

Auckland Unitary Plan Operative in part

**Plan Change 93 (Private)
Warkworth South**

Operative 22 August 2025

Enclosed:

- Public Notice
- Seal page
- Operative version

Public Notice

Auckland Unitary Plan - Plan Change to become operative

Resource Management Act 1991 (the Act)

Plan Change 93 (Private): Warkworth
South

At its meeting on 14 August 2025, the Council resolved to approve the above plan change to the Auckland Unitary Plan following the completion of the statutory processes.

The operative date is 22 August 2025

The updated district plan and background information may be viewed at the following www.aucklandcouncil.govt.nz/planchanges

Dated 15 August 2025

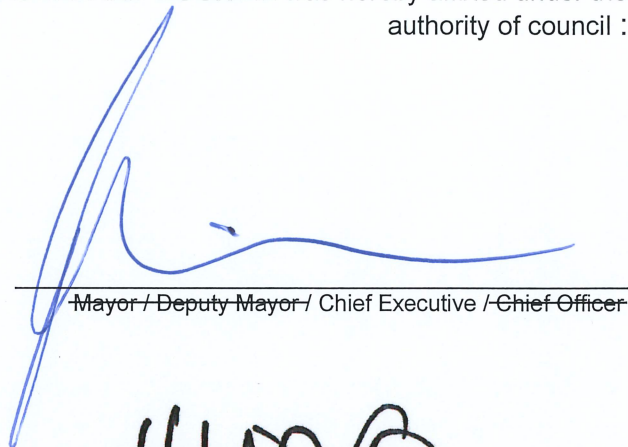
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Seal page

**Auckland Unitary Plan
Plan Change 93 (Private): Warkworth South**

THE COMMON SEAL of the AUCKLAND COUNCIL was hereby affixed under the
authority of council :



Mayor / Deputy Mayor / Chief Executive / Chief Officer



Deputy Mayor / Chief Executive / Chief Officer / General Counsel

This plan change became operative on 22 August 2025

Operative version

I559. Waimanawa Precinct

I559.1. Precinct Description

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

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

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

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

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

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

- Residential – Terrace Housing and Apartment Buildings
- Residential – Mixed Housing Urban
- Residential – Single House
- Residential – Large Lot
- Business – Local Centre
- Open Space – Conservation

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

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

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

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

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

The precinct provides for the enhancement of the existing roading network and construction of that part of the Wider Western Link Road which passes through the precinct.

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

The precinct standards require that development can only proceed if it is connected to a functioning water and wastewater network with sufficient capacity to service the proposed development.

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

Acoustic attenuation provisions are contained within the precinct to protect activities sensitive to noise from adverse effects arising from the road traffic noise associated with the operation of existing (Pohuehue Road) and future (the Wider Western Link Road) arterials.

The precinct incorporates the Medium Density Residential Standards (MDRS) set out in Schedule 3A of the Resource Management Act 1991. The MDRS provide for the use or construction of up to 3 dwellings as a permitted activity, complying with identified Standards in the relevant residential zones. The outcomes anticipated in the precinct correspond to the Residential – Mixed Housing Urban Zone and Residential – Terrace Housing and Apartment Buildings Zone with MDRS incorporated. The precinct provisions apply except to the extent the MDRS are incorporated.

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

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

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

I559.2. Objectives

- (1) Provide for residential urban growth in the southern Warkworth area that enables a range of housing options and a local centre through a mix of zones.
- (2) Subdivision and development achieves an accessible urban area with efficient, safe and integrated vehicle, walking and cycle connections internally and to the wider Warkworth urban area.
- (3) Subdivision and development provides for and supports the safety and efficiency of the current and future strategic and local transport network.
- (4) Warkworth South is subdivided and developed in a manner that achieves a series of active and passive open spaces and linkages within the southern Warkworth area.
- (5) Apply urban zoning efficiently to protect against future urban expansion into Warkworth's valued rural and coastal hinterland.
- (6) Enable the enhancement of the character of the rural-urban interface through limitations on housing density, building location, maximum height, and enhanced landscaping.
- (7) Allow for residential zoning that provides for a variety of housing types and sizes that respond to-
 - (a) housing needs and demand; and
 - (b) the neighbourhoods planned urban built character, including 3-6 storey buildings.

- (8) Enable the development of a local centre which is designed to reflect its location opposite the Morrison Heritage Orchard, at the southern gateway to Warkworth and adjoining a watercourse.
- (9) Subdivision and development are coordinated with the delivery of infrastructure (including transportation, stormwater, potable water supply, and wastewater infrastructure and future educational facilities) and services required to provide for development within the precinct and future community requirements.
- (10) Subdivision and development within the precinct provides for the protection and enhancement of identified landscape features, the protection and enhancement of the ecological values of streams, natural wetlands and areas of indigenous vegetation and the retention of a bat flight corridor.
- (11) To provide for the opportunity for a future public transportation interchange which can be safely accessed by buses and other appropriate transport modes.
- (12) Activities sensitive to noise adjacent to Pohuehue Road and the Wider Western Link Road are designed to minimise adverse effects on people's health and residential amenity while they are indoors.
- (13) The precinct is designed, develops and functions in a way that provides safe and effective movement between the local centre, community facilities, housing, jobs, open spaces and the public transport facilities by public transport and active modes.
- (14) Stormwater quality and quantity is managed to maintain the health and well-being of the receiving environment and is enhanced over time in degraded areas.
- (15) A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.
- (16) A relevant residential zone provides for a variety of housing types and sizes that respond to
 - (a) Housing needs and demand; and
 - (b) The neighbourhood's planned urban built character, including three-storey buildings.

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

I559.3. Policies

- (1) Provide a mix of residential zones to provide for a range of residential lots sizes and housing typologies, to help meet community needs.
- (2) Provide for social infrastructure, infrastructure (including a public transport interchange), open space uses and a local centre to meet the needs of the

community over time through a mix of zonings and other provisions for public assets.

- (3) Provide a zoning and safe transport and greenway network that creates a focus of the precinct on a series of open spaces and is sympathetic to the natural topography of the area.
- (4) Provide a series of open spaces along upper reaches of the Mahurangi River and within the precinct to provide for a range of active and passive opportunities, to promote walkability, and to enhance the overall amenity, including safety, and liveability of the precinct.
- (5) Locate more intensive housing adjacent to the local centre, public transport interchange and overlooking the recreational and wetland open spaces.
- (6) Create low density housing along the rural-urban boundary to form a transition from urban to rural uses.
- (7) Create the opportunity to develop an accessible and functional local centre through zoning at the southern gateway for Warkworth.
- (8) Require subdivision and development to protect and enhance natural wetlands and permanent and intermittent streams identified on Precinct Plan 2.
- (9) Require subdivision and development to protect the ecological and landscape values of the flanks of the northern and eastern escarpments (as shown on Precinct Plan 1 and 2) and to promote the retention of existing native vegetation and the native revegetation of these escarpments.
- (10) Require subdivision and development to protect the landscape values of the Avice Miller Reserve by requiring a planted special yard setback from the reserve boundary.
- (11) Require subdivision and development to retain the Bat flight corridor alongside part of the Mahurangi River.
- (12) Require subdivision and development to provide transport, stormwater, electricity, communication services infrastructure and educational facilities in a coordinated manner.
- (13) Avoid subdivision and development progressing ahead of the provision of a functioning water and wastewater network with sufficient capacity to service the proposed development.
- (14) Require that subdivision and development does not occur in advance of the availability of operational transport infrastructure in accordance with Table I559.6.14.1 Transport Infrastructure Upgrade Requirements for Subdivision and Development.
- (15) Require subdivision and development to provide safe walking and cycling networks within the precinct, including to any future public transport interchange,

while providing safe connections to the wider transport network and existing urban development.

- (16) Require subdivision and development to upgrade existing and/or provide new roading infrastructure (which is designed in accordance with Table I559.6.14.2 Minimum Road Width, Function and Required Design Elements for a range of modes of transport and including public transport) within the precinct and to provide connections to adjoining land generally in accordance with Precinct Plan 3.
- (17) Provide for and require the Wider Western Link Road to be constructed to service subdivision and development within the precinct, while recognising it will form part of a future strategic transport connection.
- (18) Avoid direct vehicle access from individual sites on to the Wider Western Link Road, Pohuehue Road, Green Avenue and Collector Road 1 (except for sites zoned Residential – Large Lot and the Open Space (suburban park) area identified on Precinct Plan 4), while allowing direct pedestrian and cycle access and for bus and service vehicle access to the future public transport interchange.
- (19) Manage stormwater runoff from all impervious areas in the precinct through a treatment train approach consistent with any approved stormwater management plan which assists in maintaining high water quality and enhances poor water quality within this upper catchment of the Mahurangi River.
- (20) Require esplanade reserve and riparian yard planting for water quality, biodiversity, stormwater management, ecological corridor and amenity purposes.
- (21) Require subdivision to provide for the recreation and amenity needs of residents by:
 - (a) providing open spaces which are prominent and accessible by pedestrians;
 - (b) providing for the number and size of open spaces in proportion to the future density of the neighbourhood; and
 - (c) providing for safe pedestrian and/or cycle linkages.
- (22) Ensure that activities sensitive to noise adjacent to Pohuehue Road and the Wider Western Link Road are designed with acoustic attenuation measures to minimise adverse effects on people's health and residential amenity while they are indoors.
- (23) Provide for the opportunity for the development and operation of a public transport interchange in the indicative location identified on Precinct Plan 3.
- (24) Enable a variety of housing types with a mix of densities within the zone, including three-storey attached and detached dwellings, and low-rise apartments.

- (25) Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant.
- (26) Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.
- (27) Enable housing to be designed to meet the day-to-day needs of residents.
- (28) Provide for developments not meeting permitted activity status, while encouraging high-quality developments.

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

I559.4. Activity table

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

- (1) Rule E26.2.3 (A48) Infrastructure Activity table: Above Ground Reservoirs
- (2) Rule E38.4.2 (A16) Subdivision – Urban Activity: Vacant sites subdivision involving parent sites of less than 1ha complying with Standard E38.8.2.3
- (3) Rule E38.4.2 (A17) Subdivision – Urban Activity: Vacant sites subdivision involving parent sites of less than 1ha not complying with Standard E38.8.2.3.
- (4) Rule E38.4.2 (A18) Subdivision – Urban Activity: Vacant sites subdivision involving parent sites of 1ha or greater complying with Standard E38.8.3.1
- (5) Rule E38.4.2 (A19) Subdivision – Urban Activity: Vacant sites subdivision involving parent sites of 1ha or greater not complying with Standard E38.8.3.1

Activity Table I559.4.1 – I559.4.7 specify the activity status of regional and district land use, development and subdivision in the Waimanawa Precinct pursuant to sections 9(2), 9(3), 11 and 13 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

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

Note

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

Table I559.4.1 All zones

Activity		Activity status
Use		
Development		
(A1)	New buildings and additions.	
(A1)	New buildings and additions to buildings which do not meet Standard I559.6.12 High Contaminant Yield Material.	NC
(A3) [rp/dp]	Removal of any native vegetation shown as covenanted, proposed covenanted bush or area of significant vegetation on Precinct Plan 2, not otherwise provided for except this shall not preclude: (i) removal of deceased or damaged limbs or trees that could create a fall hazard; and/or (ii) clearing of bush up to 2m wide to create or maintain consented walking tracks.	NC
(A4)	Any development that is not in accordance with Standard I559.6.2 Special Yard: Avicé Miller Reserve	NC
(A5)	Public walkways within a riparian yard or esplanade reserve.	RD
(A6)	Construction of a wastewater pump station and associated infrastructure including holding tanks and emergency overflow facilities, within the general locations shown on Precinct Plan 2.	C
(A7)	Development (except for in the Residential – Large Lot Zone) not complying with Standard I559.6.8 Standards for Wastewater and Potable Water Connections and/or I559.6.9 Standards for Stormwater.	NC
(A8)	Development not complying with Standard I559.6.14(2) Transport Infrastructure and Table I559.6.14.1 – (T2) to (T6) inclusive.	NC
(A9)	Development not complying with Table I559.6.14.1 – (T1).	D
(A10)	Development not complying with Table I559.6.14.2	RD
(A11)	Development not complying with Standard I559.6.16 Activities sensitive to noise within 35 metres of Pohuehue Road or the Wider Western Link Road	RD
(A12)	Development not complying with Standard I559.6.19 Potable Water Supply Efficiency	D
Subdivision		
(A13)	Subdivision involving parent sites of 1ha or greater complying with Standard E38.8.2.1 or E38.8.3.1, and Standard I559.6.10 Special Subdivision Control Area	RD

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	(Eastern Escarpment) in the Residential – Single House Zone and Residential – Large Lot Zone, generally in accordance with Precinct Plan 1.	
(A14)	Subdivision involving parent sites of less than 1ha complying with Standard E38.8.2.1 or E38.8.2.3 and Standard I559.6.10 Special Subdivision Control Area – (Eastern Escarpment) in Residential - Single House Zone and Residential – Large Lot Zone and generally in accordance with Precinct Plans 1.	RD
(A15)	Subdivision involving parent sites of 1ha or greater not complying with Standard E38.8.2.1 or E38.8.3.1.	D
(A16)	Subdivision involving parent sites of less than 1ha complying with Standard E38.8.2.1 or E38.8.2.3.	D
(A17)	Subdivision (except for in the Residential – Large Lot Zone) not complying with Standard I559.6.8 Standards for Wastewater and Potable Water Connections and/or Standard I559.6.9 Standards for Stormwater	NC
(A18)	Subdivision that does not comply with Standard I559.6.10 Special Subdivision Control Area (Eastern Escarpment) in Residential – Single House Zone.	NC
(A19)	Subdivision not complying with Standard I559.6.11 Riparian Yards for Streams and Natural Wetlands	NC
(A20)	Subdivision not complying with Standard I559.6.13 Greenways – Walking and Cycling Infrastructure	RD
(A21)	Subdivision not complying with Standard I559.6.14(2) Transport Infrastructure and Table I559.6.14(.1 – (T2) to (T6) inclusive.	NC
(A22)	Subdivision not complying with Table I559.6.14(.1 – (T1).	D
(A23)	Subdivision not complying with Table I559.6.14(.2	RD

Table I559.4.2 Residential - Large Lot Zone

Activity		Activity status
Use		
Development		
(A1)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents.	
(A2)	New buildings and additions to buildings on a site subject to the Landscape Protection Controls (Northern Escarpment Area and Eastern Escarpment Area) shown on Precinct Plan 1 that do not comply with Standard I559.6.5 Landscape Protection Controls (Northern Escarpment) and Standard I559.6.6 Landscape Protection Controls (Eastern Escarpment).	NC

Table I559.4.3 Residential – Single House Zone

Activity		Activity status
Use		
Development		
(A1)	Integrated residential development.	
(A2)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents	
(A3)	New buildings and additions to buildings on a site subject to the Landscape Protection Controls (Eastern Escarpment) shown on Precinct Plan 1 that do not comply with Standard I559.6.6 Landscape Protection Controls (Eastern Escarpment).	NC
(A4)	Development of a water supply reservoir and associated infrastructure, within the general location shown on Precinct Plan 2.	C
Subdivision		
(A5)	Subdivision not complying with Standard I559.6.7 Vehicle Access Restrictions	NC

Table I559.4.4 Residential - Mixed Housing Urban Zone

Activity		Activity status
Use		
Development		
(A1)	Integrated residential development.	
(A2)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents.	

