

# Memo

**Date** 08/08/2022

To: Celia Davison, Manager, Central South Unit

From: Jimmy Zhang, Planner, Central South Unit





**Subject: Plan Modification: Clause 20A modification to Auckland Unitary Plan**

Corrections are required to the Auckland Unitary Plan (Operative in Part) 2016 (the AUP).

I seek your approval of this plan modification pursuant to clause 20A, first schedule, Resource Management Act 1991.

You have delegated authority, as a tier four manager, to make a decision to correct an error to an operative plan under clause 20A. Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register authorises all powers, functions, and duties under RMA's first schedule (except clause 17 which cannot be delegated) to tier four positions.

<b>Rule or Section of Unitary Plan</b>	Chapter I Precincts South – I447
<b>Subject Site (if applicable)</b>	56 hectares of Future Urban Zoned land in Drury West in the area generally bounded by Jesmond Road and Future Urban Zoned land to the east, Oira Road to the west, Future Urban Zoned land to the north and Karaka Road/Stateh Highway 22 to the South.
<b>Legal Description (if applicable)</b>	N/A
<b>Nature of change</b>	<p>A Clause 20A modification is required to correct I447 in the AUP.</p> <p><b>Discussion</b></p> <p>Corrections are required to the Operative in Part Waipupuke Precinct in order to correct typographical errors that occurred when making the plan change Operative in Part. The typographical errors relate to an accidental repetition of the same clause (I447.7.2(2)(g)) across Clauses I447.7.2(2)(h) – (j).</p>
<b>Effect of change</b>	<p>The corrections noted above:</p> <ul style="list-style-type: none"> <li>• is to correct minor errors; and</li> <li>• is neutral (it would not affect the rights of some members of the public).</li> </ul>
<b>Changes required to be made (text/in-text diagrams)</b>	<p>Amend I447 in the Operative in Part version.</p> <p>Refer to Attachment 1.</p>
<b>Changes required to be made (maps)</b>	N/A
<b>Attachments</b>	<p>Attachment 1: Corrections to text (strikethrough/underlines)</p> <p>Attachment 2: Updated text to I447 (Clean)</p>

<p><b>Prepared by:</b> Jimmy Zhang Planner, Central South Unit</p>	<p><b>Text Entered by:</b> Sarah El Karamany Planning Technician</p>
<p><b>Signature:</b></p> 	<p><b>Signature:</b></p> 
<p><b>Maps prepared by:</b> N/A Geospatial Analyst</p>	<p><b>Reviewed by:</b> Craig Cairncross Team Leader, Central South Unit</p>
<p><b>Signature:</b></p>	<p><b>Signature:</b></p> 
<p><b>Decision:</b> I agree to authorise the Clause 20A modification using my delegated authority</p> <p>Celia Davison Manager Planning – Central South Unit Date: 05/09/2022</p>	
<p><b>Signature:</b></p> 	

**Attachment 1: Corrections to text  
(~~strikethrough~~/underlines)**

### **I447.7.2. Assessment criteria**

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#### (2) Protected Streams and Margins

The extent to which:

- (a) Streams can be retained through re-alignment and raising of stream beds to integrate with land contouring;
- (b) Ten metre riparian native planting will be provided along each side of any re-aligned stream;
- (c) Where streams are proposed to be reclaimed with no vertical or horizontal re-alignment, the degree and extent of off-setting, and compensation;
- (d) Management of water flow is achieved to prevent flooding of residential sites;
- (e) Base flows to the head of retained streams affected by any reclamation of a permanent stream are maintained;
- (f) Reclamation achieves the minimum road grade requirements.
- (g) Development potential will be lost without reclamation works, balanced against the ecological value of the stream to be reclaimed.
- (h) ~~Development potential will be lost without reclamation works, balanced against the ecological value of the stream to be reclaimed.~~ The ecological classification of the underlying stream is maintained.
- (i) ~~Development potential will be lost without reclamation works, balanced against the ecological value of the stream to be reclaimed.~~ The 'effects management hierarchy' (avoidance, remediation, mitigation, offset) has been applied.
- (j) ~~Development potential will be lost without reclamation works, balanced against the ecological value of the stream to be reclaimed.~~ The degree of mitigation or offset where changes to the vertical and horizontal alignment are proposed.

**Attachment 2: Updated text to  
I447 (Clean)**

## **I447. Waipupuke**

### **I447.1. Precinct Description**

#### **WAIPUPEKE**

#### **PEOPLE - NATURE - LIFE**

#### **TANGATA - TAIAO – MAURI**

Waipupuke – where the streams meet, is the name given to the Precinct by mana whenua. In conjunction with the name, a tohu symbol (logo) has been developed for Waipupuke to represent its spiritual significance. The Waipupuke symbol represents a connection between the tributaries of the Oira and the Ngakaroa streams. Both streams feed into the Drury Creek and then into the Pahurehure Inlet which feeds into the Manukau Harbour. Therefore, what happens on Waipupuke affects the hauora (health) of the Manukau and therefore the health of the people.

