

## **I502. Albany Centre Precinct**

### **I502.1. Precinct description**

The Albany Centre Precinct covers the large emerging metropolitan centre located to the west of State Highway 1 and contained by Oteha Valley Road and Albany Expressway in the northern urban part of the North Shore.

The precinct recognises the component parts of the Business - Metropolitan Centre Zone Albany Centre and the supporting role of the southern section covered by Business - Business Park Zone. It identifies four sub-precincts with different development emphases and requires activities to develop in accordance with Albany Centre: Precinct plan 1 – Albany Centre.

The main retail focus of the centre is the Civic Crescent area. The mainstreet type retail area in the north east will act as a catalyst for the grouping of employment-related activities in this area, and help to link the Albany busway station via the Main Street area with the shopping centre in the Civic Crescent area. Retail activities should generally be limited outside of these two areas to those activities that support the day-to-day needs of office workers and residents, or involve retail formats that cannot be integrated into the Civic Crescent and Main Street areas.

Commercial office development is encouraged throughout the centre, particularly in areas north of Don Mckinnon Drive and also extensively in the southern section in the business park environment.

Intensive residential development is encouraged to locate in certain parts of the precinct where the retail and commercial focus is not as strong, particularly in areas beyond the core area circled by Don Mckinnon Drive.

#### **Sub-precinct A**

Is applied to particular areas within the Albany metropolitan centre which are suited for high-density residential apartment living, with limited opportunity for convenience retail at ground level.

#### **Sub-precinct B**

Is applied to particular areas within the Albany metropolitan centre which seek to encourage the establishment of employment-generating activities, such as high-density office development, supported by a limited range of convenience retail activities.

#### **Sub-precinct C**

Is applied to particular areas within the Albany metropolitan centre which are suited for car-orientated commercial and entertainment activities, limiting retail to those formats generally considered unsuitable for other higher amenity areas of the Albany Centre precincts.

#### **Sub-precinct D**

Is applied to particular areas within the southern section of Albany Centre which are suited for office and light commercial activities and limited retail. This reflects the approved comprehensive development plan for this area.

The zoning of land within this precinct is Business - Metropolitan Centre Zone, Business - Business Park Zone, Open Space – Community Zone, Open Space – Informal Recreation Zone.

### **I502.2. Objectives**

- (1) Development of the centre reflects the key features and outcomes of I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre.
- (2) A range of sub-precincts within Albany Centre where different predominant activities are located, along with other support activities is provided.
- (3) Ongoing use and development of the Albany integrated shopping centre, North Shore Domain and North Harbour Stadium is not compromised by the location and development of other activities within Albany Centre.
- (4) In Sub-precinct A, high-density residential development is the primary activity, and a limited range of retail uses is enabled where they support the desirability and attractiveness of the area.
- (5) In Sub-precinct B:
  - (a) significant employment opportunities are provided by high-intensity development in Albany Centre to support future population growth; and
  - (b) high-density office development is the primary activity, with a limited range of retail uses where they support the desirability and attractiveness of the area.
- (6) In Sub-precinct C, car-orientated commercial and entertainment activities are the primary use, with a limited range of retail uses where they support the desirability and attractiveness of the area.
- (7) In Sub-precinct D:
  - (a) significant employment opportunities are provided by high-quality office and light commercial development in the southern section of Albany Centre to support future population growth; and
  - (b) office development in a business park environment is the primary activity, with a limited and specific location for retail uses to support the desirability and attractiveness of the area that do not detract from the retail focus provided in the central and northern part of Albany (refer to Albany Centre: Precinct plan 3 – Sub-precinct D activity areas).

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

### **I502.3. Policies**

- (1) Enable an appropriate mix and layout of activities, buildings, movement of pedestrians, cyclists and vehicles, and open space networks within the precinct

so as to achieve a sustainable, safe and visually attractive environment, with vibrant public spaces that encourage community interaction.

- (2) Provide for a range of opportunities for retail activities within the precinct that support the desired employment, urban form and character outcomes for its different sub-precincts.
- (3) Provide opportunities for intensively developed apartments within specified parts of the Albany Centre to a high standard of residential amenity and design.
- (4) Require that any development within Sub-precinct D is designed and located to facilitate traffic movement (both vehicular and pedestrian) within the Albany Centre.
- (5) Require development to create a connected green network that links the different parts of the precinct with parks and other public spaces as described in I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre.
- (6) Encourage all buildings, additions, alterations or development to make positive contributions to the amenity of the precinct and its surrounds, help to achieve a comprehensively-planned, well-integrated and attractive centre, and achieve high quality urban design outcomes including:
  - (a) the creation of an attractive, active and lively retail street frontage at Cornerstone Drive between Don Mckinnon Drive and Corban Avenue;
  - (b) enabling vehicle, cycle and pedestrian access throughout the centre to help link southern areas of the centre, including a new street between Don Mckinnon Drive and Civic Crescent; and
  - (c) maintaining views and pedestrian and cycle access along the axis to and from Spencer Ridge Reserve and the central park area shown on Albany Centre: Precinct plan 1 – Albany Centre.
- (7) Require development to complement, and where necessary provide for, pedestrian linkages between the North Shore Domain and North Harbour Stadium and the major public transport points and public parking areas within and adjacent to the wider Albany Centre.
- (8) Focus retail and entertainment activities within the precinct predominantly on public streets, particularly the central block south of Civic Crescent and the development of a Main Street area linking the busway station with this area.
- (9) Require activities adjoining the new Main Street on Cornerstone Drive to support the development of a vibrant main street that encourages daytime and evening use of the area through the mix of activities, including retail, cafes, restaurants, cinemas, offices and above ground floor residential apartments.

- (10) Recognise the North Shore Domain and North Harbour Stadium as important regional facilities by requiring new residential development to avoid, remedy or mitigate against any adverse effects generated beyond its boundaries.
- (11) Require development within the centre to be of an urban character appropriate to its sub-regional role, with the creation of a strong local identity.
- (12) In Sub-precinct A, require development of high-density residential to provide for apartments with a high standard of residential amenity and a limited amount of convenience retail.
- (13) In Sub-precinct B:
  - (a) require that the potential of the sub-precinct to provide for employment opportunities is not compromised by predominantly low-density development, or reverse sensitivity associated with inappropriate forms or location of residential development; and
  - (b) encourage employment-generating activities such as high-density office development by limiting retailing activities that provide for the convenience needs of office activities and which do not diminish the amenity and vibrancy of the sub-precinct.
- (14) In Sub-precinct C, encourage the development of a general business area by enabling the establishment of car-orientated commercial and entertainment activities and limiting retailing activities to those formats which are unsuitable for the other higher amenity parts of the Albany Centre Precinct.
- (15) In Sub-precinct D:
  - (a) encourage employment-generating activities such as office development in a high-quality business park setting; and
  - (b) restrict retailing activities to locations that provide for the needs of the office and light commercial activities (refer to Albany Centre: Precinct Plan 3 – Sub-precinct D activity areas).

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

#### **I502.4. Activity table**

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

**[new text to be inserted]**

The following tables specify the activity status of land use and development activities in the Albany Centre Precinct pursuant to section 9(3) of the Resource Management Act 1991. A blank table cell with no activity status specified means that the zone, Auckland-wide and overlay provisions apply.

Table I502.4.1 Activity Table for Sub-precinct A, B and C

Activity		Activity status		
Use		A	B	C
(A1)	Any activity which is not provided in the table below			
<b>Accommodation</b>				
(A2)	Dwellings		RD	RD
(A3)	Retirement villages		RD	RD
(A4)	Supported residential care		RD	RD
<b>Commerce</b>				
(A5)	Entertainment facilities	RD	RD	
(A6)	Food and beverage up to 200m <sup>2</sup> gross floor area per tenancy	P	P	
(A7)	Food and beverage greater than 200m <sup>2</sup> gross floor area per tenancy	RD	RD	
(A8)	Garden centres	D	D	
(A9)	Marine retail	D	D	
(A10)	Motor vehicle sales	D	D	
(A11)	Offices greater than 500m <sup>2</sup> gross floor area per site	D		RD
(A12)	Retail up to 100m <sup>2</sup> gross floor area per tenancy	P	P	
(A13)	Retail greater than 100m <sup>2</sup> gross floor area per tenancy	D	D	
(A14)	Retail up to 2000m <sup>2</sup> gross floor area per tenancy in Sub-precinct C	NA	NA	NC
(A15)	Retail greater than 2000m <sup>2</sup> gross floor area per tenancy, including large format retail	NA	NA	P
(A16)	Supermarkets	NC	NC	
(A17)	Trade suppliers	D	D	
(A18)	Service stations			RD
<b>Industry</b>				
(A19)	Light manufacturing and servicing	RD	RD	
(A20)	Repair and maintenance services	RD	RD	
(A21)	Warehousing and storage	RD	RD	
<b>Development</b>				
(A22)	Additions and alterations to buildings that are less than 15m <sup>2</sup> in area on the facade of a building that fronts a road or Open Space Zone	P	P	P
(A23)	New buildings and any modifications to a building other than those listed above			

<b>Subdivision</b>			
(A24)	Subdivision		

**Table I502.4.2 Activity Table – Sub-precinct D**

<b>Activity</b>		<b>Activity status</b>
<b>Use</b>		
Commerce		
(A25)	Retail up to 450m <sup>2</sup> per tenancy within the Retail/Mixed Use Retail activity area (see Albany Centre: Precinct plan 3 – Sub-precinct D activity areas)	P
(A26)	Retail greater than 450m <sup>2</sup> per tenancy within the Retail/Mixed Use Retail activity area (see Albany Centre: Precinct plan 3 – Sub-precinct D activity areas)	RD
(A27)	Retail greater than 450m <sup>2</sup> per tenancy within other activity areas (see Albany Centre: Precinct plan 3 – Sub-precinct D activity areas)	NC
<b>Subdivision</b>		
(A28)	Subdivision	

**I502.5. Notification**

- (1) Any application for resource consent for an activity listed in Table I502.4.1 Activity Table – Sub-precinct A, B and C, and Table I502.4.2 Activity Table – Sub-precinct D, above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

**I502.6. Standards**

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

**[new text to be inserted]**

The following standards apply to activities listed as permitted, controlled, restricted discretionary or discretionary in one or more of the activity tables: Table I502.4.1 Activity Table – Sub-precinct A, B and C and Table I502.4.2 Activity Table – Sub-precinct D, depending on where the activity is located in the precinct..

**I502.6.1. Dwellings in sub-precinct A**

- (1) Any new dwelling must be subject to a no-complaint covenant entered onto the property title and registered in favour of the North Shore Stadium and North Shore Domain Trust. The no-complaint covenant will require any

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landowner or occupant to forego any right to lodge submissions in opposition to, or otherwise restrict, sound from concerts at the stadium which are in accordance with any lawfully established activities or any approved resource consent.

**I502.6.2. Compliance with I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre**

- (1) Subdivision and development must provide the streets (arterial, collector and local) within 20m of their location as shown in I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre, except that:
  - (a) local street (main street) must join Don Mckinnon Drive in the same location as the collector (main street); and
  - (b) local street (main street) must be provided within 10m of its location as shown in I502.10.1 Albany Centre: Precinct plan 1 – Albany.
- (2) The design of all streets, including dimensions and design features, must be in accordance with the relevant figures in I502.11 Appendix 1: Albany Centre street cross sections.
- (3) All streets shown in I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre must be transferred to the council as public roads except those shown as local streets (public/private).
- (4) Reserves must be provided in accordance with I502.10.1 Albany Centre Precinct plan 1 – Albany Centre.
- (5) Open air pedestrian only areas longer than 50m must have a clearway of 3.5m to enable access by emergency vehicles with an overall minimum width between buildings of 12m.
- (6) Subdivision and development that does not comply with standards I502.6.2 (1)-(5) is a discretionary activity except for the following which are restricted discretionary activities:
  - (a) variations to the location, width and design of local streets that do not comply with standards I502.6.2(1)-(3);
  - (b) variations to the location of the local street (main street), provided that the alignment follows the secondary axis and is no more than 20m from the alignment at the boundary with the land zoned Open Space – Community Zone that do not comply with Standard I502.6.2(1);
  - (c) variations to the location, size and design of:
    - (i) reserves and open spaces; and
    - (ii) identified features on Lot 2 DP 338562.

**I502.6.3. Minimum Yards**

- (1) Buildings in Sub-precinct A must be set back from the front boundary by the minimum depth listed in Table I502.6.3.1. Yards Sub-precinct A.

**Table I502.6.3.1 Yards Sub-precinct A**

Yard	Minimum yard depth
Front yards on local streets where dwellings are located on the ground floor	3m

- (2) Buildings in Sub-precinct A that do not comply with the minimum yard depth in Table I502.6.3.1 Yards Sub-precinct A and are located 1.8m or more from the front boundary are a restricted discretionary activity.
- (3) Buildings in Sub-precinct A that do not comply with the minimum yard in depth in Table I502.6.3.1 Yards Sub-precinct A and are located less than 1.8m from the front boundary are a non-complying activity.
- (4) Buildings in Sub-precinct C must be set back from the front boundary by the minimum depths listed in Table I502.6.3.2. Yards Sub-precinct C

**Table I502.6.3.2 Yards Sub-precinct C**

Yard	Minimum yard depth
Front yards on arterial or collector roads	5m
Front yards on Oteha Valley Road	7.5m

- (5) Buildings in Sub-precinct C that do not comply with the minimum yard depth in Table I502.6.3.2 Yards Sub-precinct C and front on to an arterial or collector are a non-complying activity.
- (6) Buildings that do not comply with the minimum yard depth in Table I502.6.3.2 Yards Sub-precinct C and:
- (a) front on to Oteha Valley Road;
  - (b) are located 5m or more from the front boundary; and
  - (c) have a minimum of 40 per cent of that part of the building fronting Oteha Valley Road fully glazed to provide showroom and display areas
- are a restricted discretionary activity.
- (7) Buildings in Sub-precinct D must be set back to the minimum setbacks shown in I502.10.4 Albany Centre: Precinct plan 4 – Sub-precinct D building setbacks.
- (8) Buildings in Sub-precinct D must be set back 10m from open space zone boundaries.



- (9) Buildings that do not comply with standards I502.6.3(6)-(8) are a non-complying activity.

**I502.6.4. Maximum building setback**

- (1) Buildings on sites in Sub-precinct A or B that front arterial, collector (commercial) and local street (commercial) must not be set back more than 5m from the road frontage for the full length of the building, except that 40 per cent of the length of the building may be set back up to 15m where any setback greater than 5m is at least 40m beyond any intersection with collector (main street) or local street (main street).
- (2) Buildings on sites located along the local street connecting collector (main street) with Munroe Lane must not be set back more than 3m from the road frontage for the full length of the building.
- (3) Buildings on sites in Sub-precinct C fronting Munroe Lane and Appian Way must not be set back more than 12m from the road frontage for the full length of the building.
- (4) Buildings on sites fronting a collector (main street) or local street (main street) that do not comply with standards I502.6.4(1)-(3) where the building set back:
- (a) accommodates plazas, eating areas, arcade entrances and pedestrian through routes associated with a ground floor use and is no more than 12m; or
  - (b) accommodates rain gardens installed to mitigate the effects of stormwater runoff and is no more than 3m;
- are a restricted discretionary activity.
- (5) Buildings on sites fronting arterials or local streets (commercial), where:
- (a) the building is set back more than 15m but less than 20m; and
  - (b) the setback is at least 40m from any intersection with a collector (main street) or local street (main street);
- are a restricted discretionary activity.
- (6) Any building that does not comply with standards I502.6.4(1)-(5) is a non-complying activity.

**I502.6.5. Location of parking**

- (1) Ground floor parking within a building must not be located adjacent to the street frontage or any space in public ownership. Buildings must be designed to accommodate a business or residential activity, depending on the zone, between any ground floor parking and the building frontage.
- (2) On sites in Sub-precinct A, there must not be parking between any building and the front boundary of the site. Parking must be located to the side of, the rear of, within or under buildings.

- (3) On sites in Sub-precinct C fronting Munroe Lane and Appian Way, no more than one aisle of parking may be located directly between a building's frontage and the front boundary of the site. All other parking must be located to the side of, the rear of, within or under buildings.
- (4) Parking adjacent to the street frontage within Sub-precinct D must not exceed that provided for in Sub-precinct D in I502.10.4 Albany Centre: Precinct plan 4 – Sub-precinct D building setbacks.
- (5) Ground floor parking located adjacent to the street frontage within a building that does not comply with Standard I502.6.5(1) that occupies up to 20% of the street frontage of the site, is a restricted discretionary activity.
- (6) Parking that does not comply with standards I502.6.5(1)-(5) is a non-complying activity.

**I502.6.6. Landscaping**

- (1) Sites in Sub-precinct D must provide the minimum landscaped areas as shown in Table I502.6.6.1. Landscaped area

**Table I502.6.6.1 Landscaped area**

<b>Activity area</b>	<b>Minimum landscaped area</b>
Office	20%
Light commercial or office	10%
Retail or mixed use retail	No minimum

**I502.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

**I502.8. Assessment – restricted discretionary activities**

**I502.8.1. Matters of discretion**

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

- (1) sub-precinct A: entertainment facilities, food and beverage greater than 200m<sup>2</sup> gross floor area per tenancy, light manufacturing and servicing, repair and maintenance services, warehousing and storage:
  - (a) the effects of intensity and scale;
  - (b) the effects of noise, lighting and hours of operation;
  - (c) effects on Sub-precinct A amenity; and
  - (d) the effect of displacement of residential activities by non-residential activities.

- (2) sub-precinct B: dwellings, retirement villages, supported residential care, entertainment facilities, food and beverage greater than 200m<sup>2</sup> gross floor area per tenancy, light manufacturing and servicing, repair and maintenance services, warehousing and storage:
  - (a) the effects of intensity and scale;
  - (b) the effects of the displacement of high density employment generating activities, by low employment density generating activities; and
  - (c) the effects on Sub-precinct B amenity and economic vitality.
- (3) Sub-precinct C: dwellings, retirement villages, supported residential care, offices greater than 500m<sup>2</sup> per site, service stations:
  - (a) the effects of reverse sensitivity and displacement of car-oriented commercial and entertainment activities.
- (4) Sub-precinct D: retail greater than 450m<sup>2</sup> within the retail/mixed use retail activity area:
  - (a) the effects on Centre amenity and vitality.
- (5) standard infringements:
  - (a) compliance with I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre:
    - (i) the effects on amenity and connectivity if roads are not located and designed in accordance with standards; and
    - (ii) the effects on public amenity, recreation and connectivity if reserves, features and open space are not located and designed in accordance with standards.
  - (b) minimum yards:
    - (i) the effects on amenity and safety.
  - (c) maximum building setbacks on collector (main street) or local (main street):
    - (i) the effects on amenity and provision of public access; and
    - (ii) the effects on stormwater management.
  - (d) maximum building setbacks on sites fronting arterials or local streets (commercial):
    - (i) the effects on amenity.
  - (e) ground floor parking adjacent to street frontage within a building:
    - (i) building design and adaptability.

### **I502.8.2. Assessment criteria**

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

- (1) sub-precinct A: entertainment facilities, food and beverage greater than 200m<sup>2</sup> gross floor area per tenancy, light manufacturing and servicing, repair and maintenance services, warehousing and storage:
  - (a) intensity and scale; refer to the objective and policies of the precinct and the zone;
  - (b) noise, lighting and hours of operation; refer to the objective and policies of the precinct and the zone and to assessment criteria [E24.8.2](#);
  - (c) Sub-precinct A amenity:
    - (i) retail and industrial activities should not have a substantial adverse effect upon the amenity values and functions of Sub-precinct A, having regard to:
      - a. the activities' proposed size, composition and characteristics; and
      - b. the area's on-going ability to provide for the future needs of communities; and
    - (ii) retail and industrial activities should provide a net positive effect in terms of the community's convenient access to retail and industrial activities, including having regard to whether the failure of retail and industrial activity to locate in Sub-precinct A would result in adverse environmental effects on the form, function or on-going capacity of the area.
  - (d) residential displacement:
    - (i) non-residential activities in Sub-precinct A should not reduce the ability of residential activities to establish and operate within Sub-precinct A.
- (2) Sub-precinct B: dwellings, retirement villages, supported residential care, entertainment facilities, food and beverage greater than 200m<sup>2</sup> gross floor area per tenancy, light manufacturing and servicing, repair and maintenance services, warehousing and storage:
  - (a) the intensity and scale of the land use activity should be compatible with the planned future form and character of the surrounding area;
  - (b) low density development in Sub-precinct B should not reduce the ability of high density employment generating activities to establish and operate within Sub-precinct B;
  - (c) Sub-precinct B amenity and economic vitality:

- (i) residential, retail and industrial activities should not have a substantial adverse effect upon the amenity values and functions of Sub-precinct B, having regard to:
    - a. the activity's proposed size, composition and characteristics; and
    - b. the area's on-going ability to provide for the future needs of communities;
  - (ii) residential, retail and industrial activities should provide a net positive benefit in terms of the community's access to residential, retail and industrial activities, including having regard to whether the failure to locate in Sub-precinct B would result in adverse environmental effects on the form, function or on-going capacity of the area.
- (3) Sub-precinct C: dwellings, retirement villages, supported residential care, offices greater than 500m<sup>2</sup> per site, service stations:
- (a) Reverse sensitivity and displacement of car-oriented commercial and entertainment activities:
    - (i) residential, offices greater than 500m<sup>2</sup> per site and service stations should not create reverse sensitivity effects or reduce the ability of car-orientated commercial and entertainment activities to establish and operate within Sub-precinct C; and
    - (ii) the scale and design of the activities should not be likely to attract further similar or supporting activities.
- (4) Sub-precinct D: retail greater than 450m<sup>2</sup> per tenancy within the retail/mixed use retail activity area:
- (a) Centre vitality; refer to the objective and policies of the precinct and the zone.
- (5) standard infringements
- (a) compliance with I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre:
    - (i) local streets should be provided to ensure good amenity and the same level of connectivity for pedestrians and motorists as that indicated on Albany Centre: Precinct plan 1 – Albany Centre; and
    - (ii) reserves, features and open spaces should be in a similar location and of a similar scale to those indicated in Albany Centre: Precinct plan 1 – Albany Centre.
  - (b) front yard:
    - (i) any reduction of the front yard should ensure that the privacy of residents is protected and the safety and amenity of the street is maintained; and

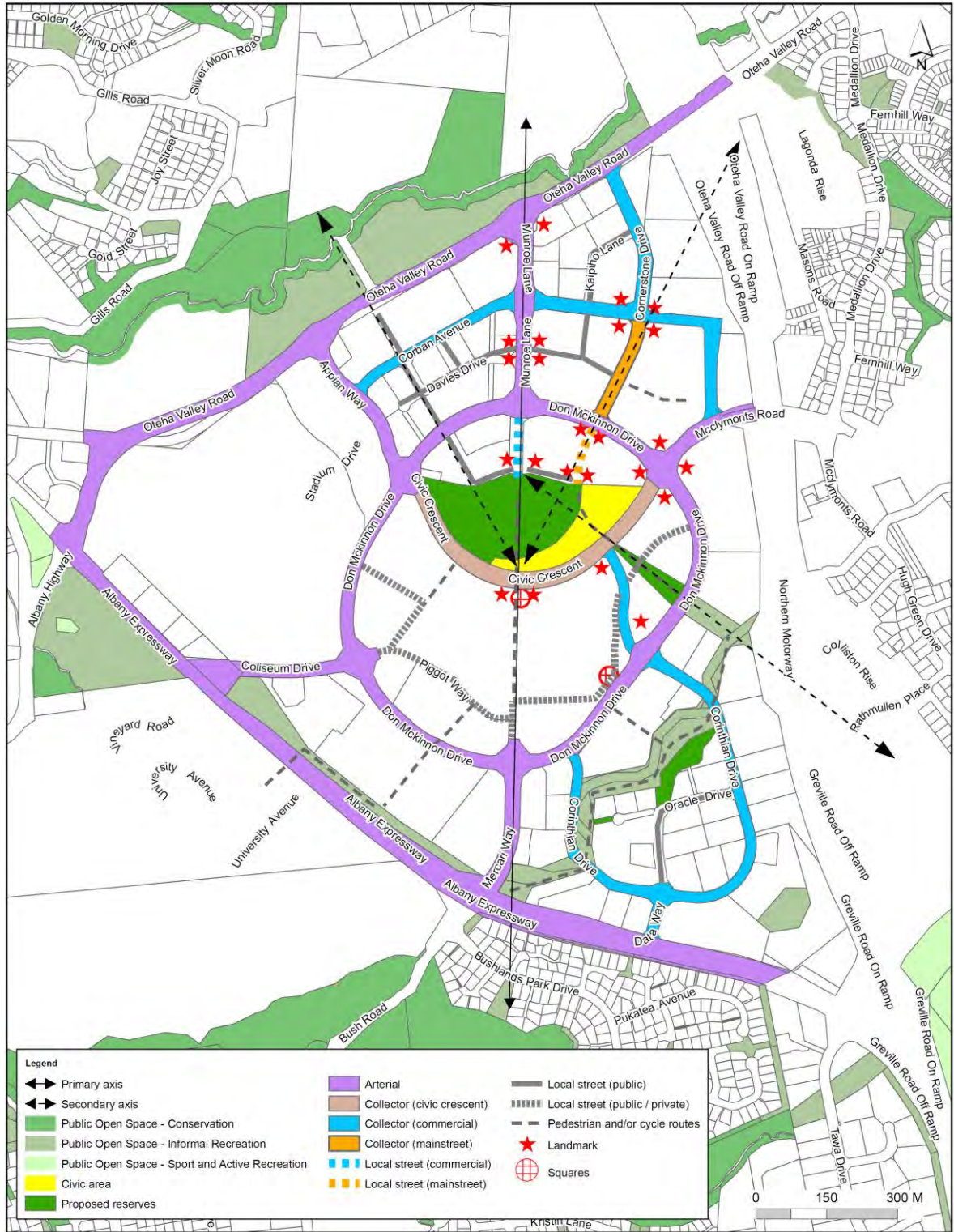
- (ii) on sites adjacent to Oteha Valley Road, any reduction of the front yard should ensure that a visually appealing frontage to Oteha Valley Road is achieved.
- (c) maximum building setbacks on collector (main street) or local (main street):
  - (i) amenity and provision of public access; the setbacks should be designed to integrate with the existing or planned streets and public open spaces, be visually attractive and positively contribute to the streetscape and sense of place; and
  - (ii) rain-gardens should be designed so as to enhance the amenity of the area and should adequately mitigate the effects of stormwater runoff.
- (d) maximum building setbacks on sites fronting arterials or local streets (commercial):
  - (i) the setback should enhance the amenity of the site and the street, and ensure that a visually appealing frontage to the road is achieved.
- (e) ground floor parking adjacent to street frontage within a building:
  - (i) at ground floor, the building should be of a sufficient height and design (including windows if possible) so that it can be adaptable to other uses.

**I502.9. Special information requirements**

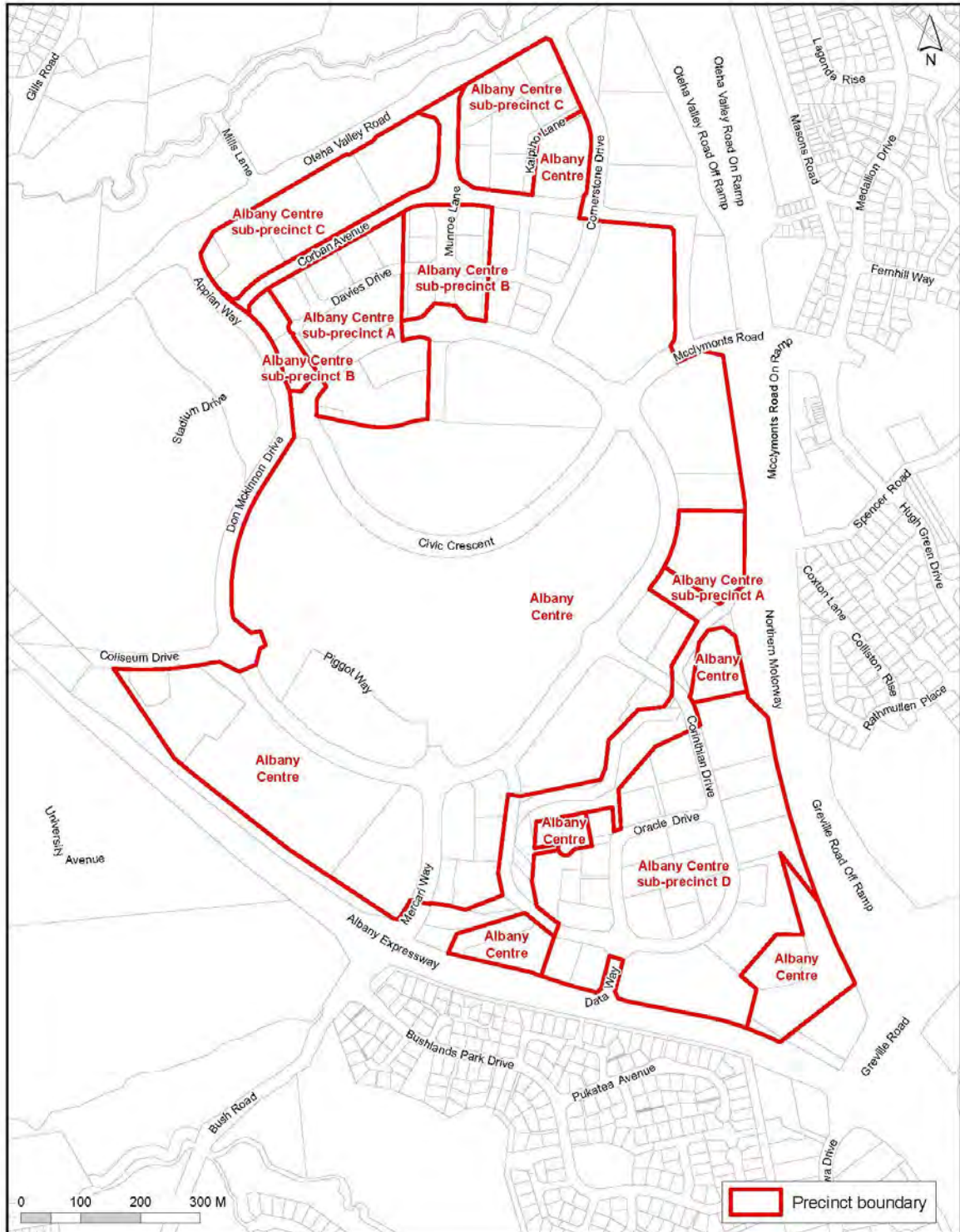
There are no special information requirements in this precinct.

1502.10. Precinct plans

1502.10.1 Albany Centre: Precinct plan 1 – Albany Centre

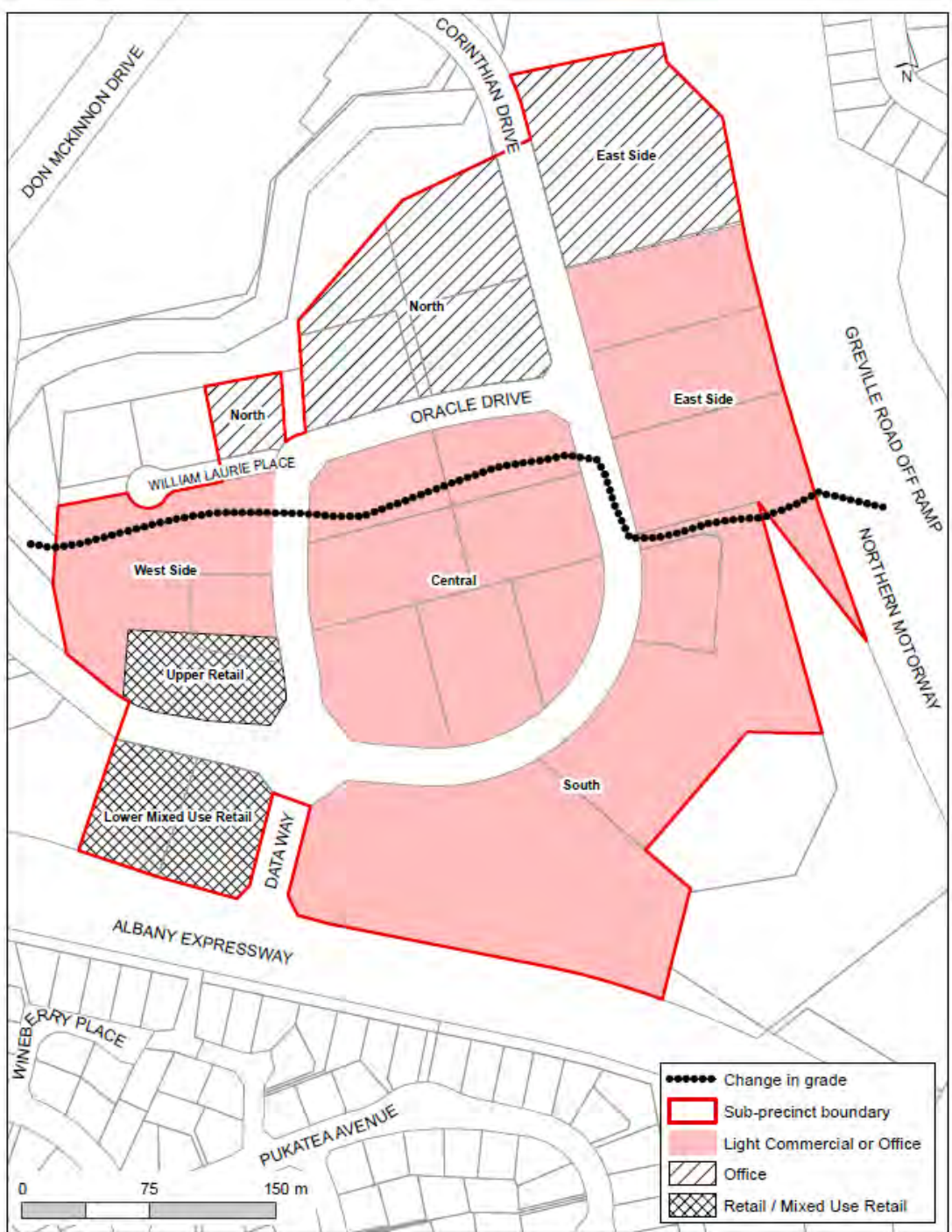


1502.10.2 Albany Centre: Precinct plan 2 – sub-precincts

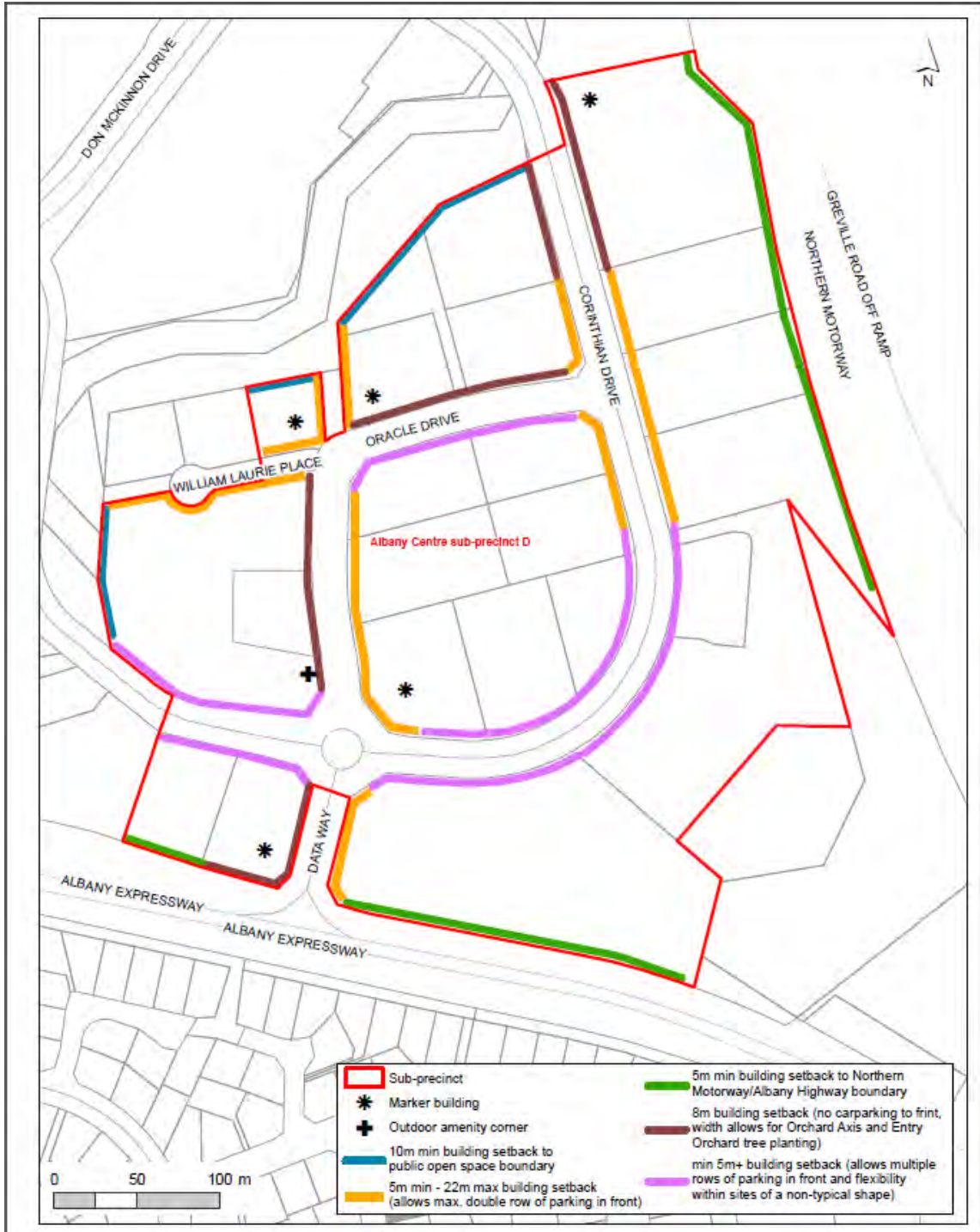




I502.10.3 Albany Centre: Precinct plan 3 – Sub-precinct D activity areas

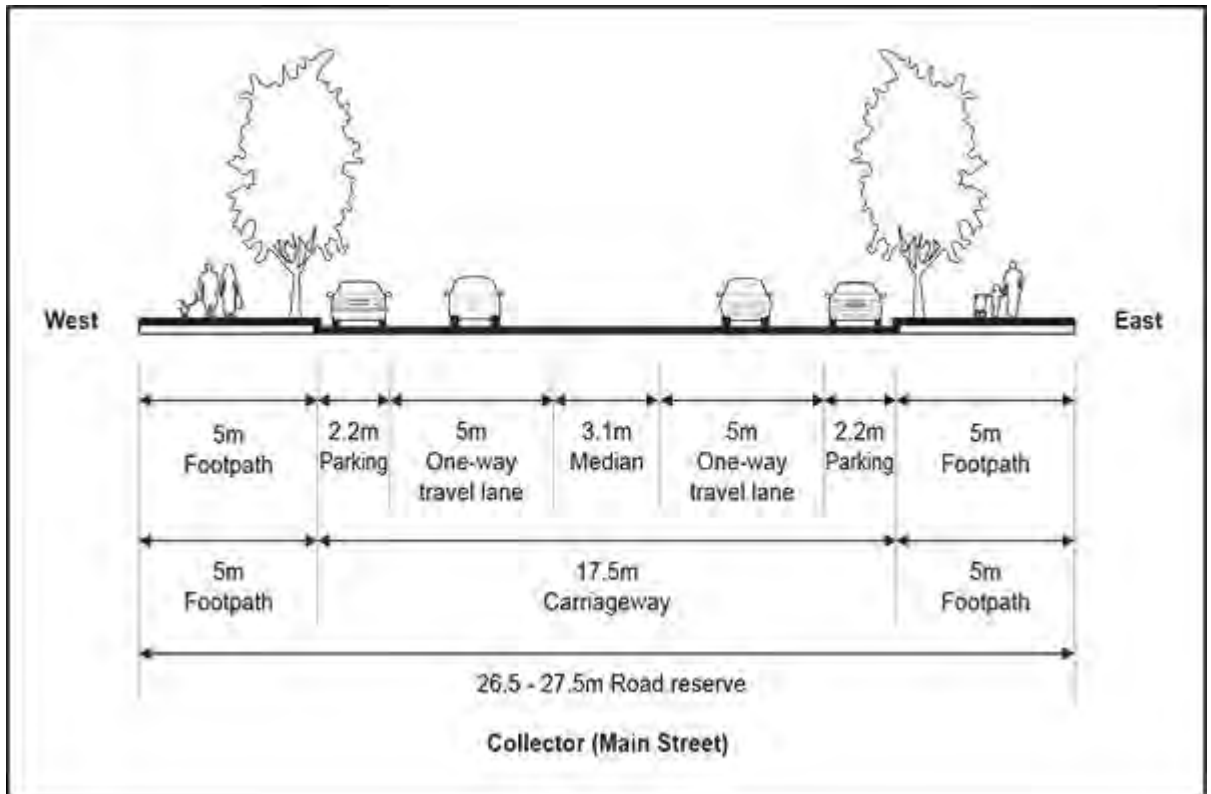


**I502.10.4 Albany Centre: Precinct plan 4 – Sub-precinct D building setbacks**

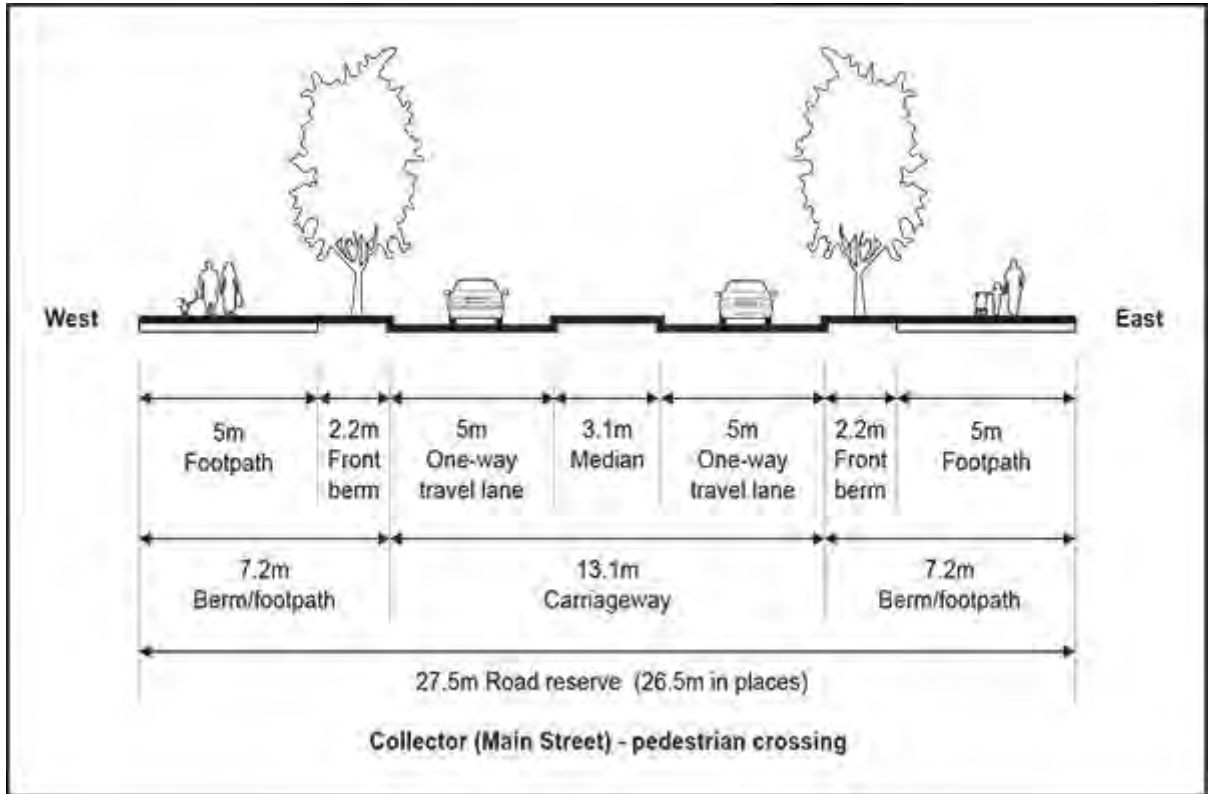


**I502.11. Appendix 1: Albany Centre street cross sections**

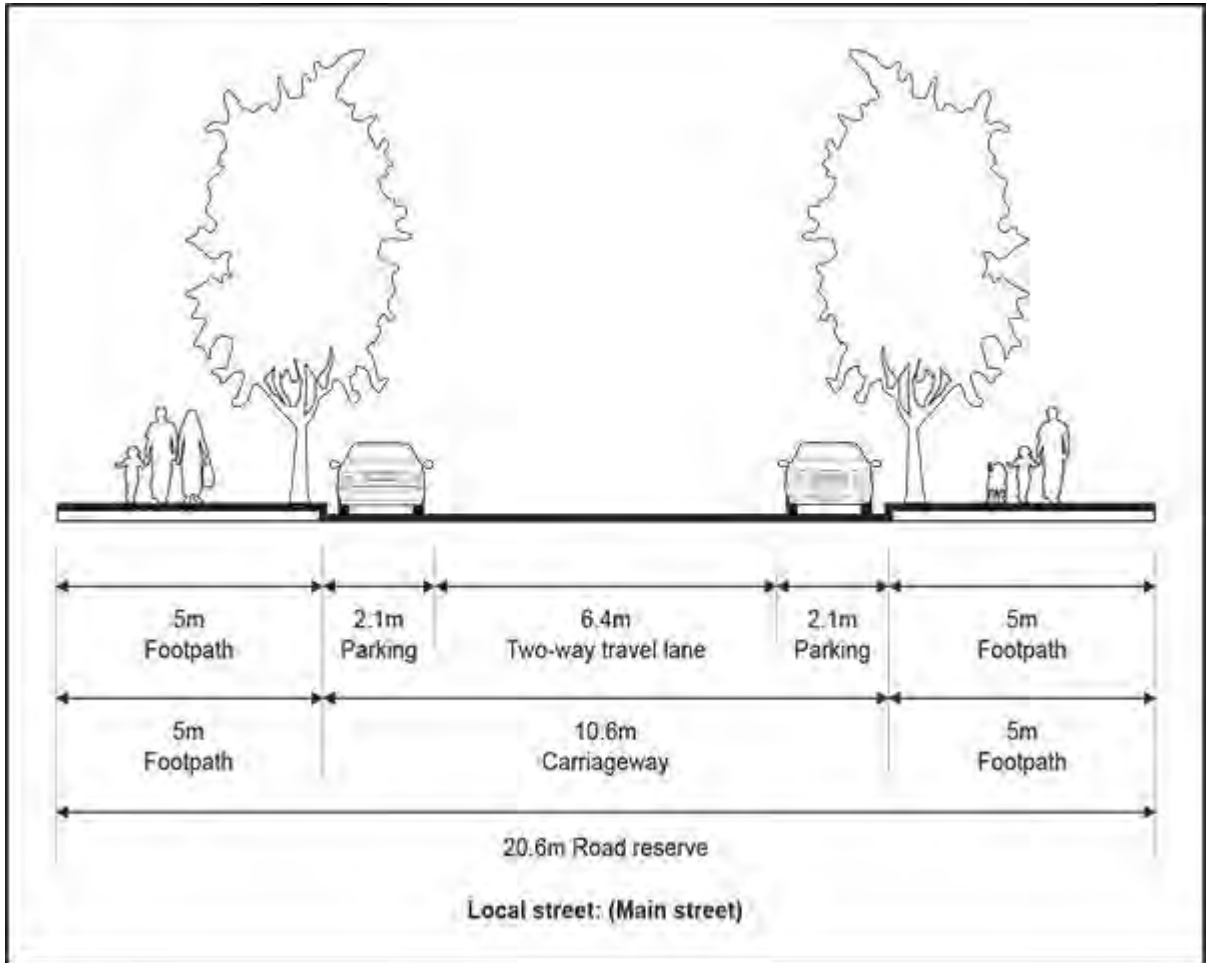
**I502.11.1. Collector (Main street)**



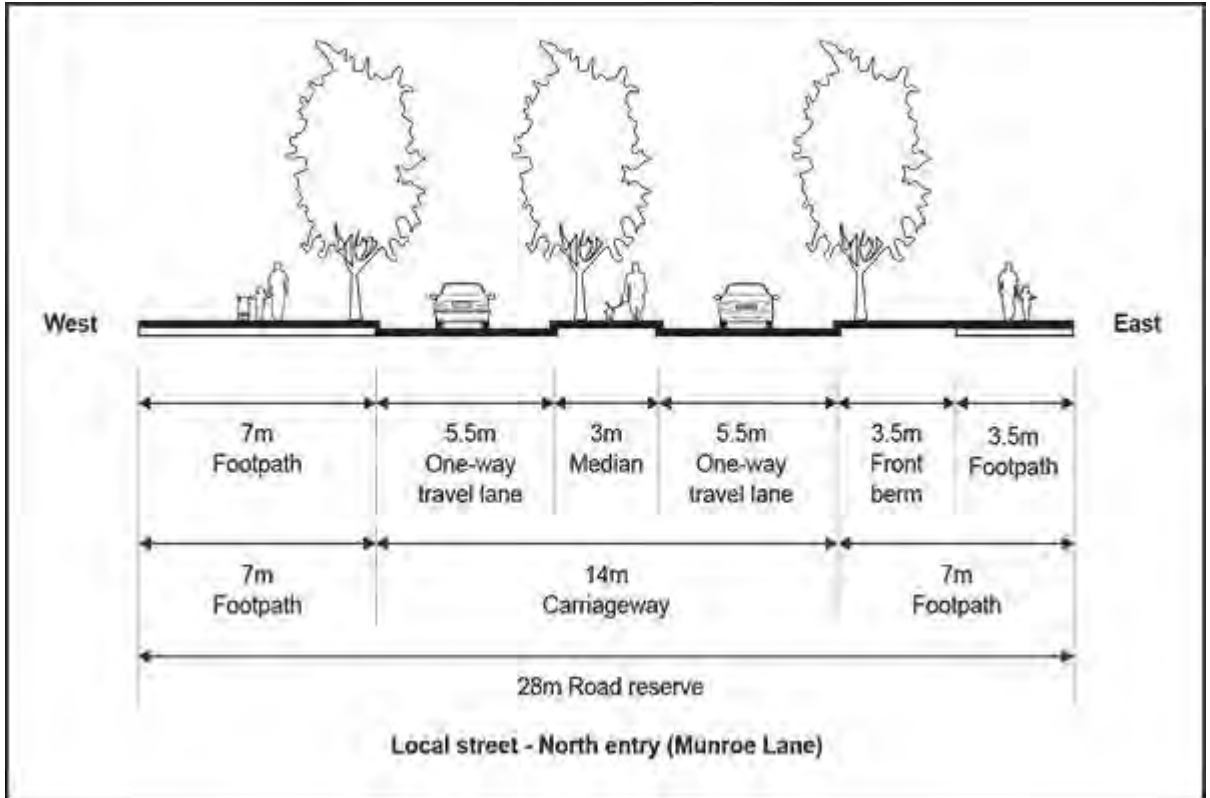
**I502.11.2. Collector (Main street) – pedestrian crossing**



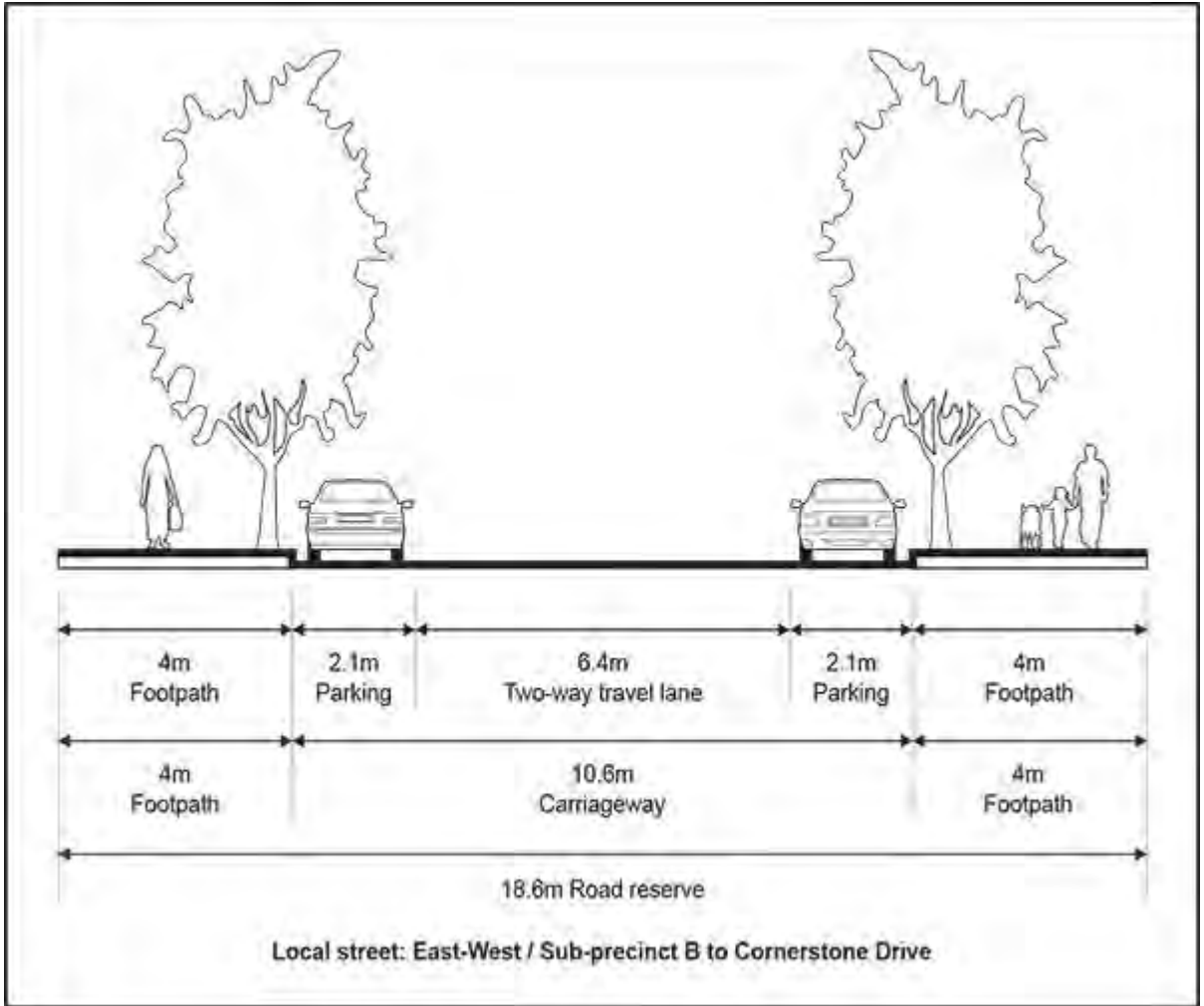
**I502.11.3. Local street (Main street)**



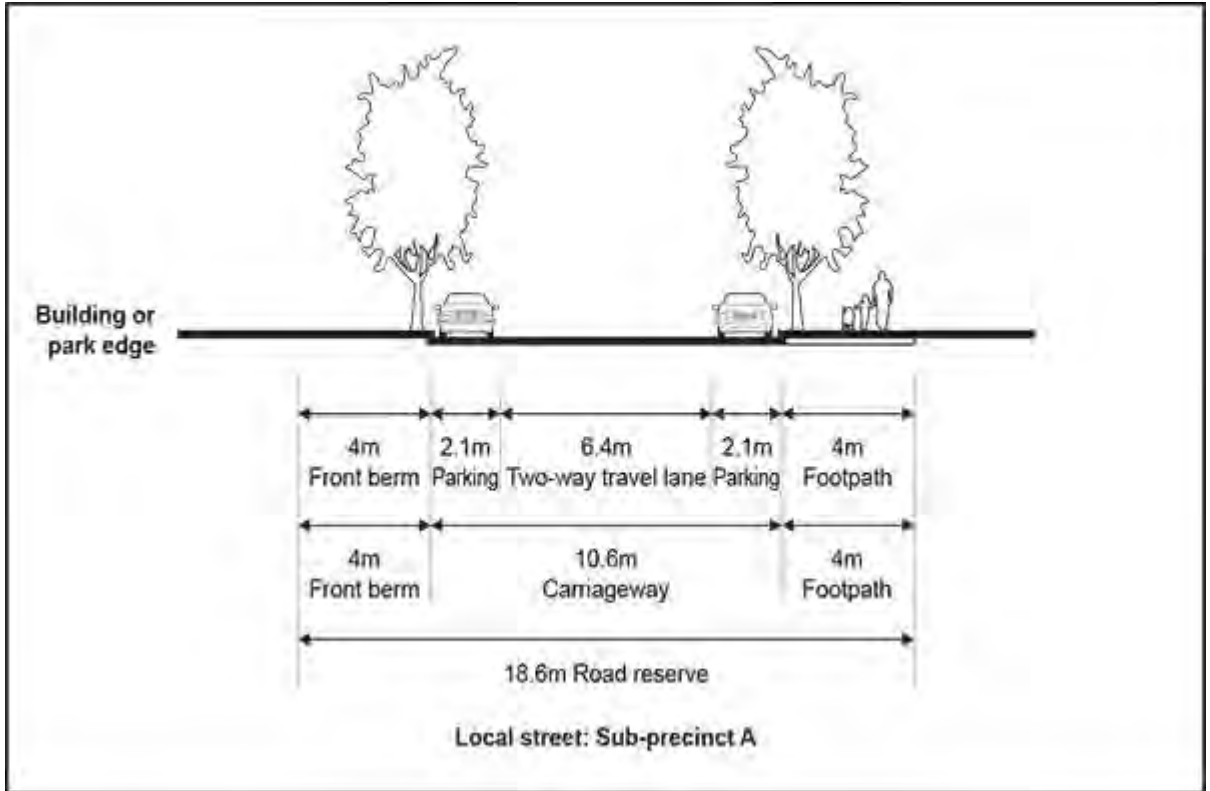
**I502.11.4. Local Street – North entry (Munroe Lane)**



**I502.11.5. Local street – East-West / Sub-precinct B to Cornerstone drive**

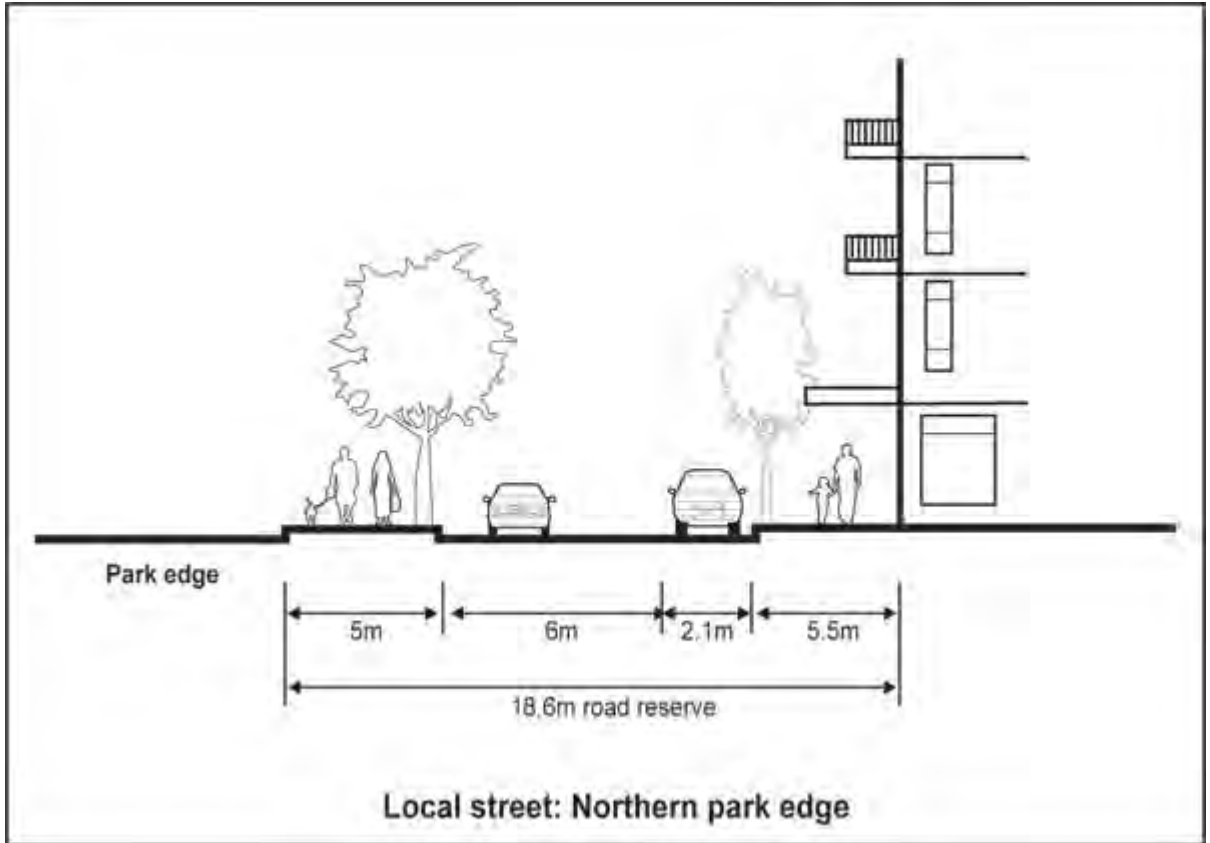


I502.11.6. Local street – Sub-precinct A

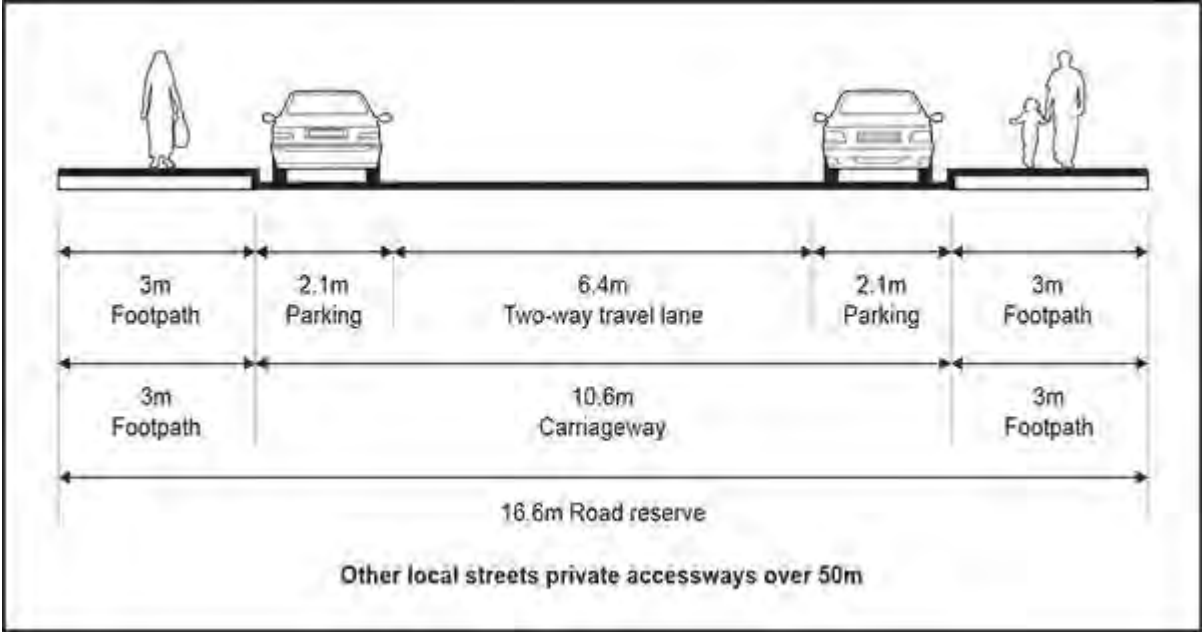




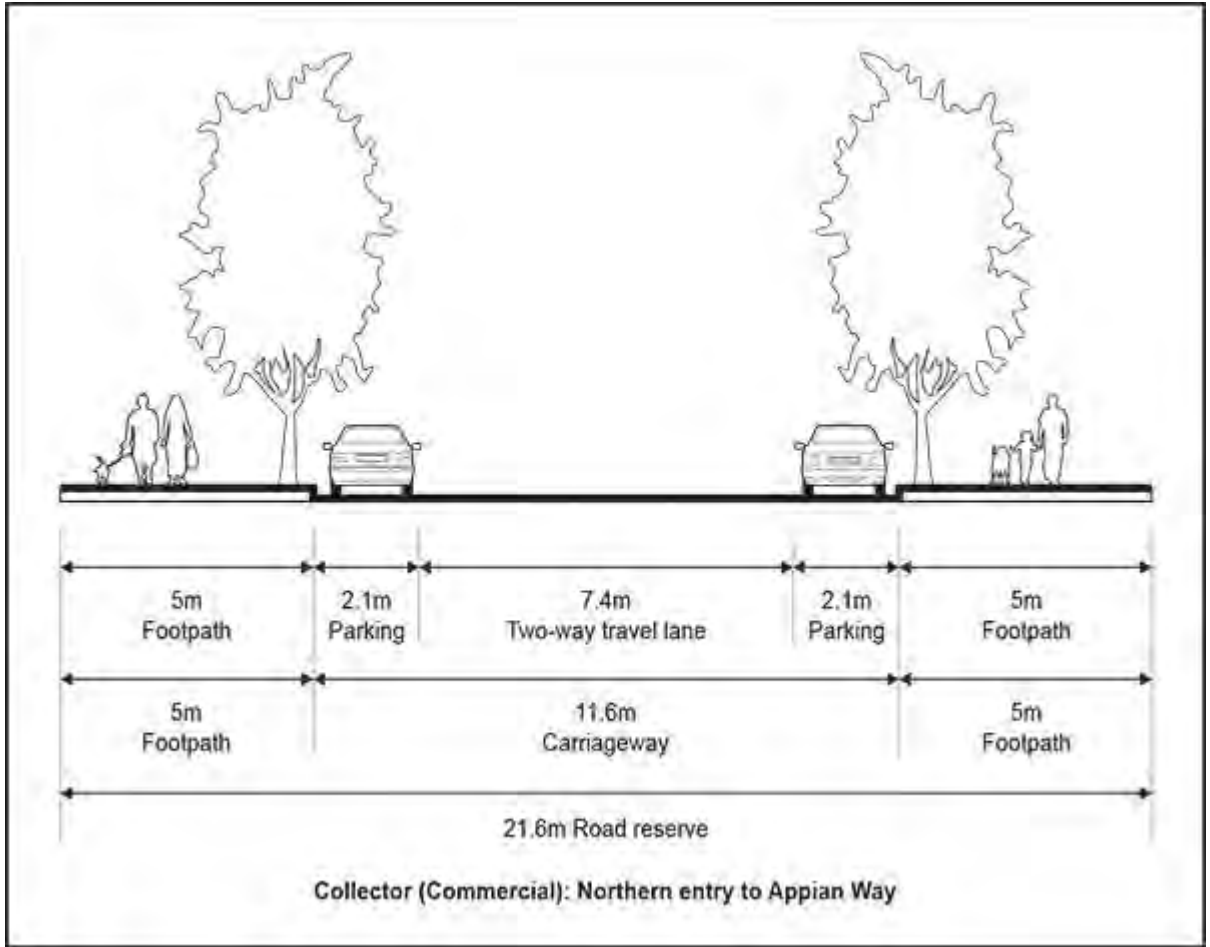
**I502.11.7. Local street – Northern park edge**



**I502.11.8. Other local streets private accessways over 50m**



**I502.11.9. Collector (Commercial) – Northern entry to Appian way**



## **I503. AUT Millennium Institute of Sport Precinct**

### **I503.1. Precinct description**

The AUT Millennium Institute of Sport Precinct provides specific planning provisions for the use of the AUT Millennium Institute of Sport.

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

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

### **I503.2. Objectives**

- (1) The AUT Millennium Institute of Sport is protected as a regionally and nationally important venue for sports, recreation and associated health, education and research.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the AUT Millennium Institute of Sport are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

### **I503.3. Policies**

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

**I503.4. Activity table**

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

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

Table I503.4.1 specifies the activity status of land use and development activities in the AUT Millennium Institute of Sport Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I503.4.1: Activity table**

	Activity	Activity status
Use		
Primary activities		
(A1)	Organised sport and recreation	P
(A2)	Informal recreation	P
(A3)	Healthcare services, education activities and research activities associated with sports and recreation	P
(A4)	Any primary activity not meeting Standard I503.6.5 but meeting all other standards	C
Accessory activities		
(A5)	Accessory activities	P
(A6)	Any accessory activity not meeting Standard I503.6.5 but meeting all other standards	C
Compatible activities		
(A7)	Sports, recreation and community activities	P
(A8)	Concerts, events and festivals	P
(A9)	Markets, fairs and trade fairs	P
(A10)	Functions, conferences, gatherings and meetings	P
(A11)	Filming activities	P
(A12)	Displays and exhibitions	P
(A13)	Healthcare facilities up to a gross floor area of 1,000m <sup>2</sup> within the precinct	P
(A14)	Healthcare facilities more than a gross floor area of 1,000m <sup>2</sup> within the precinct	RD
(A15)	Athlete accommodation up to a gross floor area of 1,000m <sup>2</sup> within the precinct.	P
(A16)	Athlete accommodation more than a gross floor	RD

	area of 1,000m <sup>2</sup> within the precinct.	
(A17)	Professional fireworks displays meeting Standard I503.6.10	P
(A18)	Professional fireworks displays not meeting Standard I503.6.10	RD
(A19)	Helicopter flights meeting Standard I503.6.11	P
(A20)	Helicopter flights not meeting Standard I503.6.11	RD
(A21)	Any compatible activity not meeting Standard I503.6.5 but meeting all other standards	C
<b>Development</b>		
(A22)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A23)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m, but up to 25m in height	RD
(A24)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m	D
(A25)	Light towers and associated fittings up to and greater than 25m in height	P
(A26)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard 0	RD
(A27)	Demolition of buildings	P
(A28)	Temporary buildings	P
(A29)	Workers' accommodation	P

### **I503.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I503.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I503.4.1 Activity table and which is not listed in I503.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

**I503.6. Standards**

All permitted, controlled or restricted discretionary activities listed in Table I503.4.1 Activity table must comply with the following activity standards unless otherwise specified. The following standards do not apply:

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

**I503.6.1. Noise**

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I503.6.1.1.

**Table I503.6.1.1: Noise standards**

Time, day, duration and frequency	Noise limit
Up to 5 Special Noise Events between 8:00am and 10:30pm in any 12 month period	75dB L <sub>Aeq(5min)</sub>
Up to 15 Special Noise Events between 8:00am and 10:30pm in any 12 month period	65dB L <sub>Aeq(5min)</sub>
General noise standards for all days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB L <sub>Aeq</sub>
General noise standards for all other times	40dB L <sub>Aeq</sub> and 70dB L <sub>Amax</sub>

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

- (6) Where  $L_{Aeq(5min)}$ , is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

**I503.6.2. Lighting**

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I503.6.2, the curfew and pre-curfew times are as stated in Table I503.6.2.1.

**Table I503.6.2.1: Pre-curfew and curfew times**

	Times
Pre-curfew	7am – 10.30pm
Curfew	10.30pm – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
  - (a) the limits in Table I503.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

**Table I503.6.2.2: Horizontal and vertical illuminance at a boundary**

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

- (b) The vertical illuminance limits in Table I503.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.



**Table I503.6.2.3: Vertical illuminance at a window**

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2 cd/m<sup>2</sup>) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I503.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

**Table I503.6.2.4: Pre-curfew luminous intensity**

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

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I503.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.
- (9) Professional fireworks displays are excluded from this standard.

**Table I503.6.2.5: Building façade luminance**

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

**I503.6.3. Special noise events**

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

- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I503.6.1.1.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
  - (a) There must be no more than 2 special noise events on any one day.
  - (b) There must be no more than 4 special noise events within any 2 week period.
- (4) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

#### **I503.6.4. Special lighting events**

- (1) The total number of special lighting events in any 12 month period must not exceed 25 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I503.6.2.4 and I503.6.2.5.

#### **I503.6.5. Traffic management**

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

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

#### **I503.6.6. [Deleted]**

- (1) [Deleted]

#### **I503.6.7. Screening**

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

**I503.6.8. Interface control areas**

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

**I503.6.9. Height in relation to boundary**

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

**I503.6.10. Professional fireworks displays**

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

**I503.6.11. Helicopter flights**

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

**I503.6.12. Temporary buildings**

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

**I503.7. Assessment – controlled activities**

**I503.7.1. Matters of control**

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

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

### **I503.7.2. Assessment criteria**

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

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

### **I503.8. Assessment – restricted discretionary activities**

#### **I503.8.1. Matters of discretion**

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

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

(5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard 0:

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

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

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

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

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

(a) the effects of the proposed activity on the efficient operation of the primary activity of the site;

(b) the effects of traffic and parking on the safety and efficiency of the transport network; and

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

#### **I503.8.2. Assessment criteria**

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

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

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

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

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

(iii) the degree of non-compliance.

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

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

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

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

or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.

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

- (8) The visual effects of rubbish and storage areas on residential and open space zoned sites:
  - (a) The extent to which screening is practicable.
  - (b) The extent to which distance and topographical matters mitigate likely adverse visual effects.

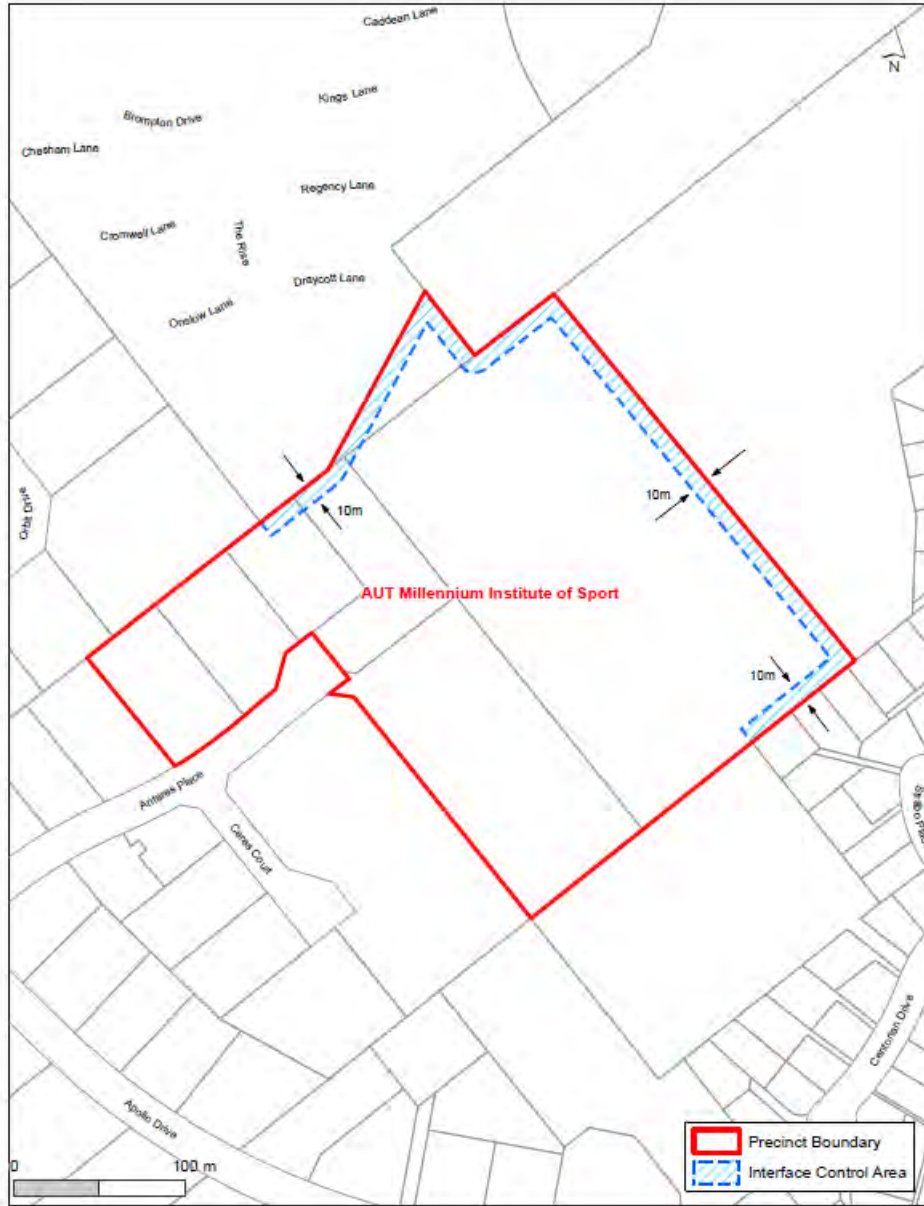
**I503.9. Special information requirements**

There are no special information requirements for this precinct.



**I503.10. Precinct plans**

**I503.10.1. AUT Millennium Institute of Sport: Precinct plan 1**



## **I504. Bayswater Marina**

### **I504.1. Precinct Description**

The Bayswater Marina precinct is located at O'Neills Point at the end of Bayswater peninsula in the Waitemata Harbour. The zoning of land within this precinct is Coastal - Marina Zone and Open Space – Informal Recreation Zone.

The precinct includes the coastal marine area and 4.5 hectares of reclaimed land that supports marina users, marine-related activities and the Bayswater ferry service, including providing for parking associated with these activities. The land is also used by the public for recreation, marine sports activities and for access to the coast.

The primary purpose of the Bayswater Marina precinct is to provide for marina, ferry terminal and marine-related activities, including associated parking and facilities, and for public access, community uses and marine sports uses, open space and recreation. Provision is also made for residential activities and food and beverage, subject to these activities being assessed through a resource consent process to assess the effects of the proposal on the use and function of the precinct for the purposes discussed above. Minimum standards are specified to qualify for discretionary activity status, and proposals then need to be carefully assessed to ascertain whether the proposal appropriately ensures the primary focus of the precinct is achieved.

The precinct is comprised of six sub-precincts as shown on the planning maps:

- Sub-precinct A provides for public access and open space, and for marina berth holders parking and marine-structures, around the seaward edge of the precinct land;
- Sub-precinct B provides for the marine related uses, car parking, public pedestrian access and open space areas, food and beverage, and residential development;
- Sub-precinct C provides for the main road into the precinct and a bus stop;
- Sub-precinct D provides for the existing public boat ramp, passive open space activities, marine sports activities, the development of ferry terminal facilities, including on the old wharf, and associated access, manoeuvring and parking for all of these activities;
- Sub-precinct E provides for community uses and recreation; and
- Sub-precinct F provides for marina, ferry service, marine and port activities

### **I504.2. Objectives [rcp/dp]**

The underlying zones and Auckland-wide objectives apply in this precinct except as specified below:

- (1) Bayswater Marina precinct is a community and marina-oriented place developed in a comprehensive and integrated way with a primary focus on recreation, public open space and access to and along the coastal marine area, public transport, boating, maritime activities and maritime facilities.
- (2) Residential activities and food and beverage are enabled, provided that the focus in Objective 1 is achieved.

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

### **I504.3. Policies [rcp/dp]**

- (1) Ensure that quality open space is made available to and around the coastal edge, including a minimum 15m esplanade strip, to maintain and enhance public access and enjoyment and to enable views out over the coastal marine area.
- (2) Require new buildings to be located and designed so that they:
  - (a) are visually appropriate for a marine environment and are designed to reflect the maritime location;
  - (b) reflect an integrated design approach incorporating open space and pedestrian focused access;
  - (c) reflect a diversity of development intensity across the precinct;
  - (d) are constructed of suitable materials for a marine environment;
  - (e) do not dominate or detract from existing landscape or coastal features, such as the cliff line;
  - (f) do not detract from the character of the scheduled historic heritage Takapuna Boating Club building;
  - (g) address and contribute to the amenity of the coastal edge;
  - (h) are compatible with the use of the area by pedestrians including access to and around the coastal edge; and
  - (i) provide a safe environment for people using facilities within the precinct.
- (3) Require significant areas of public open space on the main reclamation area (in sub-precincts A, B and C), and on other land within the precinct to be provided, to enable opportunities for recreation associated with the coastal marine area.
- (4) Encourage development to be designed and located to retain the existing mature trees, in particular the pohutukawa trees on and next to the old reclamation, and to provide new trees for amenity and shelter.
- (5) Ensure space is available for publicly managed transport facilities for the ferry, and bus, including cycle parking.
- (6) Require public vehicle, pedestrian and cycling routes within the precinct to allow easy access to the coastal margins and parking facilities.
- (7) Require the retention of appropriate facilities for boating, such as public boat ramps and parking spaces for cars with boat trailers associated with the marina and boat ramp.
- (8) Provide for appropriate boating facilities to be located on land directly adjoining the coastal marine area.

- (9) Enable community uses, such as clubs directly related to the use of the adjoining coastal marine area, within the precinct provided that the scale and design of any structures are appropriate.
- (10) Promote and encourage comprehensive and integrated development and encourage consultation with any owners of land within the sub-precinct(s) and any neighbouring sub-precinct(s) when preparing resource consent applications.
- (11) Promote distinctive high quality design for all new development.
- (12) Require that, residential, or other non-marine related activities such as restaurants and cafes are provided for only where sufficient space remains available as required for marina, ferry service, and public access, recreation, public transport and boating activities, including associated parking for cars with boat trailers.

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

**I504.4. Activity table [rcp/dp]**

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

Table I504.4.1 Activity table specifies the activity status of land use and development, use or occupation of the coastal marine area activities in the Bayswater Precinct pursuant to section 9(3), 12(1), 12(2), 12(3) of the Resource Management Act 1991 or any combination of all of these sections where relevant.

**Table I504.4.1 Activity table**

Activity							
		A	B	C	D	E	F
<b>Use</b>							
Accommodation							
(A1)	Dwellings  Dwellings in Sub-precinct B subject to the following minimum provision being available for primary activity focus within Sub-precincts A and B: (a) Gross floor area for Marine Retail and Marine Industry - 100m <sup>2</sup> (b) [Deleted] (c) 20 parking spaces for cars with boat trailers (d) Open space accessible to the public (not including any parking spaces or vehicle access areas) – 7,200m <sup>2</sup>	NC	D	NC	NC	NC	NC

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	Note for (c): Approval may be given as a discretionary activity for these spaces to be shared with other non-residential activities.						
(A2)	Dwellings in Sub-precinct B not complying with (A1) above	NA	NC	NA	NA	NA	NA
<b>Commerce</b>							
(A3)	Food and beverage up to 100m <sup>2</sup> gross floor area within a ferry terminal	NC	NC	NC	RD	NC	NC
(A4)	Food and beverage not otherwise provided for.  Food and beverage in Sub-precinct B subject to the following minimum provision being available for primary activity focus within Sub-precincts A and B: <ul style="list-style-type: none"> <li>(a) Gross floor area for Marine Retail and Marine Industry - 100m<sup>2</sup></li> <li>(b) [Deleted]</li> <li>(c) 20 parking spaces for cars with boat trailers</li> <li>(d) Open space accessible to the public (not including any parking spaces or vehicle access areas) – 7,200m<sup>2</sup></li> </ul> Note for (c): Approval may be given as a discretionary activity for these spaces to be shared with other non-residential activities.	NC	D	NC	NC	NA	NA
(A5)	Food and beverage in Sub-precinct B not complying with (A4) above	NA	NC	NA	NA	NA	NA
(A6)	Offices associated with permitted activities	NC	P	NC	P	P	D
(A7)	Offices associated with discretionary activities	D	D	NC	D	D	D
(A8)	Offices existing at 30 September 2013	P	NA	NC	NA	NA	NA
<b>Community</b>							
(A9)	Artworks and markets	P	P	P	P	P	D
(A10)	Organised sport and recreation	P	P	P	P	P	P
<b>Development</b>							
(A11)	Minor cosmetic alterations to a structure or building that does not change its external design and appearance	P	P	P	P	P	P
(A12)	Buildings for dwellings	NC	D	NC	NC	NC	NC
(A13)	Buildings for food and beverage not provided for as a permitted activity	NC	D	NC	D	D	NC
(A14)	Maritime passenger facilities	RD	RD	C	C	RD	D

(A15)	Park and ride facilities	RD	P	P	P	P	NA
(A16)	Parks, playgrounds and walkways	P	P	P	P	P	P
(A17)	Public transport facilities	P	P	P	P	P	NA
(A18)	Development that exceeds Standards I504.6.1 – I504.6.4	D	D	D	D	D	D

### I504.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I504.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for any of the following activities must be publicly notified:
  - (a) Dwellings; and/or
  - (b) Food and beverage
- (3) Any application for resource consent for an activity listed in Table I504.4.1 Activity table and which is not listed in I504.5(1) or I504.5(2) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (4) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

### I504.6. Standards

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

All activities listed as permitted, controlled and restricted discretionary in Table I504.4.1 Activity table must comply with the following standards.

#### I504.6.1. Markets

- (1) Any markets must be open air markets.

#### I504.6.2. Height

- (1) Buildings up to 12m in height above ground level in Sub-precinct B.
- (2) Buildings up to 9.7m in height above NZD2016 across the rest of the precinct.

#### I504.6.3. Height in relation to boundary

- (1) Height in relation to boundary controls on the boundaries adjacent to any landward zoning must be the same as the height in relation to boundary controls applying to that landward zoning.

#### **I504.6.4. Esplanade Strip**

- (1) An esplanade strip of no less than 15m in width must be provided at the time of any subdivision involving sub-precincts A or B.

#### **I504.7. Assessment – controlled activities**

##### **I504.7.1. Matters of control**

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

- (1) Maritime passenger facilities – refer Matters in I504.8.1 below.

##### **I504.7.2. Assessment criteria**

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

- (1) Maritime passenger facilities – refer Matters in I504.8.2 below.

#### **I504.8. Assessment – restricted discretionary activities**

##### **I504.8.1. Matters of discretion**

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

- (1) All activities:
  - (a) location, extent, design and materials;
  - (a) traffic and parking;
  - (b) park and ride facilities;
  - (c) construction or works methods, timing and hours of operation; and
  - (d) consent duration.

##### **I504.8.2. Assessment criteria**

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

- (1) Construction or works methods, timing and hours of operation:
  - (a) the extent to which construction or works methods avoid, remedy or mitigate adverse effects, on water quality and sedimentation, on marine

mammals, bird roosting, nesting and feeding, and recreational users of the coastal marine area; and

- (b) the extent to which construction or works hours of operation are limited to minimise effects of noise and disruption on existing activities, and on nearby residential and open space areas.

(2) Location, extent, design and materials:

- (a) the extent to which the activity is complementary to, and not limiting of the primary focus of the precinct for marina purposes including the operation of marina activities, maritime passenger transport or other marine-related activities;
- (b) the extent to which adequate provision is made for activities with a functional requirement for a coastal location;
- (c) the extent to which measures are taken to enhance public access to the coastal marine area;
- (d) the extent to which any development is of a scale, design and materials and located so that it remedies or mitigates adverse effects on the coastal environment and adjacent residential and open space zoned land, particularly the following:
  - (i) the natural character of the coastal environment;
  - (ii) the high visibility and coastal nature of the site;
  - (iii) effects on the recreational, visual, amenity and ecological values in the locality, including lighting effects;
  - (iv) public access to, along and within the coastal marine area;
  - (v) effects on the landscape elements and features in the locality;
  - (vi) effects on cultural and historic heritage values in the locality;
  - (vii) noise effects including ongoing operational noise, such as halyard slap, and hours of operation;
  - (viii) effects on coastal processes including wave sheltering, downstream effects, sediment movement, erosion and deposits, littoral drift, and localised effects on water currents and water quality;
  - (ix) effects on existing activities in the coastal marine area and on adjacent land;
  - (x) effects on navigation and safety and the need for any aids to navigation; and
  - (xi) reverse sensitivity effects on the surrounding Coastal - Marina Zone activities.



(e) the extent to which development is located to create clearly defined active frontages that positively contribute to open spaces and the coastal edge.

(3) Consent duration:

(a) the extent to which consent duration is limited to the minimum duration necessary for the functional or operational needs of the activity.

(4) Traffic and parking:

(a) the extent to which the proposal, including any additional vehicle movements, adversely affects the safe and efficient operation of the internal or adjacent road network, including the operation of public transport and the movement of pedestrians, cyclists and general traffic;

(b) the extent to which the provision of parking considers effects on alternative parking available in the area and access to the public transport network; and

(c) the extent to which the generation of a need for parking or transport facilities is in conflict with the main marina use and is integrated with public transport.

(5) Park-and-ride facilities

(a) the extent to which the scale, design, management and operation of the parking facility and its access points adversely affects the safe and efficient operation of the transport network.

(b) the extent to which the location, design and external appearance of the parking facility is:

- accessible, safe and secure for users with safe and attractive pedestrian connections within the parking building and area, and to adjacent public footpaths;
- ensures that any buildings or structures are of similar or complementary scale to other buildings or structures existing or provided for in the surrounding area; and
- ensures that any buildings can be adapted for other uses if no longer required for parking purposes. In particular, the floor to ceiling height of a parking building at street level should be capable of conversion to other activities provided for in the zone.

(c) the extent to which the parking facility is compatible with surrounding activities. This includes the extent to which the design and operation of the facility is in accordance with the lighting and noise standards.

#### **I504.9. Special information requirements**

The special information requirements of the underlying zones do not apply in this precinct.

- (1) An application for dwellings or food and beverage activities in Sub-precinct B must be accompanied by the following information:
  - (a) the overall context of the application area relative to existing buildings, open space, boundaries between the sub-precinct and adjoining sub-precincts, and any approved buildings;
  - (b) the exact location and design of vehicle access and car parking (including any proposed shared parking) and:
    - (i) an assessment of traffic generation having regard to the safe and efficient operation of the internal and adjacent road network, including the operation of public transport and the movement of pedestrians, cyclists and general traffic;
    - (ii) an assessment of parking where provided, including consideration of effects on alternative parking available in the area and access to the public transport network.
  - (c) identification of the main pedestrian routes that provide circulation around each sub-precinct area and between sub-precincts, showing how they are integrated with the coastal margin, public transport nodes and bus stops;
  - (d) the exact location and design of proposed areas of:
    - (i) open space;
    - (ii) public pedestrian access to and along the coastal marine area;
  - (e) the location of building platforms;
  - (f) the landscape concept for the application area;
  - (g) the proposed location of residential and non-residential activities;
  - (h) a staging plan illustrating and explaining any intended staged implementation of all development proposed in Sub-precincts A and B and the means of managing any vacant land through the staging process;
  - (i) details of how the development will be consistent with the provisions, including reference to the Standards in Table I504.4.1 (A1)(A4) Activity table, the assessment criteria in I504.8.2(2) and the assessment criteria applying to Residential - Terrace Housing and Apartment Buildings Zone in [H6.8.2](#);
  - (j) how sub-precincts will integrate with each other and other surrounding land and the coast;
  - (k) how the development provides or facilitates adequate transport connections, including connections to the surrounding road network;

- (l) identification of potential reverse sensitivity issues and how they are proposed to be remedied or mitigated.

**I504.10. Precinct plans**

There are no Precinct plans in this section.

## **I510. Gulf Harbour Marina Precinct**

### **I510.1. Precinct description**

The Gulf Harbour Marina Precinct is located at Hobbs Bay on the southern edge of the Whangaparaoa peninsula. Gulf Harbour was developed as a boat harbour under the Rodney County Council (Gulf Harbour) Vesting and Empowering Act 1977. The precinct includes both the coastal marine area and an area of land to the east of the marina.

The purpose of the Gulf Harbour Marina Precinct is to provide for marina, ferry service and marine-related services and facilities, including haul-out facilities, boat storage, trailer parking, and a range of specialist marine trade services. The precinct also provides for a range of commercial and retail activities on part of the adjoining land. The precinct modifies the Coastal – Marina Zone to recognise and provide for the types of activities operating on the Gulf Harbour Marina land, and to protect the coastal open space nature and amenity of the “Hammerhead” area.

The precinct modifies the height standard of the Coastal – Marina Zone to specifically provide for marine industry, marine commercial and community/recreation activities within each sub-precinct.

The precinct is comprised of three sub-precincts as shown on the planning maps:

- Sub-precinct A provides for a broad range of marina, ferry service, marine and port activities; and
- Sub-precincts B and C provide for a range of both marine and complementary non-marine related activities such as offices, retail, healthcare services and care centres.

The zoning of land within this precinct is the Coastal – Marina Zone.

### **I510.2. Objective [rcp/dp]**

- (1) The marina, ferry service and marine activities continue to efficiently operate while the commercial, retail and service activities support the use of the area both for marina users and the local community.

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

### **I510.3. Policies [rcp/dp]**

- (1) Require new development to be designed and located in a manner that:
  - (a) integrates with and maintains the qualities of the coastal environment;
  - (b) does not adversely affect the operation of the marina or ferry terminal;
  - (c) avoids, to the extent practicable, adverse effects on the amenity values of land adjoining the precinct, including visual amenity; and
  - (d) maintains, and where possible enhances, public access to and along the coastal edge.

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

#### I510.4. Activity table

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

Table I510.4.1 specifies the activity status of land use and activities on land and associated occupation of the common marine and coastal area in the Gulf Harbour Marina Precinct pursuant to sections 9(3), 12(2), and 12(3) of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I510.4.2 specifies the activity status for the structures on land in the Gulf Harbour Marina Precinct pursuant to sections 9(3) of the Resource Management Act 1991.

#### Table I510.4.1 Activity table – use on land and associated occupation of the common marine and coastal area

Activity		Activity status			
		Sub-precinct A		Sub-precinct B	Sub-precinct C
		Land [dp]	CMA [rcp]	Land [dp]	Land [dp]
<b>Use</b>					
<b>Commerce</b>					
(A1)	Maritime passenger operations	P	P	P	P
(A2)	Food and beverage	C	C	C	C
(A3)	Non-marine retail with a gross floor area less than 90m <sup>2</sup>	NC	NC	RD	RD
(A4)	Offices accessory to a marine and port activity	P	P	P	RD
(A5)	Offices not accessory to a marine and port activity	NC	NC	RD	NC
<b>Community</b>					
(A6)	Care centres	NC	NC	RD	RD
(A7)	Clubrooms for marine-related clubs and education facilities that are associated with marine and port activities	P	P	D	D
(A8)	Clubrooms and education facilities not otherwise provided for	NC	NC	NC	NC
(A9)	Healthcare facilities	P	P	RD	RD

## I510 Gulf Harbour Marina Precinct

(A10)	Public transport facilities	D	NA	NA	NA
(A11)	Park and ride	D	NA	NA	NA
<b>Industry</b>					
(A12)	Manufacture of vessels and boating/marine equipment	P	C	NC	NC
(A13)	Boat launching facilities	P	P	P	P

**Table I510.4.2 Activity table – development**

Activity		Activity status (land) [dp]		
		Sub-precinct A	Sub-precinct B	Sub-precinct C
<b>Development</b>				
(A14)	Construction of new buildings and structures	C	C	C

### I510.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I510.4.1 and Table I510.4.2 Activity tables will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I510.4.1 and Table I510.4.2 Activity tables and which is not listed in I510.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

### I510.6. Standards

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

All activities listed as permitted, controlled and restricted discretionary in Table I510.4.1 and Table I510.4.2 Activity tables must comply with the following standards.

**I510.6.1. Yards**

- (1) Where the precinct boundary adjoins the Residential – Terrace Housing and Apartment Buildings Zone, the yard requirements as set out in Table I510.6.1.1 apply.

**Table I510.6.1.1 Yards**

(2)

<b>Yard</b>	<b>Requirement</b>
Front	3m Yards are not required for internal roads or service lanes
Rear	5m where a rear boundary adjoins a residential or open space zone; or a reserve vested in the council
Side	5m where the side boundary adjoins a residential or open space zone
Water	3m from the edge of a river where a boundary adjoins a river whose bed has an average width of 3m or more

**I510.6.2. Maximum impervious area**

- (1) The maximum impervious area is 100 per cent of the site area.

**I510.6.3. Maximum building height**

- (1) Maximum height for all buildings within sub-precincts are as follows:
- (a) Sub-precinct A – no greater than 15m in height;
  - (b) Sub-precinct B – no greater than 12m in height; and
  - (c) Sub-precinct C – no greater than 9m in height.

**I510.6.4. Building coverage**

- (1) The maximum permitted building coverage or cumulative total area of buildings in each precinct must not exceed 50 per cent of the land area in sub-precinct A and 35 per cent of the land area in sub-precincts B and C.

**I510.7. Assessment – controlled activities**

**I510.7.1. Matters of control**

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

- (1) Construction of new buildings and structures:
- (a) construction or works methods, timing and hours of operation; and
  - (b) location, extent, design and materials.
- (2) Manufacture of vessels and boating / marine equipment:
- (a) construction or works methods, timing and hours of operation;
  - (b) location, extent, design and materials; and

(c) traffic and parking.

(3) Food and beverage:

(a) location, extent, design and materials; and

(b) traffic and parking.

#### **I510.7.2. Assessment criteria**

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

(1) Construction or works methods, timing and hours of operation:

(a) the extent to which construction or works methods avoids, remedies or mitigates adverse effects, on water quality and sedimentation, on marine mammals, bird roosting, nesting and feeding, and recreational users of the coastal marine area; and

(b) whether the construction or works hours of operation are limited to minimise effects of noise and disruption on existing activities, and on nearby residential and open space areas.

(2) Location, extent, design and materials:

(a) whether the development is of a scale, design and materials and located so that it remedies or mitigates adverse effects on the coastal environment and adjacent residential and open space zoned land, and in particular on:

(i) the natural character of the coastal environment;

(ii) the recreational, visual, amenity and ecological values in the locality, including lighting effects;

(iii) public access to, along and within the coastal marine area;

(iv) the landscape elements and features;

(v) historic heritage values in the locality;

(vi) noise effects including ongoing operational noise, such as halyard slap;

(vii) coastal processes including wave sheltering, downstream effects, sediment movement, erosion and deposits, littoral drift, and localised effects on water currents and water quality;

(viii) existing activities in the coastal marine area and on adjacent land;

(ix) navigation and safety and the need for any aids to navigation;

(x) the provision of shore-based facilities including car and trailer parking, boat storage and maintenance areas, administration buildings, public



toilets, boat racks, lockers, public access and esplanade reserves and urban design treatment.

(3) Traffic and parking:

- (a) the extent to which the proposal, including any additional vehicle movements, adversely affects the safe and efficient operation of the internal or adjacent road network, including the operation of public transport and the movement of pedestrians, cyclists and general traffic; and
- (b) whether there is sufficient access to the public transport network.

**I510.8. Assessment – restricted discretionary activities**

**I510.8.1. Matters of discretion**

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

- (1) all restricted discretionary activities:
  - (a) construction or works methods, timing and hours of operation;
  - (b) location, extent, design and materials; and
  - (c) traffic and parking.

**I510.8.2. Assessment criteria**

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

- (1) construction or works methods, timing and hours of operation:
  - (a) the extent to which construction or works methods avoids, remedies or mitigates adverse effects, on water quality and sedimentation, on marine mammals, bird roosting, nesting and feeding, and recreational users of the coastal marine area; and
  - (b) whether the construction or works hours of operation are limited to minimise effects of noise and disruption on existing activities, and on nearby residential and open space areas.
- (2) location, extent, design and materials:
  - (a) whether the development is of a scale, design and materials and located so that it remedies or mitigates adverse effects on the coastal environment and adjacent residential and open space zoned land, and in particular on:

- (i) the natural character of the coastal environment;
  - (ii) the recreational, visual, amenity and ecological values in the locality, including lighting effects;
  - (iii) public access to, along and within the coastal marine area;
  - (iv) the landscape elements and features;
  - (v) historic heritage values in the locality;
  - (vi) noise effects including ongoing operational noise, such as halyard slap;
  - (vii) coastal processes including wave sheltering, downstream effects, sediment movement, erosion and deposits, littoral drift, and localised effects on water currents and water quality;
  - (viii) existing activities in the coastal marine area and on adjacent land;
  - (ix) navigation and safety and the need for any aids to navigation; and
  - (x) the provision of shore-based facilities including car and trailer parking, boat storage and maintenance areas, administration buildings, public toilets, boat racks, lockers, public access and esplanade reserves and urban design treatment.
- (3) traffic and parking:
- (a) the extent to which the proposal, including any additional vehicle movements, adversely affects the safe and efficient operation of the internal or adjacent road network, including the operation of public transport and the movement of pedestrians, cyclists and general traffic; and
  - (b) whether there is sufficient access to the public transport network.

**I510.9. Special information requirements**

There are no special information requirements for this precinct.

**I510.10. Precinct plans**

There are no precinct plans in this precinct.

## **I521. Matakana 1**

### **I521.1. Precinct Description**

The Matakana 1 precinct consists of land within and close to Matakana Village, and which is generally accessed via Matakana Road, Matakana Valley Road and Leigh Road.

The purpose of the Matakana 1 precinct is to incorporate Plan Change 64 to the Auckland District Plan (Rodney section) into the Unitary Plan and give effect to the Matakana Village Sustainable Development Plan (MVSDP). The MVSDP identifies local community aspirations and values, and sets out a land-use approach for different areas in and around Matakana, and measures to ensure activities do not adversely affect stormwater runoff patterns. The precinct gives effect to the MVSDP by providing for activities that specifically relate to the unique characteristics of the village.

To manage the variations in land uses and development controls which affect the sites subject to these zones, there are four sub-precincts located in the Matakana 1 precinct.

- Sub-precinct A: This sub-precinct allows greater flexibility around the number of persons involved in home occupations, and introduces new matters for discretion and assessment criteria relating to home occupations. The zone for this sub-precinct is the Rural - Countryside Living Zone.
- Sub-precinct B: This sub-precinct provides greater flexibility around the permitted number of people involved in home occupations, and also enables two or more dwellings within 200m of a Business - Local Centre zone to allow for a range of living options. The zone for this sub-precinct is the Residential - Single House Zone.
- Sub-precinct C: The purpose of this sub-precinct is to provide for light industrial activities which service the local catchment. The zone for this precinct is the Business - Light Industry Zone.
- Sub-precinct D: The purpose of this sub-precinct is to ensure that a pedestrian friendly environment is maintained. New objectives and policies have also been introduced which seek to protect and enhance the rural village character of the sub-precinct. The zone for this precinct is the Business - Local Centre Zone.

The zoning of land within this precinct is Rural - Countryside Living, Residential - Single House, Business - Light Industry and Business - Local Centre zones. Refer to the planning maps for the location and extent of the precinct and sub-precincts.

### **I521.2. Objectives [rp/dp]**

#### **I521.2.1. Sub-precinct A**

- (1) Home occupation is enabled within Matakana 1: Sub-precinct A, where it is consistent with the character of Matakana Village.
- (2) New development is able to manage potential adverse effects of stormwater runoff

**I521.2.2. Sub-precinct B**

- (1) Home occupation is enabled within Matakana 1: Sub-precinct B, where it is consistent with the character of Matakana Village.
- (2) Flexibility is provided for integrated housing options in close proximity to the Matakana Village
- (3) New development is able to manage potential adverse effects of stormwater runoff

**I521.2.3. Sub-precinct C**

- (1) Development in the Matakana 1: Sub-precinct C is appropriate to and blends in with the surrounding streetscape in relation to building height, scale, bulk, materials and finishes.

**I521.2.4. Sub-precinct D**

- (1) The development of large format retail activities within the Matakana 1 precinct is discouraged in order to protect the low scale informal character of Matakana Village.
- (2) High quality buildings and signage that complements and enhances streetscape, the Matakana Village character and pedestrian amenity in the Matakana 1 precinct are encouraged.

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

**I521.3. Policies [rp/dp]**

**I521.3.1. Sub-precinct A**

- (1) Home occupation within Matakana 1: Sub-precinct A is consistent with the character of Matakana Village.
- (2) Impervious surfaces are managed to ensure there is sufficient land available to mitigate effects of stormwater runoff.

**I521.3.2. Sub-precinct B**

- (1) Home occupation within the Matakana 1: Sub-precinct A is consistent with the character of Matakana Village.
- (2) Different housing options are provided in close proximity to the Matakana Village.
- (3) Impervious surfaces are managed to ensure there is sufficient land available to mitigate effects of stormwater runoff.

**I521.3.3. Sub-precinct C**

- (1) New buildings in the Matakana 1 precinct achieve a high quality architectural design that represents a rural village character rather than that of an urban industrial environment.

**I521.3.4. Sub-precinct D**

- (1) Enable retail development which has a floor area in keeping with the small size of typical retail shops within the village.
- (2) Enable buildings that have an architectural style which creates a rural or historic character rather than a modern commercial appearance with a hard urban edge.

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

**I521.4. Activity table**

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

Table I521.4.1 Activity table specifies the activity status of land use, development, and subdivision activities in the Matakana 1 Precinct pursuant to section 9(2), 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

A blank in Table I521.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

**Table I521.4.1 Activity table**

Activity		Activity status			
Use		Sub-precinct			
		A	B	C	D
Residential					
(A1)	Home occupations with no more than 15 persons including owner, family and staff	P	P		
(A2)	Visitor Accommodation must be for no more than 15 guests	RD			
(A3)	Boarding houses with no more than 15 persons including owner, family and staff		P		
(A4)	2 or more dwellings on a site		RD		
(A5)	2 or more dwellings on a site on sites at 1318, 1326, 1334 and 1327 Leigh Road		NC		
Commerce					
(A6)	Drive-through restaurant			NC	NC

(A7)	Service stations			NC	NC
(A8)	Retail up to 200m <sup>2</sup> gross floor area				P
(A9)	Retail between 201m <sup>2</sup> and 350m <sup>2</sup> gross floor area				RD
(A10)	Retail greater than 350m <sup>2</sup> gross floor area				D
Development					
(A11)	Erection, addition to or alteration of buildings and accessory buildings for any permitted activity in the sub-precinct			RD	
(A12)	Erection, addition to or alteration of buildings and accessory buildings for Visitor accommodation activity	RD			
Subdivision					
(A13)	Subdivision				

### I521.5. Notification

- (1) Any application for resource consent for an activity listed in Table I521.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

### I521.6. Standards

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

All activities listed as permitted and restricted discretionary in Table I521.4.1 Activity table must comply with the following permitted activity standards.

#### I521.6.1. Two or more-dwellings

- (1) Two or more dwellings must be located within 200m of a Local Centre zone.
- (2) Two or more dwellings must not be located on a site less than 450m<sup>2</sup> site area for each dwelling on site, provided the dwellings are:
  - (a) on a front or corner site with an area of not less than 2000m<sup>2</sup> or
  - (b) on a rear site with a net site area of not less than 2,500m<sup>2</sup> with a frontage of not less than 6m

- (3) Two or more dwellings must comply with the standards in [H3.6.6](#) Building height, [H3.6.7](#) Height in relation to boundary, [H3.6.8](#) Yards and [H3.6.10](#) Building coverage specified for the Residential - Single House zone.
- (4) Two or more dwellings must comply with the standards in [H4.6.6](#) Alternative height in relation to boundary specified for the Mixed Housing Suburban zone.

#### I521.6.2. Retail

- (1) Trade suppliers, Retail up to 200m<sup>2</sup> GFA, and Retail between 201m<sup>2</sup> and 350m<sup>2</sup> GFA must not have outdoor display or storage areas.

#### I521.6.3. Building height

- (1) A Building or part of a building must not exceed the heights as listed in table below

##### I521.6.3.1. Heights

Sub-precinct	Maximum height in metres (m)
A	Refer to zone standards
B	Refer to zone standards
C	12m in all areas except 9m if within 40m of Matakana Valley Road
D	12m in all areas except 9m if within 40m of Matakana Valley Road

#### I521.6.4. Yards

- (1) A building or parts of a building must be set back from the relevant boundary to the minimum depth listed in Table I521.6.4.1 Yards below.

**Table I521.6.4.1 Yards**

Sub-precinct	Minimum depth	
	Front	Rear
A	Refer to zone standards	Refer to zone standards
B	<p>5m or the average setback of the existing principal buildings on the two adjoining sites, whichever is lesser. Where an adjoining site is occupied by a non-residential building the setback is 5m.</p> <p>Corner sites:                      Primary frontage: 5m or the setback of the existing principal building on the adjoining site, whichever is lesser                      Other frontage: 3m</p>	Refer to zone standards

C	Refer to the zone standards	Refer to zone standards
D	Nil except where the front of a site or part of a site at street level is occupied by a car park or parking building in which case a 2m minimum yard applies to all areas except 1335 Leigh Road and the front yard set back from the Matakana Wharf which must be 6m	3m at the common boundary where the site adjoins a residential, rural or open space zone except for 1335 Leigh Road which must be 1.2m

**I521.6.5. Impervious area, building coverage and landscape**

(1) In sub-precinct A:

- (a) the maximum building coverage of a site must be 500m<sup>2</sup>.
- (b) no more than 15 per cent of the net site area of any site (post subdivision, not including roads and reserves) may be covered in an impervious surface.
- (c) all concrete accessways must be formed and finished using coloured (pigmented) concrete or landscaping must be undertaken along both sides of the entire accessway. This landscaping must form a dense visual screen capable of reaching a height of 1m for the first 4m from the road boundary, and 1.5m thereafter.

(2) In sub-precinct B:

- (a) no more than 50 per cent of the net site area of any site (post subdivision, not including roads and reserves) may be covered an impervious surface.
- (b) no more than one vehicle crossing onto the road from each site may be provided, and the crossing must not exceed 3m in width at the site boundary.
- (c) fences, walls or screens (excluding hedges and soft landscaping) located within the front yard and/or on any yard adjoining an open space zone or reserve must not exceed a height of 1.2m and must be at least 25 per cent visually permeable.
- (d) at least one tree capable of reaching a minimum of 5m must be planted in the front yard setback area. The tree must be at least 2m at the time of planting, or if already planted, must have reached this height prior to any building or resource consent application.

(3) For the sites at 1318, 1326, 1334 and 1327 Leigh Road the following controls apply:



- (a) sites with frontage to Leigh Road must provide a 5m wide landscaping strip along the front boundary capable of reaching a minimum height of 3m except for that area required for vehicle and pedestrian access.
- (b) buildings must not be located within 10m of Leigh Road.

**I521.6.6. Appearance of sites**

- (1) All roof top units, lift over-runs, infrastructure services, communication devices and other technical attachments must be concealed and/or treated as part of the overall design of the building.

**I521.6.7. Buildings fronting the street in Sub-precinct D**

- (1) Buildings in sub precinct D must comply with the following controls:
  - (a) The building facade must occupy a minimum of 70 per cent of the street frontage of the site at ground level.
  - (b) Where the building facade is set back from the street frontage, it must be located no more than 5m at any point, from the street frontage at the ground level.
  - (c) Where the building is set back from the street frontage, the space between the building and the street frontage must incorporate outdoor dining, display, planting, or pedestrian amenities in keeping with the style and standard of adjacent public improvements.
  - (d) Building facades must include facade modulation, articulation or architectural relief at intervals no greater than 10m along the street frontage at all levels e.g. a change in building mass, features such as pilasters, entrances, windows, shutters, balconies, changes in surface texture or detail.
  - (e) The minimum height of a building facade must be 6m.
  - (f) Windows with clear glazing and pedestrian entrances must comprise no less than 40 per cent of the surface area of the building facade at ground level.
  - (g) The ground level floor of buildings at the street frontage must be no higher or lower than 1 metre from the average ground level along the street frontage.
  - (h) Any parking at ground level must be located behind or within the building and no closer than 6m to the street frontage.
  - (i) If parking and service access is provided, it must be from the rear of the building or a service lane.
  - (j) Verandahs or other cover along the full extent of its frontage must be provided. The verandah must:

- (i) be so related to its neighbours as to provide continuous pedestrian cover of the public footpath
- (ii) have a minimum clearance of 3m and a maximum clearance of 4.5m above the footpath immediately below
- (iii) have a minimum width of 2.5m and a maximum width of 3.5m
- (iv) be located no closer than 600mm to the kerb line

**I521.6.8. Subdivision layout**

- (1) The layout of roads and open spaces should be in general accordance with 0 Matakana 1 Precinct plan 1 - Indicative roads and open space.

**I521.6.9. Solar orientation – Sub-precinct B**

- (1) The subdivision of land within sub-precinct B must create sites where, unless constrained by topography or other site conditions, at least 70 per cent of the site has appropriate solar access. Sites must achieve appropriate solar access by ensuring that:
  - (a) the long axis of sites are within the range north 20° west to north 30° east, or east 20° north to east 30° south
  - (b) dimensions of sites are adequate to protect solar access to the site, taking into account likely dwelling size and the relationship of each site to the street

**I521.6.10. Cul-de-sacs – Sub-precinct B**

- (1) A subdivision of land within sub-precinct B must not result in the creation of cul-de-sacs longer than 120m in length.

**I521.6.11. Street trees – Sub-precinct B**

- (1) Street trees must be planted in the road berm, and at a minimum of one per site frontage, and must be part of a comprehensive landscape plan. The trees must be of good health and planted and maintained in accordance with good horticultural practice.
- (2) The street trees must be at a grade of PB150 or greater and have a minimum in-ground height of 2m at the time of planting.
- (3) Tree species that are appropriate for the soils, microclimate and the street environment must be selected, and must be capable of reaching a minimum height of 4m after 5 years and co-ordinated as to species along individual streets.
- (4) The planting must be undertaken before the issue of a certificate under s. 224c of the Resource Management Act 1991.

**I521.6.12. Minimum site size - Sub-precinct B**

- (1) Sites must have a minimum site size of 800 m<sup>2</sup>

- (2) Sites at 1318, 1326, 1334 and 1327 Leigh Road must have a minimum site size of 1000m<sup>2</sup> and must be capable of containing a square for building purposes measuring 15m x 15m.

**I521.6.13. Landscaping**

- (1) The following rules relate to the sites at 1318, 1326, 1334 and 1327 Leigh Road
- (a) The side and rear yards of sites created that adjoin land zoned Rural - Mixed Rural and Rural - Rural Production must be planted to provide a visual screen.
  - (b) The buffer must be a minimum width of 3m and must be comprised of evergreen trees capable of reaching a height of at least 6m spaced at no more than 7m apart.
  - (c) Evergreen shrubs or other evergreen vegetation capable of reaching a minimum height of 2m must be planted between the larger trees at spacing capable of achieving a dense visual screen.
  - (d) The planting must be undertaken before the issue of a certificate under s. 224c of the Resource Management Act 1991.

**I521.7. Assessment – controlled activities**

There are no controlled activities in this precinct

**I521.8. Assessment – restricted discretionary activities**

**I521.8.1. Matters of discretion**

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

- (1) Visitor Accommodation must be for no more than 15 guests:
  - (a) location, architectural style and design of built form, scale, density and external appearance of buildings and structures; and
  - (b) landscaping and screening
- (2) Two or more dwellings per site:
  - (a) the effects on the neighbourhood character, residential amenity and the surrounding residential area from all of the following:
    - (i) building intensity, scale, location, form and appearance;
    - (ii) traffic; and
    - (iii) design of parking and access.
- (3) Retail between 201m<sup>2</sup> and 350m<sup>2</sup> gross floor area:

- (a) Site layout; and
  - (b) Traffic and pedestrian movement
- (4) Erection, addition to or alteration of buildings and accessory buildings for any permitted activity in the sub-precinct C and D:
- (a) Building scale, and siting;
  - (b) Architectural style and character of buildings ; and
  - (c) Construction, addition to or external alteration of buildings on sites which adjoin or are within 40m of Matakana Valley Road:
    - (i) Building scale, and siting;
    - (ii) Architectural style and character of buildings;
    - (iii) Colour and material of buildings;
    - (iv) Streetscape; and
    - (v) Landscaping
- (5) Impervious area, building coverage and landscape

In addition to the general matters set out in Rule [C1.9\(3\)](#) Infringement of standards and the specific matters set out for infringements in the zone and Auckland-wide rules, the council will restrict its discretion to the matters below for the relevant development control infringement.

- (a) location and extent of impervious surfaces within the precinct;
  - (b) design, finishing and landscaping associated with accessways within the precinct;
  - (c) location and extent of landscaping in Sub-precinct B; and
  - (d) location, design and scale of buildings and structures in Sub-precinct B.
- (6) Building height:

In addition to the general matters set out in [C1.9\(3\)](#) Infringement of standards and the specific matters set out for infringements in the zone and Auckland-wide rules, the council will restrict its discretion to the matters below for the relevant development control infringement.

- (a) Scale, siting and design of buildings, structures and landscaping.

(7) Yards

In addition to the general matters set out in [C1.9\(3\)](#) Infringement of standards and the specific matters set out for infringements in the zone and Auckland-wide rules, the council will restrict its discretion to the matters below for the relevant development control infringement:

- (a) impervious surfaces;
  - (b) vehicle crossings;
  - (c) front yard structures;
  - (d) landscaping;
  - (e) privacy and outdoor living space; and
  - (f) location, design and scale of buildings and structures.
- (8) Building fronting the street in Sub-precinct D
- (a) siting, orientation, design, scale, and appearance of the building frontage;
  - (b) location of vehicular access and parking;
  - (c) location and scale of verandahs; and
  - (d) the provision of pedestrian amenities

**I521.8.2. Assessment criteria**

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

- (1) Visitor accommodation:
- (a) the extent to which the proposed accommodation units:
    - (i) is in keeping with the surrounding Matakana character in terms of nature, scale intensity, design and external appearance;
    - (ii) is of the same or similar exterior finish and style, including materials and colour to maintain a consistent visual appearance on the site;
    - (iii) generates adverse effects on the amenity values of the surrounding rural area, including effects on noise, glare, vibration, lighting, odour, visual impact, additional traffic on roads, loss of privacy on neighbouring sites and effects on the surrounding landscape;
    - (iv) creates the impression of higher than usual density in an area, taking into account the proposed location of the accommodation units, any site or topographical constraints, landscaping and tree planting, and related facilities such as service areas; and
    - (v) is clustered so that buildings remain close to one another, and are not widely dispersed over the site, leading to separate entrances, driveways
  - (b) whether the building layout discourages the subdivision of the land on which the proposed accommodation unit is to be located;

- (c) whether the method and design of water supply, sewage disposal, and site drainage is appropriate to ensure that the proposed activity does not result in adverse effects on the environment (including the surrounding land and waters);
  - (d) whether the proposed accommodation units :
    - (i) is accessed by the same vehicle crossing and driveway in order to minimise the appearance of urban scale activity;
    - (ii) is designed and the access point(s) located to minimise traffic hazards for road users ; and
    - (iii) provide internal roads and access that is adequate for the intended level of patronage; and
  - (e) The proposed activity should not, when considered in conjunction with other buildings for living, driveways and service areas both on and off the site, have adverse effects on the character and landscape of the surrounding area.
- (2) Two or more dwellings on a site
- (a) building intensity, scale, location, form and appearance:
    - (i) whether the intensity and scale of the activity, the building location, form and appearance is compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.
  - (b) traffic:
    - (i) whether the activity avoids or mitigates high levels of additional residential traffic on local roads.
  - (c) design of access:
    - (i) whether adequate access is provided or required.
  - (d) refer to Policy I5213.3(1);
  - (e) refer to Policy I521.3(2);
  - (f) refer to Policy I521.3(4);
  - (g) refer to Policy I521.3(5); and
  - (h) refer to Policy I521.3(6);
- (3) Subdivision activities in Sub-precinct B:
- (a) the extent to which the subdivision creates sites that are orientated to maximise solar access in the design of building and any useable outdoor open space areas;

- (b) whether the street trees are planted in the berm between the footpath and the kerb, and the trees are of a species that when mature do not obscure informal surveillance of the street from within the residential properties fronting onto the street;
  - (c) whether the tree species are robust, capable of surviving the street environment and provide a high level of residential amenity; and
  - (d) whether the streets in the street network are well connected including linkages of proposed streets to existing streets and future streets.
- (4) Retail activities in Sub-precinct C and D:
- (a) whether the scale of the activity has an adverse effect on the ability of Business - Local Centre zoned land within Matakana to continue to function as a village (scale);
  - (b) whether the activity results in a loss of amenity values in the Business - Local Centre Zone within Matakana;
  - (c) whether entry and exit points to the site and parking areas enable the safe and efficient movement of people and vehicles; and
  - (d) the extent to which the traffic generated adversely affects the safe and efficient operation of the transport network.
- (5) Erection, addition to or alteration of buildings and accessory buildings for any permitted activity within sub-precincts C and D:
- (a) the extent to which a building reflects the 'rural' or historic character of a small country town in New Zealand rather than modern commercial buildings with a hard urban edge that might typically be found in a newly developing commercial area;
  - (b) the extent to which the building maintains or enhance its relationship to adjoining buildings, particularly where the material and architectural details of existing buildings are consistent with the existing character in Matakana Village;
  - (c) whether buildings have a high quality visually interesting architecture, with buildings that are well articulated and have a lightweight image rather than an appearance of mass, weight and bulk; and
  - (d) The architectural style and design of buildings should take into account the principles and elements of design reflected in the local; character of Matakana Villages.
  - (e) whether the building materials enhance the rural and existing character of the village and avoid the use of concrete slab construction.

- (6) Construction, addition to or external alteration of buildings on sites which adjoin or are within 40m of Matakana Valley Road:
- (a) the assessment criteria set out above in I521.8.2(4) Erection, addition to or alteration of buildings and accessory buildings for any permitted activity within sub-precincts C and D;
  - (b) the extent to which buildings and landscaping enhance and/or complement development in the village;
  - (c) the extent to which buildings and landscaping maintain and enhance the visual character of Matakana Valley Road; and
  - (d) the extent to which landscaping complements the village character and enhances the visual amenity of the built environment.
- (7) Impervious area, building coverage and landscape
- (a) whether the additional coverage adversely affects the stormwater drainage system, flooding, and overland flow paths;
  - (b) whether the amount of stormwater produced from the site is similar to a complying situation through the use of mitigation and reduction measures;
  - (c) whether the adverse effects of stormwater generation are avoided, remedied or mitigated;
  - (d) whether the treatment of stormwater is provided on site to remove adverse effects on receiving waters;
  - (e) the extent to which the proposed activity mitigates any potential adverse visual effects of the proposed accessway, to and within the site, by the proposed location of the access, any tree planting near the access, or by the finishing/formation of the access such as pigmentation (colouring) of concrete;
  - (f) whether the site access is located and designed to ensure safe access and exit from the site, and whether the site access adversely affects the safety and efficiency of the frontage road, or create conflict with adjoining site access;
  - (g) whether the street trees are planted in the road berm in a location which does not adversely affect the safety and visibility of the road;
  - (h) in sub-precinct B the extent to which low fencing, landscaping and permeable fencing complements and enhances the character of the Matakana Village; and
  - (i) in sub-precinct B the extent to which a sufficient landscaped area is available to provide private open space in addition to the planting of a



canopy tree that will contribute to the character streetscape and surrounding area.

(8) Building height

- (a) whether significant additional open space is provided around buildings to compensate for additional height; and
- (b) the extent to which the height and scale of the building is consistent with the pattern of building heights on adjacent properties and the streetscape generally.

(9) Building fronting the street in Sub-precinct D

(a) building façade:

- (i) whether the building adversely affects the pedestrian amenity values or visual character of the streetscape; and
- (ii) whether the building adversely affects the continuity of the built street frontage or result in large areas of blank wall.

(b) location of parking:

- (i) whether the visual character or pedestrian amenity values of the streetscape; and
- (ii) whether the continuity or visual effect of the frontage or pedestrian or traffic safety.

(c) verandah cover:

- (i) whether the proposal reduces protection to pedestrians.

**I521.9. Special information requirements**

There are no special information requirements in this precinct.

**I521.10. Precinct plans**

**I521.10.1. Matakana 1: Precinct plan 1 – Indicative roads and open space**



## **I522. Matakana 2 Precinct**

### **I522.1. Precinct Description**

The Matakana 2 Precinct is located to the north of Matakana village, on the corner of Leigh Road and Takatu Road, Matakana. The precinct is comprised of approximately 20 hectares.

The purpose of the Matakana 2 Precinct is to enable the ongoing operation and expansion of the Matakana Country Park, by permitting the use of the site for community events and tourist and visitor activities.

The precinct limits activities to those with a rural and/or tourist theme to recognise its use as a 'country park'. Subdivision in this precinct is also controlled so that the Matakana Country Park continues to be managed and operated as a single entity, and some expansion of activities is provided for in the precinct.

The underlying zoning of land within this precinct is Rural - Mixed Rural Zone.

### **I522.2. Objectives**

- (1) Community activities are provided for and enabled.
- (2) Rural tourist and visitor activities are provided for and to create social and economic opportunities.
- (3) The rural character and appearance of the Matakana 2 Precinct is maintained.

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

### **I522.3. Policies**

- (1) Provide for existing and enable new community, rural tourist and visitor activities.
- (2) Ensure that any subdivision enables community, rural tourist and visitor activities.
- (3) Ensure that any subdivision for visitor accommodation does not compromise community, rural tourist and visitor activities.
- (4) Encourage development and land uses that maintain the rural character and appearance of the country park.

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

### **I522.4. Activity table**

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

Table I522.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Matakana 2 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I522.4.1 Activity table**

<b>Activity</b>		<b>Activity status</b>
<b>Use</b>		
Commerce		
(A1)	Restaurants and cafes	P
(A2)	Markets	P
(A3)	Retail	P
(A4)	Visitors accommodation	RD
Community		
(A5)	Public amenities	P
(A6)	Community facilities	P
(A7)	Rural tourist and visitor activities	P
(A8)	Rural tourist and visitor activities that do not comply with Standard I522.6.6	RD
<b>Development</b>		
(A9)	New buildings	C
<b>Subdivision</b>		
(A10)	Subdivision around the Activity Areas identified in the Matakana 2: Precinct plan 1.	RD
(A11)	Subdivision not complying with Standard I522.6.10 and the Matakana 2: Precinct plan 1	NC
(A12)	Subdivision in Activity Area 9 identified in the Matakana 2: Precinct plan 1	D
(A13)	Subdivision within any Activity Area identified in the Matakana 2: Precinct plan 1 other than Activity Area 9	NC

**I522.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I522.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I522.4.1 Activity table and which is not listed in I522.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

## **I522.6. Standards**

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

The following standards do not apply to this precinct:

- [H19.10.2](#) Building height
- [H19.10.14](#) Markets
- [E39.6.5.1](#) Subdivision in the Rural – Rural Production Zone, Rural – Mixed Rural Zone, Rural – Rural Coastal Zone and Rural – Rural Conservation Zone

All activities listed as permitted or restricted discretionary in Table I522.4.1 Activity table must comply with the following standards.

### **I522.6.1. Markets**

- (1) Markets must be limited to a weekly farmers market on Sundays.
- (2) The trading hours of markets must be limited to 7.00am until 1.00pm.
- (3) Activities associated with the markets must not take place before 6.00am.
- (4) Stalls involved in the markets must primarily sell items produced by the stall holder which may include fresh and processed goods, small holding livestock, art work, crafts and pottery.
- (5) Signage must be restricted to free standing signs only and must be displayed only on the day that the market is operating.
- (6) The number of stalls must not exceed 100.
- (7) The location of the farmers markets must generally be in accordance with the Matakana 2: Precinct plan 1

### **I522.6.2. Retail**

- (1) Retail activities must be limited to the sale of arts and crafts and locally made products. This may include shops with an operational function (e.g. cheese making).
- (2) The total sum of the shop gross floor area must not exceed 225m<sup>2</sup>.
- (3) Where the activity is for retail purposes only, and does not include an area for making the products sold, the activity must be limited to 75m<sup>2</sup> gross floor area.
- (4) Where the activity is to operate as a working shop, i.e. with an operational function, the activity must be limited to a maximum of 150m<sup>2</sup> gross floor area including working and retail.
- (5) The hours of operation must be limited to Monday to Sunday 9.00am to 5.00pm between the months of May to September inclusive. The hours of operation must be limited to Monday to Sunday 9.00am to 7.00pm between the months of October and April inclusive.

- (6) Retail activities must be located generally in accordance with the Matakana 2: Precinct plan 1.

### **I522.6.3. Community Facilities**

- (1) Community facilities must only include one museum and one place of worship (church) located in the precinct.
- (2) The museum must be limited to the showing of vintage, classic and racing cars, historic farm implements and horse drawn carts only. The museum must have the right to charge an entry fee and sell related merchandise and memorabilia.
- (3) The museum hours of operation to the public must be limited to between Monday to Sunday 9.00am to 5.00pm daily between the months of May to September, and 9.00am to 7.00pm daily between the months of October and April inclusive.
- (4) The museum must be located generally in accordance with the Matakana 2 Precinct Plan 1.
- (5) The use of the church building must be limited to religious uses for a rural community church including weddings, church services, baptisms, funerals and other fellowship-related activities.
- (6) The place of worship must be located generally in accordance with the Matakana 2: Precinct Plan 1.

### **I522.6.4. Restaurants and cafes**

- (1) Restaurants and cafes activities must be limited to one restaurant and one café located in the precinct.
- (2) The restaurant must provide seating for no more than 100 people.
- (3) The hours of operation of the restaurant and café must be limited to 7.00am till midnight any day of the week
- (4) The restaurant and café must be located generally in accordance with the Matakana 2 Precinct Plan 1.

### **I522.6.5. Public amenities**

- (1) Public amenities in the precinct include the following activities:
  - (a) a children's outdoor playground and miniature train track; and
  - (b) a memorial garden and memorial pet garden
- (2) The playground and memorial garden must be located generally in accordance with the Matakana 2: Precinct plan 1.

### **I522.6.6. Rural tourist and visitor activities**

- (1) Rural tourist and visitor activities must be limited to one animal petting zoo for farm animals and one aviary for the housing of domesticated bird species located in the precinct.

- (2) The animal petting zoo for farm animals and aviary must be located generally in accordance with the Matakana 2: Precinct plan 1.

**I522.6.7. Visitors accommodation within Area 4 identified in the precinct plan**

- (1) Visitors accommodation (including manager's accommodation) must be limited to Adventure (Budget) Accommodation associated with on-site adventure or outdoor education activities (team building or similar activities) and must provide for no more than 40 people.
- (2) Accommodation (including manager's accommodation) must be provided in a maximum of 12 single storey cabins.
- (3) Communal facilities (e.g. kitchen/dining/ablution) must be provided in a combined single storey building.
- (4) Kitchen facilities must not be provided within cabins.

**I522.6.8. Visitors accommodation within Activity Area 9 identified in the precinct plan**

- (1) Visitors accommodation (including manager's accommodation and a conference facility) must be limited to accommodation and catering for no more than 60 people.

**I522.6.9. Buildings**

- (1) Buildings must not exceed 9 metres in height, except for buildings with a roof pitch of 25° or more where the maximum height must be 9 metres plus an additional non-habitable roof space of 1.5 metres (total 10.5 metres).
- (2) The design of outdoor areas must accommodate the permitted activities in the precinct.

**I522.6.10. Subdivision**

- (1) Subdivision must be for the purpose of creating a separate certificate of title (site) for one of the ten Activity Areas shown on the Matakana 2: Precinct plan 1.
- (2) There must be a consent notice registered on each new title stating the following:
  - (a) there must be no residential activity on any new site (except the manager's accommodation within Activity Areas 3, 4 and 9 on the Matakana 2: Precinct plan 1;
  - (b) each new site can only be used for the activities shown in each Activity Area on the Matakana 2: Precinct plan 1; and
  - (c) in respect of Activity Area 6 on the Matakana 2: Precinct plan 1, that the Church is protected as a building of historic heritage.
- (3) Activity Area 3 is designated the manager's site and there must be land covenants registered against any new certificate of title created requiring the

owners of any new site to enter into a management agreement with the owner of Activity Area 3 so that the requirements of Standard I522.6.10(2)(b) above can be enforced.

- (4) The owners of any new site must grant the Council an encumbrance to recognise the right of the Council to also enforce any breach of the land covenants referred to in Standard I522.6.10(2)(b) above.

## **I522.7. Assessment – controlled activities**

### **I522.7.1. Matters of control**

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

- (1) buildings siting, scale, design and external appearance;
- (2) landscaping and screening;
- (3) access and servicing; and
- (4) traffic, parking, loading and access

### **I522.7.2. Assessment criteria**

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

- (1) the extent to which the siting (including clustering of existing and new buildings), scale and external appearance of structures including their colour and materials are consistent with the surrounding rural character and the rural design of the existing buildings;
- (2) whether buildings and structures are screened in such a way that is sensitive to the surrounding rural character and are visually unobtrusive;
- (3) whether appropriate landscaping is provided along the road edge(s) to screen development and form a cohesive landscaping theme over the precinct area;
- (4) whether adequate area is provided for safe manoeuvring into and out of the site;
- (5) the extent to which additional and cumulative effects on the roading network, of traffic generation, access, parking and loading arrangements are avoided, remedied or mitigated; and
- (6) whether the proposal include the provision of all services, infrastructure and utilities necessary to manage environmental effects.



## **I522.8. Assessment – restricted discretionary activities**

### **I522.8.1. Matters of discretion**

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

- (1) visitor's accommodation and activities that do not comply with relevant standards:
  - (a) the ownership and management structure;
  - (b) character and scale;
  - (c) location of buildings;
  - (d) infrastructure;
  - (e) access and parking; and
  - (f) amenity
- (2) rural tourist and visitor activities that do not comply with the relevant standard;
  - (a) the type of activity proposed;
  - (b) compatibility with existing activities;
  - (c) number, timing and duration of visitors;
  - (d) visitor requirements;
  - (e) facilities provided;
  - (f) amenity values;
  - (g) impacts on neighbouring sites; and
  - (h) access and parking.
- (3) subdivision:
  - (a) access, parking and traffic management;
  - (b) provision of infrastructure;
  - (c) methods for effluent treatment and disposal;
  - (d) availability and identification of building platforms;
  - (e) landscape amenity;
  - (f) protection and enhancement of existing and proposed waterways, ponds, wetlands and riparian margins; and

- (g) legal restrictions on land uses and further subdivision within each new site.

#### **I522.8.2. Assessment criteria**

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

- (1) visitor's accommodation and activities that do not comply with relevant standards:
  - (a) the extent to which the ownership and management structure will ensure that the accommodation will only be used by visitors and not for permanent residential occupation;
  - (b) whether the proposed activity is consistent with the surrounding rural character in terms of its, scale, intensity, design and external appearance;
  - (c) whether the visitor accommodation in Activity Area 3 is physically separate and distinct from any visitor accommodation in Activity Area 4 and in particular displays a rustic rural character;
  - (d) the extent to which the location of the proposed activity enable the site to retain the feeling of openness and sense of rural character in the immediate and surrounding rural area;
  - (e) whether the location of buildings and landscaping are carried out in a manner which minimises potential adverse effects on adjoining properties and reinforces the separation between visitor accommodation in Activity Area 3 and visitor accommodation in Activity Area 4;
  - (f) the extent to which buildings are located towards the centre of the site so as to minimise potential adverse effects on adjoining properties;
  - (g) whether the method and design of water supply, sewage treatment and disposal and site drainage are appropriate to ensure that the proposed activity does not result in adverse effects on the environment (including the surrounding land and waterways and wetlands);
  - (h) the extent to which the activity, including the design, location and provision of access and parking have an adverse effect on the safe and efficient operation of the surrounding road network;
  - (i) whether adequate area are provided to allow safe manoeuvring into and out of the site;
  - (j) [deleted]

- (k) whether parking areas are designed to be sympathetic to the surrounding rural character i.e. by using bollards and unsealed surfaces instead of sealed parking areas with defined carpark spaces; and
  - (l) the extent to which the activity or location of buildings and associated infrastructure have an adverse effect on the amenity values of neighbouring properties, e.g. by way of noise, light, glare and whether appropriate mitigation measures are provided if adverse effects are generated.
- (2) rural tourist and visitor activities that do not comply with the relevant standard;
- (a) the extent to which the activity will meet the needs of rural tourists and visitors;
  - (b) the extent to which the activity is compatible with existing activities;
  - (c) the extent to which the number, timing and duration of visitors can be accommodated on the site;
  - (d) the extent to which the requirements of the tourists and visitors can be provided in a safe manner;
  - (e) the extent to which the proposed activity is consistent with the surrounding rural character in terms of its, scale, effects and intensity;
  - (f) the extent to which the activity will avoid, remedy and mitigate significant adverse effects on the environment and neighbouring properties; and
  - (g) the extent to which access and parking can be safely provided without significant adverse effects on existing and planned activities and the surrounding road network.
- (3) subdivision
- (a) whether the proposed subdivision provides adequate access to the proposed sites including, internal road capacity and egress/ingress from the main entrances. Access to the proposed sites should avoid adverse effects on the road network;
  - (b) whether appropriate infrastructure for power and telephone are available to the proposed site;
  - (c) whether an approved effluent treatment and disposal system are provided on the proposed sites to serve the identified activity as shown on the Matakana 2: Precinct plan 1;
  - (d) whether appropriate building platforms are available to achieve the identified activity shown on the Matakana 2: Precinct plan 1;

- (e) whether a landscape management plan is provided to demonstrate the provision of landscape amenity areas fronting the road boundaries of the site and identifying open spaces and planting within the site;
- (f) whether a waterways management plan is provided to demonstrate the protection and enhancement of water quality in all existing and proposed waterways, ponds and wetlands, and demonstrates a planting management plan for all riparian areas and wetlands using appropriate native species; and
- (g) whether appropriate legal mechanisms are proposed to restrict further subdivision of sites including unit title subdivision, residential activity and other activities unless these activities are enabled by the Matakana 2 Precinct.

#### **I522.9. Assessment – discretionary activity subdivision**

The Council will consider the following matters when considering a discretionary activity for subdivision for visitor accommodation in Activity Area 9 of the Matakana 2 Precinct:

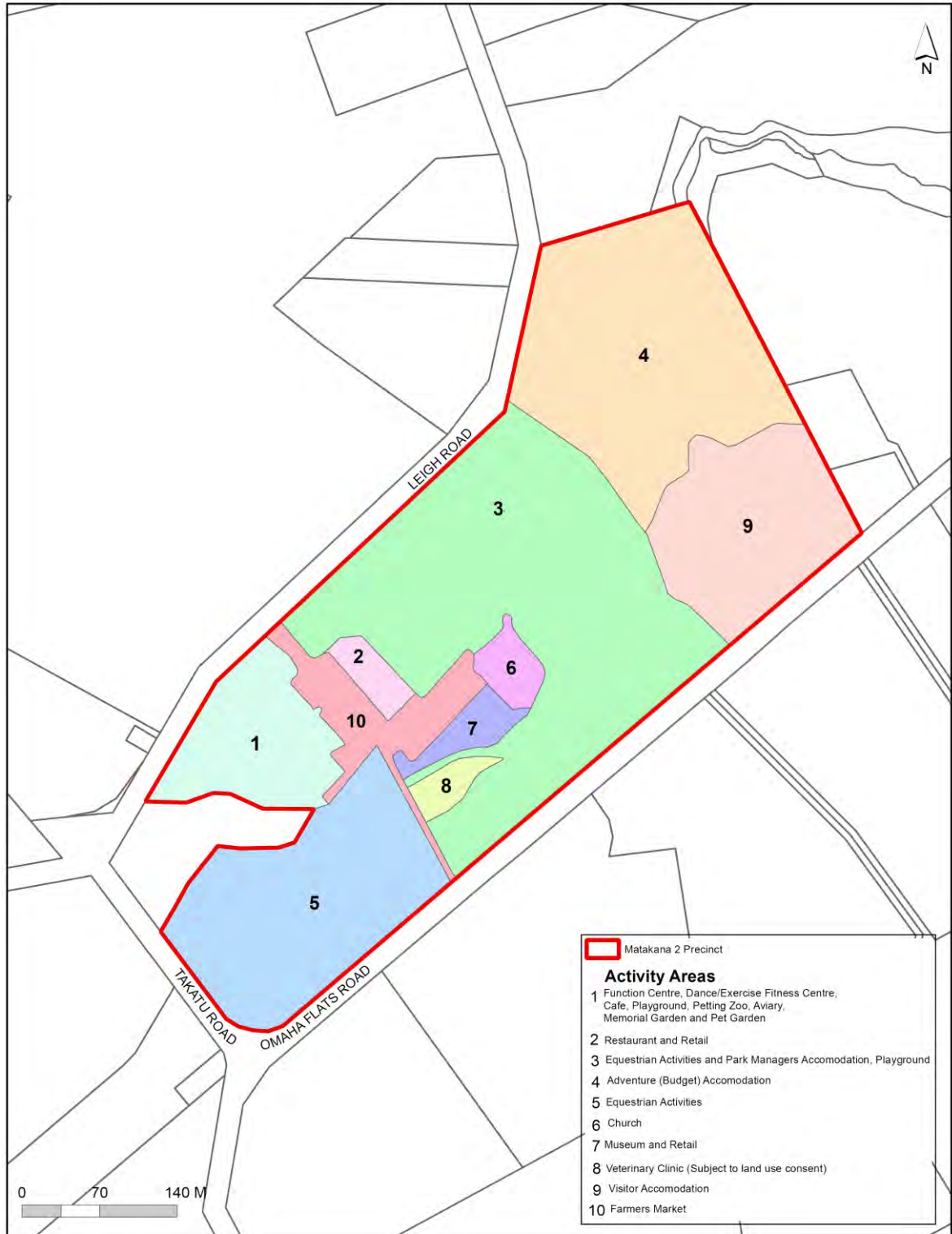
- (1) the appropriateness of the ownership and management structures proposed including consideration of;
  - (a) whether or not they achieve the objectives and policies for the Matakana 2 Precinct;
  - (b) the extent to which the use of the accommodation will be limited to visitors and will not be available for permanent residents;
  - (c) the efficiency and effectiveness of what is proposed;
  - (d) whether or not the provision of the visitor accommodation is enabled;
  - (e) covenants, encumbrances, consent notices and other legal instruments on any new titles created to manage the long term use for visitor accommodation; and
  - (f) body corporate rules, management and other agreements that may bind the parties to ensure that there is no permanent residential accommodation apart from the managers accommodation.

#### **I522.10. Special information requirements**

There are no special information requirements in this precinct.

**I522.11. Precinct plans**

**I522.11.1 Matakana 2: Precinct plan 1**



## **I526. North Shore Events Centre Precinct**

### **I526.1. Precinct description**

The North Shore Events Centre Precinct provides specific planning controls for the use, operation, development, redevelopment and intensification of the North Shore Events Centre. The centre is a multi-purpose indoor sports and recreation complex located on a 3.9 hectare site forming part of AF Thomas Park, Takapuna.