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(A3)	New buildings and additions to buildings that do not comply with I559.6.1 Special Yard: Green Avenue and Wider Western Link Road, I559.6.3 Special Yard: Bat Flight Corridor, or I559.6.15 Fences Adjoining the Front Yard or Vested Publicly Accessible Open Space.	D
(A4)	Development not complying with Standard I559.6.7 Vehicle Access Restrictions	NC
Subdivision		
(A5)	Subdivision not complying with Standard I559.6.7 Vehicle Access Restrictions.	NC

Table I559.4.5 Residential – Terrace Housing and Apartment Buildings

Activity		Activity status
Use		
Development		
(A1)	Integrated residential development.	
(A2)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents.	
(A3)	New buildings and additions to buildings that do not comply with I559.6.1 Special Yard: Green Avenue and Wider Western Link Road.	D
(A4)	Development not complying with Standard I559.6.7 Vehicle Access Restrictions.	NC
Subdivision		
(A5)	Any subdivision not complying with Standard I559.6.7 Vehicle Access Restrictions.	NC

Table I559.4.6 Business – Local Centre

Activity		Activity status
Use		
(A1)	Operation and maintenance of a public transport interchange	P
Development		
(A2)	New buildings	
(A3)	Additions and alterations to buildings not otherwise provided for	
(A4)	Development not complying with Standard I559.6.7 Vehicle Access Restrictions.	NC

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(A5)	Development of a public transport interchange and associated facilities.	C
Subdivision		
(A6)	Any subdivision not complying with Standard I559.6.7 Vehicle Access Restrictions.	NC

Table I559.4.7 Residential Density Standards – MDRS (Residential – Mixed Housing Urban and Residential – Terraced Housing and Apartment Building)

Activity		Activity status
Use		
Development		
(A1)	Up to three dwellings per site each of which complies with Standards I559.6.19 to I559.6.30 inclusive.	P
(A2)	The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of three dwellings each of which complies with Standards I559. 6.19 to I559.6.6.30 inclusive.	P
(A3)	Accessory buildings associated with a development of dwellings each of which complies with Standards I559.6.6.19 to I559.6.27 inclusive	P
(A4)	Internal and external alterations, and additions to existing dwellings which complies with Standards I559.6.19 to I559.6.27 inclusive.	P
(A5)	Additions to an existing dwelling which complies with Standards I559.6.19 to I559.6.27 inclusive	P
(A6)	Buildings for one or more dwellings which do not comply with any of the Standards I559.6.19 to I559.6.27 inclusive	RD
(A7)	Four or more dwellings per site.	RD
Subdivision		
(A8)	Subdivision of land in accordance with an approved land use consent for the purpose of the construction, or use of dwellings as permitted or restricted discretionary activities in the precinct and meeting Standard I559.6.28 Standards for controlled subdivision activities	C
(A9)	Subdivision of land for up to three sites accompanied by: a) A land use consent application for up to three dwellings, one or more of which does not comply with any of Standards I559.6.19 to I559.6.27 inclusive but does comply with all applicable zone, Auckland-wide and overlay standards; or	C

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	(b) A certificate of compliance for up to three dwellings each of which complies with Standards I559.6.19 to I559.6.27 inclusive and applicable zone, Auckland-wide and overlay standards.	
(A10)	Any subdivision listed above not meeting I559.6.28 to I559.6.30 Standards for controlled subdivision activities	RD
(A11)	Any subdivision listed above not meeting Standards for subdivision in residential zones E38.8.1.1(1) and E38.8.1.2	RD
(A12)	Any subdivision listed above not meeting General Standards E38.6.2 to E38.6.6 inclusive	RD

I559.5. Notification

- (1) The notification rules of the underlying zone apply in respect of applications for residential activities or for subdivision associated with an application for the construction and use of residential activities.
- (2) Any other application for resource consent for an activity listed in Tables I559.4.1 to I559.4.7 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).
- (4) Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public notification of an application for resource consent is precluded if the application is for the construction and use of one, two, or three dwellings that do not comply with Standards I559.6.19 to I559.6.27 inclusive.
- (5) Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public and limited notification of an application for a subdivision resource consent is precluded if the subdivision is associated with an application for the construction and use of:
 - (a) one, two or three dwellings that do not comply with one or more of the Standards I559.6.19 to I559.6.27; or
 - (b) four or more dwellings that comply with all Standards I559.6.19 to I559.6.27 inclusive
- (6) Any application for a resource consent which is listed in I559.4.7 above which also requires resource consent under other rules in the Plan will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

I559.6. Standards

(1) Unless specified in Standard I559.6(2) below, all relevant overlay, Auckland-wide and zone standards apply to all activities listed in Activity Tables I559.4.1 to I559.4.7 above.

(2) The following Auckland-wide and zone standards do not apply to the activities listed in activity tables above:

(a) Activity Table I559.4.1 All zones:

- (i) The riparian yards in Tables H1.6.5.1, H3.6.8.1, H5.6.8.1, H6.6.9.1 and H11.6.4.1 do not apply where:
 - Standard I559.6.11 Riparian Yards for Streams and Natural Wetlands applies.
- (ii) Activity (A14): E38.8.2.3 does not apply to subdivision in Residential – Large Lot, and Residential - Single House Zone where land is subject to Landscape Protection Area – Eastern Escarpment shown on Precinct Plan 1 and Standard I559.6.10 applies.
- (iii) Activity (A15): E38.8.3.1(3) - (5) does not apply to subdivision in Residential - Single House Zone where land is subject to Landscape Protection Area – Eastern Escarpment shown on Precinct Plan 1 and Standard I559.6.10 applies.

(b) Activity Table I559.4.3 Residential – Single House Zone:

- (i) Activity (A3): H3.6.6 Building height standard of 8 metres does not apply to that part of the site subject to the Landscape Protection Control (Eastern Escarpment) shown on the planning maps and where Standard I559.6.6 Landscape Protection Control (Eastern Escarpment) applies.

(c) Activity Table I559.4.4 Residential – Mixed Housing Urban Zone:

- (i) Activity (A5): H5.6.8 Yards. The front yard in Table H5.6.8.1 Yards does not apply where:
 - Standard I559.6.1 Special Yard: Green Avenue and Wider Western Link Road applies.
- (ii) The rear yard in Table H5.6.8.1 Yards does not apply where:
 - Standard I559.6.3 Special Yard: Bat Flight Corridor applies.

(d) Activity Table I559.4.5 Residential – Terrace Housing and Apartment Buildings Zone:

- (i) Activity (A3) H6.6.9 Yards. The relevant yard in Table H6.6.9.1 Yards does not apply where:

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- Standard I559.6.1 Special Yard: Green Avenue and Wider Western Link Road applies.

(3) All activities listed in Activity Tables I559.4.1 to I559.4.7 must comply with Standards I559.6.

(4) The following Auckland-wide and zone standards do not apply to the activities (A1) to (A5) listed in Activity Table I334.4.7 above:

Residential - Mixed Housing Urban Zone:

- H5.6.3 The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings
- H5.6.4 Building height
- H5.6.5 Height in relation to boundary
- H5.6.6 Alternative height in relation to boundary
- H5.6.7 Height in relation to boundary adjoining lower intensity zones
- H5.6.8 Yards
- H5.6.10 Building coverage
- H5.6.11 Landscaped area
- H5.6.12 Outlook space; and
- H5.6.14 Outdoor living space

Residential - Terrace Housing and Apartment Buildings Zone:

- H6.6.3 The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings
- H6.6.6 Height in relation to boundary
- H6.6.7 Alternative height in relation to boundary
- H6.6.8 Height in relation to boundary adjoining lower intensity zones
- H6.6.9 Yards
- H6.6.11 Building coverage
- H6.6.12 Landscaped area
- H6.6.13 Outlook space

- H6.6.15 Outdoor living space

I559.6.1. Special Yard: Green Avenue and Wider Western Link Road

Purpose:

- to promote the development of the front yards for outdoor use; and
 - to promote passive surveillance along the adjoining road.
- (1) A building or parts of a building on sites shown as subject to the Special Yard: Green Avenue or Special Yard: Wider Western Link Road on I559.10.1 Precinct Plan 1 must be set back at least 3m from the front boundary.
 - (2) Residential lots fronting the Wider Western Link Road are to have pedestrian access into the site from the Wider Western Link Road.
 - (3) Residential lots fronting Green Avenue are to have pedestrian access into the site from the Green Avenue.

I559.6.2. Special Yards: Avice Miller Reserve

Purpose:

- to provide a buffer adjacent to the Avice Miller Reserve.
- (1) A building or parts of a building must be set back from the legal boundary with Avice Miller Reserve by 10m. All public walking tracks must be setback from the legal boundary with Avice Miller by a minimum of 3m.
 - (2) A 8m wide strip of the Special Yard measured from the boundary of the Avice Miller Reserve shall be planted with indigenous vegetation that attain a height of at least 10m when mature, except where a public walking track is constructed within the 8m yard.
 - (3) The 8m wide strip of the Special Yard shall be legally protected by a covenant or consent notice providing for the maintenance and protection of the landscaped area, the prevention of dumping of rubbish and garden waste, the management of noxious weeds, and a prohibition on the keeping of domestic cats for properties containing the special yard.
 - (4) This yard does not apply to any bulk potable water reservoir. Any bulk water reservoir shall be set back a minimum of 3m from the Avice Miller Reserve boundary.
 - (5) All external lighting within 30m of Avice Miller Reserve shall not exceed 0.3 lux when measured 1m above ground level and be downlit with controls in place to prevent uplifting, in order to provide an appropriate buffer with Avice Miller Reserve and possible bat flight corridors. Streetlights and temporary lighting associated with the maintenance of Watercare assets are exempt from provision I559.6.2(5).

I559.6.3. Special Yard: Bat Flight Corridor

Purpose:

- to provide an unobstructed, dark-space, flight corridor for Bats.
- (1) No dwellings, accessory buildings or light standards (over 1m high) are to be constructed within the Special Yard: Bat Flight Corridor as shown on Precinct Plan 5.
 - (2) All external lighting within or along the external boundary of the area identified as Special Yard: Bat Flight Corridor as shown on Precinct Plan 5 shall not exceed 0.3 lux when measured 1m above ground level and be downlit with controls in place to prevent uplifting.

I559.6.4. Special Height Limits

Purpose:

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

I559.6.5. Landscape Protection Area Controls (Northern Escarpment)

Purpose:

- to protect landscape features on key upper portions of the precinct.
 - to promote indigenous revegetation of the northern escarpment.
- (1) The minimum landscaped area for sites identified on Precinct Plan 1 as Landscape Protection Area – Northern Escarpment must be at least 75 per cent of the net site area. Of the minimum landscaped area, at least 60% shall be indigenous trees, shrubs or ground cover plants.
 - (2) External finishes on buildings shall be limited to natural stone and/or timber, or finished in a colour with the following limits utilising the BS5252 colour range:
 - (a) Hue (colour) – all colours from 00 to 24
 - (b) Reflectance value (RV) and greyness groups: for external walls an RV rating of no more than 60% for greyness groups A and B and no more than 40% for greyness group C. For roofs an RV rating of no more than 40% within greyness groups A, B and C.

I559.6.6. Landscape Protection Area Controls (Eastern Escarpment)

Purpose:

- to protect landscape features on key upper portions of the precinct;
 - to promote indigenous revegetation of the eastern escarpment; and
 - to allow an appropriate level of building coverage in the Residential – Large Lot zone portion of the eastern escarpment.
- (1) The minimum landscaped area for sites identified on I559.10.1 Precinct Plan 1 as Landscape Protection Area – Eastern Escarpment must be at least 50 per cent of the net site area. Of the minimum landscaping area, at least 60% shall be indigenous trees, shrubs or ground cover plants.
 - (2) Buildings must not exceed 8 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more.
 - (3) The maximum building coverage must not exceed 20 per cent of the net site area or 600m², whichever is the lesser.
 - (4) External finishes on buildings shall be limited to natural stone and/or timber, or finished in a colour with the following limits utilising the BS5252 colour range:
 - (a) Hue (colour) – all colours from 00 to 24
 - (b) Reflectance value (RV) and greyness groups: for external walls an RV rating of no more than 60% for greyness groups A and B and no more than 40% for greyness group C. For roofs an RV rating of no more than 40% within greyness groups A, B and C.

I559.6.7. Vehicle Access Restrictions

Purpose:

- to avoid direct vehicle access from individual sites (except any public transport interchange site or land zoned Residential – Large Lot or the Open Space (suburban park) area identified on Precinct Plan 4) onto Pohuehue Road, the Wider Western Link Road, Green Avenue and/or Collector Road 1; and
 - to promote safe and efficient operation of transport infrastructure; and
 - to achieve safe, accessible and high-quality pedestrian and cycle connections within the precinct and including to the Local Centre and any future public transport interchange that provides positively for the needs of the local community.
- (1) Any new road intersections with Pohuehue Road or the Wider Western Link Road servicing the precinct, shall be generally located as identified as “Access Points” on I559.10.3 Precinct Plan 3.
 - (2) Sites that front the Wider Western Link Road, Green Avenue, Collector Road 1 and/or Pohuehue Road must not have direct vehicle access to the road and access must be provided from rear lanes (access lots) or side roads. (This standard does not apply where direct vehicle access is required to service

any public transport interchange or site zoned Residential – Large Lot or Open Space areas identified on Precinct Plan 4. This standard does not apply to any vehicle crossing that exits onto Pohuehue Road at the time the Precinct is made operative). This standard does not apply to existing sites and development with vehicle crossings that exit onto Pohuehue Road at the time the Precinct is made operative.

Note: Land zoned Residential - Large Lot with frontage to Pohuehue Road or the Open Space (suburban park) area identified on Precinct Plan 4 with frontage to the Wider Western Link Road remains subject to the vehicle access restrictions applying to arterial roads in Chapter E27 Transport (see Table E27.4.1(A5), E27.6.4.1(2) and 3(b)).

I559.6.8. Wastewater and Potable Water Connections

Purpose:

- to ensure efficient delivery of wastewater and potable water infrastructure for Waimanawa.
- (1) All lots except for those in Residential – Large Lot and Open Space – Conservation zones shall connect to a reticulated wastewater system.
 - (2) All lots except for those in Residential – Large Lot and Open Space – Conservation zones shall connect to a reticulated potable water system.
 - (3) All subdivision and development (excluding that in the Residential – Large Lot and Open Space – Conservation zones), shall be connected to a functioning and consented potable water and wastewater system (including treatment and associated discharge) with sufficient capacity to service that subdivision or development prior to:
 - (a) In the case of subdivision, the issue of s224(c);
 - (b) In the case of development only, the passed final inspection under the Building Act of any buildings (excluding those buildings not required to have a water or wastewater service).

I559.6.9. Stormwater Management

Purpose

- to ensure that stormwater is managed and treated to maintain and enhance the health and ecological values of streams and to avoid exacerbating flood hazards.
- (1) Stormwater runoff from all impervious surfaces must be treated with a stormwater management device(s) meeting the following standards:
 - (a) the communal device or system must be sized and designed in accordance with 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)'; or

- (b) where alternative devices are proposed, the device must demonstrate it is designed to achieve an equivalent level of contaminant or sediment removal performance to that of 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)'; or
 - (c) those outlined within the stormwater management plan approved by the network utility operator.
- (2) Development of new impervious areas must provide stormwater detention for 50% AEP (i.e. 2-year ARI) storm events on top of the E10 SMAF 1 requirements or be in accordance with the approved stormwater management plan.
- (3) A minimum of 5mm roof runoff must be reused internally for non-potable applications (such as toilet flushing and washing machines) and detention volume of equivalent to the 50% AEP runoff attenuated to pre-development peak flowrates minus the reuse volume.

I559.6.10. Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment

Purpose:

- to create larger sites in that area identified as the "Eastern Escarpment Area".
- (1) Proposed sites in the area shown as "Eastern Escarpment Area" on Precinct Plan 1 must comply with the minimum net site area of:
- (a) Residential – Single House Zone and Residential Large Lot Zone (if connected by a reticulated water and wastewater system): 1,000m².
 - (b) Residential – Large Lot Zone (if unserviced in terms of a reticulated water and wastewater system): 2,500m².

I559.6.11. Riparian Yards for Streams and Natural Inland Wetlands

Purpose:

- to protect and enhance water quality and ecology of the streams and natural wetlands shown on Precinct Plan 2 while preventing erosion.
 - to integrate the watercourse within the Local Centre.
 - to integrate the section of watercourse along the Wider Western Link Road with the adjacent road.
- (1) The riparian yards of retained permanent or intermittent stream must be planted at the time of subdivision or site development to the minimum width shown on Precinct Plan 2 measured from the top of the stream bank or, where the stream edge cannot be identified by survey, from the centre line of the stream. This standard does not apply to that part of a riparian yard where

a road or public walkway crosses over the stream and/or passes through or within the riparian yard.

- (2) The riparian yards of any natural inland wetland must be planted at the time of subdivision or site development to a minimum width of 10m measured from the wetland's fullest extent. This standard does not apply to that part of a riparian yard where a road or consented public walkway crosses over the wetland and associated riparian area, and/or generally passes across a stream and associated riparian area, or within the riparian yard.
- (3) Walkways shall not be located within the 10m riparian yard, unless constructed using an impervious design, with a maximum width of 2m. This standard does not apply to that part of the riparian yard where a road crosses over the stream and/or passes through or within the riparian yard.