The centre of the site can also be interpreted as the ‘pupuke’ (to swell up). This is the part of the site where flooding historically occurred (‘swelled up’). Water, which is symbolised in the 3 branching kowhai patterns, sustained our tupuna (ancestors), fed our streams, and provided an abundance of mahinga kai (food) for harvesting. The mauri (life force) of the water in those days was strong and tikanga (customs, practices and ritual) ensured this continued. A key objective for this development is to revitalise the mauri in the waterways and to regenerate (as the mauri upholds creation) the land, through binding physical and spiritual elements of all things together. It was also the mode of transport via waka for trade to navigate through a cultural landscape where the waterways were like the modern roading networks.

In a modern context, the tohu symbol also represents a sustainable 3 waters strategy, while seeking to achieve better outcomes than the minimum standards, and best practice for water supply, wastewater and stormwater management.

The Waipupuke Precinct comprises approximately 56 hectares of undulating land bound by State Highway 22 (SH22) (south), Jesmond Road (East) and Oira Road (west). All references to SH22 in the Precinct are also to Karaka Road should the state highway gazette no longer exist. The Ngakaroa and Oira tributaries reach into the site. A 3-hectare suburban park supported by a neighbourhood park in addition to an integrated network of stormwater control areas (identified on Precinct Plan 2) form the open space and stormwater network within Waipupuke.

Urbanisation of the land will provide for housing diversity and choice based around a neighbourhood centre. Higher density residential zoning is located closer to Jesmond Road within walking distance of planned or future public transport routes. This will enable greater efficiency and integration of land use and transport networks.

An east-west collector road between Jesmond Road and Oira Road will provide a key connection through the Precinct. The collector road network extends through the Precinct, enabling access for all transport modes, and provides a future connection to the adjacent land to the east as identified on Precinct Plan 3.

The Precinct provisions ensure the implementation of the roading pattern shown in Precinct Plan 3 and that associated infrastructure upgrades/measures are undertaken in a planned and coordinated manner to support development enabled within the Precinct. These infrastructure upgrades also enable connections to wider planned transport network infrastructure projects including the Drury West rail station, the Jesmond Road Frequent Transit Network and SH22 upgrade. In particular, these provisions include:

- Temporary construction traffic management for the implementation of the SH22 / Oira Road intersection upgrade and Oira Road frontage upgrade approved by Auckland Transport and Waka Kotahi to enable up to 95 dwellings and prior to any activity, development and/or subdivision in the Business Neighbourhood Centre Zone.
- The upgrade of the Oira Road/SH22 intersection to a 3 leg dual laned roundabout and approaches.
- The upgrade of Oira Road between SH22 and the northern boundary of the Precinct to a Collector Road Standard, including walking and cycling facilities along the eastern side and the road pavement.
- A pedestrian and cycle connection on the northern side of SH22 between Oira Road and Jesmond Road.
- The upgrade of the Jesmond Road/SH22 intersection with walking and cycling connections.
- The construction of the East-West Collector from Oira Road to Jesmond Road, and its intersection with Jesmond Road with either signals or roundabout.
- The upgrade of Jesmond Road between SH22 and the northern boundary of the Precinct, including walking and cycling facilities along the western side and the road pavement.
- A temporary pedestrian and cycle connection along the western side of Jesmond Road from the northern boundary of the Waipupuke Precinct to the Drury Secondary School (if the school is operational).

Further detail of the transport upgrades is provided in Table I447.6.6.1 and relevant requirements are also set out in Appendix 1 Road Function and Required Design Elements Table.

Acoustic attenuation provisions are proposed within the Precinct to protect activities sensitive to noise from adverse effects arising from the arterial road traffic noise associated with the operation of SH22 and Jesmond Road, but remain subject to appeal. Interim provisions are accordingly included in the Precinct in order to prevent noise sensitive activities within 75m of the road boundary of SH22 and Jesmond Road as identified on Precinct Plan 1 until that appeal is resolved or determined. The interim provisions are objective I447.2(9), Policy I447.3(13), Activity I447.4.1(A3) and Standard I447.6.8. The interim provisions remain in force until the proposed acoustic attenuation provisions are resolved by consent order or a Court decision that is beyond challenge and will cease to have effect thereafter.

The zoning of the land within the Waipupuke Precinct is Business – Neighbourhood Centre, Open Space – Informal Recreation, Residential - Terrace Housing and Apartment Buildings and Residential – Mixed Housing Urban. All relevant overlay, Auckland-wide and zone provisions apply in this precinct unless otherwise specified below.

### **I447.2. Objectives**

- (1) Mana whenua values are recognised and positive environmental outcomes are achieved for the health and well-being of the land, waterways and people.
- (2) The Precinct is developed for urban activities in a comprehensive and integrated way which recognises the importance of the Neighbourhood Centre zone and 3-hectare suburban park as the focal point for the precinct.
- (3) An accessible, safe and well-connected transport network is established for all modes within the Precinct and to the surrounding transport network which enables travel choice including public transport services, pedestrian, cycle, vehicle access and egress.
- (4) Stormwater discharge from the Precinct avoids or mitigates adverse effects on receiving environments.
- (5) A road network servicing access to and within the Precinct enabling connections to roads and land adjacent to the Precinct.
- (6) Infrastructure necessary to service any activity, development and/or subdivision within the Precinct (including transport, wastewater and water supply) is established in a coordinated and timely way; either prior to or at the same time as development and/or subdivision.
- (7) **[subject to appeal]**
- (8) Adverse effects on the safe and efficient operation of the existing and future SH22 and arterial road network are avoided or mitigated, including restricted vehicle access to Jesmond Road and the avoidance of vehicle access to SH22.
- (9) Interim objective: All activities sensitive to noise within 75m of the road boundary of SH22 or Jesmond Road are avoided and shall not occur until the acoustic attenuation provisions within the Precinct are resolved by consent order or a Court decision that is beyond challenge.

