

Chapter I Precincts - North Part 1
1500 Albany 3 Precinct
1501 Albany 9 Precinct
1502 Albany Centre Precinct
1508 Devonport Peninsula Precinct
1516 Kumeu Precinct

I500. Albany 3 Precinct

I500.1. Precinct description

The Albany 3 Precinct applies to 13 hectares of land at 29, 40A and 42 Kewa Road, Albany Heights. This precinct is comprised of three sub-precincts; Sub-precincts A, B and C. The purpose of the precinct is to provide for development and subdivision in a manner that addresses all of the following matters:

- the protection of any significant natural features of the land, including landscape impacts on the Lucas Creek escarpment, and impacts arising from the identified ridgeline sites and eventual building heights in this area;
- maintain the water quality for the Lucas Creek catchment; and
- manage onsite stormwater management.

The zoning of land within this precinct is Residential — Single House Zone.

I500.2. Objectives [rp/dp]

- (1) Development and subdivision is designed and implemented in a comprehensive, efficient and integrated way.
- (2) Development takes place outside of the landscape protection area, the proposed reserve, and the proposed drainage reserve illustrated on the precinct plan.
- (3) The significant natural features of the land are protected.
- (4) The water quality of the Lucas Creek catchment is maintained.

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

I500.3. Policies [rp/dp]

- (1) Restrict subdivision and development within Albany 3 where it does not comply with the minimum site size requirements.
- (2) Prevent development in the landscape protection area, the proposed reserve, and the proposed drainage reserve indicated on the Albany 3: Precinct plan 1.
- (3) Protect significant natural features of land, including landscape impacts on the Lucas Creek escarpment, and impacts arising from the identified ridgeline sites in Sub-precinct B.
- (4) Require that development maintains the water quality of the Lucas Creek catchment.

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

1500.4. Activity table

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

Table 1500.4.1 Activity table specifies the activity status of development and subdivision activities in the Albany 3 Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991.

A blank in Table 1500.4.1 Activity table below means that the provisions of the overlays, zone or Auckland wide apply.

Table 1500.4.1: Activity table

Activity		Activity status
Development		
(A1)	New buildings and additions to buildings which meet Standard 1500.6.1 and Standard 1500.6.2	
(A2)	New buildings and additions to buildings which do not meet Standard 1500.6.1 and Standard 1500.6.2	NC
Subdivision		
(A3)	Subdivision around existing buildings and development	
(A4)	Subdivision in accordance with an approved land use resource consent	
(A5)	Vacant sites subdivision involving parent sites of less than 1ha	
(A6)	Subdivision listed in (A3) to (A5) which meets Standard 1500.6.3	RD
(A7)	Subdivision listed in (A3) to (A5) which does not meet Standard 1500.6.3	D

1500.5. Notification

- (1) Any application for resource consent for an activity listed in Table 1500.4.1 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\(4\)](#).

1500.6. Standards

The overlay, Auckland wide and zone standards apply in this precinct, except for both of the following:

- [E38 Subdivision – Urban](#) Standard [E38.8.2.3](#) Vacant sites subdivisions involving parent sites of less than 1 hectare; and

- ~~E38 Subdivision – Urban – Standard E38.8.3.1. Vacant sites subdivision involving parent sites of 1 hectare or greater.~~

All activities listed as permitted, controlled or restricted discretionary activities in Table I500.4.1 must comply with the following activity standards:

Development

I500.6.1. Building height

- (1) ~~New buildings and additions to buildings within the area identified on Albany 3: Precinct plan 1 as 'Restriction of Single Level Dwelling on Ridgeline Sites' must not be greater than 4 metres in height.~~

I500.6.2. Location of new buildings and additions to buildings

- (1) ~~New buildings and additions to buildings must be located outside the landscape protection, the proposed reserve, and the proposed drainage reserve areas identified on the precinct plan.~~

Subdivision

I500.6.3. Minimum site size

- (1) ~~Subdivision must comply with the minimum net site areas listed in Table I500.6.3.1.~~

Table I500.6.3.1: Minimum net site area

Sub-precinct	Minimum net site area
A	1000m ²
B	700m ²
C	500m ²

I500.7. Assessment – controlled activities

~~There are no controlled activities in this precinct~~

I500.8. Assessment – restricted discretionary activities

I500.8.1. 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 or Auckland wide provisions:~~

- (1) ~~any effects associated with the subdivision design; and~~
- (2) ~~any effects on the natural features of the site.~~

I500.8.2. 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) Any effects associated with the subdivision design:~~

~~(a) the extent to which the layout of subdivision is consistent with Albany 3: Precinct plan 1;~~

~~(b) whether natural features have been appropriately protected; and~~

~~(c) whether landscaping has been undertaken in accordance with Precinct plan 1.~~

~~(2) Any effects on natural features of the site:~~

~~(a) whether development appropriately protects the natural features of the Lucas Creek escarpment;~~

~~(b) whether prominent ridgelines are protected from inappropriate development; and~~

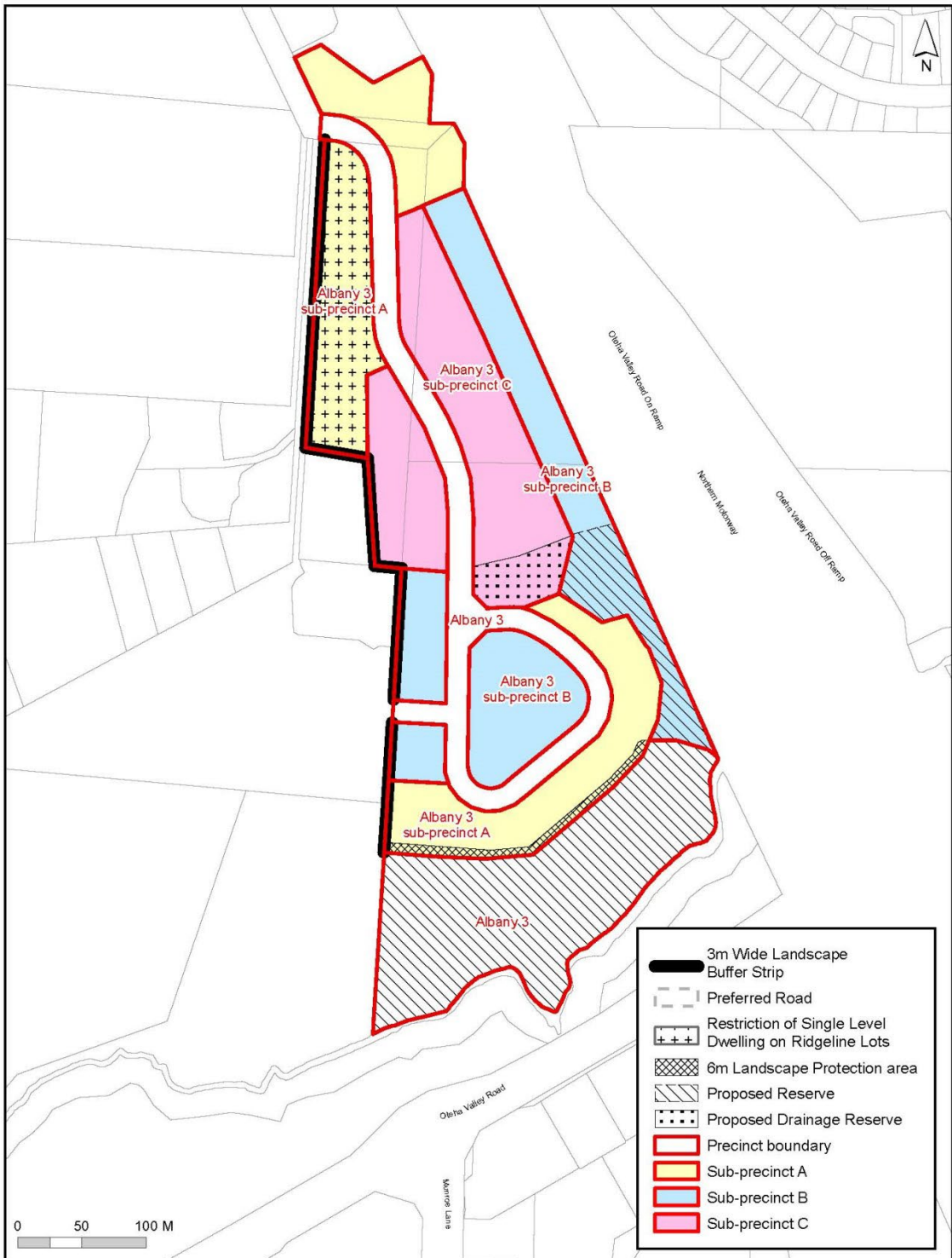
~~(c) whether development will maintain the water quality of the Lucas Creek catchment.~~

I500.9. Special information requirements

~~There are no special information requirements in this precinct.~~

I500.10. Precinct plans

1500.10.1 Albany 3: Precinct plan 1



I501. Albany 9 Precinct

I501.1. Precinct Description

The Albany 9 Precinct applies to the Massey University Albany Campus which was established in 1993 and which spreads across 67 hectares of land between the Albany Expressway, Albany Highway, Bush Road and the Fernhill Escarpment.

The campus is divided into four areas and is characterised by a coherence in architectural style and building materials. The majority of the campus contains extensive areas of open pasture and regenerating native vegetation and buildings are concentrated along prominent ridgelines.

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, 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 Albany 9 Precinct is the Business - Mixed Use Zone for Sub-precincts A, B and D and Residential - Mixed Housing ~~Suburban~~ Urban Zone for Sub-precinct C.

I501.2. 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.

I501.3. 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 campuses.

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

I501.4. Activity table

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

The rules in Activity Table I501.4.1 in I501 Albany 9 Precinct as they relate to the construction and use of up to 3 dwellings per site replace the rules in the underlying zones for the construction and use of up to 3 dwellings per site.

Table I501.4.1 Activity table specifies the activity status of land use and development activities in the Albany 9 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I501.4.1

Activity		Activity status
Use		
Accommodation		
(A1)	Dwellings accessory to tertiary education facilities	P
(A2)	Student Accommodation	P
(A3)	Visitor Accommodation	P
Commerce		
(A4)	Carnivals, concerts, fairs, markets and festivals	P
(A5)	Commercial Services	P
(A6)	Conferences, meetings, receptions and function facilities	P
(A7)	Entertainment Facilities accessory to tertiary education facilities	P
(A8)	Laboratories and clinics	P
(A9)	Licensed premises accessory to tertiary education facilities	P
(A10)	Light manufacturing and servicing accessory to tertiary education facilities	P
(A11)	Offices accessory to tertiary education facilities	P
(A12)	Retail up to 450m ² gross floor area per tenancy	D
(A13)	Retail greater than 450 m ² gross floor area per tenancy	NC

I501 Albany 9 Precinct

(A14)	Total combined retail over 3000m ² gross floor area within Sub-precincts A, B and D	NC
(A15)	Total combined retail over 2000m ² gross floor area within Sub-precinct C	NC
(A16)	Supermarkets greater than 450m ² gross floor area per tenancy	NC
Community		
(A17)	Artworks	P
(A18)	Care centres	P
(A19)	Community facilities	P
(A20)	Community use of education and tertiary education facilities	P
(A21)	Displays and exhibitions	P
(A22)	Healthcare facilities	P
(A23)	Informal recreation	P
(A24)	Information facilities	P
(A25)	Marae and fale complexes	P
(A26)	Organised sport and recreation	P
(A27)	Public amenities	P
(A28)	Recreation facility	P
(A29)	Recreation trails	P
(A30)	Tertiary Education facilities	P
Rural		
(A31)	Horticulture	P
(A32)	Pastoral farming accessory to tertiary education facilities and on sites larger than 4ha, excluding pig keeping and pig farming	P
Development		
(A33)	Accessory Buildings	P
(A34)	Buildings, alterations, additions and demolition unless otherwise specified below	P
(A35)	Buildings, alterations, additions and demolition visible from and located within 10m of a road or open space	RD
(A36)	Buildings greater than 500m ² gross floor area	RD

(A37)	Parking buildings	RD
(A38)	Parks maintenance	P
(A39)	Sport and recreation structures	P
(A40)	Waste management facilities accessory to tertiary education facilities	P

I501.5. Notification

- (1) Any application for resource consent for an activity listed in table I501.4.1 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\(4\)](#).

I501.6. Standards

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

The standards in I501.6 in I501 Albany 9 Precinct as they relate to the construction and use of up to 3 dwellings per site replace the corresponding standards in the underlying Business – Mixed Use Zone and Residential - Mixed Housing Urban Zone for the construction and use of up to 3 dwellings per site.

All activities listed as permitted and restricted discretionary in Table I501.4.1 Activity table must comply with the following standards.

I501.6.1. Building height

- (1) Buildings must not exceed the heights as set out below:

Sub precinct	Maximum height (m)
A and B	32.5m

I501.6.2. Building coverage

- (1) The building coverage must not exceed 50% of the whole precinct.

I501.6.3. 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 sub-precinct boundary.

I501.6.4. 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.

I501.6.5. Yards

The following standard applies to any boundary in Sub-precincts A, B and D 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

I501.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I501.8. Assessment – restricted discretionary activities

I501.8.1. 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 500m² 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.

I501.8.2. 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 500m² 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 should:
 - 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 I501.8.2(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, car parking, 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 Albany Expressway 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.

I501.9. Special information requirements

There are no special information requirements for this section.

I501.10. Precinct Plans

There are no precinct plans in this precinct.

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 provides sufficient off-street parking and 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.

The rules in Activity Table I502.4.1 in I502 Albany Centre Precinct as they relate to the construction and use of up to 3 dwellings per site replace the rules in the underlying zones for the construction and use of up to 3 dwellings per site.

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			
Accommodation				
(A2)	Dwellings		RD	RD
(A3)	Retirement villages		RD	RD
(A4)	Supported residential care		RD	RD
Commerce				
(A5)	Entertainment facilities	RD	RD	
(A6)	Food and beverage up to 200m ² gross floor area per tenancy	P	P	
(A7)	Food and beverage greater than 200m ² 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 ² gross floor area per site	D		RD
(A12)	Retail up to 100m ² gross floor area per tenancy	P	P	
(A13)	Retail greater than 100m ² gross floor area per tenancy	D	D	
(A14)	Retail up to 2000m ² gross floor area per tenancy in Sub-precinct C	NA	NA	NC
(A15)	Retail greater than 2000m ² 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
Industry				
(A19)	Light manufacturing and servicing	RD	RD	
(A20)	Repair and maintenance services	RD	RD	
(A21)	Warehousing and storage	RD	RD	
Development				
(A22)	Additions and alterations to buildings that are	P	P	P

	less than 15m ² in area on the facade of a building that fronts a road or Open Space Zone			
(A23)	New buildings and any modifications to a building other than those listed above			
Subdivision				
(A24)	Subdivision			

Table I502.4.2 Activity Table – Sub-precinct D

Activity		Activity status
Use		
Commerce		
(A25)	Retail up to 450m ² 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 ² 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 ² per tenancy within other activity areas (see Albany Centre: Precinct plan 3 – Sub-precinct D activity areas)	NC
Subdivision		
(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.

The standards in I502.6 in I502 Albany Centre Precinct as they relate to the construction and use of up to 3 dwellings per site replace the corresponding standards in the underlying Business – Metropolitan Centre Zone and Business – Business Park Zone for the construction and use of up to 3 dwellings per site.