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

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

### **I526.2. Objectives**

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

### **I526.3. Policies**

- (1) Enable the safe and efficient operation of the North Shore Events Centre for its primary activities.
- (2) Protect the primary activities of the North Shore Events Centre from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:

- (a) avoid, remedy or mitigate adverse effects; and
  - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of the North Shore Events Centre, having regard to the amenity of surrounding properties.
- (5) Recognise that the North Shore Events Centre's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

**I526.4. Activity table**

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

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

Table I526.4.1 specifies the activity status of land use and development activities in the North Shore Events Centre Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I526.4.1: Activity table**

	<b>Activity</b>	<b>Activity status</b>
Use		
Primary activities		
(A1)	Concerts, events and festivals	P
(A2)	Markets, fairs and trade fairs	P
(A3)	Functions, conferences, gatherings and meetings	P
(A4)	Displays and exhibitions	P
(A5)	Informal recreation	P
(A6)	Organised sport and recreation	P
(A7)	Any primary activity not meeting Standard I526.6.5 but meeting all other standards	C
Accessory activities		
(A8)	Accessory activities	P
(A9)	Any accessory activity not meeting Standard I526.6.5 but meeting all other standards	C
Compatible activities		
(A10)	Sports, recreation and community activities	P

I526 North Shore Events Centre Precinct

(A11)	Care centres limited to no more than one non-accessory care centre within the precinct and with a gross floor area no greater than 500m <sup>2</sup>	P
(A12)	Care Centres not otherwise provided for	RD
(A13)	Professional fireworks displays meeting Standard I526.6.10	P
(A14)	Professional fireworks displays not meeting Standard I526.6.10	RD
(A15)	Helicopter flights meeting Standard I526.6.11	P
(A16)	Helicopter flights not meeting Standard I526.6.11	RD
(A17)	Filming activities	P
(A18)	Any compatible activity not meeting Standard I526.6.5 but meeting all other standards	C
<b>Development</b>		
(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A20)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height	RD
(A21)	Light towers and associated fittings up to and greater than 20m in height	P
(A22)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I526.6.8	RD
(A23)	Demolition of buildings	P
(A24)	Temporary buildings	P
(A25)	Workers' accommodation	P

**I526.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I526.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I526.4.1 Activity table and which is not listed in I526.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).



**I526.6. Standards**

All permitted, controlled or restricted discretionary activities listed in Table 0.4.1 must comply with the following activity standards unless otherwise stated. The following standards do not apply:

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

**I526.6.1. Noise**

- (1) The noise (rating) level from any activity (including sound checks), as measured at the boundary of any site in a residential zone, must not exceed the noise limits in Table 0.6.1.1.

**Table I526.6.1.1: Noise standards**

Time, day, duration and frequency	Noise limit
Up to 20 special noise events in any 12 month period	60dB $L_{Aeq(5min)}$
Up to 6 special noise events on a Friday or Saturday and finishing by 10:30pm in any 12 month period	75dB $L_{Aeq(5min)}$
General noise standards between 7:00am and 6:00pm	55dB $L_{Aeq}$
General noise standards between 6:00pm and 11:00pm	50dB $L_{Aeq}$
General noise standards between 11:00pm and 7:00am	45dB $L_{Aeq}$ and 75dB $L_{Amax}$

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

- (6) Where  $L_{Aeq (5min)}$ , is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

**I526.6.2. Lighting**

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I526.6.2, the curfew and pre-curfew times are as stated in Table 0.6.2.1.

**Table I526.6.2.1: Pre-curfew and curfew times**

		Times
Standard	Pre-curfew	7am – 11:30pm
	Curfew	11:30pm – 7am
Special lighting events	Pre-curfew	7am – 12:00am
	Curfew	12:00am – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
  - (a) The limits in Table 0.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

**Table I526.6.2.2: Horizontal and vertical illuminance at a boundary**

	Illuminance limit
Pre-curfew	125 lux (above the background level)
Curfew	20 lux (above the background level)

- (b) The vertical illuminance limits in Table 0.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

**Table I526.6.2.3: Vertical illuminance at a window**

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2 cd/m<sup>2</sup>) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table 0.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

**Table I526.6.2.4: Pre-curfew luminous intensity**

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

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table 0.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

**Table I526.6.2.5: Building façade luminance**

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

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

### **I526.6.3. Special noise events**

- (1) The total number of special noise events in any 12 month period must not exceed 26 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table 0.6.1.1.
- (3) A single event must be limited to a total duration of 5 hours. Any special noise event lasting longer than 5 hours must be counted as 2 special noise events.
- (4) Must not be held on Good Friday or Christmas Day.
- (5) Must not commence before 9am between Monday and Friday (inclusive).
- (6) Must not commence before 10am on a Saturday or a public holiday.
- (7) Must finish before 11:30pm unless otherwise specified in Table 0.6.1.1.
- (8) Sound checks must not exceed a total of 1.5 hours duration on any day and may only be undertaken between the hours of 8:00am and 10:30pm. There must be no more than one sound check per event. Sound checks themselves are not counted as special noise events; and
- (9) The North Shore Events Centre must inform the local community, a minimum of two weeks prior to any special noise event, via the North Shore Events Centre web site. If requested in writing by a potentially affected property owner, specific notification by email is also to be sent to that party.

### **I526.6.4. Special lighting events**

- (1) The total number of special lighting events in any 12 month period must not exceed 31 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables 0.6.2.1, 0.6.2.4 and 0.6.2.5.

### **I526.6.5. Traffic management**

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

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

### **I526.6.6. Parking**

Activities must meet the following standards:

- (1) [Deleted]
- (2) No more than 10 per cent of the formed parking spaces provided in the precinct may be used for non-accessory parking.

**I526.6.7. Screening**

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

**I526.6.8. Interface control areas**

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

**I526.6.9. Height in relation to boundary**

- (1) Where the North Shore Events Centre Precinct directly adjoins an open space zone, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level on the precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this height in relation to boundary standard.

**I526.6.10. Professional fireworks displays**

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

**I526.6.11. Helicopter flights**

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

**I526.6.12. Temporary buildings**

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

**I526.7. Assessment – controlled activities**

**I526.7.1. Matters of control**

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

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

### **I526.7.2. Assessment criteria**

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

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

### **I526.8. Assessment – restricted discretionary activities**

#### **I526.8.1. Matters of discretion**

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

- (1) Any activity that does not comply with noise and/or lighting standards:
  - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standard
  - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standard:
  - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Care centres not otherwise provided for:
  - (a) the effects of the proposed activity on the efficient operation of the primary activity of the site; and
  - (a) the effects of traffic and parking on the safety and efficiency of the transport network.

- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height and/or which does not comply with height in relation to boundary standards:
  - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (6) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I526.6.8:
  - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (7) Any activity that does not comply with screening standards:
  - (a) the visual effects of rubbish and storage areas on residential and open space zoned sites.

#### **I526.8.2. Assessment criteria**

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

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

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



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

**I526.9. Special information requirements**

There are no special information requirements for this precinct.

**I526.10. Precinct plans**

**I526.10.1. North Shore Events Centre : Precinct plan 1**



## **I528. Omaha South Precinct**

### **I528.1. Precinct Description**

This precinct applies to land south of Broadlands Drive, Omaha. The land is located in a sensitive coastal environment and the precinct provisions enable comprehensive residential and small scale commercial development to occur in a sustainable manner that is complimentary to the coastal location. This has and will be achieved through:

- (a) clearly defining a dune protection line and requiring all development to occur inland of the defined coastal hazard;
- (b) appropriate planting of foreshore areas and limiting access across the dunes to defined points with appropriately constructed access structures (paths/boardwalks);
- (c) enabling a range of residential subdivision development types (from cluster housing in the large lot development), with an upper limit on the proportion of each type that can occur, and an absolute limit of 600 household units specified for the entire precinct;
- (d) substantial areas of open space, including the kahikatea forest/wetland vested in the Crown as reserve, the recreation reserve vested in the Council (for the purpose of an additional nine golf holes), and the areas vested as neighbourhood reserves and pedestrian access. Some of the areas are located outside the precinct boundaries;
- (e) retaining control over the visual impact of development, to protect the broad landscape values of Omaha and to ensure compatibility between the variety and form of coastal residential development; and
- (f) limiting commercial development to the area identified for that purpose on the Precinct Plan.

The standards of the proposed precinct are designed to ensure that all potential adverse effects of residential development within Omaha South, such as those associated with stormwater generation, are dealt with in a manner that does not adversely affect the coastal environment of the kahikatea forest/wetland. This is achieved through a series of controls requiring on-site water storage for water supply and on-site soakage areas. There has also been an upgrade to the existing sewage treatment plant to provide for the additional sewage generated along with provision for the full development of Omaha North and Point Wells, and for disposal of the effluent in accordance with any consent obtained from the Auckland Council.

Omaha South precinct has six sub-precincts:

- Sub-precincts A – E provide for residential activities and allow for comprehensive development of large areas within the precinct; and
- Sub-precinct F provides for commercial activities.

The Omaha South: Precinct Plan 1 identifies these sub-precincts as well as neighbourhood reserve development areas and access reserve development areas that link the sub-precincts.

The zoning of land within this precinct is Residential – Single House Zone, Residential – Mixed Housing Suburban Zone, Business – Neighbourhood Centre Zone, Open Space – Informal Recreation Zone and Open Space – Conservation Zone.

### **I528.2. Objectives [rp/dp]**

- (1) Coastal, residential and small scale local commercial development recognises the social, environmental and cultural values apparent in Omaha South.
- (2) The cultural values and the relationship of Mana Whenua with the Omaha Spit and its coastal environs are recognised, respected and protected.
- (3) The natural environment at Omaha South, particularly the coastline, Kahikatea forest/wetland and Omaha aquifer, is protected from potential adverse effects which could arise as a result of residential/commercial development.
- (4) Amenity values within neighbourhoods and residential areas in the Omaha South Precinct are maintained and enhanced.
- (5) The existing level of natural character associated with the coastal environment of Omaha South is preserved.
- (6) Development within the Omaha South Precinct does not generate new or worsen existing natural hazards.
- (7) Public access to and along the coastal edge of Little Omaha Bay is maintained in a manner that will not detract from the functioning of the coastal environment, the dune system, and the associated ecosystems.
- (8) The subdivision of land is appropriate for the development proposed and the nature of the land being subdivided.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above with the exception of the objectives of the [H3 Residential – Single House Zone](#), [H4 Residential – Mixed Housing Suburban Zone](#) and [H12 Business – Neighbourhood Centre Zone](#).

### **I528.3. Policies [rp/dp]**

- (1) Require development to not destroy, alter or damage any site that has been identified, surveyed and recorded on residential or commercial titles as being of significance to Mana Whenua.
- (2) Require development complies with the agreed protocol with Mana Whenua.
- (3) Require development and subdivision to be designed to protect and enhance sites, historic resources, and taonga which have been identified as being significant.

- (4) Require development and subdivision to be designed to:
  - (a) protect and enhance the kahikatea forest/wetland; and
  - (b) protect and enhance the significant coastal landscapes and landforms within Omaha South; and
  - (c) not accelerate, worsen or generate any natural hazards; and
  - (d) protect the quantity and quality of water in the Omaha aquifer.
- (5) Require development and subdivision to be designed and constructed to ensure that all adverse effects on the items listed in 4(a)-(d) above and the remaining environmental values of local significance are avoided, remedied or mitigated.
- (6) Provide for stormwater collection, reticulation and discharge to maintain the volume of groundwater existing within Omaha South.
- (7) Avoid significant adverse environmental effects associated with the supply of water and the collection and discharge of stormwater on the Omaha aquifer.
- (8) Avoid contamination of the environment from sewage collection, treatment and discharge.
- (9) Encourage development and subdivision to contribute to the amenity of Omaha South by:
  - (a) incorporating identifiable neighbourhood edges and boundaries; and
  - (b) optimising access to community facilities, the coastal environment of Little Omaha Bay and public open space; and
  - (c) maintaining and enhancing identifiable linkages with the existing development in Omaha North.
- (10) Require buildings to be designed and sited to:
  - (a) prevent overshadowing of adjacent outdoor living areas and buildings; and
  - (b) maintain the level of visual and aural privacy currently experienced within adjacent properties.
- (11) Require all activities to be sited, designed and operated to avoid, remedy or mitigate adverse noise and/or lighting effects on the health of people and amenity values of the area.
- (12) Require commercial and residential subdivision and development to be designed, sited and arranged to minimise any adverse effects on the wider neighbourhood and residential areas; in particular, by achieving an overall compatibility in building scale and design.

- (13) Require the form and layout of residential and commercial areas to promote a safe and secure environment for residents and the public in general.
- (14) Require residential and commercial development to be designed and located in a manner that does not detract from the level of natural character experienced on the beach in Little Omaha Bay.
- (15) Manage development to not interfere with the functioning of the coastal processes of either Little Omaha Bay or the Whangateau Harbour in order to preserve the natural character of the coastal environment.
- (16) Require new development or subdivision to avoid locating in areas susceptible to natural hazards.
- (17) Require development and subdivision to maintain or enhance public access to the coastal marine area of Little Omaha Bay at predetermined localities.
- (18) Require where public access to be provided to the coastal edge of Little Omaha Bay, measures to be implemented to prevent the degradation of the dune environment, including the dynamic processes of the dune system and the associated flora and fauna.
- (19) Require Vehicular and pedestrian access from a formed legal road to be provided to all lots created for residential and commercial purposes.
- (20) Require environmentally appropriate infrastructure to be provided to all new lots created for residential and commercial purposes including sewage collection, treatment and disposal facilities; appropriate stormwater disposal by groundwater soakage except where a reticulated stormwater system is provided; electricity supply, and telecommunications facilities.
- (21) Require all lots created for residential and commercial purposes ~~should~~ to be of a size and shape which enables them to fulfil their intended function without generating adverse effects on the environment.
- (22) Require development the precinct to be consistent with the Omaha South: Precinct Plan 1.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above with the exception of the policies of the Residential – Single House Zone, Residential – Mixed Housing Suburban Zone and Business – Neighbourhood Centre Zone.

#### **I528.4. Activity table [rp/dp]**

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

The following activity tables do not apply to this precinct:

- [E38 Subdivision – Urban Table E38.4.2](#) Subdivisions in residential zones, [Table E38.4.3](#): Subdivisions in business zones, [Table E38.4.4](#): Subdivisions in the open space zones
- [H3 Residential – Single House Zone Table H3.4.1](#) Activity table
- [H4 Residential – Mixed Housing Suburban Zone Table H4.4.1](#) Activity table
- [H12 Business – Neighbourhood Centre Zone Table H12.4.1](#) Activity table

Table I528.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Omaha South Precinct pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

A blank in Table I528.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

The four residential Development and Subdivision Types listed in Table I528.4.1 Activity table are described as follows:

- (a) Type A (Large Lot) residential development/subdivision means a type of residential development/subdivision which is characterised by large fee simple lots (of at least 1,100m<sup>2</sup> in area) that may accommodate two storey residential buildings.
- (b) Type B (Medium Lot) residential development/subdivision means a type of residential development/subdivision which is characterised by 600 - 1,100m<sup>2</sup> fee simple lots that may accommodate two storey residential buildings.
- (c) Type C (Small Lot) residential development/subdivision means a type of residential development/subdivision which is characterised by smaller fee simple lots (of at least 450m<sup>2</sup> in area that may accommodate two storey residential buildings.
- (d) Type D (Cluster Housing) residential development/subdivision means a type of residential development/subdivision which is characterised by intensive unit titles occurring within fee simple parent titles no smaller than 1,800m<sup>2</sup> in area. The area and facilities falling outside of the unit titles area, but within the parent title are to be “common area” owned and administered by a body corporate. Two storey buildings are envisaged within the majority of Omaha South, with provisions for buildings up to three storeys in height only anticipated in sub-precinct E. Buildings may accommodate up to six household units. One household unit per 300m<sup>2</sup> of the parent title is allowed.

Table I528.4.1 Activity table

Activity		Activity status						
		Open Space	Sub-precinct					
		Informal Recreation and Conservation Zones	A	B	C	D	E	F
(A1)	Any use, development or subdivision not listed in Table I528.4.1 Activity table	NC	NC	NC	NC	NC	NC	NC
<b>Use</b>								
<b>Residential</b>								
(A2)	Type A (large lot) residential/subdivision	NC	RD	RD	RD	RD	RD	RD
(A3)	Type B (medium lot) residential/subdivision	NC	RD	RD	RD	RD	RD	RD
(A4)	Type C (small lot) residential/subdivision	NC	RD	RD	D	D	D	RD
(A5)	Type D (cluster housing) residential/subdivision	NC	RD	RD	RD	RD	RD	RD
(A6)	Dwellings, including additions and alterations, complying with I528.4.1 and I528.6.1 to I528.6.7	NC	P	P	P	P	P	RD
(A7)	Visitor accommodation instead of, or in conjunction with Type D residential development / subdivision	NC	RD	RD	RD	RD	RD	RD
(A7A)	Home occupations in accordance with Standard H3.6.2 or Standard H4.6.2 of the underlying residential zones.	NC	P	P	P	P	P	P



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Commerce								
(A8)	Offices	NC	RD	NC	NC	NC	NC	RD
(A9)	Restaurants	NC	RD	NC	NC	NC	NC	RD
(A10)	Retail	NC	RD	NC	NC	NC	NC	RD
(A11)	Buildings and structures ancillary to the commerce land uses	RD	RD	RD	RD	RD	RD	RD
Community								
(A12)	Amenity, observation and viewing areas	RD	RD	RD	RD	RD	RD	RD
(A13)	Car parks	RD	RD	RD	RD	RD	RD	RD
(A14)	Outdoor recreation and entertainment facilities	RD	RD	RD	RD	RD	RD	RD
(A15)	Passive recreation	RD	RD	RD	RD	RD	RD	RD
(A16)	Public toilets / changing facilities	RD	RD	RD	RD	RD	RD	RD
(A17)	Reserves	RD	RD	RD	RD	RD	RD	RD
(A18)	Surf lifesaving towers	RD	D	D	D	D	D	D
(A19)	Walkways and beach walks	RD	RD	RD	RD	RD	RD	RD
Development								
(A20)	Land disturbance activities that comply with Standard I528.6.5	P	P	P	P	P	P	P
(A21)	Land disturbance activities that do not comply with Standard I528.6.5							
(A22)	Managed wetlands for stormwater detention and treatment purposes	RD	RD	RD	RD	RD	RD	RD
(A23)	Stormwater detention ponds	RD	RD	RD	RD	RD	RD	RD
Subdivision								

(A24)	Subdivision for the creation of commercial lots (including unit title subdivision)	NC	RD	RD	RD	RD	RD	RD
(A25)	Subdivision (fee simple) for the creation of public reserves	RD	RD	RD	RD	RD	RD	RD

### I528.5. Notification

- (1) Any application for resource consent for an activity listed in Table I528.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

### I528.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct, except that the standards below replace all the standards of [H3 Residential – Single House Zone](#), [H5 Residential – Mixed Housing Suburban Zone](#) and [H12 Business – Neighbourhood Centre Zone](#) for activities listed in Table I528.4.1 Activity Table.

Standards I528.6.19 and I528.6.20 below replace E38.6.1. All other standards of E38.6 apply. For the avoidance of doubt, the standards in E38.7 apply, however, the standards in E38.8, E38.9 and E38.10 do not apply as these standards relate to activity tables that do not apply to the Omaha South Precinct (Rule I528.4).

The Home Occupation Standards of H3.6.2 and H4.6.2 apply, for activities listed in Table I528.4.1 Activity Table.

All activities listed in Table I528.4.1 must comply with the following permitted activity standards.

#### I528.6.1. Maximum yield

- (1) The total number of dwellings in the precinct must not exceed 600.

#### I528.6.2. Mix of dwellings

- (1) The mix of dwellings must not exceed the limits prescribed in Table I528.6.2.1 Maximum residential yield by development and subdivision type.

#### Table I528.6.2.1 Maximum residential yield by development and subdivision type

Residential development/subdivision type	Maximum percentage of dwellings
Type A (large lot)	60%

Type B (medium lot)	50%
Type C (small lot)	40%
Type D (cluster housing)	50%

- (2) The mix of dwellings constructed in each sub-precinct within Omaha South must not exceed the percentages prescribed in the Table I528.6.2.2 Mix of dwellings below:

**Table I528.6.2.2 Mix of dwellings**

Residential Development / Subdivision Type	Maximum percentage of household units in each Sub-precinct				
	A	B	C	D	E
Type A (Large Lot)	25%	50%	50%	50%	25%
Type B (Medium Lot)	25%	75%	75%	75%	50%
Type C (Small Lot)	75%	25%	0%	0%	0%
Type D (Cluster Housing)	50%	25%	25%	25%	75%

- (3) Residential or commercial subdivision and/or development must not be undertaken to the east (or seaward) of the dune protection area line defined on Omaha South: Precinct Plan 1.

**I528.6.3. Archaeological sites**

- (1) The recorded archaeological sites must not be disturbed, modified, altered or destroyed by development.
- (2) The recorded archaeological sites must be subject to protective covenants which attach to the Certificate of Title within which they are to be located. The covenants must prevent disturbance, modification, alteration or destruction of the archaeological sites. They must also require that all sites are appropriately demarcated (by way of vegetative planting and/or fences).

**I528.6.4. Beach amenity protection line**

- (1) Where public pedestrian access to Little Omaha Bay is to be provided across the fore dune, the points of access must be clearly defined upon any land use consent application lodged, and boardwalks or similar approved pathways must be constructed to provide the required access.

**I528.6.5. Land disturbance**

- (1) Land disturbance must be limited to those directly associated with:
- (a) the construction, maintenance and upgrading of public and network utilities and reserves, provided that, in the access reserve between sub-precincts D and E, the earthworks shall not result in any more than minor modification of the sand ridges present on the reserve;

- (b) the construction of buildings or structures allowed as restricted discretionary or discretionary activities in Table I528.4.1 Activity table;
  - (c) the provision of vehicular access, parking and loading spaces to buildings, structures or activities allowed as restricted discretionary or discretionary activities in Table I528.4.1 Activity table; or
  - (d) excavation/construction of stormwater detention ponds and/or managed wetlands.
- (2) Any land disturbance conducted within the area that extends from the dune protection area line to a parallel line drawn 75 metres inland (or westward) of the dune protection area line as defined by the Omaha South: Precinct Plan 1 must:
- (a) not extract sediment from within that area;
  - (b) not cover greater than 20m<sup>2</sup> (when added cumulatively) of any one site, at any one time.
- (3) Where land disturbance is conducted within the area that extends from the dune protection area line to a parallel line drawn 75 metres inland (or westward) of the dune protection area line as defined by the Omaha South: Precinct Plan 1, ground cover appropriate to the coastal environment shall be planted to reinstate the disturbed/modified area. The ground cover shall be planted in the planting season immediately following the completion of the land disturbance. The ground shall be protected from wind erosion in the intervening period between the land disturbance ceasing and the planting of the ground.

#### **I528.6.6. Potable Water Supply**

- (1) All potable water must be supplied using on site tanks. For the purposes of this rule, site tanks (rainwater tanks) shall be considered as buildings.
- (2) Where on site tanks are used to supply potable water, the following minimum storage capacities must be supplied:
  - (a) every retail, office or restaurant activity must have storage capacity equal to or exceeding 56.8m<sup>3</sup> (or 12,500 gallons);
  - (b) where visitor accommodation is proposed, 68.16m<sup>3</sup> (or 15,000 gallons) of storage must be provided for every building forming part of the complex which provides overnight accommodation;
  - (c) every dwelling must have storage capacity equal to or greater than:
    - (i) 22.72m<sup>3</sup> (or 5,000 gallons) where the individual dwelling roof catchment does not exceed 100m<sup>2</sup>;
    - (ii) 45.44m<sup>3</sup> (or 10,000 gallons) where the dwelling individual roof catchment is between 100m<sup>2</sup> and 200m<sup>2</sup>;

- (iii) 68.16m<sup>3</sup> (or 15,000 gallons) where the dwelling individual roof catchment exceeds 200m<sup>2</sup>.

#### I528.6.7. Stormwater Disposal

- (1) On site soakage areas equal to or exceeding the following requirements must be provided where dwellings-are to be developed:
- (a) an on-site soakage area of 21m<sup>2</sup> per dwelling must be provided in Type B subdivision/development;
  - (b) an on-site soakage area of 17m<sup>2</sup> per dwelling must be provided in Type C subdivision/development;
  - (c) an on-site soakage area of 10m<sup>2</sup> per dwelling must be provided in Type D subdivision/development;

This standard does not apply to dwellings in Sub-precinct E and those in the southern third (measured along the main access road frontage) of Sub-precinct D.

#### I528.6.8. Height

- (1) Buildings or structures located within a lot which is crossed by, or to the east of the beach amenity protection line defined on the Omaha South: Precinct plan 1, must not exceed six metres in height.
- (2) Buildings and structures located to the west of the beach amenity protection line must not exceed the height limits prescribed in Table I528.6.8.1 Maximum heights.

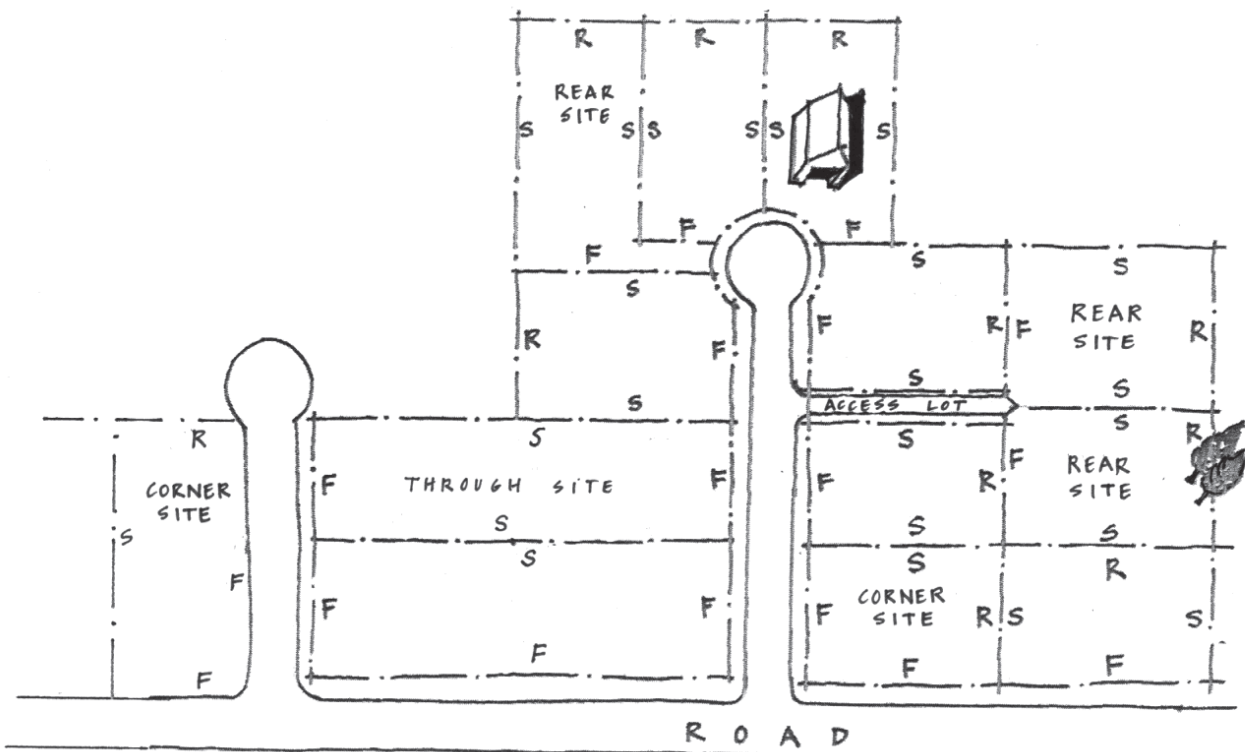
**Table I528.6.8.1 Maximum Heights**

Use	Maximum height except in Sub-precinct E	Maximum height in Sub-precinct E	Maximum height of the finished second floor level in Sub-precinct E
Type A	7.5m	7.5m	NA
Type B	7.5m	7.5m	NA
Type C	7.5m	7.5m	NA
Type D	7.5m	12m	7m
<b>Buildings and structures accessory to Residential Uses</b>	7m	5m	NA
<b>Visitor Accommodation</b>	7.5m	12m	7m
<b>Retail</b>	7.5m	7.5m	NA
<b>Offices</b>	7.5m	7.5m	NA
<b>Restaurants</b>	7.5m	7.5m	NA
<b>Buildings and structures accessory to Commerce Uses</b>	6m	6m	NA

**I528.6.9. Yards**

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table I528.6.9.1 Yards below.
- (2) All yards must remain unobstructed by buildings except as provided for in Standard I528.6.9 (3)(a) and (b) below.
- (3) The following can be built in any yard for Type A to Type D development:
  - (a) decks, unroofed terraces, landings, steps or ramps with a maximum height of 0.3 metres provided they do not prevent vehicular access to a parking space; and
  - (b) fascia, gutters, downpipes, eaves; masonry chimney backs, flues, pipes, domestic fuel tanks, cooling or heating appliances or other services; light fittings, electricity or gas meters, aerials or antennae, pergolas or sunblinds provided they do not encroach into the yard by more than 0.3 metres.
- (4) For the purpose of Table I528.6.9.2 Yards shall be determined in accordance with Figure I528.6.9.1 below which replaces the front, side, and rear yard definitions in Chapter J.

**Figure I528.6.9.1: Omaha South Precinct Identification of Front, Rear, and Side boundaries**



R = Rear Boundary  
 S = Side Boundary  
 F = Front Boundary

Note 1: On corner sites, the longer internal boundary shall be the side boundary. If both internal boundaries are the same length then one shall be a rear boundary and the other a side boundary.

Note 2: On rear sites, the longer pair of opposing boundaries (excluding those on the access leg) shall be side boundaries.

**Table I528.6.9.1 Yards**

Use	Front yard	Side yard	Rear yard
<b>Type A</b>	5m	5m	10m
<b>Type B</b>	7.5m	2m	7.5m
<b>Type C</b>	2.5m	1.5m	5m
<b>Type D</b>	7.5m	7.5m	7.5m
<b>Buildings and structures accessory to Residential Use</b>	5m	1.5m	1.5m
<b>Visitor Accommodation</b>	7.5m	7.5m	7.5m
<b>Retail</b>		Nil	5m
<b>Offices</b>	Nil except where the site adjoins a residential sub-precinct where the yard must be 1m	Nil except where the site adjoins a residential sub-precinct where the yard must be 1m	5m
<b>Restaurants</b>		Nil except where the site adjoins a residential sub-precinct where yard must be 5m	5m
<b>Buildings and structures accessory to Commerce Use</b>	1m	1m	5m

#### **I528.6.10. Building coverage**

- (1) The maximum building coverage for each site must not exceed the limits in Table I528.6.10.1 Building coverage. This includes accessory buildings on the site.

**Table I528.6.10.1 Building coverage**

Use	Maximum coverage
<b>Type A</b>	33%
<b>Type B</b>	30%
<b>Type C</b>	40%
<b>Type D</b>	40%
<b>Visitor Accommodation</b>	40%

<b>Retail</b>	70%
<b>Offices</b>	70%
<b>Restaurants</b>	70%

- (2) Buildings and structures accessory to Types A to D residential development/subdivision must have a gross floor area no greater than 60m<sup>2</sup>.

#### **I528.6.11. Floor Area Ratio**

- (1) The maximum floor area ratio for each building must not exceed the limits in Table I528.6.11.1 Floor area ratio.

**Table I528.6.11.1 Floor area ratio**

<b>Use</b>	<b>Maximum floor area ratio</b>
<b>Type A</b>	1:0.37
<b>Type B</b>	1:0.40
<b>Type C</b>	1:0.50
<b>Type D</b>	1:0.45
<b>Visitor Accommodation</b>	1:0.5
<b>Retail</b>	1:1
<b>Offices</b>	1:1
<b>Restaurants</b>	1:1

#### **I528.6.12. Building separation**

- (1) All buildings in Type D (cluster housing) residential development/subdivision must be separated by a minimum of 5 metres from other buildings on the same site.
- (2) All visitor accommodation buildings must be separated by a minimum of 5 metres from other buildings on the same site.

#### **I528.6.13. Outdoor living space and service areas**

- (1) All ground floor dwellings in Type D (cluster housing) residential development/subdivision must have an outdoor living court greater than 20m<sup>2</sup> with minimum dimensions of 4 metres by 5 metres.
- (2) All ground floor dwellings in Type D (cluster housing) residential development/subdivision must have a service area greater than 15m<sup>2</sup> with minimum dimensions of 5 metres by 2 metres.
- (3) All first floor dwellings in Type D (cluster housing) residential development/subdivision must contain a balcony greater than 6m<sup>2</sup> with minimum dimensions of 3 metres by 2 metres.

#### **I528.6.14. Maximum dwellings per building**



- (1) Each building may contain a maximum number of dwellings as set out in Table I528.6.14.1 Maximum dwellings per building

**Table I528.6.14.1 Maximum dwellings per building**

Use	Maximum dwellings per building
Type A	1
Type B	1
Type C	1
Type D	6
Visitor accommodation	6

**I528.6.15. Density**

- (1) Each site may contain a maximum number of dwellings or activities as set out in Table I528.6.15.1 Maximum density

**Table I528.6.15.1 Maximum density**

Use	Maximum density per site
Type A	1
Type B	1
Type C	1
Type D	1 per 300m <sup>2</sup> of fee simple parent title
Retail	1
Offices	1
Restaurants	1

**I528.6.16. Separation from utilities**

- (1) All Type A to Type D residential development/subdivision buildings must be set back a minimum of 1 metre from any underground private/public network utilities excluding household connections.

**I528.6.17. Screening**

- (1) For all visitor accommodation, retail, office and restaurant activities a 1.8 metre high solid fence must surround all service areas.

**I528.6.18. Verandahs**

- (1) For all retail, office and restaurant activities a verandah a 2.5 metre wide verandah, 3 metres above the footpath must be provided where the building has a continuous frontage to a formed legal road.

**I528.6.19. Subdivision site area and frontage**

- (1) The minimum site area and minimum frontage for fee simple subdivision must be as set out in the Table I528.6.19.1 Site area and frontage.

**Table I528.6.19.1 Site area and frontage**

Use	Minimum site area	Minimum frontage on front or corner sites
Type A	1100m <sup>2</sup>	15m
Type B	600m <sup>2</sup>	10m
Type C	450m <sup>2</sup>	7.5m
Type D	1800m <sup>2</sup>	20m
Visitor Accommodation	1800m <sup>2</sup>	20m
Retail	400m <sup>2</sup>	6m
Offices	400m <sup>2</sup>	6m
Restaurants	400m <sup>2</sup>	6m

**I528.6.20. Subdivision shape factor**

- (1) The minimum shape factor for fee simple subdivision must be as set out in the Table I528.6.20.1 Shape factor.

**Table I528.6.20.1 Shape factor**

Use	Minimum shape factor
Type A	15m by 15m square
Type B	15m by 15m square
Type C	10m by 10m square

**I528.6.21. Recreation use height**

- (1) Recreation buildings must not exceed the heights specified in Table I528.6.21.1 Maximum heights.

**Table I528.6.21.1 Maximum Heights**

	Public toilets and changing facilities	Walkways and beachwalks	Amenity, observation and viewing areas	Buildings and structures accessory to recreation activities	Surf Lifesaving towers
Maximum height	6m	1.2m	6m	4m	8m

**I528.6.22. Recreation use gross floor area**

- (1) Recreation buildings must not exceed the maximum gross floor area as specified in Table I528.6.22.1 Recreation use maximum gross floor area

**Table I528.6.22.1 Recreation use maximum gross floor area**

	<b>Public toilets and changing facilities</b>	<b>Amenity, observation and viewing areas</b>	<b>Buildings and structures accessory to recreation activities</b>	<b>Surf Lifesaving towers</b>
Maximum gross floor area	25m <sup>2</sup>	25m <sup>2</sup>	60m <sup>2</sup>	15m <sup>2</sup>

**I528.6.23. Recreation use subdivision**

- (1) The minimum site area for open space zoned land is as specified in Table I528.6.22.1 Recreation use subdivision standards

**Table I528.6.23.1. Recreation use subdivision standards**

<b>Use</b>	<b>Minimum site area</b>	<b>Minimum frontage on front or corner sites</b>
<b>Access reserve development area</b>	2000m <sup>2</sup>	10m
<b>Neighbourhood reserve development area</b>	2000m <sup>2</sup>	30m

**I528.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

**I528.8. Assessment – restricted discretionary activities**

**I528.8.1. Matters of discretion**

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

- (1) All applications requiring restricted discretionary activity consent:
- (a) The effect of any proposed land uses on:
    - (i) the continued existence, functioning and resilience of the natural processes within Little Omaha Bay;
    - (ii) the continued existence and growth of ecosystems, habitats and species both within the zoned area, and upon land immediately adjacent to the Omaha South precinct zone;
    - (iii) the groundwater aquifer and its role in supporting the continued survival of the kahikatea forest/wetland;
    - (iv) the level of visual amenity apparent within the vicinity of the sub-precinct being developed and/or subdivided;

- (v) existing recreational activities conducted within Omaha North and Little Omaha Bay;
  - (vi) the existing and proposed networks of infrastructure, including but not limited to, the roading, stormwater collection/reticulation and discharge, sewage reticulation/treatment and discharge, telecommunications and electricity supply networks; and
  - (vii) any existing natural hazards, particularly the manner in which they could effect existing development and landforms;
- (b) the design and location of buildings;
  - (c) the provision and design of all reserves and public open spaces provided for within the sub-precinct;
  - (d) the design, specification and method of construction of all infrastructure networks (which includes both public and network utilities);
  - (e) the capacity of the Omaha Sewage Treatment Plant and the effluent disposal system, and their ability to cater for the increased volumes of sewage generated by the development proposed;
  - (f) the location and design of all vehicle, car parking and loading facilities;
  - (g) the amount of earthworks undertaken on site, and the options employed in the disposal and placement of cut and fill;
  - (h) the measures required to remedy or mitigate any potential adverse environmental effects;
  - (i) the location of proposed buildings and the potential effect of known natural hazards of these buildings; and
  - (j) for subdivision consents only - the shape, size and finished contour of all new lots being created.
  - (k) the number of loading facilities.

#### **I528.8.2. Assessment criteria**

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

- (1) all applications requiring restricted discretionary activity consent:
  - (a) whether the proposal is consistent with the precinct description;
  - (b) whether the proposal is consistent with the Omaha South: Precinct Plan 1;
  - (c) the extent to which the proposal is consistent with the Standards for the precinct and the Auckland-wide provisions in Chapter E;

- (d) whether the development and/or subdivision proposed will enable the objectives and policies for the precinct to be achieved;
- (e) whether access and servicing involve no more than minor earthworks and whether any adverse effects of providing access and servicing are remedied or mitigated;
- (f) whether land uses detract from the ability of the natural dune system to buffer Omaha South from events of coastal erosion;
- (g) whether buildings and structures adversely affect the natural quality or functioning of the coast (including the fore dune system);
- (h) whether proposed land uses and subdivisions adversely affect the groundwater aquifer;
- (i) whether all developments and subdivisions avoid natural and physical resources of cultural, ecological, landscape, natural character or visual significance. Where avoidance is not possible, any adverse environmental effects shall be minimised through the adoption and implementation of mitigation measures;
- (j) whether land uses will place an undue burden on public services to the extent that adverse environmental effects will result;
- (k) whether any proposed land uses and/or subdivisions include the provision of all services, infrastructure and utilities necessary to manage the environmental effects, or alternatively demonstrate how the necessary services, infrastructure and utilities are able to be provided in time to manage the environmental effects;
- (l) whether any proposed land uses and/or subdivision detrimentally affect the safe and efficient operation of any public road;
- (m) whether stormwater capture, treatment and disposal occur, where practicable, in a manner that sees the treated water discharged in close proximity to where it falls (the intention being to maintain the levels of the Omaha groundwater aquifer at their 1998 levels);
- (n) whether the technical investigation into, and the ongoing monitoring of the groundwater aquifer under Omaha South indicates that the proposed development is likely to have, or is having a significant adverse effect on it; and
- (o) where an application relates to a site where a sub-precinct consent has been granted, whether the subdivision or land use is generally consistent with the sub-precinct consent or has adverse effects upon the pattern of subdivision and development that has been approved.

#### **I528.9. Special information requirements**

There are no special information requirements in this precinct.

**I528.10. Precinct plans**

**I528.10.1 Omaha South: Precinct plan 1**



## **I537 Silverdale 3 Precinct**

### **I537.1. Precinct Description**

The Silverdale 3 Precinct is applied to approximately 41ha of land located between East Coast Road and the motorway (SH 1) known as the Hibiscus Coast Gateway. The precinct provisions seek to achieve a high quality urban design outcome within a visually strong vegetated framework. All development within the precinct will require careful management to assist in creating a high quality gateway to the Hibiscus Coast. It is also to manage the traffic effects of activities on the surrounding road network.

The precinct comprises three Sub-precincts as follows:

- Sub-precinct A – the purpose of this sub-precinct is to enable a range of business activities.
- Sub-precinct B - the purpose of this sub-precinct is to enable a range of residential opportunities.
- Sub-precinct C – the purpose of this sub-precinct is to enable residential opportunities within the business area but which are secondary to business activity.

The zoning of the land within the Silverdale 3 precinct is Business - General Business Zone for Sub-precinct A and Sub-precinct C, and the Residential - Mixed Housing Urban Zone for Sub-precinct B.

### **I537.2. Objectives**

- (1) The Silverdale 3 Precinct is developed in a comprehensive and integrated way to provide a high quality urban environment on the southern side of the Hibiscus Coast Highway contributing to a strong sense of arrival at Silverdale.
- (2) A high quality built form and vegetated landscape is created.
- (3) A range of activities are enabled, but limited to those business and residential land uses that do not generate significant adverse effects on the road network and support the Hibiscus Coast Bus Station.
- (4) Access to the precinct occurs in a safe, effective and efficient manner that manages the operation of State Highway 1, and the surrounding arterial road network, taking account of the traffic generation likely to arise from the Silverdale North, Silverdale South and other related development catchments.
- (5) The development and operation of walking and cycling networks within the precinct that connect in an effective, efficient and safe manner to the existing or proposed public transport network and other key destinations, particularly those adjacent to the precinct.

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

### **I537.3. Policies**

- (1) Restrict development ahead of the specific improvements required to be made to the arterial road network and connections to East Coast Road to ensure that development does not create unacceptable adverse effects on the arterial road network.
- (2) Provide for a mix of land use activities that support the Hibiscus Coast Bus Station, while the operation of this station should enable a greater proportion of the land within the precinct to be developed by providing access to high quality public transport and reducing vehicle trip rates.
- (3) Achieve a quality gateway experience through the establishment of sensitively designed prominent buildings located within a vegetated framework.
- (4) Emphasise the underlying natural landform when undertaking development by recognising and reinforcing, as far as practicable, the integrity of the East Coast Road ridgeline, natural watercourses, views and access to sunlight.
- (5) Create a planted interface with tall trees along the western edge of the precinct adjacent to State Highway 1 (the motorway) providing filtered views to assist in integrating the development into the wider landscape when viewed from the motorway and to complement the high quality built form.
- (6) Design the location, scale, materials and colours of buildings, structures and signs to achieve the high quality visual and landscape outcomes sought for the precinct.
- (7) Ensure vehicle access to the precinct occurs from a limited number of defined access points on East Coast Road and the Hibiscus Coast Highway.
- (8) Provide a low speed high amenity transport network within the precinct with sufficient room for street trees and for pedestrian and cycle movement.
- (9) Limit retail activity in the Sub-precinct A and Sub-precinct C so as to not adversely affect the viability of the Silverdale Town Centre, and to assist in managing traffic effects on the external roading network.
- (10) Enable a Work/Live area to provide opportunities for business and residential activities to co-locate where the residential activities are accessory to work/business activity.

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

### **I537.4. Activity table**

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

[new text to be inserted]



A blank in Tables I537.4.1, I537.4.2, I537.4.3 and I537.4.4 Activity tables below means that the provisions of the overlays, zone or Auckland-wide apply.

- The provisions in Trip generation Standard [E27.6.1](#) do not apply in this precinct.

Tables I537.4.1, I537.4.2, I537.4.3 and I537.4.4 Activity tables specify the activity status of land use, development and subdivision activities in the Silverdale 3 Precinct pursuant to section 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

**Table I537.4.1 Silverdale 3 Precinct (all of precinct)**

Activity		Activity status
<b>Development</b>		
(A1)	Buildings, and alterations and additions to buildings	RD
[new text to be inserted]	[new text to be inserted]	
Vehicle movement in the PM peak		
(A2)	Development of up to a maximum of 15 per cent of the land area of Sub-precinct A and Sub-precinct C, and 15 per cent of Sub-precinct B of the Silverdale 3 Precinct	P
(A3)	Development of greater than 15% and up to a maximum of 25 per cent of the land area of Sub-precinct A and Sub-precinct C, and greater than 15% and up to a maximum of 25% of Sub-precinct B of the Silverdale 3 Precinct provided that the following is met: <ul style="list-style-type: none"> <li>(a) The Road 1 connection to East Coast Road has been constructed and connected to the “Spine Road” as (shown in I537.10.1 Silverdale 3: Precinct plan 1); or will be constructed and connected to the “Spine Road” as part of a proposed development above 15 per cent;</li> <li>(b) Physical construction of the Hibiscus Coast Bus Station has commenced. If construction of the Hibiscus Coast Bus Station has not commenced by 30 June 2018 this requirement no longer applies.</li> </ul>	P
(A4)	Development of greater than 25 per cent and up to a maximum of 50 per cent of the land area of Sub-precinct A and Sub-precinct C, and greater than 25 per cent and up to a maximum of 50 per cent of Sub-precinct B of the Silverdale 3 Precinct provided that the following is met: <ul style="list-style-type: none"> <li>(a) The transport network requirements in Rule (A3) above must be complied with, or will be</li> </ul>	P

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	<p>complied with as part of the development; and</p> <p>(b) The Road 2 connection has been constructed and connected to the "Spine Road" (as shown in I537.10.1 Silverdale 3: Precinct plan 1); or will be constructed and connected to the "Spine Road" as part of a development above 25 per cent; and</p> <p>(c) A third eastbound exclusive through lane on the Hibiscus Coast Highway at the East Coast Road intersection has been provided, including:</p> <ul style="list-style-type: none"> <li>(i) retaining the existing exclusive left-turn lane into Brian Smith Road (approximately 60m), and a downstream merge lane length of at least 200m; or</li> <li>(ii) an alternative form of mitigation is provided, or is to be provided as part of the development, and the alternative form of mitigation has been certified by Auckland Transport as achieving an equivalent or higher level of mitigation as the works otherwise required.</li> </ul>	
(A5)	<p>Development greater than 50 per cent of the land area of Sub-precinct A and Sub-precinct C and greater than 50 per cent of Sub-precinct B provided that the following is met:</p> <ul style="list-style-type: none"> <li>(a) The transport network requirements in Rules (A3) and (A4) above must be complied with, or will be complied with as part of the development; and</li> <li>(b) That physical construction works of Penlink between Weiti River and Whangaparaoa Road has commenced.</li> </ul>	P
(A6)	<p>Any land use or development activity, other than temporary construction activity, that does not meet the Vehicle Movement in PM Peak Permitted activity Rules (A3), (A4) or (A5) above provided that the following are met:</p> <ul style="list-style-type: none"> <li>(a) Results in no more than 136 vehicles per hour in the PM peak; or</li> <li>(b) Results in no more than 227 vehicles per hour in the PM peak, where the transport requirements for development of up to 25 per cent of the land area in the Silverdale 3 Precinct are met; or</li> <li>(c) Results in no more than 461 vehicles per hour in the PM peak, where the transport requirements for development of up to 50 per</li> </ul>	RD

	cent of the land area in the Silverdale 3 Precinct are met.	
(A7)	Any land use activity, other than temporary construction activity, that does not meet Rule (A6) above.	D
<b>Subdivision</b>		
(A8)	Subdivision	
(A9)	Subdivision exceeding the Standards in I537.6.2 Indicative Roads	D

**Note for Vehicle movement in the PM peak:**

Activity A3 is based on traffic analysis and modelling demonstrating that this level of development can occur within this precinct without collectively generating more than 227 vehicle trips onto East Coast Road and the Hibiscus Coast Highway from this precinct in any one hour of the PM Peak (4pm to 6pm week days). Hibiscus Coast Bus Station is a public transport interchange on land with legal title: Section 1 SO 469067.

Activity A4 is based on traffic analysis and modelling demonstrating that subject to the above road network improvements greater than 227 vehicle trips in any one hour of the PM Peak (4pm to 6pm week days) but not more than 461 vehicle trips collectively onto East Coast Road and the Hibiscus Coast Highway in any one hour of the PM Peak from this precinct is acceptable in terms of effects on the external road network.

The additional third eastbound lane should be designed to maximise lane utilisation. The purpose of the short exclusive left-turn lane into Brian Smith Road is to avoid left turn vehicles blocking through vehicles.

Activity A5 does not oblige the Council to fund, or Auckland Transport to construct, Penlink in any particular timeframe.

**Table I537.4.2 Silverdale 3 Precinct Sub-precinct A – Gateway Business and Sub-precinct C – Work / Live**

Activity		Activity status
<b>Use</b>		
Accommodation		
(A10)	Visitor accommodation	D
Commerce		
(A10A)	Commercial services	P
(A11)	Major recreation facility	D
(A11A)	Dairies	P
(A12)	Department stores	NC

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(A13)	Drive-through restaurant	RD
(A13A)	Food and beverage	P
(A14)	Entertainment Facilities (excluding cinemas)	RD
(A15)	Offices up to 500m2	RD
(A16)	Retail except as set out in this table	NC
(A17)	Retail for the sale of goods accessory to the main activity on a site	RD
(A17A)	Service stations	RD
(A18)	Trade suppliers	RD
(A19)	Industrial activities except waste management	RD
(A20)	Healthcare facilities	RD
<b>Community</b>		
(A21)	Care centres	RD
(A21A)	Emergency services	RD
(A21B)	Recreation facility	P
(A21C)	Marae complex	P
<b>Development</b>		
(A22)	Any development generally in accordance with I537.10.1 Silverdale 3: Precinct plan 1	RD
(A23)	Any development not generally in accordance with I537.10.1 Silverdale 3: Precinct plan 1	D
(A24)	New buildings	RD
(A25)	Additions and external alterations to buildings	RD

**Table I537.4.3 Silverdale 3 Precinct Sub-precinct B – Gateway Residential**

Activity		Activity status
<b>Development</b>		
(A26)	New buildings	RD
(A27)	Additions and external alterations to buildings	RD

PC 78 ([see Modifications](#))

**Table I537.4.4 Silverdale 3 Precinct Sub-precinct C – Work / Live**

Activity		Activity status
<b>Use</b>		
(A28)	Work / Live Units complying with the sub-precinct rules	RD

Note: activities listed in Table I537.4.4 Activity table are in addition to activities listed in Table I537.4.2 above.

### I537.5. Notification

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Modifications)

- (1) Any application for resource consent for an activity listed in Table I537.4.1, I537.4.2, I537.4.3 and I537.4.4 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

### I537.6. Standards

The standards applicable to the zone, overlays and Auckland-wide apply in this precinct, unless as specified below:

- The provisions in Trip Generation standards [E27.6.1](#) do not apply in this precinct.

**[new text to be inserted]**

All activities listed as permitted or restricted discretionary in Tables I537.4.1, I537.4.2, I537.4.3 and I537.4.4 Activity tables must comply with the following standards.

#### **I537.6.1. Retail for the sale of goods accessory to the main activity on a site within Sub-precincts A and C**

- (1) Any retail of goods must:
  - (a) not exceed 25 per cent of the gross floor area set aside for the activity, or 200m<sup>2</sup>, whichever is the lesser.

#### **I537.6.2. Indicative Roads**

In addition to the Auckland-wide subdivision standards the following apply:

- (1) The alignment of the indicative Spine Road extending south west from Painton Road shown on I537.10.1 Silverdale 3: Precinct plan 1, must not be moved westward or eastward away from the western boundary of Lot 1 DP 200971.
- (2) With the exception of Standard I537.6.2(1) above the alignment of those indicative roads specifically identified on I537.10.1 Silverdale 3: Precinct plan 1 may be varied by more than 20m.
- (3) Connections to the existing road network must occur at the Key Access Points shown on I537.10.1 Silverdale 3: Precinct plan 1.
- (4) New roads intersecting with East Coast Road must be formed and vested so as to connect to the indicative Spine Road extending south west from Painton Road shown on I537.10.1 Silverdale 3: Precinct plan 1.

### **I537.6.3. Work / Live units in Sub-precinct C**

#### Residential floor area

- (1) The gross floor area must be greater than 40m<sup>2</sup> and up to 80m<sup>2</sup>; and must only occur in addition to a business premise with a gross leasable area of greater than 80m<sup>2</sup>.

#### Outlook space and outdoor living space

- (1) Work/Live units must comply with the outlook space and outdoor living space Standards [H6.6.13](#) and [H6.6.15](#) of the Terrace Housing and Apartment Buildings Zone.

#### Yards

- (1) A building or any part of a building must not be located less than 4m from the rear boundary of the site if no residential activity occurs on the site.
- (2) A building or any part of a building must not be located less than 6m from the rear boundary of the site if residential activity occurs on the site and ground floor habitable rooms directly relate to the rear yard.
- (3) A building or any part of a building must not be located less than 5m from the front boundary of the site.

#### Pedestrian access to buildings

- (1) All developments must provide for legible separate pedestrian access to business and residential components.
- (2) External pedestrian access must be provided as a defined footpath with a minimum width of 1.5m.

### **I537.6.4. Landscaping in Sub-precinct A and Sub-precinct C**

- (1) Yards, excluding land in a front yard required for vehicle crossings, must include a strip planted with trees and shrubs of the following minimum widths:

- (a) front yard Sub-precinct A – Nil;
- (b) front yard Sub-precinct C – 50 per cent must be planted in shrubs and have a minimum width of 2m;
- (c) front yard on a front site opposite residential, open space zones, or reserves the planted area must be an average width of 3m and a minimum width of 2m;

#### Side and rear yards adjoining residential, open space zones or reserves

- (d) the planted area must: be a minimum width of 3m along 100 per cent of the length; and
- (e) the planting must comprise plants of which 50 per cent are capable of reaching a height of at least 3 metres.

- (2) For sites of at least 10 metres in width with road frontage, or frontage to an indicative road shown on I537.10.1 Silverdale 3: Precinct plan 1 and opposite residential, open space zones or reserves, the front yard planting:
  - (a) must include a minimum of one tree, plus one additional tree for every 10 metres of road frontage (eg. 10 metres frontage - 2 trees, 20 metres frontage - 3 trees, etc.);
  - (b) where three or more trees are required these trees must not be planted more than 15 metres apart, or closer than 5 metres apart.
- (3) Any trees required by the above standards must be of a species capable of reaching a minimum height greater than 8 metres and must be greater than 1.5 metres high at the time of planting.
- (4) Security or other fences must not be constructed along the front boundary of, or within landscape planting required in a front yard.

**I537.6.5. Protection and maintenance of trees in Sub-precinct A and Sub-precinct C**

- (1) Any landscape planting required by these standards must be maintained, and if diseased, or damaged, must be repaired and if dead must be replaced.
- (2) Any trees required under Standard I537.6.4(1) and (2) above must be located within a planting protection area around each tree, with a minimum dimension or diameter of 1.5 metres.
- (3) Impervious area must not comprise more than 10 per cent of any planting protection area.
- (4) Planting protection areas and landscaping adjacent to a road boundary, access or manoeuvring area, or adjacent to a carparking area must be provided with wheel stop barriers to prevent damage from vehicles. Such wheel stop barriers must be located at least 1m from the trunk of any tree.

**I537.6.6. Frontage controls**

- (1) Sites having a Gateway Frontage control or Business Frontage control shown in I537.10.1 Silverdale 3: Precinct plan 1:
  - (a) Front yard:
    - (i) Sites with Gateway Frontage control (blue line) - A building or any part of a building must not be located less than 5m from the front boundary of the site.
    - (ii) Sites with Building Frontage control (green line) - A building must not be located more than 2m from the front boundary of the site.
  - (b) Other Yards
    - (i) The minimum side yard is 3 m for one yard and nil for the other.

- (ii) The minimum rear yard is nil except for sites that adjoin Sub-precinct B where the rear yard is 4m.
- (2) Building Frontage Control (I537.10.1 Silverdale 3: Precinct plan 1 - green line)
- (a) At least part of the main pedestrian entrance to a building must be on or within 3m of the site frontage.
  - (b) Verandahs must be provided in accordance with the following:
    - (i) have a minimum height of 3m and a maximum height of 4m above the footpath immediately below;
    - (ii) be no closer than 700mm to the edge of the road carriageway notwithstanding any other requirement of this standard;
    - (iii) include drainage to control rain run-off;
    - (iv) where glazed, be opaque or patterned glass; and
    - (v) have a minimum width of 4m.
  - (c) Glazing
    - (i) the ground floor of a new building must have clear glazing for at least 50 per cent of its width and 50 per cent of its height where the elevation of the building fronts a street (excluding service lanes) or other open space.
- (3) Gateway Frontage Control (I537.10.1 Silverdale 3: Precinct Plan 1 - blue line)
- (a) front yards must not be used for the storage of rubbish, materials, machinery or servicing.
  - (b) buildings on sites subject to the Frontage Control must not have blank facades.

#### **I537.6.7. Vehicle access to activities and sites**

- (1) A site or activity in Sub-precinct A must not have direct vehicle access to the Hibiscus Coast Highway. The only access to the Hibiscus Highway must be via Painton Road.

#### **I537.6.8. Signs**

These rules apply to Signs (except billboards) that are part of a comprehensive development (see [E23 Signs](#)):

- (1) Free standing front yard signs:
  - (a) up to a height of 1.5m;
  - (b) up to a maximum area of 7m<sup>2</sup>; and
  - (c) one sign per site.
- (2) Signs attached to buildings within the Sub-precincts A and C must:



- (a) be within the profile of the building and attached parallel to the façade of the building; and
  - (b) be such that no more than 30% of the area of the building façade shall be occupied by lettering or other parts of the sign (the area is defined by an imaginary best-fit box enclosing the sign).
- (3) Signs shall not be located within the front yard of sites subject to the Gateway Frontage Control on I537.10.1 Silverdale 3: Precinct plan 1.

**I537.7. Assessment – controlled activities**

There are no controlled activities in this section.

**I537.8. Assessment – restricted discretionary activities**

**I537.8.1. Matters of discretion**

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

- (1) Development generally in accordance with I537.10.1 Silverdale 3: Precinct plan 1:
  - (a) the matters of discretion in [Rule C1.9\(3\)](#) of the general provisions;
  - (b) the degree of compliance with I537.10.1 Silverdale 3: Precinct plan 1;
  - (c) the methods and measures to avoid land instability, erosion, scour effects from earthworks;
  - (d) the effects of development on the safe, effective and efficient operation of the transport system;
  - (e) the effects of development on connections between the Sub-precincts and the Hibiscus Coast Bus Station and the wider road network;
  - (f) the effects of residential development on the provision of a range of site sizes, the ability of buildings to front the street, the ability to manage reverse sensitivity effects associated with work / live activities;
  - (g) the effects of development on the ability for it to be serviced by the existing wastewater infrastructure;
  - (h) the degree of compliance with any approved catchment management plan; and
  - (i) the effects of development on the protection and retention of existing riparian vegetation.
- (2) Vehicle movement in the PM peak:

- (a) the degree of compliance with the Integrated Transport Assessment required in the Special information requirements below; and
  - (b) the effects of traffic generated on the safe and efficient operation of the external road network in the PM Peak to a level where the effects are deemed unacceptable; including the cumulative effects of traffic from the Silverdale 3 Precinct accessing the external road network in the PM Peak.
- (3) New buildings or alterations and additions to buildings:
- (a) the degree of compliance with I537.10.1 Silverdale 3: Precinct plan1;
  - (b) the effects of development on the local streetscape and sense of place;
  - (c) the effects of development as viewed as silhouettes from the surrounding area to positively contribute to the skyline and provide an attractive edge to the wider environment;
  - (d) the effects of buildings subject to the Gateway or Building frontage control on the ability to provide strong architectural form and a high quality visual appearance suitable for the gateway location;
  - (e) the effects of façade glazing on the provision of pedestrian amenity and passive surveillance; and
  - (f) the effects of signage to ensure it is not a dominant element and is integrated within the building facades.
- (4) Drive-through restaurant, Entertainment Facilities, Offices up to 500m<sup>2</sup>, Retail for the sale of goods accessory to the main activity on the site, Trade Suppliers, Care Centres, Healthcare facilities and Industrial activities:
- (a) the degree of compliance with I537.10.1 Silverdale 3: Precinct plan1;
  - (b) the effects of the proposal on the ability to locate offices towards the State Highway 1 and Hibiscus Coast Highway;
  - (c) the effects of the proposal on the ability to locate restaurants/cafes/shops adjacent to the Hibiscus Coast bus station focusing on Painton Road and Small Road;
  - (d) the ability of the areas of higher landscape amenity and the stormwater management areas to be utilised for locating Care centres and Healthcare facilities;
  - (e) Traffic and Transport effects:
    - (i) effects on the safe and efficient operation of the external road network;
    - (ii) effects on the queuing, parking and manoeuvring of vehicles on site;

- (iii) effects of entry and exit point locations on the amenity values of adjoining sites;
  - (iv) effects of the proposal on the ability to optimise the use of a range of transport modes;
  - (v) effects of the proposal on the safety of pedestrians on and off site;
  - (vi) effects of the proposal on the ability to provide for cycle facilities having regard to anticipated levels of demand; and
  - (vii) effects of the proposal on the ability to provide parking if required in order to be in accordance with the Integrated Transport Assessment provided as a Special information requirement.
- (5) For development that does not comply with Standards I537.6.5, Protection and maintenance of trees in Sub-precinct A and Sub-precinct C, I537.6.3 work / live units, I537.6.4 landscaping in Sub-precinct A and Sub-precinct C , I537.6.6 Frontage controls, I537.6.7 vehicle access to activities and sites, I537.6.8 Signs, the Council will restrict its discretion to all of the following matters when assessing a restricted discretionary resource consent application:
- (a) Any special or unusual characteristic of the site which is relevant to the standard;
  - (b) Where more than one standard will be infringed, the effects of all infringements considered together; or
  - (c) The effects on the following relevant matters:
    - (i) Protection and maintenance of trees in Sub-precinct A and Sub-precinct C – effects on the ability to maintain or enhances the overall cohesiveness of the urban landscape for Sub-precincts A and C;
    - (ii) Work / live units – the effects on the amenity of residents and safe pedestrian access;
    - (iii) Landscaping in Sub-precinct A and Sub-precinct C – effects on the visual amenity values and visual character of the subject site or adjacent sites, effects on the ability of landscaping to be common with landscaping within areas of open space;
    - (iv) Frontage controls - the effects of buildings on the ability to provide strong architectural form and a high quality visual appearance suitable for the gateway location;
    - (v) Vehicle access to activities and sites - the degree of compliance with I537.10.1 Silverdale 3: Precinct plan1, effects on the safe and efficient operation of the Hibiscus Coast Highway, Silverdale interchange, State Highway 1 or Painton Road; and

- (vi) Signs - refer to restricted discretionary activity matters of discretion in Matters [E23.8.1](#) in [Chapter E23 Signs](#).

### **I537.8.2. Assessment criteria**

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

- (1) Development generally in accordance with I537.10.1 Silverdale 3: Precinct plan 1:
  - (a) the assessment criteria in [Rule C1.9\(3\)](#) of the general provisions apply;
  - (b) the extent to which the proposal complies with I537.10.1 Silverdale 3: Precinct plan 1;
  - (c) the extent to which the roading network is well connected;
  - (d) the extent to which the effects on the safe, effective and efficient operation of the transport system are managed including through the use of staging implementation;
  - (e) the extent to which provision is made for appropriate connections between the sub-precincts, to all sites within the precinct; to the Hibiscus Coast Bus Station and to the wider road network, residential and business environments;
  - (f) the extent to which the layout provides for housing densities in appropriate locations. This assessment will include consideration of whether higher density housing areas are located adjacent to open space or business areas and the extent to which a sense of spaciousness is maintained and enhances the Gateway;
  - (g) whether sites proposed for intensive residential development have sufficient street frontage to allow dwellings to face the street, have sufficiently large sites to enable the provision of tree planting, open space areas, any proposed car parking areas and amenity areas;
  - (h) the extent to which the proposal provides for an appropriate mixture of site sizes and locations appropriate for the range of activities provided for in the precinct;
  - (i) for Sub-precinct C Work/Live, the extent to which site layout and building design minimises potentially adverse reverse sensitivity effects (such as noise, odour, dust) of business activities on adjacent residential land uses;
  - (j) for Sub-precinct C Work/Live, the extent to which site layout and building design ensures that positive and compatible environments are created for both the residential and the work activities proposed;

- (k) for Sub-precinct C Work/Live, the extent to which development layout is designed in such a way as to mitigate any potential adverse effects of car parking, storage areas and outdoor activities and provide for legible and safe access for pedestrians;
  - (l) whether development is be able to be serviced by existing wastewater infrastructure;
  - (m) the extent to which services are designed to be provided in accordance with the Council's Standards for Engineering Design and Construction and Auckland Transport's Code of Practice (or any other relevant Codes of Practice);
  - (n) whether the management of stormwater flows is consistent with any approved catchment management plan;
  - (o) the extent to which the development positively contributes to the visual amenity values of the area as a backdrop to the Hibiscus Coast gateway;
  - (p) whether the proposal provides appropriately for the protection of existing riparian vegetation; and
  - (q) whether the proposal provides for clusters of buildings in a vegetated framework.
- (2) Vehicle movements in the PM peak:
- (a) the traffic generated should not adversely affect the safe and efficient operation of the external road network in the PM Peak to a level where the effects are deemed unacceptable; including the cumulative effects of traffic from the Silverdale 3 Precinct accessing the external road network in the PM Peak; and
  - (b) the extent to which the adverse traffic effects are able to be avoided, or mitigated by improvements to or extension of the indicative road network, to ensure that any traffic effects are acceptable.
- (3) New buildings or alterations and additions to buildings:
- (a) the extent to which the proposal complies with I537.10.1 Silverdale 3: Precinct plan 1;
  - (b) the extent to which the use of retaining walls is minimised, and where they are used, whether the length is minimised and whether height is kept to no greater than 1.5m without a planted stepped setback;
  - (c) the extent to which the design, scale and orientation of the building, and any related earthworks are comprehensively designed so that they are appropriate for the site; character and amenity outcomes sought for the precinct;

- (d) the extent to which the design and location of buildings contributes to the local streetscape and sense of place by responding to the planned future form and character of the surrounding area;
  - (e) the extent to which the silhouette of the buildings as viewed from surrounding areas positively contributes to the skyline and provides an attractive edge to the wider zone and urban environment;
  - (f) the extent to which the façade of buildings subject to either Gateway or Building Frontage Control have strong architectural form and have a high quality visual appearance suitable for the Gateway location;
  - (g) the extent to which buildings subject to the Gateway Frontage Control are setback behind vegetation planted to achieve the vegetated framework that is a key feature of the I537.10.1 Silverdale 3: Precinct plan 1;
  - (h) the extent to which signage is designed as an integrated part of the building façade and not the dominant element;
  - (i) the extent to which landscape design contributes to a strong vegetated framework for the precinct through:
    - (i) modulating and visually interrupting building mass;
    - (ii) screening utility areas and large carpark areas;
    - (iii) establishing spatial boundaries;
    - (iv) establishing a visual relationship to the wider landscape;
    - (v) contributing to the site legibility through reinforcing entranceways and delineating public and private areas;
    - (vi) creating a visual buffer between incompatible activities;
    - (vii) screening insensitive earthworks or retaining walls; and
    - (viii) creating a coherency within the site and to the wider landscape context.
  - (j) the extent to which landscaping maintains or enhances the overall cohesiveness of the urban landscape for Sub-precincts A and C; and
  - (k) the extent to which mature vegetation and large trees are retained on site. Retention of mature trees is particularly encouraged where their size, location or species make a significant contribution to the streetscape or where they could be logically incorporated to enhance on-site amenity.
- (4) Drive-through restaurant, Entertainment Facilities, Offices up to 500m<sup>2</sup>, Retail for the sale of goods accessory to the main activity on the site, Trade Suppliers, Care Centres, Healthcare facilities and Industrial activities:
- (a) the extent to which the location and scale of proposed activities is suitable in the existing or proposed context through:

- (i) offices being located towards the State Highway 1 and Hibiscus Coast Highway;
  - (ii) restaurants/cafes/shops being located adjacent to the Hibiscus Coast Bus Station, focusing on Panton Road and Small Road; or
  - (iii) care centres and healthcare facilities being located where they can benefit from areas of higher landscape amenity such as any stormwater management area or reserve.
- (b) the extent to which the scale and location of activities is designed to ensure adverse amenity effects with respect to neighbouring residential areas are acceptable.
- (c) the extent to which the traffic generated adversely affects the safe and efficient operation of the external road network including having regard to the cumulative effects of traffic from the precinct and whether any interim traffic effects arise from the extent to which the indicative road network is in place at the time of establishment of an activity;
- (d) whether there is sufficient space on site for queuing, any proposed parking and manoeuvring of vehicles using the site;
- (e) the extent to which the location and width of entry and exit points to the site, and on-site parking areas, has an adverse effect on the amenity values of adjoining sites;
- (f) whether the proposal includes travel demand measures, as appropriate, that optimise the use of modes such as shared parking arrangements, cycling, walking and carpooling in order to reduce the use of single purpose/occupant vehicle trips;
- (g) the extent to which the proposal is designed to provide for the safe movement of pedestrians using the facilities as well as those passing by and moving between sites;
- (h) the extent to which adequate cycle facilities are provided on site and located to encourage cycle use having regard to anticipated levels of demand;
- (i) the extent to which parking areas are provided and managed, marked, and signposted so as to give effect to the criteria above and the recommendation contained within any submitted traffic assessment and management plan or Integrated Transport Assessment; and
- (j) the extent to which the proposal includes provision for the ongoing monitoring of parking supply and demand and the effectiveness of any travel demand measures. For the avoidance of doubt this may entail the imposition of review conditions.
- (5) Protection and maintenance of trees in Sub-precinct A and Sub-precinct C:

- (a) the extent to which landscaping maintains or enhances the overall cohesiveness of the urban landscape for Sub-precincts A and C; and
  - (b) the extent to which mature vegetation and large trees are retained on site. Retention of mature trees is particularly encouraged where their size, location or species make a significant contribution to the streetscape or where they could be logically incorporated to enhance on-site amenity.
- (6) Work /Live Unit:
- (a) the extent to which the residential living floor area is of a scale and location suitable for residential living purposes;
  - (b) whether the residential living component of the building is accessory to the work component;
  - (c) the extent to which the pedestrian access to the building is designed to ensure that:
    - (i) pedestrian movement and access is not compromised;
    - (ii) the location of the access is safe and appropriate having regard to crime prevention through environmental design principles; and
    - (iii) the access is suitably differentiated and legible with respect to access to adjoining, or neighbouring business premises.
- (7) Landscaping in Sub-precinct A and Sub-precinct C:
- (a) the extent to which any reduction in the provision of on-site landscaping does not adversely affect the visual amenity values and visual character of the subject site or adjacent sites;
  - (b) the extent to which the provision of open space or the provision of landscaping is in common with one or more adjoining sites to achieve a similar level of landscaping; and
  - (c) the extent to which any reduction in landscaping is offset by other proposals to ensure there is no reduction of amenity values or the overall requirement to create a vegetated framework within which built development is sited in the Silverdale 3 Precinct.
- (8) Frontage controls:
- (a) the extent to which the façade of buildings subject to either Gateway or Building Frontage Control have strong architectural form and have a high quality visual appearance suitable for the Gateway location; and
  - (b) the extent to which buildings subject to Gateway Frontage Control are setback behind vegetation planted to achieve the vegetated framework that is a key feature of the Silverdale 3 Precinct.
- (9) Vehicle access to activities and sites:



- (a) the extent to which the proposal complies with I537.10.1 Silverdale 3: Precinct plan 1; and
- (b) the extent to which any access generates unacceptable adverse effects on the safe and efficient operation of the Hibiscus Coast Highway; the Silverdale Interchange; State Highway 1 or Painton Road.

(10) Signs:

- (a) refer to restricted discretionary activity assessment criteria in Criteria [E23.8.2](#) in [Chapter E23 Signs](#).

**I537.9. Special information requirements**

An application for development generally in accordance with I537.10.1 Silverdale 3: Precinct plan 1 must be accompanied by:

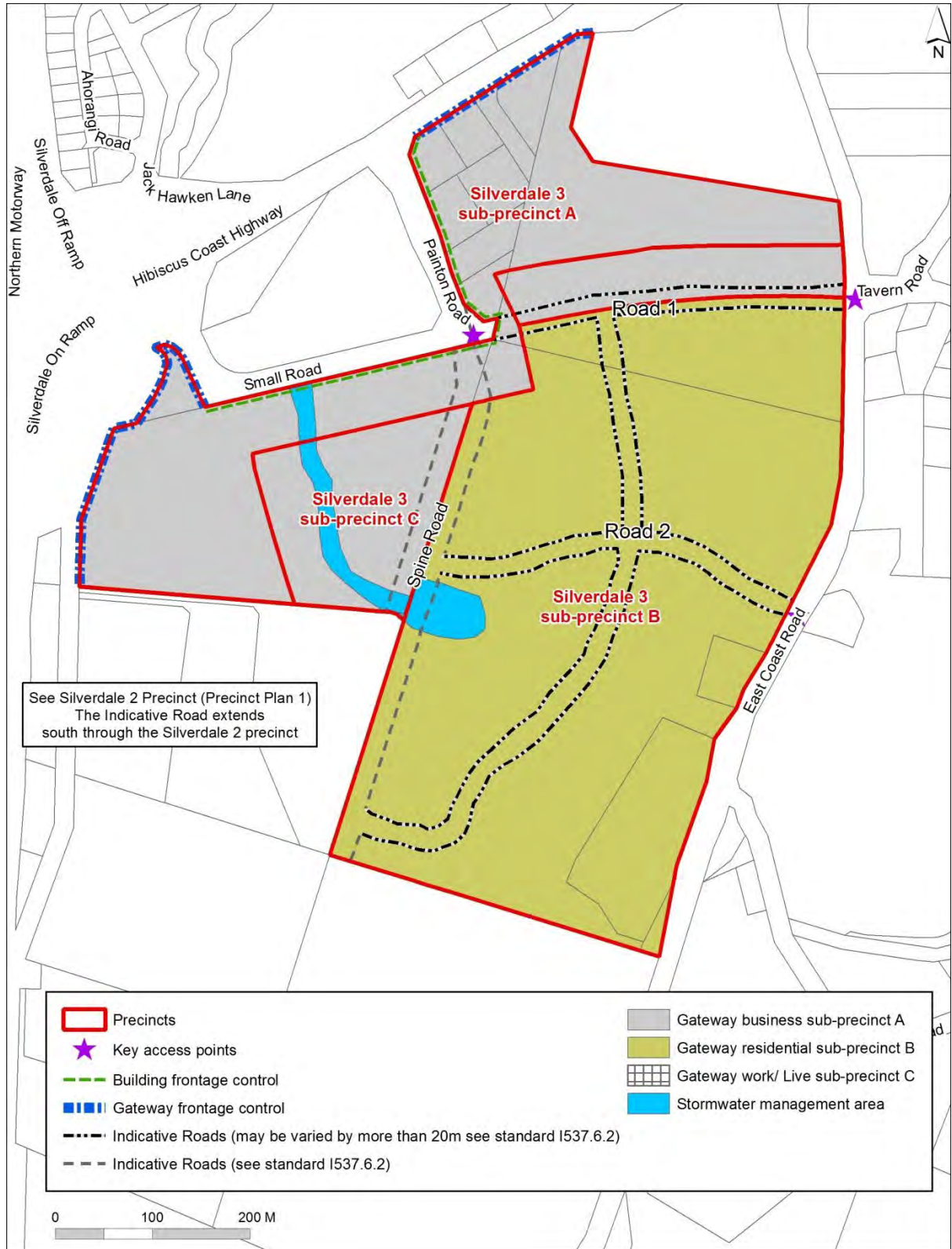
- (1) An Integrated Transport Assessment, or an update to an existing Integrated Transport Assessment, prepared in accordance with the Auckland Transport Integrated Transport Assessment Guidelines in force at the time of the application.

An application for the erection, addition to or alteration to buildings and accessory buildings must be accompanied by:

- (2) A perspective sketch or photomontage showing the proposed building when viewed from State Highway 1. The viewpoints for the photomontage or sketch should be agreed with the Manager, Resource Consents at Auckland Council.

**1537.10. Precinct plans**

**1537.10.1 Silverdale 3: Precinct plan 1**



## **I547. Wēiti Precinct**

### **I547.1. Precinct Description**

This Wēiti Precinct applies to land area located between the Wēiti (Wade) River to the north, Okura River to the south and East Coast Road to the west. The land also bounds a portion of the Penlink designation in the north-west, and encompasses approximately 860ha.

The Wēiti Precinct is an important landscape area and contributes to achieving the maintenance of a greenbelt between the North Shore and the urban extent of the Hibiscus Coast.

A purpose of the Wēiti Precinct is to provide for an intensive village settlement while protecting the greenbelt and open space character of the area.

The Wēiti Precinct controls also protect the landscape, skyline and coast from development when viewed from the Long Bay Regional Park, East Coast Road and Whangaparaoa Peninsula. The Wēiti Precinct contains significant ecological areas that are to be enhanced by additional planting.

Wēiti Precinct has three sub-precincts as shown in Precinct plans 1-3.

- (1) Sub-precinct A – Karepiro. The sub-precinct has larger site sizes, provides for residential activities and is zoned Residential - Rural and Coastal Settlement.
- (2) Sub-precinct B – Village. The sub-precinct provides for a mix of commercial and residential activities in close proximity at its centre, with lower intensity residential activities towards its edges. The sub-precinct is zoned Residential - Rural and Coastal Settlement.
- (3) Sub-precinct C - Conservation and forestry. The sub-precinct forms the balance of the area. It provides for activities that are consistent with the open space character including conservation, outdoor recreation and small scale forestry activities. This sub-precinct is zoned Rural - Rural Conservation.

All development within the Wēiti Precinct is required to be in accordance with the Wēiti: Precinct plan 1 and the controls applying to the sub-precinct. Development within sub-precinct A is also managed by the Precinct plan 2: Wēiti sub-precinct A and development within sub-precinct B is also managed by the Wēiti Precinct plan 3: Wēiti sub-precinct B plan.

### **I547.2. Objectives**

- (1) The greenbelt and vegetated cover in the area between the Okura River and the urban Hibiscus Coast is maintained.
- (2) The landscape, skyline and coast are protected from development when viewed from Long Bay Regional Park, East Coast Road and the Whangaparaoa Peninsula.
- (3) A limited range of outdoor recreation activities are enabled.

- (4) Key natural and heritage features and the distinctive character of the precinct are protected from inappropriate subdivision and development.
- (5) Phased and progressive enhancement and expansion of existing significant ecological areas is required and their long term preservation and management is ensured.
- (6) Subdivision and creation of additional sites within sub-precinct C – Conservation and forestry is prohibited unless required for essential infrastructure and a limited range of activities.
- (7) A pattern of ownership and a management regime are enabled which preserve the integrity and character of sub-precinct C – Conservation and forestry in perpetuity.
- (8) Defined communities and neighbourhoods are created in identified locations.
- (9) Adequate and appropriate land for public open space is provided and these areas are treated as integrated features in any sub-precinct B – Village development.
- (10) Public access within the precinct and to and along the Coastal Marine Area, rivers and adjoining public reserves is enabled and managed.
- (11) A limited scale of retail and business activities appropriate to support the needs of residents of the precinct is enabled in identified locations.
- (12) Adverse effects of land modification, development and land use activities on the natural environment, including landform, water courses, significant vegetation and the Coastal Marine Area are avoided, remedied or mitigated.
- (13) Adverse effects of stormwater runoff during and after development are avoided.
- (14) Appropriate wastewater and water infrastructure is provided to development on significant values within the receiving environment.
- (15) Adverse effects are not created on the surrounding road network.

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

### **I547.3. Policies**

#### *General*

- (1) Enable the development of up to 550 dwellings.
- (2) Require development to take place in accordance with Wēiti: Precinct plan 1.
- (3) Maintain a greenbelt between the Okura River and urban Hibiscus Coast by preserving most of the precinct as sub-precinct C – Conservation and forestry.

- (4) Enable activities of a nature, scale, intensity and location which allow the greenbelt to be retained.
- (5) Require subdivision and land use activities to be carried out in a manner which avoids the adverse effects of stormwater runoff on receiving environments.
- (6) Require subdivision and activities to be connected to a public reticulated wastewater system.
- (7) Require subdivision and activities to be connected to a public reticulated water system.
- (8) Subdivision and activities should avoid, remedy or mitigate adverse effects on the surrounding road network.
- (9) Require activities to be carried out in a manner which avoids adverse effects on the native flora and fauna of the precinct and the adjoining coastal environment.

*Sub-precinct A - Karepiro*

- (10) Enable clustered residential development with a maximum of 150 dwellings while having regard to:
  - (a) the visual impact of dwellings when viewed from outside the sub-precinct, particularly from outside the precinct including the coastline
  - (b) the phasing of the removal of existing pine trees and establishing alternative native vegetative planting as an integral component of the development of this residential sub-precinct
  - (c) managing the potential effects of development on the surrounding natural values of the Okura Department of Conservation Reserve, Okura Estuary and Marine Reserve, Karepiro Bay and Wēiti River.
- (11) Require buildings to be located and designed to avoid, remedy or mitigate adverse effects on the landscape, particularly having regard to:
  - (a) significant ridgelines;
  - (b) views from the Coastal Marine Area; and
  - (c) views from public roads or other public places outside the precinct.
- (12) Provide and maintain public access to Karepiro Bay as well as to the public toilet on Wēiti: Precinct plan 1.
- (13) Require the integration of sites and landscape values through the provision of a landscape plan for sub-precinct A – Karepiro.
- (14) Require infrastructure to be suitable to the location's key natural features and to the built form surrounding the development to avoid adverse effects on amenity values.

*Sub-precinct B - Village*

- (15) Enable the development of up to 400 dwellings.
- (16) Enable higher intensity development around activity centres, such as shops and parks, and adjacent to potential passenger transport routes and places of high amenity value.
- (17) Enable small scale commercial activities that assist in providing for the daily needs of residents within the wider precinct where located in general accordance with Precinct plan 3.
- (18) Enable a variety of section sizes and building types in order to create interest, diversity and choice.
- (19) Require roads, including footpaths and berms to be designed to achieve a highly connected road network providing for a range of transport modes including cars, cycles, pedestrians and public transport in general accordance with Wēiti: Precinct plan 1.
- (20) Require the design of parks and civic areas to enhance accessibility, including plaza areas, pedestrian areas and seating.
- (21) Prevent large floor plate retailers from establishing and ensure that they are limited by means of the delineation of the extent of commercial land use and buildable area.
- (22) Require buildings to be constructed within minimum and maximum heights and particularly discourage single storey buildings within Areas 4 and 5 on Precinct plan 3.
- (23) Enable a dense village environment to be created, having regard to the need to manage stormwater flows and water quality on downstream catchments.
- (24) Provide for roads within sub-precinct B to be constructed in accordance with Precinct plan 3.

*Sub-precinct C – Forest and Conservation*

- (25) Avoid subdivision and development and require permanent protection except for activities associated with recreation, forestry, farming, conservation, heritage or education.
- (26) Require the land identified as additional Department of Conservation and council reserves in Wēiti: Precinct plan 1 to be provided to council or the Department of Conservation for public open space at the time of the first subdivision in sub-precinct B - Village.
- (27) Require the establishment of a network of walkways in Wēiti: Precinct plan 1 that are accessible to the public and that connect with the existing coastal walkway.

- (28) Require buildings to be located and designed to avoid, remedy or mitigate adverse effects on the landscape, particularly having regard to:
- (a) significant ridgelines
  - (b) views from the Coastal Marine Area
  - (c) views from public roads or other public places outside the precinct.
- (29) Enable outdoor recreation, conservation, forestry, and related educational activities, rural and forestry activities in general accordance with Precinct Plan 1.
- (30) Enable the establishment of a golf course and accessory buildings.
- (31) Require the staged native vegetation enhancement planting in Precinct Plan 1 at the time of the first subdivision in sub-precinct B – Village.

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

#### **I547.4. Activity table**

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

Table I547.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Wēiti Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of these sections where relevant.

#### ***Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017***

If any activity listed in rules (including standards) I547.4.1 to I547.6.8 is regulated by the Resource Management (National Environmental Standard for Plantation Forestry) Regulations 2017 (“NESPF”) then the NESPF applies and prevails.

However, the NESPF allows the plan to include more restrictive rules in relation to one or more of the following:

- Significant Ecological Areas Overlay;
- Water Supply Management Areas Overlay;
- Outstanding Natural Character Overlay;
- High Natural Character Overlay;
- Outstanding Natural Landscapes Overlay;
- Outstanding Natural Features Overlay; or
- activities generating sediment that impact the coastal environment.

Where there is a rule in the plan that relates to any of the matters listed above then the plan rule will apply. In the event that there is any conflict between the rules in the plan and the NESPF in relation to any of the above, the most restrictive rule will prevail.

If the NESPF does not regulate an activity then the plan rules apply.

**Table I547.4.1 Activity table**

Activity		Sub-precinct A	Sub-precinct B	Sub-precinct C
All buildings accessory to any activity specified in this table have the same status as the activity itself, unless otherwise specified in this table.				
<b>Accommodation</b>				
(A1)	One dwelling per site	C	P	Pr
(A2)	Any activity that does not comply with Standard I547.6.1 Maximum number of dwellings	Pr	Pr	NA
(A3)	Visitor accommodation	Pr	P	Pr
(A4)	Any activity that does not comply with Standard I547.6.3.1 Visitor accommodation	NC	NC	NA
(A5)	More than one dwelling proposed in Area 4 and Area 5 of the Wēiti sub-precinct B in Precinct plan 3	Pr	RD	Pr
<b>Commerce</b>				
(A6)	Golf course and accessory buildings	RD	RD	RD
(A7)	Offices	NC	P	Pr
(A8)	Any activity that does not comply with Standard I547.6.3.2 Offices	NA	NC	NA
(A9)	Restaurants excluding drive-through facilities	NC	P	Pr
(A10)	Any activity that does not comply with Standard I547.6.3.3 Restaurants excluding drive through facilities	NA	NC	NA
(A11)	Retail	NC	P	Pr
(A12)	Any activity that does not comply with Standard I547.6.3.4 Retail	NA	NC	NA
<b>Community</b>				
(A13)	Education facilities	D	RD	RD
(A14)	Any activity that does not comply with Standard I547.6.4.1 Education facilities in sub-precinct C	NC	NC	NC
(A15)	Informal recreation and leisure excluding buildings	P	P	P
(A16)	Organised sport and recreation	P	P	P



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	excluding buildings			
<b>Rural</b>				
(A17)	Conservation forestry	P	P	P
(A18)	Buildings, and parking accessory to conservation forestry	RD	P	RD
(A19)	Forestry	P	P	P
(A20)	Farming	P	NC	P
<b>Development</b>				
(A21)	Buildings in Area 3 of the Wēiti sub-precinct B in Precinct plan 3	NA	C	NA
(A22)	Buildings in Area 4 and Area 5 of the Wēiti sub-precinct B in Precinct plan 3	NA	RD	NA
(A23)	Dwellings in sub-precinct A	C	NA	NA
(A24)	Additions, alterations to or relocation of buildings in Area 4 and Area 5 of the Wēiti sub-precinct B in Precinct plan 3	NA	RD	NA
(A25)	Buildings and infrastructure identified in the Wēiti: Precinct plan 1	RD	P	RD
<b>Subdivision</b>				
(A26)	Subdivision of land for dwellings within sub-precinct A	RD	NA	NA
(A27)	Subdivision of land for consented conservation, heritage and education facilities	RD	RD	RD
(A28)	Subdivision of land within sub-precinct B to create sites for dwellings	NA	RD	NA
(A29)	Subdivision of land to create a site to accommodate a network utility or infrastructure to serve activities in the precinct	RD	RD	RD
(A30)	Subdivision of land to be vested as public open space	RD	RD	RD
(A31)	Subdivision of visitor accommodation activities within the Wēiti sub-precinct B	NA	Pr	NA
(A32)	Subdivision not otherwise provided for	Pr	Pr	Pr

**I547.5. Notification**

- (1) Any application for resource consent for an activity listed in Table I547.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

### **I547.6. Standards**

The Auckland-wide, zone and overlay standards apply in this precinct in addition to the following standards.

All activities listed as a permitted activities, controlled activities or restricted discretionary activities in Table I547.4.1 Activity table must comply with the following standards.

#### **I547.6.1. Maximum number of dwellings sub-precinct A and B**

Table 1

<b>Sub-precinct</b>	<b>Maximum number of dwellings</b>
A	150
B	400

- (1) Visitor accommodation activities will be treated as dwellings for the purpose of this rule.
- (2) A visitor accommodation unit shall equate to 0.6 of a dwelling.

#### **I547.6.2. Wēiti sub-precinct A**

##### **I547.6.2.1. location of sites**

- (1) All sites created for dwellings must be located within the extent of sub-precinct A shown in Precinct plans 1-3.

##### **I547.6.2.2. Height in relation to boundary**

- (1) A building or any part of a building must not exceed a height equal to 3m plus the shortest horizontal distance between that part of the building and any site boundary.

##### **I547.6.2.3. Yards**

Table 2

<b>Yard</b>	<b>Wēiti sub-precinct A</b>
Shoreline	50m

Riparian	10m from the edge of all other permanent and intermittent streams
Front	10m
Side and rear yards	1.2m

**I547.6.2.4. Buildings associated with farming larger than 25m<sup>2</sup> housing animals – minimum separation distance**

- (1) No buildings housing animals other than horses may be located closer than 100m from any boundary of the site

**I547.6.2.5. Accessory buildings**

- (1) The maximum gross floor area for accessory buildings must not exceed 150m<sup>2</sup>.

**I547.6.2.6. Planting of steeper slopes**

- (1) All slopes steeper than 20 degrees within individual sites that have not been built on are to be permanently vegetated with local native plant species.

**I547.6.3. Wēiti sub-precinct B**

**I547.6.3.1. Visitor accommodation**

- (1) Visitor accommodation units must:
- (a) be within Areas 4 and 5 of Wēiti sub-precinct B in Precinct plan 3.
  - (b) not exceed the maximum number of dwellings in standard I547.6.1 above.
- (2) There must be no more than 100 visitor accommodation units within sub-precinct B.

**I547.6.3.2. Offices**

- (1) Offices must be within Areas 4 and 5 of Wēiti sub-precinct B in Precinct plan 3.

**I547.6.3.3. Restaurants excluding drive through facilities**

- (1) Restaurants must be within Areas 4 and 5 of Wēiti sub-precinct B in Precinct plan 3

**I547.6.3.4. Retail**

- (1) Retail must:
- (a) be within Areas 4 and 5 of Wēiti sub-precinct B in Precinct plan 3

(b) be no more than 400m<sup>2</sup> gross floor area

(c) exclude the following retail activities:

- (i) builders, tradesmen, engineers, farmers and DIY suppliers; and
- (ii) motor vehicle and machinery parts and tool suppliers.

#### **I547.6.3.5. Location of sites**

(1) Dwellings must be located within the extent of sub-precinct B shown in Wēiti: Precinct plan 1 and in Precinct plan 3.

#### **I547.6.3.6. Height**

Table 3

<b>Area</b>	<b>Building height</b>	<b>Accessory building height</b>
5	9m minimum 15m maximum 4-storey maximum	8m maximum
4	9m minimum 11m maximum 2-storey minimum	6m maximum
3	9m maximum 2-storey maximum	6m maximum

#### **I547.6.3.7. Height in relation to boundary**

(1) Within Areas 3-5 of sub-precinct B shown on Precinct plan 3, no part of any building must exceed a height equal to 3m plus the shortest horizontal distance between the part of the building and any site boundary adjoining Sub-precinct C.

#### **I547.6.3.8. Maximum density**

Table 4

<b>Area</b>	<b>Density</b>
5	One dwelling per 125m <sup>2</sup>
4	One dwelling per 250m <sup>2</sup>
3	One building per site

#### **I547.6.3.9. Front façade of a building**

(1) A building(s) on a front site closest to the street must face the street and not occupy less than:

Table 5

Area	Percentage of length of site frontage
5	90%
4	50%
3	40%

**I547.6.3.10. Maximum building coverage and impervious area threshold**

Table 6

Area	Building coverage	Maximum impervious area
5	100%	100%
4	100%	100%
3	80%	80%

**I547.6.3.11. Yards – buildings**

Table 7

Yard	Area 5	Area 4	Area 3
Front	1m maximum	3.5m maximum 1m minimum	6m maximum 3.5m minimum
Side	1.8m minimum where a site adjoins an Area 3 site; otherwise no minimum yard	1.8m minimum where a site adjoins an Area 3 site; otherwise no minimum yard	1.8m minimum
Rear	7m minimum	5m minimum	4m minimum

**I547.6.3.12. Yards – accessory buildings**

Table 8

Yard	Area 5	Area 4	Area 3
Front	1m maximum	3.5m maximum 1m minimum	6m maximum 3.5m minimum
Side	0.3m	1m	2m
Rear	0.3m	0.6m	2m

**I547.6.3.13. Use of yards for vehicle access**

- (1) The use of yards for vehicular access and parking must comply with the following:
  - (a) front yards:
    - (i) area 3 shown in Precinct plan 3: vehicular access may be provided via the front yard.
    - (ii) areas 4 and 5 shown in Precinct plan 3: no vehicular access or car parking may be provided in the front yard.

#### **I547.6.3.14. Yards**

- (1) The following can be built in front yards:
  - (a) areas 3 and 4 shown in Precinct plan 3: verandahs and decks with a maximum height of 0.6m above ground, balconies and bay windows and front steps/porches may encroach into the front yard by not more than 3m deep.
  - (b) area 5 shown in Precinct plan 3: awnings or similar pedestrian shelter areas at ground floor level, up to 2.3m deep and extending up to 100 per cent of the building frontage.
- (2) The following can be built in side yards:
  - (a) areas 3 and 4 shown in Precinct plan 3:
    - (i) verandahs, balconies and bay windows and steps/porches may encroach into the front yard by no more than 1.5m deep.
    - (ii) fascia, gutters, down pipes and eaves, masonry chimney backs, flues, pipes, domestic fuel tanks, cooling or heating appliances or other services; light fittings, electricity or gas meters, aerials or antenna, pergolas or sunscreens/awnings providing that they do not encroach into the yard by more than 0.3m.
    - (iii) area 5 shown in Precinct plan 3: awnings or similar pedestrian shelter areas at ground floor level up to 0.6m deep and extending up to 100 per cent of the building frontage.

#### **I547.6.3.15. Commercial ground floor**

- (1) In the area identified as Area 5 'commercial ground floor' in Precinct Plan 3, there must be no dwellings at ground level.

#### **I547.6.4. Wēiti sub-precinct C**

##### **I547.6.4.1. Education facilities within sub-precinct C**

- (1) Education facilities within sub-precinct C must:

- (a) be in accordance with the location of the conservation institute shown on Wēiti: Precinct plan 1
  - (b) be no less than 400m<sup>2</sup> gross floor area.
- (2) Any education facility within Sub-precinct C is restricted to the following activities:
- (a) a base for carrying out conservation forestry and associated activities
  - (b) a building where public sector science research related to Wēiti or the surrounding area can be furthered by making available office, meeting and seminar space
  - (c) educational programmes.

**I547.6.4.2. Height in relation to boundary**

- (1) No part of any building must exceed a height equal to 3m plus the shortest horizontal distance between that part of the building and any site boundary.

**I547.6.4.3. Yards**

Table 9

Yard	Wēiti Sub-precinct C
Shoreline	50m
Front	10m
Side and rear yards	1.2m

**I547.6.4.4. Native replanting**

- (1) Any native planting within Sub-precinct C (but outside the Enhancement Planting Areas (Stages 1, 2, 3 and 4) shown on Wēiti: Precinct plan 1 must meet the Standard I547.6.7.8 Enhancement planting below.

**I547.6.5. Subdivision**

*General*

- (1) For any subdivision in the precinct the following applies:
  - (a) the layout of ground floor level units or cross-lease flats and their associated exclusive use areas must comply with the subdivision rules for fee simple subdivisions
  - (b) an application for subdivision consent may be made for all or part of the land contained within Sub-precinct B as set out in Precinct plan 3.
- (2) All sites must be connected to a public reticulated sewerage scheme, except:
  - (a) sites fully comprising one or more entire village

- (b) sites for open space or reserve purposes where the open space or reserve status is guaranteed in perpetuity
  - (c) sites to be used exclusively for utility services where no occupation will occur
  - (d) roads and access lots.
- (3) All sites must be connected to a public reticulated water supply network, except:
- (a) sites fully comprising one or more entire village
  - (b) sites for open space or reserve purposes where the open space or reserve status is guaranteed in perpetuity
  - (c) sites to be used exclusively for utility services where no occupation will occur
  - (d) roads and access lots.
- (4) Boundary adjustments must not create development potential that would have the effect of providing more than 400 dwellings in Sub-precinct B or 150 dwellings in Sub-precinct A.

#### **I547.6.6. Wēiti Sub-precinct A – subdivision**

##### **I547.6.6.1. Maximum number of sites**

- (1) The maximum number of sites for dwellings within Sub-precinct A must not exceed 150.

##### **I547.6.6.2. Size of dwelling sites**

- (1) The maximum size of any site must not exceed 2000m<sup>2</sup>
- (2) The minimum size of any site may be 900m<sup>2</sup>.

##### **I547.6.6.3. Location of dwelling sites**

- (1) All sites must be located within the development footprints identified in Precinct plan 2.

##### **I547.6.6.4. Provision of public access**

- (1) Public access to Karepiro Bay must be provided via a combination of public road and public walkways as set out in Wēiti: Precinct plan 1 and noted on subdivision plans submitted to the council for resource consent. The first subdivision application of any portion of sub-precinct A must include, to the extent they have not been provided, prior to that date, a mechanism to provide easements for the public walkways and conditions of consent must require the provision of such easements.



- (2) All walkways must be constructed in accordance with SNZ HB8630:2004 for Walking Tracks (1 January 2004) and shall be completed prior to the issue of a certificate pursuant to section 224(c) of the Resource Management Act 1991. On approval of the section 223 certificate for the first subdivision of the Wēiti Sub-precinct A, the consent holder must sign easements in gross over the walkways in favour of the Council. The terms of the easements must include the following:
- (a) the consent holder must maintain the walkways generally to the standards to which they had been constructed.
  - (b) the consent holder may establish conditions of access in consultation with the Council.
- (3) The easements for the walkways must be registered on the issue of the section 224(c) certificate.
- (a) the walkways and the public car park shown in Wēiti: Precinct plan 1 must be open to public access at the following times:
  - (b) during New Zealand daylight saving time - 7am-8pm
  - (c) during New Zealand standard time - 7am-6pm provided that the consent holder may close all or part of the walkways to public access in circumstances where the consent holder considers (acting reasonably) that closure is appropriate due to emergency, the requirements of forestry activities or the Enhancement Planting Plan, for health and safety purposes, maintenance purposes, fire risk or security matters.

#### **I547.6.7. Wēiti sub-precinct B – subdivision**

##### **I547.6.7.1. Minimum site sizes**

- (1) Minimum net site areas must be as follows:

Table 10

<b>Area</b>	<b>Site size</b>
5	150m <sup>2</sup>
4	300m <sup>2</sup> capable of containing a square for building of 9m x 9m
3	400m <sup>2</sup>

##### **I547.6.7.2. Access and frontage**

- (1) All sites must have a minimum frontage as follows:

Table 11

Area	Minimum frontage
5	5.5m
4	7m provided that the maximum frontage must not be greater than 20m
3	12m provided the maximum frontage must not be greater than 30m

**I547.6.7.3. Rooding and access**

- (1) Rooding and rear lanes must be provided in accordance with Precinct Plan 3.
- (2) Rear lanes must not be public roads and must provide legal vehicular access to all adjoining properties.

**I547.6.7.4. Greenbelt restrictive covenant**

- (1) Prior or concurrent to the issue of a certificate pursuant to Section 224(c) of the Resource Management Act 1991 for the first subdivision of land in sub-precinct B a restrictive covenant must be registered against the land in Wēiti Sub-precinct C (except the land to be vested as reserve under Standard H547.6.7.5 below, provision of reserve land) to prohibit in perpetuity any further subdivision within the sub-precinct, other than for:
  - (a) infrastructure specific to Wēiti; or
  - (b) approved conservation, heritage or education facilities.
- (2) The restrictive covenant must be addressed to Auckland Council. The restrictive covenant must be signed prior to the approval of the survey plan for subdivision of the relevant portion of sub-precinct B under Section 223 of the Resource Management Act 1991.
- (3) The restrictive covenant must be registered on the title of the Wēiti land in sub-precinct C on the date upon which a certificate pursuant to Section 224(c) of the Resource Management Act 1991 is issued in respect of the first subdivision application of Wēiti sub-precinct B.

**I547.6.7.5. Provision of reserve land**

- (1) As part of the first subdivision of any portion of the Wēiti sub-precinct, the following land as set out Wēiti: Precinct plan 1 must be provided to the Council.
  - (a) Stillwater Reserve land.

- (b) Karepiro Bay walkway extension land.
  - (c) D'Acre Cottage Reserve extension land.
  - (d) Haigh's Access Road public park.
- (2) The following land must be provided to the Department of Conservation.
- (a) Karepiro Bay walkway buffer land.
- (3) The Council must offer the Department of Conservation an easement over part of the Haigh's Access Road public park to establish a carpark and other facilities.
- (4) The above land and easements must be provided on the issue of a certificate pursuant to Section 224(c) of the Resource Management Act 1991 for the first subdivision of any portion of the Wēiti sub-precinct.
- (5) The provision of land will not form part of any development contribution.

**I547.6.7.6. Provision of public access and public facilities**

- (1) Public access to Karepiro Bay must be provided via a combination of public road and public walkways as set out in Precinct Plan 1. Other public walkways shall be provided in accordance with routes identified in Wēiti: Precinct plan 1. The first subdivision application of any portion of sub-precinct B must include, to the extent they have not been constructed, prior to that date, an offer to provide the public walkways and construct and complete the facilities identified on the Wēiti Precinct Plan in Precinct plan 1, being:
- (a) a walkway from Haigh's Access Road to the Conservation Institute approximately 5.8km as shown on Wēiti: Precinct plan 1.
  - (b) a walkway from the Conservation Institute to the Wēiti Village Public Car park approximately 2.3 km as shown on Wēiti: Precinct plan 1.
  - (c) a walkway from the Public Car park to the Conservation Institute via road approximately 2.1km as shown on Wēiti: Precinct plan 1.
  - (d) a walkway from the Wēiti Village Public Car park to D'Acre Cottage approximately 1km as shown on Wēiti: Precinct plan 1.
  - (e) a further track, the exact route to be agreed between the Council and the consent holder, at a later date but prior to the issue of the section 224(c) certificate with termini in the following locations.

- (i) at Stillwater, or alternatively at some point along the Walkway identified on Wēiti: Precinct plan 1 between Stillwater and Karepiro Bay.
  - (ii) at the Wēiti Village Public Car park or at some point along the Wēiti Walkway identified in clause (b) above.
- (2) All walkways must be constructed in accordance with SNZ HB8630:2004 for Walking Tracks (1 January 2004) and shall be completed prior to the issue of a certificate pursuant to section 224(c) of the Act. On approval of the section 223 certificate for the first subdivision of the Wēiti sub-precinct B, the consent holder must sign easements in gross over the walkways in favour of the council. The terms of the easements must include the following:
- (a) the consent holder must maintain the walkways generally to the standards to which they had been constructed.
  - (b) the walkways and the public car park shown in Wēiti: Precinct plan 1 must be open to public access at the following times:
    - (i) during New Zealand daylight savings time - 7am-8pm
    - (ii) during New Zealand standard time - 7am-6pm provided that the consent holder may close all or part of the walkways to public access in circumstances where the consent holder considers (acting reasonably) that closure is appropriate due to emergency, the requirements of forestry activities or the Enhancement Planting Plan, for health and safety purposes, maintenance purposes, fire risk or security matters.
  - (c) users of the walkways must comply with the conditions of access, which shall be developed by the consent holder, in consultation with the Council.
- (3) the easements for the walkways must be registered on the issue of the section 224(c) certificate.
- (4) prior to the issue of the section 224(c) certificate for the first subdivision application of sub-precinct B, the consent holder must construct and complete the following public facilities in the approximate locations shown in Precinct Plan 1.
- (a) the conservation institute and gardens.
  - (b) the lookout.
  - (c) three sets of public toilets (in each case containing two male and two female toilets).

- (d) four open rest areas.
  - (e) the mountain biking club facility.
- (5) The consent holder must maintain public access free-of-charge to the toilets and rest areas and maintain them in clean condition and good working order.
- (6) The consent holder must own and be responsible for the operation, management and governance of the conservation institute and gardens which will function as:
- (a) a base for the carrying out of the Wēiti forest conservation, enhancement planting, and predator and pest eradication programmes.
  - (b) a building where public sector science research related to Wēiti or the surrounding area can be furthered by making available office, meeting or seminar space.
  - (c) educational programmes.
- (7) Within six months of issue of the section 224(c) certificate the:
- (a) consent holder must make the conservation institute available for those activities on reasonable conditions (which may include the payment of a fee).
  - (b) consent holder must make the Lookout available for public entry free of charge.
  - (c) consent holder must make the conservation institute gardens available for public entry. The consent holder may require the payment of a fee as a condition of entry.
- (8) The consent holder must create an incorporated society or charitable trust to own and operate the mountain biking club facility of approximately 20ha, including provision for access by other mountain bike club members or the public through annual and temporary permits. Times and terms will be determined by the incorporated society or charitable trust.
- (9) An additional minimum of 20ha of open space recreation areas must be provided for residents in easy walking distance of sub-precinct B. This will include walkways through the enhancement planting area between the two parts of sub-precinct B to provide access to open space areas outside the enhancement planting areas.
- (10) Conditions requiring a consent notice under s. 221 of the Resource Management Act 1991 to ensure clauses I547.6.7.6 (4) - (8) are

implemented in perpetuity and must be included on the consent for the first subdivision application of sub-precinct B.

**I547.6.7.7. Funding of Wēiti walkway and public facilities**

- (1) The first subdivision application of sub-precinct B must demonstrate to the council that sufficient measures are in place to ensure the walkways and public facilities are maintained by one or more of the following measures:
  - (a) an incorporated society, body corporate, association or other entity or organisation representing Wēiti residents and the registered proprietor of the commercial lots, established to maintain the Wēiti walkways and public facilities.
  - (b) that entity has registered an encumbrance against such of the residential and other sites then created or has undertaken or made arrangements to do so on the first sale of each such sites to a third party.
  - (c) the consent holder has secured such obligations against the land in sub-precinct C.

**I547.6.7.8. Enhancement planting**

*Stage 1, 2, 3 and 4 enhancement planting*

- (1) The first subdivision application of any portion of sub-precinct B must include a management plan for planting native vegetation in the enhancement planting areas identified in Wēiti: Precinct plan 1 in accordance with the following:
  - (a) stage 1 areas - planting must be completed within five years of granting consent.
  - (b) stage 2 area - planting must be completed within 10 years of granting consent.
  - (c) stage 3 and 4 areas - planting must begin within 10 years of granting consent and be completed within 20 years of granting consent and in stage 4 to achieve native vegetation cover over 60 per cent of the area.
- (2) The management programme must provide for:
  - (a) maintenance and supplementary planting over five years following planting.
  - (b) maintaining the planting and reporting to Council.
- (3) The vegetation must be established for the purposes set out in the planting plan assessment and must not be clear-felled or removed.

- (4) Remedial action is required where monitoring indicates the specified standards I547.6.7.8.5 below are not being met.

*Enhancement planting standard*

- (5) The planting of native vegetation must meet the following standards:
- (a) a survival rate such that planting will be established to a minimum 90 per cent of the original density specified before the project is signed off as complete.
  - (b) a density of 5,100 stems per hectare at approximately 1.4m centres in former forest areas, reducing to 1m centres (10,000 stems per hectare) in kikuyu and wetland environments, and riparian margins.
  - (c) all stock must be fenced within grazing areas using a stock-proof fence to avoid potential access into existing native vegetation or new native planting.
  - (d) all plants must be sourced from the ecological district and be appropriate for the soil, aspect, exposure and topography.
  - (e) at planting each plant must be fertilised in accordance with the recommendations of the revegetation report submitted as part of the planting plan assessment.
  - (f) planting undertaken must reflect the composition of former natural vegetation likely to have occupied the site and have regard to natural processes of succession.
- (6) The maintenance of native plantings must meet the following standards:
- (a) maintenance must occur for a minimum of five years or until canopy closure has been achieved within 5 years.
  - (b) maintenance must include the on-going replacement of plants that do not survive.
  - (c) all invasive weeds shall be eradicated from the planting site both at the time of planting and on an on-going basis and plants released from kikuyu as necessary to ensure adequate growth.
  - (d) animal pest control must occur.

**I547.6.7.9. Pest and weed control**

- (1) The first subdivision application of any portion of sub-precinct B must include a pest and weed control management plan for all of the land within the precinct which details the methods, timeline, monitoring and maintenance of an on-going programme and include possum, rodent and mustelid control and the control of plant pests.

#### **I547.6.7.10. Native Lizard Management**

- (1) The first subdivision application of any portion of sub-precinct B must include a Native Lizard Management Plan for the entirety of that sub-precinct which details the following:
  - (a) details of searching methods to be implemented for identifying the presence of lizards;
  - (b) mechanisms to capture and relocate lizards from areas where vegetation removal and/or earthworks will occur prior to the commencement of such activities, including obtaining the necessary Wildlife Act 1953 permits;
  - (c) methodology for captive management of lizards;
  - (d) locations for the potential release of lizards, including pest control for before and after their release; and
  - (e) methodology for any post-capture monitoring of released lizards.

#### **I547.6.8. Wēiti sub-precinct C - subdivision**

##### **I547.6.8.1. Location of sites**

- (1) Sites may only be created where necessary for accommodating:
  - (a) network utilities or infrastructure to service the development of the Wēiti A and B sub-precincts or activities in sub-precinct C.
  - (b) a conservation institute and gardens, conservation, heritage or educational facility in accordance with Standard I547.6.4.1 above.

##### **I547.6.8.2. Site configuration**

- (2) Sites must be capable of containing all buildings, infrastructure servicing that building or activity, including vehicle access and parking, wholly within the boundary of the site in compliance with the Auckland-wide subdivision rules.

#### **I547.7. Assessment – controlled activities**

##### **I547.7.1. Matters of control**

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

- (1) for dwellings in Sub-precinct A:
  - (a) the effects of density on neighbouring properties;
  - (b) the effects of buildings design and bulk building siting;
  - (c) the effects of landscape design;



- (d) the effects of landform modification;
  - (e) the effects of infrastructure and avoidance of hazards;
  - (f) the effects of lighting on neighbouring properties; and
  - (g) the effects of impervious surfaces and stormwater management.
- (2) for buildings in Area 3 of the Wēiti sub-precinct B in Precinct Plan 3:
- (a) refer to matter of discretion I547.8.1.5

#### **I547.7.2. Assessment criteria**

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

- (1) for dwellings in Sub-precinct A:
- (a) whether the density of development achieves compliance with the density rules set out in Standard I547.6.1 above for sub-precinct A;
  - (b) whether the design of the proposed building incorporates techniques to avoid adversely impacting upon sensitive landscapes or on the natural character of the coast;
  - (c) whether the planting proposed for any building is appropriate for the location, and the extent to which such planting is necessary for mitigation of landscape and visual effects;
  - (d) the extent to which buildings and structures are sited so they integrate into the landform as far as is practicable within the confines of the density proposed for that location, in order to minimise adverse effects on landscape values and minimise or control sediment runoff;
  - (e) the extent to which associated earthworks shall incorporate techniques to minimise potential adverse effects on the land or any stream, river, or the coastal marine area;
  - (f) the extent to which buildings and structures adversely impact upon any existing native trees and bush which make a significant contribution to the visual and environmental qualities in the Wēiti Precinct;
  - (g) whether the provision of access and required infrastructure is configured to minimise earthworks and landform modification as far as is practicable within the confines of the density proposed for that location;
  - (h) whether buildings and structures within identified development areas are sited and designed to minimise the potential impacts on people and property from any possible forest fire or adequate provision is to be made to manage such risks;

- (i) whether the erection of the building adversely affects overland flow paths or other stormwater runoff patterns and any measures proposed to mitigate this effect, where necessary; and
  - (j) the extent to which exterior lighting should be provided in such a way as to not be prominent, particularly against a dark background, when viewed from a public place including the coast.
- (2) for buildings in Area 3 of the Wēiti sub-precinct B in Precinct Plan 3:
- (a) refer to assessment criteria I547.8.2.1, I547.8.2.3, I547.8.2.6 and I547.8.2.7

## **I547.8. Assessment – restricted discretionary activities**

### **I547.8.1. Matters of discretion**

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

- (1) for more than one dwelling in Area 4 and Area 5 of the Wēiti sub-precinct B in Precinct Plan 3:
  - (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of building scale and design;
  - (c) the effects of landscaping and servicing; and
  - (d) the effects of roads public open space, access and parking.
- (2) for golf course:
  - (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of building scale and design;
  - (c) the effects of landscaping and servicing; and
  - (d) the effects of roads public open space, access and parking.
- (3) for education facilities:
  - (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of building scale and design; and
  - (c) the effects of roads public open space, access and parking.
- (4) for buildings, structures and parking accessory to conservation forestry:
  - (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of building scale and design;

- (c) the effects of landscaping and servicing; and
  - (d) the effects of roads public open space, access and parking.
- (5) for buildings in Areas 4 and 5 of sub-precinct B:
- (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of building scale and design;
  - (c) the effects of landscaping and servicing; and
  - (d) the effects of roads public open space, access and parking.
- (6) for construction, additions, alterations to or relocation of buildings:
- (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of building scale and design;
  - (c) the effects of landscaping and servicing; and
  - (d) the effects of roads public open space, access and parking.
- (7) for buildings, structures and infrastructure identified in Wēiti: Precinct plan 1:
- (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of building scale and design;
  - (c) the effects of landscaping and servicing;
  - (d) the adverse effects of lighting on neighbouring properties; and
  - (e) the effects of roads public open space, access and parking.
- (8) for subdivision:
- (a) the effects of the consistency with Wēiti: Precinct plan 1;
  - (b) the effects of landscaping and servicing;
  - (c) the effects of roads public open space, access and parking; and
  - (d) the effects of enhancement planting and pest management.
- (9) for non-compliance with enhancement planting standard in I547.6.7.8:
- (a) the effects of enhancement planting and pest management.
- (10) for height in relation to boundary:
- (a) the adverse effects of scale and siting on adjoining properties;
  - (b) the adverse effects of privacy on adjoining properties; and
  - (c) the effects on streetscape.

(11) for yards:

- (a) the effects of scale and siting on neighbouring properties; and
- (b) the effects of landscaping.

(12) for front façade of a buildings:

- (a) the effects of scale and siting;
- (b) the effects of landscaping; and

(c) the effects on streetscape.

(13) for maximum building coverage and impervious area threshold:

- (a) the effects of scale and siting on neighbouring properties;
- (b) the effects of landscaping;
- (c) the effects of stormwater; and
- (d) the effects on stability.

(14) for roof type:

- (a) the effects of scale and siting; and
- (b) the effects of stormwater.

(15) for planting of steeper slopes:

- (a) the effects of landscaping; and
- (b) the effects of stability.

#### **I547.8.2. Assessment criteria**

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

(1) for consistency with Wēiti: Precinct plan 1:

- (a) whether the subdivision or land use is in accordance with Wēiti: Precinct plan 1 and in the case of sub-precinct B, the landuse and development is in accordance with Precinct Plan 3; and
- (b) whether the activity is consistent with the objectives and policies of the precinct.

(2) for building scale and design:

- (a) the extent to which there is a variety in the street front elevations including building articulation, and the use of varying materials and an avoidance of blank or unrelieved walls;
  - (b) the extent to which street frontages of houses provide potential for surveillance of the street;
  - (c) the extent to which garages dominate the street frontage;
  - (d) whether the building design and bulk has any adverse effects on the public enjoyment of public open space including the street;
  - (e) whether building design and bulk has any adverse effects on the provision of landscaping on the site, on neighbouring sites or on the street;
  - (f) the extent to which buildings used for retail activities have a minimum of 40% glass at the street level frontage;
  - (g) the extent to which in the case of non-residential activities, the character of the activity and its effects including the positioning and extent of signage, are compatible with the Wēiti Village residential character and amenity values expected in Wēiti sub-precinct A and contribute to a range of services that will support the local community;
  - (h) whether the scale, design, layout, external appearance of buildings maintains or enhances the character and amenity values within the relevant sub-precinct;
  - (i) whether the proposed activity adversely impacts upon sensitive landscapes, or the natural character of the coast or stream and any measures in building design proposed to mitigate such effects;
  - (j) whether the amount of earthworks required to implement the development can be minimised taking into account the existing topographical constraints and landform; and
  - (k) the extent to which open space is provided that is suitable for the residents with adequate privacy, sunlight and which is directly accessible to and part of the associated household unit.
- (3) for landscaping and servicing:
- (a) whether the landscape works form part of a comprehensive landscape design concept which integrates building design and private, communal and public land;
  - (b) whether the landscape concept is appropriate to the urban and natural context and to the creation of neighbourhood identity;

- (c) whether any effects on sites of natural, archaeological or cultural significance are avoided, remedied or mitigated;
  - (d) the extent to which planting is used to:
    - (i) establish and maintain a well vegetated environment that is compatible with the neighbourhood and the character of the street;
    - (ii) visually reduce the bulk of new development and integrate new buildings;
    - (iii) help provide summer shade, wind breaks and access to winter sun;
    - (iv) help provide and maintain visual privacy; and
    - (v) create an attractive environment without prejudicing personal safety.
  - (e) whether existing mature trees, especially those located near property boundaries, can practically be able to be retained and incorporated into the development;
  - (f) whether the activity occurs without compromising the role of sub-precinct C as greenbelt within the precinct; and
  - (g) whether adequate engineering and infrastructure services, including wastewater and water and the provision of stormwater treatment and drainage infrastructure are provided for the stormwater treatment and drainage needs of the development.
- (4) for lighting:
- (a) in the case of the Wēiti sub-precinct A, the extent to which exterior lighting, including street lighting, is provided in such a way as to not be prominent, particularly against a dark background, when viewed from a public place including the coast. In the case of street lighting, whether consideration is given to alternative forms of street lighting such as short bollard lighting, while ensuring that traffic, pedestrian and cyclist safety is not compromised.
- (5) for roads, public open space, access and car parking:
- (a) the extent to which the proposed reserves, including walking tracks are sufficient to ensure that public access to the coastal marine area is maintained or enhanced and is of a slope and shape that is suitable for the intended use;
  - (b) the extent to which adequate walkways are provided between Wēiti sub-precincts A and B that are designed and located to enhance connectivity for residents, while minimising the impacts on any enhancement planting;
  - (c) whether adequate road access is provided, and whether there are no significant adverse effects on the safety and efficiency of the public roading network;

- (d) whether the street network is well connected taking into account topographical, watercourse and vegetation constraints and achieves the intent of the street network as shown on Precinct Plan 2;
  - (e) [deleted]
  - (f) whether the building and any associated car parking areas adjacent to streams or common pedestrian areas designed to provide for pedestrian access along the banks of the streams;
  - (g) the extent to which screening or any other structures are well integrated into the overall design of the development;
- (6) enhancement planting and pest management:
- (a) the extent to which restrictions are placed on the keeping of domestic pets (primarily cats and dogs) in order to protect the native fauna of the Wēiti precinct and the adjoining coastal environment. Consideration must also be given in an integrated manner to the Pest and Weed Control Plan required under standard I547.6.4.1 above;
  - (b) whether the planting regime will better achieve the objectives and policies of the precinct;
  - (c) whether an adequate planting density is used to achieve canopy closure in a time frame similar to that if the standards had been complied with;
  - (d) whether the planting achieves appropriate connectivity with the existing significant ecological areas;
  - (e) the extent to which an appropriate plant survival rate is achieved;
  - (f) whether the planting reflects the species composition of the adjoining significant ecological areas vegetation;
  - (g) whether the species composition is appropriate for the particular site conditions such as soil, aspect and topography;
  - (h) the extent to which protection from stock is provided;
  - (i) whether the fertilising regime is appropriate to ensure the growth of the plants;  
and
  - (j) whether adequate pest and weed control is proposed.
- (7) for scale, siting and design of buildings:
- (a) whether views from significant public places, including the coast are adversely affected;

- (b) whether buildings are designed or located to minimise dominance or overshadowing on neighbouring sites;
  - (c) the extent to which buildings generally remain in character with adjacent buildings; and
  - (d) the extent to which the building maintains and enhances amenity values in the relevant sub-precinct.
- (8) for privacy:
- (a) the extent to which the building adversely effects privacy.
- (9) for landscaping:
- (a) whether landscape treatments and planting mitigate any adverse landscape and amenity effects.
- (10) for streetscape:
- (a) whether the character of the streetscape is adversely affected.
- (11) for stormwater:
- (a) whether treatment of stormwater is provided on-site to remove adverse effects on receiving waters.
- (12) for stability:
- (a) whether the proposal leads to increased erosion.

#### **I547.9. Special information requirements**

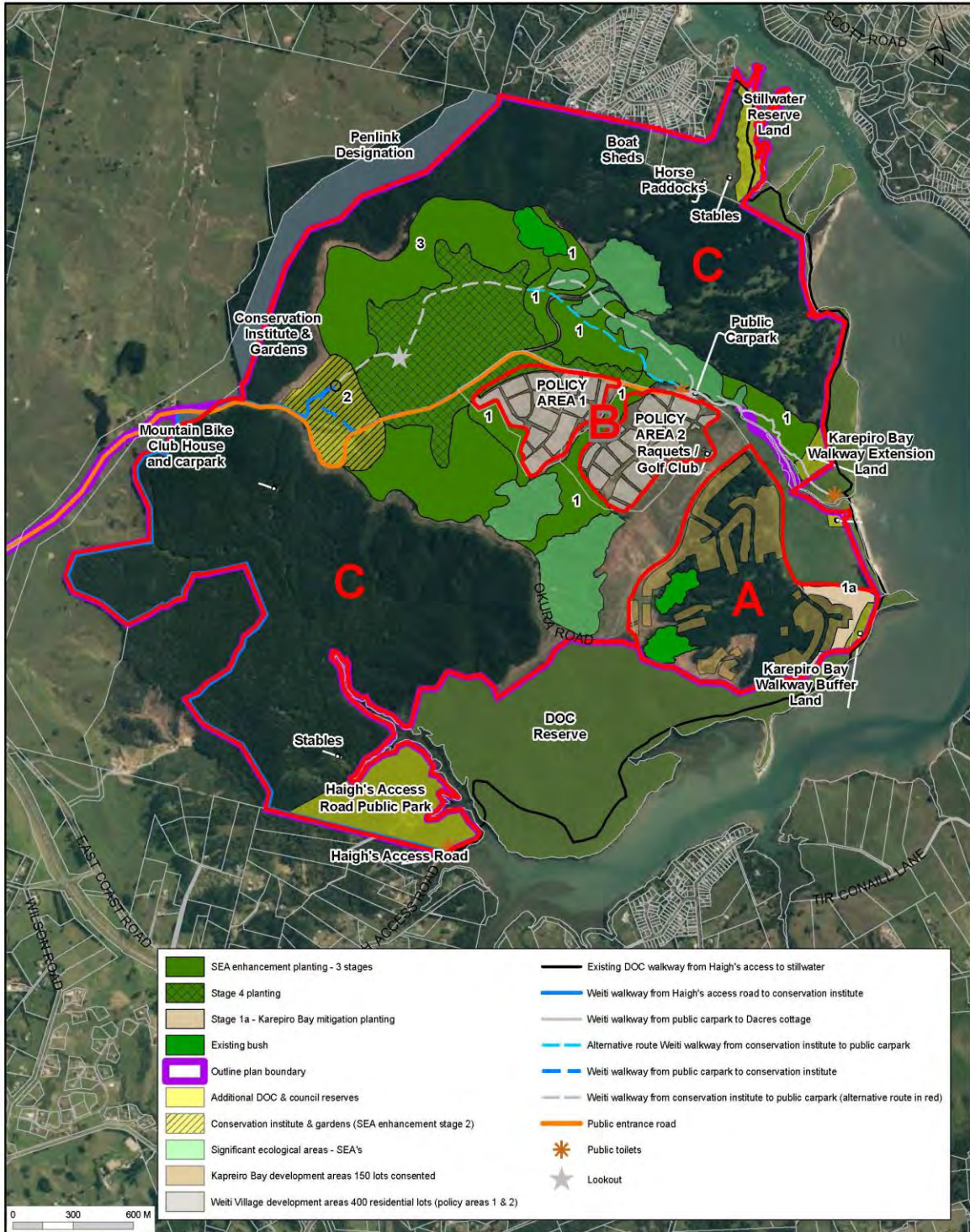
- (1) For resource consent applications in in sub-precinct A:
- (a) landscape plan – as part of a resource consent application a landscape plan must be prepared by a suitably qualified expert demonstrating visual integration of the buildings and associated infrastructure such as street lighting, into the landscape so they do not dominate the landscape or detract from the visual amenity of the area.  
  
The landscape plan must include native screen planting within area 1A shown in Wēiti: Precinct plan 1 to provide for a high degree of screening of houses from the south and east and from the Department of Conservation walkway.
  - (b) Public street pattern - a legible public street pattern should be created. As a guideline, street blocks should have a maximum plan dimension in any direction of 250m and a maximum block perimeter of 800m. Where public parks and reserves are provided, they should be bounded by public streets for 75 per cent of their entire perimeter, taking into account topographical, watercourse, vegetation and economic constraints.



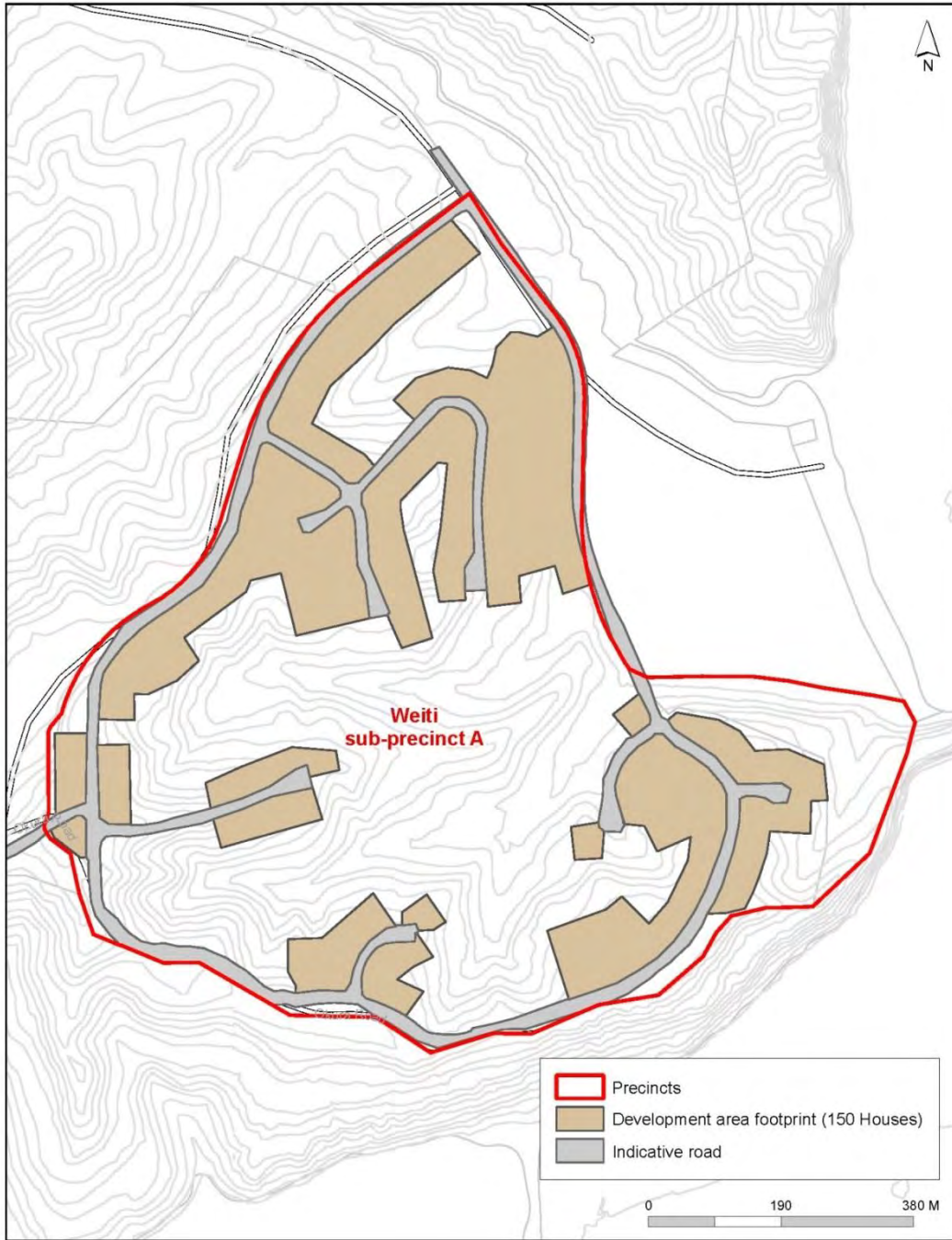
- (2) For resource consent applications for Building in Area 4 and Area 5 in sub-precinct B the following information shall be provided:
- (a) site development information – showing topographic land contours, building platforms and footprints, building subdivision including individual shop and business tenancy sizes where practicable, pedestrian walkways, car parking areas and vehicular circulation, vehicular access points between the site and public roads, landscaped areas, service areas with appropriate screening, and the position of adjacent properties in terms of contributing to an overall urban design and streetscape character, including treatment of building frontages appropriate to the Objectives and Policies of the precinct.
  - (b) standards – Demonstration of compliance or otherwise with Wēiti sub-precinct B in Precinct plan 3 and relevant standards set out in Standards I547.6.3.1- I547.6.3.15
  - (c) car park layout and accessways – showing the number of car parks to be provided, the layout and vehicular circulation within the site, dimensions of car parks, carriageways and accessways, the provision of landscape treatment and stormwater swales within the car park, and any artificial lighting within these areas.
  - (d) landscape elements – showing the type of landscape treatment to be provided in yards, car park areas, streets and other landscape areas and any artificial lighting to be used in these areas. A landscape management plan shall be included providing the identification of plant and tree species to be used, the number of plants to be planted and plant spacings, appropriate garden preparation techniques and the on-going management of the planting that is proposed.
  - (e) pedestrian areas – showing the position of walkways, linkages to adjacent sites, widths, angles of slope and paving materials proposed.
  - (f) typical elevations/building typologies – showing building exterior design features including roofs, façades, verandahs, exterior building materials, colours and finishes, and how the proposal integrates with adjacent properties in terms of contributing to an overall urban design and streetscape character.
  - (g) signage showing the typology of external signs proposed on buildings intended for non residential activities; and their placement and sizing controls.
  - (h) public street pattern - a legible public street pattern should be created. As a guideline, street blocks should have a maximum plan dimension in any direction of 250m and a maximum block perimeter of 800m. Where public parks and reserves are provided, they should be bounded by public streets for 75 per cent of their entire perimeter, taking into account topographical, watercourse, vegetation and economic constraints.

I547.10. Precinct plans

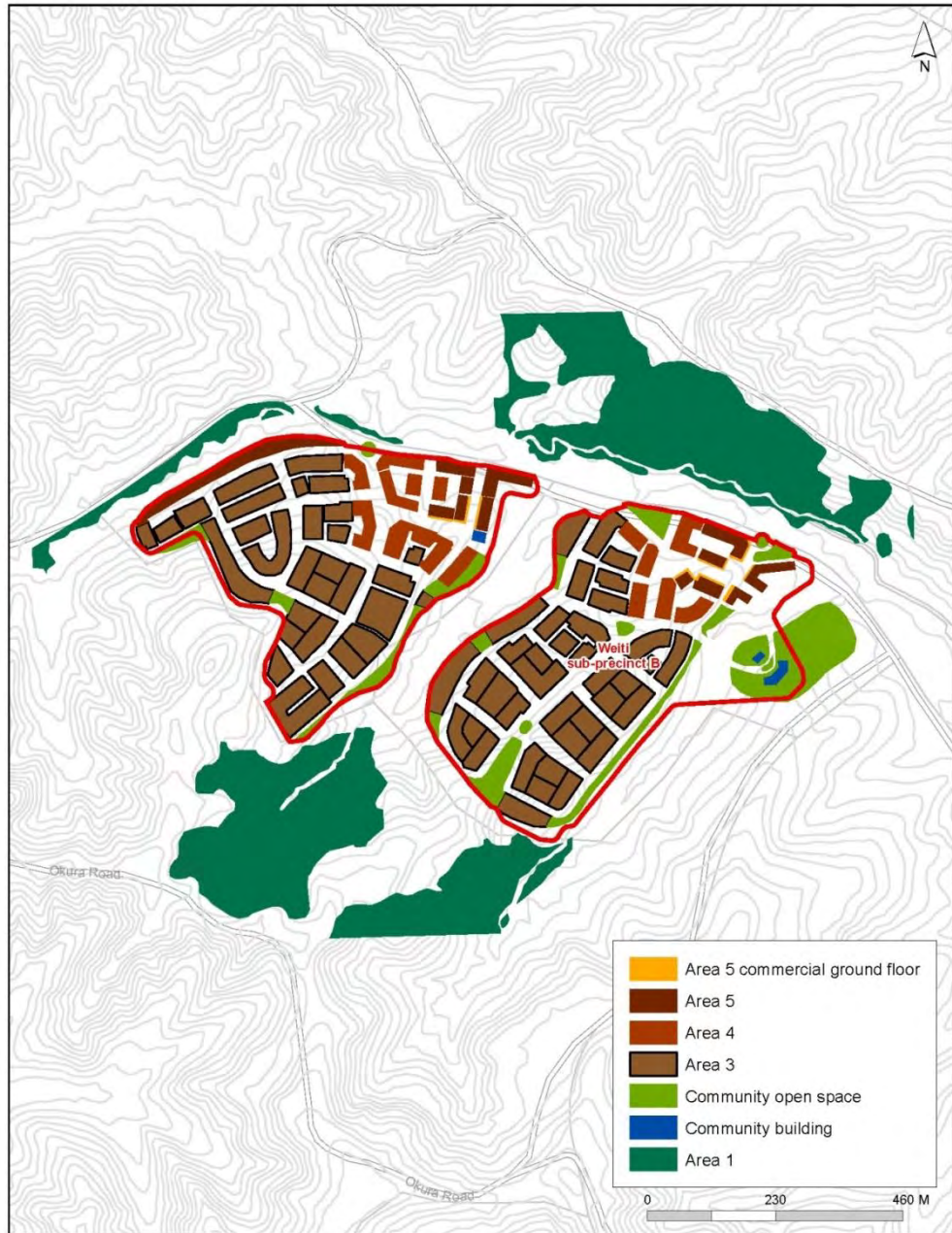
I547.10.1. Wēiti: Precinct plan 1



I547.10.2. Wēiti: Precinct plan 2 - Wēiti sub-precinct A



I547.10.3. Wēiti: Precinct plan 3 - Wēiti sub-precinct B



## **I548. Whangaparaoa Precinct**

### **I548.1. Precinct Description**

The Whangaparaoa Precinct is located at 1212 Whangaparaoa Road, Coal Mine Bay. The precinct is comprised of approximately 11.4 ha. The site is bounded by Coal Mine Bay to the north, Whangaparaoa Road to the south and an established residential development to the east.

The purpose of the Whangaparaoa Precinct is to enable the ongoing operation of the Peter Snell Youth Village camp facility and to provide for its expansion while safeguarding significant coastal landscape values.

The precinct has two sub-precincts. Sub-precinct A addresses ongoing use and change at the existing camp. Sub-precinct B addresses the vegetated land between the camp and the coastline. Sub-precinct B is also subject to the High Natural Character Area Overlay. Sub-precinct A provides for camp activities that are not generally enabled by the underlying zone.

The underlying zone of land within this precinct is the Residential - Large Lot Zone.

### **I548.2. Objectives**

- (1) The ongoing functioning and expansion of the Peter Snell Youth Camp is enabled while safeguarding significant coastal landscape values.
- (2) To provide for appropriate growth of the Peter Snell Youth Village including outdoor recreation structures and buildings, and up to 17 residential units associated with Peter Snell Youth Village.

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

### **I548.3. Policies**

- (1) Provide for activities which enable the ongoing use and development of the Whangaparaoa Precinct.
- (2) Ensure that development and land uses do not cause adverse effects for, or detract from, the highly valued coastal character of the precinct and locality.

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

### **I548.4. Activity table**

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

Table I548.4.1 specifies the activity status of land use, development and subdivision activities in the Whangaparaoa Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

**Table I548.4.1 Activity table Sub-precinct A (camp)**

Activity		Sub-precinct A
<b>Accommodation</b>		
(A1)	Youth camp (includes sleeping quarters, communal and recreation facilities and staff (permanent on-site) accommodation)	P
<b>Development</b>		
(A2)	Additions and alterations to buildings existing as at 29 September 2013, not exceeding 50m <sup>2</sup> gross floor area	P
(A3)	Any building up to 10m <sup>2</sup> gross floor area	P
(A4)	New outdoor sport and recreation structures and additions to existing sport and recreation structures, not involving any roofing	P
(A5)	Buildings or additions and alterations not permitted	RD
(A6)	Up to 17 new dwellings associated with Peter Snell Youth Village	RD
(A7)	More than 17 new dwellings	Pr

**Table I548.4.2 Activity table Sub-precinct B (balance of site)**

Activity		Activity Status
(A8)	Any youth camp use or development other than dwellings	D

**Table I548.4.3 Activity table Sub-precinct A and B**

Activity		Activity Status
<b>Subdivision</b>		
(A9)	Subdivision	D

**I548.5. Notification**

- (1) Any application for resource consent for an activity listed in Tables I548.4.1, I548.4.2 and I548.4.3 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

### **I548.6. Standards**

The overlay, Auckland-wide and zone standards apply in this precinct in addition to the following standards.

All activities listed as permitted and restricted discretionary activities in Table I548.4.1 for Sub-precinct A must comply with the following standards. For avoidance of doubt the following standards do not apply to Sub-precinct B.

#### **I548.6.1. Building height**

- (1) A building between 15m and 20m from the Whangaparaoa Road frontage must not exceed a maximum height of 7m.
- (2) Non-enclosed recreation structures located further than 20m from Whangaparaoa Road must not exceed a maximum height of 10m.

#### **I548.6.2. Building coverage**

- (1) The maximum building coverage must not exceed 11,400m<sup>2</sup>.

#### **I548.6.3. Loading**

- (1) For youth camp activities, 1 loading bay must be provided.
  - (a) [Deleted]
  - (b) [Deleted]
  - (c) [Deleted]

#### **I548.6.4. Front yard setback**

- (1) A building or any part of a building must not be located less than 15m from Whangaparaoa Road.

### **I548.7. Assessment – controlled activities**

There are no controlled activities in this section.

### **I548.8. Assessment – restricted discretionary activities**

#### **I548.8.1. Matters of discretion**

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

- (1) for up to 17 new dwellings associated with Peter Snell Youth Village, new youth camp buildings or additions not permitted, building height, building coverage, front yard setback and carparking:
  - (a) the effects of design, location and colour of the buildings;

- (b) the effects of access and parking;
- (c) traffic impacts effects;
- (d) the effects on landscape and visual amenity;
- (e) stormwater effects; and
- (f) the effects on residential amenity of units on the site.

