Proposed Plan Change Request – Franklin 2 Precinct

Explanatory Note – This does not form part of the Proposed Plan Change.

Franklin 2 Precinct

This is a privately initiated plan change request made in accordance with the provisions of the Resource Management Act 1991.

The scope of the plan change request by Grafton Downs Limited (GDL) proposes to:

Changes to the zoning:

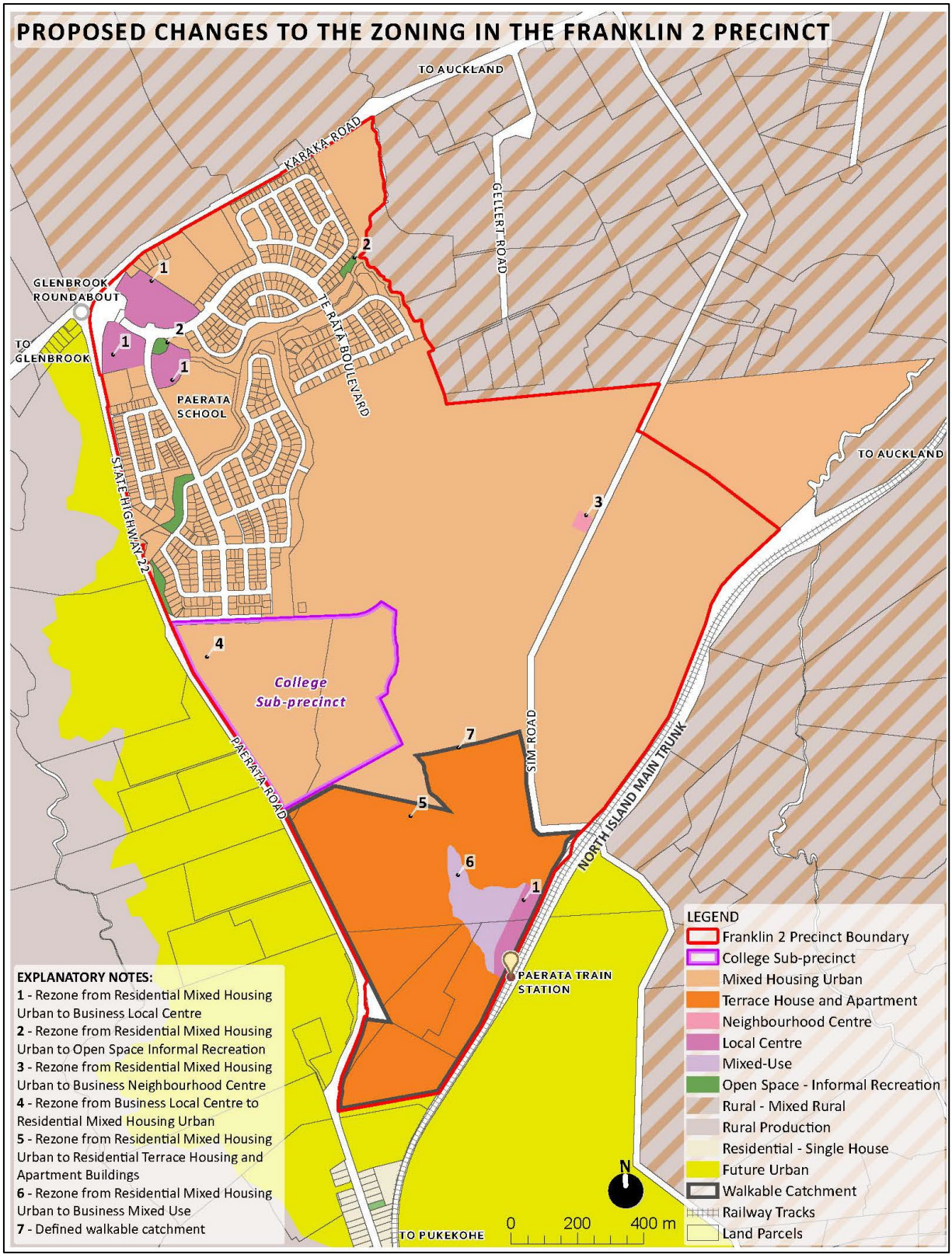
- Providing for a new Local Centre zone in the northern area, adjacent the Glenbrook roundabout that builds of the consented supermarket) and
- Providing for a new Local Centre zone to the south at the Paerātā Rail station that is currently under construction.
- Changing the underlying zoning of the Wesley College from Local Centre to Mixed Housing Urban zone with special controls that will apply the ongoing operation and improvements to Wesley College.
- Rezoning from Mixed Housing Urban zone to Terraced Housing and Apartment Building zone in the mapped walkable catchment surrounding the Paerātā Train station to align with the National Policy Statement on Urban Development 2020.

Aligning the precinct with the operative Unitary Plan zone provisions, including:

- Updating the Additional Provisions applying to development in the Franklin 2 Precinct, including the transport triggers, affordable housing and the sub-precinct specific development standards.
- Clarification of the notable tree provisions within the Precinct, as these are largely identified in the Auckland-wide Notable Tree overlay.

The plan change request seeks the following changes to the Operative Auckland Unitary Plan 2016:

(1) The changes to the Franklin 2 precinct zoning and sub-precinct boundaries are set out in the map below.


PROPOSED CHANGES TO THE ZONING IN THE FRANKLIN 2 PRECINCT
TO AUCKLAND
KARAKA ROAD
GELLERT ROAD
GLENBROOK ROUNDABOUT
TO GLENBROOK
TE RATA BOULEVARD
PAERATA SCHOOL
STATE HIGHWAY 22
TO AUCKLAND
College Sub-precinct
PAERATA ROAD
SIM ROAD
NORTH ISLAND MAIN TRUNK
PAERATA TRAIN STATION
TO PUKEKOHE
0 200 400 m
N
EXPLANATORY NOTES:
1 - Rezone from Residential Mixed Housing Urban to Business Local Centre
2 - Rezone from Residential Mixed Housing Urban to Open Space Informal Recreation
3 - Rezone from Residential Mixed Housing Urban to Business Neighbourhood Centre
4 - Rezone from Business Local Centre to Residential Mixed Housing Urban
5 - Rezone from Residential Mixed Housing Urban to Residential Terrace Housing and Apartment Buildings
6 - Rezone from Residential Mixed Housing Urban to Business Mixed Use
7 - Defined walkable catchment
LEGEND
Franklin 2 Precinct Boundary
College Sub-precinct
Mixed Housing Urban
Terrace House and Apartment
Neighbourhood Centre
Local Centre
Mixed-Use
Open Space - Informal Recreation
Rural - Mixed Rural
Rural Production
Residential - Single House
Future Urban
Walkable Catchment
Railway Tracks
Land Parcels

(2) Delete the operative Franklin 2 precinct provisions and replace with the following:

IXXX. Franklin 2

IXXX.1 Precinct Description

The Franklin 2 precinct is located approximately 6km north of the centre of Pukekohe and forms the northern edge of the rural urban boundary that surrounds Pukekohe, an identified rural satellite town. The precinct is applied to just under 300 hectares of land that has been principally owned by the Wesley College Trust Board for much of the past century. From 1922 up until the current day Wesley College and its associated agricultural operation has been located on the land.

The precinct provides for the development of a sustainable community with a compatible mix of residential and supporting activities to meet the daily needs of the new, largely residential, community. The precinct is designed as an accessible, multi-modal, walkable residential community, based on a passenger transport interchange at the Paerātā train station, that achieves high quality environmental outcomes and that offers its residents access to quality connected open space, water sensitive stormwater design, and access to commercial and retail activities to meet the needs of the community. Within the mapped walkable catchment of the Paerātā train station, as shown on the planning maps, development of at least six storeys is enabled.

