoor living spaces;
  - (b) solar amenity:
    - (i) the effectiveness of the design of dwellings to optimise daylight access to internal spaces having regard to the orientation of the site;
    - (ii) the effects of the extent of sunlight access to the dwellings on the amenity of residents having regard to the orientation of the site;
  - (c) natural ventilation:

- (i) the effects of building design on the provision of natural ventilation to dwellings;
- (d) overshadowing impacts:
  - (i) the effects of overshadowing on the amenity values of those who inhabit or use affected buildings or open spaces;
- (e) transport:
  - (i) the potential visual and other adverse effects arising from large areas of on-site car parking exposed to views from the street and from public spaces;
  - (ii) the effects of location of car parking on diffusing traffic flow through the high and low streets and through the existing street network;
  - (iii) the effects of providing car parking in locations which are not the most easily and directly accessed by residents;
- (f) heights and setbacks:
  - (i) the provision of setbacks to avoid adverse effects on the users of both the high (Mt Eden Road and Grahame Breed Drive) and low streets (streets in the riu);
  - (ii) the visual effects of the bulk of the cascading apartments and the management of those effects through the use of setbacks and variation in setbacks;
- (g) *[deleted]*
- (h) building frontage:
  - (i) the effects of the design and location of residential activities and spaces within residential frontages that adjoin public spaces including public roads, on the vitality and amenity of those using the public spaces; and
  - (ii) the effects of excessively long building frontages along the Grahame Breed Drive and Mt Eden Road frontages and the visual effects that arise as well as the effects on obscuring the views towards the Maunga;
- (i) housing mix:
  - (i) the effects of the mixture of housing types within the development having regard to the benefits of providing for a diverse range of residents and family types that could occupy the proposed development.
- (j) safety and visual privacy:
  - (i) the effects of the design of ground level apartments in the development having regard to the extent of passive surveillance and the need for visual privacy for the residents of these apartments;
- (k) Crime prevention through environmental design (CPTED) principles:

- (i) the effects of building design and layout on the safety of residents and visitors to the precinct having regard to CPTED principles;
- (ii) the design, access to and delivery of publicly accessible lifts;
- (l) urban design and landscaping:
  - (i) the effects on amenity values of residents and visitors to the precinct arising from the development of the precinct having regard to the opportunities to mitigate any such effects and/or enhance amenity values through the application of good urban and landscape design;
  - (ii) the planting of appropriate vegetation on slopes having regard to the stability of the slopes and the use of native planting characteristic of Auckland's volcanic landscapes.
- (m) For dwellings on land south of Kimiora Street, along Mt Eden Road:
  - (i) provision of walking connections on adjoining Open Space – Informal Recreation zone land, and a publicly accessible lift of universal design on Terrace Housing and Apartment Building zoned land, that contribute to a publicly accessible network, and improve connectivity through the precinct and to local streets outside the precinct.
- (n) For the construction of the southern terrace:
  - (i) the extent to which the design of the southern terrace provides an effective, walkable transition between the sports fields and the cascading apartments, stairs and ramp, plaza and town centre beyond;
  - (ii) the effects of the form and scale of the southern terrace on open space by avoiding the use of high walls, and utilising batter slopes, stepped terracing and other low engineered structures (or a combination thereof) as alternatives; and
  - (iii) the extent to which the southern terrace is landscaped to facilitate integration with the sports fields and enhance the visual amenity.

### **I333.7.2. Assessment criteria**

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

- (1) New Buildings except Cascading Apartments:
  - (a) design and appearance – refer to Policy I333.3 (15);
  - (b) building Interface with public spaces, including roads - refer to Policy I333.3 (6);
  - (c) potential contamination of stormwater from roofing materials - refer to Policy I333.3 (21);
  - (d) views of the rock face - refer to Policy I333.3 (19);
  - (e) landscaping and building design - refer to Policy I333.3 (15) and (15A);

- (f) daylight and sunlight access - refer to Policy I333.3 (15) and Residential - Terrace Housing and Apartment Buildings Zone Policy [H6.3\(4\)](#);
  - (g) observance of Te Tātua o Riu-ki-uta Sightlines - refer to Policies I333.3 (16), (17) & (19);
  - (h) active use at street level of plaza - refer to Policy I333.3 (13);
  - (i) outlook to Te Tātua o Riu-ki-uta from the northern face of the plaza - refer to Policy I333.3 (13);
  - (j) reverse sensitivity for dwellings facing sportsfields - refer to Policy I333.3 (6); and
  - (k) urban design matters - refer to Policy I333.3 (15);
  - (l) Visual impact when viewed from Te Tātua o Riukiuta for the western face of buildings and rear courtyards. This may include articulation of facades, glazing to habitable rooms, screening of any service or plant areas and treatment of parking areas – refer to Policy I333.3(15A)
  - (m) Integration and improved connectivity – refer to Policies I333.3(9) to (11)
- (2) Cascading Apartments:
- (a) Residential Frontages - refer to Policy I333.3 (6);
  - (b) Solar Amenity - refer to Policy I333.3 (15) and Residential – Terrace Housing and Apartment Buildings Zone Policy [H6.3\(5\)](#);
  - (c) Natural Ventilation - refer to Policy I333.3 (15);
  - (d) Overshadowing Impacts - refer to Policy I333.3 (15) and Residential - Terrace Housing and Apartment Buildings Zone Policy [H6.3\(5\)](#);
  - (e) Transport - refer to Policies I333.3 (6), (9), (10), (11) & (15);
  - (f) Heights and Setbacks - refer to Policies I333.3 (4), (6), (12), (15) and (15A);
  - (g) Building Coverage - refer to Policies I333.3 (4) & (15A);
  - (h) Building Frontage - refer to Policy I333.3 (6);
  - (i) Housing Mix - refer to Policy I333.3 (5);
  - (j) Safety and Visual Privacy - refer to Policy I333.3 (6) and Residential - Terrace Housing and Apartment Buildings Zone Policy [H6.3\(5\)](#);
  - (k) CPTED Principles - refer to Policy I333.3 (6); and
  - (l) Urban Design and Landscaping including private open space and any communal open space - refer to Policy I333.3 (15);
  - (m) Design and appearance of roof tops and treatment of plant rooms, recognising the visual impact from Te Tātua a Riukiuta – refer to Policy I333.3(15A);
  - (n) Design of the plaza area as shown on I333.10.1A Precinct plan 1A: Activities and standards and how this area integrates with the town centre and provides

public access to informal recreation areas and the sportsfields and views to Te Tātua a Riu-ki-uta – refer to Policy I333.3(13)

- (o) Integration and improved connectivity – refer to Policies I333.3 (9) to (11)

**Note:** Three Kings Residential Design Guide, a non-statutory document, can be referred to when assessing new buildings and development within the precinct.

- (3) Vehicle crossings on Mt Eden Road provided the number of crossings does not exceed three:
  - (a) adequacy of the site and the proposal;
  - (b) design and location of access;
  - (c) effects on pedestrian and streetscape amenity; and
  - (d) effects on the transport network.

### **I333.8. Assessment – restricted discretionary activities**

#### **I333.8.1. Matters of discretion**

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

- (1) Retail activities:
  - (a) the effects on the neighbourhood character, residential amenity of residential spaces on the same and adjoining sites and in the surrounding residential area from all of the following:
    - (i) The location, form and appearance of the retail premises;
    - (ii) design of parking and access; and
    - (iii) noise, lighting and hours of operation.
- (2) Whare Manaaki:
  - (a) the provisions made to ensure protection of the amenity values of the Open Space zones and the particular relationships with Te Tātua o Riu-ki-uta including its landmark status and the protection of viewshafts to and from the Maunga;
  - (b) the manner in which Te Aranga Maori Design Principles are observed.
- (3) Rehabilitation of land including rock removal, earthworks and fill operations
  - (a) operations, works and extraction of material to modify rock faces and to re-contour land having regard to the suitability of the resultant land form for future residential and open space uses as shown on I333.10.1 Precinct plan 1: Location to leave any rock faces safe, stable and structurally sound;

- (b) extraction, processing and removal of rock, earth or other material having regard to consistency with the Precinct plans and final ground levels and contours;
  - (c) the nature and manner of fill operations including earthworks, compaction and storage of material;
  - (d) provisions for temporary and permanent drainage, stormwater and roading services to enable rehabilitation;
  - (e) the manner of protection of future soakage areas from sedimentation during earthworks;
  - (f) measures to enable establishment of roading and services suitable for future open space uses;
  - (g) any potential for noise arising from rehabilitation works to have significant adverse effects on amenity values having regard to:
    - (i) hours of operation;
    - (ii) noise levels, location of noise source, frequency, duration or other special characteristics of noise; and
    - (iii) mitigation measures
  - (h) any potential for vibration and blasting associated with rehabilitation works to have significant adverse effects on amenity values having regard to location of blasting, frequency, duration and time of day;
  - (i) timing for the removal of the bund along Mt Eden Road and the final stabilisation of the associated eastern rock face, including the opportunity to stage this work consistent with the timing of the intended development along Mt Eden Road.
- (4) Subdivision including roading and associated earthworks and infrastructure:
- (a) the matters applying to urban subdivision for residential purposes will apply;
  - (b) the consistency of the design and method of implementation of the subdivision with Precinct plans 1 to 4, including the provision for roads, walkways, stormwater management and other infrastructure;
  - (c) the manner in which Te Aranga Maori Design Principles are observed; and
  - (d) the manner in which the subdivision provides for the transport linkages including the publicly accessible lifts, walkways and cycleways as shown on I333.10.1A Precinct plan 1A: Activities and standards.
- (5) Subdivision creating lots along zone boundaries:
- (a) the alignment of the cadastral boundaries created with Precinct plan 1A structure and zones.
- (6) The proposal provides for the effective development and management of the wastewater network including:
- (a) provision for a minimum of eight hours holding capacity at any pump station;



- (b) diversion of stormwater from the existing public wastewater network to provide additional capacity for wastewater;
  - (c) the location and design of the pump station and connections to the wastewater network;
  - (d) sufficient capacity for the wastewater network to receive flows from the development;
  - (e) for any pump station emergency overflow area; its location, size, screening, public access, information, management, maintenance and the clean-up protocols are able to ensure that visual and olfactory offense are managed and minimised in the event of an overflow and that the duration of such an event is minimised; and
  - (f) public access, information, management, maintenance and clean-up protocols.
- (7) The extent to which the proposal provides for the successful application of the principles of Te Aranga as embodied within the precinct, including:
- (a) bush landscaping of the boundary to the Te Tātua o Riu-ki-uta to successfully create an interface between the Maunga and the adjacent residential community;
  - (b) the development of green stormwater infrastructure planted with suitable native vegetation to serve as a functional stormwater management system which has high amenity;
  - (c) the use of culturally appropriate public art to celebrate the history and cultural dimensions of the area;
  - (d) the use of stone walls and other landscape forms that reflect early Maori occupation of the area;
  - (e) the use of native planting specific to the area;
  - (f) the acknowledgement of the four Maunga that were previously quarried through signage, landscaping and other appropriate forms; and
  - (g) the use of cultural narrative and names to celebrate the history and culture of the site and its people.
- (8) Management of stormwater, including groundwater levels, overland flow paths, design and implementation of a treatment train, soakage capacity and monitoring and maintenance requirements with reference to the following matters:
- (a) the development gives effect to I333.10.4 Precinct plan 4: Stormwater management concept plan or such other management plan that will achieve a similar or better water quality outcome;
  - (aa) ensure that the habitable floor level is above any predicted 1% AEP event (commonly referred to as the 1 in 100 year storm event) plus freeboard at consent stage when subdivisions or development in the riu is proposed.

- (ab) the combined soakage and storage system for the overall catchment draining to the development must be sized to cater for 1% AEP event while meeting habitable floor flood freeboard standards.
  - (b) The proposal mitigates flooding effects on people and property by ensuring adequate flood storage, soakage capacity, road access for emergency vehicles in a flood event and freeboard is provided. The habitable floor levels must be 750mm above the 1% AEP flood level in catchment B, or 500mm above the 1% AEP flood levels in catchment C. The 1% AEP flood level shall be set based on the assumption that no soakage occurs from the sports field soakage areas in a 1% AEP event. Road design must ensure that no more than 300mm of flood depth occurs in catchments A, B or C;
  - (c) The proposal includes an effective monitoring and maintenance programme which addresses sediment loads, treatment required for the protection of long term soakage capacity and the monitoring and maintenance required to maintain soakage capacity;
  - (d) Development provides for on-site management of all stormwater through the use of a series of green stormwater infrastructure such as (but not limited to) rain gardens, tree pits, swales and soakage;
  - (e) Stormwater treatment is provided for high contaminant load generating activities, such as uncovered car parking, roads with 5,000 Vehicle Movements Per Day (VMPD) and high contaminant generating building materials such as exposed zinc or copper roofing;
  - (f) The ongoing maintenance of private stormwater devices has been provided for and the appropriateness of mechanisms to ensure monitoring and maintenance occurs to prevent soakage inlets from blocking (e.g. body corporate agreements, easements);
  - (g) A separate soakage and storage system is required for each area that is subject to a subdivision or development application and this must be sized to cater for the 10% AEP;
  - (h) Flow from one storage or soakage zone to another is allowed provided that the overall level of service for the 1% AEP is always achieved;
  - (i) Stormwater treatment is required for all sub-catchments containing roads, vehicle hardstanding or areas likely to contribute high sediment loadings to the soakage and storage system;
  - (j) Erosion and sediment control measures are required to manage the runoff from earthworks areas that may affect soakage zones during the development of individual sites.
- (9) The stormwater management approach respects the mauri and significance of the aquifer by taking a treatment train approach, while protecting the aquifer from contamination and supporting the principles of Kaitiakitanga (Mauri tu, Taiao, Ahikaa).
- (10) Development within the riū:

- (a) the design and implementation of development within the riu having regard to the manner in which it provides for integrated development within the Precinct. In particular:
    - (i) how the road layout within the riu provides for an integrated network of connected roads which service the area;
    - (ii) how public walkways connect the access points to the town centre and Mt Eden Road bus stop;
    - (iii) the provision of infrastructure in accordance with the stormwater management plan; and
    - (iv) how finished ground levels enable consistency with the rules of the Precinct and provide for the outcomes of the stormwater management plan and infrastructure requirements.
  - (b) where the riu is developed in stages, demonstration that all infrastructure has sufficient capacity to service future stages.
- (11) Infrastructure works:
- (a) the consistency of the design and method of implementation of infrastructure works with Precinct plan 1 and Precinct plan 4 – Stormwater management concept plan. This includes construction of the Grahame Breed Drive road widening shown on Precinct plan 1.
- (12) Transport:
- (a) the effect on the safe and efficient functioning of the surrounding road network from the expected traffic generated by the activity;
  - (b) the road layout provision for local traffic and traffic using the site, and discourages use of the network as a bypass from Mt Albert Road to Mt Eden Road and encourages riu residents to use the northern roading connection to Mt Eden Road;
  - (c) entry and exit points to the site are designed to suitably accommodate all pedestrians, cyclists, and traffic movements, and in doing so, limit as much as possible disruption to traffic flows on the adjoining road network;
  - (d) provision for adequate pedestrian connections to public transport nodes and cycleways and walkways to the Town Centre, Te Tātua o Riu-ki-uta, Mt Eden Road and residential areas to the west and north;
  - (e) any building fronting Mt Eden Road has a single, direct access from Mt Eden Road;
  - (f) *[deleted]*
  - (g) the location of activity on a major public transport route, and traffic demand management measures, enable a reduced level of ~~required~~ on-site parking;
  - (h) any car parking associated with the cascading apartment typology is provided within buildings below Mt Eden Road/Grahame Breed Drive street level and is screened from other parts of the site;

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- (i) the proposal includes the creation of two new roads serving the site; the primary access to Grahame Breed Drive with a second access at the northern end of the site;
  - (j) the proposal includes appropriate traffic management and safe pedestrian access at the intersection of Mt Eden Road and Grahame Breed Drive;
  - (k) the proposed road design and cross sections are appropriate to the function of the road in terms of the network, and provide for appropriate amenity. In assessing any resource consent, regard will be had to the cross section of the road with different cross sections applying to primary access roads, roads which service residential lots and laneways;
  - (l) the provision of universally designed and publicly accessible lifts within the locations shown on I333.10.1A Precinct plan 1A: Activities and standards; and
  - (m) the slow speed environment identified on I333.10.1A Precinct plan 1A: Activities and standards provides for a high amenity, pedestrian and cycle friendly environment characterised by low vehicle speeds.
- (13) Cascading apartments exceeding maximum building height by up to two metres.
- Building height under this rule should be for:
- (a) architectural features and/or variation in roof form which provides a variety of roof form when viewed from street level and from the Maunga.
- (14) Infringement of maximum impervious area and/or minimum landscaped area:
- (a) Increased maximum impervious area and reduced minimum required landscaping area may be achieved through provision of open space areas in alternative parts of the Terrace Housing and Apartment Buildings Zone in the precinct provided they are to an equivalent area required by I333.6.4.
- (15) Whare Manaaki:
- (a) the extent to which the scale and visual appearance of any proposed structure can be accommodated against the backdrop of the Maunga, a visually significant landscape.
- (16) Infringements of building coverage
- (a) the extent to which the increased building coverage has effects on residential amenity, landscaping and open space areas within the precinct.

### **I333.8.2. Assessment criteria**

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

- (1) Retail activities - refer to Policies I333.3(6), (11)(c), (15);

- (2) Whare Manaaki- refer to Objective I333.2(1A) and Policies I333.3(15) – (18A), Objectives [H7.5.2 \(1\) to \(3\)](#) and policies [H7.5.3 \(1\), \(3\) to \(5\) and \(7\)](#);
- (3) Rehabilitation of land including rock removal, earthworks and fill operations - refer to Policies I333.3(3), (15A), (18), (18A) – (25);
- (4) Subdivision including roading and associated earthworks and infrastructure - refer to Policies I333.3(2) – (4), (7), (8), (10), (11), (15A) – (25);
- (5) Subdivision creating lots along zone boundaries. Criterion – the extent to which the cadastral boundaries created are aligned with the zone boundaries;
- (6) Development within the riu - refer to Policies I333.3(3), (5), (7), (9) – (11) & (15) – (22); and
- (7) Infrastructure works - refer to Policies I333.3(21) – (25).
- (8) Cascading apartments exceeding maximum building height by up to two metres in Activity Table I333.4.1 -building height under this rule is limited to that necessary for architectural features and variation in roof form which provides a variety of roof form when viewed from street level and from the Maunga.
- (9) Construction of more than three vehicle crossings to Mt Eden Road:
  - (a) effects of the vehicle crossing on the adjacent transport network having regard to:
    - (i) visibility and safe sight distances for the users of the vehicle crossing;
    - (ii) proximity to and operation of existing intersections;
    - (iii) the use and safety of bus stops;
    - (iv) the integration of the vehicle access with the building design;
    - (v) the ability of buildings to share the use of a vehicle access/vehicle crossing;
    - (vi) adequacy for the site and the proposal;
    - (vii) design and location of access;
    - (viii) effects on pedestrian and streetscape amenity; and
    - (ix) effects on the transport network.

### **I333.9. Special information requirements**

The special information requirements in the underlying zone and Auckland-wide provisions apply in this precinct, together with the following:

- (1) An application for a subdivision must be accompanied by the following supporting documents (unless these issues have been addressed through a previous subdivision consent):
  - (a) Outline of any particular infrastructure requirements that are unique to the precinct including the detailed assessment of stormwater including a stormwater management plan, flooding, wastewater and transport;
  - (b) Cultural assessment and integration of the development to Te Tātua o Riu-ki-uta;

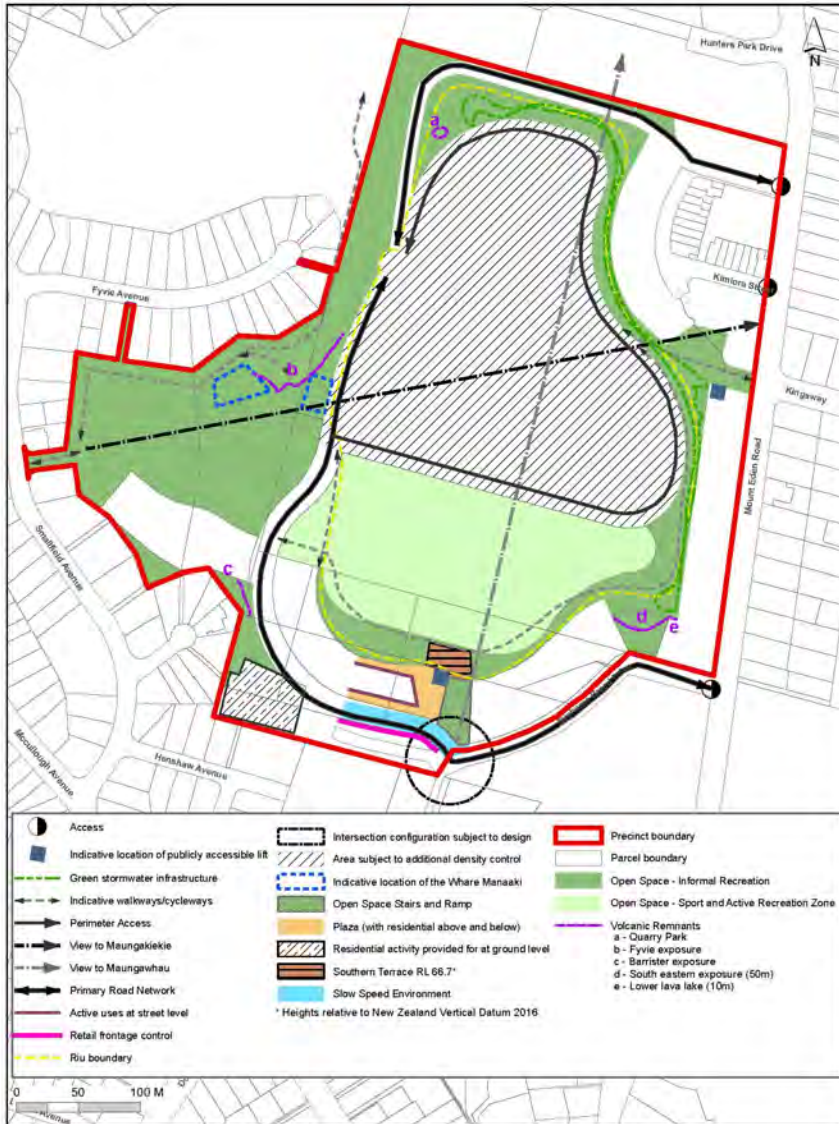
- (c) Geotechnical assessment to include details of cut slope assessments during construction, development of specific local stability treatments for cut slopes, engineering filling criteria, and foundation criteria for structure design;
- (d) Landscape assessment and proposals to integrate aspects with the volcanic landscape;
- (e) Contamination assessment if not previously provided. This assessment shall be at Preliminary Site Investigation (PSI) level. However if the PSI demonstrates a probable presence of contaminated material then a detailed site investigation report is required; and
- (f) For development of land adjacent to the external boundaries of the precinct, a context assessment demonstrating how the development interfaces with surrounding land uses.

### I333.10. Precinct plans

#### I333.10.1 Precinct Plan 1: Location

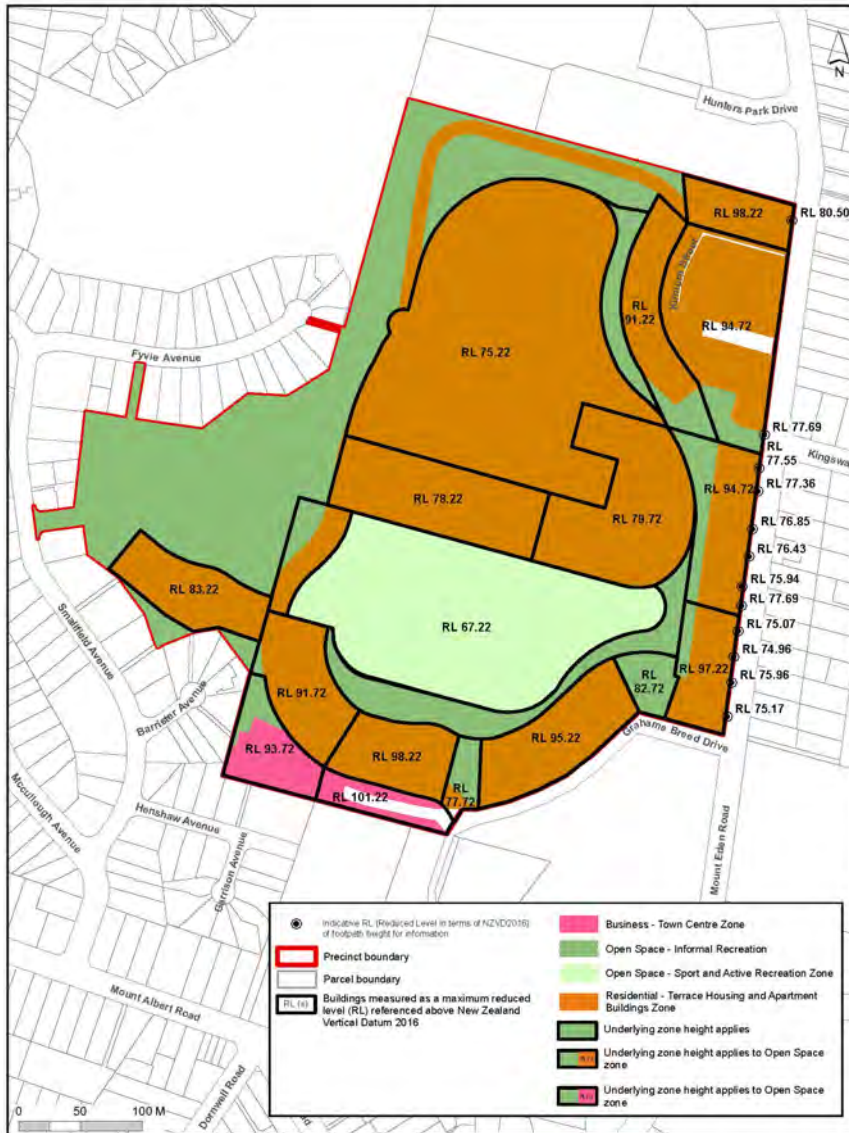


I333.10.1A Precinct Plan 1A: Activities and Standards





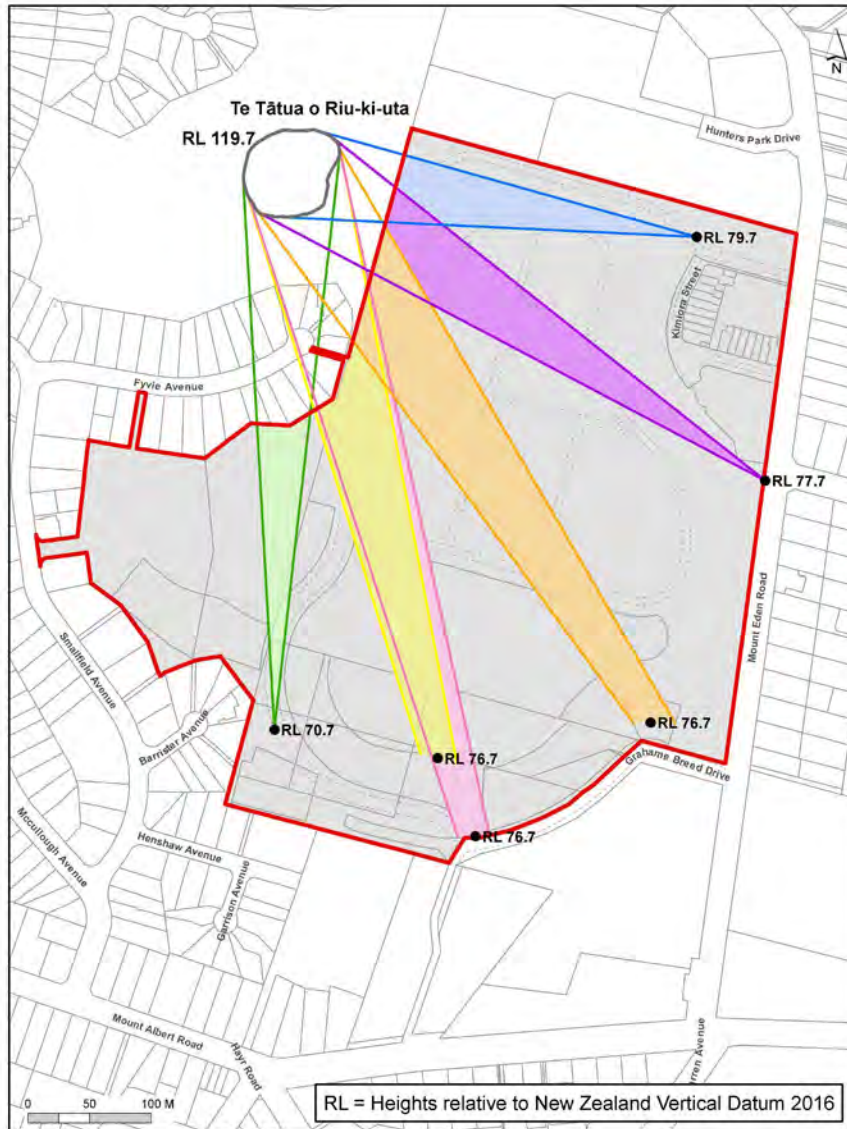
I333.10.2 Precinct Plan 2: Maximum Building Height



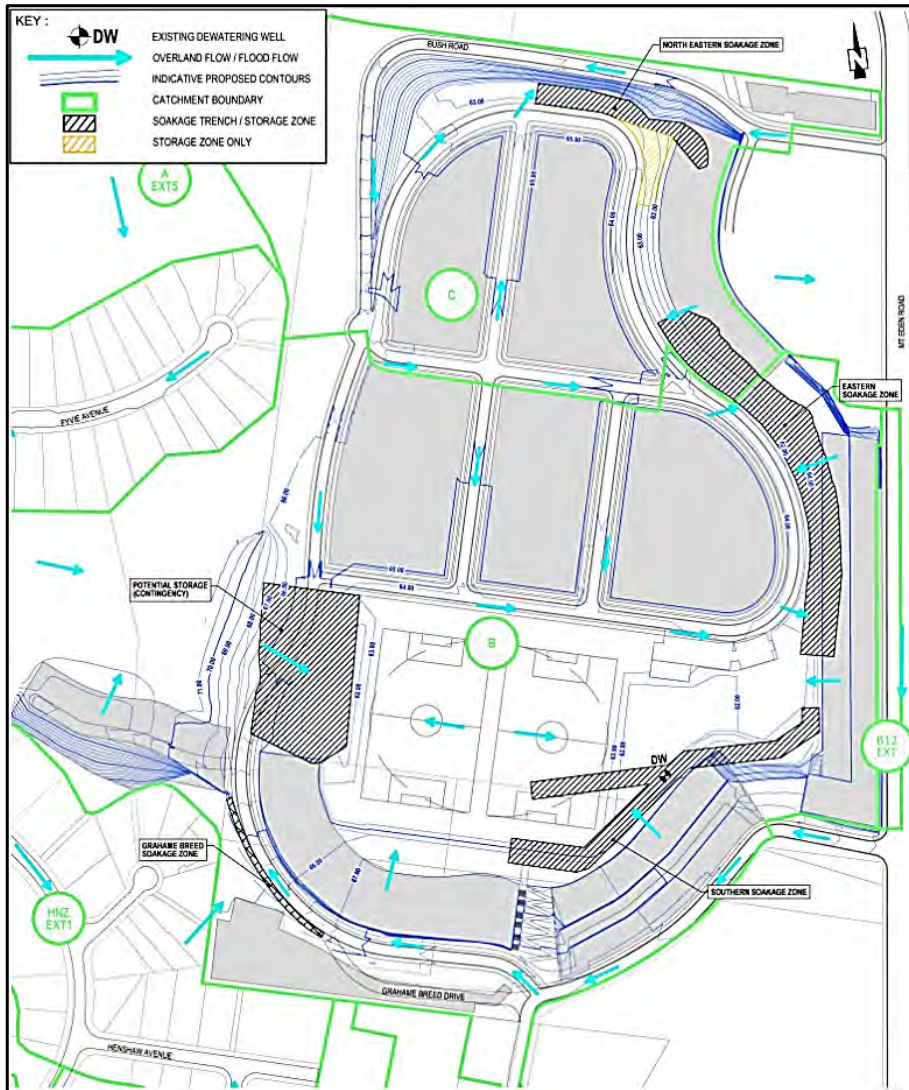
I333.10.2A Precinct Plan 2A: Finished Ground Levels



I333.10.3. Precinct Plan 3: Te Tātua o Riu-ki-uta Sightlines



**I333.10.4. Precinct Plan 4: Stormwater Management Concept Plan**



## **I335. Western Springs Stadium Precinct**

### **I335.1. Precinct description**

The Western Springs Stadium Precinct provides specific planning controls for the use and development of Western Springs Stadium as a multi-functional recreation, sporting and events venue within a natural amphitheatre that has a crowd capacity upwards of 50,000 people.

The zoning of the land within the Western Springs Stadium Precinct is the Special Purpose - Major Recreation Facility Zone.

Refer to the planning maps for the location and extent of the precinct.

### **I335.2. Objectives**

- (1) Western Springs Stadium is protected as a regionally and nationally important venue for all of the following primary activities:
  - (a) organised sports and recreation;
  - (b) informal recreation;
  - (c) motorsport activities;
  - (d) concerts, events and festivals;
  - (e) markets, fairs and trade fairs;
  - (f) functions, conferences, gatherings and meetings; and
  - (g) displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of Western Springs Stadium are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

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

### **I335.3. Policies**

- (1) Enable the safe and efficient operation of Western Springs Stadium for its primary activities.
- (2) Protect the primary activities of Western Springs Stadium from the reverse sensitivity effects of adjacent development.

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- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
  - (a) avoid, remedy or mitigate adverse effects; and
  - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of Western Springs Stadium, having regard to the amenity of surrounding properties.
- (5) Recognise that Western Springs Stadium's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

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

#### I335.4. Activity table

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);

Table I335.4.1 Activity table specifies the activity status of land use and development activities in the Western Springs Stadium Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I335.4.1: Activity table**

	Activity	Activity status
Use		
Primary activities		
(A1)	Organised sport and recreation	P
(A2)	Informal recreation	P
(A3)	Motorsport activities	P
(A4)	Motorsport activities not meeting Standard I335.6.3	D
(A5)	Concerts, events and festivals	P
(A6)	Markets, fairs and trade fairs	P
(A7)	Functions, conferences, gatherings and meetings	P

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(A8)	Displays and exhibitions	P
(A9)	Any primary activity not meeting Standard I335.6.8 but meeting all other standards	C
Accessory activities		
(A10)	Accessory activities	P
(A11)	Any accessory activity not meeting Standard I335.6.8 but meeting all other standards	C
Compatible activities		
(A12)	Sports, recreation and community activities	P
(A13)	Professional fireworks displays meeting Standard I335.6.13	P
(A14)	Professional fireworks displays not meeting Standard I335.6.13	RD
(A15)	Helicopter flights meeting Standard I335.6.14	P
(A16)	Helicopter flights not meeting Standard I335.6.14	RD
(A17)	Filming activities	P
(A18)	Any compatible activity not meeting Standard I335.6.8 but meeting all other standards	C
Development		
(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A20)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height	RD
(A21)	Light towers and associated fittings up to and greater than 20m in height	P
(A22)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I335.6.11	RD
(A23)	Demolition of buildings	P
(A24)	Temporary buildings	P
(A25)	Workers' accommodation	P

**I335.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I335.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.

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- (2) Any application for resource consent for an activity listed in Table I335.4.1 Activity table and which is not listed in I335.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

#### I335.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I335.4.1 must comply with the following standards unless otherwise stated. The following standards do not apply:

- (1) [E27 Transport – Standards E27.6.1](#) Trip generation; and
- (2) [E27 Transport – Standards E27.6.2](#). Number of parking and loading spaces

#### I335.6.1. Noise

- (1) Motorsport activities and the operation of the public address system are excluded from this standard.
- (2) The noise (rating) level from any activity as measured within the boundary of any site with a residential zone must not exceed the noise limits in Table I335.6.1.1.

**Table I335.6.1.1: Noise standards**

Time, day, duration and frequency	Noise limit
Between 8:00am and 10:30pm	55dB L <sub>Aeq</sub>
At all other times	40dB L <sub>Aeq</sub> and 75dB L <sub>Amax</sub>

- (3) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Professional fireworks displays and helicopter flights are excluded from this standard.

#### I335.6.2. Special noise events

- (1) Special noise events do not include motorsport activities and the operation of the public address system.



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(2) The total number of special noise events in any 12 month period must not exceed the numbers and timeframes listed in Table I335.6.2.1.

**Table I335.6.2.1: Numbers and timeframes of special noise events**

Event	Timeframes	Number of events
High special noise events	10:00am to 10:00pm Sunday to Thursday (inclusive)	6
	10:00am to 11:00pm on Fridays and Saturdays	
Medium special noise events	10:00am to 10:00pm	4
Low special noise events	10:00am to 10:00pm	4

(3) The noise (rating) level generated by special noise events must not exceed the noise limits listed in Table I335.6.2.2 when measured from the specified measurement locations.

**Table I335.6.2.2 Noise Limits for special noise events**

Event	Noise limit	Measurement location
High special noise events	82dB $L_{Aeq(5min)}$	Within the boundary of any property zoned residential on Old Mill Road, West View Road, Bullock Track or Great North Road
Medium special noise events	70dB $L_{Aeq(5min)}$	Within the boundary of any property zoned residential on Old Mill Road, West View Road, Bullock Track or Great North Road
Low special noise events	55dB $L_{Aeq(5min)}$	Within the boundary of any property zoned residential on Old Mill Road, West View Road
	70dB $L_{Aeq(5min)}$	Within the boundary of any property zoned residential on Bullock Track or Great North Road

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- (4) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (5) Where  $L_{Aeq(5min)}$  is specified, no 5 minute measurement sample can exceed the stated limit.
- (6) No duration correction or adjustment for special audible characteristics will be applied.
- (7) The prescribed time frames for the purpose of assessment according to NZS6802:2008 will be the timeframe for which any particular noise limit applies.
- (8) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (9) Testing and balancing of all sound systems including vocal checks by performers must cumulatively not exceed 2 hours. These checks must not commence before 10am on any day and must be completed by 7pm on the day of the special noise event. The duration of special noise events does not include sound checks, provided sound checks are limited to a cumulative duration of up to 2 hours.
- (10) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
  - (a) There must be no more than 2 special noise events on any one day.
  - (b) There must be no more than 4 special noise events within any 2 week period.
- (11) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.
- (12) Professional fireworks displays and helicopter flights are excluded from this standard.

#### **I335.6.3. Motorsport activities**

- (1) Frequency
  - (a) Race meetings and practice sessions must be no longer than 5 hours from start to finish, including all breaks and warm-ups.
  - (b) Race meetings and practice sessions must start no earlier than midday. Practice sessions must conclude no later than 6pm and race meetings

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must conclude no later than 10.30pm, except that any race meeting on a Sunday must conclude by 9.30pm.

- (c) Race meetings and practice sessions may only be held as follows:
  - (i) 2 practice sessions in October;
  - (ii) 3 race meetings in November;
  - (iii) 2 race meetings in December;
  - (iv) 3 race meetings in January;
  - (v) 3 race meetings in February; and
  - (vi) 1 race meeting in March.
- (d) There must be no race meetings on Christmas Eve, Christmas Day, Auckland Anniversary Day or Waitangi Day and one weekend per month from November to February (inclusive) must have no race meeting.
- (e) A draft event programme must be provided to the Council and notified publicly in June each year. The event programme may provide for a race meeting to be held on the day following the day it was scheduled for if the scheduled race meeting is rained out, however this may only occur in relation to 8 of the 12 race meetings and those meetings where rainouts are permitted must be specified in the event programme. A race meeting is deemed to be rained out if any of the scheduled races cannot take place due to rain. Only the races that were scheduled to be undertaken but could not be may be run on the rainout day.
- (f) Mechanical car park sweeping and grading of the track must not take place on Sundays, unless it is authorised as a rainout event.
- (g) Motor racing includes only those events held under the auspices of Speedway New Zealand.

(2) Noise

- (a) The noise (rating) level from motorsport activities within the Western Springs Stadium Precinct must not exceed 89dB  $L_{Aeq(5min)}$  and 83dB  $L_{Aeq(5hour)}$  when measured 10m inside any part of the northern boundary of the precinct that has a clear view of at least 75% of the track.
- (b) All noise sources from within the stadium (except localised contamination) must be measured during a motorsport activity to determine compliance with this noise limit, subject to all of the following:
  - (i) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise;

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- (ii) No duration correction or adjustment for special audible characteristics will be applied; and
- (iii) Where  $L_{Aeq(5min)}$ , is specified, no 5 minute measurement sample can exceed the stated limit.

**I335.6.4. Public address system**

- (1) The noise (rating) level from the public address system within the Western Springs Stadium Precinct must not exceed 69dB  $L_{Aeq(5min)}$  and 80dB  $L_{Amax}$  when measured at the boundary of any site within a residential zone.
- (2) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) No duration correction or adjustment for special audible characteristics will be applied.
- (4) Where  $L_{Aeq(5min)}$ , is specified, no 5 minute measurement sample can exceed the stated limit.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) The public address system may only be used between 10:00am to 10:00pm Sunday to Thursday (inclusive) and 10:00am to 11:00pm on Fridays and Saturdays.
- (7) The public address system loudspeakers must not be used during racing.

**I335.6.5. Post motorsport special noise events**

These standards apply to events occurring when no motorsport activities also occur during the same calendar year. They provide for a range of activities in the event that motorsport activities are discontinued within the precinct.

- (1) There are no motorsport activities held in the same calendar year as a post motorsport special noise event.
- (2) The venue owner must provide the Council with written confirmation that no motorsport activities will occur within the same calendar year as a post motorsport special noise event.
- (3) There may be up to 30 post motorsport special noise events undertaken in any calendar year.
- (4) There must not be more than 3 post motorsport special noise events held within a 2 week period.
- (5) The noise level from any activity as measured within the boundary of any site with a residential zone must not exceed 70dB  $L_{Aeq(5min)}$ .

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- (6) A single post motorsport special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 post motorsport special noise events. The duration of a post motorsport special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.
- (7) Post motorsport special noise events may only take place between the hours of 8am to 10pm Sunday to Thursday, and 8am to 10.30pm on Fridays and Saturdays.
- (8) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (9) An adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (10) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (11) Where  $L_{Aeq(5min)}$  is specified, no 5 minute measurement sample can exceed the stated limit.
- (12) Professional pyrotechnic fireworks displays and helicopter flights are excluded from this standard.

#### **I335.6.6. Lighting**

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of these Standard I335.6.6, the curfew and pre-curfew times are as stated in Table I335.6.6.1.

**Table I335.6.6.1: Pre-curfew and curfew times**

		Times
Standard	Pre-curfew	7am to 10pm
	Curfew	10pm to 7am
Motorsport activities	Pre-curfew	Monday to Saturday: 7am to 11:30pm Sunday: 7am to 10.30pm
	Curfew	Monday to Saturday: 11:30pm to 7am Sunday: 10.30pm to 7am
Special lighting events	Pre-curfew	Sunday to Thursday: 7am to 12am Friday and Saturday: 7am to 12am
	Curfew	Sunday to Thursday: 12am to 7am Friday and Saturday: 12am to 7am

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

- (a) the levels in Table I335.6.6.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

**Table I335.6.6.2: Horizontal and vertical illuminance at a boundary**

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

- (b) the vertical illuminance limits in Table I335.6.6.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

**Table I335.6.6.3: Vertical illuminance at a window**

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2 cd/m<sup>2</sup>) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I335.6.6.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

**Table I335.6.6.4: Pre-curfew luminous intensity**

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

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed 10 cd/m<sup>2</sup>. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

**I335.6.7. Special lighting events**

- (1) The total number of special lighting events in any 12 month period must not exceed 19 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I335.6.6.1 and I335.6.6.4.

**I335.6.8. Traffic management**

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 7,000 people and does not require the closure of a public road.

**I335.6.9. Parking [deleted]**

- (1) [deleted] Parking for a minimum of 110 cars must be retained within the precinct unless an authorised Transport and Traffic Management Plan is in effect.

Commented [A1]: Non-Schedule 1

**I335.6.10. Screening**

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

**I335.6.11. Interface control areas**

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

**I335.6.12. Height in relation to boundary**

- (1) Along the boundaries where the Western Springs Stadium Precinct directly adjoins another zone, the height in relation to boundary standard that applies to the precinct is that which applies in the adjoining zone.
- (2) Where the Western Springs Stadium Precinct directly adjoins a road (excluding Stadium Road) or a zone with no height in relation to boundary standard, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level at the precinct boundary.
- (3) Temporary buildings, light towers and associated fittings are excluded from this height in relation to boundary standard.

**I335.6.13. Professional fireworks displays**

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 meters from any residential zone.
- (5) Displays must comply with 140dB  $L_{Zpeak}$  at any point in the audience area and within the boundary of any activity sensitive to noise.

**I335.6.14. Helicopter flights**

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring site.

**I335.6.15. Temporary buildings**

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



### **I335.7. Assessment – controlled activities**

#### **I335.7.1. Matters of control**

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

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

#### **I335.7.2. Assessment criteria**

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

- (1) Effects on the safety and efficiency of the transport network:
  - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
  - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
  - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

### **I335.8. Assessment – restricted discretionary activities**

#### **I335.8.1. Matters of discretion**

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

- (1) Any activity that does not comply with noise and/or lighting standards:
  - (a) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standards:
  - (a) The effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standards:
  - (a) The effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.

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- (4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height and/or which does not comply with height in relation to boundary standards:
  - (a) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I335.6.11:
  - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) Any activity that does not comply with screening standards:
  - (a) The visual effects of rubbish and storage areas on residential and open space sites.

**I335.8.2. Assessment criteria**

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

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
  - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
    - (i) the cumulative noise effects of other activities which are permitted on the site;
    - (ii) the cumulative effect of numerous infringements of noise standards; and
    - (iii) the degree of non-compliance.
  - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.
  - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
  - (d) the extent to which any artificial lighting will create a traffic safety issue.
  - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.

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- (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance.
  - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
  - (h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
    - (i) the sensitivity of the surrounding environment;
    - (ii) the cumulative effect of numerous infringements of special event standards;
    - (iii) the additional number of special events; and
    - (iv) whether there is an operational need for the exceedance.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
- (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
    - (i) the sensitivity of the surrounding environment;
    - (ii) the cumulative effect of numerous infringements of this standard;
    - (iii) the additional number of activities; and
    - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
    - (i) streets and public open spaces; and
    - (ii) adjoining sites, particularly those in residential zones.
  - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
  - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s.
  - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.

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- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
  - (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
    - (i) the amenity values and character of the surrounding area;
    - (ii) the functional and operational requirements of the precinct;
    - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
    - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
    - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
    - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
    - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The visual effects of rubbish and storage areas on residential and open space zoned sites:
  - (a) the extent to which screening is practicable.
  - (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

**I335.9. Special information requirements**

There are no special information requirements for this precinct.

**I335.10. Precinct plans**

I335 Western Springs Stadium Precinct

I335.10.1. Western Springs Stadium: Precinct plan 1



## **I401. Ardmore Airport Precinct**

### **I401.1. Precinct Description**

This precinct consists of two sub-precincts. These are the Ardmore Airport Sub-precinct Airport applying to the Ardmore Airport, and the Ardmore Airport Sub-precinct Residential applying to 24 residential properties adjoining the airport in Village Way, Ardmore.

The purpose of the Ardmore Airport Sub-precinct Airport is to enable the efficient use and development of the land and its operational facilities. The purpose of the Ardmore Airport Sub-precinct Residential is to enable the continued existing residential use but limit further development so as not to adversely the development of Ardmore Airport.

This precinct is within the Aircraft Noise Overlay. The purpose of the overlay is to manage the subdivision and location of sensitive activities in areas of high cumulative noise around airports.

The zone is the Special Purpose - Airports and Airfields Zone. This is a shell zone with no provisions.

### **I401.2. Objectives**

- (1) The efficient operation and development of the Ardmore Airport.
- (2) Development of the Ardmore Airport maintains the amenity values of adjoining areas.
- (3) The continued residential use and maintenance of the character and amenity of the 24 Village Way properties.
- (4) Prevent the establishment of additional dwellings in Village Way.

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

### **I401.3. Policies**

#### **Airport Sub-precinct**

- (1) Allow for the continued efficient operation of the existing airport including aircraft take-off and landing, associated equipment, maintenance and repair, manufacture and assembly.
- (2) Provide for activities associated with the needs of visitors, employees and businesses located at the airport.
- (3) Enable a limited range of non-aviation activities, where these activities do not adversely effect the long term growth and development of the airport.
- (4) Prevent the establishment of residential activities.

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(5) Require development of the airport to be of a high standard of amenity through the layout and placement of buildings, car parking, access and landscape elements.

(6) Prevent reverse sensitivity effects on the airport.

**Residential Sub-precinct**

(7) Maintain the residential character and amenity of Village Way in a way that does not adversely affect the efficient operation and development of Ardmore Airport.

(8) Restrict future land use, subdivision and development in Village Way.

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

**I401.4. Activity table**

The following tables specify the activity status of land use activities in the Ardmore Airport Precinct pursuant to section 9(3) of the Resource Management Act 1991. The zone applies, but there are no rules in the zone. The Auckland-wide and overlay provisions apply in this precinct in addition to those specified below. In particular, note that the provisions in the Aircraft Noise Overlay apply in this precinct.

**Table I401.4.1 Activity Table – Airport Sub-precinct**

Activity		Activity status
<b>Use</b>		
Infrastructure		
(A1)	Car parking accessory to permitted activities	P
Commerce		
(A2)	Offices	P
(A3)	Retail that complies with Standard I401.6.1.1 Retail	P
(A4)	Retail that does not comply with Standard I401.6.1.1 Retail	NC
(A5)	Trade suppliers	RD
(A6)	Commercial services	P
(A7)	Entertainment facilities	D
Community		
(A8)	Emergency services	P
(A9)	Organised sport and recreation	P
(A10)	Informal recreation and leisure	P
(A11)	Information facilities	P
(A12)	Motor sport activities	D
(A13)	Driver training, vehicle product launches and demonstrations, and vehicle testing	RD
(A14)	Showgrounds	D
Industry		
(A15)	Industrial activities	P

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(A16)	Aviation activities and aircraft operations	P
<b>Rural</b>		
(A17)	Farming	P
(A18)	Intensive farming	P
(A19)	Rural commercial services	RD
(A20)	Produce stalls	D
(A21)	Forestry	D
(A22)	Conservation forestry	D
(A23)	Quarries – farm or forestry	D
(A24)	Equestrian centres	D
(A25)	Rural industries	RD
(A26)	On-site primary produce manufacturing	D
<b>Development</b>		
(A27)	Demolition of buildings	P
(A28)	New buildings	P
(A29)	Additions and alterations	P

**Table I401.4.2 Activity Table – Residential Sub-precinct**

Activity		Activity status
<b>Use</b>		
(A30)	One dwelling per site	P
(A31)	More than one dwelling per site	NC

#### I401.5. Notification

- (1) Any application for resource consent for an activity within the Airport Sub-precinct that infringes standard I401.6.1.1 Retail must be publicly notified.
- (2) Any application for resource consent for an activity listed in Table I401.4.1 Activity Table – Airport Sub-precinct and Table I401.4.1 Activity Table – Residential Sub-precinct and which is not listed in I401.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When determining 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\(4\)](#).

#### I401.6. Standards

##### I401.6.1. Airport Sub-precinct

All activities listed as permitted in Table I401.4.1 Activity Table – Airport Sub-precinct must comply with the following permitted activity standards. The overlay and Auckland-wide standards apply in the Airport Sub-precinct, in addition to the following standards.



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The entire sub-precinct will be treated as a single site for the purposes of applying these standards.

### **I401.6.1.1. Retail**

- (1) The total amount of gross floor area for retail within the precinct must not exceed 7500m<sup>2</sup> (excluding aviation activities and trade suppliers).

### **I401.6.1.2. Non-aviation activities**

- (1) The total amount of site area and associated car parking and access ways used for activities that are not associated with aircraft operations or associated with the operation of the airport must not exceed 15 hectares.
- (2) Activities and development that do not comply with I401.6.1.2(1) are a discretionary activity.

### **I401.6.1.3. Aviation activities and aircraft operations**

- (1) Aviation activity or aircraft operations must comply with the conditions of designation 200 – Ardmore Airport Limited.

### **I401.6.1.4. Building height**

- (1) Buildings must not exceed 20m in height.

### **I401.6.1.5. Yards**

- (1) Front, side and rear yards must be 5m.

### **I401.6.1.6. Storage areas**

- (1) Any outdoor storage or rubbish collection areas must be screened from public view by a solid wall or fence.

## **I401.6.2. Residential Sub-precinct**

All activities listed as permitted in Table I401.4.2 Activity Table – Residential Sub-precinct must comply with the following permitted activity standards. The overlay and Auckland-wide standards apply in the Airport Sub-precinct, in addition to the following standards.

- (1) The standards in the Residential - Single House Zone.
- (2) The standards in the Aircraft Noise Overlay.

### **I401.6.2.1. Yards**

Buildings must be set back from the site boundary by the minimum depth listed below.

- (1) Rear Yard: 3m

## **I401.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

## **I401.8. Assessment – restricted discretionary activities**

### **I401.8.1. Matters of discretion**

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The council will reserve its discretion to the following matters when assessing a restricted discretionary resource consent application.

- (1) rural commercial services and rural industries
  - (a) noise;
  - (b) traffic volume and safety; and
  - (c) layout, design and appearance.
- (2) driver training; vehicle product launches and demonstrations; vehicle testing:
  - (a) noise;
  - (b) layout, design and appearance;
  - (c) parking and access; and
  - (d) lighting.
- (3) trade suppliers:
  - (a) intensity and scale;
  - (b) reverse sensitivity and displacement of industrial activities; and
  - (c) design of parking, access and servicing.
- (4) infringement of standards
  - (a) height
    - (i) scale and form of the building; and
    - (ii) visual amenity.
  - (b) yards
    - (i) amenity of adjoining sites; and
    - (ii) visual amenity.
  - (c) storage
    - (i) visual amenity.
- (5) Residential Sub-precinct

When assessing a resource consent application for a standard infringement in the Residential Sub-precinct, the Council will restrict its discretion to the relevant matters specified in the Aircraft Noise Overlay for Ardmore Airport and the Residential - Single House Zone.

#### **I401.8.2. Assessment criteria**

The council will consider the relevant assessment criteria below for restricted discretionary activities.

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- (1) rural commercial services and rural industries:
- (a) noise from fans, ventilators, heaters, or other machines, or from onsite activities should be adequately mitigated;
  - (b) the design and location of the buildings, and the associated traffic, should avoid, remedy or mitigate adverse effects on the road network or traffic safety;
  - (c) the location and design of facilities and car park areas associated with the activity should;
  - (d) be compatible with the predominant purpose of the Ardmore Airport Precinct and not generate reverse sensitivity effects on the operation of the airport; and
  - (e) protect and maintain access to essential services located on the site.
- (2) Driver training; vehicle product launches and demonstrations; vehicle testing
- (a) noise arising from the activities and the congregation of people should not create significant adverse effect (including cumulative effect) on the health and well-being of nearby residents.
  - (b) a noise management plan may be required detailing the control measures which would be put into practice and should include:
    - (i) timing and duration of the proposed activity;
    - (ii) (the proposed measures used to mitigate the noise;
    - (iii) the extent, necessity and appropriateness of activities on public holidays; and
    - (iv) an acoustic design certificate from a professional acoustic engineer demonstrating that the standards proposed will not be exceeded.
  - (c) the location and design of facilities and car park areas associated with the activities should:
    - (i) fit well with the predominant purpose of the Ardmore Airport zone and not generate reverse sensitivity effects on the operation of the airport; and
    - (ii) protect and maintain access to essential services located on the site
    - (iii) The demand for short term or long term car parking within the adjoining roads should not affect the operation or safety of the road network.
    - (iv) ~~On-site facilities should be provided to cater for any short-term car parking demand.~~

Commented [A1]: Issue 3

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- (v) Indirect light spill and glare should not cause adverse effects on the safety, amenity, including night time amenity and sleep disturbance, of neighbouring residential properties or roads.
  - (vi) Lighting should not affect the safe operation of the airport.
- (3) trade suppliers:
- (a) the intensity and scale of the land use activity, in particular, the number of people involved and traffic generated by the activity, should be compatible with the planned future form and character of the surrounding area;
  - (b) trade supplier activities should not reduce the ability of aviation activities and other industrial activities to establish and operate within the Ardmore Airport Precinct;
  - (c) the cumulative effects of the activity should not result in creating a retail hub within the Ardmore Airport Precinct and should not adversely affect the function and vitality of the surrounding retail centres;
  - (d) parking should be located in order of preference, to the rear of the building or separated from the street frontage by uses that activate the street. For Ardmore Airport Precinct there is no preference for underground parking;
  - (e) vehicle crossings and access ways should be designed to reduce vehicle speed, be visually attractive and clearly signal to both vehicles and pedestrians the presence of a crossing or access way;
  - (f) surface parking should be softened with landscaping, including tree planting. As a guide, one tree should be planted every sixth parking bay;
  - (g) pedestrian access between parking areas, building entrances/lobbies and the street should provide equal physical access for people of all ages and physical abilities and provide a high level of pedestrian safety;
  - (h) separate vehicle and pedestrian access should be provided within parking areas, and between parking areas, buildings and the street. Shared pedestrian and vehicle access may be appropriate where a lane or street is proposed within a development site. The shared access should prioritise pedestrian movement;
  - (i) ventilation and fumes from parking structures or other uses should not be vented into the adjacent pedestrian environment at ground level;
  - (j) in greenfield locations and large redevelopment sites, service lanes should be provided within urban blocks to allow access to the rear of buildings and to minimise gaps in the streetscape. Development in Ardmore Airport Precinct is not required to provide service lanes; and
  - (k) where ramps are necessary they should be minimal in length and integrated into the design of the building.

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(4) infringement of standards

(a) scale and form of the building:

- (i) whether the proposed height of the structure will have an adverse effect on airport safety.

(b) amenity of adjoining sites

- (i) whether the proposed structure will have an adverse effect on the visual and landscape amenity values of adjoining sites.

(c) visual amenity

- (i) whether the proposed height of the structure will have an adverse effect on visual amenity values; and
- (ii) when assessing storage areas, whether the proposal includes methods of ensuring any parts of an activity visible from any public place will be maintained in a tidy condition and whether location of by products or refuse should be screened from public view in order to maintain a reasonable level of visual amenity.

**I401.9. Special information requirements**

There are no special information requirements for this precinct.

**I401.10. Precinct plans**

There are no precinct plans in this precinct.

## **I402. Auckland Airport Precinct**

### **I402.1. Precinct Description**

The precinct applies to the Auckland International Airport and its surrounds. Its purpose is to enable the efficient operation and development of the airport and the associated land and activities in recognition of its role in connecting Auckland to other parts of New Zealand and the world. The Auckland Airport Precinct is comprised of three sub-precincts: Core Sub-precinct, Gateway Sub-precinct and Coastal Sub-precinct.

The Core Sub-precinct encompasses the land surrounding the existing runway and proposed northern runway. The Core Sub-precinct is the hub of airport operations. It provides for the day to day requirements of the airport plus support activities. Current development includes a single runway, taxiways, aircraft manoeuvring, flight and passenger terminals, and facilities for aircraft maintenance. Support facilities include administration, businesses and recreation. It is anticipated that a second runway to the north of the existing runway, together with associated infrastructure and facilities, will be developed. The Core Sub-precinct provides a regulatory regime to efficiently operate and to expand to accommodate increasing passenger and freight volumes.

The Gateway Sub-precinct includes the land to the north of the proposed northern runway which is suitable for commercial and industrial development associated with the airport.

The Coastal Sub-precinct comprises the airport's operational area within the coastal marine area. The Coastal Sub-precinct provides for the continued use of the coastal marine area for activities necessary for the ongoing operation and development of the airport, while recognising the values of the coastal environment. Existing impacts on the coastal marine area include noise associated with aircraft movements, aircraft in the airspace above the coastal marine area and restrictions on use of the harbour around the airport. The coastal marine area also receives stormwater discharges from the airport and accommodates structures, such as ramps, bridges, lighting and navigation devices.

The airport area and the adjacent coastal environment has significant value to Mana Whenua in the area in terms of historical, spiritual and cultural associations. Most of the water area to the south of the southern runway is valued for its habitat, particularly as a feeding ground for international migratory wading birds. The Ihumatao fossil forest lies to the north west of the existing southern runway. It is identified as an Outstanding Natural Feature and is considered to be nationally important.

Auckland Airport holds designations over part of the land that enable current operations and provide for further development, including the new northern runway. Aircraft operations and testing of aircraft engines are managed through the designation conditions

The underlying zoning of land within this precinct is Special Purpose – Airports and Airfields Zone and Coastal – General Coastal Marine zone. The Special Purpose – Airports and Airfields Zone is a shell zone with no provisions.

#### **I402.2. Objectives [rcp/dp]**

- (1) The efficient operation and continued development of the Auckland Airport to meet future demand is enabled recognising its national and international significance
- (2) The efficient use and development of the business land and operational facilities are enabled.
- (3) The operation of the Airport is protected from reverse sensitivity effects
- (4) Publicly accessible areas of the airport and areas visible from main transport routes and the Māngere Gateway heritage route are designed to a high-quality and meet amenity standards relating to streetscape, site design and appearance.
- (5) The ecological, geological, recreational, cultural, spiritual and landscape values of the Manukau Harbour coastal environment in the vicinity of the airport are protected while providing for the operational requirements of the Auckland Airport within the Auckland Airport Coastal Sub-precinct.
- (6) The ecological, geological, recreational, cultural, spiritual and landscape values are considered when subdivision and development occurs in the Gateway sub-precinct.
- (7) Manage natural hazards and the adverse effects of activities on natural resources while providing for the operational and functional requirements of Auckland Airport.

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

#### **I402.3. Policies [rcp/dp]**

- (1) Provide for activities related to the operation and development of the airport and business land.
- (2) Provide for activities associated with the needs of airport passengers, visitors and employees and businesses.
- (3) Encourage developments to achieve a high standard of amenity in the layout of buildings, car parking, access and landscape elements in publicly accessible areas.
- (4) Require adverse effects on the ecological, geological, cultural, landscape and historic heritage values of the coastal environment in the vicinity of the airport to be avoided, remedied or mitigated while recognising the operational requirements of the Auckland Airport Coastal Sub-precinct.
- (5) Require development of sites adjoining the Gateway heritage route to be designed in a way that users of those roads will perceive an environment where natural design elements are integrated with the built environment.

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- (6) Require the development and vesting of open space along the Oruarangi Creek and encourage the development of open space amenity areas within the remaining land in Auckland Airport ownership.
- (7) Encourage subdivision and development within Gateway Sub-precinct area A-F to achieve a high standard of urban design and amenity and demonstrate integration with any neighbouring Gateway Sub-precinct area within the Auckland Airport Precinct.
- (8) Manage land use activities in the Gateway Sub-precinct to:
  - (a) require that the predominant land use activities are those associated with the airport operation, warehousing and distribution, transport, storage, manufacturing, construction and wholesale trade; and
  - (b) confine retail activities to those required to provide the convenience and shopping needs of employees in and visitors to the Auckland Airport, adjacent business zones, and aviation activities.
- (9) Avoid uses and developments within the Coastal Sub-precinct which would adversely affect airport operations or pose any risk to safety.
- (10) Provide for activities and structures associated with bird management that encourage birds away from the runway and flight paths of aircraft.
- (11) Use, development and occupation associated with the operational needs of the airport will generally be considered appropriate within the Coastal Sub-precinct.
- (12) Require subdivision and development within the Gateway Sub-precinct to recognise and provide for the relationship of Mana Whenua with their ancestral lands, water, sites, waahi tapu and other taonga.
- (13) Provide for the integrated management of natural resources and natural hazards while recognising the operational and functional requirements of Auckland Airport and ensuring that adverse effects are avoided, remedied or mitigated.

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

#### **I402.4. Activity table**

The following tables specify the activity status activities in the Auckland Airport Precinct:

- Table I402.4.1 Activity Table – Core Sub-precinct and Gateway Sub-precinct for land use, development and subdivision activities pursuant to section 9(3) and section 11 of the Resource Management Act 1991).
- Table I402.4.2 Activity Table – Coastal Sub-precinct for use and activities/works (including associated discharges) / structures and any associated occupation



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pursuant to section 12(1), 12(2) and 12(3) and section 15 of the Resource Management Act 1991).

- Table I402.4.3 Activity Table – Replacement Auckland-wide provisions for land use and development pursuant to section 9(3); diversion and discharge pursuant to sections 14 and 15; disturbance, deposition in, piping and reclamation of streams pursuant to section 13;

The Auckland-wide and overlay provisions apply in this precinct unless otherwise specified below.

**Table I402.4.1 Activity Table – Core Sub-precinct and Gateway Sub-precinct**

Activity		Activity status	
		Core Sub-Precinct	Gateway Sub-Precinct
<b>Use</b>			
Infrastructure			
(A1)	Any activity associated with the airport operation (not including aircraft operations, runways and the testing of in situ aircraft engines) including taxiways and other aircraft movement areas, aprons, terminals, rescue facilities, navigation and safety aids, maintenance and servicing facilities, catering facilities, freight facilities, quarantine and incineration facilities, fuelling facilities, storm water facilities, roads, monitoring activities, site investigation activities, landscaping, flags and signs	P	P
(A2)	Stormwater facilities to be vested in council	C	C
(A3)	Stormwater facilities not to be vested in council	P	P
(A4)	Any activity associated with the needs of Airport passengers, visitors and employees, and Airport businesses, and not otherwise listed in this table	P	D
(A5)	Bus depots and public transport facilities	P	P
(A6)	Parking	P	P
(A7)	Park-and-ride	P	P
Accommodation			
(A8)	Camping grounds	P	P
(A9)	Workers' accommodation	P	P
(A10)	Visitor accommodation complying with Standard I402.6.5 Visitor accommodation	P	P
(A11)	Visitor accommodation not complying with Standard I402.6.5 Visitor accommodation	NA	D
Commerce			
(A12)	Offices complying with Standard I402.6.6 Offices	P	P
(A13)	Offices not complying with Standard I402.6.6 Offices	NA	D

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(A14)	Retail complying with Standard I402.6.1 Retail	P	P
(A15)	Retail that does not comply with Standard I402.6.1 Retail	NC	NC
(A16)	Large format retail	P	NC
(A17)	Food and beverage complying with Standard I402.6.8 Food and beverage	P	P
(A18)	Food and beverage not complying with Standard I402.6.8 Food and beverage	NA	D
(A19)	Dairies complying with Standard I402.6.7 Dairies	P	P
(A20)	Dairies not complying with Standard I402.6.7 Dairies	NA	D
(A21)	Motor vehicle sales	P	P
(A22)	Trade suppliers	P	P
(A23)	Service stations	P	P
(A24)	Markets	P	NC
(A25)	Entertainment facilities	P	D
(A26)	Commercial services	P	P
<b>Community</b>			
(A27)	Public amenities	P	P
(A28)	Informal recreation	P	P
(A29)	Organised sport and recreation	P	P
(A30)	Healthcare facilities	P	P
(A31)	Community facilities	P	P
(A32)	Education facilities	P	P
(A33)	Aviation training facilities	P	P
(A34)	Care centres	P	P
(A35)	Artworks	P	P
(A36)	Emergency services	P	P
<b>Industry</b>			
(A37)	Industrial activities	P	P
(A38)	Waste management facilities	D	NC
<b>Rural</b>			
(A39)	Farming	P	P
(A40)	Animal breeding or boarding	P	P
<b>Development and subdivision</b>			
(A41)	Demolition of buildings or structures	P	P
(A42)	Relocation of the Rennie/Jones Homestead	P	P
(A43)	Any building, structures and works including new or modified parking areas or subdivision in Gateway Sub-precinct area A – F in accordance with I402 10.1 Auckland Airport: Precinct plan 1 and complying with	NA	C

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	the subdivision Standard I402.6.19 Subdivision		
(A44)	Any building, structures and works or subdivision in Gateway Sub-precinct area A – F that is not in accordance with either one of or both of: I402 10.1 Auckland Airport: Precinct plan 1, or the subdivision Standard I402.6.19 Subdivision	NA	RD
(A45)	Buildings, structures and works outside Gateway Sub-precinct area A – F	P	NA
(A46)	Additions and alterations to buildings within Gateway Sub-precinct area A - F	NA	P
(A47)	Subdivision outside Gateway Sub-precinct area A – F complying with the subdivision Standard I402.6.19 Subdivision	P	NA
(A48)	Subdivision outside Gateway Sub-precinct area A – F that does not comply with the subdivision Standard I402.6.19 Subdivision	RD	NA

**Table I402.4.2 Activity Table Coastal Sub-precinct [rcp]**

Activity		Activity status	
		Outside SEA-M 1 or ONF overlays	Within SEA-M 1 or ONF overlays
(A49)	Aircraft operations and activities associated with the operation of the airport	P	P
(A50)	Activities associated with research into flora and fauna of the coastal marine area	P	P
(A51)	Bird management activities and structures	P	P
(A52)	Navigational aids and airport light structures	P	P
(A53)	Maintenance, repair or reconstruction of existing lawful coastal marine area structures or buildings	P	P
(A54)	Demolition or removal of any buildings or coastal marine area structures	P	P
(A55)	Coastal marine area structures associated with airport activity which are not otherwise listed as a permitted activity	C	RD
(A56)	Any activity, including any activity directly associated with the carrying out of a permitted activity, which does not comply with a standard	RD	RD
(A57)	Reclamation and drainage works associated with runway and runway end safety area construction and operation	D	NC
(A58)	Any activity, work or structure not provided for that will or is likely to adversely affect the safe operation of aircraft, including but not limited to: <ul style="list-style-type: none"> <li>activity in conflict with the obstacle limitation</li> </ul>	Pr	Pr

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	<p>surfaces as detailed in designation 1102</p> <ul style="list-style-type: none"> <li>activity in conflict with the runway end protection areas identified in designation 1102</li> <li>artificial light (other than for airport purposes)</li> </ul>		
(A59)	Anchoring of vessels (excluding emergency vessels)	Pr	Pr

**Table I402.4.3 Activity table – Replacement Auckland Wide Rules (All sub-precincts)**

Activity	Activity status	
<b>Diversion and Discharge of Stormwater (these provisions replace the Auckland-wide rules at E8 Stormwater – Discharge and diversion) [rcp/rp/dp]</b>		
(A60)	New impervious areas not serviced by the consented stormwater network and meeting the permitted activity standards in I402.6.9 [dp]	P
(A61)	New impervious areas not serviced by the consented stormwater network that do not meet permitted activity standards in I402.6.9 [dp]	RD
(A62)	Stormwater network discharge [rcp/rp]	D
<b>Reclamation and piping of intermittent streams (these provisions replace Auckland wide rules at <a href="#">E3 Lakes, rivers, streams and wetlands</a>) [rp]</b>		
(A63)	Reclamation and piping of intermittent and ephemeral streams, upstream of a stream reach which has been consented for reclamation or piping, including the associated structures, bed disturbance or depositing any substance, diversion of water and incidental temporary damming of water	P
<b>Earthworks (these provisions replace Auckland wide rules at <a href="#">E11 Land disturbance – Regional</a> and <a href="#">E12 Land disturbance – District</a>)</b>		
(A64)	Earthworks undertaken by a network utility operator for operation, use, maintenance, repair and minor infrastructure upgrading [dp/rp]	Refer to <a href="#">E11</a> and <a href="#">E12</a>
(A65)	General earthworks [dp]	P
(A66)	Comprehensive earthworks consent comprising one or more sub-precincts [rp]	C
(A67)	General earthworks [rp] not otherwise listed	Refer to <a href="#">E11</a> and <a href="#">E12</a>
<b>Natural hazards and flooding (these provisions replace the Auckland-wide rules at Chapter <a href="#">E36 Natural hazards and flooding</a>) [dp]</b>		
(A68)	Activities which are permitted in <a href="#">E36 Natural hazards and</a>	P

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	<a href="#">flooding</a>	
(A69)	Activities which are permitted in <a href="#">E36 Natural hazards</a> and flooding but does not comply with standards in <a href="#">E36 Natural hazards</a> and flooding, or standards in this precinct	C
(A70)	Buildings, structures and works associated with the airport operation including taxiways and other aircraft movement areas, aprons, terminals, rescue facilities, navigation and safety aids, maintenance and servicing facilities, catering facilities, freight facilities, quarantine and incineration facilities, fuelling facilities, storm water facilities, roads, and monitoring activities in any hazard area	P
(A71)	Buildings, structures and works in areas which may be subject to land instability	P
(A72)	Modification of an overland flowpath (piping diversion, build over, reduction in capacity, diversion of entry and exit points)	P
(A73)	Buildings, structures and works (except those containing visitor accommodation) within a 1 %AEP floodplain, flood sensitive area, or overland flow path that are unable to comply with the permitted activity standards	C
(A74)	Buildings, structures and works that are unable to comply with the permitted activity standards for: <ul style="list-style-type: none"> <li>• the coastal erosion hazard area</li> <li>• land which may be subject to land instability</li> <li>• the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area</li> </ul>	C
(A75)	Buildings containing visitor accommodation located within the 1% AEP flood plain	RD
(A76)	New hard coastal protection structures above mean high water springs	C
(A77)	Activities that do not meet I402.6.11.2 controlled activities	D

**I402.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Activity Table I402.4.1, Activity Table I402.4.2 and Activity Table I402.4.3 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Activity Table I402.4.1, Activity Table I402.4.2 and Activity Table I402.4.3 and which is not listed in I402.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

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- (3) When determining 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\(4\)](#).

### **I402.6. Standards**

The Auckland-wide and overlay standards apply in this precinct unless specified below. The standards apply to permitted activities, controlled activities and restricted discretionary activities.

#### **I402.6.1. Retail**

- (1) Retail (where the goods being sold have not been manufactured on site) in Gateway Sub-precinct area C and D must be less than 200m<sup>2</sup> gross floor area per tenancy and with a total combined gross floor area of less than 3000m<sup>2</sup>
- (2) Retail (where the goods being sold have been manufactured within the tenancy) in Gateway Sub-precinct area C and D must not exceed the lesser of 25 per cent of the gross floor area set aside for manufacturing or 250m<sup>2</sup>.

#### **I402.6.2. Māngere Gateway heritage route and walkway**

- (1) The portion of the Māngere Gateway heritage route (as shown in I402.6.2 Auckland Airport: Precinct plan 1), except for Gateway Sub-precinct area A – C, is to be constructed at each stage of any development within the relevant Gateway Sub-precinct areas. In addition, a full walkway linkage must be provided from Gateway Sub-precinct area D to the boundary of Gateway Sub-precinct area F as part of the first stage.
- (2) Development that does not comply with I402.6.2(1) above is a non-complying activity.

#### **I402.6.3. Open space**

- (1) The area shown in the I402.6.2 Auckland Airport: Precinct plan 1 as open space adjoining the Oruarangi Creek in Gateway Sub-precinct area C-F is to be vested by Auckland Airport in Council.

#### **I402.6.4. Noise**

- (1) Any use of land for any purpose other than:
- (a) runway
  - (b) aircraft operations
  - (c) testing of in situ aircraft engines
  - (d) the use of audible bird scaring devices for the discouragement of birds;
- must not exceed the following noise limits set out in Table I402.6.4.1 Noise within a residential zone or within the notional boundary of any dwelling outside the Special Purpose - Airports and Airfields Zone in the Special

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Purpose Māori Purpose Zone, Rural - Rural Production Zone, or Rural - Countryside Living Zone.

**Table I402.6.4.1 Noise**

Average maximum level			Maximum
dB L <sub>Aeq</sub>			dB L <sub>Amax</sub>
Monday to Saturday 7am–6pm	Monday to Saturday 6pm–10pm and Sunday and public holidays 7am–10pm	At all other times	10pm–7am
55	50	45	70

(2) Activities that do not comply with Standard I402.6.4(1) above are discretionary activities.

**I402.6.5. Visitor accommodation**

(1) Visitor accommodation must be located within the Core Sub-precinct or Gateway Sub-precinct area A-D.

**I402.6.6. Offices**

(1) Offices within Gateway Sub-precinct area A, E, and F must:

- (a) be accessory to a permitted activity, and located within the same building as that permitted activity, and
- (b) occupy no more than 75 per cent of the total gross floor area of the buildings on the site.

**I402.6.7. Dairies**

(1) Dairies must be located within the Core Sub-precinct or Gateway Sub-precinct area A-D.

**I402.6.8. Food and beverage**

(1) Food and beverage must be located within the Core Sub-precinct or Gateway Sub-precinct area A-D.

**I402.6.9. New impervious area not serviced by the consented stormwater network**

- (1) The new impervious area is less than 1,000 m<sup>2</sup>.
- (2) The discharge must not cause or increase scouring or erosion at the point of discharge.
- (3) The discharge must not result in, or increase, flooding of other properties external to the Auckland Airport zone in events up to the 10 per cent AEP or the inundation of buildings in events up to the 1 per cent AEP.

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- (4) The discharge must not cause nuisance or damage to other properties.
- (5) The drainage network must be managed and maintained to minimise erosion, sediment generation and sediment discharge.

#### **I402.6.10. General earthworks [dp]**

General earthworks [dp] that do not comply with the following standards are subject to the rules provided in Activity [Tables E12.4.1, E12.4.2 and E12.4.3 of E12 Land disturbance – District](#).

- (1) The earthworks shall not occur within the following areas unless explicitly authorised by an existing resource consent:
  - (a) a Site or Place of Significance to Mana Whenua.
  - (b) a Significant Ecological Area;
  - (c) a Historic Heritage place or extent of place;
  - (d) an Outstanding Natural Feature; or
  - (e) the dripline of a notable tree.
- (2) Best practice erosion and sediment control measures must be implemented for the duration of the earthworks. Note: This is generally deemed to be compliance with Auckland Council Technical Publication 90 Erosion and Sediment Control Guideline for Land Disturbing Activities in the Auckland Region or similar design.
- (3) Any stormwater from outside the exposed area shall be kept separate and diverted from the earthworks area.
- (4) The area shall be stabilised by re-vegetation or other suitable means as soon as practicable but no later than 3 months after completion of the works.
- (5) Works must not result in any instability of land or structures at or beyond the boundary of the site where the earthworks occurs.
- (6) There shall be no untreated point source discharge of sediment contaminated stormwater to surface water from the activity.

#### **I402.6.11. Flooding and natural hazards**

##### **I402.6.11.1. Permitted activities**

- (1) Buildings, structures and associated works in areas which may be subject to land instability must not:
  - (a) result in or increase a natural hazard or the potential effect of the natural hazard on properties external to the precinct;
  - (b) have any adverse effects on public safety that will endanger human life.
- (2) Modification of an overland flowpath (piping diversion, build over, reduction in capacity, diversion of entry and exit points):



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- (a) the path and capacity of the overland flow path where it exits the precinct to an adjoining site must not be altered by the works.

#### Controlled Activities

- (1) For buildings, structures and works (except those containing visitor accommodation) within a 1 %AEP floodplain, flood sensitive area, overland flow path or in the coastal erosion hazard area, on land which may be subject to land instability, or the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area that are unable to comply with the permitted activity standards must provide a report from a suitably qualified and experienced professional to the Council which
- (a) identifies the risk, taking into account where relevant:
- (i) the vulnerability of the activity, and
  - (ii) potential for risks to adjacent land and activities outside the zone;
- (b) identifies and proposes flood management methods appropriate for the particular activity to address the risk identified.

#### I402.6.12. Building height

- (1) In the Core Sub-precinct: maximum height must comply with the Obstacle Limitation Surface (Designation 1102), otherwise no height restriction applies.
- (2) In the Gateway Sub-precinct: maximum height: 20m and must comply with the Obstacle Limitation Surface (Designation 1102).

#### I402.6.13. Height in relation to boundary

- (1) Buildings must not exceed a height of 2.5m measured vertically above ground level at front boundaries adjoining a public open space zone. Thereafter, buildings must be setback 1m for every additional 1.43m in height (55 degrees recession plane).

#### I402.6.14. Yards

- (1) Buildings must be set back from the relevant boundary by the minimum depth listed in Table I402.6.14.1 Yards below.

**Table I402.6.14.1 Yards**

Yard	Permitted	Restricted discretionary
Front	Nil in Core Sub-precinct and 5m in Gateway Sub-precinct	<5m in Gateway Sub-precinct
Rear	Nil unless adjoining public open spaces when a 10m setback must be provided	<10m setback from a public open space zone – restricted discretionary

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Side	Nil unless adjoining public open spaces when a 10m setback must be provided	<10m setback from a public open space zone – restricted discretionary
Coastal protection yard	20m	< 20m – restricted discretionary

**I402.6.15. Landscape design**

- (1) All required yard setbacks and carpark perimeters excluding car parking and manouvering area and vehicle and pedestrian access must be landscaped with grassed areas and the planting of suitable trees, hedging and groundcover to result in a consistent, high-quality standard of urban landscape throughout the precinct.

**I402.6.16. Storage areas**

- (1) External storage areas which are visible from open spaces zones and public roads must be maintained in a tidy condition.
- (2) Exposure of storage areas and by-products, refuse or refuse containers of any kind to public view must be minimised by the use of buildings, planting or a screen wall or fence.

**I402.6.17. Auckland Airport Coastal Sub-precinct (below mean high water springs)**

- (1) Any excess building material, spoil, construction equipment or litter must be removed from the coastal marine area within 24 hours of completion of any works.
- (2) Any visible disturbance to the substrate of the coastal marine area must be remedied or restored within 48 hours of the completion of the works within the Significant Ecological Area - Marine 1 and Outstanding Natural Features and within seven days of the completion of the works in other parts of the coastal marine area.
- (3) Written advice must be given to the council harbourmaster and the National Topo/Hydro Authority at Land Information New Zealand at least five working days prior to work starting on any structures within the coastal marine area.
- (4) Maintenance, repair or reconstruction of existing lawful coastal marine area structures or buildings must:
  - (a) maintain the structure or building in a good and safe working condition;
  - (b) not use materials which alter the form or external appearance of the structure in more than a minor way;
  - (c) not change the area occupied by the structure.
- (5) Demolition or removal of any buildings or coastal marine area structures:

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- (a) Any part of a structure or building that is not removed must not protrude above the foreshore or seabed so that it creates a hazard to safe navigation or public access.
- (6) The removal or demolition of any lawfully established structure or building is authorised, or undertaken, by the consent holder or owner of the structure.

#### **I402.6.18. Parking**

- (1) ~~The Auckland wide parking standards shall not apply in the precinct. Within the Gateway Sub-precinct and within 500m of the northern boundary of the Core Sub-precinct, where it does not adjoin the Gateway Sub-precinct, the number of parking spaces provided must meet the following standards:~~
  - (a) ~~for all warehousing, industrial, and office activities one parking space per employee and one space per visitor expected to be present at any one time; and~~
  - (b) ~~for all other activities, be adequate to serve the demand associated with a site/tenancy or, in instances where consolidated parking has been provided, a combination of sites/tenancies.~~

#### **I402.6.19. Subdivision**

- (1) Minimum frontage:
  - (a) Front sites: 23m
  - (b) Rear sites: 9m
- (2) Minimum site area: 2000m<sup>2</sup>.

#### **I402.7. Assessment – controlled activities**

##### **I402.7.1. Matters of control**

The council will reserve its control to the following matters when assessing a controlled activity resource consent application.

- (1) Coastal marine area structures associated with airport activities which are not otherwise listed as a permitted activity:
  - (a) construction or works methods, timing and hours of operation;
  - (b) function, location, extent, design and materials;
  - (c) adverse effects arising from disturbance of the foreshore and seabed;
  - (d) adverse effects arising from deposition of material in the coastal marine area;
  - (e) adverse effects on cultural values, indigenous flora and indigenous vegetation;
  - (f) any discharge of contaminants;

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- (g) the duration of the consent; and
  - (h) monitoring of the consent.
- (2) Buildings, structures or works including, new or modified parking areas, or subdivision within Gateway Sub-precinct area A – F in accordance within I402.10.1 Auckland Airport: Precinct plan 1 and complying with Standard I402.6.19 Subdivision:
- (a) site layout;
  - (b) design and external appearance of buildings and landscape design; and
  - (c) parking.
- (3) Stormwater facilities to be vested in council:
- (a) visual effects;
  - (b) size and location;
  - (c) access for maintenance; and
  - (d) landscaping.
- (4) Comprehensive earthworks consent (Regional Plan only) comprising one or more precincts:
- (a) an annual earthworks management plan;
  - (b) erosion and sediment control measures;
  - (c) staging, timing and duration of works;
  - (d) effects on stormwater and flooding;
  - (e) effects on land stability and erosion;
  - (f) whether the works are permitted by the Unitary Plan or the Airport's designation;
  - (g) effects on the identified values of the relevant Overlay;
  - (h) effects on Mana Whenua values;
  - (i) effects in the watercourse, wetland, or coastal marine area; and
  - (j) Monitoring.
- (5) Buildings, structures and works (except those containing visitor accommodation) within a 1 %AEP floodplain, flood sensitive area, or overland flow path or in the coastal erosion hazard area, on land which may be subject to land instability, or the coastal storm inundation 1 per cent annual

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exceedance probability (AEP) plus 1m sea level rise area that are unable to comply with the permitted activity standards:

- (a) the management methods proposed, taking into account the extent and nature of the hazard, including the design of the building, structure or works;
  - (b) timing and duration of works; and
  - (c) monitoring of the consent.
- (6) Hard coastal protection structures above mean high water springs:
- (a) construction of works, methods, timing and hours of operation;
  - (b) location, extent, design and materials;
  - (c) adverse effects arising from disturbance of the associated area;
  - (d) adverse effects arising from the deposition of material;
  - (e) the removal of indigenous vegetation;
  - (f) any discharge of contaminants;
  - (g) the duration of consent; and
  - (h) monitoring of the consent.

#### **I402.7.2. Assessment criteria**

The council will consider the relevant assessment criteria below for controlled activities.

- (1) Coastal marine area structures associated with airport activities which are not otherwise listed as a permitted activity (outside Significant Ecological Area - Marine 1 and Outstanding Natural Features)
  - (a) the extent to which coastal marine area structures are limited to those:
    - (i) that have a functional or operational need to be located in the coastal marine area, or that are for infrastructure that cannot reasonably or practicably be located outside the coastal marine area; or
    - (ii) where the proposed purpose or use cannot reasonably or practicably be accommodated on existing structures or facilities.
  - (b) the extent to which measures avoid, remedy or mitigate adverse effects on coastal processes, ecological values, cultural values, water quality and natural character;
  - (c) the extent to which construction or works methods avoid, remedy or mitigate adverse effects, particularly on water quality and sedimentation;

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- (d) whether construction or works are to be done at a time that will avoid or minimise, adverse effects on marine mammals, bird roosting, nesting and feeding, and recreational users of the coastal marine area;
  - (e) whether construction or works hours of operation are limited to minimise effects of noise and disruption on existing activities, and on nearby residential and open space areas;
  - (f) the extent to which the structure is located and designed to avoid, remedy or mitigate adverse effects on the environment;
  - (g) the extent to which the form, intensity and scale of works, structures and buildings are sensitive to the marine environment and surrounding adjoining spaces;
  - (h) whether works and structures ensure efficient use of the coastal marine area is made by using the minimum area necessary for their purpose; and
  - (i) the extent to which materials used are compatible with the surrounding coastal environment, and where practicable are consistent with the natural materials at the site. This should take into account the physical characteristics of the materials used, including texture, colour, composition, grain size, level of contamination and potential for leaching.
- (2) Any buildings, structures or works including, new or modified parking areas or subdivision within Gateway Sub-precinct area A - F in accordance with I402.10.1 Auckland Airport: Precinct plan 1, and complying with Standard I402.6.19 Subdivision:
- (a) Site layout:
    - (i) the site layout should reinforce or enhance the street pattern;
    - (ii) (the site layout should be compatible with the site development of adjoining sites and the streetscape;
    - (iii) the building should align with the street and where streets are curved, the building should align with that curve, or alternatively should be stepped in plan in relation to the curve;
    - (iv) buildings on corner sites should be designed to respond to the site's prominence in the roading network and the adjoining road intersection; and
    - (v) car parking areas should be designed and located to ensure an attractive site layout, particularly when viewed from the road or public open spaces.
  - (b) Design and external appearance of buildings and landscape design:
    - (i) the scale, form, design, height, and colour of the proposed building or structures (including fencing) should be sympathetic to existing built

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development and the wider natural, cultural and built heritage and landscape values of the area;

- (ii) building and landscape design should be used to frame and define edges to roads, parks and stormwater reserves, and to emphasise key intersections;
- (iii) service areas, loading docks and car parks should be separated from and not facing the front yard;
- (iv) passive surveillance of reserves and public open spaces from the adjacent buildings should be provided for those windows, balconies, indoor and outdoor activities that overlook these areas;
- (v) site levels, building scale, development intensity, building form, colour and texture should be used to reduce the apparent height and size of large buildings when viewed from the Mangere Gateway heritage route, open spaces, or Special Purpose - Maori Purpose Zone;
- (vi) the main pedestrian entry to buildings should be clearly recognisable from the street;
- (vii) in the case of any building that will contain an activity that will attract tourists, the building should be designed with features such as artwork that reflects the heritage of the Airport Gateway Sub-precinct, and features including generous areas of glazing, verandahs over entrance areas, and a high quality of landscape planting around those parts of the building accessible to visitors should be provided;
- (viii) front activities (i.e. the more active office, showroom or similar activities) should be located fronting adjacent streets and reserves; and conversely 'back' activities (i.e. warehouse, distribution, industrial, storage) should be in less visible locations;
- (ix) materials and colours of buildings (including buildings on adjoining sites) should be consistent;
- (x) any security fencing should be integrated with planting and buildings so as to avoid any adverse visual effect on adjacent roads, parks and stormwater management areas;
- (xi) low glare, high cut-off exterior lighting should be used, and integrated with the building and landscape designs;
- (xii) signage should be integrated with the building and landscape design;
- (xiii) planting along road frontages should achieve continuity to enhance the streetscape and character of the locality;
- (xiv) the landscape treatment should be of a similar scale as the proposed development, to provide adequate visual softening of large buildings and to screen car parking, loading and storage areas; and

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(xv) the proposed landscaping should be integrated with the type, quality, character and standard of landscape design developed for the relevant Gateway Sub-precinct area .

(c) Parking

(i) ~~whether the car parking numbers provided comply with standard I402.6.18 Parking.~~

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(ii) parking areas shall be appropriately designed and provided either on site or within nominated shared or consolidated parking areas.

(iii) where numbers of staff and potential demand justifies it, appropriate provision shall be to be made for cyclists, including cycle storage.

(3) Stormwater facilities to be vested in council:

(a) adverse visual effects (including cumulative adverse effects) on the existing character of an area, should be avoided, remedied or mitigated;

(b) the size and location of the proposed stormwater detention or retention ponds should internalise or mitigate the adverse effects;

(c) stormwater detention or retention ponds, located in open spaces, should minimise any potential interference with public use and enjoyment of the public open spaces;

(d) safe and direct access should be provided to enable maintenance;

(e) landscaping should screen infrastructure to mitigate visual impact on the surrounding natural and built environments; and

(f) potential health and safety hazards should be adequately fenced.

(4) Comprehensive earthworks consent (regional plan only) comprising one or more precincts:

(a) provision of an earthworks management plan which details the following:

(i) site specific erosion and sediment control plans;

(ii) areas of expected earthworking operations for the following 12 months, including location and area of works; details of construction methods to be employed, including timing and duration as well as site boundaries;

(iii) areas where works have been completed during the preceding 12 months; and

(iv) details of chemical flocculation systems to be installed for each earthworks site greater than 1 hectare.



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- (b) the suitability of proposed erosion and sediment control measures to manage erosion and discharge of contaminants and minimise water quality effects;
  - (c) the appropriateness of proposed staging of works and progressive stabilisation, or the need for such where that is not proposed;
  - (d) The proposed timing and duration of works;
  - (e) How effects on flow paths that convey stormwater during rainfall events will be appropriately minimised;
  - (f) Where relevant, the extent to which the earthworks avoids or exacerbates natural hazards including flooding at the site or at any location upstream or downstream of the works;
  - (g) The extent to which the earthworks will affect the stability and erosion potential of the site and surrounding area;
  - (h) The extent to which the earthworks, its design, location and execution are necessary to accommodate development otherwise permitted by the Unitary Plan and/or the airports designation;
  - (i) Measures to avoid, remedy or mitigate adverse effects on any relevant overlay;
  - (j) Measure to avoid, remedy or mitigate adverse effects on mana whenua values;
  - (k) Measures to avoid, remedy or mitigate adverse effects on a watercourse, wetland, or coastal marine area; and
  - (l) Information and monitoring requirements.
- (5) Buildings, structures and works (except those containing visitor accommodation) within a 1% AEP floodplain, flood sensitive area, or overland flow path that are unable to comply with the permitted activity standards:
- (a) whether the methods used to identify the flood hazard and associated risk are appropriate in the context of Auckland Airport.
  - (b) whether the design and management methods are appropriate in the context of Auckland Airport to address the flood hazard, including consideration of:
    - (i) the characteristics of the hazard, such as depth, extent and velocity of water;
    - (ii) public safety (endangerment of life);
    - (iii) the nature of the activity proposed; and

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- (iv) maintenance, monitoring and reporting requirements.
- (6) Buildings, structures and works that are unable to comply with the permitted activity standards for the coastal erosion hazard area, on land which may be subject to land instability, or the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise area:
  - (a) whether the methods used to identify the coastal hazard or land instability and associated risk are appropriate in the context of Auckland Airport.
  - (b) whether the design and management methods are appropriate in the context of Auckland Airport to address the coastal hazard or land instability risk, including consideration of:
    - (i) the characteristics of the hazard, such as its extent and nature;
    - (ii) the nature of the activity proposed; and
    - (iii) maintenance, monitoring and reporting requirements.

#### **I402.8. Assessment – restricted discretionary activities**

##### **I402.8.1. Matters of discretion**

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

- (1) any buildings, structures, works or subdivision within Gateway Sub-precinct area A – F which is not in accordance with I402.10.1 Auckland Airport: Precinct plan 1 and/or not complying with Standard I402.6.20 Subdivision:
  - (a) site layout;
  - (b) design and external appearance of buildings and landscape design;
  - (c) design consistency within and between Gateway Sub-precinct areas;
  - (d) coherent design for the Māngere Gateway heritage route, George Bolt Memorial Drive and surrounds;
  - (e) land use and transport integration;
  - (f) Gateway Sub-precinct areas C – F – relationship to open space;
  - (g) adverse effects on heritage resources;
  - (h) Gateway Sub-precinct areas C and D – comprehensive development of the commercial centre; and
  - (i) landscape treatment.
- (2) Any subdivision outside Gateway Sub-precinct area A-F not complying with Rule I402.6.19
  - (a) form and layout of the subdivision;

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- (b) safety and efficiency of the adjacent street network; and
  - (c) adverse effects on cultural values.
- (3) Coastal marine area structures associated with airport activities which are not otherwise listed as a permitted activity (within Significant Ecological Area - Marine 1 and Outstanding Natural Features)
- (a) construction or works methods, timing and hours of operation;
  - (b) location, extent, design and materials;
  - (c) adverse effects on the identified values of the Significant Ecological Area or Outstanding Natural Feature;
  - (d) adverse effects arising from disturbance of the foreshore and seabed;
  - (e) adverse effects arising from deposition of material in the coastal marine area;
  - (f) removal of indigenous vegetation;
  - (g) any discharge of contaminants;
  - (h) duration of the consent; and
  - (i) monitoring of the consent.
- (4) Standard infringements in the Gateway Sub-precinct or Core Sub-Precinct:
- (a) building scale and site layout; and
  - (b) landscape design; and
  - (c) ~~[deleted] parking in the Gateway Sub-precinct and parking within 500m of the northern boundary of the Core Sub-precinct where it does not adjoin the Gateway Sub-precinct and any measures to avoid, remedy or mitigate the adverse effects of overspill parking in these areas.~~
- (5) Standard infringements in the Coastal Sub-precinct:
- (a) construction or works methods, timing and hours of operation;
  - (b) location, extent, design and materials;
  - (c) adverse effects of the infringement on the coastal marine area or the identified values of the Significant Ecological Area or Outstanding Natural Feature (if applicable);
  - (d) adverse effects of the infringement arising from the disturbance of the foreshore and seabed;
  - (e) adverse effects of the infringement on safe navigation or public access;

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- (f) positive effects which arise from the infringement;
  - (g) duration of the consent; and
  - (h) monitoring of the consent.
- (6) New impervious areas not serviced by the stormwater network that do not meet permitted activity standards
- (a) The adverse effects of non-compliance with standard I402.6.9 New impervious area not serviced by the consented stormwater network
  - (b) and prevention or minimisation of those effects
- (7) Buildings containing visitor accommodation located within the 1% AEP flood plain
- (a) Management of people and property during a 1% AEP flood event.
  - (b) Design and provision of safe access to and from the building.
  - (c) The location of sleeping or living areas.
  - (d) Monitoring.

#### **I402.8.2. Assessment criteria**

The council will consider the relevant assessment criteria below for restricted discretionary activities.

- (1) any building, structure, works or subdivision within Gateway Sub-precinct area A – F not in accordance with I402.10.1 Auckland Airport: Precinct plan 1 and/or not complying with Standard I402.6.19 Subdivision:
- (a) site layout:
    - (i) the site layout should reinforce or enhance the street pattern;
    - (ii) the site layout should be compatible with the site development of adjoining sites and the streetscape;
    - (iii) the building should align with the street, to create a clear spatial system along the street. Where streets are curved, the building should align with that curve, or alternatively should be stepped in plan in relation to the curve;
    - (iv) buildings on corner sites should be designed to respond to the site's prominence in the roading network and the adjoining road intersection; and
    - (v) car parking areas should be designed and located to ensure an attractive site layout, particularly when viewed from the road or public open spaces.
  - (b) design and external appearance of buildings and landscape design:

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- (i) the scale, form, design, height, and colour of the proposed building or structures (including fencing) should be sympathetic to existing built development and the wider natural, cultural and built heritage and landscape values of the area;
- (ii) building and landscape design should be used to frame and define edges to roads, parks and stormwater reserves, and to emphasise key intersections;
- (iii) service areas, loading docks and car parks should be separated from and not facing the front yard;
- (iv) passive surveillance of reserves and public open spaces from the adjacent buildings should be provided for windows, balconies, indoor and outdoor activities overlooking these areas;
- (v) site levels, building scale, development intensity, building form, colour and texture should be used to reduce the apparent height and size of large buildings when viewed from the Māngere Gateway heritage route or open spaces;
- (vi) the main pedestrian entry to buildings should be clearly recognisable from the street;
- (vii) in the case of any building that will contain an activity that will attract tourists, the building should be designed with features such as artwork that reflects the heritage of the Gateway Sub-precinct, and features including generous areas of glazing, verandahs over entrance areas, and a high quality of landscape planting around those parts of the building accessible to visitors should be provided;
- (viii) in the case of any building visible from the Special Purpose - Māori Purpose Zone or an open space zone (existing or proposed), the building design and external appearance should include measures such as building setback and landscape planting that respond sensitively to cultural and landscape values;
- (ix) front activities (i.e. the more active office, showroom or similar activities) should be located fronting adjacent streets and reserves; and conversely 'back' activities (i.e. warehouse, distribution, industrial, storage) should be in less visible locations;
- (x) materials and colours of buildings (including buildings on adjoining sites) should be consistent; and
- (xi) any security fencing should be integrated with planting and buildings so as to avoid any adverse visual effect on adjacent roads, parks and stormwater management areas;
- (xii) low glare, high cut-off exterior lighting should be used, and integrated with the building and landscape designs;
- (xiii) signage should be integrated with the building and landscape design;

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- (xiv) planting along road frontages should achieve continuity to enhance the streetscape and character of the locality;
  - (xv) the landscape treatment should be of a similar scale as the proposed development, to provide adequate visual softening of large buildings and to screen car parking, loading and storage areas;
  - (xvi) the proposed landscaping should be integrated with the type, quality, character and standard of landscape design developed for the relevant Gateway Sub-precinct area.
- (c) design consistency within and between Gateway Sub-precinct areas:
- (i) the buildings structures or works should be designed having regard to the context of adjoining Gateway Sub-precinct areas and other surrounding land, natural features and buildings, structures and works.
- (d) coherent design for the Mangere Gateway heritage route, George Bolt Memorial Drive, and surrounds:
- (i) the building, structures and works should promote a coherent design for the Mangere Gateway heritage route, George Bolt Memorial Drive, and adjoining land, including:
    - a. ensuring a coherent spatial structure formed by the relationship of buildings to the street and to one another;
    - b. minimising the number of vehicle entrances onto the street;
    - c. aligning buildings to the street;
    - d. locating buildings, structures and works, and access points to sites, so that heavy vehicle traffic (except buses) is discouraged on the Gateway heritage route;
    - e. locating the office component of a development at the front (street) part of the development;
    - f. using consistent materials on buildings;
    - g. using consistent planting, paving, lighting and fencing;
    - h. ensuring existing trees and shelter belts are retained where they may contribute to maintaining amenity values;
    - i. providing trees along road berms and within front yards which should be capable of reaching a similar scale as nearby buildings;
    - j. avoiding security fencing being closer to the front boundary of the site than the buildings on the site; and
    - k. enhancing the natural character of open space.
  - (ii) Pou, art, sculpture or other public amenity features should be of an appropriate design to represent the Māori and European history of the

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area and be located on land adjoining the Mangere Gateway heritage route, in order to promote a distinctiveness or sense of place appropriate for the wider heritage area. Note pou, art, sculpture and other public amenity features should generally be located only in space areas or on sites that will attract tourists.

(e) land use and transport integration:

- (i) A full integrated transport assessment should be submitted with the application, and include consideration of:
  - a. all modes of transport that would support the land uses proposed;
  - b. in Gateway Sub-precinct areas B, C and D, the possible location of and linkages to rapid transport networks;
  - c. a location policy that ensures specified development takes place in locations within the Gateway Sub-precinct area that, where relevant, supports sustainable transport mode share;
  - d. planning and development tools to facilitate sustainable transport;
  - e. travel plans, as appropriate to encourage uptake of sustainable transport options by employers and visitors;
  - f. car parking, ~~standards~~ with justification for the number of spaces proposed, so land is used efficiently and effectively;
  - g. provision, where appropriate, to be made for cyclists, including cycle storage; and
  - h. any relevant funding matters.
- (ii) Sufficient roads should be provided to create a connected roading pattern that avoids the need for rear sites;
- (iii) Roads should be designed to a consistent, high-quality standard;
- (iv) Sufficient cycleway and walkway linkages and facilities should be provided, and should be designed to contribute to the employment, visitor and recreational user attractiveness of the heritage area;
- (v) The street and site layout should avoid adverse effects on the safety and efficiency of the adjacent road network; and
- (vi) The street layout and street design should encourage heavy traffic movements (except buses) away from the Māori Purpose Zone and away from the Gateway heritage route, except where there is no available alternative route for heavy traffic.

(f) Gateway Sub-precinct areas C-F - relationship to open spaces:

- (i) development proposals for the public open space areas identified in the precincts should generally reflect an informal or passive design that reflects the historic rural character, cultural and heritage values of

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the area including as viewed from the Mangere Gateway Heritage Route; and

- (ii) strong open space and visual connections to and around Waitomokia and Oruarangi Creeks should be created, and include provision for pedestrian and cycle linkages and locations for cultural, landscape and historical interpretive features.
- (g) adverse effects on heritage resources
  - (i) the development proposal should identify and incorporate any cultural heritage resources, in a way that integrates with and enhances those resources.
- (h) Gateway Sub-precinct areas C and D: comprehensive development of the commercial centre
  - (i) a comprehensive design, including building location, landscape and building design guidelines (including materials and colouring) for the commercial centre within Gateway Sub-precinct areas C and D, should be carried out.
- (i) landscape treatment
  - (i) consistent landscape design should be established and maintained along the Gateway Heritage Route and George Bolt Memorial Drive.
  - (ii) existing trees and shelterbelts that enhance the amenity of buildings, structures and works should be retained.
  - (iii) the form of new planting should enhance the amenity of buildings, structures and works.
- (2) Any subdivision outside Gateway Sub-precinct areas A - F not complying with Rule I402.6.19:
  - (a) The form and layout of the subdivision, should avoid, remedy or mitigate significant adverse effects on the safety and efficiency of the adjacent street network.
  - (b) The extent to which the form and layout of the subdivision will avoid, remedy or mitigate adverse effects on cultural values.
- (3) Standard infringements
  - (a) The proposed height of the structure should not have an adverse effect on airport safety or visual amenity values.
  - (b) The proposed structure should not have an adverse effect on the visual or landscape amenity values of adjoining sites.
  - (c) When assessing the matter of coastal protection yards, the proposed structure should not have an adverse effect on the coastal environment,



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including visual or landscape amenity, water quality, vegetation or habitats.

- (d) When assessing landscape design, the proposal should achieve a high standard of visual amenity values in those parts of the Auckland Airport zone where visitors and passengers are likely to be present, such as the entry and exit points to the airport.
  - (e) When assessing storage areas, the proposal should include methods of ensuring any parts of an activity visible from public places will be maintained in a tidy condition. The location of by-products or refuse should be screened from public view in order to maintain a reasonable level of visual amenity.
  - (f) When assessing parking effects where the supply of parking is insufficient to meet the parking development standard in the Gateway Sub-precinct and within 500m of the northern boundary of the Core Sub-precinct where it does not adjoin the Gateway Sub-precinct the proposal should include any measures, conditions or arrangements to ensure there is no more than minor adverse effects from parking overspill on adjacent activities and the safe and efficient operation of the adjoining and nearby transport network.
- (4) coastal marine area structures associated with airport activities which are not otherwise listed as a permitted activity (within Significant Ecological Area - Marine 1 and Outstanding Natural Features):
- (a) coastal marine area structures should be limited to those:
    - (i) that have a functional or operational need to be located in the coastal marine area, or that are for infrastructure that cannot reasonably or practicably be located outside the coastal marine area; and
    - (ii) that cannot reasonably or practicably be accommodated on existing structures or facilities.
  - (b) the following measures should be taken to avoid, remedy or mitigate adverse effects on coastal processes, ecological values, cultural values, water quality and natural character:
    - (i) construction methods and site works should avoid, remedy or mitigate adverse effects, particularly on water quality and sedimentation;
    - (ii) construction or works should be done at a time that avoids or minimises, adverse effects on marine mammals, bird roosting, nesting and feeding, and cultural and recreational users of the coastal marine area; and

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- (iii) the hours of operation of construction or works should minimise adverse effects of noise and disruption on existing activities, and on nearby residential, marae and open spaces.
  - (c) the work should be located and designed to avoid, remedy or mitigate adverse effects on the environment;
  - (d) the form, intensity and scale of works, structures and buildings should be sensitive to the marine environment and surrounding adjoining spaces;
  - (e) works and structures should ensure efficient use of the coastal marine area is made by using the minimum area necessary for their purpose; and
  - (f) the materials used should be compatible with the surrounding coastal environment, and where practicable be consistent with the natural materials at the site. This should take into account the physical characteristics of the materials used, including texture, colour, composition, grain size, level of contamination and potential for leaching.
- (5) Standard infringements in the Coastal Sub-precinct
- (a) adverse effects of the infringement on the coastal marine area or the identified values of the Significant Ecological Area or Outstanding Natural Features should be avoided, remedied or mitigated.
  - (b) adverse effects of the infringement arising from the disturbance of the foreshore and seabed should be avoided, remedied or mitigated.
  - (c) adverse effects of the infringement on safe navigation or public access should be avoided, remedied or mitigated.
  - (d) the positive effects which arise from the infringement should be considered alongside any adverse effects.
- (6) New impervious areas not serviced by the stormwater network that do not meet permitted activity controls:
- (a) the extent to which the proposal prevents or minimises the adverse effects of the discharge, including cumulative effects, to the extent possible having regard to:
    - (i) the nature, volume and peak flow of the stormwater discharge;
    - (ii) the sensitivity of the receiving environment to stormwater contaminants and flows including any areas of identified degraded coastal water quality;
    - (iii) avoiding the creation or increase of flood risk to other properties external to the Auckland Airport Precinct;
    - (iv) practical limitations on the measures that may be used;

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- (v) maintaining water levels in underlying peat soils and ground stability (where relevant);
  - (vi) Mana Whenua values; and
  - (vii) the management of contaminants from any area where there is a likelihood or risk of high levels of contaminants being generated and discharged.
- (b) options for discharge where there is no available stormwater network.
- (c) consistency with any relevant network discharge consent or publicly available and current Auckland Council stormwater management plans/analysis.
- (d) opportunities to reduce existing adverse effects and enhance receiving environments.
- (e) the effects on marine sediment quality.
- (7) Buildings containing visitor accommodation located within the 1% AEP flood plain
- (a) Adequacy of methods to respond to the identified risks including the following:
    - (i) actions that can be taken to ensure the safety of people in the building during a flood event, including safe refuge areas and/or evacuation procedures; and
    - (ii) the location of accommodation and the extent to which physical measures are proposed to manage risks to the occupants.

**I402.9. Special information requirements**

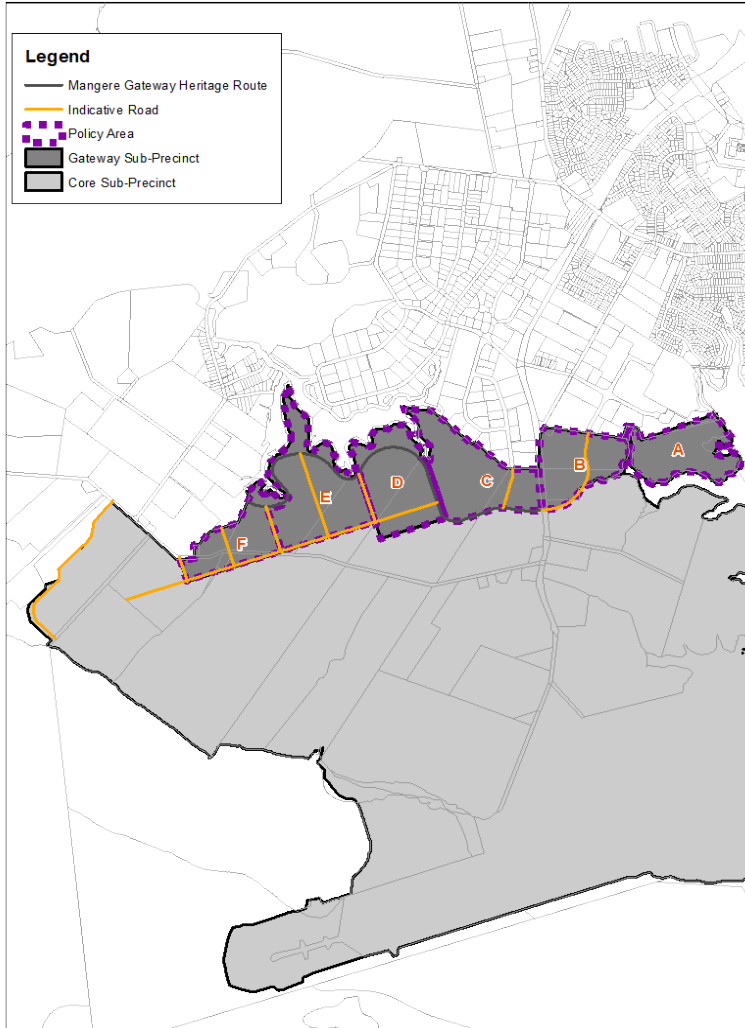
There are no special information requirements for this precinct.

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**I402.10. Precinct plans**

**I402.10.1 Auckland Airport : Precinct plan 1**

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## **I407. Bruce Pulman Park Precinct**

### **I407.1. Precinct description**

The Bruce Pulman Park is a 65 hectare community and recreation facility adjoining Walters Road in Takinini.

The Bruce Pulman Park Precinct provides specific planning provisions for the operation, development and redevelopment of Bruce Pulman Park.

The zoning of the land within the Bruce Pulman Park Precinct is the Special Purpose - Major Recreation Facility Zone.

### **I407.2. Objectives**

- (1) Bruce Pulman Park is protected as a regionally and nationally important venue for all of the following primary activities:
  - (a) organised sports and recreation
  - (b) informal recreation
  - (c) concerts, events and festivals;
  - (d) markets, fairs and trade fairs;
  - (e) functions, conferences, gatherings and meetings; and
  - (f) displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The open space amenity values of Bruce Pulman Park are maintained.
- (4) The adverse effects of the operation of Bruce Pulman Park are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

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

### **I407.3. Policies**

- (1) Enable the safe and efficient operation of Bruce Pulman Park for its primary activities.
- (2) Protect the primary activities of Bruce Pulman Park from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:

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- (a) avoid, remedy or mitigate adverse effects;
  - (b) maintain the open space amenity values of the precinct; and
  - (c) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of Bruce Pulman Park, having regard to the amenity of surrounding properties.
- (5) Recognise that the Bruce Pulman Park's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

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

**I407.4. Activity table**

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);

Table I407.4.1 Activity table specifies the activity status of land use and development activities in the Bruce Pulman Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I407.4.1: Activity table**

	Activity	Activity status
Use		
Primary activities		
(A1)	Concerts, events and festivals	P
(A2)	Markets, fairs and trade fairs	P
(A3)	Functions, conferences, gatherings and meetings	P
(A4)	Displays and exhibitions	P
(A5)	Informal recreation	P
(A6)	Organised sport and recreation	P
(A7)	Any primary activity not meeting Standard I407.6.5 but meeting all other standards	C
Accessory activities		
(A8)	Accessory activities	P

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(A9)	Any accessory activity not meeting Standard I407.6.5 but meeting all other standards	C
<b>Compatible activities</b>		
(A10)	Sports, recreation and community activities	P
(A11)	Professional fireworks displays meeting Standard I407.6.11	P
(A12)	Professional fireworks displays not meeting Standard I407.6.11	RD
(A13)	Helicopter flights meeting Standard I407.6.12	P
(A14)	Helicopter flights not meeting Standard I407.6.12	RD
(A15)	Filming activities	P
(A16)	Camping grounds meeting Standard I407.6.14	P
(A17)	Camping grounds that do not meet Standard I407.6.14	D
(A18)	Care centres limited to no more than one care centre within the precinct and with a gross floor area no greater than 1,000m <sup>2</sup>	P
(A19)	Care centres not otherwise provided for	RD
(A20)	Any compatible activity not meeting Standard I407.6.5 but meeting all other standards	C
<b>Development</b>		
(A21)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 15m in height	P
(A22)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15m but up to 35m in height	RD
(A23)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 35m in height	D
(A24)	Light towers and associated fittings up to and greater than 35m in height	P
(A25)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I407.6.8	RD
(A26)	Demolition of buildings	P
(A27)	Temporary buildings	P
(A28)	Workers' accommodation	P

**I407.5. Notification**



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- (1) An application for resource consent for a controlled activity listed in Table I407.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I407.4.1 Activity table and which is not listed in I407.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

**I407.6. Standards**

All permitted, controlled or restricted discretionary activities listed in Table I407.4.1 must comply with the following activity standards unless otherwise stated. The following standards do not apply:

- (1) [E27 Transport – Standard E27.6.1](#) Trip generation; and
- (2) [E27 Transport – Standard E27.6.2](#). Number of parking and loading spaces.

**I407.6.1. Noise**

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I407.6.1.1.

**Table I407.6.1.1: Noise standards**

Time, day, duration and frequency	Noise limit
Up to 5 special noise events between 8:00am and 10:30pm in any 12 month period	75dB L <sub>Aeq(5min)</sub>
Up to 15 special noise events between 8:00am and 10:30pm in any 12 month period	65dB L <sub>Aeq(5min)</sub>
General noise standards for all days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB L <sub>Aeq</sub>
General noise standards for all other times	40dB L <sub>Aeq</sub> and 70dB L <sub>Amax</sub>

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- (2) Noise limits must measure in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where  $L_{Aeq (5min)}$ , is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

**I407.6.2. Lighting**

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I407.6.2, the curfew and pre-curfew times are as stated in Table I407.6.2.1.

**Table I407.6.2.1: Pre-curfew and curfew times**

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

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

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- (a) The limits in Table I407.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

**Table I407.6.2.2: Horizontal and vertical illuminance at a boundary**

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

- (b) The vertical illuminance limits in Table I407.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

**Table I407.6.2.3: Vertical illuminance at a window**

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2 cd/m<sup>2</sup>) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I407.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

**Table I407.6.2.4: Pre-curfew luminous intensity**

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

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I407.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003

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(Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

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

**Table I407.6.2.5: Building façade luminance**

	Luminance limit
Standard	10 cd/m <sup>2</sup>
Special lighting events	25 cd/m <sup>2</sup>

**I407.6.3. Special noise events**

- (1) The total number of special noise events in any 12 month period must not exceed 20 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I407.6.1.1.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
  - (a) There must be no more than 2 special noise events on any one day.
  - (b) There must be no more than 4 special noise events within any 2 week period.
- (4) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

**I407.6.4. Special lighting events**

- (1) The total number of special lighting events in any 12 month period must not exceed 25 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I407.6.2.4 and I407.6.2.5.

**I407.6.5. Traffic management**

- (1) Activities must meet at least one of the following traffic management standards:

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- (a) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
  - (b) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.
- (2) Standard I407.6.5 does not apply to organised sport and recreation and informal recreation activities.

#### **I407.6.6. Parking [deleted]**

- (1) ~~[deleted] Any loss of existing formed and marked parking spaces from 30 September 2013, must be accommodated elsewhere within the precinct unless the number of parking spaces provided exceeds the requirements set out in E27 Transport – Standard E27.6.2 Number of parking and loading spaces.~~

#### **I407.6.7. Screening**

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

#### **I407.6.8. Interface control areas**

- (1) New buildings, external building alterations or additions to a building for a primary, compatible, or accessory building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan or have a footprint less than 200m<sup>2</sup>. Temporary buildings are excluded from this standard.

#### **I407.6.9. Height in relation to boundary**

- (1) Along the boundaries where the Bruce Pulman Park Precinct directly adjoins a residential zone or road, excluding Walters Road, Porchester Road and Kuaka Drive, the height in relation to boundary standard that applies to the precinct is that which applies in the residential zone nearest the boundary.
- (2) Where the Bruce Pulman Park Precinct directly adjoins Walters Road, Porchester Road or Kuaka Drive, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level on the precinct boundary.
- (3) Temporary buildings, light towers and associated fittings are excluded from this standard

#### **I407.6.10. Maximum building coverage**

- (1) The building coverage of the precinct must not exceed 30 per cent.

#### **I407.6.11. Professional fireworks displays**

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.

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- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.
- (5) Displays must comply with 140dB  $L_{Zpeak}$  at any point in the audience area and within the boundary of any activity sensitive to noise.

#### **I407.6.12. Helicopter flights**

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring site.

#### **I407.6.13. Temporary buildings**

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

#### **I407.6.14. Camping grounds**

- (1) No more than 20 self-contained motorhomes can use Bruce Pulman Park as an overnight stop-over on any day.
- (2) The operation of a stopover facility for self-contained motorhomes may not exceed a cumulative duration of 3 consecutive nights (72 hours) when stopping on a casual basis.
- (3) The operation of a stopover facility for self-contained motorhomes may not exceed a cumulative duration of 14 consecutive nights (336 hours) when stopping for a specific activity which is longer than 3 consecutive nights.
- (4) The motorhome stop-over areas must be restricted to those areas described below as being:
  - (a) the easternmost portion of the car parking area immediately adjacent to the netball centre;
  - (b) the car parking area located immediately to the south of the Team Sports Building; and
  - (c) the car parking area located immediately to the south of the rugby fields that are located adjacent to the Team Sports Building.
- (5) Motorhomes must not be driven on or parked on grassed areas of the Bruce Pulman Park Precinct.

#### **I407.7. Assessment – controlled activities**

##### **I407.7.1. Matters of control**

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

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

#### **I407.7.2. Assessment criteria**

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

- (1) Effects on the safety and efficiency of the transport network:
  - (a) The extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements.
  - (b) The extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
  - (c) The extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

#### **I407.8. Assessment – restricted discretionary activities**

##### **I407.8.1. Matters of discretion**

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

- (1) Any activity that does not comply with noise and/or lighting standards:
  - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standard
  - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standard:
  - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Care centres not otherwise provided for:
  - (a) the effects of the proposed activity on the efficient operation of the primary activities of the site; and
  - (b) the effects of traffic and parking on the safety and efficiency of the transport network.



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- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15m and up to 35m in height and/or which does not comply with height in relation to boundary standards:
  - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (6) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I407.6.8:
  - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (7) Any activity that does not comply with a building coverage standard:
  - (a) The effects on the open space amenity values of the precinct.
- (8) Any activity that does not comply with screening standards:
  - (a) The visual effects of rubbish and storage areas on residential and open space zoned sites.

**I407.8.2. Assessment criteria**

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

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
  - (a) Whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
    - (i) the cumulative noise effects of other activities which are permitted on the site;
    - (ii) the cumulative effect of numerous infringements of noise standards; and,
    - (iii) the degree of non-compliance.
  - (b) Whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.
  - (c) The extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
  - (d) The extent to which any artificial lighting will create a traffic safety issue.

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- (e) Whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.
- (f) The extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance; and,
- (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
- (h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
  - (i) the sensitivity of the surrounding environment;
  - (ii) the cumulative effect of numerous infringements of special event standards;
  - (iii) the additional number of special events; and
  - (iv) whether there is an operational need for the exceedance.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
  - (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
    - (i) the sensitivity of the surrounding environment;
    - (ii) the cumulative effect of numerous infringements of this standard;
    - (iii) the additional number of activities; and
    - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
  - (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
    - (i) streets and public open spaces; and
    - (ii) adjoining sites, particularly those in residential zones.
  - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
  - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard.
  - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or

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mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.

- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (a) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
- (i) the amenity values and character of the surrounding area;
  - (ii) the functional and operational requirements of the precinct;
  - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
  - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
  - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
  - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
  - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The effects of the proposed activity on the efficient operation of the primary activity of the site:
- (a) Whether the activity is of a character, scale and intensity to ensure that adverse effects on the operation of the primary activity, including its likely future use or intensification, are avoided, remedied or mitigated.
- (6) The effects of traffic and parking on the safety and efficiency of the transport network:
- (a) Whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements.
- (b) Whether **a reduction in carparking the proposal** will compromise the successful implementation of a Transport and Traffic Management Plan, where relevant or required.
- (c) **Whether the precinct has sufficient parking capacity to provide for the day to day needs of existing and proposed activities.**
- (7) The effects on the open space amenity values of the precinct:

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- (a) The extent to which proposed development will affect the perception of built form to open space within the precinct.
- (8) The visual effects of rubbish and storage areas on residential and open space zoned sites:
  - (a) the extent to which screening is practicable.
  - (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

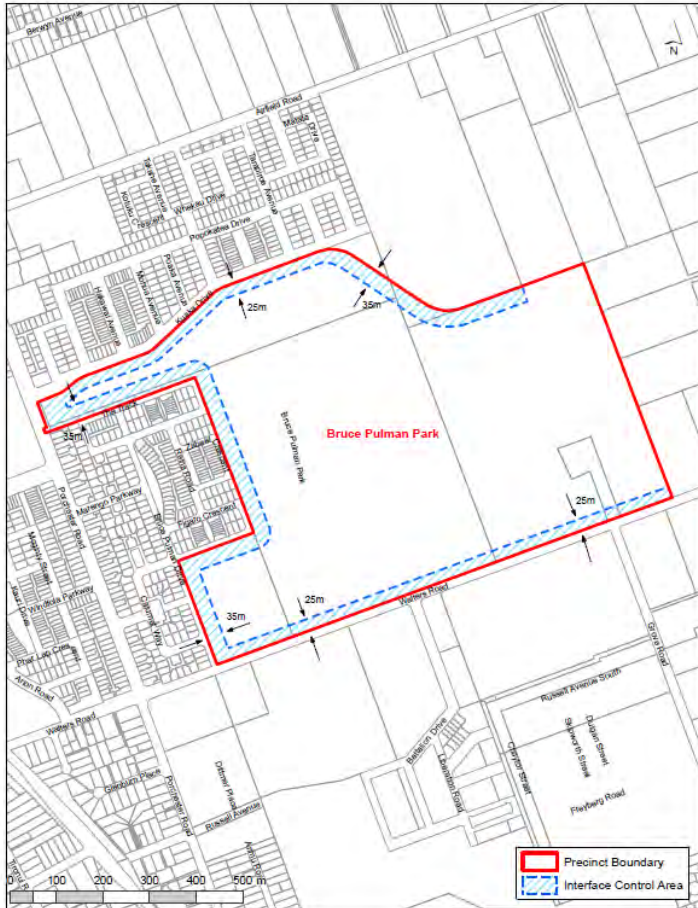
**I407.9. Special information requirements**

There are no special information requirements for this precinct.

**I407.10. Precinct plans**

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I407.10.1. Bruce Pulman Park: Precinct plan 1



## **I410. Drury South Industrial Precinct**

### **I410.1. Precinct description**

The Drury South Industrial Precinct applies to approximately 361ha of land, bounded by State Highway 1 in the west, the Drury Quarry and the Hunua foothills in the east, the rural areas of Fitzgerald Road in the north and Ararimu Road in the south, as shown on Precinct Plan 1. The transportation network development requirements of the precinct are shown on Precinct plan 2. The precinct is characterised by a flat to subdued contour and is traversed by the Hingaia Stream and its tributaries including the Maketu Streams. Land which surrounds and defines the precinct has more pronounced topographical contours. The precinct lies between the Drury and Ramarama interchanges on State Highway 1 and local traffic patterns are dominated by truck traffic accessing the Drury Quarry.

The zones within the precinct are Business – Light Industry Zone, Business – Heavy Industry Zone, and Open Space – Conservation Zone. The purpose of the precinct is to provide for land extensive industrial activity and employment opportunities as well as provide for areas of stormwater management, existing and proposed network utility infrastructure, public open space and proposed roads, while recognising the ecological, cultural, landscape and other environmental constraints of the locality.

The precinct is divided into the following sub-precincts:

- Sub-precinct A Light Industry (approximately 115ha)
- Sub-precinct B Motorway Edge (Light Industry) (approximately 80ha)
- Sub-precinct C Commercial Services (Light Industry) (approximately 21ha)
- Sub-precinct D Open Space / Stormwater Management (approximately 101ha)
- Sub-precinct E: Heavy Industry (approximately 46ha).

Sub-precinct A is zoned Business – Light Industry Zone. Activities within the sub-precinct are subject to additional standards.

Sub-precinct B is zoned Business – Light Industry Zone. The Transpower switchyard is located within this sub-precinct. Activities in the sub-precinct are subject to additional landscaping and building layout design standards.

Sub-precinct C is zoned Business – Light Industry Zone. The sub-precinct provides for offices, commercial services and small-scale retail activities (such as food) and activities to support the industrial activities in the majority of the precinct.

Sub-precinct D is zoned Business – Light Industry Zone but provides for recreational uses and will be rezoned to an appropriate zone (e.g. Open Space - Informal Recreation Zone) once the Public Open Space / Stormwater Management Areas shown on Precinct Plan 1 are developed and vested.

Sub-precinct E has an underlying zoning of Business – Heavy Industry Zone. Activities within the sub-precinct are subject to additional standards.

### **I410.2. Objectives [rp/dp]**

#### I410 Drury South Industrial Precinct

The objectives of the underlying Business – Light Industry Zone apply in sub-precincts A-C, the objectives of the Open Space – Informal Recreation Zone apply in sub-precinct D, the objectives of the underlying Business – Heavy Industry Zone apply in sub-precinct E and the Auckland-wide objectives as well as the precinct objectives below apply throughout in this the precinct, unless there is a conflict between the precinct objectives and the Auckland-wide objectives or underlying zone objectives, in which case the precinct objectives prevail.

- (1) Development maintains and enhances the stream ecology and the natural vegetation and habitat values of the Hingaia and Maketu streams.
- (2) The cultural heritage values of the precinct are maintained and enhanced.
- (3) Landscape and visual amenity values within the precinct are maintained and enhanced (particularly when viewed from State Highway 1).
- (4) The air quality, acoustic and other amenity values of surrounding areas are protected.
- (5) The establishment of a convenient and well-designed industrial area with good quality streetscapes and a commercial service precinct is facilitated.
- (6) The timely and co-ordinated provision of robust and sustainable road, stormwater, water, wastewater, energy and communications infrastructure networks are provided.
- (7) A transport network to facilitate the safe and efficient movement of people, goods and services and manage effects on the safe and efficient operation of the surrounding transport network.
- (8) Development and subsequent land use within the precinct avoids reverse sensitivity effects on the operations of the Drury Quarry, activities within the Business – Heavy Industry Zone or the adjoining rural area.
- (9) Development and land use within the precinct avoids adverse effects on significant existing high voltage electricity, natural gas and communications infrastructure.
- (10) Subdivision and development in the precinct area avoids the adverse effects of stormwater runoff on surface and groundwater quality and avoids increased flood risks to habitable buildings upstream and downstream of the precinct.
- (11) Visual and physical links to the surrounding area are protected.
- (12) Landscaping themes are complementary, consistent and coherent throughout the precinct.
- (13) Activities sensitive to traffic noise are controlled on the strategic freight network (Spine Road and New Quarry Access Road) serving the Drury Quarry.

#### **I410.3. Policies [rp/dp]**

#### I410 Drury South Industrial Precinct

The policies of the underlying Light Industry zone apply in sub-precincts A-C, the policies of the Open Space – Informal Recreation Zone apply in Sub-precinct D, the policies of the Business – Heavy Industry Zone apply in sub-precinct E and the Auckland-wide policies as well as the precinct policies below apply throughout the precinct unless there is a conflict between the precinct policies or underlying zone policies and the Auckland-wide policies, in which case the precinct policies prevail.

- (1) Protect and enhance the significant streams and vegetation within Sub-precinct D.
- (2) Enhance the biodiversity of ecological resources and linkages and restore degraded ecosystems while reducing stream bank erosion through riparian planting along retained watercourses in sub-precincts B and D.
- (3) Reflect the cultural heritage values of the Hingaia and Maketu streams as cultural linkages between historical hill top pa and coastal areas in the development of sub-precinct D.
- (4) Maintain a sense of openness and naturalness on land adjacent to State Highway 1.
- (5) Maintain visual and physical links to the surrounding area within the precinct.
- (6) Utilise complementary, consistent and coherent landscaping themes throughout the precinct.
- (7) Design and construct attractive wetland areas for stormwater treatment and detention that also provide reserve and visual amenity opportunities.
- (8) Provide public open space buffer areas between the land to be developed for business activities and surrounding rural land.
- (9) Ensure buildings in Sub-precinct C address and engage the street and public realm and exhibit a high standard of amenity and pedestrian safety and convenience.
- (10) Locate higher employee generating activities in Sub-precinct C close to potential public transport routes.
- (11) Provide for transport infrastructure and connections including the spine road to support safe and efficient movement within the precinct and to and from the surrounding transport network.
- (12) Provide high quality public open spaces in Sub-precinct D that result in opportunities for passive surveillance.
- (13) Provide adequate stormwater, water, wastewater, communications and energy networks in a timely and co-ordinated manner to service industrial activity within the precinct.



#### I410 Drury South Industrial Precinct

- (14) Co-ordinate road network (including the state highway) improvements both within and outside the precinct with development within the precinct.
- (15) Make adequate provision within Sub-precinct D to detain the 100 year Average Recurrence Interval (ARI) event without adverse effects on the extent of flooding of upstream and downstream areas.
- (16) Provide sufficient floodplain storage within Sub-precinct D to avoid increasing flood risk upstream and downstream, and manage increased flood risk within the precinct, to habitable rooms for all flood events from the 50% and up to the 1% AEP.
- (17) Undertake earthworks to form the modified floodplain in a manner which ensures flood effects on downstream or upstream areas are not exacerbated.
- (18) Avoid locating buildings within the 100 year ARI modified floodplain.
- (19) Avoid locating infrastructure within the 100 year modified ARI floodplain unless it can be designed to be resilient to flood related damage and does not exacerbate flood risks for upstream or downstream activities.
- (20) Identify overland flowpaths in a stormwater management plan or discharge consent and ensure that they remain unobstructed and able to convey surface water runoff safely into the reticulated stormwater network.
- (21) Avoid or mitigate adverse effects on surface or groundwater quality from stormwater runoff within the precinct through on-site stormwater management and containment and the provision of catchment based stormwater treatment ponds.
- (22) Mitigate any diversion or piping of existing degraded or modified watercourses by the ecological enhancement and landscape planting of existing natural and diverted watercourses within and immediately adjacent to the precinct.
- (23) Avoid the establishment of sensitive residential land uses within the precinct.
- (24) Avoid locating potentially sensitive commercial services within 500 metres of the Quarry zone boundary or within 100 metres of the Business – Heavy Industry Zone or any rural zone boundary.
- (25) Control activities potentially sensitive to traffic noise on the strategic freight network (Spine Road and New Quarry Access Road) serving the Drury Quarry.
- (26) Manage development and subsequent land use to minimise adverse effects on the efficient and safe operation of existing high voltage electrical transmission and distribution lines, fibre optic cables and the Vector natural gas pipeline.

#### **I410.4. Activity table**

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

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In the event of a conflict between the zone or Auckland-wide rules and the precinct rules, the precinct rules prevail.

Table I410.4.1 specifies the activity status of development and subdivision activities in the sub-precincts A-C and E pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

**Table I410.4.1 Activity table 1 – Sub-precincts A to E**

Activity		Activity status
<b>Development</b>		
(A1)	Subdivision or any development of land which precedes a subdivision being undertaken which complies with Standard I410.6.3 below. (Note that for the purposes of this rule "development" means the carrying out of any work on the land including any earthworks or site preparation activities and the construction or alteration of any building)	RD
(A2)	Subdivision or any development of land which precedes a subdivision being undertaken which does not comply with Standard I410.6.3 below, or results in increased flood risk to habitable rooms for all flood events from the 50% and up to 1% AEP flood event downstream and upstream of the Structure Plan area.	NC
(A3)	The creation of vehicle access to any site with frontage to or from the Spine Road shown on Precinct Plan 2 which also has frontage to another road shown on that Plan	RD

Table I410.4.2 specifies the activity status of land use activities in Sub-precinct A pursuant to section 9(3) of the Resource Management Act 1991.

**Table I410.4.2 Activity table 2 – Sub-precinct A (Light Industry)**

Activity		Activity status
<b>Use</b>		
Commerce		
(A4)	Commercial services	NC
(A5)	Dairies	NC
(A6)	Drive-through restaurants	NC
(A7)	Entertainment facilities	NC
(A8)	Food and beverage	NC
(A9)	Retail over 450m <sup>2</sup>	Pr
(A10)	Activities that do not comply with standards in I410.6.2	D

Table I410.4.3 specifies the activity status of land use and development activities in Sub-precinct B pursuant to section 9(3) of the Resource Management Act 1991.

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**Table I410.4.3 Activity table 3 – Sub-precinct B (Light Industry - Motorway Edge)**

Activity		Activity status
<b>Use</b>		
Commerce		
(A11)	Commercial services	NC
(A12)	Dairies	NC
(A13)	Drive-through restaurants	NC
(A14)	Entertainment facilities	NC
(A15)	Food and beverage	NC
(A16)	Retail over 450m <sup>2</sup>	Pr
<b>Development</b>		
(A17)	New buildings (excluding buildings for network utilities) or additions to buildings not otherwise provided for as permitted activities	C
(A18)	Additions to buildings that are less than: <ul style="list-style-type: none"> <li>• 10 per cent of the existing gross floor area of the building; or</li> <li>• 250m<sup>2</sup></li> </ul> whichever is the lesser	P
(A19)	Internal alterations to buildings	P
(A20)	Activities that do not comply with the standards in I410.6.2	D

Table I410.4.4 specifies the activity status of land use and development activities in Sub-precinct C pursuant to section 9(3) of the Resource Management Act 1991.

**Table I410.4.4 Activity table 4 – Sub-precinct C (Light Industry - Commercial Services)**

Activity		Activity status
<b>Use</b>		
Commerce		
(A21)	Commercial services	P
(A22)	Dairies up to 200m <sup>2</sup> gross floor area	P
(A23)	Drive-through restaurants	P
(A24)	Retail over 450m <sup>2</sup>	Pr
(A25)	Offices	P
Community		
(A26)	Childcare centres	P

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(A27)	Tertiary Education facilities for industrial training purposes only	P
(A28)	Healthcare facilities	P
<b>Development</b>		
(A29)	New buildings (excluding buildings for network utilities) or additions to buildings not otherwise provided for as permitted activities	C
(A30)	Additions to buildings that are less than: <ul style="list-style-type: none"> <li>• 10 per cent of the existing GFA of the building; or</li> <li>• 250m<sup>2</sup></li> </ul> whichever is the lesser	P
(A31)	Internal alterations to buildings	P
(A32)	Activities that do not comply with Standards I410.6.1.1 - I410.6.1.4	NC
(A33)	Activities that do not comply with the standards in I410.6.2	D

Table I410.4.5 specifies the activity status of land use activities in Sub-precinct D pursuant to section 9(3) of the Resource Management Act 1991.

**Table I410.4.5 Activity table 5 – Sub-Precinct D (Open Space – Informal Recreation Zone / Stormwater Management)**

Activity		Activity status
<b>Use</b>		
Community		
(A34)	Any activity listed as a permitted activity in the Open Space – Informal Recreation Zone	P
(A35)	Stormwater management devices	P
(A36)	Activities that do not comply with the standards in I410.6.2	D

Table I410.4.6 specifies the activity status of land use activities in Sub-precinct E pursuant to section 9(3) of the Resource Management Act 1991.

**Table I410.4.6 Activity table 6 – Sub-precinct E (Heavy Industry)**

Activity		Activity status
<b>Use</b>		
Commerce		
(A37)	Dairies	NC
(A38)	Food and beverage	NC
(A39)	Activities that do not comply with the standards in I410.6.2	D

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### **I410.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Tables I410.4.1 - I410.4.6 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Tables I410.4.1 - I410.4.6 and which is not listed in I410.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

### **I410.6. Standards**

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

#### **I410.6.1. Sub-precinct C**

All activities listed as permitted in Table I410.4.4 must comply with the following standards

##### **I410.6.1.1. Dairies**

- (1) Dairies must not exceed 200m<sup>2</sup> gross floor area.
- (2) Dairies must be located more than 100 metres from the nearest rural zone boundary.

##### **I410.6.1.2. Food and beverage**

- (1) Food and beverage must not exceed 200m<sup>2</sup> gross floor area.
- (2) Food and beverage must be located more than 100 metres from the nearest rural zone boundary.

##### **I410.6.1.3. Childcare centres**

- (1) Childcare centres must be located more than 500 metres from the nearest Business – Heavy Industry Zone boundary.
- (2) Childcare centres must be located more than 100 metres from the nearest rural zone boundary.

##### **I410.6.1.4. Healthcare facilities**

- (1) Healthcare facilities must be located more than 500 metres from the nearest Business – Heavy Industry Zone boundary.

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- (2) Healthcare facilities must be located more than 100 metres from the nearest rural zone boundary.

#### I410.6.2. Sub-precincts A-E

The standards are those listed in the Auckland-wide rules (in respect of sub-precincts A-E), Business – Light Industry Zone (in respect of sub-precincts A-C), the Open Space – Informal Recreation Zone (in respect of sub-precinct D) and the Business – Heavy Industry Zone (in respect of Sub-precinct E) except as follows:

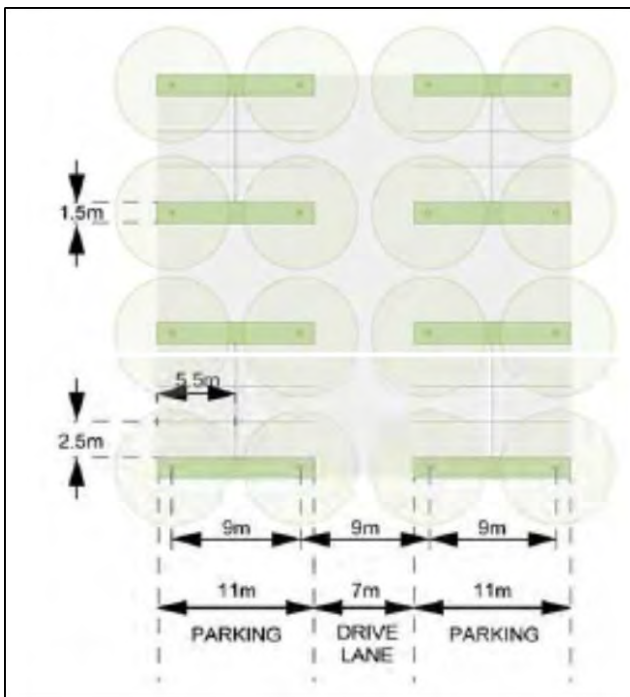
- (1) ~~A minimum parking rate of 1 space per 40m<sup>2</sup> gross floor area applies to commercial services in Sub-precinct C~~
- (2) Buildings must not exceed 25m in height in Sub-precinct E.
- (3) Within the Drury South Industrial Precinct the industrial zone height in relation to boundary control will not apply, and instead, buildings must not project beyond a 45 degree recession plane measured from a point 2 metres vertically above ground level along the residential or public open space boundary.
- (4) All new roads must be designed and constructed to comply with the provisions of New Zealand Standard NZS6806:2010 "Acoustics – Road Traffic Noise – New and Altered Roads".
- (5) The upward waste light ratio from any luminaire must not be more than 3 per cent. The upward waste light ratio is defined as: "The ratio of the light flux emitted above the horizontal by a luminaire to the total light flux emitted, expressed as a percentage, evaluated for the upcast angle".
- (6) The front yard landscaping of sites used for an industrial purpose must comprise a 3 metre wide continuous (except for those areas used for vehicle and pedestrian access) planting of multi-row Phormium tenax (flax) planted at 1.5 metre centres in staggered rows on a grid. This planting requirement must not apply to sites within sub-precincts B or C. Any required security fence must be setback a minimum of 3 metres from the front boundary and such fencing (whether in front yards or on rear or side boundaries) must be 2 metre maximum height and must not incorporate barbed or razor wire or an angled top. Fence posts and wire mesh are to be black coloured.
- (7) All side boundaries of sites in the Business – Light Industry Zone and all side and rear boundaries of sites in the Business – Heavy Industry Zone must be planted with a row of either Leyland Cypress, Casuarina (sheoak) or Macrocarpa at 3 metre centres located 1.5 metres in from the side or rear boundary and buildings must be setback from the relevant boundary by a minimum of 3.5 metres. This requirement must not apply to sites within sub-precincts B, C or D. Where sites with side or rear boundaries abut State Highway 1 within Sub-precinct B, all such boundaries must be

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planted with a double row of Leyland Cypress with 2 metres between rows and trees within each row planted at 3 metre centres. Tree rows are to be staggered and the first row is to be located 1.5 metres in from the side or rear boundary and buildings must be setback from the relevant boundary by a minimum of 5.5 metres accordingly. Any noise attenuation wall or fence designed to deflect noise arising from State Highway 1 must be fully screened by planting in views from the motorway.

- (8) Within Sub-precinct B no less than 30 per cent of the net site area of each site is to be in permeable landscape area (including any on site stormwater treatment). Where on site car parking adopts a layout fully conforming with the fully planted permeable carpark design layout detailed in Figure I410.6.2.1 below, the permeable landscape area may be reduced to no less than 20 per cent of the site area.



- (9) Within the Sub-precinct C the ground floor of all buildings must have a minimum floor to ceiling height of 4.5 metres to allow long term adaptive reuse of light industrial buildings for commercial services activities.

- (10) Any land modification to form the 1% AEP modified flood plain must:



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- (a) not reduce flood storage capacity in the precinct; and
- (b) not change the flood characteristics upstream or downstream of the precinct for all flood events from the 50% and up to the 1% AEP flood event in ways that result in an increase in peak flood levels.

**I410.6.3. Subdivision or development preceding subdivision in Sub-precincts A – E**

- (1) Proposed roads (including pedestrian and bicycle routes) identified on the Precinct Plan 1 and Precinct Plan 2, must be constructed and vested in council upon subdivision or development of the relevant area at no cost to the council. Proposed roads must be located generally in the position indicated on Precinct plan 1 but the precise location will be subject to detailed engineering and subdivision design.
- (2) The land identified as part of Sub-precinct D on the Precinct plan 1 and Precinct Plan 2 must be developed and vested in council upon subdivision or development of the relevant area at no cost to the council. Proposed reserves and stormwater management areas must be located generally in the position indicated on the structure plan but precise location will be subject to detailed engineering and subdivision design. Vegetated buffers not less than 40 metres in total width are to be provided along stream corridors within stormwater management areas and must include a minimum of 10 metres of native riparian planting either side of the stream edge. Off-site stormwater management services including wetlands and the primary and secondary stormwater conveyance system is to be vested at no cost to the council in accordance with a network discharge consent or other relevant discharge consent or a stormwater management plan approved by the Council. All stormwater management areas and wetlands must be designed to serve a dual function to treat stormwater and provide ecological benefits.
- (3) Reticulated water services must be supplied to the precinct and all new water infrastructure must be fully funded (including consenting costs) by the developer(s) of the land within the precinct. Such services must be provided to the relevant part of the precinct in advance of or concurrent with a resource consent for subdivision and development provided that any necessary resource consents or designations for the reticulated water services have been granted.
- (4) Wastewater services are to be provided to the precinct either by (in no particular order):
  - (a) the construction of a connection to Watercare's existing wastewater network and any necessary upgrading of that network that is required to service the Precinct; and/or
  - (b) the construction of a Wastewater Treatment Plant to service the Precinct, or a larger catchment if required.

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In either case wastewater services are to be provided in a manner approved by Watercare and constructed to Watercare's design and operational standards. The developer(s) must fully fund (including consenting costs) all new wastewater infrastructure required to service the Precinct. Wastewater services must be provided to the relevant part of the Precinct in advance of or concurrent with a resource consent for subdivision and development provided that any necessary resource consents or designations for the reticulated water services have been granted. In the event that a new regional wastewater treatment plant becomes available to service the precinct, and subject to approval from Watercare, the precinct could be connected to that plant.

Note: that for the purposes of the Standards I410.6.3(1)-(4) above, references to "Watercare" means Watercare Services Limited and references to "development" means the carrying out of any work on the land including any earthworks or site preparation activities and the construction or alteration of any building.

### **I410.7. Assessment – controlled activities**

#### **I410.7.1. Matters of control**

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

- (1) new buildings (excluding buildings for network utilities) or additions to buildings not otherwise provided for as permitted activities in Sub-precinct B:
  - (a) retention of existing vegetation;
  - (b) planting;
  - (c) building design and appearance;
  - (d) parking area design;
  - (e) storage and waste management location and design; and
  - (f) vehicular access;
- (2) new buildings (excluding buildings for network utilities) or additions to buildings not otherwise provided for as permitted activities in Sub-precinct C:
  - (a) building design;
  - (b) parking area design;
  - (c) signs;
  - (d) service area location;
  - (e) vehicular access; and
  - (f) mitigation of traffic noise.

### **I410.7.2. Assessment criteria**

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

- (1) new buildings (excluding buildings for network utilities) or additions to buildings not otherwise provided for as permitted activities in Sub-precinct B:
  - (a) retention of existing vegetation:
    - (i) the extent to which layouts retain and protect existing mature trees, particularly those of indigenous species, where these contribute to the site character and amenity.
  - (b) planting:
    - (i) the extent to which planting is designed to have a large scale landscape effect and combine native as well as appropriate exotic species to provide seasonal change and quality amenity; or
    - (ii) where public open space land adjoins the motorway, the extent to which boundary planting that creates a continuous visual barrier to eastward views from the State Highway 1 corridor is avoided and whether landscape design emphasises the current sequence of intermittent views to the Hunua Ranges from the State Highway 1 corridor and the pattern of variable depth of such views;
  - (c) building design and appearance:
    - (i) the extent to which buildings are located with design consideration for their visibility and reduced visual impact as viewed from the State Highway 1 corridor and the desirability of maintaining a sense of openness as seen from the motorway; or
    - (ii) the extent to which the visual mass of larger buildings is minimised by employing the following methods:
      - utilising subdued, recessive colours;
      - providing variation in materials and finish for facades viewed from the motorway;
      - creating variation of roof profiles with consideration given to the overall roofscape viewed from the motorway;
      - all rooftop servicing and plant should be designed as an integral part of the roofscape with particular consideration given to the view from the motorway;
  - (d) parking area design:
    - (i) the extent to which parking areas are designed to incorporate trees to break up the scale of hard surface areas; or

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- (ii) the extent to which the fully planted permeable carpark design layout (refer Figure I410.6.2.1 above) style of parking is adopted within Sub-precinct B;
- (e) storage and waste management location and design:
  - (i) the extent to which storage and waste management activities are located and/or designed to be screened from view of State Highway 1;
- (f) vehicular access:
  - (i) the extent to which proposed vehicle access to sites adjoining the Spine Road and New Quarry Access Road shown on the Precinct plan 2 minimises any conflict with safety and efficiency of these routes as part of the strategic freight network;
- (2) new buildings (excluding buildings for network utilities) or additions to buildings not otherwise provided for as permitted activities in Sub-precinct C:
  - (a) building design:
    - (i) the extent to which buildings on corner lots are designed to provide for a quality architectural response to the corner. Appropriate design responses would be provision of additional height at the corner, windows and activities addressing both street frontages and avoiding blank walls to one or both sides of the corner; or
    - (ii) the extent to which built development fronts the street with a quality recognisable pedestrian entry to the street;
  - (b) parking area design:
    - (i) the extent to which parking is provided on the road network adjacent to sub-precinct C areas and on-site parking layouts are designed in accordance with the typical layout identified in Appendix I410.11.1.
  - (c) signs:
    - (i) the extent to which signs for each sub-precinct C development are coordinated including the physical location of signs, their type-face, style and content;
  - (d) service area location:
    - (i) the extent to which service areas are located so as to avoid observation from a public road with access either from a service lane, incorporation within the main building or full screening of service/storage and dock areas;
  - (e) vehicular access:
    - (i) the extent to which proposed vehicle access to sites adjoining the Spine Road and New Quarry Access Road shown on the Precinct plan

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2 minimises any conflict with safety and efficiency of these routes as part of the strategic freight network;

(f) mitigation of traffic noise:

- (i) the extent to which premises offering food and beverages, health professional rooms and childcare centres (being permitted activities which may be sensitive to heavy commercial vehicle traffic noise) are designed to mitigate traffic noise effects. Mitigation measures may include acoustic treatment of buildings and arranging site layout so noise sensitive activities are screened from the heavy traffic noise.