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 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

Activity area	Minimum landscaped area
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 200m² 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 200m² 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 500m² 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 450m² 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 200m² 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 200m² 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 500m² per site, service stations:
- (a) Reverse sensitivity and displacement of car-oriented commercial and entertainment activities:
 - (i) residential, offices greater than 500m² 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 450m² 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

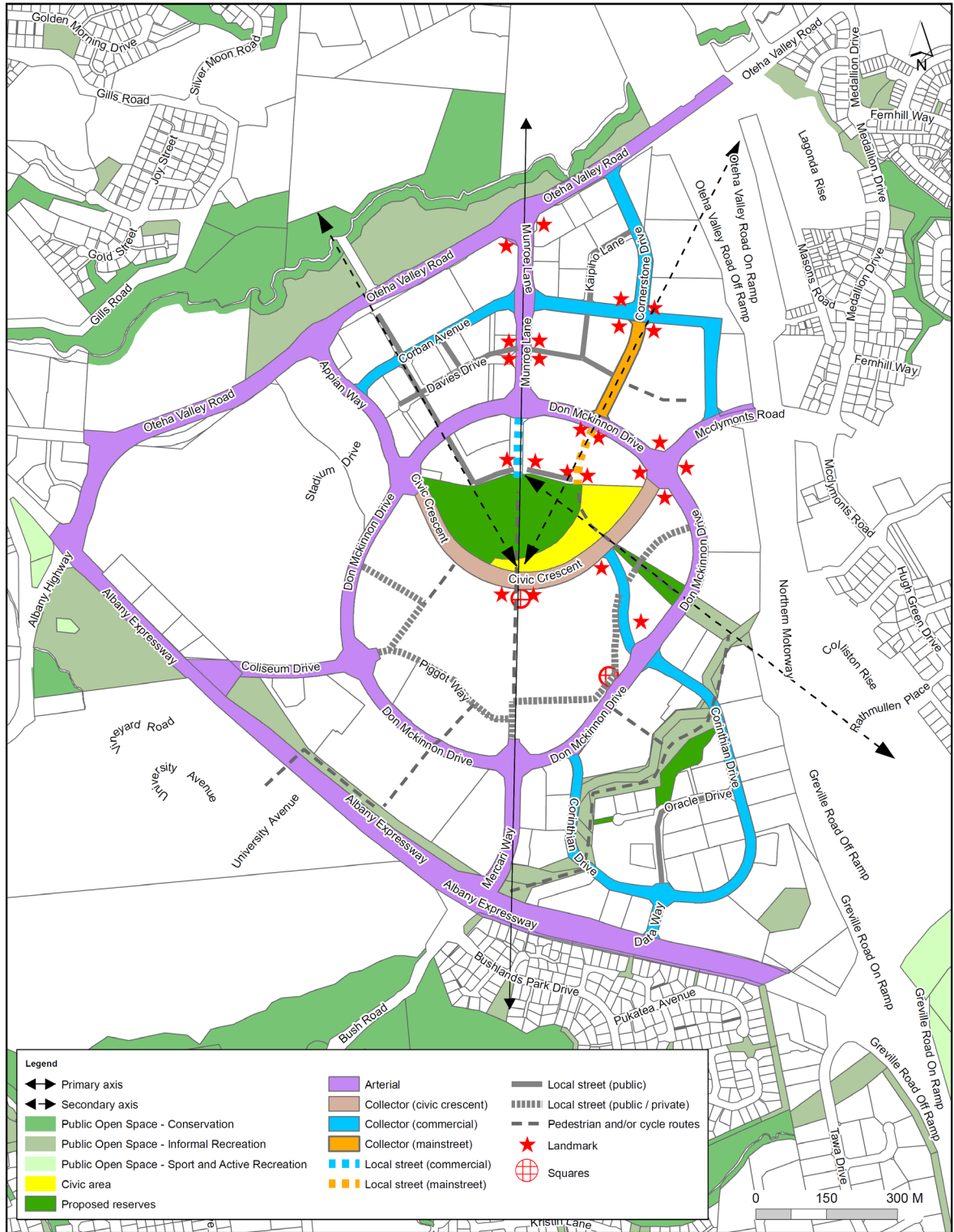
- (a) compliance with I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre:
 - (i) local streets should be provided to ensure good amenity and the same level of connectivity for pedestrians and motorists as that indicated on Albany Centre: Precinct plan 1 – Albany Centre; and
 - (ii) reserves, features 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.

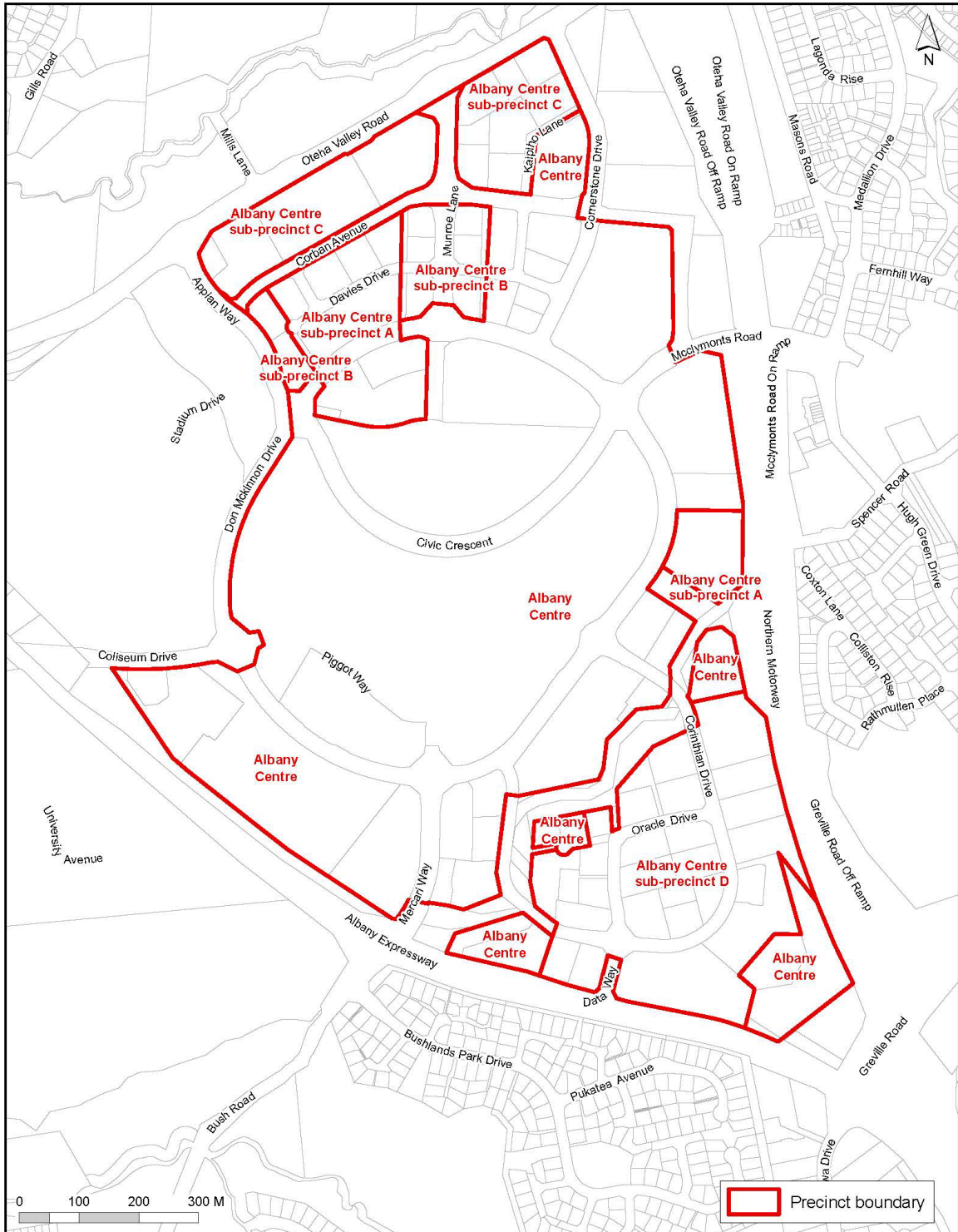
1502.10. Precinct plans

1502.10.1 Albany Centre: Precinct plan 1 – Albany Centre

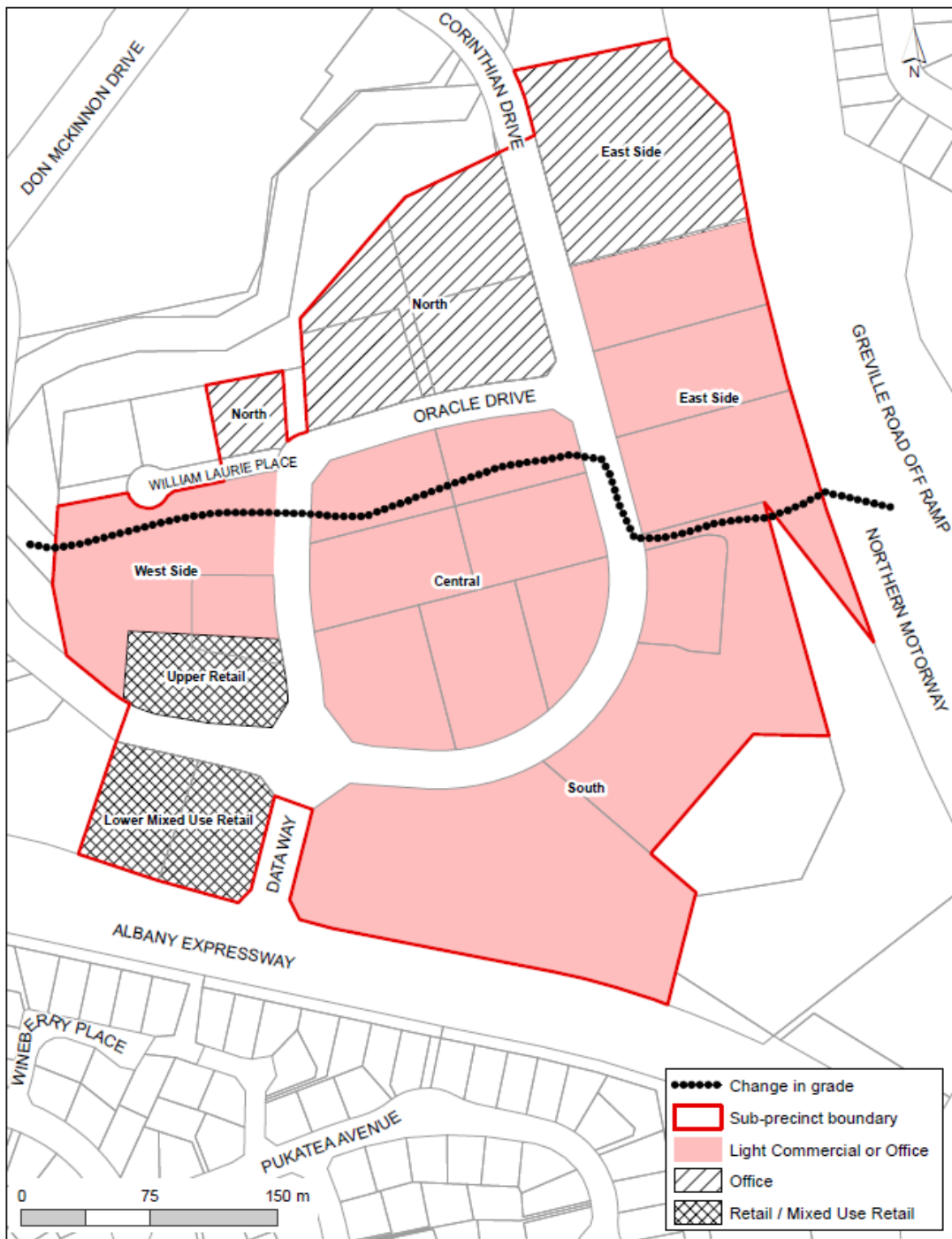


1502 Albany Centre Precinct

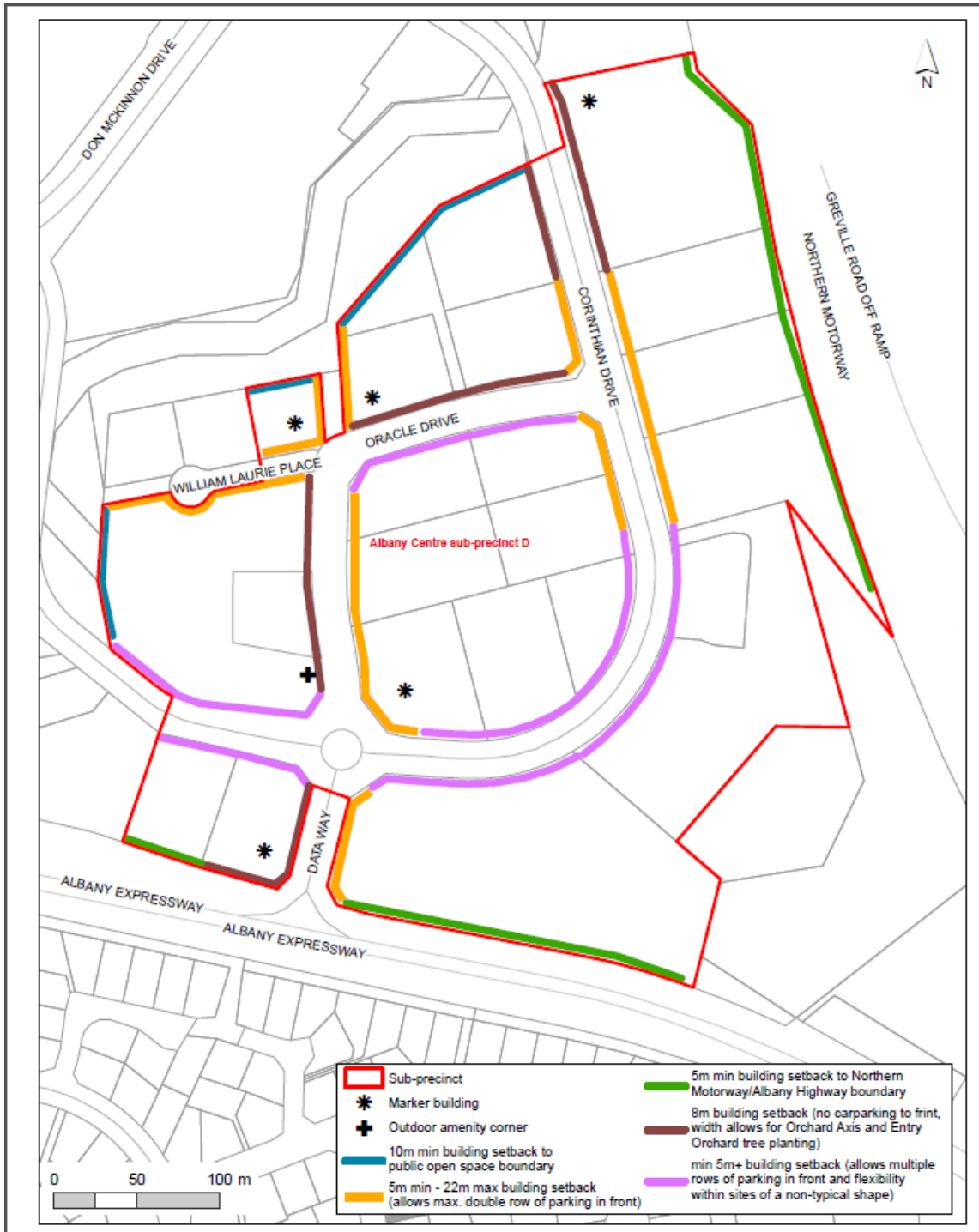
1502.10.2 Albany Centre: Precinct plan 2 – sub-precincts