Development of this precinct is defined by the zoning maps and other overlay controls and the Franklin 2 precinct plans. The College sub-precinct provisions recognise and continue to make provision for the operation and future development of the existing college and its associated activities.

IXXX.2 Objectives

All relevant overlay, Auckland-wide and zone objectives apply in this precinct in addition to the following:

(1) Subdivision and development occur in a comprehensive and integrated way that provides for a compatible mix of residential living, housing typologies and locations designed to increase housing supply and to support passenger rail.

(2) Development makes efficient use of land based on a series of walkable neighbourhoods and mixed-use areas in close proximity to passenger transport, local centres and open space.

(3) Development of at least six storeys is enabled within the mapped walkable catchment, while also achieving a high-quality built environment.

(4) Subdivision and development are sensitive to the precinct's natural ecological values which are a significant feature of the precinct's development.

(5) Subdivision and development are integrated with transport networks and provides a well-connected internal street network supporting pedestrian, cycle and public transport use along with facilities to promote use of public transport, including rail.

(6) Subdivision and development in the precinct will not adversely impact on the safe and efficient operation of the adjoining state highway network or the National Grid Corridor (GLN-DEV-A).

(7) Adverse effects of stormwater runoff are avoided or mitigated through incorporating the use of water sensitive design principles and restrictions on impervious areas for high density residential areas.

(8) Subdivision of the precinct will facilitate restoration of riparian margins.

(9) Provision is made for the continued operation and development of the existing college and its associated activities within the precinct.

IXXX.3 Policies

All relevant overlay, Auckland-wide and zone policies apply in this precinct in addition to the following:

(1) Require all subdivision and development to incorporate the structural elements of the Franklin 2 precinct plans to achieve:

a) an integrated block pattern which provides for a range of site sizes, minimises rear lots and promotes street activation;

b) a network of connected pedestrian and cycleways which follow the internal road network, riparian reserves and open spaces;

c) a logical north-south local road network which provides the following connections:

(i) Glenbrook Road roundabout to Paerātā train station;

(ii) links to Sim Road to the east;

(iii) links to the identified access points to State Highway 22 to the west; and

d) an open space network which provides for the ecological and recreational needs of the precinct inclusive of neighbourhood parks and riparian reserves.

(2) Encourage higher density and mixed use development centred on the public transport network, particularly rail, with pedestrian and cycleway facilities, to provide alternatives to, and reduce dependency on, private motor vehicles as a means of transport.

(3) Enable at least six storey development within the mapped walkable catchment of the Paerātā train station.

(4) Enhance ecological and natural character values, and avoid additional stream bank erosion by requiring the riparian margins of the identified streams in the precinct plan to be planted with suitable native vegetation at the time of subdivision.

(5) Require integrated, accessible and usable public open spaces as shown in precinct plan 1 to provide for the recreational needs of the community within walkable distances for all residents.

(6) Managing subdivision and development to minimise adverse effects on the efficient and safe operation, maintenance and development of the National Grid Corridor transversing the precinct.

Stormwater Management

(7) Require a Water Sensitive Design (WSD) approach that promotes at-source stormwater management to avoid as far as practicable the adverse effects of stormwater runoff on the ecological values and the ecological functions of receiving environments.

(8) Require specific stormwater measures to protect the different receiving environments of the identified Stormwater Management Areas in the precinct as shown on precinct plan 3.

(9) Enable the use of ephemeral stream gullies, restored wetlands, and constructed watercourses for the detention and attenuation of stormwater runoff in locations that suit existing topography and in a manner that will enhance the landscape amenity and ecology of the precinct.

(10) Avoid adverse effects of flood risk by keeping the floodplain for the 1 percent Annual Exceedance Probability (AEP) event free of development and using flood attenuation to avoid more than minor effects of flooding downstream.

(11) Require high density residential areas to mitigate potential flooding effects by imposing a greater restriction on impervious areas.

Transport Infrastructure

(12) Require the construction of new roads and access upgrades to State Highway 22 to achieve a highly interconnected pedestrian and road system that provides for all modes of transport, particularly cycling as shown in precinct plan 2.

(13) Require pedestrian and cycle links to allow for safe and efficient movements within the precinct and where practicable the surrounding network, as shown in precinct plan 2.

(14) Limit the number and location of vehicle access and egress points from the precinct to State Highway 22 as shown in precinct plan 1.

College sub-precinct

(15) Applying provisions to allow for the continued operation and development of the existing college and its associated activities within the College sub-precinct.

(16) Encourage the retention of character buildings identified on the Precinct Plan 1.

IXXX.4 Activity Table

All relevant overlay, Auckland-wide and zone activity tables apply unless the activity is listed in Activity Table IXXX.4.1 below.

In addition to the provisions of IXXX.X Franklin 2 precinct, reference should also be had to the planning maps (GIS Viewer) which shows the extent of all designations, overlays and controls applying to land within the Franklin 2 precinct. These may apply additional restrictions.

The Auckland-wide Chapter E38 Subdivision rules apply in the Franklin 2 precinct unless otherwise specified below:

(1) E38 Subdivision – Rule (A16) Vacant sites subdivision involving parent sites of less than 1ha complying with Standard E38.8.2.3

(2) E38 Subdivision – Rule (A17) Vacant sites subdivision involving parent sites of less than 1ha not complying with Standard E38.8.2.3.

(3) E38 Subdivision – Rule (A18) Vacant sites subdivision involving parent sites of 1ha or greater complying with Standard E38.8.3.1

(4) E38 Subdivision – Rule (A19) Vacant sites subdivision involving parent sites of 1ha or greater not complying with Standard E38.8.3.1

Table IXXX.4.1 specifies the activity status of land use and subdivision activities in the Franklin 2 precinct pursuant to section 9(3) and section 11 of the Resource Management Act 1991.

A blank table cell with no activity status specified means that the zone, Auckland-wide and overlay provisions apply.

Note 1

All applications for subdivision consent are subject to section 106 of the RMA.

Note 2

Within the College sub-precinct, the H29 Special Purpose – School Zone provisions also apply in addition to the Residential – Mixed Housing Urban provisions.

Table IXXX.4.1 Activity Table

Activity		**Activity Status**
Use		
(A1)	Activities listed as permitted or restricted discretionary activities in Table H5.4.1 Activity Table in the Residential – Mixed Housing Urban Zone, Table H6.4.1 in the Residential – Terraced Housing and Apartment Buildings zone, Table H11.4.1 in the Business – Local Centre zone, Table H12.4.1 in the Business – Neighbourhood Centre zone, Table H13.4.1 in the Business - Mixed Use zone.	
(A2)	Show homes, in the Residential – Mixed Housing Urban zone that comply with Standard IXXX.6.3.	P
(A3)	Show homes, in the Residential – Mixed Housing Urban zone that do not comply with Standard IXXX.6.3.	RD
Development		
(A4)	New buildings and additions in the mapped walkable catchment shown on IXXX.10 Franklin 2 Precinct Plan 1.	RD

Activity		Activity Status
(A5)	Demolition of the following buildings located in the College sub-precinct: - Fire station - Water tower	RD
Rural		
(A6)	Farming	P
Transport		
(A7)	Subdivision and development that triggers the thresholds for access measure upgrades set out in standard IXXX.6.5.1 where either: (a) it has been demonstrated that the specified access upgrades are not required; or (b) the specified access upgrades have been implemented.	C
(A8)	Subdivision and development that triggers the thresholds set out in standard I.XXX.6.5.1 where the specified access measure upgrades are required.	RD
(A9)	Subdivision and development that does not comply with standard IXXX.6.5.1.	D
Stormwater Mitigation		
(A10)	Impervious areas (including roads created through subdivision of land) in SMAF 1.	P
(A11)	Subdivision and development that complies with IXXX.6.6.	P
(A12)	Subdivision and development that does not comply with IXXX.6.6.	RD
Subdivision		
(A13)	Vacant site subdivision in a residential zone complying with the standards in IXXX.6.7(1) to IXXX.6.7(4) inclusive.	RD
(A14)	Subdivision not in accordance with any of the relevant standards in IXXX.6.7 Subdivision Standards and not provided for under IXXX.4.1(A11) and IXXX.4.1(A12).	D
(A15)	Subdivision not in accordance with the stormwater management standard IXXX.6.7(5) and/or riparian margins standard IXXX.6.7(6) to IXXX.6.7(8).	RD

IXXX.5 Notification

(1) Any application for a resource consent which is listed above which also requires resource consent under other standards in the Plan will be subject to the normal tests for notification under the relevant sections of the RMA.

