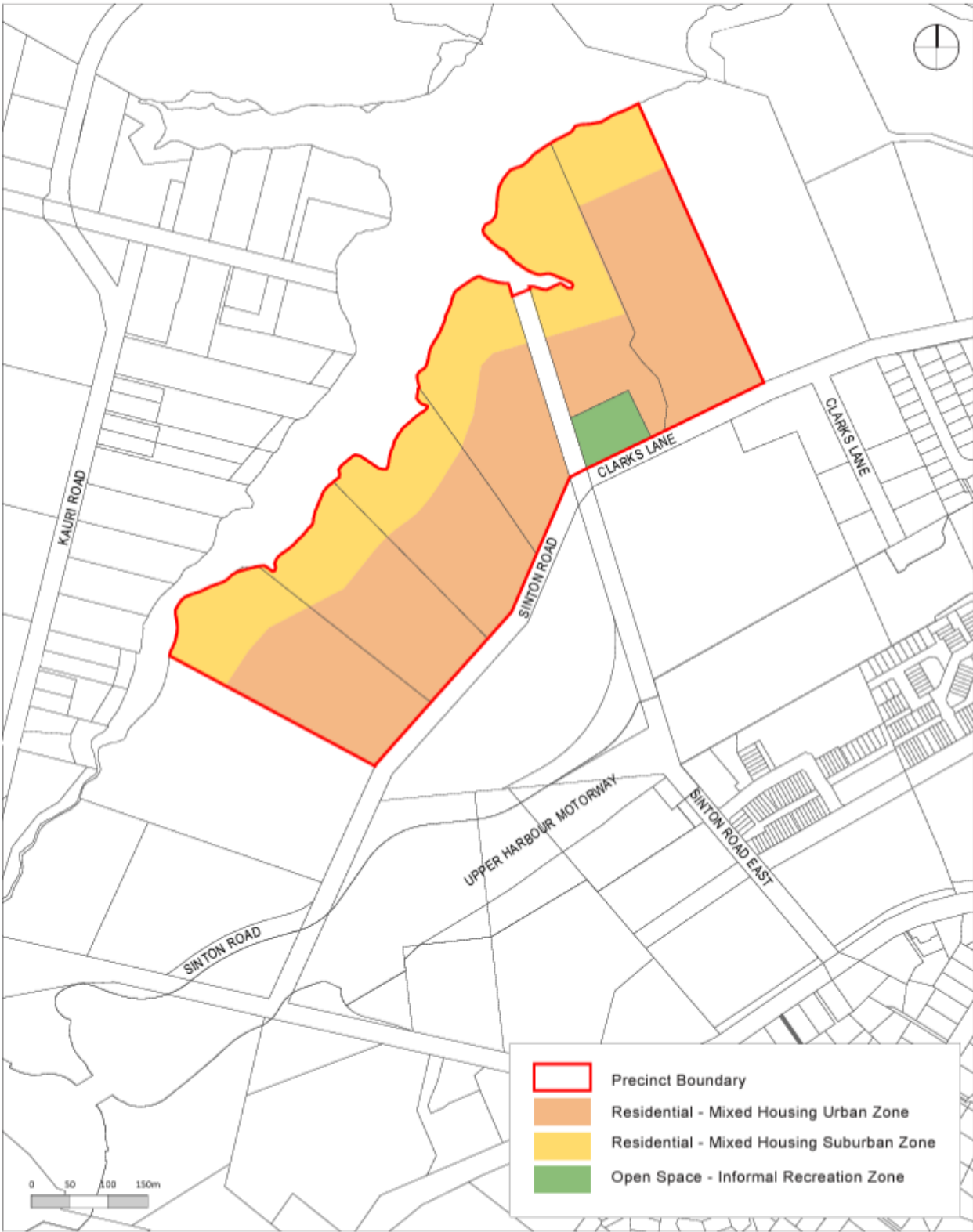
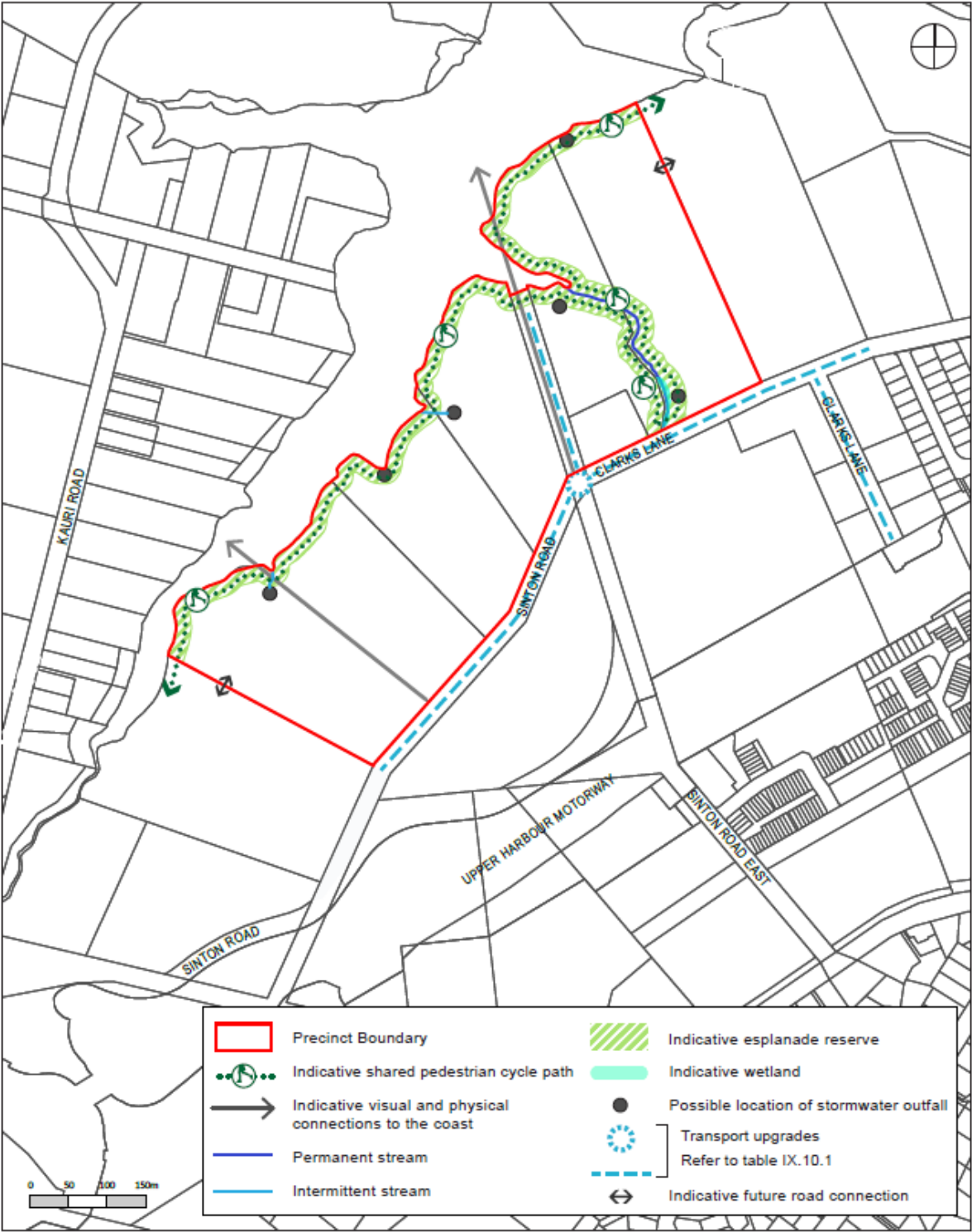