Note: Proposals are still subject to Chapter E3 – Lakes, rivers, streams and wetlands, and Chapter E15 – Vegetation management and biodiversity

I559.6.12. I559.6.12 New Buildings and Additions - High Contaminant Yielding Materials

Purpose:

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

I559.6.13. Greenways – Walking and Cycling Infrastructure

Purpose:

- to provide for off-road walkways and cycleways which Council (other than those vested as road) wants vested in Council to form part of the public greenway network.
- (1) Walkways and cycleways that are to be vested in the Council shall be provided within the greenways shown on Precinct Plan 1 and:
 - (a) Shall be constructed to a walking track standard similar to that constructed in Regional Parks;
 - (b) Shall provide connections to greenways on public or private land outside the land subject to resource consent, and are future-proofed by constructing track access to the boundary of the application site; and
 - (c) The width of the track shall have a minimum width of 2m.

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

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

I559.6.14. Transport Infrastructure

Purpose:

- to achieve the integration of land use and transport infrastructure (including walking and cycling).
 - to ensure transport infrastructure is appropriately provided for.
 - to provide a pedestrian and cycle connection along Pohuehue Road to Wech Drive.
- (1) The development of any part of the precinct shall provide the relevant transport infrastructure, including walking and cycling, in the general location shown on Precinct Plans 1 and 3.
- (2) Subdivision and development (including construction of any new road) must comply with the standards in Tables I559.6.14.1 and I559.6.14.2.

Table I559.6.14.1 Transport Infrastructure Upgrade Requirements

Transport Infrastructure Upgrade		Trigger
T1)	Upgrading of Valerie Close/Pohuehue Road Intersection	In the event of any subdivision (excluding boundary adjustment) with frontage to Valerie Close or any new development requiring resource consent with direct access to Valerie Close, an assessment is to be undertaken to confirm if any upgrading of the intersection is required as part of that subdivision or development.
T2)	Upgrading of Pohuehue Road through the WW South Precinct to the extent shown on Precinct Plan 3 including the provision of active mode facilities.	As part of the first development for: <ul style="list-style-type: none"> a) new buildings within the Business – Local Centre zone; or b) an integrated residential development; or c) residential development resulting in a cumulative total of 20 new dwellings or more in the precinct.
T3)	Construction of an interim pedestrian/cycle path on Pohuehue Road from the Wider Western Link	As part of the first residential development resulting in a cumulative

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	Road/Pohuehue Road Intersection to Wech Drive and a safe formal pedestrian crossing facility over Pohuehue Road.	total of 20 new residential dwellings or more in the precinct.
T4)	Construction of the Wider Western Link Road/Pohuehue Road Intersection.	As part of the first subdivision or development for: a) new buildings within the Business – Local Centre zone; or b) an integrated residential development; or c) residential development resulting in a cumulative total of 20 new dwellings or more in the precinct.
T5)	Construction of the Wider Western Link Road fronting the relevant subdivision or development.	Any subdivision or development with frontage to that section of the Wider Western Link Road.
T6)	Construction of Collector Roads (including Green Avenue).	Any subdivision or development with frontage to that section of the Collector Road.

Note 1: Table I559.6.14.1 will be considered to be complied with if the identified upgrade forms part of the same resource consent, or a separate resource consent which is given effect to prior to release of section 224(c) for any subdivision or prior to the passed final inspection under the Building Act of any buildings (excluding those buildings not required to have a water or wastewater service) for a land use only.

Note 2: Development relevant to Standards T5 and T6 only apply to the section of the road adjacent to the development or subdivision area.

Note 3: Where the Residential – Large Lot Zone fronts Pōhuehue Road, Pōhuehue Road should be upgraded to urban standard, including pedestrian and cycle facilities, to the most southerly vehicle or active mode connection to the Large Lot Zone from Pōhuehue Road. Kerb and channel and appropriate lane width should be provided between the most southerly vehicle connection from the Residential Large Lot Zone to Pōhuehue Road and the southern boundary of the Large Lot Zone.

Table I559.6.14.2 Road Function and Design Elements

Name	Role and Function of Road	Minimum Road Reserve (Note 1)	Total No. of Lanes	Design Speed	Median (Note 2)	Cycle Provision	Pedestrian Provision	Freight or Heavy Vehicle Route	Access Restrictions	Bus Provision Subject to (Note 4)
Pohuehue Road	Arterial	24m*	2	50 km/h	Yes	Yes (Note 3)	Yes (Note 3)	Yes	Yes	Yes
Wider Western Link Road	Arterial	24m	2	50 km/h	Yes	Yes (Note 5)	Yes	Yes	Yes	Yes
Green Avenue	Collector	26m	2	50 km/h	Yes	Yes	Yes	No	Yes	Yes
Collector Road 1 & 2	Collector	22m	2	50 km/h	No	Yes	Yes	No	Yes, for Collector Road 1	Yes
Local Road**	Local	16m	2	30 km/h	No	No	Yes	No	No	No

* Existing road reserve for Pohuehue Road varies

** Mason Heights included

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

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

Note 3: The shared walking and cycling path provision on Pohuehue Road will be an interim cycling and walking facility from the Wider Western Link Road/Pohuehue Road intersection to the Wech Drive/Pohuehue Road intersection.

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

Note 5: A bi-directional cycle facility only may be appropriate on the northern side of the WWLR adjoining the Morrison Orchard Precinct.

Note 6: Where the Residential – Large Lot Zone fronts Pōhuehue Road, Pōhuehue Road should be upgraded to urban standard, including pedestrian and cycle facilities, to the most southerly vehicle or active mode connection to the Large Lot Zone from Pōhuehue Road. Kerb and channel and appropriate lane width should be provided between the most southerly vehicle connection from the Residential Large Lot Zone to Pōhuehue Road and the southern boundary of the Large Lot Zone.

I559.6.15. Fences adjoining the front yard or vested publicly accessible open space

Purpose:

- to provide for fencing that is constructed along residential front boundaries and site boundaries adjoining vested publicly accessible open spaces as shown on Precinct Plan 4, to a height sufficient to:
 - provide privacy for dwellings while enabling opportunities for passive surveillance of the esplanade reserve and / or vested publicly accessible open space.
 - minimise dominance effects from fencing on the esplanade reserve.
- (1) Fences or walls or a combination of these structures (whether separate or joined together) that adjoin front boundaries or vested publicly accessible open spaces shown on Precinct Plan 4, must not exceed the height specified below, measured from the ground level at the boundary:
 - (a) 1.4m in height; or
 - (b) 1.8m in height for no more than 50 per cent of the site frontage and 1.4m for the remainder; or
 - (c) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the front boundary.

I559.6.16. Activities sensitive to noise within 35 metres of Pohuehue Road or the Wider Western Link Road

Purpose:

- to ensure activities sensitive to noise adjacent to Pohuehue Road and the Wider Western Link Road are designed to protect people's health and residential amenity while they are indoors.

- (1) Any new buildings or alterations to existing buildings containing an activity sensitive to noise (excluding non-habitable residential accessory buildings and garages/carports attached to dwellings) within 35m of the boundary of Pohuehue Road or the Wider Western Link Road must be designed, constructed and maintained so that road traffic noise does not exceed 40dB LAeq (24hour) in all noise sensitive spaces.
- (2) If windows must be closed to achieve the design noise levels in Standard I559.6.16 (1), the building must be designed, constructed and maintained with a mechanical ventilation system that meets the requirements of E25.6.10(3)(b) and (d) to (f).
- (3) A design report must be submitted by a suitably qualified and experienced person to the council demonstrating that compliance with Standard I559.6.16 (1) and (2) can be achieved prior to the construction or alteration of any building containing an activity sensitive to noise located within the areas specified in I559.6.16 (1). In the design, road noise is based on future predicted noise levels.
- (4) For the purposes of this Standard, future predicted noise levels shall be either based on computer noise modelling undertaken by a suitably qualified and experienced person on behalf of the applicant or those levels modelled as part of the Auckland Transport designations NOR 3 and NOR 8 (old State Highway 1 - South Upgrade and Wider Western Link - North).
- (5) Should noise modelling undertaken on behalf of the applicant be used for the purposes of the future predicted noise levels under this standard, modelling shall be based on an assumed posted speed limit of 50km/h, the use of an asphaltic concrete surfacing (or equivalent low-noise road surfacing) and a traffic design year of 2048.

I559.6.17. Potable Water Supply Efficiency

Purpose:

- to ensure new dwellings adopt domestic potable water efficiency measures to provide sustainability benefits to the wider community.

- (1) All new dwellings are fitted with water efficient fixtures, to a minimum 3 Star standard (under the Water Efficiency Labelling Scheme (WELS)).

I559.6.18. Residential Density Standards

- (1) All land within the Residential – Single House Zone is deemed a qualifying matter, meaning standards I559.6.19 to I559.6.30 do not apply in the Residential – Single House Zone.
- (2) The precinct includes the following provisions which are qualifying matters and apply in respect of the residential density standards:

- (a) I559.6.1 Special Yard: Green Avenue and Wider Western Link Road
 - (b) I559.6.2 Special Yards: Avice Miller Reserve
 - (c) I559.6.3 Special Yard: Bat Flight Corridor
 - (d) I559.6.4 Special Height Limits
 - (e) I559.6.5 Landscape Protection Area Controls (Northern Escarpment)
 - (f) I559.6.6 Landscape Protection Area Controls (Eastern Escarpment)
 - (g) I559.6.10 Special Subdivision Control Area in the Landscape Protection Area - Eastern Escarpment
 - (h) I559.6.11 Riparian Yards for Streams and Natural Inland Wetlands
- (3) The development of dwellings on land zoned Residential – Mixed Housing Urban and Residential – Terrace Housing and Apartment Buildings must comply with the following Medium Density Residential Standards as specified below.

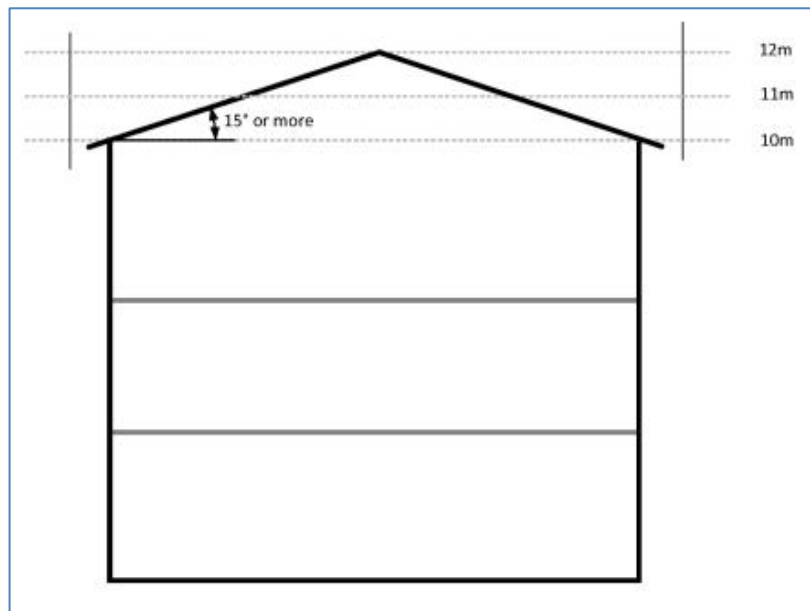
I559.6.19. Number of dwellings per site

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

I559.6.20. Building height

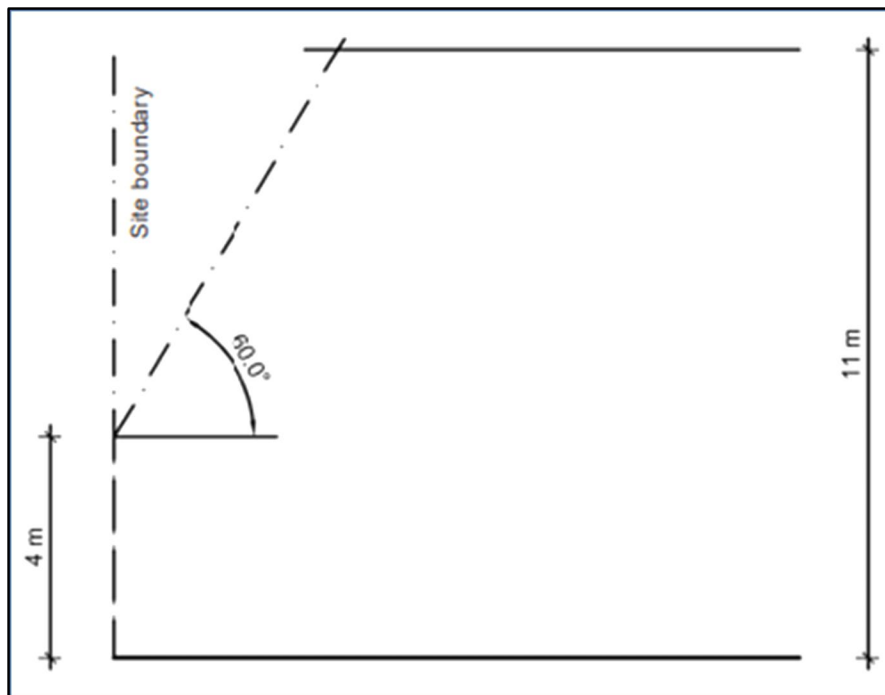
- (1) In the Residential – Mixed Housing Urban Zone, buildings must not exceed 11 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown in Figure I559.6.20.1:

Figure I559.6.20.1 Building height



I559.6.21. Height in Relation to Boundary

- (1) Buildings must not project beyond a 60 degree recession plane measured from a point 4m vertically above ground level along the side and rear boundaries, as shown in Figure I559.6.21.1 below.
- (2) Standard I559.6.21 (1) above does not apply to a boundary with a road.
- (3) Standard I559.6.21 (1) above does not apply to a boundary, or part of a boundary, adjoining any Business Zone.
- (4) Standard I559.6.21(1) above does not apply to any existing or proposed internal boundaries within a site.
- (5) Standard I559.6.21(1) above does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
- (6) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standard I559.6.21(1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (7) The height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.

Figure I559.6.21.1 Height in relation to boundary**I559.6.22. Yards**

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table I559.6.22(1) below except that when Standards I559.6.1, I559.6.2, I559.6.3, and I559.6.11 applies the relevant yard in Table I559.6.22(1) is not required by Standard I559.6.22(1).

Table I559.6.22.1

Yard	Minimum Depth
Front	1.5
Side	1m
Rear	1m

- (2) This standard does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

I559.6.23. Building Coverage

- (1) The maximum building coverage must not exceed 50 per cent of the net site area.

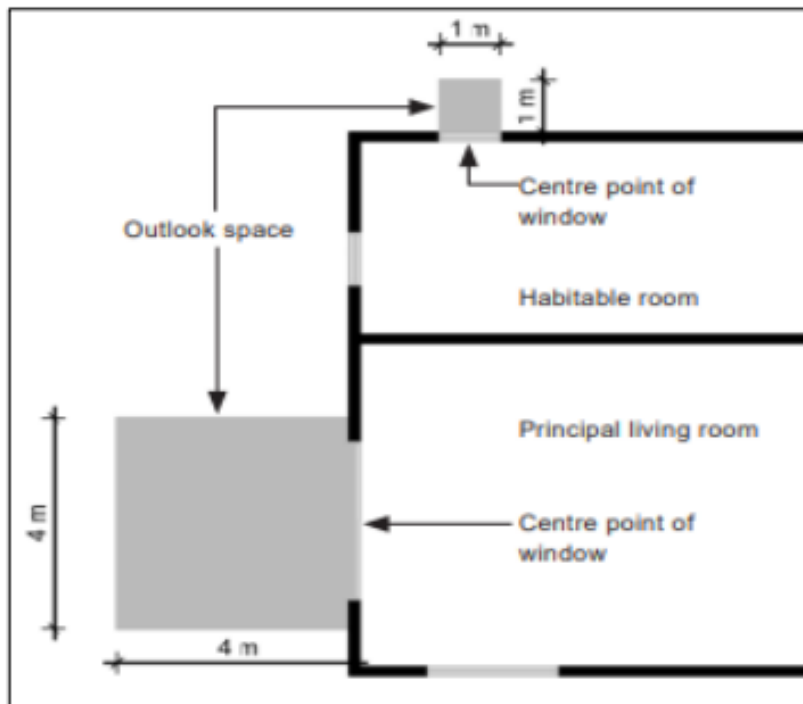
I559.6.24. Landscaped Areas

- (1) A dwelling at ground floor level must have a landscaped area of a minimum of 20 per cent of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.
- (2) The landscaped area may be located on any part of the development site, and does not need to be associated with each dwelling.