(2) 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 those persons listed in Rule C1.13(4).

IXXX.6 Standards

(1) All relevant overlay, Auckland-wide and zone standards apply to all activities in the IXXX Franklin 2 precinct.

(2) All activities listed in Activity Table IXXX.4.1 must comply with standards IXXX.6.1 – IXXX.6.6.

IXXX.6.1 Building Heights in the Mapped Walkable Catchment

Purpose: To manage the height of buildings in the mapped walkable catchment of the Paerātā train station to achieve the planned urban built character of at least six storeys.

(1) Buildings in the mapped walkable catchment of the Paerātā train station must not exceed 21m (six storeys) in height.

IXXX.6.2 Height in Relation to Boundary for Buildings in the Walkable Catchment

Purpose:

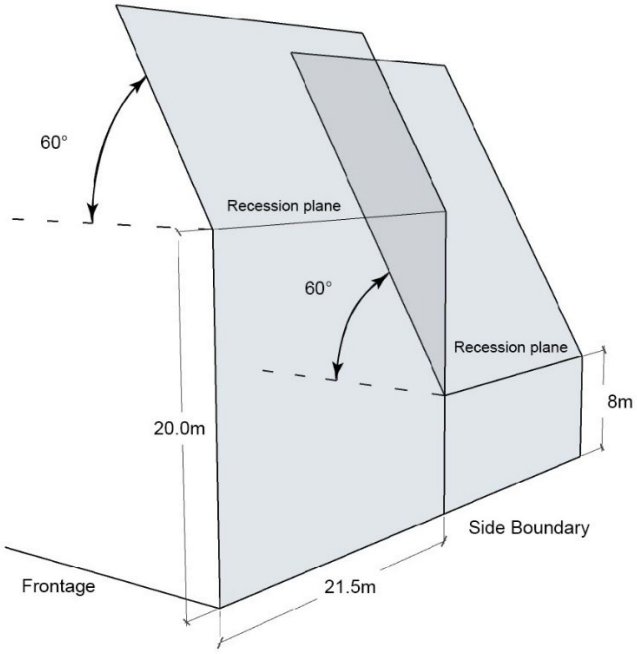
- In the mapped walkable catchment of the Paerātā train station in the Residential – Terrace Housing and Apartment Buildings zone, Business – Mixed Use zone and Business – Local Centre zone, to enable 6 storeys that:
    - locates the bulk and mass of buildings towards the street;
    - achieves a high-quality built environment whilst limiting the adverse effects of building height on neighbouring sites (i.e. dominance and shading) to acceptable levels; and
    - reduces the overall visual dominance of buildings on the rear parts of adjoining sites.

(1) In the Residential – Terrace Housing and Apartment Buildings zone:

(a) Buildings or parts of buildings within 21.5m from the frontage must not project beyond a 60-degree recession plane measured from a point 20m vertically above ground level along the side boundaries as shown in Figure IXXX.6.2.1 Height in Relation to Boundary for Buildings in a Walkable Catchment of the Paerātā Train Station in the Residential – Terrace Housing and Apartment Buildings zone; and

(b) Buildings beyond 21.5m from the frontage and on rear sites must not project beyond a 60-degree recession plane measured from a point 8m vertically above ground level along the side and rear boundaries as shown in Figure IXXX.6.2.1 Height in Relation to Boundary for Buildings in the Mapped Walkable Catchment of the Paerātā Train Station in the Residential – Terrace Housing and Apartment Buildings zone below.

Figure IXXX.6.2.1 Height in Relation to Boundary for Buildings in the Mapped Walkable Catchment of the Paerātā Train Station in the Residential – Terrace Housing and Apartment Buildings zone



(2) In the Business – Mixed Use zone and Business – Local Centre zone:

(a) Buildings or parts of buildings must not project beyond a recession plane that begins vertically above ground level along the zone boundary. The angle of the recession plane and the height above ground level from which it is measured is specified in Table IXXX.6.2.1 and Figure IXXX.6.2.2 below.

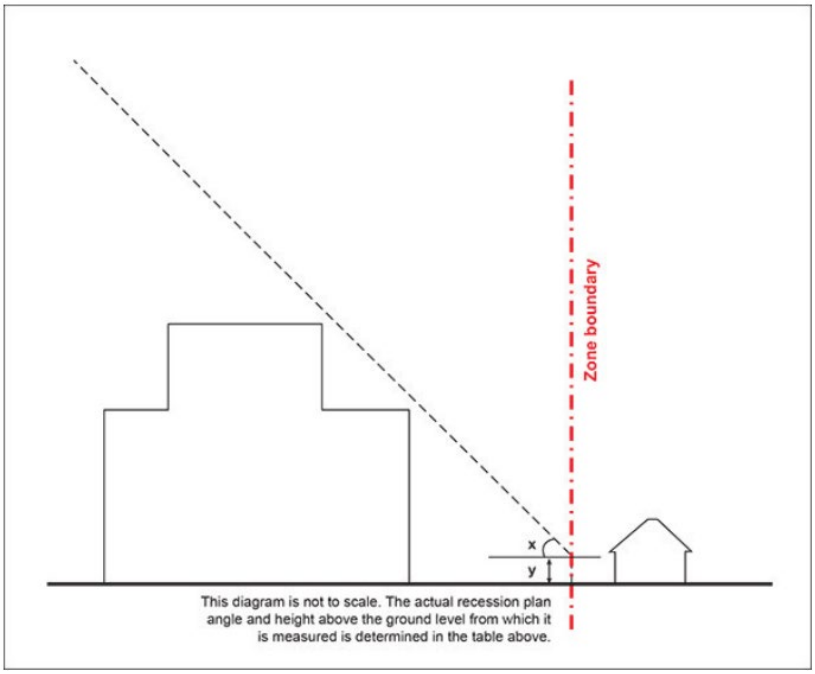
(b) Where the boundary forms part of an entrance strip, access site or pedestrian access-way, the control applies from the farthest boundary of that entrance strip or access site. However, if an entrance strip, access site or pedestrian access-way is greater than 2.5m in width, the control will be measured from a parallel line 2.5m out from the site boundary.

Table IXXX.6.2.1 Height in Relation to Boundary for Buildings in the Mapped Walkable Catchment of the Paerātā Train Station in the Business – Mixed Use zone and Business – Local Centre zone

Zoning of adjacent site	Angle of recession plane (identified as x in Figure IXXX.6.2.2)	Height above ground level which the recession plane will be measured from identified as y in Figure IXXX.6.2.2)
Residential – Terrace Housing and Apartment Buildings Zone; Open Space – Conservation Zone; Open Space –	60°	20m

Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone		

Figure IXXX.6.2.2 Height in Relation to Boundary for Buildings in the Mapped Walkable Catchment of the Paerātā Train Station in the Business – Mixed Use zone and Business – Local Centre zone



IXXX.6.3 Show Homes

Purpose:

- To minimise the adverse effects on residential amenity resulting from show homes, including in relation to noise and traffic.