#### **I548.8.2. Assessment criteria**

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

- (1) for up to 17 new dwellings associated with Peter Snell Youth Village, new youth camp buildings or additions not permitted, building height, building coverage, front yard setback and carparking:
  - (a) the extent to which the design, location and colour of buildings or car parking areas adequately avoids or mitigates any adverse effects on the environment, including natural hazards arising from instability;
  - (b) whether buildings and structures use recessive natural colours to blend in with the surrounding landscape;
  - (c) [deleted]
  - (d) whether adverse effects on the road infrastructure serving the site is avoided;
  - (e) the extent to which the design, form and location of buildings, car parking areas, and access complement the natural landscape and retain the visual dominance of the natural landscape over the proposed built environment across the site;
  - (f) whether the development avoids the domination of ridgelines and preserve the landscape character;
  - (g) the extent to which all buildings are sited and designed so they do not visually intrude on any significant ridge line or skyline or adversely affect the landscape character of the area;
  - (h) whether building finishes, including colours and materials-complement the landscape character of the surrounding environment;
  - (i) whether the exterior finish of the building has a reflectance value of not more than 30 per cent as defined within the BS5252 standard colour palette;



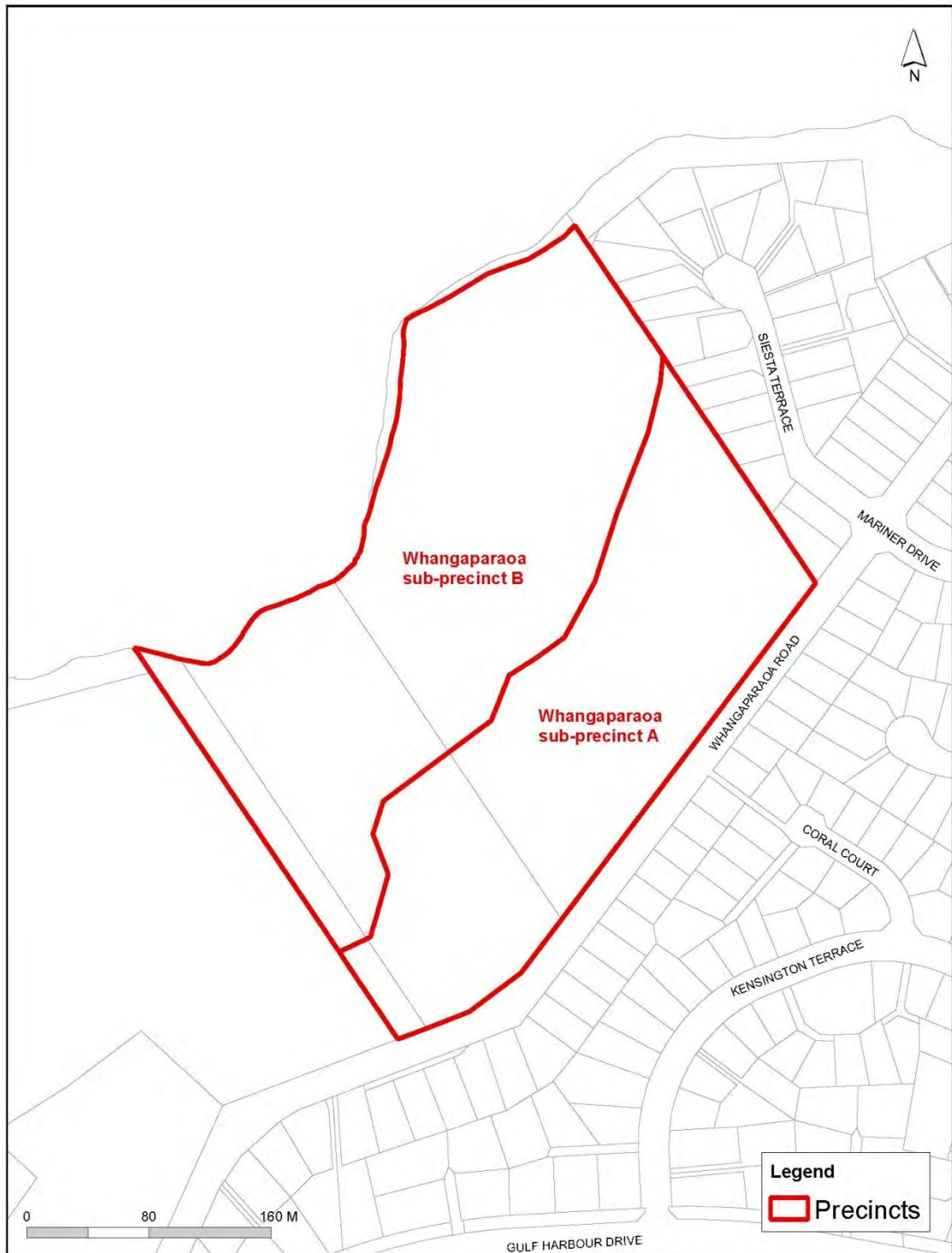
- (j) whether the siting of buildings and accessory buildings contribute to the landscape character of the surrounding environment by responding to natural landforms and landscape features;
- (k) whether redevelopment requires extensive landform modification;
- (l) whether existing trees and bush that make a significant contribution to the visual and environmental qualities of the site is retained to the fullest extent practicable;
- (m) whether any additional stormwater generated from the proposal undermines the preservation or enhancement of the existing stream network in the area;
- (n) the extent to which development areas (including driveways and parking areas) in excess of 1,000m<sup>2</sup> have water quality treatment applied (preferably using non-proprietary device such as rain gardens or swales);
- (o) whether stormwater discharge locations are confirmed by a chartered geotechnical engineer to ensure that there is no damage to streams (the area is noted as having expansive soils);
- (p) whether there is capacity in the Council's water and wastewater infrastructure to meet the demand generated by the proposal; and
- (q) whether design of residential units provides adequate outdoor courts, recreational amenity for residents, and privacy between units.

#### **I548.9. Special information requirements**

There are no special information requirements in this section.

#### **I548.10. Precinct plan**

I548.10.1. Whangaparaoa: Precinct plan 1



## **I549. Akoranga Precinct**

### **I549.1. Precinct Description**

The Akoranga Precinct applies to the Auckland University of Technology Campus located at Akoranga Drive, Northcote with a direct connection to the Northern Busway's Akoranga Station.

The purpose of the precinct is to enable tertiary education and the development and operation of a range of activities to cater for the diverse requirements of the student population, employees and visitors. Community use of the facilities is also provided for.

The precinct also allows for business, offices, research and laboratory facilities which are increasingly co-locating within these campuses, to the benefit of the tertiary institution, the students and the economic development of Auckland.

The precinct also enables new tertiary education facilities, new activities, access and physical connections within the site.

The zoning of the land within the Akoranga Precinct is the Business - Mixed Use Zone.

### **I549.2. Objectives**

- (1) Tertiary education facilities meet the education needs of their students, facilitate research and economic development, and provide for the well-being of employees, students and visitors.
- (2) Tertiary education facilities integrate positively with the wider community and environment and mitigate potential adverse effects.
- (3) Tertiary education and complementary business activities both benefit from co-location on tertiary education sites.
- (4) New buildings and structures respond to and positively contribute to the amenity values of streets, open spaces and surrounding context, thereby reinforcing sense of place.
- (5) A wide range of activities are enabled to occur within the precinct such as health, environmental services and early education to meet the education needs of students, researchers, and teaching staff and visitors; facilitate research and development, and otherwise generally provide for the well-being of staff, students and visitors.
- (6) The transportation demands of the precinct are provided for and travel demand planning and operations are used to manage their effects on traffic and pedestrians on campuses and the local transport network.
- (7) Development is designed and implemented in a comprehensive, efficient and integrated way which achieves a high quality urban environment.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to

those specified above.

### **I549.3. Policies**

- (1) Enable a wide range of activities on tertiary education facility sites, including tertiary education, research, health, recreation, student accommodation and appropriate accessory activities.
- (2) Provide for activities which clearly contribute to and benefit from co-location with a tertiary education facility including research, innovation, learning, and related work experience.
- (3) Require new buildings and significant additions and alterations to be designed in a manner that:
  - (a) makes efficient use of the site;
  - (b) contributes to the amenity of the public realm where development is located adjacent to a street or open space;
  - (c) responds positively to the existing and planned future context of the underlying zone and surrounding area; and
  - (d) responds and contributes positively to the sense of place.
- (4) Require screening or landscaping of waste management facilities, service areas/buildings and parking to enhance their appearance when viewed from adjacent residential zones or the public realm.
- (5) Provide for accessory activities to meet the needs of employees, students and visitors without undermining the function of nearby town centres as the primary location for business activities, and while avoiding, remedying or mitigating adverse effects on the transport network.
- (6) Provide for medium to large scale buildings as required for tertiary education, sports facilities, learning and research.
- (7) Encourage development to incorporate integrated transport planning that:
  - (a) promotes and enhances opportunities for bicycle and public transport;
  - (b) avoids adverse traffic effects on pedestrian safety and amenity; and
  - (c) limits the amount of car parking in recognition of the desirability of maintaining a pedestrian-oriented character of the campus.

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

### **I549.4. Activity table**

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

Table I549.4.1 Activity table specifies the activity status of land use and development activities in the Akoranga Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I549.4.1**

Activity		Activity status
<b>Use</b>		
Accommodation		
(A1)	Dwellings accessory to tertiary education facilities	P
(A2)	Student Accommodation	P
(A3)	Visitor Accommodation	P
<b>Commerce</b>		
(A4)	Commercial Services	P
(A5)	Conferences facilities	P
(A6)	Entertainment Facilities accessory to tertiary education facilities	P
(A7)	Laboratories	P
(A8)	Licensed premises accessory to tertiary education facilities	P
(A9)	Light manufacturing and servicing accessory to tertiary education facilities	P
(A10)	Offices accessory to tertiary education facilities	P
(A11)	Retail up to 450m <sup>2</sup> gross floor area per tenancy	D
(A12)	Retail greater than 450 m <sup>2</sup> gross floor area per tenancy	NC
(A13)	Total combined retail over 2000m <sup>2</sup> gross floor area in the Akoranga Precinct	NC
(A14)	Supermarkets greater than 450m <sup>2</sup> gross floor area per tenancy	NC
<b>Community</b>		
(A15)	Artworks	P
(A16)	Care centres	P
(A17)	Community facilities	P
(A18)	Community use of education and tertiary education facilities	P
(A19)	Displays and exhibitions	P

(A20)	Healthcare facilities	P
(A21)	Informal recreation	P
(A22)	Information facilities	P
(A23)	Organised sport and recreation	P
(A24)	Public amenities	P
(A25)	Tertiary Education facilities	P
<b>Development</b>		
(A26)	Accessory Buildings	P
(A27)	Buildings, alterations, additions and demolitions unless otherwise specified below	P
(A28)	Buildings, alterations, additions and demolition visible from and located within 10m of a road or open space	RD
(A29)	Buildings greater than 500m <sup>2</sup> gross floor area	RD
(A30)	Parking buildings	RD
(A31)	Parks maintenance	P
(A32)	Sport and recreation structures	P
(A33)	Waste management facilities accessory to tertiary education facilities	P

### I549.5. Notification

- (1) Any application for resource consent for an activity listed in table I549.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

### I549.6. Standards

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

All activities listed as permitted and restricted discretionary in Table I549.4.1

Activity table must comply with the following standards.

#### I549.6.1. Building height

- (1) Buildings must not exceed the heights as set out below:

Sub precinct	Maximum height (m)
Within 20m of the Akoranga Drive site boundary	18m
Areas greater than 20m from the Akoranga Drive site boundary	30m

#### I549.6.2. Building coverage

(1) The building coverage must not exceed 50% of the whole precinct.

#### I549.6.3. Height in relation to boundary

(1) Where the precinct directly adjoins a site in a residential or open space zone, the height in relation to boundary control that applies in the adjoining residential zone applies to the adjoining precinct boundary.

#### I549.6.4. Screening

(1) Any outdoor storage or rubbish collection areas that directly face and are visible from a residential zone or open space adjoining a boundary with, or on the opposite side of the road from, the precinct, must be screened from those areas by a solid wall or fence at least 1.8m high.

#### I549.6.5. Yards

The following standard applies to any boundary in the precinct that adjoins a residential zone.

Yard	Minimum depth
Front	A building or any part of a building must not be located less than 3m from the front boundary of the site
Side	A building or any part of a building must not be located less than 3m from the side boundary of the site
Rear	A building or any part of a building must not be located less than 3m from the rear boundary of the site

#### I549.7. Assessment – controlled activities

There are no controlled activities in this precinct.

#### I549.8. Assessment – restricted discretionary activities

##### I549.8.1. Matters of discretion

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

- (1) Parking buildings, buildings greater than 500m<sup>2</sup> gross floor area:
  - (a) building scale, design location and external appearance to make

efficient use of the site, contribute to public realm amenity, respond to the existing and planned context of the surrounding area and contribute positively to the sense of place.

- (b) access and through sites links to make efficient use of the site;
  - (c) any special or unusual characteristic of the site which is relevant to the standard; and
  - (d) where more than one standard will be infringed, the effects of all infringements considered together.
- (2) New buildings and alterations and additions to buildings, visible from and within 10m of the street:
- (a) building scale, bulk and location to make efficient use of the site, contribute to public realm amenity respond to the existing and planned context of the surrounding area and contribute positively to the sense of place; and
  - (b) design of parking and access to make efficient use of the site.
- (3) Building height, height in relation to boundary, maximum building coverage:
- (a) Any special or unusual characteristic of the site which is relevant to the standard;
  - (b) Where more than one standard will be infringed, the effects of all infringements considered together;
  - (c) effects of additional building scale on neighbouring sites, streets and open spaces (sunlight access, dominance, visual amenity); and
  - (d) consistency with the planned future form and context of the precinct and surrounding area.
- (4) Yards and screening
- (a) effects on the streetscape or open space amenity values in particular visual interest for pedestrians and opportunities for passive surveillance of the public realm;
  - (b) any special or unusual characteristic of the site which is relevant to the standard; and
  - (c) where more than one standard will be infringed, the effects of all infringements considered together.

#### **I549.8.2. Assessment criteria**

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



(1) Parking buildings, buildings greater than 500m<sup>2</sup> gross floor area or visible and within 10m of the street:

(a) Building design, location and external appearance.

(i) the extent to which the scale, bulk, location and design of tertiary education buildings or structures:

- minimises adverse overshadowing or privacy effects on adjoining residential zoned sites by landscaping, screening, and/or separation distances;
- maintains any historic heritage values associated with any scheduled item;
- maintains the personal safety of tertiary education facility users; and
- provides appropriate landscaping or fencing so that the tertiary education facility building is compatible with its surroundings and to preserve privacy of adjoining and facing residential properties.

(ii) whether the design of buildings contributes to the local streetscape and sense of place by responding to the planned future context of the surrounding area;

(iii) whether buildings that front the streets and open spaces positively contribute to the public realm and pedestrian safety;

(iv) whether buildings include activities that engage and activate streets and public spaces at ground and first floor levels;

(v) whether having regard to the functional requirement of the activity, buildings are designed to:

- incorporate crime prevention through environmental design principles;
- avoid blank walls on all levels, long unrelieved frontages and excessive bulk and scale where practicable;
- visually break up the building mass into distinct elements to reflect a human scale;
- incorporate roof profiles as part of the overall building form; and
- integrate servicing elements on the façade and roof (roof plan, exhaust and intake units and roof equipment) as part of the overall design of the building.

(b) the extent to which traffic generation in relation to a tertiary education activity achieves the following:

- (i) not significantly detracting from traffic safety and having regard to potential traffic conflict and proximity to any major traffic intersection; and
  - (ii) ensuring activities which generate large volumes of traffic are not accessed from a local road.
- (2) New buildings and alterations to buildings, visible from and within 10m of the street.
- (a) Building scale, bulk and location
    - (i) refer to the assessment criteria in Criterion I549.8.2(1)(a) above and the following:
      - the extent to which buildings introduce creative architectural solutions that provide interest in the façade through modulation, relief or surface detailing especially walls without windows and access points;
      - the extent to which buildings maximize the use of entrances, windows and balconies overlooking streets and open spaces.
- (3) Transport
- (a) the following assessment criteria are to be addressed in an integrated transport management plan prepared in consultation with Auckland Transport and the New Zealand Transport Agency;
  - (b) the extent to which the design of roads and the development of sites ensures well-connected attractive and safe transport routes, with appropriate provision for vehicle, cycle and pedestrian movements, infrastructure services, street tree planting and landscape treatment;
  - (c) the extent to which a highly inter-connected road system is provided so as to reduce trip distances and to improve local accessibility;
  - (d) the extent to which any development having access to Akoranga Drive is designed to minimise the need for vehicle crossings and achieve safe access, without compromising the ability of those roads and interchanges to efficiently function as a strategic network. It is expected that the applicant will consult with Auckland Transport in respect of this criterion;
  - (e) the extent to which roads and intersection design creates high quality public spaces, and quality amenity features such as tree planting and footpath paving;
  - (f) the extent to which a pedestrian and cycle network is provided that safely and directly links main buildings, reserves, commercial areas and passenger transport routes with living areas;
  - (g) whether good walking and cycle connections are provided between parks/reserves, tertiary education facilities and business areas;

- (h) the extent to which the design of roads and slip lanes utilises land efficiently and encourages walkability by using minimal dimensions for carriageways creating safe entry and exit points on the slip lanes;
- (i) whether provision is made for public transport facilities, taxi stops and bus stops;
- (j) the extent to which development is designed to integrate land uses with transport systems, using an integrated transport assessment methodology for major trip generating activities. The integrated transport assessment should include consideration of public transport;
- (k) whether the parking areas meet the requirements of Auckland-wide standards, having regard to:
  - (i) the efficient use of land;
  - (ii) the existing provision of parking areas in the vicinity of the site and the capacity of roads giving access to the site;
  - (iii) the safety of road users including cyclists and pedestrians, including where appropriate for this purpose, avoiding car parking for an activity being separated by a road;
  - (iv) neighbourhood character; and
  - (v) parking demand by character of users for different activities at different times of the day.
- (l) the extent to which parking areas are secure, well lit and conveniently accessible;
- (m) the extent to which parking areas are located behind buildings, screened with landscaping (not visible from street) or located in semi or full basements;
- (n) whether development provides for on-site loading facilities for service and delivery vehicles;
- (o) the extent to which worker or student parking for non-residential activities is provided for within a five minute walking distance of land uses, rather than necessarily adjoining each non-residential activity;
- (p) whether development promotes a safe environment for pedestrians and cyclists, including adequate lighting and appropriate location and design of entrances, windows and driveways;
- (q) whether driveways, parking areas and roads provide for the safe and efficient provision for motor vehicles; and
- (r) whether a travel plan is developed for the proposed activity that sufficiently sets out how the development will reduce the number of car journeys

generated by the activity and how those on site will be provided with greater transport choices.

(4) Building height, height in relation to boundary, maximum building coverage.

(a) the extent to which buildings that exceed the building height, height in relation to boundary and maximum building coverage demonstrate that the height, location and design of the building allows reasonable sunlight and daylight access to:

(i) streets and open spaces; and

(ii) adjoining sites, particularly those with residential uses.

(5) Yards and screening

(a) The extent to which buildings that do not comply with the front yard or screening standard demonstrate that the ground floor of a building fronting a street or open space provides interest for pedestrians and opportunities for passive surveillance of the public realm.

#### **I549.9. Special information requirements**

There are no special information requirements for this section.

#### **I549.10. Precinct Plans**

There are no precinct plans in this precinct.

## **I551. Highgate Precinct**

### **I551.1. Precinct Description**

The Highgate precinct is located north of the original town of Silverdale and applies to approximately 15ha of land bounded by Highgate Parkway to the west, Wainui Road and residential development to the east and the Highgate industrial area to the south. Beyond Wainui Road to the east is the residential area of Millwater.

The purpose of the precinct is to ensure that the development of the area is carried out in an integrated way and to enable development of a business park style environment with greater amenity values than would be associated with an industrial zone.

The precinct is divided into three sub-precincts (A, B and C) as shown in I551.10.1 Highgate: Precinct plan 1. Sub-precinct A comprises most of the area. Sub-precinct B is to provide a neighbourhood centre in the central part of the precinct to meet the day to day needs of the wider business community in Sub-precinct A and to also enable offices, hospitals, recreation facilities and tertiary education facilities. Sub-precinct C connects the neighbourhood centre in Sub-precinct B to the residential area to the north-east. In Sub-precinct C limits are placed on the scale and extent of retail activity.

The zoning of the land within the Highgate Precinct is Industry - Light Industry for Sub-precinct A and Business - Neighbourhood Centre for Sub-precincts B and C.

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

### **I551.2. Objectives**

- (1) Sub division and development are designed and implemented in a comprehensive, efficient and integrated manner.
- (2) Development does not create significant adverse effects on the primary road network and connections to that network.
- (3) High standards of urban design are achieved including distinctive architectural styles, attractive landscaping and the use of colours and materials that will not dominate the landscape setting or compromise the character of the streetscape or neighbourhood in which they are located.
- (4) A range of business development opportunities are created that will increase employment opportunities in an attractive working environment.
- (5) The road layout is integrated with the landscape and provides a safe, attractive and well-connected network that includes cycling and walking routes.

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

### **I551.3. Policies**

#### **Sub-Precinct A**

- (1) Encourage a comprehensive and integrated approach to urban design.

- (2) Require resource consent applications for buildings and earthworks to manage the siting, design and appearance of buildings, provide landscaping, and to maintain high levels of amenity consistent with a business park like environment.
- (3) Enable and encourage the establishment of land use activities that will attract knowledge and people based businesses and a more limited or different range of business activities than might expect to be found in an industrial zone.
- (4) Require all buildings and development to be sited and designed to present a high quality built form.
- (5) Discourage the use of materials and bright corporate colours that will visually impact on the landscape.
- (6) Require all buildings and development on sites in sub-precinct A adjoining Wainui Road and the residential development west of Wainui Road, to be sited and designed to present an attractive façade and landscaping that is compatible with an interface to residential areas.
- (7) Discourage retail activity that could compromise the commercial viability of the Silverdale town centre.
- (8) Discourage industrial activities that could compromise the business park environment of the sub-precinct.
- (9) Avoid business activities which require air or water discharge consents.

#### **Sub-precincts B and C**

- (10) Require buildings and development to achieve a high standard of visual amenity that will enhance the identity, aesthetics and character of the sub-precinct.
- (11) Minimise the use of bright corporate colours to reduce competition for dominance by buildings and signage.
- (12) Require active frontages to buildings that address two street corners.
- (13) Enable the development of small service business and retail activities to support and provide a focal point for the business community in sub-precinct A and the adjoining residential area.
- (14) Enable the development of hospitals, recreation facilities and tertiary education facilities that will complement the knowledge and people based businesses in Sub-precinct A.
- (15) In Sub-precinct C, discourage the extent and scale of retail activity that could compromise the commercial viability of the Silverdale town centre.
- (16) Exempt on-site parking.

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

**I551.4. Activity table**

The provisions in any relevant overlays, zone and the Auckland-wide provisions apply in this precinct unless otherwise specified below. A blank in Tables I551.4.1 and I551.4.2 Activity tables below means that the provisions of the overlays, zone or Auckland-wide apply.

Tables I551.4.1 and I551.4.2 Activity tables, specify the activity status of land use, development and subdivision activities in the Highgate Precinct pursuant to section 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

**Table I551.4.1 Highgate Precinct – Sub-precinct A:**

Activity		Activity status
<b>Use</b>		
Accommodation		
(A1)	Visitor accommodation and boarding houses	D
Commerce		
(A2)	Commercial services	P
(A3)	Commercial sexual services	D
(A4)	Conference facilities	D
(A5)	Drive-through restaurants	RD
(A6)	Entertainment facilities	P
(A7)	Funeral directors' premises	D
(A8)	Garden centres	RD
(A9)	Marine retail	RD
(A10)	Motor vehicle sales	RD
(A11)	Offices up to 500m <sup>2</sup> gross floor area per tenancy	P
(A12)	Offices greater than 500m <sup>2</sup> gross floor area per tenancy	RD
(A13)	Offices that are accessory to the primary activity on the site and the office gross floor area exceeds 30 per cent of all buildings on the site	P
(A14)	Recreation Facilities	P
(A15)	Retail accessory to an industrial activity on the site, provided the retail gross floor area does not exceed 10 percent of all buildings on the site.	P
(A16)	Service stations	RD
(A17)	Trade suppliers	RD
Community		

I551 Highgate Precinct

(A18)	Artworks	P
(A19)	Care centres	RD
(A20)	Community facilities	D
(A21)	Education facilities	P
(A22)	Healthcare facilities	P
(A23)	Hospitals	RD
(A24)	Justice facilities	D
(A25)	Recreation facility	P
(A26)	Tertiary education facilities	RD
<b>Industry</b>		
(A27)	Industrial activities	RD
(A28)	Waste management facilities	NC
(A29)	Storage and lock-up	D
<b>Mana Whenua</b>		
(A30)	Marae complex	P
<b>Development</b>		
(A31)	New buildings	RD
(A32)	Additions and alterations to buildings	RD

**Table I551.4.2 Highgate Precinct – Sub-precinct B:**

<b>Activity</b>		<b>Activity status</b>
<b>Use</b>		
Commerce		
(A33)	Offices greater than 500m <sup>2</sup> gross floor area per tenancy	RD
(A34)	Hospitals	RD
(A35)	Recreation facilities	P
(A36)	Tertiary education facilities	RD
<b>Industry</b>		
(A37)	Industrial laboratories	P
<b>Development</b>		
(A38)	New buildings	RD
(A39)	Additions and alterations to buildings	RD

**Table I551.4.3 Highgate Precinct – Sub-precinct C:**



Activity		Activity status
<b>Use</b>		
Commerce		
(A40)	Food and beverage	P
(A41)	Offices greater than 500m <sup>2</sup> gross floor area per tenancy	RD
(A42)	Hospitals	RD
(A43)	Recreation facilities	P
(A44)	Retail up to 200m <sup>2</sup> gross floor area per tenancy provided that the total extent of frontage of retail activities along the Street Frontage notation, shown in I551.4.1 Highgate: Precinct plan 1, does not exceed 50m	P
(A45)	Retail not otherwise provided for in this table	NC
(A46)	Tertiary education facilities	RD
Industry		
(A47)	Industrial laboratories	P
<b>Development</b>		
(A48)	New buildings	RD
(A49)	Additions and alterations to buildings	RD

### I551.5. Notification

- (1) Any application for resource consent for an activity listed in Table I551.4.1 and I551.4.2, Activity table will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

### I551.6. Standards

The standards applicable to the zone, overlays and Auckland-wide apply in this precinct. All activities listed as permitted or restricted discretionary in Tables I551.4.1 and I551.4.2 Activity tables must comply with the following standards.

Development within sub-precincts A and B that does not comply with clauses I551.6.1 and I551.6.2 is a discretionary activity, unless otherwise specified.

#### I551.6.1. Activities in sub-precinct A

- (1) Any retailing of any goods manufactured on the site must not exceed 25 per cent of the gross floor area set aside for manufacturing or 250m<sup>2</sup> whichever is less.

- (2) Development that does not comply with clause I551.6.1(1) above is a non-complying activity.
- (3) Buildings must not exceed 15m in height unless parking is provided within the envelope of the building in which case the maximum height is 20m.
- (4) No more than 90 per cent of the site may be covered by impervious surfaces.
- (5) Buildings must be set back at least 3m from the front yard.
- (6) Buildings must be set back at least 3m from each side yard or 6m from one side yard.
- (7) All buildings must be set back at least 6m from a residential site or a stormwater detention pond.
- (8) A minimum of 50 per cent of the front yard must be landscaped and each landscaped area must have a minimum dimension of 3m. Fencing must not be constructed along the outside boundary of or within the area required to be landscaped.
- (9) Any storage or service areas must be fully enclosed or screened from public view by a wall not less than two metres in height or must be screened by densely planted landscaping with a minimum dimension of 3m.
- (10) Retaining walls must not exceed a maximum height of:
  - (a) 1.5m in a front yard
  - (b) 3m in a side or rear yard.

#### **I551.6.2. Activities in sub-precincts B and C**

- (1) The maximum setback from any street frontage must be 1m.

#### **I551.6.3. Subdivision**

The subdivision standards in the [E38 Subdivision – Urban](#) apply in the Highgate precinct unless otherwise specified below.

##### **I551.6.3.1. Sub-precinct A**

- (1) The following subdivision controls apply in sub-precinct A.
- (2) Sites must comply with the following minimum road frontage width:
  - (a) Front sites: 25m
  - (b) Rear sites: 9m.
- (3) Landscaping proposed on land surrounding stormwater detention ponds must be implemented prior to the issue of a certificate under section 224(c) of the Resource Management Act 1991.
- (4) Landscaping of streets must provide for the planting of one tree on each side of the road at 15m intervals.

- (5) Landscaping proposed on publicly owned land must be implemented prior to the issue of a certificate under section 224(c) of the Resource Management Act 1991.

#### **I551.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

#### **I551.8. Assessment – restricted discretionary activities**

##### **I551.8.1. Matters of discretion**

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

- (1) New buildings or additions and alterations to buildings in sub-precincts A, B and C Drive-through restaurants, garden centres, marine retail, motor vehicle sales, service stations, industrial activities and trade suppliers in sub-precinct A:
  - (a) the effects of the siting, design, appearance and landscaping of buildings and development on the character of the area;
  - (b) the effects of the overall development layout, including the layout and design of roads and pedestrian linkages on the character of the area.
- (2) Hospitals, Tertiary Education Facilities, Offices greater than 500m<sup>2</sup> in sub-precincts A, B and C and Industrial Activities, Trade suppliers and Care Centres in sub-precinct A:
  - (a) the effects of the intensity and scale of the development on the future character of the area;
  - (b) the effects of the design and location of parking areas and vehicle access and servicing arrangements on visual amenity of the streetscape and on pedestrian safety;
  - (c) the effects of industrial activity on adjoining activities;
  - (d) the effects of development on the adjoining transport network, except industrial activities.
- (3) Subdivision:
  - (a) the effects of subdivision on road layout, pedestrian linkages and site frontage widths.

##### **I551.8.2. Assessment criteria**

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

- (1) New buildings or additions and alterations to buildings in sub precinct A, Drive-through restaurants, garden centres, marine retail, motor vehicle sales, service stations, industrial activities and trade suppliers:
  - (a) the extent to which the proposal complies with I551.10.1 Highgate: Precinct plan 1;
  - (b) the extent to which new buildings, or additions and alterations to buildings, and the activities achieve high standards of urban design and achieve a business park like environment;
  - (c) the extent to which landscaping and planting enhances the amenity values and character of the streetscape and surrounding area and mitigate the visual effects of buildings and development to comply with policy I551.3(4);
  - (d) the extent to which outdoor storage areas compromise the high quality built environment envisaged in the sub-precinct; and
  - (e) the extent to which building heights and the height of a building in relation to the boundary compromise the business park character of the sub-precinct or reduce sunlight to outdoor areas provided for the use of employees or customers.
- (2) Hospitals, Tertiary Education Facilities, Care Centres, Offices greater than 500m<sup>2</sup>, Trade Suppliers and Industrial Activities:
  - (a) the extent to which the activities are adversely affected by surrounding industrial activity and whether mitigation is proposed;
  - (b) the extent to which the intensity and scale of the development, arising from the numbers of people and/or vehicles using the site, is consistent with the expected amenity values of the surrounding area and any whether practicable mitigation measures are proposed to manage those effects;
  - (c) the extent to which the traffic generated adversely affects the function, safety and efficient operation of the adjoining transport network, including pedestrian movement, particularly at peak traffic times; and
  - (d) the extent to which the implementation of mitigation measures are proposed to address adverse effects and which may include measures such as travel planning, providing alternatives to private vehicle trips including accessibility to public transport.
- (3) Industrial activities:

- (a) the extent to which the activity has an adverse effect on adjoining activities, particularly those involve the gathering of people;
  - (b) the extent to which industrial activities:
    - (i) involve unscreened outdoor storage areas which adversely affect amenity values;
    - (ii) create any discharges to air or water which require a resource consent and which adversely affect amenity values.
- (4) Sub-precinct B and C - New buildings or additions and alterations buildings:
- (a) the extent to which new buildings or additions and alterations buildings, achieve high standards of urban design and are developed and landscaped to comply with the policies for sub-precincts B or C as the case may be;
  - (b) the extent to which buildings have active edges to the street;
  - (c) the extent to which adverse visual effects of car parking and storage areas, when viewed from any public road or public open space, are mitigated by landscaping within yards to soften and assist with their visual screening and maintain or enhance the overall cohesiveness of the urban and landscape form.
- (5) Subdivision
- (a) the extent to which proposed layout of roads follow the alignment and extent of the road layout shown on the I551.10.1 Highgate: Precinct plan 1.

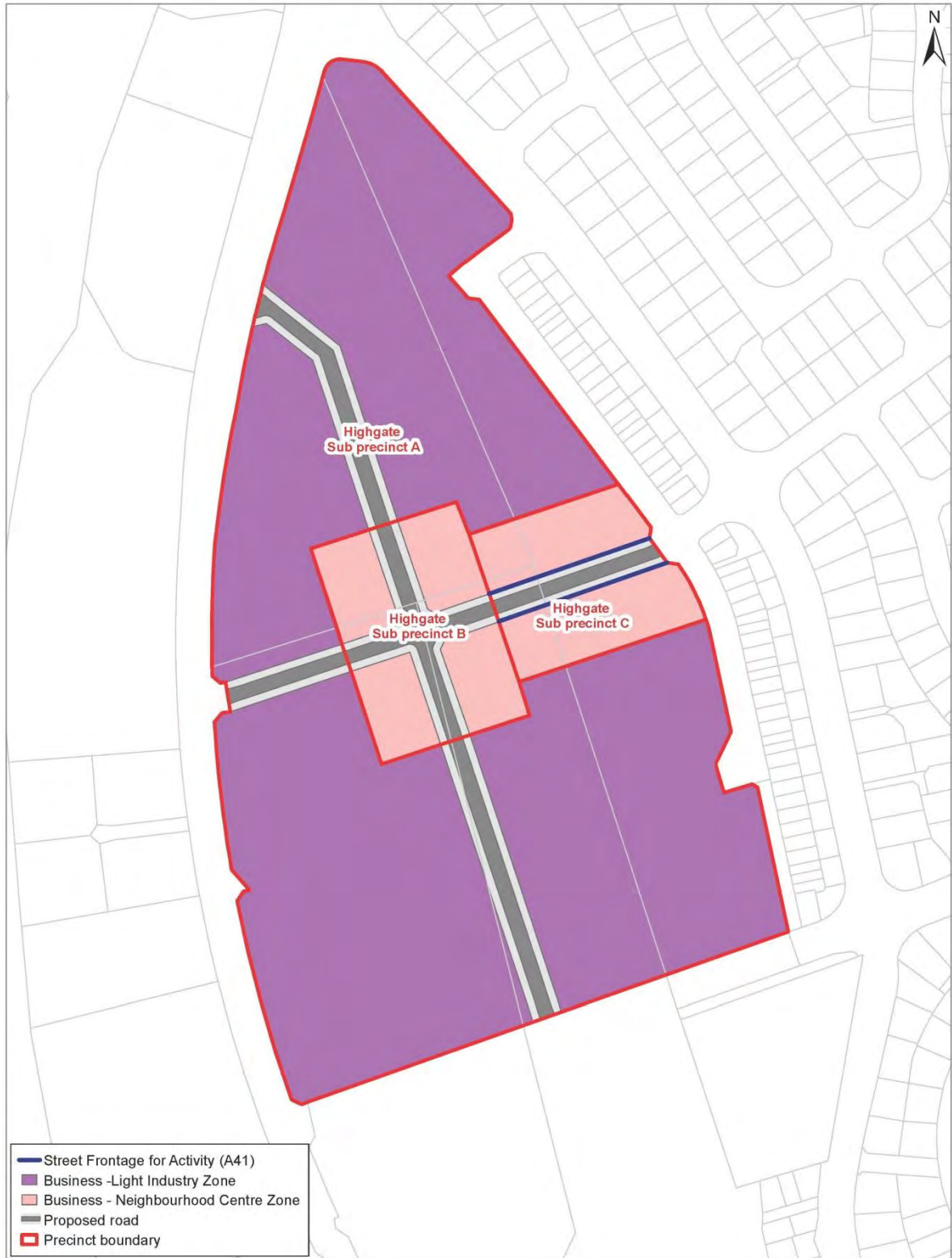
#### **I551.9. Special information requirements**

An application for the development listed below generally in accordance with I551.10.1 Highgate: Precinct plan 1 must be accompanied by the information set out below:

- (1) New buildings, and alterations and additions to buildings, and subdivision must provide the following information:
  - (a) Where a site adjoins Wainui Road, or the residential sites to the west of Wainui Road, a photomontage or perspective sketch showing the proposed scale and form of the buildings when viewed from the adjacent portion of Wainui Road or the western boundary of the residential sites west of Wainui Road.
  - (b) Where development within sub-precinct A adjoins sub-precincts B or C, a photomontage or perspective sketch showing the proposed scale and form of buildings when viewed from sub-precinct B or C as the case may be.

**I551.10. Precinct plans**

**I551.10.1. Highgate: Precinct Plan 1**



## **I603. Hobsonville Corridor Precinct**

### **I603.1. Precinct Description**

The Hobsonville Corridor Precinct is located between Hobsonville Road and the Upper Harbour Highway (State Highway 18), and extends from Rawiri Stream eastwards to Memorial Park Lane at the Hobsonville Domain.

There are three sub-precincts in the precinct:

- Sub precinct A - divided into Area 1 and Area 2;
- Sub precinct B; and
- Sub-precinct C.

The purpose of the precinct is to provide a comprehensive and integrated approach to development to enable integrated land use and transport outcomes. High standards of urban design and landscape development are required throughout Sub-precincts A and B, with active, pedestrian-orientated frontages along Hobsonville Road. Slip lanes are provided for in Sub-precinct-B where they will provide safe access to buildings and activities along Hobsonville Road. In Sub-precinct C the precinct provisions provide for a good standard of visual amenity for Hobsonville primary school and residents on the southeastern side of Hobsonville Road.

The zoning of the land within the Hobsonville Corridor Precinct is Business- Mixed Use Zone, Business-Local Centre Zone, Business-Light Industry Zone, Open Space- Informal Recreation Zone and Open Space- Conservation Zone.

The I603.10.1 Hobsonville Corridor: Precinct plan 1 shows the sub-precinct boundaries. I603.10.2 Hobsonville Corridor: Precinct plan 2 – Sub-precincts A and B and I603.10.3 Hobsonville Corridor: Precinct Plan 3 - Sub-precinct C set out key transport infrastructure. I603.10.4 Hobsonville Corridor: Precinct plan 4 is a diagram of a typical slip lane design and I603.10.5 Hobsonville Corridor: Precinct plan 5 shows the landscape frontage areas around Hobsonville Primary School. I603.10.6 Hobsonville Corridor: Precinct Plan 6- Westpoint Drive and Brigham Creek Road outlines the location of the Brigham Creek Road/Westpoint Drive intersection, building setbacks along Brigham Creek Road and vehicle access restrictions on Westpoint Drive.

Stormwater management within the precinct is the subject of a stormwater network discharge consent which contains both an overall management approach and specific requirements for both hydrological mitigation and quality treatment at source. In addition, stormwater is managed in the precinct through the application of the Stormwater Management Area Flow 1 Control and requirements for stormwater quality treatment at source.

The provisions for the at-source quality treatment of stormwater runoff from impervious surfaces in this precinct replace the provisions of [Chapter E9 – Stormwater quality](#) – High contaminant generating car parks and high use roads.

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

## **I603.2. Objectives**

- (1) The Hobsonville Corridor Precinct is developed in a comprehensive and integrated way for residential and business activities to service projected population growth at Hobsonville and the Hobsonville Peninsula.
- (2) [deleted]
- (3) Transport and land use patterns are integrated, particularly around the Brigham Creek interchange to achieve a sustainable, liveable community.
- (4) Subdivision and development is compatible with existing landscape features and sensitive to the ecological qualities of the upper Waitemata Harbour.
- (5) High density employment and residential activities are adjacent to transport, and land is used efficiently.
- (5A) Transport linkages within and through the precinct provide direct, alternative routes to using Hobsonville Road and the State Highway network.
- (6) Walking and cycling is promoted through the sub-precincts.
- (7) [deleted]
- (7A) Stormwater management and treatment mitigates adverse effects of development on the receiving environments.

### *Sub-precinct A*

- (8) Mixed use development is comprehensively planned and a range of commercial, retail and residential activities enabled.

### *Sub-precinct B*

- (8A) Development is of a form, scale and design quality that reinforces the local centre as a focal point for the community.
- (8B) High-quality urban design outcomes are achieved in the local centre.
- (9) Sub-precinct B is the compact, pedestrian orientated retail core of the precinct with a mix of large and small scale retail activities (including two supermarkets) to service the local convenience needs of the existing and future residential and employment population in Hobsonville.
- (10) Hobsonville Road is the focal point of pedestrian activity, with active frontages and high quality urban design.
- (11) [deleted]



*Sub-precinct C*

- (12) Development along Hobsonville Road and adjacent to Hobsonville Primary School provides a good amenity interface with the residential properties on the opposite side of Hobsonville Road as well as with the school.
- (13) The Rawiri Stream environment is enhanced through riparian planting and the provision of pedestrian and cycle access.

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

**I603.3. Policies**

**I603.3.1. [deleted]**

**Development**

- (1) Promote comprehensive and integrated development of the precinct in accordance with I603.10.2 Hobsonville Corridor: Precinct plan 2 – Sub-precincts A and B and I603.10.3 Hobsonville Corridor: Precinct plan 3 – Sub-precinct C.
- (2) Require subdivision to provide for the inter-relationship and future integration with other land both within the sub-precincts and the wider precinct.

*Sub-precinct A and B*

- (3) Enable high intensity development, particularly adjoining Hobsonville Road, to provide for high densities of employment, and residential activity adjacent to the transport network.
- (4) Provide for compact mixed use environments by:
  - (a) managing development to provide a range of commercial, retail and residential activities; and
  - (b) enabling residential and office activities above street level in the Business - Local Centre Zone.
- (5) Enable medium to high density housing in Area 1 of Sub-precinct A.
- (6) Manage the location, scale and type of retail activities within Sub-precinct A to ensure that the retail development in that sub-precinct does not detract from the viability of a compact, pedestrian oriented centre in Sub-precinct B.
- (7) Enable a mix of retail activities in Sub-precinct B including:
  - (a) two supermarkets; and
  - (b) small scale retail and commercial services.

**I603.3.2. [deleted]**

**Built form**

- (8) Manage potential reverse sensitivity effects between mixed use and industrial development and residential and other sensitive activities by controlling the design of mixed use and industrial developments.
- (9) Manage development so that its scale and design contributes to the creation of high-quality amenity through pedestrian connections and public open space.

*Built form in Sub-precincts A and B*

- (10) Encourage higher employment densities along public transport corridors by requiring development fronting Hobsonville Road to be at least two storeys.
- (11) Recognise the importance of Hobsonville Road as the primary street for public interaction in the local centre by requiring buildings in Sub-precinct B with frontages to Hobsonville Road to:
  - (a) avoid blank walls;
  - (b) provide easily accessible pedestrian entrances;
  - (c) provide minimum floor heights to maximise building adaptability to a range of uses;
  - (d) maximise glazing;
  - (e) erect frontages of sufficient height to frame the street;
  - (f) provide weather protection for pedestrians;
  - (g) locate vehicle crossings to provide for safe pedestrian, cycle and vehicular movements; and
  - (h) be designed according to perimeter block principles where car parking is provided behind buildings except for kerbside parking.
  - (i) [deleted]
- (12) Provide for the establishment of two supermarkets in Sub-precinct B by:
  - (a) recognising the positive contribution supermarkets make to centre viability and function, and
  - (b) requiring designs that positively contribute to the streetscape and character of their surroundings.
- (13) Ensure that the ground floor of buildings in Area 1, Sub-precinct A do not contain residential activities.

- (14) Ensure that food and beverage outlets and dairies are located on the ground floor of buildings so that they contribute to active street frontages in Area 2, Sub-Precinct A.

*Built form in sub-precinct C*

- (15) Manage development along Hobsonville Road and adjacent to Hobsonville Primary School to provide visual amenity for the school and properties on the south eastern side of Hobsonville Road.

**I603.3.3. [deleted]**

**Pedestrian and cycling access**

- (16) Require the provision of safe pedestrian linkages across Hobsonville Road.
- (17) Promote the development of road patterns to support a range of non-residential activities and to create a walkable and cyclable street environment through and between sub-precincts.
- (18) Ensure the interface between roads and any future pedestrian and cycling access alongside Rawiri Stream provides a safe and high amenity environment.

**I603.3.4. [deleted]**

**Infrastructure**

- (19) Ensure urban growth is sequenced to align with the delivery of infrastructure.

*Transport*

- (20) Manage development so that it does not adversely affect the safe and efficient operation of the transport network.
- (21) Require the provision of road connections through sites
- (a) as generally indicated on I603.10.2 Hobsonville Corridor: Precinct plan 2 – Sub precincts A and B, I603.10.3 Hobsonville Corridor: Precinct plan 3- Sub-precinct C and I603.10.6 Hobsonville Corridor: Precinct Plan 6- Westpoint Drive and Brigham Creek Road.
  - (b) to connect to identified strategic access points indicated in I603.10.3 Hobsonville Corridor: Precinct plan 3 – Sub-precinct C and with existing roads or road sections in Sub-precinct C.
  - (c) to provide direct road linkages to and through the precinct as an alternative to using Hobsonville Road and the State Highway network as indicated in I603.10.2 Hobsonville Corridor: Precinct plan 2 – Sub-precincts A and B and I603.10.3 Hobsonville Corridor: Precinct plan 3 – Sub-precinct C.
  - (d) to enable the existing road network to be extended to adjacent land (including aligning with any new proposed connections to or over the state highway) to support safe and efficient movement within the precinct and to and from the surrounding transport network.

- (22) Enable the provision of slip lanes in general accordance with I603.10.4 Hobsonville Corridor: Precinct plan 4 -Typical design of slip lanes, where appropriate to provide access to activities and buildings and to limit the number of access points on to Hobsonville Road in sub-precinct B.
- (23) Provide for transport networks including identified 'strategic access points' shown on I603.10.2 Hobsonville Corridor: Precinct plan 2 – Sub-precincts A and B and I603.10.3 Hobsonville Corridor: Precinct plan 3 – Sub-precinct C that:
- (a) integrate with land use activities within the precinct and allow for safe and efficient movements within and around the precinct;
  - (b) are designed to promote the safety of all road users; and
  - (c) are designed to promote the use of alternative modes to private motor vehicles, including walking and cycling

### **Stormwater Management**

- (24) Treat stormwater runoff at source to enhance the quality of freshwater systems and coastal waters.
- (25) Provide for stormwater mitigation and passive recreational opportunities by requiring developments to provide for enhancement of riparian margins, ecological linkages and instream ecology.
- (26) Ensure development is consistent with any approved network discharge consent and supporting stormwater management plan including the application of an integrated management approach to achieve water quality and hydrology mitigation.

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

### **I603.4. Activity tables**

All relevant overlay, Auckland-wide and zone activity tables apply unless the activity is specifically provided for by a rule in Activity Table I603.4.1, Activity Table I603.4.2 or Activity Table I603.4.3 below.

Activity Table I603.4.1, Table I603.4.2 and Table I603.4.3 specify the activity status of land use, subdivision and development activities in the Hobsonville Corridor Precinct pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991.

#### **Note 1**

Where 'NA' has been included in the activity status column, the activity is not applicable in the particular section of the activity table.

#### **Note 2**

Where no activity status has been included in the activity status column, the activity status is to be determined on the basis of the applicable overlay, Auckland-wide or zone activity rules.

Note 3

The rules I603.4.1 (A8H), I603.4.2 (A23) and I603.4.3 (A34) replace the rules in [Chapter E9 – Stormwater quality – High contaminant generating car parks and high use roads](#) in the precinct. No resource consents are required under [Chapter E9 – Stormwater quality – High contaminant generating car parks and high use roads](#) in the precinct.

**Table I603.4.1 Activity table – Sub-precinct A**

Activity		Activity status	
		Area 1	Area 2
<b>Use</b>			
(A1)	Offices	NC	RD
(A2)	Service stations	NC	RD
(A3)	Trade suppliers	NC	RD
(A4)	Food and beverage and dairies up to 200m <sup>2</sup> gross floor area per site	P	RD
(A5)	Food and beverage and dairies more than 200m <sup>2</sup> gross floor area per site	NC	NC
(A6)	[deleted]		
(A7)	[deleted]		
(A7A)	Food and beverage and dairies that are located above the ground floor in Area 2	NA	NC
(A7B)	Dwellings that are located on the ground floor in Area 1	NC	NA
<b>Subdivision</b>			
(A8)	Subdivision		
(A8A)	Subdivision that does not comply with one or more of the standards contained in I603.6.3A, I603.6.3B or I603.6.3C	D	D
<b>Development</b>			
(A8B)	New roads	RD	RD
(A8C)	New vehicle accessways	RD	RD
(A8D)	New buildings		
(A8E)	Alterations to building facades that are less than 25m <sup>2</sup>		
(A8F)	Additions to buildings that are less than: (a) 25 per cent of the existing gross floor area of the building; or (b) 250m <sup>2</sup> whichever is the lesser		
(A8G)	Additions and alterations to buildings not		

	otherwise provided for		
(A8H) [rp]	Development of new or redevelopment of impervious areas	P	P
(A8I) [rp/dp]	Development that does not comply with one or more of the standards contained in Standard I603.6.3A, Standard I603.6.3B or Standard I603.6.3C	D	D
(A8J)	Development that does not comply with Standard I603.6.4	RD	RD

**Table I603.4.2 Activity table – Sub-precinct B**

Activity		Activity status
<b>Use</b>		
(A9)	Dwellings located more than 400m from the intersection of Hobsonville and Clark/Wisely Roads	D
(A10)	Dwellings located within 400m from the intersection of Hobsonville and Clark/Wisely Roads	P
(A11)	A supermarket of up to 4000m <sup>2</sup> gross floor area, resulting in no more than two supermarkets consented or completed in Sub-precinct B.	RD
(A12)	A supermarket when there are already two supermarkets consented or completed in Sub-precinct B	NC
(A13)	Supermarket of more than 4000m <sup>2</sup> gross floor area	NC
(A14)	[deleted]	
(A15)	[deleted]	
(A15A)	A retail unit, excluding a supermarket, with more than 500m <sup>2</sup> gross floor area.	NC
(A15B)	Retail, excluding a supermarket, where the average gross floor area of the retail units proposed is more than 300m <sup>2</sup>	NC
<b>Subdivision</b>		
(A16)	Subdivision	
(A16A)	Subdivision that does not comply with one or more of the standards contained in Standard I603.6.3A, Standard I603.6.3B or Standard I603.6.3C.	D
<b>Development</b>		
(A17)	New roads	RD
(A18)	New vehicle accessways and slip lanes	RD
(A19)	New buildings	
(A20)	Alterations to building facades that are less than 25m <sup>2</sup>	
(A21)	Additions to buildings that are less than: (a) 25 per cent of the existing gross floor area of the building; or (b) 250m <sup>2</sup> whichever is the lesser	
(A22)	Additions and alterations to buildings not otherwise provided for	

(A23) [rp]	Development of new or redevelopment of impervious areas	P
(A24) [rp/dp]	Development that does not comply with one or more of the standards contained in Standard I603.6.3A, Standard I603.6.3B or Standard I603.6.3C.	D
(A25)	Development that does not comply with one or more of the standards contained in Standard I603.6.4 or Standard I603.6.6.	RD

**Table I603.4.3 Activity Table – Sub-precinct C**

<b>Activity</b>		<b>Activity status</b>
<b>Subdivision</b>		
(A26)	Subdivision	
(A27)	Subdivision that does not comply with one or more of the standards contained in Standard I603.6.3A, Standard I603.6.3B or Standard I603.6.3C.	D
<b>Development</b>		
(A28)	New roads	RD
(A29)	New buildings	
(A30)	External alterations and additions to buildings	
(A31)	New buildings or parts of buildings that are located on sites:  (i) fronting Hobsonville Road and subject to building height restriction area as shown on I603.10.3; or  (ii) adjoining Hobsonville Primary School.	RD
(A32)	External alterations and additions to buildings or parts of buildings that are located on sites:  (i) fronting Hobsonville Road and subject to building height restriction area as shown on I603.10.3; or  (ii) adjoining Hobsonville Primary School.	RD
(A33)	Alterations to building facades that are less than 25m <sup>2</sup> that are located on sites:  (i) fronting Hobsonville Road and subject to building height restriction area as shown on I603.10.3; or	P

	(ii) adjoining Hobsonville Primary School.	
(A34) [rp]	Development of new or redevelopment of impervious areas	P
(A35) [rp/dp]	Development that does not comply with one or more of the standards contained in Standard I603.6.3A, Standard I603.6.3B or Standard I603.6.3C, Standard I603.6.8 or Standard I603.6.9.	D

### **I603.5. Notification**

- (1) Any application for resource consent for an activity listed in Table I603.4.1, Table I603.4.2 and Table I603.4.3 above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

### **I603.6. Standards**

All relevant overlay, Auckland-wide and zone standards apply to the activities listed in Activity Table I603.4.1, I603.4.2 and I603.4.3. The standards in E9 Stormwater Quality – High contaminant generating car parks and high use roads do not apply.

All activities listed in Table I603.4.1, Table I603.4.2 and Table I603.4.3 must also comply with Standards I603.6.1 – I603.6.9.

#### **I603.6.1. [deleted]**

#### **I603.6.2. [deleted]**

#### **I603.6.3. [deleted]**

#### **I603.6.3A Standards - subdivision and development**

Purpose:

- ensure that roads are constructed to serve development in general accordance with I603.10.2 Hobsonville Corridor: Precinct plan 2 Sub-precincts A and B, I603.10.3 Hobsonville Corridor: Precinct plan 3- Sub-precinct C and I603.10.6 Hobsonville Corridor: Precinct plan 6- Westpoint Drive and Brigham Creek Road; and
- To provide an additional setback on Brigham Creek Road to accommodate a future intersection with Westpoint Drive which is able to include right hand turn movements into Westpoint Drive.

- (1) Any subdivision or development of a site that contains an indicative future road or a preferred future road alignment must include the development of that road in



general accordance with I603.10.2 Hobsonville Corridor: Precinct plan 2 – Sub-precincts A and B, I603.10.3 Hobsonville Corridor: Precinct plan 3- Sub-precinct C and I603.10.6 Hobsonville Corridor: Precinct Plan 6- Westpoint Drive and Brigham Creek Road.

- (2) Any subdivision or development of a site that contains the indicative arterial road as shown in I603.10.3 Hobsonville Corridor: Precinct plan 3 – Sub-precinct C must provide for that new road.
- (3) No structure will be located within an indicative future road, preferred future road alignment or indicative arterial road as identified in the I603.10.2 Hobsonville Corridor: Precinct plan 2 – Sub-precincts A and B and I603.10.3 Hobsonville Corridor: Precinct plan 3 – Sub-precinct C, unless an alternative road alignment has been approved by resource consent.
- (4) All buildings (except for temporary buildings) on the southern side of Brigham Creek Road west of 118 Hobsonville Road (Lot 1 DP 49682) are to be setback from the road frontage as shown in I603.10.6 Hobsonville Corridor: Precinct Plan 6- Westpoint Drive and Brigham Creek Road to allow for the widening of Brigham Creek Road.

An application to construct a temporary building within the setback area is a restricted discretionary activity in accordance with General Rule [C.1.9](#).

#### **I603.6.3B Standards – New Roads**

Purpose: ensure that roads are constructed to serve development in general accordance with I603.10.2 Hobsonville Corridor: Precinct plan 2 Sub-precincts A and B, I603.10.3 Hobsonville Corridor: Precinct plan 3 – Sub-precinct C and I603.10.6 Hobsonville Corridor: Precinct Plan 6- Westpoint Drive and Brigham Creek Road.

- (1) Where the site includes the terminus of an indicative future road or a preferred future road alignment it must be designed to connect to the identified 'strategic access points' on I603.10.3 Hobsonville Corridor: Precinct plan 3 – Sub-precinct C.
- (2) Any new road or section of road as required in Standard I603.6.3A (1) or (2) above must connect with existing formed section/s and consented alignments on adjacent sites and must be designed to the same standard (to accommodate the same transport modes) as those existing and consented formed section/s of road that it connects to.
- (3) The Indicative Strategic Access Point for Westpoint Drive onto Brigham Creek Road is to be left in and left out only until such time that the State Highway 18 Brigham Creek Interchange is upgraded to a-diamond interchange or similar. A central raised median is to be placed on Brigham Creek Road to prevent right hand turn movements into or out of Westpoint Drive.
- (4) Right turn movements into the Indicative Strategic Access Point for Westpoint Drive may only occur when the State Highway 18 Brigham Creek Interchange

is upgraded to a diamond interchange or similar. At the time right turn movements are introduced, the intersection shall be signalised, two right turn lanes shall be provided and additional through lanes on Brigham Creek Road in each direction shall be provided, along with pedestrian / cycle crossing facilities.

- (5) A vehicle access restriction applies on Westpoint Drive (both sides) for a minimum of 54 m from Brigham Creek Road (measured perpendicular from Designation 6471), as shown in I603.10.6 Hobsonville Corridor: Precinct Plan 6- Westpoint Drive and Brigham Creek Road. Construction or use of a vehicle crossing is not permitted within the vehicle access restriction.

### **I603.6.3C Standards – Development of new or redevelopment of impervious areas**

- (1) Impervious areas where stormwater runoff is directed to an approved communal stormwater management device designed to achieve 75% total suspended solids removal and extended detention stormwater quality treatment must:
- (a) Use inert building materials that do not have an exposed surface made from contaminants of concern to water quality (i.e. zinc, copper, and lead); and
  - (b) Achieve stormwater quality treatment at-source for all high use roads and high contaminant generating carparks using a filtration device (or similar) designed to remove metals and hydrocarbons in accordance with Technical Publication 10: Design Guideline Manual for Stormwater Treatment Devices (2003); or
  - (c) Achieve stormwater quality treatment for all impervious areas using a filtration device (or similar) designed in accordance with Technical Publication 10: Design Guideline Manual for Stormwater Treatment Devices (2003).
- (2) All other impervious areas not directed to an approved stormwater management device must:
- (a) achieve stormwater quality treatment at-source in accordance with Auckland Council Technical Publication 10: Design Guideline Manual for Stormwater Treatment Devices (2003). (Note: the implementation of bioretention devices to achieve retention in accordance with SMAF Table [E10.6.3.1.1](#) Hydrology mitigation requirements are considered to achieve this standard); or
  - (b) use inert building materials.

### **I603.6.4. Standards – New buildings, external alterations and additions to buildings fronting Hobsonville Road in sub-precincts A and B**

Purpose: ensure buildings define the street edge of Hobsonville Road and contribute to:

- providing an attractive streetscape;
  - enhancing pedestrian amenity; and
  - making buildings accessible.
- (1) A new building on a site fronting Hobsonville Road, or additions or external alterations to an existing building located at the Hobsonville road street frontage, must adjoin the street frontage for its entire length.
  - (2) Driveways are excluded from the requirements in Standard I603.6.4(1).
  - (3) Where a slip lane is proposed, any new building or additions or external alterations to an existing building located at the slip lane frontage, must adjoin the slip lane for its entire length.
  - (4) New buildings or additions or external alterations to an existing building on sites fronting Hobsonville Road in sub-precincts A and B must have a minimum height of 8.5m or two storeys above the finished level of the street for a minimum depth of 10m from the frontage.
  - (5) Standards I603.6.4 (1) to (4) above do not apply to alterations to facades.

#### **I603.6.5. [deleted]**

#### **I603.6.6. Standards – New buildings, external alterations and additions to buildings in Sub-precinct B**

Purpose: provide pedestrians with weather protection, safety and amenity on the frontages of sites on Hobsonville Road.

- (1) The ground floor of a building, alteration or addition fronting Hobsonville Road must provide a verandah along the full extent of the frontage.
- (2) The verandah must:
  - (a) be related to its neighbours to provide continuous pedestrian cover of the footpath, excluding vehicle access;
  - (b) have a minimum height of 3m and a maximum height of 4.5m above the footpath; and
  - (c) be set back at least 600mm from the kerb.
- (3) Standard I603.6.6 (1) and (2) do not apply to alterations to facades that are less than 25m<sup>2</sup>.

#### **I603.6.7. [deleted]**

**I603.6.8. Standards - New buildings or parts of buildings, alterations to facades, external alterations and additions to buildings that are located on sites fronting Hobsonville Road-in Sub-precinct C and subject to building height restriction area as shown on I603.10.3.**

Purpose: manage the adverse effects of development fronting Hobsonville Road on the residential properties on the eastern side of the road.

(1) Any new building or parts of a building, additions and alterations must be set back from the Hobsonville Road boundary by 3m.

(2) Front yards must not be used for storage of materials or waste.

(3) The front yard required in Standard I603.6.8(1) (excluding access points) must be planted with a mix of ground cover plants (including grasses), shrubs and trees for a minimum depth of 3m from the Hobsonville Road boundary, and along the full extent of that road boundary.

(4) New buildings, alterations to facades, external alterations and additions to buildings on sites fronting Hobsonville Road in sub-precinct C must not exceed the following standards, as shown in Figure 1 below:

(a) a height of 10m above the finished level of the street for a minimum depth of 10m from the building's Hobsonville Road frontage for a minimum of 50% of that frontage.

(b) a height of 20m above the finished level of the street for the remaining depth of the building that is 13 metres or more from Hobsonville Road.

(c) Any part of a building that is more than 10m high must be setback by a minimum of 10 m from the building's facade on the Hobsonville Road frontage.

(5) Buildings must not project beyond a 35 degree recession plane measured from a point 6m vertically above ground level along the boundary of the residential zone, measured at the road boundary, as shown in Figure 1 below:

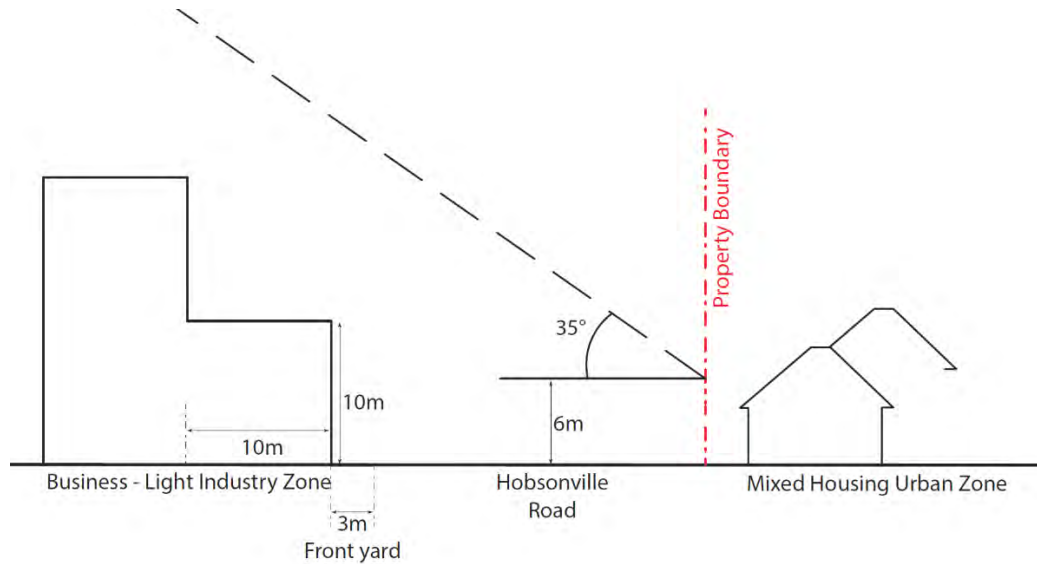


Figure 1: Sub-precinct C- Maximum Height and Height in Relation to Boundary standards

**I603.6.9 Standards - Development and subdivision on sites adjoining Hobsonville Primary School**

Purpose: ensure development adjoining the Hobsonville Primary School mitigates adverse effects on the school.

- (1) A landscape buffer of 3m in depth should be provided prior to the construction of the buildings on all sites identified with Landscape Frontage Areas on Precinct Plan 5.
- (2) The landscape buffer required in Standard I603.6.9 (1) above must be planted in a manner that will mitigate the potential adverse effects of proposed development and activities on the school.
- (3) Continuous acoustic fencing must be provided for the entire length of property boundaries with the school.
- (4) Buildings on sites identified with Landscape Frontage Area A1 on Precinct Plan 5 must be setback by 9 metres from the boundary with Hobsonville Primary School.
- (5) A 3 metre wide landscaped area must be provided within the 9 metre building setback required in Standard I603.6.9 (4). This is in addition to the landscape buffer described in Standard I603.6.9 (1) above.
- (6) Buildings on all sites with Landscape Frontage Area A2 or Landscape Frontage Area B on Precinct Plan 5 must be setback by at least 6 metres from the boundary with Hobsonville Primary School.

- (7) New buildings and external alterations and additions on sites identified with Landscape Frontage Area A1 or Landscape Frontage Area A2 on Precinct Plan 5 : Landscape Frontage Areas must be contained within a recession plane of no more than 35 degrees as measured from any relevant point 2.5m vertically above ground level on that boundary.
- (8) New buildings and external alterations and additions on sites identified with Landscape Frontage Area B on Figure Precinct Plan 5: Landscape Frontage Areas must be contained within a recession plane of no more than 45 degrees as measured from any relevant point 2.5m vertically above ground level on that boundary.

#### **I603.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

#### **I603.8. Assessment – restricted discretionary activities**

##### **I603.8.1. Matters of discretion**

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

- (1) All use, development and subdivision:
  - (a) [deleted]
  - (b) location, physical extent and design of vehicle accessways and slip lanes;
  - (c) [deleted]
  - (d) transport;
  - (e) infrastructure;
  - (f) the development layout, being the layout and design of roads, pedestrian and cycling network, the location and design of open spaces, earthworks areas and land contours, and infrastructure location;
  - (g) [deleted]
  - (h) [deleted]
  - (i) the staging of construction, and the use of erosion and sediment controls during construction, to reduce sediment entering the environment.
- (2) Buildings or development:
  - (a) [deleted]
  - (b) building interface with the public realm;
  - (c) design, location and scale;

- (d) the location, bulk and scale of buildings relative to overall development, including the layout and design of roads, pedestrian and cycling network, open spaces, land contours, and infrastructure location; and
- (e) in Sub-precinct C, building interface with residential properties and Hobsonville Primary School

(3) Roads:

- (a) the location and design of the roads, including their provision for walking and cycling, relative to overall development, including the layout and design of open spaces, earthworks areas and land contours, and infrastructure location, and consistency with I603.10.2 Hobsonville Corridor: Precinct plan 2 - Sub-precincts A and B, I603.10.3 Hobsonville Corridor: Precinct plan 3- Sub-precinct C and I603.10.6 Hobsonville Corridor: Precinct Plan 6- Westpoint Drive and Brigham Creek Road.
- (b) Effects on the transport network; and
- (c) Design and location of access

(4) [deleted]

(5) Subdivision in Sub-precinct C

- (a) location of roads and connections with neighbouring sites.
- (b) functional requirements of the transport network and different transport modes, including walking and cycling.
- (c) site and vehicle access including roads, rights of way, and vehicle crossings.
- (d) construction of indicative roads and strategic access points.

**I603.8.2. Assessment criteria**

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

- (1) building interface with the public realm in sub precincts A and B
  - (a) Buildings should activate the adjoining street, slip lane or public open space by:
    - (i) being sufficiently close to the street boundary and of a frontage height that contributes to street definition, enclosure and pedestrian amenity;
    - (ii) where located on a site which has frontage to Hobsonville Road, to adjoin the site frontage;
    - (iii) having a pedestrian entrance visible from the street and located sufficiently close to reinforce pedestrian movement along the street;

- (iv) having a floor to floor height that allows for a range of uses;
  - (v) providing a level of glazing that allows a high degree of visibility between the street/public open space and building interior to contribute to pedestrian amenity and passive surveillance;
  - (vi) providing pedestrian cover from the weather and wind of a design consistent with the pedestrian focal point role of Hobsonville Road;
  - (vii) avoiding blank walls at ground level, or when the wall is visible from a road or public place; and
  - (viii) providing convenient and direct entry between the street and building for people of all ages and abilities.
- (b) Vehicle access should be shared between buildings to reduce gaps in the streetscape and service lanes should be provided within urban blocks.
  - (c) Buildings within the Sub-precinct A - Area 2 should be located and designed to encourage pedestrian movements and the use of public transport.
  - (d) Buildings, particularly those adjoining Hobsonville Road, should contribute to the appearance and integrity of the streetscape as a whole.
  - (e) When considering site layout and ways to limit direct access onto Hobsonville Road, preference should be given to methods other than slip lanes, such as rear access.
  - (f) Buildings on sites adjacent to any proposed slip lane should provide active frontages along the entire length of the slip lane.
- (2) Design, location and scale
- (a) Buildings, development and subdivision should be consistent with:
    - (i) [deleted]
    - (ii) I603.10.2 Hobsonville Corridor: Precinct plan 2 – Sub-precincts A and B; and
    - (iii) I603.10.3 Hobsonville Corridor: Precinct plan 3 - Sub-precinct C
  - (b) All development should be well-connected via a public road system that supports safe walking and cycling movements.
  - (c) [deleted]
  - (d) Development should retain and enhance riparian margins and provide protection through a range of building setbacks and replanting measures.
  - (e) Site works, including site clearance, should be undertaken in such a way that avoids adverse effects on watercourses, areas of ecological values and neighbouring properties arising from changes in landform.



- (f) Buildings, vehicle accesses, carparking and other development should be of a size, location, scale and design that complement the character of buildings and development of adjoining land and sub-precincts and surrounding zones, having regard to the existing and potential use of that adjoining land.
- (g) Redevelopment of, or additions or alterations to existing buildings should complement existing development having regard to:
  - (i) the architectural elements of the building which contribute to its character, such as cladding and fenestration;
  - (ii) the visual appearance of the development from the road; and
  - (iii) amenity values and neighbourhood character.
- (h) Landscaping should integrate development into the surrounding area and contribute to the site and surrounding area amenity.
- (i) Development should provide a good standard of aural and visual amenity, particularly between residential activities and non-residential activities and between residential activities and roads.
- (j) Car parking and loading spaces in sub precincts A and B should be designed to be either:
  - (i) located to the rear of the building, in a basement or semi-basement below ground level or within the building at ground level, provided that the building must be able to accommodate a non-residential activity between any ground floor parking area and the street which is oriented towards streets rather than parking areas; or
  - (ii) located according to a perimeter block layout for larger sites, where parking is provided behind or within buildings (except for kerbside parking), and with the active street frontages oriented towards streets rather than parking areas, and/or
  - (iii) maximise the opportunity for provision of communal parking areas.

*Sub-precinct B*

- (k) Retail activities proposed within sub-precinct B should be of a scale and nature that serves the neighbourhood catchment.
- (l) Development or buildings in sub precinct B, should contribute to high standards of design, pedestrian amenity, safe and attractive streets and public places including open spaces and water sensitive design features and encourage pedestrian activity through the use of:
  - (i) modulation, and architectural elements;
  - (ii) active street frontages through glazing, lighting, balconies on upper floors and the avoidance of blank walls on street frontages; and

- (iii) active street frontages and the avoidance of blank walls in the case of large format buildings, and where this is not achieved, buildings should be sleeved with smaller buildings and activities which provide active street frontages.
- (m) Retaining walls on the street frontage should be avoided to ensure the continuity of active street frontages, the visual appearance of the street frontage and easy pedestrian access.
- (n) Development should incorporate crime prevention through environmental design and universal design principles.
- (o) Plazas and seating areas associated with cafes and restaurants should be designed to enhance the streetscape. These should be open to the street with limited use of walls and changes in height to delineate semi-public spaces, so as to maintain a visual connection between the activity and the street.
- (p) The two supermarkets provided for in sub-precinct B should be designed to contribute to the creation of a cohesive local centre.
- (q) [deleted]

*Sub-precinct C*

- (r) The extent to which the frontage of any proposed development or buildings on sites that front Hobsonville Road or adjoin Hobsonville Primary School should achieve a good standard of visual amenity for the residential properties along Hobsonville Road and for the school, through such methods as:
    - i. design articulation
    - ii. glazing
    - iii. trees that will achieve mature heights that will mitigate the bulk and height of buildings and soften the built form of development
- (3) Transport

- (a) [deleted]

*Sub-precincts A and B*

- (b) The design of roads and the development of adjoining sites should ensure well-connected attractive and safe transport routes, with appropriate provision for vehicle, cycle and pedestrian movements, infrastructure services, street tree planting and landscape treatment.
- (c) The council may consider slip lanes in sub-precinct B as set out in I603.10.4 Hobsonville Corridor: Precinct plan - 4 Typical design of slip

lanes where the slip lane will provide access to multiple buildings and activities on Hobsonville Road and to avoid individual site access ways off from Hobsonville Road. I603.10. 4 Hobsonville Corridor: Precinct plan 4- Typical design of slip lanes, represents a typical layout only and may be adjusted to suit the needs of a particular site in order to achieve safe access for all modes of transport and a high quality interface with the proposed land use and built form.

- (d) A highly inter-connected public road system should be provided so as to reduce trip distances and to improve local accessibility to community facilities, reserves, public transport facilities and sub-precincts A and B.
- (e) Any development having access to Hobsonville Road or Brigham Creek Road should be designed to minimise the need for vehicle crossings to Hobsonville Road and Brigham Creek Road and achieve safe access, without compromising the ability of those roads and the Brigham Creek interchange to efficiently function as a strategic network. It is expected that the applicant will consult with The New Zealand Transport Agency and Auckland Transport in respect of this criterion.
- (f) Roads and intersection design should create high quality public spaces, and incorporate quality amenity features such as tree planting and footpath paving.
- (g) [deleted]
- (h) A pedestrian and cycle network should be provided that safely and directly links schools, reserves, commercial areas, passenger transport routes and residential development.
- (i) The design and construction of roads should be capable of providing access to the wider movement network.
- (j) Traffic generation should not create adverse effects on:
  - (i) the capacity of roads giving access to the site;
  - (ii) the safety of road users including cyclists and pedestrians;
  - (iii) neighbourhood character;
  - (iv) the sustainability of the primary road network and the frequent network (Note: The New Zealand Transport Agency and Auckland Transport interprets sustainability of the primary road network as preserving the transport function of the state highway network, and regional arterial roads to maintain the optimum level of speed and capacity for both private vehicles and public transport); and
- (k) [deleted]

- (l) The design of roads and slip lanes should utilise land efficiently and support walkability and cyclability by using minimal dimensions for carriageways, creating safe entry and exit points on the slip lanes and integrating service lines beneath footpaths or parking bays.
- (m) Development should achieve:
  - (i) an overall level of service of 'E' (or higher) for interchanges and intersections within and immediately adjacent to sub-precinct B;
  - (ii) an overall level of service of 'E' or (higher) or a degree of saturation less than or equal to 0.95 for an individual movement along Hobsonville Road and at Brigham Creek interchange;
  - (iii) safe and efficient stacking capacity within the intersections and interchanges shown on I603.10.2 Hobsonville Corridor: Precinct plan 2 – Sub precincts A and B; and
  - (iv) the mitigation of any adverse transport effects on the roading network, where practicable.
- (n) [deleted]
- (o) Development should be designed to integrate land uses with transport systems, particularly for major trip generating activities.
- (p) Car parking should be designed according to a perimeter block layout where parking is provided behind buildings, except for kerbside parking, and with the main activity frontage for buildings oriented towards public streets rather than parking area.
- (q) Parking areas should be secure, well lit and conveniently accessible for residents in sub-precinct B.
- (r) Parking areas should be located behind buildings, screened with landscaping (not visible from street) or be located in semi or full basements.
- (s) Development should provide for on-site loading facilities for service vehicles, delivery vehicles, including furniture removal and delivery, and rubbish collection vehicles.
- (t) Worker or student parking for non-residential activities should be provided for within a five minute walking distance of land uses, rather than necessarily adjoining each non-residential activity.
- (u) Development should promote a safe environment for pedestrians and cyclists, including adequate lighting and appropriate location and design of entrances, windows and driveways.

- (v) Driveways, parking areas and roads should provide for safe and efficient provision for motor vehicles.
- (w) A travel plan should be developed for the proposed activity that sets out how the development will reduce the number of car journeys generated by the activity and how those on site will be provided with greater transport choices.
- (x) [deleted]
- (y) [deleted]
- (z) The design and alignment of any new road should not compromise the function of the state highway network.

*Sub-precinct C*

(z1) the extent to which any development or subdivision layout:

(i) is consistent with and provides for the preferred future road alignments and indicative arterial road shown on the I603.10.3 Hobsonville Corridor: Precinct plan 3 – Sub-precinct C.

(ii) is consistent with I603.10.6 Hobsonville Corridor: Precinct Plan 6- Westpoint Drive and Brigham Creek Road.

(iii) provides for the functional and operational requirements, including safety, of the existing or proposed transport network and different transport modes, including walking and cycling.

(iv) provides for roads to the site boundaries to enable connections with neighbouring sites.

(v) minimises vehicle crossings to on existing or planned arterial roads by providing access from a side road, rear lane, or slip lane.

(vi) provides for the future widening of the southern side of Brigham Creek Road in order to accommodate a safe road layout and intersection with Westpoint Drive and to provide for walking and cycling along Brigham Creek Road.

(vii) provides sufficient road width for queuing and turning lanes at the intersection of the indicative arterial road and Hobsonville Road.

(z2) the design and alignment of Westpoint Drive should include consideration of any interface with the planned walkway along Rawiri Stream.

(4) Subdivision

(a) The location of infrastructure servicing the area, and open space, should result in an integrated network that is adequate to meet the needs of the overall development area.

(b) [deleted]

(5) Buildings

(a) The proposed building, alteration or addition relative to the location of infrastructure servicing the area and open space should result in an integrated network that is adequate to meet the needs of the overall development area.

(b) [deleted]

(6) Public open space

(a) The location of the open space relative to the location of infrastructure servicing the area and existing open space should result in an integrated network that is adequate to meet the needs of the overall development area.

(b) [deleted]

(7) Tree selection should give preference to native, eco-sourced, non-deciduous species.

**I603.8.2.1. [deleted]**

(8) Supermarket in Sub-precincts B

In addition to the assessment criteria for new buildings stated above, the following criteria apply to supermarkets in sub-precinct B. Where the assessment criteria for new buildings above is inconsistent with any criteria listed below, the criteria below take precedence.

(a) Building design and interface with the public realm.

(i) The preferred option for development is building up to the street boundary with no car parking to the street.

(ii) Buildings should address public open space, principal parking areas and in particular the street, by bringing visual activity, pedestrian amenity and activity to these edges. One or more of the following techniques should be used in order of importance, having regard to the context of the site.

- sleeving street facing building elevations with smaller scale, active uses, such as retail, provided the use is enabled in the zone;

- providing a significant amount of ground floor glazing, particularly to street facing facades; and/or
- Designing the building to a human scale through facade modulation that visually breaks up longer frontages. This may include use of horizontal and vertical articulation to create a series of smaller elements, structural bays or other similar techniques.

(iii) Frontages should be integrated with the prevailing rhythm and scale of existing or intended future frontages along streets. The stepping of building mass should be used on street frontages where adjoining buildings are of a smaller scale.

(iv) Where alterations and additions are proposed to buildings that are set back from the road with parking in front, the continuation of this form of site layout is acceptable.

(b) Parking, access and servicing

(i) Loading bays and site storage should be located away from and/or appropriately screened from public open spaces, pedestrian paths, streets and adjoining residential zones.

(ii) Where loading bays/service areas front a street, with the exception of service lanes, a high standard of design is expected in relation to that facade to contribute to streetscape and pedestrian amenity.

(iii) Where loading bays/service areas are located internal to the site a lesser standard of design may be appropriate for that facade.

(iv) High-quality pedestrian connections should be provided between the main building entrances and the street.

(v) Pedestrian connections through a site should be provided where the site has two or more frontages.

(vi) The development should be designed to provide a high level of pedestrian safety, including movement through the parking area from street frontage to building entrance.

(vii) Parking areas, including parking buildings or at grade parking areas, should be located away from the street frontage, particularly along the street frontage with Hobsonville Road. However, where parking areas are located at or near the street frontage, then that parking building or area should:

- be designed to contribute to streetscape and pedestrian amenity;

- have landscaping, including tree planting, of a scale and amount that visually breaks up the car parking area and as a guide, one tree should be planted every sixth car parking bay; and
- be of a depth that minimises building setback from the street.

(viii) Where practicable, delivery vehicles should enter the site by way of a rear lane or access way that leads directly to loading and storage areas.

(ix) Where a site adjoins or contains on its rear or side boundary a service lane or access way (whether private or public ownership) that serves as a significant pedestrian route, that service lane or access way should be considered as a street for the purpose of assessment criteria and in regard to the appropriate level of pedestrian amenity.

(9) Buildings that do not comply with the standards:

- (a) Standard I603.6.4(1), (2) or (3): Refer to Policy I603.3 (11)
- (b) Standard I603.6.4(4): Refer to Policies I603.6.3 (10) and (11)
- (c) Standard I603.6.5: Refer to Policy I603.3 (11)

#### **I603.9. Special information requirements**

(1) An application for subdivision or land use consent, must be accompanied by the following information:

(a) The exact location of roads, and land set aside for them. This includes the location of all indicative future roads, preferred future roads, the strategic access points and the Indicative arterial road where these roads are shown on the site as identified in Hobsonville Corridor: Precinct plan 2 – Sub-precincts A and B, and Hobsonville Corridor: Precinct plan 3 – Sub-precinct C.

(b) [deleted]

(ba) The design of all indicative future roads and preferred future roads where these roads are shown on the site as identified in Hobsonville Corridor: Precinct plan 2- Sub-precincts A and B Hobsonville Corridor: Precinct plan 3 – Sub-precinct C.

(c) Where changes to site contours are intended, the relationship of those changed site contours to existing and proposed streets, lanes, any adjacent coastal environment, and, where information is available, public open space.

(d) [deleted]

(e) [deleted]

(f) The location of wastewater and water supply infrastructure.



- (g) [deleted]
  - (h) [deleted]
  - (i) [deleted]
  - (j) Transport assessment of the effects of the proposal and how the proposal meet standards I603.6.1 and I603.6.2 and any relevant assessment criteria.
  - (k) [deleted]
  - (l) Areas where stormwater management requirements are to be met on-site
  - (m) The type and location of all public stormwater network assets that are proposed to be vested in council;
  - (n) Consideration of the interface with, and cumulative effects of, stormwater infrastructure in the precinct.
  - (o) All applications for land modification, development and subdivision must include a plan identifying all permanent and intermittent streams and wetlands on the application site.
  - (p) An application for land modification, development and subdivision which adjoins a permanent or intermittent stream must be accompanied by a riparian planting plan identifying the location, species, planter bag size and density of the plants.
  - (q) An application for subdivision or development on sites adjoining Hobsonville Primary School must be accompanied by a landscape interface plan, outlining the details for the proposed plantings and boundary treatment as outlined in Standard I603.6.9
- (2) An application for subdivision consent must be accompanied by the following information:
- (a) An indicative layout of proposed sites.
  - (b) Identification of the pedestrian and cycling networks within each sub-precinct area and between sub-precincts, to parks and community services, showing how they integrate the proposed subdivision with public transport routes and bus stops.
  - (c) The indicative location of building platforms.
  - (d) How each subdivision is to be staged and the means of managing any vacant land through the staging process.
  - (e) How the subdivision provides or facilitates adequate transport connections across the precinct and/or sub-precinct, including connections to the surrounding road network.

(3) An application for land use consent must be accompanied by the following information:

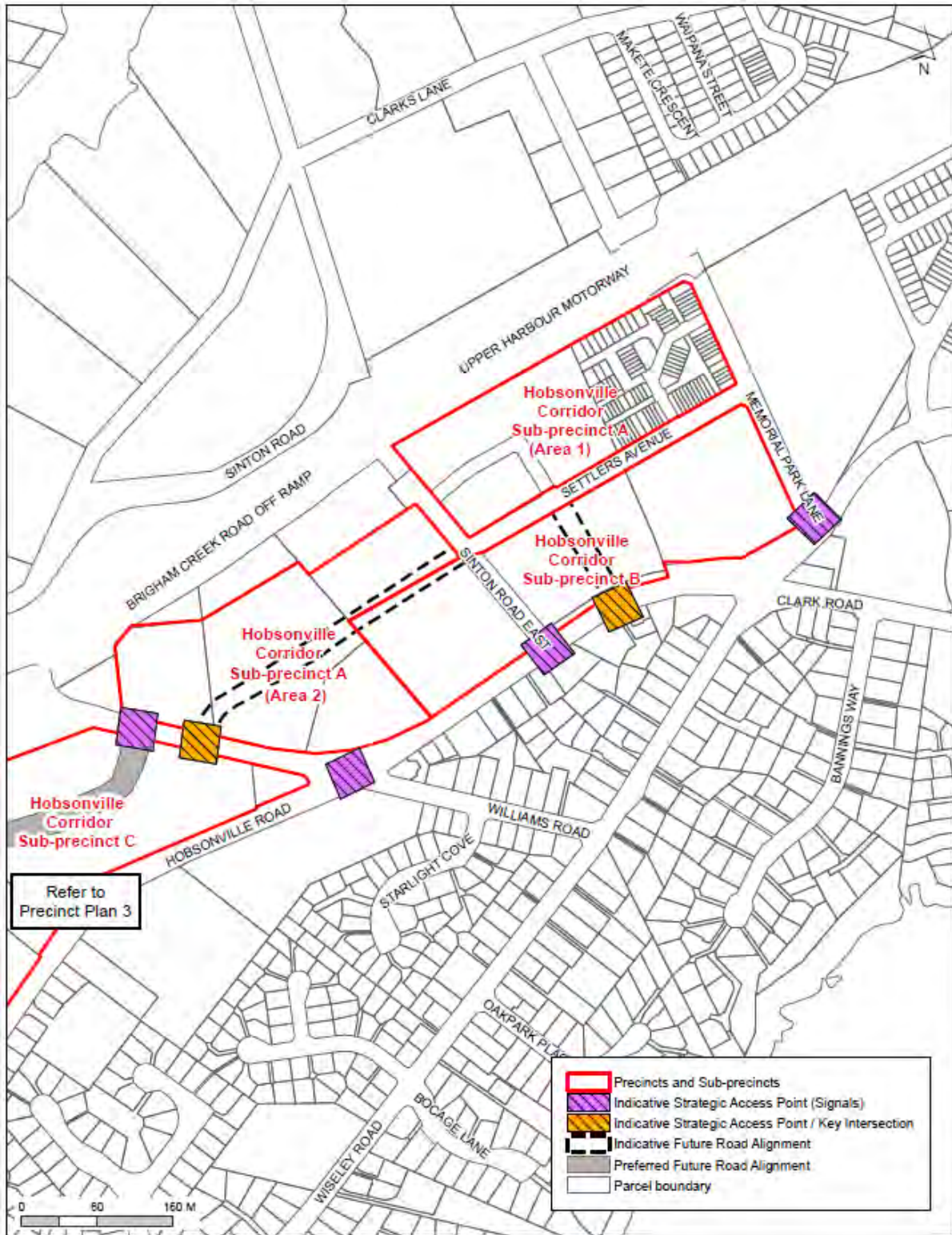
(a) How the development integrates with other sites within the sub-precinct and neighbouring sub-precincts including details of any development proposals on adjoining sites.

**I603.10. Precinct plans**

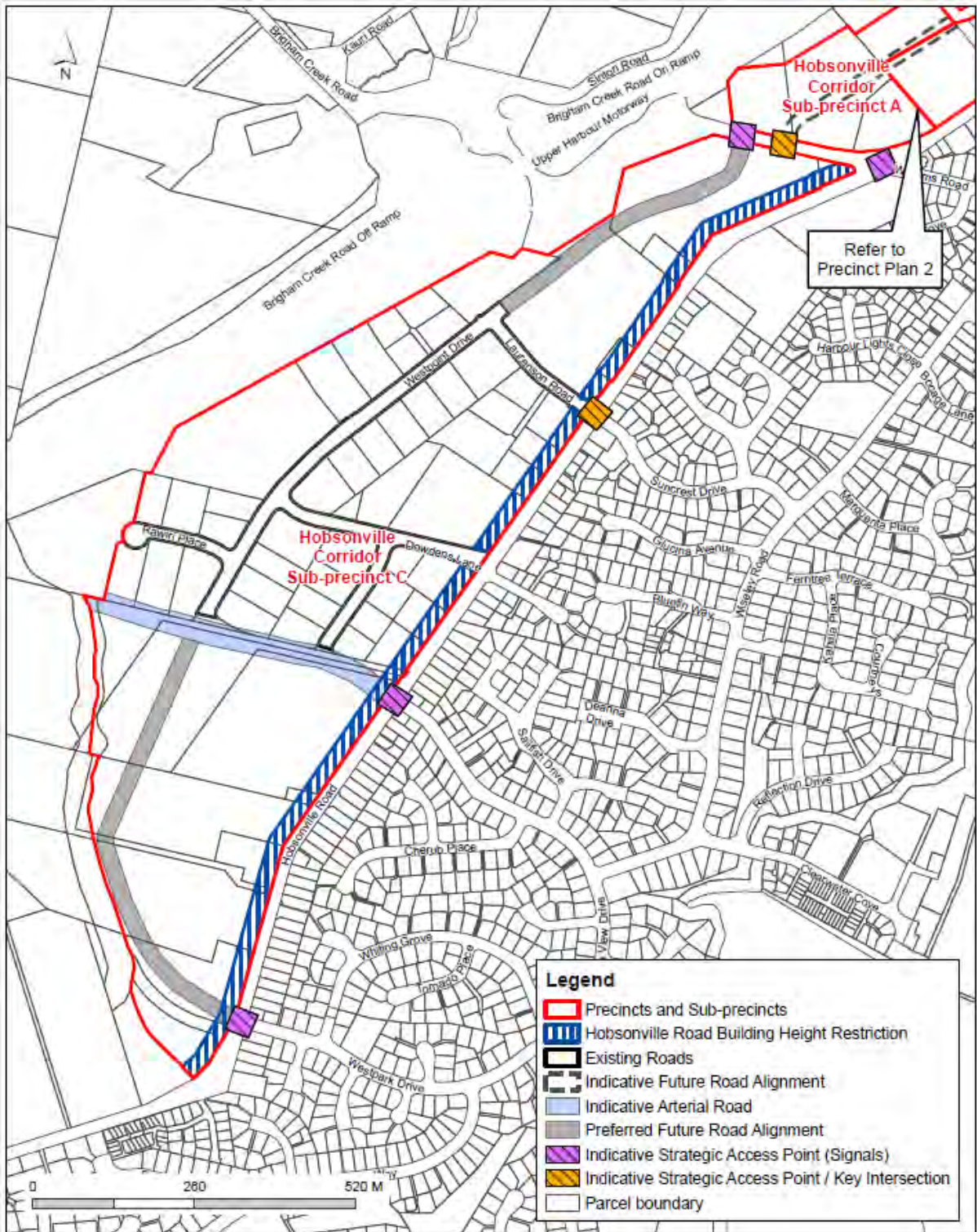
**I603.10.1. Hobsonville Corridor: Precinct plan 1**



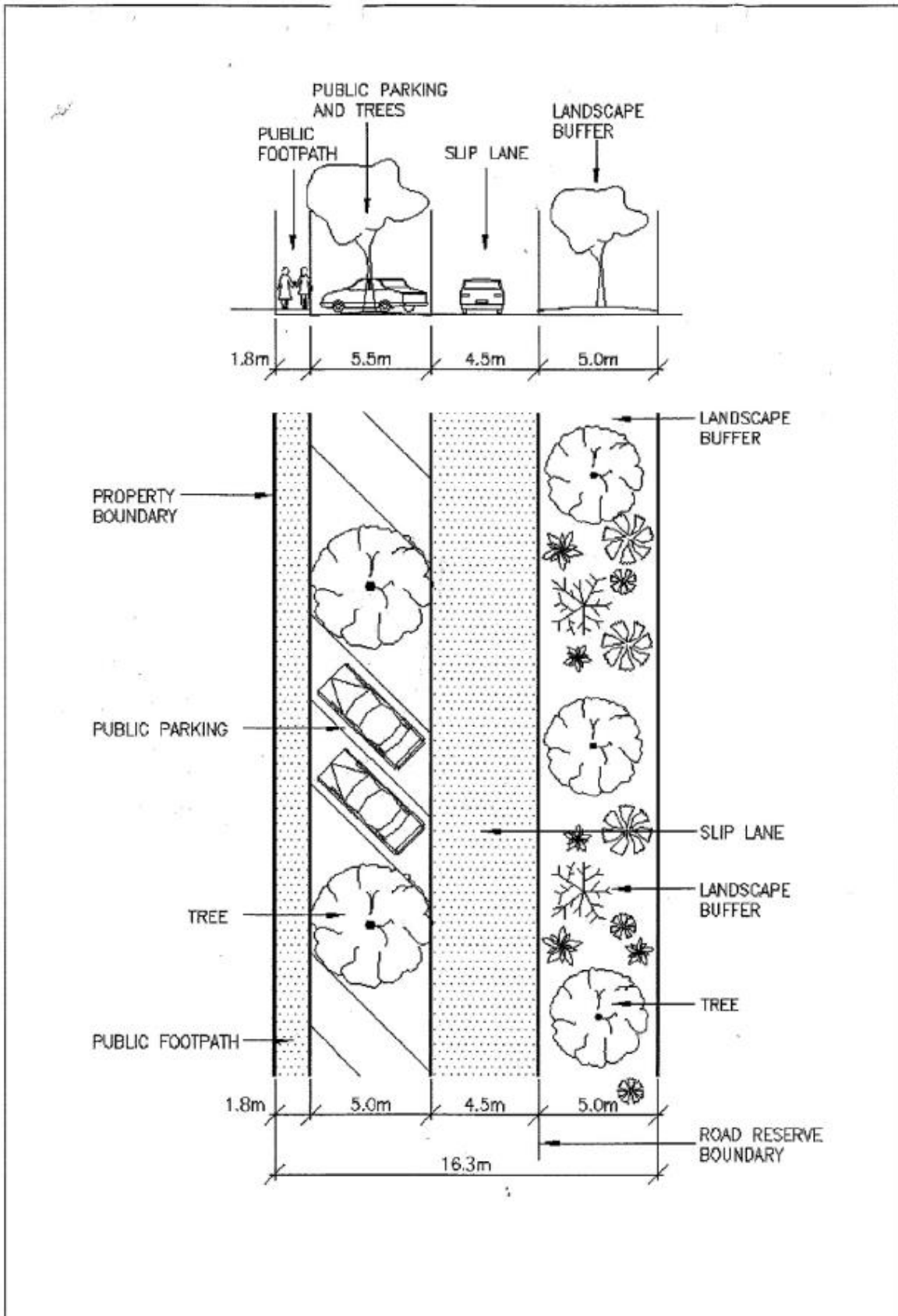
I603.10.2. Hobsonville Corridor: Precinct plan 2 – Sub-Precincts A and B



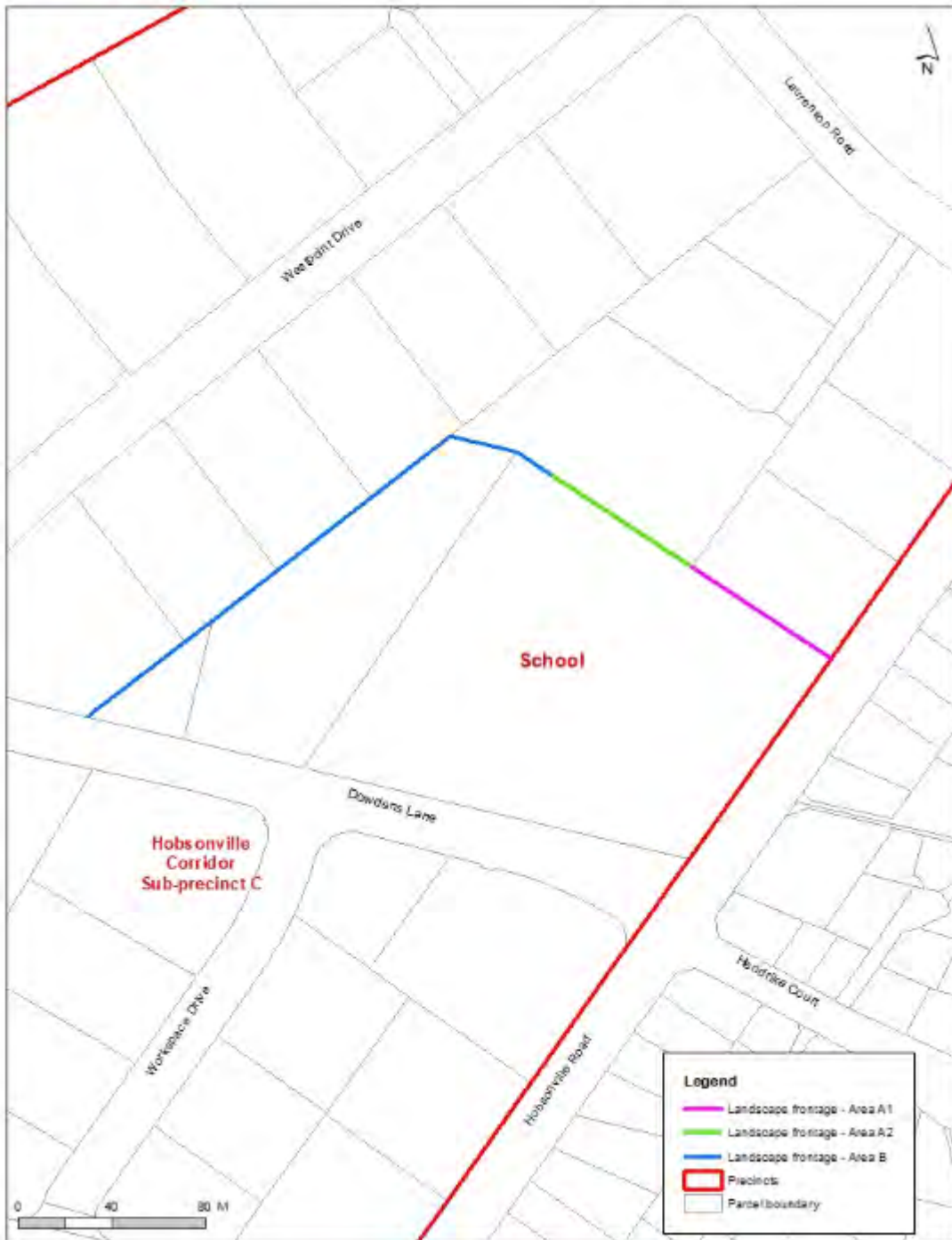
**I603.10.3. Hobsonville Corridor : Precinct plan 3 – Sub Precinct C**



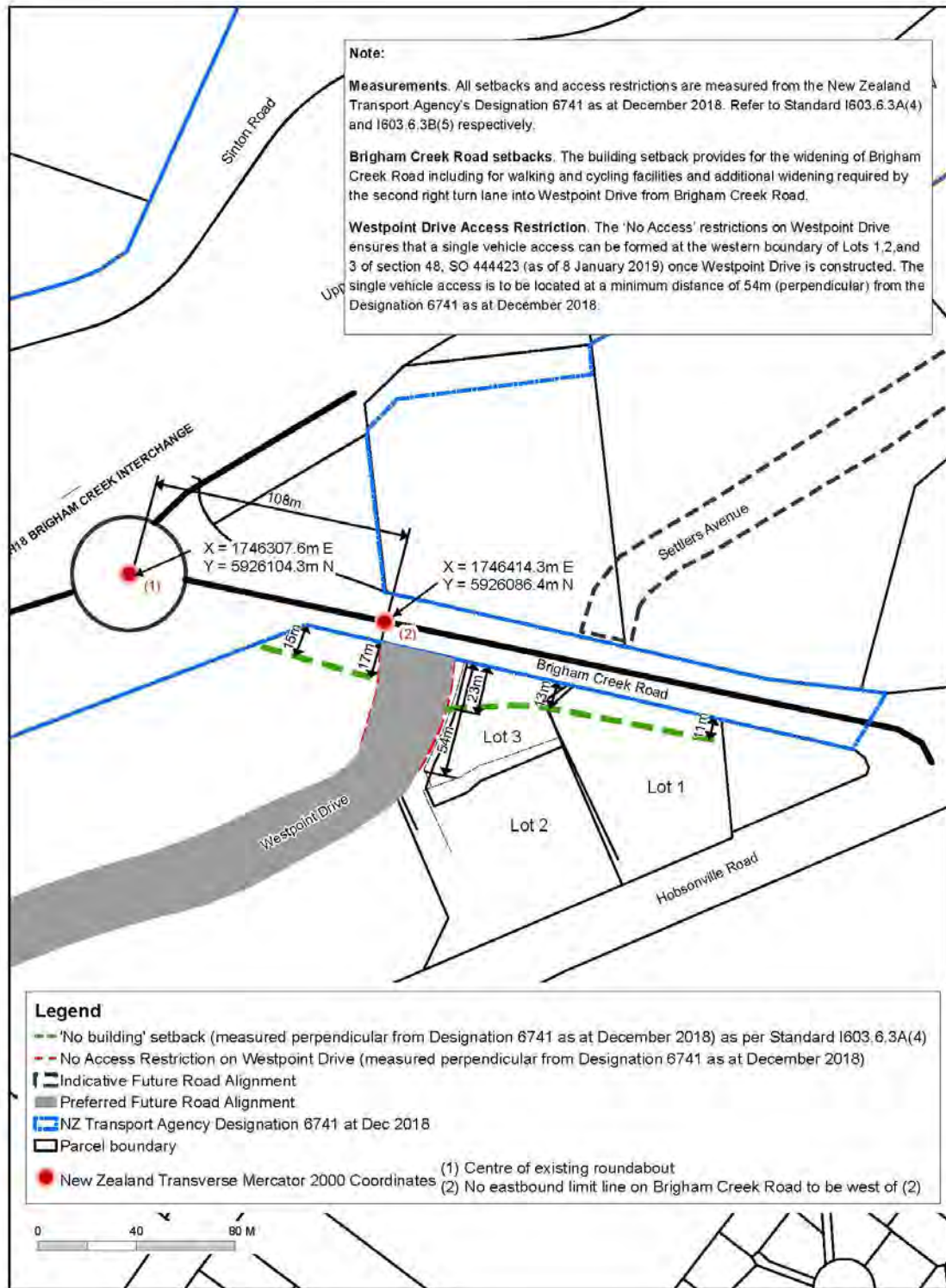
**I603.10.4. Hobsonville Corridor : Precinct plan 4 – Typical design of slip lanes**



**I603.10.5. Hobsonville Corridor : Precinct plan 5 - Landscape frontage areas**



**1603.10.6. Hobsonville Corridor : Precinct Plan 6 – Westpoint Drive and Brigham Creek Road**





## **I605. Hobsonville Point Precinct**

### **I605.1. Precinct Description**

The Hobsonville Point Precinct is located approximately 11 kilometres north-west of central Auckland. The precinct is being redeveloped as a sustainable community with a compatible mix of residential and employment activities. Development of this precinct will be guided by the following precinct plans:

- Precinct plan 1 - Hobsonville Point precinct plan;
- Precinct plan 2 - Hobsonville Point features plan;
- Catalina Sub-precinct (Sub-precinct E) plans (precinct plans 3 - 5); and
- Landing Sub-precinct plans (Sub-precinct F) (precinct plans 6-7).

The purpose of the precinct is to provide for a comprehensive and integrated redevelopment of the former airbase, making efficient use of land and infrastructure and increasing the supply of housing in the Hobsonville area. The precinct will provide an integrated residential and marine area, comprising a primary and secondary school, integrated public transport, a range of open spaces and community facilities, and a variety of housing options. The precinct is located near to the local centre being developed within the adjacent Hobsonville Corridor Precinct.

There are six sub-precincts in the precinct being the:

- Hobsonville Point Village Sub-precinct (Sub-precinct A);
- Buckley Sub-precinct (Sub-precinct B);
- Sunderland Sub-precinct (Sub-precinct C);
- Airfields Sub-precinct (Sub-precinct D);
- Catalina Sub-precinct (Sub-precinct E); and
- Landing Sub-precinct (Sub-precinct F).

The Hobsonville Point Village Sub-precinct (Sub-precinct A) has some provision for small-scale retail fronting Hobsonville Point Road. The Buckley, Sunderland and Catalina sub-precincts predominately provide for urban residential living, with areas set aside for retail and community facilities to serve the local community. The Landing Sub-precinct (Sub-precinct F) provides for mixed uses, and is intended to be a vibrant urban node building on its existing heritage and landscape features and taking advantage of its waterside position and ferry service. The Airfields Sub-precinct (Sub-precinct D) is a comprehensive mixed use development for limited retail, business and residential activities.

Stormwater management within the precinct is guided by an integrated catchment management plan and is the subject of a granted stormwater network discharge consent which contains both an overall management approach and specific requirements for both on-site stormwater management and larger scale communal stormwater management ponds and wetlands.

The zoning of the land within the Hobsonville Point Precinct is Residential - Mixed Housing Urban, Residential - Terrace Housing and Apartment Buildings, Business - Mixed Use, Open Space – Informal Recreation, Open Space - Conservation, and Special Purpose – Maori Purpose zones.

### **I605.2. Objectives**

- (1) Hobsonville Point Precinct is developed in a comprehensive and integrated way to provide for a compatible mix of residential living, commercial and employment in order to increase housing supply.
- (2) Development is of a form, scale and design that provides for high-quality on-site amenity for residents and responds to the neighbourhood's planned residential character.
- (3) Different types of housing and levels of intensification are enabled, including medium and high density housing, to provide a choice of living environments while providing for high-quality on-site amenity for residents and maintaining the reasonable amenity of adjoining residential sites.
- (4) Commercial and retail activities are enabled at a scale and intensity which ensures that the adverse effects on the function and viability of the local centre within the Hobsonville Corridor Precinct are avoided.
- (5) Subdivision and development is sensitive to the precinct's historic cultural heritage, natural ecological and open space and coastal values, and those values are a significant feature of the precinct's development.
- (6) Development is integrated with transport networks and supports pedestrian, cycle and public transport use.
- (7) Adverse effects of stormwater runoff are avoided or mitigated.
- (8) Provide for public transport infrastructure and maintain access to this infrastructure within the Landing Sub-precinct (Sub-precinct F) to support the transport needs of the wider Hobsonville Point Precinct.

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

### **I605.3. Policies**

#### *Development*

- (1) Promote comprehensive and integrated development of the precinct in accordance with Precinct plan 1 - Hobsonville Point precinct plan.
- (2) Encourage the establishment of land use activities or development within a sub-precinct to ensure that the precinct is developed in a co-ordinated, integrated and comprehensive manner.

- (3) Enable a community that models sustainability, particularly the principles of passive solar design, energy efficiency, sustainable water management, and compact walkable neighbourhoods.
- (4) Encourage higher density and mixed use development, and an integrated urban form, with public transport networks, pedestrian facilities and cycleways movement networks, to provide an alternative to, and reduce dependency on, private motor vehicles as a means of transportation.
- (5) Enable medium and high density housing to make efficient use of the land resource while maintaining the reasonable amenity of adjoining residential sites and providing high-quality on-site amenity.
- (6) Enable retail and commercial activities to service the community while ensuring:
  - (a) the intensity of the use will not detract from the residential amenity of the precinct; and
  - (b) the scale and intensity of the activities will not have an adverse effect on the function and viability of the local centre within I603 Hobsonville Corridor Precinct.

*Built form*

- (7) Promote principles of urban sustainability and excellence of urban form.
- (8) Require residential development to be of a scale and form that maintains adequate sunlight access to adjoining residential sites and avoids bulk and dominance effects.
- (9) Require residential development to achieve a high quality of on-site amenity by:
  - (a) providing functional and accessible outdoor living spaces;
  - (b) controlling fence heights to provide a reasonable level of on-site privacy while enabling passive surveillance of the street and open space;
  - (c) requiring minimum side yards to allow for access to the rear of sites;
  - (d) controlling building coverage, impervious areas and minimum landscaped areas;
  - (e) applying design assessment criteria within sub-precincts to manage privacy effects;
  - (f) specifying minimum setbacks from boundaries for primary and secondary outlooks to minimise overlooking, maximise daylight access and mitigate noise effects;
  - (g) applying energy efficiency standards, water use efficiency standards and standards for use of rainwater for non-potable water; and

- (h) requiring new buildings and other development in the Landing Sub-precinct (Sub-precinct F) to be located and designed to maintain key identified views (precinct plan 7) between public spaces and the existing hangar buildings and the escarpment.

*Historic heritage and public open spaces*

- (10) Apply controls which protect and enhance the precinct's historic heritage values, and amenity and character features.
- (11) Encourage recognition and protection of historic and Mana Whenua cultural heritage values in the detailed design for the sub-precincts.
- (12) Encourage the establishment of public open space within the Catalina Sub-precinct (Sub-precinct E) to recognise and protect the collective historic and cultural heritage, natural ecological and open space values of Bomb Point and the adjoining coastal marine areas, and to provide for public access to the coast and protected historic heritage features.
- (13) Require the protection and preservation of no less than two of the former ammunition stores at Bomb Point within the Catalina Sub-precinct (Sub-precinct E).
- (14) Require the retention and adaptive re-use of the hanger building as part of the development of the Airfields Sub-precinct (Sub-precinct D).
- (15) Provide for any identified historic heritage buildings and their surrounds, and heritage landscapes to be managed in accordance with a heritage management plan.
- (16) Require any new buildings to be sensitive to the location and scale of the existing heritage buildings and their surrounds.
- (17) Protect the natural values of, and public access to, the coast.
- (18) Require integrated, accessible and usable public open spaces to be provided within walkable distances for all residents.
- (19) Require the retention and adaptive re-use of existing buildings with historic value as part of the development of the Landing Sub-precinct (Sub-precinct F).
- (20) Encourage the creation of a vibrant promenade in the Landing Sub-precinct (Sub-precinct F) while safeguarding public access along the waterfront.

*Infrastructure*

- (21) Require the construction of new roads as generally indicated on Precinct plan 1 - Hobsonville Point precinct plan to achieve a highly interconnected pedestrian and roads system that provides for all modes of transport.

- (22) Require pedestrian and cycle links as generally indicated on Precinct plan 2 - Hobsonville Point features plan to allow for safe and efficient movements within the precinct.
- (23) Minimise the effects of off-site disposal of stormwater and wastewater through the use of sustainable infrastructure design.
- (24) Ensure development is consistent with the granted network discharge consent (or variation thereto) and integrated management plan.
- (25) Ensure that space and public access is available with The Landing Sub-precinct (Sub-precinct F) to integrate complementary and public transport facilities for:
  - (a) the movement of ferry passengers and supporting facilities;
  - (b) the efficient access, circulation and manoeuvring of buses servicing the Hobsonville ferry terminal; and
  - (c) the provision of cycle parking within close proximity to the Hobsonville ferry terminal at all times.

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

#### **I605.4. Activity table**

The provisions in the zone and Auckland-wide provisions apply in this precinct unless otherwise specified below where an activity status is specified in a table cell. A blank table cell with no activity status specified means that the underlying zone provisions apply.

[PC 78 \(see Modifications\)](#)

**[new text to be inserted]**

Table I605.4.1 specifies the activity status of activities in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Buckley Sub-precinct (Sub-precinct B), Sunderland Sub-precinct (Sub-precinct C), Airfields Sub-precinct (Sub-precinct D), and Catalina Sub-precinct (Sub-precinct E), pursuant to sections 9(3) and section 11 of the Resource Management Act 1991. These sub-precincts are in the residential zones.

Table I605.4.2 specifies the activity status of activities in The Landing Sub-precinct (Sub-precinct F), pursuant to sections 9(3) and 11 of the Resource Management Act 1991. This precinct is in the Business – Mixed Use Zone.

**Table I605.4.1 Activity table – Sub-precincts A-E (Residential Zones)**

Activity		Activity status				
		Hobsonville Point Village Sub-precinct (Sub-precinct A)	Buckley Sub-precinct (Sub-precinct B)	Sunderland Sub-precinct (Sub-precinct C)	Airfields Sub-precinct (Sub-precinct D)	Catalina Sub-precinct (Sub-precinct E)
<b>Use</b>						
Commerce						
(A1)	Filming	P	P	P	P	P
(A2)	Retail	RD	RD	RD	RD	RD
(A3)	Retail that does not comply with Standard I605.6.2			D	D	
(A4)	Restaurants and cafes up to 500m <sup>2</sup> gross floor area per site			RD	RD	
(A5)	Restaurants and cafes exceeding 500m <sup>2</sup> gross floor area per site			D	D	
(A6)	Restaurants and cafes up to 200m <sup>2</sup> gross floor area per site	RD	RD			RD
(A7)	Service stations on arterial roads	D	NC	NC	NC	NC
(A8)	Offices			RD	RD	
(A9)	Commercial services			RD	RD	
(A10)	Education facilities			RD	RD	
(A11)	Healthcare facilities			RD	RD	
(A12)	Office or warehousing activities in the Airfields Sub-precinct (Sub-precinct D)	NA	NA	NA	D	NA
(A13)	Any retail, office, commercial service, entertainment recreational or				P	

I605 Hobsonville Point Precinct

	community use within the WASP Hangar					
(A14)	Parking and "Park and Ride" facilities				P	
(A15)	Ongoing operation of existing marine industry activities that were in operation at 30 September 2013				P	
(A16)	Three or more dwellings per site within the Residential - Mixed Housing Urban Zone	P	P	P	P	P
<b>Development</b>						
(A17)	Internal alterations to buildings	P	P	P	P	P
(A18)	Buildings and alterations and additions to buildings	RD	RD	RD	RD	RD
(A19)	Complete demolition or demolition of any part of the former ammunition stores in the Catalina Sub-precinct (Sub-precinct E)	N/A	N/A	N/A	N/A	D
(A20)	Infrastructure					
<b>Subdivision</b>						
(A21)	Subdivision					

**Table I605.4.2 Activity table – Sub-precinct F (Mixed Use Zone)**

Activity		Activity status
<b>Use</b>		
Commerce		
(A22)	Marine Retail	P
(A23)	Offices greater than 500m <sup>2</sup> gross floor area per site	P
(A24)	Walkways, cycling facilities, bus access and circulation, bus stops and shelters	P
<b>Development</b>		
(A25)	Complete demolition or demolition of more than 30% of the frontage of existing buildings of historic value	NC
(A26)	New buildings	RD
(A27)	Alterations to, or the demolition of no more than 30% of the	RD

	front façade of existing buildings of historic value	
(A28)	Internal alterations to buildings	P
<b>Subdivision</b>		
(A29)	Subdivision	RD

Note 1

Attached housing is a self-contained dwelling that adjoins another dwelling, sharing walls and/or intermediate floors. Unlike the apartment typology however, all ground floor dwellings must have direct street access.

Note 2

Detached housing is a free standing dwelling that does not share walls with another dwelling. The ground floor plan shape may or may not have one edge on a side boundary known as a zero lot condition. The zero lot setback typically occurs in the southern or eastern quarters giving a more efficient use of private open space to the opposing side and capitalising on good solar orientation to the north and west. Parking and servicing is from the street or a rear lane and can be integrated with the house or be detached.

Note 3

In this precinct 'approved comprehensive development plan' means the comprehensive development plan consents granted for the Buckley and Sunderland sub-precincts and referenced as LUC-2008-389 and LUC-2012-1078, and the comprehensive development plan granted for the Airfields Sub-precinct (Sub-precinct D) and referenced as LUC 2013-1261.

Note 4

The existing buildings of historic value referred in the Landing Sub-precinct (Sub-precinct F), and identified on Precinct plan 6 - Landing Sub-precinct F connections, movement and public spaces plan Precinct plan 7 - Landing Sub-precinct F buildings and views plan are:

- (a) Building A = Fabric Bay;
- (b) Building B = Seaplane Hangars;
- (c) Building C = Workshops;
- (d) Building D = Painting Bay;
- (e) Building E = GRP Building; and
- (f) Building F = Sunderland Hangar.



Note 5

For the avoidance of doubt, ‘demolition’ does not include the removal and replacement of cladding, roofing, doors, windows, gutters and spouting and the like.

**I605.5. Notification**

- (1) Any application for resource consent for a restricted discretionary activity for new buildings, alterations and additions, subdivision and development on sites listed in activity tables I605.4.1 and I605.4.2, will be considered without public notification. However, limited notification may be undertaken, including notice being given to any owner of land within the sub-precinct who has not provided written approval to the application.
- (2) Any application for resource consent for an activity listed in activity tables I605.4.1 and I605.4.2 and which is not listed in I605.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

**I605.6. Standards**

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

**[new text to be inserted]**

All activities listed in Table I605.4.1, Table I605.4.2, Table [H5.4.1](#) in [H5 Residential - Mixed Housing Urban Zone](#) , and Table [H.6.4.1](#) in [H6 Residential - Terrace Housing and Apartment Buildings Zone](#), as permitted or restricted discretionary activities must comply with the following standards. All subdivision that is a controlled, restricted discretionary or discretionary activity must comply with the standards I605.6.3, I605.6.5.8, I605.6.8, and I605.6.9.1.

**I605.6.1. Minimum and maximum density**

- (1) The number of dwellings within a sub-precinct must be no less than the minimum density and no more than the maximum density specified in Table I605.6.1.1.
- (2) Any activity that does not comply with I605.6.1(1) is a discretionary activity.

**Table I605.6.1.1 Density**

Sub-precinct	Minimum number of dwellings	Maximum number of dwellings
Hobsonville Point Village Sub-precinct (Sub-precinct A)	274	NA

Buckley Sub-precinct (Sub-precinct B)	1080	1200
Sunderland Sub-precinct (Sub-precinct C)	592	1175
Residential - Mixed Housing Urban zone within the Airfields Sub-precinct (Sub-precinct D)	40 dwellings per hectare net*	150 dwellings per hectare net*
Catalina Sub-precinct (Sub-precinct E)	40 dwellings per hectare net*	150 dwellings per hectare net*

\*excluding land used for public roads, public open space or any other land used for a non-residential activity.

### I605.6.2. Retail

Within Hobsonville Point Village Sub-precinct (Sub-precinct A), Buckley Sub-precinct (Sub-precinct B), Sunderland Sub-precinct (Sub-precinct C), Airfields Sub-precinct (Sub-precinct D) and Catalina Sub-precinct (Sub-precinct E):

- (a) the total gross floor area of retail within a sub-precinct must not exceed 3000m<sup>2</sup>;
- (b) retail units must not exceed 500m<sup>2</sup> gross floor area per unit, or maximum average gross floor area of 200m<sup>2</sup>; and
- (c) a maximum of two adjoining retail units may locate in the same area.

### I605.6.3. Stormwater management

- (1) Subdivision and development shall be managed in accordance with the integrated catchment management plan and granted network consent (or approved variation).

### I605.6.4. Residential – Mixed Housing Urban Zone

- (1) The standards in the Residential - Mixed Housing Urban Zone apply in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Buckley Sub-precinct (Sub-precinct B), Sunderland Sub-precinct (Sub-precinct C), Airfields Sub-precinct (Sub-precinct D) and Catalina Sub-precinct (Sub-precinct E) except as specified below.

#### I605.6.4.1. Height in relation to boundary

- (1) The height in relation to boundary standards [H5.6.5](#) and [H5.6.6](#) in [H5 Residential – Mixed Housing Urban Zone](#) do not apply in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Buckley Sub-precinct (Sub-precinct B), Sunderland Sub-precinct (Sub-precinct C), Airfields Sub-precinct (Sub-precinct D) and Catalina Sub-precinct (Sub-precinct E).

PC 78 ([see Modifications](#))

**I605.6.4.2. Yards**

Purpose:

- Front yard: to provide a transition from the street to the front facade of the dwelling and ensure dwellings address the street where practicable.
- Side yard: a minimum on one side boundary to provide practical access to the rear of the site.
- Provides for garages or carports facing the street to be setback to ensure that parked cars do not overhang the footpath.

(1) The standards for yards in [H5 Residential - Mixed Housing Urban Zone](#) under Standard [H5.6.8](#) apply except as specified in Table I605.6.4.2.1:

**Table I605.6.4.2.1 Yards**

Yard	Minimum depth	Maximum depth
Front (except for garages and carports)	1m	6m
Side yard (detached dwellings and end of row attached dwellings only)	1.2m on one side yard only	None applies.

(2) A garage or carport facing the street must be set back at least 0.5m from the dwelling frontage.

(3) The front of the garage or carport must not be between 1.5m and 5.5m from the front boundary of the site.

**I605.6.4.3. Common walls**

Purpose: enable attached dwellings in Hobsonville Point Village Sub-precinct (Sub-precinct A), Buckley Sub-precinct (Sub-precinct B), Sunderland Sub-precinct (Sub-precinct C), Airfields Sub-precinct (Sub-precinct D) and Catalina Sub-precinct (Sub-precinct E).

(1) The side yard in I605.6.4.2 does not apply where a common wall is proposed.

**I605.6.4.4. Maximum impervious area, building coverage and landscaping**

Purpose:

- manage the amount of stormwater runoff generated by a development;
- maintain the suburban built character of the zone; and
- provide a good standard of on-site amenity for residents.

(1) The following standards from [H5 Residential – Mixed Housing Urban Zone](#) do not apply:

- (a) Rule [H5.6.9](#) Maximum impervious area;
- (b) Rule [H5.6.10](#) Building coverage; and
- (c) Rule [H5.6.11](#) Landscaped area.

(2) The maximum and minimum areas in Table I605.6.4.4.1 apply.

**Table I605.6.4.4.1. Maximum impervious area, building coverage and landscaping**

Sub-precinct/area	Maximum impervious area	Maximum building coverage	Minimum landscaped area
Buckley Sub-precinct (Sub-precinct B)	70% for detached housing, or 85% for attached housing	60% for detached housing, or 75% for attached housing	30% for detached housing, or 15% for attached housing
Sunderland Sub-precinct (Sub-precinct C)	80% for detached housing 85% for attached housing	55% for detached housing 65% for attached housing	15%
Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and, Airfields Sub-precinct (Sub-precinct D)	85%	65%	15%
Riparian yard – in all sub-precincts where a riparian yard exists	10%	NA	NA

**I605.6.4.5. Outdoor Living Space**

Purpose: provide dwellings with an outdoor living space that is useable and accessible.

- (1) The standards for outdoor living space in the Residential - Mixed Housing Urban apply except as specified in Table I605.6.4.5.1.

**Table I605.6.4.5.1 Outdoor living space**

Sub-precinct	Minimum area	Minimum dimensions
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Buckley sub-precinct (Sub-precinct B)	The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply.	The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply.
Sunderland Sub-precinct (Sub-precinct C)	<p>18m<sup>2</sup> for a 1 bedroom dwelling at ground level; 40m<sup>2</sup> for a 2 bedroom dwelling at ground level; 50m<sup>2</sup> for a 3 bedroom dwelling; or 60m<sup>2</sup> for a 4 bedroom dwelling.</p> <p>for small houses: 18m<sup>2</sup> for a 1 bedroom dwelling; or 25m<sup>2</sup> for a 2 bedroom.</p> <p>The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply to: a. principal living rooms above ground level; and b. entire dwellings above the ground level.</p> <p>Where a dwelling has the principal living room above ground level a balcony or terrace at least 8m<sup>2</sup></p>	<p>4m diameter circle for a 1 or 2 bedroom dwelling.</p> <p>The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply to: a. principal living rooms above ground level.</p> <p>Minimum depth of 2.4m for a above ground balcony or terrace.</p>
The Airfields Sub-precinct (Sub-precinct D), Hobsonville Point Village Sub-precinct (Sub-precinct A) and Catalina Sub-precinct (Sub-precinct E)	<p>18m<sup>2</sup> for a 1 bedroom dwelling; or 25m<sup>2</sup> for a 2 bedroom dwelling.</p> <p>The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply to: a. 3 or more bedrooms; b. principal living rooms above ground level; and c. entire dwellings located above ground level.</p>	<p>4m diameter circle for a one or more bedroom dwelling, or</p> <p>The standards for outdoor living space in the Residential - Mixed Housing Urban Zone apply to: a. principal living rooms above ground level; and b. entire dwellings above the ground level.</p>

\* Refer to definition of 'small house' in Note 1 for Table I605.6.4.7.1 Outlook space and building separation

- (2) In the Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and Sunderland Sub-precinct (Sub-precinct C) outdoor living spaces must receive at least 3 hours of sunlight on June

21 for at least 50 per cent of the outdoor living space and at least 5 hours on September 21.

#### **I605.6.4.6. Fences**

Purpose: provide a reasonable level of privacy for dwellings while enabling passive surveillance over the street and public open space.

- (1) Standard [H5.6.15](#) - Side and rear fences and walls, in [H5 Residential – Mixed Housing Urban Zone](#) does not apply.
- (2) Fences in a front yard, or adjoining a public open space, must not exceed 0.9m in height.
- (3) Where a dwelling is erected within 1.5m of the frontage a fence must not be erected in the front yard.
- (4) Where there is no front fence, and a side boundary fence is to run between adjoining properties, the boundary fence must be set back at least 1m back from the front corner of the building.
- (5) Fences on a rear boundary must not exceed 1.8m in height and where the rear boundary faces onto a lane the fence must be visually permeable across 50 per cent of the area.
- (6) Fences on a side boundary must not exceed 1.8m in height.
- (7) A combined fence and retaining wall on a front boundary must not exceed 0.9m in height.

#### **I605.6.4.7. Outlook space and building separation**

Purpose:

- ensure a reasonable standard of outlook and privacy between dwellings on adjacent sites;
  - maximise daylight into dwellings and outdoor living spaces; and
  - reduce noise disturbance.
- (1) Standard [H5.6.12](#) Outlook space in [H5 Residential – Mixed Housing Urban Zone](#) does not apply in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and Sunderland Sub-precinct (Sub-precinct C).
  - (2) All attached housing and detached housing in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and Sunderland Sub-precinct (Sub-precinct C) must be designed so that each external wall of the building is nominated with a primary outlook, secondary outlook or no outlook.
  - (3) The minimum set-backs from site boundaries are set out in Table I605.6.4.7.1.

- (4) The outlook area may be over the street, public open space, shared access sites, car parking areas and private lanes.
- (5) Any building constructed directly adjacent to the primary or secondary outlook of a small house must not exceed a maximum height of two storeys.
- (6) The underlying zone standards for separation between buildings does not apply in the Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and Sunderland Sub-precinct (Sub-precinct C). The nominated outlooks and setback distances in Table I605.6.4.7.1 apply as separation distances between dwellings on the same site.

**Table I605.6.4.7.1 Outlook space and building separation**

Minimum set back	Dwellings (other than small houses)	Small houses
Primary outlook*	6m	4m
Secondary outlook	3m	2m
No outlook	0m	0m

\*Refer to Precinct plan 4 - Catalina Sub-precinct E - building separation diagram

Note:

- (1) A small house is a dwelling with a maximum of two storeys, and a maximum 100m<sup>2</sup> gross floor area (including garage), and a maximum of three bedrooms.
- (2) Primary outlook relates to a living space, typically comprising a lounge, living or dining space. At least one of the external walls of the principal living space must be nominated with a primary outlook. The primary outlook must have direct access to the private open space provision. A combined open plan lounge, living and dining area may be treated as a single living space in terms of nominating the primary outlook. Any additional living space must have at least one external wall with a secondary outlook.
- (3) Secondary outlook is an outlook from a private space, comprising a bedroom or any living space not included as a primary outlook. At least one external wall of each bedroom must be designed to include one secondary outlook.
- (4) No outlook relates to a service space, typically comprising a kitchen, bathroom, circulation space, laundry or garage. All external walls of each service space may be designed to include no outlook. Although kitchen spaces are service in nature they may form part of living spaces and therefore gain benefit from the outlook requirements of living spaces. If a kitchen is in a separate room, it must have at least one secondary outlook. Any other external walls not required to be nominated as either a primary

or secondary outlook, may be nominated as no outlook wall. An outlook space may be used more than once for external walls of different spaces.

**I605.6.4.8. Jointly owned access sites**

- (1) Jointly owned access sites or rights of way must not exceed 5 per cent or one site, whichever is the greater, per development block.
- (2) A jointly owned access site or right of way must not serve more than four dwellings.
- (3) I605.6.4.8(1) and (2) do not apply to rear lanes that provide secondary access to properties with road frontage.

**I605.6.4.9. Energy efficiency and non-potable water supply**

Purpose: ensure new dwellings adopt minimum energy efficiency measures to provide cost, comfort and health benefits to their occupants, and sustainability benefits to the wider community.

- (1) All new dwellings are designed to achieve a calculated or modelled Building Performance Index value at 1.2 or lower using an acceptable method for calculating compliance with H1 of the New Zealand Building Code.
- (2) All new dwellings (excluding apartments), have a solar or heat pump hot water system installed, or an alternative system that achieves a minimum of 5.5 stars applying the Energy Efficiency and Conservation Authority Water Heating Assessment Tool.
- (3) All new dwellings are designed to have non-potable water requirements (for toilets, laundry and gardens) supplied by rainwater tanks (or bladders) sized in accordance with the table below. Rain tank/bladder capacity for attached housing and apartment typologies can be provided in either individual or as communal rainwater systems; and
- (4) All new dwellings are fitted with water efficient fixtures, to a minimum 3 Star standard (under the Water Efficiency Labelling Scheme (WELS)).
- (5) The minimum sizes for rainwater tanks (or bladders) in Table I605.6.4.9.1 and Table I605.6.4.9.2 apply to detached and attached housing in all sub-precincts.

**Table I605.6.4.9.1 All dwellings except apartments**

<b>Dwelling type</b>	<b>Minimum tank (or bladder)</b>
1 bedroom (includes Studio)	1000L
2 bedroom	2000L
3 bedroom	3000L*



4 bedroom	5000L (roof area up to 110m <sup>2</sup> ), or 3000L (roof area greater than 110m <sup>2</sup> )
5 bedroom	5000L

\* All attached houses to be 3000L max

**Table I605.6.4.9.2 Apartments**

Dwelling type	Minimum tank (or bladder)
1 bedroom (includes Studio)	1000L
2 bedroom	1000L
3 bedroom	1500L*
4 bedroom	2000L
5 bedroom	2500L

**I605.6.4.10. Special height and frontage**

Purpose: ensure a quality interface between buildings and key street edges to contribute to streetscape amenity and maintain passive surveillance and outlook to the street within the Catalina Sub-precinct (Sub-precinct E).

- (1) Within the Catalina Sub-precinct (Sub-precinct E) buildings fronting roads identified as types A to D on Precinct plan 5 - Catalina Sub-precinct E - special height and frontage must comply with the requirements of the special height and frontage matrix in Table I605.6.4.10.1.
- (2) On frontages where Standard I605.6.4.10(1) applies, where there is a conflict between this standard and any other standard, this standard applies.

**Table I605.6.4.10.1 Special height and frontage matrix**

	a	b	c	d
Street or Urban Open Space Frontage Typology	Type A Urban Street – Formal	Type B Urban Street – Informal	Type C Suburban Street	Type D Open space / Walkway
Description:	Buildings fronting Type A Urban Streets provide a more formal urban frontage. Scale and density is urban in character. Increased building height, continuous frontage and reduced setback reinforces the urban character of the street. No vehicular access or garaging is permitted to ensure pedestrian safety.	Buildings fronting Type B Urban streets provide a less formal urban frontage that is also envisaged for specific open spaces proximate to a scale and density that is urban in character. Safety for all users is ensured by allowing for but reducing the impact of car parking and manoeuvring areas. Modest private open space can be accommodated in the front yard, however setback is limited so as to retain an urban character, albeit less formal.	Buildings fronting Type C Suburban Streets provide a suburban frontage, reinforced with a generous building setback and limited building length. Safety for all users is ensured by allowing for but reducing the impact of car parking and manoeuvring areas. Landscaping helps to reinforce the suburban character of the streets.	Buildings shall front Open Spaces and Walkways in order to provide passive surveillance, ensuring safety for park users. Buildings shall take full advantage of the amenity on offer by actively fronting open spaces and walkways. Building length is controlled to allow buildings further back to participate in the amenity on offer, and to maximise accessibility to open spaces and walkways.
1 No. of floors shall be: [refer also to note i below]	2.5 min [refer to note ii below for definition of 0.5 storey]	2 min	2 min	1 – 3 min – max
2 Threshold conditions shall be: [refer to note iii below for definition]	0.5 – 1.25m min – max	0.5 – 1.25m min - max	0 – 0.9m min – max	
3 Boundary setback: Front shall be:	0 – 2.5m min – max	0 – 3.5m min - max	2 – 5m min – max	2m min
4 Garages and carports front setback shall be:	N/A	Not between 1.5m and 5.5m	Not between 1.5m and 5.5m	Not between 1.5m and 5.5m
5 Continuous frontage required: [refer to note v below for definition]	yes for 80% of development block	no	no	no
6 Solid / void relationship:	65% solid maximum for ground floor 75% solid maximum	65% solid maximum for ground floor 75% solid maximum for	75% solid maximum	75% solid maximum

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	[refer to note iv below for definition]	for upper storeys	upper storeys		
7	Max building length shall be:	N/A	60m max	50m max	75m max
8	Vehicular access on street frontage permitted:	no	yes	yes	yes (where street occurs between lot and open space)
9	Landscape treatment plan required:	yes – if front setback is greater than 0m	yes – if front setback is greater than 0m Maximum permitted paved area in the front yard is limited to driveways (no greater than the width of garage door +0.5m) plus a 1.2m wide pathway for access to the front door. The balance area must be soft landscaping.	yes Maximum permitted paved area in the front yard is limited to driveways (no greater than the width of garage door +0.5m) plus a 1.2m wide pathway for access to the front door. The balance area must be soft landscaping.	yes
10	Small Houses permitted: [refer to Note 1 in I605.6.4.7.1]	no	yes	yes	yes
<p>i The relevant minimum height is deemed to have been met where the building frontage meets the storey height limit and is at least one dwelling unit depth. Small Houses need not comply with the storey height limits outlined above.</p> <p>ii The definition of 'half' (0.5) storey is a roof space that can be occupied or utilised for storage and has at least one window opening to the street elevation.</p> <p>iii The definition of Threshold is the height difference between street level and the ground floor level of the unit.</p> <p>iv Solid / void relationship is described as the percentage of openings – windows / doors within a building façade (excluding garage doors)</p> <p>v. The definition of continuous building frontage is a row of buildings with no more than 2m separating adjoining residential units with no driveways servicing the front.</p>					

**I605.6.4.11. Garages**

Purpose: Minimise the dominance of garages as viewed from the street.

- (1) A garage door facing a street must be no greater than 50 percent of the width of the front facade of the dwelling to which the garage relates.
- (2) Garage doors must not project forward of the front facade of a dwelling.
- (3) For the avoidance of doubt these standards apply in place of any and all parts of the Residential - Mixed Housing Urban Zone standard for garages.

**I605.6.4.12. Minimum dwelling size**

Purpose: Dwellings are of a sufficient size to provide for the day-to-day needs of residents.

- (1) Studio dwellings must have a minimum net internal floor area of 30m<sup>2</sup>.
- (2) One-bedroom dwellings must have a minimum net internal floor area of 40m<sup>2</sup>.

**I605.6.5. Terrace Housing and Apartment Buildings zone**

- (1) The standards in the Residential - Terrace Housing and Apartment Building zone apply in the Buckley, Sunderland and Catalina sub-precincts except as specified below.

**I605.6.5.1. Building height**

Purpose: manage the scale of development to provide for medium-rise terrace housing and apartments.

- (1) Standard [H.6.6.5\(1\)](#) in [H6 Residential – Terrace Housing and Apartment Buildings Zone](#) does not apply in the Catalina Sub-precinct (Sub-precinct E)
- (2) Buildings in the Catalina Sub-precinct (Sub-precinct E) must not exceed 20.5m in height.

**I605.6.5.2. Yards**

Purpose: provide an attractive transition from the street to the front facade of the terraced housing or the apartment building.

- (1) In the Sunderland and Catalina sub-precincts the standards for front, side and rear yards set in Rule [H6.6.9\(1\)](#) in [H6 Residential – Terrace Housing and Apartment Buildings Zone](#) do not apply, and the minimum depths in Table I605.6.5.2.1 apply.

**Table I605.6.5.2.1 Yards**

<b>Yard</b>	<b>Minimum depth</b>
Front (except for garages and carports)	1m
Side yard (detached dwellings and end of row terrace dwellings and apartment buildings only)	1.2m on one side only for 1 to 2 storeys and 3m on one side only for 3 or more storeys
Rear yard (apartments only)	6m for up to 2 storeys and 9m for 3 or more stories

- (2) A garage or carport facing the street must be set back at least 0.5m from the dwelling frontage.

- (3) The front of the garage or carport must not be between 1.5m and 5.5m from the front boundary of the site.

**I605.6.5.3. Maximum impervious area, building coverage and landscaping**

Purpose:

- manage the amount of stormwater runoff generated by a development
- enable an intensive built character for apartment buildings
- provide a good standard of on-site amenity for residents.

(1) The following standards in [H6 Residential – Terrace Housing and Apartment Buildings Zone](#) do not apply:

- (a) Standard [H6.6.10](#) maximum impervious area,
- (b) Standard [H6.6.11](#) building coverage and
- (c) Standard [H6.6.12](#) landscaped area.

(1) The maximum and minimum areas in Table I605.6.5.3.1 apply.

**Table I605.6.5.3.1 Maximum impervious area, building coverage and landscaping**

Maximum impervious area	Maximum building coverage	Minimum landscaped area
Apartments 100% Detached or attached housing 85% Any site not connected to stormwater 10% Riparian yard 10%	Apartments 100% Detached or attached housing 65%	Apartments 0% Detached or attached housing 15%

**I605.6.5.4. Outlook space**

(1) Standard [H6.6.13](#) outlook space in the Residential - Terrace Housing and Apartment Buildings Zone does not apply in the Sunderland and Catalina sub-precincts.

**I605.6.5.5. Building separation**

Purpose:

- ensure a reasonable standard of outlook and privacy between dwellings on adjacent sites
- maximise daylight into dwellings and outdoor living spaces
- reduce noise disturbance.

- (1) Attached housing and detached housing in the Sunderland and Catalina sub-precincts must be designed so that each external wall of the building is nominated with a primary outlook, secondary outlook or no outlook.
- (2) The minimum set-backs from site boundaries are set out in Table I605.6.5.5.1 and Table I605.6.5.5.2.
- (3) The outlook area may be over streets, public open spaces, shared access sites, and private lanes and parking areas.
- (4) Any building constructed directly adjacent to the primary or secondary outlook of a small house must not exceed a maximum height of two storeys.
- (5) The nominated outlooks and setback distances in Table I605.6.5.5.1 apply as separation distances between dwellings on the same site.

**Table I605.6.5.5.1 Attached housing and detached housing\***

<b>Residential Building Typologies</b>	<b>Housing (except small houses*)</b>	<b>Small Houses*</b>
Primary Outlook*	6m min	4m min
Secondary Outlook*	3m min	2m min
No Outlook*	0m min	0m min

\*Refer to Precinct plan 4: Catalina sub-precinct building separation diagram

Note:

- (1) A small house is a dwelling with a maximum of two storeys, and a maximum 100m<sup>2</sup> gross floor area (including garage), and a maximum of three bedrooms.
- (2) Primary outlook relates to a living space, typically comprising a lounge, living or dining space. At least one of the external walls of the principal living space must be nominated with a primary outlook. The primary outlook must have direct access to the private open space provision. A combined open plan lounge, living and dining area may be treated as a single living space in terms of nominating the primary outlook. Any additional living space must have at least one external wall with a secondary outlook.
- (3) Secondary outlook is an outlook from a private space, comprising a bedroom or any living space not included as a primary outlook. At least one external wall of each bedroom must be designed to include one secondary outlook.
- (4) No outlook relates to a service space, typically comprising a kitchen, bathroom, circulation space, laundry or garage. All external walls of each service space may be designed to include no outlook. Although kitchen spaces are service in nature they may form part of living spaces and

therefore gain benefit from the outlook requirements of living spaces. If a kitchen is in a separate room, it must have at least one secondary outlook. Any other external walls not required to be nominated as either a primary or secondary outlook, may be nominated as no outlook wall. An outlook space may be used more than once for external walls of different spaces.

**Table I605.6.5.5.2 Apartments**

<b>Outlook</b>	<b>Minimum set back below 8.5m height</b>	<b>Minimum set back over 8.5m height</b>
Front to front*	15m	18m
Front to side	10m	15m

\*Refer to Precinct plan 4 - Catalina Sub-precinct E building separation diagram

**Note 1**

Front means the external face of any building or portion thereof that has a minimum habitable space facing a street or public or communal open space.

**Note 2**

Side means the external face of any building or portion thereof that does not have a habitable space with its primary access or window facing out.

**I605.6.5.6. Fences**

Purpose: provide a reasonable level of privacy for dwellings while enabling passive surveillance over the street and public open space.

- (1) Standard [H6.6.16](#) side and rear fences and walls in [H6 Residential – Terrace Housing and Apartment Buildings Zone](#) does not apply.
- (2) Fences on a road boundary, or adjoining a public open space, must not exceed 0.9m in height.
- (3) Where a dwelling is erected within 1.5m of the road boundary a fence must not be erected in the front yard.
- (4) Where there is no front fence, and a side boundary fence is to run between adjoining properties, the boundary fence must be set-back at least 1m back from the front corner of the building.
- (5) Fences on a rear boundary must not exceed 1.8m in height and where the rear boundary faces onto a lane the fence must be visually permeable across 50 per cent of the area.
- (6) Fences on a side boundary must not exceed 1.8m in height.
- (7) A combined fence and retaining wall on a front boundary must not exceed 0.9m in height.

**I605.6.5.7. Energy efficiency and non-potable water supply**

Purpose: ensure new dwellings adopt minimum energy efficiency measures to provide cost, comfort and health benefits to their occupants, and sustainability benefits to the wider community.

- (1) All new dwellings are designed to achieve-a calculated or modelled Building Performance Index value at 1.2 or lower using an acceptable method for calculating compliance with H1 of the New Zealand Building Code.
- (2) All new dwellings (excluding apartments), have a solar or heat pump hot water system installed, or an alternative system that achieves a minimum of 5.5 stars applying the Energy Efficiency and Conservation Authority Water Heating Assessment Tool.
- (3) All new dwellings are designed to have non-potable water requirements (for toilets, laundry and gardens) supplied by rainwater tanks (or bladders) sized in accordance with the table below. Rain tank/bladder capacity for attached housing and apartment typologies can be provided in either individual or communal rainwater systems.
- (4) All new buildings are fitted with water efficient fixtures, to a minimum 3 star standard (under the Water Efficiency Labelling Scheme (WELS)).
- (5) The minimum sizes for rainwater tanks (or bladders) in Table I605.6.5.7.1 and Table I605.6.5.7.2 apply to detached and attached housing and apartments in all sub-precincts.

**Table I605.6.5.7.1 Detached housing and attached housing**

<b>Dwelling type</b>	<b>Minimum tank (or bladder)</b>
1 bedroom (includes Studio)	1000L
2 bedroom	2000L
3 bedroom	3000L*
4 bedroom	5000L (roof area up to 110m <sup>2</sup> ), or 3000 L (roof area greater than 110m <sup>2</sup> )
5 bedroom	5000L

\* All attached houses to be 3000L max



**Table I605.6.5.7.2 Apartments**

<b>Dwelling type</b>	<b>Minimum tank (or bladder)</b>
1 bedroom (includes Studio)	1000L
2 bedroom	1000L
3 bedroom	1500L*
4 bedroom	2000L
5 bedroom	2500L

**I605.6.5.8. Special height and frontage**

Purpose: ensure a quality interface between buildings and key street edges to contribute to streetscape amenity and maintain passive surveillance and outlook to the street within the Catalina Sub-precinct (Sub-precinct E).

- (1) Within the Catalina Sub-precinct (Sub-precinct E) buildings fronting roads identified as types A to D on Precinct plan 5 - Catalina Sub-precinct E special height and frontage must comply with the requirements of Table I605.6.4.10.1 above.
- (2) On frontages where this standard applies, where there is a conflict between this standard and any other standard, this standard applies.

**I605.6.5.9. Height in relation to boundary**

- (1) Standard [H6.6.8](#). Height in relation to boundary adjoining lower intensity zones in [H6 Residential – Terrace Housing and Apartment Buildings Zone](#) does not apply in the Hobsonville Point Precinct.

**I605.6.5.10. Outdoor living space**

Purpose: provide dwellings with an outdoor living space that is useable and accessible.

- (1) Standard [H6.6.15](#) Outdoor living space in the Residential - Terraced Housing and Apartment Buildings Zone applies; except that a dwelling with the principal living room at ground level must have an outdoor living space capable of containing a delineated area measuring at least 18m<sup>2</sup> which has no dimension less than 4.5m.