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

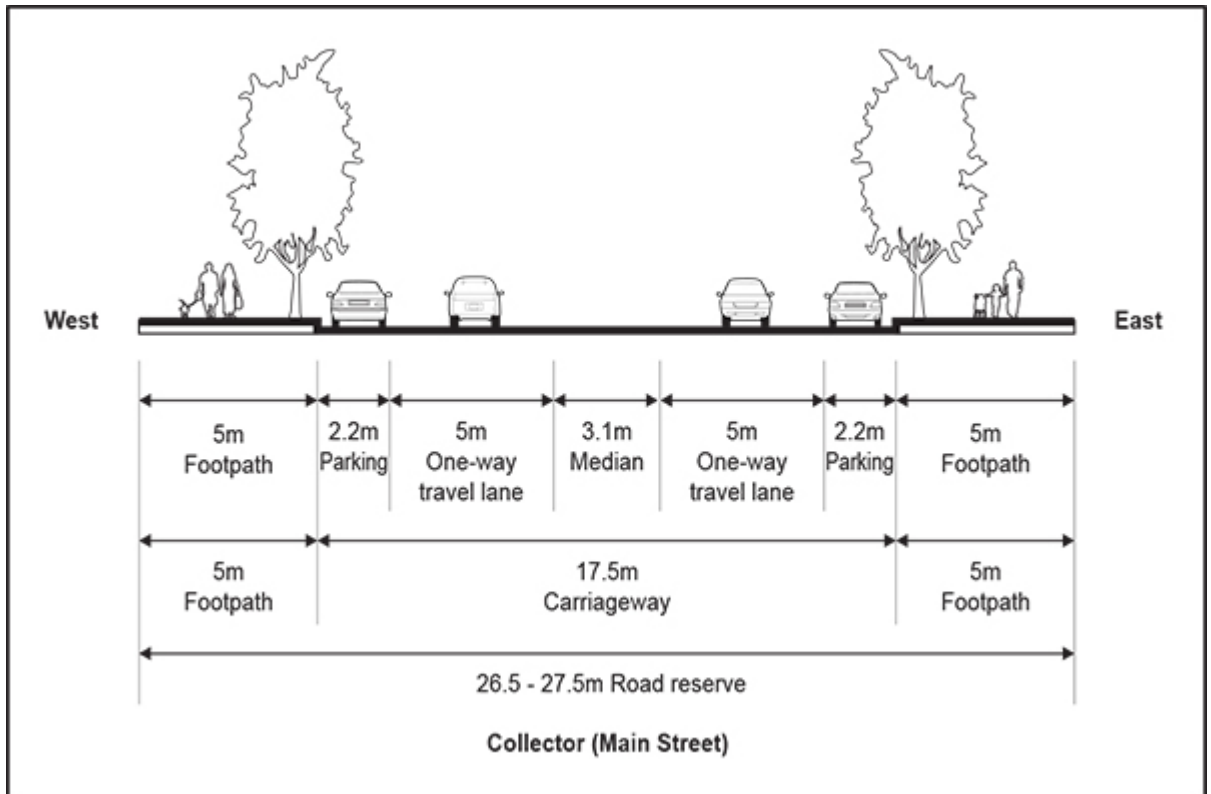


I502.10.4 Albany Centre: Precinct plan 4 – Sub-precinct D building setbacks

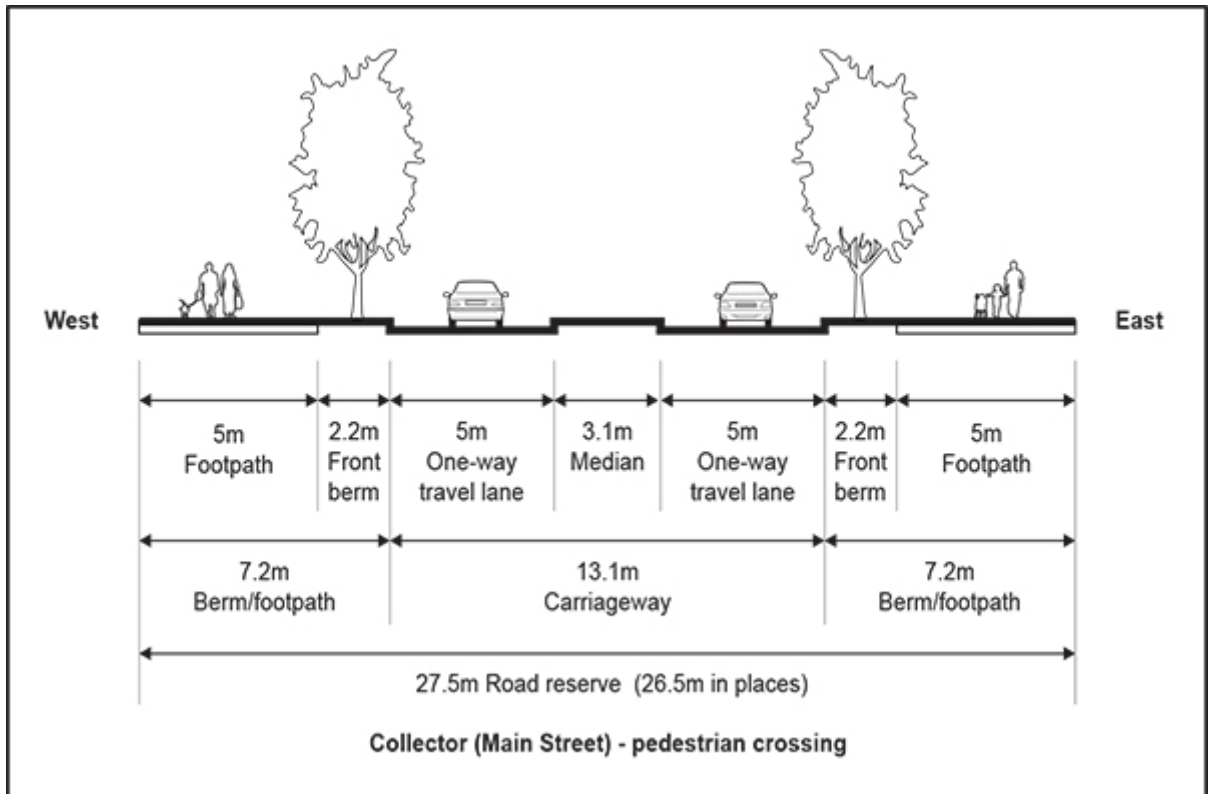


I502.11. Appendix 1: Albany Centre street cross sections

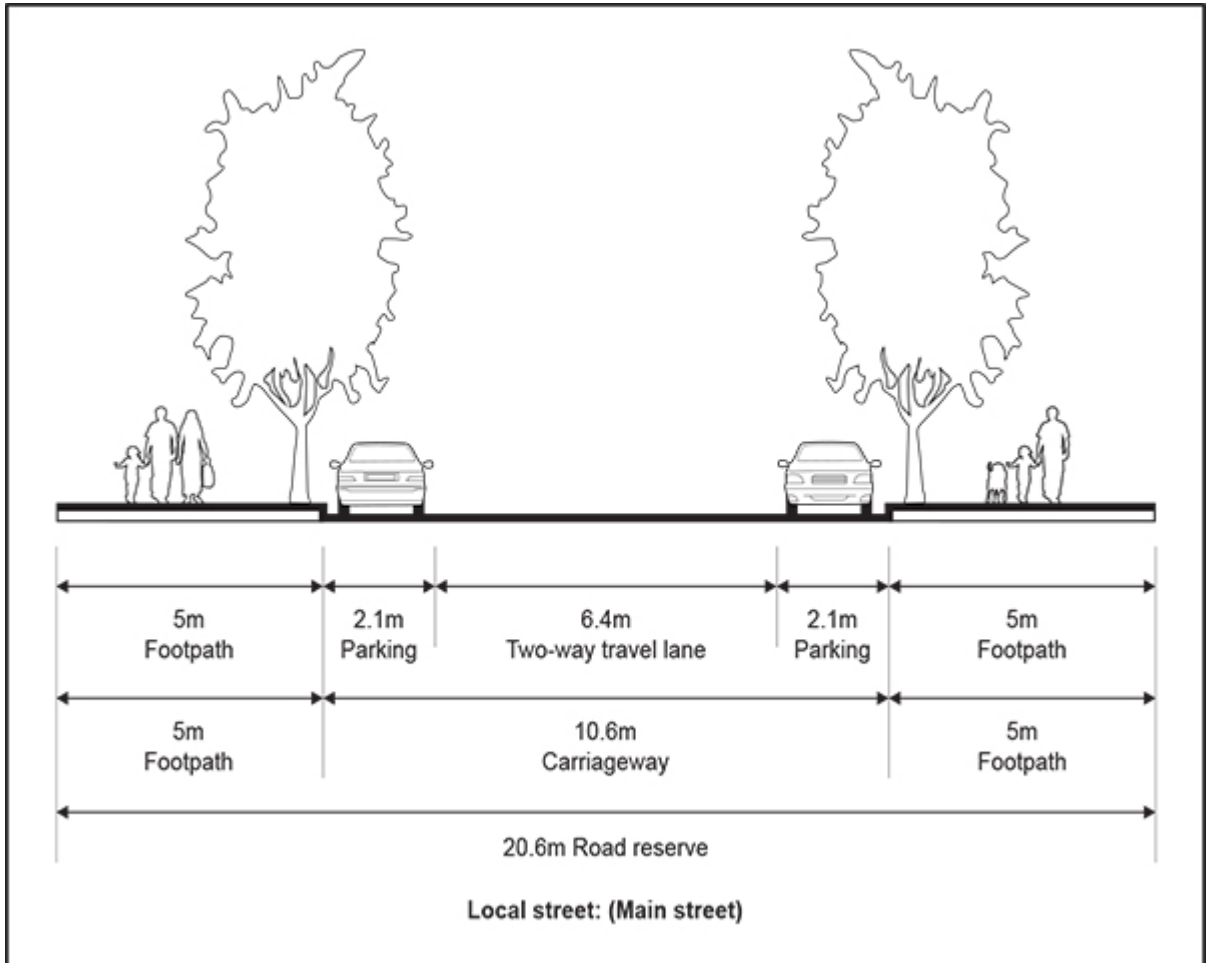
I502.11.1. Collector (Main street)



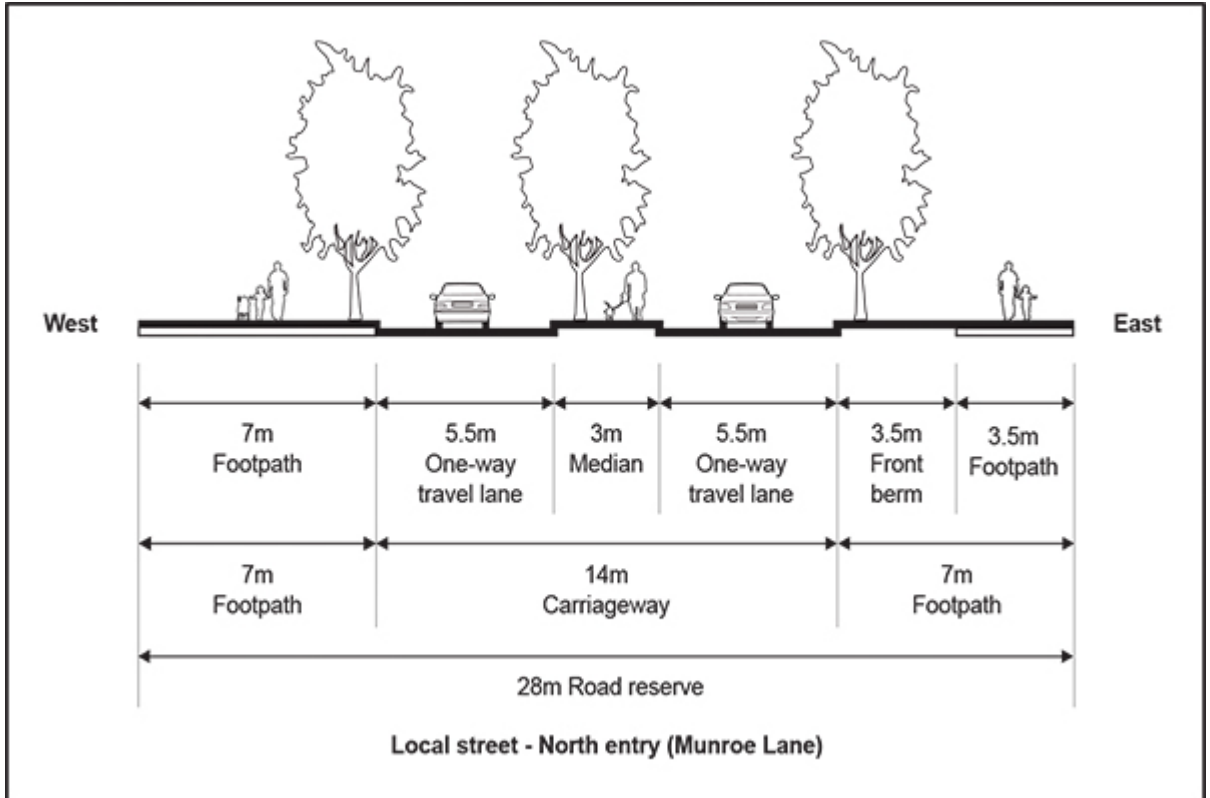
I502.11.2. Collector (Main street) – pedestrian crossing



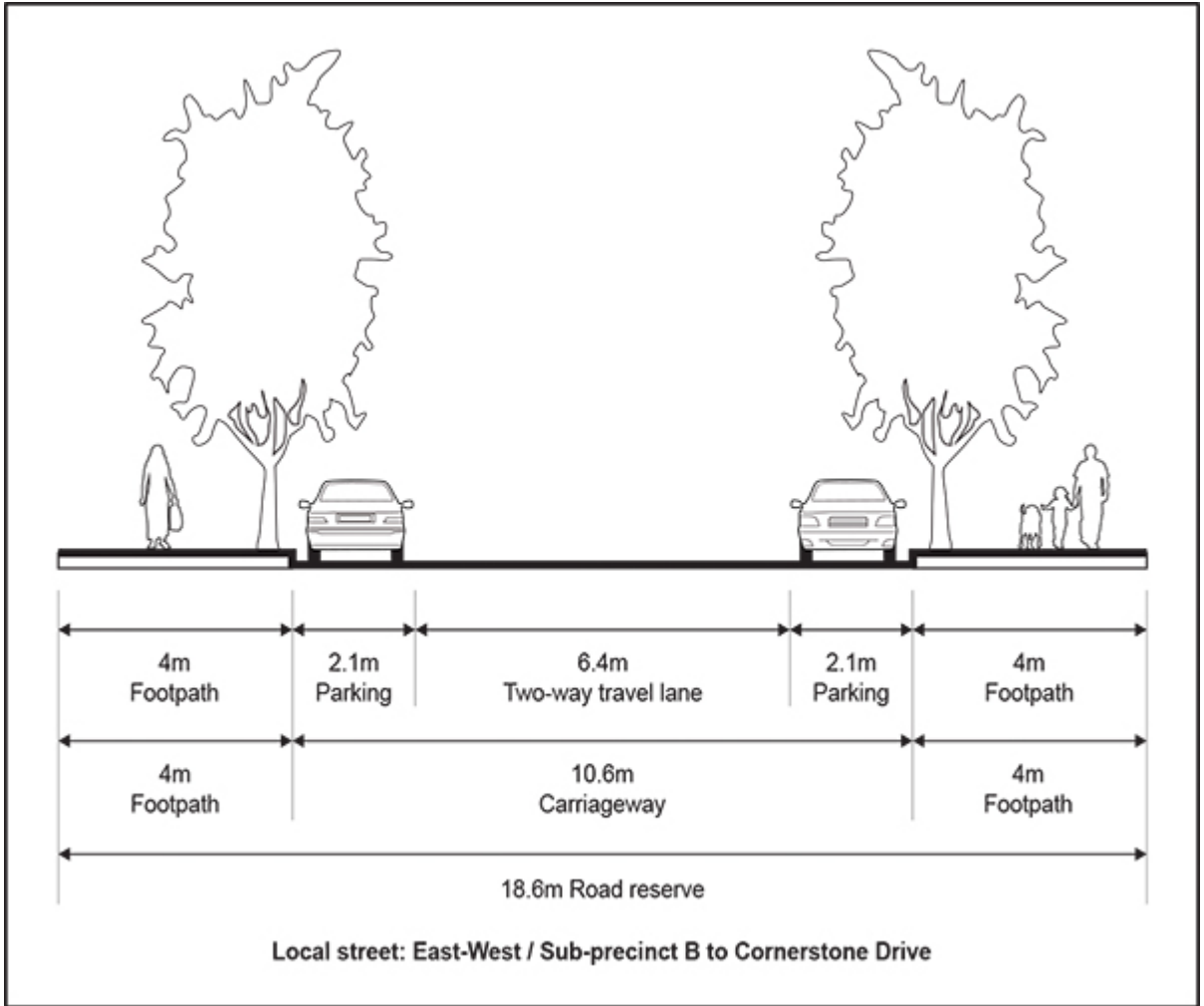
I502.11.3. Local street (Main street)



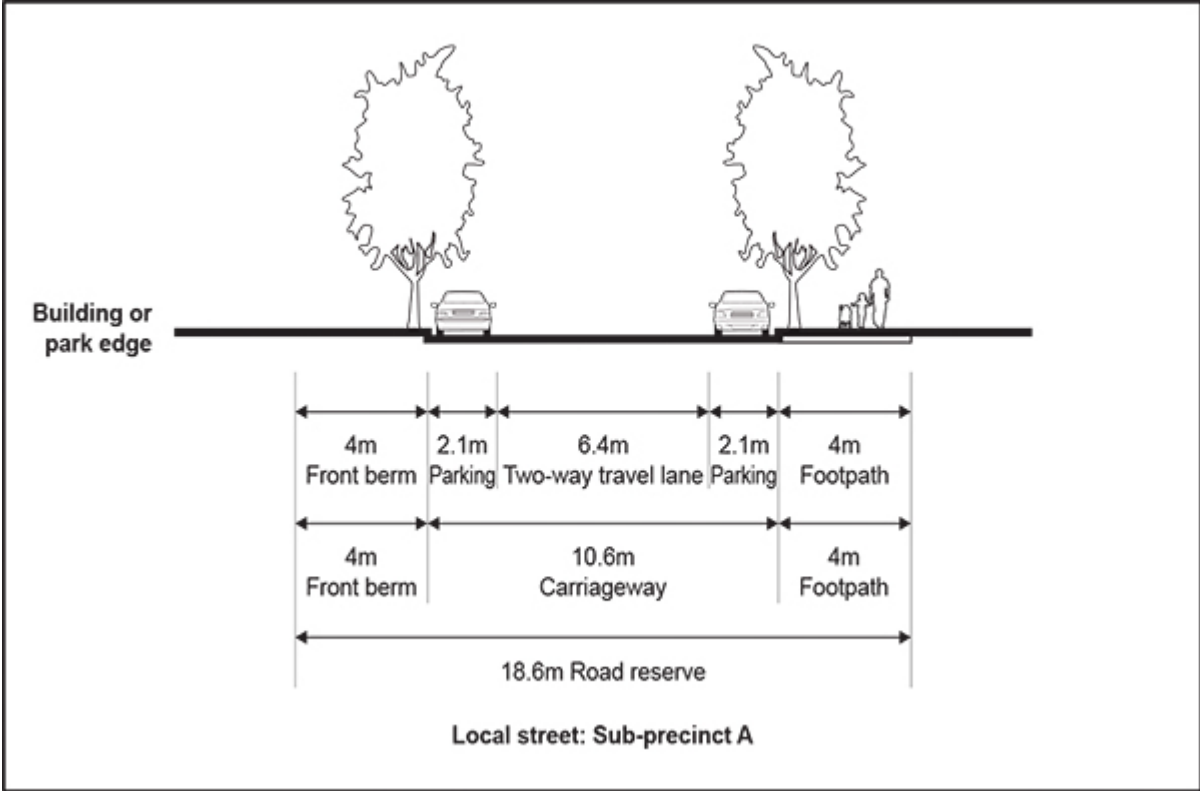
I502.11.4. Local Street – North entry (Munroe Lane)