Proposed Zone Map

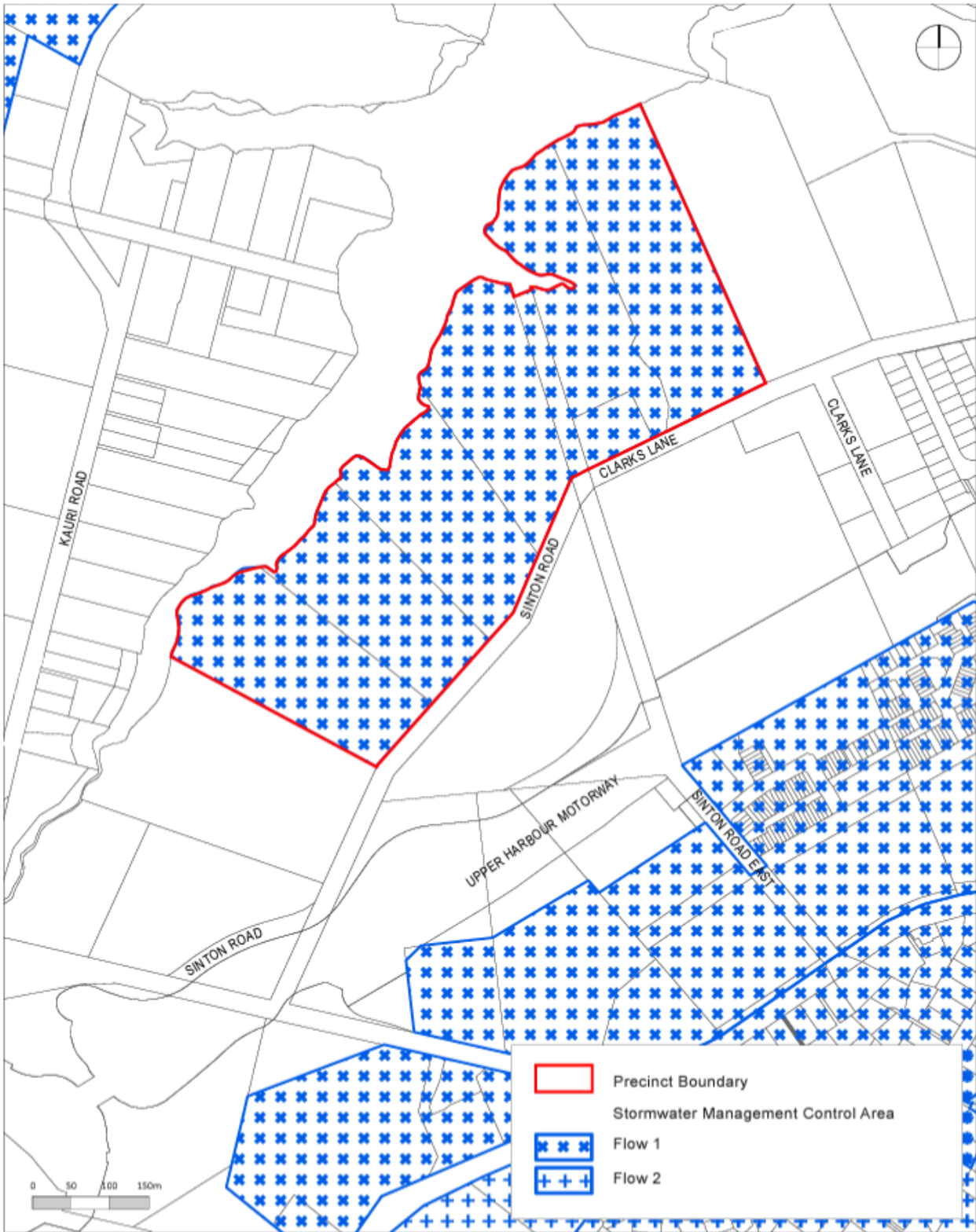


Proposed Precinct Plan



WHENUAPAI EAST PRECINCT PLAN

Proposed Stormwater Management Flow 1 Control Map



IX Whenuapai East Precinct

IX.1. Precinct Description

The Whenuapai East Precinct applies to 16.65ha of land on the eastern peninsula of Whenuapai.

The purpose of the Whenuapai East Precinct is to facilitate the delivery of a coastal urban environment in an integrated and comprehensive manner. Development in accordance with this purpose is achieved by recognising the:

- importance of delivering integrated infrastructure with land use, including transport, wastewater, water and stormwater networks,
- natural and coastal character including ecological functions and water quality of existing natural waterbodies,
- landscape and open space amenity,
- cultural values associated with the Waiaerohia Inlet, and
- proximity of the Royal New Zealand Air Force (RNZAF) Base Auckland.

The zoning of land within this Precinct is Residential – Mixed Housing Suburban, Residential – Mixed Housing Urban zone, and Open Space – Informal Recreation zone.

Development of this Precinct will be guided by Whenuapai East Precinct Plan 1.

IX.2. Objectives

In addition to the objectives specified below, all relevant overlay, Auckland-wide and zone objectives apply in this Precinct. In the event of any conflict between an objective in the Auckland Unitary Plan and the Precinct, the latter will apply.

- (1) Subdivision and development within the Whenuapai East Precinct occur in a comprehensive and integrated manner in general accordance with Whenuapai East Precinct Plan 1 to facilitate the development of a well-functioning urban residential environment, enabling all people and communities to provide for their social, economic and cultural wellbeing, and for their health and safety, now and into the future.
- (2) A variety of housing types and sizes are provided that respond to:
 - (a) Housing needs and demand; and
 - (b) The neighbourhood's planned built character.
- (3) Subdivision and development incorporate access to safe and attractive public spaces including parks, coastal esplanade, riparian and wetland margins, and roads.
- (4) Recognise, maintain, and where practicable, enhance the natural, coastal, ecological and cultural values of the Precinct.
- (5) Subdivision and development are integrated and sequenced with the upgrade and delivery of infrastructure, and do not occur in advance of operational transport infrastructure.
- (6) Access to, from and within the Precinct for all modes of transport occurs in a

safe, effective and efficient manner that mitigates the adverse effects of traffic generation on the surrounding network.

