

Permitted Activity Assessment: 1206 Great South Road

18 August 2025

This memo provides a description of permitted activities that could reasonably be anticipated to be undertaken on the site at 1206 Great South Road once earthworks have been completed and level platforms established (not including primary production activities reliant on underlying topsoil).

Below is a broad assessment of relevant activities permitted in the Future Urban Zone that underlies the site, a description of the relevant building controls and an assessment of built development that is reasonably practicable given the site context.

Future Urban Zone Permitted Activities

A range of activities involving built development and hardstand areas are permitted within the Future Urban Zone:

- Greenhouses (transparent structures used for intensive horticultural production).
- Free range poultry farming (which includes hardstand areas for coups).
- Animal breeding or boarding (including kennels and associated hardstand areas).
- On-site primary produce manufacturing (facilities for processing produce grown on the same site, this is differentiated from a post-harvest facility, which is a broader term for a facility that processes materials from a variety of sites and includes extensive support services).
- Markets (limited to the sale of food and beverages, agricultural or horticultural produce, or handcrafts and limited to 7am-7pm hours of operation).
- Care centres (up to 10 residents).



Building coverage and building envelope controls

A number of built form standards apply to development in the Future Urban Zone:

- Non-habitable buildings can be a maximum height of 15m.
- Front yard setback from arterial roads is 20m and 10m from any other road.
- Side and rear yard setbacks for non-habitable buildings is 12m.
- Buildings related to animal breeding or produce sales must not have a gross floor area exceeding 200m². Buildings associated with on-site primary produce manufacturing must not have a gross floor area exceeding 500m².
- Coops and associated hardstand areas for free-range poultry farming must be set back at least 20m from the nearest site boundary.

Practical implications

Greenhouse activities



Figure 1. Ngawha Innovation and Enterprise Park

The highest use of the level platforms from a permitted activity perspective would be the construction of greenhouses across the level platforms as there are no restrictions on the scale or form of greenhouses in the Future Urban Zone.



The example in Figure 1 from the Ngawha Innovation and Enterprise Park demonstrates that greenhouses can be established over hardstand areas as hydroponic facilities or similar and are not reliant on underlying soil. These facilities also have associated hardstand areas, for servicing, delivery vehicle access etc.

When considering the proposed hardstand areas, and the permitted standards for a greenhouse building, the subject site could reasonably be developed for a greenhouse activity in two locations:

1. To the west of the existing buildings, with a permitted development area of approx. 1000m²
2. To the north/east of the existing buildings, with a permitted development area of approx. 1500m²

Two greenhouse buildings encompassing the maximum development areas on the site would not be unreasonable (i.e, one greenhouse of 1000m² and another greenhouse of 1500m²). These buildings could be 15m in height and remain within the permitted built envelope.



In comparison to the proposed yard activity for the storage of vehicles and machinery, the permitted greenhouse activity would introduce significantly more built development to the site. Although greenhouses are a rural activity, the anticipated greenhouses would present a vastly different rural character and amenity compared to more 'open' rural activities currently being undertaken in the surrounding area. Although screening of the buildings would be possible via boundary vegetation, if the greenhouses were built to 10m+ height, it would take 5-10 years for planting to mature to the point in which it could appropriately screen and soften the built form, and even then, the top of a 15m high greenhouse would likely remain in view of adjacent rural properties and/or public viewpoints such as Great South Road.



It is not unreasonable to reach a conclusion that the adverse effects of the developing two large greenhouses on the site would likely be more significant than the proposed outdoor storage yard. This conclusion is reached for the following reasons:

- Large greenhouses are not within the surrounding environment and therefore do not currently contribute to rural character and amenity values. In comparison, storage yards are prevalent in the local rural context and thus do contribute to the rural character and amenity of the area.
- The level of landscaping required to adequately screen an outdoor storage yard of a scale proposed on the subject site is notably different to the level of landscaping required to adequately screen two 15m high greenhouses.
 - Visual effects of the greenhouses (from public viewpoints) would not be adequately mitigated until landscaping reaches maturity which could take up to 10 years given the height of planting required to mitigate the visual effects of 15m high buildings.
 - Visual effects of the outdoor storage yard (from public viewpoints) would be adequately mitigated almost immediately given that there is existing landscaping within this portion of the site that is of an appropriate height and size to screen/soften the storage of vehicles and other machinery. Furthermore, the storage yard would not represent a drastic visual shift as the surrounding environment is also used for storage yard activities.



Tall greenhouses visible behind the boundary landscaping at 187 Mill Road (South Auckland).



Free range poultry farming



Figure 2. Free range poultry farm.

Free range poultry farming facilities are a potential permitted use of the site that can involve extensive hardstand areas. The example in Figure 2 above shows the extensive coop buildings and service lanes associated with the operation of a free-range chicken farm.

This is a useful point of comparison, as the operation of one of these facilities involves the retention of grassed areas – which will be the case under this proposal.

Under the FUZ there are no maximum floor area requirements for free range poultry farm buildings, although they do have to be set back 20m from all site boundaries.



When considering the proposed hardstand areas, and the permitted standards for free range poultry activities, the subject site could reasonably be developed for this purpose in two locations:

1. To the west of the existing buildings, with a permitted development area of approx. 600m²
2. To the north/east of the existing buildings, with a permitted development area of approx. 1500m²

Two free range poultry farming buildings and associated hardstand areas could encompass the maximum development areas. These buildings could be up to 15m in height to remain within the permitted built envelope. The areas surrounding the hardstand – i.e., within the large boundary setbacks could be utilized as grassed areas for the poultry animals to roam as required.





The image above shows a two shed free range poultry farm in Kumeu when viewed from the street (87 Motu Road). This example is not dissimilar to the potential scenario on the subject site if two free range poultry sheds were erected on the proposed hardstand areas. For the same reasons as the greenhouse activity sample, the development of the site for free range poultry activities would produce greater adverse effects than the proposed storage yard.

Animal Breeding or Boarding

Animal breeding or boarding is another potential permitted use of the site.

Although there is a limitation on the maximum gross floor area available (200m²) for a building associated with this activity, the standard does not limit the number of buildings associated with the activity. It would be reasonable to have a number of buildings serving different purposes, all under 200m² on a site that was operating for animal breeding or boarding.

One example of this, as shown by Figure 3, is Pointsetta Boarding Kennels in Whangarei. There are a number of buildings dotted around the site, but none exceed 200m².

Given that the paved area on the site will be approx. 5000m² and the large amount of the site will remain in pasture, the proposal is not dissimilar. Therefore, this is a useful point of comparison for the site and its proposed activities.



Figure 3: Animal boarding example in Whangarei



On-site Primary Produce Manufacturing

Primary produce manufacturing activities are unlikely to occupy a meaningful portion of the level platforms given that they must be associated with primary production on the site, and pack houses or similar would occupy a small fraction of the area of the site given over to primary production.

Markets

A market can be operated as a permitted activity, and it is reasonable that hardstand areas would be established in association with a market (for the market itself, and a larger associated area for parking). Given the scale of hardstand areas proposed (~5000m²) this would require a large-scale market to operate on the site. This is unlikely to occur outside of an urban area, and a market is not considered a relevant comparison in this instance.

Care Centres

One care centre could be established on the site, however, care centres accommodating up to 10 residents are unlikely to occupy a meaningful area of the level platforms.

Regards,

A handwritten signature in black ink, appearing to read 'Will Clarke'.

Will Clarke

Planner