**I605.6.5.11. Garages**

- (1) Purpose: Reduce the dominance of garages as viewed from the street.
- (2) A garage door facing a street must be no greater than 50 percent of the width of the front facade of the dwelling to which the garage relates.
- (3) Garage doors must not project forward of the front facade of a dwelling.

- (4) For the avoidance of doubt these standards apply in place of any and all standards in the Residential - Terraced Housing and Apartment Zone for garages.

**I605.6.5.12. Minimum dwelling size**

Purpose: dwellings are of a sufficient size to provide for the day-to day-needs of residents.

- (1) Studio dwellings must have a minimum net internal floor area of 30m<sup>2</sup>.
- (2) One-bedroom dwellings must have a minimum net internal floor area of 40m<sup>2</sup>.

**I605.6.5.13. Daylight**

- (1) Standard [H.6.6.14](#).Daylight in [H6 Residential – Terrace Housing and Apartment Buildings Zone](#) does not apply in the Hobsonville Point Precinct.

**I605.6.6. Business - Mixed Use Zone**

- (1) The standards in the Business - Mixed Use Zone apply in the Landing Sub-precinct (Sub-precinct F) apply except as specified below.

**I605.6.6.1. Building height**

Purpose:

- manage the effects of building height;
  - allow reasonable sunlight and daylight access to public open space excluding streets and nearby sites;
  - manage visual dominance;
  - allow an occupiable height component to the height limit, and an additional height for roof forms that enables design flexibility to provide variation and interest in building form when viewed from the street; and
  - enable greater height at the eastern end of the sub-precinct in an area identified as suitable for intensification.
- (1) Standard [H13.6.1](#) Building height in [H13 Business – Mixed Use Zone](#) does not apply.
  - (2) Buildings must not exceed the height in metres in Table I605.6.6.1.1. Average height is based on building footprint.

**Table I605.6.6.1.1 Height**

Area (as shown on Precinct plans 6 and 7)	Average height for all new buildings	Maximum height for any single building
Development Area 4	N/A	27m
Development Area 3	N/A	16.5m

Development Areas 1 and 2	8m	13.5m
Building A (Fabric Bay)	N/A	8m
Building B (Seaplane Hangar)	N/A	11m
Building C (Workshops)	N/A	8m
Building D (Painting Bay)	N/A	8m
Building E (GRP Building)	N/A	11m
Building F (Sunderland Hangar)	N/A	13.5

#### **I605.6.6.2. Yards**

Purpose: to enable the creation of a vibrant waterside promenade while ensuring that buildings and outdoor seating are adequately set back from the coastal edge to maintain unobstructed pedestrian access along the waterfront.

(1) Coastal protection yard.

- (a) Buildings: 10m measured landwards from the top of the reclamation seawall.
- (b) Seating/tables and decks no more than 1m in height associated with food and beverage activities in buildings: 5m.
- (c) The coastal protection yard can be reduced in front of the existing Fabric Bay building (Building A on precinct plans 6 and 7) such that a minimum width of 2m (measured from MHWS) is provided to ensure continuous public access to the waterfront.

#### **I605.6.6.3. Landscaping**

(1) Standard [H13.6.6](#) in [H13 Business – Mixed Use Zone](#) does not apply.

#### **I605.6.6.4. Energy efficiency and non-potable water supply**

Purpose: ensure new dwellings adopt minimum energy efficiency measures to provide cost, comfort and health benefits to their occupants, and sustainability benefits to the wider community.

- (1) All new dwellings are designed to achieve-a calculated or modelled Building Performance Index value at 1.2 or lower using an acceptable method for calculating compliance with H1 of the New Zealand Building Code.
- (2) All new dwellings (excluding apartments), have a solar or heat pump hot water system installed, or an alternative system that achieves a minimum

of 5.5 stars applying the Energy Efficiency and Conservation Authority Water Heating Assessment Tool.

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

#### **I605.6.7. Subdivision - Hobsonville Point Village, Buckley, Sunderland and Airfields sub-precincts**

- (1) The subdivision standards in the Auckland wide rules apply in these sub-precincts, except that in the Residential - Terraced Housing and Apartment Buildings Zone, the minimum vacant net site area is 300m<sup>2</sup>.

#### **I605.6.8. Subdivision - Catalina Sub-precinct (Sub-precinct E)**

- (1) The subdivision standards for the Catalina Sub-precinct (Sub-precinct E) are those applying to the underlying residential zones and listed in the Auckland-wide subdivision rules. In addition, the following standards apply.

##### **I605.6.8.1. Super site subdivision**

- (1) Following the super site subdivision for one or more development blocks, the first resource consent for each approved development block must provide information:
  - (a) demonstrating compliance with the relevant street height and frontage;
  - (b) demonstrating complying private outdoor living space;
  - (c) demonstrating complying solar access to outdoor living space including shadow diagrams;
  - (d) nominating outlook types – primary, secondary and no outlook; and
  - (e) showing building height, building type, access lanes, parking, site services.

##### **I605.6.8.2. Vacant lot subdivision**

- (1) Any application for a vacant lot subdivision with a site of less than 450m<sup>2</sup>, must include a plan showing a building envelope that complies with the standards.

#### **I605.6.9. Subdivision - Landing Sub-precinct (Sub-precinct F)**

- (1) The subdivision standards for the Landing Sub-precinct (Sub-precinct F) are those applying to the underlying Business – Mixed use zones and listed in the Auckland-wide subdivision rules. In addition, the following standards apply.

##### **I605.6.9.1. Esplanade reserves**

- (1) Where any subdivision involving the creation of sites less than 4ha, is proposed of land adjoining the mean high water springs, the application plan and the subsequent Land Transfer plan, must provide for a minimum

esplanade or esplanade strip in accordance with section 230 of the Resource Management Act 1991, to be measured as follows and as indicatively illustrated on Precinct plan 6.

- (a) Between MHWS and the Fabric Bay building: 2m.
  - (b) Elsewhere: 5m unobstructed measured landwards from the top of the existing reclamation seawall so that there is 5m width of flat pedestrian-usable land.
- (2) Any esplanade reserve or esplanade strip must be measured in a landward direction at 90 degrees to mean high water springs.
  - (3) Any reduction in width or any request to waive the esplanade reserve or esplanade strip requirement is a discretionary activity.
  - (4) The provision of an esplanade strip rather than an esplanade reserve no less than 5m wide is a discretionary activity.

#### **I605.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

#### **I605.8. Assessment – restricted discretionary activities**

##### **I605.8.1. Matters of discretion**

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

- (1) Restaurants and cafes up to 200m<sup>2</sup> gross floor area per site, retail, offices, commercial services, educational facilities, healthcare facilities:
  - (a) design, location and integration; and
  - (b) consistency with an approved comprehensive development plan where relevant.
- (2) Alterations and additions to buildings:
  - (a) design, location and integration.
- (3) New buildings:
  - (a) design, location and integration.
- (4) Subdivision:
  - (a) design, location and integration;
  - (b) Infrastructure; and
  - (c) transport.

- (5) All subdivision and development:
- (a) sub-precinct specific criteria to the extent that:
    - (i) they are relevant to the location and scale of the development;
    - (ii) the criteria remain relevant given development already implemented;
    - (iii) consistency with the integrated catchment management plan and granted network discharge consent (or variation thereto); and
    - (iv) consistency with an approved Comprehensive Development plan (where relevant).
  - (6) In addition to the above, for the Landing Sub-precinct (Sub-precinct F), consistency with policies and objectives.

### **I605.8.2. Assessment criteria**

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

Development may differ from the precinct plans, where it is demonstrated that a different approach will result in a better quality outcome for the community, or where it is necessary to integrate with authorised development on land outside the precinct that was not anticipated at the time the design guideline and plans were prepared.

#### **I605.8.2.1. Design location and integration**

- (1) All activities should implement and generally be consistent with precinct plans 1, 2, 6 and 7.
- (2) redevelopment, additions and alterations to buildings should complement the existing character, form and appearance of development and have regard to:
  - (a) the heritage values of the Hobsonville Point Precinct;
  - (b) the architectural and heritage elements of the building which contribute to its character, such as cladding and fenestration;
  - (c) the visual appearance of the development from the road and reserves; and
  - (d) amenity values and neighbourhood character.
- (3) The design of buildings, driveways, parking and other development should complement the character of existing buildings and development, features and uses of adjoining land.
- (4) Landscape treatment should maintain and enhance the natural landscape character of adjoining land, the coast margin and views into the land from the Waitemata Harbour.

- (5) Buildings, driveways, parking and other development should be of suitable size, location and scale to accommodate the proposed activity.
- (6) Retail serving the local neighbourhood should be designed, developed and operated to:
  - (a) be easily accessible by walking, cycling and car;
  - (b) provide adequate cycle parking and infrastructure
  - (c) have an attractive street frontage, with buildings located on the street frontage providing generous display space, serve the local neighbourhoods rather than a wider area, recognising that the local centre within the Hobsonville Corridor Precinct is the focus for future retail and commercial development in the Hobsonville area.
- (7) Building design themes should achieve:
  - (a) a community that models sustainability, particularly the principles of passive solar design and walkable neighbourhoods;
  - (b) a character and appearance that will ensure a high standard of amenity values;
  - (c) a design that avoids conflicts between activities within the relevant precinct and between that precinct and other precincts;
  - (d) maintenance and enhancement of existing airbase houses, hangers and other ex-airforce buildings through comprehensive development planning and heritage management plans;
  - (e) enhancement of existing airbase houses, hangers and other ex-airforce buildings that provides design integration with the intended surrounding development;
  - (f) a consistent and attractive streetscape character;
  - (g) variations in building footprints, form and style;
  - (h) articulation of any building facades which are visible from roads;
  - (i) access by windows of habitable rooms to sunlight, daylight and outlook;
  - (j) permeable fencing, except where residential activities need clear separation from non-residential activities; and
  - (k) incorporation of existing views and natural features around the sub-precincts, including the natural landscape qualities of the environment adjacent to the coastal esplanade reserve.

- (8) A comprehensive landscape theme should ensure that potential adverse effects of development are avoided, remedied or mitigated and that a high standard of amenity is achieved consistent with the overall existing or introduced environmental context.

**I605.8.2.2. Sunderland Sub-precinct (Sub-precinct C)**

- (1) High-quality landscape treatments should be achieved for the Catalina Green and adjacent streets.
- (2) Design and orientation of buildings located south of Hudson Bay Road should accommodate mixed use activities, avoiding more than minor adverse effects in respect of noise, odour and visual amenity for activities located within the Airfields Sub-precinct (Sub-precinct D).
- (3) A design theme should be established for the entire sub-precinct which reflects an inter-war air force theme.
- (4) Offices, a neighbourhood retail centre and education activities should be provided.
- (5) Adequate cycle parking and infrastructure should be provided.

**I605.8.2.3. Buckley Sub-precinct (Sub-precinct B)**

- (1) The design and operation of schools should meet the criteria in I605.8.2.1(2) above.
- (2) A neighbourhood retail centre south of the intersection of Squadron Drive and Buckley Avenue should provide an attractive gateway to the community and to meet the criteria in I605.8.2.1(1) above.

**I605.8.2.4. Hobsonville Point Village Sub-precinct (Sub-precinct A)**

- (1) Provision should be made for retail activities to serve the local neighbourhoods, rather than a wider area, recognising that the local centre within the Hobsonville Corridor Precinct is the focus for future retail and commercial development in the Hobsonville area.

**I605.8.2.5. Airfields Sub-precinct (Sub-precinct D)**

- (1) Provision should be made for:
  - (a) open space sufficient to service the residential development in the sub-precinct;
  - (b) proposed park and ride, office or warehousing activities servicing marine activities in adjacent sub-precincts; and
  - (c) the retention, and adaptive re-use, of the hanger building.



**I605.8.2.6. Catalina Sub-precinct (Sub-precinct E)**

- (1) Development should be in general accordance with:
  - (i) the design guidelines for the Catalina Sub-precinct (Sub-precinct E) in Appendix 1;
  - (ii) Precinct plan 3 - Catalina Sub-precinct E, where this is relevant to the scale of the development; and
  - (iii) the Hobsonville Point Precinct and Catalina Sub-precinct(Sub-precinct E) policy, where relevant to the scale and type of development;

Note: development may differ from the design guidelines and precinct plans, where it is demonstrated that a different approach will result in a better quality outcome for the community, or where it is necessary to integrate with authorised development on land outside the precinct that was not anticipated at the time the design guideline and plans were prepared.

- (2) The extent to which the development complies with the design assessment report of the Hobsonville Design Review Panel.
- (3) Development should be within a density range of between 40 to 150 dwellings per hectare net (excluding land used for public roads, public open space or any other land used for a non-residential activity).

**I605.8.2.7. Landing Sub-precinct (Sub-precinct F)**

- (1) Design and Integration
  - (a) The extent to which development is in general accordance with:
    - (i) precinct plans 1, 2, 6 and 7 to the extent the respective plans are relevant to the scale of the development
    - (ii) the Hobsonville Point Precinct objectives and policies, where relevant to the scale and type of development.
  - (b) The extent to which development within The Landing sub-precinct:
    - (i) Demonstrates a coherent overall design the creates an attractive urban node with a strong sense of place that incorporates, but is not limited to, the site's distinctive heritage
    - (ii) Respects the area's cultural and spiritual significance
    - (iii) Respects the history and heritage features of the former seaplane and flying boat base
    - (iv) Ensures new buildings complement, but do not replicate, the heritage buildings through attention to the characteristics of the heritage buildings
    - (v) Maintains the underlying plane of the concrete apron
    - (vi) Maintains the integrity of the vegetated escarpment as a legible inland backdrop

- (vii) Establishes a public open space, open to the harbour, in front of the Sunderland Hangar
  - (viii) Establishes a minimum 10m wide coastal protection yard around the coastal perimeter of the apron, including a minimum 5m wide esplanade reserve, supported by active frontages facing the harbour
  - (ix) Establishes a spatial and circulation hierarchy including main streets in front of the heritage buildings, the perimeter esplanade, and intimate secondary lanes
  - (x) Prioritises pedestrian circulation ahead of vehicles
  - (xi) Establishes attractive and fine-grained pedestrian circulation that is aligned with heritage frontages, and with views to the harbour
  - (xii) Establishes buildings with active frontages at street level, and high quality architectural design that emphasises human presence.
  - (xiii) Incorporates car parking within buildings in a way that does not compromise active and transparent frontages, minimises circulation by cars within The Landing, and screens the cars
  - (xiv) Provides an efficient, legible and attractive transfer between buses and the ferry
  - (xv) Is accessible and satisfies CPTED (crime prevention through environmental design) principles such as those published by the N.Z Department of Justice
  - (xvi) Provides for treatment of stormwater runoff without compromising the otherwise flat plane of the apron
- (c) For alterations or extensions to the heritage character buildings identified on Precinct Plan 7, the extent to which such works:
- (i) Maintains or enhances heritage character
  - (ii) Is in accordance with good practice conservation principles and methods
  - (iii) Is based on an understanding of the heritage character values of the building, informed by a Heritage Assessment
- (d) The extent to which development in Development Areas 1-3 (the apron in front of the hangars):
- (i) Conveys a different, but complementary, appearance from the heritage buildings so that the heritage buildings are discernible as a distinct group
  - (ii) Have a light appearance, in contrast to the more solid appearance of the heritage buildings, and are designed to be seen from all four sides ('in the round')

- (iii) Are aligned with the grid and frontages established by the heritage buildings
  - (iv) Include gaps to frame views of the heritage buildings and backdrop escarpment from within the Landing and from the harbour – having particular regard to the view shafts depicted on Precinct Plan 7
  - (v) Have a fine grain appearance (for instance modules in the order of 15m – 25m) that reflects the smaller heritage buildings and is subservient to the two hangars
  - (vi) Are of such height as to maintain legibility of the Seaplane Hangar from the harbour (to avoid doubt, this does not mean that universal views are required of the hangar, but that there is sufficient visibility of such elements as the parapet and doors that the hangar's form is readily understood from a reasonable range of places on the harbour)
- (e) The extent to which any building in Development Area 4:
- (i) Has exceptional design quality suitable for this landmark location
  - (ii) Is designed to be seen from all four sides (with the exception of those frontages otherwise concealed below the escarpment or by the Sunderland Hangar) including views from Harrier Point Park
  - (iii) Continues the frontage line established by the Sunderland Hangar
  - (iv) Maintains north-east views from Harrier Point Park to the escarpment in the vicinity of trig A5W8 and along Oruamo (Hellyers Creek)
  - (v) Establishes an appropriate scale relationship with the Sunderland Hangar so that a new building does not overwhelm or detract from the prominence of the hangar. Aspects that may help achieve an appropriate scale relationship include:
    - A podium that is similar to (or lower than) the height of the Sunderland Hangar door (approximately 10.6m)
    - Separation between the buildings
    - A finely modulated and articulated façade in contrast to the simple form of the Sunderland Hangar
    - Complementary proportions between a new building and the Sunderland Hangar
    - Other design measures that reduce the apparent bulkiness of a new building or otherwise serve to establish and appropriate scale relationship with the Sunderland Hangar
- (f) The extent to which it is demonstrated that any proposal that differs

from the sub-precinct plans will result in a better quality outcome for the Hobsonville Point community.

- (g) The extent to which the location and scale of new buildings would adversely affect the amenity value of the adjoining coastal environment, including views of the site from the harbour and over the site to the harbour as identified on Precinct plan 7.
- (h) New buildings should be located in a way which maintain or enhance the views identified on Precinct plan 7.
- (i) Parking areas should be located in order of preference; within buildings, to the rear of buildings or separated from the street frontage by uses that activate the street. Visible, surface parking should be avoided.
- (j) Shared pedestrian and vehicle access is appropriate for pedestrian connections / lanes and the identified internal vehicle circulation route within the site. The shared access should prioritise pedestrian movement.
- (k) Pedestrian access should be maintained through the sub-precinct from the Launch Road staircase to the entrance of the Hobsonville ferry terminal.
- (l) Space for bus access and circulation facilities should be provided for within the sub-precinct.
- (m) Development or subdivision should not compromise the continued safe and efficient operation of bus movements and public access to and from the Hobsonville ferry terminal.
- (n) Provisions should be made for stormwater treatment in a way that does not detract from the unifying flat plane of the apron.
- (o) Open spaces and pedestrian connections should be designed to be visually attractive and positively contribute to the streetscape and sense of place.
- (p) Publicly accessible open spaces and pedestrian connections should be designed and managed to be accessible to people of all ages and abilities.
- (q) Where provided, landscaping should:
  - (i) integrate the development into the surrounding area and complement the existing natural landscape character, including the natural character of the coast.
  - (ii) maintain the personal safety of people and enhance pedestrian comfort
  - (iii) be designed for on-going ease of maintenance.
- (r) Building platforms, parking areas and vehicle entrances should be located and designed to respond to and integrate with existing landscape features and site orientation.
- (s) Where earthworks or retaining walls are required, they should be incorporated as a positive landscape or site feature by:
  - (i) integrating retaining walls as part of the building design

- (ii) stepping and landscaping earthworks or retaining walls over 1m in height, to avoid dominance or overshadowing effects.
  - (t) Retention of mature trees on the vegetated escarpment is encouraged where their size, location or species makes a significant contribution to the existing landscape character of the site.
  - (u) Any proposed vegetation removal should be off-set by the provision of new native vegetation to ensure no overall net loss of on-site vegetation.
  - (v) Development should maintain the amenity values of the coastal environment and natural landscape of the area.
  - (w) The design of new buildings situated between the ferry terminal and the bus stop location identified on Precinct Plan 6 should facilitate a safe and convenient pedestrian route between the ferry terminal and bus stop location which provides a form of rain shelter.
- (2) Design assessment
- (a) The extent to which the development complies with the design assessment report of the Hobsonville Design Review Panel.

#### **I605.8.2.8. Transport**

- (1) Development should be designed to integrate land uses with transport systems through an integrated transport assessment methodology for major trip generating activities and this should include provision for public transport within the precinct, between precincts, and beyond the Hobsonville Point precinct.
- (2) the council, Auckland Transport and New Zealand Transport Agency should be consulted.
- (3) A design theme for streets and public lanes should ensure well-connected, attractive and safe transport routes, with appropriate provision for:
  - (a) pedestrian, cycle and vehicle movements;
  - (b) car parking;
  - (c) infrastructure services; and
  - (d) street tree planting and landscape treatment consistent with the overall existing or introduced environmental context.
- (4) The local road network should provide a highly inter-connected roading system so as to reduce trip distances and to improve local accessibility to community facilities, reserves, public transport facilities and retail activities.

- (5) Provision should be made for public transport, including public transport facilities.
- (6) Traffic generation from proposed activities should not create adverse effects on the:
  - (a) capacity of roads giving access to the site;
  - (b) safety of road users including cyclists and pedestrians;
  - (c) sustainability of the primary road network; activity and capacity; and
  - (d) neighbourhood character.
- (7) Provision should be made for a pedestrian and cyclist network throughout the precinct, and linked to adjoining precincts including the Hobsonville village town centre, and beyond Hobsonville.

#### **I605.8.2.9. Infrastructure**

- (1) Roads should create high quality public spaces, and incorporate quality amenity features such as tree planting and footpath paving.
- (2) The street lighting theme should be consistent with wider Hobsonville air base precinct and with the overall existing or introduced environmental context.
- (3) The design of streets and public lanes should conserve land and encourages walkability by:
  - (a) using minimal dimensions for carriageways; and
  - (b) integrating service lines beneath footpaths or car parking bays.
- (4) Infrastructure for stormwater, wastewater and water supply are designed to ensure minimisation of water use, storm and wastewater generation and maximise water re-use.
- (5) Infrastructure provided to serve any new development models a range of different methods to achieve sustainability, with a particular emphasis on the efficient use and natural treatment of water systems.
- (6) An integrated approach to stormwater management should be adopted for stormwater mitigation, with the emphasis being on water reuse and water sensitive design the reduction of stormwater generated from sites through reuse and an increase of permeable areas.
- (7) Consistency with the integrated catchment management plan and relevant network discharge consent.

(8) *[deleted]*

(9) Stormwater retention and treatment facilities are to be designed to retain in-stream ecological values and added additional habitat where possible.

(10) Development should retain, enhance and provide protection for riparian margins, coastal edges and esplanade reserves.

(11) Public open spaces should be provided and developed so that they are:

(a) readily visible and accessible by adopting methods such as a generous street frontages or bordering onto yards of sites and front faces of buildings that are clear of visual obstructions;

(b) located to provide visual relief, particularly in intensively developed areas;

(c) integrated with surrounding development;

(d) sized and developed according to community and neighbourhood needs;

(e) consistent with any current and/or proposed council parks strategy; and

(f) easy to maintain.

(12) The coastal walkway and all other walkways should be designed to be:

(a) suitable and safe for regular pedestrian use;

(b) easily visible and accessible;

(c) located seaward of adjoining development; and

(d) linked to the public walkway and cycleway network.

#### **I605.9. Special information requirements**

(1) The special information requirements in the underlying zone and Auckland-wide provisions apply in this precinct. In addition, the following information requirements apply.

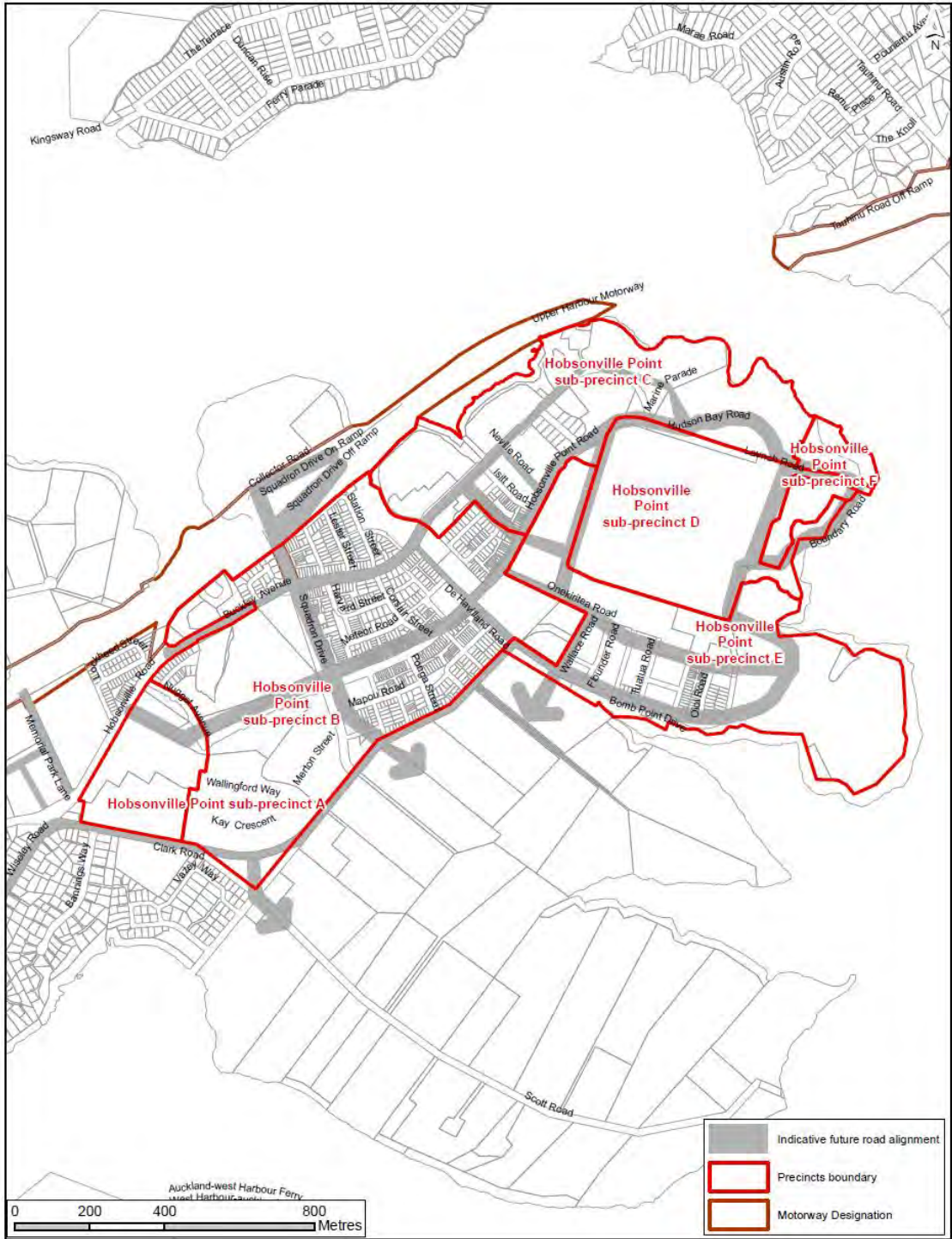
(2) A resource consent application for any development must include a design assessment report from the Hobsonville Design Review Panel.

(3) Applications for dwellings in Hobsonville Point Village Sub-precinct (Sub-precinct A), Catalina Sub-precinct (Sub-precinct E) and Sunderland Sub-precinct (Sub-precinct C) must include shadow diagrams demonstrating compliance with standard I605.6.4.5(2).

I605 Hobsonville Point Precinct

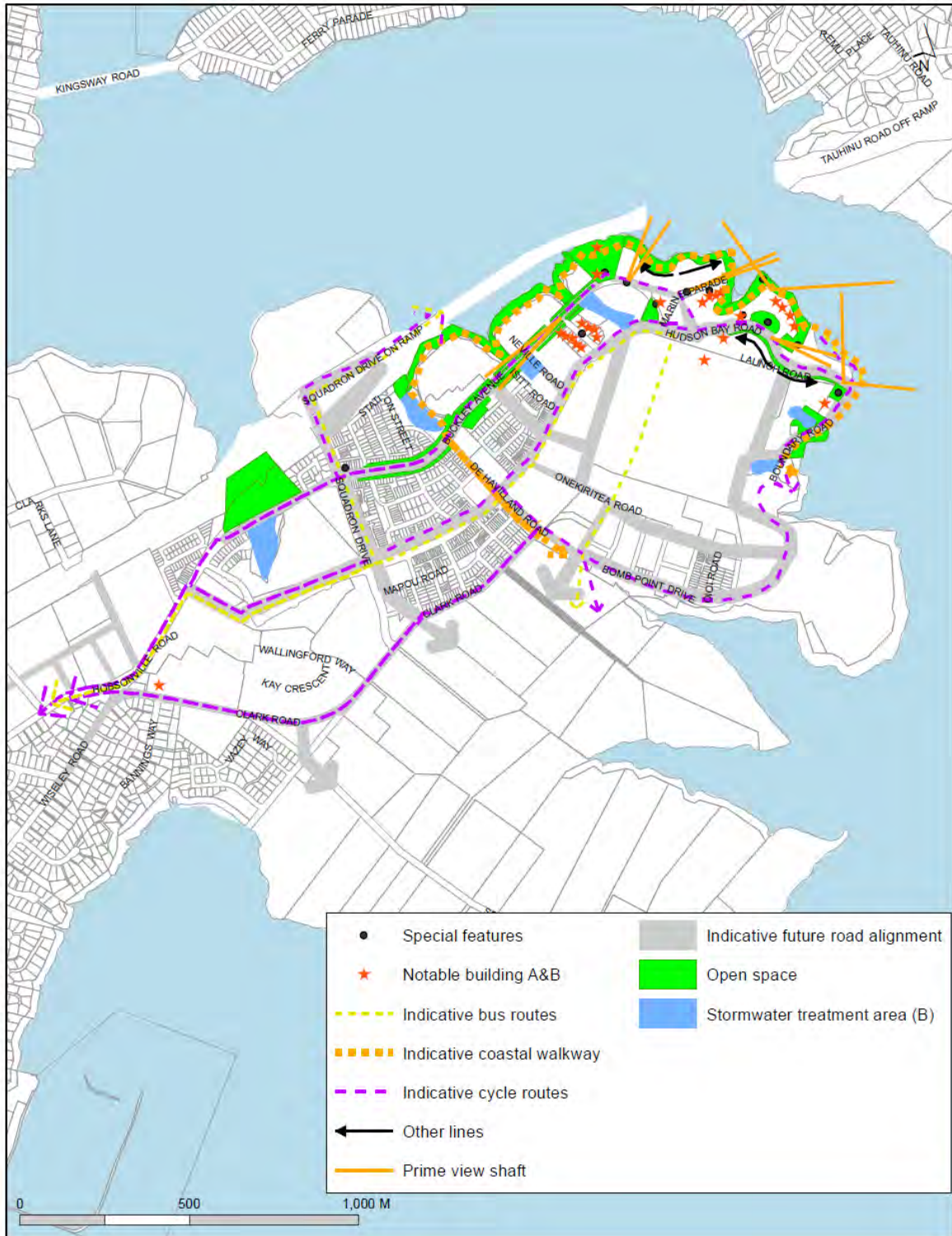
I605.10. Precinct plans

I605.10.1. Hobsonville Point: Precinct plan 1 - Hobsonville Point precinct plan



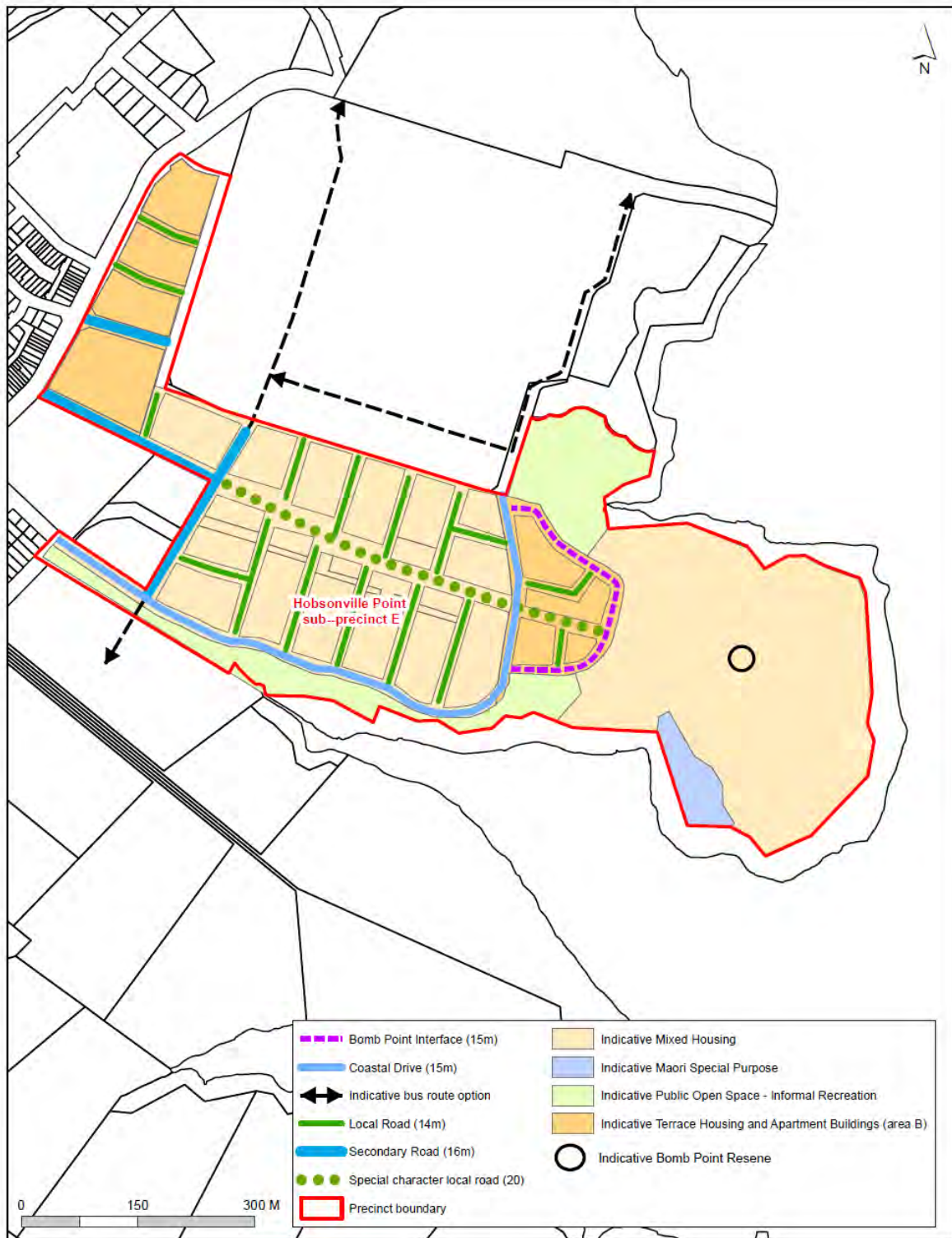


**I605.10.2. Hobsonville Point: Precinct plan 2 - Hobsonville Point features plan**



I605.10.3. Hobsonville Point: Precinct plan 3 - Catalina Sub-precinct E

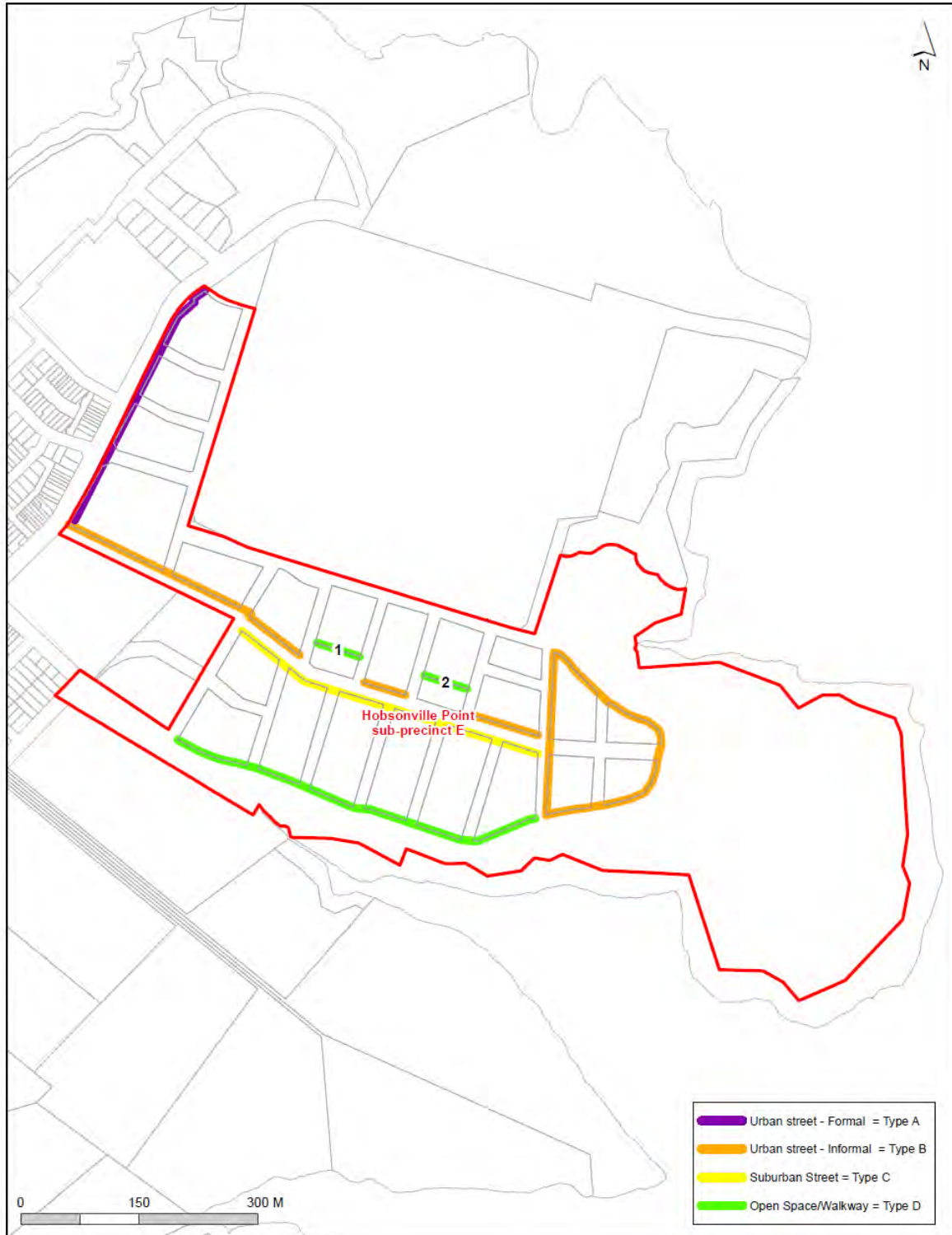
PC 78 (see Modifications)



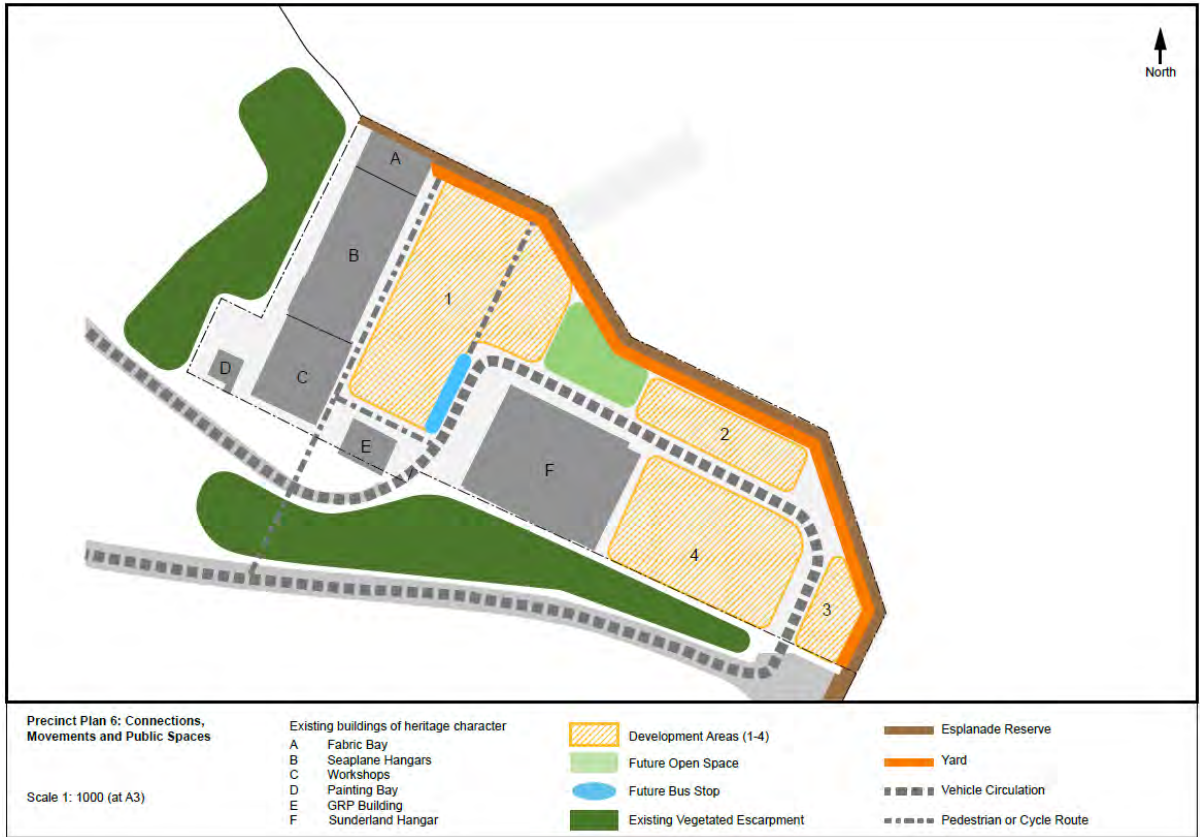
**I605.10.4. Hobsonville Point: Precinct plan 4 - Catalina Sub-precinct E - building separation diagram**



**I605.10.5 Hobsonville Point: Precinct plan 5 - Catalina Sub-precinct E special height and frontage**



**I605.10.6 Hobsonville Point: Precinct plan 6 - Landing Sub-precinct F connections, movement and public spaces plan**



**I605.10.7 Hobsonville Point: Precinct plan 7 - Landing Sub-precinct F buildings and views plan**



## **I613. Trusts Arena Precinct**

### **I613.1. Precinct description**

The Trusts Arena Precinct provides specific planning controls for the use, operation, development, redevelopment and intensification of Trusts Arena. The Trusts Arena is located in Henderson, West Auckland. It includes a multi-purpose stadium and sports complex which is used for a wide range of sports, recreation, cultural, event and community activities.

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

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

### **I613.2. Objectives**

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

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

### **I613.3. Policies**

- (1) Enable the safe and efficient operation of the Trusts Arena for its primary activities.
- (2) Protect the primary activities of the Trusts Arena Precinct from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:

- (a) avoid, remedy or mitigate adverse effects; and
  - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of the Trusts Arena, having regard to the amenity of surrounding properties.
- (5) Recognise that the Trusts Arena's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

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

#### I613.4. Activity table

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

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

Table I613.4.1 specifies the activity status of land use and development activities in the Trusts Arena Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I613.4.1: Activity table**

	Activity	Activity status
Use		
Primary activities		
(A1)	Concerts, events and festivals	P
(A2)	Markets, fairs and trade fairs	P
(A3)	Functions, conferences, gatherings and meetings	P
(A4)	Displays and exhibitions	P
(A5)	Informal recreation	P
(A6)	Organised sport and recreation	P
(A7)	Any primary activity not meeting Standard I613.6.5 but meeting all other standards	C
Accessory activities		
(A8)	Accessory activities	P
(A9)	Any accessory activity not meeting Standard I613.6.5 but meeting all other standards	C



I613 Trusts Arena Precinct

Compatible activities		
(A10)	Sports, recreation and community activities	P
(A11)	One care centre within the precinct limited to a gross floor area no greater than 500m <sup>2</sup>	P
(A12)	Care centres not otherwise provided for	RD
(A13)	Professional fireworks displays meeting Standard I613.6.10	P
(A14)	Professional fireworks displays not meeting Standard I613.6.10	RD
(A15)	Helicopter flights meeting Standard I613.6.11	P
(A16)	Helicopter flights not meeting Standard I613.6.11	RD
(A17)	Filming activities	P
(A18)	Any compatible activity not meeting Standard I613.6.5 but meeting all other standards	C
Development		
(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 25m in height	P
(A20)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m in height	RD
(A21)	Light towers and associated fittings up to and greater than 25m in height	P
(A22)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I613.6.8	RD
(A23)	Demolition of buildings	P
(A24)	Temporary buildings	P
(A25)	Workers' accommodation	P

### I613.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I613.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I613.4.1 Activity table and which is not listed in I613.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

### I613.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I613.4.1 must comply with the following standards unless otherwise stated. The following standards do not apply:

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

#### I613.6.1. Noise

- (1) The noise (rating) level from any activity (including sound checks), must not exceed the noise limits in Table I613.6.1.1.

**Table I613.6.1.1: Noise standards**

Time, day, duration and frequency	Noise limit	Measurement point
Up to 3 special noise events between 8:00am and 10:30pm on a Friday or Saturday in any 12 month period	75dB L <sub>Aeq(5min)</sub>	The boundary of any site in a residential zone or at the boundary of the Lincoln Precinct.
Up to 6 special noise events between 8:00am and 10:30pm any other day in any 12 month period	65dB L <sub>Aeq(5min)</sub>	The boundary of any site in a residential zone or at the boundary of the Lincoln Precinct.
General noise standards between 7:00am and 6:00pm	55dB L <sub>Aeq</sub>	The boundary of any site in a residential zone.
General noise standards between 7:00am and 6:00pm	60dB L <sub>Aeq</sub>	The boundary of any other zone.
General noise standards for all other times	40dB L <sub>Aeq</sub> and 75dB L <sub>Amax</sub>	The boundary of any site in a residential zone.
General noise standards for all other times	45dB L <sub>Aeq</sub> and 75dB L <sub>Amax</sub>	The boundary of any other zone.

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

**I613.6.2. Lighting**

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I613.6.2, the curfew and pre-curfew times are as stated in Table I613.6.2.1.

**Table I613.6.2.1: Pre-curfew and curfew times**

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

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

- (a) The limits in Table I613.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

**Table I613.6.2.2: Horizontal and vertical illuminance at a boundary**

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

- (b) The vertical illuminance limits in Table I613.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

**Table I613.6.2.3: Vertical Illuminance at a window**

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2 cd/m<sup>2</sup>) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I613.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

**Table I613.6.2.4: Pre-curfew luminous intensity**

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

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I613.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003

(Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

**Table I613.6.2.5: Building façade luminance**

	Luminance limit
Standard	10 cd/m <sup>2</sup>
Special Lighting Events	25 cd/m <sup>2</sup>

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

**I613.6.3. Special noise events**

- (1) The total number of special noise events in any 12 month period must not exceed 9 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I613.6.1.1.
- (3) A single event must be limited to a total duration of 5 hours. Any special noise event lasting longer than 5 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.
- (4) Must not be held on Good Friday or Christmas Day.
- (5) Sound checks must not exceed a total of 1.5 hours duration on any day and may only be undertaken between the hours of 8:00am and 10:30pm. There must be no more than one sound check per event. Sound checks themselves are not counted as special noise events.

**I613.6.4. Special lighting events**

- (1) The total number of special lighting events in any 12 month period must not exceed 14 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I613.6.2.4 and I613.6.2.5.

**I613.6.5. Traffic management**

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

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

- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

**I613.6.6. [Deleted]**

- (1) [Deleted]

**I613.6.7. Screening**

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

**I613.6.8. Interface control areas**

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

**I613.6.9. Height in relation to boundary**

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

**I613.6.10. Professional fireworks displays**

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

**I613.6.11. Helicopter flights**

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

**I613.6.12. Temporary buildings and structures**

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

### **I613.7. Assessment – controlled activities**

#### **I613.7.1. Matters of control**

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

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

#### **I613.7.2. Assessment criteria**

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

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

### **I613.8. Assessment – restricted discretionary activities**

#### **I613.8.1. Matters of discretion**

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

- (1) Any activity that does not comply with noise and/or lighting standards:
  - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standard
  - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standard:

- (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Care centres not otherwise provided for:
  - (a) the effects of the proposed activity on the efficient operation of the primary activity of the site; and
  - (b) the effects of traffic and parking on the safety and efficiency of the transport network.
- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m in height and/or which does not comply with height in relation to boundary standards:
  - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (6) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I613.6.8:
  - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.

#### **I613.8.2. Assessment criteria**

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

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
  - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
    - (i) the cumulative noise effects of other activities which are permitted on the site;
    - (ii) the cumulative effect of numerous infringements of noise standards; and,
    - (iii) the degree of non-compliance.
  - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.
  - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
  - (d) the extent to which any artificial lighting will create a traffic safety issue.



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

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

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

### I613.9. Special information requirements

There are no special information requirements for this precinct.

### I613.10. Precinct plans

#### I613.10.1. Trusts Arena: Precinct plan 1



## **I614. Wainamu Precinct**

### **I614.1. Precinct Description**

The Wainamu Precinct covers a large site located at 32A-C and 34A-C Te Aute Ridge Road, Bethells in the Waitākere Ranges Heritage Area, as defined by the Waitākere Ranges Heritage Area Act 2008.

Environmental assessment of the site has provided detailed information for the precinct's management plans. The subdivision and development provisions have been tailored to its unique circumstances, taking into account existing and past use of the area and the opportunities to achieve net environmental benefits. The provisions reflect a detailed and comprehensive analysis of the precinct's natural and heritage features that provide for a limited range of development and activities in a manner that enhances and protects the environment. In a limited number of instances, the precinct provisions will take precedence over certain provisions in the natural heritage overlays.

The underlying zoning of land within this precinct is Rural – Rural Conservation Zone and the precinct is also subject to the Waitākere Ranges Heritage Area Overlay, the Ridgeline Protection Overlay and the Outstanding Natural Landscapes Overlay.

### **I614.2. Objectives [rp/dp]**

- (1) Subdivision achieves the objectives and policies of the Waitākere Ranges Heritage Area Overlay.
- (2) The precinct provides for an appropriate mix of activities which enable the economic and environmental sustainability of the land.
- (3) The activities and development on the site are compatible with the natural and coastal character, natural landscape and amenity values of the surrounding environment.

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

### **I614.3. Policies [rp/dp]**

- (1) Require subdivision and development to be of a scale, design and location in keeping with the unique circumstances of the precinct, taking into account existing and past use of the precinct and the opportunities to achieve net environmental benefits in the precinct.
- (2) Enable the use of land for filming, grazing and forestry while managing the ecological and landscape values of the precinct.
- (3) Require new dwellings and areas for forestry to be located so that the natural and coastal character of the landscape is protected.
- (4) Provide for nature-based, rural and wilderness experiences and outdoor recreation and pursuits, that are compatible with, and appropriate to, the natural

and coastal character, natural landscape and amenity values of the area and the natural and rural environment.

- (5) Provide for the reuse of existing buildings that relate to the historic and/or rural, natural and coastal character of the precinct.
- (6) Recognise and provide for the relationship between Mana Whenua and the area, including the use of traditional resources and food gathering.

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

**I614.4. Activity table**

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

Table I614.4.1 specifies the activity status of land use, development and subdivision activities in the Wainamu Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

***Resource Management (National Environmental Standards for Plantation Forestry) Regulations 2017***

If any activity listed in rules (including standards) I614.4.1 to I614.6.10 is regulated by the Resource Management (National Environmental Standard for Plantation Forestry) Regulations 2017 (“NESPF”) then the NESPF applies and prevails.

However, the NESPF allows the plan to include more restrictive rules in relation to one or more of the following:

- Significant Ecological Areas Overlay;
- Water Supply Management Areas Overlay;
- Outstanding Natural Character Overlay;
- High Natural Character Overlay;
- Outstanding Natural Landscapes Overlay;
- Outstanding Natural Features Overlay; or
- activities generating sediment that impact the coastal environment.

Where there is a rule in the plan that relates to any of the matters listed above then the plan rule will apply. In the event that there is any conflict between the rules in the plan and the NESPF in relation to any of the above, the most restrictive rule will prevail.

If the NESPF does not regulate an activity then the plan rules apply.

**Table I614.4.1 Activity table**

Activity		Activity status
<b>Development</b>		
(A1)	Vegetation alteration within the areas identified as Forest – Native (firewood gathering) (as shown in I614.10.1 Wainamu: Precinct plan 1)	P

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(A2)	Vegetation alteration outside the areas identified as 'Forest – Native (firewood gathering)(as shown in I614.10.1 Wainamu: Precinct plan 1)	NC
(A3)	Buildings	P
(A4)	Buildings that do not comply with Standard I614.6.2	D
(A5)	Buildings that do not comply with Standard I614.6.3(1) where the building has front, side and rear yards of not less than 3m in depth	RD
(A6)	Buildings that do not comply with Standard I614.6.3(1) where the building has front, side and rear yards of less than 3m in depth	D
(A7)	Buildings that do not comply with Standard I614.6.4(1) where the total building coverage on the site does not exceed 15 per cent of the net site area	RD
(A8)	Buildings that do not comply with Standard I614.6.4(1) where the total building coverage on the site exceeds 15 per cent of the net site area	NC
<b>Use</b>		
<b>Rural</b>		
(A9)	Farming	P
(A10)	Farming that does not comply with Standard I614.6.7(1) and (2)	NC
(A11)	Forestry located in areas identified as forest-exotic (as shown in I614.10.1 Wainamu: Precinct plan 1)	C
(A12)	Forestry activity not complying with Standard I614.6.9(2) to (5)	D
(A13)	Forestry located outside the areas identified as forest-exotic (as shown in I614.10.1 Wainamu: Precinct plan 1)	NC
(A14)	Rural commercial services	D
(A15)	On-site primary produce manufacturing up to 200m <sup>2</sup> gross floor area	D
(A16)	On-site primary produce manufacturing greater than 200m <sup>2</sup> gross floor area	NC
(A17)	Post-harvest facilities	D
<b>Accommodation</b>		
(A18)	Dwellings	P
(A19)	Dwellings that do not comply with Standard I614.6.5	NC
(A20)	Minor dwellings	RD
(A21)	Minor dwellings that do not comply with Standard I614.6.6	NC
(A22)	Visitor accommodation accommodating no more than 20 guests	P
(A23)	Visitor accommodation exceeding 20 guests but not more than 40 guests	RD
(A24)	Visitor accommodation exceeding 40 guests or not	NC

	complying with Standard I614.6.8	
<b>Commerce</b>		
(A25)	Restaurants and cafes	D
(A26)	Show homes	D
<b>Subdivision</b>		
(A27)	Subdivision creating a total of six sites and generally in accordance with the lot boundaries as identified in I614.10.1 Wainamu: Precinct plan 1	RD
(A28)	Subdivision creating a total of six sites not generally in accordance with the lot boundaries as identified in I614.10.1 Wainamu: Precinct plan 1 or not complying with Standard I614.6.10	D
(A29)	Subdivision of the minor dwelling from the site on which the principal dwelling is located	Pr

### I614.5. Notification

- (1) Any application for resource consent for an activity listed in Table I614.4.1 will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

### I614.6. Standards

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

All activities listed in Table I614.4.1 must comply with following standards.

#### I614.6.1. Dwellings, buildings and structures

- (1) The provisions in [D11 Outstanding Natural Character and High Natural Character Overlay](#) for dwellings, buildings and structures including buildings accessory to pastoral farming do not apply to buildings in this precinct.

#### I614.6.2. Building height

- (1) Buildings must not exceed 8m in height.

#### I614.6.3. Yards

Purpose: to ensure adequate and appropriate separation distance between buildings and site boundaries to minimise:

- adverse effects of buildings on the natural and coastal character and amenity values enjoyed by occupiers of adjoining properties; and
- opportunities for reverse sensitivity effects to arise.

- (1) Front, side and rear yards must have a minimum depth of 10m.

**I614.6.4. Building coverage**

- (1) The maximum building coverage must not exceed 15 per cent of the net site area or 300m<sup>2</sup> whichever is lesser.

**I614.6.5. Dwellings**

- (1) Dwellings must be located in the areas identified for proposed dwellings (as shown in I614.10.1 Wainamu: Precinct plan 1).
- (2) There must be no more than one dwelling per site within each proposed site (as shown in I614.10.1 Wainamu: Precinct plan 1).

**I614.6.6. Minor dwellings**

- (1) Minor dwellings must be located in the areas identified for dwellings (as shown in I614.10.1 Wainamu: Precinct plan 1).
- (2) There must be no more than one minor dwelling per site.
- (3) The minor dwelling must have a floor area less than 65m<sup>2</sup> excluding decks and garaging.
- (4) *[deleted]*
- (5) The minor dwelling must share the same driveway access as the principal dwelling.

**I614.6.7. Farming**

- (1) Farming activities must be limited to grazing and beekeeping.
- (2) Farming must be located in the areas identified as pasture (as shown in I614.10.1 Wainamu: Precinct plan 1).

**I614.6.8. Visitor accommodation**

- (1) Visitor accommodation involving eco-camping on sand dunes must:
  - (a) be confined to the area of sand dunes (as shown on I614.10.1 Wainamu: Precinct plan 1);
  - (b) be limited to a single tent no greater than 30m<sup>2</sup>; and
  - (c) be limited to the time period from 1 October to 30 June in any year.

**I614.6.9. Forestry**

- (1) A management plan must be submitted with any resource consent application for forestry activities. The following information must be included:
  - (a) location and dimensions of areas proposed for production planting;
  - (b) location and extent of any archaeological sites or historic sites within the areas proposed for planting and how those sites will be protected;
  - (c) measures to be used to protect any area of native vegetation;



- (d) methods to be used to prevent erosion during any planting or harvesting work;
  - (e) the time period over which any planting will take place;
  - (f) measures to be used to protect water flow and quality of any water bodies or wetlands in the vicinity;
  - (g) methods to be employed to inhibit the spread of fire within and in the vicinity of the area to be forested;
  - (h) likely methods to be employed in harvesting operations;
  - (i) anticipated dates and time periods of harvesting;
  - (j) estimated volumes of timber produced and intended methods of transport of harvested timber for milling;
  - (k) the likely demands placed on roads through the transportation of harvested timber;
  - (l) details of an appropriate rehabilitation programme for the area to be subject to forestry activities;
  - (m) the species to be used; and
  - (n) the method of management to be used.
- (2) Forestry activity on a site must not exceed 2ha.
- (3) Forestry must be carried out at least 10m from any adjoining site boundary unless the landowner of the forest also owns or controls the adjoining site, or the adjoining site is an area identified in the Significant Ecological Areas Overlay or the adjoining site is already afforested.
- (4) Forestry must be carried out at least 5m from the bank of a permanent stream, river, lake, wetland or coastal edge.
- (5) Forestry must be carried out at least 5m from the area identified in the Significant Ecological Areas Overlay.

#### **I614.6.10. Subdivision**

The [E39 Subdivision – Rural](#) provisions apply to this precinct unless otherwise specified below.

- (1) Any sites created by the subdivision must generally coincide with the location of proposed lot boundaries (as shown on I614.10.1 Wainamu: Precinct plan 1).
- (2) The total number of sites within the precinct must be the same as identified on I614.10.1 Wainamu: Precinct plan 1, being a total of not more than five sites.

- (3) The Streamside Enhancement Area (as shown on I614.10.1 Wainamu: Precinct plan 1) must be planted or seeded with manuka and/or flax prior to the issue of a section 224(c) certificate for any subdivision.
- (4) The Wetland Protection Area (as shown on I614.10.1 Wainamu: Precinct plan 1) must be made permanently inaccessible to stock by the erection of a stock barrier in the position identified in I614.10.1 Wainamu: Precinct plan 1.

#### **I614.7. Assessment – controlled activities**

##### **I614.7.1. Matters of control**

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

- (1) Forestry:
  - (a) effects on the natural environment;
  - (b) the natural functioning of watercourses;
  - (c) fire safety; and
  - (d) protection of mauri of the natural environment and sites of significance to iwi.

##### **I614.7.2. Assessment criteria**

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

- (1) Forestry:
  - (a) the extent to which the proposed development adversely affects the overall resilience, biodiversity and integrity of the natural environment;
  - (b) whether the activity adversely affects or contributes to the degradation of the water table or natural watercourses in a way that destroys or reduces their ability to support in-stream vegetation and fauna;
  - (c) whether adequate provision has been made for fire safety;
  - (d) the extent to which the proposed development adversely affects the mauri (life force) of native vegetation and fauna habitat within the natural environment; and
  - (e) the extent to which the activity adversely affects the historical, cultural or spiritual significance of any site or waahi tapu of significance to iwi.

#### **I614.8. Assessment – restricted discretionary activities**

### **I614.8.1. Matters of discretion**

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

(1) All restricted discretionary activities (excluding standard infringements):

- (a) natural and coastal character and amenity values;
- (b) the design, scale and intensity of buildings and activities;
- (c) retention and maintenance of vegetation;
- (d) landscape treatment of sites;
- (e) the duration and hours of operation of activities; and
- (f) parking, access and traffic movement.

(2) Infringement of the yard standard:

- (a) location, privacy, screening and planting.

(3) Infringement of the building coverage standard:

- (a) building bulk, screening and landscape treatment; and
- (b) provision of outdoor space.

(4) Subdivision:

- (a) design, scale and location of proposed sites and driveways;
- (b) landscaping treatment;
- (c) protection and enhancement of vegetation and natural features;
- (d) drainage works and infrastructure; and
- (e) road/site access.

(5) Minor dwellings

- (a) location of minor dwelling

### **I614.8.2. Assessment criteria**

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

(1) All restricted discretionary activities (excluding standard infringements):

- (a) the extent to which buildings are visible from beyond the site particularly from a public place such as a road or beach;

- (b) the extent to which buildings compromise the visual landscape qualities of the area;
  - (c) the extent to which the proposed development should not adversely affect amenity values and natural and coastal character;
  - (d) the extent to which buildings are of a colour and reflectivity compatible with local amenity values and the natural and coastal landscape, particularly as viewed from beyond the site, from roads and other public places;
  - (e) whether it is necessary that the building is screened;
  - (f) the extent to which buildings create pressure on the ability of the surrounding natural environment to adequately absorb the effects of wastewater disposal and stormwater drainage; and
  - (g) the extent to which the activity provides safe driveway access and sight lines.
- (2) Infringement of the yard standard:
- (a) the extent to which buildings are located a sufficient distance back from the site boundary to avoid more than minor adverse effects on the natural landscape;
  - (b) the extent to which buildings are located in a position which maintains opportunities to retain vegetation around the edges of the site; and
  - (c) the extent to which buildings are located a sufficient distance back from site boundaries to ensure a minimum level of privacy.
- (3) Infringement of the building coverage standard:
- (a) the extent to which the scale of buildings detracts from the natural landscape, in particular:
    - (i) extent of landscape modification, including earthworks and vegetation alteration;
    - (ii) the visual prominence of the building; and
    - (iii) the relationship of buildings to neighbouring sites.
- (4) Subdivision:
- (a) the extent to which the proposed subdivision identifies a stable building platform and stable vehicle access within each proposed lot;
  - (b) the extent to which the subdivision provides measures that remedy or mitigate adverse effects on the landscape;

- (c) whether the proposed subdivision provides for works intended to protect and enhance vegetation; and
- (d) the extent to which the subdivision requires the construction of driveway, drainage and other infrastructure and how effects on the heritage features are avoided, remedied and mitigated.

(5) Minor dwellings:

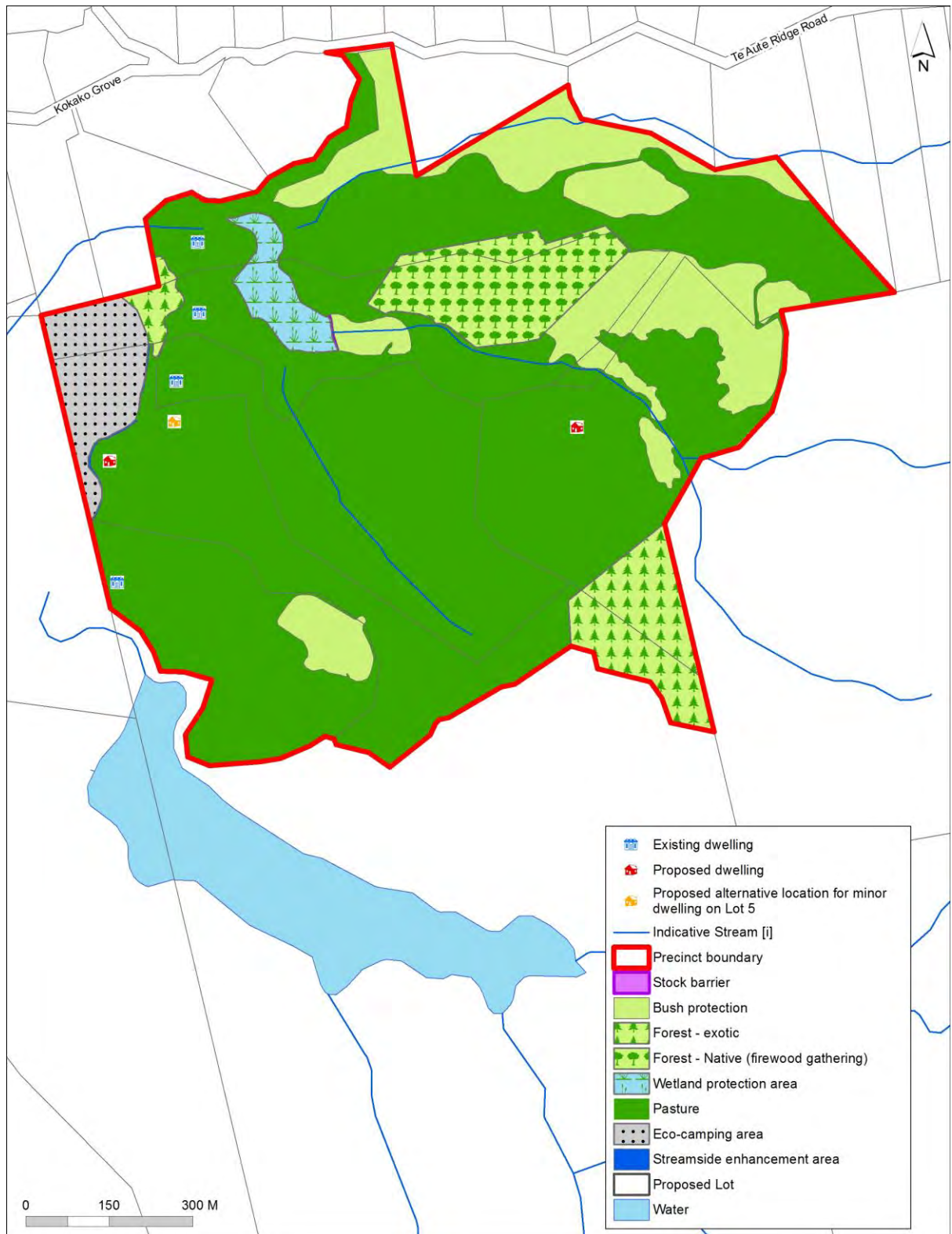
- (a) The extent to which minor dwellings are located to avoid significant adverse landscape and visual effects.

**I614.9. Special information requirements**

There are no special information requirements in this precinct.

**I614.10. Precinct plan**

I614.10.1. Wainamu: Precinct plan 1



## 7.12 Birdwood 2

### Precinct Description

The Birdwood 2 precinct comprises 26.1 hectares of land approximately 15 km west of Auckland's CBD, 4 km south-west of the Westgate town centre and 1km north of the Ranui town centre. The precinct is located in the Waitakere Range's lower foothills in an area informally identified as Birdwood. It is a fringe suburb forming part of the western extent of Auckland's wider metropolitan area.

The precinct is bound by two roads, Yelash road to the north and Birdwood road to the east and south, with Crows road crossing the lower third of the precinct.

The purpose of the precinct is to provide for subdivision and associated development to increase the supply of housing (including affordable housing), whilst being responsive to the site's characteristics including a varied topography, a landscape that includes intermittent streams and wetlands and interfaces with the rural edge along the northern, eastern and (in particular) western boundaries. The precinct will also facilitate the efficient use of land and coordinate the provision of infrastructure and will provide for a residential area integrated with the adjoining urban area. It will include areas of open space and provide a range of housing options.

It is envisaged that future land use, development and subdivision consents will give effect to the key elements of the Birdwood 2 precinct plan to facilitate residential development in a coordinated manner.

### Objectives

The objectives are as listed in the underlying Single House and Mixed Housing Suburban zones except as specified below:

1. Subdivision and development occurs in a coordinated manner that implements the precinct plan.
2. Subdivision and development is designed to recognise the site's topography and proximity to the rural edge.
3. Subdivision and development within the precinct, including any upgrades to the surrounding network (as described in the precinct provisions) facilitates a transport network that integrates with the external road network and improves access, safety and connectivity for all travel modes within and beyond the precinct.
4. Subdivision and development provides three attractive, safe and distinct open space drainage reserves.
5. Subdivision and development maintains and enhances streams and riparian corridors.
6. Adverse effects of stormwater runoff on communities and freshwater systems are avoided to the extent practicable or otherwise mitigated using water sensitive design principles.
7. Major overland flow paths are retained or provided for within the site layout to manage risks from flood events up to the 1 percent AEP; and flows from the 1 percent AEP are managed to avoid downstream flooding effects.
8. To promote increased housing supply, variety and choice by creating well-designed residential developments comprised of a range of housing densities, typologies, and price options (including the provision of affordable housing).
9. To ensure that affordable housing provided in any residential development is distributed throughout the location in which resource consent is sought.
10. To promote availability of affordable housing to first home buyers and/or Community Housing Providers.

### Policies

The policies are as listed in the underlying Single House and Mixed Housing Suburban zones except as specified below:

1. Require the structural elements of the Birdwood 2 precinct plan to be incorporated into all subdivision and development to achieve:
  - a. a graduated transition in residential density where development adjoins or is opposite Countryside Living areas along the western and northern boundary of the site through the provision of larger lot sizes, yard controls and restrictions on building coverage.
  - b. three drainage reserves which provide attractive and functional stormwater management areas, integrated with the surrounding area and, where appropriate, natural in appearance.
  - c. a logical north-south local road connection through the land north of Crows road, linking Yelash road with Crows road, and supported by a looped local road.
  - d. a logical looped local road connection through the land south of Crows road to provide a road edge to the drainage reserve in this area.
  - e. limited vehicle access for new sites onto Birdwood road and Yelash road.
  - f. the provision of an entrance feature or treatment at the intersection of the main roads into the site with Crows road.
2. Ensure subdivision and development, including road design, achieves a high standard of amenity, pedestrian safety and convenience, and contributes to a positive sense of place and identity
3. Require the construction of new roads, roading and intersection improvements and pedestrian connections, including to and along Birdwood road, in general accordance with the Birdwood 2 precinct plan to ensure a safe, integrated and connected movement network develops within the precinct and to the existing urban areas and the Te Rangi Hiroa Winery Estate Reserve.
4. Ensure that subdivision and land use activities provide a road network which makes appropriate provision for on-site stormwater management devices.
5. Require subdivision and development to promote the restoration and enhancement of the stream and wetland network to achieve a natural appearance with appropriate native species and to provide habitat.
6. Provide for and encourage ecological corridors through the Birdwood 2 precinct to enhance natural linkages throughout the wider landscape, including riparian planting along waterways to:
  - a. maintain and enhance water quality and aquatic habitats
  - b. enhance existing native vegetation and wetland areas within the catchment and
  - c. reduce stream bank and wetland edge erosion
7. Use water sensitive design in subdivision, land use and development, as the core development approach to manage stormwater runoff, water quality and flooding, mimic the natural hydrological regime and provide base-flow to streams.
8. Ensure that a range of lot sizes, housing typologies and densities are enabled to reflect a choice in living environment and affordability.
9. New residential developments containing 15 or more dwellings, or involving the creation of 15 or more vacant sites, require either:
  - a. 10 percent of new dwellings to be relative affordable, with the purchase price to be set relative to the median house price in the Auckland region and sold to first home buyers; or
  - b. 5 percent to be retained affordable, with the purchase price to be set relative to the median household income in the Auckland region and sold to Community Housing providers or the Housing New Zealand Corporation and owned for long term retention; or
10. New residential developments containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.
11. New retirement village developments containing 15 or more dwellings provide for affordable housing.



## Precinct rules

The activities, controls and assessment criteria in the underlying zone apply in the Birdwood 2 precinct except as specified below.

### 1. Activity Table

The [Activity Table 1 – General and Activity Table 2 – Residential Zones in Part 3, Chapter H, Section 5](#) of the Unitary Plan, and related controls, apply to the Birdwood 2 precinct, except as specified in Table 1 below.

ACTIVITY TABLE 1 – BIRDWOOD 2 PRECINCT	
SUBDIVISION ACTIVITY	ACTIVITY STATUS
Subdivision in general accordance with the Birdwood 2 precinct plan	RD
Subdivision not in accordance with the Birdwood 2 precinct plan	D

The activities, controls and assessment criteria in the underlying zone apply in the Birdwood 2 precinct except as specified below.

### 2. Land use Controls

#### 2.1 Affordable housing – general controls

Purpose: To ensure that this precinct contains affordable housing to help address Auckland’s housing affordability needs.

1. New residential developments containing 15 or more dwellings/vacant sites must provide for affordable dwellings/vacant sites that are either relative affordable or retained affordable that will meet the requirements of clauses 2-8 below.
2. All resource consent applications requiring the provision of affordable dwellings/vacant sites must be accompanied by details of the location, number and percentage of relative and/or retained affordable dwellings/vacant sites.
3. Affordable dwellings/vacant sites must be spread throughout the development, with no more than six in any one cluster.
4. For staged developments, a proportionate number of affordable dwellings and/or vacant sites must be provided at each respective stage on a pro rata basis and spread throughout the development in accordance with clause 3 above.
5. For apartments, no more than one-third of the total number of identified affordable dwellings must be located on a single building level/storey, unless the development is two levels, in which case no more than half of the identified affordable dwellings must be located on a single level.
6. If the calculation of the percentage of dwellings (and/or vacant sites) that must be affordable dwellings (and/or vacant sites) results in a fractional dwelling (or vacant site) or one-half or more, that fraction is counted as 1 dwelling (or vacant sites) and any lesser fraction may be disregarded.
7. For avoidance of doubt, the land use rules do not apply to resource consent applications processed under the Housing Accords and Special Housing Areas Act 2013 (“HASHAA”) as the provisions specified in the relevant Order in Council amendment to that Act apply. The above provisions apply to consents that are not processed under the HASHAA.
8. Affordable housing that does not comply with clauses 1-7 above is a discretionary activity.
9. Where staged development occurs, and includes a greater amount of affordable housing in any stage than is required, this can be credited for the requirement of a subsequent stage.

#### 2.2 Number of relative affordable dwellings or sites

Purpose: To ensure that this precinct contains price relative affordable housing available to first home buyers to help address Auckland’s housing affordability needs.

1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 10 percent of the total number of dwellings/vacant sites must be relative affordable and meet the following criteria:

a. the price at which a dwelling may be sold does not exceed 75 percent of the Auckland region median house price (calculated as an average of 3 calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) that is published by the Real Estate Institute of New Zealand.

b. if the application is for a subdivision consent, the applicant must identify the sites of the subdivision allocated for the building of relative affordable dwellings and must specify the mechanism (consent notice for example) to ensure that the combined value of the building and the land on completion will meet that criterion or is a building associated with such a dwelling.

c. any dwellings built on vacant sites identified for affordable housing must be sold to first home buyers who must reside in the dwelling from the date of transfer.

2. Relative affordable housing that does not comply with clause 1 above is a discretionary activity.

### 2.3 Eligibility for relative affordable housing

Purpose: To ensure relative affordable housing is purchased by appropriate persons

1. Prior to the first transfer of affordable dwellings (including new dwellings that have never been occupied and are built on vacant sites identified for affordable dwellings), the consent holder must provide the council with a statutory declaration that confirms the sale complies with the following eligibility requirements:

a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement becomes unconditional;

b. the consent holder has sold the dwelling (and any associated parking that is required by resource consent, and storage) at a price which is not more than that defined by the 75 percent median price in accordance with rule 2.2.1.a above;

c. the purchaser is a first home buyer and has never owned any other real property;

d. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

2. Prior to the transfer of a vacant site identified for affordable dwellings, the purchaser shall be made aware of the consent notice mechanism required to ensure any building built on the site is a dwelling that will meet the relative affordable criteria in rule 2.2.1.b above or is a building associated with such a dwelling.

3. Prior to the transfer of a vacant site identified for an affordable dwelling to a purchaser that intends to develop, own and occupy the affordable dwelling themselves, the consent holder shall provide the council with a statutory declaration executed by the intended purchaser that confirms the sale complies with the following eligibility requirements:

a. the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date of the sale and purchase agreement became unconditional;

b. any development of the site shall be such that the combined value of the dwelling and the land upon completion, as confirmed by a registered valuation, shall be no more than that defined by the 75 percent median price in accordance with rule 2.2(1)(a) above;

c. the purchaser intends to own and occupy the affordable dwelling exclusively as their residence from the date of purchase;

d. the purchase is a first home buyer and has never owned any other real property;

e. the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

4. A consent notice shall be placed on the computer freehold register for the respective affordable dwellings/vacant sites requiring the above eligibility criteria to be met for 3 years from the date of transfer to the first eligible purchaser.

5. Relative affordable housing that does not comply with clauses 1-4 above is a discretionary activity.

#### **2.4 Eligibility for retained affordable housing**

Purpose: To ensure that this precinct contains income related retained affordable housing to help address Auckland's housing affordability needs and to ensure retained housing is appropriately managed by Community Housing Providers to achieve ongoing provision and availability where required.

1. Purchasers in respect of retained affordable housing must be a registered community housing provider or the Housing New Zealand Corporation.

2. Retained affordable housing that does not comply with clause 1 above is a discretionary activity.

This rule does not apply to Retirement Villages which are addressed by rule 2.6 below.

#### **2.5 Number of retained affordable dwellings or sites**

Purpose: To ensure that this precinct contains price relative retained affordable housing available to first home buyers to help address Auckland's housing affordability needs.

1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 5 percent of the total number of dwellings, or vacant sites, in any development must be retained affordable and meet the following criteria:

a. the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent application or any appeals to the decision on that application are finally resolved, whichever is the later) would not exceed 30 percent of the household's gross monthly income, based on the assumptions that:

i. the dwelling is purchased with a 10 percent deposit; and

ii. the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average two-year fixed rate. The interest rate used is that published most recently by the Reserve Bank of New Zealand, in relation to the date application for resource consent is made.

2. As part of the resource consent application evidence must be provided to demonstrate a Community Housing Provider will purchase the dwellings/sites. Prior to transfer of the retained affordable dwellings/sites a council approved statutory declaration must be returned by the consent holder to demonstrate the dwellings/sites are sold at the price point outlined in clause 1 above.

3. Retained affordable housing that does not comply with clauses 1-2 above is a discretionary activity.

#### **2.6 Affordable housing in retirement villages**

Purpose: To ensure affordable housing is provided in retirement village complexes

1. For retirement village developments (including any redevelopment creating additional units) containing 15 or more units, either:

a. at least 10 percent of the total number of units must be relative affordable for three years from the date of purchase. If a dwelling is sold or otherwise transferred or licensed during this timeframe it must continue to meet the required price point set out below until such time that it does not apply:

i. the units classed as relative affordable will be valued at no more than 65 percent of the Auckland region median house price that is published by the Real Estate Institute of New Zealand for the most recent full calendar month preceding the date on which the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later;

ii. the price point as required by clause 1 above must include annual charges for maintenance and refurbishment at the retirement village but exclude entry costs, transfer costs, periodical charges, rates and insurance.

### 3. Development Controls

The development controls in the underlying zone apply in the Birdwood 2 precinct except as specified below.

#### 3.1 Landscaping and Retaining in the “Single House – Transition Area”

Purpose:

- Provide for on-site amenity and an attractive streetscape
- Achieve development that is visually integrated with its surroundings and retains or enhances its sense of place adjacent to the Countryside Living zone

For all sites located in the “Single House - Transition Area” identified within the Single House zone on the Birdwood 2 Precinct plan, the following shall apply:

1. A minimum of 60 percent of each site must be comprised of landscaped areas of which a minimum of 10 percent must be planted with shrubs, including at least two PB95 (or larger) specimen trees at the time of planting.
2. A minimum of 70 percent of the front yard must comprise landscaped area.
3. Retaining walls between 1m and 1.5m height at a distance greater than 5m from the exterior wall of the dwelling must be screened using planting.
4. Any retaining walls over 1.5m in height shall be screened using planting. The width of screen planting shall measure at least the height of the wall. Any retaining wall over 1.5m in height within the front yard shall be terraced.

Note: The “Single House - Transition Area” is generally as shown on the Birdwood 2 precinct plan. The final extent of area will be determined by the final position of the road identified as an “Indicative Rooding Connection” and the “Indicative Open Space/ Stormwater” area as shown on the precinct plan. At the locations shown on the precinct plan, the Area will also maintain minimum depths of 60m and 120m respectively.

#### 3.2 Special Yards

Purpose:

- Achieve development that provides appropriate setbacks that recognise the sense of place adjacent to the Countryside Living zone.

1. Sites subject to the ‘Special Yard Rule’ shown on the Birdwood 2 precinct plan along Yelash road must have a yard of 7m measured from the boundary with Yelash road.
2. Sites subject to the ‘Special Yard Rule’ abutting the western boundary of the precinct as identified on the Birdwood 2 precinct plan must have a yard of 10m measured from this boundary.

#### 3.3 Fences and Retaining

Purpose:

- Enhance passive surveillance of the street and maintain the open character of front yards.
- Achieve development that is visually integrated with the adjacent Countryside Living character and the open spaces within the precinct by restricting the use of close board fences in these locations

1. Fences, walls or other structures (not defined as a building) within the required front yard (excluding the yards adjoining Yelash road and Birdwood road referred to in Rule 4 below) must not exceed a combined height of 1.2m. Any retaining wall over 1.5m in height within the front yard shall be terraced.
2. Fences within 1m of any common boundary with adjoining open spaces (including those arising from the implementation of the Indicative Open Space/ Stormwater Areas identified on the Birdwood 2 precinct plan, and Auckland Unitary Plan Operative in part

any walkways), must not exceed a height of 1.5m and must have a minimum of 80 percent of the entire structure that is visually permeable.

3. Retaining walls over 1.5m in height within 1m of the boundary adjoining open spaces (arising from the implementation of the Indicative Open Space/ Stormwater Areas identified on the Birdwood 2 precinct plan), must be screened with planting. The width of screen planting shall measure at least the height of the wall. Any retaining wall over 1.5m in height within the front yard shall be terraced.

4. Fences within the yard of a site adjoining or facing Countryside Living properties beyond the precinct (ie. adjacent to Yelash road, Birdwood road and the west and south precinct boundaries identified as 'Fencing Treatment Restrictions' on the Birdwood 2 precinct plan), must not exceed a height of 1.5m and must have a minimum of 80 percent fence area that is visually permeable.

### 3.4 Birdwood Road/ Yelash Road Vehicle Access Restriction

Purpose:

- Limit the number of vehicle crossings directly on to Birdwood road and Yelash road.
- Reduce traffic effects on Birdwood road and Yelash road.
- Avoid traffic/ pedestrian / cyclist conflicts on Birdwood road and Yelash road
- Maintain a countryside living character along Birdwood road and Yelash road.

1. Sites with 'No New Vehicle Access Restriction' indicated on the Birdwood 2 precinct plan must not have direct vehicle access on to either Birdwood road or Yelash road.

### 3.5 Building coverage

Purpose: maintain the suburban residential character of the zone

1. Maximum building coverage in the Mixed Housing Suburban zone: 40 percent.

## 4. Subdivision

The subdivision controls in the Auckland-wide rules - subdivision and the underlying Mixed Housing Suburban and Single House zone apply in this precinct unless otherwise specified below.

### 4.1 Site Size in the "Single House - Transition Area"

Purpose: Achieve development that is visually integrated with its surroundings and retains or enhances its sense of place adjacent to the Countryside Living zone

Sites within the area defined as 'Single House – Transition Area' on the Birdwood 2 precinct plan must have a minimum net site area of 750m<sup>2</sup> and a minimum average net site area of 900m<sup>2</sup>.

Note: The "Single House - Transition Area" is generally as shown on the Birdwood 2 precinct plan. The final extent of area will be determined by the final position of the road identified as an "Indicative Roding Connection" and the "Indicative Open Space/ Stormwater" area as shown on the precinct plan. At the locations shown on the precinct plan, the Area will also maintain minimum depths of 60m and 120m respectively. For the purpose of this control, any lot with more than 20 percent of its area within the Transition Area, as finally defined, will be subject to this control.

#### 4.1A. Affordable housing within the Single House Zone

Purpose: Enable smaller minimum area lots within the Single House zone, outside the "Single House – Transition Area", to facilitate affordable housing.

Between 10 and 15 percent of the lots, per subdivision, within the Single House zoned part of the Birdwood 2 precinct, and outside the "Single House – Transition Area", may be of a net site area no less than 300m<sup>2</sup>.

### 4.2 Roding Standards

Purpose: To provide a safe, efficient and legible street network within the precinct and appropriate improvements to existing roads immediately adjoining the precinct.

- i. roads within the precinct must be generally located as illustrated on the Birdwood 2 precinct plan.
- ii. roads within the precinct shall generally be constructed to the standards contained within Table 2 Road Construction Standards within the Birdwood 2 precinct plan area or, where not contained in Table 2, the relevant Auckland-wide rules, code of practice, engineering standards or Auckland Design Manual will apply.
- iii. traffic calming measures must be provided on local roads in appropriate and logical locations, taking into consideration the location of street trees, street lighting, vehicle crossings, stormwater management devices and on-street parking spaces.
- iv. minor link roads must be no longer than 200m.

Table 2: Road Construction Standards within the Birdwood 2 precinct plan

Road	Road Width	Carriageway	Indented parking/berm	Footpath Width	Cycle Lane	Figure
Crows Road	20.1m	6.4m	2.2m min	1.8m	None	Figure 1
Local Road	18m	6.0m	2.2m min	1.8m	None	Figure 2
Minor Link Road	16m	6.0m	-	1.8m	None	Figure 3

#### 4.3 Birdwood Road/ Yelash Road Vehicle Access Restriction

Purpose:

- Limit the number of vehicle crossings directly on to Birdwood road and Yelash road.
- Reduce traffic effects on Birdwood road and Yelash road.
- Avoid traffic/ pedestrian / cyclist conflicts on Birdwood road and Yelash road
- Maintain a countryside living character along Birdwood road and Yelash road.

i. subdivisions must be designed to avoid sites requiring direct vehicle access to Birdwood road and Yelash road in the location identified on the precinct plan as “No New Vehicle Access Restriction Applies”.

ii. new roads must not intersect with Birdwood road and Yelash road except as shown on the precinct plan.

#### 4.4 Road improvements

Purpose: To ensure appropriate improvements to existing roads in the vicinity of the precinct are undertaken to provide for the safe movement of vehicles/ pedestrians and cyclists.

The following works must be implemented as part of the first subdivision within the precinct:

- i. the 50 km/hr speed limit sign on Crows road must be relocated further west (just beyond the precinct).
- ii. the existing pedestrian footpath on the south side of Crows road must be widened from 1.5m (existing) to 1.8m
- iii. pedestrian and cycle improvements must be implemented at the Birdwood road/Crows road intersection (as shown in figure 4). This includes building out the kerbs and the installation of a pedestrian refuge and associated drop kerbs on Crows road and Birdwood road.
- iv. a shared pedestrian/cyclist path shall be provided on the eastern side of Birdwood road (as shown in figures 4 and 5).
- v. pedestrian and cycle improvements must be implemented at the Birdwood road/Glen road intersection (as shown in figure 5). This includes building out the kerbs and the installation of a pedestrian refuge and associated drop kerbs on Glen road.

As part of any subdivision creating an intersection between Yelash road and the indicative road shown on the precinct plan, Yelash road shall be sealed with a 6m carriageway from the Birdwood road intersection to the final position of the intersection.

#### 4.5 Road Landscaping

Purpose: Maintain rural character along Birdwood road and Yelash road.

Any subdivision of land creating sites adjacent to Birdwood road (north of Crows road intersection) and Yelash road, must include a road landscaping plan incorporating the removal of weeds and retention of regenerating scrub on the battered banks of those parts of the roads abutting the proposed sites.

#### 4.6 Street Tree Strategy

Purpose: Enhance the amenity of the site and complement the surrounding rural character

A Street Tree Strategy with a list of tree species must be included with the first subdivision application of the Birdwood 2 precinct. In particular, suitable native tree species must be included for Crows road to complement proposed riparian planting in Drainage Pattern B. The Street Tree Strategy, once approved, must form the basis of street tree selection throughout the balance of the precinct.

#### 4.7 Affordable Housing

The same rules as included in Land use rules 2.2.1, 2.2.2, 2.2.3, 2.2.4, 2.2.5, 2.2.6 shall apply to any proposed subdivision in the Birdwood 2 precinct.

#### 4.8 Rear Lots

*Purpose: Ensure that provision is made for rear lots, in recognition of the challenging topography of the precinct.*

Where 15 or more vacant sites are proposed, the total number of rear sites must not exceed 10 percent of the total number of proposed sites.

### 5. Riparian Margin Standards

1. Stream A, as on the Birdwood 2 precinct plan where it passes through the area shown as 'Indicative Open Space/ Stormwater', must be protected in the following manner. A minimum of 10m each side of the stream / wetland where greater, must be kept clear of buildings, being the riparian margin.

2. Intermittent Stream B, identified for retention on the Birdwood 2 precinct plan, must be protected in the following manner. A minimum of 10m on the north side of the stream / wetland (or the distance to the nearest site boundary, where greater) and 10m on the south (or the distance to the Crows road boundary, where lesser) must be kept clear of buildings, being the riparian margin.

3. The riparian margin must be planted in native vegetation in compliance with the controls for Conservation Planting ([Chapter H: Auckland-wide rules»4 Natural resources»4.13 Lakes, rivers, streams and wetland management»2. Permitted Activity Controls»2.2 Conservation Planting](#)). Any planting required will be implemented in accordance with a Council-approved landscape plan and shall use eco-sourced native vegetation, be consistent with local biodiversity, and planted at a density of 10,000 plants per hectare

4. The native vegetation for the purpose of riparian margin protection and habitat enhancement must not be cleared, felled or removed.

5. Riparian margins must be established either side of the banks of a permanent / intermittent stream and/or wetland shown on the Birdwood 2 precinct plan to a minimum width of 10m measured from the bank of the stream and/or wetland, or the edge of the stream determined by the extent of the 2.3 year Mean Annual Flood (MAF) Event. This rule shall not apply to road crossings over streams. For the avoidance of doubt, planting required by 5.3 above cannot be utilised as part of any offset/environmental compensation requirements associated with works and/or structures in a stream.

### 6. Stormwater Quality Standards

1. For stormwater quality, development of new impervious areas greater than 50m<sup>2</sup> is a permitted activity provided that:

- a. buildings and structures do not consist of high contaminant yielding building materials; or
- b. where high contaminant yielding building materials are used stormwater runoff must be directed to an Approved Stormwater Quality Device in accordance with the permitted activity controls in Section [H 4.14.3.2.1\(2\)](#) of the Auckland-wide provisions; and
- c. stormwater runoff from other impervious areas is directed to an Approved Stormwater Quality Device in accordance with the permitted activity controls in Section [H 4.14.3.2.1\(1\) and \(3\)](#) of the Auckland-wide provisions.

## 7. Hydrology Mitigation Standards

1. For hydrology mitigation, development of new impervious areas (other than for a road) is a permitted activity provided that:

- a. the new impervious area is no more than 50m<sup>2</sup>; or
- b. the new impervious area is more than 50m<sup>2</sup> and no more than 1000m<sup>2</sup> and stormwater from the new impervious area is directed to an intermittent or permanent stream (via a network or direct discharge); and
- c. stormwater from the additional impervious area is managed to achieve the hydrology mitigation requirements on-site as follows:
  - i. provide retention (volume reduction) of at least 5mm runoff depth for the impervious area for which hydrology mitigation is required; and
  - ii. provide detention (temporary storage) and a drain down period of 24 hours for the difference between the pre-development and post-development runoff volumes from the 90<sup>th</sup> percentile, 24 hour rainfall event minus the 5mm retention volume or any greater retention volume that is achieved, over the impervious area for which hydrology mitigation is required.
- d. any stormwater management device or system is built generally in accordance with design specifications by a suitably qualified service provider and is fully operational prior to use of the impervious area
- e. any stormwater outfalls entering a stream from the piped network shall be set back from natural channels to minimize erosion, and where practicable, a vegetated conveyance swale within the floodplain shall be used to provide energy dissipation and additional interception prior to runoff entering a stream
- f. 'as-built' plans for any stormwater management device or system are provided to council within three months of practical completion of the works
- g. Any stormwater management device or system is operated and maintained in accordance with best practice for the device or system.
- h. Stormwater device(s) on private land:
  - i. must be maintained by the site owner in perpetuity
  - ii. if rainwater tanks are proposed for a dwelling to achieve the retention requirements the rainwater tank must be dual plumbed to non-potable uses such as the toilet as a minimum.

2. Where the detention component of the On-site Stormwater Management rule is to be provided in a communal device, the device must be provided at the time of subdivision and be designed and constructed to council standards.

## 8. Restricted Discretionary Activity Matters of Discretion

In addition to the matters of discretion for restricted discretionary activities in the underlying zone, the council will restrict its discretion to the following additional matter:

On-site Stormwater Management: For areas unable to comply with the stormwater quality and hydrology mitigation standards, the items (a) – (d) listed under Stormwater Management – Flow in the Auckland-wide rules and whether the non-compliance occurs on sites/lots intended for affordable housing.

## 9. Restricted Discretionary Activity Assessment Criteria

In addition to the assessment criteria for restricted discretionary activities in the underlying zone, the Council will consider the following additional assessment criteria:

- a. on-site Stormwater Management: For impervious areas unable to comply with the stormwater quality and hydrology mitigation standards, the items (a) – (f) listed under Stormwater Management – Flow in the Auckland-wide rules; and
- b. whether consent notices are required on the titles of new lots to ensure compliance with the on-site stormwater management requirements.

## 10. Subdivision Assessment Criteria

In addition to the assessment criteria outlined in Part 3, [Chapter H, Section 5.4](#) the Council will consider the following additional assessment criteria for subdivision proposals:

### 1. Cultural and Natural Features

- a. visual effects of significant retaining wall structures in the “Single House Zone – Transition Area” shown on the Precinct Plan should be minimised through the provision of screen planting implemented at the time for subdivision. This should be addressed for all proposed walls of 1.5m or greater in this area through provision of a comprehensively developed native landscaping regime, the width of which should measure at least the height of the retaining wall. Regard may be given to the likelihood of the wall being obscured by future



houses, when any lesser solution is proposed. The species selected should be consistent with and relate to the riparian plantings selected for any open space arising from the implementation of the Indicative Open Space / Stormwater Area shown on the precinct plan.

b. subdivisions should incorporate design elements recognising the Maori and early European history of the Birdwood 2 precinct. This may be provided and illustrated in various ways, including but not limited to; the detailed design of landmarks and drainage reserves; road names; selection of endemic riparian revegetation, and; interpretation or information boards.

c. an entry feature or treatment should be provided generally in the location identified on the Birdwood 2 precinct plan.

## 2. Open Space Areas

a. visual effects of retaining wall structures greater than 1.5m in height in the open space areas arising from the implementation of the Indicative Open Space/Stormwater Areas shown on the precinct plan should be mitigated through the provision of foreground planting implemented at the time of subdivision. This may take the form of screen planting or riparian planting.

b. visual effects of retaining wall structures greater than 1.5m in height within 1m of a common boundary to the public open space areas arising from the implementation of the Indicative Open Space/Stormwater Areas shown on the precinct plan should be mitigated through the provision of planting implemented at the time of subdivision. This may take the form of screen planting or planting on or overhanging the wall, and should be contiguous with any required riparian margin planting.

## 3. Access

a. subdivisions should include pedestrian connections including but not necessarily limited to those shown on the Crows road precinct plan.

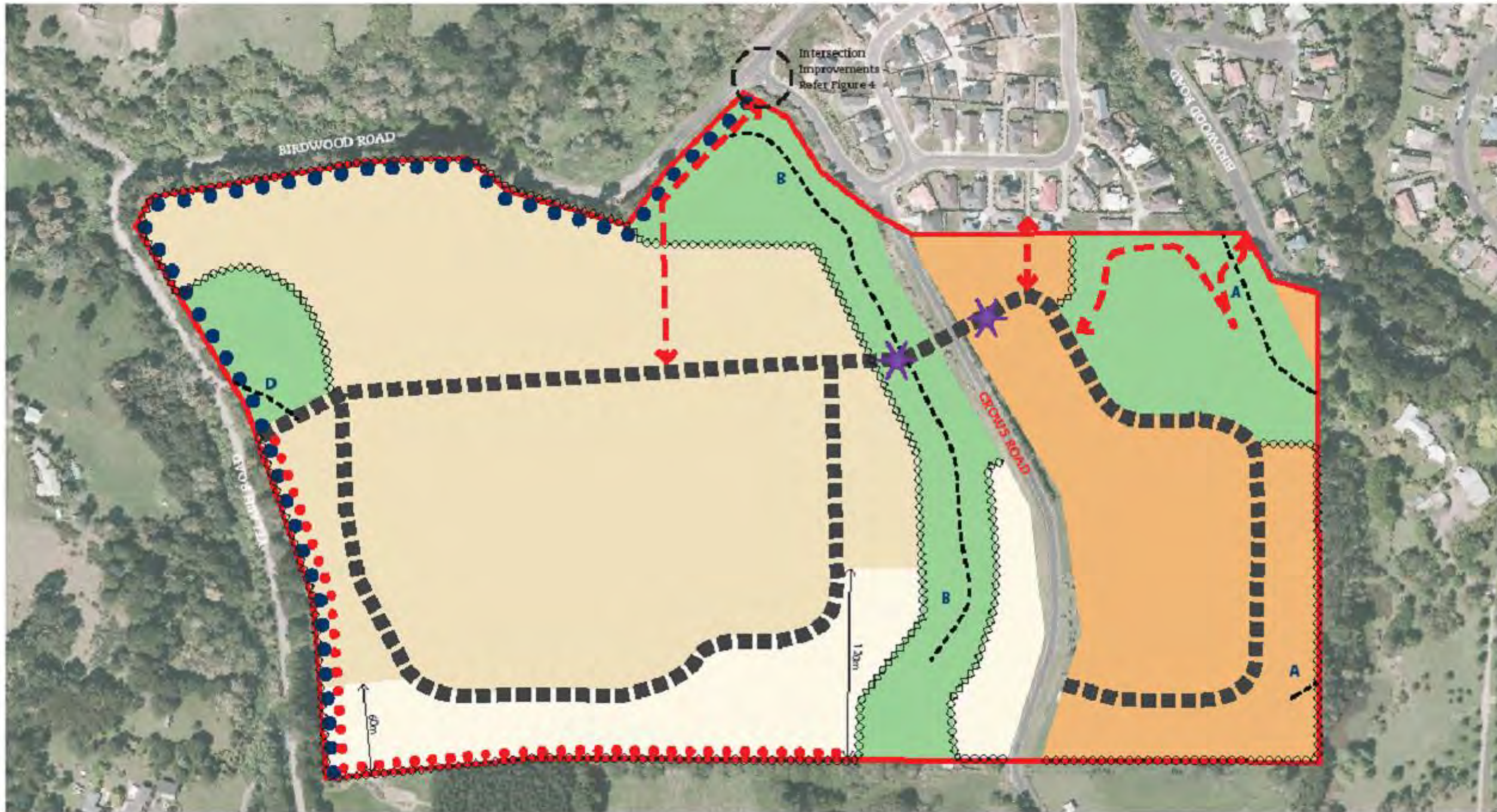
b. the design and development of the walkway network shown on the precinct plan should meet the requirements of National Guidelines for Crime Prevention Through Environmental Design (CPTED).

c. landscaping and planting near paths should include specimen trees able to be canopy lifted and under-planted with low shrubbery and groundcovers to allow viewshafts for residents and pedestrians.

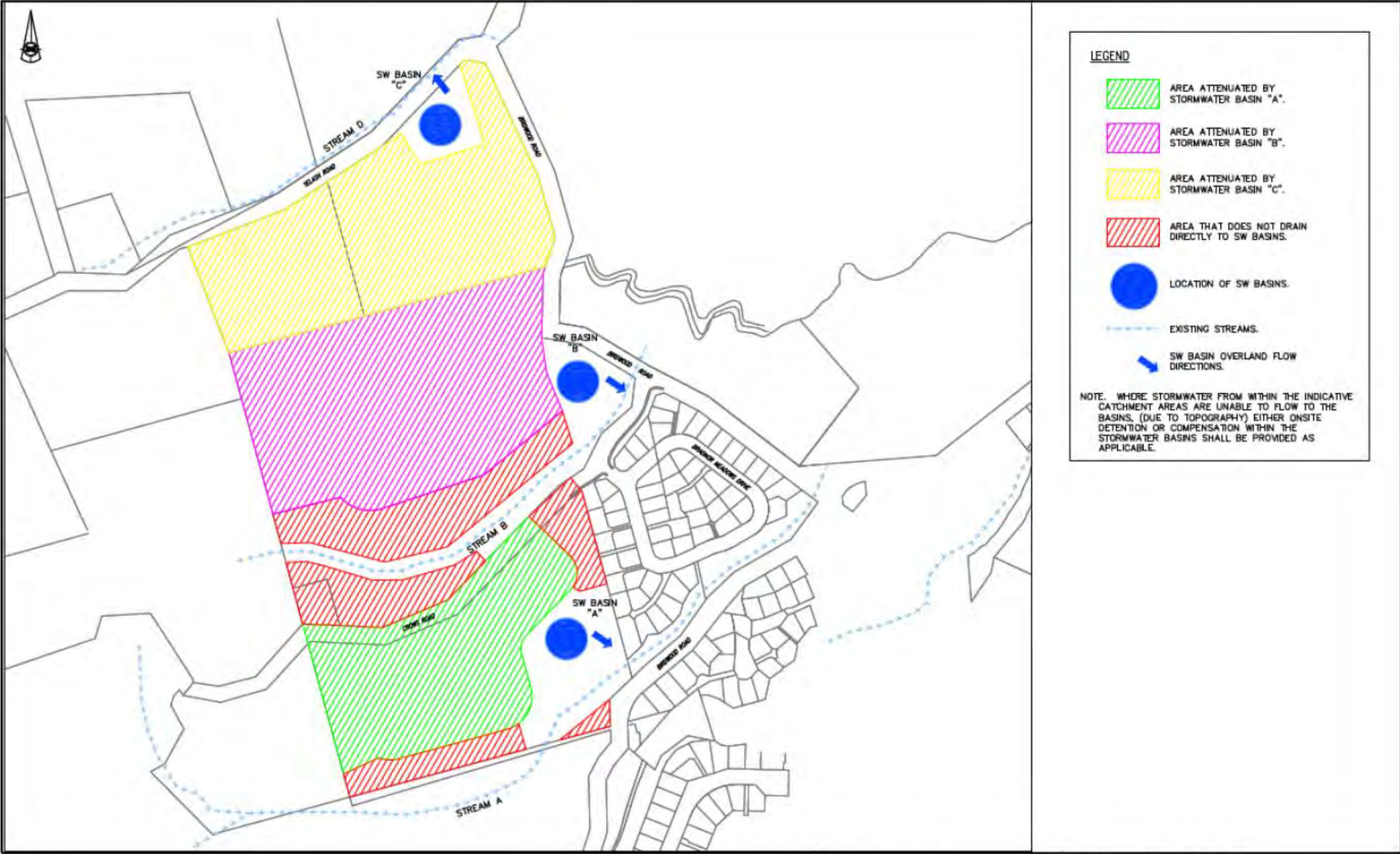
d. pathways and routes through open space areas should be provided where physically practical and safe for informal use.

e. whether a fair, reasonable and equitable contribution is made towards the cost of the design and construction of a pedestrian and cycling connection spanning the Birdwood reserve on the alignment of Waitemata drive West and Waitemata drive.

### CROWS ROAD, SWANSON - PROPOSED PRECINCT PLAN



KEY			
	Precinct Boundary		Single House - Transition Area
	Indicative Roading Connections, Refer Local Road Cross Section (Figure 2)		Single House
<b>CROWS ROAD</b>	Refer Crows Road Cross Section (Figure 1)		Mixed Housing Suburban
			Indicative Open Space/ Stormwater
			Intermittent Stream
			Pedestrian Connection
			Entry Feature or Treatment
			Special Yard Rule Applies
			No New Vehicle Access Restriction Applies
			Fencing Treatment Restrictions



**LEGEND**

- AREA ATTENUATED BY STORMWATER BASIN "A".
- AREA ATTENUATED BY STORMWATER BASIN "B".
- AREA ATTENUATED BY STORMWATER BASIN "C".
- AREA THAT DOES NOT DRAIN DIRECTLY TO SW BASINS.
- LOCATION OF SW BASINS.
- EXISTING STREAMS.
- SW BASIN OVERLAND FLOW DIRECTIONS.

NOTE. WHERE STORMWATER FROM WITHIN THE INDICATIVE CATCHMENT AREAS ARE UNABLE TO FLOW TO THE BASINS, (DUE TO TOPOGRAPHY) EITHER ONSITE DETENTION OR COMPENSATION WITHIN THE STORMWATER BASINS SHALL BE PROVIDED AS APPLICABLE.

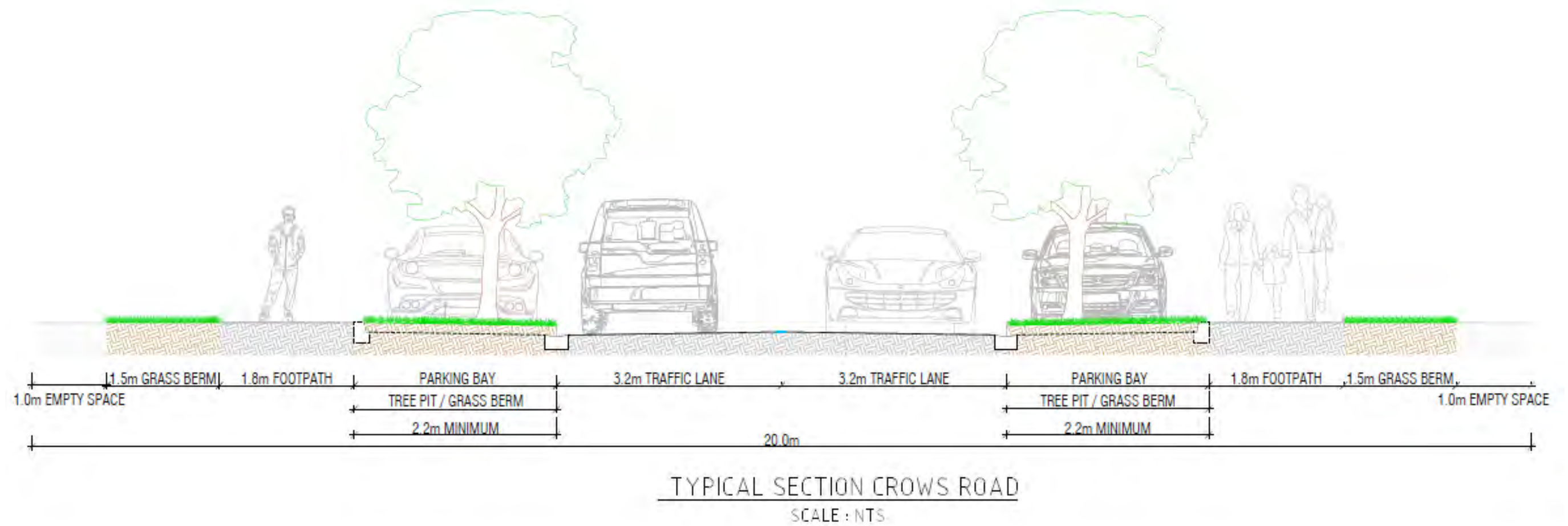
Rev	Description	By	Date
A	AC COMMENTS	CK	06/18

Job Title  
**CROWS ROAD  
 SWANSON  
 PLAN VARIATION**

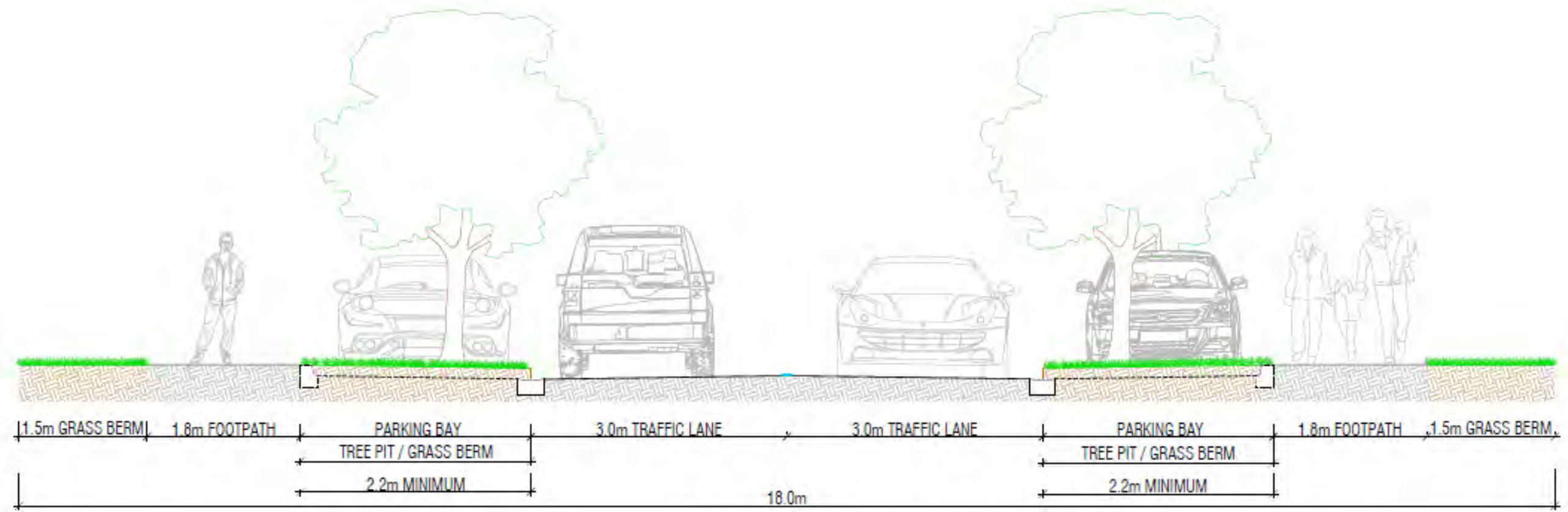
Drawing Title  
**STORMWATER DRAINAGE  
 STORMWATER MANAGEMENT**

By	Date	Scale	Job No.	Rev
		1:2000 @A1	428-PV-SW-410	A
		1:4000 @A3		

**FIGURE 1**  
**CROWS ROAD**  
 INDICATIVE TYPICAL SECTION - NTS

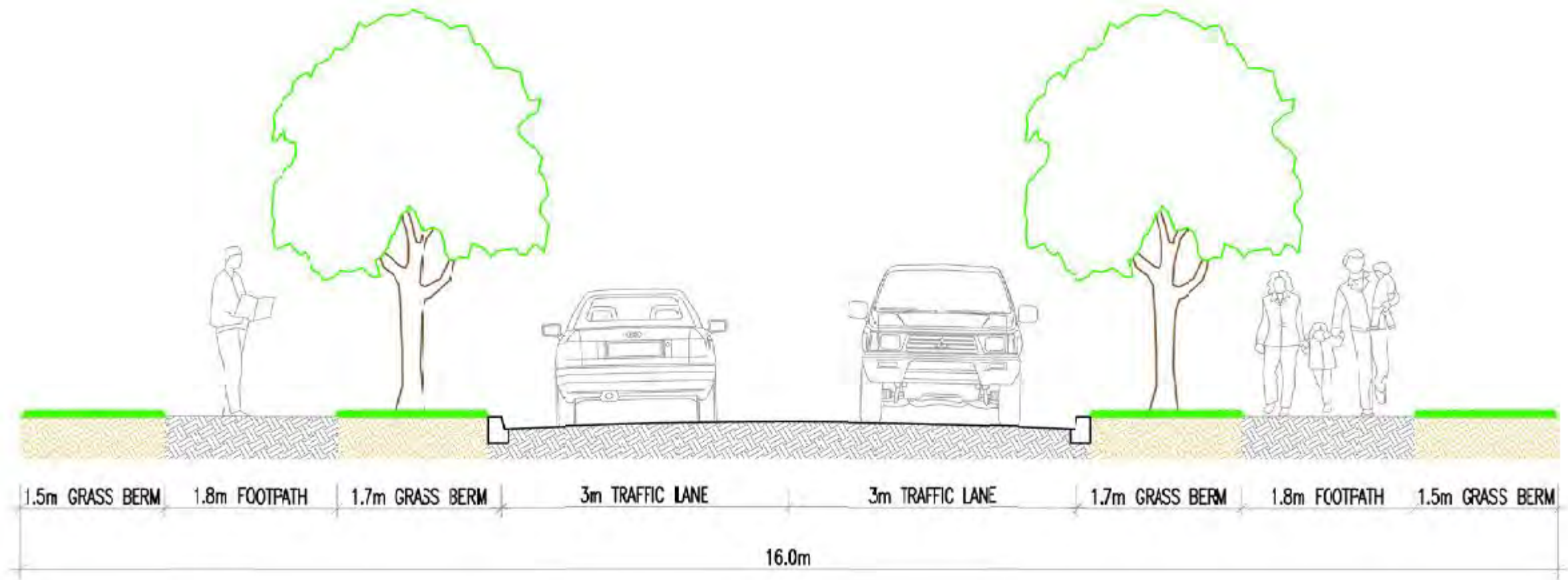


**FIGURE 2**  
**LOCAL ROAD**  
 INDICATIVE TYPICAL SECTION - NTS

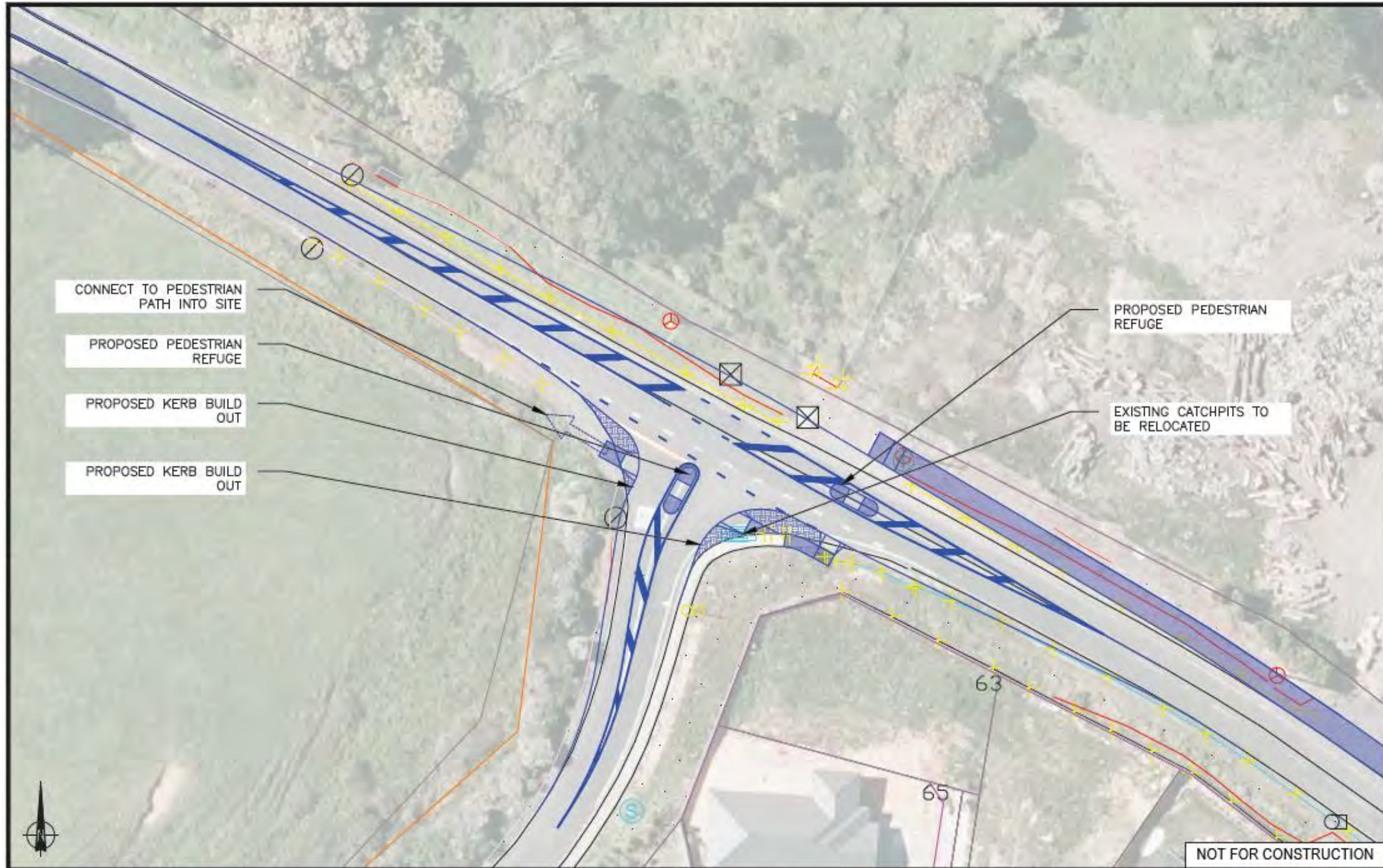


TYPICAL SECTION ROAD 3  
 SCALE : NTS

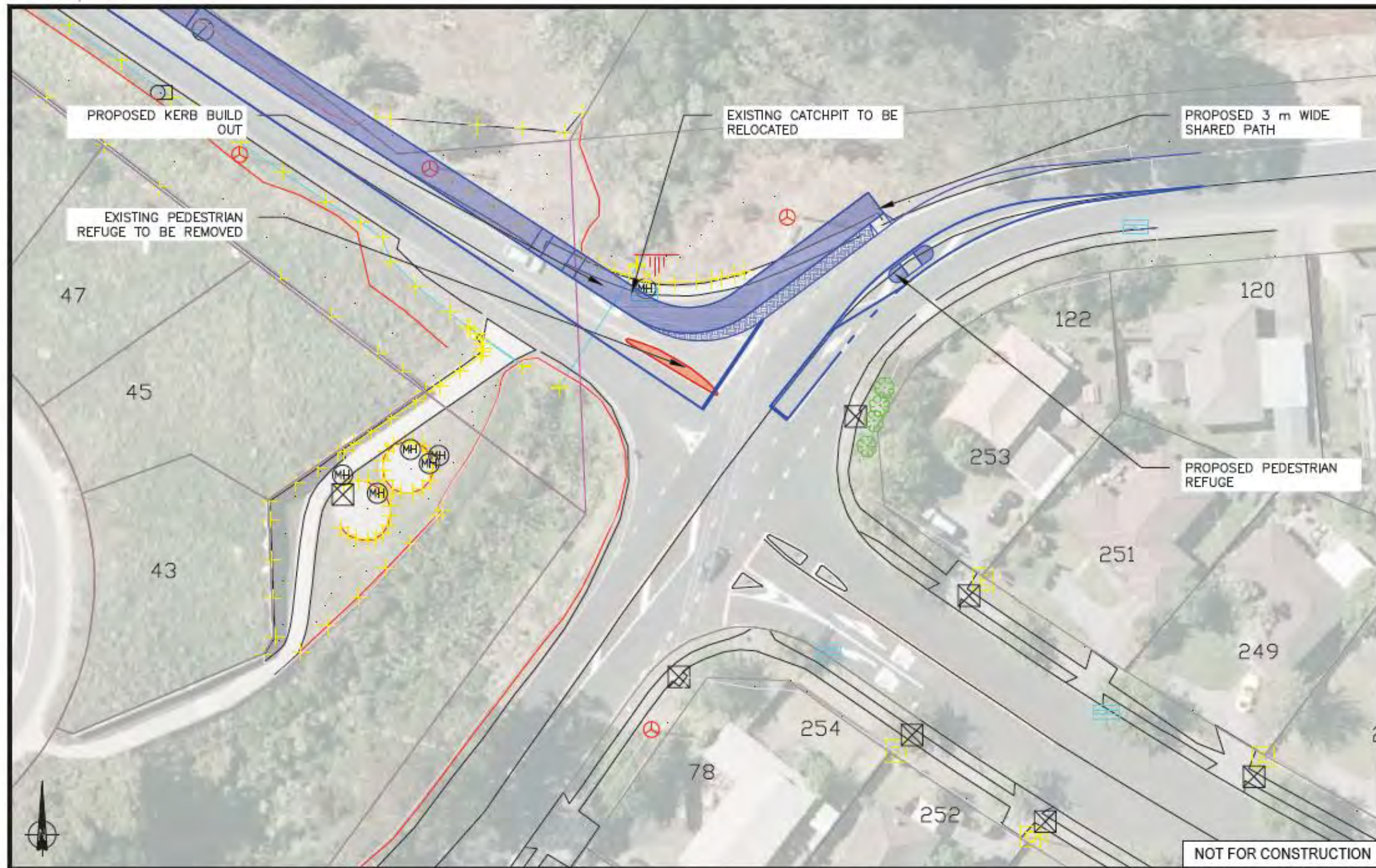
**FIGURE 3**  
**MINOR LINK ROAD**  
INDICATIVE TYPICAL SECTION - NTS



**FIGURE 4**  
**CROWS/BIRDWOOD**  
**IMPROVEMENTS**



**FIGURE 5**  
**BIRDWOOD/GLEN/WAITEMATA**  
**IMPROVEMENTS**







## 5.62 Huapai Triangle

### Precinct Description

The Huapai Triangle precinct contains 65.37 hectares and is located east of Station road, north of Nobilo road, west of Huapai Stream and south of the main trunk railway line at Huapai. The land slopes gently towards the north-east with north-east trending rolling ridges and gullies extending over much of the land. The precinct is within easy walking distance of Huapai School, Huapai domain, the Huapai station, the main trunk railway line, State Highway 16, the Huapai town centre, and the employment areas at Access road. The precinct allows urban expansion in a logical location and supports Huapai/Kumeu's role as a compact centre.

Development layout within the precinct is to be consistent with the Huapai Triangle precinct plan and sub-precinct spatial plans to ensure that subdivision and development is co-ordinated and integrates with surrounding land. The precinct plan takes into account the topography and natural values of the land, and sets out the primary roading configuration within the precinct and connections with the existing traffic network; stormwater management systems, parks and open spaces, walkways and cycleways; intended linkages with other land; the location of a small neighbourhood centre; and sub-precincts based on the existing ownership structure within the precinct. Sub-precinct spatial plans will provide neighbouring landowners and the council with assurance as to the future roading network, infrastructure and connectivity between the neighbouring sub-precincts.

The Mixed Housing Suburban zone, with appropriate modifications for the Huapai Triangle precinct, is applied to the majority of the precinct to enable the development of a new neighbourhood. The Green Infrastructure Corridor zone, with appropriate modifications is applied to the northern and eastern periphery of the precinct containing stormwater management areas, susceptible to flooding, green linkages, and potential car parking close to Huapai station for future rail passenger services. The Neighbourhood Centre zone provisions are applied to the central neighbourhood centre.

Residential densities are intended to provide for a mix of choice and opportunity to cater to residential demands and affordability, to reflect the capacity of existing services, and to complement and support the existing social infrastructure of Huapai/Kumeu, including the school, town centre, parks, and the potential future expansion of bus and train services. The provisions enable development to a suburban medium density of 300-400m<sup>2</sup> properties, with opportunities for further intensity in some parts of the precinct.

A maximum total of 1200 dwellings applies across the precinct, based on infrastructural capacities and traffic limitations, with a maximum number of dwellings for each sub-precinct.

### Objectives

Huapai Triangle precinct - Mixed Housing Suburban zone

The objectives of the Huapai Triangle precinct are as listed in the Mixed Housing Suburban zone and the relevant Auckland-wide objectives, except as specified below.

1. Efficient greenfields development that is co-ordinated by way of a precinct plan and sub-precinct spatial plans that provide for a range of housing types and densities, to achieve an integrated, connected, high quality suburban neighbourhood.
2. An attractive built environment that provides for and positively responds to streets and open spaces, and contributes to public safety.
3. Adequate parks and open spaces to meet the recreation and amenity needs of residents, and a network of pedestrian and cycle connections that are safe and convenient and which, along with the street network, allow easy connections within the precinct and with surrounding social infrastructure.

4. An appropriate total number of dwellings within the precinct in line with servicing capacities and residential amenities, and managed distribution of higher density dwellings across the precinct with emphasis on increased density adjacent to the two parks, stormwater corridor and Neighbourhood Centre zone.

5. Development implements a comprehensive stormwater management network that provides for the green linkages shown on the Huapai Triangle Stormwater Management precinct plan. The stormwater management network should be developed to integrate with the surrounding development and provide for other values such as movement, amenity, open space and ecological values.

6. Adverse effects of stormwater runoff on communities and freshwater systems are avoided to the extent practical or otherwise mitigated using water sensitive design principles.

7. A safe and efficient street network within the precinct that provides for all transport modes while also integrating with likely future development in surrounding areas.

8. Transport infrastructure necessary to mitigate the effects of development in the precinct is provided either before or concurrent with development.

9. Adequate linkages to public infrastructure systems and appropriate distribution of infrastructure through the precinct.

Huapai Triangle precinct - Green Infrastructure Corridor zone

The objectives of the Huapai Triangle precinct are as listed for the Green Infrastructure Corridor zone except as specified below:

10. To enable limited development within the green infrastructure corridor area within sub-precinct E only.

Huapai Triangle precinct - Neighbourhood Centre zone

The objectives of the Huapai Triangle precinct are as listed for the Neighbourhood Centre except as specified below:

11. A small neighbourhood centre in a convenient location to provide for the day to day needs of the residential neighbourhood, and to complement the existing Huapai town centre.

12. Increased housing supply, variety and choice by creating a well-designed residential development comprising a range of housing densities, typologies, and affordable price options.

13. The proportion of new dwellings that are affordable to households is increased in the application location.

## **Policies**

Huapai Triangle precinct - Mixed Housing Suburban zone

The policies of the Huapai Triangle precinct are as listed in the Mixed Housing Suburban zone and the relevant Auckland-wide policies, except as specified below.

Precinct plan and integration

1. Ensure that development gives effect to the Huapai Triangle precinct plan, by:

a. requiring that development proposals are generally consistent with the precinct plan features;  
b. discouraging any development proposal that does not provide for the precinct plan features;

c. requiring the development of the whole sub-precinct, or that subdivision applications for part of a sub-precinct are accompanied by a sub-precinct spatial plan with logical staging;

d. requiring development plans to demonstrate the interrelationship and future integration with adjoining sub-precincts.

Built environment, density and diversity

2. Require development to provide for a high quality public realm that is co-ordinated throughout the precinct, including by way of consistent street cross-sections, landscaping, street lighting and paving.

3. Require development to deliver sites that are an appropriate size and shape for the medium density residential development intended by the zone, and to enable sites that are capable of higher density residential development in locations where they are proximate to open spaces, the neighbourhood centre, the Huapai town centre, or public transport opportunities.

4. Manage the total number of dwellings within the precinct and within sub-precincts, and manage the height, bulk, location, form and appearance of buildings and site landscaping and fencing, to maintain a mixed medium and higher residential density and character of generally one to four storeys.

5. Require development to be of a height and bulk that allows immediate neighbours to have a reasonable standard of sunlight access and privacy and avoids excessive dominance effects.

6. Require dwellings to be designed to:

a. have usable and accessible outdoor living space;

b. provide privacy and outlook;

c. be of a size, have access to daylight and sunlight, and provide the on-site amenities necessary to meet the day to day needs of residents.

7. Require dwellings to be designed, with a particular emphasis on those parts of the dwelling visible from the street to:

a. create visual interest;

b. face the street and maximise passive surveillance of it;

c. minimise the dominance of garage doors visible from the street.

8. Limit the density and scale of development to provide high-quality amenity on site and for adjoining sites and the surrounding area.

9. Provide for a range of dwelling types and sizes to help meet the housing needs of households on low to moderate incomes, while maintaining a high quality of urban and building design.

Parks and open spaces

10. Require development to provide for the recreation and amenity needs of residents by providing public open spaces required by the precinct plan, enabling passive surveillance of public open spaces, ensuring all public open spaces are fronted with roads, and requiring pedestrian and/or cycle linkages (including within the street environment to connect with the public open spaces, the neighbourhood centre, Huapai domain, the Huapai station and town centre, and Huapai School.

Infrastructure and transport

11. Require development to be designed to provide a street ad block pattern that is generally consistent with the Road Hierarchy & Movement Plan and Road Type Cross Sections and which:

a. is easy and safe to use for pedestrians and cyclists;

b. is connected by a variety of routes within the immediate neighbourhood and between adjacent sub-precincts;

c. is safely and efficiently connected to State Highway 16, public transport routes, the Huapai domain and Huapai town centre, Huapai School and employment areas;

d. limits cul-de-sac roads to where site and topographical constraints, or sub-precinct boundaries, inhibit connections;

e. is public;

f. incorporates principles of crime prevention through environmental design.

12. Ensure that the following upgrades to the external transport network necessary to mitigate the effects of the development occur either before or in connection with development:

a. upgrade of the Station road/State Highway 16 intersection;

b. upgrade of the Access road/State Highway 16 intersection;

c. complete upgrade of Station road and partial upgrade of Nobile road to urban standards;

d. construction of a grade-separated pedestrian and cycling bridge across the adjacent railway line to provide access to the local shopping centre and public transport routes on State Highway 16.

13. Require development to provide servicing:

a. in a coordinated and integrated manner;

b. so that the network is or can be expanded or extended to adjacent land where that land is or may be zoned for urban development;

c. on the basis that the reasonable costs of providing or upgrading local infrastructure are met by the developer;

d. so that power and telecommunications services are reticulated underground to each site wherever practicable.

14. Require all sites capable of containing a building to individually connect to the following reticulated networks:

a. wastewater;

b. potable water;

c. electricity

15. Require development to be designed to manage stormwater in an integrated and cost-effective manner that prioritises water sensitive design and generally accords with the Stormwater Management Plan for the precinct, including methods to implement:

a. stormwater attenuation within the Green Infrastructure Corridor zone with the provision of vegetated swales sized to treat those areas that cannot practically provide SMAF or quality treatment for the Design Effluent Quality Requirements (DEQRs);

b. management of flows for up to 10 year ARI events in the piped drainage network. Gross Pollutant Traps will be used where appropriate. Management of flows above the 10 year ARI event and up to 100 year ARI events will be contained in overland flow paths within the road network and the vegetative swale;

c. devices designed to comply with the SMAF requirements of Table 2 in [Chapter H, Rule 4.14.2.4](#) of the Unitary Plan as notified within lots including storage tanks, rain gardens, permeable pavement and infiltration trenches.

d. devices within roads designed to comply with the SMAF requirements of Table 2 in [Chapter H, Rule 4.14.2.4](#) of the Unitary Plan as notified including rain gardens, tree pits and swales. The detention component may be met in communal devices including the vegetative swale.

e. the location, sizing, design, construction and zoning for stormwater infrastructure to be vested in council will be identified prior to subdivision and will generally be in accordance with council's requirements and the precinct plan.

16. To correlate the rate of development within the precinct with the timing of upgrades to key infrastructure items serving the development.

17. Protect the existing railway corridor and State Highway network from reverse sensitivity effects by providing suitable development setbacks including, where necessary, appropriate standards for building design in relation to noise and vibration attenuation.

18. Provide suitable fencing adjoining the rail corridor to avoid conflict between urban land uses and the safe and efficient operation of the rail network.

#### Huapai Triangle precinct - Green Infrastructure Corridor zone

The policies of the Huapai Triangle precinct are as listed for the Green infrastructure Corridor zone except as specified below:

19. Enable outdoor recreation (including commercial outdoor recreation), walking and cycling linkages.

20. Enable private ownership within sub-precinct E while ensuring that any fencing, landscaping and other modifications do not adversely affect the stormwater management and floodplain role of this land or provision for public pedestrian/cycleway linkages.

#### Huapai Triangle precinct - Neighbourhood Centre zone

The policies of the Huapai Triangle precinct are as listed for the Neighbourhood Centre zone except as specified below:

21. Provide for a neighbourhood centre with small scale retail, business services, and food and beverage premises of a scale and in a location to meet the local convenience needs of residents and passers-by.

22. Limit the extent of retail, and avoid larger-scale commercial activity, to avoid any significant adverse effects on:

a. the small scale character of the neighbourhood centre,

b. residential amenity in the vicinity,

c. the vitality of the Huapai town centre, and

d. the safe and efficient operation of the transport network

#### Affordable Housing

23. Require 7 percent of new dwellings to be relative affordable with the sale price based on the median house price in the Auckland region or, to be retained affordable with the sale price based on median household income in Auckland, in new medium to large scale residential subdivision or residential development.

24. Provide for affordable housing that is similar in external design to market rate housing within the development and that is located throughout the development.

## 5.62 Huapai Triangle

The activities, controls and assessment criteria in the underlying Mixed Housing Suburban zone, Green Infrastructure Corridor zone, Neighbourhood Centre zone and the Auckland-wide rules apply in the Huapai Triangle precinct unless otherwise specified in this section.

### 1. Activities

#### 1. Mixed Housing Suburban zone

Table 1: Activity status within the Huapai Triangle precinct

<b>Activity</b>	<b>Huapai Triangle precinct</b>
<b>Residential</b>	
Home occupations	P
Dwellings up to 3 per site	P
Dwellings 4 or more per site	RD
Retirement villages	D
Supported residential care and boarding houses up to 200m <sup>2</sup> GFA per site	P
Supported residential care and boarding houses not provided for above	D
Visitor accommodation up to 200m <sup>2</sup> GFA per site	RD
Visitor accommodation not provided for above	D
<b>Commerce</b>	
Dairies, restaurants and cafés up to 100m <sup>2</sup> GFA per site	D
Dairies, restaurants and cafés not provided for above	NC
<b>Community</b>	
Care centres up to 200m <sup>2</sup> GFA per site	P
Care centres between 200m <sup>2</sup> - 400m <sup>2</sup> GFA per site	RD
Care centres not provided for above	D
Community facilities	D
Education facilities	D
Emergency services on arterial road	D
Healthcare facilities up to 200m <sup>2</sup> GFA per site	RD
Healthcare facilities not provided for above	D
<b>Development</b>	
Alterations and additions to any dwelling on a site	P
Demolition of buildings	P
Buildings for the permitted and restricted discretionary non-residential activities listed above	RD
Buildings for all other activities listed in this table have the same activity status as the activity itself	

## 2.Green Infrastructure Corridor zone

The rules of the Green Infrastructure Corridor zone apply to the Green Infrastructure Corridor zone within the Huapai Triangle precinct, except where different provision is made in this section.

## 3.Neighbourhood Centre zone

The rules of the Neighbourhood Centre zone apply to the Neighbourhood Centre zone within the Huapai Triangle precinct, except where different provision is made in this section.

## 2. Land use controls

### 2.1 Density and number of units

1.No single dwelling may be built on a site greater than 700m<sup>2</sup>

2.The number of dwellings on a site must not exceed the limits specified below:

a.one dwelling per 400m<sup>2</sup> net site area; or

b.one dwelling per 300m<sup>2</sup> net site area where:

i.the site has a frontage of at least 7.5m in width for each dwelling and is the same width for the length required to accommodate the proposed density; and

ii.each proposed dwelling is setback at least 3m and no more than 6m from the frontage of the site.

c.no density limit applies where four or more dwellings are proposed and the site;

i.has a minimum net site area of 1200m<sup>2</sup>; and

ii.is a front site; and

iii.is at least 20m wide:

- At the frontage of the site; and

- For at least 80 percent of the length of its side boundaries; and

iv.is located:

- Adjoining or opposite any required open space of the Green Infrastructure Corridor zone shown on the precinct plan; or

- Within 400m walking distance of the intersection of Matua road and SH16 (provided that a footbridge is constructed over the railway line in approximately the location of the Huapai station); or

- Is within 200m walking distance of the Neighbourhood Centre zone; or

- Adjoining or opposite any other public or private open space area provided that the open space area is at least 500m<sup>2</sup> with a minimum dimension of 10m.

3.Where three or more dwellings are proposed on a front site the site must be at least 15m wide:

a.at the frontage; and

b.for at least 80 percent of the length of its side boundaries.

4.The maximum number of dwellings within each sub-precinct must not exceed the number in Table 2 below:

Table 2: Maximum number of dwellings per sub-precinct

<b>Sub-precinct</b>	<b>Maximum number of total dwellings</b>
A	452
B	185
C	152
D	171



E	116
F	124
Total	1200

5. Development that does not comply with Rule 2.1.1, Rule 2.1.2 or Rule 2.1.3 above is a discretionary activity. Development that does not comply with Rule 2.1.4 above is a non-complying activity.

## 2.2 Home occupations

1. At least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence.
2. No more than two people who do not use the dwelling as their principal place of residence may work in the home occupation.
3. No more than four people in total may work in the home occupation.
4. The sale of goods or services from the home occupation that requires customers to come to the site, and the delivery to goods to and from the site, may not occur before 7am or after 7pm.
5. Car trips to and from and associated with the home occupation activity must not exceed 20 per day.
6. Heavy vehicle trips associated with the home occupation activity must not exceed two per week.
7. No more than one commercial vehicle associated with the home occupation may be on site at any one time.
8. Storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view.
9. Materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site.
10. With the exception of goods ordered and distributed electronically or by mail/courier, goods sold from the home occupation must be produced on site.
11. A home occupation that does not comply with clauses 2.2.1-2.2.10 above is a non-complying activity.

## 2.3 Number of affordable dwellings or sites

Purpose:

To ensure that the precinct provides for affordable housing to address Auckland's housing needs.

1. For new residential developments containing 15 or more dwellings or the creation of 15 or more vacant sites, either:
  - a. at least 7 percent of the total number of dwellings or vacant sites must be relative affordable.
    - i. a dwelling is classed as relative affordable if it may be sold for no more than 75 percent of the Auckland region median house price that is published by the Real Estate Institute of New Zealand for the most recent full month of September, in relation to the date application for resource consent is made.
    - ii. if the application is for a subdivision consent, the applicant must identify the lots of the subdivision allocated for the building of dwellings that meet the median house price criterion in (i) above and must specify the mechanism for ensuring that any building built on any of those lots is a dwelling that will meet that criterion or is a building associated with such a dwelling.

2.If the calculation of the percentage of dwellings that must be affordable dwellings results in a fractional dwelling of one-half or more, that fraction is counted as 1 dwelling, and any lesser fraction may be disregarded.

3.All resource consent applications involving the provision of affordable housing or vacant lots must be accompanied by details of the location, number and percentage of relative and affordable housing. Where relevant, details of the staging of the development, including the timing of provision of the affordable housing must be supplied.

4.For staged developments, the required number of affordable dwellings or vacant lots must be provided at each respective stage.

### **3. Development Controls**

#### **3.1 Development control infringements**

1.Buildings that infringe any development control are a restricted discretionary activity, unless otherwise stated below.

2.Buildings that infringe three or more of the following development controls are a discretionary activity:

a.building height

b.height in relation to boundary

c.yards

d.maximum impervious area

e.building coverage

f.landscaping

g.outlook space

h.separation between buildings

#### **3.2 Building height**

Purpose:

Manage the height of buildings to generally maintain a low-rise suburban residential character of the Huapai Triangle precinct (one to four storeys).

1.Buildings must not exceed 10m in height except that, for developments of four or more dwellings which comply with Rule 2.1.2.c above, a maximum height of 12m applies.

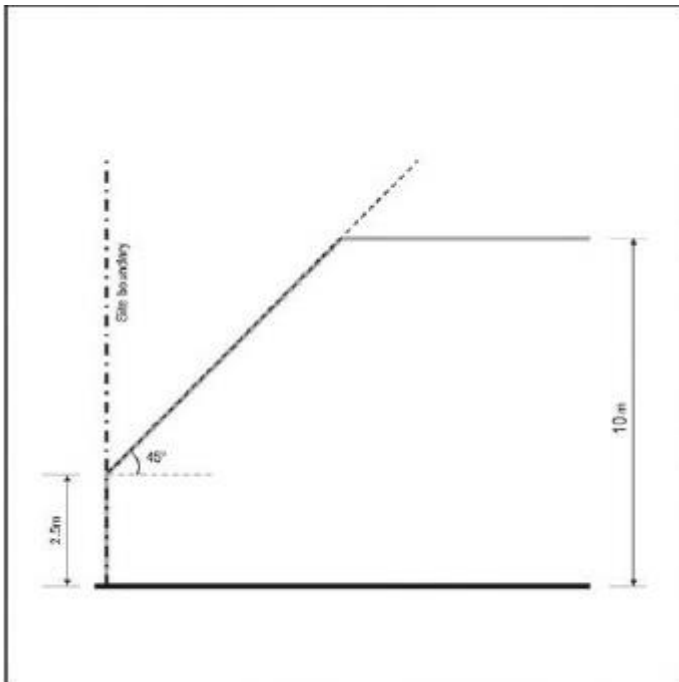
#### **3.3 Height in relation to boundary**

Purpose:

Manage the bulk and scale of buildings at boundaries to limit over-shadowing and dominance of neighbouring sites and provide space between buildings.

1.Buildings must not exceed a height of 2.5m measured vertically above ground level at side and rear boundaries. Above that, buildings must be set back 1m for every additional metre in height on an inclined 45 degree plane, as shown on Figure 1 below.