- (7) Avoid, as far as practicable or otherwise remedy or mitigate the effects of subdivision, use and development, including stormwater management, on the operation and activities of RNZAF Base Auckland.

IX.3. Policies

In addition to the policies specified below, all relevant overlay, Auckland-wide and zone policies apply in this Precinct. In the event of any conflict between an objective in the Auckland Unitary Plan and the Precinct, the latter will apply.

- (1) Promote comprehensive and integrated subdivision and development of the Precinct in general accordance with Whenuapai East Precinct Plan 1.
- (2) Enable a variety of housing types with a mix of densities within the Precinct, including three-storey attached and detached dwellings, and low-rise apartments in the Mixed Housing Urban zone, while responding to the character and amenity of adjacent natural and coastal environments, and open space by reducing the scale and form of development in the Mixed Housing Suburban zone.
- (3) Require riparian planting and the provision of public access to and along the edge of the intermittent and permanent streams, wetland and the coastal environment within an esplanade reserve.
- (4) Require publicly reticulated stormwater, water and wastewater infrastructure to be available to service new residential dwelling and/or lots.
- (5) Avoid subdivision, development and land use prior to the delivery of road upgrades in accordance with IX.6.1.2 Transport Infrastructure Requirements and IX.10.1 Appendix 1.
- (6) Require streets to be attractively designed and to appropriately provide for all transport modes by:
 - a. providing upgrades to existing road frontages of the precinct to an urban standard,
 - b. providing safe connections for pedestrians and cyclists to the Clarks Road Footbridge, and
 - c. providing for the safe and efficient movement of vehicles.
- (7) Require subdivision and development to be consistent with any approved stormwater management plan including by:
 - a. requiring management of runoff from all impervious surfaces to minimise effects on water quality and protect the health of the receiving environment;
 - b. promoting treatment at-source to achieve water quality and hydrology mitigation; and
 - c. requiring appropriate design, sizing and location of all stormwater outfalls, including having regard to stream erosion and the location of archaeological sites in the coastal environment.
- (8) Require subdivision, use and development including stormwater management to

avoid, remedy or mitigate adverse effects, including reverse sensitivity effects and safety risks relating to bird strike, lighting and glare on the operation and activities of RNZAF Base Auckland.

IX.4. Activity table

All relevant overlay, Auckland-wide, designations and zone activity tables apply unless the activity is specifically listed in Activity Table IX.4.1 below. These may apply additional restrictions over and above controls applying to land within the Whenuapai East Precinct.

Development in the precinct is subject to Designation 4311 (Whenuapai Airfield Approach and Departure Path Protection) which imposes restrictions on permanent and temporary structure (including construction equipment) height. No permanent or temporary obstacle shall penetrate the approach and departure path obstacle limitation surfaces identified in Designation 4311 without the prior approval in writing of the New Zealand Defence Force.

Activity Table IX.4.1 specifies the activity status of district land use and subdivision activities in the Whenuapai East Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

Table IX.4.1 Activity table

Activity		Activity status
Land use		
<i>Residential – Mixed Housing Suburban zone</i>		
(A1)	Activities listed as permitted or restricted discretionary activities in Table H4.4.1 Activity table in the Residential – Mixed Housing Suburban Zone	
(A2)	Development of up to two dwellings per site in the Residential - Mixed Housing Suburban Zone	P
(A3)	Development of three or more dwellings per site in the Residential - Mixed Housing Suburban Zone	RD
<i>Residential – Mixed Housing Urban zone</i>		
(A4)	Activities listed as permitted or restricted discretionary activities in Table H5.4.1 Activity table in the Residential – Mixed Housing Urban Zone	
(A5)	Development of up to three dwellings per site in the Residential - Mixed Housing Urban Zone	P
(A6)	Development of four or more dwellings per site in the Residential – Mixed Housing Urban Zone	RD

<i>Open Space – Informal Recreation zone</i>		
(A7)	Activities listed as permitted or restricted discretionary activities in Table H7.9.1 Activity table in the Open Space – Informal Recreation Zone	
<i>Development</i>		
(A8)	Buildings that do not comply with standards IX.6.1.3 Road design, IX.6.1.5 Coastal esplanade planting and public access, IX.6.1.6 Riparian and wetland planting and public access, IX.6.1.7 Fences, IX.6.1.9 Residential dwelling construction and design, IX.6.1.10 Lighting, IX.6.1.11 Temporary activities and construction, IX.6.2.1 Yards, IX.6.3.1 Building height, IX.6.3.2 Height in relation to boundary, IX.6.3.3 Yards, IX.6.3.4 Building Coverage, IX.6.3.5 Landscape areas, IX.6.3.6 Outdoor living space, IX.6.3.7 Outlook space, IX.6.3.8 Windows to the street	RD
(A9)	Development that does not comply with Standard IX.6.1.1 Precinct Plan	D
(A10)	Development that does not comply with Standard IX.6.1.8 Stormwater management	D
(A11)	Development that does not comply with Standard IX.6.1.4 Water and Wastewater Infrastructure	RD
(A12)	Development that does not comply with Standard IX.6.1.2 Transport Infrastructure Requirements	NC
Subdivision		
(A13)	Subdivision listed in Chapter E38 Subdivision – Urban	
(A14)	Subdivision that complies with standard IX.6.1.1 Precinct Plan	RD
(A15)	Subdivision that does not comply with standards IX.6.3 Road design, IX.6.1.5 Coastal esplanade planting and public access, IX.6.1.6 Riparian and wetland planting and public access, IX.6.1.12 Noise	RD
(A16)	Subdivision that does not comply with Standard IX.6.1.1 Precinct Plan	D
(A17)	Subdivision that does not comply with Standard IX.6.1.8 Stormwater management	D
(A18)	Subdivision that does not comply with Standard IX.6.1.4	RD

	Water and Wastewater Infrastructure	
(A19)	Subdivision that does not comply with Standard IX.6.1.2 Transport Infrastructure Requirements	NC

IX.5. Notification

- (1) Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public notification of an application for resource consent is precluded if the application is for the construction and use of 1, 2 or 3 dwellings in the Residential – Mixed Housing Urban zone that do not comply with 1 or more of the following:
 - a. Standard IX.6.3.1 Building height
 - b. Standard IX.6.3.2 Height in relation to boundary
 - c. Standard IX.6.3.3 Yards
 - d. Standard IX.6.3.4 Building coverage
 - e. Standard IX.6.3.5 Landscape areas
 - f. Standard IX.6.3.6 Outdoor living space
 - g. Standard IX.6.3.7 Outlook space
 - h. Standard IX.6.3.8 Windows to street and private vehicle and pedestrian accessways.
- (2) Except where IX.5(5) applies, any application for resource consent for an activity listed in Activity Table IX.4.1 will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purpose of section 95E of the Resource Management Act 1991, the Council will give specific consideration to:
 - a. those persons listed in Rule C1.13(4); and
 - b. The New Zealand Defence Force in relation to any proposal that does not comply with:
 - i. IX.6.9 Residential dwelling construction and design
 - ii. IX.6.10 Lighting;
 - iii. IX.6.11 Temporary activities and construction; or
 - iv. IX.6.12 Noise.