(1) The show home shall comply with all standards that are applicable to a dwelling on the site.

(2) The show home shall not operate outside the hours of 9:00 am and 5:00 pm on any day.

(3) The show home shall cease to operate five years after approval of code compliance certificate for that show home. From that date, the show home shall be deemed to be a dwelling.

IXXX.6.4 Vehicle Access to State Highway 22

(1) Paerātā Road and Karaka Road form part of State Highway 22 (SH 22) and are Limited Access Roads. The maximum number of direct vehicle access/egress points from the precinct to SH 22 is limited to four and these will be located generally at the points shown on

precinct plan 1, with the final location and design of each intersection to be approved by the New Zealand Transport Agency.

IXXX.6.5 Access Measure Upgrades and Timing of Subdivision and Development

Purpose:

- To ensure that the rate of subdivision and development is aligned with access upgrades.
- To ensure a connected transport network that is safe and efficient for all modes and provides for development in the Franklin 2 precinct.

(1) The number of dwellings or residential lots in the Franklin 2 precinct must not exceed the threshold numbers in the table below until the relevant access measure upgrade assessment has been undertaken to determine whether any of the specified access upgrade(s) is required.

(2) If the transport assessment determines that an access measure upgrade(s) is required, it must be constructed and be made operational prior to the number of dwellings or residential lots in the Franklin 2 precinct exceeding the threshold specified in Table IXXX.6.5.1.

(3) For the purposes of this rule “dwelling” is a dwelling that has been granted building consent under the Building Act 2004 and residential lots where a section 224(c) certificate has been issued that creates additional vacant lots.

Table IXXX.6.5.1 Access Measures and Timing of Subdivision and Development: **Rate of subdivision and development and alignment with access upgrades**

Threshold	Access Measure	
Subdivision or development that would enable the total number of residential lots or dwellings in the Franklin 2 precinct to exceed 1,200.	(a)	A transport assessment that assesses the potential additional effects and whether: (i) the existing accesses (Te Rata Boulevard, Puhitahi Hill Road, and Link Road) are adequate or require upgrading to accommodate the effects; and/or (ii) the final access between Puhitahi Hill Road and Link Road is required.
Subdivision or development that would enable the total number of residential lots or dwellings in the Franklin 2 precinct to exceed 2,500.	(b)	A transport assessment that assesses the potential additional effects and whether there is a need for: (i) the upgrade(s) in Table IXXX.6.5.1(a) above; and (ii) an upgrade of the SH22 Karaka Road/ Sim Road intersection and associated Sim Road upgrade; and (iii) the timing and implementation of such upgrade(s) if assessed to be necessary
Any new development on land zoned Business Local Centre zone adjacent to the SH 22 / Glenbrook roundabout,	(c)	A transport assessment that assesses the potential additional effects on SH 22 / Glenbrook roundabout and whether the existing Te Rata Boulevard access is adequate or requires upgrading to accommodate the effects. **Note:** A transport assessment is not required if the potential additional effects have already been taken into account in a previous transport assessment.

IXXX.6.6 Stormwater Mitigation Standards

Purpose:

- To ensure all development and subdivision in the precinct incorporates water sensitive design (WSD) approaches and manages the quality and quantity of stormwater runoff.

Stormwater Management

(1) The maximum impervious area for a site located in the Residential – Terrace Housing and Apartment Building zone must not exceed 60 per cent of the site area.

(2) Any new development in the precinct shall meet the following design criteria:

(a) retention of stormwater runoff of 10mm/m², for all new impervious surfaces (Note: retention of runoff is independent of native soil permeability);

(b) detention of stormwater runoff of 28mm/m² for all new impervious surfaces. (Note: If retention is in a separate device the detention shall be 18mm/m²). Release of the net detention of 18mm/m² shall be over 24 hours;

(c) treatment to achieve stormwater runoff quality of total zinc <30 µg/l, copper <10 µg/l, TSS <20 mg/l, and temperature <25ºc from all high use roads (>5000 vehicles per day) and carparks greater than 1000m²;

(d) new roofing, spouting, external wall cladding or architectural features used on buildings shall not exceed:

(i) an exposed surface or surface coating of metallic zinc or any alloy containing greater than 10 percent zinc;

(ii) exposed surface or surface coating of metallic copper or any alloy containing greater than 10 percent copper.

(e) where a development meets the retention and detention criteria in IXXX.6.6(2)(a) and IXXX.6.6(2)(b), there is no further requirement to include specific stormwater treatment devices.

(3) All development shall achieve the stormwater management design criteria set out in IXXX.6.6(2)(a) at-source.

(4) At-source stormwater management shall be provided by one or a combination of the following approaches:

(a) rain tanks

(i) retention of stormwater runoff will be met for a dwelling where rain tanks, collecting rooftop stormwater, meet the design criteria set out in IXXX.6.6(2)(a) and are plumbed to provide the non-potable water supply for toilets, washing machines, and irrigation purposes for the dwelling;

(ii) rain tanks may also be used to comply with the required detention of stormwater runoff design criteria set out in IXXX.6.6(2)(b);

(iii) rain tanks shall be located in a position that is easily accessible for maintenance and inspection purposes.

(b) bioretention and infiltration devices

(i) retention of stormwater runoff from all impervious surfaces will be met where devices are designed and installed to meet the design criteria set out in IXXX.6.6(2)(a);

(ii) detention of stormwater runoff from all impervious surfaces may be met where devices are designed and installed to meet the design criteria set out in IXXX.6.6(2)(b);

(iii) all bioretention and infiltration devices shall be easily accessible for maintenance and inspection purposes.

(c) permeable pavements

(i) requirements for retention, detention and attenuation of stormwater runoff do not apply to permeable paving, provided it is in accordance with council and manufacturers' requirements.

(d) Alternatively, detention volumes may be directed to an identified lower-catchment stormwater management control in an ephemeral stream or restored wetland, where these locations suit the existing topography, and in a manner that will enhance the landscape amenity and ecology of the precinct.

(5) Where a site is within the contributing catchment of an existing wetland, the design criteria of IXXX.6.6(2)(a) for the retention of stormwater shall be achieved by infiltration practices such as bioretention or infiltration devices.

(6) All stormwater management devices shall be installed as soon as practicable after site construction is complete and earth surfaces are stabilised.

(7) A council approved covenant under s. 108 of the RMA or a consent notice under s. 221 of the Act shall be registered against the Title of every site required to undertake at-source stormwater management. The effect of the covenant or consent notice shall be to ensure the efficient future functioning and ongoing maintenance of the at-source stormwater management system.

IXXX.6.7 Subdivision

Precinct Plans

(1) Vacant site subdivision shall provide for the following structural elements shown on Figure IXXX.10 Franklin 2 precinct plans, unless they are shown on the precinct plans to be within any proposed allotment 4 ha or greater in area or identified as a balance lot:

(a) boulevard and collector roads;

(b) riparian reserve separated cycleway, pedestrian/cycleway, and pedestrian walkway;

(c) indicative Neighbourhood Parks and Open Space Informal Recreation areas in the locations indicated on the precinct plans; and

(d) riparian margins and wetlands in the locations indicated on the precinct plans.

(e) National Grid Corridor

Road Design and Design Elements

(2) Subdivision that includes the construction of new roads, or the upgrade of existing roads, must comply with Appendix 1: Road Function and Design Elements Table.