Figure 1: Height in relation to boundary

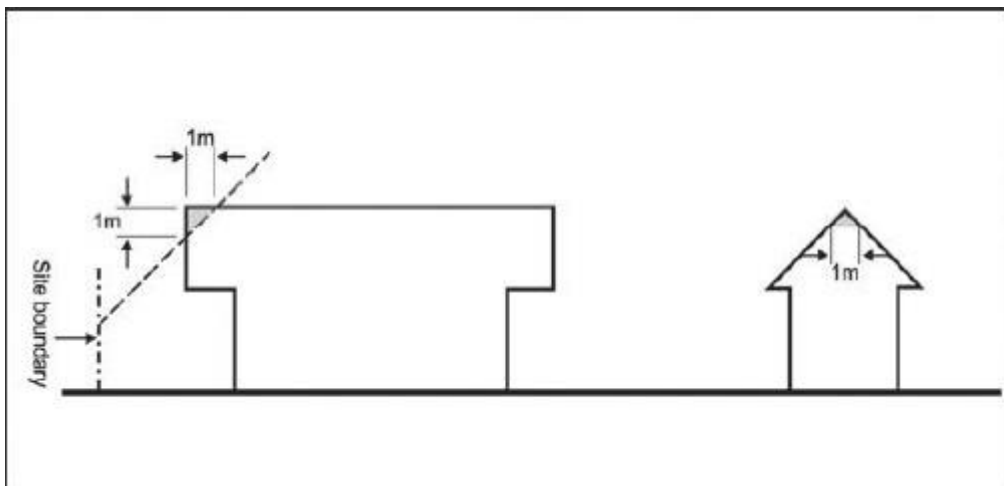


2. Where the boundary adjoins a legal right of way, pedestrian access way, or access site, the control applies from the farthest boundary of that legal right of way, pedestrian access way or access lot.

3. A gable end or dormer may project beyond the height in relation to boundary plane, as shown on Figure 2, where the projection is:

- a. no greater than 1m in height and width measured parallel to the nearest adjacent boundary; and
- b. no greater than 1m in depth measured horizontally at 90 degrees to the nearest adjacent boundary

Figure 2: Exceptions for gable ends and dormers



4. No more than two gable end or dormer projections are allowed for every 6m length of building.

### 3.4 Alternative height in relation to boundary

Purpose:

Enable the efficient use of the site by providing design flexibility for higher density development.

1.This development control is an alternative to the permitted height in relation to boundary control in Rule 3.3 above which may be used for development that is at a density greater than one dwelling per 400m<sup>2</sup> under Rules 2.1.2.b or 2.1.2.c above.

2.A building is a restricted discretionary activity if it complies with Rule 3.4.3 below.

3.Buildings must not exceed a height of 5.4m measured vertically above ground level at side boundaries. Above this, buildings must be set back one meter for every additional meter in height or an inclined 45 degree plane.

4.The exceptions to the permitted height in relation to boundary control listed in clause 3.3 above apply.

### 3.5 Yards

Purpose:

Maintain an open streetscape character and ensure dwellings are adequately set back from neighbours.

1.The yard setbacks for buildings must comply with table 3 below:

<b>Yard</b>	<b>Minimum depth</b>
Front	3m
Side (detached dwellings and end of row attached dwellings only)	1m
Rear	1m

### 3.6 Common walls

Purpose:

Enable attached dwellings.

1.The development controls for height in relation to boundary and yards do not apply where there is a common wall between two buildings on adjacent sites.

### 3.7 Maximum impervious area

Purpose:

Manage the amount of stormwater runoff generated by a development.

1.Maximum impervious area per site: 60 percent

### 3.8 Building coverage

Purpose:

Manage the amount of residential character of the Huapai Triangle precinct.

1.For a site 400m<sup>2</sup> or more, or with a density less than or equal to one dwelling per 400m<sup>2</sup>, maximum building coverage per site: 50 percent.

2.For a site smaller than 400m<sup>2</sup>, or with a density greater than one dwelling per 400m<sup>2</sup>, maximum building coverage per site: 55 percent.

### 3.9 Landscaping

Purpose:

Provide for on-site amenity and an attractive streetscape character

Improve stormwater absorption on-site

1. For a site 400m<sup>2</sup> or more, or with a density less than or equal to one dwelling per 400m<sup>2</sup>, at least 40 percent must comprise landscaped area.

2. For a site smaller than 400m<sup>2</sup>, or with a density greater than one dwelling per 400m<sup>2</sup>, at least 30 percent must comprise landscaped area.

3. For Rule 3.9.1-3.9.2 above, the following must be achieved:

a. at least 10 percent of the required landscaped area must be planted with shrubs including at least one tree that is pB95 or larger at the time of planting

b. at least 50 percent of the front yard must comprise landscaped area.

### 3.10 Outlook space

Purpose:

Ensure a reasonable standard of visual and acoustic privacy between different dwellings, including their outdoor living space, on the same or adjacent sites.

Encourage the placement of habitable room windows to the site frontage or to the rear of the site in preference to side boundaries, to maximise both passive surveillance of the street and privacy, and to avoid overlooking of neighbouring sites.

1. An outlook space must be provided from the face of a building containing windows or balconies to a habitable room. Where the room has two or more external faces with windows or balconies the outlook space must be provided from, in order of priority, the face with the largest balcony or largest area of glazing.

2. The minimum dimensions for a required outlook space are as follows:

a. principal living room: 6m in depth and 4m in width

b. principal bedroom: 3m in depth and 3m in width

c. all other habitable rooms: 1m in depth and 1m in width

3. The depth of the outlook space is measured at right angles to and horizontal from the window or balcony to which it applies. Where the outlook space applies to a balcony, it must be measured from the outside edge of the balcony.

4. The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies or from the centre point of the largest balcony.

5. The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the control applies.

6. Outlook spaces must comprise land within the site, and/or a private access way, and/or a road, or other public open space.

7. Outlook spaces must:

a. be unobstructed by buildings; and

b. not extend over adjacent sites or overlap with outlook spaces within the site required by another dwelling.

### 3.11 Separation between buildings within a site

**Purpose:**

Require reasonable separation between buildings on the same site to manage dominance, provide access to daylight and natural ventilation.

1. Buildings must be separated where any habitable room of a dwelling has windows or balconies that face out to the wall of another building on the same site (the facing wall). Where the primary room has two or more external faces with windows or balconies the building separation must be applied from, in order of priority, the face with the largest balcony or the largest area of glazing.
2. The separation space required must be free of buildings for the depth, width and height set out below.
3. The depth of the separation space is measured at right angles to, and horizontal from the window or balcony to which it applies across to the facing wall, excluding eaves or guttering. Where the building separation applies to a balcony, it is measured from the outside edge of the balcony.
4. For the principal living room the depth of the separation space required is equal to the height of the facing wall above the floor level of the habitable room or 15m, whichever is the lesser.
5. For the principal bedroom, the depth of the separation space required is 6m.
6. For other habitable rooms, the depth of the separation space required is 3m.
7. The width of the separation space is 50 percent of its depth and is measured equally either side of the centre point of the largest window in the habitable room on the building elevation to which it applies or equally either side of the centre point of the largest balcony.
8. The height of the separation space is from the height of the floor of the habitable room or balcony upwards, clear to the sky except that eaves or gutters may protrude into it.
9. Where the adjacent building is not perpendicular to the distance being measured, the minimum separation depth required must be measured as an average around the centre line of the window/balcony.

### **3.12 Outdoor living space**

**Purpose:**

Provide dwellings with outdoor living space that is of a useable size and dimension for the type of dwelling and accessible from the principal living room.

1. A dwelling at ground level must have outdoor living space measured at least 40m<sup>2</sup> that:
  - a. is free of buildings, parking spaces, and vehicle manoeuvring areas; and
  - b. excludes any area with a dimension less than 1m.
2. Where a dwelling has the principal living room at ground level, part of the required outdoor living space must be able to contain a delineated area measuring at least 20m<sup>2</sup> that:
  - a. has no dimension less than 4m
  - b. is directly accessible from the principal living room
  - c. has a gradient not exceeding 1 in 20.
3. Where a dwelling at ground level has the principal living room above ground level, part of the required outdoor living space must include a balcony or roof terrace that:
  - a. is directly accessible from the principal living room
  - b. has a minimum area of 8m<sup>2</sup>

c.has a minimum depth of 2.4m

4.Where an entire dwelling is above ground level, it must have an outdoor living space in the form of a balcony or roof terrace that is at least 10m<sup>2</sup> and has a minimum depth of 2.4m.

### 3.13 Dwellings fronting the street

Purpose:

Ensure dwellings are orientated to provide for passive surveillance of the street and contribute to streetscape amenity.

1.The front façade of any dwelling must contain:

a.glazing that is cumulatively at least 20 percent of the area of the front façade (excluding any garage door and roof)

b.a main entrance door that is visible from a street frontage

### 3.14 Vehicle Access Restrictions and Cycleway - Station Road

Purpose:

To provide for the safe and efficient operation of the transport network including movements by cyclists, pedestrians and general traffic.

1.Vehicles from properties fronting Station road

a.the Vehicle Access Restrictions provisions in [Part H.1.2.3.4.1](#) of the Unitary Plan, apply, in addition to b below:

b.vehicles from properties fronting Station road may not reverse out of private driveways onto Station road. This may be achieved by one of the following methods:

i.an on-site vehicle manoeuvring area to allow vehicles to turn around on-site and access Station road in a forward direction;

ii.sites may have frontage to Station road but their vehicle access can be provided via a side road or rear lane;

iii.sites may back onto Station road.

### 3.15 Upgrade of road frontages on Station road and Nobilo road

1.Development within the Huapai Triangle precinct adjoining Station road between SH16 and Nobilo road shall upgrade that part of Station road adjacent to the development to the edge of the existing carriageway in accordance with the 'Road Type Cross Section – Station road'.

2.Development within the Huapai Triangle precinct adjoining Nobilo road shall upgrade that part of Nobilo road adjacent to the development to the edge of the existing carriageway in accordance with the 'Road Type Cross Section – Nobilo road'.

### 3.16 Maximum building length

Purpose:

Manage the length of buildings along side and/or rear boundaries and the separation between buildings on the same site to visually integrate them into the surrounding neighbourhood.

1.The maximum length of a building along a side or rear boundary is 20m, after which there must be a separation of at least 5m along the same boundary to any other building on the same site.

### 3.17 Fencing

Purpose:

Enhance passive surveillance of the street and maintain the open character of front yards, and to provide security and safety in relation to the rail corridor.

1.Fences in a front yard must not exceed 1.2m in height

2.Any fence that is not visually permeable (i.e.: with not more than 50 percent solid material spaced evenly across the width of the fence) must be set back from the front yard boundary by at least 0.6m and the space between the fence and the front boundary must be landscaped (including in shrubs) provided this rule does not apply to a fence on a side boundary.

3.All timber fences visible from the public realm must be stained a dark colour.

4.Fences at the Green Infrastructure Corridor zone interface adjoining the railway line: a fence not exceeding 1.5m in height shall be provided at the boundary of any site that directly abuts the railway corridor.

4a.Close boarded fences or other solid fences will not be placed in such a way that the fence obstructs flood flows or overland flow paths.

5.Fences at the 'Green Finger Open Space Connection' interface: a fence not exceeding 1.5m shall be provided with planted hedge fronting the 'Green Finger Open Space Connection'. The hedge species selected must be capable of reaching and be maintained at a height of no less than 1.2m. The planted hedge will be subject to appropriate legal protection, arranged at the time of subdivision.

### 3.18 Garages

Purpose:

Reduce the dominance of garages as viewed from a road  
Avoid parked cars over-hanging the footpath

1.A garage door facing a road must be no greater than 45 percent of the front façade of the dwelling to which the garage relates.

2.Garage doors must not project forward of the front façade of a dwelling.

3.The garage door must be set back at least 5m from the site frontage.

### 3.19 Minimum dwelling size

Purpose:

Dwellings are of a sufficient size to provide for the day-to-day needs of residents.

1.Dwellings must have a minimum net internal floor area as follows:

a.40m<sup>2</sup> for studio dwellings

b.45m<sup>2</sup> for one bedroom dwellings.

### 3.20 Minimum dimension of principal living rooms and principal bedrooms

Purpose:

Principal living rooms and bedrooms are of a size sufficient to accommodate standard size furniture and circulation space.



- 1.The principal living room within a dwelling must have no dimension less than 3m, measured perpendicularly from any point on the internal walls of the room.
- 2.The principal bedroom within a dwelling must be at least 3m in width and 3.5m in length measured perpendicular from the internal walls of the room. Cupboards and other storage space may be included in the minimum dimension.

### **3.21 Servicing and waste**

Purpose:

Dwellings within medium to large-scale residential development have sufficient space within the building or site to accommodate the storage of waste.

- 1.A building or development containing 10 or more dwellings must provide a communal storage area for waste. The size of the communal storage area must be an aggregate of the minimum areas specified for the dwelling types below:
  - a.studio and one bedroom – 0.3m<sup>2</sup> per dwelling
  - b.two bedrooms – 0.5m<sup>2</sup> per dwelling
  - c.three bedrooms – 0.7m<sup>2</sup> per dwelling
  - d.four or more bedrooms – 1m<sup>2</sup> per dwelling.
- 2.An additional 30 percent of the total floor area required above must be provided within the communal storage area for manoeuvring or sorting within the waste storage area.
- 3.Rules 3.21.1 and 3.21.2 do not apply where the dwellings in any detached and attached housing are front sites.

### **3.22 Water and wastewater**

Purpose:

Ensure development can be serviced by connections to the water supply and wastewater networks.

- 1.At the time of application for building consent, the applicant must demonstrate to the satisfaction of the council that there is an available connection to the water supply and wastewater networks.
- 2.Any proposal that does not comply with this development control shall be a non-complying activity.

### **3.23 Stormwater hydrology mitigation**

Purpose:

To require on-site retention and detention of stormwater runoff from the roofs of dwellings to mitigate downstream effects of stormwater on water quality and quantity.

- 1.Each dwelling must provide onsite retention and detention of stormwater runoff from roofs by either providing:
  - a.a rain tank providing 1,000 litres of stormwater retention and 2,500 litres of stormwater detention per 100m<sup>2</sup> of roof area (total volume of 3,500 litres per 100m<sup>2</sup> of roof area); or
  - b.a rain garden or infiltration trench each of 3m<sup>2</sup> providing a similar retention/detention functionality as a rain tank described in (a) above; or
  - c.permeable paving of area equivalent to the driveway area of the lot.
- 2.If a rain tank is the preferred option, the retention component of the tank volume must be able to be reused for non-potable water needs, i.e. toilets or laundry.

Note: Retaining and detaining stormwater onsite in accordance with 3.23.1.a or b above is deemed to demonstrate compliance with the hydrology mitigation requirements of the SMAF1 zone in Table 2 of [Section H.4.14.2](#)

### 3.24 Storage

Purpose:

Ensure dwellings have sufficient space for the storage of everyday household items and bulky items, such as bicycles.

1.A building containing 5 or more dwellings must provide covered storage space of at least 4m<sup>3</sup> for each dwelling, excluding storage within the kitchen and bedroom wardrobes, including a single covered storage space of at least 2m<sup>3</sup>. The storage space may be within the dwelling, or external to it within the site.

### 3.25 Additional development controls for the Neighbourhood Centre zone

- 1.The maximum gross floor area of any retail premise shall be 200m<sup>2</sup>.
- 2.The total combined gross floor area of all retail premises shall be 2000m<sup>2</sup>.
- 3.Any proposal that infringes Rule 3.25.1 or 3.25.2 above shall be a non-complying activity.

### 3.26 Sites in sub-precincts A, C and E within 40m of the boundary with the rail corridor

1.The High Land Transport Noise overlay provisions, in [Part J.1.5](#) of the Unitary Plan, apply to any sites within the distance specified in [Rule J.1.5](#) of the boundary with the rail corridor and the state highway corridor.

### 3.27 Infrastructure upgrades and timing of development

Purpose:

Ensure that rate of development is aligned with infrastructure upgrades.

1.The number of dwellings within the precinct may not exceed the numbers in Table 4 below until the relevant infrastructure item has been constructed and is operational. For the purposes of this rule 'dwelling' is a dwelling that has been granted building consent under the Building Act 2004.

Table 4: Rate of development and alignment with infrastructure upgrades

Infrastructure item	Trigger (completion of)
Right turn bay on Station road entrance to Main road	300 dwellings
Station road/SH16 intersection upgrade	300 dwellings
Station road from SH16 Nobile road separated footpath and cycle lane	300 dwellings
Extension of two lane westbound approach to Access road intersection	400 dwellings
Extension of two lane eastbound exit from Access road intersection	1000 dwellings
A left turn lane on westbound approach to Access road intersection	1000 dwellings

Install half arm barrier on the Access road intersection railway crossing and fence unformed portion of crossing to the east of the level crossing	200 dwellings
Pedestrian/cycle crossing of north Auckland railway line in vicinity of Matua road	300 dwellings within sub-precincts C,D,E and F

2. Development that does not comply with Table 4 above shall be a restricted discretionary activity.

#### 4. Assessment - Restricted discretionary activities

##### 4.1 Matters of discretion

The council will restrict its discretion to the general matters in clause 2.3 of the general provisions, plus the matters below for the activities listed as restricted discretionary in the Huapai Triangle precinct Activity Table 1.

1. Four or more dwellings on a site

- a. external building design and external appearance
- b. topography, site, dwelling orientation and earthworks
- c. internal design and internal layout of dwellings
- d. design and implementation of landscaping
- e. design of parking and access
- f. infrastructure and servicing
- g. water sensitive design.

2. Buildings accessory to the permitted or restricted discretionary non-residential activities listed in the activity table

- a. building design and external appearance
- b. design and implementation of landscaping
- c. design of parking and access
- d. infrastructure and servicing
- e. water sensitive design.

3. Visitor accommodation up to 200m<sup>2</sup> GFA; care centres between 200m<sup>2</sup> - 400m<sup>2</sup> GFA; healthcare facilities up to 200m<sup>2</sup> GFA

- a. the matters in 4.1.1 above
- b. intensity and scale
- c. noise, lighting and hours of operation.

##### 4.2 Assessment criteria

The council will consider the relevant assessment criteria below for the restricted discretionary activities listed above. The Auckland Design Manual may also provide guidance on how the outcomes of particular criteria can be met.

1. Four or more dwellings on a site, and buildings accessory to the permitted or restricted discretionary non-residential activities listed in the activity table

a. building design and external appearance

Contributing to sense of place in the precinct

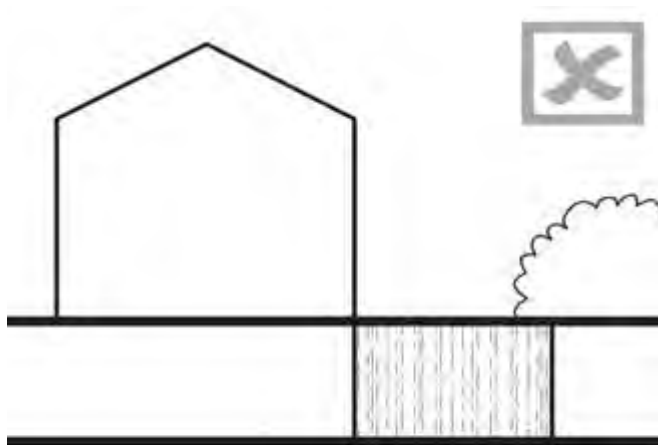
i. residential developments of increased density should be designed and located on the site to be consistent with a medium-density suburban residential character.

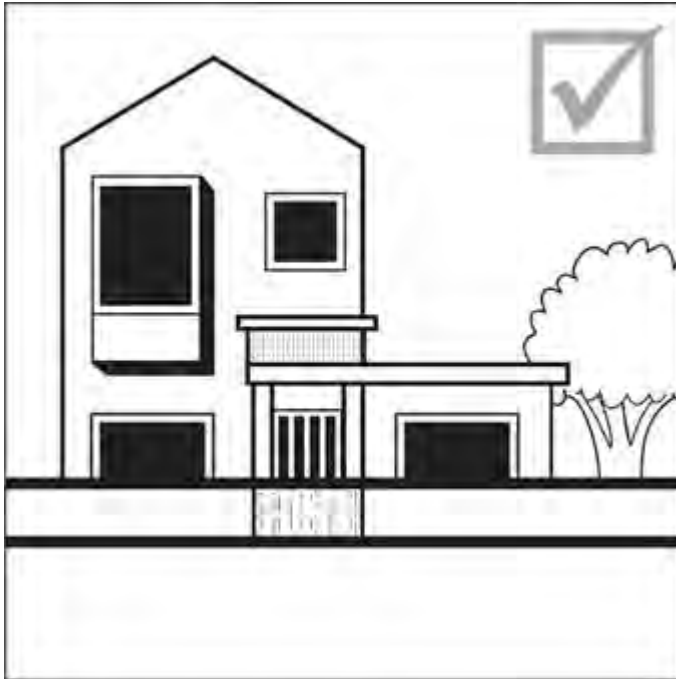
Creating a positive frontage

ii. buildings should have clearly defined public fronts, as illustrated in Figure 3 below, that positively contribute to the amenity and pedestrian safety of streets and public open spaces by:

- Maximising doors, windows and balconies over all levels on the front façade
- Introducing visual interest through a variety of architectural detail and building materials
- Clearly defining the boundary between the site and the street or public open space by planting or fencing.

Figure 3: Defined public fronts and clear sense of address





iii. ground level balconies or patios facing a street or public open space should be a height sufficient to provide privacy for residents while enabling sightlines to the public realm.

iv. the number of dwellings that directly front, align and orientate to public streets should be maximised.

v. ground level dwellings closest to the street should each have direct and clearly defined pedestrian access from the street in preference to a single building entrance.

Building design and external appearance - Visual interest and variation in building form

vi. buildings should be designed to:

- Avoid long unrelieved frontages and excessive bulk when viewed from streets and public open spaces
- Break up their mass into visually distinct elements, particularly when of a greater height or bulk than surrounding buildings, to reflect a human scale and the typical pattern of development in the area.

Techniques to achieve this include the use of physical separation, variations in building height and roof form, horizontal and vertical rhythms, façade modulation and articulation and building materials.

vii. blank walls should be avoided on all building frontages to streets, accessways and public open spaces. Side or rear walls should be designed to provide interest in the facade including modulation, relief or surface detailing.

viii. for larger scale developments:

- Balconies should be designed as an integral part of the building;
- Internal access to apartments is encouraged.

Materials and finishes

ix. quality, durable and easily maintained materials should be used on the façade of dwellings, with particular emphasis on frontages to the street and public open space.

b. topography, site orientation and earthworks

i. the topography, orientation, size and proportions of the site should be suitable to accommodate the housing type proposed. In particular, development with poor solar orientation or on narrow sites is discouraged unless sites are carefully designed to optimise on-site amenity values and complement the surrounding neighbourhood landform.

ii. building platforms, outdoor living spaces, car parking areas and driveways should be located and designed to respond to the natural landform and site orientation in an integrated manner.

ii. earthworks should be minimised and retaining avoided where possible. However, where retaining or earthworks are required they should be incorporated as a positive landscape or site feature by:

- Integrating retaining as part of the building design
- Stepping and landscaping earthworks or retaining over 1.5m in height, to avoid dominance or overshadowing effects
- Ensuring all earthworks or retaining visible to the public, including neighbours, is attractively designed and incorporates modulation, landscaping and quality materials to provide visual interest.

c. design and layout of dwellings

i. dwellings should be located, proportioned and orientated within a site to maximise the amenity of future residents by:

- Clearly defining communal, semi-private and private areas, including outdoor living space, within the development
- Maximising passive sunlight access, particularly for high density development, by methods including maximising north facing windows, while balancing the need for dwellings to front the street.
- Providing for natural cross ventilation by window openings facing different directions.

ii. dwellings should be designed to provide a good standard of internal amenity by providing adequate circulation space around standard sized household furniture. The Auckland Design Manual illustrates possible ways of achieving this.

iii. outdoor living space should balance the need to achieve the following, in order of priority:

- Avoid a southerly orientation and be located on site to maximise the number of hours that the majority of the outdoor living space receives winter sunlight
- Maintain privacy between the outdoor living space of adjacent dwellings and between outdoor living space and the street. Outdoor living space should be located away from street frontages, where practicable
- Be sheltered from the prevailing wind
- Be located to take advantage of any views or outlook from or within the site.

iv. in addition to the above, any communal open spaces should be designed to:

- Provide an attractive, functional and high quality outdoor environment, located within the site to form a focus of the development
- Be conveniently accessible to all residents
- Be overlooked by the principal living rooms and balconies of dwellings, where at ground or lower levels, to enhance safety.

v. the size of the communal outdoor living space should be adequate for the number of people the development is designed to accommodate.

vi. appropriate management and maintenance systems should be provided for communal outdoor living space dependent on the scale of development and the extent of communal access to ensure it is available for all residents of the development.

d. design and implementation of landscaping

i. development should integrate and retain significant natural features including trees, streams and ecological areas.

ii. site landscaping should be located and designed to:

- Assist with blending new developments with the surrounding streetscape and/or any adjacent public open space
- Allow space for the planting of large trees
- Enhance energy efficiency and stormwater management, including shading and swale systems
- Enhance on-site amenity and improve privacy between dwellings.

iii. landscape implementation and maintenance requirements should be considered to ensure that approved landscaping is implemented and maintained so that it achieves its intended objective.

e. design of parking and access

Connections to the neighbourhood

i. developments on larger sites with frontages to two or more streets should extend and connect pedestrian and cycle links or, where practicable, a public street through the site. Cul-de-sac roads should be avoided unless there is no practical alternative available.

Location and design of parking

ii. individual or communal car parking areas should be located and designed to:

- Be close and convenient to dwellings
- Be secure, well lit, or visible from dwellings
- Be well ventilated if enclosed
- Minimise noise and fumes by providing separation from bedroom windows
- Avoid surface car parking areas fronting streets and public open spaces
- Provide visual interest and an attractive appearance, including the use of paving patterns and different material types in combination with landscaping.

iii. parking areas and garages should be designed and grouped to make efficient use of land.

iv. parking areas should be attractively landscaped.

Location and design of vehicle and pedestrian access

v. vehicle crossings and access ways should be generally consistent with the Huapai Triangle precinct provisions for road crossings, particularly on Station road, and be designed to reduce vehicle speed, use quality paving and landscaping, and clearly signal to pedestrians the presence of a vehicle crossing or access way.

vi. vehicle crossings and access ways should be clearly separated from pedestrian access. The spaces may be integrated in accordance with the precinct diagrams and vehicle access rules.

vii. the design of pedestrian routes between dwelling entries, car park areas, private and communal open space and the street should provide equal physical access for people of all ages and physical abilities and provide a high level of pedestrian safety and convenience.

viii. ramps, where necessary, should be integrated into the design of the building and landscaping.

#### Accessibility of common areas

ix. common areas within buildings should be designed to provide equal physical access for people of all ages and abilities. Common areas should also allow for standard household furniture to be easily moved in and out. This includes providing corridors and circulation spaces of sufficient dimension. The Auckland Design Manual illustrates possible ways of achieving this.

#### f. infrastructure and servicing

- i. there must be adequate capacity in the existing stormwater and wastewater network to service the proposed development.
- ii. required infrastructure should integrate into the design of the site. This includes green infrastructure devices, overland flow paths/floodplains, wastewater systems, and water supply.
- iii. rubbish storage areas should be either incorporated into the design of the building or screened from public view.
- iv. plant, exhaust, intake units and other mechanical and electrical equipment located on the roof of a building should be integrated into the overall design and be contained in as few structures as possible.

#### g. water sensitive design

i. new dwellings should be designed to incorporate water sensitive design principles for stormwater management to minimise adverse effects and protect and enhance the values and functions of natural ecosystems. This may include:

- A water sensitive design approach that is appropriate to the scale of the development
- Maximising localised water collection, and re-use
- Using stormwater retention and detention to mitigate stormwater flows generated by impervious surfaces
- Avoiding the use of high contaminant generating building products
- Minimising stormwater runoff by maximising vegetated areas and soil infiltration
- Using ecologically sensitive techniques to reduce and treat stormwater flows.

2. Visitor accommodation up to 200m<sup>2</sup> GFA, care centres between 200m<sup>2</sup> - 400m<sup>2</sup> GFA, healthcare facilities up to 200m<sup>2</sup> GFA:

a. the matters in 4.1.2 above

b. intensity and scale

- i. the intensity and scale of the activity, in particular the number of people involved and traffic generated by the activity, size and location of buildings and associated car parking, should be compatible with the existing and planned future form and character of the precinct.
- ii. for care centres, the site should be of an adequate size and road frontage to accommodate the activity. In particular, sufficient space will need to be provided for a safe pick-up and drop-off area.

c. noise, lighting and hours of operation

i. noise and lighting from the activity should not adversely affect the amenity of surrounding residential properties. In determining this consideration will be given to the location of any potentially noisy activities e.g. outdoor play areas associated with a care centre, and any proposed measures to mitigate noise including:

- Locating noisy activities away from neighbouring residential boundaries
- Screening or other design features



- The proposed hours of operation.

3.Affordable housing

- a.the objectives and policies of the precinct for affordable dwellings.

## 5. Assessment - Development control infringements

### 5.1 Matters of discretion

The council will restrict its discretion to the general matters set out in [clause 2.3](#) of the general provisions, plus the matters listed below for the relevant development control infringement:

1.Building height, height in relation to boundary, side and rear yards, building coverage

- a.effects of additional building scale on neighbouring sites, streets, and public open spaces (sunlight access, dominance, visual amenity)

2.Maximum impervious area

- a.the relevant matters in [Chapter H, Rule 4.14.1.4.1.6](#)

3.Outlook space

- a.effects of reduced privacy and outlook.

4.Separation between buildings within a site, maximum building length

- a.dominance effects

- b.effects of reduced daylight and sunlight access and ventilation.

5.Landscaping

- a.effects on streetscape amenity

- b.effects on stormwater absorption.

6.Front yards, dwellings fronting a street, garages, fencing

- a.effects on streetscape amenity and safety.

7.Minimum dwelling size, storage, servicing and waste, outdoor living space, minimum dimension of principal living rooms and principle bedrooms

- a.effects of reduced living space, sunlight/daylight access, storage space and outdoor living space on residential amenity.

8.Stormwater detention

- a.the relevant matters in [Chapter H, Rule 4.14.2.4.1](#)

9.Infrastructure upgrades and timing of development

- a.effects of additional development on the efficiency of the operation and safety of the transport network.

10.Vehicle access restrictions and cycleway – Station road

- a.the relevant matters listed in the Auckland-wide transport rules [Chapter H, Rule 1.2.5.1.5.](#)

### 5.2 Assessment criteria

In addition to the general assessment criteria for development control infringements in clause 2.3 of the general provisions the council will consider the relevant criteria below for the listed development control infringements.

1.Building height, height in relation to boundary, building coverage, side and rear yards, dwellings fronting the street

a.effects of additional building scale on neighbouring sites, streets, and public open spaces, dominance, visual amenity

i.the building should not dominate or unreasonably shade the outdoor living space or windows to habitable rooms of adjoining dwellings.

ii.the building should be designed to avoid dominance, over-shadowing, or reduced access to sunlight of the adjoining dwellings and their outdoor living spaces. Methods to achieve this include providing variations in building heights building setbacks, or breaks in building massing.

## 2.Outlook space

a.development that infringes the outlook control will need to demonstrate that there will be a reasonable standard of visual and acoustic privacy between dwellings, including their outdoor living space. Methods to achieve this include off-setting or changing the orientation of balconies and windows to avoid direct over-looking, the use of screening devices and landscaping.

## 3.Front yards, dwellings fronting a street, garages, fencing

a.effects on streetscape amenity and safety

i.development that infringes the front yard control will need to demonstrate that the proposed setback is consistent with the typical depth of yard in the surrounding neighbourhood, particularly those of adjoining sites.

ii.development that infringes the fences control will need to demonstrate that the proposed fence will enable direct sightlines to the dwelling from any adjoining street or public open space and vice versa.

## 4.Minimum dwelling size, storage, servicing and waste, outdoor living space, minimum dimension of principal living rooms and principal bedrooms

a.effects of reduced living and circulation space, daylight access and storage on residential amenity

i.all habitable rooms in dwellings should be naturally lit and should not rely on borrowed light from other rooms.

ii.dwellings should have adequate natural light that avoids the need for the dwelling to be artificially lit during daylight hours.

iii.consideration will be given to the configuration and orientation of the dwelling so that sunlight access is maximised to principal living rooms.

## 5.Separation between buildings within a site, maximum building length

a.dominance effects

i.development that infringes this control should not result in the building visually dominating the outdoor living space or windows to habitable rooms of dwellings on the same site.

b.effects of reduced daylight and sunlight access and ventilation

i.development that infringes this control will need to demonstrate that the dwellings will receive a good degree of daylight and ventilation, and will not reduce access to sunlight, particularly for dwellings at lower building levels.

## 6.Maximum impervious area

a.the relevant matters in [Chapter H, Rule 4.14.1.4.2.1](#).

## 7.Landscaping

a.the matters in Rule 4.2.1 d. above

## 8.Stormwater detention and retention

a.the relevant matters in [Chapter H, Rule 4.14.2.4.2](#).

b.the degree of compliance with the relevant controls set out in clause 6.23 and any reasons for non-compliance.

## 9.Transport network upgrades and timing of development

a. development that exceeds the trigger in relation to a specific infrastructural upgrade item will need to demonstrate that the actual trip generation of the additional development proposed will not have unacceptable adverse effects on the effectiveness, efficiency and safety of the transport network.

10. Vehicle access restrictions and cycleway – Station road

a. the relevant matters in [Chapter H, Rule 1.2.5.2.6.](#)

### 5.3 Special information requirements

#### 1. Design statement

A design statement is required for the activities specified in Table 5 below. The design statement is required to include as a minimum the matters indicated within the table as set out in [clause 2.7.2](#) of the general provisions. Drawings, illustrations and supporting written explanation should be proportionate to the complexity and significance of the development proposal. Refer to the Auckland Design Manual for guidance on the preparation of design statements.

Table 5: Design statement requirements

Activity	4 - 15 dwellings	15+ dwellings	Apartments
<b>A. Context analysis</b>			
<b>1. Site analysis</b>			
a. existing site plan	X	X	X
b. streetscape character	X	X	X
<b>2. Neighbourhood analysis</b>			
a. natural and cultural environment	X	X	X
b. movement	X	X	X
c. neighbourhood character		X	X
d. use and activity		X	X
e. urban structure		X	X
<b>3. Opportunities and constraints analysis</b>			
a. opportunities and constraints diagram	X	X	X
<b>B. Design response</b>			
a. concept design	X	X	X
b. proposed site plan	X	X	X
c. proposed elevations	X	X	X
d. sunlight access	X	X	X
e. landscape	X	X	X
f. streets, access ways and lanes	X	X	X
g. urban structure		X	

h.	public open space		X	
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## 6. Subdivision Controls

### 6.1 Activities

#### 1. Activity Table

The Activity Table 1 – General and Activity Table 2 – Residential zones in [Chapter H, Section 5](#) (subdivision) of the Unitary Plan, and related controls, apply to the Huapai Triangle precinct, except as specified in Table 6 below.

Subdivision Activity	Activity Status
Subdivision in accordance with the Huapai Triangle precinct plan	RD
Subdivision that does not comply with the development controls in Rule 6.2 below	D, except where specified otherwise
Subdivision that is not for an entire sub-precinct as shown on the precinct plan and which is not accompanied by a sub-precinct spatial plan required under Rule 6.2.2	NC
Any other subdivision not listed in this Table 1 or Rule 6.1.2	D

2. Any subdivision for the following purposes shall have the activity status as set out in [Chapter H, Section 5](#) (subdivision – Activity tables 1 and 2) of the Unitary Plan, and the relevant controls, matters of control or discretion, and assessment matters in [Chapter H, Section 5](#) shall apply:

- a. subdivision around existing buildings and development;
- b. subdivision in accordance with an approved land use resource consent;
- c. lease in excess of 35 years of a building or part of a building where a cross-lease, company lease or unit title subdivision is not involved;
- d. boundary adjustment which do not exceed 10 percent of the net site area of each site;
- e. new cross leases and amendments to cross-leases, including additions and alterations to buildings, accessory buildings and areas for exclusive use by an owner or owners, and company lease, unit title and strata title subdivisions;
- f. subdivision of a site within the 1 percent AEP floodplain;
- g. subdivision for a network utility.

### 6.2 Development controls

#### 1. Huapai Triangle precinct plan

All subdivision must generally be in accordance with the Huapai Triangle precinct plan in respect of the location of roads, public open spaces, and stormwater management. A location variation of up to 30m shall be considered to be in accordance with the precinct plan.

Any subdivision not complying with this rule is a non-complying activity.

## 2. Sub-precinct spatial plan

a. any application for subdivision for less than an entire sub-precinct as shown on the Huapai Triangle precinct plan must be accompanied by a sub-precinct spatial plan for the entire sub-precinct. A sub-precinct spatial plan must show, in addition to the information required by Rule 6.2.1 above, the locations of:

i. main roads throughout the sub-precinct and locations of where such roads will connect to adjoining sub-precincts and other neighbouring land;

ii. public parks and open spaces;

iii. walkways and cycleways, and where these will connect to adjoining sub-precincts and other neighbouring land;

iv. three waters infrastructure (water, wastewater and stormwater), including open spaces required for stormwater management, and where these will connect to adjoining sub-precincts and other neighbouring land.

b. rule 6.2.2.a above does not apply to any subdivision where a sub-precinct spatial plan has already been approved for the sub-precinct within which the subdivision is proposed.

c. any application for subdivision of land for which a sub-precinct spatial plan has already been approved must be in accordance with the approved sub-precinct spatial plan. Subdivision that is not in accordance with the latest approved sub-precinct spatial plan, or an approved amendment to the sub-precinct spatial plan, is a non-complying activity.

## 3. Site size and shape

a. all sites to be created for residential purposes must:

i. be in accordance with an approved land use resource consent; or

ii. comply with the minimum net site area between 300m<sup>2</sup> and 700m<sup>2</sup> provided that any lots less than 400m<sup>2</sup> in size must have a minimum frontage of 7.5 metres; or

iii. be greater than 1200m<sup>2</sup> (to allow further development in accordance with future land use consents).

Subdivision that does not comply with i. or ii. above is a discretionary activity.

b. all sites to be created for residential purposes must meet the following minimum size and shape factor requirements:

i. site shape factor: Each proposed vacant site must contain the following:

- Access and manoeuvring that meets the requirements of the Auckland-wide and zone rules;

- Outdoor living space required by Rule 3.12 of this precinct;

- A rectangle measuring 8m by 15m with slopes no greater than an average of 1 in 5 must be able to be located outside any network utility installations, including private and public lines; right-of-way easements; on-site manoeuvring for vehicles, overland flow path; private open space, and yard setbacks required.

ii. rear sites: On a parent site greater than 1ha where 15 or more vacant sites are proposed, the total number of rear sites must not exceed 5 percent of the total number of proposed sites.

iii. access to vacant rear sites:

- A single jointly owned access lot or right-of-way easement must not serve more than eight proposed vacant rear sites;

- Vehicle access to proposed vacant rear sites must be by way of an entrance strip, jointly owned access lot or right-of-way easement over adjoining land or by a combination of these, provided the total width and other dimensions of the access complies with the controls in Table 7 below. Any application that infringes this rule will be a restricted discretionary activity.

Table 7: Access to rear sites

<b>Subdivision Activity</b>	<b>1</b>	<b>2-5</b>	<b>6-8</b>
Minimum legal width	3m	3m	6.5m
Minimum formed width	2.5m	2.5m	5.5m
Service strip	0.5m	0.5m	1m
Maximum length	50m	50m	50m
Maximum gradient	1 in 5		
Minimum vertical clearance from buildings or structures	4.5m		
Minimum inside turning radius for bends	6.5m		

iv. pedestrian access to vacant rear sites:

a. driveways serving six or more vacant rear sites must provide separate pedestrian access, which can be located within the formed driveway. The pedestrian access:

i. must have a minimum width of 1m;

ii. can include the service strip;

iii. must be distinguished from the vehicle carriageway through the use of a raised curb or different colour or surface treatment.

#### 4. Access and entrance strips

a. All proposed sites must be provided with legal and physical access to a road, unless they:

i. are being created for reserves or road closure, or

ii. will be amalgamated with another site that already has legal and physical access to a road.

b. entrance strips must be less than 7.5m wide. Any entrance strip 7.5m or more in width shall be considered a front site.

#### 5. Services

a. all proposed sites capable of containing a building, or in the case of a cross-lease or unit title, strata title, or company lease, each building, must be designed and located so that provision is made for:

i. collection, treatment (where necessary), retention, detention and disposal of stormwater;

ii. collection, and disposal of wastewater, via a connection to a wastewater network;

iii. underground water, electricity supply and telecommunications

b. the services required by clauses (i)-(iii) above must comply with the council's current engineering standards.

#### 6. Staging

a. where a subdivision is to be carried out in stages, the applicant must provide the indicative timetable and sequencing of the staging at the time they apply for the first subdivision consent. This detail must include:

i. the time period over which the development is intended to take place;

ii. the area of land subject to the different proposed stages.

#### 7. Roading cross-sections

a. roads shall be constructed in general accordance with the Road Types shown on the Huapai Triangle Road Hierarchy/Movement Plan, and with the Road Type Cross Sections.

b. stormwater management devices shall be provided that are sized to provide retention and detention in accordance with Table 2 in [Chapter H, Rule 4.14.2.](#)

c. stormwater detention (temporary storage) with a volume equal to the runoff volume from the 95<sup>th</sup> percentile, 24 hour rainfall event for the impervious area for which hydrology mitigation is required shall be provided in the communal devices shown on the precinct plan, including the vegetative swale. In the event that insufficient detention volume is available the detention component shall be provided in the road reserves.

### 6.3 Restricted discretionary activity: matters of discretion

For subdivision that is in accordance with the Huapai Triangle precinct plan, the council will restrict its discretion to the matters in Table 8 below:

Table 8: Matters for discretion

Matters of discretion	Subdivision for up to 4 proposed sites	Subdivision for between 5 and 15 proposed sites	Subdivision for over 15 proposed sites	Sub-precinct spatial plan
<b>Giving effect to the Huapai Triangle precinct plan</b>				
1. The requirements of the precinct plan	X	X	X	X
<b>Neighbourhood, blocks and roads</b>				
2. The integration of the subdivision with its surrounding neighbourhood	X	X	X	X
3. The layout and connections of blocks and roads		X	X	X
4. Provision of, and linkages to, public transport routes		X	X	X
5. Solar orientation of blocks and sites	X	X	X	X
6. Diversity of site sizes		X	X	
7. Staging of subdivision		X	X	
8. Consistency with an approved sub-precinct spatial plan for the sub-precinct	X	X	X	
<b>Site design</b>				
9. The ability to provide for future development which will comply with the rules of the Unitary Plan and/or any resource consent	X	X	X	
<b>Access</b>				

10. The design, safety, location construction of any access, off-road pedestrian and cycling facilities, car parking, on-site-manoeuving areas	X	X	X	
<b>Cultural and natural features</b>				
11. The extent of earthworks and landscape modification	X	X	X	
<b>Reserves</b>				
12. The provision, design, purpose and location of any reserve other than those shown on the Huapai Triangle precinct plan		X	X	X
<b>Infrastructure and servicing</b>				
13. The provision, location, design, capacity, connection, upgrading, staging and integration of infrastructure	X	X	X	X
14. The management of wastewater and potable water	X	X	X	
15. Having regard to the precinct plan, and the stormwater management plan; the use of water sensitive design, to develop: a. the layout and design of the subdivision b. the location, design, capacity, integration and appropriateness of infrastructure c. flood management areas, and, overland flow paths d. stormwater retention, detention, quality and disposal devices e. staging of development	X	X	X	X
16. The vesting of	X	X	X	



infrastructure				
17. Implementation of a relevant integrated catchment management plan or network discharge consent	X	X	X	
18. Effects on significant infrastructure	X	X	X	X
<b>Site suitability</b>				
19. Avoidance or mitigation of natural or man-made hazards and site contamination	X	X	X	
20. The location of sites in proximity to high voltage transmission lines	X	X	X	
<b>Controls on buildings</b>				
21. The proposed building design controls to be imposed by covenants on new titles	X	X	X	

#### 6.4 Restricted discretionary activity: assessment matters for subdivision

For subdivision that is in accordance with the Huapai Triangle precinct plan, the council will consider the relevant assessment criteria in Table 9 below:

Table 9: Restricted discretionary activity assessment criteria

<b>Matters of discretion</b>	<b>Subdivision that creates 4 additional sites</b>	<b>Subdivision that creates between 5 and 15 additional sites</b>	<b>Subdivision that creates over 15 additional sites</b>	<b>Sub-precinct spatial plan</b>
<b>Giving effect to the Huapai Triangle precinct plan</b>				
1. Subdivision should implement the Huapai Triangle precinct plan. Required roads, open spaces, and land for stormwater management (including the green finger open space connection and the stormwater attenuation areas) and the stream edge/ floodplain areas should be in the general	X	X	X	X

locations and dimensions shown on the precinct plan				
<b>Neighbourhood, blocks and roads</b>				
2. The layout and design of roads and blocks should maximise the ability to provide front site		X	X	X
3. The layout and pattern of roads and blocks should maximise convenient and legible access to: a. station road and Nobilo road b. bus routes and the Huapai train station c. Huapai School, Huapai domain, and the Huapai town centre		X	X	X
4. Connection and integration with the surrounding neighbourhood and other sites should be provided through roads which provide for pedestrian and cycle use		X	X	X
5. Subdivision should be designed and laid out to reflect the planned function of the road within the roading hierarchy		X	X	
6. Local roads should be aligned generally north/south to establish blocks and site layouts that are oriented east/west to enable proposed sites and future buildings and associated private open space to derive maximum possible benefit from solar gain. The shape factor for each site should demonstrate a future dwelling (or group		X	X	X

of dwellings) and private open space can achieve maximum solar gain				
7. Provide pedestrian and cycle routes that are safe, efficient, convenient and legible. Roads should be generally consistent with the roading cross-sections for the precinct (Rule 6.2.7) and should be multimodal by integrating cycle and pedestrian movement		X	X	
8. Any proposed road shall be designed, and located to meet the road's intended primary transport function as well as support the intended land use outcomes	X	X	X	X
9. Blocks should be of a scale, length and shape to achieve a connected road layout with a choice of routes that prioritises walking and cycling		X	X	X
10. Block layout and design should enable the creation of sites which can meet the development standards of the precinct and the precinct plan		X	X	
11. Subdivision should provide a mix of site sizes	X	X	X	
12. Where staging is to occur, detail should be given as to the area and number of sites included in each stage and the anticipated timeframes for the development		X	X	
13. The subdivision should be consistent with the layout of roads, open spaces and other features shown on the approved sub-precinct	X	X	X	

spatial plan for the sub-precinct				
<b>Site design</b>				
14. Proposed sites should be able to accommodate development intended by the underlying zone. Where this is not demonstrated, a land use resource consent should be approved for that development prior to the approval of the subdivision	X	X	X	
<b>Assessment criteria</b>				
15. Proposed front sites intended for detached dwellings should have a frontage width to length ratio of between 1:1.3 and 1:4. The ratio can be determined by measuring from the midpoints along the site's width and length		X	X	
16. Proposed sites should front onto a legal road with a single road frontage (except corner sites or where defined setbacks are proposed in the application) and except where a lane or private way provides direct access		X	X	
17. Proposed sites should ensure that safe, legible and convenient pedestrian and vehicle access can be achieved	X	X	X	
18. Proposed sites should be designed to maximise opportunities to create private outdoor space on-site	X	X	X	
19. A proposed site's shape factor and its layout should provide: a. site size and shape	X	X	X	

b. the intended building area, required open space and any car parking proposed c. vehicle and pedestrian access and manoeuvring				
20. Proposed sites should be designed and located to prioritise solar gain. Proposed site location, shape and orientation should enable future buildings (including the windows to habitable rooms) and private open space to achieve appropriate solar gain  Proposed sites with a frontage facing south should be narrower in width and have longer length to allow for a dwelling to the front and the private outdoor space to the rear	X	X	X	
<b>Access</b>				
21. Access to proposed sites should achieve an attractive streetscape appropriate to the location and character of the neighbourhood	X	X	X	
22. Proposed residential sites should be located within 135m from a fire hydrant. Proposed sites for business activities should be located within 90m of a fire hydrant.	X	X	X	
23. Proposed sites should provide vehicle access, manoeuvring areas and vehicle crossings that enable the safe movement of pedestrians, cyclists and vehicles	X	X	X	
24. Any pedestrian access strip proposed		X	X	

should employ colours and materials to clearly identify to vehicles that pedestrians have priority				
25. All shared driveways should be designed as low speed environments (approximately 10km/h or slower)	X	X	X	
26. Driveways serving over eight rear sites or over 50m in length should be avoided, unless it can be demonstrated that a shared driveway can provide safe and convenient access and can be reasonably managed and maintained through private ownership		X	X	
27. Shared driveway design should, where appropriate, provide for the storage of rubbish bins		X	X	
28. Shared service lanes or driveways (if any) in the neighbourhood centre must be designed to accommodate the anticipated volume of traffic, including any heavy vehicle movements, to maximise safety	X	X	X	
29. The position of any on-street car parking bays should take account of the likely position of driveway crossings		X	X	
30. Cul-de-sac roads should be avoided. They should only be used where connected road patterns are not possible because of natural features, sub-precinct boundaries, or where a		X	X	X

connecting road network will result in a significant loss of developable land. Where cul-de-sac roads are provided, they should be short in length, straight, and include pedestrian and cycle links to surrounding roads				
31. Where an interconnected road network is not possible, pedestrian and cycle links that are of adequate width, observable from adjacent dwellings, landscaped and accessible, should be provided			X	X
32. Pedestrian and cycle links should run along the fronts of sites and not the rear of sites			X	
<b>Cultural and natural features</b>				
33. Subdivision should: a. retain, where practicable, existing vegetation where it contributes to the future desired character of the area b. protect, restore and enhance, where practicable, natural water bodies, riparian margins and other ecological sites and corridors	X	X	X	
34. Subdivision should respond to identified topographical features, characteristics and landscape patterns to: a. form a focal point for the subdivision layout b. ensure access is maintained to those features	X	X	X	X
35. Any earthworks associated with	X	X	X	

subdivision should ensure efficient land use and: a. be minimised as far as practicable unless it serves to limit the visual impact of future development or to provide acoustic mitigation and its effects can be managed b. be undertaken, as far as practicable, in one stage rather than having prolonged or repeat land modification works c. avoid the need for large retaining. Land modification should be graded to appear as natural as possible by distributing cuts and fills across a site				
36. Subdivision design should ensure that any natural and cultural features are accessible to the public and, where appropriate, form prominent features within the overall design	X	X	X	X
<b>Public open space</b>				
37. Development of reserves and public open spaces should be suitably designed for the intended function and demonstrate good design principles	X	X	X	
38. Location of reserves and public open spaces should ensure integration with the wider open space network, including suitable walking and cycling connectivity to Huapai Domain	X	X	X	X
39. Public access to public open space should be secured in perpetuity	X	X	X	



40. The public open space administering body should provide written advice that a proposed open space is acceptable for addition to the public open space network	X	X	X	
41. Clear sight lines into all areas of reserves should be available from public roads or nearby proposed sites intended for residential use	X	X	X	
<b>Infrastructure and servicing</b>				
42. Subdivision should provide coordinated and appropriately designed and located infrastructure consistent with the standards and specification that meet the requirements of Auckland Transport and Watercare and any relevant service provider as well as any other relevant Code of Practice	X	X	X	X
43. Proposed sites should connect to infrastructure that has sufficient capacity for the intended development. Where necessary, subdivision should provide an appropriate contribution to the upgrade of existing infrastructure to accommodate the additional sites	X	X	X	X
44. Subdivision should provide for the appropriate management of stormwater through using water sensitive design as a core development approach that: a. enable design of developments so that the greatest intensity of	X	X	X	

<p>future development (impervious area) is located in places where necessary earthworks and resulting stormwater discharges are minimised and have least impact on the amenity and ecological values of ecological areas and natural drainage systems, and Mana Whenua values</p> <p>b. identify and avoid, where practicable, floodplains and major overland flow paths</p> <p>c. identify, maintain and enhance, where practicable, natural hydrology and freshwater systems,</p> <p>d. implement water sensitive design elements when designing roads, reserves and sites by:</p> <p>(i) minimising impervious areas</p> <p>(ii) using green infrastructure and bio-retention systems such as grassed or vegetated swales and other vegetated areas, wetlands, rain gardens, living roofs and planting.</p> <p>(iii) using other devices that can recharge groundwater such as infiltration trenches</p> <p>e. ensure sites can accommodate on-site retention and detention of stormwater where this is necessary</p> <p>f. where appropriate, provide for decompaction of soils after earthworks or other remediation to enhance</p>				
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natural absorption capability of soils g. consider communal and catchment scale mitigation together with local or site based approaches				
45. Subdivision should have regard to the recommendations of an integrated stormwater catchment management plan or an approved network stormwater discharge consent	X	X	X	
46. Subdivision should provide for the appropriate management of stormwater, including treatment, detention and disposal as relevant that will avoid or mitigate adverse effects of subsequent land use development	X	X	X	
47. Drainage reserves should: a. be integrated into the layout of the subdivision and neighbourhood, including reserve and pedestrian links in accordance with the Huapai Stormwater Management precinct plan b. be designed to fit in with the surrounding landscape and appear as a natural component of the overall setting c. be limited to the areas shown on the precinct plan	X	X	X	
<b>Site suitability</b>				
48. The design and layout of subdivision on land that may subject to a hazard should: a. avoid or remedy the	X	X	X	X

<p>relevant hazard</p> <p>b. avoid the potential for future damage to property or infrastructure, or risk to life resulting from any hazard event</p> <p>c. account for the geotechnical constraints that may exist</p> <p>d. give regard to the land being physically suited to the proposed development, having considered topography, stability, proximity to waterways, significant infrastructure, the possibility of inundation from flooding</p>				
<p>49. The extent to which the design of the subdivision allows for earthworks, building and structures to comply with the New Zealand Electrical Code of Practice (NZECP34:2001)</p>	X	X	X	
<p>50. Whether, in instances where contaminants have been identified as being present:</p> <p>a. appropriate remediation works can be undertaken to satisfactorily deal with any potential adverse effects on human health</p> <p>b. mitigating measures can be adopted to deal with any potential effects of undertaking these works</p>	X	X	X	
<b>Controls on buildings</b>				
<p>51. Building design controls to be provided for by way of covenants on titles</p>	X	X	X	

## 6.5 Special information requirements

A design statement is required for the activities specified in the Table 10 below. The design statement is required to include as a minimum the matters indicated within the table as set out in [clause 2.7.2](#) of the general provisions. Drawings, illustrations and supporting written explanation should be proportionate to the complexity and significance of the development proposal. Refer to the Auckland Design Manual for guidance on the preparation of design statements.

Table 10: Design statements

Activity	Creation of fee simple sites in the Huapai Triangle precinct			Sub-precinct spatial plan
	1 - 4 sites	5 - 15 sites	15+ sites	
<b>Number of proposed sites</b>				
<b>A. Context analysis</b>				
1. Site Analysis				
a. existing site plan	X	X	X	X
b. streetscape character		X	X	
2. Neighbourhood analysis				
a. natural and cultural environment		X	X	
b. movement		X	X	X
c. neighbourhood character		X	X	
d. use and activity			X	
e. urban structure			X	X
<b>B. Design response</b>				
a. concept design	X	X	X	X
b. proposed site plan	X	X	X	
c. sunlight access	X	X	X	
d. landscape	X	X	X	
e. streets, accessways and lanes	X	X	X	X
f. urban structure		X	X	X
g. public open space		X	X	X

## 7. Precinct Plans

Figure 5 - Huapai Triangle Zoning Map



Figure 6 - Road Hierarchy/Movement Plan



**Figure 7 - Stormwater Management**



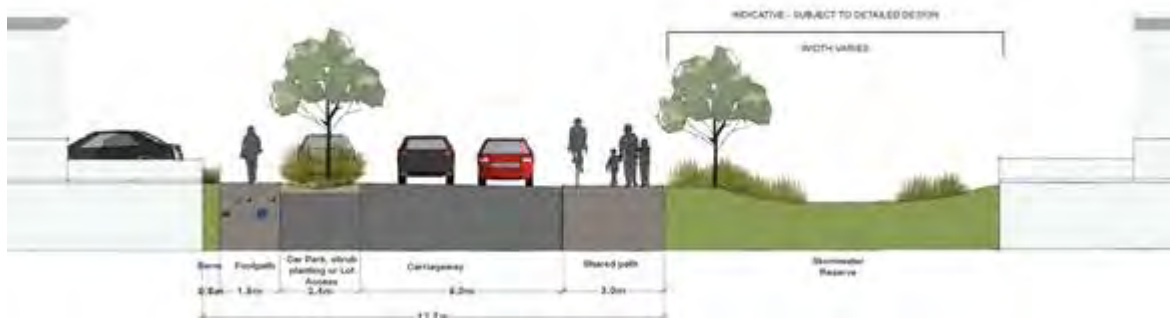
**Figure 8 - Main Road**



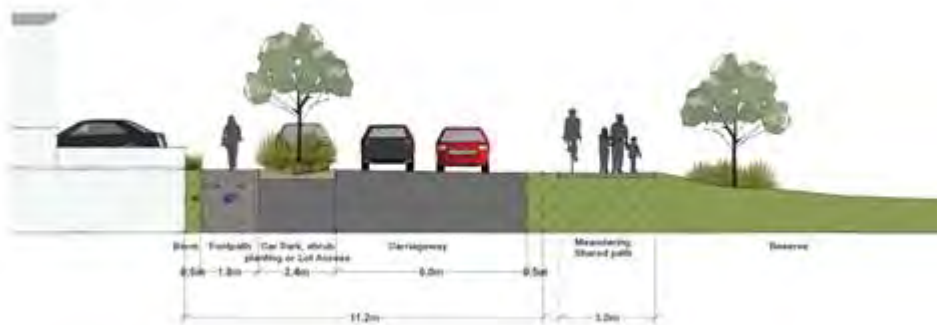
**Figure 9 - Green Finger Type 1**



**Figure 10 - Green Finger Type 2**



**Figure 11 - Reserve Side Road**



**Figure 12 - Cycle Road**

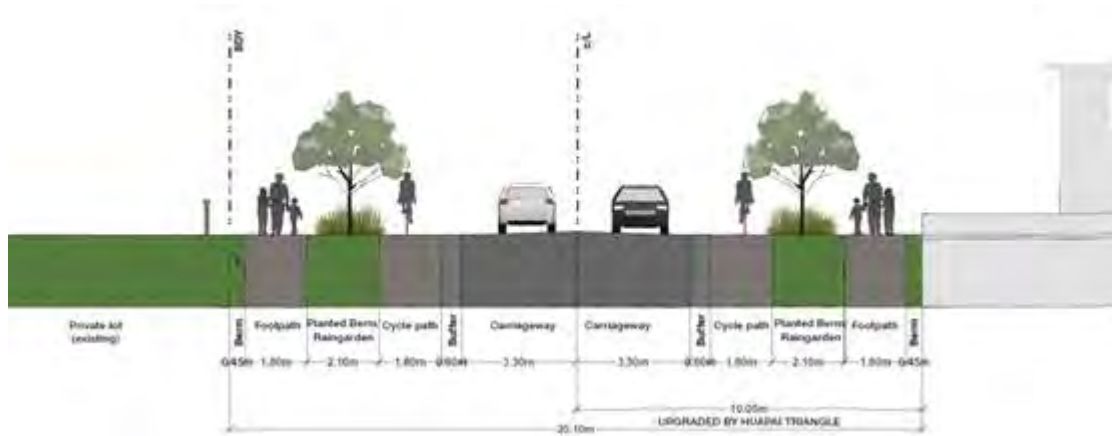


**Figure 13 - Nobilo Road**



**Figure 14 - Station Road**





## 6.15 Māngere Gateway

### **Precinct description Sub-precinct E**

This sub-precinct covers the Mixed Housing Suburban areas located adjacent to the Otuaataua Stonefields Historic Reserve.

Sub-precinct E is comprised of 33ha of land located on the Ihumātao Peninsula, bound to the east by Oruarangi Road and to the west by the Otuaataua Stonefields reserve. The Auckland International Airport is located approximately 2.5km to the south of the sub-precinct E area.

The purpose of the sub-precinct is to provide for comprehensive and integrated residential development to increase the supply of housing (including affordable housing), and to encourage the efficient use of land and the provision of infrastructure. The sub-precinct will provide for a residential area that will be integrated with key road links, areas of public open space, and provide a range of housing options.

Development in the sub-precinct is intended to respect the significant cultural and heritage characteristics associated with the site and its surrounds while appropriately recognising and providing for the protection of the adjacent Otuaataua Stonefields Historic Reserve and the Papakainga area.

It is envisaged that future land use and subdivision resource consents will give effect to the key elements of the Mangere Gateway sub-precinct E sub-precinct plan to facilitate residential development in a co-ordinated manner.

### **Objectives**

1. Business activities in Kirkbride sub-precinct are provided for, allowing for a range of low impact commercial, office and light industrial activities.
2. The unique cultural, natural and built heritage resources of the Māngere Gateway area is recognised.
3. Consistent and high-quality urban design and amenity standards, relating to streetscape, site design, and appearance are created and maintained along and adjacent to the Māngere gateway heritage route.
4. A limited range of business activities is provided for in the Ōruarangi sub-precincts, including visitor-related activities in the area of the heritage route.
5. The relationship of Mana Whenua with their ancestral lands, water sites, wāhi tapu, and other tāonga is recognised.
6. The Māngere wastewater treatment plant is protected from the reverse sensitivity and other adverse effects of the land use and subdivision activities that could compromise its future operations.
7. Infrastructure, including road, cycle and pedestrian networks, public transport networks, stormwater and wastewater drainage networks and water, power, gas and telecommunication supply networks, is provided for within the precinct.

### **Mangere Gateway Sub-precinct E**

The objectives are as listed in the underlying Mixed Housing Suburban zone and the Mangere Gateway precinct objectives, with additional objectives as specified below:

8. Subdivision and development occurs in a coordinated manner that gives effect to the Mangere Gateway sub-precinct E precinct plan.
9. Subdivision and development which responds appropriately to the varied external interfaces of the site, balancing the need for integration with the need to limit effects on sensitive adjacent areas and to discourage future extension of the development.
10. Subdivision and development respects the adjacent Otuataua Stonefields Historic Reserve area and provides for the protection of the remnant edges of the Pukeiti and Otuataua volcanic cones.
11. Subdivision and development recognises and provides for the existing cultural and heritage values of the site, in particular the adjacent Otuataua Stonefields Historic Reserve area and Maori cultural associations with the area, including wahi tapu.
12. Subdivision and development protects the visual amenity values of the Otuataua Stonefields Historic Reserve and in particular sightlines to the reserve and the Pukeiti Maunga from the existing Papakainga area.
13. Subdivision and development is set back from the existing Papakainga area to:
  - a. provide a buffer between the Papakainga properties and new dwellings;
  - b. achieve a functional and vegetated stormwater corridor to manage flooding and reduce flood effects on the Papakainga properties; and
  - c. allow Mana Whenua use of the buffer area for cultural practices and traditional medicinal and other plantings.
14. Subdivision and development occurs in a manner that achieves the coordinated delivery of infrastructure, including transport, stormwater, wastewater and water services.
15. Subdivision and development implements a stormwater management network that:
  - a. uses water sensitive design as a core development approach;
  - b. protects the ecological values of the receiving environment;
  - c. integrates with open space and road networks;
  - d. maintains the function of the existing overland flowpath in the sub-precinct through provision of a vegetated swale running south to north across the sub-precinct.
16. Subdivision and development is integrated with the external road network and provides for the enhancement and improvement of Oruarangi Road where it immediately adjoins the sub-precinct.
17. Oruarangi Road and Ihumātao Quarry Road are recognised as key components of the Mangere Gateway Heritage Route and upgraded to reflect the unique character and identity of the area.
18. A safe, efficient, legible and low speed internal street movement network is provided in the sub-precinct.
19. A safe and convenient internal pedestrian and cycle network is provided with connections to adjacent public open space.
20. Opportunities for provision of an integrated public transport bus route to serve the local residential population and linking with the adjacent business and employment land and the Auckland International Airport are investigated.
21. Opportunities for recreation and social interaction are provided internal to the sub-precinct and away from sensitive heritage and cultural sites.

22. Retention, restoration and adaptive use of heritage resources/features within the sub-precinct is provided for.
23. Subdivision and development occur in a manner that recognises the presence, ongoing operation, and national and regional importance of the Auckland International Airport.
24. Development provides for increased housing supply, variety and choice by creating a well-designed residential development comprised of a range of housing densities, typologies and affordable price options.
25. Subdivision and development provides opportunities for affordable housing relative to the local housing market in Mangere.
26. Landscaping of streets and public spaces that recognises site context and natural and cultural character.
27. To promote increased housing supply, variety and choice by creating well-designed residential developments comprising a range of housing densities, typologies, and price options (including the provision of affordable housing).
28. To ensure that the affordable housing provided in any residential development is distributed throughout the location in which resource consent is sought.
29. To promote the availability of affordable housing to first home buyers and/or Community Housing Providers.

### **Policies**

1. Encourage framework plans to be prepared in the Māngere Gateway sub-precincts A, B and C prior to subdivision, the establishment of land use activities and/or development that:
- a. retain opportunities within the Māngere Gateway precinct for warehousing and distribution activities on sites of at least 4000m<sup>2</sup> in area
  - b. achieve a high and consistent standard of amenity, particularly along the heritage route
  - c. incorporate consistent features, such as coherent street planting, street lighting and vehicle crossing placement and design.
2. Encourage consultation with any other owners of land within a sub-precinct when preparing a framework plan.
3. Require the framework plan to demonstrate the interrelationship and future integration with:
- a. other land within the sub-precinct, where a framework plan can only be prepared for part of the sub-precinct
  - b. any neighbouring sub-precinct (including within the Auckland Airport precinct).
4. Require a high standard of urban design for subdivision and land use activities, including the location and design of buildings, outdoor areas and signs, and avoid or mitigate adverse effects on the natural, cultural, built heritage and landscape values.
5. Enable the safe and efficient movement of vehicles, cyclists and pedestrians through well designed street network, with particular regard to maintenance of residential amenities in the Māori Purpose zone.
6. Require development of the heritage route, Ōruarangi Road and adjoining areas to integrate the natural and built environment through design elements.
7. Establish protocols in the consent process to manage any finding of archaeological interest, including wāhi tapu that may be identified through development works.

8. Require subdivision and land use activities in sub-precinct A to avoid or mitigate any potential for significant adverse effects, including reverse sensitivity effects on the operations of the Māngere Wastewater Treatment Plant.
9. Avoid any new road access from Kirkbride Road.
10. Enable large scale warehousing in sub-precinct B.
11. Restrict activities to appropriately scaled visitor and tourist facilities in sub-precinct C that will not compromise existing heritage features, include the Paul Homestead.
12. Require business activities in sub-precinct A to avoid adverse effects on the adjacent residential areas.
13. Recognise the public open space adjoining the Waitomokia Creek as having important natural, landscape and heritage values.
14. Require the establishment of an 18m-wide area public open space between sub-precinct C and the Māori Purpose zone as a buffer between urban development and the papakāinga.
15. Require a structure plan for sub-precinct D to take into account significant cultural heritage and landscape values associated with this area.
16. Require the structure plan for sub-precinct D to include consultation with Mana Whenua to identify significant Māori cultural associations with the area, and identify wāhi tapu.
17. Require large scale buildings in sub-precinct D to avoid adverse impacts on the features and values of significance in the area.

#### **Mangere Gateway Sub-precinct E**

The policies are as listed in the underlying Mixed Housing Suburban zone and Mangere Gateway policies, as well as those specified below:

18. Require structural elements of the Mangere Gateway sub-precinct E precinct plan to be incorporated into all subdivision and development, to achieve:
  - a. an appropriate development set back from the Otuataua Stonefields Historic Reserve located to the west of sub-precinct E, as specified in objectives 11, 12 and 13.
  - b. an appropriate development off-set from the existing Papakainga area located to the north of sub-precinct E, as specified in objectives 11, 12 and 13.
  - c. single storey development within the identified Building Height Restriction overlay to maintain views from the existing Papakainga area to the Otuataua Stonefields Historic Reserve and the Pukeiti Maunga, as specified in objectives, 11, 12 and 13.
  - d. two public recreation reserves, as specified in objective 21, predominantly edged by roads or otherwise fronted onto by adjoining residential development.
  - e. a unique and functional road geometry for Oruarangi Road and Ihumatao Quarry Road in recognition of their connections with the Otuataua Stonefields Historic Reserve and their role in the wider Mangere Gateway Heritage Route.
  - f. key local roads that provide visual connections from Oruarangi Road to the Otuataua Stonefields Historic Reserve.
  - g. a north-south boulevard road that responds to the natural drainage pattern of the site and provides for the conveyance of overland flows through the integration of water sensitive design features within Road Typology E, as specified in objective 15d.

- h. the retention and protection of the Kintyre House located at the corner of Oruarangi Road and Ihumātao Quarry Road as an heritage building.
  - i. the retention and protection of identified trees.
  - j. the restoration of segments of stone walls along appropriate sections of Ihumātao Quarry Road and Oruarangi Road.
  - k. two pedestrian connections to the reserve area located to the south-west of the precinct as required by objective 19.
19. Require subdivision and development to recognise the significant cultural heritage and landscape values associated with the area.
20. Enable the establishment of a cultural/information centre adjacent to the Otutāua Stonefields Historic Reserve in the general location illustrated on the Mangere Gateway sub-precinct E sub-precinct plan.
21. Require subdivision to provide appropriate infrastructure to service the sub-precinct and to mitigate the effects of development.
22. Require subdivision and development to be designed to manage stormwater to:
- a. reduce existing flood effects on the Papakainga area;
  - b. cater for, and mitigate, storm events up to (and including) the one percent AEP storm event;
  - c. prevent adverse erosion and sedimentation effects in the Oruarangi Creek; and
  - d. achieve appropriate on-site stormwater retention (volume reduction with its attendant reduction in stormwater contaminants) to mitigate the effects of stormwater discharges on the receiving environment.
23. Ensure subdivision and development, including road design and communal stormwater management areas, achieves a high standard of amenity, pedestrian safety and convenience, and contributes to a positive sense of place and identity.
24. Require development to be designed to:
- a. provide for improvements to Oruarangi Road where it adjoins the sub-precinct to:
    - i. create a quality interface between the road reserve and the sub-precinct;
    - ii. provide for a shared cycle and pedestrian path immediately adjoining the sub-precinct;
    - iii. retain and restore sections of existing stonewalls in appropriate locations immediately adjoining the road reserve; and
    - iv. require treatment with an approved stormwater quality device to protect the water quality of the Oruarangi Creek.
  - b. provide for improvements to Ihumātao Quarry Road to reinforce the road as a key link in the Mangere Gateway Heritage Route.
25. Require the internal road network, including the upgrade of Ihumātao Quarry Road, to comply with the sub-precinct specific road cross-sections to achieve a high quality balance between road function, stormwater management, and sense of place.
26. Require specific development setbacks from the road boundaries of Oruarangi Road and Ihumātao Quarry Road to create a defined sense of place and space.
27. Enable adaptive re-use of Kintyre House for complementary non-residential land uses.

28. Encourage re-use of stones from deconstructed stonewalls in entry/gateway features, threshold areas, communal stormwater management devices and /or areas of open space.
29. Ensure that reverse sensitivity effects in respect of noise from aircraft and airport activity from the Auckland International Airport are appropriately avoided, remedied and mitigated.
30. Ensure that development provides a range of lot sizes, housing typologies and densities to reflect a choice in living environment and affordability by enabling higher density integrated residential development to be dispersed between lower density residential lots while respecting the adjoining Otuataua Stonefields Historic Reserve and the Papakainga area.
31. New residential developments containing 15 or more dwellings, or involving the creation of 15 or more vacant sites, require either:
- a. 10 percent of new dwellings to be relative affordable, with the purchase price to be set relative to the median house price in the Auckland region and sold to first home buyers; or
  - b. 5 percent to be retained affordable, with the purchase price to be set relative to the median household income in Auckland region and sold to Community Housing providers or the Housing New Zealand Corporation and owned for long term retention.
32. New residential developments containing 15 or more dwellings/sites provide for affordable housing that is distributed throughout the development.
33. New retirement village developments containing 15 or more dwellings provide for affordable housing.
34. Require landscape design to recognise existing wider landscape character and cultural associations and expectations.
35. Utilise appropriate and eco-sourced native plants as part of any landscaping, infrastructure enhancement and ecological enhancement opportunities.

## 6.15 Māngere Gateway

### 11. Sub-precinct E

The activities, controls and assessment criteria in the underlying Mixed Housing Suburban zone apply in the Mangere Gateway sub-precinct E area unless otherwise specified. Refer to the planning maps for the location and extent of the sub-precinct.

#### 1. Activity Table

1. The activities in the Mixed Housing Suburban zone and Auckland-wide rules apply in the Mangere Gateway sub-precinct E unless otherwise specified in the activity table below.

<b>Table 1 - Mangere Gateway sub-precinct E</b>	
<b>Activity</b>	<b>Activity Status</b>
<b>Commerce</b>	
Restaurants and cafes utilising the Kintyre House located on the corner of Oruarangi Road and Ihumātao Quarry Road	C
<b>Community</b>	
Community Facilities utilising the Kintyre House located on the corner of Oruarangi Road and Ihumātao Quarry Road	C
<b>Mana Whenua</b>	
A cultural/information centre adjacent to the Otataua Stonefields Historic Reserve in the general allocation illustrated on the Mangere Gateway subprecinct E precinct plan	C

#### 2. Notification

The notification provisions outlined in [Part 3.G.2.4](#), and [Part 3.1.1.2](#) apply.

#### 3. Land Use Controls

1. The land use controls in the Mixed Housing Suburban zone apply in the Mangere Gateway sub-precinct E unless otherwise specified below.

##### 3.1 Density

1. The number of dwellings on a site must not exceed the limits specified below:

<b>Table 2: Maximum Density - Mangere Gateway sub-precinct E</b>	
<b>Zone</b>	<b>Dwellings</b>
Mixed Housing Suburban	One Dwelling per 400m <sup>2</sup> net site area, or One Dwelling per 300m <sup>2</sup> net site area where the requirements of clause 3.1.2 below are met, or No density limits apply where four or more dwellings are proposed and the requirements of clause 3.1.3 below are met.



Overlay	Dwellings
Density Restriction Overlay Area	A maximum density of one dwelling per 400m <sup>2</sup> net site area.

2. In the Mangere Gateway sub-precinct E a density of one dwelling per 300m<sup>2</sup> applies where:

- a). the site has a frontage of at least 7.5m in width for each dwelling and is the same width for the length required to accommodate the proposed density; and
- b. each proposed dwelling is setback at least 4m from the frontage of the site

3. In the Mangere Gateway sub-precinct E no density limit applies where four or more dwellings are proposed and the site:

- a.) Has a minimum net site area of 1200m<sup>2</sup>
- b.) is at least 20m wide:
  - i. i. at the frontage of the site; and
  - ii. for at least 80 percent of the length of its side boundaries.

#### 4. Development controls

1. The development controls in the Mixed Housing Suburban zone and [Part 3.K.6.15.5](#) apply in the Mangere Gateway sub-precinct E unless otherwise specified below.

##### 4.1 Yards

*Purpose: To maintain an open streetscape character*

Yard	Minimum depth
Front	3m
Side	1m
Rear	1m

##### 4.2 Mangere Gateway Heritage Route building setback

Purpose:

To provide appropriate development setbacks between the road boundary of Oruarangi Road and Ihumātao Quarry Road and buildings on adjacent residential lots to create a defined sense of place and space, and unique character and identity.

To provide appropriate separation between buildings and the streetscape to maintain an appropriate human scale within the Mangere Gateway Heritage Route.

1. The following building setbacks shall be observed from the road reserve boundary of Ihumātao Quarry Road and Oruarangi Road:

- a. Ihumātao Quarry Road: No building shall be located within an area defined by a parallel line drawn 5m from the road reserve boundary;
- b. Oruarangi Road: No building shall be located within an area defined by a parallel line drawn 10m from the road reserve boundary.

##### 4.3 Maximum impervious area

Purpose:

To manage the amount of stormwater run-off generated by a development

1. Maximum impervious area: 60 percent
2. Maximum impervious area for a site with a density greater than one dwelling per 300m<sup>2</sup>: 70 percent.

#### 4.4 Building coverage

Purpose:

To maintain the suburban residential character of the zone

1. Maximum building coverage for proposed sites with a density less than or equal to one dwelling per 400m<sup>2</sup>: 40 percent
2. Maximum building coverage for proposed sites with a density greater than one dwelling per 400m<sup>2</sup>: 50 percent

#### 4.5 Landscaping

Purpose:

To provide for on-site amenity and an attractive streetscape character.

To provide an attractive vegetated interface between residential lots and Ihumātao Quarry Road.

To provide an attractive vegetated interface between residential lots and the Public Open Space area located to the south-west of the sub-precinct.

To improve stormwater absorption on-site

1. For sites or proposed sites with a density less than or equal to one dwelling per 300m<sup>2</sup> at least 40 percent of the site must comprise landscaped area.
2. For sites or proposed sites with a density greater than one dwelling per 300m<sup>2</sup> at least 30 percent of the site must comprise landscaped area.
3. For clauses 1 and 2 above, the following must be met:
  - a. at least 10 percent of the required landscaped area must be planted including at least one tree that is PB95 or larger at the time of planting.
  - b. at least 50 percent of the front yard must comprise landscaped area.
4. All lots that have frontage to Ihumātao Quarry Road must have a PB 150 tree planted in the yard fronting Ihumātao Quarry Road.
5. All lots that have a rear yard adjoining the south-western boundary of Mangere Gateway sub-precinct E must have a PB 95 tree planted in the rear yard between the interface of the sub-precinct and the adjoining Public Open Space.

#### 4.6 Dwellings fronting the street

Purpose:

To ensure dwellings are orientated to provide for passive surveillance of the street and to contribute to streetscape amenity.

1. The front façade of a dwelling or dwellings on a front site must contain:
  - a. glazing that is cumulatively at least 20 percent of the area of the front façade (excluding the garage door)
  - b. a door that is the main entrance to the dwelling.

#### 4.7 Fences

Purpose:

To enhance passive surveillance of the street and public open space.

To provide for the demarcation of sacred/wahi tapu sites and areas of cultural significance adjacent to the Otuataua Stonefields Historic Reserve.

To provide visually permeable and stock-proof fencing adjacent to the open space area that adjoins the Otuataua Stonefields Historic Reserve.

To integrate stylised cultural fence typologies into the Green Infrastructure Corridor to enhance public safety and to protect vegetated areas.

1. Fences in a front yard must not exceed 1.2m in height.

2. Fences constructed along the interface between Road Typology D and the Public Open Space - Conservation zone must be constructed in accordance with Figure 11. The Fencing Detail 1 annotation on the Mangere Gateway sub-precinct E precinct plan illustrates the interface that this rule 4.7.2 applies to.

3. Fences constructed along the interface between residential land and open space areas (including the Green Infrastructure Corridor) must be constructed in accordance with Figure 12 and shall not exceed 1.5m in height. The Fencing Detail 2 annotation on the Mangere Gateway sub-precinct E precinct plan illustrates the interface that rule 4.7.3 applies to.

4. Any fence located in the Public Open Space - Conservation zone, on the side slopes of the Otuataua or Pukeiti Maunga, must be constructed in accordance with Figure 14 in consultation with Mana Whenua.

#### 4.8 Garages

Purpose:

To reduce the dominance of garages as viewed from the street.

To avoid parked cars over-hanging the footpath.

1. A garage door facing the street must be no greater than 45 percent of the width of the front façade of the dwelling to which the garage relates.

2. Garage doors must not project forward of the front façade of the dwelling.

3. The garage door must be set back at least 5m from the site's frontage.

#### 4.9 Building height

1. The Building Height control specified in the Mixed Housing Suburban zone - [Part 3.1.1.7.2](#), applies to the Mangere Gateway sub-precinct E, except in the Building Height Restriction Area as demonstrated on the sub-precinct E precinct plan (see rule 4.10 below).

#### 4.10 Single storey height control

Purpose:

To ensure that the visual connection to the Pukeiti Maunga from the Papakainga area is protected.

1. No dwelling within the "Building Height Restriction" overlay on the Mangere Gateway sub-precinct E precinct plan must exceed a height of RL15.2m (RL in terms of NZVD2016).

2. Non-compliance with rule 4.10.1 is a non-complying activity.

#### 4.11 Lighting

Purpose:

To ensure that street lighting and outdoor lighting does not affect aircraft operations.

To ensure Maori cultural values are protected through a reduction in potential light spill effects on the adjacent Otuataua Stonefields Historic Reserve and Papakainga housing.

1. Street lighting must comply with [Part 3.H.6.1](#).

2. No person shall illuminate or display the following outdoor lighting between 11.00pm and 6.30am:

a. searchlights;

b. any lighting intended to illuminate the adjacent Otuataua Stonefields Historic Reserve and Maunga.

#### 4.12 Protected trees

Purpose:

To provide for the retention of trees identified as contributing to the amenity of the Mangere gateway sub-precinct E area.

1. The Activity Table and controls listed in [Part 3.J.6.4](#) - Notable trees apply to trees identified as being worthy of retention on the Mangere Gateway sub-precinct E precinct plan.

#### 4.13 Affordable housing

Provision of relative and retained affordable dwellings not in accordance with the land use controls below is a discretionary activity.

Purpose:

To ensure that the sub-precinct provides for affordable housing to address Auckland's housing affordability needs.

1. New residential developments containing 15 or more dwellings/vacant sites must provide for affordable dwellings/ vacant sites that are either (B) relative affordable or (C) retained affordable that will meet the requirements of rules 2-9 below.

2. All resource consent applications requiring the provision of affordable dwellings/vacant sites must be accompanied by details of the location, number and percentage of relative and/or retained affordable dwellings/vacant sites.

3. Affordable dwellings/vacant sites must be spread throughout the development, with no more than nine in any one cluster.

4. For staged developments, a proportionate number of affordable dwellings and/or vacant sites must be provided at each respective stage on a pro rata basis and spread throughout the development in accordance with rule 3 above.

5. For apartments, no more than one-third of the total number of identified affordable dwellings must be located on a single building level/storey, unless the development is two levels in which case no more than half of the identified affordable dwellings must be located on a single building level.

6. If the calculation of the percentage of dwellings (and/or vacant sites) that must be affordable dwellings (and/or vacant sites) results in a fractional dwelling (or vacant site) of one-half or more, that fraction is counted as 1 dwelling (or vacant site), and any lesser fraction may be disregarded.

7. For avoidance of doubt, the land use rules do not apply to resource consent applications processed under the Housing Accords and Special Housing Areas Act 2013 (HASHAA) as the provisions

specified in the relevant Order in Council amendment to that Act apply. The above provisions apply to consents that are not processed under the HASHAA.

## **Relative affordable**

### **Number of relative affordable dwellings or sites**

Purpose:

To ensure that the sub-precinct contains price relative affordable housing available to first home buyers to help address Auckland's housing affordability needs.

8.1. For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 10 percent of the total number of dwellings/vacant sites must be relative affordable and meet the following criteria:

- (a) The price at which a dwelling may be sold does not exceed 75 percent of the Auckland region median house price (calculated as an average of three calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) published by the Real Estate Institute of New Zealand.
- (b) If the application is for a subdivision consent, the applicant must identify the sites of the subdivision allocated for the building of relative affordable dwellings and must specify the mechanism (for example consent notice) for ensuring that the combined value of the building and the land on completion will meet that criterion or is a building associated with such a dwelling.
- (c) Dwellings must be sold to first home buyers who intend to reside in the dwelling.

### **Eligibility for relative affordable housing**

Purpose:

To ensure relative affordable housing is purchased by appropriate persons.

8.2. Prior to the first transfer of affordable dwellings (including new dwellings that have never been occupied and are built on vacant sites that are identified for affordable dwellings), the consent holder must provide the Council with a statutory declaration that confirms the sale complies with the following eligibility requirements:

- (a) the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement became unconditional.
- (b) the consent holder has sold the dwelling (and any associated parking that is required by resource consent and storage) at a price which is not more than that defined by the 75 percent median price in accordance with rule 8.1(a) above.
- (c) the purchaser intends to own and occupy the affordable dwelling exclusively as their residence.
- (d) the purchaser is a first home buyer and has never owned any other real property.
- (e) the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

8.3. Prior to the transfer of a vacant site identified for affordable dwellings, the purchaser must be made aware of the consent notice mechanism required to ensure any building built on the site is a dwelling

that will meet the relative affordable criteria in 8.1 above or is a building associated with such a dwelling.

8.4 Prior to the transfer of a vacant site identified for an affordable dwelling to a purchaser that intends to develop, own and occupy the affordable dwelling themselves, the consent holder must provide the Council with a statutory declaration executed by the intended purchaser that confirms the sale complies with the following eligibility requirements:

(a) the purchaser has a gross household income, as at the date of the statutory declaration, that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement became unconditional.

(b) any development of the site must be such that the combined value of the dwelling and the land upon completion, as confirmed by a registered valuation, must be no more than that defined by the 75 percent median price in accordance with rule 8.1(a) above.

(c) the purchaser intends to own and occupy the affordable dwelling exclusively as their residence.

(d) the purchaser is a first home buyer and has never owned any other real property.

(e) the purchaser is a natural person purchasing the affordable dwelling in their own name and not in the name of any other person or entity.

8.5A consent notice must be placed on the computer freehold register for the respective affordable dwellings/vacant sites requiring the above eligibility criteria to be met for three years from the date of the transfer to the eligible purchaser.

## **Retained affordable**

### **Eligibility for retained affordable housing**

Purpose:

To ensure that the sub-precinct contains income related retained affordable housing to help address Auckland's housing affordability needs and to ensure retained housing is appropriately managed by Community Housing Providers to achieve ongoing provision and availability where required.

9.1 Purchasers in respect of retained affordable housing must be a registered community housing provider or Housing New Zealand Corporation. This rule does not apply to Retirement Villages which are dealt with under rule 10.1 below.

### **Number of retained affordable dwellings or sites**

9.2 For new residential developments containing 15 or more dwellings or involving the creation of 15 or more vacant sites, (or a mixture of both with the total cumulative number of dwellings and/or vacant sites being 15 or more), at least 5 percent of the total number of dwellings, or vacant sites, in any development must be retained affordable and meet the following criteria.

(a) the price at which a dwelling may be sold would mean that the monthly mortgage payments for a household receiving the Auckland median household income (as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later) would not exceed 30 percent of the household's gross monthly income, based on the assumptions that:

(i) the dwelling is purchased with a 10 percent deposit; and

(ii) the balance of the purchase price is financed by a 30-year reducing loan, secured by a single mortgage over the property, at a mortgage interest rate equal to the most recent average two-year fixed rate. The interest rate used is that published most recently by the Reserve Bank of New Zealand, in relation to the date application for resource consent is made.

9.3As part of the resource consent application evidence must be provided to demonstrate a community housing provider will purchase the dwellings/sites. Prior to the transfer of the retained affordable dwellings/sites a Council approved statutory declaration must be returned by the consent holder to demonstrate the dwellings/sites are sold at the price point outlined in rule 9.2 above.

### **Affordable housing in retirement villages**

Purpose:

To ensure affordable housing is provided in retirement village complexes.

10.1For retirement village developments (including any redevelopment creating additional units) containing 15 or more units:

(a)at least 10 percent of the total number of units must be relative affordable for three years from the date of purchase. If a dwelling is sold within this timeframe it must continue to meet the required price point set out below in 10.1a(i):

(i)the units classed as relative affordable will be valued at no more than 65 percent of the Auckland region median house price that is published by the Real Estate Institute of New Zealand for the most recent full calendar month preceding the date on which the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later;

(ii)the price point required by 10.1(a)(i) above must include annual charges for maintenance and refurbishment at the retirement village but exclude entry costs, transfer costs, periodical charges, rates, and insurance.

### **Eligibility for relative affordable in a retirement village**

Purpose:

To ensure relative affordable housing is purchased by appropriate persons

10.2The purchaser(s)/ resident(s) must have a gross household income that does not exceed 150 percent of the NZ superannuation income receivable, current at the date of purchase.

### **Definitions**

#### **Retained affordable**

Housing that is:

- a.built by a registered community housing provider or the Housing New Zealand Corporation; or
- b.sold to a registered community housing provider or the Housing New Zealand Corporation; and
- c.sold at a price defined by the Auckland median household income as published by Statistics New Zealand for the most recent June quarter before the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later.

#### **Relative affordable**

Housing that is:

a. bought by first home buyers with the intention that it remains in the same ownership for at least three years from the date of first transfer, where the purchaser has a gross household income that does not exceed 120 percent of the Auckland median household income as set at the date the sale and purchase agreement becomes unconditional.

b. sold at a price that does not exceed 75 percent of the Auckland region median house price published by the Real Estate Institute of New Zealand and calculated as an average of three calendar months previous to the date the application for resource consent is approved or the date on which all appeals on the resource consent application are finally resolved, whichever is the later.

### **Community housing provider**

Means a housing provider (other than the Housing New Zealand Corporation) that has, as one of its objectives, the provision of one or both of the following types of housing:

a. social rental housing;

b. affordable rental housing

### **Household income**

Household income shall include all taxable income as defined by the New Zealand Inland Revenue Department.

#### **4.14 On-site stormwater management - new impervious areas**

Compliance with the following land use controls will be deemed to satisfy the permitted and controlled activity controls in [H.4.14.2](#).

1. New impervious areas (including roads created through subdivision of land but excluding private paving/driveways and shared accessways including jointly owned access lots) exceeding 50m<sup>2</sup> must achieve hydrology mitigation on-site to:

a. provide retention (volume reduction) of 10mm runoff depth for the impervious area for which stormwater mitigation is required.

2. Stormwater device/s on private land must be operated and maintained by the site owner in perpetuity.

#### **4.15 Heritage Route footpath**

Purpose:

To provide for visual distinction of the Mangere Gateway Heritage Route in the sub-precinct E area.

1. Footpaths provided within the road reserve of Ihumātao Quarry Road must be coloured with 4kg/m<sup>3</sup> black oxide.

#### **4.16 Access/Interface Detail 2**

Purpose:

To limit the number of vehicle crossings directly accessing Oruarangi Road.

To enhance the Mangere Gateway Heritage Route through the restoration of sections of stone walls.



1. In the location shown on the Mangere Gateway sub-precinct E precinct plan (annotated as “Access/Interface Detail 2”) residential dwellings must provide vehicle access by way of a slip lane to reduce the number of individual vehicle crossings accessing Oruarangi Road, and to provide for restoration of sections of the stone walls.

#### **4.17 Stone feature walls**

Purpose:

To provide for the restoration and retention of portions of the historic drystone walls located in the sub-precinct E area.

1. Restored stone feature walls must be provided along slip lanes running parallel to Oruarangi Road, as illustrated in Figure 4.

The restored stone walls shall be provided in the location shown on the Mangere Gateway sub-precinct E precinct plan annotated as “Access / Interface Detail 2”.

### **5. Assessment - Land use development control infringements**

The Council will consider the relevant assessment criteria listed in [Part 3.G.2.3](#) and [Part 3.I.1.11](#), for development in the Mangere Gateway sub-precinct E area unless otherwise specified below.

#### **5.1 Controlled activities**

##### **5.1.1 Matters of control**

The Council will reserve its control to the matters below for the activities listed as controlled in the sub-precinct activity table:

1. The design, size, and location of buildings to be erected on the site.
2. Proposed external lighting and signage.
3. The relationship between the built form and the adjoining Otuataua Stonefields Historic Reserve and the Mangere Gateway sub-precinct E provisions.
4. Management of parking and access arrangements.
5. The impact on the recognised values of Kintyre House of its proposed use for non-residential activities, including the effects noise levels and hours of operation on its recognised heritage values.

##### **5.1.2 Assessment criteria**

1. The scale and location of buildings should comply with the development controls for the Mixed Housing Suburban zone and this precinct.
2. The design and layout of buildings should be sympathetic to cultural and historic heritage values of the adjoining Otuataua Stonefields Historic Reserve.
3. External lighting should comply with rule 4.11.
4. Buildings should promote an active frontage facing the Otuataua Stonefields Historic Reserve, while being sympathetic to the cultural and historic heritage values of the area.
5. Any parking provided avoid conflict with the surrounding road network.

6. Parking associated with the cultural/information centre adjacent to the Otuataua Stonefields Historic Reserve should be designed to avoid adverse amenity effects on the adjacent areas of open space and consideration should also be given to any external lighting proposed.

7. The hours of operation and noise levels for the proposed activities should ensure that the residential amenity of adjacent properties is maintained and protected.

## 5.2 Restricted discretionary activities

### 5.2.1 Matters of discretion

#### 5.2.1.1 Development control infringements

The Council will restrict its discretion to those matters listed in [Part 3.G.2.3](#) and [Part 3.I.1.11](#), for development in the Mangere Gateway sub-precinct E area unless otherwise specified below.

##### a. Mangere Gateway Heritage Route setback (rule 4.2)

i. a consistent standard of amenity achieved through fencing, landscaping and paving along the heritage route.

ii. the cultural and heritage qualities of the Mangere Gateway sub-precinct E.

iii. landscaping and fencing that is integrated with the natural and built environments along the heritage route.

##### b. landscaping (rule 4.5)

i. those matters listed in [Part 3.I.1.11.1.5](#)

ii. the continuity of Ihumātao Quarry Road's streetscape amenity.

iii. the interface between the rear of residential lots and the Public Open Space area located to the south-west of the sub-precinct.

##### c. fences (rule 4.7)

i. those matters listed in [Part 3.I.1.11.1.6](#)

ii. the cultural, heritage and aesthetic values of the Pukeiti and Otuataua volcanic cones.

iii. the amenity of open space areas.

##### d. lighting (rule 4.11)

i. traffic safety (including aircraft safety)

ii. airport operations

iii. visual amenity

##### iv. hours of operation

##### e. heritage route footpaths

i. a high and consistent standard of amenity along Ihumātao Quarry Road.

ii. design elements that integrate the natural and built environment along Ihumātao Quarry Road.

iii. consistency with the Mangere Gateway sub-precinct E precinct plan.

##### f. access / Interface Detail 2 (Oruarangi Road)

i. alternative methods to achieve the purpose of the development control.

##### g. Stone feature walls

i. the nature, form, scale, location, design, materials, finish and extent of the proposal

ii. the effect of the proposal on the heritage and Mana Whenua values of the place, including effects on its setting

- iii. the purpose and necessity for the works and any alternatives considered
- iv. design, external appearance and landscaping
- v. consistency with the Mangere Gateway sub-precinct E precinct plan.
- h. on-site stormwater management
- i. the management of effects, including cumulative effects, on the capacity of the stormwater network including treatment capacity and flooding within the catchment.

### 5.2.2 Assessment criteria

When assessing an application for a restricted discretionary activity for an infringement of a development control, the Council will have regard to the following assessment criteria:

#### 1. Mangere Gateway Heritage Route building setback (rule 4.2)

- a. ensuring that the character and identity of the Mangere Gateway Heritage Route, including the unique cultural and historic setting of the Mangere Gateway sub-precinct E area, is appropriately provided for.
- b. developments that infringe the Mangere Gateway Heritage Route Building Setback control will also be assessed against the assessment criteria contained in [Part 3.I.1.11.2.3](#)

#### 2. Landscaping (rule 4.5)

- a. ensure that the streetscape amenity of Ihumātao Quarry Road is consistent with the precinct diagrams and planting guide
- b. ensure that the interface between the residential lots that share a boundary with the Public Open Space area located to the south-west of the sub-precinct will be landscaped through planting(s) in the rear yard of residential properties

#### 3. Fences (rule 4.7)

- a. ensure that fencing is consistent with Figure 13 of Mangere Gateway sub-precinct E in order to respect the cultural, heritage and aesthetic values of the Pukeiti and Otuataua volcanic cones
- b. consideration will be given to the views of Iwi obtained through consultation with respect to any proposed deviation from the fencing figures 11, 12, 13 or 14 contained in the Mangere Gateway sub-precinct E set of figures

#### 4. Lighting (rule 4.11)

- a. the number, placement, design, height, colour, positioning and screening of light fittings and light poles, and the potential for adverse effects on traffic safety (including air traffic), the operation of Auckland Airport, and visual amenity
- b. the maximum level of light to be emitted
- c. the hours during which the lighting is proposed be used
- d. the effect of light spill on the Pukeiti and Otuataua volcanic cones
- e. consideration will be given to the views of Iwi obtained through consultation

#### 5. Heritage Route footpath

- a. ensure that the character and identity of the Mangere Gateway heritage route (along Ihumātao Quarry Road), including the unique cultural and historic setting of the area, is appropriately provided for
- b. the effect on the public realm as expressed through set-back, landscaping and colour of paving materials.
- c. whether the proposal will maintain or enhance heritage values of the Mangere Gateway sub-precinct E sub-precinct plan area, including:

- i. recovering or revealing heritage values of the place; and
- ii. complementing the form and fabric that contributes to, or is associated with, the heritage values of Oruarangi.

6. Access / Interface Detail 2 (Oruarangi Road)

1.1. Alternative methods to achieve the purpose of the development control

2. Stone feature wall

a. ensure that the proposal is of an appropriate form, scale, location and finish to reflect the historic nature of the original drystone walls

b. the effect on the character, Mana Whenua values and heritage values of Oruarangi Road and the sub-precinct E area

c. ensure the proposal is designed to maintain and enhance heritage values of the Mangere Gateway sub-precinct E area, including:

- i. recovering or revealing heritage values of the place; and

- ii. complementing the form and fabric which contributes to, or is associated with, the heritage values of the place

d. easements proposed to mitigate adverse effects on the streetscape of Oruarangi Road, including external appearance and landscaping.

7. On-site stormwater management

a. ensure that stormwater is managed on-site or there are stormwater management devices in the catchment and their ability to accept and cater for increased stormwater flows to mitigate stormwater quality effects.

**6. Subdivision controls**

The controls in the Auckland-wide rules - Subdivision apply in the Mangere Gateway sub-precinct E unless otherwise specified below.

**6.1 Activity table**

The Activity Table 1 – General and Activity Table 2 – Residential Zones in [Part 3.H.5](#) of the Unitary Plan, and related controls, apply to the Mangere Gateway precinct: sub-precinct E, except as specified in Table 3 below:

<b>Table 3 - Mangere Gateway Sub-Precinct E Precinct</b>	
<b>Subdivision Activity</b>	<b>Activity Status</b>
Subdivision in accordance with the Mangere Gateway sub-precinct E precinct plan	RD
Subdivision not in accordance with the Mangere Gateway sub-precinct E precinct plan	D

**6.2 Development controls**

**6.2.1 Roading standards**

Purpose:

To provide a safe and legible street network in the sub-precinct E area, having particular regard to the Mangere Gateway Heritage Route.

1. Roads must be located generally as illustrated on the Mangere Gateway sub-precinct E precinct plan.

2. The road network shall be constructed to the standards contained in Table 4: Road Construction Standards in the Mangere Gateway sub-precinct E and be consistent with the applicable Figure or, where not contained in Table 4, the relevant Auckland-wide rules shall apply.

3. Subdivision applications must be accompanied by a programme detailing the proposed upgrades to existing public roads immediately adjoining the proposed subdivision area, including a description of the upgrade works. All road upgrade works must be undertaken along the full road frontage of all existing public roads within, or adjacent to, the area to be subdivided.

4.4. Traffic calming measures (such as road build-outs, pinch points) must be provided on local roads in appropriate and logical locations, taking into consideration the location of street trees, street lighting, vehicle crossings, stormwater devices and on-street parking spaces.

5. All internal roads must be constructed to Council standards, except for jointly owned access lots and the specific road typologies outlined on the Mangere Gateway sub-precinct E precinct plan.

6.6. Road upgrades must be undertaken in a manner consistent with the standards in Table 4: Road Construction Standards. Road upgrade works will be funded by the developer and constructed as part of the subdivision works unless otherwise agreed with the Council.

<b>Table 4: Road construction standards in the Mangere Gateway sub-precinct E area</b>					
<b>Road</b>	<b>Road Width</b>	<b>Carriageway (includes on-street parking)</b>	<b>Footpath width</b>	<b>Combined cycle/foot path</b>	<b>Figure</b>
Road Typology A: Oruarangi Road	20m	8.4m	1.8m (one side)	3.6m (one side)	Figure 4
Road Typology B: Ihumatao Quarry Road	20m	10.4m	1.8m	3m (one side)	Figure 5
Road Typology C: Key Local Road	19m	10.4m	1.8m (both sides)	N/A	Figure 6
Road Typology D: Maunga Edge Road	14.5m	8.2m	1.8m (one side)	N/A	Figure 7
Road Typology E: Boulevard	25m	15.4m (including central swale)	1.8m (both sides)	N/A	Figure 8
Road Typology F: Swale	17m	8.2m	1.8m (both sides)	N/A	Figure 9

Street					
Road Typology G: Typical Local Road	17.5m	10.4m	1.8m (both sides)	N/A	Figure 10

### 6.2.2 Heritage Route footpaths

Purpose:

To provide for visual distinction of the Mangere Gateway Heritage Route within the sub-precinct E area.

1. Footpaths provided within the road reserve of Ihumātao Quarry Road must be coloured with a 4kg/m<sup>3</sup> black oxide.

### 6.2.3 Gateway and threshold features

Purpose:

To provide a sense of place in the Mangere Gateway sub-precinct E that references the unique cultural setting and identity of the area.

To create unique and special places which function as markers along the Mangere Gateway Heritage Route

To provide an entry feature at the intersection of Oruarangi Road and Ihumātao Quarry Road.

To provide an entry feature to the Otataua Stonefields Historic Reserve.

1. The location of the entry/gateway features must be in general accordance with the Mangere Gateway sub-precinct E precinct plan.

The entry/gateway features may incorporate the following:

- a. contrasting road surface treatments
- b. unique/contrasting planting
- c. signage
- d. public art
- e. street furniture
- f. other design features agreed in consultation with Mana Whenua.

The design of entry/gateway features should incorporate mataurangi and tikanga Maori, and be designed in consultation with Mana Whenua.

2. The location of the threshold area must be in general accordance with the Mangere Gateway sub-precinct E precinct plan.

The threshold area may incorporate the following:

- a. contrasting road surface treatments
- b. contrasting specimen planting
- c. public art
- d. stone walls (using stones obtained from within the precinct where possible) as corner definitions
- e. wider road berms
- f. street furniture
- g. other design features that are agreed in consultation with Mana Whenua.

The design of the threshold area should incorporate mataurangi and tikanga Maori and be designed in consultation with Mana Whenua.

#### **6.2.4 Access/Interface Detail 1 (Swale Road)**

Purpose:

To exclude vehicle crossings from directly accessing one side of the Swale Road to allow for the unimpeded capture and conveyance of overland flows/stormwater.

To provide a high level of streetscape amenity.

1. In the location shown on the Mangere Gateway sub-precinct E sub-precinct Plan (annotated as Access/Interface Detail 1) residential lots are to be excluded from having direct vehicle access to the Swale Road.
2. Up to three road intersections may cross the Swale Road at logical locations to provide for east-west vehicle and pedestrian connections through the sub-precinct E area.

#### **6.2.5 Access/Interface Detail 2 (Oruarangi Road)**

Purpose:

To limit the number of vehicle crossings directly accessing Oruarangi Road

To enhance the Mangere Gateway Heritage Route through restoration of sections of the stone walls.

1. In the location shown on the Mangere Gateway sub-precinct E sub-precinct Plan (annotated as "Access/Interface Detail 2") residential lots must be provided vehicle access by way of slip lanes to reduce the number of individual vehicle crossings accessing Oruarangi Road, and to provide for restoration of sections of the stone walls.

#### **6.2.6 Stone feature wall**

Purpose:

To provide for restoration and retention of portions of the historic drystone walls located within the sub-precinct E area.

1. Restored stone feature walls must be provided along slip lanes running parallel to Oruarangi Road, as illustrated in Figure 4.

The restored stoned walls must be provided in the location shown on the Mangere Gateway sub-precinct E sub-precinct plan annotated as “Access/Interface Detail 2”.

### **6.2.7 Landscaping**

Purpose:

To ensure that plantings on sites adjoining Ihumātao Quarry Road and the Public Open Space area located to the south-west of the sub-precinct E area are provided in perpetuity.

To provide for Mana Whenua input into the design of landscaping to be incorporated into public roads and areas of open space in the sub-precinct.

1. Consent notices must be registered on the Certificates of Title for sites with frontage to Ihumātao Quarry Road requiring compliance with rule 4.5.4 of the Mangere Gateway sub-precinct E on an ongoing basis.
2. Consent notices must be registered on the Certificates of Title for sites with a common boundary with the Public Open Space located to the south-west of the sub-precinct E, requiring compliance with rule 4.5.4 of the Mangere Gateway sub-precinct E on an ongoing basis.
3. The detailed design of landscape features and elements in roads and areas of open space located in the sub-precinct E area shall be undertaken in parallel with the engineering plan approval process, and must have regard to Mana Whenua values. Compliance with this rule will be required by appropriate conditions of consent imposed on any subdivision application that includes new roads, upgrades to existing roads, and/or creation of areas of open space.

### **6.2.8 Noise**

Purpose:

To ensure that potential reverse sensitivity effects from the Auckland International Airport on residential amenity are appropriately addressed and provided for in the sub-precinct.

1. No-complaints covenants addressing potential reverse sensitivity issues arising from the proximity of the Mangere Gateway sub-precinct E to the Auckland International Airport must be registered on the Certificates of Title for each site created in the Mangere Gateway sub-precinct E area.

### **6.2.9 Lighting**

Purpose:

To ensure that street lighting and outdoor lighting does not affect aircraft operations.

To ensure Maori cultural values are protected through a reduction in potential light spill effects on the adjacent Otataua Stonefields Historic Reserve and the Papakainga housing.

1. Street lighting must comply with [Part 3.H.6.1](#).

## **7. Assessment**

### **7.1 Restricted discretionary activities**

#### **7.1.1 Matters of discretion**

##### **1. Subdivision in accordance with the Mangere Gateway sub-precinct E sub-precinct plan**



The Council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the sub-precinct E Subdivision Activity Table:

- a. consistency with the Mangere Gateway sub-precinct E sub-precinct plan
- b. the design and location of the subdivision
- c. the matters for discretion outlined in [Part 3.H.5.4](#), Table 13.

## **2. Development control infringements**

The Council will restrict its discretion to those matters listed in [Part 3.G.2.3](#) and [Part 3.I.1.11](#), for development in the Mangere Gateway sub-precinct E unless otherwise specified below.

- a. Heritage Route footpaths
  - i. a high and consistent standard of amenity along Ihumātao Quarry Road.
  - ii. design elements that integrate the natural and built environment along Ihumātao Quarry Road.
  - iii. consistency with the Mangere Gateway sub-precinct E sub-precinct plan
- b. gateway and threshold features
  - i. the nature, form, scale, location, design, materials, finish and extent of the proposal
  - ii. the effect of the proposal on place making and reference to the cultural and historic identity of the area
  - iii. integration of matauranga and tikanga into the development
  - iv. design, external appearance and landscaping
  - v. consistency with the Mangere Gateway sub-precinct E sub-precinct Plan
  - vi. consultation with Mana Whenua
  - vii. the purpose of the development control
  - viii. effects on traffic and vehicle manoeuvring.
- c. access/Interface Detail 1 (Swale Road)
  - i. effect on the function of the swale
  - ii. impact on the conveyance of overland flows/stormwater
  - iii. adverse effects on the function of the swale, and the amenity values of the streetscape
  - iv. the purpose of the development control.
- d. access/Interface Detail 2 (Oruarangi Road)
  - i. alternative methods to achieve the purpose of the development control.
- e. stone feature walls
  - i. the nature, form, scale, location, design, materials, finish and extent of the proposal
  - ii. the effect of the proposal on the heritage and Mana Whenua values of the place including effects on its setting
  - iii. the purpose and necessity for the works and any alternatives considered
  - iv. design, external appearance and landscaping
  - v. consistency with the Mangere Gateway Sub-Precinct E Sub-Precinct Plan

- vi. communal devices.
- f. lighting
  - i. traffic safety (including aircraft safety)
  - ii. airport operations
  - iii. visual amenity
- iv. hours of operation.

### 7.1.2 Assessment criteria

#### 1. Subdivision in accordance with the Mangere Gateway sub-precinct E sub-precinct plan

The Council will consider the relevant assessment criteria below for the activities listed as restricted discretionary in the Subdivision Activity Table for the Mangere Gateway sub-precinct E.

1. Subdivision should implement and generally be consistent with:

- a. the structural elements of Mangere Gateway sub-precinct E sub-precinct plan, including:
  - i. roads;
  - ii. neighbourhood park provision;
  - iii. green Infrastructure corridor provision;
  - iv. Public Open Space – Conservation provision;
  - v. development setbacks from the Otataua Stonefields Historic Reserve and the adjacent Papakainga area;
  - vi. fencing detail typologies;
  - vii. stone wall feature detail; and
  - viii. entry/gateway feature and threshold feature provision.
- b. the roading typologies for the Mangere Gateway sub-precinct E;
- c. the objectives and policies for the sub-precinct E area;
- d. the relevant rules of the Mixed Housing Suburban zone; and
- e. the assessment criteria in [Part 3.H.5.4](#)
- f. the extent to which the stormwater device(s) can be accommodated within the Green Infrastructure Corridor zone to allow efficient operation and maintenance, and appropriate amenity.

#### 2. Development control infringements

The Council will consider the relevant assessment criteria listed in [Part 3.G.2.3](#) and [Part 3.I.1.11](#), vfor development in the Mangere Gateway sub-precinct E unless otherwise specified below.

- a. Heritage Route footpath
  - i. nsure that the character and identity of the Mangere Gateway heritage route (along Ihumātao Quarry Road), including the unique cultural and historic setting of the area, is appropriately provided for.

ii. the effect on the nature, character, Mana Whenua values and heritage values of the place as a whole

iii. the proposal should maintain or enhance heritage values of the Mangere Gateway sub-precinct E area, including:

- recovering or revealing heritage values of Orurangi; and
- complementing the form and fabric that contributes to, or is associated with, the heritage values of Orurangi.

b. Gateway and threshold features

i. provide for the character and identity of the Mangere Gateway Heritage Route, including the unique cultural and historic setting for the development.

ii. development should incorporate mataurangi and tikanga (in consultation with Mana Whenua) into the design of gateway features.

iii. the proposal should maintain or enhance heritage values of the Mangere Gateway sub-precinct E area, including:

- recovering or revealing heritage values of Oruarangi; and
- complementing the form and fabric that contributes to, or is associated with, the heritage values of Oruarangi.

iv. the proposal should not result in adverse effects on traffic movements and manoeuvring on the road.

c. Access/Interface Detail 1 (Swale Road)

i. the proposal should not result in adverse effects on the function of the swale

ii. the proposed mitigation should provide for streetscape amenity

iii. measures proposed to mitigate adverse effects on the function of the swale

iv. how the proposal will achieve the purpose of the development control.

d. Access/Interface Detail 2 (Oruarangi Road)

i. alternative methods to achieve the purpose of the development control.

e. Stone feature walls

i. ensure that the proposal is of an appropriate form, scale, location and finish reflecting the historic nature of the original drystone walls.

ii. the effect on the character, Mana Whenua values and heritage values of Oruarangi Road and the sub-precinct E area.

iii. the proposal should maintain or enhance heritage values of the Mangere Gateway sub-precinct E area, including:

- recovering or revealing heritage values of Oruarangi; and
- complementing the form and fabric which contributes to, or is associated with, the heritage values of the place.

iv. measures proposed to mitigate adverse effects on the streetscape of Oruarangi Road, including external appearance and landscaping.

f. Lighting

i. the number, placement, design, height, colour, positioning and screening of light fittings and light poles, and the potential for adverse effects on traffic safety (including air traffic), operation of the Auckland International Airport, and visual amenity.

ii. the maximum level of light to be permitted.

- iii. the effect of light spill on the Pukeiti and Otuataua volcanic cones.
- iv. consideration will be given to the views of Iwi obtained through consultation.

## 8. Sub-Precinct Plans

**Figure 1 - Zoning Map**



Figure 2 - Precinct Plan 1



Figure 3 - Precinct Plan 2



## 9. Road Typologies

Figure 4 - Road Typology A - Oruarangi Road

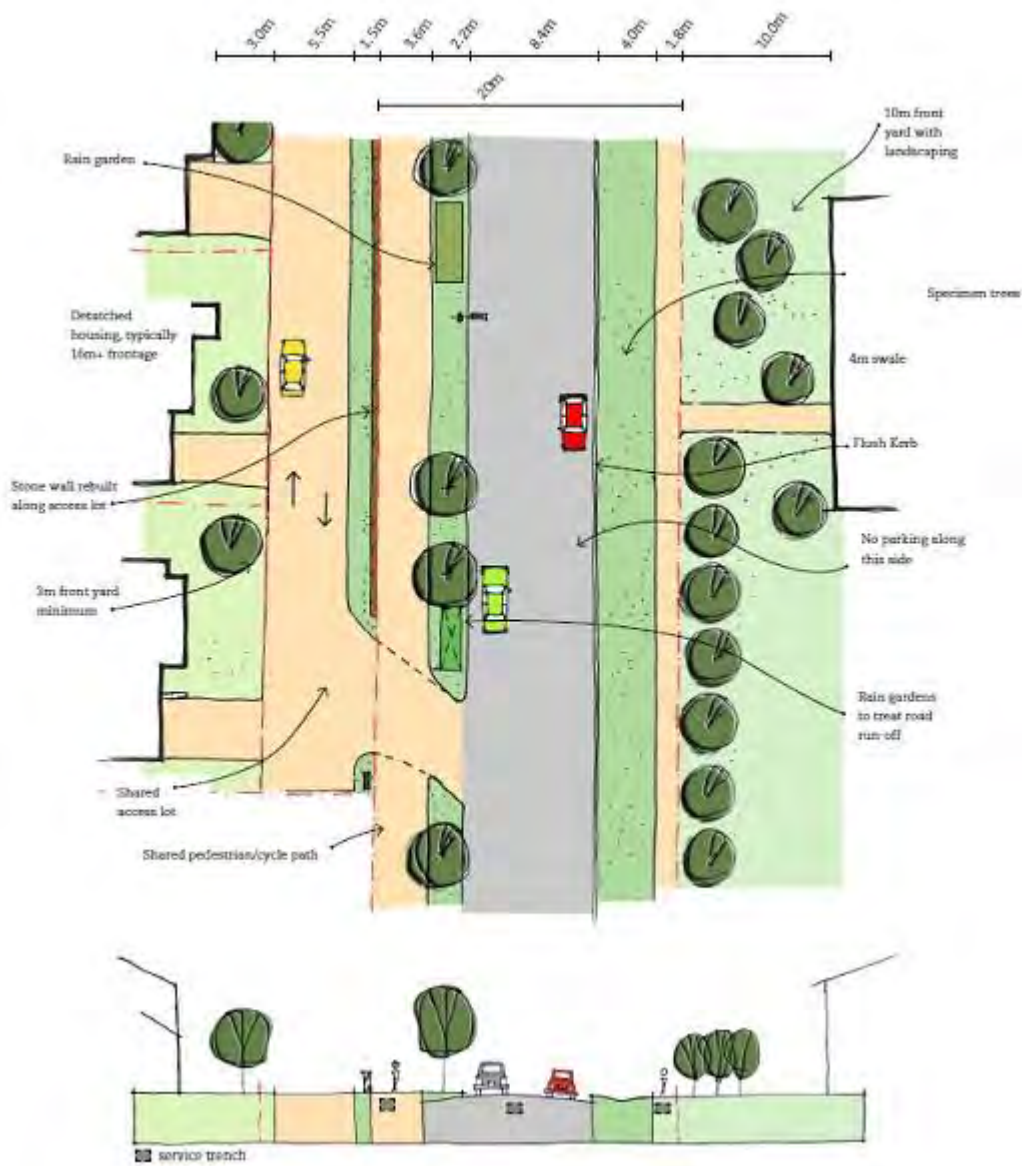


Figure 5 - Road Typology B - Ihumatao Quarry Road

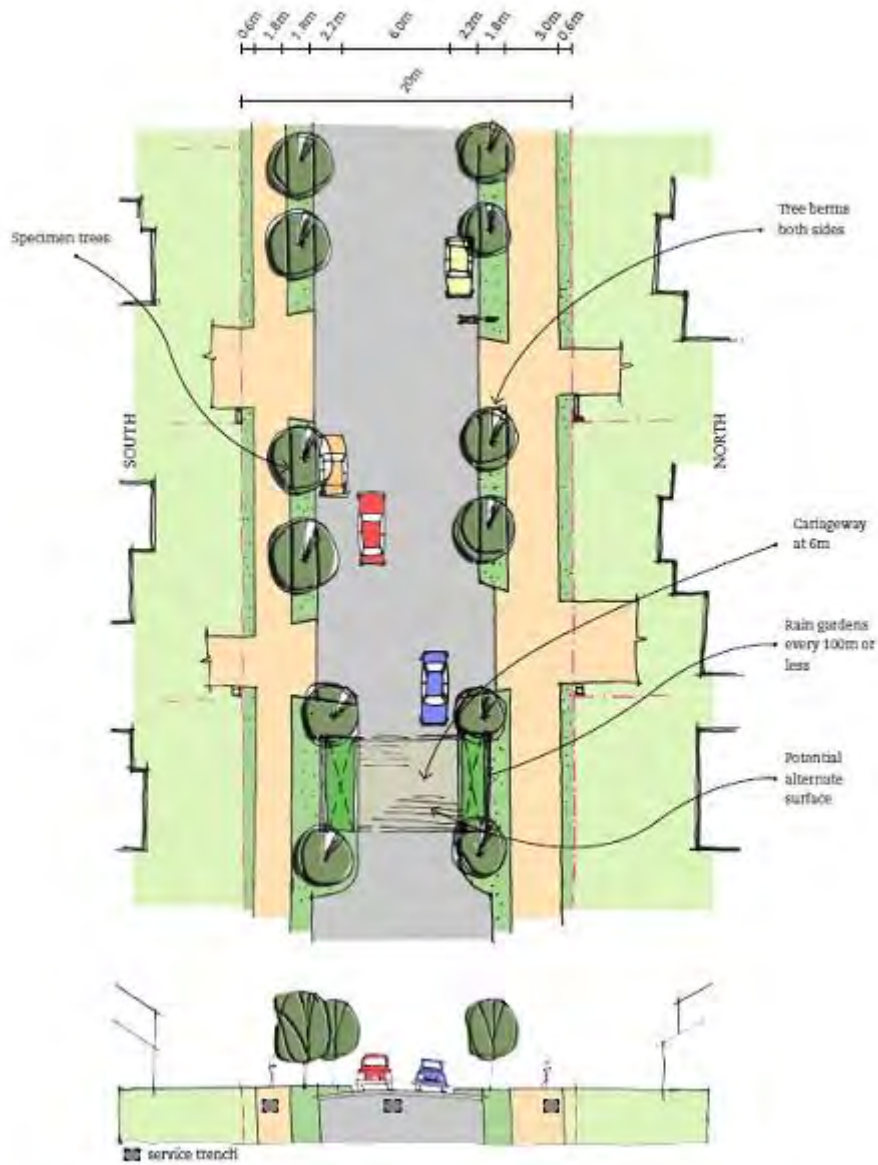




Figure 6 - Road Typology C - Key Local Road



Figure 7 - Road Typology D - Maunga Edge Road

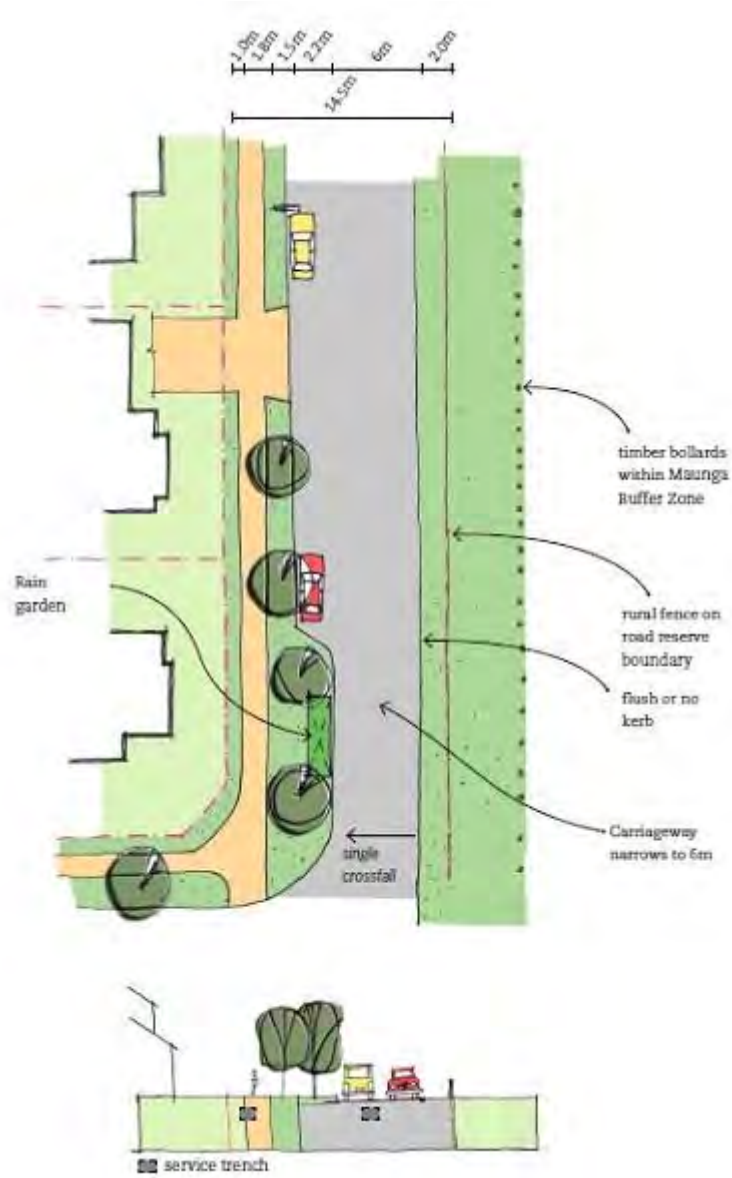


Figure 8 - Road Typology E - Boulevard



Figure 9 - Road Typology F - Swale Street

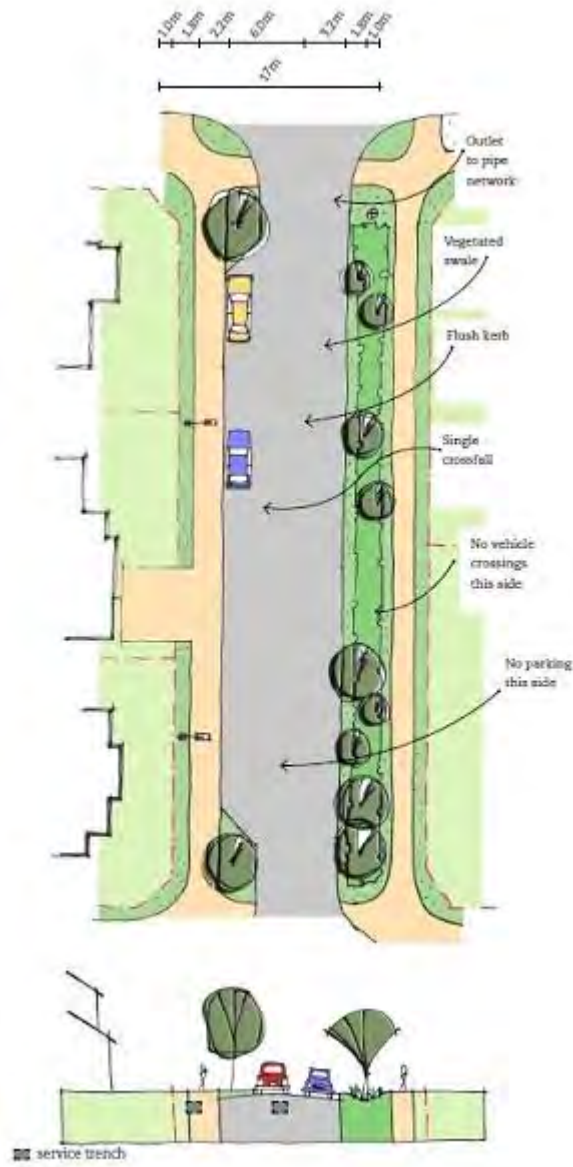
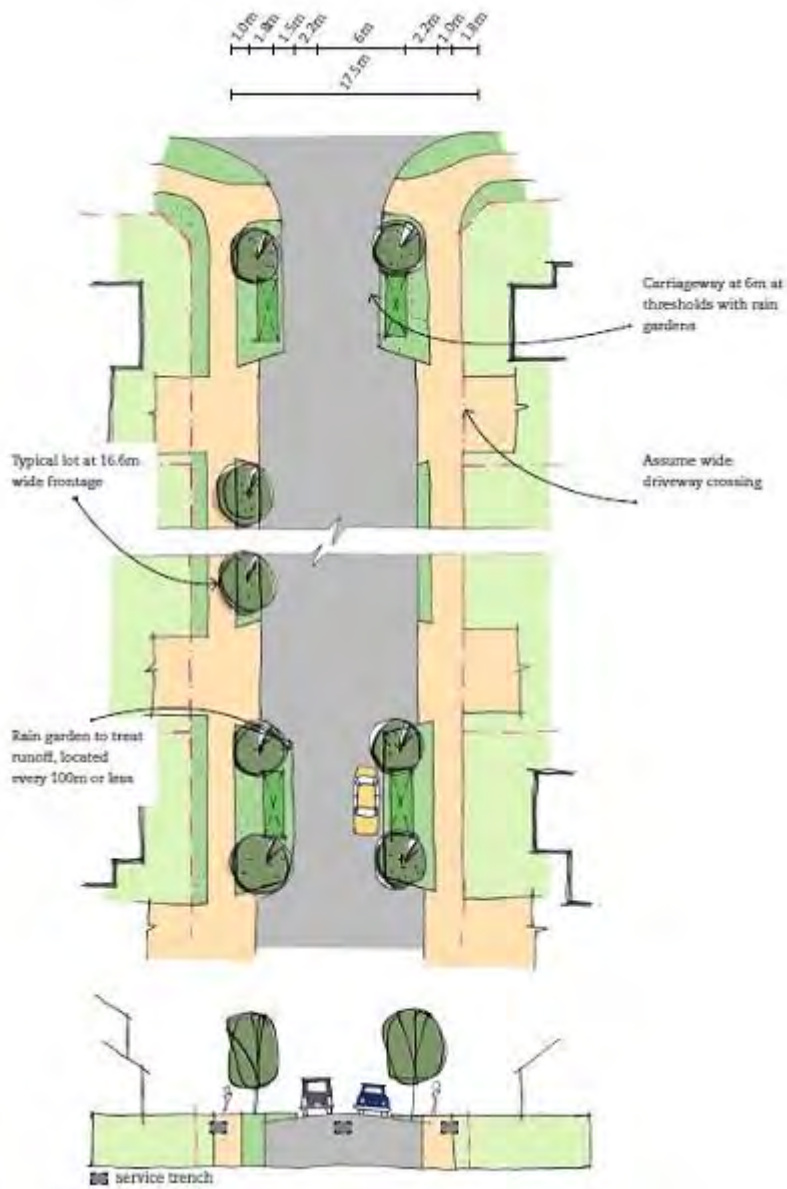


Figure 10 - Road Typology G - Typical Local Road



## 10. Fence Typologies

Figure 11 - Fencing Detail 1 - Maunga Edge Road

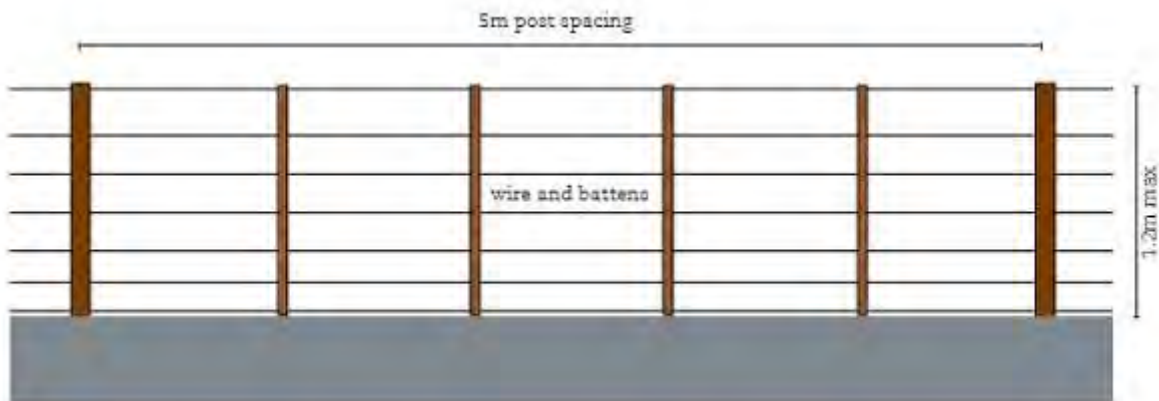


Figure 12 - Fencing Detail 2 - AC Reserve and Buffer Zone Boundaries

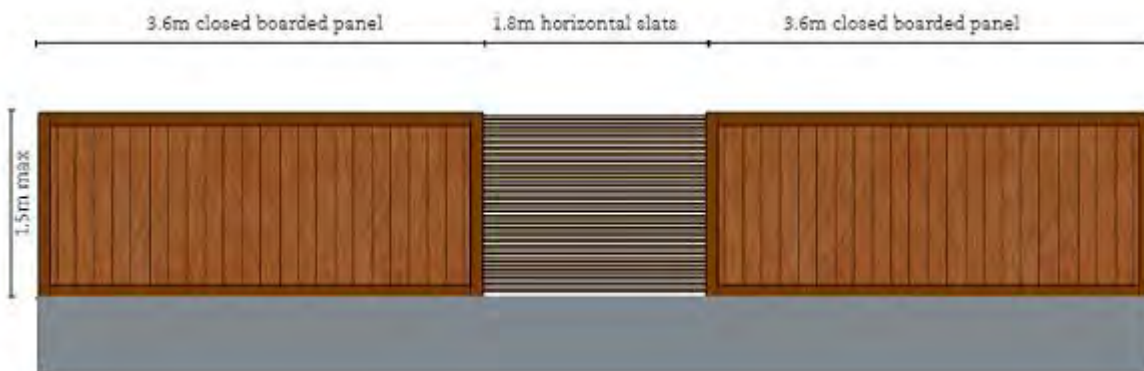


Figure 13 - Fencing Detail 3 - Public Open Space - Conservation



**Figure 14 - Fencing Detail 4 - Green Infrastructure Zone**



**11. Planting Guide**

The following planting guide indicates suitable species and planter bag sizes for street trees.

**Figure 15 - Oruarangi Road - Stage 1**

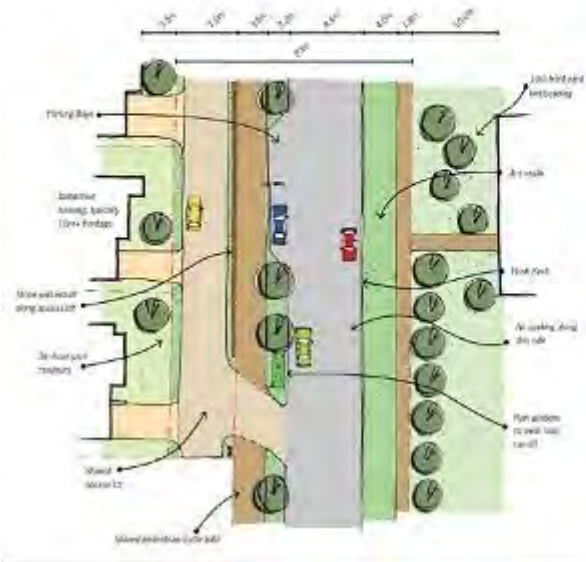
**Oruarangi Road - Stage 1**

- Pohutukawa *Metrosideros excelsa* in berms @ 10m spacing's
- Stonewalls retained
- Footpaths to be exposed aggregate with tint (Charcoal)
- Front yard min 3m
- Tree Species for front yards (1 per lot)
  - Pohutukawa 'Maori Princess' - *Metrosideros 'Maori princess'*
- Stones used for thresholds for slip lanes or ground up and used as exposed aggregate

**Species List**

**Stage 1**

Botanical Name	Common Name	Bag Size	Number	Spacing
Berms, Oruarangi Road (336 m in length)				
<i>Metrosideros excelsa</i>	Pohutukawa	PB 95	33	10m
Front Yards				
<i>Metrosideros 'maori princess'</i>	Pohutukawa 'maori princess'	PB 150	16	1 / lot
Rain Garden (5m <sup>2</sup> garden)				
<i>Sophora chathamica</i>	Kowhai	PB 95	1	N/A
<i>Carex virgata</i>		Cults	100	



*Metrosideros excelsa* Source: commons.wikimedia.org



*Metrosideros 'maori princess'* Source: rainforests.nz



*Carex virgata* Source: naturefind.nz



*Metrosideros 'maori princess'* Source: english.com



*Sophora chathamica* Source: wikipedia.org



*Sophora chathamica* Source: ianrk.com

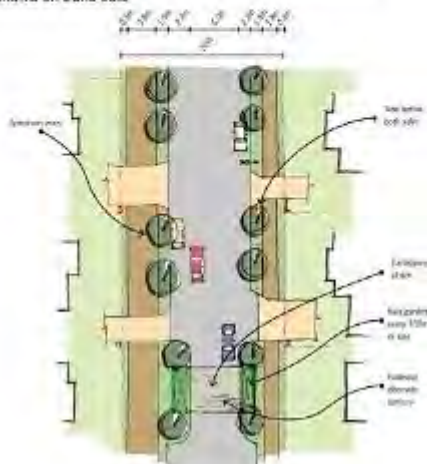
Figure 16 - Ihumatao Quarry Road - Stage 1

Ihumatao Quarry Road - Stage 1

- 5m front yard setback
- PB 150 sized trees in front yard
  - Pohutukawa, Metrosideros excelsa
- Berm trees
  - Pohutukawa 'Maori Princess', Metrosideros 'Maori princess'
  - Titoki, Alecyrion excelsa
  - Rewarewa, Knightia excelsa

Objective

- Re-use stones for front walls
- Build out threshold – use stone berms (Check with Engineer)
- Pohutukawa on build outs



Species List

Botanical Name	Common Name	Bag Size	Number	Spacing
<b>Front Yards</b>				
Metrosideros excelsa	Pohutukawa	PB 150	7	1 / Lot
<b>Berm Trees - 100 m length</b>				
Metrosideros 'maori princess'	Pohutukawa 'maori princess'	PB 95	19	N/A
Alecyrion excelsa	Titoki	PB 95	19	N/A
Knightia excelsa	Rewarewa	PB 95	19	N/A
<b>Rain Garden (5m² garden)</b>				
Sophora chathamica	Kowhai	PB 95	1	N/A
Carex virgata		Cells	100	



Figure 17 - Key Local Road - Stage 1 and 2

Key Local Road - Stage 1 and 2

- Street trees
  - Pohutukawa Metrosideros excelsa on build outs (1 x build out / 100m, 4 trees / build out)
  - Titoki (2 x trees / Lot frontage)



Species List

Stage 1

Botanical Name	Common Name	Bag Size	Number	Spacing
<b>Street Trees</b>				
Alecyrion Excelsa	Titoki	PB 95	36	N/A
<b>Build outs</b>				
Pohutukawa excelsa	Pohutukawa	PB 95	8	N/A
<b>Rain Garden (5m² garden)</b>				
Sophora chathamica	Kowhai	PB 95	1	N/A
Carex virgata		Cells	100	

Stage 2

Botanical Name	Common Name	Bag Size	Number	Spacing
<b>Street Trees</b>				
Alecyrion Excelsa	Titoki	PB 95	28	N/A
<b>Build outs</b>				
Pohutukawa excelsa	Pohutukawa	PB 95	8	N/A
<b>Rain Garden (5m² garden)</b>				
Sophora chathamica	Kowhai	PB 95	1	N/A
Carex virgata		Cells	100	

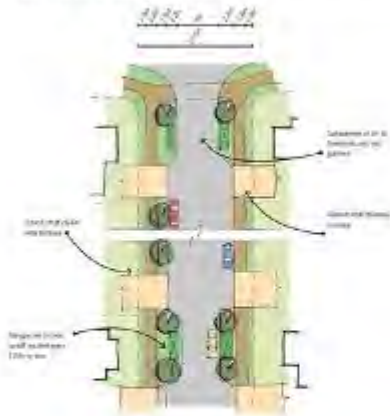




**Figure 18 - Local Road - Stages 1 and 2**

Local Road - Stages 1 and 2

- Tree species
  - Puriri, *Vitex lucida*. One side of road only with 10m spacing.
  - Pohutukawa, *Metrosideros excelsa* on build outs (1 x build out / 100m, 2 trees / build out)



*Metrosideros excelsa*. Source: [www.nzta.govt.nz](http://www.nzta.govt.nz)

Species List

Stage 1

Botanical Name	Common Name	Bag Size	Number	Spacing
<b>Street Trees</b>				
<i>Vitex lucida</i>	Puriri	PB 95	33	N/A
<b>Build outs</b>				
<i>Pohutukawa excelsa</i>	Pohutukawa	PB 95	2	N/A
<b>Rain Garden (5m<sup>2</sup> garden)</b>				
<i>Sophora chathamica</i>	Kowhai	PB 95	1	N/A
<i>Carex virgata</i>		Cells	100	

Stage 2

Botanical Name	Common Name	Bag Size	Number	Spacing
<b>Street Trees</b>				
<i>Vitex lucida</i>	Puriri	PB 95	7	N/A
<b>Build outs</b>				
<i>Pohutukawa excelsa</i>	Pohutukawa	PB 95	3	N/A
<b>Rain Garden (5m<sup>2</sup> garden)</b>				
<i>Sophora chathamica</i>	Kowhai	PB 95	1	N/A
<i>Carex virgata</i>		Cells	100	



*Vitex lucida*. Source: [www.nzta.govt.nz](http://www.nzta.govt.nz)



*Sophora chathamica*. Source: [www.nzta.govt.nz](http://www.nzta.govt.nz)



*Vitex lucida*. Source: [www.nzta.govt.nz](http://www.nzta.govt.nz)



*Carex virgata*. Source: [www.nzta.govt.nz](http://www.nzta.govt.nz)

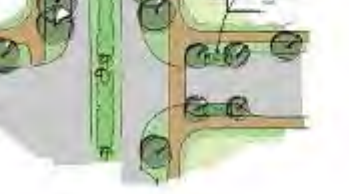


*Sophora chathamica*. Source: [www.nzta.govt.nz](http://www.nzta.govt.nz)

**Figure 19 - Boulevard - Stage 1**

Boulevard - Stage 1

- Re-use Stones at scruffy domes, crossing and swale edging
- Street tree
  - Pohutukawa
  - Pohutukawa on build outs (1 x build out / crossing intersection, 4 trees / build out)
- Swale vegetation (5m width swale)



*Metrosideros excelsa*. Source: [www.nzta.govt.nz](http://www.nzta.govt.nz)

Species List

Stage 1

Botanical Name	Common Name	Bag Size	Number	Spacing
<b>Street Trees. Total berm length approx 738m</b>				
<i>Pohutukawa excelsa</i>	Pohutukawa	PB 150	74	10 m
<b>Build outs</b>				
<i>Pohutukawa excelsa</i>	Pohutukawa	PB 150	36	N/A
<b>Swale vegetation. Total area approx 2276m<sup>2</sup></b>				
<i>Carex virgata</i>		Cells	4000	5 m
<i>Apodisma similes</i>	Oia	Cells	6000	
<i>Sophora chathamica</i>	Kowhai	PB 28	100	8 m
<i>Plagianthus regius</i>	Manuka, Ribbonwood	PB12	300	2 m



*Sophora chathamica*. Source: [www.nzta.govt.nz](http://www.nzta.govt.nz)



*Carex virgata*. Source: [www.nzta.govt.nz](http://www.nzta.govt.nz)



*Plagianthus regius*. Source: [www.nzta.govt.nz](http://www.nzta.govt.nz)



*Metrosideros excelsa*. Source: [www.nzta.govt.nz](http://www.nzta.govt.nz)

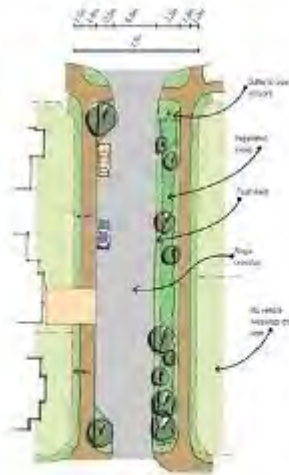


*Apodisma similes*. Source: [www.nzta.govt.nz](http://www.nzta.govt.nz)

**Figure 20 - Swale Road - Stage 2**

Swale Road - Stage 2

- Re-use Stones at scubby domes, crossing and swale edging
- Street tree
  - Pohutukawa
- Swale vegetation (5m width swale)
  - Kawhai
  - Plagianthus
  - Clumps
- Footpaths all exposed aggregate with crushed re-used stones



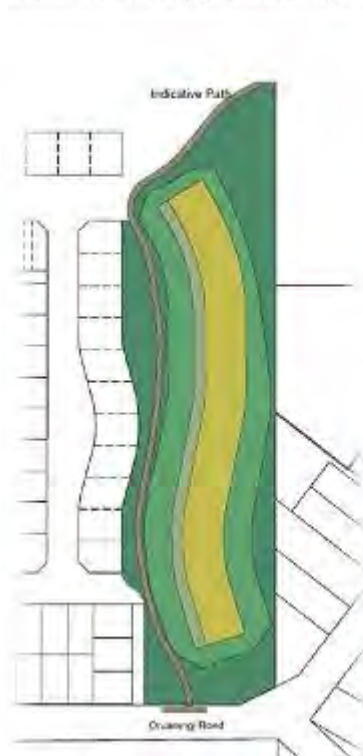
Species List  
Stage 2

Botanical Name	Common Name	Bag Size	Number	Spacing
<b>Street Trees: 1 / end of street - one side only</b>				
<i>Pohutukawa excelsa</i>	Pohutukawa	PB 150	5	10 m
<b>Swale vegetation: Total area approx 298m<sup>2</sup></b>				
<i>Carex virgata</i>		Cells	320	
<i>Apodisma simile</i>	Oia	Cells	490	
<i>Sophora chathamica</i>	Kowhai	PB 28	10	8 m
<i>Plagianthus regis</i>	Ribbonwood, Manatu	PB12	30	2 m



**Figure 21 - Wetland/Ihumatao Papakainga Buffer Area - Stage 1**

Waimādhūmatao Papakainga Buffer Area - Stage 1



Recommended Planting Associations

- Intermittent wet swale drain:**
  - Carex dissita*
  - Carex geminata*
  - Carex secta*
  - Cyperus ustulatus*
- 10 Year flood zone:**
  - Coprosma propinqua*
  - Coprosma tenuicaulis*
  - Cordyline australis*
  - Cortaderia fulvida*
  - Phormium tenax*
  - Dacrydium dacrydioides*
  - Sophora microphylla*
- Barrier:**
  - Coprosma grandifolia*
  - Coprosma lucida*
  - Coprosma robusta*
  - Dodonaea viscosa*
  - Geniostoma rupestre*
  - Hebe stricta*
  - Kunzea excelsa*
  - Leptospermum scoparium*
  - Macropiper excelsum*
  - Myrsine australis*
  - Pittosporum tenuifolium*
  - Kniphofia excelsa*
  - Podocarpus nitida*
  - Rhopalosiphium sapida*
- General vegetation (As above plus following):**
  - Holera populnea*
  - Meliclytus ramiflorus*
  - Pittosporum eugenoides*
  - Pseudopanax crassifolius*
  - Schefflera digitata*
  - Wex lucens*



Note: list not exhaustive  
+ Other shrub and tree spp of significance to Te Kawerau iwi  
NB. The engineering detail is critical in the final design proposal for this area and for securing the appropriate species selection for this area

## 5.59 Whenuapai 1

### Precinct Description

The Whenuapai 1 precinct comprises 31.4 hectares of land located approximately 23 kilometres to the northwest of central Auckland, bound by Dale road to the north, Totara road to the east and Brigham Creek road to the south, as illustrated on the Whenuapai 1 precinct plan.