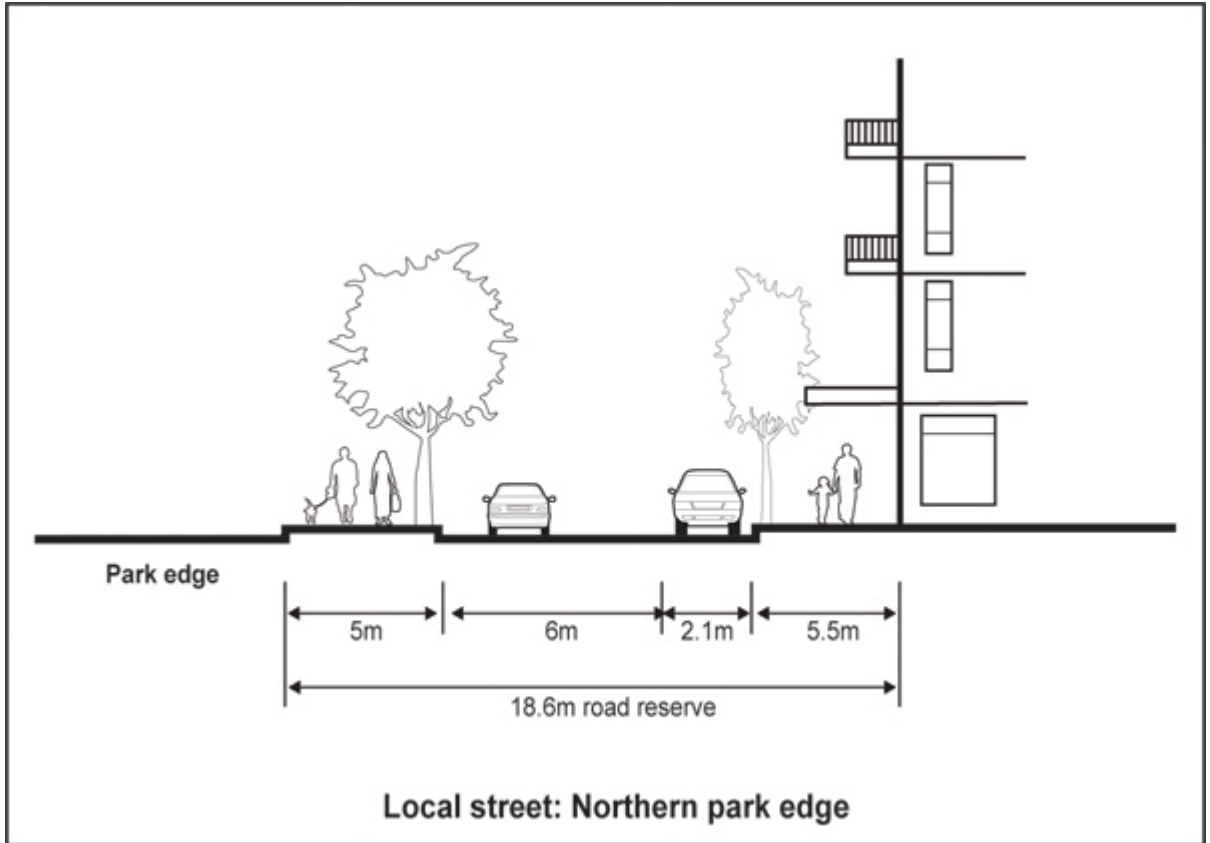
I502.11.5. Local street – East-West / Sub-precinct B to Cornerstone drive



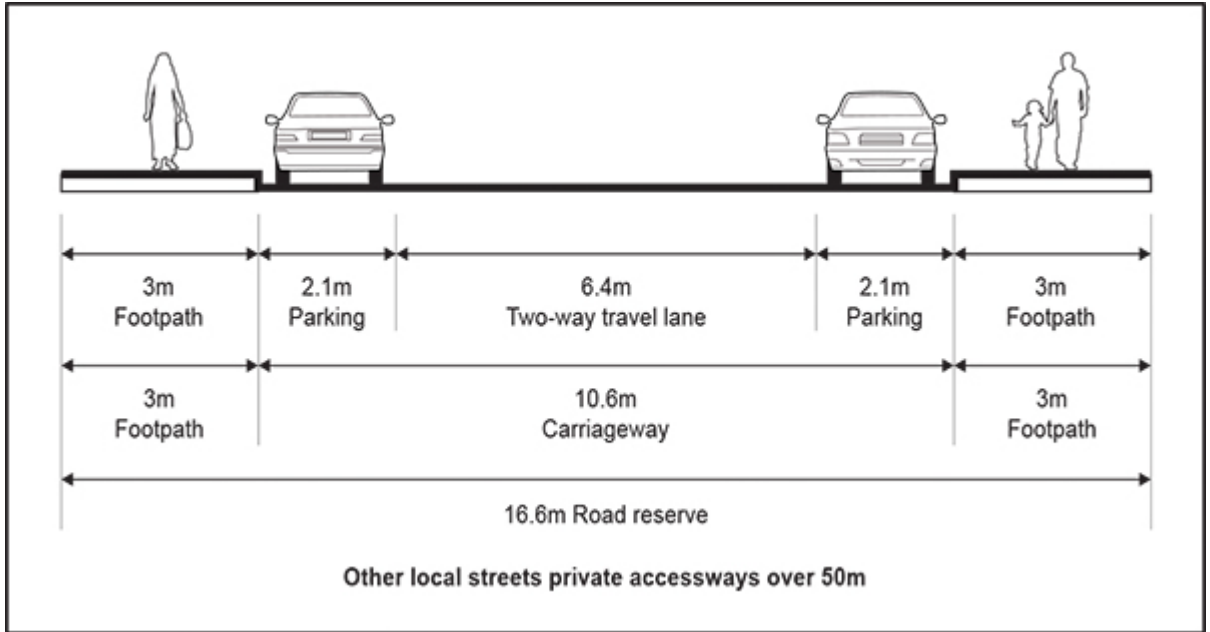
I502.11.6. Local street – Sub-precinct A



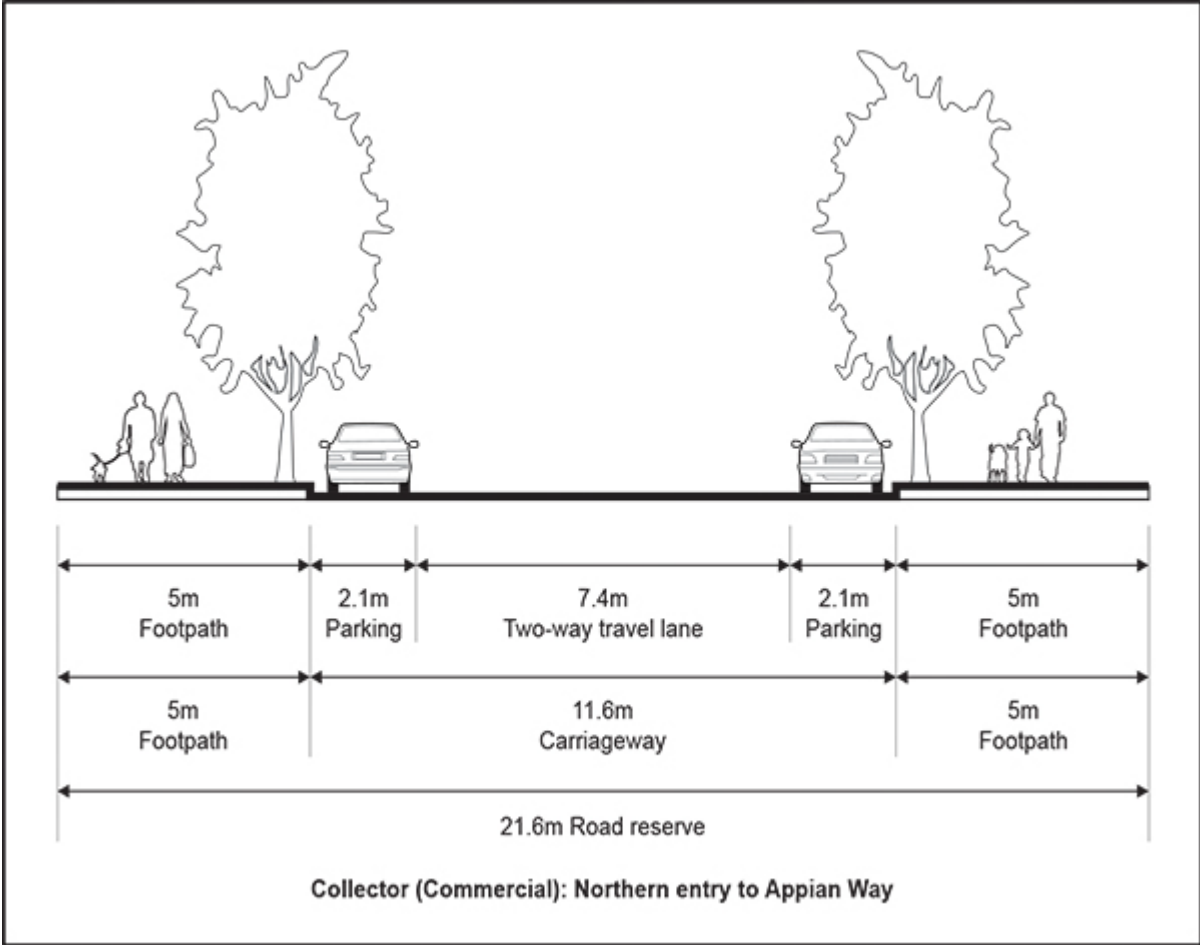
I502.11.7. Local street – Northern park edge



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



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



I508. Devonport Peninsula Precinct

I508.1. Precinct description

The purpose of the Devonport Peninsula precinct is to provide for the comprehensive residential development of the former Navy housing land holdings located in the suburbs of Devonport, Bayswater, Belmont and Hauraki on Auckland's North Shore.

The precinct enables additional building height and, as a consequence, increased intensity of development within these suburban locations. The provisions are designed to ensure that the effects generated as a result of the additional height and intensity are mitigated.

The precinct collectively covers 24.9 hectares of land and comprises six separate sub-precincts which range in size from 1.9ha to 7.3ha. The six sub-precincts recognise the opportunities and unique characteristics of each site and surrounds, and accordingly provide for variability in building height across each sub-precinct. These sub-precincts are identified as follows:

- Sub-precinct A - Marsden Street;
- Sub-precinct B - Birchfield Road;
- Sub-precinct C - Plymouth Crescent;
- Sub-precinct D - Hillary Crescent;
- Sub-precinct E - Vauxhall Road; and
- Sub-precinct F - Wakakura Crescent.

The size and aspect of the precinct landholdings and the proximity of community amenities and open space make it suitable to accommodate medium to higher density residential development.

The large site areas of the sub-precincts also provide the opportunity to locate up to five storey buildings away from established residential areas, and surrounding areas generally, to mitigate any adverse visual or dominance effects.

In this regard, four height areas have been identified within the sub-precincts with the maximum height for each area specified as follows:

- Area 1 – 16m (up to 5 storeys)
- Area 2 – 14.5m (up to 4 storeys)
- Area 3 – 11m (up to 3 storeys)
- Area 4 – 811m (up to 2 3 storeys).

Sub-precinct A - Marsden Street (refer to Devonport Peninsula: Precinct plan 1)

Sub-precinct A provides for the development of landholdings in and around Marsden Street and Waitemata Road, Hauraki, comprising approximately 4.1ha of land.

The sub-precinct has three height areas – Area 1 to reflect the opportunity for higher buildings with outlook across Jutland Reserve and the coastal edge of Shoal Bay, Area 2 adjacent to Hauraki Primary School, and Area 4 alongside the east and west residential

zone interfaces respectively.

Sub precinct B - Birchfield Road (refer to Devonport Peninsula: Precinct plan 2)

Sub-precinct B provides for the development of landholdings in and around Birchfield Road and Francis Street, Hauraki, comprising approximately 1.9ha of land.

The sub-precinct has three height areas – Area 2 adjacent to Jutland Reserve, Area 3 in the central core of the site, and Area 4 along the south-western interfaces with the adjacent residential properties to address potential edge effects.

Sub precinct C - Plymouth Crescent (refer to Devonport Peninsula: Precinct plan 3)

Sub-precinct C provides for the development of landholdings in and around Plymouth Crescent, Bayswater, comprising approximately 7.1ha of land.

The sub-precinct has four height areas – Area 1 enabling greater height adjacent to Plymouth Reserve, Area 2 fronting Roberts Road, opposite Bayswater Park, Area 3 fronting Roberts Road and alongside the north-eastern residential area, and Area 4 adjacent to the west and east residential interfaces.

Sub precinct D - Hillary Crescent (refer to Devonport Peninsula: Precinct plan 4)

Sub-precinct D provides for the development of landholdings in and around Hillary Crescent, Belmont, comprising approximately 7.3ha of land.

The sub-precinct has three height areas - Area 1 adjacent to Northboro Reserve, Area 3 along the west of Eversleigh Road, and Area 4 alongside the north and south residential zone interfaces.

Sub precinct E - Vauxhall Road (refer to Devonport Peninsula: Precinct plan 5)

Sub-precinct E provides for the development of the former HMNZS Tamaki landholding which comprises approximately 3.2ha of land in Vauxhall Road, Devonport.

The sub-precinct has three height areas - Area 1 within the core of the sub-precinct, Area 3 along the western boundary with Vauxhall Road and the northern edge adjacent to the reserve, and Area 4 alongside the southern residential zone interface.

Sub precinct F – Wakakura Crescent (refer to Devonport Peninsula: Precinct plan 6)

Sub-precinct F provides for the development of landholdings at Wakakura Crescent, to the south of Ngataranga Road, Devonport, comprising approximately 4.3ha of land.

The sub-precinct has three height areas - Area 1 within the core and to the south of the sub-precinct with outlook across Ngataranga Bay, Area 3 on an elevated terrace at the western end of the site and along the Ngataranga Road frontage, and Area 4 alongside the residential zone interface to the east and west.

The zoning of the land within this precinct is ~~Residential – Mixed Housing Suburban Zone~~, Residential - Mixed Housing Urban Zone and Open Space - Conservation.

I508.2. Objectives

- (1) Integrated high quality housing development on large contiguous sites which incorporate additional building height while complementing building heights at the interface with adjacent residential areas.
- (2) Development that mitigates general visual and dominance effects.

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

I508.3. Policies

- (1) Enable greater building height in Areas 1, 2 and 3, and generally in areas with outlook across open space while:
 - (a) avoiding wider dominance or visual effects;
 - (b) ensuring an appropriate building height transition to adjacent residentially zoned areas through lower building heights in Area 3 and Area 4;
 - (c) ensuring a mix of building heights across Areas 1 and 2 as viewed from open spaces and the external boundaries of the site; and
 - (d) ensuring that the additional intensity of development enable by greater building height is adequately serviced by open space and infrastructure.

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

I508.4. Activity table

There is no activity table for this precinct. The activity status in the zone, Auckland-wide provisions and any relevant overlays apply in this precinct except as otherwise specified below in I508.6.1(3).

I508.5. Notification

- (1) Any application for resource consent for building that infringes standards [H4.6.4 Building height](#) and [H5.6.4 Building height](#) but does not exceed the height in I508.6.1, will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity that infringes the Area 1 maximum building height standard in Table I508.6.1.1 by a maximum of 2m, will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.

- (3) Refer to [H4.5](#) and [H5.5](#) for the zone notification requirements for any application for resource consent for an activity which is not listed in I508.5(1) or I508.5(2) above.
- (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\(4\)](#).

I508.6. Standards

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

The standards in I508.6 in I508 Devonport Peninsula Precinct as they relate to the construction and use of up to 3 dwellings per site replace the corresponding standards in the underlying Residential – Low Density Residential Zones, Residential Mixed Housing Urban and Residential Terrace Housing and Apartment Buildings Zones for the construction and use of up to 3 dwellings per site.

All activities listed in Table [H4.4.1](#) and [H5.4.1](#) Activity tables must also comply with the following standards.

I508.6.1. Building height

- (1) Buildings must not exceed the heights as set out in Table I508.6.1.1.

Table I508.6.1.1 Building height

Building height area in sub-precincts	Maximum height
Area 1	16m
Area 2	14.5m
Area 3	11m
Area 4	8m <u>11m</u>

- (2) Within Areas 3 and 4, 50 per cent of a building’s roof height in elevation measured vertically from the junction between the wall and the roof, may exceed the heights in Table I508.6.1.1 by 1m, where the entire roof slopes 15 degrees or more. ~~Figure 1 and Figure 2~~ Figure 1 below illustrates the application of this standard for Area 3 and Area 4.