Vacant Sites Subdivision in Residential Zones

(3) All vacant sites within the Residential – Mixed Housing Urban Zone shall have a minimum net site area of 200m².

(4) All vacant sites within the Residential – Terrace Housing and Apartment Buildings Zone shall have a minimum net site area of 1200m².

Stormwater Management at Subdivision – precinct plan 3

(5) These standards control the management of stormwater that arises from subdivision in the Franklin 2 precinct:

(a) Subdivision proposals shall demonstrate that the sites to be created can reasonably accommodate development able to comply with the stormwater management standards in IXXX.6.6, including the actions to be taken to address the on-going operation and maintenance of at-source stormwater management devices (including covenants and/or consent notices under s. 221 of the Act).

(b) In the case of sites where infiltration practices are required to meet the design criteria of IXXX.6.6(2) but are precluded by potential geotechnical instability or steepness of slope, the retention of stormwater runoff shall be met by a nearby at-source device. Where this is not practicable, the retention of stormwater runoff shall

be provided by raintank or added to the detention volume IXXX.6.6(2)(b) of a lower-catchment stormwater management control such as an ephemeral stream gully, restored wetland, or communal stormwater management device.

(c) It is anticipated that approaches to areas of land instability and steep sites, and the potential to utilise ephemeral streams, existing wetlands, and centralised stormwater devices for detention and attenuation of stormwater runoff, will be identified through the subdivision approval process.

(d) Where stormwater devices are proposed to serve more than one unit title or are located on public land or land vested in the council, then these shall be vested in council. If communally owned measures are to be partly relied upon, then:

(i) bio-retention, rain tanks and other localised detention and treatment devices designed to serve a number of sites under the one unit title (e.g. multi-unit apartment building) shall be retained in private ownership and shall be managed by an appropriate management structure (e.g. body corporate);

(ii) the use of proposed reserves for stormwater management will be accepted only where these are to vest as local purpose drainage reserves and will not be deducted from development contributions for parks and reserves.

(e) Existing overland flow paths and post-development overland flowpaths shall be identified and provided for, taking into account the need for connectivity with overland flow paths above and below the site.

(f) Stormwater management in SWMZ A shall be in accordance with IXXX.6.6.

(g) Stormwater management in SWMZ A.i shall be in accordance with rule IXXX.6.6 above except retention of stormwater runoff shall be achieved solely by infiltration practices, such as bioretention or infiltration devices or permeable paving, designed in accordance with the requirements of IXXX.6.6(2)(a) in order to recharge upper catchment stream environments.

(h) Stormwater management in SWMZ B shall be in accordance with rule IXXX.6.6 above except:

(i) detention of stormwater runoff may be directed to a stormwater device lower in the catchment, prior to discharge to the receiving environment; and

(ii) attenuation of stormwater runoff from the 10 percent and 1 percent AEP events shall match pre- development flood peaks for properties outside the precinct boundary. To achieve this, live storage volume of 20mm/m² of new impervious area and a weir type outlets shall be provided.

(i) Stormwater management in SWMZ C shall be in accordance with rule IXXX.6.6 above except the attenuation of stormwater runoff from the 10 percent and 1 percent AEP events shall match pre- development flood peaks for properties outside the precinct boundary. To achieve this live storage volume of 20mm/m² of new impervious area and a weir type outlet shall be provided.

Riparian Margins

(6) Where a permanent or intermittent stream or wetland is shown on Figure IXXX.6.7.1 and precinct plan 3, riparian margins shall be established either side of the feature to a minimum average width of 10m measured from the bank of the stream or edge of the wetland.

(7) For riparian margins, a restoration plan prepared by a suitably qualified person must accompany a subdivision application and 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;

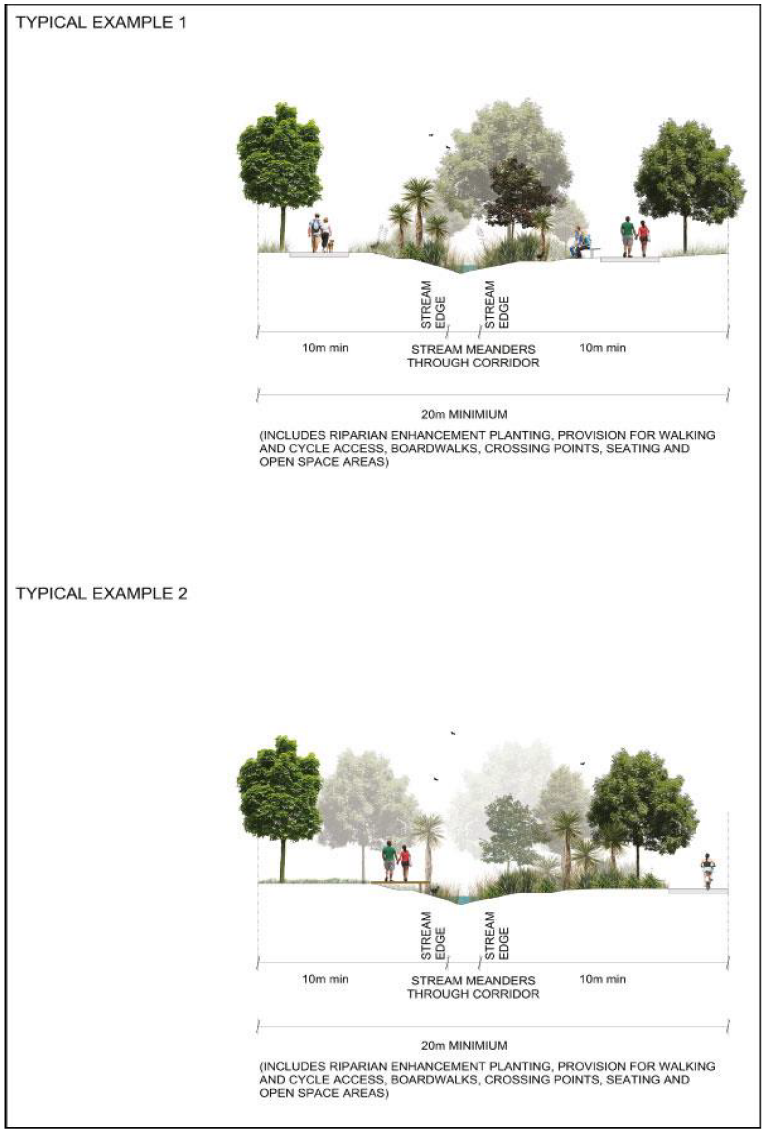
(c) confirm the maintenance of the planting, including weed and pest animal control;

(d) take into consideration the local biodiversity and ecosystem extent.

(e) the riparian shall be offered to the council for vesting as local purpose (drainage) reserves.

(8) Walkways and cycleways may be located within any riparian margins.

Figure IXXX.6.7.1 Riparian Margins requirements in the Franklin 2 Precinct



IXXX.6.8 College Sub-precinct

Wesley College is located in the College sub-precinct. The sub-precinct provides for the ongoing operation and development of the college. Within the sub-precinct the Special Purpose – School zone provisions apply in addition to the Residential – Mixed Housing Urban zone.

IXXX.7 Assessment – Controlled Activities

IXXX.7.1 Matters of Control

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

(1) All controlled activities in Table IXXX.4.1:

- (a) compliance with an approved resource consent or consistency with a concurrent land use consent application or certificate of compliance;
- (b) compliance with the relevant overlay, Auckland-wide, precinct and zone rules;
- (c) the effects of infrastructure provision.