IX.6. Standards

All relevant overlay, Auckland-wide and zone standards apply to all activities listed in Activity Table IX.4.1 above. In addition, zone activities not listed in Activity Table IX.4.1 are subject to the IX.6 Standards.

Where there is any conflict or difference between standards in this Precinct and the Auckland-wide and zone standards, the standards in this Precinct will apply.

IX.6.1 Precinct-wide Standards

IX.6.1.1 Precinct Plan

Purpose:

- To deliver land use, subdivision and development integrated with infrastructure and key elements of urban form as demonstrated on Whenuapai East Precinct Plan 1.
 - To deliver stormwater outfalls in accordance with the indicative locations on Whenuapai East Precinct Plan 1.
 - To implement the indicative visual and physical connections and pathways, as shown on Whenuapai East Precinct Plan 1.
 - To provide a connected, safe and efficient transport network, including walking and cycling.
- (1) Development and/or subdivision must occur in general accordance with Whenuapai East Precinct Plan 1.

IX.6.1.2 Transport Infrastructure Requirements

Purpose:

- To mitigate the adverse effects of traffic generation on the safety and efficiency of the surrounding local road network for all modes of transport by ensuring subdivision and development is coordinated with provision of transport infrastructure.
 - To achieve the integration of land use and transport.
- (1) The transport infrastructure listed in standard IX.6.1.2(2) must be constructed and operational:
- (a) in the case of subdivision, prior to release of Resource Management Act 1991 section 224 certificate for any residential lots;
 - (b) in the case of land use only, prior to the occupation of any dwelling(s) or residential activities, including Integrated Residential Developments.
- (2) The following transport infrastructure upgrades are required by standard IX.6.1.2(1):
- (a) upgrade Clarks Lane / Sinton Road intersection to a single lane roundabout.
 - (b) urban frontage upgrade of Sinton Road, including pedestrian and cycle facilities.
 - (c) urban frontage upgrade of Clarks Lane between the proposed roundabout and the eastern end of the precinct, including pedestrian and cycle facilities.
 - (d) footpath upgrade between east of precinct and Ockleston Landing on the southern side.
 - (e) footpath upgrade on the portion of Clarks Lane serving the Worker's Cottages to connect with Clarks Lane Footbridge.

IX.6.1.3 Road Design

Purpose:

- To ensure that any development or subdivision complies with functional and design requirements for roads.
- (1) Any development and / or subdivision that includes new or upgraded roads, must comply with IX.10.1 Appendix 1: Road Function and Design Elements Table.

IX.6.1.4 Water and Wastewater Infrastructure

Purpose:

- To ensure water supply and wastewater infrastructure with sufficient capacity is available to support development within the Precinct.
 - To achieve the integration of land use and water supply and wastewater infrastructure.
- (1) Publicly reticulated water and wastewater infrastructure services with sufficient capacity to service the lot or dwelling must be provided:
- (a) in the case of subdivision, prior to release of Resource Management Act 1991 section 224 certificate for any residential lots; and
 - (b) in the case of land use only, prior to the construction of any dwelling(s) or residential activities.

IX.6.1.5 Coastal esplanade planting and public access

Purpose:

- To provide public access to, and maintain and enhance indigenous biodiversity, ecosystem health, and water quality of the coastal environment within the Precinct.
- (1) Development and/or subdivision must comply with clauses (a) – (c) below:
- (a) Indigenous planting shall be planted to a depth of 10m of the mean high water spring.
 - (b) A public shared pedestrian and cycle path must be constructed and operational adjacent to, and not within, the 10m planted area.
 - (c) The planting and shared path required by clauses (a) and (b) shall be located within a publicly vested esplanade reserve.

IX.6.1.6 Riparian and wetland planting and public access

Purpose:

- To provide public access to, and maintain and enhance indigenous biodiversity, ecosystem health, freshwater quality, flood management and intermittent and permanent streams and wetlands within the Precinct.
- (1) Development and/or subdivision must comply with clauses (a) – (c) below:
- (a) Indigenous planting shall be planted to a depth of 10m of any intermittent or permanent stream, or wetland.

- (b) A public shared pedestrian and cycle path must be constructed and operational adjacent to, and not within, the 10m planted area, except where the shared path crosses over an intermittent or permanent stream, or wetland.
- (c) The planting and shared path required by clauses (a) and (b) shall be located within a publicly vested esplanade reserve.

IX.6.1.7 Fences

Purpose:

- To promote open space character and enable opportunities for passive surveillance of public open spaces whilst providing reasonable privacy for residents.
- (1) Fences, or walls, or a combination of these structures, within a side or rear yard adjoining a public open space, including esplanade and riparian reserves, must not exceed:
 - (i) 1.2m in height; or
 - (ii) 1.6m in height where it is at least 50 percent visually open, as viewed perpendicular to the boundary.

IX.6.1.8 Stormwater management

Purpose:

- To ensure that there is sufficient stormwater infrastructure capacity in place at the time of development.
 - To ensure that stormwater in the Precinct is managed and treated to ensure flood risk is not increased, and the health and ecological values of the streams and coastal environments are maintained or improved.
 - To manage reverse sensitivity effects on RNZAF Base Auckland, including in relation to bird strike.
- (1) All land use and development shall be managed in accordance with approved Stormwater Management Plan certified by the Stormwater network utility operator.
 - (2) The discharge of stormwater runoff from subdivision and development cannot occur until the necessary stormwater infrastructure as determined by the Stormwater Management Plan required by sub-clause (1) is in place.
 - (3) Stormwater runoff from all impervious areas other than roofs must be either:
 - (a) treated at-source by a stormwater management device or system that is sized and designed in accordance with 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)'; or
 - (b) treated by a communal stormwater management device or system that is sized and designed in accordance with 'Guidance Document 2017/001 Stormwater Management Devices in the Auckland Region (GD01)' that is designed and authorised to accommodate and treat stormwater from the site.

- (4) Roofs must be constructed from low contaminant generating building materials which:
- (a) have exposed surface(s) or surface coating of metallic zinc or any alloy containing less than 10% zinc; and
 - (b) have exposed surface(s) or surface coating of metallic copper or any alloy containing less than 10% copper; and
 - (c) avoid exposed treated timber surface(s); and
 - (d) avoid any roof material with a copper containing or zinc-containing algaecide.