Figure I508.6.1.1. Building height in Area 3 and Area 4

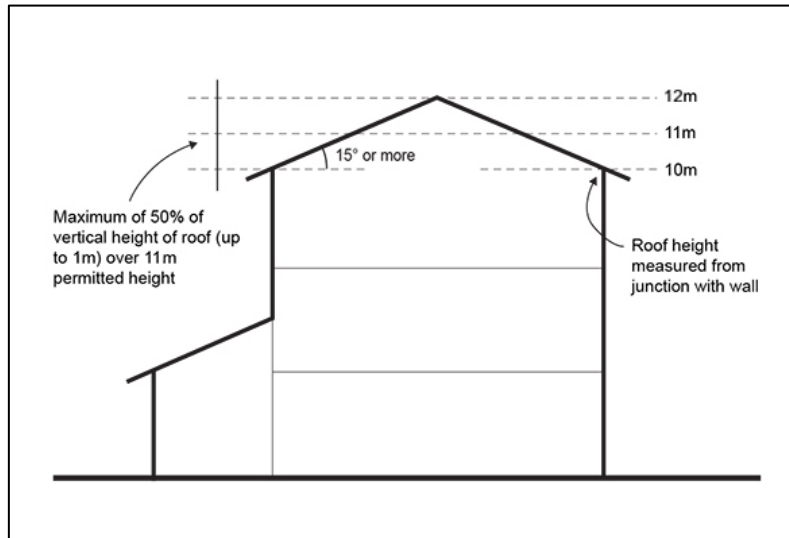
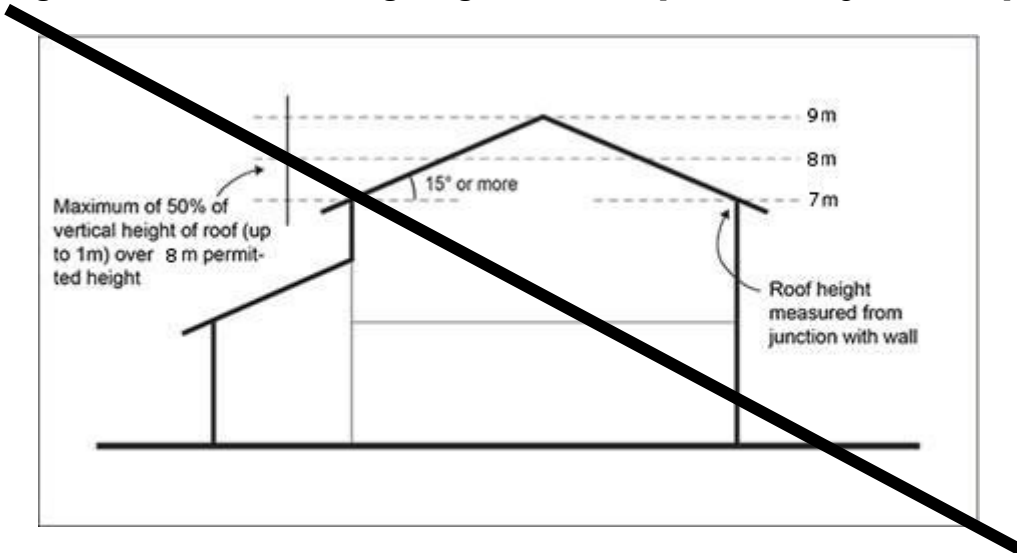


Figure I508.6.1.2. Building height in Area 4 [Remove diagram below]



(3) Any building that exceeds the height standards in I508.6.1. is a discretionary activity.

I508.6.2. [Deleted] Building coverage

- (1) Standards [H4.6.9](#) and [H5.6.10](#) do not apply.
- (2) The maximum building coverage must not exceed 40 per cent of each sub-precinct excluding roads and pedestrian connections.

I508.6.3. [Deleted] Landscaping

- (1) Standards [H4.6.10](#) and [H.5.6.11](#) do not apply.
- (2) The minimum landscaped area must be at least 30 per cent of each sub-precinct area excluding roads and pedestrian connections.

I508.6.4. [Deleted] Building setbacks to open space zones

- (1) Buildings in Area 1 or Area 2 must be set back at least 3m from the boundary of any open space zone.

I508.6.5. [Deleted] Height in relation to boundary – sub-precinct boundaries

- (1) Where the external boundary of a sub-precinct adjoins a site in the Residential–Mixed Housing Urban Zone or the Residential–Mixed Housing Suburban Zone, the height in relation to boundary control of the adjoining Residential–Mixed Housing Urban Zone or Residential–Mixed Housing Suburban Zone applies to that part of the sub-precinct boundary.

I508.6.6. [Deleted] Alternative height in relation to boundary for internal boundaries of Area 1

- (1) Standards [H4.6.5](#) and [H5.6.5](#) do not apply along both side and rear boundaries within Area 1.
- (2) Standard [H6.6.7](#) Alternative height in relation to boundary applies to side and rear site boundaries within Area 1.

I508.6.7. [Deleted] Yards

- (1) Those parts of Standards [H4.6.7](#) Yards and [H5.6.8](#) Yards that control front, side and rear yards do not apply.
- (2) Buildings must be set back from the relevant boundary by at least the minimum depth listed in Table I508.6.6.1.

Table I508.6.7.1 Yards

Yard	Description	Minimum depth
Front Yard	Sites with frontage to public roads located outside of the precinct	3m
	Sites with frontage to public roads located within the precinct	1.5m
Side and rear Yards		1m

I508.6.8. [Deleted] Outdoor living space

- (1) Standards [H4.6.13](#) Outdoor living space and [H5.6.14](#) Outdoor living space do not apply.
- (2) Standard [H6.6.15](#) Outdoor living space does apply.

I508.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I508.8. Assessment – restricted discretionary activities – standards

I508.8.1. 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 zone, Auckland wide, or overlay provisions.

I508.8.1.1. Any land use or development including one or more buildings which infringes the maximum height of the zone but complies with the maximum building heights in I508.6.1

- (1) Building footprints, profile and height.
- (2) The relationship of development to the natural and historical character features in and adjacent to Sub-precinct E - Vauxhall Road.

I508.8.1.2. ~~[Deleted] Building coverage~~

- (1) Refer to ~~[H4.8.1](#) and [H5.8.1](#).~~

I508.8.1.3. ~~[Deleted] Landscaping~~

- (1) Refer ~~[H4.8.1](#) and [H5.8.1](#).~~

I508.8.1.4. ~~[Deleted] Building setbacks to open space zones~~

- (1) ~~Effects of building within the setback on the amenity of the adjoining open space.~~

I508.8.1.5. ~~[Deleted] Height in relation to boundary – sub-precinct boundaries~~

- (1) Refer to ~~[H5.8.1](#).~~

I508.8.1.6. ~~[Deleted] Alternative height in relation to boundary for internal boundaries of Area 1~~

- (1) Refer to ~~[H6.8.1](#).~~

I508.8.1.7. ~~[Deleted] Yards~~

- (1) Refer to ~~[H4.8.1](#) and [H5.8.1](#).~~

I508.8.1.8. ~~[Deleted] Outdoor living space~~

- (1) Refer to ~~[H6.8.1](#).~~

I508.8.2. 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:

I508.8.2.1. Any land use or development including one or more buildings which infringes the maximum height of the underlying zone, but complies with the maximum building heights in I508.6.1

- (1) Whether building height establishes an integrated built form that is in accordance with Policy I508.3(1)(a), (b) and (c) and also:
 - (a) is in keeping with the form and function of existing and proposed streets, lanes and open space; and

- (b) ensuring a mix of building heights and a variation of built form when viewed from streets, public open space and residentially zoned areas, and in particular, views of higher buildings should be broken up by buildings of a lesser height to reduce dominance and bulk.
- (2) The extent to which the additional intensity of development within the sub-precinct enabled by the additional building height is appropriately serviced by the existing transportation network, and including through:
 - (a) methods to manage significant localised traffic effects;
 - (b) provision of a well-connected street and transport network; and
 - (c) facilitation of walking, cycling and public transport.
- (3) The extent to which the additional intensity of development within the sub-precinct enabled by the additional building height is appropriately serviced by open space, and a high-quality living environment provided, including through consideration of the following:
 - (a) locating open space to provide a good standard of amenity, sunlight access and a high level of accessibility;
 - (b) retaining wherever possible, and appropriate, existing mature trees, particularly where it would assist to break up the appearance of 3 – 5 level buildings as viewed from the perimeter of the relevant sub-precinct; and
 - (c) providing for public access along the coast by way of a conservation covenant or other similar mechanisms.
- (4) The extent to which additional building height effects the retention of the following Natural and Historical Character Features in Sub-precinct E - Vauxhall Road.
 - (a) Existing trees identified on Devonport Peninsula: Precinct plan 5.
 - (b) Key historical Navy buildings and site elements.
 - (c) Historical features and buildings off the site adjacent to Area 3.

I508.8.2.2. ~~[Deleted] Building coverage~~

- (1) Refer to [H4.8.2](#) and [H5.8.2](#).

I508.8.2.3. ~~[Deleted] Landscaping~~

- (1) Refer to [H4.8.2](#) and [H5.8.2](#)

I508.8.2.4. ~~[Deleted] Building setbacks to open space zones~~

- (1) Refer to [H1.3\(1\)](#)

I508.8.2.5. ~~[Deleted] Height in relation to boundary – sub-precinct boundaries~~

(1) Refer to [H5.8.2](#)

I508.8.2.6. [Deleted] Alternative height in relation to boundary for internal boundaries of Area 1

(1) Refer to [H6.8.2](#)

I508.8.2.7. [Deleted] Yards

(1) Refer to [H4.8.2](#) and [H5.8.2](#)

I508.8.2.8. [Deleted] Outdoor living space

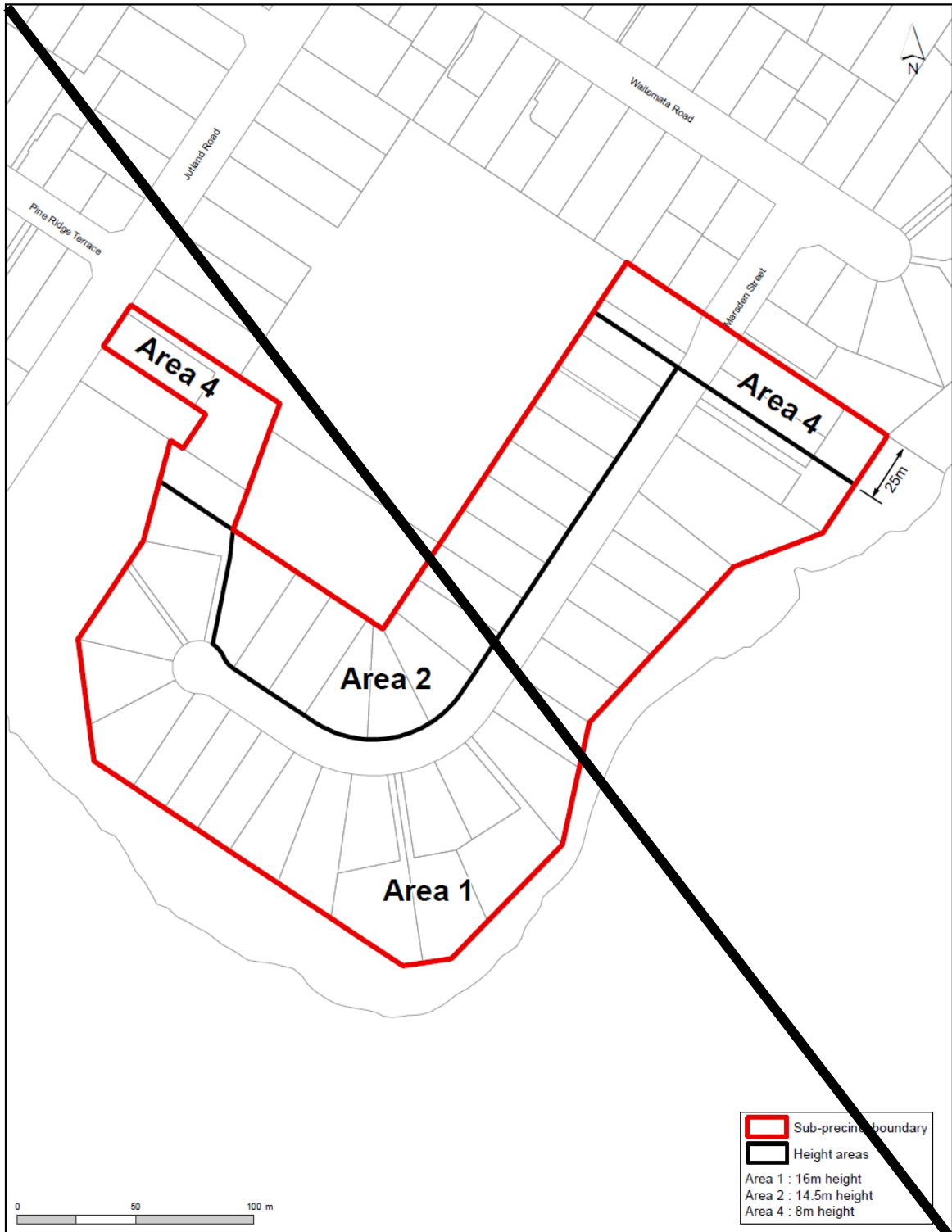
(1) Refer to [H6.8.2](#)

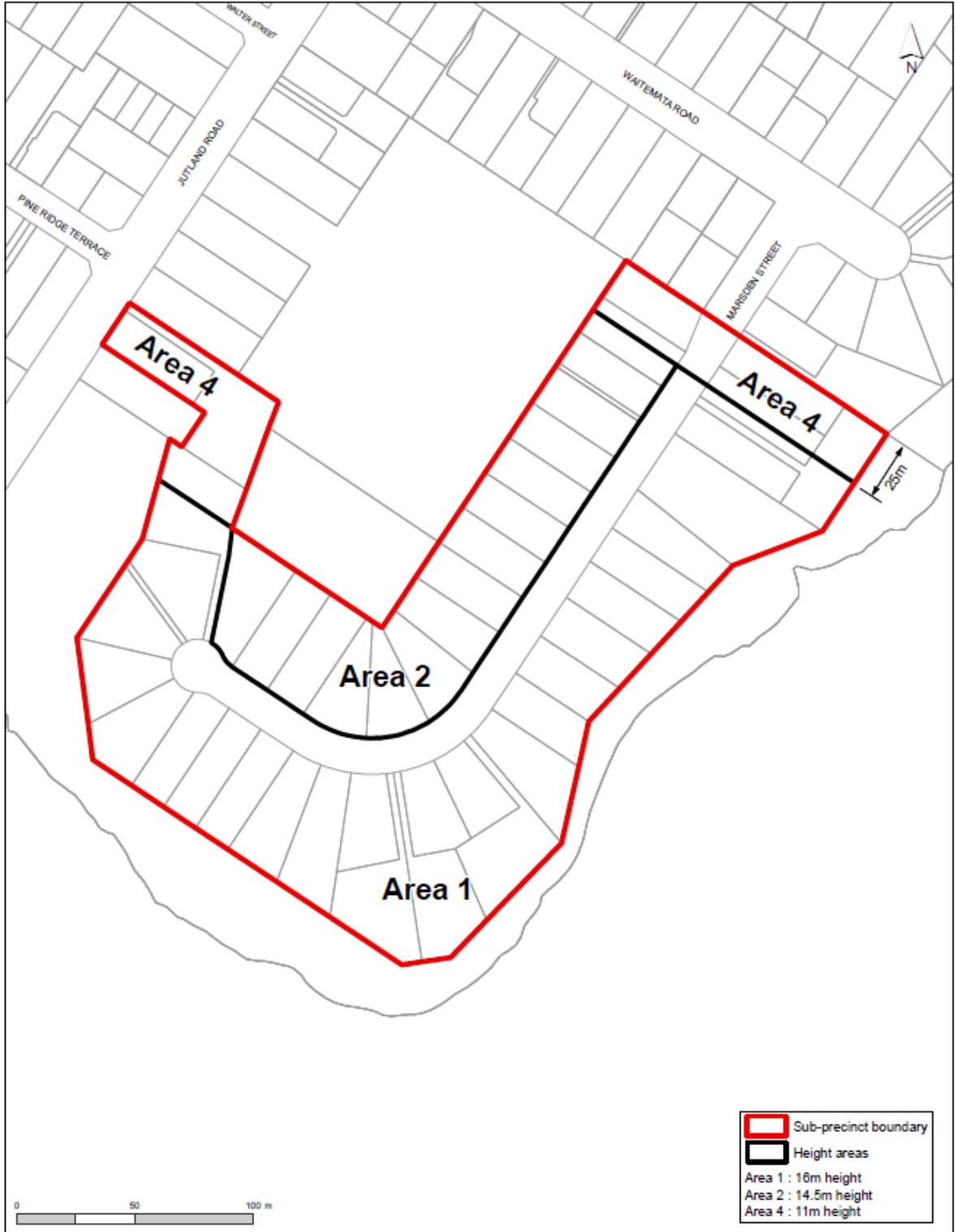
I508.9. Special information requirements

There are no special information requirements in this precinct.