## **I410.8. Assessment – restricted discretionary activities**

### **I410.8.1. Matters of discretion**

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

- (1) subdivision or any development of land which precedes a subdivision being undertaken which complies with Standard I410.6.3:
  - (a) the relevant council and Auckland Transport development code or codes of practice;
  - (b) geotechnical and seismic;
  - (c) servicing and development sequencing;
  - (d) design and layout;
  - (e) earthworks;
  - (f) transportation network development requirements;
  - (g) ecology;
  - (h) Counties Power 110 Kv sub-transmission lines; and
  - (i) stormwater management;
- (2) the creation of vehicle access to any site with frontage to or from the Spine Road shown on Precinct Plan 2 which also has frontage to another road shown on that plan:
  - (a) effect of the location and design of the access on the safe and efficient operation of the adjacent transport network; and
  - (b) adequacy of access arrangements.

### **I410.8.2. Assessment criteria**

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

- (1) subdivision or any development of land which precedes a subdivision being undertaken which complies with Standard I410.6.3:
  - (a) the extent to which the subdivision or development is in accordance with the relevant codes or codes of practice or engineering standards;
  - (b) the extent to which the subdivided lots or the land on which the development is to be undertaken are geotechnically suitable for the development of a permitted activity or an activity for which resource

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consent has been obtained. This may include an assessment of the following:

- (i) any proposed fill materials;
  - (ii) stability in areas of deep cut particularly adjacent to the boundaries of the Precinct;
  - (iii) settlement and stability issues associated with the Hingaia and Maketu streams;
  - (iv) time dependent settlement;
  - (v) ground seismicity and buffer zone; or
  - (vi) liquefaction;
- (c) the extent to which subdivision and development occurs in a logical and sequential manner in relation to:
- (i) the implementation of improvements and/or upgrades to the roading network;
  - (ii) the establishment of the stormwater management areas within sub-precinct D identified on Precinct Plan 1 and catchment wide stormwater management devices as identified in the relevant discharge consent and/or stormwater management plan required by the special information requirements below;
  - (iii) the provision for overland flowpaths identified in an approved discharge consent and/or stormwater management plan required by the special information requirements below; or
  - (iv) the provision of wastewater facilities, water supply, electricity, gas and telecommunications, including the protection and /or relocation of any existing local electricity, gas and communications assets;
- (d) the extent to which subdivision design and layout gives effect to the objectives and policies identified for the Drury South Industrial Precinct and the subdivision design assessment criteria set out in Appendix I410.11.1.
- (e) the extent to which the earthworks required by the subdivision or development:
- (i) avoid or mitigate adverse effects on land stability, existing underground infrastructure facilities (such as the Vector gas pipeline and Telecom telecommunications cables), and groundwater quantity and quality;
  - (ii) avoid or mitigate adverse effects on the visual quality of the landscape or natural landforms, watercourses, habitats or vegetation;

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- (iii) avoid or mitigate adverse effects on traffic management within the area or create damage, danger, or nuisance to surrounding residents or the Ramarama School;
  - (iv) consider opportunities to recharge the aquifer using treated stormwater where permeable soils are available;
  - (v) ensure that the creation of level development platforms are contoured to integrate with the surrounding street environment and open space corridors;
  - (vi) screen retaining walls from public view;
  - (vii) provide and maintain continuity of overland flow paths both within the site, as well as upstream and downstream; and where overland flow paths are diverted and/or altered show how:
    - potential effects on other properties from the diversion or alteration is avoided or mitigated;
    - effects from scouring and erosion are mitigated;
    - further changes to the overland flow path will be limited, when appropriate through an easement in favour of Council;
  - (viii) if located in the 1% AEP modified flood plain, including earthworks for the formation of stormwater management devices such as wetlands and/or for necessary infrastructure (including associated landscaping and accessways), whether:
    - the design of the device, including associated earthworks, landscaping and accessways avoids impeding flood flows or otherwise exacerbating flood risk upstream or downstream of the site and how such effects can be avoided;
    - the design of the device or mitigation works is resilient to damage from the full range of flood events;
    - access to the device for maintenance is provided and maintenance plans address potential effects that may result from the proposed access route;
- (f) the extent to which the following transportation network requirements are met:
- (i) whether subdivision or development will result in the central 'Spine Road' being progressively constructed on an alignment consistent with that indicated in Precinct plan 2;
  - (ii) whether the following road projects indicatively shown on Precinct plan 2 will be completed before any buildings within the precinct are occupied:



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- the realignment of existing Quarry Road onto the alignment of the 'Spine Road' from the State Highway 1 over-bridge to the southern extent of the first stage of subdivision;
  - the upgrading of the existing Quarry Road/Great South Road intersection;
  - the provision of traffic signals or an alternative upgrade which achieves equivalent transport performance at the existing Great South Road/State Highway 22 (Karakā Road) intersection;
  - under the scenario where development of the Precinct proceeds in advance of the Mill Road Corridor Project, the upgrading of the right turn bay on Waihoehoe Road at the Waihoehoe Road/Fitzgerald Road intersection;
- (iii) whether a new dedicated pedestrian path and cycleway has been constructed between the existing Drury township and the precinct before development and occupation of more than 25 hectares of Industrial zoned land within the precinct occurs;
- (iv) whether Ramarama Road, at the northern boundary of the precinct, is closed to all vehicular traffic by the time 58 hectares of the developable area in the Ramarama Road Transport Area defined on Precinct Plan 2 has been subdivided or developed;
- (v) whether the Link Road from the Spine Road to Fitzgerald Road shown on Precinct Plan 2 is provided and shoulder widening, intersection treatments and localised widening works within the existing road reserve on Fitzgerald Road between the Link Road and Waihoehoe Road is undertaken before Ramarama Road is closed at the northern boundary of the Precinct;
- (vi) whether the 'Avenue' Road and the portion of the Spine Road shown on Precinct Plan 2 is provided as the adjacent Sub-precinct C is developed;
- (vii) whether Ramarama Road, at the southern boundary of the precinct, is closed to all vehicular traffic by the time 89 hectares of Industrial zoned land within the precinct has been subdivided or developed;
- (viii) whether the southern portion of the Spine Road that connects to Ararimu Road is constructed before:
- Ramarama Road is closed at the southern boundary of the Precinct; or
  - any development of the precinct south of the New Quarry Access Road shown on Precinct Plan 2 occurs;
- (ix) whether State Highway 1 Ramarama Interchange is capable of accommodating the traffic from the subdivided and developed portion

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of the precinct including the predicted traffic from the land which is the subject of the application. To enable assessment of this criterion, applications for subdivision or development must include a traffic assessment of the effects of the subdivision or development on the interchange prepared by a qualified and experienced traffic engineer.

Note: This criterion will be considered to be met where such an assessment includes a review undertaken by or on behalf of NZTA which confirms that there is sufficient capacity or planned capacity at this interchange to accommodate the predicted increase in traffic;

- (g) in respect of those new areas of planting in stormwater management and wetland areas in Sub-precinct D the extent to which:
- (i) plants should be eco-sourced as close as possible to the developed area;
  - (ii) the mechanisms proposed ensure the weed and pest management programme and the herpetofaunal mitigation/rehabilitation plan are implemented;
  - (iii) The public open space area that adjoins the southern boundary of the Precinct will provide the basis of an ecological corridor linkage of 30 metres in width between the southern buffer in the Precinct and bush areas in the Special Purpose – Quarry Zone when planted with suitable tree species at the time of subdivision of the adjoining industrial zoned land;
- (h) whether the existing 110kV Counties Power electricity lines are provided for in the existing positions in any subdivision or whether the existing lines can be relocated in agreement with Counties Power;
- (i) whether the stormwater management plan and works proposed as part of the subdivision or development:
- (i) comply with any approved discharge consent;
  - (ii) are effective in avoiding, remedying or mitigating the potential adverse effects of stormwater discharge on water quality and flood hazards. In the case of stormwater management facilities within private land this assessment will include how the operation and maintenance of such facilities is to be secured by way of appropriate covenants or consent notices;
  - (iii) can effectively contain all the natural and diverted streams and their margins, wetlands, and other off-site stormwater management devices;
  - (iv) provide for overland flowpaths;
  - (v) require a bond or other security to be provided to ensure that the stormwater management works will be completed, with such bond to

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be released when the works are completed and the stormwater management areas and their devices are vested in council;

- (vi) ensure that subdivision and development does not result in increased flood risk to habitable rooms for all flood events from the 50% and up to 1% AEP flood event downstream and upstream of the precinct;
- (2) the creation of vehicle access to any site with frontage to or from the Spine Road shown on Precinct plan 2 which also has frontage to another road shown on that plan:
- (a) any adverse effect from the location and design of the access on the safe and efficient operation of the adjacent transport network, including public transport, cyclists and general traffic, having regard to:
    - (i) the number of other access points to or from the Spine Road in the vicinity of the proposed access;
    - (ii) whether conflicts will be reduced by the presence of a raised central median which prevents right turning in the vicinity of the site;
    - (iii) visibility and safe sight distances particularly the extent to which vehicles entering/exiting the site can see, and be seen by, pedestrians, cyclists and other vehicles on the footpath and road carriageway;
    - (iv) existing and future traffic conditions including speed, volume, type, current accident rate, and the need for safe manoeuvring in all weathers;
    - (v) existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in the this Plan; and
    - (vi) existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes and cycleways.
  - (b) whether the access arrangements are practicable and adequate having regard to site limitations and layout, and arrangement of buildings and activities, users and operational requirements, and having regard to whether the site can reasonably be served by shared or amalgamated access with another site or sites on the Spine Road where the sites in question are held in the same ownership.

#### **I410.9. Special information requirements**

##### **I410.9.1. Earthworks plans**

- (1) Any application for subdivision or development must be accompanied by detailed earthworks plans. Such plans must:
  - (a) describe the nature and scale of the proposed earthworks, such as the extent of cut and/or fill, sources of fill and how the cut and fill is to be transported;

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- (b) describe the construction management and communication methods to be followed to minimise nuisances and disruption to surrounding residents and Ramarama School (in particular, dust, traffic and noise impacts) during the construction period; and
- (c) provide detailed design of the modified flood plain.

**I410.9.2. Ecological management plans**

- (1) In respect of any new areas of planting in Sub-precinct D the following must be provided:
  - (a) a weed and pest management programme for any new areas of planting within the stormwater management areas and wetland areas and remaining indigenous forest fragments in Sub-precinct D; and
  - (b) a herpetofaunal mitigation/rehabilitation plan which targets only potentially suitable lizard habitat for relocation searches.

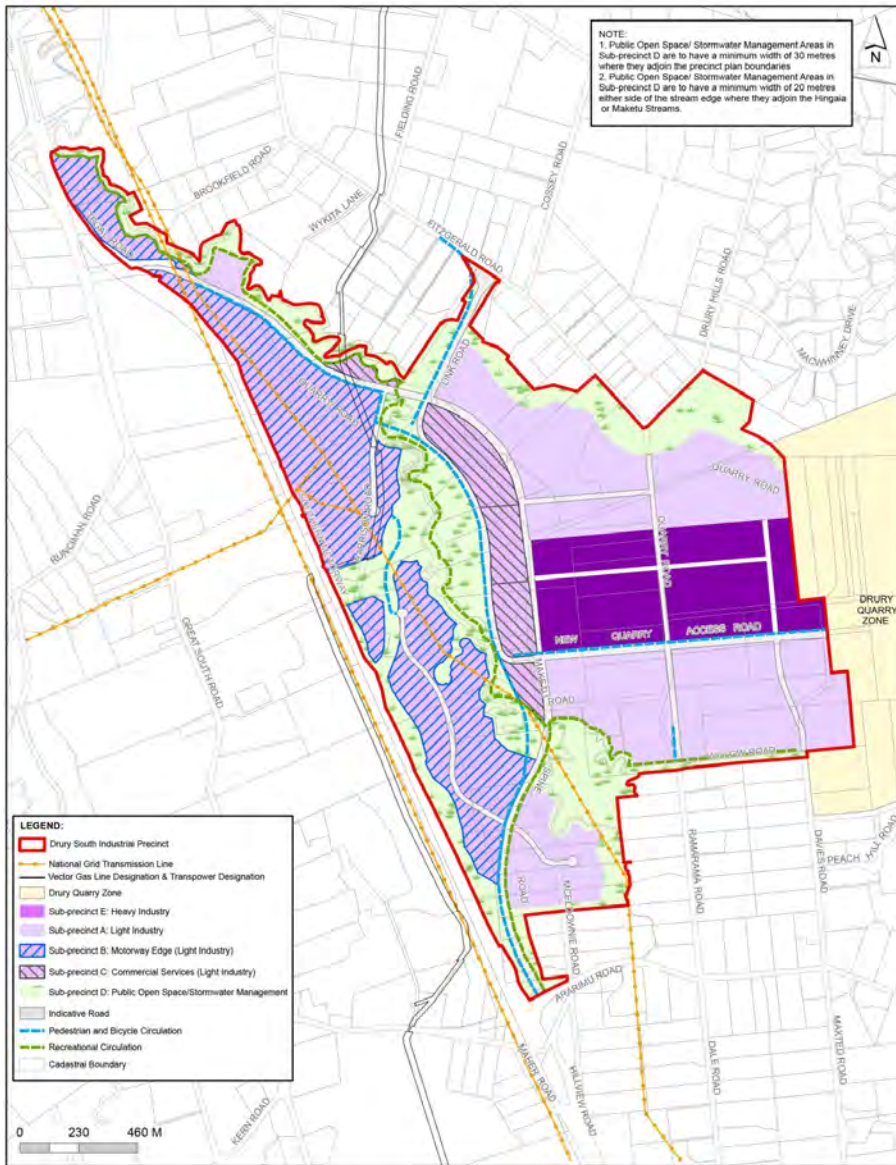
**I410.9.3. Stormwater management report and plans**

- (1) Any application for subdivision or development preceding subdivision must be accompanied by detailed stormwater management report and plans. Such report and plans must:
  - (a) describe how the plans comply with the conditions of any relevant discharge consent;
  - (b) identify overland flow paths;
  - (c) describe the nature and extent of any off-site stormwater management devices and how these devices are to be delivered if they are on land outside the application site;
  - (d) if stormwater management devices are to be located within the modified 1% AEP floodplain, describe how these devices are to be designed to be resilient to flood-related damage while not exacerbating flood risks for upstream or downstream activities;
  - (e) where streams are to be diverted and/or recreated as identified on the precinct plan, describe how this is to be achieved in a way that ensures that they function in a manner similar to natural stream systems. Detailed landscape treatment plans will be required to demonstrate:
    - (i) the proposed long section and cross sections;
    - (ii) how the new stream banks are to be stabilised;
    - (iii) how pool – riffles - run sequences are to be formed; and
    - (iv) how stormwater outlets are controlled.

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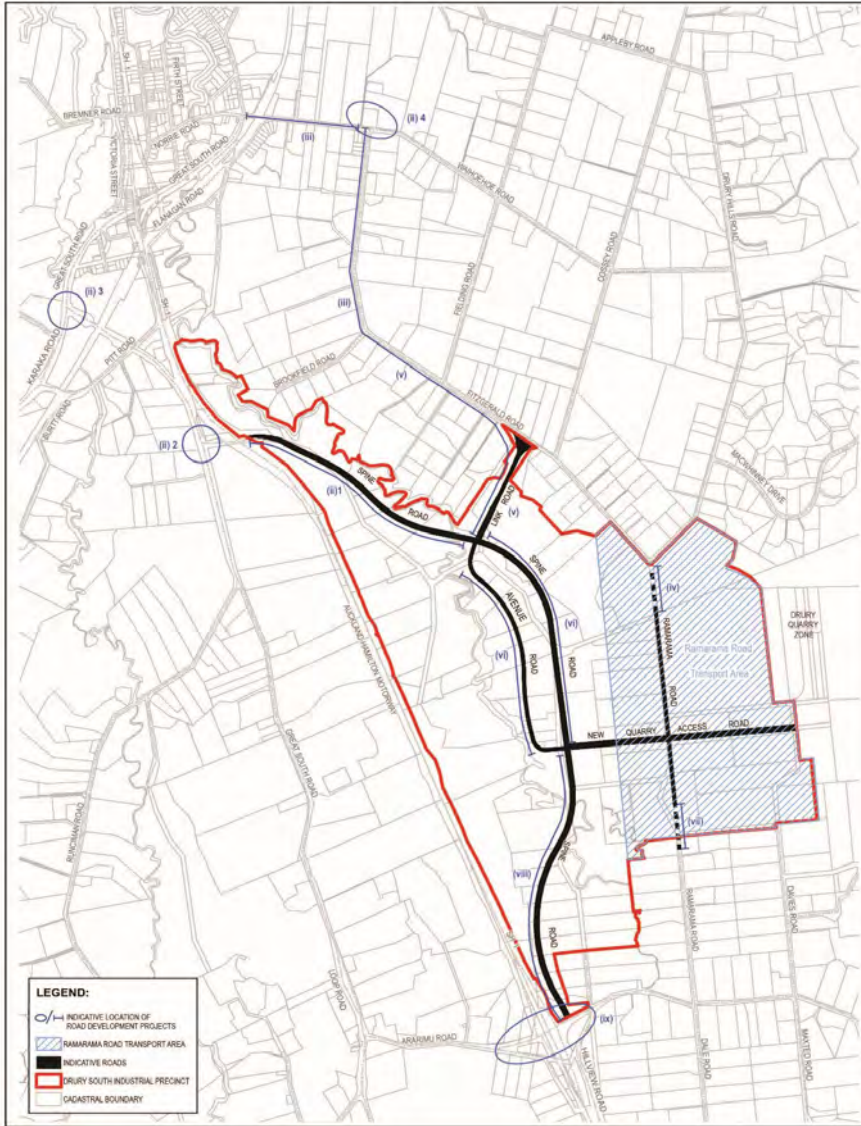
I410.10. Precinct plans

I410.10.1 Drury South Industrial: Precinct plan 1



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I410.10.2 Drury South Industrial: Precinct plan 2



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**I410.11. Appendices**

## **I411. ECOLight Stadium Precinct**

### **I411.1. Precinct description**

The ECOLight Stadium Precinct provides specific planning controls for the use of ECOLight Stadium. ECOLight Stadium is located in Pukekohe and is currently the home of Counties Manukau Rugby Union Steelers.

The zoning of the land within the ECOLight Stadium Precinct is Special Purpose - Major Recreation Facility Zone. Refer to the planning maps for the location and extent of the precinct.

### **I411.2. Objectives**

- (1) The ECOLight Stadium is protected as a regionally and nationally important venue for organised sports and recreation, and informal recreation.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the ECOLight Stadium are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

### **I411.3. Policies**

- (1) Enable the safe and efficient operation of the ECOLight Stadium for its primary activities.
- (2) Protect the primary activities of the ECOLight Stadium from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
  - (a) avoid, remedy or mitigate adverse effects; and
  - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of the ECOLight Stadium, having regard to the amenity of surrounding properties.
- (5) Recognise that the ECOLight Stadium's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

### **I411.4. Activity table**

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

- (1) [E24 Lighting](#)



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(2) [E25 Noise and vibration](#) (noise provisions only);

(3) [E40 Temporary activities](#);

Table I411.4.1 specifies the activity status of land use and development activities in the ECOLight Stadium Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I411.4.1: Activity table**

	Activity	Activity status
<b>Use</b>		
(A1)	Organised sport and recreation	P
(A2)	Informal recreation	P
(A3)	Any primary activity not meeting Standard I411.6.5 but meeting all other standards	C
<b>Accessory activities</b>		
(A4)	Accessory activities	P
(A5)	Any accessory activity not meeting Standard I411.6.5 but meeting all other standards	C
<b>Compatible activities</b>		
(A6)	Concerts, events and festivals	P
(A7)	Markets, fairs and trade fairs	P
(A8)	Functions, conferences, gatherings and meetings	P
(A9)	Displays and exhibitions	P
(A10)	Sports, recreation and community activities	P
(A11)	Professional fireworks displays meeting Standard I411.6.10	P
(A12)	Professional fireworks displays not meeting Standard I411.6.10	RD
(A13)	Helicopter flights meeting Standard I411.6.11	P
(A14)	Helicopter flights not meeting Standard I411.6.11	RD
(A15)	Filming activities	P
(A16)	Any compatible activity not meeting Standard I411.6.5 but meeting all other standards	C
<b>Development</b>		
(A17)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 15m in height	P
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15m but up to 20m in height	RD

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(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height	D
(A20)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I411.6.8	RD
(A21)	Light towers and associated fittings up to and greater than 20m in height	P
(A22)	Demolition of buildings	P
(A23)	Temporary buildings	P
(A24)	Workers' accommodation	P

#### I411.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I411.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I411.4.1 Activity table and which is not listed in I411.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

#### I411.6. Standards

The overlay and Auckland-wide standards apply in this precinct, unless otherwise specified below. The following standards do not apply:

- (1) [E27 Transport – Standard E27.6.1](#) Trip generation; and
- (2) [E27 Transport – Standard E27.6.2](#) Number of parking and loading spaces.

All permitted, controlled or restricted discretionary activities listed in Table I411.4.1 must comply with the following activity standards unless otherwise stated.

##### I411.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I411.6.1.1 Noise standards.

**Table I411.6.1.1: Noise standards**

Time, day, duration and frequency	Noise limit
Up to 5 special noise events between 8:00am and 10:30pm in any 12 month period	75dB $L_{Aeq(5min)}$
Up to 15 special noise events between 8:00am and 10:30pm in any 12 month period	65dB $L_{Aeq(5min)}$
General noise standards for all days including Christmas Day, Good Friday & Anzac Day, between 8:00am and 10:30pm	55dB $L_{Aeq}$
General noise standards for all other times	40dB $L_{Aeq}$ and 70dB $L_{Amax}$

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where  $L_{Aeq(5min)}$ , is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

#### **I411.6.2. Lighting**

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

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- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I411.6.2, the curfew and pre-curfew times are as stated in Table I411.6.2.1 Pre-curfew and curfew times.

**Table I411.6.2.1: Pre-curfew and curfew times**

	Times
Pre-curfew	7.00am – 10.30pm
Curfew	10.30pm – 7.00am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following;
  - (a) the limits in Table I411.6.2.2 Horizontal and vertical illuminance at a boundary when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

**Table I411.6.2.2: Horizontal and vertical illuminance at a boundary**

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

- (b) The vertical illuminance limits in Table I411.6.2.3 Vertical illuminance at a window when measured at the windows of habitable rooms of a lawfully established dwelling.

**Table I411.6.2.3: Vertical illuminance at a window**

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

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- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of  $2\text{cd/m}^2$ ) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I411.6.2.4 Pre-curfew luminous intensity and 1,000 candelas for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

**Table I411.6.2.4: Pre-curfew luminous intensity**

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

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I411.6.2.5 Building façade luminance. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.
- (9) Professional fireworks displays are excluded from this standard.

**Table I411.6.2.5: Building façade luminance**

	Luminance limit
Standard	$10\text{ cd/m}^2$
Special lighting events	$25\text{ cd/m}^2$

**I411.6.3. Special noise events**

- (1) The total number of special noise events in any 12 month period must not exceed 20 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I411.6.1.1 Noise standards.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
  - (a) there must be no more than two special noise events on any one day.

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(b) there must be no more than four special noise events within any two week period.

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

#### **I411.6.4. Special lighting events**

- (1) The total number of special lighting events in any 12 month period must not exceed 25 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I411.6.2.4 Pre-curfew luminous intensity and I411.6.2.5 Building façade luminance.

#### **I411.6.5. Traffic management**

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

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

#### **I411.6.6. ~~Parking [deleted]~~**

- (1) ~~Any loss of existing formed and marked parking spaces from 30 September 2013, must be accommodated elsewhere within the precinct unless the number of parking spaces provided exceeds the requirements set out in E27 Transport – district rule E27.6.2 Number of parking and loading spaces.~~

Commented [A1]: Non-Schedule 1

#### **I411.6.7. Screening**

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

#### **I411.6.8. Interface control areas**

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

#### **I411.6.9. Height in relation to boundary**

- (1) Where the ECOLight Stadium Precinct directly adjoins another zone, the height in relation to boundary standard that applies in the adjoining zone applies to the adjoining ECOLight Stadium Precinct boundary.
- (2) Where the ECOLight Stadium Precinct directly adjoins a road or a zone with no height in relation to boundary standard, buildings must not project

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buildings must not project beyond a 45 degree recession plane measured from a point 8.5 metres vertically above ground level along the precinct boundary.

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

##### **I411.6.10. Professional fireworks displays**

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.
- (5) Displays must comply with 140dB  $L_{Zpeak}$  at any point in the audience area and within the boundary of any activity sensitive to noise.

##### **I411.6.11. Helicopter flights**

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150 metres from any neighbouring site.

##### **I411.6.12. Temporary buildings**

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

#### **I411.7. Assessment – controlled activities**

##### **I411.7.1. Matters of control**

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

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

##### **I411.7.2. Assessment criteria**

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

- (1) effects on the safety and efficiency of the transport network:
  - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
  - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and

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

#### **I411.8. Assessment – restricted discretionary activities**

##### **I411.8.1. Matters of discretion**

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

- (1) any activity that does not comply with noise and/or lighting standards:
  - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) any activity that does not comply with permitted helicopter flight standards:
  - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) any activity that does not comply with permitted professional fireworks display standards:
  - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15 metres and up to 20 metres in height and/or which does not comply with height in relation to boundary standards:
  - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I411.6.8 Interface control areas:
  - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) any activity that does not comply with screening standards:
  - (a) the visual effects of rubbish and storage areas on residential and open space zoned sites.



#### **I411.8.2. Assessment criteria**

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

- (1) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
  - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
    - (i) the cumulative noise effects of other activities which are permitted on the site;
    - (ii) the cumulative effect of numerous infringements of noise standards; and,
    - (iii) the degree of non-compliance;
  - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;
  - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement;
  - (d) the extent to which any artificial lighting will create a traffic safety issue;
  - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
  - (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance;
  - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment; and
  - (h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
    - (i) the sensitivity of the surrounding environment;
    - (ii) the cumulative effect of numerous infringements of special event standards;
    - (iii) the additional number of special events; and
    - (iv) whether there is an operational need for the exceedance.

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- (2) the effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
  - (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
    - (i) the sensitivity of the surrounding environment;
    - (ii) the cumulative effect of numerous infringements of this standard;
    - (iii) the additional number of activities; and
    - (iv) whether there is an operational need for the exceedance.
- (3) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces:
  - (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
    - (i) streets and public open spaces; and
    - (ii) adjoining sites, particularly those in residential zones;
  - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
  - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s; and
  - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces:
  - (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
    - (i) the amenity values and character of the surrounding area;
    - (ii) the functional and operational requirements of the precinct;
    - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
    - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;

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- (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
  - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
  - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) the visual effects of rubbish and storage areas on residential and open space zoned sites:
- (a) the extent to which screening is practicable; and
  - (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

**I411.9. Special information requirements**

There are no special information requirements for this precinct.

**I411.10. Precinct plans**

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I411.10.1. ECOLight Stadium: Precinct plan 1



## **I413. Franklin A&P Showgrounds Precinct**

### **I413.1. Precinct description**

The Franklin A&P Showgrounds Precinct provides specific planning controls for the use of the Franklin A&P Showgrounds. The Franklin A&P Showgrounds is a rural showgrounds situated on Station Road, Pukekohe.

The overlay, Auckland-wide and zone objectives and policies apply in this precinct in addition to those listed below.

The zoning of the land within the Franklin A&P Showgrounds Precinct is the Special Purpose - Major Recreation Facility Zone. Refer to the planning maps for the location and extent of the precinct.

### **I413.2. Objectives**

- (1) The Franklin A&P Showgrounds are protected as a regionally and nationally important venue for horse racing.
- (2) A range of activities compatible with, or accessory to, the primary activity are enabled.
- (3) The adverse effects of the operation of the Franklin A&P Showgrounds are avoided, remedied or mitigated as far as is practicable, recognising that the primary activity will by virtue of its nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

### **I413.3. Policies**

- (1) Enable the safe and efficient operation of the Franklin A&P Showgrounds for its primary activity.
- (2) Protect the primary activity of the Franklin A&P Showgrounds from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
  - (a) avoid, remedy or mitigate adverse effects; and
  - (b) are of a character and scale which will not displace the primary activity.
- (4) Manage the adverse effects of the operation of the Franklin A&P Showgrounds, having regard to the amenity of surrounding properties.
- (5) Recognise that the Franklin A&P Showgrounds primary activity may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

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**I413.4. Activity table**

The provisions in any relevant overlays and Auckland-wide apply in this precinct unless otherwise specified below. The following provisions do not apply:

- (1) [E24 Lighting](#);
- (2) [E25 Noise and vibration](#) (noise provisions only); and
- (3) [E40 Temporary activities](#).

Table I413.4.1 Activity table specifies the activity status of land use and development activities in the Franklin A&P Showgrounds Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I413.4.1 Activity table**

	<b>Activity</b>	<b>Activity status</b>
<b>Use</b>		
<b>Primary activity</b>		
(A1)	Horse racing	P
(A2)	Any primary activity not meeting Standard I413.6.3 but meeting all other standards	C
<b>Accessory activities</b>		
(A3)	Accessory activities	P
(A4)	Any accessory activity not meeting Standard I413.6.3 but meeting all other standards	C
<b>Compatible activities</b>		
(A5)	Organised sport and recreation	P
(A6)	Informal recreation	P
(A7)	Auctions	P
(A8)	Markets, fairs and trade fairs	P
(A9)	Filming activities	P
(A10)	Displays and exhibitions	P
(A11)	Sports, recreation and community activities	P
(A12)	Education activities	P
(A13)	Visitor accommodation with a gross floor area up to 500m <sup>2</sup>	P
(A14)	Visitor accommodation with a gross floor area greater than 500m <sup>2</sup>	D
(A15)	Camping grounds that meet Standard I413.6.10	P
(A16)	Camping grounds not meeting Standard I413.6.10	D
(A17)	Professional fireworks displays meeting Standard I413.6.8	P

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(A18)	Professional fireworks pyrotechnics displays not meeting Standard I413.6.8	RD
(A19)	Helicopter flights meeting Standard I413.6.9	P
(A20)	Helicopter flights not meeting Standard I413.6.9	RD
(A21)	Any compatible activity not meeting Standard I413.6.3 but meeting all other standards	C
<b>Development</b>		
(A22)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 10m in height	P
(A23)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 10m and up to 15m in height	RD
(A24)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15m in height	D
(A25)	Light towers and associated fittings up to and greater than 15m in height	P
(A26)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I413.6.6	RD
(A27)	Demolition of buildings	P
(A28)	Temporary buildings	P
(A29)	Workers' accommodation	P

#### I413.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I413.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I413.4.1 Activity table and which is not listed in I413.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

#### I413.6. Standards

The overlay and Auckland-wide standards apply in this precinct, unless otherwise specified below. The following standards do not apply:

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- (1) Standard [E27.6.1](#) Trip generation; and
- (2) Standard [E27.6.2](#) Number of parking and loading spaces.

All permitted, controlled or restricted discretionary activities listed in Table I413.4.1 Activity table must comply with the following activity standards unless otherwise stated.

**I413.6.1. Noise**

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I413.6.1.1 Noise standards.

**Table I413.6.1.1: Noise standards**

Time, day, duration and frequency	Noise limit
Any day including Christmas Day, Good Friday and Anzac Day between 8:00am and 10:00pm	55dB L <sub>Aeq</sub>
At all other times	40dB L <sub>Aeq</sub> and 70dB L <sub>Amax</sub>

- (2) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (4) Professional fireworks displays and helicopter flights are excluded from this standard.

**I413.6.2. Lighting**

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I413.6.2, the curfew and pre-curfew times are as stated in Table I413.6.2.1 Pre-curfew and curfew times.

**Table I413.6.2.1: Pre-curfew and curfew times**



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	Times
Pre-curfew	7.00am – 10:30pm
Curfew	10:30pm – 7.00am

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

- (a) the limits in Table I413.6.2.2 Horizontal and vertical illuminance at a boundary when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

**Table I413.6.2.2: Horizontal and vertical illuminance at a boundary**

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

- (b) the vertical illuminance limits in Table I413.6.2.3 Vertical illuminance at a window when measured at the windows of habitable rooms of a lawfully established dwelling.

**Table I413.6.2.3: Vertical illuminance at a window**

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

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

- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I413.6.2.4 Pre-curfew luminous intensity and 1,000 candelas for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

**Table I413.6.2.4: Pre-curfew luminous intensity**

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	Pre-curfew luminous intensity limit
Standard	10,000 cd

(8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I413.6.2.5 Building façade luminance. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

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

**Table I413.6.2.5: Building façade luminance**

	Luminance limit
Standard	10 cd/m <sup>2</sup>

**I413.6.3. Traffic management**

All activities must meet at least one of the following traffic management standards:

- (1) the activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) the activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

**I413.6.4. ~~Parking [deleted]~~**

- (1) ~~Any loss of existing formed and marked parking spaces from 30 September 2013 must be accommodated elsewhere within the precinct unless the number of parking spaces provided exceeds the requirements set out in E27.6.2 Number of parking and loading spaces.~~

Commented [A1]: Non-Schedule 1

**I413.6.5. Screening**

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

**I413.6.6. Interface control areas**

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the Franklin A&P Showgrounds: Precinct plan 1. Temporary buildings are excluded from this standard.

**I413.6.7. Height in relation to boundary**

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- (1) Along the boundaries where the Franklin A&P Showgrounds Precinct directly adjoins a zone, the height in relation to boundary standard that applies in the adjoining zone will also apply to the precinct boundary.
- (2) Where the Franklin A&P Showgrounds Precinct directly adjoins a road or a zone with no height in relation to boundary standard, buildings must not project beyond a 45 degree recession plane measured from a point 8.5 metres vertically above ground level on the precinct boundary.
- (3) Temporary buildings, light towers and associated fittings are excluded from this height in relation to boundary standard

#### **I413.6.8. Professional fireworks displays**

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 meters from any residential zone.
- (5) Displays must comply with 140dB  $L_{Zpeak}$  at any point in the audience area and within the boundary of any activity sensitive to noise.

#### **I413.6.9. Helicopter flights**

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landings and departures must take place at least 150 metres from any neighbouring site.

#### **I413.6.10. Camping grounds**

- (1) The operation of any camping activities may not exceed:
  - (a) three consecutive nights (72 hours) when stopping on a casual basis; or
  - (b) when camping to attend a specific event which is longer than three consecutive nights, camping activities may occur over the duration of the event up to a maximum of 14 consecutive nights.

#### **I413.6.11. Temporary buildings**

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

### **I413.7. Assessment – controlled activities**

#### **I413.7.1. Matters of control**

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

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

**I413.7.2. Assessment criteria**

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

- (1) the effects of the proposed activity on the safety and efficiency of the transport network:
  - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
  - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
  - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

**I413.8. Assessment – restricted discretionary activities**

**I413.8.1. Matters of discretion**

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

- (1) any activity that does not comply with noise and/or lighting standards:
  - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) any activity that does not comply with permitted helicopter flight standard:
  - (a) the effects of non-compliance with the permitted helicopter flight standard on the amenity of surrounding properties.
- (3) any activity that does not comply with permitted professional fireworks display standard:
  - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m and up to 25m in height and/or which does not comply with height in relation to boundary standards:

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- (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I413.6.6.
  - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) any activity that does not comply with screening standards:
  - (a) the visual effects of rubbish and storage areas on residential and open space sites.

**I413.8.2. Assessment criteria**

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

- (1) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
  - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
    - (i) the cumulative noise effects of other activities which are permitted on the site;
    - (ii) the cumulative effect of numerous infringements of noise standards; and
    - (iii) the degree of non-compliance;
  - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;
  - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
  - (d) the extent to which any artificial lighting will create a traffic safety issue;
  - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
  - (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance; and
  - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.

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- (2) the effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
  - (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
    - (i) the sensitivity of the surrounding environment;
    - (ii) the cumulative effect of numerous infringements of this standard;
    - (iii) the additional number of activities; and
    - (iv) whether there is an operational need for the exceedance.
  - (3) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
    - (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
      - (i) the amenity values and character of the surrounding area;
      - (ii) the functional and operational requirements of the precinct;
      - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
      - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
      - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
      - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and
      - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas;
    - (b) the extent to which the height, location and design of the building allows reasonable sunlight and daylight access to:
      - (i) streets and public open spaces; and
      - (ii) adjoining sites;
    - (c) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties;
    - (d) whether there is an operational need to exceed height and/or height in relation to boundary standard/s; and

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- (e) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the operational needs of the facility.
- (4) the visual effects of rubbish and storage areas on residential and open space zoned sites:
  - (a) the extent to which screening is practicable; and
  - (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

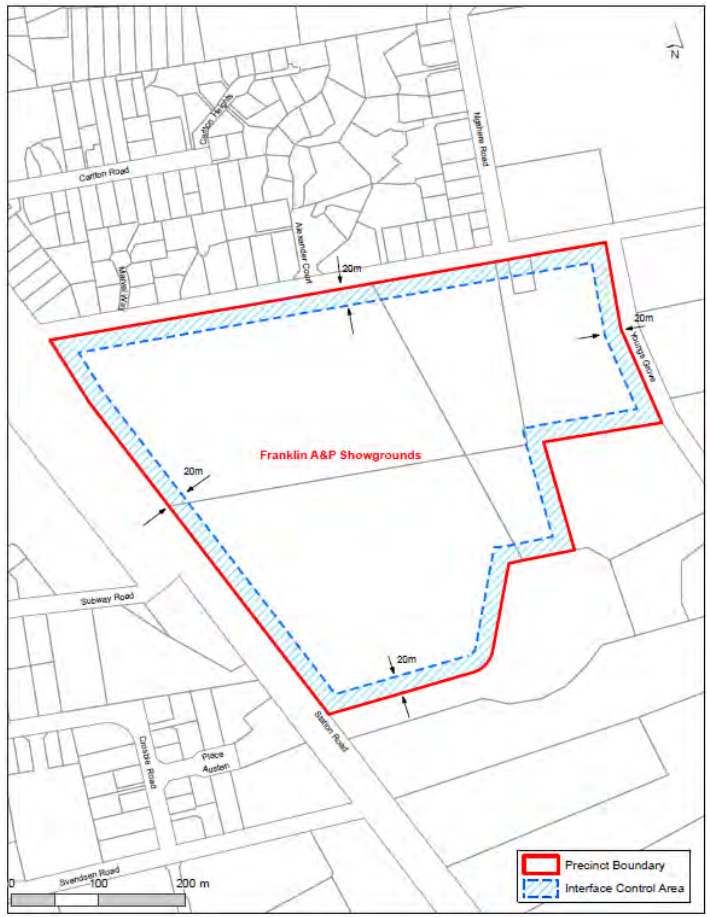
**I413.9. Special information requirements**

There are no special information requirements for this precinct.

**I413.10. Precinct plans**

I413 Franklin A&P Showgrounds Precinct

I413.10.1. Franklin A&P Showgrounds: Precinct plan 1





## **I414. Franklin Trotting Club Precinct**

### **I414.1. Precinct description**

The Franklin Trotting Club Precinct provides specific planning controls for the use of the Franklin Trotting Club. The Franklin Trotting Club is a horse racing complex situated on Station Road, Pukekohe.

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

Refer to the planning maps for the location and extent of the precinct.

### **I414.2. Objectives**

- (1) The Franklin Trotting Club is protected as a regionally and nationally important venue for horse racing.
- (2) A range of activities compatible with, or accessory to, the primary activity are enabled.
- (3) The adverse effects of the operation of the Franklin Trotting Club are avoided, remedied or mitigated as far as is practicable recognising that the primary activity will by virtue of its nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

### **I414.3. Policies**

- (1) Enable the safe and efficient operation of the Franklin Trotting Club for its primary activity.
- (2) Protect the primary activity of the Franklin Trotting Club from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities which:
  - (a) avoid, remedy or mitigate adverse effects; and
  - (b) are of a character and scale which will not displace the primary activity.
- (4) Manage the adverse effects of the operation of the Franklin Trotting Club, having regard to the amenity of surrounding properties.
- (5) Recognise that the Franklin Trotting Club's primary activity may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

### **I414.4. Activity table**

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

- (1) [E24 Lighting](#):

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- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E27 Transport – Rule E27.6.1](#);
- (4) [E27 Transport – Rule E27.6.2](#); and
- (5) [E40 Temporary activities](#).

Table I414.4.1 specifies the activity status of land use and development activities in the Franklin Trotting Club Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I414.4.1: Activity table**

	Activity	Activity status
Use		
Primary activity		
(A1)	Horse racing	P
(A2)	Horse racing not meeting Standard I414.6.3 but meeting all other standards	C
Accessory activities		
(A3)	Accessory activities	P
(A4)	Any accessory activity not meeting Standard I414.6.3 but meeting all other standards	C
Compatible activities		
(A5)	Organised sport and recreation	P
(A6)	Informal recreation	P
(A7)	Markets, fairs and trade fairs	P
(A8)	Filming activities	P
(A9)	Displays and exhibitions	P
(A10)	Sports, recreation and community activities	P
(A11)	Professional fireworks displays meeting Standard I414.6.8	P
(A12)	Professional fireworks pyrotechnics displays not meeting Standard I414.6.8	RD
(A13)	Helicopter flights meeting Standard I414.6.9	P
(A14)	Helicopter flights not meeting Standard I414.6.9	RD
(A15)	Any compatible activity not meeting Standard I414.6.3 but meeting all other standards	C
Development		
(A16)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 10m in height	P

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(A17)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 10m and up to 15m in height	RD
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15m in height	D
(A19)	Light towers and associated fittings up to and greater than 15m in height	P
(A20)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I414.6.6	RD
(A21)	Demolition of buildings	P
(A22)	Temporary buildings	P
(A23)	Workers' accommodation	P

**I414.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I414.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I414.4.1 Activity table and which is not listed in I414.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

**I414.6. Standards**

All permitted, controlled or restricted discretionary activities listed in Table I414.4.1 must comply with the following activity standards, unless otherwise stated.

**I414.6.1. Noise**

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I414.6.1.1.

**Table I414.6.1.1: Noise standards**

Time, day, duration and frequency	Noise limit
Any day including Christmas Day, Good Friday and Anzac Day between 8:00am and 10:00pm	55dB L <sub>Aeq</sub>
At all other times	40dB L <sub>Aeq</sub> and 70dB L <sub>Amax</sub>

- (2) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (4) Professional fireworks displays and helicopter flights are excluded from this standard.

**I414.6.2. Lighting**

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I414.6.2, the curfew and pre-curfew times are as stated in Table I414.6.2.1.

**Table I414.6.2.1: Pre-curfew and curfew times**

	Times
Pre-curfew	7am – 10pm
Curfew	10pm – 7am

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

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- (a) The limits in Table I414.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

**Table I414.6.2.2: Horizontal and vertical illuminance at a boundary**

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

- (b) The vertical illuminance limits in Table I414.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

**Table I414.6.2.3: Vertical illuminance at a window**

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15% (based on an adaption luminance of 2cd/m<sup>2</sup>) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I414.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

**Table I414.6.2.4: Pre-curfew luminous intensity**

	Pre-curfew luminous intensity limit
Standard	10,000 cd

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I414.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting

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installations) – International Commission on Illumination ISBN 3 901 906 19 3.

**Table I414.6.2.5: Building façade luminance**

	Luminance limit
Standard	10 cd/m <sup>2</sup>

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

#### **I414.6.3. Traffic management**

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

#### **I414.6.4. Parking ~~[deleted]~~**

- (1) ~~[deleted] Any loss of existing formed and marked parking spaces from 30 September 2013 must be accommodated elsewhere within the precinct unless the number of parking spaces provided exceeds the requirements set out in E27 Transport – district rule E27.6.2.~~

Commented [A1]: Non-Schedule 1

#### **I414.6.5. Screening**

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

#### **I414.6.6. Interface control areas**

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

#### **I414.6.7. Height in relation to boundary**

- (1) Along the boundaries where the Franklin Trotting Club Precinct directly adjoins a zone, the height in relation to boundary standard that applies in the adjoining zone will also apply to the precinct boundary.
- (2) Where the Franklin Trotting Club Precinct directly adjoins a road or a zone with no height in relation to boundary standard, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level on the precinct boundary.
- (3) Temporary buildings, light towers and associated fittings are excluded from this height in relation to boundary standard.

**I414.6.8. Professional fireworks displays**

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 meters from any residential zone.
- (5) Displays must comply with 140dB  $L_{Zpeak}$  at any point in the audience area and within the boundary of any activity sensitive to noise.

**I414.6.9. Helicopter flights**

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring site.

**I414.6.10. Temporary buildings**

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

**I414.7. Assessment – controlled activities**

**I414.7.1. Matters of control**

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

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

**I414.7.2. Assessment criteria**

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

- (1) Effects on the safety and efficiency of the transport network:
  - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
  - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
  - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

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#### **I414.8. Assessment – restricted discretionary activities**

##### **I414.8.1. Matters of discretion**

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

- (1) Any activity that does not comply with noise and/or lighting standards:
  - (a) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standards:
  - (a) The effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standards:
  - (a) The effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 10m and up to 15m in height and/or which does not comply with height in relation to boundary standards:
  - (a) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I414.6.6:
  - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) Any activity that does not comply with screening standards:
  - (a) The visual effects of rubbish and storage areas on residential and open space sites.

##### **I414.8.2. Assessment criteria**

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

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
  - (a) Whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:

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- (i) the cumulative noise effects of other activities which are permitted on the site;
- (ii) the cumulative effect of numerous infringements of noise standards; and
- (iii) the degree of non-compliance;
- (b) Whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;
- (c) The extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement;
- (d) The extent to which any artificial lighting will create a traffic safety issue;
- (e) Whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
- (f) The extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance; and
- (g) Whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
  - (a) The extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
    - (i) the sensitivity of the surrounding environment;
    - (ii) the cumulative effect of numerous infringements of this standard;
    - (iii) the additional number of activities; and
    - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces:
  - (a) The extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
    - (i) streets and public open spaces; and
    - (ii) adjoining sites, particularly those in residential zones;

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- (a) The extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
  - (b) Whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s; and
  - (c) The extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (a) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
    - (i) the amenity values and character of the surrounding area;
    - (ii) the functional and operational requirements of the precinct;
    - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
    - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
    - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
    - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
    - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The visual effects of rubbish and storage areas on residential and open space zoned sites:
- (a) The extent to which screening is practicable; and
  - (b) The extent to which distance and topographical matters mitigate likely adverse visual effects.

#### **I414.9. Special information requirements**

There are no special information requirements for this precinct.

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I414.10. Precinct plans

I414.10.1. Franklin Trotting Club: Precinct plan 1



## **I418. Kingseat**

### **I418.1. Precinct Description**

The Kingseat Precinct covers some 298 hectares. It adjoins the Whatapaka Creek of the Manukau Harbour (which is of significant importance to the Mana whenua of the area) and encompasses the existing Kingseat village, the former Kingseat Hospital site and parts of the surrounding rural area.

The purpose of the Kingseat Precinct is to provide for the integrated and comprehensively planned expansion of the rural village of Kingseat. The precinct provides the opportunity for an appropriately designed, managed, and environmentally sensitive village to serve this community and surrounding area.

The precinct should be of a sufficient size and mass to provide a range of facilities and services, and accommodate the demands of growth within a compact and walkable area for a population of approximately 5000 people. The precinct also gives recognition to the historic, cultural and environmental attributes, and character of the area, for example by providing for the adaptive reuse of the former Kingseat Hospital site and protecting environments of the Whatapaka Inlet.

The Kingseat Precinct incorporates the provisions of the Kingseat Structure Plan and modifies the underlying Plan zones where appropriate to provide for the precinct's integrated and sustainable management.

#### **Sub-precinct A – Kingseat Hospital Buildings**

Sub-precinct A encompasses the following buildings on the former Kingseat Hospital site and provides opportunities for their protection and reuse, as well as allowing for complementary new development:

- (a) a group of Heritage Buildings (Ancillary Hospital Buildings);
- (b) the Heritage Nurses Home; and
- (c) Heritage Villas 11, 12, and 13.

These buildings along with trees of merit are identified on Kingseat Precinct plan 3: Protected heritage place and /notable trees, in the map diagrams. Notable trees at the Kingseat Hospital site are identified in the general listing of Notable trees for the Auckland region in this Plan.

The zoning for Sub-precinct A, Residential - Mixed Housing Suburban Zone, is modified by specific provisions that promote the reuse of the heritage buildings on the former Kingseat Hospital site while recognising their heritage values. Sub-precinct A also provides for activities that are complementary to the local centre, and that do not undermine the commercial and retail functions of the local centre.

#### **Sub-precinct B – Single House Zone**

Sub-precinct B is zoned Residential - Single House Zone. It surrounds both the local centre and the medium density precincts (i.e. those in the Residential - Mixed Housing Suburban Zone). An area adjoining Linwood Road is zoned Open Space – Sport and

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Active Recreation Zone. Two areas off McRobbie Road are zoned Open Space – Informal Recreation Zone.

### **Sub-precinct C – Medium Density Residential**

Sub-precinct C is located within the former Kingseat Hospital site and partly surrounds the local centre. Its purpose is to provide for a more intensive form of housing and to consolidate and support the local centre while having regard to the amenity and heritage values of the former Kingseat Hospital site. It is zoned Residential - Mixed Housing Suburban Zone. Specific density provisions apply.

### **Sub-precinct D – Kingseat Village Centre**

Sub-precinct D is zoned Business - Local Centre Zone. The local centre is identified on Kingseat Precinct plan 2 and Kingseat Precinct plan 8. The local centre's purpose is to serve both the settlement and wider surrounding rural areas. Activities and development in this area is required to be consistent with design elements.

### **Sub-precinct E - Kingseat Light Industry**

Sub-precinct E is zoned Business - Light Industry Zone and is identified on Kingseat Precinct plan 2 and Kingseat Precinct plan 8. Light Industry areas are required to be consistent with design elements. The Light Industry zone provides for a range of employment activities that complement the local centre.

### **Sub-precinct F – Rural Transition**

Sub-precinct F is zoned Residential - Single House Zone and is shown on Kingseat Precinct plan 1: Sub-precincts and areas. It provides a transition or rural interface area between the urban settlement in Sub-precinct B and the adjoining rural land. This sub-precinct provides for a more spacious type of residential development set within larger grounds than in Sub-precinct B, and reflects the relationship with the adjoining rural areas. The larger minimum site requirements for development in this sub-precinct are intended to reduce potential reverse sensitivity conflicts with adjoining rural activities and land uses, and recognise elements of rural character.

### **Sub-precinct G – Coastal Transition**

Sub-precinct G is zoned [H3 Residential - Single House Zone](#) and is shown on Kingseat Precinct plan 1: Sub-precincts and areas. This plan identifies this area as being located along the length of the coastal environment of the Whatapaka Creek. It provides a buffer and a transition between the urban settlement area and the coastal edge and environment.

The provision of large spacious sites for subdivision and development in this sub-precinct maintains the cultural heritage and natural environmental values of this area, and reduces potential adverse impacts upon the coastal environment. An area of conservation reserve (existing and proposed esplanade reserve) is identified along the coastal edge of the sub-precinct providing a buffer to the coastal environment and is zoned Open Space – Informal Recreation Zone.

The zoning of land within this precinct comprises of the following sub-precincts and areas with the following underlying zones:

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- Sub-precinct A: Residential - Mixed Housing Suburban Zone
- Sub-precinct B: Residential - Single House Zone, Open Space – Sport and Active Recreation Zone and Open Space – Informal Recreation Zone
- Sub-precinct C: Residential - Mixed Housing Suburban Zone
- Sub-precinct D: Business - Local Centre Zone
- Sub-precinct E: Business – Light Industrial Zone
- Sub-precinct F: Residential – Single House Zone
- Sub-precinct G: Residential – Single House Zone and Open Space – Informal Recreation Zone

#### **I418.2. Objectives [rp/dp]**

- (1) All stormwater and wastewater infrastructure is adequately serviced and appropriately managed for the type, location and extent of subdivision and development, and the cultural heritage values of the coastal and stream environments are recognised.
- (2) The significant heritage, environmental and cultural values of the former Kingseat Hospital site are recognised and enhanced.
- (3) Subdivision and development, as well as adaptive reuse activities, takes place in a manner that accounts for the heritage value of buildings in the precinct, particularly those on the former Kingseat hospital site.
- (4) The interface between urban, coastal and rural environments is recognised and protected.
- (5) The local centre is maintained or further developed in a way that achieves its key functions and role as a commercial and retail centre for the precinct.
- (6) A range of residential densities that support the development of an integrated multimodal transport system (private vehicles, public transport, horse riding, walking, cycling) is provided.
- (7) Protected heritage places and the relationship of Mana Whenua to the surrounding area and Whatapaka Creek is recognised, provided for and protected from inappropriate subdivision and development.

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

#### **I418.3. Policies[rp/dp]**

- (1) Undertake subdivision and development to achieve a compact and contained urban form that is consistent with the Kingseat Precinct plans and the controls that apply to the sub-precincts.

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- (2) Undertake subdivision and development within the former Kingseat Hospital site in a manner consistent with Precinct plans 4 and 5.
- (3) Require developers of the Kingseat Precinct to provide appropriate stormwater infrastructure taking an integrated stormwater management approach to service developments at no cost to the council.
- (4) Avoid large self-serviced individual sites.
- (5) Undertake subdivision and development in a manner that maintains, protects and/or enhances those elements identified on the Kingseat Precinct plans and relevant planning maps that contribute towards protecting and/or enhancing:
  - (a) the existing amenity and character values of the coastal environment of the Whatapaka Inlet, significant watercourses and riparian margins, significant trees and vegetation;
  - (b) scheduled heritage places within the former Kingseat Hospital site; and
  - (c) the interface between the urban village / development areas and the adjoining rural and coastal environments.
- (6) The relationship of Mana Whenua with the coastal environment is recognised and protected, and in particular adverse effects on wāhi tapu and other taonga from inappropriate land use and subdivision activities in close proximity to the coastal edge.
- (7) Promote and support the development of a defined local centre with an appropriate range of accessible, walkable and conveniently-located retailing activities, service and commercial activities, and community facilities that serve the day-to-day needs of the precinct and of residents in the wider area.
- (8) Ensure that subdivision and land use activities establish a transport network that provides for the safe and efficient movement of motor vehicles, pedestrians, horse riders (coastal and rural trails), and cyclists.
- (9) Provide for the co-ordinated upgrade of public roading infrastructure within the precinct so that such upgrades occur either before or concurrent with development.
- (10) Ensure infrastructure provision for public water supply and one public waste water system in the precinct is in advance of, or concurrent with, any resource consents for subdivision and development, provided that resource consent for the reticulated and treated waste water disposal and any required resource consents for storm water discharge have been granted.
- (11) Subdivision and development should avoid, remedy or mitigate any adverse effects of urban development in the Kingseat precinct by:



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- (a) implementing the recommendations of any approved Stormwater Management Plan(s) (which will include analysis of best, most practical options) and any approved Stormwater Discharge Consent;
- (b) establishing open space, stormwater reserves, approved stormwater infrastructure (quality and detention) and approved wastewater infrastructure, in an appropriate and timely manner, cognisant of:
- (i) the full life cycle costs of the asset;
  - (ii) the need to establish approved low impact design stormwater solutions to limit the number, scale and maintenance requirements of stormwater infrastructure;
  - (iii) the need to establish approved stormwater infrastructure in an integrated and coordinated manner based on catchments rather than landholdings, while also accepting the role of individual lots and public places in effective stormwater management;
  - (iv) the need to avoid direct discharges from stormwater and from wastewater treatment to streams and the Whatapaka Creek and Manukau Harbour;
  - (v) the need to ensure that the discharge of treated wastewater from the Kingseat Precinct area occurs in an environmentally and culturally sensitive way and which is characterised by:
    - One public wastewater treatment plant (membrane bioreactor or similar) which treats wastewater to a high standard;
    - Avoidance of any discharge of treated wastewater directly, or by overland flow, into the Mana Whenua Management Precinct associated with the Whatapaka Creek;
    - Any direct discharge of treated wastewater from the Kingseat Precinct outside the Mana Whenua Management Precinct associated with the Whatapaka Creek having no more than a de minimis adverse ecological effect on the Mana Whenua Management Precinct;
    - Ngati Tamaoho being notified of any application to discharge wastewater collected from the Kingseat Precinct;
  - (vi) On-site management and the use of communal devices or facilities to reduce stormwater contaminants, volumes and peak flows and minimise adverse effects, focussing in particular on:
    - activities that have the potential to generate high contaminant concentrations (such as parking areas and road reserves) and loads;

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- managing stormwater runoff to achieve hydrological mitigation through detention and retention in areas discharging to rivers and streams;
  - minimising the temperature effects of stormwater discharges on rivers and streams where practicable; and
  - providing for the management of gross stormwater pollutants, such as litter, in areas where the generation of these may be an issue;
- (c) protecting, maintaining and/or enhancing significant vegetation;
- (d) protecting, maintaining and /or enhancing all perennial streams requiring riparian margins identified on the Kingseat Precinct plan 2;
- (e) protecting, maintaining and/or enhancing coastal ecosystems, character and significant coastal values of the Whatapaka Inlet and Manukau Harbour including the needs of migratory birds. This includes limiting development to low density lots adjoining the coast, maintenance of setbacks and establishment of indigenous vegetation, in a manner that recognises the cultural heritage values of the coastal and stream environment;
- (f) maintaining water quality by managing earthworks to avoid siltation and sedimentation of watercourses and adjoining properties; and
- (g) appropriately managing earthworks during subdivision to avoid, as far as practicable, the need for further significant earthworks and retaining during the development of buildings, and to avoid adverse effects upon archaeological sites and areas of cultural significance.

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

#### **I418.4. Activity table**

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

Table I418.4.1 Activity table specifies the activity status of land use, development, subdivision, and discharge activities in the Kingseat Precinct pursuant to section 9(2), 9(3), 11, and 15 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

A blank in Table I418.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

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Table I418.4.1 Activity table 1 – Sub-precinct A-G

Activity		Activity status						
		A	B	C	D	E	F	G
(A1)	Any permitted activity seeking to operate outside the hours specified in the Performance Standards	P						
Residential								
(A2)	More than a single dwelling on a site within the Single House zone		D					
(A3)	One dwelling on sites no less than a net site area of 450m <sup>2</sup>		P					
(A4)	Dwellings on sites less than 1500m <sup>2</sup>						NC	
(A5)	Dwellings on sites less than 2500m <sup>2</sup>							NC
(A6)	One dwelling on a site of 325m <sup>2</sup> -500m <sup>2</sup> located 200 metres from a neighbourhood park complying with Standards <a href="#">H4.6 in the H4 Residential - Mixed Housing Suburban Zone</a> with the exception of: <ul style="list-style-type: none"> <li>• <a href="#">H4.6.1</a> Activities listed in Table I418.4.1;</li> <li>• <a href="#">H4.6.2</a> Home occupations; and</li> <li>• <a href="#">H4.6.3</a> The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings</li> </ul>		D					
(A7)	More than one dwelling on a site less than 300m <sup>2</sup> in net site area		NC	NC	NC		NC	NC
(A8)	More than two dwellings within existing Protected Heritage Places identified on Precinct plan 3 - Protected heritage place and trees of merit.	RD						
(A9)	More than two dwellings within an existing building	RD						
(A10)	Residential development not complying with I418.6.6 main frontage control.				NC			
(A11)	Home occupation within existing Protected Heritage Places identified as A57, A58, A59 and A61 on Precinct plan 3 - Protected heritage place and trees of merit.	RD						
(A12)	Any new dwelling where required road works associated with the full	P	P	P	P		P	P

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	adjoining road frontage of any development area have been completed.							
(A13)	Any new dwelling where required road works associated with the full adjoining road frontage of any development area either: are proposed in an application; are covered by a roading infrastructure agreement.	RD	RD	RD	RD		RD	RD
(A14)	Any new dwelling constructed where no roading plan has been prepared for the relevant section of public road specified in Kingseat:Precinct plan 9 – Public road sections requiring a roading plan.	NC	NC	NC	NC		NC	NC
(A15)	Any new dwelling constructed within a development area where required road works associated with the full adjoining road frontage either: are not proposed in an application; are not covered by a roading infrastructure agreement; have not already been completed.	NC	NC	NC	NC		NC	NC
(A16)	Visitor accommodation	RD						
(A17)	Multi-Unit Housing (any residential development, whether of attached or detached structures or a combination thereof, which provides for the existence or establishment of more than one household on a site) within an existing Building	RD						
(A18)	Special Housing Development (being a residential development intended to suit the particular residential needs and characteristics of a homogenous group of people and includes any building or buildings)	RD						
(A19)	Live Work Units (being a single unit consisting of a workshop, workroom, home enterprise or home occupation with a residential component that is occupied by the same owner/tenant.)	RD						
(A20)	Integrated residential development, Supported residential care and boarding houses	RD						
(A21)	Community							
(A22)	Marae Complex and Kokiri Centres	P	P					

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(A23)	Education facilities	RD						
(A24)	Hospital (but not including a Psychiatric Hospital as defined in the Mental Health Act 1969)	RD						
(A25)	Public Toilets except in building 52 within the Kingseat Heritage Mixed Use Overlay	RD						
(A26)	Public amenities within existing Protected Heritage Places identified as A57, A58 , A59 and A61 on Precinct plan 3 - Protected heritage place and trees of merit.	RD						
(A27)	Public amenities	RD						

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Commerce							
(A28)	Retail selling predominantly convenience goods up to 400m <sup>2</sup> GFA	RD					
(A29)	Retail selling predominantly convenience goods greater than 400m <sup>2</sup> GFA	D					
(A30)	Veterinary clinics and health facilities not exceeding 400m <sup>2</sup> total GFA	P					
(A31)	The selling of hand crafts	P					
(A32)	Cafe up to 100m <sup>2</sup> of GFA within existing buildings as at 31 May 1994	P					
(A33)	Restaurants and cafes	P					
(A34)	Outdoor eating places within existing Protected Heritage Places identified as A57, A58 , A59 and A61 on Precinct plan 3 - Protected heritage place and trees of merit.	RD					
(A35)	Outdoor eating places	RD					
(A36)	Fitness centres within buildings up to 400m <sup>2</sup> total GFA	P					
(A37)	Entertainment facilities up to 400m <sup>2</sup> total GFA within existing protected Heritage Places identified as A57, A58 , A59 and A61 on Precinct plan 3 - Protected heritage place and trees of merit.	RD					
(A38)	Entertainment facilities up to 400m <sup>2</sup> total GFA	RD					
(A39)	Offices within existing Protected Heritage Places identified as A57, A58 , A59 and A61 on Precinct plan 3 - Protected heritage place and trees of merit.	RD					
(A40)	Offices	RD					
(A41)	Offices ancillary to any permitted activity	P					
Industry							
(A43)	Manufacturing not exceeding 400m <sup>2</sup> total GFA	P					
(A44)	Industrial laboratories within existing Protected Heritage Places identified as A57, A58 , A59 and A61 on Precinct plan 3 - Protected heritage place and trees of merit.	RD					

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(A45)	Workshops and Workrooms (i.e. buildings or rooms, in which articles, goods or produce are assembled, fabricated, prepared and/or repaired.)	P							
(A46)	Rural								
(A47)	Equestrian/Horse training centre	P							
<b>Development</b>									
(A48)	Construction of new buildings	RD							
(A49)	Internal alteration to the buildings existing as at 31 May 1994, where there is no change in site coverage or building height	P							
(A50)	Repair, redecoration and insignificant alteration to the buildings existing as at 31 May 1994, carried out with materials similar in appearance to those originally used	P							
(A51)	Modification, demolition or removal of any part of buildings A62, A63, A64, A65, A66 and A67 as identified on Kingseat: Precinct plan 11 Adaptive reuse areas and development potential.	RD							
(A52)	For any heritage item listed in I418.11.1 Kingseat: Precinct schedule 1 - Heritage resources (historic buildings, structures and areas): - (a) any external modification, except re-painting, of any building or object; (b) any removal, relocation or demolition; (c) any work within 6 metres of the exterior surface of any building or object except: (i) where the building or work is on a public road or reserve; (ii) where such work is on a different SITE and that SITE was in existence as at 31 May 1994; (d) any new building within the Heritage setback (former Kingseat Hospital site); (e) any activity which would offend mana whenua in terms of the known spiritual or cultural associations;	RD	RD	RD	RD	RD	RD	RD	RD

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Subdivision								
(A53)	Subdivision in the Kingseat Precinct which complies with Standards I418.6.10 to I418.6.16.	RD						
(A54)	Subdivision in Sub-precinct B, and Sub-precincts F and G that does not comply with I418.6.11 Minimum site size road frontage, size requirements	NA	D	NA	NA	NA	D	D
(A55)	Medium density subdivision (net site area down to 325m <sup>2</sup> ) or that approved by resource consent in Sub-precinct C	NA	NA	C	NA	NA	NA	NA
(A56)	Subdivision involving cul-de-sac roads	D						
(A57)	Subdivision creating a rear site in Sub-precinct F of the Kingseat precinct	NA	NA	NA	NA	NA	NC	NA
(A58)	Subdivision which does not comply with any Standards I418.6.10 to I418.6.16 excluding lots not connected to a public reticulated water supply or public reticulated wastewater network.	D						
(A59)	Subdivision which complies with all Standards I418.6.10 to I418.6.16 and is located outside the area identified in I418.6.8 Historic heritage alert setback.	RD						
(A60)	Subdivision which complies with all standards in with I418.6.10 to I418.6.16 and is located within the I418.6.8 Historic heritage alert setback	D						
(A61)	Subdivision which does not comply with Standards I418.6.10 to I418.6.16 provided that, at the time at which the application is lodged with Council, all necessary resource consents have been obtained for a public reticulated water supply network and a public reticulated sewage disposal system, and where such resources consents are still in force at the time of determination.	D						
(A62)	Subdivision of sites within the Kingseat Precinct not connected to a public reticulated water supply or a public reticulated sewage disposal system and where all necessary resource consents have not been granted for a public reticulated water	NC						

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	supply network and a public reticulated sewage disposal system.	
(A63)	Any subdivision within the Kingseat Precinct relating to an area identified in Kingseat: Precinct plan 9 – Public road sections requiring a roading plan where no roading plan for the relevant section of existing public road has been prepared.	NC
(A64)	Any subdivision within the Kingseat Precinct within a development area identified on Kingseat: Precinct plan 10 - Kingseat development area, where the required road works associated with the full adjoining road frontage, either: <ul style="list-style-type: none"> <li>a) are not proposed as part of the subdivision application, or</li> <li>b) are not covered by a roading infrastructure development agreement, or</li> <li>c) have not already been completed.</li> </ul>	NC

Note 1

For the purposes of this Precinct:

Required road works means the works that must be undertaken to the centreline of the adjoining public road, and which must be along the full road frontage of the development area in which the subdivision or development is occurring, All such works must be undertaken in accordance with a roading plan that has been approved as part of a resource consent application.

Development area means those areas of land as denoted as such in any precinct plan. Any development or subdivision in a development area will necessitate the upgrading of the entire adjoining public road frontage to the centreline of that road.

Heritage Setback means that area of a scheduled building identified in Kingseat: Precinct plan 3 – protected heritage places and trees of merit located:

- Between 15m and the front façade of Building A.52 facing the central roadway;
- 10m from all other facades of Building A.52 and from the facades of Buildings A.57, A.58, A.59 and A61; and
- 6m from all facades of scheduled Buildings A.62 to A.67

**I418.5. Notification**

- (1) Any application for resource consent for an activity listed in Table I418.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

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- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

### I418.6. Standards

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

#### I418.6.1. Density

- (1) More than one dwelling on a site within Sub-precinct B is a permitted activity provided that the number of dwellings must not exceed a density of one dwelling per 450m<sup>2</sup> net site area.
- (2) Development exceeding the density provided for in this rule is a discretionary activity.

#### I418.6.2. Height

- (1) Buildings in Sub-precinct A must not exceed 12m in height.

#### I418.6.3. Height in relation to boundary

- (1) Standard [H4.6.5](#) height in relation to boundary, [H4 Residential - Mixed Housing Suburban Zone](#) does not apply to internal boundaries within Sub-precinct A.

#### I418.6.4. Yards

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table I418.6.4.1 Yards in Sub-precincts A, B, F and G below.

**Table I418.6.4.1 Yards in Sub-precincts A, B, F and G**

Yard	Minimum depth
Front	5m for Sub-precincts A, B and F
	10 m for Sub-precinct G
Side or rear yards adjoining land which is within any of the zones in section <a href="#">H19 -Rural Zones</a>	20m from the boundary of land zoned Rural - Rural Coastal or Rural - Rural Production Zones
Side or rear yards adjoining a Rural Trail identified on Kingseat: Precinct plan 2: Development plan	10m from the boundary of the Rural Trail
Coastal protection yard	30m from existing or proposed Esplanade Reserve or 50m from Mean High Water Springs whichever is the greater

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### I418.6.5. Building coverage

- (1) Within the Kingseat Precinct building coverage must comply with the following maximum total.
- (a) Building coverage per site must be 35% of the net area within the Residential - Single House Zone except as listed in Table I418.6.5.1 Building coverage in Sub-precincts A, F and G below:

**Table I418.6.5.1 I418.6.4 Building coverage in in Sub-precincts A, F and G**

Sub-precinct	Maximum building coverage per site
Sub-precinct A	50%
Sub-precinct F	25%
Sub-precinct G	20%

### I418.6.6. Main frontage control

- (1) In the Kingseat Precinct all residential development on the “main frontage control line” identified on Kingseat: Precinct plan 6 - Special control must not have habitable rooms at ground level.

### I418.6.7. Building line setback

- (1) In the Kingseat precinct, road widening from the current legal road width (as at 23 September 2010) will be required in the locations shown and in the dimensions specified in Kingseat: Precinct plan 7 – Road widening. Where road widening is identified on Kingseat: Precinct plan 7 – Road widening and where the construction of a building precedes subdivision, buildings must be located outside of the building line and this shall be deemed the new front boundary until such time as the road widening identified for the Site has been undertaken and subsequently vested in Council.

### I418.6.8. Historic heritage alert setback

- (1) Within the Kingseat precinct where any earthworks, including any land disturbance required for access way, formation work, or building, or planting of indigenous vegetation is proposed, or where a specified building area associated with proposed subdivision is proposed, within the width of 100m from the line of Mean High Water Springs:
  - (a) The person(s) undertaking the proposed activity (including subdivision) must provide the council with a report from a qualified archaeologist, identifying whether any archaeological site is within the Historic heritage alert setback of the proposed subdivision, and stating whether any archaeological site will be damaged, modified or destroyed by such activities;

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- (b) Where a report of the type described above has been previously received by council then a further report will not be required; and
- (c) Where a person proposes to undertake such activity and instigates a survey of a property or properties by a qualified archaeologist and no archaeological sites are recorded provisions I418.6.8 Historic heritage alert setback(a) and (b) will cease to apply.

#### **I418.6.9. Car parking ~~deleted~~**

##### ~~(1) ~~deleted~~ Kingseat Sub-precinct D: Local Centre~~

- ~~(a) Within the Kingseat Local Centre zone the number of parking spaces required under section E27 Transport at E27.6.2(4) will apply to activities only at the ground floor of the local centre with no parking requirements for activities within the first floor or above.~~

##### ~~(2) ~~deleted~~ Kingseat Sub-precinct A~~

- ~~(a) The following parking standards apply:~~

~~(iii) One parking space for every 40m<sup>2</sup> of gross floor area (GFA).~~

- ~~(b) Except that:~~

~~(iv) no parking is required for sites with total buildings having 400m<sup>2</sup> GFA or less;~~

~~(v) one parking space per site is required for sites with total buildings that exceed 400m<sup>2</sup> GFA but which do not exceed 1500m<sup>2</sup> GFA; and~~

~~(vi) two parking spaces are required for any site having total buildings greater than 1500m<sup>2</sup> GFA.~~

Commented [A1]: Non-Schedule 1

#### **I418.6.10. Kingseat precinct and sub-precinct A**

- (1) All subdivision within the precinct must be general accordance with Kingseat: Precinct plan 1 – Sub-precincts and areas and Kingseat: Precinct plans 2 – Development plan.
- (2) All subdivision within the former Kingseat Hospital Site must be in general accordance with Kingseat: Precinct plan 4 – Kingseat Hospital site and Kingseat: Precinct plan 5 – Concept plan Kingseat Hospital site.

#### **I418.6.11. Minimum site size, road frontage, size requirements**

- (1) Any new site within Sub-precinct B must:
  - (a) have a minimum net area of 450m<sup>2</sup>;
  - (b) have road frontage of no less than 15m;
  - (c) not be a rear site; and

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- (d) have a minimum distance of 20m between any specified building area and the boundary of an adjoining rural or coastal area.
- (2) Any new site within Sub-precinct F must:
- (a) have a minimum net area of 1500m<sup>2</sup>;
  - (b) have a minimum distance between any specified building area and the boundary of another zone of 20m;
  - (c) must not be a rear lot; and
  - (d) have road frontage of no less than 50 metres.
- (3) Any new site within Sub-precinct G must:
- (a) have a minimum net area of 2500m<sup>2</sup>;
  - (b) have a minimum distance between any specified building area and the boundary of an existing or proposed esplanade reserve of 30m;
  - (c) where adjoining an existing or proposed esplanade reserve revegetate 25% of the area of the new site with indigenous vegetation and protect this area through consent notices (subject to requirements of the Historic Heritage Alert Setback); and
  - (d) not be a rear site.
- (4) Medium density subdivision (i.e. net site area down to 325m<sup>2</sup>) or that approved by resource consent must be located within 200m of:
- (a) a Neighbourhood Park (excluding Harbourside Parks);
  - (b) Sub-Precinct D the Business Zone (Kingseat Village Centre);
  - (c) the Adaptive Re-use Overlay Area A and B shown on Kingseat Precinct plan 11 – Adaptive reuse areas and development areas; or
  - (d) buildings A57, A58, A59 and A61 within Sub- Precinct A (refer to Precinct plans 1, 2, 8 and 11).

#### **I418.6.12. Wastewater and Water Supply**

- (1) Any site located within the Kingseat precinct must be connected to a public reticulated wastewater treatment and disposal system.
- (2) Any site located within the Kingseat precinct, must be connected to a public reticulated water supply and network.

#### **I418.6.13. Rural trail**

- (1) In the Kingseat precinct, subdivision must provide a 10m wide strip of land in the location of the annotation "Local Purpose Access Rural Trail" on I418.10.2

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Kingseat: Precinct plan 2 – Development plan. The Rural Trail must be vested as local purpose access.

##### **I418.6.14. Average minimum density**

- (1) The average minimum density in Sub-precinct B is 10 dwellings per hectare

##### **I418.6.15. Design and layout Business - Local Centre Zone**

- (1) Whether subdivision within the Local Centre establishes, or does not preclude the establishment and development of a Village Square of at least 1,600m<sup>2</sup> in area with at least one continuous frontage to the Main Frontage Control Line shown on Kingseat: Precinct plan 6 – Special controls and as described in I418.6.6 Main frontage control.

##### **I418.6.16. Stormwater Management**

- (1) Any subdivision within the Kingseat Precinct must meet the following :
- (a) the only new ponds permitted for stormwater management must be dry detention basins that temporarily detain water and, where practical, must be able to completely empty via an orifice controlled outlet over a 24 hour period;
  - (b) all new stormwater management devices must not be located on the bed of any stream (off-stream);
  - (c) all stormwater from lots in the [H17 Business - Light Industrial Zone](#) must drain to a stormwater wetland that provides for secondary treatment prior to discharge. The treatment efficiency of a stormwater wetland must be designed using Auckland Council Guidelines as the minimum standard;
  - (d) all lots in Sub-precincts F & G must manage stormwater on-site and not rely upon or require the use of public stormwater wetlands or wetland-swale systems;
  - (e) all lots must be designed to accommodate the on-site volume and quality standards set out below;
  - (f) a 20m riparian margin must be provided from the edge of any permanent stream and 10m from the edge of intermittent streams;
  - (g) roads, uncovered parking areas, and jointly owned accessways must be designed to meet the stormwater quality standards set below; and
  - (h) All concentrated point discharges are to be avoided and methods to disperse discharges are to be implemented.

##### **On-site volume control**

- (2) All sites must provide on-site retention (volume control) of stormwater for a 10mm, rainfall event from:
- (a) all new impervious areas 25m<sup>2</sup> or larger in area; and

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- (b) both existing and new impervious areas where new or redevelopment of existing impervious areas exceed 50 square metres on redeveloped sites.

In achieving the above standard, all stormwater run-off from roofs must be directed to a rain tank providing for non-potable re-use; a planted infiltration pit or trench; permeable paving, or a combination.

- (3) In addition to I418.6.16(2) Stormwater Management above, where stormwater from a site discharges directly to a stream or to land that drains to a stream, stormwater management by on site devices or catchment-wide devices must be provided that meet the following:

- (a) detention (temporary storage) with a volume equal to the remainder of the 95th percentile event from all new impervious areas 25 square metres or larger in area, and for both existing and new impervious areas where new impervious areas exceed 50 square metres on redeveloped sites;
- (b) the discharge must not result in, or increase, flooding of other properties in events up to 10 per cent annual exceedance probability or the inundation of buildings in events up to the one per cent annual exceedance probability; and
- (c) the discharge must not cause or increase scouring or erosion at the point of discharge or downstream and must be dispersed prior to stormwater entering the stream or coastal marine area.

Provided that where the stormwater from a site discharges directly to the coastal marine area and not to a stream, on site stormwater management does not need to comply with (a) and (b) above.

#### **On-site quality control**

- (4) All buildings must avoid the use of unpainted roofing or spouting materials containing zinc or copper to minimise contaminant runoff.
- (5) Stormwater runoff from high contaminant generating land uses must be treated by an Approved Stormwater Quality Device.

For the purposes of this rule, high contaminant-generating land uses means:

- all road carriageways; and
- parking areas and associated accessways that are exposed to rainfall and which carry more than 50 vehicles per day,

For the purpose of this rule Approved Stormwater Quality Device means:

A stormwater quality treatment device or system that is sized and designed in accordance with TP 10 – Stormwater Management Devices: Design Guidelines Manual (May 2003), or alternative devices that are demonstrated to achieve an equivalent level of contaminant removal performance to that of TP 10 – Stormwater Management Devices: Design Guidelines Manual (May



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2003) for the land use activity and associated contaminants of concern as follows:

- (a) for high use roads and carparks, stormwater quality treatment devices that are more effective at removal of sediment and metals must be used;
  - (b) for high contaminant yielding building materials, stormwater quality treatment devices that are more effective at removal of metals must be used.
- (6) Industrial and Trade Activity (ITA) areas are excluded from these provisions where they are located within the Business - Light Industrial Zone. However, any additional impervious area outside of the ITA area but which are located within the same lot are subjected to these provisions.

#### **I418.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

#### **I418.8. Assessment – restricted discretionary activities**

##### **I418.8.1. Matters of discretion**

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

##### **(1) Matters of discretion (General):**

- (a) whether sites can be adequately serviced with water, wastewater disposal and systems to control discharge of contaminants;
- (b) the extent to which stormwater management takes an integrated stormwater management approach with riparian planting, earthworks, silt and sediment control;
- (c) the adequacy of measures for remediation of soil contamination;
- (d) the potential effects arising from geotechnical matters including site stability and natural hazards such as flooding;
- (e) measures adopted to address proximity to national grid transmission lines (refer Planning Maps);
- (f) whether residential subdivision achieves the yield depicted on Kingseat: Precinct plan 11 – Adaptive reuse areas and development areas, design and layout, site planning, building form, public interface and external appearance, open spaces, parking areas, landscaping and amenity planting;
- (g) the design, function and measures proposed to secure the future viability of the local centre;

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- (h) the measures to avoid adverse effects on natural features including existing native (and significant exotic) vegetation, riparian planting, ecosystems and stream and riparian environments and their natural landscape quality ecological and landscape values including proposals for their retention, protection and enhancement;
- (i) the measures to avoid adverse effects on the coastal environment including proposals for its protection and enhancement;
- (j) measures for the retention and promotion of the function of key open spaces and vegetated areas, and the entrance feature roadway, notable and significant trees and heritage resources including historic heritage places, other existing trees and landscape quality and heritage values of the former Kingseat Hospital Site;
- (k) measures for the protection and/or enhancement of archaeological sites, and cultural and heritage resources and the coastal environment;
- (l) the application of the key roading layout and its functions and connectivity, including the physical integration of sub-precinct A with the Local Centre and the construction, location and/or extension of trails for walking, cycling and horse riding within the structure plan area including within any existing or required esplanade reserve or riparian margin **and** roading plans and the implementation of any required road works;
- (m) measures for noise attenuation and limitation on hours of operation;
- (n) consistency with Precinct Plans;
- (o) consistency with any relevant Sub-precinct plan; and
- (p) consistency with design elements.

#### **I418.8.2. Assessment criteria**

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

- (1) Whether the sites are serviced for water and wastewater disposal and the adverse effects avoided, remedied or mitigated.
- (2) The extent to which an integrated stormwater management approach has been adopted including:
  - (a) whether an integrated stormwater management approach has been undertaken, and whether this has incorporated riparian planting, earthworks, silt and sediment control measures;
  - (b) whether the creation or increase of existing flooding, including incremental adverse effects has been avoided;

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- (c) whether incremental and cumulative adverse effects of increased stormwater flows including such effects on stream channels and stream health, natural character, biodiversity, erosion and stability and community and Mana Whenua values has been avoided, or if not avoided then mitigated;
  - (d) whether any existing adverse effects have been reduced;
  - (e) whether any available stormwater network which has capacity to cater for increased stormwater flows has been utilised;
  - (f) the extent to which stormwater flow is managed on-site and stormwater management devices in the catchment utilised to accept and cater for increased stormwater flows to meet mitigation requirements;
  - (g) the extent to which discharge points have ensured dispersal of flows before entering a stream or the coastal marine area;
  - (h) whether the adverse effects on sensitive receiving environments, including coastal waters, from stormwater contaminants have been avoided, remedied or mitigated; and
  - (i) the extent to which incremental and cumulative adverse effects of stormwater contaminants on receiving environments including on biodiversity, community and Mana Whenua uses and values have been avoided, or if not avoided then mitigated.
- (3) Whether remediation of soil contamination has occurred including the verification of effective completion of works.
- (4) The extent to which geotechnical matters including site stability and natural hazards such as flooding have been considered and addressed.
- (5) The extent to which development has taken account of proximity to national grid transmission lines (refer Planning Maps) including whether the provisions of the National Grid Corridor overlay have been addressed.
- (6) The extent to which density, design and layout, site planning, building form, public interface and external appearance of the proposed development including open spaces, parking areas, landscaping and amenity planting promotes the protection and enhancement of the natural and heritage environment and amenity and character of Kingseat and the Whatapaka Creek.
- (7) The extent to which the design of the town centre and other areas and activities, promotes, maintain and enhance the function and the ongoing continuance of the town centre.
- (8) Whether adequate provision has been made for the protection, retention and enhancement of existing native (and significant exotic) vegetation, riparian

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planting, ecosystems and stream and riparian environments and their natural landscape quality ecological and landscape.

- (9) Whether the coastal environment has been protected or enhanced.
- (10) Whether the function of key open spaces and vegetated areas, and the entrance feature roadway, existing trees and landscape quality and heritage values of the former Kingseat hospital site have been protected, retained and enhanced.
- (11) Whether archaeological sites, and cultural and heritage resources have been protected, retained or enhanced, including the following considerations:
- (a) In relation to proposals affecting heritage resources listed in Kingseat Precinct Schedule 1: Heritage Resources (Historic Buildings, Structures and Areas) :
- (i) whether the opinion of an Architectural Conservator, Archaeologist, Historian, Mana Whenua representative, or other suitably qualified or experienced person has been sought;
  - (ii) where the heritage resources would be compromised or lost, the extent to which those effects could be mitigated if consent were granted;
  - (iii) the nature and extent of any work or proposal and how conspicuous or significant it would be in the context of the maintenance of the integrity and intrinsic value of the scheduled item;
  - (iv) whether the height, location, design and external appearance of buildings, structures and other objects is appropriate; and
  - (v) whether a Conservation Plan prepared by a suitably qualified or experienced person, is provided to ensure the proper management of any heritage resource;
- (b) In the event of an application to damage, modify or destroy an archaeological site identified within the I418.6.8 Historic heritage alert setback, the extent to which the following assessment matters to ensure that adverse effects are avoided, remedied or mitigated have been given regard:
- (i) the nature, form and extent of the activity and the likelihood of damage, modification or destruction of the archaeological site;
  - (ii) the importance and weight given to the results of any consultation with Mana Whenua;
  - (iii) the significance of the archaeological site assessed on the uniqueness of the site, representative nature of the site, its condition and the importance attached to the site by Mana Whenua and the landowner;

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- (iv) any archaeological assessment carried out and contained in a report by a qualified archaeologist to identify and provide: an assessment of effects, proposals for avoidance or mitigation of effects; the provisions of any relevant management plan where appropriate; and whether the proposal meets the provisions of the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value;
  - (v) the identification of any alternative methods and locations available for applicants to carry out the works or activities;
  - (vi) the degree to which development can occur within I418.6.8 Historic heritage alert overlay setback where there is no adverse effect on the archaeological site; and
  - (vii) the manner in which landowners, the community and Mana Whenua source or provide funding and methods of voluntary protection for the management of archaeological sites including the use of covenants;
- (c) for the assessment of applications that involve the modification, alteration or demolition of any scheduled building, structure or area existing on the former Kingseat Hospital site and listed in I418.11.1 Kingseat: Precinct Schedule 1- Heritage Resources (Historic Buildings, Structures and Areas), or any new building located within the Heritage setbacks, whether a heritage impact assessment of the proposal has been carried out by an appropriately qualified person that includes the following considerations:
- (i) in consideration of any scheduled building, structure or area:
    - 1. its structural condition and the ability for it to be converted to a new use; and
    - 2. its contribution to the overall heritage and/or character of the former Kingseat Hospital site.
  - (ii) in consideration of any new building located within the Heritage setbacks:
    - 1. the effects upon the heritage value of the scheduled building in the vicinity; and
    - 2. the effects upon the overall heritage and/or character of the former Kingseat Hospital site;.
  - (iii) regarding any scheduled building:
    - 1. The retention of the scheduled building in its present form in a manner that preserves its heritage values including:
      - the fabric identified in I418.11.2 Kingseat: Precinct schedule 2: Heritage assessment by building type as

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having 'exceptional' significance should be retained unless exceptional circumstances require its removal;

- the fabric identified as having 'considerable' significance should be retained unless special circumstances require its removal;
- the fabric identified as having 'some' significance should be retained where practicable; and
- proposals that remove any accretions or features that detract from the heritage values should be favourably considered;

(iv) new buildings within Heritage set back (Former Kingseat hospital Site):

1. whether new buildings are of an appropriate scale (including height (irrespective of the permitted zone height) and overall bulk), and located, so that:
2. where close to any scheduled building, they are not taller than the scheduled buildings, and preferably one storey lower than the scheduled building;
3. views of the scheduled building from the central roadway and central field are provided; and
4. open space around and in the vicinity of the central field, and central roadway of the former Kingseat Hospital site should be promoted and retained;

(v) the design and layout of subdivision and development including particular regard to:

1. the protection and/or enhancement of any scheduled building, trees, structures or areas;
2. the overall character and amenity of the former Kingseat Hospital site derived from the scheduled buildings, structures, trees and areas, and the integration of new subdivision and development with these features;
3. medium density housing giving recognition to an appropriate scale of development within close proximity to scheduled buildings, that promotes:
  - the retention of heritage values and character of the buildings;
  - associated open space surrounding the scheduled buildings and complementary landscape heritage character;
  - views of the scheduled buildings from the central field, and central roadway of the former Kingseat Hospital site; and

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- open space around the central field area.

(12) Rooding

(a) whether efficient rooding layout, function connectivity, including the physical integration of Sub-precinct A with the Local Centre is achieved;

(b) whether implementation of any required road works are required;

(c) With respect to the construction of public roads:

(i) whether the proposal includes a rooding plan detailing the design for the relevant section of public road as defined in Kingseat: Precinct plan 9 – Public road sections requiring a rooding plan;

(ii) whether the rooding plan prepared for the relevant section of existing public road is consistent with the Auckland Transport Code of Practice; and

Note 1: Auckland Transport approval is needed for any changes to existing public roads under the Local Government (Auckland Council) Act 2009

(iii) whether applications propose to undertake the required road works along the frontage of the relevant development area (refer Kingseat: Precinct plan 10 – Kingseat development areas; or whether an infrastructure agreement exists to complete the required road works referred to above.

(13) Whether adequate noise attenuation and hours of operation are proposed where appropriate.

(14) The extent to which the proposals are consistent with Precinct Plans.

(15) The extent to which the proposals are consistent with any relevant sub-precinct plan.

(16) Subdivision

(a) In addition to considering the relevant assessment criteria I418.8.2(1) - (15) above the Council will also consider :

(i) whether the subdivision is in general accordance with the relevant subdivision design assessment criteria (see the below table which outlines the appropriate design elements for specific sub-precincts).

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**Table I418.6.8.2.1 Design assessment criteria**

<b>Sub-precinct</b>	<b>Relevant design assessment criteria contained in I418.11.5 Appendix 1: Kingseat Precinct</b>
A	Design elements 1 and 8
B & C	All design elements
D	Design element 6
E	Design elements 1, 5 and 6
F & G	As specified in the design elements

(17) Former Kingseat Hospital site and consistency with relevant precinct plans.

(a) The council in considering the relevant assessment criteria in I418.8.2(1) - (16) above for subdivision and development considered restricted discretionary activities within the former Kingseat hospital site, will also consider the following matters:

- (i) the overall character of the site including heritage, environmental and amenity values, scheduled buildings and trees (including trees of merit in Kingseat: Precinct schedule 4 – Trees of merit);
- (ii) the extent to which existing notable and trees of merit that contribute to the visual amenity and treed character of the site are retained;
- (iii) the extent to which proposed landscaping contributes to the treed character of the site and maintains its future visual amenity, including its effectiveness in offsetting the effects arising from the removal of existing trees from the site;
- (iv) whether subdivision and development achieves the structural elements shown on Precinct plans I418.10.2, I418.10.4 and I418.10.5;
- (v) the extent to which subdivision and development reflects any assessment criteria contained in heritage and character provisions in the Unitary Plan including those matters set out in I418.8.2 (11) above;
- (vi) the extent to which the proposed subdivision and development affecting the former Kingseat hospital site is in accordance with Kingseat: Precinct Plan 4 – Kingseat Hospital site, and avoids more than minor adverse effects, including cumulative adverse effects, on the development and/or viability, vitality or function of the Kingseat local centre;



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- (vii) whether proposals to reuse buildings appropriately protect and/or enhance the external appearance, character and heritage values of the historic heritage place, and buildings and the layout of access, outdoor living courts and other accessory structures and buildings and does not undermine the character and amenity of the areas and vegetation within which the building is located;
  - (viii) whether Scheduled Trees including trees that provide a high level of amenity are appropriately incorporated within the proposed development;
  - (ix) whether the subdivision and development within the adaptive re-use areas in Sub-precinct A promotes opportunities for community re-use, community activities and regeneration and employment;
  - (x) whether activities within the Kingseat Hospital Precinct area avoid more than minor adverse effects, including cumulative adverse effects, on the development and/or viability, vitality or function of the Kingseat local centre;
  - (xi) whether subdivision and development (including new buildings) within the Adaptive Re-use Overlay Areas do not promote activities that may undermine the function and purpose of the Local Centre.
  - (xii) whether within the Adaptive Re-use Overlay areas and the Kingseat Mixed Use Overlay Area:
    1. effects that any proposal may have on the safety and character of the Hospital site as a result of traffic effects are less than minor;
    2. ~~[deleted] adequate provision has been made for onsite parking;~~
    3. adequate provision has been made for noise attenuation where proposals involve potential effects on the occupants of buildings, particularly where residential accommodation sits in close proximity to other land uses; and
    4. subdivision and development complies with appropriate parts of design element 2 (Block size, lot type and orientation) and design element 8 (Adaptive re-use overlay areas and kingseat heritage mixed use overlay area).
- (b) within the Kingseat Precinct where proposed buildings are in excess of 8 metres, and are within 50m of protected heritage buildings A52, A57, A58 and A59 the extent to which views are retained between the protected heritage buildings A 52, A57, A58 and A59, and to/from the Central Field.

(18) Archaeological place (sites) historic heritage set back

Commented [A2]: Issue: 3

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- (a) whether in considering a discretionary activity application to damage, modify or destroy an archaeological site within the I418.6.8 Historic Heritage Set back (100m of Mean High Water Springs), regard is had to the assessment matters detailed in assessment criteria I418.8.2.(11)(b) to ensure that adverse effects are avoided, remedied or mitigated.

#### (19) Historic heritage places (former Kingseat Hospital site)

- (a) Whether in assessing applications that involve modification, alteration or demolition of any scheduled building, structure, area or tree:

- (i) existing on the former Kingseat hospital site, or any new building or structure located within 10m to 15m of historic heritage places;  
or

- (ii) that area of a scheduled building located between 15m from the front façade facing the central roadway, and 10m from all other façades of a scheduled building and located within the former Kingseat Hospital site as identified in Kingseat: Precinct plan 2 – Development area , or the Sub-precinct A plan in Kingseat: Precinct plan 4 – Kingseat Hospital site and Kingseat: Precinct plan 5 – Concept plan Kingseat Hospital site;

an independent study of the protected item, carried out by an appropriately qualified person has been provided .

- (b) With reference to provision I418.8.2(19)(a) above and consideration of any scheduled building, structure, area or tree, assessment criteria in section I418.8.2(11)(c)(i) are relevant.
- (c) With reference to I418.8.2(19)(a) above and consideration of any new building located within the Heritage setbacks assessment criteria in I418.8.2(11)(c)(ii) are relevant.
- (d) With reference to I418.8.2(19)(a) above and consideration of the protection of any scheduled building assessment criteria in I418.8.2(11)(c)(iii) are relevant.
- (e) With reference to I418.8.2(19)(a) above and new buildings within heritage set back (former Kingseat hospital site) assessment criteria in I418.8.2(11)(iv) are relevant.
- (f) With reference to I418.8.2(19)(a) above and subdivision and development (including mixed housing, more than one building on a site), assessment criteria in I418.8.2(11)(c)(v) are relevant.

#### **I418.9. Special information requirements**

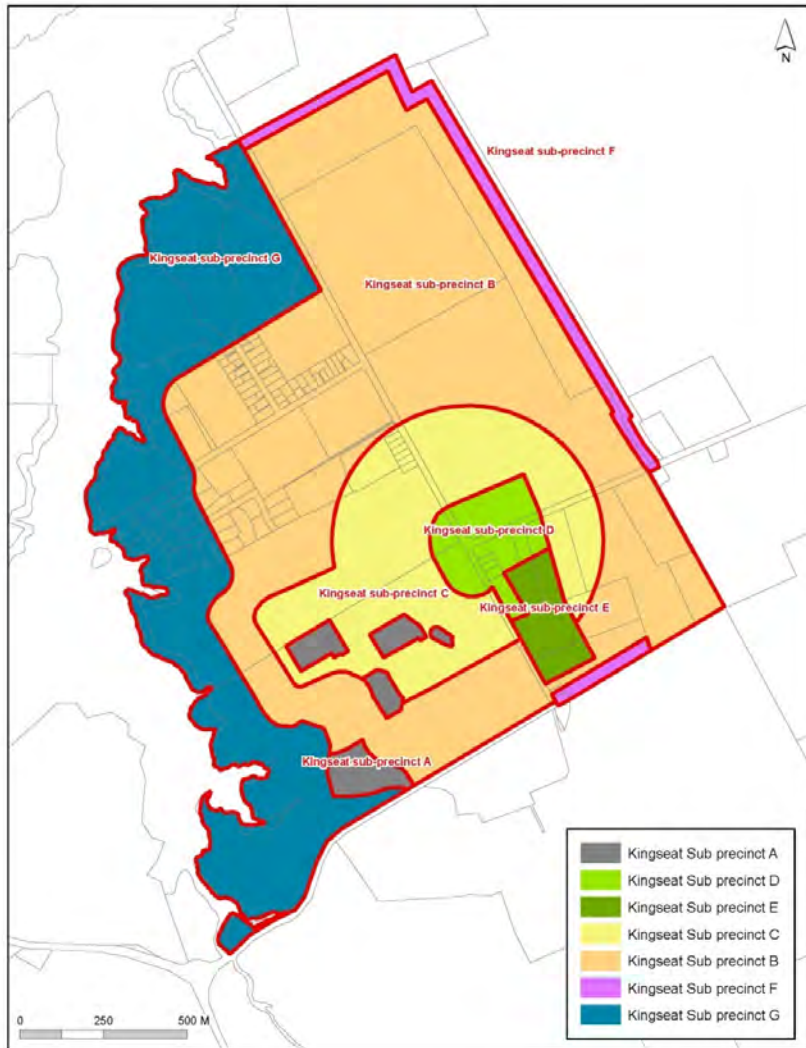
There are no special information requirements in this precinct.

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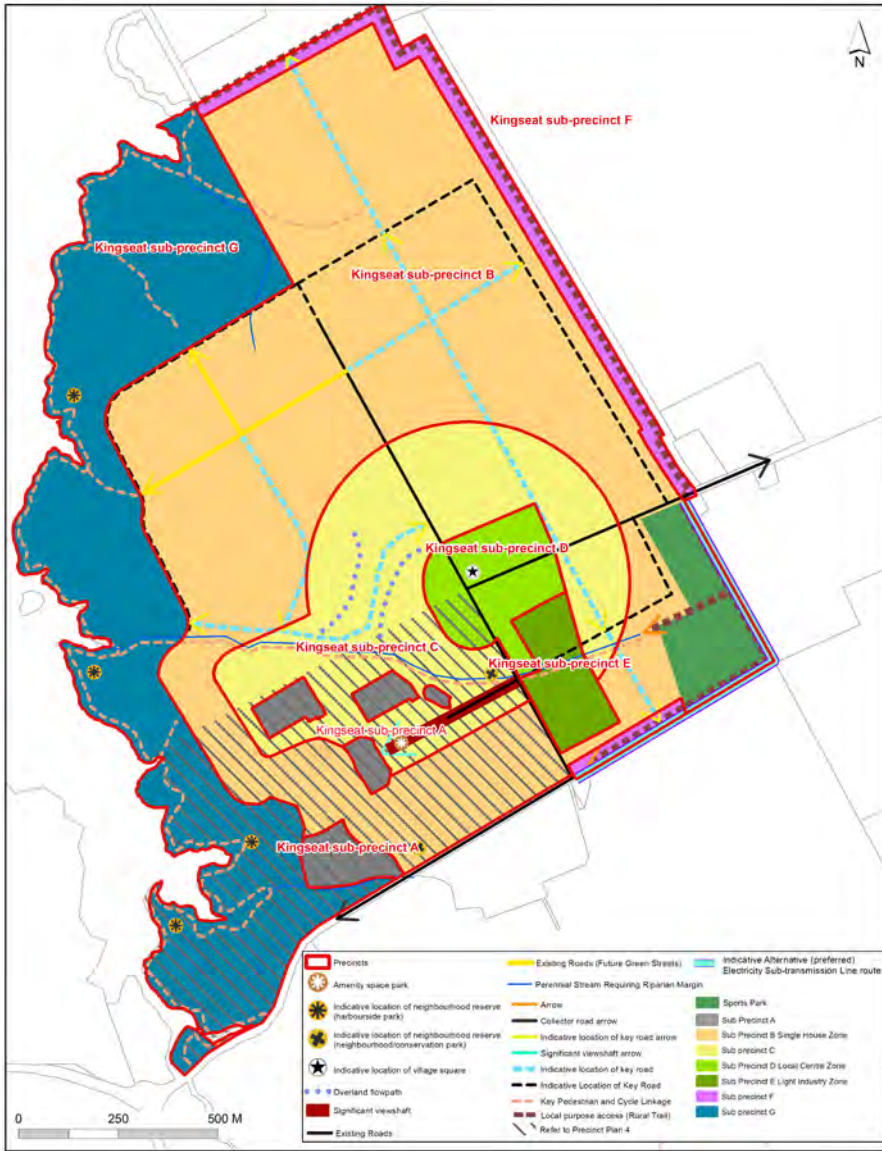
I418.10. Precinct plans

I418.10.1. Kingseat: Precinct plan 1 – Sub-precincts and areas



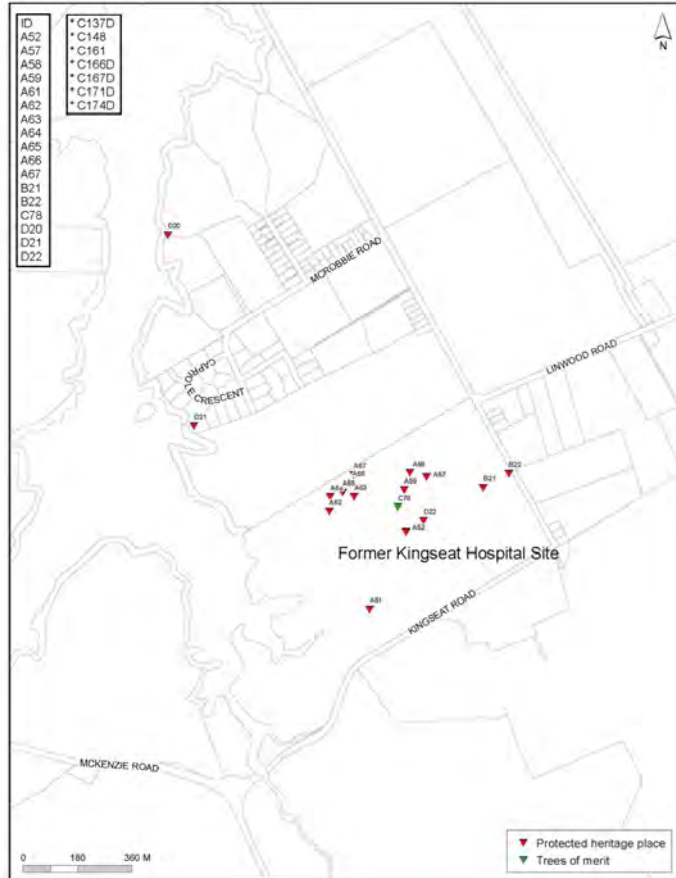
I418 Kingseat Precinct

I418.10.2. Kingseat: Precinct plan 2 – Development plan



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I418.10.3. Kingseat: Precinct plan 3 – Protected heritage places and trees of merit



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I418.10.4. Kingseat: Precinct plan 4 – Kingseat Hospital site



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I418.10.5. Kingseat: Precinct plan 5 – Concept plan Kingseat Hospital site





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I418.10.6. Kingseat: precinct plan 6 – Special controls



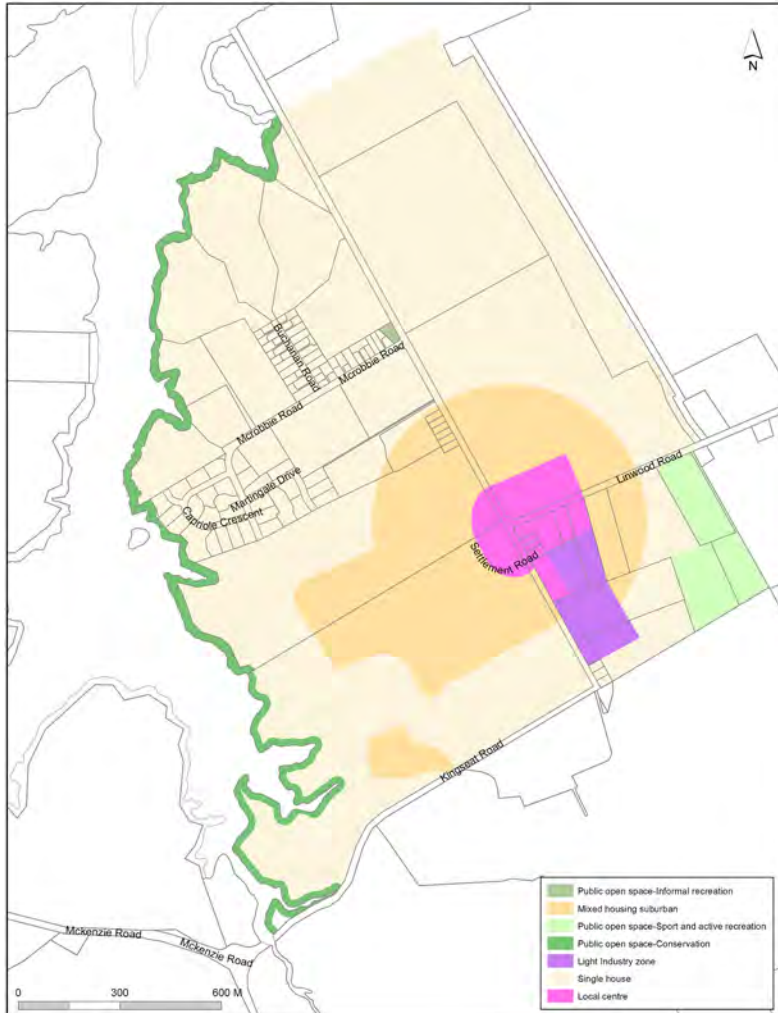
I418 Kingseat Precinct

**I418.10.7. Kingseat: Precinct plan 7 – Road widening**



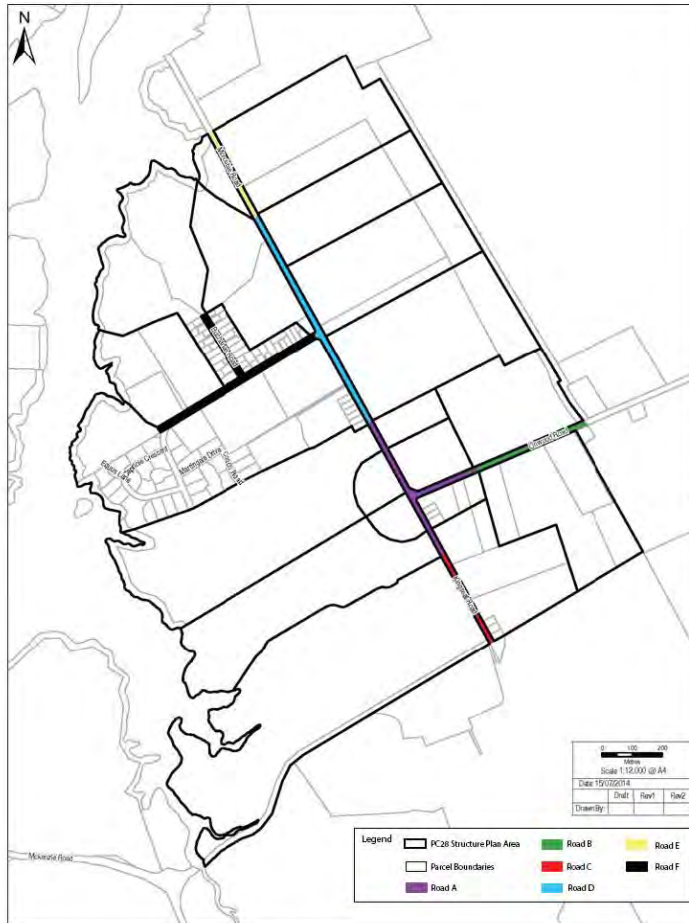
I418 Kingseat Precinct

I418.10.8. Kingseat: Precinct plan 8 – Zoning



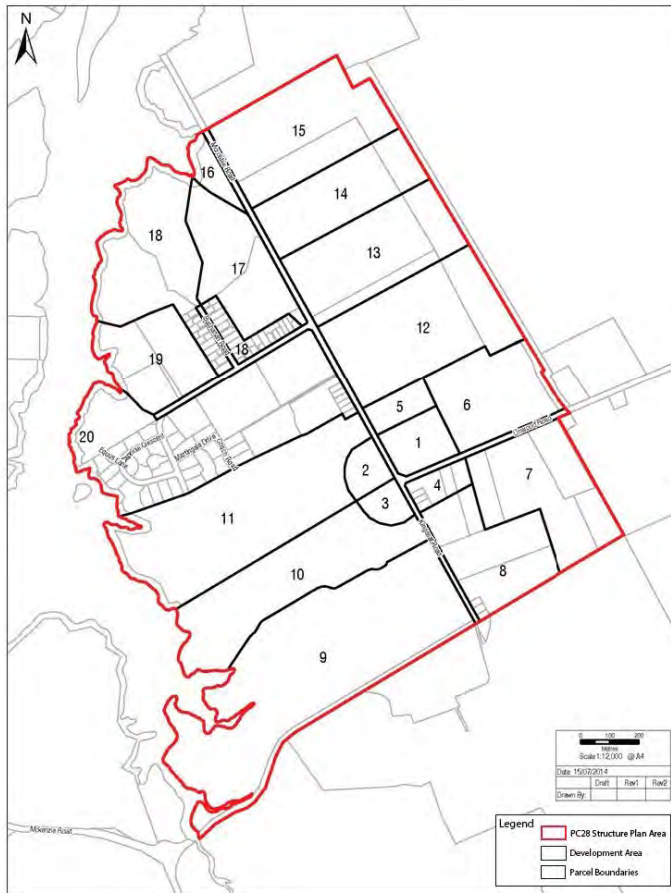
I418 Kingseat Precinct

I418.10.9. Kingseat: Precinct plan 9 – Public road sections requiring a roading plan



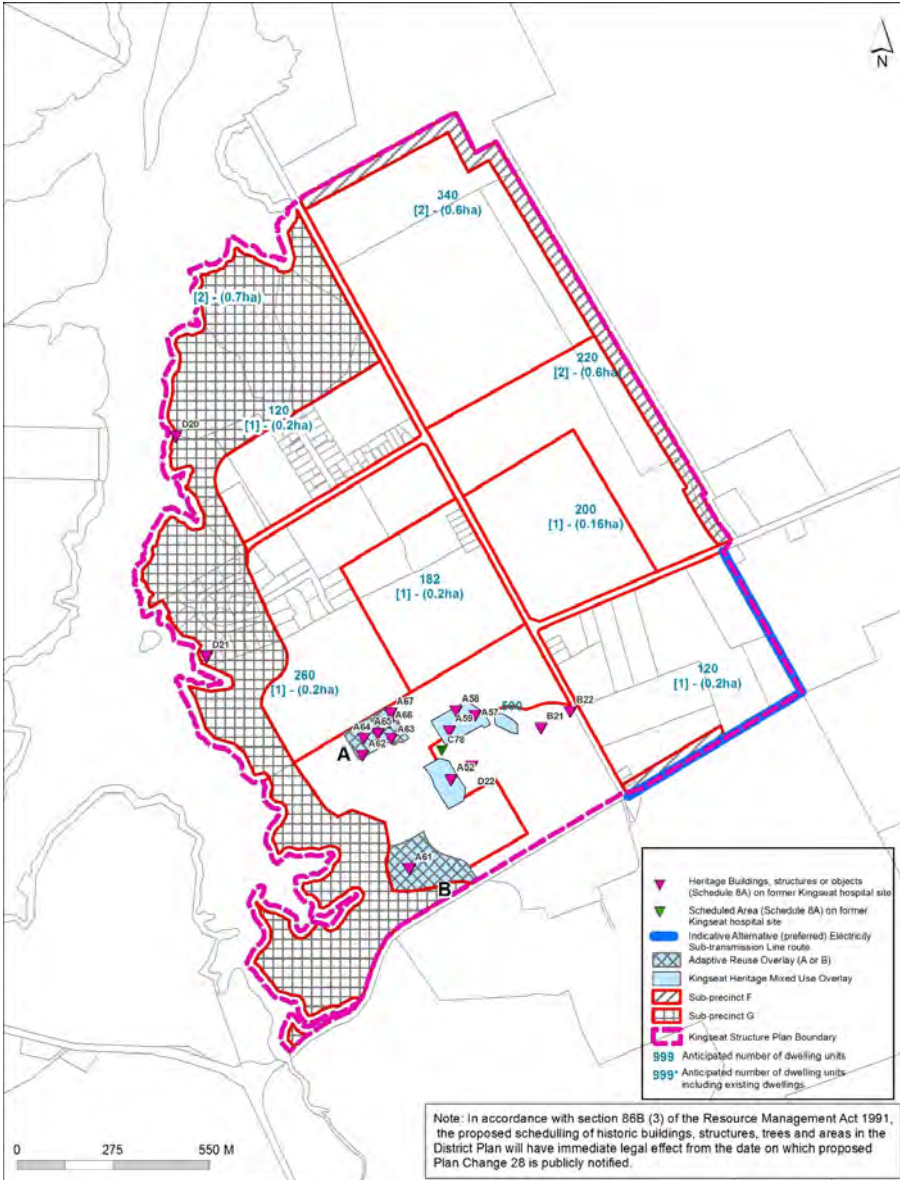
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I418.10.10. Kingseat: Precinct plan 10 – Kingseat development areas



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I418.10.11. Kingseat: Precinct plan 11 – Adaptive reuse areas and development potential



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**I418.11. Schedules**

**I418.11.1. Kingseat: Precinct schedule 1 – Heritage resources (historic buildings, structures and areas)**

<b>Group A: Buildings</b>			
<b>Item No.</b>	<b>Item</b>	<b>Location and description</b>	<b>Valuation no.</b>
A.52	Kingseat Hospital Administration Building	Former Kingseat Hospital site (Lot 1 DP 137234) Three storey plaster-rendered building with single storey wings all having clay tile hipped pitched roofs	03720/264.00
A.57	Kingseat Hospital Villa 11	Former Kingseat Hospital site (Lot 1 DP 137234) Two-storey red brick (ground floor), plastered (upper floor) villa building with clay tile fully hipped pitched roof	03720/264.00
A.58	Kingseat Hospital Villa 12	Former Kingseat Hospital site (Lot 1 DP 137234) Two-storey red brick (ground floor), plastered (upper floor) villa building with clay tile fully hipped pitched roof	03720/264.00
A.59	Kingseat Hospital Villa 13	Former Kingseat Hospital site (Lot 1 DP 137234) Two-storey red brick (ground floor), plastered (upper floor) villa building with clay tile fully hipped pitched roof	03720/264.00
A.61	Former Nurses Home	Former Kingseat Hospital site (Lot 1 DP 137234) Two-storey red brick villa building with clay tile fully hipped pitched roof	03720/264.00
A.62	Kingseat Hospital Ancillary Building 1	Former Kingseat Hospital site (Lot 1 DP 137234) Laundry Building, but excluding later added south eastern annex. Single storey rectangular brick building with vaulted hipped corrugated roof.	03720/264.00
A.63	Kingseat Hospital Ancillary Building 2	Former Kingseat Hospital site (Lot 1 DP 137234)	03720/264.00

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		Stores Building, but excluding later added single storey south eastern annex. Two storey brick building with plaster finish to upper storey with hipped corrugated roof.	
A.64	Kingseat Hospital Ancillary Building 3	Former Kingseat Hospital site (Lot 1 DP 137234) Boiler Room Building. Single storey building with hipped and gabled corrugated roof.	03720/264.00
A.65	Kingseat Hospital Ancillary Building 4	Former Kingseat Hospital site (Lot 1 DP 137234) Kitchen Building. Single storey brick building with smaller second storey plaster finished with flat roof over single storey and hipped roof over second storey.	03720/264.00
A.66	Kingseat Hospital Ancillary Building 5	Former Kingseat Hospital site (Lot 1 DP 137234) Timber Stores Building. Small single storey, 4 bay garage like building with corrugated, hipped roof.	03720/264.00
A.67	Kingseat Hospital Ancillary Building 6	Former Kingseat Hospital site (Lot 1 DP 137234) Woodwork Building. Single storey brick building with open truss, hipped, corrugated roof.	03720/264.00

<b>Group B: Structures and Objects</b>			
B.21	Main access road from Kingseat Road	Former Kingseat Hospital site (Lot 1 DP 137234) Main Phoenix Palm-lined access road to former Kingseat Hospital site from Kingseat Road. This includes significant views from Kingseat Road to the scheduled Administration Building and amenity open space area.	03720/264.00
B.22	Main entrance gates, piers and wing walls	Former Kingseat Hospital site (Lot 1 DP 137234) Simple plaster gateposts with tiered tops, and curved walls on either side of the main entrance	03720/264.00



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		and access road to the former Kingseat Hospital site	
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<b>Group D: Areas</b>			
D.20	Terraces	Lot 2 DP112871, 112B McRobbie Road (E 1758965 N 5890134) Two terraces adjacent to coastal edge. The lower terrace is less defined and measures 6m x 4m. The upper terrace is more defined and measures 5m x 5m. Both terraces are grassland pasture and have undergone some modification through land clearance activities.	03720/286.08
D.21	Terraces	Lot 4 DP 173114, 125 McRobbie Road Terraces close to coastal edge.	03720/279.04
D.22	Central Field	Former Kingseat Hospital site (Lot 1 DP 137234) Open playing fields to the east of the main administration building, centrally located within the former Kingseat Hospital site.	03720/264.00

**I418.11.2. Kingseat: Precinct schedule 2**

**Assessments of Historic Importance relevant to all building types**

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<p><b>Franklin/ New Zealand History</b> Reflection of important or representative aspects of Franklin's and/or NZ's history.</p> <p>Psychiatric hospitals were part of New Zealand's history until the 1990s when the emphasis shifted to community care. The former Kingseat Hospital is a representative example of those psychiatric hospitals. The Administration Building was opened in 1938 and as one of the original buildings, it has played an important part in the development of the Kingseat site.</p>
<p><b>Community Association/Public Esteem</b> Community association with/or public esteem for the place.</p> <p>Kingseat Hospital is likely to have had community associations by providing employment for local inhabitants.</p>
<p><b>Technical Accomplishment/ Architectural Design</b> The Administration Building is an institutional building, the design of which was influenced by both the Modernist and Art Deco Movements of the day. Such details as the steel balustrade on the first floor balcony add to the aesthetic value of the building. Originally the central wing culminated in a parapet with a flat roof behind, a detail typical of its architectural style. Its original character has been compromised by the addition in 1957 of the second storey with its hipped roof.</p>
<p><b>Rare Types of Historic Places</b> Importance of identifying rare types of historic places or resources.</p> <p>Other examples of former psychiatric hospitals exist in New Zealand including Tokanui in Te Awamutu, Sunnyside in Christchurch, Lake Alice in Manawatu and Seacliff and Waikari in Dunedin. Kingseat was one of two such hospitals in Auckland, the other being Oakley (Carrington). Kingseat was the only hospital in the south Auckland area. The administration building has rarity value as a building designed for a particular purpose, that of providing administrative functions for the hospital.</p>
<p><b>Historical/ Cultural Landscape</b> The former Kingseat Hospital can be considered to be part of the historical landscape of the south Auckland area and the Administration building is an integral part of that landscape. The Administration building was placed in a prominent location on the Kingseat site. It faces onto an open space and is clearly visible from the road, being positioned on the axis of the driveway. It also provides a focal point on the site with the other buildings being grouped around it. The building was arguably the most important building on the site as it housed all the administrative functions. The significance of the site as a whole would be reduced if the Administration block were to be removed.</p>

**Heritage assessment by building type – significance of elements**

Description	Significance of Elements	Elements
<p><b>Administration block</b></p> <p><b>Exterior</b> The exterior includes the central block and extended wings on either side. Some additions have been made at the rear. The central block has been modified with the addition of a third level and corresponding changes to the roofline. The front façade has an overall rating of exceptional significance while other facades are considered to have considerable significance.</p>	<p>Considerable</p>	<p>Original joinery Copper vents on roof ridge Marseilles tiled roof on original building. Plaster rendered walls Brick base wall Stringcourse Front façade balcony and balustrade Clock Flagpole Chimneys 1938 etched glass Concrete steps Brick side plinths Cast iron rainwater heads Cast iron waste disposal</p>

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Description	Significance of Elements	Elements
		pipes Clay pan tiles on chimney breast at rear of building Tiled porch floors Central Block Facade
	Some	Additional storey on central block Corrugated steel roof on central block Northern side of central block
	Intrusive	Fire escapes PVC downpipes Aluminium joinery Fire hose Veranda to southern projecting wing Blocked in windows on northern projecting wings Fibre-cement addition on south western side Metal garage door at rear of building
<p><b>Interior</b> The interior of the building has been altered over a period of years. However, a significant number of original features survive, particularly in the central wing. The entry hall is considered to have an overall rating of exceptional significance, while the remainder of the ground floor has considerable significance. The first floor has been substantially remodelled and second floor was subsequently added. These areas are considered to have some significance.</p>	Exceptional	Rimu wall panelling in entry hall Rimu columns at end of entry hall
	Considerable	Rimu moulded architraves and skirtings in remainder of central wing Original ply faced flush doors Decorative plaster ceilings in central wing Decorative arch in northern hallway Decorative plaster work to beams in entry hall Plaster rendered fireplace Marble fireplace surround Steel balustrade on staircase Rimu moulded rail on staircase Cast steel radiators Original bathroom wall tiles Original terrazzo floors in bathrooms Original cork tile floors Original tongue & groove timber floors Glazed blocks in hallway Original basin in bathroom
	<u>Some</u>	Rimu pelmets

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Description	Significance of Elements	Elements
		Rimu bench at end of entry hall Panelled door to stairs Battened ceilings Original kitchen cupboards with chrome recessed door pulls Original plastered walls Original soft board ceilings Steel security windows Floor mounted power sockets Original floor tiles in kitchen
	<u>Not relevant</u>	Later flush doors Light switches Later mosaic bathroom floor tiles Kitchen fittings on upper floors Ply veneer dadoes on upper floors Later bathroom fittings Later kitchen fittings Later brass door furniture Later radiators
	Intrusive	Fluorescent light fittings Fire hydrant signs and holders Vinyl flooring on staircase and landing Floor tiles in entry hall Plastic laminate walls in bathrooms Plastic laminate ceilings in some rooms Acoustic wall tiles in one room Air-conditioning units in windows Wire glazed fire doors Fire hose reels Fire alarm panels
<b>The Villas</b>		
<b>Exterior</b> The exterior of the villas are generally in their original form with only minor alterations having occurred. They have an overall rating of considerable significance.	Considerable	Original joinery Marseilles tiled roofs Plaster rendered walls Brick ground floor walls Cast iron rainwater heads and downpipes Arched central stairwell window Plaster frieze Small circular sculptural rosettes
	Intrusive	PVC downpipes Enclosed verandas Aluminium joinery Fibre cement additions Altered door joinery Skylights Television aerials Vents in windows
<b>Interior</b>	Considerable	Solid plaster ceilings and

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Description	Significance of Elements	Elements
The interiors of some of the villas have been substantially altered while others are generally in their original form. The more intact villas retain a number of original features. The interiors have an overall rating of considerable significance.		walls Exposed concrete beams Timber panelled doors and fanlights Tongue and groove doors to individual cells Latticed ceiling vents Window shutters Terrazzo floors Tongue and groove flooring in dining area Original kitchen fittings
	Intrusive	Fluorescent light fittings Fire hydrant signs and holders Blocked up fireplaces Plastic laminate walls Plastic laminate ceilings in some rooms Lowered and suspended ceilings Later bathroom fittings Later kitchen fittings
<b>The Former Nurses Home</b>		
<b>Exterior</b> Apart from the temporary structures outside the building, the Nurse's Home appears to have had little alteration. It has an overall rating of exceptional significance.	Considerable	Original joinery Brick walls Herringbone patterns in brickwork Corbelled brickwork on entries to verandas Brick soldier course Brick chimneys Cast iron downpipes First floor balconies Original light fittings Concrete balustrades to steps Symbolic relief sculpture above entrances.
	Intrusive	PVC downpipes Timber ramp over brick steps at front Signs on building Temporary structures outside building Wire netting on balcony Floodlights Corrugated plastic roof above balcony
<b>Interior</b> The interior of the former Nurse's Home has been altered to some extent to meet the requirements of the current occupiers. However many original features have been retained. The interior of the Nurses' Home has an overall rating of considerable	Considerable	Moulded architraves and skirting board Decorative plaster ceilings Marble fire place surrounds Art Deco fireplaces Curved staircase balustrade Moulded banister on staircase

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Description	Significance of Elements	Elements
significance.		Mosaic tiles in foyer Solid plaster walls Mosaic floor in bathroom Corbelled plaster work in alcove of nurse's room Original bathroom wall tiles
	Intrusive	Fluorescent light fittings Fire hydrant signs and holders Plastic laminate walls in bathrooms. Air conditioning units in windows. Fire hoses in hall Fire alarm fittings
<b>The Ancillary Buildings</b>		
<b>Exterior</b> The exterior of the ancillary buildings are generally original with only small alterations in some cases. As a group, they have an overall rating of considerable significance.	Some	Original joinery Plaster rendered cornice Brick walls Barrelled roof vents Tongue and groove double doors Original light fittings Super six corrugated roofs Portico on loading bay of storeroom.
	Intrusive	PVC downpipes Asbestos cement additions Roller doors Additions Covered opening
<b>Interior</b> The building interiors have had some alterations over the years and their roles have changed in some cases. They have an overall rating of some significance	Some	Solid concrete walls Exposed steel trusses Exposed timber bolted trusses Tongue and groove doors
	Intrusive	Some internal light fittings Corrugated steel covering windows and skylights

**I418.11.3. Kingseat: Precinct schedule 3 – Heritage assessment of areas – significance of elements**

The landscape at the former Kingseat Hospital comprises a garden setting designed to complement the various buildings. A large number of trees were specifically planted to provide a shelterbelt to the buildings and grounds while others were intended to provide a decorative element. Phoenix palms feature prominently and were amongst the first to be planted to delineate the roadways.

Three open spaces were an important aspect of the original layout of the site. These included the central field that the administration building overlooks, the northern field adjacent to the ancillary buildings and a third space in the eastern corner. These contributed to the park-like setting and also provided space for sports activities.

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The Central Field was the focus of Kingseat with the various buildings grouped around it. The entrance driveway was a significant part of the landscape.	Exceptional	Central Field
	Considerable	Entrance driveway with avenue of palm trees
	Some	Lanes between the buildings.
<p><b>Franklin/New Zealand History</b>  <i>Reflection of important or representative aspects of Franklin's and/or NZ's history.</i>                      Psychiatric hospitals were part of New Zealand's history until the 1990s when the emphasis shifted to community care. The former Kingseat Hospital is a representative example of those psychiatric hospitals.                      The grounds of the site were carefully planned and laid out with large outdoor recreation spaces and gardens designed to provide patients with a sense of freedom that was absent from earlier institutions. This was a new concept for psychiatric hospital environments at that time in New Zealand.                      The site is therefore, an important aspect of life at Kingseat and the history of psychiatric hospitals in New Zealand.</p>		
<p><b>Community Association/Public Esteem</b>  <i>Community association with/or public esteem for the place.</i>                      Kingseat Hospital is likely to have had community associations by providing employment for local inhabitants who may have attended the gardens and lawn areas.</p>		
<p><b>Scientific Interest/Public Education</b>  <i>Potential of the place for scientific interest and public education.</i>                      Some of the trees may have scientific value.</p>		
<p><b>Technical Accomplishment/Architectural Design</b>  <i>Technical accomplishment or value, or design of the place. Whether a building or structure is a notable example of a particular style, designer or period of architecture, or show special craftsmanship or technology.</i>                      The grounds were initially laid out in 1927 and 1928 with the help of patients from Oakley Hospital who were known as the "Pioneer Patients". Staff were also involved in the initial preparation of the grounds. Trees were planted to provide shelter belts as well as contributing to the beauty of the grounds.                      The grounds were developed over time to resemble a park like setting but the initial layout was designed in a classic symmetric fashion. The central entrance was developed with Phoenix palms planted on either side and a focal point was provided when the Administration Building was constructed. These elements are typical of classical garden design.</p>		
<p><b>Rare Types of Historic Places</b>  <i>Importance of identifying rare types of historic places or resources.</i>                      Other examples of former psychiatric hospitals exist in New Zealand including Tokanui in Te Awamutu, Sunnyside in Christchurch, Lake Alice in Manawatu and Seacliff and Waikari in Dunedin. Kingseat was one of two such hospitals in Auckland, the other being Oakley (Carrington). Kingseat was the only hospital in the south Auckland area.                      The Kingseat site has a rarity value as an example of a place where expansive grounds were designed for a particular purpose, that of creating open spaces and gardens for recreation</p>		

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and the enjoyment of patients and staff in a psychiatric hospital environment. The site layout remains generally intact.

**Historical/Cultural Landscape**

*Extent to which the place forms part of wider historical or cultural complex or historical or cultural landscape. A particular place may not be of such significance in itself that it warrants inclusion in Schedule 8a but its value may be such that its modification or destruction would diminish the significance of the complex or landscape as a whole.*

The former Kingseat Hospital and grounds can be considered to be part of the historical landscape of the south Auckland area.

The grounds, developed with a park-like character were an attempt to provide a more open environment for psychiatric patients than the traditional yards that the patients were accustomed to. The concept was to provide patients with a sense of freedom.

The trees, gardens and open spaces were an integral part of the Kingseat Hospital environment and the significance of the site as a whole would be reduced if any significant elements were to be removed.

**I418.11.4. Kingseat: Precinct schedule 4 – Trees of Merit**

Group D: Trees of Merit			
Appendix to number			
C.78D	Phoenix Palm x1445) ( <i>phoenix canariensis</i> ) Part of a Group of mature Phoenix Palm trees aligned immediately to the north of the main administration building located centrally within the former Kingseat Hospital site.(Note 4 Palm Trees to the east of the administration building are scheduled C.78)	Former Kingseat Hospital site (Lot 1 DP 137234)	03720/264.0 0
C.137D	Phoenix Palms (x7) ( <i>phoenix canariensis</i> ) Phoenix Palm trees located to the north of Villa 6 within the southeastern portion of the former Kingseat Hospital site	Former Kingseat Hospital site (Lot 1 DP 137234)	03720/264.0 0
<u>C.148</u>	London Plane #2 ( <i>platanus acerifolia</i> ) Mature London Plane tree aligned immediately to the north of the main access road to the former Kingseat Hospital site (second tree west of chapel building).	Former Kingseat Hospital site (Lot 1 DP 137234)	03720/264.0 0



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<u>C.161</u>	Hungarian Oak tree ( <i>quercus frainetto</i> ) Mature Oak tree located to the south of an existing dwelling house within the northeast corner of the former Kingseat Hospital site.	Former Kingseat Hospital site (Lot 1 DP 137234)	03720/264.0 0
C.166D	Common Ash (x8) ( <i>fraxinus excelsior</i> ) Group of 8 mature Ash trees of approximately 8m height and 1.3m girth, located to the east side of McRobbie Road, west of the farm ponds towards the northern end of the Kingseat Structure Plan Area.	Lot 3 DP 400117 (Linwood Road)	03720/246.0 5
C.167D	Gum Tree # 2 Gum Tree # 3 ( <i>eucalyptus spp</i> ) Group of mature Gum trees, 20m height and located to the east side of McRobbie Road at the northern end of the Kingseat Structure Plan Area.	Lot 1 DP400117, 1016 Linwood Road	03720/246.0 4
C.171D	Gum Tree ( <i>eucalyptus spp</i> ) Mature Gum tree, 20m height and 3.5m girth, located on the eastern boundary of the Kingseat Structure Plan Area boundary at the intersection of a north-south with east-west farm track.	Lot 1 DP400117, 1016 Linwood Road	03720/246.0 4
C.174D	Gum Trees (x6) ( <i>eucalyptus spp</i> ) Group of middle-aged Gum trees located at the northeast corner of the Council-owned reserve on McRobbie Road.	Lot 32 DP 145424 (Council-owned reserve McRobbie Road)	03720/264.0 4

## **I427. Pacific Events Centre Precinct**

### **I427.1. Precinct description**

The Pacific Events Centre Precinct provides specific planning controls for the use and development of the Pacific Events Centre. This precinct also includes the Wero Whitewater Centre and is located between the Southern Motorway and Great South Road in Manukau.

The zoning of the land within the Pacific Events Centre Precinct is the Special Purpose - Major Recreation Facility Zone.

### **I427.2. Objectives**

- (1) The Pacific Events Centre is protected as a regionally and nationally important venue for all of the following primary activities:
  - (a) concerts, events and festivals;
  - (b) markets, fairs and trade fairs;
  - (c) functions, conferences, gatherings and meetings;
  - (d) displays and exhibitions; and
  - (e) watersports at the Wero Whitewater Park.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the Pacific Events Centre are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

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

### **I427.3. Policies**

- (1) Enable the safe and efficient operation of the Pacific Events Centre for its primary activities.
- (2) Protect the primary activities of the Pacific Events Centre from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
  - (a) avoid, remedy or mitigate adverse effects; and
  - (b) are of a character and scale which will not displace the primary activities.

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- (4) Manage the adverse effects of the operation of the Pacific Events Centre, having regard to the amenity of surrounding properties.
- (5) Recognise that the Pacific Events Centre's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

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

#### I427.4. Activity table

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);
- (4) [E27 Transport](#) – district rule [E27.6.1](#); and
- (5) [E27 Transport](#) – district rule [E27.6.2](#).

Table I427.4.1 specifies the activity status of land use and development activities in the Pacific Events Centre Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I427.4.1: Activity table**

Activity		Activity status
<b>Use</b>		
<b>Primary activities</b>		
(A1)	Concerts, events and festivals	P
(A2)	Displays and exhibitions	P
(A3)	Functions, gatherings, conferences and meetings	P
(A4)	Markets, fairs and trade fairs	P
(A5)	Watersports at the Wero Whitewater Park	P
(A6)	Any primary activity not meeting Standard I427.6.5 but meeting all other standards	C

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<b>Accessory activities</b>		
(A7)	Accessory activities	P
(A8)	Any accessory activity not meeting Standard I427.6.5 Traffic management but meeting all other standards	C
<b>Compatible activities</b>		
(A9)	Sports, recreation and community activities	P
(A10)	Professional fireworks displays meeting Standard I427.6.10.	P
(A11)	Professional fireworks displays not meeting Standard I427.6.10.	RD
(A12)	Helicopter flights meeting Standard I427.6.11	P
(A13)	Helicopter flights not meeting Standard I427.6.11	RD
(A14)	Education facilities	P
(A15)	Healthcare facilities	P
(A16)	Student accommodation limited to a gross floor area of 1,000m <sup>2</sup> within the precinct	P
(A17)	Student accommodation greater than a gross floor area of 1,000m <sup>2</sup> within the precinct	D
(A18)	One hotel or motel within the precinct limited to a building footprint no greater than 2,000m <sup>2</sup>	RD
(A19)	More than one hotel or motel within the precinct and/or a hotel or motel with a building footprint greater than 2,000m <sup>2</sup>	D
(A20)	Offices limited to a gross floor area of 1,000m <sup>2</sup> within the precinct	RD
(A21)	Offices greater than a gross floor area of 1,000m <sup>2</sup> within the precinct	D
(A22)	Retail (including food and beverage) limited to a gross floor area of 400m <sup>2</sup> within the precinct	P
(A23)	Retail (including food and beverage) greater than a gross floor area of 400m <sup>2</sup> within the precinct	D
(A24)	Any compatible activity not meeting Standard I427.6.5 Traffic management but meeting all other standards	C
<b>Development</b>		
(A25)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A26)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m but up to 35m in height	RD

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(A27)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 35m in height	D
(A28)	Light towers and associated fittings up to and greater than 35m in height	P
(A29)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I427.6.8 Interface control areas	RD
(A30)	Demolition of buildings	P
(A31)	Temporary buildings	P
(A32)	Workers' accommodation	P

#### I427.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I427.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I427.4.1 Activity table and which is not listed in I427.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

#### I427.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I427.4.1 must comply with the following activity standards unless otherwise stated.

##### I427.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I427.6.1.1.

**Table I427.6.1.1: Noise standards**

<b>Time, day, duration and frequency</b>	<b>Noise limit</b>
Up to 6 special noise events between 9:00am and 11:00pm in any 12 month period	75dB $L_{Aeq(5min)}$
Up to 18 special noise events between 9:00am and 11:00pm in any 12 month period	65dB $L_{Aeq(5min)}$
General noise standards for all days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:00pm	55dB $L_{Aeq}$
General noise standards for all other times	40dB $L_{Aeq}$ and 70dB $L_{Amax}$

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where  $L_{Aeq(5min)}$ , is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

#### **I427.6.2. Lighting**

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

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- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I427.6.2, the curfew and pre-curfew times are as stated in Table I427.6.2.1.

**Table I427.6.2.1: Pre-curfew and curfew times**

	<b>Times</b>
Pre-curfew	7am – 11.30pm
Curfew	11.30pm – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
  - (a) The limits in Table I427.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

**Table I427.6.2.2: Horizontal and vertical illuminance at a boundary**

	<b>Illuminance limit</b>
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) The vertical illuminance limits in Table I427.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

**Table I427.6.2.3: Vertical illuminance at a window**

	<b>Vertical illuminance limit</b>
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15% (based on an adaption

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luminance of 2 cd/m<sup>2</sup>) on any public road, calculated within each traffic lane in the direction of travel.

- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I427.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

**Table I427.6.2.4: Pre-curfew luminous intensity**

	<b>Pre-curfew luminous intensity limit</b>
Standard	10,000 cd
Special lighting events	25,000 cd

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I427.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

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

**Table I427.6.2.5: Building façade luminance**

	<b>Luminance limit</b>
Standard	10 cd/m <sup>2</sup>
Special lighting events	25 cd/m <sup>2</sup>

**I427.6.3. Special noise events**

- (1) The total number of special noise events in any 12 month period must not exceed 24 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I427.6.1.1.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
- (a) There must be no more than 2 special noise events on any one day.



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

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

### I427.6.4. Special lighting events

- (1) The total number of special lighting events in any 12 month period must not exceed 29 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I427.6.2.4 and I427.6.2.5.

### I427.6.5. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

### I427.6.6. Parking ~~[deleted]~~

- (1) ~~[deleted] Parking for a minimum of 500 cars must be retained within the precinct unless an authorised Transport and Traffic Management Plan is in effect.~~

Commented [A1]: Non-Schedule 1

### I427.6.7. Screening

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

### I427.6.8. Interface control areas

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

### I427.6.9. Height in relation to boundary

- (1) Where the Pacific Events Centre Precinct directly adjoins another zone, the height in relation to boundary standard that applies in the adjoining zone applies to the adjoining Pacific Events Centre Precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this standard.

**I427.6.10. Professional fireworks displays**

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 meters from any residential zone.
- (5) Displays must comply with 140dB  $L_{Zpeak}$  at any point in the audience area and within the boundary of any activity sensitive to noise.

**I427.6.11. Helicopter flights**

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring site.

**I427.6.12. Temporary buildings**

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

**I427.7. Assessment – controlled activities**

**I427.7.1. Matters of control**

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

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

**I427.7.2. Assessment criteria**

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

- (1) the effects on the safety and efficiency of the transport network:
  - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
  - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
  - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

## **I427.8. Assessment – restricted discretionary activities**

### **I427.8.1. Matters of discretion**

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

- (1) any activity that does not comply with noise and/or lighting standards:
  - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) any activity that does not comply with permitted helicopter flight standard:
  - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) any activity that does not comply with permitted professional fireworks display standard:
  - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m and up to 35m in height and/or which does not comply with height in relation to boundary standards:
  - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I427.6.8.
  - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) any activity that does not comply with screening standards:
  - (a) the visual effects of rubbish and storage areas on residential and open space zoned sites.
- (7) any activity identified as a restricted discretionary activity:

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

- (a) the effects of the proposed activity on the efficient operation of the primary activity of the site;
- (b) the effects of traffic and parking on the safety and efficiency of the transport network; and

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

#### **I427.8.2. Assessment criteria**

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

- (1) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
  - (a) Whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
    - (i) the cumulative noise effects of other activities which are permitted on the site;
    - (ii) the cumulative effect of numerous infringements of noise standards; and,
    - (iii) the degree of non-compliance.
  - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;
  - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement;
  - (d) the extent to which any artificial lighting will create a traffic safety issue;
  - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
  - (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance;
  - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment; and
  - (h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
    - (i) the sensitivity of the surrounding environment;
    - (ii) the cumulative effect of numerous infringements of special event standards;
    - (iii) the additional number of special events; and
    - (iv) whether there is an operational need for the exceedance.

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- (2) the effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
  - (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
    - (i) the sensitivity of the surrounding environment;
    - (ii) the cumulative effect of numerous infringements of this standard;
    - (iii) the additional number of activities; and
    - (iv) whether there is an operational need for the exceedance.
- (3) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
  - (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
    - (i) streets and public open spaces; and
    - (ii) adjoining sites, particularly those in residential zones.
  - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
  - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s; and
  - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
  - (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
    - (i) the amenity values and character of the surrounding area;
    - (ii) the functional and operational requirements of the precinct;
    - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
    - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;

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- (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
  - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
  - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) the effects of the proposed activity on the efficient operation of the primary activity of the site:
- (a) whether the activity is of a character, scale and intensity to ensure that adverse effects on the operation of the primary activity, including its likely future use or intensification, are avoided, remedied or mitigated.
- (6) the effects of traffic and parking on the safety and efficiency of the transport network:
- (a) whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
  - (b) whether ~~a reduction in car parking the proposal~~ will compromise the successful implementation of a Traffic and Transport Management Plan, where relevant or required; and
  - (c) ~~[deleted] whether the precinct has sufficient parking capacity to provide for the day to day needs of existing and proposed activities.~~
- (7) the effects of the activity on metropolitan, town or local centres:
- (a) whether the proposed activity will adversely affect the function, role, or amenity of any metropolitan, town or local centre beyond those effects ordinarily associated with trade effects on trade competitors.
- (8) the visual effects of rubbish and storage areas on residential and open space zoned sites:
- (a) the extent to which screening is practicable; and
  - (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

Commented [A2]: Issue: 5

Commented [A3]: Issue 3

**I427.9. Special information requirements**

There are no special information requirements for this precinct.

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I427.10. Precinct plans

I427.10.1. Pacific Events Centre: Precinct plan 1



## **I434. Pukekohe Park Precinct**

### **I434.1. Precinct description**

The Pukekohe Park Precinct provides specific planning controls for the use and development of Pukekohe Park. Pukekohe Park is located adjacent to Manukau Road in Pukekohe and was established in the 1920's. The site comprises approximately 73 hectares and provides facilities for motor sports and horse racing.

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

Refer to the planning maps for the location and extent of the precinct.

### **I434.2. Objectives**

- (1) Pukekohe Park is protected as a regionally and nationally important venue for motorsports activities and horse racing.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of Pukekohe Park are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

### **I434.3. Policies**

- (4) Enable the safe and efficient operation of Pukekohe Park for its primary activities.
- (5) Protect the primary activities of Pukekohe Park from the reverse sensitivity effects of adjacent development.
- (6) Enable a range of accessory and compatible activities which:
  - (a) avoid, remedy or mitigate adverse effects; and
  - (b) are of a character and scale which will not displace the primary activities.
- (7) Manage the adverse effects of the operation of Pukekohe Park, having regard to the amenity of surrounding properties.
- (8) Recognise that Pukekohe Park's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

### **I434.4. Activity table**

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

- (1) [E24 Lighting](#):



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- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E27 Transport – Rule E27.6.1](#);
- (4) [E27 Transport – Rule E27.6.2](#); and
- (5) [E40 Temporary activities](#).

Table I434.4.1 specifies the activity status of land use and development activities in the Pukekohe Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I434.4.1: Activity table**

	Activity	Activity status
Use		
Primary activities		
(A1)	Horse racing	P
(A2)	Motorsport activities	P
(A3)	Any primary activity not meeting Standard <b>I434.6.5</b> but meeting all other standards	C
Accessory activities		
(A4)	Accessory activities	P
(A5)	Any accessory activity not meeting Standard <b>I434.6.5</b> but meeting all other standards	C
Compatible activities		
(A6)	Organised sports and recreation	P
(A7)	Informal recreation	P
(A8)	Concerts, events and festivals	P
(A9)	Displays and exhibitions	P
(A10)	Functions, gatherings, conferences and meetings	P
(A11)	Markets, fairs and trade fairs	P
(A12)	Sports, recreation and community activities	P
(A13)	Professional fireworks displays meeting Standard <b>I434.6.10</b>	P
(A14)	Professional fireworks displays not meeting Standard <b>I434.6.10</b>	RD
(A15)	Helicopter flights meeting Standard I434.6.11	P
(A16)	Helicopter flights not meeting Standard I434.6.11	RD
(A17)	Filming activities	P
(A18)	Any compatible activity not meeting Standard <b>I434.6.5</b> but meeting all other standards	C

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Development		
(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 16.5m in height	P
(A20)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 16.5m and up to 20m in height	RD
(A21)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height	D
(A22)	Light towers and associated fittings up to and greater than 20m in height	P
(A23)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I434.6.8	RD
(A24)	Demolition of buildings	P
(A25)	Temporary buildings	P
(A26)	Workers' accommodation	P

**I434.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I434.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I434.4.1 Activity table and which is not listed in I434.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

**I434.6. Standards**

All permitted, controlled or restricted discretionary activities listed in Table I434.4.1 must comply with the following activity standards unless otherwise stated.

**I434.6.1. Motorsport activities noise**

- (1) There must not be any use of the track by motor vehicles, except for vehicles undertaking track or facility maintenance or repairs, in all of the following circumstances:
  - (a) from 24 December to January 2 inclusive;

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(b) on Good Friday, Easter Sunday and Anzac Day;

[insert text]

(c) on Mondays, Tuesdays or more than two Wednesdays of any month except for category E events;

(d) Five days before and after a Category A event except that the track can be used for one Category E event within each five day period; and

(e) Three days before and after a Category B event except that the track can be used for one Category E event within each three day period.

(2) The use of the track for any motorsport activity, except for vehicles undertaking track or facility maintenance or repairs, may only take place between:

(a) Category A & B days between 7am to 7pm;

(b) [deleted]

(c) Category C, D and E days between 10am to 5pm.

(3) The use of the track for any motorsport activity, except for vehicles undertaking track or facility maintenance or repairs, must not exceed all of the following:

(a) 4 consecutive Category A days;

(b) 3 consecutive Category B days; and

(c) 3 consecutive days of Category C or D days.

(4) The noise (rating) level from any motorsport activity or from motor vehicles using the track must not exceed the noise limits in Table I434.6.1.1.

(5) Vehicles associated with the repair and maintenance of the track and/or facilities are excluded from Standard I434.6.1.

**Table I434.6.1.1: Motorsport noise standards**

Motorsport category	Number of days in any 12 month period	Noise limit (LAeq)	Timeframe
Category A	Not more than 6	90dB	12 hours
Category B	Not more than 24	85dB	12 hours
Category C	Not more than 50	80dB	7 hours
Category D	Not more than 40	70dB	7 hours
Category E	Any other day	60dB	7 hours

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- (6) The measurement point for the noise limits in Table I434.6.1.1 is 2m above ground level at the existing 'Bravo' location, 22.5m from the edge of track at coordinates 37°12'54.95"S and 174°54'55.29"E.
- (7) Any motor vehicle using the track must not exceed a noise limit of 95dB<sub>L<sub>AF</sub>max</sub> when measured 30 meters at a right angle from the track at points where the vehicle is under maximum power.
- (8) Vehicles using the track on Category E days must have an exhaust system meeting the requirements of Rule 2.7(8) of the Land Transport Rule – Vehicle Equipment Amendment 2007 (Rule 32017/2).
- (9) In the last week of February, May, August and November, the operator of Pukekohe Park Raceway must do both of the following:
  - (a) Publish a calendar identifying all Category A, B, C and D days booked or available at the track for the following 3 months. This must be published in a locally available paper (which is published at least weekly) and must be available on the operator's website; and
  - (b) Provide written notice to the Council of the use of the motor racing track identifying all Category A, B, C and D events held at the track for the previous 3 months.

#### **I434.6.2. Public address system noise**

- (1) The noise (rating) level from any public address system or any outdoor amplified sound system used for broadcasting voice or music within the site must comply with a noise limit of 50dB  $L_{Aeq}$  when measured at any notional boundary. This excludes Category A, B and C event days when the noise limit must be 65dB  $L_{Aeq(5min)}$  at any notional boundary;
- (2) Any public address system or outdoor amplified sound system must not be used at any of the following times:
  - (a) before 7am or more than one hour before a motorsport activity is programmed to start, whichever is later; and
  - (b) after 7pm or more than one hour after programmed motorsport activity has finished, whichever is the earlier.
- (3) There must be no adjustment for special audible characteristics in relation to noise from the public address system.
- (4) Where  $L_{Aeq(5min)}$  is specified, no 5 minute measurement sample can exceed the stated limit.