I559.6.25. Outlook Space

- (1) An outlook space must be provided for each development containing up to three dwellings as specified in this standard.
- (2) An outlook space must be provided from habitable room windows as shown in Figure I559.6.25.1 below.
- (3) The minimum dimensions for a required outlook space are as follows and as shown in Figure I559.6.25.1 below:
 - (a) a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
 - (b) all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
- (4) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
- (5) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
- (6) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
- (7) Outlook spaces may be under or over a balcony.
- (8) Outlook spaces required from different rooms within the same building may overlap.
- (9) Outlook spaces must—
 - (a) be clear and unobstructed by buildings; and
 - (b) not extend over an outlook space or outdoor living space required by another dwelling.

Figure I559.6.25.1 Outlook Space requirements for developments containing up to three dwellings



I559.6.26. Outdoor Living Space

- (1) A dwelling at ground floor level must have an outdoor living space that is at least 20m² that comprises ground floor, balcony, patio, or roof terrace space that:
 - (a) where located at ground level, has no dimension less than 3 metres; and
 - (b) where provided in the form of a balcony, patio, or roof terrace, is at least 8m² and has a minimum dimension of 1.8 metres; and
 - (c) is accessible from the dwelling; and
 - (d) may be:
 - (i) grouped cumulatively by area in one communally accessible location; or
 - (ii) located directly adjacent to the unit; and
 - (e) is free of buildings, parking spaces, and servicing and manoeuvring areas.
- (2) A dwelling located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that:
 - (a) is at least 8m² and has a minimum dimension of 1.8 metres; and
 - (b) is accessible from the dwelling; and

(c) may be:

- (i) grouped cumulatively by area in one communally accessible location, in which case it may be located at ground level; or
- (ii) located directly adjacent to the dwelling.

I559.6.27. Windows to street

- (1) Any dwelling facing the street must have a minimum of 20 per cent of the street facing façade in glazing. This can be in the form of windows or doors.

I559.6.28. Subdivision in accordance with an approved land use consent for the purpose of the construction or use of dwellings as permitted or restricted discretionary activities in the precinct

Purpose: To provide for subdivision of land for the purpose of construction and use of dwellings in the Residential – Mixed Housing Urban zone and Residential – Terraced Housing and Apartment Building zone in accordance with MDRS permitted and restricted discretionary land use activities.

- (1) Any subdivision relating to an approved land use consent must comply with that land use consent.
- (2) Subdivision does not increase the degree of any non-compliance with standards I559.6.19 to I559.6.27 except that Standard I559.6.21(1) does not apply along the length of any proposed boundary where dwellings share a common wall.
- (3) No vacant sites are created.

I559.6.29. Subdivision around existing buildings and development

Purpose: To provide for subdivision of land for the purpose of construction and use of dwellings Residential – Mixed Housing Urban zone and Residential – Terraced Housing and Apartment Building zone in accordance with Standards I559.6.19 to I559.6.27 inclusive.

- (1) Prior to subdivision occurring, all development must meet the following:
 - (a) Comply with the relevant overlay, Auckland-wide, zone and precinct rules;
or
 - (b) Be a legally established dwelling.
- (2) Subdivision does not increase the degree of any non-compliance with standards I559.6.19 to I559.6.27 except that Standard I559.6.21(1) does not apply along the length of any proposed boundary where dwellings share a common wall.

- (3) No vacant sites are created.

I559.6.30. Subdivision for up to three sites accompanied by a land use consent application or certificate of compliance for up to three dwellings

Purpose: To provide for subdivision of land for the purpose of construction and use of dwellings in the Residential – Mixed Housing Urban zone and Residential – Terraced Housing and Apartment Building zone.

- (1) The subdivision application and land use consent application or certificate of compliance relate to a site on which there are no dwellings.
- (2) The subdivision application and land use consent application or certificate of compliance must be determined concurrently.
- (3) Each dwelling, relative to its proposed boundaries, complies with Standards I559.6.19 to I559.6.27.
- (4) A maximum of three sites and three dwellings are created.
- (5) No vacant sites are created.

I559.7. Assessment – controlled activities

I559.7.1. Matters of control

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

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

I559.7.2. Assessment criteria – controlled activities

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

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

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

I559.8. Assessment – restricted discretionary activities

I559.8.1. Matters of discretion

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

- (1) Subdivision, four or more dwellings per site or an Integrated Residential Development:
 - (a) The matters of discretion listed at E38.12.1(7).
 - (b) Landscaping within the Avice Miller Reserve Yard and the Landscape Protection Control areas.
 - (c) The provision of open space as shown on Precinct Plan 4, including public accessibility, function of the open space, and compliance with Crime Prevention Through Environmental Design Principles.
- (d) Transport including:
 - (i) access;
 - (ii) provision of walking and cycling infrastructure;
 - (iii) traffic generation;
 - (iv) access to parking;
 - (v) location and design of the Wider Western Link Road, Collector Roads, key local roads and potential connections to neighbouring properties;
 - (vi) provision of public transport facilities;

- (vii) design and sequencing of transport network upgrades.
 - (e) The design and operation of any intersection with the Wider Western Link Road and Pohuehue Road.
 - (f) Stormwater management.
 - (g) Wastewater connections
 - (h) The extent to which greenway connections are provided.
 - (i) The extent to which riparian yards are provided adjacent to streams and natural wetlands.
 - (j) The effect on recreation and open space.
 - (k) The effects of walkways within riparian yards on ecology.
 - (l) The design of the road and associated road reserve, and any associated design constraints where the development does not comply with Table I559.15.16.2 Road Function and Design Elements.
- (2) Local Centre – New buildings and additions and alterations
- (a) The matters of discretion listed at H11.8.1(4), noting that clause H11.8.1(4)(a)(i) is amended as follows:
 - (i) The contribution that such buildings make to the attractiveness, pleasantness and enclosure of the public space (including the watercourse).
- (3) Non-compliance with Standard I559.6.16 - Activities sensitive to noise within 35m of Pohuehue Road or the Wider Western Link Road.
- (a) Effects on human health and residential amenity while people are indoors.
 - (b) Building location or design features, topography or other alternative measures that will mitigate potential adverse health and amenity effects relating to noise.
- (4) Buildings in the Residential - Mixed Housing Urban zone and Residential - Terraced Housing and Apartment Buildings zone which do not comply with any of Standards I559.6.19 to I559.6.27
- (a) any precinct and zone policy which is relevant to the standard.
 - (b) the effects of the infringement of the standard.

- (c) the effects of any special or unusual characteristics of the site which is relevant to the standard.
- (d) the characteristics of the development.
- (e) any other matters specifically listed for the standard.
- (f) where more than one standard will be infringed, the effects of all infringements considered together.

I559.8.2. Assessment criteria - restricted discretionary activities

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

- (1) Subdivision, four or more dwellings per site or an Integrated Residential Development:

- (a) Design and layout

The extent to which:

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

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

The extent to which:

- (i) Lots that include streams shown on Precinct Plan 2, have complying practical building platforms clear of identified streams to be retained and any riparian yard requirement.

- (ii) The cumulative effect of the approach to stormwater management is in accordance with a Stormwater Management Plan approved by the network utility operator and achieves a 'treatment train' process based on a ten year attenuation standard which mitigates urban stormwater, quality issues and controls runoff from roads and other impervious surfaces.
- (iii) Connections to greenways on public or private land outside the land subject to resource consent, are futureproofed by constructing track access to the boundary of the application site.
- (iv) Any walkways are set back a minimum of 10m from any natural wetland.
- (v) Any walkway is set back a minimum of 5m from the top of the bank of any stream, except any walkway and bridge which crosses the stream.
- (vi) Any walkway within a riparian yard successfully manages potential stream erosion and sedimentation effects and are planted in indigenous vegetation to the edge of the walkway.
- (vii) The treatment of walkway edges, including retaining walls, protects the ecology of the stream and does not unduly detract from the amenity of the stream and walkway.
- (viii) The location and alignment of the walkway addresses any effects on the ecology of the immediate area and existing riparian planting, land contour and the practicality of constructing the walkway and the amenity that would be provided to users of the walkway.
- (ix) Greenways for walking and cycling need not be provided in accordance with Precinct Plan 1 for ecological reasons due to the presence of Kauri Dieback.

(c) Transport

The extent to which:

- (i) The collector road network and the Wider Western Link Road are provided generally as shown on Precinct Plan 3 to achieve a connected street layout that integrates with the surrounding transport network and responds to landform.
- (ii) An integrated network of local roads is provided within the precinct that provides a good degree of accessibility and supports a walkable street network.
- (iii) Greenway routes, generally in accordance with Precinct Plan 3, are created to ensure an interconnected neighbourhood.
- (iv) The intersection design of any road intersection with the Wider Western Link Road or Pohuehue Road as shown on Precinct Plan 3 is supported by a transport assessment and safety audit demonstrating

the intersection will provide a safe, efficient and effective connection to service the expected subdivision and development. This includes safe and convenient provision for pedestrians and cyclists.

- (v) The transport assessment and safety audit required under Rule I559.8.2(1)(c)(iv) demonstrate the design and operation of the proposed intersection will not have adverse effects on the function of the surrounding transport network including Pohuehue Road and the Wider Western Link Road.
- (vi) The greenway network crossings of the Wider Western Link Road occurs by at-grade pedestrian and/or cyclist crossing facilities.
- (vii) The design of new or upgraded roads accords with the Road Function and Design Elements Table I559.6.14.2.
- (viii) Whether the proposed streetlighting for roads within 30m of Avice Miller Reserve takes into account the possible bat corridor.

(d) Non-compliance with Table I559.6.14.2 Road Function and Design Elements

- (i) Whether there are constraints or other factors present which make it impractical to comply with the required standards;
- (ii) Whether the design of the road, and associated road reserve achieves policies (13), (15) and (16);
- (iii) Whether the proposed design and road reserve:
 - incorporates measures to achieve the required design speeds;
 - can safely accommodate required vehicle movements;
 - can appropriately accommodate all proposed infrastructure and roading elements including utilities and/or any stormwater treatment;
 - assesses the feasibility of upgrading any interim design or road reserve to the ultimate required standard.
- (iv) Whether there is an appropriate interface design treatment at property boundaries, particularly for pedestrians and cyclists.

(e) Stormwater management

- (i) Development is in accordance with the approved Stormwater Management Plan and policies E1.3(1) – (14).
- (ii) The design and efficacy of infrastructure and devices with consideration given to the likely effectiveness, ease of access,

operation, life cycle cost, maintenance, and integration with the surrounding environment including the road corridor where relevant.

(f) Wastewater connections

- (i) The extent to which the proposal facilitates and enables wastewater servicing for Warkworth South to be provided in an efficient and comprehensive way.

(g) The effect on recreation and open space

- (i) The extent to which reserves and open space are provided and their integration with the surrounding open space network and suitability for the intended function and future requirements of the area;
- (ii) Refer to Policy I559.3(20).

(2) Local Centre – New buildings and additions and alterations

- (a) The design of the Local Centre shall achieve a connected and functional design that reflects a high quality of architectural design, landscape architecture and best practise urban design principles, including the extent to which a suitable pedestrian and cyclist connection is provided between the Local Centre and any public transport facilities, the land to the west, south and to the pedestrian and cycle crossing at the Wider Western Link Road and Pohuehue Road Intersection.
- (b) The quality of design shall provide a safe useable environment that reflects urban design best practise including Crime Prevention Through Environmental Design principles.
- (c) Planting and hard landscape elements shall enhance and reflect local character such as the values of the Mahurangi River, riparian corridors and Morrison Heritage Orchard.
- (d) The extent to which land use activities complement adjoining land uses and assist in maintaining or enhancing connectivity and relationship to adjacent open space areas.

(3) Non-compliance with Standard I559.6.16 Activities sensitive to noise within 35m of Pohuehue Road or the Wider Western Link Road

- (a) Whether activities sensitive to noise adjacent to Pohuehue Road and the Wider Western Link Road are designed to protect people from adverse health and amenity effects while they are indoors.
- (b) Whether any identified topographical or building design features, or the location of the building or any other existing buildings, will mitigate any potential health and amenity effects.

- (c) The extent to which alternative mitigation measures avoid, remedy or mitigate the effects of non-compliance with the noise standards on the health and amenity of potential building occupants.
- (4) For buildings that do not comply with one or more of Standards I559.6.19 to I559.6.27:
 - (a) any precinct and zone policy which is relevant to the standard.
 - (b) the effects of the infringement of the standard.
 - (c) the effects of any special or unusual characteristics of the site which is relevant to the standard.
 - (d) the characteristics of the development.
 - (e) any other matters specifically listed for the standard.
 - (f) where more than one standard will be infringed, the effects of all infringements considered together.

I559.9. Special information requirements

I559.9.1. Transport and safety

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

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

Any proposed new key road intersection or upgrading of existing key road intersections illustrated on the Precinct Plan or otherwise identified in the precinct provisions must be supported by a Transport Design Report and Concept Plans (including forecast transport modelling and land use assumptions), prepared by a suitably qualified transport engineer confirming the location and design of any road and its intersection(s) supports the safe and efficient function of the existing and future (ultimate) transport network and can be accommodated within the proposed or available road reserves. This may be included within a transport assessment supporting land use or subdivision consents.

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

- (3) For the avoidance of doubt, the key road intersections for the purposes of this requirement are identified on Precinct Plan 3 as 'Indicative Access Points onto WWLR' and 'Indicative WWLR / Pōhuehue Road Intersection'. In addition, an assessment is required on the Valerie Close / Pōhuehue intersection in accordance with Standard I559.6.14.1 (T1)

I559.9.2. Riparian planting plan

An application for any subdivision or development that requires the provision and planting of an esplanade reserve or riparian yard under I559.6.11 Riparian Yards for Streams and Natural Wetlands must be accompanied by the following information as a minimum:

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

I559.9.3. Local centre

- (1) An application for new buildings, additions and alterations which require resource consent in the Local Centre must be accompanied by:
 - (a) An urban design assessment demonstrating how the development addresses where relevant:
 - (i) the matters stated in Objective 8 and Policy 7; and
 - (ii) Activation of the street frontage along the Wider Western Link Road; and
 - (iii) Open space and access along the watercourse; and
 - (iv) Creation of a landmark building on the corner of Pohuehue Road and the Wider Western Link Road; and
 - (v) Its proximity to the Morrison Heritage Orchard.

I559.9.4. Site Specific Watercourse Assessment (Stormwater Effects Assessment)

An application for any land modification, subdivision or development which adjoins a permanent or intermittent stream must be accompanied by a 'Site Specific Watercourse Assessment' prepared by a suitably qualified person. The assessment

must include a stream reach assessment identifying any erosion hotspots, stream bank erosion and appropriate erosion mitigation measures.

I559.9.5. Flood modelling and Assessment

A detailed flood modelling and assessment must be undertaken when subdivision or development requiring resource consent is proposed to be undertaken on land which may be subject to the 1 per cent annual exceedance probability (AEP) floodplain or overland flow paths. Modelling limitation must include but is not limited to:

- (1) Modelling boundary condition.
- (2) Aerial Reduction Factor (ARF) used in the modelling.
- (3) Terrain detail for proposed development,
- (4) Unknown factor regarding the post processing of the flood plain results.

I559.9.6. Tree Management Plan

Any application for land modification or development within the following areas, as outlined and defined on Precinct Plans 1 and 2, must be accompanied by a tree management plan prepared by a suitably qualified person.

- (a) Landscape Protection Areas
- (b) Covenants to be Retained
- (c) Proposed Covenanted Bush
- (d) Significant Vegetation

The tree management plan must record all affected native trees or groups of trees and provide details of land-use design considerations, and tree protection methodologies during construction and development activities.