All relevant overlay, Auckland-wide and zone objectives apply in this Precinct in addition to those specified above. The Precinct objectives prevail where there is a conflict between objectives in the Precinct and the Auckland-wide and zone objectives.

### **I447.3. Policies**

- (1) Reflect a strong cultural narrative within the Precinct through cultural identity markers and artwork and provide high quality public open spaces, revegetated



riparian margins and effective stormwater management to achieve positive Mana whenua outcomes.

- (2) Support the local community through the provision of local commercial and recreation opportunities.
- (3) Provide a variety of residential dwelling types that will enable housing choices that meet community needs.
- (4) Retain the protected streams identified on Precinct Plan 2 and enhance their 10m wide riparian margins through;
  - (a) the removal of harmful species and vegetation;
  - (b) replacement planting with predominantly native vegetation;
  - (c) the requirement for a riparian planting plan that achieves positive ecological outcomes; and
  - (d) ongoing maintenance.
- (5) Implement the transport network connections and elements as shown on the Precinct Plans and Appendix 1 Road Function and Required Design Elements Table, including the following:
  - (a) The layout, function and hierarchy of roads;
  - (b) Separated pedestrian and cycle facilities and linkages within the Precinct and to adjacent land;
  - (c) Connections to the surrounding transport network, including public transport facilities and services and connections to schools;
  - (d) Connections within the Precinct and to land/roads adjacent to the Precinct;
  - (e) Upgrade the frontages of existing rural standard roads to an urban standard;
  - (f) Key intersections; and
  - (g) Open space areas.
- (6) Ensure that any activity, development and/or subdivision:
  - (a) does not precede the required transport upgrades, including intersections, connections and upgrade of rural standard roads to an urban standard; and
  - (b) is undertaken in a manner that promotes the safe and efficient operation of the existing and future surrounding transport network to the Precinct for all modes and avoids or mitigates adverse effects on the network.
- (7) Require subdivision and development to enhance water quality and protect the health of stream environments including by:

- (a) Being consistent with any stormwater management plan approved by the network utility operator;
  - (b) Applying water sensitive design approach including treatment train measures within the Precinct to achieve water quality and hydrology mitigation; and
  - (c) Incorporating biodiversity enhancement planting of riparian margins of protected streams identified on Precinct Plan 2.
- (8) Avoid any activity, development and/or subdivision that is not in compliance with the activity, development and/or subdivision thresholds in Table I447.6.6.1.
- (9) Restrict vehicle access to Jesmond Road and avoid vehicle access to SH22 to support the effective, efficient and safe operation of the arterial road network.
- (10) Coordinate subdivision and development with the provision of sufficient wastewater and water supply networks.
- (11) Assess the operational performance of the SH22/Oira Road and SH22/Jesmond Road intersections for any residential dwelling resource consent application after 2,000 dwellings have been consented within the Precinct to ensure the safe and efficient operation of the transport network.
- (12) **[subject to appeal]**
- (13) Interim policy: Avoid and prevent the occurrence of all activities sensitive to noise within 75m of the road boundary of SH22 or Jesmond Road.

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All relevant overlay, Auckland-wide and zone policies apply in the Precinct in addition to those specified above. The Precinct policies prevail where there is a conflict between policies in the Precinct and the Auckland-wide and zone policies.

#### I447.4. Activity table

All relevant overlay, Auckland-wide, and zone activity tables apply unless the activity is listed in Activity table I447.4.1 below.

Table I447.4.1 specifies the activity status of land use and subdivision activities in the Waipupuke Precinct pursuant to sections 9(3) and section 11 of the Resource Management Act 1991.

**Table I447.4.1 Activity table**

Activity		Activity status
<b>Community</b>		
(A1)	Mana Whenua Cultural Identity Marker	P
<b>Development</b>		
(A2)	The construction of stormwater management structures within the Stormwater Control Areas identified on Precinct Plan 2	RD

(A3)	Interim activity: Any activity sensitive to noise within 75m of the road boundary of SH22 or Jesmond Road (as indicated on Precinct Plan 1).	NC
<b>Transport</b>		
(A4)	Any activity, development and/or subdivision that does not comply with Standard I447.6.4 – Arterial Road Access	NC
(A5)	Any activity, development and/or subdivision that does not comply with Standard I447.6.6 (1) Development Staging & Transport Network Infrastructure Requirements and Table I447.6.6.1	NC
(A6)	Any land use and/or subdivision consent application enabling dwellings, after 2,000 dwellings have been consented within the Precinct	RD
(A7)	Any activity, development and/or subdivision that does not comply with Standard I447.6.2 Road Function and Required Design Elements Table and Precinct Plan 3	D
(A8)	<b>[subject to appeal]</b>	

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#### I447.5. Notification

- (1) Any application for resource consent for an activity listed in Table H12.4.1 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).