IXXX.7.2 Assessment Criteria

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

- (a) compliance with an approved resource consent or consistency with a concurrent land use consent application or certificate of compliance;
  - (i) refer to Policy E38.3(6);
- (b) compliance with the relevant overlay, Auckland-wide, precinct and zone rules;
  - (i) refer to Policy E38.3(1) and (6);
- (c) whether there is appropriate provision made for infrastructure including:
  - (i) whether provision is made for infrastructure including creation of common areas over parts of the parent site that require access by more than one site within the subdivision; and
  - (ii) whether appropriate management of effects of stormwater has been provided;
  - (iii) refer to Policies E38.3(1), (6), (19) to (23).

IXXX.8 Assessment – Restricted Discretionary Activities

IXXX.8.1 Matters of Discretion

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

(1) For subdivision and development that trigger the transport thresholds and require the access measure upgrade(s) specified in Table IXXX.6.5.1 to be undertaken:

- (a) the effects of the upgrade and improvements on the safety and efficiency of the transport network.

(2) Stormwater devices that do not comply with the standards at IXXX.6.6 (2):

- (a) the extent of impervious area;
- (b) the best practicable option (BPO) for the management of adverse effects of stormwater runoff on receiving environments, buildings, and property;
- (c) the methodology and programme for implementing the BPO for both existing and, where relevant, future development; and

(d) operations and maintenance requirements.

(3) For subdivision listed as a restricted discretionary activity in Activity Table IXXX.4.1:

(a) consistency with the Franklin 2 precinct plans and Appendix 1 Road Function and Design Elements Table;

(b) effects on the transport network;

(c) infrastructure and servicing;

(d) stormwater management;

(e) the provision and maintenance of riparian planting for streams and natural wetlands;

(f) the design and layout of subdivision within the National Grid Corridor.

(4) Subdivision not in accordance with the stormwater management and/or riparian margin standards IXXX.6.7.

(a) the council will restrict its discretion to the following matters when dealing with applications for stormwater management that fails to comply with the design criteria set out in the standards at IXXX.6.6(2):

(i) geotechnical matters;

(ii) the extent of impervious area;

(iii) the best practicable option (BPO) for the management of adverse effects of stormwater runoff on receiving environments, buildings, and property;

(iv) the methodology and programme for implementing the BPO for both existing and, where relevant, future development;

(v) operations and maintenance requirements.

(5) For show homes that do not comply with the standards at IXXX.6.3 Show homes:

(a) the matters in H5.8.1.(4);

(b) hours of operation

(c) duration of show home use.

(6) Demolition of the Fire Station and/or Water tower buildings

(a) the integrity and condition of the existing building,

(b) the building's relationship to adjacent buildings and to the character of the immediately surrounding area.

(c) site condition post demolition.

IXXX.8.2 Assessment Criteria

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

(1) For subdivision and development that trigger the transport thresholds specified and require the access measures set out in Table IXXX.6.5.1:

(a) Policy IXXX.3(12);

(b) Policy IXXX.3(14); and

(c) The effectiveness of any proposed upgrades to manage and/or mitigate the anticipated effects on the transport network and the increased traffic generated does not introduce adverse effects on:

(i) capacity of roads giving access to the precinct;

(ii) safety of road users including cyclists and pedestrians; and

(iii) safe, effective, efficient operation of the transport network (including the arterial road network).

(2) Stormwater devices that do not comply with the standards at IXXX.6.6(2):

(a) the extent to which the proposal prevents or minimises the adverse effects of stormwater runoff and discharge, including cumulative effects, having regard to:

(i) the nature, volume, and peak flow of the stormwater discharge;

(ii) the ecological functions of receiving environments;

(iii) the sensitivity of the receiving environment to stormwater contaminants and flows;

(iv) avoiding the creation or increase of flood risk to other properties;

(v) options for managing stormwater at-source or through communal management devices;

(vi) degree of compliance with the criteria set out in IXXX.6.6.

(b) opportunities to reduce existing adverse effects and to enhance receiving environments.

(3) For subdivision listed as a restricted discretionary activity in Activity Table IXXX.4.1:

(a) the extent to which any subdivision is consistent with and gives effect to the key elements in IXXX.10 Franklin 2 precinct plans and Appendix 1 Road Design and Design Elements Table including roads, walkways and cycleways, and stream corridors;

(b) the extent to which any subdivision is consistent with and achieves the Franklin 2 precinct;

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

(d) the extent to which the ecological values and water quality of existing watercourses and wetlands are maintained or enhanced by the proposed subdivision;

(e) the extent to which the design and layout of subdivision within the National Grid Corridor considers:

(i) the amenity of future residents;

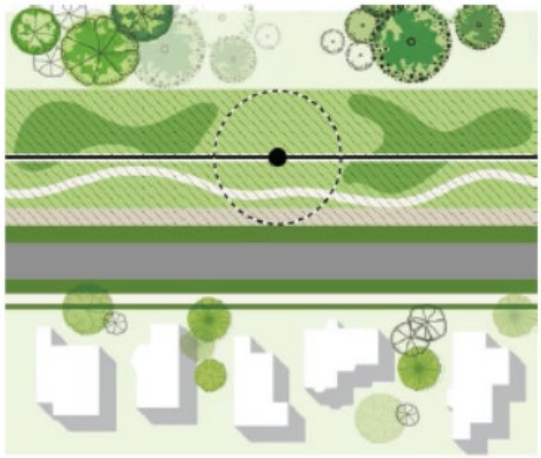
(ii) the safe and efficient operation of the National Grid Corridor; and

(iii) where practicable, the National Grid Corridor is located within the road or open space networks.

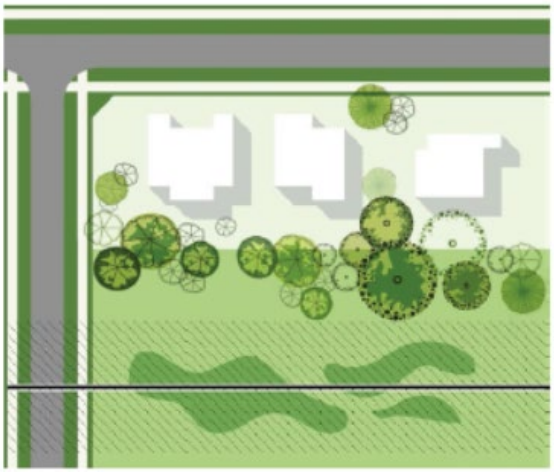
Possible design options for subdivision layouts are illustrated in Figure IXXX.8.2.1 below.

Figure IXXX.8.2.1 Possible design options for subdivision layouts within the National Grid Corridor

(a) National Grid Corridor along road corridor



(b) National Grid Corridor adjacent to public open space



Note:

The illustrations represent possible design outcomes and are not intended to represent the only design options available.

The illustrations are not to scale.

Where any options in Figure IXXX.8.2.1 conflicts with a requirement of the National Grid Corridor Overlay and/or NZECP, the National Grid Corridor Overlay and/or NZECP 34:2001 provisions prevail.

(4) Subdivision where stormwater devices do not comply with the design criteria set out in development controls IXXX.6.6(2)

(a) the extent to which the proposal prevents or minimises the adverse effects of stormwater runoff and discharge, including cumulative effects, having regard to:

(i) ground stability and steepness of slope;

(ii) the nature, volume, and peak flow of the stormwater discharge;

(iii) the ecological functions of receiving environments;

(iv) the sensitivity of the receiving environment to stormwater contaminants and flows;

(v) avoiding the creation or increase of flood risk to other properties;

(vi) options for managing stormwater at-source or through communal management devices;

(vii) degree of compliance with the criteria set out in clause IXXX.6.6(2);

(viii) practical limitations on the measures that may be used.

(b) opportunities to reduce existing adverse effects and enhance receiving environments.

(c) bioretention devices are generally not suitable for meeting the intent of the standards in locations with ground instability or steep slopes.