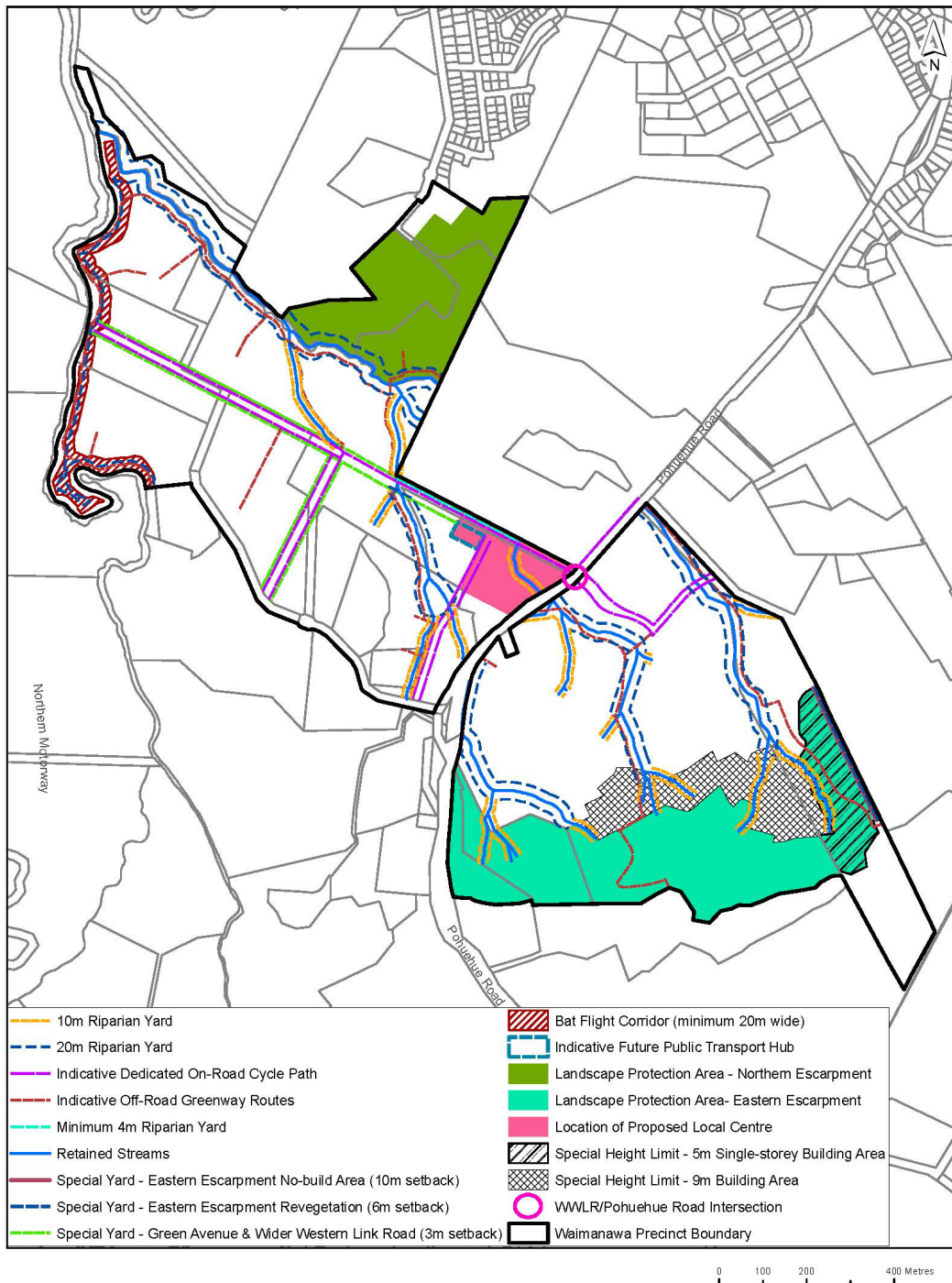
I559.9.7. Wastewater and Potable Water Plan

- (1) The first land-use or subdivision consent application in the precinct which increases the number of lots or dwellings (excluding boundary adjustments), must be accompanied by a wastewater and potable water plan for the precinct. The plan is required to address the following matters:
 - (a) method of wastewater treatment and associated discharge of treated wastewater;
 - (b) method of water supply;

- (c) ownership and method of ongoing operation and maintenance (except this part of the plan is not required if the precinct is to be connected to the Watercare network).
 - (d) estimated Interim solutions and / or staging as the development of the precinct proceeds.
 - (e) options (if any) to connect to the public network in the future if the initial design does not connect to the public network.
 - (f) an outline of if / how the infrastructure is future proofed to take account of development in the wider Warkworth South area.
- (2) Subsequent land use and/or subdivision consent applications must be consistent with the wastewater and potable water plan approved as part of the first land use or subdivision resource consent, or any approved variation.

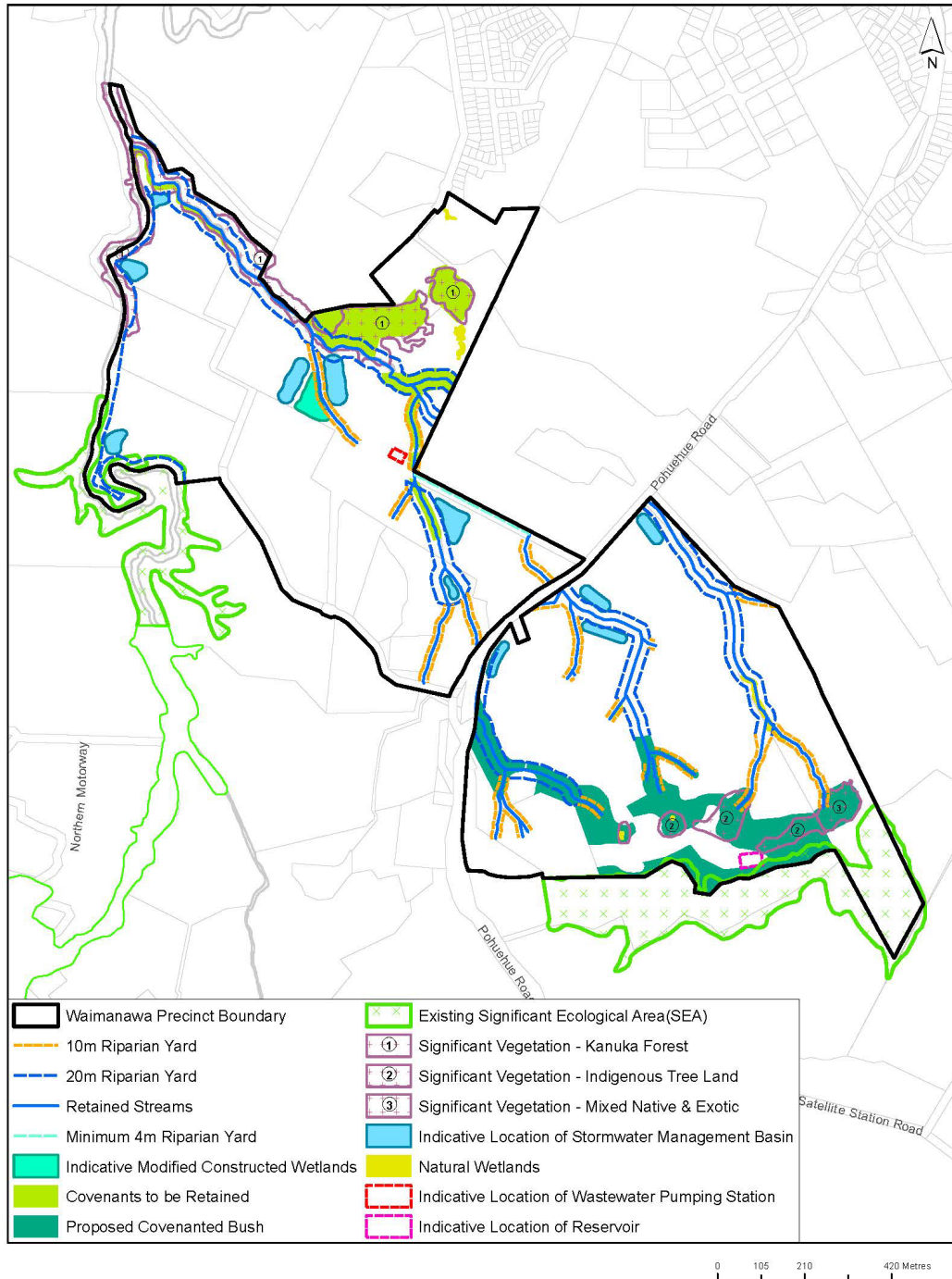
I559.10. Precinct Plans

I559.10.1. Waimanawa Precinct Plan 1 Spatial provisions



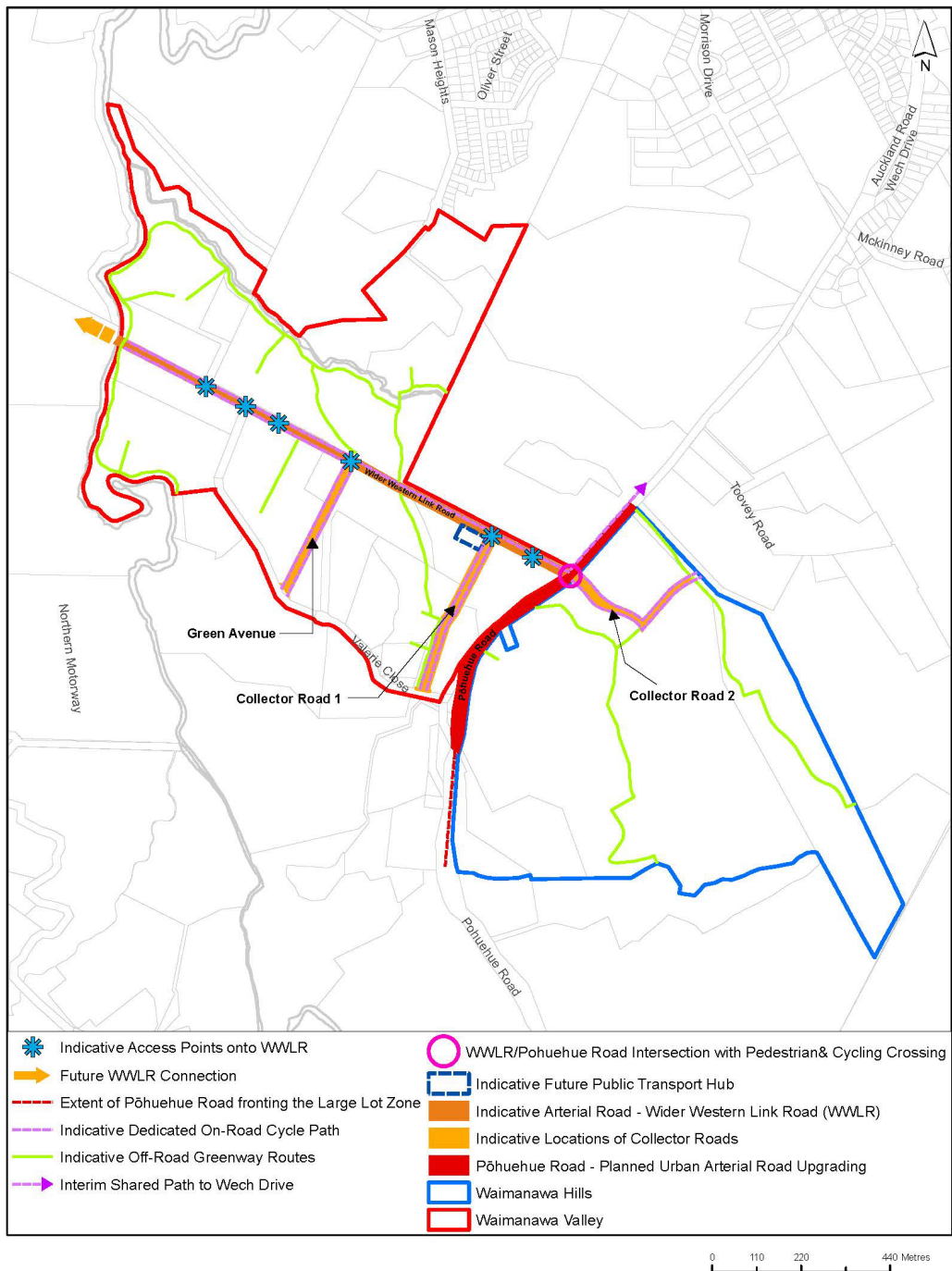
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I559.10.2. Waimanawa Precinct Plan 2 Environment



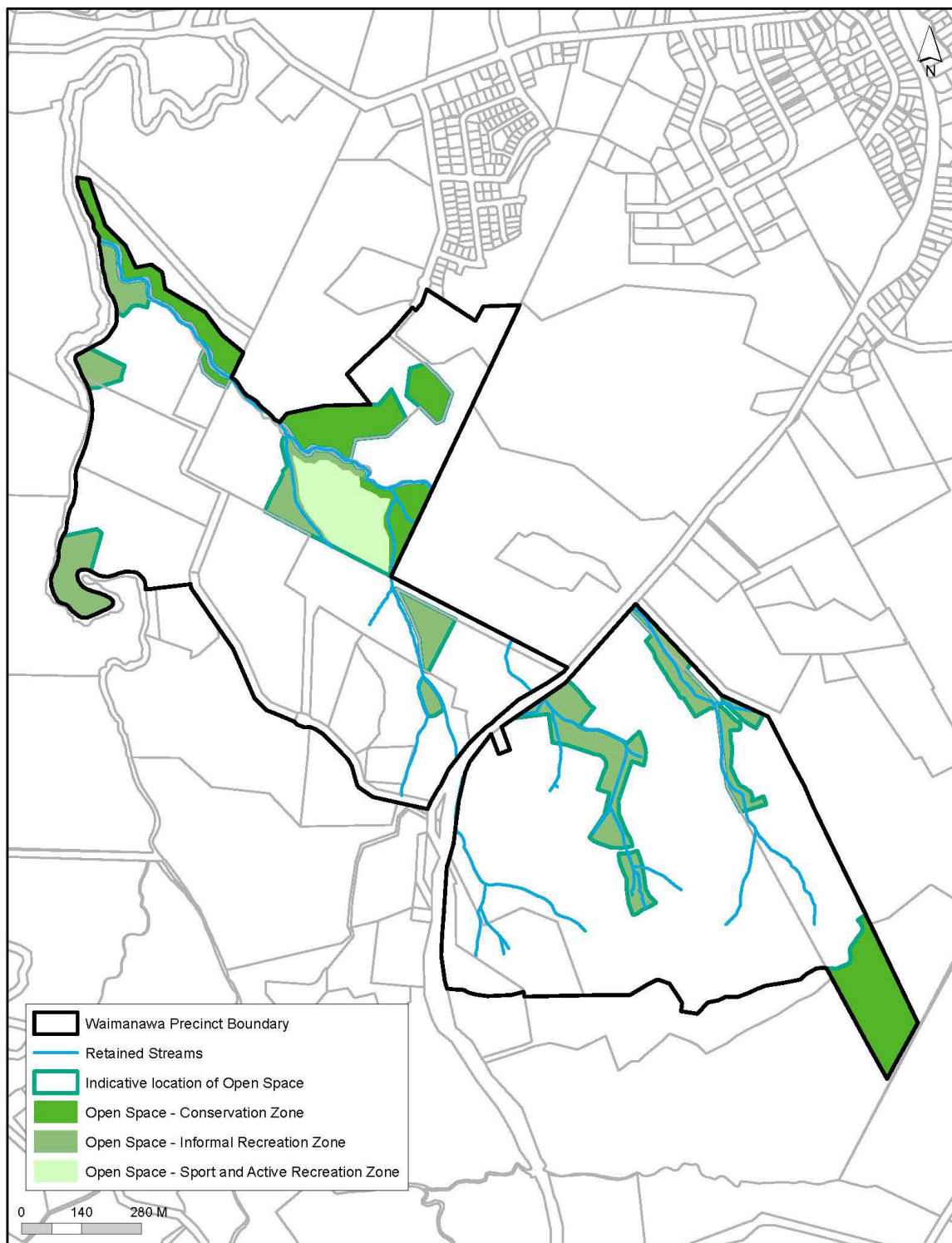
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I559.10.3. Waimanawa Precinct Plan 3 Transportation