IX.6.1.9 Residential dwelling construction and design

Purpose:

- To avoid reverse sensitivity effects on RNZAF Base Auckland, including in relation to internal amenity for nearby residents.
- (1) New residential and other activities sensitive to noise and alterations and additions to existing buildings accommodating activities sensitive to noise must provide sound attenuation and related ventilation and/or air conditioning measures:
- (a) to ensure the internal environment of habitable rooms does not exceed a maximum noise level of 40 dB Ldn; and
 - (b) that are certified as being able to meet Standard IX.6.9(a)(i) by a person suitably qualified and experienced in acoustics prior to its construction; and
 - (c) so that the related ventilation and/or air conditioning system(s) satisfies the requirements of New Zealand Building Code Rule G4, or any equivalent standard which replaces it, with all external doors of the building and all windows of the habitable rooms closed.

IX.6.1.10 Lighting

Purpose:

- To avoid reverse sensitivity effects on RNZAF Base Auckland, including in relation to flight hazards and safety.
 - To avoid the effects of lighting on aircraft utilising RNZAF Base Auckland.
- (1) Any subdivision and development must avoid effects of lighting on the safe and efficient operation of RNZAF Base Auckland, to the extent that lighting:
- i. Avoids simulating approach and departure path runway lighting
 - ii. Ensures that clear visibility of approach and departure path runway lighting is maintained; and
 - iii. Avoids glare or light spill that could affect flight safety or aircraft operations.
- (2) External building materials must be constructed with the following:

- i. External building surfaces (excluding vertical surfaces) must not exceed a reflectivity (specular reflectance) of 30% white light where located 10m above ground level, and all roof surfaces.
- (3) No person may illuminate or display the following outdoor lighting between 11:00pm and 6:30am:
 - (a) searchlights; or
 - (b) outside illumination of any structure or feature by floodlight that shines above the horizontal plane.

IX.6.1.11 Temporary activities and construction

Purpose:

- To avoid safety and operation risk effects on the RNZAF Base Auckland.
- (1) Any application for subdivision and development that requires the use of a temporary structure or construction equipment being erected (including cranes) which may breach the Obstacle Limitation Surface identified in designation 4311, must obtain prior written approval from RNZAF.

IX.6.1.12 Noise

Purpose:

- To ensure that potential reverse sensitivity effects of noise from the adjacent RNZAF Base Auckland are appropriately addressed within the Precinct.
- (1) A no-complaints covenant shall be included on each title issued within the precinct. This covenant shall be registered with the deposit of the survey plan, in a form acceptable to RNZAF Base Auckland under which the registered proprietor will covenant to waive all rights of complaint, submission, appeal or objection under the Resource Management Act 1991 and successive legislation or otherwise in respect of any noise associated with the RNZAF Base Auckland.

IX.6.2 Standards in the Mixed Housing Suburban Zone

The standards at Chapter H4 Residential – Mixed Housing Suburban Zone apply, except that Standard IX.6.2.1 Yards applies instead of Standard H4.6.7 Yards.

IX.6.2.1 Yards

Purpose:

- to create a suburban streetscape character and provide sufficient space for landscaping within the front yard;
 - to maintain a reasonable standard of residential amenity for adjoining sites;
 - to ensure buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality, provide protection from natural hazards, and enable sightlines between buildings to the coastal environment; and
 - to enable buildings and services on the site or adjoining sites to be adequately maintained.
- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed below.

Yard	Minimum Depth
Front	3m
Side	1m from one side boundary and 2m from the other side boundary
Rear	5m
Riparian	10m from the edge of all permanent and intermittent streams
Coastal protection yard	10m, or as otherwise specified in Appendix 6 Coastal protection yard

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

IX.6.3 Standards in the Mixed Housing Urban Zone

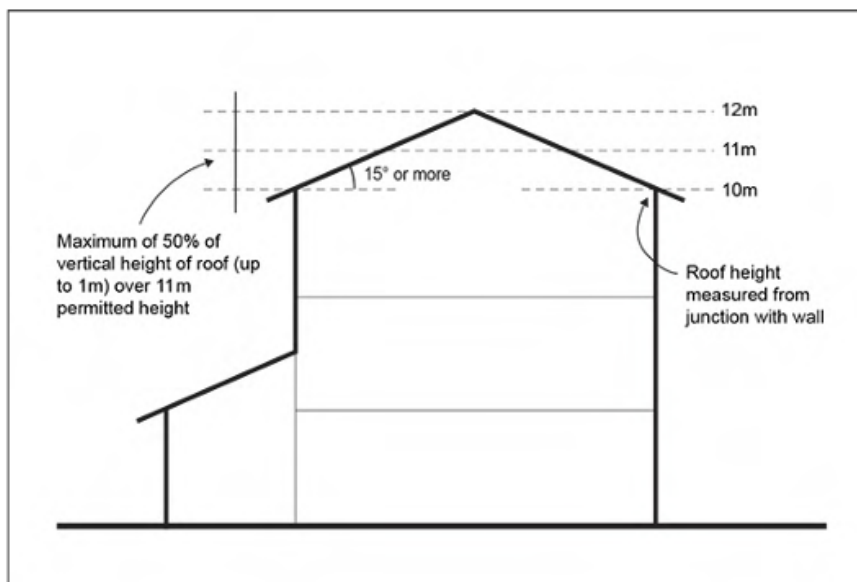
The standards at Chapter H5 Residential – Mixed Housing Urban Zone apply, except where superseded below.

IX.6.3.1 Building height

Purpose:

- To manage the height of buildings to achieve the planned urban built character of predominantly three storeys while managing visual dominance effects and a reasonable standard of residential amenity for adjoining sites.
- (1) Buildings must not exceed 11m in height, except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in Figure IX.6.3.1.1 Building height.

Figure IX.6.3.1.1 Building height

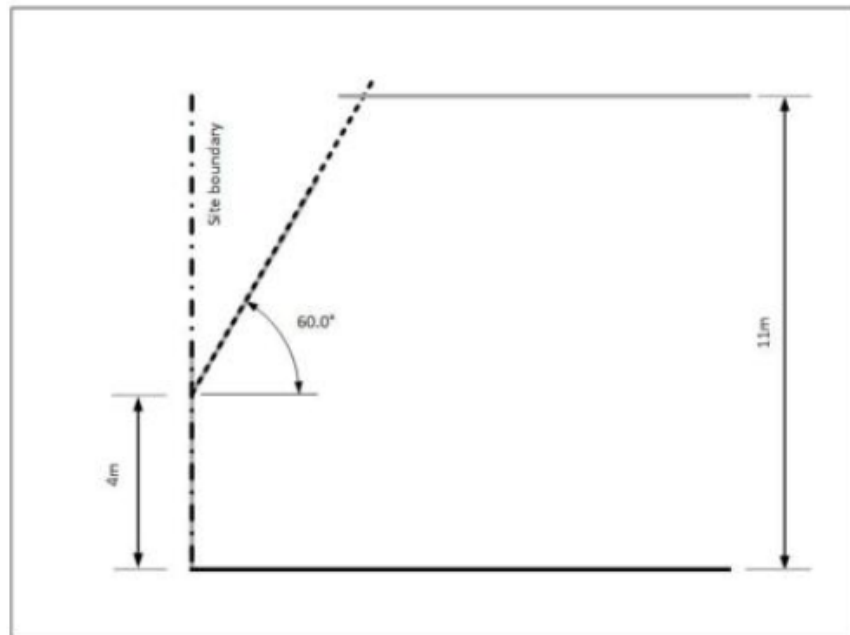


IX.6.3.2 Height in relation to boundary

Purpose:

- To manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access, privacy and minimise adverse visual dominance effects to immediate neighbours.
- (1) Buildings must not project beyond a 60 degree recession plane measured from a point 4m vertically above ground level alongside and rear boundaries, as shown in Figure IX.6.3.2.1 Height in relation to boundary.