#### **I434.6.3. General noise**

- (1) The noise (rating) level from any activity (other than activities provided for in rules I434.6.1 and I434.6.2) as measured at any notional boundary must not exceed the noise limits in Table I434.6.3.1.

**Table I434.6.3.1 General noise standards**

Timeframes	Noise limit
Monday to Saturday 7am to 10pm Sunday 9am to 6pm	55dB L <sub>Aeq</sub>
At all other times	45dB L <sub>Aeq</sub> 75dB L <sub>AFmax</sub>

(2) On up to 2 days in any 12 month period, any activity can take place provided that the following standards are met. Standard I434.6.3(2) does not apply to motorsport and horse racing activities:

- (a) the noise (rating) level does not exceed a limit of 65dB L<sub>Aeq</sub> when measured at any notional boundary; and
- (b) the activity does not exceed 6 hours in duration and does not start before 9am and finishes no later than 10pm.

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

**I434.6.4. Lighting**

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

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

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

(4) For the purposes of Standard I434.6.4, the curfew and pre-curfew times are as stated in Table I434.6.4.1.

**Table I434.6.4.1: Pre-curfew and curfew times**

	Times
Pre-curfew	7am – 10pm
Curfew	10pm – 7am

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

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- (a) The limits in Table I434.6.4.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

**Table I434.6.4.2: Horizontal and vertical illuminance at a boundary**

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

- (b) The vertical illuminance limits in Table I434.6.4.3 when measured at the windows of habitable rooms of a lawfully established dwelling within a residential zone.

**Table I434.6.4.3: Vertical illuminance at a window**

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15% (based on an adaption luminance of 2 cd/m<sup>2</sup>) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed 10,000 cd for pre-curfew times and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling.
- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed 10 cd/m<sup>2</sup>. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.
- (9) Professional fireworks displays are excluded from this standard.

**I434.6.5. Traffic management**

All activities must meet at least one of the following traffic management standards:

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

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

##### **I434.6.6. Parking** [deleted]

- (1) [deleted] Any loss of existing formed and marked parking spaces from 30 September 2013 must be accommodated elsewhere within the precinct unless the number of parking spaces provided exceeds the requirements set out in E27 Transport – district rule E27.6.2.

Commented [A1]: Non-Schedule 1

##### **I434.6.7. Screening**

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

##### **I434.6.8. Interface control areas**

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

##### **I434.6.9. Height in relation to boundary**

- (1) Where the Pukekohe Park Precinct directly adjoins another zone, the height in relation to boundary standard that applies in the adjoining zone also applies to the adjoining Pukekohe Park Precinct boundary.
- (2) Where the Pukekohe Park Precinct directly adjoins a road or a zone with no height in relation to boundary standard, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level on the precinct boundary.
- (3) Temporary buildings, light towers and associated fittings are excluded from this height in relation to boundary standard.

##### **I434.6.10. Professional fireworks displays**

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 meters from any residential zone.
- (5) Displays must comply with 140dB  $L_{Zpeak}$  at any point in the audience area and within the boundary of any activity sensitive to noise.

##### **I434.6.11. Helicopter flights**

- (1) Landing and departures must take place at least 150m from any neighbouring site.
- (2) The helicopter movements must not exceed the numbers in Table I434.6.11.1 where an arriving flight and a departing flight are counted as two movements.

**Table I434.6.11.1 Helicopter Movements**

<b>Motorsport category</b>	<b>Number of movements</b>
Category A day	Limited to 30 movements per Category A day
Category B day	Limited to 30 movements (in any 12 month period)
Category C day	
Category D day	
Category E day	

**I434.6.12. Temporary buildings**

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

**I434.7. Assessment – controlled activities**

**I434.7.1. Matters of control**

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

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

**I434.7.2. Assessment criteria**

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

- (1) Effects on the safety and efficiency of the transport network:
  - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
  - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
  - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).



#### **I434.8. Assessment – restricted discretionary activities**

##### **I434.8.1. Matters of discretion**

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

- (1) Any activity that does not comply with noise and/or lighting standards:
  - (a) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standards:
  - (a) The effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standards:
  - (a) The effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 16.5m and up to 20m in height and/or which does not comply with height in relation to boundary standards:
  - (a) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I434.6.8:
  - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) Any activity that does not comply with screening standards:
  - (a) The visual effects of rubbish and storage areas on residential and open space sites.

##### **I434.8.2. Assessment criteria**

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

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
  - (a) Whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:

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- (i) the cumulative noise effects of other activities which are permitted on the site;
- (ii) the cumulative effect of numerous infringements of noise standards; and
- (iii) the degree of non-compliance;
- (b) Whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;
- (c) The extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement;
- (d) The extent to which any artificial lighting will create a traffic safety issue;
- (e) Whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
- (f) The extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance; and
- (g) Whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
  - (a) The extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
    - (i) the sensitivity of the surrounding environment;
    - (ii) the cumulative effect of numerous infringements of this standard;
    - (iii) the additional number of activities; and
    - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
  - (a) The extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
    - (i) streets and public open spaces; and
    - (ii) adjoining sites, particularly those in residential zones;

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- (b) The extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
  - (c) Whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s; and
  - (d) The extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces:
- (a) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
    - (i) the amenity values and character of the surrounding area;
    - (ii) the functional and operational requirements of the precinct;
    - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
    - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
    - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
    - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
    - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The visual effects of rubbish and storage areas on residential and open space zoned sites:
- (a) The extent to which screening is practicable; and
  - (b) The extent to which distance and topographical matters mitigate likely adverse visual effects.

**I434.9. Special information requirements**

There are no special information requirements for this precinct.

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I434.10. Precinct plans

I434.10.1. Pukekohe Park: Precinct plan 1



## **I502. Albany Centre Precinct**

### **I502.1. Precinct description**

The Albany Centre Precinct covers the large emerging metropolitan centre located to the west of State Highway 1 and contained by Oteha Valley Road and Albany Expressway in the northern urban part of the North Shore.

The precinct recognises the component parts of the Business - Metropolitan Centre Zone Albany Centre and the supporting role of the southern section covered by Business - Business Park Zone. It identifies four sub-precincts with different development emphases and requires activities to develop in accordance with Albany Centre: Precinct plan 1 – Albany Centre.

The main retail focus of the centre is the Civic Crescent area. The mainstreet type retail area in the north east will act as a catalyst for the grouping of employment-related activities in this area, and help to link the Albany busway station via the Main Street area with the shopping centre in the Civic Crescent area. Retail activities should generally be limited outside of these two areas to those activities that support the day-to-day needs of office workers and residents, or involve retail formats that cannot be integrated into the Civic Crescent and Main Street areas.

Commercial office development is encouraged throughout the centre, particularly in areas north of Don Mckinnon Drive and also extensively in the southern section in the business park environment.

Intensive residential development is encouraged to locate in certain parts of the precinct where the retail and commercial focus is not as strong, particularly in areas beyond the core area circled by Don Mckinnon Drive.

#### **Sub-precinct A**

Is applied to particular areas within the Albany metropolitan centre which are suited for high-density residential apartment living, with limited opportunity for convenience retail at ground level.

#### **Sub-precinct B**

Is applied to particular areas within the Albany metropolitan centre which seek to encourage the establishment of employment-generating activities, such as high-density office development, supported by a limited range of convenience retail activities.

#### **Sub-precinct C**

Is applied to particular areas within the Albany metropolitan centre which are suited for car-orientated commercial and entertainment activities, limiting retail to those formats generally considered unsuitable for other higher amenity areas of the Albany Centre precincts.

#### **Sub-precinct D**

Is applied to particular areas within the southern section of Albany Centre which are suited for office and light commercial activities and limited retail. This reflects the approved comprehensive development plan for this area.

## I502 Albany Centre Precinct

The zoning of land within this precinct is Business - Metropolitan Centre Zone, Business - Business Park Zone, Open Space – Community Zone, Open Space – Informal Recreation Zone.

### I502.2. Objectives

- (1) Development of the centre reflects the key features and outcomes of I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre.
- (2) A range of sub-precincts within Albany Centre where different predominant activities are located, along with other support activities is provided.
- (3) Ongoing use and development of the Albany integrated shopping centre, North Shore Domain and North Harbour Stadium is not compromised by the location and development of other activities within Albany Centre.
- (4) In Sub-precinct A, high-density residential development is the primary activity, and a limited range of retail uses is enabled where they support the desirability and attractiveness of the area.
- (5) In Sub-precinct B:
  - (a) significant employment opportunities are provided by high-intensity development in Albany Centre to support future population growth; and
  - (b) high-density office development is the primary activity, with a limited range of retail uses where they support the desirability and attractiveness of the area.
- (6) In Sub-precinct C, car-orientated commercial and entertainment activities are the primary use, with a limited range of retail uses where they support the desirability and attractiveness of the area.
- (7) In Sub-precinct D:
  - (a) significant employment opportunities are provided by high-quality office and light commercial development in the southern section of Albany Centre to support future population growth; and
  - (b) office development in a business park environment is the primary activity, with a limited and specific location for retail uses to support the desirability and attractiveness of the area that do not detract from the retail focus provided in the central and northern part of Albany (refer to Albany Centre: Precinct plan 3 – Sub-precinct D activity areas).

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

### I502.3. Policies

- (1) Enable an appropriate mix and layout of activities, buildings, movement of pedestrians, cyclists and vehicles, and open space networks within the precinct

#### I502 Albany Centre Precinct

so as to achieve a sustainable, safe and visually attractive environment, with vibrant public spaces that encourage community interaction.

- (2) Provide for a range of opportunities for retail activities within the precinct that support the desired employment, urban form and character outcomes for its different sub-precincts.
- (3) Provide opportunities for intensively developed apartments within specified parts of the Albany Centre to a high standard of residential amenity and design.
- (4) Require that any development within Sub-precinct D ~~provides sufficient off-street parking and~~ is designed and located to facilitate traffic movement (both vehicular and pedestrian) within the Albany Centre.
- (5) Require development to create a connected green network that links the different parts of the precinct with parks and other public spaces as described in I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre.
- (6) Encourage all buildings, additions, alterations or development to make positive contributions to the amenity of the precinct and its surrounds, help to achieve a comprehensively-planned, well-integrated and attractive centre, and achieve high quality urban design outcomes including:
  - (a) the creation of an attractive, active and lively retail street frontage at Cornerstone Drive between Don Mckinnon Drive and Corban Avenue;
  - (b) enabling vehicle, cycle and pedestrian access throughout the centre to help link southern areas of the centre, including a new street between Don Mckinnon Drive and Civic Crescent; and
  - (c) maintaining views and pedestrian and cycle access along the axis to and from Spencer Ridge Reserve and the central park area shown on Albany Centre: Precinct plan 1 – Albany Centre.
- (7) Require development to complement, and where necessary provide for, pedestrian linkages between the North Shore Domain and North Harbour Stadium and the major public transport points and public parking areas within and adjacent to the wider Albany Centre.
- (8) Focus retail and entertainment activities within the precinct predominantly on public streets, particularly the central block south of Civic Crescent and the development of a Main Street area linking the busway station with this area.
- (9) Require activities adjoining the new Main Street on Cornerstone Drive to support the development of a vibrant main street that encourages daytime and evening use of the area through the mix of activities, including retail, cafes, restaurants, cinemas, offices and above ground floor residential apartments.

Commented [A1]: Issue 3:

#### I502 Albany Centre Precinct

- (10) Recognise the North Shore Domain and North Harbour Stadium as important regional facilities by requiring new residential development to avoid, remedy or mitigate against any adverse effects generated beyond its boundaries.
- (11) Require development within the centre to be of an urban character appropriate to its sub-regional role, with the creation of a strong local identity.
- (12) In Sub-precinct A, require development of high-density residential to provide for apartments with a high standard of residential amenity and a limited amount of convenience retail.
- (13) In Sub-precinct B:
- (a) require that the potential of the sub-precinct to provide for employment opportunities is not compromised by predominantly low-density development, or reverse sensitivity associated with inappropriate forms or location of residential development; and
  - (b) encourage employment-generating activities such as high-density office development by limiting retailing activities that provide for the convenience needs of office activities and which do not diminish the amenity and vibrancy of the sub-precinct.
- (14) In Sub-precinct C, encourage the development of a general business area by enabling the establishment of car-orientated commercial and entertainment activities and limiting retailing activities to those formats which are unsuitable for the other higher amenity parts of the Albany Centre Precinct.
- (15) In Sub-precinct D:
- (a) encourage employment-generating activities such as office development in a high-quality business park setting; and
  - (b) restrict retailing activities to locations that provide for the needs of the office and light commercial activities (refer to Albany Centre: Precinct Plan 3 – Sub-precinct D activity areas).

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

#### **I502.4. Activity table**

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

The following tables specify the activity status of land use and development activities in the Albany Centre Precinct pursuant to section 9(3) of the Resource Management Act 1991. A blank table cell with no activity status specified means that the zone, Auckland-wide and overlay provisions apply.



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**Table I502.4.1 Activity Table for Sub-precinct A, B and C**

Activity		Activity status		
		A	B	C
(A1)	Any activity which is not provided in the table below			
<b>Accommodation</b>				
(A2)	Dwellings		RD	RD
(A3)	Retirement villages		RD	RD
(A4)	Supported residential care		RD	RD
<b>Commerce</b>				
(A5)	Entertainment facilities	RD	RD	
(A6)	Food and beverage up to 200m <sup>2</sup> gross floor area per tenancy	P	P	
(A7)	Food and beverage greater than 200m <sup>2</sup> gross floor area per tenancy	RD	RD	
(A8)	Garden centres	D	D	
(A9)	Marine retail	D	D	
(A10)	Motor vehicle sales	D	D	
(A11)	Offices greater than 500m <sup>2</sup> gross floor area per site	D		RD
(A12)	Retail up to 100m <sup>2</sup> gross floor area per tenancy	P	P	
(A13)	Retail greater than 100m <sup>2</sup> gross floor area per tenancy	D	D	
(A14)	Retail up to 2000m <sup>2</sup> gross floor area per tenancy in Sub-precinct C	NA	NA	NC
(A15)	Retail greater than 2000m <sup>2</sup> gross floor area per tenancy, including large format retail	NA	NA	P
(A16)	Supermarkets	NC	NC	
(A17)	Trade suppliers	D	D	
(A18)	Service stations			RD
<b>Industry</b>				
(A19)	Light manufacturing and servicing	RD	RD	
(A20)	Repair and maintenance services	RD	RD	
(A21)	Warehousing and storage	RD	RD	
<b>Development</b>				
(A22)	Additions and alterations to buildings that are less than 15m <sup>2</sup> in area on the facade of a building that fronts a road or Open Space Zone	P	P	P

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(A23)	New buildings and any modifications to a building other than those listed above			
<b>Subdivision</b>				
(A24)	Subdivision			

**Table I502.4.2 Activity Table – Sub-precinct D**

Activity		Activity status
<b>Use</b>		
Commerce		
(A25)	Retail up to 450m <sup>2</sup> per tenancy within the Retail/Mixed Use Retail activity area (see Albany Centre: Precinct plan 3 – Sub-precinct D activity areas)	P
(A26)	Retail greater than 450m <sup>2</sup> per tenancy within the Retail/Mixed Use Retail activity area (see Albany Centre: Precinct plan 3 – Sub-precinct D activity areas)	RD
(A27)	Retail greater than 450m <sup>2</sup> per tenancy within other activity areas (see Albany Centre: Precinct plan 3 – Sub-precinct D activity areas)	NC
<b>Subdivision</b>		
(A28)	Subdivision	

**I502.5. Notification**

- (1) Any application for resource consent for an activity listed in Table I502.4.1 Activity Table – Sub-precinct A, B and C, and Table I502.4.2 Activity Table – Sub-precinct D, 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\(4\)](#).

**I502.6. Standards**

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

The following standards apply to activities listed as permitted, controlled, restricted discretionary or discretionary in one or more of the activity tables: Table I502.4.1 Activity Table – Sub-precinct A, B and C and Table I502.4.2 Activity Table – Sub-precinct D, depending on where the activity is located in the precinct..

**I502.6.1. Dwellings in sub-precinct A**

- (1) Any new dwelling must be subject to a no-complaint covenant entered onto the property title and registered in favour of the North Shore Stadium and North Shore Domain Trust. The no-complaint covenant will require any

## I502 Albany Centre Precinct

landowner or occupant to forego any right to lodge submissions in opposition to, or otherwise restrict, sound from concerts at the stadium which are in accordance with any lawfully established activities or any approved resource consent.

### **I502.6.2. Compliance with I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre**

- (1) Subdivision and development must provide the streets (arterial, collector and local) within 20m of their location as shown in I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre, except that:
  - (a) local street (main street) must join Don Mckinnon Drive in the same location as the collector (main street); and
  - (b) local street (main street) must be provided within 10m of its location as shown in I502.10.1 Albany Centre: Precinct plan 1 – Albany.
- (2) The design of all streets, including dimensions and design features, must be in accordance with the relevant figures in I502.11 Appendix 1: Albany Centre street cross sections.
- (3) All streets shown in I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre must be transferred to the council as public roads except those shown as local streets (public/private).
- (4) Reserves must be provided in accordance with I502.10.1 Albany Centre Precinct plan 1 – Albany Centre.
- (5) Open air pedestrian only areas longer than 50m must have a clearway of 3.5m to enable access by emergency vehicles with an overall minimum width between buildings of 12m.
- (6) Subdivision and development that does not comply with standards I502.6.2 (1)-(5) is a discretionary activity except for the following which are restricted discretionary activities:
  - (a) variations to the location, width and design of local streets that do not comply with standards I502.6.2(1)-(3);
  - (b) variations to the location of the local street (main street), provided that the alignment follows the secondary axis and is no more than 20m from the alignment at the boundary with the land zoned Open Space – Community Zone that do not comply with Standard I502.6.2(1);
  - (c) variations to the location, size and design of:
    - (i) reserves and open spaces; and
    - (ii) identified features on Lot 2 DP 338562.

### **I502.6.3. Minimum Yards**

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- (1) Buildings in Sub-precinct A must be set back from the front boundary by the minimum depth listed in Table I502.6.3.1. Yards Sub-precinct A.

**Table I502.6.3.1 Yards Sub-precinct A**

Yard	Minimum yard depth
Front yards on local streets where dwellings are located on the ground floor	3m

- (2) Buildings in Sub-precinct A that do not comply with the minimum yard depth in Table I502.6.3.1 Yards Sub-precinct A and are located 1.8m or more from the front boundary are a restricted discretionary activity.
- (3) Buildings in Sub-precinct A that do not comply with the minimum yard in depth in Table I502.6.3.1 Yards Sub-precinct A and are located less than 1.8m from the front boundary are a non-complying activity.
- (4) Buildings in Sub-precinct C must be set back from the front boundary by the minimum depths listed in Table I502.6.3.2. Yards Sub-precinct C

**Table I502.6.3.2 Yards Sub-precinct C**

Yard	Minimum yard depth
Front yards on arterial or collector roads	5m
Front yards on Oteha Valley Road	7.5m

- (5) Buildings in Sub-precinct C that do not comply with the minimum yard depth in Table I502.6.3.2 Yards Sub-precinct C and front on to an arterial or collector are a non-complying activity.
- (6) Buildings that do not comply with the minimum yard depth in Table I502.6.3.2 Yards Sub-precinct C and:
- (a) front on to Oteha Valley Road;
  - (b) are located 5m or more from the front boundary; and
  - (c) have a minimum of 40 per cent of that part of the building fronting Oteha Valley Road fully glazed to provide showroom and display areas
- are a restricted discretionary activity.
- (7) Buildings in Sub-precinct D must be set back to the minimum setbacks shown in I502.10.4 Albany Centre: Precinct plan 4 – Sub-precinct D building setbacks.
- (8) Buildings in Sub-precinct D must be set back 10m from open space zone boundaries.

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- (9) Buildings that do not comply with standards I502.6.3(6)-(8) are a non-complying activity.

### **I502.6.4. Maximum building setback**

- (1) Buildings on sites in Sub-precinct A or B that front arterial, collector (commercial) and local street (commercial) must not be set back more than 5m from the road frontage for the full length of the building, except that 40 per cent of the length of the building may be set back up to 15m where any setback greater than 5m is at least 40m beyond any intersection with collector (main street) or local street (main street).
- (2) Buildings on sites located along the local street connecting collector (main street) with Munroe Lane must not be set back more than 3m from the road frontage for the full length of the building.
- (3) Buildings on sites in Sub-precinct C fronting Munroe Lane and Appian Way must not be set back more than 12m from the road frontage for the full length of the building.
- (4) Buildings on sites fronting a collector (main street) or local street (main street) that do not comply with standards I502.6.4(1)-(3) where the building set back:
- (a) accommodates plazas, eating areas, arcade entrances and pedestrian through routes associated with a ground floor use and is no more than 12m; or
  - (b) accommodates rain gardens installed to mitigate the effects of stormwater runoff and is no more than 3m;
- are a restricted discretionary activity.
- (5) Buildings on sites fronting arterials or local streets (commercial), where:
- (a) the building is set back more than 15m but less than 20m; and
  - (b) the setback is at least 40m from any intersection with a collector (main street) or local street (main street);
- are a restricted discretionary activity.
- (6) Any building that does not comply with standards I502.6.4(1)-(5) is a non-complying activity.

### **I502.6.5. Location of parking**

- (1) Ground floor parking within a building must not be located adjacent to the street frontage or any space in public ownership. Buildings must be designed to accommodate a business or residential activity, depending on the zone, between any ground floor parking and the building frontage.

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- (2) On sites in Sub-precinct A, there must not be parking between any building and the front boundary of the site. Parking must be located to the side of, the rear of, within or under buildings.
- (3) On sites in Sub-precinct C fronting Munroe Lane and Appian Way, no more than one aisle of parking may be located directly between a building's frontage and the front boundary of the site. All other parking must be located to the side of, the rear of, within or under buildings.
- (4) Parking adjacent to the street frontage within Sub-precinct D must not exceed that provided for in Sub-precinct D in I502.10.4 Albany Centre: Precinct plan 4 – Sub-precinct D building setbacks.
- (5) Ground floor parking located adjacent to the street frontage within a building that does not comply with Standard I502.6.5(1) that occupies up to 20% of the street frontage of the site, is a restricted discretionary activity.
- (6) Parking that does not comply with standards I502.6.5(1)-(5) is a non-complying activity.

### I502.6.6. Landscaping

- (1) Sites in Sub-precinct D must provide the minimum landscaped areas as shown in Table I502.6.6.1. Landscaped area

**Table I502.6.6.1 Landscaped area**

Activity area	Minimum landscaped area
Office	20%
Light commercial or office	10%
Retail or mixed use retail	No minimum

### I502.7. Assessment – controlled activities

There are no controlled activities in this precinct.

### I502.8. Assessment – restricted discretionary activities

#### I502.8.1. Matters of discretion

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

- (1) sub-precinct A: entertainment facilities, food and beverage greater than 200m<sup>2</sup> gross floor area per tenancy, light manufacturing and servicing, repair and maintenance services, warehousing and storage:
  - (a) the effects of intensity and scale;
  - (b) the effects of noise, lighting and hours of operation;
  - (c) effects on Sub-precinct A amenity; and

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- (d) the effect of displacement of residential activities by non-residential activities.
- (2) sub-precinct B: dwellings, retirement villages, supported residential care, entertainment facilities, food and beverage greater than 200m<sup>2</sup> gross floor area per tenancy, light manufacturing and servicing, repair and maintenance services, warehousing and storage:
  - (a) the effects of intensity and scale;
  - (b) the effects of the displacement of high density employment generating activities, by low employment density generating activities; and
  - (c) the effects on Sub-precinct B amenity and economic vitality.
- (3) Sub-precinct C: dwellings, retirement villages, supported residential care, offices greater than 500m<sup>2</sup> per site, service stations:
  - (a) the effects of reverse sensitivity and displacement of car-oriented commercial and entertainment activities.
- (4) Sub-precinct D: retail greater than 450m<sup>2</sup> within the retail/mixed use retail activity area:
  - (a) the effects on Centre amenity and vitality.
- (5) standard infringements:
  - (a) compliance with I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre:
    - (i) the effects on amenity and connectivity if roads are not located and designed in accordance with standards; and
    - (ii) the effects on public amenity, recreation and connectivity if reserves, features and open space are not located and designed in accordance with standards.
  - (b) minimum yards:
    - (i) the effects on amenity and safety.
  - (c) maximum building setbacks on collector (main street) or local (main street):
    - (i) the effects on amenity and provision of public access; and
    - (ii) the effects on stormwater management.
  - (d) maximum building setbacks on sites fronting arterials or local streets (commercial):
    - (i) the effects on amenity.
  - (e) ground floor parking adjacent to street frontage within a building:

- (i) building design and adaptability.

### **I502.8.2. Assessment criteria**

The council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the zone, Auckland wide or overlay provisions.

- (1) sub-precinct A: entertainment facilities, food and beverage greater than 200m<sup>2</sup> gross floor area per tenancy, light manufacturing and servicing, repair and maintenance services, warehousing and storage:
  - (a) intensity and scale; refer to the objective and policies of the precinct and the zone;
  - (b) noise, lighting and hours of operation; refer to the objective and policies of the precinct and the zone and to assessment criteria [E24.8.2](#);
  - (c) Sub-precinct A amenity:
    - (i) retail and industrial activities should not have a substantial adverse effect upon the amenity values and functions of Sub-precinct A, having regard to:
      - a. the activities' proposed size, composition and characteristics; and
      - b. the area's on-going ability to provide for the future needs of communities; and
    - (ii) retail and industrial activities should provide a net positive effect in terms of the community's convenient access to retail and industrial activities, including having regard to whether the failure of retail and industrial activity to locate in Sub-precinct A would result in adverse environmental effects on the form, function or on-going capacity of the area.
  - (d) residential displacement:
    - (i) non-residential activities in Sub-precinct A should not reduce the ability of residential activities to establish and operate within Sub-precinct A.
- (2) Sub-precinct B: dwellings, retirement villages, supported residential care, entertainment facilities, food and beverage greater than 200m<sup>2</sup> gross floor area per tenancy, light manufacturing and servicing, repair and maintenance services, warehousing and storage:
  - (a) the intensity and scale of the land use activity should be compatible with the planned future form and character of the surrounding area;



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- (b) low density development in Sub-precinct B should not reduce the ability of high density employment generating activities to establish and operate within Sub-precinct B;
- (c) Sub-precinct B amenity and economic vitality:
  - (i) residential, retail and industrial activities should not have a substantial adverse effect upon the amenity values and functions of Sub-precinct B, having regard to:
    - a. the activity's proposed size, composition and characteristics; and
    - b. the area's on-going ability to provide for the future needs of communities;
  - (ii) residential, retail and industrial activities should provide a net positive benefit in terms of the community's access to residential, retail and industrial activities, including having regard to whether the failure to locate in Sub-precinct B would result in adverse environmental effects on the form, function or on-going capacity of the area.
- (3) Sub-precinct C: dwellings, retirement villages, supported residential care, offices greater than 500m<sup>2</sup> per site, service stations:
  - (a) Reverse sensitivity and displacement of car-oriented commercial and entertainment activities:
    - (i) residential, offices greater than 500m<sup>2</sup> per site and service stations should not create reverse sensitivity effects or reduce the ability of car-orientated commercial and entertainment activities to establish and operate within Sub-precinct C; and
    - (ii) the scale and design of the activities should not be likely to attract further similar or supporting activities.
- (4) Sub-precinct D: retail greater than 450m<sup>2</sup> per tenancy within the retail/mixed use retail activity area:
  - (a) Centre vitality; refer to the objective and policies of the precinct and the zone.
- (5) standard infringements
  - (a) compliance with I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre:
    - (i) local streets should be provided to ensure good amenity and the same level of connectivity for pedestrians and motorists as that indicated on Albany Centre: Precinct plan 1 – Albany Centre; and

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- (ii) reserves, features and open spaces should be in a similar location and of a similar scale to those indicated in Albany Centre: Precinct plan 1 – Albany Centre.
- (b) front yard:
- (i) any reduction of the front yard should ensure that the privacy of residents is protected and the safety and amenity of the street is maintained; and
  - (ii) on sites adjacent to Oteha Valley Road, any reduction of the front yard should ensure that a visually appealing frontage to Oteha Valley Road is achieved.
- (c) maximum building setbacks on collector (main street) or local (main street):
- (i) amenity and provision of public access; the setbacks should be designed to integrate with the existing or planned streets and public open spaces, be visually attractive and positively contribute to the streetscape and sense of place; and
  - (ii) rain-gardens should be designed so as to enhance the amenity of the area and should adequately mitigate the effects of stormwater runoff.
- (d) maximum building setbacks on sites fronting arterials or local streets (commercial):
- (i) the setback should enhance the amenity of the site and the street, and ensure that a visually appealing frontage to the road is achieved.
- (e) ground floor parking adjacent to street frontage within a building:
- (i) at ground floor, the building should be of a sufficient height and design (including windows if possible) so that it can be adaptable to other uses.

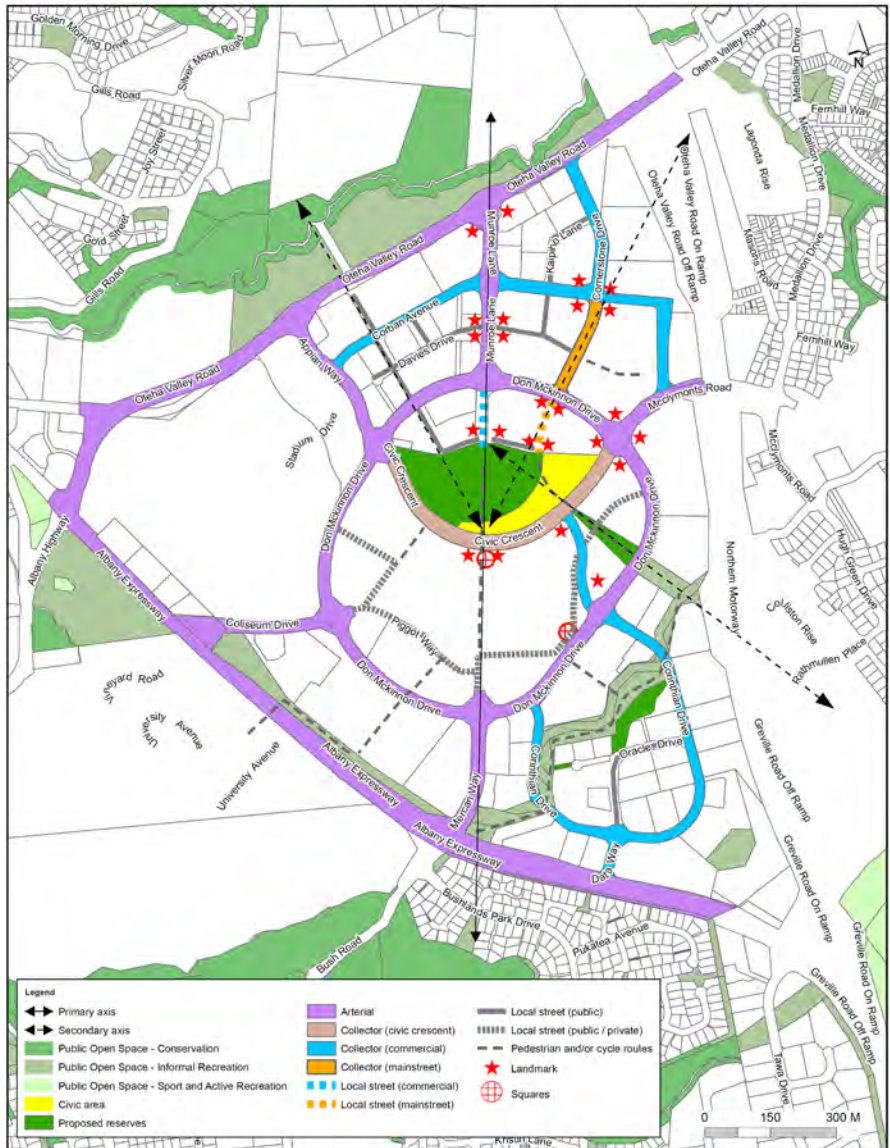
#### **I502.9. Special information requirements**

There are no special information requirements in this precinct.

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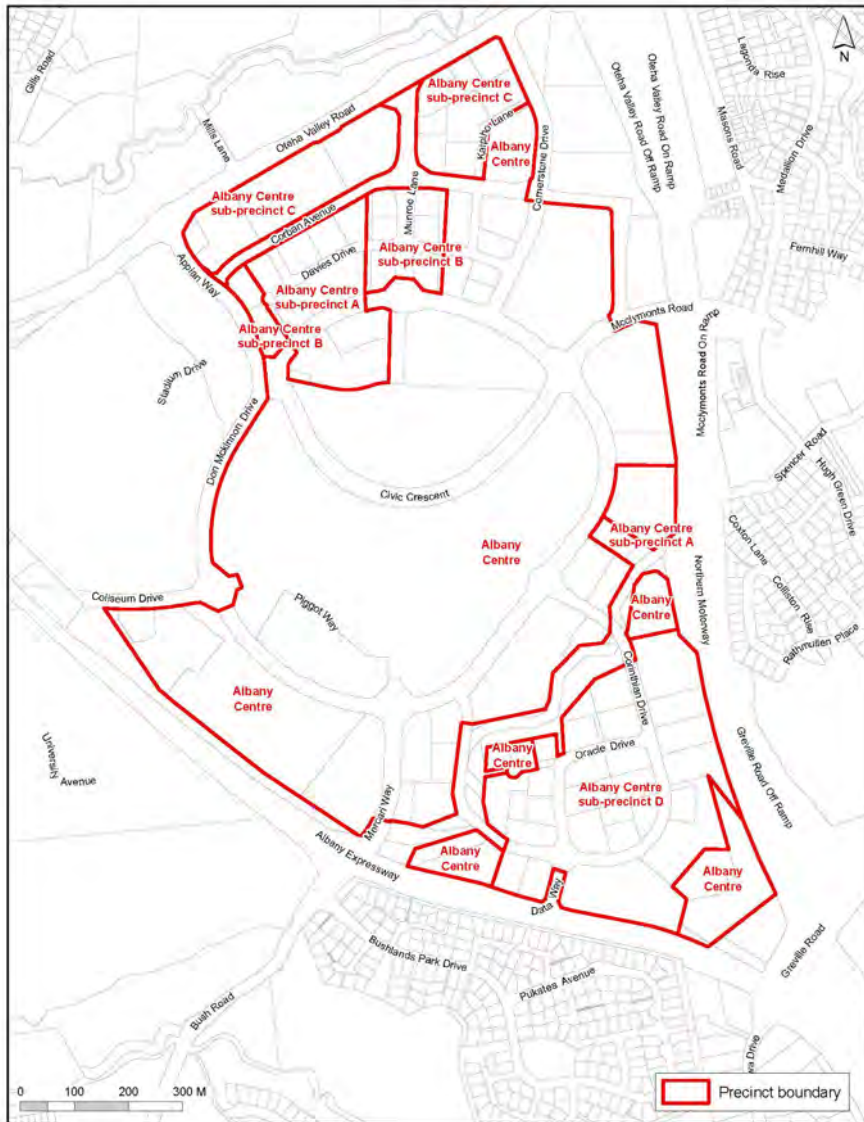
1502.10. Precinct plans

1502.10.1 Albany Centre: Precinct plan 1 – Albany Centre



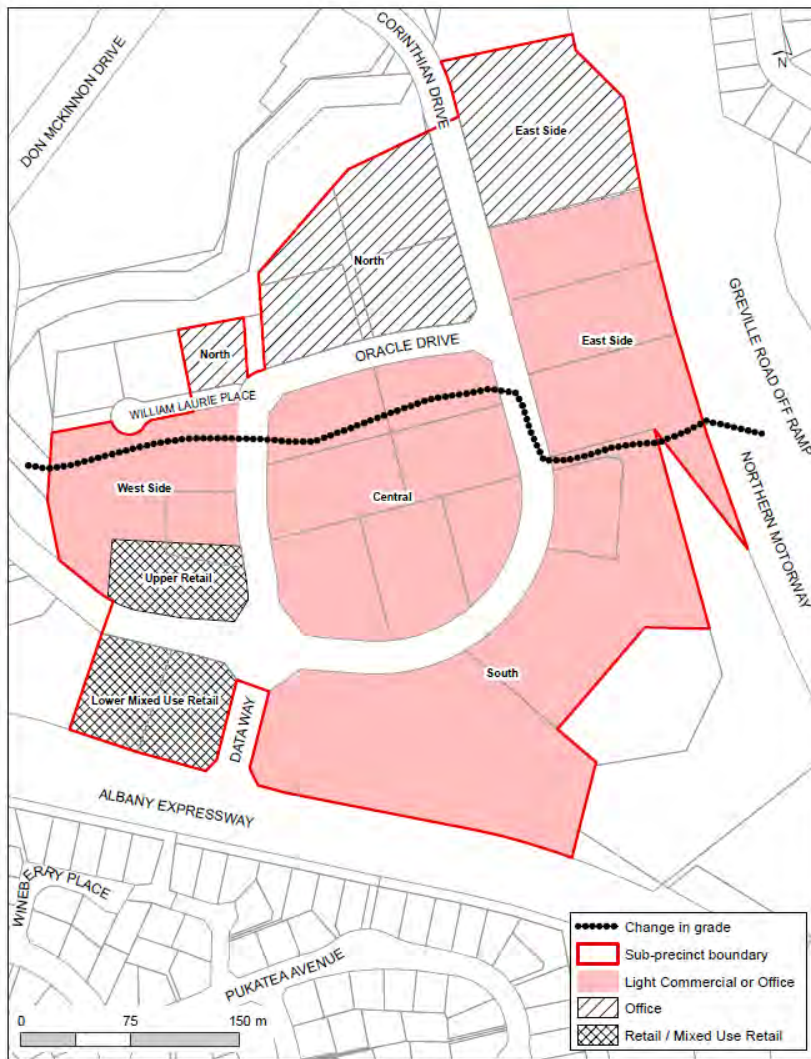
1502 Albany Centre Precinct

1502.10.2 Albany Centre: Precinct plan 2 – sub-precincts



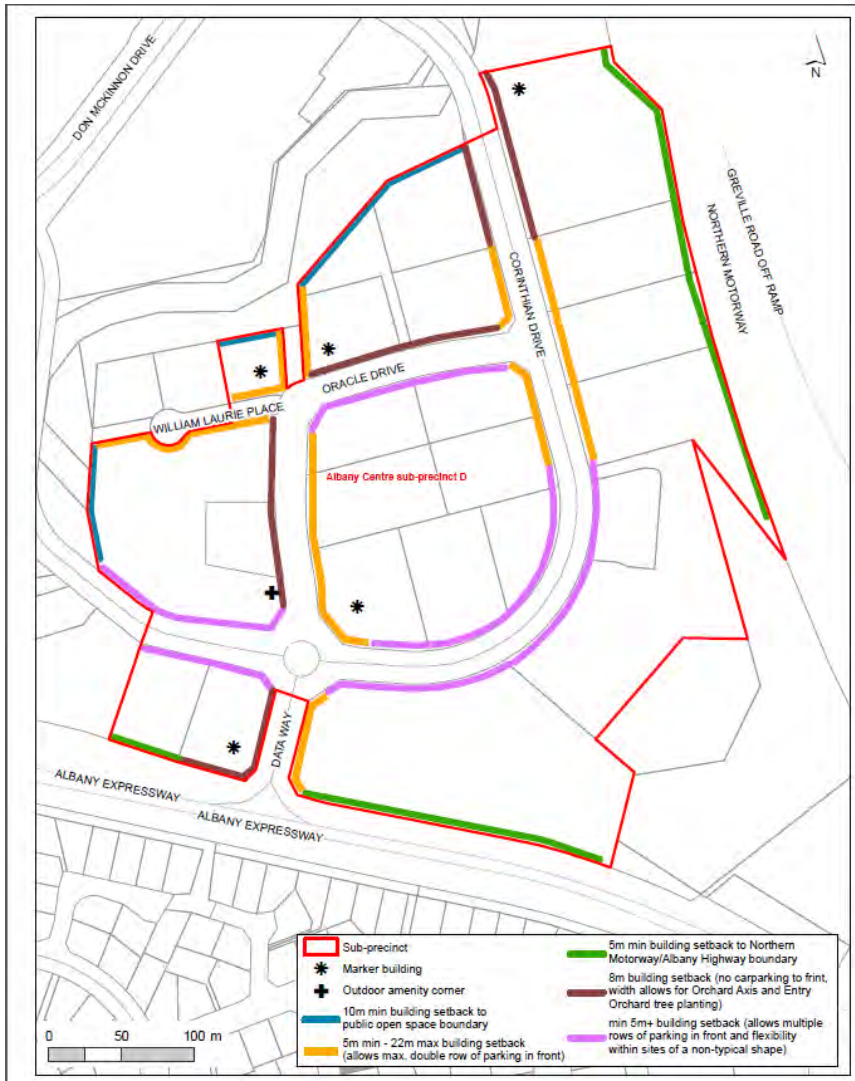
I502 Albany Centre Precinct

I502.10.3 Albany Centre: Precinct plan 3 – Sub-precinct D activity areas



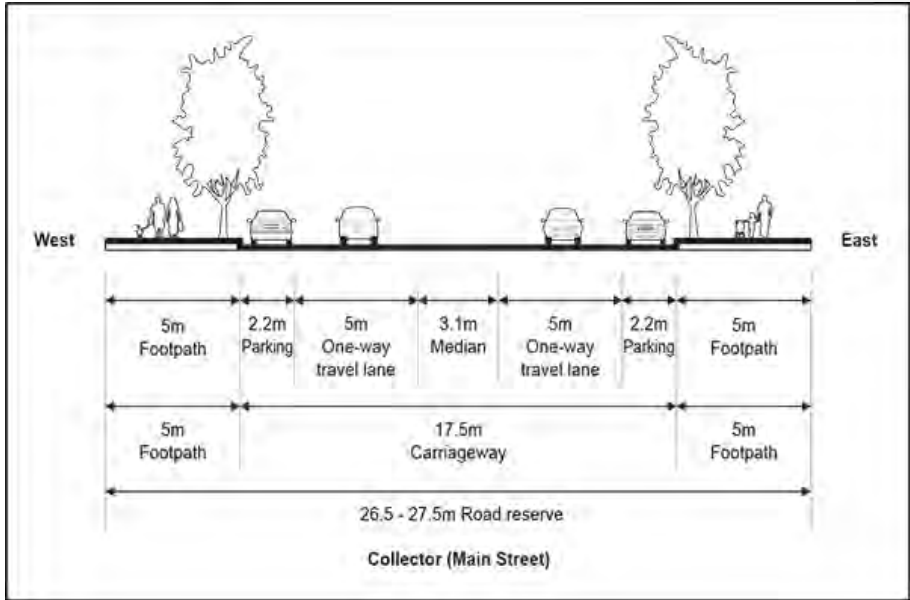
I502 Albany Centre Precinct

I502.10.4 Albany Centre: Precinct plan 4 – Sub-precinct D building setbacks

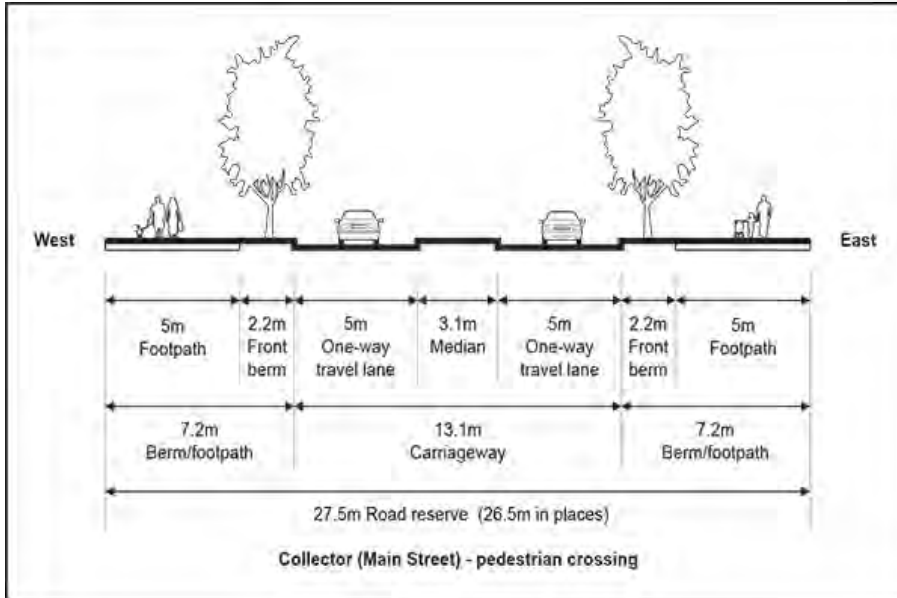


I502.11. Appendix 1: Albany Centre street cross sections

I502.11.1. Collector (Main street)

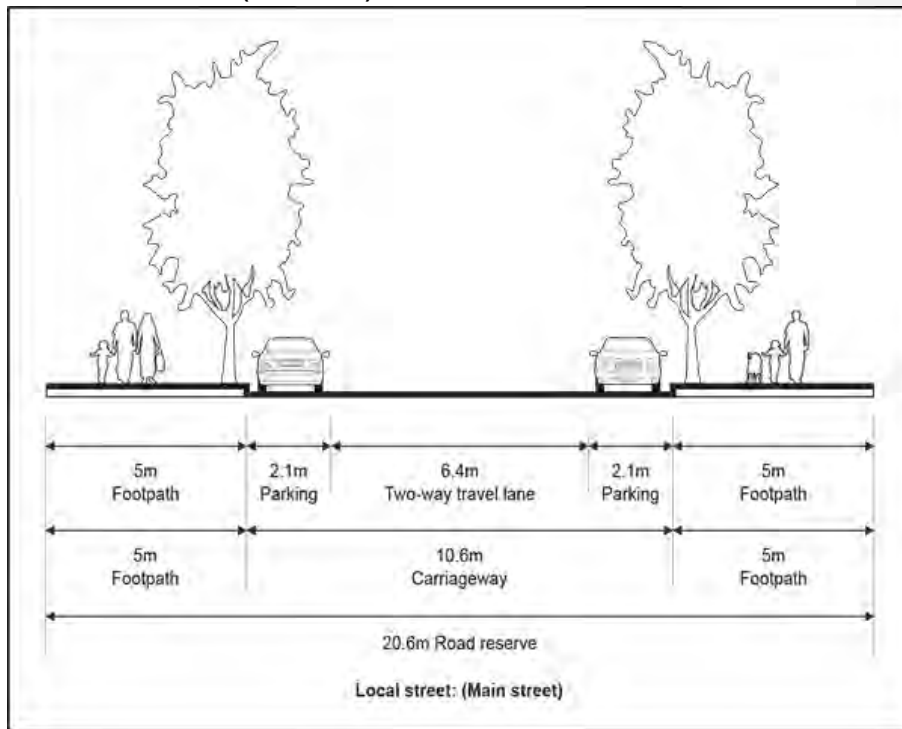


**I502.11.2. Collector (Main street) – pedestrian crossing**

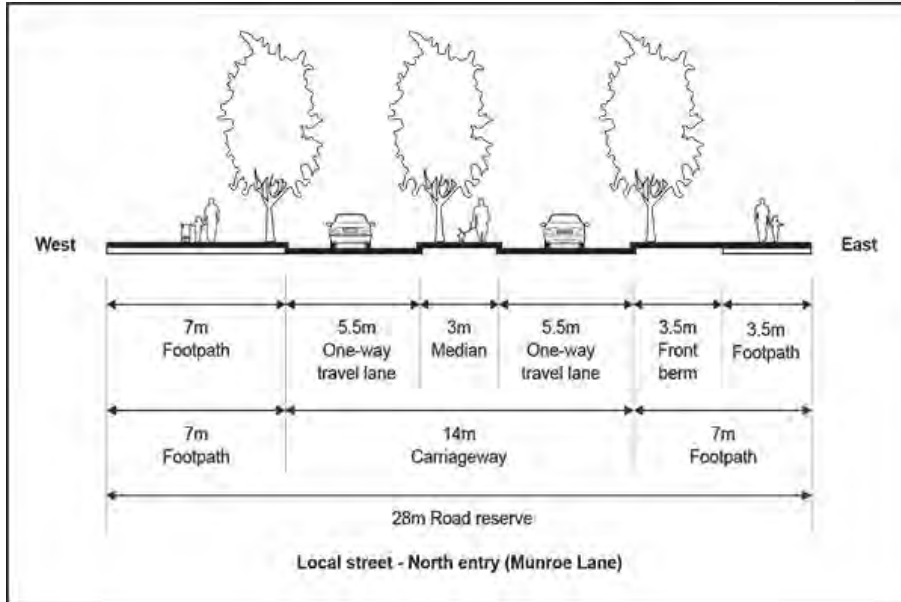




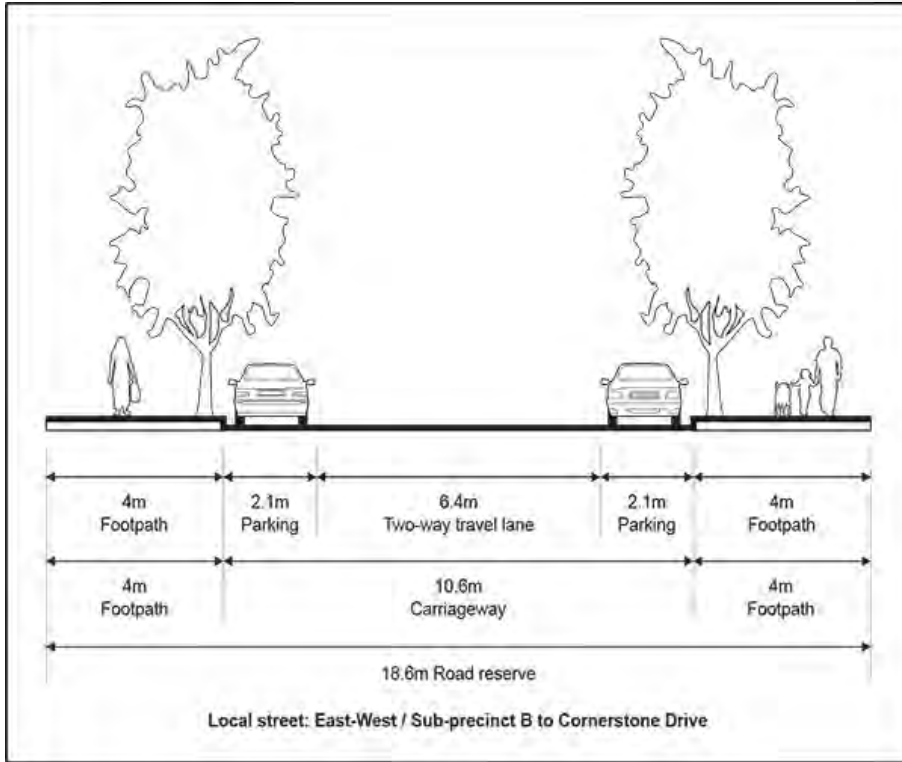
**I502.11.3. Local street (Main street)**



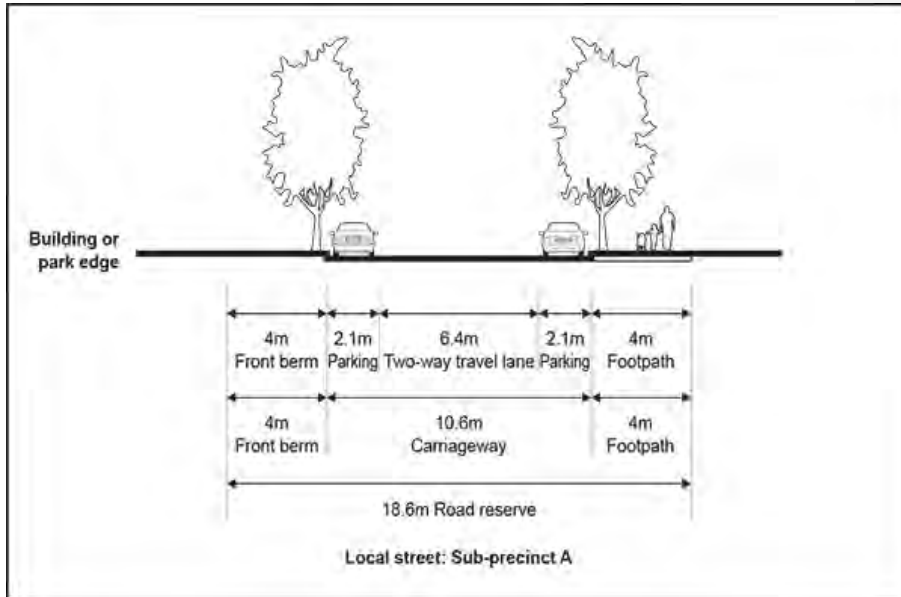
**I502.11.4. Local Street – North entry (Munroe Lane)**



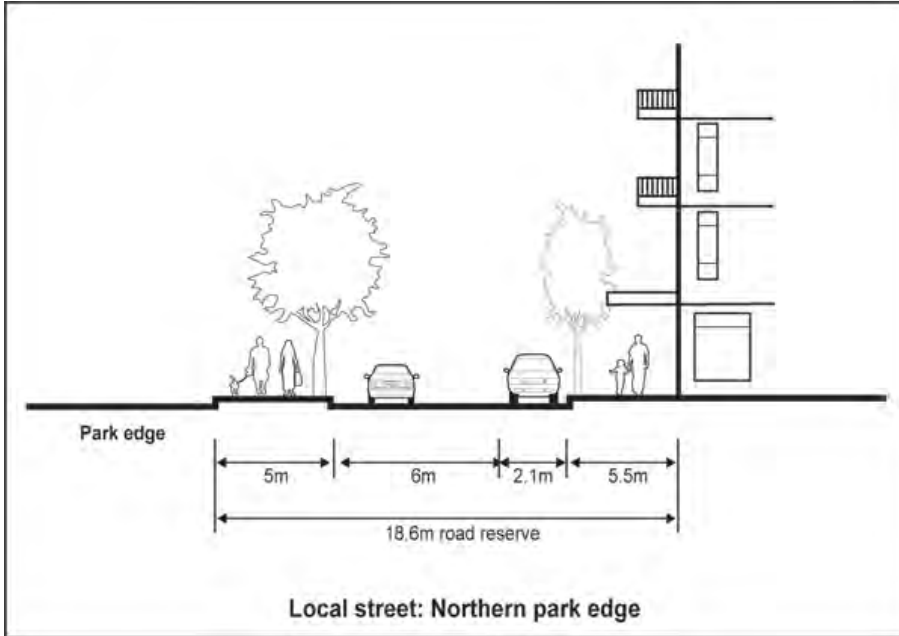
**I502.11.5. Local street – East-West / Sub-precinct B to Cornerstone drive**



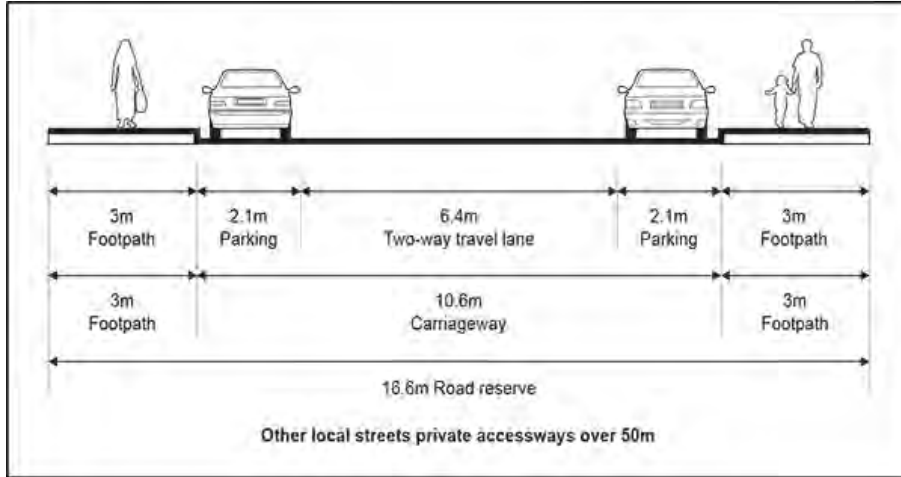
I502.11.6. Local street – Sub-precinct A



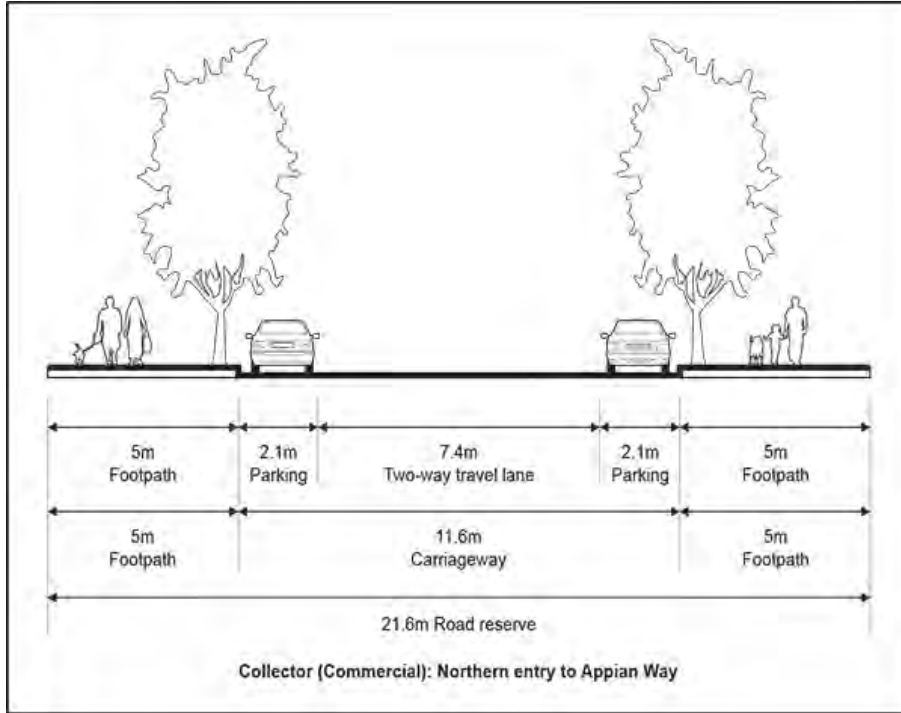
**I502.11.7. Local street – Northern park edge**



**I502.11.8. Other local streets private accessways over 50m**



**I502.11.9. Collector (Commercial) – Northern entry to Appian way**



## **I503. AUT Millennium Institute of Sport Precinct**

### **I503.1. Precinct description**

The AUT Millennium Institute of Sport Precinct provides specific planning provisions for the use of the AUT Millennium Institute of Sport.

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

Refer to the planning maps for the location and extent of the precinct.

### **I503.2. Objectives**

- (1) The AUT Millennium Institute of Sport is protected as a regionally and nationally important venue for sports, recreation and associated health, education and research.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the AUT Millennium Institute of Sport are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

### **I503.3. Policies**

- (1) Enable the safe and efficient operation of the AUT Millennium Institute of Sport for its primary activities.
- (2) Protect the primary activities of the AUT Millennium Institute of Sport from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
  - (a) avoid, remedy or mitigate adverse effects; and
  - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of the AUT Millennium Institute of Sport, having regard to the amenity of surrounding properties.
- (5) Recognise that the AUT Millennium Institute of Sport's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.



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**I503.4. Activity table**

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);

Table I503.4.1 specifies the activity status of land use and development activities in the AUT Millennium Institute of Sport Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I503.4.1: Activity table**

	Activity	Activity status
Use		
Primary activities		
(A1)	Organised sport and recreation	P
(A2)	Informal recreation	P
(A3)	Healthcare services, education activities and research activities associated with sports and recreation	P
(A4)	Any primary activity not meeting Standard I503.6.5 but meeting all other standards	C
Accessory activities		
(A5)	Accessory activities	P
(A6)	Any accessory activity not meeting Standard I503.6.5 but meeting all other standards	C
Compatible activities		
(A7)	Sports, recreation and community activities	P
(A8)	Concerts, events and festivals	P
(A9)	Markets, fairs and trade fairs	P
(A10)	Functions, conferences, gatherings and meetings	P
(A11)	Filming activities	P
(A12)	Displays and exhibitions	P
(A13)	Healthcare facilities up to a gross floor area of 1,000m <sup>2</sup> within the precinct	P
(A14)	Healthcare facilities more than a gross floor area of 1,000m <sup>2</sup> within the precinct	RD
(A15)	Athlete accommodation up to a gross floor area of 1,000m <sup>2</sup> within the precinct.	P
(A16)	Athlete accommodation more than a gross floor	RD

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	area of 1,000m <sup>2</sup> within the precinct.	
(A17)	Professional fireworks displays meeting Standard I503.6.10	P
(A18)	Professional fireworks displays not meeting Standard I503.6.10	RD
(A19)	Helicopter flights meeting Standard I503.6.11	P
(A20)	Helicopter flights not meeting Standard I503.6.11	RD
(A21)	Any compatible activity not meeting Standard I503.6.5 but meeting all other standards	C
<b>Development</b>		
(A22)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A23)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m, but up to 25m in height	RD
(A24)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m	D
(A25)	Light towers and associated fittings up to and greater than 25m in height	P
(A26)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard 0	RD
(A27)	Demolition of buildings	P
(A28)	Temporary buildings	P
(A29)	Workers' accommodation	P

**I503.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I503.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I503.4.1 Activity table and which is not listed in I503.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

### I503.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I503.4.1 Activity table must comply with the following activity standards unless otherwise specified. The following standards do not apply:

- (1) [E27 Transport](#) – Standards [E27.6.1](#) Trip generation; and
- (2) [E27 Transport](#) – Standards [E27.6.2](#) Number of parking and loading spaces.

#### I503.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I503.6.1.1.

**Table I503.6.1.1: Noise standards**

Time, day, duration and frequency	Noise limit
Up to 5 Special Noise Events between 8:00am and 10:30pm in any 12 month period	75dB $L_{Aeq(5min)}$
Up to 15 Special Noise Events between 8:00am and 10:30pm in any 12 month period	65dB $L_{Aeq(5min)}$
General noise standards for all days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB $L_{Aeq}$
General noise standards for all other times	40dB $L_{Aeq}$ and 70dB $L_{Amax}$

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.

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- (6) Where  $L_{Aeq (5min)}$ , is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

**I503.6.2. Lighting**

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I503.6.2, the curfew and pre-curfew times are as stated in Table I503.6.2.1.

**Table I503.6.2.1: Pre-curfew and curfew times**

	Times
Pre-curfew	7am – 10.30pm
Curfew	10.30pm – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
  - (a) the limits in Table I503.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

**Table I503.6.2.2: Horizontal and vertical illuminance at a boundary**

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

- (b) The vertical illuminance limits in Table I503.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

**Table I503.6.2.3: Vertical illuminance at a window**

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2 cd/m<sup>2</sup>) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I503.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

**Table I503.6.2.4: Pre-curfew luminous intensity**

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

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I503.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.
- (9) Professional fireworks displays are excluded from this standard.

**Table I503.6.2.5: Building façade luminance**

	Luminance limit
Standard	10 cd/m <sup>2</sup>
Special lighting events	25 cd/m <sup>2</sup>

**I503.6.3. Special noise events**

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

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- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I503.6.1.1.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
  - (a) There must be no more than 2 special noise events on any one day.
  - (b) There must be no more than 4 special noise events within any 2 week period.
- (4) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

#### **I503.6.4. Special lighting events**

- (1) The total number of special lighting events in any 12 month period must not exceed 25 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I503.6.2.4 and I503.6.2.5.

#### **I503.6.5. Traffic management**

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

#### **I503.6.6. ~~Parking [deleted]~~**

- (1) ~~Any loss of existing formed and marked parking spaces from 30 September 2013, must be accommodated elsewhere within the precinct unless the number of parking spaces provided exceeds the requirements set out in [E27 Transport](#) – standard [E27.6.2](#) Number of parking and loading spaces.~~

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#### **I503.6.7. Screening**

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

**I503.6.8. Interface control areas**

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

**I503.6.9. Height in relation to boundary**

- (1) Along the boundaries where the AUT Millennium Institute of Sport Precinct directly adjoins a zone, the height in relation to boundary standard that applies in the adjoining zone will also apply to the precinct boundary.
- (2) Where the AUT Millennium Institute of Sport Precinct directly adjoins a road or a zone with no height in relation to boundary standard, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level along the precinct boundary.
- (3) Temporary buildings, light towers and associated fittings are excluded from this standard

**I503.6.10. Professional fireworks displays**

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.
- (5) Displays must comply with 140dB  $L_{Zpeak}$  at any point in the audience area and within the boundary of any activity sensitive to noise.

**I503.6.11. Helicopter flights**

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring site.

**I503.6.12. Temporary buildings**

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

**I503.7. Assessment – controlled activities**

**I503.7.1. Matters of control**

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

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

### **I503.7.2. Assessment criteria**

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

- (1) Effects on the safety and efficiency of the transport network:
  - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
  - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
  - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

### **I503.8. Assessment – restricted discretionary activities**

#### **I503.8.1. Matters of discretion**

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

- (1) Any activity that does not comply with noise and/or lighting standards:
  - (a) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standards:
  - (a) The effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standard:
  - (a) The effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m and up to 25m in height and/or which does not comply with height in relation to boundary standards:
  - (a) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.



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(5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard 0:

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

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

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

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

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

(a) the effects of the proposed activity on the efficient operation of the primary activity of the site;

(b) the effects of traffic and parking on the safety and efficiency of the transport network; and

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

**I503.8.2. Assessment criteria**

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

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

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

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

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

(iii) the degree of non-compliance.

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

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

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

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- (e) Whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.
  - (f) The extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance.
  - (g) Whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
  - (h) The extent to which the additional special events adversely affect the amenity of the surrounding environment having regard to:
    - (i) the sensitivity of the surrounding environment;
    - (ii) the cumulative effect of numerous infringements of special event standards;
    - (iii) the additional number of special events; and
    - (iv) whether there is an operational need for the exceedance.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
- (a) The extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
    - (i) the sensitivity of the surrounding environment;
    - (ii) the cumulative effect of numerous infringements of this standard;
    - (iii) the additional number of activities; and
    - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (a) The extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
    - (i) streets and public open spaces; and
    - (ii) adjoining sites, particularly those in residential zones.
  - (b) The extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
  - (c) Whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s.
  - (d) The extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied

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or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.

- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (a) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
- (i) the amenity values and character of the surrounding area;
  - (ii) the functional and operational requirements of the precinct;
  - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
  - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
  - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
  - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
  - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The effects of the proposed activity on the efficient operation of the primary activity of the site;
- (a) Whether the activity is of a character, scale and intensity to ensure that adverse effects on the operation of the primary activity, including its likely future use or intensification, are avoided, remedied or mitigated.
- (6) The effects of traffic and parking on the safety and efficiency of the transport network:
- (a) Whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements.
- (b) ~~Whether a reduction in carparking will compromise the successful implementation of a Transport and Traffic Management Plan, where relevant or required.~~
- (c) ~~Whether the precinct has sufficient parking capacity to provide for the day to day needs of existing and proposed activities.~~
- (7) The effects of the activity on metropolitan, town or local centres:

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- (a) Whether the proposed activity will adversely affect the function, role, or amenity of any metropolitan, town or local centre beyond those effects ordinarily associated with trade effects on trade competitors.
- (8) The visual effects of rubbish and storage areas on residential and open space zoned sites:
  - (a) The extent to which screening is practicable.
  - (b) The extent to which distance and topographical matters mitigate likely adverse visual effects.

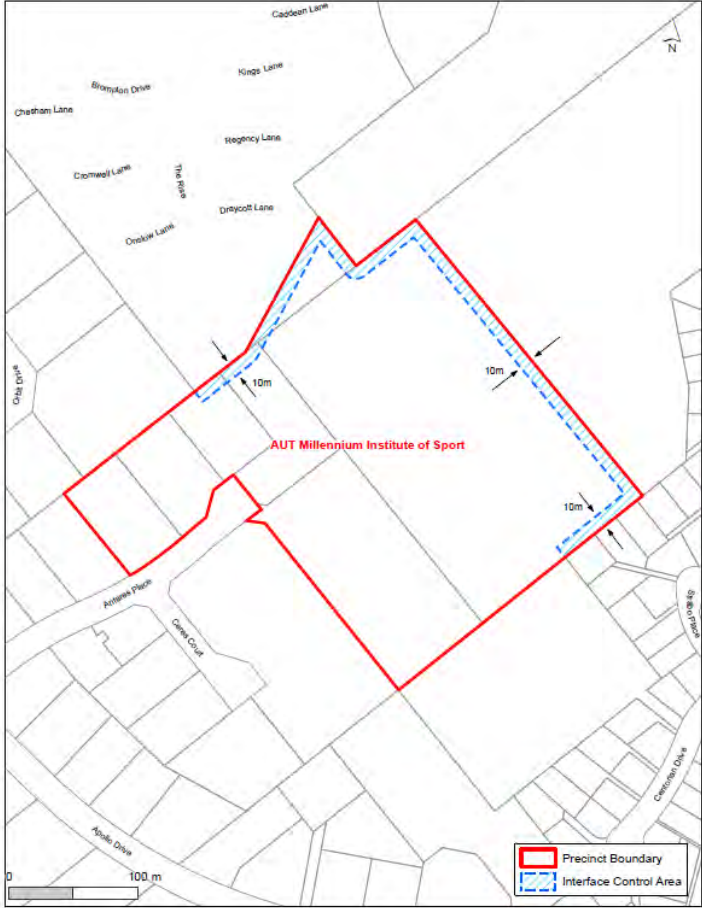
**I503.9. Special information requirements**

There are no special information requirements for this precinct.

**I503.10. Precinct plans**

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I503.10.1. AUT Millennium Institute of Sport: Precinct plan 1



## **I504. Bayswater Marina**

### **I504.1. Precinct Description**

The Bayswater Marina precinct is located at O'Neills Point at the end of Bayswater peninsula in the Waitemata Harbour. The zoning of land within this precinct is Coastal - Marina Zone and Open Space – Informal Recreation Zone.

The precinct includes the coastal marine area and 4.5 hectares of reclaimed land that supports marina users, marine-related activities and the Bayswater ferry service, including providing for parking associated with these activities. The land is also used by the public for recreation, marine sports activities and for access to the coast.

The primary purpose of the Bayswater Marina precinct is to provide for marina, ferry terminal and marine-related activities, including associated parking and facilities, and for public access, community uses and marine sports uses, open space and recreation. Provision is also made for residential activities and food and beverage, subject to these activities being assessed through a resource consent process to assess the effects of the proposal on the use and function of the precinct for the purposes discussed above. Minimum standards are specified to qualify for discretionary activity status, and proposals then need to be carefully assessed to ascertain whether the proposal appropriately ensures the primary focus of the precinct is achieved.

The precinct is comprised of six sub-precincts as shown on the planning maps:

- Sub-precinct A provides for public access and open space, and for marina berth holders parking and marine-structures, around the seaward edge of the precinct land;
- Sub-precinct B provides for the marine related uses, car parking, public pedestrian access and open space areas, food and beverage, and residential development;
- Sub-precinct C provides for the main road into the precinct and a bus stop;
- Sub-precinct D provides for the existing public boat ramp, passive open space activities, marine sports activities, the development of ferry terminal facilities, including on the old wharf, and associated access, manoeuvring and parking for all of these activities;
- Sub-precinct E provides for community uses and recreation; and
- Sub-precinct F provides for marina, ferry service, marine and port activities

### **I504.2. Objectives [rcp/dp]**

The underlying zones and Auckland-wide objectives apply in this precinct except as specified below:

- (1) Bayswater Marina precinct is a community and marina-oriented place developed in a comprehensive and integrated way with a primary focus on recreation, public open space and access to and along the coastal marine area, public transport, boating, maritime activities and maritime facilities.
- (2) Residential activities and food and beverage are enabled, provided that the focus in Objective 1 is achieved.

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

**I504.3. Policies [rcp/dp]**

- (1) Ensure that quality open space is made available to and around the coastal edge, including a minimum 15m esplanade strip, to maintain and enhance public access and enjoyment and to enable views out over the coastal marine area.
- (2) Require new buildings to be located and designed so that they:
  - (a) are visually appropriate for a marine environment and are designed to reflect the maritime location;
  - (b) reflect an integrated design approach incorporating open space and pedestrian focused access;
  - (c) reflect a diversity of development intensity across the precinct;
  - (d) are constructed of suitable materials for a marine environment;
  - (e) do not dominate or detract from existing landscape or coastal features, such as the cliff line;
  - (f) do not detract from the character of the scheduled historic heritage Takapuna Boating Club building;
  - (g) address and contribute to the amenity of the coastal edge;
  - (h) are compatible with the use of the area by pedestrians including access to and around the coastal edge; and
  - (i) provide a safe environment for people using facilities within the precinct.
- (3) Require significant areas of public open space on the main reclamation area (in sub-precincts A, B and C), and on other land within the precinct to be provided, to enable opportunities for recreation associated with the coastal marine area.
- (4) Encourage development to be designed and located to retain the existing mature trees, in particular the pohutukawa trees on and next to the old reclamation, and to provide new trees for amenity and shelter.
- (5) Ensure space is available for publicly managed transport facilities for the ferry, and bus, including park and ride and cycle parking.
- (6) Require public vehicle, pedestrian and cycling routes within the precinct to allow easy access to the coastal margins and parking facilities.
- (7) Require the retention of appropriate facilities for boating, such as public boat ramps and **boat trailer parking spaces** associated with the marina and boat ramp.
- (8) Provide for appropriate boating facilities to be located on land directly adjoining the coastal marine area.

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- (9) Enable community uses, such as clubs directly related to the use of the adjoining coastal marine area, within the precinct provided that the scale and design of any structures are appropriate.
- (10) Promote and encourage comprehensive and integrated development and encourage consultation with any owners of land within the sub-precinct(s) and any neighbouring sub-precinct(s) when preparing resource consent applications.
- (11) Promote distinctive high quality design for all new development.
- (12) Require that, residential, or other non-marine related activities such as restaurants and cafes are provided for only where sufficient space remains available as required for marina, ferry service, and public access, recreation, public transport and boating activities, including associated **boat trailer parking**.

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

**I504.4. Activity table [rcp/dp]**

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

Table I504.4.1 Activity table specifies the activity status of land use and development, use or occupation of the coastal marine area activities in the Bayswater Precinct pursuant to section 9(3), 12(1), 12(2), 12(3) of the Resource Management Act 1991 or any combination of all of these sections where relevant.

**Table I504.4.1 Activity table**

Activity		A	B	C	D	E	F
<b>Use</b>							
Accommodation							
(A1)	Dwellings	NC	D	NC	NC	NC	NC
	Dwellings in Sub-precinct B subject to the following minimum provision being available for primary activity focus within Sub-precincts A and B:						
	(a) Gross floor area for Marine Retail and Marine Industry - 100m <sup>2</sup>						
	(b) <del>Marina berth parking at a ratio of no less than 0.5 spaces per berth</del>						
	(c) <del>20 car and boat trailer parking spaces</del>						
	(d) Open space accessible to the public (not including any parking spaces or vehicle access areas) – 7,200m <sup>2</sup>						

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	Note for <del>(b)</del> and (c): Approval may be given as a discretionary activity for these spaces to be shared with other non-residential activities.						
(A2)	Dwellings in Sub-precinct B not complying with (A1) above	NA	NC	NA	NA	NA	NA
<b>Commerce</b>							
(A3)	Food and beverage up to 100m <sup>2</sup> gross floor area within a ferry terminal	NC	NC	NC	RD	NC	NC
(A4)	Food and beverage not otherwise provided for.  Food and beverage in Sub-precinct B subject to the following minimum provision being available for primary activity focus within Sub-precincts A and B: (a) Gross floor area for Marine Retail and Marine Industry - 100m <sup>2</sup> <del>(b) Marina berth parking at a ratio of no less than 0.5 spaces per berth</del> (c) 20 <del>car and</del> boat trailer parking spaces (d) Open space accessible to the public (not including any parking spaces or vehicle access areas) – 7,200m <sup>2</sup>  Note for <del>(b)</del> and (c): Approval may be given as a discretionary activity for these spaces to be shared with other non-residential activities.	NC	D	NC	NC	NA	NA
(A5)	Food and beverage in Sub-precinct B not complying with (A4) above	NA	NC	NA	NA	NA	NA
(A6)	Offices associated with permitted activities	NC	P	NC	P	P	D
(A7)	Offices associated with discretionary activities	D	D	NC	D	D	D
(A8)	Offices existing at 30 September 2013	P	NA	NC	NA	NA	NA
<b>Community</b>							
(A9)	Artworks and markets	P	P	P	P	P	D
(A10)	Organised sport and recreation	P	P	P	P	P	P
<b>Development</b>							
(A11)	Minor cosmetic alterations to a structure or building that does not change its external design and appearance	P	P	P	P	P	P
(A12)	Buildings for dwellings	NC	D	NC	NC	NC	NC
(A13)	Buildings for food and beverage not provided for as a permitted activity	NC	D	NC	D	D	NC

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(A14)	Maritime passenger facilities	RD	RD	C	C	RD	D
(A15)	Park and ride facilities	RD	P	P	P	P	NA
(A16)	Parks, playgrounds and walkways	P	P	P	P	P	P
(A17)	Public transport facilities	P	P	P	P	P	NA
(A18)	Development that exceeds Standards I504.6.1 – I504.6.4	D	D	D	D	D	D

**I504.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I504.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for any of the following activities must be publicly notified:
  - (a) Dwellings; and/or
  - (b) Food and beverage
- (3) Any application for resource consent for an activity listed in Table I504.4.1 Activity table and which is not listed in I504.5(1) or I504.5(2) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (4) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

**I504.6. Standards**

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

All activities listed as permitted, controlled and restricted discretionary in Table I504.4.1 Activity table must comply with the following standards.

**I504.6.1. Markets**

- (1) Any markets must be open air markets.

**I504.6.2. Height**

- (1) Buildings up to 12m in height above ground level in Sub-precinct B.
- (2) Buildings up to 9.7m in height above NZD2016 across the rest of the precinct.

**I504.6.3. Height in relation to boundary**

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- (1) Height in relation to boundary controls on the boundaries adjacent to any landward zoning must be the same as the height in relation to boundary controls applying to that landward zoning.

##### **I504.6.4. Esplanade Strip**

- (1) An esplanade strip of no less than 15m in width must be provided at the time of any subdivision involving sub-precincts A or B.

#### **I504.7. Assessment – controlled activities**

##### **I504.7.1. Matters of control**

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

- (1) Maritime passenger facilities – refer Matters in I504.8.1 below.

##### **I504.7.2. Assessment criteria**

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

- (1) Maritime passenger facilities – refer Matters in I504.8.2 below.

#### **I504.8. Assessment – restricted discretionary activities**

##### **I504.8.1. Matters of discretion**

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

- (1) All activities:
  - (a) location, extent, design and materials;
  - (a) traffic and parking;
  - (b) park and ride facilities;
  - (c) construction or works methods, timing and hours of operation; and
  - (d) consent duration.

##### **I504.8.2. Assessment criteria**

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

- (1) Construction or works methods, timing and hours of operation:
  - (a) the extent to which construction or works methods avoid, remedy or mitigate adverse effects, on water quality and sedimentation, on marine

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mammals, bird roosting, nesting and feeding, and recreational users of the coastal marine area; and

- (b) the extent to which construction or works hours of operation are limited to minimise effects of noise and disruption on existing activities, and on nearby residential and open space areas.

(2) Location, extent, design and materials:

- (a) the extent to which the activity is complementary to, and not limiting of the primary focus of the precinct for marina purposes including the operation of marina activities, maritime passenger transport or other marine-related activities;
- (b) the extent to which adequate provision is made for activities with a functional requirement for a coastal location;
- (c) the extent to which measures are taken to enhance public access to the coastal marine area;
- (d) the extent to which any development is of a scale, design and materials and located so that it remedies or mitigates adverse effects on the coastal environment and adjacent residential and open space zoned land, particularly the following:
  - (i) the natural character of the coastal environment;
  - (ii) the high visibility and coastal nature of the site;
  - (iii) effects on the recreational, visual, amenity and ecological values in the locality, including lighting effects;
  - (iv) public access to, along and within the coastal marine area;
  - (v) effects on the landscape elements and features in the locality;
  - (vi) effects on cultural and historic heritage values in the locality;
  - (vii) noise effects including ongoing operational noise, such as halyard slap, and hours of operation;
  - (viii) effects on coastal processes including wave sheltering, downstream effects, sediment movement, erosion and deposits, littoral drift, and localised effects on water currents and water quality;
  - (ix) effects on existing activities in the coastal marine area and on adjacent land;
  - (x) effects on navigation and safety and the need for any aids to navigation; and
  - (xi) reverse sensitivity effects on the surrounding Coastal - Marina Zone activities.

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(e) the extent to which development is located to create clearly defined active frontages that positively contribute to open spaces and the coastal edge.

(3) Consent duration:

(a) the extent to which consent duration is limited to the minimum duration necessary for the functional or operational needs of the activity.

(4) Traffic and parking:

(a) the extent to which the proposal, including any additional vehicle movements, adversely affects the safe and efficient operation of the internal or adjacent road network, including the operation of public transport and the movement of pedestrians, cyclists and general traffic;

(b) the extent to which the provision of parking ~~ensures the amount of parking is adequate for the site and the proposal, and~~ considers effects on alternative parking available in the area and access to the public transport network; and

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(c) the extent to which the generation of a need for parking or transport facilities is in conflict with the main marina use and is integrated with public transport.

(5) Park-and-ride facilities

(a) the extent to which the scale, design, management and operation of the parking facility and its access points adversely affects the safe and efficient operation of the transport network.

(b) the extent to which the location, design and external appearance of the parking facility is:

- accessible, safe and secure for users with safe and attractive pedestrian connections within the parking building and area, and to adjacent public footpaths;
- ensures that any buildings or structures are of similar or complementary scale to other buildings or structures existing or provided for in the surrounding area; and
- ensures that any buildings can be adapted for other uses if no longer required for parking purposes. In particular, the floor to ceiling height of a parking building at street level should be capable of conversion to other activities provided for in the zone.

(c) the extent to which the parking facility is compatible with surrounding activities. This includes the extent to which the design and operation of the facility is in accordance with the lighting and noise standards.

#### I504.9. Special information requirements

## I504 Bayswater Marina Precinct

The special information requirements of the underlying zones do not apply in this precinct.

- (1) An application for dwellings or food and beverage activities in Sub-precinct B must be accompanied by the following information:
  - (a) the overall context of the application area relative to existing buildings, open space, boundaries between the sub-precinct and adjoining sub-precincts, and any approved buildings;
  - (b) the exact location and design of vehicle access and car parking (including any proposed shared parking) and:
    - (i) an assessment of traffic generation having regard to the safe and efficient operation of the internal and adjacent road network, including the operation of public transport and the movement of pedestrians, cyclists and general traffic;
    - (ii) an assessment of parking, ~~confirming the amount of parking is adequate for the application area and the proposal where provided,~~ including consideration of effects on alternative parking available in the area and access to the public transport network.
  - (c) identification of the main pedestrian routes that provide circulation around each sub-precinct area and between sub-precincts, showing how they are integrated with the coastal margin, public transport nodes and bus stops;
  - (d) the exact location and design of proposed areas of:
    - (i) open space;
    - (ii) public pedestrian access to and along the coastal marine area;
  - (e) the location of building platforms;
  - (f) the landscape concept for the application area;
  - (g) the proposed location of residential and non-residential activities;
  - (h) a staging plan illustrating and explaining any intended staged implementation of all development proposed in Sub-precincts A and B and the means of managing any vacant land through the staging process;
  - (i) details of how the development will be consistent with the provisions, including reference to the Standards in Table I504.4.1 (A1)(A4) Activity table, the assessment criteria in I504.8.2(2) and the assessment criteria applying to Residential - Terrace Housing and Apartment Buildings Zone in [H6.8.2](#);
  - (j) how sub-precincts will integrate with each other and other surrounding land and the coast;

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I504 Bayswater Marina Precinct

- (k) how the development provides or facilitates adequate transport connections, including connections to the surrounding road network;
- (l) identification of potential reverse sensitivity issues and how they are proposed to be remedied or mitigated.

**I504.10. Precinct plans**

There are no Precinct plans in this section.

## **I510. Gulf Harbour Marina Precinct**

### **I510.1. Precinct description**

The Gulf Harbour Marina Precinct is located at Hobbs Bay on the southern edge of the Whangaparaoa peninsula. Gulf Harbour was developed as a boat harbour under the Rodney County Council (Gulf Harbour) Vesting and Empowering Act 1977. The precinct includes both the coastal marine area and an area of land to the east of the marina.

The purpose of the Gulf Harbour Marina Precinct is to provide for marina, ferry service and marine-related services and facilities, including haul-out facilities, boat storage, trailer parking, and a range of specialist marine trade services. The precinct also provides for a range of commercial and retail activities on part of the adjoining land. The precinct modifies the Coastal – Marina Zone to recognise and provide for the types of activities operating on the Gulf Harbour Marina land, and to protect the coastal open space nature and amenity of the “Hammerhead” area.

The precinct modifies the height standard of the Coastal – Marina Zone to specifically provide for marine industry, marine commercial and community/recreation activities within each sub-precinct.

The precinct is comprised of three sub-precincts as shown on the planning maps:

- Sub-precinct A provides for a broad range of marina, ferry service, marine and port activities; and
- Sub-precincts B and C provide for a range of both marine and complementary non-marine related activities such as offices, retail, healthcare services and care centres.

The zoning of land within this precinct is the Coastal – Marina Zone.

### **I510.2. Objective [rcp/dp]**

- (1) The marina, ferry service and marine activities continue to efficiently operate while the commercial, retail and service activities support the use of the area both for marina users and the local community.

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

### **I510.3. Policies [rcp/dp]**

- (1) Require new development to be designed and located in a manner that:
  - (a) integrates with and maintains the qualities of the coastal environment;
  - (b) does not adversely affect the operation of the marina or ferry terminal;
  - (c) avoids, to the extent practicable, adverse effects on the amenity values of land adjoining the precinct, including visual amenity; and
  - (d) maintains, and where possible enhances, public access to and along the coastal edge.



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

**I510.4. Activity table**

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

Table I510.4.1 specifies the activity status of land use and activities on land and associated occupation of the common marine and coastal area in the Gulf Harbour Marina Precinct pursuant to sections 9(3), 12(2), and 12(3) of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I510.4.2 specifies the activity status for the structures on land in the Gulf Harbour Marina Precinct pursuant to sections 9(3) of the Resource Management Act 1991.

**Table I510.4.1 Activity table – use on land and associated occupation of the common marine and coastal area**

Activity		Activity status			
		Sub-precinct A		Sub-precinct B	Sub-precinct C
		Land [dp]	CMA [rcp]	Land [dp]	Land [dp]
<b>Use</b>					
<b>Commerce</b>					
(A1)	Maritime passenger operations	P	P	P	P
(A2)	Food and beverage	C	C	C	C
(A3)	Non-marine retail with a gross floor area less than 90m <sup>2</sup>	NC	NC	RD	RD
(A4)	Offices accessory to a marine and port activity	P	P	P	RD
(A5)	Offices not accessory to a marine and port activity	NC	NC	RD	NC
<b>Community</b>					
(A6)	Care centres	NC	NC	RD	RD
(A7)	Clubrooms for marine-related clubs and education facilities that are associated with marine and port activities	P	P	D	D
(A8)	Clubrooms and education facilities not otherwise provided for	NC	NC	NC	NC
(A9)	Healthcare facilities	P	P	RD	RD

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(A10)	Public transport facilities	D	NA	NA	NA
(A11)	Park and ride	D	NA	NA	NA
<b>Industry</b>					
(A12)	Manufacture of vessels and boating/marine equipment	P	C	NC	NC
(A13)	Boat launching facilities	P	P	P	P

**Table I510.4.2 Activity table – development**

Activity	Activity status (land) [dp]			
	Sub-precinct A	Sub-precinct B	Sub-precinct C	
<b>Development</b>				
(A14)	Construction of new buildings and structures	C	C	C

**I510.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I510.4.1 and Table I510.4.2 Activity tables will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I510.4.1 and Table I510.4.2 Activity tables and which is not listed in I510.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

**I510.6. Standards**

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

All activities listed as permitted, controlled and restricted discretionary in Table I510.4.1 and Table I510.4.2 Activity tables must comply with the following standards.

### I510.6.1. Yards

- (1) Where the precinct boundary adjoins the Residential – Terrace Housing and Apartment Buildings Zone, the yard requirements as set out in Table I510.6.1.1 apply.

**Table I510.6.1.1 Yards**

(2)

Yard	Requirement
Front	3m Yards are not required for internal roads or service lanes
Rear	5m where a rear boundary adjoins a residential or open space zone; or a reserve vested in the council
Side	5m where the side boundary adjoins a residential or open space zone
Water	3m from the edge of a river where a boundary adjoins a river whose bed has an average width of 3m or more

### I510.6.2. Maximum impervious area

- (1) The maximum impervious area is 100 per cent of the site area.

### I510.6.3. Maximum building height

- (1) Maximum height for all buildings within sub-precincts are as follows:
- (a) Sub-precinct A – no greater than 15m in height;
  - (b) Sub-precinct B – no greater than 12m in height; and
  - (c) Sub-precinct C – no greater than 9m in height.

### I510.6.4. Building coverage

- (1) The maximum permitted building coverage or cumulative total area of buildings in each precinct must not exceed 50 per cent of the land area in sub-precinct A and 35 per cent of the land area in sub-precincts B and C.

## I510.7. Assessment – controlled activities

### I510.7.1. Matters of control

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

- (1) Construction of new buildings and structures:
- (a) construction or works methods, timing and hours of operation; and
  - (b) location, extent, design and materials.
- (2) Manufacture of vessels and boating / marine equipment:
- (a) construction or works methods, timing and hours of operation;
  - (b) location, extent, design and materials; and

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(c) traffic and parking.

(3) Food and beverage:

(a) location, extent, design and materials; and

(b) traffic and parking.

**I510.7.2. Assessment criteria**

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

(1) Construction or works methods, timing and hours of operation:

(a) the extent to which construction or works methods avoids, remedies or mitigates adverse effects, on water quality and sedimentation, on marine mammals, bird roosting, nesting and feeding, and recreational users of the coastal marine area; and

(b) whether the construction or works hours of operation are limited to minimise effects of noise and disruption on existing activities, and on nearby residential and open space areas.

(2) Location, extent, design and materials:

(a) whether the development is of a scale, design and materials and located so that it remedies or mitigates adverse effects on the coastal environment and adjacent residential and open space zoned land, and in particular on:

(i) the natural character of the coastal environment;

(ii) the recreational, visual, amenity and ecological values in the locality, including lighting effects;

(iii) public access to, along and within the coastal marine area;

(iv) the landscape elements and features;

(v) historic heritage values in the locality;

(vi) noise effects including ongoing operational noise, such as halyard slap;

(vii) coastal processes including wave sheltering, downstream effects, sediment movement, erosion and deposits, littoral drift, and localised effects on water currents and water quality;

(viii) existing activities in the coastal marine area and on adjacent land;

(ix) navigation and safety and the need for any aids to navigation;

(x) the provision of shore-based facilities including car and trailer parking, boat storage and maintenance areas, administration buildings, public

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toilets, boat racks, lockers, public access and esplanade reserves and urban design treatment.

### (3) Traffic and parking:

- (a) the extent to which the proposal, including any additional vehicle movements, adversely affects the safe and efficient operation of the internal or adjacent road network, including the operation of public transport and the movement of pedestrians, cyclists and general traffic; and
- (b) ~~whether the amount of parking are sufficient to contain workers, customers and service vehicles within the site. Sufficient~~ there is sufficient access to the public transport network ~~should also be considered.~~

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## I510.8. Assessment – restricted discretionary activities

### I510.8.1. Matters of discretion

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

- (1) all restricted discretionary activities:
  - (a) construction or works methods, timing and hours of operation;
  - (b) location, extent, design and materials; and
  - (c) traffic and parking.

### I510.8.2. Assessment criteria

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

- (1) construction or works methods, timing and hours of operation:
  - (a) the extent to which construction or works methods avoids, remedies or mitigates adverse effects, on water quality and sedimentation, on marine mammals, bird roosting, nesting and feeding, and recreational users of the coastal marine area; and
  - (b) whether the construction or works hours of operation are limited to minimise effects of noise and disruption on existing activities, and on nearby residential and open space areas.
- (2) location, extent, design and materials:
  - (a) whether the development is of a scale, design and materials and located so that it remedies or mitigates adverse effects on the coastal

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environment and adjacent residential and open space zoned land, and in particular on:

- (i) the natural character of the coastal environment;
- (ii) the recreational, visual, amenity and ecological values in the locality, including lighting effects;
- (iii) public access to, along and within the coastal marine area;
- (iv) the landscape elements and features;
- (v) historic heritage values in the locality;
- (vi) noise effects including ongoing operational noise, such as halyard slap;
- (vii) coastal processes including wave sheltering, downstream effects, sediment movement, erosion and deposits, littoral drift, and localised effects on water currents and water quality;
- (viii) existing activities in the coastal marine area and on adjacent land;
- (ix) navigation and safety and the need for any aids to navigation; and
- (x) the provision of shore-based facilities including car and trailer parking, boat storage and maintenance areas, administration buildings, public toilets, boat racks, lockers, public access and esplanade reserves and urban design treatment.

#### (3) traffic and parking:

- (a) the extent to which the proposal, including any additional vehicle movements, adversely affects the safe and efficient operation of the internal or adjacent road network, including the operation of public transport and the movement of pedestrians, cyclists and general traffic; and
- (b) ~~whether the amount of parking are sufficient to contain workers, customers and service vehicles within the site. there is S sufficient~~ access to the public transport network ~~should also be considered.~~

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#### I510.9. Special information requirements

There are no special information requirements for this precinct.

#### I510.10. Precinct plans

There are no precinct plans in this precinct.

## **I519. Long Bay Precinct**

### **I519.1. Precinct description**

The Long Bay Precinct is located at the northern end of the East Coast Bays on the North Shore. The precinct covers approximately 360 ha of land and is held in multiple ownership. It incorporates the following significant natural and physical resources:

- The outstanding landscapes and natural character of the coastline north of Vaughan Stream;
- The high ecological and amenity values of the Vaughan Stream catchment and coastal receiving waters of the Long Bay-Okura Marine Reserve;
- The Long Bay Regional Park, a regionally important area of high recreational and landscape value;
- An area of national heritage value on the Awaruku headland; and
- A number of native vegetation areas of ecological value.

The purpose of the precinct is to develop a new community on greenfield land in accordance with a land use strategy shown on Precinct Plan 1. The strategy uses an integrated, sustainable low impact approach that protects and enhances the high ecological and amenity value of its receiving environment. Long Bay is divided into two main development areas:

- The upper valley consisting of moderate to steep topography closely oriented to the Vaughan Stream corridor, important tributary waterways and areas of native vegetation where low-density development can occur in association with revegetation.
- The lower valley which covers the more open landscapes associated with the wider valley area where more intensive urban development is enabled.

Resource consents for sub-precincts have been used to provide for co-ordinated development and infrastructure in the lower valley.

The Vaughan Stream catchment is divided into Stream Protection Areas A & B (shown on Precinct Plans 1, 3 and 4 based on the ecological values of stream tributaries, their sensitivity to the adverse effects of development and their contribution to the sustainability of the Vaughan Stream.

The features shown on Precinct Plans 3 and 4 are protected and managed through specific provisions relating to:

- Piripiri Point Protection Area;
- Park Interface Protection Area;
- Vegetation – Conservation Areas;
- Vegetation– Restoration Areas;
- Ecology / Stormwater Management Areas;

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- Landscape Enhancement Areas; and
- Stream Interface Management Areas.

In addition to these areas, ridgeline protection and riparian margins are shown on Precinct Plan 4 which include the following features:

- Ridgeline height control and spot heights
- Park interface viewpoints and visibility line “z-z”
- Streams.

Specific standards relate to these matters. The zoning of land within this precinct is set out in Table I519.1.1 Long Bay Sub-precinct descriptions and zoning.

**Table I519.1.1 Long Bay Sub-precinct descriptions and zoning**

Long Bay Sub-precinct	Description	Zone
A	Large lot residential	<a href="#">H1 Residential - Large Lot Zone</a>
B	Rural residential	<a href="#">H1 Residential - Large Lot Zone</a>
C	Piripiri Point protection area	<a href="#">H1 Residential - Large Lot Zone</a>
D	Suburban neighbourhood – east of Ashley Avenue (Stream Protection A Area)	<a href="#">H3 Residential - Single House Zone</a>
E	Suburban neighbourhood – north of Vaughans Stream (Stream Protection A and B Area)	<a href="#">H3 Residential - Single House Zone</a>
F	Suburban neighbourhood – south of Vaughans Stream	<a href="#">H3 Residential - Single House Zone</a>
G	Mixed neighbourhood – north of Vaughans Stream	<a href="#">H4 Residential - Mixed Housing Suburban Zone</a>
H	Urban neighbourhood	<a href="#">H5 Residential - Mixed Housing Urban Zone</a>
I	Urban village	<a href="#">H6 Residential - Terrace Housing and Apartment Buildings Zone</a>
J	Village centre	<a href="#">H11 Business - Local Centre Zone</a>
K	Village centre – Vaughans Stream interface	<a href="#">H11 Business - Local Centre Zone</a>
L	Two house site	<a href="#">H7 Open Space – Conservation Zone</a>

Parts of Sub-precinct B mainly around the stream systems are identified as within D9 Significant Ecological Areas Overlay

Parts of Sub-precincts C and E are identified as within [D10 Outstanding Natural Landscapes Overlay](#) and within [D11 High Natural Character Overlay](#)



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Parts of Sub-precinct L are within [D17 Historic Heritage Overlay](#)

### **I519.2. Objectives [rp/dp]**

#### **General**

- (1) A new community is created in an integrated and sustainable way that protects and enhances the natural environment.
- (2) The nationally significant heritage values and associated landscape character of the Awaruku headland and seaward end of the Awaruku Ridge are protected and enhanced.
- (3) The outstanding landscapes and natural character of the coastal environment bounded by Homestead Spur, Grannys Ridge and Piripiri Point Ridge areas within the North Vaughans area, as seen from within the Long Bay Regional Park and Piripiri Reserve are protected from land use development and subdivision.
- (4) The recreational amenities, landscape values and ecological systems of Long Bay Regional Park are protected and enhanced.
- (5) The water quality, level and flows, habitat values and fauna of the Vaughan Stream and its tributaries and waterways are protected and enhanced, and the adverse effects of sediment discharges to the stream, Long Bay Beach and the Long Bay Ōkura Marine Reserve and wider Hauraki Gulf are minimised to limit effects on their ecological, amenity and recreational values.
- (6) The water quality, habitat values and fauna of the Awaruku Stream are improved and the adverse effects of sediment discharges on Long Bay Beach and the Long Bay Ōkura Marine Reserve are reduced.
- (7) Native vegetation remnants and habitats are protected from subdivision, use and development and native bush areas are enhanced and connected over time to form linked ecological areas.

#### **Sub-precincts A and B**

- (8) Large lot development is undertaken in the upper valley and is rural residential in character with bush areas enhanced and connected over time.
- (9) Large lot residential development in Sub-precinct A is provided for in the limited areas where slope and landform do not preclude buildings while protecting and enhancing natural vegetation.
- (10) Rural residential development in Sub-precinct B is provided for while protecting and enhancing the special landscape and environmental values of the steeper areas of the catchment.

#### **Sub-precinct C**

- (11) The outstanding natural landscape values of Piripiri Point and the amenity values of the Long Bay Regional Park and Piripiri Reserve are protected.

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### **Sub-precincts D, E and F**

(12) Single houses are provided in the North Vaughans, Awaruku and Glenvar areas with some higher intensity integrated housing fronting main roads and reserves in the Awaruku area.

### **Sub-precinct G**

(13) A mixture of stand-alone houses on smaller lots and attached housing types are provided in the North Vaughans area, generally to the south and west of the northern Beach Road extension.

### **Sub-precinct H**

(14) A mixture of two and three storey stand alone and terrace type housing is provided on the northern slopes of the Awaruku ridge and the lower North Vaughans slopes.

### **Sub-precinct I**

(15) Terraced housing and apartment buildings are provided in close proximity to the village centre and open space areas located in the Vaughan's Stream corridor.

### **Sub-precincts J and K**

(16) A quality, compact village centre is developed in Sub-precinct J as a focal point for the local community.

(17) The village centre is integrated with the natural character and amenity of the Vaughan Stream corridor in Sub-precinct K.

### **Sub-precinct L**

(18) The landscape and amenity values of the adjacent Regional Park and coastal environment are protected.

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

### **I519.3. Policies [rp/dp]**

#### **Stormwater Management**

- (1) Apply a low impact, treatment train approach including:
  - (a) limitations on landform modification and impervious cover;
  - (b) on-site stormwater mitigation measures for development, roads and accessways and retention of streams and waterways; and
  - (c) provision of catchment-wide facilities like wetlands.

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- (2) Require stormwater treatment devices, utilising the best practicable option, within the road reserve and accessways to mitigate the effects of the majority of stormwater generated by the road or accessway including:
  - (a) reducing carriageway widths and limiting impervious areas;
  - (b) incorporation of bio-retention where grades are less than 5%;
  - (c) check dams and flow control methods for grades of 5 to 8%; and
  - (d) off-line treatment for grades greater than 8%.
- (3) Require the riparian margins of the Vaughan and Awaruku Streams (identified on Precinct Plan 4) to be kept free of development and earthworks and to be made stock proof and replanted with suitable native vegetation at the time of subdivision.
- (4) Limit development in the 100 year flood plain to infrastructure that cannot be located elsewhere.
- (5) Require stormwater retention and treatment facilities to be designed to retain the ecological values in and along the Vaughan and Awaruku Streams. These areas should be landscaped to add additional habitat (e.g. wetlands).
- (6) Within the Stream Protection A area:
  - (a) require all streams, waterways and their riparian margins to be retained in their natural state;
  - (b) require existing stormwater overland flow paths to be identified and protected from site works, subdivision and/or development;
  - (c) require imperviousness to be limited to no more than 15 per cent in Sub-precincts A and B and 50 per cent in Sub-precinct D and that part of Sub-precinct E in the Stream Protection A area, with sites sizes to be at least 600m<sup>2</sup> in Sub-precinct D area;
  - (d) require development to incorporate on-site stormwater mitigation measures to mitigate adverse water quality and quantity effects from the run off from the following areas of impervious surfaces:
    - (i) Sub-precinct A and B, 100 per cent of impervious surfaces;
    - (ii) Sub-precinct E (Stream 1C catchment), 100 per cent of impervious surfaces; and
    - (iii) Sub-precinct D and all other stream catchments, 80 per cent of impervious surfaces;
  - (e) manage the quality of discharged stormwater by removing, on-site, a minimum of 75 per cent of total suspended solids on a long term average

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basis from the percentage of impervious areas listed in Standards I519.3(6)(d)(i) and I519.3(6)(d)(ii) above; and

- (f) require no off-site wetlands or ponds to be created in the Stream Protection A Area except for the treatment of road run off from the steeper sections of Glenvar Ridge Road, where grades are greater than 8 per cent.

#### (7) Within the Stream Protection B Area:

- (a) require the main channels of the Vaughan and Awaruku Streams to be retained in their current state. Allow secondary waterways to be modified (Stream 1B) or removed (except Stream 2);
- (b) require overland flow paths to be identified and protected, post development;
- (c) provide a range of housing types relative to site sizes and impervious cover; and
- (d) require development to be designed so that stormwater run-off is mitigated before it enters the Vaughan and Awaruku Streams.

#### **Protection and management areas**

- (8) Require areas of existing native vegetation to be set aside at the time of subdivision, made stock proof, weeds and pests eradicated and afforded long term protection by appropriate legal mechanisms. Vegetation removal should be limited to the eradication of plant pests and weeds.
- (9) Require subdivision and development to contribute to extending the areas of native bush, helping to develop ecological corridors linking the lower valley with the existing bush areas in the upper valley and to restore and enhance degraded landscapes.
- (10) Require subdivision and development to protect the landscapes and natural character of the Regional Park, north of Vaughan Stream, through application of the Piripiri Point Protection Area and the Park Interface Protection Area.

#### **Sediment and earthworks**

- (11) Require the control of sedimentation on the receiving environment by limiting the area of land exposed at any one time (30 hectares total of bulk and small scale earthworks) across the whole of the precinct, and enhanced sediment control measures.
- (12) Require allocation of the 30 hectare limit to be on the basis that the proportion of likely total earthworks within each sub-precinct will be as follows:
  - (a) small scale earthworks are expected to amount to no more than two hectares in total across the whole precinct area to be exposed at any one time;

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- (b) no more than seven hectares of land may be exposed at any one time in Sub-precincts A and B with no ability to exceed this limit; and
- (c) up to 21 hectares may be exposed at any one time in Sub-precincts D to K with this extended to 28 hectares where the seven hectare allocation for Sub-precinct A and B has not been taken up in an earthworks season.
- (13) Limit the volume and footprint of earthworks within the Stream Protection A area to avoid changes to landforms, waterways and changes in hydraulic response resulting from compaction of soils during earthworks.
- (14) Require small scale site works to avoid adverse effects on waterways and their margins and areas of ecological value by the preparation of individual site management plans.
- (15) Require all earthwork/geotechnical devices generally to be kept clear of the Vegetation – Conservation areas and riparian margins.
- (16) Require a Lizard Conservation Management Plan for the relocation of lizards prior to any larger scale earthworks in the Stream Protection A area.

**Upper Valley (Sub-precincts A and B, and that part of Sub-precinct E in the Stream Protection A area)**

- (17) Prohibit earthworks and structures (except those associated with revegetation and fencing) in the Landscape Protection Area between the catchments of Streams 1C and 1D up to the steeper land above the headwaters of Stream 1D and set this land aside for revegetation at the time of subdivision.
- (18) Require re-vegetation on subdivision and development of the land to the north of the escarpment covered by the Landscape Enhancement Area on the northern side of Vaughan Stream.
- (19) Enable development of sites in the Ecology/Stormwater Management Area provided sites are located outside of riparian margins, do not result in clustering of development and are subject to replanting requirements.
- (20) Require the extension of existing areas of native bush in the Ecology/Stormwater Management Area on subdivision and development to create over time ecological corridors.
- (21) Require on site wastewater disposal systems as an interim solution, for development that proceeds ahead of the trunk wastewater network and require any such development to connect to the trunk wastewater network once it becomes available.
- (22) Prevent minor dwellings in Sub-precincts A, B and D.

**Lower Valley (Sub-precincts D to K)**

- (23) Require proposed roads to be in accordance with the roads shown on Precinct Plans 1, 3 and 4, and allow for variations in alignment (up to 20m of the centre line of the alignment shown on the precinct plans), based on final earth working and site layout.
- (24) Enable minor dwellings in the following locations:
- (a) sites greater than 1000m<sup>2</sup> in the Sub-precincts E and F; and
  - (b) within the Sub-precincts G, H and I, minor residential units should be incorporated into garages that overlook rear access lanes.
- (25) Require a 10m building setback to be provided on the 370m section of Vaughans Road shown on Precinct Plan 3.
- (26) Require a riparian margin and Ecology/Stormwater Management Area to be maintained on Stream 1B or any re-alignment of it.
- (27) Require a Stream Interface Management Area to apply to both sides of the lower reaches of the Vaughan Stream outside of the floodplain, with development to provide for public access and informal surveillance of the stream.
- (28) Retain a largely open character in the land on the southern side of the Vaughan Stream corridor, within the Stream Interface Management Area covering Sub-precincts H and K. Require buildings and development to occupy no more than 40 per cent of the Glenvar Ridge Road frontage of the Stream Interface Management Area within Sub-precinct H and manage the design and layout of development in Sub-precinct K.
- (29) Provide a high quality built edge to the northern side of the Vaughan Stream corridor that supports a safe and attractive open space area within the Stream Interface Management Area, by requiring;
- (a) a shared pedestrian and vehicle lane to front the majority of the stream corridor, at least to the extent of the Sub-precinct I frontage, west of Vaughans Road extension;
  - (b) development to be designed to address and overlook the lane and in turn the stream corridor; and
  - (c) the shared lane to have a carriageway design that slows traffic speeds and mixes pedestrian and cycle use.
- (30) Require the riparian margins shown on Precinct Plan 4 to be planted in native vegetation according to an approved planting plan, apart from proposed walkways, trails and recreational areas.
- (31) Ensure when site works, subdivision or development occur within the Vaughan Stream Corridor, the landowner is responsible for planting the land from the edge

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of the Vaughan Stream to the top of the bank and at least 5m beyond on either side and that particular care is taken with the ecological and landscape design of the interface with the Long Bay Regional Park.

- (32) Require the whole of the riparian margin as shown on Precinct Plan 4, on land zoned Open Space – Informal Recreation to be vested in Council at no cost.
- (33) Recognise that vesting of the riparian margin required by Policy I519.3(32) is for stormwater management purposes, including wetlands and perimeter planting and is to be managed for ecological and where practicable, recreational purposes.
- (34) Avoid where practicable service station development in all sub-precincts due to adverse effects on amenity.

#### **Sub-precincts A and B**

- (35) Require a minimum subdivision size of two hectares and enable smaller site sizes where existing areas of native vegetation are protected from development and minimal land modification will occur.
- (36) Require development to contribute to revegetation and the extension and linking of existing bush areas for stormwater mitigation, ecological and landscape enhancement purposes.
- (37) Require full (100 per cent) on-site mitigation of stormwater.
- (38) Require esplanade reserves and strips for the section of Vaughan Stream where provided for by the Resource Management Act 1991 and the Unitary Plan.

#### **Sub-precinct A**

- (39) Enable the subdivision and development of land of gentle to moderate slope and adjacent to existing roads and accessways to form larger suburban lots.
- (40) Require development to consist of single dwellings that avoid a continuous band of housing along Vaughans Road and which are separated from other development, rather than clustered.
- (41) Enable site sizes down to a minimum of 2,500m<sup>2</sup>, provided that:
  - (a) development sets aside and protects areas of native bush from further development keeping it free from stock, weeds and pests; and
  - (b) earthworks to create building sites and accessways will not disturb more than an average of 2,000m<sup>2</sup> per site in any subdivision.

#### **Sub-precinct B**

- (42) Confine development (including accessways) to existing cleared areas, and where building sites and driveways can be constructed in a way that does not require substantial earthworks or modification of the landform.

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- (43) Permit a minimum site size of 5,000m<sup>2</sup>; provided that native vegetation areas are protected and the presence of accessways and stable building platforms mean that only limited earthworks are required (generally less than an average of 2,000m<sup>2</sup> per site).
- (44) Recognise in some cases, larger minimum site sizes will be needed to ensure a stable building platform can be provided.

**Sub-precincts D, E and F**

- (45) Provide for two storey, standalone housing to ensure that a suburban character is retained, except for small areas of more intensive housing and for sites of 1,000m<sup>2</sup> or more where a minor dwelling may be provided in Sub-precincts E and F.
- (46) Enable a limited range of more intensive housing in these sub-precincts provided that:
  - (a) such housing is located along proposed (main) roads or fronts reserves (public or private) of at least 2000m<sup>2</sup> in area; and
  - (b) the number of dwellings to be provided does not exceed 20 per cent of the total number of dwellings within the relevant sub-precinct.
- (47) Require building heights and land contouring in the northern and eastern sections of Sub-precincts E and G to be set so that no buildings or structures will be visible:
  - (a) to the east of the northern Beach Road extension (as shown on Precinct Plan 1), from the Long Bay Regional Park, when viewed from the Grannys Bay catchment, and from Piripiri Reserve; and
  - (b) to the north of northern Beach Road extension (as shown on Precinct Plan 1) when viewed from the northern part of the Grannys Bay catchment, and from Piripiri Reserve.
- (48) Require the finished ground level of earthworks across the gully located between the Beach Road extension and Homestead Spur, below the 39.7m contour line (as shown on the Precinct Plans), to be below the crest of the Spur to ensure the Long Bay Regional Park is buffered from the visual and landscape effects of housing.
- (49) Avoid modification of the existing contours of the crest of Homestead Spur below the 39.7m contour line.
- (50) Require the Park Interface Protection Area shown on the Precinct Plans 1 and 4 to be provided at the time of subdivision or earthworks.
- (51) Require within the Park Interface Protection Area:



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- (a) the existing ridgeline, augmented where necessary and contoured in a natural form, to be in accordance with the Ridgeline Height Control shown on Precinct Plan 4 unless it can be demonstrated that a different ridgeline design meets the requirements of Policies 3 and 4 above;
  - (b) avoid buildings, structures, earthworks or development on the crest, and the eastern and northern side of the Ridgeline Height Control shown on Precinct Plan 4, except for rural type, post and wire fences and re-vegetation, pastoral farming and earthworks to maintain the integrity of the ridgeline;
  - (c) avoid where practicable buildings other than accessory buildings on the southern and western side of the Ridgeline Height Control shown on Precinct Plan 4;
  - (d) any accessory buildings, structures and development on the southern and western side of the Ridgeline Height Control shown on Precinct Plan 4 are not to be visible when viewed from the Long Bay Regional Park within the Grannys Bay catchment and from Piripiri Reserve;
  - (e) all associated earthworks are to retain the structural integrity of the ridgeline; and
  - (f) a consistent and sustainable approach to the design, planting and on-going management of this Park Interface Protection Area must be put in place at the time of subdivision.
- (52) Enable a limited amount of single house development in the North Vaughans area in the catchment of Stream 1C.
- (53) Require single house development in Sub-precinct E in the catchment of Stream 1C be confined to within 120m (as measured along Vaughans Road frontage) of the boundary between the Stream Protection A and B Areas and to the north of the Stream 1C Ecology/Stormwater Management Area as shown in Precinct Plan 1.

**Sub-precinct D**

- (54) Require single house development on larger sections in the Glenvar area and avoid more intensive housing to reflect the location of this area in Stream Protection A area.
- (55) Require esplanade reserves and strips along Stream 3, where provided for by the Resource Management Act 1991 and the Unitary Plan.

**Sub-precinct G**

- (56) Enable a mix of single and two storey detached and attached dwellings on smaller sections.

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- (57) Apply the Mixed Housing Suburban Zone standards, except for those associated with building height, yards, coverage and impervious areas and fencing which are to be compatible with the adjacent Sub-precinct E.

#### **Sub-precinct H**

- (58) Provide for terraced housing and low rise apartments up to three storeys in height and some single houses on small sites with an average density of housing across the sub-precinct of approximately one unit per 250m<sup>2</sup>.
- (59) Provide a landmark building at the south eastern edge of Sub-precinct H on the north western corner of southern Beach Road extension and the proposed road connecting Beach Road extension to Ashley Avenue, in proximity to Long Bay College.
- (60) Enable the landmark building referred to in Policy I519.3(60) above to be up to four storeys in height and have a local retail function addressing the street.
- (61) Require the landmark building referred to in Policy I519.3(60) above to be designed to provide a high quality and distinctive entrance statement to this more intensive section of the urban area.
- (62) Provide for a mix of housing on the boundary of the [H7 Open Space – Conservation Zone](#). Gaps are to be created between groups of attached housing to provide for views into and across the [H7 Open Space - Conservation Zone](#) and building heights controlled to maintain the amenity and landscape values of the public open space.
- (63) Fencing and retaining walls along the edge of Sub-precincts F or H and the [H7 Open Space - Conservation Zone](#) should be designed to provide a consistent treatment that is sympathetic to the values of the land zoned open space.

#### **Sub-precinct I**

- (64) Allow for terraced housing and apartment buildings development up to four storeys in height recognising that the average density of development across the sub-precinct is expected to be more than one unit per 100m<sup>2</sup>.

#### **Sub-precincts J and K**

- (65) Enable development up to four storeys in height that forms a continuous frontage to all streets and plazas within Sub-precinct J.
- (66) Limit large floorplate retail activities to one store in excess of 500m<sup>2</sup> gross floor area within Sub-precinct J, to ensure that the centre develops as a mixed use centre.
- (67) Allow apartments and small scale workplaces to locate in Sub-precinct J so that a mixed use focal point for the community is created. Residential development is to be above ground on the main street frontages.

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- (68) Require development in Sub-precinct K to consist of one to two storey development set within an open landscape that integrates with the natural character and open space values of the adjoining Vaughan Stream corridor.

### **Sub-precinct C (Piripiri Point Protection Area)**

- (69) Require the Piripiri Point land to remain in one title, unless subdivision is required for public road access or reserve purposes.
- (70) Require buildings to be located in the nominated building site (that is outside the sub-precinct, as shown on Precinct Plan 1) with development in this site subject to the provisions of the relevant zone.
- (71) Limit activities to grazing, pastoral farming and indigenous re-vegetation.
- (72) Prevent intensive rural activities that involve structures (such as shade houses, glass houses, piggeries, poultry sheds, packing sheds, kennels and the like), forestry and any commercial activities (such as camping grounds and outdoor recreation).
- (73) Prevent buildings or structures of any sort (including tennis courts, helipads, swimming pools, and the like) from being located within the sub-precinct and require accessory buildings for pastoral activities and structures associated with domestic activities to be located outside of this sub-precinct.
- (74) Limit fencing and accessways to normal farm type post and wire fences and unpaved tracks.

### **Sub-precinct L (two house site)**

- (75) Limit further development to the maintenance and repair of the existing buildings. No further building may occur.
- (76) Enable continued use of the buildings as residential units, in addition to community or recreational activities.
- (77) Avoid any subdivision, except for the provision of access.

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

### **I519.4. Activity table**

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

Table I519.4.1 specifies the activity status of land use and development activities in Sub-precincts A, B and D to I (other than in specified locations and in relation to subdivision and earthworks) pursuant to sections 9(2) and 9(3) of the Resource Management Act 1991.

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**Table I519.4.1: Activity table for Sub-precincts A, B, D, E, F, G, H and I**

Activity		Sub-precincts A and B	Sub-precincts D, E, F	Sub-precinct G	Sub-precinct H	Sub-precinct I
<b>Use</b>						
General						
(A1)	Activities in the Ecology/Stormwater Management and Landscape Enhancement Areas	D	D	NA	NA	NA
<b>Development</b>						
(A2)	Impervious surfaces in the Stream Protection A area	C	C	NA	NA	NA
(A3)	Alterations to buildings	P	P	P	P	P
(A4)	Demolition or removal of an existing building	P	P	P	P	P
(A5)	Dwellings not exceeding one per site, on sites greater than 600m <sup>2</sup> in the Stream Protection A area	C	C	NA	NA	NA
(A6)	Dwellings not exceeding one per site, on sites greater than 450m <sup>2</sup> in the Stream Protection B area	NA	P	P	C	NA
(A7)	Dwellings in Sub-precinct F at a density of more than 1 unit per 450m <sup>2</sup> of site area (integrated housing developments) within the Stream Protection B area	NA	RD	NA	NA	NA

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(A8)	Dwellings in Sub-precincts G to I not exceeding a density of 1 unit per 300m <sup>2</sup> of site area	NA	NA	P	C	C
(A9)	Dwellings in Sub-precincts G to I exceeding a density of 1 unit per 300m <sup>2</sup> of site area	NA	NA	RD	RD	RD
(A10)	Minor dwellings in Sub-precincts E and F on sites greater than 1000m <sup>2</sup> , in the Stream Protection B Area, and in Sub-precincts G, H and I where they are located above a garage accessed from a rear lane	NA	P	P	P	P
(A11)	Accessory buildings in the Stream Protection A area not exceeding a total of 50m <sup>2</sup> gross floor area per site	RD	C	NA	NA	NA
(A12)	Accessory buildings in the Stream Protection B area not exceeding a total of 50m <sup>2</sup> GFA per site in Sub-precincts E and F, except for for Integrated housing developments	NA	P	NA	NA	NA
(A13)	Accessory buildings in Sub-precinct F on sites approved for Integrated housing development, and in Sub-precincts G to I in the Stream Protection B area and not exceeding a total of 25m <sup>2</sup> gross floor area per site	NA	C	C	C	C
(A14)	Additions or alterations to an	C	C	NA	NA	NA

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	existing building in the Stream Protection A area which increase the impervious area coverage or roof area					
(A15)	Additions to an existing building in the Stream Protection B area which increase the impervious area coverage except for integrated housing developments in Sub-precinct F	NA	P	RD	RD	RD
(A16)	Additions to an existing building in the Stream Protection B area which increases the impervious area coverage for integrated housing developments in the Sub-precinct F	NA	RD	NA	NA	NA
(A17)	New buildings and additions to existing buildings accommodating activities that are not defined as dwellings.	The activity status of the development is the same as the intended land use activity to be housed within the building				
(A18)	All other development activities	NC	NC	NC	NC	NC

Table I519.4.2 specifies the activity status of land use and development activities in Sub-precincts A and B, F and H (within 30m of Open Space – Conservation Zone land), and Sub-precinct I pursuant to section 9(3) of the Resource Management Act 1991.

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**Table I519.4.2: Activity table for Sub-precincts A and B, F and H (within 30m of the Open Space – Conservation Zone), and Sub-precinct I**

Activity		Sub-precincts A and B	Sub-precincts F and H within 30m of the Open Space Conservation Zone	Sub-precinct I
Accommodation				
(A19)	Retirement villages	NC	NC	RD
(A20)	Supported residential care and boarding houses accommodating up to 10 people per site inclusive of staff and residents	C	P	P
(A21)	Supported residential care and Boarding Houses not provided for above	NC	NC	RD
(A22)	Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors	C	D	P
(A23)	Visitor accommodation not provided for	NC	NC	D
Commercial				
(A24)	Dairies and cafes up to 100m <sup>2</sup> gross floor area	NC	NC	RD
(A25)	Offices not exceeding 100m <sup>2</sup> gross floor area at ground floor level in Sub-precinct I	NA	NA	P
(A26)	Service stations	NC	NC	NC
(A27)	Commercial breeding/boarding of animals	D	NC	NC
(A28)	Home occupations	P	P	P
Community				

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Activity		Sub-precincts A and B	Sub-precincts F and H within 30m of the Open Space Conservation Zone	Sub-precinct I
(A29)	Care centres accommodating up to 10 people per site excluding staff	D	D	P Note 1
(A30)	Care centres not provided for	NC	NC	RD Note 1
(A31)	Community facilities	NC	NC	RD Note 1
(A32)	Education facilities	NC	NC	D
(A33)	Healthcare facilities up to 200m <sup>2</sup> gross floor area	NC	NC	RD Note 1
(A34)	Healthcare facilities greater than 200m <sup>2</sup> gross floor area	NC	NC	RD Note 1

Note 1: Ground floor only

Table I519.4.3 specifies the activity status of additional land use and development activities in Sub-precincts A and B pursuant to section 9(3) of the Resource Management Act 1991.

**Table I519.4.3: Activity table for Sub-precincts A and B**

	Activity	Sub-precincts A and B
(A35)	Pastoral farming	P
(A36)	Horticulture	P
(A37)	Glasshouses up to 50m <sup>2</sup> per site	P
(A38)	Glasshouses greater than 50m <sup>2</sup> per site	D
(A39)	Sale of produce grown on the property	P
(A40)	Riding trails and horse jumping courses for non commercial purposes	P



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Table I519.4.4 specifies the activity status of land use and development activities in Sub-precincts J and K pursuant to section 9(3) of the Resource Management Act 1991.

**Table I519.4.4 Activity table for Sub-precincts J and K**

	Sub-precinct	Activities	Activity status
(A41)	J	Residential development on the ground floor of any development that fronts the proposed roads shown on Precinct Plan 1	NC
(A42)	J	Service stations	NC
(A43)	K	Walkways and playgrounds	P
(A44)	K	All new buildings and all alterations and additions that change the gross floor area of a building	D
(A45)	K	Alterations and additions that change the external appearance, but not the gross floor area of a building	D
(A46)	K	Cafes, restaurants, community meeting spaces, galleries, event and display areas (except for religious organisations), provided that the maximum gross floor space for any one activity must not exceed 100m <sup>2</sup>	P
(A47)	K	All other activities	NC

Table I519.4.5 specifies the activity status of land use and development activities in the areas identified pursuant to section 9(3) of the Resource Management Act 1991.

**Table I519.4.5 Activity table for activities in identified areas**

	Activity	Sub-precincts A and B within land identified as Vegetation – Conservation	Sub-precincts A and B within land identified as Vegetation – Restoration	All sub-precincts: Riparian Margins	Sub-precinct L	Sub-precinct C: Piripiri Point Protection	Sub-precinct E: land within the Park Interface Protection on the crest, North and East of the Ridgeline Height Control Line
(A48)	Farm type fencing (post and wire)	P	P	P	P	P	P

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	Activity	Sub-precincts A and B within land identified as Vegetation – Conservation	Sub-precincts A and B within land identified as Vegetation – Restoration	All sub-precincts: Riparian Margins	Sub-precinct L	Sub-precinct C: Piripiri Point Protection	Sub-precinct E: land within the Park Interface Protection on the crest, North and East of the Ridgeline Height Control Line
(A49)	Non-paved farm type accessways	NC	NC	D	D	P	Pr
(A50)	Roads and bridges	NC	NA	D	NC	P Note 2	Pr
(A51)	Footpaths, tracks and trails, provided they are 5m from the top of the bank of a stream	D	P	P	D	P	D Note 3
(A52)	Pastoral farming	NC	NC	NC	P Note 4	P	NC
(A53)	Buildings, shelters, sheds and other ancillary structures	NC	NC	NC	NC	Pr Note 5	Pr
(A54)	The external maintenance and repair (but not extensions or additions) to existing buildings	NA	NA	NA	P	NA	NA
(A55)	Education and interpretive activities for the public within existing buildings (including alterations)	NA	NA	NC	D	NA	NA

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	Activity	Sub-precincts A and B within land identified as Vegetation – Conservation	Sub-precincts A and B within land identified as Vegetation – Restoration	All sub-precincts: Riparian Margins	Sub-precinct L	Sub-precinct C: Piripiri Point Protection	Sub-precinct E: land within the Park Interface Protection on the crest, North and East of the Ridgeline Height Control Line
	and additions to these buildings)						
(A56)	All other activities	NC	NC	NC	Pr	Pr	Pr

Note 2: Provided they are for public roads

Note 3: Provided for purposes of public access

Note 4: Excluding cattle, horses and pigs

Note 5: All buildings should be located outside of the sub-precinct, within the building site identified on Precinct Plan 1 and 3.

### Subdivision

Table I519.4.6 specifies the activity status of subdivision activities pursuant to section 11 of the Resource Management Act 1991.

A blank in Table I519.4.6 means that the provisions of the overlays, zone or Auckland-wide apply.

**Table I519.4.6 Activity table for subdivision**

	Activity	Sub-precincts A and B	Sub-precincts D to K	Sub-precinct C: Piripiri Point Protection Area	Sub-precinct L
(A57)	Subdivision to effect a boundary adjustment	P	P		NC
(A58)	Subdivision to provide for a network utility	P	P		NC
(A59)	Subdivision in the Stream Protection B Area	NA	RD	NA	NC
(A60)	Single site subdivision including the amalgamation of	NA	NA	C	NA

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	Activity	Sub-precincts A and B	Sub-precincts D to K	Sub-precinct C: Piripiri Point Protection Area	Sub-precinct L
	the relevant part of Lot 26 DP 66117 to incorporate the existing dwelling site and curtilage (as shown as the nominated building platform on Precinct Plan 1) into Sub-precinct C: Piripiri Point Protection Area				
(A61)	Subdivision in Sub-precinct C: Piripiri Point Protection Area for public road or reserve purposes only	NA	NA	D	NA
(A62)	Subdivision in Sub-precincts A and B, and in Sub-precinct D and E within the Stream Protection A Area.	RD	RD	NA	NA
(A63)	Any other subdivision	NC	NC	Pr	NC

**Land disturbance**

Tables I519.4.7 and I519.4.8 specifies the activity status of land use activities pursuant to section 9(2) and 9(3) of the Resource Management Act 1991. In instances where the precinct activity status conflicts with the provisions of [E11 Land Disturbance – Regional](#), [E12 Land Disturbance - District](#) or [E26 Infrastructure](#), the precinct provisions prevail.

**Table I519.4.7 Activity table for land disturbance**

	General land disturbance	Activity status
(A64)	Earthworks which expose no more than 500m <sup>2</sup> surface area of bare earth except where listed in Table I519.4.8	P
(A65)	Earthworks for the maintenance, repair, renewal and minor infrastructure upgrade of network utilities (above and below ground)	P
(A66)	Earthworks for the provision of above ground network utilities located in a formed road reserve	P

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(A67)	Earthworks for the maintenance, repair, renewal and minor infrastructure upgrade of roading and road network activities located in a formed road reserve	P
(A68)	Earthworks in Sub-precincts A, B and C which are not a permitted activity provided that the total land area that will be exposed at any one time under all live consents does not exceed 7 hectares Note 6	RD
(A69)	Earthworks in Sub-precinct D and E (within the Stream Protection A Area) which are not a permitted activity, provided that the total land area that will be exposed at any one time under all live consents does not exceed 21 hectares. Note 6	RD
(A70)	Earthworks in Sub-precincts E to K within the Stream Protection B Area which are not a permitted activity, provided that the total land area across Sub-precincts D to K that will be exposed at any one time under all live consents does not exceed 21ha Note 6	RD
(A71)	Earthworks in Sub-precincts E to K in the Stream Protection B Area which are not a permitted activity where the total land area that will be exposed at any one time under all live consents is more than 21ha (and no more than 28ha in Sub-precincts A to K) Note 6	D
(A72)	Earthworks in Sub-precincts A, B and C which are not a permitted activity and where the total land area that will be exposed at any one time under all live consents in Sub-precincts A, B and C exceeds 7ha. Note 6	NC
(A73)	Earthworks in Sub-precincts A to K which are not a permitted activity where the total land area that will be exposed at any one time under all live consents in Sub-precincts A to K exceeds 28ha. Note 6	Pr

Note 6: Live consents include the consent application under consideration and the area and timing of earthworks exposed by giving effect to any approved consents.

**Table I519.4.8 Activity table for land disturbance in specific locations**

	Specific location land disturbance	Activity status
	Sub-precinct H	
(A74)	Retaining walls on the western boundary of the <a href="#">H7 Open Space – Conservation Zone</a> which have the effect of raising the ground level less than 1m high	D

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Sub-precinct C: Piripiri Point Protection Area		
(A75)	Earthworks ancillary to a permitted activity	P
(A76)	Earthworks to create a ridgeline in accordance with the Ridgeline Height Control and Spot Heights as shown on Precinct Plan 4	RD
(A77)	Earthworks to create the ridgeline not in accordance with the Ridgeline Height Control and Spot Heights shown on Precinct Plan 4	D
(A78)	Earthworks for public roading or reserve purposes	D
(A79)	All other earthworks	NC
Sub-precinct E within Park Interface Protection Area		
(A80)	Earthworks to create the ridgeline in accordance with Ridgeline Height Control and Spots Heights as shown on Precinct Plan 4	RD
(A81)	Earthworks to create the ridgeline not in accordance with the Ridgeline Height Control and Spot Heights shown on Precinct Plan 4	D
(A82)	Earthworks to the north and east of the Ridgeline Height Control Line once the ridge is formed for revegetation and fencing purposes	P
(A83)	Other earthworks to the north and east of the Ridgeline Height Control Line once the ridge is formed	NC
(A84)	Earthworks once the Piripiri Point/Grannys Bay Ridge is recontoured which lower the height of the constructed ridgeline	Pr
(A85)	Earthworks which expose up to 25m <sup>2</sup> of bare earth to the west and south of the Ridgeline Height Control Line once the ridge is formed	P
(A86)	Earthworks which expose 25m <sup>2</sup> or more of bare earth to the west and south of the Ridgeline Height Control Line once the ridge is formed	D
(A87)	Retaining walls to the west and south of the Ridgeline Height Control Line once the ridge is formed which have the effect of raising the ground level by up to 1.5m above the natural ground level (measured by the vertical distance from the top to the bottom of the wall).	P
(A88)	Retaining walls to the west and south of the Ridgeline Height Control Line once the ridge is formed which have the effect of raising the ground level by greater than 1.5m above the natural ground level (measured by the vertical distance from the top to the bottom of the wall).	D
(A89)	All other earthworks	NC
Sub-precincts A and B within Vegetation - Conservation, Vegetation - Restoration, Landscape Enhancement and Ecology / Stormwater Management Areas		

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(A90)	Earthworks within Vegetation Conservation areas for the purposes of installing surface laid wastewater disposal fields and tracks for public recreation	D
(A91)	Earthworks within Vegetation Restoration areas directly associated with revegetation, fencing and walking tracks	P
(A92)	Earthworks within Landscape Enhancement Areas that expose up to 25m <sup>2</sup> surface area of bare earth	P
(A93)	Earthworks within Landscape Enhancement Areas that expose more than 25m <sup>2</sup> surface area of bare earth	RD
(A94)	Earthworks within Ecology/Stormwater Management Areas directly associated with revegetation	P
(A95)	Other earthworks within Vegetation Restoration, Landscape Enhancement and Ecology/Stormwater Management Areas	D
(A96)	All other earthworks in Vegetation Conservation areas	NC
All sub-precincts: Within Riparian Margins		
(A97)	Earthworks for tracks that provide for public access to and along a public reserve more than 5m from the top of the bank of a stream, and site works directly associated with revegetation	P
(A98)	Earthworks associated with stream bank rehabilitation and revegetation of waterways	P
(A99)	Earthworks for the purposes of installing or maintaining infrastructure (including accessways, roads and road network activities)	RD
(A100)	All other earthworks	NC

Table I519.4.9 specifies the activity status of vegetation management land use activities pursuant to section 9(2) of the Resource Management Act 1991.

**Table I519.4.9 Activity table for vegetation management**

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	Activity	Sub-precincts A and B within land identified as Vegetation – Conservation Areas	Sub-precincts A and B within land identified as Vegetation – Restoration Areas	All sub-precincts: Riparian Margins	Sub-precinct C: Piripiri Point Protection	Sub-precinct E: land within the Park Interface Protection on the crest, North and East of the Ridgeline Height Control Line
(A101)	Alteration or removal of any native vegetation	NC	NC	D	D	NC

Table I519.4.10 specifies the activity status of stream diversions, water takes, disturbance and reclamation activities pursuant to sections 13 and 14 of the Resource Management Act 1991

**Table I519.4.10 Activity table for lakes, rivers, streams and wetland management**

	Streams	Activity status
(A102)	The diversion, disturbance, piping or reclamation of streams (including intermittent streams) in Sub-precincts E to K, except for the main channel of the Vaughan and Awaruku Streams and Stream 2	P
(A103)	The diversion, disturbance, piping or reclamation of the main channel of the Vaughan and Awaruku Streams and Stream 2 within the Long Bay Precinct.	NC
(A104)	The diversion, disturbance, piping or reclamation of streams (including intermittent streams) within the Stream Protection A Area shown on Precinct Plan 4.	NC

**I519.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Tables I519.4.1 to I519.4.10 Activity tables above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Tables I519.4.1 to I519.4.10 Activity tables and which is not listed in I519.5(1) will be subject to the



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normal tests for notification under the relevant sections of the Resource Management Act 1991.

- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

### I519.6. Standards

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

All permitted, controlled and restricted discretionary activities listed in Tables I519.4.1 to I519.4.10 must comply with the following activity standards.

#### I519.6.1. Minor dwellings in Sub-precincts G to I

- (1) Minor dwellings in Sub-precincts G, H and I must meet all of the following:
- (a) not exceed a net internal floor area of 65m<sup>2</sup>;
  - (b) be located above a garage that is accessed from a rear lane; and
  - (c) be orientated so that living/dining/kitchen area overlooks the rear lane.
- (2) the dwelling does not need to have its own outdoor living area or service court and may be provided with only one on-site car park.

Commented [A1]: Non-Schedule 1

#### I519.6.2. Building height

- (1) Buildings must not exceed the maximum heights specified in Table I519.6.2.1:

**Table I519.6.2.1: Maximum building height**

Sub-precinct	Maximum height
A and B	8m
D and F	8m
G (South and West of Beach Road extension)	8m
H when more than 30m from land zoned Open Space – Conservation	11m provided that 50 per cent of a building's roof in elevation measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more
Long Bay H within 30m of land zoned Open Space - Conservation	10.5m
I	14m

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J	14m
K	8m

(2) Sub-precinct E and G (North and East of Beach Road extension)

(a) the maximum building height is 8m provided that:

- (i) no part of any building (or other structure) built to the East of the northern Beach Road extension and the line marked 'z-z' extending northwards as shown on Precinct Plan 4 is to be visible, when viewed from any of the Park Interface Viewpoints shown on Precinct Plan 4;
  - (ii) no part of any building (or other structure) built to the North of the northern Beach Road extension and west of the line marked 'z-z' as shown on Precinct Plan 4 is to be visible when viewed from the Park Interface Viewpoints 2 and 3 shown on Precinct Plan 4;
  - (iii) in determining the visibility of buildings (or other structures) under (i) and (ii) above, allowance must be made for a 0.5m tolerance factor. That is, the height at which a building (or structure) would become visible must be 0.5m below the measured height; and
  - (iv) compliance with the terms of any consent notice attached to the relevant certificate of title for the building site which sets out the ground level from which building (or other structure) height must be measured and the maximum building (or other structure) height above this level must be deemed to comply with this standard. If no relevant consent notice exists, or an alternative building (or other structure) height is proposed, then sufficient information will need to be provided to demonstrate compliance with the standard (such as an analysis of cross sections from the relevant viewpoints in accordance with Standard I519.6.21(4).
- (3) Development that does not comply with Table I519.6.2.1 above is a restricted discretionary activity where located within Sub-precinct H and involving an additional storey (up to a total height of 14m) for one landmark building within that sub-precinct.
- (4) Development located within Sub-precincts E and G North and East of the Northern Beach Road extension, as shown on Precinct Plan 1 that does not comply with Standard I519.6.2(2) above is a prohibited activity.
- (5) All other development that does not comply with Table I519.6.2.1 above is a discretionary activity.

**I519.6.3. Yards**

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table I519.6.3.1.

**Table I519.6.3.1: Building yard**

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Yard	Sub-precincts A and B	Sub-precincts D, E and F	Sub-precinct G	Sub-precinct H	Sub-precinct I
Front yard	7.5m	5m Note 7	5m	2m	2m
Side yard	6m	1.2m	1.2m	0m	0m
Rear yard	6m	3m Note 8	3m	3m yard to be provided on boundary with land zoned Open Space - Conservation, otherwise 0m.	0m

Note 7: Except where the Vaughans Road setback applies under Standard I519.6.6.

Note 8: Except that in Sub-precinct E for sites containing the Park Interface Protection Area, there must be no development built to the north and east of the Ridgeline Height Control Line shown on Precinct Plan 4.

- (2) Integrated housing developments in Sub-precinct F must comply with the following side yards:
- (a) for 1,500m<sup>2</sup> sites for multi-unit developments, a 2m yard requirement must apply to the exterior boundaries. No yard requirement applies to interior boundaries;
  - (b) for 300m<sup>2</sup> sites for town house developments, one side yard is to be 2m, for the other side yard, a building may be built up to the boundary where this boundary adjoins another 300m<sup>2</sup> integrated housing development site; and
  - (c) for 400m<sup>2</sup> and 600m<sup>2</sup> sites for duplexes and triplexes, a 2m yard requirement must apply to exterior boundaries. For internal boundaries, a building may be built up to the boundary where it involves dwellings established concurrently on the site and joined at a common wall at the boundary.
- (3) For Sub-precinct G, yards do not apply to those parts of a site boundary that share a wall with an existing or proposed building on an adjoining site.
- (4) Rain tanks may be situated within any side and rear yard provided that they do not exceed 2.5m in diameter and are no more than 1.8m in height.
- (5) Rain tanks may be situated within any required front yard provided they are at least 1.5m from the front boundary and are located below finished ground level.

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- (6) In Sub-precinct J, no front, side or rear yards apply and in Sub-precinct K a 2m yard must apply to all boundaries with the Open Space – Informal Recreation Zone.
- (7) Development that does not comply with the front yard Standards I519.6.3(1) and I519.6.3(2) above is a restricted discretionary activity where located:
- (a) within Sub-precincts D, E, F and G where:
- (i) the sites do not front the southern Beach Road extension (except for that portion of road opposite Sub-precinct H) and the northern Beach Road, Ashley Avenue and Glenvar Road extensions as shown on the Precinct Plan 1; and
  - (ii) the front yard is reduced up to 1.5m, provided that not more than 30 per cent of the area which lies between 1.5m and 5m back from the front boundary of the site is covered by buildings.
- (b) within Sub-precinct I, on sites that adjoin proposed roads, provided that any part of a building at ground level that is located within the front yard is not be used for residential purposes (including garages).
- (8) Development that does not comply with the rear yard standards in Standard I519.6.3(1) above is a restricted discretionary activity where located within Sub-precincts D, E, F and G and the length of that part of the building infringing the rear yard is no greater than 10m.
- (9) Garages (including minor dwellings) that do comply with Standard I519.6.3(1) above are restricted discretionary activities where both of the following apply:
- (a) they are located within a rear yard:
- (i) on Sub-precinct F sites approved for integrated housing developments; or
  - (ii) on Sub-precincts G, H or I sites where vehicle access is provided by a common rear lane rather than direct from the street.
- (b) they are designed and located to maintain the amenity of adjacent site and occupying no more than 70 per cent of the frontage of the rear yard (such garages may include a minor household unit designed to overlook the rear vehicle access lane).
- (10) All other development that does not comply with Standards I519.6.3(1) and I519.6.3(2) is a discretionary activity.

**I519.6.4. Building coverage**

- (1) The maximum building coverage must not exceed the maximum net site coverage set out in Table I519.6.4.1.

**Table I519.6.4.1: Maximum net site coverage**

Sub-precinct	Maximum net site coverage
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A and B	10 per cent
D, E and F	35 per cent excluding land to the north and east of the Ridgeline Line Height Control Line within the Park Interface Protection Area.
Integrated housing development sites within Sub-precinct F	40 per cent Note 9
G	35 per cent
H	50 per cent
I	80 per cent
J	100 per cent
K	30 per cent

Note 9: For sites with rear vehicle access via a private lane shown on an approved subdivision plan, building coverage may be assessed on the basis of the sites proportionate share of the accessway.

- (2) Development that does not comply with Standard I519.6.4(1) above is a discretionary activity, except for building coverage in Sub-precincts G and H which may be increased by 5% where the additional coverage has been approved as part of a land use consent granted in respect of a development of a site in excess of 1,500m<sup>2</sup> that is located more than 30m from land zoned Open Space-Conservation.

**I519.6.5. Height in relation to boundary**

- (1) Development must comply with the height in relation to boundary standards as set out in Table I519.6.5.1:

Table I519.6.5.1: Height in relation to boundary standards

Sub-precinct	Height in relation to boundary standard
F	<p>The standards from the zone must apply, except as follows for integrated housing developments in Sub-precinct F:</p> <ul style="list-style-type: none"> <li>For sites over 1,500m<sup>2</sup> in area, the underlying zone standards must apply to the exterior boundaries, except the road boundary. For internal boundaries, no height in relation to boundary rule applies;</li> <li>For 300m<sup>2</sup> sites for town houses, buildings must not project beyond a 45 degree recession plane measured from a point 2.5m vertically above ground level along side and rear boundaries. Where a side boundary abuts another 300m<sup>2</sup> integrated housing site, for that side boundary, buildings must not project beyond a 68 degree recession plane measured from a point 3m vertically above ground level; or</li> <li>For sites 400m<sup>2</sup> and 600m<sup>2</sup> sites identified for duplexes and triplexes respectively, buildings must not project beyond a 45</li> </ul>

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	degree recession plane measured from a point 2.5m vertically above ground level along exterior side and rear boundaries..
G	The zone standards apply, except that no height in relation to boundary standard applies to those parts of a site boundary that share a wall with an existing or proposed building on an adjoining site.
H	The zone standards apply along any boundary with Sub-precinct A to F, or an open space zone.  For sites that adjoin other sites in Sub-precincts G to I, buildings must not project beyond a 68 degree recession plane measured from a point 3m vertically above ground level, except that this does not apply to: <ul style="list-style-type: none"> <li>• The internal boundaries of sites 1,500m<sup>2</sup> or greater;</li> <li>• The boundary between adjoining dwellings established concurrently on adjoining sites and joined at a common wall on the boundary; and</li> <li>• Front boundaries.</li> </ul>
I	Standards from the zone must apply around the perimeter of the sub-precinct, except for the front boundary, where no height in relation to boundary standard applies, or sites that adjoin the Sub-precinct J and K.
J and K	No standard applies

- (2) Development that does not comply with Standard I519.6.5(1) above is a restricted discretionary activity where located in Sub-precincts F to I.
- (3) Within Sub-precinct F, on sites approved for integrated housing and in Sub-precincts G, H and I, garages are not required to comply with Standard I519.6.5(1) above where:
- (a) They are part of a comprehensively designed development;
  - (b) vehicle access is provided by a rear lane rather than direct from the street; and
  - (c) in Sub-precincts G, H and I, where garages that are designed to overlook the rear vehicle access lane incorporate a minor dwellings unit.
- (4) All other development that does not comply with Standard I519.6.5(1) above is a discretionary activity.

**I519.6.6. Vaughans Road setback**

- (1) All buildings on sites subject to the Vaughans Road Set Back shown on Precinct Plan 3 must be set back a minimum of 10m from the common boundary with the road reserve.

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- (2) All development that does not comply with Standard I519.6.6(1) above is a restricted discretionary activity.

**I519.6.7. Activities in Sub-precinct E in the Park Interface Protection Area South and West of the Ridgeline Height Control Line**

- (1) Buildings, except for accessory buildings must not be located in the Park Interface Protection Area to the south and west of the Ridgeline Height Control Line shown on Precinct Plan 4.
- (2) Accessory buildings and structures located in the Park Interface Protection Area to the south and west of the Ridgeline Height Control Line shown on Precinct Plan 4 are discretionary activities, provided that the maximum height of any buildings and structures are 2m below the lowest point of the Ridgeline Height Control line on that property.
- (3) Any building or structure that does not comply with Standard I519.6.7(1) above and is not a discretionary activity under Standard I519.6.7(2) above is a prohibited activity.

**I519.6.8. On-site stormwater management**

- (1) Maximum impervious area
- (a) Development must comply with the maximum impervious areas set out in Table I519.6.8.1 below, provided that the provisions set out below related to the mitigation, on-site, of stormwater generated from these impervious areas can be complied with in terms of both water quality and quantity:

**Table I519.6.8.1: Maximum impervious area**

Sub-precinct	Stream Protection A Area	Stream Protection B Area
A and B	500m <sup>2</sup> or 15 per cent of the site (whichever is greater)	NA
D, E, F and G	50 per cent (to a maximum of 500m <sup>2</sup> )	50 per cent (to a maximum of 500m <sup>2</sup> ) Note 10
H	NA	70 per cent
I	NA	90 per cent
J	NA	100 per cent
K	NA	50 per cent

Note 10: The calculation of impervious area must exclude all land to the north and east of the Ridgeline Height Control Line within the Park Interface Protection Area. Within this sub-precinct, no impervious surfaces are allowed.

- (2) On-site stormwater mitigation
- (a) Rain tanks:

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- (i) all development must use rain tanks to store and reuse stormwater generated from roof areas;
  - (ii) rain tanks and associated plumbing must be designed to ensure that water from roof areas will be used as a non-potable source of water for toilets, washing machines and irrigation;
  - (iii) in the Stream Protection A Area rain tanks must be for both attenuating peak flows and for reuse of stormwater (dual purpose);
  - (iv) in the Stream Protection A Area, the size of the rain tank must be determined by reference to the roof area of buildings and the nature and extent of other on-site stormwater management techniques to be used;
  - (v) in the Stream Protection B Area, rain tanks need only be designed for the reuse of rainwater as a non-potable source of water in the dwelling; and
  - (vi) in the Stream Protection B Area the minimum rain tank size must be 3,000l per dwelling or commercial unit, or at least 3,000l per 150m<sup>2</sup> of roof area where there is more than one unit within a building.
- (b) Other on-site mitigation - Stream Protection A area:
- (i) in Sub-precincts A and B, 100 per cent of the total constructed impervious area on the site is required to be fully mitigated by on-site stormwater management techniques, including the use of the rain tanks, revegetation and other on-site techniques such as pervious paving and bio retention;
  - (ii) in all cases, in Sub-precincts A and B a mix of techniques must be used;
  - (iii) in Sub-precinct D all stormwater runoff from not less than 80 per cent of the total constructed impervious areas on sites and from 100 per cent of impervious areas in Sub-precinct E in the catchment of Stream 1C, is required to be fully mitigated by on-site stormwater management techniques;
  - (iv) in Sub-precincts D and E storm water management techniques must include the use of rain tanks required, revegetation as well as other on-site techniques such as pervious paving and bio retention; and
  - (v) the amount of revegetation must take into account any revegetation established at the time of subdivision for the purposes of stormwater mitigation.
- (c) Other on-site mitigation - Stream Protection B area:
- (vi) in Sub-precincts E to K in the Stream Protection B areas, no additional stormwater mitigation measures to the rain tanks required above are



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required for the management of the stormwater generated from impervious areas specified in Table I519.6.8.1 above.