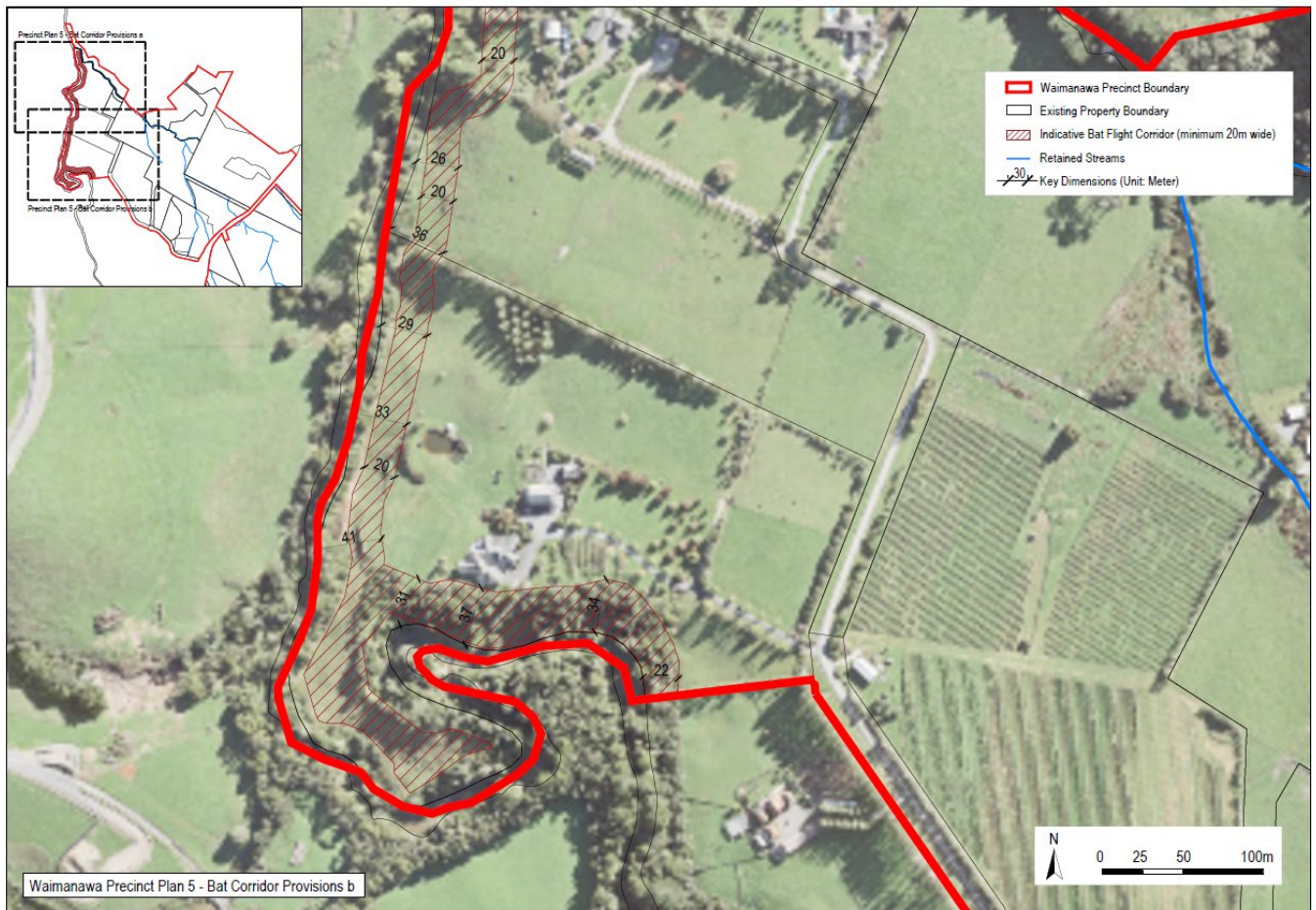
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I559.10.4. Waimanawa Precinct Plan 4 Indicative Open Space





I559 Waimanawa Precinct



I560. Morrison Heritage Orchard Precinct

I560.1. Precinct Description

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

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

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

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

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

Acoustic attenuation provisions are included within the precinct to protect activities sensitive to noise from adverse effects arising from the road traffic noise associated with the operation of existing (Pohuehue Road) and future (the Wider Western Link Road) arterials.

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

I560.2. Objectives

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

I560 Morrison Heritage Orchard Precinct

- (4) Activities sensitive to noise adjacent to existing or future arterial roads are designed to protect people's health and residential amenity while they are indoors.
- (5) Access to and from the precinct occurs in an effective, efficient and safe manner that mitigates adverse effects of traffic generation on the surrounding road network.

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

I560.3. Policies

- (1) Provide for existing and future orchard and complementary commercial and visitor activities including outdoor rural-based activities, accommodation, weddings and functions, restaurant / café and markets.
- (2) Ensure that residential subdivision and development is enabled in defined areas and at appropriate densities that are consistent with and do not compromise the open space heritage values of the orchard or conflict with associated rural and visitor activities.
- (3) Encourage subdivision, development and land uses that maintain and protect the overall rural character and appearance of the Heritage Orchard Precinct and avoid adverse effects between it and existing and future surrounding residential and other sensitive activities.
- (4) Ensure that activities sensitive to noise adjacent to existing and future arterial roads are designed with acoustic attenuation measures to protect people's health and residential amenity while they are indoors.
- (5) Avoid vehicle access onto the Wider Western Link Road and restrict vehicle access to Pohuehue Road until necessary safety and efficiency improvements have been implemented.
- (6) Ensure that activities mitigate adverse effects relating from activities on the surrounding transport network.

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

I560.4. Activity table

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

Table I560.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Morrison Heritage Orchard Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Permitted activities are subject to the relevant standards in I560.6.

I560 Morrison Heritage Orchard Precinct

Table I560.4.1 Activity table

Activity		Activity status
Use		
Visitor Activities and Accommodation		
(A1)	A maximum of four dwellings in Activity Area A as of [22 August 2025] or a single site comprising Activity Area A.	P
(A2)	One dwelling per site in Activity Areas A, B and C other than as permitted in (A1) and (A12) of this table.	P
(A3)	Camping ground	P
(A4)	Garden centre	P
(A5)	Markets	P
(A6)	One minor dwelling per principal dwelling, excluding dwellings established under (A12) of this table.	P
(A7)	Produce sales	P
(A8)	Restaurant and café	P
(A9)	Rural commercial services	P
(A10)	Rural tourist and visitor activities	P
(A11)	Visitor accommodation	P
(A12)	Workers' accommodation	P
(A13)	Weddings and functions	P
(A14)	Activities (A1) to (A13) not complying with the standards in Rules I560.6.2 to I560.6.10.	RD
(A15)	Activities not complying with the standards in Rules 6.1.1 (3); 6.1.2 - Table I560.6.1.2 (T1); or I560.6.1.3 below.	RD
(A16)	Activities not complying with the standard in Rule I560.6.1.2 - Table I560.6.1.2 (T2) below	D
(A17)	Activities not complying with Standard I560.6.1.1(1) and (2)	NC
Development		
(A18)	New buildings or additions up to 250m ² GFA in all Precinct Activity Areas	P
(A19)	New buildings or additions 250m ² GFA or greater in all Precinct Activity Areas.	RD
(A20)	Development not complying with Standards I560.6.1.3 Activities sensitive to noise adjacent to an existing or future arterial road	RD
(A21)	Development not complying with Standard I560.6.1.1(1) and (2)	NC
(A22)	Activities not complying with Standard I560.6.12 and I560.6.13	RD

I560 Morrison Heritage Orchard Precinct

(A23)	Any shelterbelt activity not complying with the standards in Rule I560.6.13.	RD
Subdivision		
(A24)	Subdivision complying with Standard I560.6.11.	RD
(A25)	Subdivision not complying with Standard I560.6.11.	D
(A26)	Subdivision not complying with Standards I560.6.1.1 (1) and (2) and I560.6.1.2	NC

I560.5. Notification

- (1) An application for resource consent for a restricted discretionary activity listed in Table I560.4.1 above shall 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).

I560.6. Standards

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

All activities listed as permitted, restricted discretionary in (A16) and subdivision in (A18) in **Table I560.4.1** Activity table must comply with the following standards.

I560.6.1. General

I560.6.1.1. Access and traffic generation standard

Purpose:

- To limit vehicle access on to Pohuehue Road and prevent access to the Wider Western Link Road.
 - To restrict total daily vehicle traffic to reduce overall traffic and land use intensity effects to a level compatible with the heritage orchard character sought by the precinct.
- (1) Vehicle access is limited to Pohuehue Road at the Approved Entry Point (AEP) shown on the Precinct Plan.
 - (2) Subdivision and development that has frontage to the Wider Western Link Road must not be provided with vehicle access to that road.
 - (3) The maximum cumulative traffic generation shall not exceed 220 vehicles per hour and 1,000 vehicle movements per day for the following activities. This cumulative threshold includes vehicle movements associated with servicing any activity or event.

I560 Morrison Heritage Orchard Precinct

(A3)	Camping ground
(A4)	Garden centre
(A5)	Markets
(A7)	Produce sales
(A8)	Restaurant and café
(A9)	Rural commercial services
(A10)	Rural tourist and visitor activities
(A11)	Visitor accommodation
(A13)	Weddings and functions

I560.6.1.2. Transport Infrastructure

Purpose:

- To ensure transport infrastructure is appropriately provided.

- (1) Subdivision and activities under in Table I560.4.1 Activity table excluding (A12) must not occur until the triggers / thresholds in Table I560.6.1.2 for required transport infrastructure upgrades or speed limit reductions are constructed or applied and operational in the location shown on Precinct Plan 1.
- (2) Subdivision and activities must comply with the standards in Table I560.6.1.2.
- (3) Table I560.6.1.2 will be considered to be complied with if the identified upgrade forms part of the same resource consent, or a separate resource consent which is given effect to prior to release of section 224(c) for any subdivision or prior to occupation of any new building(s) for a land use consent only.

Table I560.6.1.2 Transport infrastructure upgrade requirements for subdivision and development

	Column 1 Transport Infrastructure Upgrade required	Column 2 Trigger / threshold for transport infrastructure upgrade in Column 1
T1	Maximum speed limit on Pohuehue Road (between Mckinney Road and the WWLR) reduced to 60km/hr or lower	Activities (A1) to (A8) and (A10) to (A13) in Table I560.4.1 Activity table exceeding 220 cumulative peak hour vehicle movements to and from the site at Pohuehue Road.

I560 Morrison Heritage Orchard Precinct

T2	Upgrading of Pohuehue Road where it has frontage to the Precinct (as shown on Precinct Plan 1) to an urban arterial standard with active mode facilities.	Subdivision and / or activities with frontage or access to Pohuehue Road other than allowed by T1 above.
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I560.6.1.3. Activities sensitive to traffic noise

Purpose:

- To ensure activities sensitive to noise adjacent to existing and future arterial roads are designed to protect people's health and residential activity while they are indoors.
- (1) Any new buildings or alterations to existing buildings containing an activity sensitive to noise within 35m of the boundary of Pohuehue Road or the proposed Wider Western Link Road (arterial and future arterial roads respectively) must be designed, constructed and maintained so that road traffic noise does not exceed 40 dB LAeq (24 hour) in all noise sensitive spaces.
 - (2) If windows must be closed to achieve the design noise levels in Standard I560.6.1.3 (1), the building must be designed, constructed and maintained with a mechanical ventilation system that meets the requirements of E25.6.10(3)(b) and (d) to (f).
 - (3) A design report must be submitted by a suitably qualified and experienced person to the council demonstrating that compliance with Standard I560.6.1.3 (1) and (2) can be achieved prior to the construction or alteration of any building containing an activity sensitive to noise located within the areas specified in I560.6.1.3 (1). In the design, road noise is based on future predicted noise levels.
 - (4) For the purposes of this Standard, future predicted noise levels shall be either based on computer noise modelling undertaken by a suitably qualified and experienced person on behalf of the applicant or those levels modelled as part of the Auckland Transport designations NOR 3 and NOR 8 (old State Highway 1 South Upgrade and Wider Western Link - North Upgrade).
 - (5) Should noise modelling undertaken on behalf of the applicant be used for the purposes of the future predicted noise levels under this standard, modelling shall be based on an assumed posted speed limit of 50km/h, the use of an asphaltic concrete surfacing (or equivalent low-noise road surfacing) and a traffic design year of 2048.

I560.6.2. Camping grounds within Activity Areas A and B

- (1) Camping ground(s) for a maximum of 25 sites within either of Activity Areas A and B.
- (2) Camping ground sites shall not cumulatively exceed 50 sites over both Activity Areas A and B.

I560.6.3. Garden Centre within Activity Areas A and B

- (1) The maximum area of a garden centre including building and outdoor sales and storage areas is 500m².
- (2) Only one garden centre may be established in either Activity Area A or B, but not both.

I560.6.4. Market

- (1) Only one market shall be located within Activity Area B and not in any other Activity Area.
- (2) The market shall have a maximum of 100 stalls.
- (3) The trading hours are limited to 7.00am to 9.00pm on Monday – Saturday and 9.00am – 6.00pm on Sunday.
- (4) Any other activities associated with the market must not occur between 10.00pm and 6.00am.
- (5) Stalls involved in the markets are limited to the sale of food and beverages or items produced by the stall holder which may include fresh and processed goods, small holding livestock, artwork, crafts and pottery and includes locally made products. This includes shops with an operational function (e.g. cheese making).

I560.6.5. Produce sales

- (1) Only one orchard produce sales shop shall be located within Activity Area B of the Precinct Plan and not in any other Activity area.
- (2) The produce sales shop shall have a maximum area of 450m² including building and outdoor sales for the display and sale of produce.
- (3) The type of produce offered for sale on the site must be confined to the following:
 - (a) fruit, vegetables, plants, eggs, flowers, honey, dairy products, meat, beer, wine, juices.
 - (b) produce or products from on-site primary produce manufacturing.
 - (c) produce and handcrafts not grown or produced on the site or on a site in the locality, shall not exceed 50% of the produce display and sales area.

I560.6.6. Restaurant and cafe

- (1) No more than two restaurants or cafés (i.e. two establishments) may be established in Activity Area B and not in any other Activity area.
- (2) Each restaurant and café shall have a maximum seating for 120 people each.
- (3) The total attendance for a restaurant and café combined with a wedding/function permitted by Rule I560.6.9 shall not exceed 240 people.
- (4) The hours of operation of both a restaurant and café are limited to 7.00am to midnight.

I560.6.7. Rural tourist and visitor activities

- (1) Rural tourist and visitor activities in Activity Areas A and B for a maximum of 300 people cumulatively.
- (2) A maximum area of buildings for tourist and visitor activities of 250m² excluding buildings and additions permitted under other activity categories and utilised by a rural tourist and visitor activity.

I560.6.8. Visitor accommodation

- (1) Visitor accommodation (including manager's accommodation) for a maximum of 10 units or 40 people (whichever is greater) within each of Activity Areas A and B.
- (2) Visitor accommodation shall not cumulatively exceed 20 units or 80 people (whichever is greater) over both Activity Areas A and B.

I560.6.9. Weddings and functions

- (1) Wedding and function activities may occur within either or both Activity Areas A and B but only one wedding and function may occur at any one time within the Precinct.
- (2) The activity may include use of an existing restaurant / café on the site and temporary or semi-permanent marquees.
- (3) A maximum of 240 people (excluding service staff) are permitted for weddings and functions.
- (4) The total attendance for a wedding/function combined with a restaurant/café under Rule I560.6.6, shall not exceed 240 people.
- (5) The hours for a wedding or function are limited to 7.00am to midnight.

I560.6.10. Workers accommodation

- (1) Workers accommodation complying with the following:
 - (a) Dwellings shall comply with all the relevant yard setbacks and height standards for buildings in the Zone.

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- (b) Dwellings shall have a maximum floor area of 120m² excluding decks and garaging. The floor area may include a dormitory or individual rooms.
- (2) Workers accommodation shall not exceed 10 dwellings over Activity Areas A to D.

I560.6.11. Subdivision

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

I560.6.12. Landscape Protection Area Controls (Northern Escarpment)

Purpose:

- To protect landscape features on key upper portions of the precinct.
 - To protect indigenous vegetation and promote indigenous revegetation of the northern escarpment.
- (1) The minimum landscaped area for new sites identified on the Morrison Orchard: Precinct Plan as Landscape Protection Area – Northern Escarpment must be at least 75 per cent of the net site area. Except that for cluster subdivision provided for by the Morrison Heritage Orchard Precinct Rule I560.6.11. Subdivision (3) Large Lot Residential Activity Area C: Option 2 (Cluster Subdivision) where the minimum landscaping area is to be 30% of Activity Area C and applying to each residential site, and any land owned in common as a single balance site. Such landscaping areas shall include all existing indigenous vegetation identified as Escarpment Indigenous and Exotic Vegetation in Activity Area C on the Precinct Plan.
 - (2) Of the minimum landscaped area, at least 60% shall be indigenous trees, shrubs or ground cover plants.
 - (3) Indigenous vegetation located within the area identified as Escarpment Indigenous and Exotic Vegetation in Activity Area C on the Precinct Plan shall be retained and protected. This protection does not relate to exotic vegetation within the identified area but the exotic vegetation may be retained and qualify towards the minimum landscaping required by I560.6.12 (1).
 - (4) External finishes on residential dwellings shall be limited to natural stone and/or timber, or finished in a colour with the following limits utilising the BS5252 colour range:
 - (a) Hue (colour) – all colours from 00 to 24.
 - (b) Reflectance value (RV) and greyness groups: for external walls an RV rating of no more than 60% for greyness groups A and B and no more than 40% for greyness group C. For roofs an RV rating of no more than 40% within greyness groups A, B and C.