Figure IX.6.3.2.1 Height in relation to boundary



- (2) This standard does not apply to:
- (a) a boundary with a road;
 - (b) existing or proposed internal boundaries within a site; or
 - (c) site boundaries where there is an existing common wall between 2 buildings on adjacent sites or where a common wall is proposed.

IX.6.3.3 Yards

Purpose:

- to create an urban streetscape character and provide sufficient space for landscaping within the front yard;
 - to maintain a reasonable standard of residential amenity for adjoining sites;
 - to ensure buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards; and
 - to enable buildings and services on the site or adjoining sites to be adequately maintained.
- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed below.

Yard	Minimum Depth
Front	1.5m
Side	1m
Rear	1m
Riparian	10m from the edge of all permanent and intermittent streams
Coastal protection yard	10m, or as otherwise specified in Appendix 6 Coastal protection yard

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

IX.6.3.4 Building Coverage

Purpose:

- To manage the extent of buildings on a site to achieve the planned urban character of buildings surrounded by open space.
- (1) The maximum building coverage must not exceed 50 per cent of the net site area.

IX.6.3.5 Landscape areas

Purpose:

- to provide for quality living environments consistent with the planned urban built character of buildings surrounded by open space vegetation; and
 - to create a vegetated urban streetscape character within the zone.
- (1) A dwelling at ground floor level must have a landscaped area of a minimum of 20% 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.

IX.6.3.6 Outdoor living space

Purpose:

- To provide dwellings with outdoor living space that is of a functional size and dimension, has access to sunlight, and is accessible from the dwelling.
- (1) A dwelling at ground floor level must have an outdoor living space that is at least 20m² and that comprises ground floor, balcony, patio, or roof terrace space that,
- (a) where located at ground level, has no dimension less than 3m; and
 - (b) where provided in the form of a balcony, patio, or roof terrace, is at least 8m² and has a minimum dimension of 1.8m; and

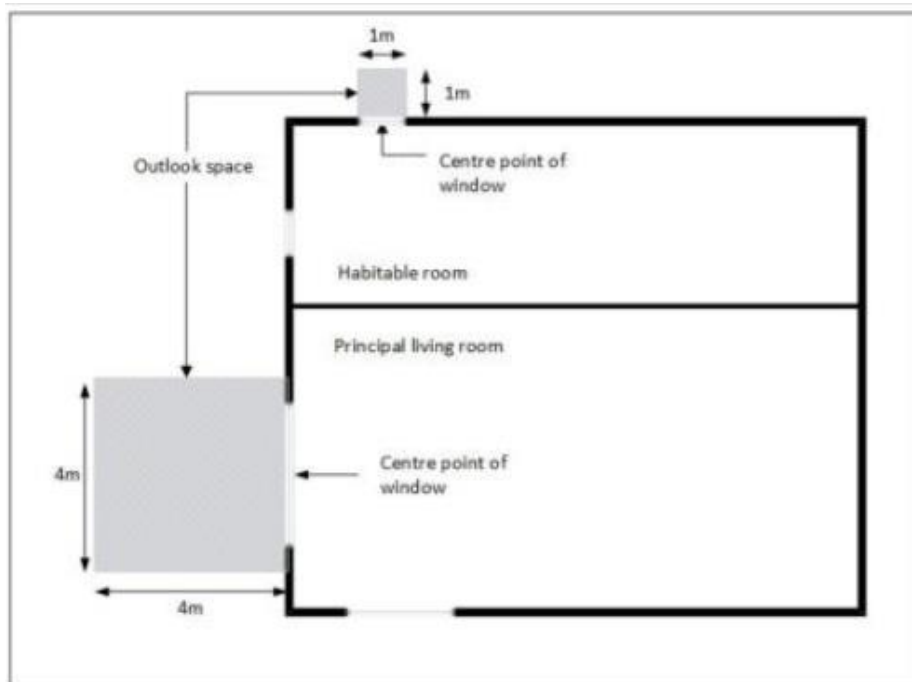
- (c) is accessible from the dwelling; and
 - (d) may be—
 - (i) grouped cumulatively by area in 1 communally accessible location; or
 - (ii) located directly adjacent to the unit; and
 - (e) is free of buildings, parking spaces, and servicing and manoeuvring areas.
- (2) A dwelling located above ground 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 1.8m; and
 - (b) is accessible from the dwelling; and
 - (c) may be—
 - (i) grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or
 - (ii) located directly adjacent to the unit.

IX.6.3.7 Outlook Space

Purpose:

- to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and
 - in combination with the daylight standard, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.
- (1) An outlook space must be provided for each dwelling as specified in this clause.
- (2) An outlook space must be provided from habitable room windows as shown in Figure IX.6.3.7.1 Outlook space.

Figure IX.6.3.7.1 Outlook space



- (3) The minimum dimensions for a required outlook space are as follows and as shown in Figure IX.6.3.7.1 Outlook space:
- (a) a principal living room must have an outlook space with a minimum dimension of 4m in depth and 4m in width; and
 - (b) all other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m 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

IX.6.3.8 Windows to the street

Purpose: To provide for passive surveillance while maintaining privacy for residents and users.

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

IX1.7. Assessment – controlled activities

There are no controlled activities in this Precinct.

IX.8. Assessment – restricted discretionary activities

IX.8.1 Matters of discretion

For development and subdivision that is a restricted discretionary activity in the Whenuapai East Precinct, the council will restrict its discretion to the following matters in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions.