(d) Design of on-site mitigation:

- (i) the best practicable option must be applied in the choice of stormwater management techniques to be used, except for stormwater wetlands which cannot be used in the Stream Protection A area;
- (ii) all proposed on-site stormwater management techniques must be subject to the approval of Council;
- (iii) all stormwater management devices must be installed as soon as possible after site construction is complete;
- (iv) stormwater and surface runoff from development must be discharged into the primary stormwater system and not to the street;
- (v) impervious surfaces, including driveways, must incorporate techniques to intercept and/or divert stormwater runoff to a sump designed to trap silt and floatable debris and where practical discharge to a bio retention device in the road reserve where adequate capacity is available. In other cases the sump must discharge to the primary stormwater system in accordance with Standard I519.6.8(2)(a) above;
- (vi) in the Stream Protection A areas, a mix of on-site techniques must be used and rain tanks must not be the sole form of mitigation;
- (vii) where the site is identified in Precinct Plan 4 as containing riparian margins and Ecology/Stormwater Management areas on Precinct Plan 4, priority must be given to planting in these areas when designing site stormwater measures and a planting plan must be provided;
- (viii) a Council approved covenant under s.108 of the Resource Management Act 1991 or a consent notice under s. 221 of the Resource Management Act 1991 must be registered against the title of every site required to undertake on site stormwater mitigation; and
- (ix) the effect of the covenant/consent notice referred to in Standard I519.6.8(2)(d)(viii) above must be to ensure the efficient future functioning and ongoing maintenance of the on-site stormwater management system.

(3) Development of up to 70 per cent impervious area within Stream Protection B Area is a restricted discretionary activity where located in Sub-precincts E, F and G provided that:

- (a) any stormwater runoff from any additional area of impervious surface above 50 per cent of the site is fully mitigated by on-site stormwater management techniques, so that the stormwater run-off from the site is equal to the amount of stormwater generated if 50% of the site was covered in buildings and impervious areas;

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- (b) a Council approved covenant under s. 108 of the Resource Management Act 1991 or a consent notice under s. 221 of the Resource Management Act 1991 is registered against the title of every site required to undertake on site stormwater mitigation; and
  - (c) the effect of the covenant/consent notice required by clause Standard I519.6.8(3)(b) above must be to ensure the efficient future functioning and on-going maintenance of the on-site stormwater management system.
- (4) Any development that does not comply with the on-site stormwater management standards specified above is a non-complying activity.

#### **I519.6.9. Fences, boundary and retaining walls**

- (1) In the Long Bay Precinct, except for: Sub-precincts C, J and K; those parts of Sub-precinct E in the Park Interface Protection Area; the boundary between Sub-precinct H and [H7 Open Space - Conservation zone](#), the following standards apply:
- (a) for sites that adjoin open space, or are within a Stream Interface Management Area, any boundary fences or walls within a yard fronting a reserve or open space area must be limited to a maximum height of 1.2m, unless at least 50 per cent of the fence is visually permeable, in which case a 1.8m high fence may be erected; and
  - (b) for sites that immediately adjoin land for cycle and pedestrian routes, a boundary fence or wall may be constructed to a maximum height of 1.2m on the common boundary, unless at least 50 per cent of the fence is visually permeable, in which case a 1.8m high fence may be erected.
- (2) In the following areas: Sub-precincts C, J, K and L; those parts of Sub-precinct E in the Park Interface Protection Area; the boundary between Sub-precinct H and Open Space-Conservation Zone, the following standards apply:
- (a) in Sub-precinct J, K and L there must be no front fences;
  - (b) along Sub-precinct H's boundary with the Open Space-Conservation Zone, all boundaries in Sub-precinct C (Piripiri Point Protection Area), those parts of Sub-precinct E in the Park Interface Protection Area north and east of the Ridgeline Height Control Line and on the crest of the ridge, fencing must be limited to farm type, post and wire construction;
  - (c) in Sub-precinct E in the Park Interface Protection Area south and west of the Ridgeline Height Control Line, the zone standards apply, provided that the height of any fence does not exceed the Ridgeline Height Control Line; and

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- (d) access points from private sites into the [H7 Open Space – Informal Recreation Zone](#), the Regional Park and [H7 Open Space-Conservation Zone](#) must be located on the shared boundary between private lots.
- (3) Development that does not comply with Standard I519.6.9(1) is a restricted discretionary activity.
- (4) Development that does not comply with Standard I519.6.9(2) above is a discretionary activity.

**I519.6.10. Earthworks - general**

- (1) Development that does not comply with Standards I519.6.12 and I519.6.15 is a non-complying activity
- (2) All other development that does not comply with the standards in Standard I519.6.10 is a discretionary activity.
- (3) A site management plan must be prepared for all earthworks in the Long Bay Precinct irrespective of whether they are classified as a permitted, controlled, discretionary or non-complying activity except for:
  - (a) earthworks for the installation of fences;
  - (b) utility connections;
  - (c) effluent disposal fields;
  - (d) swimming pools;
  - (e) garden amenities;
  - (f) gardening; and
  - (g) planting of any vegetation.
- (4) All erosion and sediment control measures must be in place prior to any earthworks or subdivision activities being undertaken.
- (5) Where earthworks are undertaken adjacent to any Vegetation Conservation, Vegetation Restoration Area or Riparian Margin identified on Precinct Plans 4 or 5; land zoned Open Space-Conservation Zone and the Long Bay Regional Park, a protective fence must be constructed at the edge of these areas and remain in situ for the duration of the works.
- (6) After all construction is complete (including hard landscaping) in Sub-precincts A and B; Sub-precinct D within the Stream Protection A area; reserves and open space and all riparian margins, soil which has been compacted as a result of earthworks and vehicle movements must be reconditioned to a minimum depth of 400mm.
- (7) For development that is within the catchment of Stream 1C, all subsurface drains must direct groundwater to existing seepage areas prior to discharge

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to watercourses and there must be no direct discharge from subsurface drains to watercourses.

**I519.6.11. Earthworks greater than 500m<sup>2</sup> surface area of bare earth (30 hectare limit)**

- (1) Allocations for earthworks within all sub-precincts must be on the basis of first-come-first-served respectively.
- (2) No earthworks (cut/fill) greater than 2,500m<sup>2</sup> in area must be undertaken outside the period 1 October to 30 April, unless an extension to that earthworks season is granted in writing by an authorised council officer. (The application may be granted or refused at the discretion of the authorised council officer having regard, without limitation, to seasonal conditions at the time of the application).
- (3) All exposed sites greater than 2,500m<sup>2</sup> in area must be stabilised prior to 30 April (or the end of the earthworks season if an extension past 30 April has been granted).
- (4) Prior to 1 July of the forthcoming earthworks season, no single landowner in Sub-precincts D to K can apply for site works consent for greater than 21 hectares of exposed surface area of bare earth at any one time.
- (5) If, by 1 August of that same year, earthwork consents for that earthworks season have not been received for all of the 7ha in the Sub-precincts A, B or C, then application may be made to reallocate any unallocated amount to Sub-precincts D to K.
- (6) Earthworks areas are considered to be exposed or 'open' from the first day earthwork activities begin (the first day earthwork machines move any earth, including topsoil), until the day the site has been 'closed off' and the entire earth worked area is stabilised against any potential sediment being discharged into the receiving environment.
- (7) 'Closed off' (stabilised) means that a site has been topsoiled and seeded or hydroseeded with grass, or mulched with straw or bark and grass seed.
- (8) In the Long Bay Precinct, 100 per cent ground coverage must be achieved so that no bare ground is visible before the site is deemed to be 'closed off'.
- (9) Earthwork consents must be limited to one earthworks season and must contain a monthly staging plan that states the amount of land to be opened and closed for earthworks for each month.
- (10) Monthly reporting of the area exposed and closed off in that month and any preceding months, and the expected exposed area in the remainder of the earthworks season, must be provided to the Council.
- (11) Extensions of a consented earthworking schedule to accommodate seasonal conditions may be made in accordance with I519.6.11(2) above, provided that the aggregate area exposed by all live consents does not exceed the limits set out in Activity Table I519.4.7 General land disturbance.

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- (12) Extensions of a consented earthworks schedule into the following earthworks season may be granted in writing by an authorised council officer, having regard to the area of earthworks proposed for that year as contained in all live consents for the relevant sub-precincts.
- (13) Sediment and erosion control ponds and decanting earth bunds are to be installed prior to the earthworks and must be sized as follows:
  - (a) 300m<sup>3</sup> volume per hectare of contributing catchments (3 per cent volume); and
  - (b) 30 per cent permanent water storage and 70 per cent temporary storage.
- (14) All sediment and erosion control ponds must be flocculated in order to achieve greater efficiencies in retaining fine-grained sediment.
- (15) Chemical treatment (flocculation) must be applied as follows:
  - (a) automatic rainfall activated treatment of all sediment retention ponds for contributing catchments greater than 3,000m<sup>2</sup> and decanting earth bunds with contributing catchments between 250m<sup>2</sup> – 3,000m<sup>2</sup> in area;
  - (b) batch application where testing of detention ponds after every rainfall event that has caused run off, indicates clarity of less than 50mm (measured vertically from the water surface); and
  - (c) manual batch application of decanting earth bunds serving contributing catchments less than 250m<sup>2</sup> in area (2 hours settlement period prior to discharge).
- (16) A lizard conservation management plan must be prepared prior to any site works over 500m<sup>2</sup> being undertaken in the Stream Protection A area and must include the information requirements set out in I519.9.3.

**I519.6.12. Earthworks in Sub-precincts C, E and G (North and East of Beach Road extension)**

- (1) In addition to Standards I519.6.10 and I519.6.11 above (except for earthworks for geotechnical remediation, stabilisation or preparatory site works):
  - (a) earthworks must achieve and maintain a ridgeline in Sub-precincts C and E that, in association with contouring of land to the south and west of the ridgeline, ensures that no buildings or structures constructed in accordance with Standard I519.6.2(2) will be visible:
    - (i) to the east of the northern Beach Road extension, and the line marked “z-z” extending northwards as shown on Precinct Plan 4 when viewed from any of the Park Interface viewpoints shown on Precinct Plan 4;
    - (ii) to the north of northern Beach Road extension and west of the line marked “z-z” as shown on Precinct Plan 4 when viewed from the Park Interface Viewpoints 2 and 3 shown on Precinct Plan 4; and

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- (iii) An analysis must be provided of cross sections in accordance with Standard I519.6.21(4);
- (b) finished ground level of land below the 39.7m contour line, east of the northern Beach Road extension shown on Precinct Plan 3 must be 6m below the crest of the Homestead Spur section of the Ridgeline Height Control line; and
- (c) the existing contours of the crest of Homestead Spur below and south of the 39.7m contour line must not be reduced.

#### **I519.6.13. Land disturbance is Sub-precincts F and H**

- (1) In addition to Standards I519.6.10 and I519.6.11 above, where applications for earthworks are proposed adjacent to land zoned Open Space - Conservation:
  - (a) all earthworks must be kept wholly outside the [H7 Open Space - Conservation zone](#).

#### **I519.6.14. Land disturbance - Vegetation and Conservation Restoration Areas**

- (1) In addition to Standards I519.6.10 and I519.6.11 above, where earthworks are proposed on sites that contain land identified as Vegetation – Conservation Area or Vegetation– Restoration Area, the application must provide for protective fencing of these areas.

#### **I519.6.15. Land disturbance in Sub-precinct C**

- (1) Where earthworks are proposed in Sub-precinct C, Standard I519.6.12 must also apply.

#### **I519.6.16A. Subdivision**

- (1) Any subdivision that does not comply with the standards for proposed roads, stormwater management and riparian margins in Standards I519.6.16 to I519.6.18, the standards specific to Sub-precinct A and B in Standard I519.6.19 and I519.6.20(6) in Sub-precincts D, E and F is a non-complying activity.
- (2) Any subdivision that does not comply with the standards in Standard I519.6.21 below relating to ridgeline protection in the Park Interface Protection Area of Sub-precinct E and Sub-precinct C: Pipiriri Point Protection Area is a prohibited activity.
- (3) All other subdivisions are a discretionary activity.

#### **I519.6.16. Subdivision - Proposed Roads**

- (1) The proposed roads shown in Precinct Plans 1, 3 and 4 must be provided in accordance with the alignments shown and the staging of subdivision.

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- (2) All proposed roads (other than Glenvar Ridge Road) must be provided with a separate shoulder cycle lane in each direction.
- (3) On-street parking (other than Glenvar Ridge Road) must be provided on both sides of the road in order to satisfy the on-street parking requirements.
- (4) The proposed roads must provide the road widths shown in Precinct Plan 4.
- (5) Proposals to alter the alignment of a Proposed Road by more than 20m either side of the centre line of a road at any point along its length are non-complying activities.
- (6) Moving the alignment of a Proposed Road less than 20m either side of the centre line of the road to take into account finished earthworks will not be considered to be an alteration of its alignment.

**I519.6.17. Subdivision – stormwater management**

- (1) Subdivision proposals must demonstrate that the sites to be created can reasonably accommodate development that will be able to comply with the on-site stormwater management standards in Standard I519.6.8 above including the actions to be taken to ensure the on-going retention and maintenance of on-site mitigation areas and facilities (that include covenants and/or consent notices under s 221 of the Resource Management Act 1991).
- (2) At the time of subdivision, planting to fully mitigate the effects of stormwater from accessways must be established.
- (3) Planting to fully mitigate the effects of stormwater from accessways must be located in any riparian margins and Ecology/Stormwater Management Areas, identified on Precinct Plans 3 and 4 within the existing boundaries of the sites, as a priority, before other areas are planted.
- (4) Planting to fully mitigate the effects of stormwater from accessways must be established before the issue by Council of a certificate of compliance under s 224(c) of the Resource Management Act 1991.
- (5) Existing overland flow paths in Sub-precincts A, B and C and post development overland flow paths in Sub-precincts D to K must be identified and protected, taking into account the need to provide connectivity with overland flow paths above and below the site.
- (6) For all residential sub-precincts (except Sub-precincts A and B), Standard I519.6.8 above may be achieved by a combination of individual and communally owned on-site measures.
- (7) Where stormwater devices are proposed to serve more than one unit and communally-owned measures are to be partly relied upon, then:
  - (a) bio-retention, rain tanks and other localised detention and treatment devices designed to serve a number of sites under the one unit-title (e.g. multi-unit apartment building) must be retained in private ownership and must be managed by an appropriate management structure (e.g. body corporate); and
  - (b) the use of proposed reserves for soakage areas will only be accepted where these are to vest as local purpose drainage reserves and will not be deducted from development contributions for parks and reserves.

**I519.6.18. Subdivision – riparian margins**

- (1) Any subdivision application to create sites containing land identified as Riparian Margin must comply with the following:
  - (a) all land must be surveyed to define the width of the riparian margin of the stream/s on the site;
  - (b) details of the existing vegetation and ground cover within the margin must be provided to identify the scale and extent of additional planting required



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- to ensure bank stability and an enhanced aquatic habitat of the stream within the margin;
- (c) all riparian margins must be planted in native vegetation to the full width of the margin identified on the Precinct Plan 4;
  - (d) a planting plan for the riparian margin must be in accordance with I519.9.2 below, and approved by Council;
  - (e) planting must be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced;
  - (f) a weed and pest management strategy for the riparian margin must be submitted to and approved by Council and then implemented in full;
  - (g) all land must be fenced to a stockproof standard, unless otherwise approved by Council;
  - (h) all earthworks, building platforms and infrastructure must be located wholly outside of any land identified as riparian margin except:
    - (i) for the purposes of installing and maintaining infrastructure;
    - (ii) for the purposes of rehabilitation and enhancement of the stream bank and margin; and
    - (iii) for the provision of tracks and trails for public access to and along a public reserve that is located more than 5m from the top of the bank of the stream within the margin;
  - (i) where the riparian margin is not to be taken or provided as an esplanade reserve or strip, an agreement to covenant in perpetuity the area of riparian margin must be entered into before the issue by the Council of a certificate pursuant to s224(c) of the Resource Management Act 1991; and
  - (j) covenants referred to in Standard I519.6.18(i) above must be registered against the titles of all affected sites to be created through the subdivision and require:
    - (i) that the fencing of riparian margins on both the original site and on the newly created sites is maintained to a stockproof standard;
    - (ii) that the margin remains undisturbed from any earthworks or structures;
    - (iii) that restoration planting occurs in the areas identified on the plan of subdivision in accordance with the approved planting plan;
    - (iv) that weeds and pests are controlled; and
    - (v) that any revegetation of the margin is protected.

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- (k) alternatively to Standard I519.6.18(j), a consent notice under s221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

**I519.6.19. Subdivision – Sub-precincts A and B**

- (1) The minimum net site area is 2ha.
- (2) Notwithstanding Standard I519.6.19(1) above, the Council may permit subdivision into sites of less than 2ha where the proposed subdivision proposes to protect all land on the existing site identified as Vegetation - Conservation Area and Vegetation– Restoration Area, in which case the minimum site areas must be as listed in Table I519.6.19.1 Alternative minimum net site sizes.

**Table I519.6.19.1: Alternative minimum net site sizes**

Sub-precinct	Minimum net site size
A	2,500m <sup>2</sup>
B	5,000m <sup>2</sup>

- (3) The Standards in I519.6.19(2) apply provided that:
- (a) the minimum area must not include any land identified as Vegetation - Conservation and Vegetation – Restoration Areas;
  - (b) for sites that contain land identified as Landscape Enhancement Area, accessways and any building platforms must be kept outside this area;
  - (c) the total surface area of earthworks associated with subdivision must not exceed an average of 2,000m<sup>2</sup> per site to be created (this area may exclude areas of trench excavation that remain open for no more than 3 days to provide for counterfort or subsoil drains and stormwater or wastewater pipes); and
  - (d) the gradient of the accessway must not exceed 1:8.

*Vegetation – conservation areas*

- (4) Any subdivision application to create sites containing land identified as Vegetation – Conservation Area must comply with the following:
- (a) the land must be surveyed to define the boundary of existing vegetation;
  - (b) the land must be fenced to a stockproof standard, unless otherwise approved by the Council;
  - (c) all site works, building platforms and infrastructure, except for surface laid wastewater disposal fields and tracks for public access purposes, must be

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located wholly outside any land identified as Vegetation – Conservation Area;

- (d) a weed and pest management strategy must be submitted to and approved by Council and then implemented in full;
- (e) an agreement to covenant in perpetuity the area in Vegetation - Conservation must be entered into before the issue by the Council of a certificate pursuant to s224(c) of the Resource Management Act 1991;
- (f) covenants referred to in I519.6.19(4)(e) above must be registered against the titles of all affected sites to be created through the subdivision and require:
  - (i) that the fencing of the Vegetation–Conservation area on both the original site and on the newly created sites is maintained to a stockproof standard;
  - (ii) that these areas remain undisturbed from any earthworks or structures;
  - (iii) that all existing trees and any re-vegetation of the area are protected; and
  - (iv) that weeds and pests are controlled.
- (g) alternatively, to Standard I519.6.19(4)(e) a consent notice under s. 221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

*Vegetation restoration areas*

- (5) Any subdivision application to create sites containing land identified as Vegetation – Restoration Area must comply with the following:
  - (a) all land must be fenced to a stockproof standard, unless otherwise approved by Council;
  - (b) all site works building platforms and infrastructure must be located wholly outside of any land identified as Vegetation – Restoration;
  - (c) all land identified as Vegetation - Restoration must be planted for restoration purposes in accordance with an approved planting plan;
  - (d) a weed and pest management strategy must be submitted to and approved by Council and then implemented in full;
  - (e) the planting plan must be in accordance with the planting plan in I519.9.2, and must be approved by Council;
  - (f) planting must be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced;

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- (g) an agreement to covenant in perpetuity the area in Vegetation–Restoration Area must be entered into before the issue by Council of a certificate pursuant to s. 224(c) of the Resource Management Act 1991;
- (h) covenants referred to in Standard I519.6.19(5)(g) above must be registered against the titles of all affected sites to be created through the subdivision and require:
  - (i) that the fencing of the Vegetation-Restoration area on both the original site and on the newly created sites is maintained to a stockproof standard;
  - (ii) that these areas remain undisturbed from any earthworks or structures;
  - (iii) that restoration planting occurs in the areas identified on the plan of subdivision and in accordance with the approved planting plan;
  - (iv) that weeds and pests are controlled; and
  - (v) that all existing trees and any re vegetation of the area is protected.
- (i) alternatively to Standard I519.6.19(5)(g) a consent notice under s. 221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

*Ecology/ stormwater management areas*

- (6) For any subdivision of sites containing land in an Ecology/Stormwater management area and where development is proposed within the management area, the following must apply:
  - (a) no less than 50 per cent of the Ecology/Stormwater Management Area within any new site must be planted for revegetation purposes in accordance with an approved planting plan;
  - (b) the planted area referred to in Standard I519.6.19(6)(a) above may include areas revegetated for the purposes of on-site stormwater mitigation;
  - (c) in the Ecology/Stormwater Management Area identified at the head of Stream 1C, the whole of this area must be planted for revegetation purposes in accordance with an approved planting plan;
  - (d) the planted area referred to in Standard I519.6.19(6)(a) above must be located within the Ecology/Stormwater Management area or be contiguous with land identified as Vegetation - Conservation or riparian margin on the precinct plans;
  - (e) the planting plan must be in accordance with I519.9.2 below, and must be approved by Council;

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- (f) planting must be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced;
- (g) all building platforms, accessways and services must be located wholly outside of riparian margins and any land identified for revegetation;
- (h) in the case of the headwaters of Stream 1C, all development and earthworks must be kept wholly outside the Ecology/Stormwater Management area;
- (i) an agreement to covenant in perpetuity the revegetation area required above must be entered into before the issue by Council of a certificate of compliance pursuant to s224(c) of the Resource Management Act 1991;
- (j) covenants must be registered against the titles of the revegetation sites and any sites related to the revegetated sites to be created through the subdivision and require that:
  - (i) the revegetation area is planted in accordance with an approved planting plan;
  - (ii) fencing is maintained to a stockproof standard ;
  - (iii) the area remains undisturbed; and
  - (iv) weeds and pests are controlled.
- (k) alternatively to Standard I519.6.19(6)(i) a consent notice under s.221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

*Landscape enhancement areas*

- (7) Any subdivision application to create sites containing land within the Landscape Enhancement Area must comply with the following:
  - (a) all the Landscape Enhancement Area contained within the boundaries of the sites to be created must be revegetated in accordance with a planting plan;
  - (b) the replanting referred to in Standard I519.6.19(7)(a) above may include planting required for riparian margins or on site stormwater management;
  - (c) the planting plan must be in accordance with I519.9.2 below and must be approved by Council;
  - (d) planting must be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced;
  - (e) a weed and pest management strategy must be submitted to and approved by Council. Weed and pest management must be undertaken in accordance with the approved strategy;

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- (f) an agreement to covenant in perpetuity the Landscape Enhancement Area must be entered into before the issue by Council of a certificate pursuant to s.224 (c) of the Resource Management Act 1991;
- (g) covenants referred to in Standard I519.6.19(7)(f) must be registered against the titles of all affected sites to be created through the subdivision and require:
  - (i) fencing on both the original site and newly created sites is maintained to a stockproof standard, and remains undisturbed from any earthworks or structures;
  - (ii) that planting occurs in the areas identified on the plan of subdivision and in accordance with the approved planting and maintenance plan; and
  - (iii) weeds and pests are controlled and that any revegetation of the area must be protected.
- (h) alternatively to Standard I519.6.19(7)(f), a consent notice under s.221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.

**I519.6.20. Subdivision – Sub-precincts D, E and F**

- (1) Subdivision for stand-alone dwellings must comply with the site area requirements in Table I519.6.20.1 Site area requirements.

**Table I519.6.20.1: Site area requirements**

	Minimum net site area	Minimum average net site area within any sub-precinct
Stream protection A area	600m <sup>2</sup>	NA
Stream protection B area	450m <sup>2</sup>	500m <sup>2</sup>

- (2) The Council may permit the subdivision of integrated residential developments in Sub-precinct F into sites of less than 450m<sup>2</sup> where all of the following applies:
  - (a) the integrated residential development is located fronting proposed roads or fronts a neighbourhood reserve of at least 2,000m<sup>2</sup> in area;
  - (b) the site is not a rear site;
  - (c) vehicle access can be provided by a rear access lane or a joint driveway; and
  - (d) the site is not located within the Stream Protection A Area.

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- (3) Where the requirements of Standard I519.6.20(2) above are met, sites must comply with the minimum net site areas in Table I519.6.20.2:

**Table I519.6.20.2: Minimum net site area of subdivision of integrated residential developments**

House typology	Minimum net site area
Single townhouse (with zero lot line except where abuts a lot of 450m <sup>2</sup> or greater)	300m <sup>2</sup>
Duplex (Two units side by side sharing a common wall)	400m <sup>2</sup>
Triplex (Three units side by side sharing a common wall between each unit)	600m <sup>2</sup>
Multi-units	1,500m <sup>2</sup> or greater

- (4) Subdivision of integrated residential developments to create individual sites for dwellings may only occur once land use consent has been granted in respect of a development. In such cases, the number, size and location of all sites must be in accordance with the land use consent granted in respect of the development.
- (5) For stand-alone dwellings on sites of 450m<sup>2</sup> or greater, no more than 10 per cent of sites created per subdivision can be rear sites.
- (6) Within protection and management areas:
- (a) the proposed subdivision must provide, in accordance with Standards I519.6.19(5) and I519.6.19(7) for that area of land identified in the clauses as required to be set aside from development; and
  - (b) sites may incorporate land identified as, Vegetation–Conservation Area and Ecology/Stormwater Management Area in Precinct Plan 4 where the provisions of Standards I519.6.19(4) and I519.6.19(6) above are met. In such cases at least 400m<sup>2</sup> of the site must be clear of these areas.

**I519.6.21. Subdivision – Sub-precincts C and E**

- (1) At least 400m<sup>2</sup> of any site must be clear of land identified as Park Interface Protection Area as shown on Precinct Plan 3.
- (2) Prior to any s224(c) certificate being issued for sites within the sub-precinct except for a balance site, the following requirements apply:
- (a) a ridgeline with natural form must be constructed meeting the requirements of Standard I519.6.12 above;

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- (b) the northern and eastern faces of the ridgeline must be vegetated in accordance with a planting and maintenance plan approved by the Council, which must be consistent with planting in the adjoining land within the Long Bay Regional Park;
- (c) the planting is to be maintained for a period of not less than 2 years and any plants that fail to thrive during that time must be replaced;
- (d) a stockproof fence must be provided along the boundaries with the Long Bay Regional Park;
- (e) any fencing on the side boundaries of each site must be in accordance with Standard I519.6.9 above;
- (f) details of the ownership mechanisms and obligations for the ongoing protection and management of the Park Interface Protection Area must be provided and approved by the council;
- (g) a covenant must be registered against the titles of the sites to be created through subdivision that have land within the Park Interface Protection Area. The covenant must define the boundary of the Park Interface Protection Area and the Ridgeline Height Control Line, being the physical location of the crest of the ridgeline as formed, and require that:
  - (i) the ridgeline may not be reduced in height;
  - (ii) planting and maintenance occurs in the areas identified on the plan of subdivision and in accordance with the approved planting and maintenance plan;
  - (iii) pest and weeds are controlled in the planted area;
  - (iv) the maximum height of buildings or structures within the Protection Area, south or west of the Ridgeline Height Control Line are to be 2m below the lowest point of the ridgeline;
  - (v) no buildings, structures, site works, development or infrastructure is permitted on the crest or to the north or east of the Ridgeline Height Control Line, except for permitted fencing and revegetation; and
  - (vi) fencing on the boundary of the Long Bay Regional Park is maintained to a stock proof standard.
- (h) alternatively to Standard I519.6.21(g) a consent notice under s.221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant;
- (i) a single site subdivision with one title must be created for the whole of sub-precinct C: Piripiri Point Protection Area and this must include an area of land of approximately 1.17ha, incorporating the nominated building platform shown on Precinct Plan 1 to be subdivided from Lot 26 DP 66117;



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- (j) details must be provided to and approved by Council of the ownership mechanism and obligations for the on-going protection and management of the Sub-precinct C: Piripiri Point Protection Area;
- (k) a covenant in perpetuity must be registered against the title of the lot to be created through subdivision and the covenant must require that:
  - (i) buildings, structures, above ground infrastructure and access ways to these buildings be confined to the nominated building platform shown on Precinct Plan 1;
  - (ii) activities in Sub-precinct C: Piripiri Point Protection Area are limited to grazing and other pastoral uses, indigenous revegetation and a public road to the Piripiri Reserve;
  - (iii) fencing will be limited to farm type, post and wire fences;
  - (iv) no further subdivision will occur, except for the purposes of a public road to the Piripiri Reserve or to create a public reserve;
  - (v) the Ridgeline Height Control Line be defined, being the physical location of the crest of the ridgeline as formed, and that the ridgeline may not be reduced in height; and
  - (vi) a ridgeline with natural form meeting the requirements of Standard I519.6.12(1) above or as set out in any other resource consents that have been authorised or subdivision consent for the land in the North Vaughans Area must be constructed in conjunction with the ridgeline within sub-precinct E and appropriately maintained.
- (l) alternatively to Standard I519.6.21(2)(k), a consent notice under s.221 of the Resource Management Act 1991 must be entered into and registered against the title in order to secure the same outcomes as the covenant.
- (3) For all sites created north and east of the Northern Beach Road extension as shown in Precinct Plan 1, a consent notice under section 221 of the Resource Management Act 1991 must be entered into and registered against the titles setting out
  - (a) the natural ground level from which maximum building height must be measured; and
  - (b) the maximum height buildings may be built to without infringing Standards I519.6.2(2)(a)(i) and I519.6.2(2)(a)(ii).
- (4) An analysis must be provided of cross section from each of the three viewpoints shown on Precinct Plan 4 to confirm that any buildings located in the area specified in Standard I519.6.21(3) above will not be visible from these points. The analysis must include:
  - (a) the cross sections must assume that no vegetation or trees are in place; and

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- (b) where no buildings exist in the areas identified in Standard I519.6.21(3), then the cross sections must assume a building height that can comply with building height Standard I519.6.2(2)(a).

### **I519.6.22. Additional Subdivision Standards – Sub-precinct C**

- (1) There must be no subdivision, except for the provision of a public road or reserve and to effect the amalgamation of the building site required by Standard I519.6.21.
- (2) The design and layout of the public access road to the Piripiri Reserve should avoid an overly built appearance and retain the open character of the area. The length of the road should be planted with open planting on the eastern side of the road to allow for views to the Long Bay Regional Park and the Hauraki Gulf. The road carriageway should be sealed but there should be no kerb and channelling. Provision should be made for grassed/vegetated drainage swales either side of the road and generous provision for pedestrian access.

### **I519.6.23. Subdivision – Sub-precincts G to K and Open Space – Informal Recreation Zone land**

- (1) Esplanade Reserves must be reduced to the area covered by the Open Space – Informal Recreation Zone where:
  - (a) all land in the Open Space – Informal Recreation Zone is vested in Council; and
  - (b) on completion of earthworks, subdivision or development the landowner must plant riparian margin within the Vaughan Stream Corridor in native vegetation according to an approved planting plan. This includes planting from the edge of the Vaughan Stream to the top of the bank and no less than 5m beyond the top of the bank on either side.

## **I519.7. Assessment – controlled activities**

### **I519.7.1. Matters of control**

#### **I519.7.1.1. Land use and development**

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

- (1) Stormwater management; and
- (2) Wastewater management.

#### **I519.7.1.2. Subdivision**

The Council will reserve its control to the following matter when assessing a controlled activity resource consent application, in addition to the matters

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specified for the relevant controlled activities in the overlay, zone or Auckland-wide provisions:

- (1) The effects of subdivision on the Piripiri Point Protection Area.

**I519.7.2. Assessment criteria**

**I519.7.2.1. Land use and development**

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

- (1) Stormwater Management - General:
  - (a) the extent to which the natural drainage patterns of the site are retained;
  - (b) whether direct piping of stormwater discharges to streams has been avoided;
  - (c) whether modifications to natural waterways have been avoided in the Stream Protection A area, and that stream flows, including base flows are not adversely affected;
  - (d) whether stormwater works on steep or unstable slopes have been avoided;
  - (e) whether runoff from the site is to be discharged into the primary stormwater system and not to the street;
  - (f) whether runoff from residential driveways and parking areas enters the primary stormwater system via a sump to trap silt and floatable debris;
  - (g) whether bio-retention has been used in preference to proprietary stormwater treatment systems;
  - (h) the extent of perviousness of paving, green roofs, uncovered slatted wooden decks and swimming pools can be taken into account in determining appropriate mitigation methods; and
  - (i) the extent of imperviousness of areas earthworked and compacted when considering stormwater runoff.
- (2) Stormwater management – in Stream Protection A Areas:
  - (a) whether water reuse is undertaken with 'dual purpose' rainwater tanks. These tanks and their associated plumbing should be designed for stormwater peak flow attenuation and rainwater reuse by the dwelling;

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- (b) whether one or more of the following methods to mitigate stormwater generated by other hard surfaces such as driveways, paths, patios and decks is used:
  - (i) revegetation;
  - (ii) bioretention including rain gardens;
  - (iii) stormwater planters;
  - (iv) tree pits; and
  - (v) pervious paving and other similar devices;
- (c) whether planting within the Ecology/Stormwater Area, in particular any riparian areas should be prioritised over other parts of the site;
- (d) whether appropriate ongoing maintenance and management systems have been arranged;
- (e) whether on-site wastewater disposal systems, used as an interim solution on sites in Sub-precincts A and B should be advanced secondary treatment systems with ultraviolet disinfection and surface dripper irrigation land disposal;
- (f) whether on-site wastewater disposal systems should be designed to enable connection to the public wastewater system once it becomes available;
- (g) whether a covenant capable of registration under the Land Transfer Act 1952 and approved by Council should be registered against the title of every site with an on-site wastewater treatment system. This would be to ensure the efficient future functioning and ongoing maintenance of the system and to require the property owner to enter into a programmed maintenance contract to Council's satisfaction.

**I519.7.2.2. Subdivision**

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

- (1) whether the design of the subdivision provides for a single site to include the house site identified on Precinct Plan 1, unless separate sites are needed to provide for public road access to Piripiri Reserve;
- (2) whether the subdivision avoids other house sites being substituted for the nominated house site;

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- (3) whether the subdivision provides for the protection in perpetuity of the entire sub-precinct by way of a covenant or similar mechanism, as approved by Council;
- (4) whether all buildings and structures are kept wholly outside the sub-precinct;
- (5) whether all above ground infrastructure including electricity, water supply, stormwater and wastewater disposal areas to service the building platform are kept outside the sub-precinct;
- (6) whether the design and layout of the access road to the Piripiri Reserve avoids an overly built appearance and retains the open character of the area;
- (7) the extent to which the length of the access road to the Piripiri Reserve is planted with open planting on the eastern side of the road to allow for views to the Long Bay Regional Park and the Hauraki Gulf;
- (8) Whether the access road carriageway is sealed but also has no kerb and channelling and provision has been made for grassed/vegetated drainage swales on either side of the road and generous provision is made for pedestrian access;
- (9) The extent to which the subdivision provides for the ongoing management and maintenance of land within the sub-precinct by methods approved by Council; and
- (10) Whether the ridgeline has been contoured so that any development (including structures and buildings) to the south and west of the Ridgeline Height Control Line and north and east of the Vaughans Road extension shown on Precinct Plan 4 is not visible from the Grannys Bay catchment within the Long Bay Regional Park and Piripiri Reserve when viewed from the Park Interface viewpoints 2 and 3 shown on Precinct Plan 4.

#### **I519.8. Assessment – restricted discretionary activities**

##### **I519.8.1. Matters of discretion**

###### **I519.8.1.1. Land use and development**

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application in Tables I519.4.1 to I519.4.2, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions:

- (1) effects associated with neighbourhood integration;
- (2) effects on the streetscape and neighbourhood character;
- (3) effects of the building design and appearance;

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- (4) landscaping effects;
- (5) effects of stormwater management;
- (6) effects of wastewater disposal; and
- (7) visual effects on the Vaughan Stream corridor, the Long Bay Regional Park and the Vaughans Road ridgeline.
- (8) in relation to Sub-precinct H, in addition to the above, effects associated with the design of development north of the Awaruku ridgeline in relation to views into and across land zoned Open Space - Conservation.
- (9) For accommodation, commercial and community activities in Sub-precinct H, and within 30m of the [H7 Open Space – Conservation Zone](#), in addition to the above, the effects of the activity on the heritage, landscape and amenity values of the Open Space - Conservation Zone.

##### **I519.8.1.2. Land disturbance**

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application for earthworks in Tables I519.4.7 and I519.4.8, in addition to the matters specified for the relevant restricted discretionary activities in the overlay and the Auckland-wide provisions:

- (1) effects arising from the design of the ridgeline within the Park Interface and Piripiri Point Protection Areas;
- (2) effects arising from the finished profile of the earthworks as they relate to the Protection and Management Areas;
- (3) effects of site management techniques, including staging;
- (4) the effects of the proposed timing, size and extent of earthworks; and
- (5) the effects arising from the amount and location of cut and fill.

##### **I519.8.1.3. Specific standard infringements**

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

- Reduction in Rain Tank Size in a Stream Protection B Area
- Buildings within the Vaughan Road Setback
- Landmark Building in Sub-Precinct H
- Front Yards for Sub-Precincts D to I

- (1) effects associated with neighbourhood integration;

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- (2) effects on the streetscape and neighbourhood character;
- (3) effects of the building design and appearance;
- (4) effects associated with the outdoor living space;
- (5) privacy effects;
- (6) landscaping effects;
- (7) effects associated with site facilities and storage areas;
- (8) effects of stormwater management; and
- (9) visual effects on the Vaughan Stream corridor, the Long Bay Regional Park and the Vaughans Road ridgeline.

**I519.8.1.4. Subdivision**

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

- (1) Sub-precincts A and B:
  - (a) effects arising from the extent of landform changes;
  - (b) effects associated with the location and design of roads and accessways;
  - (c) effects of wastewater systems; and
  - (d) effects of on-site management of stormwater.
- (2) Sub-precincts D to K:
  - (a) consistency with any other resource consents that have been approved;
  - (b) effects associated with the overall urban form and layout of design;
  - (c) effects arising from the design of proposed and secondary roads including stormwater treatment;
  - (d) effects associated with the design of the ridgeline, finished ground contours and street lighting in the North Vaughans area;
  - (e) effects on cycle and pedestrian routes;
  - (f) effects of proposed reserves;
  - (g) effects associated with the site sizes and dimensions;

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- (h) effects of the design of rear lanes and accessways;
- (i) effects of landscape concepts for proposed reserves, public and other areas;
- (j) effects associated with any planting plans for Protection and Management Areas and any lizard conservation management plan;
- (k) effects of stormwater management; and
- (l) for Sub-precinct H, in addition to the above, the effects of subdivision design, earthworks, retaining wall treatments and fencing on the interface with the H7 Open Space – Conservation Zone.

**I519.8.2. Assessment criteria**

**I519.8.2.1. Land use and development**

The Council will consider the relevant assessment criteria below for restricted discretionary activities and the assessment criteria for controlled activities relating to stormwater management and wastewater disposal in I519.7.2.1 above, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, zone or Auckland-wide provisions:

- (1) whether the development helps to provide a well-connected public movement network, taking into account the following:
  - (a) whether the development provides for the proposed roads shown on Precinct Plan 1, and the secondary roads and pedestrian and cycle routes shown on any other resource consents granted in respect of the precinct or sub-precinct;
  - (b) whether development fronts reserves and public open space areas on adjacent sites;
  - (c) whether the layout of the development allows for the majority of dwellings to front public streets; and
  - (d) whether the use of cul-de-sacs and internalised accessways is minimised;
- (2) whether to the north of the Awaruku Ridgeline, where development in Sub-precinct H is proposed opposite the termination of a public road that is orientated towards (perpendicular to) the [H7 Open Space – Conservation Zone](#), the layout of the buildings provide for a view shaft from such a road to continue through into the Regional Park where practicable and where grades allow;
- (3) whether landscaping within the relevant part of private sites in Sub-precinct H is kept low and sympathetic with the landscape character of the



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[H7 Open Space – Conservation Zone](#). Yards are to be maintained unencumbered by accessory structures that would block a view shaft;

- (4) the extent to which fences, garages and the sides and rear of buildings do not dominate the views obtained from future open spaces, the Vaughans Corridor and the Long Bay Regional Park;
- (5) whether the architectural qualities of the dwelling are of a high standard and achieve an appropriate degree of integration with neighbouring dwellings (existing or proposed) and variety through variation in building form and materials, relative to neighbouring dwellings (existing or proposed);
- (6) whether adequate separation is provided between dwellings within the same street block, with at least 12m between the backs of development for those parts of the development that are above the ground floor; and
- (7) the extent to which landscaping enhances the overall appearance of the dwelling and provides an attractive living environment for its residents.

**Development in Sub-precinct F at a density of greater than 450m<sup>2</sup> per site**

In addition to the criteria listed from I519.8.2.1(1) to I1.8.2.1(7), the following criteria apply:

- (8) whether the number of dwellings to be provided for exceed 20 per cent of the likely total number of dwellings within Sub-precinct F.

**Development in Sub-precinct J**

In addition to the criteria listed from I519.8.2.1(1) to I1.8.2.1(7), the following criteria apply:

- (9) the extent to which buildings are built to the street edge along the Beach Road and Glenvar Road extensions, with car parking located underground or to the rear of the building;
- (10) whether the buildings incorporate ground floor uses that activate the street edge and provide weather cover over the adjacent footpath;
- (11) Whether the buildings display high quality urban design that contributes to a vibrant, safe and attractive town centre;
- (12) Whether:
  - (a) the development orientates itself to the street, with doors, windows and balconies opening out to the street;
  - (b) the ground floor of buildings are distinguishable from upper floors by way of increased stud height, greater extent of glazing / openings and quality of finish;

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- (c) the facades of buildings are modulated and proportioned to present an interesting, fine grained and visually rich picture to the street; and
- (d) roof lines are varied, with plant and machinery hidden where possible and corners accentuated.

#### **Development in Sub-precinct K**

In addition to the criteria listed from I519.8.2.1(1) to I519.8.2.1(7), the following criteria apply:

- (13) whether the development is of a very high quality in terms of design, materials and finish;
- (14) the extent to which development includes pathways, plazas, outdoor seating areas and landscaping integrated with the adjacent Vaughan corridor;
- (15) whether buildings incorporate large areas of openings, glazing and transparent material to ensure a high degree of visual integration between the town centre to the south, and the Vaughan corridor to the north; and
- (16) whether on-site car parking is avoided.

#### **Development in the Stream Interface Management Area**

In addition to the criteria already listed, the follow criteria will apply:

- (17) whether the location, scale and intensity of development contributes to the open nature of the area and provides public access to, and views across the Vaughan Stream;
- (18) whether a consistent edge treatment between the Sub-precincts H and K and land zoned Open Space – Informal Recreation is provided through either landscaped earth batter slopes or low (less than 1 metre high) retaining walls, or a combination of both, together with visually permeable fencing. Retaining wall treatments should be consistent to avoid a clash of different styles and materials along the public interface; and
- (19) the extent to which landscaping and planting in the Stream Interface Management Area retains the open character of the area and provide for public amenity.

#### **Development in Sub-precincts A and B within Ecology/Stormwater Management Areas**

The follow criteria apply to development in these areas:

- (20) whether development, including access and building sites, does not result in the removal of any native vegetation;
- (21) whether housing is generally located at least 50m apart from neighbouring houses;

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- (22) the extent to which development only occurs where there is no loss of riparian vegetation, waterways are not adversely affected and the ecological values of the area are not compromised, unless the development is related to necessary infrastructure. Any adverse effect of infrastructure is to be off-set by way of revegetation; and
- (23) whether the development of riding trails and horse jumping courses will result in the removal of any native vegetation and whether the existing and future ecological and landscape values of the management area will not be compromised.

**Accommodation, commercial and community activities**

- (24) Whether any activity adjacent to land zoned Open Space – Conservation responds to the heritage, landscape and amenity values of the open space area and whether large building masses are avoided.

**Additional impervious areas and building coverage in the Stream Protection B Area**

- (25) The assessment criteria for controlled activities relating to stormwater management in I519.7.2.1 apply.

**I519.8.2.2. Land disturbance**

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

- (1) Sediment management for sites which expose more than 500m<sup>2</sup>:
- (a) whether the mitigation of the effects of earthworks includes a combination of the following measures, so as to minimise sediment runoff and discharge:
    - (i) stabilised construction entranceways;
    - (ii) silt fences;
    - (iii) clean water diversion drains;
    - (iv) surface flow interception measures (contour drains and bunds);
    - (v) sediment retention ponds (floating outlet);
    - (vi) decanting earth bunds (floating or fixed outlet);
    - (vii) progressive stabilisation of earth-worked areas with grass, straw or hay mulch following topsoil spreading as soon as final contours are established and/or when the exposed area will not be worked on for four weeks or more;

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(viii) additional contingency interception measures comprising: additional down slope earth bunds, super silt fencing and stormwater wetlands (pre-commissioning) as may be appropriate;

(ix) the following essential elements of sediment retention pond design:

- a larger volume is beneficial as retention time is increased
- a floating decant discharge system that discharges water from the surface of the pond
- a discharge rate of 3 litres per second per hectare of catchment draining to the pond
- a forebay pond
- a wide level spreader at the inlet;

(b) whether once earthworks have been completed in the Stream Protection A Area and where parks and open spaces are created in the Stream Protection B Area, reconditioning of surface soils occurs in areas that will not be subject to subsequent secondary earthworks to ensure that these areas retain the ability to absorb rainfall. In general the minimum depth of reconditioning should be 400mm; and

(c) whether earthworks alters or disturbs an overland flow path only where a satisfactory alternative flow path is available.

(2) Earthworks Sub-precincts C and E:

(a) the extent to which the eastern and northern slopes of the ridgeline achieve and retain a natural transition in its landform profile with that of the adjacent landform in the Long Bay Regional Park and or Piripiri Point Ridge;

(b) whether the profile of the earth works to the south and west of the ridgeline aligns with the required contouring of land within Sub-precinct E; and

(c) whether the design and location of any earth works for public access purposes in Sub-precinct C does not adversely affect the landform or landscape of the area.

(3) Riparian margins:

(a) whether works are located outside of the riparian margin where feasible;

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- (b) where works are necessary to install infrastructure or for the rehabilitation of stream banks, whether the works minimise disturbance of existing vegetation; and
  - (c) where vegetation clearance is required, whether enhancement planting off-sets the effects of this and achieve a net increase in vegetation cover.
- (4) Landscape enhancement area:
- (a) whether earthworks on sites which contain land identified as Landscape Enhancement Area provide landscape enhancement planting in the enhancement area in accordance with an approved planting plan;
  - (b) whether planting is maintained for a period of not less than two years and any plants that fail to thrive during that time are replaced;
  - (c) whether planting is undertaken in the planting season immediately following the completion of site works to the satisfaction of the Council; and
  - (d) whether any earthworks result in changes to the profile of the escarpment and whether works to create stable building platforms are limited to the area of the site outside the Landscape Enhancement Area.
- (5) Earthworks in excess of 500m<sup>2</sup> of surface area of bare earth in Stream Protection B Area:
- (a) whether the earthworks plan is consistent with any resource consents granted in respect of the precinct or sub-precinct;
  - (b) whether appropriate mitigation methods are installed; and
  - (c) whether the earthworks profile within Sub-precinct E, in association with the ridgeline shown on Precinct Plan 4, ensures that development can comply with the standards under Standard I519.6.12.
- (6) Sub-precincts A and B:
- (a) whether earthwork are limited in area to avoid adverse effects from compaction, siltation or sediment runoff; and
  - (b) whether earthwork designs maintain landforms and minimise the volume and area of cut and fill with consideration given to the use of structural methods to ensure each lot has within it a building platform that does not require substantial earthworking to provide a stable house site and the construction of access to the platform.

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(7) Sub-precincts D and E in Stream Protection A Area:

- (a) the extent to which major modification of the landform, including changes to ground water flows and the base flows of streams, is minimised;
- (b) whether cut and fill areas are carefully selected and designed to avoid major changes to landforms and to minimise adverse effects on streams and waterways and areas of native vegetation, including minimising ground level differences between riparian margins, vegetation conservation and restoration areas and sites and streets; and
- (c) within the catchment of Stream 1C, whether groundwater flows post-development mimic pre-development groundwater conditions.

**I519.8.2.3. Specific standard infringements**

The Council will consider the relevant assessment criteria below for restricted discretionary activities which infringe the following standards, in addition to the matters set out in the assessment criteria for stormwater management in I519.7.2.1 above:

(1) Reduction in Rain Tank Size in a Stream Protection B Area:

- (a) whether in the Stream Protection B Area, development that involves rain tanks of less than 3,000L per unit must utilise other on-site stormwater techniques so that no additional stormwater to that generated from permitted development occurs.

(2) Buildings within the Vaughan Road Setback:

- (a) whether the site has exceptional topographical or geotechnical constraints that require a building to be constructed within the setback;
- (b) whether the proposal is for small-scale development such as accessory buildings, garages, swimming pools, decks and terraces, or where a dwelling is proposed, whether it is no more than one storey high;
- (c) whether the proposed reduction in yard has no more than a minor effect on the rural character of the ridgeline when viewed from the Long Bay Regional Park and from the Okura coastline; and
- (d) whether possible existing native trees and vegetation have been retained.

(3) Landmark Building in Sub-Precinct H:

- (a) whether the building is of a high architectural design standard; and

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- (b) whether the building positively acknowledges and reflects its location at the entrance to the more intensive areas of the precinct and its location on a prominent corner site.
- (4) Front Yards for Sub-Precincts D to I:
- (a) in Sub-precinct D to H, whether the combined effect of the height, width and extent of building projection towards the street boundary on the visual amenity of the streetscape and neighbouring properties is adverse;
  - (b) in Sub-precinct D to H, whether no car ports and garages will be established in the front yard;
  - (c) in Sub-precinct I at ground level, whether the building contains non-residential activities that open to the street (that is, with doors, windows and display glazing fronting the street) and which help to activate the street environment; and
  - (d) in Sub-precinct I, whether the building is designed to present a high quality, attractive frontage to the street.

**I519.8.2.4. Subdivision**

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

- (1) For subdivision matters set out in I519.8.1.4 above”
- (a) Whether the design and layout of building platforms and accessways maintain existing landforms and minimise earthworks that result in changes to the landscape character of the zone and whether larger than minimum sites are required.
  - (b) whether vehicle access (public roads and private accessways) is located as close as practical to a formed legal road or served by an existing formed vehicle access, or should be shared between sites where feasible;
  - (c) whether access avoids Vegetation - Conservation Areas and riparian margins identified on Precinct Plans 3 and 4;
  - (d) whether access has been designed to follow the existing landform and cause minimal land disturbance;
  - (e) whether access has been designed in such a way that it incorporates low impact stormwater mitigation techniques such as bio-retention and dual strip driveways;

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- (f) whether the design of the access does not accentuate stormwater runoff, erosion or increase the potential for land instability;
  - (g) whether the gradient of the accessway does not exceed 1:8;
  - (h) whether there is no direct discharge of stormwater to the street;
  - (i) whether the design and layout of the subdivision ensures that the site is capable of achieving full stormwater mitigation on site in accordance with the on-site stormwater management rules;
  - (j) whether the design and layout of subdivision in Sub-precincts A and B ensures that each site is capable of on-site disposal of wastewater as an interim solution until such time as it is possible to connect to the public wastewater network;
  - (k) whether required planting is appropriately spaced to ensure rapid shade cover to protect against ongoing weed problems and provide an enhanced habitat along streams and riparian margins;
  - (l) whether planting includes native trees and shrubs that attract native birds, lizards and insects and is appropriately linked to existing native plantings to create ecological corridors for fauna to move along; and
  - (m) whether planting has been sourced from the local area within the Tamaki Ecological District where possible.
- (2) For subdivision in the Stream Protection B Area that is a restricted discretionary activity, the following assessment criteria apply:
- (a) whether the proposed layout ensures that development and earthworks can achieve the outcomes required in the Park Interface Protection Area and Piripiri Point Protection Area, Vegetation Conservation Areas and riparian margins, where relevant;
  - (b) where proposed roads are not provided in accordance with the alignments and design standards specified in Precinct Plans 3 and 4, whether there are alternative alignments that better serve the area, while still ensuring that the proposed road provides the same function as that intended in the precinct;
  - (c) whether there is an integration of stormwater mitigation devices with the urban form and roading network to ensure that the stormwater devices add to the amenity and landscaping of the area, while the urban form provides the space for both on-site and off-site stormwater mitigation areas;
  - (d) whether the design of proposed roads achieves a high standard of amenity, in particular through the provision of appropriately designed



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footpaths, cycleways, berms, median strips and size and spacing of street trees;

- (e) whether stormwater treatment devices, utilising the best practicable option, are provided to mitigate within the road reserve, the majority of stormwater generated by the road and whether the best practicable option proposed includes the following:
  - (i) bio-retention and pervious paving for shallow grades less than 5 per cent parallel to the roadway;
  - (ii) inclusion of check dams and other flow control methods with bio-retention for grades between 5 per cent and 8 per cent; and
  - (iii) off-line treatment for grades greater than 8 per cent;
- (f) whether roads are designed to provide a high degree of connectivity;
- (g) whether road layouts ensure that most, if not all, development has the ability to front a street (there should be limited use of rear sites in Sub-precincts D, E and F and no rear sites in Sub-precincts G to I) and provide for informal surveillance of roads to promote safety and personal security streets on adjoining land;
- (h) whether rear vehicle access lanes are privately owned and maintained;
- (i) whether the design and management of rear lanes and accessways considers the need for access by emergency vehicles, delivery and rubbish collection and whether they provide thoroughfare for pedestrians and cyclists;
- (j) whether shared street designs may be an appropriate form of public road design where traffic volumes and speeds allow for the safe mixing of traffic with pedestrians and cyclists in a specifically designed street environment. Whether the design provides functional, low maintenance spaces within the street reserve. The shared spaces should still provide for access by emergency vehicles and service vehicles;
- (k) whether site sizes and dimensions are appropriate for the intended housing typology, ensure appropriate orientation of development in terms of fronting streets and ensuring privacy between dwellings, and are able to accommodate stormwater treatment devices (such as rain tanks);
- (l) whether roads and reserves provide for the main pedestrian and cycle connections through the area, with dedicated off-street links provided

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where they would maintain and enhance connectivity where vehicle connections cannot be made;

- (m) whether cycle and pedestrian only routes are designed to comply with the following:
  - (i) they should be illuminated at night, where appropriate;
  - (ii) They should have a minimum width of 5m; and
  - (iii) They should be designed and landscaped to ensure that stormwater generated from paths can be mitigated;
- (n) whether 80 per cent of the homes in Sub-precincts D to I are within 400m of an existing or proposed neighbourhood park/reserve of at least 2,000m<sup>2</sup> in area;
- (o) whether proposed reserves help to create linkages with other reserves and natural features in the precinct area and provide a central valley link between the upper valley and the lower valley and the Long Bay Regional Park;
- (p) whether land which has a solely stormwater or landscape protection function is not vested as recreation reserve;
- (q) whether the design of pedestrian and cycle routes includes appropriate landscaping, fencing, pavements and lighting; and
- (r) whether the required planting plans for all Protection and Management Areas and any Lizard Conservation Management Plan provide sufficient detail to ensure that sustainable outcomes can be achieved.

#### **Sub-Precinct E**

In addition to the general criteria I519.8.2.4(1) and I519.8.2.4(2)(a) to (r) above, the following criteria apply to Sub-precinct E only:

- (a) whether street lighting of the northern Beach Road extension and streets east of northern Beach Road extension are designed so that this lighting has minimal visibility from the Grannys Bay catchment within the Long Bay Regional Park and Piripiri Reserve;
- (b) whether adjacent to Vaughans Road, there is no more than one street connection to Vaughans Road in addition to the northern Beach Road extension. Whether in this area, the use of joint accessways/lots to access rear lots from Vaughans Road are avoided, apart from individual driveway access for lots that front Vaughans Road;
- (c) whether within the catchment of Stream 1C, development provides for interconnectivity between the different land holdings such as walkways and cycleways;

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- (d) whether the subdivision demonstrates how the design of the ridgeline in the Park Interface Area and Piripiri Point Protection Area and the profile of land to the west and south of the ridgeline will meet the standards in Standard I519.6.12. Whether this includes analysis of visibility of permitted development south and west of the ridgeline from the Park Interface Viewpoints shown on Precinct Plan 4;
- (e) whether subdivision provides for the protection and consistent management of the entire area of Park Interface Protection Area by way of a covenant in perpetuity or similar mechanism approved by the Council; and
- (f) whether the Council is fully satisfied that the finished ground contours and ridgeline comply with Standard I519.6.12 before any s.224(c) certificate for sites created in Sub-precinct E to the north and east of the Vaughans Road extension, as shown on Precinct Plan 4, can be issued.

#### **Sub-precinct H**

In addition to the general criteria I519.8.2.4(1) and I519.8.2.4(2)(a) to (r) above the following criteria apply to Sub-precinct H only:

- (a) whether subdivision design provides for views into and through land zoned Open Space - Conservation to the Hauraki Gulf;
- (b) whether the design of subdivisions and building platforms, roads, accessways, driveways, underground and surface infrastructure, stormwater mitigation techniques, landscaping, planting and fencing do not adversely affect the archaeological sites within land zoned Open Space – Conservation;
- (c) whether a consistent treatment of the boundary with land zoned Open Space - Conservation is achieved through the subdivision design using either landscaped earth batters or low (less than 1m high) retaining walls or a combination of both; and
- (d) whether retaining walls treatments are consistent to avoid a clash along the interface with land zoned Open Space – Conservation.

#### **I519.9. Special information requirements**

An application for a land use, development and subdivision activity must be accompanied by the following unless otherwise specified:

##### **I519.9.1. Stormwater management**

Stormwater management information must include the following:

- (1) the amount of stormwater to be generated from the future development on the sites to be created, taking into account existing and future stormwater flows

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upstream and downstream of the site, where relevant. Relevant assumptions and calculations are to be provided;

- (2) how the design of the development (for example the layout of the lots sites, driveway locations, the design of roads and the protection of ecological features and stream riparian margins) takes into account stormwater related limitations and incorporates the principles of low impact design;
- (3) the range of techniques to be used to manage the adverse effects of the stormwater to be generated by the development and the extent to which these techniques can be accommodated on-site in accordance with Standard I519.6.8 above;
- (4) how sufficient space is to be provided for the required stormwater mitigation measures;
- (5) in areas where the groundwater levels need to be controlled to maintain stability, how proposed stormwater mitigation measures comprising sub-surface features are designed, in particular lined and drained, to avoid the adverse discharge of runoff to ground;
- (6) how development is to be managed to ensure that the integrity of any stormwater mitigation devices (such as bio-retention and pervious paving) will not be compromised during and after the subdivision, development, building and landscaping process; and
- (7) details of any covenants and/or consent notices under s 221 of the Resource Management Act 1991 necessary to ensure the on-going retention and maintenance of on-site mitigation areas and facilities.

#### **I519.9.2. Planting Plan**

A planting plan must include the following information:

- (1) identification of the area of land within the Protection or Management areas and riparian margin to be set aside for planting;
- (2) identification of stream banks, slope, soil type and existing or potential erosion;
- (3) details of areal extent of all existing and proposed development;
- (4) identification of all existing areas of native and exotic bush and vegetation;
- (5) details of soil quality and depth including any required soil reconditioning of compacted areas as the result of previous land uses and site works;
- (6) species types, source of plant material, maturity of planting and density of planting;
- (7) details of noxious weed, pest and animal control;
- (8) details of timing of planting and possible staging of planting;
- (9) details of maintenance programme to be implemented and a programme for replanting where the survival rate of planting is less than 90 per cent;

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- (10) details of any fencing or alternative stock proof methods proposed;
- (11) proposed means of ownership and ongoing management; and
- (12) identification of areas of land on which archaeological sites are located, and details of appropriate planting, fencing and ongoing management of those areas.

**I519.9.3. Lizard conservation plan**

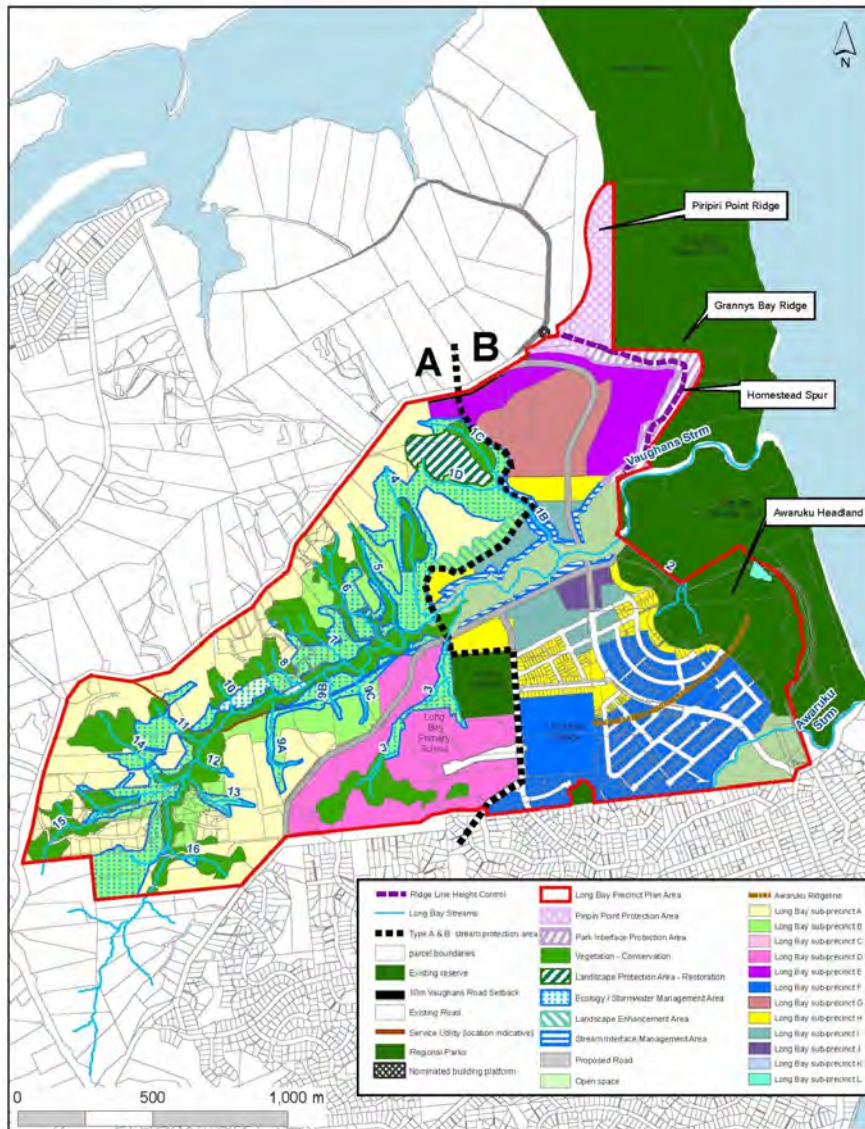
An application for earthworks over 500m<sup>2</sup> in the Stream Protection A Area must include the following information for the management of lizards prior to any earthworks taking place:

- (1) identification of sites containing indigenous lizard populations that may be threatened by proposed earthworks on a site;
- (2) identifying alternative suitable receptor sites for the relocation of indigenous lizards found, to be approved by a qualified herpetologist. Consideration can be given to receptor sites located within the Ecology/Stormwater Management Area where revegetation will occur for stormwater mitigation;
- (3) identifying suitable buffers for avoidance of earthworks and vegetation removal adjacent to the alternative receptor sites and suitable buffers adjoining any lizard habitat areas that will not be affected by the earthworks;
- (4) identifying appropriate methodology for the capture and relocation of lizards into the receptor sites. The methodology for the capture and relocation will be prepared by a suitably qualified and experienced herpetologist. The actual relocation operation will be carried out by a suitably qualified and experienced herpetologist. Survey, capture and relocation must commence prior to any vegetation removal and should be done between September to December and/or from March to April;
- (5) details for ongoing pest management within the receptor sites;
- (6) details of fencing or alternative stock proof methods proposed; and
- (7) proposed means of ongoing management.

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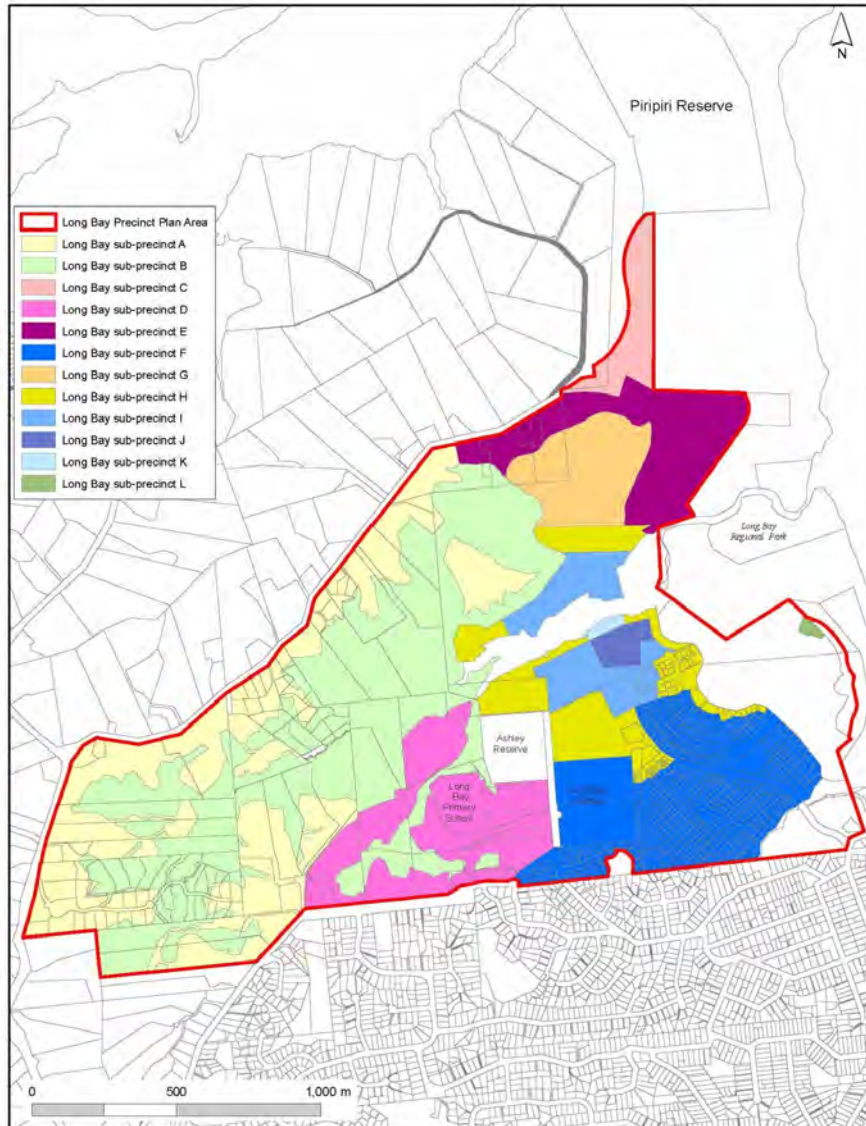
I519.10. Precinct plans

I519.10.1 Long Bay Precinct: Precinct plan 1 – Land use strategy

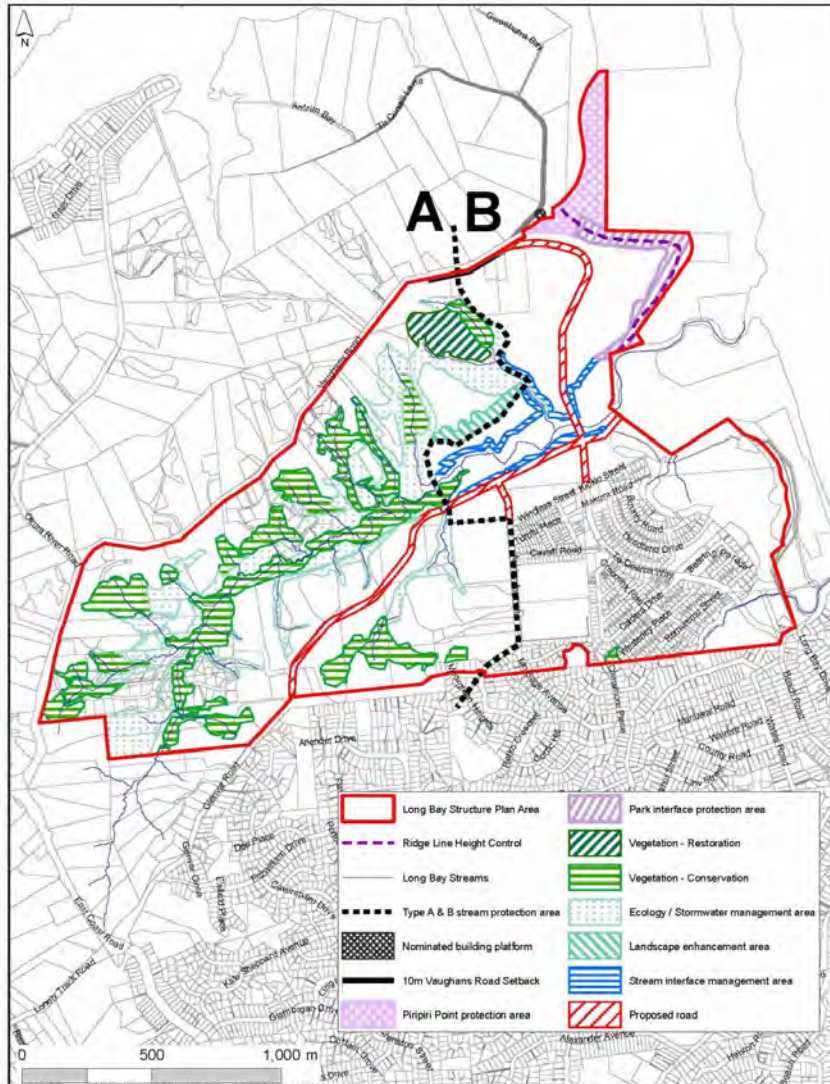


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I519.10.2 Long Bay Precinct: Precinct plan 2 – Sub-precincts A to L



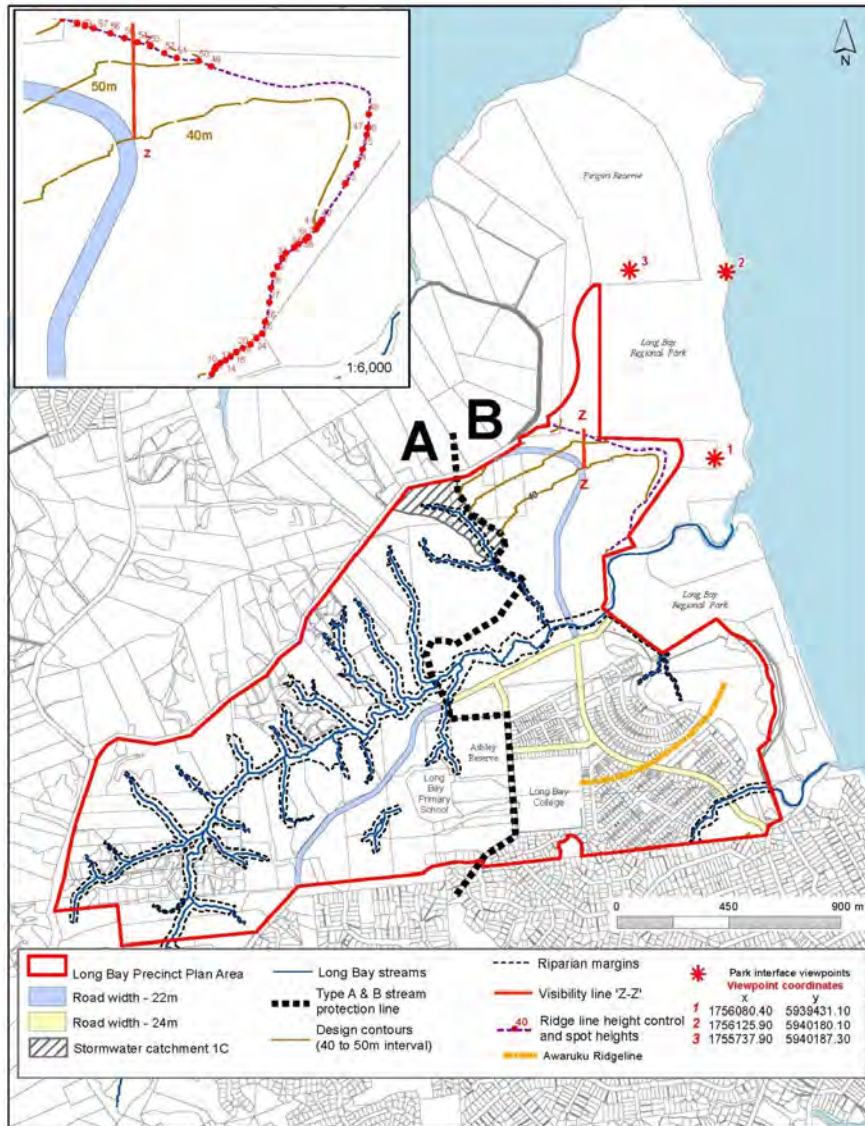
I519.10.3 Long Bay Precinct: Precinct plan 3 – Additional controls





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I519.10.4 Long Bay Precinct: Precinct plan 4 – Additional controls



## **I521. Matakana 1**

### **I521.1. Precinct Description**

The Matakana 1 precinct consists of land within and close to Matakana Village, and which is generally accessed via Matakana Road, Matakana Valley Road and Leigh Road.

The purpose of the Matakana 1 precinct is to incorporate Plan Change 64 to the Auckland District Plan (Rodney section) into the Unitary Plan and give effect to the Matakana Village Sustainable Development Plan (MVSDP). The MVSDP identifies local community aspirations and values, and sets out a land-use approach for different areas in and around Matakana, and measures to ensure activities do not adversely affect stormwater runoff patterns. The precinct gives effect to the MVSDP by providing for activities that specifically relate to the unique characteristics of the village.

To manage the variations in land uses and development controls which affect the sites subject to these zones, there are four sub-precincts located in the Matakana 1 precinct.

- Sub-precinct A: This sub-precinct allows greater flexibility around the number of persons involved in home occupations, and introduces new matters for discretion and assessment criteria relating to home occupations. The zone for this sub-precinct is the Rural - Countryside Living Zone.
- Sub-precinct B: This sub-precinct provides greater flexibility around the permitted number of people involved in home occupations, and also enables two or more dwellings within 200m of a Business - Local Centre zone to allow for a range of living options. The zone for this sub-precinct is the Residential - Single House Zone.
- Sub-precinct C: The purpose of this sub-precinct is to provide for light industrial activities which service the local catchment. The zone for this precinct is the Business - Light Industry Zone.
- Sub-precinct D: The purpose of this sub-precinct is to ensure that a pedestrian friendly environment is maintained. New objectives and policies have also been introduced which seek to protect and enhance the rural village character of the sub-precinct. The zone for this precinct is the Business - Local Centre Zone.

The zoning of land within this precinct is Rural - Countryside Living, Residential - Single House, Business - Light Industry and Business - Local Centre zones. Refer to the planning maps for the location and extent of the precinct and sub-precincts.

### **I521.2. Objectives [rp/dp]**

#### **I521.2.1. Sub-precinct A**

- (1) Home occupation is enabled within Matakana 1: Sub-precinct A, where it is consistent with the character of Matakana Village.
- (2) New development is able to manage potential adverse effects of stormwater runoff

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### **I521.2.2. Sub-precinct B**

- (1) Home occupation is enabled within Matakana 1: Sub-precinct B, where it is consistent with the character of Matakana Village.
- (2) Flexibility is provided for integrated housing options in close proximity to the Matakana Village
- (3) New development is able to manage potential adverse effects of stormwater runoff

### **I521.2.3. Sub-precinct C**

- (1) Development in the Matakana 1: Sub-precinct C is appropriate to and blends in with the surrounding streetscape in relation to building height, scale, bulk, materials and finishes.

### **I521.2.4. Sub-precinct D**

- (1) The development of large format retail activities within the Matakana 1 precinct is discouraged in order to protect the low scale informal character of Matakana Village.
- (2) High quality buildings and signage that complements and enhances streetscape, the Matakana Village character and pedestrian amenity in the Matakana 1 precinct are encouraged.

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

## **I521.3. Policies [rp/dp]**

### **I521.3.1. Sub-precinct A**

- (1) Home occupation within Matakana 1: Sub-precinct A is consistent with the character of Matakana Village.
- (2) Impervious surfaces are managed to ensure there is sufficient land available to mitigate effects of stormwater runoff.

### **I521.3.2. Sub-precinct B**

- (1) Home occupation within the Matakana 1: Sub-precinct A is consistent with the character of Matakana Village.
- (2) Different housing options are provided in close proximity to the Matakana Village.
- (3) Impervious surfaces are managed to ensure there is sufficient land available to mitigate effects of stormwater runoff.

### **I521.3.3. Sub-precinct C**

- (1) New buildings in the Matakana 1 precinct achieve a high quality architectural design that represents a rural village character rather than that of an urban industrial environment.

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**I521.3.4. Sub-precinct D**

- (1) Enable retail development which has a floor area in keeping with the small size of typical retail shops within the village.
- (2) Enable buildings that have an architectural style which creates a rural or historic character rather than a modern commercial appearance with a hard urban edge.

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

**I521.4. Activity table**

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

Table I521.4.1 Activity table specifies the activity status of land use, development, and subdivision activities in the Matakana 1 Precinct pursuant to section 9(2), 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

A blank in Table I521.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

**Table I521.4.1 Activity table**

Activity		Activity status			
		Sub-precinct			
Use		A	B	C	D
Residential					
(A1)	Home occupations with no more than 15 persons including owner, family and staff	P	P		
(A2)	Visitor Accomodation must be for no more than 15 guests	RD			
(A3)	Boarding houses with no more than 15 persons including owner, family and staff		P		
(A4)	2 or more dwellings on a site		RD		
(A5)	2 or more dwellings on a site on sites at 1318, 1326, 1334 and 1327 Leigh Road		NC		
Commerce					
(A6)	Drive-through restaurant			NC	NC

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(A7)	Service stations			NC	NC
(A8)	Retail up to 200m <sup>2</sup> gross floor area				P
(A9)	Retail between 201m <sup>2</sup> and 350m <sup>2</sup> gross floor area				RD
(A10)	Retail greater than 350m <sup>2</sup> gross floor area				D
Development					
(A11)	Erection, addition to or alteration of buildings and accessory buildings for any permitted activity in the sub-precinct			RD	
(A12)	Erection, addition to or alteration of buildings and accessory buildings for Visitor accommodation activity	RD			
Subdivision					
(A13)	Subdivision				

#### I521.5. Notification

- (1) Any application for resource consent for an activity listed in Table I521.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

#### I521.6. Standards

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

All activities listed as permitted and restricted discretionary in Table I521.4.1 Activity table must comply with the following permitted activity standards.

##### I521.6.1. Two or more-dwellings

- (1) Two or more dwellings must be located within 200m of a Local Centre zone.
- (2) Two or more dwellings must not be located on a site less than 450m<sup>2</sup> site area for each dwelling on site, provided the dwellings are:
  - (a) on a front or corner site with an area of not less than 2000m<sup>2</sup> or
  - (b) on a rear site with a net site area of not less than 2,500m<sup>2</sup> with a frontage of not less than 6m

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- (3) Two or more dwellings must comply with the standards in [H3.6.6](#) Building height, [H3.6.7](#) Height in relation to boundary, [H3.6.8](#) Yards and [H3.6.10](#) Building coverage specified for the Residential - Single House zone.
- (4) Two or more dwellings must comply with the standards in [H4.6.6](#) Alternative height in relation to boundary specified for the Mixed Housing Suburban zone.

**I521.6.2. Retail**

- (1) Trade suppliers, Retail up to 200m<sup>2</sup> GFA, and Retail between 201m<sup>2</sup> and 350m<sup>2</sup> GFA must not have outdoor display or storage areas.

**I521.6.3. Building height**

- (1) A Building or part of a building must not exceed the heights as listed in table below

**I521.6.3.1. Heights**

Sub-precinct	Maximum height in metres (m)
A	Refer to zone standards
B	Refer to zone standards
C	12m in all areas except 9m if within 40m of Matakana Valley Road
D	12m in all areas except 9m if within 40m of Matakana Valley Road

**I521.6.4. Yards**

- (1) A building or parts of a building must be set back from the relevant boundary to the minimum depth listed in Table I521.6.4.1 Yards below.

**Table I521.6.4.1 Yards**

Sub-precinct	Minimum depth	
	Front	Rear
A	Refer to zone standards	Refer to zone standards
B	5m or the average setback of the existing principal buildings on the two adjoining sites, whichever is lesser. Where an adjoining site is occupied by a non-residential building the setback is 5m.  Corner sites: Primary frontage: 5m or the setback of the existing principal building on the adjoining site, whichever is lesser Other frontage: 3m	Refer to zone standards

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C	Refer to the zone standards	Refer to zone standards
D	Nil except where the front of a site or part of a site at street level is occupied by a car park or parking building in which case a 2m minimum yard applies to all areas except 1335 Leigh Road and the front yard set back from the Matakana Wharf which must be 6m	3m at the common boundary where the site adjoins a residential, rural or open space zone except for 1335 Leigh Road which must be 1.2m

**I521.6.5. Impervious area, building coverage and landscape**

(1) In sub-precinct A:

- (a) the maximum building coverage of a site must be 500m<sup>2</sup>.
- (b) no more than 15 per cent of the net site area of any site (post subdivision, not including roads and reserves) may be covered in an impervious surface.
- (c) all concrete accessways must be formed and finished using coloured (pigmented) concrete or landscaping must be undertaken along both sides of the entire accessway. This landscaping must form a dense visual screen capable of reaching a height of 1m for the first 4m from the road boundary, and 1.5m thereafter.

(2) In sub-precinct B:

- (a) no more than 50 per cent of the net site area of any site (post subdivision, not including roads and reserves) may be covered an impervious surface.
- (b) no more than one vehicle crossing onto the road from each site may be provided, and the crossing must not exceed 3m in width at the site boundary.
- (c) fences, walls or screens (excluding hedges and soft landscaping) located within the front yard and/or on any yard adjoining an open space zone or reserve must not exceed a height of 1.2m and must be at least 25 per cent visually permeable.
- (d) at least one tree capable of reaching a minimum of 5m must be planted in the front yard setback area. The tree must be at least 2m at the time of planting, or if already planted, must have reached this height prior to any building or resource consent application.

(3) For the sites at 1318, 1326, 1334 and 1327 Leigh Road the following controls apply:

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- (a) sites with frontage to Leigh Road must provide a 5m wide landscaping strip along the front boundary capable of reaching a minimum height of 3m except for that area required for vehicle and pedestrian access.
- (b) buildings must not be located within 10m of Leigh Road.

#### **I521.6.6. Appearance of sites**

- (1) All roof top units, lift over-runs, infrastructure services, communication devices and other technical attachments must be concealed and/or treated as part of the overall design of the building.

#### **I521.6.7. Buildings fronting the street in Sub-precinct D**

- (1) Buildings in sub precinct D must comply with the following controls:
  - (a) The building facade must occupy a minimum of 70 per cent of the street frontage of the site at ground level.
  - (b) Where the building facade is set back from the street frontage, it must be located no more than 5m at any point, from the street frontage at the ground level.
  - (c) Where the building is set back from the street frontage, the space between the building and the street frontage must incorporate outdoor dining, display, planting, or pedestrian amenities in keeping with the style and standard of adjacent public improvements.
  - (d) Building facades must include facade modulation, articulation or architectural relief at intervals no greater than 10m along the street frontage at all levels e.g. a change in building mass, features such as pilasters, entrances, windows, shutters, balconies, changes in surface texture or detail.
  - (e) The minimum height of a building facade must be 6m.
  - (f) Windows with clear glazing and pedestrian entrances must comprise no less than 40 per cent of the surface area of the building facade at ground level.
  - (g) The ground level floor of buildings at the street frontage must be no higher or lower than 1 metre from the average ground level along the street frontage.
  - (h) Any parking at ground level must be located behind or within the building and no closer than 6m to the street frontage.
  - (i) **If parking and service access is provided, it must be provided from the rear of the building or a service lane.**
  - (j) Verandahs or other cover along the full extent of its frontage must be provided. The verandah must:

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#### I521 Matakana 1 Precinct

- (i) be so related to its neighbours as to provide continuous pedestrian cover of the public footpath
- (ii) have a minimum clearance of 3m and a maximum clearance of 4.5m above the footpath immediately below
- (iii) have a minimum width of 2.5m and a maximum width of 3.5m
- (iv) be located no closer than 600mm to the kerb line

#### **I521.6.8. Subdivision layout**

- (1) The layout of roads and open spaces should be in general accordance with 0 Matakana 1 Precinct plan 1 - Indicative roads and open space.

#### **I521.6.9. Solar orientation – Sub-precinct B**

- (1) The subdivision of land within sub-precinct B must create sites where, unless constrained by topography or other site conditions, at least 70 per cent of the site has appropriate solar access. Sites must achieve appropriate solar access by ensuring that:
  - (a) the long axis of sites are within the range north 20° west to north 30° east, or east 20° north to east 30° south
  - (b) dimensions of sites are adequate to protect solar access to the site, taking into account likely dwelling size and the relationship of each site to the street

#### **I521.6.10. Cul-de-sacs – Sub-precinct B**

- (1) A subdivision of land within sub-precinct B must not result in the creation of cul-de-sacs longer than 120m in length.

#### **I521.6.11. Street trees – Sub-precinct B**

- (1) Street trees must be planted in the road berm, and at a minimum of one per site frontage, and must be part of a comprehensive landscape plan. The trees must be of good health and planted and maintained in accordance with good horticultural practice.
- (2) The street trees must be at a grade of PB150 or greater and have a minimum in-ground height of 2m at the time of planting.
- (3) Tree species that are appropriate for the soils, microclimate and the street environment must be selected, and must be capable of reaching a minimum height of 4m after 5 years and co-ordinated as to species along individual streets.
- (4) The planting must be undertaken before the issue of a certificate under s. 224c of the Resource Management Act 1991.

#### **I521.6.12. Minimum site size - Sub-precinct B**

- (1) Sites must have a minimum site size of 800 m<sup>2</sup>

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- (2) Sites at 1318, 1326, 1334 and 1327 Leigh Road must have a minimum site size of 1000m<sup>2</sup> and must be capable of containing a square for building purposes measuring 15m x 15m.

#### **I521.6.13. Landscaping**

- (1) The following rules relate to the sites at 1318, 1326, 1334 and 1327 Leigh Road
- (a) The side and rear yards of sites created that adjoin land zoned Rural - Mixed Rural and Rural - Rural Production must be planted to provide a visual screen.
  - (b) The buffer must be a minimum width of 3m and must be comprised of evergreen trees capable of reaching a height of at least 6m spaced at no more than 7m apart.
  - (c) Evergreen shrubs or other evergreen vegetation capable of reaching a minimum height of 2m must be planted between the larger trees at spacing capable of achieving a dense visual screen.
  - (d) The planting must be undertaken before the issue of a certificate under s. 224c of the Resource Management Act 1991.

#### **I521.7. Assessment – controlled activities**

There are no controlled activities in this precinct

#### **I521.8. Assessment – restricted discretionary activities**

##### **I521.8.1. Matters of discretion**

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

- (1) Visitor Accommodation must be for no more than 15 guests:
  - (a) location, architectural style and design of built form, scale, density and external appearance of buildings and structures; and
  - (b) landscaping and screening
- (2) Two or more dwellings per site:
  - (a) the effects on the neighbourhood character, residential amenity and the surrounding residential area from all of the following:
    - (i) building intensity, scale, location, form and appearance;
    - (ii) traffic; and
    - (iii) design of parking and access.
- (3) Retail between 201m<sup>2</sup> and 350m<sup>2</sup> gross floor area:

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- (a) Site layout; and
  - (b) Traffic and pedestrian movement
- (4) Erection, addition to or alteration of buildings and accessory buildings for any permitted activity in the sub-precinct C and D:
- (a) Building scale, and siting;
  - (b) Architectural style and character of buildings ; and
  - (c) Construction, addition to or external alteration of buildings on sites which adjoin or are within 40m of Matakana Valley Road:
    - (i) Building scale, and siting;
    - (ii) Architectural style and character of buildings;
    - (iii) Colour and material of buildings;
    - (iv) Streetscape; and
    - (v) Landscaping
- (5) Impervious area, building coverage and landscape

In addition to the general matters set out in Rule [C1.9\(3\)](#) Infringement of standards and the specific matters set out for infringements in the zone and Auckland-wide rules, the council will restrict its discretion to the matters below for the relevant development control infringement.

- (a) location and extent of impervious surfaces within the precinct;
  - (b) design, finishing and landscaping associated with accessways within the precinct;
  - (c) location and extent of landscaping in Sub-precinct B; and
  - (d) location, design and scale of buildings and structures in Sub-precinct B.
- (6) Building height:

In addition to the general matters set out in [C1.9\(3\)](#) Infringement of standards and the specific matters set out for infringements in the zone and Auckland-wide rules, the council will restrict its discretion to the matters below for the relevant development control infringement.

- (a) Scale, siting and design of buildings, structures and landscaping.

(7) Yards

In addition to the general matters set out in [C1.9\(3\)](#) Infringement of standards and the specific matters set out for infringements in the zone and Auckland-wide rules, the council will restrict its discretion to the matters below for the relevant development control infringement:

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- (a) impervious surfaces;
  - (b) vehicle crossings;
  - (c) front yard structures;
  - (d) landscaping;
  - (e) privacy and outdoor living space; and
  - (f) location, design and scale of buildings and structures.
- (8) Building fronting the street in Sub-precinct D
- (a) siting, orientation, design, scale, and appearance of the building frontage;
  - (b) location of vehicular access and parking;
  - (c) location and scale of verandahs; and
  - (d) the provision of pedestrian amenities

**I521.8.2. Assessment criteria**

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

- (1) Visitor accommodation:
- (a) the extent to which the proposed accommodation units:
    - (i) is in keeping with the surrounding Matakana character in terms of nature, scale intensity, design and external appearance;
    - (ii) is of the same or similar exterior finish and style, including materials and colour to maintain a consistent visual appearance on the site;
    - (iii) generates adverse effects on the amenity values of the surrounding rural area, including effects on noise, glare, vibration, lighting, odour, visual impact, additional traffic on roads, loss of privacy on neighbouring sites and effects on the surrounding landscape;
    - (iv) creates the impression of higher than usual density in an area, taking into account the proposed location of the accommodation units, any site or topographical constraints, landscaping and tree planting, and related facilities such as service areas; and
    - (v) is clustered so that buildings remain close to one another, and are not widely dispersed over the site, leading to separate entrances, driveways
  - (b) whether the building layout discourages the subdivision of the land on which the proposed accommodation unit is to be located;

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- (c) whether the method and design of water supply, sewage disposal, and site drainage is appropriate to ensure that the proposed activity does not result in adverse effects on the environment (including the surrounding land and waters);
  - (d) whether the proposed accommodation units :
    - (i) is accessed by the same vehicle crossing and driveway in order to minimise the appearance of urban scale activity;
    - (ii) is designed and the access point(s) located to minimise traffic hazards for road users ; and
    - (iii) provide internal roads and access that is adequate for the intended level of patronage; and
  - (e) The proposed activity should not, when considered in conjunction with other buildings for living, driveways and service areas both on and off the site, have adverse effects on the character and landscape of the surrounding area.
- (2) Two or more dwellings on a site
- (a) building intensity, scale, location, form and appearance:
    - (i) whether the intensity and scale of the activity, the building location, form and appearance is compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.
  - (b) traffic:
    - (i) whether the activity avoids or mitigates high levels of additional residential traffic on local roads.
  - (c) design of **parking and** access:
    - (i) whether adequate **parking and** access is provided or required.
  - (d) refer to Policy I521.3(1);
  - (e) refer to Policy I521.3(2);
  - (f) refer to Policy I521.3(4);
  - (g) refer to Policy I521.3(5); and
  - (h) refer to Policy I521.3(6);
- (3) Subdivision activities in Sub-precinct B:
- (a) the extent to which the subdivision creates sites that are orientated to maximise solar access in the design of building and any useable outdoor open space areas;

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- (b) whether the street trees are planted in the berm between the footpath and the kerb, and the trees are of a species that when mature do not obscure informal surveillance of the street from within the residential properties fronting onto the street;
  - (c) whether the tree species are robust, capable of surviving the street environment and provide a high level of residential amenity; and
  - (d) whether the streets in the street network are well connected including linkages of proposed streets to existing streets and future streets.
- (4) Retail activities in Sub-precinct C and D:
- (a) whether the scale of the activity has an adverse effect on the ability of Business - Local Centre zoned land within Matakana to continue to function as a village (scale);
  - (b) whether the activity results in a loss of amenity values in the Business - Local Centre Zone within Matakana;
  - (c) whether entry and exit points to the site and parking areas enable the safe and efficient movement of people and vehicles; and
  - (d) the extent to which the traffic generated adversely affects the safe and efficient operation of the transport network.
- (5) Erection, addition to or alteration of buildings and accessory buildings for any permitted activity within sub-precincts C and D:
- (a) the extent to which a building reflects the 'rural' or historic character of a small country town in New Zealand rather than modern commercial buildings with a hard urban edge that might typically be found in a newly developing commercial area;
  - (b) the extent to which the building maintains or enhance its relationship to adjoining buildings, particularly where the material and architectural details of existing buildings are consistent with the existing character in Matakana Village;
  - (c) whether buildings have a high quality visually interesting architecture, with buildings that are well articulated and have a lightweight image rather than an appearance of mass, weight and bulk; and
  - (d) The architectural style and design of buildings should take into account the principles and elements of design reflected in the local; character of Matakana Villages.
  - (e) whether the building materials enhance the rural and existing character of the village and avoid the use of concrete slab construction.

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- (6) Construction, addition to or external alteration of buildings on sites which adjoin or are within 40m of Matakana Valley Road:
- (a) the assessment criteria set out above in I521.8.2(4) Erection, addition to or alteration of buildings and accessory buildings for any permitted activity within sub-precincts C and D;
  - (b) the extent to which buildings and landscaping enhance and/or complement development in the village;
  - (c) the extent to which buildings and landscaping maintain and enhance the visual character of Matakana Valley Road; and
  - (d) the extent to which landscaping complements the village character and enhances the visual amenity of the built environment.
- (7) Impervious area, building coverage and landscape
- (a) whether the additional coverage adversely affects the stormwater drainage system, flooding, and overland flow paths;
  - (b) whether the amount of stormwater produced from the site is similar to a complying situation through the use of mitigation and reduction measures;
  - (c) whether the adverse effects of stormwater generation are avoided, remedied or mitigated;
  - (d) whether the treatment of stormwater is provided on site to remove adverse effects on receiving waters;
  - (e) the extent to which the proposed activity mitigates any potential adverse visual effects of the proposed accessway, to and within the site, by the proposed location of the access, any tree planting near the access, or by the finishing/formation of the access such as pigmentation (colouring) of concrete;
  - (f) whether the site access is located and designed to ensure safe access and exit from the site, and whether the site access adversely affects the safety and efficiency of the frontage road, or create conflict with adjoining site access;
  - (g) whether the street trees are planted in the road berm in a location which does not adversely affect the safety and visibility of the road;
  - (h) in sub-precinct B the extent to which low fencing, landscaping and permeable fencing complements and enhances the character of the Matakana Village; and
  - (i) in sub-precinct B the extent to which a sufficient landscaped area is available to provide private open space in addition to the planting of a

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canopy tree that will contribute to the character streetscape and surrounding area.

#### (8) Building height

- (a) whether significant additional open space is provided around buildings to compensate for additional height; and
- (b) the extent to which the height and scale of the building is consistent with the pattern of building heights on adjacent properties and the streetscape generally.

#### (9) Building fronting the street in Sub-precinct D

- (a) building façade:
  - (i) whether the building adversely affects the pedestrian amenity values or visual character of the streetscape; and
  - (ii) whether the building adversely affects the continuity of the built street frontage or result in large areas of blank wall.
- (b) location of parking:
  - (i) whether the visual character or pedestrian amenity values of the streetscape; and
  - (ii) whether the continuity or visual effect of the frontage or pedestrian or traffic safety.
- (c) verandah cover:
  - (i) whether the proposal reduces protection to pedestrians.

#### **I521.9. Special information requirements**

There are no special information requirements in this precinct.

#### **I521.10. Precinct plans**



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I521.10.1. Matakana 1: Precinct plan 1 – Indicative roads and open space



## **I522. Matakana 2 Precinct**

### **I522.1. Precinct Description**

The Matakana 2 Precinct is located to the north of Matakana village, on the corner of Leigh Road and Takatu Road, Matakana. The precinct is comprised of approximately 20 hectares.

The purpose of the Matakana 2 Precinct is to enable the ongoing operation and expansion of the Matakana Country Park, by permitting the use of the site for community events and tourist and visitor activities.

The precinct limits activities to those with a rural and/or tourist theme to recognise its use as a 'country park'. Subdivision in this precinct is also controlled so that the Matakana Country Park continues to be managed and operated as a single entity, and some expansion of activities is provided for in the precinct.

The underlying zoning of land within this precinct is Rural - Mixed Rural Zone.

### **I522.2. Objectives**

- (1) Community activities are provided for and enabled.
- (2) Rural tourist and visitor activities are provided for and to create social and economic opportunities.
- (3) The rural character and appearance of the Matakana 2 Precinct is maintained.

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

### **I522.3. Policies**

- (1) Provide for existing and enable new community, rural tourist and visitor activities.
- (2) Ensure that any subdivision enables community, rural tourist and visitor activities.
- (3) Ensure that any subdivision for visitor accommodation does not compromise community, rural tourist and visitor activities.
- (4) Encourage development and land uses that maintain the rural character and appearance of the country park.

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

### **I522.4. Activity table**

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

Table I522.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Matakana 2 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

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**Table I522.4.1 Activity table**

Activity		Activity status
<b>Use</b>		
Commerce		
(A1)	Restaurants and cafes	P
(A2)	Markets	P
(A3)	Retail	P
(A4)	Visitors accommodation	RD
Community		
(A5)	Public amenities	P
(A6)	Community facilities	P
(A7)	Rural tourist and visitor activities	P
(A8)	Rural tourist and visitor activities that do not comply with Standard I522.6.6	RD
<b>Development</b>		
(A9)	New buildings	C
<b>Subdivision</b>		
(A10)	Subdivision around the Activity Areas identified in the Matakana 2: Precinct plan 1.	RD
(A11)	Subdivision not complying with Standard I522.6.10 and the Matakana 2: Precinct plan 1	NC
(A12)	Subdivision in Activity Area 9 identified in the Matakana 2: Precinct plan 1	D
(A13)	Subdivision within any Activity Area identified in the Matakana 2: Precinct plan 1 other than Activity Area 9	NC

**I522.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I522.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I522.4.1 Activity table and which is not listed in I522.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

### **I522.6. Standards**

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

The following standards do not apply to this precinct:

- [H19.10.2](#) Building height
- [H19.10.14](#) Markets
- [E39.6.5.1](#) Subdivision in the Rural – Rural Production Zone, Rural – Mixed Rural Zone, Rural – Rural Coastal Zone and Rural – Rural Conservation Zone

All activities listed as permitted or restricted discretionary in Table I522.4.1 Activity table must comply with the following standards.

#### **I522.6.1. Markets**

- (1) Markets must be limited to a weekly farmers market on Sundays.
- (2) The trading hours of markets must be limited to 7.00am until 1.00pm.
- (3) Activities associated with the markets must not take place before 6.00am.
- (4) Stalls involved in the markets must primarily sell items produced by the stall holder which may include fresh and processed goods, small holding livestock, art work, crafts and pottery.
- (5) Signage must be restricted to free standing signs only and must be displayed only on the day that the market is operating.
- (6) The number of stalls must not exceed 100.
- (7) The location of the farmers markets must generally be in accordance with the Matakana 2: Precinct plan 1

#### **I522.6.2. Retail**

- (1) Retail activities must be limited to the sale of arts and crafts and locally made products. This may include shops with an operational function (e.g. cheese making).
- (2) The total sum of the shop gross floor area must not exceed 225m<sup>2</sup>.
- (3) Where the activity is for retail purposes only, and does not include an area for making the products sold, the activity must be limited to 75m<sup>2</sup> gross floor area.
- (4) Where the activity is to operate as a working shop, i.e. with an operational function, the activity must be limited to a maximum of 150m<sup>2</sup> gross floor area including working and retail.
- (5) The hours of operation must be limited to Monday to Sunday 9.00am to 5.00pm between the months of May to September inclusive. The hours of operation must be limited to Monday to Sunday 9.00am to 7.00pm between the months of October and April inclusive.

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- (6) Retail activities must be located generally in accordance with the Matakana 2: Precinct plan 1.

### **I522.6.3. Community Facilities**

- (1) Community facilities must only include one museum and one place of worship (church) located in the precinct.
- (2) The museum must be limited to the showing of vintage, classic and racing cars, historic farm implements and horse drawn carts only. The museum must have the right to charge an entry fee and sell related merchandise and memorabilia.
- (3) The museum hours of operation to the public must be limited to between Monday to Sunday 9.00am to 5.00pm daily between the months of May to September, and 9.00am to 7.00pm daily between the months of October and April inclusive.
- (4) The museum must be located generally in accordance with the Matakana 2 Precinct Plan 1.
- (5) The use of the church building must be limited to religious uses for a rural community church including weddings, church services, baptisms, funerals and other fellowship-related activities.
- (6) The place of worship must be located generally in accordance with the Matakana 2: Precinct Plan 1.

### **I522.6.4. Restaurants and cafes**

- (1) Restaurants and cafes activities must be limited to one restaurant and one café located in the precinct.
- (2) The restaurant must provide seating for no more than 100 people.
- (3) The hours of operation of the restaurant and café must be limited to 7.00am till midnight any day of the week
- (4) The restaurant and café must be located generally in accordance with the Matakana 2 Precinct Plan 1.

### **I522.6.5. Public amenities**

- (1) Public amenities in the precinct include the following activities:
  - (a) a children's outdoor playground and miniature train track; and
  - (b) a memorial garden and memorial pet garden
- (2) The playground and memorial garden must be located generally in accordance with the Matakana 2: Precinct plan 1.

### **I522.6.6. Rural tourist and visitor activities**

- (1) Rural tourist and visitor activities must be limited to one animal petting zoo for farm animals and one aviary for the housing of domesticated bird species located in the precinct.

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- (2) The animal petting zoo for farm animals and aviary must be located generally in accordance with the Matakana 2: Precinct plan 1.

### **I522.6.7. Visitors accommodation within Area 4 identified in the precinct plan**

- (1) Visitors accommodation (including manager's accommodation) must be limited to Adventure (Budget) Accommodation associated with on-site adventure or outdoor education activities (team building or similar activities) and must provide for no more than 40 people.
- (2) Accommodation (including manager's accommodation) must be provided in a maximum of 12 single storey cabins.
- (3) Communal facilities (e.g. kitchen/dining/ablution) must be provided in a combined single storey building.
- (4) Kitchen facilities must not be provided within cabins.

### **I522.6.8. Visitors accommodation within Activity Area 9 identified in the precinct plan**

- (1) Visitors accommodation (including manager's accommodation and a conference facility) must be limited to accommodation and catering for no more than 60 people.

### **I522.6.9. Buildings**

- (1) Buildings must not exceed 9 metres in height, except for buildings with a roof pitch of 25° or more where the maximum height must be 9 metres plus an additional non-habitable roof space of 1.5 metres (total 10.5 metres).
- (2) The design of outdoor areas must accommodate the permitted activities in the precinct.

### **I522.6.10. Subdivision**

- (1) Subdivision must be for the purpose of creating a separate certificate of title (site) for one of the ten Activity Areas shown on the Matakana 2: Precinct plan 1.
- (2) There must be a consent notice registered on each new title stating the following:
  - (a) there must be no residential activity on any new site (except the manager's accommodation within Activity Areas 3, 4 and 9 on the Matakana 2: Precinct plan 1;
  - (b) each new site can only be used for the activities shown in each Activity Area on the Matakana 2: Precinct plan 1; and
  - (c) in respect of Activity Area 6 on the Matakana 2: Precinct plan 1, that the Church is protected as a building of historic heritage.
- (3) Activity Area 3 is designated the manager's site and there must be land covenants registered against any new certificate of title created requiring the

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owners of any new site to enter into a management agreement with the owner of Activity Area 3 so that the requirements of Standard I522.6.10(2)(b) above can be enforced.

- (4) The owners of any new site must grant the Council an encumbrance to recognise the right of the Council to also enforce any breach of the land covenants referred to in Standard I522.6.10(2)(b) above.

### I522.7. Assessment – controlled activities

#### I522.7.1. Matters of control

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

- (1) buildings siting, scale, design and external appearance;
- (2) landscaping and screening;
- (3) access and servicing; and
- (4) traffic, parking, loading and access

#### I522.7.2. Assessment criteria

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

- (1) the extent to which the siting (including clustering of existing and new buildings), scale and external appearance of structures including their colour and materials are consistent with the surrounding rural character and the rural design of the existing buildings;
- (2) whether buildings and structures are screened in such a way that is sensitive to the surrounding rural character and are visually unobtrusive;
- (3) whether appropriate landscaping is provided along the road edge(s) to screen development and form a cohesive landscaping theme over the precinct area;
- (4) whether ~~sufficient car parking and~~ adequate area ~~is are~~ provided for safe manoeuvring into and out of the site;
- (5) the extent to which additional and cumulative effects on the roading network, of traffic generation, access, parking and loading arrangements are avoided, remedied or mitigated; and
- (6) whether the proposal include the provision of all services, infrastructure and utilities necessary to manage environmental effects.

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**I522.8. Assessment – restricted discretionary activities**

**I522.8.1. Matters of discretion**

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

- (1) visitor's accommodation and activities that do not comply with relevant standards:
  - (a) the ownership and management structure;
  - (b) character and scale;
  - (c) location of buildings;
  - (d) infrastructure;
  - (e) access and parking; and
  - (f) amenity
- (2) rural tourist and visitor activities that do not comply with the relevant standard;
  - (a) the type of activity proposed;
  - (b) compatibility with existing activities;
  - (c) number, timing and duration of visitors;
  - (d) visitor requirements;
  - (e) facilities provided;
  - (f) amenity values;
  - (g) impacts on neighbouring sites; and
  - (h) access and parking.
- (3) subdivision:
  - (a) access, parking and traffic management;
  - (b) provision of infrastructure;
  - (c) methods for effluent treatment and disposal;
  - (d) availability and identification of building platforms;
  - (e) landscape amenity;
  - (f) protection and enhancement of existing and proposed waterways, ponds, wetlands and riparian margins; and



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- (g) legal restrictions on land uses and further subdivision within each new site.

**I522.8.2. Assessment criteria**

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

- (1) visitor's accommodation and activities that do not comply with relevant standards:
  - (a) the extent to which the ownership and management structure will ensure that the accommodation will only be used by visitors and not for permanent residential occupation;
  - (b) whether the proposed activity is consistent with the surrounding rural character in terms of its, scale, intensity, design and external appearance;
  - (c) whether the visitor accommodation in Activity Area 3 is physically separate and distinct from any visitor accommodation in Activity Area 4 and in particular displays a rustic rural character;
  - (d) the extent to which the location of the proposed activity enable the site to retain the feeling of openness and sense of rural character in the immediate and surrounding rural area;
  - (e) whether the location of buildings and landscaping are carried out in a manner which minimises potential adverse effects on adjoining properties and reinforces the separation between visitor accommodation in Activity Area 3 and visitor accommodation in Activity Area 4;
  - (f) the extent to which buildings are located towards the centre of the site so as to minimise potential adverse effects on adjoining properties;
  - (g) whether the method and design of water supply, sewage treatment and disposal and site drainage are appropriate to ensure that the proposed activity does not result in adverse effects on the environment (including the surrounding land and waterways and wetlands);
  - (h) the extent to which the activity, including the design, location and provision of access and parking have an adverse effect on the safe and efficient operation of the surrounding road network;
  - (i) whether adequate area are provided to allow safe manoeuvring into and out of the site;
  - (j) ~~whether sufficient onsite parking are provided to meet the needs of the proposed activity, without adverse effects on the safety and efficiency of the road network;~~

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- (k) whether parking areas are designed to be sympathetic to the surrounding rural character i.e. by using bollards and unsealed surfaces instead of sealed parking areas with defined carpark spaces; and
  - (l) the extent to which the activity or location of buildings and associated infrastructure have an adverse effect on the amenity values of neighbouring properties, e.g. by way of noise, light, glare and whether appropriate mitigation measures are provided if adverse effects are generated.
- (2) rural tourist and visitor activities that do not comply with the relevant standard;
- (a) the extent to which the activity will meet the needs of rural tourists and visitors;
  - (b) the extent to which the activity is compatible with existing activities;
  - (c) the extent to which the number, timing and duration of visitors can be accommodated on the site;
  - (d) the extent to which the requirements of the tourists and visitors can be provided in a safe manner;
  - (e) the extent to which the proposed activity is consistent with the surrounding rural character in terms of its, scale, effects and intensity;
  - (f) the extent to which the activity will avoid, remedy and mitigate significant adverse effects on the environment and neighbouring properties; and
  - (g) the extent to which access and parking can be safely provided without significant adverse effects on existing and planned activities and the surrounding road network.
- (3) subdivision
- (a) whether the proposed subdivision provides adequate access to the proposed sites including **parking provisions**, internal road capacity and egress/ingress from the main entrances. Access to the proposed sites should avoid adverse effects on the road network;
  - (b) whether appropriate infrastructure for power and telephone are available to the proposed site;
  - (c) whether an approved effluent treatment and disposal system are provided on the proposed sites to serve the identified activity as shown on the Matakana 2: Precinct plan 1;
  - (d) whether appropriate building platforms are available to achieve the identified activity shown on the Matakana 2: Precinct plan 1;

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- (e) whether a landscape management plan is provided to demonstrate the provision of landscape amenity areas fronting the road boundaries of the site and identifying open spaces and planting within the site;
- (f) whether a waterways management plan is provided to demonstrate the protection and enhancement of water quality in all existing and proposed waterways, ponds and wetlands, and demonstrates a planting management plan for all riparian areas and wetlands using appropriate native species; and
- (g) whether appropriate legal mechanisms are proposed to restrict further subdivision of sites including unit title subdivision, residential activity and other activities unless these activities are enabled by the Matakana 2 Precinct.

#### **I522.9. Assessment – discretionary activity subdivision**

The Council will consider the following matters when considering a discretionary activity for subdivision for visitor accommodation in Activity Area 9 of the Matakana 2 Precinct:

- (1) the appropriateness of the ownership and management structures proposed including consideration of:
  - (a) whether or not they achieve the objectives and policies for the Matakana 2 Precinct;
  - (b) the extent to which the use of the accommodation will be limited to visitors and will not be available for permanent residents;
  - (c) the efficiency and effectiveness of what is proposed;
  - (d) whether or not the provision of the visitor accommodation is enabled;
  - (e) covenants, encumbrances, consent notices and other legal instruments on any new titles created to manage the long term use for visitor accommodation; and
  - (f) body corporate rules, management and other agreements that may bind the parties to ensure that there is no permanent residential accommodation apart from the managers accommodation.

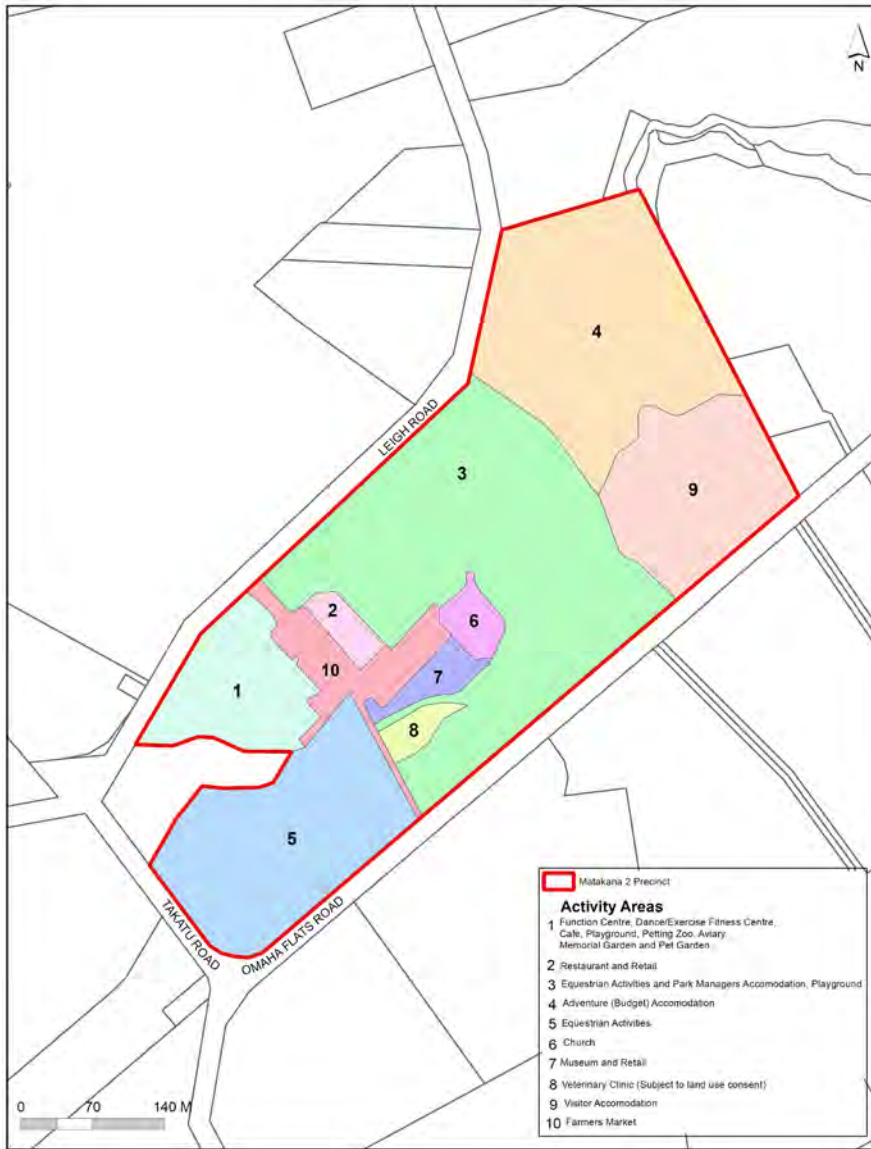
#### **I522.10. Special information requirements**

There are no special information requirements in this precinct.

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I522.11. Precinct plans

I522.11.1 Matakana 2: Precinct plan 1



## **I524. North Harbour Stadium and Domain Precinct**

### **I524.1. Precinct description**

The North Harbour Stadium and Domain Precinct provides specific planning controls for the use of North Harbour Stadium and Domain. The North Harbour Stadium and Domain occupy 23 hectares of land.

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

Refer to the planning maps for the location and extent of the precinct.

### **I524.2. Objectives**

- (1) The North Harbour Stadium and Domain are protected as a regionally and nationally important venue for all of the following primary activities:
  - (a) organised sports and recreation;
  - (b) informal recreation;
  - (c) concerts, events and festivals;
  - (d) markets, fairs and trade fairs;
  - (e) functions, conferences, gatherings and meetings; and
  - (f) displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the North Harbour Stadium and Domain are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

### **I524.3. Policies**

- (1) Enable the safe and efficient operation of the North Harbour Stadium and Domain for its primary activities.
- (2) Protect the primary activities of the North Harbour Stadium and Domain from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
  - (a) avoid, remedy or mitigate adverse effects; and
  - (b) are of a character and scale which will not displace the primary activities.

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- (4) Manage the adverse effects of the operation of the North Harbour Stadium and Domain, having regard to the amenity of surrounding properties.
- (5) Recognise that the North Harbour Stadium and Domain's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

**I524.4. Activity table**

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);

Table I524.4.1 specifies the activity status of land use and development activities in the North Harbour Stadium and Domain Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I524.4.1: Activity table**

	Activity	Activity status
Use		
Primary activities		
(A1)	Concerts, events and festivals	P
(A2)	Markets, fairs and trade fairs	P
(A3)	Functions, conferences, gatherings and meetings	P
(A4)	Displays and exhibitions	P
(A5)	Informal recreation	P
(A6)	Organised sport and recreation	P
(A7)	Any primary activity not meeting Standard I524.6.5 but meeting all other standards	C
Accessory activities		
(A8)	Accessory activities	P
(A9)	Any accessory activity not meeting Standard I524.6.5 but meeting all other standards	C
Compatible activities		
(A10)	Sports, recreation and community activities	P
(A11)	Professional fireworks displays meeting Standard I524.6.10	P

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(A12)	Professional fireworks displays not meeting Standard I524.6.10	RD
(A13)	Helicopter flights meeting Standard I524.6.11	P
(A14)	Helicopter flights not meeting Standard I524.6.11	RD
(A15)	Filming activities	P
(A16)	Any compatible activity not meeting Standard I524.6.5 but meeting all other standards	C
<b>Development</b>		
(A17)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height	RD
(A19)	Grandstands and visitor viewing structures up to 35m in height	P
(A20)	Grandstands and visitor viewing structures greater than 35m in height	RD
(A21)	Light towers and associated fittings up to and greater than 35m in height	P
(A22)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I524.6.8	RD
(A23)	Demolition of buildings	P
(A24)	Temporary buildings	P
(A25)	Workers' accommodation	P

**I524.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I524.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I524.4.1 Activity table and which is not listed in I524.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

### I524.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I524.4.1 must comply with the following activity standards unless otherwise stated. The following standards do not apply:

- (1) [E27 Transport](#) – Standard [E27.6.1](#) Trip generation; and
- (2) [E27 Transport](#) – Standard [E27.6.2](#) Number of parking and loading spaces.

#### I524.6.1. Noise

- (1) The noise (rating) level from any activity, as measured at the measurement locations specified in this standard, must not exceed the noise limits in Table I524.6.1.1.

**Table I524.6.1.1: Noise standards**

Time, day, duration and frequency	Noise limit
Up to 6 special noise events between 10:00am and 11:30pm in any 12 month period	82dB L <sub>Aeq(5min)</sub>
Up to 10 special noise events between 10:00am and 11:00pm in any 12 month period	82dB L <sub>Aeq(5min)</sub>
All other days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB L <sub>Aeq</sub>
At all other times	45dB L <sub>Aeq</sub> and 75dB L <sub>Amax</sub>

- (2) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) Testing and balancing of all sound systems including vocal checks by performers must cumulatively not exceed 3 hours and must not commence before 10am on any day and must be completed by 7pm on the day of the event.
- (5) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.



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- (6) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (7) Where  $L_{Aeq(5min)}$ , is specified, no 5 minute measurement sample must exceed the stated limit.
- (8) Measurement Locations:
  - (a) Location 1: to the north of the stadium complex close to the western boundary of the first residentially zoned property on the southern side of Gills Road.
  - (b) Location 2: to the east of the stadium complex on the eastern side of Appian Way opposite the entrance to the stadium site.
  - (c) Location 3: to the south of the stadium complex on the eastern side of the intersection of Bush Road and State Highway 17.
  - (d) Location 4: to the west of the stadium complex at the southern end of Library Lane at the intersection with the Albany Highway.
  - (e) Location 5: on the eastern side of the motorway overbridge connecting McClymonts Road to the Albany Centre.
- (9) Professional fireworks displays and helicopter flights are excluded from this standard.

#### I524.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I524.6.2, the curfew and pre-curfew times are as stated in Table I524.6.2.1.

**Table I524.6.2.1: Pre-curfew and Curfew Times**

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

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Special lighting events	Pre-curfew	7am – 12:30am
	Curfew	12:30am – 7am

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

- (a) The limits in Table I524.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

**Table I524.6.2.2: Horizontal and vertical illuminance at a boundary**

	Illuminance limit
Pre-curfew	125 lux (above the background level)
Curfew	20 lux (above the background level)

- (b) The vertical illuminance limits in Table I524.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

**Table I524.6.2.3: Vertical illuminance at a window**

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit  $t$  of 15 per cent (based on an adaption luminance of  $2 \text{ cd/m}^2$ ) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I524.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

**Table I524.6.2.4: Pre-curfew luminous intensity**

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

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I524.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

**Table I524.6.2.5: Building façade luminance**

	Luminance limit
Standard	10 cd/m <sup>2</sup>
Special lighting events	25 cd/m <sup>2</sup>

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

### **I524.6.3. Special noise events**

- (1) The total number of special noise events in any 12 month period must not exceed 16 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I524.6.1.1.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
  - (a) There must be no more than 2 special noise events on any one day.
  - (b) There must be no more than 4 special noise events within any 2 week period.
- (4) A single special noise event must be limited to a total duration of 4 hours. Any special noise event lasting longer than 4 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

#### **I524.6.4. Special lighting events**

- (1) The total number of special lighting events in any 12 month period must not exceed 21 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I524.6.2.1, I524.6.2.4 and I524.6.2.5.

#### **I524.6.5. Traffic management**

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 7,000 people and does not require the closure of a public road.

#### **I524.6.6. ~~Parking [deleted]~~**

- (1) ~~[deleted]-Parking for a minimum of 450 cars must be retained within the precinct unless an authorised Transport and Traffic Management Plan is in effect.~~

Commented [A1]: Non-Schedule 1

#### **I524.6.7. Screening**

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

#### **I524.6.8. Interface control areas**

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

#### **I524.6.9. Height in relation to boundary**

- (1) Where the North Harbour Domain and Stadium Precinct directly adjoins a road, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level on the precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this standard.

#### **I524.6.10. Professional fireworks displays**

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.

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

### **I524.6.11. Helicopter flights**

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring site.

### **I524.6.12. Temporary buildings**

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

## **I524.7. Assessment – controlled activities**

### **I524.7.1. Matters of control**

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

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

### **I524.7.2. Assessment criteria**

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

- (1) Effects on the safety and efficiency of the transport network:
- (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
  - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
  - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

## **I524.8. Assessment – restricted discretionary activities**

### **I524.8.1. Matters of discretion**

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

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- (1) Any activity that does not comply with noise and/or lighting standards:
  - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standards:
  - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standards:
  - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height and/or which does not comply with height in relation to boundary standards:
  - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) Grandstands and spectator viewing structures greater than 35m in height:
  - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (6) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I524.6.8:
  - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (7) Any activity that does not comply with screening standards:
  - (a) the visual effects of rubbish and storage areas on residential and open space sites.

**I524.8.2. Assessment criteria**

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

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
  - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
    - (i) the cumulative noise effects of other activities which are permitted on the site;

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- (ii) the cumulative effect of numerous infringements of noise standards;  
and
- (iii) the degree of non-compliance.
- (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.
- (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
- (d) the extent to which any artificial lighting will create a traffic safety issue.
- (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.
- (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance.
- (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
- (h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
  - (i) the sensitivity of the surrounding environment;
  - (ii) the cumulative effect of numerous infringements of special event standards;
  - (iii) the additional number of special events; and
  - (iv) whether there is an operational need for the exceedance.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
  - (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
    - (i) the sensitivity of the surrounding environment;
    - (ii) the cumulative effect of numerous infringements of this standard;
    - (iii) the additional number of activities; and
    - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.

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- (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
  - (i) streets and public open spaces; and
  - (ii) adjoining sites, particularly those in residential zones.
- (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
- (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s.
- (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
  - (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
    - (i) the amenity values and character of the surrounding area;
    - (ii) the functional and operational requirements of the precinct;
    - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
    - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
    - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
    - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
    - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The visual effects of rubbish and storage areas on residential and open space zoned sites:
  - (a) the extent to which screening is practicable.



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

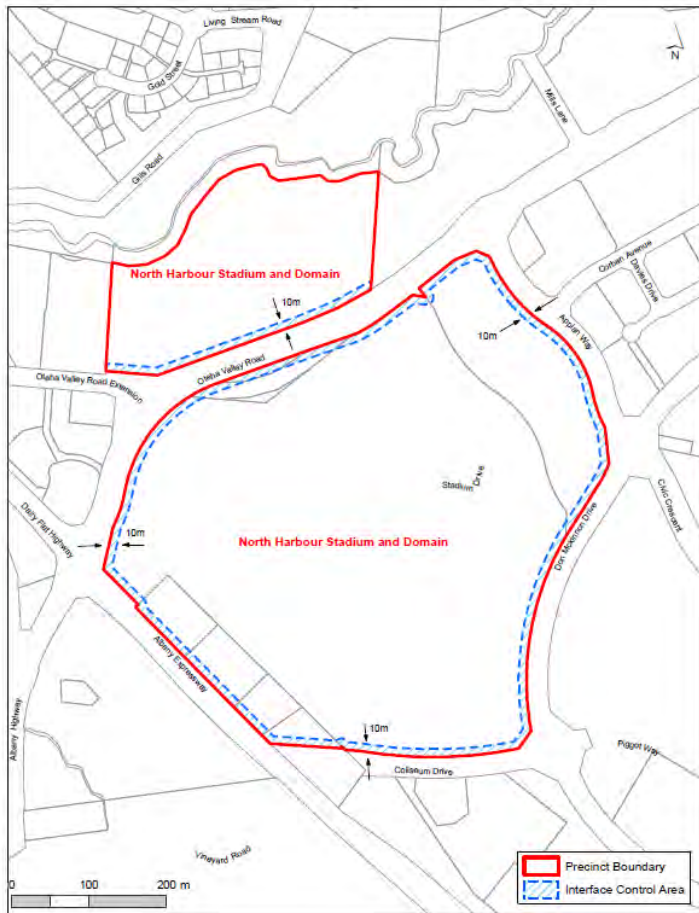
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**I524.9. Special information requirements**

There are no special information requirements for this precinct.

**I524.10. Precinct plans**

**I524.10.1. North Harbour Stadium and Domain: Precinct plan 1**



## **I526. North Shore Events Centre Precinct**

### **I526.1. Precinct description**

The North Shore Events Centre Precinct provides specific planning controls for the use, operation, development, redevelopment and intensification of the North Shore Events Centre. The centre is a multi-purpose indoor sports and recreation complex located on a 3.9 hectare site forming part of AF Thomas Park, Takapuna.

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

Refer to the planning maps for the location and extent of the precinct.

### **I526.2. Objectives**

- (1) The North Shore Events Centre is protected as a regionally and nationally important venue for all of the following primary activities:
  - (a) organised sports and recreation;
  - (b) informal recreation;
  - (c) concerts, events and festivals;
  - (d) markets, fairs and trade fairs;
  - (e) functions, conferences, gatherings and meetings; and
  - (f) displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the North Shore Events Centre are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

### **I526.3. Policies**

- (1) Enable the safe and efficient operation of the North Shore Events Centre for its primary activities.
- (2) Protect the primary activities of the North Shore Events Centre from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:

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- (a) avoid, remedy or mitigate adverse effects; and
  - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of the North Shore Events Centre, having regard to the amenity of surrounding properties.
- (5) Recognise that the North Shore Events Centre's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

**I526.4. Activity table**

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);

Table 0.4.1 specifies the activity status of land use and development activities in the North Shore Events Centre Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table 0.4.1: Activity table**

	Activity	Activity status
Use		
Primary activities		
(A1)	Concerts, events and festivals	P
(A2)	Markets, fairs and trade fairs	P
(A3)	Functions, conferences, gatherings and meetings	P
(A4)	Displays and exhibitions	P
(A5)	Informal recreation	P
(A6)	Organised sport and recreation	P
(A7)	Any primary activity not meeting Standard I526.6.5 but meeting all other standards	C
Accessory activities		
(A8)	Accessory activities	P
(A9)	Any accessory activity not meeting Standard I526.6.5 but meeting all other standards	C
Compatible activities		
(A10)	Sports, recreation and community activities	P

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(A11)	Care centres limited to no more than one non-accessory care centre within the precinct and with a gross floor area no greater than 500m <sup>2</sup>	P
(A12)	Care Centres not otherwise provided for	RD
(A13)	Professional fireworks displays meeting Standard I526.6.10	P
(A14)	Professional fireworks displays not meeting Standard I526.6.10	RD
(A15)	Helicopter flights meeting Standard I526.6.11	P
(A16)	Helicopter flights not meeting Standard I526.6.11	RD
(A17)	Filming activities	P
(A18)	Any compatible activity not meeting Standard I526.6.5 but meeting all other standards	C
<b>Development</b>		
(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A20)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height	RD
(A21)	Light towers and associated fittings up to and greater than 20m in height	P
(A22)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I526.6.8	RD
(A23)	Demolition of buildings	P
(A24)	Temporary buildings	P
(A25)	Workers' accommodation	P

**I526.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I526.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I526.4.1 Activity table and which is not listed in I526.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

### I526.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table 0.4.1 must comply with the following activity standards unless otherwise stated. The following standards do not apply:

- (1) [E27 Transport](#) – Standard [E27.6.1](#) Trip generation; and
- (2) [E27 Transport](#) – Standard [E27.6.2](#) Number of parking and loading spaces.

#### I526.6.1. Noise

- (1) The noise (rating) level from any activity (including sound checks), as measured at the boundary of any site in a residential zone, must not exceed the noise limits in Table 0.6.1.1.

**Table 0.6.1.1: Noise standards**

Time, day, duration and frequency	Noise limit
Up to 20 special noise events in any 12 month period	60dB L <sub>Aeq(5min)</sub>
Up to 6 special noise events on a Friday or Saturday and finishing by 10:30pm in any 12 month period	75dB L <sub>Aeq(5min)</sub>
General noise standards between 7:00am and 6:00pm	55dB L <sub>Aeq</sub>
General noise standards between 6:00pm and 11:00pm	50dB L <sub>Aeq</sub>
General noise standards between 11:00pm and 7:00am	45dB L <sub>Aeq</sub> and 75dB L <sub>Amax</sub>

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.

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- (6) Where  $L_{Aeq (5min)}$ , is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

**I526.6.2. Lighting**

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I526.6.2, the curfew and pre-curfew times are as stated in Table 0.6.2.1.

**Table 0.6.2.1: Pre-curfew and curfew times**

		Times
Standard	Pre-curfew	7am – 11:30pm
	Curfew	11:30pm – 7am
Special lighting events	Pre-curfew	7am – 12:00am
	Curfew	12:00am – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
  - (a) The limits in Table 0.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

**Table 0.6.2.2: Horizontal and vertical illuminance at a boundary**

	Illuminance limit
Pre-curfew	125 lux (above the background level)
Curfew	20 lux (above the background level)

- (b) The vertical illuminance limits in Table 0.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

**Table 0.6.2.3: Vertical illuminance at a window**

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2 cd/m<sup>2</sup>) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table 0.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

**Table 0.6.2.4: Pre-curfew luminous intensity**

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

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table 0.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

**Table 0.6.2.5: Building façade luminance**

	Luminance limit
Standard	10 cd/m <sup>2</sup>
Special lighting events	25 cd/m <sup>2</sup>

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



### **I526.6.3. Special noise events**

- (1) The total number of special noise events in any 12 month period must not exceed 26 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table 0.6.1.1.
- (3) A single event must be limited to a total duration of 5 hours. Any special noise event lasting longer than 5 hours must be counted as 2 special noise events.
- (4) Must not be held on Good Friday or Christmas Day.
- (5) Must not commence before 9am between Monday and Friday (inclusive).
- (6) Must not commence before 10am on a Saturday or a public holiday.
- (7) Must finish before 11:30pm unless otherwise specified in Table 0.6.1.1.
- (8) Sound checks must not exceed a total of 1.5 hours duration on any day and may only be undertaken between the hours of 8:00am and 10:30pm. There must be no more than one sound check per event. Sound checks themselves are not counted as special noise events; and
- (9) The North Shore Events Centre must inform the local community, a minimum of two weeks prior to any special noise event, via the North Shore Events Centre web site. If requested in writing by a potentially affected property owner, specific notification by email is also to be sent to that party.

### **I526.6.4. Special lighting events**

- (1) The total number of special lighting events in any 12 month period must not exceed 31 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables 0.6.2.1, 0.6.2.4 and 0.6.2.5.

### **I526.6.5. Traffic management**

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

### **I526.6.6. Parking**

Activities must meet ~~both~~ of the following standards:

- (1) ~~parking for a minimum of 400 cars must be retained within the precinct unless an authorised Transport and Traffic Management Plan is in effect; and~~

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- (2) No more than 10 per cent of the formed parking spaces provided in the precinct may be used for non-accessory parking.

##### **I526.6.7. Screening**

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

##### **I526.6.8. Interface control areas**

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

##### **I526.6.9. Height in relation to boundary**

- (1) Where the North Shore Events Centre Precinct directly adjoins an open space zone, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level on the precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this height in relation to boundary standard.

##### **I526.6.10. Professional fireworks displays**

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 meters from any residential zone.
- (5) Displays must comply with 140dB  $L_{Zpeak}$  at any point in the audience area and within the boundary of any activity sensitive to noise.

##### **I526.6.11. Helicopter flights**

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring residentially zoned site.

##### **I526.6.12. Temporary buildings**

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

#### **I526.7. Assessment – controlled activities**

##### **I526.7.1. Matters of control**

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

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

##### **I526.7.2. Assessment criteria**

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

- (1) Effects on the safety and efficiency of the transport network:
  - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
  - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
  - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

##### **I526.8. Assessment – restricted discretionary activities**

###### **I526.8.1. Matters of discretion**

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

- (1) Any activity that does not comply with noise and/or lighting standards:
  - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standard
  - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standard:
  - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Care centres not otherwise provided for:
  - (a) the effects of the proposed activity on the efficient operation of the primary activity of the site; and
  - (a) the effects of traffic and parking on the safety and efficiency of the transport network.

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- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height and/or which does not comply with height in relation to boundary standards:
  - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (6) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I526.6.8:
  - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (7) Any activity that does not comply with screening standards:
  - (a) the visual effects of rubbish and storage areas on residential and open space zoned sites.

#### **I526.8.2. Assessment criteria**

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

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
  - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
    - (i) the cumulative noise effects of other activities which are permitted on the site;
    - (ii) the cumulative effect of numerous infringements of noise standards; and,
    - (iii) the degree of non-compliance.
  - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.
  - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
  - (d) the extent to which any artificial lighting will create a traffic safety issue.
  - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.

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- (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance.
- (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
- (h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
  - (i) the sensitivity of the surrounding environment;
  - (ii) the cumulative effect of numerous infringements of special event standards;
  - (iii) the additional number of special events; and
  - (iv) whether there is an operational need for the exceedance.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
  - (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
    - (i) the sensitivity of the surrounding environment;
    - (ii) the cumulative effect of numerous infringements of this standard;
    - (iii) the additional number of activities; and
    - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces:
  - (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
    - (i) streets and public open spaces; and
    - (ii) adjoining sites, particularly those in residential zones.
  - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
  - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s.
  - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.

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- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
- (i) the amenity values and character of the surrounding area;
  - (ii) the functional and operational requirements of the precinct;
  - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
  - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
  - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
  - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
  - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The effects of the proposed activity on the efficient operation of the primary activity of the site:
- (a) whether the activity is of a character, scale and intensity to ensure that adverse effects on the operation of the primary activity, including its likely future use or intensification, are avoided, remedied or mitigated.
- (6) The effects of traffic and parking on the safety and efficiency of the transport network:
- (a) whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements.
- (b) whether ~~the proposal a reduction in carparking~~ will compromise the successful implementation of a Transport and Traffic Management Plan, where relevant or required.
- (c) ~~[deleted] whether the precinct has sufficient parking capacity to provide for the day to day needs of existing and proposed activities.~~
- (7) The visual effects of rubbish and storage areas on residential and open space zoned sites:
- (a) the extent to which screening is practicable.

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

**I526.9. Special information requirements**

There are no special information requirements for this precinct.

**I526.10. Precinct plans**

**I526.10.1. North Shore Events Centre : Precinct plan 1**



## **I528. Omaha South Precinct**

### **I528.1. Precinct Description**

This precinct applies to land south of Broadlands Drive, Omaha. The land is located in a sensitive coastal environment and the precinct provisions enable comprehensive residential and small scale commercial development to occur in a sustainable manner that is complimentary to the coastal location. This has and will be achieved through:

- (a) clearly defining a dune protection line and requiring all development to occur inland of the defined coastal hazard;
- (b) appropriate planting of foreshore areas and limiting access across the dunes to defined points with appropriately constructed access structures (paths/boardwalks);
- (c) enabling a range of residential subdivision development types (from cluster housing in the large lot development), with an upper limit on the proportion of each type that can occur, and an absolute limit of 600 household units specified for the entire precinct;
- (d) substantial areas of open space, including the kahikatea forest/wetland vested in the Crown as reserve, the recreation reserve vested in the Council (for the purpose of an additional nine golf holes), and the areas vested as neighbourhood reserves and pedestrian access. Some of the areas are located outside the precinct boundaries;
- (e) retaining control over the visual impact of development, to protect the broad landscape values of Omaha and to ensure compatibility between the variety and form of coastal residential development; and
- (f) limiting commercial development to the area identified for that purpose on the Precinct Plan.

The standards of the proposed precinct are designed to ensure that all potential adverse effects of residential development within Omaha South, such as those associated with stormwater generation, are dealt with in a manner that does not adversely affect the coastal environment of the kahikatea forest/wetland. This is achieved through a series of controls requiring on-site water storage for water supply and on-site soakage areas. There has also been an upgrade to the existing sewage treatment plant to provide for the additional sewage generated along with provision for the full development of Omaha North and Point Wells, and for disposal of the effluent in accordance with any consent obtained from the Auckland Council.

Omaha South precinct has six sub-precincts:

- Sub-precincts A – E provide for residential activities and allow for comprehensive development of large areas within the precinct; and
- Sub-precinct F provides for commercial activities.



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The Omaha South: Precinct Plan 1 identifies these sub-precincts as well as neighbourhood reserve development areas and access reserve development areas that link the sub-precincts.

The zoning of land within this precinct is Residential – Single House Zone, Residential – Mixed Housing Suburban Zone, Business – Neighbourhood Centre Zone, Open Space – Informal Recreation Zone and Open Space – Conservation Zone.

### **I528.2. Objectives [rp/dp]**

- (1) Coastal, residential and small scale local commercial development recognises the social, environmental and cultural values apparent in Omaha South.
- (2) The cultural values and the relationship of Mana Whenua with the Omaha Spit and its coastal environs are recognised, respected and protected.
- (3) The natural environment at Omaha South, particularly the coastline, Kahikatea forest/wetland and Omaha aquifer, is protected from potential adverse effects which could arise as a result of residential/commercial development.
- (4) Amenity values within neighbourhoods and residential areas in the Omaha South Precinct are maintained and enhanced.
- (5) The existing level of natural character associated with the coastal environment of Omaha South is preserved.
- (6) Development within the Omaha South Precinct does not generate new or worsen existing natural hazards.
- (7) Public access to and along the coastal edge of Little Omaha Bay is maintained in a manner that will not detract from the functioning of the coastal environment, the dune system, and the associated ecosystems.
- (8) The subdivision of land is appropriate for the development proposed and the nature of the land being subdivided.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above with the exception of the objectives of the [H3 Residential – Single House Zone](#), [H4 Residential – Mixed Housing Suburban Zone](#) and [H12 Business – Neighbourhood Centre Zone](#).

### **I528.3. Policies [rp/dp]**

- (1) Require development to not destroy, alter or damage any site that has been identified, surveyed and recorded on residential or commercial titles as being of significance to Mana Whenua.
- (2) Require development complies with the agreed protocol with Mana Whenua.
- (3) Require development and subdivision to be designed to protect and enhance sites, historic resources, and taonga which have been identified as being significant.

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- (4) Require development and subdivision to be designed to:
- (a) protect and enhance the kahikatea forest/wetland; and
  - (b) protect and enhance the significant coastal landscapes and landforms within Omaha South; and
  - (c) not accelerate, worsen or generate any natural hazards; and
  - (d) protect the quantity and quality of water in the Omaha aquifer.
- (5) Require development and subdivision to be designed and constructed to ensure that all adverse effects on the items listed in 4(a)-(d) above and the remaining environmental values of local significance are avoided, remedied or mitigated.
- (6) Provide for stormwater collection, reticulation and discharge to maintain the volume of groundwater existing within Omaha South.
- (7) Avoid significant adverse environmental effects associated with the supply of water and the collection and discharge of stormwater on the Omaha aquifer.
- (8) Avoid contamination of the environment from sewage collection, treatment and discharge.
- (9) Encourage development and subdivision to contribute to the amenity of Omaha South by:
- (a) incorporating identifiable neighbourhood edges and boundaries; and
  - (b) optimising access to community facilities, the coastal environment of Little Omaha Bay and public open space; and
  - (c) maintaining and enhancing identifiable linkages with the existing development in Omaha North.
- (10) Require buildings to be designed and sited to:
- (a) prevent overshadowing of adjacent outdoor living areas and buildings; and
  - (b) maintain the level of visual and aural privacy currently experienced within adjacent properties.
- (11) Require all activities to be sited, designed and operated to avoid, remedy or mitigate adverse noise and/or lighting effects on the health of people and amenity values of the area.
- (12) Require commercial and residential subdivision and development to be designed, sited and arranged to minimise any adverse effects on the wider neighbourhood and residential areas; in particular, by achieving an overall compatibility in building scale and design.

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- (13) Require the form and layout of residential and commercial areas to promote a safe and secure environment for residents and the public in general.
- (14) Require residential and commercial development to be designed and located in a manner that does not detract from the level of natural character experienced on the beach in Little Omaha Bay.
- (15) Manage development to not interfere with the functioning of the coastal processes of either Little Omaha Bay or the Whangateau Harbour in order to preserve the natural character of the coastal environment.
- (16) Require new development or subdivision to avoid locating in areas susceptible to natural hazards.
- (17) Require development and subdivision to maintain or enhance public access to the coastal marine area of Little Omaha Bay at predetermined localities.
- (18) Require where public access to be provided to the coastal edge of Little Omaha Bay, measures to be implemented to prevent the degradation of the dune environment, including the dynamic processes of the dune system and the associated flora and fauna.
- (19) Require Vehicular and pedestrian access from a formed legal road to be provided to all lots created for residential and commercial purposes.
- (20) Require environmentally appropriate infrastructure to be provided to all new lots created for residential and commercial purposes including sewage collection, treatment and disposal facilities; appropriate stormwater disposal by groundwater soakage except where a reticulated stormwater system is provided; electricity supply, and telecommunications facilities.
- (21) Require all lots created for residential and commercial purposes ~~should~~ to be of a size and shape which enables them to fulfil their intended function without generating adverse effects on the environment.
- (22) Require development the precinct to be consistent with the Omaha South: Precinct Plan 1.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above with the exception of the policies of the Residential – Single House Zone, Residential – Mixed Housing Suburban Zone and Business – Neighbourhood Centre Zone.

**I528.4. Activity table [rp/dp]**

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

The following activity tables do not apply to this precinct:

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- [E38 Subdivision – Urban Table E38.4.2](#) Subdivisions in residential zones, [Table E38.4.3](#): Subdivisions in business zones, [Table E38.4.4](#): Subdivisions in the open space zones
- [H3 Residential – Single House Zone Table H3.4.1](#) Activity table
- [H4 Residential – Mixed Housing Suburban Zone Table H4.4.1](#) Activity table
- [H12 Business – Neighbourhood Centre Zone Table H12.4.1](#) Activity table

Table I528.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Omaha South Precinct pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

A blank in Table I528.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

The four residential Development and Subdivision Types listed in Table I528.4.1 Activity table are described as follows:

- (a) Type A (Large Lot) residential development/subdivision means a type of residential development/subdivision which is characterised by large fee simple lots (of at least 1,100m<sup>2</sup> in area) that may accommodate two storey residential buildings.
- (b) Type B (Medium Lot) residential development/subdivision means a type of residential development/subdivision which is characterised by 600 - 1,100m<sup>2</sup> fee simple lots that may accommodate two storey residential buildings.
- (c) Type C (Small Lot) residential development/subdivision means a type of residential development/subdivision which is characterised by smaller fee simple lots (of at least 450m<sup>2</sup> in area) that may accommodate two storey residential buildings.
- (d) Type D (Cluster Housing) residential development/subdivision means a type of residential development/subdivision which is characterised by intensive unit titles occurring within fee simple parent titles no smaller than 1,800m<sup>2</sup> in area. The area and facilities falling outside of the unit titles area, but within the parent title are to be "common area" owned and administered by a body corporate. Two storey buildings are envisaged within the majority of Omaha South, with provisions for buildings up to three storeys in height only anticipated in sub-precinct E. Buildings may accommodate up to six household units. One household unit per 300m<sup>2</sup> of the parent title is allowed.

**Table I528.4.1 Activity table**

Activity		Activity status							
		Open Space	Sub-precinct						
		Informal Recreation and Conservation Zones	A	B	C	D	E	F	
(A1)	Any use, development or subdivision not listed in Table I528.4.1 Activity table	NC	NC	NC	NC	NC	NC	NC	NC
<b>Use</b>									
<b>Residential</b>									
(A2)	Type A (large lot) residential/subdivision	NC	RD	RD	RD	RD	RD	RD	RD
(A3)	Type B (medium lot) residential/subdivision	NC	RD	RD	RD	RD	RD	RD	RD
(A4)	Type C (small lot) residential/subdivision	NC	RD	RD	D	D	D	RD	RD
(A5)	Type D (cluster housing) residential/subdivision	NC	RD	RD	RD	RD	RD	RD	RD
(A6)	Dwellings, including additions and alterations, complying with I528.4.1 and I528.6.1 to I528.6.7	NC	P	P	P	P	P	RD	RD
(A7)	Visitor accommodation instead of, or in conjunction with Type D residential development / subdivision	NC	RD	RD	RD	RD	RD	RD	RD
<b>Commerce</b>									
(A8)	Offices	NC	RD	NC	NC	NC	NC	RD	RD
(A9)	Restaurants	NC	RD	NC	NC	NC	NC	RD	RD
(A10)	Retail	NC	RD	NC	NC	NC	NC	RD	RD

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(A11)	Buildings and structures ancillary to the commerce land uses	RD	RD	RD	RD	RD	RD	RD
<b>Community</b>								
(A12)	Amenity, observation and viewing areas	RD	RD	RD	RD	RD	RD	RD
(A13)	Car parks	RD	RD	RD	RD	RD	RD	RD
(A14)	Outdoor recreation and entertainment facilities	RD	RD	RD	RD	RD	RD	RD
(A15)	Passive recreation	RD	RD	RD	RD	RD	RD	RD
(A16)	Public toilets / changing facilities	RD	RD	RD	RD	RD	RD	RD
(A17)	Reserves	RD	RD	RD	RD	RD	RD	RD
(A18)	Surf lifesaving towers	RD	D	D	D	D	D	D
(A19)	Walkways and beach walks	RD	RD	RD	RD	RD	RD	RD
<b>Development</b>								
(A20)	Land disturbance activities that comply with Standard I528.6.5	P	P	P	P	P	P	P
(A21)	Land disturbance activities that do not comply with Standard I528.6.5							
(A22)	Managed wetlands for stormwater detention and treatment purposes	RD	RD	RD	RD	RD	RD	RD
(A23)	Stormwater detention ponds	RD	RD	RD	RD	RD	RD	RD
<b>Subdivision</b>								
(A24)	Subdivision for the creation of commercial lots (including unit title subdivision)	NC	RD	RD	RD	RD	RD	RD

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(A25)	Subdivision (fee simple) for the creation of public reserves	RD	RD	RD	RD	RD	RD	RD
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**I528.5. Notification**

- (1) Any application for resource consent for an activity listed in Table I528.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

**I528.6. Standards**

The overlay, zone and Auckland-wide standards apply in this precinct, except that the standards below replace the standards of [E38 Subdivision – Urban](#), [H3 Residential – Single House Zone](#), [H5 Residential – Mixed Housing Suburban Zone](#) and [H12 Business – Neighbourhood Centre Zone](#).

All activities listed in Table I528.4.1 must comply with the following permitted activity standards.

**I528.6.1. Maximum yield**

- (1) The total number of dwellings in the precinct must not exceed 600.

**I528.6.2. Mix of dwellings**

- (1) The mix of dwellings must not exceed the limits prescribed in Table I528.6.2.1 Maximum residential yield by development and subdivision type.

**Table I528.6.2.1 Maximum residential yield by development and subdivision type**

Residential development/subdivision type	Maximum percentage of dwellings
Type A (large lot)	60%
Type B (medium lot)	50%
Type C (small lot)	40%
Type D (cluster housing)	50%

- (2) The mix of dwellings constructed in each sub-precinct within Omaha South must not exceed the percentages prescribed in the Table I528.6.2.2 Mix of dwellings below:

**Table I528.6.2.2 Mix of dwellings**

Residential Development / Subdivision Type	Maximum percentage of household units in each Sub-precinct				
	A	B	C	D	E
Type A (Large Lot)	25%	50%	50%	50%	25%
Type B (Medium Lot)	25%	75%	75%	75%	50%
Type C (Small Lot)	75%	25%	0%	0%	0%
Type D (Cluster Housing)	50%	25%	25%	25%	75%

- (3) Residential or commercial subdivision and/or development must not be undertaken to the east (or seaward) of the dune protection area line defined on Omaha South: Precinct Plan 1.

**I528.6.3. Archaeological sites**

- (1) The recorded archaeological sites must not be disturbed, modified, altered or destroyed by development.
- (2) The recorded archaeological sites must be subject to protective covenants which attach to the Certificate of Title within which they are to be located. The covenants must prevent disturbance, modification, alteration or destruction of the archaeological sites. They must also require that all sites are appropriately demarcated (by way of vegetative planting and/or fences).

**I528.6.4. Beach amenity protection line**

- (1) Where public pedestrian access to Little Omaha Bay is to be provided across the fore dune, the points of access must be clearly defined upon any land use consent application lodged, and boardwalks or similar approved pathways must be constructed to provide the required access.