I560.6.13. Orchard Road Boundary Shelterbelt Landscape Protection, Retention and Replacement

Purpose:

- To maintain windbreak protection of the orchard activity, visual screening of buildings associated with orchard and visitor activities, and rural character and visual landscape values provided by the existing shelterbelts along the existing and future road boundaries of the Precinct.

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- To provide for replacement, when required, of the shelterbelt trees and associated protective fencing to maintain visual amenity and landscape values on a permanent basis.

- (1) The existing shelterbelts shown on the General Arrangement Plan in I560.9.2.1 below shall be retained to the minimum depths listed below:

Pōhuehue Road	5m
Southern boundary	4m
Western boundary	4m

- (2) Where the shelterbelts are required to be replaced, the following apply:

- (a) this must be within the next planting season following their removal;
- (b) be in accordance with the Shelterbelt Replacement Plans in I560.9.2.2 including the mix of species identified in the Plans; and
- (c) shelterbelt fencing on the southern and western boundaries shown as Section 01 on the General Arrangement Plan must not exceed 4m in height.

- (3) Dead, damaged or ageing trees no longer serving their function within the shelterbelt may be removed and shall be replaced within the next planting season following removal.

I560.6.14. Maximum impervious area and building coverage (Activity Area C)

Purpose:

- To enable appropriate development of smaller cluster sites within Activity Area C that would be unreasonably restricted by the application of the standard Residential - Large Lot Zone maximum impervious area and building coverage standards.
- (1) The maximum impervious area of a site created under I560.6.11. Subdivision (3)(c) must not exceed 60% of the site area or 600m² whichever is the lesser.
- (2) The maximum building coverage of a site created under I560.6.11. Subdivision (3)(c) must not exceed 45% of the net site area or 400m², whichever is the lesser.

I560.7. Assessment – restricted discretionary activities

I560.7.1. Matters of discretion

- (1) Land use activities
- (a) The Matters of discretion in Rules E27.8.1(4) and H19.12.1 apply.

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- (b) The effects that indigenous vegetation alteration or removal on the northern escarpment will have on ecological and landscape values.

(2) Subdivision

- (a) The Matters of discretion in Rule E38.12.1 apply.
- (b) The effects that indigenous vegetation alteration or removal on the northern escarpment will have on ecological and landscape values.

(3) Non-compliance with I560.6.1.3 Activities sensitive to noise adjacent to an existing or future arterial road:

- (a) Effects on human health and residential amenity while people are indoors.
- (b) Building location.
- (c) Topographical, building design features or other alternative measures that will mitigate potential adverse health and amenity effects relating to noise.

(4) Non-compliance with I560.6.1.1 (3) Maximum daily cumulative traffic generation and I560.6.1.2 Transport Infrastructure

- (a) The Matters of discretion in Rule E27.8.1(12) apply

(5) Non-compliance with I560.6.13 Orchard Road Boundary Shelterbelt Landscape Protection, Retention and Replacement

- (a) The maintenance of visual landscape values currently provided by the existing shelterbelts along the existing and future road boundaries of the Orchard and associated protective fencing.

(6) Non-compliance with I560.6.14 Maximum impervious area and building coverage (Activity Area C)

- (a) The matters of discretion in Rule H1.8.1 (3) apply.

I560.7.2. Assessment criteria

(1) Land use activities:

- (a) The Assessment criteria in Rules H19.12.2 (1) (b) to (d); (5) and (6) and E27.8.2 (3), (9), (10) and (11) apply.
- (b) The assessment criteria in Rule E15.8.2 (1) apply.

(2) Subdivision:

- (a) The Assessment criteria in Rule E38.12.2 apply.
- (b) The assessment criteria in Rule E15.8.2 (1) apply.

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- (3) Non-compliance with Standard I560.6.1.3 Activities sensitive to noise adjacent to an existing or future arterial road:
 - (a) Whether activities sensitive to noise adjacent to Pohuehue Road or Wider Western Link Road existing and future arterial roads are designed to protect people from adverse health and amenity effects while they are indoors.
 - (b) Whether any identified topographical or building design features, or the location of the building or any other existing buildings, will mitigate any potential health and amenity effects.
 - (c) The extent to which alternative mitigation measures or the characteristics of a proposed activity avoid, remedy or mitigate the effects of non-compliance with the noise standards on the health and amenity of potential building occupants.
- (4) Any non-compliance with I560.6.1.1 (3) Maximum daily cumulative traffic generation and I560.6.1.2 Transport Infrastructure
 - (a) The Assessment criteria in Standard E27.8.2 (11)
- (5) Non-compliance with I560.6.13 Orchard Road Boundary Shelterbelt Landscape Protection, Retention and Replacement
 - (a) Whether there are constraints or other factors including health and safety present which make it impractical to comply with the required standards;
 - (b) Whether there are alternative measures to maintain and protect the visual landscape values provided by the existing shelterbelts not able to be achieved by their retention or replacement, and / or the provision of the specified fences in accordance with the standard.
- (6) Non-compliance with I560.6.14 Maximum impervious area and building coverage (Activity Area C)
 - (a) The Assessment criteria in Rule H1.8.2 (5) apply.

I560.8. Special information requirements

I560.8.1. Transportation and Safety

- (1) Transport Assessment for Trip Generation that does not comply with the trip generation requirements in Standard I560.6.1.1(3) or E27.6.1:
 - (a) Any application must be supported by a Transport Assessment, prepared by a suitably qualified transport engineer that assesses the effects of the non-compliance and any mitigation measures required.
- (2) The Council may require applications for a proposed activity, subdivision or development with vehicle access to Pohuehue Road to include a transport assessment prepared by a suitably qualified traffic engineer. As a minimum,

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the transport assessment must address how the location and design of any access supports the safe and efficient function of the transport network.

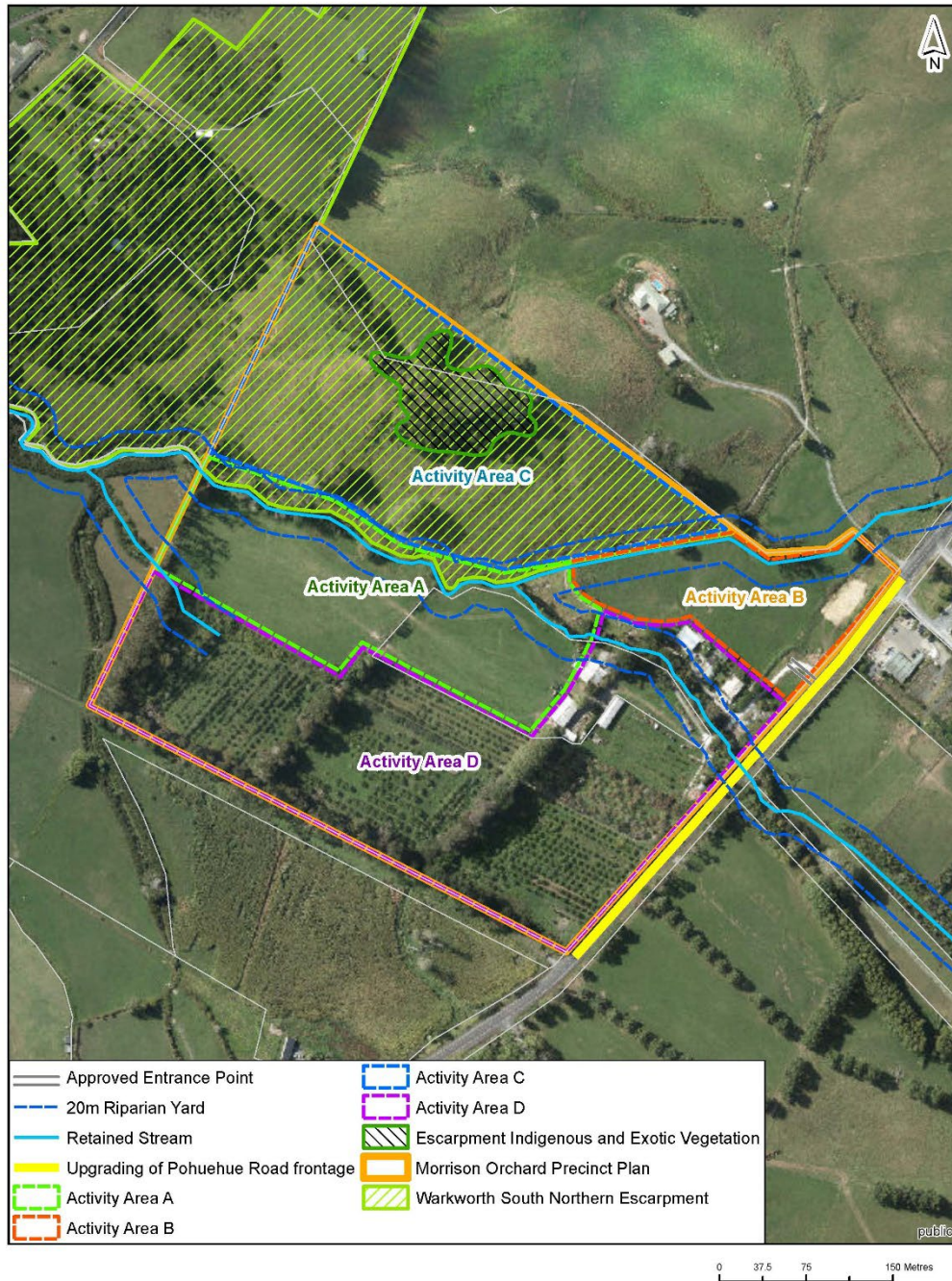
I560.9. Special information requirements

There are no special information requirements in this precinct.

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I560.10. Precinct Plans

I560.10.1. Morrison Orchard: Precinct Plan



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I560.10.2. Morrison Orchard: Shelterbelt Retention and Replacement Plans