- (1) Development of three or more dwellings per site in the Residential – Mixed Housing Suburban Zone
 - (a) The effects of the design, bulk, massing and location of land use and development (including fencing and retaining walls) on the natural character and amenity of the riparian and coastal environments; and
 - (b) The matters of discretion listed in H4.8.1(2).
- (2) Development of four or more dwellings per site in the Residential – Mixed Housing Urban Zone
 - (a) The matters of discretion listed in H5.8.1(2).
- (3) Buildings that do not comply with standard IX.6.7 Fences
 - (a) The effects on coastal, riparian and open space amenity and safety, and on the privacy of residents.
- (4) Buildings that do not comply with standards IX.6.9 Residential dwelling construction and design, IX.6.10 Lighting, IX.6.11 Temporary activities and construction
 - (a) Reverse sensitivity effects on the RNZAF Base Auckland.
- (5) Buildings that do not comply with standard IX.6.2.1 Yards
 - (a) The effects of the infringement on the natural character of the coastal environment and open space; and
 - (b) The matters listed at H4.8.1(4).
- (6) Buildings that do not comply with standards IX.6.3.1 Building height, IX.6.3.2 Height in relation to boundary, IX.6.3.3 Yards, IX.6.3.4 Building Coverage, IX.6.3.5 Landscape areas, IX.6.3.6 Outdoor living space, IX.6.3.7 Outlook space, and IX.6.3.8 Windows to the street
 - (a) The matters listed at H5.8.1(4).
- (7) Subdivision or development that complies with standard IX.6.1 Precinct Plan
 - (a) The effect of the design and layout of sites to achieve the purpose of the precinct;
 - (b) The effect of the design and layout of infrastructure, including the road network to achieve the purpose of the precinct; and
 - (c) The effects on recreation and open space, including coastal and riparian environments, to achieve the purpose of the precinct.
- (8) Subdivision or development that does not comply with standard IX.6.3 Road

design

- (a) consistency with Whenuapai East Precinct Plan 1;
 - (b) safety;
 - (c) design and layout of roads and access;
 - (d) street and pedestrian amenity;
 - (e) formation, alignment and location of cycleways and pedestrian pathways, and
 - (f) any design constraints.
- (9) Subdivision that does not comply with standards IX.6.5 Coastal esplanade planting and public access and IX.6.6 Riparian and wetland planting and public access
- (a) safety and connectivity of public access to and within open spaces, including coastal and stream environments;
 - (b) biodiversity, ecological and amenity values of coastal, riparian and wetland planting; and
 - (c) the purpose of the standard.
- (10) Subdivision that does not comply with standard IX.6.12 Noise
- (a) Reverse sensitivity effects on the RNZAF Base Auckland.
- (11) Subdivision and/or development that does not comply with standard IX.6.1.4 Water and Wastewater Infrastructure
- (a) The effect of the proposed design, capacity and operation of the water supply and wastewater networks, including the effects of on-site or interim infrastructure, if required.

IX.8.2 Assessment criteria

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

- (1) Development of three or more dwellings per site in the Residential – Mixed Housing Suburban Zone
 - (a) Refer to Policy IX.6.3(2);
 - (b) The assessment criteria listed in H4.8.2(2); and
 - (c) The extent to which adverse effects of building length, massing and retaining walls is managed parallel to the coast.
- (2) Development of four or more dwellings per site in the Residential – Mixed Housing Urban Zone
 - (a) Refer to Policy IX.6.3(2); and
 - (b) The assessment criteria listed in H5.8.2(2).
- (3) Buildings that do not comply with standard IX.6.7 Fences

- (a) Refer to Policy IX.6.3(2).
- (4) Buildings that do not comply with standards IX.6.9 Residential dwelling construction and design, IX.6.10 Lighting, IX.6.11 Temporary activities and construction
 - (a) Refer to Policy IX.6.3(8).
- (5) Buildings that do not comply with standard IX.6.2.1 Yards
 - (a) Refer to Policy IX.6.3(2); and
 - (b) The assessment criteria listed in H4.8.2(8).
- (6) Buildings that do not comply with standards IX.6.3.1 Building height, IX.6.3.2 Height in relation to boundary, IX.6.3.3 Yards, IX.6.3.4 Building Coverage, IX.6.3.5 Landscape areas, IX.6.3.6 Outdoor living space, IX.6.3.7 Outlook space, and IX.6.3.8 Windows to the street
 - (a) Refer to Policy IX.6.3(2); and
 - (b) Refer to Policies H5.3(2), H5.3(3), H5.3(4) and H5.3(5).
- (7) Subdivision and development that complies with standard IX.6.1.1 Precinct Plan
 - (a) Refer to Policies IX.6.3(1) and IX.6.3(8);
 - (b) The extent to which subdivision and development provides for roads to the site boundaries to enable connections with neighbouring sites;
 - (c) The extent to which subdivision and development delivers visual sightlines to the coastal environment in the locations identified on Whenuapai East Precinct Plan 1;
 - (d) The design, efficacy and location of stormwater infrastructure and devices and the extent to which they are designed to integrate with the surrounding environment, including the road corridor where relevant, and can be accessed, maintained, and operated by the asset owner.
- (8) Subdivision that does not comply with standard IX.6.1.3 Road design
 - (a) Whether there are constraints or other factors present which make it impractical to comply with the required standards;
 - (b) The extent to which a suitable alternative to the design elements specified at Table IX.10.1 Road Function and Required Design Elements is provided;
 - (c) Whether the design of the road, and associated road reserve achieves Policy IX.3(6);
 - (d) Whether there is an appropriate interface design treatment at property boundaries, particularly for pedestrians and cyclists; and
 - (e) Whether the proposed design and road reserve:
 - (i) incorporates measures to achieve the required design speeds;
 - (ii) can safely accommodate required vehicle movements;
 - (iii) can appropriately accommodate all proposed infrastructure and

- roadway elements including utilities and/or any stormwater treatment;
 - (iv) assesses the feasibility of upgrading any interim design or road reserve to the ultimate required standard; and
 - (v) achieves the anticipated outcomes of Auckland Council's Urban Ngahere Strategy, or similar.
- (9) Development and/or subdivision that does not comply with standards IX.6.5 Coastal esplanade planting and public access and IX.6.6 Riparian and wetland planting and public access
 - (a) The extent to which any subdivision or development provides for public access to and along coastal and stream esplanade reserves and open space;
 - (b) The extent to which any subdivision or development affects biodiversity, ecological and amenity values and the suitability of alternative planting width, layout or design; and
 - (c) Refer to Policy IX.6.3(3).
- (10) Subdivision that does not comply with standard IX.6.12 Noise
 - (a) Refer to Policy IX.6.3(8).
- (11) Subdivision and/or land use that does not comply with standard IX.6.1.4 Water and Wastewater Infrastructure
 - (a) Refer to Policy IX.6.3(4); and
 - (b) The capacity, effectiveness and efficiency of the proposed water and wastewater networks, including on-site or interim infrastructure that may be required to service lots or dwellings prior to the commissioning of and connection to bulk infrastructure.