The purpose of the precinct is to provide for comprehensive and integrated development to increase the supply of housing (including affordable housing), and to encourage the efficient use of land and the provisions of infrastructure. The precinct will provide for a residential area integrated with key road links, areas of public open space, and a range of housing options.

It is envisaged that future land use and subdivision resource consents will give effect to the key elements of the Whenuapai 1 precinct plan to facilitate residential development in a co-ordinated manner.

### Objectives

The objectives are as listed in the Mixed Housing Urban zone except as specified below:

1. Subdivision and development occurs in a coordinated manner that implements the Whenuapai 1 precinct plan.
2. The precinct is supported by a safe, efficient, and legible movement network with low speed internal streets and appropriate connections to future development areas surrounding the precinct.
3. Subdivision and development is integrated with the external road network and provides for improvements of the adjoining portions of Brigham Creek road, Totara road and Dale road to an urban standard.
4. Subdivision and development occurs in a manner that recognises the presence, ongoing operation and strategic importance of the RNZAF Base Whenuapai.
5. A network of three attractive, safe and functionally distinct open space areas comprising a town park, neighbourhood reserve, and a drainage reserve, which enhance the amenity of the precinct and of Whenuapai Village.
6. A town park that integrates with:
  - a. the village of Whenuapai and its main street; and
  - b. a community facility or café building immediately adjoining the south-western edge of the park.
7. Increased housing supply, variety and choice by creating a well-designed residential development comprising a range of housing densities, typologies, and affordable price options.
8. Implementation of a stormwater management network that uses water sensitive design as a core development approach, protects the ecological values of the receiving environment and integrates with the public open space network.
9. A landform outcome that uses site platforming and retaining wall design to maximise construction efficiencies and, when houses are constructed, site and street amenity.
10. The proportion of new dwellings that are affordable to households in the intermediate housing market is increased in Whenuapai.

### Policies

The policies are as listed in the Mixed Housing Urban zone except as specified below:

1. Require structural elements of the Whenuapai 1 precinct plan to be incorporated into all subdivision and development to achieve:

a. a network of three open space areas, as specified in Objective 5, predominantly edged by roads or otherwise front-onto by adjoining residential development.

b. a town park which anchors and visually terminates the Whenuapai Village main street, and has a mixed recreational, site heritage, and civic function.

c. a neighbourhood park that provides for the recreational needs of the developed precinct.

d. a drainage reserve which provides attractive and functional stormwater management areas, and includes off-road pedestrian and cycleway connections linking the neighbourhood park to the western boundary of the precinct.

e. a logical and visually distinct north-south local road connection through the precinct, linking Brigham Creek road with Dale road.

f. a logical east-west local road connection through the centre of the precinct which links with Totara road to the east, and provides a road connection to the land to the west of the precinct.

g. a limited number of driveway access points onto Brigham Creek road.

h. no less than four road connections to the land to the west of the precinct.

i. visual differentiation of key road sections connecting the precinct with the surrounding road network through the provision of in-road “gateway” features.

2. Require the internal road network to comply with precinct specific road cross-sections to achieve an appropriate balance between movement and sense of place functions, recognising that appropriate calming measures may be required on some local roads to maintain a low vehicle speed environment.

3. Require development to be designed to:

a. provide for improvements to Brigham Creek road where it adjoins the precinct to balance its function as an arterial road with its future role as part of Whenuapai Village.

b. provide for improvements to Totara road and Dale road where they adjoin the precinct to safeguard their future transport function in Whenuapai.

c. facilitate the effective and safe movement of all modes of transport between the precinct and the main street of Whenuapai Village through the establishment of a signalised intersection at the corner of Brigham Creek road and Totara road. No more than 160 lots should be titled prior to the signalised intersection being established.

4. Ensure that reverse sensitivity effects in respect of noise from the RNZAF Base Whenuapai operation on residential activities, and effects of road and residential lighting on the RNZAF Base Whenuapai, are appropriately avoided, remedied and mitigated.

5. Enable the establishment of restaurant, café and community facility activities on the site immediately adjoining the town park to enhance the amenity and local identity of the Whenuapai Village (as identified on the precinct Diagram below).

6. Enable the relocation of the existing villa (located at 36 Brigham Creek road) to the site immediately adjoining the town park earmarked for a possible community facility or café building (as identified on the precinct diagram in Chapter [K7.12.6](#)).

7. Ensure that development provides a mix of lot sizes, housing typologies and densities to reflect a choice in living environments and affordability.

8.Ensure that, where practical, sites on roads abutting the open spaces of the development are utilised for more intensive housing typologies.

9.Encourage the use of rear lane developments for more intensive housing typologies as part of the mix of intensive housing solutions.

10.Install stormwater devices within the road corridors to retain the first 10mm of a 24hr rain event for new impervious areas associated with the road network except for:

a.roads over a grade of 5 percent; and

b.the north-south road (indicated on the Whenuapai 1 precinct plan) where the space within the berm has been allocated to parking.

11.Require site platforms and retaining walls to be designed to:

a.recognise likely housing and outdoor space layout, aspect and configuration on the site;

b.create opportunities for views and for the visual connection between the house and the street;

c.minimise the use and height of any retaining walls on street boundaries; and

d.improve the overall yield by enhancing the contour of the existing landform in conjunction with a landscape and built form strategy to mitigate any effects.

12.Require 10 percent of new dwellings to be relative affordable, or 5 percent to be retained affordable.

## 5.59 Whenuapai 1

The activities, controls and assessment criteria in the underlying Mixed Housing Urban zone and Auckland-wide rules apply in the following precinct unless otherwise specified. Refer to the Planning Maps for the location and extent of the precinct.

### 1. Activity Table

The activities in the Mixed Housing Urban zone and Auckland-wide rules apply in the Whenuapai 1 precinct unless otherwise specified in the activity table below.

Table 1

Activity	Activity status
<b>Commerce</b>	
Restaurants and cafes up to 150m <sup>2</sup> gross floor area utilising the relocated villa on the site immediately adjoining the town park as shown on the precinct plan	P
Community facilities up to 150m <sup>2</sup> gross floor area utilising the relocated villa on the site immediately adjoining the town park as shown on the precinct plan	P
Restaurants and cafes up to a maximum of 300m <sup>2</sup> gross floor area utilising the relocated villa and extensions or additional buildings on the site immediately adjoining the town park as shown on the precinct plan	C
Community Facilities up to a maximum of 300m <sup>2</sup> gross floor area utilising the relocated villa and extensions or additional buildings on the site immediately adjoining the town park as shown on the precinct plan	C

### 2. Notification

The notification provisions outlined in [Chapter G2.4](#) and [Chapter I1.2](#) apply.

### 3. Development Controls

1. The development controls in the Mixed Housing Urban zone apply in the Whenuapai 1 precinct unless otherwise specified below.

#### 3.1 Landscaping

Purpose:

Provide for on-site amenity, traffic safety and an attractive streetscape character.

Provide for stormwater retention in accordance with [Chapter H4.14.2, Activity Table 2.1](#).

1. For proposed sites with a density less than or equal to one dwelling per 300m<sup>2</sup> at least 40 percent of the site must comprise landscaped area.
2. For proposed sites with a density greater than one dwelling per 300m<sup>2</sup> that comply with the requirements of clause 3.1.3 below, at least 30 percent must comprise landscaped area.
3. For clause 2 above the following must be met:
  - a. as part of the initial development at least 10 percent of the required landscaped area must be planted with shrubs including at least one tree that is PB95 or larger at the time of planting; and
  - b. at least 50 per cent of the front yard of residential lots must comprise landscaped area.

### 3.2 Dwellings fronting the street

Purpose:

Ensure dwellings are orientated to provide for passive surveillance of the street and contribute to streetscape and amenity.

1. The front façade of a dwelling or dwellings on a front site must contain:
  - a. glazing that is cumulatively at least 20 percent of the area of the front façade (excluding the garage door).
  - b. a door that is the main entrance to the dwelling.

### 3.3 Garages

Purpose:

Reduce dominance of garages as viewed from the street.  
Avoid parked cars over-hanging the footpath.

1. A garage door facing the street must be no greater than 45 percent of the width of the front façade of the dwelling to which the garage relates.
2. Garage doors must not project forward of the front façade of the dwelling.
3. The garage door must be set back at least 5m from the site's frontage.

### 3.4 Brigham Creek Road vehicle access/crossing restriction

Purpose:

Limit the number of vehicle crossing directly accessing Brigham Creek road.  
Reduce traffic effects on Brigham Creek road.  
Avoid traffic/pedestrian/cyclist conflicts on Brigham Creek road.

1. In the location shown on the Whenuapai 1 precinct plan, a maximum of eight paired vehicle crossings may serve up to 16 individual lots (two lots for each paired vehicle crossing) fronting Brigham Creek road.
2. Sufficient vehicle manoeuvring space must be provided on-site for each lot provided with direct vehicle access to Brigham Creek road to ensure vehicles can exit the site without the need to reverse manoeuvre off, or on to, Brigham Creek road.

### 3.5 Lighting

Purpose:

Ensure that street lighting and outdoor lighting does not affect aircraft operations.

1. Street lighting must comply with [Chapter H6.1 Lighting](#).
2. No person must illuminate or display the following outdoor lighting between 11:00pm and 6:30am:

- a. searchlights; or
- b. outside illumination of any building or public recreational facility by floodlight.

### 3.6 Noise

Purpose:

Ensure that potential reverse sensitivity effects of noise from the adjacent RNZAF Whenuapai Base on residential amenity are appropriately addressed and provided for within the precinct.

1. A no-complaints covenant shall be included on each title issued within the precinct. This covenant shall be registered with the deposit of the subdivision plan, in a form acceptable to the Council under which the registered proprietor will covenant to waive all rights of complaint, submission, appeal or objection it may have under the Resource Management Act 1991 or otherwise in respect of any subdivision, use or development of the New Zealand Defence Force's land at Whenuapai Airbase.

### 3.7 Affordable Housing

Purpose:

Ensure that the precinct provides for affordable housing to address Auckland's housing shortage.

1. A total of 10 per cent of proposed dwellings must be relative affordable or 5 percent for retained affordable dwellings. At the time of subdivision, the applicant must:

- a. identify the lots of the subdivision allocated for the building of dwellings that are affordable; and
- b. specify the mechanism for ensuring that any building constructed on those lots is a dwelling that will meet the affordability criteria outlined in the Housing Accords and Special Housing Areas Act 2013 – (Auckland) Amendment Order 2014 for the Whenuapai Special Housing Area Act 2013 – (Auckland) Amendment Order inserted on 31 July 2014 for Whenuapai Village, Whenuapai special housing area.

## 4. Subdivision Controls

The controls in the Auckland-wide rules – Subdivision apply in the Whenuapai 1 precinct unless otherwise specified below.

### 4.1 Activity Table

The Activity Table 1 – General and Activity Table 2 – residential zones in [Chapter H5.1](#) of the Unitary Plan, apply to the Whenuapai precinct, except as specified in Table 2 below:

Table 2

Subdivision Activity	Activity status
Subdivision in accordance with the Whenuapai 1 precinct plan	RD
Subdivision not in accordance with the Whenuapai 1 precinct plan	D

### 4.2 Development Controls

#### 4.2.1 Roading Standards

Purpose:

Provide a safe and legible street network within the precinct, and appropriate improvements to existing roads immediately adjoining the precinct.



1. Roads within the precinct must be located generally as illustrated on the Whenuapai 1 precinct plan.
2. All roads provided within the precinct must be constructed to the standards contained within Table 3: Road Construction Standards within (and immediately adjoining) the Whenuapai 1 precinct plan Area or, where not contained in Table 3, the relevant Auckland-wide rules will apply.
3. Subdivision applications must be accompanied by a programme detailing the upgrading of existing public roads immediately adjoining the proposed subdivision area, including a description of the road upgrade works that will be undertaken, and the timing of the upgrade works. All road upgrade works must be undertaken in accordance with the standards contained in Table 3: Road Construction Standards and road upgrade works must be undertaken along the full road frontage of all existing public roads within, or adjacent to, the area to be subdivided.
4. Traffic calming measures (such as road build-outs/pinch-points) must be provided on local roads in appropriate and logical locations, taking into consideration the location of street trees, street lighting, vehicle crossings, and on-street parking spaces.
5. All internal roads within the precinct must be constructed to local road standards, except for any jointly owned access lots.

Note: It is expected that all existing public roads within, and adjacent to, a proposed subdivision area will be upgraded prior to or concurrent with subdivision and that upgrade works must be undertaken in a manner consistent with the standards contained in Table 3: Road Construction Standards. Road upgrade works will be funded by the developer and constructed as part of the subdivision works unless otherwise agreed with the council.

Table 3: Road Construction Standards within (and immediately adjoining) the Whenuapai 1 precinct plan area

Road	Road width	Carriageway	Footpath width	Cycle Lane	Figure
Brigham Creek road	24.0m	7.0m (plus 2.5m central flush median)	1.8m	1.8m (plus 0.6m buffer on precinct side)	Figure 1
Totara road	24.5m	7.0m (plus 2.5m central flush median)	1.8m east 2m west	1.8m (plus 0.6m buffer)	Figure 2
Dale road	20.0m	6.0m	1.8m	N/A	Figure 3
North-South road	17.0m	6.0m	1.8m	N/A	Figure 4
Local road	17.0m	7.8m	1.8m	N/A	Figure 5
Parkside road	Varies	6.0m	1.8m (development side only)	N/A	Figure 6
Entrance road	17.0m	2.9m movement lanes (plus 2m central swale)	1.8m	N/A	Figure 7

#### 4.2.2 In road gateway feature

Purpose:

Provide for the visual differentiation of key road intersections connecting the precinct with the surrounding road network.

1.Key road sections identified as Entrance road on the Whenuapai 1 precinct plan must be designed to provide an in-road gateway feature. These sections must be constructed in accordance with the Entrance road detail shown in Figure 7 which includes a central road swale. Gateway features must be designed to provide appropriate pedestrian crossing/pram crossing facilities at intersections. Gateways may be created in a number of additional ways, including but not limited to:

- a.feature planting, such as groups of tree/shrubs that are different to those used in other streets.
- b.feature signage and/or public art.

#### **4.2.3 Road connections**

Purpose:

Provide opportunities for appropriate future road connections to the west of the precinct.

1.A minimum of four road connections capable of being extended to the west of the precinct must be provided as part of the development of the Whenuapai 1 precinct.

#### **4.2.4 Totara Road/Brigham Creek Road/Mamari Road Intersection**

Purpose:

Provide an appropriate signalised intersection at any early state in the development of the precinct.

1.No more than 160 dwellings should be constructed prior to the Brigham Creek road/Totara road/Mamari road intersection being signalised.

### **5. Assessment**

#### **5.1 Controlled Activities**

##### **5.1.1 Matters of Control**

The council will reserve its control to the matters below for the activities listed as controlled in the precinct activity table:

- 1.Impervious areas in the Whenuapai 1 precinct unable to comply with activity controls.
- 2.The design, size, and location of buildings required to be erected on the site.
- 3.The relationship between the built form and the adjoining park.
- 4.Management of parking and access arrangements.
- 5.Noise levels and hours of operation.

##### **5.1.2 Assessment Criteria**

- 1.The scale and location of buildings should comply with the development controls of the Mixed Housing Urban zone.
- 2.The relevant assessment criteria under the Stormwater Management – Flow in the Auckland-wide rules.
- 3.The design and layout of buildings should be sympathetic to the adjoining park.
- 4.Buildings should promote an active frontage facing the park.
- 5.The car parking provided should be managed appropriately to avoid conflict with the surrounding road network.

6. The hours of operation and noise levels for the proposed uses should ensure that the residential amenity of adjacent properties is protected.

## 5.2 Restricted Discretionary Activities

### 5.2.1 Matters of Discretion

Subdivision in accordance with the Whenuapai 1 precinct plan

1. The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the precinct activity table:

- a. the Whenuapai 1 precinct plan.
- b. the design and location of the subdivision.
- c. landscaping.
- d. the matters for discretion outlined in [Chapter H5.4, Table 13](#).

Development Control Infringements

2. The council will restrict its discretion to those matters listed in [Chapter I1.11](#) and [Chapter G2.3](#), for development within the Whenuapai 1 precinct unless otherwise specified below.

Brigham Creek Road vehicle access/crossing restriction

3. The council will restrict its discretion to the matters below for the activities listed as restricted discretionary in the precinct activity table to the following matters:

- a. effect on safe operation of the transport network.
- b. the total number, location and design of vehicle crossings.
- c. the ability for vehicles to safely manoeuvre on to Brigham Creek road.

### 5.2.2 Assessment Criteria

Impervious areas in the Whenuapai 1 precinct unable to comply with the activity controls

1. The council will consider the relevant assessment criteria listed under Stormwater Management – Flow in the Auckland-wide rules.

Subdivision in accordance with the Whenuapai 1 precinct plan

2. The council will consider the relevant assessment criteria below for the activities listed as restricted discretionary in the activity table for the Whenuapai 1 precinct.

Subdivision should implement and generally be consistent with:

- a. the Whenuapai 1 precinct plan.
- b. the roading typologies set out in Figures 1 to 7 (Road Construction Standards) to the Whenuapai 1 precinct
- c. the objectives and policies for the precinct.
- d. the rules of the Mixed Housing Urban zone.
- e. the assessment criteria outlined in [Chapter H5.4.2](#).

Development Control Infringements

3. The council will consider the relevant assessment criteria listed in [Chapter I1.11](#) and [Chapter G2.3](#), for development within the Whenuapai 1 precinct unless otherwise specified below.

Landscaping should be located and designed to:

- a. minimise any visual effects of significant retaining walls from any public space after housing development; and
- b. maintain safe sightlines for access.

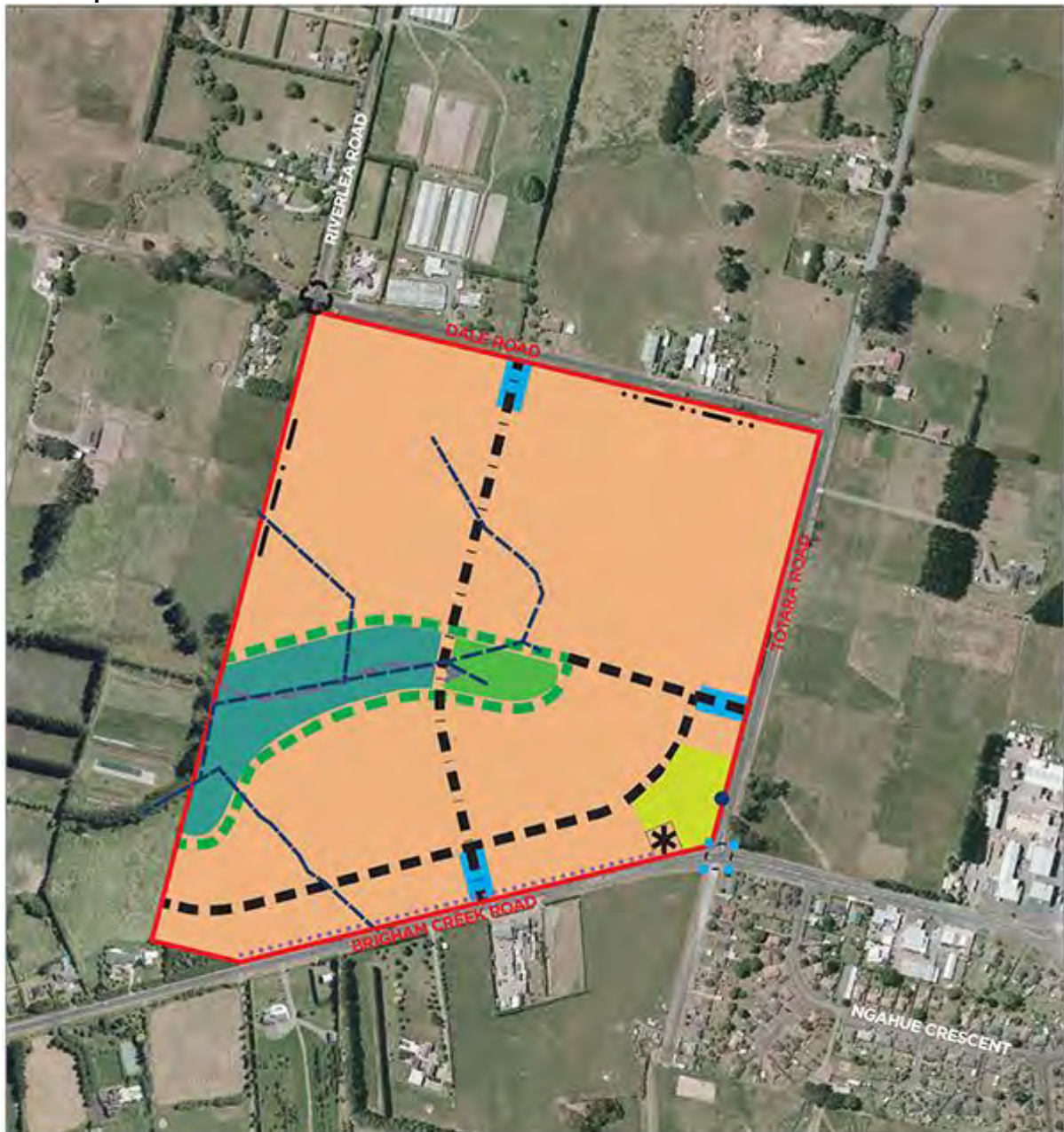
Brigham Creek Road vehicle access/crossing restriction

4. The council will consider whether effects on the transport network can be appropriately avoided or mitigated, with particular regard to:

- a. the total number, location and design of vehicle crossings serving lots fronting Brigham Creek road;
- b. the ability for vehicles to safely manoeuvre on to Brigham Creek road;
- c. the safety of pedestrians and cyclists; and
- d. streetscape amenity.

## 6. Precinct plans

### Whenuapai 1 Precinct Plan



#### KEY

- Precinct Boundary
- North South Local Road (Refer Figure 4)
- Local Road (Refer Figure 5)
- Parkside Road (Refer Figure 6)
- DALE ROAD - Refer Dale Road Cross Section (Figure 3)
- BRIGHAM CREEK ROAD - Refer Brigham Creek Road Cross Section (Figure 1)
- TOTARA ROAD - Refer Totara Road Cross Section (Figure 2)

- Entrance Road (Refer Figure 7)
- Additional Local Road Connection, capable of being extended to the west of the Precinct, to be provided in this area
- Additional Road Connection from Dale Road to be provided in this area
- Access Restriction Applies (maximum 8 paired driveway access points, vehicles must exit forwards to Brigham Creek Road)
- Signalised Intersection
- \* Location for possible community facility or cafe building
- ↔ Recreational Pedestrian and Cycle Route
- ↻ Intersection design to be resolved prior to subdivision in this area

- Drainage Reserve
- Neighbourhood Park
- Town Park
- Bus Stop
- Intermittent Streams

Figure 1 - Brigham Creek Road



Figure 2 - Totara Road



Figure 3 - Dale Road



Figure 4 - North-South Road



Figure 5 - Local Road



Figure 6 - Parkside Road

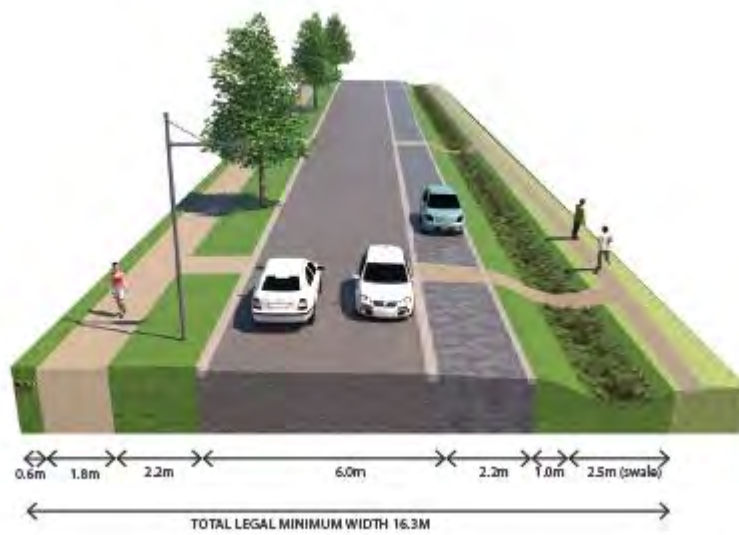




Figure 7 - Entrance Road



**Updated text to HGI (clean)**

**HGI - Updated text**

# Part 5

## Network utility services

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**Plan modification annotations**



indicates where content is affected by proposed plan modification x. refer to plan modification folder or website for details.



indicates where the content is part of plan modification x, which is subject to appeal.

Underlined content to be inserted.

~~Struck through~~ content to be deleted.

## 5.1 Introduction

Network utility services in the islands involve a range of utilities such as electricity, telecommunications, wastewater and roads. Roads are addressed in this part of the Plan and are also dealt with in further detail in [part 13 - Transport](#).

Network utility services provide an important part of the overall physical resources for the islands. They are also a means of providing for the economic and social wellbeing for the island communities.

The RMA has an important role by giving a framework for providing for utility services in the district plan. This could be by way of providing for utility services by activity status, requiring resource consent or designation. It is also recognised that some utility operators have specific legislative rights under legislation that expressly provides for utility services. Furthermore, in recognising other legislative requirements and documents throughout this part, it is recognised that the RMA is part of the overall framework that enables utility services to be provided for the community.

The council recognises the importance of utility services but it also recognises the need to manage the effects of utilities in a sustainable manner that is in accordance with the RMA.

## 5.2 Resource management issues

The significant resource management issues which need to be addressed in the Plan are:

1. How to ensure that the community needs with regard to network utility services are met.
2. How to avoid, remedy or mitigate the adverse effects of network utility services on the environment.
3. How to integrate network utility services within the landscape so that they do not detract from the quality of the visual environment and heritage values.

## 5.3 Objectives and policies

### 5.3.1 Objective

To provide for the efficient establishment, operation and maintenance of network utility services in the islands.

#### Policies

1. By providing for new network utility services.
2. By providing for the continued existence, operation and maintenance of established network utility services.
3. By providing for an additional broadband internet overhead distribution line on existing support poles and structures where there are existing overhead lines.
4. By recognising existing legislative provisions that apply to network utility services.
5. By encouraging the co-ordination and co-location of works between network utility operators to minimise environmental impacts and community disruption.
6. By requiring network utility operators to comply with the Code of Practice for Working in the Road.
7. By using the Hauraki Gulf Islands Development Code as a guideline for providing utility services for subdivision and development.
8. By providing for overhead lines in the appropriate landform land units.

### **Explanation**

The Plan provides for the establishment and continued existence, operation and maintenance of network utilities.

The council recognises the legislative rights of network utility operators to locate their services in the road. The council also encourages utility operators to co-ordinate and co-locate works especially in the road where disruption can cause substantial effects on both the community and the environment. To minimise these effects, the council has endorsed the document Code of Practice for Working in the Road which provides a consistent set of standards and is a partnership agreement between councils in the Auckland region and utility operators.

Utility services located on private land will also have to comply with the Plan.

The council also recognises the high level of technological change and wishes to encourage the provision of high speed broadband telecommunication services.

## **5.3.2 Objective**

To ensure adverse effects associated with network utilities such as noise, earthworks, odour, dust, spill lighting, air emissions, signs, electromagnetic field emissions and radio frequency fields (RF) are avoided, remedied or mitigated.

### **Policies**

1. By ensuring that utility services meet appropriate environmental standards so that adverse effects are avoided, remedied or mitigated.
2. By assessing the effect of network utility services on the environment where the standards are not met.

### **Explanation**

Utility services have the potential to create adverse effects. The council wishes to ensure appropriate standards are adopted throughout the Plan. The standards have been established to ensure that adverse effects on the environment are avoided, remedied or mitigated during the establishment, operation and maintenance of utility services. Should the standards not be met, resource consent will be required to exceed the standards.

## **5.3.3 Objective**

To ensure that the establishment of network utility services do not detract from the visual amenity of the environment or any heritage values.

### **Policies**

1. By requiring underground services for new subdivision and development where the effects on landscape and heritage values can be adequately avoided, remedied or mitigated.
2. By requiring utility services to comply with [part 7 - Heritage](#).
3. By encouraging utility operators to underground existing overhead utilities where the opportunity exists for co-ordinated works with council road works.
4. By not providing for large scale aboveground and overhead utility services within the coastal and wetland or water body protection yards.
5. By providing for small scale aboveground utility services.
6. By controlling large scale aboveground and overhead utility services on significant ridgelines and in land units with high landscape value to ensure that they do not detract from the visual amenity of the surrounding environment.
7. By assessing the cumulative visual impact of overhead utilities and antennas on the environment.
8. By encouraging utility operators to design utility services that are visually sympathetic to the environment.

9. By encouraging the removal of obsolete services and re-use of redundant services, particularly within the road.
10. By encouraging utility operators to provide a long term plan for undergrounding existing overhead utilities.

### **Explanation**

Network utility equipment by its very nature is utilitarian. Its function often dictates its size and appearance. In recognising utility services as an essential part of the infrastructure, the council has also identified that utility services can be visually intrusive, especially in sensitive environments such as natural and built heritage areas and areas of high landscape value.

Where new subdivision or development occurs undergrounding of services is required. However, the council also recognises that there may be circumstances where topographical constraints, the nature of existing development and the associated cost of undergrounding makes this impracticable.

The Plan recognises that the islands have a unique landscape and that some utility services can detract from the visual amenity of the landscape. The Plan requires visually significant above ground and overhead utility services that intend to locate on the coast, ridgelines, in the vicinity of heritage items and in areas of high landscape value to be assessed.

The council recognises the high cost of undergrounding existing overhead lines, but believes that it is a realistic goal to provide for this in the medium-to-long term, particularly in the more built up urban areas of the islands. Therefore, where the road is being 'opened' by any utility operator, additional underground ducting for future utility services should be provided wherever practicable. While the council cannot compel utility operators to underground existing services, it encourages utility operators to enter into agreements such as a memorandum of understanding with the council and provide long term plans for undergrounding. This provides a clear commitment to the community that there is a desire to underground existing services.

Providing for new overhead distribution lines in rural areas is also recognised by the council as it provides significant cost advantages. Where overhead lines are proposed to be located in sensitive landscapes, the council exercises a greater degree of control.

There also needs to be a greater understanding that to underground overhead services to provide better visual amenity can be prohibitively expensive for utility operators. These high costs may delay services to the public so that new technology may not be readily available or may be provided at higher cost. A balance needs to be achieved that takes into account environmental, economic and social benefits and costs.

The council will also encourage the removal of obsolete services and re-use of redundant services in the road. The road is a valuable resource and has multiple functions such as providing public amenity and open space. The lack of road space often provides a hindrance in providing an efficient network utility service and public amenity and open space.

The cumulative effect of aboveground and utility services in any one location can have an adverse effect on an area. There is a need to avoid the proliferation of separate structures and this requires a co-operative approach so that visual effects are appropriately managed. This is particularly relevant in the fast changing telecommunications industry where sites for cellular phone towers, antennas, and wireless internet services can be difficult to find.

There have been recent innovations particularly within the telecommunications industry to design and install equipment which are visually compatible with the surrounding environment. Utility services such as metrolight poles and cell site antennas have been developed that are small in scale and not readily noticeable. The council encourages continued innovation to design utility services that are compatible with the surrounding environment.

Generally, there needs to be a balance between providing utility services and ensuring that they do not detract from the environment in which they are located. The above policies recognise the unique nature of utility services while ensuring that they can be established,



operated and maintained so that adverse effects on the environment can be avoided, remedied or mitigated.

## 5.4 Resource management strategy

The resource management strategy is to provide for the efficient establishment, operation and maintenance of network utilities for the islands. In particular, access to utility services of electricity, telecommunications, roading and the existing wastewater system connecting to Owhanake wastewater treatment plant are essential to the sustainability of the economic and social wellbeing of the community.

While the Plan acknowledges the need for and essential nature of, utility services, the Plan also seeks to ensure that any adverse effects on the environment are avoided, remedied or mitigated. In particular, the visual amenity of the islands is unique and the council wishes to ensure that any effects on these qualities are avoided or minimised.

In particular, visually significant utility services to be located in the coastal areas, significant ridgelines, areas of high heritage or landscape value will require resource consent to assess any effects on the environment.

The rules in the Plan and other regulatory methods such as bylaws are the primary methods used to ensure that the establishment, operation and maintenance of utility services do not result in adverse effects on the environment. However, the resource management strategy also relies on non-regulatory methods such as co-operation between utility operators and the council when providing utility services in the road. The council would also like to ensure co-operation between the utility operators to co-locate wherever possible to minimise the proliferation of services. Documents such as the Code of Practice for Working in the Road can also deliver environmental outcomes. The council may also enter into memorandum of understanding partnerships with utility operators.

## 5.5 Rules - activities

### 5.5.1 Activity table

The activity statuses listed in the table below apply to network utility services in all land units, settlement areas and formed legal roads unless otherwise stated.

Activities	Status
Network utility services existing at 18 September 2006	P
Maintenance and operation of existing network utility services	P
Underground telecommunication, electricity, water network utilities and the existing wastewater system connecting to Owhanake wastewater treatment plant	P
Bundling of existing overhead telecommunication and electricity lines provided that the new line does not exceed 45mm in diameter	P
New overhead telecommunication or electricity service connection lines in landform 3 and 5 provided they: <ul style="list-style-type: none"> <li>originate from existing overhead distribution lines</li> <li>do not involve the installation of new distribution overhead lines, poles and structures</li> </ul>	P
Post boxes	P
Public telephone boxes	P
Construction, operation and maintenance of the road network <sup>1</sup> where the work is: <ul style="list-style-type: none"> <li>located on land which has been vested or dedicated as road; and</li> <li>the road is not identified as unformed on the planning maps</li> </ul>	P
Any aboveground electricity or wastewater network utility building within formed legal road that has an area not exceeding 2.5m <sup>2</sup> in plan view and does not exceed 1.8m in height (including plinth) provided that this rule excludes masts, vents and antennas	P

Activities	Status
Telecommunication services within the road reserve, subject to specified size and location limitations as stated in the National Environmental Standards for Telecommunication Facilities	P
Aboveground telecommunication, electricity, or wastewater network utility building up to a maximum height of 3m and maximum area of 10m <sup>2</sup> (plan view) in landform 3 and 5, island residential 1 (except coastal amenity area), commercial 3, 5-7, residential amenity area, Claris light industry area, Mulberry Grove and Okiwi School provided that this rule excludes masts, vents and antennas	P
Up to two antennas attached to a building (excluding existing pole structures)	P
Radio communication and telecommunication antennas located on existing pole structures	P
Radio communication and telecommunication masts and attached antennas in commercial 5 and landform 3, 5 and 6	P
Metrolight poles	P
Construction of an additional broadband internet overhead distribution line on existing support poles where overhead lines exist at the date of public notification of the Plan provided that the additional line does not exceed 40mm in diameter	P
Temporary aboveground and overhead telecommunication, electricity and wastewater structures for the installation, maintenance and operation of telecommunications, electricity and wastewater networks. All temporary aboveground and overhead structures may be in place for only the construction period or 12 month period, whichever is the lesser	P
New overhead telecommunication and/or electricity distribution lines in landform 3 and 5	P
New overhead telecommunication and/or electricity distribution lines in formed legal road adjoining landform 1-7 and rural 1 provided that for rural 1 this rule shall apply to formed legal roads existing at 18 September 2006	P
Aboveground telecommunication, electricity, or wastewater network utility building up to a maximum height of 3m and maximum area of 10m <sup>2</sup> (plan view) in landform 6, island residential 2 (except coastal amenity area), commercial 1-2, 4, rural 1-3, local retailing areas, headland protection area, Claris airport area provided that this rule excludes masts, vents and antennas	RD
Any aboveground telecommunication, electricity or wastewater network utility within formed legal road that has an area exceeding 2.5m <sup>2</sup> in plan view and exceeds 1.8m in height (including plinth) provided that this rule excludes masts, vents and antennas	RD
Three or more antennas attached to a building (excluding existing pole structures)	RD
Radio communication and telecommunication masts and attached antennas in rural 1	RD
Otherwise permitted network utility service activities that do not meet one or more of the development controls	D
Network utility services not otherwise provided for as permitted, or restricted discretionary activities	D
Construction of aboveground and overhead network utility services within the coastal and wetland or water body protection yards or in landform 1, 2, 4 and 7, provided that this rule does not apply to utility services located in existing formed legal road	NC

**Legend**

P = Permitted

RD= Restricted discretionary

D = Discretionary

NC= Non-complying

**Note:**

- Where land is vested or dedicated as road, any land unit or settlement area classification other than commercial 7 (wharf) will cease to have effect from the time of vesting or dedication. However the land unit and settlement area classifications applying to unformed legal roads as shown on the planning maps continue to have effect.

The property boundaries and aerial photograph used for the Great Barrier planning maps come from different data sources which are not always possible to reconcile. Therefore, there may be discrepancies between the location of the property boundaries, and the land unit, settlement area and road boundaries shown on the aerial photograph.

Where the road boundaries shown on the map do not match the aerial photograph, the rules in relation to roads will apply to land which is both defined as road (in accordance with [part 14 - Definitions](#)) and formed as road.

## 5.5.2 Notification requirements for restricted discretionary activities

Except as provided for by section 95A(4) of the RMA, applications for a resource consent for a restricted discretionary activity listed in [rule 5.5.1](#) will be considered without public notification or the need to obtain written approval of or serve notice on affected persons (in accordance in with section 95A(3) and 95B(2) of the RMA).

## 5.6 Rules - development controls

### 5.6.1 Compliance

The development controls listed in [rules 5.6.2 - 5.6.10](#) apply as follows:

1. These clauses do not apply to network utility services located in the legal road unless the road is identified as unformed on the planning maps. Refer to [clause 5.7.4](#) for requirements for any network utility services located in formed legal road.
2. All other permitted activities listed in [rule 5.5.1](#) must comply with [rules 5.6.2 - 5.6.10](#).
3. The development controls applying in the land unit or settlement area in which a network utility service is located apply only to the extent outlined in the [rules 5.6.2 - 5.6.10](#).

### 5.6.2 Height

1. The following network utility services are excluded from the maximum height control applying in the land unit or settlement area in which they are located:
  - a. Street light poles.
  - b. Metrolight poles.
  - c. Telecommunication distribution lines and poles.
  - d. Electricity distribution lines and poles.
2. The following network utility services may exceed the maximum height control applying in the land unit or settlement area in which they are located as follows:
  - a. A radio communication and telecommunication mast and attached antennas may exceed the height limit in commercial 5 and landforms 3, 5 and 6 by a maximum of 3m.
  - b. The height of radio communication and telecommunication antennas attached to an existing building may exceed the highest point of the roofline by a maximum of 2m.
3. All other buildings associated with network utility services must comply with the maximum height control applying in the land unit or settlement area in which they are located.

### 5.6.3 Building in relation to boundary

1. The following network utility services are excluded from the building in relation to boundary control applying in the land unit or settlement area in which they are located:
  - a. Street light poles.
  - b. Metrolight poles.
  - c. Telecommunication distribution lines and poles.
  - d. Electricity distribution lines and poles.
2. All other buildings associated with network utility services must comply with the building in relation to boundary control applying in the land unit or settlement area in which they are located.

### 5.6.4 Yards

1. The following network utility services are excluded from the side, rear and front yard controls, and any building restriction yard applying in the land unit or settlement area in which they are located:
  - a. Street light poles.
  - b. Metrolight poles.
  - c. Telecommunication distribution lines and poles.
  - d. Electricity distribution lines and poles.
2. All other buildings associated with network utility services must comply with the yard controls (including any building restriction yards) applying in land unit or settlement area in which they are located.
3. All network utility services must comply with any coastal protection yards, and wetland or water body yards applying in the land unit or settlement area in which they are located. (Note: an infringement of this control is a non-complying activity as listed in [rule 5.5.1](#)).

### 5.6.5 Building coverage

Any building associated with network utility services must comply with the building coverage control applying in relevant land unit or settlement area in which it is located. However this rule does not apply to special purpose sites created by subdivision under [clause 12.8.1](#).

### 5.6.6 Ridgeline control

Any building associated with network utility services must comply with the ridgeline control applying in the land unit or settlement area in which it is located.

### 5.6.7 Tree and vegetation removal

Any network utility service must comply with the indigenous vegetation controls and any exotic tree protection controls applying in the land unit or settlement area in which they are located. Refer to [clause 10c.5.2](#) for rules about exotic tree and indigenous vegetation protection on legal roads.

#### Notes:

1. Trimming of vegetation for network utility services is also controlled by the Telecommunications Act 2001 and Electricity Regulations 2004.
2. It is the council's practice to require network utility operators to provide a tree management plan which is reviewed annually. Prior to any tree trimming the operator must contact the council's arborists.

### **5.6.8 Noise**

Any activity that generates noise must comply with the noise standards applying in the land unit or settlement area in which it is located, and any noise standards in [part 4 - General rules](#).

However the noise standards do not apply to the noise from vehicles on public roads.

### **5.6.9 Dust**

Where any activity that generates dust, all reasonable steps must be taken to suppress the dust.

### **5.6.10 Earthworks**

Earthworks associated with network utility services (including the construction of access) must comply with the earthworks controls applying in the land unit or settlement area in which they are located.

Earthworks associated with the use, maintenance and upgrading of existing formed public roads are a permitted activity. However where such earthworks are carried out, erosion and sediment control methods must be undertaken to minimise silt runoff in accordance with [appendix 16 - Erosion and sediment control guidelines for earthworks](#).

## **5.7 Other requirements**

### **5.7.1 Air emissions and odour**

Network utility services that generate air emissions and odour may require resource consent from the ARC.

### **5.7.2 Signs and spill lighting**

The council's bylaws control the following:

- signs located on network utility structures
- spill lighting associated with network utility services on private property

### **5.7.3 Electromagnetic field emissions**

Network utility services that generate electromagnetic field emissions are controlled by the International Commission on Non-Ionising Radiation Protection Guidelines 2001.

### **5.7.4 Roading opening notices**

Any proposal to construct utility services under or on legal road must apply for a road opening notice (RON) under the Local Government Act 2004. The network utility operator must comply with requirements in that Act regarding traffic safety, location and placement of structures, occupation of the road and reinstatement. A means of compliance is meeting the requirements of the Code of Practice for Working in the Road.

Any activity under, above or over legal road must meet the requirements set out in [clauses 5.7.1 - 5.7.3](#) above.

### **5.7.5 Radio frequency fields**

An activity that generates radio frequency fields must comply with the National Environmental Standards (NES): NZS2772.1:1999 Radio-frequency Fields Part 1: Maximum Exposure Levels 3kHz-300GHz.

## 5.8 Matters of discretion and assessment criteria

### 5.8.1 Matters of discretion for restricted discretionary activities

For restricted discretionary activities the council has restricted its discretion to considering the following matters:

Restricted discretionary activities	Matters over which the council has restricted its discretion																	
	a	b	c	d	e	f	g	h	i	j	k	l			o	p	q	r
Aboveground, electricity or wastewater network utility within formed legal road that has an area exceeding 2.5m <sup>2</sup> in plan view and exceeds 1.8m in height (including plinth) provided that this rule excludes masts, vents and antennas																		
Three or more antennas attached to a building	a	b		b					i	j		l	m		o	p		
Cell phone masts and attached antennas in rural 1	a	b	c	d		f	g	h	i	j		l	m	n	o	p		
Aboveground telecommunication, electricity, or wastewater network utility building up to a maximum height of 3m and maximum area of 10m <sup>2</sup> (plan view) in landform 6, island residential 1 (except coastal amenity area), commercial 1-2, 4, rural 1-3, local retailing areas, headland protection area, Claris airport area provided that this rule excludes masts, vents and antennas	a	b	c	d		f	g	h	i			l	m	n	o	p	q	

#### a. Design, external appearance and visual effects

Whether the design and external appearance of buildings and structures are in character with the locality and its amenity values. In particular the work should be compatible with the neighbourhood area having regard to design, scale, colour and finishing materials.

#### b. Site layout and placement

Whether the utility equipment on a site or attached to an existing building are located or placed in a manner that is subservient to other built elements on the site. In particular, cabinets should be screened from public view or neighbouring sites by locating them in or behind existing buildings and screening with fencing or planting where appropriate. Where antennas are located above the roofline they should be located away from the primary building facade and located in such a way so as to visually integrate with the building.

#### c. Landscaping and screening

Whether landscaping and/or screening would effectively mitigate visual and amenity effects so that the effects of the work are internalised on the site and do not adversely affect adjacent properties, particularly residential and open space uses.

#### d. Height and proportion

Whether the height of the building or structure is in keeping with the maximum height limits for the relevant land unit or settlement area. Structures should not appear in clear contrast with other visual elements on the site and in the immediate environment. In particular, slimline masts are encouraged with as narrow a profile of equipment as possible.

#### e. Streetscape

Whether the proposed work has adverse effects on the streetscape by affecting the function of existing street furniture and street trees, or requiring their removal or

relocation. In particular, any work should consider any council streetscape plans for the area.

**f. Access**

The extent to which vehicle access is required to the site and whether there are alternative means of access to the site to construct, operate and maintain the utility service.

**g. Tree and vegetation removal**

Whether trees and other vegetation need to be removed for the construction of the utility service. In particular, tree and vegetation removal should be kept to a minimum and, where appropriate, screening and landscaping should be undertaken to mitigate the effects of such removal.

**h. Earthworks**

The degree to which earthworks are required for the construction of the utility service. Particular attention will be paid to erosion and sediment control measures along watercourses and the requirement to meet earthwork standards for the relevant land unit or settlement area.

**i. Other environmental effects including noise, vibration, odour, dust, discharges to air and water, lighting and spill lighting, hazardous substances and vehicle movements**

The extent to which any adverse effect on amenities of an area caused by nuisance matters such as noise, vibration, odour, dust, discharges to air and water, lighting and spill lighting and hazardous substances and vehicle movements will be kept to a minimum.

**j. Removal of redundant services**

Whether conditions are required to address the removal of redundant utility equipment or structures in the event that it is on the same alignment or locality as the proposal. With respect to utility services in legal road, reference should be made to the Code of Practice for Working in the Road.

**k. Potential for undergrounding**

Whether there are difficult ground conditions or technical constraints that make placement underground unfeasible.

**l. Co-location**

The extent to which there is potential for co-location of utility equipment, subject to technical limitations, to minimise the number of structures.

**m. Cumulative visual effects**

Whether any cumulative adverse visual effects arising from a number of utility services being located in a particular area or of the same (or similar) services being repeated in areas of significant amenity can be avoided, remedied or mitigated. This is particularly relevant for overhead electricity and telecommunication lines, and masts and antennas.

Whether any cumulative adverse visual effects arising from both the nature of the proposed development and its widespread location across parts, or all, of the islands can be avoided, remedied or mitigated.

**n. Landforms and landscapes**

Whether the proposal has the potential to adversely affect landforms, landscapes or areas of visual amenity, particularly where these are located on the coast (within the coastal protection yard), visually prominent ridgelines or in outstanding natural landscapes.

**o. Heritage**

Whether the proposal has the potential to adversely affect any items scheduled in the Plan for their heritage value.

**p. Radio frequency fields**

The extent to which the proposal complies with the National Environmental Standards (NES): NZS2772.1:1999 Radio-frequency fields Part 1: Maximum Exposure Levels 3kHz-300GHz which controls radio frequency emissions.

**q. Electromagnetic field emissions**

The extent to which the proposal complies with the International Commission on Non-Ionising Radiation Protection Guidelines 2001.

**r. Overhead network utility services**

Whether it is necessary to locate services overhead, having regard to any technical constraints or ground conditions that make placement underground unfeasible.

Whether the placement of overhead services would have any additional adverse effects on the visual environment, amenity values or health and safety, having regard to the level of adverse effects caused by existing network utility services in the vicinity.

**5.8.2 Assessment criteria for discretionary activities**

The council's assessment of an application for a discretionary activity will include consideration of all the matters in [clause 5.8.1](#).

**5.9 Relationship with rules in other parts of the Plan**

[Part 14 - Definitions](#) must be referred to as it contains definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposed network utility service:

[Part 4 - General rules](#)

[Part 6 - Financial contributions](#)

[Part 7 - Heritage](#)

[Part 8 - Natural hazards](#)

[Part 9 - Hazardous facilities and contaminated land](#)

[Part 10a - Land units: objectives, policies and activity tables](#)

[Part 10b - Settlement areas: objectives, policies and activity tables](#)

[Part 10c - Development controls for land units and settlement areas](#)

[Part 12 - Subdivision](#)

[Part 13 - Transport](#)

For the avoidance of doubt it is noted that:

1. Any network utility services that are to be located on or within scheduled items (including within the scheduled site surrounds of such items) must comply with [part 7 - Heritage](#).
2. Any network utility service that involves hazardous substances must comply with [part 9 - Hazardous facilities and contaminated land](#).
3. Any network utility service that generates traffic or provides carparking must comply with [part 13 - Transport](#).



## Part 10a

# Land units: objectives, policies and activity tables

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**Annotations key**

**[DRx]** indicates where the content is affected by decision report x


Underlined content to be inserted.


~~Struck through~~ content to be deleted.

where this annotation appears next to a figure, this indicates that the figure has been amended or deleted, or a new figure inserted.

**[APx]** indicates content is affected by Appeal x.

**Plan modification annotations**

 indicates where content is affected by proposed plan modification x. refer to plan modification folder or website for details.

 indicates where the content is part of plan modification x, which is subject to appeal.

Underlined content to be inserted.

~~Struck through~~ content to be deleted.

## 10a.1 Introduction

This part of the Plan contains the objectives, policies, activity tables and some rules applying to land identified on the planning maps as being in a land unit. Each land unit also identifies issues, and a strategy for how those issues will be addressed and the objectives and policies achieved. The division into land units has been done by grouping land according to common physical, locational, and development characteristics.

The land units have been grouped as follows:

Land unit grouping	Description
Landform 1-7	These land units apply to particular types of landform, ranging from coastal cliffs and slopes, to forest and bush. The landform land units apply on Waiheke, Great Barrier, Ponui and Pakihi.
Island residential 1-2	There are two island residential land units. They apply to residential development on smaller sites on Waiheke and Rakino.
Commercial 1-7	These land units provide for a range of commercial activities from local shops to quarrying. These land units may be based around a particular location (ie Ostend or Oneroa) or a particular type of activity (ie local shops, wharf, or industrial). Five of the commercial land units apply only on Waiheke. Commercial 6 (quarry) applies to a quarry on Waiheke, a quarry on Great Barrier and to Karamuramu Island. Commercial 7 (wharf) applies to wharves on Waiheke, Great Barrier and Rakino.
Matiatia (mixed use)	The Matiatia land unit provides for mixed use development in a specific location on Waiheke.
Open space 1-4	Open space 1 and 2 provide for particular types of recreation activity - local parks and esplanade reserves, and community facilities and sports parks. Open space 1 applies on Waiheke and Great Barrier. Open space 2 applies on Waiheke, Great Barrier and Rakino. Open space 3 (Rangihoua Park) and 4 (marae) focus on particular locations on Waiheke.
Rural 1-3	Rural 1 and 2 apply on Waiheke. Rural 3 applies only on Rakino.
Conservation	This land unit applies to land used for conservation activities. It applies to Department of Conservation land, to the Whakanewha Regional Park owned by the Auckland Regional Council on Waiheke and to some privately owned land.
Other islands	Specific island based land units apply to Rotoroa and Pakatoa in recognition of the particular characteristics of these islands, including past activities and opportunities for future development.

In this part, the land units appear in the same order as given in the above table.

## **10a.2 Land unit - Landform 1 (coastal cliffs)**

### **10a.2.1 Introduction**

This land unit is applied to steep, exposed coastal cliffs and offshore islets and stacks.

Coastal cliffs is characterised by:

- A steep, rugged, wild and dynamic landscape which defines the coastal margins.
- Visual prominence due to its exposed coastal location.
- Sparse vegetation, including cliff associations and unprotected remnant gully vegetation.
- Instability, exposure, and varying degrees of erosion.
- An absence of buildings or structures.

Overall, coastal cliffs have high natural character values and a rugged, visually prominent landscape.

### **10a.2.2 Resource management issue**

The significant resource management issue which needs to be addressed in the Plan is:

- How to protect the natural character and visual prominence of the coastal cliffs from the adverse effects of activities and buildings.

### **10a.2.3 Objectives**

1. To protect the natural character and visual prominence of the coastal cliffs from the adverse effects of activities and buildings.
2. To, where possible, enhance or restore, the natural character and visual prominence of the coastal cliffs.
3. To protect coastal cliffs from the adverse effects of natural hazards.

#### **Policies**

1. By protecting the coastal cliffs from modification by activities and buildings.
2. By requiring new sites to be of a size and nature that avoids adverse effects on the natural character, landscape values, and the visual prominence of the land unit.

### **10a.2.4 Resource management strategy**

The visual prominence and natural character value of this land unit is so high, that the resource management strategy is to not specifically provide for activities and buildings to occur at all and to require a large minimum site size for subdivision within the land unit.

Rural property management plans are provided for as a discretionary activity in recognition of the long term management approach to development for a whole site that is expected from these plans. Some sites contain a range of different landform land units. It is therefore appropriate for a rural property management plan to include methods for protecting and enhancing any parts of the site which are classified as landform 1.

### 10a.2.5 Rules - activity table

Activity	Status
The construction and relocation of buildings, or undertaking alterations and additions to the exterior of existing buildings	NC
All activities (other than ecosourced planting and rural property management plan as provided for below)	NC
Ecosourced planting	P
Rural property management plan	D

#### Legend

P = Permitted

D = Discretionary

NC= Non-complying

#### Notes:

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

### 10a.2.6 Rules - development controls

Refer to [part 10c - Development controls for land units and settlement areas](#) for the controls applying in this land unit. The development controls listed in that part apply to all activities, whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

### 10a.2.7 Assessment matters

For applications for resource consent refer to [part 11 - Assessment matters](#) for assessment criteria for discretionary activities.

### 10a.2.8 Relationship with rules in other parts of the Plan

[Part 14 - Definitions](#) must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

[Part 4 - General rules](#)

[Part 5 - Network utility services](#)

[Part 6 - Financial contributions](#)

[Part 7 - Heritage](#)

[Part 8 - Natural hazards](#)

[Part 9 - Hazardous facilities and contaminated land](#)

[Part 10c - Development controls for land units and settlement areas](#)

[Part 12 - Subdivision](#)

[Part 13 - Transport](#)

## 10a.3 Land unit - Landform 2 (dune systems and sand flats)

### 10a.3.1 Introduction

Dune systems and sand flats is applied to open dune systems and to sand flats which may be covered in pasture or other vegetation.

Dune systems and sand flats is characterised by:

- High natural character and visual amenity value due to the open expansive qualities of the landscape, the coastal location and the general absence of buildings and structures. This is especially apparent in the dune systems area.
- A dynamic and variable nature, meaning that the dune systems and sand flats continually change over time, though some areas change faster than others.
- High ecological value due to the wildlife habitats and plant species present.
- Sensitivity to modification by activities and buildings, especially in the dune systems area.
- Varying degrees of instability, for example, in some locations there are mobile sand dunes and in other locations there are stable sand flats with regenerating vegetation cover.
- Pastoral farming as the dominant activity if there is any activity at all.

Overall, the land unit has a dynamic and variable natural environment, with high natural character, ecological and visual amenity values.

### 10a.3.2 Resource management issue

The significant resource management issue which needs to be addressed in the Plan is:

- How to protect the natural character, ecological and visual amenity value of the dune systems and sand flats from the adverse effects of activities and buildings.

### 10a.3.3 Objective

1. To protect the ecological, heritage, natural character, landscape, and visual amenity values of the dune systems and sand flats from the adverse effects of activities and buildings.
2. To, where possible, enhance or restore, the ecological, heritage, landscape, natural character, and visual amenity values of the dune systems and sand flats.

#### Policies

1. By protecting the ecological, natural character, and visual amenity values of the dune systems area of the land unit from modification by activities and buildings.
2. By limiting the activities that can occur in the sand flats area of the land unit to those which avoid adverse effects on the ecological, natural character, landscape, and visual amenity values of the land unit.
3. By ensuring that the scale, form, colour and location of new buildings in the sand flats area will not have adverse effects on the ecological, heritage, natural character, and visual amenity values of the land unit.
4. By requiring new sites to be of a size and nature that avoids adverse effects on the ecological, natural character, and visual amenity values of the land unit.

### 10a.3.4 Resource management strategy

As the dune systems area of the land unit needs a higher degree of protection than the sand flats area, the resource management strategy is to divide the land unit into two parts; the dune systems area and the sand flats area.

In the dune systems area, the natural character, ecological and visual amenity values are so high that buildings and activities are not specifically provided for at all. In the sand flats area, the range of activities is limited to those with a low intensity and buildings require an assessment to ensure that there will be no adverse effects on the natural character, ecological and visual amenity value of the land unit.

Rural property management plans are provided for as a discretionary activity in recognition of the long term management approach to development for a whole site that is expected from these plans. Some sites contain a range of different landform land units. It is therefore appropriate for a rural property management plan to include methods for protecting and enhancing any parts of the site which are classified as landform 2.

### 10a.3.5 Rules - activity tables

Landform 2 is divided into two areas:

- dune systems - the location of these is identified with the symbol 'ds' on the planning maps
- sand flats - the location of these is identified with the symbol 'sf' on the planning maps.

There is a separate activity table for each of these areas.

#### 10a.3.5.1 Dune systems area

Activity	Status
The construction and relocation of buildings, or undertaking exterior alterations and additions to existing buildings.	NC
All activities (other than ecosourced planting and rural property management plan as provided for below)	NC
Ecosourced planting	P
Rural property management plan	D

#### Legend

P = Permitted

D = Discretionary

NC= Non-complying

#### Notes:

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

### 10a.3.5.2 Sand flats area

Activity	Status
The construction and relocation of buildings, including buildings used for any of the other activities listed in this table <sup>1</sup>	RD
Alterations and additions to the exterior of existing buildings including buildings used for any of the other activities listed in this table. However this does not apply to minor alterations and additions as defined in <a href="#">part 14 - Definitions</a> <sup>1</sup>	RD
Continuous canopy indigenous forestry	P
EITHER: Dwelling (one per site) OR: Visitor accommodation for up to 10 people	P
Dwelling (one per site) not otherwise provided for as a permitted activity	D
Home occupations	P
Homestay	P
Horticulture	P
Multiple dwellings	D
Outdoor adventure activities	D
Pastoral farming	P
Residential accessory buildings	P
Rural property management plan	D
Visitor accommodation not otherwise provided for as a permitted activity	D

#### Legend

P = Permitted

RD= Restricted discretionary

D = Discretionary

#### Notes:

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance (including domestic firewood harvesting) are treated as development controls and are therefore not listed in this table.

### 10a.3.6 Rules - standards and terms for multiple dwellings

An application for multiple dwellings will only be considered as a discretionary activity where one or more of the following criteria are met:

1. The resulting number of dwellings on the site will be no more than that which would occur if:
  - a. the site were subdivided in accordance with the minimum site areas set out in [table 12.1](#) for this land unit; and
  - b. one dwelling was located on each site.
2. An application is made at the same time for subdivision resulting in the amalgamation of sites such that the number of dwellings on the new site created would be no greater than that which could be achieved through locating a dwelling on each of the original sites.
3. The dwellings are for papakainga housing.



4. The land has been owned co-operatively by a number of individuals since prior to 29 September 1992.

Proposals which do not meet these standards are a non-complying activity.

### **10a.3.7 Rules - development controls**

Refer to [part 10c - Development controls for land units and settlement areas](#) for the controls applying in this land unit. The development controls listed in that part apply to all activities, whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

### **10a.3.8 Assessment matters**

For applications for resource consent refer to [part 11 - Assessment matters](#) for:

- Matters of discretion and notification requirements applying to the construction and relocation of buildings and to exterior alterations and additions to existing buildings.
- Assessment criteria for discretionary activities.

### **10a.3.9 Relationship with rules in other parts of the Plan**

[Part 14 - Definitions](#) must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

[Part 4 - General rules](#)

[Part 5 - Network utility services](#)

[Part 6 - Financial contributions](#)

[Part 7 - Heritage](#)

[Part 8 - Natural hazards](#)

[Part 9 - Hazardous facilities and contaminated land](#)

[Part 10c - Development controls for land units and settlement areas](#)

[Part 12 - Subdivision](#)

[Part 13 - Transport](#)

## **10a.4 Land unit - Landform 3 (alluvial flats)**

### **10a.4.1 Introduction**

This land unit is applied to low-lying pasture land that is often located near dune systems and sand flats and wetland systems.

Alluvial flats is characterised by:

- Low-lying land with pasture as the main vegetation cover.
- Pastoral farming and horticultural activities that use the high productive capability of the alluvial soil. These are often of a smaller scale than the primary production activities occurring within other land units.
- The character and amenity associated with a rural landscape.
- High water tables and various water bodies such as streams and wetlands.
- A working landscape with various built elements such as farm buildings, houses and drainage systems.

Overall, alluvial flats provides for small scale rural activities which contribute to the lifestyle, economy and identity of the islands.

### **10a.4.2 Resource management issues**

The significant resource management issues which need to be addressed in the Plan are:

1. How to provide for primary production activities, such as pastoral farming and horticulture, to establish and operate within in the land unit.
2. How to recognise that primary production activities may need to be complemented by other activities to ensure that a reasonable economic return for the landowner is achieved.
3. How to control the potential adverse effects of other activities so that the rural character of the landscape and the general amenity of the area is maintained.
4. How to manage the flooding which results from the high water tables associated with the land unit.

### **10a.4.3 Objective**

To provide for smaller scale primary production activities and a limited range of other activities where they do not detract from the rural character of the landscape or the general amenity of the locality.

#### **Policies**

1. By providing for primary production activities, such as pastoral farming and horticulture, to establish and operate in the land unit.
2. By requiring new sites to be of a size and nature that ensures smaller scale rural activities can occur and which maintains the rural character of the landscape.
3. By ensuring that the scale, nature and location of other activities will not have adverse effects on the rural character of the landscape or the general amenity of the locality.

### **10a.4.4 Resource management strategy**

The resource management strategy is to provide for primary production activities, such as pastoral farming and horticulture, so that these activities can continue to contribute to the economy, the lifestyle and the identity of the islands.

The smaller minimum site size in this land unit recognises that moderate to large scale farming operations may not always be viable in the islands, and as such, landowners may

need to diversify into a wider range of primary production activities, including those which do not require large sites.

A limited range of other activities is also provided for, subject to ensuring that the rural character of the landscape and general amenity values of the area are maintained. Provision for such activities is appropriate given that the income from primary production activities may need to be supplemented and as the majority of this land unit is located near settlement areas.

Visitor accommodation for up to 10 people is provided for as a permitted activity. Visitor accommodation for more than 10 people is a discretionary activity so that adverse effects on the rural character of the landscape and general amenity values of the locality can be assessed.

The flooding issues associated with the land unit will be managed through rules in [part 8 - Natural hazards](#). This may mean that while buildings are provided for in these land unit rules, they may not be provided for under the natural hazard rules.

#### 10a.4.5 Rules - activity table

Activity	Status
The construction and relocation of buildings, including buildings used for any of the other activities listed in this table <sup>1</sup>	P
Alterations and additions to the exterior of existing buildings including buildings used for any of the other activities listed in this table <sup>1</sup>	P
Accommodation for care	D
Accommodation for retired, elderly or disabled people	D
Art galleries and museums	D
Boarding house or hostel	D
Boarding kennels and catteries	D
Camping facilities	D
Care centres	D
Commercial firewood harvesting <sup>2</sup>	D
Continuous canopy indigenous forestry	P
Dwelling (one per site)	P
Emergency services facilities	D
Forestry <sup>2</sup>	D
Home occupations	P
Homestay	P
Horticulture	P
Multiple dwellings	D
Outdoor adventure activities	D
Pastoral farming	P
Residential accessory buildings	P
Rural property management plan	D
Visitor accommodation for up to 10 people	P
Visitor accommodation for more than 10 people	D
Winery	P

**Legend**

P = Permitted

D = Discretionary

**Notes:**

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. Commercial firewood harvesting and forestry are not expected to comply with the vegetation clearance controls set out in [part 10c - Development controls for land units and settlement areas](#) for landform 3.
3. The activities of earthworks and vegetation clearance (including domestic firewood harvesting) are treated as development controls and are therefore not listed in this table.

#### **10a.4.6 Rules - standards and terms for multiple dwellings**

An application for multiple dwellings will only be considered as a discretionary activity where one or more of the following criteria are met:

1. The resulting number of dwellings on the site will be no more than that which would occur if:
  - a. the site were subdivided in accordance with the minimum site areas set out in [table 12.1](#) for this land unit and
  - b. one dwelling was located on each site.
2. An application is made at the same time for subdivision resulting in the amalgamation of sites such that the number of dwellings on the new site created would be no greater than that which could be achieved through locating a dwelling on each of the original sites.
3. The dwellings are for papakainga housing.
4. The land has been owned co-operatively by a number of individuals since prior to 29 September 1992.

Proposals which do not meet these standards are a non-complying activity.

#### **10a.4.7 Rules - development controls**

Refer to [part 10c - Development controls for land units and settlement areas](#) for the controls applying in this land unit. The development controls listed in that part apply to all activities, whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

#### **10a.4.8 Assessment matters**

For applications for resource consent refer to [part 11 - Assessment matters](#) for assessment criteria for discretionary activities.

#### **10a.4.9 Relationship with rules in other parts of the Plan**

[Part 14 - Definitions](#) must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

[Part 4 - General rules](#)

[Part 5 - Network utility services](#)

**Part 6 - Financial contributions**

**Part 7 - Heritage**

**Part 8 - Natural hazards**

**Part 9 - Hazardous facilities and contaminated land**

**Part 10c - Development controls for land units and settlement areas**

**Part 12 - Subdivision**

**Part 13 - Transport**

## **10a.5 Land unit - Landform 4 (wetland systems)**

### **10a.5.1 Introduction**

This land unit is applied to fresh water wetlands that drain to rivers, streams or estuaries and to areas of land that support a prevalence of vegetation typically adapted for life in saturated soil conditions.

Wetland systems is characterised by:

- Expansive, largely unmodified wetland systems in low-lying areas.
- Smaller wetland systems, some of which have been modified by land management practices on surrounding areas of land.
- Wildlife and plant habitats, which result in high ecological value in a local, regional and in some cases a national context. This is particularly apparent where the wetland system is unmodified.
- High hydrological importance within water catchments, particularly in terms of flood mitigation and sediment control.
- High natural character, especially where the wetland system is unmodified.

Overall, wetland systems is an important natural environment, with high natural character, ecological and hydrological values.

### **10a.5.2 Resource management issue**

The significant resource management issue which needs to be addressed in the Plan is:

- How to protect the natural character, ecological and hydrological value of wetland systems from the adverse effects of activities and buildings.

### **10a.5.3 Objectives**

1. To protect the natural character and the ecological and hydrological values and functional integrity of wetland systems from the adverse effects of activities and buildings.
2. To where possible, enhance or restore, the natural character and the ecological and hydrological values and functional integrity of wetland systems.

#### **Policies**

1. By protecting wetland systems from modification by activities and buildings.
2. By requiring new sites to be of a size and nature that avoids adverse effects on the natural character, ecological and hydrological values of the land unit.

### **10a.5.4 Resource management strategy**

The natural character, ecological and hydrological values of this land unit are so high, that the resource management strategy is to not specifically provide for activities and buildings to occur at all and to require a large minimum site size for subdivision within the land unit.

Rural property management plans are provided for as a discretionary activity in recognition of the long term management approach to development for a whole site that is expected from these plans. Some sites contain a range of different landform land units. It is therefore appropriate for a rural property management plan to include methods for protecting and enhancing any parts of the site which are classified as landform 4.

### 10a.5.5 Rules - activity table

Activity	Status
The construction and relocation of buildings, or undertaking exterior alterations and additions to existing buildings.	NC
All activities (other than ecosourced planting and rural property management plan as provided for below)	NC
Ecosourced planting	P
Rural property management plan	D

#### Legend

P = Permitted

D = Discretionary

NC= Non-complying

#### Notes:

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearances are treated as development controls and are therefore not listed in this table.

### 10a.5.6 Rules - development controls

Refer to [part 10c - Development controls for land units and settlement areas](#) for the controls applying in this land unit. The development controls listed in that part apply to all activities, whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

### 10a.5.7 Assessment matters

For applications for resource consent refer to [part 11 - Assessment matters](#) for assessment criteria for discretionary activities.

### 10a.5.8 Relationship with rules in other parts of the Plan

[Part 14 - Definitions](#) must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

[Part 4 - General rules](#)

[Part 5 - Network utility services](#)

[Part 6 - Financial contributions](#)

[Part 7 - Heritage](#)

[Part 8 - Natural hazards](#)

[Part 9 - Hazardous facilities and contaminated land](#)

[Part 10c - Development controls for land units and settlement areas](#)

[Part 12 - Subdivision](#)

[Part 13 - Transport](#)

## **10a.6 Land unit - Landform 5 (productive land)**

### **10a.6.1 Introduction**

This land unit applies to land which is predominantly pastoral, but includes other productive uses such as horticulture and woodlots. The land unit is applied to the expansive areas of land on eastern Waiheke while on Great Barrier, the land unit is generally applied to pockets of land.

Productive land is characterised by:

- Pastoral and horticultural activities, these are often of a moderate to large scale as compared to the productive activities occurring within other land units.
- Varying contours, with some areas being characterised as 'rolling to moderately sloping' and others being 'steep slopes'.
- An expansive landscape with an open pattern and a rural character.
- A range of pasture quality and productive capability due to the varying soil types.
- A number of natural features such as smaller wetlands and water systems.
- A working landscape with various built elements such as farm buildings, houses and drainage systems.

Overall, productive land provides for large scale rural activities which contribute to the lifestyle, economy and identity of the islands.

### **10a.6.2 Resource management issues**

The significant resource management issues which need to be addressed in the Plan are:

1. How to provide for productive activities, such as pastoral farming and horticulture, to establish and operate within in the land unit.
2. How to maintain the open pattern and rural character of the landscape.

### **10a.6.3 Objective**

To provide for productive activities and to ensure that the open pattern and rural character of the landscape is maintained.

#### **Policies**

1. By providing for productive activities, such as pastoral farming, viticulture and horticulture to establish and operate within the land unit.
2. By limiting the non-productive activities that can occur so that the rural use and character of the landscape is maintained.
3. By requiring new sites to be of a size and nature which ensures that moderate to large scale productive activities can occur and which protects the open pattern and rural character of the landscape.

### **10a.6.4 Resource management strategy**

The resource management strategy is to provide for productive activities, such as pastoral farming and horticulture, so that these activities can continue to contribute to the economy, lifestyle and the identity of the islands.

Provision for non-productive activities is limited and the minimum site size is large so that the objective of using the land for productive activities will be achieved.



## 10a.6.5 Rules - activity table

Activity	Status
The construction and relocation of buildings, including buildings used for any of the other activities listed in this table <sup>1</sup> unless specified as a restricted discretionary activity in this table	P
The construction and relocation of buildings for the following activities: Dwelling, Visitor accommodation, Home occupation, Homestay and Residential accessory buildings	RD
Alterations and additions to the exterior of existing buildings including buildings used for any of the other activities listed in this table <sup>1</sup>	P
Boarding house or hostel	D
Boarding kennels and catteries	D
Commercial firewood harvesting <sup>2</sup>	D
Continuous canopy indigenous forestry	P
Dwelling (one per site)	P
Dwelling (two per site), on Great Barrier Island only, where the following circumstances apply: <ul style="list-style-type: none"> <li>• there is no visitor accommodation (existing or proposed) on the site; and</li> <li>• the site is not required to meet the minimum subdivision site size in <a href="#">tables 12.1</a> and <a href="#">12.2</a>; and</li> <li>• a restrictive covenant is to be registered on the title to avoid subdivision for sites that do not meet the provisions of <a href="#">tables 12.1</a> and <a href="#">12.2</a>.</li> </ul>	RD
Forestry <sup>2</sup>	D
Home occupations	P
Homestay	P
Horticulture	P
Multiple dwellings on Waiheke and Ponui Islands	RD
Multiple dwellings unless otherwise specified as a restricted discretionary activity in this table	D
Outdoor adventure activities	D
Pastoral farming	P
Residential accessory buildings	P
Rural property management plan	D
The disposal of settled solids from septic tanks and wastewater treatment and disposal systems	D
Visitor accommodation for up to 10 people (excluding Great Barrier Island)	P
Visitor accommodation for up to 10 people, on Great Barrier Island only, where there is no more than one dwelling per site	P
Visitor accommodation for more than 10 people (excluding Great Barrier Island)	D
Visitor accommodation for more than 10 people, on Great Barrier Island only, where there is no more than one dwelling per site	D
Winery	P

**Legend**

P = Permitted

RD= Restricted discretionary

D = Discretionary

**Notes:**

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. Commercial firewood harvesting and forestry are not expected to comply with the vegetation clearance controls set out in [part 10c - Development controls for land units and settlement areas](#) for landform 5.
3. The activities of earthworks and vegetation clearance (including domestic firewood harvesting) are treated as development controls and are therefore not listed in this table.

## **10a.6.6 Rules - standards and terms for multiple dwellings**

**10a.6.6.1** An application for multiple dwellings will only be considered as a restricted discretionary activity where the resulting number of dwellings on the site will be no more than that which would occur if:

- a. the site were subdivided in accordance with the minimum site areas set out in table 12.1 for this land unit and
- b. one dwelling was located on each site.

10a.6.6.2 An application for multiple dwellings, other than under clause 10a.6.6.1 above, will only be considered as a discretionary activity where one or more of the following criteria are met:

1. An application is made at the same time for subdivision resulting in the amalgamation of sites such that the number of dwellings on the new site created would be no greater than that which could be achieved through locating a dwelling on each of the original sites.
2. The dwellings are for papakainga housing.
3. The land has been owned co-operatively by a number of individuals since prior to 29 September 1992.

10a.6.6.3 Proposals which do not meet these standards in 10a.6.6.1 or 10a.6.6.2 are a non-complying activity.

## **10a.6.7 Rules - development controls**

Refer to [part 10c - Development controls for land units and settlement areas](#) for the controls applying in this land unit. The development controls listed in that part apply to all activities, whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

## **10a.6.8 Assessment matters**

### **1. Matters of discretion for dwelling (two per site)**

When considering an application for resource consent for dwelling (two per site) on Great Barrier Island only, the Council has restricted its discretion to considering the following matters;

- a. adequacy of a restrictive covenant
- b. access to dwelling
- c. location of dwelling

### **Explanation**

A second dwelling on a site shall be considered as a restricted discretionary activity where a restrictive covenant is registered on the title, prior to the issue of any building consent, to

restrict the future subdivision of the second dwelling from the parent site where the minimum site size set out in [table 12.1](#) and [12.2](#) are not achieved.

## 2. Other listed activities

For other applications for resource consent refer to [part 11 - Assessment matters](#) for:

- a. Matters of discretion and notification requirements applying to the construction and relocation of buildings and to exterior alterations and additions to existing buildings.
- b. Assessment criteria for discretionary activities.

### Assessment criteria

- whether the restrictive covenant is adequate to control future subdivision of the site that would result in the second dwelling being located on a separate title
- whether the dwelling and access are located so as to minimise or avoid future opportunities to create a separate lot for the second dwelling where sites do not meet the minimum site sizes specified in [tables 12.1](#) and [12.2](#).

## 10a.6.9 Relationship with rules in other parts of the Plan

[Part 14 - Definitions](#) must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

[Part 4 - General rules](#)

[Part 5 - Network utility services](#)

[Part 6 - Financial contributions](#)

[Part 7 - Heritage](#)

[Part 8 - Natural hazards](#)

[Part 9 - Hazardous facilities and contaminated land](#)

[Part 10c - Development controls for land units and settlement areas](#)

[Part 12 - Subdivision](#)

[Part 13 - Transport](#)

## **10a.7 Land unit - Landform 6 (regenerating slopes)**

### **10a.7.1 Introduction**

This land unit is applied to extensive areas of regenerating bush where kanuka and manuka are the predominant vegetation.

Regenerating slopes is characterised by:

- High natural character and visual amenity value, as a result of its visual prominence (in both coastal locations and as a backdrop to settlement areas) and its unbroken expansive qualities.
- Varying rates of regeneration due to differences in factors such as soil quality and stability, aspect and exposure.
- High ecological values, especially in areas where the regenerating vegetation has been long established and consequently there is an increased diversity of podocarp and broadleaf species and wildlife habitats.
- Small, scattered and unobtrusive buildings, if there are buildings at all.
- Isolated pockets of erosion particularly on north facing slopes.

Overall, regenerating slopes makes a significant contribution to the natural character, ecological and the visual amenity value of the islands.

### **10a.7.2 Resource management issue**

The significant resource management issue which needs to be addressed in the Plan is:

- How to protect the natural character, ecological and visual amenity value of the regenerating slopes from the adverse effects of activities and buildings.

### **10a.7.3 Objective**

To protect the ecological, natural character, landscape, and visual amenity values of the regenerating slopes from the adverse effects of activities and buildings.

#### **Policies**

1. By limiting the activities that can occur to those which avoid adverse effects on the ecological, natural character, landscape and visual amenity values of the land unit.
2. By managing the number, scale, form, colour and location of new buildings to avoid remedy or mitigate adverse effects on the ecological, landscape, natural character, and visual amenity values of the land unit.
3. By requiring new sites to be of a size and nature that protects the natural character, ecological and visual amenity values of the land unit.

### **10a.7.4 Resource management strategy**

The resource management strategy is to limit activities to those of a low intensity and to require buildings to be assessed to ensure that there will be no adverse effects on the natural character, ecological and visual amenity value of the land unit.

## 10a.7.5 Rules - activity table

Activity	Status
The construction and relocation of buildings, including buildings used for any of the other activities listed in this table <sup>1</sup>	RD
Alterations and additions to the exterior of existing buildings including buildings used for any of the other activities listed in this table. However this does not apply to minor alterations and additions as defined in <a href="#">part 14 - Definitions</a> <sup>1</sup>	RD
Camping facilities	D
Commercial firewood harvesting	D
Continuous canopy indigenous forestry	P
Dwelling (one per site)	P
Dwelling (two per site), on Great Barrier Island only, where the following circumstances apply: <ul style="list-style-type: none"> <li>• there is no visitor accommodation (existing or proposed) on the site; and</li> <li>• the site is not required to meet the minimum subdivision site size in <a href="#">tables 12.1</a> and <a href="#">12.2</a>; and</li> <li>• a restrictive covenant is to be registered on the title to avoid subdivision for sites that do not meet the provisions of <a href="#">tables 12.1</a> and <a href="#">12.2</a>.</li> </ul>	RD
Home occupations	P
Homestay	P
Horticulture	P
Multiple dwellings on Waiheke and Ponui Islands	RD
Multiple dwellings unless otherwise specified as a restricted discretionary activity in this table	D
Outdoor adventure activities	D
Residential accessory buildings	P
Rural property management plan	D
Visitor accommodation for up to 10 people (excluding Great Barrier Island)	P
Visitor accommodation for up to 10 people, on Great Barrier Island only, where there is no more than one dwelling per site	P
Visitor accommodation for more than 10 people (excluding Great Barrier Island)	D
Visitor accommodation for more than 10 people, on Great Barrier Island only, where there is no more than one dwelling per site	D
Winery	D

**Legend**

P = Permitted

RD= Restricted discretionary

D = Discretionary

**Notes:**

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance (including domestic firewood harvesting) are treated as development controls and are therefore not listed in this table.
3. Commercial firewood harvesting is not expected to comply with the vegetation clearance controls set out in [part 10c - Development controls for land units and](#)

[settlement areas](#) for landform 6.

## 10a.7.6 Rules - standards and terms for multiple dwellings

**10a.7.6.1** An application for multiple dwellings will only be considered as a restricted discretionary activity where the resulting number of dwellings on the site will be no more than that which would occur if:

- a. the site were subdivided in accordance with the minimum site areas set out in table 12.1 for this land unit and
- b. one dwelling was located on each site.

10a.7.6.2 An application for multiple dwellings, other than under clause 10a.7.6.1 above, will only be considered as a discretionary activity where one or more of the following criteria are met:

1. An application is made at the same time for subdivision resulting in the amalgamation of sites such that the number of dwellings on the new site created would be no greater than that which could be achieved through locating a dwelling on each of the original sites.
2. The dwellings are for papakainga housing.
3. The land has been owned co-operatively by a number of individuals since prior to 29 September 1992.

10a.7.6.3 Proposals which do not meet these standards in 10a.7.6.1 or 10a.7.6.2 are a non-complying activity.

## 10a.7.7 Rules - development controls

Refer to [part 10c - Development controls for land units and settlement areas](#) for the controls applying in this land unit. The development controls listed in that part apply to all activities, whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

## 10a.7.8 Assessment matters

### 1. Matters of discretion for dwelling (two per site)

When considering an application for resource consent for dwelling (two per site) on Great Barrier Island only, the Council has restricted its discretion to considering the following matters:

- a. adequacy of a restrictive covenant
- b. access to dwelling
- c. location of dwelling

### Explanation

A second dwelling on a site shall be considered as a restricted discretionary activity where a restrictive covenant is registered on the title, prior to the issue of any building consent, to restrict the future subdivision of the second dwelling from the parent site where the minimum site size set out in [tables 12.1](#) and [12.2](#) is not achieved.

### 2. Other listed activities

For other applications for resource consent refer to [part 11 - Assessment matters](#) for:

- a. Matters of discretion and notification requirements applying to the construction and relocation of buildings and to exterior alterations and additions to existing buildings.

- b. Assessment criteria for discretionary activities.

### **10a.7.9 Relationship with rules in other parts of the Plan**

**Part 14 - Definitions** must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

**Part 4 - General rules**

**Part 5 - Network utility services**

**Part 6 - Financial contributions**

**Part 7 - Heritage**

**Part 8 - Natural hazards**

**Part 9 - Hazardous facilities and contaminated land**

**Part 10c - Development controls for land units and settlement areas**

**Part 12 - Subdivision**

**Part 13 - Transport**

## **10a.8 Land unit - Landform 7 (forest and bush areas)**

### **10a.8.1 Introduction**

Forest and bush areas include extensive podocarp and broadleaf forest areas, areas of secondary regenerating forest and some isolated areas of manuka and kanuka.

Forest and bush areas are characterised by:

- Steep upper slopes and valley systems with some gently sloping areas.
- High conservation and ecological value as these areas have either survived or significantly recovered from milling activity in the past.
- High natural character and visual amenity due to the sheer dominance, scale and age of the vegetation cover.
- An absence of built structures.

Overall, forest and bush areas make a significant contribution to the natural character, conservation, ecological and visual amenity values of the islands.

### **10a.8.2 Resource management issue**

The significant resource management issue which needs to be addressed in the Plan is:

- How to protect the natural character and the conservation, ecological and visual amenity value of the forest and bush areas from adverse effects of activities and buildings.

### **10a.8.3 Objectives**

1. To protect the ecological, natural character, landscape, conservation, and visual amenity values of forest and bush areas from the adverse effects of activities and buildings.
2. To protect, where possible, enhance or restore, the conservation, ecological natural character, landscape and visual amenity values of forest and bush areas.

#### **Policies**

1. By limiting the activities that can occur to those which avoid adverse effects on the natural character and the conservation, ecological and visual amenity values of the land unit.
2. By ensuring that the scale, form, colour and location of new buildings will not have adverse effects on the natural character and the conservation, ecological and visual amenity values of the land unit.
3. By requiring new sites to be of a size and nature that protects the natural character and the conservation, landscape, ecological and visual amenity values of the land unit.

### **10a.8.4 Resource management strategy**

The resource management strategy is to limit activities to those of a low intensity and to require buildings to be assessed to ensure that there will be no adverse effects on the natural character and the conservation, ecological and visual amenity value of the land unit.



### 10a.8.5 Rules - activity table

Activity	Status
The construction and relocation of buildings, including buildings used for any of the other activities listed in this table <sup>1</sup>	RD
Alterations and additions to the exterior of existing buildings including buildings used for any of the other activities listed in this table. However this does not apply to minor alterations and additions as defined in <a href="#">part 14 - Definitions</a> <sup>1</sup>	RD
Continuous canopy indigenous forestry	P
EITHER: Dwelling (one per site) OR: Visitor accommodation for up to 10 people	P
Dwelling (one per site) not otherwise provided for as a permitted activity	D
Home occupations	P
Homestay	P
Multiple dwellings on Waiheke and Ponui Islands	RD
Multiple dwellings unless otherwise specified as a restricted discretionary activity in this table	D
Residential accessory buildings	P
Rural property management plan	D
Visitor accommodation not otherwise provided for as a permitted activity	D
Winery	D

#### Legend

P = Permitted

RD= Restricted discretionary

D = Discretionary

#### Notes:

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance (including domestic firewood harvesting) are treated as development controls and are therefore not listed in this table.

### 10a.8.6 Rules - standards and terms for multiple dwellings

**10a.8.6.1** An application for multiple dwellings will only be considered as a restricted discretionary activity where the resulting number of dwellings on the site will be no more than that which would occur if:

- a. the site were subdivided in accordance with the minimum site areas set out in table 12.1 for this land unit and
- b. one dwelling was located on each site.

**10a.8.6.2** An application for multiple dwellings, other than under clause 10a.8.6.1 above, will only be considered as a discretionary activity where one or more of the following criteria are met:

1. An application is made at the same time for subdivision resulting in the amalgamation of sites such that the number of dwellings on the new site

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created would be no greater than that which could be achieved through locating a dwelling on each of the original sites.

2. The dwellings are for papakainga housing.
3. The land has been owned co-operatively by a number of individuals since prior to 29 September 1992.

10a.8.6.3 Proposals which do not meet these standards in 10a.8.6.1 or 10a.8.6.2 are a non-complying activity.

### 10a.8.7 Rules - development controls

Refer to [part 10c - Development controls for land units and settlement areas](#) for the controls applying in this land unit. The development controls listed in that part apply to all activities, whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

### 10a.8.8 Assessment matters

For applications for resource consent refer to [part 11 - Assessment matters](#) for:

- Matters of discretion and notification requirements applying to the construction and relocation of buildings and to exterior alterations and additions to existing buildings
- Assessment criteria for discretionary activities.

### 10a.8.9 Relationship with rules in other parts of the Plan

[Part 14 - Definitions](#) must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

[Part 4 - General rules](#)

[Part 5 - Network utility services](#)

[Part 6 - Financial contributions](#)

[Part 7 - Heritage](#)

[Part 8 - Natural hazards](#)

[Part 9 - Hazardous facilities and contaminated land](#)

[Part 10c - Development controls for land units and settlement areas](#)

[Part 12 - Subdivision](#)

[Part 13 - Transport](#)

## 10a.9 Land unit - Island residential 1 (traditional residential)

### 10a.9.1 Introduction

This land unit is located in western Waiheke adjoining or close to the commercial centre of villages and on four distinct areas in Rakino. It contains the most intensive form of residential development within the islands.

The characteristics of the land unit are:

- Generally low intensity residential development (compared with the Auckland isthmus) containing stand alone dwellings, with some isolated areas of higher intensity residential development, such as the existing retirement village at 15-37 Natzka Road, Ostend. Further high intensity or comprehensive development within the land unit is likely to be limited due to wastewater and stormwater servicing constraints.
- A highly modified, open and spacious landscape (in most of the land unit a large proportion of each site is covered in grass).
- A low proportion of indigenous vegetation.
- Flat or a moderate sloped topography.

The land unit also includes coastal terraces adjacent to the more accessible and heavily used beaches on Waiheke.

Overall, the land unit is important as a residential area with an open and spacious character.

### 10a.9.2 Resource management issues

The significant resource management issues which need to be addressed in the Plan are:

1. How to provide for residential development while maintaining the character and amenity of the area.
2. How to ensure that non-residential activities do not adversely impact on the amenity of residential areas.

### 10a.9.3 Objectives and policies

#### 10a.9.3.1 Objective

To provide for residential development at a scale and intensity which maintains the relatively spacious character, increases the indigenous vegetation cover and allows for effective stormwater and wastewater disposal within the land unit.

#### Policies

1. By controlling the intensity, bulk, scale and location of buildings on sites in order to retain the character of the land unit.
2. By requiring the planting of sites for amenity and wastewater disposal purposes.

#### 10a.9.3.2 Objective

To provide for appropriate non-residential activities where their scale, intensity and location are compatible with the residential character of the area.

#### Policies

1. By providing for activities which have functions which are compatible with, and support residential activities.
2. By ensuring that the character and scale of buildings used for non-residential activities are compatible with the amenities and character of the surrounding residential area.
3. By restricting the type and intensity of non-residential activities to those which are compatible in visual amenity terms and in other generated effects (eg traffic, noise,

hours of operation) with surrounding residential uses.

### 10a.9.3.3 Objective

To maintain the amenity and landscape qualities of beach front locations at Oneroa, Palm Beach, Blackpool and Onetangi.

#### Policies

1. By imposing additional controls on all buildings in the coastal amenity area so they do not compromise the character and amenity of the coast.
2. By only allowing non-residential activities within coastal areas where they are compatible with the character and amenity of these locations.

### 10a.9.4 Resource management strategy

The resource management strategy for the land unit is to provide for predominantly residential uses in the land unit and to recognise the need to more carefully manage the environmental impacts of such activities.

Coastal areas within the land unit are especially sensitive to the effects of future development. This is controlled by identifying a coastal amenity area which is shown on the planning maps. Development within this area requires a resource consent.

An overall development Plan has been applied to the retirement village at 15-37 Natzka Road, Ostend. The Waiheke Retirement Village is an established retirement village that accords with the provisions of the Retirement Villages Act 2003. The site has developed over a number of years in reliance on a number of resource consents granted by the council. It is considered that the village activity and its ancillary activities are sufficiently homogenous and of a sufficient size to be contained within an overall concept plan to regulate the use and further development of the village as a distinct component of the Island Residential 1 land unit on Waiheke. The particular rules that apply to this site are set out at [rule 10a.9.5.1](#) below. Refer also to [figure 10a.00 Waiheke Retirement Village, Ostend](#).

### 10a.9.5 Rules - activity table

Activities	Status
The construction and relocation of buildings, including buildings used for any of the other activities listed in this table, within the coastal amenity area <sup>1</sup>	RD
Alterations and additions to the exterior of existing buildings, including buildings used for any of the other activities listed in this table, within the coastal amenity area. However this does not apply to minor alterations and additions as defined in <a href="#">part 14 - Definitions</a> <sup>1</sup>	RD
The construction and relocation of buildings, including buildings used for any of the other activities listed in this table, outside the coastal amenity area <sup>1</sup>	P
Alterations and additions to the exterior of existing buildings, including buildings used for any of the other activities listed in this table, outside the coastal amenity area <sup>1</sup>	P
Accommodation for care for up to 8 people	P
Accommodation for care for more than 8 people	D
Accommodation for retired, elderly or disabled people (other than provided for in <a href="#">rule 10a.9.5.1</a> )	D
Art galleries	D
Boarding house or hostel	D
Care centre (other than provided for in <a href="#">rule 10a.9.5.1</a> )	D
Community facilities	D
Dairy	RD

Activities	Status
EITHER: Dwelling (one per site) OR: Visitor accommodation for up to 10 people	P
Visitor accommodation not otherwise provided for as a permitted activity	D
Dwellings not otherwise provided for as a permitted activity	D
Educational facilities	D
Emergency services facilities	D
Healthcare services (other than provided for in <a href="#">rule 10a.9.5.1</a> )	D
Home occupations	P
Homestay	P
Offices	D
Residential accessory buildings	P

#### 10a.9.5.1 Waiheke Retirement Village Rules - activity table

Activities	Status
Accommodation for retired, elderly or disabled people	P
Residential accommodation associated with the primary use of the site	P
Any building complying with the relevant development controls with a building plan area of less than 25m <sup>2</sup>	P
The following activities provided that they are subsidiary and ancillary to the primary retirement village and residential accommodation: <ul style="list-style-type: none"> <li>• Care centres</li> <li>• Car parking areas</li> <li>• Community welfare facilities</li> <li>• Healthcare services (including geriatric hospital facilities)</li> <li>• Rest home</li> <li>• Ambulance facilities</li> </ul> None of the above shall include retail or provide services beyond that provided as part of the function of the retirement village.	P
The construction or relocation of any building within the site with a building plan area of 25m <sup>2</sup> or greater.	RD

#### Notes:

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.
3. Where the area of land comprising the retirement village (refer to [figure 10a.00](#)) is not used for any of the permitted activities listed in table 10a.9.5.1 above, the provisions of the underlying Island Residential 1 (traditional residential) land unit shall apply.



**10a.9.6 Rules - standards and terms for visitor accommodation for up to 10 people**

An application for visitor accommodation for up to 10 people will only be considered as a permitted activity where the following criterion is met:

1. Where the visitor accommodation consists of more than one building, those buildings must be clustered.

**10a.9.7 Rules - development controls**

The development controls listed in rules [10a.9.7.1](#) and [10a.9.7.2](#) below apply to all activities whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to the development controls in [rules 10a.9.7.1 to 10a.9.7.4](#) will be considered as development control modifications as set out in [clause 10c.3](#).

As well as the specific controls set out below, there are additional controls set out in [part 10c - Development controls for land units and settlement areas](#) which also apply to this land unit. All development on the Waiheke Retirement Village site will be subject to the development controls contained in [part 10c](#) except where otherwise specified below.

**10a.9.7.1 Planting of front yards**

On sites other than rear sites, not less than 60 per cent of the 4m front yard must be planted.

**10a.9.7.2 Planting of wastewater disposal areas**

On all sites, planting of the wastewater disposal area must be undertaken. [Appendix 13 - Planting guide](#), identifies vegetation that is appropriate for planting within effluent disposal fields.

**Waiheke Retirement Village****10a.9.7.3 Height**

1. Within Area A only (as shown on [figure 10a.00](#)), buildings of more than 8m and no greater than 10m (maximum RL 13.5 - vertical datum: Auckland 1946) shall be considered as a restricted discretionary activity.

**Note:**

For all other parts of the site, the maximum permitted height remains at 8m as set out in [table 10c.1: Development controls - landforms 1-7](#), island residential 1 and 2. Except as provided for in rule 10a.9.7.3 above, any proposal to exceed the maximum height for the land unit will be considered as a development control modification under [clause 10c.3](#).

**10a.9.7.4 Building coverage**

1. Building coverage above 15% and up to 20% of net site area shall be considered as a restricted discretionary activity. Building coverage above 20% of the net site area shall be considered as a discretionary activity.

The Waiheke Retirement Village site at 15-37 Natzka Road, Waiheke comprises the parcels covered by the certificates of title 124B/ 179, 328/ 300, 80D/ 517, 131B/ 145, 131B/ 146, and 124B/ 180. The Waiheke Retirement Village shall register a covenant in favour of council recording that the sites shall be held together as one site and shall not be disposed of independently without prior written approval of council.

**10a.9.8 Assessment matters****1. Matters of discretion for dairies**

When considering an application for resource consent for a dairy, the council has restricted its discretion to considering the following matters:

- traffic generation
- noise generation
- hours of operation
- the effect of the activity on the amenity of surrounding residential uses with respect to the above.

**2. Matters of discretion and assessment criteria for activities on the Waiheke Retirement Village site**

For restricted discretionary activities shown in [table 10a.9.5.1](#) the council has restricted its discretion to the following matters:

- development controls
- intensity and scale
- traffic generation
- parking
- access
- natural hazards
- servicing constraints: and

## Part 10a - Land units: objectives, policies and activity tables

- landscaping
- design and visual character

Refer to the assessment criteria below, in part [11.3.2\(1\)](#), (2), (4), (7), (8), (10) and (12) in relation to the above matters and [part 8 - Natural hazards](#).

### Design and visual character

- (i) The design of any new building requiring consent shall have regard to matters of scale, form and appearance and should not detract from the character and amenity of the residential environment of Anzac Bay.
- (ii) Any new building should have an external colour that is integrated with the surrounding natural landscape and compatible with the existing built form, materials and colouring of the existing retirement village.

### 3. Other listed activities

For other applications for resource consent refer to [part 11 - Assessment matters](#) for:

- Matters of discretion and notification requirements applying to the construction and relocation of buildings and to exterior alterations and additions to existing buildings
- Assessment criteria for discretionary activities.

## 10a.9.9 Relationship with rules in other parts of the Plan

[Part 14 - Definitions](#) must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

[Part 4 - General rules](#)

[Part 5 - Network utility services](#)

[Part 6 - Financial contributions](#)

[Part 7 - Heritage](#)

[Part 8 - Natural hazards](#)

[Part 9 - Hazardous facilities and contaminated land](#)

[Part 10c - Development controls for land units and settlement areas](#)

[Part 12 - Subdivision](#)

[Part 13 - Transport](#)



## 10a.10 Land unit - Island residential 2 (bush residential)

### 10a.10.1 Introduction

This land unit is located in western Waiheke and generally adjoins the island residential 1 land unit.

The characteristics of the land unit are:

- Moderate to relatively steep slopes.
- Low intensity residential development (compared with the Auckland isthmus) containing stand alone dwellings.
- Heavily bush covered with generally indigenous vegetation.
- High ecological values.
- Dwellings which are a secondary component of the landscape. Most dwellings blend into the dominant natural character of the indigenous vegetation.

Overall, the land unit is an important residential area with a character which is strongly influenced by indigenous vegetation.

### 10a.10.2 Resource management issues

The significant resource management issues which need to be addressed in the Plan are:

1. How to ensure that buildings complement the predominant elements of the natural landscape of indigenous vegetation and steep topography.
2. How to conserve indigenous vegetation to maintain ecological values and the visual amenity of the land unit.
3. How to ensure that non-residential activities do not adversely impact on the amenity of residential areas.

### 10a.10.3 Objectives and policies

#### 10a.10.3.1 Objective

To provide for residential development and limit non-residential activities to a scale, location, intensity and appearance which is complementary to the bush clad character of the natural environment.

#### Policies

1. By controlling the intensity of development and the bulk, scale and location of buildings to ensure that they are compatible with the natural and physical environment.
2. By assessing the design and appearance of buildings to ensure that they are integrated with the natural environment.
3. By restricting the type and intensity of non-residential activities to those which are compatible in visual amenity terms and in other generated effects (eg traffic, noise, hours of operation) with surrounding residential uses and the natural environment.

#### 10a.10.3.2 Objective

To ensure that development of sites retains indigenous vegetation cover.

#### Policies

1. By requiring the maximum amount of indigenous vegetation to be retained.
2. By ensuring that any development is located on portions of the site that are of lower ecological value.

### 10a.10.4 Resource management strategy

The resource management strategy for the land unit is to provide for residential development at an intensity and scale, and of an appearance, which does not detract from the dominant indigenous bush clad character of the land unit. To ensure that this is achieved, building development within this land unit requires a resource consent.

### 10a.10.5 Rules - activity table

Activities	Status
The construction and relocation of buildings, including buildings used for any of the other activities listed in this table <sup>1</sup>	RD
Alterations and additions to the exterior of existing buildings including buildings used for any of the other activities listed in this table. However this does not apply to minor alterations and additions as defined in <a href="#">part 14 - Definitions</a> <sup>1</sup>	RD
Accommodation for care for up to 8 people	P
Accommodation for care for more than 8 people	D
Accommodation for retired, elderly or disabled people	D
Art galleries	D
Boarding house or hostel	D
Care centre	D
Community facilities	D
Dairy	RD
EITHER: Dwelling (one per site) OR: Visitor accommodation for up to 10 people	P
Visitor accommodation not otherwise provided for as a permitted activity	D
Dwellings not otherwise provided for as a permitted activity	D
Educational facilities	D
Emergency services facilities	D
Healthcare services	D
Home occupations	P
Homestay	P
Offices	D
Residential accessory buildings	P

#### Legend

P = Permitted

RD= Restricted discretionary

D = Discretionary

#### Notes:

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [clause 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

### **10a.10.6 Rules - standards and terms for visitor accommodation for up to 10 people**

An application for visitor accommodation for up to 10 people will only be considered as a permitted activity where the following criterion is met:

1. Where the visitor accommodation consists of more than one building, those buildings must be clustered.

### **10a.10.7 Rules - development controls**

Refer to [part 10c - Development controls for land units and settlement areas](#) for the controls applying in this land unit. The development controls listed in that part apply to all activities, whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

### **10a.10.8 Assessment matters**

#### **1. Matters of discretion for dairies**

When considering an application for resource consent for a dairy, the council has restricted its discretion to considering the following matters:

- traffic generation
- noise generation
- hours of operation
- the effect of the activity on the amenity of surrounding residential uses with respect to the above.

#### **2. Other listed activities**

For other applications for resource consent refer to [part 11 - Assessment matters](#) for:

- Matters of discretion and notification requirements applying to the construction and relocation of buildings and to exterior alterations and additions to existing buildings
- Assessment criteria for discretionary activities.

### **10a.10.9 Relationship with rules in other parts of the Plan**

[Part 14 - Definitions](#) must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

[Part 4 - General rules](#)

[Part 5 - Network utility services](#)

[Part 6 - Financial contributions](#)

[Part 7 - Heritage](#)

[Part 8 - Natural hazards](#)

[Part 9 - Hazardous facilities and contaminated land](#)

[Part 10c - Development controls for land units and settlement areas](#)

[Part 12 - Subdivision](#)

[Part 13 - Transport](#)

## 10a.11 Land unit - Commercial 1 (Oneroa village)

### 10a.11.1 Introduction

This land unit applies to the retail and commercial area of Oneroa village on Waiheke.

The characteristics of the land unit are:

- Generally small scale retail and other commercial activities (shops, cafés, restaurants and offices) located in one to two storey buildings on small sites.
- Some community facilities (Artworks, Red Cross).
- A variety of small to medium scale tenancies.
- Most buildings are located on or close to Ocean View Road (and often include verandahs and landscaping).
- Relatively high volumes of traffic.
- Most of the activities within the land unit are connected to, or able to be connected to, the Owhanake wastewater treatment plant.

Oneroa village is a busy shopping centre which is a focal point for local residents, shopping, recreation and socialising. Its location within walking distance of Matiatia and on a major transport route to the eastern parts of the island means that it has a major role in servicing the needs of residents, commuters and visitors.

Oneroa is also situated in a dominant location on a ridge overlooking, and with pedestrian and vehicle connections to, Oneroa Beach.

The above characteristics contribute to the high amenity value of the village.

Overall, Oneroa is an important retail and commercial centre with a high level of amenity.

### 10a.11.2 Resource management issues

The significant resource management issues which need to be addressed in the Plan are:

1. How to enable retail and employment opportunities within Oneroa in a manner which protects and enhances the high amenity value and 'village' character of the centre.
2. How to ensure that commercial activity within Oneroa village does not negatively impact on other activities within the land unit or adversely affect the character and amenity of adjoining island residential land units.

### 10a.11.3 Objectives and policies

#### 10a.11.3.1 Objective

To enable a vibrant, varied and safe retail environment within Oneroa village where the scale, form and location of buildings provides a high level of amenity.

#### Policies

1. By requiring new buildings or additions and alterations to existing buildings to be assessed to ensure consistency with design guidelines for Oneroa (refer to [appendix 12 - Oneroa village design guidelines](#)).
2. By requiring that residential activities are not located on the ground floor level to ensure an active and continuous frontage is maintained.
3. By requiring, on sites which adjoin Ocean View Road, that new buildings adjoin and face this road, to ensure an active and continuous retail frontage.
4. By requiring verandahs to be provided as shelter for pedestrians on the northern side of Ocean View Road.

**10a.11.3.2 Objective**

To allow for appropriate commercial growth and development within Oneroa village.

**Policies**

1. By recognising that within Oneroa village, wastewater disposal is not a constraint to future development as long as any waste disposal needs can be met within the terms of the notice of requirement for the Owhanake wastewater treatment plant.
2. By providing for a range of commercial and residential activity within the village.
3. By recognising the differences in the northern and southern sides of Ocean View Road through specific development controls.

**10a.11.3.3 Objective**

To ensure that any adverse environmental effect of commercial activity on other activities within the land unit or on adjoining island residential or open space land units is avoided or no more than minor in extent.

**Policies**

1. By requiring noise standards on all activities and internal noise controls for dwellings within the land unit.
2. By imposing additional controls on the location and size of buildings where they adjoin or face island residential or open space land units.

**10a.11.4 Resource management strategy**

The resource management strategy for the land unit is to allow a diverse range of retailing and commercial activities while controlling the design, scale and form of buildings to ensure that they are of a high amenity value and do not adversely affect adjoining island residential land units.

This will be undertaken by requiring that the construction of, or addition to, buildings within the land unit undergo a resource consent process.

**10a.11.5 Rules - activity table**

Activities	Status
The construction and relocation of buildings, including buildings used for any of the other activities listed in this table <sup>1</sup>	RD
Alterations and additions to the exterior of existing buildings including buildings used for any of the other activities listed in this table. However this does not apply to minor alterations and additions as defined in <a href="#">part 14 - Definitions</a> <sup>1</sup>	RD
Accommodation for care	P
Accommodation for retired, elderly or disabled people	P
Art galleries and museums	P
Boarding house or hostel	D
Care centre	P
Commercial carparking	D
Community facilities	P
Dwelling (one per site)	P
Educational facilities	P
Emergency services facilities	RD
Entertainment facilities	D

Activities	Status
Function facilities	D
Funeral parlour	D
Healthcare services	P
Motor vehicle sales	D
Multiple dwellings	D
Office	P
Restaurant, cafe and other eating places	P
Retail premises	P
Service station	D
Tavern	P
Tourist complex	D
Visitor accommodation	D

**Legend**

P = Permitted

RD= Restricted discretionary

D = Discretionary

**Notes:**

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

**10a.11.6 Rules - standards and terms for multiple dwellings**

An application for multiple dwellings will only be considered as a discretionary activity where one or more of the following criteria are met:

1. The resulting number of dwellings on the site will be no more than that which would occur if:
  - a. the site were subdivided in accordance with the minimum site areas set out in [table 12.1](#) for this land unit and
  - b. one dwelling was located on each site.
2. An application is made at the same time for subdivision resulting in the amalgamation of sites such that the number of dwellings on the new site created would be no greater than that which could be achieved through locating a dwelling on each of the original sites.
3. The dwellings are for papakainga housing.
4. The land has been owned co-operatively by a number of individuals since prior to 29 September 1992.

Proposals which do not meet these standards are a non-complying activity.

**10a.11.7 Rules - development controls**

The development controls listed below apply to all activities whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).



For the purpose of applying some development controls, the land unit has been divided into the northern and southern sides of Ocean View Road. The location of these two areas is identified on [figure 10a.0](#).

As well as the specific controls set out below, there are additional controls set out in [part 10c - Development controls for land units and settlement areas](#) which also apply to this land unit.

#### **10a.11.7.1 Building location - northern side**

Buildings on sites with frontage to the northern side of Ocean View Road must:

1. Be built up to the Ocean View Road boundary for the entire length of the road frontage of the site.
2. Provide a verandah along the full extent of the site frontage. The verandah must:
  - a. Be so related to its neighbours as to provide continuous pedestrian cover.
  - b. Have a minimum height of 3m and a maximum height of 4m above the footpath immediately below.
  - c. Be set no further back than 600mm in plan view from the kerbline.

This provision is supplementary to and not in substitution for any of the council's bylaw requirements relating to verandahs.

3. Contain display areas or windows on a minimum of 75 per cent of the site frontage at road level.
4. Provide a visual connection with the coast and foreshore by incorporating at least one of the following:
  - a. A balcony or terrace which fronts the coast and foreshore and is accessible from the footpath.
  - b. A view through the building, from the road frontage to the coast and foreshore.
  - c. Any other building feature that preserves and enhances the connection with the coast for the public.

#### **Explanation**

The building location controls seek to ensure that buildings on the northern side of Ocean View Road maintain and enhance the connection with the coast. It is intended that a continuous frontage be achieved with verandahs required as protection for pedestrians. The purpose of the visual connection requirement is to maintain a public link with the coast and to ensure that buildings are designed with attention to both the coastal aspect and the road frontage.

#### **10a.11.7.2 Frontage control - northern side**

Within buildings on sites with frontage to the northern side of Ocean View Road, residential activities must not be located at street level (except for entrances or access to such activities) unless commercial activity fronts the street and the residential activity is located behind it.

#### **Explanation**

The frontage control seeks to ensure that residential activities are located appropriately to maintain an active ground floor and to ensure the character of Oneroa village is maintained.

This rule will retain the vitality, connectiveness and interaction of Oneroa village while allowing residential activity in appropriate locations.

#### **10a.11.7.3 Height - northern side**

Buildings on the northern side of Ocean View Road:

1. Must not exceed a maximum height of 6.5m, where the building adjoins the Ocean View Road frontage.
2. This may be increased to a maximum height of 9m where the ground level is greater than 3m below that at the boundary with Ocean View Road.
3. Must maintain a single storey frontage at street level.

#### **Explanation**

As the topography drops away to the northeast there is potential for greater building heights which will not affect views of Oneroa Beach and Oneroa Bay. The purpose of this rule is to encourage terraced buildings which follow the topography of the site.

#### **10a.11.7.4 Building location - southern side**

Buildings on the sites with frontage to the southern side of Ocean View Road must:

1. Maintain a discontinuous and varied frontage.
2. Contain display areas or windows on a minimum of 75 per cent of the site frontage at road level.
3. Provide a minimum of 5 per cent of the site area for public use as open space in the



form of courtyards, landscaped plaza(s), or arcades to maximise the connection with the coast and useable space.

#### **10a.11.7.5 Frontage control - southern side**

Within buildings on sites with frontage to the southern side of Ocean View Road, residential activities must not be located at street level (except for entrances or access to such activities) unless commercial activity fronts the street and the residential activity is located behind it.

##### **Explanation**

The frontage control seeks to ensure that residential activities are located appropriately to maintain an active ground floor and to ensure the character of Oneroa village is maintained.

This rule will retain the vitality, connectiveness and interaction of Oneroa village while allowing residential activity in appropriate locations.

#### **10a.11.7.6 Height - southern side**

Buildings on the southern side of Ocean View Road must not exceed a maximum height of 8m.

##### **Explanation**

As the topography drops away to the northeast there is potential for building heights to be greater than those on the northern side. This will not affect views of Oneroa Beach and Oneroa Bay. The purpose of this rule is to encourage terraced buildings which follow the topography of the site.

#### **10a.11.7.7 Internal noise control for residential units**

1. All dwellings must be designed and constructed so as to provide an indoor design level of balanced noise criterion (NCB) 30 in any habitable room assuming the building is exposed to a noise level of 55dBA  $L_{eq}$  at the boundary of the site.
2. The NCB level of 30 must be achieved with windows and doors open unless adequate alternative ventilation is provided to the requirements of clause G4 of the New Zealand Building Code.
3. Building elements (ie walls, floors) which are common between different activities must be constructed to prevent noise transmission to the requirements of clause G6 of the New Zealand Building Code.
4. After completion of the construction of the dwelling(s), and before the issue of the code compliance certificate, the consent holder must submit a report to the satisfaction of the council, which is signed by a suitably qualified acoustic engineer, which certifies that the dwelling(s) have been built in compliance with the noise and ventilation requirements above.

##### **Explanation**

Residential development within Oneroa village is to be designed to ensure that a level of acoustic amenity is provided within the bedrooms and other habitable rooms of residential activities from other activities within the same development and activity in the surrounding area.

### 10a.11.7.8 Noise control between activities

- The  $L_{eq}$  noise levels and maximum level ( $L_{max}$ ), arising from any activity, measured at or within the boundary of any adjacent site (not held in common ownership) classified as commercial 1 must not exceed:

Hours	Noise levels
7am - 10pm	$L_{eq}$ 60dBA
10pm - 7am	$L_{eq}$ 55dBA $L_{max}$ 75dBA

- Where the activity affects a residential use in another land unit, the noise controls in [rule 10c.5.3](#) apply.

#### Explanation

Excessive noise occurring for a continuous period or duration can be damaging to public health and can have an adverse effect on the amenity of the receiving environment.

### 10a.11.7.9 Access

All buildings on sites along Ocean View Road with front, rear or side access to the northern or southern service lanes must be designed, constructed and maintained to achieve full service access from the adjacent service lane.

#### Explanation

The intent of this control is to avoid the proliferation of driveways accessing sites directly from Ocean View Road which has the potential to adversely affect the pedestrian amenity of the village.

### 10a.11.7.10 Screening

Where any outdoor storage, refuse disposal area, service or parking area adjoins or directly faces a road or land that is classified as island residential or open space, such areas must be screened from the road or the island residential or open space land unit by:

- A solid wall or fence not less than 1.8m in height, built of concrete, brick, stone, timber or other solid material, or;
- Densely planted indigenous vegetation which is capable of reaching a minimum height of 1.8m and will screen the area throughout the year.

#### Explanation

Imposing a screening control on common boundaries between these areas can lessen the amount of noise, dust, glare and litter spreading from the generating site. It reduces the visual impact of unsightly areas of storage and parking, and can establish a sense of privacy from visual and physical intrusion.

### 10a.11.8 Assessment matters

#### 1. Matters of discretion for emergency services facilities

When considering an application for emergency services facilities, the council has restricted its discretion to the following matters:

- access for emergency vehicles
- noise.

#### 2. Other listed activities

For other applications for resource consent refer to [part 11 - Assessment matters](#) for:

- Matters of discretion and notification requirements applying to the construction and relocation of buildings and to exterior alterations and additions to existing buildings.

- Assessment criteria for discretionary activities.

### **10a.11.9 Relationship with rules in other parts of the Plan**

**Part 14 - Definitions** must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

**Part 4 - General rules**

**Part 5 - Network utility services**

**Part 6 - Financial contributions**

**Part 7 - Heritage**

**Part 8 - Natural hazards**

**Part 9 - Hazardous facilities and contaminated land**

**Part 10c - Development controls for land units and settlement areas**

**Part 12 - Subdivision**

**Part 13 - Transport**

## 10a.12 Land unit - Commercial 2 (Ostend village)

### 10a.12.1 Introduction

Ostend village is an existing commercial centre centrally located on Waiheke. It is bounded by Waitai, Wharf, Putiki, Ostend and Whakarite Roads.

The characteristics of the land unit are:

- Commercial buildings which are mainly stand alone with no continuous building frontage to the street.
- Most site sizes being over 1000m<sup>2</sup> in area.
- A mix of commercial, residential and community facilities.
- An administrative service centre for Waiheke.
- Belgium Street as the predominant road.
- Its close proximity to the Tahiroa industrial area.

Overall, Ostend village is seen as the administrative centre of Waiheke. It is further evolving a range of commercial, residential and community functions which indicates the consolidation of a significant activity centre for Waiheke.

### 10a.12.2 Resource management issues

The significant resource management issues which need to be addressed in the Plan are:

1. How to enable and enhance a range of activities within Ostend village.
2. How to facilitate further development in a manner that achieves good design outcomes.

### 10a.12.3 Objective and policies

#### 10a.12.3.1 Objective

To enable and consolidate commercial and community facilities and residential uses within the existing village.

#### Policy

1. By providing for a wide range of commercial, residential and community activities throughout the land unit.

#### 10a.12.3.2 Objective

To ensure that new development within Ostend village achieves good design and safety outcomes and enhances general amenity values.

#### Policies

1. By controlling the construction and alteration of buildings within the land unit so that the design and appearance is integrated in terms of form and location.
2. By using specific bulk and location rules so that built development is integrated in terms of scale and intensity.
3. By requiring new developments to be designed to enable surveillance within and through the area, to provide for clear sightlines, to avoid the creation of potential hiding places, and to encourage use by the public of public and semi-public places.
4. By requiring landscaping to enhance the built environment at the business and residential land unit interface.

**10a.12.3.3 Objective**

To ensure that any environmental effect of commercial activity on other activities within the land unit or on adjoining island residential land units is avoided, remedied or mitigated.

**Policies**

1. By requiring noise standards on all activities and internal noise controls for dwellings within the land unit.
2. By specifying side and rear yards where the boundary of the site adjoins another land unit.

**10a.12.4 Resource management strategy**

The resource management strategy is to provide for a mix of activities that enhances and consolidates the existing village. In order to achieve this, a wide range of activities are provided for within the land unit.

In addition, good design outcomes are sought so that development enhances the safety and amenity values of the area. To achieve this, the council will require resource consent for all new buildings and additions to buildings so that these matters can be assessed.

**10a.12.5 Rules - activity table**

Activities	Status
The construction and relocation of buildings, including buildings used for any of the other activities listed in this table <sup>1</sup>	RD
Alterations and additions to the exterior of existing buildings including buildings used for any of the other activities listed in this table. However this does not apply to minor alterations and additions as defined in <a href="#">part 14 - Definitions</a> <sup>1</sup>	RD
Accommodation for care	P
Accommodation for retired, elderly or disabled people	P
Art galleries and museums	P
Boarding house or hostel	D
Care centre	P
Commercial carparking	D
Community facilities	P
Dwellings (one per site)	P
Educational facilities	P
Emergency services facilities	RD
Entertainment facilities	D
Function facilities	D
Funeral parlour	P
Healthcare services	P
Home occupations	P
Homestay	P
Motor vehicle sales	D
Multiple dwellings	D
Office	P
Park and ride facilities	RD
Residential accessory buildings	P

Activities	Status
Restaurant, cafe and other eating places	P
Retail premises	P
Service station	D
Tavern	P
Tourist complex	D
Visitor accommodation	D

**Legend**

P = Permitted

RD= Restricted discretionary

D = Discretionary

**Notes:**

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

**10a.12.6 Rules - standards and terms for multiple dwellings**

An application for multiple dwellings will only be considered as a discretionary activity where one or more of the following criteria are met:

1. The resulting number of dwellings on the site will be no more than that which would occur if:
  - a. the site were subdivided in accordance with the minimum site areas set out in [table 12.1](#) for this land unit and
  - b. one dwelling was located on each site.
2. An application is made at the same time for subdivision resulting in the amalgamation of sites such that the number of dwellings on the new site created would be no greater than that which could be achieved through locating a dwelling on each of the original sites.
3. The dwellings are for papakainga housing.
4. The land has been owned co-operatively by a number of individuals since prior to 29 September 1992.

Proposals which do not meet these standards are a non-complying activity.

**10a.12.7 Rules - development controls**

The development controls listed below apply to all activities whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

As well as the specific controls set out below, there are additional controls set out in [part 10c - Development controls for land units and settlement areas](#) which also apply to this land unit.

**10a.12.7.1 Location of activities**

The following rule applies to properties fronting onto Belgium Street:

1. Dwelling(s) must be located above ground floor (street) level, unless:

- Retail or other commercial activity fronts the street and the dwelling(s) and/or any car parking areas are located behind this retail or commercial activity.
2. Development incorporating other activities (eg dwellings) above or behind a retail or other commercial frontage must have small but clearly identifiable pedestrian entries from the street (as well as from the rear, when parking is provided at the rear) in order to provide pedestrian amenity and access to these other uses.
  3. Where carparking areas are located at ground level they must be designed so that vehicles cannot be seen from the street.

**Explanation**

This rule seeks to ensure that non-retail activities are located appropriately to maintain an active commercial ground floor along Belgium Street to enhance the retail character of Ostend village.

This rule will enhance the vitality, connectiveness and interaction of Ostend village while allowing residential activity and carparking areas in appropriate locations.

**10a.12.7.2 Internal noise controls for residential units**

1. All dwellings must be designed and constructed so as to provide an indoor design level of balanced noise criterion (NCB) 30 in any habitable room assuming the building is exposed to a noise level of 55dBA  $L_{eq}$  at the boundary of the site.
2. The NCB level of 30 must be achieved with windows and doors open unless adequate alternative ventilation is provided to the requirements of clause G4 of the New Zealand Building Code.
3. Building elements (ie walls, floors) which are common between different activities must be constructed to prevent noise transmission to the requirements of clause G6 of the New Zealand Building Code.
4. After completion of the construction of the dwelling(s), and before the issue of the code compliance certificate, the consent holder must submit a report to the satisfaction of the council, which is signed by a suitably qualified acoustic engineer, which certifies that the dwelling(s) have been built in compliance with the noise and ventilation requirements above.

**Explanation**

Residential development within Ostend village is to be designed to ensure that a level of acoustic amenity is provided within the bedrooms and other habitable rooms of residential activities from other activities within the same development and activity in the surrounding area.

**10a.12.7.3 Noise controls between activities**

1. The  $L_{eq}$  noise levels and maximum level ( $L_{max}$ ), arising from any activity, measured at or within the boundary of any adjacent site (not held in common ownership) which is also classified as commercial 2 must not exceed:

Hours	Noise levels
7am - 10pm	$L_{eq}$ 60dBA
10pm - 7am	$L_{eq}$ 55dBA $L_{max}$ 75dBA

2. Where the activity affects a residential use in another land unit, the noise controls in [rule 10c.5.3](#) apply.

**Explanation**

Excessive noise occurring for a continuous period or duration can be damaging to public health and can have an adverse effect on the amenity of the receiving environment.

#### 10a.12.7.4 Front yards

1. For sites fronting Belgium Street: 2m shall be provided, free of buildings, parking or loading spaces.
2. For all other sites: 4m shall be provided, free of buildings, parking or loading spaces.

##### **Explanation**

The purpose of this rule is to ensure that buildings are set back from the Belgium Street frontage to allow space for amenity landscaping. The 4m front yard rule for sites not fronting Belgium Street will function as an amenity setback between the Ostend village land unit and adjacent residential properties.

#### 10a.12.7.5 Landscape amenity controls

The following rules apply to all sites:

1. Planting along the street frontage:
  - a. For every 7m of site frontage, at least one specimen tree (Pb95 at the time of planting) must be provided along the front boundary.
  - b. The trees must be well developed specimen trees (Pb95 at the time of planting), capable of growing to a height of 5m within 10 years of planting.
  - c. Where trees are planted in a strip, the strip must have a minimum width of 2m.
  - d. Where trees are planted individually along a frontage, the trees must be planted in an area of not less than 4m<sup>2</sup> for each tree.
2. Landscaped area:
  - a. Each site must have a total landscaped area of not less than the frontage length for a depth of 2m. The landscaped area must be located at the street frontage.
  - b. A minimum of two-thirds of any area proposed to meet part or all of the landscaped area must comprise planting.
  - c. Planting must include a variety of shrubs not less than 1m high and with not less than half of the required planted area covered by such shrubs.
  - d. Any landscaped area is not to be less than 4m<sup>2</sup> in area with a minimum dimension of 1.5m.

No part of a parking or loading space can be located in a landscaped area which is required under this rule.

##### **Explanation**

The landscape amenity control is an important contributor to the provision and maintenance of adequate amenity at the business and residential interface. In addition to its amenity contribution, landscaping also provides a useful technique for mitigating adverse effects through, for example, softening the appearance of development (eg monotonous building form, parking areas), separating pedestrian and vehicle activities taking place on the site from those taking place on the street, and providing form, scale and texture that complement development.

#### 10a.12.7.6 Screening

Where any outdoor storage, refuse disposal area, service or parking area adjoins or directly faces a road or land that is classified as island residential or open space, such areas must be screened from the road or the island residential or open space land unit by:

1. A solid wall or fence not less than 1.8m in height, built of concrete, brick, stone, timber or other solid material, or;



2. Densely planted indigenous vegetation which is capable of reaching a minimum height of 1.8m and will screen the area throughout the year.

**Explanation**

Imposing a screening control on common boundaries between these areas can lessen the amount of noise, dust, glare and litter spreading from the generating site. It can reduce the visual impact of unsightly areas of storage and parking, and can establish a sense of privacy from visual and physical intrusion.

**10a.12.8 Assessment matters**

**1. Matters of discretion for emergency services facilities**

When considering an application for emergency services facilities, the council has restricted its discretion to the following matters:

- access for emergency vehicles
- noise.

**2. Matters of discretion for park and ride facilities**

When considering an application for park and ride facilities, the council has restricted its discretion to the following matters:

- traffic generation, access and parking
- landscaping design and site layout
- lighting.

**3. Other listed activities**

For other applications for resource consent refer to [part 11 - Assessment matters](#) for:

- Matters of discretion and notification requirements applying to the construction and relocation of buildings and to exterior alterations and additions to existing buildings
- Assessment criteria for discretionary activities.

**10a.12.9 Relationship with rules in other parts of the Plan**

[Part 14 - Definitions](#) must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

[Part 4 - General rules](#)

[Part 5 - Network utility services](#)

[Part 6 - Financial contributions](#)

[Part 7 - Heritage](#)

[Part 8 - Natural hazards](#)

[Part 9 - Hazardous facilities and contaminated land](#)

[Part 10c - Development controls for land units and settlement areas](#)

[Part 12 - Subdivision](#)

[Part 13 - Transport](#)

## 10a.13 Land unit - Commercial 3 (local shops)

### 10a.13.1 Introduction

This land unit applies to the small scale neighbourhood shops on Waiheke at Surfdale, Onetangi, Rocky Bay, Palm Beach, Little Oneroa and Ostend.

These shops have a smaller scale than retail activities within the main commercial centres of Oneroa and Ostend, and generally service the retail requirements of the surrounding local community.

These shops play a role as a place where residents of the local community can meet and interact.

### 10a.13.2 Resource management issue

The significant resource management issue which needs to be addressed in the Plan is:

- How to enable small scale retail and restaurant opportunities outside the main commercial areas of Oneroa and Ostend without compromising the character and amenity of the surrounding residential areas.

### 10a.13.3 Objectives and policies

#### 10a.13.3.1 Objective

To provide for small scale retail, and certain non-retail activities, in close proximity to residential areas, to service the needs of local residents.

##### Policies

1. By providing for retail activities as permitted activities in the land unit.
2. By providing for certain non-retail activities, through a resource consent process, when the activity supports the primary retail function of the land unit, and services the needs of local residents.

#### 10a.13.3.2 Objective

To enable a vibrant, varied and safe retail environment within the land unit where the scale, form and location of buildings provides a high level of amenity.

##### Policies

1. By requiring retail activities to locate on the ground floor to ensure an active and continuous retail frontage is maintained.
2. By requiring, on sites which adjoin a road, that new buildings adjoin and face this road, to ensure an active and continuous retail frontage.
3. By requiring verandahs to be provided as shelter for pedestrians.

#### 10a.13.3.3 Objective

To ensure that any adverse effect of business activity on adjoining residential and open space land units is avoided or mitigated.

##### Policies

1. By adopting controls which limit development to that of a similar scale and intensity as that of adjacent residential activities.
2. By requiring appropriate noise standards to be met at the interface between residential and business activity.
3. By imposing additional controls on the location and size of buildings where they adjoin or face island residential or open space land units.

### 10a.13.4 Resource management strategy

The resource management strategy is to provide for small scale retail activity outside the main retail centres of Oneroa and Ostend, which services the needs of local residents, without compromising the residential amenity which is predominant within these areas.

This strategy is achieved by listing retail activities as permitted activities and certain non-retail activities as restricted discretionary or discretionary activities.

### 10a.13.5 Rules - activity table

Activities	Status
The construction and relocation of buildings, including buildings used for any of the other activities listed in this table <sup>1</sup>	P
Alterations and additions to the exterior of existing buildings including buildings used for any of the other activities listed in this table <sup>1</sup>	P
Accommodation for care	D
Accommodation for retired, elderly or disabled people	D
Art galleries and museums	D
Boarding house or hostel	D
Care centre	D
Community facilities	D
Dwelling (one per site)	P
Educational facilities	D
Entertainment facilities	D
Healthcare services	D
Restaurant, cafe and other eating places	RD
Retail premises	P
Tavern	D

#### Legend

P = Permitted

RD= Restricted discretionary

D = Discretionary

#### Notes:

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearances are treated as development controls and are therefore not listed in this table.

### 10a.13.6 Rules - development controls

The development controls listed below apply to all activities whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

As well as the specific controls set out below, there are additional controls set out in [part 10c - Development controls for land units and settlement areas](#) which also apply to this land unit.

### 10a.13.6.1 Building location

Buildings on sites with frontage to a road must:

1. Be built up to the road boundary for the entire length of the road frontage of the site.
2. Provide a verandah along the full extent of the site frontage. The verandah must:
  - a. Be so related to its neighbours as to provide continuous pedestrian cover.
  - b. Have a minimum height of 3m and a maximum height of 4m above the footpath immediately below.
  - c. Be set no further back than 600mm in plan view from the kerbline.

This provision is supplementary to and not in substitution for any of the council's bylaw requirements relating to verandahs.

3. Contain display areas or windows on a minimum of 75 per cent of the site frontage at road level.

### 10a.13.6.2 Retail frontage control

Within buildings on sites with frontage to a road, non-retail activities must not be located at street level (except for entrances or access to such activities) unless retail fronts the street and the non-retail activity is located behind it.

Restaurants, cafes and other eating places are considered to be retail for the purpose of this rule.

#### Explanation

The retail frontage control seeks to ensure that non-retail activities are located appropriately to maintain an active retail ground floor and to ensure the retail character of the land unit is maintained.

### 10a.13.6.3 Noise controls between activities

The  $L_{eq}$  noise levels and maximum level ( $L_{max}$ ), arising from any activity, measured at or within the boundary of any adjacent site (not held in common ownership) classified as commercial 3 must not exceed:

Hours	Noise levels
7am - 10pm	$L_{eq}$ 60dBA
10pm - 7am	$L_{eq}$ 55dBA $L_{max}$ 75dBA

#### Explanation

Excessive noise occurring for a continuous period or duration can be damaging to public health and can have an adverse effect on the amenity of the receiving environment.

### 10a.13.6.4 Screening

Where any outdoor storage, refuse disposal area, service or parking area adjoins or directly faces a road or land that is classified as island residential or open space, such areas must be screened from the road or the island residential or open space land unit by:

1. A solid wall or fence not less than 1.8m in height, built of concrete, brick, stone, timber or other solid material, or;
2. Densely planted indigenous vegetation which is capable of reaching a minimum height of 1.8m and will screen the area throughout the year.

#### Explanation

Imposing a screening control on common boundaries between these areas can lessen the amount of noise, dust, glare and litter spreading from the generating site. It reduces the

visual impact of unsightly areas of storage and parking, and can establish a sense of privacy from visual and physical intrusion.

### 10a.13.7 Assessment matters

#### 1. Matters of discretion for restaurants, café and other eating places

When considering an application for resource consent for restaurants, café and other eating places, the council has restricted its discretion to considering the following matters:

- traffic generation
- noise generation
- hours of operation
- the effect of the activity on the amenity of surrounding residential uses with respect to the above.

#### 2. Other listed activities

For other applications for resource consent refer to [part 11 - Assessment matters](#) for assessment criteria for discretionary activities.

### 10a.13.8 Relationship with rules in other parts of the Plan

[Part 14 - Definitions](#) must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

[Part 4 - General rules](#)

[Part 5 - Network utility services](#)

[Part 6 - Financial contributions](#)

[Part 7 - Heritage](#)

[Part 8 - Natural hazards](#)

[Part 9 - Hazardous facilities and contaminated land](#)

[Part 10c - Development controls for land units and settlement areas](#)

[Part 12 - Subdivision](#)

[Part 13 - Transport](#)

## 10a.14 Land unit - Commercial 4 (visitor facilities)

### 10a.14.1 Introduction

This land unit applies to specific properties in Onetangi, Palm Beach, and Orapiu on Waiheke. The character of the land unit is varied although it is generally located close to the coast and residential areas.

The current activities within the land unit include holiday accommodation, dwelling, hotel, restaurant and bar activities.

Overall, the purpose of the land unit is to provide for larger scale visitor facilities within specific locations on Waiheke.

### 10a.14.2 Resource management issues

The significant resource management issues which need to be addressed in the Plan are:

1. How to provide for a range of visitor facilities while not compromising the character and amenity of surrounding residential areas or the coastal environment.
2. How to ensure that development on these sites is restricted to visitor facility activities only and does not include permanent dwellings.

### 10a.14.3 Objectives and policies

#### 10a.14.3.1 Objective

To provide for visitor facilities to service the needs of tourists to Waiheke.

#### Policies

1. By providing for camping facilities and visitor accommodation as permitted activities in the land unit.
2. By not providing for dwellings within the land unit.

#### 10a.14.3.2 Objective

To ensure that any adverse effect of visitor facilities on adjacent island residential or open space land units or the coast is avoided or mitigated.

#### Policies

1. By controlling buildings in terms of design, bulk and location.
2. By adopting controls which protect the privacy and amenity of adjacent island residential and open space land units.

### 10a.14.4 Resource management strategy

The resource management strategy and purpose for the land unit is to provide for visitor facilities while ensuring that adjoining residential uses and the natural environment are not detrimentally impacted.

The land unit provides for three different forms of visitor facilities or holiday accommodation. These are camping facilities, visitor accommodation and tourist complexes.

These facilities vary in scale and intensity with camping facilities having a generally low intensity (providing for camping and caravan activities), visitor accommodation having a medium intensity (including motels, hotels and backpackers) and larger intensity tourist complexes which allow for visitor accommodation and dining, bar and function facilities.

The purpose of the land unit is to specifically provide for visitor facilities, therefore in order to protect the purpose of the land unit, dwellings are a non-complying activity.

### 10a.14.5 Rules - activity table

Activities	Status
The construction and relocation of buildings, including buildings used for any of the other activities listed in this table <sup>1</sup>	RD
Alterations and additions to the exterior of existing buildings including buildings used for any of the other activities listed in this table. However this does not apply to minor alterations and additions as defined in <a href="#">part 14 - Definitions</a> <sup>1</sup>	RD
Camping facilities	P
Restaurant, café and other eating places	D
Tourist complex	D
Visitor accommodation	P

#### Legend

P = Permitted

RD= Restricted discretionary

D = Discretionary

#### Notes:

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

### 10a.14.6 Rules - development controls

The development controls listed below apply to all activities, whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

As well as the specific controls set out below, there are additional controls set out in [part 10c - Development controls for land units and settlement areas](#) which also apply to this land unit.

#### 10a.14.6.1 Screening

Where any outdoor storage, refuse disposal area, service or parking area adjoins or directly faces a road or land that is in an island residential or open space land unit, such areas must be screened from the road or the island residential or open space land by:

1. A solid wall or fence not less than 1.8m in height built of concrete, brick, stone, timber or other solid material; or
2. Densely planted indigenous vegetation which is capable of reaching a minimum of 1.8m in height and will screen the area throughout the year.

#### Explanation

Imposing a screening control on common boundaries between these areas can lessen the amount of noise, dust, glare and litter spreading from the generating site. It reduces the visual impact of unsightly areas of storage and parking, and can establish a sense of privacy from visual and physical intrusion.

### **10a.14.7 Assessment matters**

For applications for resource consent refer to [part 11 - Assessment matters](#) for:

- Matters of discretion and notification requirements applying to the construction and relocation of buildings and to exterior alterations and additions to existing buildings.
- Assessment criteria for discretionary activities.

### **10a.14.8 Relationship with rules in other parts of the Plan**

[Part 14 - Definitions](#) must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

[Part 4 - General rules](#)

[Part 5 - Network utility services](#)

[Part 6 - Financial contributions](#)

[Part 7 - Heritage](#)

[Part 8 - Natural hazards](#)

[Part 9 - Hazardous facilities and contaminated land](#)

[Part 10c - Development controls for land units and settlement areas](#)

[Part 12 - Subdivision](#)

[Part 13 - Transport](#)



## 10a.15 Land unit - Commercial 5 (industrial)

### 10a.15.1 Introduction

This land unit applies to areas of existing industrial activity in western Waiheke and is found in Tahī and Erua Roads in Ostend, Beatty Parade in Surfdale and Totara Road in Onetangi. The Tahī and Erua Road industrial area is the largest on the island and contains the majority of the industrial area.

The characteristics of the land unit are:

- A range of low to medium intensity industrial activities on small to medium sized sites.
- High levels of landscape modification and limited vegetation.
- Relatively high levels of impervious surfaces on sites (driveways, parking areas and buildings).
- Flat or a moderate sloped topography.
- Close proximity to residential areas and in some instances recreational and wetland areas.

Overall, the land unit is important as an employment centre and for servicing the industrial needs of Waiheke residents and businesses.

### 10a.15.2 Resource management issues

The significant resource management issues that need to be addressed in the Plan are:

1. How to provide for a range of industrial activities.
2. How to ensure that industrial activities within the land unit do not adversely impact on the environmental quality of surrounding areas.
3. How to manage the reverse sensitivity effects which can arise between industrial and other more sensitive land uses.

**Note:** Reverse sensitivity is the principle where an existing (and lawful) activity produces effects that a new activity regards as objectionable.

### 10a.15.3 Objectives and policies

#### 10a.15.3.1 Objective

To provide for and protect low to medium intensity industrial activity.

##### Policies

1. By providing for a range of industrial uses as permitted activities in the land unit.
2. By excluding activities from the land unit that are sensitive to the noise which may be created by complying industrial activities.

#### 10a.15.3.2 Objective

To ensure that any adverse environmental effect of industrial or other commercial activities within the land unit, on adjoining island residential or open space areas is avoided or mitigated.

##### Policies

1. By imposing additional controls on the location and size of buildings where they adjoin or face island residential or open space land units.
2. By requiring the screening of yards and storage areas where these adjoin or face island residential or open space land units

### 10a.15.4 Resource management strategy

The resource management strategy for the land unit is to provide for low to medium intensity industrial activity while protecting the character and amenity of surrounding residential and open space land units.

### 10a.15.5 Rules - activity table

Activities	Status
The construction and relocation of buildings, including buildings used for any of the other activities listed in this table <sup>1</sup>	P
Alterations and additions to the exterior of existing buildings including buildings used for any of the other activities listed in this table <sup>1</sup>	P
Boarding kennels and catteries	D
Emergency services facilities	RD
Funeral parlour	P
Industry	P
Motor vehicle sales	P
Motor vehicle services	P
Refuse transfer station	D
Restaurant, cafe and other eating places	RD
Retail premises	P
Service station	D
Winery	D

#### Legend

P = Permitted

RD= Restricted discretionary

D = Discretionary

#### Notes:

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

### 10a.15.6 Rules - development controls

The development controls listed below apply to all activities whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

As well as the specific controls set out below, there are additional controls set out in [part 10c - Development controls for land units and settlement areas](#) which also apply to this land unit.

#### 10a.15.6.1 Yards

##### 1. Front yard

3m minimum - where the front boundary of a commercial 5 site faces an island residential or open space land unit. Otherwise no front yard is required.

## 2. Side and rear yard

3m minimum - where the side or rear boundary of a commercial 5 site adjoins an island residential or open space land unit. Otherwise no side or rear yard is required.

These front, side or rear yards must be landscaped and must not contain parking or manoeuvring areas.

### Explanation

The purpose of this rule is to minimise the adverse amenity and visual effects of industrial activity on adjoining residential and open space land uses while allowing a certain level of development on industrial sites as of right.

### 10a.15.6.2 Screening

Where any outdoor storage, refuse disposal area, service or parking area adjoins or directly faces a road or land that is in an island residential or a open space land unit, such areas must be screened from the road or the island residential or open space land by:

1. A solid wall or fence not less than 1.8m in height built of concrete, brick, stone, timber or other solid material; or
2. Densely planted indigenous vegetation which is capable of reaching a minimum of 1.8m in height and will screen the area throughout the year.

### Explanation

Imposing a screening control on common boundaries between these areas can lessen the amount of noise, dust, glare and litter spreading from the generating site. It reduces the visual impact of unsightly areas of storage and parking, and can establish a sense of privacy from visual and physical intrusion.

### 10a.15.7 Assessment matters

#### 1. Matters of discretion for emergency services facilities

When considering an application for emergency services facilities, the council has restricted its discretion to the following matters:

- access for emergency vehicles
- noise.

#### 2. Matters of discretion for restaurants, café and other eating places

When considering an application for resource consent for restaurants, café and other eating places, the council has restricted its discretion to considering the following matters:

- the reverse sensitivity effect of the activity on existing industrial activities
- traffic generation
- hours of operation.

#### 3. Other listed activities

For other applications for resource consent refer to [part 11 - Assessment matters](#) for assessment criteria for discretionary activities.

### 10a.15.8 Relationship with rules in other parts of the Plan

[Part 14 - Definitions](#) must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

[Part 4 - General rules](#)

**Part 10a - Land units: objectives, policies and activity tables**

**Part 5 - Network utility services**

**Part 6 - Financial contributions**

**Part 7 - Heritage**

**Part 8 - Natural hazards**

**Part 9 - Hazardous facilities and contaminated land**

**Part 10c - Development controls for land units and settlement areas**

**Part 12 - Subdivision**

**Part 13 - Transport**

## 10a.16 Land unit - Commercial 6 (quarry)

### 10a.16.1 Introduction

This land unit is applied to quarries on Waiheke and Great Barrier and to Karamuramu Island.

The Waiheke quarry is situated on a hill overlooking the intersection of Onetangi, Ostend and O'Brien Roads. This quarry produces base course crushed rock material for use in road construction and the building industry in Waiheke.

Blackwells quarry is located on Great Barrier, to the west of the Medlands settlement area. This quarry produces all grades of metal for use in road construction and the building industry on Great Barrier.

Karamuramu Island is a 7.5ha island located to the south of Ponui Island. Karamuramu Island is a regionally significant producer of a red hard greywacke rock known as jasper, which is used in the road construction and building industry.

The land unit provides for the continuation of quarrying and associated uses in these three areas.

### 10a.16.2 Resource management issues

The significant resource management issues which need to be addressed in the Plan are:

1. How to provide for quarrying and associated activities while ensuring that the potential adverse effects of such activities are avoided or mitigated.
2. How to manage the reverse sensitivity effects which can arise between quarrying and other more sensitive land uses.