I560.10.2.1. General Arrangement Plan

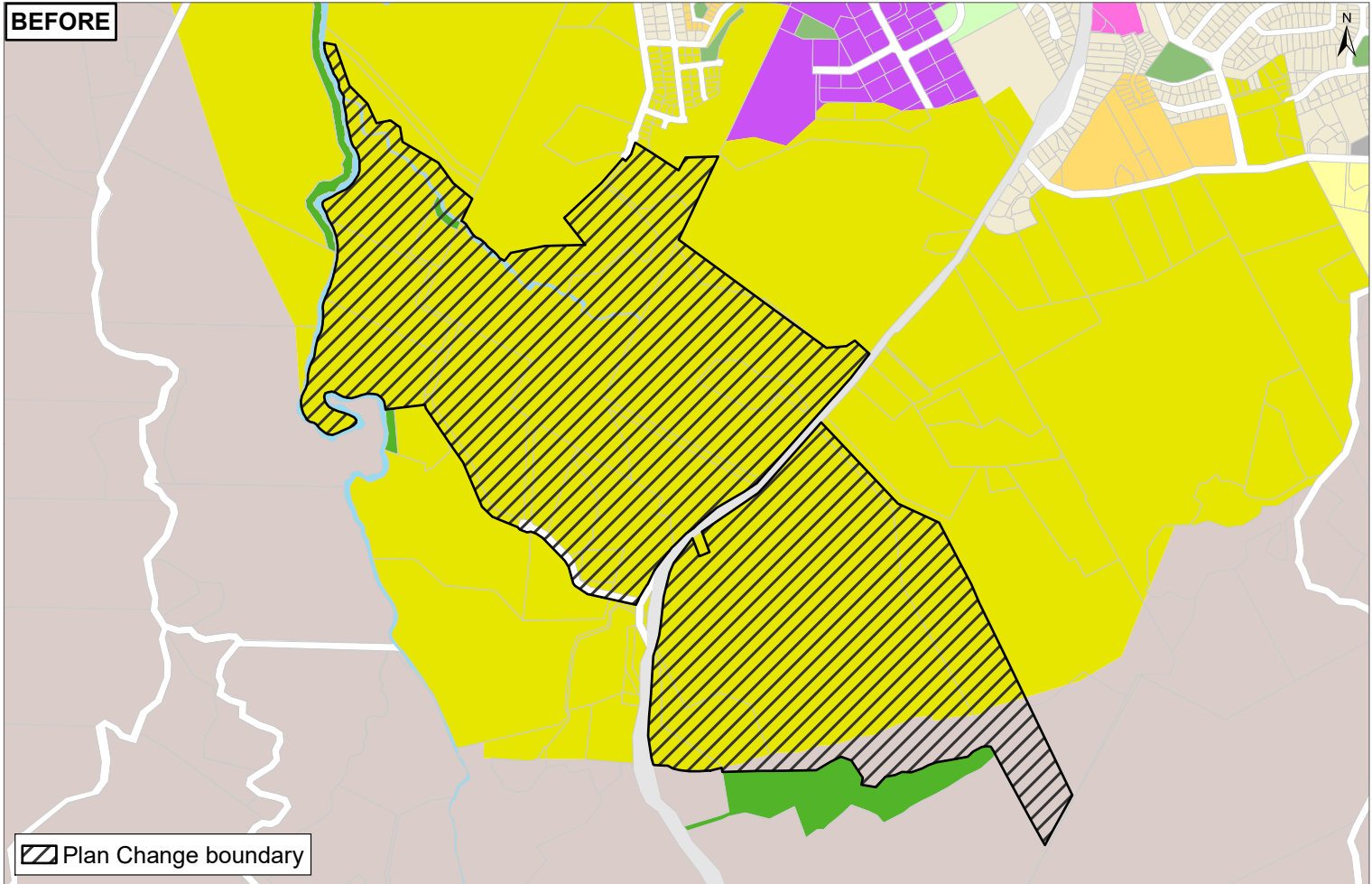


I560.10.2.2. Shelterbelt Replacement Plan

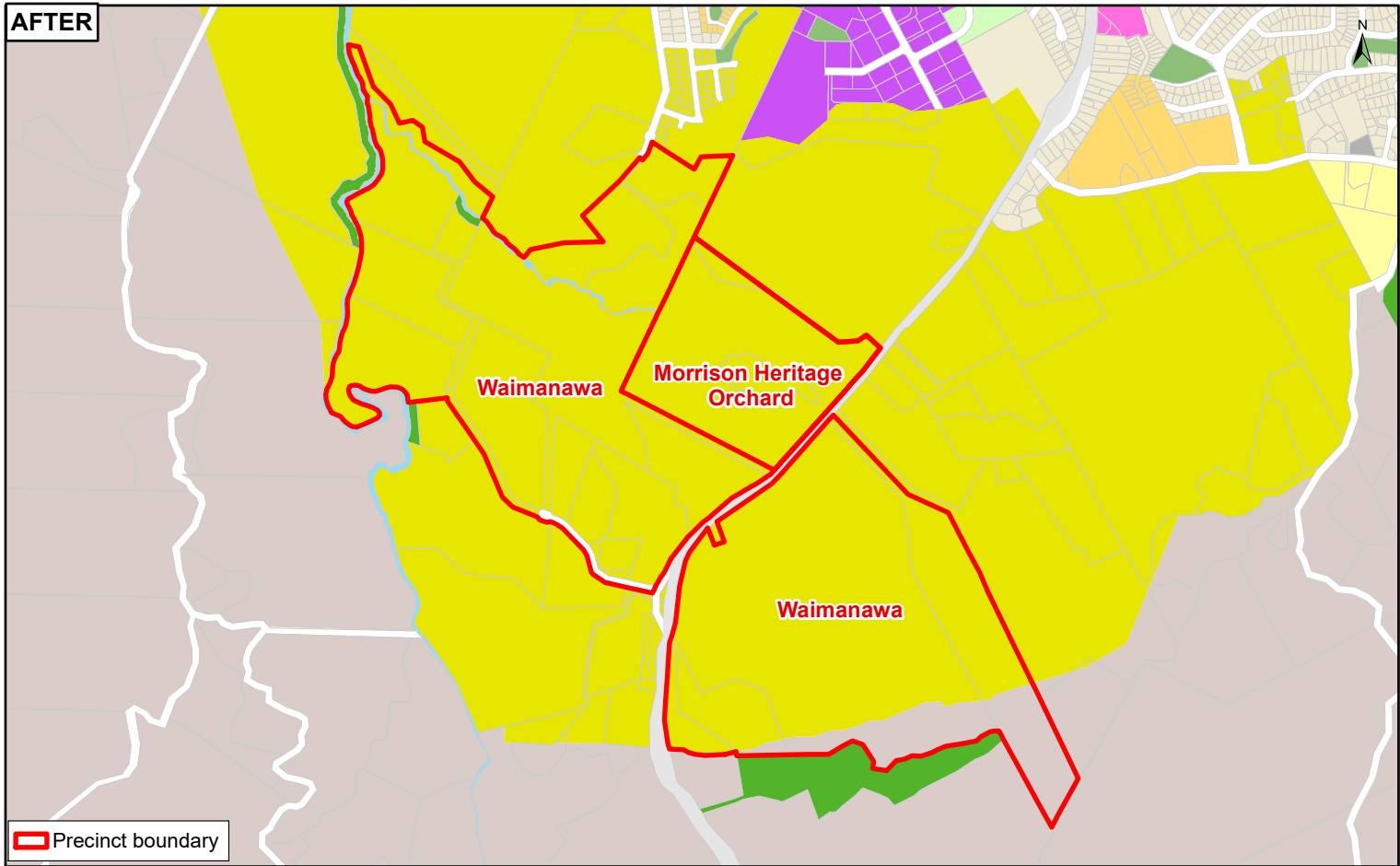


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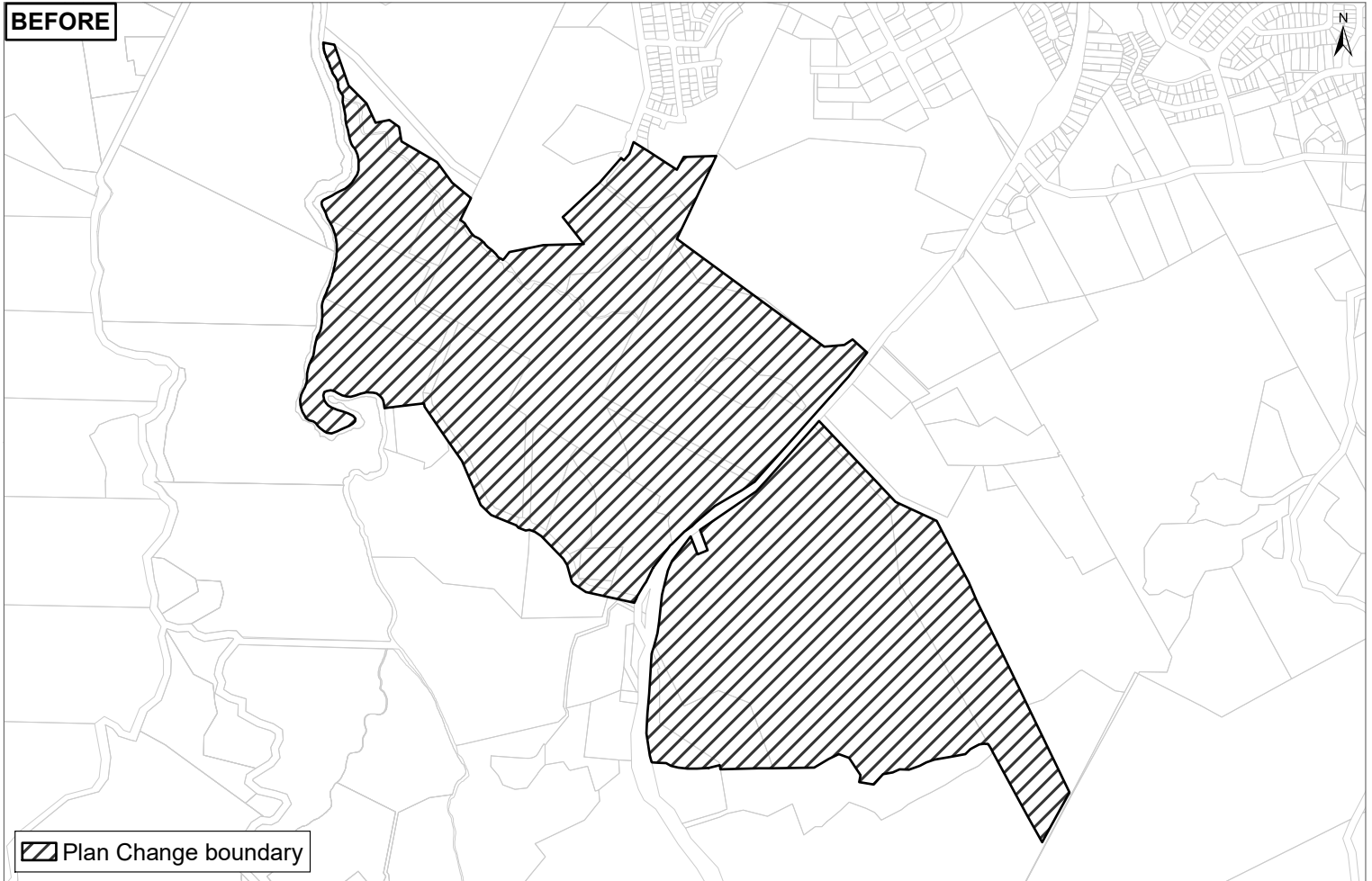
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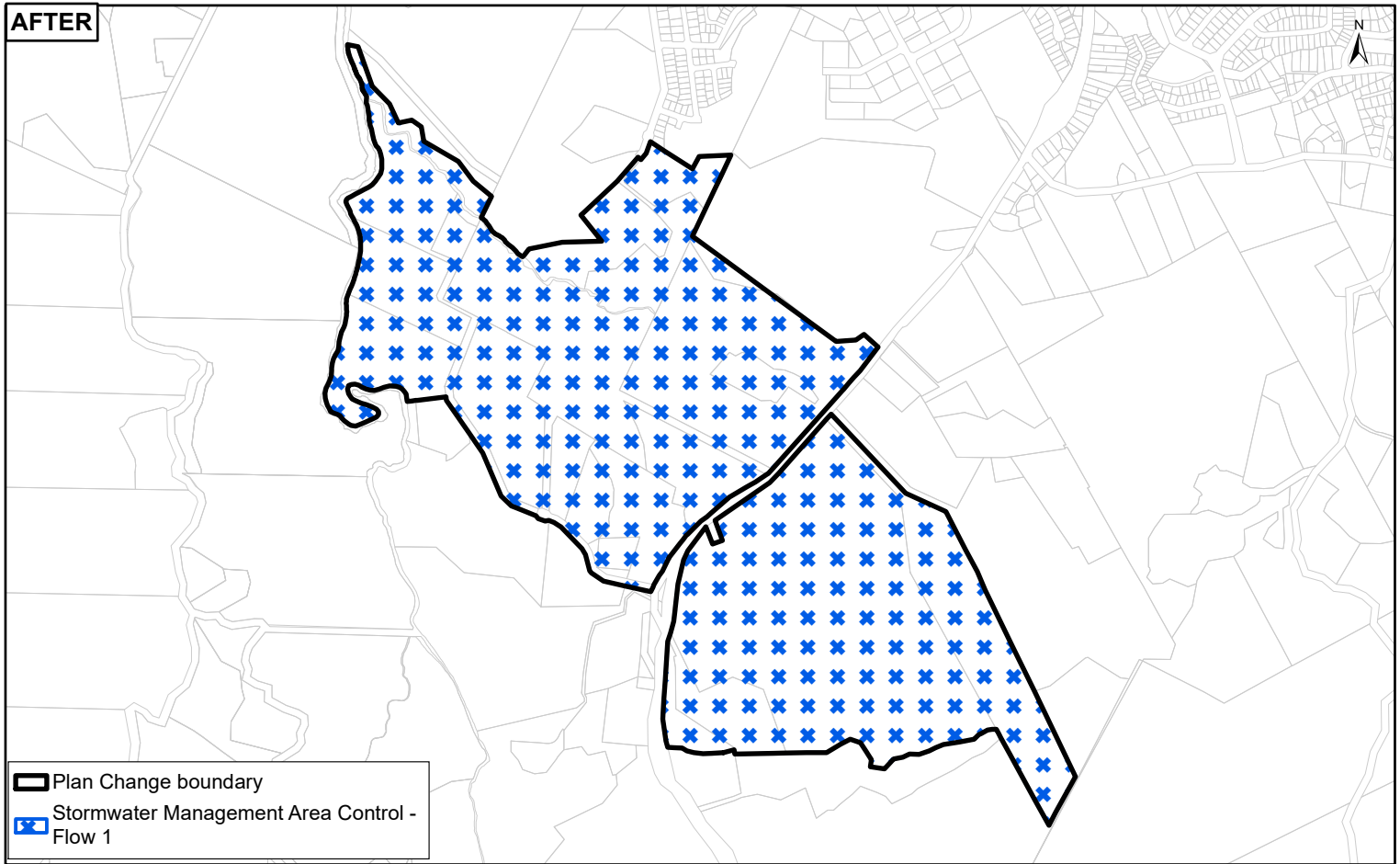


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Plan Change boundary

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Plan Change boundary
Stormwater Management Area Control - Flow 1

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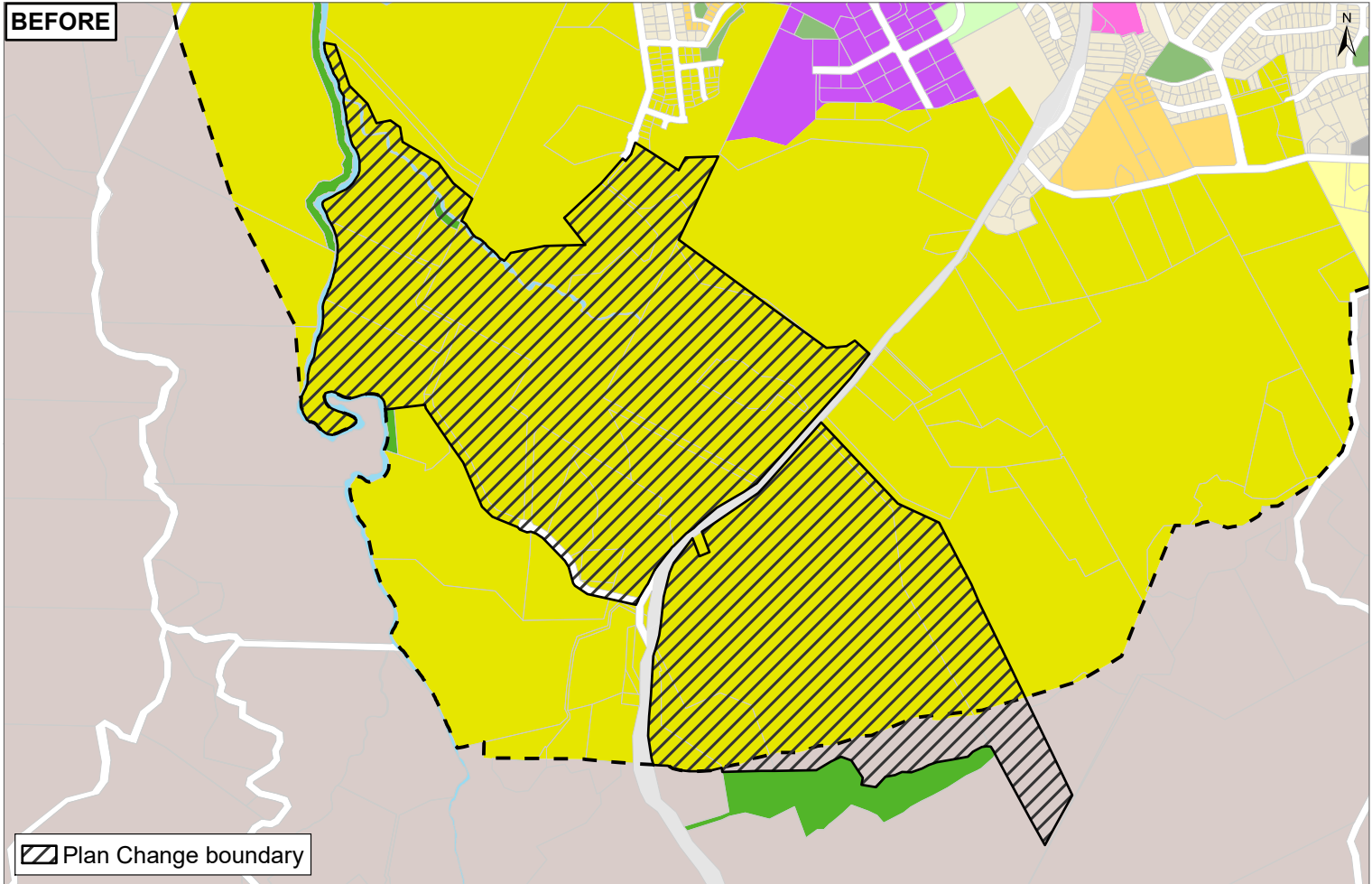
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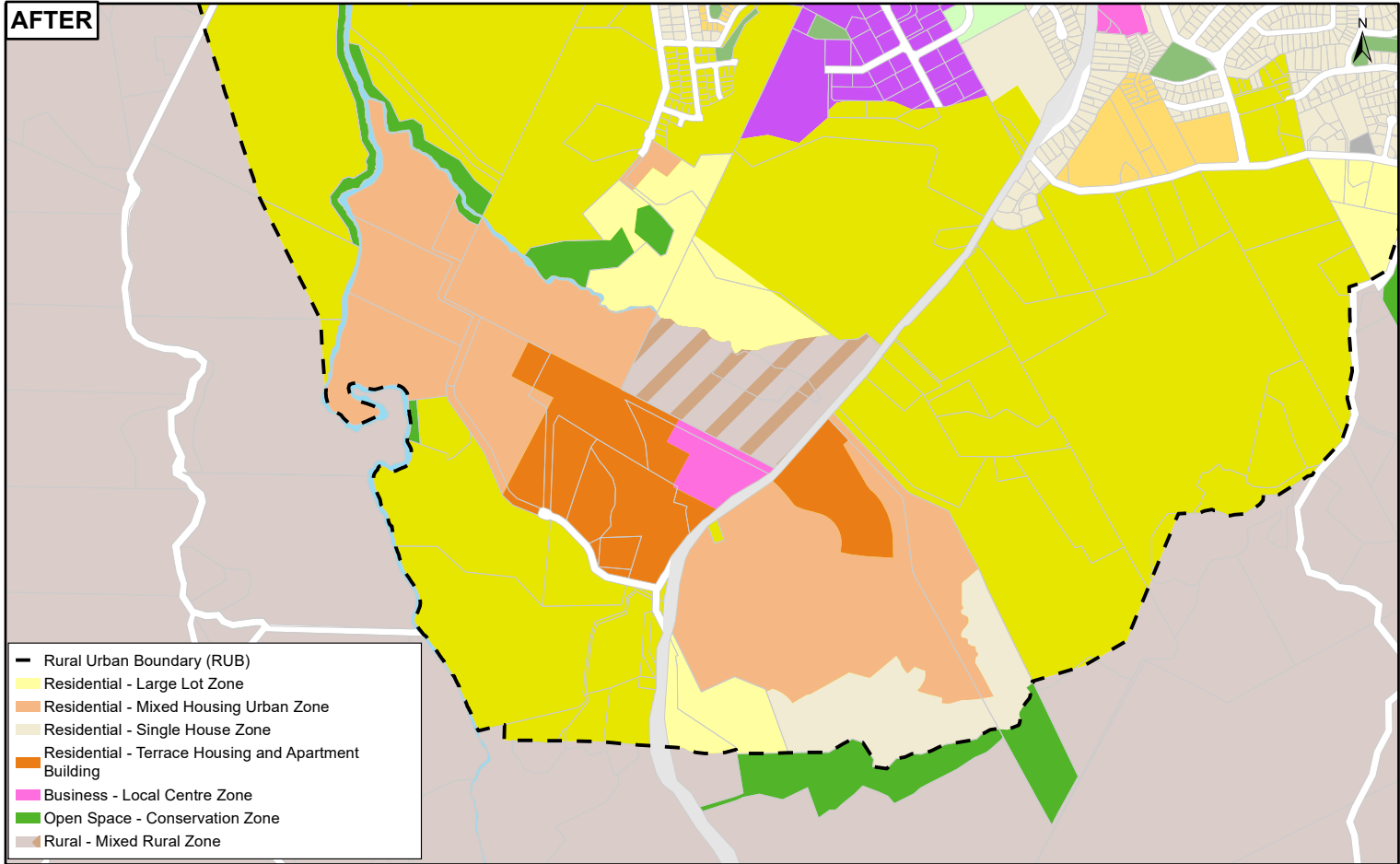
Plan Change 93 - Warkworth South Stormwater Management Area Control - Flow 1



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Plan Change 93 - Warkworth South Zoning and RUB