**I528.6.5. Land disturbance**

- (1) Land disturbance must be limited to those directly associated with:
- (a) the construction, maintenance and upgrading of public and network utilities and reserves, provided that, in the access reserve between sub-precincts D and E, the earthworks shall not result in any more than minor modification of the sand ridges present on the reserve;
  - (b) the construction of buildings or structures allowed as restricted discretionary or discretionary activities in Table I528.4.1 Activity table;
  - (c) the provision of vehicular access, parking and loading spaces to buildings, structures or activities allowed as restricted discretionary or discretionary activities in Table I528.4.1 Activity table; or
  - (d) excavation/construction of stormwater detention ponds and/or managed wetlands.



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- (2) Any land disturbance conducted within the area that extends from the dune protection area line to a parallel line drawn 75 metres inland (or westward) of the dune protection area line as defined by the Omaha South: Precinct Plan 1 must:
- (a) not extract sediment from within that area;
  - (b) not cover greater than 20m<sup>2</sup> (when added cumulatively) of any one site, at any one time.
- (3) Where land disturbance is conducted within the area that extends from the dune protection area line to a parallel line drawn 75 metres inland (or westward) of the dune protection area line as defined by the Omaha South: Precinct Plan 1, ground cover appropriate to the coastal environment shall be planted to reinstate the disturbed/modified area. The ground cover shall be planted in the planting season immediately following the completion of the land disturbance. The ground shall be protected from wind erosion in the intervening period between the land disturbance ceasing and the planting of the ground.

#### **I528.6.6. Potable Water Supply**

- (1) All potable water must be supplied using on site tanks.
- (2) Where on site tanks are used to supply potable water, the following minimum storage capacities must be supplied:
- (a) every retail, office or restaurant activity must have storage capacity equal to or exceeding 56.8m<sup>3</sup> (or 12,500 gallons);
  - (b) where visitor accommodation is proposed, 68.16m<sup>3</sup> (or 15,000 gallons) of storage must be provided for every building forming part of the complex which provides overnight accommodation;
  - (c) every dwelling must have storage capacity equal to or greater than:
    - (i) 22.72m<sup>3</sup> (or 5,000 gallons) where the individual dwelling roof catchment does not exceed 100m<sup>2</sup>;
    - (ii) 45.44m<sup>3</sup> (or 10,000 gallons) where the dwelling individual roof catchment is between 100m<sup>2</sup> and 200m<sup>2</sup>;
    - (iii) 68.16m<sup>3</sup> (or 15,000 gallons) where the dwelling individual roof catchment exceeds 200m<sup>2</sup>.

#### **I528.6.7. Stormwater Disposal**

- (1) On site soakage areas equal to or exceeding the following requirements must be provided where dwellings-are to be developed:
- (a) an on-site soakage area of 21m<sup>2</sup> per dwelling must be provided in Type B subdivision/development;
  - (b) an on-site soakage area of 17m<sup>2</sup> per dwelling must be provided in Type C subdivision/development;

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- (c) an on-site soakage area of 10m<sup>2</sup> per dwelling must be provided in Type D subdivision/development;

This standard does not apply to dwellings in Sub-precinct E and those in the southern third (measured along the main access road frontage) of Sub-precinct D.

**I528.6.8. Height**

- (1) Buildings or structures located within a lot which is crossed by, or to the east of the beach amenity protection line defined on the Omaha South: Precinct plan 1, must not exceed six metres in height.
- (2) Buildings and structures located to the west of the beach amenity protection line must not exceed the height limits prescribed in Table I528.6.8.1 Maximum heights.

**Table I528.6.8.1 Maximum Heights**

Use	Maximum height except in Sub-precinct E	Maximum height in Sub-precinct E	Maximum height of the finished second floor level in Sub-precinct E
Type A	7.5m	7.5m	NA
Type B	7.5m	7.5m	NA
Type C	7.5m	7.5m	NA
Type D	7.5m	12m	7m
<b>Buildings and structures accessory to Residential Uses</b>			
Visitor Accommodation	7.5m	12m	7m
Retail	7.5m	7.5m	NA
Offices	7.5m	7.5m	NA
Restaurants	7.5m	7.5m	NA
<b>Buildings and structures accessory to Commerce Uses</b>			
	6m	6m	NA

**I528.6.9. Yards**

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table I528.6.9.1 Yards below.
- (2) All yards must remain unobstructed by buildings except as provided for in Standard I528.6.9 (3)(a) and (b) below.
- (3) The following can be built in any yard for Type A to Type D development:
- (a) decks, unroofed terraces, landings, steps or ramps with a maximum height of 0.3 metres provided they do not prevent vehicular access to a **required** parking space; and

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- (b) fascia, gutters, downpipes, eaves; masonry chimney backs, flues, pipes, domestic fuel tanks, cooling or heating appliances or other services; light fittings, electricity or gas meters, aerials or antennae, pergolas or sunblinds provided they do not encroach into the yard by more than 0.3 metres.

**Table I528.6.9.1 Yards**

Use	Front yard	Side yard	Rear yard
<b>Type A</b>	5m	5m	10m
<b>Type B</b>	7.5m	2m	7.5m
<b>Type C</b>	2.5m	1.5m	5m
<b>Type D</b>	7.5m	7.5m	7.5m
<b>Buildings and structures accessory to Residential Use</b>	5m	1.5m	1.5m
<b>Visitor Accommodation</b>	7.5m	7.5m	7.5m
<b>Retail</b>		Nil	5m
<b>Offices</b>	Nil except where the site adjoins a residential sub-precinct	Nil except where the site adjoins a residential sub-precinct where the yard must be 1m	5m
<b>Restaurants</b>	where the yard must be 1m	Nil except where the site adjoins a residential sub-precinct where yard must be 5m	5m
<b>Buildings and structures accessory to Commerce Use</b>	1m	1m	5m

**I528.6.10. Building coverage**

- (1) The maximum building coverage for each site must not exceed the limits in Table I528.6.10.1 Building coverage. This includes accessory buildings on the site.

**Table I528.6.10.1 Building coverage**

Use	Maximum coverage
<b>Type A</b>	33%
<b>Type B</b>	30%
<b>Type C</b>	40%
<b>Type D</b>	40%
<b>Visitor Accommodation</b>	40%
<b>Retail</b>	70%
<b>Offices</b>	70%
<b>Restaurants</b>	70%

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- (2) Buildings and structures accessory to Types A to D residential development/subdivision must have a gross floor area no greater than 60m<sup>2</sup>.

**I528.6.11. Floor Area Ratio**

- (1) The maximum floor area ratio for each building must not exceed the limits in Table I528.6.11.1 Floor area ratio.

**Table I528.6.11.1 Floor area ratio**

Use	Maximum floor area ratio
Type A	1:0.37
Type B	1:0.40
Type C	1:0.50
Type D	1:0.45
Visitor Accommodation	1:0.5
Retail	1:1
Offices	1:1
Restaurants	1:1

**I528.6.12. Building separation**

- (1) All buildings in Type D (cluster housing) residential development/subdivision must be separated by a minimum of 5 metres from other buildings on the same site.
- (2) All visitor accommodation buildings must be separated by a minimum of 5 metres from other buildings on the same site.

**I528.6.13. Outdoor living space and service areas**

- (1) All ground floor dwellings in Type D (cluster housing) residential development/subdivision must have an outdoor living court greater than 20m<sup>2</sup> with minimum dimensions of 4 metres by 5 metres.
- (2) All ground floor dwellings in Type D (cluster housing) residential development/subdivision must have a service area greater than 15m<sup>2</sup> with minimum dimensions of 5 metres by 2 metres.
- (3) All first floor dwellings in Type D (cluster housing) residential development/subdivision must contain a balcony greater than 6m<sup>2</sup> with minimum dimensions of 3 metres by 2 metres.

**I528.6.14. Maximum dwellings per building**

- (1) Each building may contain a maximum number of dwellings as set out in Table I528.6.14.1 Maximum dwellings per building

**Table I528.6.14.1 Maximum dwellings per building**

Use	Maximum dwellings per building
Type A	1
Type B	1
Type C	1
Type D	6
Visitor accommodation	6

**I528.6.15. Density**

- (1) Each site may contain a maximum number of dwellings or activities as set out in Table I528.6.15.1 Maximum density

**Table I528.6.15.1 Maximum density**

Use	Maximum density per site
Type A	1
Type B	1
Type C	1
Type D	1 per 300m <sup>2</sup> of fee simple parent title
Retail	1
Offices	1
Restaurants	1

**I528.6.16. Separation from utilities**

- (1) All Type A to Type D residential development/subdivision buildings must be set back a minimum of 1 metre from any underground private/public network utilities excluding household connections.

**I528.6.17. Screening**

- (1) For all visitor accommodation, retail, office and restaurant activities a 1.8 metre high solid fence must surround all service areas.

**I528.6.18. Verandahs**

- (1) For all retail, office and restaurant activities a verandah a 2.5 metre wide verandah, 3 metres above the footpath must be provided where the building has a continuous frontage to a formed legal road.

**I528.6.19. Subdivision site area and frontage**

- (1) The minimum site area and minimum frontage for fee simple subdivision must be as set out in the Table I528.6.19.1 Site area and frontage.

**Table I528.6.19.1 Site area and frontage**

Use	Minimum site area	Minimum frontage on front or corner sites
Type A	1100m <sup>2</sup>	15m
Type B	600m <sup>2</sup>	10m
Type C	450m <sup>2</sup>	7.5m
Type D	1800m <sup>2</sup>	20m
Visitor Accommodation	1800m <sup>2</sup>	20m
Retail	400m <sup>2</sup>	6m
Offices	400m <sup>2</sup>	6m
Restaurants	400m <sup>2</sup>	6m

**I528.6.20. Subdivision shape factor**

- (1) The minimum shape factor for fee simple subdivision must be as set out in the Table I528.6.20.1 Shape factor.

**Table I528.6.20.1 Shape factor**

Use	Minimum shape factor
Type A	15m by 15m square
Type B	15m by 15m square
Type C	10m by 10m square

**I528.6.21. Recreation use height**

- (1) Recreation buildings must not exceed the heights specified in Table I528.6.21.1 Maximum heights.

**Table I528.6.21.1 Maximum Heights**

	Public toilets and changing facilities	Walkways and beachwalks	Amenity, observation and viewing areas	Buildings and structures accessory to recreation activities	Surf Lifesaving towers
Maximum height	6m	1.2m	6m	4m	8m

**I528.6.22. Recreation use gross floor area**

- (1) Recreation buildings must not exceed the maximum gross floor area as specified in Table I528.6.22.1 Recreation use maximum gross floor area

**Table I528.6.22.1 Recreation use maximum gross floor area**

	<b>Public toilets and changing facilities</b>	<b>Amenity, observation and viewing areas</b>	<b>Buildings and structures accessory to recreation activities</b>	<b>Surf Lifesaving towers</b>
Maximum gross floor area	25m <sup>2</sup>	25m <sup>2</sup>	60m <sup>2</sup>	15m <sup>2</sup>

**I528.6.23. Recreation use subdivision**

- (1) The minimum site area for open space zoned land is as specified in Table I528.6.22.1 Recreation use subdivision standards

**Table I528.6.23.1. Recreation use subdivision standards**

<b>Use</b>	<b>Minimum site area</b>	<b>Minimum frontage on front or corner sites</b>
<b>Access reserve development area</b>	2000m <sup>2</sup>	10m
<b>Neighbourhood reserve development area</b>	2000m <sup>2</sup>	30m

**I528.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

**I528.8. Assessment – restricted discretionary activities**

**I528.8.1. Matters of discretion**

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

- (1) All applications requiring restricted discretionary activity consent:
- (a) The effect of any proposed land uses on:
- (i) the continued existence, functioning and resilience of the natural processes within Little Omaha Bay;
  - (ii) the continued existence and growth of ecosystems, habitats and species both within the zoned area, and upon land immediately adjacent to the Omaha South precinct zone;
  - (iii) the groundwater aquifer and its role in supporting the continued survival of the kahikatea forest/wetland;
  - (iv) the level of visual amenity apparent within the vicinity of the sub-precinct being developed and/or subdivided;
  - (v) existing recreational activities conducted within Omaha North and Little Omaha Bay;
  - (vi) the existing and proposed networks of infrastructure, including but not limited to, the roading, stormwater collection/reticulation and

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discharge, sewage reticulation/treatment and discharge, telecommunications and electricity supply networks; and

- (vii) any existing natural hazards, particularly the manner in which they could effect existing development and landforms;
- (b) the design and location of buildings;
- (c) the provision and design of all reserves and public open spaces provided for within the sub-precinct;
- (d) the design, specification and method of construction of all infrastructure networks (which includes both public and network utilities);
- (e) the capacity of the Omaha Sewage Treatment Plant and the effluent disposal system, and their ability to cater for the increased volumes of sewage generated by the development proposed;
- (f) the **number**, location and design of all vehicle, car parking and loading facilities;
- (g) the amount of earthworks undertaken on site, and the options employed in the disposal and placement of cut and fill;
- (h) the measures required to remedy or mitigate any potential adverse environmental effects;
- (i) the location of proposed buildings and the potential effect of known natural hazards of these buildings; and
- (j) for subdivision consents only - the shape, size and finished contour of all new lots being created.

Commented [A2]: Non-Schedule 1

- (k) **The number of loading facilities.**

Commented [A3]: Issue 6

**I528.8.2. Assessment criteria**

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

- (1) all applications requiring restricted discretionary activity consent:
  - (a) whether the proposal is consistent with the precinct description;
  - (b) whether the proposal is consistent with the Omaha South: Precinct Plan 1;
  - (c) the extent to which the proposal is consistent with the Standards for the precinct and the Auckland-wide provisions in Chapter E;
  - (d) whether the development and/or subdivision proposed will enable the objectives and policies for the precinct to be achieved;



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- (e) whether access and servicing involve no more than minor earthworks and whether any adverse effects of providing access and servicing are remedied or mitigated;
- (f) whether land uses detract from the ability of the natural dune system to buffer Omaha South from events of coastal erosion;
- (g) whether buildings and structures adversely affect the natural quality or functioning of the coast (including the fore dune system);
- (h) whether proposed land uses and subdivisions adversely affect the groundwater aquifer;
- (i) whether all developments and subdivisions avoid natural and physical resources of cultural, ecological, landscape, natural character or visual significance. Where avoidance is not possible, any adverse environmental effects shall be minimised through the adoption and implementation of mitigation measures;
- (j) whether land uses will place an undue burden on public services to the extent that adverse environmental effects will result;
- (k) whether any proposed land uses and/or subdivisions include the provision of all services, infrastructure and utilities necessary to manage the environmental effects, or alternatively demonstrate how the necessary services, infrastructure and utilities are able to be provided in time to manage the environmental effects;
- (l) whether any proposed land uses and/or subdivision detrimentally affect the safe and efficient operation of any public road;
- (m) whether stormwater capture, treatment and disposal occur, where practicable, in a manner that sees the treated water discharged in close proximity to where it falls (the intention being to maintain the levels of the Omaha groundwater aquifer at their 1998 levels);
- (n) whether the technical investigation into, and the ongoing monitoring of the groundwater aquifer under Omaha South indicates that the proposed development is likely to have, or is having a significant adverse effect on it; and
- (o) where an application relates to a site where a sub-precinct consent has been granted, whether the subdivision or land use is generally consistent with the sub-precinct consent or has adverse effects upon the pattern of subdivision and development that has been approved.

#### **I528.9. Special information requirements**

There are no special information requirements in this precinct.

#### **I528.10. Precinct plans**

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I528.10.1 Omaha South: Precinct plan 1



## **I537 Silverdale 3 Precinct**

### **I537.1. Precinct Description**

The Silverdale 3 Precinct is applied to approximately 41ha of land located between East Coast Road and the motorway (SH 1) known as the Hibiscus Coast Gateway. The precinct provisions seek to achieve a high quality urban design outcome within a visually strong vegetated framework. All development within the precinct will require careful management to assist in creating a high quality gateway to the Hibiscus Coast. It is also to manage the traffic effects of activities on the surrounding road network.

The precinct comprises three Sub-precincts as follows:

- Sub-precinct A – the purpose of this sub-precinct is to enable a range of business activities.
- Sub-precinct B - the purpose of this sub-precinct is to enable a range of residential opportunities.
- Sub-precinct C – the purpose of this sub-precinct is to enable residential opportunities within the business area but which are secondary to business activity.

The zoning of the land within the Silverdale 3 precinct is Business - General Business Zone for Sub-precinct A and Sub-precinct C, and the Residential - Mixed Housing Urban Zone for Sub-precinct B.

### **I537.2. Objectives**

- (1) The Silverdale 3 Precinct is developed in a comprehensive and integrated way to provide a high quality urban environment on the southern side of the Hibiscus Coast Highway contributing to a strong sense of arrival at Silverdale.
- (2) A high quality built form and vegetated landscape is created.
- (3) A range of activities are enabled, but limited to those business and residential land uses that do not generate significant adverse effects on the road network and support the Hibiscus Coast Bus Station.
- (4) Access to the precinct occurs in a safe, effective and efficient manner that manages the operation of State Highway 1, and the surrounding arterial road network, taking account of the traffic generation likely to arise from the Silverdale North, Silverdale South and other related development catchments.
- (5) The development and operation of walking and cycling networks within the precinct that connect in an effective, efficient and safe manner to the existing or proposed public transport network and other key destinations, particularly those adjacent to the precinct.

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

### **I537.3. Policies**

- (1) Restrict development ahead of the specific improvements required to be made to the arterial road network and connections to East Coast Road to ensure that development does not create unacceptable adverse effects on the arterial road network.
- (2) Provide for a mix of land use activities that support the Hibiscus Coast Bus Station, while the operation of this station should enable a greater proportion of the land within the precinct to be developed by providing access to high quality public transport and reducing vehicle trip rates.
- (3) Achieve a quality gateway experience through the establishment of sensitively designed prominent buildings located within a vegetated framework.
- (4) Emphasise the underlying natural landform when undertaking development by recognising and reinforcing, as far as practicable, the integrity of the East Coast Road ridgeline, natural watercourses, views and access to sunlight.
- (5) Create a planted interface with tall trees along the western edge of the precinct adjacent to State Highway 1 (the motorway) providing filtered views to assist in integrating the development into the wider landscape when viewed from the motorway and to complement the high quality built form.
- (6) Design the location, scale, materials and colours of buildings, structures and signs to achieve the high quality visual and landscape outcomes sought for the precinct.
- (7) Ensure vehicle access to the precinct occurs from a limited number of defined access points on East Coast Road and the Hibiscus Coast Highway.
- (8) Provide a low speed high amenity transport network within the precinct with sufficient room for street trees and for pedestrian and cycle movement.
- (9) Limit retail activity in the Sub-precinct A and Sub-precinct C so as to not adversely affect the viability of the Silverdale Town Centre, and to assist in managing traffic effects on the external roading network.
- (10) Enable a Work/Live area to provide opportunities for business and residential activities to co-locate where the residential activities are accessory to work/business activity.

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

### **I537.4. Activity table**

The provisions in any relevant overlays, zone and the Auckland-wide provisions apply in this precinct unless otherwise specified below. A blank in Tables I537.4.1, I537.4.2, I537.4.3 and I537.4.4 Activity tables below means that the provisions of the overlays, zone or Auckland-wide apply.

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- The provisions in Trip generation Standard [E27.6.1](#) do not apply in this precinct.

Tables I537.4.1, I537.4.2, I537.4.3 and I537.4.4 Activity tables specify the activity status of land use, development and subdivision activities in the Silverdale 3 Precinct pursuant to section 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

**Table I537.4.1 Silverdale 3 Precinct (all of precinct)**

Activity		Activity status
<b>Development</b>		
(A1)	Buildings, and alterations and additions to buildings	RD
Vehicle movement in the PM peak		
(A2)	Development of up to a maximum of 15 per cent of the land area of Sub-precinct A and Sub-precinct C, and 15 per cent of Sub-precinct B of the Silverdale 3 Precinct	P
(A3)	Development of greater than 15% and up to a maximum of 25 per cent of the land area of Sub-precinct A and Sub-precinct C, and greater than 15% and up to a maximum of 25% of Sub-precinct B of the Silverdale 3 Precinct provided that the following is met: <ul style="list-style-type: none"> <li>(a) The Road 1 connection to East Coast Road has been constructed and connected to the "Spine Road" as (shown in I537.10.1 Silverdale 3: Precinct plan 1); or will be constructed and connected to the "Spine Road" as part of a proposed development above 15 per cent;</li> <li>(b) Physical construction of the Hibiscus Coast Bus Station has commenced. If construction of the Hibiscus Coast Bus Station has not commenced by 30 June 2018 this requirement no longer applies.</li> </ul>	P
(A4)	Development of greater than 25 per cent and up to a maximum of 50 per cent of the land area of Sub-precinct A and Sub-precinct C, and greater than 25 per cent and up to a maximum of 50 per cent of Sub-precinct B of the Silverdale 3 Precinct provided that the following is met: <ul style="list-style-type: none"> <li>(a) The transport network requirements in Rule (A3) above must be complied with, or will be complied with as part of the development; and</li> <li>(b) The Road 2 connection has been constructed and connected to the "Spine Road" (as shown in I537.10.1 Silverdale 3: Precinct plan 1); or will be constructed and connected to the</li> </ul>	P

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	<p>“Spine Road” as part of a development above 25 per cent; and</p> <p>(c) A third eastbound exclusive through lane on the Hibiscus Coast Highway at the East Coast Road intersection has been provided, including:</p> <ul style="list-style-type: none"> <li>(i) retaining the existing exclusive left-turn lane into Brian Smith Road (approximately 60m), and a downstream merge lane length of at least 200m; or</li> <li>(ii) an alternative form of mitigation is provided, or is to be provided as part of the development, and the alternative form of mitigation has been certified by Auckland Transport as achieving an equivalent or higher level of mitigation as the works otherwise required.</li> </ul>	
(A5)	<p>Development greater than 50 per cent of the land area of Sub-precinct A and Sub-precinct C and greater than 50 per cent of Sub-precinct B provided that the following is met:</p> <ul style="list-style-type: none"> <li>(a) The transport network requirements in Rules (A3) and (A4) above must be complied with, or will be complied with as part of the development; and</li> <li>(b) That physical construction works of Penlink between Weiti River and Whangaparaoa Road has commenced.</li> </ul>	P
(A6)	<p>Any land use or development activity, other than temporary construction activity, that does not meet the Vehicle Movement in PM Peak Permitted activity Rules (A3), (A4) or (A5) above provided that the following are met:</p> <ul style="list-style-type: none"> <li>(a) Results in no more than 136 vehicles per hour in the PM peak; or</li> <li>(b) Results in no more than 227 vehicles per hour in the PM peak, where the transport requirements for development of up to 25 per cent of the land area in the Silverdale 3 Precinct are met; or</li> <li>(c) Results in no more than 461 vehicles per hour in the PM peak, where the transport requirements for development of up to 50 per cent of the land area in the Silverdale 3 Precinct are met.</li> </ul>	RD
(A7)	<p>Any land use activity, other than temporary construction activity, that does not meet Rule (A6) above.</p>	D

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Subdivision		
(A8)	Subdivision	
(A9)	Subdivision exceeding the Standards in I537.6.2 Indicative Roads	D

**Note for Vehicle movement in the PM peak:**

Activity A3 is based on traffic analysis and modelling demonstrating that this level of development can occur within this precinct without collectively generating more than 227 vehicle trips onto East Coast Road and the Hibiscus Coast Highway from this precinct in any one hour of the PM Peak (4pm to 6pm week days). Hibiscus Coast Bus Station is a public transport interchange on land with legal title: Section 1 SO 469067.

Activity A4 is based on traffic analysis and modelling demonstrating that subject to the above road network improvements greater than 227 vehicle trips in any one hour of the PM Peak (4pm to 6pm week days) but not more than 461 vehicle trips collectively onto East Coast Road and the Hibiscus Coast Highway in any one hour of the PM Peak from this precinct is acceptable in terms of effects on the external road network.

The additional third eastbound lane should be designed to maximise lane utilisation. The purpose of the short exclusive left-turn lane into Brian Smith Road is to avoid left turn vehicles blocking through vehicles.

Activity A5 does not oblige the Council to fund, or Auckland Transport to construct, Penlink in any particular timeframe.

**Table I537.4.2 Silverdale 3 Precinct Sub-precinct A – Gateway Business and Sub-precinct C – Work / Live**

Activity		Activity status
<b>Use</b>		
Accommodation		
(A10)	Visitor accommodation	D
Commerce		
(A10A)	Commercial services	P
(A11)	Major recreation facility	D
(A11A)	Dairies	P
(A12)	Department stores	NC
(A13)	Drive-through restaurant	RD
(A13A)	Food and beverage	P
(A14)	Entertainment Facilities (excluding cinemas)	RD
(A15)	Offices up to 500m2	RD



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(A16)	Retail except as set out in this table	NC
(A17)	Retail for the sale of goods accessory to the main activity on a site	RD
(A17A)	Service stations	RD
(A18)	Trade suppliers	RD
(A19)	Industrial activities except waste management	RD
(A20)	Healthcare facilities	RD
<b>Community</b>		
(A21)	Care centres	RD
(A21A)	Emergency services	RD
(A21B)	Recreation facility	P
(A21C)	Marae complex	P
<b>Development</b>		
(A22)	Any development generally in accordance with I537.10.1 Silverdale 3: Precinct plan 1	RD
(A23)	Any development not generally in accordance with I537.10.1 Silverdale 3: Precinct plan 1	D
(A24)	New buildings	RD
(A25)	Additions and external alterations to buildings	RD

**Table I537.4.3 Silverdale 3 Precinct Sub-precinct B – Gateway Residential**

<b>Activity</b>		<b>Activity status</b>
<b>Development</b>		
(A26)	New buildings	RD
(A27)	Additions and external alterations to buildings	RD

**Table I537.4.4 Silverdale 3 Precinct Sub-precinct C – Work / Live**

<b>Activity</b>		<b>Activity status</b>
<b>Use</b>		
(A28)	Work / Live Units complying with the sub-precinct rules	RD

Note: activities listed in Table I537.4.4 Activity table are in addition to activities listed in Table I537.4.2 above.

**I537.5. Notification**

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- (1) Any application for resource consent for an activity listed in Table I537.4.1, I537.4.2, I537.4.3 and I537.4.4 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

#### **I537.6. Standards**

The standards applicable to the zone, overlays and Auckland-wide apply in this precinct, unless as specified below:

- The provisions in Trip Generation standards [E27.6.1](#) do not apply in this precinct.

All activities listed as permitted or restricted discretionary in Tables I537.4.1, I537.4.2, I537.4.3 and I537.4.4 Activity tables must comply with the following standards.

##### **I537.6.1. Retail for the sale of goods accessory to the main activity on a site within Sub-precincts A and C**

(1) Any retail of goods must:

- (a) not exceed 25 per cent of the gross floor area set aside for the activity, or 200m<sup>2</sup>, whichever is the lesser.

##### **I537.6.2. Indicative Roads**

In addition to the Auckland-wide subdivision standards the following apply:

- (1) The alignment of the indicative Spine Road extending south west from Painton Road shown on I537.10.1 Silverdale 3: Precinct plan 1, must not be moved westward or eastward away from the western boundary of Lot 1 DP 200971.
- (2) With the exception of Standard I537.6.2(1) above the alignment of those indicative roads specifically identified on I537.10.1 Silverdale 3: Precinct plan 1 may be varied by more than 20m.
- (3) Connections to the existing road network must occur at the Key Access Points shown on I537.10.1 Silverdale 3: Precinct plan 1.
- (4) New roads intersecting with East Coast Road must be formed and vested so as to connect to the indicative Spine Road extending south west from Painton Road shown on I537.10.1 Silverdale 3: Precinct plan 1.

##### **I537.6.3. Work / Live units in Sub-precinct C**

Residential floor area

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- (1) The gross floor area must be greater than 40m<sup>2</sup> and up to 80m<sup>2</sup>; and must only occur in addition to a business premise with a gross leasable area of greater than 80m<sup>2</sup>.

#### Outlook space and outdoor living space

- (1) Work/Live units must comply with the outlook space and outdoor living space [Standards H6.6.13 and H6.6.15](#) of the Terrace Housing and Apartment Buildings Zone.

#### Yards

- (1) A building or any part of a building must not be located less than 4m from the rear boundary of the site if no residential activity occurs on the site.
- (2) A building or any part of a building must not be located less than 6m from the rear boundary of the site if residential activity occurs on the site and ground floor habitable rooms directly relate to the rear yard.
- (3) A building or any part of a building must not be located less than 5m from the front boundary of the site.

#### Pedestrian access to buildings

- (1) All developments must provide for legible separate pedestrian access to business and residential components.
- (2) External pedestrian access must be provided as a defined footpath with a minimum width of 1.5m.

#### **I537.6.4. Landscaping in Sub-precinct A and Sub-precinct C**

- (1) Yards, excluding land in a front yard required for vehicle crossings, must include a strip planted with trees and shrubs of the following minimum widths:
  - (a) front yard Sub-precinct A – Nil;
  - (b) front yard Sub-precinct C – 50 per cent must be planted in shrubs and have a minimum width of 2m;
  - (c) front yard on a front site opposite residential, open space zones, or reserves the planted area must be an average width of 3m and a minimum width of 2m;

Side and rear yards adjoining residential, open space zones or reserves

  - (d) the planted area must: be a minimum width of 3m along 100 per cent of the length; and
  - (e) the planting must comprise plants of which 50 per cent are capable of reaching a height of at least 3 metres.
- (2) For sites of at least 10 metres in width with road frontage, or frontage to an indicative road shown on I537.10.1 Silverdale 3: Precinct plan 1 and opposite residential, open space zones or reserves, the front yard planting:

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- (a) must include a minimum of one tree, plus one additional tree for every 10 metres of road frontage (eg. 10 metres frontage - 2 trees, 20 metres frontage - 3 trees, etc.);
- (b) where three or more trees are required these trees must not be planted more than 15 metres apart, or closer than 5 metres apart.
- (3) Any trees required by the above standards must be of a species capable of reaching a minimum height greater than 8 metres and must be greater than 1.5 metres high at the time of planting.
- (4) Security or other fences must not be constructed along the front boundary of, or within landscape planting required in a front yard.

#### **I537.6.5. Protection and maintenance of trees in Sub-precinct A and Sub-precinct C**

- (1) Any landscape planting required by these standards must be maintained, and if diseased, or damaged, must be repaired and if dead must be replaced.
- (2) Any trees required under Standard I537.6.4(1) and (2) above must be located within a planting protection area around each tree, with a minimum dimension or diameter of 1.5 metres.
- (3) Impervious area must not comprise more than 10 per cent of any planting protection area.
- (4) Planting protection areas and landscaping adjacent to a road boundary, access or manoeuvring area, or adjacent to a carparking area must be provided with wheel stop barriers to prevent damage from vehicles. Such wheel stop barriers must be located at least 1m from the trunk of any tree.

#### **I537.6.6. Frontage controls**

- (1) Sites having a Gateway Frontage control or Business Frontage control shown in I537.10.1 Silverdale 3: Precinct plan 1:
  - (a) Front yard:
    - (i) Sites with Gateway Frontage control (blue line) - A building or any part of a building must not be located less than 5m from the front boundary of the site.
    - (ii) Sites with Building Frontage control (green line) - A building must not be located more than 2m from the front boundary of the site.
  - (b) Other Yards
    - (i) The minimum side yard is 3 m for one yard and nil for the other.
    - (ii) The minimum rear yard is nil except for sites that adjoin Sub-precinct B where the rear yard is 4m.
- (2) Building Frontage Control (I537.10.1 Silverdale 3: Precinct plan 1 - green line)

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- (a) At least part of the main pedestrian entrance to a building must be on or within 3m of the site frontage.
  - (b) Verandahs must be provided in accordance with the following:
    - (i) have a minimum height of 3m and a maximum height of 4m above the footpath immediately below;
    - (ii) be no closer than 700mm to the edge of the road carriageway notwithstanding any other requirement of this standard;
    - (iii) include drainage to control rain run-off;
    - (iv) where glazed, be opaque or patterned glass; and
    - (v) have a minimum width of 4m.
  - (c) Glazing
    - (i) the ground floor of a new building must have clear glazing for at least 50 per cent of its width and 50 per cent of its height where the elevation of the building fronts a street (excluding service lanes) or other open space.
- (3) Gateway Frontage Control (I537.10.1 Silverdale 3: Precinct Plan 1 - blue line)
- (a) front yards must not be used for the storage of rubbish, materials, machinery or servicing.
  - (b) buildings on sites subject to the Frontage Control must not have blank facades.

#### **I537.6.7. Vehicle access to activities and sites**

- (1) A site or activity in Sub-precinct A must not have direct vehicle access to the Hibiscus Coast Highway. The only access to the Hibiscus Highway must be via Painton Road.

#### **I537.6.8. Signs**

These rules apply to Signs (except billboards) that are part of a comprehensive development (see [E23 Signs](#)):

- (1) Free standing front yard signs:
  - (a) up to a height of 1.5m;
  - (b) up to a maximum area of 7m<sup>2</sup>; and
  - (c) one sign per site.
- (2) Signs attached to buildings within the Sub-precincts A and C must:
  - (a) be within the profile of the building and attached parallel to the façade of the building; and

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(b) be such that no more than 30% of the area of the building façade shall be occupied by lettering or other parts of the sign (the area is defined by an imaginary best-fit box enclosing the sign).

(3) Signs shall not be located within the front yard of sites subject to the Gateway Frontage Control on I537.10.1 Silverdale 3: Precinct plan 1.

#### **I537.7. Assessment – controlled activities**

There are no controlled activities in this section.

#### **I537.8. Assessment – restricted discretionary activities**

##### **I537.8.1. Matters of discretion**

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

- (1) Development generally in accordance with I537.10.1 Silverdale 3: Precinct plan 1:
  - (a) the matters of discretion in [Rule C1.9\(3\)](#) of the general provisions;
  - (b) the degree of compliance with I537.10.1 Silverdale 3: Precinct plan1;
  - (c) the methods and measures to avoid land instability, erosion, scour effects from earthworks;
  - (d) the effects of development on the safe, effective and efficient operation of the transport system;
  - (e) the effects of development on connections between the Sub-precincts and the Hibiscus Coast Bus Station and the wider road network;
  - (f) the effects of residential development on the provision of a range of site sizes, the ability of buildings to front the street, the ability to manage reverse sensitivity effects associated with work / live activities;
  - (g) the effects of development on the ability for it to be serviced by the existing wastewater infrastructure;
  - (h) the degree of compliance with any approved catchment management plan; and
  - (i) the effects of development on the protection and retention of existing riparian vegetation.
- (2) Vehicle movement in the PM peak:
  - (a) the degree of compliance with the Integrated Transport Assessment required in the Special information requirements below; and

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- (b) the effects of traffic generated on the safe and efficient operation of the external road network in the PM Peak to a level where the effects are deemed unacceptable; including the cumulative effects of traffic from the Silverdale 3 Precinct accessing the external road network in the PM Peak.
- (3) New buildings or alterations and additions to buildings:
- (a) the degree of compliance with I537.10.1 Silverdale 3: Precinct plan1;
  - (b) the effects of development on the local streetscape and sense of place;
  - (c) the effects of development as viewed as silhouettes from the surrounding area to positively contribute to the skyline and provide an attractive edge to the wider environment;
  - (d) the effects of buildings subject to the Gateway or Building frontage control on the ability to provide strong architectural form and a high quality visual appearance suitable for the gateway location;
  - (e) the effects of façade glazing on the provision of pedestrian amenity and passive surveillance; and
  - (f) the effects of signage to ensure it is not a dominant element and is integrated within the building facades.
- (4) Drive-through restaurant, Entertainment Facilities, Offices up to 500m<sup>2</sup>, Retail for the sale of goods accessory to the main activity on the site, Trade Suppliers, Care Centres, Healthcare facilities and Industrial activities:
- (a) the degree of compliance with I537.10.1 Silverdale 3: Precinct plan1;
  - (b) the effects of the proposal on the ability to locate offices towards the State Highway 1 and Hibiscus Coast Highway;
  - (c) the effects of the proposal on the ability to locate restaurants/cafes/shops adjacent to the Hibiscus Coast bus station focusing on Painton Road and Small Road;
  - (d) the ability of the areas of higher landscape amenity and the stormwater management areas to be utilised for locating Care centres and Healthcare facilities;
  - (e) Traffic and Transport effects:
    - (i) effects on the safe and efficient operation of the external road network;
    - (ii) effects on the queuing, parking and manoeuvring of vehicles on site;
    - (iii) effects of entry and exit point locations on the amenity values of adjoining sites;
    - (iv) effects of the proposal on the ability to optimise the use of a range of transport modes;

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- (v) effects of the proposal on the safety of pedestrians on and off site;
  - (vi) effects of the proposal on the ability to provide for cycle facilities having regard to anticipated levels of demand; and
  - (vii) effects of the proposal on the ability to provide parking **if required in order to be** in accordance with the Integrated Transport Assessment provided as a Special information requirement.
- (5) For development that does not comply with Standards I537.6.5, Protection and maintenance of trees in Sub-precinct A and Sub-precinct C, I537.6.3 work / live units, I537.6.4 landscaping in Sub-precinct A and Sub-precinct C , I537.6.6 Frontage controls, I537.6.7 vehicle access to activities and sites, I537.6.8 Signs, the Council will restrict its discretion to all of the following matters when assessing a restricted discretionary resource consent application:
- (a) Any special or unusual characteristic of the site which is relevant to the standard;
  - (b) Where more than one standard will be infringed, the effects of all infringements considered together; or
  - (c) The effects on the following relevant matters:
    - (i) Protection and maintenance of trees in Sub-precinct A and Sub-precinct C – effects on the ability to maintain or enhances the overall cohesiveness of the urban landscape for Sub-precincts A and C;
    - (ii) Work / live units – the effects on the amenity of residents and safe pedestrian access;
    - (iii) Landscaping in Sub-precinct A and Sub-precinct C – effects on the visual amenity values and visual character of the subject site or adjacent sites, effects on the ability of landscaping to be common with landscaping within areas of open space;
    - (iv) Frontage controls - the effects of buildings on the ability to provide strong architectural form and a high quality visual appearance suitable for the gateway location;
    - (v) Vehicle access to activities and sites - the degree of compliance with I537.10.1 Silverdale 3: Precinct plan1, effects on the safe and efficient operation of the Hibiscus Coast Highway, Silverdale interchange, State Highway 1 or Painton Road; and
    - (vi) Signs - refer to restricted discretionary activity matters of discretion in Matters [E23.8.1](#) in [Chapter E23 Signs](#).

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### I537.8.2. Assessment criteria

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

- (1) Development generally in accordance with I537.10.1 Silverdale 3: Precinct plan 1:
  - (a) the assessment criteria in [Rule C1.9\(3\)](#) of the general provisions apply;
  - (b) the extent to which the proposal complies with I537.10.1 Silverdale 3: Precinct plan 1;
  - (c) the extent to which the roading network is well connected;
  - (d) the extent to which the effects on the safe, effective and efficient operation of the transport system are managed including through the use of staging implementation;
  - (e) the extent to which provision is made for appropriate connections between the sub-precincts, to all sites within the precinct; to the Hibiscus Coast Bus Station and to the wider road network, residential and business environments;
  - (f) the extent to which the layout provides for housing densities in appropriate locations. This assessment will include consideration of whether higher density housing areas are located adjacent to open space or business areas and the extent to which a sense of spaciousness is maintained and enhances the Gateway;
  - (g) whether sites proposed for intensive residential development have sufficient street frontage to allow dwellings to face the street, have sufficiently large sites to enable the provision of tree planting, open space areas, **any proposed** car parking areas and amenity areas;
  - (h) the extent to which the proposal provides for an appropriate mixture of site sizes and locations appropriate for the range of activities provided for in the precinct;
  - (i) for Sub-precinct C Work/Live, the extent to which site layout and building design minimises potentially adverse reverse sensitivity effects (such as noise, odour, dust) of business activities on adjacent residential land uses;
  - (j) for Sub-precinct C Work/Live, the extent to which site layout and building design ensures that positive and compatible environments are created for both the residential and the work activities proposed;
  - (k) for Sub-precinct C Work/Live, the extent to which development layout is designed in such a way as to mitigate any potential adverse effects of car

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parking, storage areas and outdoor activities and provide for legible and safe access for pedestrians;

- (l) whether development is be able to be serviced by existing wastewater infrastructure;
  - (m) the extent to which services are designed to be provided in accordance with the Council's Standards for Engineering Design and Construction and Auckland Transport's Code of Practice (or any other relevant Codes of Practice);
  - (n) whether the management of stormwater flows is consistent with any approved catchment management plan;
  - (o) the extent to which the development positively contributes to the visual amenity values of the area as a backdrop to the Hibiscus Coast gateway;
  - (p) whether the proposal provides appropriately for the protection of existing riparian vegetation; and
  - (q) whether the proposal provides for clusters of buildings in a vegetated framework.
- (2) Vehicle movements in the PM peak:
- (a) the traffic generated should not adversely affect the safe and efficient operation of the external road network in the PM Peak to a level where the effects are deemed unacceptable; including the cumulative effects of traffic from the Silverdale 3 Precinct accessing the external road network in the PM Peak; and
  - (b) the extent to which the adverse traffic effects are able to be avoided, or mitigated by improvements to or extension of the indicative road network, to ensure that any traffic effects are acceptable.
- (3) New buildings or alterations and additions to buildings:
- (a) the extent to which the proposal complies with I537.10.1 Silverdale 3: Precinct plan 1;
  - (b) the extent to which the use of retaining walls is minimised, and where they are used, whether the length is minimised and whether height is kept to no greater than 1.5m without a planted stepped setback;
  - (c) the extent to which the design, scale and orientation of the building, and any related earthworks are comprehensively designed so that they are appropriate for the site; character and amenity outcomes sought for the precinct;

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- (d) the extent to which the design and location of buildings contributes to the local streetscape and sense of place by responding to the planned future form and character of the surrounding area;
  - (e) the extent to which the silhouette of the buildings as viewed from surrounding areas positively contributes to the skyline and provides an attractive edge to the wider zone and urban environment;
  - (f) the extent to which the façade of buildings subject to either Gateway or Building Frontage Control have strong architectural form and have a high quality visual appearance suitable for the Gateway location;
  - (g) the extent to which buildings subject to the Gateway Frontage Control are setback behind vegetation planted to achieve the vegetated framework that is a key feature of the I537.10.1 Silverdale 3: Precinct plan 1;
  - (h) the extent to which signage is designed as an integrated part of the building façade and not the dominant element;
  - (i) the extent to which landscape design contributes to a strong vegetated framework for the precinct through:
    - (i) modulating and visually interrupting building mass;
    - (ii) screening utility areas and large carpark areas;
    - (iii) establishing spatial boundaries;
    - (iv) establishing a visual relationship to the wider landscape;
    - (v) contributing to the site legibility through reinforcing entranceways and delineating public and private areas;
    - (vi) creating a visual buffer between incompatible activities;
    - (vii) screening insensitive earthworks or retaining walls; and
    - (viii) creating a coherency within the site and to the wider landscape context.
  - (j) the extent to which landscaping maintains or enhances the overall cohesiveness of the urban landscape for Sub-precincts A and C; and
  - (k) the extent to which mature vegetation and large trees are retained on site. Retention of mature trees is particularly encouraged where their size, location or species make a significant contribution to the streetscape or where they could be logically incorporated to enhance on-site amenity.
- (4) Drive-through restaurant, Entertainment Facilities, Offices up to 500m<sup>2</sup>, Retail for the sale of goods accessory to the main activity on the site, Trade Suppliers, Care Centres, Healthcare facilities and Industrial activities:
- (a) the extent to which the location and scale of proposed activities is suitable in the existing or proposed context through:

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- (i) offices being located towards the State Highway 1 and Hibiscus Coast Highway;
  - (ii) restaurants/cafes/shops being located adjacent to the Hibiscus Coast Bus Station, focusing on Painton Road and Small Road; or
  - (iii) care centres and healthcare facilities being located where they can benefit from areas of higher landscape amenity such as any stormwater management area or reserve.
- (b) the extent to which the scale and location of activities is designed to ensure adverse amenity effects with respect to neighbouring residential areas are acceptable.
- (c) the extent to which the traffic generated adversely affects the safe and efficient operation of the external road network including having regard to the cumulative effects of traffic from the precinct and whether any interim traffic effects arise from the extent to which the indicative road network is in place at the time of establishment of an activity;
- (d) whether there is sufficient space on site for queuing, ~~any proposed~~ parking and manoeuvring of vehicles using the site;
- (e) the extent to which the location and width of entry and exit points to the site, and on-site parking areas, has an adverse effect on the amenity values of adjoining sites;
- (f) whether the proposal includes travel demand measures, as appropriate, that optimise the use of modes such as shared parking arrangements, cycling, walking and carpooling in order to reduce the use of single purpose/occupant vehicle trips;
- (g) the extent to which the proposal is designed to provide for the safe movement of pedestrians using the facilities as well as those passing by and moving between sites;
- (h) the extent to which adequate cycle facilities are provided on site and located to encourage cycle use having regard to anticipated levels of demand;
- (i) the extent to which parking areas are provided and managed, marked, and signposted so as to give effect to the criteria above and the recommendation contained within any submitted traffic assessment and management plan or Integrated Transport Assessment; and
- (j) the extent to which ~~where there is a parking shortfall~~ the proposal includes provision for the ongoing monitoring of parking supply and demand and the effectiveness of any travel demand measures. For the avoidance of doubt this may entail the imposition of review conditions.
- (5) Protection and maintenance of trees in Sub-precinct A and Sub-precinct C:

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- (a) the extent to which landscaping maintains or enhances the overall cohesiveness of the urban landscape for Sub-precincts A and C; and
  - (b) the extent to which mature vegetation and large trees are retained on site. Retention of mature trees is particularly encouraged where their size, location or species make a significant contribution to the streetscape or where they could be logically incorporated to enhance on-site amenity.
- (6) Work /Live Unit:
- (a) the extent to which the residential living floor area is of a scale and location suitable for residential living purposes;
  - (b) whether the residential living component of the building is accessory to the work component;
  - (c) the extent to which the pedestrian access to the building is designed to ensure that:
    - (i) pedestrian movement and access is not compromised;
    - (ii) the location of the access is safe and appropriate having regard to crime prevention through environmental design principles; and
    - (iii) the access is suitably differentiated and legible with respect to access to adjoining, or neighbouring business premises.
- (7) Landscaping in Sub-precinct A and Sub-precinct C:
- (a) the extent to which any reduction in the provision of on-site landscaping does not adversely affect the visual amenity values and visual character of the subject site or adjacent sites;
  - (b) the extent to which the provision of open space or the provision of landscaping is in common with one or more adjoining sites to achieve a similar level of landscaping; and
  - (c) the extent to which any reduction in landscaping is offset by other proposals to ensure there is no reduction of amenity values or the overall requirement to create a vegetated framework within which built development is sited in the Silverdale 3 Precinct.
- (8) Frontage controls:
- (a) the extent to which the façade of buildings subject to either Gateway or Building Frontage Control have strong architectural form and have a high quality visual appearance suitable for the Gateway location; and
  - (b) the extent to which buildings subject to Gateway Frontage Control are setback behind vegetation planted to achieve the vegetated framework that is a key feature of the Silverdale 3 Precinct.
- (9) Vehicle access to activities and sites:

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- (a) the extent to which the proposal complies with I537.10.1 Silverdale 3: Precinct plan 1; and
- (b) the extent to which any access generates unacceptable adverse effects on the safe and efficient operation of the Hibiscus Coast Highway; the Silverdale Interchange; State Highway 1 or Painton Road.

(10) Signs:

- (a) refer to restricted discretionary activity assessment criteria in Criteria [E23.8.2](#) in [Chapter E23 Signs](#).

**I537.9. Special information requirements**

An application for development generally in accordance with I537.10.1 Silverdale 3: Precinct plan 1 must be accompanied by:

- (1) An Integrated Transport Assessment, or an update to an existing Integrated Transport Assessment, prepared in accordance with the Auckland Transport Integrated Transport Assessment Guidelines in force at the time of the application.

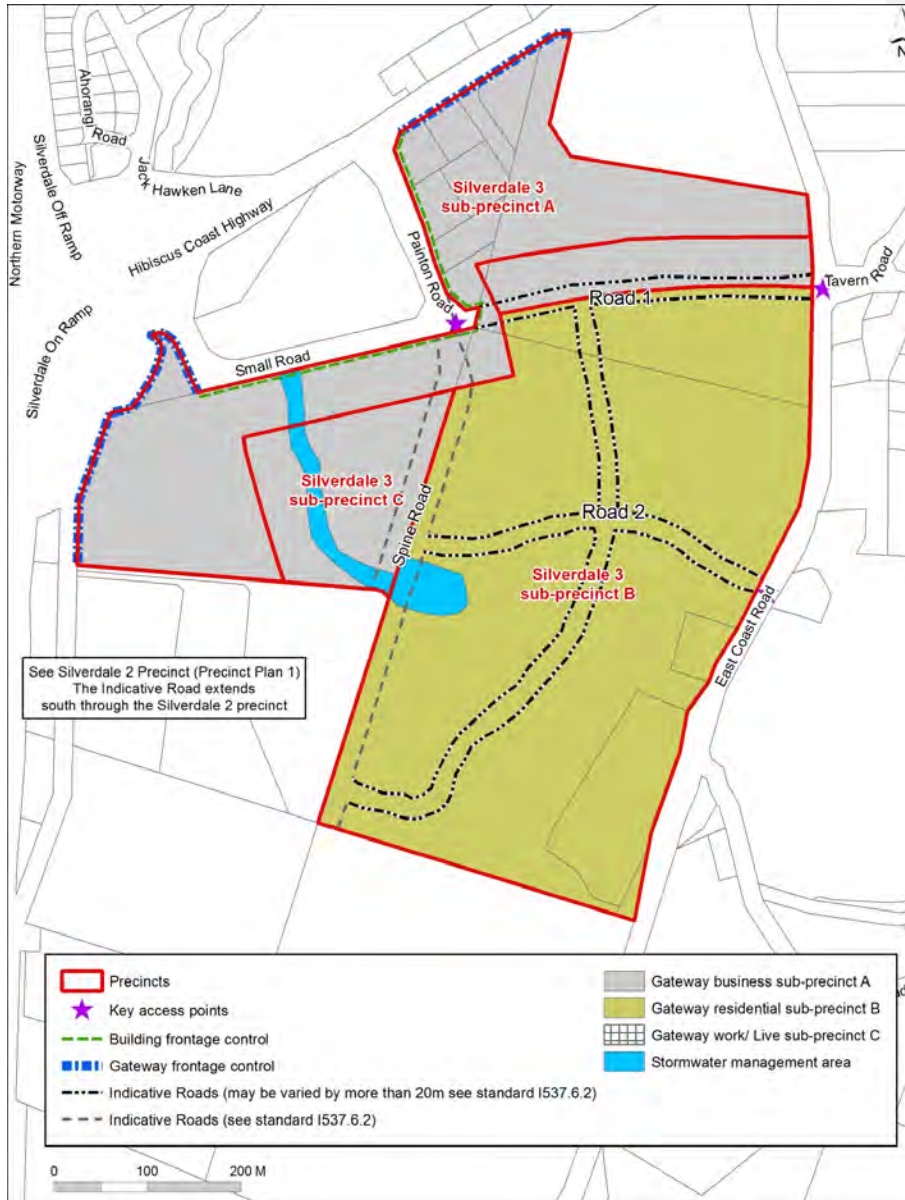
An application for the erection, addition to or alteration to buildings and accessory buildings must be accompanied by:

- (2) A perspective sketch or photomontage showing the proposed building when viewed from State Highway 1. The viewpoints for the photomontage or sketch should be agreed with the Manager, Resource Consents at Auckland Council.

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I537.10. Precinct plans

I537.10.1 Silverdale 3: Precinct plan 1



## **I538. Smales 1 Precinct**

### **I538.1. Precinct description**

The zoning of land within the Smales 1 Precinct is the Business - Business Park Zone.

The precinct is located on a 10.8 hectare site at the corner of Taharoto and Northcote roads, and is adjacent to State Highway 1, the Northern Busway, and Smales Farm Station.

Initial development within the precinct was in the nature of a business park, as provided for in the North Shore District Plan and the Auckland Unitary Plan. Most forms of residential development were not explicitly provided for and were non-complying activities. However, the characteristics of the site and its context make it a very suitable location for a high-density, public transport focused, mixed-used node, with an emphasis on both office and residential uses. These characteristics include:

- the large size and remaining development capacity of the precinct;
- the precinct's position beside a high capacity, high frequency public transport corridor in the form of the Northern Busway, and high capacity bus services that link to it by way of Smales Farm Station; and
- that adjacent uses are primarily institutional and otherwise less-sensitive to the adverse effects of the form and scale of development enabled by the precinct provisions.

Accordingly, the precinct provisions provide for a diversity of uses, including residential and employment activities, in addition to supporting non-residential activities, including retail, at a level to address demand from workers, residents, and visitors to the precinct. The provisions also encourage intensive development and the efficient use of land by providing for tall buildings to be developed. A high standard of building design and pedestrian amenity is ensured by the application of appropriate policies, standards and assessment criteria.

An overarching goal of the precinct is to support a reduction in dependence on vehicles in favour of public transport, walking, cycling and other active modes. The use of public transport is specifically encouraged by ensuring high quality primary pedestrian linkages are provided through the precinct to access the bus station, and by imposing limits on the number of car parking spaces for non-residential activities.

Integrated traffic modelling has been carried out to determine the ability of the surrounding road network to accommodate the levels of traffic expected to be generated by both development enabled by the precinct and that which is forecast to be generated by the North Shore Hospital site. This is because extensive development of the North Shore Hospital site (including new access arrangements) is planned to be implemented during the same timeframe as development at the precinct. The modelling has taken account of anticipated traffic generated from the combined future development. This modelling confirms that the road network can accommodate the levels of traffic expected to be generated, without necessitating an assessment of the transportation effects on the surrounding road network for new development that is otherwise permitted.



The site offers a unique opportunity to promote a quality compact urban form based on characteristics that do not usually occur together in one location. The use of a Business - Business Park zone and the Smales 1 Precinct overlay together recognize that the site has:

- an existing and (foreseeably) future employment role anchored around high-density, office-based employment of the sort enabled in the Business - Business Park zone;
- characteristics that lend it to a variety of compatible uses and activities that are similar to that normally enabled in the Business - Mixed Use zone;
- a capability to accommodate residential development at a scale and of a form that is similar to that normally enabled in the Business - Metropolitan Centre zone; and
- the likely future catchment size and relationship with Milford and Northcote Town Centres, and Takapuna Metropolitan Centre, that justifies the function of a Business - Local Centre zone.

The underlying Business - Business Park zone remains in recognition of the substantial existing Business Park activities occurring on the site, and that these should continue to be maintained. The precinct sits on top of the zone in recognition that the two methods together seek to manage a transition over time away from a Business Park mono-culture to a mixed use environment that provides for both high-density residential and employment activities.

#### **I538.2. Objectives**

- (1) The Smales 1 Precinct is a vibrant, intensively and efficiently developed mixed-use precinct which:
  - (a) is an attractive place to live, work and visit;
  - (b) takes advantage of its close proximity to the adjoining frequent and reliable transit bus station;
  - (c) responds positively to its immediate surrounds and its wider built and landscape setting; and
  - (d) has a strong sense of place.
- (2) The Smales 1 Precinct is a mixed use and passenger-transport based node successfully integrating intensive, high amenity residential developments with business park activities and an appropriate range and scale of accessory uses and developments to support its workers, residents and visitors.
- (3) The Smales 1 Precinct develops and functions in a way which promotes:
  - (a) travel mode shifts to rapid and frequent public transport services, and connecting stations and services, and active modes;
  - (b) reduced car trip generation rates and car parking ratios over time particularly compared to the surrounding area;
  - (c) a high quality public realm containing a central plaza gathering place; and

- (d) a well-connected and legible network of primary and secondary pedestrian linkages connecting the precinct with its immediate surrounds and providing a good standard of amenity and accessibility throughout the precinct.
- (4) The Smales 1 Precinct manages significant adverse effects on the:
- (a) safe and efficient operation of the transport network of the locality;
  - (b) amenity of neighbouring zones and sites;
  - (c) function and amenity of Business – Metropolitan or Town Centre zones.

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

### **1538.3. Policies**

- (1) Require any development in the precinct which causes the cumulative total gross floor area of business activity to exceed 162,000m<sup>2</sup> or the cumulative total number of dwellings to exceed 1,380 to demonstrate that significant adverse effects on the amenity of neighbouring zones will be avoided and that the function and amenity of the Business – Metropolitan Centre Zone and Business – Town Centre Zone will not be significantly adversely affected.
- (1A) Enable the development of intensive residential activities within the precinct and require these to be designed to provide privacy and outlook, with good access to daylight and sunlight.
- (1B) Require the development of intensive residential activities within the precinct to be designed, constructed and maintained to provide the occupants of noise sensitive spaces with a reasonable level of internal acoustic amenity, thereby managing any potential reverse sensitivity effects.
- (1C) Recognise that the precinct has an on-going role as a location for business park office activities, the need to integrate the range of uses enabled by the precinct with this function, and to manage any adverse amenity effects from the potential conversion of buildings used for office activities to other uses.
- (2) Provide for accessory activities to meet the immediate needs of office workers, residents and visitors to the precinct while limiting the extent of those uses and activities to manage potential adverse effects on the function and amenity of the Business – Metropolitan Centre Zone and Business – Town Centre Zone.
- (2A) Enable the establishment of tall buildings within the precinct to maximise the opportunity for intensification and the efficient use of the land that:
  - a) takes maximum advantage of the frequent, high capacity and reliable public transport services available within close proximity to the precinct; and
  - b) avoids significant adverse effects on adjoining land and on properties outside the precinct, and on the wider built and landscape setting of the city; and
  - c) contributes positively to a visually interesting skyline including through the

management of building locations and heights for the wider built and landscape setting of the city.

- (2B) Require the establishment of a central pedestrian plaza at the heart of the precinct that provides a vibrant people-focused space which supports the evolving mixed-use community.
- (2C) Require high-amenity, safe and convenient primary pedestrian linkages to be provided that connect the central pedestrian plaza with the bus station and the precinct's Northcote Road, Taharoto Road, and Shakespeare Road frontages.
- (2D) Recognise the role of secondary linkages to provide quality walkable connections to integrate all buildings and spaces within the precinct with the primary pedestrian linkages.
- (2E) At each stage of development, require consideration of how primary pedestrian linkages and landscaped open spaces, provided or maintained with each new building, are integrated with adjacent linkages, open space and the bus station to ensure an appropriate level of amenity for residents, workers and visitors to the precinct, whilst preserving flexibility of options for future stages.
- (2F) Require buildings and uses on or near primary pedestrian linkages to contribute positively to the vitality and amenity afforded to users of those linkages, particularly in the vicinity of the rapid transit bus station and the central plaza.
- (2H) Discourage high car trip generating uses - such as service stations, large supermarkets or drive through restaurants – and only allow the activity where it:
  - a) is necessary to support a near capacity level of office and residential development that already exists in the precinct;
  - b) can be well integrated with other retail and commercial uses;
  - c) will not detract from a high quality transit-oriented urban environment;
  - d) will not generate significant adverse traffic effects within or adjacent to the precinct.
- (3) Require development over 162,000m<sup>2</sup> gross floor area of business activity or 1380 dwellings in the precinct to demonstrate that the activity will not significantly adversely affect the safe and efficient operation of the transport network, or that such effects will be mitigated.
- (4) Require any development over 125,000m<sup>2</sup> gross floor area of business activity or 855 dwellings in the precinct to assess the effectiveness of the travel demand management measures and the specific transport management changes required to achieve the precinct mode share targets.
- (5) For any development over 105,000m<sup>2</sup> gross floor area of business activity or 285

dwellings in the precinct, require progress towards the achievement of reduced private car trips and a shift to other travel modes to be monitored and reported at key stages in the development of the precinct.

- (6) Limit the supply of on-site parking serving non-residential activities over time to recognise the accessibility of the precinct to frequent and reliable public transport services and active modes, while supporting the planned growth of non-residential activities with an appropriate supply of parking on the site in the short term to encourage that growth.
- (7A) Enable sufficient retail, commercial service and entertainment activities within the precinct to meet the needs of residents, workers and visitors.
- (7B) Encourage the provision of retail, commercial service and entertainment activities to locate at or very close to the central pedestrian plaza so as to contribute to it being a vibrant, well-activated and lively heart within the precinct.

The overlay, Auckland-wide and underlying zone policies apply in this precinct in addition to those specified above, except that:

- (a) clauses (b) and (c) of policy H15.3(18) do not apply; and
- (b) Policy E27.3(2) Integrated transport assessment does not apply to non-residential development up to 162,000 m<sup>2</sup> gross floor area, and residential development up to 1,380 dwellings.

#### **I538.4. Activity table**

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

Table I538.4.1 specifies the activity status of land use activities in the Smales 1 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I538.4.1 Activity table Smales 1 Precinct**

<b>Activity</b>		<b>Activity status</b>
<b>Accommodation</b>		
(A4)	Dwellings	P
(A5)	Conversion of a building or part of a building to dwellings, integrated residential development, visitor accommodation or boarding houses	RD
(A6)	Integrated residential development	P
(A7)	Supported residential care	P
(A8)	Visitor accommodation and boarding houses	P
(A9)	Each residential development where the cumulative number of dwellings in the precinct will be greater than 285.	C
(A10)	Each residential development where the cumulative number of dwellings in the precinct will be greater than 855.	RD
<b>Commerce</b>		
(A11)	Conference facilities	P
(A12)	Entertainment facilities	D
(A13)	Retail	P
(A14)	Department store, trade supplier, motor vehicle sales	D
(A15)	Service stations	NC
(A16)	A single supermarket up to 2,000m <sup>2</sup> gross floor area	P
(A17)	A single supermarket greater than 2,000m <sup>2</sup> gross floor area	D
(A18)	Drive-through restaurants	D
<b>Community</b>		
(A20)	Community facilities	P
(A21)	Education facilities	P
(A22)	Tertiary education facilities	P
<b>Non-residential activities</b>		
(A23)	Infringing any of clauses (1), (2) or (3) of Standard I538.6.1	D
(A24)	Exceeding the limits in Standard I538.6.2(1)	RD
(A25)	Each non-residential development where the cumulative floor area in the precinct will be greater than 105,000 m <sup>2</sup> gross floor area.	C

(A26)	Each non-residential development where the cumulative floor area in the precinct will be greater than 125,000 m <sup>2</sup> gross floor area.	RD
<b>Development</b>		
(A27)	New buildings	RD
(A28)	Temporary structures that are in place for less than 21 days.	P
(A29)	Central pedestrian plaza	C
(A30)	New and redeveloped primary pedestrian linkages (as depicted in Precinct Plan 2 Structuring Elements).	C
(A31)	Any new vehicle access or change in the direction of vehicle movements at an existing vehicle access off Shakespeare Road relative to the accesses shown on Precinct Plan 2 Structuring Elements.	D
(A32)	Activities exceeding the standards at I538.6 except where otherwise specified in this table.	RD

#### **I538.5. Notification**

- (A1) An application for resource consent for a controlled activity listed in Table I538.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (1) Any application for resource consent for a restricted discretionary, discretionary or non-complying activity listed in Table I538.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

#### **I538.6. Standards**

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

- Standard E27.6.1 Trip generation does not apply to non-residential development up to 162,000m<sup>2</sup> gross floor area and does not apply to residential development up to 1,380 dwellings;
- Standard E27.6.2(5) (Parking);
- Standard H15.6.1 Building height;
- Standard H15.6.3 Yards; and

- Standard H15.6.7 Outlook space.

All activities in the Smales 1 Precinct must comply with the following standards.

#### **I538.6.1. Gross floor area (GFA)**

Purpose: to create thresholds beyond which new evaluations of the scale, uses and effects of development must occur addressing potential negative impacts on the transport network and or on the function and amenity of centres.

- (1) The maximum gross floor area in the precinct for non-residential activities regardless of activity status is 162,000m<sup>2</sup> subject to (2) below:
- (2) The total gross floor area within the precinct that is occupied by the activities listed below, regardless of activity status, must not exceed 2,000m<sup>2</sup> plus a cumulative gross floor area of 500m<sup>2</sup> for every 10,000m<sup>2</sup> of gross floor area of development up to 162,000m<sup>2</sup> and 250m<sup>2</sup> for every 10,000m<sup>2</sup> over 162,000m<sup>2</sup> gross floor area:
  - (a) Retail
  - (b) Commercial services
  - (c) Entertainment.
- (3) The activities identified in (2) may occur ahead of the identified thresholds up to a maximum of 10,000m<sup>2</sup> retail, commercial services or entertainment GFA, if they are located to have their primary pedestrian entrances at or within 75m of the central pedestrian plaza.

#### **I538.6.2. Parking**

Purpose: to

- manage the effects of parking for non-residential development on trip generation as the precinct develops
  - encourage a reduction in the ratio of parking spaces to floor area as the precinct develops
  - ensure that land and resources are used efficiently within the precinct.
- (1) The number of parking spaces accessory to non-residential activities must not exceed:
    - (a) 1936 car parking spaces for the first 44,770m<sup>2</sup> gross floor area;
    - (b) for any development up to 105,000m<sup>2</sup> gross floor area up to a maximum of 3,639 spaces; and
    - (c) for any development in excess of 105,000m<sup>2</sup> gross floor area up to a maximum of 4,585 spaces.
  - (2) No ~~minimum or~~ maximum parking requirements apply to residential activity.

Commented [E11]: Non-Schedule 1

#### **I538.6.3. Trip generation**

Purpose: the trip generation effects of development within the precinct are subject to the following thresholds:

- up to 105,000m<sup>2</sup> gross floor area of non-residential activities or 285 dwellings the effects are considered acceptable.
  - up to 125,000m<sup>2</sup> gross floor area of non-residential activities or 855 dwellings the effects are considered manageable.
  - up to 162,000m<sup>2</sup> gross floor area of non-residential activities or 1,380 dwellings an assessment of the effects is required against the matters of discretion in I538.8.1(6) and the assessment criteria in I538.8.2(6).
- (1) For development over 162,000m<sup>2</sup> gross floor area of non-residential activities or 1,380 dwellings, an integrated transportation assessment (ITA) will be required as set out in Chapter E27.
- (2) Non-residential development up to 162,000 m<sup>2</sup> gross floor area, and residential development up to 1,380 dwellings, will not be subject to the following:
- (a) Policy E27.3(2) Integrated transport assessment; and
  - (b) Standard E27.6.1 Trip generation.

**I538.6.4. Building height**

Purpose: to

- manage the effects of building height;
  - allow reasonable sunlight and daylight access to publicly accessible open space excluding streets and nearby sites;
  - enable efficient use of land by enabling tall buildings in appropriate locations within the precinct; and
  - contribute to a visually interesting and varied skyline appearance when viewed from distant viewpoints, including by limiting the number of buildings with heights above RL98.4.
- (1) Buildings must not exceed the heights in the following table (expressed as an RL - Reduced Level above Mean Sea Level):

**Table I538.6.4.1 Building height**

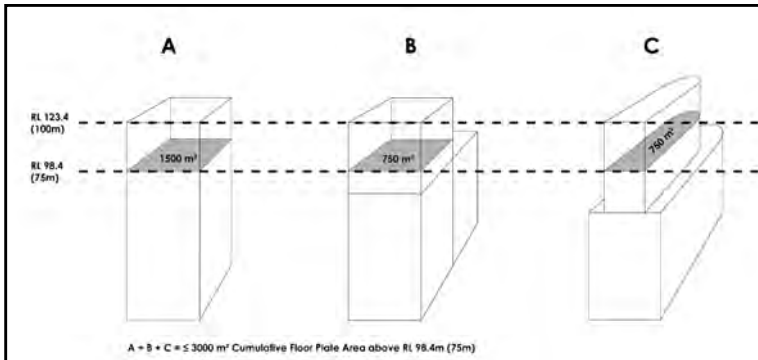
Height Area as identified on I538.10.1 Precinct Plan 1- Maximum height	RL	Equivalent height above average ground level at Taharoto Road frontage
1	50.4	27m
2	123.4	100m

- (2) Notwithstanding I538.6.4(1) the cumulative floor area of the largest floor plate in each building in Height Area 2 above a height of RL98.4 (75m above average ground level at the Taharoto Road frontage) must not exceed 3,000m<sup>2</sup>. For clarity, this standard does not constrain the total gross floor area of buildings above RL98.4. Refer to Figure I538.6.4.1



Calculation of the cumulative area of floorplates for an example of the calculation of the cumulative area of floorplates.

**Figure I538.6.4.1 Calculation of the cumulative area of floorplates**

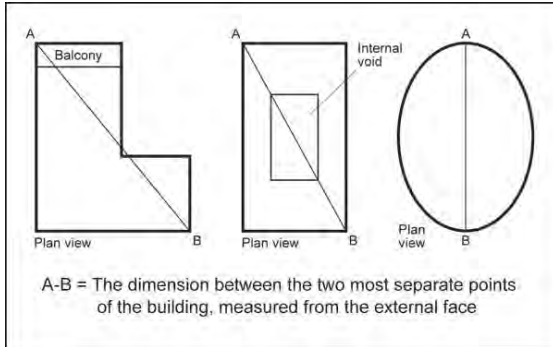


#### I538.6.5. Maximum tower dimension and building separation

Purpose: to ensure that tall buildings

- are not overly bulky in appearance and manage significant visual dominance effects;
  - allow adequate sunlight and daylight access to adjoining buildings and land;
  - provide adequate sunlight and outlook around and between buildings; and
  - mitigate adverse wind effects; and
  - contribute to a visually interesting and varied skyline appearance when viewed from distant viewpoints, including by limiting the dimension and cumulative floor area of buildings above RL98.4.
- (1) The maximum plan view dimension of that part of a building above RL50.4 must not exceed 55m.
  - (2) The maximum plan view dimension of that part of a building above RL98.4 must not exceed 35m.
  - (3) The maximum plan view dimension is the horizontal dimension between the exterior faces of the two most separate points of the building, depicted as A to B in Figure I538.6.5.1 Maximum tower dimension plan view below.
  - (4) Above a height of RL50.4, a minimum distance of 20m must be provided between buildings.

**Figure I538.6.5.1 Maximum tower dimension plan view**



#### **I538.6.6. Outlook space**

Purpose: to

- ensure a reasonable standard of visual and acoustic privacy between different dwellings, including their outdoor living space, on the same or adjacent building sites;
  - encourage the placement of habitable room windows to maximise both passive surveillance of any open space designed to accommodate public use, and privacy, and to manage overlooking of neighbouring building sites.
- (1) H9 Business – Metropolitan Centre Zone, Standard H9.6.10 applies; and
  - (2) The outlook space must be clear and unobstructed by buildings.

#### **I538.6.7. Minimum dwelling size**

Purpose: to ensure dwellings are functional and of a sufficient size to provide for the day to day needs of residents, based on the number of occupants the dwelling is designed to accommodate.

- (1) H9 Business – Metropolitan Centre Zone, Standard H9.6.11 applies.

#### **I538.6.7A Residential at ground floor**

Purpose: to discourage the location of activities that require privacy and which do not contribute to activation on the ground floor of buildings on primary pedestrian linkages.

- (1) Dwellings, including units within an integrated residential development, must not locate on the ground floor of a building where the dwelling or unit has frontage to the edge of a primary pedestrian linkage.

#### **I538.6.8. Central Pedestrian Plaza**

Purpose: to ensure that a high amenity central gathering place is developed at a timely stage to function as the heart of the precinct.

- (1) No later than the completion of 125,000m<sup>2</sup> GFA of development in the precinct, a pedestrian plaza shall be provided approximately at the intersection of the primary pedestrian linkages shown on I538.10.2 Precinct Plan 2 Structuring elements.
- (2) The central pedestrian plaza shall have a minimum area of 1,000m<sup>2</sup>.
- (3) Notwithstanding the definition of landscaped area in Chapter J Definitions, any part of the central pedestrian plaza that is not part of the internal vehicular network shall be included in the calculation of landscaped area for the precinct.

#### **I538.6.9 Primary pedestrian linkages**

Purpose: to ensure that legible, high quality linkages are in place at a timely stage in development of the precinct.

- (1) No later than the completion of 125,000m<sup>2</sup> GFA of development in the precinct, the primary pedestrian linkages shown on I538.10.2 Precinct Plan 2 Structuring elements shall be provided.

#### **I538.6.10 Noise levels between residential units and for noise sensitive spaces**

Purpose: to ensure within the precinct an acceptable level of acoustic amenity for activities sensitive to noise.

- (1) Noise levels between units in the precinct shall comply with E25.6.9 (adopting the limits prescribed for the Business Mixed Use Zone).
- (2) Noise sensitive spaces within the precinct shall be designed and / or insulated to comply with E25.6.10, adopting the internal noise levels for the Business Mixed Use Zone. For the purpose of applying E25.6.10(2), the external noise level shall be the maximum noise levels permitted in the Business Park Zone.
- (2A) New buildings or alterations to existing buildings containing noise sensitive activities within 100 metres of the nearest carriageway edge line of State Highway 1 ("State Highway Buffer Area") must be designed, constructed and maintained to achieve an indoor design noise level from road-traffic of 40 dB LAeq(24h).
- (3) The relevant assessment criteria in E25.8 shall apply to any activity that does not comply with I538.6.10. The assessment criteria shall be applied as if the precinct was located in the Business - Mixed Use Zone.

Note: The relevant provisions of E25 for the Business - Business Park zone apply in the precinct unless otherwise specified above.

### **I538.7. Assessment – controlled activities**

#### **I538.7.1. Matters of control**

For activities and development that are controlled activities in the precinct, the council will reserve its control to the following matters in addition to the matters specified for the relevant controlled activities in the Business – Business Park zone and the Auckland-wide provisions:

- (1) The central pedestrian plaza:

- (a) design.
- (2) New and redeveloped primary pedestrian linkages:
  - (a) design.
- (3) Each development where either the cumulative floor area of non-residential development will be greater than 105,000 m<sup>2</sup> gross floor area (A25) or the cumulative number of dwellings will be greater than 285 (A9):
  - (a) the management of parking;
  - (b) active modes facilities - the nature and location of facilities throughout the precinct that support active modes of travel;
  - (c) precinct-wide travel demand management initiatives and
  - (d) in granting resource consent for any development which results in the cumulative development exceeding 105,000m<sup>2</sup> GFA of non-residential development or 285 dwellings, if the mode share for single occupancy cars is greater than the values set out in I538.8.2(6), the council may impose a condition requiring a travel demand management plan that encourages the use of travel modes other than single occupancy vehicles for accessing the precinct to be prepared in consultation with Auckland Transport and major tenants within the precinct and includes Auckland Transport responses.

#### **I538.7.2. Assessment criteria**

For activities and development that are controlled activities in the precinct, the council will consider the relevant assessment criteria below in addition to the criteria specified for the relevant controlled activities in the Business – Business Park zone and the Auckland-wide rules:

- (1) The central pedestrian plaza:
  - The extent to which the central pedestrian plaza:
    - (a) provides a central gathering place and public space heart to the precinct;
    - (b) achieves a strong sense of edge definition to the public space through building and other elements (e.g. walls, screens, changes in level, vegetation) acknowledging that temporary design solutions may be used as interim measures where adjacent development has not occurred;
    - (c) creates a positive interface and closely integrates with the adjoining primary pedestrian linkages;
    - (d) receives adequate sun during the winter between the hours of 11am and 2pm;
    - (e) is appropriately sheltered from the prevailing south-westerly wind;

- (f) provides comfortable places to sit and spend time in;
  - (g) is primarily hard-surfaced to provide for pedestrian movement, people gathering and events; and
  - (h) provides lighting to support a safe night-time environment.
- (2) New and redeveloped primary pedestrian linkages:
- The extent to which primary pedestrian linkages:
- (a) are consistent with I538.10.2 Precinct Plan 2 Structuring elements;
  - (b) achieve legible, accessible, safe and high quality walking routes between the street entrances, bus station and central pedestrian plaza that are also supportive of people using other active travel modes - bicycles, scooters and other micro-mobility choices;
  - (c) achieve edge definition through building and other elements (e.g. walls, screens, changes in level, vegetation) acknowledging that temporary design solutions may be used as interim measures where adjacent development has not occurred;
  - (d) achieve a high-quality interface with adjoining activity, including through weather protection at building entrances, recognising the importance of this interface to the overall quality of the pedestrian environment;
  - (e) provide lighting to support a safe night-time environment; and
  - (f) create a positive interface and closely integrated with the central pedestrian plaza.
- (3) Each development where either the cumulative floor area of non-residential development in the precinct will be greater than 105,000 m<sup>2</sup> gross floor area (A26) or the cumulative number of dwellings will be greater 285 (A10):
- (a) the management of parking – the extent to which all parking within the precinct is being effectively managed to reduce the demand for single occupancy car trips;
  - (b) active modes facilities - the nature and location of facilities throughout the precinct that support active modes of travel – the extent of provision in all existing and proposed buildings for active modes of travel and end of trip facilities; and
  - (c) precinct-wide travel demand management initiatives – including biennial travel mode questionnaire surveys of all precinct workers and residents for comparison with the values set out in I538.8.2(6), as well as travel demand management initiatives that have been established and administered to determine if they are consistent with the objectives and policies of the precinct, connectivity with any new or upgraded public transport and pedestrian/active mode facilities on the adjacent transport networks, and new facilities for active mode travelers that are

being established.

## **I538.8. Assessment – restricted discretionary activities**

### **I538.8.1. Matters of discretion**

For activities and development that are restricted discretionary activities in the precinct, the council will restrict its discretion to the following matters in addition to the matters specified for the relevant restricted discretionary activities in the Business – Business Park zone and the Auckland-wide provisions:

- (1) Activities exceeding the limits in Standard I538.6.2 (Parking):
  - (a) E27 Transport, Rule E27.8.1(5) (a), (b) and (c) applies.
- (2) Activities exceeding the limits in Standard I538.6.4 (Height):
  - (a) the effects of the infringement on the amenity of neighbouring sites;
  - (b) the effects of the infringement on amenity within the precinct;
  - (c) the location of the building site in relation to its suitability for high buildings; and
  - (d) the contextual relationship of the building with adjacent buildings and the wider landscape.
- (3) Activities exceeding the limit in clause (2) of Standard I538.6.5 (Maximum tower dimension and building separation):
  - (a) The effects of the infringement on the amenity of neighbouring sites; and
  - (b) The effects of the infringement on the wider landscape.
- (4) Conversion of a building or part of a building to dwellings, integrated residential development, visitor accommodation or boarding houses:
  - (a) H9 Business – Metropolitan Centre zone, Rule H9.8.1(5) applies; and
  - (b) effects of the integration of office activities with other activities within the precinct.
- (5) New buildings, and additions and alterations not otherwise provided for:
  - (a) consistency with I538.10.2 Precinct Plan 2 Structuring elements;
  - (b) building design and appearance;
  - (c) the design of ground floor residential activity;
  - (d) the provision and design of landscaped open space;

- (e) pedestrian amenity, safety and access; and
  - (f) the design and appearance of tall buildings.
- (6) Each development where either the cumulative floor area of non-residential development in the precinct will be greater than 125,000m<sup>2</sup> gross floor area (A26) or the cumulative number of dwellings will be greater than 855 (A10):
- (a) mode share;
  - (b) travel management;
  - (c) transport infrastructure and parking provisions; and
  - (d) in granting resource consent for the first development which results in the cumulative development in the precinct exceeding 125,000m<sup>2</sup> GFA of non-residential development or 855 dwellings, if the mode share for single occupancy car travel is greater than the values set out in I538.8.2(6)(a), the council may impose a condition requiring a travel demand management plan that encourages the use of travel modes other than single occupancy vehicles for accessing the precinct to be prepared in consultation with Auckland Transport and major tenants within the precinct.

#### **I538.8.2. Assessment criteria**

For activities and development that are restricted discretionary activities in the precinct, the council will consider the relevant assessment criteria below in addition to the criteria specified for the relevant restricted discretionary activities in the Business – Business Park zone and the Auckland-wide rules:

- (1) Activities exceeding the limits in Standard I538.6.2 (Parking):
  - (a) E27 Transport, Rule E27.8.2(4)(b) to (h) applies.
- (2) Activities exceeding the limits in Standard I538.6.4 (Height):
  - (a) the extent to which the amenity of neighbouring sites including those outside the precinct is adversely affected;
  - (b) the extent to which the precinct can accommodate higher buildings without generating significant adverse effects on the wider environment;
  - (c) the extent to which the height of a new building is appropriate in the context of the height of buildings on adjacent land and within the wider landscape setting of the city;
  - (d) for buildings in Height Area 1, in addition to (a), (b) and (c) above, those criteria listed in I538.8.2(5)(f).
- (3) Activities exceeding the limit in clause (2) of Standard I538.6.5 (Maximum tower dimension and building separation):

- (a) the extent to which the amenity of neighbouring sites including those outside the precinct is adversely affected; and
  - (b) the extent to which building footprint, mass and visual scale is managed above RL98.4, including through appearing obviously smaller than below RL98.4, in order to avoid significant adverse effects on the wider environment, in particular, the skyline of the precinct, as seen within the broader urban area.
- (4) Conversion of a building or part of a building to dwellings, integrated residential development, visitor accommodation or boarding houses:
- (a) H9 Business – Metropolitan Centre zone, Rule H9.8.2(5) applies; and
  - (b) effects of the integration of office activities with other activities within the precinct:  
the extent to which:
    - (i) the conversion ensures that existing and proposed activities are well integrated and that adverse effects on amenity are avoided or mitigated.
- (5) New buildings, and additions and alterations not otherwise provided for:
- (a) consistency with I538.10.2 Precinct Plan 2 Structuring elements:  
the extent to which development is generally consistent with the structuring elements identified on I538.10.2 Precinct Plan 2 Structuring elements. Note: Primary pedestrian linkages need not be linear.
  - (b) building design and appearance:  
the extent to which:
    - (i) building design is of high quality, expressing a clear and coherent design concept that responds to its surrounding context and utilises a palette of durable materials to express the building form;
    - (ii) features such as façade modulation and articulation, and/or the use of materials and finishes, are used to manage visual amenity effects of building bulk and scale, and to create visual interest;
    - (iii) the roof profile is part of the overall building form and rooftop plant and equipment is integrated into the building design; and
    - (iv) the ground floor areas of buildings on primary pedestrian linkages are adaptable to a range of uses.
  - (c) ground floor residential activity:  
where ground floor residential activity adjoins a publicly accessible area, the extent to which the design of the public/private interface:



- (i) addresses the privacy of occupiers of dwellings;
  - (ii) provides appropriate levels of passive surveillance of the adjoining area of public access; and
  - (iii) maintains the visual and pedestrian amenity of the adjoining area of public access.
- (d) landscaped open space:
- the extent to which:
- (i) landscaped open space is provided or maintained with each stage of development; and
  - (ii) the design of hard and soft landscaping integrates with and appropriately enhances the design and configuration of buildings and the amenity of publicly accessible areas for the various users of the precinct.
- (e) pedestrian amenity, safety and access:
- the extent to which:
- (i) the design of a building contributes to pedestrian vitality and interest where it fronts an area of significant pedestrian activity, in particular adjoining primary pedestrian linkages and the central pedestrian plaza;
  - (ii) building entrances are easily identifiable and accessible, and provide pedestrian shelter;
  - (iii) separate pedestrian entrances are provided for residential activity that are clearly located and legible for public access and provide a sense of address for residents and visitors;
  - (iv) the design of development has regard to pedestrian amenity and personal safety; and
  - (v) parking, loading and service areas are located and screened (as necessary) to maintain pedestrian amenity.
- (f) buildings within Height Area 2 extending above RL50.4:
- the extent to which:
- (i) the building maintains the visual amenity of the overall development on the site as viewed from residential zones and public places outside the precinct;
  - (ii) the building makes a positive contribution to the collective skyline of the precinct, including architectural expression to the rooftops and upper levels

of tall buildings;

- (iii) the building responds and relates appropriately to the scale and form of neighbouring buildings within the precinct;
- (v) adverse off-site and off-precinct effects of tall buildings, in particular:
  - wind, shadowing, dominance and privacy effects; and
  - significant visual effects, including cumulative effects, on the wider landscape setting of the city

are avoided or suitably mitigated;

- (6) Each development where either the cumulative floor area of non-residential development in the precinct will be greater than 125,000m<sup>2</sup> gross floor area (A26) or the cumulative number of dwellings will be greater than 855 (A10):
  - (a) mode share – assessment of the actual mode share of travel associated with non-residential and residential activities at the precinct in the morning and afternoon peak hour, against the following mode shares:
    - (i) non-residential: single occupancy car travel 60%; all other travel 40%;and
    - (ii) residential: single occupancy car travel 45%; all other travel 55%.
  - (b) demonstrate the success or otherwise of Travel Demand Management measures implemented within the precinct, including demonstrating these are consistent with the objectives and policies of the precinct, including:
    - (i) site travel demand management plans corresponding to the scale and significance of the activity;
    - (ii) physical infrastructure to be established or currently established on the site to support alternatives to single occupancy car use, such as covered facilities for cyclists, scooters, showering, lockers and changing facilities, plus carpool, shared vehicles and shared parking areas; and
    - (iii) operational and management measures to be established or currently implemented on the site to encourage reduced vehicle trips including car share schemes, management to incentivise lower vehicle use, public transport incentives, flexi-time, remote working, and staggered working hours;
  - (c) reporting on any new or upgraded public transport and pedestrian / active modes connections on the transport network adjacent to the precinct; and
  - (d) where criterion I538.8.2.(6)(a) is not met, the council shall have regard to whether the overall non-residential activity could meet that criterion where,

either:

- (i) the parking proposed in the application for non-residential activity gross floor area results in a reduction in the overall parking ratio for non-residential activity consistent with achieving the requirements in standard I538.6.2(1); or
- (ii) information is provided in the application to demonstrate how the parking provision for later intended buildings will be delivered to achieve the requirements in standard I538.6.2(1).

### **I538.9. Special information requirements**

Special information is required in respect of the following applications, as set out below:

- (1) Each development where either the cumulative floor area of non-residential development in the precinct will be greater than 105,000 m<sup>2</sup> gross floor area (A25) or the cumulative number of dwellings will be greater than 285 (A9):
  - (a) All the information necessary for council to be able to gain a comprehensive understanding of the matters which are listed for assessment.
  - (b) An 'integration' plan indicating the positioning of all existing and intended buildings relative to 'structuring elements' and how the balance of the precinct is to be developed to achieve or promote the objectives and policies of the precinct and thereby how the proposal fits with the developed and consented urban structure and form. To avoid doubt, this plan is not to be the subject of any approval from the council but is to inform any other travel-related conditions that might be appropriate and to understand such things as the developing movement pattern throughout the precinct and the location of noise-emitting and noise-sensitive activities.
  - (c) An assessment including a biennial travel mode questionnaire survey of travel patterns of workers and residents prepared by a suitably qualified and experienced person addressing the following:
    - (i) Mode share  
  
Details of the actual mode share of travel associated with non-residential and residential activity in the precinct in the morning and afternoon peak hour.
- (2) The application for resource consent under rules I538.4.1 (A25), (A9), (A26) and (A10) shall provide evidence of consultation on the mode share assessment with Auckland Transport and the New Zealand Transport Agency and their responses to that consultation.
- (3) The formation of a new primary pedestrian linkage and or the central pedestrian plaza at any time or stage in the development of the precinct.
  - (a) As for I538.9(1)(a) and (b).

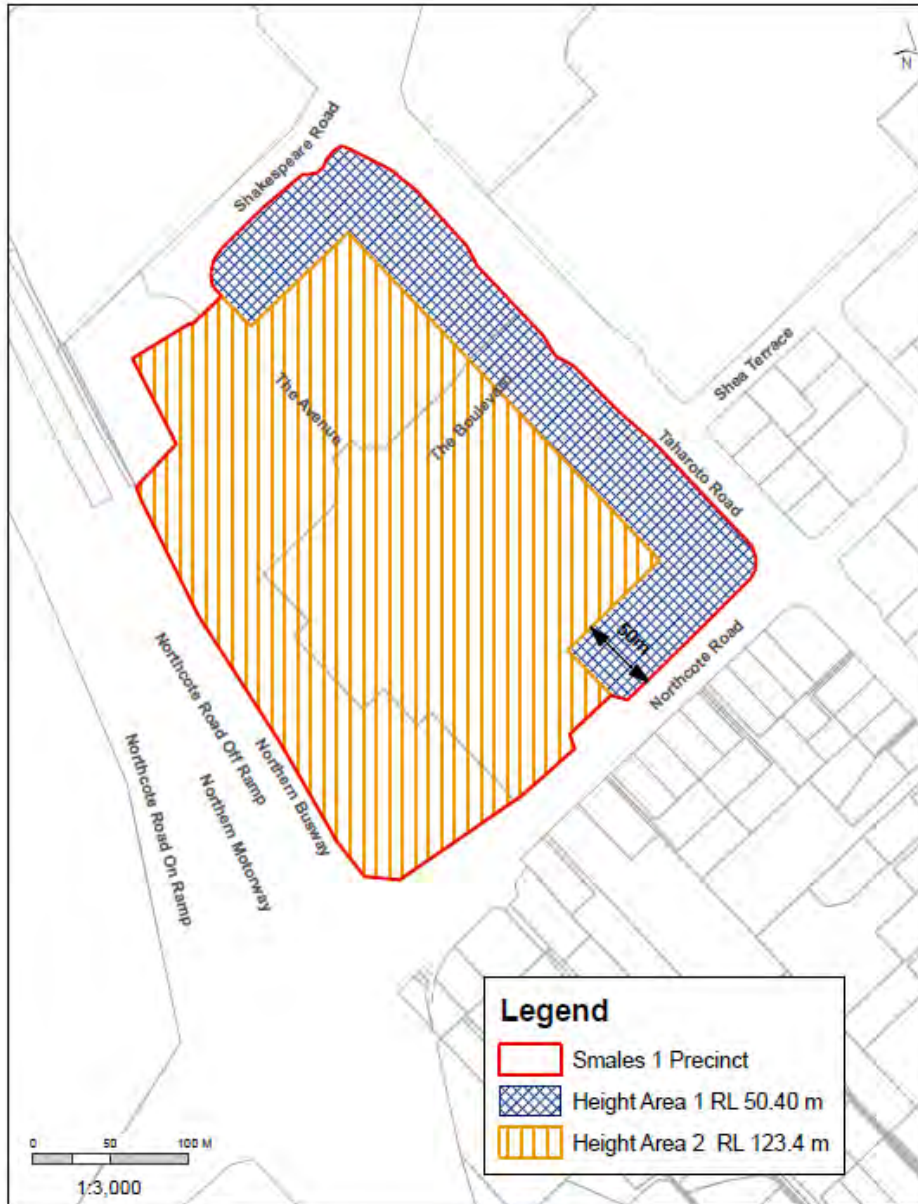
- (4) Where Standard I538.6.10 (2A) applies, a design report prepared by a suitably qualified and experienced acoustics specialist must be submitted to the council demonstrating noise compliance prior to the construction or alteration of any building containing a noise sensitive activity in or partly in the State Highway Buffer Area.
- (5) Each application for resource consent under rule I538.6.1(3) for the gross floor area (GFA) of premises occupied by retail, commercial services or entertainment activities ahead of the thresholds in rule I538.6.1(2) shall include a diagram to scale showing:
  - (a) An indicative concept of the proposed central pedestrian plaza as depicted on I538.10.2 Precinct Plan 2 Structuring Elements, including the identification of any portions of the plaza that may have been formed to date; and
  - (b) The location, floor areas and primary pedestrian entrances of all existing activities that are enabled by and are subject to standard I538.6.1(2) – total GFA of retail, commercial services and entertainment activities; and
  - (c) The location, floor areas and primary pedestrian entrances of all proposed new activities that are proposed under standard I538.6.1(3) – GFA of retail, commercial services and entertainment activities ahead of the thresholds of I538.6.1(2); and
  - (d) A table of floor areas specifying all existing and proposed developments (residential and non-residential) that give rise to the allowances for retail, commercial services and entertainment under standard I538.6.1 Gross floor area (GFA) and specifying also the commensurate retail, commercial services and entertainment floor areas the developments enable (existing and proposed) and identifying also those activities and their floor areas that have primary pedestrian entrances 'at or within 75m of the central pedestrian plaza'.

#### **I538.10. Precinct plans**

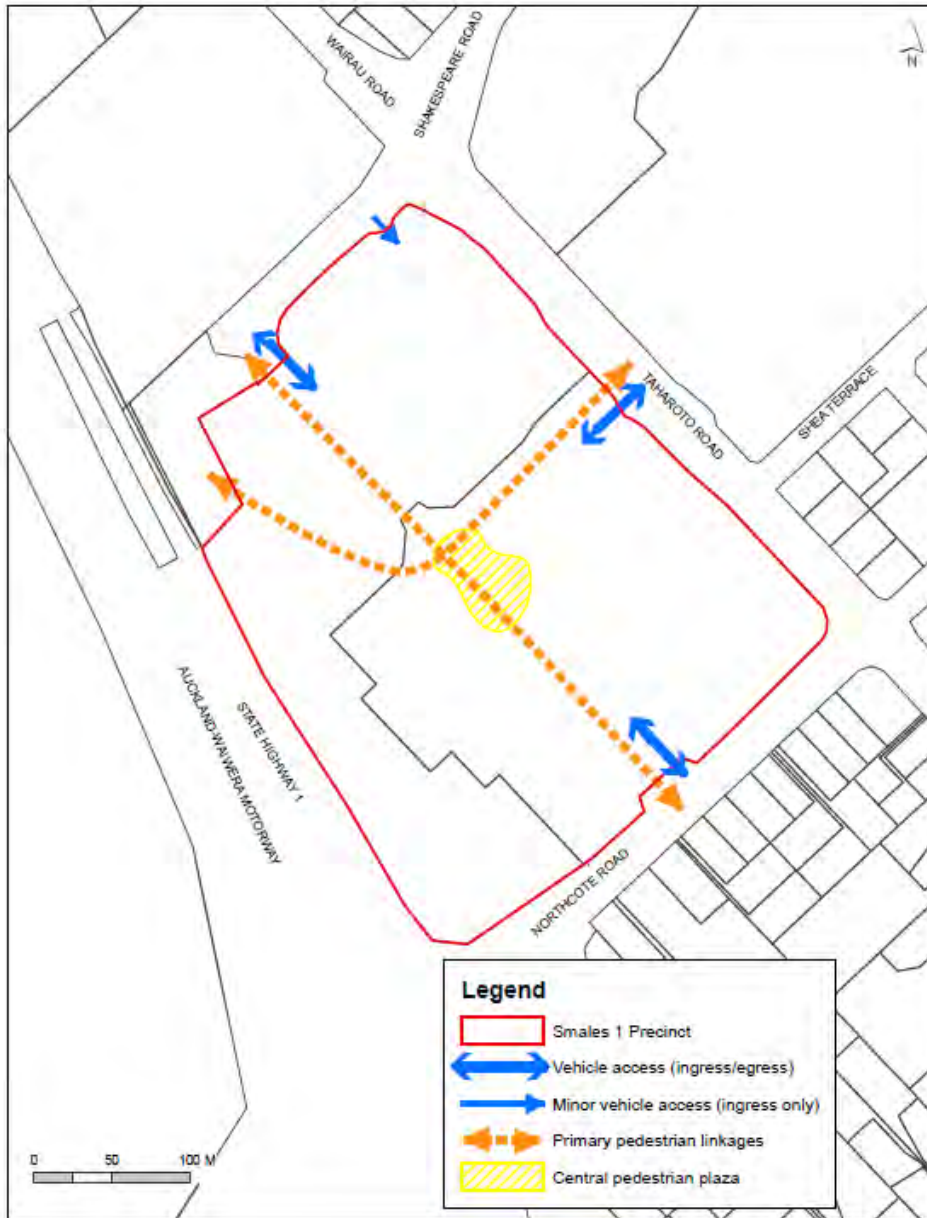
I538.10.1 Smales 1 Precinct: Precinct Plan 1 – Maximum Height

I538.10.2 Smales 1 Precinct: Precinct Plan 2 – Structuring Elements.

I538.10.1 Smales 1 Precinct: Precinct Plan 1 – Maximum Height



I538.10.2 Smales 1 Precinct: Precinct Plan 2 – Structuring Elements



## **I545. Waiwera Precinct**

### **I545.1. Precinct description**

The zoning of land within the precinct is the Business - Mixed Use Zone and Residential - Mixed Housing Suburban Zone.

This precinct recognises the importance of Waiwera as a regional tourist attraction. The Waiwera precinct applies to land on the southern side of Waiwera Road extending through to the eastern side of Waiwera Place and at the southern end of Waiwera Place, and includes the site of potential future hotel (Sub-precinct A), the land occupied by the geothermal hot pools complex (Sub-precinct B) and the former camping ground site at 37 Waiwera Place (Sub-Precinct C).

The Waiwera precinct allows for the development of existing commercial activities in the area to include a wide variety of tourist, recreational, and conference activities and the development of residential and supporting commercial activities. This approach:

- supports the efficient use of the area's natural resources and its function as a regional tourist attraction; and
- provides opportunities for residential living in a high amenity coastal environment.

The precinct sits within an area that includes a mix of residential zoned land, roads, reserves and a neighbourhood centre. Activities that include night time gatherings, including those involving music, with noise generated by people and vehicles leaving late at night, generally require resource consent so that effects on the amenity values of adjoining residential sites can be considered.

The precinct manages the scale and form of development to recognise the built and landscape character of wider Waiwera, which is formed by the predominantly low scale of buildings (one-three storeys) within a generally spacious setting, in which the coastal and landscape environment is a strong visual feature. The coastal and landscape environment primarily comprises Waiwera Beach at the eastern extent of the settlement, Waiwera Hill to the south and the Wenderholm Headland to the north.

There is potential for new development within Sub-Precinct A and B that could form a focus of the Waiwera settlement and enhance the amenity and vitality of the area. Greater height and building coverage is therefore possible within Sub-Precinct A and B, provided the development positively responds to, and integrates with Waiwera's built and landscape character. The precinct provides for the comprehensive redevelopment of sites and recognises that this character will evolve over time, while respecting its defining features.

The precinct also gives particular emphasis to maintaining the amenity values of surrounding residential sites.

### **I545.2. Objectives**

- (1) The ongoing operation and further development of the geothermal hot pool complex (including the mineral water bottling operation), visitor accommodation and tourist related activities, and a compatible mix of residential and supporting commercial activities is provided for within Sub-Precinct A and B.

I545 Waiwera Precinct

- (2) Residential and a small scale range of supporting commercial activities are provided for within Sub-Precinct C.
- (3) A quality built environment that positively responds to the built and landscape character of wider Waiwera, formed by the predominantly low scale of buildings (one-three storeys) within a generally spacious setting, in which the coastal and landscape environment is a strong visual feature.
- (4) The amenity values of adjacent residentially zoned land are maintained.

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

**I545.3. Policies**

- (1) Provide for the continued operation and development of existing commercial activities, including the geothermal hot pool complex, the mineral water bottling operation, visitor accommodation and tourist related activities as well as residential and supporting commercial activities, within Sub-Precinct A and B.
- (2) Provide for a small-scale range of commercial activities within Sub-Precinct C.
- (3) Require activities and development within the precinct to be designed and located in a way that positively responds to the built and landscape character of wider Waiwera.
- (4) Require activities and development within the precinct to be designed and located so that adverse effects on the amenity values of adjacent residential sites are avoided, remedied or mitigated.

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

**I545.4. Activity table**

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

Table I545.4.1 Activity table specifies the activity status of land use and development activities in the Waiwera sub-precincts A and B pursuant to section 9(3) of the Resource Management Act 1991.

**Table I545.4.1 Activity table sub-precincts A and B**

Activity		Activity status	
		Sub-precinct A	Sub-precinct B
<b>Use</b>			
Accommodation			
(A1)	Camping grounds	P	NC



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(A2)	Dwellings	P	P
(A3)	Conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses	RD	RD
(A4)	Visitor accommodation and boarding houses	P	P
(A5)	Retirement villages	P	NC
(A6)	Supported residential care	P	NC
Community			
(A7)	Entertainment facilities excluding nightclubs	D	D
(A8)	Healthcare facilities up to 500m <sup>2</sup> gross floor area within the sub-precinct	P	P
(A9)	Healthcare facilities greater than 500m <sup>2</sup> gross floor area within the sub-precinct	RD	RD
(A10)	Recreation facilities (including geothermal hot pool complexes)	RD	P
(A11)	Information facilities	P	P
(A12)	Public amenities	P	P
(A13)	Artworks	P	P
Commerce			
(A14)	Commercial services up to 200m <sup>2</sup> gross floor area within the Sub-Precinct	P	P
(A15)	Commercial services greater than 200m <sup>2</sup> gross floor area within the Sub-Precinct	RD	RD
(A16)	Conference facilities	RD	RD
(A17)	Offices that are accessory to the primary activity within the sub-precinct and: (a) the office gross floor area does not exceed 30 per cent of all buildings within the sub-precinct; or (b) the office gross floor area does not exceed 200m <sup>2</sup>	P	P
(A18)	Offices that are not accessory to the primary activity and are up to 200m <sup>2</sup> gross floor area within the sub-precinct	P	P
(A19)	Offices that are not accessory to the to the primary activity and are greater than 200m <sup>2</sup> gross floor area within the sub-precinct and accessory offices not otherwise provided for	D	D
(A20)	Food and beverage up to 500m <sup>2</sup> gross floor area within the sub-precinct	P	P
(A21)	Food and beverage greater than 500m <sup>2</sup> gross floor area with the sub-precinct	RD	RD
(A22)	Retail (excluding food and beverage) up to 200m <sup>2</sup> gross floor area within the sub-precinct	P	P

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(A23)	Retail (excluding food and beverage) greater than 200m <sup>2</sup> gross floor area within the sub-precinct	D	D
<b>Industry</b>			
(A24)	Mineral water bottling operation and accessory activities	D	RD
<b>Development</b>			
(A25)	New buildings (excluding swimming pools)	RD	RD
(A26)	Demolition of buildings	P	P
(A27)	Swimming pools and alterations to building facades that are less than 25m <sup>2</sup> and additions to buildings that are less than <ul style="list-style-type: none"> <li>- 25 per cent of the existing gross floor area of the building; or</li> <li>- 250m<sup>2</sup></li> </ul> whichever is the lesser	P	P
(A28)	Internal alterations to buildings	P	P
(A29)	Additions and alterations to buildings not otherwise provided for	RD	RD

Table I545.4.2 Activity table specifies the activity status of land use activities in the Waiwera Sub-precinct C pursuant to section 9(3) of the Resource Management Act 1991.

**Table I545.4.2 Activity table Sub-precinct C**

Activity		Activity status
<b>Use</b>		
Residential		
(A30)	Camping grounds	RD
Community		
(A31)	Recreation facilities	D
Commerce		
(A32)	Retail (excluding food and beverage) up to 200m <sup>2</sup> gross floor area within Sub-precinct C	P
(A33)	Retail (excluding food and beverage) between 201m <sup>2</sup> – 500m <sup>2</sup> gross floor area within Sub-precinct C	RD
(A34)	Retail (excluding food and beverage) greater than 501m <sup>2</sup> gross floor area within Sub-precinct C	D
(A35)	Food and beverage up to 200m <sup>2</sup> gross floor area within Sub-precinct C	RD
(A36)	Food and beverage greater than 200m <sup>2</sup> gross floor area within Sub-precinct C	D
(A37)	Healthcare facilities up to 200m <sup>2</sup> gross floor area	P

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(A38)	Healthcare facilities greater than 200m <sup>2</sup> gross floor area	RD
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**I545.5. Notification**

- (1) Any application for resource consent for an activity listed in Tables I545.4.1 and I545.4.2 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

**I545.6. Standards**

**I545.6.1. Standards sub-precincts A and B**

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

All activities listed as permitted and restricted discretionary in Table I545.4.1 must comply with the following standards.

**I545.6.1.1. Building height**

- (1) Buildings must not exceed the height in metres specified in Table I545.6.1.1.1 below:

**Table I545.6.1.1.1 Height**

Building height	Height for roof form	Total building height
16m	2m	18m

- (2) Buildings in Sub-precinct A shall be limited to the building development area shown on I545.10.1 Waiwera: Precinct plan 1.

**I545.6.1.2. Yards**

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table I545.6.1.2.1 below:

**Table I545.6.1.2.1 Yards**

Sub-precinct	Minimum front yard depth
A	5m
B	Nil

**I545.6.1.3. Building coverage**

- (1) The building coverage must not exceed:
  - (a) Sub-precinct A: 40 per cent of net site area.

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- (b) Sub-precinct B: 50 per cent of net site area.
- (2) For the purpose of this standard, building coverage excludes podiums no greater than 1.2m in height above ground level, which would otherwise be defined as a building.

**I545.6.1.4. Number of parking and loading spaces**

The Auckland-wide parking, loading and access rules apply except as specified below:

- (1) ~~The number of car parking spaces required accessory to recreation facilities is 1 car park for every 3 people the activity is designed to accommodate, excluding recreation facilities lawfully established as at 30 September 2013.~~

Commented [A1]: Non-Schedule 1

**I545.6.2. Standards Sub-precinct C**

The overlay, zone and Auckland-wide standards apply in Sub-precinct C, except as specified below.

All activities listed as restricted discretionary in Table I545.4.2 Activity table must comply with the following standards.

**I545.6.2.1. Building height**

- (1) Buildings within building development area A on I545.10.2 Waiwera: Precinct plan 2 must not exceed 8m in height, except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes more than 15 degrees.
- (2) All other buildings must not exceed the height specified in Table I545.6.2.1.1 below:

**Table I545.6.2.1.1 Height**

Building height	Height for roof form	Total building height
10.5m	2m	12.5m

**I545.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

**I545.8. Assessment – restricted discretionary activities**

**I545.8.1. Matters of discretion**

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

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- (1) Recreation facilities (including geothermal hot pool complexes) in Sub-Precinct A, commercial services greater than 200m<sup>2</sup> gross floor area within each of Sub-Precinct A and B, and mineral water bottling operation and accessory activities in Sub-Precinct B:
  - (a) refer to [H13.8.1](#) Matters of discretion in [H13 Business – Mixed Use Zone](#) rules.
- (2) Retail between 201m<sup>2</sup> and 500m<sup>2</sup> gross floor area within Sub-precinct C and food and beverage up to 200m<sup>2</sup> gross floor area per tenancy in Sub-precinct C:
  - (a) refer to [H4.8.1](#) Matters of discretion in [H4 Residential – Mixed Housing Suburban Zone](#).
- (3) New buildings and alterations and additions to buildings not otherwise provided for in Sub-precinct A and B:
  - (a) for Sub-Precinct A and B, the matters of discretion in [H13.8.1](#) Matters of discretion in [H13 Business – Mixed Use Zone](#) rules apply;
  - (b) effects on natural coastal values; and
  - (c) effects on landscape values.
- (4) New buildings and alterations and additions to buildings not otherwise provided for in Sub-precinct C:
  - (a) refer to [H4.8.1](#) Matters of discretion in [H4 Residential – Mixed Housing Suburban Zone](#);
  - (b) effects on natural coastal values; and
  - (c) effects on landscape values.
- (5) Conference facilities, food & beverage and healthcare facilities greater than 500m<sup>2</sup> in Sub-precincts A and B:
  - (a) refer to [H13.8.1](#) Matters of discretion in [H13 Business – Mixed Use Zone](#) rules.
- (6) The conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses, in Sub-precinct A and B:
  - (a) refer to [H13.8.1v](#) Matters of discretion in [H13 Business – Mixed Use Zone](#) rules.
- (7) Camping grounds and healthcare facilities greater than 200m<sup>2</sup> in Sub-precinct C:
  - (a) refer to [H4.8.1](#) Matters of discretion in [H4 Residential – Mixed Housing Suburban Zone](#).
- (8) Building height, yards and building coverage:

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- (a) effects on the natural coastal values of Waiwera; and
  - (b) effects on the landscape values of Waiwera.
- (9) Number of ~~parking and~~ loading spaces:
- (a) effects on amenity values of surround residential sites; and
  - (b) effects on the efficiency of the transport network.

Commented [A2]: Non-Schedule 1

**I545.8.2. Assessment criteria**

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

- (1) Recreation facilities (including geothermal hot pool complexes) in Sub-Precinct A, commercial services greater than 200m<sup>2</sup> gross floor area within each of Sub-Precinct A and B, and mineral water bottling operation and accessory activities in Sub-Precinct B:
  - (a) the assessment criteria in [H13.8.2](#) Assessment Criteria of [H13 Business – Mixed Use Zone](#) apply.
- (2) Retail between 201m<sup>2</sup> and 500m<sup>2</sup> gross floor area within Sub-precinct C and food and beverage up to 200m<sup>2</sup> gross floor area per tenancy in Sub-precinct C:
  - (a) the assessment criteria in [H4.8.2](#) Assessment criteria of [H4 Residential – Mixed Housing Suburban Zone](#) apply.
- (3) New buildings and alterations and additions to buildings not otherwise provided for in Sub-precinct A and B:
  - (a) the assessment criteria in [H13.8.2](#) Assessment Criteria of [H13 Business – Mixed Use](#) Zone apply.
  - (b) the extent to which effects on natural coastal values are addressed; and
  - (c) the extent to which effects on landscape values are addressed.
- (4) New buildings and alterations and additions to buildings not otherwise provided for in Sub-precinct C:
  - (a) the assessment criteria in [H4.8.2](#) Assessment criteria of [H4 Residential – Mixed Housing Suburban Zone](#) apply.
  - (b) the extent to which effects on natural coastal values are addressed; and
  - (c) the extent to which the effects on landscape values are addressed.
- (5) Conference facilities, food & beverage and healthcare facilities greater than 500m<sup>2</sup> in Sub-precincts A and B:

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- (a) the assessment criteria in [H13.8.2](#) Assessment Criteria of [H13 Business – Mixed Use Zone](#) apply.
- (6) Conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses, in Sub-precincts A and B:
- (a) the assessment criteria in [H13.8.2](#) Assessment Criteria of [H13 Business – Mixed Use Zone](#) apply.
- (7) Camping grounds and healthcare facilities greater than 200m<sup>2</sup> in Sub-precinct C:
- (a) the assessment criteria in [H4.8.2](#) Assessment criteria of [H4 Residential – Mixed Housing Suburban Zone](#) apply.
- (8) Building height, yards and building coverage:
- (a) Effects on natural coastal values
- (i) the extent to which additional building height, coverage or yard infringements may be appropriate within Sub-precinct A and B where the additional height reinforces the Sub-precinct's role as a regional tourist attraction while maintaining the natural coastal values of Waiwera. Methods to achieve this include:
- Transitioning building heights down to adjacent lower height residential sites and the coastal edge;
  - Provision of high quality landscaping; and
  - Providing opportunities for views through the development to Waiwera's prominent coastal and landscape features including Waiwera Hill particularly from public places.
- (b) Effects of natural landscape values
- (i) the extent to which additional building height, coverage or yard infringements may be appropriate within Sub-precinct A and B where the additional height reinforces the Sub-precinct's role as a regional tourist attraction while maintaining the natural coastal values of Waiwera. Methods to achieve this include:
- transitioning building heights down to adjacent lower height residential sites and the coastal edge;
  - provision of high quality landscaping and large scale trees that reinforce landscaping as a prominent feature of the development as viewed from public places; and
  - providing opportunities for views through the development to Waiwera's prominent coastal and landscape features including Waiwera Hill particularly from public places.
- (9) Number of ~~parking and~~ loading spaces:

Commented [A3]: Non-Schedule 1

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- (a) The extent to which the amenity values of surrounding residents are maintained having regard to on-street parking, noise and glare; and
- (b) The extent to which the local transport network continues to function efficiently.

**I545.9. Special information requirements**

There are no special information requirements in this precinct.

**I545.10. Precinct plans**



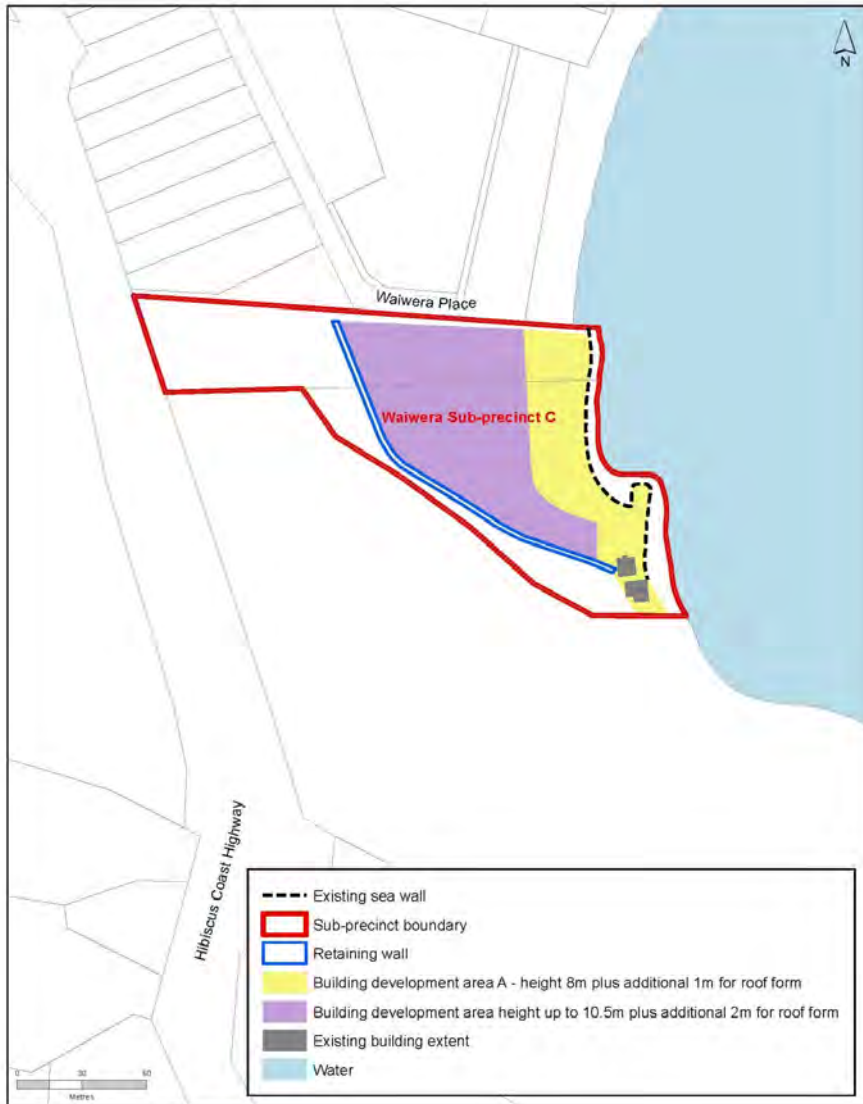
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I545.10.1 Waiwera: Precinct plan 1



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I545.10.2 Waiwera: Precinct plan 2



## **I547. Wēiti Precinct**

### **I547.1. Precinct Description**

This Wēiti Precinct applies to land area located between the Wēiti (Wade) River to the north, Okura River to the south and East Coast Road to the west. The land also bounds a portion of the Penlink designation in the north-west, and encompasses approximately 860ha.

The Wēiti Precinct is an important landscape area and contributes to achieving the maintenance of a greenbelt between the North Shore and the urban extent of the Hibiscus Coast.

A purpose of the Wēiti Precinct is to provide for an intensive village settlement while protecting the greenbelt and open space character of the area.

The Wēiti Precinct controls also protect the landscape, skyline and coast from development when viewed from the Long Bay Regional Park, East Coast Road and Whangaparaoa Peninsula. The Wēiti Precinct contains significant ecological areas that are to be enhanced by additional planting.

Wēiti Precinct has three sub-precincts as shown in Precinct plans 1-3.

- (1) Sub-precinct A – Karepiro. The sub-precinct has larger site sizes, provides for residential activities and is zoned Residential - Rural and Coastal Settlement.
- (2) Sub-precinct B – Village. The sub-precinct provides for a mix of commercial and residential activities in close proximity at its centre, with lower intensity residential activities towards its edges. The sub-precinct is zoned Residential - Rural and Coastal Settlement.
- (3) Sub-precinct C - Conservation and forestry. The sub-precinct forms the balance of the area. It provides for activities that are consistent with the open space character including conservation, outdoor recreation and small scale forestry activities. This sub-precinct is zoned Rural - Rural Conservation.

All development within the Wēiti Precinct is required to be in accordance with the Wēiti: Precinct plan 1 and the controls applying to the sub-precinct. Development within sub-precinct A is also managed by the Precinct plan 2: Wēiti sub-precinct A and development within sub-precinct B is also managed by the Wēiti Precinct plan 3: Wēiti sub-precinct B plan.

### **I547.2. Objectives**

- (1) The greenbelt and vegetated cover in the area between the Okura River and the urban Hibiscus Coast is maintained.
- (2) The landscape, skyline and coast are protected from development when viewed from Long Bay Regional Park, East Coast Road and the Whangaparaoa Peninsula.
- (3) A limited range of outdoor recreation activities are enabled.

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- (4) Key natural and heritage features and the distinctive character of the precinct are protected from inappropriate subdivision and development.
- (5) Phased and progressive enhancement and expansion of existing significant ecological areas is required and their long term preservation and management is ensured.
- (6) Subdivision and creation of additional sites within sub-precinct C – Conservation and forestry is prohibited unless required for essential infrastructure and a limited range of activities.
- (7) A pattern of ownership and a management regime are enabled which preserve the integrity and character of sub-precinct C – Conservation and forestry in perpetuity.
- (8) Defined communities and neighbourhoods are created in identified locations.
- (9) Adequate and appropriate land for public open space is provided and these areas are treated as integrated features in any sub-precinct B – Village development.
- (10) Public access within the precinct and to and along the Coastal Marine Area, rivers and adjoining public reserves is enabled and managed.
- (11) A limited scale of retail and business activities appropriate to support the needs of residents of the precinct is enabled in identified locations.
- (12) Adverse effects of land modification, development and land use activities on the natural environment, including landform, water courses, significant vegetation and the Coastal Marine Area are avoided, remedied or mitigated.
- (13) Adverse effects of stormwater runoff during and after development are avoided.
- (14) Appropriate wastewater and water infrastructure is provided to development on significant values within the receiving environment.
- (15) Adverse effects are not created on the surrounding road network.

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

#### **I547.3. Policies**

##### *General*

- (1) Enable the development of up to 550 dwellings.
- (2) Require development to take place in accordance with Wēiti: Precinct plan 1.
- (3) Maintain a greenbelt between the Okura River and urban Hibiscus Coast by preserving most of the precinct as sub-precinct C – Conservation and forestry.

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- (4) Enable activities of a nature, scale, intensity and location which allow the greenbelt to be retained.
- (5) Require subdivision and land use activities to be carried out in a manner which avoids the adverse effects of stormwater runoff on receiving environments.
- (6) Require subdivision and activities to be connected to a public reticulated wastewater system.
- (7) Require subdivision and activities to be connected to a public reticulated water system.
- (8) Subdivision and activities should avoid, remedy or mitigate adverse effects on the surrounding road network.
- (9) Require activities to be carried out in a manner which avoids adverse effects on the native flora and fauna of the precinct and the adjoining coastal environment.

*Sub-precinct A - Karepiro*

- (10) Enable clustered residential development with a maximum of 150 dwellings while having regard to:
  - (a) the visual impact of dwellings when viewed from outside the sub-precinct, particularly from outside the precinct including the coastline
  - (b) the phasing of the removal of existing pine trees and establishing alternative native vegetative planting as an integral component of the development of this residential sub-precinct
  - (c) managing the potential effects of development on the surrounding natural values of the Okura Department of Conservation Reserve, Okura Estuary and Marine Reserve, Karepiro Bay and Wēiti River.
- (11) Require buildings to be located and designed to avoid, remedy or mitigate adverse effects on the landscape, particularly having regard to:
  - (a) significant ridgelines;
  - (b) views from the Coastal Marine Area; and
  - (c) views from public roads or other public places outside the precinct.
- (12) Provide and maintain public access to Karepiro Bay as well as to the public toilet on Wēiti: Precinct plan 1.
- (13) Require the integration of sites and landscape values through the provision of a landscape plan for sub-precinct A – Karepiro.
- (14) Require infrastructure to be suitable to the location's key natural features and to the built form surrounding the development to avoid adverse effects on amenity values.

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### *Sub-precinct B - Village*

- (15) Enable the development of up to 400 dwellings.
- (16) Enable higher intensity development around activity centres, such as shops and parks, and adjacent to potential passenger transport routes and places of high amenity value.
- (17) Enable small scale commercial activities that assist in providing for the daily needs of residents within the wider precinct where located in general accordance with Precinct plan 3.
- (18) Enable a variety of section sizes and building types in order to create interest, diversity and choice.
- (19) Require roads, including footpaths and berms to be designed to achieve a highly connected road network providing for a range of transport modes including cars, cycles, pedestrians and public transport in general accordance with Wēiti: Precinct plan 1.
- (20) Require the design of parks and civic areas to enhance accessibility, including plaza areas, pedestrian areas and seating.
- (21) Prevent large floor plate retailers from establishing and ensure that they are limited by means of the delineation of the extent of commercial land use and buildable area.
- (22) Require buildings to be constructed within minimum and maximum heights and particularly discourage single storey buildings within Areas 4 and 5 on Precinct plan 3.
- (23) Enable a dense village environment to be created, having regard to the need to manage stormwater flows and water quality on downstream catchments.
- (24) Provide for roads within sub-precinct B to be constructed in accordance with Precinct plan 3.

### *Sub-precinct C – Forest and Conservation*

- (25) Avoid subdivision and development and require permanent protection except for activities associated with recreation, forestry, farming, conservation, heritage or education.
- (26) Require the land identified as additional Department of Conservation and council reserves in Wēiti: Precinct plan 1 to be provided to council or the Department of Conservation for public open space at the time of the first subdivision in sub-precinct B - Village.
- (27) Require the establishment of a network of walkways in Wēiti: Precinct plan 1 that are accessible to the public and that connect with the existing coastal walkway.

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- (28) Require buildings to be located and designed to avoid, remedy or mitigate adverse effects on the landscape, particularly having regard to:
- (a) significant ridgelines
  - (b) views from the Coastal Marine Area
  - (c) views from public roads or other public places outside the precinct.
- (29) Enable outdoor recreation, conservation, forestry, and related educational activities, rural and forestry activities in general accordance with Precinct Plan 1.
- (30) Enable the establishment of a golf course and accessory buildings.
- (31) Require the staged native vegetation enhancement planting in Precinct Plan 1 at the time of the first subdivision in sub-precinct B – Village.

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

#### **I547.4. Activity table**

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

Table I547.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Wēiti Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of these sections where relevant.

#### ***Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017***

If any activity listed in rules (including standards) I547.4.1 to I547.6.8 is regulated by the Resource Management (National Environmental Standard for Plantation Forestry) Regulations 2017 (“NESPF”) then the NESPF applies and prevails.

However, the NESPF allows the plan to include more restrictive rules in relation to one or more of the following:

- Significant Ecological Areas Overlay;
- Water Supply Management Areas Overlay;
- Outstanding Natural Character Overlay;
- High Natural Character Overlay;
- Outstanding Natural Landscapes Overlay;
- Outstanding Natural Features Overlay; or
- activities generating sediment that impact the coastal environment.

Where there is a rule in the plan that relates to any of the matters listed above then the plan rule will apply. In the event that there is any conflict between the rules in the plan and the NESPF in relation to any of the above, the most restrictive rule will prevail.

If the NESPF does not regulate an activity then the plan rules apply.

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**Table I547.4.1 Activity table**

Activity		Sub-precinct A	Sub-precinct B	Sub-precinct C
All buildings accessory to any activity specified in this table have the same status as the activity itself, unless otherwise specified in this table.				
<b>Accommodation</b>				
(A1)	One dwelling per site	C	P	Pr
(A2)	Any activity that does not comply with Standard I547.6.1 Maximum number of dwellings	Pr	Pr	NA
(A3)	Visitor accommodation	Pr	P	Pr
(A4)	Any activity that does not comply with Standard I547.6.3.1 Visitor accommodation	NC	NC	NA
(A5)	More than one dwelling proposed in Area 4 and Area 5 of the Wēiti sub-precinct B in Precinct plan 3	Pr	RD	Pr
<b>Commerce</b>				
(A6)	Golf course and accessory buildings	RD	RD	RD
(A7)	Offices	NC	P	Pr
(A8)	Any activity that does not comply with Standard I547.6.3.2 Offices	NA	NC	NA
(A9)	Restaurants excluding drive-through facilities	NC	P	Pr
(A10)	Any activity that does not comply with Standard I547.6.3.3 Restaurants excluding drive through facilities	NA	NC	NA
(A11)	Retail	NC	P	Pr
(A12)	Any activity that does not comply with Standard I547.6.3.4 Retail	NA	NC	NA
<b>Community</b>				
(A13)	Education facilities	D	RD	RD
(A14)	Any activity that does not comply with Standard I547.6.4.1 Education facilities in sub-precinct C	NC	NC	NC
(A15)	Informal recreation and leisure excluding buildings	P	P	P



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(A16)	Organised sport and recreation excluding buildings	P	P	P
<b>Rural</b>				
(A17)	Conservation forestry	P	P	P
(A18)	Buildings, and parking accessory to conservation forestry	RD	P	RD
(A19)	Forestry	P	P	P
(A20)	Farming	P	NC	P
<b>Development</b>				
(A21)	Buildings in Area 3 of the Wēiti sub-precinct B in Precinct plan 3	NA	C	NA
(A22)	Buildings in Area 4 and Area 5 of the Wēiti sub-precinct B in Precinct plan 3	NA	RD	NA
(A23)	Dwellings in sub-precinct A	C	NA	NA
(A24)	Additions, alterations to or relocation of buildings in Area 4 and Area 5 of the Wēiti sub-precinct B in Precinct plan 3	NA	RD	NA
(A25)	Buildings and infrastructure identified in the Wēiti: Precinct plan 1	RD	P	RD
<b>Subdivision</b>				
(A26)	Subdivision of land for dwellings within sub-precinct A	RD	NA	NA
(A27)	Subdivision of land for consented conservation, heritage and education facilities	RD	RD	RD
(A28)	Subdivision of land within sub-precinct B to create sites for dwellings	NA	RD	NA
(A29)	Subdivision of land to create a site to accommodate a network utility or infrastructure to serve activities in the precinct	RD	RD	RD
(A30)	Subdivision of land to be vested as public open space	RD	RD	RD
(A31)	Subdivision of visitor accommodation activities within the Wēiti sub-precinct B	NA	Pr	NA
(A32)	Subdivision not otherwise provided for	Pr	Pr	Pr

**I547.5. Notification**

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- (1) Any application for resource consent for an activity listed in Table I547.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

### I547.6. Standards

The Auckland-wide, zone and overlay standards apply in this precinct in addition to the following standards.

All activities listed as a permitted activities, controlled activities or restricted discretionary activities in Table I547.4.1 Activity table must comply with the following standards.

#### I547.6.1. Maximum number of dwellings sub-precinct A and B

Table 1

Sub-precinct	Maximum number of dwellings
A	150
B	400

- (1) Visitor accommodation activities will be treated as dwellings for the purpose of this rule.
- (2) A visitor accommodation unit shall equate to 0.6 of a dwelling.

#### I547.6.2. Wēiti sub-precinct A

##### I547.6.2.1. location of sites

- (1) All sites created for dwellings must be located within the extent of sub-precinct A shown in Precinct plans 1-3.

##### I547.6.2.2. Height in relation to boundary

- (1) A building or any part of a building must not exceed a height equal to 3m plus the shortest horizontal distance between that part of the building and any site boundary.

##### I547.6.2.3. Yards

Table 2

Yard	Wēiti sub-precinct A
Shoreline	50m

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Riparian	10m from the edge of all other permanent and intermittent streams
Front	10m
Side and rear yards	1.2m

##### **I547.6.2.4. Buildings associated with farming larger than 25m<sup>2</sup> housing animals – minimum separation distance**

- (1) No buildings housing animals other than horses may be located closer than 100m from any boundary of the site

##### **I547.6.2.5. Accessory buildings**

- (1) The maximum gross floor area for accessory buildings must not exceed 150m<sup>2</sup>.

##### **I547.6.2.6. Planting of steeper slopes**

- (1) All slopes steeper than 20 degrees within individual sites that have not been built on are to be permanently vegetated with local native plant species.

#### **I547.6.3. Wēiti sub-precinct B**

##### **I547.6.3.1. Visitor accommodation**

- (1) Visitor accommodation units must:
- (a) be within Areas 4 and 5 of Wēiti sub-precinct B in Precinct plan 3.
  - (b) not exceed the maximum number of dwellings in standard I547.6.1 above.
- (2) There must be no more than 100 visitor accommodation units within sub-precinct B.

##### **I547.6.3.2. Offices**

- (1) Offices must be within Areas 4 and 5 of Wēiti sub-precinct B in Precinct plan 3.

##### **I547.6.3.3. Restaurants excluding drive through facilities**

- (1) Restaurants must be within Areas 4 and 5 of Wēiti sub-precinct B in Precinct plan 3

##### **I547.6.3.4. Retail**

- (1) Retail must:
- (a) be within Areas 4 and 5 of Wēiti sub-precinct B in Precinct plan 3

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(b) be no more than 400m<sup>2</sup> gross floor area

(c) exclude the following retail activities:

- (i) builders, tradesmen, engineers, farmers and DIY suppliers; and
- (ii) motor vehicle and machinery parts and tool suppliers.

#### I547.6.3.5. Location of sites

(1) Dwellings must be located within the extent of sub-precinct B shown in Wēiti: Precinct plan 1 and in Precinct plan 3.

#### I547.6.3.6. Height

Table 3

Area	Building height	Accessory building height
5	9m minimum 15m maximum 4-storey maximum	8m maximum
4	9m minimum 11m maximum 2-storey minimum	6m maximum
3	9m maximum 2-storey maximum	6m maximum

#### I547.6.3.7. Height in relation to boundary

(1) Within Areas 3-5 of sub-precinct B shown on Precinct plan 3, no part of any building must exceed a height equal to 3m plus the shortest horizontal distance between the part of the building and any site boundary adjoining Sub-precinct C.

#### I547.6.3.8. Maximum density

Table 4

Area	Density
5	One dwelling per 125m <sup>2</sup>
4	One dwelling per 250m <sup>2</sup>
3	One building per site

#### I547.6.3.9. Front façade of a building

(1) A building(s) on a front site closest to the street must face the street and not occupy less than:

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Table 5

Area	Percentage of length of site frontage
5	90%
4	50%
3	40%

**I547.6.3.10. Maximum building coverage and impervious area threshold**

Table 6

Area	Building coverage	Maximum impervious area
5	100%	100%
4	100%	100%
3	80%	80%

**I547.6.3.11. Yards – buildings**

Table 7

Yard	Area 5	Area 4	Area 3
Front	1m maximum	3.5m maximum 1m minimum	6m maximum 3.5m minimum
Side	1.8m minimum where a site adjoins an Area 3 site; otherwise no minimum yard	1.8m minimum where a site adjoins an Area 3 site; otherwise no minimum yard	1.8m minimum
Rear	7m minimum	5m minimum	4m minimum

**I547.6.3.12. Yards – accessory buildings**

Table 8

Yard	Area 5	Area 4	Area 3
Front	1m maximum	3.5m maximum 1m minimum	6m maximum 3.5m minimum
Side	0.3m	1m	2m
Rear	0.3m	0.6m	2m

**I547.6.3.13. Use of yards for vehicle access**

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- (1) The use of yards for vehicular access and parking must comply with the following:
  - (a) front yards:
    - (i) area 3 shown in Precinct plan 3: vehicular access may be provided via the front yard.
    - (ii) areas 4 and 5 shown in Precinct plan 3: no vehicular access or car parking may be provided in the front yard.

#### **I547.6.3.14. Yards**

- (1) The following can be built in front yards:
  - (a) areas 3 and 4 shown in Precinct plan 3: verandahs and decks with a maximum height of 0.6m above ground, balconies and bay windows and front steps/porches may encroach into the front yard by not more than 3m deep.
  - (b) area 5 shown in Precinct plan 3: awnings or similar pedestrian shelter areas at ground floor level, up to 2.3m deep and extending up to 100 per cent of the building frontage.
- (2) The following can be built in side yards:
  - (a) areas 3 and 4 shown in Precinct plan 3:
    - (i) verandahs, balconies and bay windows and steps/porches may encroach into the front yard by no more than 1.5m deep.
    - (ii) fascia, gutters, down pipes and eaves, masonry chimney backs, flues, pipes, domestic fuel tanks, cooling or heating appliances or other services; light fittings, electricity or gas meters, aerials or antenna, pergolas or sunscreens/awnings providing that they do not encroach into the yard by more than 0.3m.
    - (iii) area 5 shown in Precinct plan 3: awnings or similar pedestrian shelter areas at ground floor level up to 0.6m deep and extending up to 100 per cent of the building frontage.

#### **I547.6.3.15. Commercial ground floor**

- (1) In the area identified as Area 5 'commercial ground floor' in Precinct Plan 3, there must be no dwellings at ground level.

#### **I547.6.4. Wēiti sub-precinct C**

##### **I547.6.4.1. Education facilities within sub-precinct C**

- (1) Education facilities within sub-precinct C must:

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- (a) be in accordance with the location of the conservation institute shown on Wēiti: Precinct plan 1
  - (b) be no less than 400m<sup>2</sup> gross floor area.
- (2) Any education facility within Sub-precinct C is restricted to the following activities:
- (a) a base for carrying out conservation forestry and associated activities
  - (b) a building where public sector science research related to Wēiti or the surrounding area can be furthered by making available office, meeting and seminar space
  - (c) educational programmes.

#### **I547.6.4.2. Height in relation to boundary**

- (1) No part of any building must exceed a height equal to 3m plus the shortest horizontal distance between that part of the building and any site boundary.

#### **I547.6.4.3. Yards**

Table 9

Yard	Wēiti Sub-precinct C
Shoreline	50m
Front	10m
Side and rear yards	1.2m

#### **I547.6.4.4. Native replanting**

- (1) Any native planting within Sub-precinct C (but outside the Enhancement Planting Areas (Stages 1, 2, 3 and 4) shown on Wēiti: Precinct plan 1 must meet the Standard I547.6.7.8 Enhancement planting below.

#### **I547.6.5. Subdivision**

##### *General*

- (1) For any subdivision in the precinct the following applies:
  - (a) the layout of ground floor level units or cross-lease flats and their associated exclusive use areas must comply with the subdivision rules for fee simple subdivisions
  - (b) an application for subdivision consent may be made for all or part of the land contained within Sub-precinct B as set out in Precinct plan 3.
- (2) All sites must be connected to a public reticulated sewerage scheme, except:
  - (a) sites fully comprising one or more entire village

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- (b) sites for open space or reserve purposes where the open space or reserve status is guaranteed in perpetuity
  - (c) sites to be used exclusively for utility services where no occupation will occur
  - (d) roads and access lots.
- (3) All sites must be connected to a public reticulated water supply network, except:
- (a) sites fully comprising one or more entire village
  - (b) sites for open space or reserve purposes where the open space or reserve status is guaranteed in perpetuity
  - (c) sites to be used exclusively for utility services where no occupation will occur
  - (d) roads and access lots.
- (4) Boundary adjustments must not create development potential that would have the effect of providing more than 400 dwellings in Sub-precinct B or 150 dwellings in Sub-precinct A.

#### **I547.6.6. Wēiti Sub-precinct A – subdivision**

##### **I547.6.6.1. Maximum number of sites**

- (1) The maximum number of sites for dwellings within Sub-precinct A must not exceed 150.

##### **I547.6.6.2. Size of dwelling sites**

- (1) The maximum size of any site must not exceed 2000m<sup>2</sup>
- (2) The minimum size of any site may be 900m<sup>2</sup>.

##### **I547.6.6.3. Location of dwelling sites**

- (1) All sites must be located within the development footprints identified in Precinct plan 2.

##### **I547.6.6.4. Provision of public access**

- (1) Public access to Karepiro Bay must be provided via a combination of public road and public walkways as set out in Wēiti: Precinct plan 1 and noted on subdivision plans submitted to the council for resource consent. The first subdivision application of any portion of sub-precinct A must include, to the extent they have not been provided, prior to that date, a mechanism to provide easements for the public walkways and conditions of consent must require the provision of such easements.



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- (2) All walkways must be constructed in accordance with SNZ HB8630:2004 for Walking Tracks (1 January 2004) and shall be completed prior to the issue of a certificate pursuant to section 224(c) of the Resource Management Act 1991. On approval of the section 223 certificate for the first subdivision of the Wēiti Sub-precinct A, the consent holder must sign easements in gross over the walkways in favour of the Council. The terms of the easements must include the following:
- (a) the consent holder must maintain the walkways generally to the standards to which they had been constructed.
  - (b) the consent holder may establish conditions of access in consultation with the Council.
- (3) The easements for the walkways must be registered on the issue of the section 224(c) certificate.
- (a) the walkways and the public car park shown in Wēiti: Precinct plan 1 must be open to public access at the following times:
  - (b) during New Zealand daylight saving time - 7am-8pm
  - (c) during New Zealand standard time - 7am-6pm provided that the consent holder may close all or part of the walkways to public access in circumstances where the consent holder considers (acting reasonably) that closure is appropriate due to emergency, the requirements of forestry activities or the Enhancement Planting Plan, for health and safety purposes, maintenance purposes, fire risk or security matters.

#### **I547.6.7. Wēiti sub-precinct B – subdivision**

##### **I547.6.7.1. Minimum site sizes**

- (1) Minimum net site areas must be as follows:

Table 10

Area	Site size
5	150m <sup>2</sup>
4	300m <sup>2</sup> capable of containing a square for building of 9m x 9m
3	400m <sup>2</sup>

##### **I547.6.7.2. Access and frontage**

- (1) All sites must have a minimum frontage as follows:

Table 11

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Area	Minimum frontage
5	5.5m
4	7m provided that the maximum frontage must not be greater than 20m
3	12m provided the maximum frontage must not be greater than 30m

#### **I547.6.7.3. Rooding and access**

- (1) Rooding and rear lanes must be provided in accordance with Precinct Plan 3.
- (2) Rear lanes must not be public roads and must provide legal vehicular access to all adjoining properties.

#### **I547.6.7.4. Greenbelt restrictive covenant**

- (1) Prior or concurrent to the issue of a certificate pursuant to Section 224(c) of the Resource Management Act 1991 for the first subdivision of land in sub-precinct B a restrictive covenant must be registered against the land in Wēiti Sub-precinct C (except the land to be vested as reserve under Standard H547.6.7.5 below, provision of reserve land) to prohibit in perpetuity any further subdivision within the sub-precinct, other than for:
  - (a) infrastructure specific to Wēiti; or
  - (b) approved conservation, heritage or education facilities.
- (2) The restrictive covenant must be addressed to Auckland Council. The restrictive covenant must be signed prior to the approval of the survey plan for subdivision of the relevant portion of sub-precinct B under Section 223 of the Resource Management Act 1991.
- (3) The restrictive covenant must be registered on the title of the Wēiti land in sub-precinct C on the date upon which a certificate pursuant to Section 224(c) of the Resource Management Act 1991 is issued in respect of the first subdivision application of Wēiti sub-precinct B.

#### **I547.6.7.5. Provision of reserve land**

- (1) As part of the first subdivision of any portion of the Wēiti sub-precinct, the following land as set out Wēiti: Precinct plan 1 must be provided to the Council.
  - (a) Stillwater Reserve land.

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- (b) Karepiro Bay walkway extension land.
  - (c) D'Acre Cottage Reserve extension land.
  - (d) Haigh's Access Road public park.
- (2) The following land must be provided to the Department of Conservation.
- (a) Karepiro Bay walkway buffer land.
- (3) The Council must offer the Department of Conservation an easement over part of the Haigh's Access Road public park to establish a carpark and other facilities.
- (4) The above land and easements must be provided on the issue of a certificate pursuant to Section 224(c) of the Resource Management Act 1991 for the first subdivision of any portion of the Wēiti sub-precinct.
- (5) The provision of land will not form part of any development contribution.

#### **I547.6.7.6. Provision of public access and public facilities**

- (1) Public access to Karepiro Bay must be provided via a combination of public road and public walkways as set out in Precinct Plan 1. Other public walkways shall be provided in accordance with routes identified in Wēiti: Precinct plan 1. The first subdivision application of any portion of sub-precinct B must include, to the extent they have not been constructed, prior to that date, an offer to provide the public walkways and construct and complete the facilities identified on the Wēiti Precinct Plan in Precinct plan 1, being:
- (a) a walkway from Haigh's Access Road to the Conservation Institute approximately 5.8km as shown on Wēiti: Precinct plan 1.
  - (b) a walkway from the Conservation Institute to the Wēiti Village Public Car park approximately 2.3 km as shown on Wēiti: Precinct plan 1.
  - (c) a walkway from the Public Car park to the Conservation Institute via road approximately 2.1km as shown on Wēiti: Precinct plan 1.
  - (d) a walkway from the Wēiti Village Public Car park to D'Acre Cottage approximately 1km as shown on Wēiti: Precinct plan 1.
  - (e) a further track, the exact route to be agreed between the Council and the consent holder, at a later date but prior to the issue of the section 224(c) certificate with termini in the following locations.

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- (i) at Stillwater, or alternatively at some point along the Walkway identified on Wēiti: Precinct plan 1 between Stillwater and Karepiro Bay.
  - (ii) at the Wēiti Village Public Car park or at some point along the Wēiti Walkway identified in clause (b) above.
- (2) All walkways must be constructed in accordance with SNZ HB8630:2004 for Walking Tracks (1 January 2004) and shall be completed prior to the issue of a certificate pursuant to section 224(c) of the Act. On approval of the section 223 certificate for the first subdivision of the Wēiti sub-precinct B, the consent holder must sign easements in gross over the walkways in favour of the council. The terms of the easements must include the following:
- (a) the consent holder must maintain the walkways generally to the standards to which they had been constructed.
  - (b) the walkways and the public car park shown in Wēiti: Precinct plan 1 must be open to public access at the following times:
    - (i) during New Zealand daylight savings time - 7am-8pm
    - (ii) during New Zealand standard time - 7am-6pm provided that the consent holder may close all or part of the walkways to public access in circumstances where the consent holder considers (acting reasonably) that closure is appropriate due to emergency, the requirements of forestry activities or the Enhancement Planting Plan, for health and safety purposes, maintenance purposes, fire risk or security matters.
  - (c) users of the walkways must comply with the conditions of access, which shall be developed by the consent holder, in consultation with the Council.
- (3) the easements for the walkways must be registered on the issue of the section 224(c) certificate.
- (4) prior to the issue of the section 224(c) certificate for the first subdivision application of sub-precinct B, the consent holder must construct and complete the following public facilities in the approximate locations shown in Precinct Plan 1.
- (a) the conservation institute and gardens.
  - (b) the lookout.
  - (c) three sets of public toilets (in each case containing two male and two female toilets).

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- (d) four open rest areas.
  - (e) the mountain biking club facility.
- (5) The consent holder must maintain public access free-of-charge to the toilets and rest areas and maintain them in clean condition and good working order.
- (6) The consent holder must own and be responsible for the operation, management and governance of the conservation institute and gardens which will function as:
- (a) a base for the carrying out of the Wēiti forest conservation, enhancement planting, and predator and pest eradication programmes.
  - (b) a building where public sector science research related to Wēiti or the surrounding area can be furthered by making available office, meeting or seminar space.
  - (c) educational programmes.
- (7) Within six months of issue of the section 224(c) certificate the:
- (a) consent holder must make the conservation institute available for those activities on reasonable conditions (which may include the payment of a fee).
  - (b) consent holder must make the Lookout available for public entry free of charge.
  - (c) consent holder must make the conservation institute gardens available for public entry. The consent holder may require the payment of a fee as a condition of entry.
- (8) The consent holder must create an incorporated society or charitable trust to own and operate the mountain biking club facility of approximately 20ha, including provision for access by other mountain bike club members or the public through annual and temporary permits. Times and terms will be determined by the incorporated society or charitable trust.
- (9) An additional minimum of 20ha of open space recreation areas must be provided for residents in easy walking distance of sub-precinct B. This will include walkways through the enhancement planting area between the two parts of sub-precinct B to provide access to open space areas outside the enhancement planting areas.
- (10) Conditions requiring a consent notice under s. 221 of the Resource Management Act 1991 to ensure clauses I547.6.7.6 (4) - (8) are

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implemented in perpetuity and must be included on the consent for the first subdivision application of sub-precinct B.

##### **I547.6.7.7. Funding of Wēiti walkway and public facilities**

- (1) The first subdivision application of sub-precinct B must demonstrate to the council that sufficient measures are in place to ensure the walkways and public facilities are maintained by one or more of the following measures:
  - (a) an incorporated society, body corporate, association or other entity or organisation representing Wēiti residents and the registered proprietor of the commercial lots, established to maintain the Wēiti walkways and public facilities.
  - (b) that entity has registered an encumbrance against such of the residential and other sites then created or has undertaken or made arrangements to do so on the first sale of each such sites to a third party.
  - (c) the consent holder has secured such obligations against the land in sub-precinct C.

##### **I547.6.7.8. Enhancement planting**

###### *Stage 1, 2, 3 and 4 enhancement planting*

- (1) The first subdivision application of any portion of sub-precinct B must include a management plan for planting native vegetation in the enhancement planting areas identified in Wēiti: Precinct plan 1 in accordance with the following:
  - (a) stage 1 areas - planting must be completed within five years of granting consent.
  - (b) stage 2 area - planting must be completed within 10 years of granting consent.
  - (c) stage 3 and 4 areas - planting must begin within 10 years of granting consent and be completed within 20 years of granting consent and in stage 4 to achieve native vegetation cover over 60 per cent of the area.
- (2) The management programme must provide for:
  - (a) maintenance and supplementary planting over five years following planting.
  - (b) maintaining the planting and reporting to Council.
- (3) The vegetation must be established for the purposes set out in the planting plan assessment and must not be clear-felled or removed.

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- (4) Remedial action is required where monitoring indicates the specified standards I547.6.7.8.5 below are not being met.

#### *Enhancement planting standard*

- (5) The planting of native vegetation must meet the following standards:
- (a) a survival rate such that planting will be established to a minimum 90 per cent of the original density specified before the project is signed off as complete.
  - (b) a density of 5,100 stems per hectare at approximately 1.4m centres in former forest areas, reducing to 1m centres (10,000 stems per hectare) in kīyū and wetland environments, and riparian margins.
  - (c) all stock must be fenced within grazing areas using a stock-proof fence to avoid potential access into existing native vegetation or new native planting.
  - (d) all plants must be sourced from the ecological district and be appropriate for the soil, aspect, exposure and topography.
  - (e) at planting each plant must be fertilised in accordance with the recommendations of the revegetation report submitted as part of the planting plan assessment.
  - (f) planting undertaken must reflect the composition of former natural vegetation likely to have occupied the site and have regard to natural processes of succession.
- (6) The maintenance of native plantings must meet the following standards:
- (a) maintenance must occur for a minimum of five years or until canopy closure has been achieved within 5 years.
  - (b) maintenance must include the on-going replacement of plants that do not survive.
  - (c) all invasive weeds shall be eradicated from the planting site both at the time of planting and on an on-going basis and plants released from kīyū as necessary to ensure adequate growth.
  - (d) animal pest control must occur.

#### **I547.6.7.9. Pest and weed control**

- (1) The first subdivision application of any portion of sub-precinct B must include a pest and weed control management plan for all of the land within the precinct which details the methods, timeline, monitoring and maintenance of an on-going programme and include possum, rodent and mustelid control and the control of plant pests.

**I547.6.7.10. Native Lizard Management**

- (1) The first subdivision application of any portion of sub-precinct B must include a Native Lizard Management Plan for the entirety of that sub-precinct which details the following:
  - (a) details of searching methods to be implemented for identifying the presence of lizards;
  - (b) mechanisms to capture and relocate lizards from areas where vegetation removal and/or earthworks will occur prior to the commencement of such activities, including obtaining the necessary Wildlife Act 1953 permits;
  - (c) methodology for captive management of lizards;
  - (d) locations for the potential release of lizards, including pest control for before and after their release; and
  - (e) methodology for any post-capture monitoring of released lizards.

**I547.6.8. Wēiti sub-precinct C - subdivision**

**I547.6.8.1. Location of sites**

- (1) Sites may only be created where necessary for accommodating:
  - (a) network utilities or infrastructure to service the development of the Wēiti A and B sub-precincts or activities in sub-precinct C.
  - (b) a conservation institute and gardens, conservation, heritage or educational facility in accordance with Standard I547.6.4.1 above.

**I547.6.8.2. Site configuration**

- (2) Sites must be capable of containing all buildings, infrastructure servicing that building or activity, including vehicle access and parking, wholly within the boundary of the site in compliance with the Auckland-wide subdivision rules.