(5) For show homes that do not comply with the standards at IXXX.6.3 Show homes:

(a) The assessment criteria at H5.8.2 (4), (6), (8) – (16); and

(b) Policy H5.3(8).

(6) Demolition of the Fire Station and/or Water tower buildings

(a) the integrity and condition of the existing building in its current state, and the practicality and cost of any necessary rehabilitation, and reasonable compliance with any requirement of the Building Act 2004;

(b) the building's relationship to adjacent buildings and its contribution to the character of the immediately surrounding area;

(c) if the site is not developed following demolition, the site should be landscaped to provide good standard of visual amenity.

IXXX.9 Definitions

Bioretention Device

A device that collects stormwater to pass through vegetation into a relatively porous media (e.g. rock aggregate, loam) below ground for disposal to either a stormwater system via sub-soils, or baseflow into nearby streams or to the groundwater system. Bioretention devices can accommodate both retention and detention of stormwater flow. Examples of bioretention devices include raingardens, tree pits, planter boxes, swales with an infiltration trench, and filter strips with loam topsoil layer.

Infiltration Device

A device that collects and holds stormwater in a relatively porous media (e.g. rock aggregate, loam) below ground for disposal to either baseflow into nearby streams or to the groundwater system. In general, infiltration devices accommodate only retention of stormwater flow. Examples of infiltration devices are similar to bioretention devices except there is no disposal to a stormwater system.

Appendix 1 – Road Function and Design Elements Table

Road / Road Class	Minimum Road Reserve (refer Note 1)	Total Number of Lanes	Speed Limit (Design Km/hr)	Access Restrictions	Bus Provision (refer Note 2)	Cycle provision
Te Rata Boulevard and Sim Road	28	2	50	Yes (where protected cycle lane and due to median)	Yes	As per IXXX.10 Precinct Plan 2
Link Road	Link Road is being constructed by a third party					
Collector Road	24	2	50	Yes (where protected cycle lane is provided)	Yes	Yes on both sides
Local Roads - General	15.9	2	30	No	No	No
Local Roads – Reserve Edge	16.2	2	30	Yes (where protected cycle lane is provided)	No	Yes on one side

Note 1

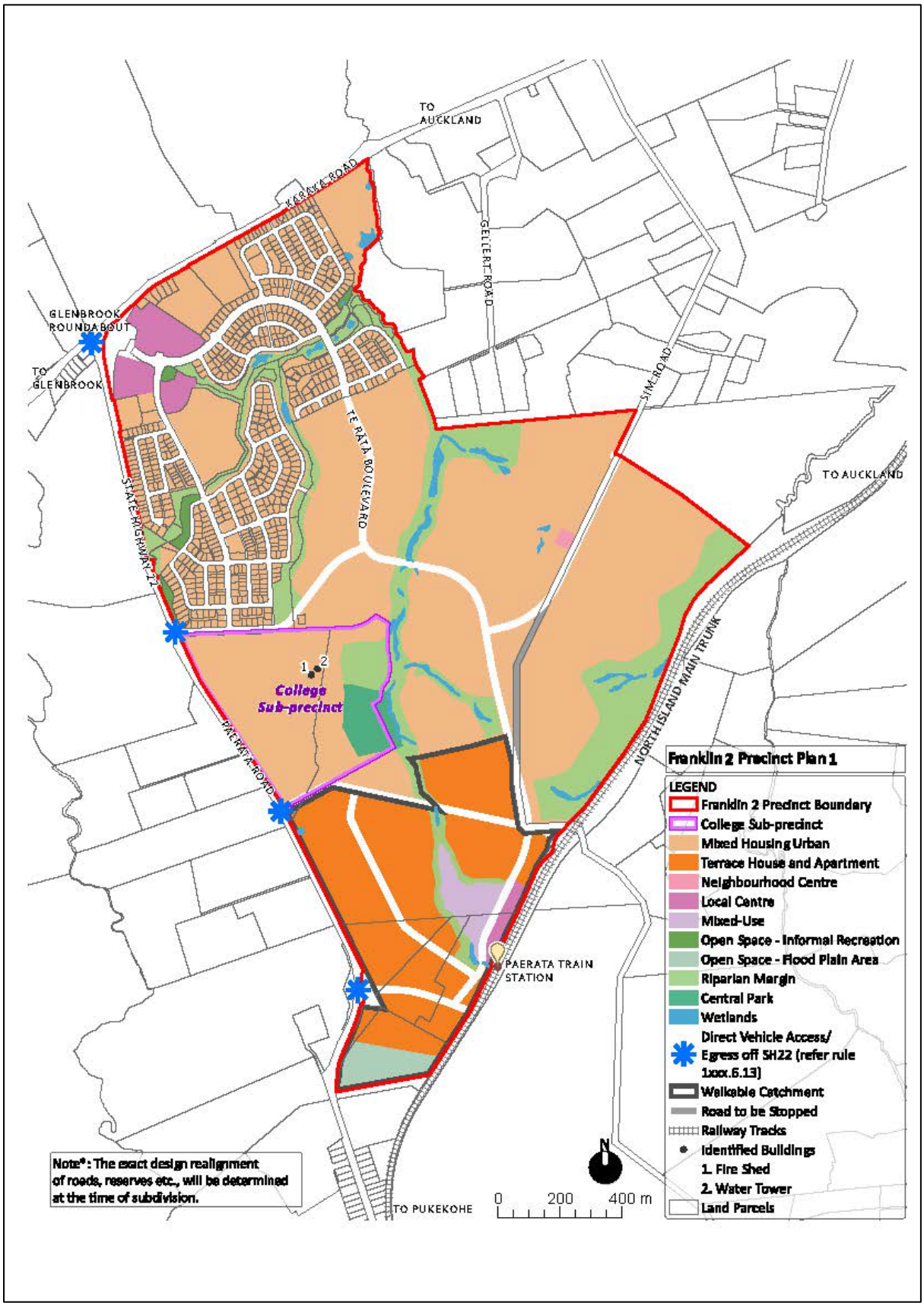
Typical minimum width which may need to be varied in specific locations where required to accommodate network utilities, batters, structures, stormwater treatment, intersection design, significant constraints, or other localised design requirements.