#### I447.6. Standards

- (1) The standards in the relevant zones, overlays and Auckland-wide provisions apply in this precinct, unless otherwise specified below.
- (2) The zone and Auckland-wide standards relating to the standards below do not apply to the activities listed in activity tables above.
- (3) All references to SH22 in the Precinct are also to Karaka Road should the state highway gazette no longer exist.

##### I447.6.1. Yards

Purpose:

- To enable the efficient use of unutilised side yards.
- (1) Side Yards: Side yards within the Business-Neighbourhood Centre zone, Residential-Terrace House and Apartment Building zone and the Residential-Mixed Housing Urban zone do not apply to those parts of site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

PC 78 ([see Modifications](#))

### **I447.6.2. Compliance with Road Function and Required Design Elements and with Precinct Plan 3**

Purpose:

- To ensure that any activity, development and/or subdivision complies with Appendix 1 Road Function and Required Design Elements Table and Precinct Plan 3.
  - (1) Any activity, development and/or subdivision and the construction of roads and upgrades to roads must comply with:
    - (a) Appendix 1: Road Function and Required Design Elements Table; and
    - (b) Precinct Plan 3.

### **I447.6.3. Protected Streams and Margins**

Purpose:

- To ensure a 10m riparian margin is preserved for vegetation and ecological enhancement.
  - (1) No buildings or structures (other than stormwater control/management structures) shall be located within 10m either side (measured from the top of the stream bank) of the protected streams identified on Precinct Plan 2.
  - (2) Riparian margins of the protected streams identified on Precinct Plan 2 shall be planted to a minimum width of 10m measured from the top of the stream bank. A riparian planting plan must be prepared to demonstrate compliance with this standard and must include:
    - (a) Appropriate plants for the locality – AUP Appendix 16.2.1(b)
    - (b) The location and extent of planting on a plan – AUP Appendix 16.3.1(b)
    - (c) Site planting - AUP Appendix 16.3.1(d)
    - (d) Maintenance of planting - AUP Appendix 16.3.1(e)
    - (e) A predominance of native species
    - (f) Be prepared, implemented and maintained by suitably qualified persons

### **I447.6.4. Arterial Road and State Highway Access**

Purpose:

- To restrict direct vehicle access from individual sites and road intersections onto Jesmond Road
- To avoid direct vehicle access from individual sites and road intersections to SH22
- To achieve the effective, safe and efficient operation of the arterial road network and existing and future transport network for all modes; and

- To avoid or mitigate adverse safety and operational effects on the transport network including SH22 and Jesmond Road.
  - (1) No road intersections shall be permitted directly onto Jesmond Road except for the proposed collector road as indicated on Precinct Plan 3. This collector road connection shall not be constructed until the Jesmond Road/SH22 intersection is upgraded and operational.
  - (2) No private vehicle access from any property shall be permitted directly onto Jesmond Road, except for one vehicle access within the Single Vehicle Access Frontage identified on Precinct Plan 3.
  - (3) No road intersections or private vehicle access from any property shall be permitted directly onto SH22.

#### **I447.6.5. High Contaminant Yielding Materials**

Purpose:

- To maintain water quality by limiting the release of contaminants from building materials to streams.
  - (1) New buildings, and additions to buildings must be constructed using inert cladding, roofing and spouting building materials that is, avoiding the use of high contaminant yielding building products which have:
    - (a) exposed surface(s) or surface coating of metallic zinc of any alloy containing greater than 10% zinc; or
    - (b) exposed surface(s) or surface coating of metallic copper or any alloy containing greater than 10% copper; or
    - (c) exposed treated timber surface(s) or any roof material with a copper-containing or zinc-containing algaecide.

#### **I447.6.6. Development Staging & Transport Network Infrastructure Requirements**

Purpose:

- To ensure staging of subdivision and development is integrated with the delivery of the required transport infrastructure upgrades identified in Table I447.6.6.1.
- To ensure that the required transport infrastructure upgrades are implemented to avoid or mitigate the adverse traffic effects of any activity, development and/or subdivision on the existing and future transport network.
- To ensure that the required transport infrastructure upgrades are implemented in an integrated and planned manner, and coordinated with development in the Precinct.
- To ensure an efficient, safe and effective transport network, with infrastructure and service connections for all modes to and through the Precinct.

- (1) Activities, development and/or subdivision within the stages identified on the Precinct Plans must not exceed the thresholds specified in Column 1 in Table I447.6.6.1 below until the transport network infrastructure upgrades and measures identified in Column 2 have been implemented, constructed and are operational. This does not apply to site preparation works and earthworks within the Precinct.