I508.10. Precinct plans

1508.10.1. Devonport Peninsula: Precinct plan 1 – Sub-precinct A





Devonport Peninsula: Precinct plan 1 – Sub-precinct A

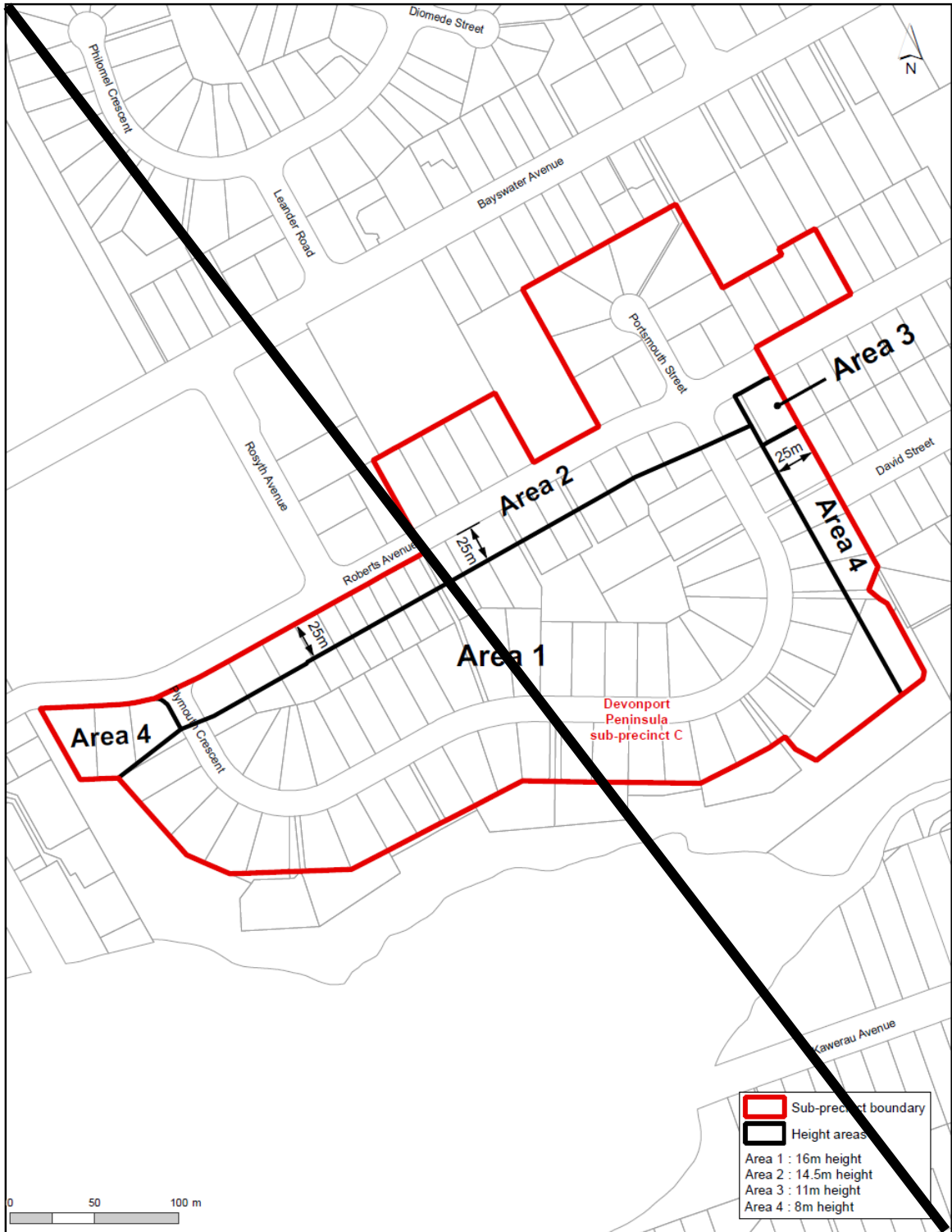
1508.10.2. Devonport Peninsula: Precinct plan 2 – Sub-precinct B

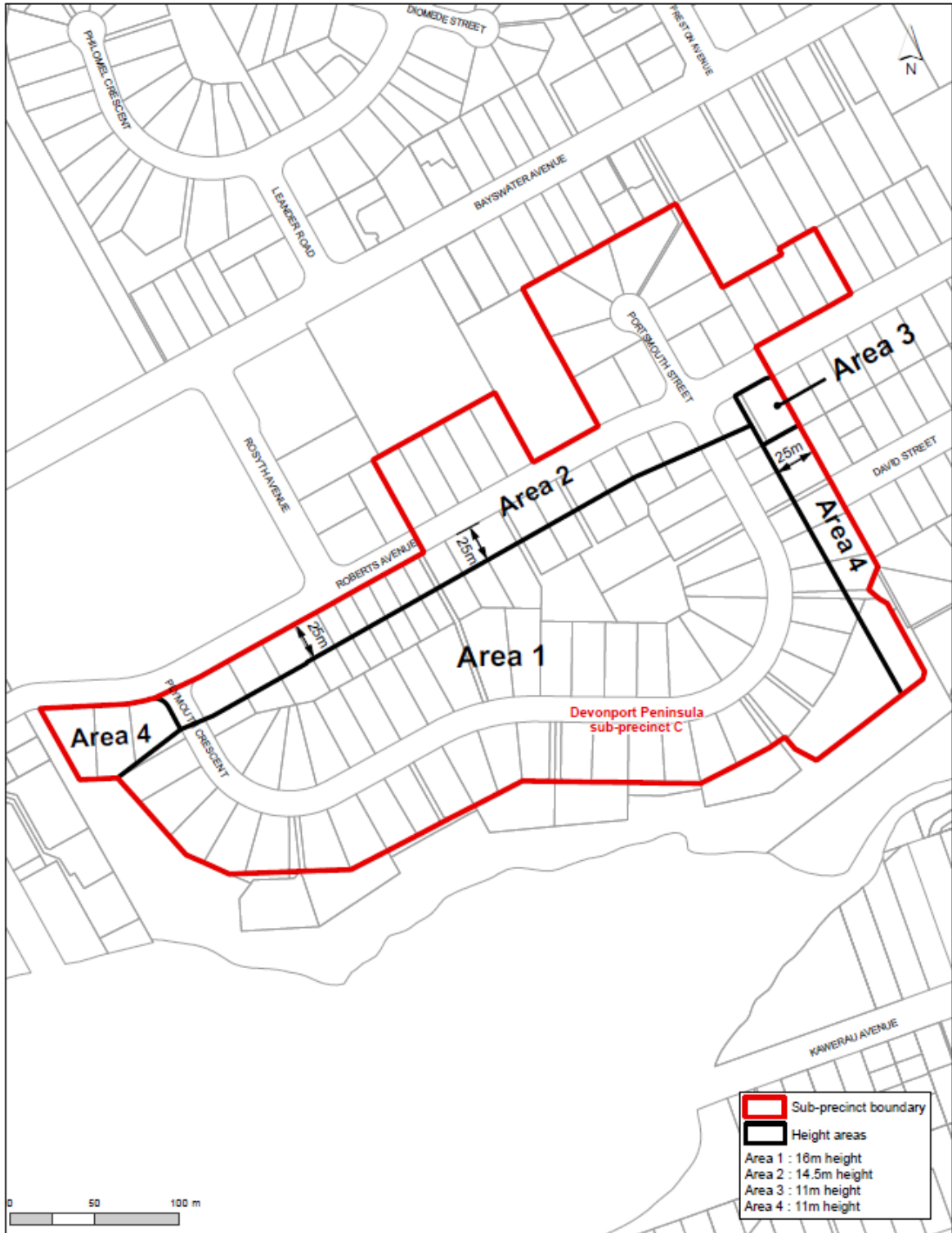




Devonport Peninsula: Precinct plan 2 – Sub-precinct B

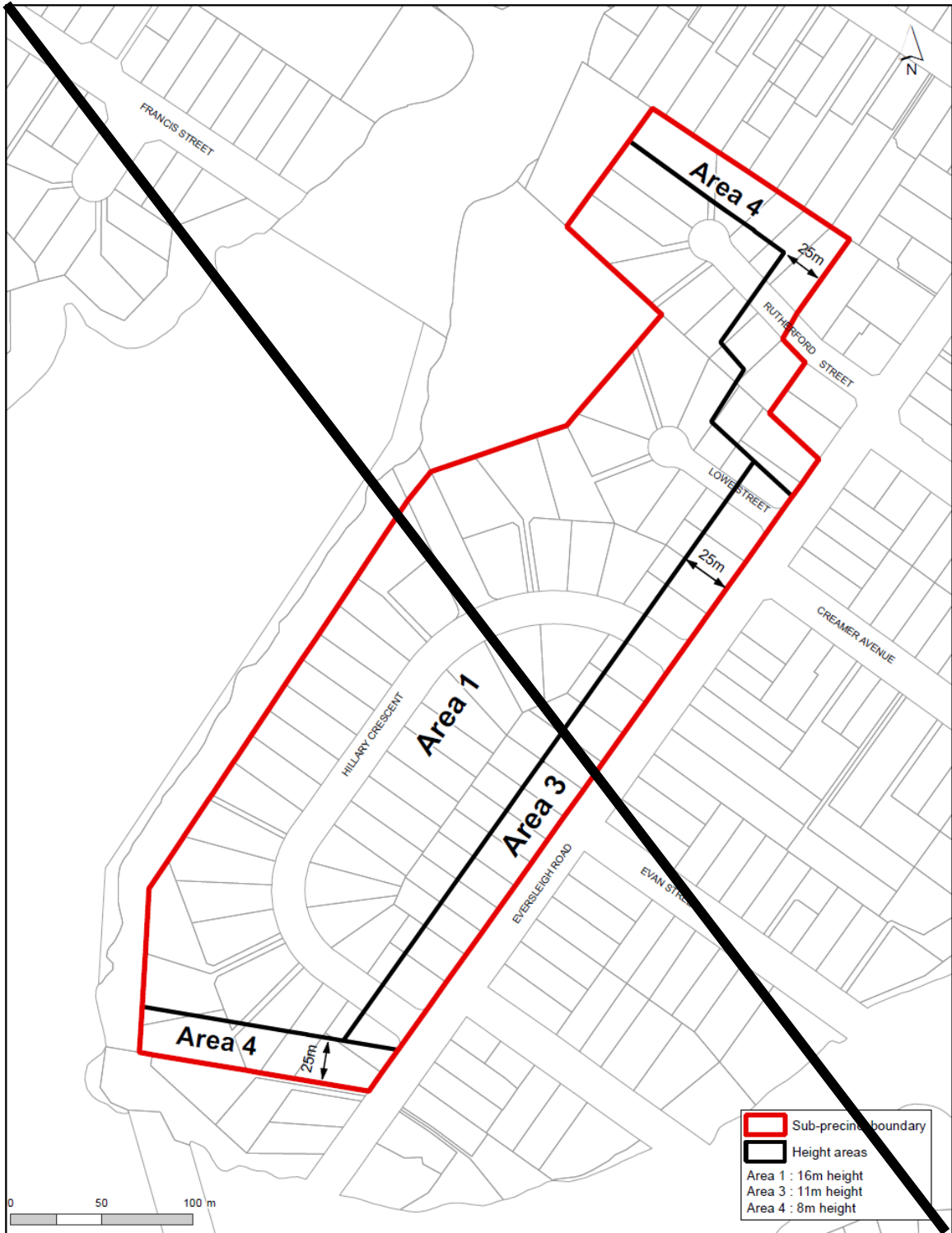
1508.10.3. Devonport Peninsula: Precinct plan 3 – Sub-precinct C