**Note:** Reverse sensitivity is the principle where an existing (and lawful) activity produces effects that a new activity regards as objectionable.

### 10a.16.3 Objective

To provide for quarrying and associated activities, while protecting the amenity and character of neighbouring properties on Waiheke and Great Barrier and the ecological values of surrounding areas, waterways and the sea.

#### Policies

1. By requiring quarrying activities to undergo a resource consent and to submit a quarry management plan, so that any effects of the activity can be appropriately assessed and controlled.
2. By imposing yard controls from site boundaries within which quarrying cannot happen.
3. By restricting hours during which explosives may be used in quarry operations.
4. By preventing or reducing vibration, dust, noise, and soil and water contamination.

### 10a.16.4 Resource management strategy

The resource management strategy for this land unit is to provide for quarrying in defined locations on Waiheke and Great Barrier and at Karamuramu Island in a manner which allows for the continuation of the activity while protecting the visual amenity value and character of surrounding properties and the ecological values of surrounding areas, waterways and the sea.

Quarry management plans are required to show and describe a number of operational and managerial aspects of a quarrying operation in order to assess the effects of the activity. These include the area to be quarried, the location of buildings and plant, silt control

measures, screening, areas for the stockpiling of overburden and existing and final contour levels.

### 10a.16.5 Rules - activity table

Activities	Status
Quarrying	D

#### Legend

D = Discretionary

#### Notes:

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

### 10a.16.6 Rules - development controls

The development controls listed below apply to all activities whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

As well as the specific controls set out below, there are additional controls set out in [part 10c - Development controls for land units and settlement areas](#) which also apply to this land unit.

#### 10a.16.6.1 Yards

1. Quarrying must not be carried out within 30m of any front, side or rear site boundary.
2. Buildings must not be located within 15m of any front, side or rear boundary.
3. Parking and manoeuvring areas must not be located within 15m of any front, side or rear boundary.
4. Quarrying and associated activities on Karamuramu Island are exempt from the requirements of 1-3 above.
5. Blackwells quarry on Great Barrier is exempt from the requirements of 2 and 3 above.

#### 10a.16.6.2 Noise

The  $L_{eq}$  and  $L_{max}$  noise levels as measured at the site boundary must not exceed the following:

Hours	Noise levels
Monday to Friday: 7am - 6pm Saturday: 7am - 4pm	70dBA $L_{eq}$
At all other times, including Sundays and public holidays	45dBA $L_{eq}$ 75dBA $L_{max}$

#### 10a.16.6.3 Vibration and blasting

1. The noise created by the use of explosives measured at the boundary of the site must either not exceed a peak overall sound pressure of 128dB or alternatively a peak sound level of 122dBC.
2. All blastings must be restricted to between 9am and 5pm Monday to Friday except where necessary because of safety reasons.

3. Blasting must be limited to two events per day.
4. When blasting, the limit of particle velocity (peak particle velocity) measured on any foundation (or uppermost full storey) of an adjacent building not connected with the site, related to the frequency of the ground vibration, must not exceed the limits of table 1 of DIN 4150-3 (1999-02): Structural Vibration - Effects of Vibration on Structures. Peak particle velocity means the maximum particle velocity in any of three mutually perpendicular directions. The units are millimetres per second (mm/s).
5. Every blast must be recorded and monitored by reliable and appropriate methods (eg clauses 5.4 and 6.4 of DIN 4150-3) to ensure these limits are not exceeded. These records must be made available to the council on request.

#### **10a.16.6.4 Topsoil**

Topsoil must not be disposed of by sale or otherwise permanently removed from the quarry site or brought onto and sold from the quarry site.

### **10a.16.7 Assessment matters**

#### **10a.16.7.1 Assessment criteria**

The council's assessment of an application for quarrying as a discretionary activity will include consideration of the following matters:

1. The extent to which the quarry operation is likely to have adverse effects on the amenity and character of neighbouring properties and the ecological values of surrounding areas and waterways. In particular consideration should be given to the following effects:
  - traffic generation
  - dust and siltation
  - noise
  - ground vibration
  - visual and amenity
  - water quality.

In assessing these effects, the council will have regard to the proposed length, scale and intensity of the quarrying operation including the area, depth and volume of material proposed to be excavated, and any associated activities.
2. The extent to which the potential adverse effects identified in (1) above will be avoided, remedied or mitigated.
3. Whether an end use for the land which is proposed to be quarried has been identified, and if so what the effect of this end use will be.

#### **10a.16.7.2 Quarry management plan**

A quarry management plan must be submitted as part of any application to undertake quarrying.

The quarry management plan will outline details about the operation of the particular quarry. This plan will form part of the council's assessment of an application to undertake quarrying.

The plan should contain the following information in plan form and in explanatory material:

1. Demarcation of the area to be quarried.
2. Existing contours.
3. Final contours and floor levels including the proposals for the coordination of final

#### Part 10a - Land units: objectives, policies and activity tables

- levels of adjoining land.
4. Proposed use of land once quarrying activity has ceased.
  5. Ultimate drainage of quarried lands.
  6. An indication of the period over which quarrying will continue, and of staged development.
  7. Location of buildings and plant.
  8. Provision for the disposal and/or stockpiling of overburden, waste and quarried material, including the areas to be used for stockpiling.
  9. Areas for stockpiling topsoil (where applicable).
  10. Proposed extent of earthworks and quarrying including dust and siltation mitigation measures.
  11. Provision for screening unsightly features from public view and fencing dangerous or potentially dangerous features.
  12. Description of methods to be employed to prevent contamination of air or natural water and to comply with the noise and vibration provisions of [rules 10a.16.6.2](#) and [10a.16.6.3](#).
  13. An indication of the route by which quarried material is to be removed from the site.

#### 10a.16.8 Relationship with rules in other parts of the Plan

[Part 14 - Definitions](#) must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

[Part 4 - General rules](#)

[Part 5 - Network utility services](#)

[Part 6 - Financial contributions](#)

[Part 7 - Heritage](#)

[Part 8 - Natural hazards](#)

[Part 9 - Hazardous facilities and contaminated land](#)

[Part 10c - Development controls for land units and settlement areas](#)

[Part 12 - Subdivision](#)

[Part 13 - Transport](#)



## **10a.17 Land unit - Commercial 7 (wharf)**

### **10a.17.1 Introduction**

This land unit is applied to the paved areas of land behind the wharf structures at Orapiu and Kennedy's Point on Waiheke, at Sandy Bay on Rakino and to the wharves at Tryphena, Whangaparapara and Port Fitzroy on Great Barrier.

The wharf land unit is characterised by:

- Moderate visual amenity values due to its location in a modified coastal environment.
- Significant peaks in vehicle traffic and people at times of ferry departure and arrival.
- Freight handling and ancillary activities.
- Built development limited to small scale offices and ancillary buildings.
- Facilities for the recreational use of the coastal environment.

Overall, the wharf land unit plays a crucial role in facilitating the movement of freight, traffic and people on and off the islands.

### **10a.17.2 Resource management issues**

The significant resource management issues which need to be addressed in the Plan are:

1. How to ensure the efficient operation of the wharf and transport facilities.
2. How to ensure the efficient and safe operation of recreational activities.
3. How to protect the character of the adjoining coastal environment from the potential adverse effects of activities and buildings.

### **10a.17.3 Objective**

To ensure the efficient operation of the wharf, transport and recreation facilities while protecting the character of the adjoining coastal environment from the potential adverse effects of activities and buildings.

#### **Policies**

1. By providing for wharf and transport associated activities and buildings to establish and operate within the land unit.
2. By providing for recreational activities and facilities to establish and operate within the land unit.
3. By ensuring that buildings are of a size and scale which will not have adverse effects on the character of the adjoining coastal environment.

### **10a.17.4 Resource management strategy**

The resource management strategy is to provide wharf and transport associated activities and buildings so that the efficient operation of the wharf facilities can occur as well as contributing to the recreational needs of the islands.

Appropriate development controls have been put in place to ensure that buildings will not have adverse effects on the adjoining coastal environment.

### 10a.17.5 Rules - activity table

Activity	Status
The construction and relocation of buildings, including buildings used for any of the other activities listed in this table <sup>1</sup>	P
Alterations and additions to the exterior of existing buildings including buildings used for any of the other activities listed in this table <sup>1</sup>	P
Boat launching ramps and jetties (including boat trailer parks) in all areas except for the area behind Orapiu Wharf	P
Boat launching ramps and jetties (including boat trailer parks) in the area behind Orapiu Wharf	RD
Carparking areas	P
Marine fuelling services	P
Passenger transport (buses, taxi and other multiple occupancy vehicles) and cycle facilities/bike racks	P
Public toilets	P
Wharf administration and freight handling activities	P

#### Legend

P = Permitted

RD= Restricted discretionary

#### Notes:

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.
3. Activities that occur below mean high water springs come under the jurisdiction of the Auckland Regional Council and may require a resource consent under the Auckland Regional Plan: Coastal.

### 10a.17.6 Rules - development controls

Refer to [part 10c - Development controls for land units and settlement areas](#) for the controls applying in this land unit. The development controls listed in that part apply to all activities, whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

### 10a.17.7 Assessment matters

#### 1. Notification requirements

Except as provided for by section 95A(4) of the RMA, applications for a resource consent for the restricted discretionary activity in rule 10a.17.5 will be considered without public notification or the need to obtain written approval of or serve notice on affected persons (in accordance with section 95A(3) and 95B(2) of the RMA).

#### 2. Matters of discretion for boat launching ramps and jetties in the area behind Orapiu Wharf

When considering an application for resource consent for boat launching ramps and jetties in the area behind Orapiu Wharf, the council has restricted its discretion to considering the following matters:

- location

- traffic generation
- parking.

### **10a.17.8 Relationship with rules in other parts of the Plan**

**Part 14 - Definitions** must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

**Part 4 - General rules**

**Part 5 - Network utility services**

**Part 6 - Financial contributions**

**Part 7 - Heritage**

**Part 8 - Natural hazards**

**Part 9 - Hazardous facilities and contaminated land**

**Part 10c - Development controls for land units and settlement areas**

**Part 12 - Subdivision**

**Part 13 - Transport**

## 10a.18 Land unit - Matiatia (gateway)

### 10a.18.1 Introduction

This land unit is applied at Matiatia, which is a harbour at the western end of Waiheke.

Matiatia is characterised by:

- High visual amenity due to its coastal location and surrounding headlands and hill slopes, many of which are revegetating.
- Its 'gateway' function which results from the wharf and ferry building located at the northern end of the beach. The wharf and ferry building act as the main transport terminal for passenger ferry services to and from Waiheke.
- Passenger transport services (buses and taxis) located to the rear of the ferry building.
- Ocean View Road, which is located on the northern side of the valley and is used by high numbers of people moving in and out of the area at times of ferry departure and arrival.
- A large area on the valley floor (approximately 5ha) which is mostly used for carparking but also contains the Harbourmaster building and a variety of smaller activities.
- The storage and carparking activities located on the privately owned site on the northern side of Ocean View Road.
- An esplanade reserve located adjacent to the Matiatia Bay foreshore that is used for public recreation.
- A regenerating wetland (approximately 4ha) located on the valley floor to the side and rear of the large flat area. The wetland flows out to Matiatia Bay.

The existing development on the valley floor at Matiatia is not befitting its location at the 'gateway' to the island, particularly because of the expansive carparking, ad hoc appearance of the existing buildings and the lack of activities and services for ferry passengers. It is intended that the land will be comprehensively redeveloped to create a safe and efficient transport network and a mixed use development that will serve both residents and visitors to the island.

Overall, Matiatia has some notable assets such as its ferry terminal, coastal landscape and the regenerating wetland. However, in order to create a truly effective and attractive 'gateway' to Waiheke, a comprehensive redevelopment of the land on the valley floor needs to be undertaken.

### 10a.18.2 Resource management issues

The significant resource management issues which need to be addressed in the Plan are:

1. How to develop a safe and efficient transport network at Matiatia, including provision for passenger transport and carparking activities.
2. How to develop Matiatia so that it provides activities and services that will better meet the needs of the residents and visitors that use the area.
3. How to ensure that the built environment at Matiatia is attractive and safe and will not have adverse effects on the landscape character of Matiatia Bay.
4. How to ensure that development at Matiatia is of a scale and intensity that can be serviced in terms of water supply and wastewater disposal without creating adverse effects on the environment.
5. How to protect the wetland area from the adverse effects of use and development.
6. How to ensure that there will be open space and public areas included within any future development at Matiatia.
7. How to ensure that Matiatia is developed as a truly effective and attractive 'gateway' to Waiheke.

8. How to protect the Maori heritage values associated with the site, particularly the urupa.

### **10a.18.3 Objectives and policies**

#### **10a.18.3.1 Objective**

To develop a safe and efficient transport network while maintaining the landscape character of Matiatia.

##### **Policies**

1. By identifying a specific area for the safe and efficient operation of wharf-associated activities and passenger transport so that these activities have priority over single occupancy vehicles.
2. By providing for the further development of carparking areas and carparking buildings and other transport infrastructure where such development will enhance the safety and efficiency of the transport network at Matiatia.
3. By requiring carparking areas and buildings and other transport infrastructure to be integrated with the proposed mixed use development (referred to in the objective below at [clause 10a.18.3.2](#)).
4. By providing for the relocation of Ocean View Road if that is necessary to achieve a safe and efficient road layout, and if road stopping procedures have been undertaken.
5. By requiring safe and convenient pedestrian walkways between the wharf and the mixed use development and carparking areas and buildings.
6. By ensuring that medium to large scale carparking areas and carparking buildings are not located adjoining the esplanade reserve nor are highly visible to those arriving at Matiatia, in order to avoid adverse effects on the landscape character of Matiatia.

#### **10a.18.3.2 Objective**

To create a safe and attractive mixed use development that will meet the needs of the residents and visitors using the area while maintaining the landscape character and Maori heritage values of Matiatia.

##### **Policies**

1. By requiring a mix of activities to occur on the site, to meet the needs of both residents (eg retail, offices and restaurants and cafes) and visitors (eg visitor accommodation and function facilities).
2. By providing for residential activity so that there are people in the area during both the day and night.
3. By ensuring that the built environment is designed to be safe and attractive and does not have adverse effects on the landscape character of Matiatia.
4. By requiring areas of open space to be developed for public use, both within the mixed use development and adjoining the esplanade reserve, adjacent to the Matiatia Bay foreshore.
5. By ensuring that the layout of buildings and walkways on the site is clear and easy to follow for pedestrians and vehicles and is integrated with the carparking areas and buildings and other transport infrastructure.

#### **10a.18.3.3 Objective**

To ensure development at Matiatia does not have adverse effects on natural features and resources and gives effect to environmental sustainability principles.

### **Policies**

1. By limiting the use and development that can occur in the wetland area to public recreation activities and associated structures.
2. By ensuring that the level and nature of activities provided for can be serviced in terms of water supply and wastewater disposal without resulting in adverse effects on the environment.
3. By requiring buildings to have a 'low impact' on the environment through the use of 'green building' methods and 'environmentally sustainable design' principles.

### **10a.18.4 Resource management strategy**

The strategy outlined below will provide a framework for the implementation of the final form of development.

The resource management strategy for Matiatia is to divide the land unit into three different areas so that each area can be developed and used in different ways.

The areas are as follows:

#### **1. Transport area**

The transport area is located directly behind the wharf and ferry building and makes specific provision for the passenger transport (buses, taxis and other multiple occupancy vehicles) and wharf associated activities located in this area.

#### **2. Mixed use area**

This area is located on the valley floor and is the area that will be redeveloped for a mixed use development. Threshold controls have been adopted for this area in order to ensure that the development will contain a mix of activities, some of which will primarily meet the needs of residents using the area (eg retail, offices and restaurants and cafes) and some of which will primarily meet the needs of visitors using the area (eg visitor accommodation and function facilities). Some activities (eg cafes) will meet the needs of both residents and visitors).

Dwellings are also provided for in the mix of activities. This is because residential activity ensures that there is a 'people presence' on the site at all times, which in turn provides a feeling of safety and vitality for those using the area. This feeling of safety and vitality is especially important for Matiatia as it will create a positive environment for visitors arriving on Waiheke and for residents using the ferry services.

The built environment of a mixed use development is very important as the buildings create a 'sense of place' and entice people to use the activities located within the area. To ensure that buildings are attractive, inviting and maintain the landscape character of Matiatia, buildings within the mixed use area require consent as a restricted discretionary activity. The restricted discretionary activity consent process also provides the opportunity to assess applications for buildings in order to ensure that they will not have an adverse effect on the urupa at Matiatia.

The development platform for the mixed use activity is placed over Ocean View Road and the existing carparking areas. This is so that buildings can be located in these areas if it is found to be necessary and if road stopping procedures have been undertaken.

Carparking and other transport infrastructure have also been provided for within this area in recognition that these activities are vital to the transport role of the land unit. It is, however, recognised that the final form of these activities and the road will need to be determined in conjunction with the final form of the mixed use development.

The amount of activity provided for in the mixed use development has been set at a level, by the threshold controls, which can be serviced in terms of water supply and wastewater disposal. Wastewater from the mixed use development will be treated and disposed of by the Owhanake wastewater treatment plant located on the upper

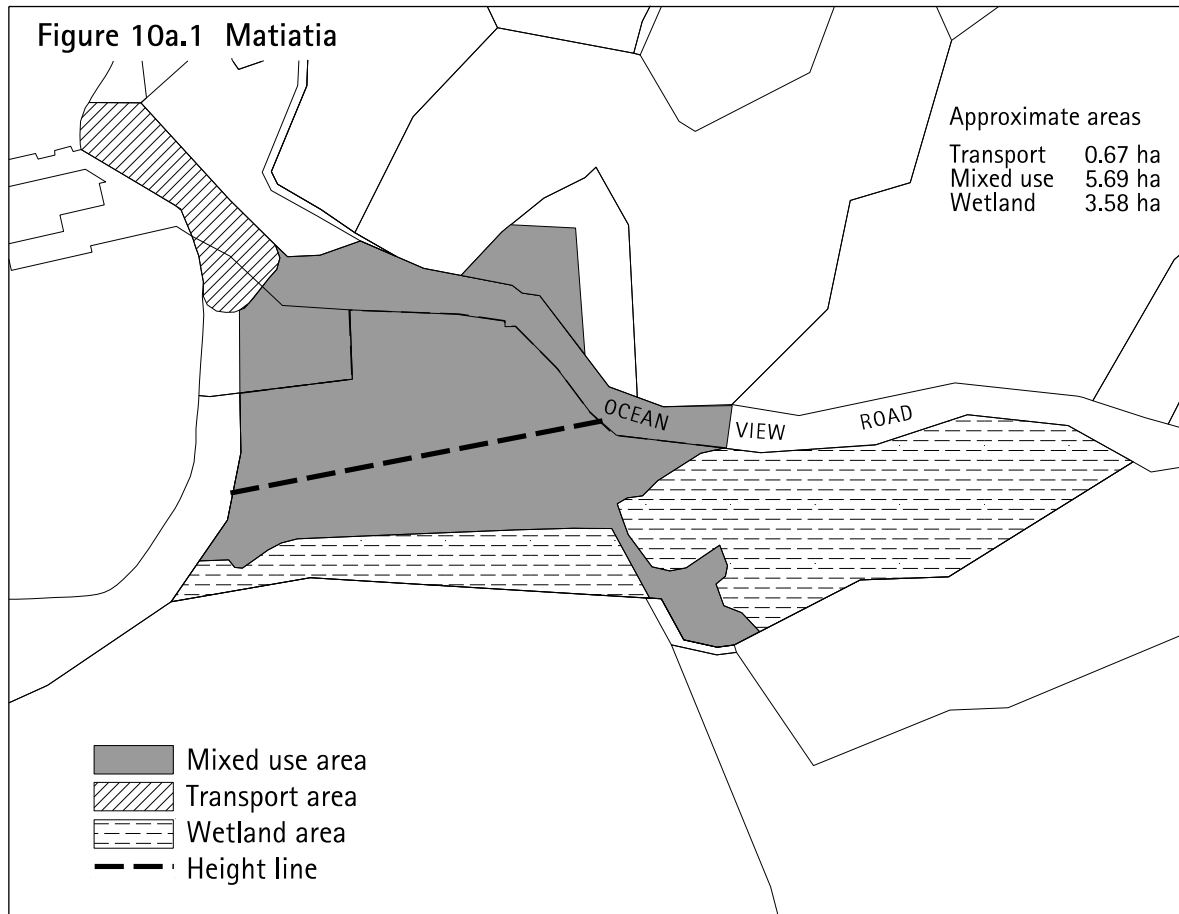
hill slopes on the northern side of the valley. Water will be supplied from the bore located behind the Harbourmaster's building and from rainwater capture.

**3. Wetland area**

This area includes the wetland located to the side and rear of the mixed use area. In the past, the wetland has been drained and used for pastoral farming but in recent times the wetland has regenerated as a result of weed eradication and increased water flows.

As well as contributing to the visual amenity and ecology of the area the wetland also plays a valuable 'polishing' role for the Owhanake wastewater treatment plant.

The location of these areas is shown on [figure 10a.1: Matiatia](#).



**10a.18.5 Rules - activity tables**

There are separate activity tables for each of the following areas:

- transport area
- mixed use area
- wetland area.

**10a.18.5.1 Transport area**

Activity	Status
The construction and relocation of buildings, including buildings used for any of the other activities listed in this table <sup>1</sup>	P
Alterations and additions to the exterior of existing buildings including buildings used for any of the other activities listed in this table <sup>1</sup>	P

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Activity	Status
Carparking (including drop off and pick up areas)	P
Marine fuelling services	P
Passenger transport (buses, taxis and other multiple occupancy vehicles)	P
Taxi stands	P
Boat launching ramps and jetties (including boat trailer parks)	D
Storage (vehicles and other items)	P
Wharf administration and freight handling activities	P

**Legend**

P = Permitted

D = Discretionary

**Notes:**

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

**10a.18.5.2 Mixed use area**

Activity	Status
The construction and relocation of buildings, including buildings used for any of the other activities listed in this table <sup>1</sup>	RD
Alterations and additions to the exterior of existing buildings including buildings used for any of the other activities listed in this table. However this does not apply to minor alterations and additions as defined in <a href="#">part 14 - Definitions</a> <sup>1</sup>	RD
Art galleries and museums*	P
Artworks, monuments and sculptures	P
Boarding house or hostel*	P
Care centre*	P
Community facilities*	P
Dwellings*	P
Educational facilities*	P
Entertainment facilities*	D
Function facilities*	D
Healthcare services*	P
Office*	P
Park furniture (including seats, rubbish bins, lighting, signs, BBQs and picnic facilities)	P
Planted areas	P
Public carparking and other transport infrastructure (including drop off and pick up areas) existing at September 2006	P
Public carparking and other transport infrastructure (including drop off and pick up areas) not existing at September 2006	D
Relocation of Ocean View Road (if road stopping procedures have been undertaken)	P
Restaurant, cafe and other eating places*	P



Activity	Status
Retail premises*	P
Stormwater retention ponds	P
Tavern*	D
Tourist complex*	D
Visitor accommodation*	P
Visitor information centre*	P

**Legend**

P = Permitted

RD= Restricted discretionary

D = Discretionary

**Notes:**

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. Those activities marked with an asterisk (\*) are subject to the threshold controls in [rule 10a.18.6.4](#).
3. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

**10a.18.5.3 Wetland area**

Activity	Status
The construction and relocation of buildings, or undertaking exterior alterations and additions to existing buildings (except the observation areas, viewing platforms, boardwalks and related structures provided for below)	NC
Observation areas, viewing platforms, boardwalks and related structures	P
Park furniture (including seats, rubbish bins, lighting, signs, BBQs and picnic facilities)	P
Planted areas	P
Stormwater retention ponds	P

**Legend**

P = Permitted

NC= Non-complying

**Notes:**

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

**10a.18.6 Rules - development controls for mixed use area**

The development controls listed below apply to all activities in the mixed use area whether those activities are permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

As well as the specific controls set out below, there are additional controls (for all areas within the land unit) set out in [part 10c - Development controls for land units and settlement areas](#).

### 10a.18.6.1 Building height

The maximum height of any building, or part thereof, is set out in the table below:

Building location	Building height
Buildings located to the north of the height line shown on <a href="#">figure 10a.1: Matiatia</a>	8m
Buildings (with a horizontal roof) located to the south of the height line shown on <a href="#">figure 10a.1</a>	8m
Buildings (with a sloping roof of more than 6 degrees and containing not more than 3 storeys) located to the south of the height line shown on <a href="#">figure 10a.1</a>	13m

#### Explanation

This control ensures that buildings located at Matiatia are of appropriate scale with respect to the landscape character of the area. The additional height provided for in the southern portion of the mixed use area reflects the capacity of the hill slopes on the southern side of the valley to absorb the additional height without adverse effects on the landscape.

### 10a.18.6.2 Open space

1. A minimum of 35 per cent of the mixed use area must be set aside and developed as open space (ie it must be available for the public to access and use, and be free of buildings except public amenities such as toilets, seating and playgrounds).
2. At least 4000m<sup>2</sup> of this 35 per cent must be located adjoining the esplanade reserve.

#### Explanation

This control is intended to ensure that there is sufficient open space within and around the mixed use development for the public to use and enjoy.

### 10a.18.6.3 Activities abutting open space

Unless a building is solely designed for residential or visitor accommodation use, then such activities shall not be located on the ground floor.

#### Explanation

This control is intended to ensure that a significant proportion of the activities fronting open space areas are active and interesting and, consequently, add to the enjoyment of the open space by the public.

### 10a.18.6.4 Threshold controls

1. The establishment of a threshold activity (i.e. those activities marked with a \* in the activity table at [rule 10a.18.5.2](#)) where the aggregate gross floor area (gfa) of all threshold activities is less than 10,000m<sup>2</sup> is a permitted activity.
2. The establishment of a threshold activity (i.e. those activities marked with a \* in the activity table at [rule 10a.18.5.2](#)) where the aggregate gross floor area (gfa) of all threshold activities is between 10,000m<sup>2</sup> and 12,000m<sup>2</sup> is a discretionary activity.

Activity category	Category limit (aggregate gfa)	Sub-limit (aggregate gfa) for an individual activity within category limit
Retail premises, restaurants, cafes and other eating places	3500m <sup>2</sup>	1500m <sup>2</sup> for restaurants, cafes and other eating places.
Dwellings, visitor accommodation, function centres and tourist complex	7000m <sup>2</sup>	5000m <sup>2</sup> for dwellings.
All other activities	1500m <sup>2</sup>	n/a

3. For every 4m<sup>2</sup> of GFA of dwellings, visitor accommodation, function facility or tourist complex, there shall be a minimum of 1m<sup>2</sup> GFA of all other activities.

Except that the control set out in (3) above does not apply to the first 3000m<sup>2</sup> of development or after 2000m<sup>2</sup> of other activities has been established.

**Notes:**

- An activity not provided for in the activity table (ie it is non-complying) must be considered to be a threshold activity if it operates as a commercial activity (except for carparking).
- No portion of gross floor area can be counted in two category limits.
- Where retail premises and restaurants, cafes and other eating places are included within a tourist complex they are subject to the sub-limit for retail premises, restaurants, cafes and eating places (ie 1500m<sup>2</sup>) rather than the category limit for tourist complexes (ie 7000m<sup>2</sup>).

**Explanation**

The threshold controls have two functions:

1. To ensure that the overall amount of threshold activities that can establish in the mixed use area will not generate adverse effects in terms of the Matiatia landscape and transport environment or with respect to water supply and wastewater disposal.
2. To establish a 'gateway' to Waiheke that includes a mix of uses rather than just one or two activities. A mix of activities is considered beneficial because it will provide activities for island residents (eg retail, offices and restaurant and bar activities) and activities for visitors (eg visitor accommodation and conference and events facilities). A mixed use development will create a vibrant, safe and interesting built environment that is appropriate at the 'gateway' to the Waiheke.

**10a.18.6.5 Activity size**

Individual premises containing retail activity, a tavern or restaurant, café or other eating place must not have a gross floor area greater than 500m<sup>2</sup>.

**Explanation**

The 500m<sup>2</sup> limit is intended to ensure a 'human scale' of activities within the built environment at Matiatia.

**10a.18.6.6 Minimum dwelling size**

The minimum gross floor area of dwellings is:

- 45m<sup>2</sup> for one bedroom dwellings
- 70m<sup>2</sup> for two bedroom dwellings
- 90m<sup>2</sup> for three bedroom dwellings

**Explanation**

This control is to ensure that all dwellings at Matiatia are of a size that will ensure that occupants enjoy a reasonable degree of amenity and comfort.

**10a.18.6.7 Internal noise control for dwellings**

1. All dwellings must be designed and constructed to provide an indoor design level of balanced noise criterion (NCB) 30 in any habitable room assuming the building is exposed to a noise level of 55dBA L<sub>eq</sub> at the boundary of the site.
2. The NCB level of 30 must be achieved with windows and doors open unless adequate alternative ventilation is provided to the requirements of clause G4 of the New Zealand Building Code.

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3. Building elements (ie walls, floors) which are common between different activities must be constructed to prevent noise transmission to the requirements of clause G6 of the New Zealand Building Code.
4. After completion of the construction of the dwelling(s), and before the issue of the code compliance certificate, the consent holder must submit a report to the satisfaction of the council, which is signed by a suitably qualified acoustic engineer, which certifies that the dwelling(s) have been built in compliance with the noise and ventilation requirements above.

**Explanation**

Residential development at Matiatia is to be designed to ensure that an appropriate level of acoustic amenity is provided within the bedrooms and other habitable rooms of residential activities, taking into account other activities within the same development and activity in the surrounding area.

**10a.18.6.8 Noise control between activities**

The  $L_{eq}$  noise levels and maximum level ( $L_{max}$ ), arising from any activity, measured at or within the boundary of any adjacent site (not held in common ownership) also within the Matiatia land unit must not exceed:

Hours	Noise levels
7am - 10pm	$L_{eq}$ 60dBA
10pm - 7am	$L_{eq}$ 55dBA $L_{max}$ 75dBA

**Explanation**

Excessive noise occurring for a continuous period or duration can be damaging to public health and can have an adverse effect on the amenity of the receiving environment.

**10a.18.6.9 [Deleted]**

**10a.18.6.10 Setback from mean high water springs**

Carparking areas and carparking buildings (except those for disabled users and short term and drop off spaces) must not be located within 100m of MHWS. However this rule does not apply to public carparking areas existing as at September 2006.

**Explanation**

This control protects the landscape character and general amenity of Matiatia Bay from the adverse effects of medium to large at grade carparking areas and carparking buildings.

This control also avoids the adverse traffic congestion and safety effects that would result from medium to large carparking areas and buildings located in close proximity to the wharf area.

**10a.18.6.11 Infrastructure servicing**

1. No activity that requires a wastewater connection to the Owhanake wastewater treatment plant may be established unless the wastewater generated by the activity, in combination with the other activities in the mixed use area, will not exceed 80m<sup>3</sup> per day or conditions 4 and 5 of the discharge permit have been satisfied.
2. In addition to (1) above, no activity may be established unless it is provided for in the water and wastewater management plan. The water and wastewater management plan must be approved by the council and the Auckland Regional Council and must contain all of the following:
  - a. An up to date record of all buildings and the mix of activities within the mixed use area and the corresponding peak design wastewater flow allocation, along with a total of the actual flow generated from that mix of activities.
  - b. Details of the current allocation for the mixed use development from the Owhanake wastewater treatment plant.
  - c. Details of the contractual arrangements for individual tenants and property developers/owners in respect of water and wastewater management.
  - d. Up to date monitoring of the water use and wastewater discharge including (but not limited to: rainfall, daily water storage, daily water use, daily treated effluent re-use and an estimate of the occupancy and or patronage).
  - e. Details of the water reduction fittings and other water conservation measures that will be put in place with written confirmation that all such fixtures will be maintained as part of an on-going maintenance programme.
  - f. Details and procedures for the handling of risks such as water shortages and contamination.
  - g. Details of how water usage will be monitored so that trends by activity can be established.
3. In addition to (1) and (2) above, no activity that is reliant on the re-use of treated wastewater from the Owhanake wastewater treatment plant may be established unless approval has been obtained from the medical officer of health and the operator of the Owhanake wastewater treatment plant.

**Explanation**

Rule (1) above ensures that activities do not establish in the mixed use area until there is capacity at the Owhanake wastewater treatment plant to accommodate the wastewater generated by the activity (in combination with all the other activities in the mixed use area).

The water and wastewater management plan is intended to be a tool for the comprehensive management of the wastewater discharges and water usage of activities in the mixed use area.

Rule (3) above ensures that activities reliant on the re-use of treated wastewater do not establish unless confirmation has been obtained that using such wastewater is acceptable

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from a health perspective and that re-use is acceptable with respect to the operation and effectiveness of the Owhanake wastewater treatment plant.

**10a.18.6.12 Water storage**

Any new buildings must have access to bulk water supply tanks in accordance with the following table and any bulk water supply tank must be accessible for use by the New Zealand Fire Service Commission:

Total gross floor area of threshold activities	Volume of water supply tanks
5000-7000m <sup>2</sup>	2000m <sup>3</sup>
7001-10000m <sup>2</sup>	3000m <sup>3</sup>

**Explanation**

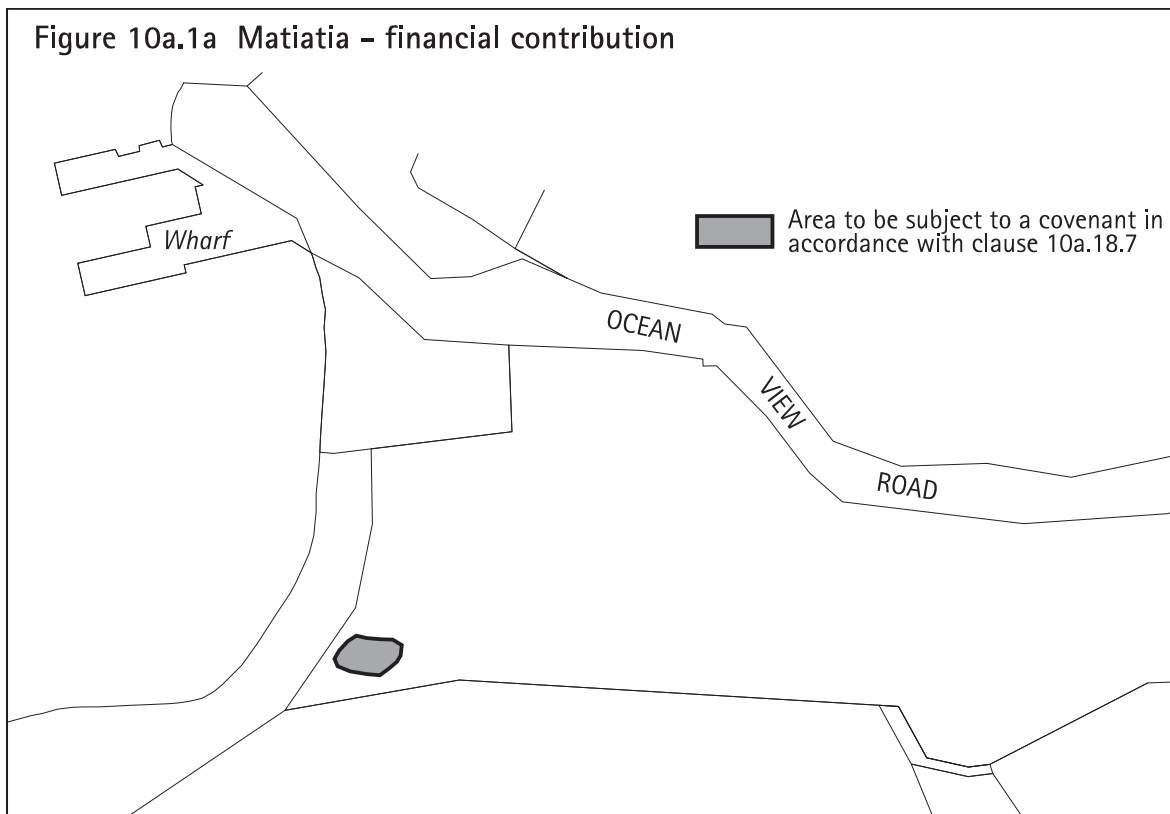
The water supply tanks are intended to ensure that the activities within the mixed use area have an adequate and safe water supply at all times of the year.

**10a.18.7 Rules - financial contributions**

For all subdivision and development up to an aggregate of 12,000m<sup>2</sup> in the mixed use area, the following financial contributions apply:

1. The wetland area must be held in council ownership and be available for passive recreation use by the public; and
2. The area marked on [figure 10a.1a: Matiatia - financial contribution](#) must be subject to a covenant which ensures that no structure is placed or constructed in this area.

Development over 12,000m<sup>2</sup> is subject to [part 6 - Financial contributions](#).



## 10a.18.8 Assessment matters - for restricted discretionary activities

### 10a.18.8.1 Notification requirements

Except as provided for by section 95A(4) of the RMA, applications for a resource consent for the restricted discretionary activities identified in the activity tables in [clause 10a.18.5](#) will be considered without public notification or the need to obtain written approval of or serve notice on affected persons (in accordance with section 95A(3) and 95B(2) of the RMA).

### 10a.18.8.2 Buildings in the mixed use area

#### 1. Matters of discretion

When considering an application to construct, relocate, or carry out additions or alterations to a building in the mixed use area, the council has restricted its discretion to considering the following matters:

- scale
- form (including design and sustainable design matters)
- materials
- location
- landscaping, open space and pedestrian walkways
- residential amenity
- vehicle access and carparking.

#### 2. Assessment criteria

Discretion over the matters identified in clause (1) above will be applied by considering the following:

##### a. Building form and materials

The extent to which:

- i. The building(s) is designed to maintain the landscape character and amenity of Matiatia.
- ii. The building(s) is designed to address and enhance the street, open spaces and other public areas, particularly the waterfront.
- iii. The building(s) is designed to bear a strong relationship to the human scale.
- iv. The scale, massing and height of buildings is appropriate to the existing and nearby buildings, the topography of the site and important views and vistas.
- v. Articulation and architectural detail is used to keep areas of blank wall to a minimum and break up any excessive bulk of the building(s).
- vi. The rear of the building(s) and service areas are orientated to the rear of other buildings.
- vii. The public and private spaces associated with each building are clearly distinguishable .
- viii. Windows look directly onto the street, open spaces and other public areas wherever possible.
- ix. Entrances to upper floors are clearly distinguished from entrances to lower floors.

- x. The building(s) is designed to accommodate a wide range of uses, in particular the ceiling height on the ground floor should be in the order of 3.5-4.0m to accommodate changes in activity over time.
- xi. The building(s) is constructed of materials that are not highly reflective.
- xii. External lighting has been used to enhance public safety within the development without creating adverse effects on surrounding sites.
- xiii. The building(s) incorporate verandahs or other features which provide shelter for pedestrians.

**b. Building location**

The extent to which:

- i. The building(s) achieves an integrated and cohesive form of development, particularly when viewed by those arriving on the ferry.
- ii. The building(s) integrates the mixed use development with public carparking and other transport infrastructure in the area.
- iii. The building(s) screen carparking and other transport infrastructure so that it is not highly visible to those arriving at Matiatia by boat.
- iv. The building(s) create a sense of definition and enclosure by fronting the edge of the street and open spaces.
- v. Buildings containing 'active uses' such as retail, restaurants, cafes and other eating places are located in close proximity to the ferry terminal and carparking activities; and buildings containing 'non-active uses' such as residential dwellings are located further away from the ferry terminal and carparking activities.
- vi. The proposed building(s) reflect the 'gateway' function of Matiatia.
- vii. The building will be located and/or constructed in a manner which will ensure that the building does not have an adverse effect on any potential burial sites (the information supplied by the ground penetrating radar study should be used to determine this along with a physical groundwork that may be required in order to determine if a "potential" burial site is a burial site in actuality).

**c. Landscaping, open space and pedestrian walkways**

- i. The extent to which landscaping will:
  - Be put in place concurrently with the proposed building(s).
  - Be planted with ecosourced plants.
  - Integrate the buildings with adjoining open spaces and pedestrian walkways.
  - Mitigate the adverse effects of the development on the landscape character of Matiatia, particularly the coastal landscape.
- ii. The extent to which open spaces:
  - Will be put in place concurrently with the proposed building(s).
  - Will be planted with ecosourced plants.
  - Will be located adjoining the esplanade reserve and throughout the mixed use development so that variety of open spaces are created, such as a large space for events and more intimate spaces such as courtyards.
  - Are designed to be safe, inviting and attractive for the public and open at all times.



- Include public amenities such as shelter, seating and lighting.

iii. The extent to which public walkways will:

- Be put in place concurrently with the proposed building(s).
- Create a clear and legible network throughout the mixed use development and between the mixed use development and the wharf and car parking areas.
- Be of a width and design that will facilitate use by a variety of people, including commuters and visitors.
- Be lit and designed so as to be safe for users during the day and night.

**d. Vehicle access and carparking provided for the mixed use development**

i. The extent to which vehicle access within the mixed use area will:

- Create a clear and easy-to-follow network of accessways for vehicles through the mixed use development.
- Be designed to be safely used by vehicles, cyclists and pedestrians and includes traffic calming and paving differentiation where appropriate.
- Be landscaped in a manner which integrates the accessways with the mixed use development and the surrounding coastal environment
- Minimise conflict with pedestrian flows.
- Include on-road and short term parking where appropriate.

ii. The extent to which carparking provided for the mixed use development is:

- Designed and located in a manner which maintains the visual amenity of the mixed use development and the Matiatia landscape as a whole, particularly for those arriving at Matiatia.
- Integrated with the surrounding development and other traffic infrastructure in terms of access points and traffic flows, congestion and safety.
- Designed and located to facilitate sharing of carparking spaces by activities eg night-time activities can use the spaces unused by daytime activities.
- Designed and landscaped to provide a safe environment for users during the day and the night.

**e. Residential dwellings**

The extent to which a building(s) that is intended to accommodate residential dwellings are:

- i. Designed to ensure that residents have a high level of amenity, particularly in terms of private open space and outlook.
- ii. Located, designed and constructed to ensure that residents have a high level of aural privacy and are not unduly affected by noise from surrounding activities or by other activities and services such as entrances and lift wells within the building.
- iii. Designed to ensure that there is adequate admission of daylight.

**f. Sustainable design**

The extent to which the building(s):

- i. Are designed to minimise energy consumption. As a guide, buildings with a depth of 10-14m have good natural light and can be naturally ventilated, thereby decreasing energy consumption.
- ii. Are located, designed and orientated to take account of solar access and other elements such as shelter from the prevailing winds.
- iii. Are designed to be 'water-autonomous', particularly with respect to how the roof size and form maximises the collection of rainwater and how water conservation devices and fittings will be used.
- iv. Are constructed of materials and finishes that have been chosen because they are more sustainable than others that might have been used, including consideration of embodied energy, location of supply, life cycle assessment, toxicity and effects on indoor air quality.
- v. Additional stormwater flows generated by the building(s) will be managed within the development, by techniques such as rain gardens, roof gardens and filtration strips.

[Appendix 11 - Sustainable design guidelines for the islands](#) will assist applicants with these sustainable design criteria.

### **10a.18.9 Assessment matters - for discretionary activities**

#### **10a.18.9.1 Public carparking and other transport infrastructure in the mixed use area**

The council's assessment of an application for public carparking and other transport infrastructure as a discretionary activity in the mixed use area will include consideration of the relevant assessment criteria for restricted discretionary activities and the extent to which public carparking and other transport infrastructure:

1. Has been located and designed to give priority to passenger transport and other multiple occupancy vehicles.
2. Has been designed and located so that it is integrated with the mixed use development.
3. Will have adverse effects on the landscape character and visual amenity of Matiatia, particularly when viewed by those arriving at Matiatia by boat.
4. Will generate adverse effects in terms of traffic safety and congestion on Ocean View Road.
5. Will generate adverse effects on the efficient operation of public transport and other multiple occupancy vehicles.
6. Will compromise the ability for a mixed use development of 10,000m<sup>2</sup> gross floor area to establish in the mixed use area.

#### **10a.18.9.2 Threshold controls**

The council's assessment of an application for a discretionary activity to modify the threshold controls in [rule 10a.18.6.4](#) will include consideration of the extent to which the proposed gross floor area and associated activities and / or buildings:

1. Will contribute to providing a mix of activities that will meet the needs of both residents and visitors using Matiatia.
2. Will compromise the ability for a mixed use development that contains at least three types of threshold activities to establish.
3. Will create a vibrant, safe and interesting gateway to Waiheke.
4. Is able to be serviced in terms of water supply and wastewater disposal (this should be assessed with reference to the water and wastewater management plan).
5. Will have adverse effects on the parking and traffic environment at Matiatia,

particularly in terms of the safety and efficient functioning of the Matiatia transport system.

6. Will result in a scale and intensity of activity and built development that will have adverse effects on the landscape character and visual amenity of Matiatia.
7. Will result in adverse effects on the overall functioning and viability of other commercial centres on Waiheke such as Oneroa and Ostend. Consideration should be given to the range of commercial services and facilities available in those centres and any new activities that may occupy and sustain those centres in the future.
8. Is consistent with the council's adopted growth strategies for Waiheke (if the proposal is for residential activities).

#### **10a.18.9.3 Other listed discretionary activities**

For other applications for resource consent refer to [part 11 - Assessment matters](#) for assessment criteria for discretionary activities.

#### **10a.18.10 Relationship with rules in other parts of the Plan**

[Part 14 - Definitions](#) must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

[Part 4 - General rules](#)

[Part 5 - Network utility services](#)

[Part 6 - Financial contributions](#)

[Part 7 - Heritage](#)

[Part 8 - Natural hazards](#)

[Part 9 - Hazardous facilities and contaminated land](#)

[Part 10c - Development controls for land units and settlement areas](#)

[Part 12 - Subdivision](#)

[Part 13 - Transport](#)

## 10a.19 Land unit - Rural 1 (landscape amenity)

### 10a.19.1 Introduction

This land unit is applied to pockets of small scale, rural land located between the village areas of western Waiheke.

Landscape amenity is characterised by:

- Small scale farming and horticulture activities.
- Flat to rolling land.
- A rural landscape with built elements but also the openness, features and patterns created by productive activities.
- The contrast of its rural landscape with the intensity and nature of the surrounding village development.

The area of the land unit adjoining Onetangi Road differs from the other areas of rural amenity land in that it contains activities that may be considered 'non-rural' in their character, such as entertainment facilities and tourist complexes. The scale of this area of the land unit is sufficiently large to accept these activities, while still maintaining a rural landscape with an open pattern.

Overall, the land unit has high visual amenity value, largely due to the contrast of its rural landscape with the village style development that occurs throughout western Waiheke.

### 10a.19.2 Resource management issues

The significant resource management issues that need to be addressed in the Plan are:

1. How to recognise the differences in scale between the 'Onetangi Road' area of the land unit and the 'other areas' of the land unit such as the Kennedy's Point, Palm Beach and Oneroa.
2. How to protect the rural landscape and visual amenity of the land unit from the adverse effects of buildings and activities.
3. How to protect the general amenity of the land unit, particularly in the 'other areas'.
4. How to provide for small scale rural activities, such as pastoral farming and horticulture, to establish and operate within the land unit.
5. How to acknowledge that non-rural activities such as restaurants and tourist complexes may be appropriate and in fact beneficial in the right locations.
6. How to control the size and nature of non-rural activities so that the rural character and visual amenity of the land unit is maintained.

**Note:** Refer to [clause 10a.19.4](#) below for an explanation of the 'Onetangi Road' and 'other areas' of the land unit.

### 10a.19.3 Objectives

To provide for rural activities and a limited range of non-rural activities while protecting the rural character and visual amenity of the land unit.

To provide for rural activities that maintain the openness, patterns and features of the land unit in contrast to the intensity of development in neighbouring villages.

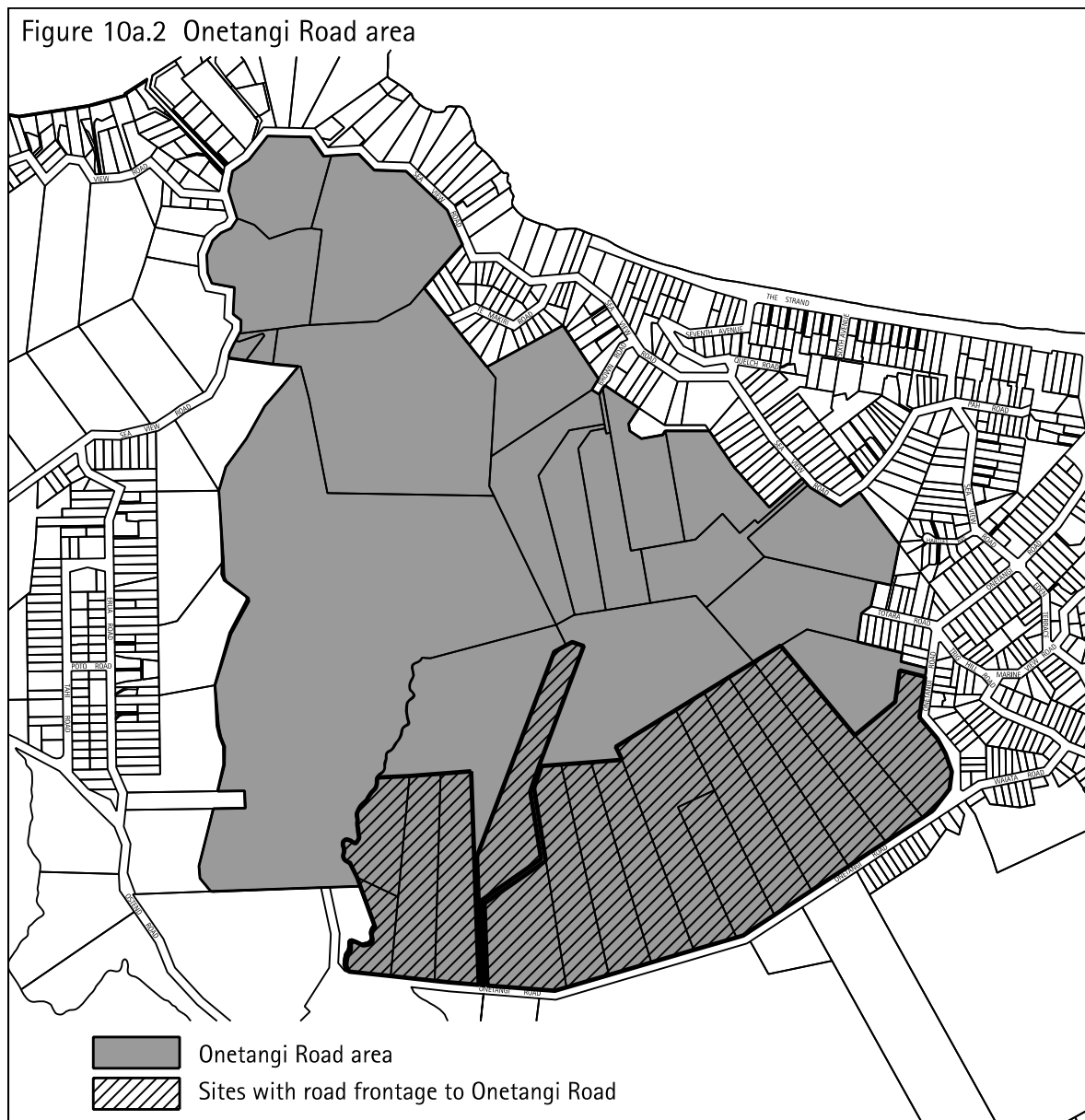
#### Policies

1. By providing for productive activities, such as pastoral farming and horticulture to establish and operate within the land unit.
2. By limiting the non-productive activities that can occur in the 'other areas' of the land unit to those which avoid adverse effects on the landscape and rural character, and the general and visual amenity values of the locality.

3. By ensuring that the non-productive activities in the 'Onetangi Road' area will not have adverse effects on the rural character and the general and visual amenity of the land unit when viewed from Onetangi Road and surrounding locations.
4. By ensuring that the scale, form, colour and location of new buildings will not have adverse effects on the landscape, rural character and visual amenity values of the land unit.
5. By requiring new sites to be of a size and nature that ensures small scale rural activities can occur and which maintains the rural character and visual amenity of the landscape.
6. By ensuring that the land unit continues to provide the clear distinction between its rural landscape and the characteristics of the neighbouring villages.

#### 10a.19.4 Resource management strategy

As the Onetangi Road area of the land unit is different in scale to the other areas of the land unit, the resource management strategy is to divide the land unit into two parts; 'Onetangi Road' and 'other areas'. The location of the Onetangi Road area is identified on [figure 10a.2](#).



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In the 'other areas' the rural character and the general amenity of the land unit is protected by limiting the range of non-productive activities that can occur.

In the 'Onetangi Road' area of the land unit a wider range of non-productive activities are provided for in recognition of the fact that this area of the land unit is of a significantly larger scale than the other areas and can therefore potentially accommodate activities of a more intensive nature and larger scale. Notwithstanding, an assessment of such activities is required to ensure that there are no adverse effects on the rural character, visual amenity and general amenity of the land unit.

An assessment of buildings is required in both the 'Onetangi Road' and 'other areas' of the land unit to ensure that there are no adverse effects on the rural character and the visual amenity of the landscape.

**10a.19.5 Rules - activity table**

<b>Activity</b>	<b>Status</b>
The construction and relocation of buildings, including buildings used for any of the other activities listed in this table <sup>1</sup>	RD
Alterations and additions to the exterior of existing buildings including buildings used for any of the other activities listed in this table. However this does not apply to minor alterations and additions as defined in <a href="#">part 14 - Definitions</a> <sup>1</sup>	RD
Art galleries and museums	D
Dwelling (one per site)	P
Entertainment facilities within the Onetangi Road area identified on <a href="#">figure 10a.2</a>	D
Function facilities within the Onetangi Road area identified on <a href="#">figure 10a.2</a>	D
Home occupations	P
Homestay	P
Horticulture	P
Multiple dwellings	D
Open Air Markets	D
Outdoor adventure activities	D
Pastoral farming	P
Residential accessory buildings	P
Restaurant, cafe and other eating places	D
Tourist complex within the Onetangi Road area identified on <a href="#">figure 10a.2</a>	D
Visitor accommodation for more than 10 people	D
Visitor accommodation for up to 10 people	P
Wineries	D

**Legend**

P = Permitted

RD= Restricted discretionary

D = Discretionary

**Notes:**

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

### 10a.19.6 Rules - standards and terms for multiple dwellings

An application for multiple dwellings will only be considered as a discretionary activity where one or more of the following criteria are met:

1. The resulting number of dwellings on the site will be no more than that which would occur if:
  - a. the site were subdivided in accordance with the minimum site areas set out in [table 12.1](#) for this land unit and
  - b. one dwelling was located on each site.
2. An application is made at the same time for subdivision resulting in the amalgamation of sites such that the number of dwellings on the new site created would be no greater than that which could be achieved through locating a dwelling on each of the original sites.
3. The dwellings are for papakainga housing.
4. The land has been owned co-operatively by a number of individuals since prior to 29 September 1992.

Proposals which do not meet these standards are a non-complying activity.

### 10a.19.7 Rules - development controls

The development controls listed below apply to all activities whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

As well as the specific control set out below, there are additional controls set out in [part 10c - Development controls for land units and settlement areas](#) which also apply to this land unit.

#### 10a.19.7.1 Onetangi Road

On all sites with road frontage to Onetangi Road (as identified on [figure 10a.2](#)), all new buildings or exterior additions or alterations to an existing buildings must be located at least 100m from the road boundary.

#### Explanation

The purpose of this particular rule is ensure that the openness and rural character of the 'Onetangi Road' area of the land unit is maintained.

### 10a.19.8 Assessment matters

For applications for resource consent refer to [part 11 - Assessment matters](#) for:

- Matters of discretion and notification requirements applying to the construction and relocation of buildings and to exterior alterations and additions to existing buildings.
- Assessment criteria for discretionary activities.

### 10a.19.9 Relationship with rules in other parts of the Plan

[Part 14 - Definitions](#) must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

[Part 4 - General rules](#)

[Part 5 - Network utility services](#)

**Part 10a - Land units: objectives, policies and activity tables**

**Part 6 - Financial contributions**

**Part 7 - Heritage**

**Part 8 - Natural hazards**

**Part 9 - Hazardous facilities and contaminated land**

**Part 10c - Development controls for land units and settlement areas**

**Part 12 - Subdivision**

**Part 13 - Transport**



## 10a.20 Land unit - Rural 2 (western landscape)

### 10a.20.1 Introduction

This land unit applies to three distinct areas on Waiheke: land at Owhanake, Church Bay and Park Point; land at Te Whau peninsula; and land at Thompsons Point.

Western landscape is characterised by:

- Its coastal location in that all land within the land unit either adjoins the coastline or is part of the wider coastal environment.
- Large areas of environmental significance, in particular wetland areas and areas of native vegetation.
- High natural character and visual amenity due to the large areas of regenerating native bush, and the coastal cliffs and slopes.
- A rural-residential style of living at Owhanake, Church Bay, Park Point and Te Whau. Thompsons Point is currently farmed.
- Small scale rural activities, primarily with a horticulture focus.
- The landscape values of the land unit are those of a cultural landscape containing four key elements:
  1. The openness and productivity of a rural landscape.
  2. The natural character of a regenerating landscape.
  3. The amenity of a low density residential landscape.
  4. The visual prominence of a coastal landscape.

Overall, western landscape provides for a rural-residential style of living with high natural character and landscape values.

### 10a.20.2 Resource management issues

The significant resource management issues which need to be addressed in the Plan are:

1. How to provide for small scale rural activities to establish and operate within the land unit.
2. How to protect the amenity of the existing rural-residential activity located in the land unit.
3. How to protect the natural character and landscape values of the land unit, including the features and patterns established by the small scale rural activities.
4. How to provide for rural-residential development to occur on Thompsons Point.

### 10a.20.3 Objective

To provide for and protect the rural-residential style of living while avoiding the adverse effects of activities and buildings on the natural character and landscape values of the land unit.

#### Policies

1. By providing for rural and residential activities to establish and operate in the land unit.
2. By limiting the range of non-rural and non-residential activities that can establish within the land unit to avoid adverse effects on the landscape values and the general amenity of the locality.
3. By requiring new sites to be of a size and nature that ensures that small scale rural activities can occur and which protects the natural character, landscape and amenity values of the land unit.

4. By ensuring that the scale, form, colour and location of new buildings will not have adverse effects on the natural character and landscape values of the land unit.
5. By providing for subdivision and/or multiple dwellings to occur at Thompsons Point with an emphasis on enhancing natural character and landscape values through the adoption of low impact design methods and the planting of indigenous vegetation.

#### 10a.20.4 Resource management strategy

As the land at Owhanake, Church Bay, Park Point and Te Whau is largely developed to capacity, the focus of the resource management strategy for these areas is to provide for the continued operation of rural-residential activities and maintain the natural character and landscape values of the land unit.

As Thompsons Point has not yet been developed to capacity, the focus is on providing for the rural-residential development and revegetation of this area while maintaining the natural character and landscape values of the land unit.

Thompsons Point is identified on [figure 12.1](#) and is a prominent peninsula consisting of 141ha contained in four titles. The two larger sites (containing Areas 2B and 2C shown on [figure 12.1](#)) have a combined total of 117ha.

The southern site (Area 2B) comprises 38ha and immediately abuts Open Space 1 (ecology and landscape) land and Island Residential 2 land along its southern boundary. The site adjoins Rural 2 land along its other three boundaries. Areas 2B and 2C have differing landscape sensitivities and development opportunities and constraints. Area 2C is characterised by the immediate coastal environment and Area 2B is characterised by a major wetland system, steep hill spurs and slopes and nearby residential development.

The northern site (Area 2C) consists of 79ha and comprises the peninsula abutting the coast and extending to the seaward tip of Thompsons Point. The northern end of Thompsons Point is identified in the ARPS as an Outstanding Natural Landscape (ONL). The ARPS seeks to avoid rural-residential development in ONLs. However, built development may occur within an ONL in limited circumstances provided that the development is subservient to the natural values of the ONL. The overall development of Area 2C will provide for a rural-residential style of living in the context of a coastal landscape progressively enhanced by regenerating and planted vegetation. Within the ONL, a single building platform may be appropriate, subject to subdivision and/or multiple dwelling provisions and development controls.

The two smaller sites (within Area 2A) comprise land along the eastern and western edges of Thompsons Point and consist of 18.8ha and 4.5ha respectively.

Development of the land will provide for a rural-residential style of living with enhancement of natural character through native revegetation in the coastal environment.

The general amenity of the land unit is protected by limiting the activities provided for to those of a residential or rural nature and avoiding activities that might generate adverse noise or traffic effects that are out of context with a rural environment.

#### 10a.20.5 Rules - activity table

Activity	Status
The construction and relocation of buildings, including buildings used for any of the other activities listed in this table <sup>1</sup>	RD
Alterations and additions to the exterior of existing buildings including buildings used for any of the other activities listed in this table. However this does not apply to minor alterations and additions as defined in <a href="#">part 14 - Definitions</a> <sup>1</sup>	RD
Dwelling (one per site)	P
Home occupations	P
Homestay	P

Activity	Status
Horticulture	P
Multiple dwellings at Thompsons Point within Area 2C as shown on <a href="#">figure 12.1</a> that meet the standards and terms in <a href="#">rule 12.8.6.3(3)</a> and where a Landscape Management Plan for this area has been approved in accordance with <a href="#">rule 12.8.6.1(6)</a> .	RD
Pastoral farming	P
Visitor accommodation for up to 10 people	P
Visitor accommodation for more than 10 people	D

**Legend**

P = Permitted

RD= Restricted discretionary

D = Discretionary

**Notes:**

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

**10a.20.6 Rules - development controls**

Refer to [part 10c - Development controls for land units and settlement areas](#) for the controls applying in this land unit. The development controls listed in that part apply to all activities, whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

**10a.20.7 Assessment matters**

For applications for resource consent refer to [part 11 - Assessment matters](#) for:

- Matters of discretion and notification requirements applying to the construction and relocation of buildings and to exterior alterations and additions to existing buildings.
- Assessment criteria for discretionary activities.

**10a.20.8 Relationship with rules in other parts of the Plan**

[Part 14 - Definitions](#) must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

[Part 4 - General rules](#)[Part 5 - Network utility services](#)[Part 6 - Financial contributions](#)[Part 7 - Heritage](#)[Part 8 - Natural hazards](#)[Part 9 - Hazardous facilities and contaminated land](#)[Part 10c - Development controls for land units and settlement areas](#)[Part 12 - Subdivision](#)[Part 13 - Transport](#)

## 10a.21 Land unit - Rural 3 (Rakino amenity)

### 10a.21.1 Introduction

Rakino is a small island of approximately 146ha located northeast of Motutapu. The island is 2.4km long and approximately 1.2km wide.

Rakino is characterised by:

- Its location, small size and undulating topography.
- The small permanent population (approximately 16) and high proportion of holiday homes, (there are approximately 76 dwellings in total on Rakino).
- Its two distinctive forms of residential subdivision pattern are recognised by applying this rural 3 (Rakino amenity area) land unit and the island residential 1 (traditional residential) land unit.
- Its popular beaches and bays for recreational boaties, residents and holiday homeowners.
- The location of the wharf and mooring areas at Sandy Bay.
- A general private ownership pattern with limited Department of Conservation and council ownership.

This land unit is characterised by:

- Sites of generally 4-5ha in size, with most having coastal frontage.
- All of the coastline of Rakino is within this land unit.
- Limited existing indigenous vegetation with large portions of sites being grass covered, although coastal frontages of sites generally contain remnants of indigenous vegetation, including regenerating and mature pohutakawa.
- The high amenity, character and ecological value of the coastline.
- Sites which generally contain dwellings and operate as 'lifestyle blocks' with holidays homes or permanent dwellings, although some are vacant.
- Undulating topography with a general downwards slope towards the coastline.

Overall, the land unit has a unique coastal character which has high amenity values.

### 10a.21.2 Resource management issues

The significant resource management issues which need to be addressed in the Plan are:

1. How to provide for residential 'lifestyle' activity on larger blocks of land on Rakino in a manner which protects the character and coastal amenity of the island.
2. How to ensure the protection of existing indigenous vegetation and encourage the planting of indigenous vegetation on sites in order to enhance the visual amenity values of the island and allow for effective stormwater and wastewater disposal.
3. How to acknowledge that certain non-residential activities like small scale visitor accommodation may be appropriate.

### 10a.21.3 Objectives and policies

#### 10a.21.3.1 Objective

To provide for residential buildings and small scale visitor accommodation in a manner which protects the unique coastal character and amenity of the land unit.

#### Policies

1. By controlling the scale, form, colour and location of new buildings to ensure that they are visually compatible with, and do not dominate, the coastal environment.
2. By restricting the type and size of visitor accommodation within the land unit.

**10a.21.3.2 Objective**

To require the planting of indigenous vegetation on sites in order to enhance the visual amenity values of the island and allow for effective wastewater disposal.

**Policy**

1. By requiring the planting of sites for amenity and wastewater disposal.

**10a.21.4 Resource management strategy**

The resource management strategy for the land unit is to provide for predominantly residential uses and to manage the environmental and visual impacts of such activities.

The coastal environment of Rakino is particularly sensitive to the impact of development and this is recognised by the land unit. The objectives and policies also recognise that revegetation would improve the amenity and ecological value of the island.

**10a.21.5 Rules - activity table**

Activities	Status
The construction and relocation of buildings, including buildings used for any of the other activities listed in this table <sup>1</sup>	RD
Alterations and additions to the exterior of existing buildings including buildings used for any of the other activities listed in this table. However this does not apply to minor alterations and additions as defined in <a href="#">part 14 - Definitions</a> <sup>1</sup>	RD
Dairy	D
Dwellings (one per site)	P
Home occupations	P
Homestay	P
Horticulture	P
Pastoral farming	P
Residential accessory buildings	P
Visitor accommodation for up to 10 people	P
Visitor accommodation for more than 10 people	D

**Legend**

P = Permitted

RD= Restricted discretionary

D = Discretionary

**Notes:**

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

**10a.21.6 Rules - development controls**

The development controls listed below apply to all activities whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

## **Part 10a - Land units: objectives, policies and activity tables**

As well as the specific controls set out below, there are additional controls set out in [part 10c - Development controls for land units and settlement areas](#) which also apply to this land unit.

### **10a.21.6.1 Planting of wastewater disposal areas**

On all sites, planting of the wastewater disposal area must be undertaken. [Appendix 13 - Planting guide](#), identifies vegetation that is appropriate for planting within effluent disposal fields.

### **10a.21.7 Assessment matters**

For applications for resource consent refer to [part 11 - Assessment matters](#) for:

- Matters of discretion and notification requirements applying to the construction and relocation of buildings and to exterior alterations and additions to existing buildings.
- Assessment criteria for discretionary activities.

### **10a.21.8 Relationship with rules in other parts of the Plan**

[Part 14 - Definitions](#) must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

[Part 4 - General rules](#)

[Part 5 - Network utility services](#)

[Part 6 - Financial contributions](#)

[Part 7 - Heritage](#)

[Part 8 - Natural hazards](#)

[Part 9 - Hazardous facilities and contaminated land](#)

[Part 10c - Development controls for land units and settlement areas](#)

[Part 12 - Subdivision](#)

[Part 13 - Transport](#)

## 10a.22 Land unit - Open space 1 (ecology and landscape)

### 10a.22.1 Introduction

This land unit is applied to the extensive network of esplanade reserves, local parks and conservation reserves on Waiheke and Great Barrier.

This land unit is characterised by:

- Passive recreation activities such as walking, cycling and picnic areas.
- A general absence of built development aside from public amenity facilities such as signage, seating, playgrounds, walkways, artworks and sculptures.
- High visual amenity value due to the open space character and in the case of esplanade reserves the prominent coastal location.
- High ecological values in parks, esplanade reserves and conservation reserves that contain native bush, wetlands and other natural features.

Overall, the parks and reserves within the land unit are a significant community asset with high visual amenity, passive recreational and ecological values.

### 10a.22.2 Resource management issues

The significant resource management issues which need to be addressed in the Plan are:

1. How to facilitate the use and enjoyment of the land unit for passive recreation activities by the public.
2. How to maintain and enhance the ecological value of land unit, particularly in conservation reserves and esplanade reserves.
3. How to protect the visual amenity and ecological value of the land unit from the adverse effects of new buildings.
4. How to provide for marine recreation activities that have a functional relationship to the sea while protecting the high ecological and visual amenity values of the land unit.

### 10a.22.3 Objective

To facilitate the use and enjoyment of local parks and esplanade reserves for passive recreation while protecting the visual amenity and ecological value of the land unit.

#### Policies

1. By providing for passive recreation activities to establish and operate within the land unit.
2. By limiting the scale and intensity of the activities that can occur within the land unit to avoid adverse effects on the landscape, visual amenity and ecological value of the land unit.
3. By ensuring that the scale, form, colour and location of new buildings will not have adverse effects on the landscape, visual amenity and ecological values of the land unit.
4. By requiring that new planting on conservation and esplanade reserves to consist of ecosourced species.

### 10a.22.4 Objective

To provide for marine recreation facilities that have a functional relationship to the sea while protecting the high ecological, landscape and visual amenity values of the land unit.

**Policies**

1. By providing for marine recreation activities to establish and operate within the land unit.
2. By providing for clubrooms for an activity that has a functional relationship to the sea.
3. By providing for minor boat repair and maintenance activities and associated facilities to operate at the south-eastern side of the Ostend Domain Reserve, Waiheke Island only, in a manner that does not have adverse effects on the visual amenity of the surrounding area and the ecological values of the coastal environment that are any more than minor.
4. By considering alternative location(s) and ensuring that the location of the building will not have adverse effects on the landscape, visual amenity and ecological values of the coastal environment.
5. By ensuring that the scale, form, colour and location of any new buildings will not have adverse effects on the landscape, visual amenity and ecological values of the coastal environment.

**10a.22.5 Resource management strategy**

The resource management strategy is to meet the recreational needs of the Waiheke and Great Barrier communities by providing for passive recreation activities. The more intensive recreational activities, such as sports fields, are not provided for in order to avoid adverse effects on the ecological and visual amenity value of the land unit.

This includes provision for marine recreation facilities that have a functional relationship to the sea and rely on the coastal location for effective operation.

An assessment of new buildings is required to ensure that there will not be adverse effects on the ecological and visual amenity value of the land unit.

**10a.22.6 Rules - activity table**

Activity	Status
Alterations and additions to the exterior of existing buildings including buildings used for any of the other activities listed in this table. However this does not apply to minor alterations and additions as defined in <a href="#">part 14 - Definitions</a> <sup>1</sup>	RD
The construction and relocation of buildings where the footprint of the building is over 50m <sup>2</sup> , including buildings used for any of the other activities listed in this table <sup>1</sup>	RD
The construction and relocation of buildings where the footprint of the building is ≤ 50m <sup>2</sup> , including buildings used for any of the other activities listed in this table.	P
Artworks, monuments and sculptures	P
Boat launching ramps and jetties (including boat trailer parks)	D
Camping facilities	D
Carparking areas	P
Marine recreation facilities	D
At the south-eastern side of the Ostend Domain Reserve, Waiheke Island only, boat repair and maintenance activities and boat launching and retrieval associated with that repair and maintenance, where this occurs ancillary to marine recreation facilities	D
Observation areas, viewing platforms and related structures	P
Park furniture (including seats, rubbish bins, lighting, signs, BBQs and picnic facilities)	P
Planted areas	P
Playgrounds (including playground apparatus)	P
Stormwater retention ponds	P
Toilets and changing facilities	P
Walking, jogging, fitness and riding trials (bridle and bicycle)	P



**Legend**

P = Permitted

RD= Restricted discretionary

D = Discretionary

**Notes:**

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

### **10a.22.7 Rules - development controls**

The development controls listed below apply to all activities whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

As well as the specific controls set out below, there are additional controls set out in [part 10c - Development controls for land units and settlement areas](#) which also apply to this land unit.

#### **10a.22.7.1 Ecosourced planting**

In conservation reserves and esplanade reserves only, all planting must consist of ecosourced species.

**Explanation**

The purpose of this particular rule is to protect and enhance the ecological value of the conservation and esplanade reserves within the land unit.

#### **10a.22.8 Assessment matters**

For applications for resource consent refer to [part 11 - Assessment matters](#) for:

- Matters of discretion and notification requirements applying to the construction and relocation of buildings and to exterior alterations and additions to existing buildings.
- Assessment criteria for discretionary activities.

#### **10a.22.9 Relationship with rules in other parts of the Plan**

[Part 14 - Definitions](#) must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

[Part 4 - General rules](#)

[Part 5 - Network utility services](#)

[Part 6 - Financial contributions](#)

[Part 7 - Heritage](#)

[Part 8 - Natural hazards](#)

[Part 9 - Hazardous facilities and contaminated land](#)

[Part 10c - Development controls for land units and settlement areas](#)

[Part 12 - Subdivision](#)

[Part 13 - Transport](#)

## **10a.23 Land unit - Open space 2 (recreation and community facilities)**

### **10a.23.1 Introduction**

This land unit is applied to sports parks and community facilities such as halls and clubrooms on Rakino, Waiheke and Great Barrier.

Community facilities and sports parks is characterised by:

- A range of active recreation (eg sports fields, skateboard parks) and community activities (eg community meetings).
- A variety of buildings such as halls, changing rooms, clubrooms and sports equipment.

Overall, the community facilities and sports parks within the land unit play an important role in providing for the recreational and social needs of the Rakino, Waiheke and Great Barrier communities.

### **10a.23.2 Resource management issues**

The significant resource management issues which need to be addressed in the Plan are:

1. How to facilitate the use and enjoyment of community facilities and sports parks for active recreation and community activities.
2. How to protect the visual amenity of the land unit from the adverse effects of new buildings.

### **10a.23.3 Objective**

To facilitate the use and enjoyment of community facilities and sports parks for active recreation and community activities while protecting the visual amenity values of the land unit.

#### **Policies**

1. By providing for active recreation and community activities to establish and operate in the land unit.
2. By ensuring that the scale, form, colour and location of new buildings will not have adverse effects on the visual amenity values of the land unit.

### **10a.23.4 Resource management strategy**

The resource management strategy is to provide for active recreation and community purposes so that these activities can continue to contribute to the recreational and social needs of the Rakino, Waiheke and Great Barrier communities.

An assessment of new buildings is required to ensure that they will not have adverse effects on the visual amenity of the land unit.

**10a.23.5 Rules - activity table**

Activity	Status
The construction and relocation of buildings where the footprint of the building is over 50m <sup>2</sup> , including buildings used for any of the other activities listed in this table. <sup>1</sup>	RD
The construction and relocation of buildings where the footprint of the building is ≤ 50m <sup>2</sup> , including buildings used for any of the other activities listed in this table.	P
Alterations and additions to the exterior of existing buildings including buildings used for any of the other activities listed in this table. However this does not apply to minor alterations and additions as defined in <a href="#">part 14 - Definitions</a> . <sup>1</sup>	RD
Artworks, monuments and sculptures	P
Boat launching ramps and jetties (including boat trailer parks)	D
Care centres	D
Carparking areas	P
Clubrooms	P
Community facilities	P
Information centres	P
Observation areas, viewing platforms and related structures	P
Organised sports and recreation and associated grounds and playing fields	P
Park furniture (including seats, rubbish bins, lighting, signs, BBQs and picnic facilities)	P
Planted areas	P
Playgrounds (including playground apparatus)	P
Stormwater retention ponds	P
Toilets and changing facilities	P
Walking, jogging, fitness and riding trials (bridle and bicycle)	P

**Legend**

P = Permitted

RD= Restricted discretionary

D = Discretionary

**Notes:**

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

**10a.23.6 Rules - development controls**

Refer to [part 10c - Development controls for land units and settlement areas](#) for the controls applying in this land unit. The development controls listed in that part apply to all activities, whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

**10a.23.7 Assessment matters**

For applications for resource consent refer to [part 11 - Assessment matters](#) for:

- Matters of discretion and notification requirements applying to the construction and relocation of buildings and to exterior alterations and additions to existing buildings.

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- Assessment criteria for discretionary activities.

**10a.23.8 Relationship with rules in other parts of the Plan**

**Part 14 - Definitions** must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

**Part 4 - General rules**

**Part 5 - Network utility services**

**Part 6 - Financial contributions**

**Part 7 - Heritage**

**Part 8 - Natural hazards**

**Part 9 - Hazardous facilities and contaminated land**

**Part 10c - Development controls for land units and settlement areas**

**Part 12 - Subdivision**

**Part 13 - Transport**

## 10a.24 Land unit - Open space 3 (Rangihoua Park)

### 10a.24.1 Introduction

Rangihoua Park is a 110ha reserve which is owned by council. It is a significant part of council's open space strategy for Waiheke. Rangihoua Park currently contains the following activities:

- a golf course
- playing fields and associated buildings
- tennis courts
- picnic and BBQ area
- walking tracks, mountain bike trails and bridle trails
- a historic village and museum
- a lawn cemetery
- an equestrian area
- parking and vehicle access areas.

Included within the park are three streams, some wetland areas, two ponds and areas of planting. The main landscape feature in the park is Rangihoua Maunga. The park is located adjacent to the Rangihoua Creek and Putiki Bay estuary which is of ecological significance.

The land occupied by the park is of significance to iwi. The area was occupied by the ancestors of Ngati Paoa and the Putiki-O-Kahu Pa was located on the Rangihoua Maunga. The slopes of Rangihoua were cultivated for many generations and the terraces can still be seen. The Rangihoua area is waahi tapu, of spiritual significance to the tangata whenua.

The park contains the following heritage items which are scheduled elsewhere in the Plan:

- an archaeological site on Rangihoua Maunga
- a building in the historic village.

### 10a.24.2 Resource management issues

The significant resource management issues which need to be addressed in the Plan are:

1. How to manage the use of the park in an integrated manner which recognises the differing characteristics and differing scales and types of land use appropriate to various parts of the park.
2. How to manage the relationship between the park and surrounding land uses and water bodies (Rangihoua Creek and Putiki Bay) in order to avoid adverse effects and achieve positive benefits throughout Rangihoua Park.
3. How to recognise and protect the significant iwi values associated with the Rangihoua Maunga.
4. How to maintain and enhance the landscape and ecological values associated with the Rangihoua Maunga, the open space character of the park, the streams and pond, and the vegetated areas.
5. How to manage the range of community aspirations to use the park in a variety of ways including for active and passive recreation and for cultural activities.

### 10a.24.3 Objectives and policies

#### 10a.24.3.1 Objective

To recognise and protect the significant iwi values associated with the Rangihoua Maunga.

**Policies**

1. By involving iwi in the management of the Rangihoua Maunga.
2. By not providing for any activities, other than planting and maintenance of ecosourced species on the Rangihoua Maunga.

**Explanation**

The council has set up a kaitiaki management committee, called the Rangihoua and Tawapareira Reserve Management Subcommittee to manage the Rangihoua Maunga. The committee includes iwi and council representatives.

**Note:** The council has agreed to an approach with tangata whenua that limits access to Rangihoua Maunga to iwi approved people.

**10a.24.3.2 Objective**

To protect, maintain and enhance the heritage, ecological, landscape values and open space values of the park associated with the Rangihoua Maunga, the bush, streams and wetland areas.

**Policies**

1. By controlling the scale, form, colour and location of buildings within the park to ensure that the dominance and character of the natural environment is retained.
2. By recognising and protecting Rangihoua Maunga as the dominant landscape feature of the park.
3. By protecting the stream, wetland and bush areas from development.

**Explanation**

Rangihoua Park has considerable landscape values. It is important that any buildings that may be located within the recreation, cultural and heritage facilities and landscape amenity areas need to be sympathetic to the surrounding landscape.

**10a.24.3.3 Objective**

To maintain and enhance the ecological values associated with the vegetation, streams, wetland areas, and the adjacent Rangihoua Creek and Putiki Bay.

**Policies**

1. By requiring any planting to consist of ecosourced species.
2. By requiring planting along the stream banks and wetland margins within the park.
3. By controlling earthworks and vegetation clearance in order to limit sediment runoff into on-site streams and wetland areas and into Rangihoua Creek and Putiki Bay.

**Explanation**

Rangihoua Park has considerable ecological values. It is important that these are recognised and provided for by any future development of the park.

**10a.24.3.4 Objective**

To provide for a range of recreational and community activities, where appropriate, throughout the park.

**Policies**

1. By providing for recreation and associated facilities in those parts of the park identified as most suitable for this purpose.
2. By providing for buildings and structures which will contribute to the community use of the park, at an appropriate scale and in appropriate locations.
3. By providing for the ongoing use and limited expansion of the lawn cemetery, and the historic village and museum.

**10a.24.3.5 Objective**

To provide for appropriate levels of public access to and use of the park.

**Policies**

1. By providing for public access at appropriate locations.
2. By recognising the importance of linking walkways, mountain bike and bridle trails in the park with the wider network of walkways and trails.
3. By providing for the various recreational activities in a manner that avoids conflict or risks to public safety.

**10a.24.3.6 Objective**

To ensure that buildings and activities on the park do not adversely affect adjacent sites.

**Policies**

1. By setting appropriate noise standards for activities on the park.
2. By controlling the location of buildings with respect to adjacent sites.
3. By requiring parking areas to be set back from the park's external boundaries.

**10a.24.4 Resource management strategy**

The resource management strategy is to divide the park into the following five areas:

- recreation
- conservation
- Rangihoua Maunga
- cultural and heritage facilities
- landscape amenity.

These areas are identified on [figure 10a.3 Rangihoua Park](#).

These areas recognise that different planning approaches are required for the various areas of the park. The characteristics of these areas are further described below.

**1. Area A - recreation**

This area includes the following:

- sports fields
- tennis courts
- golf course
- equestrian area
- associated buildings.

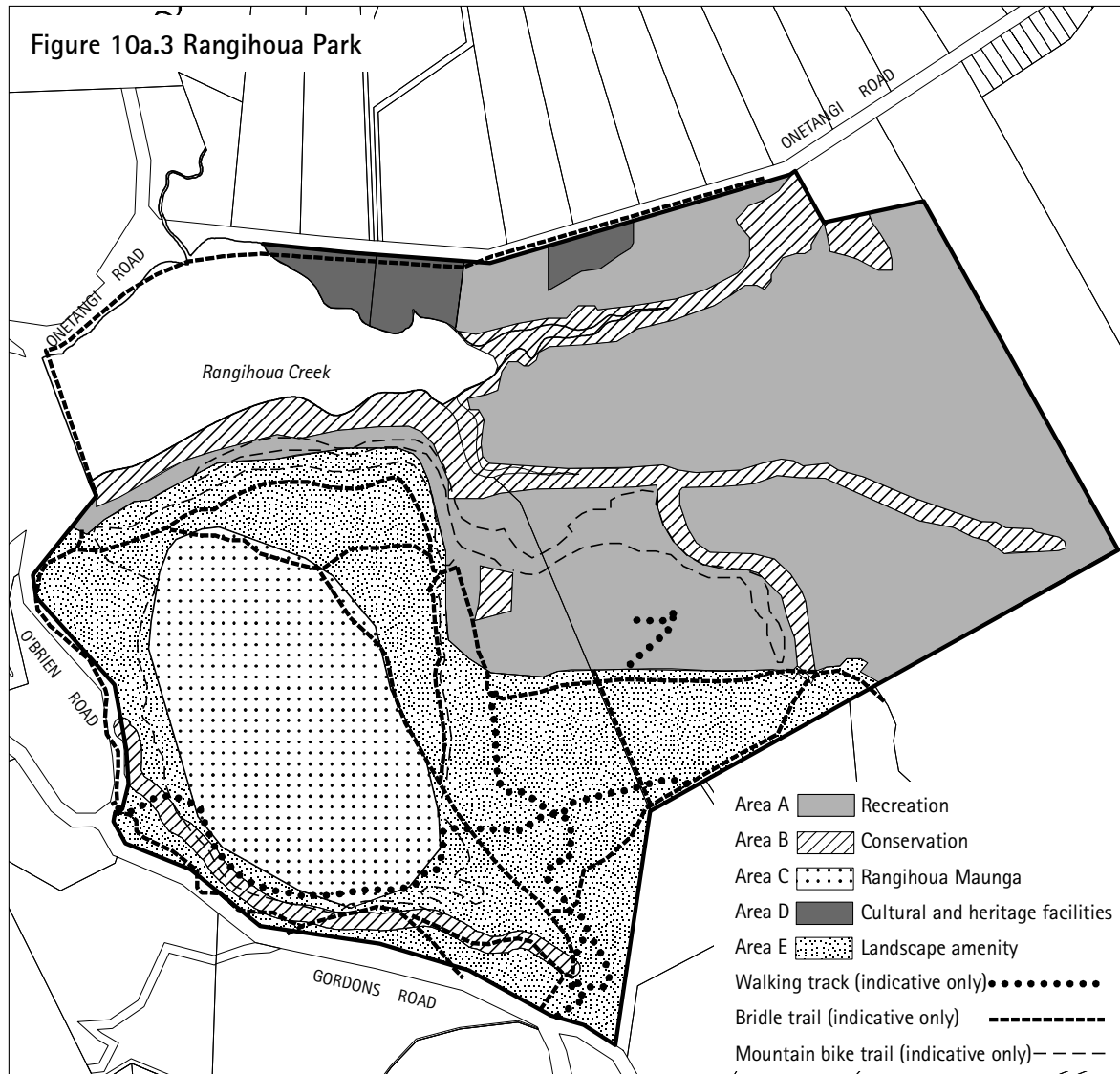
The planning approach for this area focuses on providing for recreation.

**2. Area B - conservation**

This area includes the three tributaries of Rangihoua Creek which flow through the park. The planning approach for this area focuses on protecting and enhancing the streams, including their banks.

**3. Area C - Rangihoua Maunga**

The planning approach for this area focuses on protecting the upper slopes of the Rangihoua Maunga to recognise and provide for its iwi values and also its dominance as a landscape feature within the park.



**4. Area D - cultural and heritage facilities**

This area includes the lawn cemetery, and the historic village and museum. The planning approach for this area focuses on providing for the continued operation and limited expansion of these facilities. .

**5. Area E - landscape amenity**

This area is characterised by large areas of open space, bush and revegetated areas. It includes the lower slopes of the Rangihoua Maunga. The planning approach for this area focuses on maintaining the landscape amenity and providing for specific recreation opportunities, such as walking tracks, mountain bike trails and bridle trails.

**10a.24.5 Rules - activity table**

Activities	A	B	C <sup>2</sup>	D	E
The construction and relocation of buildings where the footprint of the building is over 50m <sup>2</sup> , including buildings used for any of the other activities listed in this table <sup>1</sup>	RD	NC	NC	RD	RD
The construction and relocation of buildings where the footprint of the building is ≤ 50m <sup>2</sup> , including buildings used for any of the other activities listed in this table.	P	NC	NC	P	P



Activities	A	B	C <sup>2</sup>	D	E
Alterations and additions to the exterior of existing buildings including buildings used for any of the other activities listed in this table. However this does not apply to minor alterations and additions as defined in <a href="#">part 14 - Definitions</a> <sup>1</sup>	RD	n/a	n/a	RD	RD
Carparking areas and vehicle access roads	P	NC	NC	P	P
Changing facilities	P	NC	NC	D	P
Clubrooms	P	NC	NC	P	P
Community facilities	P	NC	NC	P	D
Construction of a pedestrian and equestrian bridge over the streams	P	P	n/a	n/a	P
Equestrian activities	P	D	NC	D	P
Golf course (in accordance with an approved development plan)	P	n/a	NC	D	D
Information centres	P	NC	NC	P	D
Mountain biking and horse riding trails	P	D	NC	D	P
Museums	NC	NC	NC	P	NC
Observation areas, viewing platforms and related structures	P	NC	NC	P	P
Organised sports and recreation and associated grounds and playing fields	P	NC	NC	D	P
Park furniture (including seats, rubbish bins, BBQs, lighting, signs and picnic facilities)	P	NC	NC	P	P
Planting and maintenance of ecosourced species	P	P	RD	P	P
Playgrounds (including playground apparatus)	P	D	NC	D	P
Stormwater retention ponds	P	D	NC	D	P
Toilets	P	NC	NC	P	P
Walking and jogging trails	P	D	NC	D	P

**Legend**

Areas:

A - Recreation

B - Conservation

C - Rangihoua Maunga

D - Cultural and heritage facilities

E - Landscape amenity

P = Permitted

RD= Restricted discretionary

D = Discretionary

NC= Non-complying

n/a applies where it is not possible to undertake the activity within the defined area.

**Notes:**

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The Rangihoua and Tawapareira Reserve Management Subcommittee, which includes tangata whenua representatives, has been set up to manage the Rangihoua Maunga. All activities within area C - Rangihoua Maunga require the

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approval of the tangata whenua through the Rangihoua and Tawapareira Reserve Management Subcommittee. This includes earthworks, vegetation removal and planting.

3. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.
4. Approval from the council as landowner will need to be obtained in relation to all activities (including permitted activities) listed in part 10a.24.5 Rules - activity table. All such approvals must be granted or withheld in accordance with the Reserves Act 1977

### 10a.24.6 Rules - development controls

Refer to [part 10c - Development controls for land units and settlement areas](#) for the controls applying in this land unit. The development controls listed in that part apply to all activities whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

### 10a.24.7 Assessment matters - restricted discretionary activities

#### 10a.24.7.1 Buildings in areas A, D and E

Refer to [part 11 - Assessment matters](#) for matters of discretion and notification requirements relating to applications for the construction and relocation of buildings and for exterior alteration and additions to existing buildings.

#### 10a.24.7.2 Planting and maintenance of ecosourced species in area C

##### Matters of discretion

When considering an application for planting and maintenance of ecosourced species in area C (Rangihoua Maunga) the council has restricted its discretion to considering the following matters

- The extent to which the planting adversely affects the visual, cultural and spiritual values of significance to tangata whenua.
- Any consultation undertaken with tangata whenua.

##### Notification requirements

Except as provided for by section 95A(4) of the RMA, such applications for a resource consent will be considered without public notification or the need to obtain written approval of or serve notice on affected persons, other than tangata whenua (in accordance with section 95A(3) and 95B(2) of the RMA).

### 10a.24.8 Assessment matters - discretionary activities

#### 10a.24.8.1 Artificial lighting and community facilities

For applications for artificial lighting or community facilities as a discretionary activity, refer to [part 11 - Assessment matters](#) for assessment criteria.

#### 10a.24.8.2 Other discretionary activities

The council's assessment of any other discretionary activity listed in [rule 10a.24.5](#) will include consideration of the following matters:

##### 1. Noise

Whether the activity gives rise to adverse noise effects experienced beyond the boundaries of the park.

**2. Intensity**

Whether the intensity and scale of the activity, in particular, the number of people involved, traffic generation, size and location of buildings and associated parking will be compatible with the character and amenity values of park.

**3. Activities**

- a. The extent to which any activity is consistent with any relevant open space strategy or reserve management plan.
- b. Whether the activity is consistent with the intent of the relevant objectives, policies and planning approach for the area.

**4. Tangata whenua**

The extent to which the activity adversely affects the visual, cultural and spiritual values of significance to tangata whenua. This will include consideration of any consultation undertaken with tangata whenua.

**5. Crime prevention through environmental design**

- a. The extent to which the activity provides or continues to provide for informal surveillance of public areas.
- b. The extent to which informal surveillance and clear visibility and clear lines of sight has been achieved through the location and design of any building, landscaping, fencing and other structures.
- c. Whether the proposed activity provides appropriate lighting of public and semi-public areas, including paths, parking areas, building entrances and exits.

**6. Landscaping**

Whether any proposed landscaping uses ecosourced species.

**7. Natural environment**

- a. The extent to which the activity gives rise to adverse effects on the natural environment, eg from vegetation removal, earthworks and the generation of wastewater (including stormwater).
- b. The effects of the proposed activity on the ecological values for the area.

**10a.24.9 Relationship with rules in other parts of the Plan**

**Part 14 - Definitions** must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

**Part 4 - General rules**

**Part 5 - Network utility services**

**Part 6 - Financial contributions**

**Part 7 - Heritage**

**Part 8 - Natural hazards**

**Part 9 - Hazardous facilities and contaminated land**

**Part 10c - Development controls for land units and settlement areas**

**Part 12 - Subdivision**

**Part 13 - Transport**

## 10a.24a Land unit - Open space 4 (marae)

### 10a.24a.1 Introduction

This land unit applies to Piritahi Marae which is located on 1.3ha of reserve land at Te Huruhi Bay, Blackpool on Waiheke. The marae occupies part of the Te Huruhi reserve. The establishment of Piritahi Marae was by members of the Maori community on Waiheke with affiliations to different iwi around New Zealand. Piritahi Marae consider themselves a taurahere marae with a non specific iwi affiliation.

The land unit provides for marae based activities including wharenuī (meeting houses), wharekai, whareumu, pataka, (dining halls and associated buildings), whare hauora (health centres), and including residential accommodation. The land unit recognises and provides for the heritage, cultural, and community activities associated with a marae.

The land unit includes:

- 8150m<sup>2</sup> of land which has been leased to the marae since the 1970s and which has been developed to provide for various community activities including meeting facilities, healthcares services, and education
- 5000m<sup>2</sup> of additional land to be leased to the marae, to allow for an extension of the marae activities

The main needs that this land unit seeks to address, is the enabling of the Piritahi Marae community of the district to manage and develop their marae resource. This is one way in which the Waiheke community can provide for their social and cultural wellbeing and for their health and safety.

### 10a.24a.2 Resource management issues

The significant resource management issues which need to be addressed in the Plan are:

1. How to facilitate the use and development of the land occupied by the Piritahi Marae for cultural and community activities.
2. How to protect the visual amenity of the land unit from the adverse effects of new buildings.

### 10a.24a.3 Objective

To facilitate the use and development of the land occupied by Piritahi Marae for cultural and community activities while protecting the visual amenity of the land unit.

#### Policies

1. By providing for community activities associated with the marae to establish and operate in the land unit.
2. By ensuring that the scale, form, colour and location of new buildings will not have adverse effects on the visual amenity of the land unit.

### 10a.24a.4 Resource management strategy

The resource management strategy is to provide for community activities associated with Piritahi Marae so that these activities can continue to contribute to meeting the social and cultural needs of the Waiheke community.

An assessment of new buildings is required to ensure that they will not have adverse effects on the visual amenity of the land unit.

### 10a.24a.5 Rules - activity table

Activity	Status
The construction and relocation of buildings where the footprint of the building is over 50m <sup>2</sup> , including buildings used for any of the other activities listed in this table. <sup>1</sup>	RD
The construction and relocation of buildings where the footprint of the building is ≤ 50m <sup>2</sup> , including buildings used for any of the other activities listed in this table.	P
Alterations and additions to the exterior of existing buildings including buildings used for any of the other activities listed in this table. However this does not apply to minor alterations and additions as defined in part 14 - Definitions. <sup>1</sup>	RD
Carparking areas	P
Marae including associated care centres, community facilities, educational facilities, healthcare services and residential accommodation	P
Planted areas	P

#### Legend

P = Permitted

RD= Restricted discretionary

#### Notes:

1. An explanation of the requirements associated with the construction, relocation and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

### 10a.24a.6 Rules - development controls

Refer to [part 10c - Development controls for land units and settlement areas](#) for the controls applying in this land unit. The development controls listed in that part apply to all activities, whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

### 10a.24a.7 Assessment matters

For applications for resource consent, refer to [part 11 - Assessment matters](#) for matters of discretion and notification requirements applying to the construction and relocation of buildings and to exterior alterations and additions to existing buildings.

### 10a.24a.8 Relationship with rules in other parts of the Plan

[Part 14 - Definitions](#) must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

[Part 4 - General rules](#)

[Part 5 - Network utility services](#)

[Part 6 - Financial contributions](#)

[Part 7 - Heritage](#)

[Part 8 - Natural hazards](#)

[Part 9 - Hazardous facilities and contaminated land](#)

[Part 10c - Development controls for land units and settlement areas](#)

[Part 12 - Subdivision](#)

[Part 13 - Transport](#)

## 10a.25 Land unit - Conservation

### 10a.25.1 Introduction

This land unit covers a number of smaller islands, both publicly and privately owned, and land owned by the Department of Conservation (DOC) on Great Barrier, Waiheke and Rakino; and Whakanewha Regional Park owned by Auckland Regional Council ('ARC') on Waiheke. Some of the larger islands and island groups include Rangitoto, Motutapu, Motuihe, Browns Island, Kaikoura, Little Barrier, the Noises, the Mokohinau Islands and the Three Sisters group.

The characteristics of the land unit are:

- High scenic and ecological conservation values.
- The land is mostly managed by DOC under the Conservation Act 1987 and the Auckland Conservation Management Strategy.
- Small islands, regenerating or natural forest areas, with small parts of the land unit used for farming activities.

Conservation management is a key function of the land unit, and it also has an education and recreational role on a regional and national level. Because a large portion of the land is DOC owned, and because of the special value of the land in a regional and national sense, it has been identified as needing specific rules in the Plan to enable appropriate conservation, education and recreation activities to occur.

The council acknowledges that section 4(3) of the RMA exempts the crown from complying with a rules in the Plan in certain instances by stating that:

'Section 9(3) does not apply to any work or activity of the Crown within the boundaries of any area of land held or managed under the Conservation Act 1987 or any other Act specified in Schedule 1 to that Act (other than land held for administrative purposes) that -

- a. Is consistent with a conservation management strategy, conservation management plan, or management plan established under the Conservation Act 1987 or any other Act specified in Schedule 1 to that Act; and
- b. Does not have a significant adverse effect beyond the boundary of the area of land.'

### 10a.25.2 Resource management issues

The significant resource management issues which need to be addressed in the Plan are:

1. How to conserve, protect and enhance the natural environment of islands with high conservation values.
2. How to manage potential tourism and recreation impacts on this land unit.
3. How to have special regard to the environmental values of these islands, and particularly those related to flora and fauna and to manage land use activities and development accordingly.
4. How to provide for limited facilities and infrastructure in order to minimise or avoid any detrimental impacts arising from education, visitor and recreational activities.

### 10a.25.3 Objective

To ensure that the land unit is appropriately managed to enable conservation, preservation and enhancement of the natural environment along with appropriate educational, visitor and recreational activities

**Policies**

1. By enabling conservation activities and the construction of buildings by DOC and the ARC to be undertaken as permitted activities.
2. By limiting adverse visual effects of buildings by controlling the scale, form, colour and location of new buildings to ensure that the natural landscape remains the dominant element.
3. By providing for passive recreation activities to establish and operate in this land unit.
4. By ensuring that any potential impacts arising from educational, visitor and recreational activities around the islands do not detrimentally impact upon or affect the natural and environmental values of the islands.
5. By protecting flora and fauna indigenous to the islands through strict controls on vegetation removal.
6. By recognising the need to protect and enhance, where appropriate, the conservation values of privately owned islands in the land unit and limiting the range of activities that can occur on these.

**10a.25.4 Resource management strategy**

The resource management strategy for the land unit is to focus on the value of conservation and protection of valuable publicly owned land, including Whakanewha Regional Park, and some privately owned islands, to enable conservation and recreation activities. DOC activities need to be able to be undertaken with minimal council involvement, except where these may have significant adverse effects on the environment.

**10a.25.5 Rules - activity table**

Activity	Status
The construction and relocation of buildings, excluding DOC and ARC buildings, but including buildings used for any of the other activities listed in this table <sup>1</sup>	RD
Alterations and additions to the exterior of existing buildings, excluding DOC and ARC buildings, but including buildings used for any of the other activities listed in this table. However this does not apply to minor alterations and additions as defined in <a href="#">part 14 - Definitions</a> <sup>1</sup>	RD
The construction and relocation of DOC and ARC buildings, including DOC and ARC buildings used for any of the other activities listed in this table <sup>1</sup>	P
Alterations and additions to the exterior of existing DOC and ARC buildings, including DOC and ARC buildings used for any of the other activities listed in this table <sup>1</sup>	P
Activities approved as an authorised concession under Part 3B of the Conservation Act 1987 (excluding any built structure)	P
Activities that are consistent with any management plan for Whakanewha Regional Park established under the Reserves Act 1977	P
Camping facilities	P
Carparking areas	D
DOC structures, facilities and operations	P
Ecosourced planting	P
Educational facilities on Motutapu for up to a maximum of: <ul style="list-style-type: none"> <li>• 250 persons for the Motutapu Outdoor Education Camp</li> <li>• 25 persons for state schools</li> </ul>	P
Educational facilities not provided for as a permitted activity	D
Function facilities	D

Activity	Status
Home occupations	P
Homestay	P
Information centre	P
Multiple dwellings where they are required to support conservation or education activities on a particular site or island	D
Observation areas, viewing platforms and related structures	P
Offices associated with conservation activities	P
Park furniture (including seats, rubbish bins, lighting, signs, BBQs and picnic facilities)	P
Pastoral farming	P
Residential accessory buildings	P
Retail premises	D
Visitor accommodation	D
Walking tracks	P

**Legend**

P = Permitted

RD = Restricted discretionary

D = Discretionary

**Notes:**

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

**10a.25.6 Rules - development controls**

The development controls listed below apply to all activities whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

As well as the specific controls set out below, there are additional controls set out in [part 10c - Development controls for land units and settlement areas](#) which also apply to this land unit.

**10a.25.6.1 Earthworks and vegetation clearance associated with activities on land owned or managed by DOC or ARC and activities in Whakanewha Regional Park**

The following permitted activities are not required to comply with the standards in [part 10c - Development controls for land units and settlement areas](#), relating to earthworks and indigenous vegetation clearance:

1. Any earthworks or removal of indigenous vegetation associated with DOC structures, facilities and operations that are necessary to achieve the Department of Conservation's functions under the Conservation Act 1987 and undertaken by DOC or DOC approved contractors.
2. Any earthworks or removal of indigenous vegetation associated with activities that are consistent with any management plan for Whakanewha Regional Park established under the Reserves Act 1977 undertaken by ARC or ARC approved contractors.



All earthworks described above must be undertaken using erosion and sediment control measures to ensure that, in so far as practicable, soil erosion is minimised and sediment does not enter into wetlands or water bodies. For information on how to achieve this refer to [appendix 16 - Erosion and sediment control guidelines for earthworks](#).

### **10a.25.7 Assessment matters**

For applications for resource consent refer to [part 11 - Assessment matters](#) for:

- Matters of discretion and notification requirements applying to the construction and relocation of buildings and to exterior alterations and additions to existing buildings.
- Assessment criteria for discretionary activities.

### **10a.25.8 Relationship with rules in other parts of the Plan**

[Part 14 - Definitions](#) must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

[Part 4 - General rules](#)

[Part 5 - Network utility services](#)

[Part 6 - Financial contributions](#)

[Part 7 - Heritage](#)

[Part 8 - Natural hazards](#)

[Part 9 - Hazardous facilities and contaminated land](#)

[Part 10c - Development controls for land units and settlement areas](#)

[Part 12 - Subdivision](#)

[Part 13 - Transport](#)

## 10a.26 Land unit - Pakatoa

### 10a.26.1 Introduction

This land unit is specific to Pakatoa Island, a small 24ha island which lies off the eastern end of Waiheke. It is the northern most of a chain of islands that extends from Man O' War Bay down to the Clevedon Coast.

The island is characterised by:

- Tourist complex confined to the northern part of the island.
- Development consisting of small detached visitor chalets, with a main hotel/accommodation area.
- Sandy white beaches with a low coastal escarpment.
- Open space, pohutukawa forest, and remnant bush in the south of the island.
- The only population of weka in the inner Hauraki Gulf Islands.

Overall, the island provides for a mix of activities that support the potential for a small residential community combined with a tourist complex activity, including a range of entertainment, function and recreational activities supporting a visitor destination experience, while recognising limits to the physical and visual carrying capacity for a small island and the sensitive nature of the coastal environment.

The Pakatoa land unit has been divided into three sub-areas as follows:

- tourist complex area
- residential area
- landscape protection area.

The location of each area is identified on [figure 10a.4: Pakatoa](#).

### 10a.26.2 Resource management issues

The significant resource management issues which need to be addressed in the Plan are:

1. How to conserve and where appropriate restore the natural character of the island and, in particular, its coastline.
2. How to achieve a balance between open space and buildings to preserve the amenity values and natural character of the land unit as seen from the sea and eastern Waiheke when identifying appropriate future uses.
3. How to enable continued use of the island for visitor, recreation, entertainment and residential purposes, while avoiding, remedying or mitigating adverse effects of buildings and other structures when seen from the sea and other islands in proximity to Pakatoa and maintaining landscape values.
4. How to enable opportunities for public access and recreational opportunities as part of the sustainable development of the island.
5. How to maintain, protect and where appropriate, enhance wildlife habitats and indigenous flora and fauna.

### 10a.26.3 Objectives and policies

#### 10a.26.3.1 Objective - tourist complex area

To provide for a high quality built environment accommodating a mix of visitor related activities (including public open space) that develop and build upon historical tourism activity in this area.

**Policies**

1. By managing the scale, form, colour and location of new buildings or modification of existing buildings in order to maintain or enhance amenity and natural character values.
2. By providing for a diverse range of activities that support the visitor and residential activities on the island.

**10a.26.3.2 Objective - residential area**

To provide for residential type and visitor activities that integrate with the island's landscape and coastal setting.

**Policies**

1. By managing the intensity of subdivision and the scale, form, colour and location of new buildings or modification or additions to existing buildings in order to maintain or enhance amenity and natural character values.
2. By providing for a range of activities, including visitor accommodation, that are compatible with and support the residential use of this part of the island.
3. By requiring planting, as part of any development proposal, where this will enhance landscape and environmental qualities and is necessary to reduce the visual impact of buildings and land use activities.
4. After the creation of an initial 5 sites within Residential Area B1 and in proximity to the tourist complex area, enabling further subdivision and development on a staged basis subject to a master planning process for the entire Residential Area.

**10a.26.3.3 Objective - landscape protection area**

To preserve and enhance the coastal margins and open landscape character of the landscape protection area.

**Policies**

1. By protecting, and where appropriate, enhancing open space and natural areas on the island by restricting building, indigenous vegetation removal and earthworks in these areas.
2. By requiring pest and weed management in the landscape protection area as part of any subdivision application in the residential area.

**10a.26.4 Resource management strategy**

The resource management strategy for Pakatoa is to provide for the use and development of the island for visitor and residential activities within a resource management framework which recognises the need to protect the natural character and amenity values of the island. The resource management strategy is to use provisions that manage the density, location, design and appearance of buildings, with a particular focus on managing the effects of buildings in those parts of the island that are elevated and more likely to be visible from the sea. Land use activities relate to those that support residential and/or visitor activities.

The resource management strategy also recognises that subdivision and development can proceed on a staged basis (to a maximum of 4 stages) subject to a master planning process that encompasses the whole Residential Area. The initial subdivision for and development of up to 5 sites is enabled in a location within Residential Area B1 and in proximity to the existing tourist complex area, prior to Master Plan being prepared.

Pakatoa is managed by identifying three different areas within the land unit where particular development controls apply.

Those areas are the:

- tourist complex area
- residential area

- landscape protection area.

### 10a.26.5 Rules - activity table

Activities	Tourist complex area	Residential area	Landscape protection area
The construction and relocation of buildings, including buildings used for any of the other activities listed in this table <sup>1</sup>	RD	RD	NC
Alterations and additions to the exterior of existing buildings including buildings used for any of the other activities listed in this table. However this does not apply to minor alterations and additions as defined in <a href="#">part 14 - Definitions</a> <sup>1</sup>	RD	RD	NC
Accommodation Care	P	D	NC
Accommodation for retired, elderly or disable people	P	D	NC
Ancillary activities	D	D	NC
Art galleries and museums	P	D	NC
Boat launching ramps and jetties	P	NC	NC
Camping facilities	P	D	NC
Community facilities	P	D	NC
Dwelling (one per site)*	P	P	NC
Educational facilities	P	D	NC
Entertainment facilities	P	NC	NC
Function facilities	P	NC	NC
Healthcare services	D	D	NC
Home occupations	P	P	NC
Horticulture	D	P	NC
Marine fuelling services	P	NC	NC
Multiple dwellings *	P	P	NC
Offices	P	NC	NC
Outdoor adventure facilities	P	P	NC
Restaurant, cafe and other eating places	P	NC	NC
Retail premises	P	NC	NC
Tavern	P	NC	NC
Visitor accommodation	P	P	NC
Wharf administration and freight handling activities	P	NC	NC

**Legend**

P = Permitted

RD= Restricted discretionary

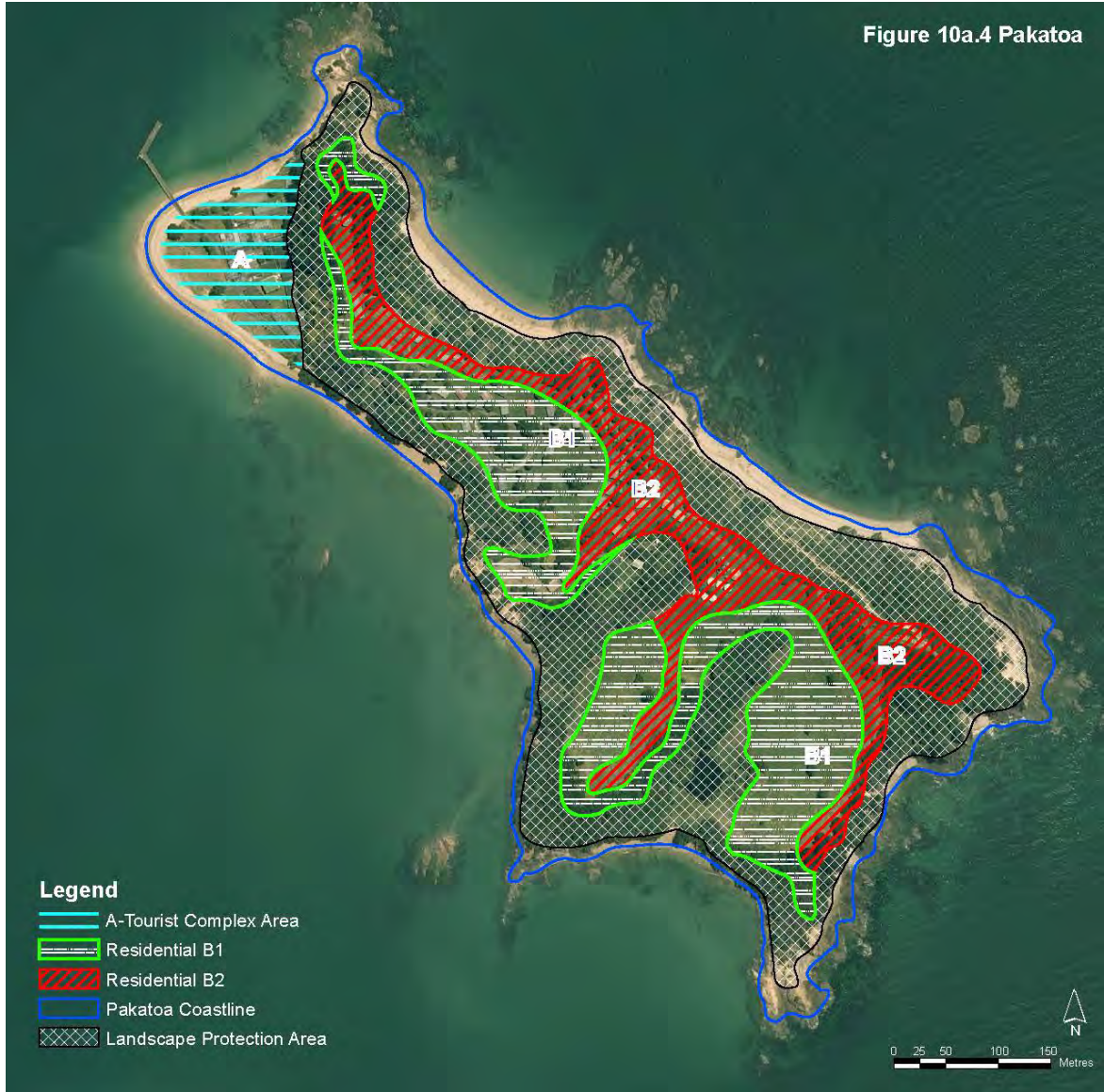
D = Discretionary

NC= Non-complying

\* Subject to Rule 10a.26.6.1

**Notes:**

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table



**10a.26.6 Rules - development controls**

The development controls listed below apply to all activities whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

As well as the specific controls set out below, there are additional controls set out in [part 10c - Development controls for land units and settlement areas](#) which also apply to this land unit.

**10a.26.6.1 Maximum number of dwellings or visitor accommodation units**

1. The maximum number of dwellings and/or visitor accommodation units allowed in the residential areas is:

#### Part 10a - Land units: objectives, policies and activity tables

1. No more than 5 dwellings and/or visitor accommodation units in proximity to the tourist complex area as a permitted activity.
  2. Between 6-20 dwellings and/or visitor accommodation units as a restricted discretionary activity.
  3. Between 21-30 dwellings and/or visitor accommodation units as a discretionary activity.
  4. More than 30 dwellings and/or visitor accommodation units as a non-complying activity.
2. Any development proposal subject to Rule 10a.26.6.1.1(2) and (3) shall be subject to a Master Plan prepared and approved by the Council in accordance with Rule 12.7.2.4. Non-compliance with Rule 12.7.2.4 is a non-complying activity.
  3. Any application for development on Pakatoa which does not comply with 10a.26.6.1 (1), (2) or (3) will be considered as a non-complying activity.

#### 10a.26.7 Assessment matters

For resource consent applications refer to [part 11 - Assessment matters](#) for:

- Matters of discretion and notification requirements applying to the construction and relocation of buildings and to exterior alterations and additions to existing buildings.
- Assessment criteria for discretionary activities.

#### 10a.26.8 Relationship with rules in other parts of the Plan

[Part 14 - Definitions](#) must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

[Part 4 - General rules](#)

[Part 5 - Network utility services](#)

[Part 6 - Financial contributions](#)

[Part 7 - Heritage](#)

[Part 8 - Natural hazards](#)

[Part 9 - Hazardous facilities and contaminated land](#)

[Part 10c - Development controls for land units and settlement areas](#)

[Part 12 - Subdivision](#)

[Part 13 - Transport](#)

## 10a.27 Land unit - Rotoroa

### 10a.27.1 Introduction

Rotoroa is a relatively small (82.5ha) island located to the east of Waiheke between Pakatoa and Ponui. At its narrowest point, the island is 170m in width but it is over 2km long, dimensioned north to south.

Rotoroa is characterised by:

- A landscape with high visual amenity value because of the series of small bays, headlands, ridgelines, knolls and hill-slopes and pockets of pohutukawa on the coastal fringe.
- A variety of buildings congregated behind the main beach at Home Bay.
- Scattered dwellings around the northern portion of the island.
- Pockets of exotic forestry woodlots, which serve to screen the majority of built development when viewed from the sea.
- Heritage items including the Tea House, detention cells, the hulk of the SS Rimu, stands of phoenix palms and Norfolk Island pine.
- Archaeological and geological sites including middens, pa and coastal stacks.

Rotoroa was used as a rehabilitation centre for people suffering from addiction problems between 1908 and 2006. Many of the physical features of Rotoroa are a direct reflection of this past use. Now that the rehabilitation centre has closed, it is intended that selected existing buildings will be removed and the island redeveloped, primarily for conservation purposes but also for residential and visitor activities.

### 10a.27.2 Resource management issues

The significant resource management issues which need to be addressed in the Plan are:

1. How to provide for conservation activities so that the natural character value of the island is enhanced.
2. How to provide for visitor and residential activities while protecting the landscape character and natural features of the island from the adverse effects of activities and buildings.
3. How to provide for recreation activities and to manage public access to suitable areas of the island, particularly adjoining the coast.

### 10a.27.3 Objective

To facilitate and manage the development of residential, conservation and visitor activities while ensuring that the landscape character and natural features of the island are protected, and enhanced where appropriate.

#### Policies

1. By providing suitable areas throughout the island for public access and recreation activities.
2. By ensuring that the scale, form, colour appearance and location of residential buildings will not have an adverse effect on the natural character and heritage features or landscape character of the island.
3. By requiring revegetation to be undertaken so that potential adverse effects of residential buildings are mitigated and the natural character of the island is maintained.
4. By requiring buildings and activities for visitors to be planned and developed in a comprehensive and integrated manner so that the landscape character of the island is protected.

5. By ensuring that the nature and intensity of visitor activities will not detract from the amenity or character or natural features of the island.

### 10a.27.4 Resource management strategy

The resource management strategy for Rotoroa is to divide the land unit into two different areas that are cohesively designed and managed to maintain, and where appropriate, enhance the landscape and natural character. Although Rotoroa is in private ownership, public access is to be provided in appropriate locations on the island and to the beaches identified in [figure 10a.5: Rotoroa](#), which are marked with indicative beach access. The two different areas recognise that each of these areas will be used and developed in different ways.

The areas are as follows:

#### 1. Conservation / residential area

This area covers the majority of the island, including all of the coastal margins. The primary role of the area is to provide for conservation.

As an adjunct to the conservation role, there is provision for up to ten dwellings to be located on the northern portion of the island. In order to mitigate any adverse effects of these dwellings on the landscape character of the island, the existing buildings will be removed (except caretakers' dwellings), revegetative planting will be undertaken, and buildings will be assessed to ensure that they are of an appropriate scale, form, colour and location.

Public access is also to be provided along walking tracks and to the beaches identified in [figure 10a.5: Rotoroa](#) which are marked with indicative beach access.

#### 2. Visitor area

This area is located behind the main beach and wharf at Home Bay on the western side of the island. The role of the area is to provide for visitor associated activities and the service infrastructure for the island.

Within this area, all buildings and activities will be assessed as part of one comprehensive application for integrated visitor development rather than as individual applications for various activities and buildings. This is to ensure that overall intensity of development and the scale, form and location of individual activities and buildings can be assessed in a comprehensive and integrated manner.

The existing buildings in the visitor area may also be used for temporary accommodation and amenity blocks for workers undertaking restoration and construction activities, provided that such accommodation does not involve external changes to the appearance of, or footprints to, existing buildings.

The location of each area is identified on [figure 10a.5: Rotoroa](#).

### 10a.27.5 Rules - activity tables

There is a separate activity table for each of the following areas:

- conservation / residential area
- visitor area.

#### 10a.27.5.1 Conservation / residential area

Activities	Status
The construction and relocation of buildings (other than multiple dwellings), including buildings used for any of the other activities listed in this table <sup>1</sup>	P
Alterations and additions to the exterior of existing buildings (other than multiple dwellings), including buildings used for any of the other activities listed in this table <sup>1</sup>	P



Activities	Status
Horticulture	P
Multiple dwellings (up to a maximum of 10 - excluding the caretaker's residence permitted below) and associated residential accessory buildings, located within the areas identified as indicative house sites on <a href="#">figure 10a.5: Rotoroa</a>	RD
Two dwellings for use as caretakers' residences	P
Outdoor adventure activities	P
Park furniture (including seats, rubbish bins, lighting, signs, BBQs and picnic facilities)	P
Pastoral farming	P
Planted areas and artworks, monuments and sculptures	P
Stormwater retention ponds	P
Walking trails, observation areas, viewing platforms and related structures	P

**Legend**

P = Permitted

RD= Restricted discretionary

**Notes:**

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

**10a.27.5.2 Visitor areas A and B**

Activities	Status
The construction and relocation of buildings, including buildings used for any of the other activities listed in this table <sup>1</sup>	P
Alterations and additions to the exterior of existing buildings including buildings used for any of the other activities listed in this table <sup>1</sup>	P
Accommodation for workers within existing buildings (temporary)	P
Boat launching ramps and jetties	RD
Horticulture	P
Integrated visitor development	D
Park furniture (including seats, rubbish bins, lighting, signs, BBQs and picnic facilities)	P
Pastoral farming	P
Planted areas and artworks, monuments and sculptures	P
Playgrounds (including playground apparatus)	P
Two dwellings for use as caretakers' residences	P
Walking trails, observation areas, viewing platforms and related structures	P
Wharf administration and freight handling activities	P

**Legend**

P = Permitted

D = Discretionary

RD= Restricted discretionary

**Notes:**

1. An explanation of the requirements associated with the construction, relocation, alteration and additions to buildings is outlined in [rule 4.3](#).
2. The activities of earthworks and vegetation clearance are treated as development controls and are therefore not listed in this table.

### **10a.27.6 Rules - development controls**

Refer to [part 10c - Development controls for land units and settlement areas](#) for the development controls applying to this land unit. The development controls listed in that part apply to all activities whether or not those activities are otherwise permitted, restricted discretionary, discretionary or non-complying. Infringements to these development controls will be considered as development control modifications as set out in [clause 10c.3](#).

### **10a.27.7 Assessment matters**

#### **10a.27.7.1 Matters of discretion for multiple dwellings and associated residential accessory buildings**

When considering an application for multiple dwellings and associated residential accessory buildings, the council has restricted its discretion to considering the following matters:

- scale
- form (design)
- colour
- appearance
- location
- accessways and tracks
- landscaping and revegetation
- removal of existing buildings
- public access.

The council's assessment will consider the matters in [clause 10a.27.7.2](#) below.

#### **10a.27.7.2 Matters of discretion for boat launching ramps and jetties**

When considering an application for boat launching ramps and jetties, the council has restricted its discretion to considering the following matters:

- location
- scale.

#### **10a.27.7.3 Assessment criteria for multiple dwellings and associated residential accessory buildings as restricted discretionary activities**

1. The extent to which the proposed building(s) is integrated with the natural landscape by:
  - Being of a scale, form, appearance and location that are not visually prominent.
  - The extent to which modulation within the facade prevents the dominance of any one single plane.
  - Articulating the building mass to avoid the appearance of a multi-level dwelling relative to land slope. Aligning buildings to run along contours where practicable. Having an external colour palette that is integrated with the hues of the surrounding natural landscape.

- Locating buildings in reasonable proximity to each other to encourage a cohesive appearance.
  - Being of a scale, form and location so that it maintains the visual coherence of the landscape character by not breaking the expanses of indigenous vegetation, or the pattern of any natural features such as coastal escarpments, ridges or prominent slopes.
  - Being located so that it does not dominate or detract from natural landscapes, natural features (such as beaches) and the coastal character of the island.
  - Being of a scale, form, colour, appearance and location that does not give rise to cumulative effects within the natural landscape.
2. The extent to which the revegetation plan shown on [figure 10a.5 \(Rotoroa\)](#) has been implemented and/or will be fully implemented prior to the completion of the new dwelling(s) within the residential sites.
  3. The extent to which a residential site specific planting plan complements the overall revegetation plan shown on [figure 10a.5](#) and demonstrates that:
    - planting will assist to integrate the building and will maintain the natural landscape character of the island
    - such planting will be undertaken in accordance with best practice including (but not limited to) sourcing plant stock from within the ecological district where possible
    - the plant species used in the planting plan are not of an invasive nature and can coexist with the wider native revegetation framework shown on [figure 10a.5](#)
    - where appropriate, exotic species such as pine trees, will be removed
    - methods are proposed for the control and management of weeds and animal pests
    - legally binding mechanisms have been proposed which ensure that domestic cats cannot be kept on the island.
  4. The extent to which any accessway or track to the proposed building(s) will have adverse effects on the landscape character or natural features of the island.
  5. The extent to which existing buildings will be removed before or concurrently with the construction of the new building(s).
  6. The extent to which public access will be provided for, particularly to the beaches identified in [figure 10a.5: Rotoroa](#) which are marked as having indicative beach access.

#### 10a.27.7.4 Assessment matters for integrated visitor development

##### Information requirements

An application for integrated visitor development must include (but is not limited to) the following:

- Plans showing the location and scale (footprint and height) of all buildings and vehicle access (including tracks).
- A detailed description of all activities and buildings to be undertaken.
- A detailed description of all ancillary activities and buildings to be undertaken.
- A detailed description of the regenerative planting to be undertaken.
- A detailed description of the staging of development eg existing buildings which will be removed either before the new buildings are constructed or at the time of construction.

##### Assessment criteria

The council's assessment of an application for an integrated visitor development will include consideration of the following matters:

#### Part 10a - Land units: objectives, policies and activity tables

1. The assessment criteria set out in [clause 10a.27.7.2](#) above.
2. The extent to which the scale and intensity of the proposed activities will detract from the amenity and the landscape and coastal character of the island.
3. The extent to which the scale and intensity of the proposed activities can be serviced in terms of water supply and wastewater disposal without adverse effects on the natural features and resources on the island.
4. The extent to which a conservation strategy has been prepared which:
  - describes the ecological value of the islands, including the sites of ecological significance
  - details how the threats to the ecological values of the island will be addressed, including detailing weed and pest management
  - details how the ecological values of the island will be enhanced, including the areas to be replanted, the species to be used and any vegetation to be removed
  - addresses how the conservation works will inter-relate with any revegetation planting that has occurred as a result of the dwellings at the northern end of the island
  - addresses how public access will be provided around the island while ensuring that the conservation values are protected
  - addresses the bullet points of the revegetation plan assessment criteria above.

#### **10a.27.8 Relationship with rules in other parts of the Plan**

[Part 14 - Definitions](#) must be referred to as it is likely to contain definitions of terms used in this part of the Plan.

The following parts of the Plan should also be referred to as they may contain rules which apply to a particular site or proposal:

[Part 4 - General rules](#)

[Part 5 - Network utility services](#)

[Part 6 - Financial contributions](#)

[Part 7 - Heritage](#)

[Part 8 - Natural hazards](#)

[Part 9 - Hazardous facilities and contaminated land](#)

[Part 10c - Development controls for land units and settlement areas](#)

[Part 12 - Subdivision](#)

[Part 13 - Transport](#)

Figure 10a.5 Rotoroa



# Part 11

## Assessment matters

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**Annotations key**

**[DRx]** indicates where the content is affected by decision report x

Underlined content to be inserted.

~~Struck through~~ content to be deleted.

where this annotation appears next to a figure, this indicates that the figure has been amended or deleted, or a new figure inserted.

**[APx]** indicates content is affected by Appeal x.

**Plan modification annotations**



indicates where content is affected by proposed plan modification x.

refer to plan modification folder or website for details.



indicates where the content is part of plan modification x, which is subject to appeal.

Underlined content to be inserted.

~~Struck through~~ content to be deleted.

## 11.1 Introduction

This part of the Plan contains the following:

- Assessment criteria for discretionary activities, including specific assessment criteria for commercial firewood harvesting and forestry.
- Matters over which council has restricted its discretion for new buildings and additions and alterations to existing buildings in specific land units and settlement areas. These are considered as restricted discretionary activities.

## 11.2 Matters to be considered for all resource consent applications

The following matters need to be considered by the council when assessing any resource consent application:

### 1. Hauraki Gulf Marine Park Act 2000

The purpose of the Hauraki Gulf Marine Park Act 2000 is outlined in [part 2 - Resource management overview](#). Its introduction requires the council, when assessing an application for resource consent for the Hauraki Gulf, its islands and catchments, to have regard to the matters set out in sections 7 and 8 of the HGMPA 2000. The HGMPA 2000 is contained in [appendix 10](#).

### 2. Objectives and policies

For all applications, the council will have regard to the objectives and policies for the relevant land unit or settlement area, as well as the general objectives and policies in [part 2 - Resource management overview](#) and [part 3 - Strategic management areas](#).

Clauses (1) and (2) above are in addition to any assessment criteria identified in [clause 11.3](#) and [table 11.1 Assessment criteria for particular discretionary activities](#) for the particular activity.



## 11.3 General assessment criteria for discretionary activities

### 11.3.1 Introduction

When considering applications for discretionary activities, the council must consider all relevant matters under the RMA. [Clause 11.3.2](#) below lists assessment criteria for 18 matters which may need to be considered by the council when assessing an application for a discretionary activity. [table 11.1: Assessment criteria for particular discretionary activities](#) identifies the assessment criteria of particular relevance to the various discretionary activities listed in the activity tables for the individual land units and settlement areas. Those activity tables are contained in [part 10a - Land units: objectives, policies and activity tables](#) and [part 10b - Settlement areas: objectives, policies and activity tables](#). Parts 10a and 10b also contain assessment criteria applying to particular activities in some land units and settlement areas. It is important to note that these assessment criteria do not limit the matters that the council may consider when assessing applications for discretionary activities.

The council's assessment of an application for a non-complying activity may also include consideration of any of the matters listed in [clause 11.3.2](#), or any assessment matters identified in the particular land unit or settlement area, where the matters relate to an effect that the particular activity being applied for may have on the environment.

### 11.3.2 Assessment criteria

As noted in [clause 11.3.1](#) above, the list of assessment criteria below should be read in conjunction with [table 11.1](#).

#### 1. Traffic generation

- a. The extent to which the traffic generated by the activity adversely affects the safety and capacity of the adjacent road network.
- b. Whether any adverse effect associated with the activity can be mitigated by upgrading the road and/or the intersection design.

#### 2. Access

- a. The extent to which any adverse effects associated with the activity may be reduced or mitigated by controlling the location or design of the accessway.
- b. The extent to which the requirements of the council's standard engineering details (or equivalent) for design of the access between the carriageway and the property boundary will be met.
- c. Whether the sight distances from the accessway are adequate for safe ingress and egress from the subject site.
- d. Whether the location of the accessway will cause on-street congestion from the ingress and egress of vehicles.
- e. Whether the location of the accessway will give rise to adverse noise effects on adjacent sites.
- f. Whether, for larger sites, pedestrian access is sufficiently separated from the vehicle access to ensure the safety of pedestrians.
- g. Whether consideration has been given to the provision and location of suitable traffic calming devices on vehicle accessways near the site boundary with the road reserve to ensure that vehicles are travelling at appropriate speeds.

#### 3. Noise

- a. Whether the activity gives rise to adverse noise effects experienced beyond the boundaries of the site.

- b. Whether consideration has been given to mitigation methods such as:
- providing barriers, including fences and earthen berms, to remove the line of sight between the noise source and the noise receiver
  - providing greater distances between the noise generator and the noise receiver
  - screening the noise generator using natural or man-made materials
  - replacing the noise generator with a quieter alternative
  - restricting or imposing conditions on hours of operation.

#### 4. Development controls

Whether the activity complies with the development controls for the relevant land unit or settlement area.

**Note:** The modification to one or more of the development control rules may be considered concurrently as a separate discretionary activity in accordance with [clause 10c.3](#).

#### 5. Natural environment

The extent to which the activity gives rise to adverse effects on the natural environment, such as through the creation of wastewater, stormwater, vegetation removal and sediment runoff.

#### 6. Outdoor activities

- a. Whether any outdoor work or entertainment area has been screened, separated or landscaped from adjacent sites.
- b. Whether the applicant has undertaken any acoustic attenuation to reduce the noise effects of outdoor activities.

#### 7. Parking

- a. Whether parking and manoeuvring space will be provided on-site appropriate to the particular form of development, in accordance with the requirements of [part 13 - Transport](#).
- b. Whether large areas of aboveground parking spaces are proposed as part of the activity, and if there are, their impact on visual and aural amenity values.
- c. The extent to which the location of parking areas has been avoided adjacent to boundaries with island residential land units.
- d. Whether the internal circulation of parking areas has been designed for safe and efficient on-site vehicle circulation.
- e. Whether consideration has been given to the provision of on-site cycle facilities such as bike racks.

#### 8. Intensity and scale

Whether the intensity and scale of the proposal, in particular, the number of people involved in the activity, traffic generation and size and location of buildings and associated parking will be compatible with the character and amenity values of the surrounding area having regard to the objectives and policies of the relevant land unit or settlement area.

#### 9. Cumulative effects

- a. Whether the location of an activity in an area is appropriate, given the presence of other activities in the area and their combined effect on the surrounding environment.
- b. The extent to which the establishment of the activity will contribute to an accumulation of activities in the area and corresponding adverse effects in

respect of the following:

- i. Traffic - the capacity of the adjacent road to deal adequately with the cumulative effect of traffic generated from the concentration of these activities.
- ii. Amenity - whether the character and amenity of the surrounding area, including streetscape, is adversely affected by the accumulation of activities, in particular, through the number of people involved in the activity, the size and location of buildings and associated parking, signs and noise generation.
- iii. Infrastructure - whether the wastewater and stormwater systems can adequately deal with the servicing needs of the activity, without contributing to offsite effects.

**10. Servicing constraints**

- a. Whether the site has constraints relating to problems of disposing of wastewater or stormwater.
- b. If the site does have servicing constraints, whether the applicant is able to demonstrate how these can be avoided, remedied or mitigated to the extent that the proposed activity can be adequately provided for.

**11. Crime prevention through environmental design (CPTED)**

- a. The extent to which the activity provides or continues to provide for informal surveillance of public and semi-public areas within and adjacent to the development including streets, parks, plazas and through-site links where practicable, by:
  - i. Locating doors, windows and other openings associated with living and working areas, so that they overlook and interact with the public and semi-public areas.
  - ii. Ensuring that walls and fences at the street edge have sufficient transparency or are of a low enough height to allow informal surveillance to occur.
  - iii. Avoiding blank, windowless, street level facades of buildings through the placement of doors and windows and by encouraging a mix of activities.
  - iv. Ensuring new development does not compromise good informal surveillance of public and semi-public areas provided by existing developments.
- b. Whether there is clear visibility and clear lines of sight of building entrances and exits from the street, and from public areas into and through public and semi-public areas in the proposed development, such as plazas, landscaped areas, through-site links, lobbies and car parking areas which are available for use or accessible by the general public.
- c. The extent to which informal surveillance and clear visibility and clear lines of sight has been achieved through the location and design of the building, landscaping, fencing and other structures.
- d. Whether the proposed activity provides appropriate lighting of public and semi-public areas, including paths, parking areas, plazas, building entrances and exits. Details of, or a lighting plan showing, lighting type, location and lux may need to be provided as part of any resource consent application. The provision of this is dependent on the scale and/or location of the activity.
- e. Whether the proposed activity provides clear definition between the boundaries of public, semi-public and private places through their design, layout and use of features such as lighting, landscaping, paving and signage.

- f. Whether potential entrapment spots (which are small, defined areas generally shielded on three sides by a barrier of some sort such as a recessed entrance or a gap in tall vegetation) and areas that may isolate users of public areas from public view have been avoided. Whether recesses in external walls next to pedestrian routes, walkways and footpaths have been avoided.
- g. The extent to which public access to private areas such as lobbies and car parks can be controlled through design and management so as to reduce opportunities for crime against people and property within the development.

In situations where any conflict exists between the rules in other parts of the Plan and the CPTED assessment criteria, the merits of both the rule and the above assessment criteria should be weighed up to ensure that a good design solution, meeting both CPTED and amenity (including noise and visual) outcomes, is achieved.

The design and operational requirements of network utility structures are to be taken into consideration when assessing and identifying potential entrapment spots. This is in recognition that some of these structures are unable to be completely closed off to the general public.

## **12. Landscaping**

- a. Whether the landscaping is provided in a manner that enhances the visual appearance of the activity, including around parking areas, service areas, and at the site boundaries.
- b. Whether on-site landscaping adjoining the road enhances the character of the streetscape.
- c. The extent to which landscaping has been used to soften large facades, where relevant, and visually integrate the development with surrounding residential or open space land units.
- d. Whether existing trees and mature landscaping are to be retained.

In order to satisfy these criteria, a landscaping plan may need to be provided as part of any application.

## **13. Site facilities and offensive or hazardous activities**

- a. Whether the activity generates any smells, odours, fumes, smoke, steam, dust or other particulate which will be offensive or hazardous, or cause other adverse effects to surrounding occupants.
- b. Whether any facilities for storing solid waste (such as rubbish bins) that are provided on-site have been appropriately located, screened and landscaped to avoid any adverse visual impact from the road and from within the development.

## **14. Visual privacy and aural amenity**

Whether the development has been designed to maintain the visual privacy and aural amenity of adjacent sites, in particular, the privacy of habitable rooms and their associated outdoor living spaces and deck areas.

## **15. Hours of operation**

Whether the proposed activity will occur outside of normal weekday working hours (7.30am to 6.00pm) and as a result give rise to adverse effects such as noise and loss of amenity values.

## **16. Lighting**

- a. The extent to which the outdoor lighting is located, directed and designed to ensure that glare is not directed at adjacent sites.
- b. The extent to which glare from outdoor lighting causes discomfort and loss of amenity to adjacent sites.

- c. The extent to which glare from outdoor lighting detracts from the dark night-time sky environment.
- d. Whether outdoor lighting appropriately lights public and semi-public areas in a manner consistent with the principles of crime prevention through environmental design.

The use of measures such as screening or separation distances may be required to lessen any effects from security lighting on neighbouring residential properties. This will need to take into account CPTED requirements.

**17. Sustainable building design**

The extent to which the applicant has investigated alternatives in terms of sustainable design such as 'green building' methods, renewable energy sources and low impact design methods. ([Appendix 11 - Sustainable design guidelines for the islands](#) can assist applicants with this criteria.)

**18. Reverse sensitivity**

Whether it is appropriate to locate the activity in an area, given the proximity of other activities, the nature of established activities and the potential for reverse sensitivity issues to arise.

## **11.4 Specific assessment criteria for particular discretionary activities**

### **11.4.1 Commercial firewood harvesting**

The council's assessment of an application for commercial firewood harvesting will include consideration of the following matters:

1. Whether an appropriate management plan has been provided with the application.
2. Whether the proposed activity affects natural habitats and ecological values.
3. Whether the proposed activity affects visual and amenity values.
4. Whether the proposed activity causes or is likely to cause subsidence or erosion.
5. Whether there are species listed in [appendix 6 - List of threatened and unusual plant and animal species](#) located within or adjacent to the area subject to the activity.
6. Whether the applicant has proposed an appropriate rehabilitation programme for any area that is cleared.
7. Whether the proposed activity is likely to result in weed infestation within or adjacent to the area subject to the application.
8. Whether the proposed activity will affect any archaeological sites.
9. Whether the proposed activity will affect the natural character of the coastal environment.

### **11.4.2 Forestry**

The council's assessment of an application for forestry will include consideration of the following matters:

1. Whether an appropriate management plan has been provided with the application, which provides information on:

- Anticipated date(s) and time period(s) for clearance, planting and harvesting to take place.
  - Likely methods to be employed during harvesting.
2. Whether the proposed activity affects natural habitats and ecological values.
  3. Whether the proposed activity affects visual and amenity values.
  4. Whether the proposed activity causes or is likely to cause subsidence or erosion.
  5. Whether there are species listed in [appendix 6 - List of threatened and unusual plant and animal species](#) located within or adjacent to the area subject to the activity.
  6. Whether the proposed activity affects the natural character of the coastal environment.
  7. Whether the proposed activity is likely to result in weed infestation within or adjacent to the area subject to the application.
  8. Whether the proposed activity will affect any archaeological sites.

### 11.4.3 Boat repair and maintenance activities at Ostend Domain Reserve

The council's assessment of an application for boat repair and maintenance activities will include consideration of the following matters:

1. The extent to which the proposed activity affects the ecological values of the coastal environment.
2. The extent to which the proposed activity incorporates management measures to avoid adverse effects within the coastal environment including, but not limited to, effects resulting from painting, anti-fouling and engine repair activities.

Provided that this clause (11.4.3) only applies to boat repair and maintenance activities, and boat launching and retrieval associated with that repair and maintenance, where this occurs ancillary to marine recreation facilities at the south-eastern side of the Ostend Domain Reserve (refer to [rule 10a.22.6 Rules - activity table](#)).

### 11.4.4 Buildings as a discretionary activity on Pakatoa

In addition to the matters in 11.3 (General assessment criteria for discretionary activities), any development proposal shall also have regard to the matters in 11.5.3.9 (Buildings as a Restricted Discretionary Activity).

## 11.5 Buildings as a restricted discretionary activity

### 11.5.1 Notification requirements

Except as provided for by section 95A(4) of the RMA, applications for a resource consent for the construction and relocation of buildings, and alterations and additions to existing buildings as a restricted discretionary activity will be considered without public notification or the need to obtain written approval of or serve notice on affected persons (in accordance with section 95A(3) and 95B(2) of the RMA).

### 11.5.2 Matters of discretion

The activity tables for some land units and parts of settlement areas provide for the following building works as a restricted discretionary activity:

- The construction and relocation of buildings
- Alterations and additions to the exterior of existing buildings (other than minor alterations and additions as defined in [part 14 - Definitions](#))

The land units and parts of settlement areas where such building works are provided for as a restricted discretionary activity are:

- landform 2, 6 and 7
- island residential 1 (coastal amenity areas only)
- island residential 2
- commercial 1, 2 and 4
- rural 1-3
- open space 1-4
- conservation
- Pakatoa
- settlement area - local retailing areas
- settlement area - dune and wetland conservation areas
- settlement area - headland protection areas
- settlement area - Claris airport area
- Orama concept plan 41-16.

In the above land units and parts of settlement areas, and in the Orama concept plan, the council has restricted its discretion to considering the following matters for new buildings and additions and alterations to existing buildings:

- scale
- form (design and materials)
- colour (except that this matter will not be considered in commercial 1 and 2)
- location
- any relevant open space strategy or reserve management plan (for open space 1-4 only)
- the need to provide for the building (for rural 3 only).

In the Matiatia land unit, construction and relocation of buildings, and alterations and additions to existing buildings are also a restricted discretionary activity. The matters of discretion and assessment criteria are contained in the Matiatia land unit ([see clause 10a.18](#)) rather than in this part.

### 11.5.3 Applying the matters of discretion

#### 11.5.3.1 Landform 2, 5, 6 and 7

In landform 2, 5, 6 and 7, discretion over the matters identified in [clause 11.5.2](#) will be applied so that the proposed building protects the natural landscape by:

1. Being of a scale, form and location that is not visually prominent when viewed from any public place, such as roads, public reserves and beaches.
2. Having an external colour that is integrated with the surrounding natural landscape. The council will refer to [clause 10c.4.8](#) for guidance in assessing this matter.
3. Being located so that it that does not dominate or detract from public views which are characterised by natural landscapes.
4. Being of a scale, form and location that maintains the visual coherence of the landscape character by not breaking the pattern of any natural features such as coastal escarpments, ridges, prominent slopes or indigenous vegetation.
5. Being of a scale, form, colour and location that does not give rise to cumulative effects on the natural landscape.