**I447.6.6.1. Transport Network Infrastructure Upgrades and Measures**

<b>Column 1</b>		<b>Column 2</b>
<b>Activity, development and / or subdivision thresholds for transport network infrastructure upgrades and measures</b>		<b>Transport network infrastructure upgrades and measures required</b>
(A1)	<p>Prior to any activity, development or subdivision enabling 1 – 95 dwellings in Stages 1-3</p> <p><b>and</b></p> <p>Prior to any activity, development and/or subdivision in the Business Neighbourhood Centre Zone</p>	<p>Temporary construction traffic management for the implementation of the SH22 / Oira Road intersection upgrade and Oira Road frontage upgrade approved by Auckland Transport and Waka Kotahi.</p>
(A2)	<p>Prior to any activity, development or subdivision enabling more than 95 dwellings in Stages 1-3</p> <p><b>and</b></p> <p>Prior to any activity, development or subdivision in the Business Neighbourhood Centre Zone</p>	<ul style="list-style-type: none"> <li>- Upgrade of SH22/Oira Road intersection to a 3 leg dual laned roundabout with two lane approaches and exits on SH22 and two lane approach and single lane exit on Oira Road.</li> <li>- Oira Road Upgrade to a Collector road standard from SH22 to the northern boundary of the Waipupuke Precinct, including the road pavement on both sides of the road and walking and cycling facilities along the eastern side.</li> <li>- A pedestrian and cycle connection between Oira Road and Jesmond Road on the northern side of SH22.</li> </ul>
(A3)	<p>Prior to any activity, development and/or subdivision in Stage 4</p>	<ul style="list-style-type: none"> <li>- All upgrades required for (b) above.</li> <li>- Jesmond Road/SH22 intersection upgrade, including new signalised intersection (or roundabout) with walking and cycling connections with the Drury West Rail Station, Waipupuke Precinct and Drury 2 Precinct.</li> <li>- New intersection of Jesmond Road/Waipupuke East-West Collector Road (Road 1 in Precinct Plan 3), including requirement to connect East-West Collector Road to Jesmond Road with either signals or</li> </ul>

		<p>roundabout.</p> <ul style="list-style-type: none"> <li>- Jesmond Road upgraded from SH22 to the northern boundary of the Waipupuke Precinct, including road pavement on both sides of the road and walking and cycling facilities along the western side.</li> <li>- A temporary pedestrian and cycle connection along the western side of Jesmond Road from the northern boundary of the Waipupuke Precinct to the Drury Secondary School if the school is operational.</li> </ul>
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**I447.6.7. [subject to appeal]**

**I447.6.8. Activities Sensitive To Noise – Interim Standard**

Activities sensitive to noise shall not occur or be located within 75m of the road boundary of SH22 or Jesmond Road (as indicated on Precinct Plan 1) until the acoustic attenuation provisions within the Precinct are resolved by consent order or a Court decision that is beyond challenge.

**I447.7. Assessment – Restricted Discretionary Activities**

**I447.7.1. 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 zone, overlay and Auckland wide provisions:

- (1) Stormwater Management Structures in a Stormwater Control Area
  - (a) Stormwater management
    - (i) Function
    - (ii) Capacity
    - (iii) Design
    - (iv) Operation and maintenance, including safe access.
  - (b) Landscaping and planting.
  - (c) Effects on the use of proposed open space.
  - (d) Effects on health and safety.
  - (e) Potential downstream flood effects.
- (2) Protected Streams and Margins
  - (a) Stream ecology.

- (b) Base flow.
  - (c) Management of water flow.
  - (d) Offset mitigation.
  - (e) Offset mitigation.
  - (f) Riparian planting.
  - (g) Overland flow.
  - (h) Providing for growth and development.
- (3) High Contaminant Yielding Materials
- (a) Stormwater quality.
- (4) Any land use and/or subdivision consent application enabling dwellings, after 2,000 dwellings have been consented within the Precinct
- (a) Transport effects and the safe and efficient operation of the existing and future surrounding transport network for all modes including public transport and active modes.
  - (b) Traffic network design, safety, efficiency and functionality.
  - (c) Trip generation and traffic volumes.
  - (d) Road and intersection performance.
  - (e) Alternative Travel Modes.
  - (f) Travel Demand management measures.
  - (g) Accessibility and connectivity to public transport services and facilities.
  - (h) Transport connections to adjacent land.
  - (i) Other transport or roading improvements.
- (5) **[subject to appeal]**

#### **I447.7.2. Assessment criteria**

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

- (1) Stormwater Management Structures in a Stormwater Control Area
  - (a) The design and efficacy of stormwater infrastructure devices.



- (b) Stormwater management calculations that confirm the design and capacity of the stormwater management structure is fit for purpose and satisfies the requirements of the any SMP.
- (c) A Landscape Plan that identifies the landscaping proposed, a planting plan and maintenance plan to ensure quality visual amenity outcomes.
- (d) An Operation and Maintenance Plan for the design of the structure proposed.
- (e) The extent to which interference with public use and enjoyment of proposed open space is minimised where stormwater detention and retention ponds and wetlands are proposed to be located in or adjacent to public open space.
- (f) Whether safe and direct access can be provided to enable the maintenance of stormwater detention and retention ponds and wetlands.
- (g) Whether there will be health and safety effects associated with stormwater detention and retention ponds and wetlands and the extent to which these can be mitigated through measures such as fencing.
- (h) An assessment of storm events from 10 year – 100 year ARI to determine any attenuation measures required within the Precinct.

(2) Protected Streams and Margins

The extent to which:

- (a) Streams can be retained through re-alignment and raising of stream beds to integrate with land contouring;
- (b) Ten metre riparian native planting will be provided along each side of any re-aligned stream;
- (c) Where streams are proposed to be reclaimed with no vertical or horizontal re-alignment, the degree and extent of off-setting, and compensation;
- (d) Management of water flow is achieved to prevent flooding of residential sites;
- (e) Base flows to the head of retained streams affected by any reclamation of a permanent stream are maintained;
- (f) Reclamation achieves the minimum road grade requirements.
- (g) Development potential will be lost without reclamation works, balanced against the ecological value of the stream to be reclaimed.
- (h) The ecological classification of the underlying stream is maintained.