**I547.7. Assessment – controlled activities**

**I547.7.1. Matters of control**

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

- (1) for dwellings in Sub-precinct A:
  - (a) the effects of density on neighbouring properties;
  - (b) the effects of buildings design and bulk building siting;
  - (c) the effects of landscape design;



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- (d) the effects of landform modification;
  - (e) the effects of infrastructure and avoidance of hazards;
  - (f) the effects of lighting on neighbouring properties; and
  - (g) the effects of impervious surfaces and stormwater management.
- (2) for buildings in Area 3 of the Wēiti sub-precinct B in Precinct Plan 3:
- (a) refer to matter of discretion I547.8.1.5

#### **I547.7.2. Assessment criteria**

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

- (1) for dwellings in Sub-precinct A:
- (a) whether the density of development achieves compliance with the density rules set out in Standard I547.6.1 above for sub-precinct A;
  - (b) whether the design of the proposed building incorporates techniques to avoid adversely impacting upon sensitive landscapes or on the natural character of the coast;
  - (c) whether the planting proposed for any building is appropriate for the location, and the extent to which such planting is necessary for mitigation of landscape and visual effects;
  - (d) the extent to which buildings and structures are sited so they integrate into the landform as far as is practicable within the confines of the density proposed for that location, in order to minimise adverse effects on landscape values and minimise or control sediment runoff;
  - (e) the extent to which associated earthworks shall incorporate techniques to minimise potential adverse effects on the land or any stream, river, or the coastal marine area;
  - (f) the extent to which buildings and structures adversely impact upon any existing native trees and bush which make a significant contribution to the visual and environmental qualities in the Wēiti Precinct;
  - (g) whether the provision of access and required infrastructure is configured to minimise earthworks and landform modification as far as is practicable within the confines of the density proposed for that location;
  - (h) whether buildings and structures within identified development areas are sited and designed to minimise the potential impacts on people and property from any possible forest fire or adequate provision is to be made to manage such risks;

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- (i) whether the erection of the building adversely affects overland flow paths or other stormwater runoff patterns and any measures proposed to mitigate this effect, where necessary; and
  - (j) the extent to which exterior lighting should be provided in such a way as to not be prominent, particularly against a dark background, when viewed from a public place including the coast.
- (2) for buildings in Area 3 of the Wēiti sub-precinct B in Precinct Plan 3:
- (a) refer to assessment criteria I547.8.2.1, I547.8.2.3, I547.8.2.6 and I547.8.2.7

#### **I547.8. Assessment – restricted discretionary activities**

##### **I547.8.1. Matters of discretion**

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

- (1) for more than one dwelling in Area 4 and Area 5 of the Wēiti sub-precinct B in Precinct Plan 3:
  - (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of building scale and design;
  - (c) the effects of landscaping and servicing; and
  - (d) the effects of roads public open space, access and parking.
- (2) for golf course:
  - (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of building scale and design;
  - (c) the effects of landscaping and servicing; and
  - (d) the effects of roads public open space, access and parking.
- (3) for education facilities:
  - (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of building scale and design; and
  - (c) the effects of roads public open space, access and parking.
- (4) for buildings, structures and parking accessory to conservation forestry:
  - (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of building scale and design;

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- (c) the effects of landscaping and servicing; and
  - (d) the effects of roads public open space, access and parking.
- (5) for buildings in Areas 4 and 5 of sub-precinct B:
- (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of building scale and design;
  - (c) the effects of landscaping and servicing; and
  - (d) the effects of roads public open space, access and parking.
- (6) for construction, additions, alterations to or relocation of buildings:
- (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of building scale and design;
  - (c) the effects of landscaping and servicing; and
  - (d) the effects of roads public open space, access and parking.
- (7) for buildings, structures and infrastructure identified in Wēiti: Precinct plan 1:
- (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of building scale and design;
  - (c) the effects of landscaping and servicing;
  - (d) the adverse effects of lighting on neighbouring properties; and
  - (e) the effects of roads public open space, access and parking.
- (8) for subdivision:
- (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of landscaping and servicing;
  - (c) the effects of roads public open space, access and parking; and
  - (d) the effects of enhancement planting and pest management.
- (9) for non-compliance with enhancement planting standard in I547.6.7.8:
- (a) the effects of enhancement planting and pest management.
- (10) for height in relation to boundary:
- (a) the adverse effects of scale and siting on adjoining properties;
  - (b) the adverse effects of privacy on adjoining properties; and
  - (c) the effects on streetscape.

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(11) for yards:

(a) the effects of scale and siting on neighbouring properties; and

(b) the effects of landscaping.

(12) for front façade of a buildings:

(a) the effects of scale and siting;

(b) the effects of landscaping; and

(c) the effects on streetscape.

(13) for maximum building coverage and impervious area threshold:

(a) the effects of scale and siting on neighbouring properties;

(b) the effects of landscaping;

(c) the effects of stormwater; and

(d) the effects on stability.

(14) for roof type:

(a) the effects of scale and siting; and

(b) the effects of stormwater.

(15) for planting of steeper slopes:

(a) the effects of landscaping; and

(b) the effects of stability.

#### **I547.8.2. Assessment criteria**

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

(1) for consistency with Wēiti: Precinct plan 1:

(a) whether the subdivision or land use is in accordance with Wēiti: Precinct plan 1 and in the case of sub-precinct B, the landuse and development is in accordance with Precinct Plan 3; and

(b) whether the activity is consistent with the objectives and policies of the precinct.

(2) for building scale and design:

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- (a) the extent to which there is a variety in the street front elevations including building articulation, and the use of varying materials and an avoidance of blank or unrelieved walls;
  - (b) the extent to which street frontages of houses provide potential for surveillance of the street;
  - (c) the extent to which garages dominate the street frontage;
  - (d) whether the building design and bulk has any adverse effects on the public enjoyment of public open space including the street;
  - (e) whether building design and bulk has any adverse effects on the provision of landscaping on the site, on neighbouring sites or on the street;
  - (f) the extent to which buildings used for retail activities have a minimum of 40% glass at the street level frontage;
  - (g) the extent to which in the case of non-residential activities, the character of the activity and its effects including the positioning and extent of signage, are compatible with the Wēiti Village residential character and amenity values expected in Wēiti sub-precinct A and contribute to a range of services that will support the local community;
  - (h) whether the scale, design, layout, external appearance of buildings maintains or enhances the character and amenity values within the relevant sub-precinct;
  - (i) whether the proposed activity adversely impacts upon sensitive landscapes, or the natural character of the coast or stream and any measures in building design proposed to mitigate such effects;
  - (j) whether the amount of earthworks required to implement the development can be minimised taking into account the existing topographical constraints and landform; and
  - (k) the extent to which open space is provided that is suitable for the residents with adequate privacy, sunlight and which is directly accessible to and part of the associated household unit.
- (3) for landscaping and servicing:
- (a) whether the landscape works form part of a comprehensive landscape design concept which integrates building design and private, communal and public land;
  - (b) whether the landscape concept is appropriate to the urban and natural context and to the creation of neighbourhood identity;

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- (c) whether any effects on sites of natural, archaeological or cultural significance are avoided, remedied or mitigated;
  - (d) the extent to which planting is used to:
    - (i) establish and maintain a well vegetated environment that is compatible with the neighbourhood and the character of the street;
    - (ii) visually reduce the bulk of new development and integrate new buildings;
    - (iii) help provide summer shade, wind breaks and access to winter sun;
    - (iv) help provide and maintain visual privacy; and
    - (v) create an attractive environment without prejudicing personal safety.
  - (e) whether existing mature trees, especially those located near property boundaries, can practically be able to be retained and incorporated into the development;
  - (f) whether the activity occurs without compromising the role of sub-precinct C as greenbelt within the precinct; and
  - (g) whether adequate engineering and infrastructure services, including wastewater and water and the provision of stormwater treatment and drainage infrastructure are provided for the stormwater treatment and drainage needs of the development.
- (4) for lighting:
- (a) in the case of the Wēiti sub-precinct A, the extent to which exterior lighting, including street lighting, is provided in such a way as to not be prominent, particularly against a dark background, when viewed from a public place including the coast. In the case of street lighting, whether consideration is given to alternative forms of street lighting such as short bollard lighting, while ensuring that traffic, pedestrian and cyclist safety is not compromised.
- (5) for roads, public open space, access and car parking:
- (a) the extent to which the proposed reserves, including walking tracks ~~and associated car parks~~ are sufficient to ensure that public access to the coastal marine area is maintained or enhanced and is of a slope and shape that is suitable for the intended use;
  - (b) the extent to which adequate walkways are provided between Wēiti sub-precincts A and B that are designed and located to enhance connectivity for residents, while minimising the impacts on any enhancement planting;
  - (c) whether adequate road access is provided, and whether there are no significant adverse effects on the safety and efficiency of the public roading network;

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- (d) whether the street network is well connected taking into account topographical, watercourse and vegetation constraints and achieves the intent of the street network as shown on Precinct Plan 2;
  - (e) ~~whether adequate provision is made for resident and visitor car parking;~~
  - (f) whether the building and any associated car parking areas adjacent to streams or common pedestrian areas designed to provide for pedestrian access along the banks of the streams;
  - (g) the extent to which screening or any other structures are well integrated into the overall design of the development;
- (6) enhancement planting and pest management:
- (a) the extent to which restrictions are placed on the keeping of domestic pets (primarily cats and dogs) in order to protect the native fauna of the Wēiti precinct and the adjoining coastal environment. Consideration must also be given in an integrated manner to the Pest and Weed Control Plan required under standard I547.6.4.1 above;
  - (b) whether the planting regime will better achieve the objectives and policies of the precinct;
  - (c) whether an adequate planting density is used to achieve canopy closure in a time frame similar to that if the standards had been complied with;
  - (d) whether the planting achieves appropriate connectivity with the existing significant ecological areas;
  - (e) the extent to which an appropriate plant survival rate is achieved;
  - (f) whether the planting reflects the species composition of the adjoining significant ecological areas vegetation;
  - (g) whether the species composition is appropriate for the particular site conditions such as soil, aspect and topography;
  - (h) the extent to which protection from stock is provided;
  - (i) whether the fertilising regime is appropriate to ensure the growth of the plants; and
  - (j) whether adequate pest and weed control is proposed.
- (7) for scale, siting and design of buildings:
- (a) whether views from significant public places, including the coast are adversely affected;

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#### I547 Wēiti Precinct

- (b) whether buildings are designed or located to minimise dominance or overshadowing on neighbouring sites;
- (c) the extent to which buildings generally remain in character with adjacent buildings; and
- (d) the extent to which the building maintains and enhances amenity values in the relevant sub-precinct.

(8) for privacy:

- (a) the extent to which the building adversely effects privacy.

(9) for landscaping:

- (a) whether landscape treatments and planting mitigate any adverse landscape and amenity effects.

(10) for streetscape:

- (a) whether the character of the streetscape is adversely affected.

(11) for stormwater:

- (a) whether treatment of stormwater is provided on-site to remove adverse effects on receiving waters.

(12) for stability:

- (a) whether the proposal leads to increased erosion.

#### **I547.9. Special information requirements**

(1) For resource consent applications in in sub-precinct A:

- (a) landscape plan – as part of a resource consent application a landscape plan must be prepared by a suitably qualified expert demonstrating visual integration of the buildings and associated infrastructure such as street lighting, into the landscape so they do not dominate the landscape or detract from the visual amenity of the area.

The landscape plan must include native screen planting within area 1A shown in Wēiti: Precinct plan 1 to provide for a high degree of screening of houses from the south and east and from the Department of Conservation walkway.

- (b) Public street pattern - a legible public street pattern should be created. As a guideline, street blocks should have a maximum plan dimension in any direction of 250m and a maximum block perimeter of 800m. Where public parks and reserves are provided, they should be bounded by public streets for 75 per cent of their entire perimeter, taking into account topographical, watercourse, vegetation and economic constraints.



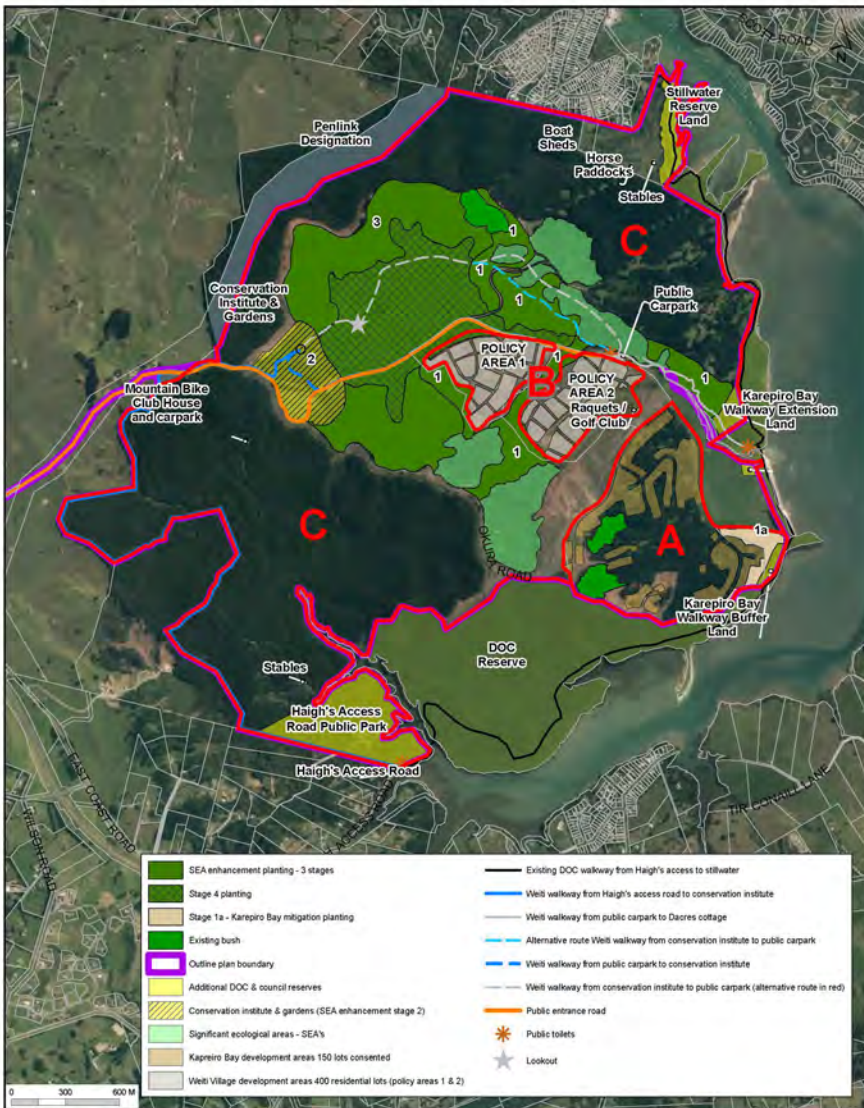
I547 Wēiti Precinct

- (2) For resource consent applications for Building in Area 4 and Area 5 in sub-precinct B the following information shall be provided:
- (a) site development information – showing topographic land contours, building platforms and footprints, building subdivision including individual shop and business tenancy sizes where practicable, pedestrian walkways, car parking areas and vehicular circulation, vehicular access points between the site and public roads, landscaped areas, service areas with appropriate screening, and the position of adjacent properties in terms of contributing to an overall urban design and streetscape character, including treatment of building frontages appropriate to the Objectives and Policies of the precinct.
  - (b) standards – Demonstration of compliance or otherwise with Wēiti sub-precinct B in Precinct plan 3 and relevant standards set out in Standards I547.6.3.1- I547.6.3.15
  - (c) car park layout and accessways – showing the number of car parks to be provided, the layout and vehicular circulation within the site, dimensions of car parks, carriageways and accessways, the provision of landscape treatment and stormwater swales within the car park, and any artificial lighting within these areas.
  - (d) landscape elements – showing the type of landscape treatment to be provided in yards, car park areas, streets and other landscape areas and any artificial lighting to be used in these areas. A landscape management plan shall be included providing the identification of plant and tree species to be used, the number of plants to be planted and plant spacings, appropriate garden preparation techniques and the on-going management of the planting that is proposed.
  - (e) pedestrian areas – showing the position of walkways, linkages to adjacent sites, widths, angles of slope and paving materials proposed.
  - (f) typical elevations/building typologies – showing building exterior design features including roofs, façades, verandahs, exterior building materials, colours and finishes, and how the proposal integrates with adjacent properties in terms of contributing to an overall urban design and streetscape character.
  - (g) signage showing the typology of external signs proposed on buildings intended for non residential activities; and their placement and sizing controls.
  - (h) public street pattern - a legible public street pattern should be created. As a guideline, street blocks should have a maximum plan dimension in any direction of 250m and a maximum block perimeter of 800m. Where public parks and reserves are provided, they should be bounded by public streets for 75 per cent of their entire perimeter, taking into account topographical, watercourse, vegetation and economic constraints.

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I547.10. Precinct plans

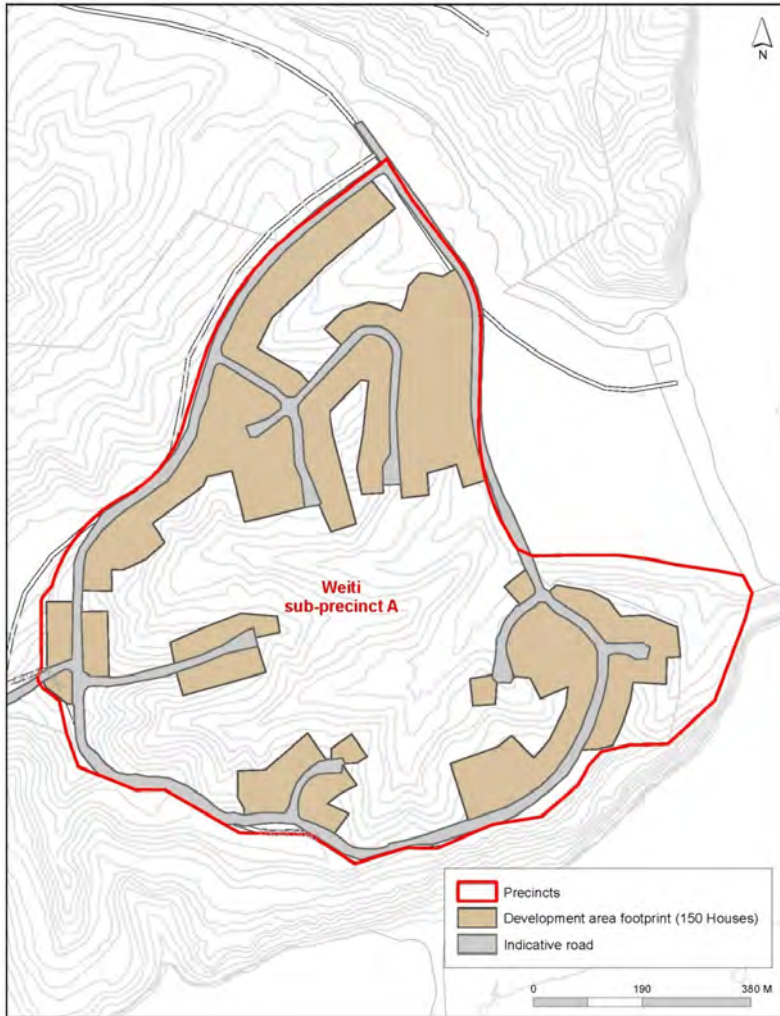
I547.10.1. Wēiti: Precinct plan 1



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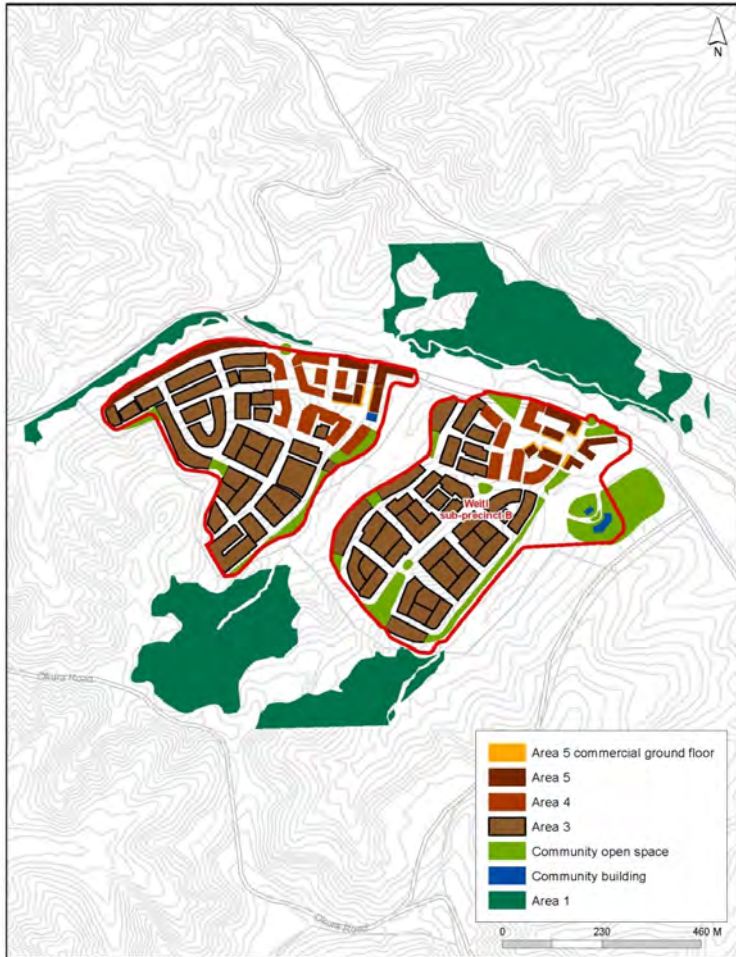
I547 Wēiti Precinct

I547.10.2. Wēiti: Precinct plan 2 - Wēiti sub-precinct A



I547 Wēiti Precinct

I547.10.3. Wēiti: Precinct plan 3 - Wēiti sub-precinct B



## **I548. Whangaparaoa Precinct**

### **I548.1. Precinct Description**

The Whangaparaoa Precinct is located at 1212 Whangaparaoa Road, Coal Mine Bay. The precinct is comprised of approximately 11.4 ha. The site is bounded by Coal Mine Bay to the north, Whangaparaoa Road to the south and an established residential development to the east.

The purpose of the Whangaparaoa Precinct is to enable the ongoing operation of the Peter Snell Youth Village camp facility and to provide for its expansion while safeguarding significant coastal landscape values.

The precinct has two sub-precincts. Sub-precinct A addresses ongoing use and change at the existing camp. Sub-precinct B addresses the vegetated land between the camp and the coastline. Sub-precinct B is also subject to the High Natural Character Area Overlay. Sub-precinct A provides for camp activities that are not generally enabled by the underlying zone.

The underlying zone of land within this precinct is the Residential - Large Lot Zone.

### **I548.2. Objectives**

- (1) The ongoing functioning and expansion of the Peter Snell Youth Camp is enabled while safeguarding significant coastal landscape values.
- (2) To provide for appropriate growth of the Peter Snell Youth Village including outdoor recreation structures and buildings, and up to 17 residential units associated with Peter Snell Youth Village.

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

### **I548.3. Policies**

- (1) Provide for activities which enable the ongoing use and development of the Whangaparaoa Precinct.
- (2) Ensure that development and land uses do not cause adverse effects for, or detract from, the highly valued coastal character of the precinct and locality.

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

### **I548.4. Activity table**

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

Table I548.4.1 specifies the activity status of land use, development and subdivision activities in the Whangaparaoa Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

I548 Whangaparaoa Precinct

**Table I548.4.1 Activity table Sub-precinct A (camp)**

Activity		Sub-precinct A
<b>Accommodation</b>		
(A1)	Youth camp (includes sleeping quarters, communal and recreation facilities and staff (permanent on-site) accommodation)	P
<b>Development</b>		
(A2)	Additions and alterations to buildings existing as at 29 September 2013, not exceeding 50m <sup>2</sup> gross floor area	P
(A3)	Any building up to 10m <sup>2</sup> gross floor area	P
(A4)	New outdoor sport and recreation structures and additions to existing sport and recreation structures, not involving any roofing	P
(A5)	Buildings or additions and alterations not permitted	RD
(A6)	Up to 17 new dwellings associated with Peter Snell Youth Village	RD
(A7)	More than 17 new dwellings	Pr

**Table I548.4.2 Activity table Sub-precinct B (balance of site)**

Activity	Activity Status
(A8) Any youth camp use or development other than dwellings	D

**Table I548.4.3 Activity table Sub-precinct A and B**

Activity	Activity Status
<b>Subdivision</b>	
(A9) Subdivision	D

**I548.5. Notification**

- (1) Any application for resource consent for an activity listed in Tables I548.4.1, I548.4.2 and I548.4.3 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

### I548.6. Standards

The overlay, Auckland-wide and zone standards apply in this precinct in addition to the following standards.

All activities listed as permitted and restricted discretionary activities in Table I548.4.1 for Sub-precinct A must comply with the following standards. For avoidance of doubt the following standards do not apply to Sub-precinct B.

#### I548.6.1. Building height

- (1) A building between 15m and 20m from the Whangaparaoa Road frontage must not exceed a maximum height of 7m.
- (2) Non-enclosed recreation structures located further than 20m from Whangaparaoa Road must not exceed a maximum height of 10m.

#### I548.6.2. Building coverage

- (1) The maximum building coverage must not exceed 11,400m<sup>2</sup>.

#### I548.6.3. Car parking Loading

- (1) For youth camp activities, 1 loading bay parking must be provided. at a ratio of:
  - (a) 1 carpark for every 10 people the development is designed to accommodate, plus
  - (b) 1 carpark per employee, and
  - (c) 1 loading bay.

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#### I548.6.4. Front yard setback

- (1) A building or any part of a building must not be located less than 15m from Whangaparaoa Road.

### I548.7. Assessment – controlled activities

There are no controlled activities in this section.

### I548.8. Assessment – restricted discretionary activities

#### I548.8.1. Matters of discretion

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

- (1) for up to 17 new dwellings associated with Peter Snell Youth Village, new youth camp buildings or additions not permitted, building height, building coverage, front yard setback and carparking:



I548 Whangaparaoa Precinct

- (a) the effects of design, location and colour of the buildings;
- (b) the effects of access and parking;
- (c) traffic impacts effects;
- (d) the effects on landscape and visual amenity;
- (e) stormwater effects; and
- (f) the effects on residential amenity of units on the site.

**I548.8.2. Assessment criteria**

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

- (1) for up to 17 new dwellings associated with Peter Snell Youth Village, new youth camp buildings or additions not permitted, building height, building coverage, front yard setback and carparking:
  - (a) the extent to which the design, location and colour of buildings or car parking areas adequately avoids or mitigates any adverse effects on the environment, including natural hazards arising from instability;
  - (b) whether buildings and structures use recessive natural colours to blend in with the surrounding landscape;
  - (c) ~~[deleted] whether adequate on-site parking is provided;~~
  - (d) whether adverse effects on the road infrastructure serving the site is avoided;
  - (e) the extent to which the design, form and location of buildings, car parking areas, and access complement the natural landscape and retain the visual dominance of the natural landscape over the proposed built environment across the site;
  - (f) whether the development avoids the domination of ridgelines and preserve the landscape character;
  - (g) the extent to which all buildings are sited and designed so they do not visually intrude on any significant ridge line or skyline or adversely affect the landscape character of the area;
  - (h) whether building finishes, including colours and materials-complement the landscape character of the surrounding environment;
  - (i) whether the exterior finish of the building has a reflectance value of not more than 30 per cent as defined within the BS5252 standard colour palette;

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#### I548 Whangaparaoa Precinct

- (j) whether the siting of buildings and accessory buildings contribute to the landscape character of the surrounding environment by responding to natural landforms and landscape features;
- (k) whether redevelopment requires extensive landform modification;
- (l) whether existing trees and bush that make a significant contribution to the visual and environmental qualities of the site is retained to the fullest extent practicable;
- (m) whether any additional stormwater generated from the proposal undermines the preservation or enhancement of the existing stream network in the area;
- (n) the extent to which development areas (including driveways and parking areas) in excess of 1,000m<sup>2</sup> have water quality treatment applied (preferably using non-proprietary device such as rain gardens or swales);
- (o) whether stormwater discharge locations are confirmed by a chartered geotechnical engineer to ensure that there is no damage to streams (the area is noted as having expansive soils);
- (p) whether there is capacity in the Council's water and wastewater infrastructure to meet the demand generated by the proposal; and
- (q) whether design of residential units provides adequate outdoor courts, recreational amenity for residents, and privacy between units.

#### **I548.9. Special information requirements**

There are no special information requirements in this section.

#### **I548.10. Precinct plan**

I548 Whangaparaoa Precinct

I548.10.1. Whangaparaoa: Precinct plan 1



## **I549. Akoranga Precinct**

### **I549.1. Precinct Description**

The Akoranga Precinct applies to the Auckland University of Technology Campus located at Akoranga Drive, Northcote with a direct connection to the Northern Busway's Akoranga Station.

The purpose of the precinct is to enable tertiary education and the development and operation of a range of activities to cater for the diverse requirements of the student population, employees and visitors. Community use of the facilities is also provided for.

The precinct also allows for business, offices, research and laboratory facilities which are increasingly co-locating within these campuses, to the benefit of the tertiary institution, the students and the economic development of Auckland.

The precinct also enables new tertiary education facilities, new activities, access and physical connections within the site.

The zoning of the land within the Akoranga Precinct is the Business - Mixed Use Zone.

### **I549.2. Objectives**

- (1) Tertiary education facilities meet the education needs of their students, facilitate research and economic development, and provide for the well-being of employees, students and visitors.
- (2) Tertiary education facilities integrate positively with the wider community and environment and mitigate potential adverse effects.
- (3) Tertiary education and complementary business activities both benefit from co-location on tertiary education sites.
- (4) New buildings and structures respond to and positively contribute to the amenity values of streets, open spaces and surrounding context, thereby reinforcing sense of place.
- (5) A wide range of activities are enabled to occur within the precinct such as health, environmental services and early education to meet the education needs of students, researchers, and teaching staff and visitors; facilitate research and development, and otherwise generally provide for the well-being of staff, students and visitors.
- (6) The transportation demands of the precinct are provided for and travel demand planning and operations are used to manage their effects on traffic and pedestrians on campuses and the local transport network.
- (7) Development is designed and implemented in a comprehensive, efficient and integrated way which achieves a high quality urban environment.

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

those specified above.

### **I549.3. Policies**

- (1) Enable a wide range of activities on tertiary education facility sites, including tertiary education, research, health, recreation, student accommodation and appropriate accessory activities.
- (2) Provide for activities which clearly contribute to and benefit from co-location with a tertiary education facility including research, innovation, learning, and related work experience.
- (3) Require new buildings and significant additions and alterations to be designed in a manner that:
  - (a) makes efficient use of the site;
  - (b) contributes to the amenity of the public realm where development is located adjacent to a street or open space;
  - (c) responds positively to the existing and planned future context of the underlying zone and surrounding area; and
  - (d) responds and contributes positively to the sense of place.
- (4) Require screening or landscaping of waste management facilities, service areas/buildings and parking to enhance their appearance when viewed from adjacent residential zones or the public realm.
- (5) Provide for accessory activities to meet the needs of employees, students and visitors without undermining the function of nearby town centres as the primary location for business activities, and while avoiding, remedying or mitigating adverse effects on the transport network.
- (6) Provide for medium to large scale buildings as required for tertiary education, sports facilities, learning and research.
- (7) Encourage development to incorporate integrated transport planning that:
  - (a) promotes and enhances opportunities for bicycle and public transport;
  - (b) avoids adverse traffic effects on pedestrian safety and amenity; and
  - (c) limits the amount of car parking in recognition of the desirability of maintaining a pedestrian-oriented character of the campus.

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

### **I549.4. Activity table**

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

I549 Akoranga Precinct

Table I549.4.1 Activity table specifies the activity status of land use and development activities in the Akoranga Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I549.4.1**

Activity		Activity status
<b>Use</b>		
Accommodation		
(A1)	Dwellings accessory to tertiary education facilities	P
(A2)	Student Accommodation	P
(A3)	Visitor Accommodation	P
Commerce		
(A4)	Commercial Services	P
(A5)	Conferences facilities	P
(A6)	Entertainment Facilities accessory to tertiary education facilities	P
(A7)	Laboratories	P
(A8)	Licensed premises accessory to tertiary education facilities	P
(A9)	Light manufacturing and servicing accessory to tertiary education facilities	P
(A10)	Offices accessory to tertiary education facilities	P
(A11)	Retail up to 450m <sup>2</sup> gross floor area per tenancy	D
(A12)	Retail greater than 450 m <sup>2</sup> gross floor area per tenancy	NC
(A13)	Total combined retail over 2000m <sup>2</sup> gross floor area in the Akoranga Precinct	NC
(A14)	Supermarkets greater than 450m <sup>2</sup> gross floor area per tenancy	NC
Community		
(A15)	Artworks	P
(A16)	Care centres	P
(A17)	Community facilities	P
(A18)	Community use of education and tertiary education facilities	P
(A19)	Displays and exhibitions	P

I549 Akoranga Precinct

(A20)	Healthcare facilities	P
(A21)	Informal recreation	P
(A22)	Information facilities	P
(A23)	Organised sport and recreation	P
(A24)	Public amenities	P
(A25)	Tertiary Education facilities	P
<b>Development</b>		
(A26)	Accessory Buildings	P
(A27)	Buildings, alterations, additions and demolitions unless otherwise specified below	P
(A28)	Buildings, alterations, additions and demolition visible from and located within 10m of a road or open space	RD
(A29)	Buildings greater than 500m <sup>2</sup> gross floor area	RD
(A30)	Parking buildings	RD
(A31)	Parks maintenance	P
(A32)	Sport and recreation structures	P
(A33)	Waste management facilities accessory to tertiary education facilities	P

**I549.5. Notification**

- (1) Any application for resource consent for an activity listed in table I549.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

**I549.6. Standards**

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

All activities listed as permitted and restricted discretionary in Table I549.4.1

Activity table must comply with the following standards.

**I549.6.1. Building height**

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

I549 Akoranga Precinct

Sub precinct	Maximum height (m)
Within 20m of the Akoranga Drive site boundary	18m
Areas greater than 20m from the Akoranga Drive site boundary	30m

**I549.6.2. Building coverage**

(1) The building coverage must not exceed 50% of the whole precinct.

**I549.6.3. Height in relation to boundary**

(1) Where the precinct directly adjoins a site in a residential or open space zone, the height in relation to boundary control that applies in the adjoining residential zone applies to the adjoining precinct boundary.

**I549.6.4. Screening**

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

**I549.6.5. Yards**

The following standard applies to any boundary in the precinct that adjoins a residential zone.

Yard	Minimum depth
Front	A building or any part of a building must not be located less than 3m from the front boundary of the site
Side	A building or any part of a building must not be located less than 3m from the side boundary of the site
Rear	A building or any part of a building must not be located less than 3m from the rear boundary of the site

**I549.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

**I549.8. Assessment – restricted discretionary activities**

**I549.8.1. Matters of discretion**

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

- (1) Parking buildings, buildings greater than 500m<sup>2</sup> gross floor area:
  - (a) building scale, design location and external appearance to make



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efficient use of the site, contribute to public realm amenity, respond to the existing and planned context of the surrounding area and contribute positively to the sense of place.

- (b) access and through sites links to make efficient use of the site;
  - (c) any special or unusual characteristic of the site which is relevant to the standard; and
  - (d) where more than one standard will be infringed, the effects of all infringements considered together.
- (2) New buildings and alterations and additions to buildings, visible from and within 10m of the street:
- (a) building scale, bulk and location to make efficient use of the site, contribute to public realm amenity respond to the existing and planned context of the surrounding area and contribute positively to the sense of place; and
  - (b) design of parking and access to make efficient use of the site.
- (3) Building height, height in relation to boundary, maximum building coverage:
- (a) Any special or unusual characteristic of the site which is relevant to the standard;
  - (b) Where more than one standard will be infringed, the effects of all infringements considered together;
  - (c) effects of additional building scale on neighbouring sites, streets and open spaces (sunlight access, dominance, visual amenity); and
  - (d) consistency with the planned future form and context of the precinct and surrounding area.
- (4) Yards and screening
- (a) effects on the streetscape or open space amenity values in particular visual interest for pedestrians and opportunities for passive surveillance of the public realm;
  - (b) any special or unusual characteristic of the site which is relevant to the standard; and
  - (c) where more than one standard will be infringed, the effects of all infringements considered together.

#### **I549.8.2. Assessment criteria**

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

(1) Parking buildings, buildings greater than 500m<sup>2</sup> gross floor area or visible and within 10m of the street:

(a) Building design, location and external appearance.

- (i) the extent to which the scale, bulk, location and design of tertiary education buildings or structures:
- minimises adverse overshadowing or privacy effects on adjoining residential zoned sites by landscaping, screening, and/or separation distances;
  - maintains any historic heritage values associated with any scheduled item;
  - maintains the personal safety of tertiary education facility users; and
  - provides appropriate landscaping or fencing so that the tertiary education facility building is compatible with its surroundings and to preserve privacy of adjoining and facing residential properties.
- (ii) whether the design of buildings contributes to the local streetscape and sense of place by responding to the planned future context of the surrounding area;
- (iii) whether buildings that front the streets and open spaces positively contribute to the public realm and pedestrian safety;
- (iv) whether buildings include activities that engage and activate streets and public spaces at ground and first floor levels;
- (v) whether having regard to the functional requirement of the activity, buildings are designed to:
- incorporate crime prevention through environmental design principles;
  - avoid blank walls on all levels, long unrelieved frontages and excessive bulk and scale where practicable;
  - visually break up the building mass into distinct elements to reflect a human scale;
  - incorporate roof profiles as part of the overall building form; and
  - integrate servicing elements on the façade and roof (roof plan, exhaust and intake units and roof equipment) as part of the overall design of the building.

(b) the extent to which traffic generation in relation to a tertiary education activity achieves the following:

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- (i) not significantly detracting from traffic safety and having regard to potential traffic conflict and proximity to any major traffic intersection; and
  - (ii) ensuring activities which generate large volumes of traffic are not accessed from a local road.
- (2) New buildings and alterations to buildings, visible from and within 10m of the street.
- (a) Building scale, bulk and location
- (i) refer to the assessment criteria in Criterion I549.8.2(1)(a) above and the following:
    - the extent to which buildings introduce creative architectural solutions that provide interest in the façade through modulation, relief or surface detailing especially walls without windows and access points;
    - the extent to which buildings maximize the use of entrances, windows and balconies overlooking streets and open spaces.
- (3) Transport
- (a) the following assessment criteria are to be addressed in an integrated transport management plan prepared in consultation with Auckland Transport and the New Zealand Transport Agency;
  - (b) the extent to which the design of roads and the development of sites ensures well-connected attractive and safe transport routes, with appropriate provision for vehicle, cycle and pedestrian movements, ~~car parking~~, infrastructure services, street tree planting and landscape treatment;
  - (c) the extent to which a highly inter-connected road system is provided so as to reduce trip distances and to improve local accessibility;
  - (d) the extent to which any development having access to Akoranga Drive is designed to minimise the need for vehicle crossings and achieve safe access, without compromising the ability of those roads and interchanges to efficiently function as a strategic network. It is expected that the applicant will consult with Auckland Transport in respect of this criterion;
  - (e) the extent to which roads and intersection design creates high quality public spaces, and quality amenity features such as tree planting and footpath paving;
  - (f) the extent to which a pedestrian and cycle network is provided that safely and directly links main buildings, reserves, commercial areas and passenger transport routes with living areas;

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- (g) whether good walking and cycle connections are provided between parks/reserves, tertiary education facilities and business areas;
- (h) the extent to which the design of roads and slip lanes utilises land efficiently and encourages walkability by using minimal dimensions for carriageways creating safe entry and exit points on the slip lanes;
- (i) whether provision is made for public transport facilities, taxi stops and bus stops;
- (j) the extent to which development is designed to integrate land uses with transport systems, using an integrated transport assessment methodology for major trip generating activities. The integrated transport assessment should include consideration of public transport;
- (k) whether the parking areas meet the requirements of Auckland-wide standards, having regard to:
  - (i) the efficient use of land;
  - (ii) the existing provision of parking areas in the vicinity of the site and the capacity of roads giving access to the site;
  - (iii) the safety of road users including cyclists and pedestrians, including where appropriate for this purpose, avoiding car parking for an activity being separated by a road;
  - (iv) neighbourhood character; and
  - (v) parking demand by character of users for different activities at different times of the day.
- (l) the extent to which parking areas are secure, well lit and conveniently accessible;
- (m) the extent to which parking areas are located behind buildings, screened with landscaping (not visible from street) or located in semi or full basements;
- (n) whether development provides for on-site loading facilities for service and delivery vehicles;
- (o) the extent to which worker or student parking for non-residential activities is provided for within a five minute walking distance of land uses, rather than necessarily adjoining each non-residential activity;
- (p) whether development promotes a safe environment for pedestrians and cyclists, including adequate lighting and appropriate location and design of entrances, windows and driveways;
- (q) whether driveways, parking areas and roads provide for the safe and efficient provision for motor vehicles; and

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- (r) whether a travel plan is developed for the proposed activity that sufficiently sets out how the development will reduce the number of car journeys generated by the activity and how those on site will be provided with greater transport choices.
- (4) Building height, height in relation to boundary, maximum building coverage.
  - (a) the extent to which buildings that exceed the building height, height in relation to boundary and maximum building coverage demonstrate that the height, location and design of the building allows reasonable sunlight and daylight access to:
    - (i) streets and open spaces; and
    - (ii) adjoining sites, particularly those with residential uses.
- (5) Yards and screening
  - (a) The extent to which buildings that do not comply with the front yard or screening standard demonstrate that the ground floor of a building fronting a street or open space provides interest for pedestrians and opportunities for passive surveillance of the public realm.

**I549.9. Special information requirements**

There are no special information requirements for this section.

**I549.10. Precinct Plans**

There are no precinct plans in this precinct.

## **I551. Highgate Precinct**

### **I551.1. Precinct Description**

The Highgate precinct is located north of the original town of Silverdale and applies to approximately 15ha of land bounded by Highgate Parkway to the west, Wainui Road and residential development to the east and the Highgate industrial area to the south. Beyond Wainui Road to the east is the residential area of Millwater.

The purpose of the precinct is to ensure that the development of the area is carried out in an integrated way and to enable development of a business park style environment with greater amenity values than would be associated with an industrial zone.

The precinct is divided into three sub-precincts (A, B and C) as shown in I551.10.1 Highgate: Precinct plan 1. Sub-precinct A comprises most of the area. Sub-precinct B is to provide a neighbourhood centre in the central part of the precinct to meet the day to day needs of the wider business community in Sub-precinct A and to also enable offices, hospitals, recreation facilities and tertiary education facilities. Sub-precinct C connects the neighbourhood centre in Sub-precinct B to the residential area to the north-east. In Sub-precinct C limits are placed on the scale and extent of retail activity.

The zoning of the land within the Highgate Precinct is Industry - Light Industry for Sub-precinct A and Business - Neighbourhood Centre for Sub-precincts B and C.

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

### **I551.2. Objectives**

- (1) Sub division and development are designed and implemented in a comprehensive, efficient and integrated manner.
- (2) Development does not create significant adverse effects on the primary road network and connections to that network.
- (3) High standards of urban design are achieved including distinctive architectural styles, attractive landscaping and the use of colours and materials that will not dominate the landscape setting or compromise the character of the streetscape or neighbourhood in which they are located.
- (4) A range of business development opportunities are created that will increase employment opportunities in an attractive working environment.
- (5) The road layout is integrated with the landscape and provides a safe, attractive and well-connected network that includes cycling and walking routes.

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

### **I551.3. Policies**

#### **Sub-Precinct A**

- (1) Encourage a comprehensive and integrated approach to urban design.

- (2) Require resource consent applications for buildings and earthworks to manage the siting, design and appearance of buildings, provide landscaping, and to maintain high levels of amenity consistent with a business park like environment.
- (3) Enable and encourage the establishment of land use activities that will attract knowledge and people based businesses and a more limited or different range of business activities than might expect to be found in an industrial zone.
- (4) Require all buildings and development to be sited and designed to present a high quality built form.
- (5) Discourage the use of materials and bright corporate colours that will visually impact on the landscape.
- (6) Require all buildings and development on sites in sub-precinct A adjoining Wainui Road and the residential development west of Wainui Road, to be sited and designed to present an attractive façade and landscaping that is compatible with an interface to residential areas.
- (7) Discourage retail activity that could compromise the commercial viability of the Silverdale town centre.
- (8) Discourage industrial activities that could compromise the business park environment of the sub-precinct.
- (9) Avoid business activities which require air or water discharge consents.

**Sub-precincts B and C**

- (10) Require buildings and development to achieve a high standard of visual amenity that will enhance the identity, aesthetics and character of the sub-precinct.
- (11) Minimise the use of bright corporate colours to reduce competition for dominance by buildings and signage.
- (12) Require active frontages to buildings that address two street corners.
- (13) Enable the development of small service business and retail activities to support and provide a focal point for the business community in sub-precinct A and the adjoining residential area.
- (14) Enable the development of hospitals, recreation facilities and tertiary education facilities that will complement the knowledge and people based businesses in Sub-precinct A.
- (15) In Sub-precinct C, discourage the extent and scale of retail activity that could compromise the commercial viability of the Silverdale town centre.
- (16) Exempt on-site parking.

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

#### I551.4. Activity table

The provisions in any relevant overlays, zone and the Auckland-wide provisions apply in this precinct unless otherwise specified below. A blank in Tables I551.4.1 and I551.4.2 Activity tables below means that the provisions of the overlays, zone or Auckland-wide apply.

Tables I551.4.1 and I551.4.2 Activity tables, specify the activity status of land use, development and subdivision activities in the Highgate Precinct pursuant to section 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

**Table I551.4.1 Highgate Precinct – Sub-precinct A:**

Activity		Activity status
<b>Use</b>		
Accommodation		
(A1)	Visitor accommodation and boarding houses	D
Commerce		
(A2)	Commercial services	P
(A3)	Commercial sexual services	D
(A4)	Conference facilities	D
(A5)	Drive-through restaurants	RD
(A6)	Entertainment facilities	P
(A7)	Funeral directors' premises	D
(A8)	Garden centres	RD
(A9)	Marine retail	RD
(A10)	Motor vehicle sales	RD
(A11)	Offices up to 500m <sup>2</sup> gross floor area per tenancy	P
(A12)	Offices greater than 500m <sup>2</sup> gross floor area per tenancy	RD
(A13)	Offices that are accessory to the primary activity on the site and the office gross floor area exceeds 30 per cent of all buildings on the site	P
(A14)	Recreation Facilities	P
(A15)	Retail accessory to an industrial activity on the site, provided the retail gross floor area does not exceed 10 percent of all buildings on the site.	P
(A16)	Service stations	RD
(A17)	Trade suppliers	RD
Community		



(A18)	Artworks	P
(A19)	Care centres	RD
(A20)	Community facilities	D
(A21)	Education facilities	P
(A22)	Healthcare facilities	P
(A23)	Hospitals	RD
(A24)	Justice facilities	D
(A25)	Recreation facility	P
(A26)	Tertiary education facilities	RD
<b>Industry</b>		
(A27)	Industrial activities	RD
(A28)	Waste management facilities	NC
(A29)	Storage and lock-up	D
<b>Mana Whenua</b>		
(A30)	Marae complex	P
<b>Development</b>		
(A31)	New buildings	RD
(A32)	Additions and alterations to buildings	RD

**Table I551.4.2 Highgate Precinct – Sub-precinct B:**

<b>Activity</b>		<b>Activity status</b>
<b>Use</b>		
Commerce		
(A33)	Offices greater than 500m <sup>2</sup> gross floor area per tenancy	RD
(A34)	Hospitals	RD
(A35)	Recreation facilities	P
(A36)	Tertiary education facilities	RD
<b>Industry</b>		
(A37)	Industrial laboratories	P
<b>Development</b>		
(A38)	New buildings	RD
(A39)	Additions and alterations to buildings	RD

**Table I551.4.3 Highgate Precinct – Sub-precinct C:**

Activity		Activity status
<b>Use</b>		
Commerce		
(A40)	Food and beverage	P
(A41)	Offices greater than 500m <sup>2</sup> gross floor area per tenancy	RD
(A42)	Hospitals	RD
(A43)	Recreation facilities	P
(A44)	Retail up to 200m <sup>2</sup> gross floor area per tenancy provided that the total extent of frontage of retail activities along the Street Frontage notation, shown in I551.4.1 Highgate: Precinct plan 1, does not exceed 50m	P
(A45)	Retail not otherwise provided for in this table	NC
(A46)	Tertiary education facilities	RD
Industry		
(A47)	Industrial laboratories	P
<b>Development</b>		
(A48)	New buildings	RD
(A49)	Additions and alterations to buildings	RD

#### I551.5. Notification

- (1) Any application for resource consent for an activity listed in Table I551.4.1 and I551.4.2, Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

#### I551.6. Standards

The standards applicable to the zone, overlays and Auckland-wide apply in this precinct.

All activities listed as permitted or restricted discretionary in Tables I551.4.1 and I551.4.2 Activity tables must comply with the following standards.

Development within sub-precincts A and B that does not comply with clauses I551.6.1 and I551.6.2 is a discretionary activity, unless otherwise specified.

##### I551.6.1. Activities in sub-precinct A

- (1) Any retailing of any goods manufactured on the site must not exceed 25 per cent of the gross floor area set aside for manufacturing or 250m<sup>2</sup> whichever is less.

- (2) Development that does not comply with clause I551.6.1(1) above is a non-complying activity.
- (3) Buildings must not exceed 15m in height unless 35 per cent of ~~the required~~ parking is provided within the envelope of the building in which case the maximum height is 20m.
- (4) No more than 90 per cent of the site may be covered by impervious surfaces.
- (5) Buildings must be set back at least 3m from the front yard.
- (6) Buildings must be set back at least 3m from each side yard or 6m from one side yard.
- (7) All buildings must be set back at least 6m from a residential site or a stormwater detention pond.
- (8) A minimum of 50 per cent of the front yard must be landscaped and each landscaped area must have a minimum dimension of 3m. Fencing must not be constructed along the outside boundary of or within the area required to be landscaped.
- (9) Any storage or service areas must be fully enclosed or screened from public view by a wall not less than two metres in height or must be screened by densely planted landscaping with a minimum dimension of 3m.
- (10) Retaining walls must not exceed a maximum height of:
  - (a) 1.5m in a front yard
  - (b) 3m in a side or rear yard.

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#### **I551.6.2. Activities in sub-precincts B and C**

- (1) The maximum setback from any street frontage must be 1m.

#### **I551.6.3. Subdivision**

The subdivision standards in the [E38 Subdivision – Urban](#) apply in the Highgate precinct unless otherwise specified below.

##### **I551.6.3.1. Sub-precinct A**

- (1) The following subdivision controls apply in sub-precinct A.
- (2) Sites must comply with the following minimum road frontage width:
  - (a) Front sites: 25m
  - (b) Rear sites: 9m.
- (3) Landscaping proposed on land surrounding stormwater detention ponds must be implemented prior to the issue of a certificate under section 224(c) of the Resource Management Act 1991.

(4) Landscaping of streets must provide for the planting of one tree on each side of the road at 15m intervals.

(5) Landscaping proposed on publicly owned land must be implemented prior to the issue of a certificate under section 224(c) of the Resource Management Act 1991.

#### **I551.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

#### **I551.8. Assessment – restricted discretionary activities**

##### **I551.8.1. Matters of discretion**

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

- (1) New buildings or additions and alterations to buildings in sub-precincts A, B and C Drive-through restaurants, garden centres, marine retail, motor vehicle sales, service stations, industrial activities and trade suppliers in sub-precinct A:
  - (a) the effects of the siting, design, appearance and landscaping of buildings and development on the character of the area;
  - (b) the effects of the overall development layout, including the layout and design of roads and pedestrian linkages on the character of the area.
- (2) Hospitals, Tertiary Education Facilities, Offices greater than 500m<sup>2</sup> in sub-precincts A, B and C and Industrial Activities, Trade suppliers and Care Centres in sub-precinct A:
  - (a) the effects of the intensity and scale of the development on the future character of the area;
  - (b) the effects of the design and location of parking areas and vehicle access and servicing arrangements on visual amenity of the streetscape and on pedestrian safety;
  - (c) the effects of industrial activity on adjoining activities;
  - (d) the effects of development on the adjoining transport network, except industrial activities.
- (3) Subdivision:
  - (a) the effects of subdivision on road layout, pedestrian linkages and site frontage widths.

### **I551.8.2. Assessment criteria**

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

- (1) New buildings or additions and alterations to buildings in sub precinct A, Drive-through restaurants, garden centres, marine retail, motor vehicle sales, service stations, industrial activities and trade suppliers:
  - (a) the extent to which the proposal complies with I551.10.1 Highgate: Precinct plan 1;
  - (b) the extent to which new buildings, or additions and alterations to buildings, and the activities achieve high standards of urban design and achieve a business park like environment;
  - (c) the extent to which landscaping and planting enhances the amenity values and character of the streetscape and surrounding area and mitigate the visual effects of buildings and development to comply with policy I551.3(4);
  - (d) the extent to which outdoor storage areas compromise the high quality built environment envisaged in the sub-precinct; and
  - (e) the extent to which building heights and the height of a building in relation to the boundary compromise the business park character of the sub-precinct or reduce sunlight to outdoor areas provided for the use of employees or customers.
- (2) Hospitals, Tertiary Education Facilities, Care Centres, Offices greater than 500m<sup>2</sup>, Trade Suppliers and Industrial Activities:
  - (a) the extent to which the activities are adversely affected by surrounding industrial activity and whether mitigation is proposed;
  - (b) the extent to which the intensity and scale of the development, arising from the numbers of people and/or vehicles using the site, is consistent with the expected amenity values of the surrounding area and any whether practicable mitigation measures are proposed to manage those effects;
  - (c) the extent to which the traffic generated adversely affects the function, safety and efficient operation of the adjoining transport network, including pedestrian movement, particularly at peak traffic times; and
  - (d) the extent to which the implementation of mitigation measures are proposed to address adverse effects and which may include measures such as travel planning, providing alternatives to private vehicle trips including accessibility to public transport.

- (3) Industrial activities:
- (a) the extent to which the activity has an adverse effect on adjoining activities, particularly those involve the gathering of people;
  - (b) the extent to which industrial activities:
    - (i) involve unscreened outdoor storage areas which adversely affect amenity values;
    - (ii) create any discharges to air or water which require a resource consent and which adversely affect amenity values.
- (4) Sub-precinct B and C - New buildings or additions and alterations buildings:
- (a) the extent to which new buildings or additions and alterations buildings, achieve high standards of urban design and are developed and landscaped to comply with the policies for sub-precincts B or C as the case may be;
  - (b) the extent to which buildings have active edges to the street;
  - (c) the extent to which adverse visual effects of car parking and storage areas, when viewed from any public road or public open space, are mitigated by landscaping within yards to soften and assist with their visual screening and maintain or enhance the overall cohesiveness of the urban and landscape form.
- (5) Subdivision
- (a) the extent to which proposed layout of roads follow the alignment and extent of the road layout shown on the I551.10.1 Highgate: Precinct plan 1.

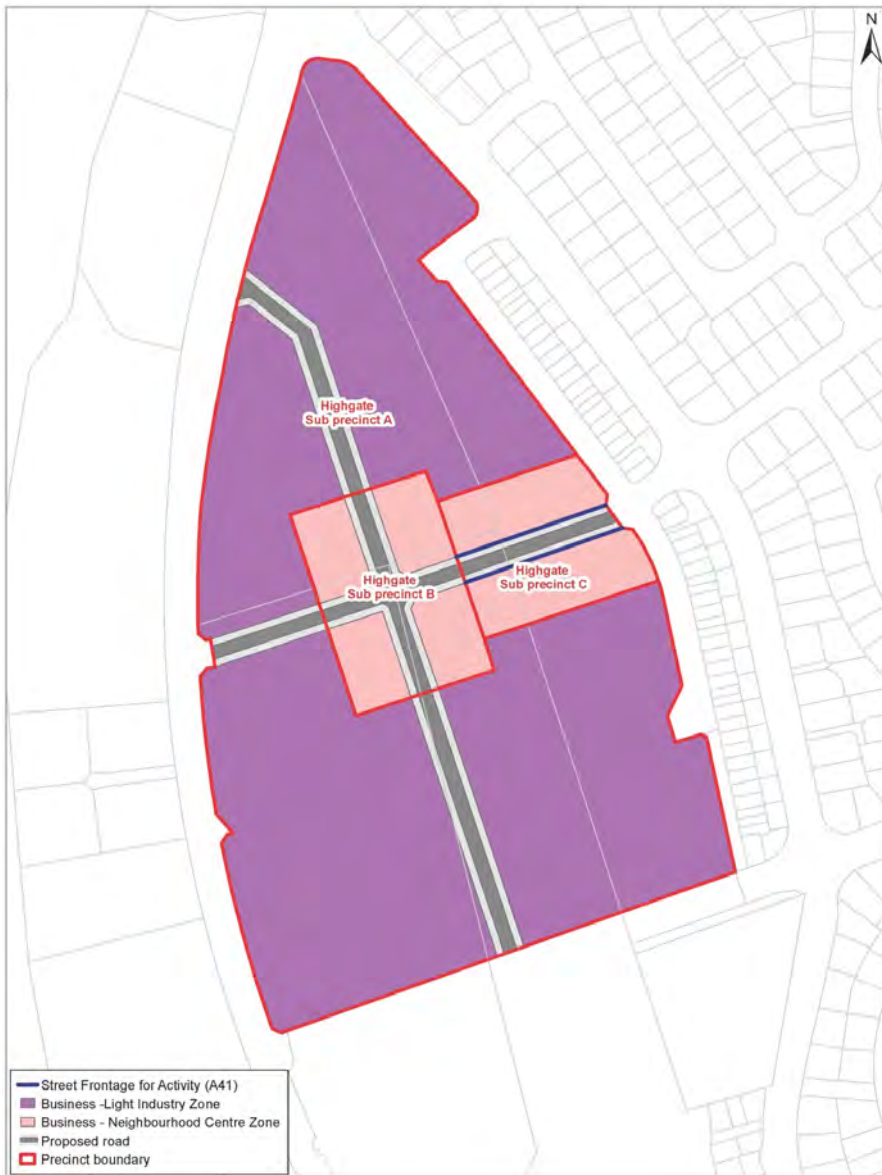
#### **I551.9. Special information requirements**

An application for the development listed below generally in accordance with I551.10.1 Highgate: Precinct plan 1 must be accompanied by the information set out below:

- (1) New buildings, and alterations and additions to buildings, and subdivision must provide the following information:
- (a) Where a site adjoins Wainui Road, or the residential sites to the west of Wainui Road, a photomontage or perspective sketch showing the proposed scale and form of the buildings when viewed from the adjacent portion of Wainui Road or the western boundary of the residential sites west of Wainui Road.
  - (b) Where development within sub-precinct A adjoins sub-precincts B or C, a photomontage or perspective sketch showing the proposed scale and form of buildings when viewed from sub-precinct B or C as the case may be.

I551.10. Precinct plans

I551.10.1. Highgate: Precinct Plan 1



## I603. Hobsonville Corridor Precinct

### I603.1. Precinct Description

The Hobsonville Corridor Precinct is located between Hobsonville Road and the Upper Harbour Highway (State Highway 18), and extends from Rawiri Stream eastwards to Memorial Park Lane at the Hobsonville Domain.

There are three sub-precincts in the precinct:

- Sub precinct A - divided into Area 1 and Area 2;
- Sub precinct B; and
- Sub-precinct C.

The purpose of the precinct is to provide a comprehensive and integrated approach to development to enable integrated land use and transport outcomes. High standards of urban design and landscape development are required throughout Sub-precincts A and B, with active, pedestrian-orientated frontages along Hobsonville Road. Slip lanes are provided for in Sub-precinct-B where they will provide safe access to buildings and activities along Hobsonville Road. In Sub-precinct C the precinct provisions provide for a good standard of visual amenity for Hobsonville primary school and residents on the southeastern side of Hobsonville Road.

The zoning of the land within the Hobsonville Corridor Precinct is Business- Mixed Use Zone, Business-Local Centre Zone, Business-Light Industry Zone, Open Space- Informal Recreation Zone and Open Space- Conservation Zone.

The I603.10.1 Hobsonville Corridor: Precinct plan 1 shows the sub-precinct boundaries. I603.10.2 Hobsonville Corridor: Precinct plan 2 – Sub-precincts A and B and I603.10.3 Hobsonville Corridor: Precinct Plan 3 - Sub-precinct C set out key transport infrastructure. I603.10.4 Hobsonville Corridor: Precinct plan 4 is a diagram of a typical slip lane design and I603.10.5 Hobsonville Corridor: Precinct plan 5 shows the landscape frontage areas around Hobsonville Primary School. I603.10.6 Hobsonville Corridor: Precinct Plan 6- Westpoint Drive and Brigham Creek Road outlines the location of the Brigham Creek Road/Westpoint Drive intersection, building setbacks along Brigham Creek Road and vehicle access restrictions on Westpoint Drive.

Stormwater management within the precinct is the subject of a stormwater network discharge consent which contains both an overall management approach and specific requirements for both hydrological mitigation and quality treatment at source. In addition, stormwater is managed in the precinct through the application of the Stormwater Management Area Flow 1 Control and requirements for stormwater quality treatment at source.

The provisions for the at-source quality treatment of stormwater runoff from impervious surfaces in this precinct replace the provisions of [Chapter E9 – Stormwater quality](#) – High contaminant generating car parks and high use roads.



## I603 Hobsonville Corridor Precinct

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

### I603.2. Objectives

- (1) The Hobsonville Corridor Precinct is developed in a comprehensive and integrated way for residential and business activities to service projected population growth at Hobsonville and the Hobsonville Peninsula.
- (2) [deleted]
- (3) Transport and land use patterns are integrated, particularly around the Brigham Creek interchange to achieve a sustainable, liveable community.
- (4) Subdivision and development is compatible with existing landscape features and sensitive to the ecological qualities of the upper Waitemata Harbour.
- (5) High density employment and residential activities are adjacent to transport, and land is used efficiently.
- (5A) Transport linkages within and through the precinct provide direct, alternative routes to using Hobsonville Road and the State Highway network.
- (6) Walking and cycling is promoted through the sub-precincts.
- (7) [deleted]
- (7A) Stormwater management and treatment mitigates adverse effects of development on the receiving environments.

#### *Sub-precinct A*

- (8) Mixed use development is comprehensively planned and a range of commercial, retail and residential activities enabled.

#### *Sub-precinct B*

- (8A) Development is of a form, scale and design quality that reinforces the local centre as a focal point for the community.
- (8B) High-quality urban design outcomes are achieved in the local centre.
- (9) Sub-precinct B is the compact, pedestrian orientated retail core of the precinct with a mix of large and small scale retail activities (including two supermarkets) to service the local convenience needs of the existing and future residential and employment population in Hobsonville.
- (10) Hobsonville Road is the focal point of pedestrian activity, with active frontages and high quality urban design.
- (11) [deleted]

## I603 Hobsonville Corridor Precinct

### *Sub-precinct C*

- (12) Development along Hobsonville Road and adjacent to Hobsonville Primary School provides a good amenity interface with the residential properties on the opposite side of Hobsonville Road as well as with the school.
- (13) The Rawiri Stream environment is enhanced through riparian planting and the provision of pedestrian and cycle access.

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

### **I603.3. Policies**

#### **I603.3.1. [deleted]**

##### **Development**

- (1) Promote comprehensive and integrated development of the precinct in accordance with I603.10.2 Hobsonville Corridor: Precinct plan 2 – Sub-precincts A and B and I603.10.3 Hobsonville Corridor: Precinct plan 3 – Sub-precinct C.
- (2) Require subdivision to provide for the inter-relationship and future integration with other land both within the sub-precincts and the wider precinct.

##### *Sub-precinct A and B*

- (3) Enable high intensity development, particularly adjoining Hobsonville Road, to provide for high densities of employment, and residential activity adjacent to the transport network.
- (4) Provide for compact mixed use environments by:
  - (a) managing development to provide a range of commercial, retail and residential activities; and
  - (b) enabling residential and office activities above street level in the Business - Local Centre Zone.
- (5) Enable medium to high density housing in Area 1 of Sub-precinct A.
- (6) Manage the location, scale and type of retail activities within Sub-precinct A to ensure that the retail development in that sub-precinct does not detract from the viability of a compact, pedestrian oriented centre in Sub-precinct B.
- (7) Enable a mix of retail activities in Sub-precinct B including:
  - (a) two supermarkets; and
  - (b) small scale retail and commercial services.

**I603.3.2. [deleted]**

**Built form**

- (8) Manage potential reverse sensitivity effects between mixed use and industrial development and residential and other sensitive activities by controlling the design of mixed use and industrial developments.
- (9) Manage development so that its scale and design contributes to the creation of high-quality amenity through pedestrian connections and public open space.

*Built form in Sub-precincts A and B*

- (10) Encourage higher employment densities along public transport corridors by requiring development fronting Hobsonville Road to be at least two storeys.
- (11) Recognise the importance of Hobsonville Road as the primary street for public interaction in the local centre by requiring buildings in Sub-precinct B with frontages to Hobsonville Road to:
  - (a) avoid blank walls;
  - (b) provide easily accessible pedestrian entrances;
  - (c) provide minimum floor heights to maximise building adaptability to a range of uses;
  - (d) maximise glazing;
  - (e) erect frontages of sufficient height to frame the street;
  - (f) provide weather protection for pedestrians;
  - (g) locate vehicle crossings to provide for safe pedestrian, cycle and vehicular movements; and
  - (h) be designed according to perimeter block principles where car parking is provided behind buildings except for kerbside parking.
  - (i) [deleted]
- (12) Provide for the establishment of two supermarkets in Sub-precinct B by:
  - (a) recognising the positive contribution supermarkets make to centre viability and function, and
  - (b) requiring designs that positively contribute to the streetscape and character of their surroundings.
- (13) Ensure that the ground floor of buildings in Area 1, Sub-precinct A do not contain residential activities.

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- (14) Ensure that food and beverage outlets and dairies are located on the ground floor of buildings so that they contribute to active street frontages in Area 2, Sub-Precinct A.

##### *Built form in sub-precinct C*

- (15) Manage development along Hobsonville Road and adjacent to Hobsonville Primary School to provide visual amenity for the school and properties on the south eastern side of Hobsonville Road.

#### **I603.3.3. [deleted]**

##### **Pedestrian and cycling access**

- (16) Require the provision of safe pedestrian linkages across Hobsonville Road.
- (17) Promote the development of road patterns to support a range of non-residential activities and to create a walkable and cyclable street environment through and between sub-precincts.
- (18) Ensure the interface between roads and any future pedestrian and cycling access alongside Rawiri Stream provides a safe and high amenity environment.

#### **I603.3.4. [deleted]**

##### **Infrastructure**

- (19) Ensure urban growth is sequenced to align with the delivery of infrastructure.

##### *Transport*

- (20) Manage development so that it does not adversely affect the safe and efficient operation of the transport network.
- (21) Require the provision of road connections through sites
  - (a) as generally indicated on I603.10.2 Hobsonville Corridor: Precinct plan 2 – Sub-precincts A and B, I603.10.3 Hobsonville Corridor: Precinct plan 3-Sub-precinct C and I603.10.6 Hobsonville Corridor: Precinct Plan 6-Westpoint Drive and Brigham Creek Road.
  - (b) to connect to identified strategic access points indicated in I603.10.3 Hobsonville Corridor: Precinct plan 3 – Sub-precinct C and with existing roads or road sections in Sub-precinct C.
  - (c) to provide direct road linkages to and through the precinct as an alternative to using Hobsonville Road and the State Highway network as indicated in I603.10.2 Hobsonville Corridor: Precinct plan 2 – Sub-precincts A and B and I603.10.3 Hobsonville Corridor: Precinct plan 3 – Sub-precinct C.

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- (d) to enable the existing road network to be extended to adjacent land (including aligning with any new proposed connections to or over the state highway) to support safe and efficient movement within the precinct and to and from the surrounding transport network.
- (22) Enable the provision of slip lanes in general accordance with I603.10.4 Hobsonville Corridor: Precinct plan 4 -Typical design of slip lanes, where appropriate to provide access to activities and buildings and to limit the number of access points on to Hobsonville Road in sub-precinct B.
- (23) Provide for transport networks including identified 'strategic access points' shown on I603.10.2 Hobsonville Corridor: Precinct plan 2 – Sub-precincts A and B and I603.10.3 Hobsonville Corridor: Precinct plan 3 – Sub-precinct C that:
  - (a) integrate with land use activities within the precinct and allow for safe and efficient movements within and around the precinct;
  - (b) are designed to promote the safety of all road users; and
  - (c) are designed to promote the use of alternative modes to private motor vehicles, including walking and cycling

#### **Stormwater Management**

- (24) Treat stormwater runoff at source to enhance the quality of freshwater systems and coastal waters.
- (25) Provide for stormwater mitigation and passive recreational opportunities by requiring developments to provide for enhancement of riparian margins, ecological linkages and instream ecology.
- (26) Ensure development is consistent with any approved network discharge consent and supporting stormwater management plan including the application of an integrated management approach to achieve water quality and hydrology mitigation.

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

#### **I603.4. Activity tables**

All relevant overlay, Auckland-wide and zone activity tables apply unless the activity is specifically provided for by a rule in Activity Table I603.4.1, Activity Table I603.4.2 or Activity Table I603.4.3 below.

Activity Table I603.4.1, Table I603.4.2 and Table I603.4.3 specify the activity status of land use, subdivision and development activities in the Hobsonville Corridor Precinct pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991.

Note 1

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Where 'NA' has been included in the activity status column, the activity is not applicable in the particular section of the activity table.

Note 2

Where no activity status has been included in the activity status column, the activity status is to be determined on the basis of the applicable overlay, Auckland-wide or zone activity rules.

Note 3

The rules I603.4.1 (A8H), I603.4.2 (A23) and I603.4.3 (A34) replace the rules in [Chapter E9 – Stormwater quality – High contaminant generating car parks and high use roads](#) in the precinct. No resource consents are required under [Chapter E9 – Stormwater quality – High contaminant generating car parks and high use roads](#) in the precinct.

**Table I603.4.1 Activity table – Sub-precinct A**

Activity		Activity status	
		Area 1	Area 2
<b>Use</b>			
(A1)	Offices	NC	RD
(A2)	Service stations	NC	RD
(A3)	Trade suppliers	NC	RD
(A4)	Food and beverage and dairies up to 200m <sup>2</sup> gross floor area per site	P	RD
(A5)	Food and beverage and dairies more than 200m <sup>2</sup> gross floor area per site	NC	NC
(A6)	[deleted]		
(A7)	[deleted]		
(A7A)	Food and beverage and dairies that are located above the ground floor in Area 2	NA	NC
(A7B)	Dwellings that are located on the ground floor in Area 1	NC	NA
<b>Subdivision</b>			
(A8)	Subdivision		
(A8A)	Subdivision that does not comply with one or more of the standards contained in I603.6.3A, I603.6.3B or I603.6.3C	D	D
<b>Development</b>			
(A8B)	New roads	RD	RD
(A8C)	New vehicle accessways	RD	RD
(A8D)	New buildings		
(A8E)	Alterations to building facades that are less than 25m <sup>2</sup>		
(A8F)	Additions to buildings that are less than:		

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	(a) 25 per cent of the existing gross floor area of the building; or (b) 250m <sup>2</sup> whichever is the lesser		
(A8G)	Additions and alterations to buildings not otherwise provided for		
(A8H) [rp]	Development of new or redevelopment of impervious areas	P	P
(A8I) [rp/dp]	Development that does not comply with one or more of the standards contained in Standard I603.6.3A, Standard I603.6.3B or Standard I603.6.3C	D	D
(A8J)	Development that does not comply with Standard I603.6.4	RD	RD

**Table I603.4.2 Activity table – Sub-precinct B**

Activity		Activity status
<b>Use</b>		
(A9)	Dwellings located more than 400m from the intersection of Hobsonville and Clark/Wisely Roads	D
(A10)	Dwellings located within 400m from the intersection of Hobsonville and Clark/Wisely Roads	P
(A11)	A supermarket of up to 4000m <sup>2</sup> gross floor area, resulting in no more than two supermarkets consented or completed in Sub-precinct B.	RD
(A12)	A supermarket when there are already two supermarkets consented or completed in Sub-precinct B	NC
(A13)	Supermarket of more than 4000m <sup>2</sup> gross floor area	NC
(A14)	[deleted]	
(A15)	[deleted]	
(A15A)	A retail unit, excluding a supermarket, with more than 500m <sup>2</sup> gross floor area.	NC
(A15B)	Retail, excluding a supermarket, where the average gross floor area of the retail units proposed is more than 300m <sup>2</sup>	NC
<b>Subdivision</b>		
(A16)	Subdivision	
(A16A)	Subdivision that does not comply with one or more of the standards contained in Standard I603.6.3A, Standard I603.6.3B or Standard I603.6.3C.	D
<b>Development</b>		
(A17)	New roads	RD
(A18)	New vehicle accessways and slip lanes	RD
(A19)	New buildings	
(A20)	Alterations to building facades that are less than 25m <sup>2</sup>	

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(A21)	Additions to buildings that are less than: (a) 25 per cent of the existing gross floor area of the building; or (b) 250m <sup>2</sup> whichever is the lesser	
(A22)	Additions and alterations to buildings not otherwise provided for	
(A23) [rp]	Development of new or redevelopment of impervious areas	P
(A24) [rp/dp]	Development that does not comply with one or more of the standards contained in Standard I603.6.3A, Standard I603.6.3B or Standard I603.6.3C.	D
(A25)	Development that does not comply with one or more of the standards contained in Standard I603.6.4 or Standard I603.6.6.	RD

**Table I603.4.3 Activity Table – Sub-precinct C**

Activity		Activity status
<b>Subdivision</b>		
(A26)	Subdivision	
(A27)	Subdivision that does not comply with one or more of the standards contained in Standard I603.6.3A, Standard I603.6.3B or Standard I603.6.3C.	D
<b>Development</b>		
(A28)	New roads	RD
(A29)	New buildings	
(A30)	External alterations and additions to buildings	
(A31)	New buildings or parts of buildings that are located on sites:  (i) fronting Hobsonville Road and subject to building height restriction area as shown on I603.10.3; or  (ii) adjoining Hobsonville Primary School.	RD
(A32)	External alterations and additions to buildings or parts of buildings that are located on sites:  (i) fronting Hobsonville Road and subject to building height restriction area as shown on I603.10.3; or  (ii) adjoining Hobsonville Primary School.	RD



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(A33)	Alterations to building facades that are less than 25m <sup>2</sup> that are located on sites:  (i) fronting Hobsonville Road and subject to building height restriction area as shown on I603.10.3; or  (ii) adjoining Hobsonville Primary School.	P
(A34) [rp]	Development of new or redevelopment of impervious areas	P
(A35) [rp/dp]	Development that does not comply with one or more of the standards contained in Standard I603.6.3A, Standard I603.6.3B or Standard I603.6.3C, Standard I603.6.8 or Standard I603.6.9.	D

**I603.5. Notification**

- (1) Any application for resource consent for an activity listed in Table I603.4.1, Table I603.4.2 and Table I603.4.3 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\(4\)](#).

**I603.6. Standards**

All relevant overlay, Auckland-wide and zone standards apply to the activities listed in Activity Table I603.4.1, I603.4.2 and I603.4.3. The standards in E9 Stormwater Quality – High contaminant generating car parks and high use roads do not apply.

All activities listed in Table I603.4.1, Table I603.4.2 and Table I603.4.3 must also comply with Standards I603.6.1 – I603.6.9.

**I603.6.1. [deleted]**

**I603.6.2. [deleted]**

**I603.6.3. [deleted]**

**I603.6.3A Standards - subdivision and development**

Purpose:

- ensure that roads are constructed to serve development in general accordance with I603.10.2 Hobsonville Corridor: Precinct plan 2 Sub-precincts A and B, I603.10.3 Hobsonville Corridor: Precinct plan 3- Sub-precinct C and I603.10.6 Hobsonville Corridor: Precinct plan 6- Westpoint Drive and Brigham Creek Road; and

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- To provide an additional setback on Brigham Creek Road to accommodate a future intersection with Westpoint Drive which is able to include right hand turn movements into Westpoint Drive.
- (1) Any subdivision or development of a site that contains an indicative future road or a preferred future road alignment must include the development of that road in general accordance with I603.10.2 Hobsonville Corridor: Precinct plan 2 – Sub-precincts A and B, I603.10.3 Hobsonville Corridor: Precinct plan 3- Sub-precinct C and I603.10.6 Hobsonville Corridor: Precinct Plan 6- Westpoint Drive and Brigham Creek Road.
  - (2) Any subdivision or development of a site that contains the indicative arterial road as shown in I603.10.3 Hobsonville Corridor: Precinct plan 3 – Sub-precinct C must provide for that new road.
  - (3) No structure will be located within an indicative future road, preferred future road alignment or indicative arterial road as identified in the I603.10.2 Hobsonville Corridor: Precinct plan 2 – Sub-precincts A and B and I603.10.3 Hobsonville Corridor: Precinct plan 3 – Sub-precinct C, unless an alternative road alignment has been approved by resource consent.
  - (4) All buildings (except for temporary buildings) on the southern side of Brigham Creek Road west of 118 Hobsonville Road (Lot 1 DP 49682) are to be setback from the road frontage as shown in I603.10.6 Hobsonville Corridor: Precinct Plan 6- Westpoint Drive and Brigham Creek Road to allow for the widening of Brigham Creek Road.

An application to construct a temporary building within the setback area is a restricted discretionary activity in accordance with General Rule [C.1.9](#).

#### **I603.6.3B Standards – New Roads**

Purpose: ensure that roads are constructed to serve development in general accordance with I603.10.2 Hobsonville Corridor: Precinct plan 2 Sub-precincts A and B, I603.10.3 Hobsonville Corridor: Precinct plan 3 – Sub-precinct C and I603.10.6 Hobsonville Corridor: Precinct Plan 6- Westpoint Drive and Brigham Creek Road.

- (1) Where the site includes the terminus of an indicative future road or a preferred future road alignment it must be designed to connect to the identified 'strategic access points' on I603.10.3 Hobsonville Corridor: Precinct plan 3 – Sub-precinct C.
- (2) Any new road or section of road as required in Standard I603.6.3A (1) or (2) above must connect with existing formed section/s and consented alignments on adjacent sites and must be designed to the same standard (to accommodate the same transport modes) as those existing and consented formed section/s of road that it connects to.
- (3) The Indicative Strategic Access Point for Westpoint Drive onto Brigham Creek Road is to be left in and left out only until such time that the State Highway 18

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Brigham Creek Interchange is upgraded to a diamond interchange or similar. A central raised median is to be placed on Brigham Creek Road to prevent right hand turn movements into or out of Westpoint Drive.

- (4) Right turn movements into the Indicative Strategic Access Point for Westpoint Drive may only occur when the State Highway 18 Brigham Creek Interchange is upgraded to a diamond interchange or similar. At the time right turn movements are introduced, the intersection shall be signalised, two right turn lanes shall be provided and additional through lanes on Brigham Creek Road in each direction shall be provided, along with pedestrian / cycle crossing facilities.
- (5) A vehicle access restriction applies on Westpoint Drive (both sides) for a minimum of 54 m from Brigham Creek Road (measured perpendicular from Designation 6471), as shown in I603.10.6 Hobsonville Corridor: Precinct Plan 6- Westpoint Drive and Brigham Creek Road. Construction or use of a vehicle crossing is not permitted within the vehicle access restriction.

#### **I603.6.3C Standards – Development of new or redevelopment of impervious areas**

- (1) Impervious areas where stormwater runoff is directed to an approved communal stormwater management device designed to achieve 75% total suspended solids removal and extended detention stormwater quality treatment must:
  - (a) Use inert building materials that do not have an exposed surface made from contaminants of concern to water quality (i.e. zinc, copper, and lead); and
  - (b) Achieve stormwater quality treatment at-source for all high use roads and high contaminant generating carparks using a filtration device (or similar) designed to remove metals and hydrocarbons in accordance with Technical Publication 10: Design Guideline Manual for Stormwater Treatment Devices (2003); or
  - (c) Achieve stormwater quality treatment for all impervious areas using a filtration device (or similar) designed in accordance with Technical Publication 10: Design Guideline Manual for Stormwater Treatment Devices (2003).
- (2) All other impervious areas not directed to an approved stormwater management device must:
  - (a) achieve stormwater quality treatment at-source in accordance with Auckland Council Technical Publication 10: Design Guideline Manual for Stormwater Treatment Devices (2003). (Note: the implementation of bioretention devices to achieve retention in accordance with SMAF Table [E10.6.3.1.1](#) Hydrology mitigation requirements are considered to achieve this standard); or

- (b) use inert building materials.

**I603.6.4. Standards – New buildings, external alterations and additions to buildings fronting Hobsonville Road in sub-precincts A and B**

Purpose: ensure buildings define the street edge of Hobsonville Road and contribute to:

- providing an attractive streetscape;
  - enhancing pedestrian amenity; and
  - making buildings accessible.
- (1) A new building on a site fronting Hobsonville Road, or additions or external alterations to an existing building located at the Hobsonville road street frontage, must adjoin the street frontage for its entire length.
- (2) Driveways are excluded from the requirements in Standard I603.6.4(1).
- (3) Where a slip lane is proposed, any new building or additions or external alterations to an existing building located at the slip lane frontage, must adjoin the slip lane for its entire length.
- (4) New buildings or additions or external alterations to an existing building on sites fronting Hobsonville Road in sub-precincts A and B must have a minimum height of 8.5m or two storeys above the finished level of the street for a minimum depth of 10m from the frontage.
- (5) Standards I603.6.4 (1) to (4) above do not apply to alterations to facades.

**I603.6.5. [deleted]**

**I603.6.6. Standards – New buildings, external alterations and additions to buildings in Sub-precinct B**

Purpose: provide pedestrians with weather protection, safety and amenity on the frontages of sites on Hobsonville Road.

- (1) The ground floor of a building, alteration or addition fronting Hobsonville Road must provide a verandah along the full extent of the frontage.
- (2) The verandah must:
- (a) be related to its neighbours to provide continuous pedestrian cover of the footpath, excluding vehicle access;
  - (b) have a minimum height of 3m and a maximum height of 4.5m above the footpath; and
  - (c) be set back at least 600mm from the kerb.

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- (3) Standard I603.6.6 (1) and (2) do not apply to alterations to facades that are less than 25m<sup>2</sup>.

**I603.6.7. [deleted]**

**I603.6.8. Standards - New buildings or parts of buildings, alterations to facades, external alterations and additions to buildings that are located on sites fronting Hobsonville Road-in Sub-precinct C and subject to building height restriction area as shown on I603.10.3.**

Purpose: manage the adverse effects of development fronting Hobsonville Road on the residential properties on the eastern side of the road.

- (1) Any new building or parts of a building, additions and alterations must be set back from the Hobsonville Road boundary by 3m.
- (2) Front yards must not be used for storage of materials or waste.
- (3) The front yard required in Standard I603.6.8(1) (excluding access points) must be planted with a mix of ground cover plants (including grasses), shrubs and trees for a minimum depth of 3m from the Hobsonville Road boundary, and along the full extent of that road boundary.
- (4) New buildings, alterations to facades, external alterations and additions to buildings on sites fronting Hobsonville Road in sub-precinct C must not exceed the following standards, as shown in Figure 1 below:
- (a) a height of 10m above the finished level of the street for a minimum depth of 10m from the building's Hobsonville Road frontage for a minimum of 50% of that frontage.
  - (b) a height of 20m above the finished level of the street for the remaining depth of the building that is 13 metres or more from Hobsonville Road.
  - (c) Any part of a building that is more than 10m high must be setback by a minimum of 10 m from the building's facade on the Hobsonville Road frontage.
- (5) Buildings must not project beyond a 35 degree recession plane measured from a point 6m vertically above ground level along the boundary of the residential zone, measured at the road boundary, as shown in Figure 1 below:

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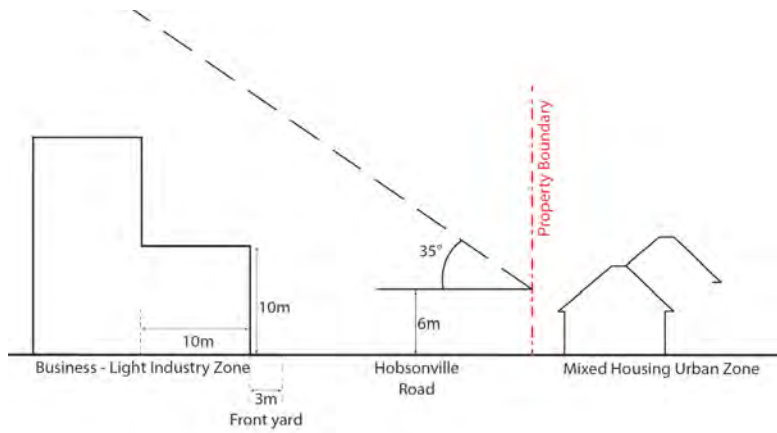


Figure 1: Sub-precinct C- Maximum Height and Height in Relation to Boundary standards

#### **I603.6.9 Standards - Development and subdivision on sites adjoining Hobsonville Primary School**

Purpose: ensure development adjoining the Hobsonville Primary School mitigates adverse effects on the school.

- (1) A landscape buffer of 3m in depth should be provided prior to the construction of the buildings on all sites identified with Landscape Frontage Areas on Precinct Plan 5.
- (2) The landscape buffer required in Standard I603.6.9 (1) above must be planted in a manner that will mitigate the potential adverse effects of proposed development and activities on the school.
- (3) Continuous acoustic fencing must be provided for the entire length of property boundaries with the school.
- (4) Buildings on sites identified with Landscape Frontage Area A1 on Precinct Plan 5 must be setback by 9 metres from the boundary with Hobsonville Primary School.
- (5) A 3 metre wide landscaped area must be provided within the 9 metre building setback required in Standard I603.6.9 (4). This is in addition to the landscape buffer described in Standard I603.6.9 (1) above.
- (6) Buildings on all sites with Landscape Frontage Area A2 or Landscape Frontage Area B on Precinct Plan 5 must be setback by at least 6 metres from the boundary with Hobsonville Primary School.

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- (7) New buildings and external alterations and additions on sites identified with Landscape Frontage Area A1 or Landscape Frontage Area A2 on Precinct Plan 5 : Landscape Frontage Areas must be contained within a recession plane of no more than 35 degrees as measured from any relevant point 2.5m vertically above ground level on that boundary.
- (8) New buildings and external alterations and additions on sites identified with Landscape Frontage Area B on Figure Precinct Plan 5: Landscape Frontage Areas must be contained within a recession plane of no more than 45 degrees as measured from any relevant point 2.5m vertically above ground level on that boundary.

#### **I603.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

#### **I603.8. Assessment – restricted discretionary activities**

##### **I603.8.1. Matters of discretion**

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

- (1) All use, development and subdivision:
  - (a) [deleted]
  - (b) location, physical extent and design of vehicle accessways and slip lanes;
  - (c) [deleted]
  - (d) transport;
  - (e) infrastructure;
  - (f) the development layout, being the layout and design of roads, pedestrian and cycling network, the location and design of open spaces, earthworks areas and land contours, and infrastructure location;
  - (g) [deleted]
  - (h) [deleted]
  - (i) the staging of construction, and the use of erosion and sediment controls during construction, to reduce sediment entering the environment.
- (2) Buildings or development:
  - (a) [deleted]
  - (b) building interface with the public realm;
  - (c) design, location and scale;

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(d) the location, bulk and scale of buildings relative to overall development, including the layout and design of roads, pedestrian and cycling network, open spaces, land contours, and infrastructure location; and

(e) in Sub-precinct C, building interface with residential properties and Hobsonville Primary School

(3) Roads:

(a) the location and design of the roads, including their provision for walking and cycling, relative to overall development, including the layout and design of open spaces, earthworks areas and land contours, and infrastructure location, and consistency with I603.10.2 Hobsonville Corridor: Precinct plan 2 - Sub-precincts A and B, I603.10.3 Hobsonville Corridor: Precinct plan 3- Sub-precinct C and I603.10.6 Hobsonville Corridor: Precinct Plan 6- Westpoint Drive and Brigham Creek Road.

(b) Effects on the transport network; and

(c) Design and location of access

(4) [deleted]

(5) Subdivision in Sub-precinct C

(a) location of roads and connections with neighbouring sites.

(b) functional requirements of the transport network and different transport modes, including walking and cycling.

(c) site and vehicle access including roads, rights of way, and vehicle crossings.

(d) construction of indicative roads and strategic access points.

#### **I603.8.2. Assessment criteria**

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

(1) building interface with the public realm in sub precincts A and B

(a) Buildings should activate the adjoining street, slip lane or public open space by:

(i) being sufficiently close to the street boundary and of a frontage height that contributes to street definition, enclosure and pedestrian amenity;

(ii) where located on a site which has frontage to Hobsonville Road, to adjoin the site frontage;

(iii) having a pedestrian entrance visible from the street and located sufficiently close to reinforce pedestrian movement along the street;



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- (iv) having a floor to floor height that allows for a range of uses;
  - (v) providing a level of glazing that allows a high degree of visibility between the street/public open space and building interior to contribute to pedestrian amenity and passive surveillance;
  - (vi) providing pedestrian cover from the weather and wind of a design consistent with the pedestrian focal point role of Hobsonville Road;
  - (vii) avoiding blank walls at ground level, or when the wall is visible from a road or public place; and
  - (viii) providing convenient and direct entry between the street and building for people of all ages and abilities.
- (b) Vehicle access should be shared between buildings to reduce gaps in the streetscape and service lanes should be provided within urban blocks.
- (c) Buildings within the Sub-precinct A - Area 2 should be located and designed to encourage pedestrian movements and the use of public transport.
- (d) Buildings, particularly those adjoining Hobsonville Road, should contribute to the appearance and integrity of the streetscape as a whole.
- (e) When considering site layout and ways to limit direct access onto Hobsonville Road, preference should be given to methods other than slip lanes, such as rear access.
- (f) Buildings on sites adjacent to any proposed slip lane should provide active frontages along the entire length of the slip lane.
- (2) Design, location and scale
- (a) Buildings, development and subdivision should be consistent with:
- (i) [deleted]
  - (ii) I603.10.2 Hobsonville Corridor: Precinct plan 2 – Sub-precincts A and B; and
  - (iii) I603.10.3 Hobsonville Corridor: Precinct plan 3 - Sub-precinct C
- (b) All development should be well-connected via a public road system that supports safe walking and cycling movements.
- (c) [deleted]
- (d) Development should retain and enhance riparian margins and provide protection through a range of building setbacks and replanting measures.
- (e) Site works, including site clearance, should be undertaken in such a way that avoids adverse effects on watercourses, areas of ecological values and neighbouring properties arising from changes in landform.

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- (f) Buildings, vehicle accesses, carparking and other development should be of a size, location, scale and design that complement the character of buildings and development of adjoining land and sub-precincts and surrounding zones, having regard to the existing and potential use of that adjoining land.
- (g) Redevelopment of, or additions or alterations to existing buildings should complement existing development having regard to:
  - (i) the architectural elements of the building which contribute to its character, such as cladding and fenestration;
  - (ii) the visual appearance of the development from the road; and
  - (iii) amenity values and neighbourhood character.
- (h) Landscaping should integrate development into the surrounding area and contribute to the site and surrounding area amenity.
- (i) Development should provide a good standard of aural and visual amenity, particularly between residential activities and non-residential activities and between residential activities and roads.
- (j) Car parking and loading spaces in sub precincts A and B should be designed to be either:
  - (i) located to the rear of the building, in a basement or semi-basement below ground level or within the building at ground level, provided that the building must be able to accommodate a non-residential activity between any ground floor parking area and the street which is oriented towards streets rather than parking areas; or
  - (ii) located according to a perimeter block layout for larger sites, where parking is provided behind or within buildings (except for kerbside parking), and with the active street frontages oriented towards streets rather than parking areas, and/or
  - (iii) maximise the opportunity for provision of communal parking areas.

*Sub-precinct B*

- (k) Retail activities proposed within sub-precinct B should be of a scale and nature that serves the neighbourhood catchment.
- (l) Development or buildings in sub precinct B, should contribute to high standards of design, pedestrian amenity, safe and attractive streets and public places including open spaces and water sensitive design features and encourage pedestrian activity through the use of:
  - (i) modulation, and architectural elements;
  - (ii) active street frontages through glazing, lighting, balconies on upper floors and the avoidance of blank walls on street frontages; and

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- (iii) active street frontages and the avoidance of blank walls in the case of large format buildings, and where this is not achieved, buildings should be sleeved with smaller buildings and activities which provide active street frontages.
- (m) Retaining walls on the street frontage should be avoided to ensure the continuity of active street frontages, the visual appearance of the street frontage and easy pedestrian access.
- (n) Development should incorporate crime prevention through environmental design and universal design principles.
- (o) Plazas and seating areas associated with cafes and restaurants should be designed to enhance the streetscape. These should be open to the street with limited use of walls and changes in height to delineate semi-public spaces, so as to maintain a visual connection between the activity and the street.
- (p) The two supermarkets provided for in sub-precinct B should be designed to contribute to the creation of a cohesive local centre.
- (q) [deleted]

*Sub-precinct C*

- (r) The extent to which the frontage of any proposed development or buildings on sites that front Hobsonville Road or adjoin Hobsonville Primary School should achieve a good standard of visual amenity for the residential properties along Hobsonville Road and for the school, through such methods as:
    - i. design articulation
    - ii. glazing
    - iii. trees that will achieve mature heights that will mitigate the bulk and height of buildings and soften the built form of development
- (3) Transport
- (a) [deleted]

Sub-precincts A and B

- (b) The design of roads and the development of adjoining sites should ensure well-connected attractive and safe transport routes, with appropriate provision for vehicle, cycle and pedestrian movements, on street car parking, infrastructure services, street tree planting and landscape treatment.

Commented [A1]: Issue: 3

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- (c) The council may consider slip lanes in sub-precinct B as set out in I603.10.4 Hobsonville Corridor: Precinct plan - 4 Typical design of slip lanes where the slip lane will provide access to multiple buildings and activities on Hobsonville Road and to avoid individual site access ways off from Hobsonville Road. I603.10. 4 Hobsonville Corridor: Precinct plan 4- Typical design of slip lanes, represents a typical layout only and may be adjusted to suit the needs of a particular site in order to achieve safe access for all modes of transport and a high quality interface with the proposed land use and built form.
- (d) A highly inter-connected public road system should be provided so as to reduce trip distances and to improve local accessibility to community facilities, reserves, public transport facilities and sub-precincts A and B.
- (e) Any development having access to Hobsonville Road or Brigham Creek Road should be designed to minimise the need for vehicle crossings to Hobsonville Road and Brigham Creek Road and achieve safe access, without compromising the ability of those roads and the Brigham Creek interchange to efficiently function as a strategic network. It is expected that the applicant will consult with The New Zealand Transport Agency and Auckland Transport in respect of this criterion.
- (f) Roads and intersection design should create high quality public spaces, and incorporate quality amenity features such as tree planting and footpath paving.
- (g) [deleted]
- (h) A pedestrian and cycle network should be provided that safely and directly links schools, reserves, commercial areas, passenger transport routes and residential development.
- (i) The design and construction of roads should be capable of providing access to the wider movement network.
- (j) Traffic generation should not create adverse effects on:
  - (i) the capacity of roads giving access to the site;
  - (ii) the safety of road users including cyclists and pedestrians;
  - (iii) neighbourhood character;
  - (iv) the sustainability of the primary road network and the frequent network (Note: The New Zealand Transport Agency and Auckland Transport interprets sustainability of the primary roading network as preserving the transport function of the state highway network, and regional arterial roads to maintain the optimum level of speed and capacity for both private vehicles and public transport); and
- (k) [deleted]

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- (l) The design of roads and slip lanes should utilise land efficiently and support walkability and cyclability by using minimal dimensions for carriageways, creating safe entry and exit points on the slip lanes and integrating service lines beneath footpaths or parking bays.
- (m) Development should achieve:
  - (i) an overall level of service of 'E' (or higher) for interchanges and intersections within and immediately adjacent to sub-precinct B;
  - (ii) an overall level of service of 'E' or (higher) or a degree of saturation less than or equal to 0.95 for an individual movement along Hobsonville Road and at Brigham Creek interchange;
  - (iii) safe and efficient stacking capacity within the intersections and interchanges shown on I603.10.2 Hobsonville Corridor: Precinct plan 2 – Sub precincts A and B; and
  - (iv) the mitigation of any adverse transport effects on the roading network, where practicable.
- (n) [deleted]
- (o) Development should be designed to integrate land uses with transport systems, particularly for major trip generating activities.
- (p) Car parking should be designed according to a perimeter block layout where parking is provided behind buildings, except for kerbside parking, and with the main activity frontage for buildings oriented towards public streets rather than parking area.
- (q) Parking areas should be secure, well lit and conveniently accessible for residents in sub-precinct B.
- (r) Parking areas should be located behind buildings, screened with landscaping (not visible from street) or be located in semi or full basements.
- (s) Development should provide for on-site loading facilities for service vehicles, delivery vehicles, including furniture removal and delivery, and rubbish collection vehicles.
- (t) Worker or student parking for non-residential activities should be provided for within a five minute walking distance of land uses, rather than necessarily adjoining each non-residential activity.
- (u) Development should promote a safe environment for pedestrians and cyclists, including adequate lighting and appropriate location and design of entrances, windows and driveways.

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- (v) Driveways, parking areas and roads should provide for safe and efficient provision for motor vehicles.
- (w) A travel plan should be developed for the proposed activity that sets out how the development will reduce the number of car journeys generated by the activity and how those on site will be provided with greater transport choices.
- (x) [deleted]
- (y) [deleted]
- (z) The design and alignment of any new road should not compromise the function of the state highway network.

*Sub-precinct C*

- (z1) the extent to which any development or subdivision layout:
  - (i) is consistent with and provides for the preferred future road alignments and indicative arterial road shown on the I603.10.3 Hobsonville Corridor: Precinct plan 3 – Sub-precinct C.
  - (ii) is consistent with I603.10.6 Hobsonville Corridor: Precinct Plan 6- Westpoint Drive and Brigham Creek Road.
  - (iii) provides for the functional and operational requirements, including safety, of the existing or proposed transport network and different transport modes, including walking and cycling.
  - (iv) provides for roads to the site boundaries to enable connections with neighbouring sites.
  - (v) minimises vehicle crossings to on existing or planned arterial roads by providing access from a side road, rear lane, or slip lane.
  - (vi) provides for the future widening of the southern side of Brigham Creek Road in order to accommodate a safe road layout and intersection with Westpoint Drive and to provide for walking and cycling along Brigham Creek Road.
  - (vii) provides sufficient road width for queuing and turning lanes at the intersection of the indicative arterial road and Hobsonville Road.
- (z2) the design and alignment of Westpoint Drive should include consideration of any interface with the planned walkway along Rawiri Stream.

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(4) Subdivision

(a) The location of infrastructure servicing the area, and open space, should result in an integrated network that is adequate to meet the needs of the overall development area.

(b) [deleted]

(5) Buildings

(a) The proposed building, alteration or addition relative to the location of infrastructure servicing the area and open space should result in an integrated network that is adequate to meet the needs of the overall development area.

(b) [deleted]

(6) Public open space

(a) The location of the open space relative to the location of infrastructure servicing the area and existing open space should result in an integrated network that is adequate to meet the needs of the overall development area.

(b) [deleted]

(7) Tree selection should give preference to native, eco-sourced, non-deciduous species.

**I603.8.2.1. [deleted]**

(8) Supermarket in Sub-precincts B

In addition to the assessment criteria for new buildings stated above, the following criteria apply to supermarkets in sub-precinct B. Where the assessment criteria for new buildings above is inconsistent with any criteria listed below, the criteria below take precedence.

(a) Building design and interface with the public realm.

(i) The preferred option for development is building up to the street boundary with no car parking to the street.

(ii) Buildings should address public open space, principal parking areas and in particular the street, by bringing visual activity, pedestrian amenity and activity to these edges. One or more of the following techniques should be used in order of importance, having regard to the context of the site.

- sleeving street facing building elevations with smaller scale, active uses, such as retail, provided the use is enabled in the zone;

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- providing a significant amount of ground floor glazing, particularly to street facing facades; and/or
- Designing the building to a human scale through facade modulation that visually breaks up longer frontages. This may include use of horizontal and vertical articulation to create a series of smaller elements, structural bays or other similar techniques.

(iii) Frontages should be integrated with the prevailing rhythm and scale of existing or intended future frontages along streets. The stepping of building mass should be used on street frontages where adjoining buildings are of a smaller scale.

(iv) Where alterations and additions are proposed to buildings that are set back from the road with parking in front, the continuation of this form of site layout is acceptable.

(b) Parking, access and servicing

(i) Loading bays and site storage should be located away from and/or appropriately screened from public open spaces, pedestrian paths, streets and adjoining residential zones.

(ii) Where loading bays/service areas front a street, with the exception of service lanes, a high standard of design is expected in relation to that facade to contribute to streetscape and pedestrian amenity.

(iii) Where loading bays/service areas are located internal to the site a lesser standard of design may be appropriate for that facade.

(iv) High-quality pedestrian connections should be provided between the main building entrances and the street.

(v) Pedestrian connections through a site should be provided where the site has two or more frontages.

(vi) The development should be designed to provide a high level of pedestrian safety, including movement through the parking area from street frontage to building entrance.

(vii) Parking areas, including parking buildings or at grade parking areas, should be located away from the street frontage, particularly along the street frontage with Hobsonville Road. However, where parking areas are located at or near the street frontage, then that parking building or area should:

- be designed to contribute to streetscape and pedestrian amenity;



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- have landscaping, including tree planting, of a scale and amount that visually breaks up the car parking area and as a guide, one tree should be planted every sixth car parking bay; and
- be of a depth that minimises building setback from the street.

(viii) Where practicable, delivery vehicles should enter the site by way of a rear lane or access way that leads directly to loading and storage areas.

(ix) Where a site adjoins or contains on its rear or side boundary a service lane or access way (whether private or public ownership) that serves as a significant pedestrian route, that service lane or access way should be considered as a street for the purpose of assessment criteria and in regard to the appropriate level of pedestrian amenity.

(9) Buildings that do not comply with the standards:

- (a) Standard I603.6.4(1), (2) or (3): Refer to Policy I603.3 (11)
- (b) Standard I603.6.4(4): Refer to Policies I603.6.3 (10) and (11)
- (c) Standard I603.6.5: Refer to Policy I603.3 (11)

**I603.9. Special information requirements**

(1) An application for subdivision or land use consent, must be accompanied by the following information:

(a) The exact location of roads, and land set aside for them. This includes the location of all indicative future roads, preferred future roads, the strategic access points and the Indicative arterial road where these roads are shown on the site as identified in Hobsonville Corridor: Precinct plan 2 – Sub-precincts A and B, and Hobsonville Corridor: Precinct plan 3 – Sub-precinct C.

(b) [deleted]

(ba) The design of all indicative future roads and preferred future roads where these roads are shown on the site as identified in Hobsonville Corridor: Precinct plan 2- Sub-precincts A and B Hobsonville Corridor: Precinct plan 3 – Sub-precinct C.

(c) Where changes to site contours are intended, the relationship of those changed site contours to existing and proposed streets, lanes, any adjacent coastal environment, and, where information is available, public open space.

(d) [deleted]

(e) [deleted]

(f) The location of wastewater and water supply infrastructure.

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- (g) [deleted]
  - (h) [deleted]
  - (i) [deleted]
  - (j) Transport assessment of the effects of the proposal and how the proposal meet standards I603.6.1 and I603.6.2 and any relevant assessment criteria.
  - (k) [deleted]
  - (l) Areas where stormwater management requirements are to be met on-site
  - (m) The type and location of all public stormwater network assets that are proposed to be vested in council;
  - (n) Consideration of the interface with, and cumulative effects of, stormwater infrastructure in the precinct.
  - (o) All applications for land modification, development and subdivision must include a plan identifying all permanent and intermittent streams and wetlands on the application site.
  - (p) An application for land modification, development and subdivision which adjoins a permanent or intermittent stream must be accompanied by a riparian planting plan identifying the location, species, planter bag size and density of the plants.
  - (q) An application for subdivision or development on sites adjoining Hobsonville Primary School must be accompanied by a landscape interface plan, outlining the details for the proposed plantings and boundary treatment as outlined in Standard I603.6.9
- (2) An application for subdivision consent must be accompanied by the following information:
- (a) An indicative layout of proposed sites.
  - (b) Identification of the pedestrian and cycling networks within each sub-precinct area and between sub-precincts, to parks and community services, showing how they integrate the proposed subdivision with public transport routes and bus stops.
  - (c) The indicative location of building platforms.
  - (d) How each subdivision is to be staged and the means of managing any vacant land through the staging process.
  - (e) How the subdivision provides or facilitates adequate transport connections across the precinct and/or sub-precinct, including connections to the surrounding road network.

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(3) An application for land use consent must be accompanied by the following information:

(a) How the development integrates with other sites within the sub-precinct and neighbouring sub-precincts including details of any development proposals on adjoining sites.

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**I603.10. Precinct plans**

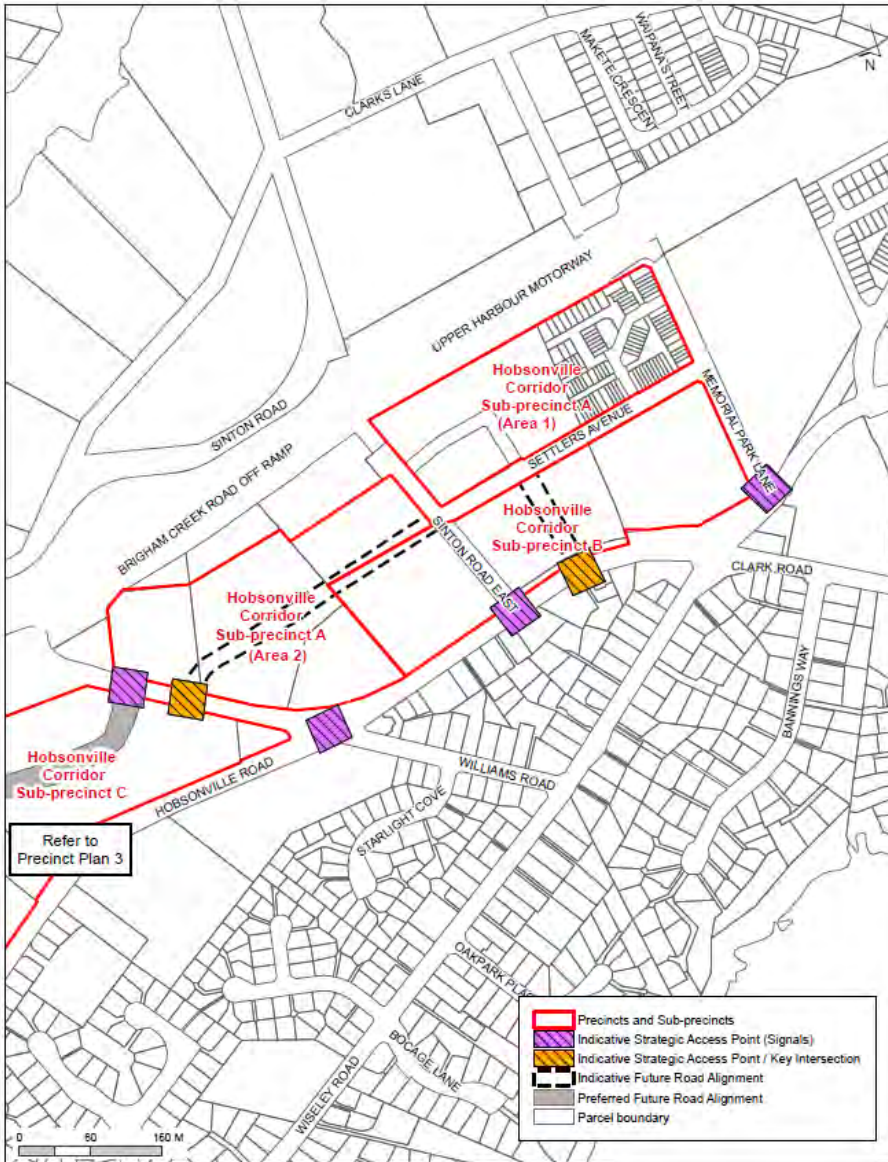
1603 Hobsonville Corridor Precinct

1603.10.1. Hobsonville Corridor: Precinct plan 1



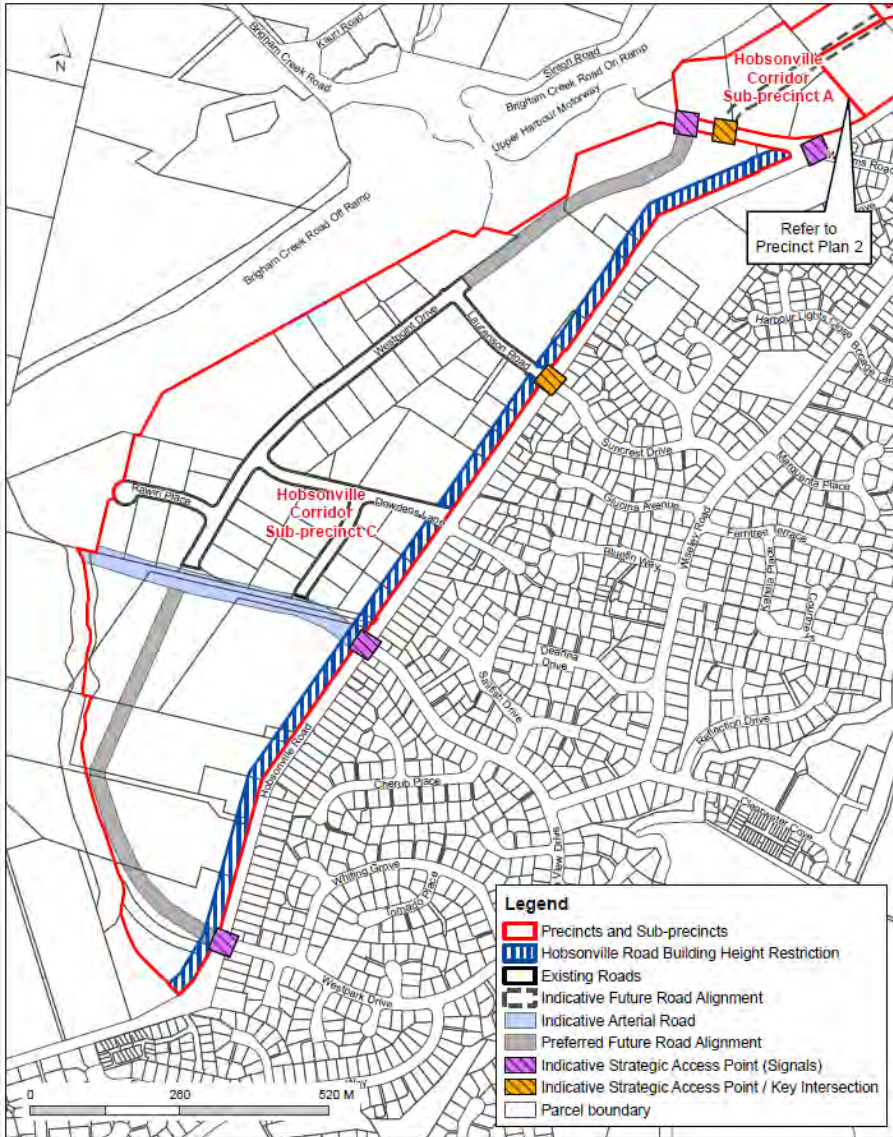
1603 Hobsonville Corridor Precinct

1603.10.2. Hobsonville Corridor: Precinct plan 2 – Sub-Precincts A and B

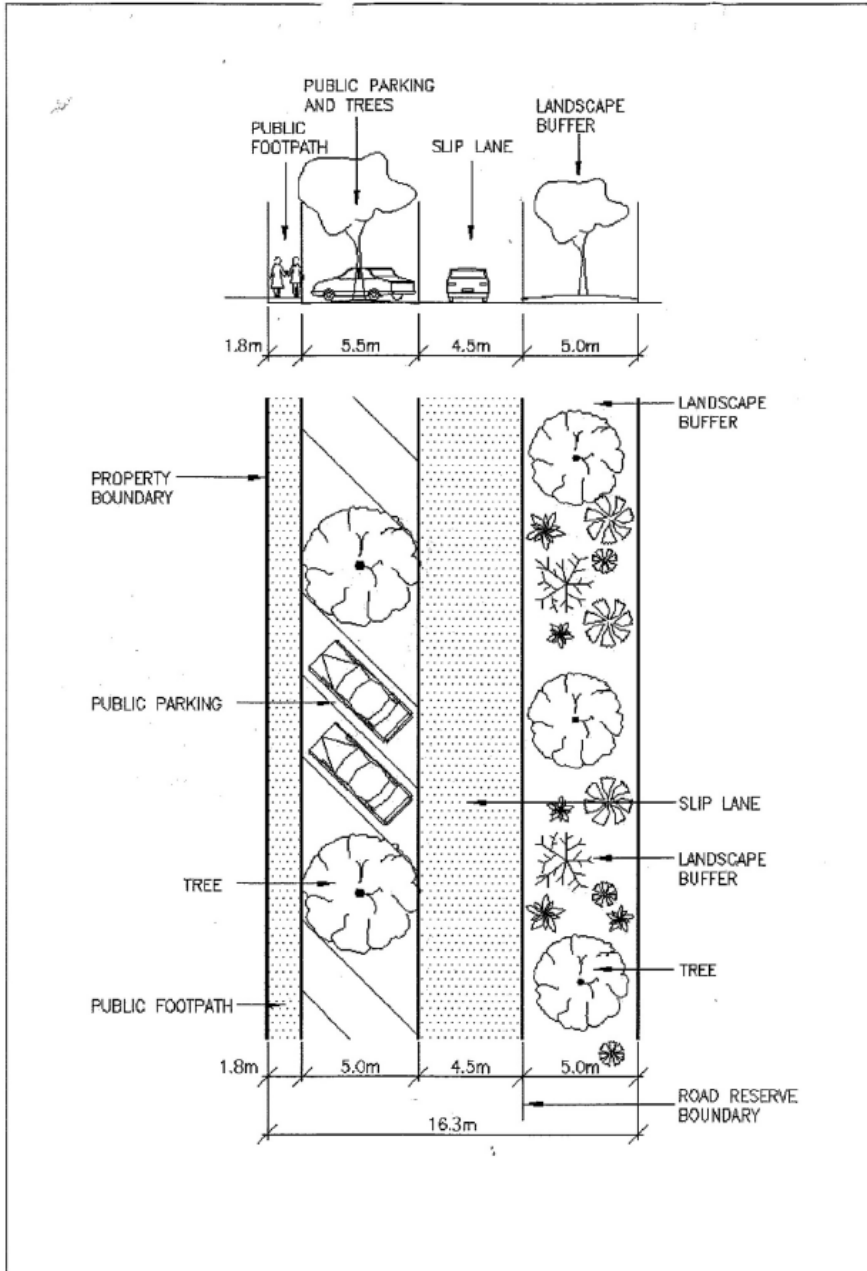


1603 Hobsonville Corridor Precinct

1603.10.3. Hobsonville Corridor : Precinct plan 3 – Sub Precinct C

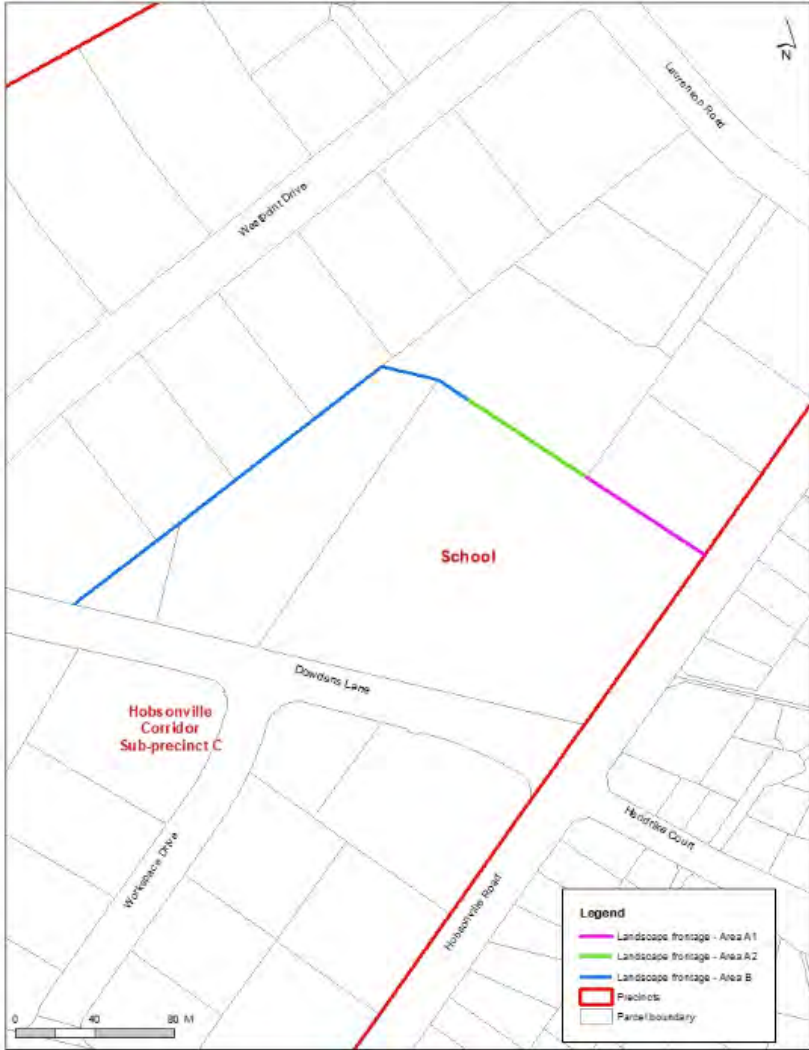


**I603.10.4. Hobsonville Corridor : Precinct plan 4 – Typical design of slip lanes**

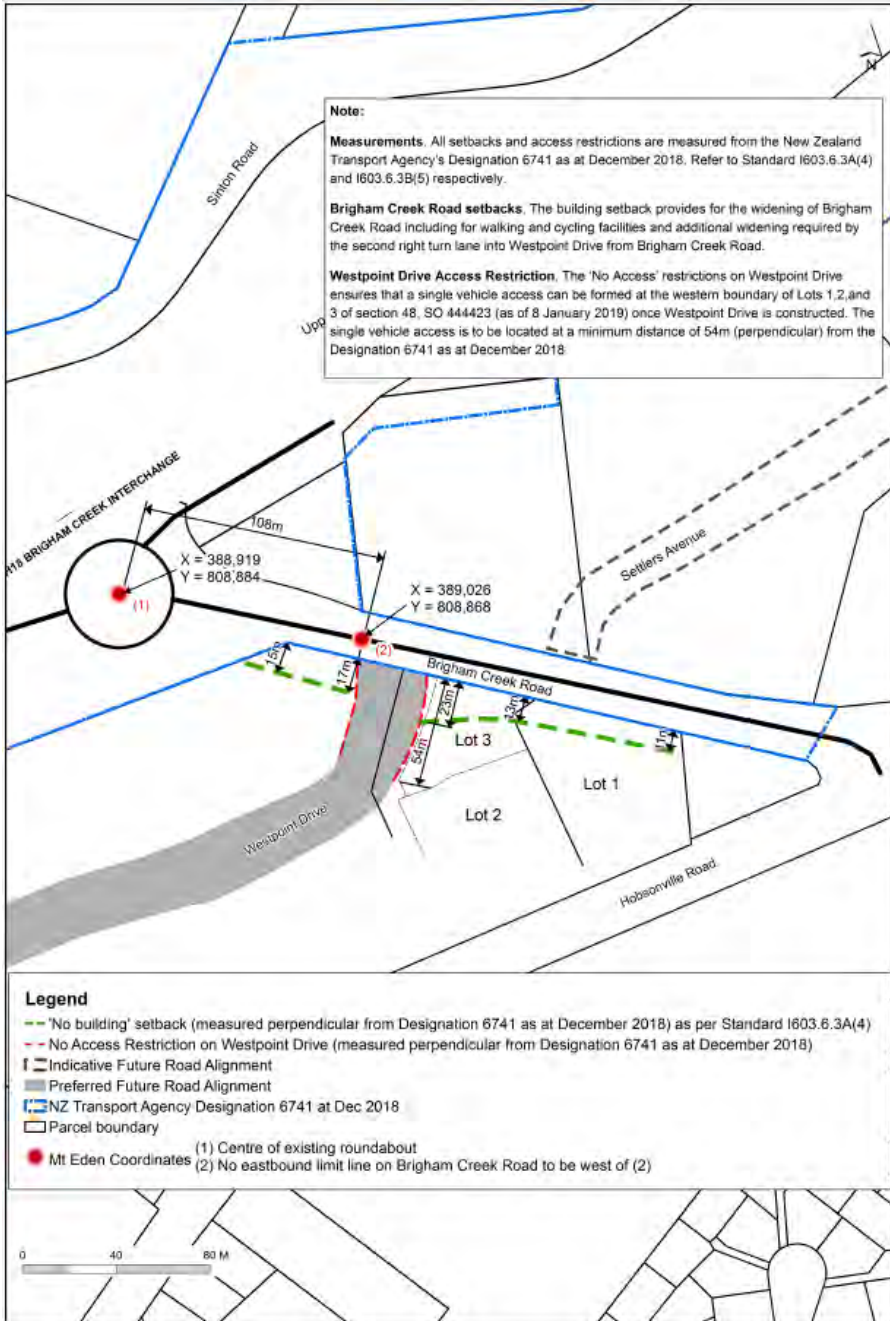




**I603.10.5. Hobsonville Corridor : Precinct plan 5 - Landscape frontage areas**



**I603.10.6. Hobsonville Corridor : Precinct Plan 6 – Westpoint Drive and Brigham Creek Road**



## **I605. Hobsonville Point Precinct**

### **I605.1. Precinct Description**

The Hobsonville Point Precinct is located approximately 11 kilometres north-west of central Auckland. The precinct is being redeveloped as a sustainable community with a compatible mix of residential and employment activities. Development of this precinct will be guided by the following precinct plans:

- Precinct plan 1 - Hobsonville Point precinct plan;
- Precinct plan 2 - Hobsonville Point features plan;
- Catalina Sub-precinct (Sub-precinct E) plans (precinct plans 3 - 5); and
- Landing Sub-precinct plans (Sub-precinct F) (precinct plans 6-7).

The purpose of the precinct is to provide for a comprehensive and integrated redevelopment of the former airbase, making efficient use of land and infrastructure and increasing the supply of housing in the Hobsonville area. The precinct will provide an integrated residential and marine area, comprising a primary and secondary school, integrated public transport, a range of open spaces and community facilities, and a variety of housing options. The precinct is located near to the local centre being developed within the adjacent Hobsonville Corridor Precinct.

There are six sub-precincts in the precinct being the:

- Hobsonville Point Village Sub-precinct (Sub-precinct A);
- Buckley Sub-precinct (Sub-precinct B);
- Sunderland Sub-precinct (Sub-precinct C);
- Airfields Sub-precinct (Sub-precinct D);
- Catalina Sub-precinct (Sub-precinct E); and
- Landing Sub-precinct (Sub-precinct F).

The Hobsonville Point Village Sub-precinct (Sub-precinct A) has some provision for small-scale retail fronting Hobsonville Point Road. The Buckley, Sunderland and Catalina sub-precincts predominately provide for urban residential living, with areas set aside for retail and community facilities to serve the local community. The Landing Sub-precinct (Sub-precinct F) provides for mixed uses, and is intended to be a vibrant urban node building on its existing heritage and landscape features and taking advantage of its waterside position and ferry service. The Airfields Sub-precinct (Sub-precinct D) is a comprehensive mixed use development for limited retail, business and residential activities.

Stormwater management within the precinct is guided by an integrated catchment management plan and is the subject of a granted stormwater network discharge consent which contains both an overall management approach and specific requirements for both on-site stormwater management and larger scale communal stormwater management ponds and wetlands.

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The zoning of the land within the Hobsonville Point Precinct is Residential - Mixed Housing Urban, Residential - Terrace Housing and Apartment Buildings, Business - Mixed Use, Open Space – Informal Recreation, Open Space - Conservation, and Special Purpose – Maori Purpose zones.

### **I605.2. Objectives**

- (1) Hobsonville Point Precinct is developed in a comprehensive and integrated way to provide for a compatible mix of residential living, commercial and employment in order to increase housing supply.
- (2) Development is of a form, scale and design that provides for high-quality on-site amenity for residents and responds to the neighbourhood's planned residential character.
- (3) Different types of housing and levels of intensification are enabled, including medium and high density housing, to provide a choice of living environments while providing for high-quality on-site amenity for residents and maintaining the reasonable amenity of adjoining residential sites.
- (4) Commercial and retail activities are enabled at a scale and intensity which ensures that the adverse effects on the function and viability of the local centre within the Hobsonville Corridor Precinct are avoided.
- (5) Subdivision and development is sensitive to the precinct's historic cultural heritage, natural ecological and open space and coastal values, and those values are a significant feature of the precinct's development.
- (6) Development is integrated with transport networks and supports pedestrian, cycle and public transport use.
- (7) Adverse effects of stormwater runoff are avoided or mitigated.
- (8) Provide for public transport infrastructure and maintain access to this infrastructure within the Landing Sub-precinct (Sub-precinct F) to support the transport needs of the wider Hobsonville Point Precinct.

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

### **I605.3. Policies**

#### *Development*

- (1) Promote comprehensive and integrated development of the precinct in accordance with Precinct plan 1 - Hobsonville Point precinct plan.
- (2) Encourage the establishment of land use activities or development within a sub-precinct to ensure that the precinct is developed in a co-ordinated, integrated and comprehensive manner.

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- (3) Enable a community that models sustainability, particularly the principles of passive solar design, energy efficiency, sustainable water management, and compact walkable neighbourhoods.
- (4) Encourage higher density and mixed use development, and an integrated urban form, with public transport networks, pedestrian facilities and cycleways movement networks, to provide an alternative to, and reduce dependency on, private motor vehicles as a means of transportation.
- (5) Enable medium and high density housing to make efficient use of the land resource while maintaining the reasonable amenity of adjoining residential sites and providing high-quality on-site amenity.
- (6) Enable retail and commercial activities to service the community while ensuring:
  - (a) the intensity of the use will not detract from the residential amenity of the precinct; and
  - (b) the scale and intensity of the activities will not have an adverse effect on the function and viability of the local centre within I603 Hobsonville Corridor Precinct.

*Built form*

- (7) Promote principles of urban sustainability and excellence of urban form.
- (8) Require residential development to be of a scale and form that maintains adequate sunlight access to adjoining residential sites and avoids bulk and dominance effects.
- (9) Require residential development to achieve a high quality of on-site amenity by:
  - (a) providing functional and accessible outdoor living spaces;
  - (b) controlling fence heights to provide a reasonable level of on-site privacy while enabling passive surveillance of the street and open space;
  - (c) requiring minimum side yards to allow for access to the rear of sites;
  - (d) controlling building coverage, impervious areas and minimum landscaped areas;
  - (e) applying design assessment criteria within sub-precincts to manage privacy effects;
  - (f) specifying minimum setbacks from boundaries for primary and secondary outlooks to minimise overlooking, maximise daylight access and mitigate noise effects;
  - (g) applying energy efficiency standards, water use efficiency standards and standards for use of rainwater for non-potable water; and

#### I605 Hobsonville Point Precinct

- (h) requiring new buildings and other development in the Landing Sub-precinct (Sub-precinct F) to be located and designed to maintain key identified views (precinct plan 7) between public spaces and the existing hangar buildings and the escarpment.

#### *Historic heritage and public open spaces*

- (10) Apply controls which protect and enhance the precinct's historic heritage values, and amenity and character features.
- (11) Encourage recognition and protection of historic and Mana Whenua cultural heritage values in the detailed design for the sub-precincts.
- (12) Encourage the establishment of public open space within the Catalina Sub-precinct (Sub-precinct E) to recognise and protect the collective historic and cultural heritage, natural ecological and open space values of Bomb Point and the adjoining coastal marine areas, and to provide for public access to the coast and protected historic heritage features.
- (13) Require the protection and preservation of no less than two of the former ammunition stores at Bomb Point within the Catalina Sub-precinct (Sub-precinct E).
- (14) Require the retention and adaptive re-use of the hangar building as part of the development of the Airfields Sub-precinct (Sub-precinct D).
- (15) Provide for any identified historic heritage buildings and their surrounds, and heritage landscapes to be managed in accordance with a heritage management plan.
- (16) Require any new buildings to be sensitive to the location and scale of the existing heritage buildings and their surrounds.
- (17) Protect the natural values of, and public access to, the coast.
- (18) Require integrated, accessible and usable public open spaces to be provided within walkable distances for all residents.
- (19) Require the retention and adaptive re-use of existing buildings with historic value as part of the development of the Landing Sub-precinct (Sub-precinct F).
- (20) Encourage the creation of a vibrant promenade in the Landing Sub-precinct (Sub-precinct F) while safeguarding public access along the waterfront.

#### *Infrastructure*

- (21) Require the construction of new roads as generally indicated on Precinct plan 1 - Hobsonville Point precinct plan to achieve a highly interconnected pedestrian and roads system that provides for all modes of transport.

#### I605 Hobsonville Point Precinct

- (22) Require pedestrian and cycle links as generally indicated on Precinct plan 2 - Hobsonville Point features plan to allow for safe and efficient movements within the precinct.
- (23) Minimise the effects of off-site disposal of stormwater and wastewater through the use of sustainable infrastructure design.
- (24) Ensure development is consistent with the granted network discharge consent (or variation thereto) and integrated management plan.
- (25) Ensure that space and public access is available with The Landing Sub-precinct (Sub-precinct F) to integrate complementary and public transport facilities for:
  - (a) the movement of ferry passengers and supporting facilities;
  - (b) the efficient access, circulation and manoeuvring of buses servicing the Hobsonville ferry terminal; and
  - (c) the provision of cycle parking within close proximity to the Hobsonville ferry terminal at all times.

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

#### **I605.4. Activity table**

The provisions in the zone and Auckland-wide provisions apply in this precinct unless otherwise specified below where an activity status is specified in a table cell. A blank table cell with no activity status specified means that the underlying zone provisions apply.

Table I605.4.1 specifies the activity status of activities in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Buckley Sub-precinct (Sub-precinct B), Sunderland Sub-precinct (Sub-precinct C), Airfields Sub-precinct (Sub-precinct D), and Catalina Sub-precinct (Sub-precinct E), pursuant to sections 9(3) and section 11 of the Resource Management Act 1991. These sub-precincts are in the residential zones.

Table I605.4.2 specifies the activity status of activities in The Landing Sub-precinct (Sub-precinct F), pursuant to sections 9(3) and 11 of the Resource Management Act 1991. This precinct is in the Business – Mixed Use Zone.

I605 Hobsonville Point Precinct

**Table I605.4.1 Activity table – Sub-precincts A-E (Residential Zones)**

Activity		Activity status				
		Hobsonville Point Village Sub-precinct (Sub-precinct A)	Buckley Sub-precinct (Sub-precinct B)	Sunderland Sub-precinct (Sub-precinct C)	Airfields Sub-precinct (Sub-precinct D)	Catalina Sub-precinct (Sub-precinct E)
<b>Use</b>						
Commerce						
(A1)	Filming	P	P	P	P	P
(A2)	Retail	RD	RD	RD	RD	RD
(A3)	Retail that does not comply with Standard I605.6.2			D	D	
(A4)	Restaurants and cafes up to 500m <sup>2</sup> gross floor area per site			RD	RD	
(A5)	Restaurants and cafes exceeding 500m <sup>2</sup> gross floor area per site			D	D	
(A6)	Restaurants and cafes up to 200m <sup>2</sup> gross floor area per site	RD	RD			RD
(A7)	Service stations on arterial roads	D	NC	NC	NC	NC
(A8)	Offices			RD	RD	
(A9)	Commercial services			RD	RD	
(A10)	Education facilities			RD	RD	
(A11)	Healthcare facilities			RD	RD	
(A12)	Office or warehousing activities in the Airfields Sub-precinct (Sub-precinct D)	NA	NA	NA	D	NA
(A13)	Any retail, office, commercial service, entertainment recreational or				P	



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	community use within the WASP Hangar					
(A14)	Parking and "Park and Ride" facilities				P	
(A15)	Ongoing operation of existing marine industry activities that were in operation at 30 September 2013				P	
(A16)	Three or more dwellings per site within the Residential - Mixed Housing Urban Zone	P	P	P	P	P
<b>Development</b>						
(A17)	Internal alterations to buildings	P	P	P	P	P
(A18)	Buildings and alterations and additions to buildings	RD	RD	RD	RD	RD
(A19)	Complete demolition or demolition of any part of the former ammunition stores in the Catalina Sub-precinct (Sub-precinct E)	N/A	N/A	N/A	N/A	D
(A20)	Infrastructure					
<b>Subdivision</b>						
(A21)	Subdivision					

Table I605.4.2 Activity table – Sub-precinct F (Mixed Use Zone)

Activity		Activity status
<b>Use</b>		
Commerce		
(A22)	Marine Retail	P
(A23)	Offices greater than 500m <sup>2</sup> gross floor area per site	P
(A24)	Walkways, cycling facilities, bus access and circulation, bus stops and shelters	P
<b>Development</b>		
(A25)	Complete demolition or demolition of more than 30% of the frontage of existing buildings of historic value	NC
(A26)	New buildings	RD

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(A27)	Alterations to, or the demolition of no more than 30% of the front façade of existing buildings of historic value	RD
(A28)	Internal alterations to buildings	P
<b>Subdivision</b>		
(A29)	Subdivision	RD

Note 1

Attached housing is a self-contained dwelling that adjoins another dwelling, sharing walls and/or intermediate floors. Unlike the apartment typology however, all ground floor dwellings must have direct street access.

Note 2

Detached housing is a free standing dwelling that does not share walls with another dwelling. The ground floor plan shape may or may not have one edge on a side boundary known as a zero lot condition. The zero lot setback typically occurs in the southern or eastern quarters giving a more efficient use of private open space to the opposing side and capitalising on good solar orientation to the north and west. Parking and servicing is from the street or a rear lane and can be integrated with the house or be detached.

Note 3

In this precinct 'approved comprehensive development plan' means the comprehensive development plan consents granted for the Buckley and Sunderland sub-precincts and referenced as LUC-2008-389 and LUC-2012-1078, and the comprehensive development plan granted for the Airfields Sub-precinct (Sub-precinct D) and referenced as LUC 2013-1261.

Note 4

The existing buildings of historic value referred in the Landing Sub-precinct (Sub-precinct F), and identified on Precinct plan 6 - Landing Sub-precinct F connections, movement and public spaces plan Precinct plan 7 - Landing Sub-precinct F buildings and views plan are:

- (a) Building A = Fabric Bay;
- (b) Building B = Seaplane Hangars;
- (c) Building C = Workshops;
- (d) Building D = Painting Bay;
- (e) Building E = GRP Building; and
- (f) Building F = Sunderland Hangar.

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Note 5

For the avoidance of doubt, 'demolition' does not include the removal and replacement of cladding, roofing, doors, windows, gutters and spouting and the like.

**I605.5. Notification**

- (1) Any application for resource consent for a restricted discretionary activity for new buildings, alterations and additions, subdivision and development on sites listed in activity tables I605.4.1 and I605.4.2, will be considered without public notification. However, limited notification may be undertaken, including notice being given to any owner of land within the sub-precinct who has not provided written approval to the application.
- (2) Any application for resource consent for an activity listed in activity tables I605.4.1 and I605.4.2 and which is not listed in I605.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

**I605.6. Standards**

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

All activities listed in Table I605.4.1, Table I605.4.2, Table [H5.4.1](#) in [H5 Residential - Mixed Housing Urban Zone](#), and Table [H.6.4.1](#) in [H6 Residential - Terrace Housing and Apartment Buildings Zone](#), as permitted or restricted discretionary activities must comply with the following standards. All subdivision that is a controlled, restricted discretionary or discretionary activity must comply with the standards I605.6.3, I605.6.5.8, I605.6.8, and I605.6.9.1.

**I605.6.1. Minimum and maximum density**

- (1) The number of dwellings within a sub-precinct must be no less than the minimum density and no more than the maximum density specified in Table I605.6.1.1.
- (2) Any activity that does not comply with I605.6.1(1) is a discretionary activity.

**Table I605.6.1.1 Density**

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Sub-precinct	Minimum number of dwellings	Maximum number of dwellings
Hobsonville Point Village Sub-precinct (Sub-precinct A)	274	NA
Buckley Sub-precinct (Sub-precinct B)	1080	1200
Sunderland Sub-precinct (Sub-precinct C)	592	1175
Residential - Mixed Housing Urban zone within the Airfields Sub-precinct (Sub-precinct D)	40 dwellings per hectare net*	150 dwellings per hectare net*
Catalina Sub-precinct (Sub-precinct E)	40 dwellings per hectare net*	150 dwellings per hectare net*

\*excluding land used for public roads, public open space or any other land used for a non-residential activity.

**I605.6.2. Retail**

Within Hobsonville Point Village Sub-precinct (Sub-precinct A), Buckley Sub-precinct (Sub-precinct B), Sunderland Sub-precinct (Sub-precinct C), Airfields Sub-precinct (Sub-precinct D) and Catalina Sub-precinct (Sub-precinct E):

- (a) the total gross floor area of retail within a sub-precinct must not exceed 3000m<sup>2</sup>;
- (b) retail units must not exceed 500m<sup>2</sup> gross floor area per unit, or maximum average gross floor area of 200m<sup>2</sup>; and
- (c) a maximum of two adjoining retail units may locate in the same area.

**I605.6.3. Stormwater management**

- (1) Subdivision and development shall be managed in accordance with the integrated catchment management plan and granted network consent (or approved variation).

**I605.6.4. Residential – Mixed Housing Urban Zone**

- (1) The standards in the Residential - Mixed Housing Urban Zone apply in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Buckley Sub-precinct (Sub-precinct B), Sunderland Sub-precinct (Sub-precinct C), Airfields Sub-precinct (Sub-precinct D) and Catalina Sub-precinct (Sub-precinct E) except as specified below.

**I605.6.4.1. Height in relation to boundary**

- (1) The height in relation to boundary standards [H5.6.5](#) and [H5.6.6](#) in [H5 Residential – Mixed Housing Urban Zone](#) do not apply in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Buckley Sub-precinct (Sub-precinct B), Sunderland Sub-precinct (Sub-precinct C), Airfields Sub-precinct (Sub-precinct D) and Catalina Sub-precinct (Sub-precinct E).

#### I605.6.4.2. Yards

Purpose:

- Front yard: to provide a transition from the street to the front facade of the dwelling and ensure dwellings address the street where practicable.
- Side yard: a minimum on one side boundary to provide practical access to the rear of the site.
- Provides for garages or carports facing the street to be setback to ensure that parked cars do not overhang the footpath.

(1) The standards for yards in [H5 Residential - Mixed Housing Urban Zone](#) under Standard [H5.6.8](#) apply except as specified in Table I605.6.4.2.1:

**Table I605.6.4.2.1 Yards**

Yard	Minimum depth	Maximum depth
Front (except for garages and carports)	1m	6m
Side yard (detached dwellings and end of row attached dwellings only)	1.2m on one side yard only	None applies.

(2) A garage or carport facing the street must be set back at least 0.5m from the dwelling frontage.

(3) The front of the garage or carport must not be between 1.5m and 5.5m from the front boundary of the site.

#### I605.6.4.3. Common walls

Purpose: enable attached dwellings in Hobsonville Point Village Sub-precinct (Sub-precinct A), Buckley Sub-precinct (Sub-precinct B), Sunderland Sub-precinct (Sub-precinct C), Airfields Sub-precinct (Sub-precinct D) and Catalina Sub-precinct (Sub-precinct E).

(1) The side yard in I605.6.4.2 does not apply where a common wall is proposed.

#### I605.6.4.4. Maximum impervious area, building coverage and landscaping

Purpose:

- manage the amount of stormwater runoff generated by a development;
- maintain the suburban built character of the zone; and
- provide a good standard of on-site amenity for residents.

(1) The following standards from [H5 Residential – Mixed Housing Urban Zone](#) do not apply:

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- (a) Rule [H5.6.9](#) Maximum impervious area;
- (b) Rule [H5.6.10](#) Building coverage; and
- (c) Rule [H5.6.11](#) Landscaped area.

(2) The maximum and minimum areas in Table I605.6.4.4.1 apply.

**Table I605.6.4.4.1. Maximum impervious area, building coverage and landscaping**

Sub-precinct/area	Maximum impervious area	Maximum building coverage	Minimum landscaped area
Buckley Sub-precinct (Sub-precinct B)	70% for detached housing, or 85% for attached housing	60% for detached housing, or 75% for attached housing	30% for detached housing, or 15% for attached housing
Sunderland Sub-precinct (Sub-precinct C)	80% for detached housing 85% for attached housing	55% for detached housing 65% for attached housing	15%
Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and, Airfields Sub-precinct (Sub-precinct D)	85%	65%	15%
Riparian yard – in all sub-precincts where a riparian yard exists	10%	NA	NA

**I605.6.4.5. Outdoor Living Space**

Purpose: provide dwellings with an outdoor living space that is useable and accessible.

- (1) The standards for outdoor living space in the Residential - Mixed Housing Urban apply except as specified in Table I605.6.4.5.1.

**Table I605.6.4.5.1 Outdoor living space**

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<b>Sub-precinct</b>	<b>Minimum area</b>	<b>Minimum dimensions</b>
Buckley sub-precinct (Sub-precinct B)	The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply.	The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply.
Sunderland Sub-precinct (Sub-precinct C)	<p>18m<sup>2</sup> for a 1 bedroom dwelling at ground level; 40m<sup>2</sup> for a 2 bedroom dwelling at ground level; 50m<sup>2</sup> for a 3 bedroom dwelling; or 60m<sup>2</sup> for a 4 bedroom dwelling.</p> <p>for small houses: 18m<sup>2</sup> for a 1 bedroom dwelling; or 25m<sup>2</sup> for a 2 bedroom.</p> <p>The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply to: a. principal living rooms above ground level; and b. entire dwellings above the ground level.</p> <p>Where a dwelling has the principal living room above ground level a balcony or terrace at least 8m<sup>2</sup></p>	<p>4m diameter circle for a 1 or 2 bedroom dwelling.</p> <p>The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply to: a. principal living rooms above ground level.</p> <p>Minimum depth of 2.4m for a above ground balcony or terrace.</p>
The Airfields Sub-precinct (Sub-precinct D), Hobsonville Point Village Sub-precinct (Sub-precinct A) and Catalina Sub-precinct (Sub-precinct E)	<p>18m<sup>2</sup> for a 1 bedroom dwelling; or 25m<sup>2</sup> for a 2 bedroom dwelling.</p> <p>The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply to: a. 3 or more bedrooms; b. principal living rooms above ground level; and c. entire dwellings located above ground level.</p>	<p>4m diameter circle for a one or more bedroom dwelling, or</p> <p>The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply to: a. principal living rooms above ground level; and b. entire dwellings above the ground level.</p>

\* Refer to definition of 'small house' in Note 1 for Table I605.6.4.7.1 Outlook space and building separation

(2) In the Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and Sunderland Sub-precinct (Sub-precinct



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C) outdoor living spaces must receive at least 3 hours of sunlight on June 21 for at least 50 per cent of the outdoor living space and at least 5 hours on September 21.

##### **I605.6.4.6. Fences**

Purpose: provide a reasonable level of privacy for dwellings while enabling passive surveillance over the street and public open space.

- (1) Standard [H5.6.15](#) - Side and rear fences and walls, in [H5 Residential – Mixed Housing Urban Zone](#) does not apply.
- (2) Fences in a front yard, or adjoining a public open space, must not exceed 0.9m in height.
- (3) Where a dwelling is erected within 1.5m of the frontage a fence must not be erected in the front yard.
- (4) Where there is no front fence, and a side boundary fence is to run between adjoining properties, the boundary fence must be set back at least 1m back from the front corner of the building.
- (5) Fences on a rear boundary must not exceed 1.8m in height and where the rear boundary faces onto a lane the fence must be visually permeable across 50 per cent of the area.
- (6) Fences on a side boundary must not exceed 1.8m in height.
- (7) A combined fence and retaining wall on a front boundary must not exceed 0.9m in height.

##### **I605.6.4.7. Outlook space and building separation**

Purpose:

- ensure a reasonable standard of outlook and privacy between dwellings on adjacent sites;
  - maximise daylight into dwellings and outdoor living spaces; and
  - reduce noise disturbance.
- (1) Standard [H5.6.12](#) Outlook space in [H5 Residential – Mixed Housing Urban Zone](#) does not apply in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and Sunderland Sub-precinct (Sub-precinct C).
  - (2) All attached housing and detached housing in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and Sunderland Sub-precinct (Sub-precinct C) must be designed so that each external wall of the building is nominated with a primary outlook, secondary outlook or no outlook.
  - (3) The minimum set-backs from site boundaries are set out in Table I605.6.4.7.1.

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- (4) The outlook area may be over the street, public open space, shared access sites, car parking areas and private lanes.
- (5) Any building constructed directly adjacent to the primary or secondary outlook of a small house must not exceed a maximum height of two storeys.
- (6) The underlying zone standards for separation between buildings does not apply in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and Sunderland Sub-precinct (Sub-precinct C). The nominated outlooks and setback distances in Table I605.6.4.7.1 apply as separation distances between dwellings on the same site.

**Table I605.6.4.7.1 Outlook space and building separation**

Minimum set back	Dwellings (other than small houses)	Small houses
Primary outlook*	6m	4m
Secondary outlook	3m	2m
No outlook	0m	0m

\*Refer to Precinct plan 4 - Catalina Sub-precinct E - building separation diagram

Note:

- (1) A small house is a dwelling with a maximum of two storeys, and a maximum 100m<sup>2</sup> gross floor area (including garage), and a maximum of three bedrooms.
- (2) Primary outlook relates to a living space, typically comprising a lounge, living or dining space. At least one of the external walls of the principal living space must be nominated with a primary outlook. The primary outlook must have direct access to the private open space provision. A combined open plan lounge, living and dining area may be treated as a single living space in terms of nominating the primary outlook. Any additional living space must have at least one external wall with a secondary outlook.
- (3) Secondary outlook is an outlook from a private space, comprising a bedroom or any living space not included as a primary outlook. At least one external wall of each bedroom must be designed to include one secondary outlook.
- (4) No outlook relates to a service space, typically comprising a kitchen, bathroom, circulation space, laundry or garage. All external walls of each service space may be designed to include no outlook. Although kitchen spaces are service in nature they may form part of living spaces and therefore gain benefit from the outlook requirements of living spaces. If a kitchen is in a separate room, it must have at least one secondary outlook. Any other external walls not required to be nominated as either a primary

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or secondary outlook, may be nominated as no outlook wall. An outlook space may be used more than once for external walls of different spaces.

##### **I605.6.4.8. Jointly owned access sites**

- (1) Jointly owned access sites or rights of way must not exceed 5 per cent or one site, whichever is the greater, per development block.
- (2) A jointly owned access site or right of way must not serve more than four dwellings.
- (3) I605.6.4.8(1) and (2) do not apply to rear lanes that provide secondary access to properties with road frontage.

##### **I605.6.4.9. Energy efficiency and non-potable water supply**

Purpose: ensure new dwellings adopt minimum energy efficiency measures to provide cost, comfort and health benefits to their occupants, and sustainability benefits to the wider community.

- (1) All new dwellings are designed to achieve a calculated or modelled Building Performance Index value at 1.2 or lower using an acceptable method for calculating compliance with H1 of the New Zealand Building Code.
- (2) All new dwellings (excluding apartments), have a solar or heat pump hot water system installed, or an alternative system that achieves a minimum of 5.5 stars applying the Energy Efficiency and Conservation Authority Water Heating Assessment Tool.
- (3) All new dwellings are designed to have non-potable water requirements (for toilets, laundry and gardens) supplied by rainwater tanks (or bladders) sized in accordance with the table below. Rain tank/bladder capacity for attached housing and apartment typologies can be provided in either individual or as communal rainwater systems; and
- (4) All new dwellings are fitted with water efficient fixtures, to a minimum 3 Star standard (under the Water Efficiency Labelling Scheme (WELS)).
- (5) The minimum sizes for rainwater tanks (or bladders) in Table I605.6.4.9.1 and Table I605.6.4.9.2 apply to detached and attached housing in all sub-precincts.

**Table I605.6.4.9.1 All dwellings except apartments**

<b>Dwelling type</b>	<b>Minimum tank (or bladder)</b>
1 bedroom (includes Studio)	1000L
2 bedroom	2000L
3 bedroom	3000L*

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4 bedroom	5000L (roof area up to 110m <sup>2</sup> ), or 3000L (roof area greater than 110m <sup>2</sup> )
5 bedroom	5000L

\* All attached houses to be 3000L max

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**Table I605.6.4.9.2 Apartments**

<b>Dwelling type</b>	<b>Minimum tank (or bladder)</b>
1 bedroom (includes Studio)	1000L
2 bedroom	1000L
3 bedroom	1500L*
4 bedroom	2000L
5 bedroom	2500L

**I605.6.4.10. Special height and frontage**

Purpose: ensure a quality interface between buildings and key street edges to contribute to streetscape amenity and maintain passive surveillance and outlook to the street within the Catalina Sub-precinct (Sub-precinct E).

- (1) Within the Catalina Sub-precinct (Sub-precinct E) buildings fronting roads identified as types A to D on Precinct plan 5 - Catalina Sub-precinct E - special height and frontage must comply with the requirements of the special height and frontage matrix in Table I605.6.4.10.1.
- (2) On frontages where Standard I605.6.4.10(1) applies, where there is a conflict between this standard and any other standard, this standard applies.