Note 2

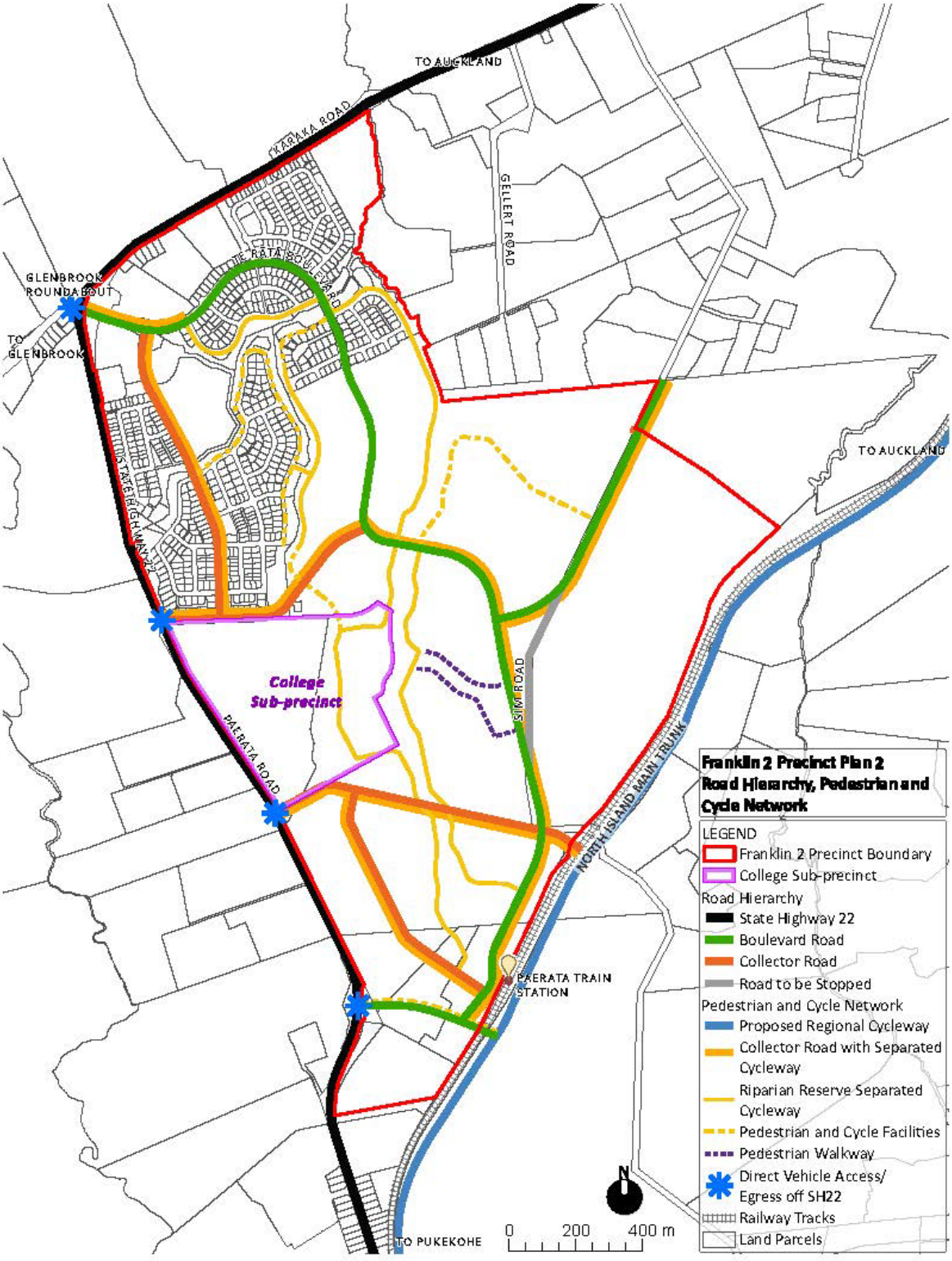
Carriageway and intersection geometry capable of accommodating buses.

IXXX.10 Precinct plans

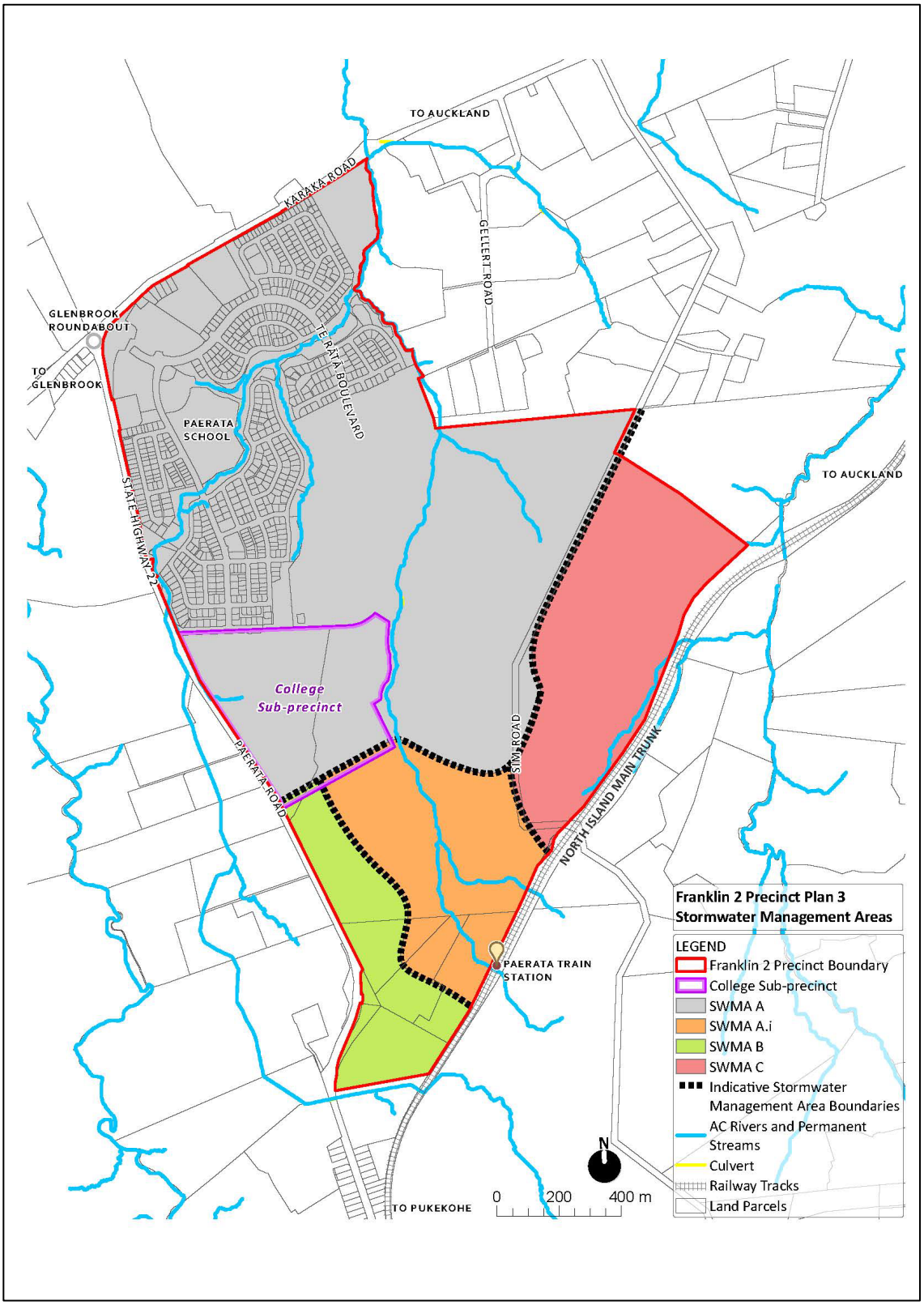
Precinct plan 1: Franklin 2 precinct



Precinct plan 2: Road Hierarchy, Pedestrian and Cycle Network



Precinct plan 3: Stormwater Management Areas



(3) Amend Schedule 10: Notable Tree Schedule as follows:

Delete item 2804 and replace with the following:

ID	Botanical Name	Common Name	Number of Trees	Location / Street Address	Locality	Legal Description
2804	1 *Quercus palustris* (avenue) 2 *Liriodendron tulipifera x 1* *3 Araucaria bidwillii x 1* *4 Dacrydium cupressinum x 1,* *Podocarpus totara x 1,* *Vitex lucens x 1* *5 Podocarpus totara x 1* *6 Podocarpus totara x 1* *7 Vitex lucens x 1* *8 Podocarpus totara x 1* *9 Podocarpus totara x 1*	1 Pin oak avenue 2 Tulip tree x 1 3 Bunya pine x 1 4 group – rimu, totara and puriri (one of each) 5 totara x 1 6 totara x 1 7 puriri x 1 8 totara x 1 9 totara x 1	Group	Paerata Road 801 and road reserve of Puhitahi Hill Road (pin oak avenue)	Paerata	LOT 1001 DP 566172 and road reserve of Puhitahi Hill Road (pin oak avenue)