- (i) The 'effects management hierarchy' (avoidance, remediation, mitigation, offset) has been applied.
- (j) The degree of mitigation or offset where changes to the vertical and horizontal alignment are proposed.

(3) High Contaminant Yielding Materials

- (a) Proposed water quality treatment measures.
- (b) The extent to which runoff from buildings and additions to buildings is mitigated through a treatment approach.

(4) Any land use and/or subdivision consent application enabling dwellings, after 2,000 dwellings have been consented within the Precinct

- (a) The extent to which the proposal avoids or mitigates transport effects and ensures the safe and efficient operation of the existing and future surrounding transport network for all modes including public transport and active modes.
- (b) The extent to which the following affect the operation and capacity of the transport network:
  - (i) Trip Generation and traffic volumes of the existing and future surrounding transport network including additional traffic numbers and directional movements along Jesmond Road and SH22.
  - (ii) Traffic network design, safety, efficiency and functionality, including the extent to which the delay in providing the upgrades and transport improvements compromises the safety and efficiency of the transport network.
  - (iii) Road and Intersection Performance.
  - (iv) Travel Demand Management measures.
  - (v) Accessibility and connections to public transport facilities and services.
  - (vi) Travel modes choice including public transport and active modes, provision of cycle and pedestrian networks.
  - (vii) Connections with adjacent land.
  - (viii) Other transport or roading improvements in addition to those required in this Precinct.

(5) **[subject to appeal]**

**I447.8. Special information requirements**

(1) Transport Assessment Report

Any new road intersection or upgraded existing road intersection with Oira Road, Jesmond Road or SH22, shall be supported by a Transport Assessment Report (including forecast transport modelling and land use assumptions), prepared by a suitably qualified transport engineer and independent Road Safety Audit confirming the location and design of any road and its intersection(s) supports the safe and efficient function of the transport network.