**Table I605.6.4.10.1 Special height and frontage matrix**

	a	b	c	d
Street or Urban Open Space Frontage Typology	Type A Urban Street – Formal	Type B Urban Street – Informal	Type C Suburban Street	Type D Open space / Walkway
<b>Description:</b>	Buildings fronting Type A Urban Streets provide a more formal urban frontage. Scale and density is urban in character. Increased building height, continuous frontage and reduced setback reinforces the urban character of the street. No vehicular access or garaging is permitted to ensure pedestrian safety.	Buildings fronting Type B Urban streets provide a less formal urban frontage that is also envisaged for specific open spaces proximate to a scale and density that is urban in character. Safety for all users is ensured by allowing for but reducing the impact of car parking and manoeuvring areas. Modest private open space can be accommodated in the front yard, however setback is limited so as to retain an urban character, albeit less formal.	Buildings fronting Type C Suburban Streets provide a suburban frontage, reinforced with a generous building setback and limited building length. Safety for all users is ensured by allowing for but reducing the impact of car parking and manoeuvring areas. Landscaping helps to reinforce the suburban character of the streets.	Buildings shall front Open Spaces and Walkways in order to provide passive surveillance, ensuring safety for park users. Buildings shall take full advantage of the amenity on offer by actively fronting open spaces and walkways. Building length is controlled to allow buildings further back to participate in the amenity on offer, and to maximise accessibility to open spaces and walkways.
1 <b>No. of floors shall be:</b> [refer also to note i below]	2.5 min [refer to note ii below for definition of 0.5 storey]	2 min	2 min	1 – 3 min – max
2 <b>Threshold conditions shall be:</b> [refer to note iii below for definition]	0.5 – 1.25m min – max	0.5 – 1.25m min - max	0 – 0.9m min – max	
3 <b>Boundary setback: Front shall be:</b>	0 – 2.5m min – max	0 – 3.5m min - max	2 – 5m min – max	2m min
4 <b>Garages and carports front setback shall be:</b>	N/A	Not between 1.5m and 5.5m	Not between 1.5m and 5.5m	Not between 1.5m and 5.5m
5 <b>Continuous frontage required:</b> [refer to note v below for definition]	yes for 80% of development block	no	no	no

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6	<b>Solid / void relationship:</b> [refer to note iv below for definition]	65% solid maximum for ground floor 75% solid maximum for upper storeys	65% solid maximum for ground floor 75% solid maximum for upper storeys	75% solid maximum	75% solid maximum
7	<b>Max building length shall be:</b>	N/A	60m max	50m max	75m max
8	<b>Vehicular access on street frontage permitted:</b>	no	yes	yes	yes (where street occurs between lot and open space)
9	<b>Landscape treatment plan required:</b>	yes – if front setback is greater than 0m	yes – if front setback is greater than 0m Maximum permitted paved area in the front yard is limited to driveways (no greater than the width of garage door +0.5m) plus a 1.2m wide pathway for access to the front door. The balance area must be soft landscaping.	yes Maximum permitted paved area in the front yard is limited to driveways (no greater than the width of garage door +0.5m) plus a 1.2m wide pathway for access to the front door. The balance area must be soft landscaping.	yes
10	<b>Small Houses permitted:</b> [refer to Note 1 in I605.6.4.7.1]	no	yes	yes	yes

i The relevant minimum height is deemed to have been met where the building frontage meets the storey height limit and is at least one dwelling unit depth. Small Houses need not comply with the storey height limits outlined above.  
ii The definition of 'half' (0.5) storey is a roof space that can be occupied or utilised for storage and has at least one window opening to the street elevation.  
iii The definition of Threshold is the height difference between street level and the ground floor level of the unit.  
iv Solid / void relationship is described as the percentage of openings – windows / doors within a building façade (excluding garage doors)  
v. The definition of continuous building frontage is a row of buildings with no more than 2m separating adjoining residential units with no driveways servicing the front.

**I605.6.4.11. Garages**

Purpose: Minimise the dominance of garages as viewed from the street.

- (1) A garage door facing a street must be no greater than 50 percent of the width of the front facade of the dwelling to which the garage relates.
- (2) Garage doors must not project forward of the front facade of a dwelling.
- (3) For the avoidance of doubt these standards apply in place of any and all parts of the Residential - Mixed Housing Urban Zone standard for garages.

#### I605.6.4.12. Minimum dwelling size

Purpose: Dwellings are of a sufficient size to provide for the day-to-day needs of residents.

- (1) Studio dwellings must have a minimum net internal floor area of 30m<sup>2</sup>.
- (2) One-bedroom dwellings must have a minimum net internal floor area of 40m<sup>2</sup>.

#### I605.6.5. Terrace Housing and Apartment Buildings zone

- (1) The standards in the Residential - Terrace Housing and Apartment Building zone apply in the Buckley, Sunderland and Catalina sub-precincts except as specified below.

##### I605.6.5.1. Building height

Purpose: manage the scale of development to provide for medium-rise terrace housing and apartments.

- (1) Standard [H.6.6.5\(1\)](#) in [H6 Residential – Terrace Housing and Apartment Buildings Zone](#) does not apply in the Catalina Sub-precinct (Sub-precinct E)
- (2) Buildings in the Catalina Sub-precinct (Sub-precinct E) must not exceed 20.5m in height.

##### I605.6.5.2. Yards

Purpose: provide an attractive transition from the street to the front facade of the terraced housing or the apartment building.

- (1) In the Sunderland and Catalina sub-precincts the standards for front, side and rear yards set in Rule [H6.6.9\(1\)](#) in [H6 Residential – Terrace Housing and Apartment Buildings Zone](#) do not apply, and the minimum depths in Table I605.6.5.2.1 apply.

**Table I605.6.5.2.1 Yards**

Yard	Minimum depth
Front (except for garages and carports)	1m
Side yard (detached dwellings and end of row terrace dwellings and apartment buildings only)	1.2m on one side only for 1 to 2 storeys and 3m on one side only for 3 or more storeys
Rear yard (apartments only)	6m for up to 2 storeys and 9m for 3 or more stories

- (2) A garage or carport facing the street must be set back at least 0.5m from the dwelling frontage.



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- (3) The front of the garage or carport must not be between 1.5m and 5.5m from the front boundary of the site.

**I605.6.5.3. Maximum impervious area, building coverage and landscaping**

Purpose:

- manage the amount of stormwater runoff generated by a development
- enable an intensive built character for apartment buildings
- provide a good standard of on-site amenity for residents.

(1) The following standards in [H6 Residential – Terrace Housing and Apartment Buildings Zone](#) do not apply:

- (a) Standard [H6.6.10](#) maximum impervious area,
- (b) Standard [H6.6.11](#) building coverage and
- (c) Standard [H6.6.12](#) landscaped area.

(1) The maximum and minimum areas in Table I605.6.5.3.1 apply.

**Table I605.6.5.3.1 Maximum impervious area, building coverage and landscaping**

Maximum impervious area	Maximum building coverage	Minimum landscaped area
Apartments 100% Detached or attached housing 85% Any site not connected to stormwater 10% Riparian yard 10%	Apartments 100% Detached or attached housing 65%	Apartments 0% Detached or attached housing 15%

**I605.6.5.4. Outlook space**

- (1) Standard [H6.6.13](#) outlook space in the Residential - Terrace Housing and Apartment Buildings Zone does not apply in the Sunderland and Catalina sub-precincts.

**I605.6.5.5. Building separation**

Purpose:

- ensure a reasonable standard of outlook and privacy between dwellings on adjacent sites
- maximise daylight into dwellings and outdoor living spaces
- reduce noise disturbance.

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- (1) Attached housing and detached housing in the Sunderland and Catalina sub-precincts must be designed so that each external wall of the building is nominated with a primary outlook, secondary outlook or no outlook.
- (2) The minimum set-backs from site boundaries are set out in Table I605.6.5.5.1 and Table I605.6.5.5.2.
- (3) The outlook area may be over streets, public open spaces, shared access sites, and private lanes and parking areas.
- (4) Any building constructed directly adjacent to the primary or secondary outlook of a small house must not exceed a maximum height of two storeys.
- (5) The nominated outlooks and setback distances in Table I605.6.5.5.1 apply as separation distances between dwellings on the same site.

**Table I605.6.5.5.1 Attached housing and detached housing\***

<b>Residential Building Typologies</b>	<b>Housing (except small houses*)</b>	<b>Small Houses*</b>
Primary Outlook*	6m min	4m min
Secondary Outlook*	3m min	2m min
No Outlook*	0m min	0m min

\*Refer to Precinct plan 4: Catalina sub-precinct building separation diagram

Note:

- (1) A small house is a dwelling with a maximum of two storeys, and a maximum 100m<sup>2</sup> gross floor area (including garage), and a maximum of three bedrooms.
- (2) Primary outlook relates to a living space, typically comprising a lounge, living or dining space. At least one of the external walls of the principal living space must be nominated with a primary outlook. The primary outlook must have direct access to the private open space provision. A combined open plan lounge, living and dining area may be treated as a single living space in terms of nominating the primary outlook. Any additional living space must have at least one external wall with a secondary outlook.
- (3) Secondary outlook is an outlook from a private space, comprising a bedroom or any living space not included as a primary outlook. At least one external wall of each bedroom must be designed to include one secondary outlook.
- (4) No outlook relates to a service space, typically comprising a kitchen, bathroom, circulation space, laundry or garage. All external walls of each service space may be designed to include no outlook. Although kitchen spaces are service in nature they may form part of living spaces and

therefore gain benefit from the outlook requirements of living spaces. If a kitchen is in a separate room, it must have at least one secondary outlook. Any other external walls not required to be nominated as either a primary or secondary outlook, may be nominated as no outlook wall. An outlook space may be used more than once for external walls of different spaces.

**Table I605.6.5.5.2 Apartments**

Outlook	Minimum set back below 8.5m height	Minimum set back over 8.5m height
Front to front*	15m	18m
Front to side	10m	15m

\*Refer to Precinct plan 4 - Catalina Sub-precinct E building separation diagram

**Note 1**

Front means the external face of any building or portion thereof that has a minimum habitable space facing a street or public or communal open space.

**Note 2**

Side means the external face of any building or portion thereof that does not have a habitable space with its primary access or window facing out.

**I605.6.5.6. Fences**

Purpose: provide a reasonable level of privacy for dwellings while enabling passive surveillance over the street and public open space.

- (1) Standard [H6.6.16](#) side and rear fences and walls in [H6 Residential – Terrace Housing and Apartment Buildings Zone](#) does not apply.
- (2) Fences on a road boundary, or adjoining a public open space, must not exceed 0.9m in height.
- (3) Where a dwelling is erected within 1.5m of the road boundary a fence must not be erected in the front yard.
- (4) Where there is no front fence, and a side boundary fence is to run between adjoining properties, the boundary fence must be set-back at least 1m back from the front corner of the building.
- (5) Fences on a rear boundary must not exceed 1.8m in height and where the rear boundary faces onto a lane the fence must be visually permeable across 50 per cent of the area.
- (6) Fences on a side boundary must not exceed 1.8m in height.

- (7) A combined fence and retaining wall on a front boundary must not exceed 0.9m in height.

**I605.6.5.7. Energy efficiency and non-potable water supply**

Purpose: ensure new dwellings adopt minimum energy efficiency measures to provide cost, comfort and health benefits to their occupants, and sustainability benefits to the wider community.

- (1) All new dwellings are designed to achieve a calculated or modelled Building Performance Index value at 1.2 or lower using an acceptable method for calculating compliance with H1 of the New Zealand Building Code.
- (2) All new dwellings (excluding apartments), have a solar or heat pump hot water system installed, or an alternative system that achieves a minimum of 5.5 stars applying the Energy Efficiency and Conservation Authority Water Heating Assessment Tool.
- (3) All new dwellings are designed to have non-potable water requirements (for toilets, laundry and gardens) supplied by rainwater tanks (or bladders) sized in accordance with the table below. Rain tank/bladder capacity for attached housing and apartment typologies can be provided in either individual or communal rainwater systems.
- (4) All new buildings are fitted with water efficient fixtures, to a minimum 3 star standard (under the Water Efficiency Labelling Scheme (WELS)).
- (5) The minimum sizes for rainwater tanks (or bladders) in Table I605.6.5.7.1 and Table I605.6.5.7.2 apply to detached and attached housing and apartments in all sub-precincts.

**Table I605.6.5.7.1 Detached housing and attached housing**

Dwelling type	Minimum tank (or bladder)
1 bedroom (includes Studio)	1000L
2 bedroom	2000L
3 bedroom	3000L*
4 bedroom	5000L (roof area up to 110m <sup>2</sup> ), or 3000 L (roof area greater than 110m <sup>2</sup> )
5 bedroom	5000L

\* All attached houses to be 3000L max

**Table I605.6.5.7.2 Apartments**

Dwelling type	Minimum tank (or bladder)
1 bedroom (includes Studio)	1000L
2 bedroom	1000L
3 bedroom	1500L*
4 bedroom	2000L
5 bedroom	2500L

**I605.6.5.8. Special height and frontage**

Purpose: ensure a quality interface between buildings and key street edges to contribute to streetscape amenity and maintain passive surveillance and outlook to the street within the Catalina Sub-precinct (Sub-precinct E).

- (1) Within the Catalina Sub-precinct (Sub-precinct E) buildings fronting roads identified as types A to D on Precinct plan 5 - Catalina Sub-precinct E special height and frontage must comply with the requirements of Table I605.6.4.10.1 above.
- (2) On frontages where this standard applies, where there is a conflict between this standard and any other standard, this standard applies.

**I605.6.5.9. Height in relation to boundary**

- (1) Standard [H6.6.8](#). Height in relation to boundary adjoining lower intensity zones in [H6 Residential – Terrace Housing and Apartment Buildings Zone](#) does not apply in the Hobsonville Point Precinct.

**I605.6.5.10. Outdoor living space**

Purpose: provide dwellings with an outdoor living space that is useable and accessible.

- (1) Standard [H6.6.15](#) Outdoor living space in the Residential - Terraced Housing and Apartment Buildings Zone applies; except that a dwelling with the principal living room at ground level must have an outdoor living space capable of containing a delineated area measuring at least 18m<sup>2</sup> which has no dimension less than 4.5m.

**I605.6.5.11. Garages**

- (1) Purpose: Reduce the dominance of garages as viewed from the street.
- (2) A garage door facing a street must be no greater than 50 percent of the width of the front facade of the dwelling to which the garage relates.
- (3) Garage doors must not project forward of the front facade of a dwelling.

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- (4) For the avoidance of doubt these standards apply in place of any and all standards in the Residential - Terraced Housing and Apartment Zone for garages.

##### **I605.6.5.12. Minimum dwelling size**

Purpose: dwellings are of a sufficient size to provide for the day-to day-needs of residents.

- (1) Studio dwellings must have a minimum net internal floor area of 30m<sup>2</sup>.
- (2) One-bedroom dwellings must have a minimum net internal floor area of 40m<sup>2</sup>.

##### **I605.6.5.13. Daylight**

- (1) Standard [H.6.6.14](#). Daylight in [H6 Residential – Terrace Housing and Apartment Buildings Zone](#) does not apply in the Hobsonville Point Precinct.

#### **I605.6.6. Business - Mixed Use Zone**

- (1) The standards in the Business - Mixed Use Zone apply in the Landing Sub-precinct (Sub-precinct F) apply except as specified below.

##### **I605.6.6.1. Building height**

Purpose:

- manage the effects of building height;
  - allow reasonable sunlight and daylight access to public open space excluding streets and nearby sites;
  - manage visual dominance;
  - allow an occupiable height component to the height limit, and an additional height for roof forms that enables design flexibility to provide variation and interest in building form when viewed from the street; and
  - enable greater height at the eastern end of the sub-precinct in an area identified as suitable for intensification.
- (1) Standard [H13.6.1](#) Building height in [H13 Business – Mixed Use Zone](#) does not apply.
- (2) Buildings must not exceed the height in metres in Table I605.6.6.1.1. Average height is based on building footprint.

**Table I605.6.6.1.1 Height**

<b>Area (as shown on Precinct plans 6 and 7)</b>	<b>Average height for all new buildings</b>	<b>Maximum height for any single building</b>
Development Area 4	N/A	27m

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Development Area 3	N/A	16.5m
Development Areas 1 and 2	8m	13.5m
Building A (Fabric Bay)	N/A	8m
Building B (Seaplane Hangar)	N/A	11m
Building C (Workshops)	N/A	8m
Building D (Painting Bay)	N/A	8m
Building E (GRP Building)	N/A	11m
Building F (Sunderland Hangar)	N/A	13.5

#### I605.6.6.2. Yards

Purpose: to enable the creation of a vibrant waterside promenade while ensuring that buildings and outdoor seating are adequately set back from the coastal edge to maintain unobstructed pedestrian access along the waterfront.

- (1) Coastal protection yard.
  - (a) Buildings: 10m measured landwards from the top of the reclamation seawall.
  - (b) Seating/tables and decks no more than 1m in height associated with food and beverage activities in buildings: 5m.
  - (c) The coastal protection yard can be reduced in front of the existing Fabric Bay building (Building A on precinct plans 6 and 7) such that a minimum width of 2m (measured from MHWS) is provided to ensure continuous public access to the waterfront.

#### I605.6.6.3. Landscaping

- (1) Standard [H13.6.6](#) in [H13 Business – Mixed Use Zone](#) does not apply.

#### I605.6.6.4. Energy efficiency and non-potable water supply

Purpose: ensure new dwellings adopt minimum energy efficiency measures to provide cost, comfort and health benefits to their occupants, and sustainability benefits to the wider community.

- (1) All new dwellings are designed to achieve-a calculated or modelled Building Performance Index value at 1.2 or lower using an acceptable method for calculating compliance with H1 of the New Zealand Building Code.

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- (2) All new dwellings (excluding apartments), have a solar or heat pump hot water system installed, or an alternative system that achieves a minimum of 5.5 stars applying the Energy Efficiency and Conservation Authority Water Heating Assessment Tool.
- (3) All new buildings are fitted with water efficient fixtures, to a minimum 3 star standard (under the Water Efficiency Labelling Scheme (WELS)).

#### **I605.6.7. Subdivision - Hobsonville Point Village, Buckley, Sunderland and Airfields sub-precincts**

- (1) The subdivision standards in the Auckland wide rules apply in these sub-precincts, except that in the Residential - Terraced Housing and Apartment Buildings Zone, the minimum vacant net site area is 300m<sup>2</sup>.

#### **I605.6.8. Subdivision - Catalina Sub-precinct (Sub-precinct E)**

- (1) The subdivision standards for the Catalina Sub-precinct (Sub-precinct E) are those applying to the underlying residential zones and listed in the Auckland-wide subdivision rules. In addition, the following standards apply.

##### **I605.6.8.1. Super site subdivision**

- (1) Following the super site subdivision for one or more development blocks, the first resource consent for each approved development block must provide information:
  - (a) demonstrating compliance with the relevant street height and frontage;
  - (b) demonstrating complying private outdoor living space;
  - (c) demonstrating complying solar access to outdoor living space including shadow diagrams;
  - (d) nominating outlook types – primary, secondary and no outlook; and
  - (e) showing building height, building type, access lanes, parking, site services.

##### **I605.6.8.2. Vacant lot subdivision**

- (1) Any application for a vacant lot subdivision with a site of less than 450m<sup>2</sup>, must include a plan showing a building envelope that complies with the standards.

#### **I605.6.9. Subdivision - Landing Sub-precinct (Sub-precinct F)**

- (1) The subdivision standards for the Landing Sub-precinct (Sub-precinct F) are those applying to the underlying Business – Mixed use zones and listed in the Auckland-wide subdivision rules. In addition, the following standards apply.

##### **I605.6.9.1. Esplanade reserves**



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- (1) Where any subdivision involving the creation of sites less than 4ha, is proposed of land adjoining the mean high water springs, the application plan and the subsequent Land Transfer plan, must provide for a minimum esplanade or esplanade strip in accordance with section 230 of the Resource Management Act 1991, to be measured as follows and as indicatively illustrated on Precinct plan 6.
  - (a) Between MHWS and the Fabric Bay building: 2m.
  - (b) Elsewhere: 5m unobstructed measured landwards from the top of the existing reclamation seawall so that there is 5m width of flat pedestrian-usable land.
- (2) Any esplanade reserve or esplanade strip must be measured in a landward direction at 90 degrees to mean high water springs.
- (3) Any reduction in width or any request to waive the esplanade reserve or esplanade strip requirement is a discretionary activity.
- (4) The provision of an esplanade strip rather than an esplanade reserve no less than 5m wide is a discretionary activity.

#### **I605.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

#### **I605.8. Assessment – restricted discretionary activities**

##### **I605.8.1. Matters of discretion**

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

- (1) Restaurants and cafes up to 200m<sup>2</sup> gross floor area per site, retail, offices, commercial services, educational facilities, healthcare facilities:
  - (a) design, location and integration; and
  - (b) consistency with an approved comprehensive development plan where relevant.
- (2) Alterations and additions to buildings:
  - (a) design, location and integration.
- (3) New buildings:
  - (a) design, location and integration.
- (4) Subdivision:
  - (a) design, location and integration;

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- (b) Infrastructure; and
  - (c) transport.
- (5) All subdivision and development:
- (a) sub-precinct specific criteria to the extent that:
    - (i) they are relevant to the location and scale of the development;
    - (ii) the criteria remain relevant given development already implemented;
    - (iii) consistency with the integrated catchment management plan and granted network discharge consent (or variation thereto); and
    - (iv) consistency with an approved Comprehensive Development plan (where relevant).
  - (6) In addition to the above, for the Landing Sub-precinct (Sub-precinct F), consistency with policies and objectives.

**I605.8.2. Assessment criteria**

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

Development may differ from the precinct plans, where it is demonstrated that a different approach will result in a better quality outcome for the community, or where it is necessary to integrate with authorised development on land outside the precinct that was not anticipated at the time the design guideline and plans were prepared.

### I605.8.2.1. Design location and integration

- (1) All activities should implement and generally be consistent with precinct plans 1, 2, 6 and 7.
- (2) redevelopment, additions and alterations to buildings should complement the existing character, form and appearance of development and have regard to:
  - (a) the heritage values of the Hobsonville Point Precinct;
  - (b) the architectural and heritage elements of the building which contribute to its character, such as cladding and fenestration;
  - (c) the visual appearance of the development from the road and reserves; and
  - (d) amenity values and neighbourhood character.
- (3) The design of buildings, driveways, parking and other development should complement the character of existing buildings and development, features and uses of adjoining land.
- (4) Landscape treatment should maintain and enhance the natural landscape character of adjoining land, the coast margin and views into the land from the Waitemata Harbour.
- (5) Buildings, driveways, parking and other development should be of suitable size, location and scale to accommodate the proposed activity.
- (6) Retail serving the local neighbourhood should be designed, developed and operated to:
  - (a) be easily accessible by walking, cycling and car;
  - (b) provide adequate cycle ~~and car parking and infrastructure; and~~
  - (c) have an attractive street frontage, with buildings located on the street frontage providing generous display space, serve the local neighbourhoods rather than a wider area, recognising that the local centre within the Hobsonville Corridor Precinct is the focus for future retail and commercial development in the Hobsonville area
- (7) Building design themes should achieve:
  - (a) a community that models sustainability, particularly the principles of passive solar design and walkable neighbourhoods;
  - (b) a character and appearance that will ensure a high standard of amenity values;

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- (c) a design that avoids conflicts between activities within the relevant precinct and between that precinct and other precincts;
  - (d) maintenance and enhancement of existing airbase houses, hangers and other ex-airforce buildings through comprehensive development planning and heritage management plans;
  - (e) enhancement of existing airbase houses, hangers and other ex-airforce buildings that provides design integration with the intended surrounding development;
  - (f) a consistent and attractive streetscape character;
  - (g) variations in building footprints, form and style;
  - (h) articulation of any building facades which are visible from roads;
  - (i) access by windows of habitable rooms to sunlight, daylight and outlook;
  - (j) permeable fencing, except where residential activities need clear separation from non-residential activities; and
  - (k) incorporation of existing views and natural features around the sub-precincts, including the natural landscape qualities of the environment adjacent to the coastal esplanade reserve.
- (8) A comprehensive landscape theme should ensure that potential adverse effects of development are avoided, remedied or mitigated and that a high standard of amenity is achieved consistent with the overall existing or introduced environmental context.

#### I605.8.2.2. Sunderland Sub-precinct (Sub-precinct C)

- (1) High-quality landscape treatments should be achieved for the Catalina Green and adjacent streets.
- (2) Design and orientation of buildings located south of Hudson Bay Road should accommodate mixed use activities, avoiding more than minor adverse effects in respect of noise, odour and visual amenity for activities located within the Airfields Sub-precinct (Sub-precinct D).
- (3) A design theme should be established for the entire sub-precinct which reflects an inter-war air force theme.
- (4) Offices, a neighbourhood retail centre and education activities should be provided.
- (5) Adequate cycle ~~and car~~ parking and infrastructure should be provided.

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**I605.8.2.3. Buckley Sub-precinct (Sub-precinct B)**

- (1) The design and operation of schools should meet the criteria in I605.8.2.1(2) above.
- (2) A neighbourhood retail centre south of the intersection of Squadron Drive and Buckley Avenue should provide an attractive gateway to the community and to meet the criteria in I605.8.2.1(1) above.

**I605.8.2.4. Hobsonville Point Village Sub-precinct (Sub-precinct A)**

- (1) Provision should be made for retail activities to serve the local neighbourhoods, rather than a wider area, recognising that the local centre within the Hobsonville Corridor Precinct is the focus for future retail and commercial development in the Hobsonville area.

**I605.8.2.5. Airfields Sub-precinct (Sub-precinct D)**

- (1) Provision should be made for:
  - (a) open space sufficient to service the residential development in the sub-precinct;
  - (b) proposed park and ride, office or warehousing activities servicing marine activities in adjacent sub-precincts; and
  - (c) the retention, and adaptive re-use, of the hanger building.

**I605.8.2.6. Catalina Sub-precinct (Sub-precinct E)**

- (1) Development should be in general accordance with:
  - (i) the design guidelines for the Catalina Sub-precinct (Sub-precinct E) in Appendix 1;
  - (ii) Precinct plan 3 - Catalina Sub-precinct E, where this is relevant to the scale of the development; and
  - (iii) the Hobsonville Point Precinct and Catalina Sub-precinct(Sub-precinct E) policy, where relevant to the scale and type of development;

Note: development may differ from the design guidelines and precinct plans, where it is demonstrated that a different approach will result in a better quality outcome for the community, or where it is necessary to integrate with authorised development on land outside the precinct that was not anticipated at the time the design guideline and plans were prepared.

- (2) The extent to which the development complies with the design assessment report of the Hobsonville Design Review Panel.

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- (3) Development should be within a density range of between 40 to 150 dwellings per hectare net (excluding land used for public roads, public open space or any other land used for a non-residential activity).

#### **I605.8.2.7. Landing Sub-precinct (Sub-precinct F)**

- (1) Design and Integration
- (a) The extent to which development is in general accordance with:
    - (i) precinct plans 1, 2, 6 and 7 to the extent the respective plans are relevant to the scale of the development
    - (ii) the Hobsonville Point Precinct objectives and policies, where relevant to the scale and type of development.
  - (b) The extent to which development within The Landing sub-precinct:
    - (i) Demonstrates a coherent overall design that creates an attractive urban node with a strong sense of place that incorporates, but is not limited to, the site's distinctive heritage
    - (ii) Respects the area's cultural and spiritual significance
    - (iii) Respects the history and heritage features of the former seaplane and flying boat base
    - (iv) Ensures new buildings complement, but do not replicate, the heritage buildings through attention to the characteristics of the heritage buildings
    - (v) Maintains the underlying plane of the concrete apron
    - (vi) Maintains the integrity of the vegetated escarpment as a legible inland backdrop
    - (vii) Establishes a public open space, open to the harbour, in front of the Sunderland Hangar
    - (viii) Establishes a minimum 10m wide coastal protection yard around the coastal perimeter of the apron, including a minimum 5m wide esplanade reserve, supported by active frontages facing the harbour
    - (ix) Establishes a spatial and circulation hierarchy including main streets in front of the heritage buildings, the perimeter esplanade, and intimate secondary lanes
    - (x) Prioritises pedestrian circulation ahead of vehicles
    - (xi) Establishes attractive and fine-grained pedestrian circulation that is aligned with heritage frontages, and with views to the harbour
    - (xii) Establishes buildings with active frontages at street level, and high quality architectural design that emphasises human presence.
    - (xiii) Incorporates car parking within buildings in a way that does not compromise active and transparent frontages, minimises

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circulation by cars within The Landing, and screens the cars

- (xiv) Provides an efficient, legible and attractive transfer between buses and the ferry
  - (xv) Is accessible and satisfies CPTED (crime prevention through environmental design) principles such as those published by the N.Z Department of Justice
  - (xvi) Provides for treatment of stormwater runoff without compromising the otherwise flat plane of the apron
- (c) For alterations or extensions to the heritage character buildings identified on Precinct Plan 7, the extent to which such works:
- (i) Maintains or enhances heritage character
  - (ii) Is in accordance with good practice conservation principles and methods
  - (iii) Is based on an understanding of the heritage character values of the building, informed by a Heritage Assessment
- (d) The extent to which development in Development Areas 1-3 (the apron in front of the hangars):
- (i) Conveys a different, but complementary, appearance from the heritage buildings so that the heritage buildings are discernible as a distinct group
  - (ii) Have a light appearance, in contrast to the more solid appearance of the heritage buildings, and are designed to be seen from all four sides ('in the round')
  - (iii) Are aligned with the grid and frontages established by the heritage buildings
  - (iv) Include gaps to frame views of the heritage buildings and backdrop escarpment from within the Landing and from the harbour – having particular regard to the view shafts depicted on Precinct Plan 7
  - (v) Have a fine grain appearance (for instance modules in the order of 15m – 25m) that reflects the smaller heritage buildings and is subservient to the two hangars
  - (vi) Are of such height as to maintain legibility of the Seaplane Hangar from the harbour (to avoid doubt, this does not mean that universal views are required of the hangar, but that there is sufficient visibility of such elements as the parapet and doors that the hangar's form is readily understood from a reasonable range of places on the harbour)
- (e) The extent to which any building in Development Area 4:

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- (i) Has exceptional design quality suitable for this landmark location
- (ii) Is designed to be seen from all four sides (with the exception of those frontages otherwise concealed below the escarpment or by the Sunderland Hangar) including views from Harrier Point Park
- (iii) Continues the frontage line established by the Sunderland Hangar
- (iv) Maintains north-east views from Harrier Point Park to the escarpment in the vicinity of trig A5W8 and along Oruamo (Hellyers Creek)
- (v) Establishes an appropriate scale relationship with the Sunderland Hangar so that a new building does not overwhelm or detract from the prominence of the hangar. Aspects that may help achieve an appropriate scale relationship include:
  - A podium that is similar to (or lower than) the height of the Sunderland Hangar door (approximately 10.6m)
  - Separation between the buildings
  - A finely modulated and articulated façade in contrast to the simple form of the Sunderland Hangar
  - Complementary proportions between a new building and the Sunderland Hangar
  - Other design measures that reduce the apparent bulkiness of a new building or otherwise serve to establish and appropriate scale relationship with the Sunderland Hangar
- (f) The extent to which it is demonstrated that any proposal that differs from the sub-precinct plans will result in a better quality outcome for the Hobsonville Point community.
- (g) The extent to which the location and scale of new buildings would adversely affect the amenity value of the adjoining coastal environment, including views of the site from the harbour and over the site to the harbour as identified on Precinct plan 7.
- (h) New buildings should be located in a way which maintain or enhance the views identified on Precinct plan 7.
- (i) Parking areas should be located in order of preference; within buildings, to the rear of buildings or separated from the street frontage by uses that activate the street. Visible, surface parking should be avoided.
- (j) Shared pedestrian and vehicle access is appropriate for pedestrian connections / lanes and the identified internal vehicle circulation route within the site. The shared access should prioritise pedestrian movement.
- (k) Pedestrian access should be maintained through the sub-precinct from the Launch Road staircase to the entrance of the Hobsonville ferry terminal.



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- (l) Space for bus access and circulation facilities should be provided for within the sub-precinct.
- (m) Development or subdivision should not compromise the continued safe and efficient operation of bus movements and public access to and from the Hobsonville ferry terminal.
- (n) Provisions should be made for stormwater treatment in a way that does not detract from the unifying flat plane of the apron.
- (o) Open spaces and pedestrian connections should be designed to be visually attractive and positively contribute to the streetscape and sense of place.
- (p) Publicly accessible open spaces and pedestrian connections should be designed and managed to be accessible to people of all ages and abilities.
- (q) Where provided, landscaping should:
  - (i) integrate the development into the surrounding area and complement the existing natural landscape character, including the natural character of the coast.
  - (ii) maintain the personal safety of people and enhance pedestrian comfort
  - (iii) be designed for on-going ease of maintenance.
- (r) Building platforms, parking areas and vehicle entrances should be located and designed to respond to and integrate with existing landscape features and site orientation.
- (s) Where earthworks or retaining walls are required, they should be incorporated as a positive landscape or site feature by:
  - (i) integrating retaining walls as part of the building design
  - (ii) stepping and landscaping earthworks or retaining walls over 1m in height, to avoid dominance or overshadowing effects.
- (t) Retention of mature trees on the vegetated escarpment is encouraged where their size, location or species makes a significant contribution to the existing landscape character of the site.
- (u) Any proposed vegetation removal should be off-set by the provision of new native vegetation to ensure no overall net loss of on-site vegetation.
- (v) Development should maintain the amenity values of the coastal environment and natural landscape of the area.
- (w) The design of new buildings situated between the ferry terminal and the bus stop location identified on Precinct Plan 6 should facilitate a safe and convenient pedestrian route between the ferry terminal and bus stop location which provides a form of rain shelter.

#### (2) Design assessment

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- (a) The extent to which the development complies with the design assessment report of the Hobsonville Design Review Panel.

#### **I605.8.2.8. Transport**

- (1) Development should be designed to integrate land uses with transport systems through an integrated transport assessment methodology for major trip generating activities and this should include provision for public transport within the precinct, between precincts, and beyond the Hobsonville Point precinct.
- (2) the council, Auckland Transport and New Zealand Transport Agency should be consulted.
- (3) A design theme for streets and public lanes should ensure well-connected, attractive and safe transport routes, with appropriate provision for:
  - (a) pedestrian, cycle and vehicle movements;
  - (b) car parking;
  - (c) infrastructure services; and
  - (d) street tree planting and landscape treatment consistent with the overall existing or introduced environmental context.
- (4) The local road network should provide a highly inter-connected roading system so as to reduce trip distances and to improve local accessibility to community facilities, reserves, public transport facilities and retail activities.
- (5) Provision should be made for public transport, including public transport facilities.
- (6) Traffic generation from proposed activities should not create adverse effects on the:
  - (a) capacity of roads giving access to the site;
  - (b) safety of road users including cyclists and pedestrians;
  - (c) sustainability of the primary road network; activity and capacity; and
  - (d) neighbourhood character.
- (7) Provision should be made for a pedestrian and cyclist network throughout the precinct, and linked to adjoining precincts including the Hobsonville village town centre, and beyond Hobsonville.

#### **I605.8.2.9. Infrastructure**

I605 Hobsonville Point Precinct

- (1) Roads should create high quality public spaces, and incorporate quality amenity features such as tree planting and footpath paving.
- (2) The street lighting theme should be consistent with wider Hobsonville air base precinct and with the overall existing or introduced environmental context.
- (3) The design of streets and public lanes should conserve land and encourages walkability by:
  - (a) using minimal dimensions for carriageways; and
  - (b) integrating service lines beneath footpaths or car parking bays.
- (4) Infrastructure for stormwater, wastewater and water supply are designed to ensure minimisation of water use, storm and wastewater generation and maximise water re-use.
- (5) Infrastructure provided to serve any new development models a range of different methods to achieve sustainability, with a particular emphasis on the efficient use and natural treatment of water systems.
- (6) An integrated approach to stormwater management should be adopted for stormwater mitigation, with the emphasis being on water reuse and water sensitive design the reduction of stormwater generated from sites through reuse and an increase of permeable areas.
- (7) Consistency with the integrated catchment management plan and relevant network discharge consent.
- (8) *[deleted]*
- (9) Stormwater retention and treatment facilities are to be designed to retain in-stream ecological values and added additional habitat where possible.
- (10) Development should retain, enhance and provide protection for riparian margins, coastal edges and esplanade reserves.
- (11) Public open spaces should be provided and developed so that they are:
  - (a) readily visible and accessible by adopting methods such as a generous street frontages or bordering onto yards of sites and front faces of buildings that are clear of visual obstructions;
  - (b) located to provide visual relief, particularly in intensively developed areas;
  - (c) integrated with surrounding development;
  - (d) sized and developed according to community and neighbourhood needs;

I605 Hobsonville Point Precinct

- (e) consistent with any current and/or proposed council parks strategy; and
  - (f) easy to maintain.
- (12) The coastal walkway and all other walkways should be designed to be:
- (a) suitable and safe for regular pedestrian use;
  - (b) easily visible and accessible;
  - (c) located seaward of adjoining development; and
  - (d) linked to the public walkway and cycleway network.

**I605.9. Special information requirements**

- (1) The special information requirements in the underlying zone and Auckland-wide provisions apply in this precinct. In addition, the following information requirements apply.
- (2) A resource consent application for any development must include a design assessment report from the Hobsonville Design Review Panel.
- (3) Applications for dwellings in Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and Sunderland Sub-precinct (Sub-precinct C) must include shadow diagrams demonstrating compliance with standard I605.6.4.5(2).

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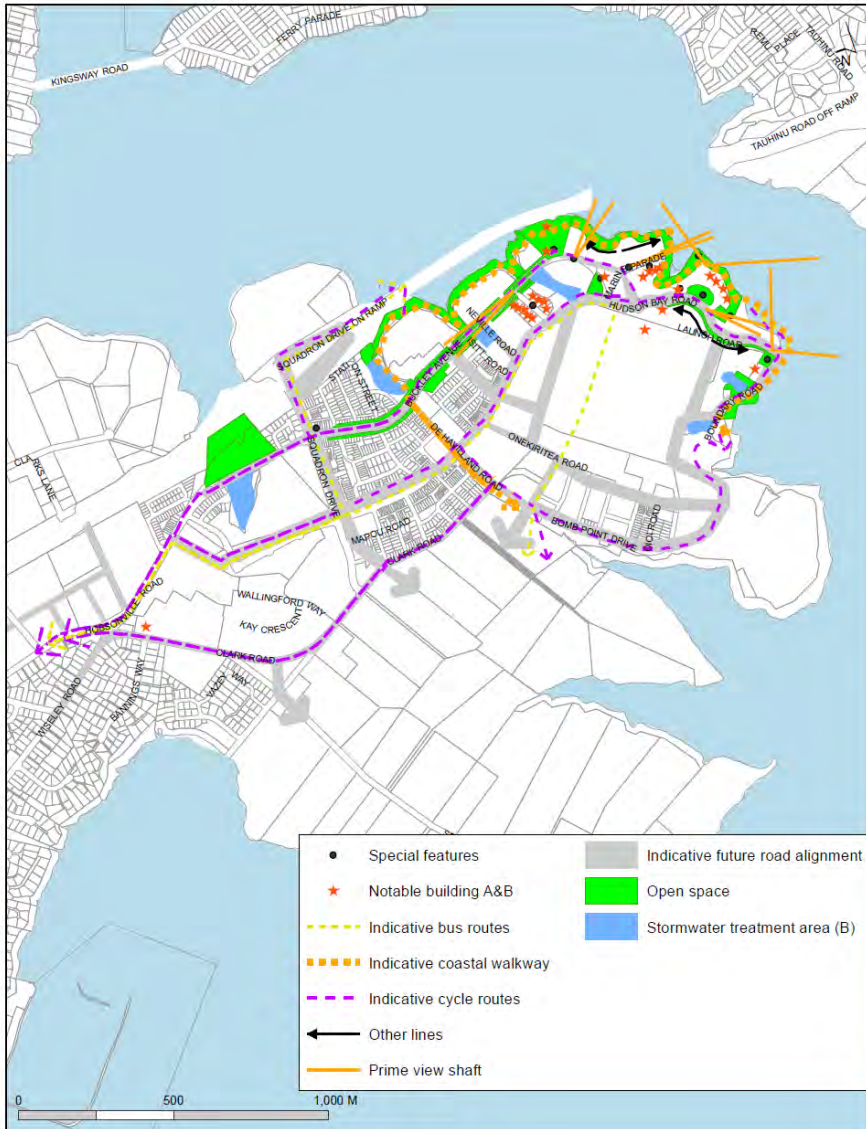
I605.10. Precinct plans

I605.10.1. Hobsonville Point: Precinct plan 1 - Hobsonville Point precinct plan

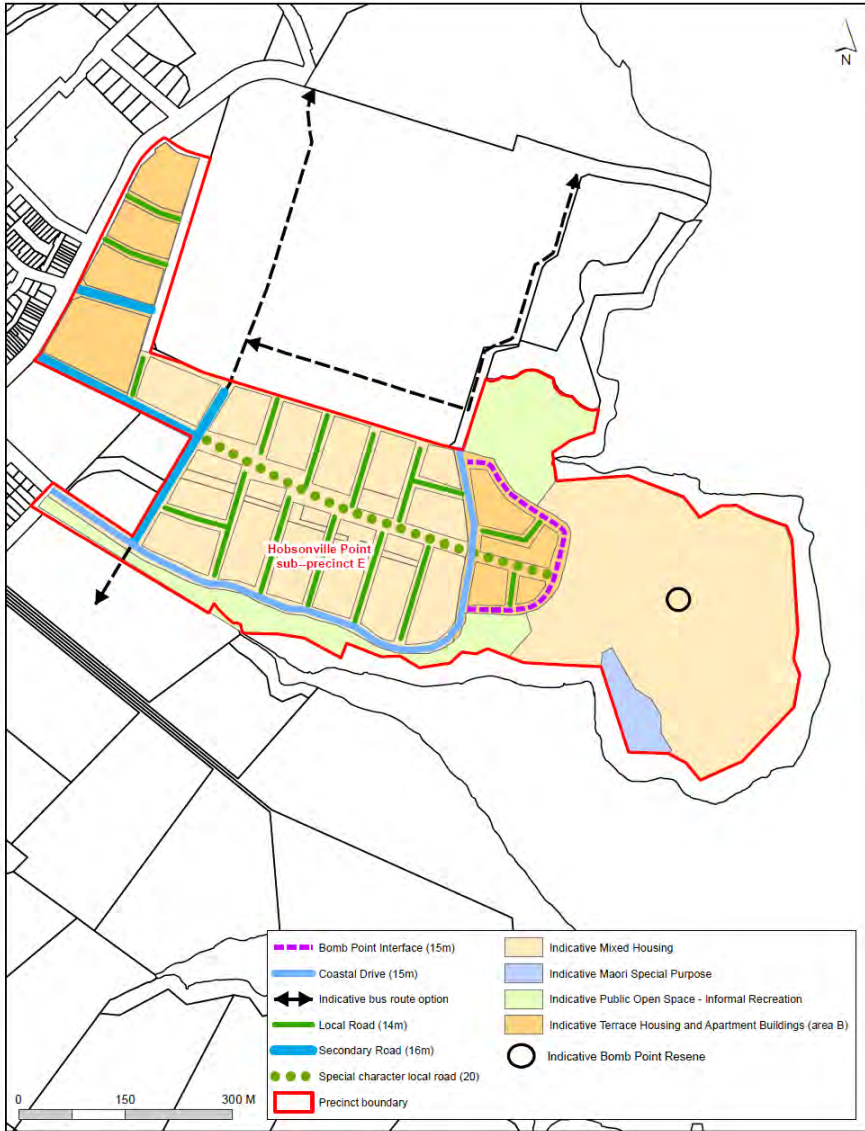


I605 Hobsonville Point Precinct

I605.10.2. Hobsonville Point: Precinct plan 2 - Hobsonville Point features plan



I605.10.3. Hobsonville Point: Precinct plan 3 - Catalina Sub-precinct E



I605 Hobsonville Point Precinct

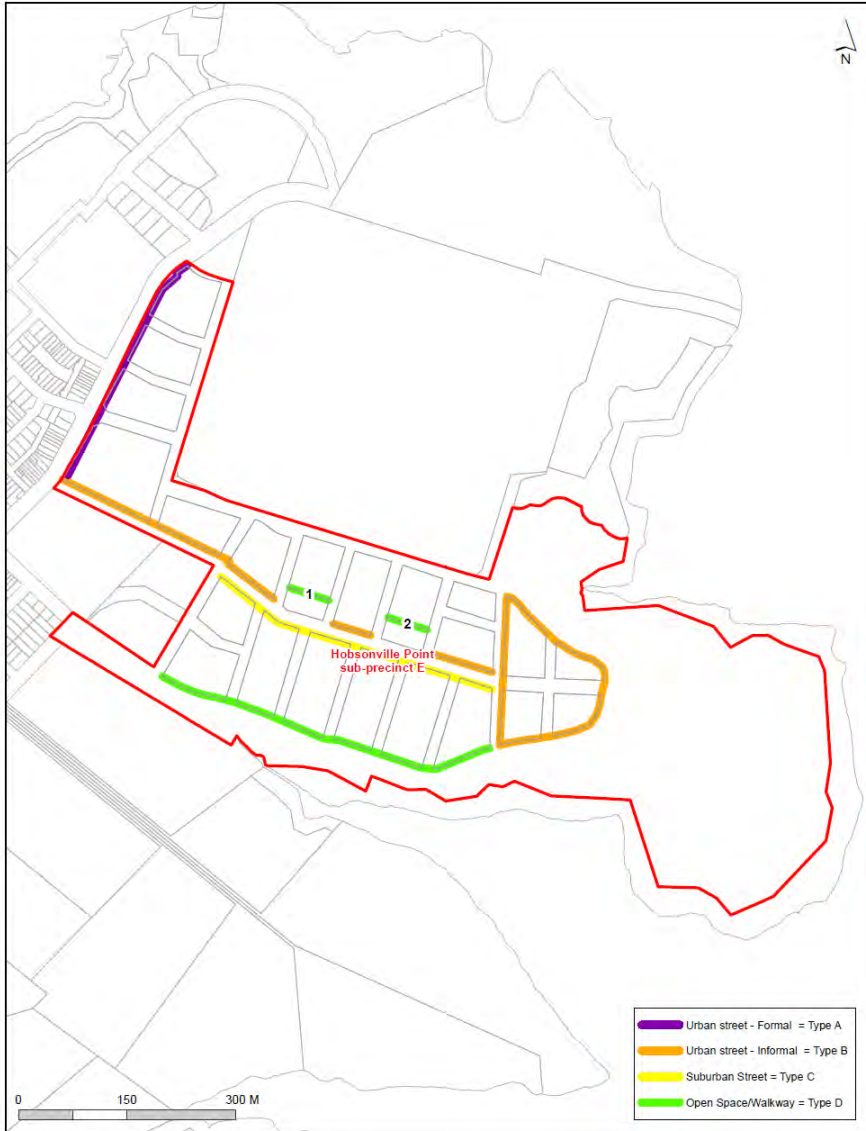
**I605.10.4. Hobsonville Point: Precinct plan 4 - Catalina Sub-precinct E - building separation diagram**





I605 Hobsonville Point Precinct

**I605.10.5 Hobsonville Point: Precinct plan 5 - Catalina Sub-precinct E special height and frontage**



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**I605.10.6 Hobsonville Point: Precinct plan 6 - Landing Sub-precinct F connections, movement and public spaces plan**



I605 Hobsonville Point Precinct

**I605.10.7 Hobsonville Point: Precinct plan 7 - Landing Sub-precinct F buildings and views plan**



## **I613. Trusts Arena Precinct**

### **I613.1. Precinct description**

The Trusts Arena Precinct provides specific planning controls for the use, operation, development, redevelopment and intensification of Trusts Arena. The Trusts Arena is located in Henderson, West Auckland. It includes a multi-purpose stadium and sports complex which is used for a wide range of sports, recreation, cultural, event and community activities.

The zoning of the land within the Trusts Arena Precinct is the Special Purpose - Major Recreation Facility Zone.

Refer to the planning maps for the location and extent of the precinct.

### **I613.2. Objectives**

- (1) The Trusts Arena is protected as a regionally and nationally important venue for all of the following primary activities:
  - (a) organised sports and recreation;
  - (b) informal recreation;
  - (c) concerts, events and festivals;
  - (d) markets, fairs and trade fairs;
  - (e) functions, conferences, gatherings and meetings; and
  - (f) displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the Trusts Arena are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

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

### **I613.3. Policies**

- (1) Enable the safe and efficient operation of the Trusts Arena for its primary activities.
- (2) Protect the primary activities of the Trusts Arena Precinct from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:

I613 Trusts Arena Precinct

- (a) avoid, remedy or mitigate adverse effects; and
  - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of the Trusts Arena, having regard to the amenity of surrounding properties.
- (5) Recognise that the Trusts Arena's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

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

**I613.4. Activity table**

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

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);

Table I613.4.1 specifies the activity status of land use and development activities in the Trusts Arena Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I613.4.1: Activity table**

	Activity	Activity status
Use		
Primary activities		
(A1)	Concerts, events and festivals	P
(A2)	Markets, fairs and trade fairs	P
(A3)	Functions, conferences, gatherings and meetings	P
(A4)	Displays and exhibitions	P
(A5)	Informal recreation	P
(A6)	Organised sport and recreation	P
(A7)	Any primary activity not meeting Standard I613.6.5 but meeting all other standards	C
Accessory activities		
(A8)	Accessory activities	P
(A9)	Any accessory activity not meeting Standard I613.6.5 but meeting all other standards	C

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Compatible activities		
(A10)	Sports, recreation and community activities	P
(A11)	One care centre within the precinct limited to a gross floor area no greater than 500m <sup>2</sup>	P
(A12)	Care centres not otherwise provided for	RD
(A13)	Professional fireworks displays meeting Standard I613.6.10	P
(A14)	Professional fireworks displays not meeting Standard I613.6.10	RD
(A15)	Helicopter flights meeting Standard I613.6.11	P
(A16)	Helicopter flights not meeting Standard I613.6.11	RD
(A17)	Filming activities	P
(A18)	Any compatible activity not meeting Standard I613.6.5 but meeting all other standards	C
Development		
(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 25m in height	P
(A20)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m in height	RD
(A21)	Light towers and associated fittings up to and greater than 25m in height	P
(A22)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I613.6.8	RD
(A23)	Demolition of buildings	P
(A24)	Temporary buildings	P
(A25)	Workers' accommodation	P

**I613.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I613.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I613.4.1 Activity table and which is not listed in I613.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

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- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

**I613.6. Standards**

All permitted, controlled or restricted discretionary activities listed in Table I613.4.1 must comply with the following standards unless otherwise stated. The following standards do not apply:

- (1) [E27 Transport](#) – Standard [E27.6.1](#) Trip generation; and
- (2) [E27 Transport](#) – Standard [E27.6.2](#) Number of parking and loading spaces.

**I613.6.1. Noise**

- (1) The noise (rating) level from any activity (including sound checks), must not exceed the noise limits in Table I613.6.1.1.

**Table I613.6.1.1: Noise standards**

Time, day, duration and frequency	Noise limit	Measurement point
Up to 3 special noise events between 8:00am and 10:30pm on a Friday or Saturday in any 12 month period	75dB $L_{Aeq(5min)}$	The boundary of any site in a residential zone or at the boundary of the Lincoln Precinct.
Up to 6 special noise events between 8:00am and 10:30pm any other day in any 12 month period	65dB $L_{Aeq(5min)}$	The boundary of any site in a residential zone or at the boundary of the Lincoln Precinct.
General noise standards between 7:00am and 6:00pm	55dB $L_{Aeq}$	The boundary of any site in a residential zone.
General noise standards between 7:00am and 6:00pm	60dB $L_{Aeq}$	The boundary of any other zone.
General noise standards for all other times	40dB $L_{Aeq}$ and 75dB $L_{Amax}$	The boundary of any site in a residential zone.
General noise standards for all other times	45dB $L_{Aeq}$ and 75dB $L_{Amax}$	The boundary of any other zone.

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- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where  $L_{Aeq (5min)}$ , is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

#### I613.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I613.6.2, the curfew and pre-curfew times are as stated in Table I613.6.2.1.

**Table I613.6.2.1: Pre-curfew and curfew times**

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

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



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- (a) The limits in Table I613.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

**Table I613.6.2.2: Horizontal and vertical illuminance at a boundary**

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

- (b) The vertical illuminance limits in Table I613.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

**Table I613.6.2.3: Vertical Illuminance at a window**

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2 cd/m<sup>2</sup>) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I613.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

**Table I613.6.2.4: Pre-curfew luminous intensity**

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

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I613.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003

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(Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

**Table I613.6.2.5: Building façade luminance**

	Luminance limit
Standard	10 cd/m <sup>2</sup>
Special Lighting Events	25 cd/m <sup>2</sup>

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

**I613.6.3. Special noise events**

- (1) The total number of special noise events in any 12 month period must not exceed 9 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I613.6.1.1.
- (3) A single event must be limited to a total duration of 5 hours. Any special noise event lasting longer than 5 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.
- (4) Must not be held on Good Friday or Christmas Day.
- (5) Sound checks must not exceed a total of 1.5 hours duration on any day and may only be undertaken between the hours of 8:00am and 10:30pm. There must be no more than one sound check per event. Sound checks themselves are not counted as special noise events.

**I613.6.4. Special lighting events**

- (1) The total number of special lighting events in any 12 month period must not exceed 14 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I613.6.2.4 and I613.6.2.5.

**I613.6.5. Traffic management**

All activities must meet at least one of the following traffic management standards:

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

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

### **I613.6.6. Parking [deleted]**

- (1) [deleted] Parking for a minimum of 370 cars must be retained within the precinct unless an authorised Transport and Traffic Management Plan is in effect.

Commented [A1]: Non-Schedule 1

### **I613.6.7. Screening**

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

### **I613.6.8. Interface control areas**

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

### **I613.6.9. Height in relation to boundary**

- (1) Where the Trusts Arena Precinct directly adjoins a road or an open space zone, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level on the precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this height in relation to boundary standard.

### **I613.6.10. Professional fireworks displays**

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 meters from any residential zone.
- (5) Displays must comply with 140dB  $L_{Zpeak}$  at any point in the audience area and within the boundary of any activity sensitive to noise.

### **I613.6.11. Helicopter flights**

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring residentially zoned site.

### **I613.6.12. Temporary buildings and structures**

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

### **I613.7. Assessment – controlled activities**

#### **I613.7.1. Matters of control**

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

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

#### **I613.7.2. Assessment criteria**

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

- (1) Effects on the safety and efficiency of the transport network:
  - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
  - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
  - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

### **I613.8. Assessment – restricted discretionary activities**

#### **I613.8.1. Matters of discretion**

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

- (1) Any activity that does not comply with noise and/or lighting standards:
  - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standard
  - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.

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- (3) Any activity that does not comply with permitted professional fireworks display standard:
  - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Care centres not otherwise provided for:
  - (a) the effects of the proposed activity on the efficient operation of the primary activity of the site; and
  - (b) the effects of traffic and parking on the safety and efficiency of the transport network.
- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m in height and/or which does not comply with height in relation to boundary standards:
  - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (6) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I613.6.8:
  - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.

#### **I613.8.2. Assessment criteria**

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

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
  - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
    - (i) the cumulative noise effects of other activities which are permitted on the site;
    - (ii) the cumulative effect of numerous infringements of noise standards; and,
    - (iii) the degree of non-compliance.
  - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.
  - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.

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- (d) the extent to which any artificial lighting will create a traffic safety issue.
  - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.
  - (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance.
  - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
  - (h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
    - (i) the sensitivity of the surrounding environment;
    - (ii) the cumulative effect of numerous infringements of special event standards;
    - (iii) the additional number of special events; and
    - (iv) whether there is an operational need for the exceedance.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
- (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
    - (i) the sensitivity of the surrounding environment;
    - (ii) the cumulative effect of numerous infringements of this standard;
    - (iii) the additional number of activities; and
    - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
    - (i) streets and public open spaces; and
    - (ii) adjoining sites, particularly those in residential zones.
  - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
  - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s.

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- (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
  - (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
    - (i) the amenity values and character of the surrounding area;
    - (ii) the functional and operational requirements of the precinct;
    - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
    - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
    - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
    - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
    - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The effects of the proposed activity on the efficient operation of the primary activity of the site:
  - (a) whether the activity is of a character, scale and intensity to ensure that adverse effects on the operation of the primary activity, including its likely future use or intensification, are avoided, remedied or mitigated.
- (6) The effects of traffic and parking on the safety and efficiency of the transport network:
  - (a) whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements.
  - (b) whether ~~the proposal a reduction in carparking~~ will compromise the successful implementation of a Traffic and Transport Management Plan, where relevant or required.
  - (c) ~~whether the precinct has sufficient parking capacity to provide for the day to day needs of existing and proposed activities.~~

Commented [A2]: Issue: 5

Commented [A3]: Issue: 3

## I613 Trusts Arena Precinct

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

(a) the extent to which screening is practicable

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

### I613.9. Special information requirements

There are no special information requirements for this precinct.

### I613.10. Precinct plans

#### I613.10.1. Trusts Arena: Precinct plan 1





## **I614. Wainamu Precinct**

### **I614.1. Precinct Description**

The Wainamu Precinct covers a large site located at 32A-C and 34A-C Te Aute Ridge Road, Bethells in the Waitākere Ranges Heritage Area, as defined by the Waitākere Ranges Heritage Area Act 2008.

Environmental assessment of the site has provided detailed information for the precinct's management plans. The subdivision and development provisions have been tailored to its unique circumstances, taking into account existing and past use of the area and the opportunities to achieve net environmental benefits. The provisions reflect a detailed and comprehensive analysis of the precinct's natural and heritage features that provide for a limited range of development and activities in a manner that enhances and protects the environment. In a limited number of instances, the precinct provisions will take precedence over certain provisions in the natural heritage overlays.

The underlying zoning of land within this precinct is Rural – Rural Conservation Zone and the precinct is also subject to the Waitākere Ranges Heritage Area Overlay, the Ridgeline Protection Overlay and the Outstanding Natural Landscapes Overlay.

### **I614.2. Objectives [rp/dp]**

- (1) Subdivision achieves the objectives and policies of the Waitākere Ranges Heritage Area Overlay.
- (2) The precinct provides for an appropriate mix of activities which enable the economic and environmental sustainability of the land.
- (3) The activities and development on the site are compatible with the natural and coastal character, natural landscape and amenity values of the surrounding environment.

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

### **I614.3. Policies [rp/dp]**

- (1) Require subdivision and development to be of a scale, design and location in keeping with the unique circumstances of the precinct, taking into account existing and past use of the precinct and the opportunities to achieve net environmental benefits in the precinct.
- (2) Enable the use of land for filming, grazing and forestry while managing the ecological and landscape values of the precinct.
- (3) Require new dwellings and areas for forestry to be located so that the natural and coastal character of the landscape is protected.
- (4) Provide for nature-based, rural and wilderness experiences and outdoor recreation and pursuits, that are compatible with, and appropriate to, the natural

#### I614 Wainamu Precinct

and coastal character, natural landscape and amenity values of the area and the natural and rural environment.

- (5) Provide for the reuse of existing buildings that relate to the historic and/or rural, natural and coastal character of the precinct.
- (6) Recognise and provide for the relationship between Mana Whenua and the area, including the use of traditional resources and food gathering.

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

#### **I614.4. Activity table**

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

Table I614.4.1 specifies the activity status of land use, development and subdivision activities in the Wainamu Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

#### ***Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017***

If any activity listed in rules (including standards) I614.4.1 to I614.6.10 is regulated by the Resource Management (National Environmental Standard for Plantation Forestry) Regulations 2017 ("NESPF") then the NESPF applies and prevails.

However, the NESPF allows the plan to include more restrictive rules in relation to one or more of the following:

- Significant Ecological Areas Overlay;
- Water Supply Management Areas Overlay;
- Outstanding Natural Character Overlay;
- High Natural Character Overlay;
- Outstanding Natural Landscapes Overlay;
- Outstanding Natural Features Overlay; or
- activities generating sediment that impact the coastal environment.

Where there is a rule in the plan that relates to any of the matters listed above then the plan rule will apply. In the event that there is any conflict between the rules in the plan and the NESPF in relation to any of the above, the most restrictive rule will prevail.

If the NESPF does not regulate an activity then the plan rules apply.

**Table I614.4.1 Activity table**

Activity		Activity status
<b>Development</b>		
(A1)	Vegetation alteration within the areas identified as Forest – Native (firewood gathering) (as shown in I614.10.1 Wainamu: Precinct plan 1)	P

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(A2)	Vegetation alteration outside the areas identified as 'Forest – Native (firewood gathering)(as shown in I614.10.1 Wainamu: Precinct plan 1)	NC
(A3)	Buildings	P
(A4)	Buildings that do not comply with Standard I614.6.2	D
(A5)	Buildings that do not comply with Standard I614.6.3(1) where the building has front, side and rear yards of not less than 3m in depth	RD
(A6)	Buildings that do not comply with Standard I614.6.3(1) where the building has front, side and rear yards of less than 3m in depth	D
(A7)	Buildings that do not comply with Standard I614.6.4(1) where the total building coverage on the site does not exceed 15 per cent of the net site area	RD
(A8)	Buildings that do not comply with Standard I614.6.4(1) where the total building coverage on the site exceeds 15 per cent of the net site area	NC
<b>Use</b>		
<b>Rural</b>		
(A9)	Farming	P
(A10)	Farming that does not comply with Standard I614.6.7(1) and (2)	NC
(A11)	Forestry located in areas identified as forest-exotic (as shown in I614.10.1 Wainamu: Precinct plan 1)	C
(A12)	Forestry activity not complying with Standard I614.6.9(2) to (5)	D
(A13)	Forestry located outside the areas identified as forest-exotic (as shown in I614.10.1 Wainamu: Precinct plan 1)	NC
(A14)	Rural commercial services	D
(A15)	On-site primary produce manufacturing up to 200m <sup>2</sup> gross floor area	D
(A16)	On-site primary produce manufacturing greater than 200m <sup>2</sup> gross floor area	NC
(A17)	Post-harvest facilities	D
<b>Accommodation</b>		
(A18)	Dwellings	P
(A19)	Dwellings that do not comply with Standard I614.6.5	NC
(A20)	Minor dwellings	RD
(A21)	Minor dwellings that do not comply with Standard I614.6.6	NC
(A22)	Visitor accommodation accommodating no more than 20 guests	P
(A23)	Visitor accommodation exceeding 20 guests but not more than 40 guests	RD
(A24)	Visitor accommodation exceeding 40 guests or not	NC

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	complying with Standard I614.6.8	
<b>Commerce</b>		
(A25)	Restaurants and cafes	D
(A26)	Show homes	D
<b>Subdivision</b>		
(A27)	Subdivision creating a total of six sites and generally in accordance with the lot boundaries as identified in I614.10.1 Wainamu: Precinct plan 1	RD
(A28)	Subdivision creating a total of six sites not generally in accordance with the lot boundaries as identified in I614.10.1 Wainamu: Precinct plan 1 or not complying with Standard I614.6.10	D
(A29)	Subdivision of the minor dwelling from the site on which the principal dwelling is located	Pr

**I614.5. Notification**

- (1) Any application for resource consent for an activity listed in Table I614.4.1 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\(4\)](#).

**I614.6. Standards**

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

All activities listed in Table I614.4.1 must comply with following standards.

**I614.6.1. Dwellings, buildings and structures**

- (1) The provisions in [D11 Outstanding Natural Character and High Natural Character Overlay](#) for dwellings, buildings and structures including buildings accessory to pastoral farming do not apply to buildings in this precinct.

**I614.6.2. Building height**

- (1) Buildings must not exceed 8m in height.

**I614.6.3. Yards**

Purpose: to ensure adequate and appropriate separation distance between buildings and site boundaries to minimise:

- adverse effects of buildings on the natural and coastal character and amenity values enjoyed by occupiers of adjoining properties; and
- opportunities for reverse sensitivity effects to arise.

- (1) Front, side and rear yards must have a minimum depth of 10m.

**I614.6.4. Building coverage**

- (1) The maximum building coverage must not exceed 15 per cent of the net site area or 300m<sup>2</sup> whichever is lesser.

**I614.6.5. Dwellings**

- (1) Dwellings must be located in the areas identified for proposed dwellings (as shown in I614.10.1 Wainamu: Precinct plan 1).
- (2) There must be no more than one dwelling per site within each proposed site (as shown in I614.10.1 Wainamu: Precinct plan 1).

**I614.6.6. Minor dwellings**

- (1) Minor dwellings must be located in the areas identified for dwellings (as shown in I614.10.1 Wainamu: Precinct plan 1).
- (2) There must be no more than one minor dwelling per site.
- (3) The minor dwelling must have a floor area less than 65m<sup>2</sup> excluding decks and garaging.
- (4) *[deleted]*
- (5) The minor dwelling must share the same driveway access as the principal dwelling.

**I614.6.7. Farming**

- (1) Farming activities must be limited to grazing and beekeeping.
- (2) Farming must be located in the areas identified as pasture (as shown in I614.10.1 Wainamu: Precinct plan 1).

**I614.6.8. Visitor accommodation**

- (1) Visitor accommodation involving eco-camping on sand dunes must:
  - (a) be confined to the area of sand dunes (as shown on I614.10.1 Wainamu: Precinct plan 1);
  - (b) be limited to a single tent no greater than 30m<sup>2</sup>; and
  - (c) be limited to the time period from 1 October to 30 June in any year.

**I614.6.9. Forestry**

- (1) A management plan must be submitted with any resource consent application for forestry activities. The following information must be included:
  - (a) location and dimensions of areas proposed for production planting;
  - (b) location and extent of any archaeological sites or historic sites within the areas proposed for planting and how those sites will be protected;
  - (c) measures to be used to protect any area of native vegetation;

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- (d) methods to be used to prevent erosion during any planting or harvesting work;
  - (e) the time period over which any planting will take place;
  - (f) measures to be used to protect water flow and quality of any water bodies or wetlands in the vicinity;
  - (g) methods to be employed to inhibit the spread of fire within and in the vicinity of the area to be forested;
  - (h) likely methods to be employed in harvesting operations;
  - (i) anticipated dates and time periods of harvesting;
  - (j) estimated volumes of timber produced and intended methods of transport of harvested timber for milling;
  - (k) the likely demands placed on roads through the transportation of harvested timber;
  - (l) details of an appropriate rehabilitation programme for the area to be subject to forestry activities;
  - (m) the species to be used; and
  - (n) the method of management to be used.
- (2) Forestry activity on a site must not exceed 2ha.
  - (3) Forestry must be carried out at least 10m from any adjoining site boundary unless the landowner of the forest also owns or controls the adjoining site, or the adjoining site is an area identified in the Significant Ecological Areas Overlay or the adjoining site is already afforested.
  - (4) Forestry must be carried out at least 5m from the bank of a permanent stream, river, lake, wetland or coastal edge.
  - (5) Forestry must be carried out at least 5m from the area identified in the Significant Ecological Areas Overlay.

**I614.6.10. Subdivision**

The [E39 Subdivision – Rural](#) provisions apply to this precinct unless otherwise specified below.

- (1) Any sites created by the subdivision must generally coincide with the location of proposed lot boundaries (as shown on I614.10.1 Wainamu: Precinct plan 1).
- (2) The total number of sites within the precinct must be the same as identified on I614.10.1 Wainamu: Precinct plan 1, being a total of not more than five sites.

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- (3) The Streamside Enhancement Area (as shown on I614.10.1 Wainamu: Precinct plan 1) must be planted or seeded with manuka and/or flax prior to the issue of a section 224(c) certificate for any subdivision.
- (4) The Wetland Protection Area (as shown on I614.10.1 Wainamu: Precinct plan 1) must be made permanently inaccessible to stock by the erection of a stock barrier in the position identified in I614.10.1 Wainamu: Precinct plan 1.

#### **I614.7. Assessment – controlled activities**

##### **I614.7.1. Matters of control**

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

- (1) Forestry:
  - (a) effects on the natural environment;
  - (b) the natural functioning of watercourses;
  - (c) fire safety; and
  - (d) protection of mauri of the natural environment and sites of significance to iwi.

##### **I614.7.2. Assessment criteria**

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

- (1) Forestry:
  - (a) the extent to which the proposed development adversely affects the overall resilience, biodiversity and integrity of the natural environment;
  - (b) whether the activity adversely affects or contributes to the degradation of the water table or natural watercourses in a way that destroys or reduces their ability to support in-stream vegetation and fauna;
  - (c) whether adequate provision has been made for fire safety;
  - (d) the extent to which the proposed development adversely affects the mauri (life force) of native vegetation and fauna habitat within the natural environment; and
  - (e) the extent to which the activity adversely affects the historical, cultural or spiritual significance of any site or waahi tapu of significance to iwi.

#### **I614.8. Assessment – restricted discretionary activities**

#### **I614.8.1. Matters of discretion**

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

- (1) All restricted discretionary activities (excluding standard infringements):
  - (a) natural and coastal character and amenity values;
  - (b) the design, scale and intensity of buildings and activities;
  - (c) retention and maintenance of vegetation;
  - (d) landscape treatment of sites;
  - (e) the duration and hours of operation of activities; and
  - (f) parking, access and traffic movement.
- (2) Infringement of the yard standard:
  - (a) location, privacy, screening and planting.
- (3) Infringement of the building coverage standard:
  - (a) building bulk, screening and landscape treatment; and
  - (b) provision of outdoor space.
- (4) Subdivision:
  - (a) design, scale and location of proposed sites and driveways;
  - (b) landscaping treatment;
  - (c) protection and enhancement of vegetation and natural features;
  - (d) drainage works and infrastructure; and
  - (e) road/site access.
- (5) Minor dwellings
  - (a) location of minor dwelling

#### **I614.8.2. Assessment criteria**

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

- (1) All restricted discretionary activities (excluding standard infringements):
  - (a) the extent to which buildings are visible from beyond the site particularly from a public place such as a road or beach;



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- (b) the extent to which buildings compromise the visual landscape qualities of the area;
  - (c) the extent to which the proposed development should not adversely affects amenity values and natural and coastal character;
  - (d) the extent to which buildings are of a colour and reflectivity compatible with local amenity values and the natural and coastal landscape, particularly as viewed from beyond the site, from roads and other public places;
  - (e) whether it is necessary that the building is screened;
  - (f) the extent to which buildings create pressure on the ability of the surrounding natural environment to adequately absorb the effects of wastewater disposal and stormwater drainage; and
  - (g) the extent to which the activity provides ~~adequate parking and safe~~ driveway access and sight lines.
- (2) Infringement of the yard standard:
- (a) the extent to which buildings are located a sufficient distance back from the site boundary to avoid more than minor adverse effects on the natural landscape;
  - (b) the extent to which buildings are located in a position which maintains opportunities to retain vegetation around the edges of the site; and
  - (c) the extent to which buildings are located a sufficient distance back from site boundaries to ensure a minimum level of privacy.
- (3) Infringement of the building coverage standard:
- (a) the extent to which the scale of buildings detracts from the natural landscape, in particular:
    - (i) extent of landscape modification, including earthworks and vegetation alteration;
    - (ii) the visual prominence of the building; and
    - (iii) the relationship of buildings to neighbouring sites.
- (4) Subdivision:
- (a) the extent to which the proposed subdivision identifies a stable building platform and stable vehicle access within each proposed lot;
  - (b) the extent to which the subdivision provides measures that remedy or mitigate adverse effects on the landscape;

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- (c) whether the proposed subdivision provides for works intended to protect and enhance vegetation; and
  - (d) the extent to which the subdivision requires the construction of driveway, drainage and other infrastructure and how effects on the heritage features are avoided, remedied and mitigated.
- (5) Minor dwellings:
- (a) The extent to which minor dwellings are located to avoid significant adverse landscape and visual effects.

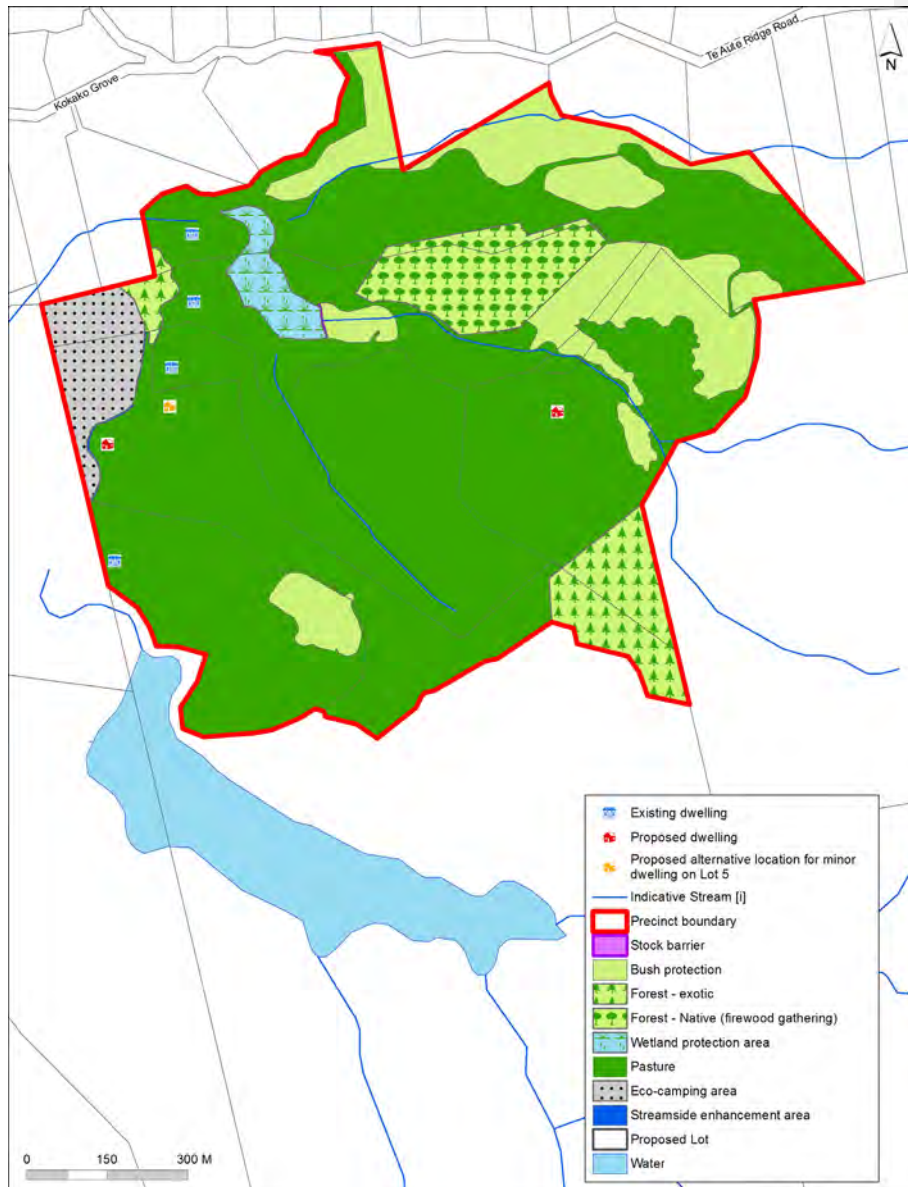
**I614.9. Special information requirements**

There are no special information requirements in this precinct.

**I614.10. Precinct plan**

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I614.10.1. Wainamu: Precinct plan 1



## **AUP – Special Housing Area Precincts**

## 7.12 Birdwood 2

### **Precinct Description**

The Birdwood 2 precinct comprises 26.1 hectares of land approximately 15 km west of Auckland's CBD, 4 km south-west of the Westgate town centre and 1km north of the Ranui town centre. The precinct is located in the Waitakere Range's lower foothills in an area informally identified as Birdwood. It is a fringe suburb forming part of the western extent of Auckland's wider metropolitan area.

The precinct is bound by two roads, Yelash road to the north and Birdwood road to the east and south, with Crows road crossing the lower third of the precinct.

The purpose of the precinct is to provide for subdivision and associated development to increase the supply of housing (including affordable housing), whilst being responsive to the site's characteristics including a varied topography, a landscape that includes intermittent streams and wetlands and interfaces with the rural edge along the northern, eastern and (in particular) western boundaries. The precinct will also facilitate the efficient use of land and coordinate the provision of infrastructure and will provide for a residential area integrated with the adjoining urban area. It will include areas of open space and provide a range of housing options.

It is envisaged that future land use, development and subdivision consents will give effect to the key elements of the Birdwood 2 precinct plan to facilitate residential development in a coordinated manner.

### **Objectives**

The objectives are as listed in the underlying Single House and Mixed Housing Suburban zones except as specified below:

1. Subdivision and development occurs in a coordinated manner that implements the precinct plan.
2. Subdivision and development is designed to recognise the site's topography and proximity to the rural edge.
3. Subdivision and development within the precinct, including any upgrades to the surrounding network (as described in the precinct provisions) facilitates a transport network that integrates with the external road network and improves access, safety and connectivity for all travel modes within and beyond the precinct.
4. Subdivision and development provides three attractive, safe and distinct open space drainage reserves.
5. Subdivision and development maintains and enhances streams and riparian corridors.
6. Adverse effects of stormwater runoff on communities and freshwater systems are avoided to the extent practicable or otherwise mitigated using water sensitive design principles.
7. Major overland flow paths are retained or provided for within the site layout to manage risks from flood events up to the 1 percent AEP; and flows from the 1 percent AEP are managed to avoid downstream flooding effects.
8. To promote increased housing supply, variety and choice by creating well-designed residential developments comprised of a range of housing densities, typologies, and price options (including the provision of affordable housing).
9. To ensure that affordable housing provided in any residential development is distributed throughout the location in which resource consent is sought.
10. To promote availability of affordable housing to first home buyers and/or Community Housing Providers.

### **Policies**

The policies are as listed in the underlying Single House and Mixed Housing Suburban zones except as specified below:

1. Require the structural elements of the Birdwood 2 precinct plan to be incorporated into all subdivision and development to achieve:
  - a. a graduated transition in residential density where development adjoins or is opposite Countryside Living areas along the western and northern boundary of the site through the provision of larger lot sizes, yard controls and restrictions on building coverage.
  - b. three drainage reserves which provide attractive and functional stormwater management areas, integrated with the surrounding area and, where appropriate, natural in appearance.
  - c. a logical north-south local road connection through the land north of Crows road, linking Yelash road with Crows road, and supported by a looped local road.
  - d. a logical looped local road connection through the land south of Crows road to provide a road edge to the drainage reserve in this area.
  - e. limited vehicle access for new sites onto Birdwood road and Yelash road.
  - f. the provision of an entrance feature or treatment at the intersection of the main roads into the site with Crows road.
2. 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
3. Require the construction of new roads, roading and intersection improvements and pedestrian connections, including to and along Birdwood road, in general accordance with the Birdwood 2 precinct plan to ensure a safe, integrated and connected movement network develops within the precinct and to the existing urban areas and the Te Rangi Hiroa Winery Estate Reserve.
4. Ensure that subdivision and land use activities provide a road network which makes appropriate provision for on-site stormwater management devices.
5. Require subdivision and development to promote the restoration and enhancement of the stream and wetland network to achieve a natural appearance with appropriate native species and to provide habitat.
6. Provide for and encourage ecological corridors through the Birdwood 2 precinct to enhance natural linkages throughout the wider landscape, including riparian planting along waterways to:
  - a. maintain and enhance water quality and aquatic habitats
  - b. enhance existing native vegetation and wetland areas within the catchment and
  - c. reduce stream bank and wetland edge erosion
7. Use water sensitive design in subdivision, land use and development, as the core development approach to manage stormwater runoff, water quality and flooding, mimic the natural hydrological regime and provide base-flow to streams.
8. Ensure that a range of lot sizes, housing typologies and densities are enabled to reflect a choice in living environment and affordability.
9. New residential developments containing 15 or more dwellings, or involving the creation of 15 or more vacant sites, require either:
  - a. 10 percent of new dwellings to be relative affordable, with the purchase price to be set relative to the median house price in the Auckland region and sold to first home buyers; or
  - b. 5 percent to be retained affordable, with the purchase price to be set relative to the median household income in the Auckland region and sold to Community Housing providers or the Housing New Zealand Corporation and owned for long term retention; or
10. New residential developments containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.
11. New retirement village developments containing 15 or more dwellings provide for affordable housing.

### Precinct rules

The activities, controls and assessment criteria in the underlying zone apply in the Birdwood 2 precinct except as specified below.

#### 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 Birdwood 2 precinct, except as specified in Table 1 below.

ACTIVITY TABLE 1 – BIRDWOOD 2 PRECINCT	
SUBDIVISION ACTIVITY	ACTIVITY STATUS
Subdivision in general accordance with the Birdwood 2 precinct plan	RD
Subdivision not in accordance with the Birdwood 2 precinct plan	D

The activities, controls and assessment criteria in the underlying zone apply in the Birdwood 2 precinct except as specified below.

#### 2. Land use Controls

##### 2.1 Affordable housing – general controls

Purpose: To ensure that this precinct contains affordable housing to help address Auckland's housing affordability needs.

1. New residential developments containing 15 or more dwellings/vacant sites must provide for affordable dwellings/vacant sites that are either relative affordable or retained affordable that will meet the requirements of clauses 2-8 below.
2. All resource consent applications requiring the provision of affordable dwellings/vacant sites must be accompanied by details of the location, number and percentage of relative and/or retained affordable dwellings/vacant sites.
3. Affordable dwellings/vacant sites must be spread throughout the development, with no more than six in any one cluster.
4. For staged developments, a proportionate number of affordable dwellings and/or vacant sites must be provided at each respective stage on a pro rata basis and spread throughout the development in accordance with clause 3 above.
5. For apartments, no more than one-third of the total number of identified affordable dwellings must be located on a single building level/storey, unless the development is two levels, in which case no more than half of the identified affordable dwellings must be located on a single level.
6. If the calculation of the percentage of dwellings (and/or vacant sites) that must be affordable dwellings (and/or vacant sites) results in a fractional dwelling (or vacant site) or one-half or more, that fraction is counted as 1 dwelling (or vacant sites) and any lesser fraction may be disregarded.
7. For avoidance of doubt, the land use rules do not apply to resource consent applications processed under the Housing Accords and Special Housing Areas Act 2013 ("HASHAA") as the provisions specified in the relevant Order in Council amendment to that Act apply. The above provisions apply to consents that are not processed under the HASHAA.
8. Affordable housing that does not comply with clauses 1-7 above is a discretionary activity.
9. Where staged development occurs, and includes a greater amount of affordable housing in any stage than is required, this can be credited for the requirement of a subsequent stage.

##### 2.2 Number of relative affordable dwellings or sites

Purpose: To ensure that this precinct contains price relative affordable housing available to first home buyers to help address Auckland's housing affordability needs.

1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 10 percent of the total number of dwellings/vacant sites must be relative affordable and meet the following criteria:

a. the price at which a dwelling may be sold does not exceed 75 percent of the Auckland region median house price (calculated as an average of 3 calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) that is published by the Real Estate Institute of New Zealand.

b. if the application is for a subdivision consent, the applicant must identify the sites of the subdivision allocated for the building of relative affordable dwellings and must specify the mechanism (consent notice for example) to ensure that the combined value of the building and the land on completion will meet that criterion or is a building associated with such a dwelling.

c. any dwellings built on vacant sites identified for affordable housing must be sold to first home buyers who must reside in the dwelling from the date of transfer.

2. Relative affordable housing that does not comply with clause 1 above is a discretionary activity.

### 2.3 Eligibility for relative affordable housing

Purpose: To ensure relative affordable housing is purchased by appropriate persons

1. Prior to the first transfer of affordable dwellings (including new dwellings that have never been occupied and are built on vacant sites identified for affordable dwellings), the consent holder must provide the council with a statutory declaration that confirms the sale complies with the following eligibility requirements:

a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement becomes unconditional;

b. the consent holder has sold the dwelling (and any associated parking that is required by resource consent, and storage) at a price which is not more than that defined by the 75 percent median price in accordance with rule 2.2.1.a above;

c. the purchaser is a first home buyer and has never owned any other real property;

d. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

2. Prior to the transfer of a vacant site identified for affordable dwellings, the purchaser shall be made aware of the consent notice mechanism required to ensure any building built on the site is a dwelling that will meet the relative affordable criteria in rule 2.2.1.b above or is a building associated with such a dwelling.

3. Prior to the transfer of a vacant site identified for an affordable dwelling to a purchaser that intends to develop, own and occupy the affordable dwelling themselves, the consent holder shall provide the council with a statutory declaration executed by the intended purchaser that confirms the sale complies with the following eligibility requirements:

a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date of the sale and purchase agreement became unconditional;

b. any development of the site shall be such that the combined value of the dwelling and the land upon completion, as confirmed by a registered valuation, shall be no more than that defined by the 75 percent median price in accordance with rule 2.2(1)(a) above;

c. the purchaser intends to own and occupy the affordable dwelling exclusively as their residence from the date of purchase;

d. the purchase is a first home buyer and has never owned any other real property;

e. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.



4. A consent notice shall be placed on the computer freehold register for the respective affordable dwellings/vacant sites requiring the above eligibility criteria to be met for 3 years from the date of transfer to the first eligible purchaser.

5. Relative affordable housing that does not comply with clauses 1-4 above is a discretionary activity.

#### 2.4 Eligibility for retained affordable housing

Purpose: To ensure that this precinct contains income related retained affordable housing to help address Auckland's housing affordability needs and to ensure retained housing is appropriately managed by Community Housing Providers to achieve ongoing provision and availability where required.

1. Purchasers in respect of retained affordable housing must be a registered community housing provider or the Housing New Zealand Corporation.

2. Retained affordable housing that does not comply with clause 1 above is a discretionary activity.

This rule does not apply to Retirement Villages which are addressed by rule 2.6 below.

#### 2.5 Number of retained affordable dwellings or sites

Purpose: To ensure that this precinct contains price relative retained affordable housing available to first home buyers to help address Auckland's housing affordability needs.

1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 5 percent of the total number of dwellings, or vacant sites, in any development must be retained affordable and meet the following criteria:

a. the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent application or any appeals to the decision on that application are finally resolved, whichever is the later) would not exceed 30 percent of the household's gross monthly income, based on the assumptions that:

i. the dwelling is purchased with a 10 percent deposit; and

ii. the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average two-year fixed rate. The interest rate used is that published most recently by the Reserve Bank of New Zealand, in relation to the date application for resource consent is made.

2. As part of the resource consent application evidence must be provided to demonstrate a Community Housing Provider will purchase the dwellings/sites. Prior to transfer of the retained affordable dwellings/sites a council approved statutory declaration must be returned by the consent holder to demonstrate the dwellings/sites are sold at the price point outlined in clause 1 above.

3. Retained affordable housing that does not comply with clauses 1-2 above is a discretionary activity.

#### 2.6 Affordable housing in retirement villages

Purpose: To ensure affordable housing is provided in retirement village complexes

1. For retirement village developments (including any redevelopment creating additional units) containing 15 or more units, either:

a. at least 10 percent of the total number of units must be relative affordable for three years from the date of purchase. If a dwelling is sold or otherwise transferred or licensed during this timeframe it must continue to meet the required price point set out below until such time that it does not apply:

i. the units classed as relative affordable will be valued at no more than 65 percent of the Auckland region median house price that is published by the Real Estate Institute of New Zealand for the most recent full calendar month preceding the date on which the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later;

ii. the price point as required by clause 1 above must include annual charges for maintenance and refurbishment at the retirement village but exclude entry costs, transfer costs, periodical charges, rates and insurance.

### 3. Development Controls

The development controls in the underlying zone apply in the Birdwood 2 precinct except as specified below.

#### 3.1 Landscaping and Retaining in the “Single House – Transition Area”

Purpose:

- Provide for on-site amenity and an attractive streetscape
- Achieve development that is visually integrated with its surroundings and retains or enhances its sense of place adjacent to the Countryside Living zone

For all sites located in the “Single House - Transition Area” identified within the Single House zone on the Birdwood 2 Precinct plan, the following shall apply:

1. A minimum of 60 percent of each site must be comprised of landscaped areas of which a minimum of 10 percent must be planted with shrubs, including at least two PB95 (or larger) specimen trees at the time of planting.
2. A minimum of 70 percent of the front yard must comprise landscaped area.
3. Retaining walls between 1m and 1.5m height at a distance greater than 5m from the exterior wall of the dwelling must be screened using planting.
4. Any retaining walls over 1.5m in height shall be screened using planting. The width of screen planting shall measure at least the height of the wall. Any retaining wall over 1.5m in height within the front yard shall be terraced.

Note: The “Single House - Transition Area” is generally as shown on the Birdwood 2 precinct plan. The final extent of area will be determined by the final position of the road identified as an “Indicative Roding Connection” and the “Indicative Open Space/ Stormwater” area as shown on the precinct plan. At the locations shown on the precinct plan, the Area will also maintain minimum depths of 60m and 120m respectively.

#### 3.2 Special Yards

Purpose:

- Achieve development that provides appropriate setbacks that recognise the sense of place adjacent to the Countryside Living zone.

1. Sites subject to the ‘Special Yard Rule’ shown on the Birdwood 2 precinct plan along Yelash road must have a yard of 7m measured from the boundary with Yelash road.
2. Sites subject to the ‘Special Yard Rule’ abutting the western boundary of the precinct as identified on the Birdwood 2 precinct plan must have a yard of 10m measured from this boundary.

#### 3.3 Fences and Retaining

Purpose:

- Enhance passive surveillance of the street and maintain the open character of front yards.
- Achieve development that is visually integrated with the adjacent Countryside Living character and the open spaces within the precinct by restricting the use of close board fences in these locations

1. Fences, walls or other structures (not defined as a building) within the required front yard (excluding the yards adjoining Yelash road and Birdwood road referred to in Rule 4 below) must not exceed a combined height of 1.2m. Any retaining wall over 1.5m in height within the front yard shall be terraced.
2. Fences within 1m of any common boundary with adjoining open spaces (including those arising from the implementation of the Indicative Open Space/ Stormwater Areas identified on the Birdwood 2 precinct plan, and Auckland Unitary Plan Operative in part

any walkways), must not exceed a height of 1.5m and must have a minimum of 80 percent of the entire structure that is visually permeable.

3. Retaining walls over 1.5m in height within 1m of the boundary adjoining open spaces (arising from the implementation of the Indicative Open Space/ Stormwater Areas identified on the Birdwood 2 precinct plan), must be screened with planting. The width of screen planting shall measure at least the height of the wall. Any retaining wall over 1.5m in height within the front yard shall be terraced.

4. Fences within the yard of a site adjoining or facing Countryside Living properties beyond the precinct (ie. adjacent to Yelash road, Birdwood road and the west and south precinct boundaries identified as 'Fencing Treatment Restrictions' on the Birdwood 2 precinct plan), must not exceed a height of 1.5m and must have a minimum of 80 percent fence area that is visually permeable.

### 3.4 Birdwood Road/ Yelash Road Vehicle Access Restriction

Purpose:

- Limit the number of vehicle crossings directly on to Birdwood road and Yelash road.
- Reduce traffic effects on Birdwood road and Yelash road.
- Avoid traffic/ pedestrian / cyclist conflicts on Birdwood road and Yelash road
- Maintain a countryside living character along Birdwood road and Yelash road.

1. Sites with 'No New Vehicle Access Restriction' indicated on the Birdwood 2 precinct plan must not have direct vehicle access on to either Birdwood road or Yelash road.

### 3.5 Building coverage

Purpose: maintain the suburban residential character of the zone

1. Maximum building coverage in the Mixed Housing Suburban zone: 40 percent.

## 4. Subdivision

The subdivision controls in the Auckland-wide rules - subdivision and the underlying Mixed Housing Suburban and Single House zone apply in this precinct unless otherwise specified below.

### 4.1 Site Size in the "Single House - Transition Area"

Purpose: Achieve development that is visually integrated with its surroundings and retains or enhances its sense of place adjacent to the Countryside Living zone

Sites within the area defined as 'Single House – Transition Area' on the Birdwood 2 precinct plan must have a minimum net site area of 750m<sup>2</sup> and a minimum average net site area of 900m<sup>2</sup>.

Note: The "Single House - Transition Area" is generally as shown on the Birdwood 2 precinct plan. The final extent of area will be determined by the final position of the road identified as an "Indicative Roading Connection" and the "Indicative Open Space/ Stormwater" area as shown on the precinct plan. At the locations shown on the precinct plan, the Area will also maintain minimum depths of 60m and 120m respectively. For the purpose of this control, any lot with more than 20 percent of its area within the Transition Area, as finally defined, will be subject to this control.

#### 4.1A. Affordable housing within the Single House Zone

Purpose: Enable smaller minimum area lots within the Single House zone, outside the "Single House – Transition Area", to facilitate affordable housing.

Between 10 and 15 percent of the lots, per subdivision, within the Single House zoned part of the Birdwood 2 precinct, and outside the "Single House – Transition Area", may be of a net site area no less than 300m<sup>2</sup>.

### 4.2 Roading Standards

Purpose: To provide a safe, efficient and legible street network within the precinct and appropriate improvements to existing roads immediately adjoining the precinct.

- i. roads within the precinct must be generally located as illustrated on the Birdwood 2 precinct plan.
- ii. roads within the precinct shall generally be constructed to the standards contained within Table 2 Road Construction Standards within the Birdwood 2 precinct plan area or, where not contained in Table 2, the relevant Auckland-wide rules, code of practice, engineering standards or Auckland Design Manual will apply.
- iii. traffic calming measures must be provided on local roads in appropriate and logical locations, taking into consideration the location of street trees, street lighting, vehicle crossings, stormwater management devices and on-street parking spaces.
- iv. minor link roads must ~~only be used where council is satisfied that there will be sufficient off-street parking and the road must have a maximum length of be no longer than 200m.~~

Commented [E11]: Issue 3

Table 2: Road Construction Standards within the Birdwood 2 precinct plan

Road	Road Width	Carriageway	Indented parking/berm	Footpath Width	Cycle Lane	Figure
Crows Road	20.1m	6.4m	2.2m min	1.8m	None	Figure 1
Local Road	18m	6.0m	2.2m min	1.8m	None	Figure 2
Minor Link Road	16m	6.0m	-	1.8m	None	Figure 3

#### 4.3 Birdwood Road/ Yelash Road Vehicle Access Restriction

Purpose:

- Limit the number of vehicle crossings directly on to Birdwood road and Yelash road.
- Reduce traffic effects on Birdwood road and Yelash road.
- Avoid traffic/ pedestrian / cyclist conflicts on Birdwood road and Yelash road
- Maintain a countryside living character along Birdwood road and Yelash road.

i. subdivisions must be designed to avoid sites requiring direct vehicle access to Birdwood road and Yelash road in the location identified on the precinct plan as “No New Vehicle Access Restriction Applies”.

ii. new roads must not intersect with Birdwood road and Yelash road except as shown on the precinct plan.

#### 4.4 Road improvements

Purpose: To ensure appropriate improvements to existing roads in the vicinity of the precinct are undertaken to provide for the safe movement of vehicles/ pedestrians and cyclists.

The following works must be implemented as part of the first subdivision within the precinct:

- i. the 50 km/hr speed limit sign on Crows road must be relocated further west (just beyond the precinct).
- ii. the existing pedestrian footpath on the south side of Crows road must be widened from 1.5m (existing) to 1.8m
- iii. pedestrian and cycle improvements must be implemented at the Birdwood road/Crows road intersection (as shown in figure 4). This includes building out the kerbs and the installation of a pedestrian refuge and associated drop kerbs on Crows road and Birdwood road.
- iv. a shared pedestrian/cyclist path shall be provided on the eastern side of Birdwood road (as shown in figures 4 and 5).
- v. pedestrian and cycle improvements must be implemented at the Birdwood road/Glen road intersection (as shown in figure 5). This includes building out the kerbs and the installation of a pedestrian refuge and associated drop kerbs on Glen road.

As part of any subdivision creating an intersection between Yelash road and the indicative road shown on the precinct plan, Yelash road shall be sealed with a 6m carriageway from the Birdwood road intersection to the final position of the intersection.

#### 4.5 Road Landscaping

Purpose: Maintain rural character along Birdwood road and Yelash road.

Any subdivision of land creating sites adjacent to Birdwood road (north of Crows road intersection) and Yelash road, must include a road landscaping plan incorporating the removal of weeds and retention of regenerating scrub on the battered banks of those parts of the roads abutting the proposed sites.

#### 4.6 Street Tree Strategy

Purpose: Enhance the amenity of the site and complement the surrounding rural character

A Street Tree Strategy with a list of tree species must be included with the first subdivision application of the Birdwood 2 precinct. In particular, suitable native tree species must be included for Crows road to complement proposed riparian planting in Drainage Pattern B. The Street Tree Strategy, once approved, must form the basis of street tree selection throughout the balance of the precinct.

#### 4.7 Affordable Housing

The same rules as included in Land use rules 2.2.1, 2.2.2, 2.2.3, 2.2.4, 2.2.5, 2.2.6 shall apply to any proposed subdivision in the Birdwood 2 precinct.

#### 4.8 Rear Lots

*Purpose: Ensure that provision is made for rear lots, in recognition of the challenging topography of the precinct.*

Where 15 or more vacant sites are proposed, the total number of rear sites must not exceed 10 percent of the total number of proposed sites.

### 5. Riparian Margin Standards

1. Stream A, as on the Birdwood 2 precinct plan where it passes through the area shown as 'Indicative Open Space/ Stormwater', must be protected in the following manner. A minimum of 10m each side of the stream / wetland where greater, must be kept clear of buildings, being the riparian margin.

2. Intermittent Stream B, identified for retention on the Birdwood 2 precinct plan, must be protected in the following manner. A minimum of 10m on the north side of the stream / wetland (or the distance to the nearest site boundary, where greater) and 10m on the south (or the distance to the Crows road boundary, where lesser) must be kept clear of buildings, being the riparian margin.

3. The riparian margin must be planted in native vegetation in compliance with the controls for Conservation Planting ([Chapter H: Auckland-wide rules»4 Natural resources»4.13 Lakes, rivers, streams and wetland management»2. Permitted Activity Controls»2.2 Conservation Planting](#)). Any planting required will be implemented in accordance with a Council-approved landscape plan and shall use eco-sourced native vegetation, be consistent with local biodiversity, and planted at a density of 10,000 plants per hectare

4. The native vegetation for the purpose of riparian margin protection and habitat enhancement must not be cleared, felled or removed.

5. Riparian margins must be established either side of the banks of a permanent / intermittent stream and/or wetland shown on the Birdwood 2 precinct plan to a minimum width of 10m measured from the bank of the stream and/or wetland, or the edge of the stream determined by the extent of the 2.3 year Mean Annual Flood (MAF) Event. This rule shall not apply to road crossings over streams. For the avoidance of doubt, planting required by 5.3 above cannot be utilised as part of any offset/environmental compensation requirements associated with works and/or structures in a stream.

### 6. Stormwater Quality Standards

1. For stormwater quality, development of new impervious areas greater than 50m<sup>2</sup> is a permitted activity provided that:

- a. buildings and structures do not consist of high contaminant yielding building materials; or
- b. where high contaminant yielding building materials are used stormwater runoff must be directed to an Approved Stormwater Quality Device in accordance with the permitted activity controls in Section [H 4.14.3.2.1\(2\)](#) of the Auckland-wide provisions; and
- c. stormwater runoff from other impervious areas is directed to an Approved Stormwater Quality Device in accordance with the permitted activity controls in Section [H 4.14.3.2.1\(1\) and \(3\)](#) of the Auckland-wide provisions.

## 7. Hydrology Mitigation Standards

1. For hydrology mitigation, development of new impervious areas (other than for a road) is a permitted activity provided that:

- a. the new impervious area is no more than 50m<sup>2</sup>; or
- b. the new impervious area is more than 50m<sup>2</sup> and no more than 1000m<sup>2</sup> and stormwater from the new impervious area is directed to an intermittent or permanent stream (via a network or direct discharge); and
- c. stormwater from the additional impervious area is managed to achieve the hydrology mitigation requirements on-site as follows:
  - i. provide retention (volume reduction) of at least 5mm runoff depth for the impervious area for which hydrology mitigation is required; and
  - ii. 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 90<sup>th</sup> percentile, 24 hour rainfall event minus the 5mm retention volume or any greater retention volume that is achieved, over the impervious area for which hydrology mitigation is required.
- d. any stormwater management device or system is built generally in accordance with design specifications by a suitably qualified service provider and is fully operational prior to use of the impervious area
- e. any stormwater outfalls entering a stream from the piped network shall be set back from natural channels to minimize erosion, and where practicable, a vegetated conveyance swale within the floodplain shall be used to provide energy dissipation and additional interception prior to runoff entering a stream
- f. 'as-built' plans for any stormwater management device or system are provided to council within three months of practical completion of the works
- g. Any stormwater management device or system is operated and maintained in accordance with best practice for the device or system.
- h. Stormwater device(s) on private land:
  - i. must be maintained by the site owner in perpetuity
  - ii. if rainwater tanks are proposed for a dwelling to achieve the retention requirements the rainwater tank must be dual plumbed to non-potable uses such as the toilet as a minimum.

2. Where the detention component of the On-site Stormwater Management rule is to be provided in a communal device, the device must be provided at the time of subdivision and be designed and constructed to council standards.

## 8. Restricted Discretionary Activity Matters of Discretion

In addition to the matters of discretion for restricted discretionary activities in the underlying zone, the council will restrict its discretion to the following additional matter:

On-site Stormwater Management: For areas unable to comply with the stormwater quality and hydrology mitigation standards, the items (a) – (d) listed under Stormwater Management – Flow in the Auckland-wide rules and whether the non-compliance occurs on sites/lots intended for affordable housing.

## 9. Restricted Discretionary Activity Assessment Criteria

In addition to the assessment criteria for restricted discretionary activities in the underlying zone, the Council will consider the following additional assessment criteria:

- a. on-site Stormwater Management: For impervious areas unable to comply with the stormwater quality and hydrology mitigation standards, the items (a) – (f) listed under Stormwater Management – Flow in the Auckland-wide rules; and
- b. whether consent notices are required on the titles of new lots to ensure compliance with the on-site stormwater management requirements.

## 10. Subdivision Assessment Criteria

In addition to the assessment criteria outlined in Part 3, [Chapter H, Section 5.4](#) the Council will consider the following additional assessment criteria for subdivision proposals:

### 1. Cultural and Natural Features

- a. visual effects of significant retaining wall structures in the "Single House Zone – Transition Area" shown on the Precinct Plan should be minimised through the provision of screen planting implemented at the time for subdivision. This should be addressed for all proposed walls of 1.5m or greater in this area through provision of a comprehensively developed native landscaping regime, the width of which should measure at least the Auckland Unitary Plan Operative in part

height of the retaining wall. Regard may be given to the likelihood of the wall being obscured by future houses, when any lesser solution is proposed. The species selected should be consistent with and relate to the riparian plantings selected for any open space arising from the implementation of the Indicative Open Space / Stormwater Area shown on the precinct plan.

b. subdivisions should incorporate design elements recognising the Maori and early European history of the Birdwood 2 precinct. This may be provided and illustrated in various ways, including but not limited to; the detailed design of landmarks and drainage reserves; road names; selection of endemic riparian revegetation, and; interpretation or information boards.

c. an entry feature or treatment should be provided generally in the location identified on the Birdwood 2 precinct plan.

## 2. Open Space Areas

a. visual effects of retaining wall structures greater than 1.5m in height in the open space areas arising from the implementation of the Indicative Open Space/Stormwater Areas shown on the precinct plan should be mitigated through the provision of foreground planting implemented at the time of subdivision. This may take the form of screen planting or riparian planting.

b. visual effects of retaining wall structures greater than 1.5m in height within 1m of a common boundary to the public open space areas arising from the implementation of the Indicative Open Space/Stormwater Areas shown on the precinct plan should be mitigated through the provision of planting implemented at the time of subdivision. This may take the form of screen planting or planting on or overhanging the wall, and should be contiguous with any required riparian margin planting.

## 3. Access

a. subdivisions should include pedestrian connections including but not necessarily limited to those shown on the Crows road precinct plan.

b. the design and development of the walkway network shown on the precinct plan should meet the requirements of National Guidelines for Crime Prevention Through Environmental Design (CPTED).

c. landscaping and planting near paths should include specimen trees able to be canopy lifted and underplanted with low shrubbery and groundcovers to allow viewshafts for residents and pedestrians.

d. pathways and routes through open space areas should be provided where physically practical and safe for informal use.

e. whether a fair, reasonable and equitable contribution is made towards the cost of the design and construction of a pedestrian and cycling connection spanning the Birdwood reserve on the alignment of Waitemata drive West and Waitemata drive.

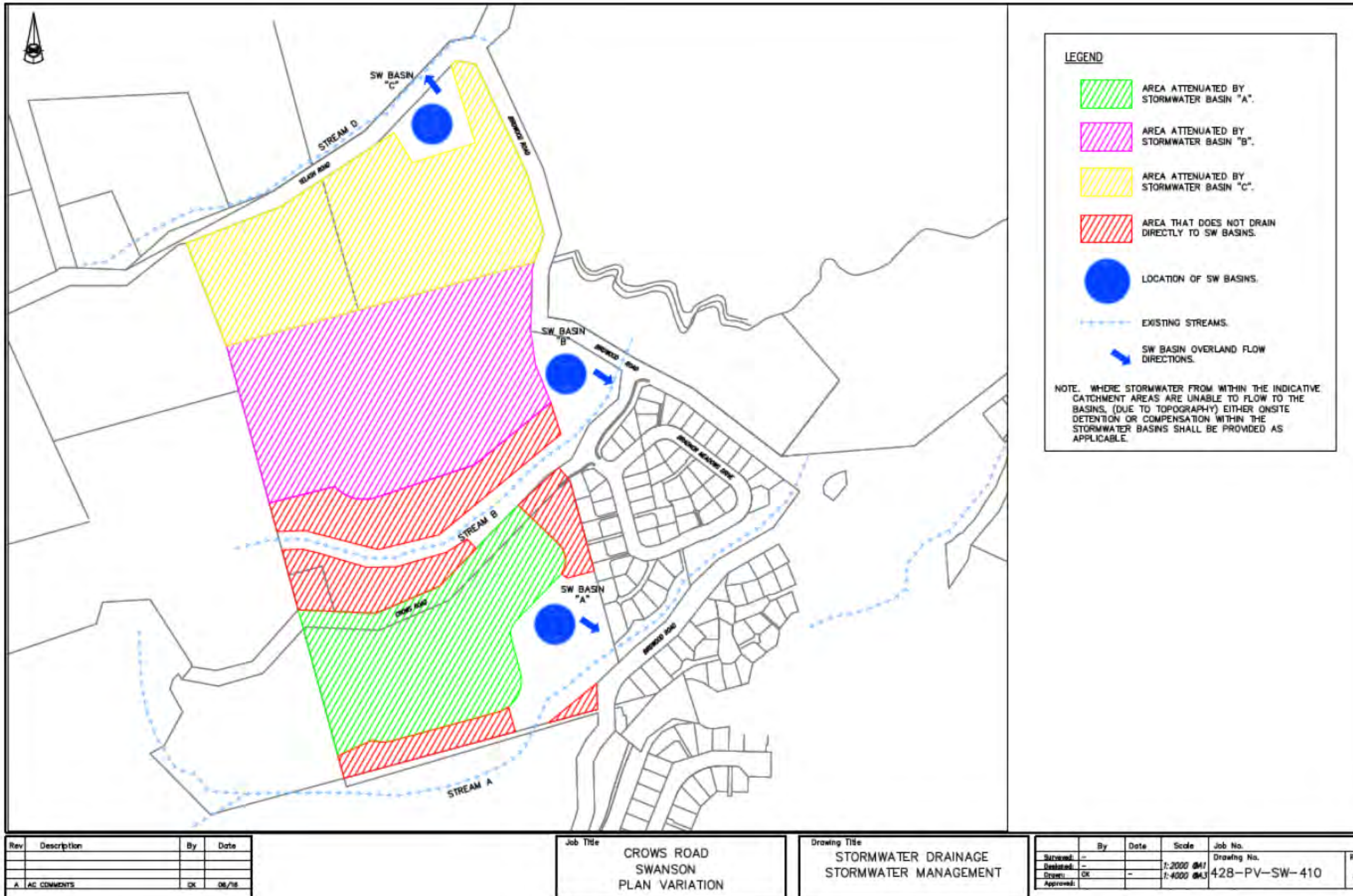
### CROWS ROAD, SWANSON - PROPOSED PRECINCT PLAN



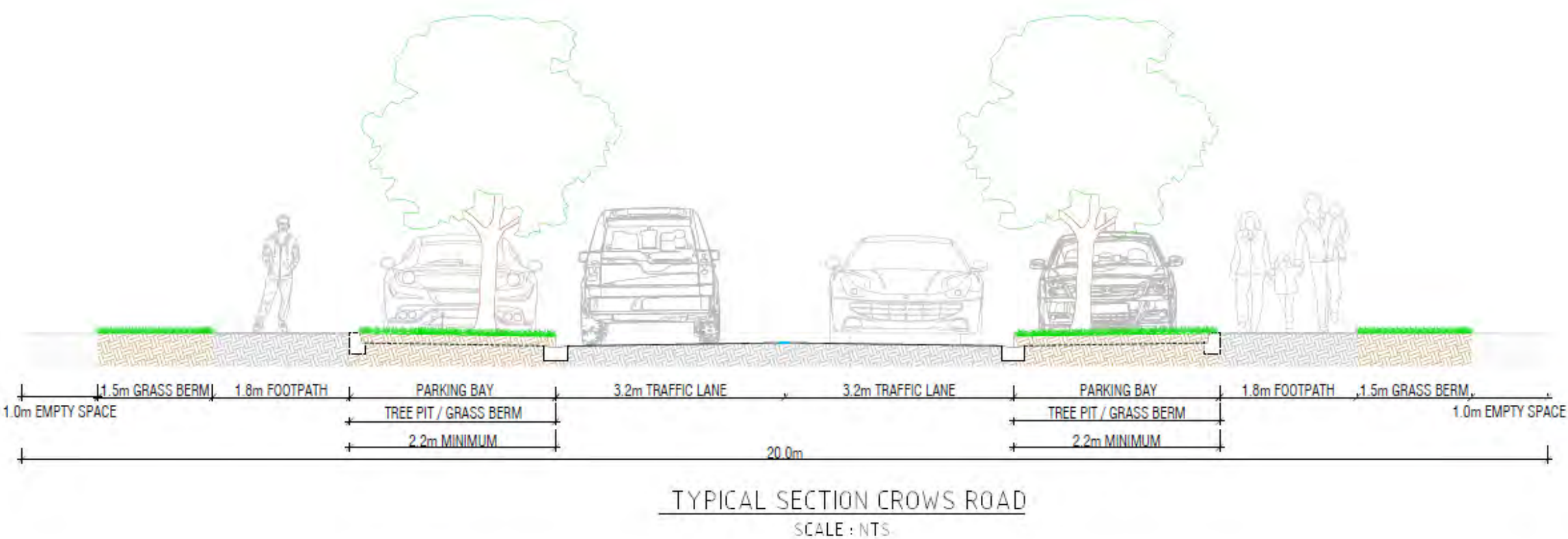
KEY			
	Precinct Boundary		Single House - Transition Area
	Indicative Roading Connections. Refer Local Road Cross Section (Figure 2)		Single House
<b>CROWS ROAD</b>	Refer Crows Road Cross Section (Figure 1)		Mixed Housing Suburban
			Indicative Open Space/Stormwater
			Intermittent Stream
			Pedestrian Connection
			Entry Feature or Treatment
			Special Yard Rule Applies
			No New Vehicle Access Restriction Applies
			Fencing Treatment Restrictions



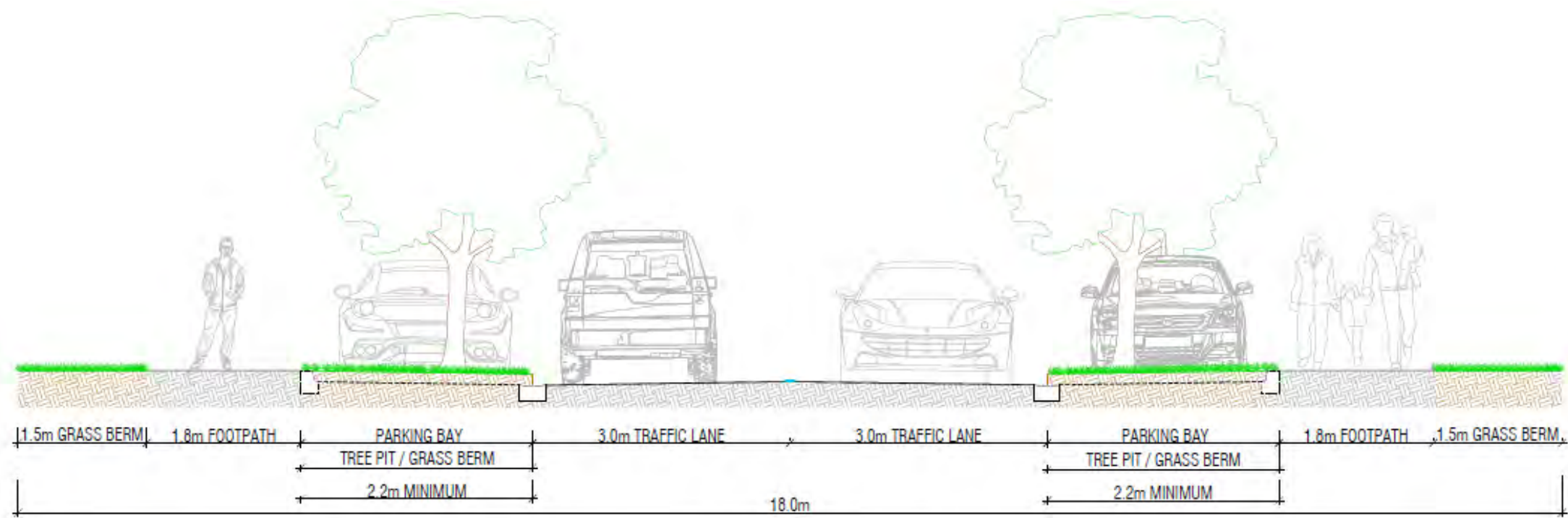
PRECINCT PLAN 2 – STORMWATER MANAGEMENT



**FIGURE 1**  
**CROWS ROAD**  
INDICATIVE TYPICAL SECTION - NTS

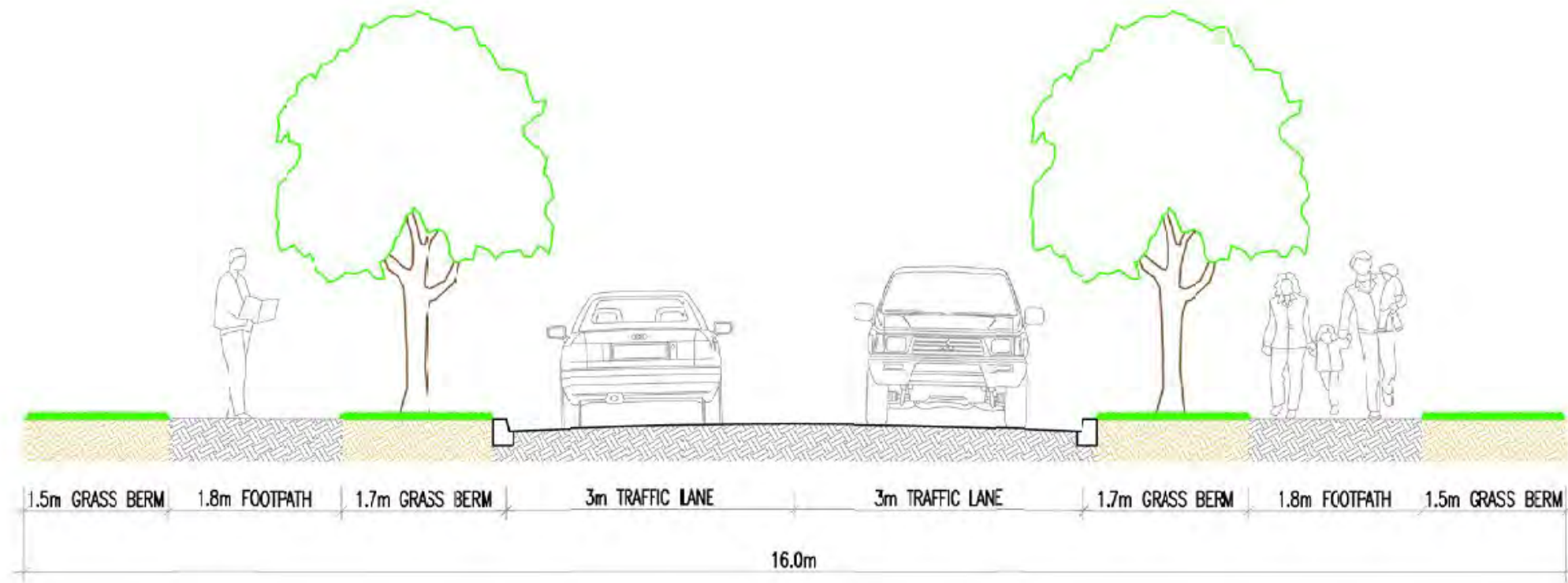


**FIGURE 2**  
**LOCAL ROAD**  
 INDICATIVE TYPICAL SECTION - NTS

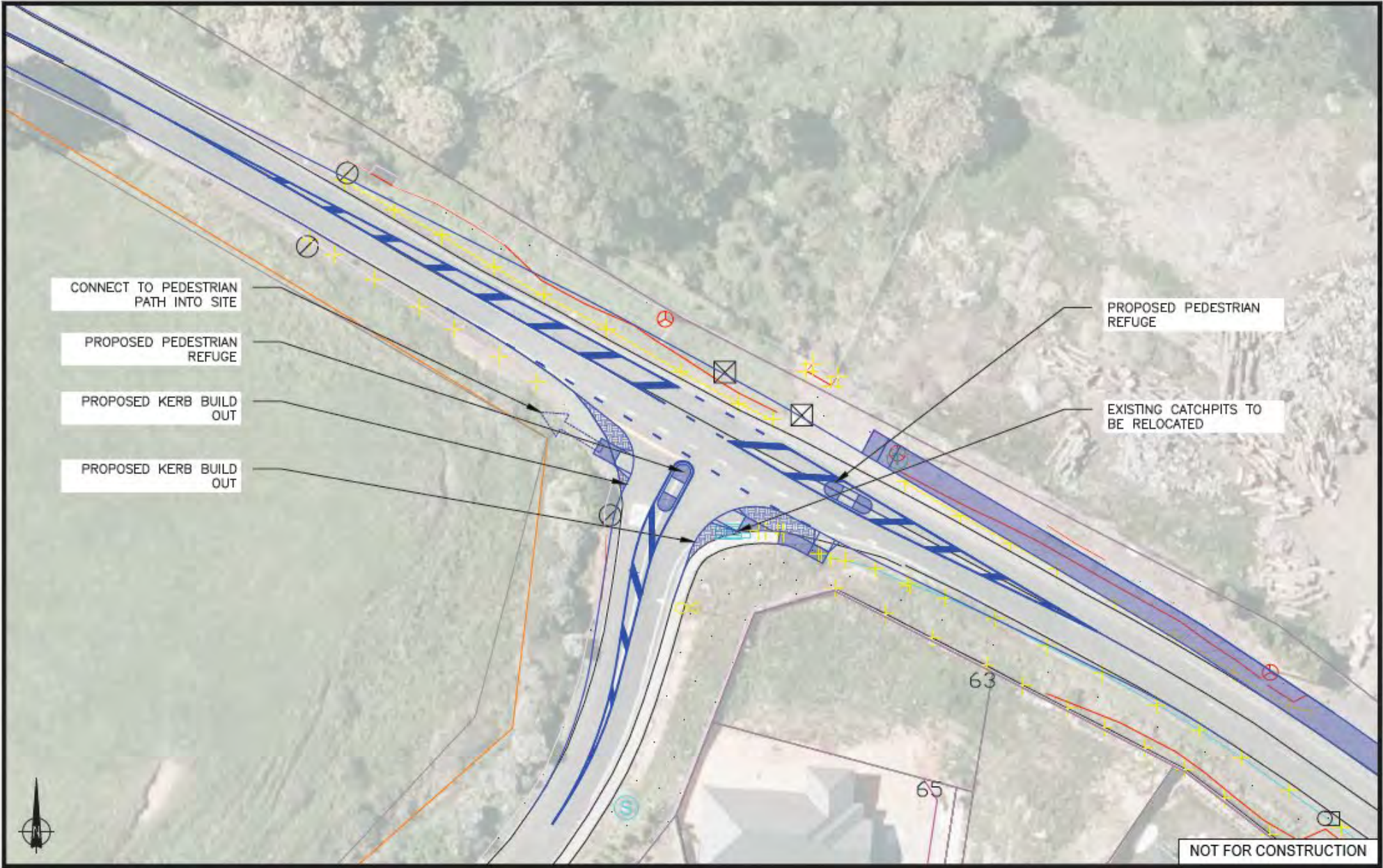


TYPICAL SECTION ROAD 3  
 SCALE : NTS

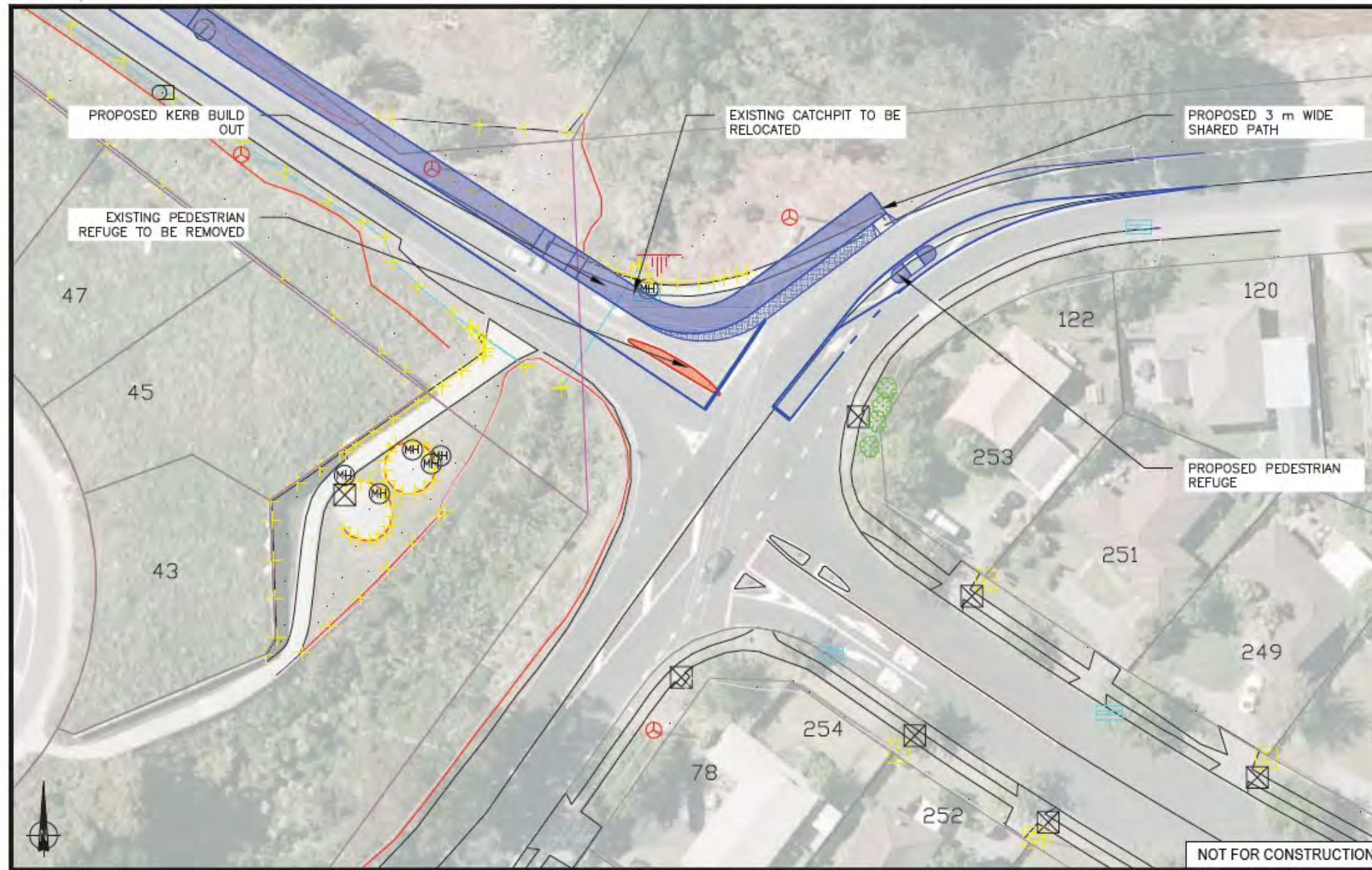
**FIGURE 3**  
**MINOR LINK ROAD**  
INDICATIVE TYPICAL SECTION - NTS



**FIGURE 4**  
**CROWS/BIRDWOOD**  
**IMPROVEMENTS**



**FIGURE 5**  
**BIRDWOOD/GLEN/WAITEMATA**  
**IMPROVEMENTS**





## 5.62 Huapai Triangle

### Precinct Description

The Huapai Triangle precinct contains 65.37 hectares and is located east of Station road, north of Nobilo road, west of Huapai Stream and south of the main trunk railway line at Huapai. The land slopes gently towards the north-east with north-east trending rolling ridges and gullies extending over much of the land. The precinct is within easy walking distance of Huapai School, Huapai domain, the Huapai station, the main trunk railway line, State Highway 16, the Huapai town centre, and the employment areas at Access road. The precinct allows urban expansion in a logical location and supports Huapai/Kumeu's role as a compact centre.

Development layout within the precinct is to be consistent with the Huapai Triangle precinct plan and sub-precinct spatial plans to ensure that subdivision and development is co-ordinated and integrates with surrounding land. The precinct plan takes into account the topography and natural values of the land, and sets out the primary roading configuration within the precinct and connections with the existing traffic network; stormwater management systems, parks and open spaces, walkways and cycleways; intended linkages with other land; the location of a small neighbourhood centre; and sub-precincts based on the existing ownership structure within the precinct. Sub-precinct spatial plans will provide neighbouring landowners and the council with assurance as to the future roading network, infrastructure and connectivity between the neighbouring sub-precincts.

The Mixed Housing Suburban zone, with appropriate modifications for the Huapai Triangle precinct, is applied to the majority of the precinct to enable the development of a new neighbourhood. The Green Infrastructure Corridor zone, with appropriate modifications is applied to the northern and eastern periphery of the precinct containing stormwater management areas, susceptible to flooding, green linkages, and potential car parking close to Huapai station for future rail passenger services. The Neighbourhood Centre zone provisions are applied to the central neighbourhood centre.

Residential densities are intended to provide for a mix of choice and opportunity to cater to residential demands and affordability, to reflect the capacity of existing services, and to complement and support the existing social infrastructure of Huapai/Kumeu, including the school, town centre, parks, and the potential future expansion of bus and train services. The provisions enable development to a suburban medium density of 300-400m<sup>2</sup> properties, with opportunities for further intensity in some parts of the precinct.

A maximum total of 1200 dwellings applies across the precinct, based on infrastructural capacities and traffic limitations, with a maximum number of dwellings for each sub-precinct.

### Objectives

Huapai Triangle precinct - Mixed Housing Suburban zone

The objectives of the Huapai Triangle precinct are as listed in the Mixed Housing Suburban zone and the relevant Auckland-wide objectives, except as specified below.

1. Efficient greenfields development that is co-ordinated by way of a precinct plan and sub-precinct spatial plans that provide for a range of housing types and densities, to achieve an integrated, connected, high quality suburban neighbourhood.
2. An attractive built environment that provides for and positively responds to streets and open spaces, and contributes to public safety.
3. Adequate parks and open spaces to meet the recreation and amenity needs of residents, and a network of pedestrian and cycle connections that are safe and convenient and which, along with the street network, allow easy connections within the precinct and with surrounding social infrastructure.



4. An appropriate total number of dwellings within the precinct in line with servicing capacities and residential amenities, and managed distribution of higher density dwellings across the precinct with emphasis on increased density adjacent to the two parks, stormwater corridor and Neighbourhood Centre zone.

5. Development implements a comprehensive stormwater management network that provides for the green linkages shown on the Huapai Triangle Stormwater Management precinct plan. The stormwater management network should be developed to integrate with the surrounding development and provide for other values such as movement, amenity, open space and ecological values.

6. Adverse effects of stormwater runoff on communities and freshwater systems are avoided to the extent practical or otherwise mitigated using water sensitive design principles.

7. A safe and efficient street network within the precinct that provides for all transport modes while also integrating with likely future development in surrounding areas.

8. Transport infrastructure necessary to mitigate the effects of development in the precinct is provided either before or concurrent with development.

9. Adequate linkages to public infrastructure systems and appropriate distribution of infrastructure through the precinct.

Huapai Triangle precinct - Green Infrastructure Corridor zone

The objectives of the Huapai Triangle precinct are as listed for the Green Infrastructure Corridor zone except as specified below:

10. To enable limited development within the green infrastructure corridor area within sub-precinct E only.

Huapai Triangle precinct - Neighbourhood Centre zone

The objectives of the Huapai Triangle precinct are as listed for the Neighbourhood Centre except as specified below:

11. A small neighbourhood centre in a convenient location to provide for the day to day needs of the residential neighbourhood, and to complement the existing Huapai town centre.

12. Increased housing supply, variety and choice by creating a well-designed residential development comprising a range of housing densities, typologies, and affordable price options.

13. The proportion of new dwellings that are affordable to households is increased in the application location.

#### **Policies**

Huapai Triangle precinct - Mixed Housing Suburban zone

The policies of the Huapai Triangle precinct are as listed in the Mixed Housing Suburban zone and the relevant Auckland-wide policies, except as specified below.

Precinct plan and integration

1. Ensure that development gives effect to the Huapai Triangle precinct plan, by:

a. requiring that development proposals are generally consistent with the precinct plan features;

b. discouraging any development proposal that does not provide for the precinct plan features;

c. requiring the development of the whole sub-precinct, or that subdivision applications for part of a sub-precinct are accompanied by a sub-precinct spatial plan with logical staging;

d. requiring development plans to demonstrate the interrelationship and future integration with adjoining sub-precincts.

Built environment, density and diversity

2. Require development to provide for a high quality public realm that is co-ordinated throughout the precinct, including by way of consistent street cross-sections, landscaping, street lighting and paving.
3. Require development to deliver sites that are an appropriate size and shape for the medium density residential development intended by the zone, and to enable sites that are capable of higher density residential development in locations where they are proximate to open spaces, the neighbourhood centre, the Huapai town centre, or public transport opportunities.
4. Manage the total number of dwellings within the precinct and within sub-precincts, and manage the height, bulk, location, form and appearance of buildings and site landscaping and fencing, to maintain a mixed medium and higher residential density and character of generally one to four storeys.
5. Require development to be of a height and bulk that allows immediate neighbours to have a reasonable standard of sunlight access and privacy and avoids excessive dominance effects.
6. Require dwellings to be designed to:
  - a. have usable and accessible outdoor living space;
  - b. provide privacy and outlook;
  - c. be of a size, have access to daylight and sunlight, and provide the on-site amenities necessary to meet the day to day needs of residents.
7. Require dwellings to be designed, with a particular emphasis on those parts of the dwelling visible from the street to:
  - a. create visual interest;
  - b. face the street and maximise passive surveillance of it;
  - c. minimise the dominance of garage doors visible from the street.
8. Limit the density and scale of development to provide high-quality amenity on site and for adjoining sites and the surrounding area.
9. Provide for a range of dwelling types and sizes to help meet the housing needs of households on low to moderate incomes, while maintaining a high quality of urban and building design.

#### Parks and open spaces

10. Require development to provide for the recreation and amenity needs of residents by providing public open spaces required by the precinct plan, enabling passive surveillance of public open spaces, ensuring all public open spaces are fronted with roads, and requiring pedestrian and/or cycle linkages (including within the street environment to connect with the public open spaces, the neighbourhood centre, Huapai domain, the Huapai station and town centre, and Huapai School.

#### Infrastructure and transport

11. Require development to be designed to provide a street ad block pattern that is generally consistent with the Road Hierarchy & Movement Plan and Road Type Cross Sections and which:
- a. is easy and safe to use for pedestrians and cyclists;
  - b. is connected by a variety of routes within the immediate neighbourhood and between adjacent sub-precincts;
  - c. is safely and efficiently connected to State Highway 16, public transport routes, the Huapai domain and Huapai town centre, Huapai School and employment areas;
  - d. limits cul-de-sac roads to where site and topographical constraints, or sub-precinct boundaries, inhibit connections;
  - e. is public;
  - f. incorporates principles of crime prevention through environmental design.

12.Ensure that the following upgrades to the external transport network necessary to mitigate the effects of the development occur either before or in connection with development:

- a.upgrade of the Station road/State Highway 16 intersection;
- b.upgrade of the Access road/State Highway 16 intersection;

c.complete upgrade of Station road and partial upgrade of Nobile road to urban standards;

d.construction of a grade-separated pedestrian and cycling bridge across the adjacent railway line to provide access to the local shopping centre and public transport routes on State Highway 16.

13.Require development to provide servicing:

- a.in a coordinated and integrated manner;
- b.so that the network is or can be expanded or extended to adjacent land where that land is or may be zoned for urban development;

c.on the basis that the reasonable costs of providing or upgrading local infrastructure are met by the developer;

d.so that power and telecommunications services are reticulated underground to each site wherever practicable.

14.Require all sites capable of containing a building to individually connect to the following reticulated networks:

- a.wastewater;
- b.potable water;
- c.electricity

15.Require development to be designed to manage stormwater in an integrated and cost-effective manner that prioritises water sensitive design and generally accords with the Stormwater Management Plan for the precinct, including methods to implement:

a.stormwater attenuation within the Green Infrastructure Corridor zone with the provision of vegetated swales sized to treat those areas that cannot practically provide SMAF or quality treatment for the Design Effluent Quality Requirements (DEQRs);

b.management of flows for up to 10 year ARI events in the piped drainage network. Gross Pollutant Traps will be used where appropriate. Management of flows above the 10 year ARI event and up to 100 year ARI events will be contained in overland flow paths within the road network and the vegetative swale;

c.devices designed to comply with the SMAF requirements of Table 2 in [Chapter H, Rule 4.14.2.4](#) of the Unitary Plan as notified within lots including storage tanks, rain gardens, permeable pavement and infiltration trenches.

d.devices within roads designed to comply with the SMAF requirements of Table 2 in [Chapter H, Rule 4.14.2.4](#) of the Unitary Plan as notified including rain gardens, tree pits and swales. The detention component may be met in communal devices including the vegetative swale.

e.the location, sizing, design, construction and zoning for stormwater infrastructure to be vested in council will be identified prior to subdivision and will generally be in accordance with council's requirements and the precinct plan.

16.To correlate the rate of development within the precinct with the timing of upgrades to key infrastructure items serving the development.

17. Protect the existing railway corridor and State Highway network from reverse sensitivity effects by providing suitable development setbacks including, where necessary, appropriate standards for building design in relation to noise and vibration attenuation.

18. Provide suitable fencing adjoining the rail corridor to avoid conflict between urban land uses and the safe and efficient operation of the rail network.

#### Huapai Triangle precinct - Green Infrastructure Corridor zone

The policies of the Huapai Triangle precinct are as listed for the Green infrastructure Corridor zone except as specified below:

19. Enable outdoor recreation (including commercial outdoor recreation), walking and cycling linkages.

20. Enable private ownership within sub-precinct E while ensuring that any fencing, landscaping and other modifications do not adversely affect the stormwater management and floodplain role of this land or provision for public pedestrian/cycleway linkages.

#### Huapai Triangle precinct - Neighbourhood Centre zone

The policies of the Huapai Triangle precinct are as listed for the Neighbourhood Centre zone except as specified below:

21. Provide for a neighbourhood centre with small scale retail, business services, and food and beverage premises of a scale and in a location to meet the local convenience needs of residents and passers-by.

22. Limit the extent of retail, and avoid larger-scale commercial activity, to avoid any significant adverse effects on:

- a. the small scale character of the neighbourhood centre,
- b. residential amenity in the vicinity,

c. the vitality of the Huapai town centre, and

d. the safe and efficient operation of the transport network

#### Affordable Housing

23. Require 7 percent of new dwellings to be relative affordable with the sale price based on the median house price in the Auckland region or, to be retained affordable with the sale price based on median household income in Auckland, in new medium to large scale residential subdivision or residential development.

24. Provide for affordable housing that is similar in external design to market rate housing within the development and that is located throughout the development.

## 5.62 Huapai Triangle

The activities, controls and assessment criteria in the underlying Mixed Housing Suburban zone, Green Infrastructure Corridor zone, Neighbourhood Centre zone and the Auckland-wide rules apply in the Huapai Triangle precinct unless otherwise specified in this section.

### 1. Activities

#### 1. Mixed Housing Suburban zone

Table 1: Activity status within the Huapai Triangle precinct

Activity	Huapai Triangle precinct
<b>Residential</b>	
Home occupations	P
Dwellings up to 3 per site	P
Dwellings 4 or more per site	RD
Retirement villages	D
Supported residential care and boarding houses up to 200m <sup>2</sup> GFA per site	P
Supported residential care and boarding houses not provided for above	D
Visitor accommodation up to 200m <sup>2</sup> GFA per site	RD
Visitor accommodation not provided for above	D
<b>Commerce</b>	
Dairies, restaurants and cafés up to 100m <sup>2</sup> GFA per site	D
Dairies, restaurants and cafés not provided for above	NC
<b>Community</b>	
Care centres up to 200m <sup>2</sup> GFA per site	P
Care centres between 200m <sup>2</sup> - 400m <sup>2</sup> GFA per site	RD
Care centres not provided for above	D
Community facilities	D
Education facilities	D
Emergency services on arterial road	D
Healthcare facilities up to 200m <sup>2</sup> GFA per site	RD
Healthcare facilities not provided for above	D
<b>Development</b>	
Alterations and additions to any dwelling on a site	P
Demolition of buildings	P
Buildings for the permitted and restricted discretionary non-residential activities listed above	RD
Buildings for all other activities listed in this table have the same activity status as the activity itself	

## 2.Green Infrastructure Corridor zone

The rules of the Green Infrastructure Corridor zone apply to the Green Infrastructure Corridor zone within the Huapai Triangle precinct, except where different provision is made in this section.

## 3.Neighbourhood Centre zone

The rules of the Neighbourhood Centre zone apply to the Neighbourhood Centre zone within the Huapai Triangle precinct, except where different provision is made in this section.

## 2. Land use controls

### 2.1 Density and number of units

1.No single dwelling may be built on a site greater than 700m<sup>2</sup>

2.The number of dwellings on a site must not exceed the limits specified below:

a.one dwelling per 400m<sup>2</sup> net site area; or

b.one dwelling per 300m<sup>2</sup> net site area where:

i.the site has a frontage of at least 7.5m in width for each dwelling and is the same width for the length required to accommodate the proposed density; and

ii.each proposed dwelling is setback at least 3m and no more than 6m from the frontage of the site.

c.no density limit applies where four or more dwellings are proposed and the site;

i.has a minimum net site area of 1200m<sup>2</sup>; and

ii.is a front site; and

iii.is at least 20m wide:

•At the frontage of the site; and

•For at least 80 percent of the length of its side boundaries; and

iv.is located:

•Adjoining or opposite any required open space of the Green Infrastructure Corridor zone shown on the precinct plan; or

•Within 400m walking distance of the intersection of Matua road and SH16 (provided that a footbridge is constructed over the railway line in approximately the location of the Huapai station); or

•Is within 200m walking distance of the Neighbourhood Centre zone; or

•Adjoining or opposite any other public or private open space area provided that the open space area is at least 500m<sup>2</sup> with a minimum dimension of 10m.

3.Where three or more dwellings are proposed on a front site the site must be at least 15m wide:

a.at the frontage; and

b.for at least 80 percent of the length of its side boundaries.

4.The maximum number of dwellings within each sub-precinct must not exceed the number in Table 2 below:

Table 2: Maximum number of dwellings per sub-precinct

Sub-precinct	Maximum number of total dwellings
A	452
B	185
C	152
D	171

E	116
F	124
Total	1200

5. Development that does not comply with Rule 2.1.1, Rule 2.1.2 or Rule 2.1.3 above is a discretionary activity. Development that does not comply with Rule 2.1.4 above is a non-complying activity.

## 2.2 Home occupations

1. At least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence.
2. No more than two people who do not use the dwelling as their principal place of residence may work in the home occupation.
3. No more than four people in total may work in the home occupation.
4. The sale of goods or services from the home occupation that requires customers to come to the site, and the delivery of goods to and from the site, may not occur before 7am or after 7pm.
5. Car trips to and from and associated with the home occupation activity must not exceed 20 per day.
6. Heavy vehicle trips associated with the home occupation activity must not exceed two per week.
7. No more than one commercial vehicle associated with the home occupation may be on site at any one time.
8. Storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view.
9. Materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site.
10. With the exception of goods ordered and distributed electronically or by mail/courier, goods sold from the home occupation must be produced on site.
11. A home occupation that does not comply with clauses 2.2.1-2.2.10 above is a non-complying activity.

## 2.3 Number of affordable dwellings or sites

Purpose:

To ensure that the precinct provides for affordable housing to address Auckland's housing needs.

1. For new residential developments containing 15 or more dwellings or the creation of 15 or more vacant sites, either:
  - a. at least 7 percent of the total number of dwellings or vacant sites must be relative affordable.
    - i. a dwelling is classed as relative affordable if it may be sold for no more than 75 percent of the Auckland region median house price that is published by the Real Estate Institute of New Zealand for the most recent full month of September, in relation to the date application for resource consent is made.
    - ii. if the application is for a subdivision consent, the applicant must identify the lots of the subdivision allocated for the building of dwellings that meet the median house price criterion in (i) above and must specify the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

2.If the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

3.All resource consent applications involving the provision of affordable housing or vacant lots must be accompanied by details of the location, number and percentage of relative and affordable housing. Where relevant, details of the staging of the development, including the timing of provision of the affordable housing must be supplied.

4.For staged developments, the required number of affordable dwellings or vacant lots must be provided at each respective stage.

### **3. Development Controls**

#### **3.1 Development control infringements**

1.Buildings that infringe any development control are a restricted discretionary activity, unless otherwise stated below.

2.Buildings that infringe three or more of the following development controls are a discretionary activity:

a.building height

b.height in relation to boundary

c.yards

d.maximum impervious area

e.building coverage

f.landscaping

g.outlook space

h.separation between buildings

#### **3.2 Building height**

Purpose:

Manage the height of buildings to generally maintain a low-rise suburban residential character of the Huapai Triangle precinct (one to four storeys).

1.Buildings must not exceed 10m in height except that, for developments of four or more dwellings which comply with Rule 2.1.2.c above, a maximum height of 12m applies.

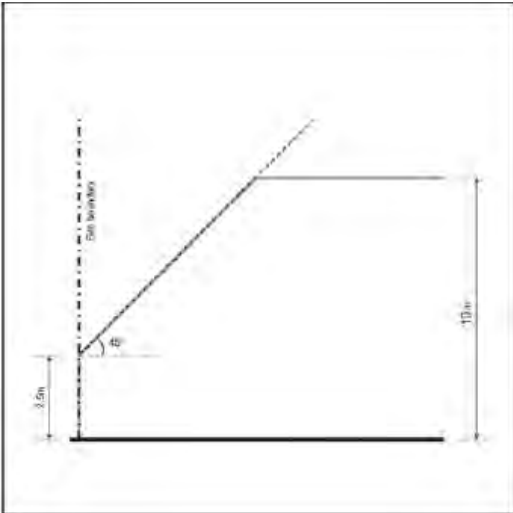
#### **3.3 Height in relation to boundary**

Purpose:

Manage the bulk and scale of buildings at boundaries to limit over-shadowing and dominance of neighbouring sites and provide space between buildings.

1.Buildings must not exceed a height of 2.5m measured vertically above ground level at side and rear boundaries. Above that, buildings must be set back 1m for every additional metre in height on an inclined 45 degree plane, as shown on Figure 1 below.

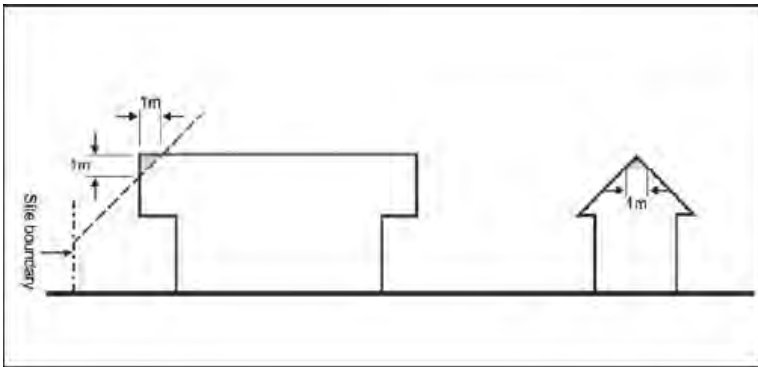




2. Where the boundary adjoins a legal right of way, pedestrian access way, or access site, the control applies from the farthest boundary of that legal right of way, pedestrian access way or access lot.

3. A gable end or dormer may project beyond the height in relation to boundary plane, as shown on Figure 2, where the projection is:

- a. no greater than 1m in height and width measured parallel to the nearest adjacent boundary; and
- b. no greater than 1m in depth measured horizontally at 90 degrees to the nearest adjacent boundary



4. No more than two gable end or dormer projections are allowed for every 6m length of building.

### 3.4 Alternative height in relation to boundary

Purpose:

Enable the efficient use of the site by providing design flexibility for higher density development.

1.This development control is an alternative to the permitted height in relation to boundary control in Rule 3.3 above which may be used for development that is at a density greater than one dwelling per 400m<sup>2</sup> under Rules 2.1.2.b or 2.1.2.c above.

2.A building is a restricted discretionary activity if it complies with Rule 3.4.3 below.

3.Buildings must not exceed a height of 5.4m measured vertically above ground level at side boundaries. Above this, buildings must be set back one meter for every additional meter in height or an inclined 45 degree plane.

4.The exceptions to the permitted height in relation to boundary control listed in clause 3.3 above apply.

### 3.5 Yards

Purpose:

Maintain an open streetscape character and ensure dwellings are adequately set back from neighbours.

1.The yard setbacks for buildings must comply with table 3 below:

Yard	Minimum depth
Front	3m
Side (detached dwellings and end of row attached dwellings only)	1m
Rear	1m

### 3.6 Common walls

Purpose:

Enable attached dwellings.

1.The development controls for height in relation to boundary and yards do not apply where there is a common wall between two buildings on adjacent sites.

### 3.7 Maximum impervious area

Purpose:

Manage the amount of stormwater runoff generated by a development.

1.Maximum impervious area per site: 60 percent

### 3.8 Building coverage

Purpose:

Manage the amount of residential character of the Huapai Triangle precinct.

1.For a site 400m<sup>2</sup> or more, or with a density less than or equal to one dwelling per 400m<sup>2</sup>, maximum building coverage per site: 50 percent.

2.For a site smaller than 400m<sup>2</sup>, or with a density greater than one dwelling per 400m<sup>2</sup>, maximum building coverage per site: 55 percent.

### 3.9 Landscaping

**Purpose:**

Provide for on-site amenity and an attractive streetscape character  
Improve stormwater absorption on-site

1. For a site 400m<sup>2</sup> or more, or with a density less than or equal to one dwelling per 400m<sup>2</sup>, at least 40 percent must comprise landscaped area.
2. For a site smaller than 400m<sup>2</sup>, or with a density greater than one dwelling per 400m<sup>2</sup>, at least 30 percent must comprise landscaped area.
3. For Rule 3.9.1-3.9.2 above, the following must be achieved:
  - a. at least 10 percent of the required landscaped area must be planted with shrubs including at least one tree that is pB95 or larger at the time of planting
  - b. at least 50 percent of the front yard must comprise landscaped area.

### 3.10 Outlook space

**Purpose:**

Ensure a reasonable standard of visual and acoustic privacy between different dwellings, including their outdoor living space, on the same or adjacent sites.  
Encourage the placement of habitable room windows to the site frontage or to the rear of the site in preference to side boundaries, to maximise both passive surveillance of the street and privacy, and to avoid overlooking of neighbouring sites.

1. An outlook space must be provided from the face of a building containing windows or balconies to a habitable room. Where the room has two or more external faces with windows or balconies the outlook space must be provided from, in order of priority, the face with the largest balcony or largest area of glazing.
2. The minimum dimensions for a required outlook space are as follows:
  - a. principal living room: 6m in depth and 4m in width
  - b. principal bedroom: 3m in depth and 3m in width
  - c. all other habitable rooms: 1m in depth and 1m in width
3. The depth of the outlook space is measured at right angles to and horizontal from the window or balcony to which it applies. Where the outlook space applies to a balcony, it must be measured from the outside edge of the balcony.
4. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies or from the centre point of the largest balcony.
5. The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the control applies.
6. Outlook spaces must comprise land within the site, and/or a private access way, and/or a road, or other public open space.
7. Outlook spaces must:
  - a. be unobstructed by buildings; and
  - b. not extend over adjacent sites or overlap with outlook spaces within the site required by another dwelling.

### 3.11 Separation between buildings within a site

**Purpose:**

Require reasonable separation between buildings on the same site to manage dominance, provide access to daylight and natural ventilation.

1. Buildings must be separated where any habitable room of a dwelling has windows or balconies that face out to the wall of another building on the same site (the facing wall). Where the primary room has two or more external faces with windows or balconies the building separation must be applied from, in order of priority, the face with the largest balcony or the largest area of glazing.
2. The separation space required must be free of buildings for the depth, width and height set out below.
3. The depth of the separation space is measured at right angles to, and horizontal from the window or balcony to which it applies across to the facing wall, excluding eaves or guttering. Where the building separation applies to a balcony, it is measured from the outside edge of the balcony.
4. For the principal living room the depth of the separation space required is equal to the height of the facing wall above the floor level of the habitable room or 15m, whichever is the lesser.
5. For the principal bedroom, the depth of the separation space required is 6m.
6. For other habitable rooms, the depth of the separation space required is 3m.
7. The width of the separation space is 50 percent of its depth and is measured equally either side of the centre point of the largest window in the habitable room on the building elevation to which it applies or equally either side of the centre point of the largest balcony.
8. The height of the separation space is from the height of the floor of the habitable room or balcony upwards, clear to the sky except that eaves or gutters may protrude into it.
9. Where the adjacent building is not perpendicular to the distance being measured, the minimum separation depth required must be measured as an average around the centre line of the window/balcony.