IX.9. Special information requirements

Riparian landscape plan

- (1) Any application for subdivision that requires the creation of an esplanade reserve or strip shall provide:
 - (a) A detailed planting and restoration plan, including maintenance for no less than 5 years for all required planted areas within the specified proximity of MHWS and riparian margins and wetland buffers, and as required within the SEA. The plan shall be in accordance with best practice methodologies of TP148 and/or AUP Appendix 16, or other subsequent Council restoration guide;
 - (b) The design and location of the public shared pedestrian and cycle path, including the width, gradient, materiality, and connections to existing and future walkways in the site and open space; and
 - (c) Demonstrate engagement with Te Kawerau ā Maki and other interested iwi in preparing the riparian planting plan.

Stormwater management

- (2) All applications for subdivision and development must demonstrate how the

proposal is consistent with the requirements of the approved Stormwater Management Plan including:

- (a) areas where stormwater management requirements are to be met on-site and where they will be met through communal infrastructure;
- (b) the type and location of all public stormwater network assets that are proposed to be vested in council; and
- (c) consideration of the proposed stormwater design and infrastructure will integrate with stormwater infrastructure in the wider Precinct, including consideration of potential cumulative effects.

Table IX.10.1 Appendix 1 - Road Function and Required Design Elements

Road name	Proposed role and function of road in Precinct area	Minimum road reserve width ¹	Total no. of lanes	Design speed	Median	Cycle provision	Pedestrian provision	Bus route	Vehicle access restrictions
Sinton Road upgrade between roundabout and western end of Precinct	Local (future collector)	21m (existing 20m)	2	30 km/hr	No	Yes North western side ²	Yes North western side ²	No	Yes ³
Clarks Lane upgrade between roundabout and eastern end of Precinct	Local	No change (20m)	2	30 km/hr	No	Yes Northern side	Yes Northern side	No	No
Clarks Lane between east of Precinct and Ockleston Landing (footpath upgrade only)	Local	No change (20m)	Footpath only – no change to number of lanes	N/A	N/A	No	Yes Southern side	N/A	No
Clarks Lane upgrade (north/south - Worker's Cottages) (footpath upgrade only)	Local	No change (20m)	Footpath only – no change to number of lanes	N/A	N/A	No	Yes Eastern side to connect with Clarks Lane Footbridge	No	No
Unformed Road (north of Sinton Road)	Local	20m	2	30 km/hr	No	Yes Western side	Yes	No	No
Any new local roads	Local	16m	2	30 km/hr	No	No	Yes	No	No

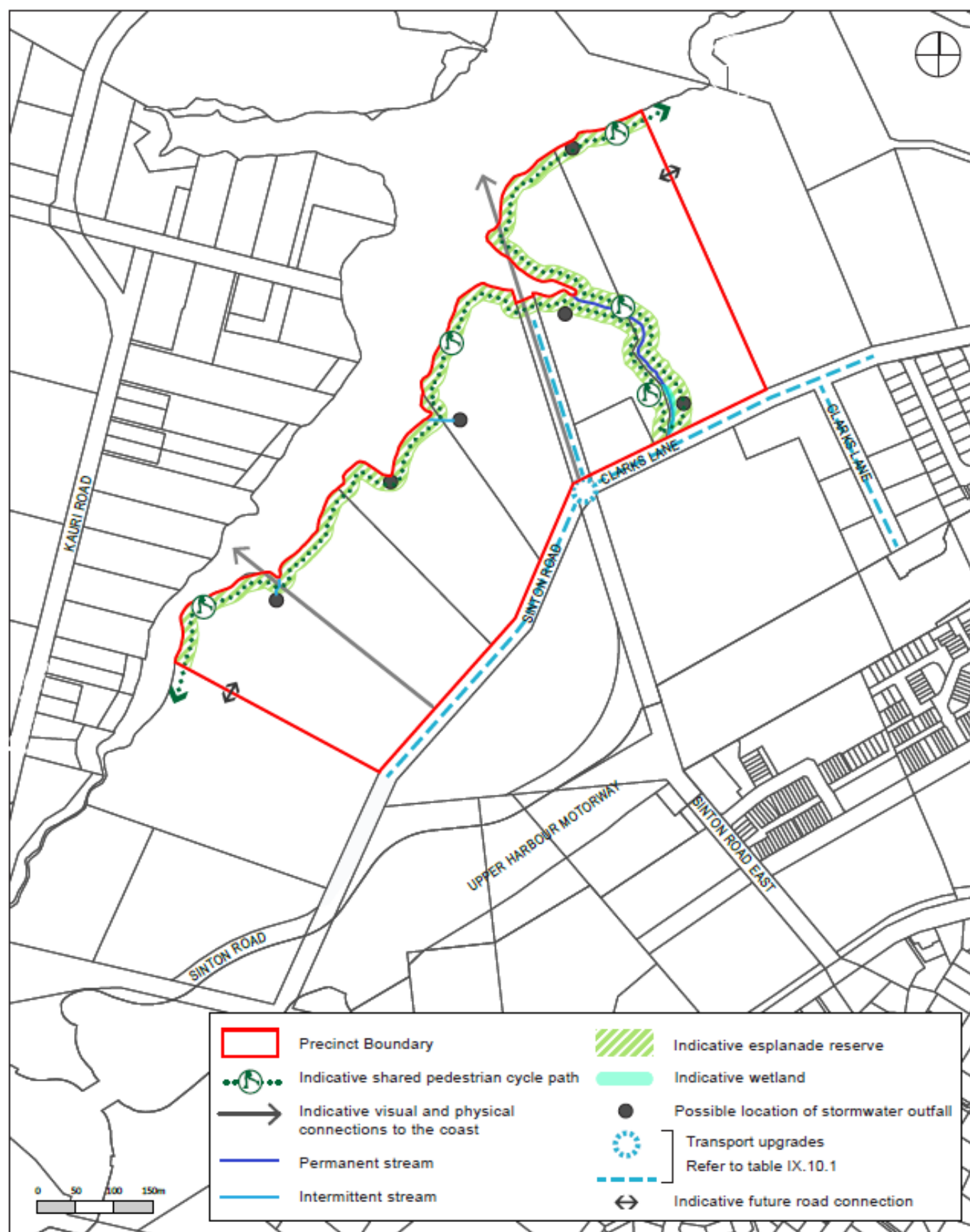
1. Typical minimum width may need to be varied in specific locations where required to accommodate network utilities, batters, structures, stormwater treatment, intersection design, significant constraints or other localised design requirements.

2. A bi-directional cycleway or shared path may be appropriate along the frontage of the precinct, subject to further assessment by Auckland Transport at resource consent and engineering plan stages.

3. Vehicle access to Sinton Road is limited to access serving a JOAL, or where the access serves a standalone or duplex dwelling, a turning circle shall be provided such that vehicles can enter and exit the site in a forward gear.

IX.11. Precinct Plan

IX.11.1 Whenuapai East Precinct Plan 1



WHENUAPAI EAST PRECINCT PLAN