#### 11.5.3.2 Island residential 1 - coastal amenity area only

In island residential 1, discretion over the matters identified in [clause 11.5.2](#) will be applied so that the proposed building is integrated with the character and amenity value of the immediate coastal environment by:

1. Being of a scale, form, appearance and location that is not visually prominent when viewed from any public place, such as roads, public reserves and beaches.
2. Being of a scale, form and location that does not detract from the character and amenity of the coastal environment at Blackpool, Oneroa, Palm Beach and Onetangi.
3. Having an external colour that is integrated with the surrounding natural landscape. The council will refer to [clause 10c.4.8](#) for guidance in assessing this matter.
4. Being sympathetic to the high visual amenity value of the surrounding coastal landscape.

#### **11.5.3.3 Island residential 2**

In island residential 2, discretion over the matters identified in [clause 11.5.2](#) will be applied so that the proposed building is integrated with the bush clad character of the environment by:

1. Being of a scale, form, appearance and location that is not visually prominent when viewed from any public place, such as roads, public reserves and beaches.
2. Being of a scale, form and location that does not detract from the dominant bush clad character of the land unit.
3. Having an external colour that is integrated with the surrounding natural landscape. The council will refer to [clause 10c.4.8](#) for guidance in assessing this matter.
4. Being of a scale, form and location that maintains the visual coherence of the surrounding landscape character.

#### **11.5.3.4 Commercial 1 and 2**

In commercial 1 and 2, discretion over the matters identified in [clause 11.5.2](#) will be applied so that a positive streetscape environment and high level of amenity is achieved by:

1. Ensuring that the building fronts the road and concentrates main entries and windows along road frontages.
2. Ensuring that on-site landscaping where provided adjoining the road enhances the character of the streetscape and links with the existing landscaping.
3. Ensuring that buildings encourage new public pedestrian linkages or consolidate and improve existing pedestrian linkages, where appropriate.
4. Ensuring that the building enhances the existing streetscape character and amenity values, while having regard to the functional and operational requirements of the building or activity which is intended for the building.
5. Ensuring that the building is of a 'human scale', and that its apparent bulk is moderated by articulating the building form and through surface treatment. Methods to achieve this include, but are not limited to:
  - roof forms
  - inclusion of verandas and balconies
  - window placement
  - number of storeys.
6. Ensuring that buildings on corner sites are laid out with multiple entry potential and built as much as feasible to the front boundary to complement the existing character and to optimise mixed use potential such as retail, other commercial, residential and community uses.
7. In relation to Oneroa village only:



- Ensuring that public views from Ocean View Road to the beach are maximised.
- Adherence to the principles of the design guidelines for Oneroa village (contained in [appendix 12 - Oneroa village design guidelines](#)).
- Ensuring that the scale, form and location of facades facing the beach are not visually prominent when viewed from the foreshore.

#### 11.5.3.5 Commercial 4

In commercial 4, discretion over the matters identified in [clause 11.5.2](#) will be applied so that the proposed building is integrated with the character and amenity value of the surrounding residential areas and the coastal environment by:

1. Being of a scale, form, appearance and location that is not visually prominent when viewed from any public place, such as roads, public reserves and beaches.
2. Being of a scale, form and location that does not detract from the character and amenity of the surrounding residential area and coastal environment
3. Having an external colour that is integrated with the surrounding natural landscape. The council will refer to [clause 10c.4.8](#) for guidance in assessing this matter.
4. Being sympathetic to the visual amenity values of the surrounding residential areas and the coastal landscape.

#### 11.5.3.6 Rural 1 and 2

In rural 1 and 2, discretion over the matters identified in [clause 11.5.2](#) will be applied so that the proposed building is integrated with the natural landscape by:

1. Being of a scale, form and location that is not visually prominent when viewed from any public place, such as roads, public reserves and beaches.
2. Having an external colour that is integrated with the surrounding natural landscape. The council will refer to [clause 10c.4.8](#) for guidance in assessing this matter.
3. Being located so that it that does not dominate or detract from public views which are characterised by natural landscapes.
4. Being of a scale, form and location that maintains the visual coherence of the landscape character by not breaking the pattern of any natural features such as coastal escarpments, ridges, prominent slopes or indigenous vegetation.
5. Being of a scale, form, colour and location that does not give rise to cumulative effects within the natural landscape.

#### 11.5.3.7 Rural 3

In Rural 3, discretion over the matters identified in [clause 11.5.2](#) will be applied so that the proposed building is integrated with the natural landscape by:

1. Being of a scale, form and location that protects the unique coastal character and amenity when viewed from any public places, such as, public reserves, beaches, and the sea.
2. Having an external colour that is integrated with the surrounding natural landscape. The council will refer to [clause 10c.4.8](#) for guidance in assessing this matter.
3. Being located so that it does not dominate the coastal environment having regard to the modified character of the Island and any proposed mitigation, including any planting. It is recognised that the undulating topography and the open character may mean that buildings will be visible, but dominance is to be avoided taking into account the physical characteristics of the subject site.
4. Being of a scale, form and location that maintains the visual coherence of the landscape character by not breaking the pattern of any natural features such as coastal escarpments, ridges or indigenous vegetation while taking into account the

physical characteristics of the subject site.

5. Being of a scale, form, colour and location that does not give rise to adverse cumulative effects within the natural landscape.
6. The need to provide for the reasonable amenity of residential dwellings and visitor accommodation, including outlook, and sea views.

#### 11.5.3.8 Open space 1-4

In open space 1-4, discretion over the matters identified in [clause 11.5.2](#) will be applied so that the proposed building is integrated with the natural landscape by:

1. Being of a scale, form and location that is not visually prominent when viewed from any public place, such as roads, public reserves and beaches.
2. Having an external colour that integrates the building with the surrounding natural landscape. The council will refer to [clause 10c.4.8](#) for guidance in assessing this matter.
3. Being of a scale, form and location that maintains the visual coherence of the landscape character by not breaking the pattern of any natural features such as coastal escarpments, ridges, prominent slopes or indigenous vegetation.
4. Being of a scale, form and location that does not give rise to cumulative effects within the natural landscape.

#### 11.5.3.9 Pakatoa

On Pakatoa, discretion over the matters identified in [clause 11.5.2](#) will be applied so that proposed buildings are integrated with the natural landscape by:

Tourist complex area

1. Being of a scale, form and design that are visually integrated with the dominant landform when viewed from the coastal marine area or eastern Waiheke.
2. Graduated building height being achieved where building height is reduced in proximity to the coastal marine area with greater height encouraged against the escarpment.
3. Having an external colour and appearance that integrates the building with the surrounding natural landscape. The council will refer to [clause 10c.4.8](#) for guidance in assessing this matter.

Residential areas

4. Being of a scale, form and location that maintains the visual coherence of the landscape character by not breaking the pattern of any natural features such as the island's coastal escarpment or indigenous vegetation.
5. Being of a scale, form, colour and location that avoids, remedies or mitigates any cumulative effects on amenity and natural character values.
6. Incorporating appropriate landscaping or other forms of visual or landscape mitigation to avoid or mitigate adverse effects.
7. Buildings in the Residential B2 area, being located and of a height so that they do not dominate or detract from public views which are characterised by natural landscapes and do not intrude above the skyline when viewed from the coastal marine areas or other islands.
8. The appropriateness and content of the Master Plan required under Rule 12.7.2.4 (for the first application for any development beyond the initial 5 sites/dwellings provided for under that Rule) to achieve the objectives and policies of the Land Unit, and thereafter (for any future application) the extent to which the building scale, form and location is consistent with, and gives effect to, an approved Master Plan.

#### 11.5.3.10 Conservation

## Part 11 - Assessment matters

In the conservation land unit, discretion over the matters identified in [clause 11.5.2](#) will be applied so that the proposed building is integrated with the natural landscape by:

1. Being of a scale, form and location that is not visually prominent when viewed from any public place, such as roads, public reserves and beaches.
2. Having an external colour that integrates the building with the surrounding natural landscape. The council will refer to [clause 10c.4.8](#) for guidance in assessing this matter.
3. Being of a scale, form and location that maintains the visual coherence of the landscape character by not breaking the pattern of any natural features such as coastal escarpments, ridges, prominent slopes or indigenous vegetation.
4. Being of a scale, form and location that does not give rise to cumulative effects within the natural landscape.

### 11.5.3.11 Settlement areas - local retailing areas

In the local retailing areas, discretion over the matters identified in [clause 11.5.2](#) will be applied so that a positive streetscape environment and high level of amenity is achieved by:

1. Using building modulation, different roof forms and verandahs to maintain an attractive frontage to the road, and avoiding large blank walls.
2. Ensuring that on-site landscaping where provided adjoining the road enhances the character of the streetscape and links with existing landscaping.
3. Building design reflecting the use of ground level space for retail and service activities.
4. Incorporating elements of local materials, craft or artworks in the design or finishing of the building or surrounds.
5. Having an external colour that integrates the building with the surrounding natural landscape. The council will refer to [clause 10c.4.8](#) for guidance in assessing this matter.

### 11.5.3.12 Settlement areas - dune and wetland conservation areas

In the dune and wetland conservation areas, discretion over the matters identified in [clause 11.5.2](#) will be applied so that the proposed building is integrated with the natural landscape by:

1. Being of a scale, form and location that is not visually prominent when viewed from any public place, such as roads, public reserves and beaches.
2. In the case of dwellings, using design elements such as natural materials, building modulation, eaves and low reflectivity glass.
3. In the case of public toilets, using natural materials.
4. Having an external colour that integrates the building with the surrounding natural landscape. The council will refer to [clause 10c.4.8](#) for guidance in assessing this matter.
5. Being of a scale, form and location that maintains the visual coherence of the landscape character by not breaking the pattern of any natural features such as coastal escarpments, ridges, prominent slopes or indigenous vegetation.
6. Being of a scale, form and location that does not give rise to cumulative effects within the natural landscape.

### 11.5.3.13 Settlement areas - headland protection area

In the headland protection area, discretion over the matters identified in [clause 11.5.2](#) will be applied so that the proposed building is integrated with the natural landscape by:

1. Being of a scale, form and location that is not visually prominent when viewed from any public place, such as roads, public reserves and beaches.
2. Using design elements such as building modulation, eaves and low reflectivity glass.
3. Having an external colour that integrates the building with the surrounding natural landscape. The council will refer to [clause 10c.4.8](#) for guidance in assessing this matter.
4. Being of a scale, form and location that maintains the visual coherence of the landscape character by not breaking the pattern of any natural features such as coastal escarpments, ridges, prominent slopes or indigenous vegetation.
5. Avoiding locating buildings on ridgelines where these will be visible from outside of the site, detracting from the ridgeline.
6. Being of a scale, form and location that does not give rise to cumulative effects within the natural landscape.

#### **11.5.3.14 Settlement areas - Claris airport area**

In Claris airport area, discretion over the matters identified in [clause 11.5.2](#) will be applied so that the proposed building is integrated with the natural landscape by:

1. Being of an appropriate scale, form and location and design that provides an attractive entry point to Great Barrier.
2. Having an external colour that integrates the building with the surrounding natural landscape. The council will refer to [clause 10c.4.8](#) for guidance in assessing this matter.
3. Being of a scale, form and location that maintains the visual coherence of the landscape character by not breaking the pattern of any natural features such as indigenous vegetation.

#### **11.5.3.15 Orama concept plan**

In the Orama concept plan 41-16, discretion over the matters identified in [clause 11.5.2](#) will be applied so that the proposed building protects the natural landscape by:

1. Being of a scale, form and location that is not visually prominent when viewed from any public place, such as roads, public reserves and beaches.
2. Having an external colour that is integrated with the surrounding natural landscape. The council will refer to [clause 10c.4.8](#) for guidance in assessing this matter.
3. Being located so that it that does not dominate or detract from public views which are characterised by natural landscapes.
4. Being of a scale, form and location that maintains the visual coherence of the landscape character by not breaking the pattern of any natural features such as coastal escarpments, ridges, prominent slopes or indigenous vegetation.
5. Being of a scale, form, colour and location that does not give rise to cumulative effects on the natural landscape.

**Table 11.1: Assessment criteria for particular discretionary activities**

Activity	Particular matters to be addressed (the numbers refer to items listed in clause 11.3)																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Accommodation for care	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Accommodation for retired, elderly or disabled people	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Art galleries and museums	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Boarding house or hostel	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Boarding kennels and catteries	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Boat launching ramps and jetties (including trailer parks)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Camping facilities	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Care centres	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Commercial carparking	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Commercial firewood harvesting	See assessment criteria in clause 11.4.1																	
Community facilities	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Dairy	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Dwelling (one per site) not otherwise provided for as a permitted activity	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Educational facilities	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Emergency services facilities	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Entertainment facilities	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Forestry	See assessment criteria in clause 11.4.2																	
Function facilities	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Funeral parlour	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Healthcare services	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Industry	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Marine fuelling services	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Marine recreation facilities	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*

Activity	Particular matters to be addressed (the numbers refer to items listed in clause 11.3)																	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Motor vehicle sales	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Motor vehicle services	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Multiple dwellings	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Offices	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Outdoor adventure activities	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Papakainga housing	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Quarrying <sup>1</sup>	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Refuse transfer station	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Restaurant, café and other eating places	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Retail premises	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Rural property management plan	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Service station	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Tavern	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
The disposal of settled solids from septic tanks and wastewater treatment and disposal systems	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Tourist complex	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Visitor accommodation	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Winery	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*

**Note:**

1. These criteria for quarrying do not apply in commercial 6 (quarry), or in the Medlands quarry area. There are particular assessment criteria listed within the commercial 6 land unit and the Medlands settlement area.

**Legend**

<b>No.</b>	<b>Assessment criteria</b>	<b>No.</b>	<b>Assessment criteria</b>
1	Traffic generation	10	Servicing constraints
2	Access	11	Crime prevention through environmental design
3	Noise	12	Landscaping
4	Development controls	13	Site facilities and offensive or hazardous activities
5	Natural environment	14	Visual privacy and aural amenity
6	Outdoor activities	15	Hours of operation
7	Parking	16	Lighting
8	Intensity and scale	17	Sustainable building design
9	Cumulative effects	18	Reverse sensitivity

These criteria are further outlined in [clause 11.3](#).

## 11.6 Multiple dwellings as a restricted discretionary activity

### 11.6.1 Notification requirements

Except as provided for by section 95A(4) of the RMA applications for a resource consent for multiple dwellings as a restricted discretionary activity will be considered without public notification or the need to obtain written approval of or serve notice on affected persons (in accordance with section 95A(3) and 95B(2) of the RMA).

### 11.6.2 Matters of discretion

When considering an application for resource consent for multiple dwellings as a restricted discretionary activity, the Council has restricted its discretion to considering the following matters:

- access to dwellings
- scale, form, colour and location of dwellings
- landscape, including cumulative effects

### 11.6.3 Applying the matters of discretion

11.6.3.1 In landforms 5, 6 and 7, discretion over the matters identified in clause 11.6.2 will be applied so that an application for multiple dwellings meets the following criteria:

1. Any driveway, parking and turning areas shall be constructed in a manner which requires minimal disturbance to the existing landform or vegetation.
2. Any proposal shall indicate the location of all existing and proposed dwellings on the site. The proposed dwelling(s) shall protect the natural landscape by:
  - Being of a scale, form, and location that is not visually prominent when viewed from any public place, such as roads, public reserves and beaches.
  - Having an external colour that is integrated with the surrounding landscape. The council will refer to clause 10c.4.8 for guidance in assessing this matter.
  - Being of a scale, form, colour and location that maintains the visual coherence of the landscape character, by not breaking the pattern of any natural features such as coastal escarpments, ridges, prominent slopes or indigenous vegetation.

3. In addition, council will consider whether the location of the proposed dwelling(s) is appropriate, given the presence of other buildings and activities in the area and the extent to which they give rise to cumulative effects on the natural landscape.

In landforms 6 and 7, an application for Multiple dwellings will also be subject to the following criterion:

4. The proposal shall include appropriate measures for enhancing or restoring areas of forest and bush and/or regenerating slopes directly affected by the proposal, including details of any proposed planting and methods to protect such planting.





# Part 13

## Transport

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### Plan modification annotations

-  indicates where content is affected by proposed plan modification x. refer to plan modification folder or website for details.
-  indicates where the content is part of plan modification x, which is subject to appeal.
- Underlined content to be inserted.
- ~~Struck through~~ content to be deleted.



## 13.1 Introduction

Connecting people, places, goods and services is an important issue in the islands. The transport system must cater for the movement of people and goods between the mainland and the Hauraki Gulf, between islands in the Hauraki Gulf, and around the islands themselves. The components of the transport system that connect people, places, goods and services include wharves, airfields, passenger transport, roads, cycleways, walkways, bridle paths and waterways. The use and development of these resources needs to be integrated with other natural and physical elements of the gulf islands to achieve sustainable management. This part of the Plan seeks to facilitate a sustainable approach to transport, and this will be the cornerstone of council's approach to addressing transport issues throughout the islands.

## 13.2 Resource management issues

Transport to, from, between and around the islands is a vital issue for residents and visitors alike. It has had, and will continue to have, considerable influence on the character and culture of the islands. It is therefore important that transport issues are robustly addressed in the Plan in a manner that is consistent with other relevant legislation, strategies, policy documents and plans, but which also recognises the unique influence transport issues have on the people and communities of the islands. The following issues are identified for the different modes of transport and associated natural and physical resources.

### 13.2.1 Water

The waters of the Hauraki Gulf provide strategic linkages between the islands and from the mainland. They form an integral part of the overall transport network of the islands. A number of different types of water transport occur within the Hauraki Gulf. These currently include commuter and visitor ferry links, freight movement, charter boats, recreational boats and cruise ships. While the council's authority under the RMA extends only to mean high water springs, land use decisions impact on the effectiveness and efficiency of water transport. It is therefore important that the council works closely with the Auckland Regional Council, other relevant authorities, passenger transport operators and stakeholders to ensure an integrated and sustainable approach is undertaken.

#### Principal issues

The significant resource management issues which need to be addressed in the Plan are:

1. How to ensure close working relationships between the council and the relevant statutory bodies and stakeholders, who have authority and interests in the coastal marine area, to ensure an integrated and sustainable approach is undertaken to water transport.
2. How to protect the character and amenity of the islands while providing the necessary infrastructure to serve the needs of water transport and freight operators and recreational users.

### 13.2.2 Wharves

Wharves are a significant asset providing access for people, goods and services to and from the islands, as well as being used for boat launching, yachting and recreational fishing. Wharves also often require passenger terminals and connections to other land transport infrastructure such as carparking, bus stations, walkways, cycleways and taxi services to operate efficiently and effectively. While wharves within the Hauraki Gulf are controlled by other parts of the Plan, and the Auckland Regional Plan: Coastal, the connectivity and linkages section must be integrated with these provisions, and ensure that access to and from the wharves operates efficiently and effectively.

**Principal issue**

The significant resource management issue which needs to be addressed in the Plan is:

- How to ensure that the land transport system that provides for access to wharves within the islands operates effectively and efficiently.

### 13.2.3 Airstrips and helipads

The council owns and operates two airstrips on Great Barrier. The Plan acknowledges that air travel to Great Barrier is of increasing importance and that Claris airfield in particular plays a significant role in moving people and goods and helps enable the people and communities of Great Barrier to provide for their social and economic wellbeing.

The Plan also recognises the importance of air transport on Waiheke Island serving domestic, commercial and tourism interest. The airfield located at Carsons Road, Waiheke Island is identified on the planning maps.

There are also smaller airstrips and helipads in the islands. Some of these airstrips and helipads provide access to remote locations, or are used in the landform land units for farming operations.

While most visitors and residents access the inner gulf islands through the ferry services, in recent years there has been an increasing demand for tourist and private access via air travel, often helicopter. These sites are often easily accessed by other modes of transport, however, air travel can offer even greater convenience and accessibility. This has led to a proliferation of helipads, particularly in the rural land units, and concerns about the impact on amenity values. Air travel has different effects to land based transport, particularly noise.

**Principal issues**

The significant resource management issues which need to be addressed in the Plan are:

1. How to provide for the effective and efficient operation of airfields used for passenger transport purposes so they can serve the wider community, both now and in the future.
2. How to provide for continued private air access to remote locations.
3. How to ensure that the adverse effects of air travel are mitigated or avoided, where necessary.
4. How to balance the increasing demand for private and commercial air travel to, from and around the gulf islands, whilst protecting amenity values.

### 13.2.4 Roading

The road network caters for passenger transport, private vehicles, cyclists, pedestrians and recreational pursuits such as horse riding. It is used for access to shopping, employment, education, entertainment, recreation and to access the wharves and airfields that provide for entry and exit to and from the islands. Therefore, it is a very important physical resource. While the quality of the road network is variable it still represents a significant physical resource that must be sustainably managed.

The construction of new roads may give rise to adverse effects, such as sediment runoff from earthworks, stormwater runoff and vegetation removal. The council needs to consider how the construction of new roads will be managed to ensure that the adverse effects are adequately mitigated.

The Plan acknowledges that there are many unformed legal roads, especially on Great Barrier. Many of these unformed legal roads are unlikely to be constructed due to a variety of factors, such as their location, geography and demand. The council must therefore consider how these are addressed in the future.

**Principal issues**

The significant resource management issues which need to be addressed in the Plan are:

1. How to maintain accessibility and mobility while appropriately managing the traffic effects.
2. How to manage the construction effects of new roads.
3. How to manage the unformed legal roads throughout the islands.

**13.2.5 Parking and access**

The provision and management of parking, loading and on-site circulation plays a significant role in the ability of people to safely and efficiently access land use activities for work, recreation, shopping and business. It directly impacts on the use of private motor vehicles and cycles as a primary mode of transport for these activities. Adverse effects can occur when the demand for parking for an activity exceeds that provided on-site and there is an overspill of parking on the adjacent roadside. The safe and efficient use and capacity of the road can be adversely affected by parked or manoeuvring vehicles, while the amenity of an area can also be adversely affected by on-street parking. To avoid or reduce these effects, the Plan ensures that adequate loading spaces are provided for all activities. However, the council is mindful that on-site parking can generate adverse effects such as vegetation modification and removal, increased impervious surface areas, reduced private open space, reduced wastewater disposal areas, increased earthworks and sediment runoff. An oversupply of parking can also encourage reliance on private vehicle trips when viable alternative modes of transport are available.

Unrestricted vehicle access to properties located near intersections, or on busy roads with an important through traffic function can adversely affect the efficient functioning of the road network, and give rise to safety issues. Also, many sites on the islands are steep and well vegetated, which can make access difficult. Development of accessways can give rise to adverse effects, such as vegetation removal, earthworks and sediment runoff, and stormwater runoff. Given the need for on-site wastewater disposal and the rural nature of large parts of the islands, the site sizes are relatively large. Dwellings are often located considerable distance from the road, either to maximise views, access to sunlight, or achieve appropriate building platforms which in turn means that accessways are long. It is therefore necessary for council to control accessways to ensure appropriate access is provided, without giving rise to adverse environmental effects.

**Principal issues**

The significant resource management issues which need to be addressed in the Plan are:

1. How to ensure that parking, where provided, and loading spaces are provided so that amenity, accessibility and the efficient operation of the transport network is maintained, while not giving rise to adverse effects.
2. How to ensure that access to sites does not cause significant adverse effects and that it is not left unrestricted at inappropriate locations.

**13.2.6 Cycling, walking and horse riding**

The council recognises the important contribution that cycling and walking can make to managing travel demand through its Cycling and Walking Strategy 1998. However, in the islands the sealed carriageway of many roads is not sufficiently wide for safe cycling, and cycling facilities are only provided for in limited locations. For pedestrians, only parts of the islands have footpaths.

The Council also recognises recreational cycling, walking and horse riding are an important form of recreation.

**Principal issues**

The significant resource management issues which need to be addressed in the Plan are:

1. How to encourage a safe and efficient pedestrian and cycle network in the islands.

2. How to ensure that adequate provision is made for bicycle facilities so that cycling is appropriately recognised and provided for.

### 13.2.7 Passenger transport

Passenger transport is the principal means of access to the islands from the mainland. It is also an important method of transport around the islands. Existing bus services on Waiheke link with the ferry service. With car travel putting pressure on the existing road network it is important that the Plan integrates land use planning with transport and provides for the efficient and effective operation of passenger transport.

#### Principal issue

The significant resource management issue which needs to be addressed in the Plan is:

- How to ensure that the importance of passenger transport is recognised in the Plan and its use encouraged throughout the islands.

## 13.3 Resource management objectives and policies

### 13.3.1 Objective - wharves

To sustainably manage the use and development of the islands' wharves and associated infrastructure, while protecting the character and amenity values of the islands.

#### Policies

1. By recognising and providing for wharves and associated infrastructure at appropriate locations.
2. By integrating the land transport network with wharves to ensure accessibility to and from the islands is maintained and enhanced.
3. By ensuring that passenger transport is integrated with wharves, where those wharves have a passenger transport focus.

### 13.3.2 Objective - airstrips and helipads

To sustainably manage the use of the islands' airstrips and helipads and associated infrastructure, while protecting the character and amenity values of the islands.

#### Policies

1. By recognising and providing for the use and development of airstrips used for passenger and goods transport purposes and their associated infrastructure at appropriate locations.
2. By avoiding the location of activities sensitive to aircraft noise within the Claris and Okiwi airfield noise contours, unless the adverse effects can be adequately mitigated. At the airfield on Waiheke, adverse effects to the north of the airfield are managed by controlling the number of flight movements.
3. By recognising the need for helipads in remote locations, which may be difficult to access by other modes of transport.
4. By recognising that airstrips or helipads may be required for farming activities in the landform and rural land units.
5. By acknowledging that the gulf islands are a popular tourist destination and that air travel to, from and around the gulf islands is a recognised component of the tourist industry.
6. By not providing for helipads in locations that can adversely affect the amenity of surrounding residents.

### 13.3.3 Objective - roading

To recognise and provide for the existing road system as an important resource for an integrated transport network, while managing it to ensure the adverse effects on the surrounding environment are minimised.

#### Policies

1. By providing for and enhancing the road network to ensure it is safe, effective and efficient for vehicles, cyclists and pedestrians.
2. By reducing conflicts between vehicles, pedestrians and cyclists around key community focal points, such as wharves, commercial centres, schools and other public facilities.
3. By requiring a low impact design approach for new roads.
4. By continuing the council's programme for legalising roads.
5. By adopting and applying a functional road classification to roads on Waiheke to control access at specified locations.
6. By discouraging traffic generating activities in environments where they would have significant adverse effects.

### 13.3.4 Objectives - parking and access

#### 13.3.4.1 Objective

To ensure the impact of activities on the safety and efficiency of the road network is addressed while avoiding adverse effects on the environment.

#### Policies

1. [Deleted]
2. By ensuring that there is not an oversupply of on-site parking, which can encourage traffic generation and result in unnecessary on-site modification.
3. By encouraging travel management plans to reduce the adverse effects of travel from new development.
4. By placing an upper limit on the number of on-site parking spaces which can be provided as of right to avoid the adverse effects associated with oversupply.

#### 13.3.4.2 Objective

To ensure access to sites is provided at appropriate locations, while avoiding or mitigating adverse effects.

#### Policies

1. By controlling access at specific locations to ensure vehicle, pedestrian and cycle safety.
2. By controlling access gradients to avoid adverse environmental effects, such as sediment and stormwater runoff, safety, vegetation removal, stability and visual and amenity impacts.
3. By requiring a low impact design approach for accessways.
4. By requiring roadside parking platforms where parking is provided rather than accessways where access may give rise to significant adverse environmental effects.
5. By encouraging stable gradients for on-site accessways, and for the land on the adjacent road, to reduce erosion and sedimentation of waterways and the coastal environment.
6. By encouraging shared driveways where possible.

7. By acknowledging that all terrain vehicles can provide adequate access without needing to comply with access gradients.

### **13.3.5 Objectives - cycling, walking and horse riding**

1. To improve cycling and pedestrian access to key community focal points such as residential areas, wharves, commercial centres, schools, and other public facilities.
2. To enhance the opportunities for recreational cycling, walking and horse riding.

#### **Policies**

1. By recognising that the road network must provide for pedestrians and cyclists as well as vehicles.
2. By encouraging the establishment of cycle facilities and cycleways, especially around key community focal points and public facilities.
3. By providing for the safe and efficient movement of pedestrians, especially around key community focal points and public facilities.
4. By considering cycling and walking issues and bridle paths when assessing subdivision applications.
5. By recognising and providing for recreational cycling, walking and horse riding.

### **13.3.6 Objective - passenger transport**

To recognise and provide for passenger transport to, from and around the islands.

#### **Policies**

1. By continuing to improve passenger transport facilities.
2. By providing passenger transport facilities that integrate all transport modes.
3. By giving priority to public passenger transport where appropriate.
4. By working with transport providers and authorities to encourage greater connectivity between public passenger transport routes.

## **13.4 Resource management strategy**

### **13.4.1 Context**

This part of the Plan focuses on matters that are within the domain of resource management. The measures adopted within this part of the Plan need to complement and help give effect to the relevant regional plans and strategies, as well as the council's transport strategy - Connecting People and Places, and the Gulf Transport Strategy. In accordance with these other plans and strategies, the Plan adopts measures that integrate planning, transport and the environment, improve energy efficiency and accessibility and encourage a multi modal approach to transport.

### **13.4.2 Wharves**

The commercial 7 (wharf) and Matiatia land units provide the relevant land use provisions for the land behind the wharves throughout the islands. As wharves are a vital component of the transport infrastructure it is important that this part of the Plan is consistent and integrated with the relevant provisions that control wharves elsewhere within the Plan.

### **13.4.3 Airstrips and helipads**

The council has included within the Plan designations for the commercial airfields on Great Barrier. It may also investigate identifying appropriate sites for helipads on inner islands such as Rakino that do not have regular ferry services. This will provide for their ongoing



operational and future development requirements and ensure they are appropriately recognised and provided for in the Plan. Private helipads and airstrips may also be necessary in some remote locations where access cannot easily be obtained by conventional means. However, the Plan restricts helipads in areas that are easily accessible by more conventional means of transport, and where there is the potential to adversely affect amenity values. The Plan also acknowledges that helicopters and aeroplanes can be important for pastoral farming and horticultural activities and that air travel is a recognised component of the tourism industry.

#### 13.4.4 **Roading**

While the roading network is of variable quality it is a significant resource that needs to be managed in an efficient and effective manner to ensure good accessibility. To achieve sustainable management of this resource a roading hierarchy has been developed to recognise each road's function. The provisions associated with the roading hierarchy will only apply to Waiheke.

The hierarchy comprises primary, secondary and local roads. The classification of the roads determines their management. The higher the classification the more priority is given to the movement of through traffic and, conversely, the lower the classification more priority is given to local access. The higher order roads can be expected to cater for higher traffic flows.

The road classification is as follows:

##### 1. **Primary roads**

These carry the major traffic volumes through the islands.

##### 2. **Secondary roads**

These roads collect traffic from local roads and distribute traffic from primary roads.

##### 3. **Local roads**

The main function of local roads is to give access to adjacent land uses and they have limited through traffic.

All primary, secondary and local roads on Waiheke are identified as such on the planning maps.

The main outcome of the road classification is that it will provide the basis for rules controlling access to be applied to nearby land use activities. This will control the adverse effects of those activities on the safe and efficient operation of the road network.

For new road construction, a low impact design approach will be considered as outlined in the ARC Technical Publication 124 Low Impact Design Manual for the Auckland Region 2000.

#### 13.4.5 **Parking and access**

Given the adverse effects of high numbers of private vehicle trips on parts of the road network and surrounding environment, the council seeks to reduce reliance on these trips and encourage alternative modes of transport wherever possible (eg passenger transport, cycling, walking). Because travel distances are considerable on some of the islands and alternative modes are not always available or viable, there will continue to be a certain level of reliance on private vehicle trips. Where activities can practicably be accessed using alternative modes of transport, however, the need for on-site car parking reduces. In these circumstances an oversupply of on-site parking is wasteful of land resources, can adversely affect amenity values and may only encourage continued reliance on private vehicle trips when viable alternatives are available.

Depending on their scale and location, parking areas can have adverse effects on the local environment in terms of increased traffic congestion, delays, decreased safety, noise and visual intrusion. For that reason limits have been placed on the scale of carparks provided for as permitted activities, with the individual effects of larger scale parking areas required to be assessed in terms of the adjoining road network, safety, and amenity values.

Again, the council seeks to reduce reliance on private vehicle trips and encourage alternative modes of transport wherever possible. An oversupply of on-site parking may only encourage continued reliance on private vehicle trips when viable alternatives are available.

The steepness of site access will be controlled, and where access causes significant adverse effects the council may require a roadside parking platform instead of an accessway. Alternatively, the Plan enables access with quad bikes, or similar vehicles, that does not comply with the access gradients. Access will also be controlled where any primary road intersects another primary road or a secondary road. Vehicle access from the carriageway to the property boundary (apart from the defined road boundary on Waiheke) is also controlled through council's vehicle crossing permits (or equivalent) and the relevant engineering standards at that time. However, as with on-site access the policy framework encourages stable access gradients both on and off site.

The council acknowledges that some sites in the gulf islands have problems with access. Where this occurs the council will work with property owners to resolve those access issues.

#### **13.4.6 Cycling and walking**

Accessibility means access to different transport options as well as access to destinations. It is important that the Plan considers cycling and pedestrian access to key community focal points such as residential areas, wharves, commercial centres, schools, and other public facilities. The policies require the council and applicants to consider cycling and walking issues in conjunction with subdivision. The importance of recreational cycling, walking and horse riding is also recognised.

#### **13.4.7 Passenger transport**

The Plan acknowledges that an integrated passenger transport system can reduce traffic congestion at key locations, increase efficiency and access to the islands and increase its attractiveness as a location. Although the council has limited control over the provision of the passenger transport system, the Plan's objectives and policies support its efficient and effective operation. The Plan also requires an assessment where larger parking areas (for over 25 vehicles) are proposed. As part of that assessment the council will consider opportunities for reducing the number of parking spaces. Excess parking can create unnecessary vehicle trips.

#### **13.4.8 [Deleted]**

### 13.4.9 Roles and responsibilities

The ARC has specific roles and responsibilities in relation to transport and the coastal marine area. This part of the Plan should, subject to the RMA, be consistent with the ARC's strategies, and give effect to the relevant statutory documents.

The Auckland Regional Transport Network Limited (ARTNL) is responsible for developing and maintaining certain aspects of ferry transport infrastructure in the Auckland region.

The Auckland Regional Transport Authority (ARTA) is responsible for the operational planning of integrated road and passenger transport infrastructure and services for the region; the funding of Auckland transport projects and services including contracting of passenger transport services; and implementing operational plans through the regional land transport programme.

### 13.4.10 Construction, maintenance and upgrade of the existing road network

Rules relating to the construction, maintenance and upgrade of the existing road network are contained within [part 5 - Network utility services](#).

## 13.5 Rules - notification requirements

Within this part of the Plan, except as provided for by section 95A(4) of the RMA, applications for a resource consent for restricted discretionary activities will be considered without public notification or the need to obtain written approval of or serve notice on affected persons (in accordance with section 95A(3) and 95B(2) of the RMA).

## 13.6 Rules - site access

### 13.6.1 Vehicle access - gradient

The following is a permitted activity:

- Any accessway no steeper than 1 in 6.

The following is a restricted discretionary activity:

- Any accessway steeper than 1 in 6.

#### Exception

An accessway may be steeper than 1 in 6 as a permitted activity when:

1. It is an accessway for quad bikes or similar; and
2. It is provided from a parking platform on the roadside to the dwelling.

**Note:** Where the above exception does not apply the normal site access controls outlined in rule 13.6.1 do apply.

#### Matters of discretion

When considering an application for any accessway steeper than 1 in 6, the council has restricted its discretion to considering the following matters:

- Whether a low impact design approach has been used.
- Whether construction of the accessway requires the modification or removal of protected vegetation.
- Whether there are any earthworks required for establishment of the accessway and any subsequent sediment runoff.
- The extent to which stormwater runoff can be avoided, or mitigated.

- Whether there are adverse visual and amenity issues associated with the accessway.
- Whether the materials used give rise to reflectivity issues.
- Whether the accessway gives rise to geotechnical or stability issues.
- Whether the accessway gives rise to any safety issues.
- Whether the location and design of the proposed access to the site gives rise to traffic or pedestrian safety considerations.

Where the adverse effects associated with establishing access to a site are significant, the council may as part of any resource consent process, require the applicant to provide a roadside parking platform where parking is proposed or loading spaces are required rather than an accessway.

**Notification requirements**

For notification requirements, refer [clause 13.5](#).

**13.6.2**

**Vehicle access near intersections - defined road boundary**

Construction of any vehicle access across the 'defined road boundary' as described below, and as shown on [figure 13.1: Defined road boundary](#), is a restricted discretionary activity. This rule applies to:

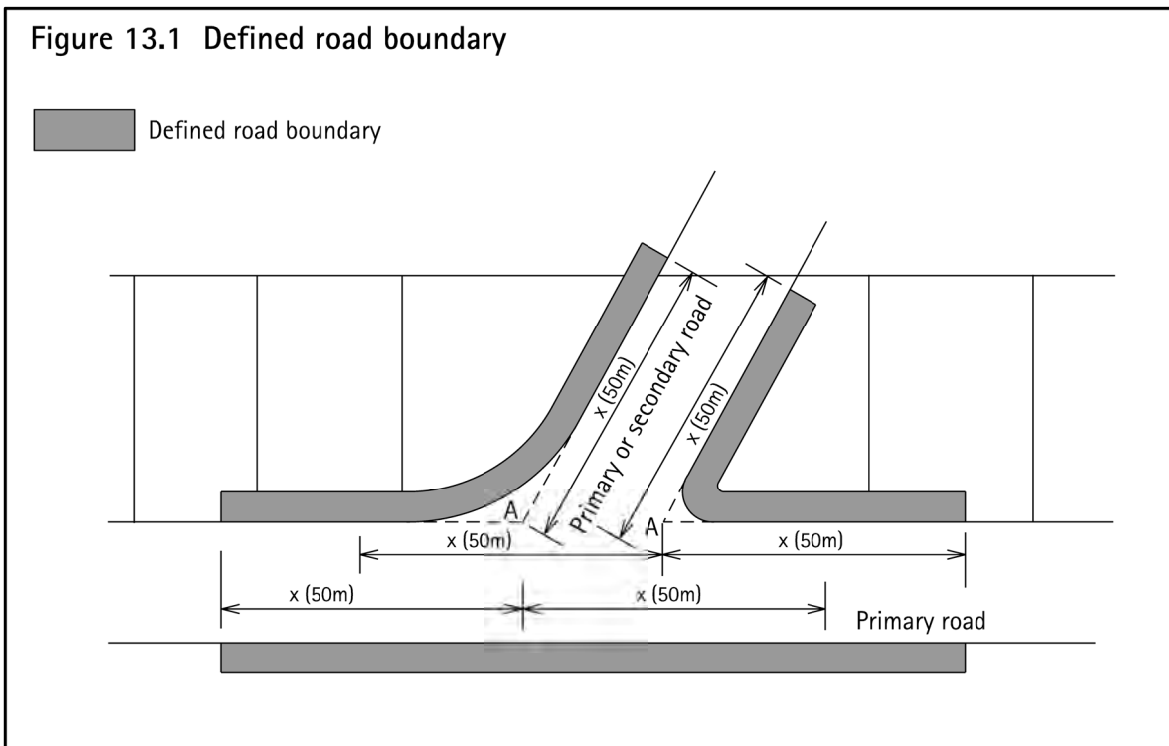
1. Any access from a primary road boundary, which is within 50m of an intersection with any other primary road boundary. Refer to figure 13.1.
2. Any access from a primary road boundary, which is within 50m of an intersection with any secondary road boundary. Refer to figure 13.1.
3. Any access from a road boundary opposite any of the above road boundaries.

**Note:** The above distances will be measured as illustrated by figure 13.1.

**Matters of discretion**

When considering an application to construct a vehicle access across the 'defined road boundary', the council has restricted its discretion to the following matters:

- The extent to which there are existing traffic problems on adjacent roads.
- Whether the access is likely to cause traffic congestion and/or conflict between pedestrian, cyclists and vehicles.



- Whether the location of the access will allow for adequate sight distances, or exacerbate present congestion and traffic safety problems caused by ingress and egress of vehicles.
- Whether the accessway will be sufficiently separated from pedestrian and cycle access to ensure safety of pedestrians and cyclists.

**Note:** Vehicle crossing permits will also be required from council for vehicle crossings between the carriageway and the property boundary.

**Notification requirements**

For notification requirements, refer [clause 13.5](#).

## **13.7 Rules - parking and loading**

### **13.7.1 Provision of parking and loading spaces**

The following is a restricted discretionary activity:

Any activity that does not comply with the parking and loading rules.

Note: Where parking is provided, parking spaces are to be provided for people with disabilities and accessible routes from the parking spaces to the associated activity or road as required by the New Zealand Building Code D1/AS1. The dimensions and accessible route requirements are detailed in the New Zealand Building Code D1/AS1 New Zealand Standard for Design for Access and Mobility - Buildings and Associated Facilities (NZS:4121-2001).

### **13.7.2 [Deleted]**

### 13.7.3 Number of loading spaces to be provided

With the exception of service stations and truck stops, every owner or occupier who constructs, substantially reconstructs, or adds to any building in the commercial 1-7 or Matiatia land units, or any activity elsewhere which generates delivery trips by heavy vehicles, must provide off-road loading spaces in accordance with [table 13.2: Number of loading spaces to be provided](#).

For the purposes of this rule, truck stops are stand alone facilities for the refuelling of heavy vehicles. It excludes facilities for the retail sale or hire of any goods, or for the mechanical repair and servicing of motor vehicles.

**Table 13.2: Number of loading spaces required**

<b>1. Industry, wineries and retail premises</b>	
<b>Gross floor area of activity</b>	<b>Number of on-site loading spaces to be provided</b>
0 - 5,000m <sup>2</sup>	1 space
5,001 - 10,000m <sup>2</sup>	2 spaces
Over 10,000m <sup>2</sup>	2 spaces plus 1 space for every additional 5,000m <sup>2</sup> of gross floor area
<b>2. Offices, visitor accommodation, healthcare services and other activities not mentioned in (1) above</b>	
<b>Gross floor area of activity</b>	<b>Number of on-site loading spaces to be provided</b>
0 - 20,000m <sup>2</sup>	1 space
20,001 - 50,000m <sup>2</sup>	2 spaces
Over 50,000m <sup>2</sup>	2 spaces plus 1 space for every additional 25,000m <sup>2</sup> of gross floor area
<b>3. Service stations and truck stops</b>	
No loading space is required where it can be demonstrated that there is adequate space on the forecourt of the service station or truck stop for loading activities to take place without adversely affecting vehicle manoeuvring on the site.	

### 13.7.4 Assessment and formation of parking and loading areas

All parking and loading spaces, apart from parking that services a single dwelling on a site, must comply with the following rules. Non-compliance with any of these rules is a restricted discretionary activity.

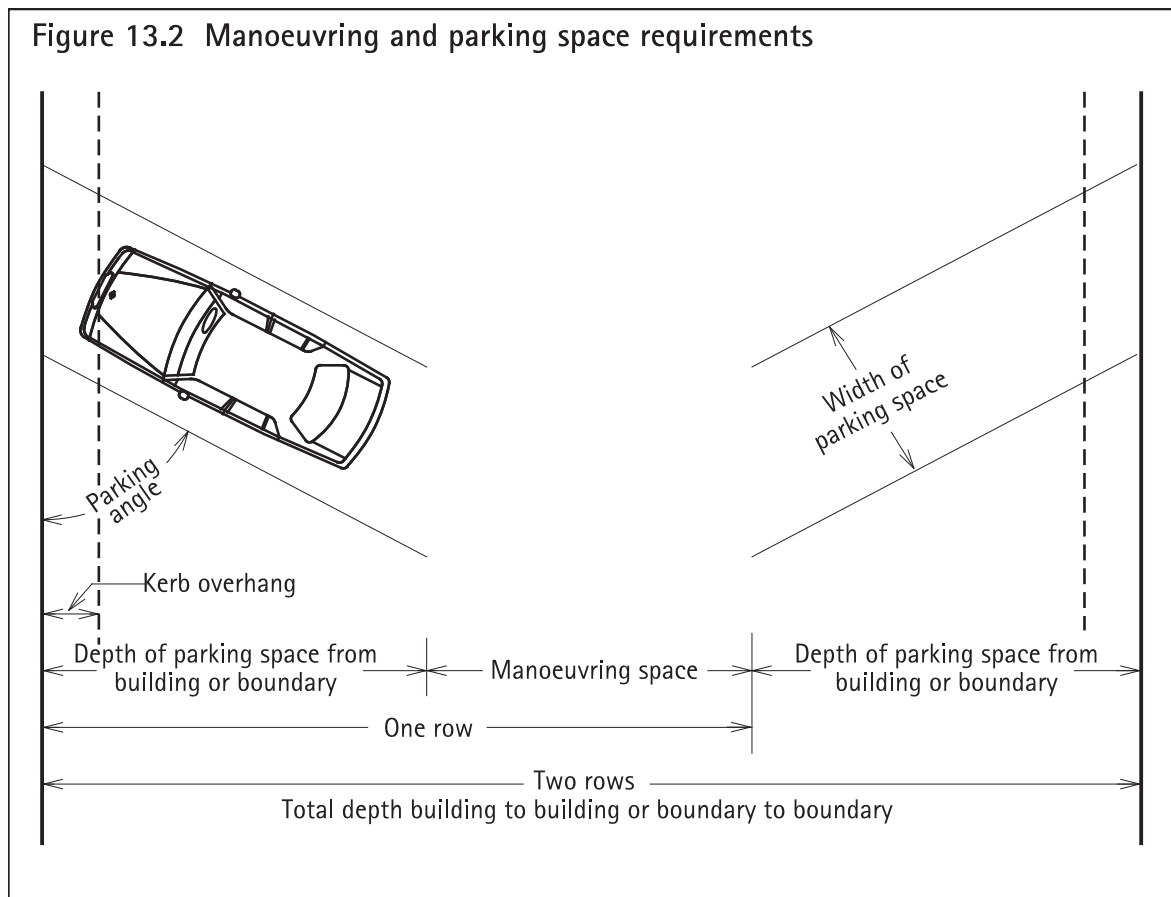
**1. Fractional spaces**

Where an assessment of the required loading standards results in a fractional space, any fraction under one half will be disregarded and any fraction of one half or more will be counted as one space.

**2. Size of and access to parking and loading spaces**

Every parking and loading space must:

- a. Comply with the dimensions in [figure 13.2: Manoeuvring and parking space requirements](#), [table 13.3 Dimensions for manoeuvring and parking spaces](#) and [figure 13.3: Preferred design envelope around parked vehicle](#). Parking spaces that comply with the preferred design envelope of figure 13.3 are considered to comply with the requirements of figure 13.2 and table 13.3.
- b. Provide parking spaces of larger dimensions than those specified in (a) above for use by disabled persons. Parking spaces which meet the requirements of NZS 4121:2001 Design Access and Mobility: Buildings and Associated Facilities will be considered to meet this requirement.
- c. Be provided with such access drives and aisles as are necessary for ingress and egress of vehicles to and from the road, and for the manoeuvring of vehicles within the site. In determining the extent of area required for manoeuvring space, the council will be guided by [figure 13.4: 90 percentile car tracking curves](#) and [figure 13.5: 90 percentile truck tracking curves](#).  
In applying the tracking curves:



- The clearances identified in figures 13.4 and 13.5 must be maintained between the vehicle tracking area curve and any fixed object.
  - For public and customer carparking, the 90 percentile tracking curves will apply.
- d. Be located on the same site as the activity to which it relates, be available at all times and have adequate useable access to that activity or building. Each loading space must be adjacent to an adequate area for goods handling and must be convenient to any service area.
- 3. Formation of parking and loading spaces**  
The whole of the parking and loading space or spaces, access drives, manoeuvring areas and aisles must, before the commencement of the activity to which those parking and loading spaces relate, and for as long as that activity is continued, be formed, provided with an all weather surface, drained, marked out or delineated, and maintained.
- 4. Availability of parking and loading spaces**  
Parking areas must be kept clear and available at all times, free of charge and impediment, for vehicles used in conjunction with the particular activity to which the parking spaces relate on the site, and must not be used for the deposit or storage of any goods or materials or for any other purpose.
- 5. Screening of spaces**  
Screening must be provided where four or more outdoor parking spaces provided on a site are adjacent to or visible from land which is in the island residential or open space land units or in a settlement area. The spaces must be screened from the land in the island residential or open space land units or settlement areas by:
- a. A solid wall or fence not less than 1.8m in height, built of concrete, brick, stone, timber or other solid material, or;
  - b. Densely planted indigenous vegetation which is capable of reaching a minimum height of 1.8m and will screen the parking spaces throughout the year.
- 6. Kerbs**  
Where a parking or manoeuvring area on Waiheke is adjacent to a road, then a kerb or similar barrier, not less than 150mm high and at least 600mm from the road boundary, must be provided on those parts of the frontage not used for vehicular access.

**Table 13.3: Dimensions for manoeuvring and parking spaces**

All dimensions are in metres

Parking angle	Width of parking space	Kerb overhang	Depth of parking space	Manoeuvring space	Total depth one row	Total depth two rows
90°	2.5	1.0	4.9	8.1	13	17.9
	2.6	1.0	4.9	7.1	12	16.9
	2.7	1.0	4.9	6.7	11.6	16.5
	≥2.75	1.0	4.9	6.6	11.5	16.4
75°	2.4	1.0	5.2	6.5	11.7	16.9
	2.5	1.0	5.2	6.0	11.2	16.4
	2.6	1.0	5.2	5.7	10.9	16.1
	2.7	1.0	5.2	5.0	10.2	15.4
	≥2.75	1.0	5.2	4.3	9.5	14.7

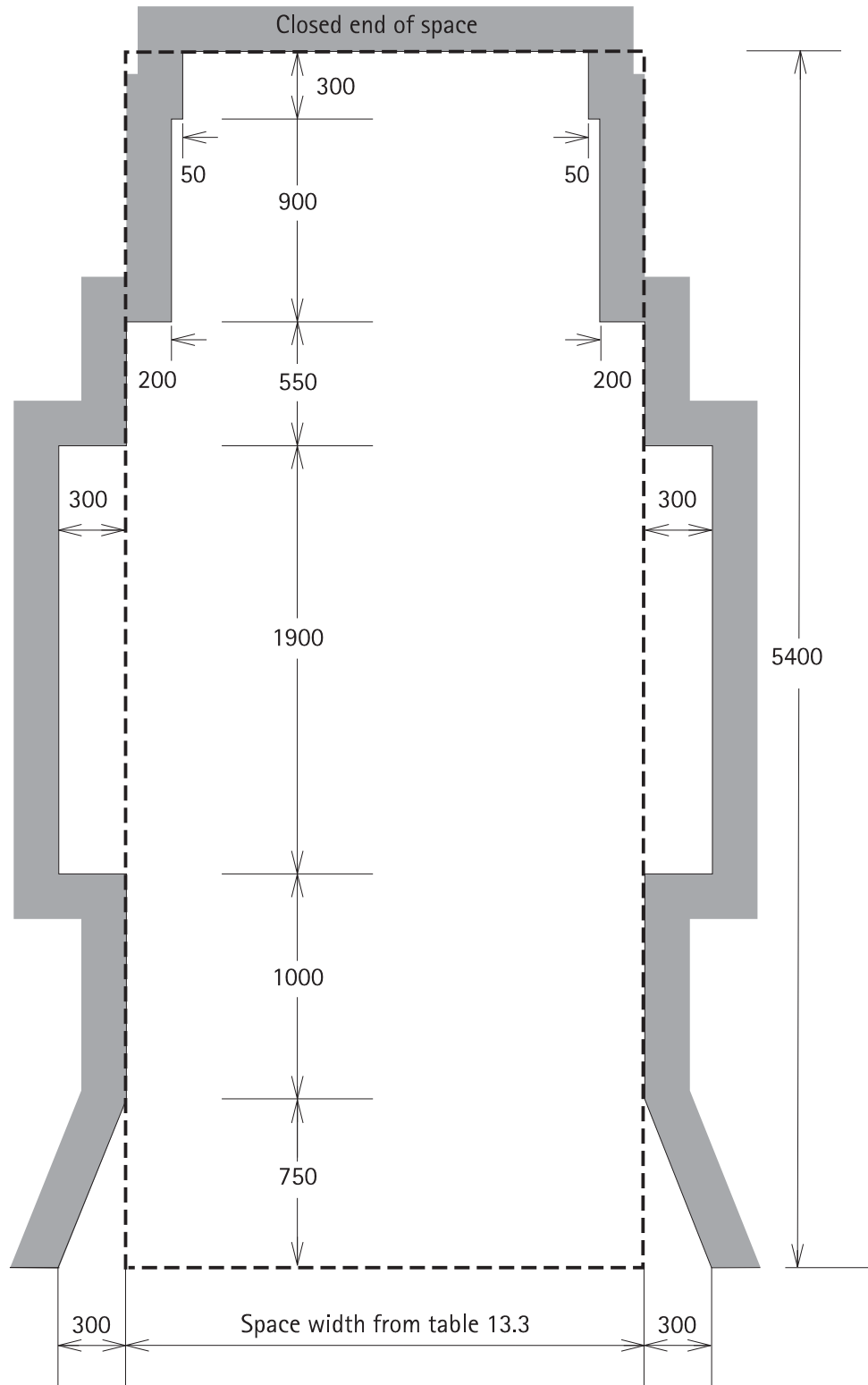


Parking angle	Width of parking space	Kerb overhang	Depth of parking space	Manoeuvring space	Total depth one row	Total depth two rows
60°	2.4	1.0	5.2	4.6	9.8	15.0
	2.5	1.0	5.2	4.1	9.3	14.5
	2.6	1.0	5.2	3.5	8.7	13.9
	2.7	1.0	5.2	3.3	8.5	13.7
	≥2.75	1.0	5.2	3.2	8.4	13.6
45°	2.4	0.8	4.9	2.9	7.8	12.7
	2.5	0.8	4.9	2.7	7.6	12.5
	2.6	0.8	4.9	2.5	7.4	12.3
	2.7	0.8	4.9	2.4	7.3	12.2
	≥2.75	0.8	4.9	2.3	7.2	12.1
30°	2.4	0.6	4.0	2.4	6.4	10.4
	2.5	0.6	4.0	2.4	6.4	10.4
	2.6	0.6	4.0	2.4	6.4	10.4
	2.7	0.6	4.0	2.3	6.3	10.3
	≥2.75	0.6	4.0	2.3	6.3	10.3
Parallel	5.9	0.4	2.5	3.6	6.1	8.6
	6.1	0.4	2.5	3.3	5.8	8.3
	6.3	0.4	2.5	3.0	5.5	8.0

**Notes:**

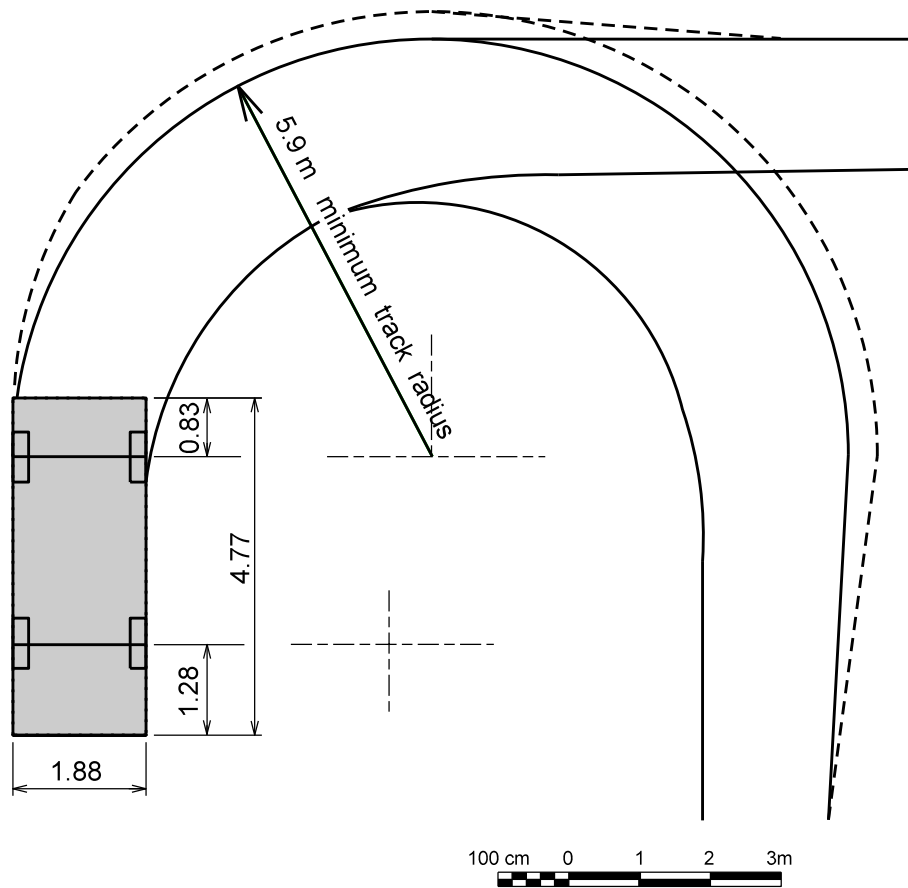
1. This table should be used in conjunction with [figure 13.2: Manoeuvring and parking space requirements](#).
2. Minimum aisle widths are 3.5m for a one-way aisle, and 5.5m for a two-way aisle. Where an aisle serves more than 50 spaces, it should be designed as a circulation route in which case the minimum width for a two-way aisle increased to 6.5m.
3. Stall widths must be increased by 0.3m where they abut obstructions such as columns or walls.
4. All overhang areas must be kept clear of objects greater than 150mm in height.
5. Where parallel end spaces have direct access through the end of the stall the length of the stall may be reduced to 5.4m.
6. One-way traffic is assumed for angle spaces.
7. Parking spaces must have a height of at least 2.3m over the full area of the space, except where special provision is made to divert overheight vehicles, in which case the minimum height may be reduced to 2.1m.
8. Parking spaces that comply with the preferred design envelope of [figure 13.3](#) are considered to comply with the parking spaces dimensions in [table 13.3](#).

Figure 13.3 Preferred design envelope around parked vehicle



Note: Not to scale  
 Dimensions in millimetres  
 The preferred design envelope provides for structural elements (such as columns, walls and other obstructions) to be clear of all four side doors but the standard provides for the opening of the front door only (when nose in)

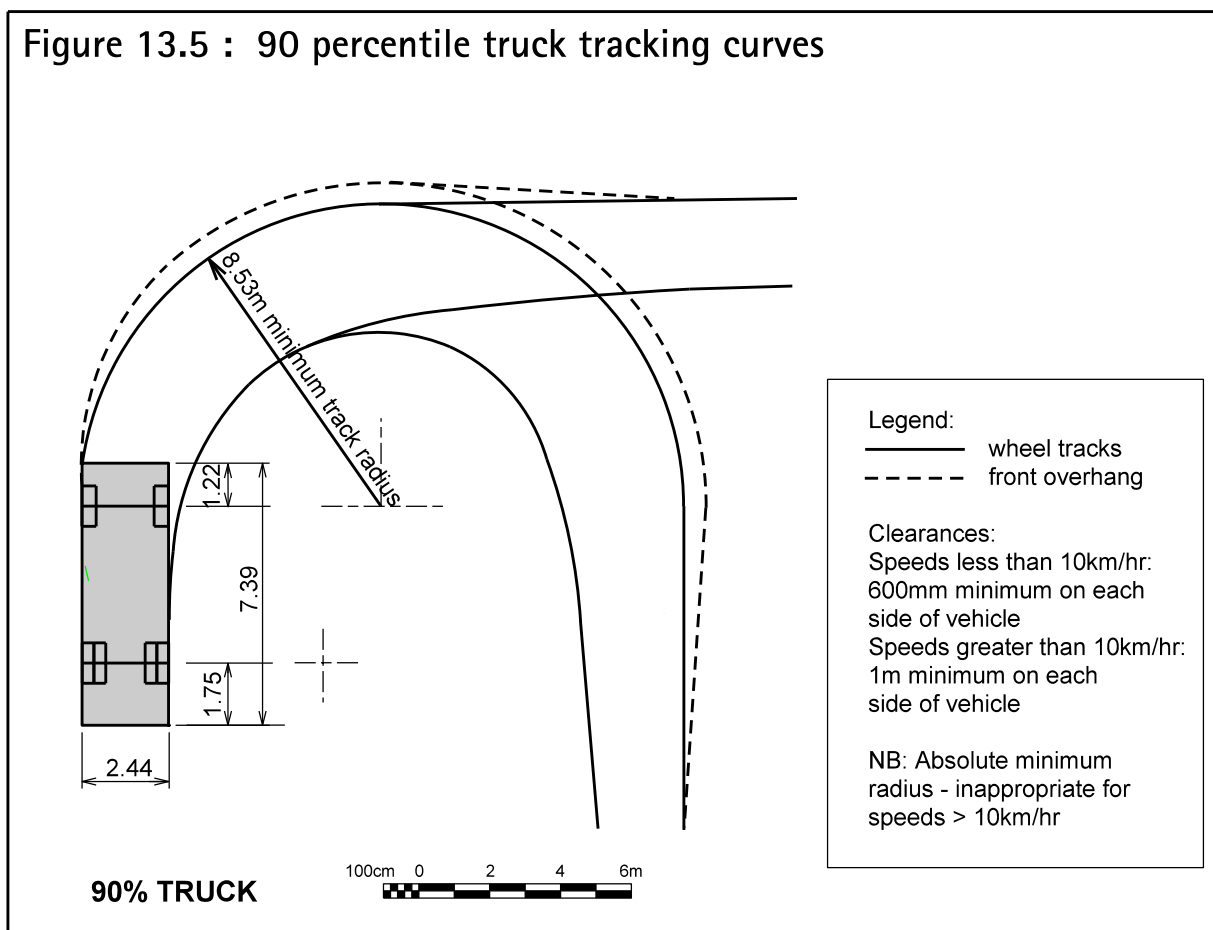
Figure 13.4 : 90 percentile car tracking curves



**Legend**  
 ——— Wheel tracks  
 - - - - - Front overhang

**Clearances:**  
 Speeds less than 10km/hr: 300mm minimum on each side of vehicle.  
 Speeds greater than 10km/hr: 600mm minimum on each side of vehicle.  
 NB: Absolute minimum radius - inappropriate for speeds > 10km/hr.

Figure 13.5 : 90 percentile truck tracking curves



### 13.7.5 Matters of discretion for a reduction in loading spaces

When considering an application to reduce the number of loading spaces, the council has restricted its discretion to considering the following matters:

- The effects of constructing the loading spaces for which a reduction is sought - including any requirements for earthworks, vegetation clearance, or other modification of natural features.
- The likely demand for the loading spaces.
- The physical practicality of providing the required loading spaces, including any effect on the ability to provide on-site effluent disposal.
- The availability of alternative loading spaces in the vicinity.
- Any opportunities for sharing loading spaces with other users.

#### Assessment criteria

The council's assessment of an application for a reduction in loading spaces will consider the following matters:

1. [Deleted]

## Part 13 - Transport

2. Whether provision of the required number of loading spaces would necessitate the removal or modification of significant vegetation or other significant natural features on the site and/or require substantial earthworks having the potential for adverse land stability, visual and landscape, and sediment runoff effects.
3. [Deleted]
4. Whether a demonstrably less than normal demand for loading will be generated by the proposal - eg due to specific business practice, operating method (including the provision of dedicated transport to/from the site by the operator), type of customer.
5. Whether provision of the required number of loading spaces would compromise the ability to provide adequate on-site effluent disposal due to the impervious surface required.
6. Whether or not it is physically practicable to provide the required number of loading spaces on site in terms of the existing location of buildings, availability of access to the road, and other similar matters.
7. [Deleted]
8. Whether there is an accessible and adequate on-road loading space in close proximity or the ability to create such a loading space.
9. Whether other activities on the same or nearby sites operate at different times and can share loading spaces. In such a situation the council will require a legal agreement between the applicant and owner of the site(s) confirming such an arrangement.

### Notification requirements

For notification requirements, refer [clause 13.5](#).

## 13.8 Rules - helipads and airstrips

### 13.8.1 Permitted activities

1. Helicopters or aircraft involved in emergency, police or rescue operations.
2. The existing Claris and Okiwi airstrips.
3. Landing areas in landforms 1 (coastal cliffs), 3 (alluvial flats), 5 (productive land), 6 (regenerating slopes) and 7 (forest and bush areas) where they are used for pastoral farming or horticultural purposes.
4. Any helicopter take-off or landing for the purposes of providing access to coastal fishing locations (excluding Waiheke Island) provided that:
  - a. the helicopter is at all times more than 1000m from any dwelling; and
  - b. there are no more than three inward and three outward movements in a seven day period.
5. Any helicopter take-off or landing for the purposes of providing access for the incidental maintenance of network utilities provided that there are no more than three inward and three outward movements in a seven day period.

## 13.8.2 Restricted Discretionary activities

Helipads and airstrips, (other than those permitted in rule 13.8.1) where:

1. There is no more than one helipad or airstrip per Site or for Pakatoa and Rotoroa Islands, there is no more than one helipad or airstrip per island;
2. The noise emissions from use of the airstrip comply with the following noise limits measured at or within the notional boundary of any noise sensitive activity (not on the same site):
  - a. Ldn 50dBA (3 day rolling average - where, as each new consecutive day is included in the calculated average, the last day of the period is deleted)
3. The noise emissions from use of the helipad comply with the following noise limits measured at or within the notional boundary of any noise sensitive activity (not on the same site):
  - a. Ldn 50dBA

### Matters for discretion

When considering an application to establish a helipad or airstrip, the council has restricted its discretion to the following matters:

- Noise effects
- The visual effect of any earthworks or retaining structures required to establish a helipad or airstrip.

**Note:** other land use consents may be required under [part 10c](#).

### Assessment Criteria

When considering the above matters of discretion, the council will have regard to the following assessment criteria:

1. The effects of noise received at or within the notional boundary of the noise sensitive activities;
2. The cumulative noise levels received at or within the notional boundary of any noise sensitive activity generated by use of the proposed helipad or airstrip along with any other consented or permitted landing area;
3. The adverse visual or amenity effects resulting from the type and size of the facility to be provided.
4. Whether the noise generated by use of the proposed helipad or airstrip can be adequately mitigated so as not to give rise to adverse noise and amenity effects, including appropriate controls over:
  - the type of helicopter(s)
  - the flight procedure, (flight track / path, ground idling, hovering)
  - the hours of operation and frequency of movements
  - the location of helipad or airstrip.
5. Proposed consent conditions which provide for recording, monitoring, reporting and review.

All helicopter noise shall be measured and assessed in accordance with NZS 6807:1994 Noise Management and Land Use Planning for Helicopter Landing Areas.

For the purpose of [rule 13.8](#), the definition of notional boundary in [part 14](#) is extended to include any building used for a noise sensitive activity and is not limited to dwellings.

### Notification requirements

For notification requirements, refer [clause 13.5](#).

### 13.8.3 Discretionary activities

Any helipad or airstrip that does not comply with rules [13.8.1](#) or [13.8.2](#).

### 13.8.4 Assessment criteria for discretionary activities

The council's assessment of an application for a airstrip as a discretionary activity will include consideration of the matters set out in [13.8.2](#) and the following matters:

1. The extent to which the airnoise boundary meets or exceeds the recommended noise control criteria of table 1 of NZS 6805:1992 Airport Noise Management and Land Use Planning.
2. The tourism benefits that may accrue from the airstrip.

The council's assessment of an application for a helipad as a discretionary activity will include consideration of the matters set out in [13.8.2](#) and the following matters:

1. The extent to which the helinoise boundary meets or exceeds the limits of acceptability of Rule 13.8.2(3).
2. The tourism benefits that may accrue from the helipad.

**Note:** The council intends to investigate identifying a specific helipad site on Rakino. A time limit should therefore be considered for any resource consent that may be granted for a helipad on Rakino where this occurs prior to the council identifying a specific site.

# Part 14

## Definitions

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**Annotations key**

**[DRx]** indicates where the content is affected by decision report x


Underlined content to be inserted.


~~Struck through~~ content to be deleted.

where this annotation appears next to a figure, this indicates that the figure has been amended or deleted, or a new figure inserted.

**[APx]** indicates content is affected by Appeal x.

**Plan modification annotations**

 indicates where content is affected by proposed plan modification x. refer to plan modification folder or website for details.

 indicates where the content is part of plan modification x, which is subject to appeal.

Underlined content to be inserted.

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## 14.1 Introduction

This part contains the following information:

- a list of abbreviations used in the Plan
- definitions of terms used in the Plan
- definitions from the RMA.

## 14.2 List of abbreviations used in the Plan

ARCAuckland Regional Council

AS/NZSJoint Australian and New Zealand Standard

DOCDepartment of Conservation

HGMPAHauraki Gulf Marine Park Act 2000

MHWSMean high water springs

NZSNew Zealand Standard

RMAResource Management Act 1991 and its amendments

## 14.3 Definitions of terms used in the Plan

### Introduction

As well as the definitions below, there are additional specialist definitions in the following parts of the Plan:

- [part 6 - Financial contributions](#)
- [part 7 - Heritage](#)
- [part 9 - Hazardous facilities and contaminated land](#).

Definitions from the RMA are contained in [clause 14.4](#).

## Definitions

<b>Access lot</b>	means a separate lot identified on a survey plan for the purpose of access. The lot may be jointly owned in shares by a number of users, or by a single owner. 'Access site' has a corresponding meaning.
<b>Access strip</b>	means a strip of land created by the registration of an easement in accordance with section 237B for the purpose of allowing public access to or along any river, or lake, or the coast, or to any esplanade reserve, esplanade strip, other reserve, or land owned by the local authority or by the Crown (but excluding all land held for a public work except land held, administered, or managed under the Conservation Act 1987 and the Acts named in Schedule 1 of the Act).
<b>Accessory building</b>	means either: <ol style="list-style-type: none"> <li>1. A building which is used in a way which is incidental to the use of another building or buildings on the site; or</li> <li>2. A building which is used in a way which is incidental to a permitted activity on the site.</li> </ol>
<b>Accessway</b>	means land providing vehicular access to a site or to a parking space. It includes any manoeuvring area associated with vehicle access.
<b>Accommodation for care</b>	means land or buildings used or designed to be used for residential accommodation by five or more people (exclusive of the manager and the manager's family) where live-in management, care and support are provided to the residents.  This may include any of the following: <ul style="list-style-type: none"> <li>• emergency housing, refuge centres, and halfway houses</li> <li>• accommodation for people who for mental or physical health reasons require management, care and support.</li> </ul> <p>It does not include healthcare services.</p>
<b>Accommodation for retired, elderly or disabled people</b>	means a development which provides residential accommodation for retired, elderly or disabled people.  The accommodation includes any of the following: <ol style="list-style-type: none"> <li>1. Shared accommodation, serviced apartments or small self contained dwellings (including bedsits). There may be some shared facilities such as kitchen and dining facilities, toilet and washing facilities.</li> <li>2. A building or part of a building lawfully authorised and used as a rest home and providing accommodation and full-time care. Meals, nursing and other medical care may be provided.</li> <li>3. A retirement village providing accommodation, recreation, welfare and medical facilities.</li> </ol> <p>Any serviced apartments or dwellings must comply with one of the following:</p> <ul style="list-style-type: none"> <li>• Be part of a development undertaken by a registered charity, society, or public body.</li> <li>• Be held together under one title.</li> <li>• Be held in unit titles under the Unit Titles Act 1972 and encumbered by an appropriate legal instrument which ensures that the use of the dwelling is confined to retired, elderly or disabled people.</li> </ul>
<b>Adjacent</b>	means being near or close but not necessarily contiguous.
<b>Ahi kaa</b>	has the same meaning as 'mana whenua' (as in the RMA).
<b>Airstrip</b>	means land used for the take off and landing of aircraft used for commercial purposes.  It does not include a helipad.
<b>Allotment</b>	has the same meaning as in the RMA.
<b>Amenity values</b>	has the same meaning as in the RMA.

<b>Ancillary activities</b>	<p>means an activity which meets all of the following:</p> <ol style="list-style-type: none"> <li>1. It is located on the same site as the primary activity which is permitted on that site.</li> <li>2. It is incidental to the primary activity.</li> <li>3. It serves a supportive function to the primary activity.</li> </ol>
<b>Annual exceedence probability</b>	<p>means the chance that a particular event will occur in any given year. This may be expressed as a percentage or a ratio, eg 10% annual exceedence probability is the same as a 1 in 10 year return period for an event. This term generally relates to hazards and climatological events.</p>
<b>Antenna</b>	<p>means any telecommunication, radio-communication and broadcasting equipment (including a satellite dish) used for transmission or reception. It includes the antenna mounting. It does not include the supporting mast or structure.</p>
<b>Art galleries and museums</b>	<p>means land or buildings used for the display of artworks, historical or cultural collections to the public and includes sculpture parks. It may include the sale of these items.</p>
<b>Biodiversity</b>	<p>means the variability among living organisms from all sources including terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are a part. This includes diversity within species, between species and of ecosystems.</p> <p>Components include:</p> <ol style="list-style-type: none"> <li>1. Genetic diversity - the variability in the genetic makeup among individuals within a single species and those among individuals within a population.</li> <li>2. Species diversity - the variety of species, whether wild or domesticated, within a particular geographical area. A species is a group of organisms which have evolved distinct inheritable features and occupy a unique geographic area. Species are usually unable to interbreed naturally with other species due to such factors as genetic divergence, different behaviour and biological needs and separate geographic location.</li> <li>3. Ecological (ecosystem) diversity - the variety of ecosystem types (eg forests, deserts, grasslands, streams, lakes, wetlands and oceans) and their biological communities that interact with one another and their non-living environments.</li> </ol>
<b>Biosecurity</b>	<p>means measures that protect the economy, the natural environment and people from exotic pests and diseases. It includes preventing new pest and diseases from arriving, and eradicating or controlling those already here.</p>
<b>Boarding house or hostel</b>	<p>means a building used or designed to be used for residential accommodation by five or more people, boarders or lodgers (not including the manager or person in charge of the building and their family). The accommodation provided includes any of the following:</p> <ul style="list-style-type: none"> <li>• accommodation only</li> <li>• food and accommodation</li> <li>• accommodation and the use of communal food preparation, toilet and washing facilities.</li> </ul> <p>It includes hostels for students or farm workers.</p> <p>It does not include any of the following:</p> <ul style="list-style-type: none"> <li>• premises which are licensed under the Sale of Liquor Act 1989</li> <li>• camping facilities</li> <li>• dwellings (excluding the accommodation for the manager or person in charge)</li> <li>• homestays</li> <li>• visitors' accommodation</li> <li>• tourist complexes</li> <li>• accommodation for care.</li> </ul>

<b>Boarding kennels and catteries</b>	means land or buildings used for the care of cats or dogs for commercial purposes, or by animal welfare agencies such as the SPCA (Society for the Prevention of Cruelty to Animals). It does not include the breeding or raising of cats or dogs for commercial purposes.
<b>Boatshed</b>	means an accessory building used exclusively for the construction, maintenance, or storage of boats or boating equipment.
<b>Bridle paths</b>	means a path or trail suitable for the purposes of riding and/or leading horses, which may also be suitable for use by pedestrians or cyclists.
<b>Building</b>	<p>means any structure or part of a structure. It also includes any fixed or moveable structure (including caravans) used for residential purposes, assembly or storage. It does not include any of the following:</p> <ul style="list-style-type: none"> <li>• any deck or terrace, in whole or part, under 1m in height</li> <li>• fences or walls under 2m in height</li> <li>• retaining walls under 1m in height</li> <li>• pools under 1m in height</li> <li>• temporary tents or marquees</li> <li>• satellite dishes less than 1m in diameter</li> <li>• masts, poles or antennas, where these are less than 3m in height above the attachment point</li> <li>• pergolas with a permanently open roof</li> <li>• signs or billboards.</li> </ul>
<b>Building Code</b>	means the New Zealand Building Code, which is the first schedule to the Building Regulations 1992.
<b>Building coverage</b>	<p>means the extent or proportion of the net site area which is covered by buildings or parts of buildings.</p> <p>It includes any of the following:</p> <ul style="list-style-type: none"> <li>• any parts of the eaves, spouting or bay windows which project more than 1m measured horizontally from an exterior wall</li> <li>• overhanging and cantilevered parts of buildings.</li> </ul> <p>It does not include any of the following:</p> <ul style="list-style-type: none"> <li>• pergolas with a permanently open roof</li> <li>• parking below ground level with landscaping above which includes soil of sufficient depth to allow drainage</li> <li>• earthen terracing</li> <li>• satellite dishes</li> <li>• tanks used for collecting and storing rainwater for reuse on the site.</li> </ul> <p>Maximum building coverage may be defined as an area (such as in m<sup>2</sup>) or as a proportion (such as a percentage) of the net site area depending on the requirements of the Plan.</p>
<b>Building footprint</b>	means the area of ground covered by a single building.
<b>Building line</b>	means a line drawn on the planning maps to indicate the extent of a building restriction yard.



<b>Camping facilities</b>	<p>means land or buildings used or designed to be used for rent, hire or reward for temporary living places by two or more families or groups of people living independently of each other.</p> <p>The temporary living places may include any of the following:</p> <ul style="list-style-type: none"> <li>• a tent</li> <li>• a caravan, campervan or other vehicle occupied either wholly or in part as a temporary living place.</li> </ul> <p>The families or groups may share common entrances, water supplies, cooking facilities, toilet and washing facilities, or other premises and equipment.</p>
<b>Care centre</b>	<p>means land or buildings where any of the following apply:</p> <ol style="list-style-type: none"> <li>1. Three or more children (in addition to the children of the person in charge) aged 5 years or younger are educated and cared for. It may be licensed as such by regulation.</li> <li>2. Three or more children aged 5 years or older (in addition to the children of the person in charge) are cared for out of school hours.</li> <li>3. Elderly people are cared for during the day.</li> <li>4. People with disabilities are cared for during the day.</li> </ol> <p>It includes creches, playcentres, kindergartens, childcare centres, kohanga reo, and play groups.</p>
<b>Catchment</b>	<p>means an area of topography from which surface water flows via a self contained drainage system.</p>
<b>Commercial carparking</b>	<p>means land or buildings providing parking available to members of the public for a charge or fee.</p>
<b>Commercial firewood harvesting</b>	<p>means the harvesting of living manuka, kanuka for the production and sale of firewood. The harvesting must occur in accordance with a management plan.</p> <p>It does not include other activities associated with the milling or processing of trees.</p> <p><b>Note:</b> the Plan does not restrict the harvesting or sale of exotic or dead vegetation</p>
<b>Community facilities</b>	<p>means land or buildings used for community or public use and run on a not-for-profit basis.</p> <p>It includes places used for the gathering of people for recreation, worship, cultural and spiritual instruction and deliberation, public halls and libraries.</p> <p>It does not include any of the following:</p> <ul style="list-style-type: none"> <li>• entertainment facilities</li> <li>• healthcare services</li> <li>• restaurants, cafes and other eating places.</li> </ul>
<b>Comprehensive development</b>	<p>means a subdivision which creates at least three sites and which provides for the integrated assessment of the proposed sites, access (including any public access) and the development to be located on those sites.</p>
<b>Construction noise</b>	<p>means the noise arising from construction work.</p>

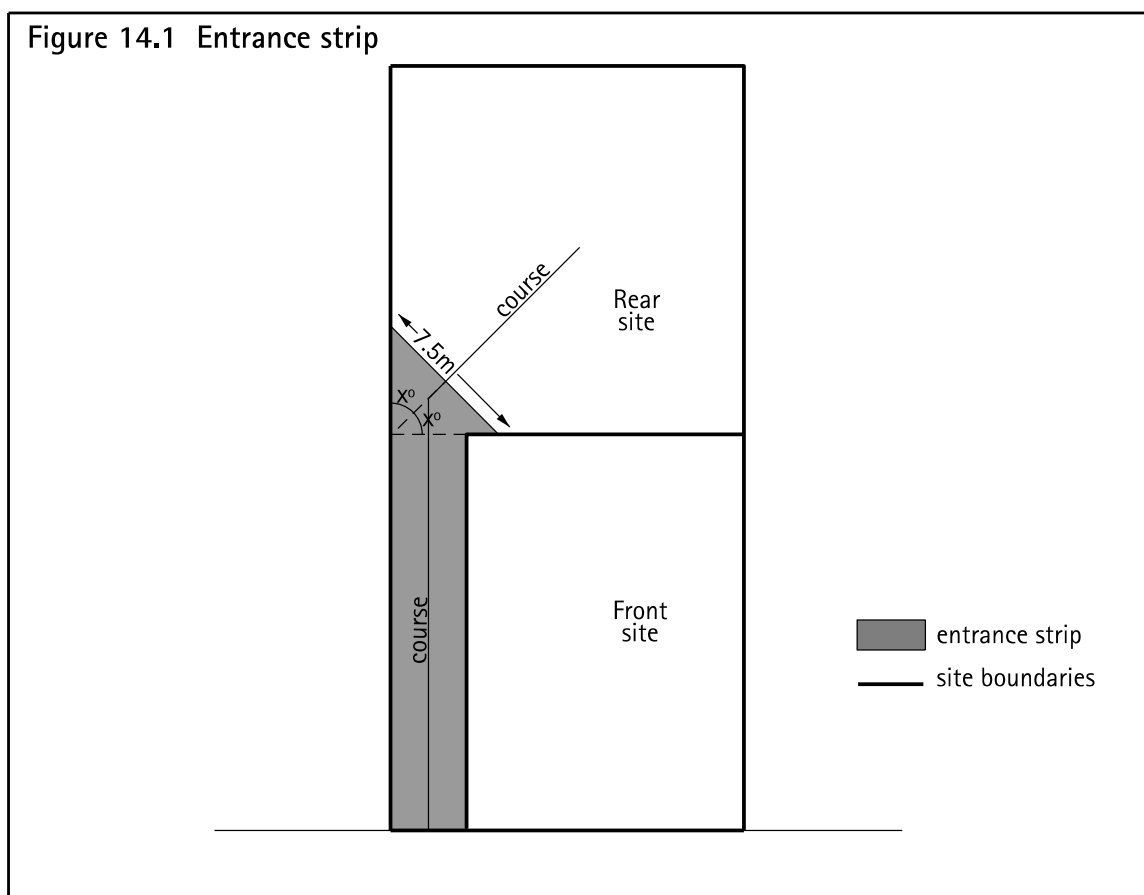
<b>Construction work</b>	<p>means:</p> <p>'any work in connection with the construction, erection, installation, carrying out, repair, maintenance, cleaning, painting, renewal, removal, alteration, dismantling, or demolition of:</p> <ol style="list-style-type: none"> <li>a. Any building, erection, edifice, structure, wall, fence or chimney, whether constructed wholly or partly above or below ground level;</li> <li>b. Any road, motorway, harbour or foreshore works, railway, cableway, tramway, canal, or aerodrome;</li> <li>c. Any drainage, irrigation, or river control work;</li> <li>d. Any electricity, water, gas, or telecommunications reticulation;</li> <li>e. Any bridge, viaduct, dam, reservoir, earthworks, pipeline, aqueduct, culvert, drive, shaft, tunnel, or reclamation; or</li> <li>f. Any scaffolding.</li> </ol> <p>Construction work includes:</p> <ol style="list-style-type: none"> <li>g. Any work in connection with any excavation, site preparation, or preparatory work, carried out for the purpose of construction work;</li> <li>h. The use of any plant, tools, gear, or materials for the purpose of any construction work;</li> <li>i. Any construction work carried out underwater, including work on ships, wrecks, buoys, rafts and obstructions to navigation; and</li> <li>j. Any inspection or other work carried out for the purpose of ascertaining whether construction work should be carried out.' <p>This is the same definition as in NZS 6803:1999 Acoustics - Construction Noise.</p> </li></ol>
<b>Contaminated land</b>	has the same meaning as in the RMA.
<b>Continuous canopy indigenous forestry</b>	<p>means the sustainable harvesting of indigenous forests on a continuous canopy basis so that the ground is always covered by a canopy of tree species. The land must be registered with the New Zealand government's Permanent Forest Sink Initiative ('PFSI') and have a forest sink covenant registered on the title. Harvesting must be in accordance with the requirements of the PFSI.</p> <p><b>Note:</b> To be eligible for the PFSI, the land must not have contained forest on 31 December 1989 and a change in land management practices since then must promote forest growth.</p>
<b>Controlled activity</b>	has the same meaning as in the RMA.
<b>Co-operatively owned land</b>	<p>means land owned by a number of individuals under a legally recognised, co-operative company or society structure. <b>Land owned co-operatively</b> has a corresponding meaning.</p> <p><b>Note:</b> this definition is used in the context of the Plan rules which provide for multiple dwellings.</p>
<b>Council</b>	means the Auckland City Council. It includes any committee, community board, elected member of the council, or officer authorised to exercise the functions, duties or powers of the council.
<b>Dairy</b>	means a shop with a gross floor area of less than 50m <sup>2</sup> (not including any attached dwelling) that supplies milk, bread, non-alcoholic drinks, packaged food and a variety of produce and household consumables.

<b>DOC structures, facilities and operations</b>	<p>means all structures, facilities and operations that are necessary to achieve the Department of Conservation's functions under the Conservation Act 1987 and consistent with any conservation management strategy, conservation management plan or management plans established under the Conservation Act 1987 or any other Act specified in Schedule 1 of that Act.</p> <p>It includes walking tracks, boardwalks, staircases, toilets, tramping huts and bunkhouses.</p>
<b>Designation</b>	has the same meaning as in the RMA.
<b>Discretionary activity</b>	has the same meaning as in the RMA.
<b>Domestic firewood harvesting</b>	<p>means the harvesting of living kanuka and manuka for the purpose of personal domestic firewood.</p> <p>It does not include other activities associated with the milling or processing of trees or the sale of firewood.</p> <p><b>Note:</b> The Plan does not restrict the harvesting or sale of exotic or dead vegetation</p>
<b>Dwelling</b>	<p>means a building or a cluster of buildings, a room or group of rooms used or designed to be used exclusively on a permanent or temporary basis by one or more people as a separate household unit.</p> <p>Sleepouts must be treated as a building forming part of a dwelling rather than as an accessory building.</p> <p>It also includes the use of land for uses ancillary or incidental to a dwelling.</p> <p><b>Note:</b> The terms 'accessory building', 'household unit' and 'sleepout' are defined elsewhere in this section.</p>
<b>Earthen terracing</b>	means an area of compacted earth that is above ground level, and includes any compacted earth behind a retaining wall.
<b>Earthworks</b>	<p>means earthmoving operations.</p> <p>It does not include quarrying, blasting, or rock drilling.</p> <p>Earthworks otherwise includes any of the following:</p> <ol style="list-style-type: none"> <li>1. The disturbance of land surfaces by: <ol style="list-style-type: none"> <li>a. moving, removing, placing or replacing earth (including soil, clay, sand and rock); or</li> <li>b. excavation, contouring, cutting or filling operations.</li> </ol> </li> <li>2. Digging trenches for utility services or effluent disposal systems.</li> <li>3. Cleanfill operations involving the depositing of soil or earth onto or into land, and not including material subject to biological breakdown.</li> </ol>
<b>Ecological corridor</b>	means a geographical connection between natural habitats which provides for the movement of native flora and fauna between those habitats or provides a further habitat.
<b>Ecosourcing</b>	means the use of indigenous species naturally occurring in the general vicinity and the use of local genetic stock. In practice, this means sourcing seeds or cuttings from as close to the planting site as possible (eg from the same ecological unit or district). ' <b>Ecosourced</b> ' has a corresponding meaning.
<b>Educational facilities</b>	<p>means land or buildings used to provide regular instruction or training in accordance with a curriculum by teachers or instructors.</p> <p>It includes schools, technical institutes, teachers' colleges, universities, outdoor education centres, sports training establishments and home-schooling for more than two children not resident on the site.</p> <p>The activity also includes ancillary administrative, cultural, health, retail and communal facilities.</p>
<b>Effect</b>	has the same meaning as in the RMA.



<b>Electricity network</b>	<p>means a system made up of electrical links to allow the distribution of electricity. It includes any of the following:</p> <ol style="list-style-type: none"> <li>1. Underground infrastructure located at or below the existing ground surface. This includes cables (service connection and distribution lines), cabinets, conductors, transformers, substations, and Totally Underground Distribution Systems (TUDS).</li> <li>2. Aboveground infrastructure located above the existing ground surface. This includes cabinets, pillars, transformers and substations.</li> <li>3. Overhead infrastructure located over the existing ground surface and suspended by poles or support structures. This includes cables (service connection and distribution lines) and support poles, and any equipment or structure located on support poles.</li> </ol>
<b>Emergency services facilities</b>	<p>means land and buildings used for a fire station, ambulance station or police station. This may include administration, vehicle and equipment storage and maintenance, and training.</p>
<b>Entertainment facilities</b>	<p>means land or buildings that are used for:</p> <ul style="list-style-type: none"> <li>• recreation and entertainment; or</li> <li>• promotion of fitness.</li> </ul> <p>It includes any of the following:</p> <ul style="list-style-type: none"> <li>• premises used for gambling</li> <li>• theatres and cinemas</li> <li>• brothels and massage parlours</li> <li>• gymnasiums</li> <li>• commercial swimming pools</li> <li>• internet cafes (where more than five computer terminals are available for hire and use on the premises for gaming or internet access).</li> </ul> <p>It does not include community facilities.</p>
<b>Entrance strip</b>	<p>means the narrow part of a site, designed to provide vehicle or other access from a road to the main part of the site. The entrance strip may have easements that provide access to other sites. The entrance strip only includes the narrow part of the site until it reaches 7.5m wide, perpendicular to the course of the entrance strip (as shown on <a href="#">figure 14.1: Entrance strip</a>).</p>
<b>Environment</b>	<p>has the same meaning as in the RMA.</p>
<b>Equestrian activity</b>	<p>means any activity involving the riding or leading of horses, including the teaching and learning of horse riding skills, and the showing of horses competitively (including trotting, galloping and cross-country jumping).</p>
<b>Erosion risk zone</b>	<p>means land and sites likely to be affected by coastal erosion. Land and sites within an 'erosion risk zone' is identified on the planning maps.</p>
<b>Exploration</b>	<p>means:</p> <p>'any activity undertaken for the purpose of identifying mineral deposits or occurrences and evaluating the feasibility of mining particular deposits or occurrences of one or more minerals; and includes any drilling, dredging, or excavations (whether surface or sub-surface) that are reasonably necessary to determine the nature and size of a mineral deposit or occurrence; and <b>'to explore'</b> has a corresponding meaning'</p> <p>This is the same definition as in the Crown Minerals Act 1991.</p>
<b>Freight handling and wharf administration activities</b>	<p>means land or buildings used for any of the following:</p> <ul style="list-style-type: none"> <li>• administrative offices associated with a wharf</li> <li>• the moving or storage of freight.</li> </ul>

Figure 14.1 Entrance strip



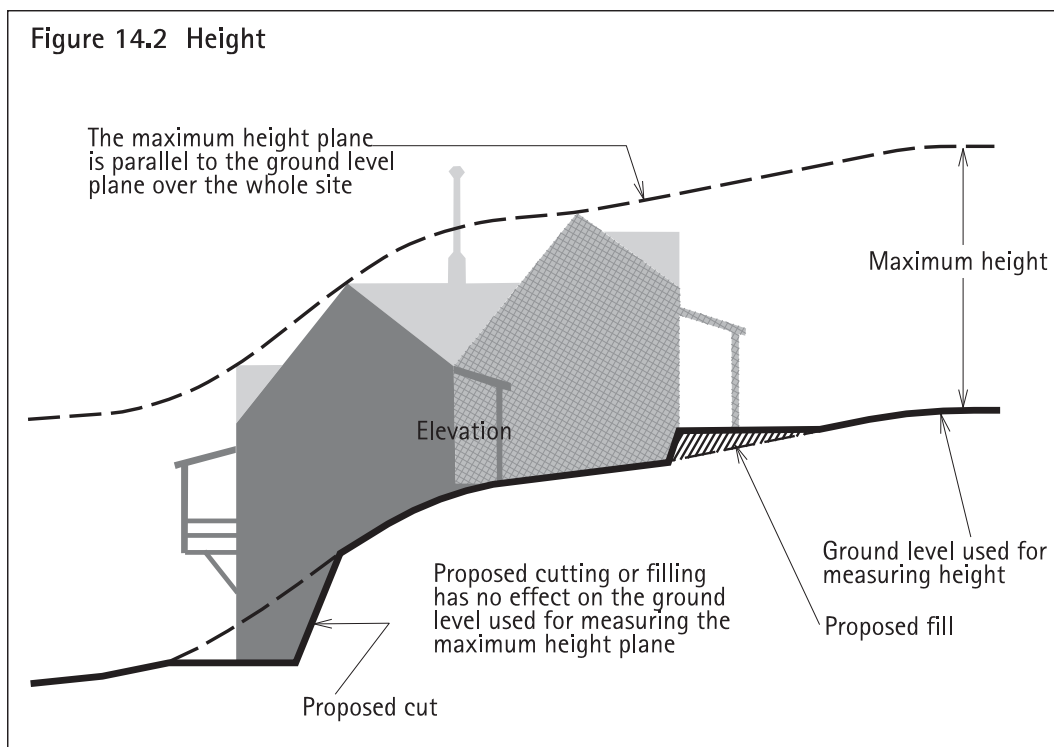
<b>Forestry</b>	means the management of land for commercial wood production including the extraction of timber. It does not include any of the following: <ul style="list-style-type: none"> <li>• the milling or processing of timber</li> <li>• commercial firewood harvesting.</li> </ul>
<b>Function facilities</b>	means land or buildings, or parts of buildings, where any of the following activities are held on a commercial basis: <ol style="list-style-type: none"> <li>1. Organised conferences, conventions, seminars and meetings.</li> <li>2. Events and celebrations such as parties, wedding and funeral receptions.</li> </ol> It does not include community facilities.
<b>Funeral parlour</b>	means land or buildings used for the purpose of directing or conducting funerals. It may include one or more of the following: <ul style="list-style-type: none"> <li>• mortuary facilities</li> <li>• a place for holding funeral services</li> <li>• facilities for cremating the bodies of people who have had their funeral on the premises.</li> </ul>
<b>Gross floor area ('GFA')</b>	means the combined area of all internal floorspaces, including any mezzanine floors, outdoor courtyards and external decking used for a commercial purposes such as beer gardens. The area includes all floors of all buildings on the site, but excludes any area used for parking and loading spaces.
<b>Gross site area</b>	means the total area of a site. It includes any entrance strip.

<b>Ground level</b>	means the finished level of the ground at the time the council issued a completion certificate under s224c of the RMA for the most recent subdivision applying to the site. However where there has been no such subdivision since 18 September 2006, the ground level will be taken to be the finished level of the ground as shown in the contour information based on 'light detection and ranging technology' (LIDAR) and flown between September 2005 and February 2006.
<b>Hazardous facility</b>	<p>means activities involving hazardous substances and sites.</p> <p>It includes any of the following:</p> <ol style="list-style-type: none"> <li>1. Sites where hazardous substances are used, stored or disposed of.</li> <li>2. Vehicles used for transporting hazardous substances.</li> </ol> <p>It does not include any of the following:</p> <ol style="list-style-type: none"> <li>1. The incidental use and storage of hazardous substances in minimal domestic scale quantities.</li> <li>2. Hazardous activities which do not involve hazardous substances but which may pose a risk to people or the natural environment due to a physical or biological hazard (eg earthworks, electromagnetic radiation, genetically modified organisms and flour dust).</li> <li>3. Network utility pipelines used for the transfer of hazardous substances such as gas, oil and sewage.</li> <li>4. Infectious substances.</li> <li>5. Retail premises which sell hazardous substances for the domestic use (eg supermarkets, hardware shops, pharmacies).</li> <li>6. Fuel in motor vehicles, boats and small engines.</li> <li>7. Facilities using genetically modified organisms.</li> </ol>
<b>Hazardous substance</b>	<p>means any of the following:</p> <ol style="list-style-type: none"> <li>1. Substances with one or more of the following intrinsic properties: <ul style="list-style-type: none"> <li>• an explosive nature</li> <li>• an oxidising nature</li> <li>• a corrosive nature</li> <li>• flammability</li> <li>• acute and chronic toxicity</li> <li>• ecotoxicity with or without bioaccumulation.</li> </ul> </li> <li>2. Substances which in contact with air or water (other than air and water where the temperature or pressure has been artificially increased or decreased) generate a substance with any one or more of the properties specified in item (1) above.</li> <li>3. Substances which when discharged to surface or ground waters, have the potential to deplete oxygen as a result of the microbial decomposition of organic materials (eg milk or other food stuffs).</li> <li>4. Radio-active substances except smoke detectors.</li> </ol>
<b>Hauraki Gulf islands</b>	means that part of Auckland City excluding the Central Area and the Isthmus. This is shown in <a href="#">figure 1.1: Geographic areas</a> .
<b>Healthcare services</b>	<p>mean land or buildings used for treatment or diagnosis of physical or mental health or welfare for people or animals.</p> <p>It includes hospitals, dentists, doctors' surgeries, psychiatrists, psychologists, alternative healthcare or treatments, rehabilitation clinics, physiotherapists, paediatricians, dieticians, counselling services, medical laboratories, veterinarians and ancillary dispensary pharmacies.</p> <p>It does not include chemists, hairdressers, beauty clinics or other retail activities.</p>

**Height** in relation to a building means the vertical distance between ground level at any point and the highest part of the building immediately above that point (as shown on [figure 14.2: Height](#)).

When determining the highest part of the building, parapets will be taken into account but not any of the following:

1. Radio and television antennas which do not exceed the maximum height normally permitted by the rules for the land unit or settlement area by more than 3m.
2. Chimneys which:
  - a. Do not exceed 1.1m in any horizontal direction; and
  - b. Do not exceed the maximum height normally permitted by the rules for the land unit or settlement area by more than 1.5m.
3. Finials which do not exceed the maximum height normally permitted by the rules for the land unit or settlement area by more than 1.5m.



**Helipad** means land or buildings used for the take off and landing of helicopters. It does not include facilities for servicing, freight handling or storage hangars.

**Historic heritage** has the same meaning as in the RMA.

**Home occupation**

means the commercial use of a site for craft, occupation, business, trade or profession which is secondary and incidental to the use of the site for residential purposes.

The home occupation must meet all of the following:

1. Be carried out by a person who lives on the site.
2. Be carried out either wholly within the dwelling or within a residential accessory building. However fruit and vegetables used for the home occupation may be grown outdoors.
3. Employ no more than one full-time equivalent employee who does not live on the site.
4. No goods can be sold, or displayed for sale, on the site other than:
  - a. Goods made on the site; or
  - b. Fruit, vegetables or other natural products grown on the site.
5. Generate or cause no objectionable noise, smoke, smell, effluent, vibration, dust or other noxious or dangerous effects on the environment.
6. Generate no significant increase in traffic when compared with the traffic that could otherwise be generated from reasonable residential use of the site.
7. Include no exterior display, other than a single sign that complies with the council's bylaw about signs, no exterior storage of materials, no other exterior indication of the home occupation or variation from the residential character of the site or the neighbourhood.

None of the following activities may be undertaken as a home occupation:

- the boarding of cats, dogs or other animals
- storage or sorting of any bottles, scrap or other waste materials
- fish, meat or animal by-product processing
- panel beating
- vehicle wrecking
- spray painting
- non-residential vehicle storage
- sheet metal work
- heavy engineering
- engine reboring or crankshaft grinding
- boat, caravan or motor vehicle building.

These exclusions do not prevent the people who live in the dwelling from carrying out the normal maintenance and repair of domestic equipment (including motor vehicles) they own and use.

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**Homestay**

means where a resident person, family or other household provide within their own dwelling, accommodation (which may include meals) for reward or payment for not more than five guests. Homestay accommodation is not self-contained and does not contain a kitchen sink or dishwashing facility.

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**Horticulture**

means the use of land or buildings for the growing of vegetables, fruit, berries, nuts, vines, flowers, plants or fungi. It includes market gardening, orcharding, and viticulture (but not a winery).

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<b>Household unit</b>	<p>means a separate housekeeping unit consisting of any one of the following:</p> <ol style="list-style-type: none"> <li>1. One person; and up to five other people unassociated with the household.</li> <li>2. Two or more people related by blood, marriage (whether legal or defacto), civil union, adoption or legal guardianship; and up to five other people unassociated with the household.</li> <li>3. A group of not more than eight people unrelated by blood, marriage whether legal or defacto, civil union, adoption or legal guardianship.</li> </ol> <p>It includes any of the normal domestic household activities which may occur on the site.</p>
<b>Impervious surface</b>	<p>means a surface which prevents water from passing into the ground.</p> <p>It includes any of the following:</p> <ul style="list-style-type: none"> <li>• roofed areas</li> <li>• concrete and paving</li> <li>• driveway and parking areas</li> <li>• decking where there is not a gap of at least 5mm between the boards</li> <li>• any pool or tank (other than tanks used for collecting and storing rainwater for reuse on the site).</li> </ul> <p>It includes areas which also fit within the definition of building coverage.</p> <p>It does not include any of the following:</p> <ul style="list-style-type: none"> <li>• eco pavers or gobi blocks (unless used for driveway and parking areas)</li> <li>• paths under 1m in width</li> <li>• decking where there is a gap of at least 5mm between the boards</li> <li>• tanks used for collecting and storing rainwater for reuse on the site.</li> </ul> <p>Maximum impervious surface may be defined as an area (such as in m<sup>2</sup>) or as a proportion (such as a percentage) of the net site area depending on the requirements of the Plan.</p>
<b>Indigenous vegetation</b>	<p>means vegetation of a species which occurs naturally in New Zealand or arrived in New Zealand without human assistance. It includes manuka and kanuka.</p>
<b>Industry</b>	<p>means the production, processing, assembly, packaging, servicing, testing, repair, or storage of any materials, goods, products, vehicles or equipment.</p> <p>It may include any of the following:</p> <ul style="list-style-type: none"> <li>• a works depot</li> <li>• vehicle dismantling or wrecking to extract parts for sale</li> <li>• a recycling facility (but not the composting of green waste).</li> </ul> <p>It does not include any of the following:</p> <ul style="list-style-type: none"> <li>• quarrying or mining</li> <li>• refuse transfer stations.</li> </ul>
<b>Integrated visitor development</b>	<p>means a comprehensive proposal for all buildings (including new and existing buildings) and activities associated with a visitor development. It may include one or more of the following:</p> <ul style="list-style-type: none"> <li>• visitor accommodation</li> <li>• restaurants, café and other eating places</li> <li>• tourist complex</li> <li>• visitor information centre</li> <li>• dairy</li> <li>• management and maintenance facilities and service infrastructure.</li> </ul>
<b>Islands</b>	<p>means the Hauraki Gulf islands, unless the context makes it clear that a different or smaller group of islands is being referred to.</p>

<b>Kaitiakitanga</b>	has the same meaning as in the RMA.
<b>Landing Area</b>	Any land located in landforms 1 (coastal cliffs), 3 (alluvial flats), 5 (productive land), 6 (regenerating slopes) and 7 (forest and bush areas) only where they are used for the take-off and landing of helicopters and aircraft in association with pastoral farming and horticulture.
<b>Lot</b>	means a distinct parcel of land defined on a survey plan.
<b>Mana whenua</b>	has the same meaning as in the RMA.
<b>Marine fuelling services</b>	means any facility supplying motor fuels (excluding CNG or LPG) to boats or other vessels moored alongside at a jetty or wharf.
<b>Marine recreation facilities</b>	means land or buildings used for marine recreation activities that have a functional relationship with the sea.  It must be for community use and includes clubrooms used by organisations such as boating clubs, sea scouts and surf life saving clubs.  It does not include retail premises.
<b>Mast</b>	means any pole, tower or structure designed to carry antennas.
<b>Mean high water springs ('MHWS')</b>	is determined by the average of the heights of each pair of successive high waters during that period of about 24 hours in each semi-lunation (approximately every 14 days) when the range of tides is greatest.
<b>Metrolight pole</b>	means a street light pole that has been designed to include telecommunications equipment as part of the pole structure. The equipment may include radio communication antennas.
<b>Mining</b>	means:  'to take, win, or extract, by whatever means, a mineral existing in its natural state in land, or a chemical substance from that mineral, for the purpose of obtaining the mineral or chemical substance; but does not include prospecting or exploration; and 'to mine' has a corresponding meaning.'  This is the same meaning as in the Crown Minerals Act 1991.
<b>Minor alterations and additions to a building</b>	means any of the following:  1. Constructing an uncovered deck of natural or dark stained timber. The deck must comply with the development controls for the land unit or settlement area.  2. Changing or putting in windows or doors in an existing building.  3. Changing existing materials or cladding with other materials or cladding of the same colour.
<b>Motor vehicle sales</b>	means any of the following:  1. The sale, hire or lease of motor vehicles, trailer boats, caravans, or trailers.  2. The sale of spare parts for motor vehicles, outboard motors or trailer boats.
<b>Motor vehicle services</b>	means the servicing and repair of motor vehicles and outboard motors. This may include any of the following:  • building motor vehicle bodies  • panel beating  • spraypainting  • engine reconditioning.
<b>Multiple dwellings</b>	means more than one dwelling on a site.
<b>Natural and physical resources</b>	has the same meaning as in the RMA.
<b>Natural hazard</b>	has the same meaning as in the RMA.

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<b>Natural hazard area</b>	<p>means land identified on the planning maps as being in any of the following:</p> <ul style="list-style-type: none"> <li>• flood prone land - type A flood plain</li> <li>• flood prone land - type B flood risk area</li> <li>• soil warning area</li> <li>• soil register area</li> <li>• erosion risk zone.</li> </ul>
<b>Net site area</b>	<p>means the net area of a site. It is calculated by deducting the area of the entrance strip (if any) from gross site area.</p> <p><b>Note:</b> for front and corner sites, net site area is the same as gross site area.</p>
<b>Network utility service</b>	<p>means any activity relating to one or more of the following:</p> <ol style="list-style-type: none"> <li>1. Distribution or transmission by pipeline of natural or manufactured gas petroleum or geothermal energy.</li> <li>2. Telecommunication or radiocommunication.</li> <li>3. Transformation, transmission or distribution of electricity.</li> <li>4. The transmission and distribution of water, (whether treated or untreated), for the supply including irrigation.</li> <li>5. Stormwater drainage or sewerage reticulation systems.</li> <li>6. Construction, operation and maintenance of railway lines, tramways and roads.</li> <li>7. Construction, operation and maintenance of an airport as defined by the Airport Authorities Act 1966, including the provision of any approach control service within the meaning of the Civil Aviation Act 1990.</li> <li>8. Lighthouse, navigation aids and beacons.</li> <li>9. Meteorological services.</li> <li>10. A project or work described as a 'network utility operation' by regulations made under the RMA.</li> </ol> <p><b>'Network utility' or 'utility service'</b> has a corresponding meaning.</p>

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**New organism**

means:

1. A new organism is-
  - a. An organism belonging to a species that was not present in New Zealand immediately before 29 July 1998:
  - b. An organism belonging to a species, subspecies, infrasubspecies, variety, strain, or cultivar prescribed as a risk species, where that organism was not present in New Zealand at the time of promulgation of the relevant regulation:
  - c. An organism for which a containment approval has been given under this Act:
    - ca. an organism for which conditional release approval has been given:
    - cb. a qualifying organism approved for release with controls:
  - d. A genetically modified organism:
  - e. An organism that belongs to a species, subspecies, infrasubspecies, variety, strain, or cultivar that has been eradicated from New Zealand.
2. An organism is not a new organism if-
  - a. the organism is not a genetically modified organism and-
    - i. an approval is granted under section 38 to release an organism of the same taxonomic classification; or
    - ii. the organism is a qualifying organism and an approval has been granted under section 38I to release an organism of the same taxonomic classification without controls; or
    - iii. an organism of the same taxonomic classification has been prescribed as not a new organism; or
  - b. the organism is a genetically modified organism and-
    - i. an approval is granted under section 38 to release an organism of the same taxonomic classification with the same genetic modification; or
    - ii. the organism is a qualifying organism and an approval has been granted under section 38I to release an organism of the same taxonomic classification with the same genetic modification without controls; or
    - iii. an organism of the same taxonomic classification with the same genetic modification has been prescribed as not a new organism; or
  - c. the new organism was deemed to be a new organism under section 255 and other organisms of the same taxonomic classification were lawfully present in New Zealand before the commencement of that section and in a place that was not registered as a circus or zoo under the Zoological Gardens Regulations 1977.
- 2A. A new organism does not cease to be a new organism because-
  - a. it is subject to a conditional release approval; or
  - b. it is a qualifying organism approved for release with controls.
3. Despite the provisions of this section, an organism present in New Zealand before 29 July 1998 in contravention of the Animals Act 1967 or the Plants Act 1970 is a new organism.
4. Subsection (3) does not apply to the organism known as rabbit haemorrhagic disease virus, or rabbit calicivirus.'

This is the same definition as in the Hazardous Substances and New Organisms Act 1996.

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<b>Noise Sensitive Activity</b>	Means any of the following activities that are sensitive to air transport noise: dwellings: educational facilities, care centres; healthcare services; accommodation for care: accommodation for retired, elderly or disabled people; boarding house or hostel, visitor facilities.
<b>Non-complying activity</b>	has the same meaning as in the RMA.
<b>Notional boundary</b>	means: 'The notional boundary is defined as a line 20 metres from any side of a dwelling or the legal boundary where this is closer to the dwelling.'  This is the same meaning as NZS 9801:1999 Acoustics - Measurement of Sound. The term 'notional boundary' is used in the Plan in the context of measuring noise.
<b>Offices</b>	means land or buildings used for administration, consultation, or management of business transactions.  It includes any of the following: <ol style="list-style-type: none"> <li>1. Administrative offices for managing the affairs of an organisation, whether or not trading takes place.</li> <li>2. Commercial offices such as banks, insurance agents, or real estate agents where trade (other than the immediate exchange of money for physical goods) is transacted.</li> <li>3. Professional offices such as the offices of accountants, solicitors, architects, engineers, surveyors, stockbrokers and consultants where a professional service is available and carried out. This does not include healthcare services.</li> </ol>
<b>Open air market</b>	means an outdoor market which sells goods including bric a brac, produce, food and drink, art and cottage industry goods.
<b>Outdoor adventure activities</b>	means an adventure sport undertaken outdoors. It includes paintball, mountain biking and associated tracks, bungyjumping, kayaking, and other outdoor pursuits. It does not include motorised activities such as motorcross or go-karting.
<b>Papakainga housing</b>	means residential accommodation on any land classified as Maori land by the Maori Land Court.
<b>Park and ride facilities</b>	means all day carparking provided for commuters so that they can use passenger transport (ie bus) for all or part of their journey to and from work.
<b>Pastoral farming</b>	means the growing of grass and fodder crops on which stock are grazed. It includes the associated use of land and buildings. It does not include the grazing of deer or goats.
<b>Permitted activity</b>	has the same meaning as in the RMA.
<b>Plan</b>	means this District Plan (ie the proposed Hauraki Gulf Islands Section of the Auckland City District Plan).
<b>Prohibited activity</b>	has the same meaning as in the RMA.
<b>Prospecting</b>	means:  'any activity undertaken for the purpose of identifying land likely to contain exploitable mineral deposits or occurrences; and includes - <ol style="list-style-type: none"> <li>a. Geological, geochemical, and geophysical surveys; and</li> <li>b. The taking of samples by hand or hand held methods; and</li> <li>c. Aerial surveys,</li> </ol> and <b>'to prospect'</b> has a corresponding meaning.'  This is the same definition as in the Crown Minerals Act 1991.

<b>Protection yard</b>	<p>means either of the following:</p> <ol style="list-style-type: none"> <li>1. A strip of land located between the coast (as defined by mean high water springs 'MHWS') and a line parallel to that coast; or</li> <li>2. A strip of land located between the edge of a wetland or water body, and a line parallel to that edge.</li> </ol> <p>The Plan rules specify the required width for any particular protection yard. The width must be measured in the horizontal plane.</p> <p>The protection yard must be:</p> <ol style="list-style-type: none"> <li>1. Kept clear and unobstructed by buildings (including eaves, roof, gutter or downpipes). This includes buildings both above and below ground; and</li> <li>2. Kept clear of earthworks and any other activities as specified in the Plan.</li> </ol> <p>The location of the protection yard may change over time due to changes in the location of MHWS, the wetland or water body.</p>
<b>Quarrying</b>	<p>means the extraction of sand, gravel or rock for the purposes of providing construction materials. It may include any of the following:</p> <ol style="list-style-type: none"> <li>1. Blasting.</li> <li>2. Removal of overburden.</li> <li>3. Processing to produce aggregates of sand, gravel and rock only.</li> <li>4. Storage of this material.</li> <li>5. Construction and maintenance of plant, machinery and buildings.</li> <li>6. Other ancillary works connected with such operations.</li> </ol>
[new text to be added]	
<b>Refuse transfer station</b>	<p>means a facility where waste collected from waste generators is compacted before being taken to a waste disposal site.</p>
<b>Requiring authority</b>	<p>has the same meaning as in the RMA.</p>
<b>Residential accessory building</b>	<p>means an accessory building which is either:</p> <ol style="list-style-type: none"> <li>1. Incidental to the use of a dwelling on a site; or</li> <li>2. Incidental to the residential use of a site.</li> </ol> <p>It may include a garage or carport, a shed, a workshop, an office, a building used for a home occupation, a recreation room, a spa pool or swimming pool.</p> <p>It does not include any of the following:</p> <ul style="list-style-type: none"> <li>• a sleepout or other buildings that generally form part of a dwelling</li> <li>• a building which contains a kitchen sink, cooking or dishwashing facility.</li> </ul> <p><b>Note:</b> The terms 'accessory building', 'building', 'dwelling', 'residential use' and 'sleepout' are defined elsewhere in this section.</p>
<b>Residential uses</b>	<p>means any use of land or buildings for a dwelling or for uses ancillary or incidental to a dwelling.</p>
<b>Restaurant, cafe and other eating places</b>	<p>means land or buildings where food is sold to the public for eating on the premises. It may include premises licensed under the Sale of Liquor Act 1989. Part of the trade of the premises may involve sale of food to be eaten off the premises ie takeaway food.</p>
<b>Restricted discretionary activity</b>	<p>has the same meaning as in the RMA.</p>



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<b>Retail premises</b>	<p>means land or buildings where goods, merchandise, equipment or services are sold, displayed, hired or offered for sale or direct hire to the public.</p> <p>It includes any of the following:</p> <ul style="list-style-type: none"> <li>• a shop</li> <li>• a takeaway food bar</li> <li>• a market</li> <li>• premises which have an off-license under the Sale of Liquor Act 1989.</li> </ul> <p>It does not include any of the following:</p> <ul style="list-style-type: none"> <li>• a service station</li> <li>• motor vehicle sales</li> <li>• motor vehicle services</li> <li>• restaurant, cafe and other eating places</li> <li>• an internet cafe (where five or more computer terminals are available for hire and use on the premises for gaming and internet access.)</li> </ul>
<b>Ridgeline</b>	means the line marking or following the crest of a ridge.
<b>RMA - the RMA</b>	means the Resource Management Act 1991 and includes any amendments to that Act. The RMA is also referred to as 'the Act'.
<b>Road</b>	<p>means:</p> <p>'the whole of land which is within the district, and which-</p> <ol style="list-style-type: none"> <li>a. Immediately before the commencement of this Part of this Act was a road or street or public highway; or</li> <li>b. Immediately before the inclusion of any area in the district was a public highway within that area; or</li> <li>c. Is laid out by the council as a road or street after the commencement of this Part of this Act; or</li> <li>d. Is vested in the council for the purpose of a road as shown on a deposited survey plan; or</li> <li>e. Is vested in the council as a road or street pursuant to any other enactment;-</li> </ol> <p>and includes-</p> <ol style="list-style-type: none"> <li>f. Except where elsewhere provided in this Part of this Act, any access way or service lane which before the commencement of this Part of this Act was under the control of any council or is laid out or constructed by or vested in any council as an access way or service lane or is declared by the Minister of Works and Development as an access way or service lane after the commencement of this part of this Act or is declared by the Minister of Lands as an access way or service lane on or after the 1st day of April 1988.</li> <li>g. Every square or place intended for use of the public generally, and every bridge, culvert, drain, ford, gate, building, or other thing belonging thereto or lying upon the line or limits thereof;-</li> </ol> <p>But, except as provided in the Public Works Act 1981 or in any regulations under that Act, but does not include a motorway within the meaning of that Act.'</p> <p>This is the same definition as in section 315 of the Local Government Act 1974.</p>

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<b>Road network</b>	<p>means a system of roads to allow the movement of pedestrian, cycles and vehicles. It includes any of the following:</p> <ol style="list-style-type: none"> <li>1. Underground infrastructure located at or below the existing ground surface. This includes any of the following: <ol style="list-style-type: none"> <li>a. The construction (including earthworks), operation and maintenance of roads including associated footways, cycleways, footbridges, bridges, tunnels and retaining walls.</li> <li>b. Public transit systems.</li> <li>c. Road lighting, lighting in public places, lighting in private roads and private ways together with support structures as provided for by section 334A of the Local Government Act.</li> <li>d. Traffic and direction signs, information and naming signs permitted under the council's bylaw which controls signs.</li> <li>e. Traffic signals and support structures, cabinets and ancillary equipment associated with traffic signals.</li> <li>f. Transport shelters.</li> <li>g. Seats and rubbish bins.</li> </ol> </li> <li>2. Aboveground infrastructure located above the existing ground surface. This includes any of the following: <ol style="list-style-type: none"> <li>a. The construction (including earthworks), operation and maintenance of roads including associated footways, cycleways, footbridges, bridges, tunnels and retaining walls.</li> <li>b. Public transit systems.</li> <li>c. Road lighting, lighting in public places, lighting in private roads and private ways together with support structures as provided for by Section 334A of the Local Government Act.</li> <li>d. Traffic and direction signs, information and naming signs permitted under the council's bylaw which controls signs.</li> <li>e. Traffic signals and support structures, cabinets and ancillary equipment associated with traffic signals.</li> <li>f. Parking meters.</li> <li>g. Refuse and recycling drop off points.</li> <li>h. Transport shelters.</li> <li>i. CCTV (closed circuit television) cameras.</li> <li>j. Seats and rubbish bins.</li> </ol> </li> </ol>
<b>Rural property management plan</b>	<p>means a long term management plan which comprehensively details all land use activities proposed to be undertaken on a site. It includes:</p> <ul style="list-style-type: none"> <li>• the location of buildings and activities</li> <li>• the mitigation of effects proposed to manage adverse effects from those buildings and activities</li> <li>• methods for protecting and, where practicable, enhancing any parts of the site classified as landform 1, 2 or 4.</li> </ul>
<b>Sand quarrying</b>	means 'quarrying' (as defined earlier) but for sand only.
<b>Scheduled item</b>	see definition in <a href="#">part 7 - Heritage</a> .

<b>Service station</b>	<p>means any land or buildings where the main activity is the retail sale of motor vehicle fuels (including petrol, LPG, CNG and diesel).</p> <p>It may also include one or more of the following:</p> <ol style="list-style-type: none"> <li>1. The sale of kerosene, alcohol based fuels, lubricating oils, tyres, batteries, vehicle spare parts and other accessories normally associated with motor vehicles.</li> <li>2. A retail premises with a maximum gross floor area of 100m<sup>2</sup>.</li> <li>3. Mechanical repair and servicing of motor vehicles (including motor cycles, caravans, boat motors, trailers) and domestic gardening equipment.</li> <li>4. Warrant of fitness testing.</li> <li>5. Car wash facilities.</li> </ol>
<b>Settlement area</b>	<p>means an area identified as such in <a href="#">figures 10b.1 to 8</a> and on the planning maps for the outer islands.</p>
<b>Significant environmental feature</b>	<p>means any of the following:</p> <ul style="list-style-type: none"> <li>• The whole of any distinct natural feature, landform or landscape which makes a significant contribution to the quality of the local natural environment and amenity.</li> <li>• Any feature of archaeological, historical or cultural significance.</li> </ul> <p>It may include one or more of the following:</p> <ul style="list-style-type: none"> <li>• any site of ecological significance scheduled in the Plan</li> <li>• a water system</li> <li>• a habitat for indigenous species</li> <li>• an association of indigenous vegetation</li> <li>• a landform (including any significant ridgeline identified on the planning maps)</li> <li>• an ecological corridor</li> <li>• a visually significant area or group of areas</li> <li>• any item scheduled in the Plan for its archaeological, historical or cultural significance.</li> </ul> <p>For the purposes of the Thumb Point Waiheke Island property, any site of ecological significance that is shown on the (Series 2) planning maps in the Plan is deemed to be a significant environmental feature (for the avoidance of doubt).</p>
<b>Significant ridgeline area</b>	<p>means an area surrounding a significant ridgeline as identified on the planning maps. The significant ridgeline area includes all land falling within 100m perpendicular to any point on the identified ridgeline.</p> <p>On the planning maps, the extent of the significant ridgeline area is shown by lighter dotted lines parallel to and on either side of a heavier dotted line which marks the location of the associated ridgeline.</p>

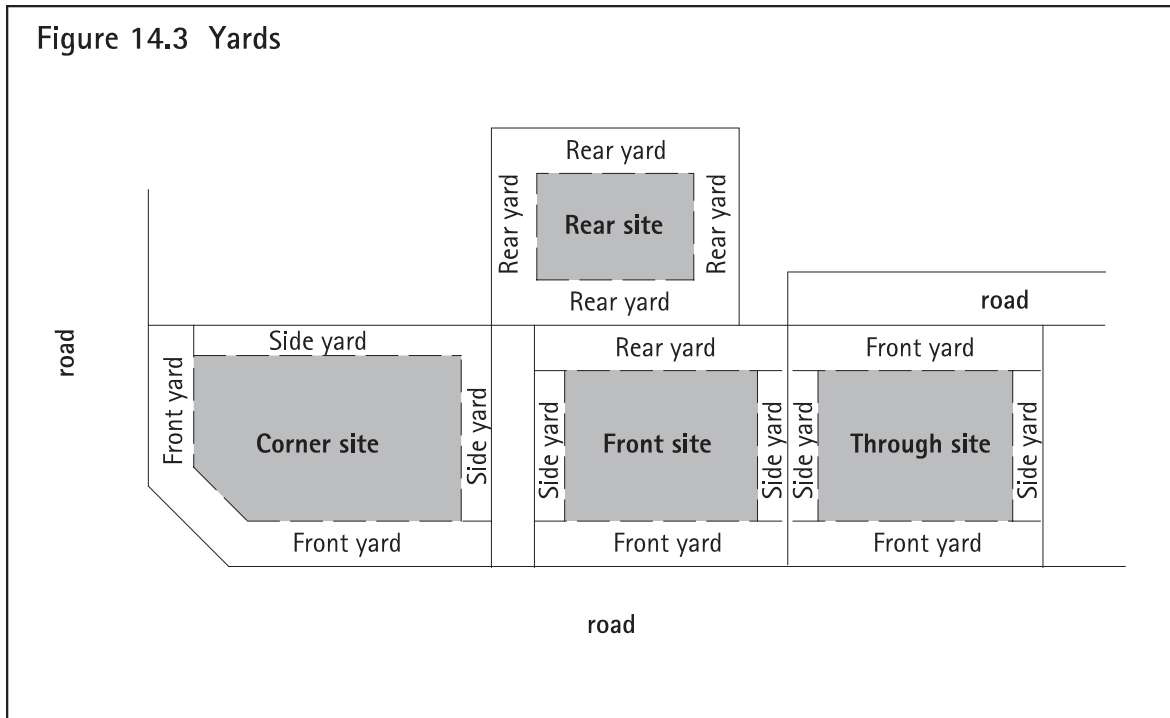
<b>Site</b>	<p>means either:</p> <ol style="list-style-type: none"> <li>1. An area of land which is: <ol style="list-style-type: none"> <li>a. Contained in a single certificate of title; or</li> <li>b. Contained in a single lot on an approved survey plan or subdivision for which a separate certificate of title could be issued without further consent of the council;</li> </ol> <p>being in any case the smaller land area of (a) or (b);or</p> </li> <li>2. An area of land which is composed of two or more contiguous lots held in two or more certificates of title where such titles are: <ol style="list-style-type: none"> <li>a. Subject to a condition imposed under section 75 of the Building Act 2004 (or previously bound by section 37 of the Building Act 1991 (repealed)); or</li> <li>b. Held together in such a way that they cannot be dealt with separately without the prior consent of the council, such as a covenant imposed under section 220(2)(a) and section 240 of the Resource Management Act 1991, or any covenant previously bound by section 643 (repealed) of the Local Government Act 1974.</li> </ol> </li> </ol> <p>Except that in the case of land subdivided under the Unit Titles Act 1972 or the cross lease system, 'site' will be considered to be the whole of the land subject to the unit development or cross lease.</p>
<b>Sleepout</b>	<p>means a building which contains a bedroom or bedrooms. It may include bathroom and toilet facilities. It does not contain a kitchen sink, cooking or dishwashing facility.</p> <p>A sleepout must be treated as a building forming part of a dwelling rather than as an accessory building.</p> <p><b>Note:</b> The terms 'accessory building', 'building' and 'dwelling' are defined earlier in this section.</p>
<b>Soil register area</b>	<p>means land for which the council holds a geotechnical report on the condition of soils for all or part of the sites identified. These reports have usually been prepared in conjunction with an application for a building consent because:</p> <ul style="list-style-type: none"> <li>• The land was within a soil warning area; or</li> <li>• Site inspections by an engineer with geotechnical expertise determined that the foundations for a building or structure on the site would need specific design due to soil conditions.</li> </ul> <p>Land within a 'soil register area' is identified on the planning maps.</p>
<b>Soil warning area</b>	<p>means any of the following:</p> <ul style="list-style-type: none"> <li>• areas of filled or weak ground (this may include former refuse tip sites)</li> <li>• areas that are unstable</li> <li>• areas where the ground is suspected to be liable to slip, slump, or become liquefied, or perform poorly if loads are imposed upon it.</li> </ul> <p>Land within a 'soil warning area' is identified on the planning maps.</p>
<b>Sustainable management</b>	<p>has the same meaning as in the RMA.</p>
<b>Tavern</b>	<p>means land or buildings used primarily for the sale of liquor and other refreshments to the public for consumption on the premises. Liquor may also be sold for consumption off the premises.</p>

<b>Telecommunication network</b>	<p>means a system made up of telecommunication links to allow telecommunication. It includes any of the following:</p> <ol style="list-style-type: none"> <li>1. Underground infrastructure located at or below the existing ground surface. This includes cables (service connection and distribution lines including fibre optic), cabinets, conductors and Totally Underground Distribution Systems (TUDS).</li> <li>2. Aboveground infrastructure located above the existing ground surface. This includes public telephone boxes, cabinets, junction pillars, cellphone antennas, cell site antennas, masts and metrolight poles.</li> <li>3. Overhead cable infrastructure located above the existing ground surface and suspended by poles or support structures. This includes cables (service connection and distribution lines including fibre optic) and support poles, and any equipment or structure located on support poles.</li> </ol>
<b>Thumb Point Waiheke Island property</b>	<p>Means any land that is (as at 17 October ) contained within the following certificates of title NA23C/199. NA23C/200, NA26A/1073, NA26A/1074. NA26A/1075. NA47C/503. NA47C/889, NA173/117, NA195/118. NA758/233. NA758/234, NA758/235, NA970/265 and NA82C/468.</p>
<b>Tourist complex</b>	<p>means land or buildings which are used for the day to day accommodation of tourists and short-stay visitors away from their normal place of residence.</p> <p>It includes visitor accommodation in association with one or more of the following:</p> <ul style="list-style-type: none"> <li>• function facilities</li> <li>• taverns</li> <li>• restaurants, cafe and other eating places</li> <li>• entertainment facilities</li> </ul> <p>without limiting the use of such facilities to people staying in the complex.</p> <p>It may include premises licensed under the Sale of Liquor Act 1989.</p> <p>It does not include:</p> <ul style="list-style-type: none"> <li>• camping facilities; or</li> <li>• boarding houses or hostels.</li> </ul>
<b>Type A flood plain</b>	<p>means land that the council has identified as being likely to flood in a 1 in 100 year storm. Type A flood plains are identified on the planning maps. Type A flood plains are considered to be a reasonably accurate assessment of flooding in a 1 in 100 year storm.</p>
<b>Type B flood risk area</b>	<p>means land that the council has identified as being likely to flood in a 1 in 100 year storm. Type B flood risk areas are identified on the planning maps. Type B flood risk areas are based on less accurate information than type A flood plains.</p>



<b>Visitor accommodation</b>	<p>means land or buildings used for the day to day accommodation of tourists and short-stay visitors away from their normal place of residence.</p> <p>It may include shared or centralised services for the tourists or visitors such as kitchen and dining facilities, toilet and washing facilities, and recreational and bar facilities.</p> <p>It includes any of the following:</p> <ul style="list-style-type: none"> <li>• motels and hotels</li> <li>• backpacker lodges</li> <li>• serviced rental accommodation for visitors that is offered at a daily tariff or with a pricing structure that is consistent with short stay accommodation</li> <li>• timeshare accommodation.</li> </ul> <p>It may include premises licensed under the Sale of Liquor Act 1989.</p> <p>Where the visitor accommodation provides for more than 10 people, it may include on site accommodation for a manager and the manager's family.</p> <p>It does not include any of the following:</p> <ul style="list-style-type: none"> <li>• the letting of dwellings, including for holiday purposes</li> <li>• homestays</li> <li>• boarding houses and hostels</li> <li>• camping facilities</li> <li>• taverns</li> <li>• restaurants, cafes and other eating places except where these are limited to the use of people staying in the accommodation and their guests.</li> </ul> <p>It may form part of a tourist complex.</p>
<b>Wastewater network</b>	<p>means a system made up of wastewater links to allow the reticulation of wastewater or sewage. It includes any of the following:</p> <ol style="list-style-type: none"> <li>1. Underground infrastructure located at or below the existing ground surface. This includes associated equipment, pipes and fittings, chambers and pits, meters, pumping stations, manholes and detention tanks.</li> <li>2. Aboveground infrastructure located above the existing ground surface. This includes aerial pipe bridges, pumping stations, transformers, ventilation pipes, manholes, discharge outlets equipment, cabinets, emergency overflows, aerals, overflow screens and biofilters.</li> </ol>
<b>Water body</b>	<p>means fresh or tidal water in a river, lake, stream, pond or modified natural water course.</p> <p>It does not include any of the following:</p> <ul style="list-style-type: none"> <li>• any artificial water course such as a drain or an irrigation canal</li> <li>• any ephemeral streams that do not support aquatic life</li> <li>• any water located below mean high water springs.</li> </ul>
<b>Water system</b>	<p>means any part of a natural drainage system including ground water, aquifers, water bodies, and wetlands.</p>
<b>Wetland</b>	<p>includes permanently or intermittently wet areas, shallow water, and land water margins that support a natural ecosystem of plants and animals that are adapted to wet conditions.</p>

<b>Winery</b>	<p>means land or buildings used for the processing and, if required fermentation of grapes into wine or juice, and may include:</p> <ul style="list-style-type: none"> <li>• the storage, blending, or mixing of a wine or wines</li> <li>• the bottling or otherwise packaging of wine</li> <li>• the labelling of wine</li> <li>• wine-tasting and ancillary wine retailing.</li> </ul> <p>It does not include any of the following:</p> <ul style="list-style-type: none"> <li>• visitor accommodation</li> <li>• restaurants, cafes or other eating places</li> <li>• function facilities.</li> </ul> <p>The storage, packaging (but not bottling), and labelling of wine is not exclusively limited to a winery and can occur as part of viticulture.</p>
<b>Works within the dripline</b>	<p>Means the excavation, deposition of material, construction, work, emplacement of services, storage or other activity in, on, above or under, the dripline (branch spread) of a tree or vegetation.</p>
<b>Yard</b>	<p>means a part of a site which is to be kept clear and unobstructed by buildings (including eaves, roof, gutter or downpipes) from the ground upwards.</p> <p>The Plan rules specify the required width for any particular yard. The width must be measured in the horizontal plane.</p> <p>Except as otherwise provided by this Plan:</p> <p><b>Front yard</b> means a yard which:</p> <ul style="list-style-type: none"> <li>• is located between the site boundary where it abuts the road and a line parallel to that; and</li> <li>• extends across the full width of the site.</li> </ul> <p>Except that where any building line for road widening purposes is shown on the planning maps this line will be substituted for the site boundary.</p> <p><b>Rear yard</b> means a yard which:</p> <ul style="list-style-type: none"> <li>• is located between the rear boundary of a site (other than a corner site) and a line parallel to that; and</li> <li>• extends across the full width of the site.</li> </ul> <p>For a rear site, all boundaries, other than the boundary fronting the road, will be treated as rear boundaries.</p> <p><b>Side yard</b> means a yard which:</p> <ul style="list-style-type: none"> <li>• is located between the side boundary of a site and a line parallel to that</li> <li>• extends across the full width of the site; and</li> <li>• excludes any part of the site which is a front or rear yard.</li> </ul> <p>For a corner site, every boundary which does not abut the road, will be treated as a side boundary.</p> <p>The location of front, rear and side yards is shown on <a href="#">figure 14.3: Yards</a>.</p> <p><b>Building restriction yard</b> means a yard, the location of which is indicated on the planning maps. This replaces any other front yard requirements.</p> <p><b>Protection yard</b> - this is defined under 'protection yard'</p>



## 14.4 Definitions from the Resource Management Act 1991

The Plan uses a number of terms which have particular meanings as defined the RMA. Those RMA terms which are likely to be of most relevance to a user of the Plan are set out below for information purposes only. However this list is by no means exhaustive.

The definitions below are correct at the time of notification of this Plan. However from time to time there may be further amendments to the RMA resulting in changes to defined terms. The council intends to update this list periodically to reflect any subsequent changes to the RMA. If any inconsistency arises between the most current RMA definition and this list, then the RMA definition takes precedence.

### Allotment

Section 218 (2) states:

“In this Act, the term “allotment” means —

- a. Any parcel of land under the Land Transfer Act 1952 that is a continuous area and whose boundaries are shown separately on a survey plan, whether or not —
  - i. The subdivision shown on the survey plan has been allowed, or subdivision approval has been granted, under another Act; or
  - ii. A subdivision consent for the subdivision shown on the survey plan has been granted under this Act; or
- b. Any parcel of land or building or part of a building that is shown or identified separately —
  - i. On a survey plan; or
  - ii. On a licence within the meaning of Part 7A of the Land Transfer Act 1952; or
- c. Any unit on a unit plan; or
- d. Any parcel of land not subject to the Land Transfer Act 1952.”

<b>Amenity values</b>	<p>Section 2 states:</p> <p>"Amenity values means those natural or physical qualities and characteristics of an area that contribute to people's appreciation of its pleasantness, aesthetic coherence, and cultural and recreational attributes."</p>
<b>Coastal marine area</b>	<p>Section 2 states:</p> <p>"Coastal marine area means the foreshore, seabed, and coastal water, and the air space above the water-</p> <ol style="list-style-type: none"> <li>a. Of which the seaward boundary is the outer limits of the territorial sea:</li> <li>b. Of which the landward boundary is the line of mean high water springs, except that where that line crosses a river, the landward boundary at that point shall be whichever is the lesser of- <ol style="list-style-type: none"> <li>i. One kilometre upstream from the mouth of the river; or</li> <li>ii. The point upstream that is calculated by multiplying the width of the river mouth by 5:"</li> </ol> </li> </ol>
<b>Contaminant</b>	<p>Section 2 states:</p> <p>"Contaminant includes any substance (including gases, odorous compounds, liquids, solids, and micro-organisms) or energy (excluding noise) or heat, that either by itself or in combination with the same, similar, or other substances, energy, or heat-</p> <ol style="list-style-type: none"> <li>a. When discharged into water, changes or is likely to change the physical, chemical, or biological condition of water; or</li> <li>b. When discharged onto or into land or into air, changes or is likely to change the physical, chemical, or biological condition of the land or air onto or into which it is discharged:"</li> </ol>
<b>Contaminated land</b>	<p>Section 2 states:</p> <p>"contaminated land means land that has a hazardous substance in or on it that-</p> <ol style="list-style-type: none"> <li>a. has significant adverse effects on the environment; or</li> <li>b. is reasonably likely to have significant adverse effects on the environment".</li> </ol>
<b>Controlled activity</b>	<p>Section 87A(2) states:</p> <p>"If an activity is described in this Act, regulations (including any national environmental standard), a plan, or a proposed plan as a controlled activity, a resource consent is required for the activity and-</p> <ol style="list-style-type: none"> <li>a. the consent authority must grant a resource consent (except if section 106 applies); and</li> <li>b. the consent authority's power to impose conditions on the resource consent is restricted to the matters over which control is reserved (whether in its plan or proposed plan, a national environmental standard, or otherwise); and</li> <li>c. the activity must comply with the requirements, conditions, and permissions, if any, specified in the Act, regulations, plan, or proposed plan." </li></ol>
<b>Designation</b>	<p>Section 166 states:</p> <p>"Designation means a provision made in a district plan to give effect to a requirement made by a requiring authority under section 168 or section 168A or clause 4 of Schedule 1."</p>

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<b>Discretionary activity</b>	<p>Section 87A(4) states:</p> <p>"If an activity is described in this Act, regulations (including any national environmental standard), a plan, or a proposed plan as a discretionary activity, a resource consent is required for the activity and-</p> <ul style="list-style-type: none"><li>a. the consent authority may decline the consent or grant the consent with or without conditions; and</li><li>b. if granted, the activity must comply with the requirements, conditions, and permissions, if any, specified in the Act, regulations, plan, or proposed plan."</li></ul>
<b>Effect</b>	<p>Section 3 states:</p> <p>"In this Act, unless the context otherwise requires, the term "effect" includes —</p> <ul style="list-style-type: none"><li>a. Any positive or adverse effect; and</li><li>b. Any temporary or permanent effect; and</li><li>c. Any past, present, or future effect; and</li><li>d. Any cumulative effect which arises over time or in combination with other effects —</li></ul> <p>regardless of the scale, intensity, duration, or frequency of the effect, and also includes —</p> <ul style="list-style-type: none"><li>e. Any potential effect of high probability; and</li><li>f. Any potential effect of low probability which has a high potential impact."</li></ul>
<b>Environment</b>	<p>Section 2 states:</p> <p>"Environment includes —</p> <ul style="list-style-type: none"><li>a. Ecosystems and their constituent parts, including people and communities; and</li><li>b. All natural and physical resources; and</li><li>c. Amenity values; and</li><li>d. The social, economic, aesthetic, and cultural conditions which affect the matters stated in paragraphs (a) to (c) of this definition or which are affected by those matters."</li></ul>
<b>Historic heritage</b>	<p>Section 2 states:</p> <p>"Historic heritage -</p> <ul style="list-style-type: none"><li>a. means those natural and physical resources that contribute to an understanding and appreciation of New Zealand's history and cultures, deriving from any of the following qualities:<ul style="list-style-type: none"><li>i. archaeological:</li><li>ii. architectural:</li><li>iii. cultural:</li><li>iv. historic:</li><li>v. scientific:</li><li>vi. technological; and</li></ul></li><li>b. includes —<ul style="list-style-type: none"><li>i. historic sites, structures, places, and areas; and</li><li>ii. archaeological sites; and</li><li>iii. sites of significance to Maori, including wahi tapu; and</li><li>iv. surroundings associated with the natural and physical resources."</li></ul></li></ul>
<b>Kaitiakitanga</b>	<p>Section 2 states:</p> <p>"Kaitiakitanga means the exercise of guardianship by the tangata whenua of an area in accordance with tikanga Maori in relation to natural and physical resources; and includes the ethic of stewardship."</p>

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<b>Mana whenua</b>	<p>Section 2 states:</p> <p>“Mana whenua means customary authority exercised by an iwi or hapu in an identified area.”</p>
<b>Natural and physical resources</b>	<p>Section 2 states:</p> <p>“Natural and physical resources includes land, water, air, soil, minerals, and energy, all forms of plants and animals (whether native to New Zealand or introduced), and all structures.”</p>
<b>Natural hazard</b>	<p>Section 2 states:</p> <p>“Natural hazard means any atmospheric or earth or water related occurrence (including earthquake, tsunami, erosion, volcanic and geothermal activity, landslip, subsidence, sedimentation, wind, drought, fire, or flooding) the action of which adversely affects or may adversely affect human life, property, or other aspects of the environment.”</p>
<b>Non-complying activity</b>	<p>Section 87A(5) states:</p> <p>“If an activity is described in this Act, regulations (including any national environmental standard), a plan, or a proposed plan as a non-complying activity, a resource consent is required for the activity and-</p> <ol style="list-style-type: none"> <li>a. decline the consent; or</li> <li>b. grant the consent, with or without conditions, but only if the consent authority is satisfied that the requirements of section 104D are met and the activity must comply with the requirements, conditions, and permissions, if any, specified in the Act, regulations, plan, or proposed plan.”</li> </ol>
<b>Permitted activity</b>	<p>Section 87A(1) states:</p> <p>“If an activity is described in this Act, regulations (including any national environmental standard), a plan, or a proposed plan as a permitted activity, a resource consent is not required for the activity if it complies with the requirements, conditions, and permissions, if any, specified in the Act, regulations, plan, or proposed plan.”</p>
<b>Prohibited activity</b>	<p>Section 87A(6) states:</p> <p>“If an activity is described in this Act, regulations (including any national environmental standard), a plan, or a proposed plan as a prohibited activity, a resource consent is required for the activity and-</p> <ol style="list-style-type: none"> <li>a. no application for a resource consent may be made for the activity; and</li> <li>b. the consent authority must not grant a consent for it.”</li> </ol>
<b>Requiring authority</b>	<p>Section 166 states:</p> <p>“Requiring authority means -</p> <ol style="list-style-type: none"> <li>a. A Minister of the Crown; or</li> <li>b. A local authority; or</li> <li>c. network utility operator approved as a requiring authority under section 167.”</li> </ol>
<b>Restricted discretionary activity</b>	<p>Section 87A(3) states:</p> <p>“If an activity is described in this Act, regulations (including any national environmental standard), a plan, or a proposed plan as a restricted discretionary activity, a resource consent is required for the activity and-</p> <ol style="list-style-type: none"> <li>a. grant a consent and to impose conditions on the consent, is restricted to the matters over which discretion is restricted (whether in its plan or proposed plan, a national environmental standard, or otherwise); and</li> <li>b. if granted, the activity must comply with the requirements, conditions, and permissions, if any, specified in the Act, regulations, plan, or proposed plan.”</li> </ol>

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**Sustainable  
management**

Section 5 (2) states:

“In this Act, “sustainable management” means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural wellbeing and for their health and safety while —

- a. Sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and
- b. Safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and
- c. Avoiding, remedying, or mitigating any adverse effects of activities on the environment.”