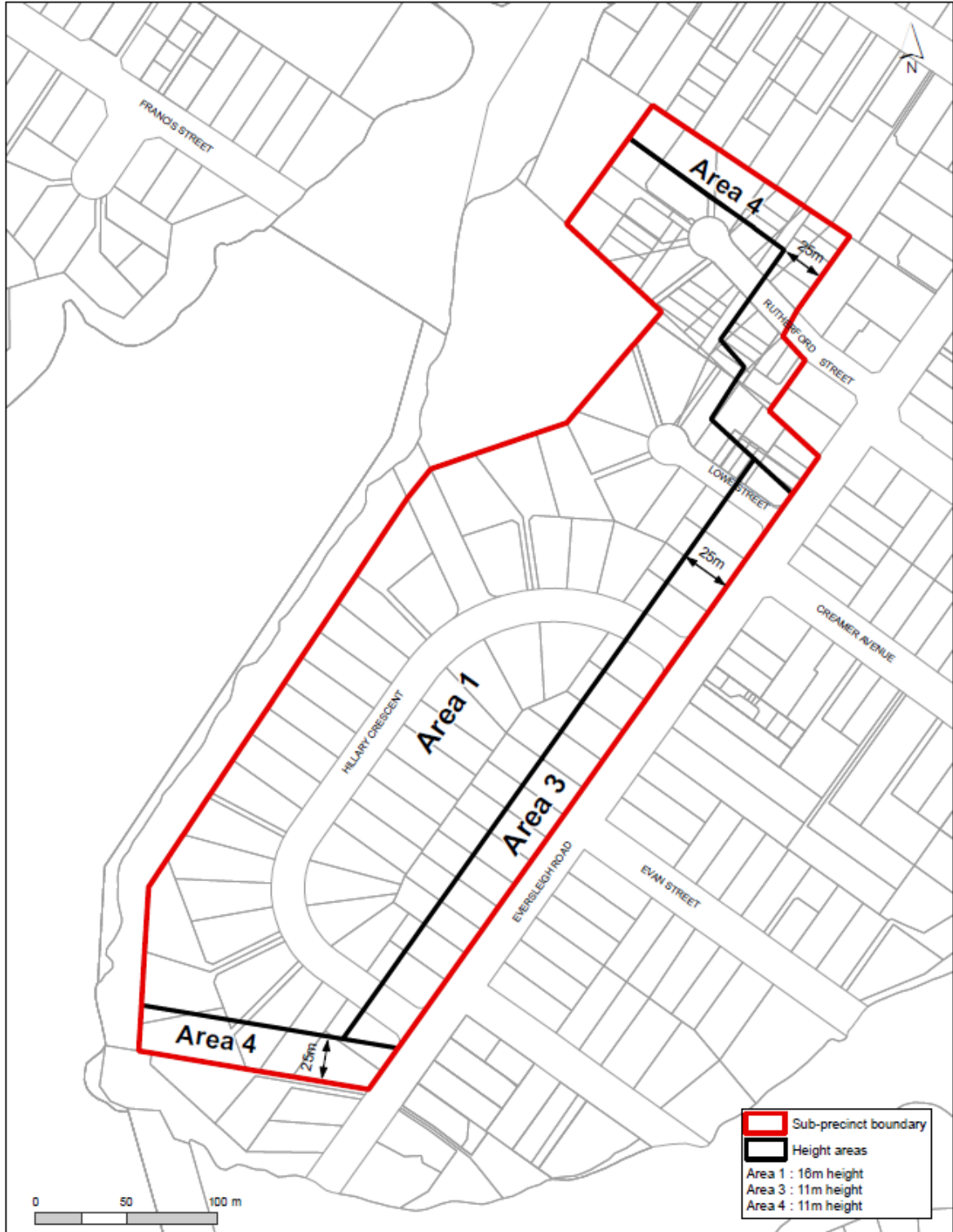




Devonport Peninsula: Precinct plan 3 – Sub-precinct C

1508.10.4. Devonport Peninsula: Precinct plan 4 – Sub-precinct D

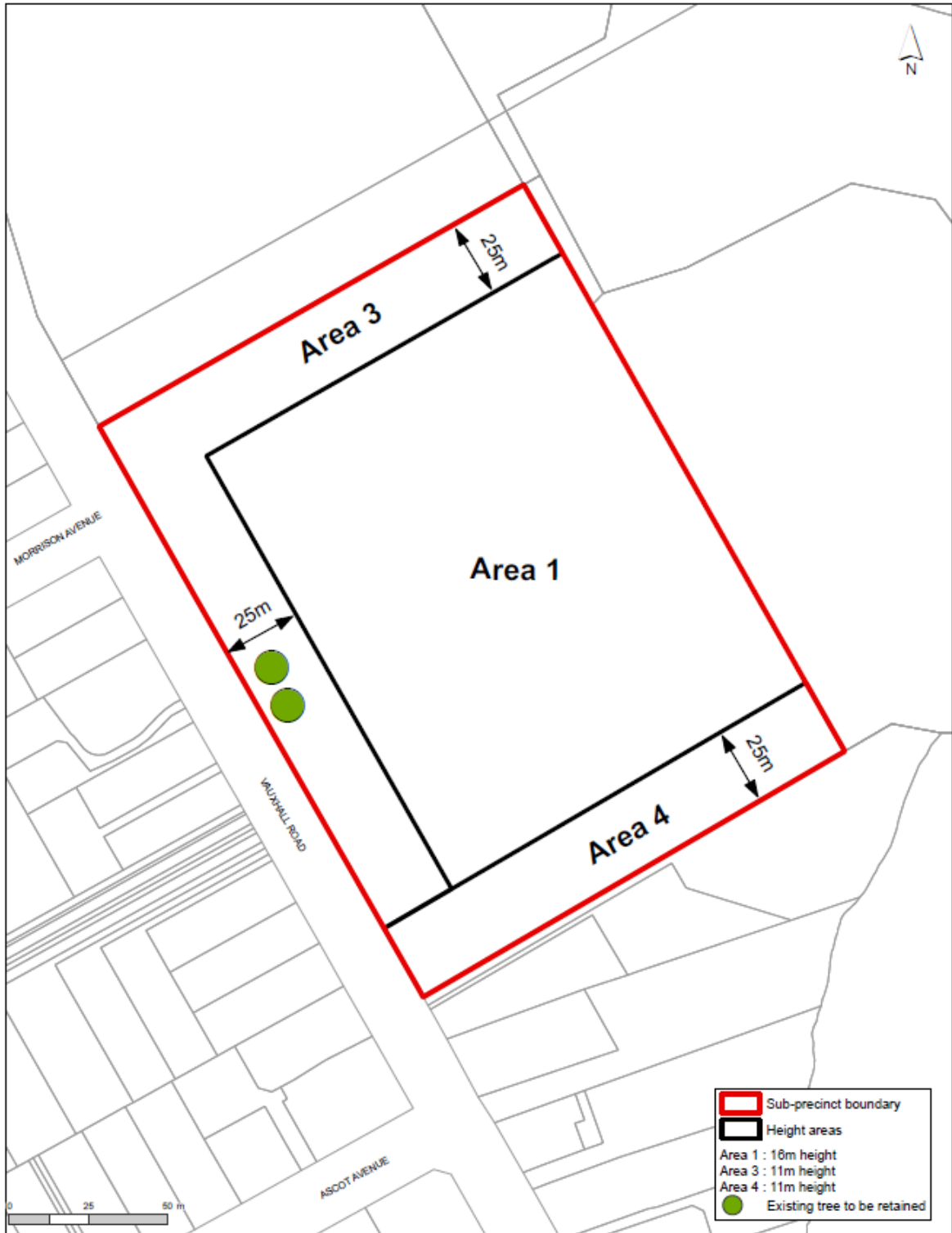




Devonport Peninsula: Precinct plan 4 – Sub-precinct D

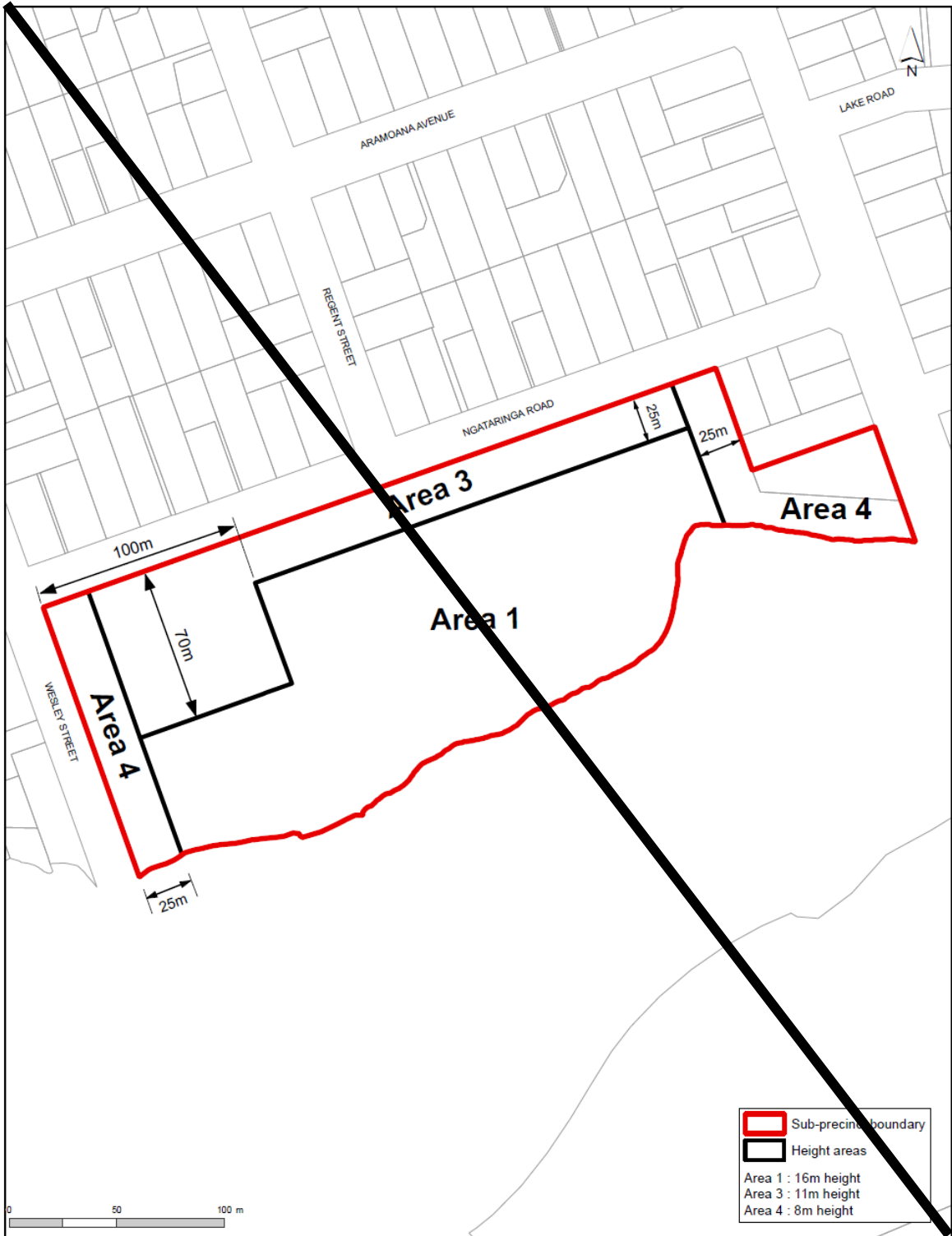
1508.10.5. Devonport Peninsula: Precinct plan 5 – Sub-precinct E

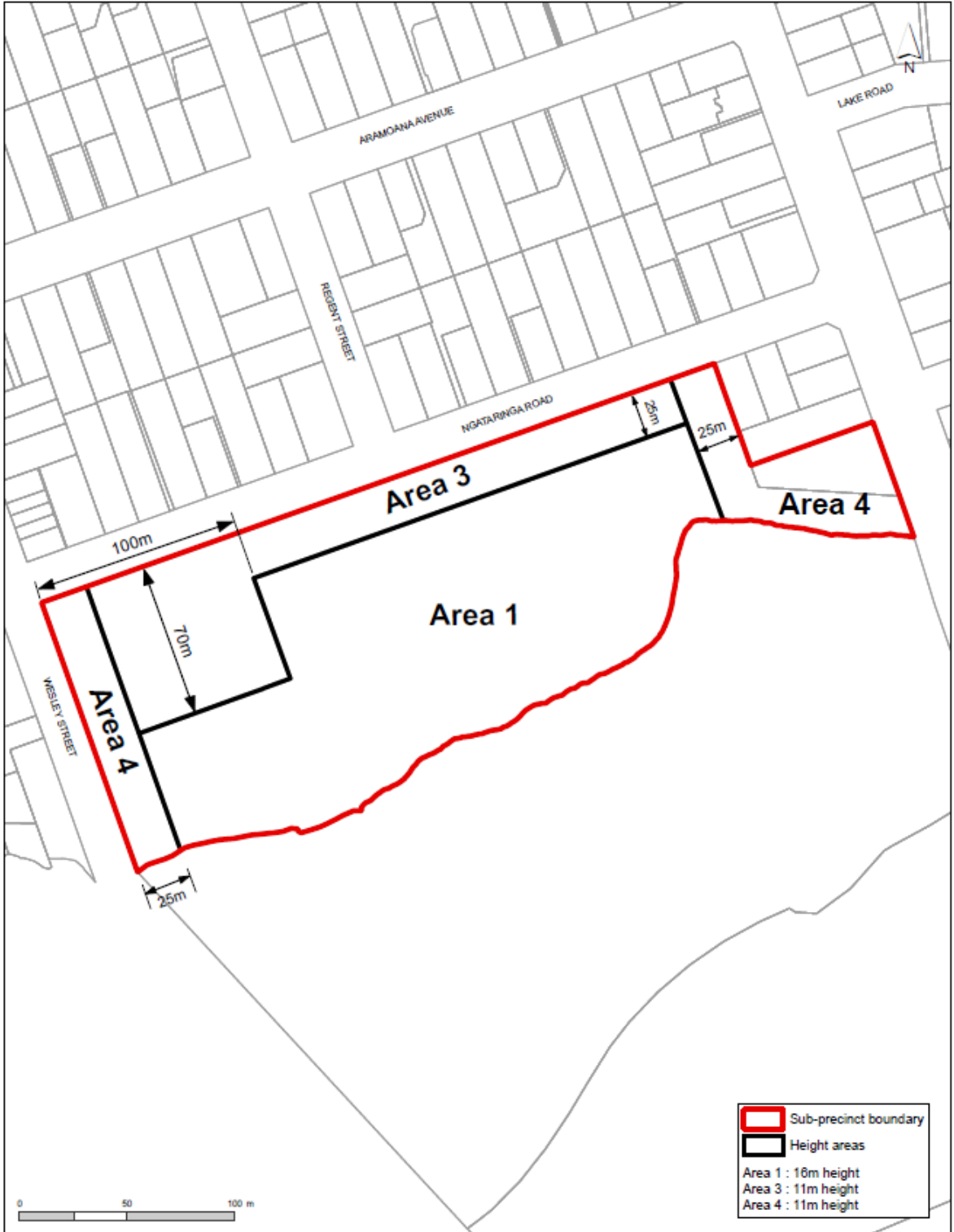




Devonport Peninsula: Precinct plan 5 – Sub-precinct E

1508.10.6. Devonport Peninsula: Precinct plan 6 – Sub-precinct F





Devonport Peninsula: Precinct plan 6 – Sub-precinct F

I516. Kumeū Precinct

I516.1. Precinct Description

The Kumeū Precinct applies to properties adjacent to the Kumeū Village and extends from State Highway 16 to the Kumeū River. The purpose of the Kumeū Precinct is to enable the establishment of a town centre to serve the Kumeū-Huapai area with a strong commercial core and associated residential and recreational areas.

The Kumeū Precinct provisions require good urban design outcomes, an appropriate level of amenity, and to provide for a mix of activities while recognising the particular opportunities and constraints of the open space alongside the Kumeū River.

The Kumeū Precinct is divided into the following sub-precincts, as identified on Kumeū Precinct Plan 1.

Sub-precinct A

This area is to primarily accommodate large format retail to act as a transition between industrial activities to the west and the commercial/retail core of the town centre.

Sub-precinct B

This area is the commercial/retail core of the town centre. Residential activities above ground level are encouraged to increase the town centre's vitality.

Sub-precinct C

Single dwellings or multiple units will occur in this area.

Sub-precinct D

This area is defined by the Kumeū River. Part of the area is also traversed by high voltage transmission power lines. The river provides a high level of amenity for residents and visitors. The area is unsuitable for any residential and commercial activities.

The precinct provisions require development in sub-precincts B and C to integrate visually and functionally with sub-precinct D.

The zoning for Sub-precincts A and B is Business - Town Centre Zone, and the zone for Sub-precinct C is Residential - Mixed Housing Urban Zone, and the zone for Sub-precinct D is Open Space – Conservation Zone.

I516.2. Objectives

- (1) A comprehensively developed town centre is established adjacent to the existing Kumeū Village.
- (2) The composition of the town centre encompasses a range of facilities and services required to serve the needs of the surrounding population.
- (3) A range of retail types and formats typically found in and around town centres is provided for.
- (4) A range of residential dwelling types are established in the precinct.

- (5) Kumeū River is recognised as a valuable asset with potential to contribute to the amenity of the local centre.
- (6) Stormwater flows are managed across and through the precinct.
- (7) Adverse effects on the quality of water in the Kumeū River are avoided.
- (8) Adverse effects on the safe and efficient operation of the transport network are managed, including maintaining safe and efficient access onto State Highway 16.
- (9) A transport network is established which is integrated with the town centre and provides for a range of transport choices including safe and convenient pedestrian connections.
- (10) Reverse sensitivity effects arising from the location of sensitive activities adjacent to the Business - Mixed Use Zone, within a high voltage electricity corridor, or close to State Highway 16 are avoided.
- (11) Adverse effects on existing and planned infrastructure and services are avoided, remedied or mitigated.
- (12) Streets, buildings, parking areas and public open spaces address the principles of good urban design.

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

I516.3. Policies

- (1) Develop the town centre in accordance with the Kumeū Precinct Plan.
- (2) Encourage subdivision or development within the sub-precincts to ensure that the sub-precincts are developed in a co-ordinated, comprehensive and integrated manner.
- (3) Develop large-format retail in Sub-precinct A which requires road access and/or yards for outdoor display of merchandise.
- (4) Develop Sub-precinct B between State Highway 16 and the Kumeū River to:
 - (a) integrate new buildings with the existing Kumeū village and river;
 - (b) incorporate a range of commercial activities that are compatible with residential activity; and
 - (c) accommodate predominantly small scale retail development.
- (5) Maintain Sub-precinct D with the potential to use it for active or passive recreation.
- (6) Enable a range of residential housing types in Sub-precincts B and C to accommodate future residents of the town centre.

- (7) Create linkages between Sub-precincts B and C to the Kumeū River.
- (8) Require streets, buildings, parking areas and open spaces to address the principles of good urban design, and to provide a high level of amenity and a safe environment.
- (9) Locate buildings, and design the proposed internal street layout, to consider indicative connections to the west and east as shown on the Kumeū: Precinct Plan 1.
- (10) Avoid or mitigate reverse sensitivity effects associated with residential development adjacent to Business - Mixed Use Zone land by:
 - (a) controlling the location of activities;
 - (b) the treatment of the interface between sub-precincts; and
 - (c) the design of subdivision and buildings.
- (11) Carry out subdivision and land use activities in a manner which has regard to the management of stormwater flows from high intensity storm events, avoids adverse effects on flood plains, and avoids the adverse effects of stormwater runoff on the receiving environment.
- (12) Require activities to remedy or mitigate adverse effects on the safe and efficient operation of the transport network including effects on State Highway 16 arising from the provision of access to the precinct.

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

I516.4. Activity table

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

The rules in Activity Table I516.4.1 in I516 Kumeū Precinct as they relate to the construction and use of up to 3 dwellings per site replace the rules in the underlying zones for the construction and use of up to 3 dwellings per site.

Table I516.4.1 Precinct-wide specifies the activity status of land use activities in the Kumeū Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I516.4.1 Precinct-wide

Activity		Activity status
Commerce		
(A1)	Supermarkets up to a total gross floor area of 4000m ²	P
(A2)	Supermarkets greater than a total gross floor area of 4000m ²	D
(A3)	Commercial services, entertainment facilities, food and beverage, healthcare facilities, offices, retail (with the	D

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	exception of trade suppliers) and supermarkets that do not comply with Standard I516.6.2 Maximum retail/commercial gross floor area.	
Accommodation in sub-precincts A and B		
(A4)	Up to 150 dwellings	P
(A5)	Greater than 150 dwellings <u>total including any dwellings in Sub-precinct C.</u>	D
Traffic		
(A6)	Any activity that does not comply with Standard I516.6.3 Direct connections to State Highway 16	NC

Table I516.4.2 Sub-precinct A specifies the activity status of land use and development activities in Sub-precinct A pursuant to section 9(3) of the Resource Management Act 1991.

Table I516.4.2 Sub-precinct A

Activity		Activity status
Accommodation		
(A7)	Boarding houses	NC
(A8)	Dwellings	NC
(A9)	Retirement villages	NC
(A10)	Supported residential care	NC
(A11)	Visitor accommodation	RD
Commerce		
(A12)	Entertainment facilities	RD
(A13)	Food and beverage	RD
(A14)	Funeral directors' premises	RD
(A15)	Offices ancillary to a permitted, controlled, restricted discretionary, or discretionary activity	P
(A16)	Offices not ancillary to a permitted, controlled, restricted discretionary, or discretionary activity	RD
(A17)	Retail up to 600m ² gross floor area	RD
(A18)	Retail, including marine retail, department stores and trade suppliers, greater than 600m ² gross floor area	P
(A19)	Supermarkets up to a total gross floor area of 4000m ²	RD
Community		

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(A20)	Care centres	RD
(A21)	Community facilities	RD
(A22)	Education facilities	RD
(A23)	Healthcare facilities	RD
Rural		
(A24)	Grazing of animals	P
Development		
(A25)	External additions and alterations to existing buildings	RD
(A26)	New buildings	RD

Table I516.4.3 Sub-precinct B

Table I516.4.3 Sub-precinct B specifies the activity status of land use activities in Sub-precinct B pursuant to section 9(3) of the Resource Management Act 1991.