**I447.9. Precinct Definition**

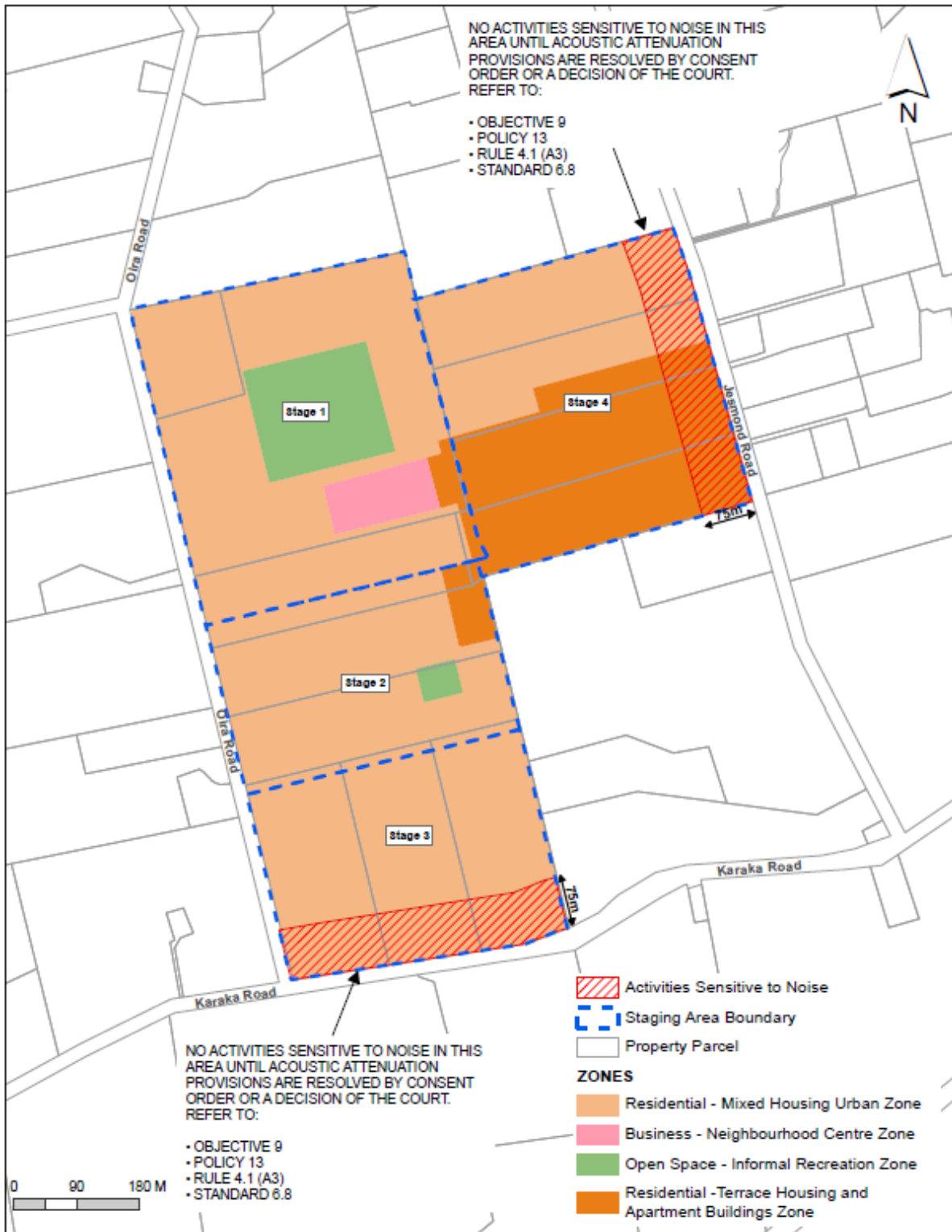
Mana Whenua Cultural Identity Marker

Includes

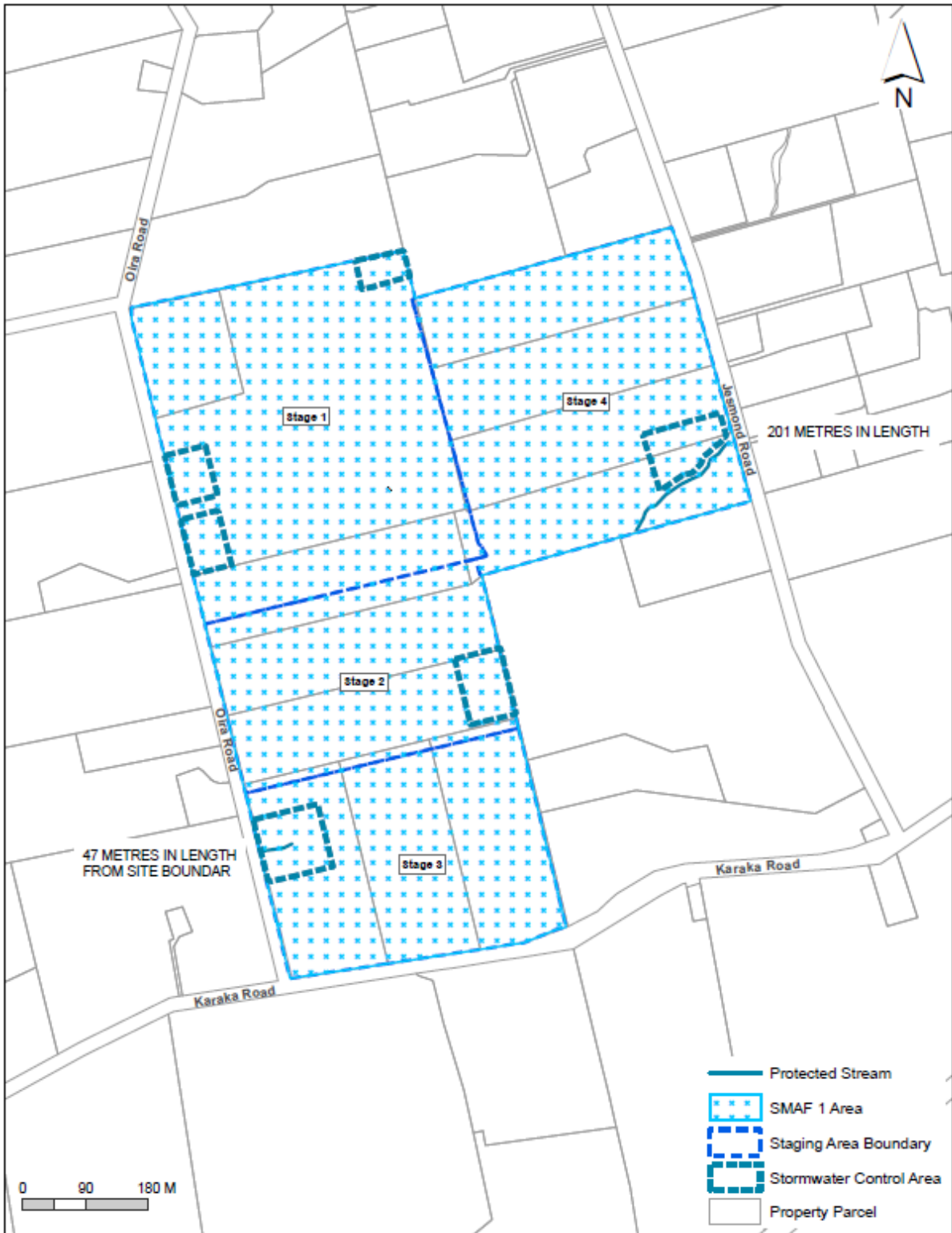
- Pouwhenua
- Carvings
- Waka
- Architectural detailing
- Facial representations
- Bone or stone symbols
- Monuments.