### 3.12 Outdoor living space

**Purpose:**

Provide dwellings with outdoor living space that is of a useable size and dimension for the type of dwelling and accessible from the principal living room.

1. A dwelling at ground level must have outdoor living space measured at least 40m<sup>2</sup> that:
  - a. is free of buildings, parking spaces, and vehicle manoeuvring areas; and
  - b. excludes any area with a dimension less than 1m.
2. Where a dwelling has the principal living room at ground level, part of the required outdoor living space must be able to contain a delineated area measuring at least 20m<sup>2</sup> that:
  - a. has no dimension less than 4m
  - b. is directly accessible from the principal living room
  - c. has a gradient not exceeding 1 in 20.
3. Where a dwelling at ground level has the principal living room above ground level, part of the required outdoor living space must include a balcony or roof terrace that:
  - a. is directly accessible from the principal living room
  - b. has a minimum area of 8m<sup>2</sup>

c.has a minimum depth of 2.4m

4.Where an entire dwelling is above ground level, it must have an outdoor living space in the form of a balcony or roof terrace that is at least 10m<sup>2</sup> and has a minimum depth of 2.4m.

### 3.13 Dwellings fronting the street

Purpose:

Ensure dwellings are orientated to provide for passive surveillance of the street and contribute to streetscape amenity.

1.The front façade of any dwelling must contain:

a.glazing that is cumulatively at least 20 percent of the area of the front façade (excluding any garage door and roof)

b.a main entrance door that is visible from a street frontage

### 3.14 Vehicle Access Restrictions and Cycleway - Station Road

Purpose:

To provide for the safe and efficient operation of the transport network including movements by cyclists, pedestrians and general traffic.

1.Vehicles from properties fronting Station road

a.the Vehicle Access Restrictions provisions in [Part H.1.2.3.4.1](#) of the Unitary Plan, apply, in addition to b below:

b.vehicles from properties fronting Station road may not reverse out of private driveways onto Station road. This may be achieved by one of the following methods:

i.an on-site vehicle manoeuvring area to allow vehicles to turn around on-site and access Station road in a forward direction;

ii.sites may have frontage to Station road but their vehicle access can be provided via a side road or rear lane;

iii.sites may back onto Station road.

### 3.15 Upgrade of road frontages on Station road and Nobilo road

1.Development within the Huapai Triangle precinct adjoining Station road between SH16 and Nobilo road shall upgrade that part of Station road adjacent to the development to the edge of the existing carriageway in accordance with the 'Road Type Cross Section – Station road'.

2.Development within the Huapai Triangle precinct adjoining Nobilo road shall upgrade that part of Nobilo road adjacent to the development to the edge of the existing carriageway in accordance with the 'Road Type Cross Section – Nobilo road'.

### 3.16 Maximum building length

Purpose:

Manage the length of buildings along side and/or rear boundaries and the separation between buildings on the same site to visually integrate them into the surrounding neighbourhood.

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

### 3.17 Fencing

Purpose:

Enhance passive surveillance of the street and maintain the open character of front yards, and to provide security and safety in relation to the rail corridor.

- 1.Fences in a front yard must not exceed 1.2m in height
- 2.Any fence that is not visually permeable (i.e.: with not more than 50 percent solid material spaced evenly across the width of the fence) must be set back from the front yard boundary by at least 0.6m and the space between the fence and the front boundary must be landscaped (including in shrubs) provided this rule does not apply to a fence on a side boundary.
- 3.All timber fences visible from the public realm must be stained a dark colour.
- 4.Fences at the Green Infrastructure Corridor zone interface adjoining the railway line: a fence not exceeding 1.5m in height shall be provided at the boundary of any site that directly abuts the railway corridor.
- 4a.Close boarded fences or other solid fences will not be placed in such a way that the fence obstructs flood flows or overland flow paths.
- 5.Fences at the 'Green Finger Open Space Connection' interface: a fence not exceeding 1.5m shall be provided with planted hedge fronting the 'Green Finger Open Space Connection'. The hedge species selected must be capable of reaching and be maintained at a height of no less than 1.2m. The planted hedge will be subject to appropriate legal protection, arranged at the time of subdivision.

### 3.18 Garages

Purpose:

Reduce the dominance of garages as viewed from a road  
Avoid parked cars over-hanging the footpath

- 1.A garage door facing a road must be no greater than 45 percent of the front façade of the dwelling to which the garage relates.
- 2.Garage doors must not project forward of the front façade of a dwelling.
- 3.The garage door must be set back at least 5m from the site frontage.

### 3.19 Minimum dwelling size

Purpose:

Dwellings are of a sufficient size to provide for the day-to-day needs of residents.

- 1.Dwellings must have a minimum net internal floor area as follows:
  - a.40m<sup>2</sup> for studio dwellings
  - b.45m<sup>2</sup> for one bedroom dwellings.

### 3.20 Minimum dimension of principal living rooms and principal bedrooms

Purpose:

Principal living rooms and bedrooms are of a size sufficient to accommodate standard size furniture and circulation space.

- 1.The principal living room within a dwelling must have no dimension less than 3m, measured perpendicularly from any point on the internal walls of the room.
- 2.The principal bedroom within a dwelling must be at least 3m in width and 3.5m in length measured perpendicular from the internal walls of the room. Cupboards and other storage space may be included in the minimum dimension.

### 3.21 Servicing and waste

Purpose:

Dwellings within medium to large-scale residential development have sufficient space within the building or site to accommodate the storage of waste.

1.A building or development containing 10 or more dwellings must provide a communal storage area for waste. The size of the communal storage area must be an aggregate of the minimum areas specified for the dwelling types below:

a.studio and one bedroom – 0.3m<sup>2</sup> per dwelling

b.two bedrooms – 0.5m<sup>2</sup> per dwelling

c.three bedrooms – 0.7m<sup>2</sup> per dwelling

d.four or more bedrooms – 1m<sup>2</sup> per dwelling.

2.An additional 30 percent of the total floor area required above must be provided within the communal storage area for manoeuvring or sorting within the waste storage area.

3.Rules 3.21.1 and 3.21.2 do not apply where the dwellings in any detached and attached housing are front sites.

### 3.22 Water and wastewater

Purpose:

Ensure development can be serviced by connections to the water supply and wastewater networks.

1.At the time of application for building consent, the applicant must demonstrate to the satisfaction of the council that there is an available connection to the water supply and wastewater networks.

2.Any proposal that does not comply with this development control shall be a non-complying activity.

### 3.23 Stormwater hydrology mitigation

Purpose:

To require on-site retention and detention of stormwater runoff from the roofs of dwellings to mitigate downstream effects of stormwater on water quality and quantity.

1.Each dwelling must provide onsite retention and detention of stormwater runoff from roofs by either providing:

a.a rain tank providing 1,000 litres of stormwater retention and 2,500 litres of stormwater detention per 100m<sup>2</sup> of roof area (total volume of 3,500 litres per 100m<sup>2</sup> of roof area); or

b.a rain garden or infiltration trench each of 3m<sup>2</sup> providing a similar retention/detention functionality as a rain tank described in (a) above; or

c.permeable paving of area equivalent to the driveway area of the lot.

2.If a rain tank is the preferred option, the retention component of the tank volume must be able to be reused for non-potable water needs, i.e. toilets or laundry.

Note: Retaining and detaining stormwater onsite in accordance with 3.23.1.a or b above is deemed to demonstrate compliance with the hydrology mitigation requirements of the SMAF1 zone in Table 2 of [Section H.4.14.2](#)

### 3.24 Storage

Purpose:

Ensure dwellings have sufficient space for the storage of everyday household items and bulky items, such as bicycles.

1.A building containing 5 or more dwellings must provide covered storage space of at least 4m<sup>3</sup> for each dwelling, excluding storage within the kitchen and bedroom wardrobes, including a single covered storage space of at least 2m<sup>3</sup>. The storage space may be within the dwelling, or external to it within the site.

### 3.25 Additional development controls for the Neighbourhood Centre zone

- 1.The maximum gross floor area of any retail premise shall be 200m<sup>2</sup>.
- 2.The total combined gross floor area of all retail premises shall be 2000m<sup>2</sup>.
- 3.Any proposal that infringes Rule 3.25.1 or 3.25.2 above shall be a non-complying activity.

### 3.26 Sites in sub-precincts A, C and E within 40m of the boundary with the rail corridor

1.The High Land Transport Noise overlay provisions, in [Part J.1.5](#) of the Unitary Plan, apply to any sites within the distance specified in [Rule J.1.5](#) of the boundary with the rail corridor and the state highway corridor.

### 3.27 Infrastructure upgrades and timing of development

Purpose:

Ensure that rate of development is aligned with infrastructure upgrades.

1.The number of dwellings within the precinct may not exceed the numbers in Table 4 below until the relevant infrastructure item has been constructed and is operational. For the purposes of this rule 'dwelling' is a dwelling that has been granted building consent under the Building Act 2004.

Table 4: Rate of development and alignment with infrastructure upgrades

Infrastructure item	Trigger (completion of)
Right turn bay on Station road entrance to Main road	300 dwellings
Station road/SH16 intersection upgrade	300 dwellings
Station road from SH16 Nobile road separated footpath and cycle lane	300 dwellings
Extension of two lane westbound approach to Access road intersection	400 dwellings
Extension of two lane eastbound exit from Access road intersection	1000 dwellings
A left turn lane on westbound approach to Access road intersection	1000 dwellings



Install half arm barrier on the Access road intersection railway crossing and fence unformed portion of crossing to the east of the level crossing	200 dwellings
Pedestrian/cycle crossing of north Auckland railway line in vicinity of Matua road	300 dwellings within sub-precincts C,D,E and F

2. Development that does not comply with Table 4 above shall be a restricted discretionary activity.

#### 4. Assessment - Restricted discretionary activities

##### 4.1 Matters of discretion

The council will restrict its discretion to the general matters in clause 2.3 of the general provisions, plus the matters below for the activities listed as restricted discretionary in the Huapai Triangle precinct Activity Table 1.

##### 1. Four or more dwellings on a site

- a. external building design and external appearance
- b. topography, site, dwelling orientation and earthworks

c. internal design and internal layout of dwellings

d. design and implementation of landscaping

e. design of parking and access

f. infrastructure and servicing

g. water sensitive design.

##### 2. Buildings accessory to the permitted or restricted discretionary non-residential activities listed in the activity table

- a. building design and external appearance
- b. design and implementation of landscaping

c. design of parking and access

d. infrastructure and servicing

e. water sensitive design.

##### 3. Visitor accommodation up to 200m<sup>2</sup> GFA; care centres between 200m<sup>2</sup> - 400m<sup>2</sup> GFA; healthcare facilities up to 200m<sup>2</sup> GFA

- a. the matters in 4.1.1 above
- b. intensity and scale

c. noise, lighting and hours of operation.

##### 4.2 Assessment criteria

The council will consider the relevant assessment criteria below for the restricted discretionary activities listed above. The Auckland Design Manual may also provide guidance on how the outcomes of particular criteria can be met.

##### 1. Four or more dwellings on a site, and buildings accessory to the permitted or restricted discretionary non-residential activities listed in the activity table

a. building design and external appearance

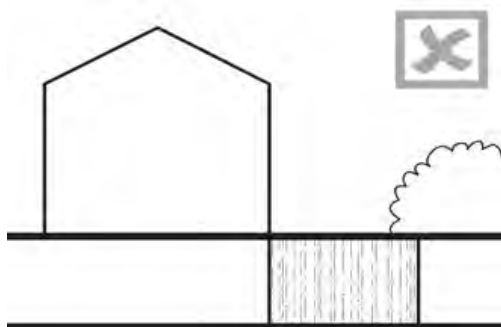
Contributing to sense of place in the precinct

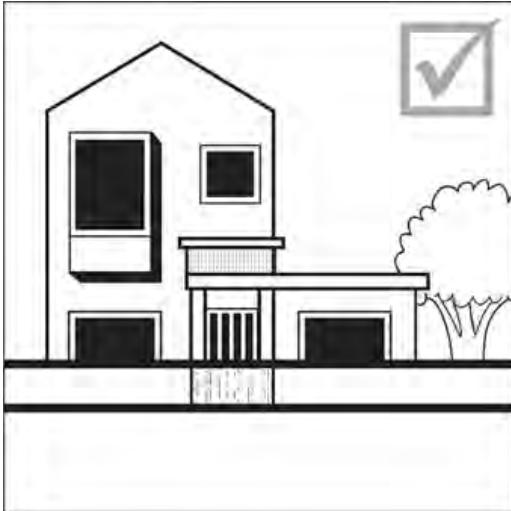
i. residential developments of increased density should be designed and located on the site to be consistent with a medium-density suburban residential character.

Creating a positive frontage

ii. buildings should have clearly defined public fronts, as illustrated in Figure 3 below, that positively contribute to the amenity and pedestrian safety of streets and public open spaces by:

- Maximising doors, windows and balconies over all levels on the front façade
- Introducing visual interest through a variety of architectural detail and building materials
- Clearly defining the boundary between the site and the street or public open space by planting or fencing.





iii. ground level balconies or patios facing a street or public open space should be a height sufficient to provide privacy for residents while enabling sightlines to the public realm.

iv. the number of dwellings that directly front, align and orientate to public streets should be maximised.

v. ground level dwellings closest to the street should each have direct and clearly defined pedestrian access from the street in preference to a single building entrance.

Building design and external appearance - Visual interest and variation in building form

vi. buildings should be designed to:

- Avoid long unrelieved frontages and excessive bulk when viewed from streets and public open spaces
- Break up their mass into visually distinct elements, particularly when of a greater height or bulk than surrounding buildings, to reflect a human scale and the typical pattern of development in the area.

Techniques to achieve this include the use of physical separation, variations in building height and roof form, horizontal and vertical rhythms, façade modulation and articulation and building materials.

vii. blank walls should be avoided on all building frontages to streets, accessways and public open spaces. Side or rear walls should be designed to provide interest in the façade including modulation, relief or surface detailing.

viii. for larger scale developments:

- Balconies should be designed as an integral part of the building;
- Internal access to apartments is encouraged.

Materials and finishes

ix. quality, durable and easily maintained materials should be used on the façade of dwellings, with particular emphasis on frontages to the street and public open space.

b. topography, site orientation and earthworks

i.the topography, orientation, size and proportions of the site should be suitable to accommodate the housing type proposed. In particular, development with poor solar orientation or on narrow sites is discouraged unless sites are carefully designed to optimise on-site amenity values and complement the surrounding neighbourhood landform.

ii.building platforms, outdoor living spaces, car parking areas and driveways should be located and designed to respond to the natural landform and site orientation in an integrated manner.

ii.earthworks should be minimised and retaining avoided where possible. However, where retaining or earthworks are required they should be incorporated as a positive landscape or site feature by:

- Integrating retaining as part of the building design

- Stepping and landscaping earthworks or retaining over 1.5m in height, to avoid dominance or overshadowing effects

- Ensuring all earthworks or retaining visible to the public, including neighbours, is attractively designed and incorporates modulation, landscaping and quality materials to provide visual interest.

c.design and layout of dwellings

i.dwellings should be located, proportioned and orientated within a site to maximise the amenity of future residents by:

- Clearly defining communal, semi-private and private areas, including outdoor living space, within the development

- Maximising passive sunlight access, particularly for high density development, by methods including maximising north facing windows, while balancing the need for dwellings to front the street.

- Providing for natural cross ventilation by window openings facing different directions.

ii.dwellings should be designed to provide a good standard of internal amenity by providing adequate circulation space around standard sized household furniture. The Auckland Design Manual illustrates possible ways of achieving this.

iii.outdoor living space should balance the need to achieve the following, in order of priority:

- Avoid a southerly orientation and be located on site to maximise the number of hours that the majority of the outdoor living space receives winter sunlight

- Maintain privacy between the outdoor living space of adjacent dwellings and between outdoor living space and the street. Outdoor living space should be located away from street frontages, where practicable

- Be sheltered from the prevailing wind

- Be located to take advantage of any views or outlook from or within the site.

iv.in addition to the above, any communal open spaces should be designed to:

- Provide an attractive, functional and high quality outdoor environment, located within the site to form a focus of the development

- Be conveniently accessible to all residents

- Be overlooked by the principal living rooms and balconies of dwellings, where at ground or lower levels, to enhance safety.

v.the size of the communal outdoor living space should be adequate for the number of people the development is designed to accommodate.

vi.appropriate management and maintenance systems should be provided for communal outdoor living space dependent on the scale of development and the extent of communal access to ensure it is available for all residents of the development.

d. design and implementation of landscaping

i. development should integrate and retain significant natural features including trees, streams and ecological areas.

ii. site landscaping should be located and designed to:

• Assist with blending new developments with the surrounding streetscape and/or any adjacent public open space

• Allow space for the planting of large trees

• Enhance energy efficiency and stormwater management, including shading and swale systems

• Enhance on-site amenity and improve privacy between dwellings.

iii. landscape implementation and maintenance requirements should be considered to ensure that approved landscaping is implemented and maintained so that it achieves its intended objective.

e. design of parking and access

Connections to the neighbourhood

i. developments on larger sites with frontages to two or more streets should extend and connect pedestrian and cycle links or, where practicable, a public street through the site. Cul-de-sac roads should be avoided unless there is no practical alternative available.

Location and design of parking

ii. individual or communal car parking areas should be located and designed to:

• Be close and convenient to dwellings

• Be secure, well lit, or visible from dwellings

• Be well ventilated if enclosed

• Minimise noise and fumes by providing separation from bedroom windows

• Avoid surface car parking areas fronting streets and public open spaces

• Provide visual interest and an attractive appearance, including the use of paving patterns and different material types in combination with landscaping.

iii. parking areas and garages should be designed and grouped to make efficient use of land.

iv. parking areas should be attractively landscaped.

Location and design of vehicle and pedestrian access

v. vehicle crossings and access ways should be generally consistent with the Huapai Triangle precinct provisions for road crossings, particularly on Station road, and be designed to reduce vehicle speed, use quality paving and landscaping, and clearly signal to pedestrians the presence of a vehicle crossing or access way.

vi. vehicle crossings and access ways should be clearly separated from pedestrian access. The spaces may be integrated in accordance with the precinct diagrams and vehicle access rules.

vii. the design of pedestrian routes between dwelling entries, car park areas, private and communal open space and the street should provide equal physical access for people of all ages and physical abilities and provide a high level of pedestrian safety and convenience.

viii. ramps, where necessary, should be integrated into the design of the building and landscaping.

#### Accessibility of common areas

ix. common areas within buildings should be designed to provide equal physical access for people of all ages and abilities. Common areas should also allow for standard household furniture to be easily moved in and out. This includes providing corridors and circulation spaces of sufficient dimension. The Auckland Design Manual illustrates possible ways of achieving this.

#### f. infrastructure and servicing

i. there must be adequate capacity in the existing stormwater and wastewater network to service the proposed development.

ii. required infrastructure should integrate into the design of the site. This includes green infrastructure devices, overland flow paths/floodplains, wastewater systems, and water supply.

iii. rubbish storage areas should be either incorporated into the design of the building or screened from public view.

iv. plant, exhaust, intake units and other mechanical and electrical equipment located on the roof of a building should be integrated into the overall design and be contained in as few structures as possible.

#### g. water sensitive design

i. new dwellings should be designed to incorporate water sensitive design principles for stormwater management to minimise adverse effects and protect and enhance the values and functions of natural ecosystems. This may include:

- A water sensitive design approach that is appropriate to the scale of the development
- Maximising localised water collection, and re-use
- Using stormwater retention and detention to mitigate stormwater flows generated by impervious surfaces
- Avoiding the use of high contaminant generating building products
- Minimising stormwater runoff by maximising vegetated areas and soil infiltration
- Using ecologically sensitive techniques to reduce and treat stormwater flows.

2. Visitor accommodation up to 200m<sup>2</sup> GFA, care centres between 200m<sup>2</sup> - 400m<sup>2</sup> GFA, healthcare facilities up to 200m<sup>2</sup> GFA:

a. the matters in 4.1.2 above

b. intensity and scale

i. the intensity and scale of the activity, in particular the number of people involved and traffic generated by the activity, size and location of buildings and associated car parking, should be compatible with the existing and planned future form and character of the precinct.

ii. for care centres, the site should be of an adequate size and road frontage to accommodate the activity. In particular, sufficient space will need to be provided for a safe pick-up and drop-off area.

c. noise, lighting and hours of operation

i. noise and lighting from the activity should not adversely affect the amenity of surrounding residential properties. In determining this consideration will be given to the location of any potentially noisy activities e.g. outdoor play areas associated with a care centre, and any proposed measures to mitigate noise including:

- Locating noisy activities away from neighbouring residential boundaries
- Screening or other design features

- The proposed hours of operation.

3.Affordable housing

a.the objectives and policies of the precinct for affordable dwellings.

## 5. Assessment - Development control infringements

### 5.1 Matters of discretion

The council will restrict its discretion to the general matters set out in [clause 2.3](#) of the general provisions, plus the matters listed below for the relevant development control infringement:

1.Building height, height in relation to boundary, side and rear yards, building coverage

a.effects of additional building scale on neighbouring sites, streets, and public open spaces (sunlight access, dominance, visual amenity)

2.Maximum impervious area

a.the relevant matters in [Chapter H, Rule 4.14.1.4.1.6](#)

3.Outlook space

a.effects of reduced privacy and outlook.

4.Separation between buildings within a site, maximum building length

a.dominance effects

b.effects of reduced daylight and sunlight access and ventilation.

5.Landscaping

a.effects on streetscape amenity

b.effects on stormwater absorption.

6.Front yards, dwellings fronting a street, garages, fencing

a.effects on streetscape amenity and safety.

7.Minimum dwelling size, storage, servicing and waste, outdoor living space, minimum dimension of principal living rooms and principle bedrooms

a.effects of reduced living space, sunlight/daylight access, storage space and outdoor living space on residential amenity.

8.Stormwater detention

a.the relevant matters in [Chapter H, Rule 4.14.2.4.1](#)

9.Infrastructure upgrades and timing of development

a.effects of additional development on the efficiency of the operation and safety of the transport network.

10.Vehicle access restrictions and cycleway – Station road

a.the relevant matters listed in the Auckland-wide transport rules [Chapter H, Rule 1.2.5.1.5](#).

### 5.2 Assessment criteria

In addition to the general assessment criteria for development control infringements in clause 2.3 of the general provisions the council will consider the relevant criteria below for the listed development control infringements.

1.Building height, height in relation to boundary, building coverage, side and rear yards, dwellings fronting the street

- a.effects of additional building scale on neighbouring sites, streets, and public open spaces, dominance, visual amenity
  - i.the building should not dominate or unreasonably shade the outdoor living space or windows to habitable rooms of adjoining dwellings.
  - ii.the building should be designed to avoid dominance, over-shadowing, or reduced access to sunlight of the adjoining dwellings and their outdoor living spaces. Methods to achieve this include providing variations in building heights building setbacks, or breaks in building massing.
- 2.Outlook space
  - a.development that infringes the outlook control will need to demonstrate that there will be a reasonable standard of visual and acoustic privacy between dwellings, including their outdoor living space. Methods to achieve this include off-setting or changing the orientation of balconies and windows to avoid direct over-looking, the use of screening devices and landscaping.
- 3.Front yards, dwellings fronting a street, garages, fencing
  - a.effects on streetscape amenity and safety
    - i.development that infringes the front yard control will need to demonstrate that the proposed setback is consistent with the typical depth of yard in the surrounding neighbourhood, particularly those of adjoining sites.
    - ii.development that infringes the fences control will need to demonstrate that the proposed fence will enable direct sightlines to the dwelling from any adjoining street or public open space and vice versa.
- 4.Minimum dwelling size, storage, servicing and waste, outdoor living space, minimum dimension of principal living rooms and principal bedrooms
  - a.effects of reduced living and circulation space, daylight access and storage on residential amenity
    - i.all habitable rooms in dwellings should be naturally lit and should not rely on borrowed light from other rooms.
    - ii.dwellings should have adequate natural light that avoids the need for the dwelling to be artificially lit during daylight hours.
    - iii.consideration will be given to the configuration and orientation of the dwelling so that sunlight access is maximised to principal living rooms.
- 5.Separation between buildings within a site, maximum building length
  - a.dominance effects
    - i.development that infringes this control should not result in the building visually dominating the outdoor living space or windows to habitable rooms of dwellings on the same site.
  - b.effects of reduced daylight and sunlight access and ventilation
    - i.development that infringes this control will need to demonstrate that the dwellings will receive a good degree of daylight and ventilation, and will not reduce access to sunlight, particularly for dwellings at lower building levels.
- 6.Maximum impervious area
  - a.the relevant matters in [Chapter H, Rule 4.14.1.4.2.1.](#)
- 7.Landscaping
  - a.the matters in Rule 4.2.1 d. above
- 8.Stormwater detention and retention
  - a.the relevant matters in [Chapter H, Rule 4.14.2.4.2.](#)
  - b.the degree of compliance with the relevant controls set out in clause 6.23 and any reasons for non-compliance.
- 9.Transport network upgrades and timing of development



a. development that exceeds the trigger in relation to a specific infrastructural upgrade item will need to demonstrate that the actual trip generation of the additional development proposed will not have unacceptable adverse effects on the effectiveness, efficiency and safety of the transport network.

10. Vehicle access restrictions and cycleway – Station road

a. the relevant matters in [Chapter H, Rule 1.2.5.2.6.](#)

### 5.3 Special information requirements

#### 1. Design statement

A design statement is required for the activities specified in Table 5 below. The design statement is required to include as a minimum the matters indicated within the table as set out in [clause 2.7.2](#) of the general provisions. Drawings, illustrations and supporting written explanation should be proportionate to the complexity and significance of the development proposal. Refer to the Auckland Design Manual for guidance on the preparation of design statements.

Table 5: Design statement requirements

Activity	4 - 15 dwellings	15+ dwellings	Apartments
<b>A. Context analysis</b>			
<b>1. Site analysis</b>			
a. existing site plan	X	X	X
b. streetscape character	X	X	X
<b>2. Neighbourhood analysis</b>			
a. natural and cultural environment	X	X	X
b. movement	X	X	X
c. neighbourhood character		X	X
d. use and activity		X	X
e. urban structure		X	X
<b>3. Opportunities and constraints analysis</b>			
a. opportunities and constraints diagram	X	X	X
<b>B. Design response</b>			
a. concept design	X	X	X
b. proposed site plan	X	X	X
c. proposed elevations	X	X	X
d. sunlight access	X	X	X
e. landscape	X	X	X
f. streets, access ways and lanes	X	X	X
g. urban structure		X	

h. public open space		X	
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## 6. Subdivision Controls

### 6.1 Activities

#### 1. Activity Table

The Activity Table 1 – General and Activity Table 2 – Residential zones in [Chapter H, Section 5](#) (subdivision) of the Unitary Plan, and related controls, apply to the Huapai Triangle precinct, except as specified in Table 6 below.

Subdivision Activity	Activity Status
Subdivision in accordance with the Huapai Triangle precinct plan	RD
Subdivision that does not comply with the development controls in Rule 6.2 below	D, except where specified otherwise
Subdivision that is not for an entire sub-precinct as shown on the precinct plan and which is not accompanied by a sub-precinct spatial plan required under Rule 6.2.2	NC
Any other subdivision not listed in this Table 1 or Rule 6.1.2	D

2. Any subdivision for the following purposes shall have the activity status as set out in [Chapter H, Section 5](#) (subdivision – Activity tables 1 and 2) of the Unitary Plan, and the relevant controls, matters of control or discretion, and assessment matters in [Chapter H, Section 5](#) shall apply:

- a. subdivision around existing buildings and development;
- b. subdivision in accordance with an approved land use resource consent;
- c. lease in excess of 35 years of a building or part of a building where a cross-lease, company lease or unit title subdivision is not involved;
- d. boundary adjustment which do not exceed 10 percent of the net site area of each site;
- e. new cross leases and amendments to cross-leases, including additions and alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners, and company lease, unit title and strata title subdivisions;
- f. subdivision of a site within the 1 percent AEP floodplain;
- g. subdivision for a network utility.

### 6.2 Development controls

#### 1. Huapai Triangle precinct plan

All subdivision must generally be in accordance with the Huapai Triangle precinct plan in respect of the location of roads, public open spaces, and stormwater management. A location variation of up to 30m shall be considered to be in accordance with the precinct plan.

Any subdivision not complying with this rule is a non-complying activity.

## 2. Sub-precinct spatial plan

a. any application for subdivision for less than an entire sub-precinct as shown on the Huapai Triangle precinct plan must be accompanied by a sub-precinct spatial plan for the entire sub-precinct. A sub-precinct spatial plan must show, in addition to the information required by Rule 6.2.1 above, the locations of:

i. main roads throughout the sub-precinct and locations of where such roads will connect to adjoining sub-precincts and other neighbouring land;

ii. public parks and open spaces;

iii. walkways and cycleways, and where these will connect to adjoining sub-precincts and other neighbouring land;

iv. three waters infrastructure (water, wastewater and stormwater), including open spaces required for stormwater management, and where these will connect to adjoining sub-precincts and other neighbouring land.

b. rule 6.2.2.a above does not apply to any subdivision where a sub-precinct spatial plan has already been approved for the sub-precinct within which the subdivision is proposed.

c. any application for subdivision of land for which a sub-precinct spatial plan has already been approved must be in accordance with the approved sub-precinct spatial plan. Subdivision that is not in accordance with the latest approved sub-precinct spatial plan, or an approved amendment to the sub-precinct spatial plan, is a non-complying activity.

## 3. Site size and shape

a. all sites to be created for residential purposes must:

i. be in accordance with an approved land use resource consent; or

ii. comply with the minimum net site area between 300m<sup>2</sup> and 700m<sup>2</sup> provided that any lots less than 400m<sup>2</sup> in size must have a minimum frontage of 7.5 metres; or

iii. be greater than 1200m<sup>2</sup> (to allow further development in accordance with future land use consents).

Subdivision that does not comply with i. or ii. above is a discretionary activity.

b. all sites to be created for residential purposes must meet the following minimum size and shape factor requirements:

i. site shape factor: Each proposed vacant site must contain the following:

- Access and manoeuvring that meets the requirements of the Auckland-wide and zone rules;

- Outdoor living space required by Rule 3.12 of this precinct;

- A rectangle measuring 8m by 15m with slopes no greater than an average of 1 in 5 must be able to be located outside any network utility installations, including private and public lines; right-of-way easements; on-site manoeuvring for vehicles, overland flow path; private open space, and yard setbacks required.

ii. rear sites: On a parent site greater than 1ha where 15 or more vacant sites are proposed, the total number of rear sites must not exceed 5 percent of the total number of proposed sites.

iii. access to vacant rear sites:

- A single jointly owned access lot or right-of-way easement must not serve more than eight proposed vacant rear sites;

- Vehicle access to proposed vacant rear sites must be by way of an entrance strip, jointly owned access lot or right-of-way easement over adjoining land or by a combination of these, provided the total width and other dimensions of the access complies with the controls in Table 7 below. Any application that infringes this rule will be a restricted discretionary activity.

Table 7: Access to rear sites

<b>Subdivision Activity</b>	<b>1</b>	<b>2-5</b>	<b>6-8</b>
Minimum legal width	3m	3m	6.5m
Minimum formed width	2.5m	2.5m	5.5m
Service strip	0.5m	0.5m	1m
Maximum length	50m	50m	50m
Maximum gradient	1 in 5		
Minimum vertical clearance from buildings or structures	4.5m		
Minimum inside turning radius for bends	6.5m		

iv. pedestrian access to vacant rear sites:

a. driveways serving six or more vacant rear sites must provide separate pedestrian access, which can be located within the formed driveway. The pedestrian access:

i. must have a minimum width of 1m;

ii. can include the service strip;

iii. must be distinguished from the vehicle carriageway through the use of a raised curb or different colour or surface treatment.

#### 4. Access and entrance strips

a. All proposed sites must be provided with legal and physical access to a road, unless they:

i. are being created for reserves or road closure, or

ii. will be amalgamated with another site that already has legal and physical access to a road.

b. entrance strips must be less than 7.5m wide. Any entrance strip 7.5m or more in width shall be considered a front site.

#### 5. Services

a. all proposed sites capable of containing a building, or in the case of a cross-lease or unit title, strata title, or company lease, each building, must be designed and located so that provision is made for:

i. collection, treatment (where necessary), retention, detention and disposal of stormwater;

ii. collection, and disposal of wastewater, via a connection to a wastewater network;

iii. underground water, electricity supply and telecommunications

b. the services required by clauses (i)-(iii) above must comply with the council's current engineering standards.

#### 6. Staging

a. where a subdivision is to be carried out in stages, the applicant must provide the indicative timetable and sequencing of the staging at the time they apply for the first subdivision consent. This detail must include:

i. the time period over which the development is intended to take place;

ii. the area of land subject to the different proposed stages.

#### 7. Roading cross-sections

a. roads shall be constructed in general accordance with the Road Types shown on the Huapai Triangle Road Hierarchy/Movement Plan, and with the Road Type Cross Sections.

b. stormwater management devices shall be provided that are sized to provide retention and detention in accordance with Table 2 in [Chapter H, Rule 4.14.2.](#)

c. stormwater detention (temporary storage) with a volume equal to the runoff volume from the 95<sup>th</sup> percentile, 24 hour rainfall event for the impervious area for which hydrology mitigation is required shall be provided in the communal devices shown on the precinct plan, including the vegetative swale. In the event that insufficient detention volume is available the detention component shall be provided in the road reserves.

### 6.3 Restricted discretionary activity: matters of discretion

For subdivision that is in accordance with the Huapai Triangle precinct plan, the council will restrict its discretion to the matters in Table 8 below:

Table 8: Matters for discretion

Matters of discretion	Subdivision for up to 4 proposed sites	Subdivision for between 5 and 15 proposed sites	Subdivision for over 15 proposed sites	Sub-precinct spatial plan
<b>Giving effect to the Huapai Triangle precinct plan</b>				
1. The requirements of the precinct plan	X	X	X	X
<b>Neighbourhood, blocks and roads</b>				
2. The integration of the subdivision with its surrounding neighbourhood	X	X	X	X
3. The layout and connections of blocks and roads		X	X	X
4. Provision of, and linkages to, public transport routes		X	X	X
5. Solar orientation of blocks and sites	X	X	X	X
6. Diversity of site sizes		X	X	
7. Staging of subdivision		X	X	
8. Consistency with an approved sub-precinct spatial plan for the sub-precinct	X	X	X	
<b>Site design</b>				
9. The ability to provide for future development which will comply with the rules of the Unitary Plan and/or any resource consent	X	X	X	
<b>Access</b>				

10. The design, safety, location construction of any access, off-road pedestrian and cycling facilities, car parking, on-site-manoeuving areas	X	X	X	
<b>Cultural and natural features</b>				
11. The extent of earthworks and landscape modification	X	X	X	
<b>Reserves</b>				
12. The provision, design, purpose and location of any reserve other than those shown on the Huapai Triangle precinct plan		X	X	X
<b>Infrastructure and servicing</b>				
13. The provision, location, design, capacity, connection, upgrading, staging and integration of infrastructure	X	X	X	X
14. The management of wastewater and potable water	X	X	X	
15. Having regard to the precinct plan, and the stormwater management plan; the use of water sensitive design, to develop: a. the layout and design of the subdivision b. the location, design, capacity, integration and appropriateness of infrastructure c. flood management areas, and, overland flow paths d. stormwater retention, detention, quality and disposal devices e. staging of development	X	X	X	X
16. The vesting of	X	X	X	

infrastructure				
17. Implementation of a relevant integrated catchment management plan or network discharge consent	X	X	X	
18. Effects on significant infrastructure	X	X	X	X
<b>Site suitability</b>				
19. Avoidance or mitigation of natural or man-made hazards and site contamination	X	X	X	
20. The location of sites in proximity to high voltage transmission lines	X	X	X	
<b>Controls on buildings</b>				
21. The proposed building design controls to be imposed by covenants on new titles	X	X	X	

#### 6.4 Restricted discretionary activity: assessment matters for subdivision

For subdivision that is in accordance with the Huapai Triangle precinct plan, the council will consider the relevant assessment criteria in Table 9 below:

Table 9: Restricted discretionary activity assessment criteria

Matters of discretion	Subdivision that creates 4 additional sites	Subdivision that creates between 5 and 15 additional sites	Subdivision that creates over 15 additional sites	Sub-precinct spatial plan
<b>Giving effect to the Huapai Triangle precinct plan</b>				
1. Subdivision should implement the Huapai Triangle precinct plan. Required roads, open spaces, and land for stormwater management (including the green finger open space connection and the stormwater attenuation areas) and the stream edge/ floodplain areas should be in the general	X	X	X	X

locations and dimensions shown on the precinct plan				
<b>Neighbourhood, blocks and roads</b>				
2. The layout and design of roads and blocks should maximise the ability to provide front site		X	X	X
3. The layout and pattern of roads and blocks should maximise convenient and legible access to: a. station road and Nobilo road b. bus routes and the Huapai train station c. Huapai School, Huapai domain, and the Huapai town centre		X	X	X
4. Connection and integration with the surrounding neighbourhood and other sites should be provided through roads which provide for pedestrian and cycle use		X	X	X
5. Subdivision should be designed and laid out to reflect the planned function of the road within the roading hierarchy		X	X	
6. Local roads should be aligned generally north/south to establish blocks and site layouts that are oriented east/west to enable proposed sites and future buildings and associated private open space to derive maximum possible benefit from solar gain. The shape factor for each site should demonstrate a future dwelling (or group		X	X	X



of dwellings) and private open space can achieve maximum solar gain				
7. Provide pedestrian and cycle routes that are safe, efficient, convenient and legible. Roads should be generally consistent with the roading cross-sections for the precinct (Rule 6.2.7) and should be multimodal by integrating cycle and pedestrian movement		X	X	
8. Any proposed road shall be designed, and located to meet the road's intended primary transport function as well as support the intended land use outcomes	X	X	X	X
9. Blocks should be of a scale, length and shape to achieve a connected road layout with a choice of routes that prioritises walking and cycling		X	X	X
10. Block layout and design should enable the creation of sites which can meet the development standards of the precinct and the precinct plan		X	X	
11. Subdivision should provide a mix of site sizes	X	X	X	
12. Where staging is to occur, detail should be given as to the area and number of sites included in each stage and the anticipated timeframes for the development		X	X	
13. The subdivision should be consistent with the layout of roads, open spaces and other features shown on the approved sub-precinct	X	X	X	

spatial plan for the sub-precinct					
<b>Site design</b>					
14. Proposed sites should be able to accommodate development intended by the underlying zone. Where this is not demonstrated, a land use resource consent should be approved for that development prior to the approval of the subdivision	X	X	X		
<b>Assessment criteria</b>					
15. Proposed front sites intended for detached dwellings should have a frontage width to length ratio of between 1:1.3 and 1:4. The ratio can be determined by measuring from the midpoints along the site's width and length		X	X		
16. Proposed sites should front onto a legal road with a single road frontage (except corner sites or where defined setbacks are proposed in the application) and except where a lane or private way provides direct access		X	X		
17. Proposed sites should ensure that safe, legible and convenient pedestrian and vehicle access can be achieved	X	X	X		
18. Proposed sites should be designed to maximise opportunities to create private outdoor space on-site	X	X	X		
19. A proposed site's shape factor and its layout should provide: a. site size and shape	X	X	X		

b. the intended building area, <del>and</del> required open space and <u>any</u> car parking <u>proposed</u>					
c. vehicle and pedestrian access and manoeuvring					
20. Proposed sites should be designed and located to prioritise solar gain. Proposed site location, shape and orientation should enable future buildings (including the windows to habitable rooms) and private open space to achieve appropriate solar gain  Proposed sites with a frontage facing south should be narrower in width and have longer length to allow for a dwelling to the front and the private outdoor space to the rear	X	X	X		
<b>Access</b>					
21. Access to proposed sites should achieve an attractive streetscape appropriate to the location and character of the neighbourhood	X	X	X		
22. Proposed residential sites should be located within 135m from a fire hydrant. Proposed sites for business activities should be located within 90m of a fire hydrant.	X	X	X		
23. Proposed sites should provide vehicle access, <del>parking,</del> manoeuvring areas and vehicle crossings that enable the safe movement of pedestrians, cyclists and vehicles	X	X	X		
24. Any pedestrian access strip proposed		X	X		

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should employ colours and materials to clearly identify to vehicles that pedestrians have priority				
25. All shared driveways should be designed as low speed environments (approximately 10km/h or slower)	X	X	X	
26. Driveways serving over eight rear sites or over 50m in length should be avoided, unless it can be demonstrated that a shared driveway can provide safe and convenient access and can be reasonably managed and maintained through private ownership		X	X	
27. Shared driveway design should, where appropriate, provide for the storage of rubbish bins		X	X	
28. Shared service lanes or driveways (if any) in the neighbourhood centre must be designed to accommodate the anticipated volume of traffic, including any heavy vehicle movements, to maximise safety	X	X	X	
29. The position of any on-street car parking bays should take account of the likely position of driveway crossings		X	X	
30. Cul-de-sac roads should be avoided. They should only be used where connected road patterns are not possible because of natural features, sub-precinct boundaries, or where a		X	X	X

connecting road network will result in a significant loss of developable land. Where cul-de-sac roads are provided, they should be short in length, straight, and include pedestrian and cycle links to surrounding roads					
31. Where an interconnected road network is not possible, pedestrian and cycle links that are of adequate width, observable from adjacent dwellings, landscaped and accessible, should be provided			X	X	
32. Pedestrian and cycle links should run along the fronts of sites and not the rear of sites			X		
<b>Cultural and natural features</b>					
33. Subdivision should: a. retain, where practicable, existing vegetation where it contributes to the future desired character of the area b. protect, restore and enhance, where practicable, natural water bodies, riparian margins and other ecological sites and corridors	X	X	X		
34. Subdivision should respond to identified topographical features, characteristics and landscape patterns to: a. form a focal point for the subdivision layout b. ensure access is maintained to those features	X	X	X	X	
35. Any earthworks associated with	X	X	X		

subdivision should ensure efficient land use and: a. be minimised as far as practicable unless it serves to limit the visual impact of future development or to provide acoustic mitigation and its effects can be managed b. be undertaken, as far as practicable, in one stage rather than having prolonged or repeat land modification works c. avoid the need for large retaining. Land modification should be graded to appear as natural as possible by distributing cuts and fills across a site				
36. Subdivision design should ensure that any natural and cultural features are accessible to the public and, where appropriate, form prominent features within the overall design	X	X	X	X
<b>Public open space</b>				
37. Development of reserves and public open spaces should be suitably designed for the intended function and demonstrate good design principles	X	X	X	
38. Location of reserves and public open spaces should ensure integration with the wider open space network, including suitable walking and cycling connectivity to Huapai Domain	X	X	X	X
39. Public access to public open space should be secured in perpetuity	X	X	X	

40. The public open space administering body should provide written advice that a proposed open space is acceptable for addition to the public open space network	X	X	X	
41. Clear sight lines into all areas of reserves should be available from public roads or nearby proposed sites intended for residential use	X	X	X	
<b>Infrastructure and servicing</b>				
42. Subdivision should provide coordinated and appropriately designed and located infrastructure consistent with the standards and specification that meet the requirements of Auckland Transport and Watercare and any relevant service provider as well as any other relevant Code of Practice	X	X	X	X
43. Proposed sites should connect to infrastructure that has sufficient capacity for the intended development. Where necessary, subdivision should provide an appropriate contribution to the upgrade of existing infrastructure to accommodate the additional sites	X	X	X	X
44. Subdivision should provide for the appropriate management of stormwater through using water sensitive design as a core development approach that: a. enable design of developments so that the greatest intensity of	X	X	X	

<p>future development (impervious area) is located in places where necessary earthworks and resulting stormwater discharges are minimised and have least impact on the amenity and ecological values of ecological areas and natural drainage systems, and Mana Whenua values</p> <p>b. identify and avoid, where practicable, floodplains and major overland flow paths</p> <p>c. identify, maintain and enhance, where practicable, natural hydrology and freshwater systems,</p> <p>d. implement water sensitive design elements when designing roads, reserves and sites by:</p> <p>(i) minimising impervious areas</p> <p>(ii) using green infrastructure and bio-retention systems such as grassed or vegetated swales and other vegetated areas, wetlands, rain gardens, living roofs and planting.</p> <p>(iii) using other devices that can recharge groundwater such as infiltration trenches</p> <p>e. ensure sites can accommodate on-site retention and detention of stormwater where this is necessary</p> <p>f. where appropriate, provide for decompaction of soils after earthworks or other remediation to enhance</p>				
--	--	--	--	--



natural absorption capability of soils g. consider communal and catchment scale mitigation together with local or site based approaches				
45. Subdivision should have regard to the recommendations of an integrated stormwater catchment management plan or an approved network stormwater discharge consent	X	X	X	
46. Subdivision should provide for the appropriate management of stormwater, including treatment, detention and disposal as relevant that will avoid or mitigate adverse effects of subsequent land use development	X	X	X	
47. Drainage reserves should: a. be integrated into the layout of the subdivision and neighbourhood, including reserve and pedestrian links in accordance with the Huapai Stormwater Management precinct plan b. be designed to fit in with the surrounding landscape and appear as a natural component of the overall setting c. be limited to the areas shown on the precinct plan	X	X	X	
<b>Site suitability</b>				
48. The design and layout of subdivision on land that may subject to a hazard should: a. avoid or remedy the	X	X	X	X

relevant hazard b. avoid the potential for future damage to property or infrastructure, or risk to life resulting from any hazard event c. account for the geotechnical constraints that may exist d. give regard to the land being physically suited to the proposed development, having considered topography, stability, proximity to waterways, significant infrastructure, the possibility of inundation from flooding				
49. The extent to which the design of the subdivision allows for earthworks, building and structures to comply with the New Zealand Electrical Code of Practice (NZECP34:2001)	X	X	X	
50. Whether, in instances where contaminants have been identified as being present: a. appropriate remediation works can be undertaken to satisfactorily deal with any potential adverse effects on human health b. mitigating measures can be adopted to deal with any potential effects of undertaking these works	X	X	X	
<b>Controls on buildings</b>				
51. Building design controls to be provided for by way of covenants on titles	X	X	X	

## 6.5 Special information requirements

A design statement is required for the activities specified in the Table 10 below. The design statement is required to include as a minimum the matters indicated within the table as set out in [clause 2.7.2](#) of the general provisions. Drawings, illustrations and supporting written explanation should be proportionate to the complexity and significance of the development proposal. Refer to the Auckland Design Manual for guidance on the preparation of design statements.

Table 10: Design statements

Activity	Creation of fee simple sites in the Huapai Triangle precinct			Sub-precinct spatial plan
	1 - 4 sites	5 - 15 sites	15+ sites	
<b>Number of proposed sites</b>				
<b>A. Context analysis</b>				
1. Site Analysis				
a. existing site plan	X	X	X	X
b. streetscape character		X	X	
2. Neighbourhood analysis				
a. natural and cultural environment		X	X	
b. movement		X	X	X
c. neighbourhood character		X	X	
d. use and activity			X	
e. urban structure			X	X
<b>B. Design response</b>				
a. concept design	X	X	X	X
b. proposed site plan	X	X	X	
c. sunlight access	X	X	X	
d. landscape	X	X	X	
e. streets, accessways and lanes	X	X	X	X
f. urban structure		X	X	X
g. public open space		X	X	X

7. Precinct Plans

Figure 5 - Huapai Triangle Zoning Map

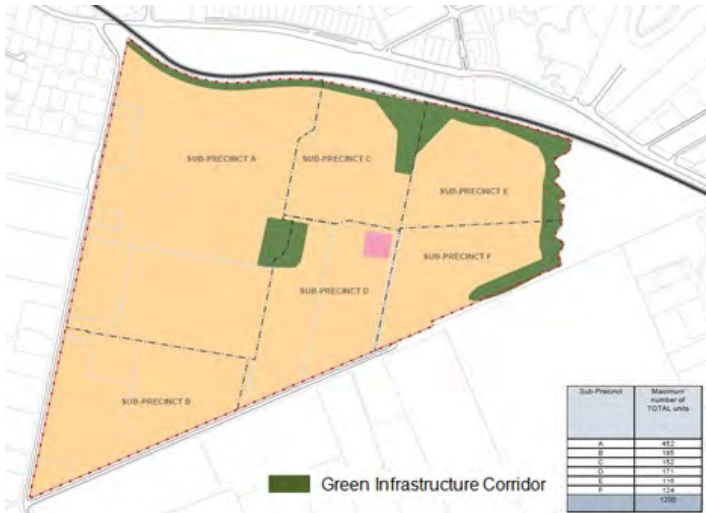


Figure 6 - Road Hierarchy/Movement Plan



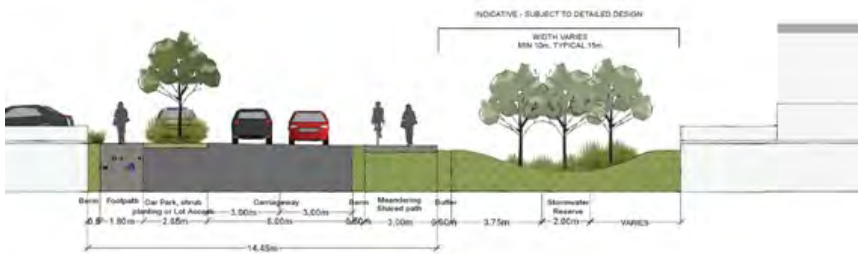
Figure 7 - Stormwater Management



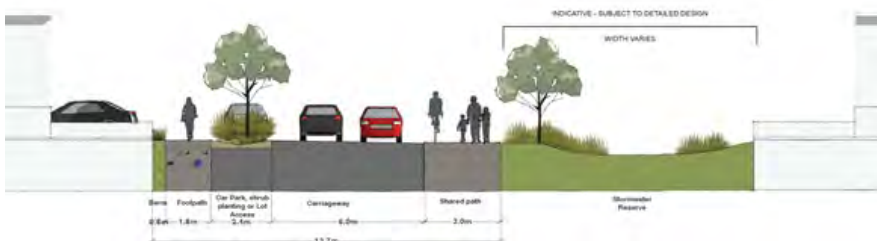
Figure 8 - Main Road



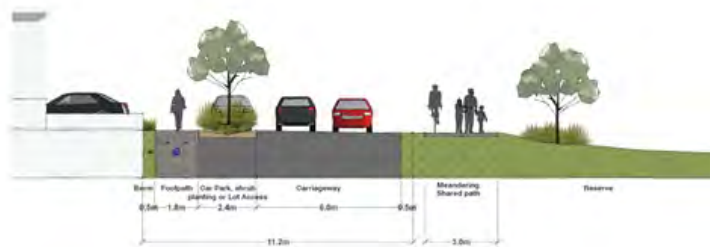
Figure 9 - Green Finger Type 1



**Figure 10 - Green Finger Type 2**



**Figure 11 - Reserve Side Road**



**Figure 12 - Cycle Road**

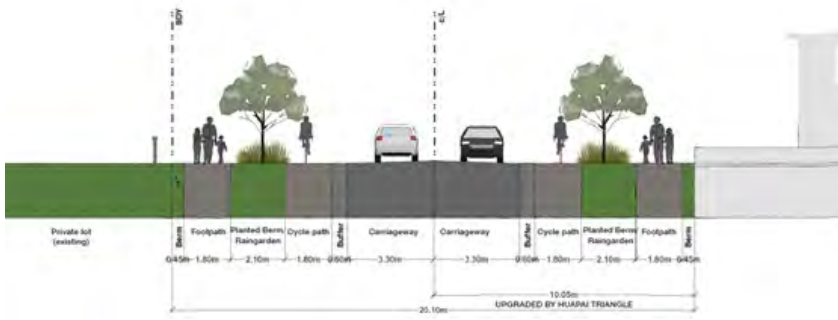


**Figure 13 - Nobilo Road**



**Figure 14 - Station Road**

Auckland Unitary Plan Operative in part



## 6.15 Māngere Gateway

### **Precinct description Sub-precinct E**

This sub-precinct covers the Mixed Housing Suburban areas located adjacent to the Otuaataua Stonefields Historic Reserve.

Sub-precinct E is comprised of 33ha of land located on the Ihumātao Peninsula, bound to the east by Oruarangi Road and to the west by the Otuaataua Stonefields reserve. The Auckland International Airport is located approximately 2.5km to the south of the sub-precinct E area.

The purpose of the sub-precinct is to provide for comprehensive and integrated residential development to increase the supply of housing (including affordable housing), and to encourage the efficient use of land and the provision of infrastructure. The sub-precinct will provide for a residential area that will be integrated with key road links, areas of public open space, and provide a range of housing options.

Development in the sub-precinct is intended to respect the significant cultural and heritage characteristics associated with the site and its surrounds while appropriately recognising and providing for the protection of the adjacent Otuaataua Stonefields Historic Reserve and the Papakainga area.

It is envisaged that future land use and subdivision resource consents will give effect to the key elements of the Mangere Gateway sub-precinct E sub-precinct plan to facilitate residential development in a co-ordinated manner.

### **Objectives**

1. Business activities in Kirkbride sub-precinct are provided for, allowing for a range of low impact commercial, office and light industrial activities.
2. The unique cultural, natural and built heritage resources of the Māngere Gateway area is recognised.
3. Consistent and high-quality urban design and amenity standards, relating to streetscape, site design, and appearance are created and maintained along and adjacent to the Māngere gateway heritage route.
4. A limited range of business activities is provided for in the Ōruarangi sub-precincts, including visitor-related activities in the area of the heritage route.
5. The relationship of Mana Whenua with their ancestral lands, water sites, wāhi tapu, and other tāonga is recognised.
6. The Māngere wastewater treatment plant is protected from the reverse sensitivity and other adverse effects of the land use and subdivision activities that could compromise its future operations.
7. Infrastructure, including road, cycle and pedestrian networks, public transport networks, stormwater and wastewater drainage networks and water, power, gas and telecommunication supply networks, is provided for within the precinct.

### **Mangere Gateway Sub-precinct E**



The objectives are as listed in the underlying Mixed Housing Suburban zone and the Mangere Gateway precinct objectives, with additional objectives as specified below:

8. Subdivision and development occurs in a coordinated manner that gives effect to the Mangere Gateway sub-precinct E precinct plan.
9. Subdivision and development which responds appropriately to the varied external interfaces of the site, balancing the need for integration with the need to limit effects on sensitive adjacent areas and to discourage future extension of the development.
10. Subdivision and development respects the adjacent Otuaataua Stonefields Historic Reserve area and provides for the protection of the remnant edges of the Pukeiti and Otuaataua volcanic cones.
11. Subdivision and development recognises and provides for the existing cultural and heritage values of the site, in particular the adjacent Otuaataua Stonefields Historic Reserve area and Maori cultural associations with the area, including wahi tapu.
12. Subdivision and development protects the visual amenity values of the Otuaataua Stonefields Historic Reserve and in particular sightlines to the reserve and the Pukeiti Maunga from the existing Papakainga area.
13. Subdivision and development is set back from the existing Papakainga area to:
  - a. provide a buffer between the Papakainga properties and new dwellings;
  - b. achieve a functional and vegetated stormwater corridor to manage flooding and reduce flood effects on the Papakainga properties; and
  - c. allow Mana Whenua use of the buffer area for cultural practices and traditional medicinal and other plantings.
14. Subdivision and development occurs in a manner that achieves the coordinated delivery of infrastructure, including transport, stormwater, wastewater and water services.
15. Subdivision and development implements a stormwater management network that:
  - a. uses water sensitive design as a core development approach;
  - b. protects the ecological values of the receiving environment;
  - c. integrates with open space and road networks;
  - d. maintains the function of the existing overland flowpath in the sub-precinct through provision of a vegetated swale running south to north across the sub-precinct.
16. Subdivision and development is integrated with the external road network and provides for the enhancement and improvement of Oruarangi Road where it immediately adjoins the sub-precinct.
17. Oruarangi Road and Ihumātao Quarry Road are recognised as key components of the Mangere Gateway Heritage Route and upgraded to reflect the unique character and identity of the area.
18. A safe, efficient, legible and low speed internal street movement network is provided in the sub-precinct.
19. A safe and convenient internal pedestrian and cycle network is provided with connections to adjacent public open space.
20. Opportunities for provision of an integrated public transport bus route to serve the local residential population and linking with the adjacent business and employment land and the Auckland International Airport are investigated.
21. Opportunities for recreation and social interaction are provided internal to the sub-precinct and away from sensitive heritage and cultural sites.

22. Retention, restoration and adaptive use of heritage resources/features within the sub-precinct is provided for.

23. Subdivision and development occur in a manner that recognises the presence, ongoing operation, and national and regional importance of the Auckland International Airport.

24. Development provides for increased housing supply, variety and choice by creating a well-designed residential development comprised of a range of housing densities, typologies and affordable price options.

25. Subdivision and development provides opportunities for affordable housing relative to the local housing market in Mangere.

26. Landscaping of streets and public spaces that recognises site context and natural and cultural character.

27. To promote increased housing supply, variety and choice by creating well-designed residential developments comprising a range of housing densities, typologies, and price options (including the provision of affordable housing).

28. To ensure that the affordable housing provided in any residential development is distributed throughout the location in which resource consent is sought.

29. To promote the availability of affordable housing to first home buyers and/or Community Housing Providers.

#### **Policies**

1. Encourage framework plans to be prepared in the Māngere Gateway sub-precincts A, B and C prior to subdivision, the establishment of land use activities and/or development that:

a. retain opportunities within the Māngere Gateway precinct for warehousing and distribution activities on sites of at least 4000m<sup>2</sup> in area

b. achieve a high and consistent standard of amenity, particularly along the heritage route

c. incorporate consistent features, such as coherent street planting, street lighting and vehicle crossing placement and design.

2. Encourage consultation with any other owners of land within a sub-precinct when preparing a framework plan.

3. Require the framework plan to demonstrate the interrelationship and future integration with:

a. other land within the sub-precinct, where a framework plan can only be prepared for part of the sub-precinct

b. any neighbouring sub-precinct (including within the Auckland Airport precinct).

4. Require a high standard of urban design for subdivision and land use activities, including the location and design of buildings, outdoor areas and signs, and avoid or mitigate adverse effects on the natural, cultural, built heritage and landscape values.

5. Enable the safe and efficient movement of vehicles, cyclists and pedestrians through well designed street network, with particular regard to maintenance of residential amenities in the Māori Purpose zone.

6. Require development of the heritage route, Ōruarangi Road and adjoining areas to integrate the natural and built environment through design elements.

7. Establish protocols in the consent process to manage any finding of archaeological interest, including wāhi tapu that may be identified through development works.

8. Require subdivision and land use activities in sub-precinct A to avoid or mitigate any potential for significant adverse effects, including reverse sensitivity effects on the operations of the Māngere Wastewater Treatment Plant.

9. Avoid any new road access from Kirkbride Road.

10. Enable large scale warehousing in sub-precinct B.

11. Restrict activities to appropriately scaled visitor and tourist facilities in sub-precinct C that will not compromise existing heritage features, include the Paul Homestead.

12. Require business activities in sub-precinct A to avoid adverse effects on the adjacent residential areas.

13. Recognise the public open space adjoining the Waitomokia Creek as having important natural, landscape and heritage values.

14. Require the establishment of an 18m-wide area public open space between sub-precinct C and the Māori Purpose zone as a buffer between urban development and the papakāinga.

15. Require a structure plan for sub-precinct D to take into account significant cultural heritage and landscape values associated with this area.

16. Require the structure plan for sub-precinct D to include consultation with Mana Whenua to identify significant Māori cultural associations with the area, and identify wāhi tapu.

17. Require large scale buildings in sub-precinct D to avoid adverse impacts on the features and values of significance in the area.

#### **Mangere Gateway Sub-precinct E**

The policies are as listed in the underlying Mixed Housing Suburban zone and Mangere Gateway policies, as well as those specified below:

18. Require structural elements of the Mangere Gateway sub-precinct E precinct plan to be incorporated into all subdivision and development, to achieve:

a. an appropriate development set back from the Otuaatua Stonefields Historic Reserve located to the west of sub-precinct E, as specified in objectives 11, 12 and 13.

b. an appropriate development off-set from the existing Papakainga area located to the north of sub-precinct E, as specified in objectives 11, 12 and 13.

c. single storey development within the identified Building Height Restriction overlay to maintain views from the existing Papakainga area to the Otuaatua Stonefields Historic Reserve and the Pukeiti Maunga, as specified in objectives, 11, 12 and 13.

d. two public recreation reserves, as specified in objective 21, predominantly edged by roads or otherwise fronted onto by adjoining residential development.

e. a unique and functional road geometry for Oruarangi Road and Ihumatao Quarry Road in recognition of their connections with the Otuaatua Stonefields Historic Reserve and their role in the wider Mangere Gateway Heritage Route.

f. key local roads that provide visual connections from Oruarangi Road to the Otuaatua Stonefields Historic Reserve.

g. a north-south boulevard road that responds to the natural drainage pattern of the site and provides for the conveyance of overland flows through the integration of water sensitive design features within Road Typology E, as specified in objective 15d.

h.the retention and protection of the Kintyre House located at the corner of Oruarangi Road and Ihumātao Quarry Road as an heritage building.

i.the retention and protection of identified trees.

j.the restoration of segments of stone walls along appropriate sections of Ihumātao Quarry Road and Oruarangi Road.

k.two pedestrian connections to the reserve area located to the south-west of the precinct as required by objective 19.

19.Require subdivision and development to recognise the significant cultural heritage and landscape values associated with the area.

20.Enable the establishment of a cultural/information centre adjacent to the Otuataua Stonefields Historic Reserve in the general location illustrated on the Mangere Gateway sub-precinct E sub-precinct plan.

21.Require subdivision to provide appropriate infrastructure to service the sub-precinct and to mitigate the effects of development.

22.Require subdivision and development to be designed to manage stormwater to:

a.reduce existing flood effects on the Papakainga area;

b.cater for, and mitigate, storm events up to (and including) the one percent AEP storm event:

c.prevent adverse erosion and sedimentation effects in the Oruarangi Creek; and

d.achieve appropriate on-site stormwater retention (volume reduction with its attendant reduction in stormwater contaminants) to mitigate the effects of stormwater discharges on the receiving environment.

23.Ensure subdivision and development, including road design and communal stormwater management areas, achieves a high standard of amenity, pedestrian safety and convenience, and contributes to a positive sense of place and identity.

24.Require development to be designed to:

a.provide for improvements to Oruarangi Road where it adjoins the sub-precinct to:

i.create a quality interface between the road reserve and the sub-precinct;

ii.provide for a shared cycle and pedestrian path immediately adjoining the sub-precinct;

iii.retain and restore sections of existing stonewalls in appropriate locations immediately adjoining the road reserve; and

iv.require treatment with an approved stormwater quality device to protect the water quality of the Oruarangi Creek.

b.provide for improvements to Ihumātao Quarry Road to reinforce the road as a key link in the Mangere Gateway Heritage Route.

25.Require the internal road network, including the upgrade of Ihumātao Quarry Road, to comply with the sub-precinct specific road cross-sections to achieve a high quality balance between road function, stormwater management, and sense of place.

26.Require specific development setbacks from the road boundaries of Oruarangi Road and Ihumātao Quarry Road to create a defined sense of place and space.

27.Enable adaptive re-use of Kintyre House for complementary non-residential land uses.

28. Encourage re-use of stones from deconstructed stonewalls in entry/gateway features, threshold areas, communal stormwater management devices and /or areas of open space.
29. Ensure that reverse sensitivity effects in respect of noise from aircraft and airport activity from the Auckland International Airport are appropriately avoided, remedied and mitigated.
30. Ensure that development provides a range of lot sizes, housing typologies and densities to reflect a choice in living environment and affordability by enabling higher density integrated residential development to be dispersed between lower density residential lots while respecting the adjoining Otutau Stonefields Historic Reserve and the Papakainga area.
31. New residential developments containing 15 or more dwellings, or involving the creation of 15 or more vacant sites, require either:
- a. 10 percent of new dwellings to be relative affordable, with the purchase price to be set relative to the median house price in the Auckland region and sold to first home buyers; or
  - b. 5 percent to be retained affordable, with the purchase price to be set relative to the median household income in Auckland region and sold to Community Housing providers or the Housing New Zealand Corporation and owned for long term retention.
32. New residential developments containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.
33. New retirement village developments containing 15 or more dwellings provide for affordable housing.
34. Require landscape design to recognise existing wider landscape character and cultural associations and expectations.
35. Utilise appropriate and eco-sourced native plants as part of any landscaping, infrastructure enhancement and ecological enhancement opportunities.

## 6.15 Māngere Gateway

### 11. Sub-precinct E

The activities, controls and assessment criteria in the underlying Mixed Housing Suburban zone apply in the Mangere Gateway sub-precinct E area unless otherwise specified. Refer to the planning maps for the location and extent of the sub-precinct.

#### 1. Activity Table

1.The activities in the Mixed Housing Suburban zone and Auckland-wide rules apply in the Mangere Gateway sub-precinct E unless otherwise specified in the activity table below.

<b>Table 1 - Mangere Gateway sub-precinct E</b>	
<b>Activity</b>	<b>Activity Status</b>
<b>Commerce</b>	
Restaurants and cafes utilising the Kintyre House located on the corner of Oruarangi Road and Ihumātao Quarry Road	C
<b>Community</b>	
Community Facilities utilising the Kintyre House located on the corner of Oruarangi Road and Ihumātao Quarry Road	C
<b>Mana Whenua</b>	
A cultural/information centre adjacent to the Otutāua Stonefields Historic Reserve in the general location illustrated on the Mangere Gateway subprecinct E precinct plan	C

#### 2. Notification

The notification provisions outlined in [Part 3.G.2.4](#), and [Part 3.I.1.2](#) apply.

#### 3. Land Use Controls

1.The land use controls in the Mixed Housing Suburban zone apply in the Mangere Gateway sub-precinct E unless otherwise specified below.

##### 3.1 Density

1.The number of dwellings on a site must not exceed the limits specified below:

<b>Table 2: Maximum Density - Mangere Gateway sub-precinct E</b>	
<b>Zone</b>	<b>Dwellings</b>
Mixed Housing Suburban	One Dwelling per 400m <sup>2</sup> net site area, or One Dwelling per 300m <sup>2</sup> net site area where the requirements of clause 3.1.2 below are met, or No density limits apply where four or more dwellings are proposed and the requirements of clause 3.1.3 below are met.

Overlay	Dwellings
Density Restriction Overlay Area	A maximum density of one dwelling per 400m <sup>2</sup> net site area.

2. In the Mangere Gateway sub-precinct E a density of one dwelling per 300m<sup>2</sup> applies where:
- the site has a frontage of at least 7.5m in width for each dwelling and is the same width for the length required to accommodate the proposed density; and
  - each proposed dwelling is setback at least 4m from the frontage of the site
3. In the Mangere Gateway sub-precinct E no density limit applies where four or more dwellings are proposed and the site:
- Has a minimum net site area of 1200m<sup>2</sup>
  - is at least 20m wide:
    - at the frontage of the site; and
    - for at least 80 percent of the length of its side boundaries.

#### 4. Development controls

- The development controls in the Mixed Housing Suburban zone and [Part 3.K.6.15.5](#) apply in the Mangere Gateway sub-precinct E unless otherwise specified below.

##### 4.1 Yards

*Purpose: To maintain an open streetscape character*

Yard	Minimum depth
Front	3m
Side	1m
Rear	1m

##### 4.2 Mangere Gateway Heritage Route building setback

**Purpose:**

To provide appropriate development setbacks between the road boundary of Oruarangi Road and Ihumātao Quarry Road and buildings on adjacent residential lots to create a defined sense of place and space, and unique character and identity.

To provide appropriate separation between buildings and the streetscape to maintain an appropriate human scale within the Mangere Gateway Heritage Route.

- The following building setbacks shall be observed from the road reserve boundary of Ihumātao Quarry Road and Oruarangi Road:
  - Ihumātao Quarry Road: No building shall be located within an area defined by a parallel line drawn 5m from the road reserve boundary;
  - Oruarangi Road: No building shall be located within an area defined by a parallel line drawn 10m from the road reserve boundary.

##### 4.3 Maximum impervious area

**Purpose:**

To manage the amount of stormwater run-off generated by a development

1. Maximum impervious area: 60 percent
2. Maximum impervious area for a site with a density greater than one dwelling per 300m<sup>2</sup>: 70 percent.

#### 4.4 Building coverage

Purpose:

To maintain the suburban residential character of the zone

1. Maximum building coverage for proposed sites with a density less than or equal to one dwelling per 400m<sup>2</sup>: 40 percent
2. Maximum building coverage for proposed sites with a density greater than one dwelling per 400m<sup>2</sup>: 50 percent

#### 4.5 Landscaping

Purpose:

To provide for on-site amenity and an attractive streetscape character.

To provide an attractive vegetated interface between residential lots and Ihumātao Quarry Road.

To provide an attractive vegetated interface between residential lots and the Public Open Space area located to the south-west of the sub-precinct.

To improve stormwater absorption on-site

1. For sites or proposed sites with a density less than or equal to one dwelling per 300m<sup>2</sup> at least 40 percent of the site must comprise landscaped area.
2. For sites or proposed sites with a density greater than one dwelling per 300m<sup>2</sup> at least 30 percent of the site must comprise landscaped area.
3. For clauses 1 and 2 above, the following must be met:
  - a. 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.
  - b. at least 50 percent of the front yard must comprise landscaped area.
4. All lots that have frontage to Ihumātao Quarry Road must have a PB 150 tree planted in the yard fronting Ihumātao Quarry Road.
5. All lots that have a rear yard adjoining the south-western boundary of Mangere Gateway sub-precinct E must have a PB 95 tree planted in the rear yard between the interface of the sub-precinct and the adjoining Public Open Space.

#### 4.6 Dwellings fronting the street

Purpose:

To ensure dwellings are orientated to provide for passive surveillance of the street and to contribute to streetscape amenity.

1. The front façade of a dwelling or dwellings on a front site must contain:
  - a. glazing that is cumulatively at least 20 percent of the area of the front façade (excluding the garage door)
  - b. a door that is the main entrance to the dwelling.

#### 4.7 Fences



**Purpose:**

To enhance passive surveillance of the street and public open space.

To provide for the demarcation of sacred/wahi tapu sites and areas of cultural significance adjacent to the Otuataua Stonefields Historic Reserve.

To provide visually permeable and stock-proof fencing adjacent to the open space area that adjoins the Otuataua Stonefields Historic Reserve.

To integrate stylised cultural fence typologies into the Green Infrastructure Corridor to enhance public safety and to protect vegetated areas.

1. Fences in a front yard must not exceed 1.2m in height.
2. Fences constructed along the interface between Road Typology D and the Public Open Space - Conservation zone must be constructed in accordance with Figure 11. The Fencing Detail 1 annotation on the Mangere Gateway sub-precinct E precinct plan illustrates the interface that this rule 4.7.2 applies to.
3. Fences constructed along the interface between residential land and open space areas (including the Green Infrastructure Corridor) must be constructed in accordance with Figure 12 and shall not exceed 1.5m in height. The Fencing Detail 2 annotation on the Mangere Gateway sub-precinct E precinct plan illustrates the interface that rule 4.7.3 applies to.
4. Any fence located in the Public Open Space - Conservation zone, on the side slopes of the Otuataua or Pukeiti Maunga, must be constructed in accordance with Figure 14 in consultation with Mana Whenua.

#### **4.8 Garages**

**Purpose:**

To reduce the dominance of garages as viewed from the street.

To avoid parked cars over-hanging the footpath.

1. A garage door facing the street must be no greater than 45 percent of the width of the front façade of the dwelling to which the garage relates.
2. Garage doors must not project forward of the front façade of the dwelling.
3. The garage door must be set back at least 5m from the site's frontage.

#### **4.9 Building height**

1. The Building Height control specified in the Mixed Housing Suburban zone - [Part 3.1.1.7.2](#), applies to the Mangere Gateway sub-precinct E, except in the Building Height Restriction Area as demonstrated on the sub-precinct E precinct plan (see rule 4.10 below).

#### **4.10 Single storey height control**

**Purpose:**

To ensure that the visual connection to the Pukeiti Maunga from the Papakainga area is protected.

1. No dwelling within the "Building Height Restriction" overlay on the Mangere Gateway sub-precinct E precinct plan must exceed a height of RL15.2m (RL in terms of NZVD2016).
2. Non-compliance with rule 4.10.1 is a non-complying activity.

#### 4.11 Lighting

Purpose:

To ensure that street lighting and outdoor lighting does not affect aircraft operations.

To ensure Maori cultural values are protected through a reduction in potential light spill effects on the adjacent Otuaata Stonefields Historic Reserve and Papakainga housing.

1. Street lighting must comply with [Part 3.H.6.1](#).

2. No person shall illuminate or display the following outdoor lighting between 11.00pm and 6.30am:

a. searchlights;

b. any lighting intended to illuminate the adjacent Otuaata Stonefields Historic Reserve and Maunga.

#### 4.12 Protected trees

Purpose:

To provide for the retention of trees identified as contributing to the amenity of the Mangere gateway sub-precinct E area.

1. The Activity Table and controls listed in [Part 3.J.6.4](#) - Notable trees apply to trees identified as being worthy of retention on the Mangere Gateway sub-precinct E precinct plan.

#### 4.13 Affordable housing

Provision of relative and retained affordable dwellings not in accordance with the land use controls below is a discretionary activity.

Purpose:

To ensure that the sub-precinct provides for affordable housing to address Auckland's housing affordability needs.

1. New residential developments containing 15 or more dwellings/vacant sites must provide for affordable dwellings/ vacant sites that are either (B) relative affordable or (C) retained affordable that will meet the requirements of rules 2-9 below.

2. All resource consent applications requiring the provision of affordable dwellings/vacant sites must be accompanied by details of the location, number and percentage of relative and/or retained affordable dwellings/vacant sites.

3. Affordable dwellings/vacant sites must be spread throughout the development, with no more than nine 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 must be located on a single building level/storey, unless the development is two levels in which case no more than half of the identified affordable dwellings must be located on a single building level.

6. If the calculation of the percentage of dwellings (and/or vacant sites) that must be affordable dwellings (and/or vacant sites) results in a fractional dwelling (or vacant site) of one-half or more, that fraction is counted as 1 dwelling (or vacant site), and any lesser fraction may be disregarded.

7. For avoidance of doubt, the land use rules do not apply to resource consent applications processed under the Housing Accords and Special Housing Areas Act 2013 (HASHAA) as the provisions

specified in the relevant Order in Council amendment to that Act apply. The above provisions apply to consents that are not processed under the HASHAA.

### **Relative affordable**

#### **Number of relative affordable dwellings or sites**

Purpose:

To ensure that the sub-precinct contains price relative affordable housing available to first home buyers to help address Auckland's housing affordability needs.

8.1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 10 percent of the total number of dwellings/vacant sites must be relative affordable and meet the following criteria:

(a) The price at which a dwelling may be sold does not exceed 75 percent of the Auckland region median house price (calculated as an average of three calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) 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 (for example consent notice) for ensuring that the combined value of the building and the land on completion will meet that criterion or is a building associated with such a dwelling.

(c) Dwellings must be sold to first home buyers who intend to reside in the dwelling.

#### **Eligibility for relative affordable housing**

Purpose:

To ensure relative affordable housing is purchased by appropriate persons.

8.2. Prior to the first transfer of affordable dwellings (including new dwellings that have never been occupied and are built on vacant sites that are identified for affordable dwellings), the consent holder must provide the Council with a statutory declaration that confirms the sale complies with the following eligibility requirements:

(a) the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement became 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 8.1(a) above.

(c) the purchaser intends to own and occupy the affordable dwelling exclusively as their residence.

(d) the purchaser is a first home buyer and has never owned any other real property.

(e) the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

8.3. Prior to the transfer of a vacant site identified for affordable dwellings, the purchaser must be made aware of the consent notice mechanism required to ensure any building built on the site is a dwelling

that will meet the relative affordable criteria in 8.1 above or is a building associated with such a dwelling.

8.4 Prior to the transfer of a vacant site identified for an affordable dwelling to a purchaser that intends to develop, own and occupy the affordable dwelling themselves, the consent holder must provide 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 must be such that the combined value of the dwelling and the land upon completion, as confirmed by a registered valuation, must be no more than that defined by the 75 percent median price in accordance with rule 8.1(a) above.

(c) the purchaser intends to own and occupy the affordable dwelling exclusively as their residence.

(d) the purchaser is a first home buyer and has never owned any other real property.

(e) the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

8.5 A consent notice must be placed on the computer freehold register for the respective affordable dwellings/vacant sites requiring the above eligibility criteria to be met for three years from the date of the transfer to the eligible purchaser.

#### **Retained affordable**

#### **Eligibility for retained affordable housing**

Purpose:

To ensure that the sub-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.

9.1 Purchasers in respect of retained affordable housing must be a registered community housing provider or Housing New Zealand Corporation. This rule does not apply to Retirement Villages which are dealt with under rule 10.1 below.

#### **Number of retained affordable dwellings or sites**

9.2 For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 5 percent of the total number of dwellings, or vacant sites, in any development must be retained affordable and meet the following criteria.

(a) the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) would not exceed 30 percent of the household's gross monthly income, based on the assumptions that:

(i) the dwelling is purchased with a 10 percent deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average two-year fixed rate. The interest rate used is that published most recently by the Reserve Bank of New Zealand, in relation to the date application for resource consent is made.

9.3As part of the resource consent application evidence must be provided to demonstrate a community housing provider will purchase the dwellings/sites. Prior to the transfer of the retained affordable dwellings/sites a Council approved statutory declaration must be returned by the consent holder to demonstrate the dwellings/sites are sold at the price point outlined in rule 9.2 above.

#### **Affordable housing in retirement villages**

Purpose:

To ensure affordable housing is provided in retirement village complexes.

10.1For 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 sold within this timeframe it must continue to meet the required price point set out below in 10.1a(i):

(i)the units classed as relative affordable will be valued at no more than 65 percent of the Auckland region median house price that is published by the Real Estate Institute of New Zealand for the most recent full calendar month preceding the date on which the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later;

(ii)the price point required by 10.1(a)(i) above must 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 appropriate persons

10.2The purchaser(s)/ resident(s) must have a gross household income that does not exceed 150 percent of the NZ superannuation income receivable, current at the date of purchase.

#### **Definitions**

##### **Retained affordable**

Housing that is:

- a.built by a registered community housing provider or the Housing New Zealand Corporation; or
- b.sold to a registered community housing provider or the Housing New Zealand Corporation; and
- c.sold at a price defined by the Auckland median household income as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later.

##### **Relative affordable**

Housing that is:

a. bought by first home buyers with the intention that it remains in the same ownership for at least three years from the date of first transfer, where the purchaser has a gross household income that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement becomes unconditional.

b. sold at a price that does not exceed 75 percent of the Auckland region median house price published by the Real Estate Institute of New Zealand and calculated as an average of three calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later.

#### **Community housing provider**

Means a housing provider (other than the Housing New Zealand Corporation) that has, as one of its objectives, the provision of one or both of the following types of housing:

- a. social rental housing;
- b. affordable rental housing

#### **Household income**

Household income shall include all taxable income as defined by the New Zealand Inland Revenue Department.

#### **4.14 On-site stormwater management - new impervious areas**

Compliance with the following land use controls will be deemed to satisfy the permitted and controlled activity controls in [H.4.14.2](#).

1. New impervious areas (including roads created through subdivision of land but excluding private paving/driveways and shared accessways including jointly owned access lots) exceeding 50m<sup>2</sup> must achieve hydrology mitigation on-site to:

a. provide retention (volume reduction) of 10mm runoff depth for the impervious area for which stormwater mitigation is required.

2. Stormwater device/s on private land must be operated and maintained by the site owner in perpetuity.

#### **4.15 Heritage Route footpath**

Purpose:

To provide for visual distinction of the Mangere Gateway Heritage Route in the sub-precinct E area.

1. Footpaths provided within the road reserve of Ihumātao Quarry Road must be coloured with 4kg/m<sup>3</sup> black oxide.

#### **4.16 Access/Interface Detail 2**

Purpose:

To limit the number of vehicle crossings directly accessing Oruarangi Road.

To enhance the Mangere Gateway Heritage Route through the restoration of sections of stone walls.

1. In the location shown on the Mangere Gateway sub-precinct E precinct plan (annotated as "Access/Interface Detail 2") residential dwellings must provide vehicle access by way of a slip lane to reduce the number of individual vehicle crossings accessing Oruarangi Road, and to provide for restoration of sections of the stone walls.

#### 4.17 Stone feature walls

Purpose:

To provide for the restoration and retention of portions of the historic drystone walls located in the sub-precinct E area.

1. Restored stone feature walls must be provided along slip lanes running parallel to Oruarangi Road, as illustrated in Figure 4.

The restored stone walls shall be provided in the location shown on the Mangere Gateway sub-precinct E precinct plan annotated as "Access / Interface Detail 2".

### 5. Assessment - Land use development control infringements

The Council will consider the relevant assessment criteria listed in [Part 3.G.2.3](#) and [Part 3.1.1.11](#), for development in the Mangere Gateway sub-precinct E area unless otherwise specified below.

#### 5.1 Controlled activities

##### 5.1.1 Matters of control

The Council will reserve its control to the matters below for the activities listed as controlled in the sub-precinct activity table:

1. The design, size, and location of buildings to be erected on the site.
2. Proposed external lighting and signage.
3. The relationship between the built form and the adjoining Otuaatua Stonefields Historic Reserve and the Mangere Gateway sub-precinct E provisions.
4. ~~Proposed number of parking spaces and m-~~ Management of ~~pairing parking~~ and access arrangements.
5. The impact on the recognised values of Kintyre House of its proposed use for non-residential activities, including the effects noise levels and hours of operation on its recognised heritage values.

Commented [E11]: Issue 3

##### 5.1.2 Assessment criteria

1. The scale and location of buildings should comply with the development controls for the Mixed Housing Suburban zone and this precinct.
2. The design and layout of buildings should be sympathetic to cultural and historic heritage values of the adjoining Otuaatua Stonefields Historic Reserve.
3. External lighting should comply with rule 4.11.
4. Buildings should promote an active frontage facing the Otuaatua Stonefields Historic Reserve, while being sympathetic to the cultural and historic heritage values of the area.
5. ~~The Any~~ parking provided ~~should be sufficient for the proposed activities and managed to~~ avoid conflict with the surrounding road network.

Commented [E12]: Issue 3

6. Parking associated with the cultural/information centre adjacent to the Otuataua Stonefields Historic Reserve should be designed to avoid adverse amenity effects on the adjacent areas of open space and consideration should also be given to any external lighting proposed.

7. The hours of operation and noise levels for the proposed activities should ensure that the residential amenity of adjacent properties is maintained and protected.

## 5.2 Restricted discretionary activities

### 5.2.1 Matters of discretion

#### 5.2.1.1 Development control infringements

The Council will restrict its discretion to those matters listed in [Part 3.G.2.3](#) and [Part 3.I.1.11](#), for development in the Mangere Gateway sub-precinct E area unless otherwise specified below.

a. Mangere Gateway Heritage Route setback (rule 4.2)

i. a consistent standard of amenity achieved through fencing, landscaping and paving along the heritage route.

ii. the cultural and heritage qualities of the Mangere Gateway sub-precinct E.

iii. landscaping and fencing that is integrated with the natural and built environments along the heritage route.

b. landscaping (rule 4.5)

i. those matters listed in [Part 3.I.1.11.1.5](#)

ii. the continuity of Ihumātao Quarry Road's streetscape amenity.

iii. the interface between the rear of residential lots and the Public Open Space area located to the south-west of the sub-precinct.

c. fences (rule 4.7)

i. those matters listed in [Part 3.I.1.11.1.6](#)

ii. the cultural, heritage and aesthetic values of the Pukeiti and Otuataua volcanic cones.

iii. the amenity of open space areas.

d. lighting (rule 4.11)

i. traffic safety (including aircraft safety)

ii. airport operations

iii. visual amenity

iv. hours of operation

e. heritage route footpaths

i. a high and consistent standard of amenity along Ihumātao Quarry Road.

ii. design elements that integrate the natural and built environment along Ihumātao Quarry Road.

iii. consistency with the Mangere Gateway sub-precinct E precinct plan.

f. access / Interface Detail 2 (Oruarangi Road)

i. alternative methods to achieve the purpose of the development control.

g. Stone feature walls

i. the nature, form, scale, location, design, materials, finish and extent of the proposal

ii. the effect of the proposal on the heritage and Mana Whenua values of the place, including effects on its setting



- iii.the purpose and necessity for the works and any alternatives considered
- iv.design, external appearance and landscaping
- v.consistency with the Mangere Gateway sub-precinct E precinct plan.
- h.on-site stormwater management
- i.the management of effects, including cumulative effects, on the capacity of the stormwater network including treatment capacity and flooding within the catchment.

### 5.2.2 Assessment criteria

When assessing an application for a restricted discretionary activity for an infringement of a development control, the Council will have regard to the following assessment criteria:

- 1.Mangere Gateway Heritage Route building setback (rule 4.2)
  - a.ensuring that the character and identity of the Mangere Gateway Heritage Route, including the unique cultural and historic setting of the Mangere Gateway sub-precinct E area, is appropriately provided for.
  - b.developments that infringe the Mangere Gateway Heritage Route Building Setback control will also be assessed against the assessment criteria contained in [Part 3.1.1.11.2.3](#)
- 2.Landscaping (rule 4.5)
  - a.ensure that the streetscape amenity of Ihumātao Quarry Road is consistent with the precinct diagrams and planting guide
  - b.ensure that the interface between the residential lots that share a boundary with the Public Open Space area located to the south-west of the sub-precinct will be landscaped through planting(s) in the rear yard of residential properties
- 3.Fences (rule 4.7)
  - a.ensure that fencing is consistent with Figure 13 of Mangere Gateway sub-precinct E in order to respect the cultural, heritage and aesthetic values of the Pukeiti and Otūataua volcanic cones
  - b.consideration will be given to the views of lwi obtained through consultation with respect to any proposed deviation from the fencing figures 11, 12, 13 or 14 contained in the Mangere Gateway sub-precinct E set of figures
- 4.Lighting (rule 4.11)
  - a.the number, placement, design, height, colour, positioning and screening of light fittings and light poles, and the potential for adverse effects on traffic safety (including air traffic), the operation of Auckland Airport, and visual amenity
  - b.the maximum level of light to be emitted
  - c.the hours during which the lighting is proposed be used
  - d.the effect of light spill on the Pukeiti and Otūataua volcanic cones
  - e.consideration will be given to the views of lwi obtained through consultation
- 5.Heritage Route footpath
  - a.ensure that the character and identity of the Mangere Gateway heritage route (along Ihumātao Quarry Road), including the unique cultural and historic setting of the area, is appropriately provided for
  - b.the effect on the public realm as expressed through set-back, landscaping and colour of paving materials.
  - c.whether the proposal will maintain or enhance heritage values of the Mangere Gateway sub-precinct E sub-precinct plan area, including:

- i. recovering or revealing heritage values of the place; and
- ii. complementing the form and fabric that contributes to, or is associated with, the heritage values of Oruarangi.

6. Access / Interface Detail 2 (Oruarangi Road)

1.1. Alternative methods to achieve the purpose of the development control

2. Stone feature wall

- a. ensure that the proposal is of an appropriate form, scale, location and finish to reflect the historic nature of the original drystone walls
- b. the effect on the character, Mana Whenua values and heritage values of Oruarangi Road and the sub-precinct E area

c. ensure the proposal is designed to maintain and enhance heritage values of the Mangere Gateway sub-precinct E area, including:

- i. recovering or revealing heritage values of the place; and
- ii. complementing the form and fabric which contributes to, or is associated with, the heritage values of the place

d. easures proposed to mitigate adverse effects on the streetscape of Oruarangi Road, including external appearance and landscaping.

7. On-site stormwater management

- a. ensure that stormwater is managed on-site or there are stormwater management devices in the catchment and their ability to accept and cater for increased stormwater flows to mitigate stormwater quality effects.

**6. Subdivision controls**

The controls in the Auckland-wide rules - Subdivision apply in the Mangere Gateway sub-precinct E unless otherwise specified below.

**6.1 Activity table**

The Activity Table 1 – General and Activity Table 2 – Residential Zones in [Part 3.H.5](#) of the Unitary Plan, and related controls, apply to the Mangere Gateway precinct: sub-precinct E, except as specified in Table 3 below:

<b>Table 3 - Mangere Gateway Sub-Precinct E Precinct</b>	
<b>Subdivision Activity</b>	<b>Activity Status</b>
Subdivision in accordance with the Mangere Gateway sub-precinct E precinct plan	RD
Subdivision not in accordance with the Mangere Gateway sub-precinct E precinct plan	D

**6.2 Development controls**

**6.2.1 Roading standards**

Purpose:

To provide a safe and legible street network in the sub-precinct E area, having particular regard to the Mangere Gateway Heritage Route.

- 1. Roads must be located generally as illustrated on the Mangere Gateway sub-precinct E precinct plan.

2. The road network shall be constructed to the standards contained in Table 4: Road Construction Standards in the Mangere Gateway sub-precinct E and be consistent with the applicable Figure or, where not contained in Table 4, the relevant Auckland-wide rules shall apply.

3. Subdivision applications must be accompanied by a programme detailing the proposed upgrades to existing public roads immediately adjoining the proposed subdivision area, including a description of the upgrade works. All road upgrade works must be undertaken along the full road frontage of all existing public roads within, or adjacent to, the area to be subdivided.

4.4. Traffic calming measures (such as road build-outs, pinch points) must be provided on local roads in appropriate and logical locations, taking into consideration the location of street trees, street lighting, vehicle crossings, stormwater devices and on-street parking spaces.

5. All internal roads must be constructed to Council standards, except for jointly owned access lots and the specific road typologies outlined on the Mangere Gateway sub-precinct E precinct plan.

6.6. Road upgrades must be undertaken in a manner consistent with the standards in Table 4: Road Construction Standards. Road upgrade works will be funded by the developer and constructed as part of the subdivision works unless otherwise agreed with the Council.

<b>Table 4: Road construction standards in the Mangere Gateway sub-precinct E area</b>					
<b>Road</b>	<b>Road Width</b>	<b>Carriageway (includes on-street parking)</b>	<b>Footpath width</b>	<b>Combined cycle/foot path</b>	<b>Figure</b>
Road Typology A: Oruarangi Road	20m	8.4m	1.8m (one side)	3.6m (one side)	Figure 4
Road Typology B: Ihumatao Quarry Road	20m	10.4m	1.8m	3m (one side)	Figure 5
Road Typology C: Key Local Road	19m	10.4m	1.8m (both sides)	N/A	Figure 6
Road Typology D: Maunga Edge Road	14.5m	8.2m	1.8m (one side)	N/A	Figure 7
Road Typology E: Boulevard	25m	15.4m (including central swale)	1.8m (both sides)	N/A	Figure 8
Road Typology F: Swale	17m	8.2m	1.8m (both sides)	N/A	Figure 9

Street					
Road Typology G: Typical Local Road	17.5m	10.4m	1.8m (both sides)	N/A	Figure 10

### 6.2.2 Heritage Route footpaths

**Purpose:**

To provide for visual distinction of the Mangere Gateway Heritage Route within the sub-precinct E area.

1. Footpaths provided within the road reserve of Ihumātao Quarry Road must be coloured with a 4kg/m<sup>3</sup> black oxide.

### 6.2.3 Gateway and threshold features

**Purpose:**

To provide a sense of place in the Mangere Gateway sub-precinct E that references the unique cultural setting and identity of the area.

To create unique and special places which function as markers along the Mangere Gateway Heritage Route

To provide an entry feature at the intersection of Oruarangi Road and Ihumātao Quarry Road.

To provide an entry feature to the Otutāua Stonefields Historic Reserve.

1. The location of the entry/gateway features must be in general accordance with the Mangere Gateway sub-precinct E precinct plan.

The entry/gateway features may incorporate the following:

- a. contrasting road surface treatments
- b. unique/contrasting planting
- c. signage
- d. public art
- e. street furniture
- f. other design features agreed in consultation with Mana Whenua.

The design of entry/gateway features should incorporate mataurangi and tikanga Maori, and be designed in consultation with Mana Whenua.

2. The location of the threshold area must be in general accordance with the Mangere Gateway sub-precinct E precinct plan.

The threshold area may incorporate the following:

- a. contrasting road surface treatments
- b. contrasting specimen planting
- c. public art
- d. stone walls (using stones obtained from within the precinct where possible) as corner definitions
- e. wider road berms
- f. street furniture
- g. other design features that are agreed in consultation with Mana Whenua.

The design of the threshold area should incorporate mataurangi and tikanga Maori and be designed in consultation with Mana Whenua.

#### **6.2.4 Access/Interface Detail 1 (Swale Road)**

Purpose:

To exclude vehicle crossings from directly accessing one side of the Swale Road to allow for the unimpeded capture and conveyance of overland flows/stormwater.

To provide a high level of streetscape amenity.

1. In the location shown on the Mangere Gateway sub-precinct E sub-precinct Plan (annotated as Access/Interface Detail 1) residential lots are to be excluded from having direct vehicle access to the Swale Road.
2. Up to three road intersections may cross the Swale Road at logical locations to provide for east-west vehicle and pedestrian connections through the sub-precinct E area.

#### **6.2.5 Access/Interface Detail 2 (Oruarangi Road)**

Purpose:

To limit the number of vehicle crossings directly accessing Oruarangi Road

To enhance the Mangere Gateway Heritage Route through restoration of sections of the stone walls.

1. In the location shown on the Mangere Gateway sub-precinct E sub-precinct Plan (annotated as "Access/Interface Detail 2") residential lots must be provided vehicle access by way of slip lanes to reduce the number of individual vehicle crossings accessing Oruarangi Road, and to provide for restoration of sections of the stone walls.

#### **6.2.6 Stone feature wall**

Purpose:

To provide for restoration and retention of portions of the historic drystone walls located within the sub-precinct E area.

1. Restored stone feature walls must be provided along slip lanes running parallel to Oruarangi Road, as illustrated in Figure 4.

The restored stoned walls must be provided in the location shown on the Mangere Gateway sub-precinct E sub-precinct plan annotated as “Access/Interface Detail 2”.

### **6.2.7 Landscaping**

Purpose:

To ensure that plantings on sites adjoining Ihumātao Quarry Road and the Public Open Space area located to the south-west of the sub-precinct E area are provided in perpetuity.

To provide for Mana Whenua input into the design of landscaping to be incorporated into public roads and areas of open space in the sub-precinct.

- 1.Consent notices must be registered on the Certificates of Title for sites with frontage to Ihumātao Quarry Road requiring compliance with rule 4.5.4 of the Mangere Gateway sub-precinct E on an ongoing basis.
- 2.Consent notices must be registered on the Certificates of Title for sites with a common boundary with the Public Open Space located to the south-west of the sub-precinct E, requiring compliance with rule 4.5.4 of the Mangere Gateway sub-precinct E on an ongoing basis.
- 3.The detailed design of landscape features and elements in roads and areas of open space located in the sub-precinct E area shall be undertaken in parallel with the engineering plan approval process, and must have regard to Mana Whenua values. Compliance with this rule will be required by appropriate conditions of consent imposed on any subdivision application that includes new roads, upgrades to existing roads, and/or creation of areas of open space.

### **6.2.8 Noise**

Purpose:

To ensure that potential reverse sensitivity effects from the Auckland International Airport on residential amenity are appropriately addressed and provided for in the sub-precinct.

- 1.No-complaints covenants addressing potential reverse sensitivity issues arising from the proximity of the Mangere Gateway sub-precinct E to the Auckland International Airport must be registered on the Certificates of Title for each site created in the Mangere Gateway sub-precinct E area.

### **6.2.9 Lighting**

Purpose:

To ensure that street lighting and outdoor lighting does not affect aircraft operations.

To ensure Maori cultural values are protected through a reduction in potential light spill effects on the adjacent Otuaatua Stonefields Historic Reserve and the Papakainga housing.

- 1.Street lighting must comply with [Part 3.H.6.1](#).

## **7. Assessment**

### **7.1 Restricted discretionary activities**

#### **7.1.1 Matters of discretion**

##### **1.Subdivision in accordance with the Mangere Gateway sub-precinct E sub-precinct plan**

The Council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the sub-precinct E Subdivision Activity Table:

- a. consistency with the Mangere Gateway sub-precinct E sub-precinct plan
- b. the design and location of the subdivision
- c. the matters for discretion outlined in [Part 3.H.5.4](#), Table 13.

## 2. Development control infringements

The Council will restrict its discretion to those matters listed in [Part 3.G.2.3](#) and [Part 3.I.1.11](#), for development in the Mangere Gateway sub-precinct E unless otherwise specified below.

### a. Heritage Route footpaths

- i. a high and consistent standard of amenity along Ihumātao Quarry Road.
- ii. design elements that integrate the natural and built environment along Ihumātao Quarry Road.

iii. consistency with the Mangere Gateway sub-precinct E sub-precinct plan

### b. gateway and threshold features

- i. the nature, form, scale, location, design, materials, finish and extent of the proposal
- ii. the effect of the proposal on place making and reference to the cultural and historic identity of the area

iii. integration of matauranga and tikanga into the development

iv. design, external appearance and landscaping

v. consistency with the Mangere Gateway sub-precinct E sub-precinct Plan

vi. consultation with Mana Whenua

vii. the purpose of the development control

viii. effects on traffic and vehicle manoeuvring.

### c. access/Interface Detail 1 (Swale Road)

- i. effect on the function of the swale
- ii. impact on the conveyance of overland flows/stormwater

iii. adverse effects on the function of the swale, and the amenity values of the streetscape

iv. the purpose of the development control.

### d. access/Interface Detail 2 (Oruarangi Road)

i. alternative methods to achieve the purpose of the development control.

### e. stone feature walls

- i. the nature, form, scale, location, design, materials, finish and extent of the proposal
- ii. the effect of the proposal on the heritage and Mana Whenua values of the place including effects on its setting

iii. the purpose and necessity for the works and any alternatives considered

iv. design, external appearance and landscaping

v. consistency with the Mangere Gateway Sub-Precinct E Sub-Precinct Plan

vi. communal devices.

f. lighting

i. traffic safety (including aircraft safety)

ii. airport operations

iii. visual amenity

iv. hours of operation.

### 7.1.2 Assessment criteria

#### 1. Subdivision in accordance with the Mangere Gateway sub-precinct E sub-precinct plan

The Council will consider the relevant assessment criteria below for the activities listed as restricted discretionary in the Subdivision Activity Table for the Mangere Gateway sub-precinct E.

1. Subdivision should implement and generally be consistent with:

a. the structural elements of Mangere Gateway sub-precinct E sub-precinct plan, including:

i. roads;

ii. neighbourhood park provision;

iii. green Infrastructure corridor provision;

iv. Public Open Space – Conservation provision;

v. development setbacks from the Otuaatua Stonefields Historic Reserve and the adjacent Papakainga area;

vi. fencing detail typologies;

vii. stone wall feature detail; and

viii. entry/gateway feature and threshold feature provision.

b. the roading typologies for the Mangere Gateway sub-precinct E;

c. the objectives and policies for the sub-precinct E area;

d. the relevant rules of the Mixed Housing Suburban zone; and

e. the assessment criteria in [Part 3.H.5.4](#)

f. the extent to which the stormwater device(s) can be accommodated within the Green Infrastructure Corridor zone to allow efficient operation and maintenance, and appropriate amenity.

#### 2. Development control infringements

The Council will consider the relevant assessment criteria listed in [Part 3.G.2.3](#) and [Part 3.I.1.11](#), vfor development in the Mangere Gateway sub-precinct E unless otherwise specified below.

a. Heritage Route footpath

i. nsure that the character and identity of the Mangere Gateway heritage route (along Ihumātao Quarry Road), including the unique cultural and historic setting of the area, is appropriately provided for.



ii. the effect on the nature, character, Mana Whenua values and heritage values of the place as a whole

iii. the proposal should maintain or enhance heritage values of the Mangere Gateway sub-precinct E area, including:

- recovering or revealing heritage values of Orurangi; and
- complementing the form and fabric that contributes to, or is associated with, the heritage values of Orurangi.

b. Gateway and threshold features

i. provide for the character and identity of the Mangere Gateway Heritage Route, including the unique cultural and historic setting for the development.

ii. development should incorporate mataurangi and tikanga (in consultation with Mana Whenua) into the design of gateway features.

iii. the proposal should maintain or enhance heritage values of the Mangere Gateway sub-precinct E area, including:

- recovering or revealing heritage values of Orurangi; and
- complementing the form and fabric that contributes to, or is associated with, the heritage values of Orurangi.

iv. the proposal should not result in adverse effects on traffic movements and manoeuvring on the road.

c. Access/Interface Detail 1 (Swale Road)

i. the proposal should not result in adverse effects on the function of the swale

ii. the proposed mitigation should provide for streetscape amenity

iii. measures proposed to mitigate adverse effects on the function of the swale

iv. how the proposal will achieve the purpose of the development control.

d. Access/Interface Detail 2 (Orurangi Road)

i. alternative methods to achieve the purpose of the development control.

e. Stone feature walls

i. ensure that the proposal is of an appropriate form, scale, location and finish reflecting the historic nature of the original drystone walls.

ii. the effect on the character, Mana Whenua values and heritage values of Orurangi Road and the sub-precinct E area.

iii. the proposal should maintain or enhance heritage values of the Mangere Gateway sub-precinct E area, including:

- recovering or revealing heritage values of Orurangi; and
- complementing the form and fabric which contributes to, or is associated with, the heritage values of the place.

iv. measures proposed to mitigate adverse effects on the streetscape of Orurangi Road, including external appearance and landscaping.

f. Lighting

i. the number, placement, design, height, colour, positioning and screening of light fittings and light poles, and the potential for adverse effects on traffic safety (including air traffic), operation of the Auckland International Airport, and visual amenity.

ii. the maximum level of light to be permitted.

- iii.the effect of light spill on the Pukeiti and Otuataua volcanic cones.
- iv.consideration will be given to the views of Iwi obtained through consultation.

**8. Sub-Precinct Plans**

**Figure 1 - Zoning Map**

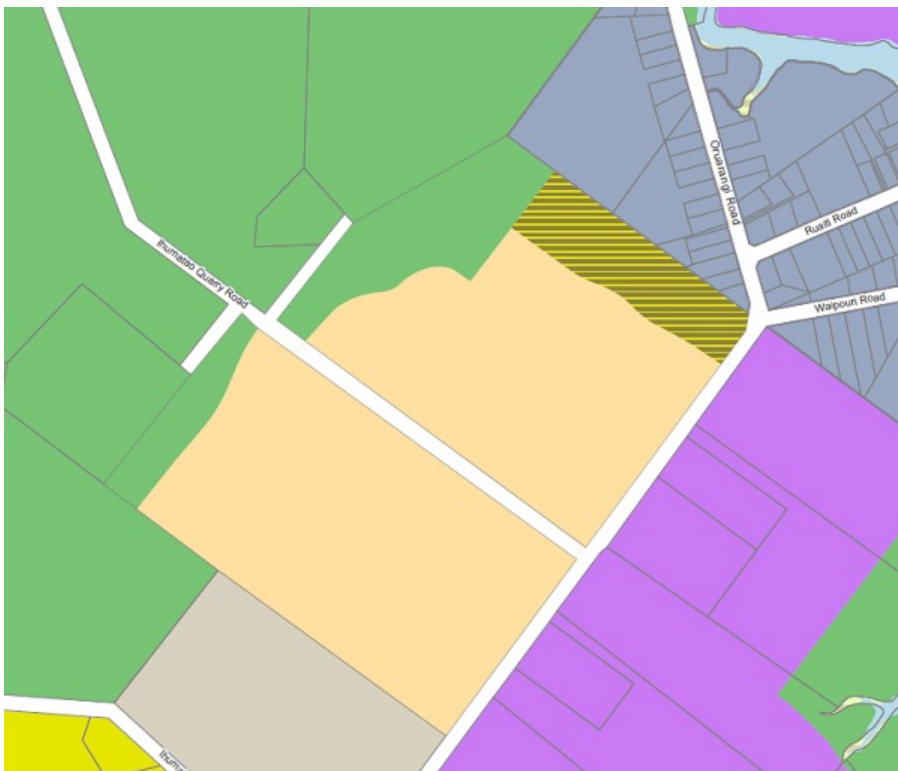


Figure 2 - Precinct Plan 1



Figure 3 - Precinct Plan 2



## 9. Road Typologies

Figure 4 - Road Typology A - Oruarangi Road

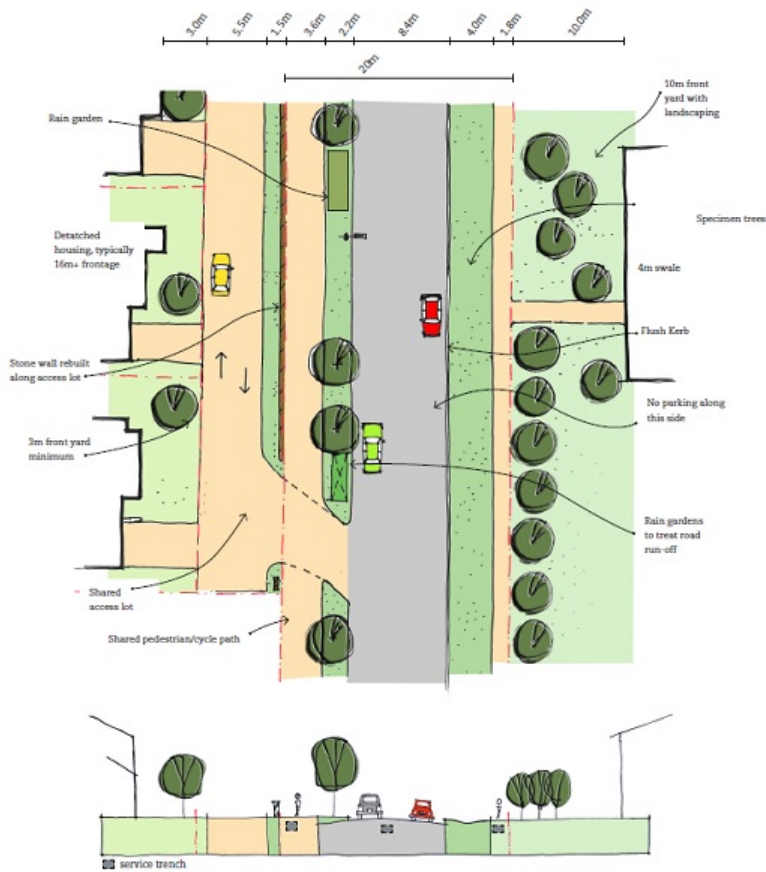


Figure 5 - Road Typology B - Ihumatao Quarry Road

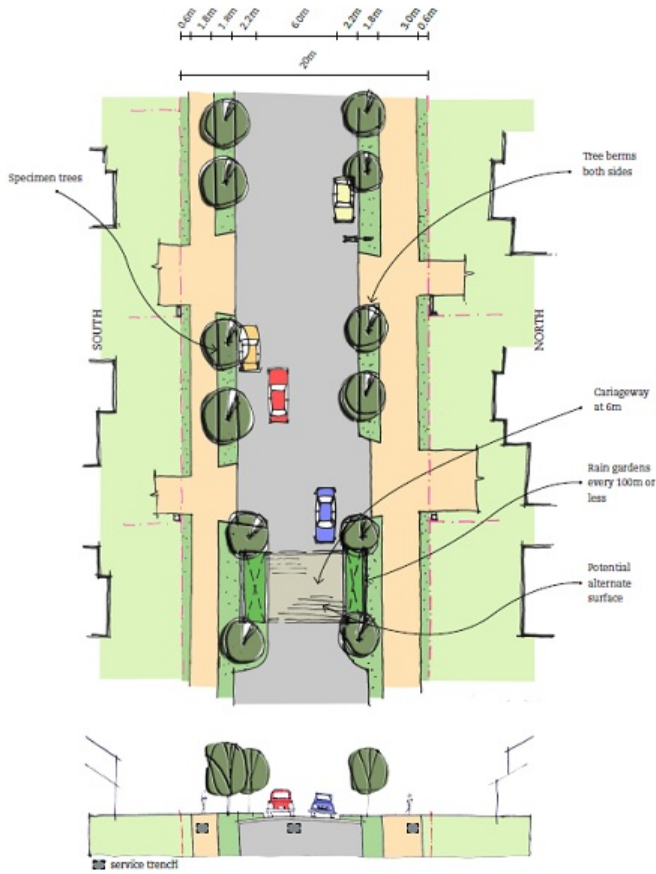


Figure 6 - Road Typology C - Key Local Road

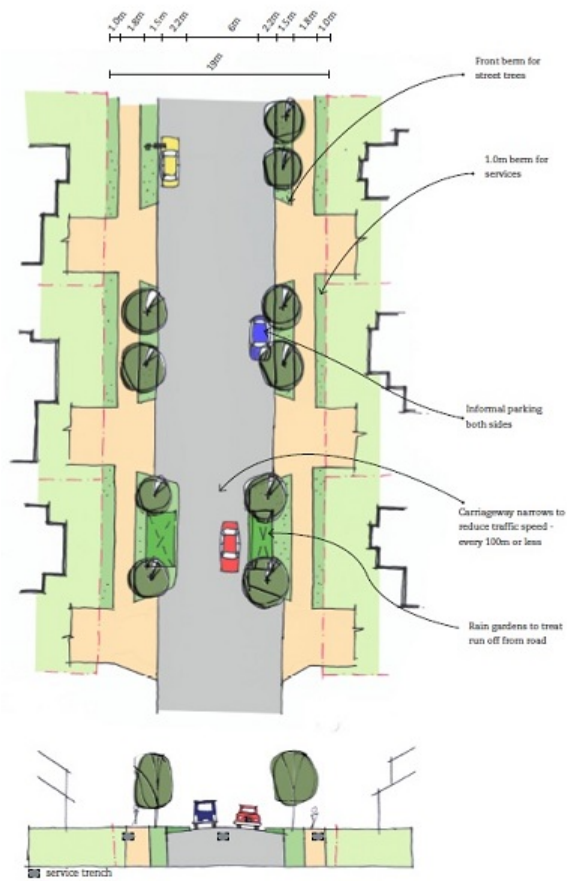


Figure 7 - Road Typology D - Maunga Edge Road

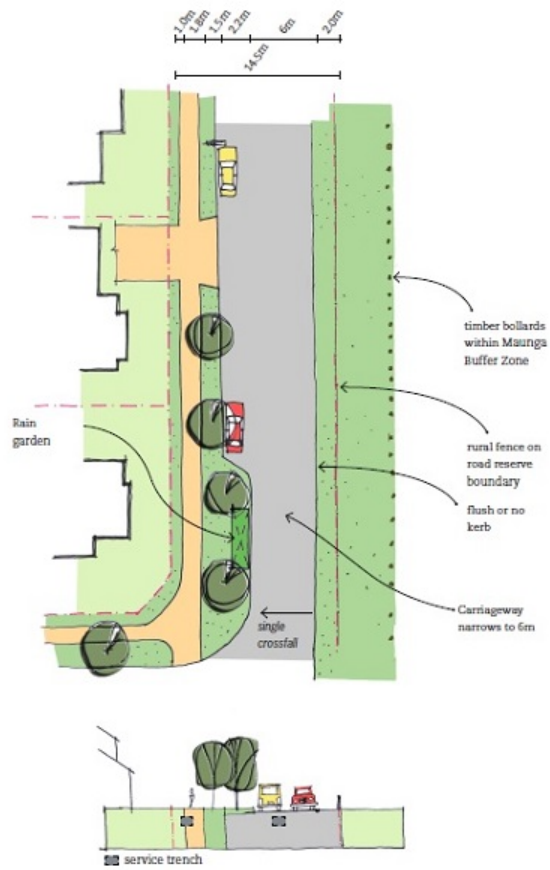




Figure 8 - Road Typology E - Boulevard

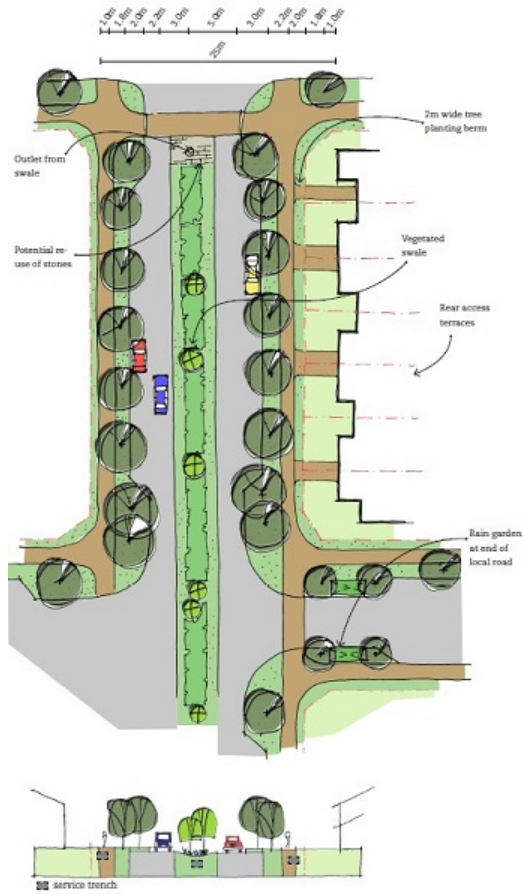


Figure 9 - Road Typology F - Swale Street

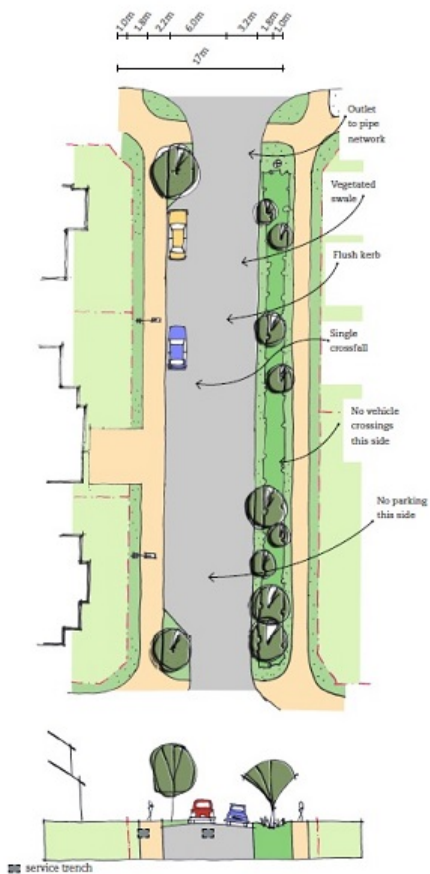
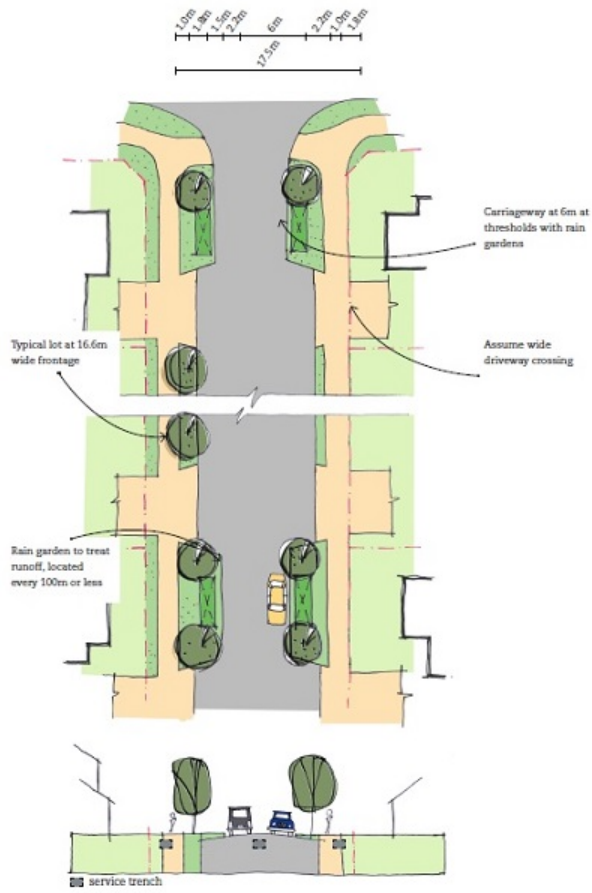


Figure 10 - Road Typology G - Typical Local Road



## 10. Fence Typologies

Figure 11 - Fencing Detail 1 - Maunga Edge Road

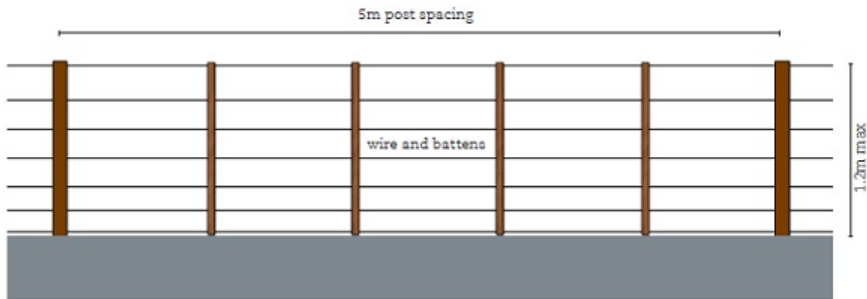


Figure 12 - Fencing Detail 2 - AC Reserve and Buffer Zone Boundaries

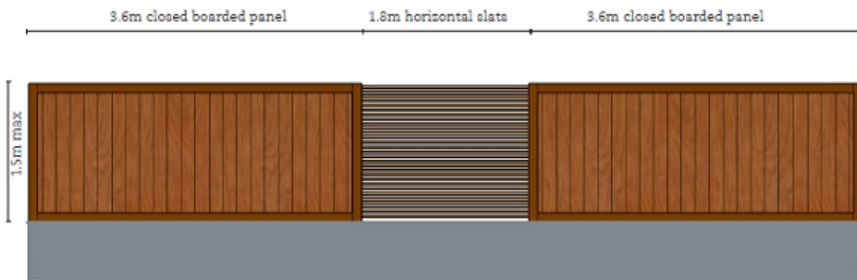


Figure 13 - Fencing Detail 3 - Public Open Space - Conservation



Figure 14 - Fencing Detail 4 - Green Infrastructure Zone



11. Planting Guide

The following planting guide indicates suitable species and planter bag sizes for street trees.

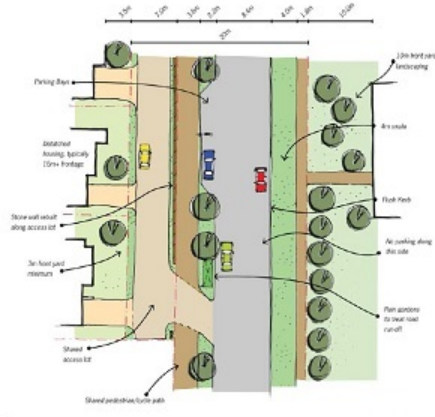
Figure 15 - Oruarangi Road - Stage 1

Oruarangi Road - Stage 1

- Pohutukawa *Metrosideros excelsa* in berms @ 10m spacing's
- Stonewalls retained
- Footpaths to be exposed aggregate with tint (Charcoal)
- Front yard min 3m
- Tree Species for front yards (1 per lot)
  - Pohutukawa 'Maori Princess', *Metrosideros 'Maori princess'*.
- Stones used for thresholds for slip lanes or ground up and used as exposed aggregate

Species List  
Stage 1

Botanical Name	Common Name	Bag Size	Number	Spacing
Berms, Oruarangi Road (336 m in length)				
<i>Metrosideros excelsa</i>	Pohutukawa	PB 95	33	10 m
Front Yards				
<i>Metrosideros 'maori princess'</i>	Pohutukawa 'maori princess'	PB 150	16	1 / lot
Rian Garden (5m <sup>2</sup> garden)				
<i>Sophora chathamica</i>	Kowhai	PB 95	1	N/A
<i>Carex virgata</i>		Cells	100	



*Metrosideros excelsa*. Source: commons.wikimedia.org



*Metrosideros 'maori princess'*. Source: riponpress.co.nz



*Carex virgata*. Source: www.rflife.co.nz



*Metrosideros 'maori princess'*. Source: riponpress.co.nz



*Sophora chathamica*. Source: treepu.co.nz



*Sophora chathamica*. Source: treepu.co.nz

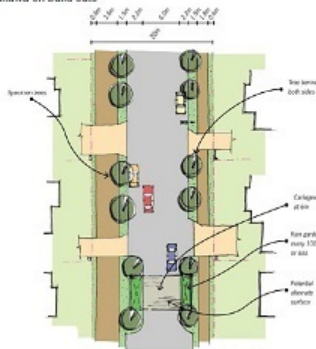
**Figure 16 - Ihumatao Quarry Road - Stage 1**

Ihumatao Quarry Road - Stage 1

- 5m front yard setback
- PB 150 sized trees in front yard
  - Pohutukawa, Metrosideros excelsa
- Barn trees
  - Pohutukawa 'Maori Princess', Metrosideros 'Maori princess'
  - Titoki, Alectryon excelsa
  - Rewarewa, Knightia excelsa

**Objective**

- Re-use stones for front walls
- Build out threshold – use stone berms (Check with Engineer)
- Pohutukawa on build outs



**Species List**

Botanical Name	Common Name	Bag Size	Number	Spacing
<b>Front Yards</b>				
Metrosideros excelsa	Pohutukawa	PB 150	7	1 / Lot
<b>Barn Trees - 100 m length</b>				
Metrosideros 'maori princess'	Pohutukawa 'maori princess'	PB 95	19	N/A
Alectryon excelsa	Titoki	PB 95	19	N/A
Knightia excelsa	Rewarewa	PB 95	19	N/A
<b>Rain Garden (5m<sup>2</sup> garden)</b>				
Sophora chathamica	Kowhai	PB 95	1	N/A
Carex virgata	Carex	Cells	100	



**Figure 17 - Key Local Road - Stage 1 and 2**

Key Local Road - Stage 1 and 2

- Street trees
  - Pohutukawa Metrosideros excelsa on build outs (1 x build out / 100m, 4 trees / build out)
  - Titoki (2 x trees / Lot frontage)



**Species List**

**Stage 1**

Botanical Name	Common Name	Bag Size	Number	Spacing
<b>Street Trees</b>				
Alectryon Excelsa	Titoki	PB 95	36	N/A
<b>Build outs</b>				
Pohutukawa excelsa	Pohutukawa	PB 95	8	N/A
<b>Rain Garden (5m<sup>2</sup> garden)</b>				
Sophora chathamica	Kowhai	PB 95	1	N/A
Carex virgata	Carex	Cells	100	

**Stage 2**

Botanical Name	Common Name	Bag Size	Number	Spacing
<b>Street Trees</b>				
Alectryon Excelsa	Titoki	PB 95	28	N/A
<b>Build outs</b>				
Pohutukawa excelsa	Pohutukawa	PB 95	8	N/A
<b>Rain Garden (5m<sup>2</sup> garden)</b>				
Sophora chathamica	Kowhai	PB 95	1	N/A
Carex virgata	Carex	Cells	100	

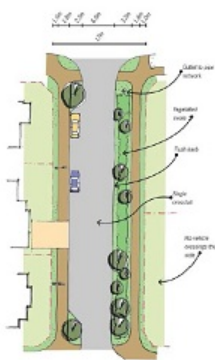




**Figure 20 - Swale Road - Stage 2**

Swale Road - Stage 2

- Re-use Stones at scubby domes, crossing and swale edging
- Street tree
  - Pohukukawa
- Swale vegetation (5m width swale)
  - Kowhai
  - Plagianthus
  - Clumps
- Footpaths all exposed aggregate with crushed re-used stones



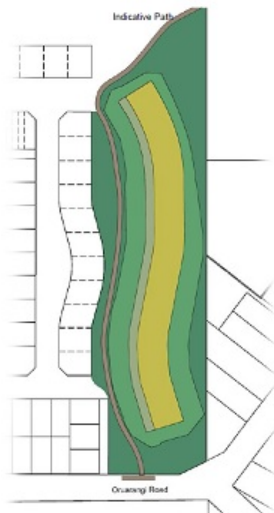
Species List  
Stage 2

Botanical Name	Common Name	Bag Size	Number	Spacing
Street Trees: 1 / end of street - one side only				
<i>Pohukukawa excelsa</i>	Pohukukawa	PB 150	5	10 m
Swale vegetation: Total area approx 288m <sup>2</sup>				
<i>Carex virgata</i>		Ceils	320	
<i>Apodasmia similis</i>	Oci	Ceils	480	
<i>Sophora chathamica</i>	Kowhai	PB 28	10	8 m
<i>Plagianthus regius</i>	Ribbonwood, Manatu	PB12	30	2 m



**Figure 21 - Wetland/Ihumatao Papakainga Buffer Area - Stage 1**

Wetland/Ihumatao Papakainga Buffer Area - Stage 1



Recommended Planting Associations

- Intermittent wet swale drain:**
  - Carex dissata*
  - Carex geminata*
  - Carex secta*
  - Cyperus ustulatus*
- 10 Year flood zone:**
  - Coprosma propinqua*
  - Coprosma femoralifolia*
  - Cordyline australis*
  - Cordia alliodora*
  - Phormium tenax*
  - Dacrydium cupressinum*
  - Sophora microphylla*
- Buffer:**
  - Coprosma grandifolia*
  - Coprosma lucida*
  - Coprosma robusta*
  - Dodonaea viscosa*
  - Geniostoma rupestre*
  - Hebe stricta*
  - Kunzea excelsa*
  - Leptospermum scoparium*
  - Macropiper excelsum*
  - Myrsine australis*
  - Pittosporum tenuifolium*
  - Knightsia excelsa*
  - Panicum polyantha*
  - Rhaparobeylis sapida*
- General vegetation (As above plus following):**
  - Hohenia populnea*
  - Melicope ramiflora*
  - Pittosporum eugenioides*
  - Pseudea crassifolia*
  - Schefflera digitata*
  - Wax lucens*



Note: list not exhaustive  
 = Ollier status and tree spp of significance to Te Kawerau iwi  
 NB. The engineering detail is critical in the final design proposal for this area and for securing the appropriate species selection for this area



## 5.59 Whenuapai 1

### Precinct Description

The Whenuapai 1 precinct comprises 31.4 hectares of land located approximately 23 kilometres to the northwest of central Auckland, bound by Dale road to the north, Totara road to the east and Brigham Creek road to the south, as illustrated on the Whenuapai 1 precinct plan.

The purpose of the precinct is to provide for comprehensive and integrated development to increase the supply of housing (including affordable housing), and to encourage the efficient use of land and the provisions of infrastructure. The precinct will provide for a residential area integrated with key road links, areas of public open space, and a range of housing options.

It is envisaged that future land use and subdivision resource consents will give effect to the key elements of the Whenuapai 1 precinct plan to facilitate residential development in a co-ordinated manner.

### Objectives

The objectives are as listed in the Mixed Housing Urban zone except as specified below:

1. Subdivision and development occurs in a coordinated manner that implements the Whenuapai 1 precinct plan.
2. The precinct is supported by a safe, efficient, and legible movement network with low speed internal streets and appropriate connections to future development areas surrounding the precinct.
3. Subdivision and development is integrated with the external road network and provides for improvements of the adjoining portions of Brigham Creek road, Totara road and Dale road to an urban standard.
4. Subdivision and development occurs in a manner that recognises the presence, ongoing operation and strategic importance of the RNZAF Base Whenuapai.
5. A network of three attractive, safe and functionally distinct open space areas comprising a town park, neighbourhood reserve, and a drainage reserve, which enhance the amenity of the precinct and of Whenuapai Village.
6. A town park that integrates with:
  - a. the village of Whenuapai and its main street; and
  - b. a community facility or café building immediately adjoining the south-western edge of the park.
7. Increased housing supply, variety and choice by creating a well-designed residential development comprising a range of housing densities, typologies, and affordable price options.
8. Implementation of a stormwater management network that uses water sensitive design as a core development approach, protects the ecological values of the receiving environment and integrates with the public open space network.
9. A landform outcome that uses site platforming and retaining wall design to maximise construction efficiencies and, when houses are constructed, site and street amenity.
10. The proportion of new dwellings that are affordable to households in the intermediate housing market is increased in Whenuapai.

### Policies

The policies are as listed in the Mixed Housing Urban zone except as specified below:

1. Require structural elements of the Whenuapai 1 precinct plan to be incorporated into all subdivision and development to achieve:
  - a. a network of three open space areas, as specified in Objective 5, predominantly edged by roads or otherwise front-onto by adjoining residential development.
  - b. a town park which anchors and visually terminates the Whenuapai Village main street, and has a mixed recreational, site heritage, and civic function.
  - c. a neighbourhood park that provides for the recreational needs of the developed precinct.
  - d. a drainage reserve which provides attractive and functional stormwater management areas, and includes off-road pedestrian and cycleway connections linking the neighbourhood park to the western boundary of the precinct.
  - e. a logical and visually distinct north-south local road connection through the precinct, linking Brigham Creek road with Dale road.
  - f. a logical east-west local road connection through the centre of the precinct which links with Totara road to the east, and provides a road connection to the land to the west of the precinct.
  - g. a limited number of driveway access points onto Brigham Creek road.
  - h. no less than four road connections to the land to the west of the precinct.
  - i. visual differentiation of key road sections connecting the precinct with the surrounding road network through the provision of in-road "gateway" features.
2. Require the internal road network to comply with precinct specific road cross-sections to achieve an appropriate balance between movement and sense of place functions, recognising that appropriate calming measures may be required on some local roads to maintain a low vehicle speed environment.
3. Require development to be designed to:
  - a. provide for improvements to Brigham Creek road where it adjoins the precinct to balance its function as an arterial road with its future role as part of Whenuapai Village.
  - b. provide for improvements to Totara road and Dale road where they adjoin the precinct to safeguard their future transport function in Whenuapai.
  - c. facilitate the effective and safe movement of all modes of transport between the precinct and the main street of Whenuapai Village through the establishment of a signalised intersection at the corner of Brigham Creek road and Totara road. No more than 160 lots should be titled prior to the signalised intersection being established.
4. Ensure that reverse sensitivity effects in respect of noise from the RNZAF Base Whenuapai operation on residential activities, and effects of road and residential lighting on the RNZAF Base Whenuapai, are appropriately avoided, remedied and mitigated.
5. Enable the establishment of restaurant, café and community facility activities on the site immediately adjoining the town park to enhance the amenity and local identity of the Whenuapai Village (as identified on the precinct Diagram below).
6. Enable the relocation of the existing villa (located at 36 Brigham Creek road) to the site immediately adjoining the town park earmarked for a possible community facility or café building (as identified on the precinct diagram in Chapter [K7.12.6](#)).
7. Ensure that development provides a mix of lot sizes, housing typologies and densities to reflect a choice in living environments and affordability.

8.Ensure that, where practical, sites on roads abutting the open spaces of the development are utilised for more intensive housing typologies.

9.Encourage the use of rear lane developments for more intensive housing typologies as part of the mix of intensive housing solutions.

10.Install stormwater devices within the road corridors to retain the first 10mm of a 24hr rain event for new impervious areas associated with the road network except for:

a.roads over a grade of 5 percent; and

b.the north-south road (indicated on the Whenuapai 1 precinct plan) where the space within the berm has been allocated to parking.

11.Require site platforms and retaining walls to be designed to:

a.recognise likely housing and outdoor space layout, aspect and configuration on the site;

b.create opportunities for views and for the visual connection between the house and the street;

c.minimise the use and height of any retaining walls on street boundaries; and

d.improve the overall yield by enhancing the contour of the existing landform in conjunction with a landscape and built form strategy to mitigate any effects.

12.Require 10 percent of new dwellings to be relative affordable, or 5 percent to be retained affordable.

## 5.59 Whenuapai 1

The activities, controls and assessment criteria in the underlying Mixed Housing Urban zone and Auckland-wide rules apply in the following precinct unless otherwise specified. Refer to the Planning Maps for the location and extent of the precinct.

### 1. Activity Table

The activities in the Mixed Housing Urban zone and Auckland-wide rules apply in the Whenuapai 1 precinct unless otherwise specified in the activity table below.

Table 1

Activity	Activity status
<b>Commerce</b>	
Restaurants and cafes up to 150m <sup>2</sup> gross floor area utilising the relocated villa on the site immediately adjoining the town park as shown on the precinct plan	P
Community facilities up to 150m <sup>2</sup> gross floor area utilising the relocated villa on the site immediately adjoining the town park as shown on the precinct plan	P
Restaurants and cafes up to a maximum of 300m <sup>2</sup> gross floor area utilising the relocated villa and extensions or additional buildings on the site immediately adjoining the town park as shown on the precinct plan	C
Community Facilities up to a maximum of 300m <sup>2</sup> gross floor area utilising the relocated villa and extensions or additional buildings on the site immediately adjoining the town park as shown on the precinct plan	C

### 2. Notification

The notification provisions outlined in [Chapter G2.4](#) and [Chapter I1.2](#) apply.

### 3. Development Controls

1. The development controls in the Mixed Housing Urban zone apply in the Whenuapai 1 precinct unless otherwise specified below.

#### 3.1 Landscaping

Purpose:

Provide for on-site amenity, traffic safety and an attractive streetscape character.

Provide for stormwater retention in accordance with [Chapter H4.14.2, Activity Table 2.1](#).

1. For proposed sites with a density less than or equal to one dwelling per 300m<sup>2</sup> at least 40 percent of the site must comprise landscaped area.
2. For proposed sites with a density greater than one dwelling per 300m<sup>2</sup> that comply with the requirements of clause 3.1.3 below, at least 30 percent must comprise landscaped area.
3. For clause 2 above the following must be met:
  - a. as part of the initial development at least 10 percent of the required landscaped area must be planted with shrubs including at least one tree that is PB95 or larger at the time of planting; and
  - b. at least 50 per cent of the front yard of residential lots must comprise landscaped area.

### 3.2 Dwellings fronting the street

Purpose:

Ensure dwellings are orientated to provide for passive surveillance of the street and contribute to streetscape and amenity.

1. The front façade of a dwelling or dwellings on a front site must contain:
  - a. glazing that is cumulatively at least 20 percent of the area of the front façade (excluding the garage door).
  - b. a door that is the main entrance to the dwelling.

### 3.3 Garages

Purpose:

Reduce dominance of garages as viewed from the street.  
Avoid parked cars over-hanging the footpath.

1. A garage door facing the street must be no greater than 45 percent of the width of the front façade of the dwelling to which the garage relates.
2. Garage doors must not project forward of the front façade of the dwelling.
3. The garage door must be set back at least 5m from the site's frontage.

### 3.4 Brigham Creek Road vehicle access/crossing restriction

Purpose:

Limit the number of vehicle crossing directly accessing Brigham Creek road.  
Reduce traffic effects on Brigham Creek road.  
Avoid traffic/pedestrian/cyclist conflicts on Brigham Creek road.

1. In the location shown on the Whenuapai 1 precinct plan, a maximum of eight paired vehicle crossings may serve up to 16 individual lots (two lots for each paired vehicle crossing) fronting Brigham Creek road.
2. Sufficient vehicle manoeuvring space must be provided on-site for each lot provided with direct vehicle access to Brigham Creek road to ensure vehicles can exit the site without the need to reverse manoeuvre off, or on to, Brigham Creek road.

### 3.5 Lighting

Purpose:

Ensure that street lighting and outdoor lighting does not affect aircraft operations.

1. Street lighting must comply with [Chapter H6.1 Lighting](#).
2. No person must illuminate or display the following outdoor lighting between 11:00pm and 6:30am:

- a. searchlights; or
- b. outside illumination of any building or public recreational facility by floodlight.

**3.6 Noise**

Purpose:

Ensure that potential reverse sensitivity effects of noise from the adjacent RNZAF Whenuapai Base on residential amenity are appropriately addressed and provided for within the precinct.

1. A no-complaints covenant shall be included on each title issued within the precinct. This covenant shall be registered with the deposit of the subdivision plan, in a form acceptable to the Council under which the registered proprietor will covenant to waive all rights of complaint, submission, appeal or objection it may have under the Resource Management Act 1991 or otherwise in respect of any subdivision, use or development of the New Zealand Defence Force's land at Whenuapai Airbase.

**3.7 Affordable Housing**

Purpose:

Ensure that the precinct provides for affordable housing to address Auckland's housing shortage.

1. A total of 10 per cent of proposed dwellings must be relative affordable or 5 percent for retained affordable dwellings. At the time of subdivision, the applicant must:

- a. identify the lots of the subdivision allocated for the building of dwellings that are affordable; and
- b. specify the mechanism for ensuring that any building constructed on those lots is a dwelling that will meet the affordability criteria outlined in the Housing Accords and Special Housing Areas Act 2013 – (Auckland) Amendment Order 2014 for the Whenuapai Special Housing Area Act 2013 – (Auckland) Amendment Order inserted on 31 July 2014 for Whenuapai Village, Whenuapai special housing area.

**4. Subdivision Controls**

The controls in the Auckland-wide rules – Subdivision apply in the Whenuapai 1 precinct unless otherwise specified below.

**4.1 Activity Table**

The Activity Table 1 – General and Activity Table 2 – residential zones in [Chapter H5.1](#) of the Unitary Plan, apply to the Whenuapai precinct, except as specified in Table 2 below:

Table 2

Subdivision Activity	Activity status
Subdivision in accordance with the Whenuapai 1 precinct plan	RD
Subdivision not in accordance with the Whenuapai 1 precinct plan	D

**4.2 Development Controls**

**4.2.1 Rooding Standards**

Purpose:

Provide a safe and legible street network within the precinct, and appropriate improvements to existing roads immediately adjoining the precinct.

1. Roads within the precinct must be located generally as illustrated on the Whenuapai 1 precinct plan.
2. All roads provided within the precinct must be constructed to the standards contained within Table 3: Road Construction Standards within (and immediately adjoining) the Whenuapai 1 precinct plan Area or, where not contained in Table 3, the relevant Auckland-wide rules will apply.
3. Subdivision applications must be accompanied by a programme detailing the upgrading of existing public roads immediately adjoining the proposed subdivision area, including a description of the road upgrade works that will be undertaken, and the timing of the upgrade works. All road upgrade works must be undertaken in accordance with the standards contained in Table 3: Road Construction Standards and road upgrade works must be undertaken along the full road frontage of all existing public roads within, or adjacent to, the area to be subdivided.
4. Traffic calming measures (such as road build-outs/pinch-points) must be provided on local roads in appropriate and logical locations, taking into consideration the location of street trees, street lighting, vehicle crossings, and on-street parking spaces.
5. All internal roads within the precinct must be constructed to local road standards, except for any jointly owned access lots.

Note: It is expected that all existing public roads within, and adjacent to, a proposed subdivision area will be upgraded prior to or concurrent with subdivision and that upgrade works must be undertaken in a manner consistent with the standards contained in Table 3: Road Construction Standards. Road upgrade works will be funded by the developer and constructed as part of the subdivision works unless otherwise agreed with the council.

Table 3: Road Construction Standards within (and immediately adjoining) the Whenuapai 1 precinct plan area

Road	Road width	Carriageway	Footpath width	Cycle Lane	Figure
Brigham Creek road	24.0m	7.0m (plus 2.5m central flush median)	1.8m	1.8m (plus 0.6m buffer on precinct side)	Figure 1
Totara road	24.5m	7.0m (plus 2.5m central flush median)	1.8m east 2m west	1.8m (plus 0.6m buffer)	Figure 2
Dale road	20.0m	6.0m	1.8m	N/A	Figure 3
North-South road	17.0m	6.0m	1.8m	N/A	Figure 4
Local road	17.0m	7.8m	1.8m	N/A	Figure 5
Parkside road	Varies	6.0m	1.8m (development side only)	N/A	Figure 6
Entrance road	17.0m	2.9m movement lanes (plus 2m central swale)	1.8m	N/A	Figure 7

#### 4.2.2 In road gateway feature

Purpose:

Provide for the visual differentiation of key road intersections connecting the precinct with the surrounding road network.

1.Key road sections identified as Entrance road on the Whenuapai 1 precinct plan must be designed to provide an in-road gateway feature. These sections must be constructed in accordance with the Entrance road detail shown in Figure 7 which includes a central road swale. Gateway features must be designed to provide appropriate pedestrian crossing/pram crossing facilities at intersections. Gateways may be created in a number of additional ways, including but not limited to:  
a.feature planting, such as groups of tree/shrubs that are different to those used in other streets.  
b.feature signage and/or public art.

#### 4.2.3 Road connections

Purpose:

Provide opportunities for appropriate future road connections to the west of the precinct.

1.A minimum of four road connections capable of being extended to the west of the precinct must be provided as part of the development of the Whenuapai 1 precinct.

#### 4.2.4 Totara Road/Brigham Creek Road/Mamari Road Intersection

Purpose:

Provide an appropriate signalised intersection at any early state in the development of the precinct.

1.No more than 160 dwellings should be constructed prior to the Brigham Creek road/Totara road/Mamari road intersection being signalised.

### 5. Assessment

#### 5.1 Controlled Activities

##### 5.1.1 Matters of Control

The council will reserve its control to the matters below for the activities listed as controlled in the precinct activity table:

- 1.Impervious areas in the Whenuapai 1 precinct unable to comply with activity controls.
- 2.The design, size, and location of buildings required to be erected on the site.
- 3.The relationship between the built form and the adjoining park.
- 4.~~Proposed number of spaces and m~~Management of parking and access arrangements.
- 5.Noise levels and hours of operation.

Commented [E11]: Issue 3

##### 5.1.2 Assessment Criteria

- 1.The scale and location of buildings should comply with the development controls of the Mixed Housing Urban zone.
- 2.The relevant assessment criteria under the Stormwater Management – Flow in the Auckland-wide rules.
- 3.The design and layout of buildings should be sympathetic to the adjoining park.
- 4.Buildings should promote an active frontage facing the park.
- 5.The car parking provided ~~should be sufficient for the proposed uses and~~ managed appropriately to avoid conflict with the surrounding road network.

Commented [E12]: Issue 3



6.The hours of operation and noise levels for the proposed uses should ensure that the residential amenity of adjacent properties is protected.

## 5.2 Restricted Discretionary Activities

### 5.2.1 Matters of Discretion

Subdivision in accordance with the Whenuapai 1 precinct plan

1.The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the precinct activity table:

- a.the Whenuapai 1 precinct plan.
- b.the design and location of the subdivision.
- c.landscaping.

d.the matters for discretion outlined in [Chapter H5.4, Table 13](#).

Development Control Infringements

2.The council will restrict its discretion to those matters listed in [Chapter I1.11](#) and [Chapter G2.3](#), for development within the Whenuapai 1 precinct unless otherwise specified below.

Brigham Creek Road vehicle access/crossing restriction

3.The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the precinct activity table to the following matters:

- a.effect on safe operation of the transport network.
- b.the total number, location and design of vehicle crossings.
- c.the ability for vehicles to safely manoeuvre on to Brigham Creek road.

### 5.2.2 Assessment Criteria

Impervious areas in the Whenuapai 1 precinct unable to comply with the activity controls

1.The council will consider the relevant assessment criteria listed under Stormwater Management – Flow in the Auckland-wide rules.

Subdivision in accordance with the Whenuapai 1 precinct plan

2.The council will consider the relevant assessment criteria below for the activities listed as restricted discretionary in the activity table for the Whenuapai 1 precinct.

Subdivision should implement and generally be consistent with:

- a.the Whenuapai 1 precinct plan.
- b.the roading typologies set out in Figures 1 to 7 (Road Construction Standards) to the Whenuapai 1 precinct
- c.the objectives and policies for the precinct.
- d.the rules of the Mixed Housing Urban zone.
- e.the assessment criteria outlined in [Chapter H5.4.2](#).

Development Control Infringements

3.The council will consider the relevant assessment criteria listed in [Chapter I1.11](#) and [Chapter G2.3](#), for development within the Whenuapai 1 precinct unless otherwise specified below.

Landscaping should be located and designed to:

- a. minimise any visual effects of significant retaining walls from any public space after housing development; and
- b. maintain safe sightlines for access.

Brigham Creek Road vehicle access/crossing restriction

4. The council will consider whether effects on the transport network can be appropriately avoided or mitigated, with particular regard to:

- a. the total number, location and design of vehicle crossings serving lots fronting Brigham Creek road;
- b. the ability for vehicles to safely manoeuvre on to Brigham Creek road;
- c. the safety of pedestrians and cyclists; and
- d. streetscape amenity.

## 6. Precinct plans

### Whenuapai 1 Precinct Plan

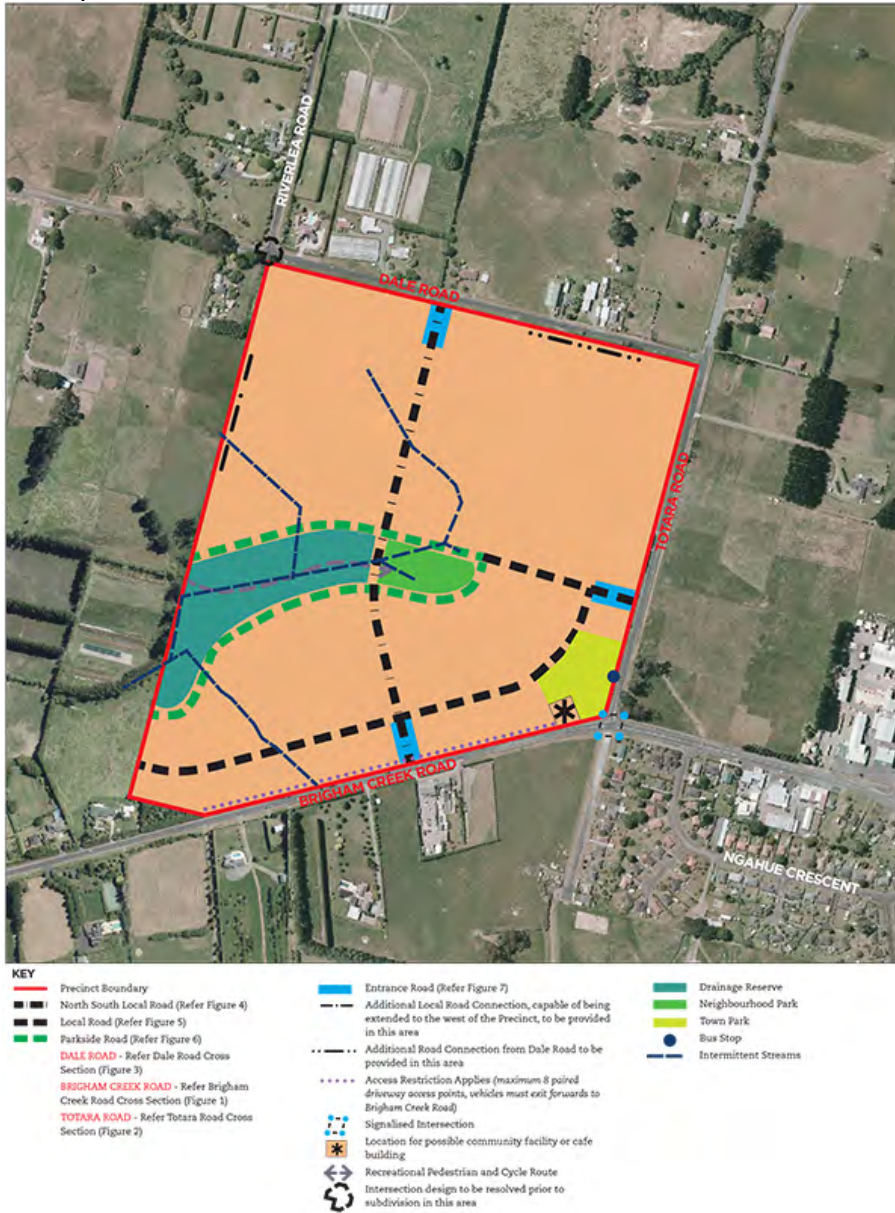


Figure 1 - Brigham Creek Road

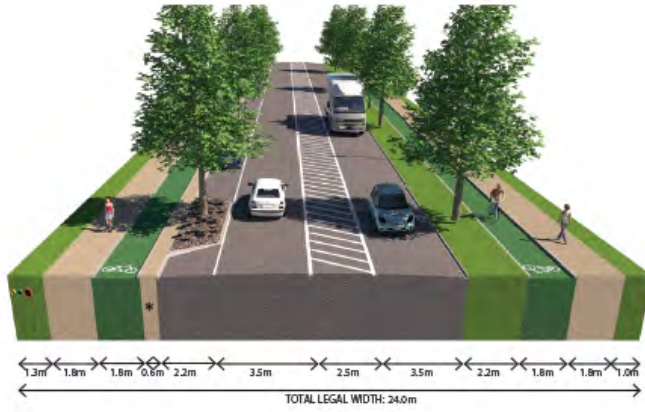


Figure 2 - Totara Road



Figure 3 - Dale Road



Figure 4 - North-South Road

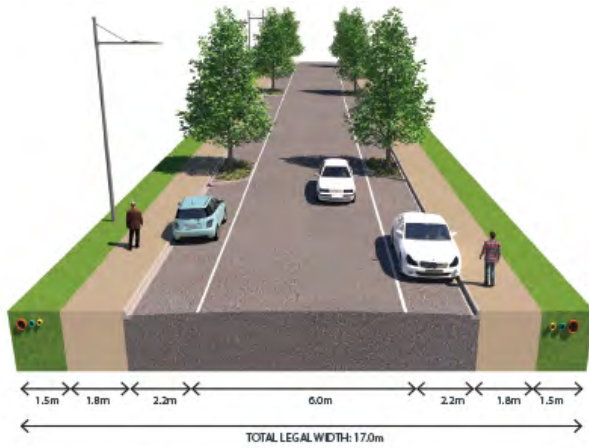




Figure 6 - Parkside Road