Activity		Activity status
Accommodation		
(A27)	Boarding houses	RD
(A28)	Dwellings	RD
(A29)	Retirement villages	D
(A30)	Supported residential care	D
Commerce		
(A31)	Retail of up to 600m ² gross floor area	P
(A32)	Retail, including marine retail, department stores and trade suppliers, greater than 600m ² gross floor area	RD
(A33)	Hire premises	NC
(A34)	Motor vehicle sales	NC
(A35)	Supermarkets up to a total gross floor area of 4000m ²	D
(A36)	Outdoor display or storage areas for retail of up to 600m ² gross floor area	D
Industry		
(A37)	Repair and maintenance services	NC
(A38)	Warehousing and storage	NC

Rural		
(A39)	Grazing of animals	P
Development		
(A40)	New buildings and external alterations and additions to existing buildings	

Table I516.4.4 Sub-precinct C

Table I516.4.4 Sub-precinct C specifies the activity status of land use activities in Sub-precinct C pursuant to section 9(3) of the Resource Management Act 1991.

Activity		Activity status
Accommodation		
(A41)	Retirement villages	D
(A42)	Visitor accommodation	D
Community		
(A43)	Community facilities	D
Development		
(A44)	New buildings and external alterations and additions to existing buildings	

Table I516.4.5 Sub-precincts B, C and D [rp/dp]

Table I516.4.5 Sub-precincts B, C and D specifies the activity status of land use activities, subdivision and development in Sub-precincts B, C and D pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991.

Activity		Activity status
Development		
(A45)	An activity not complying with Standard I516.6.1 Activities in Sub-precinct D	NC
(A46)	New buildings <u>in sub-precincts B and D</u>	RD
(A47)	External additions and alterations to existing buildings <u>in sub-precincts B and D</u>	RD
Land disturbance		
(A48)	Earthworks greater than 500m ²	RD
Community		
(A49)	Open Spaces	RD
(A50)	Roads and publicly accessible pedestrian/cycle linkages	RD

Stormwater management		
(A51)	Stormwater management devices serving more than one site	RD
Subdivision		
(A52)	Subdivision	

I516.5. Notification

(1) Any application for resource consent for an activity listed in Table I516.4.1 – I516.4.5 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\(4\)](#).

I516.6. Standards

The standards in the overlay, zone and Auckland-wide apply in this precinct except for the following:

Residential - Mixed Housing Urban zone:

- (a) ~~(deleted)~~ Standard ~~H.5.6.8~~ Yards;
- (b) ~~(deleted)~~ Standard ~~H.5.6.10~~ Building coverage;
- (c) ~~(deleted)~~ Standard ~~H5.6.11~~ Landscaping area; and
- (d) Standard [H5.6.15](#) Side and rear fences and walls.

Business – Town Centre Zone:

- (a) Standard [H10.6.6](#) Yards; and
- (b) Standard [H10.6.7](#) Landscaping.

Subdivision – Urban:

- (a) ~~(deleted)~~ Standard ~~E38.8.2.3~~ Vacant sites subdivisions involving parent sites of less than 1 hectare;
- (b) Standard [E38.8.1.2\(1\)](#) Access to rear sites; and
- (c) Standard [E38.9.2.3](#) Vacant sites subdivision.

All activities listed as permitted and restricted discretionary in Tables I516.4.1 Precinct-wide, I516.4.2 Sub-precinct A, I516.4.3 Sub-precinct B, I516.4.4 Sub-precinct C and I516.4.5 Sub-precincts B, C and D must comply with the following permitted standards:

I516.6.1. Activities in Sub-precinct D

- (1) The area occupied by car parking in Sub-precinct D must not exceed 30 per cent of the precinct area.

I516.6.2. Maximum retail/commercial gross floor area

(1) The total gross floor area of the following activities must not exceed 20,000m² in the Kumeū Precinct:

- (a) commercial services
- (b) entertainment facilities
- (c) food and beverage
- (d) healthcare facilities
- (e) offices
- (f) retail (with the exception of trade suppliers)
- (g) supermarkets.

(2) *[deleted]*

I516.6.3. Direct connection to State Highway 16

(1) No further signalised connection that provides direct access from the Kumeū precinct to State Highway 16 may be implemented without the prior written approval of the New Zealand Transport Agency.

I516.6.4. Yards in the Business – Town Centre Zone

(1) A building or parts of a building must be setback from the relevant boundary by the minimum depth as listed below:

(a) riparian yard:

(i) 23 metres

(b) front yard:

(i) 2 metres in Sub-precincts A and B where the front of a site or part of the site frontage is occupied by a car park or car park building.

(ii) 3 metres in Sub-precinct A where fronting the interface with Sub-precinct B.


(iii) 3 metres in Sub-precinct B where fronting the interface with Sub-precinct A.

 (iv) ~~(deleted) 3 metres in Sub-precinct C.~~


(c) side and rear yards:

(i) 6 metres in Sub-precinct A where adjoining any open space zone.

(ii) 1.2 metres in Sub-precinct B where adjoining any sites in Sub-precinct C or any Space zone.

 (iii) ~~(deleted) 1.2 metres in Sub-precinct C where adjoining any sites in Sub-precinct C or Sub-precinct D except where there is a common wall along the common boundary.~~

I516.6.5. Landscaping in the Business – Town Centre Zone

- (1) Front yards must have a minimum planted area as follows:
 - (a) Sub-precincts A and B:
 - (i) 100 per cent of the yard area is required to be landscaped except for vehicle crossings and pedestrian access.
 - (ii) a minimum of one tree plus one additional tree for every 10m of street frontage excluding the length of frontage for vehicle crossings and pedestrian access.
 -  (b) ~~(deleted) Sub-precinct C:~~
 - ~~(i) 50 per cent of the yard area.~~
- (2) For any side or rear yards in Sub-precinct A where adjoining any Open Space zone, a 3 metre minimum strip must be planted with trees, shrubs and grass.
- (3) Where three or more trees are required these trees must be planted no further than 15 metres apart or closer than 5 metres apart.
- (4) Trees must be capable of reaching a minimum height of 8 metres, be no less than 1.5 metres high at the time of planting, and have a root ball no less than Pb95 in size.
- (5) Planting in the front yard and/or on any yard adjoining an area of open space zone of Sub-precinct D must not exceed 1.2 metres in height, except for individual trees where they must be spaced a minimum of 5 metres apart.

I516.6.6. Buildings fronting the street and glazing

- (1) For Sub-precinct B:
 - (a) where a site adjoins a primary street, any building facade must occupy a minimum of 70 per cent of that street frontage of the site at ground level.
 - (b) where the building façade is set back from the primary street frontage, it must be located no more than 5 metres at any point from the street frontage at ground level.
 - (c) where the building is set back from the primary street frontage, the space between the building and the street frontage must be occupied by activities or amenities such as outdoor dining, landscape planting, or pedestrian amenities.
 - (d) a minimum of 70 per cent of the façade of buildings facing streets at ground level must comprise clear glazing and pedestrian entries.
 - (e) building façades facing streets must achieve a minimum height of 6 metres.
 - (f) glazing or balconies must comprise at least 30 per cent of the facade of the upper levels of the buildings.

I516.6.7. Verandahs

- (1) Verandahs must be provided along building facades fronting primary streets in Sub-precinct B to provide continuous weather protection. Along building facades fronting secondary streets in Sub-precinct B, verandahs must be provided at building entrances as a minimum.

I516.6.8. Maximum building coverage

- ~~(1) (*deleted*) Within Sub-precinct C, building coverage must not exceed 50 per cent of the net site area.~~

I516.6.9. Building block

- (1) Within Sub-precinct C a building block must not exceed a length equal to 5 dwellings or 40 metres whichever is the lesser.

I516.6.10. Site size

- (1) Sub-precincts A, B and D - the minimum site size is 2000m², the minimum frontage is 40 metres and the carriageway width for entrance strips/rear sites is 9 metres.

- ~~(2) (*deleted*) Sub-precinct C – the minimum site size is 200m², and the minimum frontage is 7 metres.~~

- ~~(3) Sub-precincts A, B and D – There is no minimum site size where the subdivision is part of a development involving two or more dwellings and which has been granted land use resource consent.~~

I516.6.11. Access to rear sites

- (1) Sub-precinct A:

- (a) up to two rear sites may gain frontage over a jointly owned access lot, or right-of-way for the benefit of the sites, or combination of both, of not less than 9 metres in width.

- (2) Sub-precinct C:

- (a) the minimum legal width of the vehicle access to rear sites is 3 metres.

- (b) a minimum 1 metre wide landscape strip formed either on one side or both sides of the carriageway must be provided within a jointly owned access way or right-of-way accessing rear sites.

- (c) up to six sites or dwellings may gain frontage over a jointly owned access lot or right-of-way for the benefit of the dwellings sites or a combination of both. ~~Where multiple dwellings that would gain frontage over a jointly owned access lot or right of way are proposed, that development must be limited so that a single dwelling may be built on each vacant site served by the same access lot or right of way without contravening this standard.~~

I516.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I516.8. Assessment – restricted discretionary activities

I516.8.1. 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 and zone provisions:

- (1) for boarding houses and dwellings:
 - (a) the effects of parking;
 - (b) the effects of design of buildings;
 - (c) the effects of site layout;
 - (d) the effects of reverse sensitivity; and
 - (e) the effects on adjoining activities.
- (2) for supermarkets up to a total gross floor area of 4,000m²:
 - (a) the effects of traffic; and
 - (b) the effects of parking.
- (3) for retail of up to 600m² gross floor area:
 - (a) the effects of design of buildings;
 - (b) the effects of site layout;
 - (c) the effects on the relationship with adjoining activities; and
 - (d) the effects of pedestrian circulation.
- (4) for retail, including marine retail, department stores and trade suppliers, greater than 600m² gross floor area:
 - (a) the effects of traffic;
 - (b) the effects of parking;
 - (c) the effects of design of buildings; and
 - (d) the effects of site layout.
- (5) for visitor accommodation, entertainment facilities, funeral directors' premises, food and beverage, care centres, community facilities, education facilities, healthcare facilities, offices not ancillary to a permitted, controlled, restricted discretionary, or discretionary activity:
 - (a) the effects of design of buildings;

- (b) the effects of site layout;
 - (c) the effects of reverse sensitivity; and
 - (d) the effects of health and safety.
- (6) for subdivision:
- (a) the matters of discretion in Subdivision – Urban [E38.12.1](#);
 - (b) the effects of the proposed subdivision layout relative to the overall development, including the layout and design of roads, pedestrian linkages, open spaces, riparian margins, earthworks areas and land contours, and infrastructure location; and
- (7) for buildings and external alterations and additions to existing buildings in addition to any matters specified for the activity itself:
- (i) the matters of discretion in Business – Town Centre Zone [H10.8.1\(2\)](#) for new buildings and additions to buildings not otherwise provided for apply to Sub-precinct B;
 - (ii) the matters of discretion in Residential – Mixed Housing Urban Zone [H5.8.1\(2\)](#) for dwellings apply to applications for ~~four~~ or more dwellings per site in Sub-precinct C;
 - (iii) the effects of the location, bulk and scale of buildings relative to overall development, including the layout and design of roads, pedestrian linkages, open spaces, riparian margins, earthworks areas and land contours, and infrastructure location; and
- (8) for earthworks greater than 500m²:
- (a) the location and design of the earthworks and land contours relative to overall development, including the layout and design of roads, pedestrian / cycle linkages, riparian margins, open spaces, and infrastructure location.
- (9) for the creation of open spaces:
- (a) the effects of location and design of the open space relative to overall development, including the layout and design of roads, pedestrian / cycle linkages, open spaces, earthwork areas and land contours, and infrastructure location.
- (10) for creation of roads and pedestrian/cycle linkages:
- (a) the effects of the location and design of the roads and pedestrian / cycle linkages relative to overall development, including the layout and design open spaces, earthwork areas and land contours, and infrastructure location.
- (11) for stormwater management devices serving more than one site:

- (a) the effects of the location and design of the stormwater management devices relative to overall development, including the layout and design of roads, pedestrian / cycle linkages, open spaces, earthwork areas and land contours, and infrastructure location.

(12) for infringement of Standard I516.6.9 Building block:

- (a) the effect of scale, siting and design of buildings and structures.

I516.8.2. 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 boarding houses and dwellings:

- (a) whether the building design and site layout seek to protect people from adverse effects of non-residential activities and avoid, remedy or mitigate reverse sensitivity effects;
- (b) the extent to which the proposal integrates with the existing and proposed development elsewhere on the same site and on adjoining sites;
- (c) the extent to which the external appearance of buildings enhances the amenity values of the area and are consistent with the policies for the precinct;
- (d) whether the proposal incorporates any commercial activities with residential activities into one building to minimise the overall footprint and manage potential reverse sensitivity effects;
- (e) the extent to which privacy for individual dwellings is achieved;
- (f) whether access to the sites is logical and intuitive;
- (g) the extent to which the location and orientation of a building maximises solar access and minimise loss of sun to habitable rooms and outdoor living space; or
- (h) the extent to which car parking areas are screened from public view.

(2) for supermarkets up to a total gross floor area of 4,000m²:

- (a) whether safe and efficient access is provided to and from State Highway 16; and
- (b) the extent to which parking is conveniently located to minimise adverse visual effects.

(3) for retail up to 600m² gross floor area:

- (a) the extent to which retail is readily accessible from Sub-precinct B;

- (b) the extent to which conflict between vehicles and pedestrians is avoided;
 - (c) the extent to which the location and scale of development provides a transition between Sub-precincts A and B; and
 - (d) whether the location and individual activities support rather than detract from the vitality and viability of Sub-precinct B.
- (4) for retail, including marine retail, department stores and trade suppliers, greater than 600m² gross floor area:
- (a) whether safe and efficient access is provided to and from State Highway 16 and the local street network;
 - (b) the extent to which required parking is conveniently located in a manner which minimises adverse visual effects;
 - (c) whether the site layout and design of buildings provides a fine grain character to primary streets; or
 - (d) the extent to which blank and un-activated walls are avoided on street frontages.
- (5) for visitor accommodation, entertainment facilities, funeral directors' premises, food and beverage, care centres, community facilities, education facilities, healthcare facilities, offices not ancillary to a permitted, controlled, restricted discretionary, or discretionary activity:
- (a) whether the building design and layout, and site layout, protects these activities from the adverse effects of activities in the Business -Light Industry Zone;
 - (b) whether reverse sensitivity effects are avoided, remedied or mitigated; or
 - (c) whether adverse effects on health and safety are avoided.
- (6) for subdivision:
- (a) the assessment criteria in Subdivision – Urban [E38.12.2](#);
 - (b) the extent to which the location of infrastructure servicing the area and open space, result in an integrated network that is adequate to meet the needs of the overall development area; and
 - (c) the extent to which the relationship of the matters requiring consent to activities authorised by other resource consents granted in respect of the precinct or sub-precinct.
- (7) for buildings and external alterations and additions to existing buildings in addition to any matters specified for the activity itself:
- (a) the assessment criteria in Business – Town Centre Zone [H10.8.2\(2\)](#) for new buildings and additions to buildings not otherwise provided for apply to Sub-precinct B;

- (b) the assessment criteria in Residential – Mixed Housing Urban Zone [H5.8.2\(2\)](#) for dwellings apply to applications for ~~four~~ or more dwellings per site in Sub-precinct C;
 - (c) the extent to which the proposed building and development relative to the location of infrastructure servicing the area and open space result in an integrated network that is adequate to meet the needs of the overall development area; and
- (8) for earthworks greater than 500m²:
- (a) the extent to which the proposed earthworks relative to the location of infrastructure servicing the area and open space result in an integrated network that is adequate to meet the needs of the overall development area.
- (9) for the creation of open spaces:
- (a) the extent to which the location and design of the open space relative to the location of infrastructure servicing the area and existing open space result in an integrated network that is adequate to meet the needs of the overall development area.
- (10) for the creation of roads and pedestrian/cycle linkages:
- (a) the extent to which the location and design of the roads and pedestrian / cycle linkages relative to the location of infrastructure servicing the area and open space result in an integrated network that is adequate to meet the needs of the overall development area; and
- (11) for stormwater management devices serving more than one site:
- (a) the extent to which the location and design of the stormwater management devices relative to the location of infrastructure servicing the area and open space result in an integrated network that is adequate to meet the needs of the overall development area; and
- (12) for infringement of Standard I516.6.9 Building block:
- (a) whether the design of building and landscape elements mitigates potential adverse visual effects of continuous long facades; and
 - (b) whether the design promotes connections through the precinct.

I516.9. Special information requirements

There are no special information requirements in this precinct.

I516.10. Precinct plan

I516.10.1. Precinct plan 1: Kumeū Precinct