**I447.10. Precinct Plans**

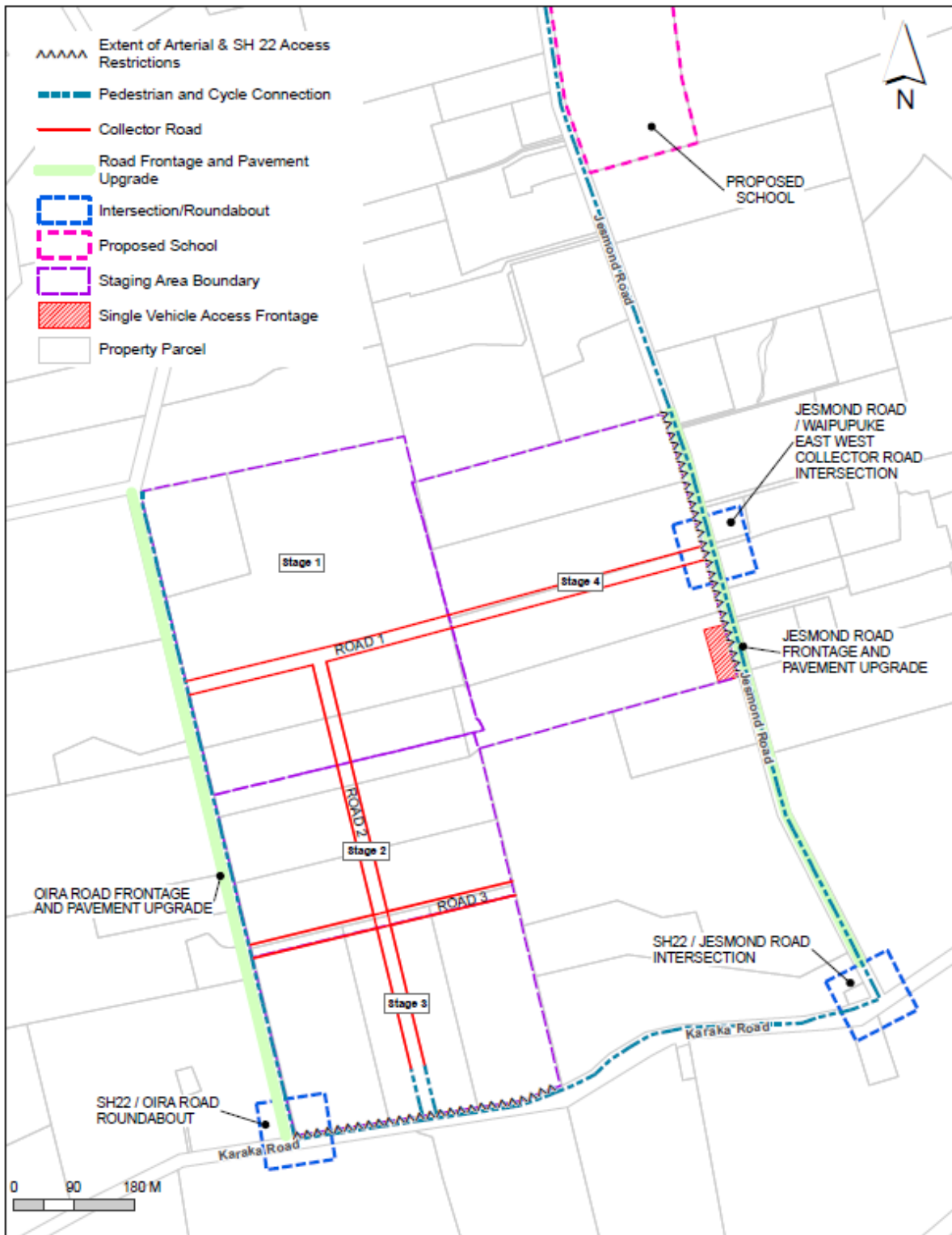
**I447.10.1. Waipupuke Precinct Plan 1 Zoning and Stages**



I447.10.2. Waipupuke Precinct Plan 2 – Controls



I447.10.3. Waipupuke Precinct Plan 3 Transport



**Appendix 1 Road Function and Required Design Elements Table**

Road Name (refer to Precinct Plan)	Proposed Role and Function of Road in Precinct Area	Minimum Road Reserve (subject to note 1)	Total number of lanes	Speed Limit (Design)	Access Restrictions	Bus Provision (subject to note 3)	On Street Parking	Cycle provision (subject to note 2)	Pedestrian provision
Jesmond Road - Arterial Road (Interim Profile with separated active transport provisions)	Arterial	30m	2 lanes (2 x 3.5m) Note: 2 additional traffic lanes to be provided at a later time to enable FTN	50 km/hr	Yes	Yes	No	Yes Separated on the western side of Jesmond Road only	Yes On the western side of Jesmond Road
Oira Road - Collector Road with separated active transport provisions	Collector	22m	2 lanes (2 x 3.5m)	40	Yes	Yes	Yes	Yes, Separated on the eastern side of Oira Road only	Yes On the eastern side of Oira Road only
Road 1: East-West Collector Road with separated active transport provisions	Collector	21m (subject to note 4)	2 lanes (2 x 3.5m)	40	Yes	Yes	Yes	Yes, Separated on both sides	Yes, Both sides
Road 2: North - South Collector Road with separated active	Collector	21m (subject to note 4)	2 lanes (2 x 3m)	40	Yes	No	Yes	Yes Separated on both	Yes Both sides

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transport provision								sides	
Road 3: East-West Collector Road with separated active transport provision	Collector	21m (subject to note 4)	2 lanes (2 x 3m)	40	No	No	Yes	Yes, Separated on both sides	Yes Both sides

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

Note 2: Type of Cycle Provision i.e. separated path, to be confirmed at the Engineering Plan Approval stage, based on nature and character of the Road.

Note 3: Carriageway and intersection geometry capable of accommodating buses.

Note 4: Typical minimum cross section must be designed to accommodate the necessary transport elements and network utilities within the road reserve and to be confirmed at Engineering Plan Approval stage.